

CODE REQUIREMENTS

SITE AREA = 25.29 ACRES
DMC 25.90.090: 20% OF SITE AREA MUST BE LANDSCAPE
LANDSCAPE AREA = 5.79 ACRES (23%)

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

EROSION-CONTROL
HYDROSEED AREAS  DMC 25.90.050. LANDSCAPE BUFFER REQUIRED BETWEEN PARKING
LOTS AND R/W (SEE LANDSCAPE PLAN)

1

PRELIMINARY LANDSCAPE PLAN

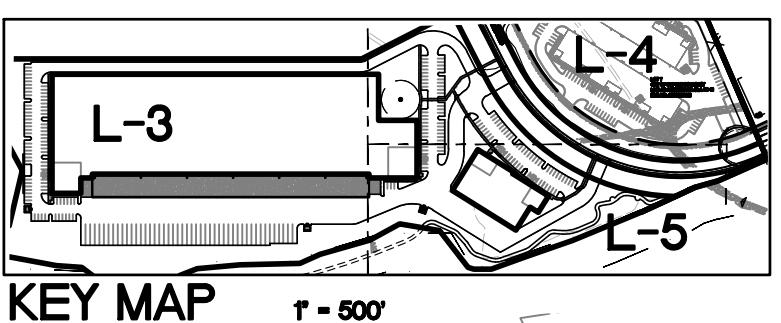
FOR **DUPONT 243**

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

LEGEND

**EXISTING TREE TO BE RETAINED
PROTECT DURING CONSTRUCTION**

EXISTING TREE TO BE REMOVED



APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

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evision

PRELIMINARY LANDSCAPE PLAN FOR DUPONT 243

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

Scale:	Horizontal	Vertical
TCR	1"=30'	N/A
TCR	JMV	JMV
		28/23

3/

barghausen Consulting Engineers, Inc.
22nd Avenue South
VIA 98032
.6222 **barghausen.com**

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Sheet
L3 of 12

18666
Sheet 1 of 3

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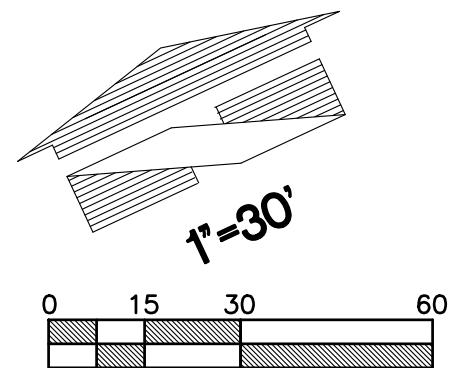
This architectural site plan illustrates the layout and grading details for a proposed building and surrounding landscape. The plan includes the following key features and annotations:

- PROPERTY BOUNDARY:** Indicated by a thick black line.
- RETAINING WALL:** Located along the property boundary on the left side.
- TRASH ENCLOSURE:** Shown as a small rectangular structure near the bottom center.
- EXISTING LANDSCAPE:** Shown as a shaded area in the lower-left quadrant.
- UNDERGROUND STORMWATER DETENTION FACILITY:** Indicated by a grid of vertical bars in the lower center, with the text "SEE CIVIL" nearby.
- PROPOSED BUILDING:** A large, irregular polygon representing the footprint of the new structure.
- GRADING:** Contour lines and elevations (e.g., 200, 205, 210, 215, 220, 225) are shown throughout the site.
- MARKINGS:** Various symbols including stars, circles, and letters (e.g., M, W, A) are placed along the property boundary and other lines.
- NOTES:**
 - "SEE 'PARKING LOT PLANTER GRADING DETAIL' FOR PARKING LOT PLANTERS NOT ABUTTING LARGER LANDSCAPE AREAS, TYP."
 - "EXISTING LANDSCAPE TO REMAIN BEYOND LIMIT OF GRADING IN ALL AREAS WHERE NEW LANDSCAPING IS NOT PROPOSED, TYP."
 - "UNDERGROUND STORMWATER DETENTION FACILITY SEE CIVIL"
- CONTINUATION NOTES:**
 - "MATCHLINE - SEE SHEET L4 FOR CONTINUATION" (vertical text on the right edge)
 - "MATCHLINE - SEE SHEET L5 FOR CONTINUATION" (vertical text on the bottom edge)

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



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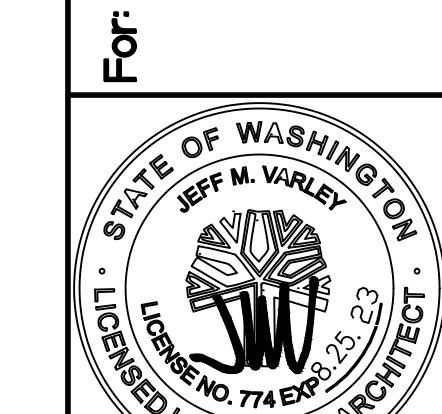
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PRELIMINARY
LANDSCAPE PLAN
FOR
DUPONT 243

Revision

Title:

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



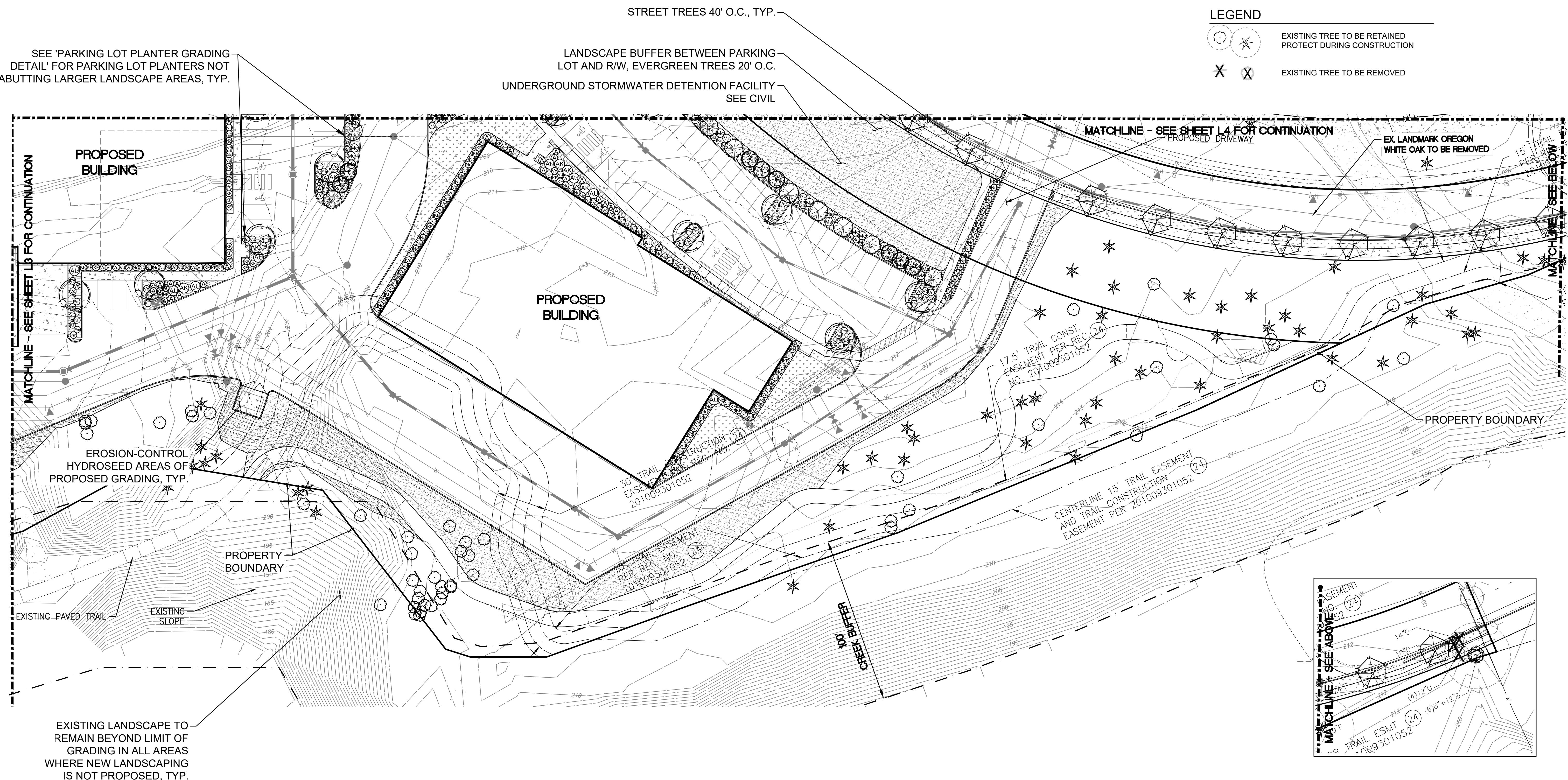
For: ROBERTS Ref: 18666

Designed: TCR
Down: TCR
Horizontal: 1°=30'
Vertical: N/A
Scale: 1:1000

Checked: JMV
Approved: JMV
Date: 3/28/23
Scale: 1:1000

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18215 72nd Avenue South
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425.251.6222

