

PRELIMINARY TREE RETENTION PLAN

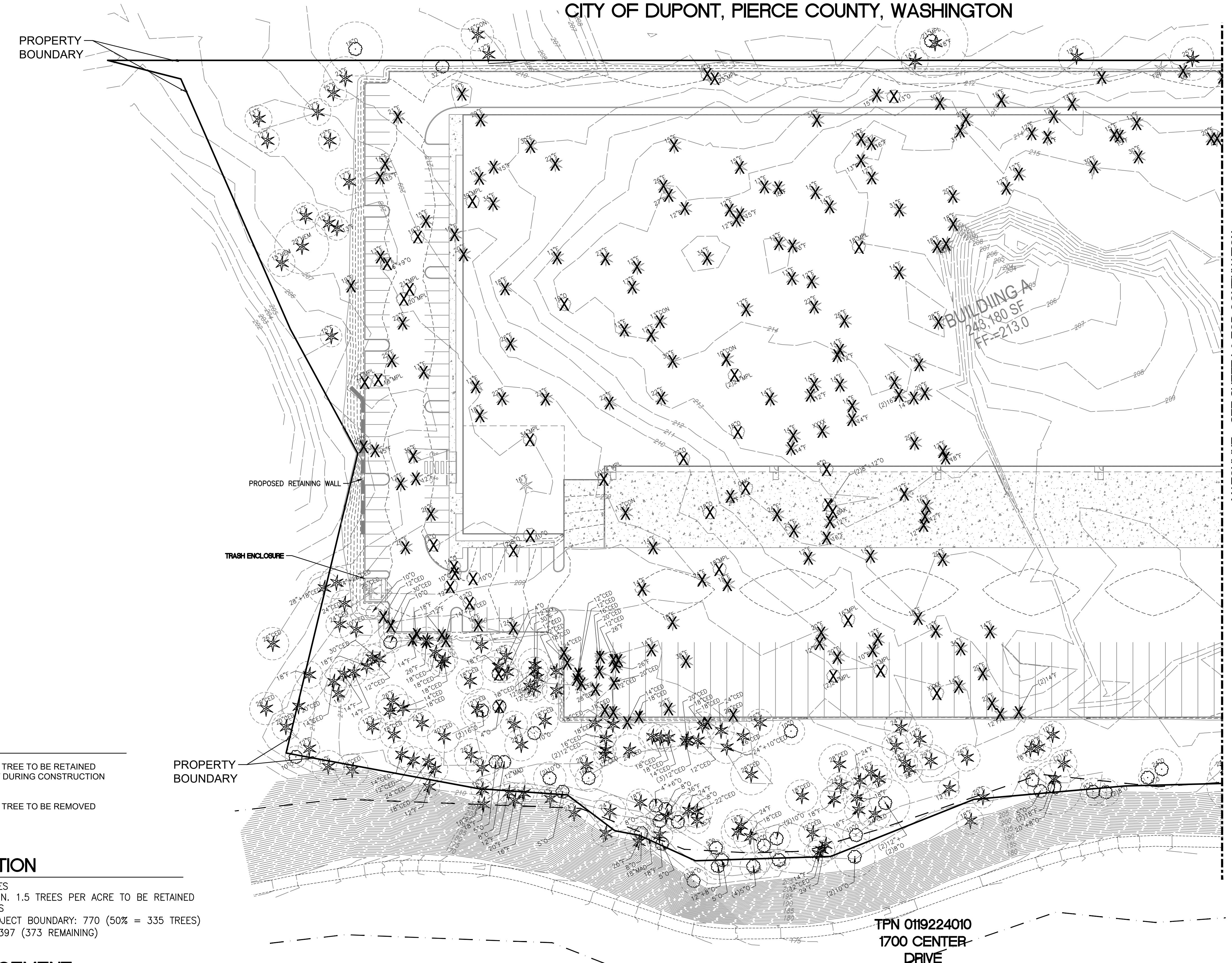
FOR DUPONT 243

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.



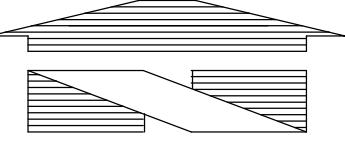
MATCHLINE - SEE SHEET L2 FOR CONTINUATION

<p>Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com</p>		<p>APPROVED FOR CONSTRUCTION</p> <p>BY: CITY OF DUPONT DATE: _____</p> <p>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.</p>	
		Revision	Approved
		No.	Date
		By	Cld.
		Title:	_____
		For:	AVENUE 55, LLC 601 UNION STREET, SUITE 2930 SEATTLE, WA 98101 (206) 707-9696
		Scale:	Horizontal 1" = 40' Vertical N/A
		Designed TCR Drawn TCR Checked MMV Approved MMV	Date 11/18/22 ROBERTS
		Ref: _____	

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



1' = 40'

MATCH LINE - SEE SHEET 4 FOR CONTINUATION

LEGEND

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

TPN 019224010
1700 CENTER
DRIVE

APPROVED FOR CONSTRUCTION

BY: CITY OF DUPONT DATE: _____

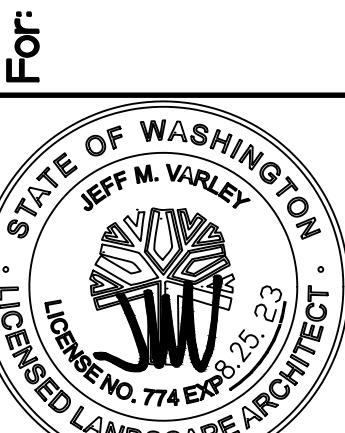
THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR
A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON.
THE CITY RESERVES THE RIGHT TO MAKE REVISIONS,
ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD
CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION.
THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO
LIABILITY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

Revision

PRELIMINARY
TREE RETENTION PLAN
FOR
DUPONT 243

Title:

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



For: _____

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

Job Number
18666
Sheet
L2
12

Help\TSC001\18666\preliminary\18666.dwg Date:1/17/2022 2:14 PM Scale:1=1

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

SEQUALITCHEW 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=213.0

36'+28'+20'+20'

10'+6'0"

8'+6'0"

12'+8'0"

10'+8'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"

10'+6'0"

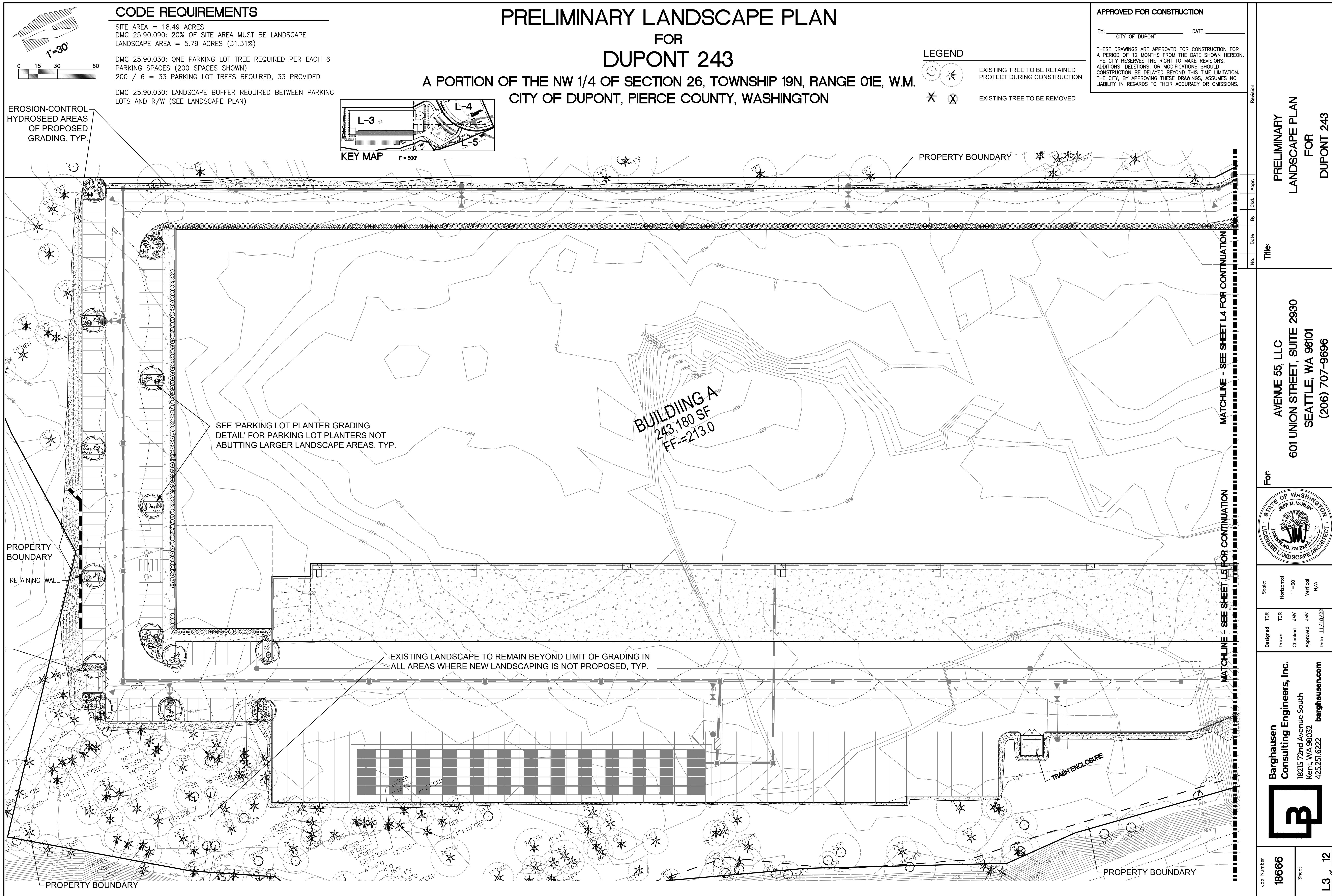
12'+8'0"

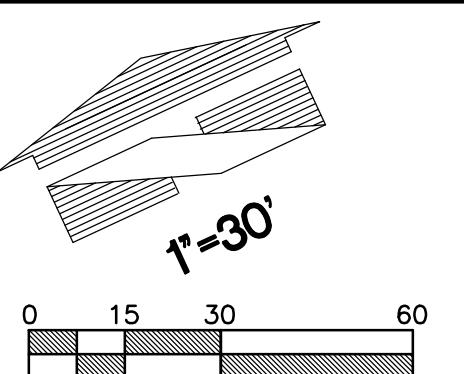
10'+6'0"

12'+8'0"

10'+6'0"

12'+8'0"





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: CITY OF DUPONT DATE: _____

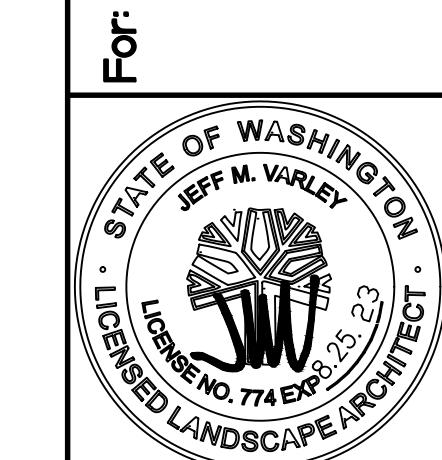
THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY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

PRELIMINARY
LANDSCAPE PLAN
FOR
DUPONT 243

Revision

No. Date By Ckd. Appr.

