

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165 (Option 3)

Staff: JHulseLew
Date: 07/09/2026

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING DIRECTOR, DESIGNEE, OR PROJECT PLANNER.

NOTE: Request final landscape inspection via the City's online permit portal at permits.puyallupwa.gov/Portal. Root barriers are required around street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards - field verification required. Failure to install top soil and root barriers in accordance with the city standards may result in rejection of installation.



Raising Cane's - Store #C1360

4110 S Meredian,
Puyallup, WA 98373

TOTAL LANDSCAPE AREA: 9,514 SF
PROJECT TYPE: Commercial
WATER SUPPLY: Potable

Vicinity Map



Owner

Raising Cane's USA, L.L.C.
6800 Bishop Rd.
Plano, TX 75024
(972) 769-3100
Contact: LuAron Foster
lfoster@raisingcanes.com

Landscape Architect

Kiesel Design
375 E Main Street
Ventura, CA 93001
(805) 947-0730
Contact: Jack Kiesel
jack@kieseldesign.com

Civil Engineer

Kimley-Horn and Associates Inc
1201 Third Avenue
Seattle, WA 98101
(206) 677-8610
Contact: Liz Willmot
liz.willmot@kimley-horn.com

Architect

PM Design Inc
19401 40th Ave West Suite 420
Lynnwood, WA 98036
(425) 405-7747
Contact: John Melendez
jmelendez@pmdesign.com

General Notes

1. The Landscape Contractor (Contractor) shall notify Washington811 2 days before start of construction.
2. The Washington Public Utilities Code mandates that the gas company is notified a **minimum of two days prior** to the start of construction.
3. Site conditions may change due to unforeseen circumstances that occur as projects undergo construction. If a proposed built element, grade change or landscape feature seems problematic and it is evident that contruction may not proceed per the approved drawings, the Landscape Contractor shall call the Landscape Architect to coordinate any issues before continuing with site work.
4. Contractor shall confirm all field dimensions and conditions prior to the start of work. Any discrepancies with plans shall be reported to the Owner and Landscape Architect.
5. Contractor shall make modifications to material and/or method of installation as required by local code and Conditions of Approval, but shall notify the Owner and Landscape Architect of such changes prior to construction.

Best Management Practices for Construction Activities

1. Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall "mud" packaging, etc
2. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.
3. Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the site.
4. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a **solid** waste.
5. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
6. Sediments and other material may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

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Abbreviations

APROX.	- approximate
D	- depth
DG	- decomposed granite
DIA.	- diameter
(E)	- existing
EQ.	- equal
H.	- height
MAX.	- maximum
MIN.	- minimum
LF	- linear foot
L.O.W.	- limit of work
O.C.	- on center
(P)	- proposed
PA	- planting area
R	- radius
SF	- square foot
SIM.	- similar
TBD	- to be determined
TYP.	- typical
W.	- width
W/	- with
GPM.	- gallons per minute
DI	- drain inlet

Project No.

25-09



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RC #C1360
Raising Cane's
Puyallup, WA

(Meridian & 43rd)

4110 S Meridian,
Puyallup, WA 98373

Submittals:

#	DATE	NAME
1	11.21.25	Design Review Submittal
2	02.24.26	80% Review Set
3	03.10.26	1st Permit Submittal
4	06.22.26	1st Permit Resubmittal



Type: For Permit

Initial Setup Date:
NOV 07, 2025

Drawn By:
NAME DATE
Y. He 02/2026

Title:

Cover Sheet

Sheet Number:

L0.0



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Date Signed: 06.22.26

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Title:

Materials Plan

Sheet Number:

L1.1

Materials Legend

Material	Size	Area
Chocolate brown mulch, applied to MIN. 4" depth	N/A	9,392 SF
Belgard Holland Stone Legacy pavers (non-vehicular use) Herringbone bone pattern Charcoal or LArch approved EQ. color	4" x 8" x 2 3/8"	49 SF

Existing Notes

- A (E) Red Maple tree
- B (E) Oak tree
- C (E) Flowering Cherry tree to be removed
- D (E) Oak tree to be removed
- E (E) transformer
- F (E) shopping center monument sign
- G (E) sight distance area

Existing Tree Protection & Removal Notes

All existing plant material to remain and be protected unless otherwise noted.

- (E) tree
- (E) to be removed

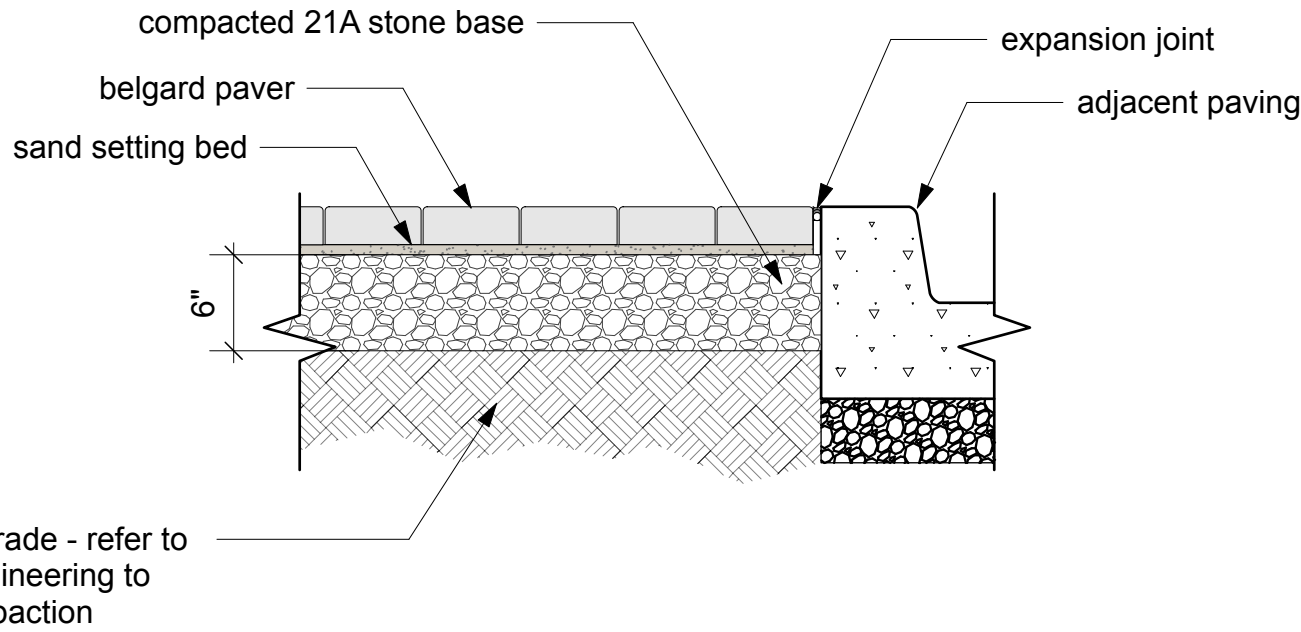
Topsoil Compliance & Inspection Note

- The contractor shall supply and place a minimum of 270 cubic yards of certified topsoil across the 9,514 sq. ft. of total landscape area to ensure a minimum uniform settled depth of 8 inches (accounting for a 15% compaction factor).
- The contractor will be required to submit delivery sheets and demonstrate compliance with top soil required and specified on plans at the time of final inspection.

MANUFACTURER: BELGARD
PHONE: 877-235-4273
WEB: WWW.BELGARD.COM

PRODUCT: HOLLAND STONE LEGACY
COLOR: CHARCOAL OR APPROVED EQUAL
SIZE: 3 15/16" x 7 7/8" x 2 3/8"
PATTERN: HERRINGBONE

NOTES:
1. PAVER JOINTS TO BE BUTT TIGHT
2. BROOM SWEEP JOINTS WITH POLYMERIC SAND.



1 Belgard Paver Detail for Pedestrian Use
NTS



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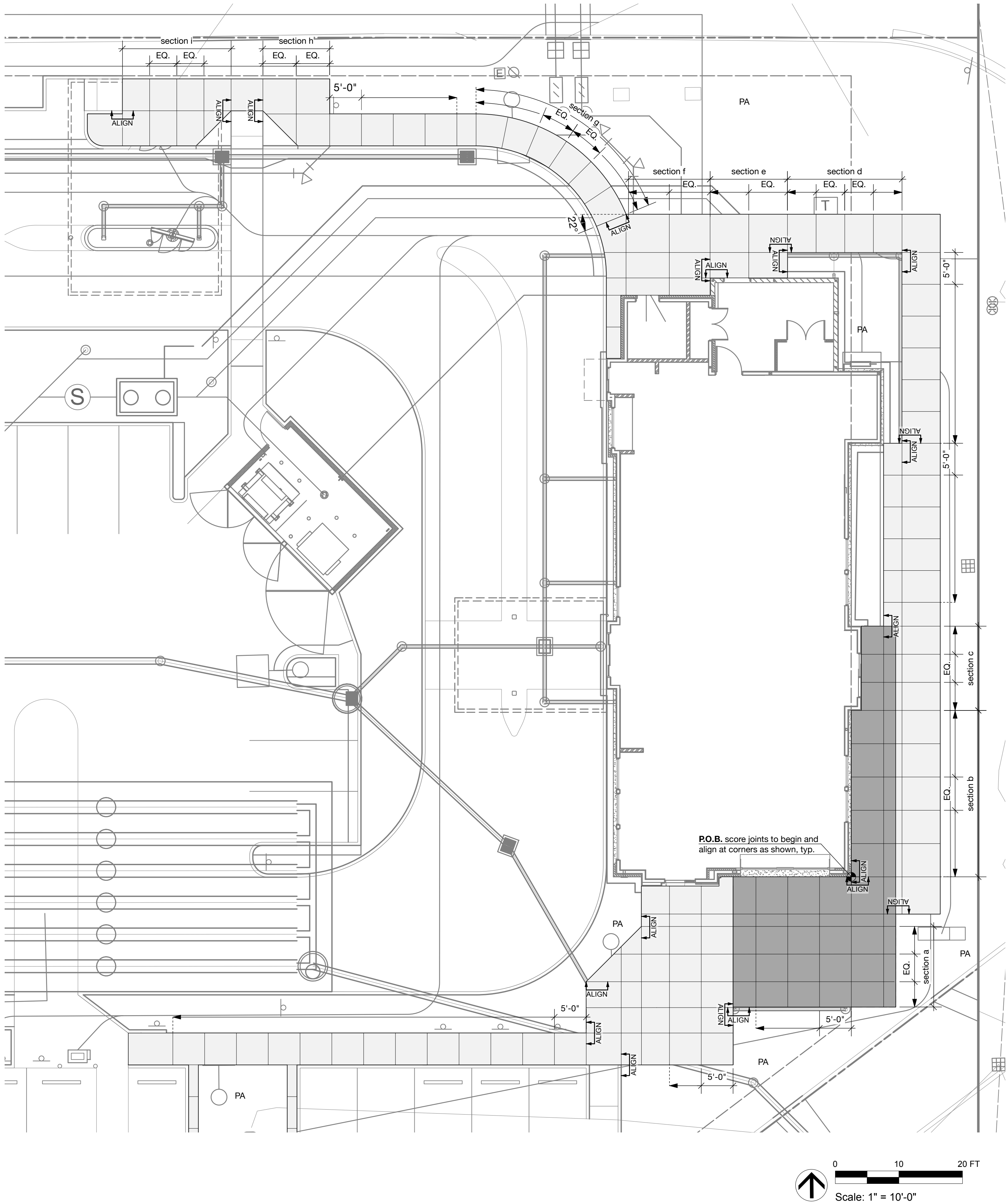
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Title:

**Patio Finish &
Sawcut Plan**

Sheet Number:

L1.2



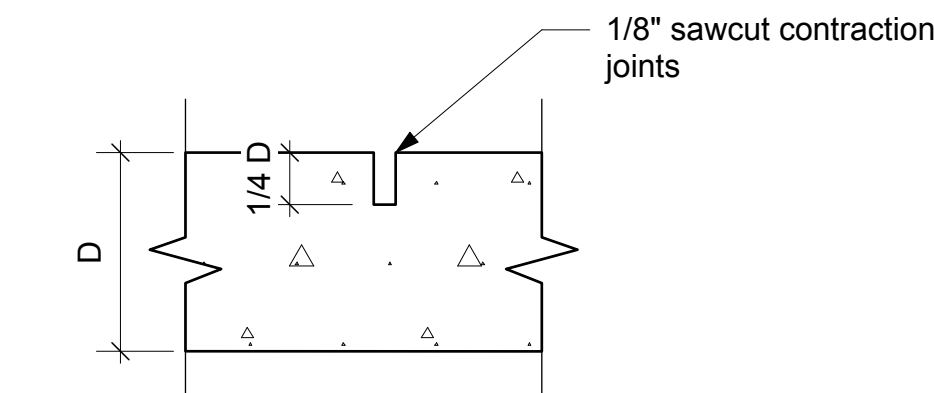
Finish Legend

Finish	Size	Area
Direct Colors® Smokestack Grey 102 - 5lb integral colored concrete W/ (1/8") sawcut contraction joints. Finish: medium-broom finish, applied perpendicular to the primary direction of foot traffic	N/A	777 SF
Natural colored concrete W/ (1/8") sawcut contraction joints. Finish: medium-broom finish, applied perpendicular to the primary direction of foot traffic	N/A	2,787 SF

*Integral Colored Concrete Supplier: Direct Colors <https://www.directcolors.com/>

Layout Legend

symbol	description
	align
	centerline
	control point
	equal distance
	planting area



1 Sawcut Detail
NTS

Layout & Material Finish Notes

1. Dimensions shown are relative to existing conditions and must be verified in the field by the Contractor. The locations and extent of paving must be staked by the Contractor, and any necessary adjustments made in consultation with the LA (Landscape Architect) prior to construction.
2. All dimensions are perpendicular unless otherwise noted.
3. Contractor shall provide sleeves for irrigation under paved areas to access all planting areas.
4. Layout information and dimensions shown on this plan to be used in conjunction with all referenced details.
5. Contractor to provide positive drainage from all existing structures.
6. All proposed hardscape sawcuts to be aligned with building corners and curbs.
7. Contractor shall read and understand the plan notes prior to bidding. Failure to adhere to the plan notes may result in a delay of the project at the contractor's expense. Contractor is responsible for any loss due to his/her decision to alter the design or layout of this project in any way.
8. Contractor shall confirm all field dimensions and conditions prior to the start of work. Any with plans shall be reported to the LA.
9. Contractor shall make modifications to material or method of installation as required by local code, and shall notify the LS's of such changes.
10. Contractor shall provide a 4' x 4' area sample of each type of paving for approval by LA.
11. These notes are applicable only to patio area and sidewalks. Reference Civil for all other layouts.



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Title:

Irrigation Plan

Sheet Number:

L2.1

Irrigation Equipment Schedule

symbol on plan	description	brand and model	detail	requirements
	1" Water Meter	Provided by developer		
	new mainline pipe for potable water W/ blue 3" identification tape	1" SCH 40 PVC, W/ SCH 40 PVC fittings.		1-1/2" and smaller: depth of cover 18" MIN. 2" and larger: depth of cover 24" MIN.; identify pipe W/ (3") minimum width tape with (1") contrasting lettering bearing the continuous wording "Potable Water"
	new lateral line pipe for potable water	SCH 40 PVC, W/ SCH 40 PVC fittings		depth of cover : 12" MIN. lateral pipes to be 1" unless otherwise noted; no class 200 pipe is to be used.
	sleeve pipe for main, laterals and wires under paving and through walls	SCH 40 PVC, W/ SCH 40 PVC couplings		depth of cover : same as main and laterals. glue all couplings; sleeve size to be MIN. 2.5x diameter of passing pipe; shallow depth under paving is not permitted.
	weather-based irrigation controller, exterior wall mount w/ rain sensor	RAIN BIRD ESP-LXME2 controller, in plastic cabinet (metal cabinet if mounted outside)		confirm location with owner prior to installation; contractor to verify cabinet material, install per manufacturer's instructions.
	backflow preventer assembly W/ brass wye strainer and pressure reducer	1" FEBCO LF825VA-QT RT, 1" WILKINS SXL wye strainer 1" WILKINS 500XL pres. reducer 1" brass unions Enclosure: BFE-2424		install per City Health Code requirements
	gate valve mainline shut off	SPEARS, true union, with VITON o-rings, line size		NDS Standard Series 14" x 19" rectangular valve box, coordinate exact location W/ planting plan, conceal in planting if possible.
	Weather/ Rain Combo Sensor	HUNTER WSS-SEN		confirm location with Owner prior to installation. install per manufacturer's instructions in location free of overhead obstruction.
	bubbler valve, W/ ACCU-SYNC adjustable pressure regulator, field set to provide 40PSI dynamic	HUNTER ICV-101G-FS (1")		NDS Standard Series 14" x 19" rectangular valve box, coordinte location W/ planting plan; adjust pressure to last emitter downstream
	pressure regulating drip valve W/ basket filter	HUNTER ICZ101-LF-40 (1")		NDS Standard Series 14" x 19" rectangular valve box, install in planting as shown on detail sheet
	master valve, normally closed	HUNTER IBV-101G-FS (1")		NDS Standard Series 14" x 19" rectangular valve box, install in planting as shown on detail sheet
	flow sensor	FLOMEC QS200-10		NDS Standard Series 10" round valve box, install in planting as shown on detail sheet
	air relief valve	HUNTER PLD-AVR		install MIN. (1) air relief valve for each valve at hydrozone high point in a NDS Standard Series 6" round valve box
	manual flush valve	PVC Ball Valve		NDS Standard Series 10" round valve box, plumb to tubing per details on detail sheet
	quick-coupling valve	HUNTER HQ44-LRC-AW		confirm location with owner prior to installation; NDS Standard Series 10" round valve box, install per manufacturer's instructions.
	.25 GPM, pressure compensating (20-90PSI) below grade tree bubbler;	HUNTER RZWS-18		position evenly spaced around root ball, do not damage root ball. install 2 per each 24" and 36" box tree.
	0.6 GPH subsurface drip irrigation; 0.43 in/hr precip. rate @ 30 or 40 PSI space drip lines at 18" O.C.; install laterals parallel to grade	HUNTER HDL-06-18		burial depth: 4" below grade - coordinate layout with planting plan, see planting sheets; space drip lines at 18" O.C.; place landscape staple @ every 3' on center, install laterals parallel to grade
	pipe transition point in drip box	Pipe Transition point from PVC lateral to drip tubing with riser in 6" drip box.		NDS Standard Series 6" round valve box, install per detail.
	drip system operation indicator; one per drip valve assembly	HUNTER ECO-INDICATOR		place as close as possible to corresponding drip valve assembly; bury indicator to be flush with finish grade
	valve designation on plan			valve number: brand into lid of valve box with 1 1/4" high numbers corresponding to controller stations, using a CHRISTY's brander and dies, or equal. valve numbers on plan are suggested order.

Notes:

1. Precise location of irrigation back flow device, controller and sensor shall be coordinated with Owner or Owner's authorized representative prior to construction.
2. Irrigation audit to be requested and obtained by landscape contractor for the certification of completion.
3. To ensure the irrigation hardware blends seamlessly with the finished landscape, please follow these requirements for all multi-purpose box lids:

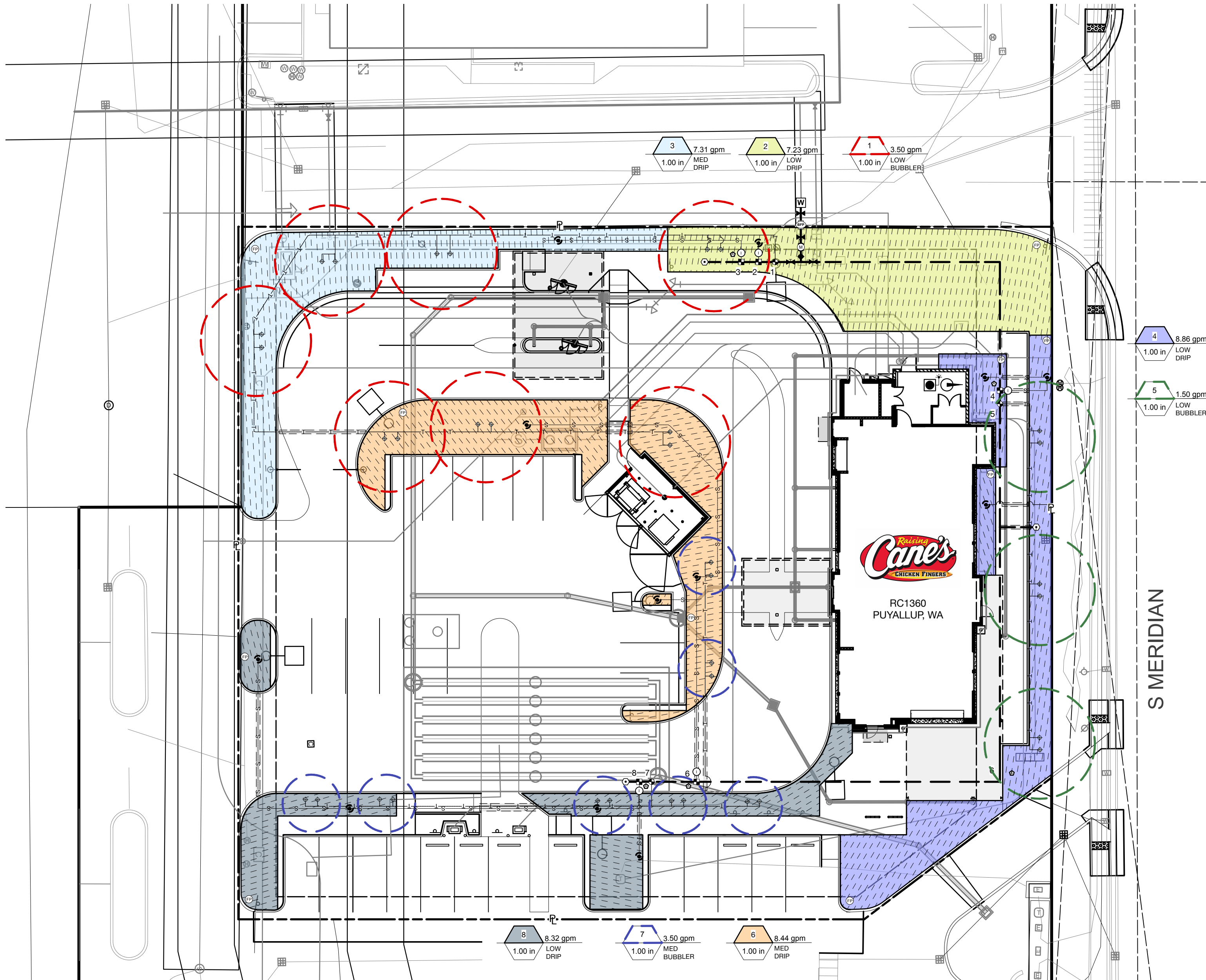
Color Matching: Valve box lid color to match final adjacent surface material.

Bark/Wood Mulch: Brown Lid
Decomposed Granite or Tan Gravel: Tan Lid
Turf or Green Groundcover: Green Lid
Gray Stone or Concrete: Gray Lid

The contractor is responsible for verifying the final mulch or finish material at each valve box location prior to installation.

I have complied with criteria of the ordinance and applied them accordingly
for the efficient use of water in the landscape design plan.

JACK KIESEL, LANDSCAPE ARCHITECT #22012187. 06.22.2026
DATE



0 20 40 ft
Scale: 1" = 20'-0"



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Title:

Irrigation Notes

Sheet Number:

L2.2

Irrigation Notes:

1. Install drip irrigation system per City of Puyallup standards.
2. Verify location of water meter.
3. This plan is diagrammatic. All pipes, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas wherever possible. No elbows or 45° ells may be placed under paving, these are to be located in planting areas only. Avoid conflicts with utilities, new planting, new site or architectural elements.
4. Do not install the irrigation system as indicated on the drawings when it is obvious in the field that obstructions or grade differences exist and should be brought to the attention of the owner's authorized representative.
5. Irrigation system is designed assuming a static water pressure of approximately 58 psi at point-of-connection. Prior to installation of irrigation system, contractor shall verify pressure at point-of-connection and report any discrepancies to the landscape architect.
6. It is the intent of this plan to provide adequate irrigation to all planting areas. Contractor shall be responsible for making any and all adjustments to the irrigation system necessary to insure 100% irrigation coverage of all planting areas.
7. Install the irrigation system in accordance with all local codes.
8. Piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 pvc sleeves of adequate size to allow free movement of the pipe in the sleeve.
9. Flush all lines and adjust all emitters for maximum performance. Call landscape architect and owner 48 hours in advance for coverage tests.
10. Adjust flow controls for proper performance and valve longevity.
11. Provide sleeving for mainline below driveways, sidewalks, and walls.
12. Irrigation lines shall be buried at the following minimum depths:
PVC pressure mainline:18"
PVC lateral line:12"
PVC lines 2-1/2" or larger: 24"

Irrigation System Design Criteria:
proposed water meter, assumed 58 psi static pressure.
maximum flow = 5 ft/sec. velocity in main line pipe.

Proposed drip irrigation controller (RAIN BIRD ESP-LXME2 controller) includes a rain sensor for automatic shut off.

Water Pressure Note:

Contractor shall verify p.o.c. static pressure in field prior to beginning any work. Notify landscape architect for any discrepancies not similar to static pressure given by water purveyor.

psi: 58 psi

Note A:

Point of connection shall be a 1" water meter with a 2" service line. Verify the actual location, size and water pressure in the field prior to starting work. If any of the poc information shown on these drawing is found to be different than the actual poc information gathered in the field, immediately notify the landscape architect. Should the contractor fail to verify the poc information any changes required by low pressure or volume shall be the sole responsibility of the contractor.