Job Number
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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

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PRELIMINARY
PLANT SCHEDULE
FOR
DUPONT 243

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
	22	CORNUS KOUZA / KOUSA DOGWOOD APPROVED FOR PLANTERS MIN. 5' W. PER DUPONT TCM. NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 6'. STAKE AND GUY ONE GROWING SEASON.	B & B	2" CAL
	33	GLEIDITIA 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
	15	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.
	45	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE ABELIA	1 GAL.
	20	ARbutus unedo 'COMPACTA' / DWARF STRAWBERRY TREE	1 GAL.
	72	CORNUS STOLONIFERA 'KELSEYI' / DWARF REDTWIG DOGWOOD	1 GAL.
	104	GAULTHERIA SHALLON / SALAL	1 GAL.
	67	MAHONIA AQUIFOLIUM / OREGON GRAPE	1 GAL.
	138	MAHONIA AQUIFOLIUM 'COMPACTA' / DWARF OREGON GRAPE	1 GAL.
	25	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	1 GAL.
	136	NANDINA DOMESTICA 'GULF STREAM' / DWARF HEAVENLY BAMBOO	1 GAL.
	41	PINUS MUGO 'PUMILIO' / DWARF MUGO PINE	1 GAL.
	17	RHODODENDRON X 'ANAH KRUSCHKE' / RHODODENDRON	1 GAL.
	117	SYMPHORICARPOS ALBUS / SNOWBERRY	1 GAL.
	163	VIBURNUM DAVIDII / DAVID VIBURNUM	1 GAL.

FERNS AND GRASSES

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

PLANT SCHEDULE

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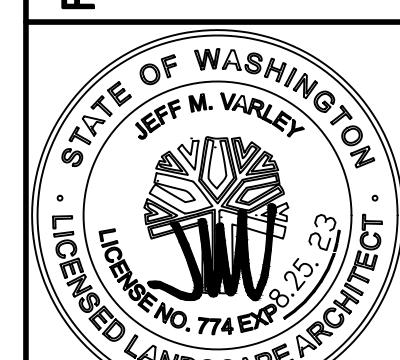
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PRELIMINARY
PLANT SCHEDULE
FOR
DUPONT 243

CONT.	SPACING
1 GAL.	36" o.c.

No. 1 3/1/23 TCR JMV JMV SEPA
Title: PRELIMINARY PLANT SCHEDULE FOR DUPONT 243

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



DUPOINT WA WAREHOUSE

JEFF M. VARLEY
LICENSING NO. 74 EX-13-23

Scale: N/A
Horizontal N/A
Vertical N/A

Designed TCR
Down TCR
Checked JMV
Approved JMV
Date 3/28/23

ROBERTS Ref: 182665

CONT.	SPACING
1 GAL.	36" o.c.

CONT.	SPACING
1 GAL.	36" o.c.

CONT.	SPACING
1 GAL.	36" o.c.

CONT.	SPACING
1 GAL.	36" o.c.

CONT.	SPACING
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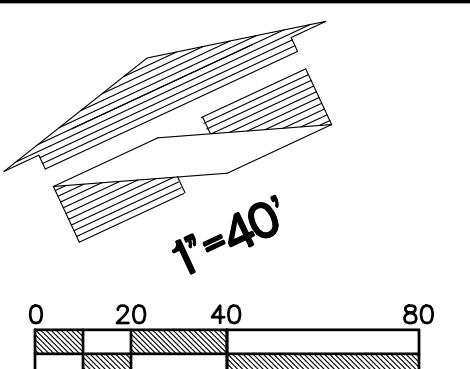
CONT.	SPACING
1 GAL.	36" o.c.

CONT.	SPACING
1 GAL.	36" o.c.

CONT.	SPACING
1 GAL.	36" o.c.

CONT.	SPACING

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PRELIMINARY IRRIGATION PLAN

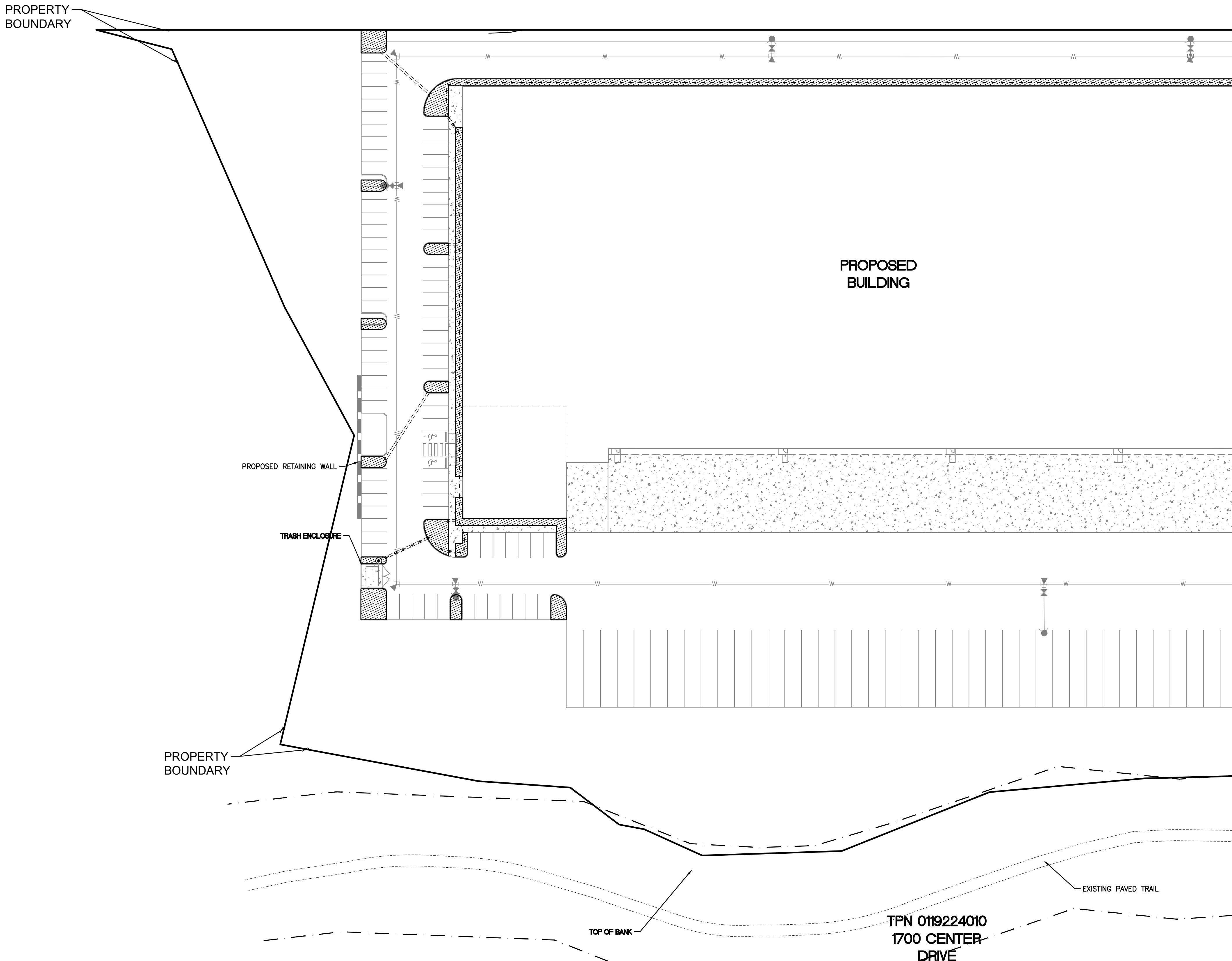
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IRRIGATION CALCULATIONS