Title:



Scale: _____
Horizontal 1°30'
Vertical N/A

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

Job Number 18666
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

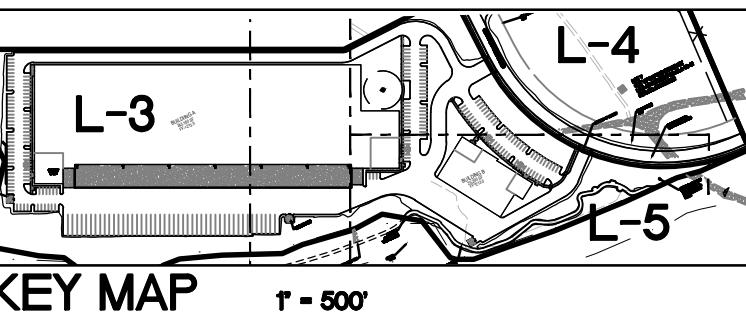
Approved: _____
Date: 11/18/22
ROBERTS, _____

Drawn: _____
TCR
Checked: _____
M.V.
Approved: _____
M.V.
Date: 11/18/22

Designed: _____
TCR
Checked: _____
M.V.
Approved: _____
M.V.
Date: 11/18/22

Reviewed: _____
STATE OF WASHINGTON
JEFF M. VARLEY
LICENSED LANDSCAPE ARCHITECT

Ref: _____



STREET TREES 40' O.C., TYP.

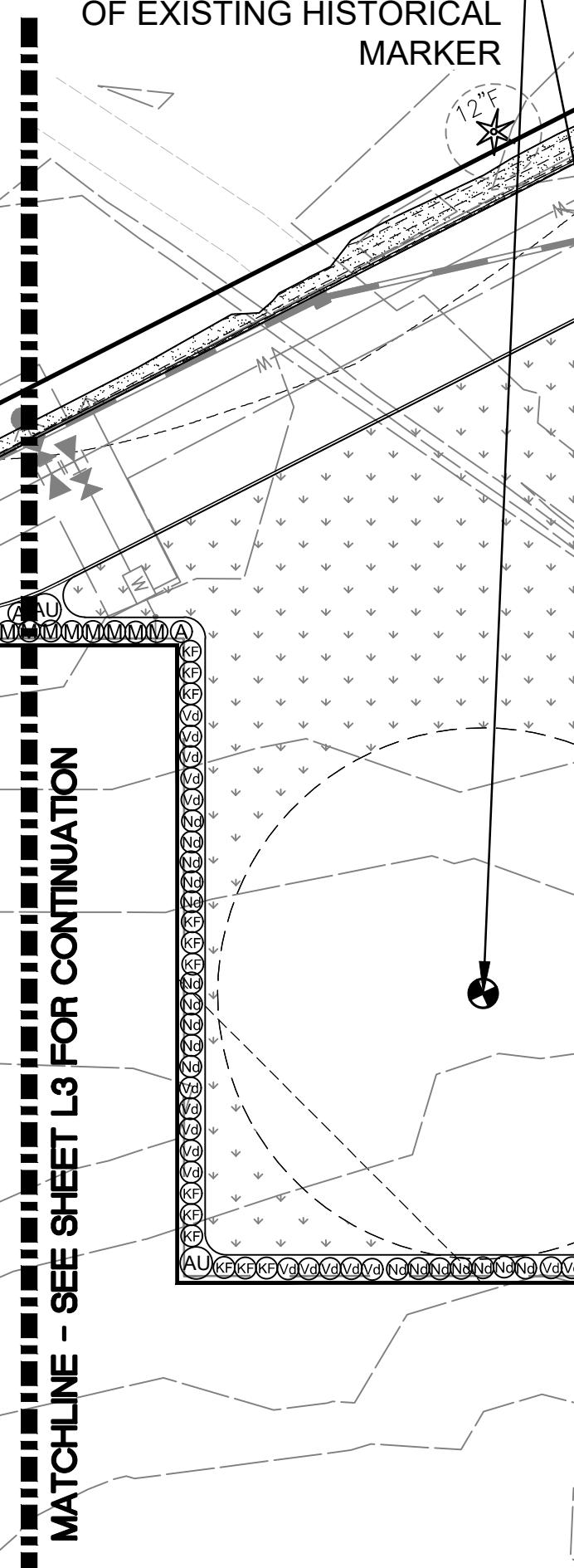
EXISTING LANDSCAPE TO REMAIN BEYOND LIMIT OF GRADING IN ALL AREAS WHERE NEW LANDSCAPING IS NOT PROPOSED, TYP.

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

EROSION-CONTROL HYDROSEED AREAS OF PROPOSED GRADING, TYP.

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

EXISTING LANDSCAPE TO REMAIN WITHIN 50' RADIUS OF EXISTING HISTORICAL MARKER



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

SEQUALITCHEW ROAD

EDGE OF FUTURE ROW

PROPOSED 40' DRIVEWAY

LOT
CITY OF DUPONT BOUNDARY
LINE ADJUSTMENT NO. BLA 09-01
REC. NO. 20091215001

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

MATCHLINE - SEE SHEET L3 FOR CONTINUATION

MATCHLINE - SEE SHEET L5 FOR CONTINUATION

Job Number 18666
Sheet L4
Page 12 of 18

File:\T8000\18666\preliminary\18666-PL.Dwg Date:11/17/2022 2:14 PM Scale:1=1

PLANT SCHEDULE

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

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	GLEDTIA 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 'KELSEYI' / 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

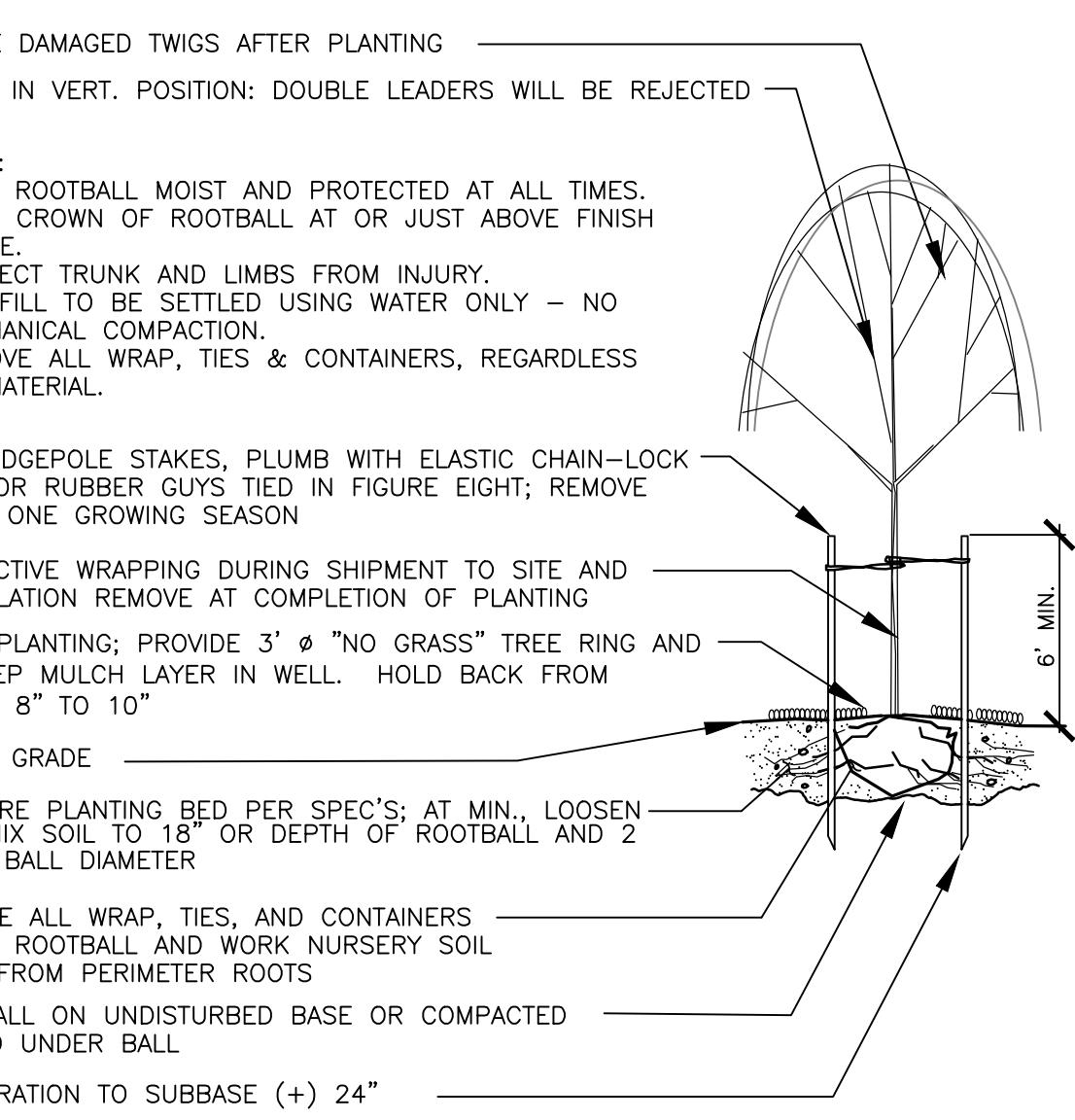
	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE
	128	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	

GROUND COVERS

	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
	4,238	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / KINNIKINICK	1 GAL.	36" o.c.
	4,238	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL.	36" o.c.
	4,238	RUBUS CALYCINOIDES 'EMERALD CARPET' / CREEPING BRAMBLE	1 GAL.	36" o.c.
	4,238	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