Note B:

Controller 'C' shall be a RAIN BIRD ESP-LXME2, controller assembly installed in an outdoor pedestal as part of controller assembly. 8 total stations used. Final location of controllers and electrical P.O.C. shall be confirmed with owner's authorized representative prior to commencing work.

Note:

This design is diagrammatic. All equipment shown in paved areas is for design clarity only and is to be installed within planting areas.

Valve Location Note:

Electric control valves and isolation valve locations on this drawing are approximate. The landscape contractor shall stake out each electrical control valve and isolation valve location for review and approval by owner prior to installation of all valves. Final location and exact positioning for electric control valves and isolation valves shall be determined by the owner. Minor modifications of electric control valves and isolation valve locations as requested by the owner shall be provided by the contractor at no additional cost to the owner. Failure to obtain owner's approval prior to the installation shall cause the contractor to make owner directed revisions at no additional cost to the owner. In general, unless otherwise directed by owner, all valves shall be installed three feet from edge of hardscape, walk or curb in shrub planting areas.

Notes:

Mainline shown within paving for clarity only, actual mainline location to be a minimum of 18" off adjacent hardscape and other obstacles typ.

All lateral lines with greater than five feet of elevation change shall have the king bro. mod. no. ksc-(xxx)-s (appropriate line size) swing check valve installed at every five (5) feet of elevation change minimum. Contractor shall verify all swing check valve locations with owner's authorized representative prior to commencing work.

Irrigation sleeves shown for major street, driveway and hardscape crossings for clarity only. Contractor shall install sleeving below all paving, hardscape, etc. and as directed by owner's authorized representative.

All piping, mainline and lateral, and wire shall be sleeved under paving. All sleeves to be minimum 2x diameter of irrigation pipe sleeves. All mainline shall be accompanied with a minimum 2-inch diameter wire sleeve. Sleeving to extend minimum 12 inches beyond paving.

Bubblers and lateral lines are shown within paving and buildings for clarity only, actual location to be within planter. Bubblers shall be aligned with trees and as directed by owner's authorized representative. Confirm all layout in field with owner's authorized representative prior to commencing work.



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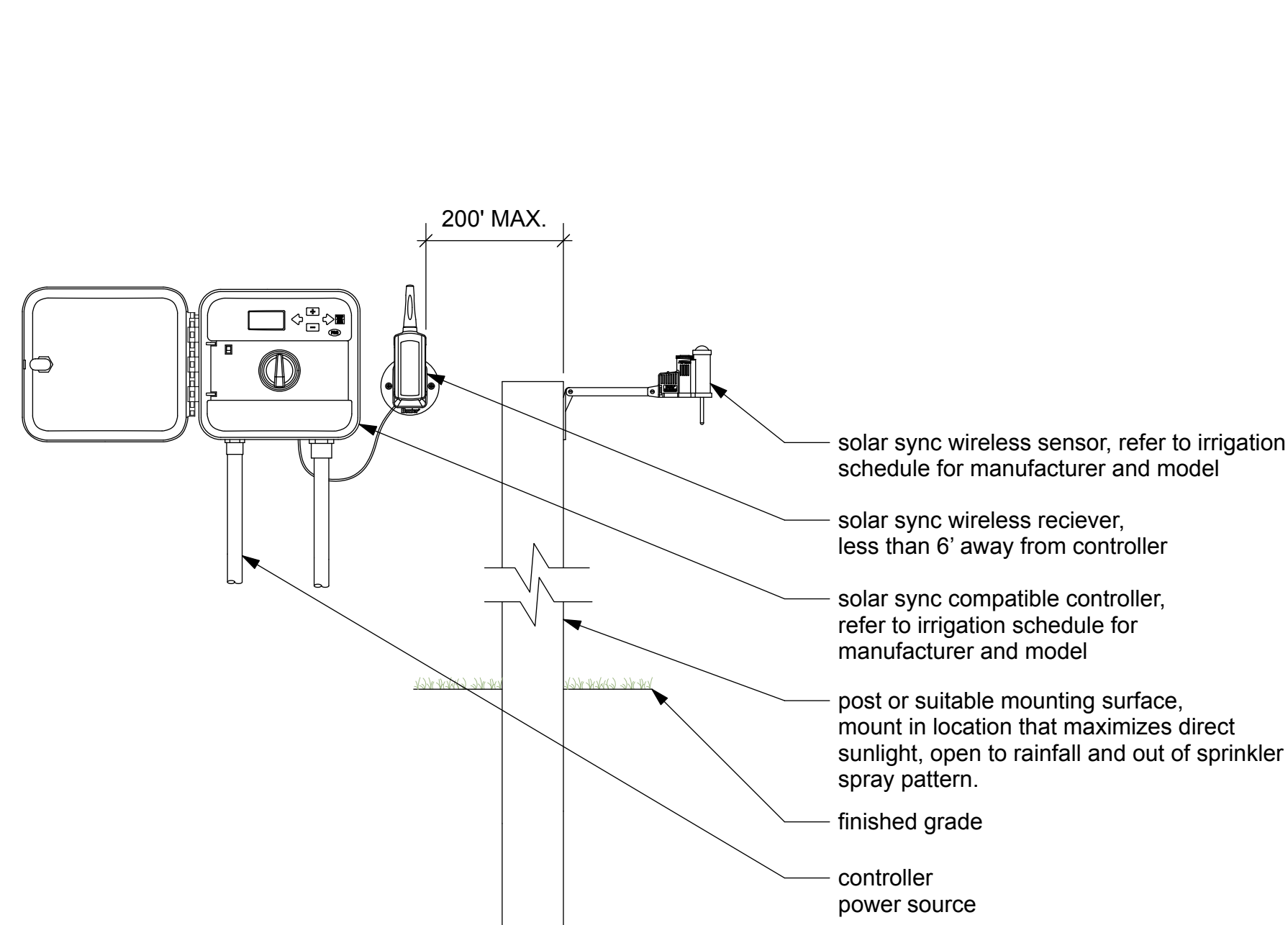
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Title:

Irrigation Details

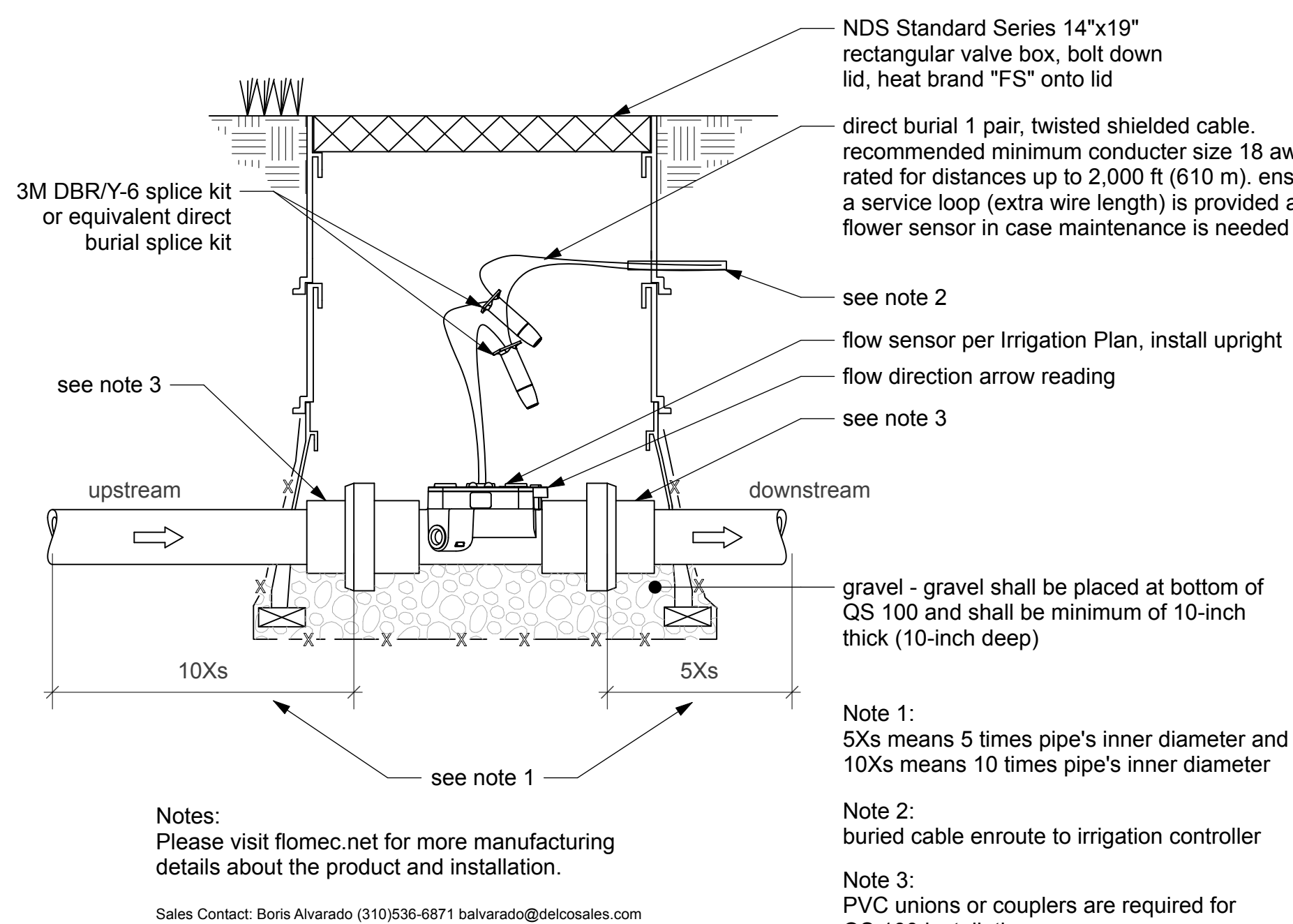
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L2.3



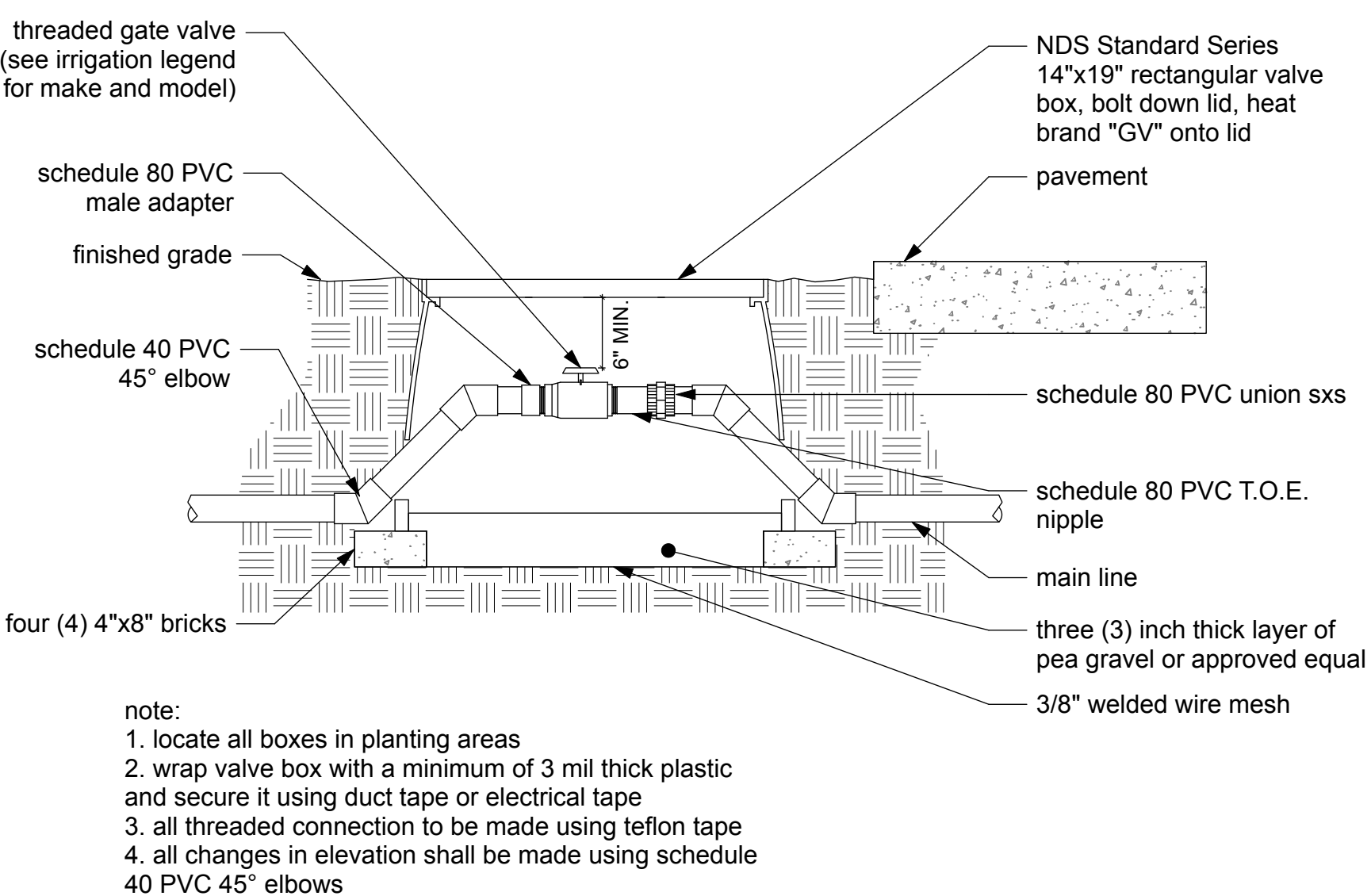
9 Controller and Weather/ Rain Combo Sensor

