

PROJECT DATA

LOCATION: 1402 S MERIDIAN
PUYALLUP, WASHINGTON

PROPOSED LOT AREA: ±51,520 S.F. (1.18 AC)

BUILDING SETBACKS:

FRONT YARD SETBACK: 12'
SIDE STREET SETBACK: 12'
SIDE YARD SETBACK: 0'
REAR YARD SETBACK: 0'

LANDSCAPING:

OVERALL LANDSCAPING: 10% OF PAVED AREA
PERIMETER LANDSCAPING: SETBACK WIDTH OR 12 FEET, WHICHEVER LESS

PARKING REQUIREMENTS:

NO. OF SPACES REQUIRED: 1 SPACE PER 300 SQUARE FEET
4,501/300 = 15

NO. OF SPACES PROVIDED: 20

NO. OF ADA SPACES PROVIDED: 1

FOR ARCO ampm PUYALLUP SEC. 33, TWN. 20 N, RGE. 4 E, W.M. CITY OF PUYALLUP, PIERCE COUNTY

LEGEND			
	EXISTING	PROPOSED	
CURB AND GUTTER			STORM LINE
BARRIER CURB			CATCH BASIN TYPE 1
CONCRETE			CATCH BASIN TYPE 2
ASPHALT			SANITARY SEWER LINE
PAINT STRIPING			SANITARY SEWER MANHOLE
DIRECTIONAL ARROW			CLEANOUT (AS NOTED)
SAWCUT			POWER OVERHEAD
BOLLARD			POWER UNDERGROUND
SIGN			POWER METER
BUILDING LINE			UTILITY POLE
CONTOURS			JUNCTION BOX (TYPE 1,2,3)
WATER LINE			LUMINAIRE
FIRE HYDRANT			YARD LIGHT
WATER METER			TELEPHONE
WATER VALVE			GAS
FIRE DEPARTMENT CONN.			GAS METER
POST INDICATOR VALVE			GAS VALVE

SITE INFORMATION:

EXISTING PROJECT SITE SURFACE AREAS

TOTAL SITE AREA: 52,078 SF (1.20 AC)

TOTAL IMPERVIOUS: 47,343 SF (1.087 AC)

PERVIOUS/LANDSCAPE AREA: 4,735 SF (0.1087 AC)

TOTAL IMPERVIOUS (ADJACENT PROP.): 622 SF (0.014 AC)

TOTAL IMPERVIOUS (R.O.W.): 1,077 SF (0.025 AC)

PROPOSED PROJECT SITE SURFACE AREAS

TOTAL SITE AREA: 52,078 SF (1.20 AC)

TOTAL IMPERVIOUS (ON-SITE): 43,256 SF (0.993 AC)

PERVIOUS/LANDSCAPE AREA: 8,822 SF (0.203 AC)

TOTAL IMPERVIOUS (ADJACENT PROP.): 622 SF (0.014 AC)

TOTAL IMPERVIOUS (R.O.W.): 1,077 SF (0.025 AC)

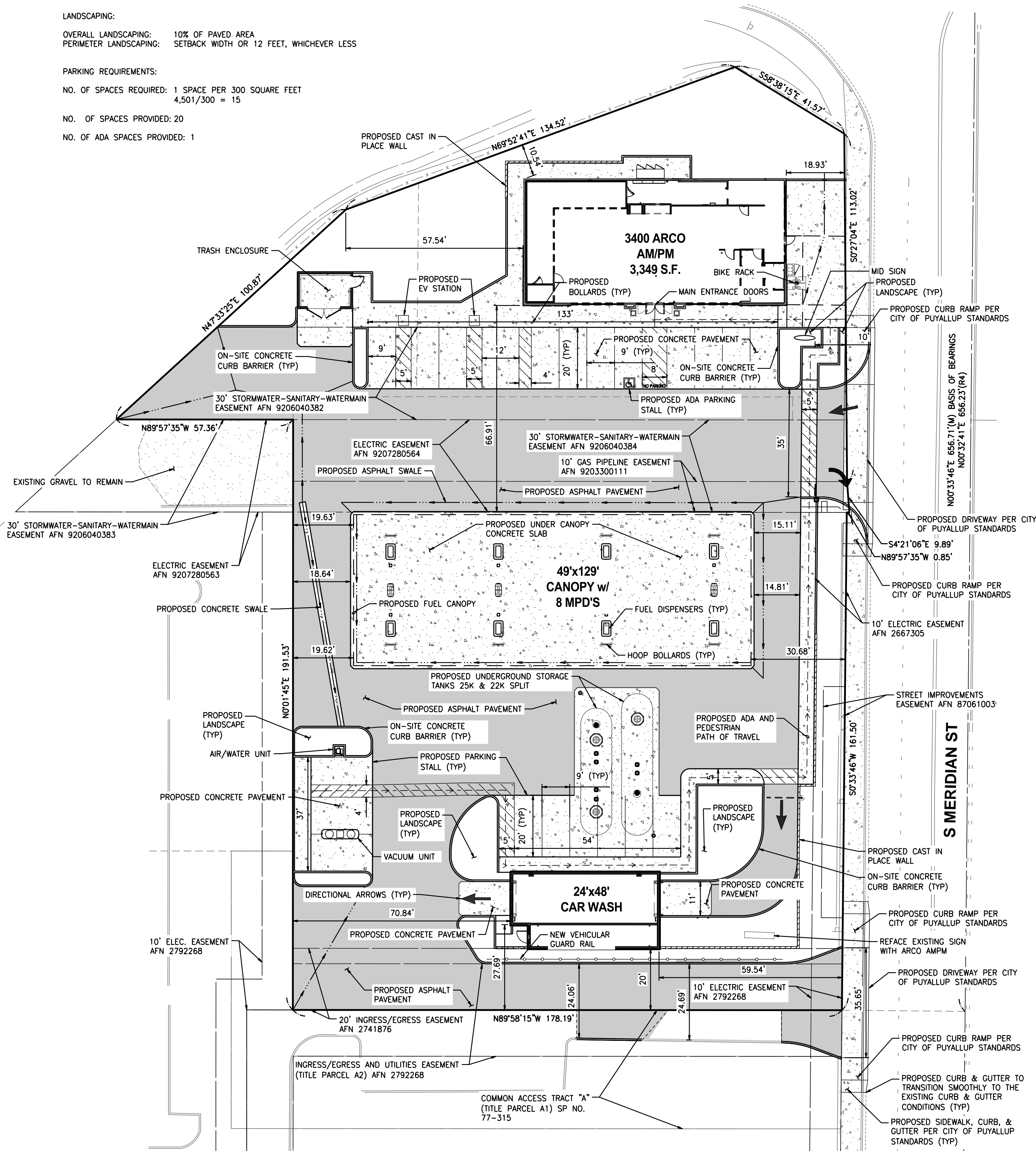
ESTIMATED EARTHWORK QUANTITIES:

CUT: 1,550 CY

FILL: 1,800 CY

AREA TO BE DISTURBED = 1.24 AC

PER THE GEOTECHNICAL RECOMMENDATION ON-SITE SOILS CANNOT BE RE-USED. EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDANT ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION.



APPLICANT/DEVELOPER

BP FUELS, NA
P.O. BOX 696049
SAN ANTONIO, TX 78269-9931
CONTACT: RANDALL ARNOLD

ARCHITECT

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
FAX: (425) 251-8782
CONTACT: DAN GOALWIN

ENGINEER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
FAX: (425) 251-8782
CONTACT: CHRIS JENSEN, P.E./BRIAN GILLOOLY, P.L.S.

LANDSCAPE ARCHITECT

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
FAX: (425) 251-8782
CONTACT: JEFF VARLEY, R.L.A.

INDEX OF SHEETS:

CIVIL:

- C1.0 - PRELIMINARY SITE PLAN
- C2.0 - ALTA-NSPS LAND TITLE SURVEY
- C2.1 - ALTA-NSPS LAND TITLE SURVEY
- C3.0 - PRELIMINARY DRAINAGE AND GRADING PLAN
- C4.0 - PRELIMINARY UTILITY PLAN

LANDSCAPE:

- L-1 - PRELIMINARY LANDSCAPE PLAN
- L-2 - PRELIMINARY LANDSCAPE NOTES AND PLANT SCHEDULE
- L-3 - PRELIMINARY LANDSCAPE DETAILS
- L-4 - IRRIGATION PLAN
- L-5 - IRRIGATION DETAILS
- L-6 - IRRIGATION DETAILS

SURVEY INFORMATION:

HORIZONTAL DATUM - BASIS OF BEARINGS:

NAD 83/2011 WASHINGTON STATE COORDINATE SYSTEM, SOUTH ZONE, ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK. THE BASIS OF BEARINGS IS N 0°33'46"E BETWEEN THE FOUND 2" BRASS DISK AT THE INTERSECTION OF S. MERIDIAN ST. & 15TH AVE SW AND THE FOUND 2" IRON PIPE W/TACK IN MONUMENT CASE AT THE INTERSECTION OS S. MERIDIAN ST. & THE ON/OFF RAMP TO SR 512.

VERTICAL DATUM

VERTICAL DATUM FOR THIS SURVEY IS NAVD88 ESTABLISHED FROM WSDOT MONUMENT ID NO. 247. ELEVATION = 80.449' (NAVD88)

LOT AREA

52,078± SF (1.20± AC)

ADDRESS

1402 S. MERIDIAN, PUYALLUP, WA 98371

TAX PARCEL NUMBER

773000-028-1 & 773000-028-8: TITLE PARCEL A
773000-003-1 & 773000-002-1: TITLE PARCEL B

REFERENCE SURVEYS:

- PIERCE COUNTY SHORT PLAT OF MERIDIAN CENTER - AFN 77-315 (1977)
- PLAT OF SOURWINE'S ACRE LOTS - VOL 8 PLATS, PAGE 10 (1905)
- PIERCE COUNTY SHORT PLAT - AFN 8706010381 (1987)
- WSDOT SR 512 96TH ST TO JCT. SR 167, DATED MAY 23, 1968

DATE OF SURVEY:

THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 22, 2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2022.

FLOOD INFORMATION:

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 53053C0341E PANEL 341 OF 1375, DATED MARCH 7, 2017. THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING INFORMATION:

(A ZONING REPORT WAS NOT FURNISHED FOR THIS SITE)

LEGAL DESCRIPTION

(PER ABOVE REFERENCED TITLE REPORT)

PARCEL A: (773000-028-1 & 773000-028-8)
LOT 1 AND THE NORTH 15 FEET OF THE EAST 178.33 FEET OF "COMMON ACCESS TRACT A", OF PIERCE COUNTY SHORT PLAT RECORDED UNDER RECORDING NO. 77-315, RECORDS OF PIERCE COUNTY WASHINGTON, FORMERLY BEING DESCRIBED AS THE NORTH 161.5 FEET OF THE WEST 178.33 FEET OF THE EAST 188.33 FEET OF LOT 20, SOURWINE'S ACRE LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 10, RECORDS OF PIERCE COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF 14TH AVENUE SW, VACATED BY ORDINANCE NO. 2304 ABUTTING THEREON AND ATTACHED THERETO, RECORDED UNDER RECORDING NO. 9206040385.

PARCEL A1:
RIGHTS TO USE THAT PORTION OF THE WITHIN DESCRIBED PROPERTY LYING WITHIN COMMON ACCESS TRACT "A" OF SIDE SHORT PLAT, FOR INGRESS, EGRESS, AND INSTALLATION AND MAINTENANCE OF UTILITIES, AS SET FORTH AND DELINEATED ON PIERCE COUNTY SHORT PLAT NO. 77-315; EXCEPT ANY PORTION LYING WITHIN PARCEL A ABOVE.

PARCEL A2:
AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DOCUMENTS ENTITLED "STATUTORY WARRANTY DEED" AS RECORDED UNDER RECORDING NUMBERS 2741876 AND 2792268.

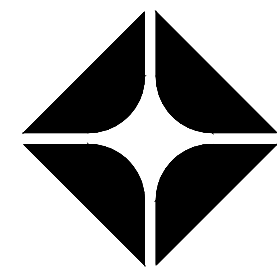
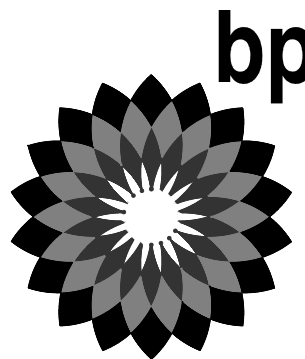
PARCEL B: (773000-003-1 & 773000-002-1)
LOT 2, SOURWINE'S ACRE LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 10, RECORDS OF PIERCE COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN STATE HIGHWAY NO. SR-512, 96TH STREET TO JUNCTION SR-167; TOGETHER WITH THAT PORTION OF 14TH AVENUE SW, VACATED BY ORDINANCE NO. 2304 ABUTTING THEREON AND ATTACHED THERETO, RECORDED UNDER RECORDING NO. 9206040385.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

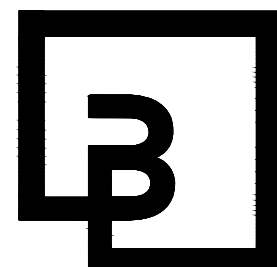


Know what's below.
Call before you dig.
Dial 811

CLIENT:



BP WEST COAST PRODUCTS, LLC



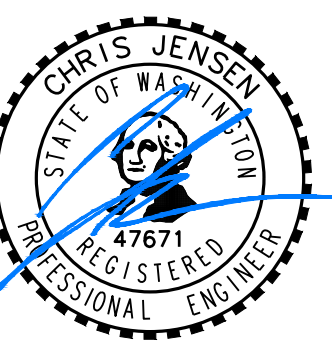
Barghausen
Consulting Engineers, Inc.

18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO. DATE REVISION DESCRIPTION

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SEAL:



5/13/2022

Not for
Construction

DEVELOPMENT INFORMATION:

ARCO NTI
3400 am/pm
FUEL CANOPY w/ 8 MPD's

SITE ADDRESS:

SWC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON

FACILITY #TBD

DESIGNED BY: AMJ ALLIANCE 280M:

CHECKED BY: ADW BP REP:

DRAWN BY: AMJ ALLIANCE PM:

VERSION: PROJECT NO:

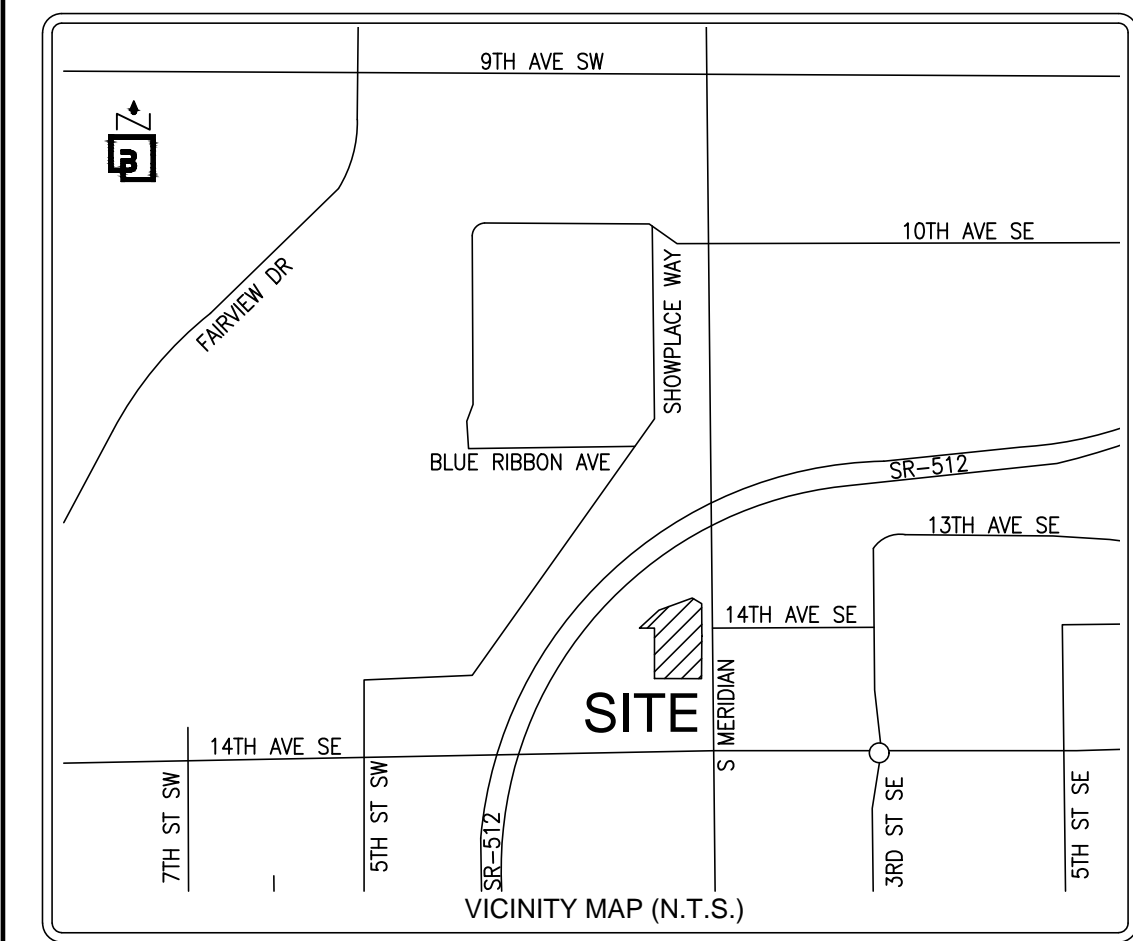
21730

DRAWING TITLE:

PRELIMINARY SITE PLAN

SHEET NO:

C1.0



SURVEY INFORMATION:

HORIZONTAL DATUM – BASIS OF BEARINGS:
NAD 83/2011 WASHINGTON STATE COORDINATE SYSTEM, SOUTH ZONE, ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK. THE BASIS OF BEARINGS IS N 00°33'46" E BETWEEN THE FOUND 2" BRASS DISK AT THE INTERSECTION OF S. MERIDIAN ST. & 15TH AVE SW AND THE FOUND 2" IRON PIPE W/TACK IN MONUMENT CASE AT THE INTERSECTION OS S. MERIDIAN ST. & THE ON/OFF RAMP TO SR 512.