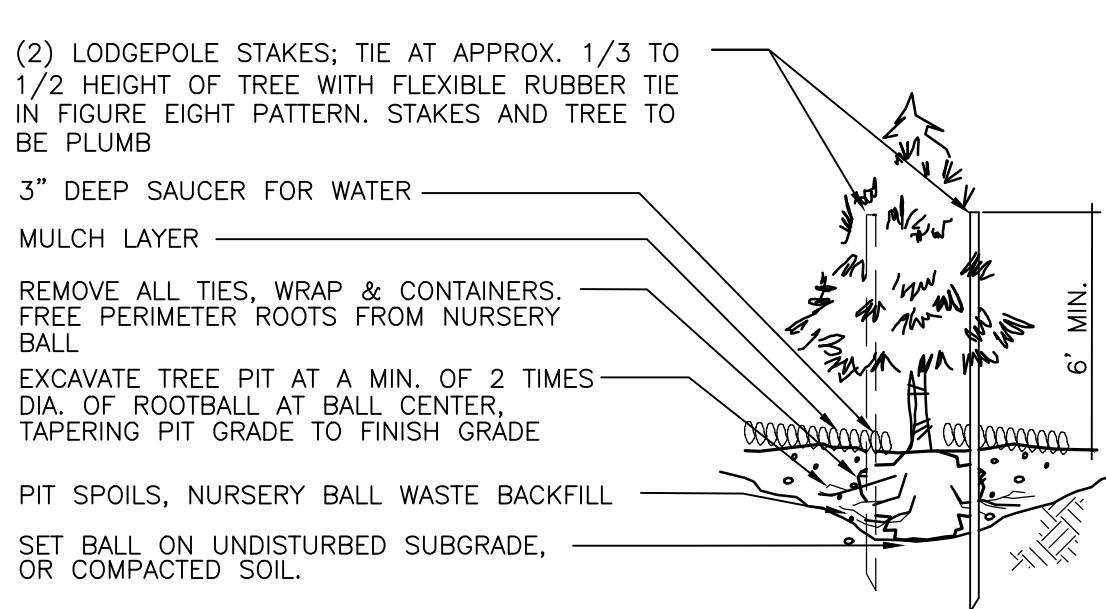
DECIDUOUS TREE PLANTING/STAKING DETAIL
NOT TO SCALE

PRELIMINARY
PLANT SCHEDULE
FOR
DUPONT 243

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



Scale: _____
Designed TCR
Drawn TCR
Horizontal N/A
Checked JMV
Vertical N/A
Approved JMV
Date 11/18/22
ROBERTS ref: _____



EVERGREEN TREE PLANTING/STAKING DETAIL
NOT TO SCALE

Job Number 18666
Sheet L6
Page 12 of 12

File:\P:\T\00001\18666\18666 (Preliminary)\18666.dwg Date:11/17/2022 2:14 PM Scale:1=1

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:

- 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 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.

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 DESPAIR. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED, HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS, OR "V" CROCHETS 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.

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. 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 AND SUITABILITY 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.

B) 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:
1. 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.
2. ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
3. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES.
4. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.

D) TOPSOIL PLACEMENT:
1. PROVIDE A TOTAL FINISH COURSE OF 6 INCHES OF TOPSOIL FOR LANDSCAPE AREAS.
2. 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.

FINE 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.

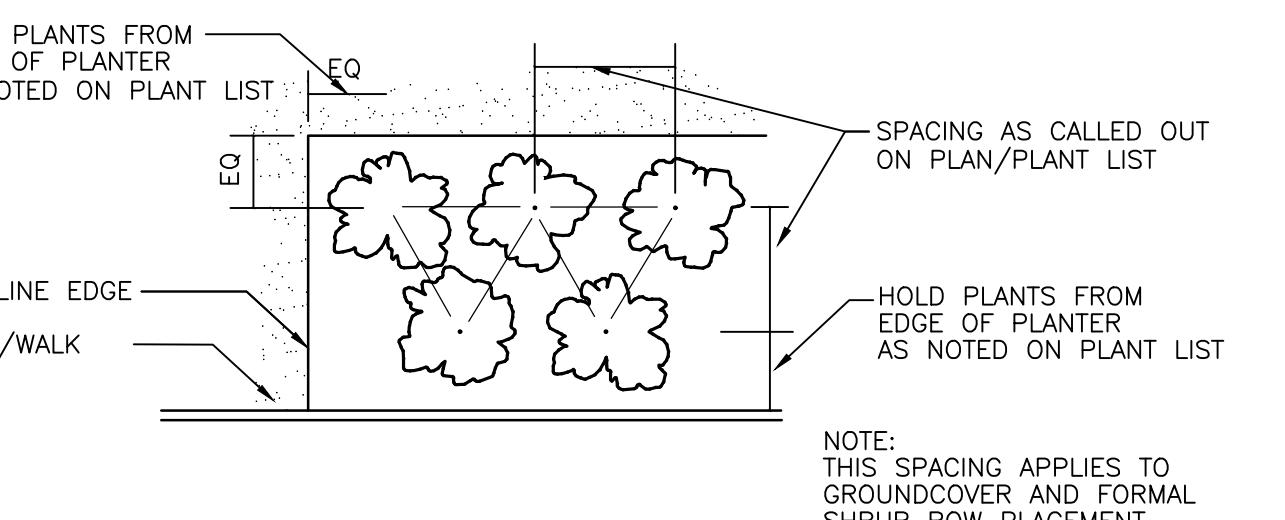
MULCH:
MULCH ALL LANDSCAPE AREAS. MATCH DEPTH OF EXISTING MULCH. AT A MINIMUM, APPLY SUFFICIENT QUANTITY TO PROVIDE A 4-INCH DEPTH.

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.

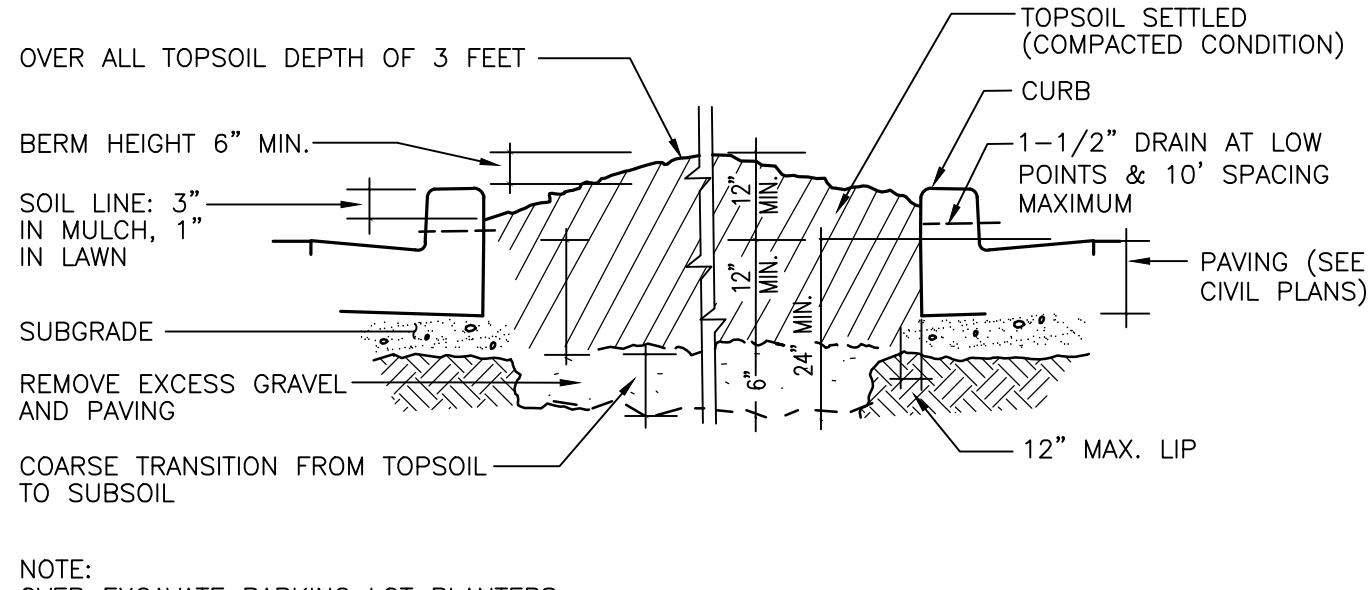
PLANTING MAINTENANCE:
PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTING 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.