NTS



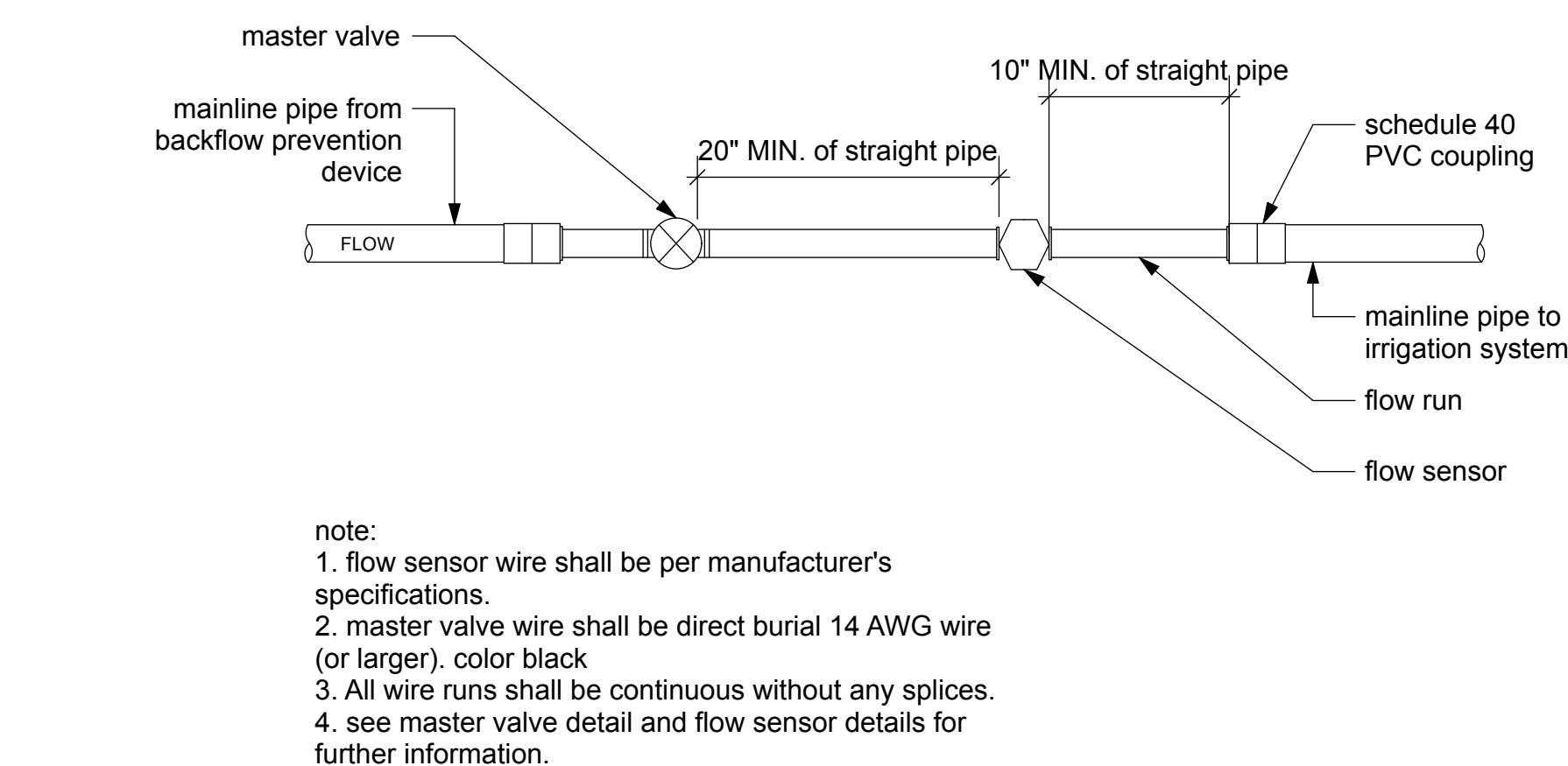
6 Flomec Flow Sensor Installation

NTS



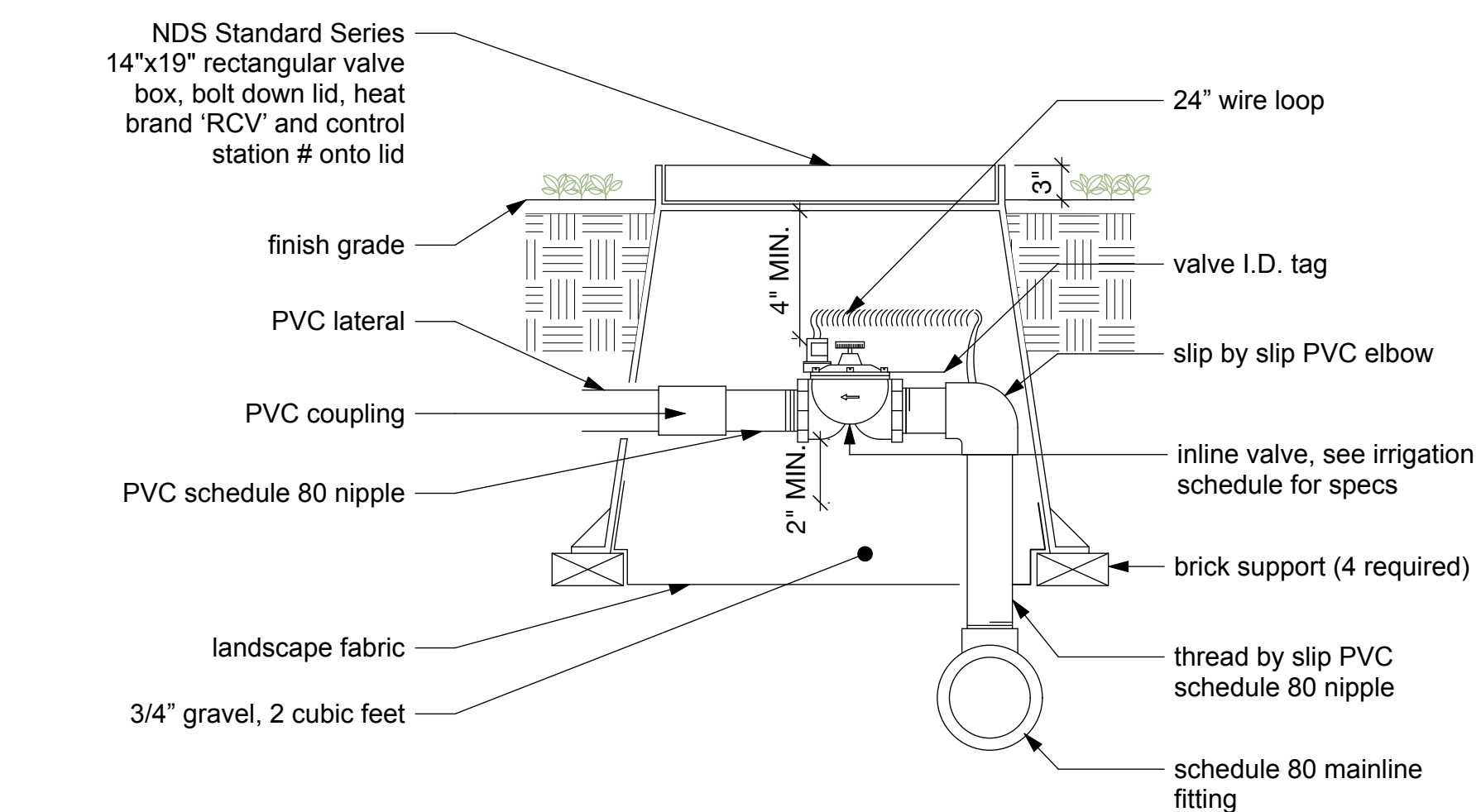
8 Gate Valve

NTS



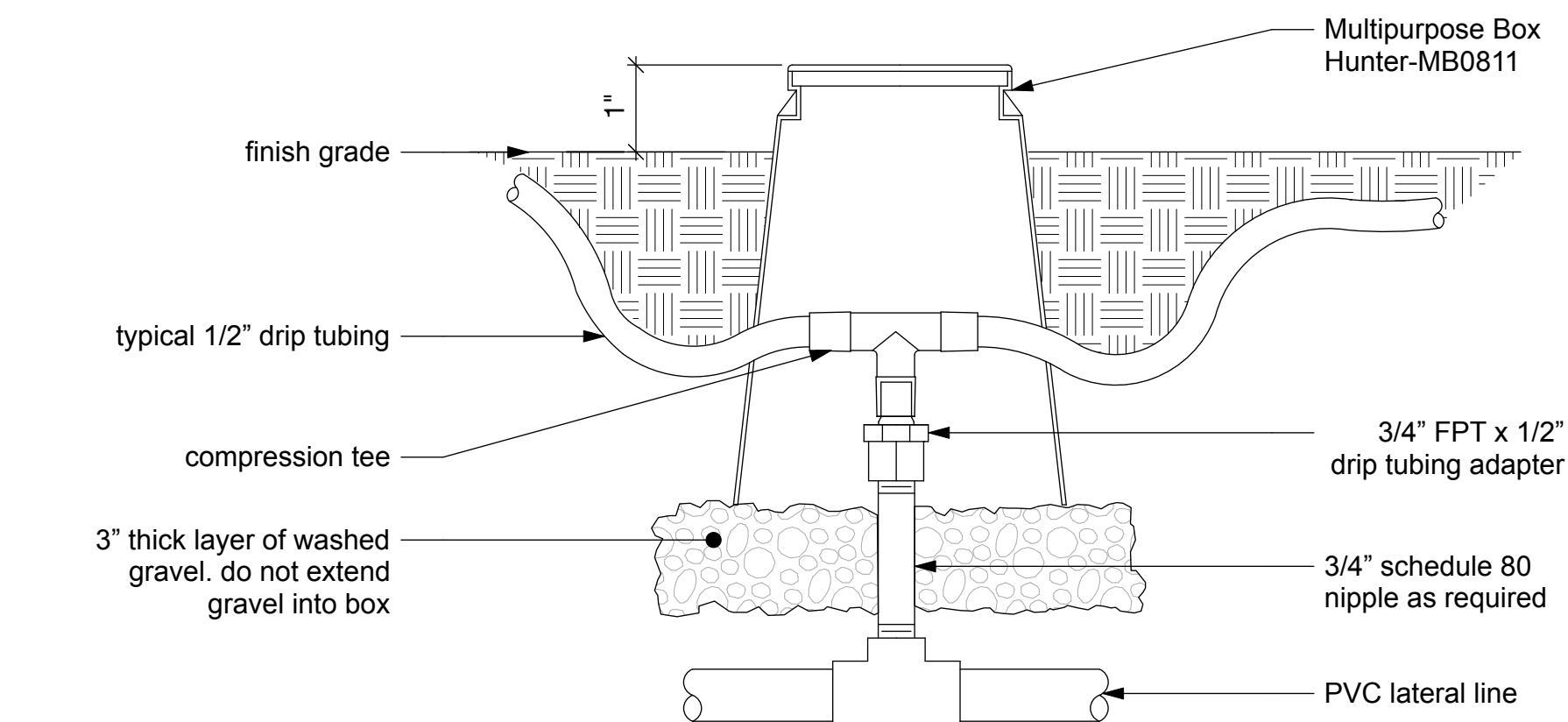
5 Master Valve and Flow Sensor Layout

NTS



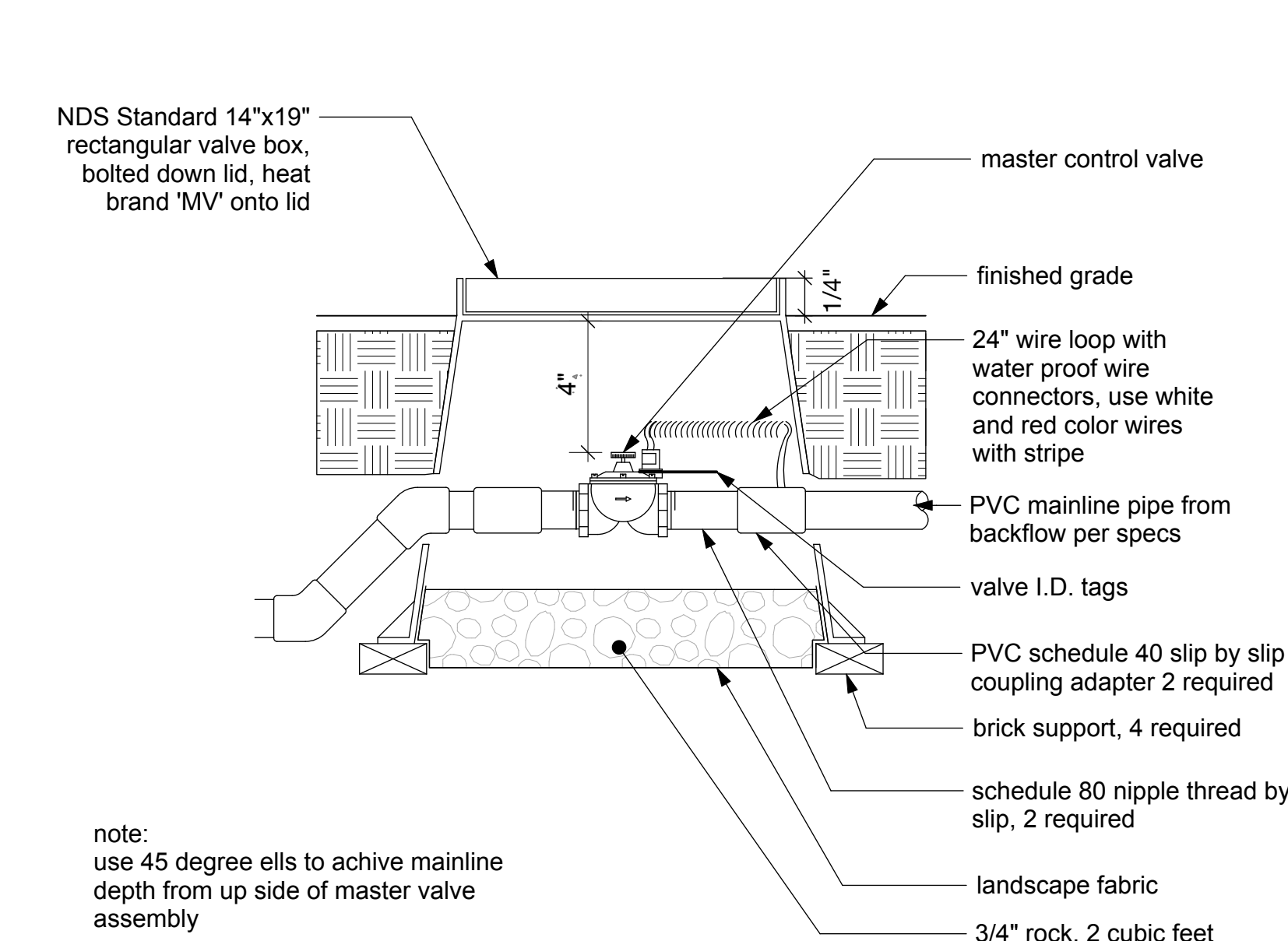
7 Remote Control Valve

NTS



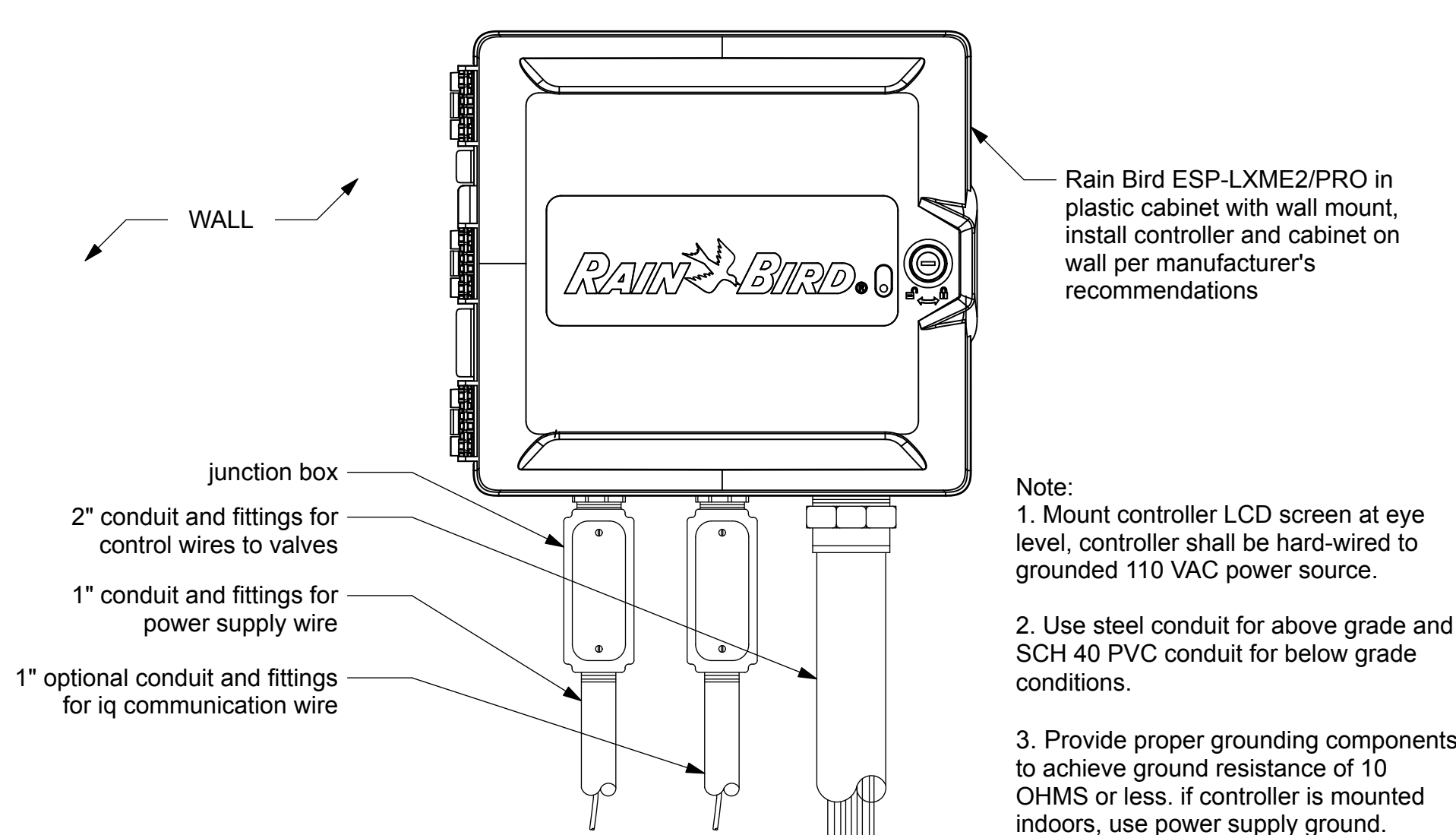
4 Sub-Surface Dripline Transition Point

NTS



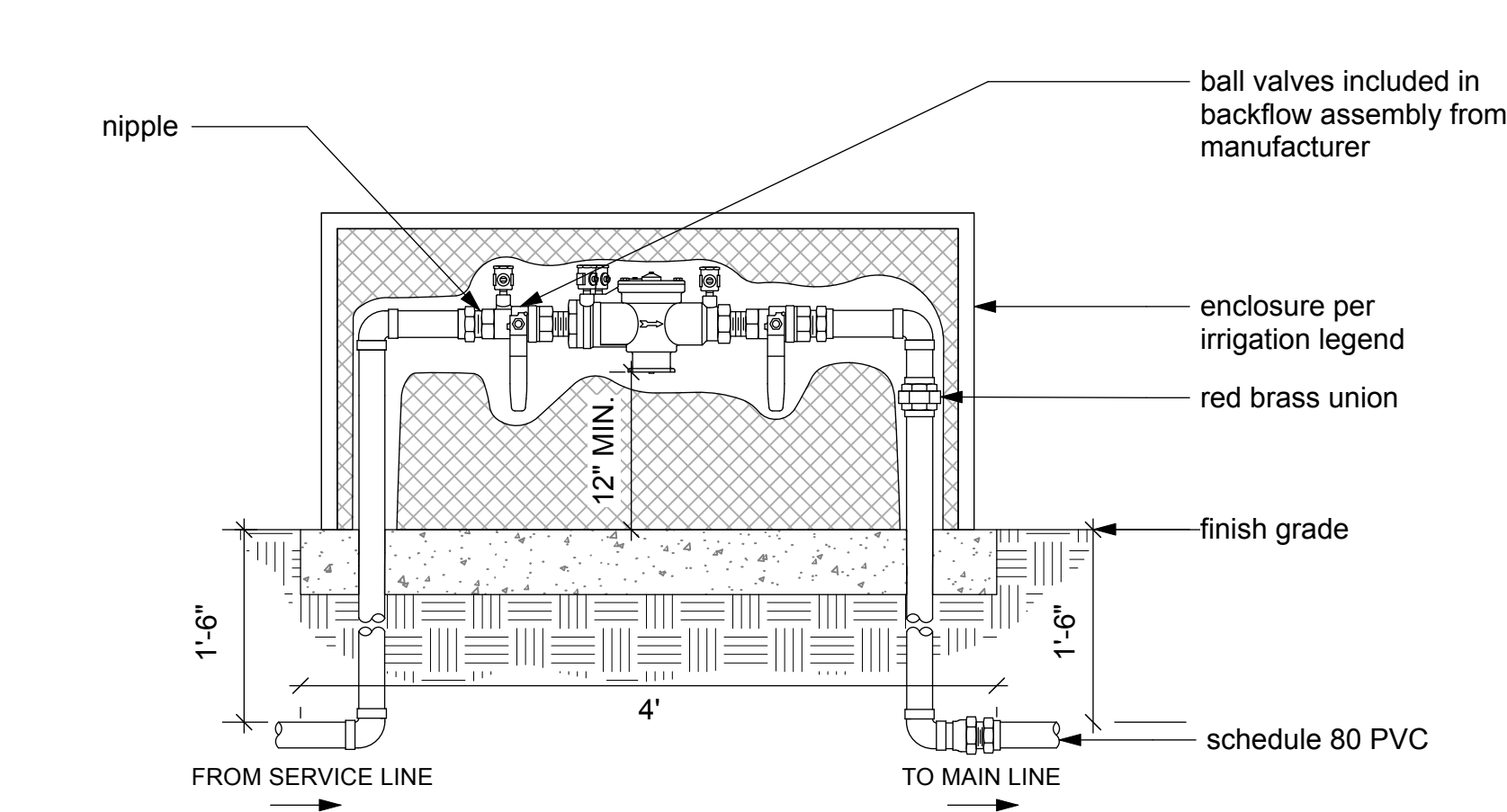
3 Master Valve

NTS



2 ESP-LXME2 Controller in Plastic Cabinet

NTS



1 Backflow

NTS



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Signature:
Date Signed: 06.22.26

Type: For Permit

Initial Setup Date:
NOV 07, 2025

Drawn By:
NAME DATE
Y. He 02/2026

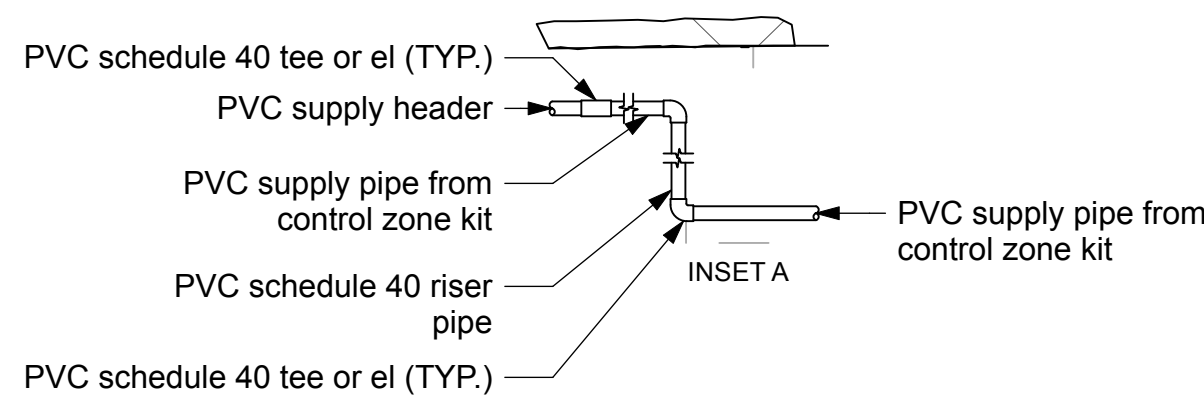
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Title:

Irrigation Details

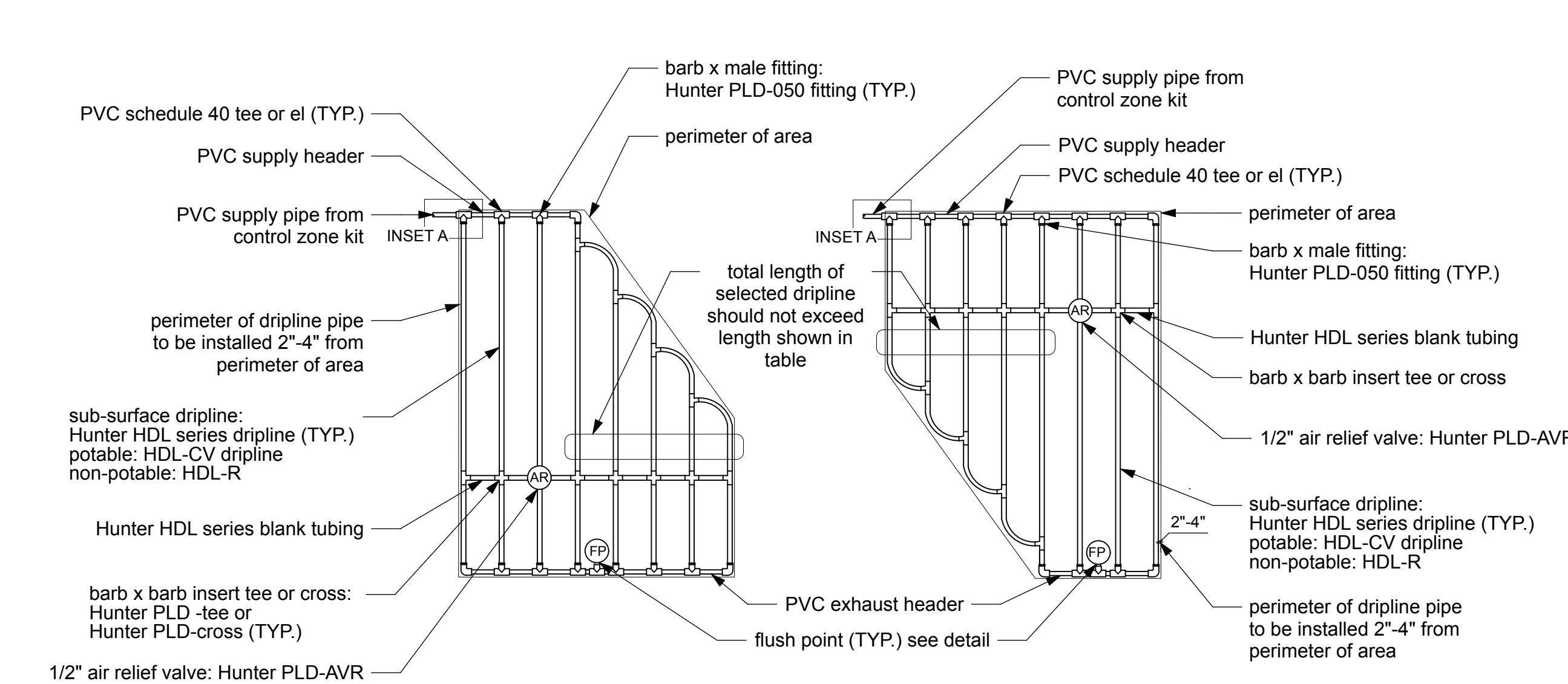
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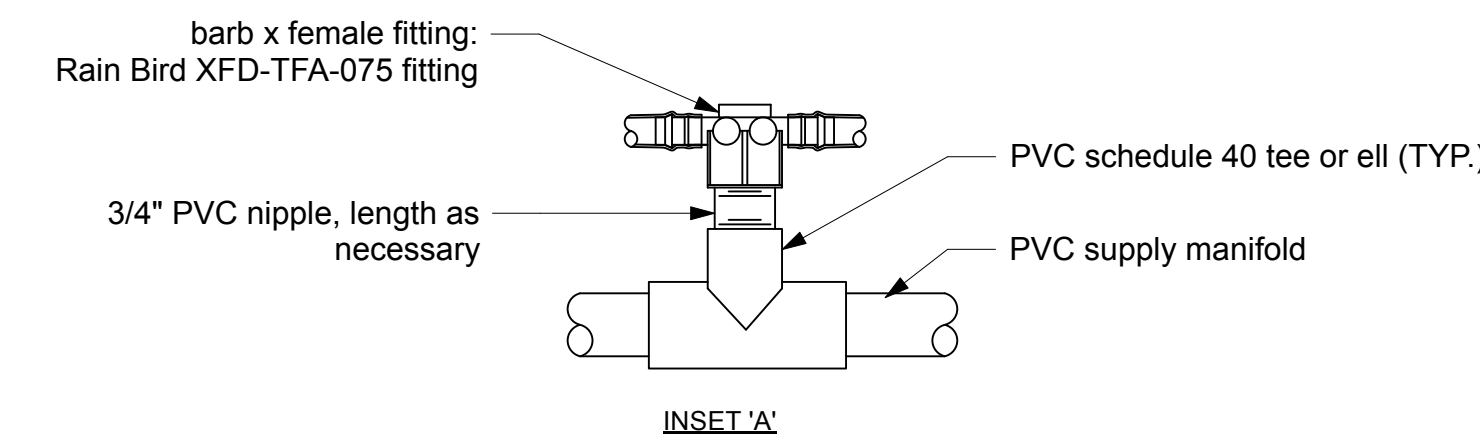
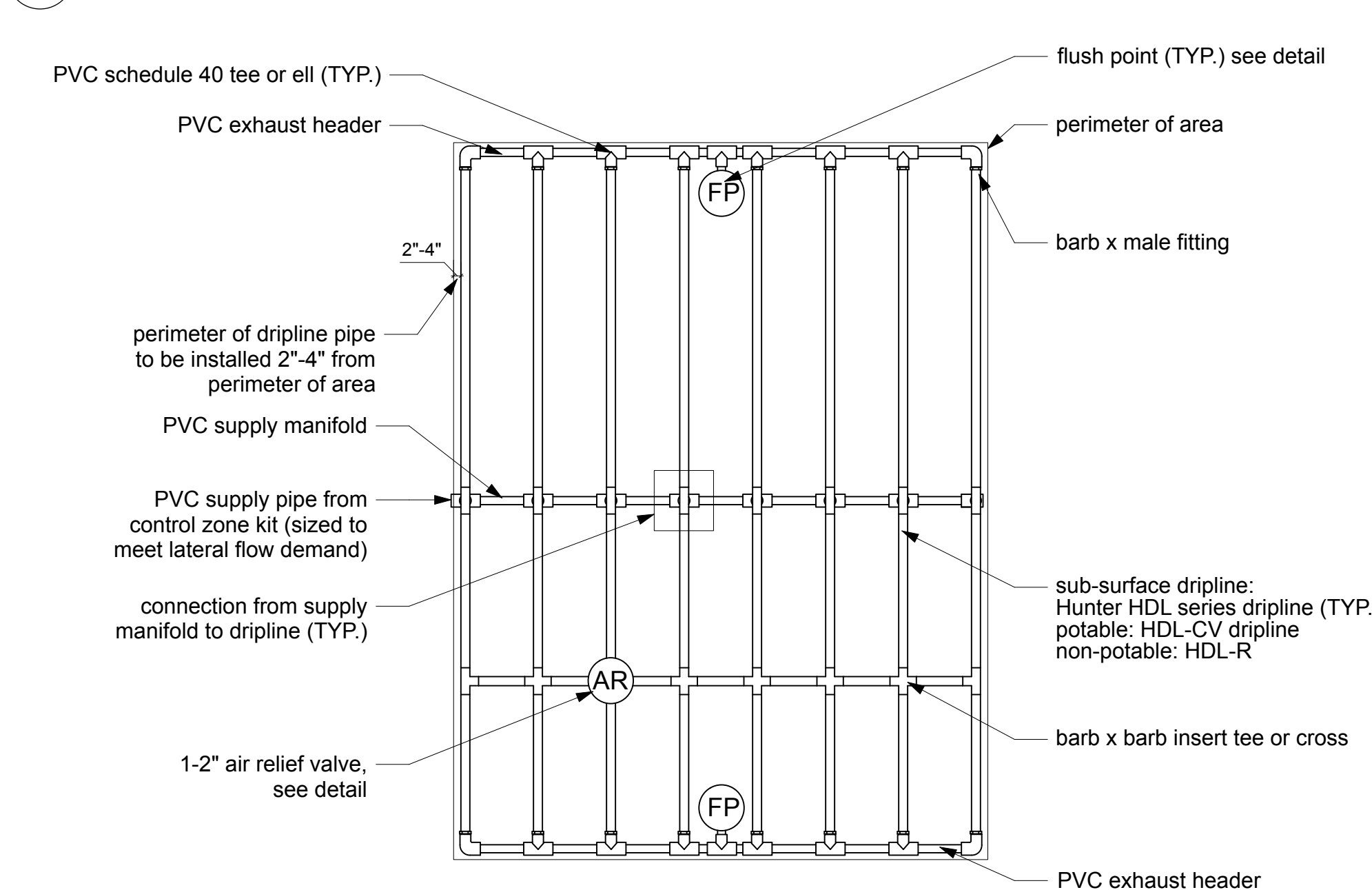


HDL-PC/R - 0.4 GPH					HDL-PC/R - 0.6 GPH					HDL-PC/R - 0.9 GPH				
Pressure (PSI)	12	18	24		Pressure (PSI)	12	18	24		Pressure (PSI)	12	18	24	
10	225	285	361	10	168	236	298	10	114	164	208	10	114	164
15	285	404	511	15	236	333	423	15	164	233	292	15	164	233
20	339	475	604	20	280	395	501	20	192	273	348	20	192	273
25	380	532	675	25	314	441	560	25	214	304	385	25	214	304
30	411	582	735	30	339	482	610	30	236	333	419	30	236	333
40	463	657	831	40	385	545	688	40	267	376	479	40	267	376
50	507	719	912	50	419	594	753	50	292	414	523	50	292	414
60	548	772	981	60	451	638	810	60	314	441	560	60	314	441

- note:
1. distance between lateral row and emitter spacing to be based on soil type, plant materials and changes in elevation. see Rain Bird XFS dripline installation guide for suggested spacings.
 2. length of longest dripline lateral should not exceed the maximum length shown in the accompanying table.
 3. Air relief valve to be installed at high point of area.
 4. when using 17mm insert fitting with design pressure over 50 psi, it is recommended that stainless steel clamps be installed on each fitting.



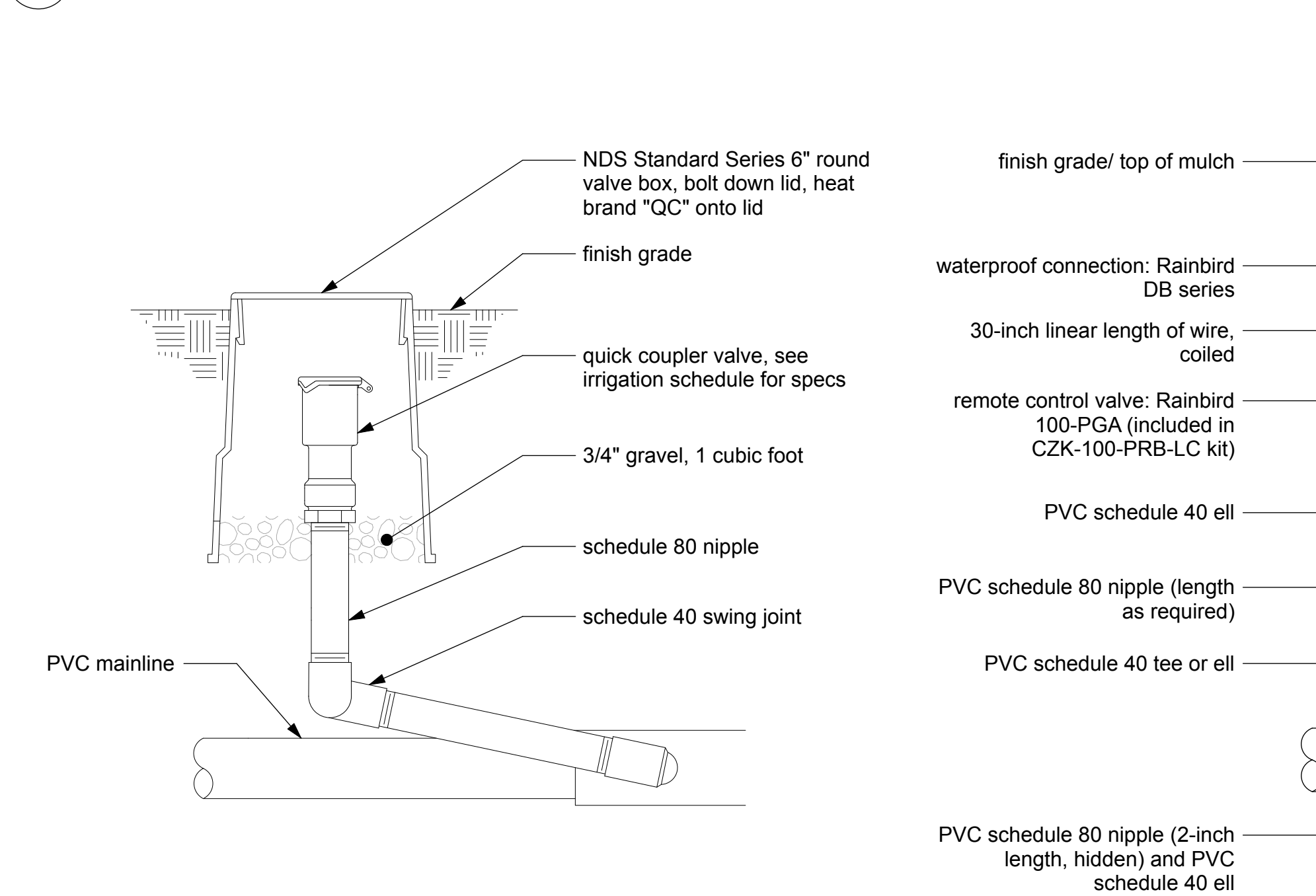
7 Irregular Sub-Surface Dripline Layout



- note:
1. distance between row and emitter spacing to be based on soil type, plant materials and changes in material. see Rain Bird XF-SDI dripline installation guide for suggested spacings.
 2. length of longest dripline lateral should not exceed the maximum length shown in the accompanying table.
 3. Air relief valve to be installed at high point of area.
 4. when using 17mm insert fitting with design pressure over 50 psi, it is recommended that stainless steel clamps be installed on each fitting.