MAX. RATE OF FLOW: 30 GPM

ANNUAL WATER USAGE
TOTAL IRRIGATED AREA (NOT INCL. EROSION CONTROL HYDROSEED)
= 43,542 SQUARE FEET

TOTAL LANDSCAPE AREA (INCL. EROSION CONTROL HYDROSEED):
= 119,012 SQUARE FEET

ESTIMATED ANNUAL WATER USAGE (SEE FORMULA BELOW):
EWU = $(14.49 \times 0.3 \times 43,542 \times 0.62) / 0.81$

EWU = 117,351.8 / 0.81

EWU = 144,878.7 GALLONS PER YEAR

144,878.7 / 119,012 = 0.97 GAL/SF PER YEAR (DMC 25.90.040.3)

FORMULA: EWU = $(ET \times PF \times HA \times CF) / IE$

EWU: ESTIMATED WATER USE

ET: EVAPOTRANSPIRATION RATE = 14.49 INCHES

PF: PLANT FACTOR VALUE = 0.3

HA: LANDSCAPE AREA IN SQUARE FEET = 43,542

CF: CONVERSION FACTOR OF 0.62 (INCHES TO GALLONS PER SQUARE FOOT)

IE: IRRIGATION EFFICIENCY VALUE = 0.81

WATER CONSERVATION TECHNIQUES

PER DMC 25.90.040.1

- MULCH SPECIFIED FOR ALL TREE/SHRUB BEDS
- LAWN AREAS MINIMAL (11.7% OF LANDSCAPE AREA)
- DROUGHT-TOLERANT LAWN, SHRUBS SPECIFIED (SEE PLANT SCHEDULE)
- IRRIGATION SYSTEM PER 25.90.040.1(e)

1	3/1/23	TCR	JMV	JMV	SEPA
No.	Date	By	Ckd.	Appr.	

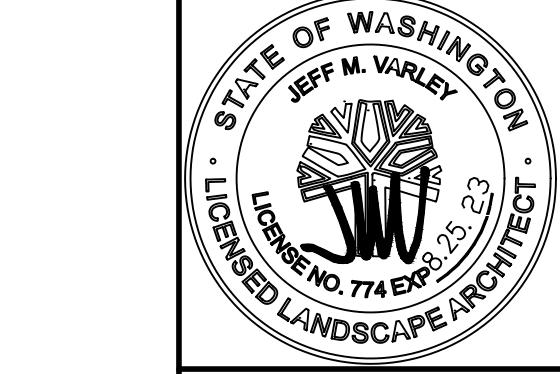
Revision _____

**PRELIMINARY
IRRIGATION PLAN
FOR
DUPONT 243**

Title: _____

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

JEFF M. VARLEY
LICENSING NO. 774 EXP. 12/23
LICENSED LANDSCAPE ARCHITECT
DUPTON WA WAREHOUSE



Ref: 18666

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

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

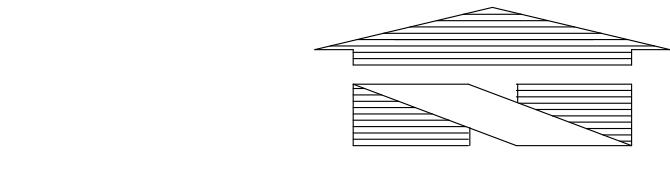
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PRELIMINARY IRRIGATION PLAN

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



PROPERTY BOUNDARY

0

20

40

80

1'-40'

MATCHLINE - SEE SHEET 18 FOR CONTINUATION

NO IRRIGATION FACILITIES
WITHIN 50' RADIUS OF
HISTORICAL MARKER

MOUNT CONTROLLER ON EXTERIOR
WALL. INPUT: 117VAC +/-10%, 60
Hz. OUTPUT: 26.5 VAC, 1.5 A.
INSTALL 1" DIAMETER PVC CONDUIT
FOR 24V ELECTRICAL WIRING
FROM THE CONTROLLER TO
LANDSCAPE AREA. PAINT CONDUIT
TO MATCH BUILDING COLOR.

MOUNT RAIN SENSOR ON WEATHER
EXPOSED PORTION OF EXTERIOR
WALL AT 8' - 9' HEIGHT.

PROPOSED
BUILDING

POC

IRRIGATION POINT OF CONNECTION WITH NEW
WATER METER AND DOUBLECHECK BACKFLOW
DEVICE. INSTALL PER CITY STANDARD DETAIL.

PROPERTY
BOUNDARY

SEAGULL CREEK ROAD

CENTERLINE 15' TRAIL EASEMENT
AND TRAIL CONSTRUCTION
EASEMENT PER 201009301052

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

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

APPROVED FOR CONSTRUCTION

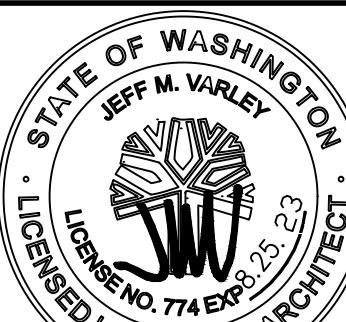
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PRELIMINARY
IRRIGATION PLAN
FOR
DUPONT 243

Title:
Avenue 55, LLC
601 Union Street, Suite 2930
Seattle, WA 98101
(206) 707-9696

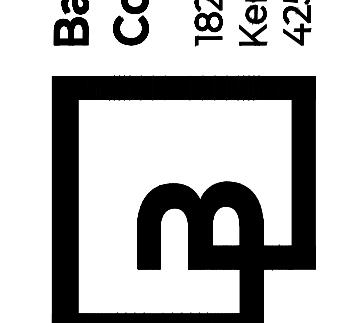


Jeff M. Varley
LICENSURE NO. 774 EXP. 12/31/23
LICENSED LANDSCAPE ARCHITECT

DUPONT WA WAREHOUSE

178665

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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

IRRIGATION LEGEND

Drip Irrigation:

HUNTER LANDSCAPE DRIPLINE COMPONENTS
HDL-06-12-250-CV SUB-SURFACE DRIPLINE TUBING 0.6 GPH PRESSURE COMPENSATING EMMITTERS 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 ES515, 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

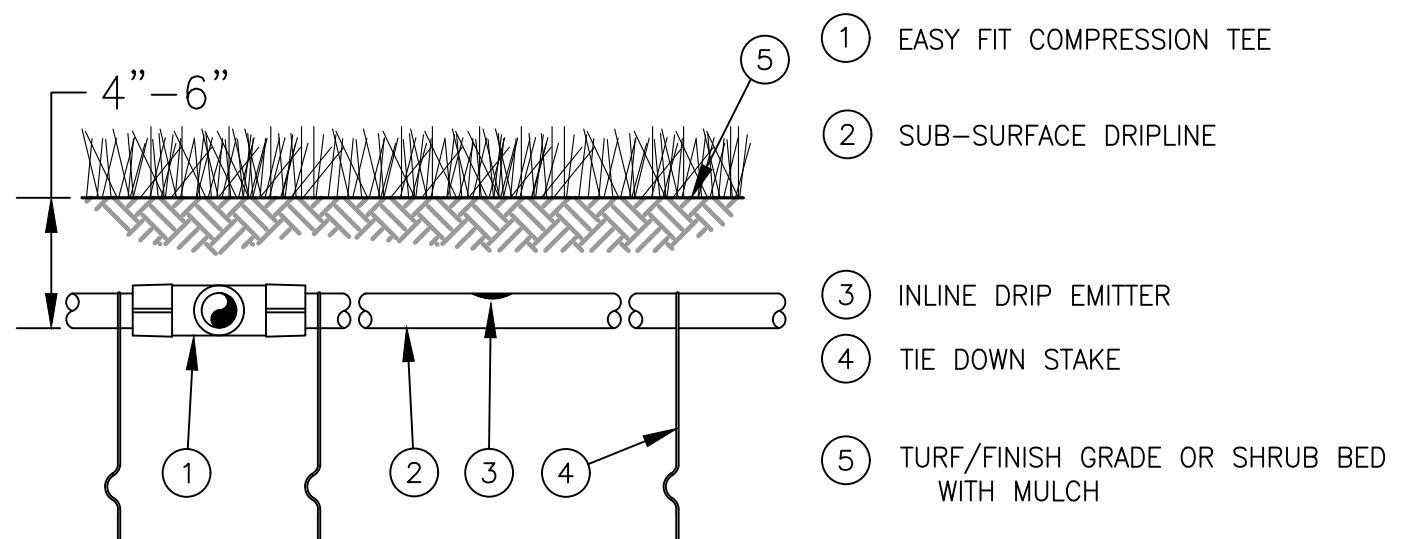
— LATERAL - SCH 40 PVC (12" COVER); SIZE PER PLAN, 3/4" SIZE MINIMUM

