



Site Plan Review Committee
Michael Thomas, City Manager

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

Emil Pierson, CD Director
epierson@cityofcentralia.com

Mike Watilo, Building Official
mwatilo@cityofcentralia.com

PUBLIC WORKS DEPARTMENT
360-330-7512

Andy Oien, PW Director
aoien@cityofcentralia.com

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CENTRALIA CITY LIGHT
360-330-7512
ML Norton, CCL General Manager
mnorton@cityofcentralia.com

POLICE DEPARTMENT
360-330-7680
Andy Caldwell, Chief
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RIVERSIDE FIRE AUTHORITY
360-736-3975
Terry Ternan, Fire Marshal
tternan@riversidefire.net

LEGAL DEPARTMENT
360-330-7675
Kyle Manley, City Attorney
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
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
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
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 Nikolich 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):

- ☐ 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

SKOOKUMCHUCK RIVER

PARCEL LINE

PROPOSED TRAIL EASEMENT ALONG RIVER
BANK TO BE DEDICATED TO THE CITY OF
CENTRALIA. WIDTH AND LOCATION TO BE
DETERMINED AT FINAL DESIGN.

APPROXIMATE HIGH BANK
OF SKOOKUMCHUCK RIVER

20' POWER
EASEMENT

SCALE: 1"=30 FEET

0 15 30 60

PARCEL LINE

PARCEL LINE

TPN 003449001008
NORTH PEARL DEVELOPMENT LLC
1551 MIDDLE FORK RD
ONALASKA, WA 98570

RIGHT LINED 24"Ø STORM PIPE FROM ROAD
RUNOFF, OWNER TO PROVIDE 15' STORM
EASEMENT TO WETLAND BOUNDARY.

60' BPA
EASEMENT

16' GRAVEL
ACCESS ROAD

MAINT
SHED ?

COMMUNITY
BUILDING
30'X20' COMMONS
30'X24' COVERED

24'X36'
PLAY AREA

MTG

GROUP C1-8

NEW 2"Ø PVC WATER LINE FOR
DOMESTIC SERVICE CONNECTIONS
FROM NEW MASTER METER.

EX. 6"Ø PVC WATER MAIN, UTILIZED
FOR FIRE SPRINKLER CONNECTIONS
ONLY.

EX. 12"Ø SEWER STUB
IE=183.08±

GARDEN
AREA

STORM

DUMPSTER
ENCLOSURE

WETLAND
BOUNDARY

FLOOD ZONE LIMITS
PER FEMA MAPPING,
ELEV. 188.0

14'X14'
COVERED
PATIO

15' NEW SEWER
EASEMENT

GROUP A1-6

GROUP B1-14

EX. FIRE HYDRANT

15' FRONT
YARD SETBACK

EX. BPA OVERHEAD
POWER LINES

EX. BPA POLE TO REMAIN.
BOLLARD WILL BE PROVIDED.

PROPOSED STORMWATER AREA

HIGHWAY 507 (N. PEARL ST.)

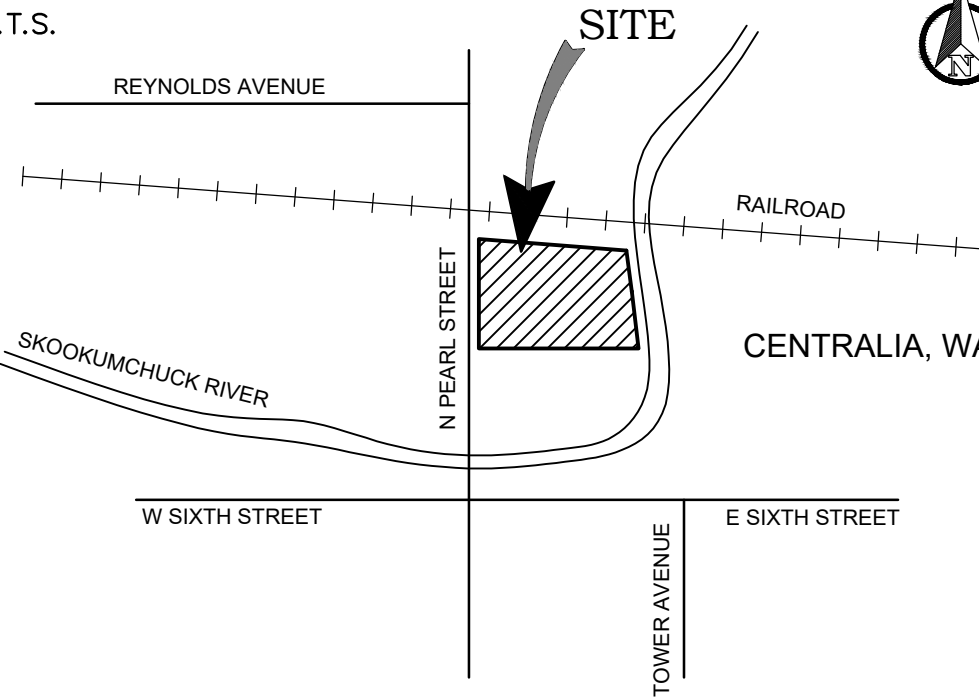
CENTRALIA CITY LIMITS
LEWIS COUNTY (CENTRALIA UGA)

NEW 12"Ø GRAVITY SEWER TO TIE
INTO EX. CITY SSMH IN REYNOLDS
ROAD INTERSECTION AT ELEV.
180.50, MIN. S=0.0022 FT/FT.

FRONTAGE IMPROVEMENTS INCLUDE
NEW CURB AND GUTTER, 6'
LANDSCAPE STRIP AND 5' SIDEWALK.

VICINITY MAP

N.T.S.



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 GOV'T 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

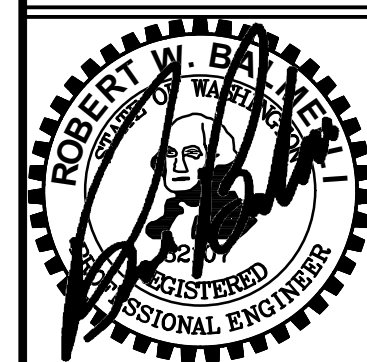
BASIS OF BEARING
BEARINGS BASED ON ROS FILED UNDER
VOLUME 16, PAGE 46 OF SURVEYS

NO.	DATE	REVISION

DESIGNED BY: CLA	DRAWN BY: CLA	CHECKED BY: RWB	DATE: 08/12/2025	SCALE: 1" = 40'
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PARKINS LANDING MICRO HOMES	WA.
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PRELIMINARY SITE PLAN AND PROJECT INFORMATION	CENTRALIA
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RB Engineering
DESIGN → PERMIT → MANAGE