PLANTER SECTION DETAIL



PLANT MATERIAL SPACING DETAIL

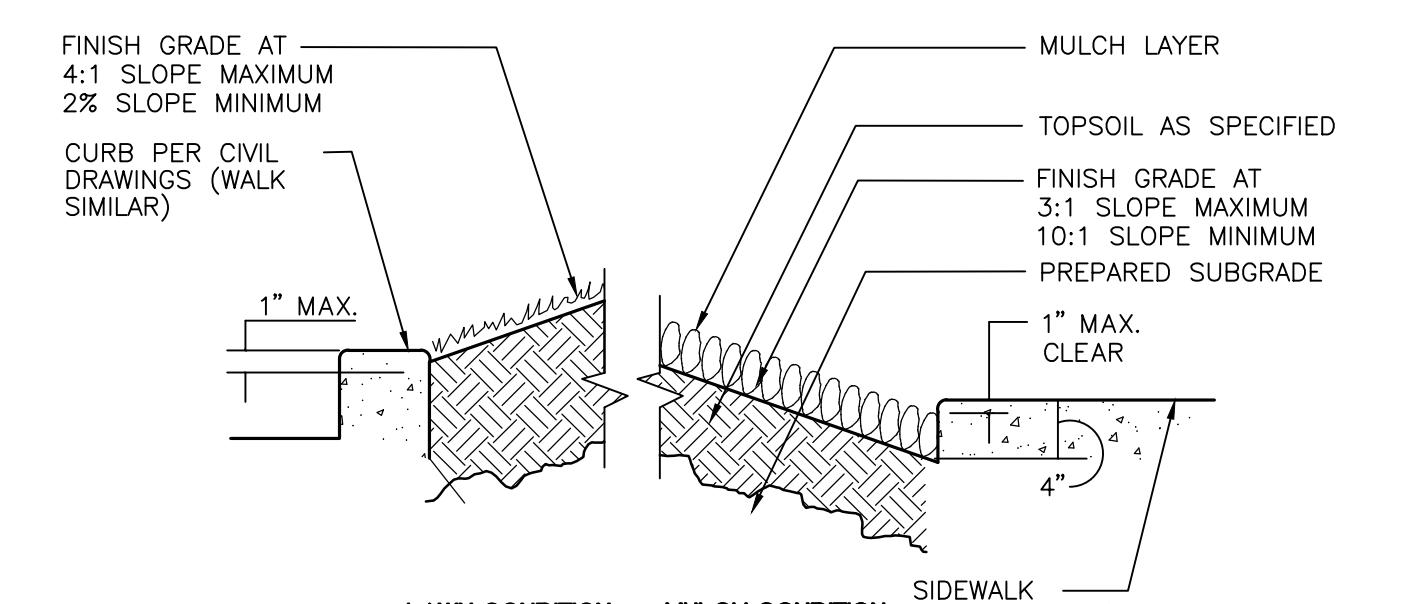
NOT TO SCALE



PARKING LOT PLANTER GRADING DETAIL

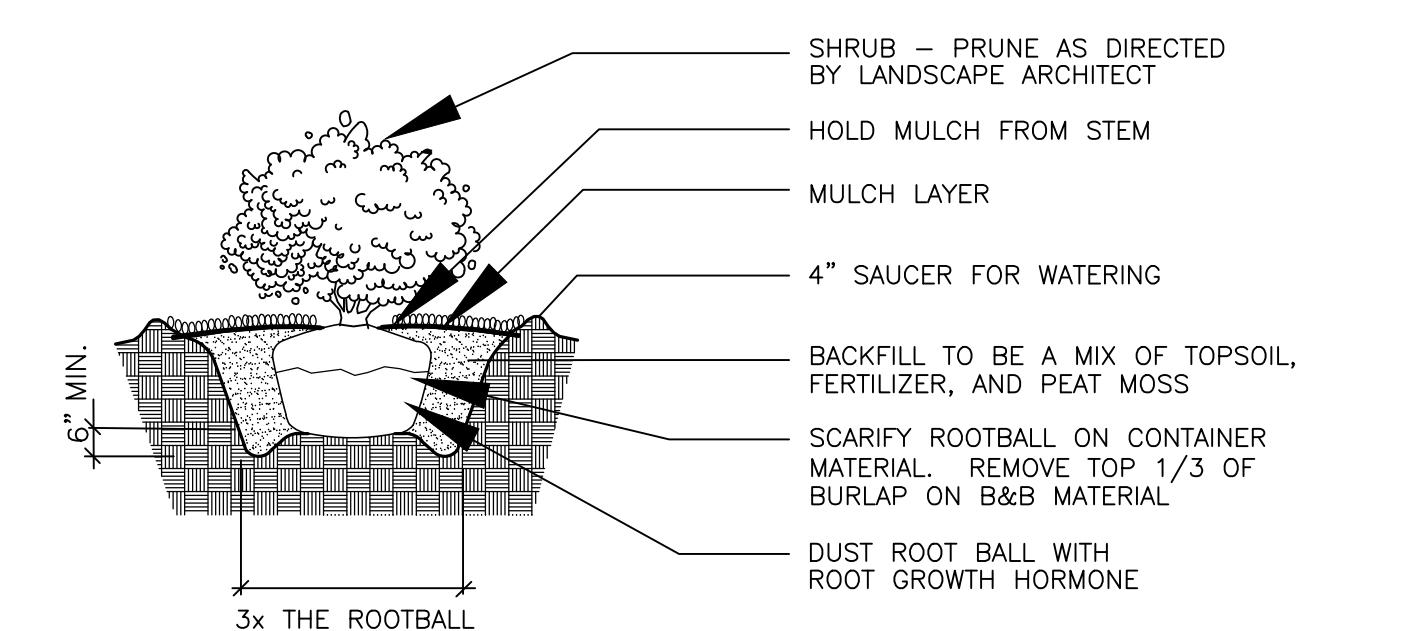
NOT TO SCALE

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



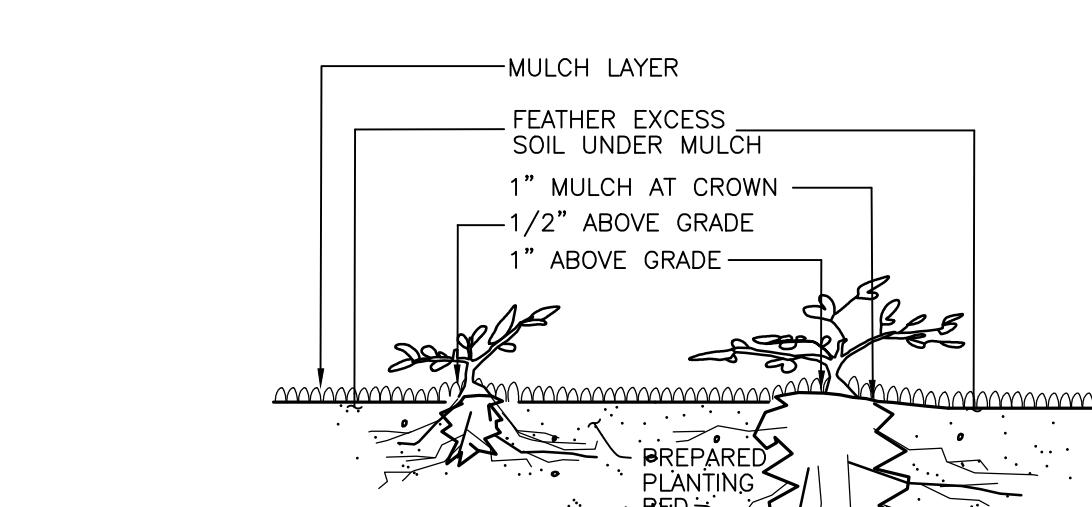
PLANTER SECTION DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



LESS THAN 1 GAL. (PLANTED BEFORE MULCH) 1 GAL. CONTAINER and LARGER (PLANTED BEFORE MULCH)

GROUNDCOVER PLANTING DETAIL

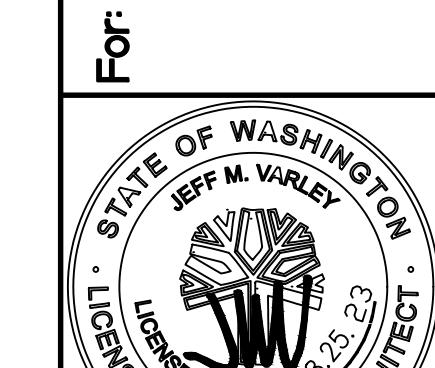
NOT TO SCALE

APPROVED FOR CONSTRUCTION
BY: 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

PRELIMINARY LANDSCAPE NOTES AND DETAILS FOR DUPONT 243
Title: _____

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

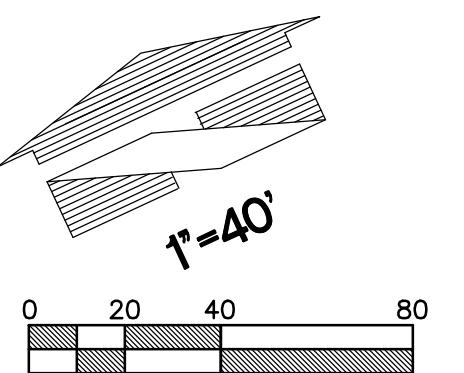


For: _____
Scale: _____
Horizontal N/A
Vertical N/A

Designed TCR
Drawn TCR
Checked JMV
Approved JMV
Date 11/18/22
ROBERTS ref: _____

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
barghausen.com
4232516222

Job Number 18666
Sheet 12
L7 of 12
File:\T:\TSC003\18666\18666 (Preliminary)\18666.dwg Date:11/17/2022 2:14 PM Scale:1=1



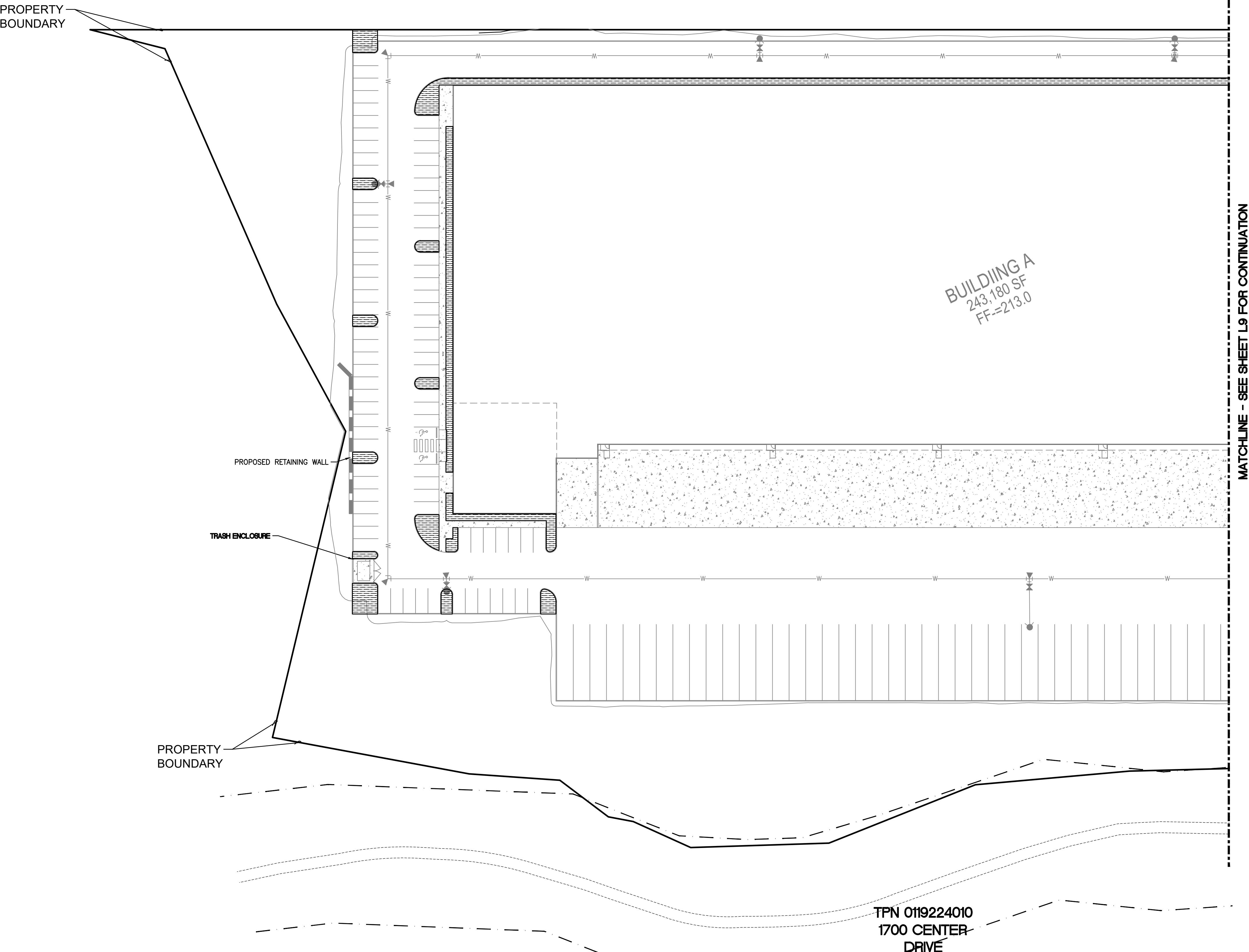
**PRELIMINARY IRRIGATION PLAN
FOR
DUPONT 243**

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: <u>CITY OF DUPONT</u> DATE: <u>_____</u>
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 _____

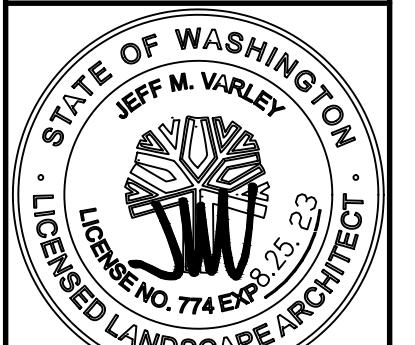
PRELIMINARY
IRRIGATION PLAN
FOR
DUPONT 243



No. Date By Cld. Apr.

Title:

PRELIMINARY
IRRIGATION PLAN
FOR
DUPONT 243



Scale: _____
Horizontal _____
1°=40' _____
Vertical _____
N/A _____
Job Number: _____
Date: _____
Ref: _____

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

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

State: STATE OF WASHINGTON JEFF M. VARLEY LANDSCAPE ARCHITECT

Job Number: **18666** Sheet: **L8** of **12**

File: **P:\18666\18666\preliminary\18666.dwg** Date: **11/17/2022 2:14 PM** Scale: **1 = 1**

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

A line drawing of a house roof. The roof is triangular with a central ridge. The top edge of the roof is labeled 'ridge cap'. The left and right sides of the roof are labeled 'gables'.

$$1''=40'$$

MATCHLINE - SEE SHEET L8 FOR CONTINUATION

TRASH ENCL. C

PROPERTY

BOUNDARY

00 CENTER

DRIVE

BUILDING B
25,200 SF
FF=213.0

SECURITY REVIEW

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

PROPER BOUNDS

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.