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ZONING INFORMATION:
(A ZONING REPORT WAS NOT FURNISHED FOR THIS SITE)

SURVEYOR'S NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE VERIFIED.
- THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS SHOWN HEREON ARE PER THE ABOVE REFERENCED TITLE REPORT UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPATIONAL INDICATORS (IE, FENCE LINES, BUILDINGS, WALLS, ETC. – SEE MAP FOR PARTICULARS) PER W.A.C. 332-130, LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF BARGHAUSEN CONSULTING ENGINEERS, INC.
- THIS IS A FIELD TRAVERSE SURVEY. TOPCON GT AND TOPCON HYPER HR GPS AND DELL TABLET DATA COLLECTOR WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.
- THIS SURVEY MEETS OR EXCEEDS THE "RELATIVE POSITIONAL PRECISION" REQUIREMENTS SET FORTH IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS IN SECTION 3(E).
- THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.
- ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS STATED WITHIN W.A.C. 332-130-145 FOR TOPOGRAPHIC MAPS, INCLUDING THE FOLLOWING: THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, ONE HALF OF THE CONTOUR INTERVAL (1'). THE PURPOSE OF THIS SURVEY IS TO MAP THE CURRENT CONDITIONS FOR ENGINEERING DESIGN.
- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS.
- THERE IS EVIDENCE OF PHYSICAL ACCESS TO PUBLIC RIGHT-OF-WAY.

ALTA/NSPS LAND TITLE SURVEY

TITLE INFORMATION:

TITLE COMMITMENT:
ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 21000200719, DATED JULY 29, 2021 AT 8:00 AM. INCLUDED ARE APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION
(PER ABOVE REFERENCED TITLE REPORT)
PARCEL A: (773000-028-1 & 773000-028-8)
LOT 1 AND THE NORTH 15 FEET OF THE EAST 178.33 FEET OF "COMMON ACCESS TRACT A", OF PIERCE COUNTY SHORT PLAT RECORDED UNDER RECORDING NO. 77-315, RECORDS OF PIERCE COUNTY WASHINGTON, FORMERLY BEING DESCRIBED AS THE NORTH 161.5 FEET OF THE WEST 178.33 FEET OF THE EAST 188.33 FEET OF LOT 20, SOURWINE'S ACRE LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 10, RECORDS OF PIERCE COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF 14TH AVENUE SW, VACATED BY ORDINANCE NO. 2304 ABUTTING THEREON AND ATTACHED THERETO, RECORDED UNDER RECORDING NO. 9206040385.
PARCEL A1:
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PARCEL B: (773000-003-1 & 773000-002-1)
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SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:
(PER ABOVE REFERENCED TITLE REPORT)

ITEMS 1 THOUGH 18 ARE NOT SURVEY RELATED.

19. TEMPORARY RIGHT, PERMIT, LICENSE AND EASEMENT TO USE AND OCCUPY A PORTION OF SAID LOT 20 FOR THE PURPOSE OF CONSTRUCTING HIGHWAY SLOPES AND OPERATING ALL NECESSARY MACHINERY AND EQUIPMENT THEREON AT ANY AND ALL TIMES UNTIL COMPLETION OF CONSTRUCTION FOR STATE ROAD NO. 512 AS APPROPRIATED BY THE STATE OF WASHINGTON IN PIERCE COUNTY SUPERIOR COURT CAUSE NO. 198127. AFTER COMPLETION OF CONSTRUCTION, ALL RIGHTS OF EASEMENT SHALL BE EXTINGUISHED.
AFFECTS: PARCEL A

(BLANKET IN NATURE)(POTENTIALLY EXTINGUISHED)

20. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON:
RECORDED: NOVEMBER 19, 1966
RECORDING NO.: 2321816
AFFECTS: PARCEL A

(APPLIES TO OFFSITE ADJACENT PROPERTY)

21. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON:
RECORDED: OCTOBER 20, 1975
RECORDING NO.: 2632004
AFFECTS: PARCEL B

(BLANKET IN NATURE)

22. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: EAST 10 FEET OF PARCEL A AND INCLUDES OTHER PROPERTY
RECORDED: MAY 26, 1976
RECORDING NO.: 2667305

(PLOTTED HEREON)

23. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: PORTION OF PARCEL A AND INCLUDES OTHER PROPERTY
RECORDED: MAY 26, 1976
RECORDING NO.: 2667306

(BLANKET IN NATURE)

24. COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS CONTAINED IN SHORT PLAT:
RECORDED: MAY 25, 1977
RECORDING NO.: 77-315

(PLOTTED HEREON)(COMMON ACCESS TRACT "A")

25. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS, EGRESS AND UTILITIES
AFFECTS: PORTION OF TRACT A LYING WITHIN PARCEL A
RECORDED: JANUARY 16, 1958
RECORDING NO.: 2792268

(PLOTTED HEREON)

26. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS AND EGRESS
AFFECTS: TRACT A OF SHORT PLAT 77-315
RECORDED: JUNE 8, 1977
RECORDING NO.: 2741876

(PLOTTED HEREON)

27. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: CITY OF PUYALLUP
PURPOSE: CONSTRUCTING, INSTALLING, REPAIRING AND MAINTAINING STREET IMPROVEMENTS ACCORDING TO THE PLAN ENTITLED "SOUTH MERIDIAN STREET IMPROVEMENTS"

(PLOTTED HEREON)

28. MUTUAL MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: MAY 17, 1991
RECORDING NO.: 9105170239
AFFECTS: PARCEL A

(NOT SURVEY RELATED)

29. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: WASHINGTON NATURAL GAS
PURPOSE: GAS PIPELINE OR PIPELINES
AFFECTS: NORTHERLY PORTION OF PARCEL A
RECORDED: MARCH 30, 1992
RECORDING NO.: 9203300111

(PLOTTED HEREON)

30. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: CITY OF PUYALLUP
PURPOSE: STORMWATER, SANITARY AND WATERMAIN PIPE LINE AND APPURTENANCES
AFFECTS: SOUTH 30 FEET OF PARCEL B
RECORDED: JUNE 4, 1992
RECORDING NO.: 9206040382

(PLOTTED HEREON)

31. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: CITY OF PUYALLUP
PURPOSE: STORMWATER, SANITARY AND WATERMAIN PIPE LINE AND APPURTENANCES
AFFECTS: NORTH 30 FEET OF PARCEL A
RECORDED: JUNE 4, 1992
RECORDING NO.: 9206040383

(PLOTTED HEREON)

32. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: CITY OF PUYALLUP
PURPOSE: STORMWATER, SANITARY AND WATERMAIN PIPE LINE AND APPURTENANCES
AFFECTS: NORTH 30 FEET OF PARCEL A
RECORDED: JUNE 4, 1992
RECORDING NO.: 9206040384

(PLOTTED HEREON)

33. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: PORTION OF PARCEL B
RECORDED: JULY 28, 1992
RECORDING NO.: 9207280563

(PLOTTED HEREON)

34. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: PORTION OF PARCEL A
RECORDED: JULY 28, 1992
RECORDING NO.: 9207280564

(PLOTTED HEREON)

SURVEYOR'S CERTIFICATION:

TO: BP PRODUCTS NORTH AMERICA INC., A MARYLAND CORPORATION AND STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 22, 2022.

DATE OF PLAT OR MAP: APRIL 19, 2022.

MATTHEW K. ABBAS, PLS DATE
WASHINGTON REGISTRATION NO. 20109892
MABBAS@BARGHAUSEN.COM

ALTA/NSPS LAND TITLE SURVEY
PTN OF THE SE1/4, OF THE NE1/4 OF SEC. 33,
TWP. 20 N., RGE 4 E., W. M.
CITY OF PUYALLUP, PIERCE COUNTY,
WASHINGTON STATE

BP FUELS NA

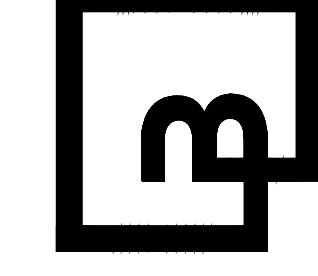
For:



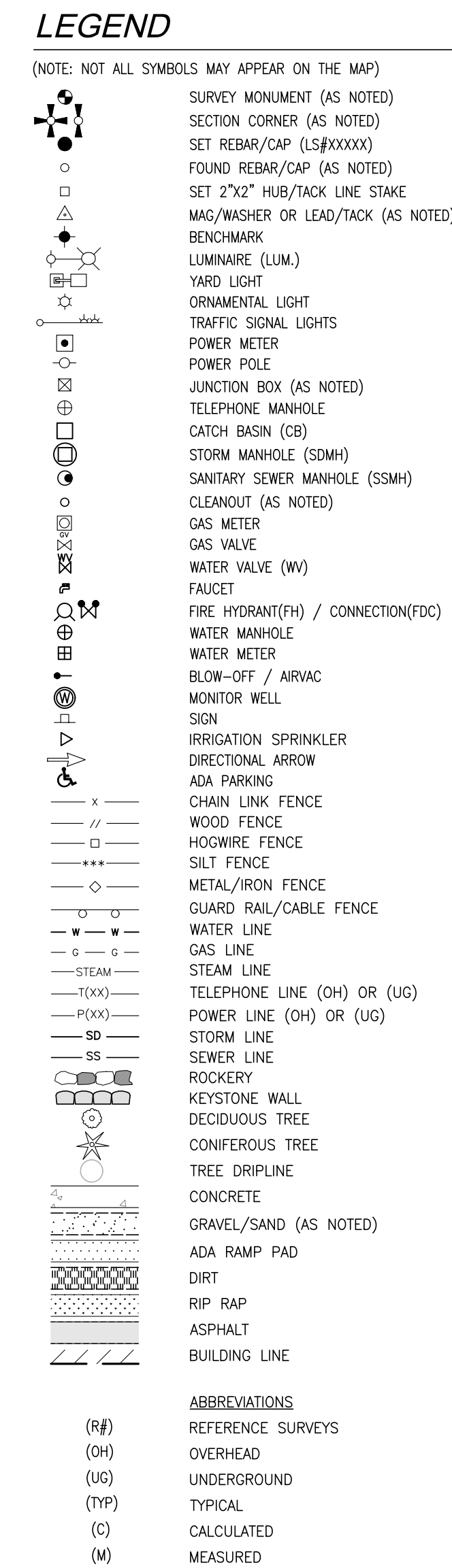
Scale: Horizontal N/A Vertical

Designed: MKA
Drawn: MKA
Checked: MKA
Approved: MKA
Date: 04/19/22

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



Job Number: 21730
Sheet: 2 of 5



No.	Date	By	Ckd.	Appr.	Revision
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Title: ALTA/NSPS LAND TITLE SURVEY
PTN OF THE SE1/4, OF THE NE1/4 OF SEC. 33,
TWP. 20 N., RGE 4 E., W. M.
CITY OF PUYALLUP, PIERCE COUNTY,
WASHINGTON STATE

BP FUELS NA


For:



Scale:	horizontal	vertical
	"=20'	

Designed	AEF
Drawn	
Checked	MKA
Approved	MKA

**Barghausen
Consulting Engineers, Inc.**
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21730
Job Number

Sheet

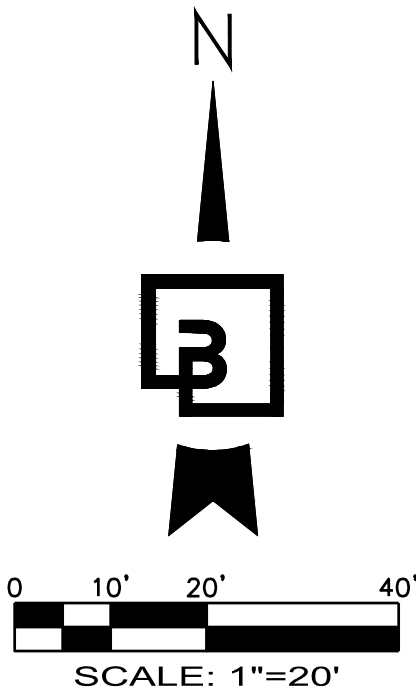
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PRELIMINARY DRAINAGE AND GRADING PLAN

FOR
ARCO ampm PUYALLUP
SEC. 33, TWN. 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY

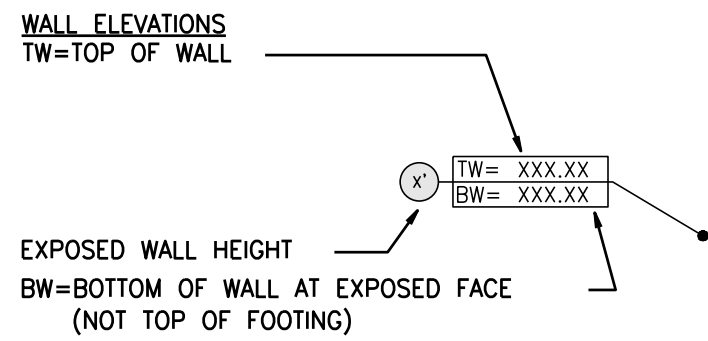
GRADING LEGEND:	
PROPOSED CONTOUR	----- 30 -----
EXISTING CONTOUR	----- 30 -----
PROPOSED GRADE BREAK	----- GB -----
PROPOSED RIDGE LINE	----- RIDGE -----
SWALE FLOWLINE	----->-----
PROPOSED GRADING SLOPE	1.00%
SPOT ELEVATION	30.01
FLUSH ELEVATION	30.01 FC
MATCH EXISTING ELEVATION	30.01± ME
TOP OF PAVEMENT/TOP OF CURB	30.01 TP 30.51 TC
FLOW/GUTTER LINE/TOP OF CURB	30.01 FL 30.51 TC



GRADING NOTES:

- ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED. (TP = TOP OF PAVEMENT, TC = TOP OF CONCRETE SIDEWALK/CURB, ME = MATCH EXISTING ELEVATIONS, FC = FLUSH CURB, FL = FLOW LINE, GB = GRADE BREAK, TPI = TOP OF ISLAND, FS = FINISH SURFACE)
- FILL MATERIAL AND COMPACTION SHALL CONFORM TO THE GEOTECHNICAL REPORT AND CITY OF PUYALLUP REQUIREMENTS.
- CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CITY OF PUYALLUP REQUIREMENTS.
- RAISE AND ADJUST PROPOSED SANITARY SEWER CLEANOUTS UIDS TO FINAL GRADE AS NECESSARY. CLEANOUTS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA REQUIREMENTS.
- RAISE AND ADJUST ALL EXISTING AND PROPOSED CATCH BASIN RIMS TO FINAL GRADE AS NECESSARY. CATCH BASINS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA STANDARDS.

WALL CALL NOTE:



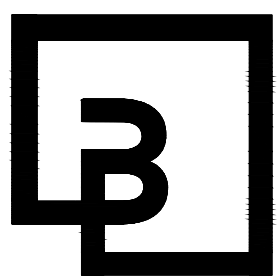
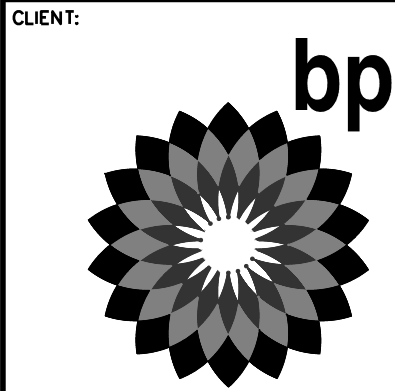
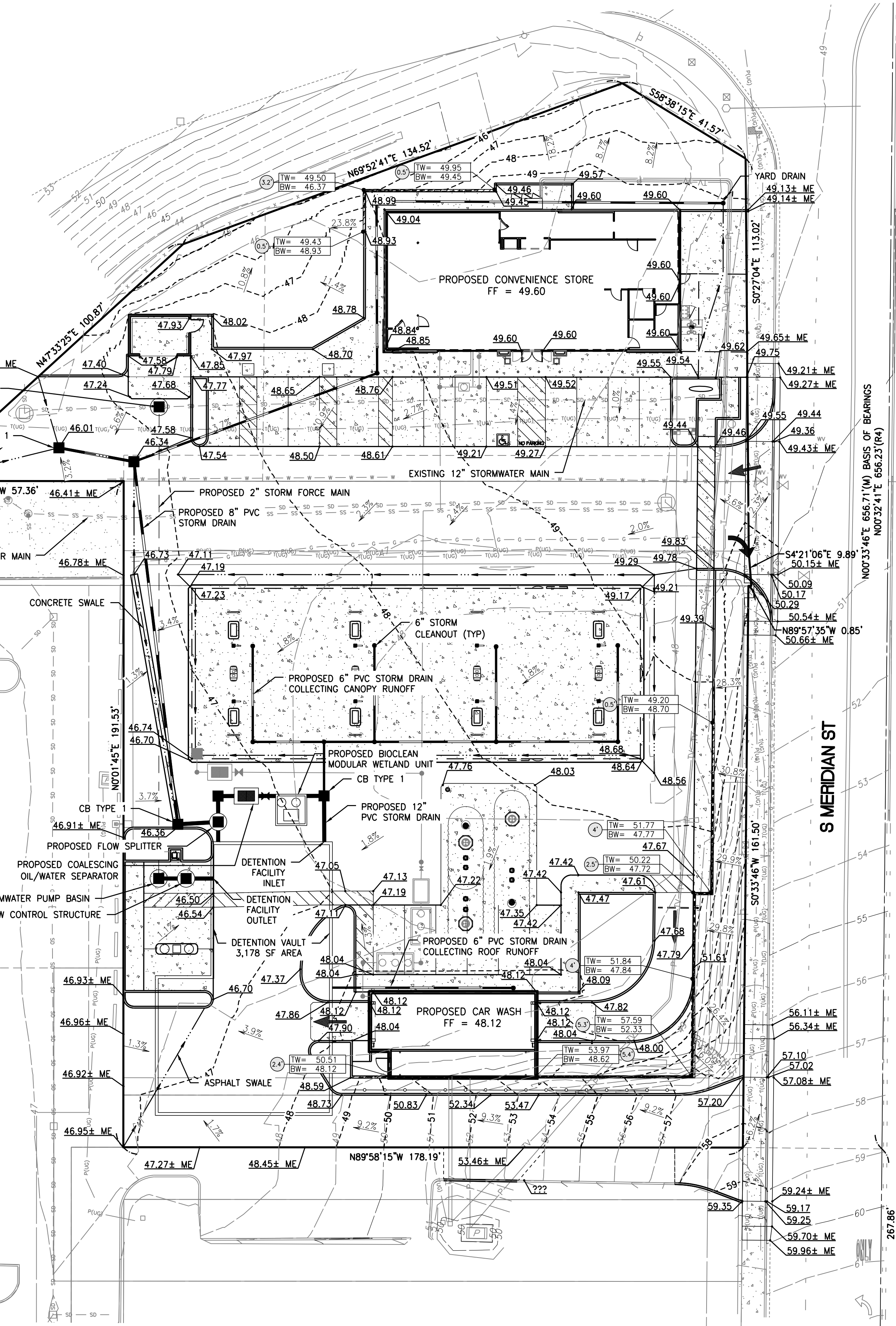
- NOTES:
- ELEVATIONS SHOWN OF THE TOP AND BOTTOM OF WALL ARE AT THE EXPOSED FACE OF THE WALL, AND DO NOT INCLUDE HEIGHT OF THE WALL FOUNDATION.
 - CONTRACTOR TO VERIFY WALL ELEVATIONS INSTALLED BY OTHERS

ACCESSIBLE PATH OF TRAVEL NOTE:

WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) SHALL BE CONTINUOUSLY ACCESSIBLE, (2) ARE MINIMUM 44" IN WIDTH, (3) HAVE A MAXIMUM 1.5% CROSS SLOPE, AND (4) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% LONGITUDINALLY (i.e., 1:20) SHALL HAVE RAMPS COMPLYING WITH ADA STANDARDS, SECTION 405. WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING; COMPLYING WITH ADA STANDARDS, SECTION 406.8.

