



**Site Plan Review Committee**

Michael Thomas, City Manager

**COMMUNITY DEVELOPMENT  
DEPARTMENT**  
**360-330-7662**

Emil Pierson, CD Director  
[epierson@cityofcentralia.com](mailto:epierson@cityofcentralia.com)

Mike Watilo, Building Official  
[mwatalo@cityofcentralia.com](mailto:mwatalo@cityofcentralia.com)

**PUBLIC WORKS DEPARTMENT**  
**360-330-7512**

Andy Oien, PW Director  
[aoien@cityofcentralia.com](mailto:aoien@cityofcentralia.com)

Patty Page, City Engineer  
[ppage@cityofcentralia.com](mailto:ppage@cityofcentralia.com)

**CENTRALIA CITY LIGHT**  
**360-330-7512**  
ML Norton, CCL General Manager  
[mnorton@cityofcentralia.com](mailto:mnorton@cityofcentralia.com)

**POLICE DEPARTMENT**  
**360-330-7680**  
Andy Caldwell, Chief  
[acaldwell@cityofcentralia.com](mailto:acaldwell@cityofcentralia.com)

**RIVERSIDE FIRE AUTHORITY**  
**360-736-3975**  
Terry Ternan, Fire Marshal  
[tternan@riversidefire.net](mailto:tternan@riversidefire.net)

**LEGAL DEPARTMENT**  
**360-330-7675**  
Kyle Manley, City Attorney  
[kmanley@cityofcentralia.com](mailto:kmanley@cityofcentralia.com)

**SITE PLAN REVIEW COMMITTEE**  
**Meeting Agenda**

*Monday, August 25, 2025*

*Join Zoom meeting: [Public Meeting Link](#)*

*Join by mobile: #1-253-215-8782*

*Meeting ID: 891 1886 9218 Passcode: 926458*

**All applicants should join the meeting at 10 AM as time frames are estimations only and subject to change. The public are invited to participate.**

**9:00 AM STAFF REVIEW TIME**

**10:00 AM – Pre-Application Conference (pgs. 1-4)**

**Project Name:** **Parkins Landing Micro Homes**  
Applicant/Owner: Chris, RB Engineering / Steve Nikolich  
Property Address: 1500 N Pearl Street  
Contact Phone: Chris Aldrich, 360.740.8919  
Email: [ChrisA@RBEngineers.com](mailto:ChrisA@RBEngineers.com)  
Zone: R:4, Low Density Residential  
Comp. Plan: LDR, Low Density Residential  
Parcel Information: 003449-001-008, 7 AC  
Request: Construct a 28-unit micro home community with amenities and associated infrastructure.

**10:30 AM – Site Plan Review (pgs. 5-16)**

**Project Name:** **Reliable Enterprises Phase II Expansion**  
Applicant/Owner: Zach, RB Engineering  
Property Address: 2213 Harrison Avenue  
Contact Phone: Zach Wirkkala, 360.740.8919  
Email: [ZachW@RBEngineers.com](mailto:ZachW@RBEngineers.com)  
Zone: R:20, High Density Residential  
Comp. Plan: HDR, High Density Residential  
Parcel Information: 023958-001-000, 1.5 AC  
Request: Final civil plan approval for future expansion to an existing permanent supportive housing complex.



## **SITE PLAN REVIEW COMMITTEE**

### Meeting Agenda – Page 2

*Monday, August 25, 2025*

#### **11:00 AM – Site Plan Review (pgs. 17-29)**

**Project Name:** **Logistics Property Co.**  
**Applicant/Owner:** Joe Sandu, SVP, Project Management  
**Property Address:** 2717 Harrison Avenue  
**Contact Phone:** 425.419.6887  
**Email:** [jsandhu@logisticspropco.com](mailto:jsandhu@logisticspropco.com)  
**Zone:** M-2, Industrial District  
**Comp. Plan:** HI, Heavy Industrial  
**Parcel Information:** 024006-016-003, 31.07 AC  
**Request:** Final landscaping plan approval.



## SITE PLAN REVIEW COMMITTEE (SPRC) Pre-Application Conference Request

**MEETING DATE:** Every Monday (except holidays and subject to submittals)

**TIME:** Meetings begin at 10:00 am and are approximately 30 minutes long. All meetings are scheduled on a first-come basis.

**MEETING LOCATION:** Centralia Public Works Office (City Light), 1100 N. Tower, Centralia

**Parcel Number(s):** 003449001008

**Site Address:** 1500 N Pearl Street Centralia WA 98531

**Applicant/Agent:** Steve Nikolic C/O RB Engineering

**Phone:** 360-740-8919      **Email:** ChrisA@RBEngineers.com

**Name/Type of Business (if applicable):** Civil Engineering

**Brief Description of Proposal (attach separate sheet if needed):**

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- Description of Proposal (1 – digital or paper copy)
- Conceptual Site Plan showing existing and proposed uses/structures (1 – digital or paper copy)
- Supporting documents including studies (1 – digital or paper copy)

### SUBMITTAL REQUIREMENTS:

Submittal items must be received no later than 3 PM on the Wednesday *preceding* the next meeting date, in order to be added on the following weeks' agenda.

The purpose of the pre-application conference is to acquaint the applicant with the review procedures and applicable Centralia Municipal Code provisions to the proposal. A minimum of one meeting is required for all project permit applications related to the same project action.

The SPRC Pre-Application Conference is available to applicants for projects requiring a land use review or if you have utility or other questions about a specific property. The meeting will include representatives from engineering, public works, water, waste-water, electric, stormwater, planning, and building.

**Parkins Landing Micro Homes  
RBE No. 25020**

**PROJECT NARRATIVE**

**General Project Description**

The overall project site is 6.98 acres located at 1500 North Pearl Street, Centralia, WA. The property is currently zoned R4, 4 residential units per 1 acre. The project consists of the construction of 28 new micro homes. The micro homes would average 500 sf and provide single bedroom efficiency units as long term rentals. Some units will be ADA accessible.

Sixty-five parking stalls will also be constructed as part of this project. All units will have at least one covered parking stall, as opposed to garage units, which better serves this site as the entire site is within the 100 year flood plain. In a flood event the flood water will flow through the structures better than an enclosed parking garage structure. Covered parking structures will also allow better visibility to the covered picnic area and the play equipment. In addition to the 32 covered stalls, an additional 33 parking stalls will be provided for a ratio of 2.3 stalls per unit. Vehicle charging stations may be required.

The development will be accessed off of North Pearl Street. All drive lanes will be 20 feet wide to accommodate two way traffic and fire access. Approximately 660 LF of frontage improvements are proposed along North Pearl Street. The frontage improvements consist of new curb and gutter, 6 foot wide landscape strip and 5 foot wide sidewalk. The existing street lighting will remain in its current location. Two concrete driveway access ramps will be utilized to access the new paved parking area.

**Prior Review**

This site was reviewed as a Planned Unit Development in 2013 for multifamily apartments. The proposed density was also 28 units. A wetland delineation was prepared for that proposal, along with Trip Generation, and application with WSDOT for access.

The current proposal does not propose review under the PUD ordinance. But does provide various amenities and retention of Critical Areas.

**Open Space and Design Elements**

Approximately five of the total 6.98 acres are dedicated as open space located northeast of the proposed homes in the lower wetland area.

Other amenities will be provided to create an attractive lifestyle living arrangement. Amenities will include a small covered meeting room or

common area, a children's play equipment area and covered picnic shelter, and a community garden area. The remainder will be open space preservation area. The owner will also coordinate with the City of Centralia to provide a trail access easement along the river bank.

## **Utilities**

An existing 12" diameter gravity sewer line was installed under the approved civil design for the previous project Parkin's Landing project. The existing onsite 12" diameter sanitary sewer main and service laterals will be utilized for the new apartment building service connections. A 12" diameter gravity sanitary sewer main will be extended from the existing sewer main located at the North Pearl Street and Reynolds Road intersection to serve the new apartment buildings. The City will obtain the appropriate sewer easements across the parcels to the north for this connection location.

An existing 6" diameter PVC water line was previously looped through the project site under the previous Parkins Landing approved civil plans. A new domestic service water line with a master meter will be installed to provide service to the new buildings.

Other utilities to be extended to serve the new apartment buildings include power, cable and telephone lines. Conceptual water and sewer utility alignments are provided on the Preliminary Site Plan.

## **Storm Drainage**

Storm drainage facilities will be provided and sized using the 2005 edition of the *Washington State Department of Ecology Stormwater Management Manual*. We are treating storm water runoff using bio-filtration swale and/or rain gardens to treat the water prior to releasing into the wetland area to the east. Because the site is prone to flooding from the Skookumchuck River and off site flows in the 100 year storm, no detention or flow control facilities are proposed.

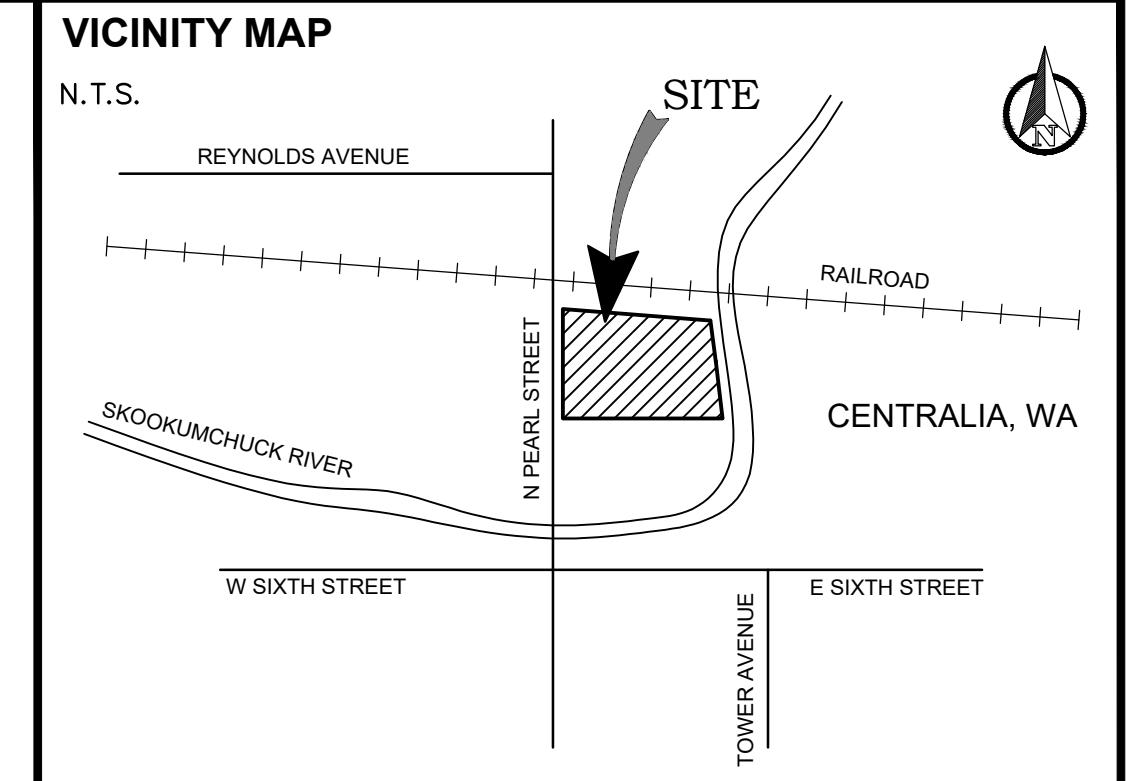
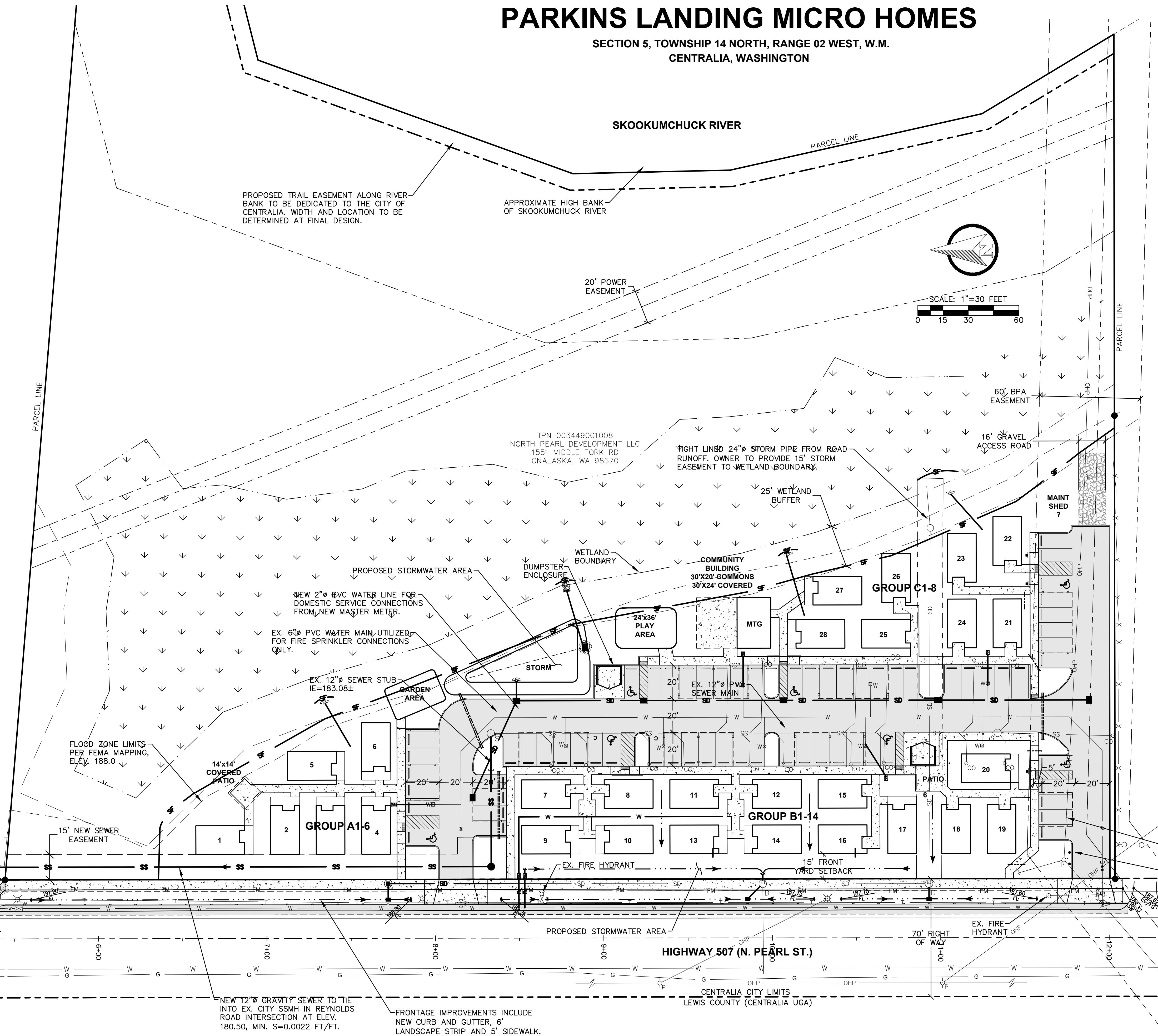
## **Other information**

The following energy efficiency features will be used: energy efficient lighting throughout the units, energy efficient appliances, energy efficient windows and Hardi Plank siding or equivalent to extend exterior paint life.

The PUD Code also allows variances in road widths and setbacks. For this project we are proposing a parking lot drive aisle width of 20 feet which is a reduction of 4 feet over the current City Parking Code.

# PARKINS LANDING MICRO HOMES

SECTION 5, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.  
CENTRALIA, WASHINGTON



PROJECT INFORMATION

APPLICANT: STEVEN NIKOLICH NIKOLICH INC. PO BOX 676 CENTRALIA WA 98531 (253) 370-5036

SURVEYOR: FORESIGHT SURVEYING 1583 N. NATIONAL AVE CHEHALIS, WA 98532 (360) 748-4000

PARCEL NOS: 003449001008

SITE ADDRESS: 1500 NORTH PEARL ST. CENTRALIA, WA

ZONING: R-4 LOW-DENSITY RESIDENTIAL

SITE AREA: ±6.98 AC

DENSITY: 6.98 X 4DU/AC = 28 UNITS

PARKING: 32 COVERED, 24 STD., 7 HC, 2 COMPACAT = 65 TOTAL

GRADING: ±4,800 CY FILL (FOR APPLICATION PURPOSES ONLY)

SOILS: NEWBERG FINE SANDY LOAM (148)

SEWER/WATER: CITY OF CENTRALIA

POWER: CENTRALIA CITY LIGHT

TELEPHONE: CENTURY LINK

CABLE TV: COMCAST

FIRE DISTRICT: RIVERSIDE FIRE DISTRICT

SCHOOL DISTRICT: CENTRALIA

BUILDING SETBACKS: 15' FRONT, 15' REAR, 0' SIDE (MIN. 10' BETWEEN STRUCTURES, 20' FROM PUBLIC RIGHT-OF-WAY)

SURVEY INFORMATION

PARTIAL LEGAL DESCRIPTION  
SECTION 05 TOWNSHIP 14N RANGE 02W  
PT GOVT LOT 1 LYING WEST OF RIVER BEING LOT 2 OF  
SHORT PLAT NO. 2005-13 AFN 3237609

VERTICAL DATUM  
VERTICAL DATUM NGVD 29  
SITE BENCH MARK IS SW BOLT BASE BOLT WITH CAP ON  
A LIGHT POLE ACROSS FROM HOUSE #1429 N. PEARL  
ELEV= 187.88

BASIS OF BEARING  
BEARINGS BASED ON ROS FILED UNDER  
VOLUME 16, PAGE 46 OF SURVEYS

PARKINS LANDING MICRO HOMES  
CENTRALIA, WA

PRELIMINARY SITE PLAN AND  
PROJECT INFORMATION

RB Engineering  
DESIGN → PERMIT → MANAGE  
OFF: (360) 740-1819  
EMAIL: [CentraliaEngines.com](mailto:CentraliaEngines.com)

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

JOB NUMBER 25020  
DRAWING NAME 24107\_PCVR  
P0.1  
1 OF 1

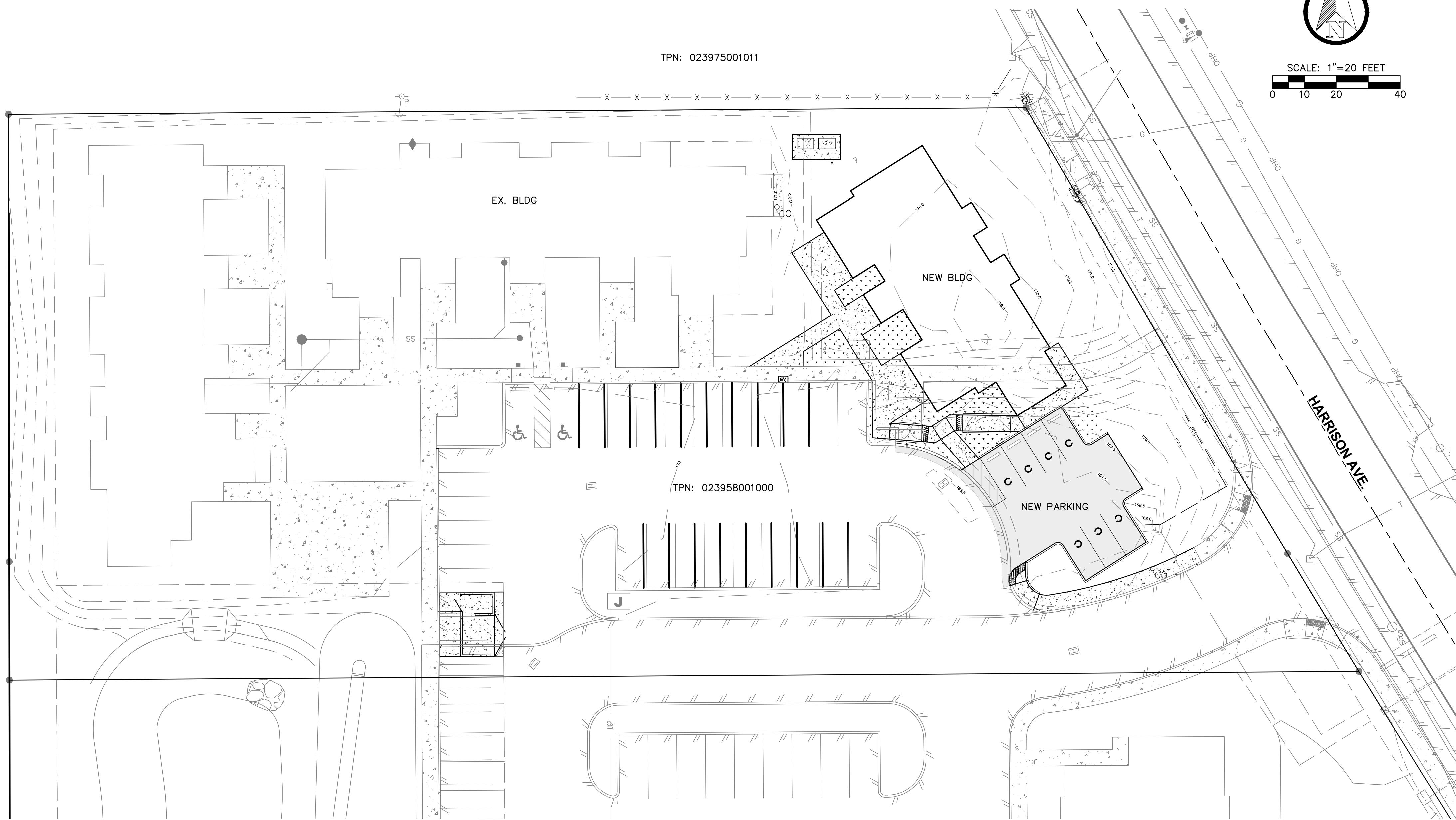
# RELIABLE HOMES PHASE II EXPANSION

SECTION 36, TOWNSHIP 15 NORTH, RANGE 03 WEST, W.M.

"CENTRALIA", WASHINGTON

TPN: 023975001011

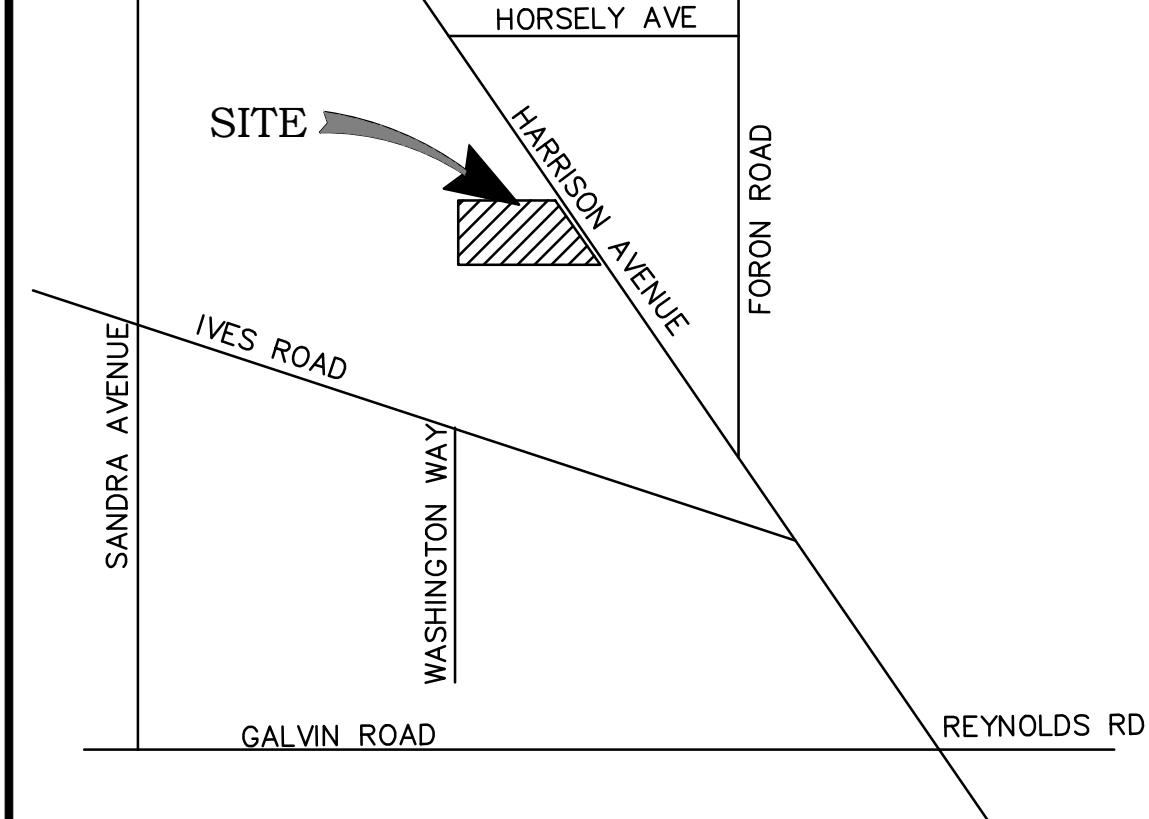
SCALE: 1"=20 FEET  
0 10 20 40



LEGEND	EXISTING	PROPOSED	EXISTING	PROPOSED
X" W	W	WATER MAIN	T	CONDUIT
X" SS	SS	SANITARY SEWER MAIN	TV	TELEPHONE LINE
STEP	STEP	STEP MAIN	—	CABLE TV LINE
FM	FM	FORCE MAIN	—	ROADWAY CENTERLINE
X" SD	SD	STORM MAIN	—	RIGHT-OF-WAY LINE
RD	RD	ROOF DRAIN	—	EASEMENT LINE
X—X—X—X	—	SILT FENCING	—	FRONT/BACK OF CURB
—	—	CLEARING LIMITS	—	EDGE OF GRAVEL SHOULDER
—	—	DRAINAGE BASIN BOUNDARY	—	EDGE OF GRAVEL SHOULDER
—	—	SWALE/DITCH CENTERLINE	—	EDGE OF PAVEMENT
G	G	GAS LINE	—	SAWCUT LINE
—	—	POWER LINE	—	BUILDING ENVELOPE/SETBACK
—	—	XXX	—	GRADE BREAK
—	—	XXX	—	CONTOUR LINE

## VICINITY MAP

N.T.S.



REVISION  
FIRST REVIEW COMMENTS

DESIGNED BY: ZFW  
DRAWN BY: ALE  
CHECKED BY: RWB  
DATE: 05/29/2025  
SCALE: 1" = 20'

RELIABLE HOMES  
PHASE II EXPANSION  
RELIABLE ENTERPRISES  
PO BOX 870  
CENTRALIA, WA 98531  
CITY OF CENTRALIA  
WA.

## PROJECT INFORMATION

APPLICANT: RON WRIGHT & ASSOCIATES  
2003 WESTERN AVENUE, SUITE 610  
SEATTLE, WA 98121-3133  
OWNER: RELIABLE ENTERPRISES  
PO BOX 870  
CENTRALIA, WA 98531  
PARCEL NOS: 023958002000  
023958001000  
SITE ADDRESS: 2207 & 2213 HARRISON AVENUE  
CENTRALIA, WA 98531  
ZONING: R-20  
SITE AREA: 3.67 ACRES TOTAL  
SOILS: SPANAWAY GRAVELLY LOAM  
SANITARY SEWER: CITY OF CENTRALIA  
WATER: CITY OF CENTRALIA  
FIRE DISTRICT: RIVERSIDE FIRE AUTHORITY  
SCHOOL DISTRICT: CENTRALIA SCHOOL DISTRICT

## SHEET INDEX

C0.1 COVER SHEET AND SITE PLAN  
C0.2 EXISTING UTILITIES AND DEMOLITION PLAN  
C1.1 HORIZONTAL CONTROL PLAN  
C1.2 HORIZONTAL CONTROL DETAILS AND NOTES  
C2.1 GRADING AND DRAINAGE PLAN  
C2.2 DRAINAGE DETAILS AND NOTES  
C3.1 WATER AND SEWER SERVICE PLAN  
C3.2 SEWER DETAILS AND NOTES  
C3.3 WATER DETAILS AND NOTES  
C4.1 TEMPORARY EROSION AND SEDIMENTATION PLAN  
C4.2 T.E.S.C. DETAILS AND NOTES  
L1.1 LANDSCAPE PLAN

## SURVEY INFORMATION

LEGAL DESCRIPTION  
THAT PART OF LOTS 10 AND 23, OF THE STATE OF  
WASHINGTON SUBDIVISION OF SECTION 36, TOWNSHIP 15  
NORTH OF RANGE 3, WEST, LYING SOUTH OF THE FOLLOWING  
DESCRIBED LINE: COMMENCING AT A POINT 318.5 FEET SOUTH  
OF THE NORTHWEST CORNER OF SAID LOT 23; THENCE EAST  
1022.7 FEET, MORE OR LESS, TO THE PACIFIC HIGHWAY  
(HARRISON AVENUE).