NO
NS.

PRELIMINARY IRRIGATION PLAN FOR DUPONT 243

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

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

Job Number
18666

Sheet **12** of **9**

File

IRRIGATION NOTES AND DETAILS

FOR UPONT 243

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

LANDSCAPE IRRIGATION NOTES

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.

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:

- 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.

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.

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.

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.

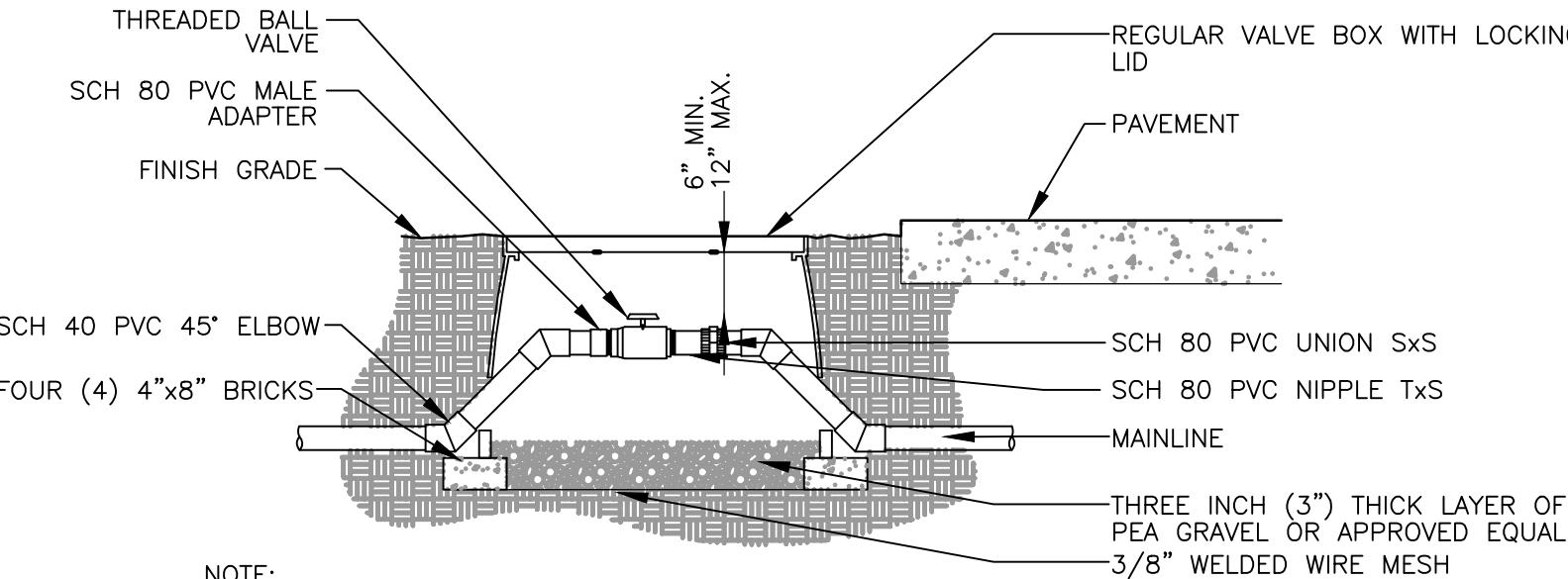
CROSS CONNECTION PROTECTION INSPECTION REQUIRED. THE BACKFLOW DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. THE TESTING TO BE PERFORMED BY A PERSON HOLDING A CURRENT CERTIFICATE AS A BACKFLOW TESTER. THE TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER DISTRICT, OR PURVEYOR, AND OWNER WITH A COPY TO BARGHAUSEN CONSULTING ENGINEERS, INC. CONTRACTOR TO INCLUDE TESTING IN THE SCOPE OF WORK. OWNER IS RESPONSIBLE FOR ANNUAL INSPECTIONS AFTER THE INITIAL 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

APPROVED FOR CONSTRUCTION

BY: _____ 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.

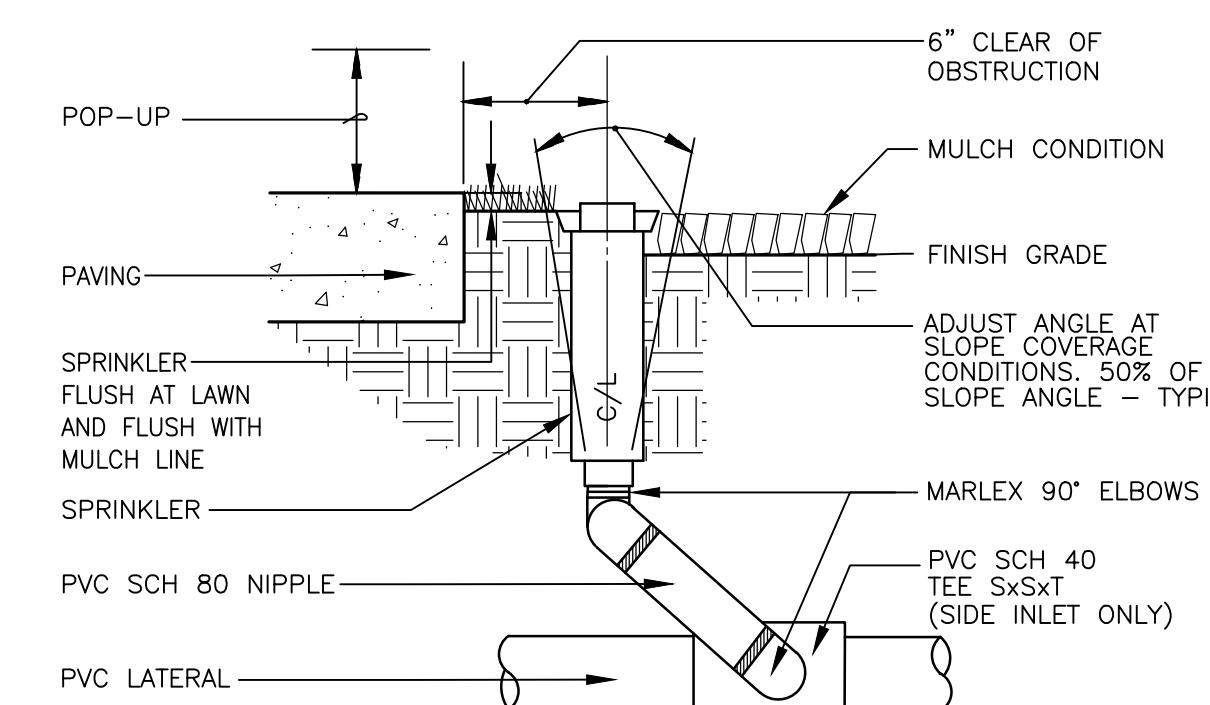


NOTE:

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

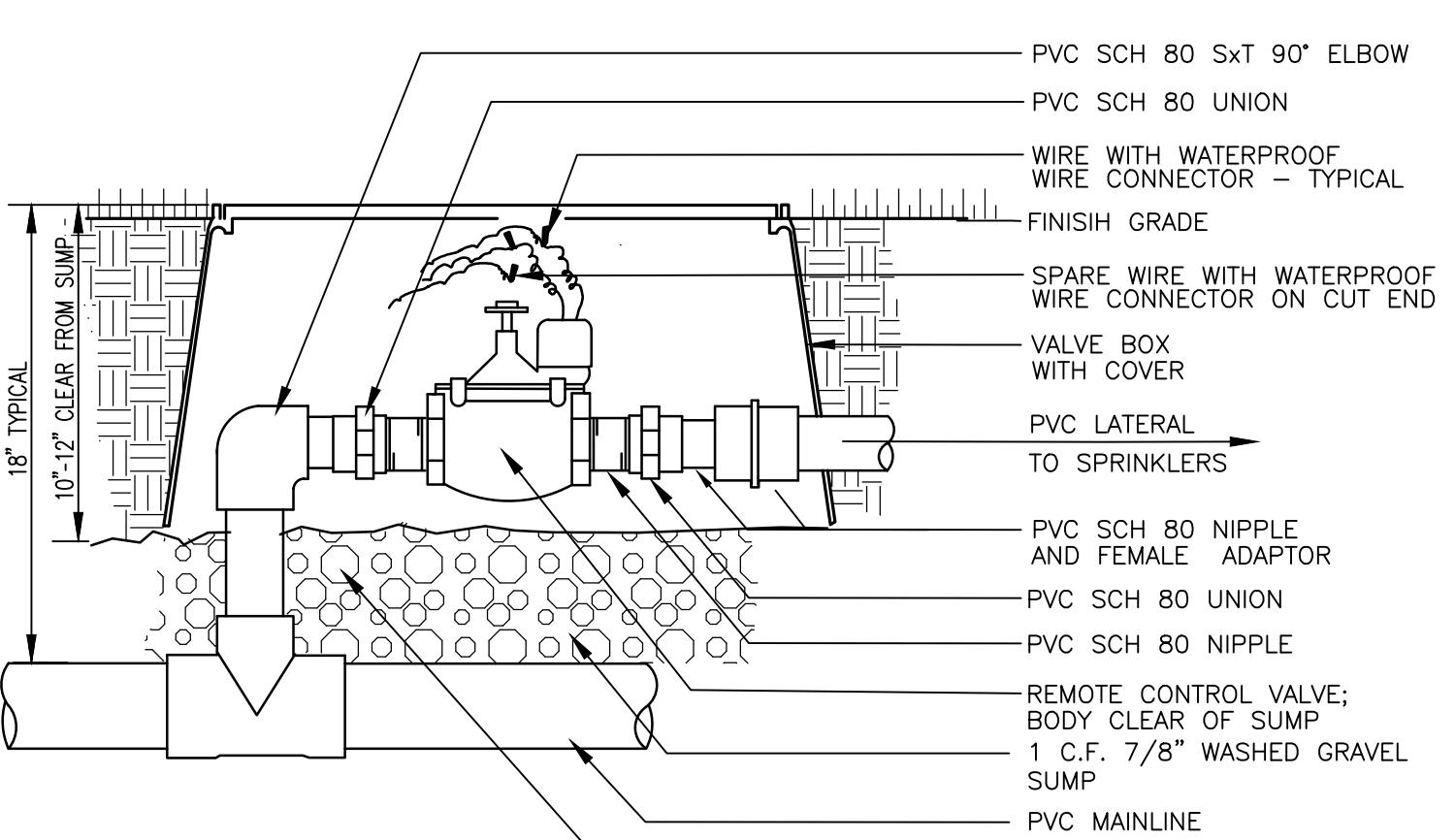
NOT TO SCALE



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

POP-UP RISER ASSEMBLY

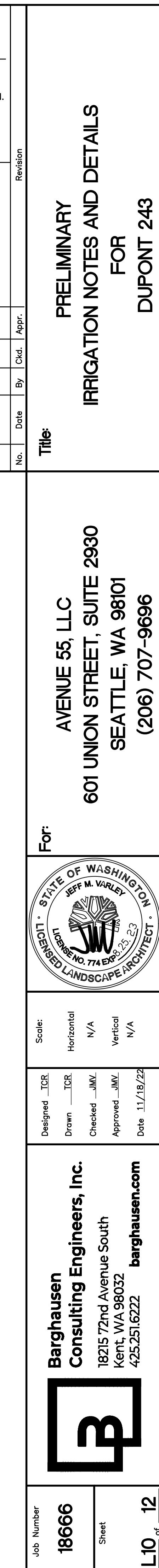
NOT TO SCALE



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
MANUFACTURER'S SPEC'S

MANUFACTURED SPEC. S. REMOTE CONTROL VAI VÉ ASSSEMBLY

NOT TO SCALE



IRRIGATION DETAILS

FOR DUPONT 243

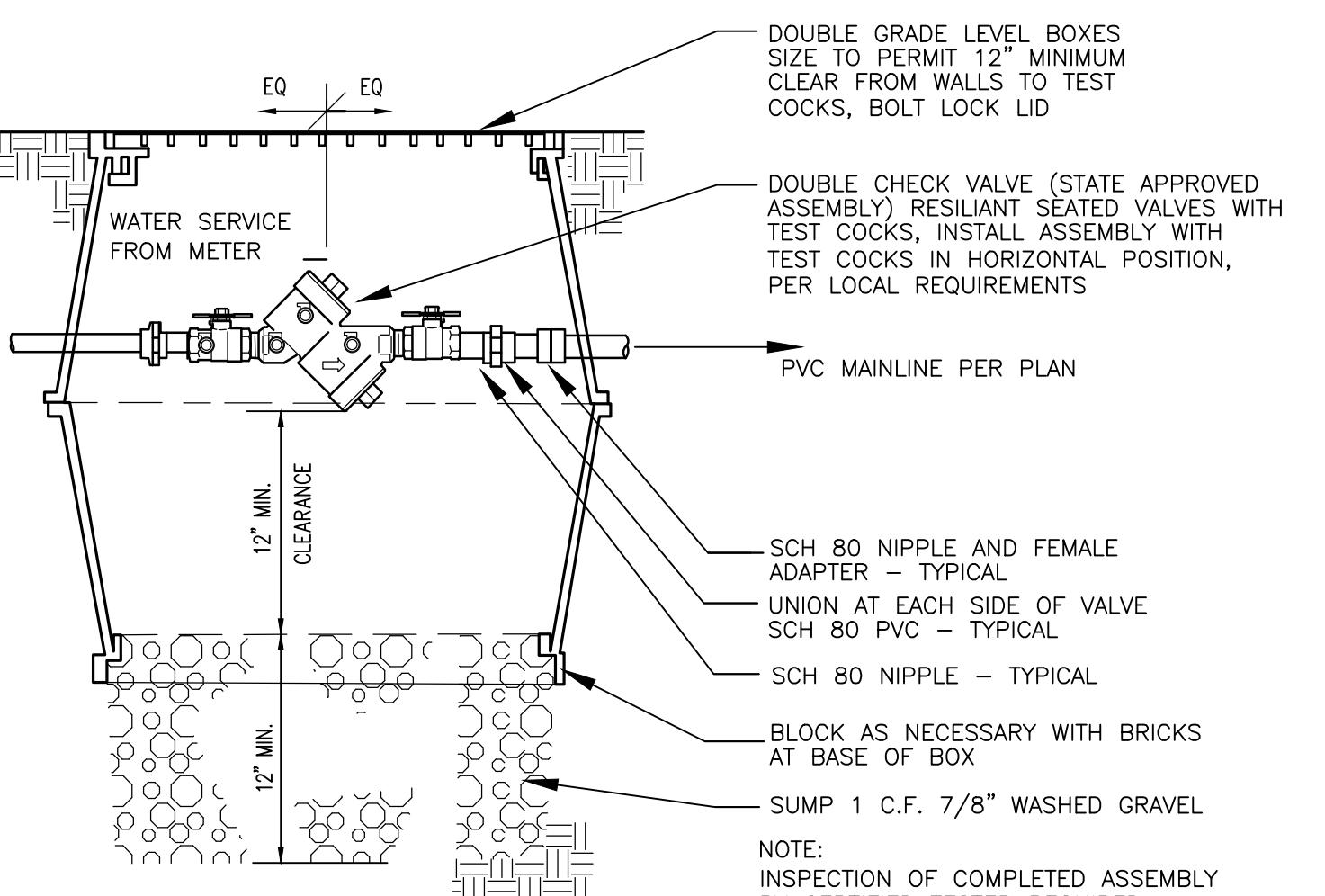
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

BY: CITY OF DUPONT DATE: _____

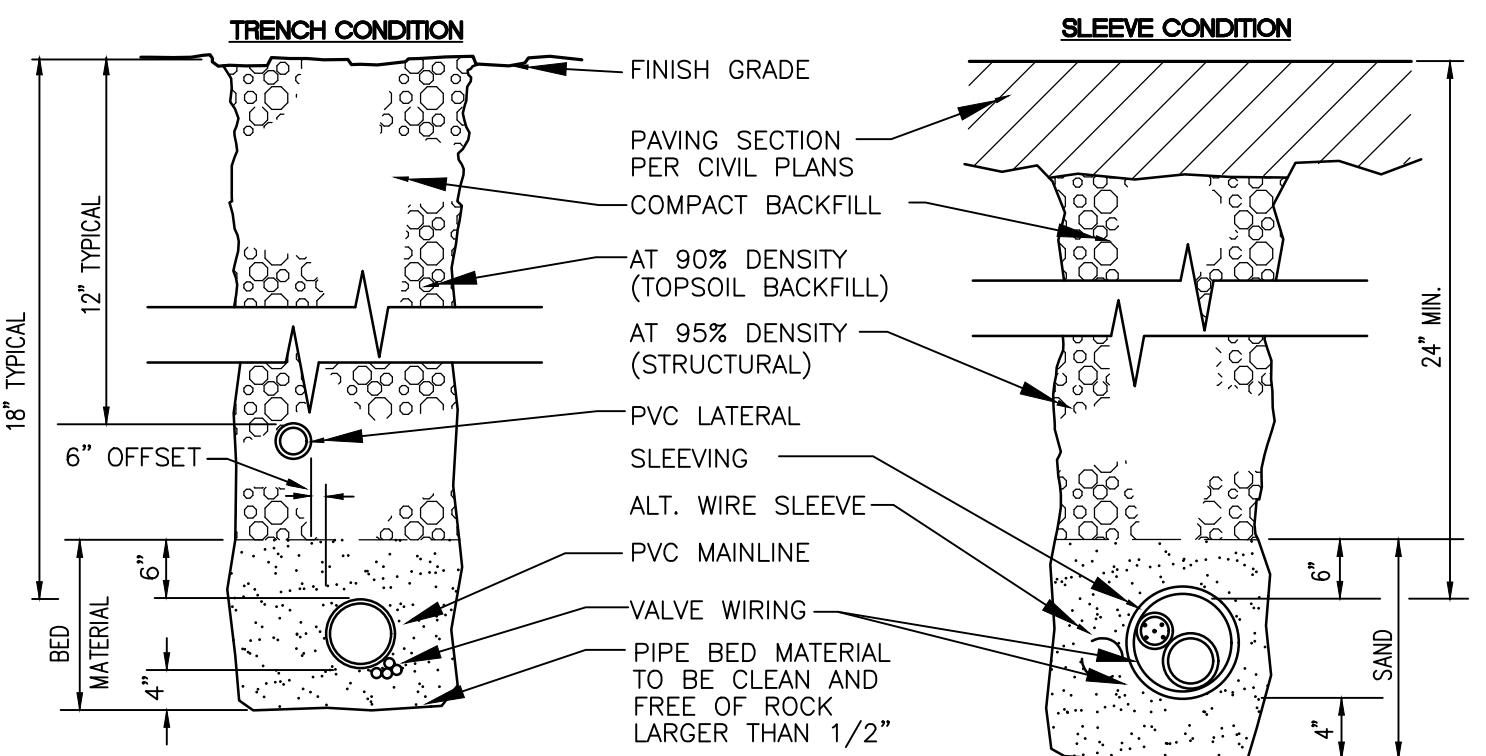
THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY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