===== 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

LANDSCAPE IRRIGATION NOTES

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

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 NOTES AND DETAILS
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

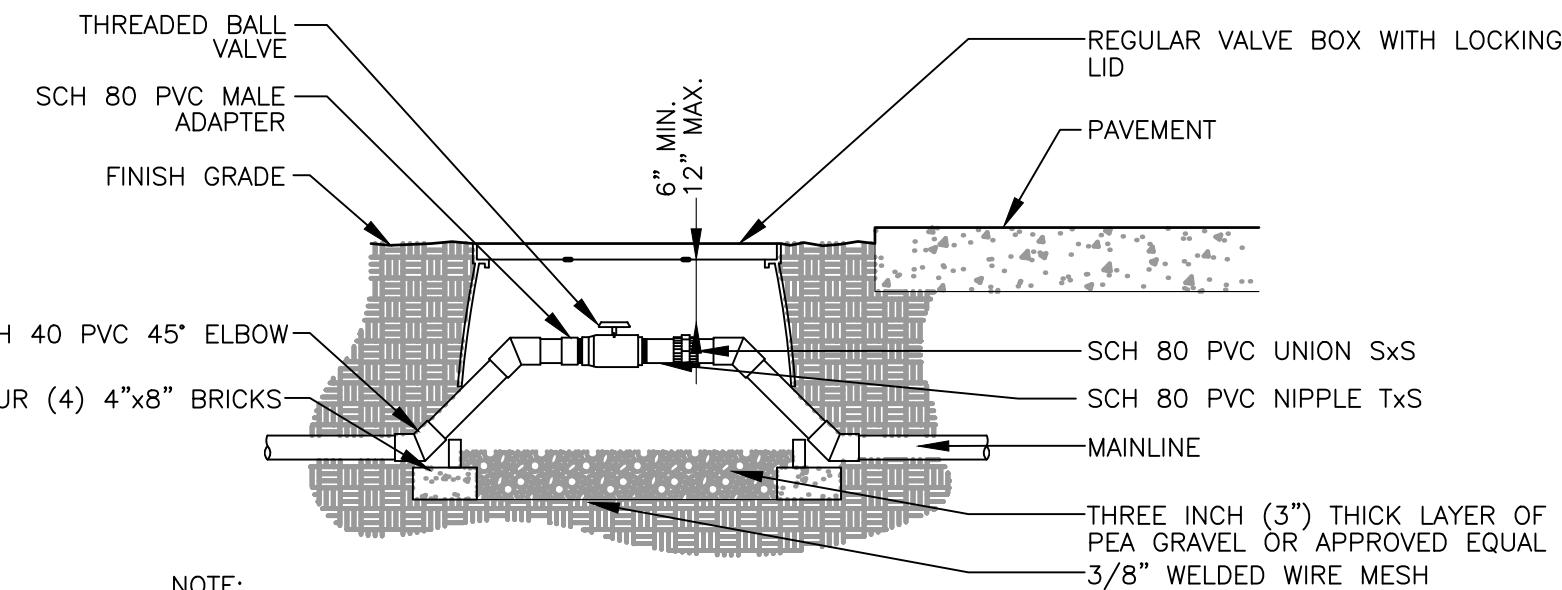
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Designed Down TCR Checked JMV Approved JMV Date 3/28/23

Scale: Horizontal N/A Vertical N/A

Reviewed by: ROBERTS Ref: 178665

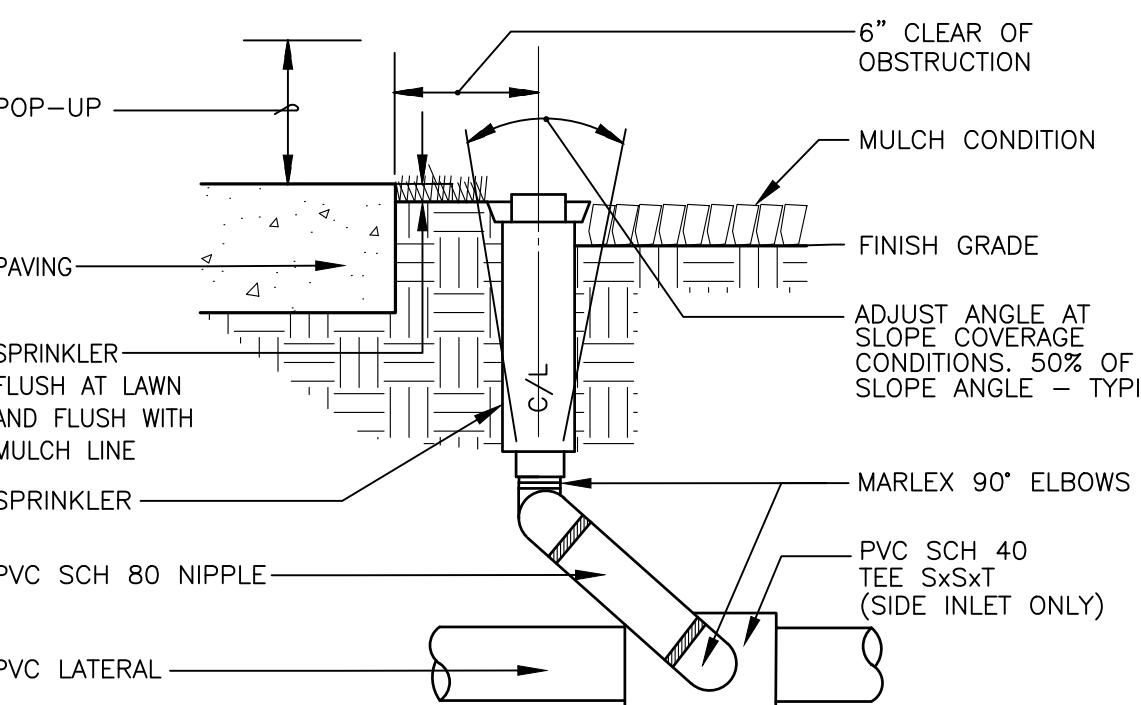
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NOTE:
1. LOCATE VALVE BOXES IN PLANTING AREAS.
2. WRAP VALVE BOX WITH A MINIMUM OF 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL THREADED CONNECTIONS TO BE MADE USING TEFLOF TAPE.
4. ALL CHANGES IN ELEVATION SHALL BE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