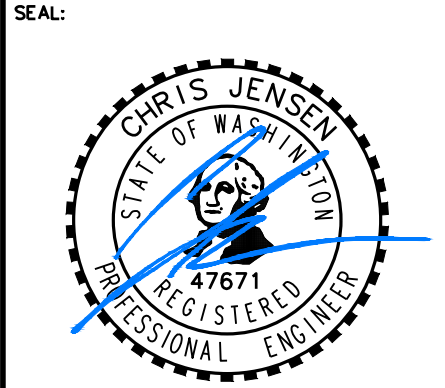


Know what's below.
Call before you dig.
Dial 811



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

NO.	DATE	REVISION DESCRIPTION
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Not for
Construction

DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm
FUEL CANOPY w/ 8 MPD's

SITE ADDRESS:
SWC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON

FACILITY #TBD

DESIGNED BY:	AMJ	ALLIANCE ZONE:	
CHECKED BY:	ADW	BP REP:	
DRAWN BY:	AMJ	ALLIANCE PM:	
VERSION:		PROJECT NO:	21730

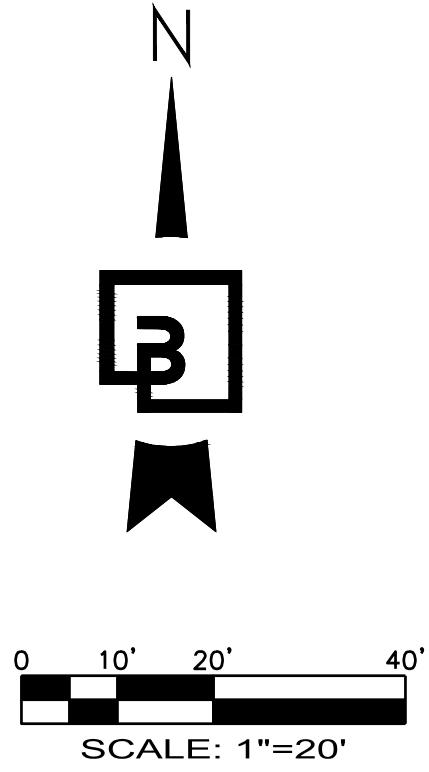
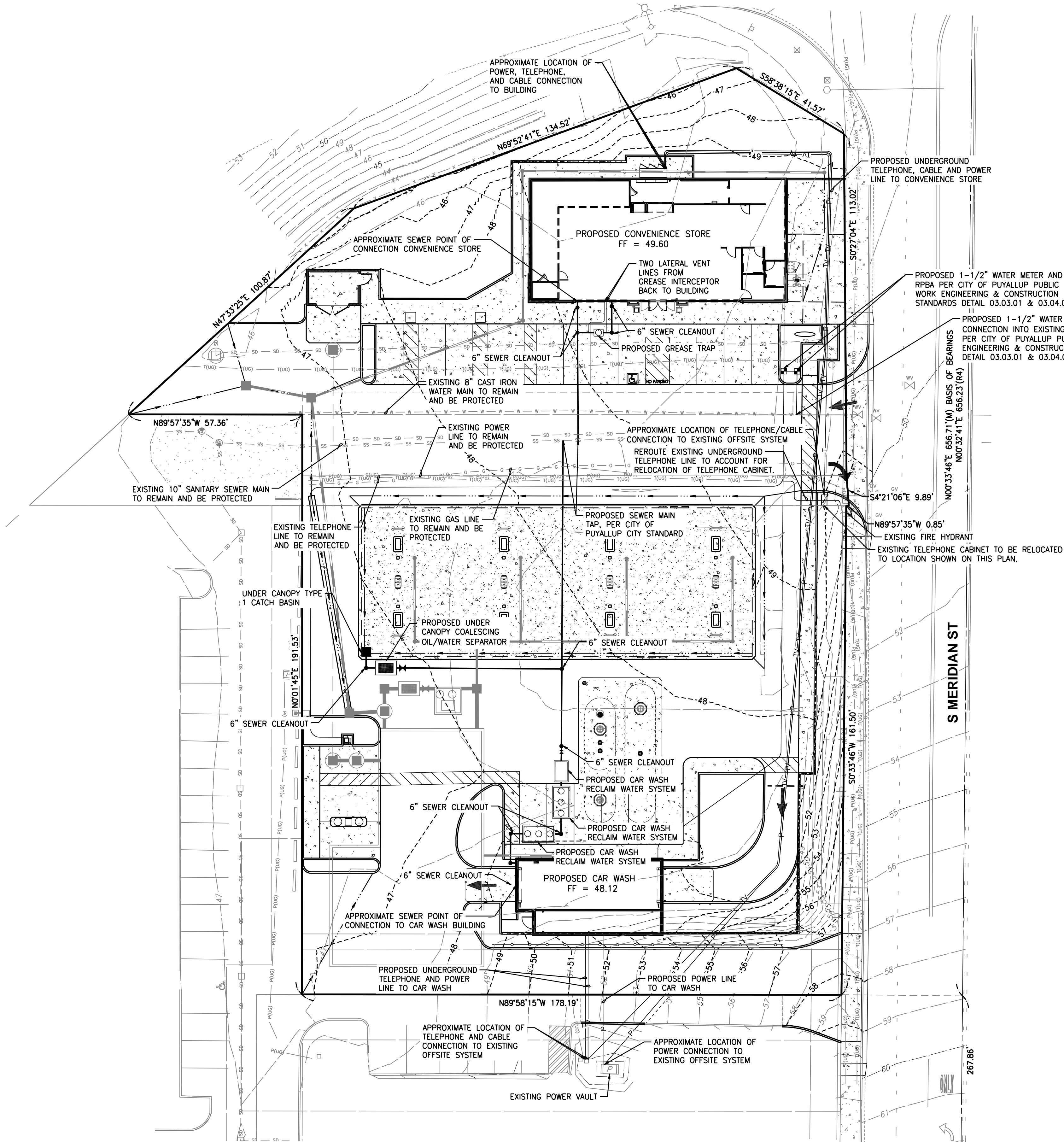
DRAWING TITLE:
PRELIMINARY DRAINAGE
AND GRADING PLAN

SHEET NO:

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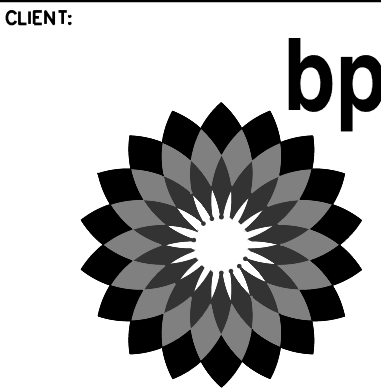
PRELIMINARY UTILITY PLAN

FOR
ARCO ampm PUYALLUP
SEC. 33, TWN. 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY



UTILITY CONTACT INFORMATION

GAS/ELECTRICAL:	PUGET SOUND ENERGY 5807 MILWAUKEE AVENUE EAST PUYALLUP, WA 98371 PHONE: 888-225-5773
TELEPHONE/CABLE:	COMCAST PHONE: (887) 824-2288
WATER:	CITY OF PUYALLUP 1100 39TH AVENUE SOUTHEAST PUYALLUP, WA 98371 CONTACT: CRAIG HALE PHONE: (253) 8411-5505 EMAIL: CRAIG@CI.PUYALLUP.WA.US
STORM:	CITY OF PUYALLUP 1100 39TH AVE SOUTHEAST PUYALLUP, WA 98374 CONTACT: JONATHAN WIKANDER PHONE: (253) 841-5505
SEWER:	CITY OF PUYALLUP 1100 39TH AVE SOUTHEAST PUYALLUP, WA 98374 CONTACT: JONATHAN WIKANDER PHONE: (253) 841-5505



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NO.	DATE	REVISION	DESCRIPTION
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SEAL:

5/13/2022

Not for Construction

DEVELOPMENT INFORMATION:
ARCO NTI
3400 am/pm
FUEL CANOPY w/ 8 MPD's

SITE ADDRESS:
SWC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON

FACILITY #TBD

DESIGNED BY:	AMJ	ALLIANCE Z&M:
CHECKED BY:	ADW	BP REP:
DRAWN BY:	AMJ	ALLIANCE PM:
VERSION:		PROJECT NO:
		21730

DRAWING TITLE:
PRELIMINARY UTILITY PLAN

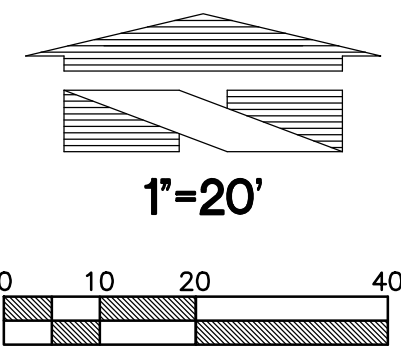
SHEET NO:

UTILITY CONFLICT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Preliminary Not For Construction

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Call before you dig.
Dial 811

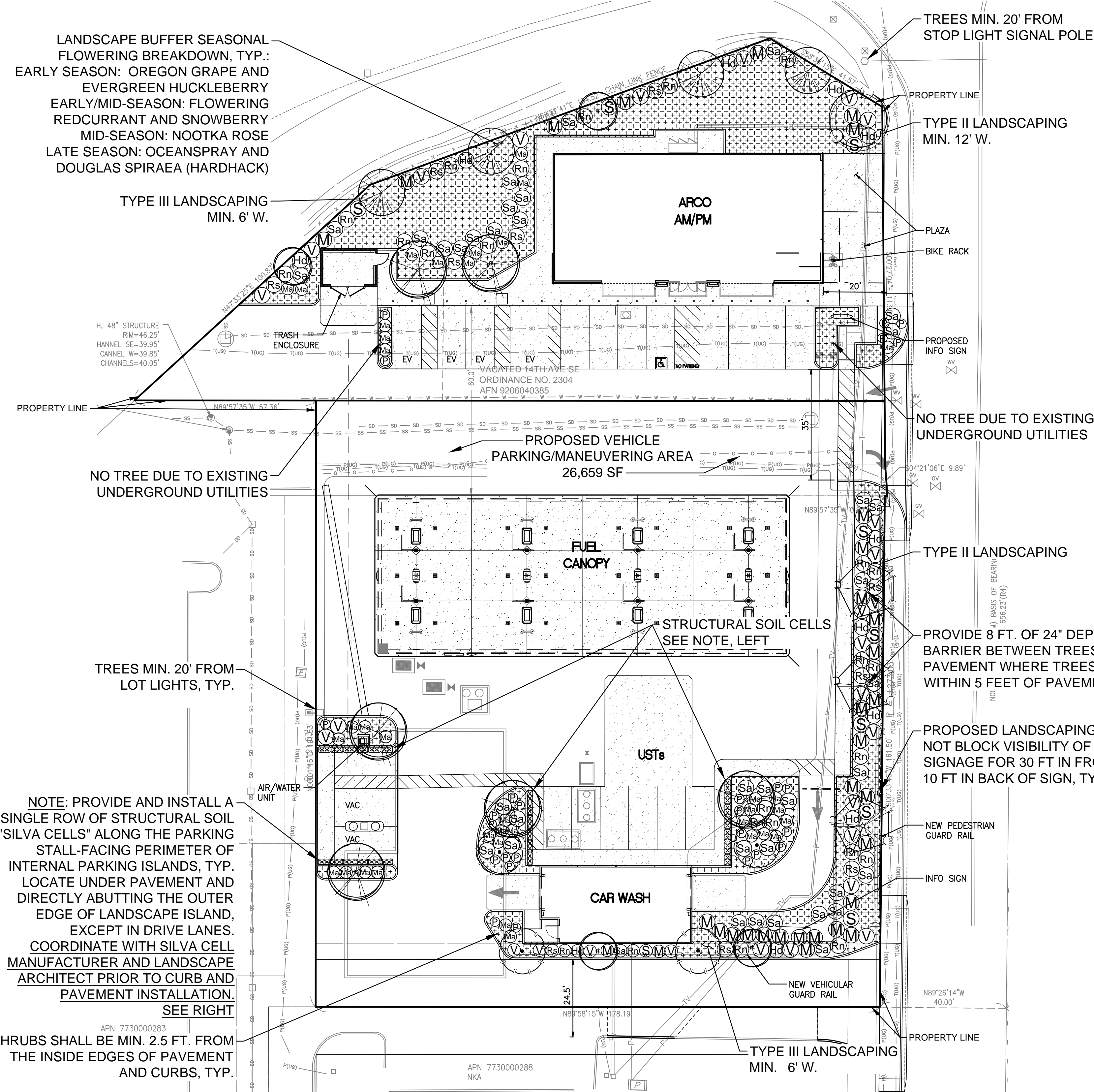
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LANDSCAPE BUFFER SEASONAL
FLOWERING BREAKDOWN, TYP.:
EARLY SEASON: OREGON GRAPE AND
EVERGREEN HUCKLEBERRY
EARLY/MID-SEASON: FLOWERING
REDCURRANT AND SNOWBERRY
MID-SEASON: NOOTKA ROSE
LATE SEASON: OCEANSPRAY AND
DOUGLAS SPIRAEA (HARDHACK)

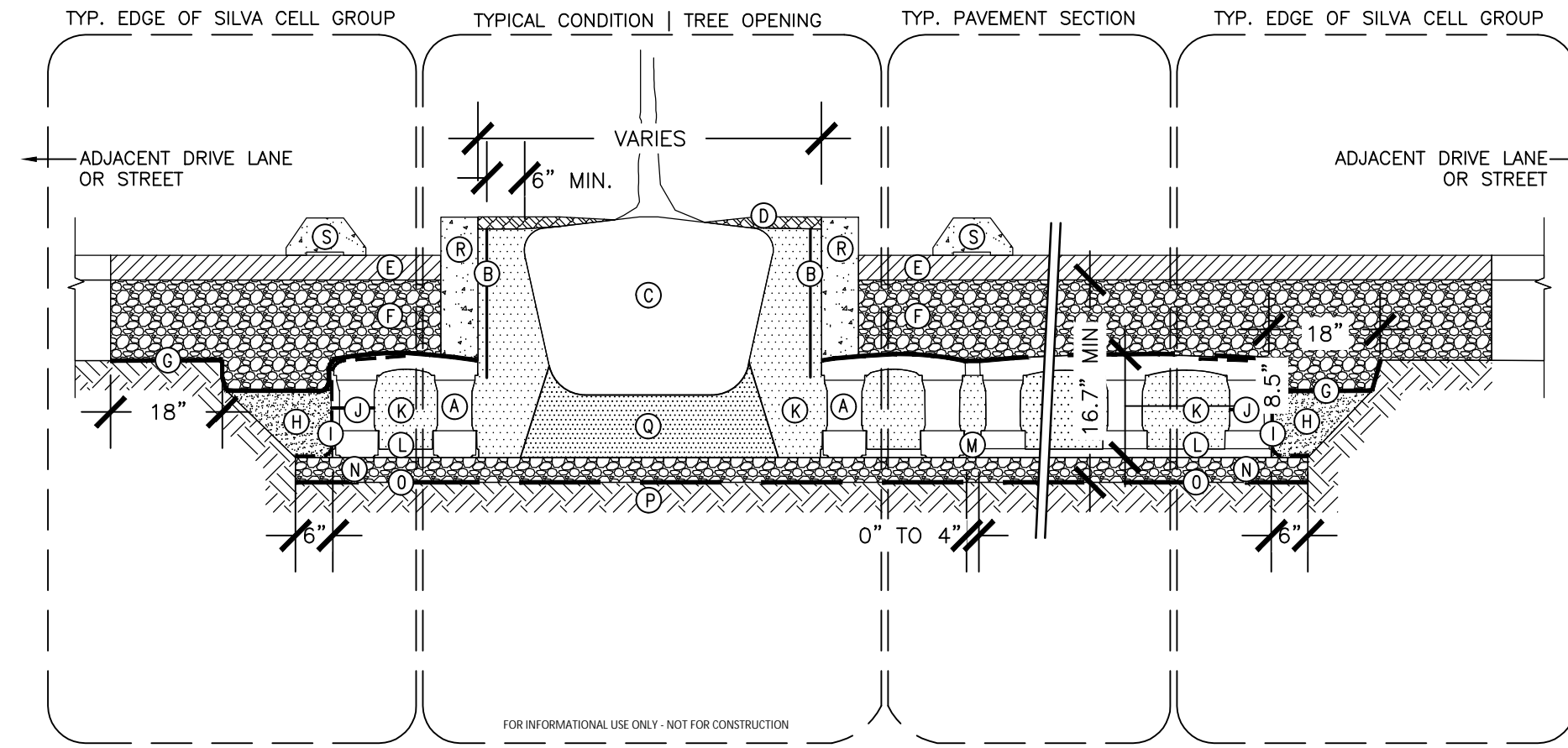
TYPE III LANDSCAPING
MIN. 6' W.