P.O. Box 923
CHEHALIS, WA 98532

OFF: (360) 740-8919
EMAIL: info@rbengineers.com

811 Know what's below.
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JOB NUMBER
25020

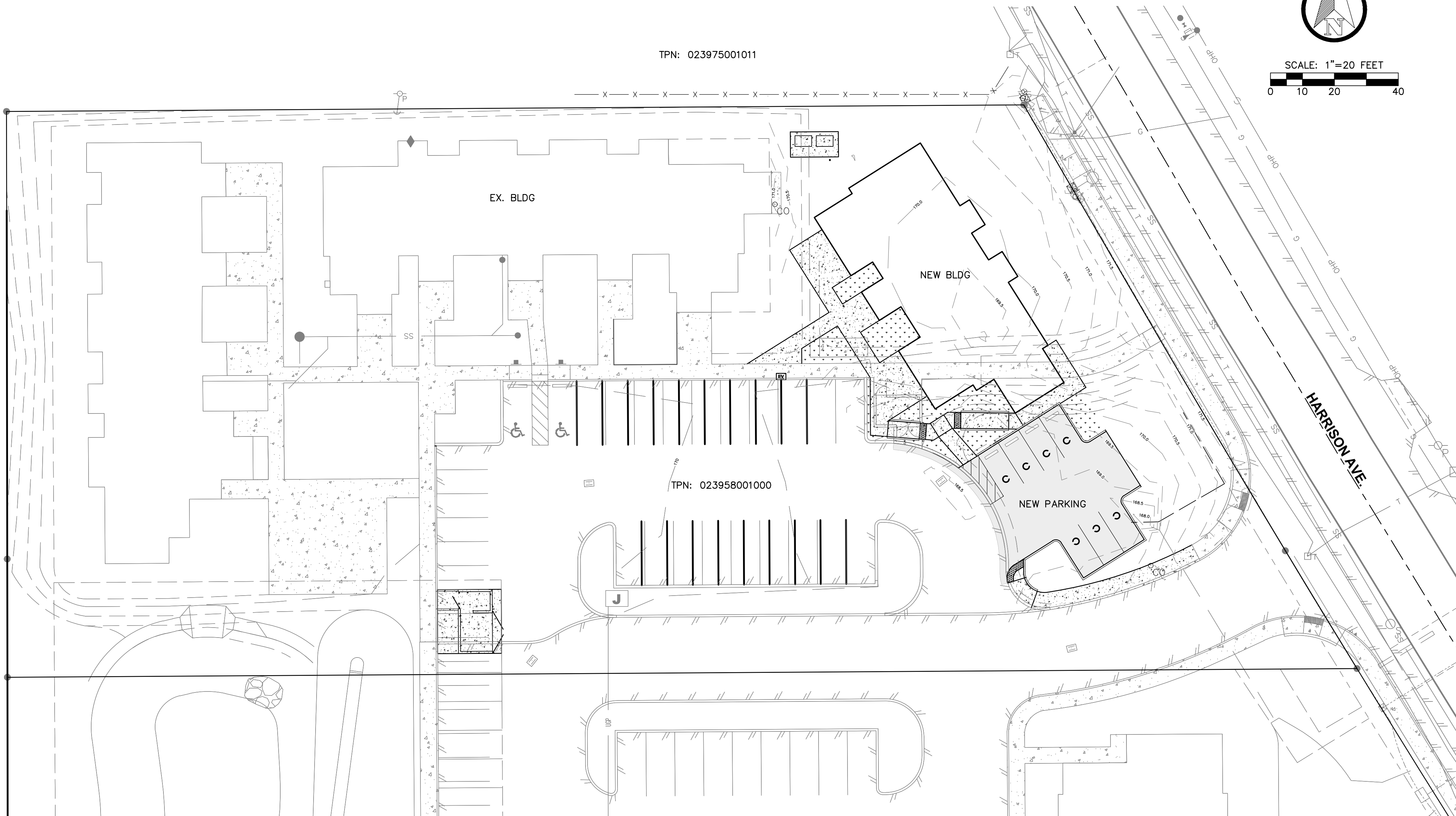
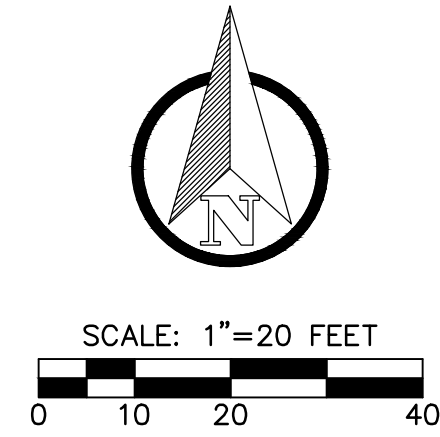
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24107_PCVR

P0.1
1 OF 1

RELIABLE HOMES PHASE II EXPANSION

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

TPN: 023975001011



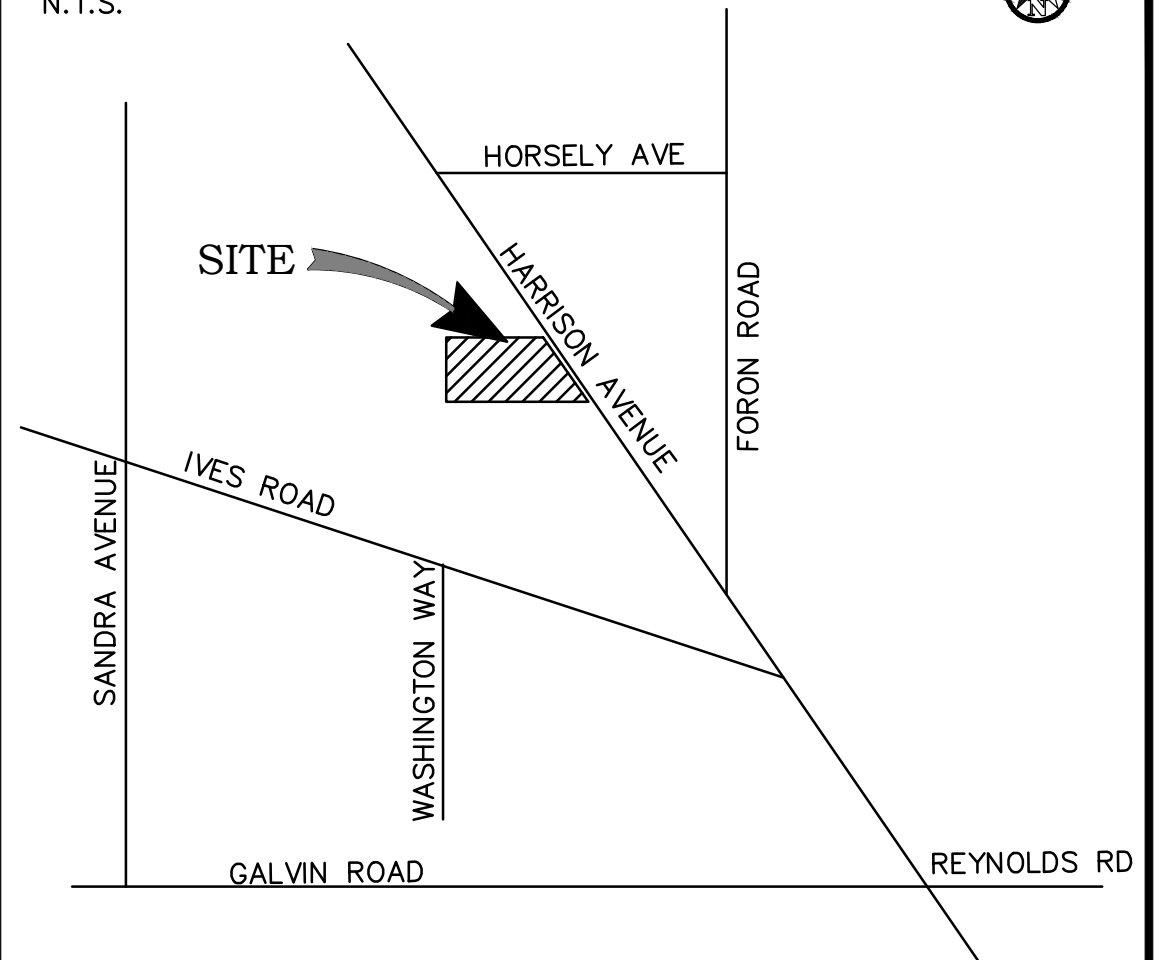
TPN: 023958002000

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	
12" W	W	T	T	CONDUIT
12" SS	SS	TV	CATV	TELEPHONE LINE
FM	FM	---	---	CABLE TV LINE
12" SD	SD	---	---	ROADWAY CENTERLINE
RD	RD	---	---	RIGHT-OF-WAY LINE
X-X-X-X	X-X-X-X	---	---	EASEMENT LINE
---	---	---	---	FRONT/BACK OF CURB
---	---	---	---	EDGE OF GRAVEL SHOULDER
---	---	---	---	EDGE OF PAVEMENT
G	G	---	---	SAWCUT LINE
UGP	---	---	---	BUILDING ENVELOPE/SETBACK
		XXX	XXX	GRADE BREAK
				CONTOUR LINE

VICINITY MAP

N.T.S.



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

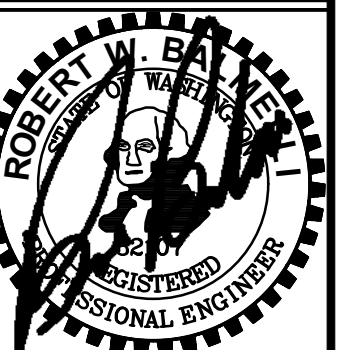
A GEOTECHNICAL REPORT WAS PREPARED FOR THIS PROJECT BY PACIFIC TESTING AND INSPECTION (PTI). ALL RETAINING WALL CONSTRUCTION, EARTHWORK, SUB-GRADE PREPARATION, AND PAVING ACTIVITIES SHALL COMPLY WITH PTI'S REPORT AND THE STANDARD SPECIFICATIONS AND THE IBC.

APPROVED FOR CONSTRUCTION

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

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

COVER SHEET AND SITE PLAN



RB Engineering
DESIGN - PERMIT - MANAGE
P.O. Box 923
Centralia, WA 98531
OFF: (360) 740-8919
EMAIL: info@rbengineers.com



JOB NUMBER
24131

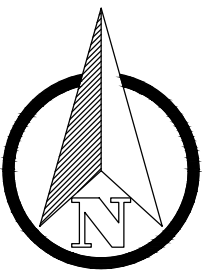
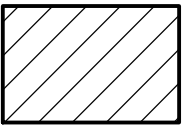
DRAWING NAME
24131_CVR

C0.1
1 OF 12



- DEMOLITION NOTES:
- 1 SAWCUT AND REMOVE 37 LF OF EX. CURBING.
 - 2 SAWCUT AND REMOVE 95 LF OF EX. SIDEWALK.
 - 3 REMOVE EX. CULVERT
 - 4 REMOVE EX. CONCRETE REFUSE PAD.
 - 5 REMOVE EX. CONCRETE GENERATOR PAD.
 - 6 ADJUST RIM OF EX. SEWER CLEANOUT TO FLUSH WITH NEW SIDEWALK FINISHED GRADE.
 - 7 EX. CB TO REMAIN.
 - 8 TREE TO REMAIN, PROVIDE ORANGE SAFETY FENCING AROUND DRIP LINE OF TREE.
 - CL CLEARING LIMITS

CONCRETE REMOVAL LIMITS



SCALE: 1"=10 FEET

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

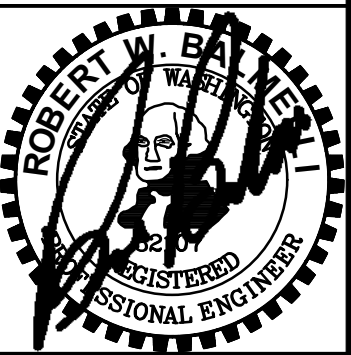
CITY ENGINEER

APPROVAL EXPIRES 1 YEAR FROM ABOVE SHOWN DATE.