Inlet Pressure psi	12" Spacing			18" Spacing			24" Spacing		
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	273	156	314	250	424	322			
20	318	169	363	294	508	368			
30	360	230	413	350	586	414			
40	399	255	465	402	652	474			
50	417	285	509	420	720	488			
60	460	290	596	455	780	514			

6 Sub-Surface Dripline Center Feed Layout



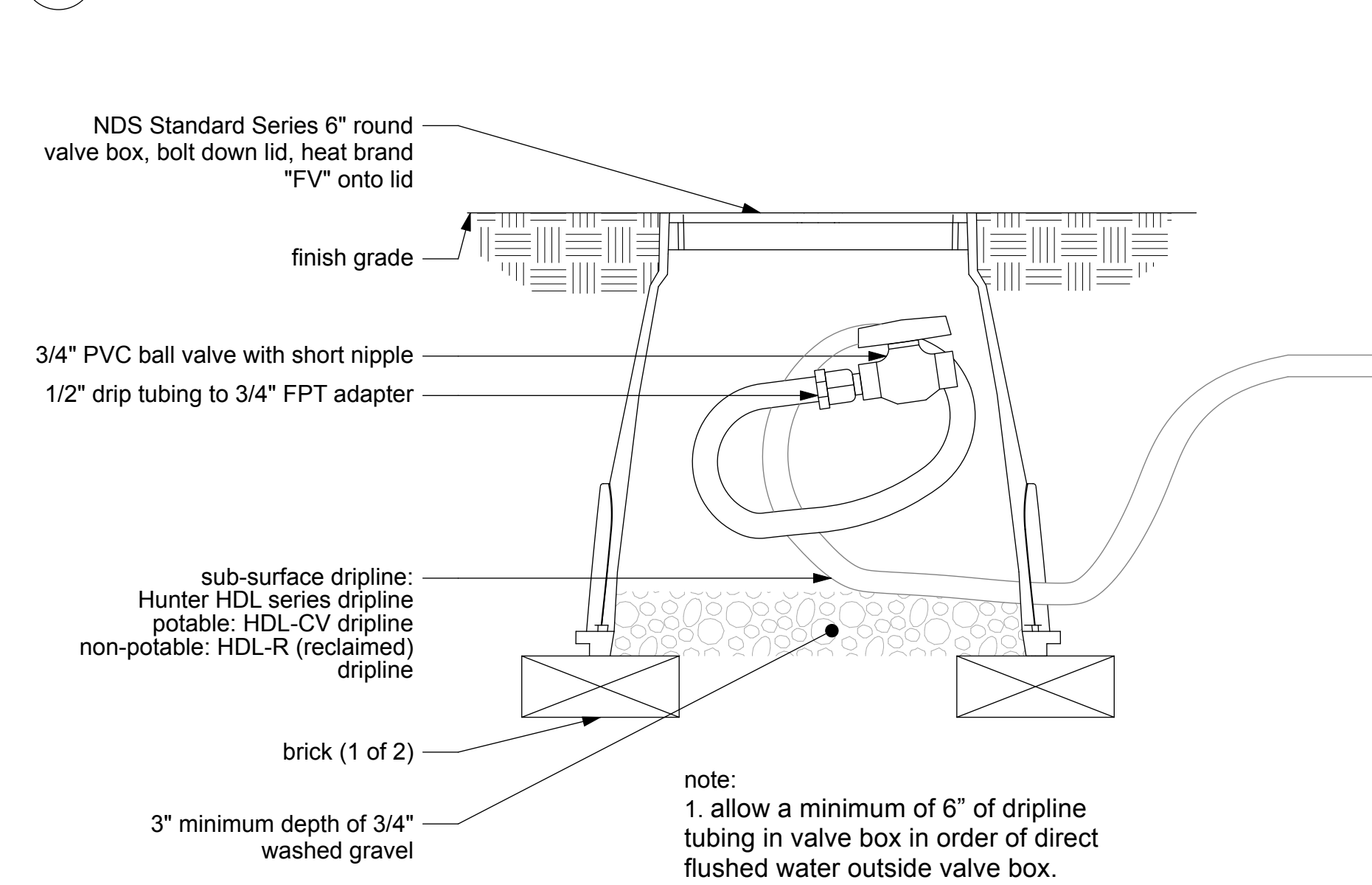
4 Commercial Control Zone Kit

NTS

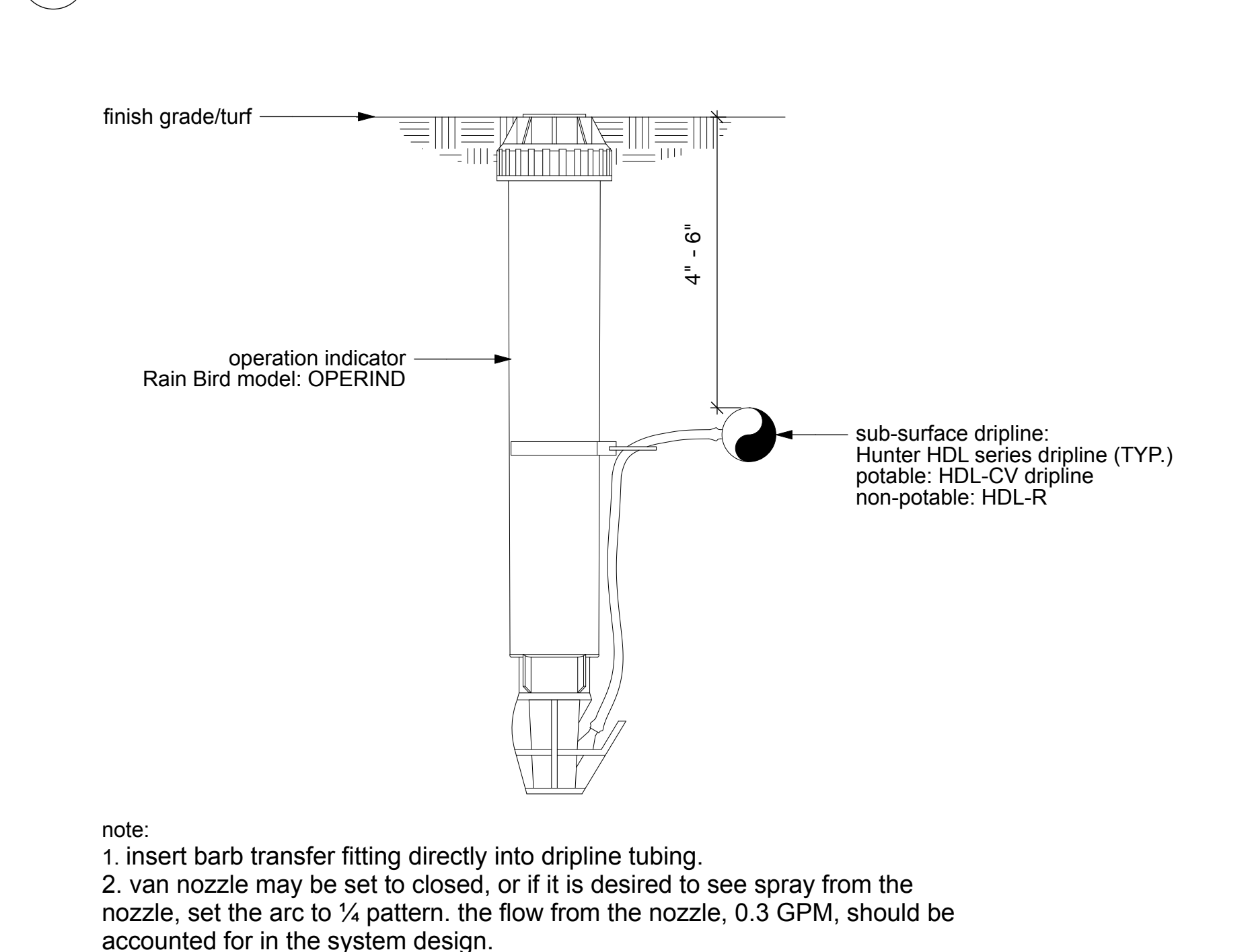
5 Quick Coupler

NTS

3 Sub-Surface Dripline Air Relief Valve



2 Sub-Surface Dripline Flush Point



1 Dripline Operation Indicator

NTS



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RC #C1360
Raising Cane's
Puyallup, WA
(Meridian & 43rd)

4110 S Meridian,
Puyallup, WA 98373

#	DATE	NAME
1	11.21.25	Design Review Submittal
2	02.24.26	80% Review Set
3	03.10.26	1st Permit Submittal
4	06.22.26	1st Permit Resubmittal



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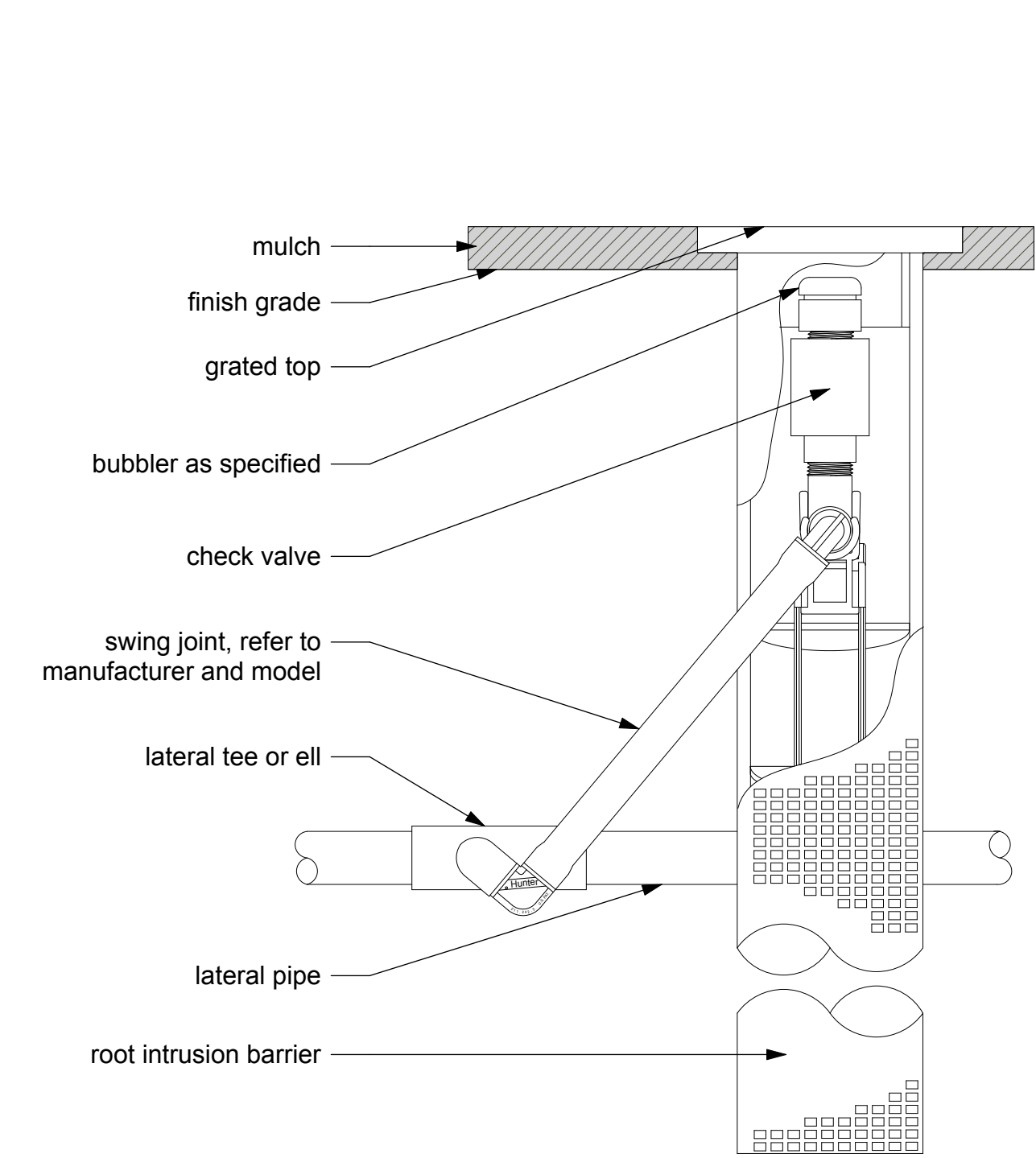
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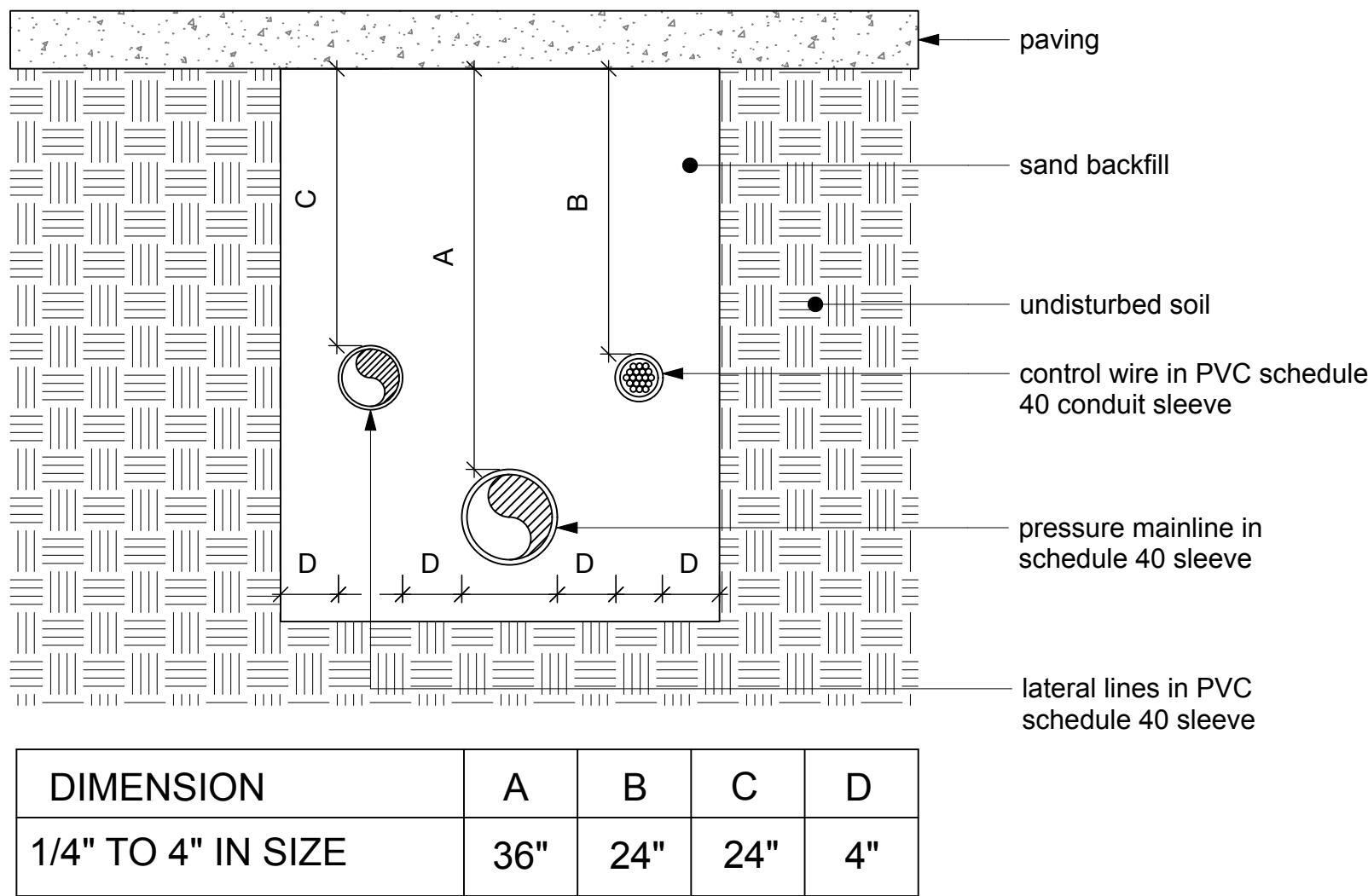
Irrigation Details

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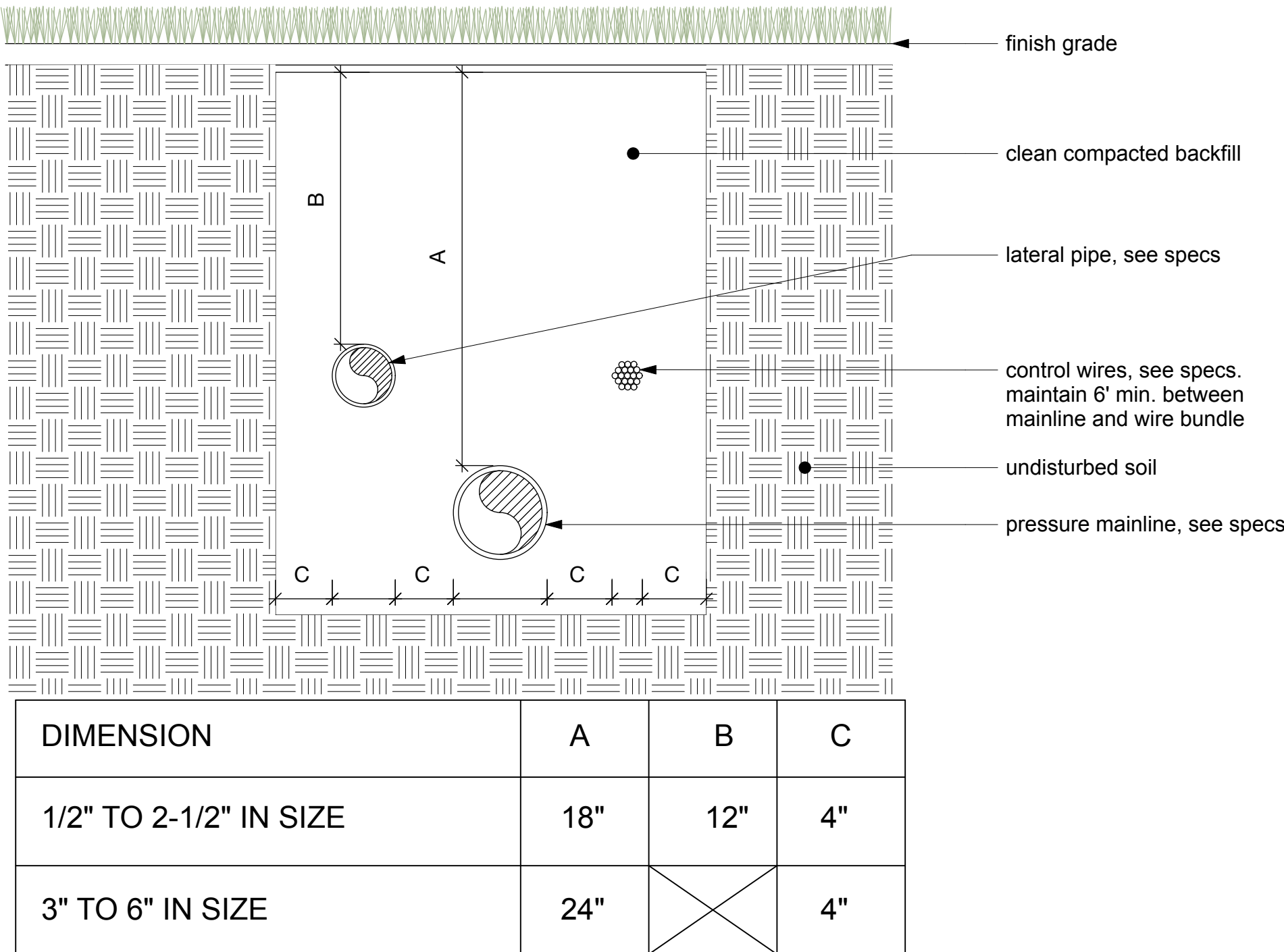
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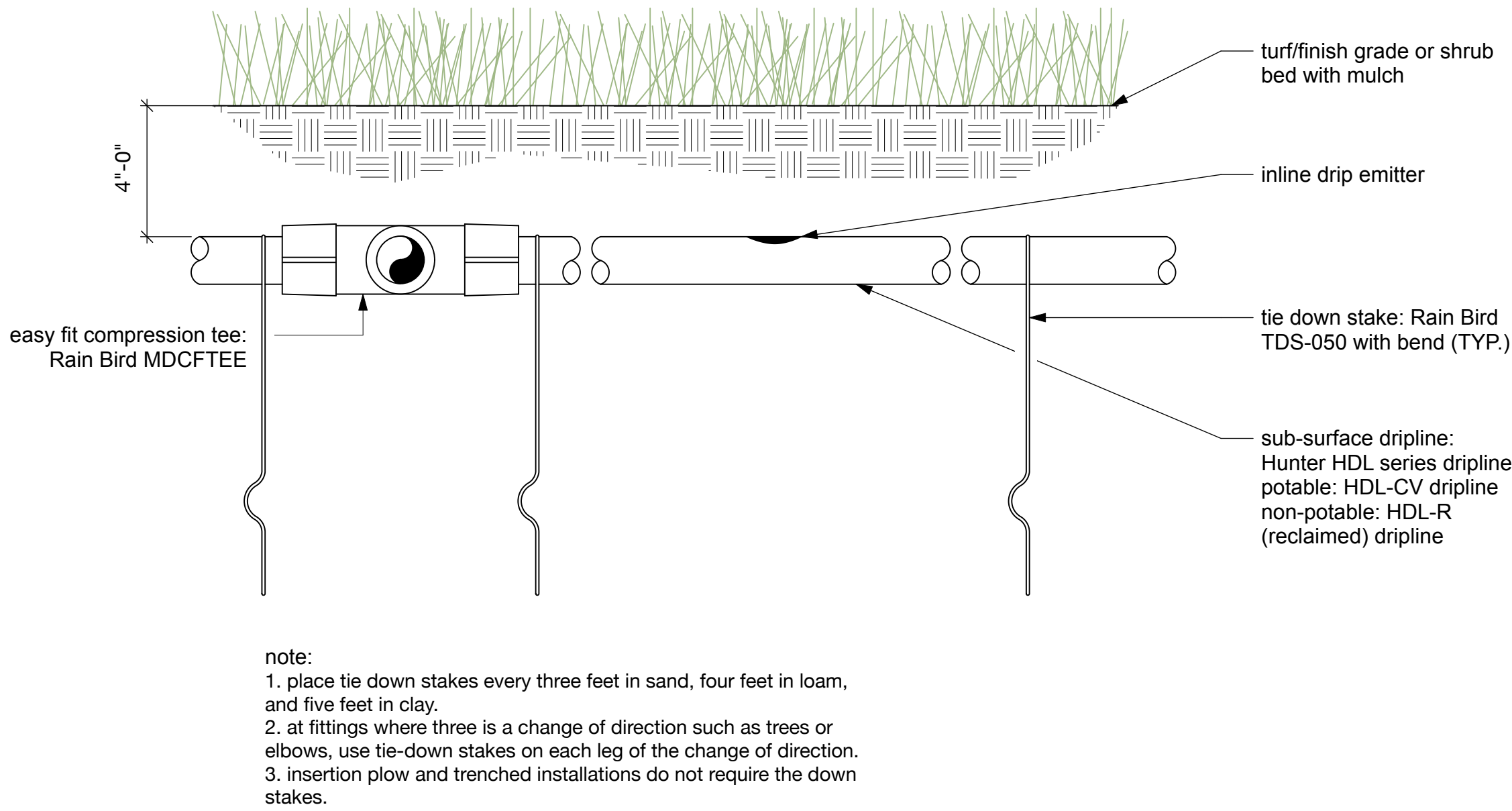
4 Root Zone Watering System
NTS



3 Sleeve Installation
NTS



2 Pipe Detail
NTS



1 Sub-Surface Dripline Burial
NTS



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Signature: *Jack M. Kiesel*
Date Signed: 06.22.26

Type: For Permit

Initial Setup Date:
NOV 07, 2025

Drawn By:
NAME DATE
Y. He 02/2026

Title:

Irrigation
Specifications

Sheet Number:

L2.6

Irrigation Specifications

PART 1 - GENERAL CONDITIONS

1.1 Description

- A. Work Included: Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.