PLANT BED AREA: 9,350 SF
8" TOPSOIL MINIMUM DEPTH FOR THIS AREA
= 260 CUBIC YARDS



SHRUBS SHALL BE MIN. 2.5 FT. FROM
THE INSIDE EDGES OF PAVEMENT
AND CURBS, TYP.

PRELIMINARY LANDSCAPE PLAN



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

SILVA CELL SPECIFICATIONS, ADDITIONAL

3.14 INSTALLATION OF GEOTEXTILE AND AGGREGATE BASE COURSE OVER THE DECK

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

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

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

3.16 INSTALLATION OF ROOT BARRIERS

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

3.17 INSTALLATION OF PLANTING SOIL WITHIN THE TREE PLANTING AREA

- Remove rubble, debris, dust and silt from the top of the planting soil within the tree opening that may have accumulated after the initial installation of the planting soil within the Silva Cells.
- Install additional planting soil within the tree openings, to the depths indicated on the Drawings.
 - Use the same soil used within the Silva Cells for planting soil within the tree openings.
- Compact planting soil under the tree root ball to between 85 and 90 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method, to prevent settlement of the root ball.
- Place trees in accordance with the Drawings.

3.18 PROTECTION

- Keep construction traffic away from the limits of the Silva Cells until the final pavement profile is in place. The Silva Cell system does not fully meet loading strength until the final paving is installed.
 - Do not operate equipment directly on top of the Silva Cell system until paving installation has been completed.
 - Provide fencing and other barriers to prevent vehicles from entering into the Silva Cell area.
- When the Silva Cell installation is completed and the permanent pavement is in place, limit traffic and construction related activities to only loads less than the design loads.

3.19 CLEAN UP

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

KEY PLAN

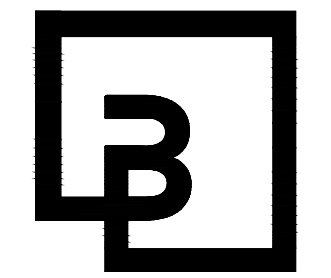
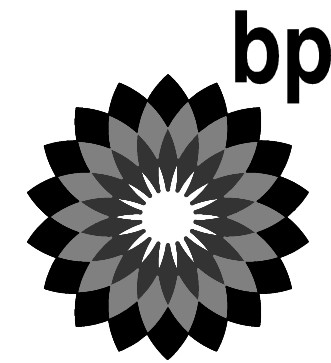
- SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- DEEPROOT UB24-2 ROOT BARRIER. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- TREE ROOT PACKAGE, SIZE VARIES
- 1-2" MULCH, PLACED IN TREE OPENING
- PAVERS OR ASPHALT, PER PROJECT
- 12" MIN. AGGREGATE BASE COURSE
- GEOTEXTILE TO EDGE OF EXCAVATION
-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

NOTES

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

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

CLIENT:



Barghausen Consulting Engineers, Inc.

18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION	DESCRIPTION
1	5/13/22	PRELIM.	LANDSC. SET
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SEAL:



DEVELOPMENT INFORMATION:

ARCO NTI
3400 am/pm
FUEL CANOPY w/ 8 MPD's

SITE ADDRESS:

SWC S MERIDIAN
@ HIGHWAY 512
PUTALLUP, WASHINGTON

FACILITY #TBD

DESIGNED BY: TOR	ALLIANCE ZADN:
CHECKED BY: JMV	BP REPM:
DRAWN BY: TOR	ALLIANCE PM:
VERSION:	PROJECT NO:
	21730

DRAWING TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NO:

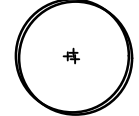


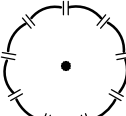
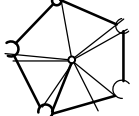










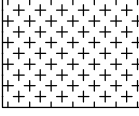
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Preliminary Not For Construction

PRELIMINARY LANDSCAPE NOTES
AND PLANT SCHEDULE

QUANTITY NATIVE SHRUBS AND GROUNDCOVERS:	1,494	99%
QUANTITY NON-NATIVE SHRUBS AND GROUNDCOVERS:	11	1%
TOTAL SHRUBS AND GROUNDCOVERS:	1,505	

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	WATER USE	ORIGIN	FOLIAGE	QTY
	ACER CIRCINATUM / VINE MAPLE 2" TOTAL CAL. IF MULTI-STEM. NURSERY GROWN. STAKE AND GUY ONE GROWING SEASON.	B & B	1" CAL	LOW	NATIVE	DECIDUOUS	4
	GLEDTSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE HONEY LOCUST NURSERY GROWN FOR STREET TREE USE; BRANCHING AT 5'; STAKE AND GUY ONE GROWING SEASON	B & B	1" CAL	LOW	ADAPTIVE	DECIDUOUS	6
	PINUS CONTORTA VAR. CONTORTA / SHORE PINE FULL TO BASE: SINGLE, STRAIGHT UN-CUT LEADER; STAKE AND GUY ONE GROWING SEASON	B & B	5'-6" MIN. HT.	LOW	NATIVE	EVERGREEN	4
	THUJA PLICATA 'EXCELSA' / EXCELSA CEDAR FULL TO BASE: SINGLE, STRAIGHT UN-CUT LEADER; STAKE AND GUY ONE GROWING SEASON	B & B	5'-6" MIN. HT.	LOW	NATIVE	EVERGREEN	4
STREET TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	WATER USE	ORIGIN	FOLIAGE	QTY
	TILIA CORDATA 'PNI 6025' / LITTLELEAF LINDEN SYN. TILIA 'GREENSPIRE'. MEDIUM STREET TREE. NURSERY GROWN FOR STREET TREE USE; BRANCHED AT FIVE (5) FEET; STAKE AND GUY ONE GROWING SEASON	B & B	1" CAL	LOW	ADAPTIVE	DECIDUOUS	3
	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA MEDIUM STREET TREE. NURSERY GROWN FOR STREET TREE USE; BRANCHED AT FIVE (5) FEET; STAKE AND GUY ONE GROWING SEASON	B & B	1" CAL	LOW	ADAPTIVE	DECIDUOUS	2
SHRUBS	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	FOLIAGE		
	HOLODISCUS DISCOLOR / OCEAN-SPRAY	#2	LOW	NATIVE	DECIDUOUS		11
	MAHONIA AQUIFOLIUM / OREGON GRAPE	#2	LOW	NATIVE	EVERGREEN		34
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE FULL AND BUSHY	#2	LOW	NATIVE	EVERGREEN		39
	RIBES SANGUINEUM / RED FLOWERING CURRANT	#2	LOW	NATIVE	DECIDUOUS		11
	ROSA NUTKANA / NOOTKA ROSE FULL AND BUSHY	#2	MEDIUM	NATIVE	DECIDUOUS		26
	SPIRAEA DOUGLASII / HARDHACK FULL AND BUSHY	#2	MEDIUM	NATIVE	DECIDUOUS		9
	SYMPHORICARPOS ALBUS / SNOWBERRY FULL AND BUSHY	#2	LOW	NATIVE	DECIDUOUS		42
	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY FULL AND BUSHY	#2	LOW	NATIVE	EVERGREEN		29
FERNS AND GRASSES	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	FOLIAGE		
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#2	LOW	NATIVE	EVERGREEN		34
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	FOLIAGE	SPACING	
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	#1	LOW	NATIVE	EVERGREEN	24" o.c.	1,247

SEE SHEET L1 FOR ADDITIONAL PLANTING SPECIFICATIONS, CONFORM TO THE SPECIFICATIONS AND DRAWINGS IN THESE LANDSCAPE PLANS AND THE REQUIREMENTS OF CITY OF PUYALLUP VEGETATION MANAGEMENT STANDARDS (VMS), WHERE THERE IS A CONFLICT CONFORM TO THE MORE STRINGENT REQUIREMENTS.

CITY OF PUYALLUP MINIMUM

SOIL REQUIREMENTS:

SOIL PREPARATION IN ALL
DISTURBED AREAS WITH NEW
LANDSCAPING SHALL CONFORM
TO SPECIFICATIONS PROVIDED IN

BMP T5.13 - THE "STORM WATER

MANAGEMENT MANUAL OF

WESTERN WASHINGTON",

DEPARTMENT OF ECOLOGY,

DATED AUGUST 2012, OR AS

SUBSEQUENTLY AMENDED.

COMPACTION OF LANDSCAPED

AREAS FROM VEHICLES AND

HEAVY EQUIPMENT SHALL BE

AVOIDED AFTER TILLING.

SOIL AMENDMENT NOTES

ALL SOILS IN ALL LANDSCAPE INSTALLATIONS SHALL CONFORM TO THE FOLLOWING SOIL DEPTH AND QUALITY REQUIREMENTS. PLEASE REFER TO APPENDIX 209 FOR FURTHER INSTALLATION GUIDANCE:

- A. A MINIMUM OF EIGHT (8) INCHES OF TOP SOIL, CONTAINING TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A pH FROM 6.0 TO 8.0 OR MATCHING THE pH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES (8") EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 6 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE. INSTALLATION OF THE EIGHT INCHES (8") OF TOPSOIL, AS DESCRIBED ABOVE, SHALL GENERALLY BE ACHIEVED BY PLACING FIVE INCHES (5") OF IMPORTED SANDY-LOAM SOIL INTO PLANNED LANDSCAPE AREAS (SUB-BASE SCARIFIED FOUR INCHES (4") WITH A THREE INCH (3") LAYER OF COMPOST TILLED INTO THE ENTIRE DEPTH.
- B. FOR STREET TREES IN THE RIGHT-OF-WAY PLANTER STRIP, THE FOLLOWING STANDARDS SHALL APPLY IN RELATION TO SOIL DEPTH, SOIL AMENDMENTS AND INSTALLATION OF NEW STREET TREES. THE FOLLOWING NOTES SHALL BE SHOWN ON THE FACE OF THE PRELIMINARY AND FINAL LANDSCAPE PLAN SHEETS:
- (1) FOR NEW CONSTRUCTION, IN AREAS WHERE A NEW PLANTER STRIP AND STREET TREE SHALL BE ESTABLISHED OR RECONSTRUCTED DUE TO A STREET CONSTRUCTION PROJECT, THE PLANTER STRIP AREA SHALL BE EXCAVATED TO A DEPTH OF 24" AND BACKFILLED FOLLOWING THE STANDARD ABOVE TO ACHIEVE A TOPSOIL MIX WITH 40 PERCENT COMPOST BY VOLUME. THE CONTRACTOR OR INSTALLER SHALL:
- (11) REVIEW THE CITY STANDARD PLANTING DETAIL -- ALL CONTRACTORS/INSTALLERS AREA REQUIRED TO FOLLOW CITY STANDARD #01.02.07 (STREET TREE PLANTING) AND #01.02.03 (ROOT BARRIER INSTALLATION). THE CONTRACTOR/INSTALLER SHALL REVIEW THE PLANTING STANDARD DETAIL PRIOR TO INSTALLATION TO UNDERSTAND THE CITY'S REQUIREMENTS. FAILURE TO FOLLOW THE STANDARD MAY RESULT IN REJECTION OF THE WORK BY THE INSPECTOR AND/OR PLANNING DEPARTMENT.
- (12) SCHEDULE A FIELD PRE-CONSTRUCTION MEETING -- THE CONTRACTOR/INSTALLER SHALL CONTACT THE SITE INSPECTOR AND PLANNING DEPARTMENT 48 HOURS IN ADVANCE OF THE INSTALLATION OF STREET TREE(S) FOR A FIELD PRE-CONSTRUCTION MEETING ON-SITE TO REVIEW THE APPROVED PLAN SET AND CITY STANDARD DETAILS. IF STREET TREES ARE TO BE INSTALLED OVER A LONGER TIMELINE (SUCH AS A RESIDENTIAL PLAT WHERE TREES MAY BE INSTALLED OVER A MULTI-MONTH PERIOD OF TIME), THE CONTRACTOR/INSTALLER SHALL HOLD ONE CONSOLIDATED PRE-CON TO REVIEW PLANS. ALL STREET TREES SHALL BE INSPECTED AFTER PLANTING BY THE PLANNING DEPARTMENT.
- (13) EXCAVATE ALL CONSTRUCTION MATERIALS -- EXCAVATE ALL CONSTRUCTION MATERIALS, REMNANT SOIL, GRAVEL, PIT RUN, CONSTRUCTION DEBRIS, ETC. FROM THE PLANTER STRIP AREA TO A DEPTH OF 24" PRIOR TO PLANTING. DISCARD THIS MATERIAL AS THE PLACEMENT OF NEW COMPOST AMENDED TOP SOIL IS REQUIRED.
- (14) PREPARE THE PLANTING STRIP -- AFTER EXCAVATING ALL MATERIALS FROM THE PLANTER STRIP, SCARIFY AND RIP THE SUB-BASE WITH THE TEETH OF A BACKHOE BUCKET (OR OTHER MECHANICAL MEANS OR HAND TOOLS) TO A DEPTH OF 6" WITH MULTIPLE PASSES, 90-DEGREES TO EACH OTHER, PRIOR TO PLANTING THE TREE. RE-COMPACT THE TREE BASE WHERE THE STREET TREE WILL BE PLANTED TO AVOID SETTING OF THE ROOT BALL. AT THIS STAGE, IF THE TREE IS TO BE PLANTED WHEN THE PLANTER STRIP IS BACKFILLED WITH AMENDED TOPSOIL, THE CONTRACTOR/INSTALLER SHOULD MEASURE THE DEPTH OF THE ROOT BALL TO DETERMINE WHEN TO PLACE THE TREE IN THE PIT DURING THE BACKFILLING PROCESS. IF THE ROOTBALL OR ROOT MASS (IN THE CASE OF BARE ROOT TREES) IS LESS THAN 24", THE STREET TREE SHALL BE PLANTED IN A MANNER IN WHICH THE ROOT FLARE IS LEVEL WITH OR AT LEAST 1" ABOVE GRADE AT THE TIME OF FINISHED PLANTING. THE MAY REQUIRE THE ROOTBALL BE PLACED ON A COMPACTED SUB-BASE OF THE COMPOST AMENDED TOPSOIL AS BACKFILLING IS OCCURRING.
- (15) INSTALL ROOT BARRIER PANELS -- AT THIS STAGE THE CONTRACTOR/INSTALLER SHALL PLACE 24" DEEP ROOT BARRIER PANELS (UB-24) ALONG THE EDGE OF THE SIDEWALK AND CURB LINE FOR A TOTAL OF EIGHT FEET (8') OF LINEAL PROTECTION ALONG EITHER SIDE OF THE PLANTING AREA. THE PANELS SHALL BE INSTALLED PERPENDICULAR TO THE EDGE OF THE PLANTING AREA. THE PANELS SHALL BE INSTALLED PERPENDICULAR TO THE DGE OF PAVED SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS FOR A 'LINEAR' APPLICATION; THE ROOT BARRIER PANELS SHALL NOT BE INSTALLED IN THE PLANTING PIT AS A 'SURROUND' APPLICATION UNLESS SPECIFIED ON THE FINAL LANDSCAPE PLANS. THE TOP OF THE ROOT BARRIER PANEL SHALL BE INSTALLED SUCH THAT 1" OF THE ROOT BARRIER IS ABOVE THE FINISHED GRADE.
- (16) COMPOST AMENDED TOP SOILS REQUIRED -- TOPSOIL SOURCE SHALL BE REVIEWED AND APPROVED DURING THE PRE-CONSTRUCTION MEETING; ALL TOPSOIL SHALL BE A TOP QUALITY SANDY-LOAM MIX OR EQUIVALENT AS APPROVED BY THE PLANNING DEPARTMENT. THE TOPSOIL SHALL BE AMENDED ON SITE DURING INSTALLATION WITH COMPOST TO ACHIEVE A 40 PERCENT BY VOLUME TOPSOIL MIX IN THE RIGHT-OF-WAY PLANTER STRIP. IMPORTED TOPSOIL MAY BE USED BY THE CONTRACTOR IF DATA "CUT SHEETS" ARE AVAILABLE FROM THE SUPPLIER CERTIFYING COMPOST AMENDMENT EQUATING 40 PERCENT BY VOLUME. USING ONE OF THE APPROVED COMPOST SOURCES BELOW, COMPOST SHALL ONLY BE SOURCED FROM:
- CASCADE COMPOST (ALSO KNOWN AS PREP/LR) (AVAILABLE THROUGH PIERCE COUNTY RECYCLING, COMPOSTING & DISPOSAL, 10308 SALES ROAD, TACOMA, WASHINGTON 98499, OR RETAIL/WHOLESALE LANDSCAPE MATERIAL SUPPLIERS)
- TADPO COMPOST MIX (AVAILABLE THROUGH CITY OF TACOMA, 2201 EAST PORTLAND AVENUE, GATE 6, TACOMA, WA 98421, OR RETAIL/WHOLESALE LANDSCAPE MATERIAL SUPPLIERS)
- CEDAR GROVE COMPOST (AVAILABLE THROUGH CEDAR GROVE COMPOST, 17825 CEDAR GROVE ROAD SE, MAPLE VALLEY, 98038, OR RETAIL/WHOLESALE LANDSCAPE MATERIAL SUPPLIERS)
- (17) INSTALL AND AMEND TOPSOILS -- TO AVOID STRATIFIED LAYERS, FIRST PLACE SEVEN INCHES (7") OF APPROVED TOPSOIL IN THE PREPARED/SCARIFIED PLANTING STRIP AREA AND MECHANICALLY TILL IN FIVE INCHES (5") OF APPROVED COMPOST; FOLLOW THIS PROCEDURE TWICE TO ACHIEVE THE TOTAL 24" TOPSOIL DEPTH. FINISHED GRADE OF TOPSOIL SHOULD BE 1" BELOW THE EDGE OF SIDEWALK TO ALLOW THE ROOT BARRIER PANEL TO BE PROPERLY INSTALLED ABOVE FINISHED GRADE.
- (18) INSTALL TREE STAKES AND FINISH MULCH -- PLACEMENT OF FOUR INCHES (4") OF WOOD CHIP MULCH, WATER BASIN RINGS, TREE STAKING AND TEMPORARY IRRIGATION BAGS (WHERE REQUIRED) SHALL FOLLOW CITY STANDARD #01.02.07.