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

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

EXISTING UTILITIES AND
DEMOLITION PLAN



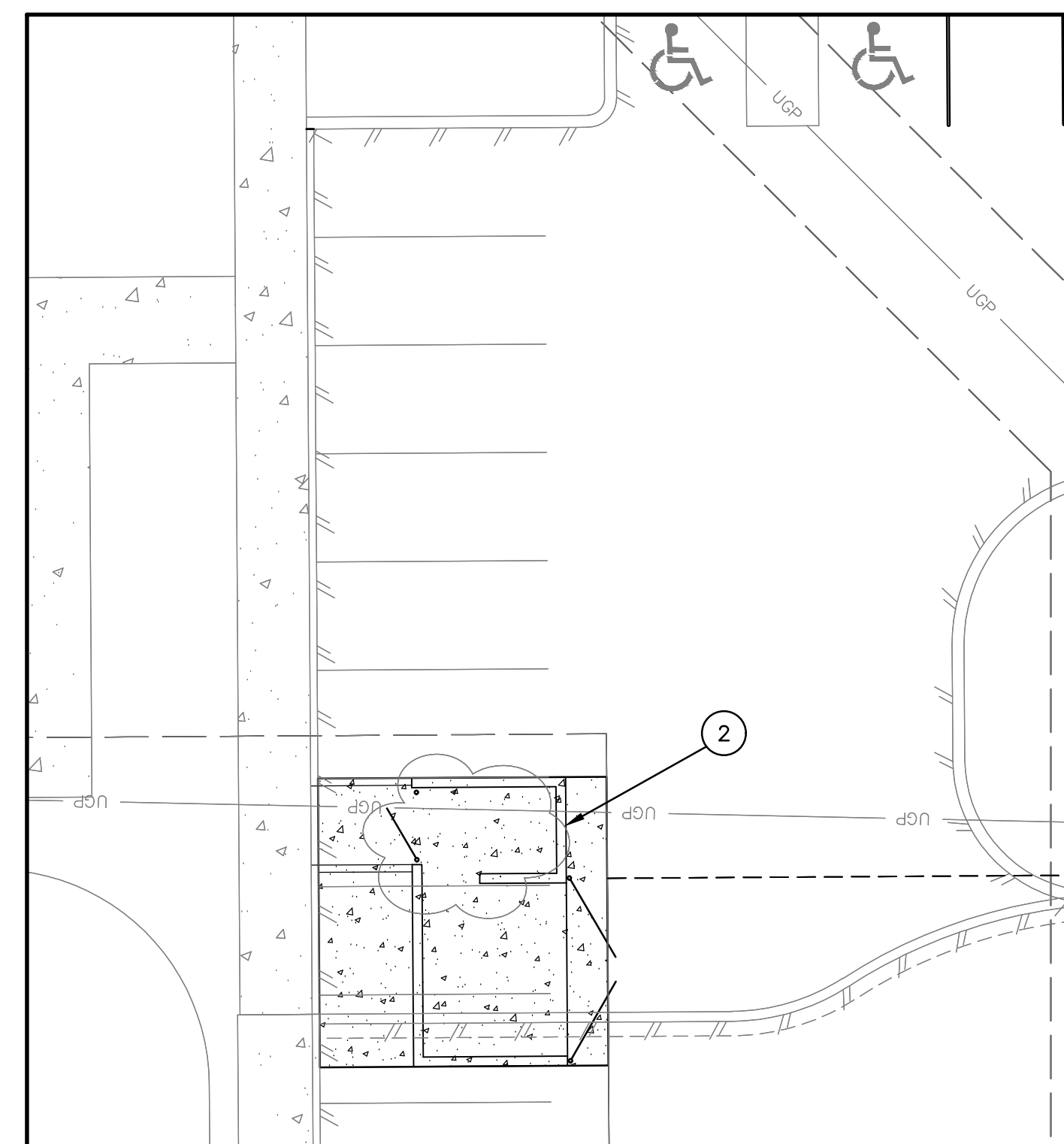
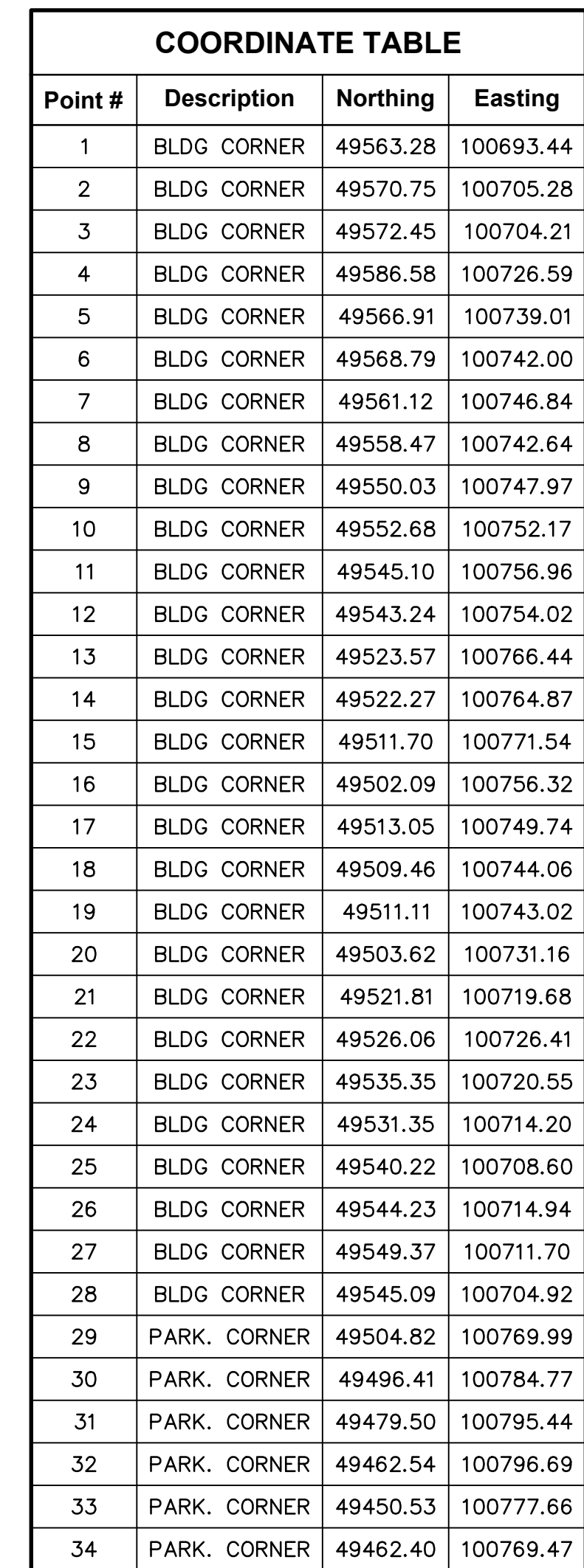
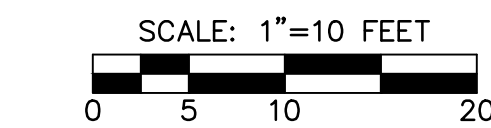
RB Engineering
DESIGN → PERMIT → MANAGE
P.O. Box 923
Centralia, WA 98532
OFF: (360) 740-8919
EMAIL: CentraliaRBEng@gmail.com

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JOB NUMBER
24131

DRAWING NAME
24131_EXPL

C0.2
2 OF 12

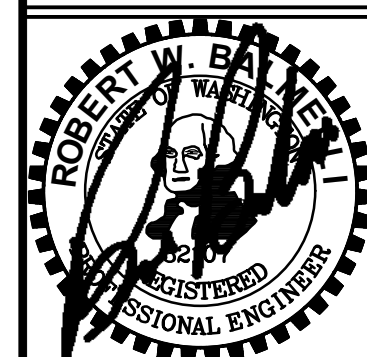


1. INSTALL 101 LF OF EXTRUDED CURBING.
2. NEW DUMPSTER ENCLOSURE. DESIGN BY OTHERS PROVIDE 6" TALL MIN. CMU BLOCK WALL ON PERIMETER.
3. INSTALL NEW 5' WIDE CONCRETE SIDEWALK PER PLAN AND DETAIL ON SHEET C1.2.
4. INSTALL NEW ADA RAMP AND TRUNCATED LANDING STRIP PER PLAN AND DETAIL ON SHEET C1.2.
5. STRIPE NEW COMPACT PARKING STALLS PER PLAN AND DETAIL ON C1.2. 6 STALLS @ 7.5' X 15'
6. NOT USED.
7. INSTALL NEW EV CHARGERS PER WAC 51-50-0429 SECTION 429.2.1.
8. INSTALL PRECAST CONCRETE WHEELSTOPS PER DETAIL ON C1.2.
9. CONSTRUCT NEW 8'x15' 4-INCH THICK CONCRETE PAD FOR GENERATORS.
10. REMOVE RAMP TO OLD DUMPSTER LOCATION AND REPAIR CURB.
11. 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.
12. PROPOSED NEW POWER SERVICE PER CENTRALIA CITY LIGHT. SEE POWER PLAN, PROJECT NO. 922017 FOR CONDUIT SIZES.
13. ADDITIONAL POWER EASEMENT.
14. PROVIDE 1' WIDE CURB CUTS IN EXISTING CURB FOR DRAINAGE AT LOCATIONS SHOWN.
15. RE-STRIPE PARKING STALLS AT 8' WIDE TO ACCOUNT FOR LOST STALLS AT NEW TRASH LOCATION.