Revision



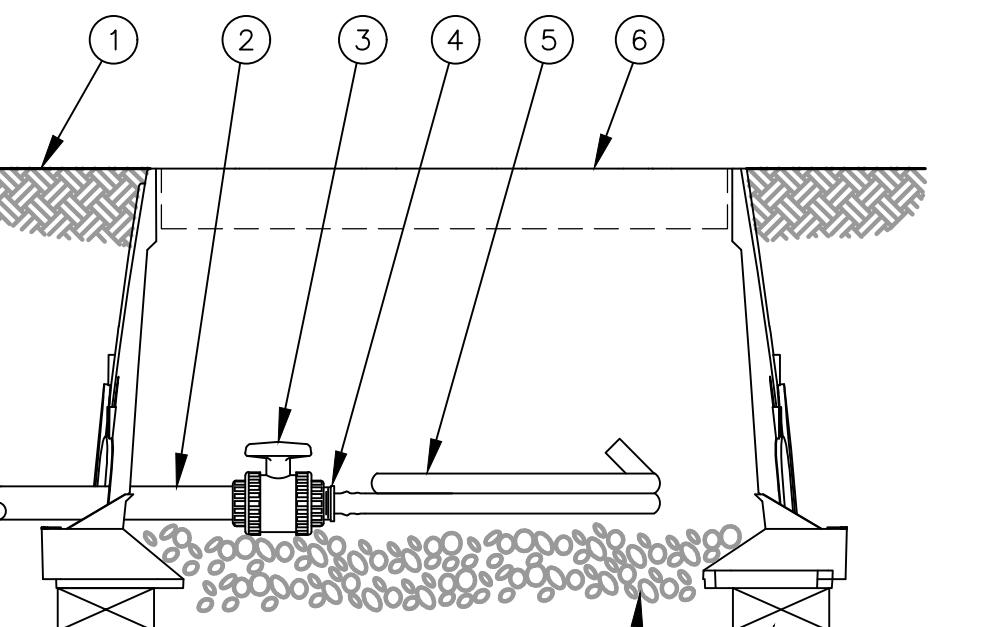
CHECK VALVE ASSEMBLY DETAIL

NOT TO SCALE



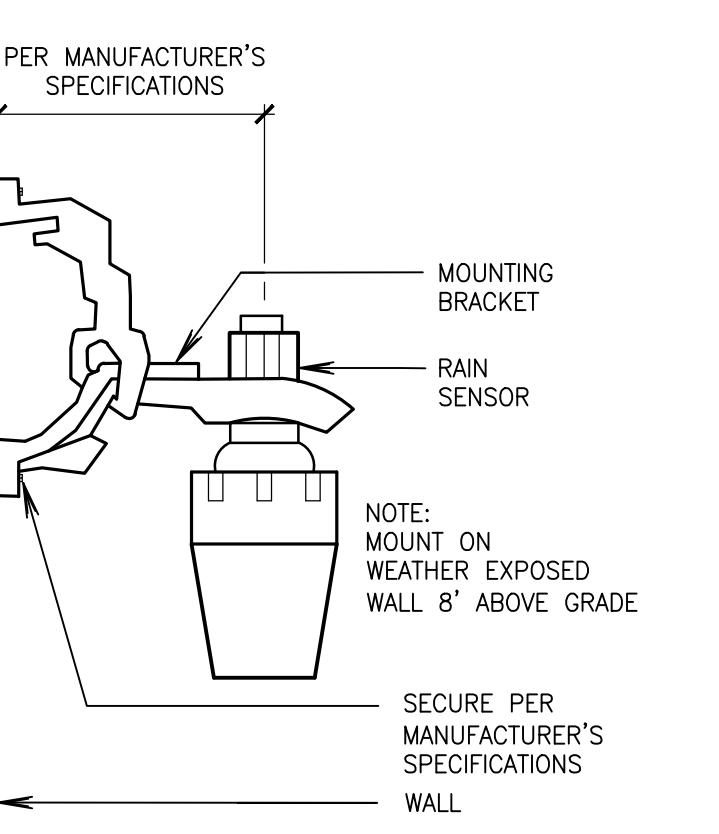
SLEEVE/TRENCHING DETAIL

NOT TO SCALE



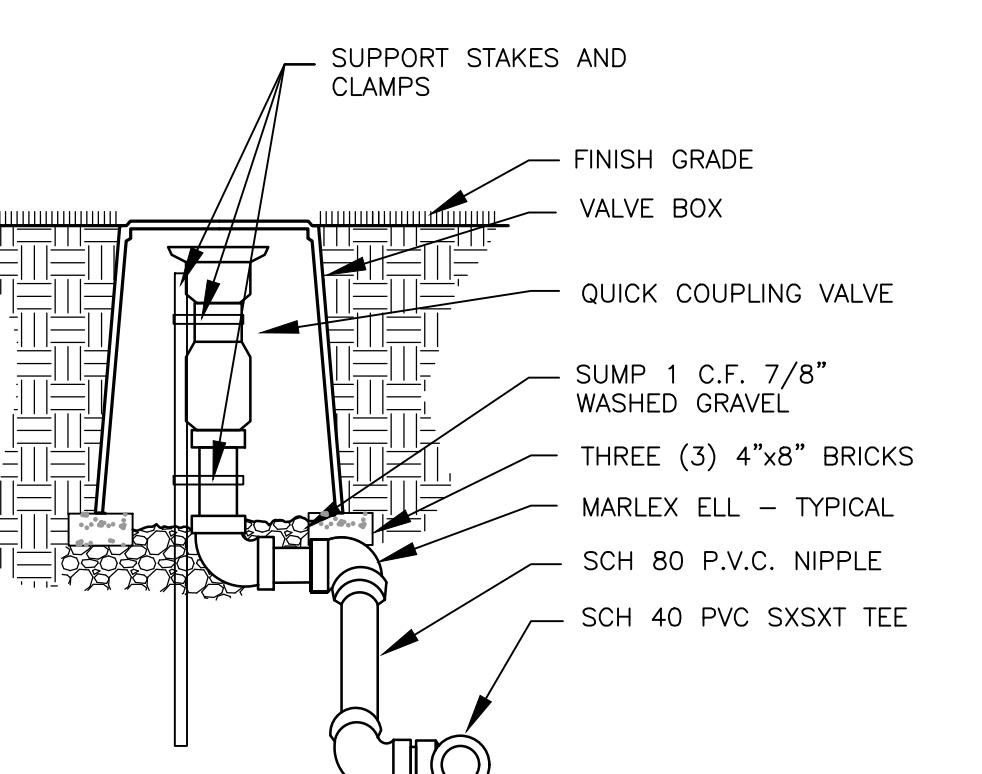
FLUSH POINT WITH BALL VALVE

NOT TO SCALE



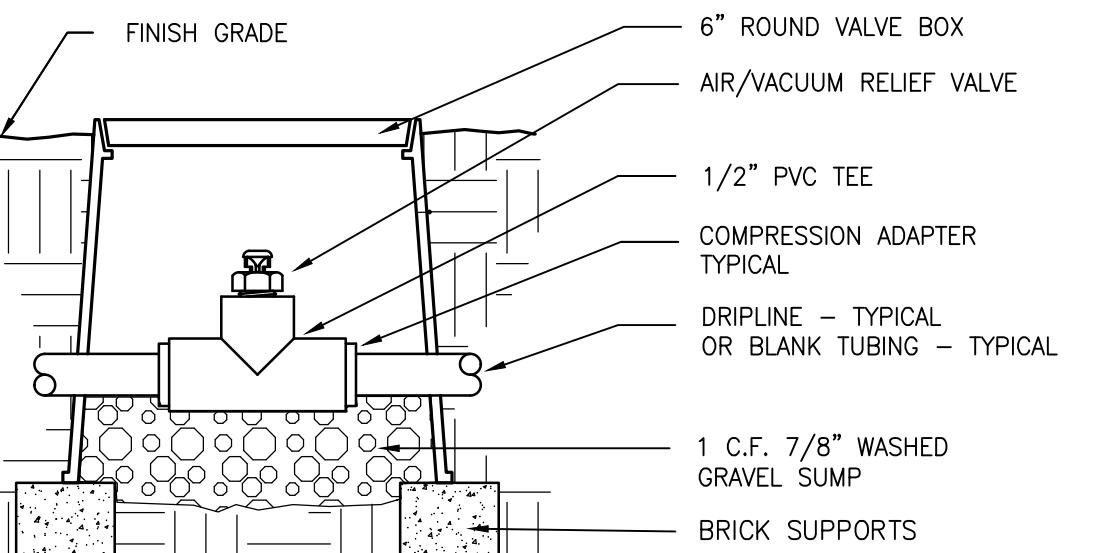
RAIN SENSOR DETAIL

NOT TO SCALE



QUICK COUPLING VALVE DETAIL

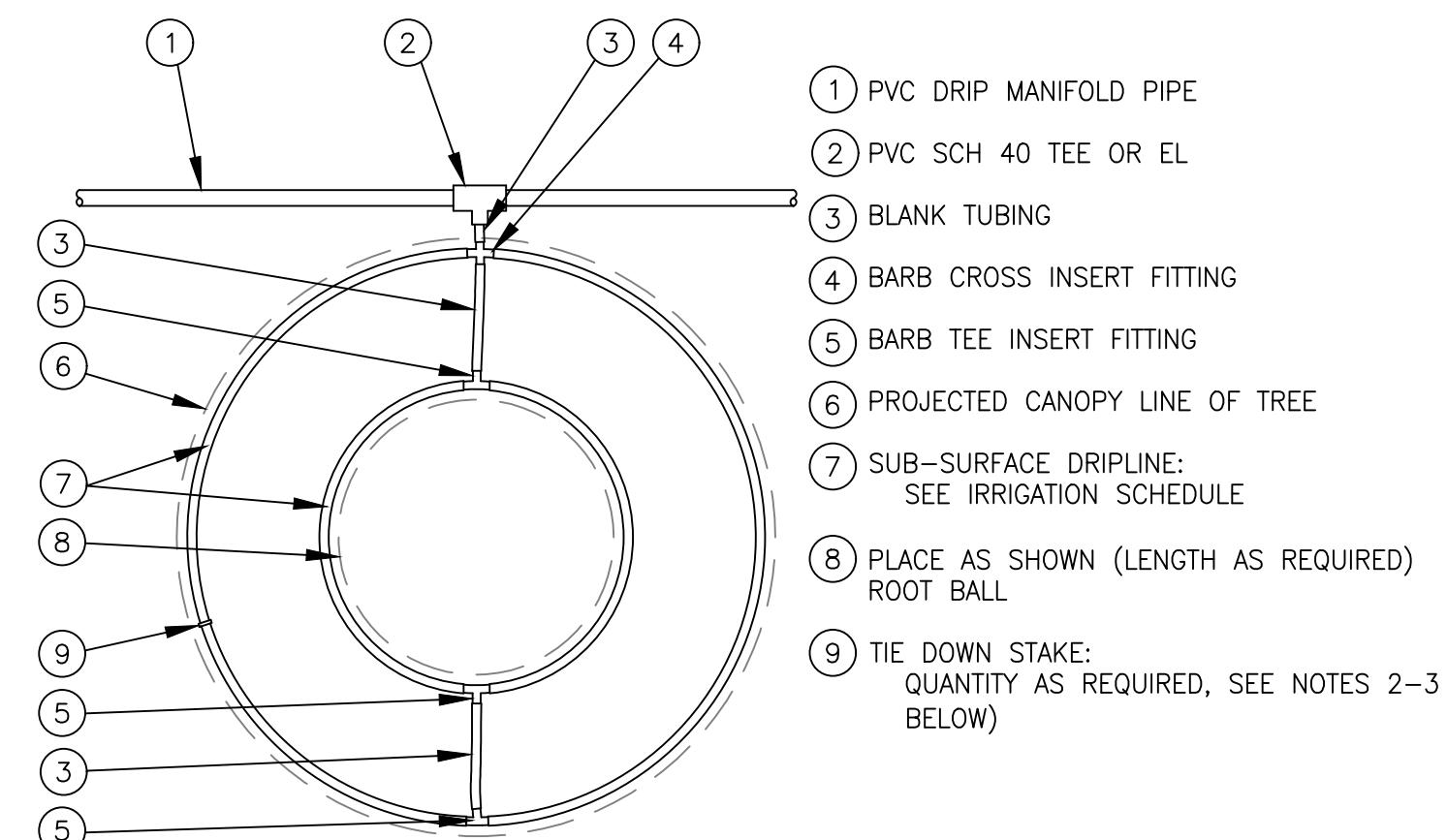
NOT TO SCALE



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

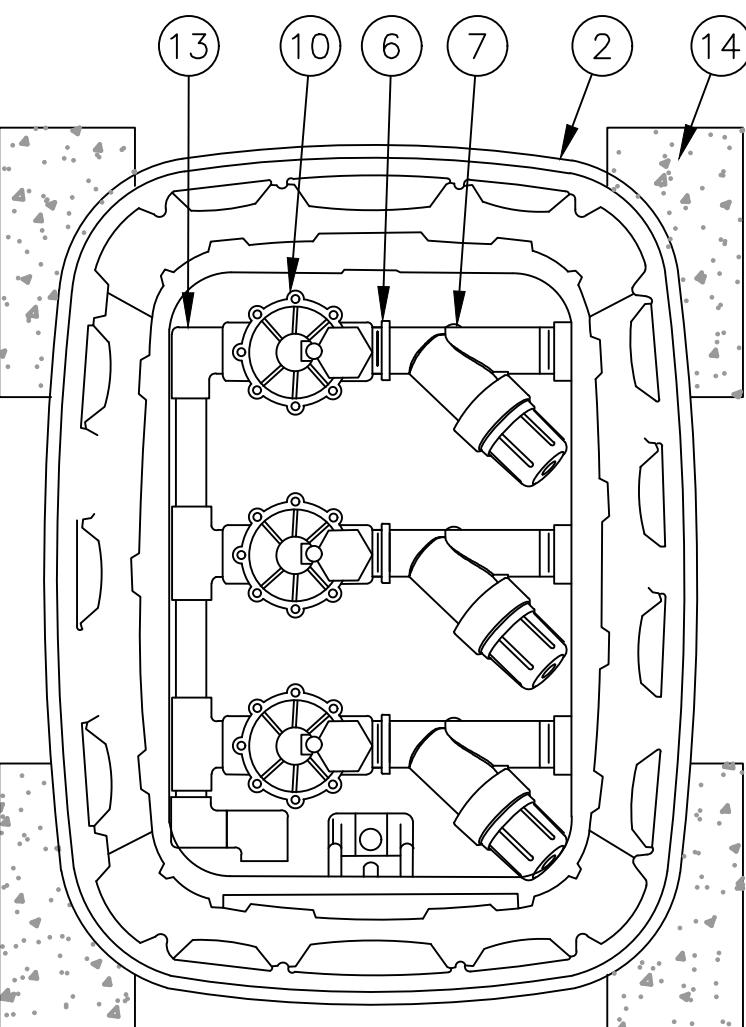
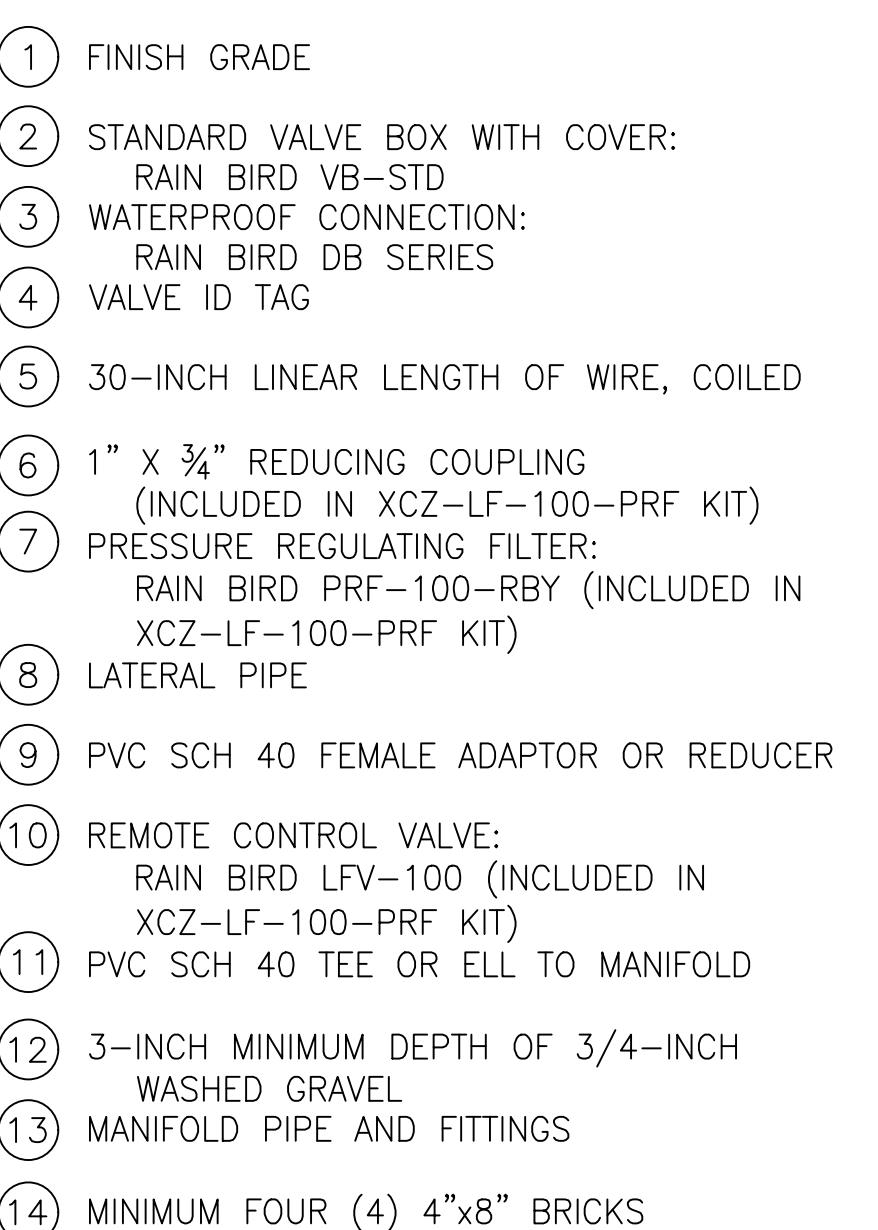


NOTES:

1. DISTANCE BETWEEN LATERAL RINGS AND Emitter Spacing to be based on soil type, and tree canopy. See manufacturer drip line 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.

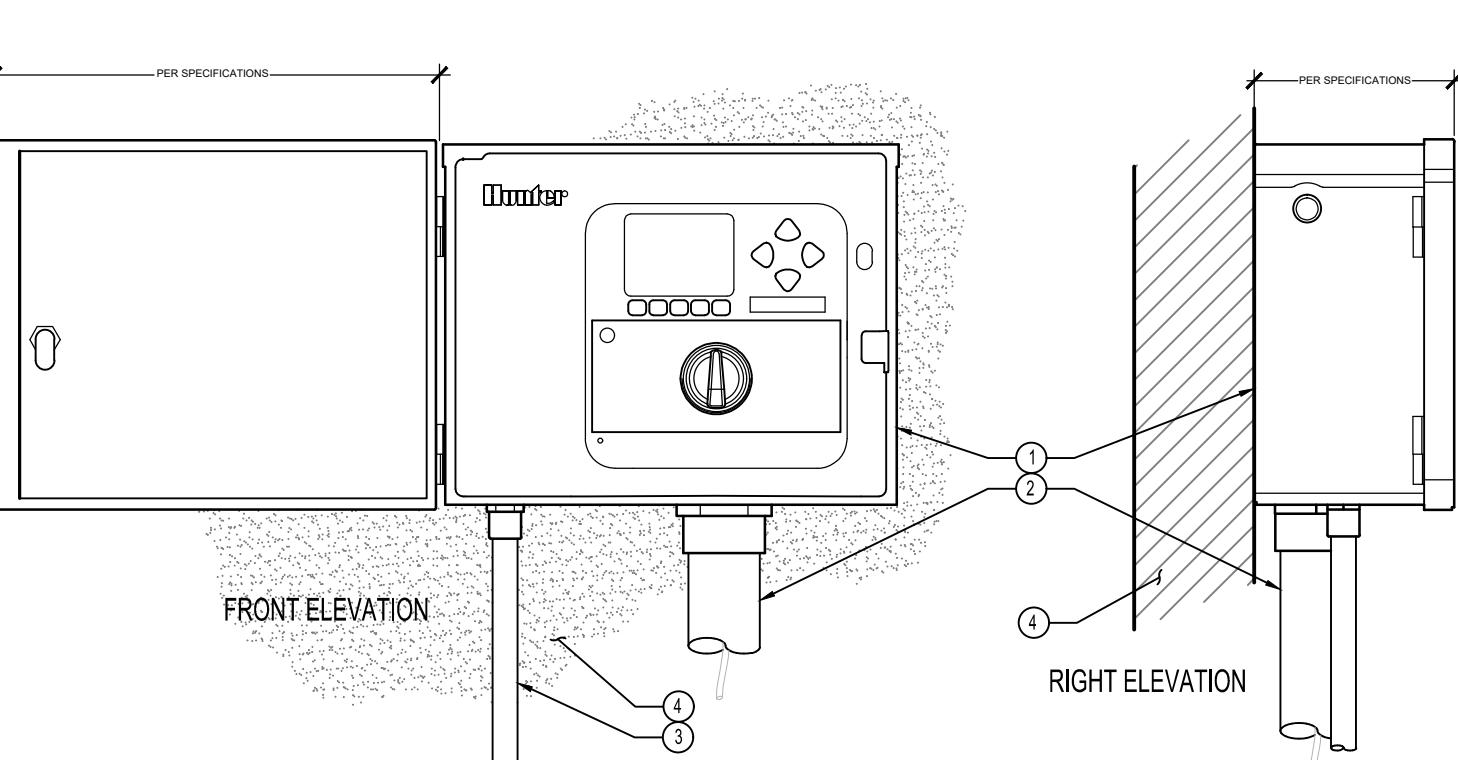
DRIPLINE AROUND TREE

NOT TO SCALE



DRIP IRRIGATION VALVE