1.2 Quality Assurance

- A. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

- B. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

C. Explanation of Drawings:

- Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.
- The word Landscape Architect as used herein shall refer to the Owner's authorized representative.
- All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
- The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in the irrigation design. Such obstructions or differences should be brought to the attention of the landscape architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

1.3 Submittals

A. Material List:

- The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Landscape Architect.
- Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Copies of catalog information shall not be substituted for the materials list, and will be rejected as unacceptable.
- Equipment or materials installed or furnished without prior approval of the Landscape Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make repairs or replacements within a reasonable time after receipt of written notice from the Owner. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

(The above statement is to be followed by the project name, location, signature, address, and telephone number of Irrigation Contractor, in addition to the date of acceptance).

PART 2 - MATERIALS

2.1 General Use only new materials of brands and types noted on the drawings, specified herein, or approved equals.

A. PVC pressure Main Line Pipe and Fittings:

- Pressure main line piping for sizes 2-inches and larger shall be PVC Class 315.
- Pipe shall be made from an NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70 (Solvent Weld Pipe) with an appropriate standard dimension (S.D.R.)
- Pressure main line piping for sizes 1 and 1/2 inch and smaller shall be PVC Schedule 40 with solvent welded joints.
- Pipe shall be made from NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70 (Solvent-Weld Pipe).
- PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.
- Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of the type and installation methods prescribed by the manufacturer.
- All PVC pipe must bear the following markings:
 - Manufacturer's name
 - Nominal pipe size
 - Schedule or class
 - Pressure rating in PSI
 - NSF (National Sanitation Foundation) approval
 - Date of extrusion
- All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

B. PVC Non-Pressure Lateral Line Piping:

- Non-pressure buried lateral line piping shall be PVC class 200 with solvent-weld joints.
- Pipe shall be made from NSF approved, Type 1, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specifications PS-22-70 with an appropriate standard dimension ratio.
- Except as noted in paragraphs 1 of 2 of Section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in Section 2.01B of these specifications.

C. Gate Valve:

- Approval of any item, alternate, or substitute indicated only that the product apparently the requirements of the drawings and specifications on the basis of the information or samples submitted.
- Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. Record Drawings:

- The Contractor shall provide and keep up to date a complete "record" set of physical and/or digital prints which shall be corrected daily and show every change from the original drawings and specifications and the exact locations, sizes, and kinds of equipment. These drawings shall also serve as work progress sheets and shall be the basis for measurement and payment for work completed. This set of drawings shall be kept on the site and shall be used only as a record set.
- The Contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the Landscape Architect.
- Before the date of the final inspection, the Contractor shall transfer all information from the physical and/or digital prints with a final pdf to both owners and the Architect. All work shall be neat and reflect as-built CAD drawings. All work shall be subject to approval by the Landscape Architect.
- The Contractor shall dimension from two permanent points of reference the location of the following items:
 - Connection to existing water lines
 - Connections to existing electrical power
 - Gate valves
 - Routing of pressure main line pipe
 - Sprinkler control valves
 - Routing of control and common wire
 - Quick coupling valves
 - Other related equipment as directed by the Landscape Architect.
- On or before the date of the final inspection, the Contractor shall deliver the corrected and completed record set of physical and/or digital prints to the Landscape Architect. Delivery of the mylars will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints he compiled at the site.

C. Controller Charts:

- Record drawings shall be approved by the Landscape Architect before controller charts are prepared.
- Provide one controller chart for each controller supplied.
- The chart shall show the area controlled by each automatic controller and shall be sized as designated by each automatic controller or as designated by the Owner's authorized representative.
- The chart is to be a reduced drawing of the actual record drawings. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be readable when the controller chart is completed.
- The chart shall be a physical and/or digital print and a different color shall be used to indicate the area of coverage for each control valve station.
- When completed and approved, the chart shall be sealed by a plastic laminating process. the plastic laminating sheets shall be a minimum of 10 mil. thickness each.

- Gate valves 3-inches and smaller shall be 125-lb. SWP bronze gate valve with screw-in bonnet, non-rising stem and solid wedge disc, have threaded ends, and be equipped with bronze wheel handle.
- Gate valves 3-inches and smaller shall be similar to those manufactured by Nibco or approved equal.
- All gate valves shall be installed per installation detail.

- D. Quick Coupling Valves: Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 PSI operable with quick coupler key. Key size and type shall be as shown on plans.

E. Backflow Preventer Unit:

- Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install the backflow prevention units in accordance with the irrigation construction details.
- Wye strainers at backflow prevention units shall have a bronzed screwed body with 100 mesh monel screen and shall be similar to Bailey 100A or approved equal.

F. Check Valves:

- Swing check valves 2-inches and smaller shall be 200 lbs. WOG bronze bronze construction and replaceable composition, neoprene or rubber disc, and shall meet or exceed Federal Specification WW-V-51D, Class A, Type IV.
- Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel with Buna-N seals. Valve shall be field adjustable against drawout from 3 to 40 feet of head. Anti-drain valve shall be similar to the King Bros. "CV" series or approved equal.

G. Control Wing:

- Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires sharing the same automatic controller shall be the same color. Common wire shall be white in color with a stripe to match the pilot wires with which it is circuited on the same controller. Provide different colors for each controller installed on the same project. Install wire in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.
- Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
- Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of ten feet.
- An expansion curl shall be provided at each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control valve so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.
- All splices shall be made with Rainbird ST-03UL Snap-Tite wire connector with PT/S5 sealer or approved equal. Use one wire connector per wire splice.
- Field splices between the automatic controller and electric control valves will not be permitted without prior approval of the Landscape Architect.

H. Automatic Controller:

- Automatic controller shall be of size and type shown on the drawings.
- Final location of automatic controller shall be approved by the landscape architect prior to installation.

D. Operation and Maintenance:

- Prepare and deliver to the Landscape Architect within ten calendar days prior to completion of construction, two hard cover binders with three rings each containing the following information:
 - Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturer's representatives.
 - Catalog and parts sheets on every material and equipment installed under this contract.
 - Guarantee statement (Section 1.05).
 - Complete operating and maintenance instructions on all major pieces of equipment.
- In addition to the above mentioned maintenance manual, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Landscape Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

- Supply as part of this contract the following tools:
 - Two sets of special tools required for removing, disassembling, and adjusting each type of sprinkler and valve installed under this contract.
 - Two five-foot valve keys for operation of gate valves (as required).
 - Two keys for each automatic controller or enclosure.
 - Six quick coupler keys and matching hose swivels for each type of quick coupling valve installed.
- The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Landscape Architect.

1.4 Production Protection, Storage, and Handling

- A. Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded, and if installed, shall be replaced with new piping.

1.5 Analysis of samples and tests: None.

1.6 Guarantee

- A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.
- B. A copy of the guarantee form shall be included in the operations and maintenance manual (Section 1.03, D).
- C. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

- Unless otherwise noted on the plans, the 120-volt electrical power to the automatic controller location shall be furnished by others. The final hook-up of the automatic controller to the 120-volt power source shall be the responsibility of the irrigation contractor.

I. Electric Control Valves:

- Electric control valves shall be of the size and type shown on the drawings.
- Unless otherwise noted on plan or construction details, all electric control valves shall have a manual flow adjustment.
- Provide and install one control valve box for each electric control valve.

J. Control Valve Boxes:

- Use 10" x 10 1/4" round box for all gate valves, Carson Industries 910-12B with green bolt down cover or approved equal. Extension sleeve shall be PVC-6-inch minimum size.
- Use 9-1/2" x 16" x 11" rectangular box for all electric control valves, Carson Industries 1419-12B with green bolt down cover or approved equal.

K. Sprinkler Heads:

- All sprinkler heads shall be of the size, type, and deliver the same rate of precipitation with the diameter (or radius) of spray, pressure, and discharge in G.P.M. as shown on the drawings and/or specified in these special provisions.
- All spray type sprinklers shall have a screw adjustment.
- Riser/swing joint assemblies shall be fabricated in accordance with the irrigation construction details shown on the drawings.
- Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.

PART 3 - EXECUTION

3.1 Inspection

A. Site Conditions:

- All scaled dimensions are approximate. The Contractor shall check and verify all site dimensions and receive Landscape Architect's approval prior to proceeding with work under this section.
- Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings or call utilities companies for existing utility locations.
- Coordinate installation of sprinkler irrigation materials, including pipe so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and groundcovers.
- The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

3.2 Preparation

A. Physical Layout:

- Prior to installation, the Contractor shall stake out all pressure supply lines, routing, and location of sprinkler heads.
- All layout shall be approved by Landscape Architect prior to installation.



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Initial Setup Date:
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Drawn By:
NAME DATE
Y. He 02/2026

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Title:

Irrigation
Specifications

Sheet Number:

L2.7

B. Water Supply:

1. Sprinkler irrigation system shall be connected to water supply points of connection as shown on drawings.
2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:

1. Electrical connections for automatic controller shall be made to electrical points of connection as shown on the drawings.
2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

3.3 Installation

A. Trenching

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to even grade. Trenching excavation shall follow layout indicated on the drawings and as noted.
2. Provide for a minimum cover of 18-inches for all pressure supply lines.
3. Provide for a minimum cover of 12-inches for all non-pressure lines.
4. Provide for a minimum cover of 18-inches for all control wiring.

B. Backfilling:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps, or other surface irregularities.
2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than 1/2-inch in size will be permitted in the initial backfill.
3. Flooding of trenches will be permitted only with approval of the Landscape Architect.
4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn, or planting, or other construction as necessary, the Contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving:

1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six-inches below the pipe and 3-inches above the pipe), and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.
2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary it shall be done and replaced by the Contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Landscape Architect. No hydraulic driving will be permitted under new concrete paving.

3.7 Maintenance

- A. Landscape shall be maintained to ensure water efficiency. A regular maintenance schedule shall include, but not be limited to, checking, adjusting, flushing, filter cleaning, and repairing irrigation equipment, resetting the automatic controller, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning, and weeding in all landscape areas.
- B. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting and for 90 days after inspection to begin maintenance period.
- C. The Landscape Architect reserves the right to waive or shorten the operation period.

3.8 Clean-up: Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site. All walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

3.9 Final Observation Prior to Acceptance

- A. The Contractor shall operate each system in its entirety for the Landscape Architect at the time of final inspection. Any items deemed not acceptable by the qualified observer shall be reworked to the complete satisfaction of the Landscape Architect.
- B. The Contractor shall show evidence to the Landscape Architect that the Owner has received all accessories, charts, record drawings and equipment as required before final observation can occur.

3.10: Observation Schedule

- A. Contractor shall be responsible for notifying the Landscape Architect in advance for the following observations according to the time indicated:
 1. Pre-job conference - 7 days.
 2. Pressure supply line installation and testing - 48 hours.
 3. Automatic controller installation - 48 hours.
 4. Control wire installation - 48 hours.
 5. Lateral line and sprinkler installation - 48 hours.
 6. Coverage test - 48 hours.
 7. Observation to begin maintenance period - 7 days.
 8. Final Observation - 7 days.

Note: time shall be allocated for travel accommodations flexible to project location

- B. When observations have been conducted by other than the Landscape Architect, show evidence of when & by whom these observations were made.

- C. No observation will commence without record drawings. In the event the Contractor calls for an observation without record drawings, without completing previously noted corrections, or without preparing the system for observation, he shall be responsible for reimbursing the Landscape Architect at the rate per hour (portal to portal) plus transportation costs, for the inconvenience. No further observations will be scheduled until this charge has been paid.

END

D. Assemblies:

1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.
2. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.
3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with the best standard practice with prior approval of the Landscape Architect.
4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent-weld methods shall be as recommended by the pipe and fitting manufacturer.
5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape, or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance: All lines shall have a minimum clearance of 6 inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. Automatic Controller: Install per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

G. High Voltage Wiring for Automatic Controller:

1. 120-volt power connection to the automatic controller shall be provided by the Irrigation Contractor.
2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves: Install where shown on the drawings and per detail. When grouped together, allow at least 12 inches between valve boxes. Install each remote control valve in a separate valve box.

I. Flushing of System:

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Landscape Architect.

J. Sprinkler Heads:

1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized in the irrigation equipment legend.
2. Spacing of sprinkler heads shall not exceed the maximum as indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3.4 Temporary Repairs: The Owner reserves the right to make temporary repairs to keep the sprinkler system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.5 Existing Trees: Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2-inch and larger roots occur shall be done by hand. All roots 2-inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots 1/2 inch and larger in diameter shall be painted with two coats of tree seal, or equal. Trenches adjacent to trees should be closed within 24-hours, and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.6 Field Quality Control

A. Adjustment of the System:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor may also include changes in nozzle sizes and degrees of arc as required.
3. Lowering raised sprinkler heads by the Contract shall be accomplished within ten days after notification by Owner or Landscape Architect.
4. All sprinkler heads shall be set perpendicular to finished grade unless otherwise designated on the plan or as required for proper coverage (slopes, etc.).

B. Testing of Irrigation System:

1. The Contractor shall request the presence of the Landscape Architect in writing at least 48 hours in advance of any testing.
2. Test all pressure lines under hydrostatic pressure of 150 PSI and prove watertight.

Note: Testing of pressure main line piping shall occur prior to installation of electric control valves or quick coupling valves.

3. All piping under paved areas shall be tested under hydrostatic pressure of 150 psi and proved watertight, prior to paving.

4. Sustain pressure in tested lines for not less than three hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.

5. All hydrostatic tests shall be made only in the presence of the Landscape Architect. No pipe shall be backfilled until it has been observed, tested, and approved in writing.

6. Contractor shall furnish force pump & all other test equipment necessary.

When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Landscape Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to the deviation from plans, or where the system has been willfully installed as indicated on the drawing when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test shall be accomplished before any groundcover is planted.

7. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.



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Puyallup, WA
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Puyallup, WA 98373

Submittals:		
#	DATE	NAME
1	11.21.25	Design Review Submittal
2	02.24.26	80% Review Set
3	03.10.26	1st Permit Submittal
4	06.22.26	1st Permit Resubmittal



Signature:
Date Signed: 06.22.26

Type: For Permit

Initial Setup Date:
NOV 07, 2025

Drawn By:
NAME DATE
Y. He 02/2026

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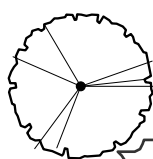
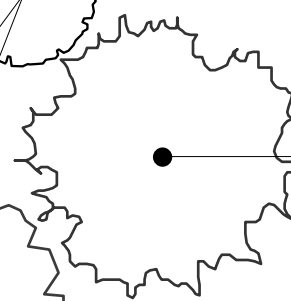
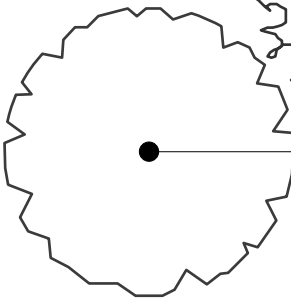
Title:

Planting Plan

Sheet Number:

L3.1

Plant List

Plant List									
Symbols	Botanical Name	Common Name	Size	Qty	Mature Height	Size Width	O.C. Spacing	Native	
Trees									
	<i>Acer circinatum (Std.)</i>	Vine Maple	1.5" CAL.	8	15 - 20 ft	15 - 20 ft	20'	X	
	<i>Cedrus deodara (Std.)</i>	Deodar Cedar	1.5" CAL.	3	35 - 50 ft	20 - 35 ft	25'		
	<i>Quercus garryana (Std.)</i>	Oregon Oak	1.5" CAL.	7	40 - 65 ft	30 - 45 ft	30'	X	
Shrubs									
	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	3 gal	13	6 - 12 in	3 - 6 ft	7'	X	
	<i>Mahonia repens</i>	Creeping Mahonia	3 gal	30	1 - 2 ft	1 - 3 ft	4'6"	X	
	<i>Philadelphus lewisii</i>	Mock Orange	5 gal	15	5 - 12 ft	6 ft	6'	X	
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	5 gal	140	3 - 5 ft	3 - 5 ft	6'	X	
Perennials									
	<i>Narcissus trumpet 'King Alfred'</i>	Trumpet Daffodil	Bulb	84	1 - 2 ft	1 - 2 ft	2'6"		
Grasses									
	<i>Festuca glauca 'Elijah Blue'</i>	Elijah Blue Fescue	1 gal	40	<= 12 in	<= 12 in	3'		
	<i>Panicum virgatum</i>	Red Switch Grass	1 gal	60	3 - 5 ft	2 - 3 ft	3'		
Total				400					
----- root barrier									

Planting Notes

Important note: All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Architect prior to planting.

1. Prior to starting work, Contractor shall take representative soil samples from the project site. Soil shall be analyzed by an approved commercial soil testing laborator for suitability for ornamental planting. A copy of the results of the soil analysis shall be submitted to the Owner and Landscape Architect. Contractor shall follow the recommendations of the soils lab as to the application of fertilizer & amendments to provide a suitable medium for planting. The Contractor shall notify the Landscape Architect and Owner of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in the Contractor assuming financial responsibility for any damage to plants.

2. Contractor shall clear and grub all planting areas, removing all weed growth and construction debris, prior to installation of plant materials.

3. All plants are identified by typical symbols and quantities in each area. Plant quantities indicated on the plan are approximate and are provided for the convenience of the contractor. It shall be the responsibility of the contractor to confirm all plant quantities prior to bidding. In the event of discrepancies in plant count, quantities indicated by plant symbols shall prevail.

4. As noted above, all plant materials shall be set out as shown on plan by Contractor for approval by Landscape Architect. Landscape Architect shall inspect Contractor layout prior to actual plant installation. Landscape Architect shall be given 48 hours notice to inspect Contractor layout prior to final plant installation.

5. Contractor shall provide and install 3" of chocolate brown mulch in all planted areas unless otherwise noted. Mulch shall be spread evenly. Contractor to provide Landscape Architect with samples of mulch for approval prior to installation.

6. Linear Root Barriers shall be provided for all trees 5 'or closer to paving and curbs.

7. All (E) trees to remain unless otherwise noted.

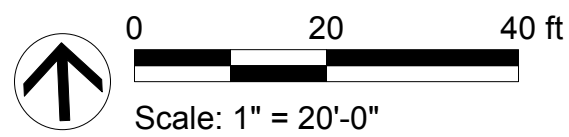
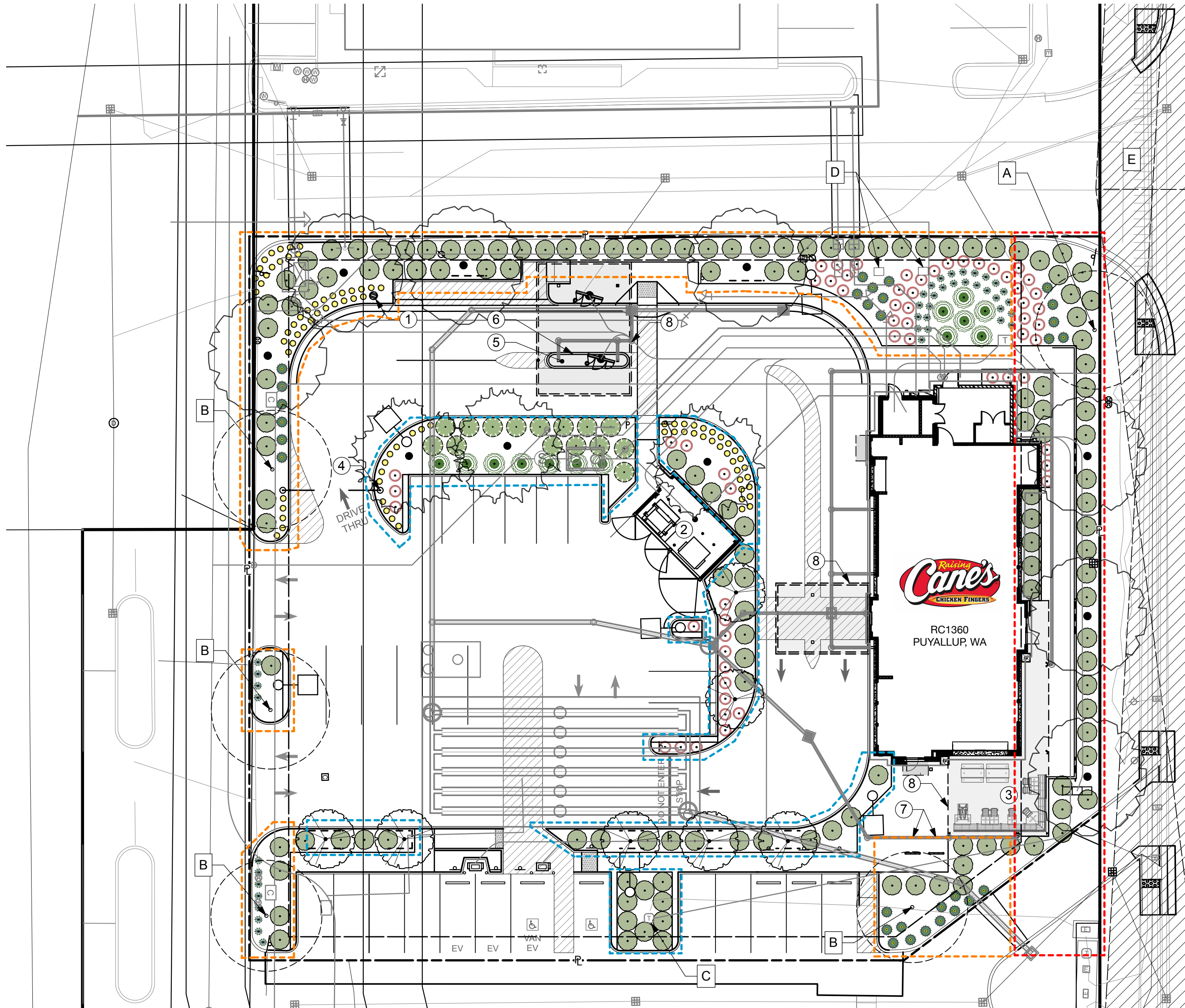
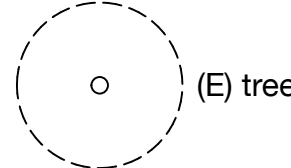
Landscape Type Legend

- Type II; Screening Landscaping*
- Type III; Visual Buffer Landscaping*
- Type IV; Parking Lot Landscaping*

*See Plant List for plant materials used in each types

Existing Tree Protection & Removal Notes

All existing plant material to remain and be protected unless otherwise noted.



Landscape Requirements

- All paved areas of over 10,000 square feet shall have at least 5 percent of landscaping.
- Internal parking lot landscaping design and spacing shall conform to the Type IV landscaping standards, in accordance with the city's VMS manual.
- Perimeter landscaping required. Landscaping shall be sufficient to achieve 75 percent coverage within a 3-year period.
 - Front and Street side property lines. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's VMS manual.
 - Rear and Side property lines. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's VMS manual.
- The perimeter of all parking areas and associated access drives shall be screened with on-site landscaping, earth berms, fencing, or a combination thereof. Screening shall include a mix of plants appropriate to achieve 50 percent screening of parked vehicles up to a height of three feet within two years of plant establishment.
- All trash containers shall be screened from abutting properties and public rights-of-way by substantial sight-obscuring landscaping. Sight-obscuring fences and walls can be substituted for plant materials.
- All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the requirements of this chapter.
- Landscaping installed as a part of an approved final landscape plan shall be maintained as to achieve the intended purpose of the landscaping, shall be free of all weeds and invasive plant materials and shall be free of litter/trash.
- A minimum of 50 percent of the shrubs and ground covers shall be native to the Puget Sound region.
- All perimeter landscape yard areas required by PMC 20.58 shall include Narcissus trumpet 'King Alfred' or 'Dutch Master' in the first 3' of landscape areas behind the property line, planted at 6" on-center.
- A minimum of eight (8) inches of top soil, containing 10% percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches (8") except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers, where feasible. Installation of the eight inches (8") of top soil, as described above, shall generally be achieved by placing five inches (5") of imported sandy-loam top soil into planned landscape areas (sub-base scarified four inches (4")) with a three-inch (3") layer of compost filled into the entire depth.