BALL VALVE DETAIL

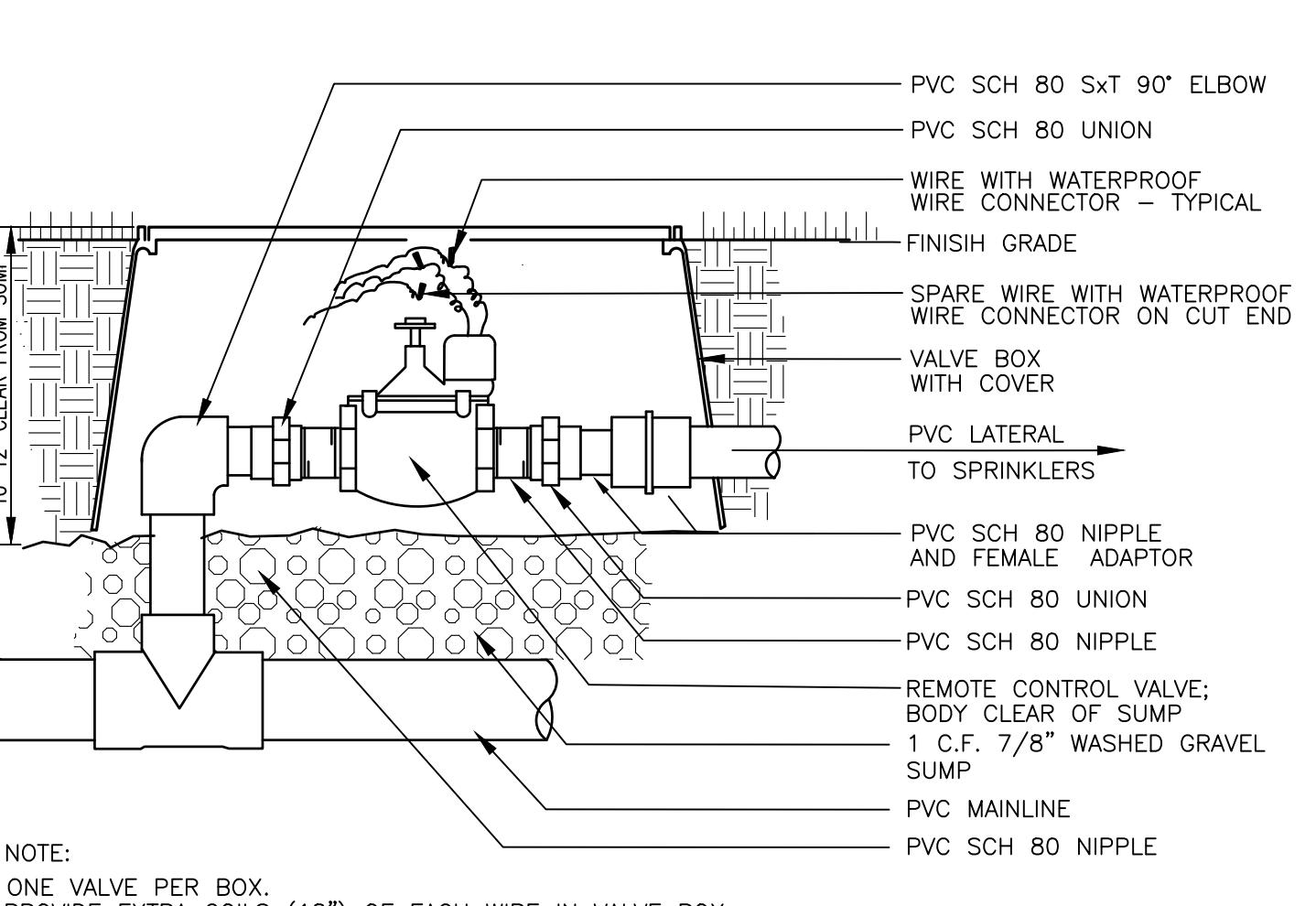
NOT TO SCALE



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 TEFLOL OR FLOWABLE SEALANT IN ALL THREADED FITTINGS, PER MANUFACTURER'S SPECIFICATIONS.

REMOTE CONTROL VALVE ASSEMBLY

NOT TO SCALE

Job Number 18666
Sheet L.10
L.12

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IRRIGATION DETAILS

FOR DUPONT 243

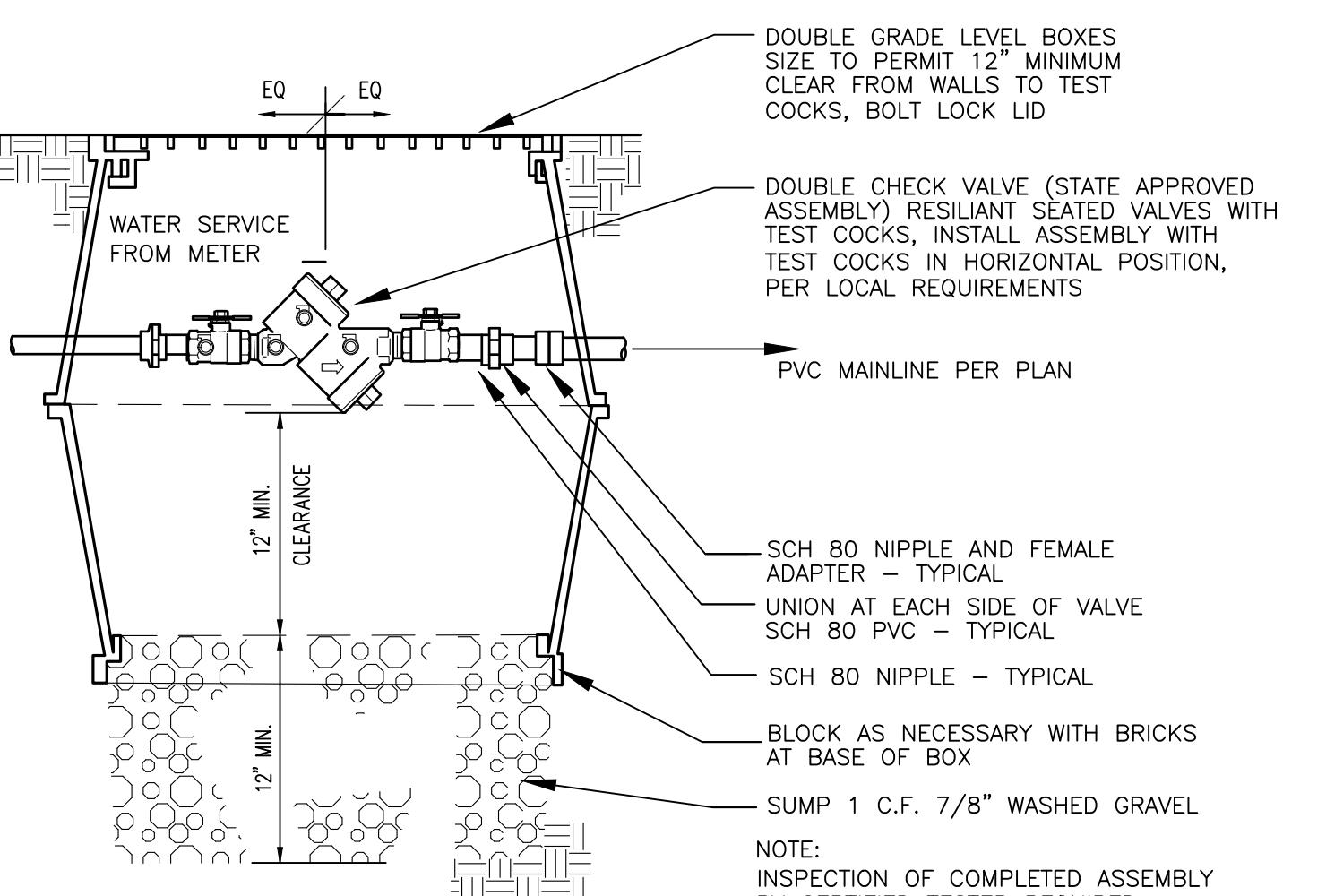
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

