

Received 11-21-2022

PRELIMINARY TREE RETENTION PLAN

FOR DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

BY: CITY OF DUPONT DATE:

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY IN REGARDS TO THEIR ACCURACY OR OMISSIONS.

PROPERTY
BOUNDARY

PROPOSED RETAINING WALL

TRASH ENCLOSURE

PROPERTY
BOUNDARY

MATCHLINE - SEE SHEET L2 FOR CONTINUATION

LEGEND

- EXISTING TREE TO BE RETAINED
PROTECT DURING CONSTRUCTION
- EXISTING TREE TO BE REMOVED

TREE RETENTION

SITE AREA = 18.49 ACRES
PER DMC 25.120.030: MIN. 1.5 TREES PER ACRE TO BE RETAINED
18.49 X 1.5 = 37 TREES
TOTAL TREES WITHIN PROJECT BOUNDARY: 770 (50% = 335 TREES)
TOTAL TREES REMOVED: 397 (373 REMAINING)

TREE REPLACEMENT

ONE LANDMARK EXISTING OREGON WHITE OAK IS PROPOSED TO BE REMOVED. OREGON OAK REPLACEMENT TREES PROPOSED, SEE PLANT SCHEDULE.

TPN 0119224010
1700 CENTER
DRIVE

PRELIMINARY
TREE RETENTION PLAN
FOR
DUPONT 243

Title:

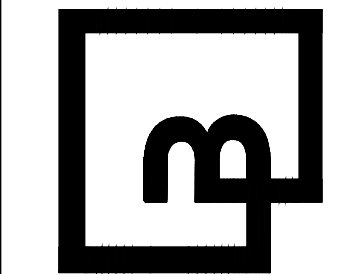
For:
AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696



Scale:
Horizontal 1"=40'
Vertical N/A

Designed: JCR
Drawn: JCR
Checked: JMV
Approved: JMV
Date: 11/18/22

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



Job Number
18666

Sheet
L1 of 12

PRELIMINARY TREE RETENTION PLAN

FOR
DUPONT 243

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For

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Sheet

L2

12

PRELIMINARY
TREE RETENTION PLAN
FOR
DUPONT 243

AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

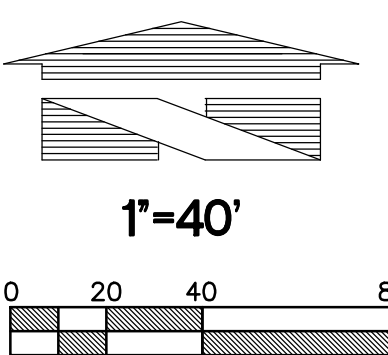


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Sheet
L2 of 12

18666 Preliminary 18666-pl.dwg Date/Time: 11/17/2022 2:14 PM Scale: 1"=40'



MATCHLINE - SEE SHEET L1 FOR CONTINUATION

PROPERTY
BOUNDARY

NOT A PART
THIS PORTION TO BE DEVELOPED UNDER A
SEPARATE LAND USE APPLICATION AND PERMITS

60' ACCESS
EASEMENT P
NO. 200911

SEQUALTCHEW ROAD

EDGE OF FUTURE
ROW

LOT Y
CITY OF DUPONT BOUNDARY
LINE ADJUSTMENT NO. BLA 09-01
REC. NO. 200912115001

BUILDING B
25,200 SF
FF=243.0

PROPOSED 40' DRIVEWAY

EDGE OF FUTURE
ROW

EX. LANDMARK OREGON
WHITE OAK TO BE REMOVED
17.5' TRAIL CONST.
EASEMENT PER REC. NO. 201009301052 (24)

30' TRAIL CONSTRUCTION
EASEMENT PER REC. NO. 201009301052 (24)

17.5' TRAIL CONST.
EASEMENT PER REC. NO. 201009301052 (24)

15' TRAIL EASEMENT
PER REC. NO. 201009301052 (24)

CENTERLINE 15' TRAIL EASEMENT
AND TRAIL CONSTRUCTION
EASEMENT PER 201009301052 (24)

PROPOSED LOCATION OF
HISTORICAL MARKER
2.0' W X 3.0' L X 2.5' H
W/ COMMEMORATIVE
PLAQUE

TPGB TRAIL ESMT (24) (6)8'+12'0"

LEGEND
EXISTING TREE TO BE RETAINED
PROTECT DURING CONSTRUCTION
EXISTING TREE TO BE REMOVED

TPN 0119224010
1700 CENTER
DRIVE

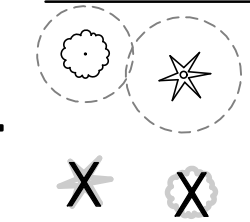
Diagram illustrating a roof section with a pitch of $1'' = 30'$. The diagram shows a cross-section of a roof and a corresponding cross-section of a wall. The wall cross-section shows a 30-degree angle and a horizontal distance of 60 units.

DMC 25.90.030: ONE PARKING LOT TREE REQUIRED PER EACH 6
PARKING SPACES (200 SPACES SHOWN)
 $200 / 6 = 33$ PARKING LOT TREES REQUIRED, 33 PROVIDED

KEY MAP 1" = 500'

FOR
DUPONT 243

LEGEND



EXISTING TREE TO BE RETAINED
PROTECT DURING CONSTRUCTION

EXISTING TREE TO BE REMOVED

BY: _____
CITY OF DUPONT

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KEY MAP 1" = 500'

PROPERTY BOUNDARY

RETAINING WALL

SEE 'PARKING LOT PLANTER GRADING DETAIL' FOR PARKING LOT PLANTERS NOT ABUTTING LARGER LANDSCAPE AREAS, TYP.

BUILDING A
243,180 SF
FF=-213.0

EXISTING LANDSCAPE TO REMAIN BEYOND LIMIT OF GRADING IN ALL AREAS WHERE NEW LANDSCAPING IS NOT PROPOSED, TYP.

TRASH ENCLOSURE

PROPERTY BOUNDARY

MATCHLINE - SEE SHEET L4 FOR CONTINUATION

MATCHLINE - SEE SHEET L5 FOR CONTINUATION

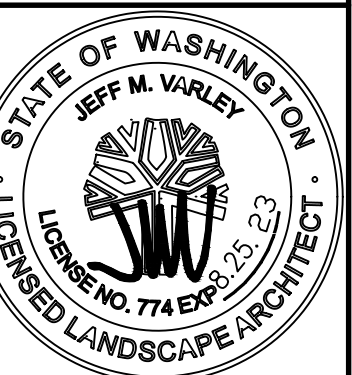
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MATCHLINE - SEE SHEET L5 FOR CONTINUATION

Title:

PRELIMINARY LANDSCAPE PLAN FOR DUPONT 243

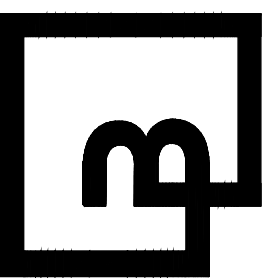
AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696



Scale:
Horizontal
1"=30'
Vertical
N/A

Designed TCR
 Drawn TCR
 Checked JMV
 Approved JMV
 Date 11/18/22

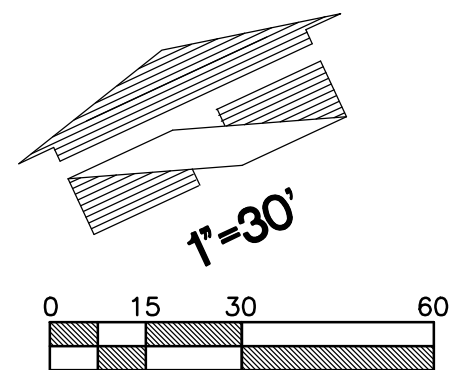
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Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**



18666

L3 of _____

Sheet _____

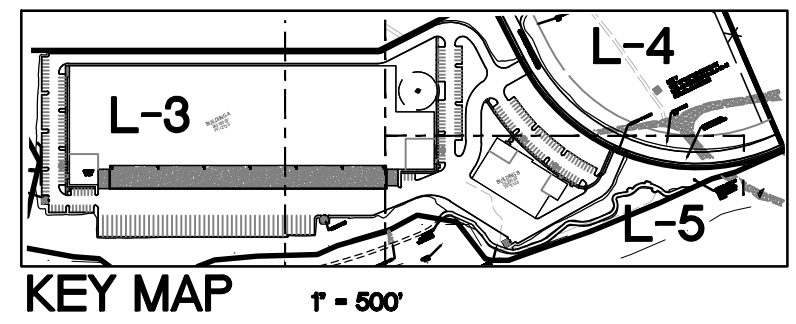


PRELIMINARY LANDSCAPE PLAN
FOR
DUPONT 243
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

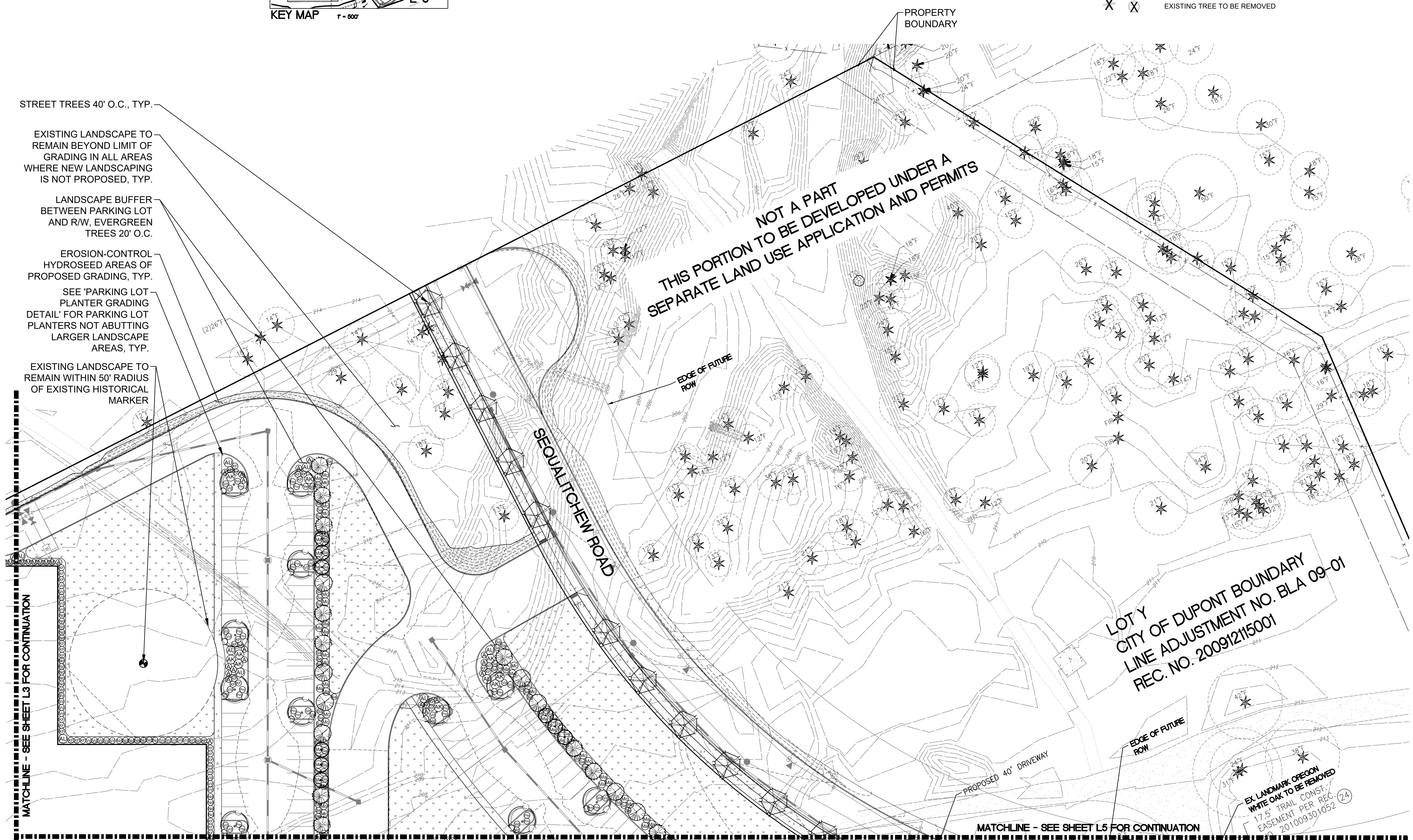
APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY OF DUPONT

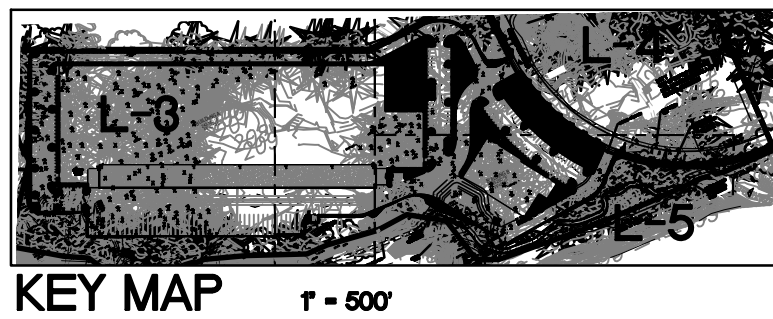
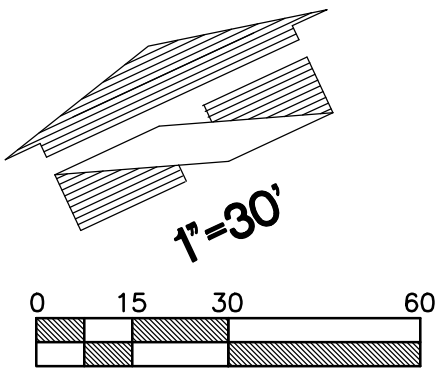
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- LEGEND
- EXISTING TREE TO BE RETAINED PROTECT DURING CONSTRUCTION
 - EXISTING TREE TO BE REMOVED



Job Number 18666		Sheet L4 of 12	
Title PRELIMINARY LANDSCAPE PLAN FOR DUPONT 243			
For AVENUE 55, LLC 601 UNION STREET, SUITE 2930 SEATTLE, WA 98101 (206) 707-9696			
Scale: Horizontal 1"=30' Vertical N/A			
Designed <u>TCR</u>	Drawn <u>TCR</u>	Checked <u>JMV</u>	Approved <u>JMV</u> Date <u>11/18/22</u>
Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com			



PRELIMINARY LANDSCAPE PLAN

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Date

No.

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PRELIMINARY
LANDSCAPE PLAN
FOR
DUPONT 243

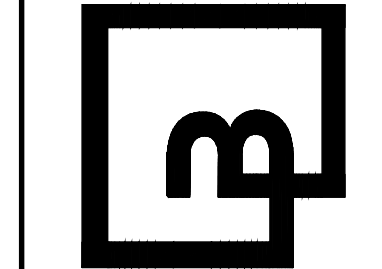
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18666
Sheet
L5 of 12

LEGEND

- EXISTING TREE TO BE RETAINED
PROTECT DURING CONSTRUCTION
- EXISTING TREE TO BE REMOVED

SEE 'PARKING LOT PLANTER GRADING
DETAIL' FOR PARKING LOT PLANTERS NOT
ABUTTING LARGER LANDSCAPE AREAS, TYP.

LANDSCAPE BUFFER BETWEEN PARKING
LOT AND R/W. EVERGREEN TREES 20' O.C.