LANDSCAPE PLANTING NOTES AND MATERIALS

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 60-DAY MAINTENANCE.

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

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

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

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

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

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

60-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 60 DAYS FOLLOWING OCCUPANCY. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

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

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z.60-2014). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.
A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.

B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED, HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY; HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/VARIETY. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.

C) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.

D) LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.

E) DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. FOR SOIL PREPARATION AND INSTALLATION REQUIREMENTS, SEE CITY OF PUYALLUP VEGETATION MANAGEMENT STANDARDS AND QUALITY REQUIREMENTS. SOIL AMENDMENTS AND FERTILIZER ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:

AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO AN ACCREDITED SOIL TESTING LABORATORY FOR TESTING. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

ORGANIC MULCH (TOPDRESSING):
PER CITY OF PUYALLUP VEGETATION MANAGEMENT STANDARDS SECTION 8.3, MULCHING, ALL PLANTING AREAS SHALL BE MULCHED WITH A UNIFORM FOUR INCH (4") LAYER OF ORGANIC COMPOST MULCH MATERIAL OR WOOD CHIPS OVER A PROPERLY CLEANED, AMENDED AND GRADED SUBSURFACE. FOUR INCHES (4") OF MULCH IN PLANTING AREAS SHALL BE MAINTAINED THROUGH THE LIFE OF THE PROJECT.

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

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

LAWN:
COMMERCIAL SEED OR SOD.

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

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

EXECUTION:

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

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

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

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

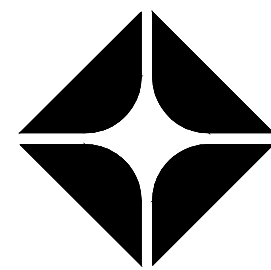
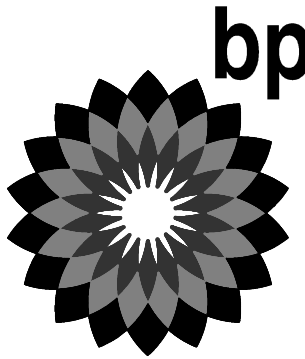
UTILITY CLEARANCES:
FIELD ADJUST PLANT LOCATIONS FOR 5-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

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

PLANTING MAINTENANCE:
PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTling PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES, AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

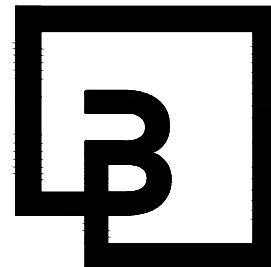
IRRIGATION MAINTENANCE:
THE IRRIGATION SYSTEM TO BE MAINTAINED INCLUDING ADJUSTMENTS FOR BALANCED WATER DISTRIBUTION AND PRECIPITATION. FAILED OR MALFUNCTIONING IRRIGATION EQUIPMENT SHALL BE REPLACED AND/OR CORRECTED. PLANTING AND IRRIGATION MAINTENANCE TO INCLUDE THOSE OPERATIONS NECESSARY TO THE PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR TO PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.

CLIENT:




























ARCO

BP WEST COAST PRODUCTS, LLC



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Consulting Engineers, Inc.

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NO.	DATE	REVISION	DESCRIPTION
	5/13/22		PRELIM. LANDSC. SET
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			

SEAL:



DEVELOPMENT INFORMATION:

ARCO NTI
3400 am/pm
FUEL CANOPY w/ 8 MPD's

SITE ADDRESS:

SWC S MERIDIAN
@ HIGHWAY 512
PUYALLUP, WASHINGTON

FACILITY #TBD

DESIGNED BY: TOR ALLIANCE Z&M:

CHECKED BY: JMV BP REP:

DRAWN BY: TOR ALLIANCE PM:

VERSION: PROJECT NO:

21730

DRAWING TITLE:

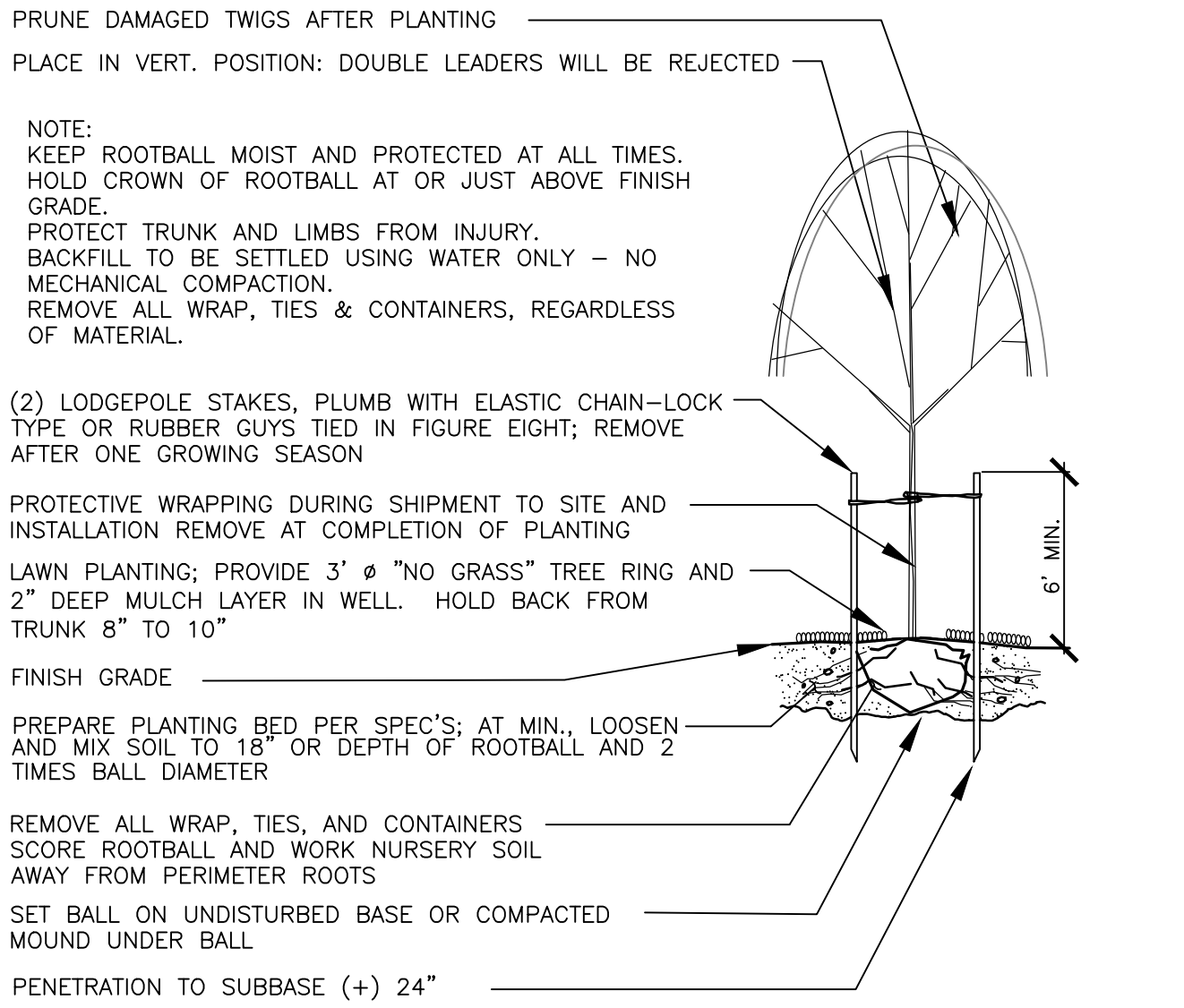
PRELIMINARY
LANDSCAPE
NOTES/SCHEDULE

SHEET NO:

L-2

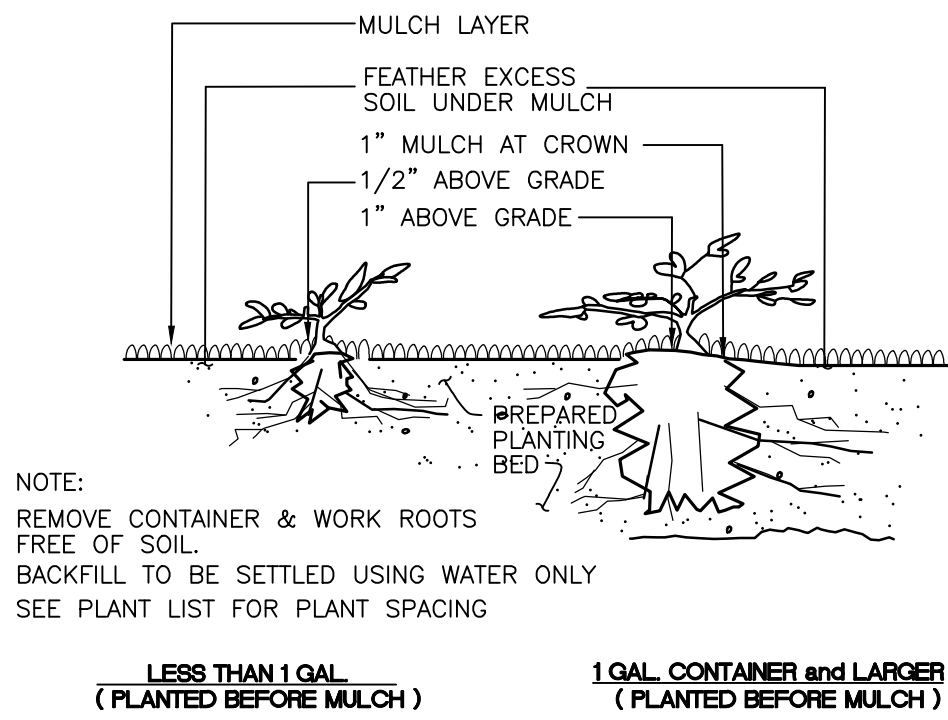
Preliminary Not For Construction

PRELIMINARY LANDSCAPE DETAILS



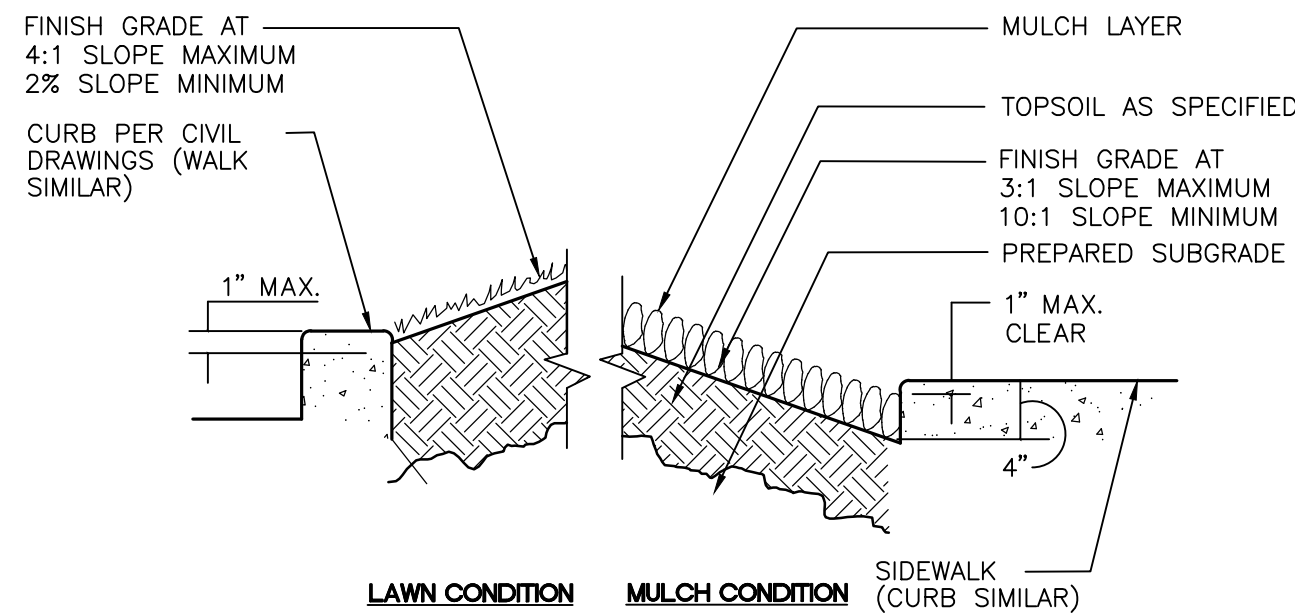
DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