VERTICAL DATUM  
VERTICAL DATUM IS NAVD 88 FROM TIES TO WSDOT  
MONUMENT - NGS PID # DJ4306

BASIS OF BEARING  
BEARINGS AND SURVEY BASED ON SHORT PLAT FILED UNDER  
AUDITOR'S FILE NO. 3401120 DATED JULY 15, 2013.

## GEOTECHNICAL REPORT

A GEOTECHNICAL REPORT WAS PREPARED FOR THIS PROJECT  
BY PACIFIC TESTING AND INSPECTION (PTI). ALL RETAINING  
WALL CONSTRUCTION, EARTHWORK, SUB-GRADE PREPARATION,  
AND PAVING ACTIVITIES SHALL COMPLY WITH PTI'S REPORT  
AND THE STANDARD SPECIFICATIONS AND THE IBC.

RB Engineering  
DESIGN → PERMIT → MANAGE  
OFF: (360) 740-1819  
EMAIL: CapPro@CapProEng.com  
P.O. Box 323  
Olympia, WA 98522

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

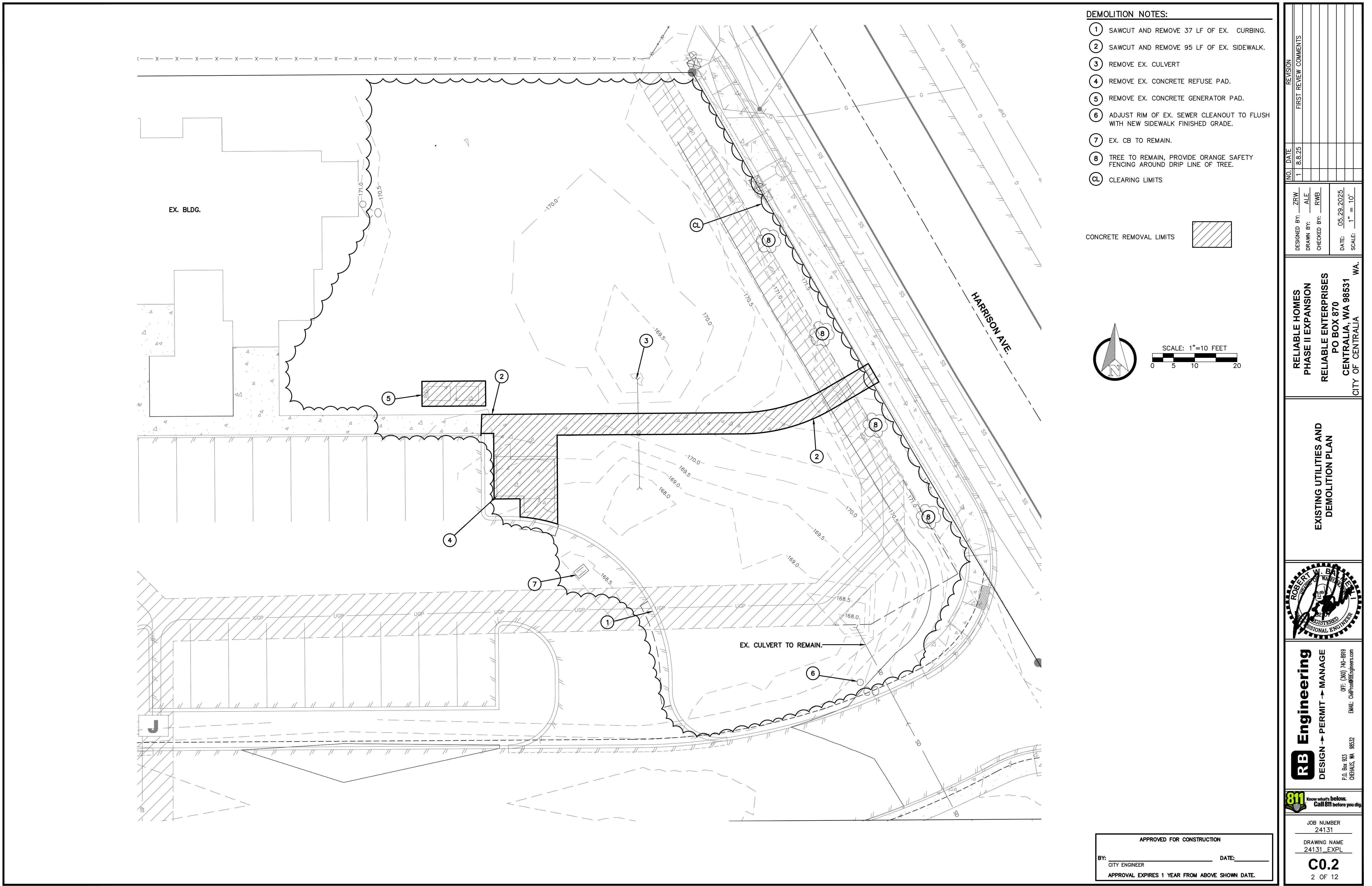
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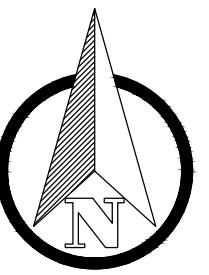
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C0.1

1 OF 12

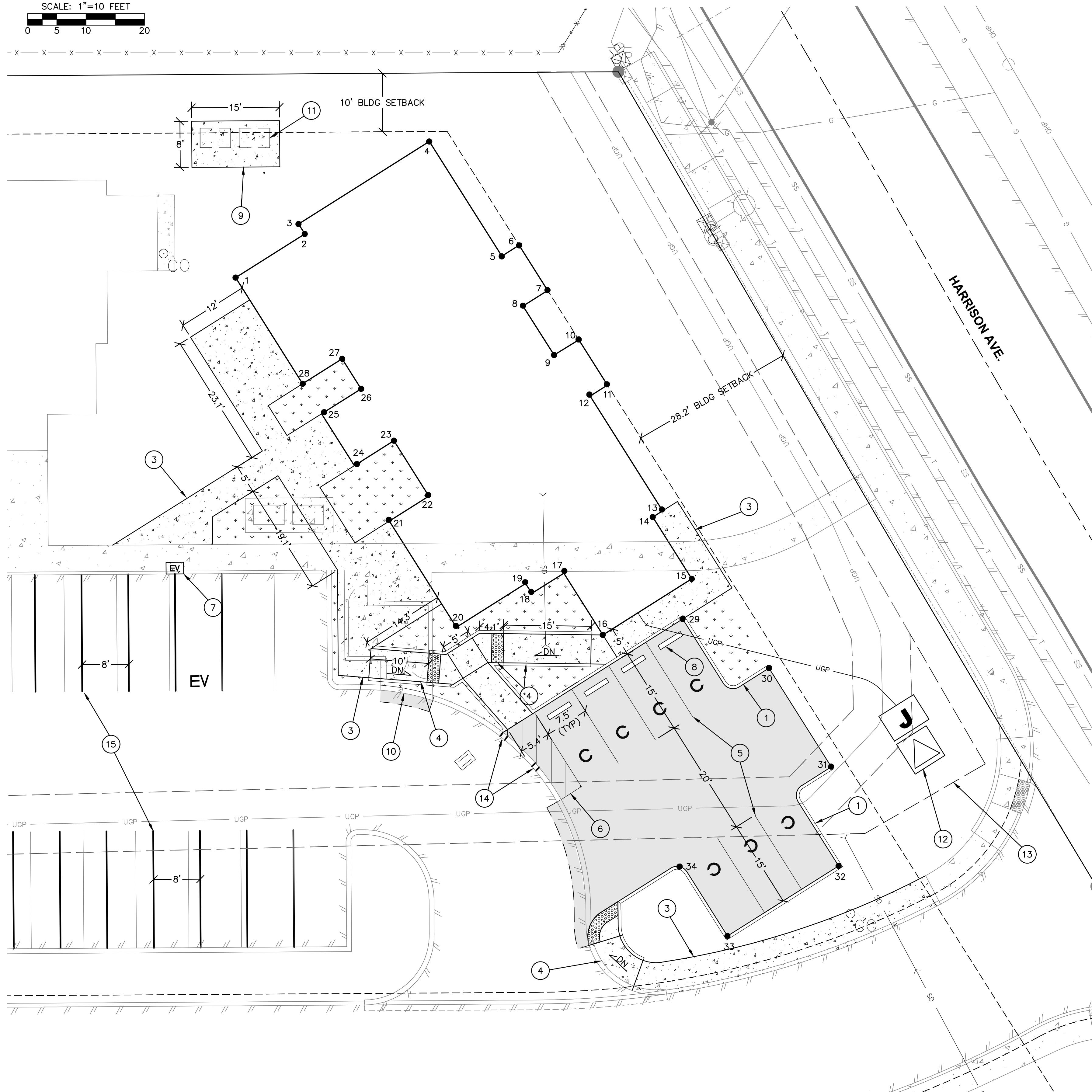
APPROVED FOR CONSTRUCTION	
BY:	DATE:
CITY ENGINEER	
APPROVAL EXPIRES 1 YEAR FROM ABOVE SHOWN DATE.	





SCALE: 1"=10 FEET





## COORDINATE TABLE

Point #	Description	Northing	Easting
1	BLDG CORNER	49563.28	100693.44
2	BLDG CORNER	49570.75	100705.28
3	BLDG CORNER	49572.45	100704.21
4	BLDG CORNER	49586.58	100726.59
5	BLDG CORNER	49566.91	100739.01
6	BLDG CORNER	49568.79	100742.00
7	BLDG CORNER	49561.12	100746.84
8	BLDG CORNER	49558.47	100742.64
9	BLDG CORNER	49550.03	100747.97
10	BLDG CORNER	49552.68	100752.17
11	BLDG CORNER	49545.10	100756.96
12	BLDG CORNER	49543.24	100754.02
13	BLDG CORNER	49523.57	100766.44
14	BLDG CORNER	49522.27	100764.87
15	BLDG CORNER	49511.70	100771.54
16	BLDG CORNER	49502.09	100756.32
17	BLDG CORNER	49513.05	100749.74
18	BLDG CORNER	49509.46	100744.06
19	BLDG CORNER	49511.11	100743.02
20	BLDG CORNER	49503.62	100731.16
21	BLDG CORNER	49521.81	100719.68
22	BLDG CORNER	49526.06	100726.41
23	BLDG CORNER	49535.35	100720.55
24	BLDG CORNER	49531.35	100714.20
25	BLDG CORNER	49540.22	100708.60
26	BLDG CORNER	49544.23	100714.94
27	BLDG CORNER	49549.37	100711.70
28	BLDG CORNER	49545.09	100704.92
29	PARK. CORNER	49504.82	100769.99
30	PARK. CORNER	49496.41	100784.77
31	PARK. CORNER	49479.50	100795.44
32	PARK. CORNER	49462.54	100796.69
33	PARK. CORNER	49450.53	100777.66
34	PARK. CORNER	49462.40	100769.47

## **IZONTAL CONSTRUCTION NOTES:**

INSTALL 101 LF OF EXTRUDED CURBING.

NEW DUMPSTER ENCLOSURE. DESIGN BY OTHERS. PROVIDE 6' TALL MIN. CMU BLOCK WALL ON PERIMETER.

INSTALL NEW 5' WIDE CONCRETE SIDEWALK PER PLAN AND DETAIL ON SHEET C1.2.

INSTALL NEW ADA RAMP AND AND TRUNCATED LANDING STRIP PER PLAN AND DETAIL ON SHEET C1.2.

STRIPE NEW COMPACT PARKING STALLS PER PLAN AND DETAIL ON C1.2. 6 STALLS @ 7.5' X 15'

NOT USED.

INSTALL NEW EV CHARGERS PER WAC 51-50-0429 SECTION 429.2.1.

INSTALL PRECAST CONCRETE WHEELTOPS PER DETAIL ON C1.2.

CONSTRUCT NEW 8'x15' 4-INCH THICK CONCRETE PAD FOR GENERATORS.

REMOVE RAMP TO OLD DUMPSTER LOCATION AND REPAIR CURB.

INSTALL NEW EMERGENCY GENERATOR, CONNECT TO NEW PROPANE SERVICE. SEE M/E PLANS FOR ELECTRICAL SERVICE TO PUMP CONTROLS.

PROVIDE A 4" THICK CONCRETE PAD, 15'x6', AND FENCING ALL AROUND PAD.

PROPOSED NEW POWER SERVICE PER CENTRALIA CITY LIGHT. SEE POWER PLAN, PROJECT NO. 922017 FOR CONDUIT SIZES.

ADDITIONAL POWER EASEMENT.

PROVIDE 1' WIDE CURB CUTS IN EXISTING CURB FOR DRAINAGE AT LOCATIONS SHOWN.

RE-STRIPE PARKING STALLS AT 8' WIDE TO ACCOUNT FOR LOST STALLS AT NEW TRASH LOCATION.

# RB Engineering

DESIGN → PERMIT → MANAGE

The logo for 811 features a stylized green '811' with a black outline. Below the '1' is a black shovel icon pointing upwards. To the right of the logo, the text 'Know what's below.' is in a bold, black, sans-serif font. Below that, 'Call 811 before you dig.' is in a slightly smaller, regular black font.

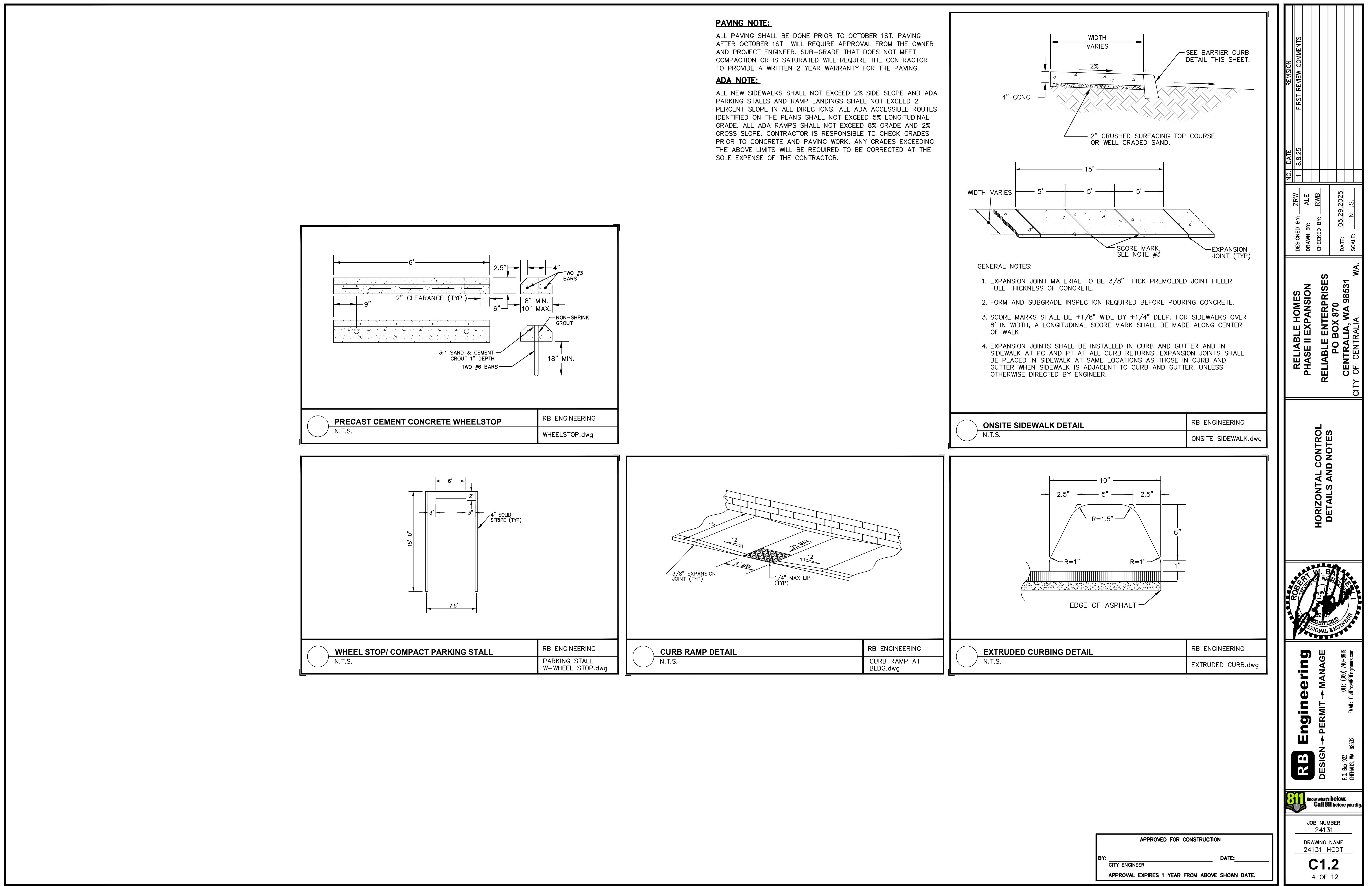
JOB NUMBER  
24131  
DRAWING NAME  
24131\_HCPL  
**C1.1**  
3 OF 12

APPROVED FOR CONSTRUCTION

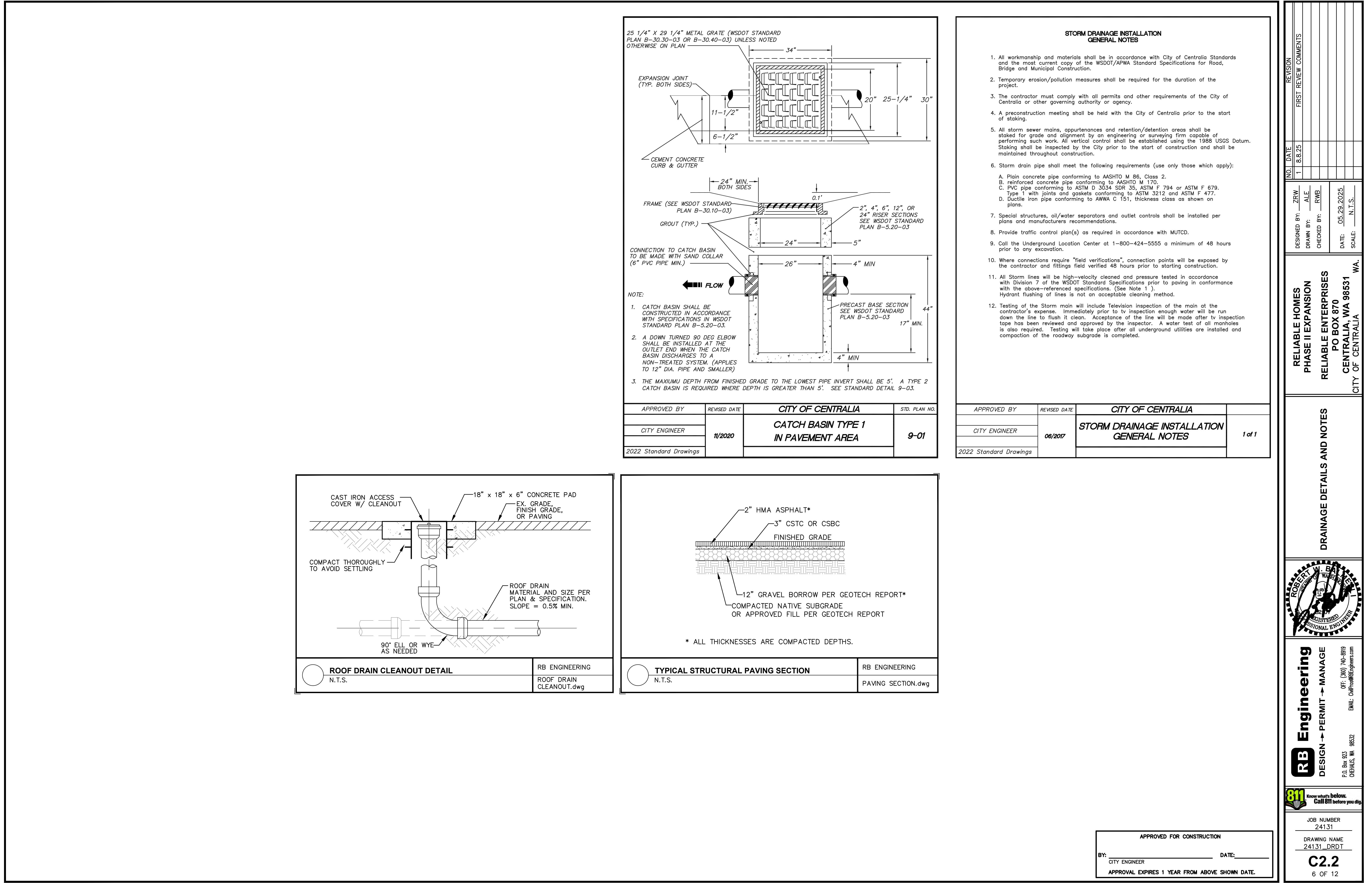
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER  
APPROVAL EXPIRES 1 YEAR FROM ABOVE SHOWN DATE.

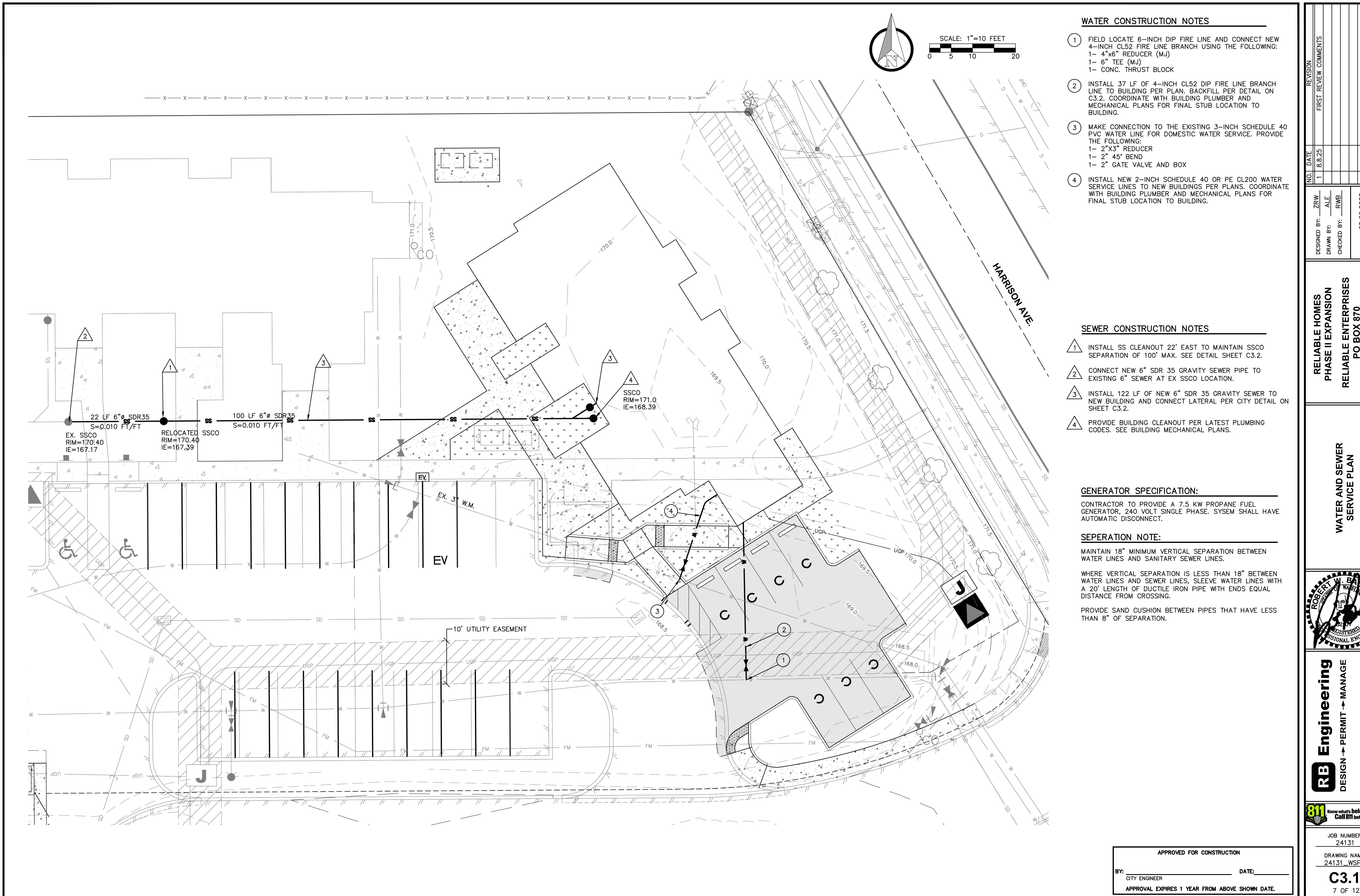
VIEW FROM ABOVE GROWTH DRIVERS

JOB NUMBER  
24131  
DRAWING NAME  
24131\_HCPL  
**C1.1**  
3 OF 12









**SANITARY SEWER MAIN INSTALLATION  
GENERAL NOTES**

- A pre-construction conference must be held with the City prior to start of construction.
- Underground utilities shown are for the convenience of the contractor only. It is the contractors responsibility to use the "one-call" telephone (1-800-424-5555) 48 hours before construction is started.
- All materials and construction shall be in accordance with the current edition of the WSDOT standard specifications for roads, bridges and municipal construction and City of Centralia standards.
- Erosion control measures shall be taken during construction to prevent siltation of existing and proposed facilities.
- Pipe for sanitary sewer shall conform to Section 7-17.2 of the current standard specifications for road, bridge and municipal construction published jointly by WSDOT and the State Chapter of APWA and be one of the following:
  - Ductile iron pipe shall conform to Section 9-05.13 and ANSI A21.51 or AWWA C151 and shall be cement mortar lined. Minimum thickness shall be class 51.
  - Polyvinyl chloride (PVC) pipe shall conform with the provisions of WSDOT Section 9-05.12. 8"-15" ASTM D 3034, SDR 35 / 18"-24" ASTM F 679
- The end of laterals shall be marked with a 2x4 wooden stake four feet long (minimum) buried in the ground a depth of three (3) feet (minimum).
- All laterals shall be laid at 2% minimum except where noted. 6" pipe to property line laterals must be provided to all appropriate properties.
- All laterals shall be connected to mains with a manufactured wye or wye saddled top unless otherwise approved by the City Engineer. Lines 12-inch or larger and high flow lines may use tee connections with prior approval.
- Layout and construction staking will be done by a design engineer or a licensed land surveyor. All vertical control shall be established using the 1988 USGS Datum.
- All new manholes shall be sixty inches (60") in diameter, Type 1 manholes unless otherwise specified by the City.
- Low pressure air test is required on all new sanitary sewer lines (including laterals). Testing shall be per APWA specifications and witnessed by the City.
- A vacuum test is required on all new manholes and altered manholes.
- Schedule all tests with the City and allow two (2) working days advance notice.
- A copy of the T.V. inspection video of the sewer main shall be provided to the City along with the inspection report prior to final acceptance.
- As-built drawings shall be submitted to the City prior to final acceptance.
- All necessary easements must be recorded before final acceptance.
- The contractor is to notify the City two (2) working days prior to the start of construction. All materials must be submitted and approved prior to use.
- A manhole and clean-out assembly detail shall be submitted prior to construction for the City's approval.
- On all main extensions, a lateral shall be installed from the main to the right-of-way for all existing residences and for all possible future building lots along the main extension. The actual locations shall be approved by the City of Centralia and adjacent property owners prior to construction.