BUILDING B
25,200 SF
FF=213.0

MATCHLINE - SEE SHEET L4 FOR CONTINUATION

MATCHLINE - SEE BELOW

PROPOSED LOCATION OF
HISTORICAL MARKER
2.0'W X 3.0'L X 2.5'H
W/ COMMEMORATIVE
PLAQUE

PROPERTY BOUNDARY

CENTERLINE 15' TRAIL EASEMENT
AND TRAIL CONSTRUCTION
EASEMENT PER 201009301052

30' TRAIL EASEMENT
PER REG. NO. 201009301052

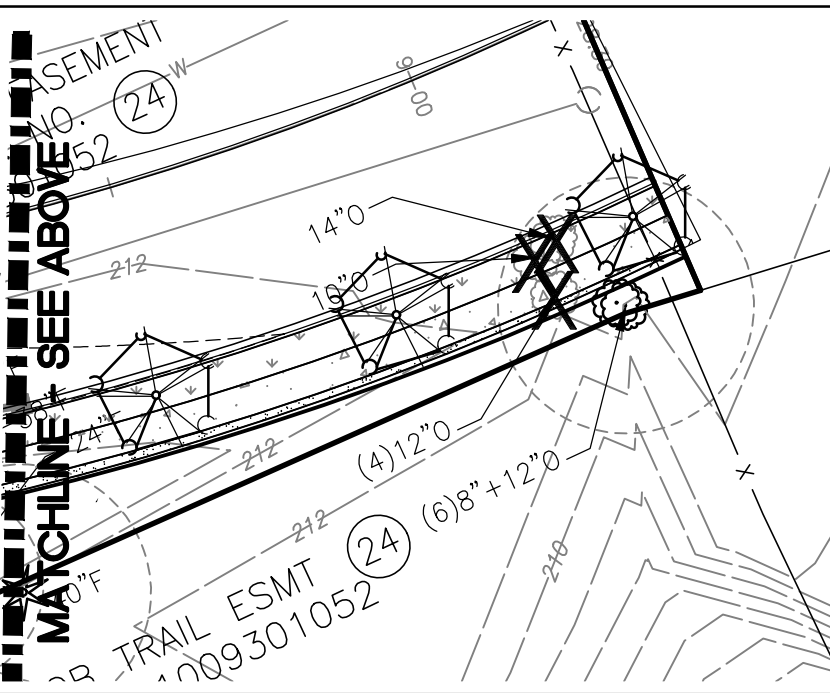
PROPOSED SEQUOIA TRAIL CONNECTION

PROPERTY BOUNDARY

EXISTING SLOPE

PROPOSED 8' CHEW CREEK TRAIL

EXISTING LANDSCAPE TO
REMAIN BEYOND LIMIT OF
GRADING IN ALL AREAS
WHERE NEW LANDSCAPING
IS NOT PROPOSED, TYP.



PLANT SCHEDULE
FOR
DUPONT 243

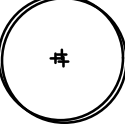
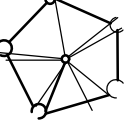
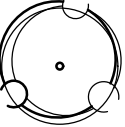


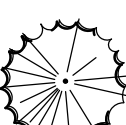













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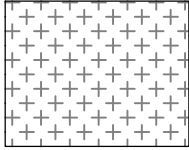
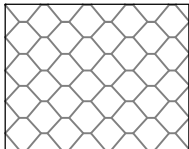
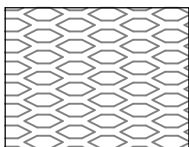
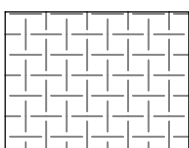
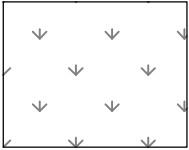
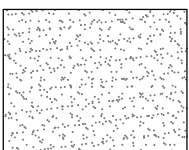
APPROVED FOR CONSTRUCTION

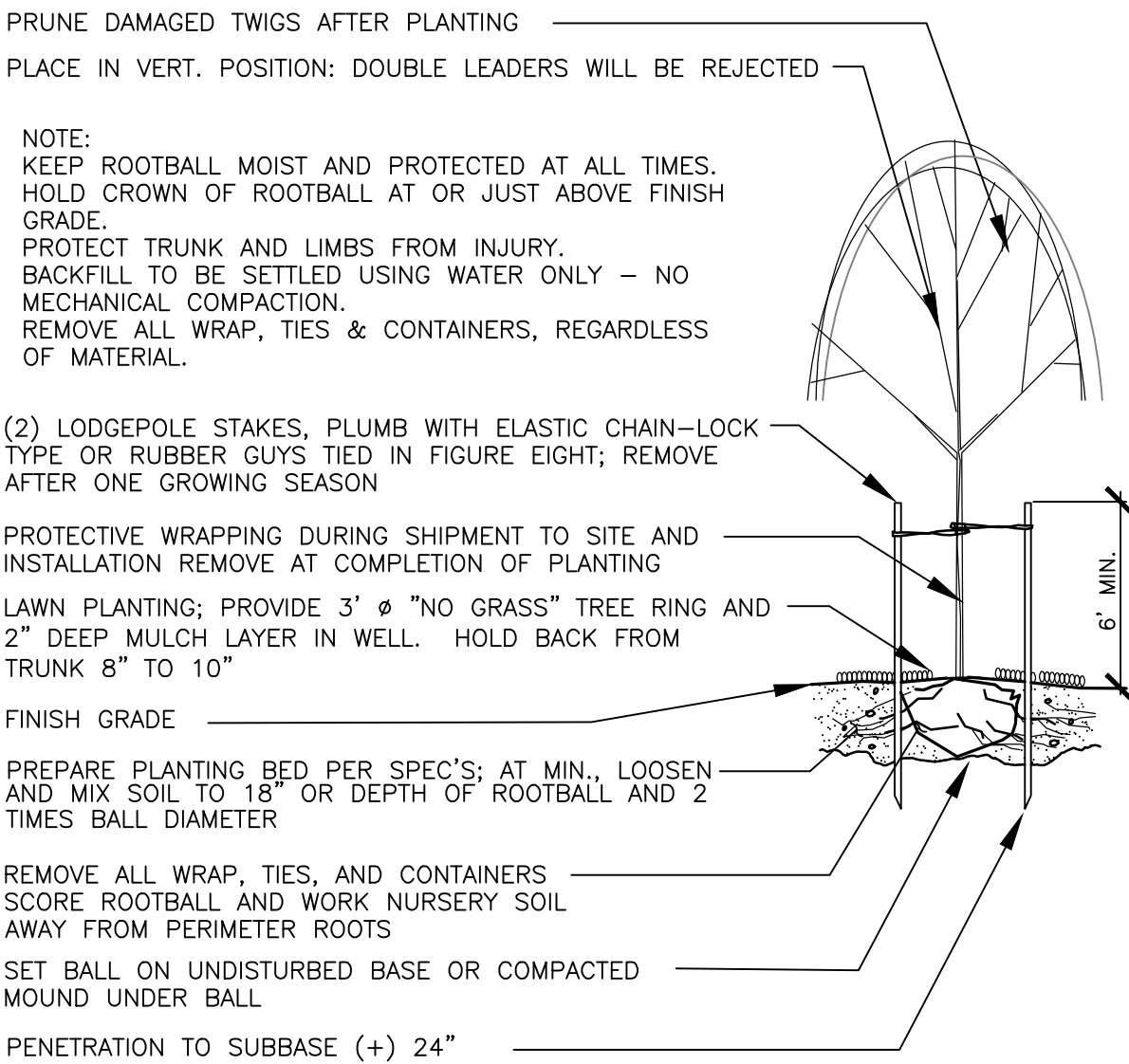
BY: _____ DATE: _____
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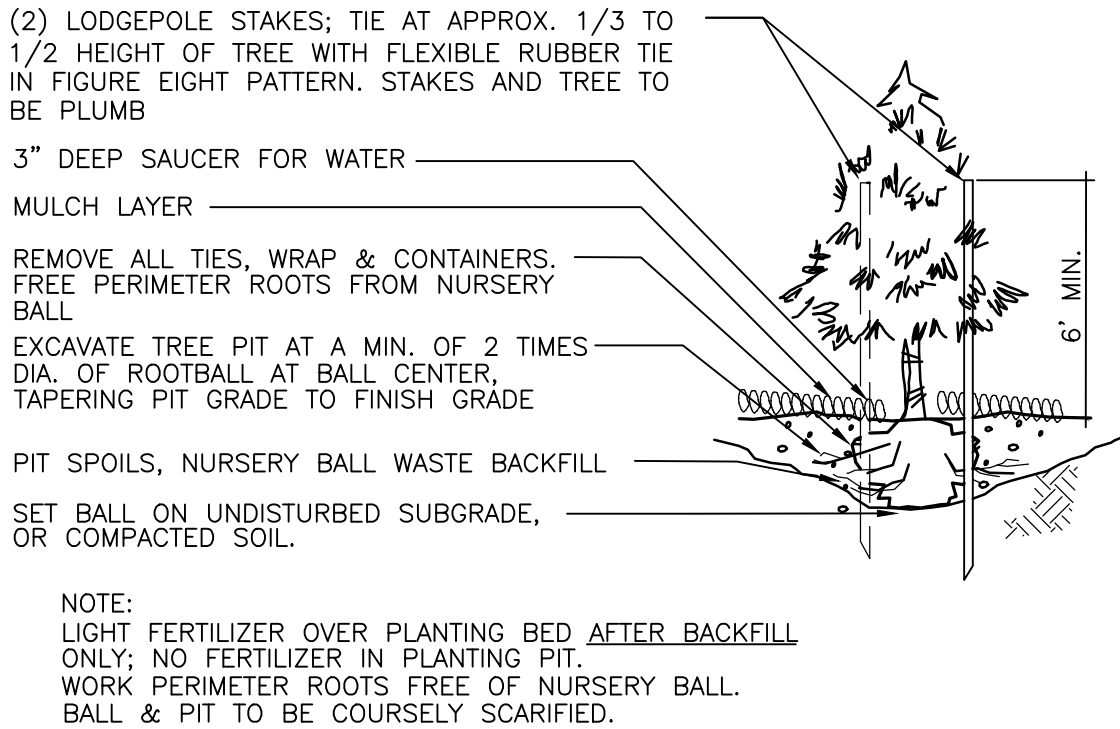
PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
	17	ACER CIRCINATUM / VINE MAPLE NURSERY GROWN, FULL TOP GROWTH. 2" TOTAL CAL. IF MULTI-STEM	B & B	2" CAL
	23	ACER RUBRUM 'JFS-KW78' / ARMSTRONG GOLD MAPLE NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 6'. STAKE AND GUY ONE GROWING SEASON.	B & B	2" CAL
	33	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / HONEY LOCUST NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 6'. STAKE AND GUY ONE GROWING SEASON.	B & B	2" CAL
	12	PINUS CONTORTA VAR. CONTORTA / SHORE PINE NURSERY GROWN, SINGLE UNCUT LEADER. STAKE AND GUY ONE GROWING SEASON.	B & B	6' MIN. HT.
	7	QUERCUS GARRYANA / OREGON WHITE OAK NURSERY GROWN, UNCUT LEADER. STAKE AND GUY ONE GROWING SEASON. INSTALL 3" D. 6' DIA. ARBORIST CHIP MULCH AROUND TREE, TAPERING TO BASE	B & B	2.5" CAL
	14	THUJA PLICATA 'EXCELSA' / EXCELSA CEDAR NURSERY GROWN, SINGLE UNCUT LEADER. STAKE AND GUY ONE GROWING SEASON.	B & B	6' MIN. HT.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE
	54	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE ABELIA	1 GAL.	
	23	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	1 GAL.	
	72	CORNUS STOLONIFERA 'KELSEY' / DWARF REDTWIG DOGWOOD	1 GAL.	
	121	GAULTHERIA SHALLON / SALAL	1 GAL.	
	68	MAHONIA AQUIFOLIUM / OREGON GRAPE	1 GAL.	
	136	MAHONIA AQUIFOLIUM 'COMPACTA' / DWARF OREGON GRAPE	1 GAL.	
	27	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	1 GAL.	
	139	NANDINA DOMESTICA 'GULF STREAM' / DWARF HEAVENLY BAMBOO	1 GAL.	
	48	PINUS MUGO 'PUMILIO' / DWARF MUGO PINE	1 GAL.	
	22	RHODODENDRON X 'ANAH KRUSCHKE' / RHODODENDRON	1 GAL.	
	124	SYMPHORICARPOS ALBUS / SNOWBERRY	1 GAL.	
	122	VIBURNUM DAVIDII / DAVID VIBURNUM	1 GAL.	
FERNS AND GRASSES	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE
	128	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
	4,238 AS NEEDED	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / KINNIKINNICK	1 GAL.	36" o.c.
	4,238 AS NEEDED	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL.	36" o.c.
	4,238 AS NEEDED	RUBUS CALYCINOIDES 'EMERALD CARPET' / CREEPING BRAMBLE	1 GAL.	36" o.c.
	4,238 AS NEEDED	VINCA MINOR 'BOWLES' / PERIWINKLE	1 GAL.	36" o.c.
	TURFGRASS LAWN SOD OR HYDROSEED. COUNTRY GREEN PREMIUM SOD MIX OAE, 5-6 LBS. PER 1,000 SF -	49,897 SF		
	EROSION-CONTROL HYDROSEED WA. ST. D.O.T. EROSION CONTROL MIX OAE, 80-120 LBS. PER ACRE	23,512 SF		



DECIDUOUS TREE PLANTING/STAKING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING/STAKING DETAIL
NOT TO SCALE

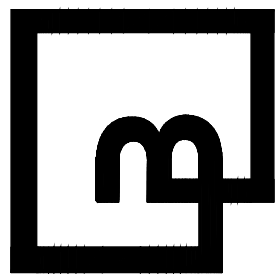
PRELIMINARY
PLANT SCHEDULE
FOR
DUPONT 243

For:
AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696



Scale: Horizontal N/A Vertical N/A
Designed JCR Draw JCR Checked JMW Approved JMW Date 11/18/22

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
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Job Number
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Sheet
L6 of 12

LANDSCAPE NOTES AND DETAILS

FOR DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

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 30-DAY MAINTENANCE.

QUALIFICATIONS:

LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S 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. 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.

GUARANTEE:

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

30-DAY MAINTENANCE:

CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING STORE OPENING. 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:

- DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
- TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
- TREE STAKING AND GUYING MATERIALS.
- ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
- PLANTING SCHEDULE INCLUDING DATES AND TIMES.
- 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 Z60.1-2004). 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.

- 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 DESICCATION. 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/HYBRID. 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.

- 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.

- 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. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW 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 A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

A) TOPSOIL:

CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.

- TOPSOIL TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT.

C) TOPSOIL PREPARATION AND INSTALLATION:

- VERIFY SUBGRADES TO -9 INCHES IN LANDSCAPE AREAS OR AS INDICATED ON PLANS. THIS ACCOMMODATES, TOPSOIL, AMENDMENTS, AND MULCH. 6" IMPORTED TOPSOIL FOR LANDSCAPE BEDS.
- ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
- REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
- REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.

D) TOPSOIL PLACEMENT:

- PROVIDE A TOTAL FINISH COURSE OF 6 INCHES OF TOPSOIL FOR LANDSCAPE AREAS.
- PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

MULCH (TOPDRESSING):

ONE-HALF-INCH (1/2") SIZE, TO ONE-QUARTER (1/4"), HEMLOCK/FIR BARK. FINE TEXTURED AND DARK BROWN IN COLOR.

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.

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.

MULCH:

MULCH ALL LANDSCAPE AREAS. MATCH DEPTH OF EXISTING MULCH. AT A MINIMUM, APPLY SUFFICIENT QUANTITY TO PROVIDE A 4-INCH DEPTH.