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

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

HORIZONTAL CONTROL PLAN



RB Engineering
DESIGN → PERMIT → MANAGE

P.O. Box 923
CHEHALIS, WA 98532

OFF: (360) 740-9819
EMAIL: CivilPro@RBEngineers.com

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JOB NUMBER
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DRAWING NAME
24131 HCP

C1.1
3 OF 12

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BY: _____ DATE: _____

CITY ENGINEER

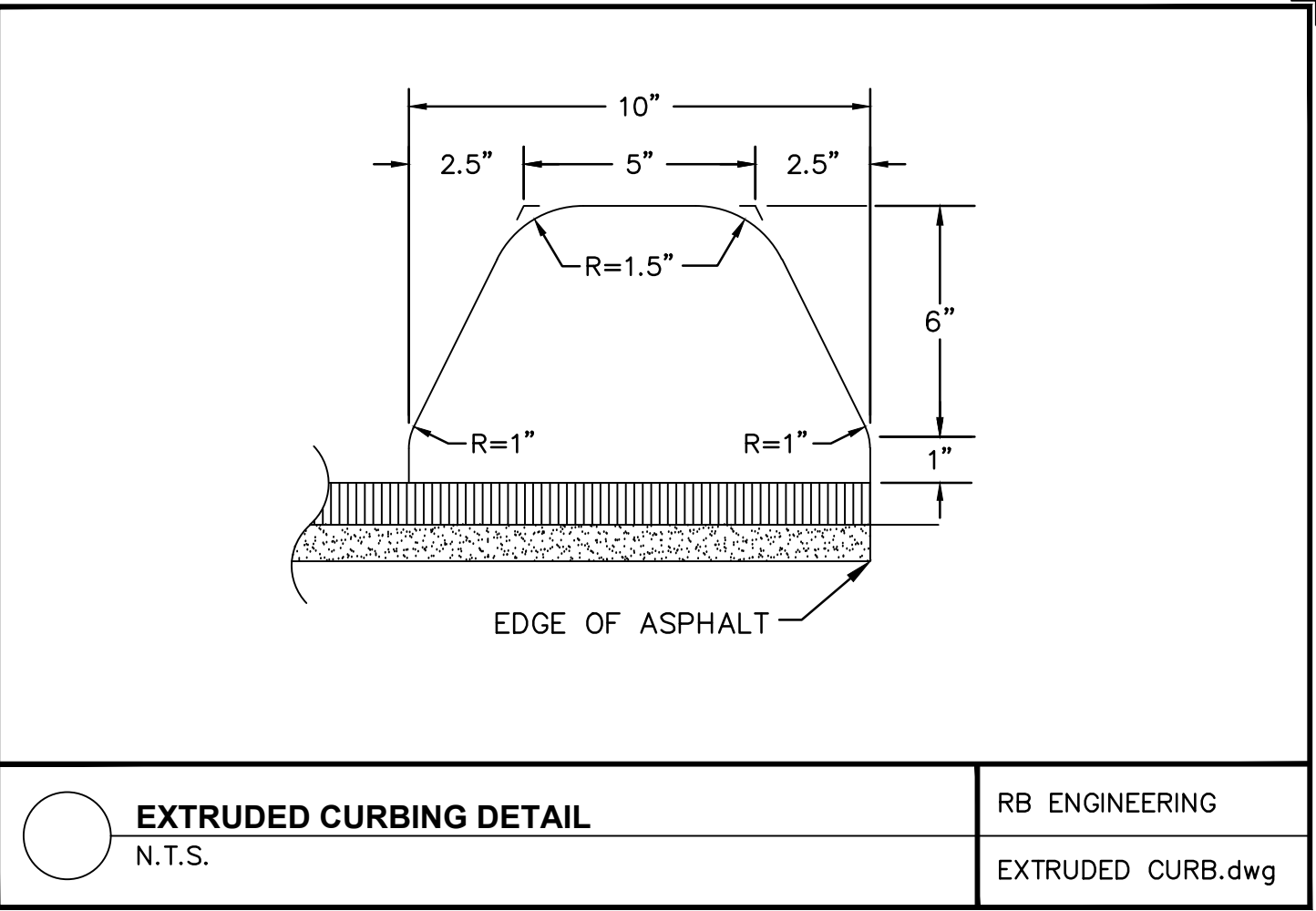
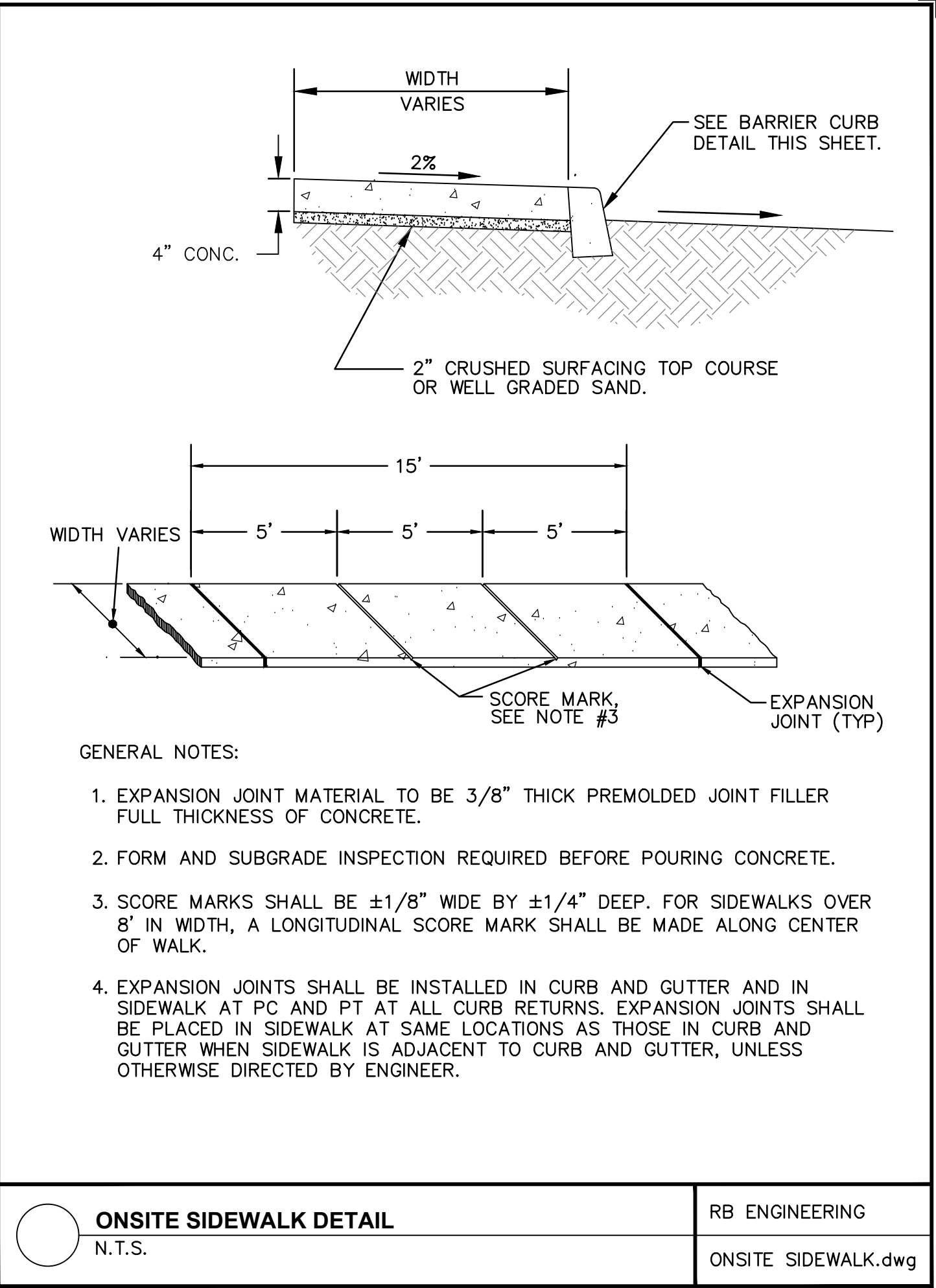
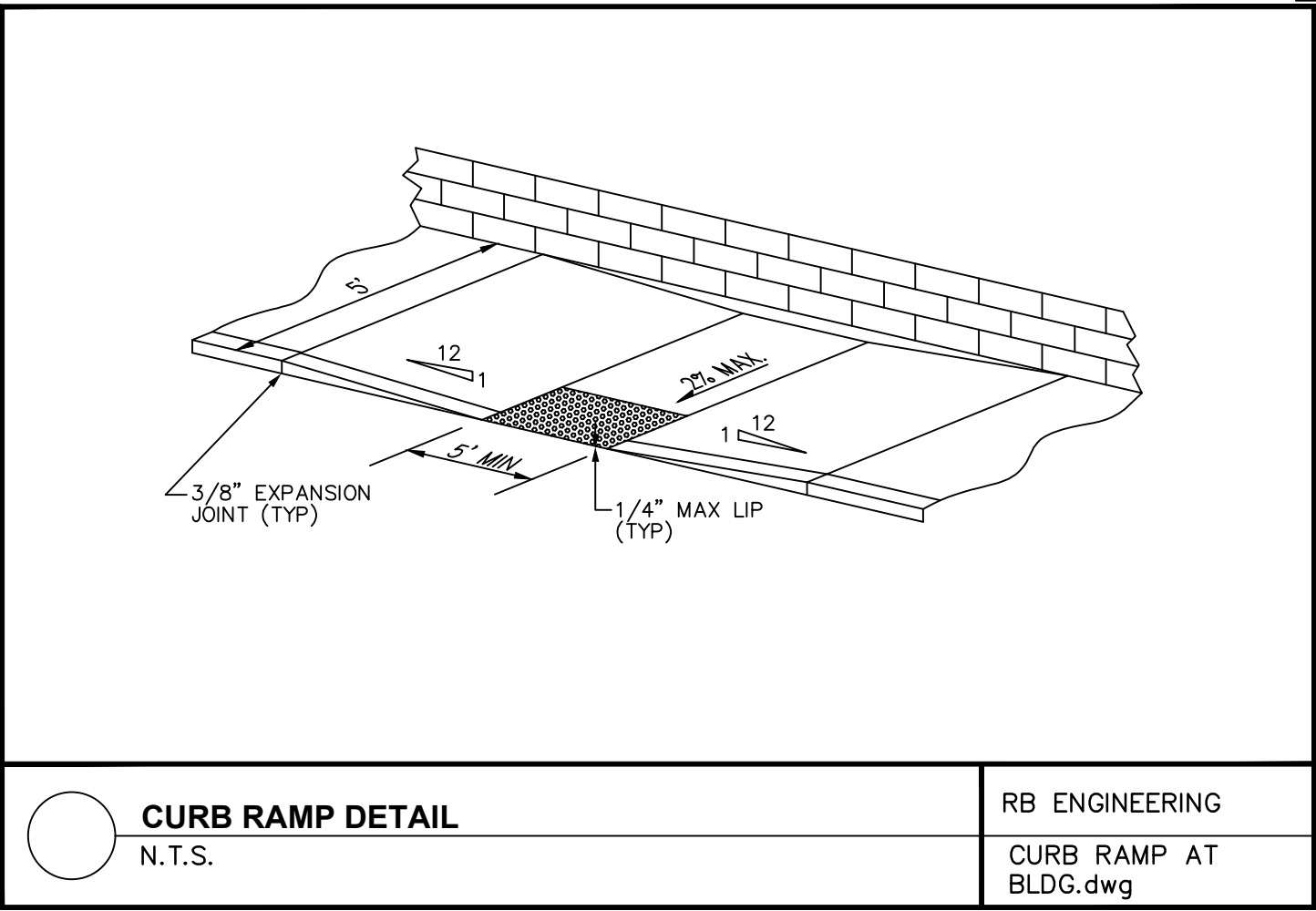
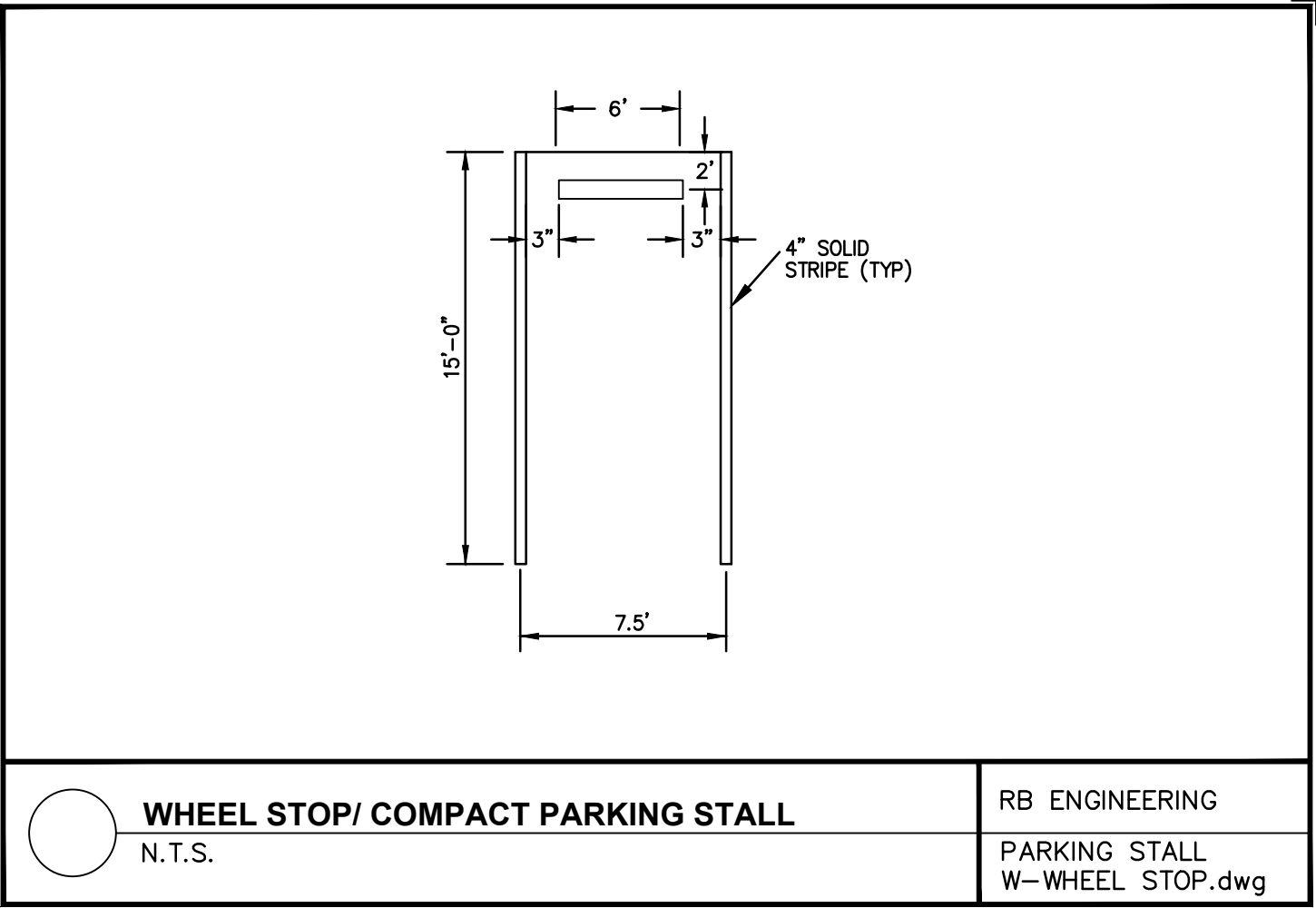
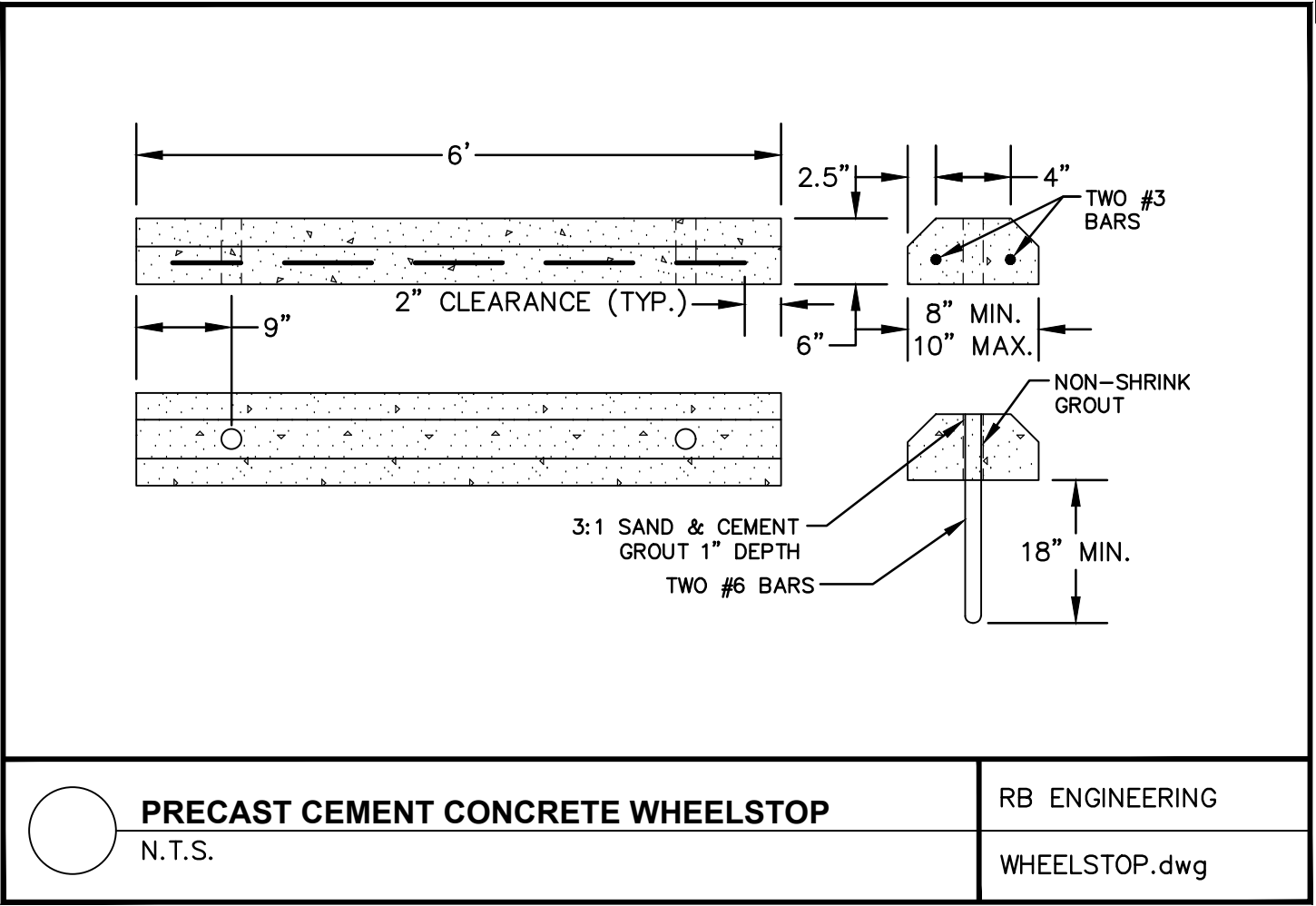
APPROVAL EXPIRES 1 YEAR FROM ABOVE SHOWN DATE.