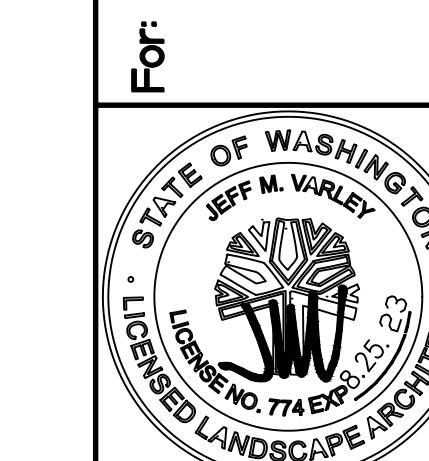
NOT TO SCALE



IRRIGATION CONTROLLER, WALL MOUNT

NOT TO SCALE

PRELIMINARY
IRRIGATION DETAILS
FOR
DUPONT 243



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

Designed TCR
Down TCR
Horizontal N/A
Checked JMV
Approved JMV
Date 11/18/22
ROBERTS Scale: _____

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

Job Number 18666
Sheet 11 of 12

Page 1 of 1

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: _____

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.

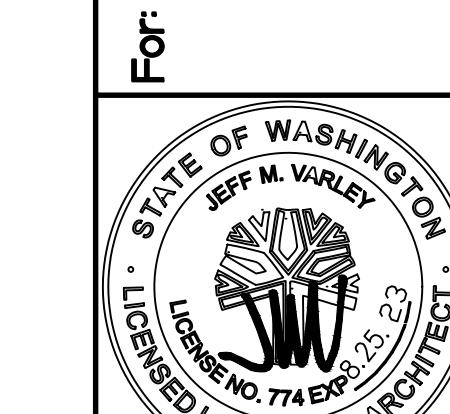
Revision

PRELIMINARY IRRIGATION DETAILS FOR DUPONT 243

No. Date By Cld. Apr.

Title:

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



Scale: _____

Horizontal: _____

N/A

Vertical: _____

N/A

Ref: _____

ROBERTS

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1