Street Tree Installation Standards Table – City of Puyallup				
Criteria	Class I (Overhead Utility Street Trees)	Class II (Narrow Trees)	Class III (Medium Trees)	Class V (Large Trees)
Minimum planter strip width	4'	4'	5'	6'
On-center spacing standards	20 - 25 ft	20 - 25 ft	25 - 35 ft	30 - 40 ft
Plant under overhead utility lines?	Yes	No	No	No
Planting distance from buildings	7.5'	7.5'	10'	10'
Distance from utility and street light poles	10'	10'	10'	10'
Distance from fire hydrants	5'	5'	5'	5'
Distance from driveway (measured from the outer edge of driveway paving)	7.5'	7.5'	7.5'	7.5'
Distance from stop light signal poles	15'	15'	20'	25'
Distance from underground water, sanitary sewer or storm sewer lines	10'	10'	10'	10'
Distance from underground gas, power or other conduit	3'	3'	3'	5'
Minimum distance from intersection (as measured from the face of curb line corner at intersection)	30 ft	30 ft	30 ft	30 ft
Minimum distances from street signs (excluding parking signs)	30' from leading side, 10' from trailing side	30' from leading side, 10' from trailing side	30' from leading side, 10' from trailing side	30' from leading side, 10' from trailing side



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Submittals:		
#	DATE	NAME
1	11.21.25	Design Review Submittal
2	02.24.26	80% Review Set
3	03.10.26	1st Permit Submittal
4	06.22.26	1st Permit Resubmittal



Signature: *Jack M. Kiesel*
Date Signed: 06.22.26

Type: For Permit

Initial Setup Date:
NOV 07, 2025

Drawn By:
NAME DATE
Y. He 02/2026

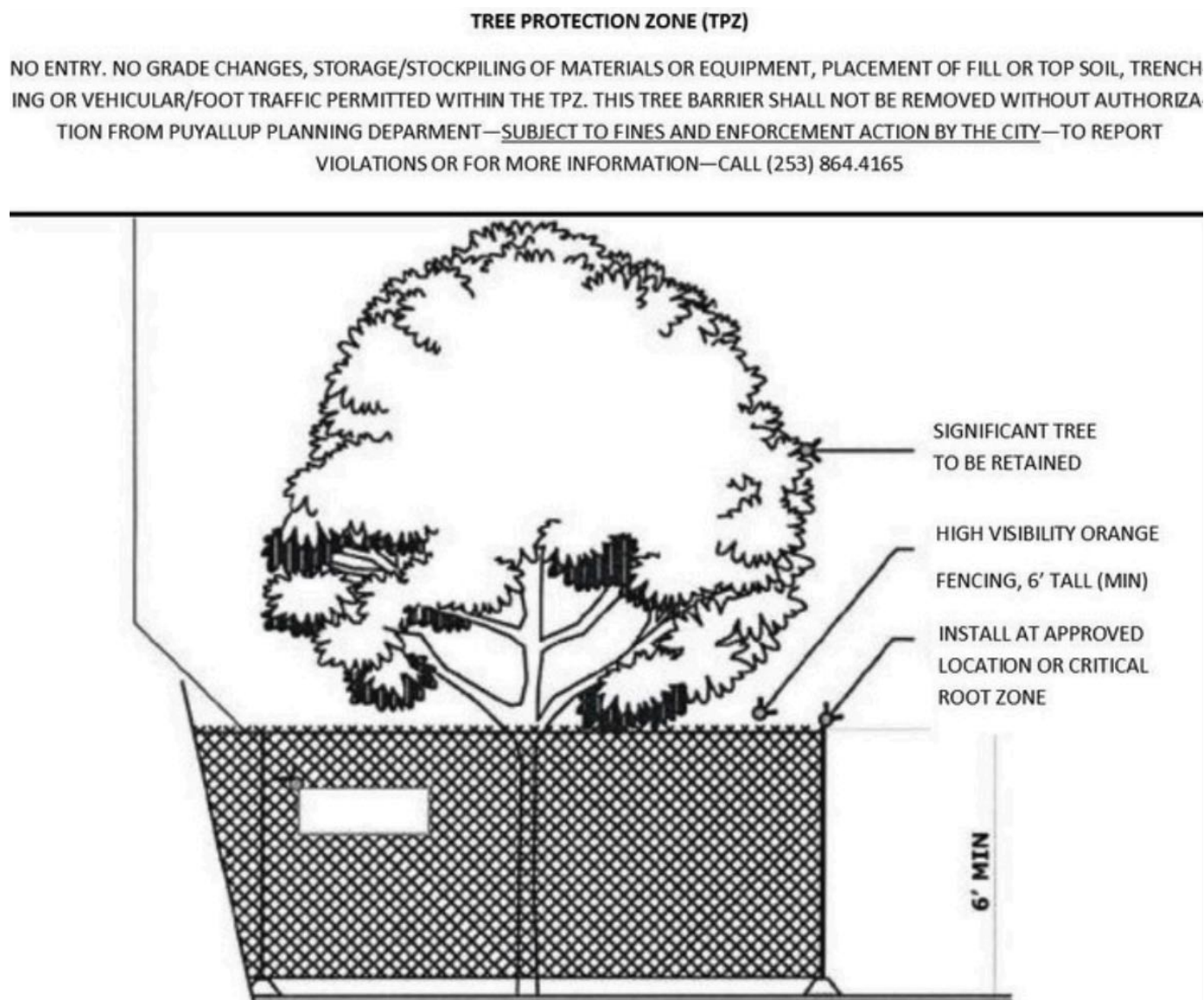
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Title:

Planting Details

Sheet Number:

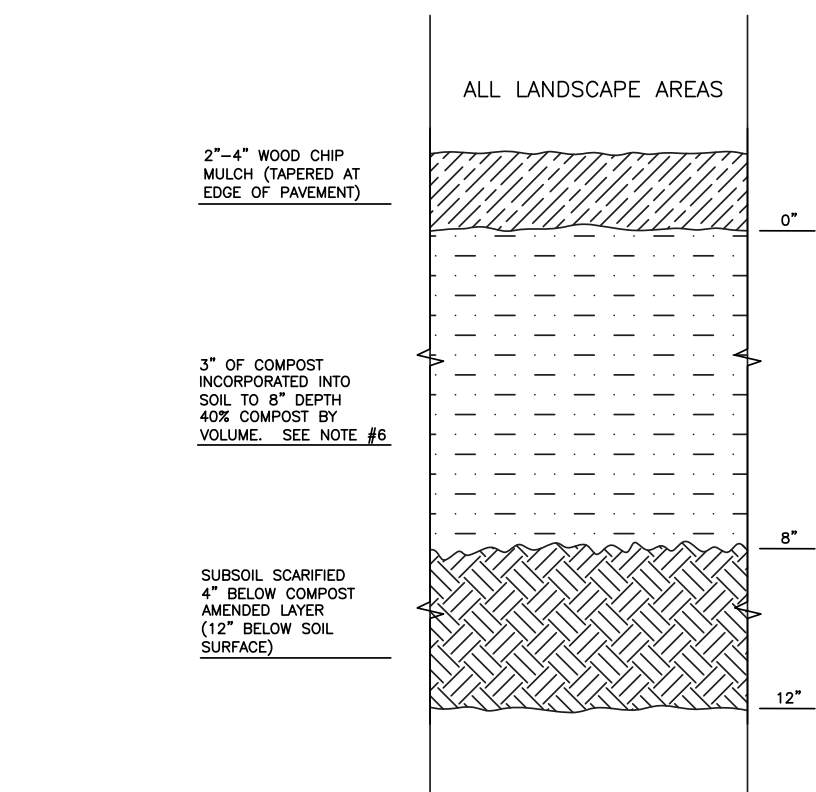
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- MINIMUM SIX (6) FOOT HIGH TEMPORARY HIGH VISIBILITY ORANGE CONSTRUCTION FENCING SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE ON APPROVED FINAL LANDSCAPE PLAN SET. FENCING SHALL BE INSTALLED USING POSTS DRIVEN INTO GROUND—PIER BLOCKS SHALL NOT BE USED. AVOID POSTS DRIVEN INTO ROOTS LARGER THAN 1" DIAMETER. FENCING SHALL BE INSTALLED PRIOR TO WORK COMMENCING ON SITE AND REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION—CALL THE CITY'S PLANNING DIVISION WITH REQUESTS TO MODIFY THE LOCATION OF THE TREE PROTECTION FENCING—(253)864-4165
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE. OTHER PRE-TREATMENT MEASURES MAY BE REQUIRED TO PROTECT ROOT SYSTEM—SEE APPROVED TREE PROTECTION OR FINAL LANDSCAPE PLAN FOR FURTHER DETAILS.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, PLACEMENT OF TOP SOIL OR FILL MATERIAL, STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMITS OF THE ESTABLISHED FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING DIVISION. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER SUPERVISION OF THE ON-SITE ARBORIST WITH PRIOR WRITTEN APPROVAL BY THE CITY PLANNING DIVISION.
- THE ABOVE REFERENCED TPZ SIGNS SHALL BE PLACED EVERY 15 FEET ALONG THE FENCING AND SHALL REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION.

7 Tree Protection Fencing Detail

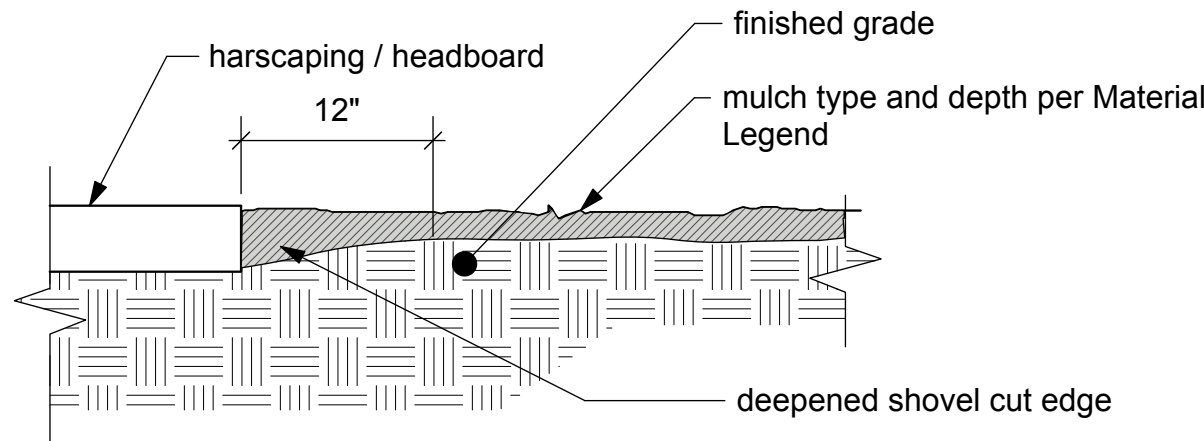
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- NOTES:**
- ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
 - SURSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER. SEE NOTE REGARDING PLANTING STRIPS FOR STREET TREES.
 - COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
 - PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST FILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL (6" OF LOOSE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTLING TO 4").
 - SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS, ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.
 - SEE SECTION 8.2(B) OF THE VMS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.

6 Soil Amendment And Depth

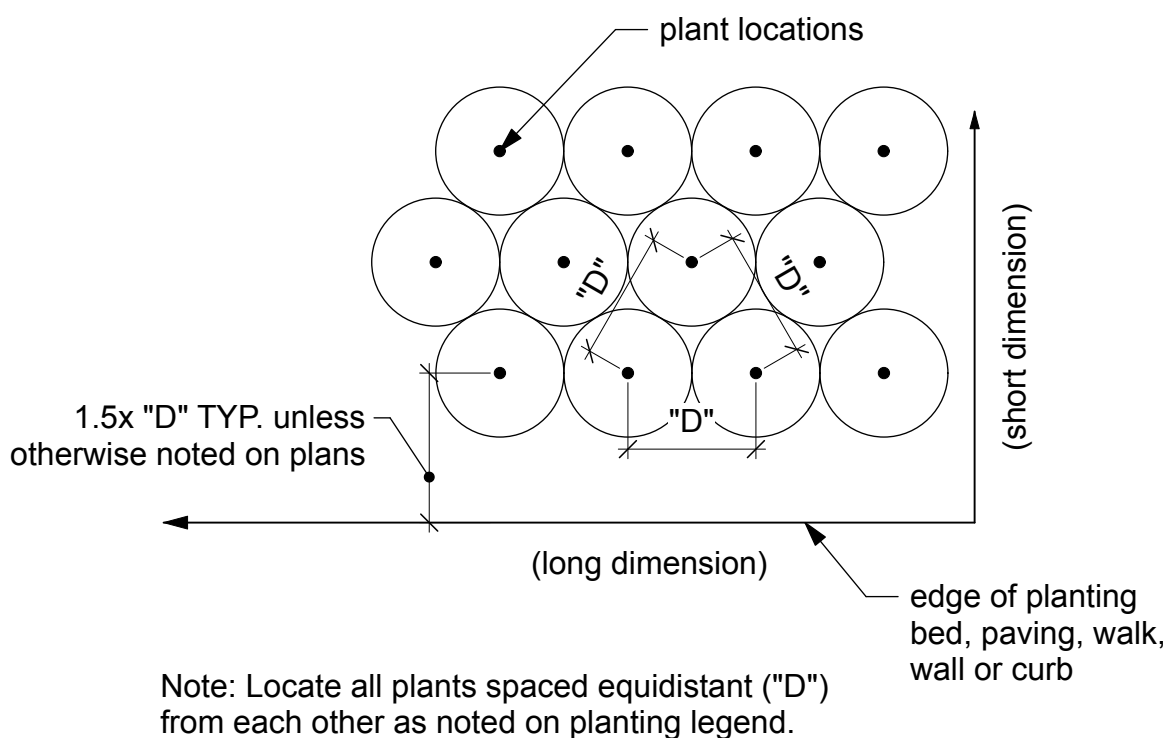
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note:
mulch under trees and shrubs to blend into ground cover areas

5 Mulch Installation

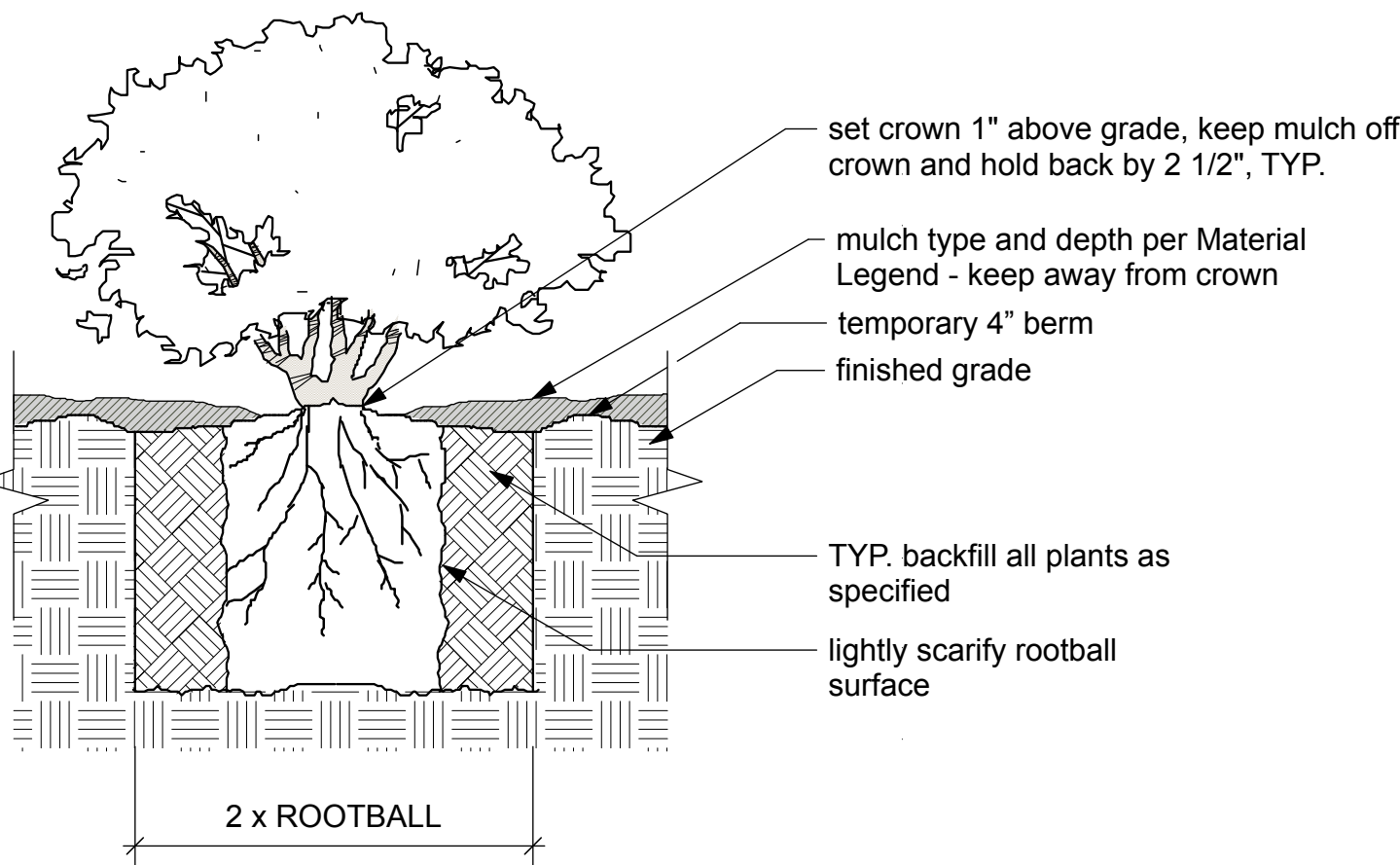
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Note: Locate all plants spaced equidistant ("D") from each other as noted on planting legend.

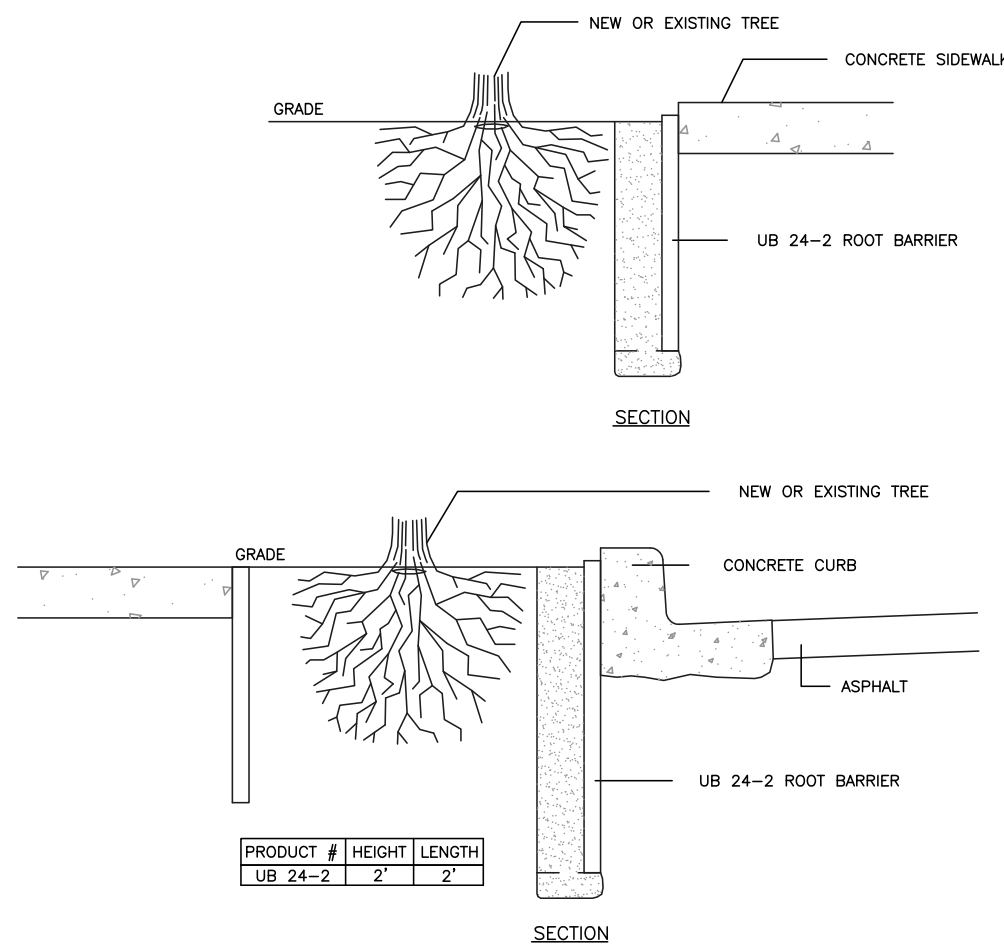
4 Groundcover Installation

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3 Shrub Planting

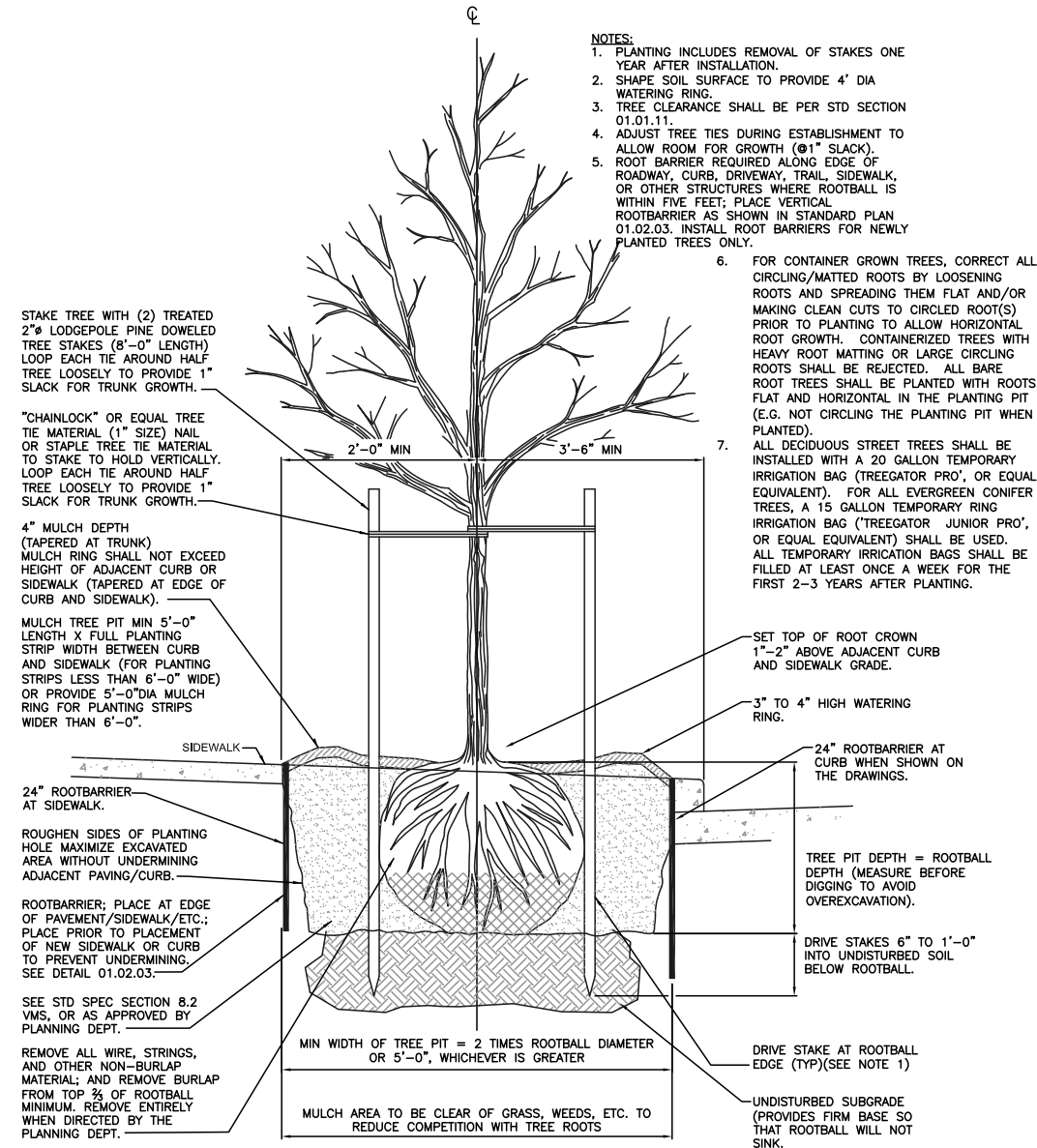
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- NOTES:**
- ROOT BARRIERS SHALL BE REQUIRED IN ALL STREET TREE PLANTING INSTALLATIONS WHETHER NEW OR EXISTING, WHEN STREET TREES ARE INSTALLED IN RIGHT-OF-WAY OR IN A PLANTING EASEMENT*.
 - ROOT BARRIERS USED SHALL BE DeepRoot® ROOT BARRIERS OR EQUIVALENT.
 - UB - 24 SHALL BE USED.
 - ROOT BARRIERS SHALL BE INSTALLED IF REQUIRED BY THE CITY.
 - INSTALLATION OF ROOT BARRIERS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 - THE PANEL SHALL BE INSTALLED SO THE VERTICAL RIBS FACE THE ROOTS OF THE TREE. A MINIMUM OF FOUR (4) PANELS SHALL BE INSTALLED ON EACH SIDE OF ROOT BALL FOR 8' OF PROTECTION.
 - FOR PRODUCT INFORMATION VISIT:
http://www.deeproot.com/template.php?sec=products&nov=treeRoot&content=rt_app&sub=2&sel=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.

2 Root Barrier Detail

NTS



1 Street Tree Planting in Planting Strip

NTS

SECTION 02900

Planting Specifications

PART 1 - GENERAL

1.01 General Provisions

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Furnish all labor, materials and equipment necessary to provide and install all trees, plants and groundcovers as shown on the Drawings. The Contractor's work shall include:
1. Take representative soil samples.
 2. Prepare soil for planting and furnish all soil amendments.
 3. Install all plant materials per the planting plan.
 4. Stake, tie and guy plant materials as specified.
 5. Dispose of trash, debris and surplus materials.
 6. Maintain the planting in a vigorous, healthy condition until final project acceptance.
 7. Guarantee all 24" box size and larger trees for a period of 90 days following the date of final project completion

1.02 Quality Assurance

- A. Contractor must have knowledge and experience with the native plants specified. Contractor must also have successfully completed native landscape projects of similar size and nature and demonstrate familiarity and competence with planting techniques and identification of plants native to the Southern California region.

1.03 Submittals

- A. Submit documentation to the Landscape Architect within 15 days after award of the Contract that provision has been made and acted upon for contract growing and acceptable sourcing of all plant materials. Contractor shall be responsible for all material listed on the plant list. All substitutions due to unavailability must be requested in writing prior to confirmation of ordering. All materials shall be subject to inspection by the Landscape Architect at any time after confirmation of ordering.
- B. The Contractor shall furnish the Landscape Architect with copies of receipts for all amendments specified in Article 2.01 - Materials.
- C. Certified copies of soils analysis results.
- D. Manufacturer's or Supplier's installation instructions.

- E. Samples of each of the following:
1. Edging materials and accessories to verify type selected.
 2. Mulch material to verify quality selected.
 3. Soil amendment materials

1.04 Product Delivery, Storage, and Handling

- A. Delivery:
1. Deliver soil amendments to site bearing manufacturer's guaranteed chemical analysis, name, trademark, and conformance to State law.
 2. Deliver all plants and stockpile with legible identification labels.
 - a. State correct scientific plant name and size for each clone, species, or cultivar indicated on plant list.
 - b. Use durable waterproof labels with water-resistant ink that will remain legible for at least 60 days.
 3. Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.
 4. While stored on site, all seed and container plants to be fully protected from damage, which could adversely affect germination or plant health.
 5. The Contractor shall notify the Landscape Architect 7 days in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.
- B. Storage:
1. Store plant material in shade and protect from weather and mechanical damage.
 2. Maintain and protect plant material not to be planted within 4 hours in a healthy, vigorous condition.
- C. Handling: The Contractor is cautioned to exercise care in handling, loading, unloading and storing of plant materials. Plant materials that have been damaged in any way shall be discarded, and, if installed, shall be replaced with undamaged materials at the Contractor's expense.