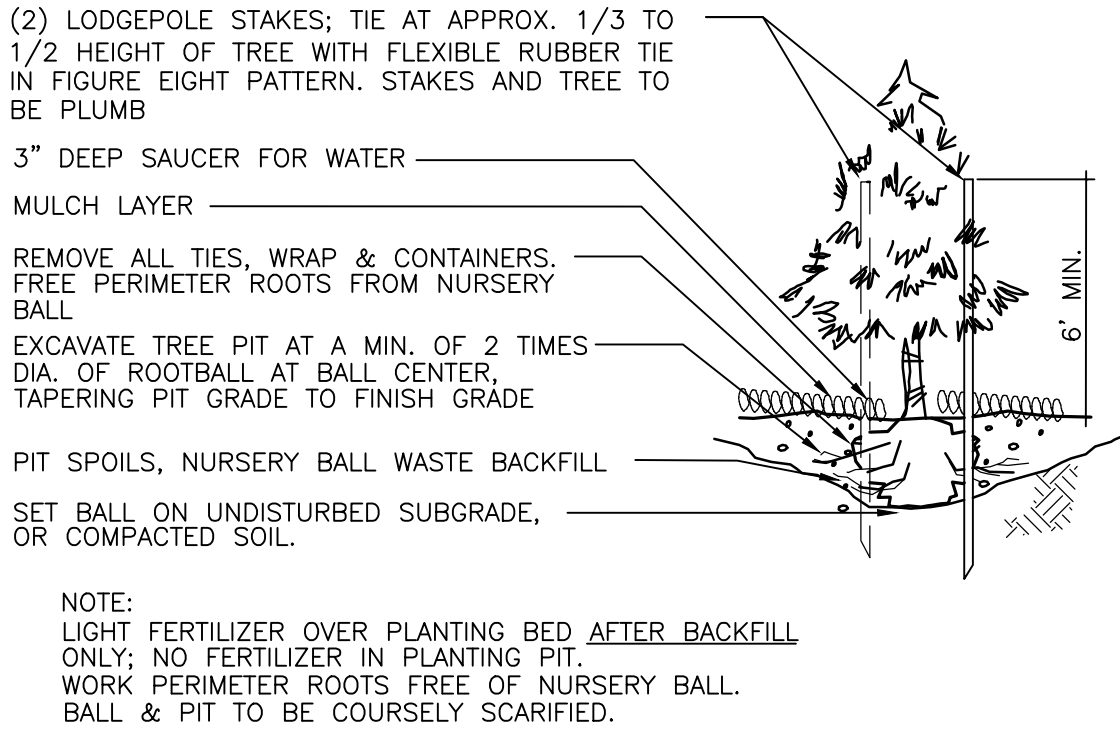
GROUNDCOVER PLANTING DETAIL

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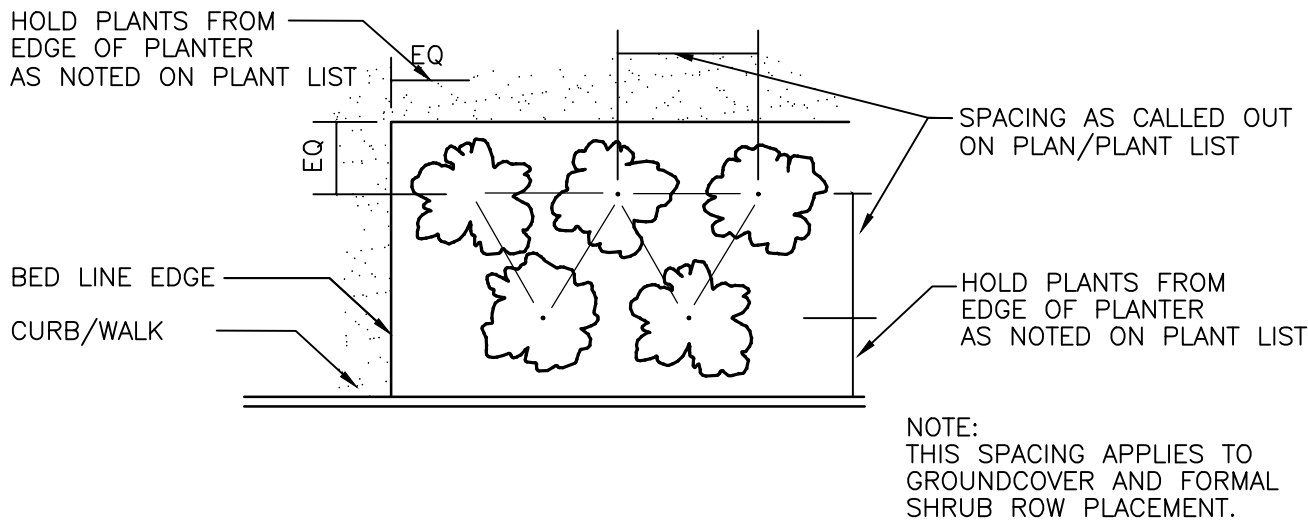
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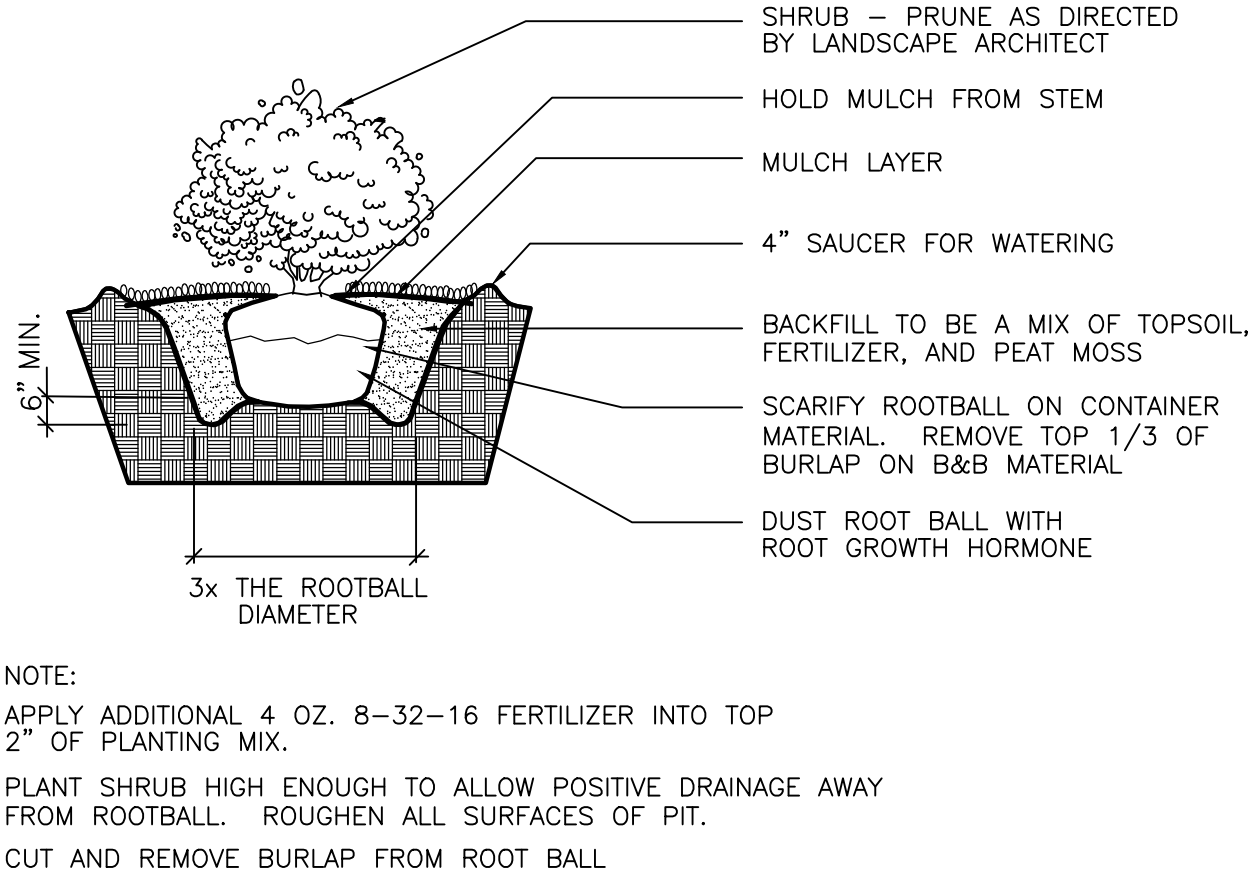
EVERGREEN TREE PLANTING/STAKING DETAIL

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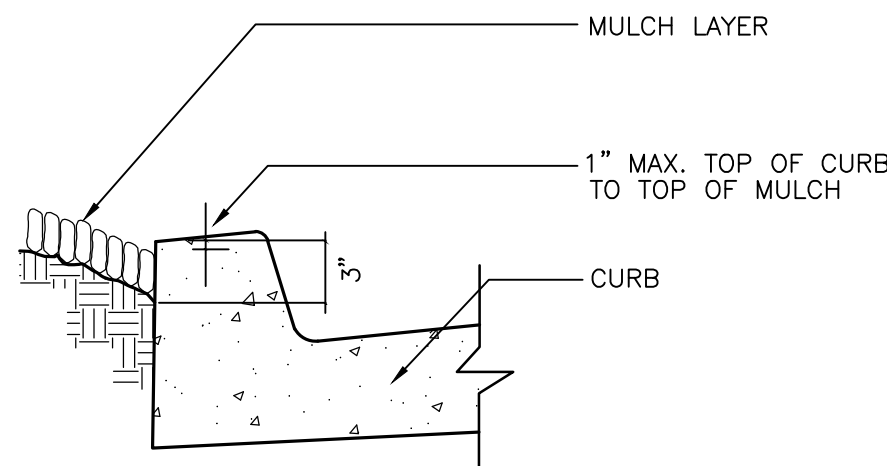
PLANT MATERIAL SPACING DETAIL

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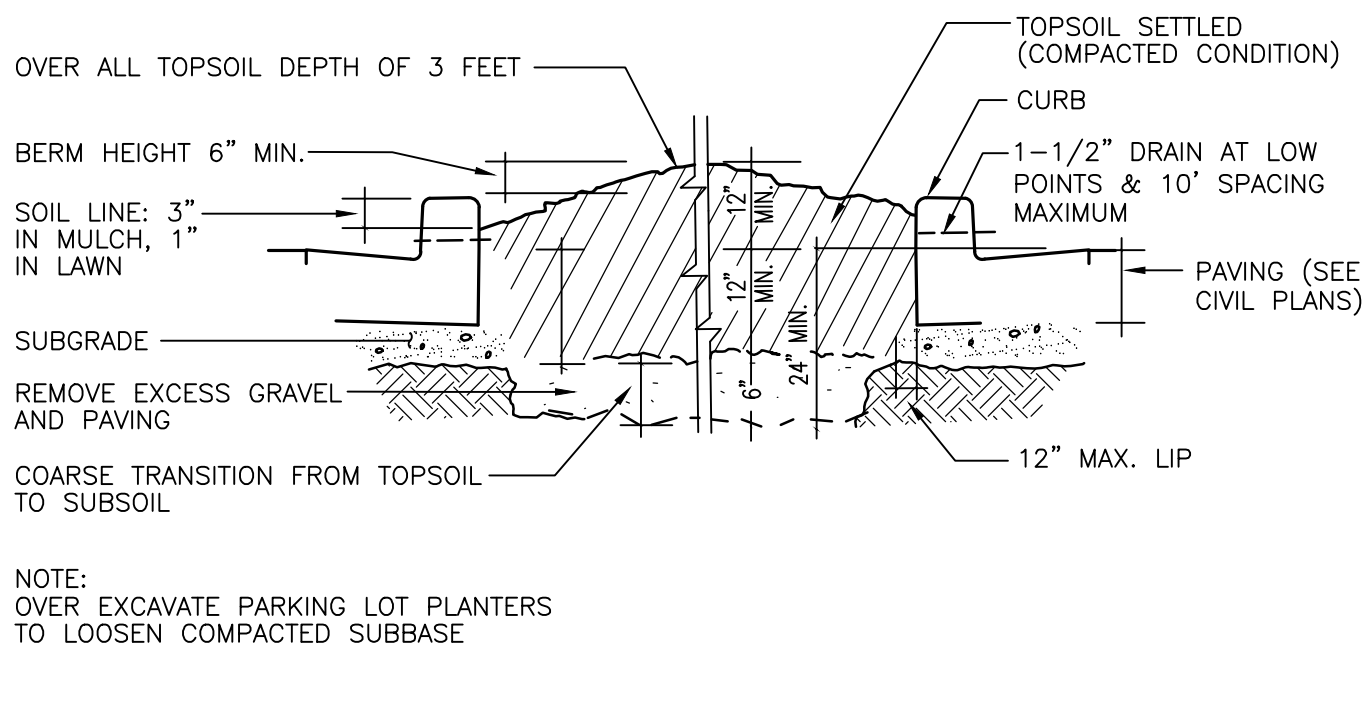
SHRUB PLANTING DETAIL

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MULCH AT CURB DETAIL

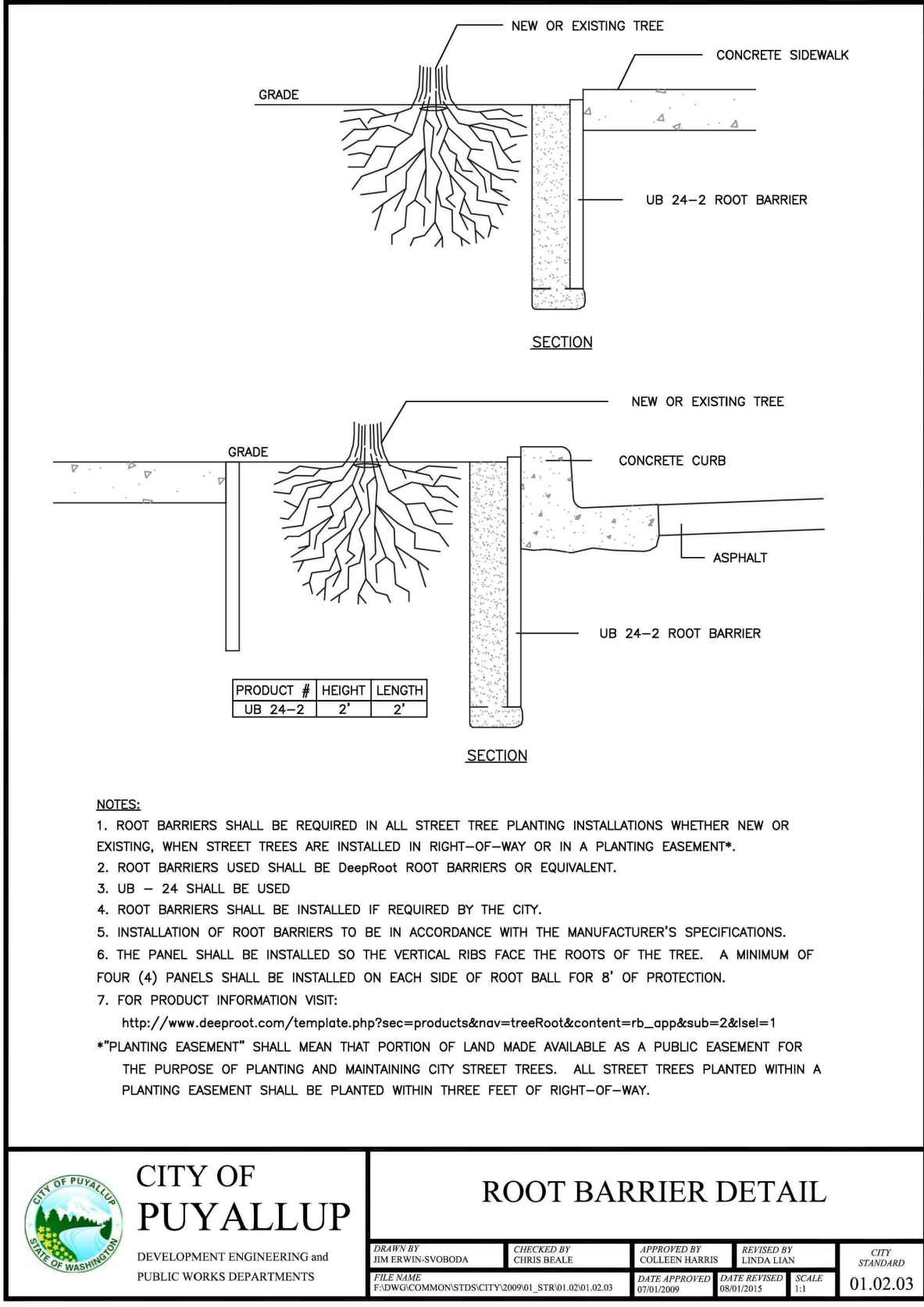
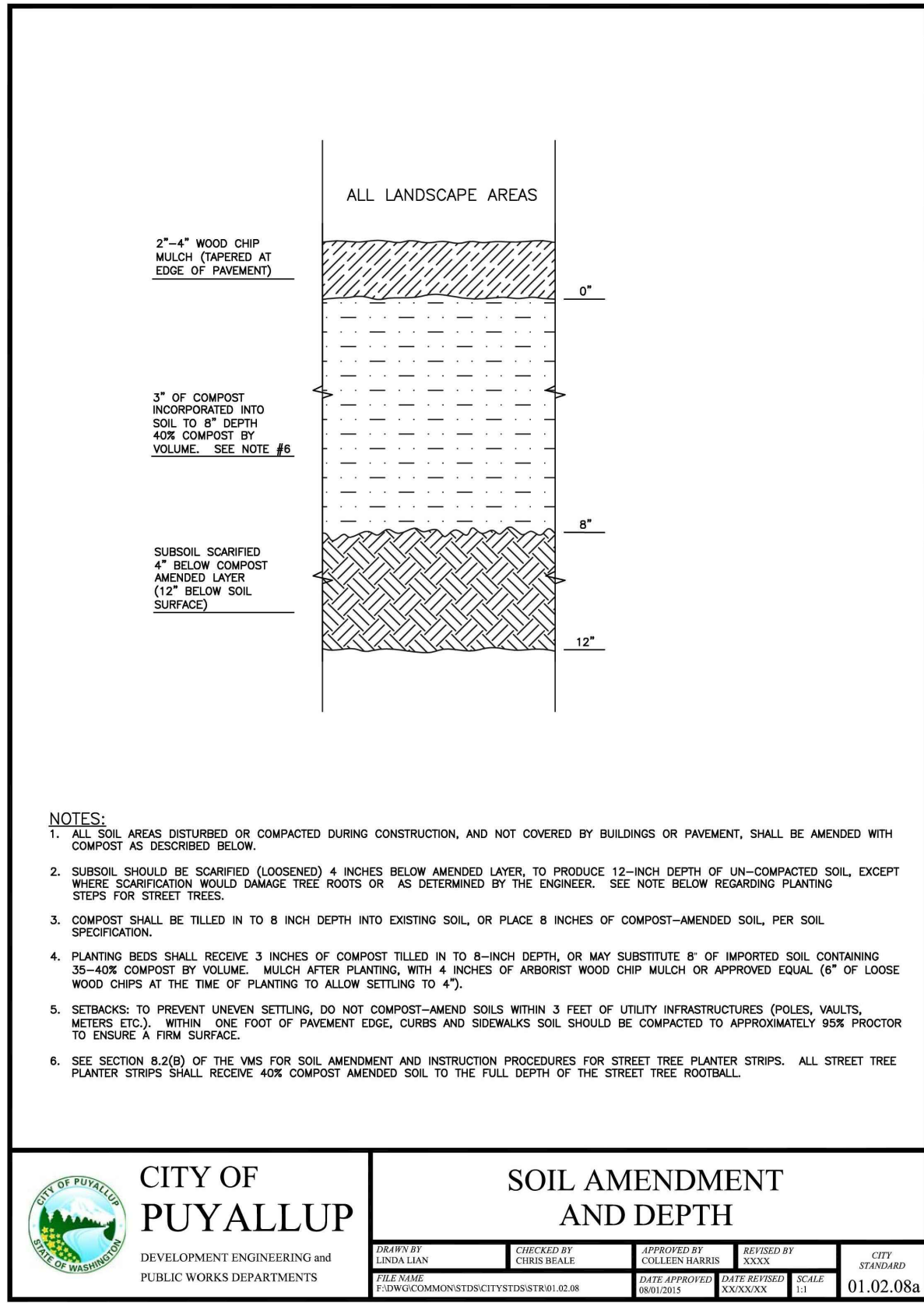
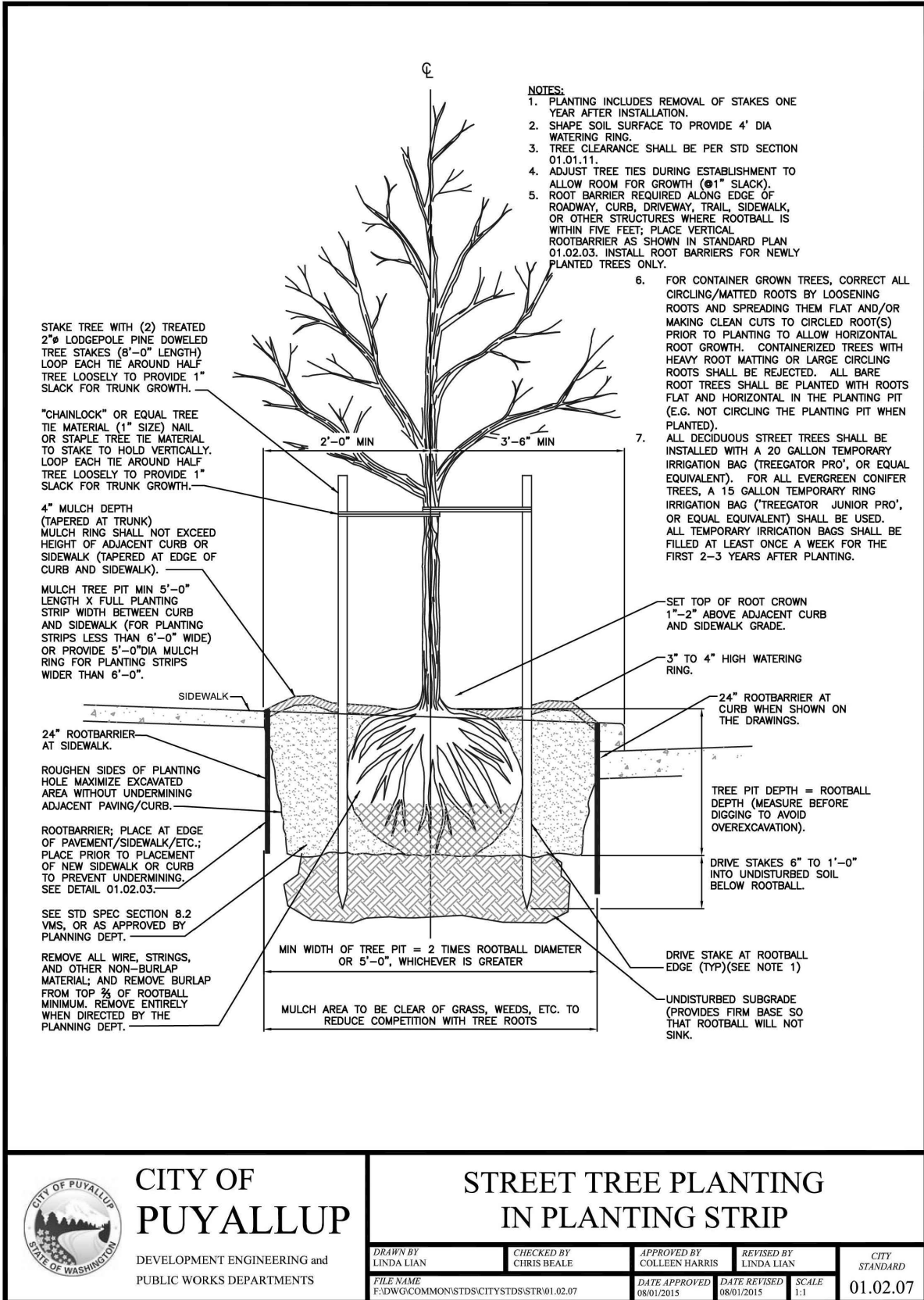
NOT TO SCALE