**SIDE SEWER REGULATIONS (Ord. 2051)  
GENERAL NOTES**

- Any work including installation, replacement and repair, on the sanitary side sewer requires an inspection permit. This must be obtained in advance of the work - from the City utilities building at 1100 N Tower Ave.
- Inspection permit fees:
  - Single-family dwelling: \$50.00
  - Multiple-family dwelling: \$75.00
  - Commercial/Industrial: \$100.00
  - \*I & I Rehabilitation: \$50.00
  - \*After hours or holiday inspections: \$100.00
  - \*Re-inspection: \$100.00
  - Grinder pump connection permit \$150.00
- For inspection, call the Public Works Office at (360) 330-7512. Inspections will be made 8:00 A.M. - Noon and 1:00 P.M. - 3:00 P.M.
- "Side Sewer" means that part of the horizontal piping of a drainage system which extends from the end of the building drain and which receives the discharge of the building drain and conveys it to a public sewer, private sewer, individual sewage disposal system or other point of disposal.
- All costs and expenses incident to the installation and connection, operation and maintenance and replacement of the side sewer shall be borne by the owner.
- Pipes acceptable for side sewers: polyvinyl chloride (PVC) ASTM D 3034, SDR 35; cast iron soil pipe, federal spec. WWP-401; ductile iron, ANSI A 21.51, thickness class 51. Not acceptable for side sewer: black ABS pipe, glued joint pipes, glued fittings.
- Side sewer for single family dwelling shall be no less than 4" diameter from dwelling to property line and 6" from property line to public sewer. All multiple family, commercial and industrial side sewer lines shall be no less than 6" diameter between main and building. Each building must have a separate side sewer.
- No 90 degree bends allowed.
- A cleanout is required within 35' of all buildings and at intervals of not more than 100 feet. Cleanouts shall be extended to within 18" of surface and capped except where surface is paved; in paved area, cleanouts shall be extended flush with surface and plugged with an acceptable threaded metal plug. Laterals shall be straight lines between cleanouts.
- Backwater valves--- The Uniform Plumbing Code requires backwater valves on building sewers where the finished floor is below the rim of the upstream manhole. Backwater valves, if they are installed, must be located within the building footprint upstream of the cleanout. The city is not responsible for their installation, maintenance, or operation.
- Lines shall be laid on uniform slope not less than 1/4" per foot for 4" pipe and 1/8" per foot for 6" pipe. Pipe shall be laid in and covered with suitable fine material. Alignment of both vertical and horizontal shall be straight and true.
- Minimum cover for side sewers shall be 18" on private property.
- Side sewer shall be water or air tested for their entire length. Inspection of the test must be witnessed by a Public Works employee before backfill (see #3). (See paragraph 15.10.240, ordinance 2051 for details.)
- Contractor shall provide 24 hours notice when requesting inspection.

Any questions regarding the above regulations may be directed to the Public Works Office (360) 330-7512

APPROVED BY CITY OF CENTRALIA

REVISED DATE 06-2023

SEWER MAIN INSTALLATION  
GENERAL NOTES

1 OF 2

2022 Standard Drawings

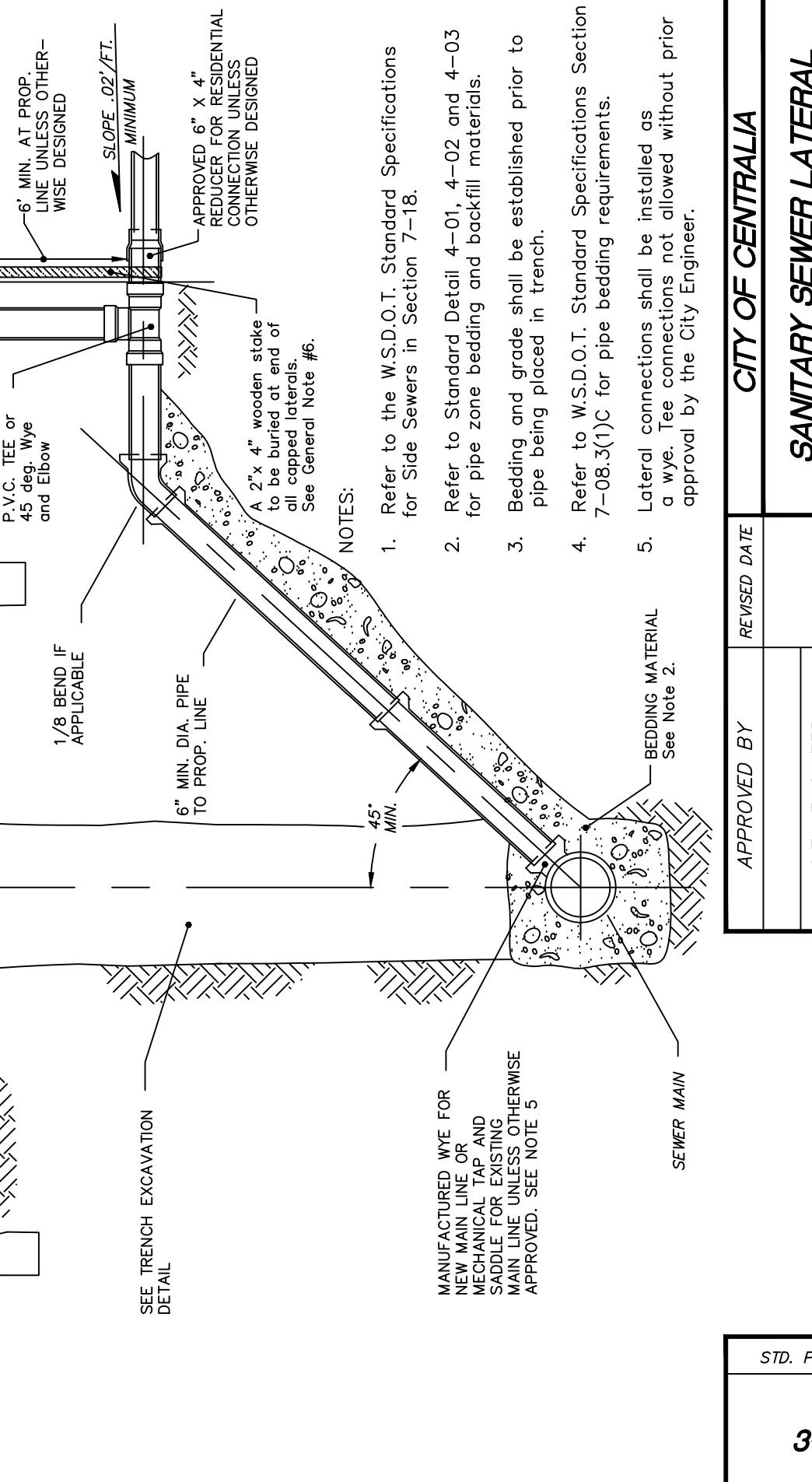
APPROVED BY CITY OF CENTRALIA

REVISED DATE 06-2023

SEWER MAIN INSTALLATION  
GENERAL NOTES

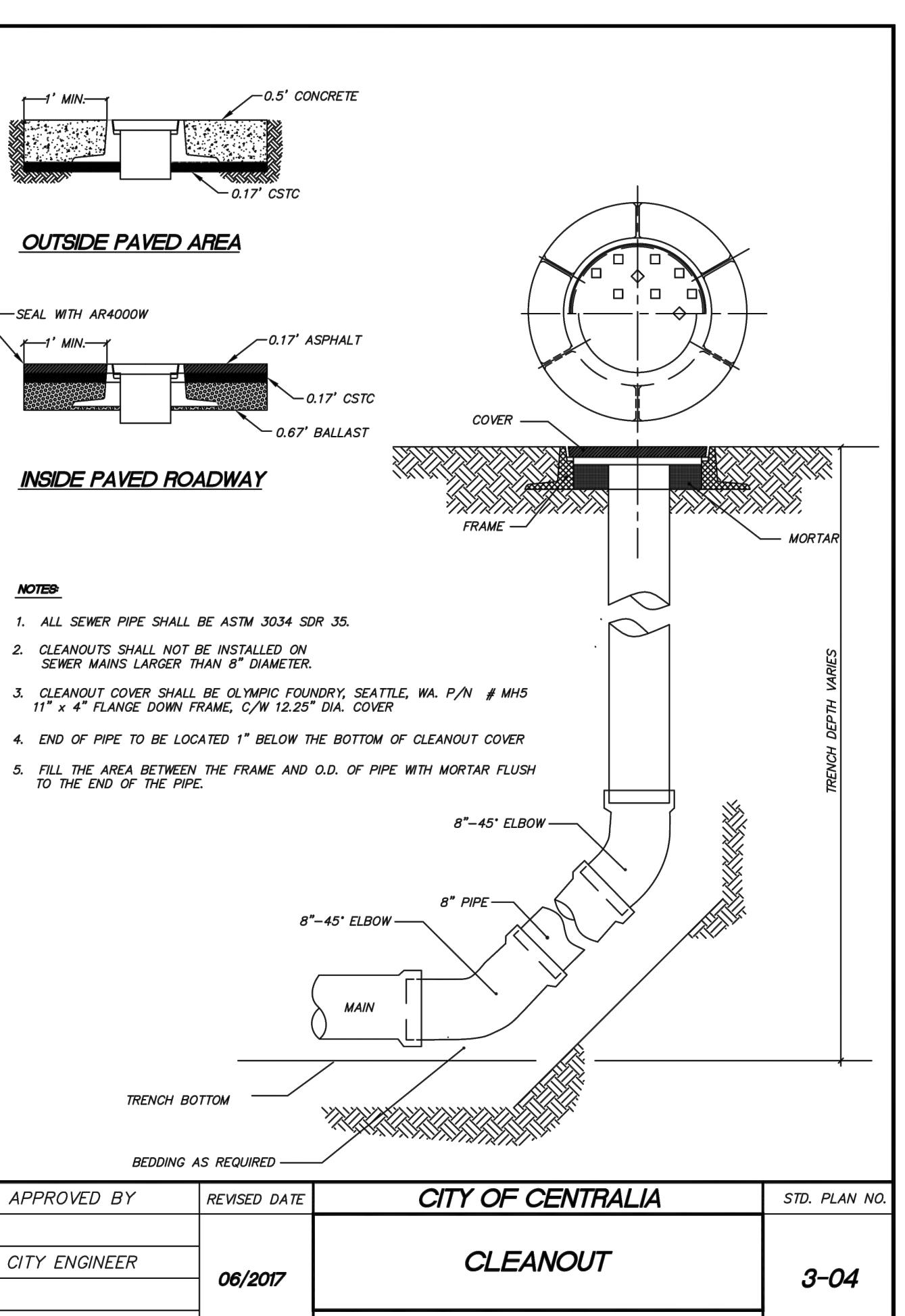
2 OF 2

2022 Standard Drawings



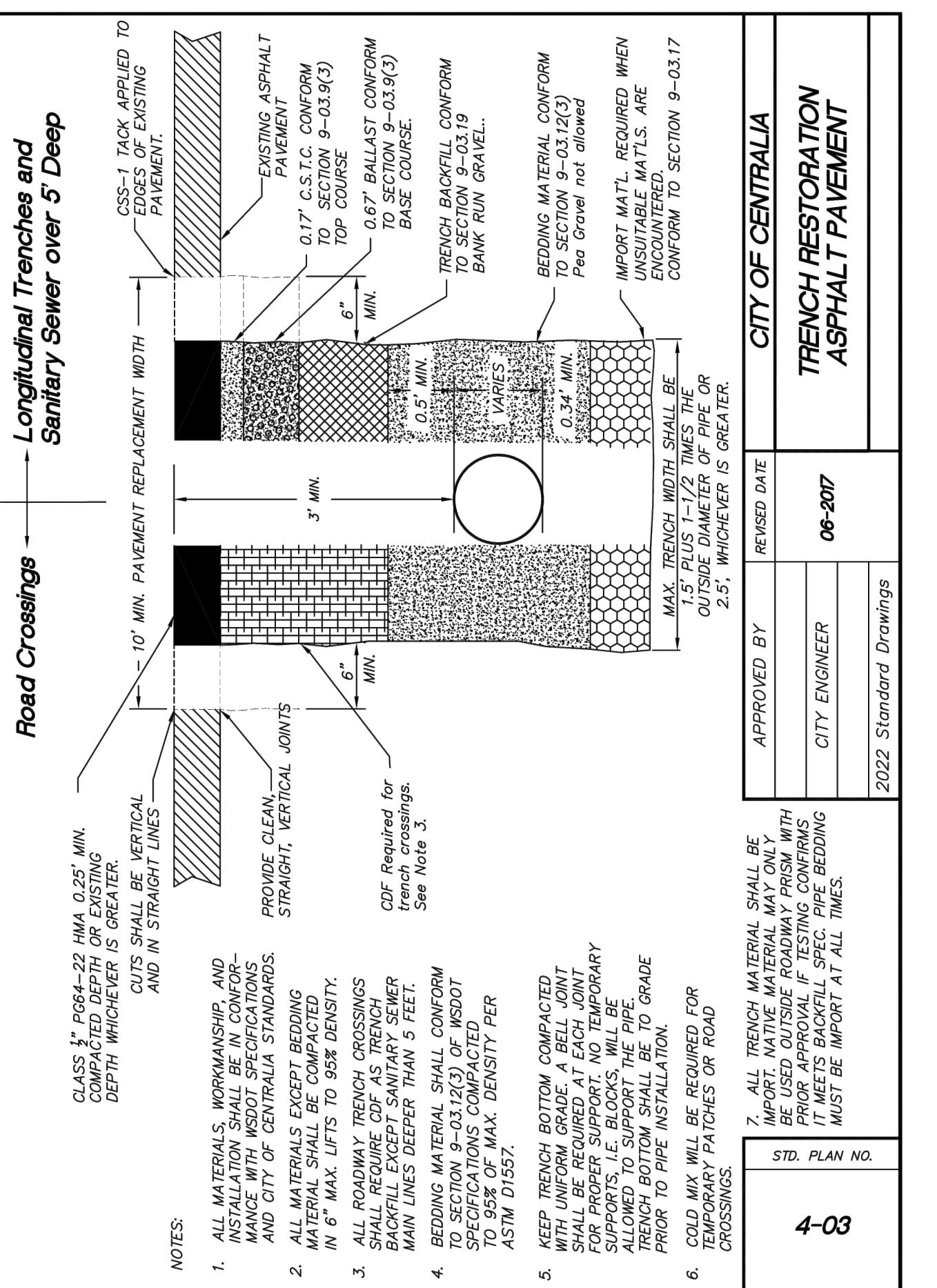
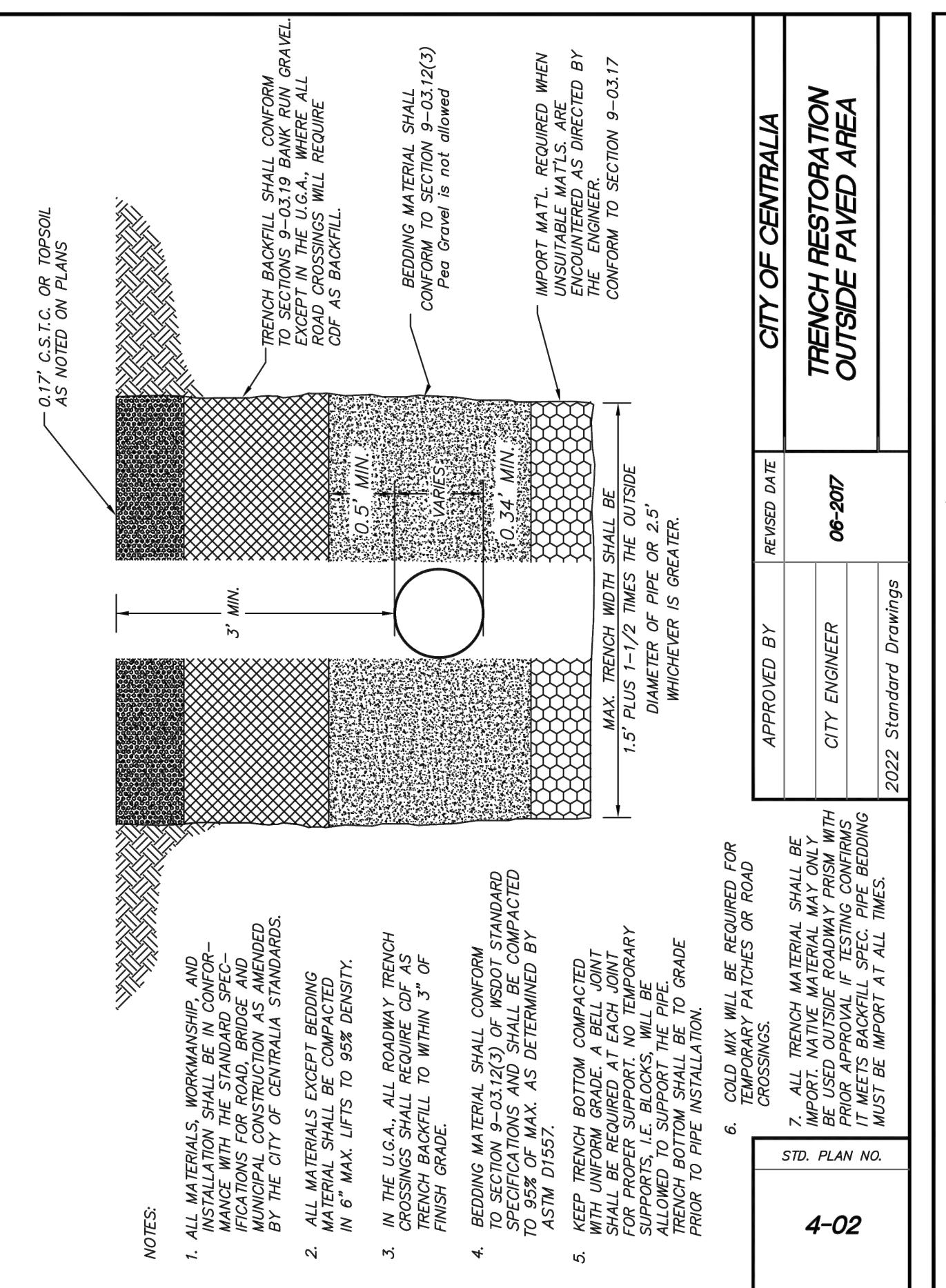
APPROVED BY	REVISED DATE	CITY OF CENTRALIA
CITY ENGINEER	06-2023	SEWER MAIN INSTALLATION GENERAL NOTES
2022 Standard Drawings		

APPROVED BY	REVISED DATE	CITY OF CENTRALIA
CITY ENGINEER	06-2023	SEWER MAIN INSTALLATION GENERAL NOTES
2022 Standard Drawings		



APPROVED BY	REVISED DATE	CITY OF CENTRALIA
CITY ENGINEER	06-2023	SANITARY SEWER LATERAL SERVICE CONNECTION
2022 Standard Drawings	06-2023	

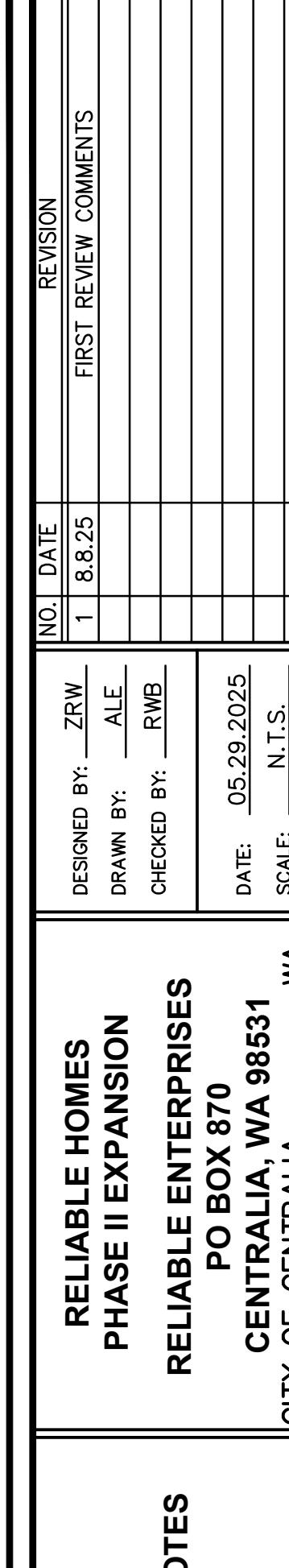
APPROVED BY	REVISED DATE	CITY OF CENTRALIA
CITY ENGINEER	06-2023	SANITARY SEWER LATERAL SERVICE CONNECTION
2022 Standard Drawings	06-2023	

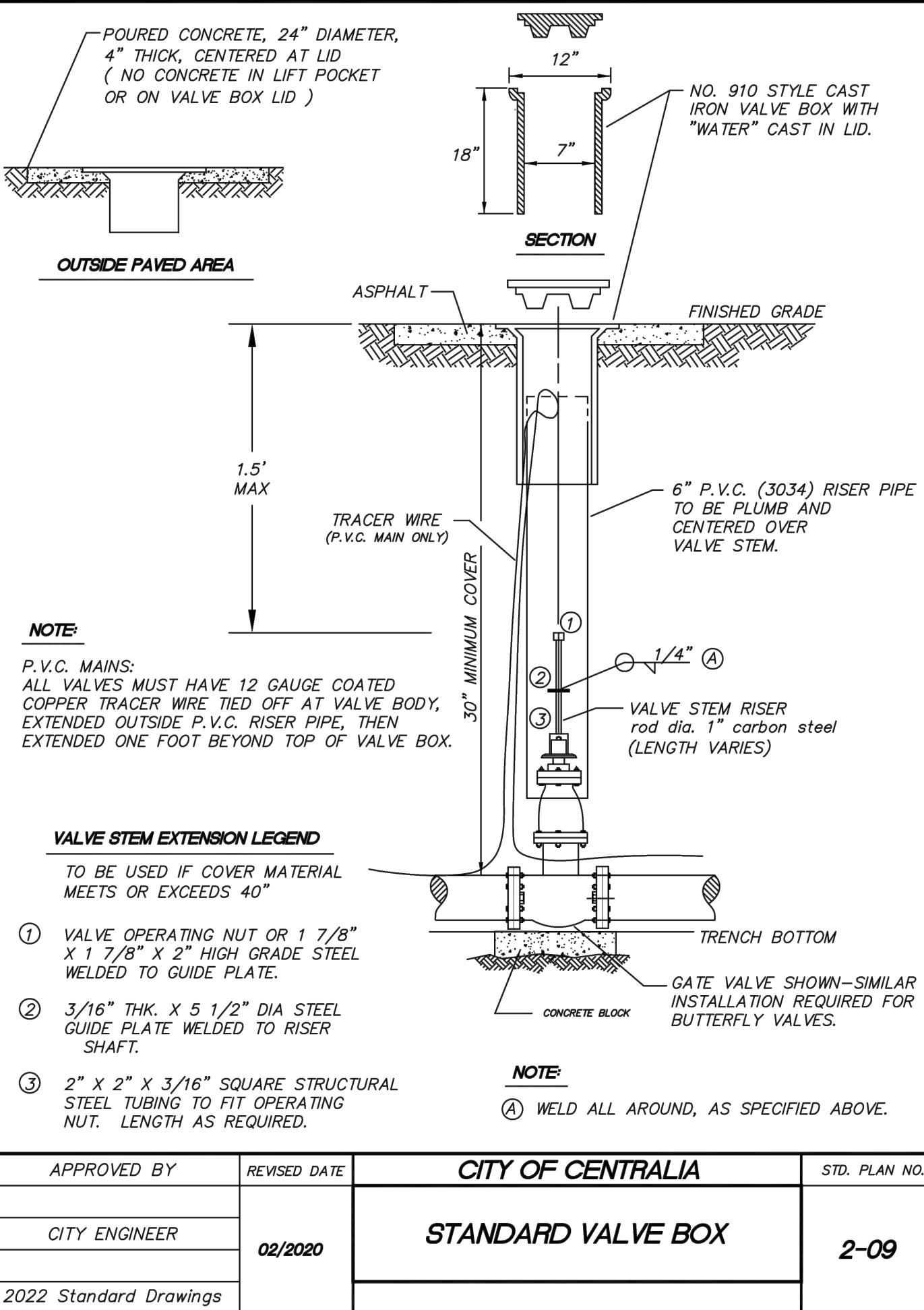


BY:	CITY ENGINEER
DATE:	2024-01-01
APPROVAL EXPIRES 1 YEAR FROM ABOVE SHOWN DATE.	

**C3.2**  
APPROVED FOR CONSTRUCTION  
8 OF 12

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P.O. Box 9232 OLYMIA, WA 98532  
OFF: (360) 749-1819 EMAIL: Call811@rbengineering.com





APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	02/2020	<b>STANDARD VALVE BOX</b>	2-09
2022 Standard Drawings			

## THRUST LOADS

THRUST AT FITTINGS IN POUNDS AT 200 POUNDS PER SQUARE INCH OF WATER PRESSURE					
PIPE DIAMETER	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	DEAD END OR TEE
4"	3,600	2,000	1,000	500	2,600
6"	8,000	4,400	2,300	1,200	5,700
8"	14,300	7,700	4,000	2,000	10,100
10"	22,300	12,100	6,200	3,100	15,800
12"	32,000	17,400	8,900	4,500	22,700
14"	43,600	23,600	12,100	6,100	30,800
16"	57,000	30,800	15,700	7,900	40,300

## OTES:

BLOCKING SHALL BE CEMENT CONCRETE CLASS "B" POURED IN PLACE AGAINST UNDISTURBED EARTH. FITTING SHALL BE ISOLATED FROM CONCRETE THRUST BLOCK WITH PLASTIC OR SIMILAR MATERIAL.

TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (S.F.):

EXAMPLE: 12" - 90 DEG. BEND IN SAND AND GRAVEL  
32,000 LBS : 3000 LB/S.F. = 10.7 S.F. OF AREA

AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZE, PRESSURES AND SOIL CONDITIONS.