BY: CITY OF DUPONT DATE: _____

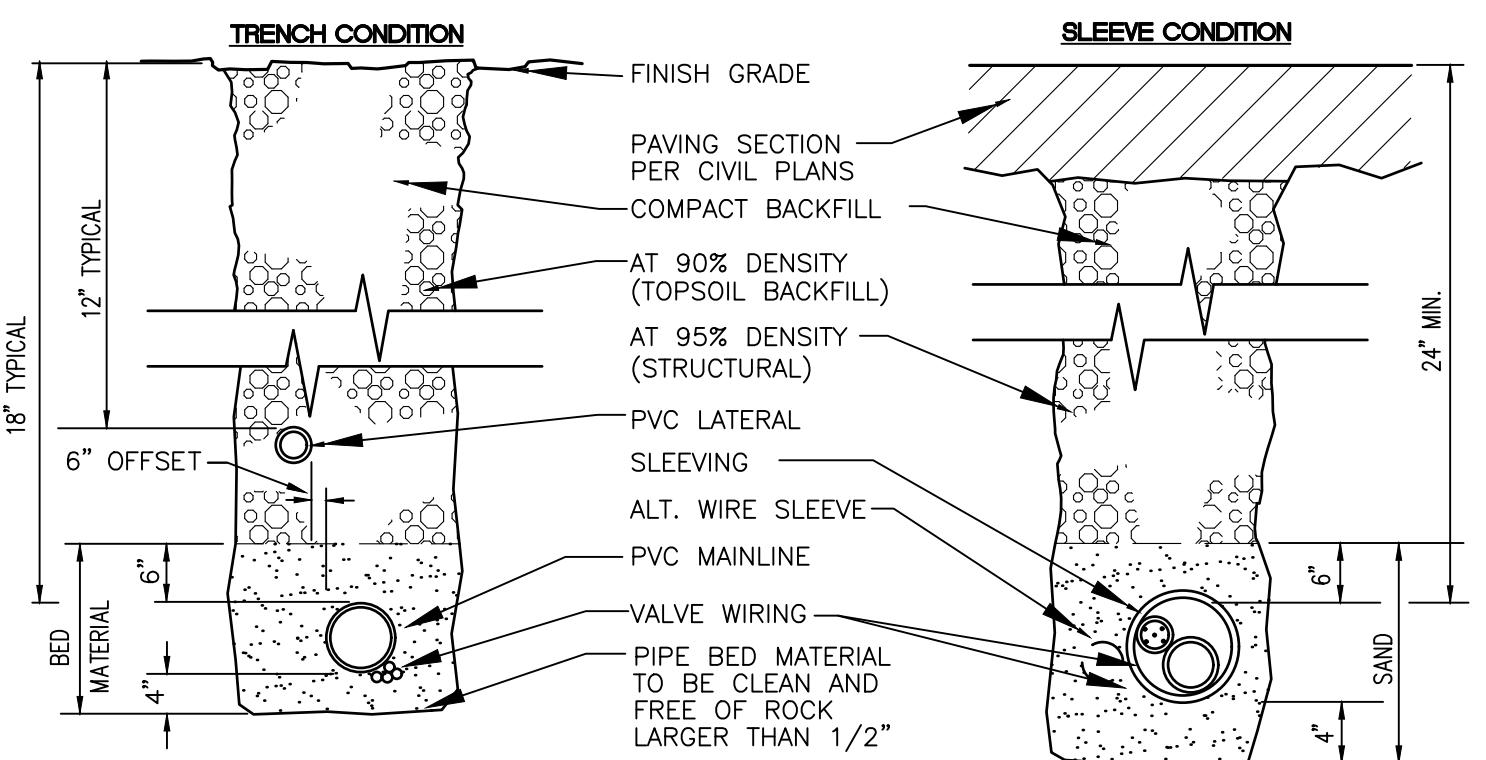
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Revision