UTILITY CLEARANCES:

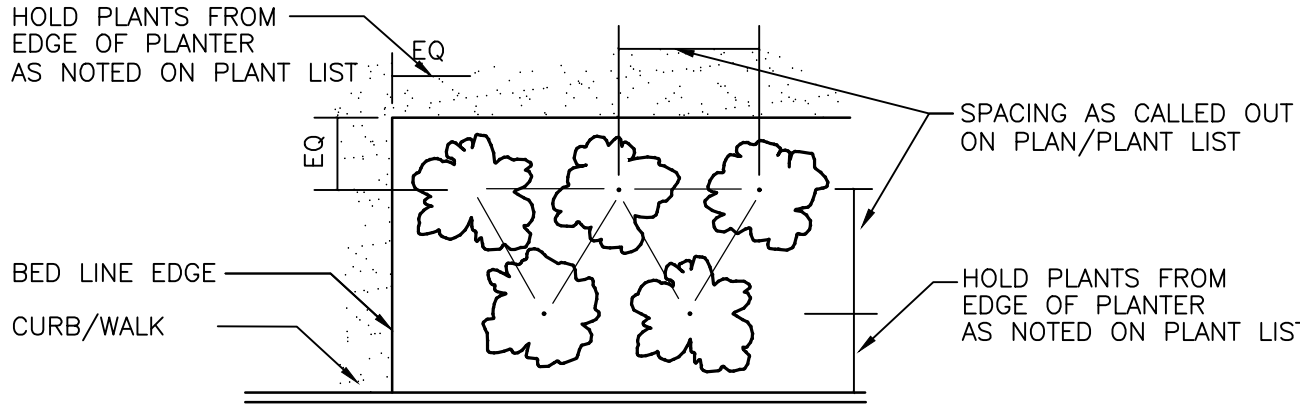
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

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.

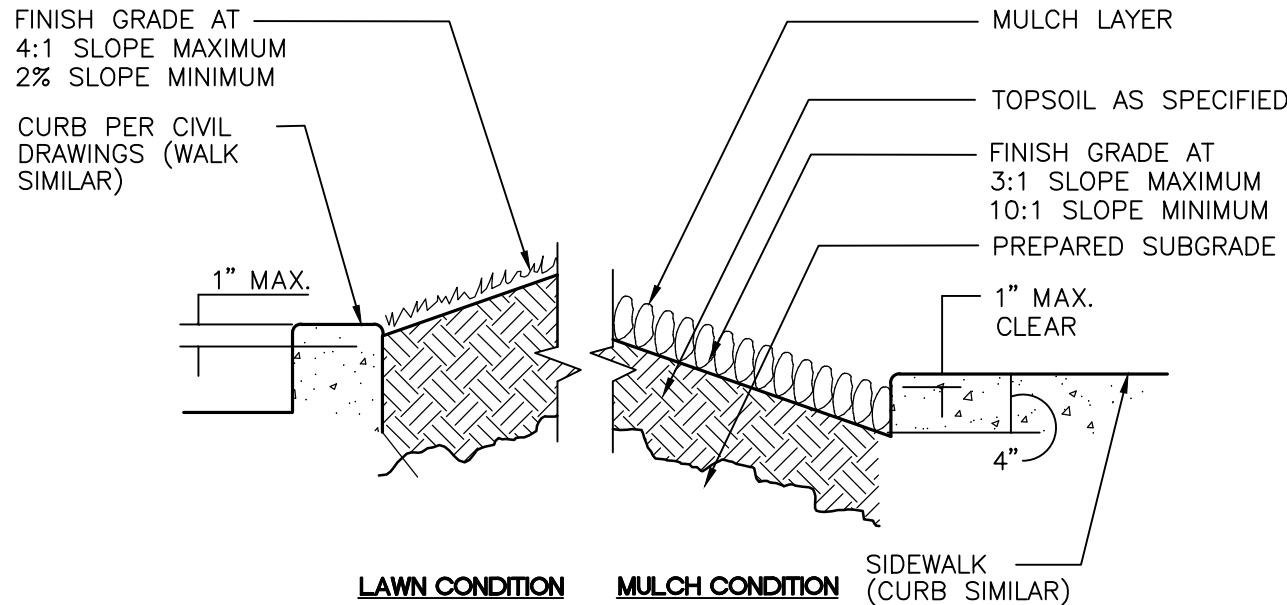
PLANTING MAINTENANCE:

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.



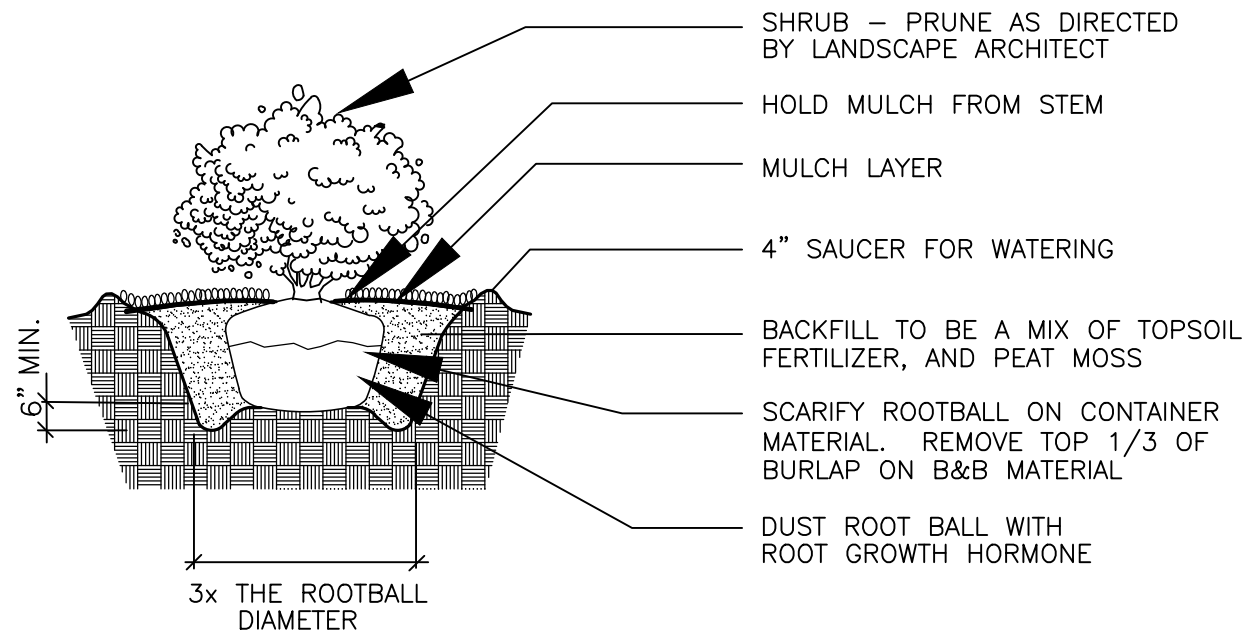
PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



PLANTER SECTION DETAIL

NOT TO SCALE



NOTE:

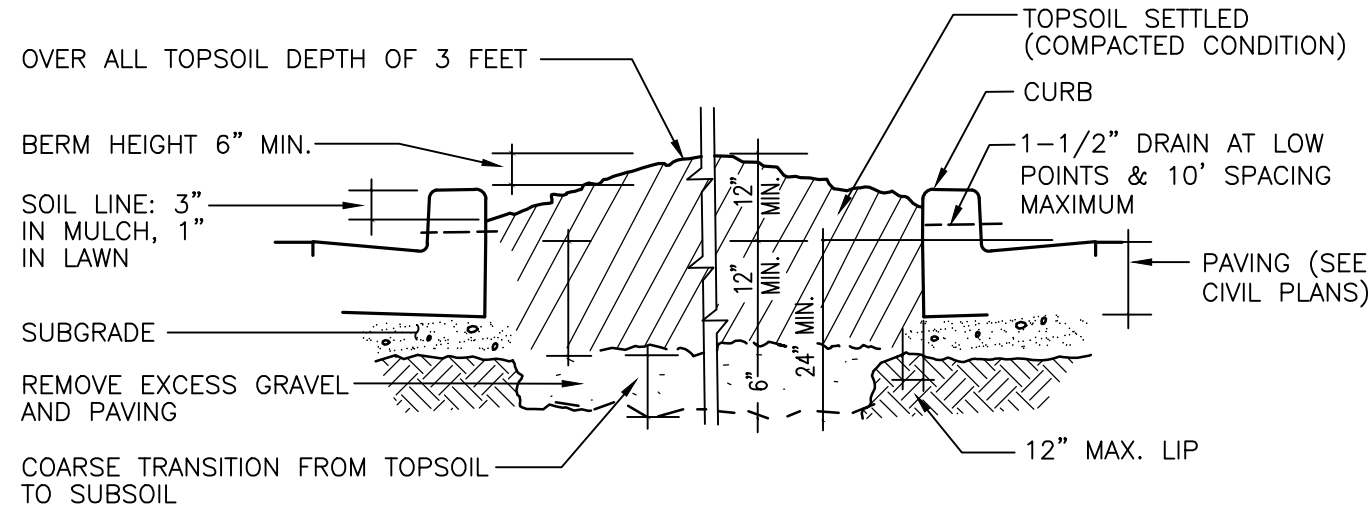
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.

PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

CUT AND REMOVE BURLAP FROM ROOT BALL

SHRUB PLANTING DETAIL

NOT TO SCALE

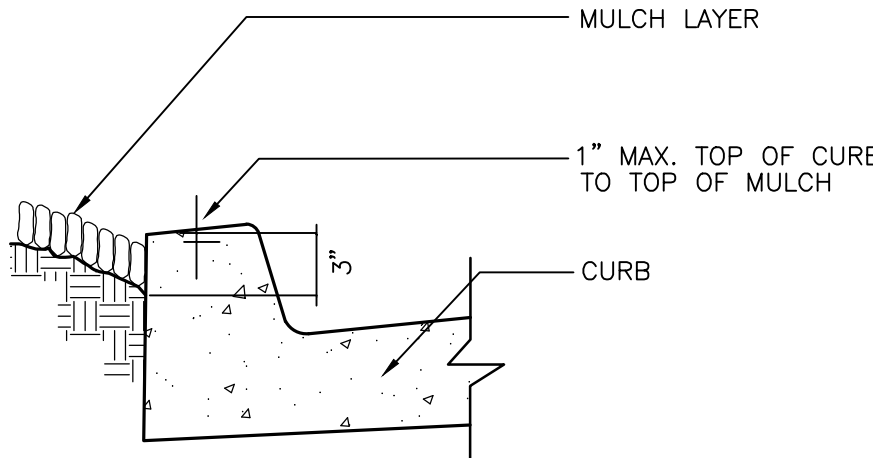


NOTE:
OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE

PARKING LOT PLANTER GRADING DETAIL

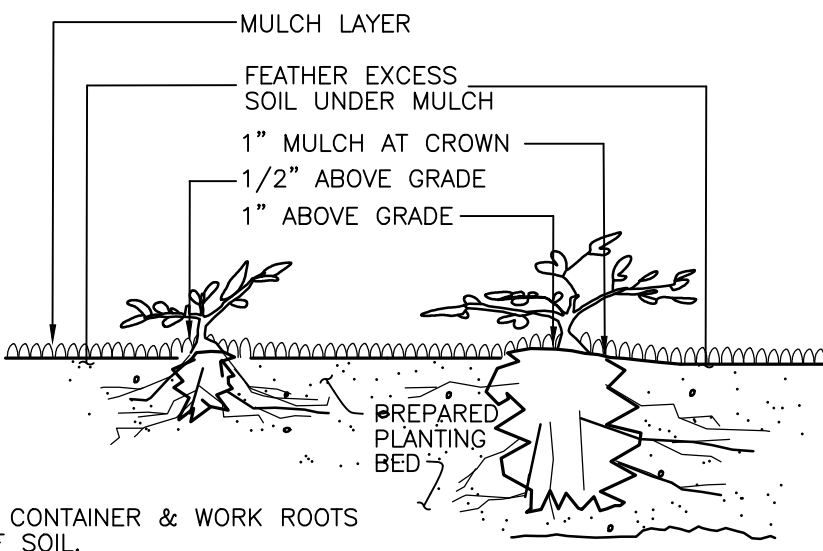
NOT TO SCALE

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



MULCH AT CURB DETAIL

NOT TO SCALE



NOTE:

REMOVE CONTAINER & WORK ROOTS FREE OF SOIL. BACKFILL TO BE SETTLED USING WATER ONLY. SEE PLANT LIST FOR PLANT SPACING

LESS THAN 1 GAL (PLANTED BEFORE MULCH)

1 GAL. CONTAINER and LARGER (PLANTED BEFORE MULCH)

GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY OF DUPONT

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY IN REGARDS TO THEIR ACCURACY OR OMISSIONS.

Revision

Appr.

By

Date

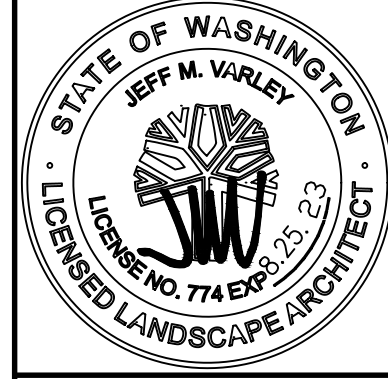
No.

Title:

PRELIMINARY
LANDSCAPE NOTES AND DETAILS
FOR
DUPONT 243

AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

For:



Scale:

Horizontal

N/A

Vertical

N/A

Designed: JCR

Drawn: JCR

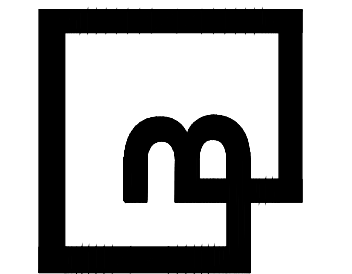
Checked: JMW

Approved: JMW

Date: 11/18/22

PROJECTS

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



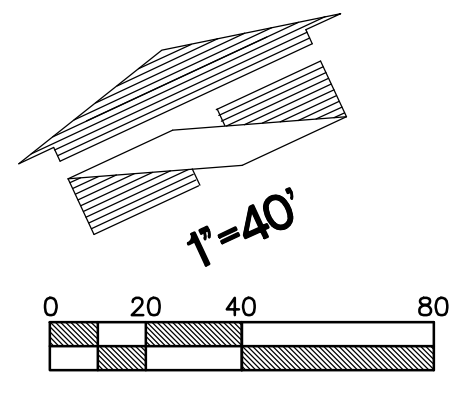
Job Number

18666

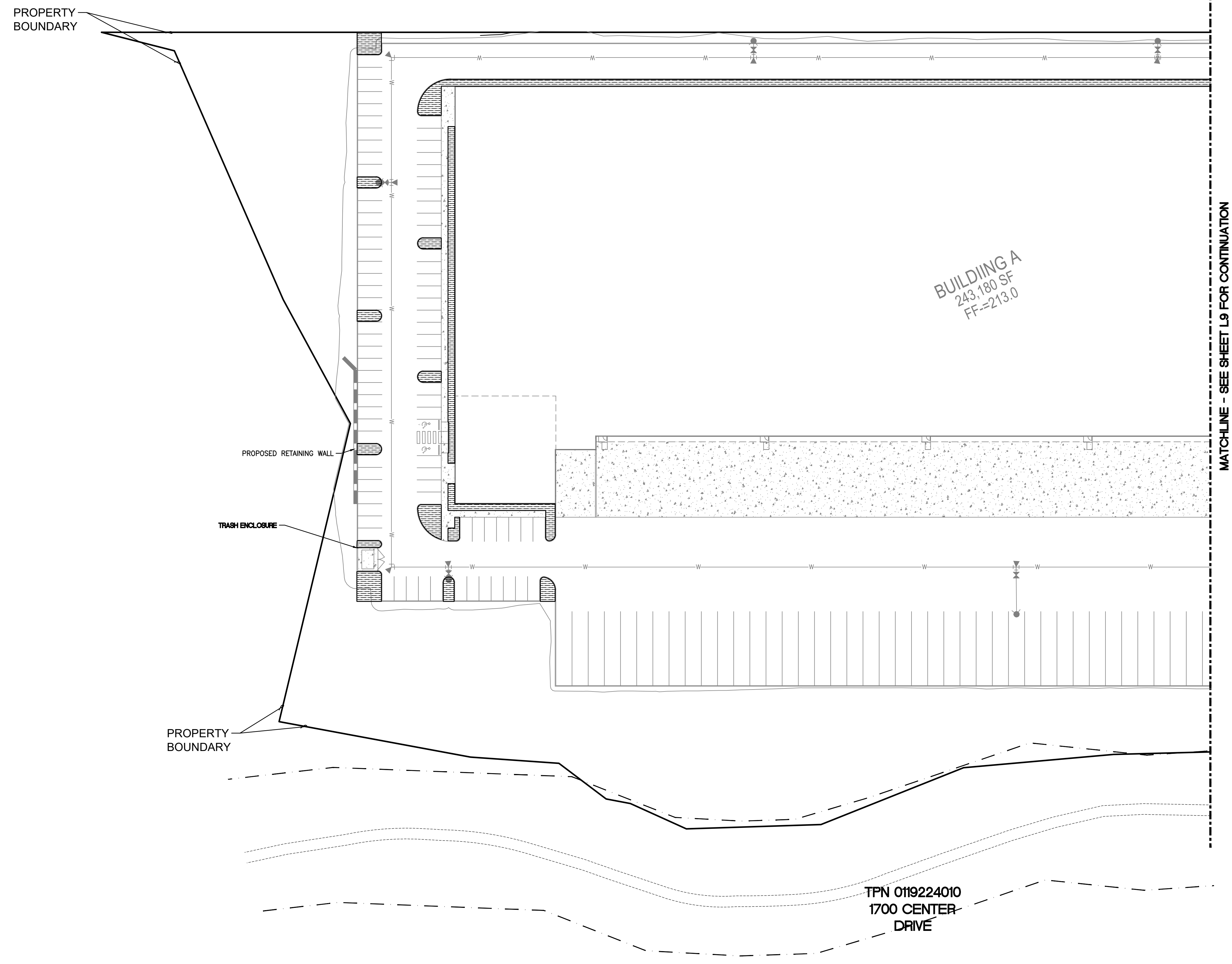
Sheet

L7 of 12

File: P:\B0005\18666\preliminary\18666-pl.dwg Date: 11/17/2022 2:14 PM Scale: 1" = 1'-0"



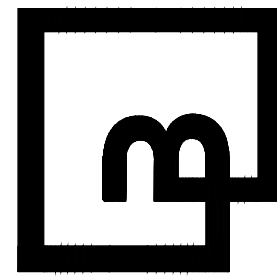

PRELIMINARY IRRIGATION PLAN
FOR
DUPONT 243
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY OF DUPONT

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY IN REGARDS TO THEIR ACCURACY OR OMISSIONS.

Job Number 18666	Sheet L8 of 12	 Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com	 For: AVENUE 55, LLC 601 UNION STREET, SUITE 2930 SEATTLE, WA 98101 (206) 707-9696	Title: PRELIMINARY IRRIGATION PLAN FOR DUPONT 243	Revision				
					No.	Date	By	Ctd.	Appr.
Scale: Horizontal 1"=40' Vertical N/A		Designed: JCR Drawn: JCR Checked: JMV Approved: JMV Date: 11/18/22		Scale: 1"=40'		Ref: -----			

PRELIMINARY IRRIGATION PLAN

FOR DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

BY: CITY OF DUPONT DATE:

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY IN REGARDS TO THEIR ACCURACY OR OMISSIONS.

Revision

Appr.

By

Date

No.

Title:

PRELIMINARY
IRRIGATION PLAN
FOR
DUPONT 243

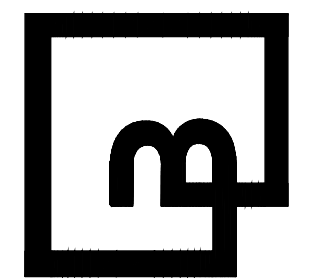
For:
AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696



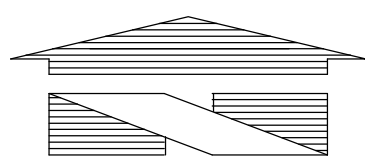
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Vertical N/A

Designed: JCR
Drawn: JCR
Checked: JMV
Approved: JMV
Date: 11/18/22

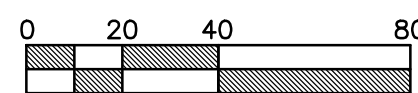
Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number
18666
Sheet
L9 of 12



1"=40'



MATCH LINE - SEE SHEET L8 FOR CONTINUATION

TRASH ENCLOSURE

EXISTING PAVED TRAIL

PROPOSED
SEQUALITCHEW
TRAIL CONNECTION

EXISTING SLOPE

PROPERTY
BOUNDARY

PROPOSED 8'
SEQUALITCHEW CREEK TRAIL

TPN 0119224010
1700 CENTER
DRIVE

BUILDING B
25,200 SF
FF=213.0

30' TRAIL CONSTRUCTION
EASEMENT PER REC. NO. 201009301052

15' TRAIL EASEMENT
PER REC. NO. 201009301052 (24)

17.5' TRAIL CONST.
EASEMENT PER REC. NO. 201009301052 (24)

CENTERLINE 15' TRAIL EASEMENT
AND TRAIL CONSTRUCTION
EASEMENT PER 201009301052 (24)

EX. LANDMARK OREGON
WHITE OAK TO BE REMOVED
17.5' TRAIL CONST.
EASEMENT PER REC. NO. 201009301052 (24)

15' TRAIL EASEMENT
PER REC. NO. 201009301052 (24)

PROPOSED LOCATION OF
HISTORICAL MARKER
2.0'W X3.0'L X 2.5'H
W/ COMMEMORATIVE
PLAQUE

TPOB TRAIL ESMT (24)
PER 201009301052

PROPERTY
BOUNDARY

NOT A PART
THIS PORTION TO BE DEVELOPED UNDER A
SEPARATE LAND USE APPLICATION AND PERMITS

EDGE OF FUTURE
ROW

SEQUALITCHEW ROAD

60' ACCESS
EASEMENT PER
REC. NO. 200911

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

SPRINKLER HEADS:

HUNTER MP ROTATOR WITH PRO-SPRAY POP-UP BODY AND CV DRAIN CHECK VALVE, 4" LAWN, 6" SHRUB

SYMBOL	NOZZLE	PSI	GPM	RADIUS
	HUNTER-6Q and 6H H, Q SERIES	30	0.98, 0.51	6'
	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	8'
	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	10'
	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	12'
	HUNTER-2000 13-21 F, TQ, TT, H, Q SERIES	30	1.29, 0.95, 0.74, 0.63, 0.33	15'
	HUNTER ESS15, SS530 SERIES	35	1.41, 0.65	5'x30' 5'x15'
	HUNTER-3000 22-30 F, TQ, TT, H, Q SERIES	35	2.88, 2.19, 1.68, 1.44, 0.69	0.43 22'

● SPRAY IRRIGATION: HUNTER ICV 101/151G REMOTE CONTROL VALVE, IN VALVE BOX, ONE VALVE PER BOX MAXIMUM 2 VALVES PER BOX

⊗ 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

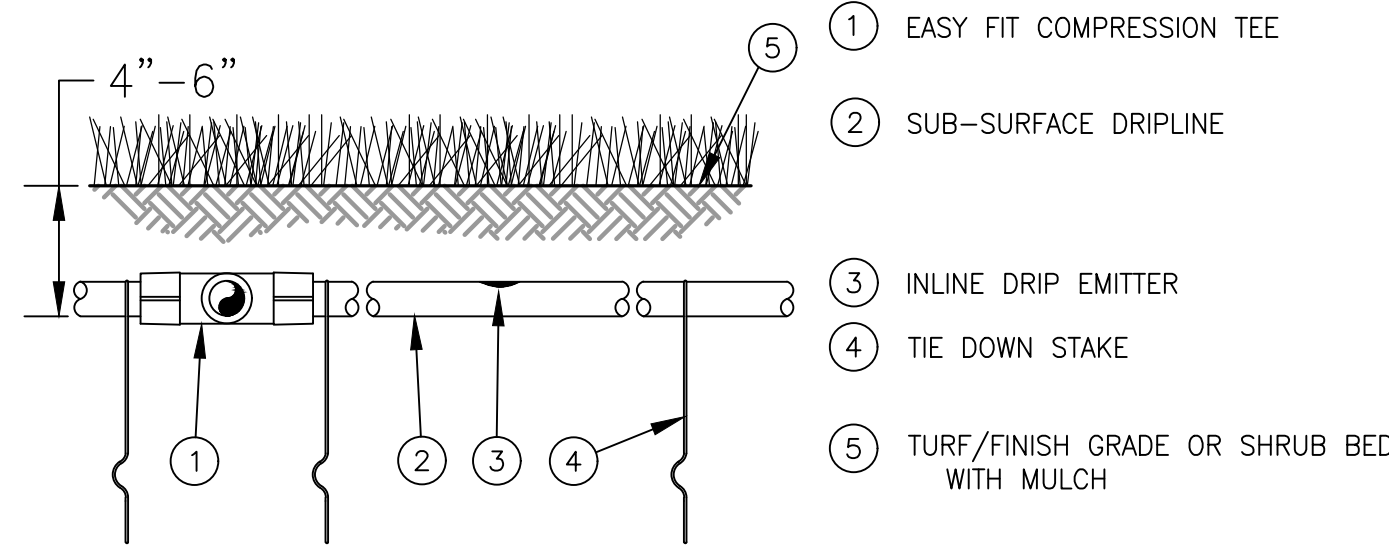
===== LATERAL - SCH 40 PVC (12" COVER); SIZE PER PLAN, 3/4" SIZE MINIMUM

===== 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.)



NOTES:

1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

DRIPLINE BURIAL

NOT TO SCALE

IRRIGATION NOTES AND DETAILS

FOR
DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

LANDSCAPE IRRIGATION NOTES

1. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:

- A) 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.
- B) 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.
- C) 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.
- D) INSTALLATION OF SLEEVING.

2. 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.

3. COORDINATE IRRIGATION INSTALLATION WITH GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, LANDSCAPE CONTRACTOR, OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT.

4. LANDSCAPE CONTRACTOR TO TEST AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK. PROVIDE LANDSCAPE ARCHITECT WITH WRITTEN PSI RESULTS.

5. ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS.

6. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, FEES, AND REQUIRED CITY INSPECTIONS.

7. SUBMITTALS:

- A) SUBMIT EACH ITEM LISTED BELOW FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
- B) PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
- C) CONTROL WIRING PATH DIAGRAM.
- D) "AS-BUILT" DRAWINGS.
- E) OPERATION AND MAINTENANCE MANUALS.

8. 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. DIMENSION FORM TWO (2) PERMANENT POINTS OF REFERENCE, BUILDING CORNERS, WALKS, OR ROAD INTERSECTIONS, ETC., THE LOCATION OF THE FOLLOWING:

- A) CONNECTION TO WATER LINES (P.O.C.).
- B) CONNECTIONS TO ELECTRICAL POWER.
- C) GATE VALVE, QUICK COUPLERS, AND REMOTE CONTROL VALVE.
- D) ROUTING OF MAINLINE (DIMENSION MAXIMUM 100' ALONG ROUTING).
- E) ROUTING OF CONTROL WIRING.
- F) OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT.

9. PREPARE AND PROVIDE PRIOR TO COMPLETION OF CONSTRUCTION, A THREE RING BINDER CONTAINING THE FOLLOWING INFORMATION:

- A) 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.
- B) CATALOG AND PARTS SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT.
- C) GUARANTEE STATEMENT.
- D) COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT.
- E) CONSTRUCTION DETAILS FROM THE PROJECT.
- F) COMPLETE TROUBLE-SHOOTING GUIDE TO COMMON IRRIGATION PROBLEMS.
- G) WINTERIZATION AND SPRING START-UP PROCEDURES.
- H) CHART OF APPROXIMATE WATERING TIMES FOR SPRING, SUMMER, AND FALL.
- I) A COPY OF THE "AS-BUILT" DRAWINGS AND CONTROLLER CHART.

10. 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.

11. 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.

12. 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.

13. FAMILIARIZE OWNERS FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS.

14. SPRINKLERS ON RISERS WILL NOT BE ALLOWED UNLESS NOTED ON PLANS.

15. RADIUS REDUCTION TO BE MADE BY USE OF PRESSURE ADJUSTMENT, SCREENS, AND/OR ALTERED 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.

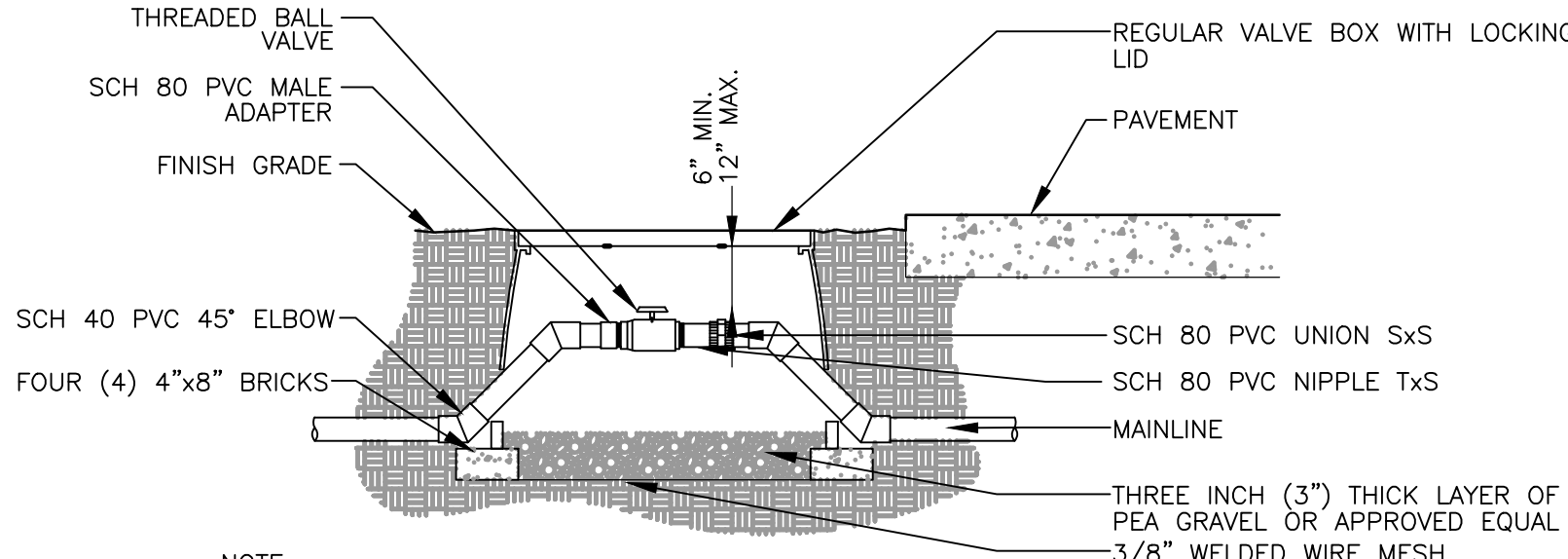
16. ALL CONTROL WIRE SPLICES TO BE MADE AT VALVE BOXES WITH WATER TIGHT ELECTRICAL SPLICES, 3M, SCOTT'S LOCK SEAL TACK 3576-78, OR EQUIVALENT.