PAVING NOTE:

ALL PAVING SHALL BE DONE PRIOR TO OCTOBER 1ST. PAVING AFTER OCTOBER 1ST WILL REQUIRE APPROVAL FROM THE OWNER AND PROJECT ENGINEER. SUB-GRADE THAT DOES NOT MEET COMPACTION OR IS SATURATED WILL REQUIRE THE CONTRACTOR TO PROVIDE A WRITTEN 2 YEAR WARRANTY FOR THE PAVING.

ADA NOTE:

ALL NEW SIDEWALKS SHALL NOT EXCEED 2% SIDE SLOPE AND ADA PARKING STALLS AND RAMP LANDINGS SHALL NOT EXCEED 2 PERCENT SLOPE IN ALL DIRECTIONS. ALL ADA ACCESSIBLE ROUTES IDENTIFIED ON THE PLANS SHALL NOT EXCEED 5% LONGITUDINAL GRADE. ALL ADA RAMPS SHALL NOT EXCEED 8% GRADE AND 2% CROSS SLOPE. CONTRACTOR IS RESPONSIBLE TO CHECK GRADES PRIOR TO CONCRETE AND PAVING WORK. ANY GRADES EXCEEDING THE ABOVE LIMITS WILL BE REQUIRED TO BE CORRECTED AT THE SOLE EXPENSE OF THE CONTRACTOR.



APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

CITY ENGINEER

APPROVAL EXPIRES 1 YEAR FROM ABOVE SHOWN DATE.

NO.	DATE	REVISION
1	8.8.25	FIRST REVIEW COMMENTS

DESIGNED BY: ZRW	DATE: 05.29.2025
DRAWN BY: ALE	SCALE: N.T.S.
CHECKED BY: RMB	

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

HORIZONTAL CONTROL
DETAILS AND NOTES

ROBERT W. BAY
REGISTERED PROFESSIONAL ENGINEER
WASHINGTON STATE
NO. 12345

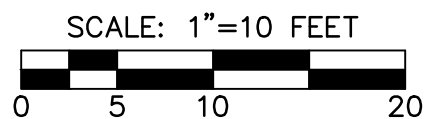
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OFF: (360) 740-8919
EMAIL: Centralia@RBEngineers.com

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C1.2
4 OF 12

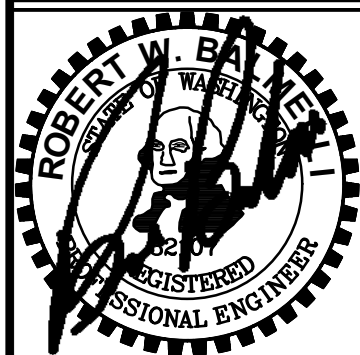


- ### DRAINAGE CONSTRUCTION NOTES:
- 1 STRIP SITE AND INSTALL STRUCTURAL FILL PER PLAN GRADES. STRUCTURAL FILL SHALL BE AS SPECIFIED AND PLACED AS LISTED IN THE PROJECT GEOTECHNICAL REPORT.
 - 2 PREPARE BUILDING PAD PER PROJECT GEOTECHNICAL RECOMMENDATIONS.
 - 3 CONTRACTOR TO REMOVE EX. EXTRUDED CURB, SAWCUT 2" INSIDE EX. ASPHALT PER PLAN. PROVIDE SMOOTH TRANSITION WITH NEW ASPHALT.
 - 4 PROVIDE 1' WIDE CURB CUTS IN EXISTING CURB AT LOCATIONS SHOWN.
 - 5 INSTALL 260 LINEAR FEET OF 6-INCH SDR 35 PVC ROOF DRAINS PER PLAN AND TIGHT-LINE TO NEW CB.
 - 6 INSTALL ROOF DRAIN CLEANOUTS PER PLAN AND DETAIL ON SHEET C2.2. CLEANOUT RIM SHALL BE FLUSH WITH FINAL GRADE.
 - 7 INSTALL 6" PERFORATED PVC FOOTING DRAIN AROUND PERIMETER OF BUILDING. CONNECT TO ROOF DRAIN FOR OUTLET TO EX CB.
 - 8 CONSTRUCT NEW ASPHALT PARKING LOT STRUCTURAL SECTION PER DETAIL ON SHEET C2.2.
 - 9 ADJUST EX. CLEANOUT TO SIT FLUSH WITH NEW SIDEWALK, ELEV.=170.42
 - 10 GRADE SHALLOW PARABOLIC DEPRESSION PER PLAN.

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

**RELIABLE HOMES
PHASE II EXPANSION
RELIABLE ENTERPRISES
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CITY OF CENTRALIA**