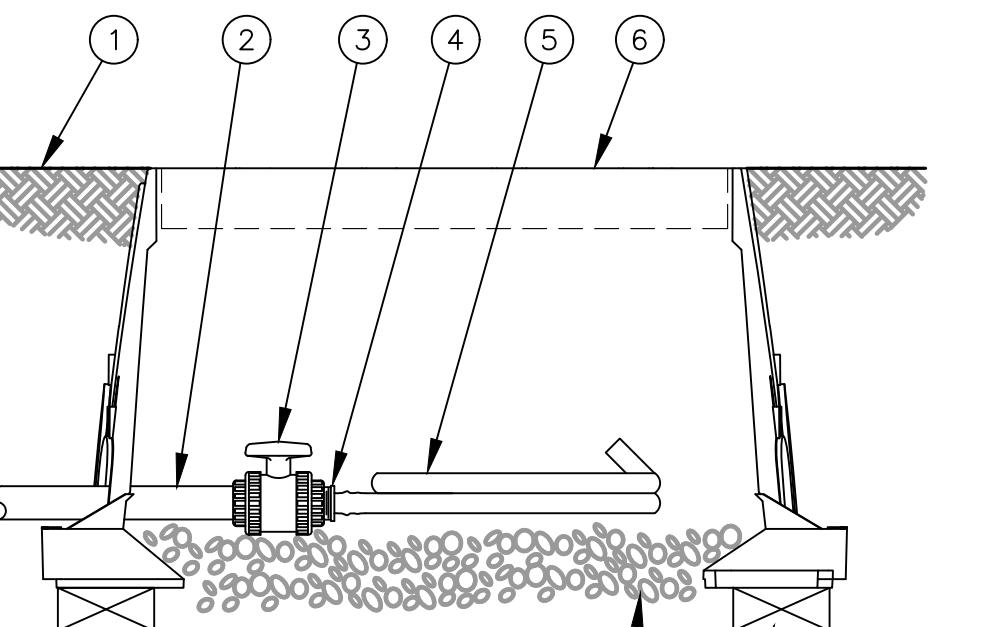
CHECK VALVE ASSEMBLY DETAIL

NOT TO SCALE



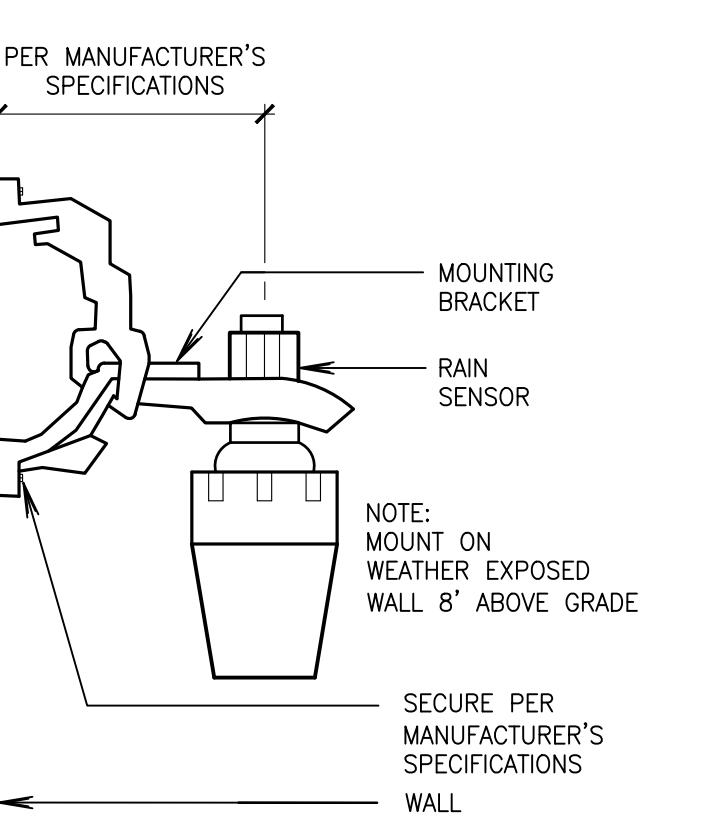
SLEEVE/TRENCHING DETAIL

NOT TO SCALE



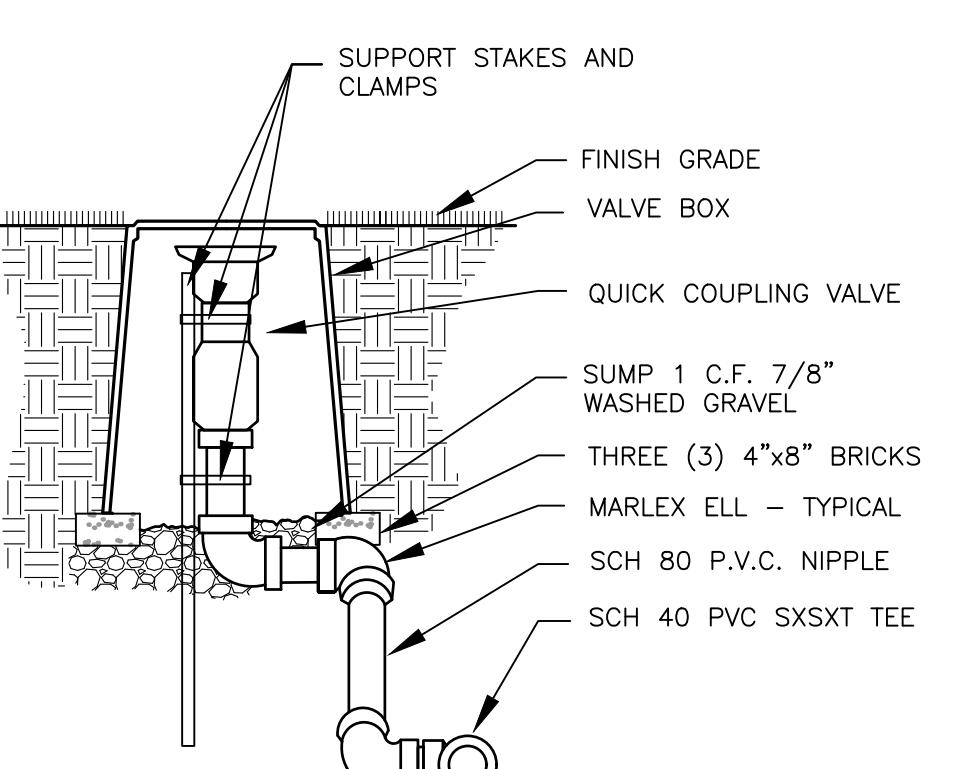
FLUSH POINT WITH BALL VALVE

NOT TO SCALE



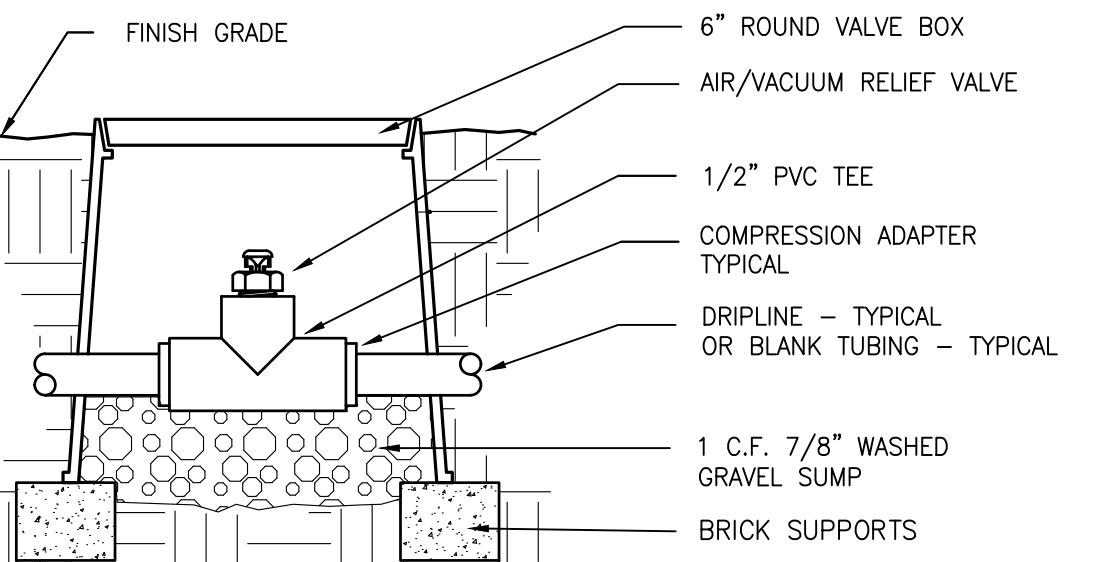
RAIN SENSOR DETAIL

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QUICK COUPLING VALVE DETAIL

NOT TO SCALE

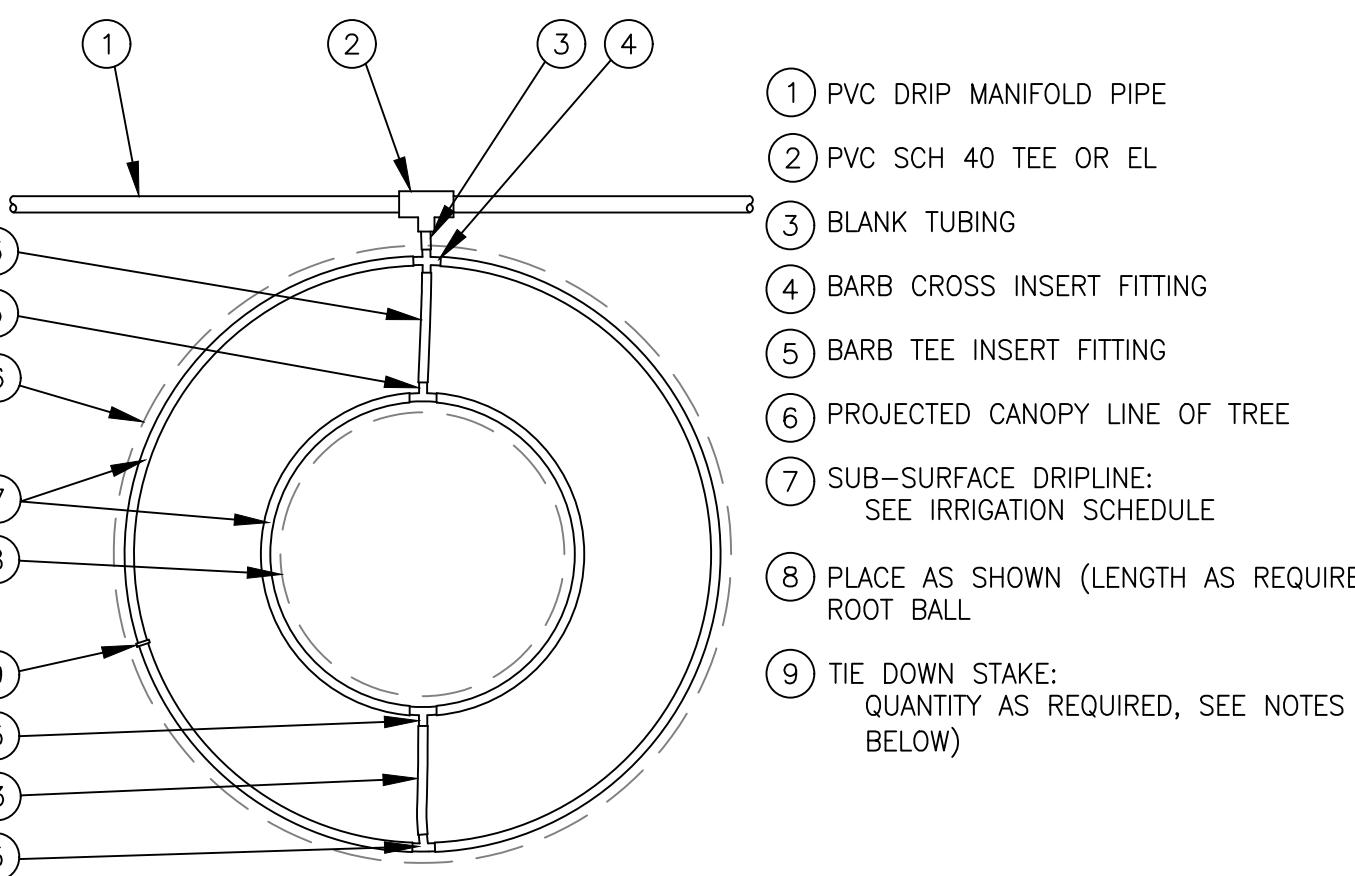


1/2" AIR/VACUUM RELIEF VALVE DETAIL

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).