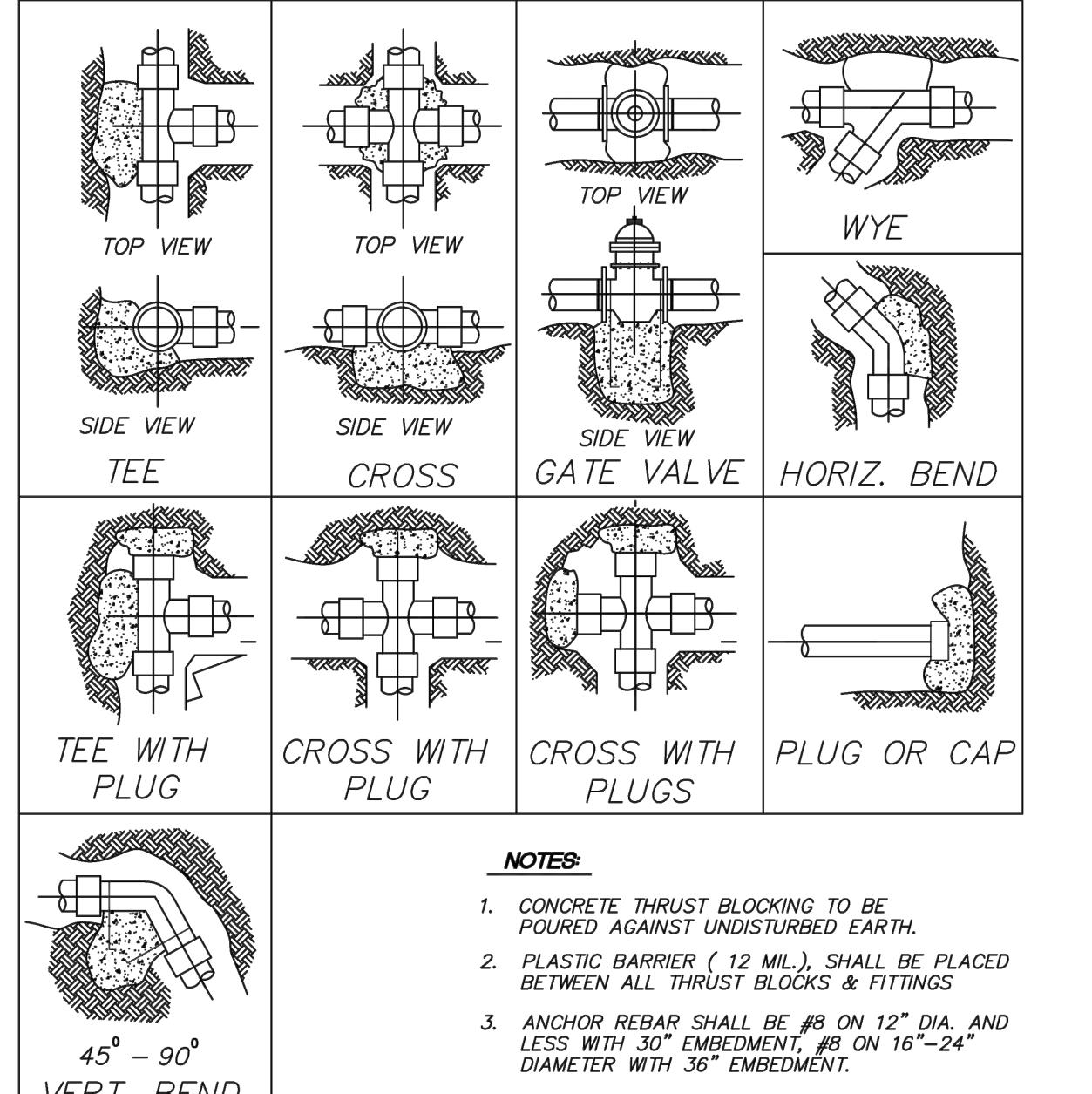
BLOCKING SHALL BE ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.

BLOCKING FOR PIPES LESS THAN 4" DIA. WILL USE 4" PIPE VALUES.

## **SAFE SOIL BEARING LOADS**

FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET	
SOIL	POUNDS PER SQUARE FOOT
MUCK, PEAT	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
SAND & GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	<b>THRUST LOADS</b>	2-18
2022 Standard Drawings			



MECHANICAL JOINTS			
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	<b>STANDARD BLOCKING DETAIL</b>	2-10
2022 Standard Drawings			

## **WATER MAIN INSTALLATION GENERAL NOTES**

1. All workmanship and material shall be in accordance with the City of Centralia standards and the most current copy of the State of Washington Specifications for Road, Bridge and Municipal Construction, Washington Department of Health regulations and American Water Works Association standards.
2. All water lines 12" and larger shall be made of ductile iron, thickness class 52 and a rated working pressure of 350 PSI conforming to AWWA C151. All pipe shall be cement mortar lined per AWWA C104 with push on joints conforming to AWWA C111. Water lines under 12" diameter may be P.V.C. C-900 DR14.
3. Fittings shall be class 250 cement mortar lined ductile iron with mechanical joint or ANSI flanges. All bolted fittings shall be dressed with an Anti-Seize product for protection. All ductile iron fitting connection(s) shall be completed by the use of mega-lugs. When connecting to an existing inline water main, all connections will be made using a Ductile Iron (DI) sleeve, with mega-lugs, or Romac Alpha coupling except when connecting to a AC main where a Hymax coupler (or equal) will be used. All fittings will use 304A or better stainless steel bolts
4. Gate valves shall be resilient wedge, NRS (Non-Rising Stem) with O-ring seals. Valve ends shall be mechanical joint or ANSI flanges. Valves shall conform to AWWA (latest) 509 std. Valves shall be Mueller, M & H, Clow, Waterous, Kennedy or American AVK. Existing valves shall be operated by City employees only.
5. All NIBCO Gate Valves must have brass handles.
6. A valve stem riser shall be installed on all valves where the depth from finish grade to the top of the valve exceeds 1.5'.
7. Fire hydrants shall be 3-port M & H Reliant Style 129, Mueller Centurion, 5 1/4" with steamer port thread of 498. The distance between operating nut and break away flange shall be 32 inches in vertical measurement. All hydrant shoes shall be epoxy coated. Each hydrant shall be provided with a Storz coupler on the steamer port. All hydrants shall be bagged until system is approved.
8. Brass wedges shall be installed in all ductile iron joints for continuity, two (2) per section of pipe. P.V.C. pipe, C.T.S. HDPE sch. 200 psi pipe shall be installed with a toning (tracer) wire. Toning wire shall be UL listed, type UF, solid core, 12 gauge insulated copper and shall be taped to the top of the pipe to prevent movement during backfilling. The wire shall be laid loosely enough to prevent stretching and damage. The wire shall be brought up and tied off at valve body or meter setting.
9. The contractor shall maintain a min. cover of 30 inches and a max. cover of 36 inches over the pipe at all times.
10. All water mains shall be staked for grade and alignment by the design engineer or a licensed land surveyor. All vertical control shall be established using the 1988 USGS Datum.
11. All new water mains shall be filled and chlorinated for a minimum of 24 hrs prior to flushing. Contractor shall coordinate with the City to have lines filled and flushed.
12. Bacteria sampling of potable water lines shall be performed by the City prior to hydrostatic pressure testing. Contractor shall provide an approved sampling bottle from the Lewis County Health Dept., 360 NW North St, Chehalis, WA 98532
13. All pipe and appurtenances shall be hydrostatically tested at 225 PSI (min.) for 15 minutes and witnessed by the City. Fire line testing behind the metering vault shall be coordinated with Riverside Fire authority.
14. Service lines of 3/4" and 1" shall be type "K" copper or copper tubing size (C.T.S.) Blue HDPE Polyethylene, 200 psi pipe. Galvanized fittings shall not be used in construction of service lines.  
Note: In soil sensitive areas, service lines may be constructed of HDPE-cl200psi. Toning (tracer) wire is required when using HDPE pipe water mains/services. Services larger than 1" may be Blue HDPE or brass.
15. For any water main tap to existing City mains where the contractor encounters a coupling or existing assemblies, the contractor shall provide a minimum of 18" of clearance from coupling or assemblies to edge of tapping sleeve and the tapping process shall be witnessed by the City with 2 days prior notice.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
TY ENGINEER	08/2024	<b>WATER MAIN INSTALLATION GENERAL NOTES</b>	
Standard Drawings			1 OF 2

## **WATER MAIN INSTALLATION GENERAL NOTES**

Where the water line crosses a sanitary sewer, the water line shall be above the sewer line whenever possible, with a separation of at least 18 inches between the invert of the water line and the crown of the sewer pipe. If this criteria can not be achieved the sewer pipe shall be cased within ductile iron pipe for a distance of 10 feet either side of the water line.

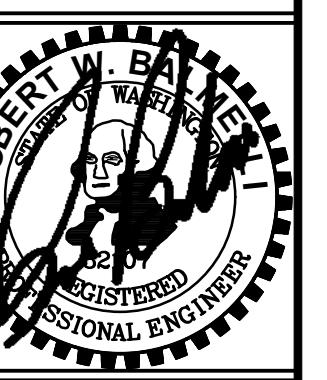
All "LONG SIDE SERVICES" shall be cased in 160 psi pipe.

Water services noted as "long side" shall require a schedule 160 PVC pipe as a casing to cross the R.O.W.

3/4" service – casing dia. 1.5"	1.5" service – casing dia. 3"
1" service – casing dia. 2"	2" service – casing dia. 3"

ALL ASBESTOS PIPE WORKMANSHIP MUST FOLLOW THE GUIDE LINES SET FORTH BY THESE AGENCIES:  
Southwest Washington Air Pollution Control Authority (SWAPCA) and Labor and Industries (L&I).

Call the Underground Location Center at 1-800-424-5555 or 811 at least 48 hours before any excavation.



# RB Engineering

DESIGN → PERMIT → MANAGE

JOB NUMBER  
24131

DRAWING NAME  
24131\_WTDT

**C3.3**

9 OF 12

## NOTES

WATER DETAILS AND



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**JOB NUMBER**  
24131

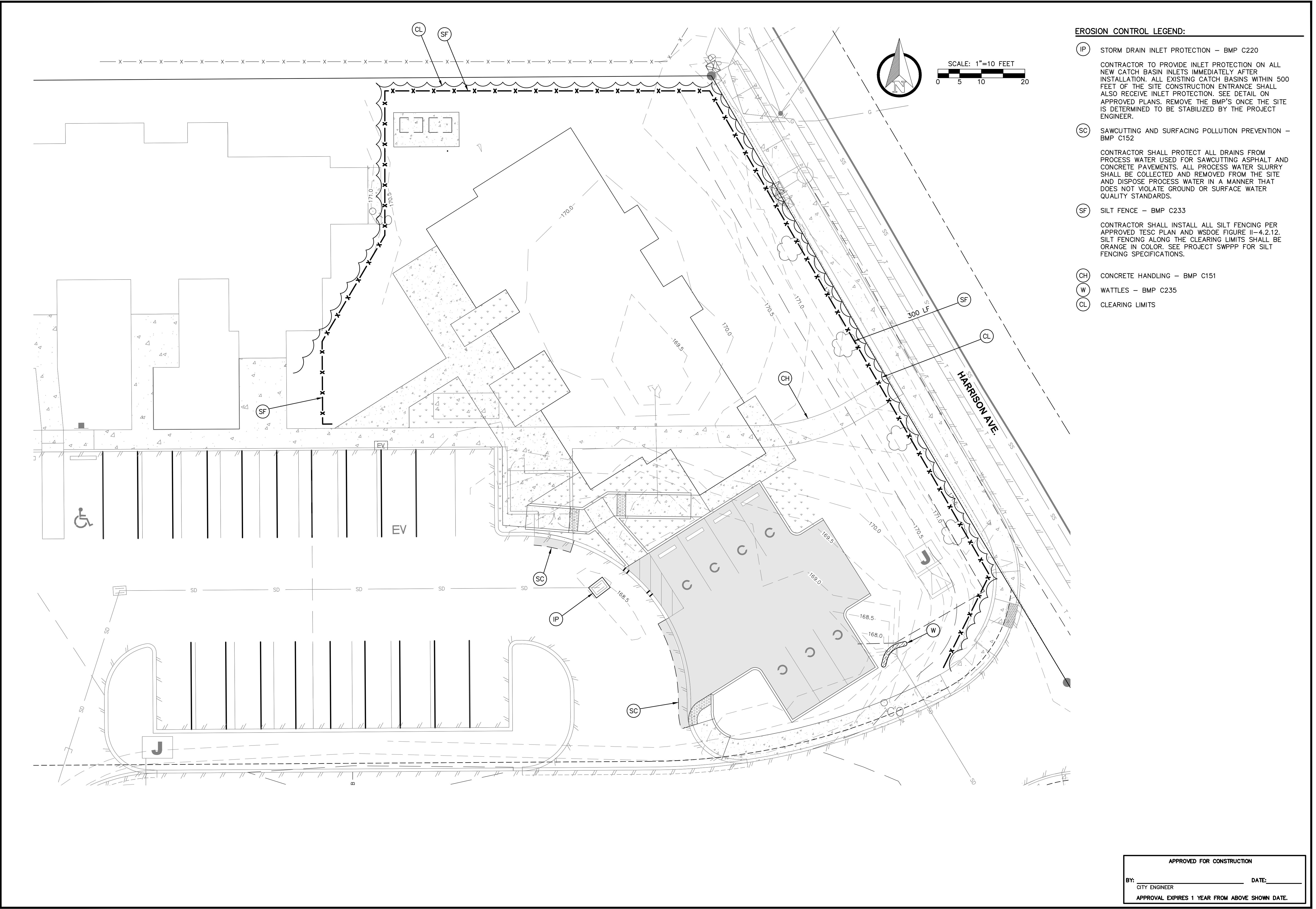
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**DRAWING NAME**  
24131\_WTDT

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**C3.3**

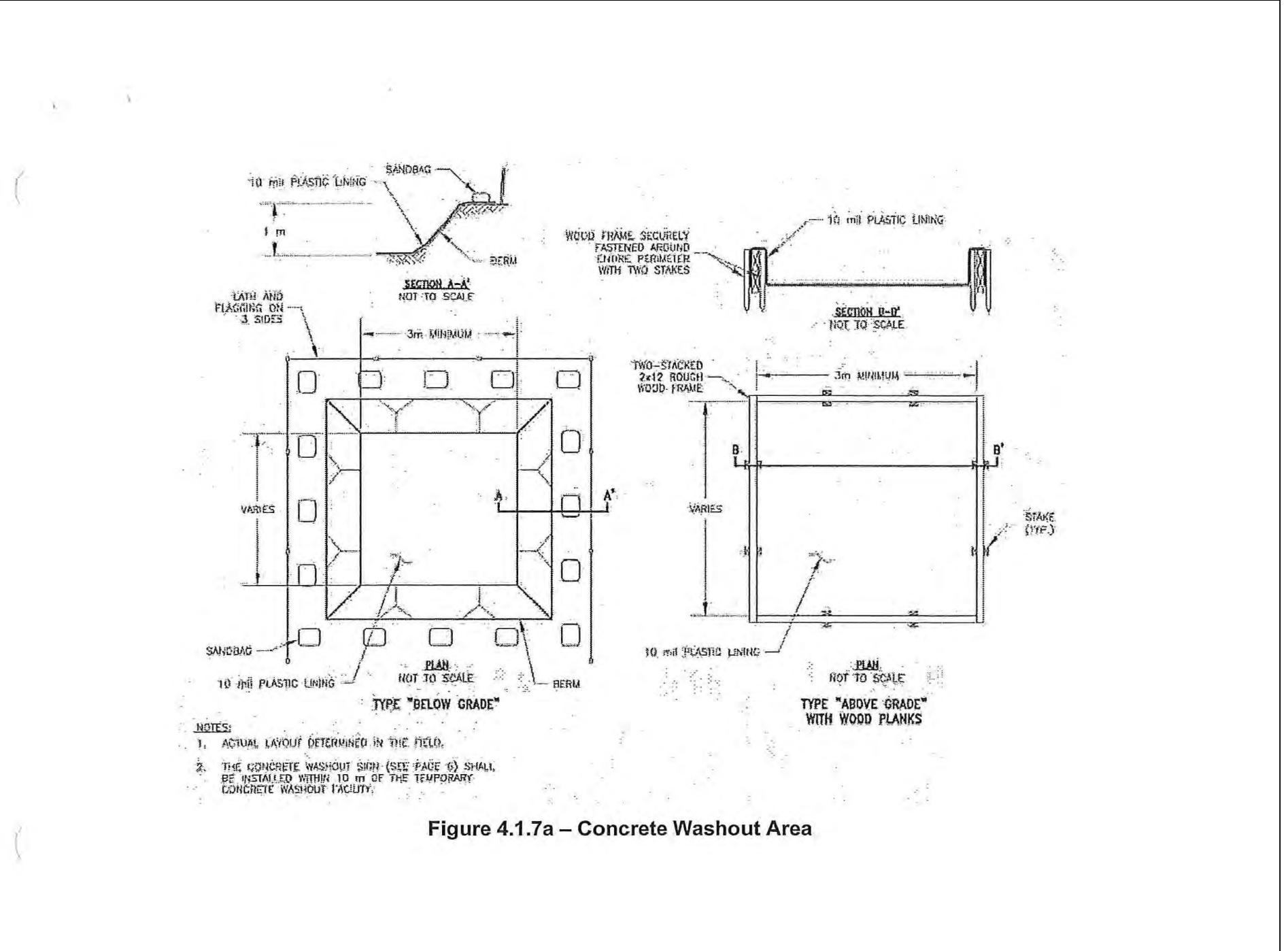
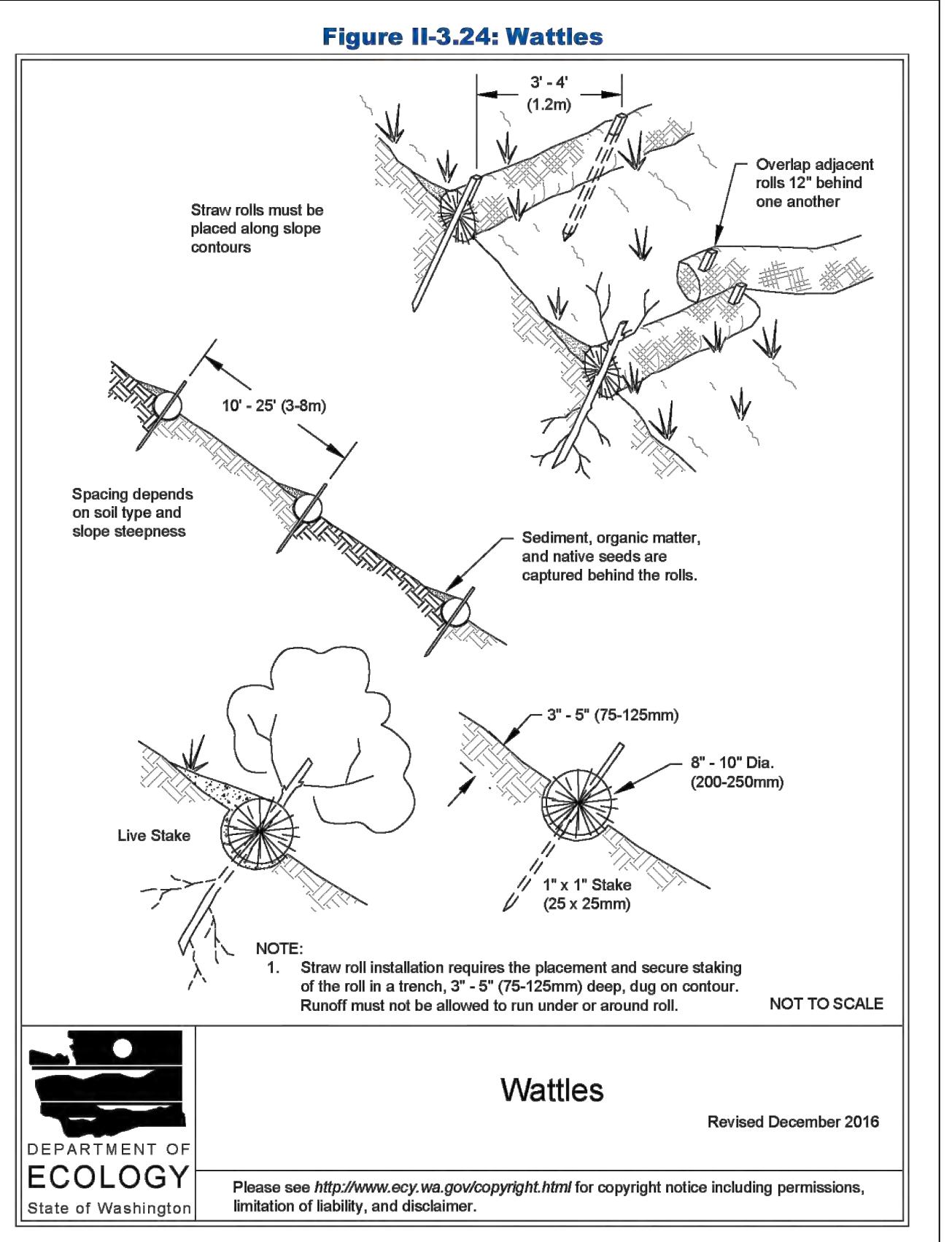
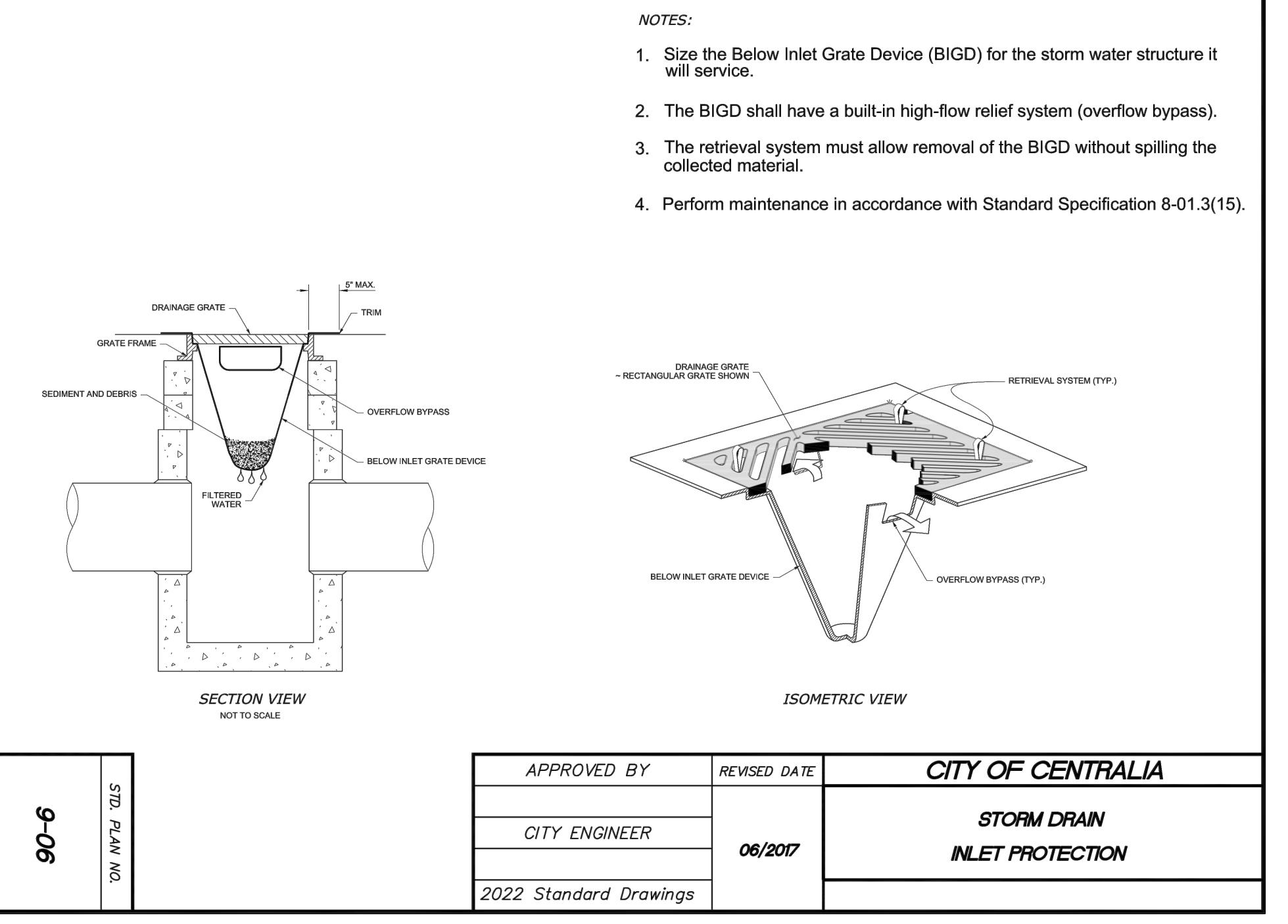
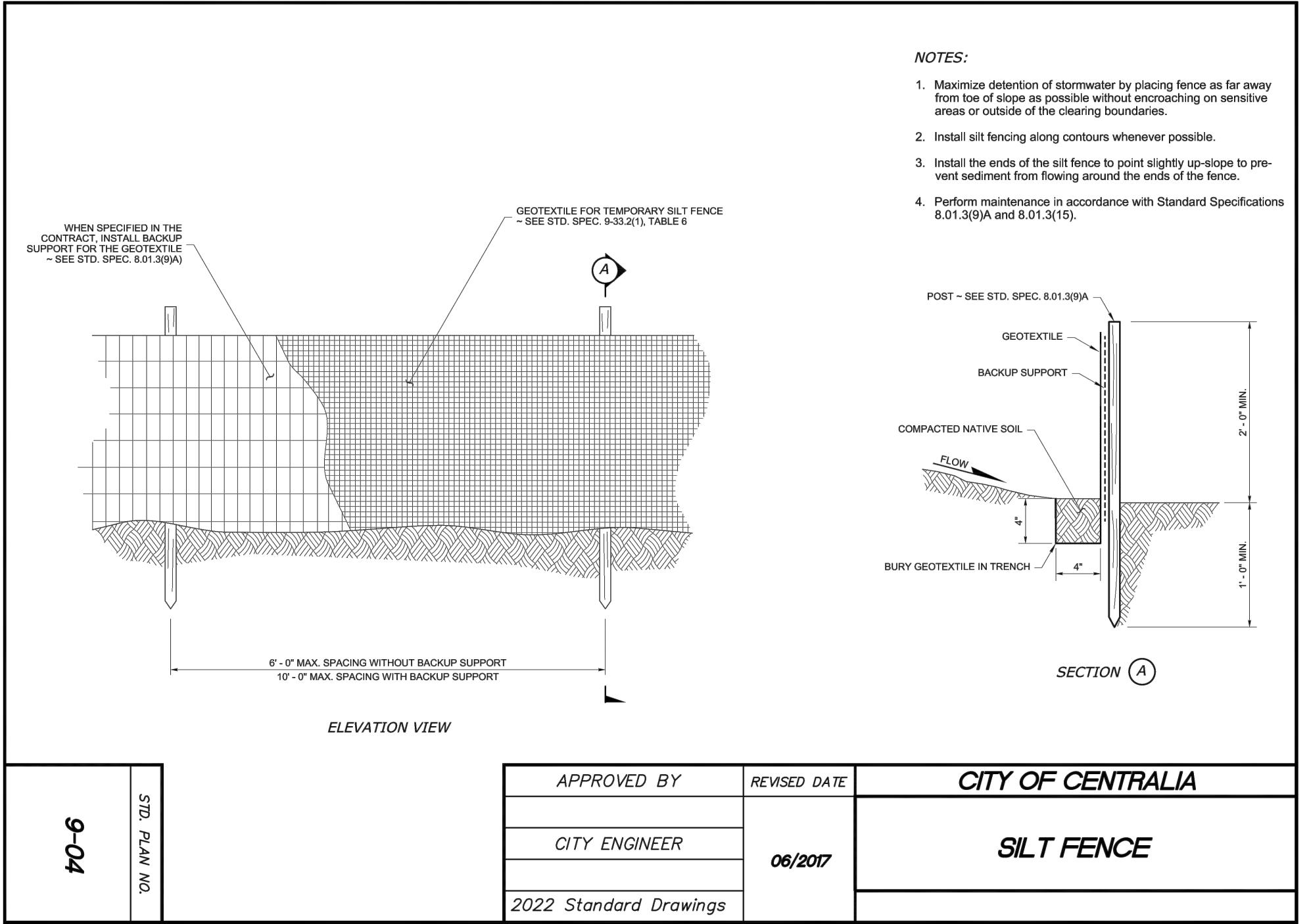
9 OF 12



REVISION	NO. DATE	1 8.8.25	FIRST REVIEW COMMENTS
DESIGNED BY:	ZFW	DRAWN BY:	ALE
CHECKED BY:	RWB	DATE:	05.29.2025
SCALE:	1" = 10'	SCALE:	1" = 10'

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JOB NUMBER 24131  
DRAWING NAME 24131\_ECP1  
C4.1  
10 OF 12



**WSDOE – STANDARD NOTES**

APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AND APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONE MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.

AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

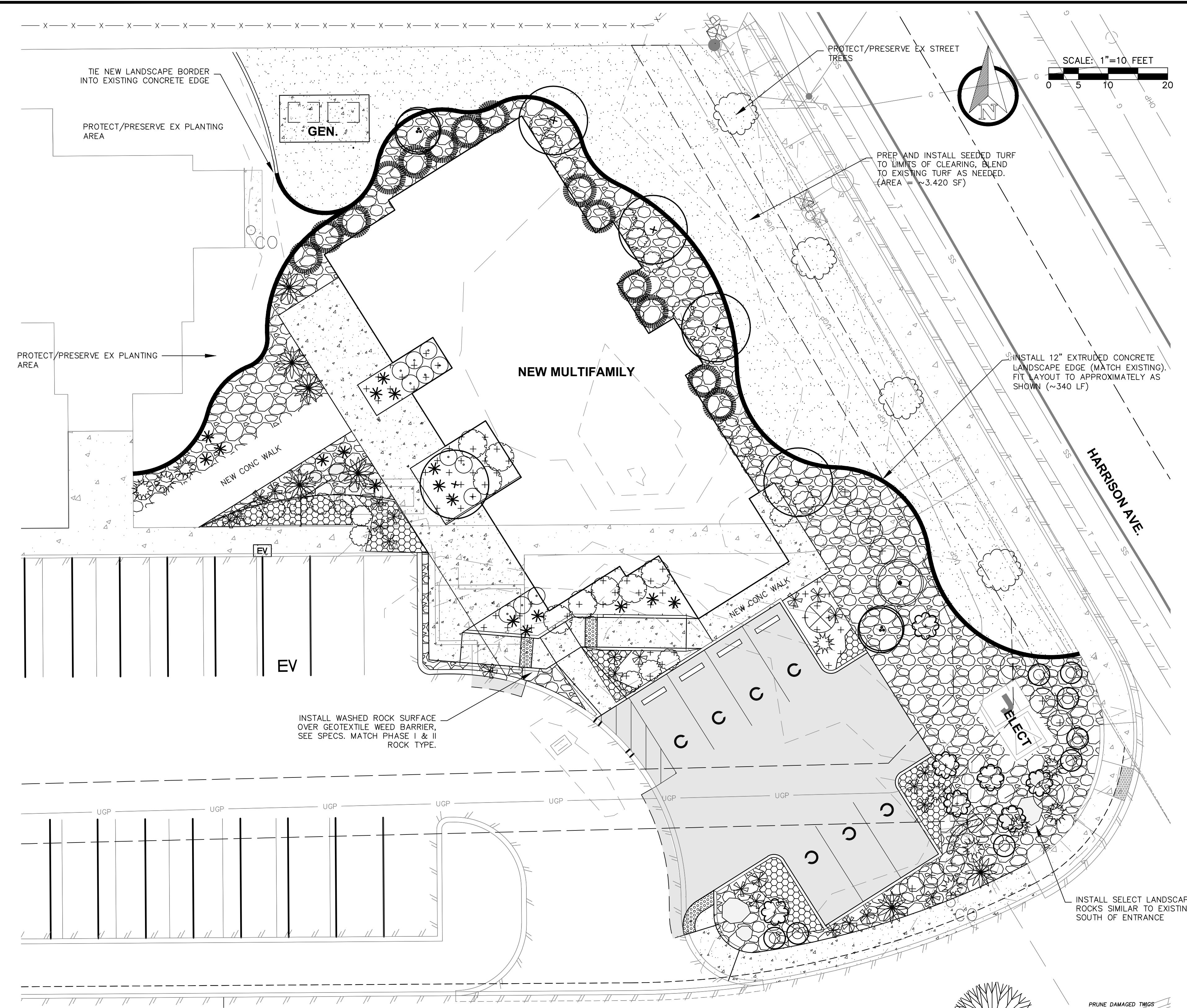
REVISION	REVIEW COMMENTS
NO. 1	DATE 8-8-25
27W	ALB
DRAWN BY:	REVIEWED BY:
90-6	05-29-2025
ON APPROVAL	NOTICE TO SCALE
RELIABLE HOMES	PHASE II EXPANSION
RELIABLE ENTERPRISES	PO BOX 870
CENTRALIA, WA 98531	CITY OF CENTRALIA

T.E.S.C. DETAILS AND NOTES
ROBERT W. BAKER, P.E.
REGISTERED PROFESSIONAL ENGINEER

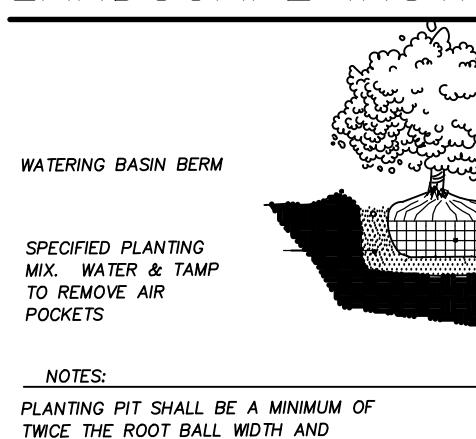
RB Engineering
DESIGN → PERMIT → MANAGE
P.O. Box 923 OCEANSIDE, WA 98532
OFF: (360) 740-1819 EMAIL: <a href="mailto:RBEngineering.com">RBEngineering.com</a>

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JOB NUMBER 24131
DRAWING NAME 24131_TESC_DT
C4.2
11 OF 12

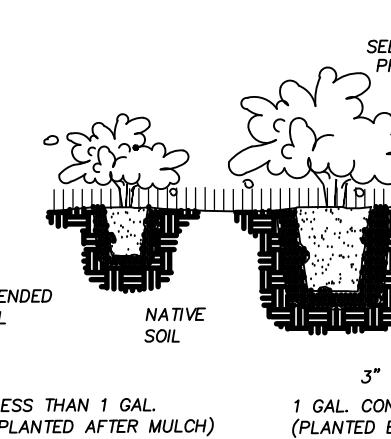
APPROVED FOR CONSTRUCTION
BY: CITY ENGINEER DATE:
APPROVAL EXPIRES 1 YEAR FROM ABOVE SHOWN DATE.



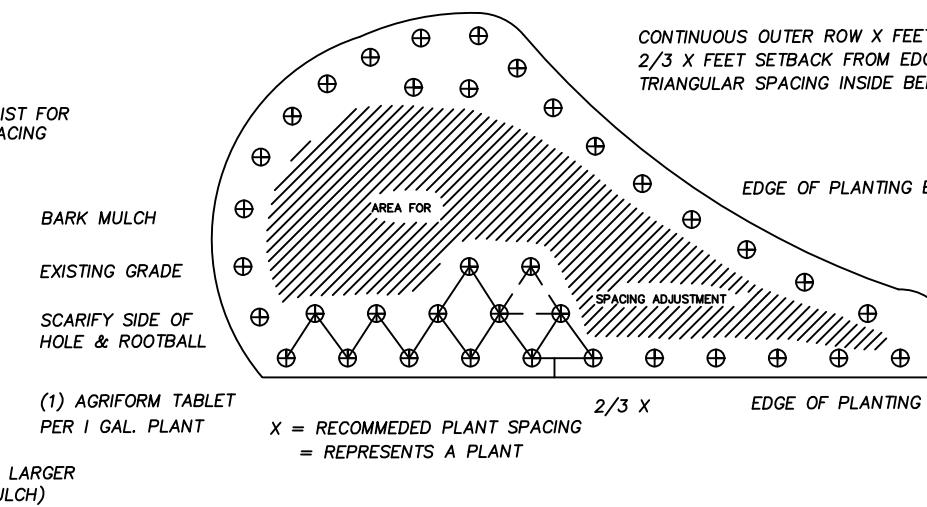
#### LANDSCAPE INSTALLATION DETAILS



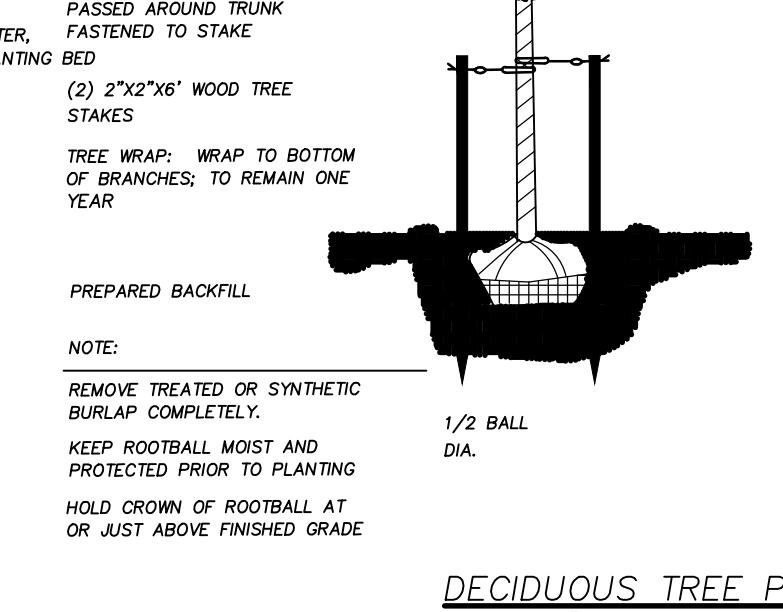
SHRUB PLANTING DETAIL  
NOT TO SCALE



GROUNDCOVER INSTALLATION  
NOT TO SCALE



PLANT SPACING DETAIL  
NOT TO SCALE



DECIDUOUS TREE PLANTING  
NOT TO SCALE

#### PLANT SCHEDULE

SYM/KEY	QTY*	BOTANICAL NAME	COMMON NAME	SIZE	SPACING (NOTES)
Trees					
MAP	1	<i>Acer truncatum x A.plat.</i> <i>Keithsform</i>	Norwegian Sunset Maple	2" CAL. B&B/cont.	30' to 40' O.C.
CFC	6	<i>Malus 'Prairifire'</i> Alt: <i>Malus 'Purple Prince'</i>	Prairifire Flowering Crab Alt: Purple Prince Crab	1.75" CAL. B&B/cont.	
VIN	3	<i>Acer circinatum</i>	Vine Maple, multi-stem	6-8' HT. 3 stem min clump	
Shrubs					
YEW	14	<i>Taxus baccata 'Repandens'</i>	Spreading English Yew	#7 cont.	8' O.C.
ARB	2	<i>Arbutus unedo 'Compacta'</i>	Compact Strawberry Bush	#10 cont.	
CAR	23	<i>Carex elata 'Aurea'</i>	'Bowles Golden' Sedge	1 GAL.	2' O.C.
MAH	8	<i>Mahonia aquifolium 'Compacta'</i>	Compact Oregon Grape	3 GAL.	30" O.C.
PIN	4	<i>Pinus mugo mugo</i>	Dwarf Mugho pine	21-24"	B&B/cont.
BAR	5	<i>Berberis thunbergii 'Royal Burgundy'</i>	Royal Burgundy Barberry	3 GAL.	3' O.C.
SED	9	<i>Sedum x 'Autumn Joy'</i>	Autumn Joy Sedum	2 GAL.	3' O.C.
DFG	14	<i>Pennisetum a. 'Hamelin'</i>	Dwarf Fountain Grass	3 GAL.	30" O.C.
OLL	16	<i>Prunus l. 'Otto Luyken'</i>	Otto Luyken Laurel	5 GAL.	4' O.C.
GFS	5	<i>Spiraea bumalda 'Goldflame'</i>	Goldflame Spirea	5 GAL.	3' O.C.
DAY	19	<i>Hemerocallis x 'Stella d'Oro'</i>	Stella d'Oro Daylily	2 GAL.	
WSF	18	<i>Polystichum munitum</i>	Western Sword Fern	3 GAL.	
Groundcover					
KIN	48	<i>Arctostaphylos uva-ursi</i>	Kinnikinnik	1 GAL.	36" O.C.
DAV	33	<i>Viburnum davidii</i>	David's Viburnum	3 GAL.	42" O.C.
WASHED RIVER ROCK SHALL BE TWO-THIRDS 1.5" WASHED DRINK ROCK, ONE-THIRD 2"-8" ROUND RIVER ROCK, INSTALLED TO A 6" DEPTH. ROCK SHALL BE AS AVAILABLE FROM BLACK LAKE LANDSCAPE SUPPLY, TUMWATER, WA 360-570-1562 OR APPROVED EQUAL. INSTALL OVER AN APPROVED NON-WOVEN GEOTEXTILE WEED BARRIER.					
LANDSCAPE BOULDERS SHALL BE 2- AND 3-MAN "COLUMBIA GRANITE" AS AVAILABLE FROM BLACK LAKE LANDSCAPE SUPPLY, TUMWATER, WA 360-570-1562 OR APPROVED EQUAL.					

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#### INSTALLATION SPECIFICATIONS

1. SCARIFY OR OTHERWISE REMOVE ALL EXISTING VEGETATION FROM ALL PLANTING AREAS. FINE GRADE ALL LANDSCAPE BEDS PRIOR TO BARERoot OR GROUNDCOVER PLACEMENT.
2. NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE OWNER.
3. ALL PLANT MATERIAL AND PLANT LOCATIONS SHALL BE APPROVED, AT THE REQUEST OF THE LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION. ALL PLANTS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
4. SOIL MIX FOR BED PREPARATION AND PLANTING BACKFILL SHALL BE A COMPOST AMENDED SOIL CONSISTING COMPOSTED STEER MANURE, BIOSOLIDS, OR MUSHROOM COMPOST. OTHER SOIL MIX PRODUCTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO USE.
5. SOIL PREPARATION FOR SHRUB BEDS AND LAWN AREAS (EXCEPT AS NOTED BELOW \*): SPREAD TO A MINIMUM DEPTH OF 6 INCHES (9 CUBIC YARDS PER 1000 S.F.) OF SOIL MIX PER NOTE 4, IN ALL GROUNDCOVER AND PLANTING BEDS. ROTOTILL OR OTHERWISE THOROUGHLY INCORPORATE SOIL MIX TO A 8-10 INCH DEPTH GRADE SMOOTH, AND REMOVE ALL ROCKS AND CLODS OVER 1 INCH DIAMETER.
6. BACKFILL MIX FOR ALL TREES AND SHRUBS TO BE 1/3 EXISTING SITE TOPSOIL AND 2/3 SOIL MIX PER NOTE 4. REFER TO PLANS AND DETAILS REGARDING INSTALLATION OF PLANT MATERIALS.
7. FERTILIZER FOR ALL PLANTS SHALL BE AGRIFORM 20-10-5, 21 GRAM OR 10 GRAM TABLETS DISTRIBUTED AS FOLLOWS: TREES 4-21 GRAM TABLETS, SHRUBS 2 GAL SIZE AND LARGER 3-21 GRAM TABLETS, 1 GAL SIZE SHRUBS 1-21 GRAM TABLET, ALL 4" POTS 1 - 5 GRAM TABLET OR EQUIVALENT EACH. SET TABLETS DIRECTLY NEXT TO ROOT BALL. GRANULAR EQUIVALENT FERTILIZER IS ACCEPTABLE WITH PRIOR AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
8. ALL SHRUB AND GROUNDCOVER BEDS SHALL RECEIVE A 2 INCH MINIMUM DEPTH (6 CUBIC YARDS PER 1000 S.F.) OF HEM-FIR MEDIUM BARK MULCH. PLANT 4" POT GROUNDCOVERS INTO SOIL MIX PER NOTE 5 ABOVE, PLANTS PLANTED IN BARK MULCH ONLY ARE NOT ACCEPTABLE.
9. APPLY A GRANULAR OR SOLUBLE PRE-EMERGENT HERBICIDE AS APPROVED BY THE LANDSCAPE ARCHITECT TO ALL SHRUB AND GROUNDCOVER BEDS PRIOR TO DISTRIBUTION OF BARK MULCH.
10. LAWN AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN A HYDRAULIC APPLICATION BY CONVENTIONAL SEEDING EQUIPMENT. SEED SHALL BE A MINIMUM FOUR WAY MIXTURE OF PERENNIAL RYEGRASS VARIETIES AT A RATE NOT LESS THAN 5 LBS. PER 1000 S.F.. LANDSCAPE ARCHITECT SHALL APPROVE MULCH/FERTILIZER TYPE AND RATES PRIOR TO APPLICATION. WATER TURF AREAS WITHIN 1 HOUR OF APPLICATION.
11. BED EDGING SHALL BE PERFORMED BY CREATING A 2" RAISED MOWING EDGE BETWEEN SHRUB BEDS AND LAWN AREAS (NO EDGING PRODUCT IS HEREIN SPECIFIED.) SHRUB BED EDGE SHALL BE FORMED IN A CONTINUOUS SINUSOIDAL (ARC/TANGENT) FASHION TERMINATING AT A HARD CURBFACE OR CURB.
12. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE. ALL REPLACEMENTS SHALL BE RE-GUARANTEED FOR ANOTHER FULL YEAR FROM DATE OF INSTALLATION.



APPROVED FOR CONSTRUCTION
BY: CITY ENGINEER
DATE: 12/29/2025
APPROVAL EXPIRES 1 YEAR FROM ABOVE SHOWN DATE.

**RB Engineering**  
DESIGN → PERMIT → MANAGE  
OFF: (360) 740-1819  
EMAIL: [Carrie@RBEngineering.com](mailto:Carrie@RBEngineering.com)

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

P.O. Box 323  
Othello, WA 99344  
0852

JOB NUMBER  
24131

DRAWING NAME  
24131\_L1.1\_LSP1

12 OF 12

**L1.1**

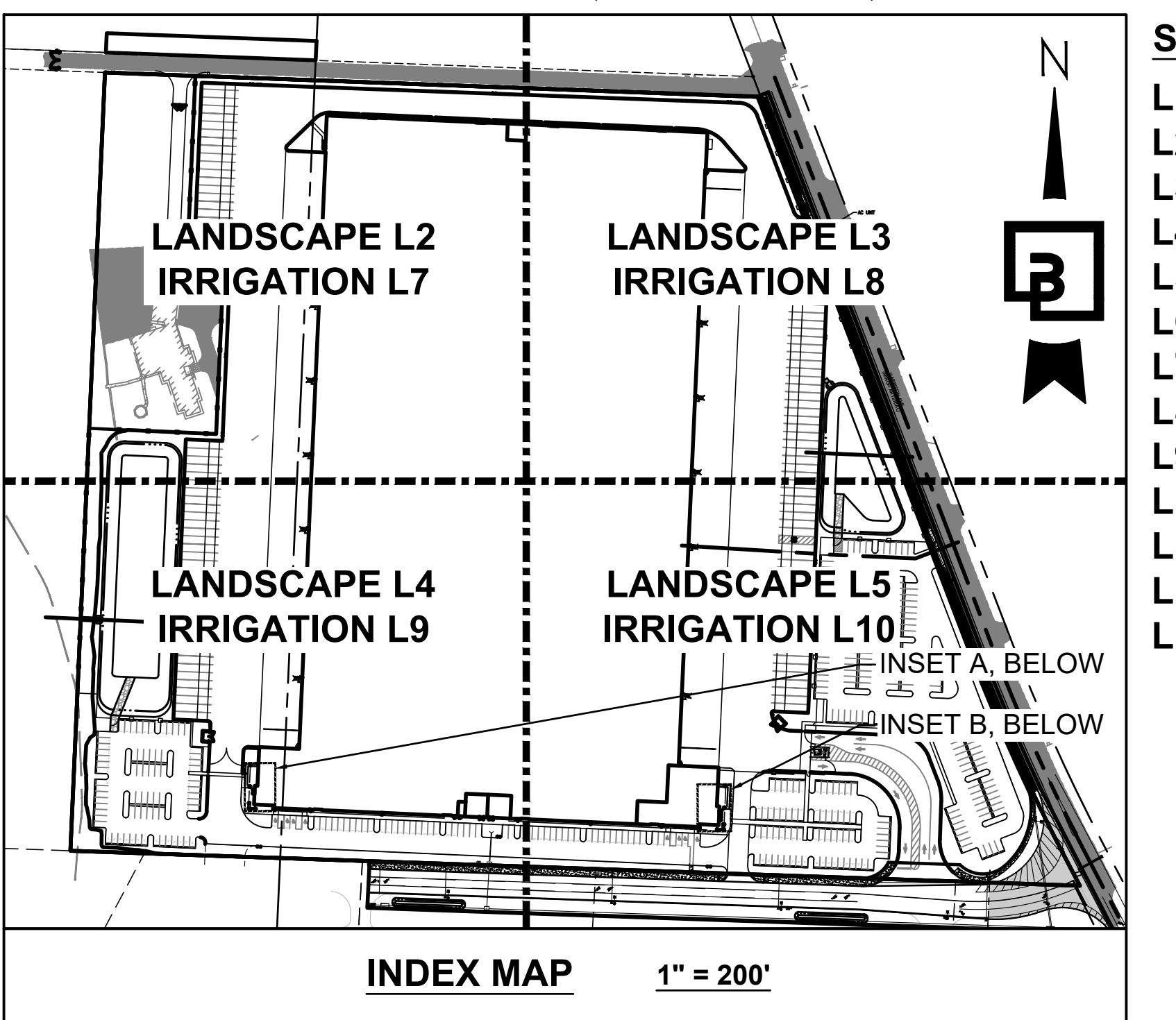
REVISION NO.:	1	DATE: 8/8/25
FIRST REVIEW COMMENTS:		
DESIGNED BY: ZEW	DRAWN BY: ALE	CHECKED BY: RVB
DATE: 05/29/2025	SCALE: 1" = 10'	
RELIABLE HOMES PHASE II EXPANSION PO BOX 870 CENTRALIA, WA 98531		
LANDSCAPE PLAN		
CITY OF CENTRALIA		

**COVER SHEET  
FOR  
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1**

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.  
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

PLANT SCHEDULE

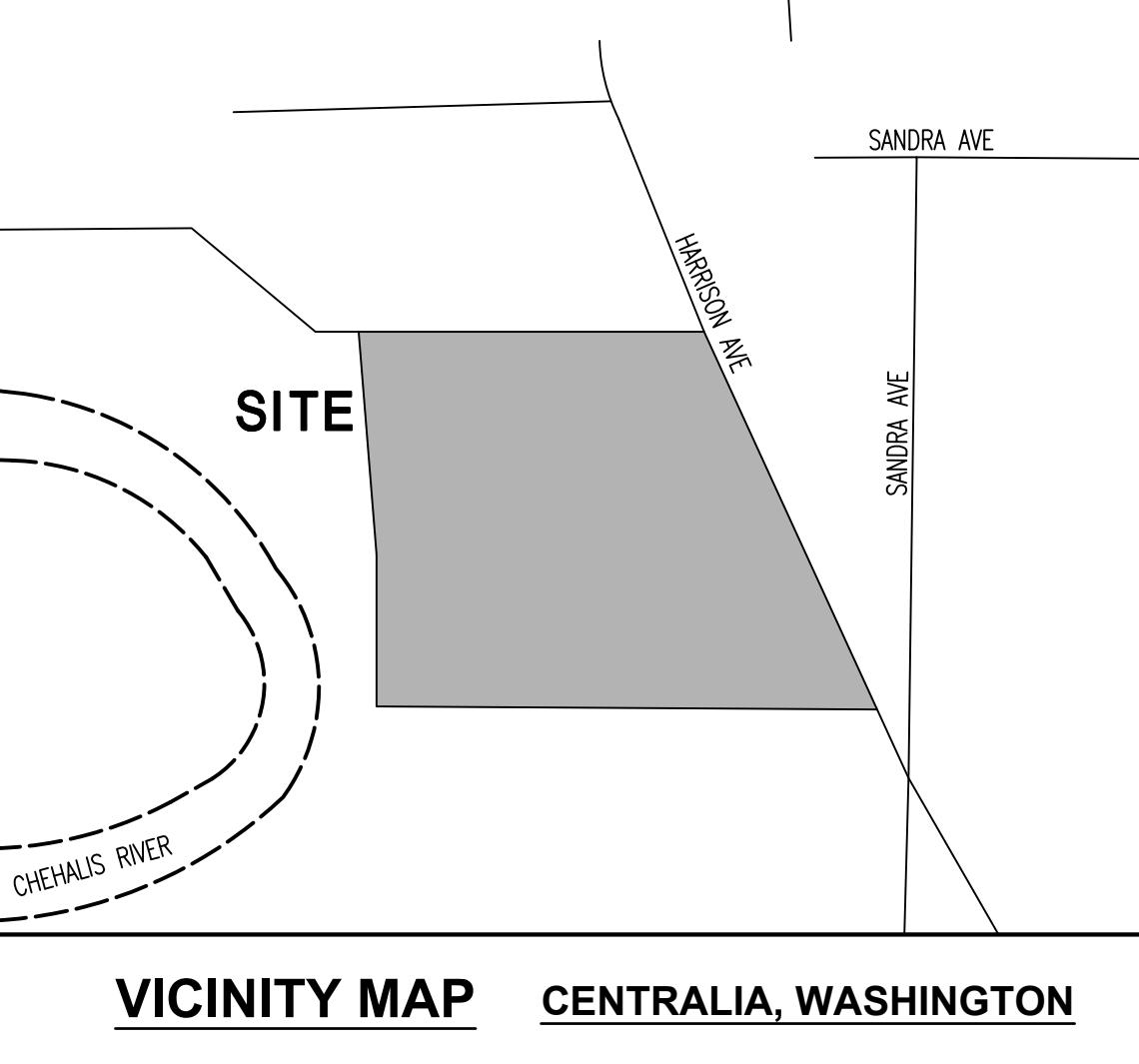
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE
<b>DECIDUOUS TREES</b>				
	38	ACER CIRCINATUM / VINE MAPLE	B & B	1.5" CAL.
	49	ACER RUBRUM 'BOWHALL' / COLUMNAR RED MAPLE	B & B	1.5" CAL.
	36	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' / URBAN SUNSET MAPLE	B & B	1.5" CAL.
	66	'WARRENRED'/PACIFIC SUNSET' ALSO ACCEPTABLE. NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 5'. STAKE AND GUY ONE GROWING SEASON	B & B	1.5" CAL.
	35	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' / HONEY LOCUST 'SKYLINE'/SKYCOLE' ALSO ACCEPTABLE. NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 5'. STAKE AND GUY ONE GROWING SEASON	B & B	1.5" CAL.
	35	STYRAX JAPONICUS / JAPANESE SNOWBELL	B & B	1.5" CAL.
<b>EVERGREEN TREES</b>				
	12	PINUS CONTORTA VAR. CONTORTA / SHORE PINE	B & B	8' MIN. HT.
	2	PSEUDOTSUGA MENZIESII 'FASTIGIATA' / NARROW DOUGLAS FIR	B & B	8' MIN. HT.
	17	DO NOT SUBSTITUTE STRAIGHT SPECIES. NURSERY GROWN, SINGLE UNCUT LEADER. STAKE AND GUY ONE GROWING SEASON	B & B	8' MIN. HT.
	17	THUJA PLICATA 'EXCELSA' / NARROW WESTERN RED CEDAR	B & B	8' MIN. HT.
	17	DO NOT SUBSTITUTE STRAIGHT SPECIES. NURSERY GROWN, SINGLE UNCUT LEADER. STAKE AND GUY ONE GROWING SEASON	B & B	8' MIN. HT.
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	
<b>SHRUBS</b>				
	41	ARBUcus UNEDO 'COMPACTA' / MADROÑO	5 GAL.	
	44	CORNUS SERICEA / REDTWIG DOGWOOD	5 GAL.	
	99	ESCALLONIA X EXONIENSIS 'FRADESII' / ESCALLONIA SYN. 'PINK PRINCESS'	5 GAL.	
	50	EUONYMUS JAPONICUS 'AUREO-MARGINATUS' / GOLDEN EUONYMUS	5 GAL.	
	267	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL.	
	159	MYRICA CALIFORNICA / PACIFIC WAXMYRTLE	5 GAL.	
	211	NANDINA DOMESTICA 'GULF STREAM' / HEAVENLY BAMBOO	5 GAL.	
	151	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF NINEBARK	5 GAL.	
	151	DO NOT SUBSTITUTE OTHER VARIETIES		
	76	PINUS MUGO 'PUMILIO' / DWARF MUGO PINE	5 GAL.	
	40	POTENTILLA FRUTICOSA 'GOLDFINGER' / CINQUEFOIL	5 GAL.	
	122	RHODODENDRON X 'HOLDEN' / RHODODENDRON	5 GAL.	
	59	SARCOCOCCA CONFUSA / SWEETBOX	5 GAL.	
	26	S. HOOKERIANA, S. RUSCIFOLIA ALSO ACCEPTABLE		
	26	THUJA OCCIDENTALIS 'SMARAGD' / ARBORVITAE		
	312	SYN. 'EMERALD GREEN'		
	312	VIBURNUM DAVIDII / DAVID VIBURNUM	5 GAL.	
<b>FERNS AND GRASSES</b>				
	183	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	
	57	MISCANTHUS SINENSIS 'MORNING LIGHT' / MAIDEN GRASS	1 GAL.	
	121	PENNISETUM ALOPECUROIDES 'HAMELN' / FOUNTAIN GRASS	1 GAL.	
	63	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL.	
<b>LOW SHRUBS</b>				
	122	CORNUS SERICEA 'KELSEYI' / DWARF REDTWIG DOGWOOD	1 GAL.	
	59	DO NOT SUBSTITUTE OTHER VARIETIES		
	122	LONICERA PILEATA / PRIVET HONEYSUCKLE	1 GAL.	
	314	PRUNUS LAUROCERASUS 'MOUNT VERNON' / LOW ENGLISH LAUREL	1 GAL.	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
<b>GROUND COVERS</b>				
	3,107	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / KINNICKINICK	1 GAL.	36" o.c.
	1,456	COTONEASTER DAMMERI / BEARBERRY COTONEASTER	1 GAL.	36" o.c.
	904	GAULTHERIA SHALLON / SALAL	1 GAL.	48" o.c.
SEE CITY OF CENTRALIA STANDARD DRAWING 9-12, SHEET L1. USE MIX 1 OR HYDROSEED MIX 2				