GRADING AND DRAINAGE PLAN



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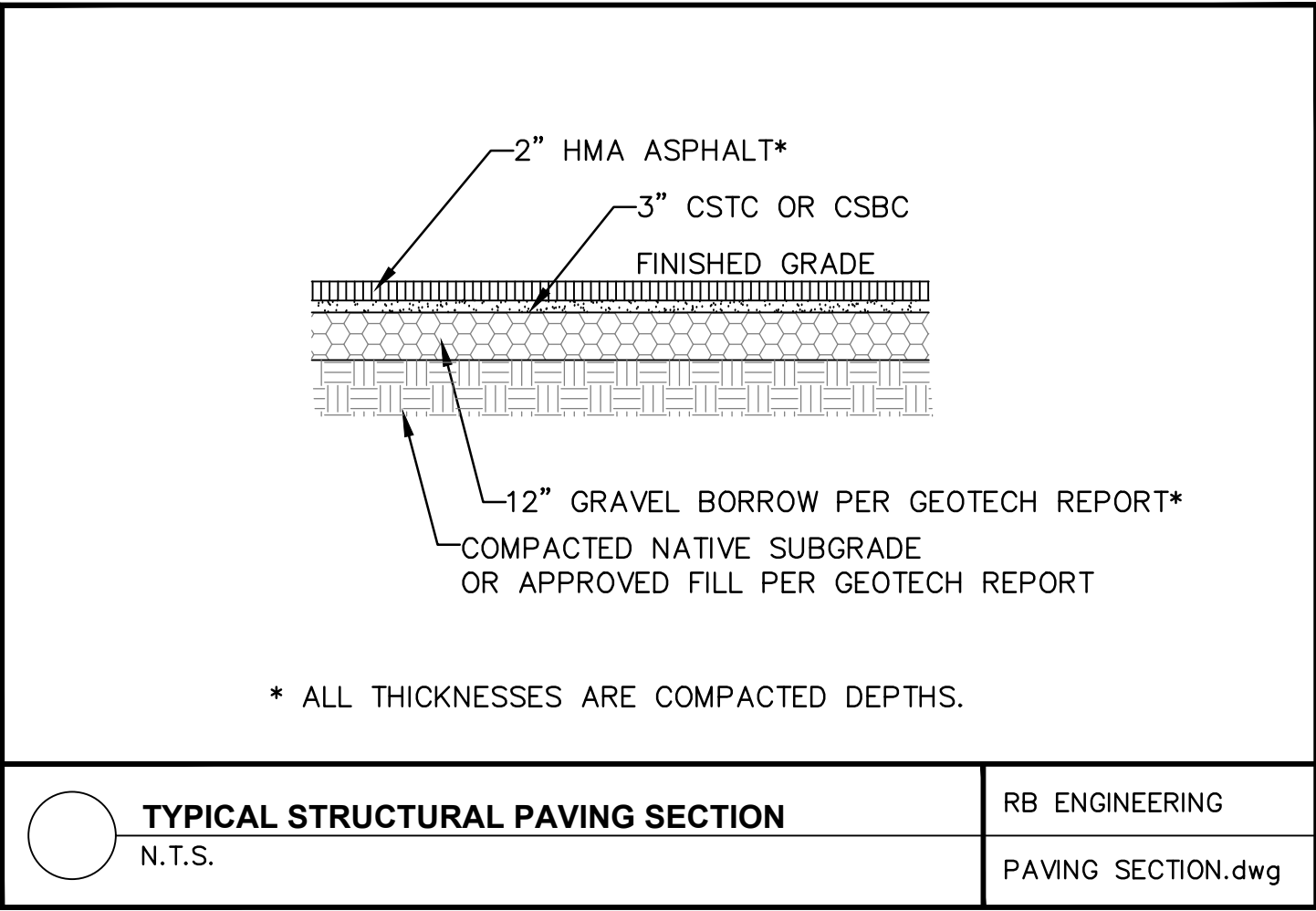
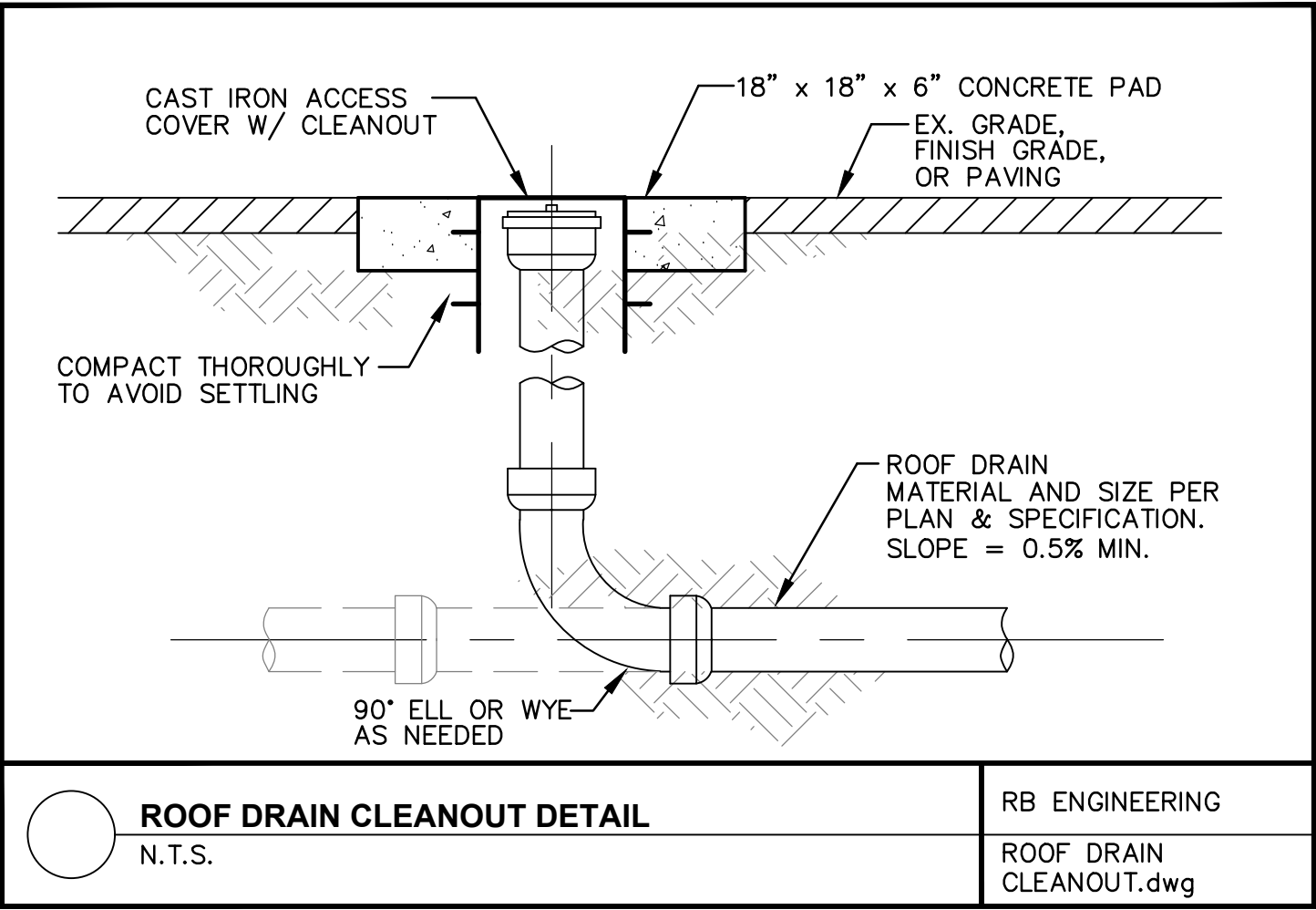
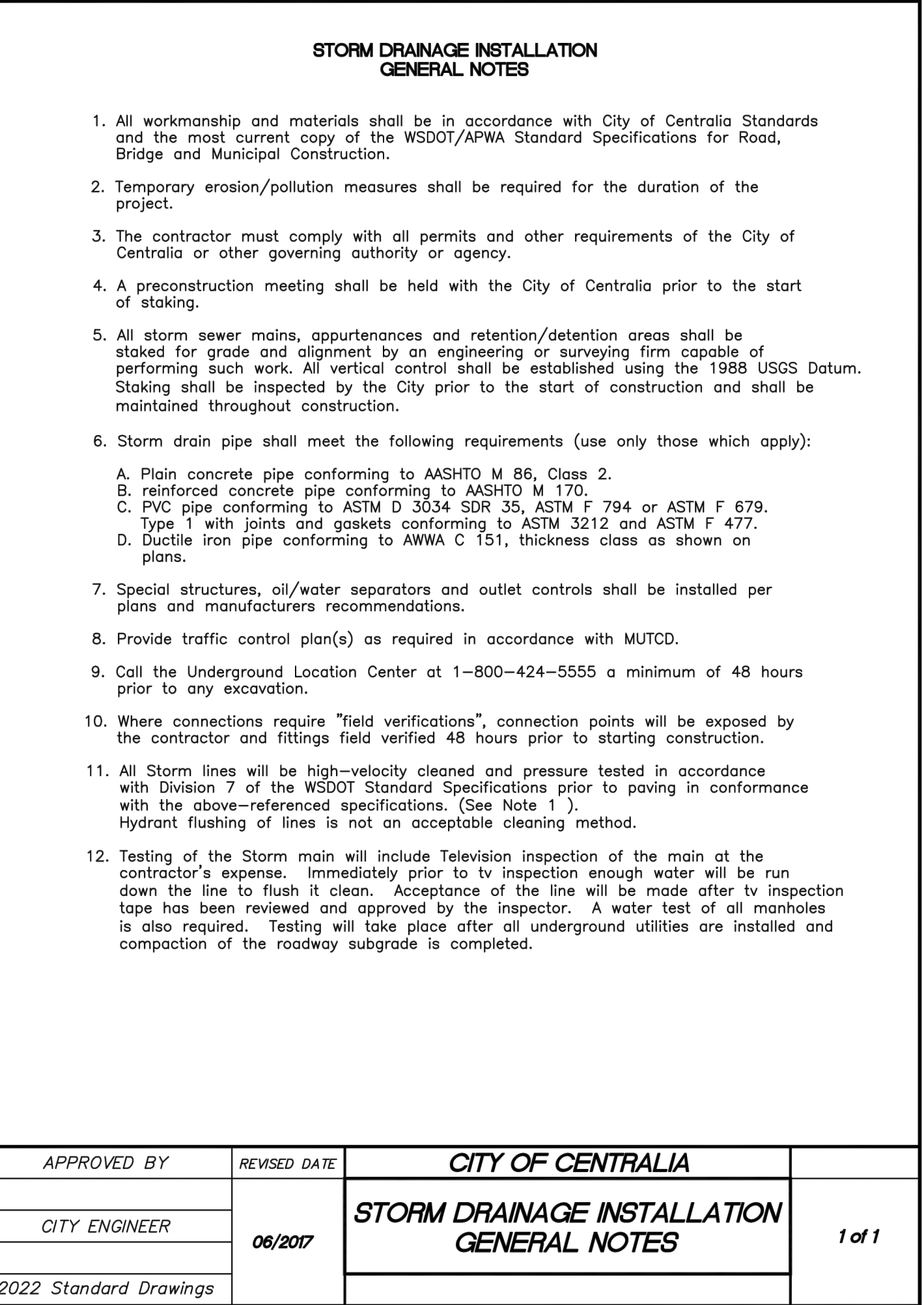
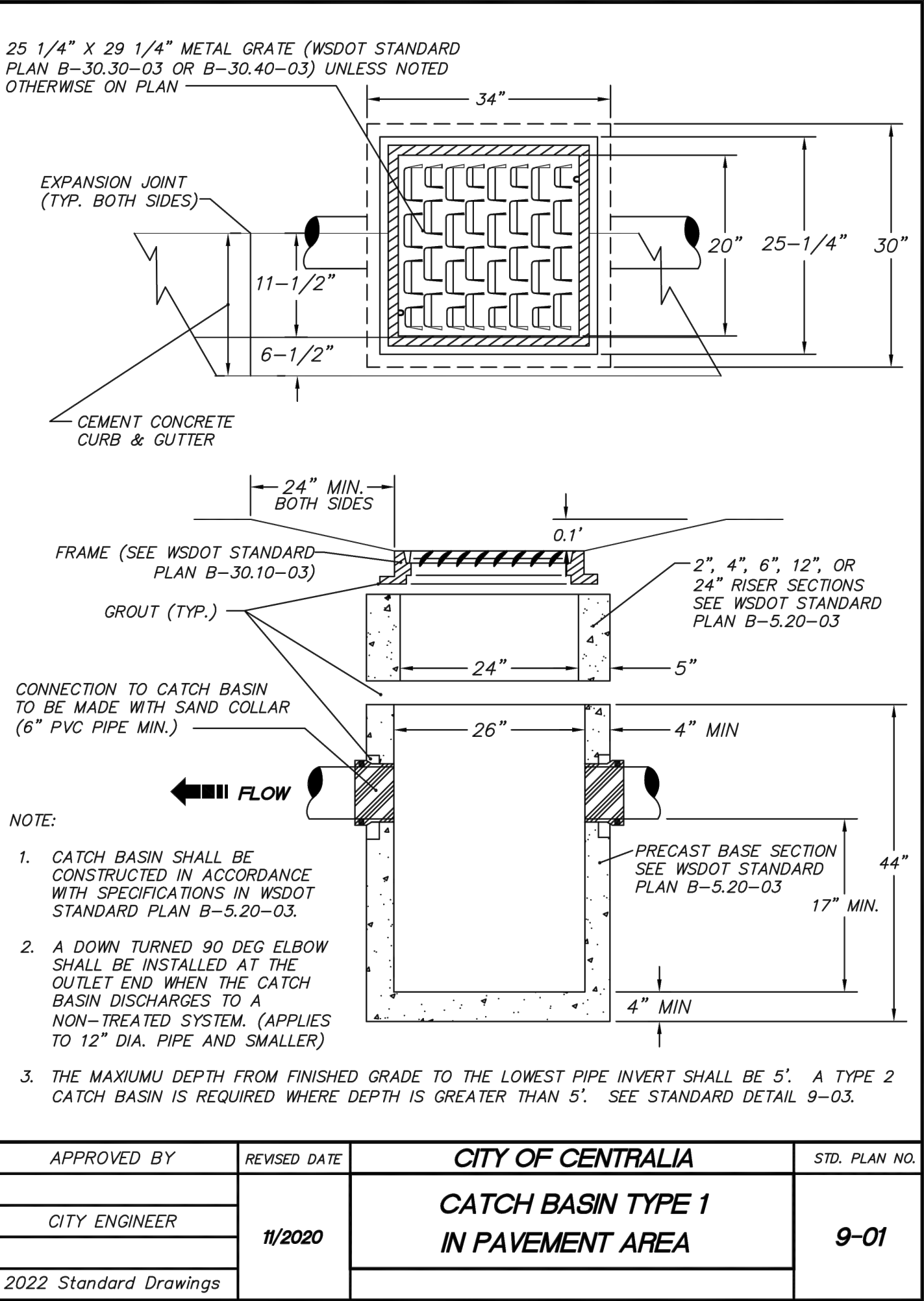
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C2.1
5 OF 12