GRADING • PARKING LOT PLANTERS DETAIL

NOT TO SCALE

DEDUCT ALT #1: IF LANDSCAPE CONTRACTOR CAN DEMONSTRATE THAT PLANTER ISLANDS ARE NOT FULL OF NON-SOIL MATERIALS (CONCRETE WASTE, LUMBER, ROAD BASE, GRAVEL), FULL EXCAVATION AND REPLACE WITH 18"-21" OF TOPSOIL CAN BE ELIMINATED AND IN ITS PLACE, 6" OF COMPOST CAN BE PLACED ON SUB-GRADE AND CULTIVATED INTO TOP 12" OF EXISTING SOIL. TOP OF FINISH GRADE AND DEPTH OF MULCH STILL APPLIES



Preliminary Not For Construction

CLIENT:

bp

ARCO

BP WEST COAST PRODUCTS, LLC

Borghausen Consulting Engineers, Inc.

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NO.	DATE	REVISION DESCRIPTION
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SEAL:



DEVELOPMENT INFORMATION:

ARCO NTI

3400 am/pm

FUEL CANOPY w/ 8 MPD's

SITE ADDRESS:

SWC S MERIDIAN

@ HIGHWAY 512

PUTALLUP, WASHINGTON

FACILITY #TBD

DESIGNED BY: TOR

CHECKED BY: JMV

DRAWN BY: TOR

VERSION: 1

ALLIANCE NAME: BP REP:

ALLIANCE PM: PROJECT NO: 21730

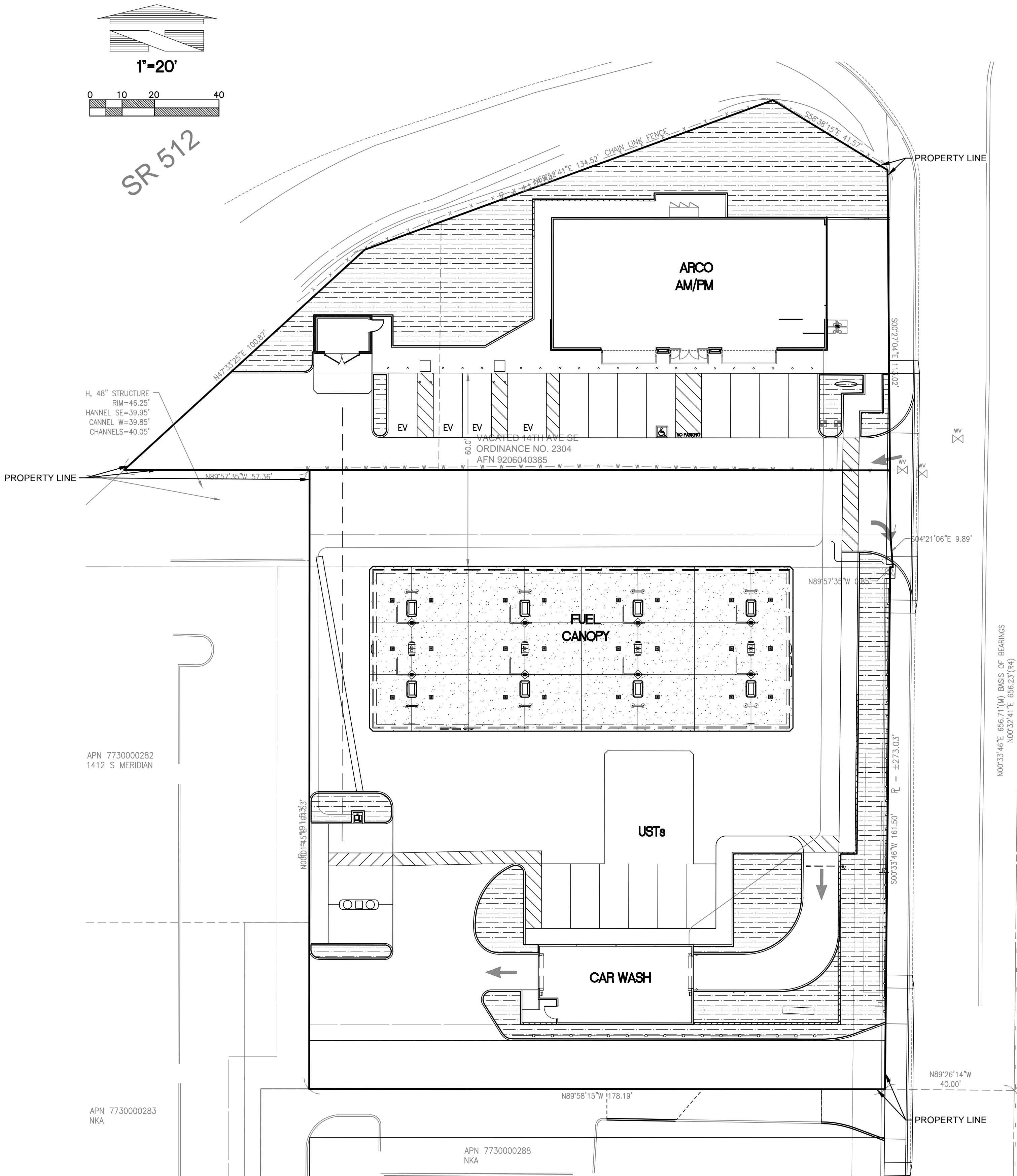
DRAWING TITLE:

PRELIMINARY LANDSCAPE DETAILS

SHEET NO:

L-3

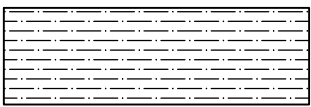
PRELIMINARY IRRIGATION PLAN



IRRIGATION LEGEND

DESCRIPTION

DRIP IRRIGATION:



HUNTER LANDSCAPE DRIPLINE COMPONENTS
HDL-06-12-250-CV SUB-SURFACE DRIPLINE TUBING 0.6 GPH PRESSURE COMPENSATING EMITTERS WITH CHECK VALVE AT 12" ON-CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES FOUR (4) FEET ON-CENTER; VERIFY THE LAYOUT AND 18" ON-CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL ALL COMPONENTS PER MANUF. SPECIFICATIONS.

USE HUNTER PLD-LOC FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND INLINE DRIP TUBING

DRIP IRRIGATION: ICZ-101/151-XL REMOTE CONTROL DRIP ZONE KIT WITH FILTER AND PRESSURE REGULATOR MAXIMUM 2 VALVES PER BOX

HUNTER SOLAR SYNC WIRE RAIN SENSOR COMBO

HUNTER PRO-C CONTROLLER 3 TO 15 STATIONS, (HARDWIRE CONNECTION); PROVIDE GROUND AND BATTERIES PER MANUFACTURER'S SPECIFICATIONS

P.O.C.

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

PLASTIC BALL VALVE, MATCH LINE SIZE, IN VALVE BOX

HUNTER HQ-33DLRC 3/4" QUICK COUPLING VALVE, IN VALVE BOX, PROVIDE TWO KEYS AND SWIVELS

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

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

SLEEVE - SCH 40 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS AND 18" MINIMUM COVER IN LANDSCAPE AREAS, 6" SIZE WHERE IRRIGATION MAINLINE TRAVELS THROUGH PIPE. 4" SIZE WHERE ONLY LATERALS TRAVEL THROUGH PIPE

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

SCH 40 PIPE SIZING CHART

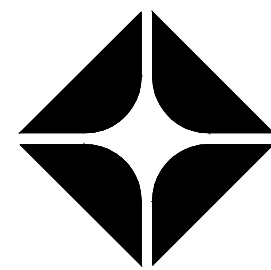
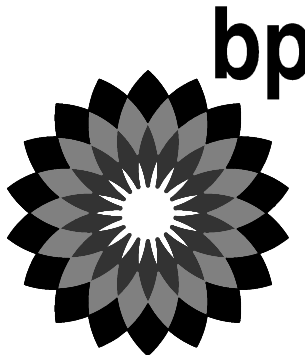
PIPE SIZE	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	
FLOW GPM	1-8	8.1-13	13.1-23	23.1-32	32.1-53	53.1-74	GPM (MAX.)

LANDSCAPE IRRIGATION NOTES

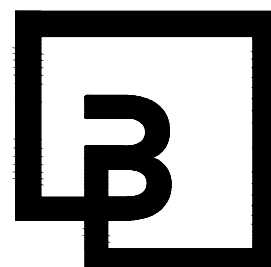
- GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:
 - INSTALLATION OF 110V ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER, INCLUDING WIRE HOOK-UP INTO MOUNTED CONTROLLER. IRRIGATION CONTRACTOR WILL MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
 - INSTALLATION OF IRRIGATION/SERVICE METER AND STUB TO IRRIGATION POINT OF CONNECTION, PER UTILITY PLAN(S). PROVIDE STANDARD THREADED STUB-OUT WITH THREADED CAP ON DISCHARGE SIDE OF METER. STUB-OUT TO BE INSTALLED APPROXIMATELY 18 INCHES BELOW FINISH GRADE.
 - VERIFICATION OF STATIC WATER PRESSURE AT POINT-OF-CONNECTION (P.O.C.) CONTRACTOR SHALL NOTIFY OWNER AND BARGHAUSEN CONSULTING ENGINEERS, INC., OF ANY VARIATION IN STATIC PRESSURE OVER 5 PSI GREATER/LESS THAN DESIGN PRESSURE.
 - INSTALLATION OF SLEEVING.
- PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS AND/OR NOTES. PROVIDE A ONE (1) YEAR WARRANTY/GUARANTEE FROM FINAL ACCEPTANCE AGAINST ALL DEFECTS IN MATERIALS, EQUIPMENT, AND WORKMANSHIP.
- COORDINATE IRRIGATION INSTALLATION WITH GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, LANDSCAPE CONTRACTOR, OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO TEST AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK. PROVIDE LANDSCAPE ARCHITECT WITH WRITTEN PSI RESULTS.
- ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, FEES, AND REQUIRED CITY INSPECTIONS.
- SUBMITTALS:
 - SUBMIT EACH ITEM LISTED BELOW FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
 - PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
 - CONTROL WIRING PATH DIAGRAM.
 - "AS-BUILT" DRAWINGS.
 - OPERATION AND MAINTENANCE MANUALS.
- PROVIDE AND KEEP UP TO DATE A COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH ARE TO BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND NOTES AND EXACT "AS-BUILT" LOCATIONS, SIZES AND KIND OF EQUIPMENT. THIS SET OF DRAWINGS, ARE TO BE KEPT ON SITE AND ARE TO BE USED ONLY AS THE RECORD SET. ALL WORK IS TO BE NEAT AND LEGIBLE ANNOTATIONS THEREON DAILY AS THE WORK PROCEEDS, SHOWING WORK AS ACTUALLY INSTALLED.
 - PERMANENT POINTS OF REFERENCE, BUILDING CORNERS, WALKS, OR ROAD INTERSECTIONS, ETC., THE LOCATION OF THE FOLLOWING:
 - CONNECTION TO WATER LINES (P.O.C.).
 - CONNECTIONS TO ELECTRICAL POWER.
 - GATE VALVE, QUICK COUPLERS, AND REMOTE CONTROL VALVE.
 - ROUTING OF MAINLINE (DIMENSION MAXIMUM 100' ALONG ROUTING).
 - ROUTING OF CONTROL WIRING.
 - OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- PREPARE AND PROVIDE PRIOR TO COMPLETION OF CONSTRUCTION, A THREE RING BINDER CONTAINING THE FOLLOWING INFORMATION:
 - INDEX SHEET STATING CONTRACTOR'S ADDRESS, TELEPHONE NUMBER, FAX, E-MAIL AND A LIST OF EQUIPMENT WITH NAME AND ADDRESS OF LOCAL MANUFACTURER'S REPRESENTATIVES.
 - CATALOG AND PARTS SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS, CONTRACT.
 - GARANTEE STATEMENT.
 - COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT.
 - CONSTRUCTION DETAILS FROM THE PROJECT.
 - COMPLETE TROUBLE-SHOOTING GUIDE TO COMMON IRRIGATION PROBLEMS.
 - WINTERIZATION AND SPRING START-UP PROCEDURES.
 - CHART OF APPROXIMATE WATERING TIMES FOR SPRING, SUMMER, AND FALL.
 - A COPY OF THE "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
- ALL VALVES TO BE PLACED IN "CARSON" GRADE LEVEL BOXES WITH BOLT-LOCK LIDS (OR APPROVED EQUIVALENT). SET BOXES 2 INCHES HIGHER THAN FINISH GRADE IN MULCH AREAS AND FLUSH WITH FINISH GRADE IN LAWN AREAS. JUMBO BOX FOR CHECK VALVE, 10" ROUND BOX FOR GATE/QUICK COUPLER/WIRE SPLICES, AND 12" STANDARD FOR CONTROL VALVES. PROVIDE BOX EXTENSIONS AS REQUIRED.
- MAINLINE PIPE TO BE BURIED 18 INCHES, LATERALS 12 INCHES, AND SLEEVES 24" INCHES BELOW FINISH GRADE. NO ROCK OR DEBRIS TO BE BACKFILLED OVER PIPE.
- HEAD AND LINE POSITIONING IS DIAGRAMMATIC ON PLAN. ADJUST IN FIELD AS NECESSARY FOR 100 PERCENT COVERAGE. VALVES TO BE POSITIONED ADJACENT TO PAVEMENT/CURBS, IN SHRUB BEDS WHERE POSSIBLE.
- FAMILIARIZE OWNERS FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS.
- SPRINKLERS ON RISERS WILL NOT BE ALLOWED UNLESS NOTED ON PLANS.
- RADIUS REDUCTION TO BE MADE BY USE OF PRESSURE ADJUSTMENT, SCREENS, AND/OR ALTERNATE NOZZLES. IN-NOZZLE ADJUSTMENT IS LIMITED TO 10 PERCENT FOR SPRAY HEADS AND PER MANUFACTURER'S LIMITS FOR OTHER SPRINKLERS. SPRINKLER SPACING NOT EXCEED 60% OF THE DIAMETER OF THE PUBLISHED DATA.
- ALL CONTROL WIRE SPLICES TO BE MADE AT VALVE BOXES WITH WATER TIGHT ELECTRICAL SPLICES, 3M, SCOTT'S LOCK SEAL TACK 3576-78, OR EQUIVALENT.
- EACH VALVE BOX TO CONTAIN A MINIMUM OF TWO (2) SPARE ORANGE CONTROL WIRES FOR JACKETED WIRE. ROUTE SPARE WIRES FROM THE CONTROLLER TO THE LAST VALVE OF EACH MAINLINE BRANCH. COMMON WIRE TO BE WHITE. SINGLE STRAND WIRE TO BE A MINIMUM OF 14 GAUGE.
- ALL ELECTRICAL EQUIPMENT TO BE U.L. TESTED AND APPROVED, AND BEAR THE U.L. LABEL.
- CROSS CONNECTION PROTECTION INSPECTION REQUIRED. THE BACKFLOW DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. THE TESTING TO BE PERFORMED BY A PERSON HOLDING A CURRENT CERTIFICATE AS A BACKFLOW TESTER. THE TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER DISTRICT, OR PURVEYOR, AND OWNER WITH A COPY TO BARGHAUSEN CONSULTING ENGINEERS, INC. CONTRACTOR TO INCLUDE TESTING IN THE SCOPE OF WORK. OWNER IS RESPONSIBLE FOR ANNUAL INSPECTIONS AFTER THE INTIAL INSPECTION.
- CONTRACTOR TO PROVIDE SYSTEM WINTERIZATION/SPRING SERVICE WHEN INSTALLATION HAS BEEN COMPLETED WITHIN 90 DAYS OF NOVEMBER 1 FOR WINTERIZATION, OR MAY 15 FOR SPRING SERVICE. SERVICE TO BE PERFORMED AS NEAR AS PRACTICAL