DRIPLINE AROUND TREE

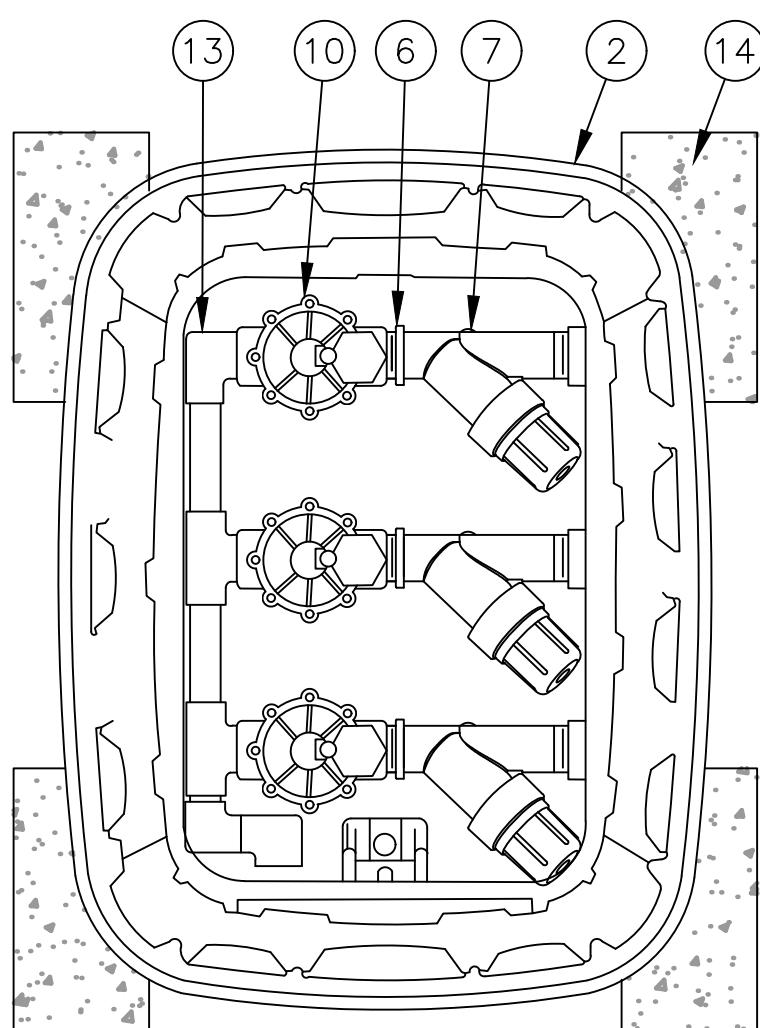


NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND Emitter SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE MANUFACTURER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE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

DRIPLINE AROUND TREE

NOT TO SCALE

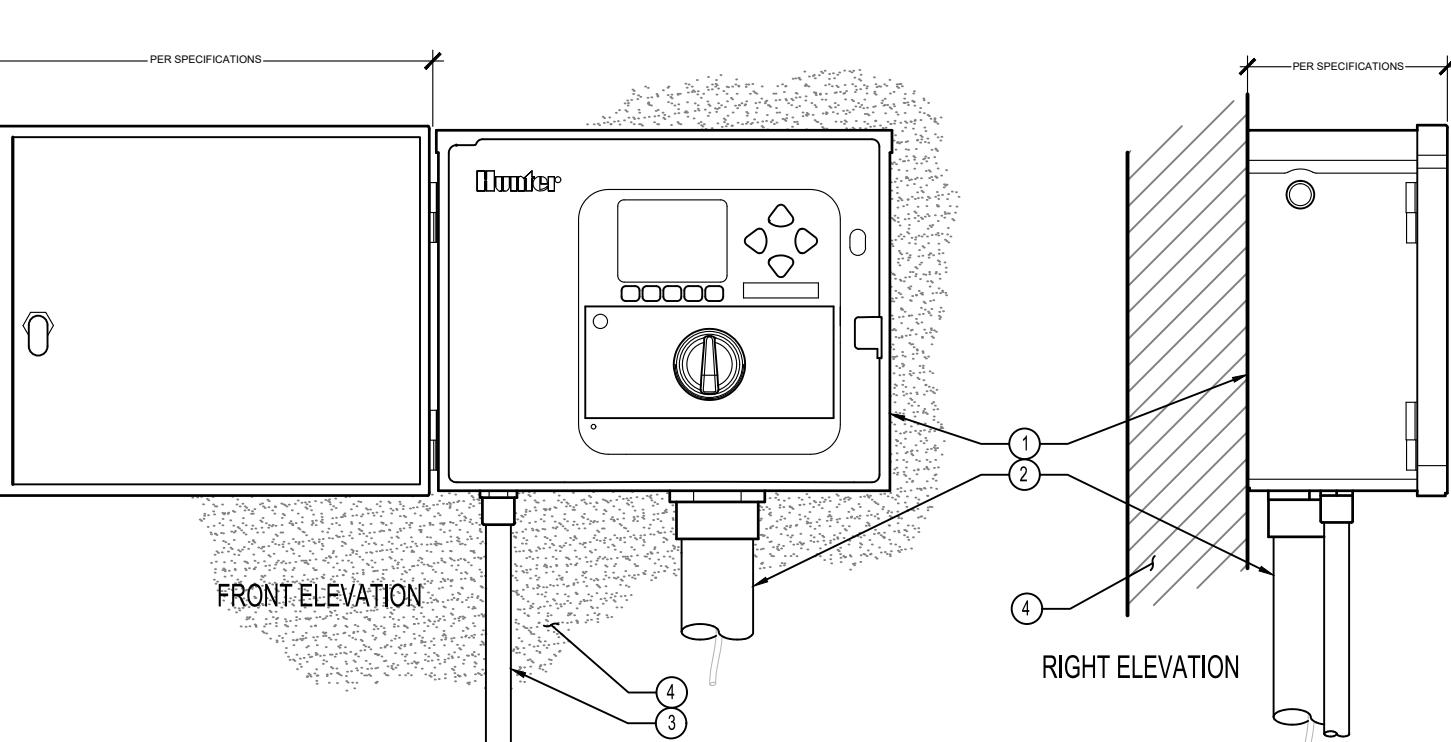
1 FINISH GRADE
2 STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4 VALVE ID TAG
5 30-INCH LINEAR LENGTH OF WIRE, COILED
6 1" X 3/4" REDUCING COUPLING (INCLUDED IN XCZ-LF-100-PRF KIT)
7 PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-LF-100-PRF KIT)
8 LATERAL PIPE
9 PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10 REMOTE CONTROL VALVE: RAIN BIRD LFV-100 (INCLUDED IN XCZ-LF-100-PRF KIT)
11 PVC SCH 40 TEE OR ELL TO MANIFOLD
12 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13 MANIFOLD PIPE AND FITTINGS
14 MINIMUM FOUR (4) 4"x8" BRICKS



SIDE VIEW

DRIP IRRIGATION VALVE

NOT TO SCALE



IRRIGATION CONTROLLER, WALL MOUNT

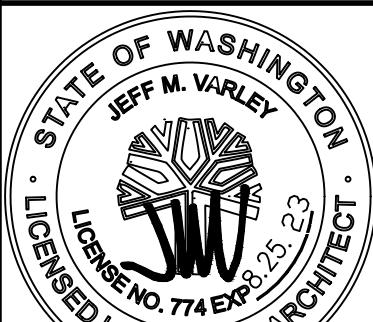
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LEGEND:
① IRRIGATION CONTROLLER (ACC) PER PLAN
② IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
③ ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE:
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED
110 VAC POWER SOURCE

PRELIMINARY IRRIGATION DETAILS FOR DUPONT 243

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



For: JEFF M. VARLEY
LICENSING NO. 744 EX-87-10-23
LANDSCAPE ARCHITECT

OUTDOOR WORKS

Ref: 18666

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

Job Number 18666
Sheet 12
L1 of 12
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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: _____

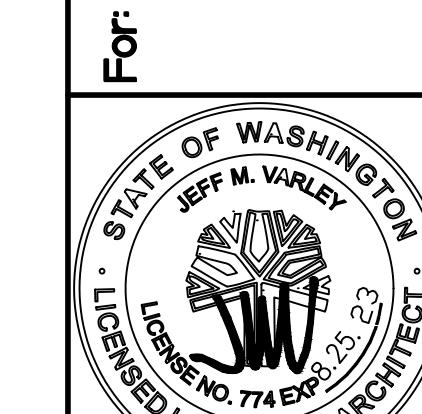
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Revision

PRELIMINARY IRRIGATION DETAILS FOR DUPONT 243

Title:

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



Ref: 178665

Scale: Horizontal N/A
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