Biofiltration Swale and Stormwater Pond Approved Grasses				
Grass Seed Mixes Suitable for Pond and Swale Treatment Areas				
Mix 1		Mix 2		
75-80 percent	tall or meadow fescue	60-70 percent	tall fescue	
10-15 percent	seaside/colonial bentgrass	10-15 percent	seaside/colonial bentgrass	
5-10 percent	Redtop	6-10 percent	meadow foxtail	
	tall or meadow fescue	1-5 percent	cislike clover	
		1-6 percent	marshfield big trefoil	
			Redtop	
Note: all percentages are by weight. * based on Briargreen, Inc.				
Groundcovers and Grasses Suitable for the Upper Side Slopes of Ponds and Swales				
Groundcovers				
kinnikinnick*	Arctostaphylos uva-ursi			
St. John's-wort	Hypericum perforatum			
Epimedium	Epimedium graciliflorum			
creeping forget-me-not	Omphalodes verna			
--	Euonymus lanceolata			
yellow-root	Xanthorhiza simplicissima			
--	Genista			
white lawn clover	Trifolium repens			
white sweet clover*	Melilotus alba			
--	Rubus calycinoides			
strawberry*	Fragaria chiloensis			
broodleaf lupine*	Lupinus latifolius			
Grasses (drought-tolerant, minimum mowing)				
dwarf tall fescues	Festuca spp. (e.g., Many Mustang, Silverado)			
hard fescue	Festuca ovina durisuscula (e.g., Reliant, Aurora)			
tufted fescue	Festuca amethystine			
buffalo grass	Buchloe dactyloides			
red fescue*	Festuca rubra			
tall fescue grass*	Festuca arundinacea			
blue oatgrass	Helictotrichon sempervirens			
APPROVED BY	REVISED DATE	CITY OF CENTRALIA APPROVED GRASSES FOR BIOFILTRATION SWALE and STORMWATER POND		
CITY ENGINEER	08/2017	9-12		
2022 Standard Drawings				

**SHEET INDEX**

- L1 COVER SHEET (THIS SHEET)
- L2 LANDSCAPE PLAN
- L3 LANDSCAPE PLAN
- L4 LANDSCAPE PLAN
- L5 LANDSCAPE PLAN
- L6 LANDSCAPE NOTES, DETAILS
- L7 IRRIGATION PLAN
- L8 IRRIGATION PLAN
- L9 IRRIGATION PLAN
- L10 IRRIGATION PLAN
- L11 IRRIGATION NOTES, DETAILS
- L12 IRRIGATION DETAILS
- L13 IRRIGATION DETAILS



APPROVED FOR CONSTRUCTION

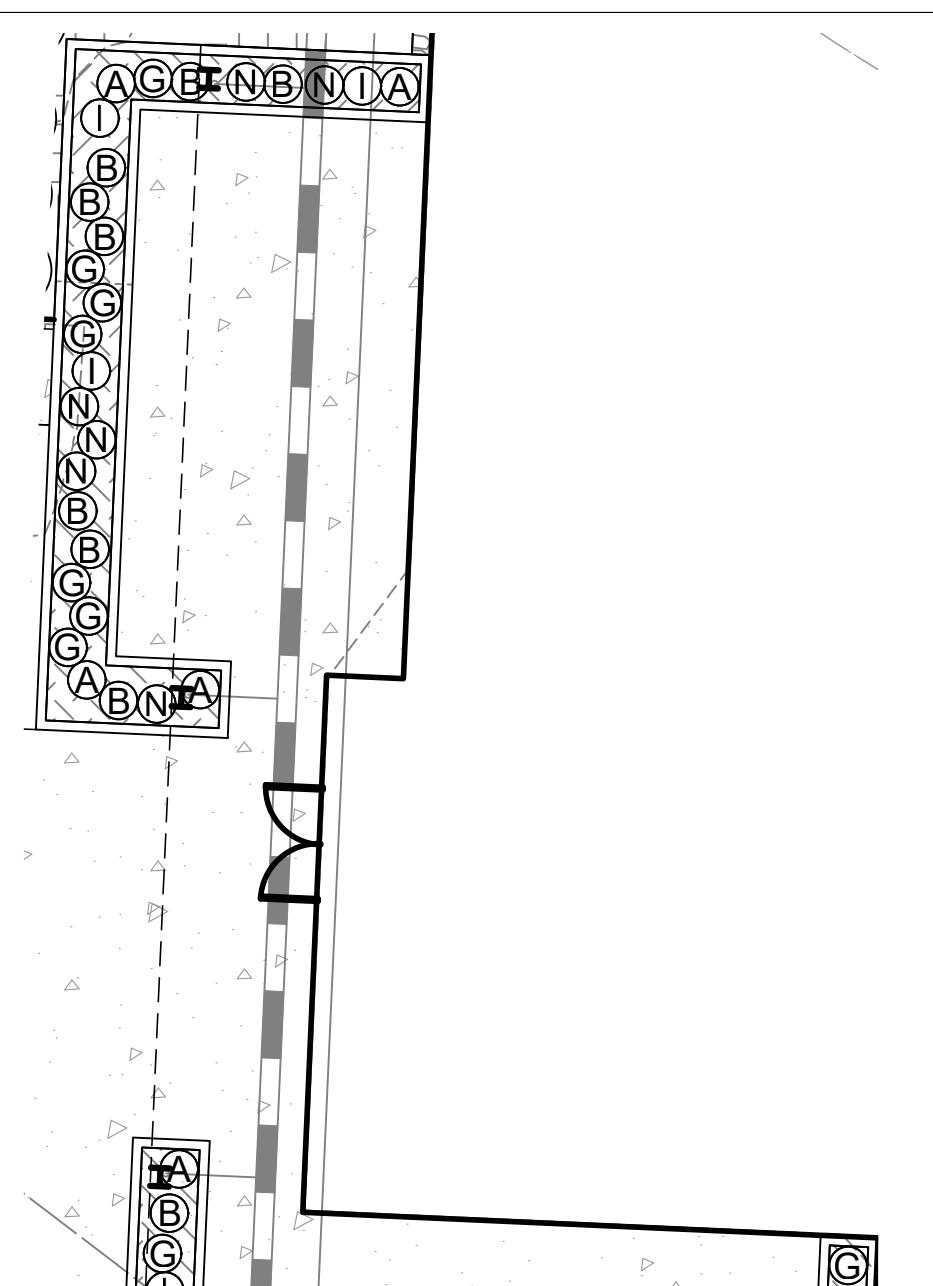
CITY ENGINEER DATE  
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

Job Number	Barghausen Consulting Engineers, LLC.		
Sheet	1821572nd Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a>		
L1 13	<p align="center"><b>COVER SHEET</b></p> <p align="center">FOR</p> <p align="center"><b>FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1</b></p>		
	2	8/19/25	TCR
	By	Ckd.	Per Comments
	Date		
	8/19/25		
			Revision

**PLANTING PLAN - RAISED ENTRY PLANTERS**

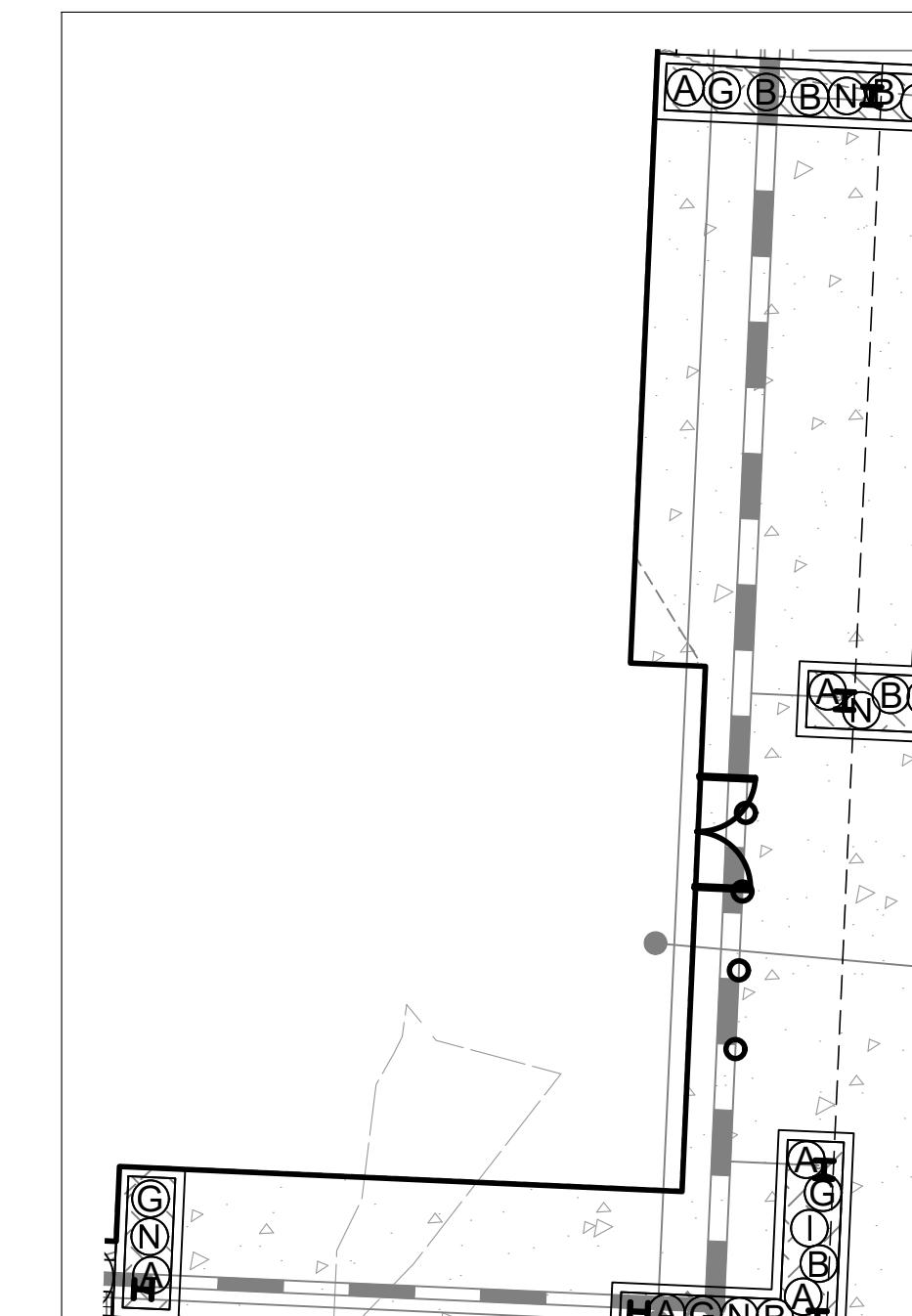
**INSET A - WEST PLANTERS**

1" = 10'

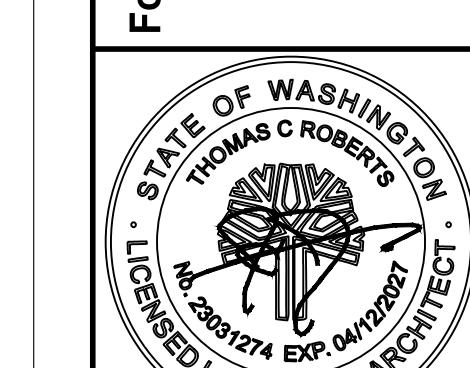


**INSET B - EAST PLANTERS**

1" = 10'



**LOGISTICS' PROPERTY CO.**  
LOGISTICS PROPERTY CO.  
SUITE 8A #274  
11000 BELLEVUE WAY NE,  
BELLEVUE, WA 98004



**PLANT SCHEDULE - ENTRY PLANTERS**

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
	16	AZALEA X 'HINO-CRIMSON' / KURUME AZALEA	1 GAL.	
	19	BERGENIA CORDIFOLIA 'VINTAGE ROSE' / ELEPHANT EAR	1 GAL.	
	9	ILEX CRENATA 'SKY PENCIL' / JAPANESE HOLLY	1 GAL.	
	18	NANDINA DOMESTICA 'LEMON-LIME' / HEAVENLY BAMBOO	1 GAL.	
	20	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / FOUNTAIN GRASS	1 GAL.	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
GROUND COVERS				
	216	FRAGARIA X 'LIPSTICK' / ORNAMENTAL STRAWBERRY	1 GAL.	12" o.c.

# LANDSCAPE PLAN

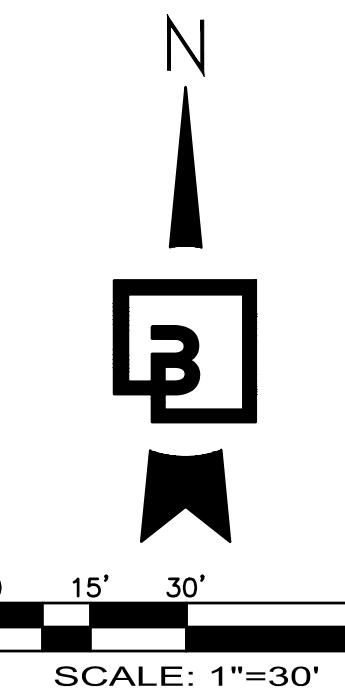
## FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.

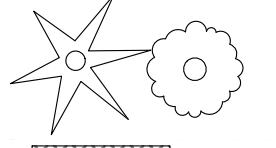
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

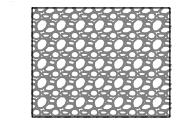
CITY ENGINEER DATE  
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



### LANDSCAPE LEGEND



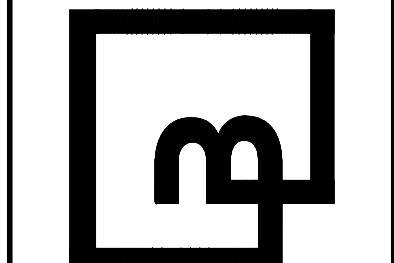
EXISTING TREE TO BE RETAINED  
PROTECT DURING CONSTRUCTION

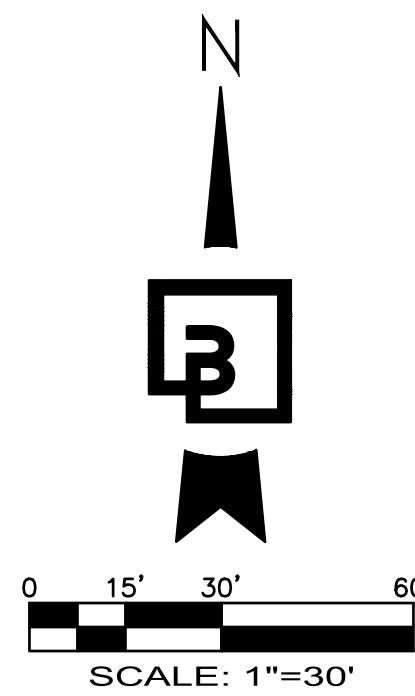


4" D. OF 1"-2" WASHED COBBLE / LANDSCAPE ROCK  
12" W. AT BUILDING FOUNDATION IN ALL LANDSCAPE AREAS



SEE SHEET L1 FOR PLANT SCHEDULE

Job Number	For:	Approved	Comments
23090	 <b>Barghausen Consulting Engineers, LLC.</b> 1825 17th Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a>	Designed TCR Drawn TCR Checked MMV Approved TCR Date 8/19/25	Scale: Horizontal 1" = 30' Vertical -
L2 13	 <b>LOGISTICS' PROPERTY CO.</b> LOGISTICS PROPERTY CO. SUITE 8A #238 BELLEVUE, WA 98004	Title: 2 8/19/25 TCR By Ckd. TCR Approv.	Title: LANDSCAPE PLAN FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1



# **LANDSCAPE PLAN FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1**

**PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.**

# CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

## APPROVED FOR CONSTRUCTION

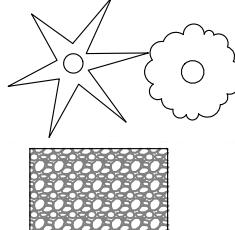
**CITY ENGINEER** **DATE**  
**"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"**

"AL"

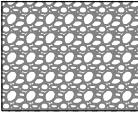
“TAL”

“TAL”

## LANDSCAPE LEGEND



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



4" D. OF 1"-2" WASHED COBBLE / LANDSCAPE ROCK  
12" W. AT BUILDING FOUNDATION IN ALL LANDSCAPE AREAS

# PROPOSED BUILDING

**SEE SHEET L1 FOR PLANT SCHEDULE**

## MATCHLINE SEE L5

---

1

# LANDSCAPE PLAN

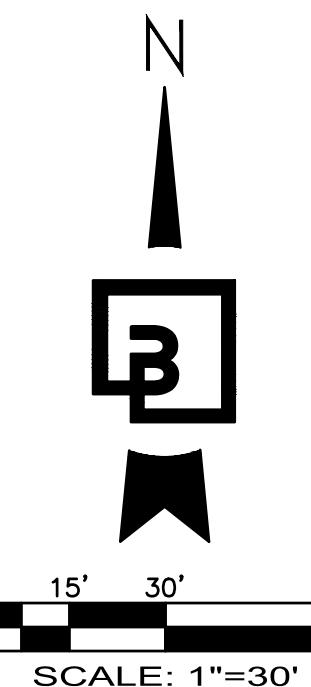
## FOR **FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1**

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.

CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE  
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



### LANDSCAPE LEGEND



20' LANDSCAPE BUFFER  
AT POND PERIMETER

10' W. PERIMETER LANDSCAPE WHERE SITE  
ABUTS RESIDENTIAL USE OR DISTRICT  
TREES 20' O.C.  
PER CMC 20.50.050.B.4

PROPOSED TRASH ENCLOSURE  
SEE CIVIL

MATCHLINE SEE L2

**PROPOSED  
BUILDING**

MATCHLINE SEE L5

**SEE SHEET L1 FOR PLANT SCHEDULE**

ADJUST TREE AND SHRUB SPACING AS  
REQUIRED TO AVOID PLANTING WITHIN  
DRIPLINES OF EXISTING TREES

PROPERTY  
BOUNDARY

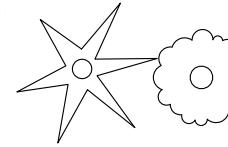
10' W. PERIMETER LANDSCAPE WHERE SITE  
ABUTS RESIDENTIAL USE OR DISTRICT  
TREES 20' O.C.  
PER CMC 20.50.050.B.4

EROSION-CONTROL  
HYDROSEED WITHIN  
FUTURE DRIVEWAY

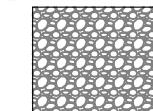
LANDSCAPE AREAS  
WITHIN RW TO BE  
ADDRESSED IN  
ROAD PLANS, TYP.

Job Number	Barghausen Consulting Engineers, LLC.	Designed TCR Down TCR Checked JMW Approved TCR Date 8/19/25	For: STATE OF WASHINGTON THOMAS C ROBERTS LOGISTICS PROPERTY CO. LOGISTICS PROPERTY CO., SUITE 8A#238 BELLEVUE, WA 98004	Scale: Horizontal 1" = 30' Vertical -	LANDSCAPE PLAN Title: FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1
23090	Barghausen Consulting Engineers, LLC. 1825 17th Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a>		 APPROVED FOR CONSTRUCTION CITY ENGINEER DATE "PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"		

## LANDSCAPE LEGEND



EXISTING TREE TO BE RETAINED  
PROTECT DURING CONSTRUCTION



4" D. OF 1"-2" WASHED COBBLE / LANDSCAPE ROCK  
12" AT BUILDING FOUNDATION IN ALL LANDSCAPE AREAS

## LANDSCAPE PLAN

FOR

**FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1**

PORTION OF THE NE 1/4 &amp; NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.

CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

## APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE  
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

SEE SHEET L1 FOR PLANT SCHEDULE

MATCHLINE SEE L3

**PROPOSED  
BUILDING**

MATCHLINE SEE L5

MATCHLINE SEE L4

4" D. OF 1"-2" WASHED COBBLE / LANDSCAPE  
ROCK AT BUILDING FOUNDATION IN ALL  
LANDSCAPE AREAS

15' W. PERIMETER LANDSCAPE  
ADJACENT TO ALL PUBLIC STREETS  
TREES 30' O.C.  
PER CMC 20.50.050.B.3

RAISED PLANTERS  
SEE SHEET L1ELECTRICAL EQUIPMENT  
SEE SITE PLANPROPOSED TRASH  
ENCLOSURE  
SEE CIVIL

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# LANDSCAPE NOTES AND DETAILS

## FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.  
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE  
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

### 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 BURPAPEP; "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 UNCOMPACTED. PLANTS TO BE FREE OF DISEASE, INJURY AND DEFORMATION. 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.

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 FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
- 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"), WOOD AND BARK. FINE TEXTURED AND DARK BROWN IN COLOR. LOCALLY APPROPRIATE SOURCE MATERIALS.

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.

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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.

C) SUBSTITUTION:  
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# IRRIGATION PLAN

## FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.  
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE  
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

### IRRIGATION SCHEDULE

#### DESCRIPTION

#### 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

#### ADD'L EQUIPMENT:

- ❖ HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE WITH (1) STATION ICD-100 DECODER AND ACCU-SYNC  
ADJUSTABLE PRESSURE REGULATING DIAL. VALVE SIZE PER MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE  
PRESSURE LOSS. MAXIMUM 2 VALVES PER VALVE BOX
- ❖ WSS-SEN WIRELESS SOLAR SYNC SENSOR WITH WIRELESS RECEIVER. INSTALL PER MANUFACTURER'S  
SPECIFICATIONS. NOTE: WHENEVER POSSIBLE, HARDWIRE PREFERRED. EXTERIOR MOUNT WITHIN  
MANUFACTURER'S SPECIFICATIONS FOR DISTANCE
- ❖ HUNTER ACC2 DECODER IRRIGATION CONTROLLER WITH A2C-75D-SS (POWDER COAT STEEL  
CABINET, VERIFY COLOR WITH OWNER). WITH ID2BLU TWO-WIRE AND ROAM-XL REMOTE. INSTALL  
(1) ICD-100 SINGLE STATION DECODER PER VALVE. COORDINATE SOURCE OF ELECTRICITY TO  
CONTROLLER WITH GENERAL CONTRACTOR.
- ❖ HUNTER ICV-200 2" MASTER VALVE (NORMALLY CLOSED) AND FCT-200 2" FLOW-SYNC FLOW  
SENSOR. ICV SERIES VALVE. SEE DETAIL THIS SET. WIRE FLOW SENSOR BACK TO CONTROLLER  
WITH PE-39 DATA CABLE.

#### P.O.C.

WILKINS 950 XLT- 1-1/4" DOUBLE CHECK VALVE (STATE APPROVED); SEE CITY  
STANDARD DETAIL.  
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, 3" SIZE MINIMUM

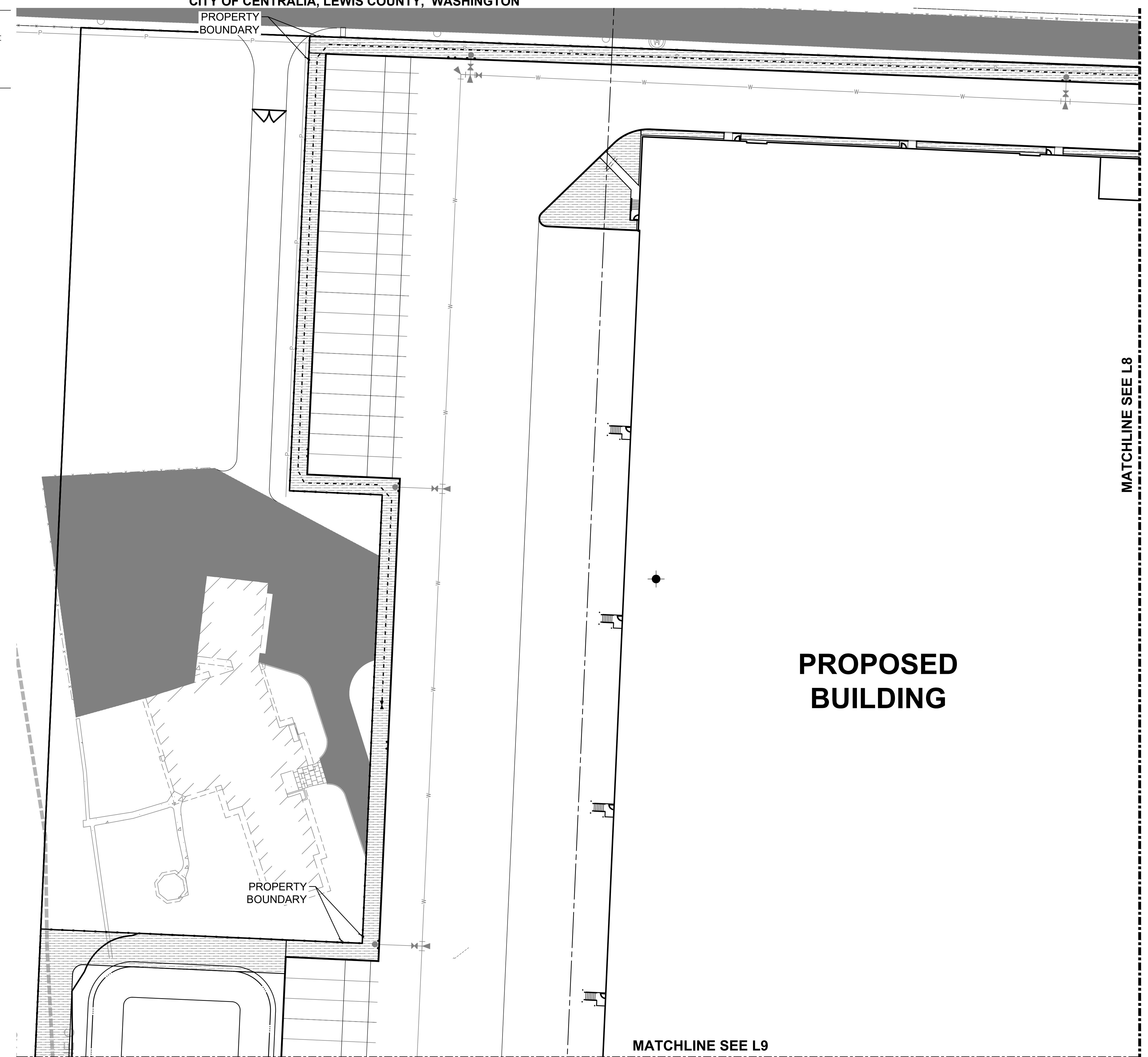
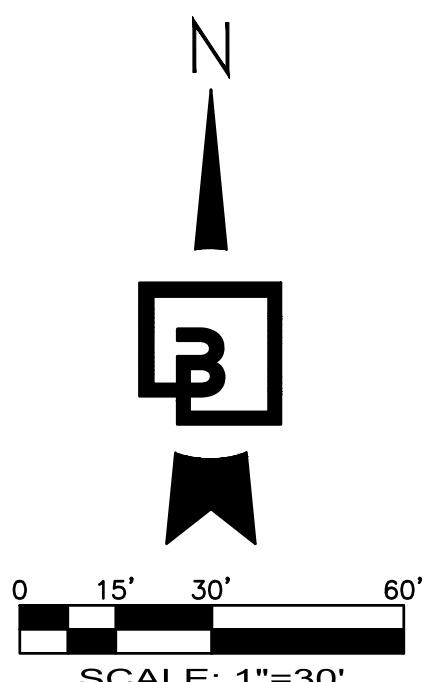
LATERAL - SCH 40 PVC (12" COVER); SIZE PER PLAN, 3/4" SIZE MINIMUM

SLEEVE - SCH 40 PVC, 24" MINIMUM COVER AT VEHICLE CROSSINGS AND 18" MINIMUM COVER IN LANDSCAPE  
AREAS. 8" DIAMETER WHERE 3" SCH 40 PVC MAINLINE RUNS THROUGH PIPE; 6" DIAMETER WHERE MULTIPLE  
LATERS RUN THROUGH PIPE; 4" DIAMETER WHERE ONLY A SINGLE LATERAL RUNS 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.)