1.05 Job Conditions

- A. Site Conditions: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify the Landscape Architect before planting.
- B. Field Conditions: The planting plan is diagrammatic. Scaled dimensions are approximate. Prior to proceeding with installation work, the Contractor shall verify all dimensions with field conditions and notify the Landscape Architect of any deviation on the Drawing.

PART 2 - PRODUCTS

2.01 Materials

- A. All materials shall be of standard, approved and first-grade quality and shall be in prime condition when installed and accepted. Commercially processed or packaged material shall be delivered to the site in the original unopened container bearing the manufacturer's guaranteed analysis. Contractor shall supply the Landscape Architect with a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance or bearing the manufacturer's guaranteed analysis.
- B. Organic Amendment: For rates of application, see section 3.02 Preparation
1. Shall be All Around Compost or approved equal, incorporated with on-site soils at the application site prior to use.
 2. The compost shall not contain paint, petroleum products, herbicides, fungicides or other chemical residues that would be harmful to plant or animal life. Contaminants and deleterious materials such as plastic, glass, metal, dirt, or rocks shall not exceed 0.1 percent.
 3. Particle Size: 97 percent passing through 1/2" screen.
 4. Salinity: Salinity of compost shall not be excessive.
 5. N - P-K : Less than 5 percent.
 6. Organic Content: Minimum 40 percent
 7. pH: Shall range from 6.0 - 8.0
 8. Moisture: Shall be less than 30%.

9. Weed Seeds and pathogens: Shall be eliminated through minimum sterilization procedure of 15 days at 55° Celsius.
 10. Must pass Solvita Compost Maturity test as in article 3.02
- C. Soil Amendments:
1. A minimum of 4 cubic yards of amendments per 1,000 SF of landscaping shall be tilled to a depth of six inches.
 2. Soil Sulfur: Agricultural grade sulfur containing a minimum of 99 percent sulfur (expressed as elemental).
 3. Iron Sulfate: 20 percent Iron (expressed as metallic iron), derived from ferric and ferrous sulfate, 10 percent sulfur (expressed as elemental).
 4. Calcium Carbonate: 95 percent lime as derived from oyster shells.
 5. Gypsum: Agricultural grade product containing 98 percent minimum calcium sulfate.
 6. Zinc: Agricultural grade zinc sulfate (36 percent elemental zinc).
- D. Fertilizer:
1. Planting Fertilizer: Shall be commercial, granular-type suitable for meeting the recommendations of the soil analysis.
 2. Planting Tablets: Shall be Grow Power (20-10-5) 7-gram planting tablets.
- E. Imported Topsoil: Fertile, friable, natural topsoil of character and texture similar to the Project site soil; without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks, and other foreign materials, with an acidity range of between pH 5.8 and 8.2. The sodium absorption ratio (SAR) shall not exceed 6 and the electrical conductivity (Ece) of the saturation extract of this soil shall not exceed 3.0 milliohms per centimeter at 25 degrees centigrade. The boron content shall be no greater than 1 part per million as measured on the saturation extract. In order to insure conformance, samples of the imported soil shall be submitted to an approved laboratory for analysis prior to, and following, backfilling.
- F. Soil for planting areas on rooftops or equivalent: For all planting areas installed on rooftops and/or in contained planters the following plant mix:
- 10% Sphagnum peat moss
25% 0-1/4" Fir bark
25% 5/16" Clean red lava
40% Clean #2 Builders sand
Fertilizers:
7.5 lbs. Per yd. Dolomite
2.5 lbs. Per yd. Oyster Shell Lime
1.5 lbs. Per yd. UF-38 Nitra Foam
.25 lbs. Per yd. Potassium Nitrate
.25 lbs. Per yd. Potassium Sulfate
1.5 lbs. Per yd. Trebble Super Phosphate
- G. Plant Material:
1. Quality: Plants shall be in accordance with the California State Department of Agriculture's regulation for nursery inspections, rules and rating. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, sun scalds, fresh abrasions of the bark, excessive abrasions, or other objectionable disfigurements. Tree trunks shall be sturdy and have well "hardened" systems and vigorous and fibrous root systems which are not root- or pot-bound. In the event of disagreement as to condition of root system, the root conditions of the plants furnished by the Contractor in containers will be determined by removal of earth from the roots of not less than two plants or more than two percent of the total number of plants of each species or variety. Where container-grown plants are from several sources, the roots of not less than two plants from each source of each species or variety will be inspected. In case the sample plants inspected are found to be defective, the Landscape Architect reserves the right to reject the entire lot or lots of plants represented by the defective samples. The Landscape Architect is the sole judge as to acceptability. Any defective plants rendered unsuitable for planting because of this inspection will be considered as samples and will be provided at the expense of the Contractor.
 2. Size: The size of the plants shall correspond with that normally expected for species and variety of commercially available nursery stock or as specified on Drawings. The minimum acceptable size of all plants measured before pruning with the branches in normal position, shall conform with the measurements, if any, specified on the Drawings in the list of plants to be furnished. Plants larger in size than specified may be used with the approval of the Landscape Architect, but the use of larger plants will make no change in the Contract Price.
 3. Replacement: All plants not conforming to the requirements herein specified, shall be considered defective and such plants, whether in place or not, shall be marked as rejected and immediately removed from the site of work and replaced with new plants at the Contractor's expense. The plants shall be of the species, variety, size and condition specified herein or as shown on the Drawings. Under no condition will there be any substitutions of plants or sizes listed on the Drawings, except with the expressed consent of the Landscape Architect, in accordance with Sections relating to Changes in Work and Control of Materials.
 4. Pruning: At no time shall trees or plant materials be pruned, trimmed or topped prior to delivery. Any alteration of their shape shall be conducted only with the approval of the Landscape Architect.
 5. Plant material shall be true to name and variety as specified on the plans. In cases of discrepancy, botanical names shall take precedence over common names. Substitute plant material will not be permitted unless specifically approved in writing by the Landscape Architect, in accordance with Sections relating to Changes in Work and Control of Materials.
 6. Nursery Grown and Collected Stock:
 - a. Grown under climatic conditions similar to those in locality of Project.
 - b. Container-grown stock in vigorous, healthy condition, not root-bound or with root system hardened off.
 - c. Use only flattened or liner stock plant material which is well established in removable containers or formed homogeneous soil sections.
 7. Substitute plant material will not be permitted unless specifically approved in writing by the Landscape Architect.
- H. Guying and Staking Materials: Install per plant list.
1. Wood Tree Stakes: Lodge pole pine, 2-inch (min. nominal size) diameter by 8 feet long (5 gal., 15 gal. plants), by 10 long feet long for box trees 24-inch or larger, no split stakes.
 2. Ties: V.I.T. twist brace, in manufacturer's suggested lengths, as manufactured by V.I.T. Company, (714)-891-8338, or approved equal.
 3. Guy Wire: 10 gauge galvanized.
 4. Turnbuckles/Compression Springs: 1/2 inch galvanized.
 5. PVC Pipe: 1/2 Schedule 40 (white).
 6. Rubber Hose: rubber garden-type.
- I. Tree Paint: Morrison Tree Seal, Cabot Tree Paint, or equal.
- J. Water: Must be potable, and/or reclaimed water (as supplied by the specified water purveyor) containing no substances harmful to plant life.
- K. Ornamental Bulbs:
1. Materials: Provide healthy, firm ornamental bulbs of the species indicated on the planting plan. Bulbs shall be free of mold, rot, disease, or mechanical damage at the time of installation. Bulbs shall be true to species and size specified and sourced from reputable nursery suppliers. Planting soil shall consist of loose, well-draining loam free of stones, debris, or heavy clay that may impede drainage.
 2. Installation: Install bulbs in prepared planting beds according to the planting plan. Bulbs shall be planted right side up, with the pointed end facing upward and the basal plate resting firmly on the soil.
 - a. Bulbs shall be planted at a depth equal to three (3) times the height of the bulb, unless otherwise specified for the species.
 - b. Spacing shall follow the planting plan or typical spacing of 4 to 6 inches on center for mass planting, unless otherwise noted. Bulbs shall be installed with the pointed end facing upward and the basal plate firmly seated on soil.
 - c. Provide 2 inches of loosened soil beneath the bulb to promote root growth. Amend soil as required to ensure adequate drainage. After installation, lightly firm soil to eliminate air pockets.

PART 3 - EXECUTION

3.01 Examination

- A. Obtain certification that final grades to within 0.1 foot have been established prior to commencing planting operations. Provide for inclusion of all amendments, settling, etc.
- B. Inspect trees, shrubs and liner stock for injury, insect infestation and trees and shrubs for improper pruning.
- C. Do not begin planting of trees until deficiencies are corrected or plants replaced.
- D. The Contractor shall verify the locations of underground utilities prior to excavation. Damage to any such utilities resulting from the Contractor's work shall be repaired at his/her expense.
- E. The Contractor shall investigate the site for any subsurface drainage or unusual soil conditions which might prove detrimental to the success of the design as specified on the plan insofar as growth and survival of plant material is concerned. Should any such condition exist, the Contractor shall notify the Landscape Architect and submit a proposal for corrective measures and their cost. Should the Contractor fail to provide such notification, he will be held solely responsible for any corrections deemed necessary by the Landscape Architect should damage occur.

3.02 Preparation

- A. Soil Analysis:
1. Soil from two sample locations was analyzed for suitability for ornamental planting (as specified on the Drawings). Analysis was completed by:

A & L Western Agricultural Laboratories
1311 Woodland Ave #1
Modesto, California 95351
 2. Results and recommendations from the soil analysis are included in this Drawing set on sheet L3.6.
 3. Contractor shall amend and fertilize as recommended by the report to provide a suitable medium for planting. The Contractor shall notify the Landscape Architect of harmful substances found in the soil. Failure to act as specified may result in Contractor assuming financial responsibility for damage to plants.
- B. Soil Preparation:
1. After approximate finished grades have been established, soil shall be conditioned and fertilized according to recommendations provided in the soil analysis report.
 2. At the time of planting, the top 3 inches of all areas to be planted shall be free of stones, stumps, or other deleterious matter 1 inch in diameter or larger, and shall be free from all wire, plaster or similar objects that would be a hindrance to planting or maintenance.
 3. Soils which have been compacted by construction activity shall be loosened and made suitable for planting by diskimg, ripping, or other appropriate means.
- C. Soil Preparation: On structure soils
1. The soil mix shall be delivered to the site thoroughly mixed and placed while damp, but not wet.
 2. Fertilizer shall be added at time of placement according to rates described above.
 3. The planting mix shall be crowned in the center of all planting areas, installed to the very top of the surrounding planter walls.
 4. Prior to planting thoroughly water soils for one week and top off with additional material to top of surrounding planter walls. Crown center of planting areas to 2" above surrounding planter walls.
- D. Final Grades:
1. Minor modifications to grade may be required to establish the final grade.
 2. Finish grading shall insure proper drainage of the site.
 3. All areas shall be graded so that the final grades will be 2 inches below adjacent paved areas, sidewalks, valve boxes, clean-outs, drains, manholes, etc., or as indicated on Drawings.
 4. Surface drainage shall be directed away from all building foundations and paved areas.
 5. Eliminate erosion scars prior to commencing maintenance period.

- E. Disposal of Excess Soil: Dispose of any unacceptable soil at an offsite location approved by Owner's Representative.
- F. Weed Eradication:
1. Prior to installation of plants, planting area will be free of exotics, invasives, or other plant material likely to inhibit or confine native plant growth. All weed removal operations to be performed at the direction of the Landscape Architect. Mechanical removal of weeds is preferred in most cases.
 - a. Removal process should not promote spreading of weeds.
 - b. Remove plants prior to seed distribution, or assure no seeds are distributed during removal processes.
 - c. Entire root system of plants that reproduce by rhizome or stolon must be removed.
 2. Contractor shall obtain all permits associated with the application of herbicides and application shall be by licensed personnel.
 - a. No spraying shall occur without prior approval of Owner's Representative of Contractor's methods to protect non-target species.
 - b. No application will be permitted when wind speed exceeds 5 MPH.
 - c. No spraying will be allowed when coastal fog is present, unless effectiveness under these conditions is demonstrated.
 - d. No spraying shall be permitted within 24 hours of rainfall.
 - e. No non-target plants shall be contaminated by spray drift.
 - f. Ambient temperatures shall be within the recommended range for each of the specified herbicides.
 - g. Target plants shall not be disturbed until the herbicide has taken effect, approximately 4 to 6 weeks, depending on the time of year.

Project No.

25-09



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Puyallup, WA

(Meridian & 43rd)

4110 S Meridian,
Puyallup, WA 98373

Submittals:

#	DATE	NAME
1	11.21.25	Design Review Submittal
2	02.24.26	80% Review Set
3	03.10.26	1st Permit Submittal
4	06.22.26	1st Permit Resubmittal



Signature: 
Date Signed: 06.22.26

Type: For Permit

Initial Setup Date:
NOV 07, 2025

Drawn By:
NAME DATE
Y. He 02/2026

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Title:

Planting Specs

Sheet Number:

L3.3



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L3.4

3.03 Planting Installation

- A. General:
- Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accordance with locally accepted practice. Optimal time for planting California natives is November to February. If possible, construction scheduling shall be coordinated to allow planting to occur during this time.
 - Only as many plants as can be planted and watered on that same day shall be distributed in a planting area.
 - Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
- B. Installation of Imported Topsoil: Contractor to provide and install imported topsoil in all planting areas as required to a finish grade of 2 inches below the top of adjacent concrete paving or curbs. Allow for settling.
- C. Lay-Out of Plantings: All containerized plants shall be laid out in their containers at the locations indicated by the Drawings before plant pits are dug. All such locations shall be approved by the Landscape Architect. If underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Landscape Architect. It shall be the Contractor's responsibility to confirm with the Landscape Architect and governing agencies the location and depth of all underground utilities and obstructions.
- D. Planting of Trees, Shrubs and Groundcovers:
- Excavation for planting shall include the stripping and stockpiling of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits, and planting beds.
 - Excess soil generated from the planting holes and not used as backfill or in establishing the final grades shall be removed from the site.
 - Protect all areas from excessive compaction when trucking plants and other material to the planting site.
 - Center plant in pit or trench.
 - All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and one-half times the depth of the root ball for all trees and shrubs. For individual plant holes, a fork should be used rather than a shovel to loosen clay soils in order to reduce possible layering of soil types.
 - Set plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.
 - Drainage: Good drainage is essential to the establishment and continued health of plants native to dry regions. If the soil will not allow water to drain out of a hole one (1) foot deep in one(1) hour, the Contractor shall notify the Landscape Architect of such a condition before planting begins.
 - All plants which settle deeper than the surrounding grade shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the root ball. At this stage, water shall be added to the top of the partly-filled hole to thoroughly saturate the root ball and adjacent soil.
 - Container Removal:
 - Do not injure root ball.
 - After removing plant, superficially cut edge roots with knife on 3 sides.
 - Box Removal:
 - Remove bottom of plant boxes before planting.
 - Remove sides of box without damage to root ball after positioning plant and partly backfilling.
 - Plant Tablets:
 - The Contractor shall consult with the nurseryman supplying the various plant materials as to the conditions under which they were grown, adding pre-plant fertilizer only if the nurseryman believes it necessary.
 - If planting occurs in the fall or winter, a time released fertilizer, such as Agriform tablets or Woodace IBDU briquettes should be incorporated according to manufacturer's specifications.
 - A shorter duration time released fertilizer, such as Osmocote 14-14-14, should be used for spring plantings.
 - Summer planting of drought tolerant plants is not recommended, but if absolutely necessary, no additional fertilizer should be added until October.
 - Backfill:
 - The remainder of the hole shall then be backfilled and thoroughly watered. DO NOT OVERLY COMPACT BACKFILL BY STEPPING ON OR TAMPING SOIL. If settling occurs after initial watering, additional backfilling may be necessary.
 - All planting holes shall be backfilled with: (per cubic yard of mix)
 - 3 parts by volume on-site soil.
 - 2 parts by volume mature compost, tested for maturity as specified in section 02900Part 2.01 B.
 - After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least 2 inches of water. The basins shall be constructed of amended backfill materials. Remove basin in all turf areas after initial watering.
 - Backfill in containers on structure planting areas shall consist of 100% soil mix as specified above.
 - Watering:
 - Drought tolerant plants, (plants which are native to areas which receive most of their yearly rainfall during the winter months, or those which receive small amounts of rain just a few times a year), once established in their environment, do not need, and often dislike large amounts of water and fertilizer.
 - Extra care should be taken to prevent over watering in clay soil situations. Extremely heavy or very poorly drained soils are not recommended for these plantings, and if such conditions occur, the Contractor shall notify the Landscape Architect prior to planting.
 - Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches, and to shape the plant material as directed by the Landscape Architect. Pruning may not be done prior to delivery of plants.
 - Staking and Guying: Staking and guying of all trees shall be completed immediately after planting. All stakes and guys shall be installed as indicated in details.

3.04 Observation Schedule

- A. The Contractor shall be responsible for notifying the Landscape Architect in advance for the following site visits, according to the time indicated:
- Plant material review: 48 hours.
 - Plant layout review: 48 hours.
 - Soil preparation and planting operations: One tree with each type of specified staking shall be approved prior to planting of trees: 48 hours.
 - Pre-maintenance: 7 days.
 - Final walk-through: 7 days.

Note: time shall be allocated for travel accommodations flexible to project location

- B. When observations are conducted by someone other than the Landscape Architect, the Contractor shall show evidence in writing of when and by whom these inspections were made.

- C. No site visits shall commence without all items noted in previous observation reports either completed or remedied unless such compliance has been waived by the Landscape Architect. Failure to accomplish punch list tasks or prepare adequately for desired inspections shall make the Contractor responsible for reimbursing the Landscape Architect at his current billing rates per hour portal portal (plus transportation costs). No further site visits shall be scheduled until this charge has been paid and received.

END OF SECTION 02900



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Title:

Maintenance Specs

Sheet Number:

L3.5

SECTION 02970

Landscape Maintenance

PART 1 - GENERAL

1.01 General Provisions

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Furnish all labor, material, equipment and services required to maintain the landscape in an attractive condition as specified herein for a period of 1 year.
- C. Related Sections:
1. Section 02900 – Landscape Planting
 2. Section 02800 – Irrigation System

1.02 Quality Assurance

- A. Work Force: Contractor's representative shall be experienced in landscape maintenance and shall have received an education in ornamental horticulture.

1.03 Maintenance Period

- A. Continuously maintain all landscape & irrigation work during the progress of the work and during the maintenance period until final acceptance of the work by the Owner's Authorized Representatives.
- B. Improper maintenance or possible poor conditions of any planting at the termination of the scheduled maintenance period may cause postponement of the final acceptance date of the Contract. Maintenance shall be continued by the Contractor until all work is acceptable.
- C. In order to carry out the plant establishment work, furnish sufficient labor adequate to perform the work during the plant maintenance period.
- D. Start of Maintenance Criteria: Maintenance period shall not start until all elements of construction, planting, and irrigation for the entire Project are Substantially Complete. Project will not be segmented into maintenance phases unless specifically authorized in writing by the Owner's Authorized Representative.
- E. The Contractor shall request an inspection to begin the plant maintenance period after all planting and related work has been completed in accordance with the Contract Documents. A prime requirement is that all groundcover areas be planted. If such criteria is met to the satisfaction of the Landscape Architect, a notification will be issued to the Contractor to establish the effective beginning date of the period.
- F. Any day when the Contractor fails to adequately maintain plantings, replace unsuitable plants or do weed control or other work, as determined necessary by the Landscape Architect, will not be credited as one of the plant maintenance working days.
- G. The Contractor's maintenance period will be extended if the provisions required within the Drawings and Specifications are not filled.
- H. The Contractor shall submit a schedule of all activities planned during the maintenance period. This shall be accepted by the Landscape Architect prior to the start of maintenance. All schedule changes shall be documented and accepted by the Landscape Architect.

2. Shrubs:
- a. No shrubs equal to or greater than 15 gallon size shall be pruned without consent of the Landscape Architect. The objectives of shrub pruning are the same as for trees. **Shrubs shall not be clipped into balled or boxed forms under any circumstances unless specified on the planting plans.**
 - b. All pruning cuts shall be made to lateral branches or buds or flush with the trunk. "Stubbing" will not be permitted.
- C. Weed Control: Keep basins and areas between plants free of weeds. Hand weeding is required. No herbicides may be used.
- D. Insect and Disease Control: Maintain a reasonable control with approved materials.
- E. Fertilization:
1. Careful observation of plant health and site conditions must take place prior to any supplemental fertilizer applications. Plants which have been exposed to an excess of fertilizer will be adversely affected for a long period of time, and attempts to leach out excessive fertilizer from the soil may result in drowning the plants.
 2. Fertilizing should be restricted to light applications of a low nitrogen formulation during winter and spring, or one application of a time released fertilizer in the fall. The Contractor should refer to the graphs provided for specific application rates and times.
 3. Avoid applying fertilizer to the root ball and base of main stem; rather, spread evenly under plant to drip line.
 4. After application, water thoroughly.
- F. Replacement of Plants: Replace dead, dying and missing plants and plants of a size, condition and variety acceptable to the Owner's Authorized Representatives at Contractor's expense.

3.03 Groundcover Care

- A. Weed Control: Control weeds by mechanical means so as to cause minimal damage to planted materials.
- B. Watering: Water enough that moisture penetrates throughout root zone and only as frequently as necessary to maintain healthy growth.
- C. Fertilization: Fertilize as Specified in the soils report.
- D. Remove trash weekly.
- E. Replace dead and missing plants at Contractor's expense.
- F. Replace mulch as necessary to ensure drip tube coverage and ground moisture.

3.05 Irrigation System

- A. The Contractor shall check weekly all systems for proper operation:
1. Check pressure regulator for correct pressure setting (PSI).
 2. Check controller program for correct operation.
- B. Set and program automatic controllers for seasonal water requirements. Give Owner's Authorized Representatives a key to controllers and written instructions on how to turn off system in case of emergency.
- C. Contractor is responsible for the complete operation and maintenance of the irrigation system except as noted herein (See 1.05 - Guarantee and Replacement).
- D. Repair/correct all damages/malfunctions to irrigation system at Contractor's expense. Repairs shall be made within 1 watering period.

1.04 Guarantee and Replacement

- A. All plant material installed under the Contract shall be guaranteed against any and all poor, inadequate or inferior materials and workmanship for a period of 1 year from date of Substantial Completion. Any plant found to be dead or in poor condition due to faulty materials or workmanship, as determined by the Landscape Architect, shall be replaced by the Contractor at his expense.
- B. Any materials found to be dead, missing or in poor condition during the maintenance period shall be replaced immediately. The Landscape Architect shall be the sole judge as to the condition of material. Material to be replaced within the guarantee period shall be replaced by the Contractor within 15 days of written notification by the Owner's Authorized Representative.

1.05 Inspections

- A. Normal progress inspection shall be requested by the Contractor from the Landscape Architect at least 7 days in advance of anticipated inspection. Inspections are as follows:
1. Commencement of maintenance. (Pre-maintenance)
 2. At 30 day intervals through maintenance period.
 3. Completion of maintenance period - final walk-through: 10 days prior to end of maintenance period.
- B. All conditions noted in Section 02900 Landscaping shall apply herein.

1.06 Final Acceptance of the Project

- A. Prior to the date of the final walk-through, the Contractor shall deliver to the Landscape Architect, Record Drawings prepared in accordance with Section D1.11 Records of Construction Changes.

PART 2 - PRODUCTS

2.01 Materials

- A. All materials used shall either conform to landscape planting specifications in other Sections or shall otherwise be acceptable to the Owner's Authorized Representative. The Owner's Authorized Representative shall be given monthly record of all herbicides, insecticides and disease control chemicals used.
- B. Tree/Shrub/Groundcover Fertilizer: To be applied as specifically recommended by the soil analysis

PART 3 - EXECUTION

3.01 Maintenance

- A. Maintenance shall be according to the following standards:
1. All areas shall be kept free of debris and all planted areas shall be weeded and cultivated at intervals of not more than 10 days. Watering, edging, trimming, fertilization, spraying and pest control, as may be required, shall be included in the maintenance period.
 2. The Contractor shall be responsible for maintaining adequate protection of the area. Damaged areas shall be repaired at the Contractor's expense.

3.02 Tree and Shrub Care

- A. Avoiding Damage: Plants native to dry regions are often some of the most tenacious and tough plants in the landscape. Once established they will thrive on neglect, but not negligence. Care must be taken to avoid breakage of limbs, scarring of tree or shrub bark, damage to root systems and generally any damage which will enable disease to establish a foothold in the plant.