Preliminary Not For Construction

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FUEL CANOPY w/ 8 MPD's

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21730

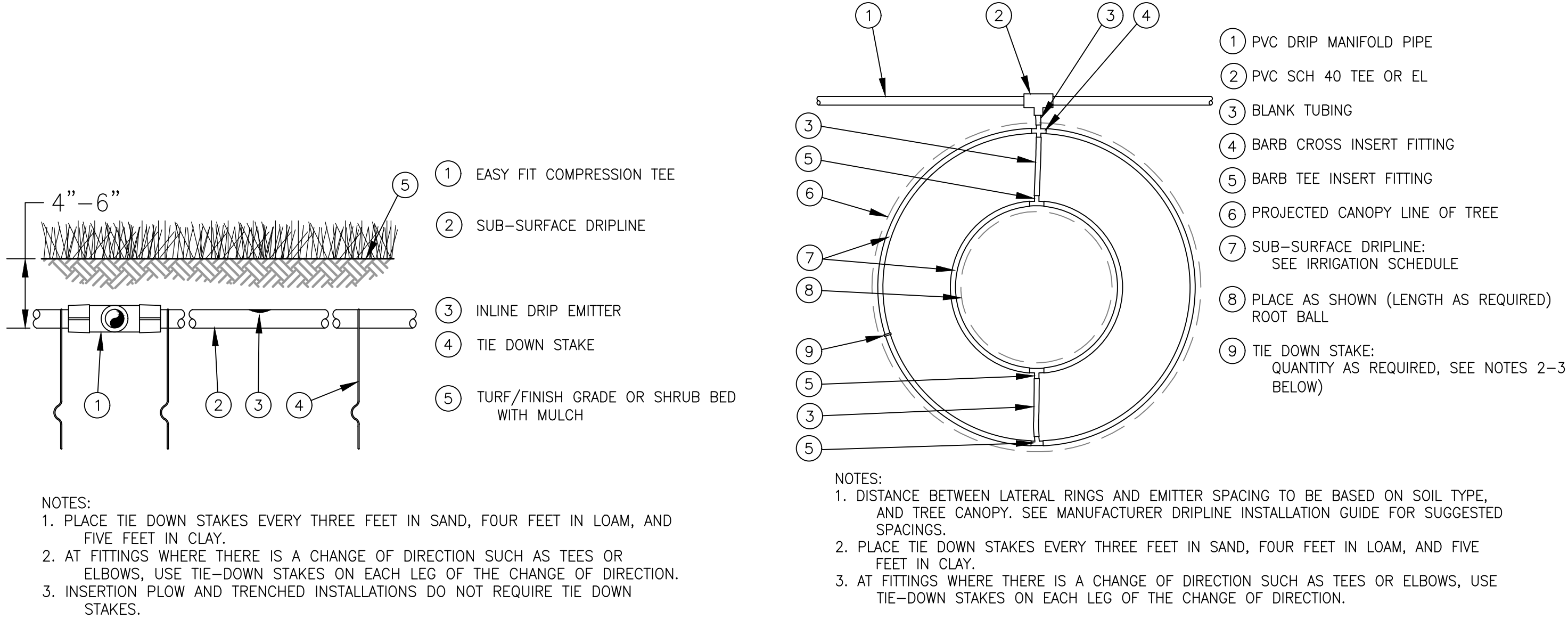
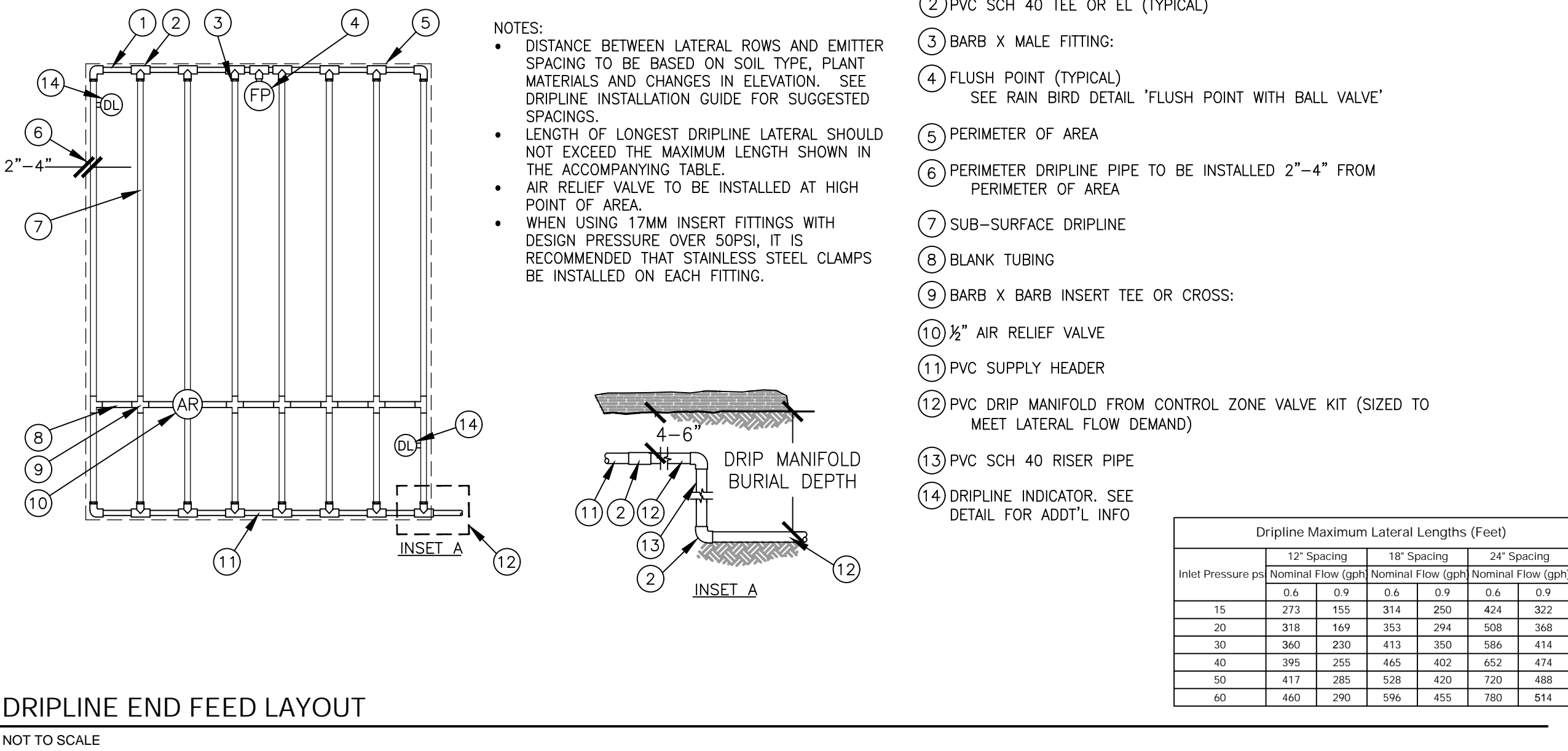
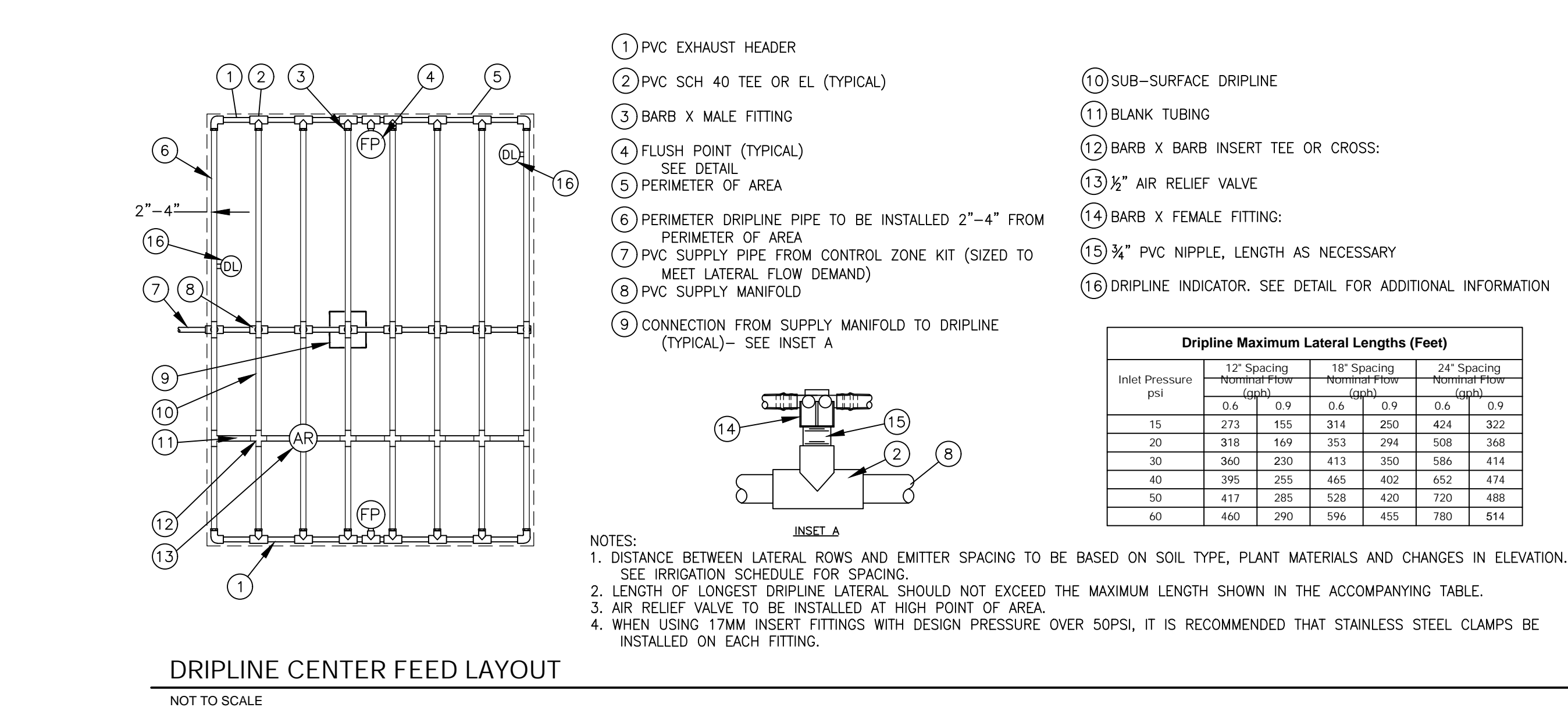
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PRELIMINARY IRRIGATION PLAN

SHEET NO:

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PRELIMINARY IRRIGATION DETAILS

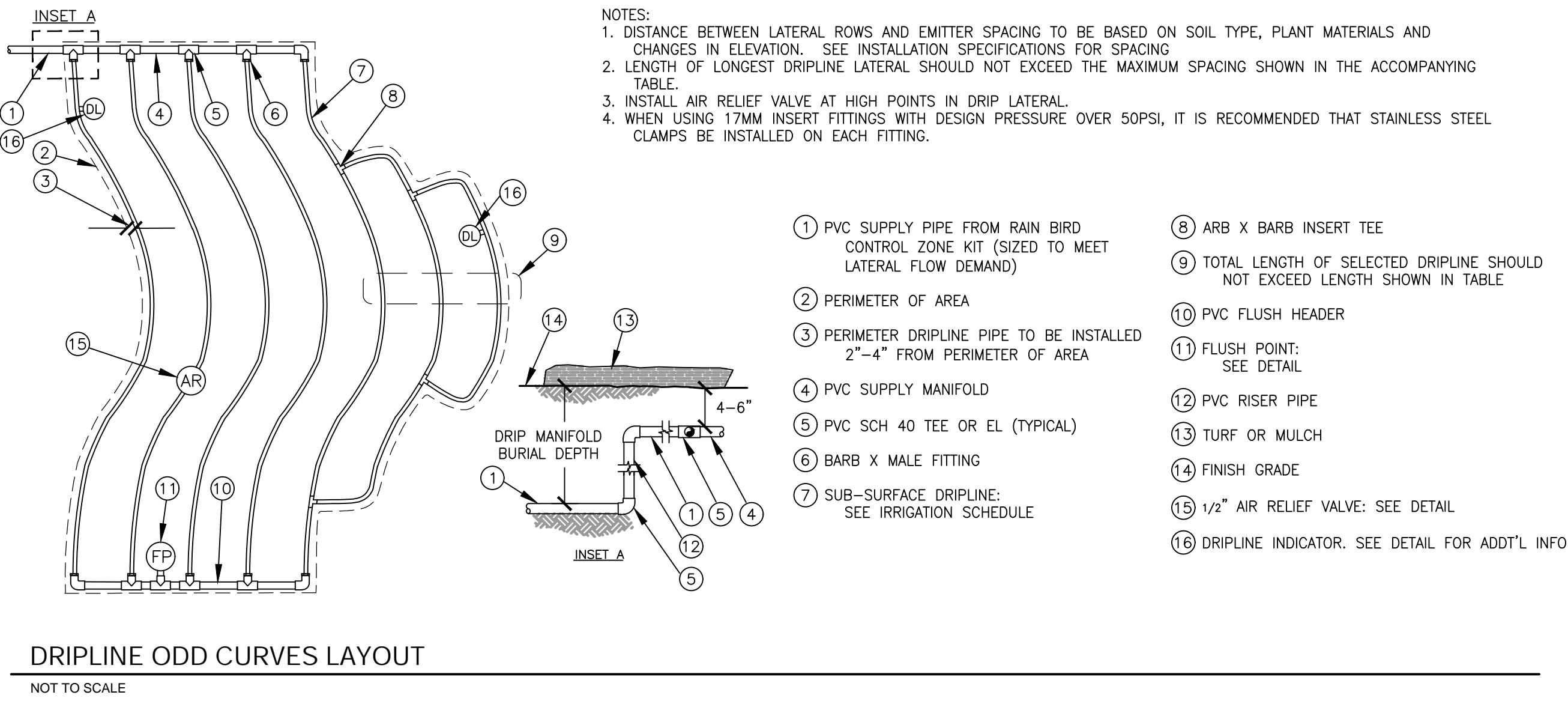


DRIPLINE BURIAL

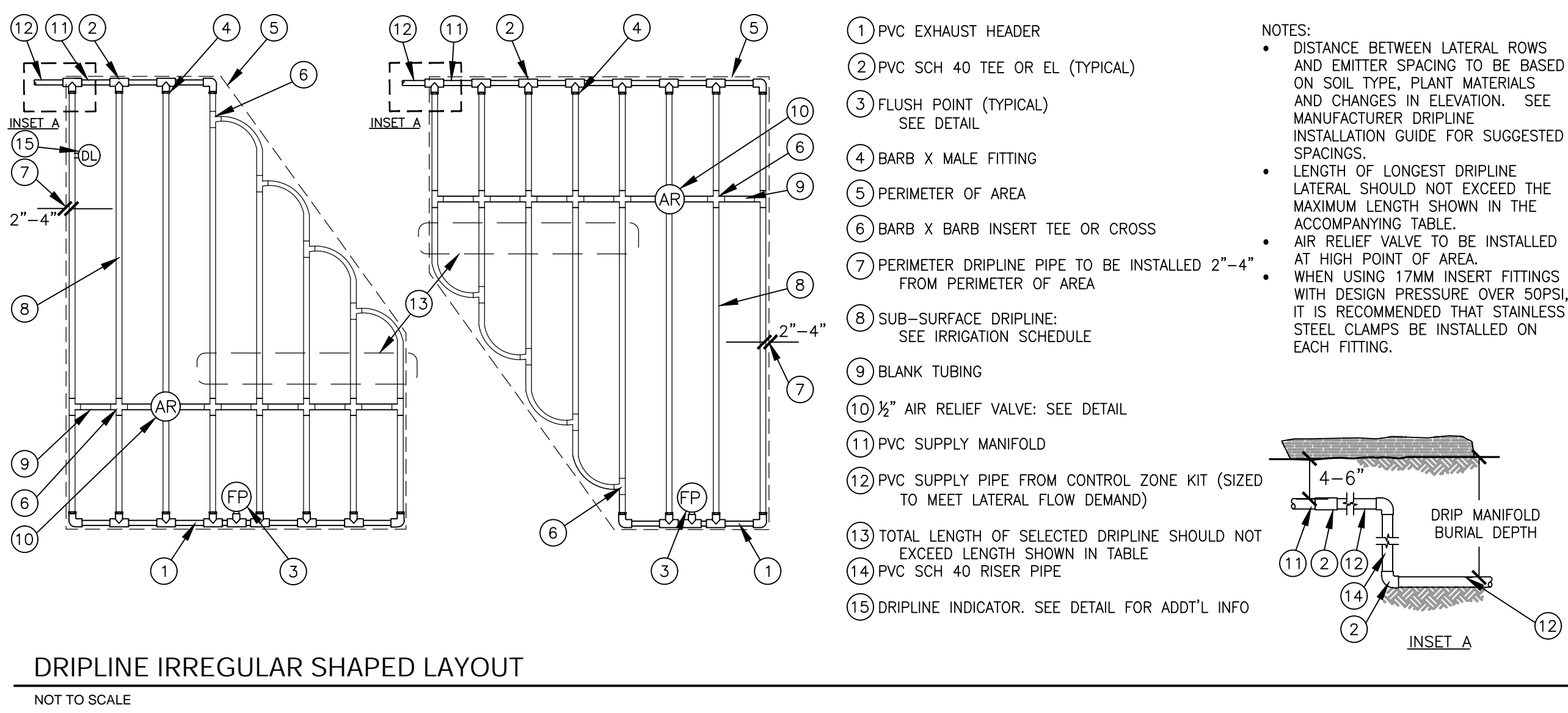
DRIPLINE AROUND TREE

DRIP IRRIGATION DRIPLINE INDICATOR

1/2" AIR/VACUUM RELIEF VALVE DETAIL



DRIPLINE ODD CURVES LAYOUT



DRIPLINE IRREGULAR SHAPED LAYOUT

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SHEET NO:

L-6