PROPOSED  
BUILDING

MATCHLINE SEE L9

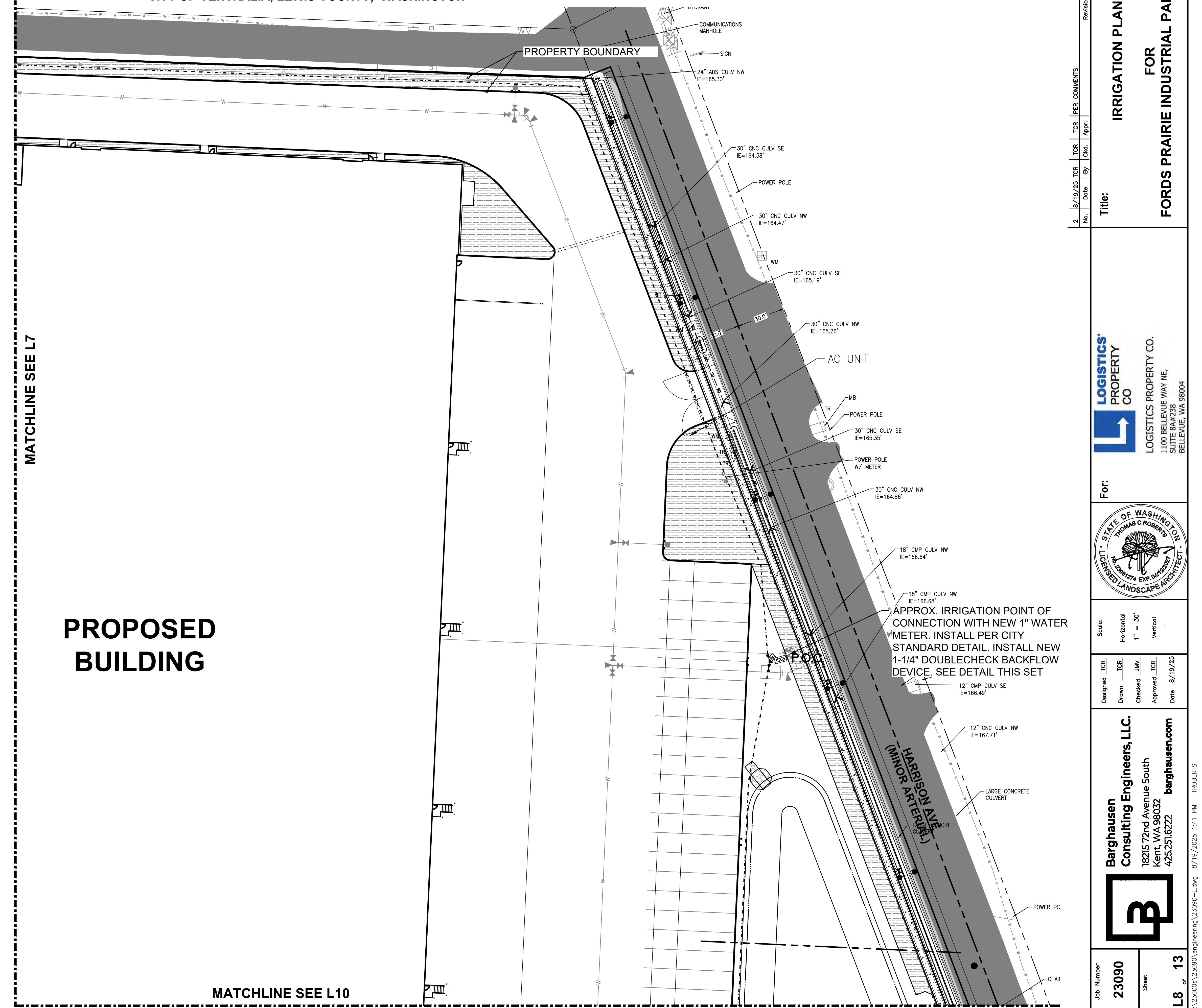
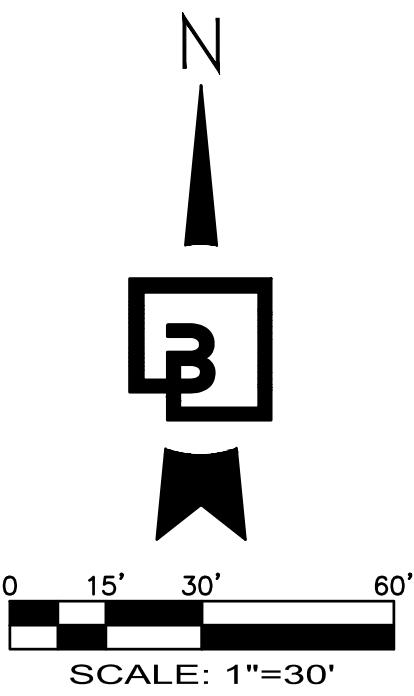
Job Number	Logo	For:	Logistics' Property Co.	For:	Logistics' Property Co.	For:	Logistics' Property Co.
23090	Barghausen Consulting Engineers, LLC.	Designed TCR Drawn TCR Checked MMV Approved TCR	STATE OF WASHINGTON THOMAS C. ROBERTS LIC#23090 EXPIRED 04/2027 LANDSCAPE ARCHITECT	Scale: Horizontal 1" = 30' Vertical -	1825 72nd Avenue South Kent, WA 98032 barghausen.com 425.251.6222	8/19/25	8/19/25
L7 13							

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FOR  
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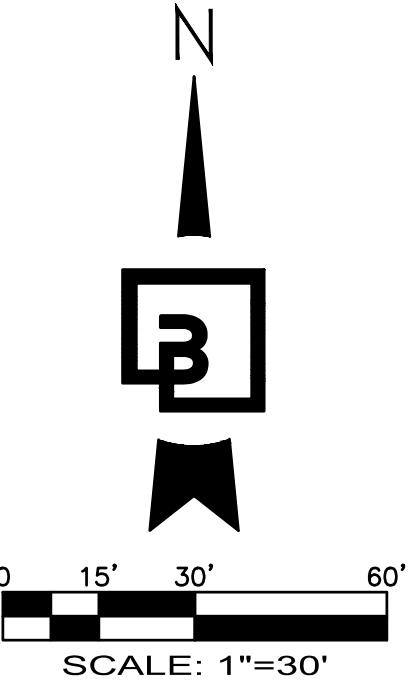


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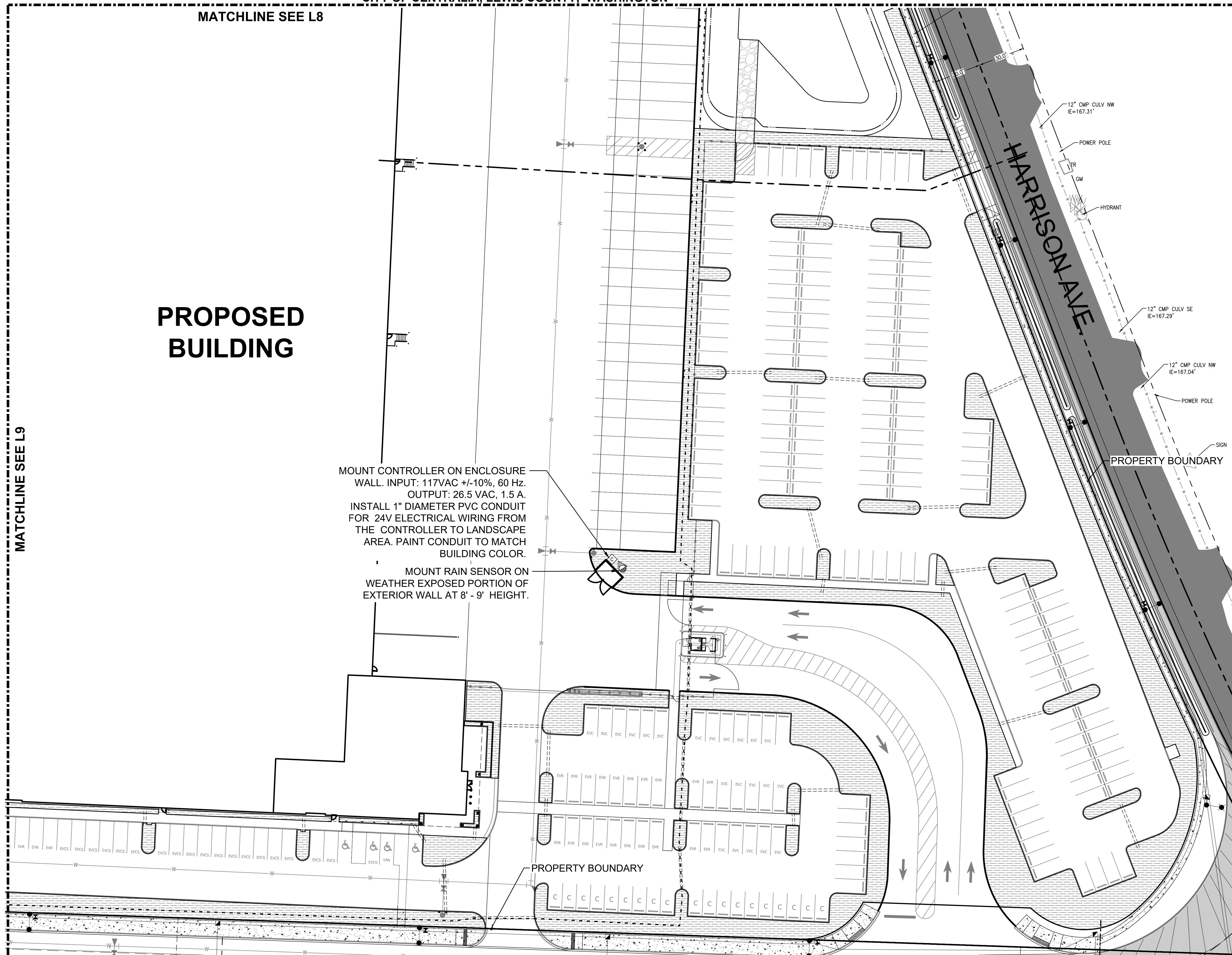


MATCHLINE SEE L8

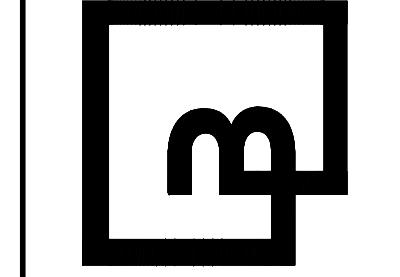
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MATCHLINE SEE L9

MOUNT CONTROLLER ON ENCLOSURE  
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.



**SEE SHEET L7 FOR IRRIGATION SCHEDULE**

Job Number	Barghausen Consulting Engineers, LLC.	Designed TCR Drawn TCR Checked MMV	Approved TCR Date 8/19/25	Comments
23090	 Barghausen Consulting Engineers, LLC. 10215 72nd Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a>	Horizontal 1" = 30' Vertical		
L10_13				

## 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 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.
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

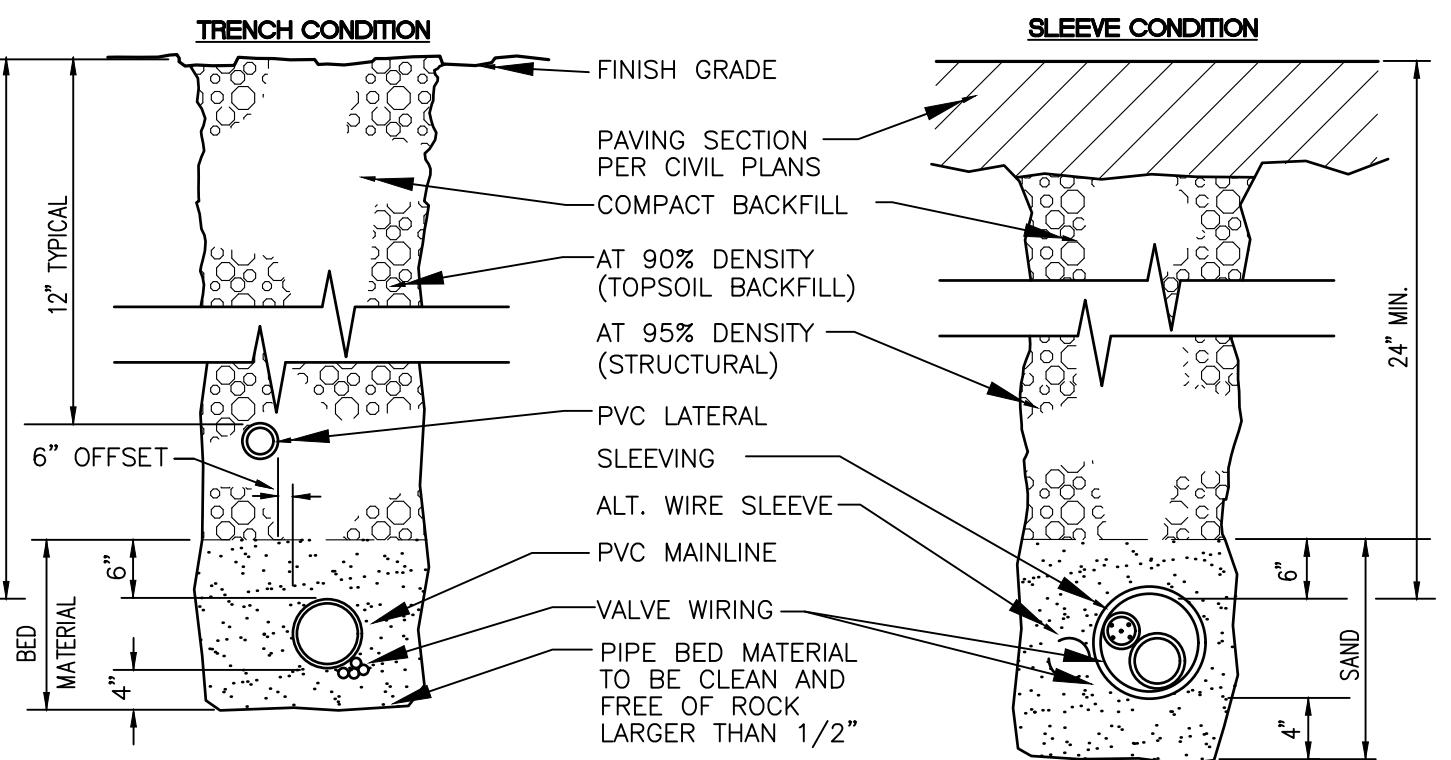
# IRRIGATION NOTES AND DETAILS

FOR

# **FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1**

**PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.**

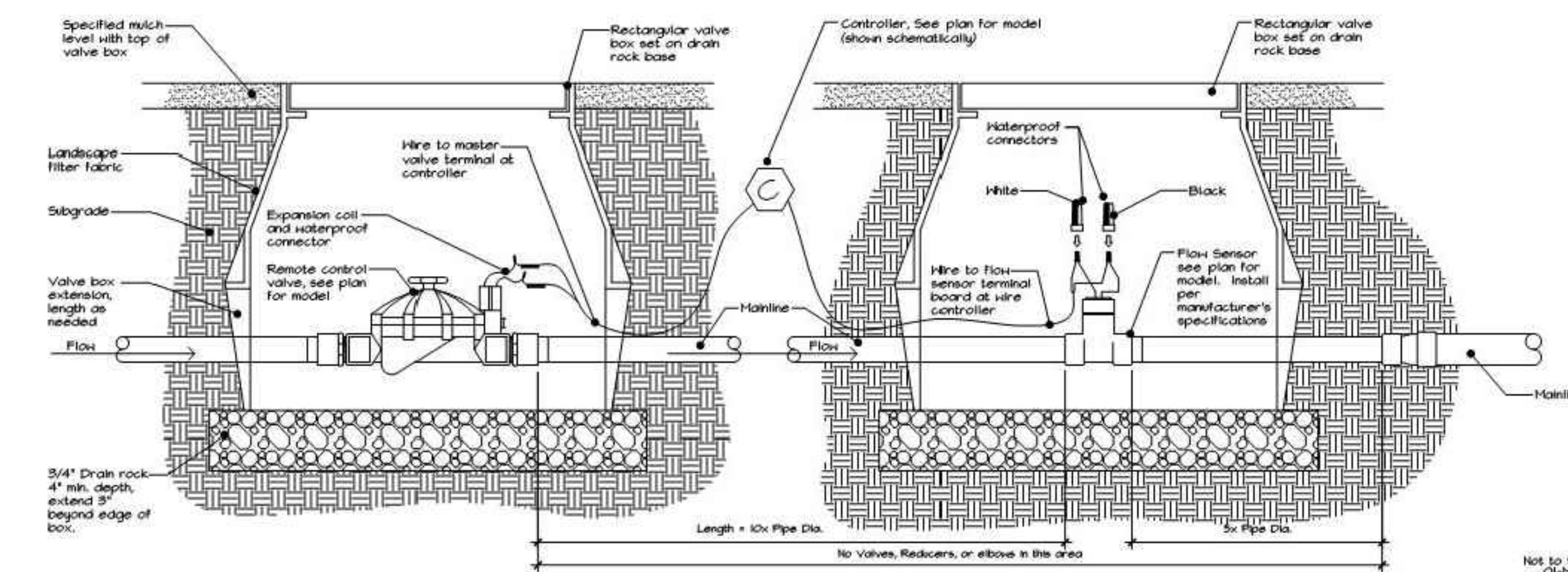
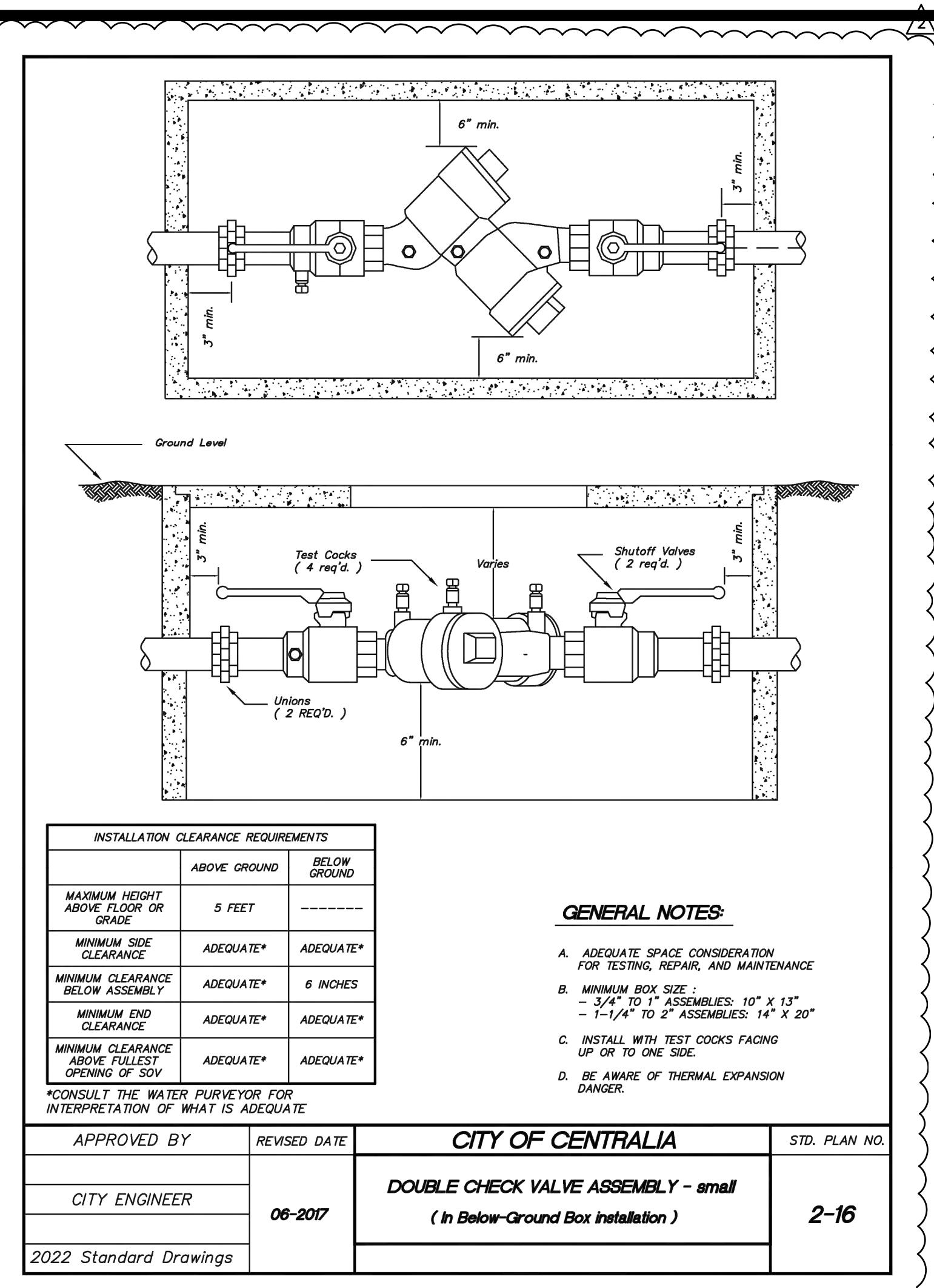
# **CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON**



NOTE:  
SLEEVING MATERIAL SHALL BE PVC SCH. 40.  
DIMENSIONS ARE MIN. CLEARANCES.  
ALL IRRIGATION SLEEVING TRENCH BACKFILL MATERIAL SHALL  
BE CLASS "B" OR BETTER (MAX. OF 10% PASSING NO.40 SCREEN) AND BE  
COMPACTED TO MIN. 95% OPTIMUM DENSITY PER ASTM D-1557-70  
(MODIFIED PROCTOR)

## SLEEVE/TRENCHING DETAIL

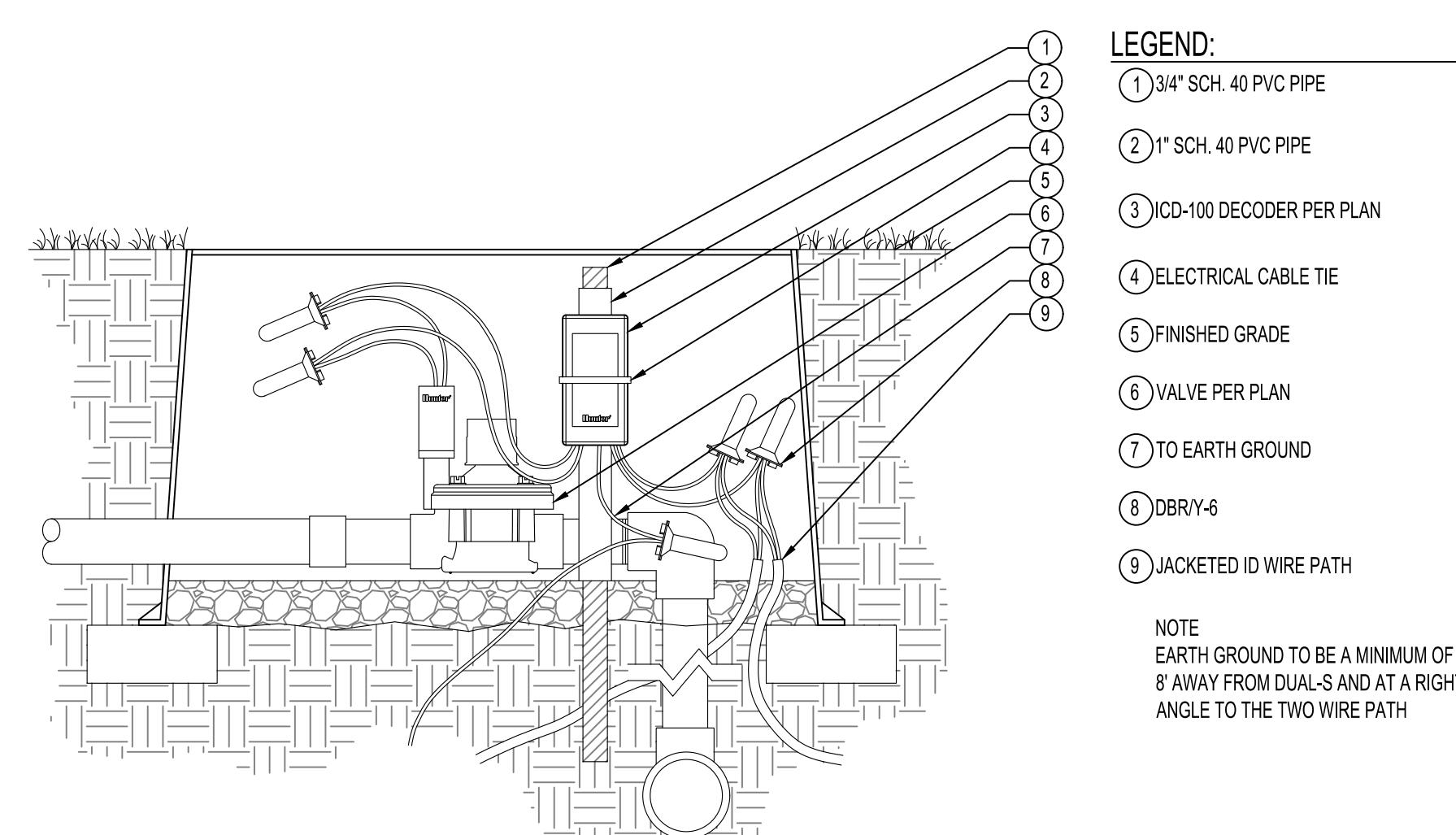
NOT TO SCALE



## MASTER VALVE and FLOW SENSOR

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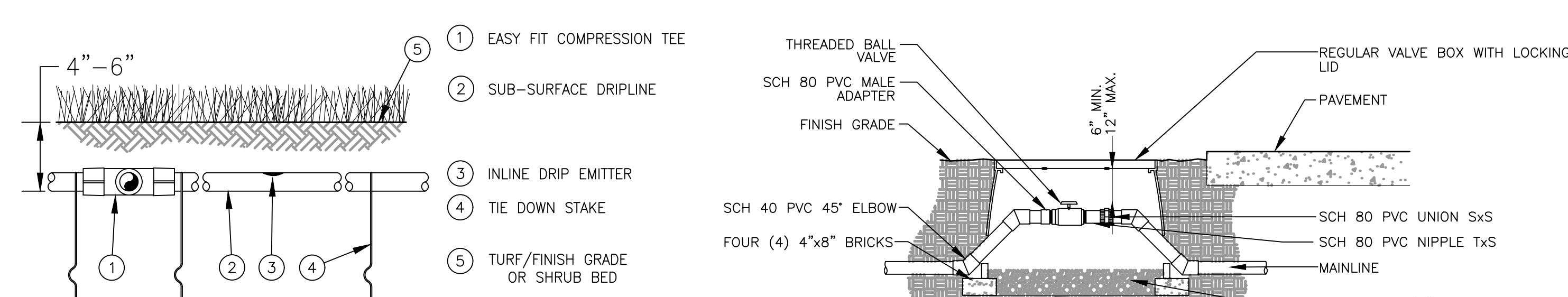
**NOT TO SCALE**