B. Irrigation:

1. The Contractor shall maintain the landscape in a healthy and vigorous condition, insuring that the plants are watered frequently enough to avoid wilting between watering, but not so frequently as to leave the soil constantly wet. Attention must be paid to the changes in the environment, such as hot, dry winds, or rain, which will alter irrigation intervals.
2. Drought tolerant plants, (plants which are native to areas which receive most of their yearly rainfall during the winter months, or those which receive small amounts of rain just a few times a year), once established in their environment, do not need, and often dislike large amounts of water and fertilizer.
3. Plants native to dry areas are susceptible to root rot and other diseases due to over-watering in a landscape situation. A plant which is container grown in a very light soil may be planted in a type of soil, such as clay, which holds water for a much longer time. The plant may dry out while the surrounding soil remains moist or it may remain saturated for extended periods.
4. Poor drainage and light soil are the most common problems with native plant success.
5. Special care and greater than average observation on the part of the personnel responsible for planting and establishment of drought tolerant plants must occur to ensure success.
6. Recently planted container plants require frequent watering, regardless of whether they will become drought tolerant once established. The Contractor shall check the condition of newly planted areas at least twice weekly to determine irrigation schedules.
7. During hot spells, and/or for plants which are in direct sun all day or are in areas where the sun is very warm in the afternoon, watering may have to be done every other day.
8. During the rainy season, watering basins should be leveled out to match the surrounding terrain so as to prevent over-watering of the plants.
9. Maintain a large enough water basin around plants so that enough water can be applied to establish moisture through the major root zone.

- A. Soil Level Changes: It is essential to be aware of the soil level of the plants as they are removed from the containers when planting, and to keep the level of soil at the base of the plant equal to or slightly above the surrounding soil surface. Changes in soil levels around the plants, even after becoming established, will adversely affect their health and growth.

- B. Plants should retain, as much as possible, a natural habit, without the imposition of man-made shapes upon them. Shaping shrubs into tight balls or clipping a massing of plants into a squared off hedge should be avoided, as it detracts from the overall blending of plant forms.

1. Trees:
- a. Pruning of trees shall be completed only with consent of the Landscape Architect. Trees shall be pruned without consent of the Landscape Architect when necessary to prevent damage to persons and/or property. Prune trees to select and develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached which have vertical spacing of from 18 inches to 48 inches and radial orientation so as not to overlay one another; to eliminate diseased or damaged growth; to eliminate narrow V-shaped branch forks that lack strength; to reduce toppling and wind damage by thinning out crowns; to maintain a natural appearance; to balance crown with roots.
 - b. Under no circumstances will stripping of lower branches ("raising-up") of young trees be permitted. Lower branches shall be retained in a "tipped back" or pinched condition with as much foliage as possible to promote caliper trunk growth (tapered trunk). Lower branches can be cut flush with the trunk only after the tree is able to stand erect without staking or other support. Sucker growth shall be removed if deemed appropriate by the Landscape Architect.
 - c. Evergreen trees shall be thinned out and shaped when necessary to prevent wind and storm damage. The primary pruning of deciduous trees shall be done during the dormant season. Damaged trees or those that constitute health or safety hazards shall be pruned at any time of the year as required to eliminate these conditions.
 - d. Staking and Guying: Remove stakes and guys as soon as they are no longer needed. Stakes and guys are to be inspected to prevent girdling of trunks or branches and to prevent rubbing that causes bark wounds. Replace all broken stakes and ties with specified materials.



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RC #C1360
Raising Cane's
Puyallup, WA

(Meridian & 43rd)

4110 S Meridian,
Puyallup, WA 98373

Submittals:

#	DATE	NAME
1	11.21.25	Design Review Submittal
2	02.24.26	80% Review Set
3	03.10.26	1st Permit Submittal
4	06.22.26	1st Permit Resubmittal



Signature: *[Signature]*
Date Signed: 06.22.26

Type: For Permit

Initial Setup Date:
NOV 07, 2025

Drawn By:
NAME DATE
Y. He 02/2026

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Title:

Soils Report

Sheet Number:

L3.6



Anaheim Office
April 9, 2025
Report 25-090-0006

Terracon Consultants, Inc.
21905 64th Avenue W
Suite 200
Mountlake Terrace WA 98043

Attn: Jenna Batchelder

RE: Raising Cane's Puyallup 1360

Two samples were processed on March 31, 2024 identified as site soil take from the above mentioned site by the client from an area where a new landscape will be installed. Fertilizer and amendment recommendations were requested. The samples were analyzed for horticultural suitability, fertility and physical characteristics. The results of the analyses are attached.

Analytical Results and Comments

The samples show reactions in the moderately acid range with values of 5.5 on the pH scale. Free lime is absent. This pH range is considered lower than the preferred range for most plants. Incorporation of calcium carbonate lime is recommended for upward pH adjustment. Lime works slowly and to depth of incorporation.

In terms of fertility, nitrogen is low in both samples. Phosphorus is low in the second sample. Calcium and sulfate are below optimum in both samples. In the minor element group, copper and iron are supplied in excess as is manganese in sample 1. The additional application of these micronutrients should be avoided at this time.

Salinity (ECe), and Sodium are safely low in both samples. The sodium present in the samples is balanced by calcium and magnesium as indicated by the low sodium adsorption ratios (SAR). This balance is important in regards to soil structure and water infiltration. Boron is safely low yet nutritionally adequate in the samples.

According to the USDA Soil Classification system, the texture of the less than 2mm fraction of the soil is classified as loamy sand. The 40% particle size greater than 2mm classifies the materials as very gravelly. The high amount gravel combined with the diversity of sands indicates the soil may have potential to consolidate and compact. Organic matter content is low in the samples at 2.54-3.90% by dry weight. The average estimated infiltration rate in sample 1 is slow at 0.12 inch per hour and moderate in sample 2 at 0.32 inch per hour. Infiltration rates may vary due to differences in compaction across the site. Incorporation of an organic amendment is recommended to increase soil water and nutrient holding capacity in the site soil sample.

Recommendations

The susceptibility towards consolidation and compaction as well as poor drainage may be partially offset by incorporating organic matter. If it is determined that the gravel content of sample area 1 is representative of the site soil, it is not recommended that this soil be used for planting purposes. Alternative import specifications are included below.

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Anaheim Office
Report 25-090-0006

Maintenance

For groundcover and mass planting areas, maintenance fertilization should rely primarily on a nitrogen only program supplemented with a complete fertilizer in the fall and spring. Beginning 30-60 days after planting, calcium nitrate (15-5-0-0) may be applied at a rate of 6 pounds per 1000 square feet with reapplication every 30-60 days, or as growth and color dictate. Once plants are performing satisfactorily, the frequency of fertilization may be decreased. Early fall and spring, substitute a complete fertilizer such as 16-6-8 at a rate of 6 lbs. per 1000 sq. ft. to help ensure continuing adequate phosphorus and potassium. Tree and shrubs may be fertilized with the same application rates. Irrigate after fertilizer applications.

Alternatively, organic maintenance fertilization for planting areas should rely primarily on a nitrogen only program supplemented with a complete fertilizer in the fall and spring. Blood Meal (12-0-0) provides available nitrogen fairly rapidly while materials such as Feather Meal (12-0-0), Soybean or Cotton Seed Meal (7-1-1) are slower to provide available nitrogen, but they extend the length of time they make this contribution. In order to provide a good supply of nitrogen for a 3-4 month time frame a good combination would be 6 pounds Blood Meal and 14 pounds Feather Meal per 1000 square feet. The first application should be 3-4 months after planting if soils have been amended as suggested. The long term maintenance program should consider spring and fall applications of an organic complete fertilizer such as 5-5-5- that would also supplement phosphorus and potassium nutrition to a greater extent. Follow each fertilizer with a thorough irrigation.

If we can be of any further assistance, please feel free to contact us.

[Signature]
Matt Schwebel (714)-552-5228
mschwebel@waypointanalytical.com

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Anaheim Office
Report 25-090-0006

One option for improving the growing conditions would be the removal and replacement of existing soil with a more suitable import soil. This may be impractical on a large scale, but could be utilized for high profile landscape areas. The depth of soil removal will depend on the plant material selected, but for turf and groundcover 18 inches should be satisfactory. For shrubs and deep-rooted perennials, a minimum of 24 inches of soil should be removed and replaced. For specimen trees with a rootball greater than 24 inches in height, the existing soil should be removed the entire depth of the rootball and twice the diameter of the rootball. The import soil can then be used as the backfill to be placed around the rootball. The following specifications for the import soil are suggested.

Suggested Landscape Import Soil Specifications

CHEMISTRY

Reaction (pH) saturated paste	6.0-7.6
Salinity (ECe dS/m) saturation extract	<3.0
Sodium adsorption ratio (SAR)	<6.0
Boron in saturation extract, ppm	<1.0

TEXTURE

Particle Size	USDA Sieve Size (mm)	Objective – Percent Passing
Gravel	2.0	>85%
Coarse sands	0.5	>75%
Silt plus clay	0.05*	<35%

*Use Hydrometer method

If the soil must be used for planting despite the high gravel content, a nitrogen and phosphorus fertilizer is recommended along with gypsum and lime at the time of planting. Incorporation of a nitrogen stabilized amendment or composted greenwaste product is recommended in order to help improve nutrient holding capacity and porosity. If a composted greenwaste amendment is chosen, select one low in micronutrients for the reasons mentioned above.

Surface Soil Preparation for Mass Planting and Groundcover

If feasible, prior to amending the areas where severe compaction exists, the surface soil should be ripped or tilled to a 9-inch depth. Uniformly broadcast and blend the following with existing soil to a 6-inch depth.

Amount per 1000 Square Feet	
4 cubic yards	Nitrogen Stabilized Amendment*
10 lbs.	Calcium Nitrate (15.5-0-0)
6 lbs.	Triple Superphosphate (0-45-0)*
10 lbs.	Gypsum
20 lbs.	Calcium Carbonate Lime

All Areas
All Areas
Sample Area 2
All Areas
All Areas

Or

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Project : Raising Cane's Puyallup 1360

COMPREHENSIVE SOIL ANALYSIS

Report No : 25-090-0006
Purchase Order :
Date Recd : 03/31/2025
Date Printed : 04/04/2025
Page : 1 of 1

Sample Description - Sample ID	Half Sat %	pH	ECe dS/m	NO ₃ -N ppm	NH ₄ -N ppm	PO ₄ -P ppm	K ppm	Ca ppm	Mg ppm	Cu ppm	Zn ppm	Mn ppm	Fe ppm	Organic % dry wt.	Lab No.	
	TEC	Qual														
	Sufficiency Factors															
B-03 @ 0.5"	21	5.5	0.11	1	3	19	127	435	92	2.4	1.5	7	85	2.54	15153	
	32	None		0.8	1.4	0.8	1.1	5.8	0.9	2.0	5.5					
B-05 @ 6"	17	5.5	0.12	0	3	9	113	359	74	1.7	1.4	4	173	3.90	15154	
	27	None		0.4	1.5	0.8	1.1	4.9	1.1	1.4	13.2					
Saturation Extract Values																
Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO ₄ meq/L	SAR	Gravel %		Percent of Sample Passing 2 mm Screen					USDA Soil Classification		Lab No.
							Coarse 5 - 12	Fine 2 - 5	Very Coarse 1 - 2	Coarse 0.5 - 1	Sand Med. to Very Fine 0.05 - 0.5	Silt .002-.05	Clay 0-.002			
0.62	0.33	0.26	0.05	0.22	0.18	0.4	66.9	12.1	14.4	15.0	56.6	9.4	4.4	Very Gravelly Loamy Sand	15153	
0.67	0.37	0.40	0.01	0.19	0.41	0.6	30.6	10.1	7.8	16.2	60	11.4	4.4	Very Gravelly Loamy Sand	15154	

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Half Saturation %=approx field moisture capacity. Nitrogen(N), Potassium(K), Calcium(Ca) and Magnesium(Mg) by sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction. Sat. ext. method for salinity (ECe as dS/m),Boron (B), Sulfate(SO₄), Sodium(Na). Gravel fraction expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition.

*LOW SUFFICIENT HIGH

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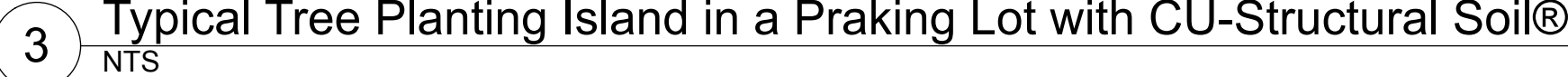
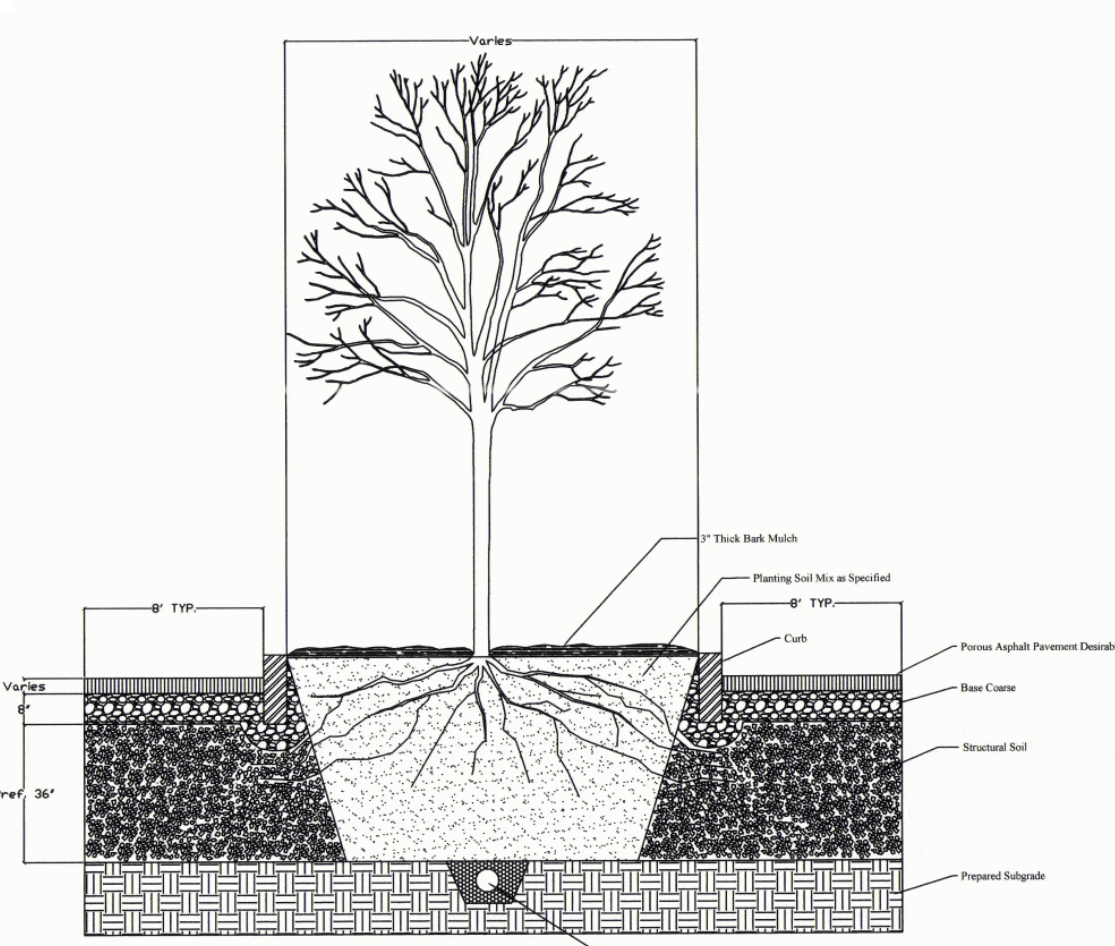
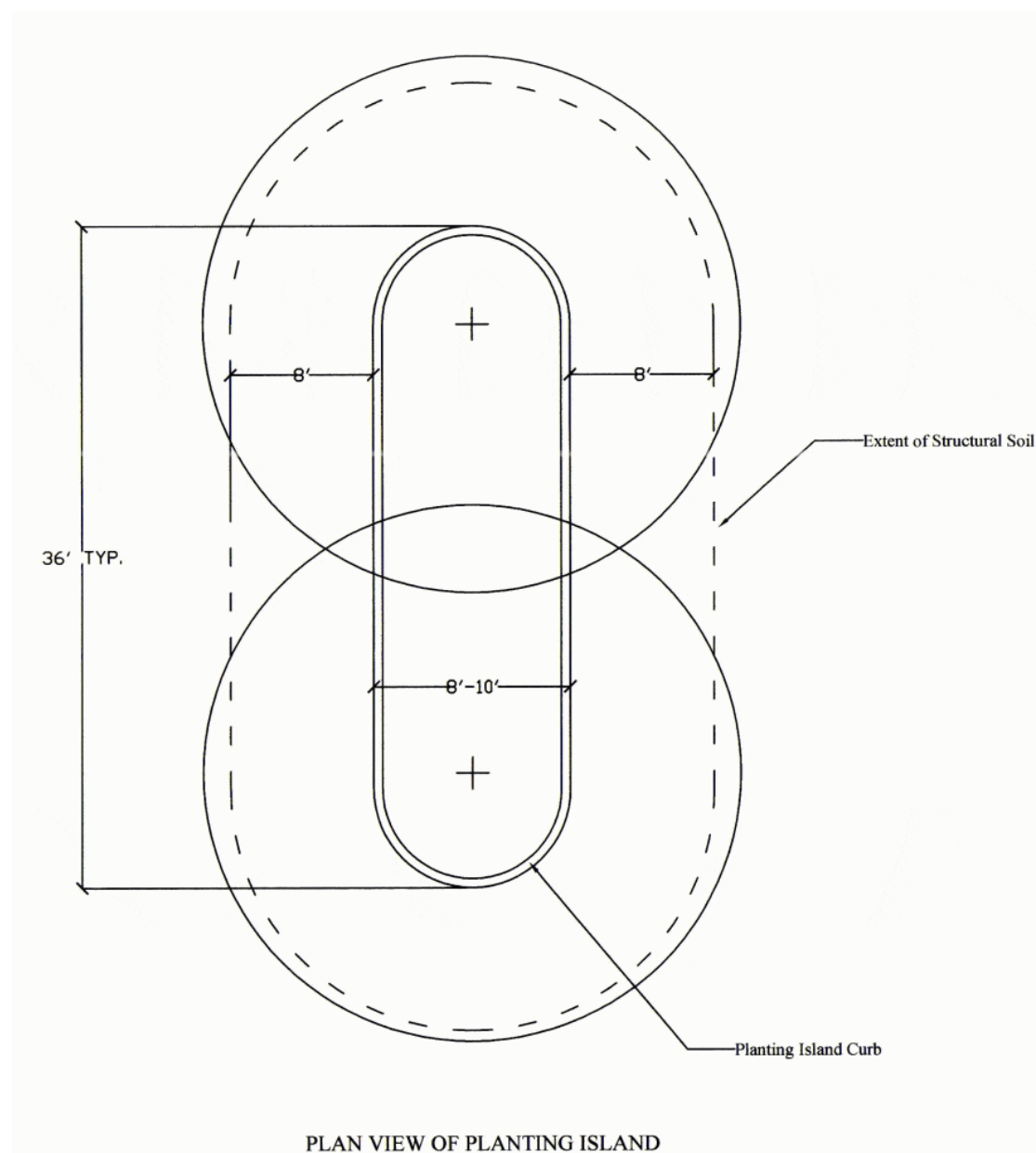
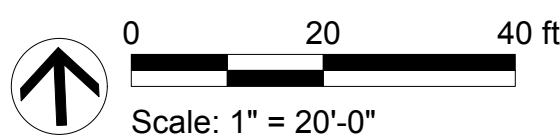
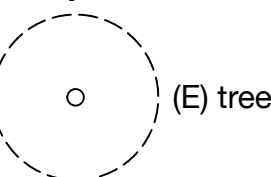


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N/A 5,422 SF

- (E) tree





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NAME DATE
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Title:

CU-Structural Soil
Specs

Sheet Number:

L3.8

Installation Specifications

1.1 GENERAL

- A. The work of this section consists of all structural soil work and related items as indicated on the drawings or as specified herein and includes, but is not limited to, the following:
CU-Soil® is a proprietary material patented by Cornell University and marketed under the registered trademark, CU-Structural Soil®. Only licensed companies are authorized to produce this material, meeting the specifications described in this text. For a list of licensed CU-Soil® producers, call AMEREQ, INC. at 800-832-8788.

1.2 DELIVERY, STORAGE AND HANDLING

- A. Delivered CU-Structural Soil® shall be at or near optimum compaction moisture content as determined by AASHTO T 99 (ASTM D 698) and should not be placed in frozen, wet or muddy sites.
B. Protect CU-Structural Soil® from exposure to excess water and from erosion at all times. Do not store CU-Soil® unprotected. Do not allow excess water to enter site prior to compaction. If water is introduced into the CU-Soil® after grading, allow water to drain to optimum compaction moisture content.

1.3 EXAMINATION OF CONDITIONS

- A. All areas to receive CU-Structural Soil® shall be inspected by the installing contractor before starting work and all defects such as incorrect grading, compaction, and inadequate drainage shall be reported to the engineer prior to beginning this work.

1.4 QUALITY ASSURANCE

- A. Qualifications of installing contractor: The work of this section should be performed by a contracting firm which has a minimum of five years experience. Proof of this experience shall be submitted as per paragraph, SAMPLES and SUBMITTALS, of this section.

1.5 UNDERGROUND UTILITIES AND SUBSURFACE CONDITIONS

- A. The installing contractor shall notify the engineer of any subsurface conditions which will affect the contractor's ability to install the CU-Soil®.
B. The installing contractor shall locate and confirm the location of all underground utility lines and structures prior to the start of any excavation.
C. The installing contractor shall repair any underground utilities or foundations damaged during the

progress of this work.

1.6 SITE PREPARATION

- A. Do not proceed with the installation of the CU-Structural Soil® material until all walls, curb footings and utility work in the area have been installed. For site elements dependent on CU-Structural Soil® for foundation support, postpone installation of such elements until immediately after the installation of CU-Structural Soil®.
B. Install subsurface drain lines as shown on the plan drawings prior to installation of CU-Structural Soil® material.
C. Excavate and compact the proposed subgrade to depths, slopes and widths as shown on the drawings. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not over excavate compacted subgrades of adjacent pavement or structures.
D. Confirm that the subgrade is at the proper elevation and compacted as required. Subgrade elevations shall slope parallel to the finished grade and/or toward the subsurface drain lines as shown on the drawings.
E. Clear the excavation of all construction debris, trash, rubble and any foreign material. In the event that fuels, oils, concrete washout silts or other material harmful to plants have been spilled into the subgrade material, excavate the soil sufficiently to remove the harmful material. Fill any over excavation with approved fill and compact to the required subgrade compaction.
F. Do not proceed with the installation of CU-Structural Soil® until all utility work in the area has been installed. All subsurface drainage systems shall be operational prior to installation of CU-Structural Soil®.
G. Protect adjacent walls, walks and utilities from damage. Use ½" plywood and/or plastic sheeting as directed to cover existing concrete, metal and masonry work and other items as directed during the progress of the work.
1. Clean up all trash and any soil or dirt spilled on any paved surface at the end of each working day.
2. Any damage to the paving or architectural work caused by the installing contractor shall be repaired, as directed by the engineer.
H. Maintain all silt and sediment control devices required by applicable regulations. Provide adequate methods to assure that trucks and other equipment do not track soil from the site onto adjacent property and the public right of way.

1.7 WATER

- A. The installing contractor shall be responsible to furnish his own supply of water (if needed) free of impurities, to the site.

1.8 INSTALLATION OF CU-STRUCTURAL SOIL® MATERIAL

- A. Install CU-Structural Soil® in 6 inch lifts and compact each lift.
B. Compact all materials to at least 95% Proctor Density from a standard compaction curve AASHTO T 99 (ASTM D 698). No compaction shall occur when moisture content exceeds maximum as listed herein. Delay compaction if moisture content exceeds maximum allowable and protect CU-Structural Soil® during delays in compaction with plastic or plywood as directed by the engineer.
C. Bring CU-Structural Soil® to finished grades as shown on the drawings. Immediately protect the CU-Structural Soil® from contamination by toxic materials, trash, debris, water containing cement, clay, silt or materials that will alter the particle size distribution of the mix with plastic or plywood as directed by the engineer.
D. The engineer may periodically check the material being delivered, prior to installation for color and texture consistency with the approved sample provided by the installing contractor as part of the submittal for CU-Structural Soil®. If the engineer determines that the delivered CU-Soil® varies significantly from the approved samples, the engineer shall contact the licensed producer.
E. Engineer shall ensure that the delivered structural soil was produced by the approved CU-Soil® licensee by inspecting weight tickets showing source of material.
F. CU-Soil® should not be stockpiled long-term. Any CU-Soil® not installed immediately should be protected by a tarp or other waterproof covering.

1.9 FINE GRADING

- A. After the initial placement and rough grading of the CU-Structural Soil® but prior to the start of fine grading, the installing contractor shall request review of the rough grading by the engineer. The installing contractor shall set sufficient grade stakes for checking the finished grades.
B. Adjust the finish grades to meet field conditions as directed.
Provide smooth transitions between slopes of different gradients and direction.
Fill all dips with CU-Soil® and remove any bumps in the overall plane of the slope.
a. The tolerance for dips and bumps in CU-Structural Soil® areas shall be a 3" deviation from the plane in 10'.
All fine grading shall be inspected and approved by the engineer prior to the installation of other items to be placed on the CU-Structural Soil®.
C. The engineer will inspect the work upon the request of the installing contractor. Request for inspection shall be received by the engineer at least 10 days before the anticipated date of inspection.

1.10 ACCEPTANCE STANDARDS

- A. The engineer will inspect the work upon the request of the installing contractor. Request for inspection shall be received by the engineer at least 10 days before the anticipated date of inspection.

1.11 CLEAN-UP

- A. Upon completion of the CU-Structural Soil® installation operations, clean areas within the contract limits. Remove all excess fills, soils and mix stockpiles and legally dispose of all waste materials, trash and debris. Remove all tools and equipment and provide a clean, clear site. Sweep, do not wash, all paving and other exposed surfaces of dirt and mud until the paving has been installed over the CU-Structural Soil® material. Do no washing until finished materials covering CU-Structural Soil® material are in place.

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END OF SECTION