17. 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.

18. ALL ELECTRICAL EQUIPMENT TO BE U.L. TESTED AND APPROVED, AND BEAR THE U.L. LABEL.

19. 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.

20. 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

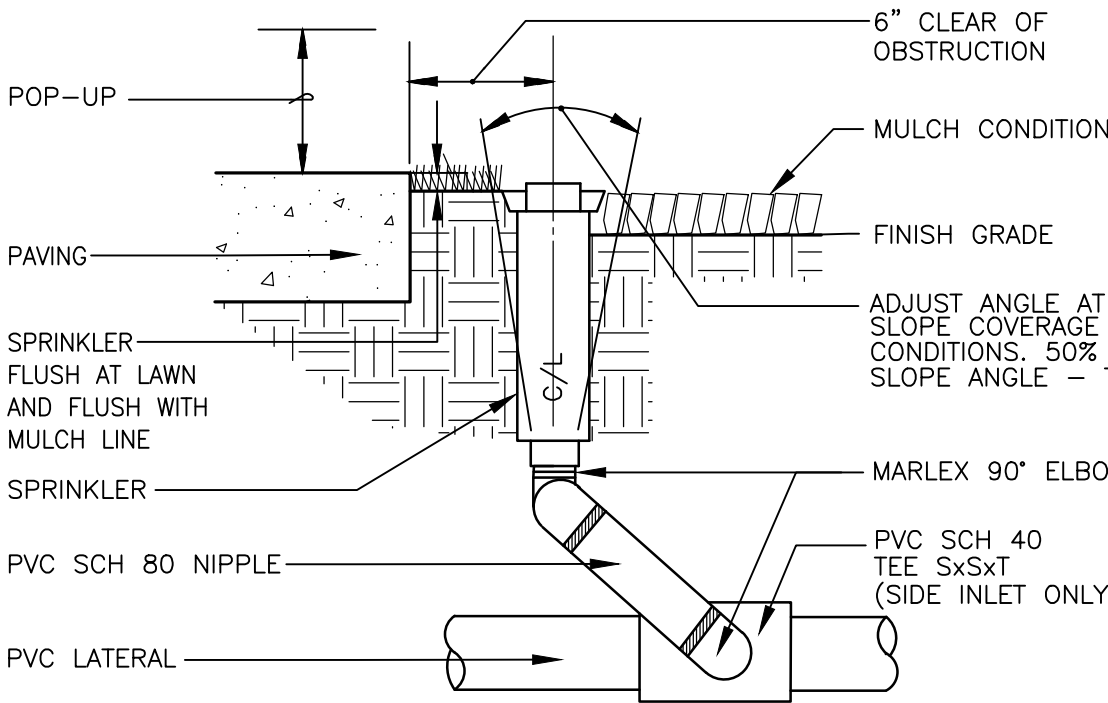


NOTE:

1. LOCATE VALVE BOXES IN PLANTING AREAS.
2. WRAP VALVE BOX WITH A MINIMUM OF 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL THREADED CONNECTIONS TO BE MADE USING TEFLON TAPE.
4. ALL CHANGES IN ELEVATION SHALL BE MADE USING SCH 40 PVC 45° ELBOWS.

BALL VALVE DETAIL

NOT TO SCALE

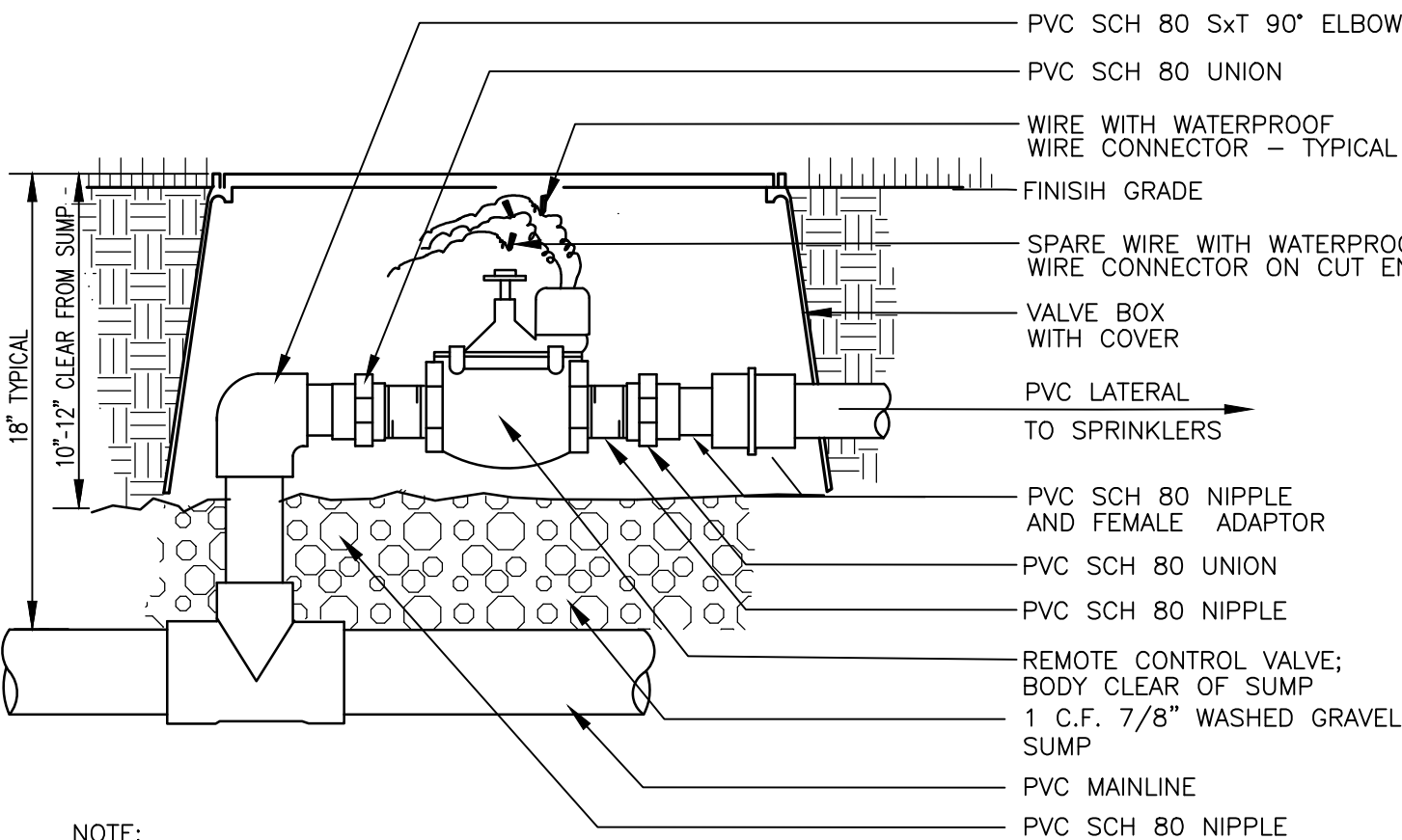


NOTE:

MANUFACTURER'S LIMITS PREVAIL FOR INSTALLATION AND ADJUSTMENTS.
PROVIDE SWING JOINT RISERS AT WALKS AND CURBS. 24" FLEXIBLE RISERS ACCEPTABLE ELSEWHERE.

POP-UP RISER ASSEMBLY

NOT TO SCALE



NOTE:

ONE VALVE PER BOX. PROVIDE EXTRA COILS (18") OF EACH WIRE IN VALVE BOX. COMPACT SOIL AROUND VALVE BOX. USE TEFLON OR FLOWABLE SEALANT IN ALL THREADED FITTINGS, PER MANUFACTURES SPEC'S.

REMOTE CONTROL VALVE ASSEMBLY

NOT TO SCALE

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY OF DUPONT

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY IN REGARDS TO THEIR ACCURACY OR OMISSIONS.

Revision

Appr.

By

Date

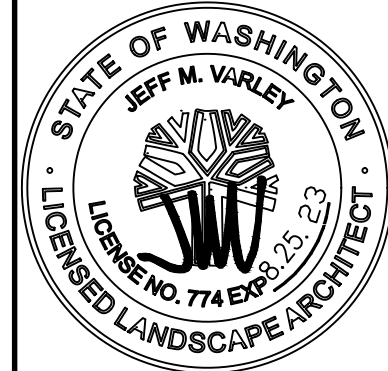
No.

Title:

PRELIMINARY
IRRIGATION NOTES AND DETAILS
FOR
DUPONT 243

AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

For:



Scale:

Horizontal
N/A

Vertical
N/A

Designed

Drawn

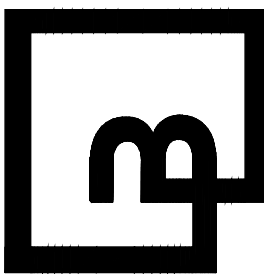
Checked

Approved

Date

11/18/22
ROBERTS

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



Job Number

18666

Sheet

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IRRIGATION DETAILS

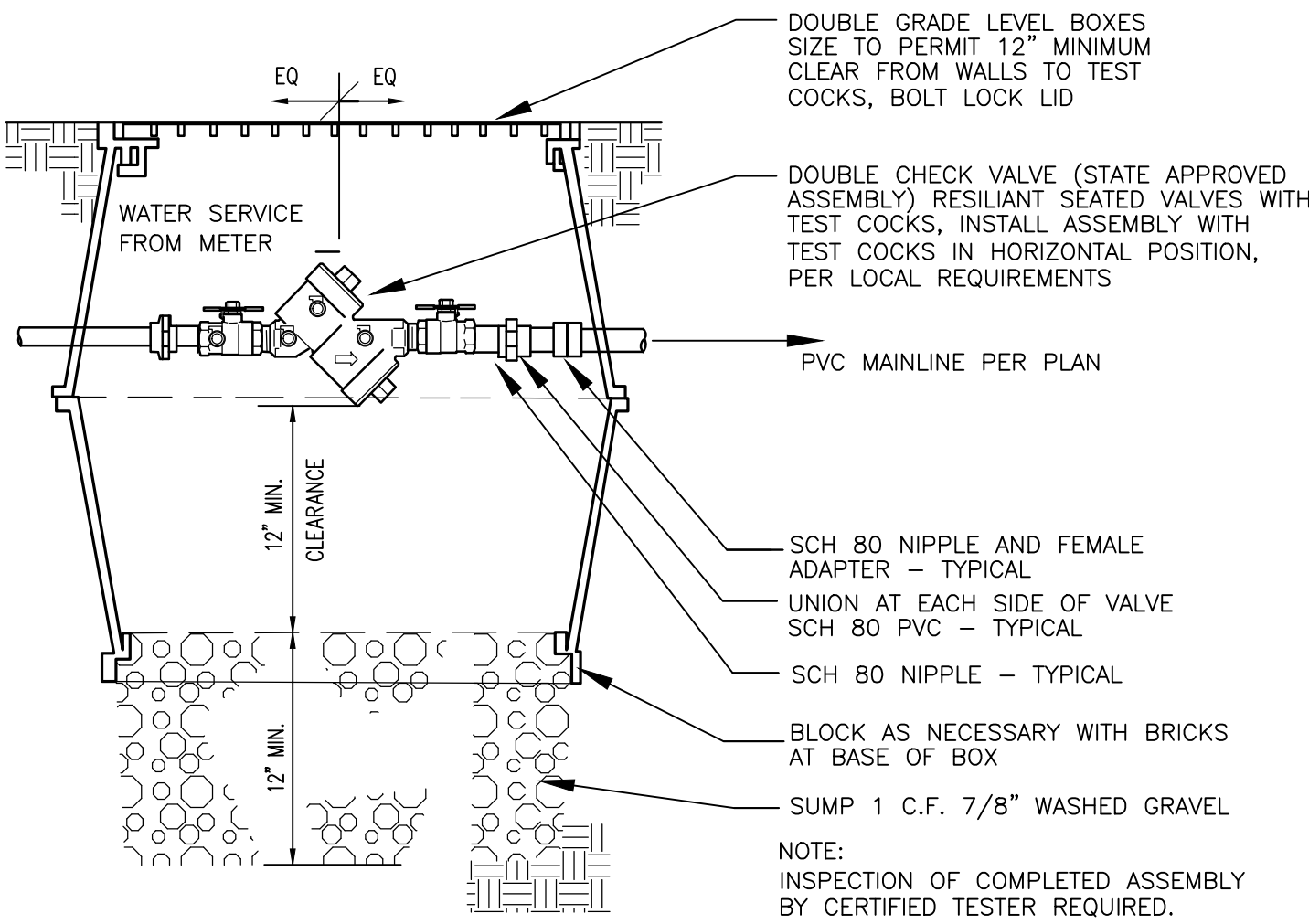
FOR DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

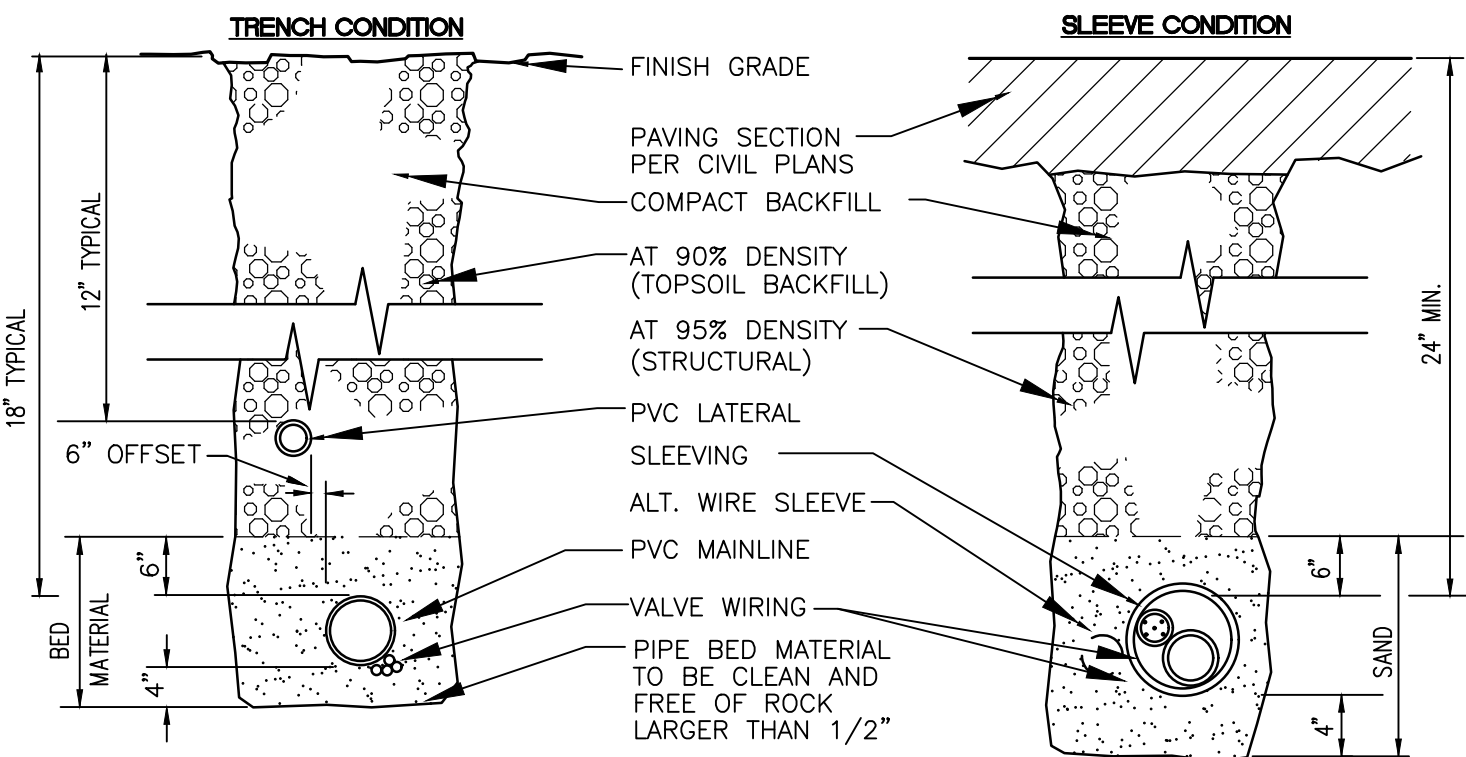
BY: CITY OF DUPONT DATE:

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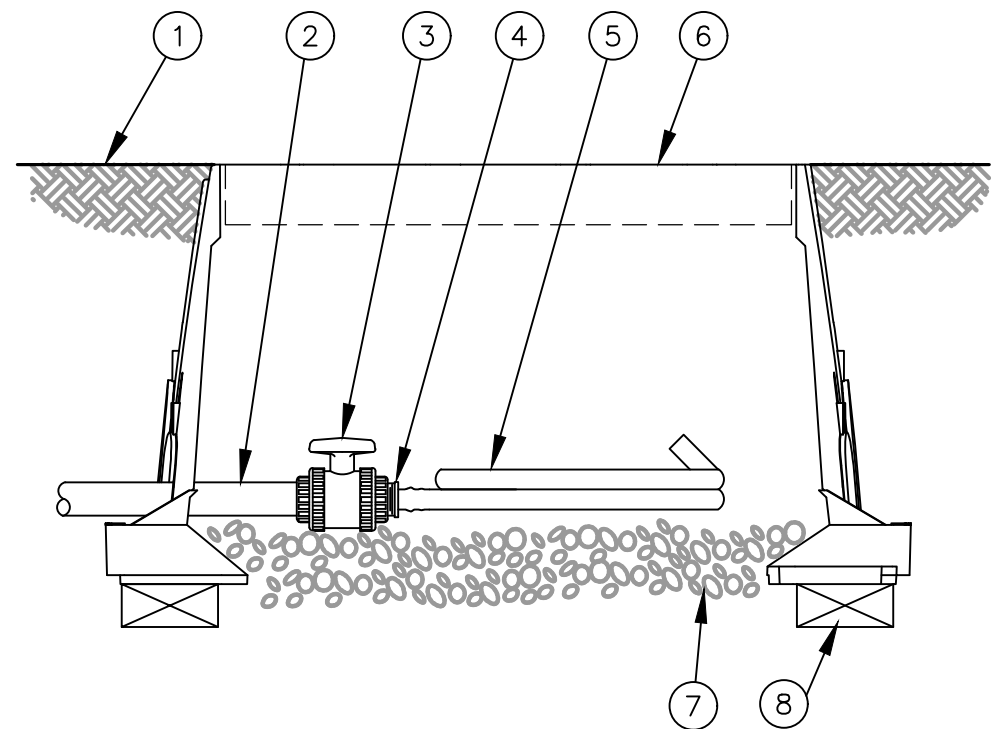
CHECK VALVE ASSEMBLY DETAIL

NOT TO SCALE



SLEEVE/TRENCHING DETAIL

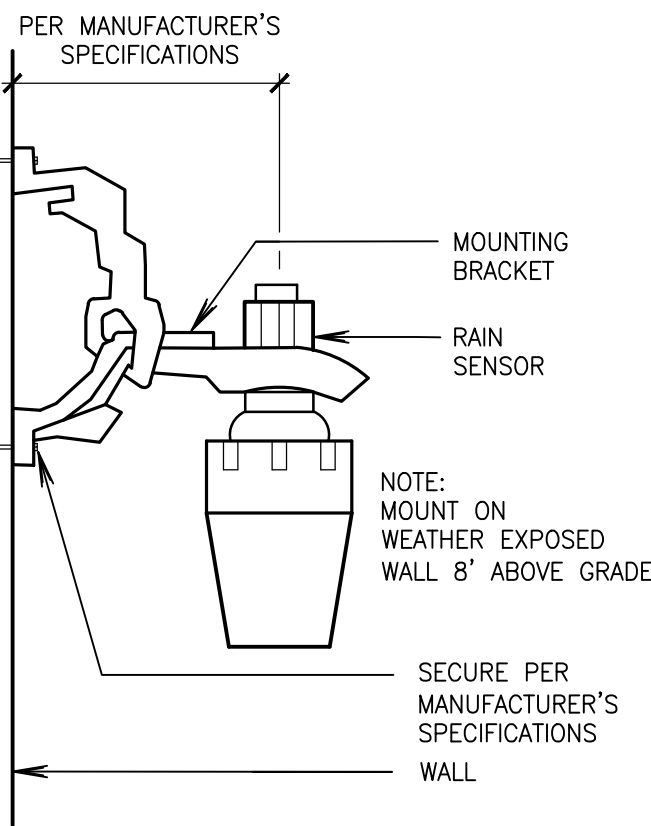
NOT TO SCALE



- 1 FINISH GRADE
- 2 PVC DRIP MANIFOLD PIPE
- 3 PVC 1" X 3/4" TRUE UNION BALL VALVE
- 4 EASY FIT MALE X BARB ADAPTER
- 5 SUB-SURFACE DRIPLINE:
- 6 12-INCH VALVE BOX WITH COVER
- 7 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 8 BRICK (1 OF 2)

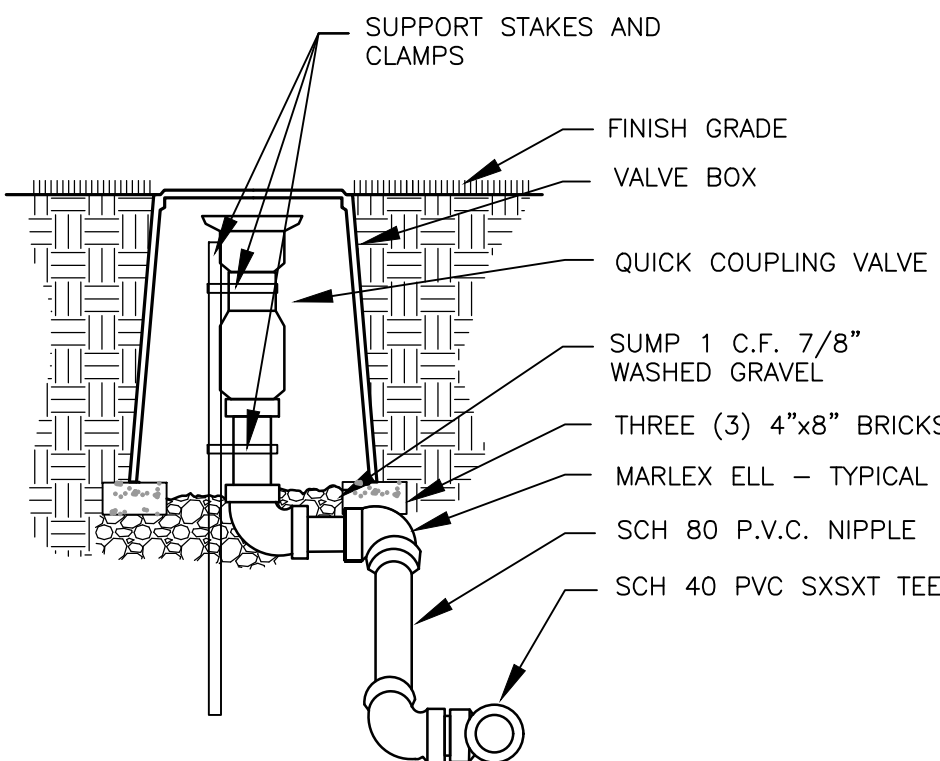
FLUSH POINT WITH BALL VALVE

NOT TO SCALE



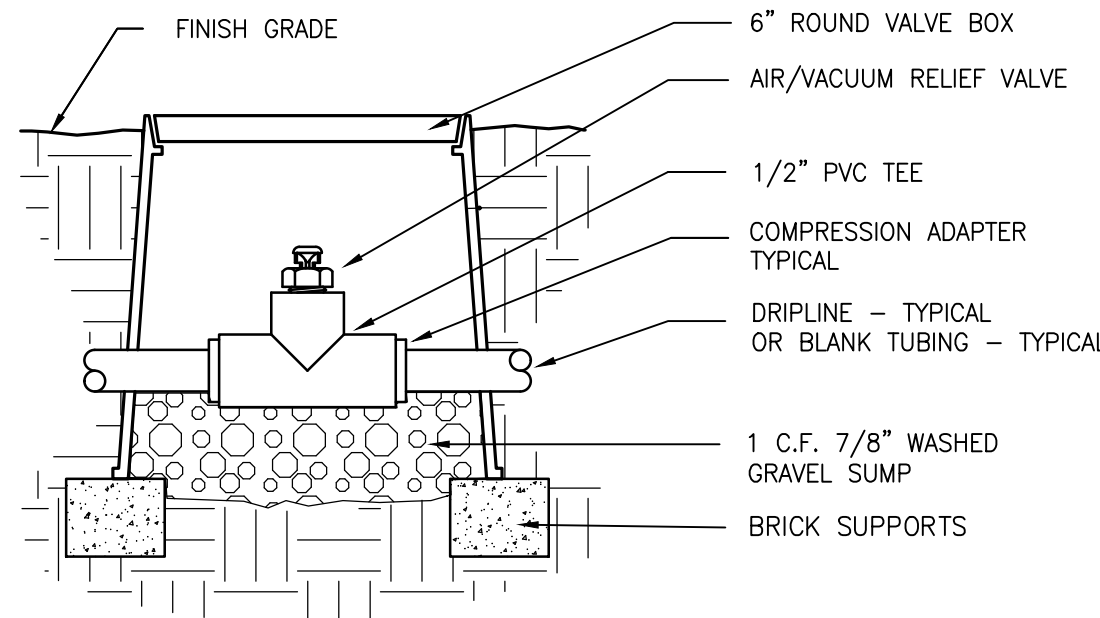
RAIN SENSOR DETAIL

NOT TO SCALE



QUICK COUPLING VALVE DETAIL

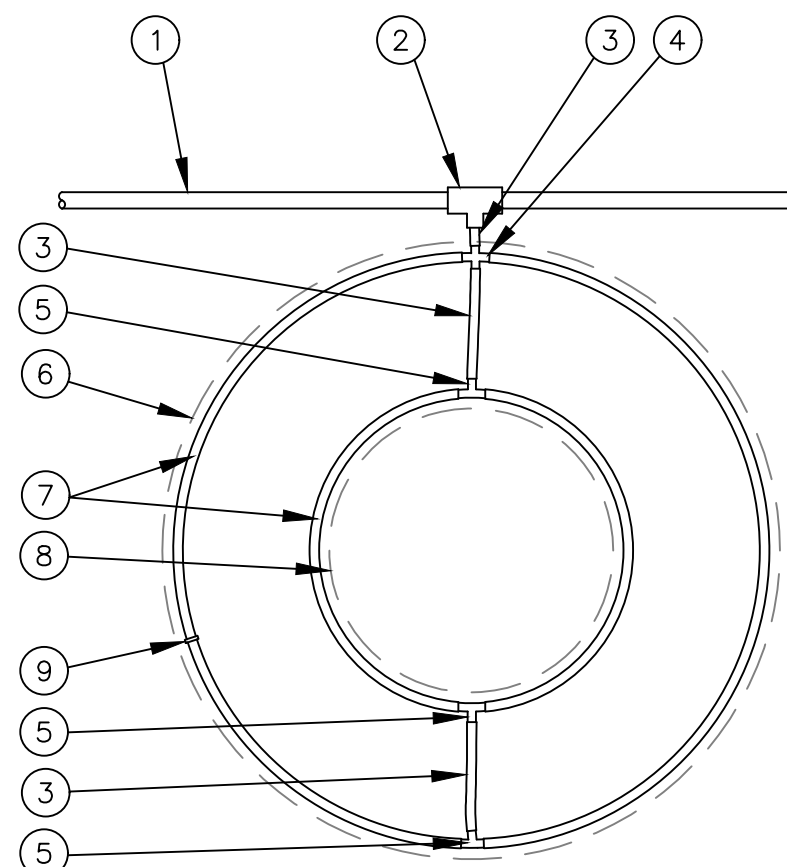
NOT TO SCALE



NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.
FOR USE ON ZONES OF 7 GPM OR LESS ONLY (PLUMBED TO TUBING).

1/2" AIR/VACUUM RELIEF VALVE DETAIL

NOT TO SCALE



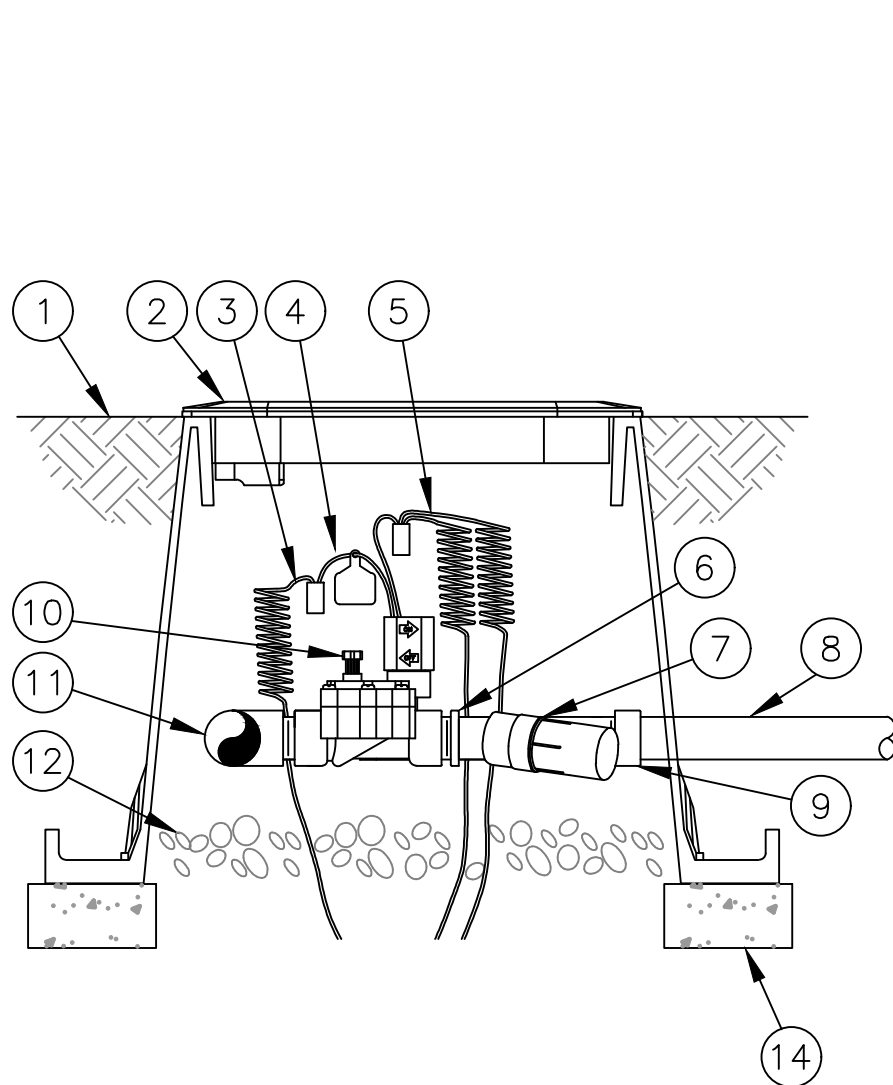
- 1 PVC DRIP MANIFOLD PIPE
- 2 PVC SCH 40 TEE OR EL
- 3 BLANK TUBING
- 4 BARB CROSS INSERT FITTING
- 5 BARB TEE INSERT FITTING
- 6 PROJECTED CANOPY LINE OF TREE
- 7 SUB-SURFACE DRIPLINE: SEE IRRIGATION SCHEDULE
- 8 PLACE AS SHOWN (LENGTH AS REQUIRED) ROOT BALL
- 9 TIE DOWN STAKE: QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:

1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE MANUFACTURER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

DRIPLINE AROUND TREE

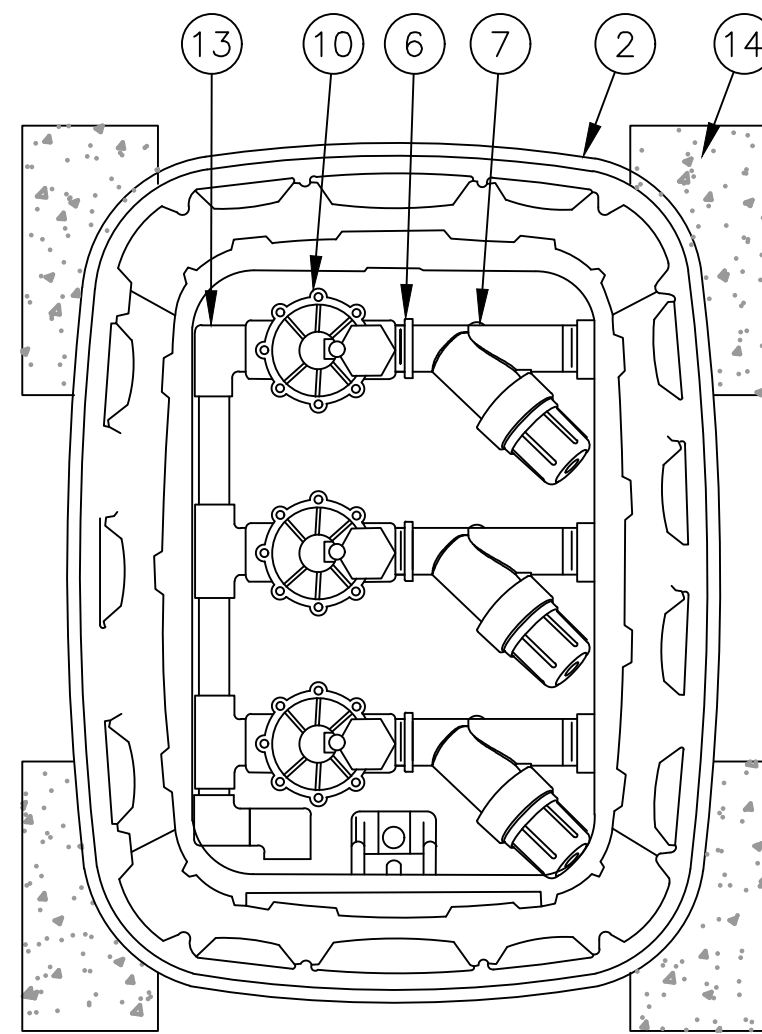
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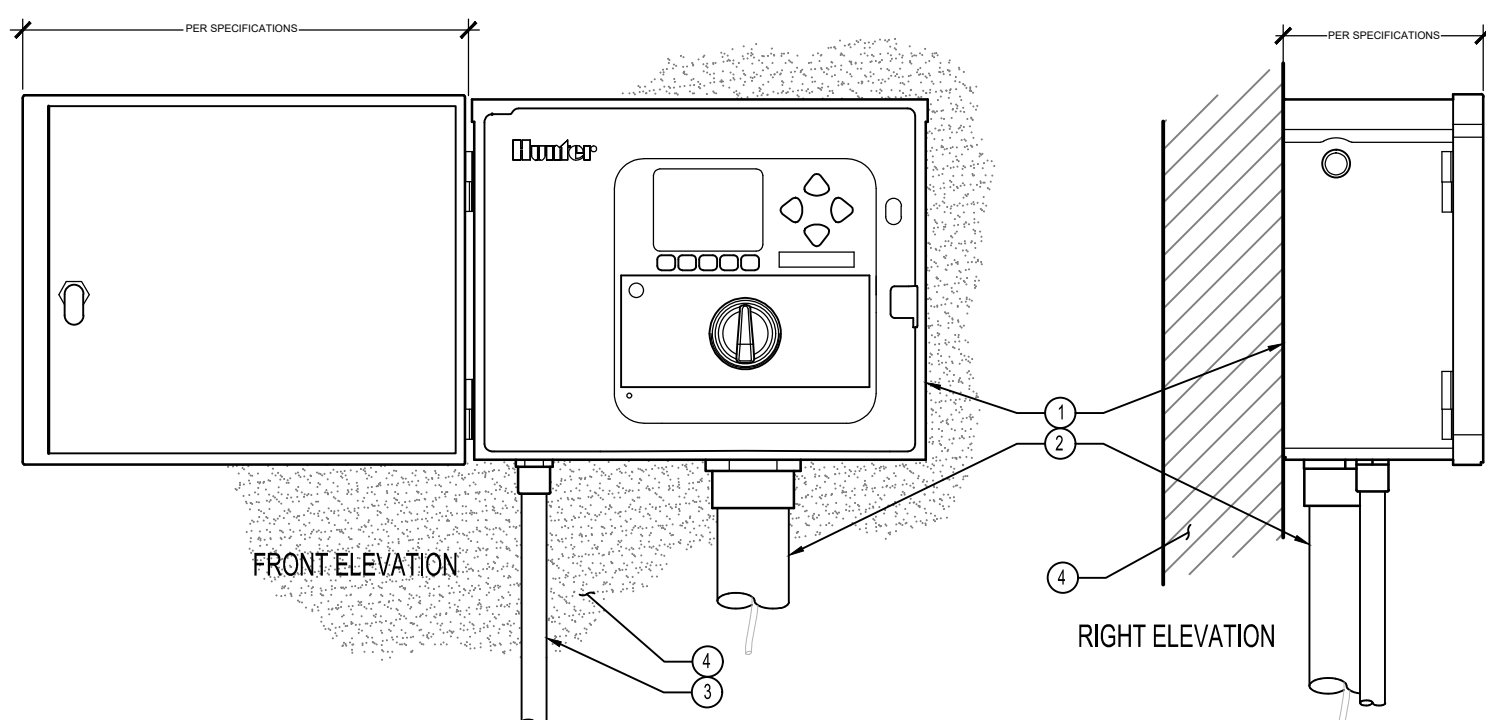
SIDE VIEW

DRIP IRRIGATION VALVE

NOT TO SCALE



TOP VIEW



IRRIGATION CONTROLLER, WALL MOUNT

NOT TO SCALE

LEGEND:

- 1 IRRIGATION CONTROLLER (ACC) PER PLAN
- 2 IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- 3 ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- 4 ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL
CONTROLLER SHALL BE HARD-WIRED TO GROUND
115 VAC POWER SOURCE

PRELIMINARY
IRRIGATION DETAILS
FOR
DUPONT 243

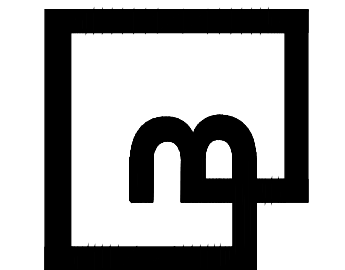
AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

For:



Scale: Horizontal N/A Vertical N/A
Designed: JCR
Drawn: JCR
Checked: JMV
Approved: JMV
Date: 11/18/22

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



Job Number
18666
Sheet
L11 of 12

IRRIGATION DETAILS

FOR DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY OF DUPONT

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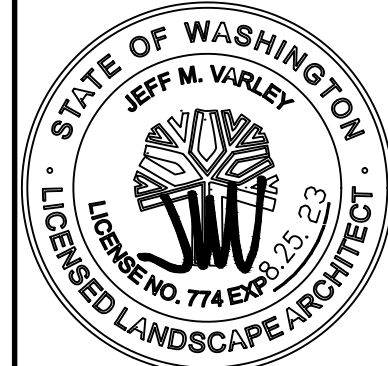
Revision

PRELIMINARY
IRRIGATION DETAILS
FOR
DUPONT 243

Title:

AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

For:



Scale:

Horizontal

N/A

Vertical

N/A

Designed: JCR

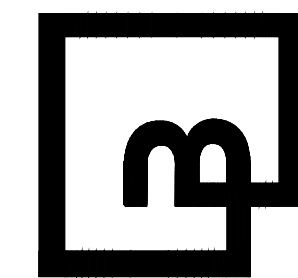
Drawn: JCR

Checked: JMW

Approved: JMW

Date: 11/18/22

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

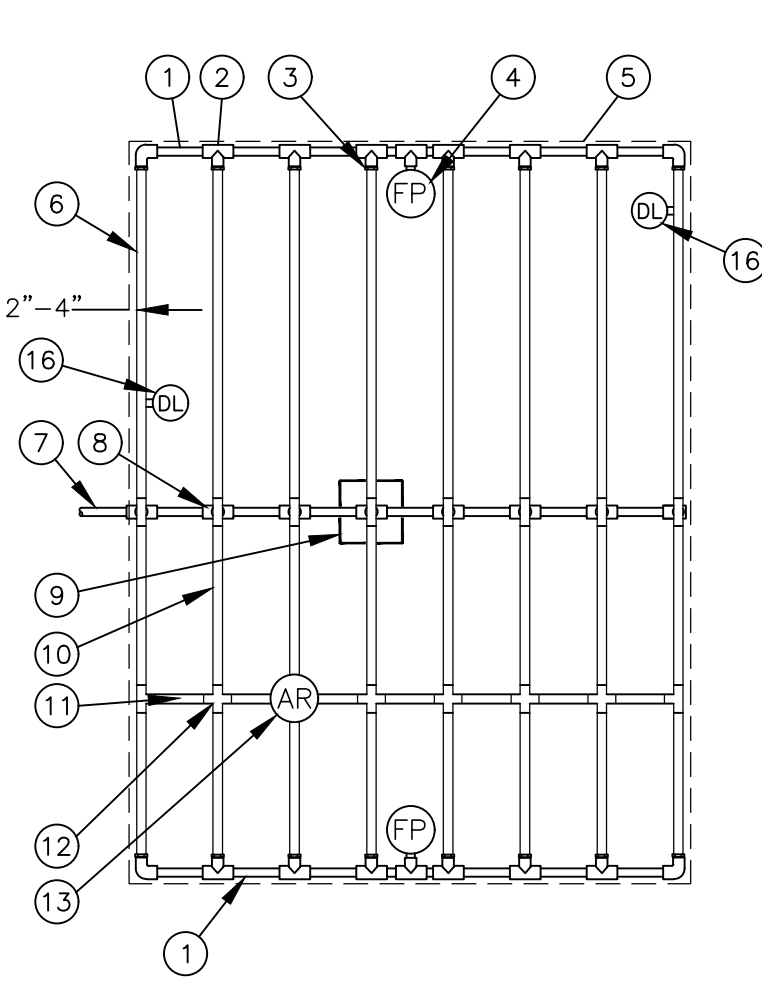


Job Number
18666

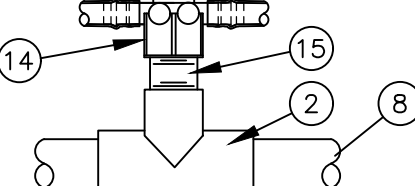
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File: P:\180065\18666\preliminary\18666-pl.dwg Date: 11/17/2022 2:14 PM Scale: 1"=10'



- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 BARB X MALE FITTING
- 4 FLUSH POINT (TYPICAL) SEE DETAIL
- 5 PERIMETER OF AREA
- 6 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 7 PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 8 PVC SUPPLY MANIFOLD
- 9 CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL) - SEE INSET A



NOTES:

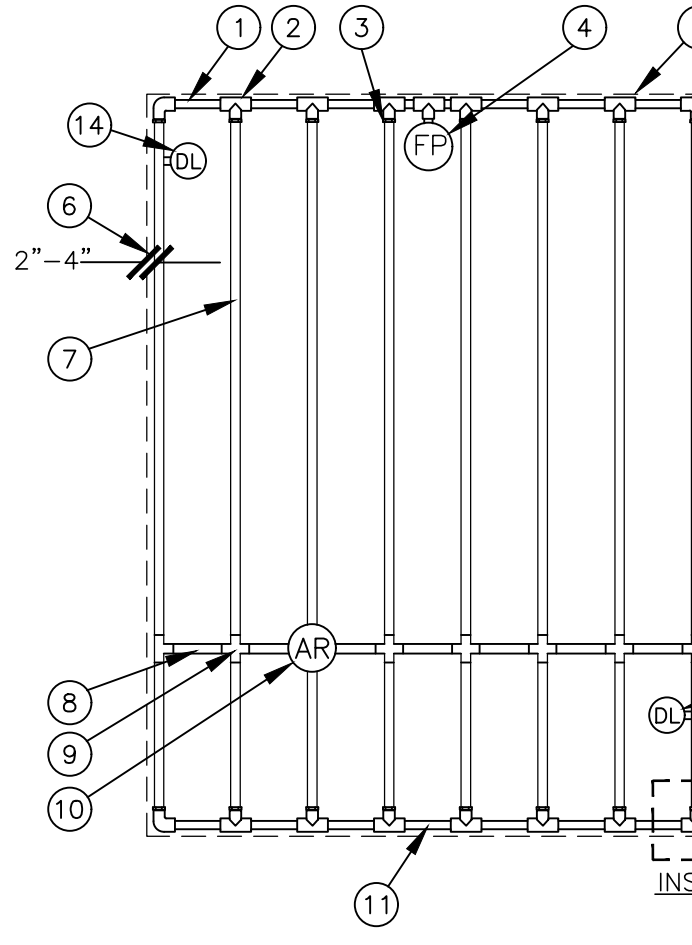
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE IRRIGATION SCHEDULE FOR SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

- 10 SUB-SURFACE DRIPLINE
- 11 BLANK TUBING
- 12 BARB X BARB INSERT TEE OR CROSS:
- 13 1/2" AIR RELIEF VALVE
- 14 BARB X FEMALE FITTING:
- 15 3/4" PVC NIPPLE, LENGTH AS NECESSARY
- 16 DRIPLINE INDICATOR. SEE DETAIL FOR ADDITIONAL INFORMATION

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)
15	273	165	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	596	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

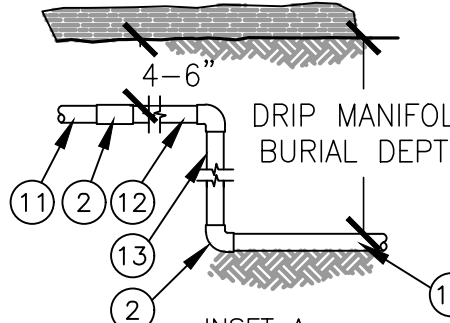
DRIPLINE CENTER FEED LAYOUT

NOT TO SCALE



NOTES:

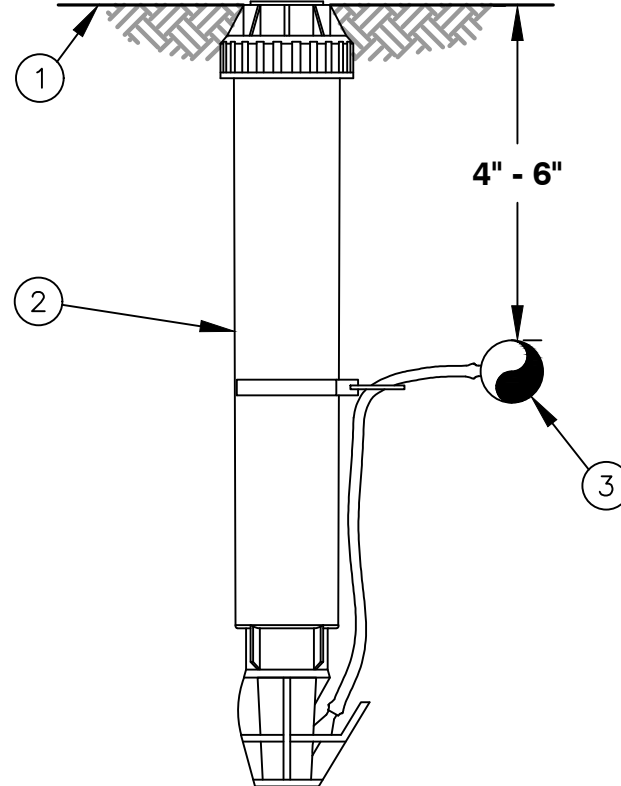
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
- AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
- WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



DRIPLINE END FEED LAYOUT

NOT TO SCALE

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)
15	273	165	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	596	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

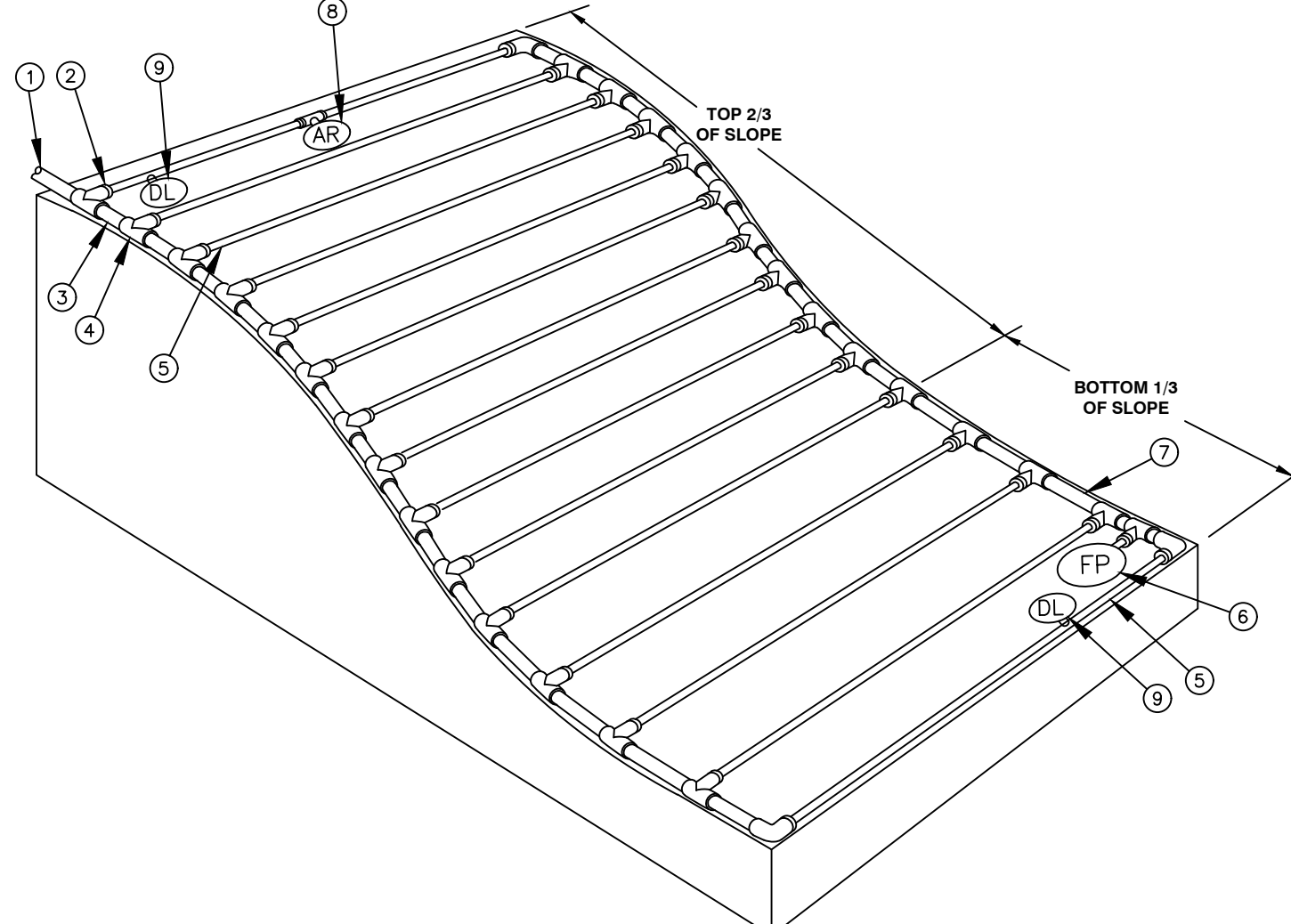


NOTE:

1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

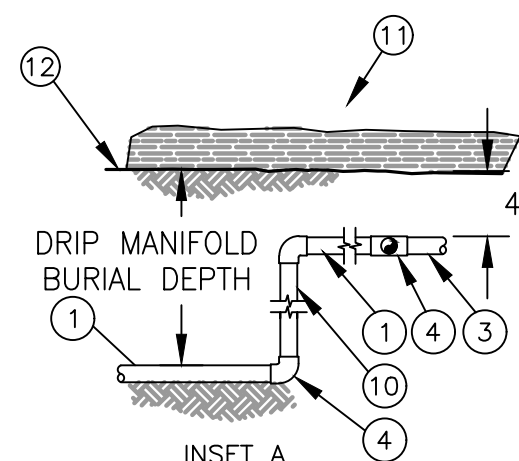
DRIP IRRIGATION DRIPLINE INDICATOR

NOT TO SCALE



NOTES:

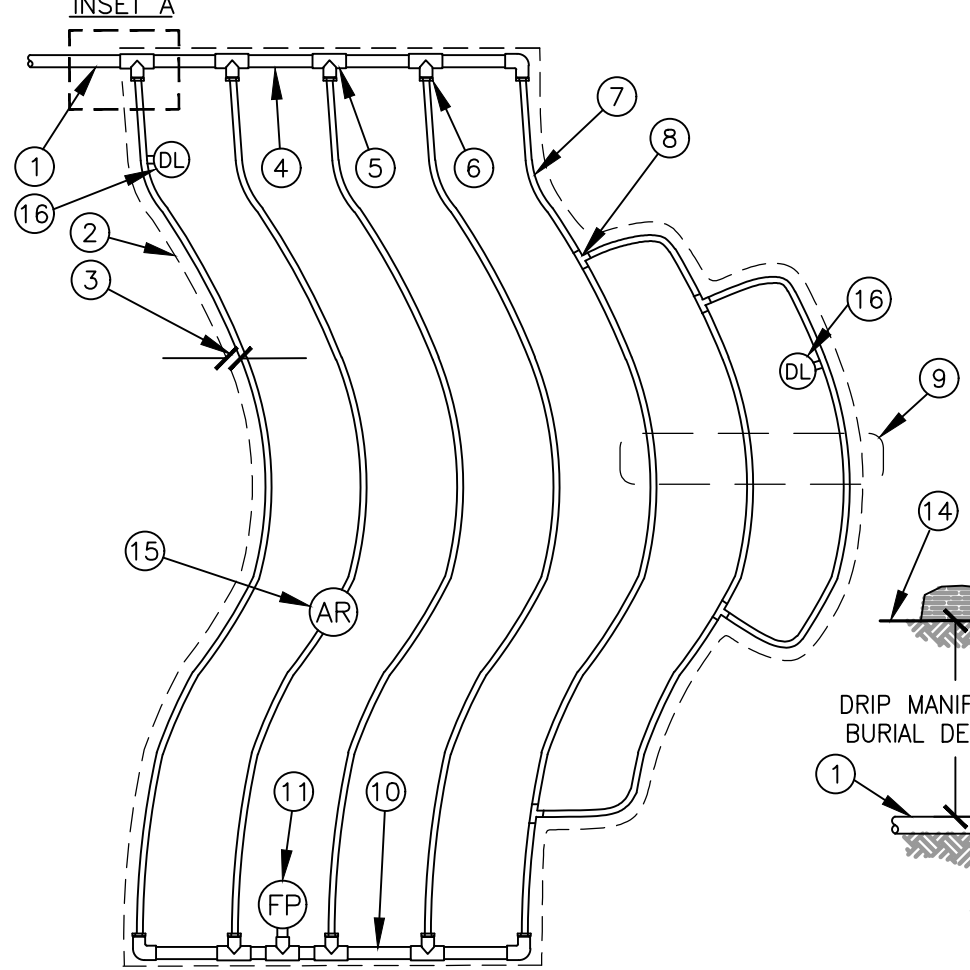
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE MANUFACTURER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
- WHEN ELEVATION CHANGE EXCEEDS 8 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
- INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
- WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



- 1 PVC DRIPLINE MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 2 BARB X MALE FITTING
- 3 PVC SUPPLY HEADER
- 4 PVC SCH 40 TEE OR EL (TYPICAL)
- 5 SUB-SURFACE DRIPLINE: SEE IRRIGATION SCHEDULE
- 6 FLUSH POINT: SEE DETAIL
- 7 PVC FLUSH HEADER
- 8 1/2" AIR RELIEF VALVE: RSEE DETAIL
- 9 DRIPLINE INDICATOR. SEE DETAIL FOR ADDITIONAL INFORMATION
- 10 PVC RISER PIPE
- 11 TURF OR MULCH
- 12 FINISH GRADE

DRIPLINE SLOPED LAYOUT

NOT TO SCALE



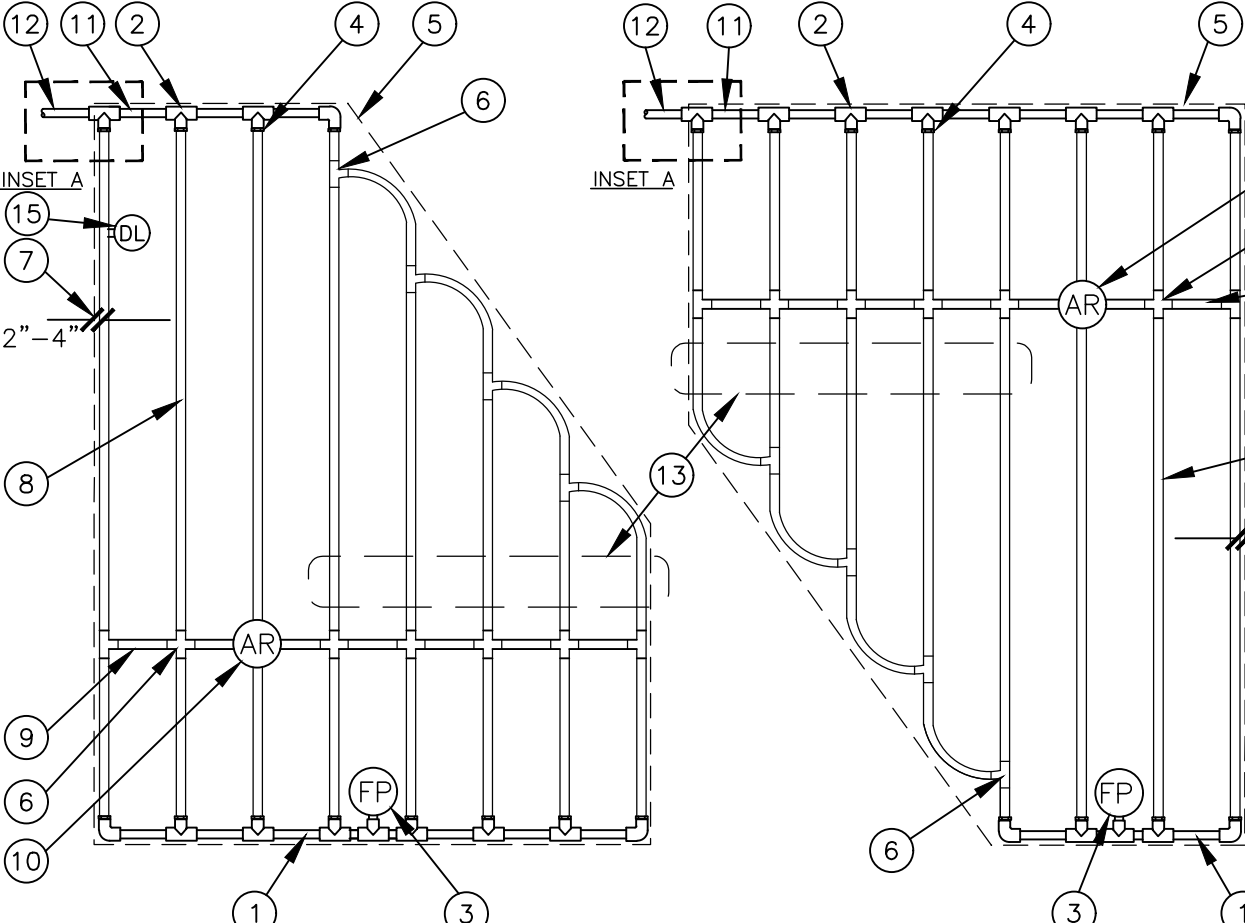
NOTES:

- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS FOR SPACING
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
- INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
- WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

- 1 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 2 PERIMETER OF AREA
- 3 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 4 PVC SUPPLY MANIFOLD
- 5 PVC SCH 40 TEE OR EL (TYPICAL)
- 6 BARB X MALE FITTING
- 7 SUB-SURFACE DRIPLINE: SEE IRRIGATION SCHEDULE
- 8 ARB X BARB INSERT TEE
- 9 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- 10 PVC FLUSH HEADER
- 11 FLUSH POINT: SEE DETAIL
- 12 PVC RISER PIPE
- 13 TURF OR MULCH
- 14 FINISH GRADE
- 15 1/2" AIR RELIEF VALVE: SEE DETAIL
- 16 DRIPLINE INDICATOR. SEE DETAIL FOR ADD'L INFO

DRIPLINE ODD CURVES LAYOUT

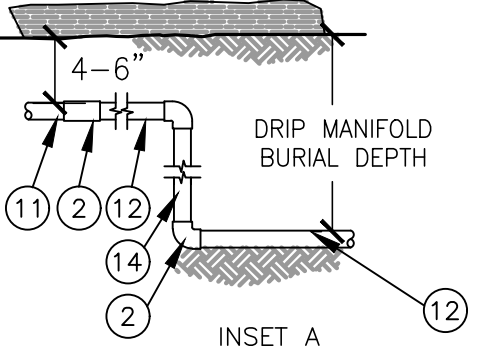
NOT TO SCALE



- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 FLUSH POINT (TYPICAL) SEE DETAIL
- 4 BARB X MALE FITTING
- 5 PERIMETER OF AREA
- 6 BARB X BARB INSERT TEE OR CROSS
- 7 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 8 SUB-SURFACE DRIPLINE: SEE IRRIGATION SCHEDULE
- 9 BLANK TUBING
- 10 1/2" AIR RELIEF VALVE: SEE DETAIL
- 11 PVC SUPPLY MANIFOLD
- 12 PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 13 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- 14 PVC SCH 40 RISER PIPE
- 15 DRIPLINE INDICATOR. SEE DETAIL FOR ADD'L INFO

NOTES:

- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE MANUFACTURER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
- LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
- AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
- WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



DRIPLINE IRREGULAR SHAPED LAYOUT

NOT TO SCALE