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NOT TO SCALE



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

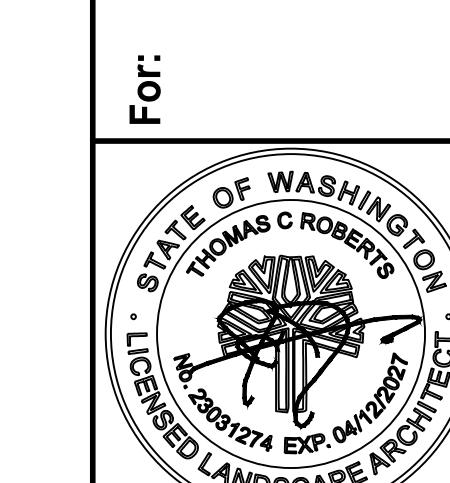
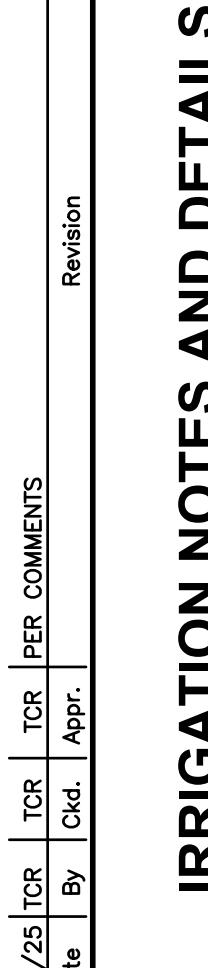
DRILINE BURIAL

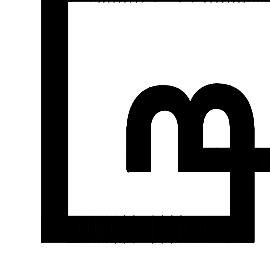
NOT TO SCALE



CITY ENGINEER DATE  
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

11



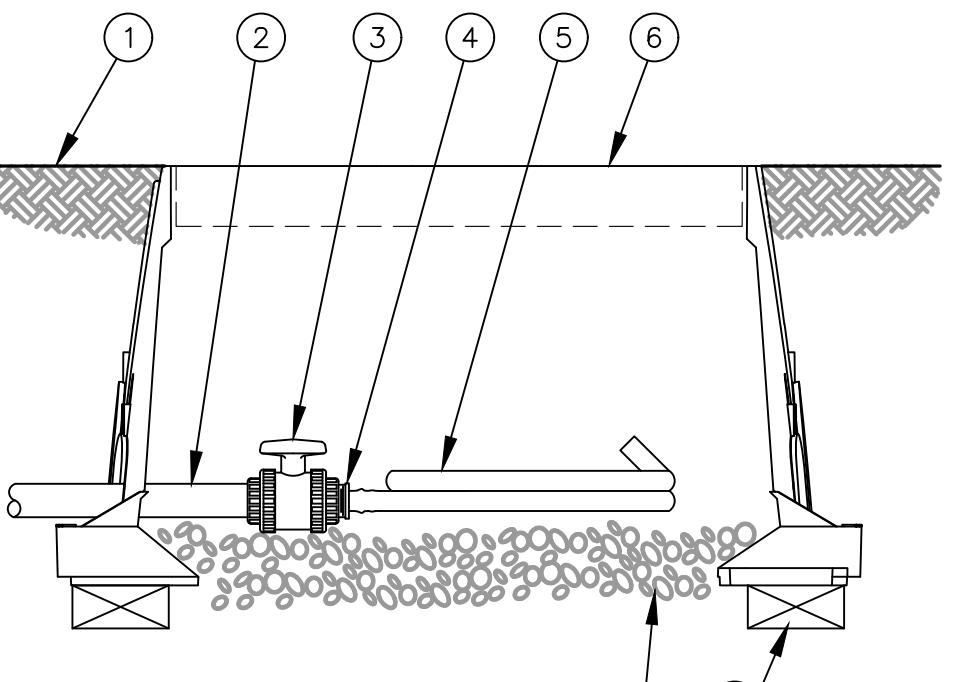
Job Number <b>23090</b>	Sheet 11	13
 <p><b>Barghausen Consulting Engineers, LLC.</b> 18215 72nd Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a></p>		
Designed <u>  </u>	Drawn <u>  </u>	Scale: Horizontal 1" = 30'
Checked <u>  </u>	Approved <u>  </u>	Vertical –
CKING	Date <u>8/19/25</u>	

# IRRIGATION DETAILS FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.  
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

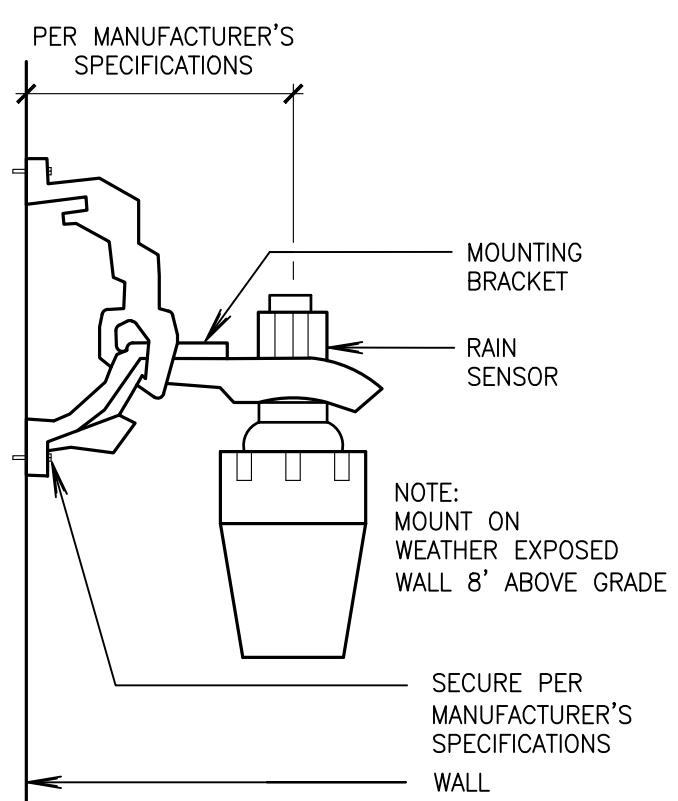
CITY ENGINEER DATE  
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



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)

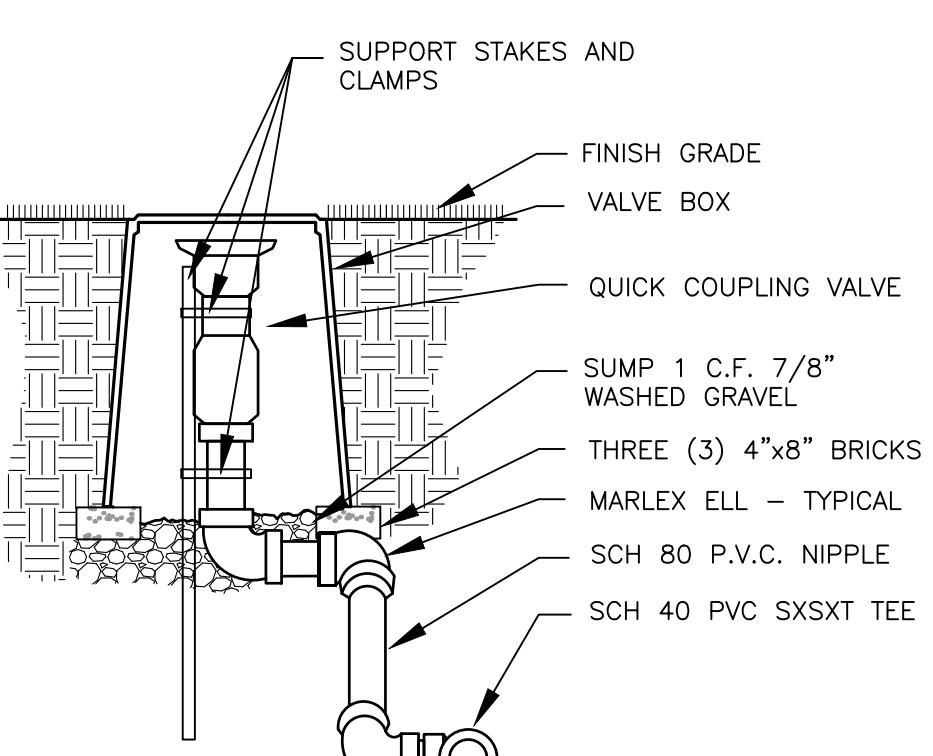
## FLUSH POINT WITH BALL VALVE

NOT TO SCALE



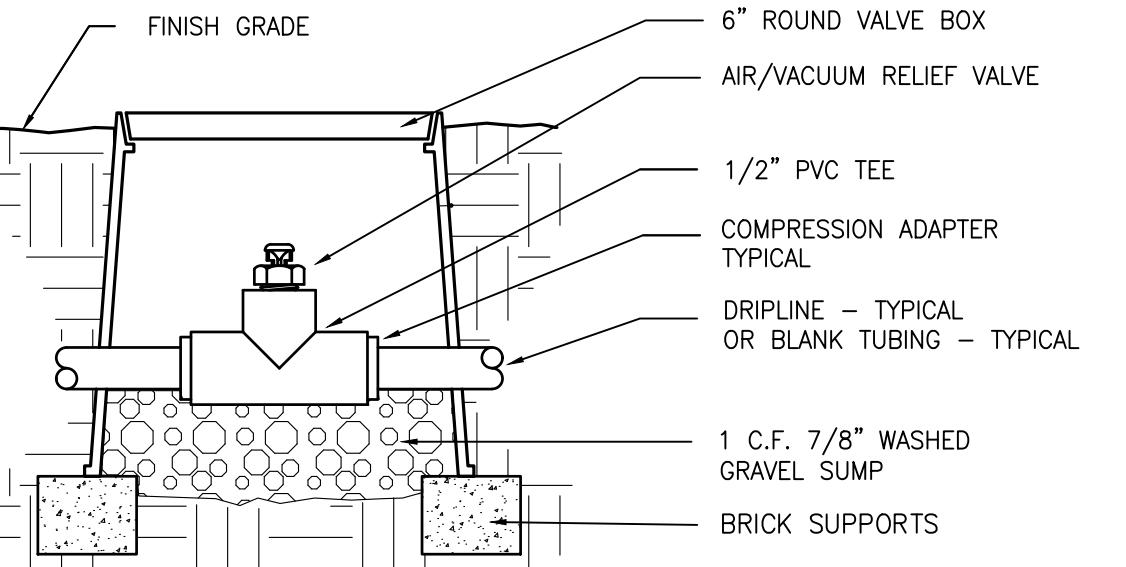
## RAIN SENSOR DETAIL

NOT TO SCALE



## QUICK COUPLING VALVE DETAIL

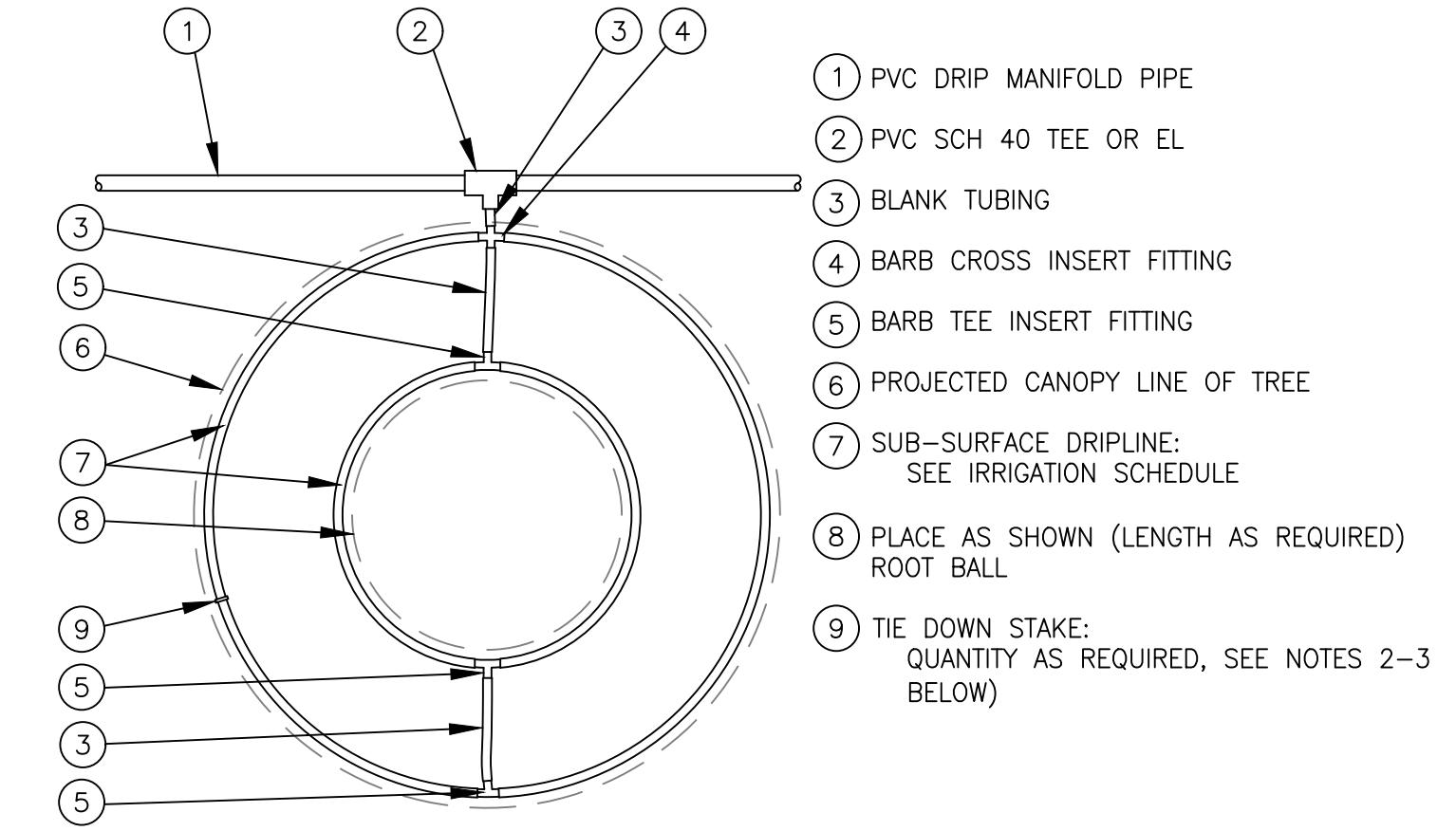
NOT TO SCALE



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

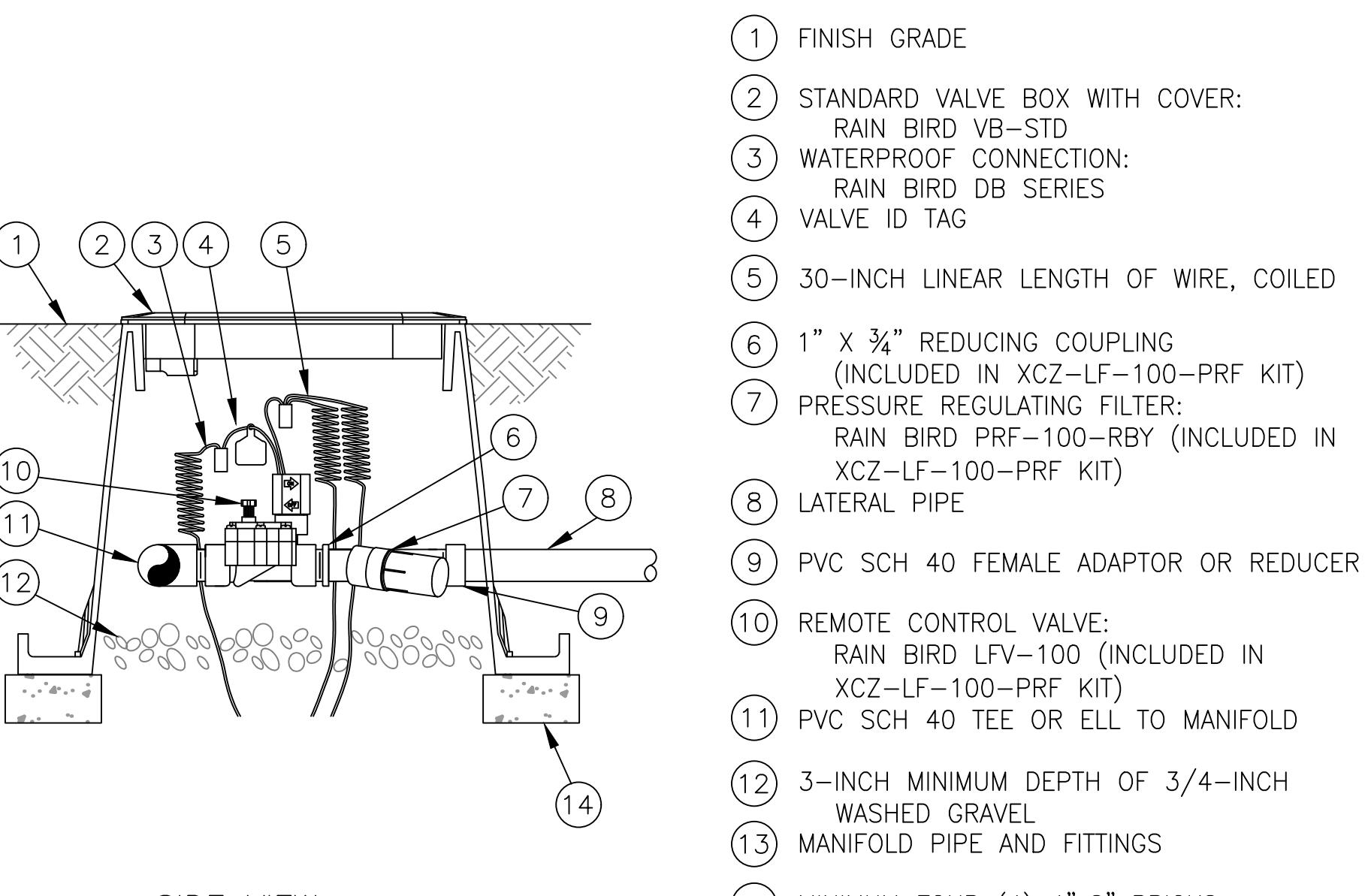
NOT TO SCALE



NOTES:  
1. DISTANCE BETWEEN LATENT 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

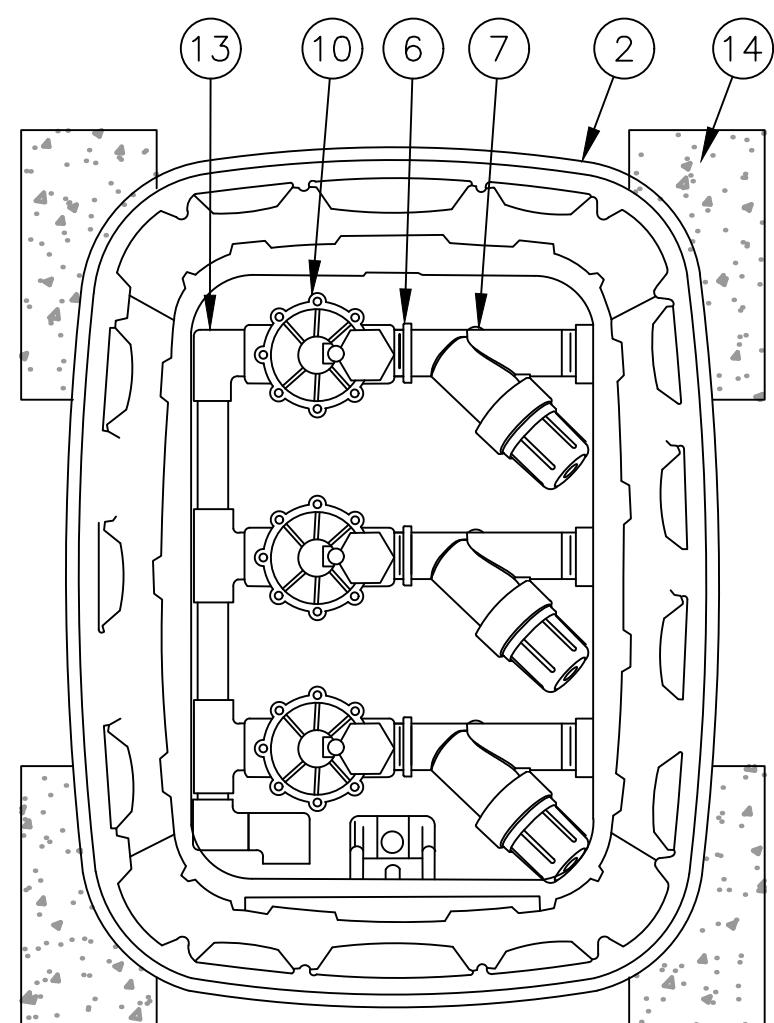
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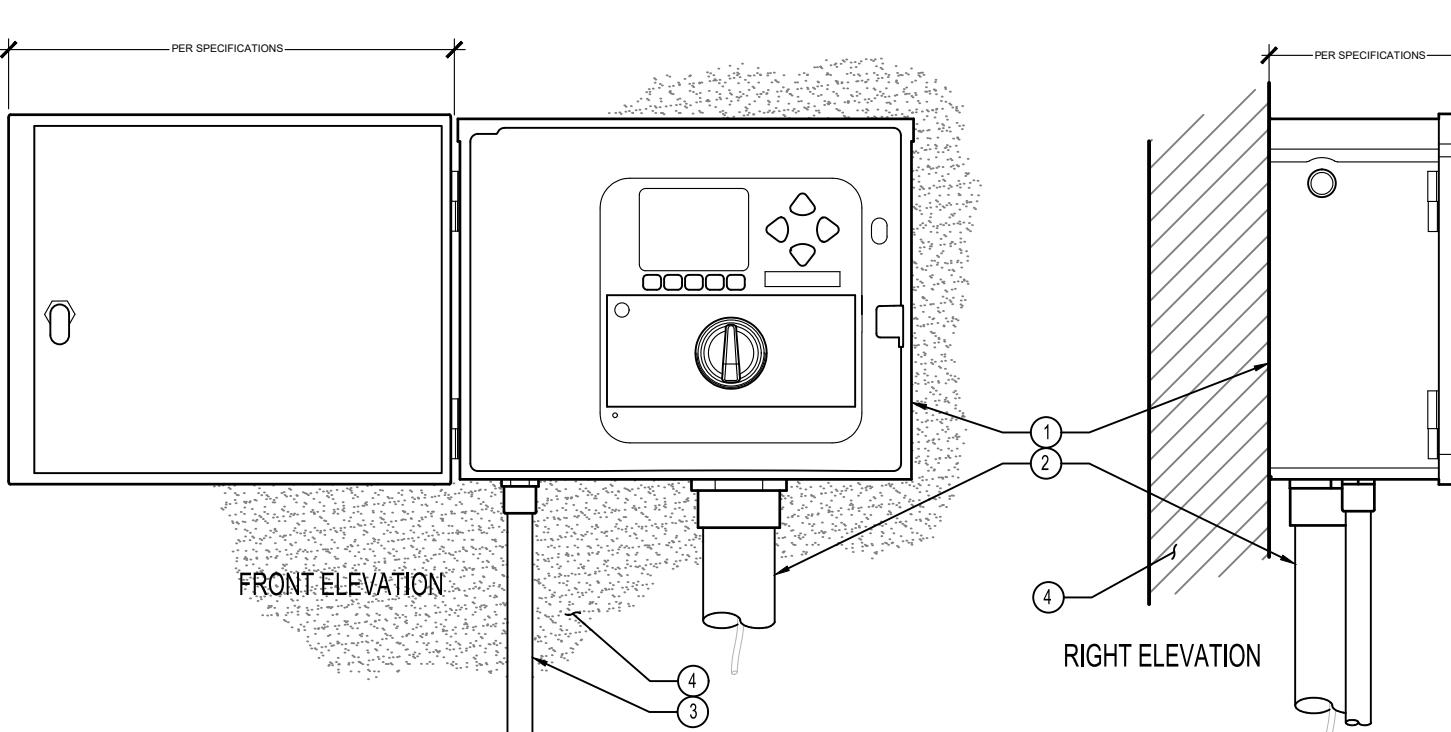
## SIDE VIEW

## DRIP IRRIGATION VALVE

NOT TO SCALE

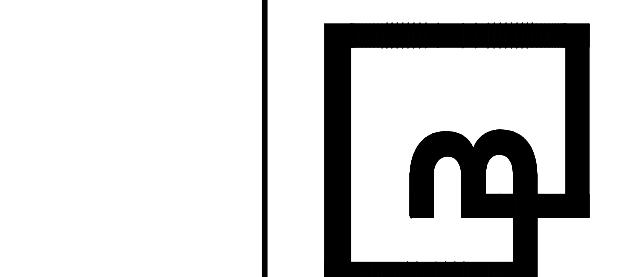


## TOP VIEW



## IRRIGATION CONTROLLER, WALL MOUNT

NOT TO SCALE

Job Number	Barghausen Consulting Engineers, LLC.	Designed TCR Drawn TCR	Scale: Horizontal 1" = 30'	For: LOGISTICS PROPERTY CO.	Sheet	2	8/19/25	TCR Ckd.	Comments	Approved TCR By	Approved Appl.	Revision
23090	 Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a>			 STATE OF WASHINGTON LICENSING BOARD Landscape Architect THOMAS C. ROBERTS EX-2011 2011-2012 Landscape Architect EX-2012 2012-2013 Landscape Architect EX-2013 2013-2014 Landscape Architect EX-2014 2014-2015 Landscape Architect EX-2015 2015-2016 Landscape Architect EX-2016 2016-2017 Landscape Architect EX-2017 2017-2018 Landscape Architect EX-2018 2018-2019 Landscape Architect EX-2019 2019-2020 Landscape Architect EX-2020 2020-2021 Landscape Architect EX-2021 2021-2022 Landscape Architect EX-2022 2022-2023 Landscape Architect EX-2023 2023-2024 Landscape Architect EX-2024 2024-2025 Landscape Architect EX-2025 2025-2026 Landscape Architect EX-2026 2026-2027 Landscape Architect EX-2027 2027-2028 Landscape Architect EX-2028 2028-2029 Landscape Architect EX-2029 2029-2030 Landscape Architect EX-2030 2030-2031 Landscape Architect EX-2031 2031-2032 Landscape Architect EX-2032 2032-2033 Landscape Architect EX-2033 2033-2034 Landscape Architect EX-2034 2034-2035 Landscape Architect EX-2035 2035-2036 Landscape Architect EX-2036 2036-2037 Landscape Architect 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# IRRIGATION DETAILS FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.  
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE  
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

IRRIGATION DETAILS		FOR		FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1	
2	8/19/25	TCR	TCR	Per Comments	
No.	Date	By	Ckd.	App.	Revision

Title: FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

Logistics Property Co.

LOGISTICS PROPERTY CO.  
LOGISTICS PROPERTY CO.  
SUITE 8A#238  
BELLEVUE, WA 98004



State of Washington  
Thomas C. Roberts  
Landscape Architect

2011 EXP. 04/2027

2011 EXP. 04/2027