5 OF 12

APPROVED FOR CONSTRUCTION

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



APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

CITY ENGINEER

APPROVAL EXPIRES 1 YEAR FROM ABOVE SHOWN DATE.

NO.	DATE	REVISION
1	8.8.25	FIRST REVIEW COMMENTS

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	SCALE:
ZRW	ALE	RWB	05.29.2025	N.T.S.

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CITY OF CENTRALIA WA.

DRAINAGE DETAILS AND NOTES

ROBERT V. BAY
REGISTERED PROFESSIONAL ENGINEER
WASHINGTON STATE

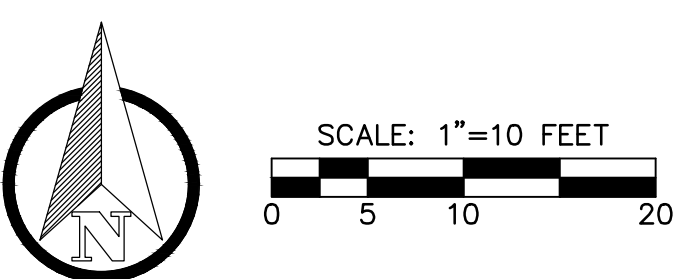
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6 OF 12



- ① FIELD LOCATE 6-INCH DIP FIRE LINE AND CONNECT NEW 4-INCH CL52 FIRE LINE BRANCH USING THE FOLLOWING:
 - 1- 4"x6" REDUCER (MJ)
 - 1- 6" TEE (MJ)
 - 1- CONC. THRUST BLOCK
- ② INSTALL 37 LF OF 4-INCH CL52 DIP FIRE LINE BRANCH LINE TO BUILDING PER PLAN. BACKFILL PER DETAIL ON C3.2. COORDINATE WITH BUILDING PLUMBER AND MECHANICAL PLANS FOR FINAL STUB LOCATION TO BUILDING.
- ③ MAKE CONNECTION TO THE EXISTING 3-INCH SCHEDULE 40 PVC WATER LINE FOR DOMESTIC WATER SERVICE. PROVIDE THE FOLLOWING:
 - 1- 2"x3" REDUCER
 - 1- 2" 45° BEND
 - 1- 2" GATE VALVE AND BOX
- ④ INSTALL NEW 2-INCH SCHEDULE 40 OR PE CL200 WATER SERVICE LINES TO NEW BUILDINGS PER PLANS. COORDINATE WITH BUILDING PLUMBER AND MECHANICAL PLANS FOR FINAL STUB LOCATION TO BUILDING.

1. INSTALL SS CLEANOUT 22' EAST TO MAINTAIN SSCO SEPARATION OF 100' MAX. SEE DETAIL SHEET C3.2.
2. CONNECT NEW 6" SDR 35 GRAVITY SEWER PIPE TO EXISTING 6" SEWER AT EX SSCO LOCATION.
3. INSTALL 122 LF OF NEW 6" SDR 35 GRAVITY SEWER TO NEW BUILDING AND CONNECT LATERAL PER CITY DETAIL ON SHEET C3.2.
4. PROVIDE BUILDING CLEANOUT PER LATEST PLUMBING CODES. SEE BUILDING MECHANICAL PLANS.

CONTRACTOR TO PROVIDE A 7.5 KW PROPANE FUEL GENERATOR, 240 VOLT SINGLE PHASE. SYSEM SHALL HAVE AUTOMATIC DISCONNECT.

MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN
WATER LINES AND SANITARY SEWER LINES.

WHERE VERTICAL SEPARATION IS LESS THAN 18" BETWEEN
WATER LINES AND SEWER LINES, SLEEVE WATER LINES WITH
A 20' LENGTH OF DUCTILE IRON PIPE WITH ENDS EQUAL
DISTANCE FROM CROSSING.

PROVIDE SAND CUSHION BETWEEN PIPES THAT HAVE LESS THAN 8" OF SEPARATION.

APPROVED FOR CONSTRUCTION

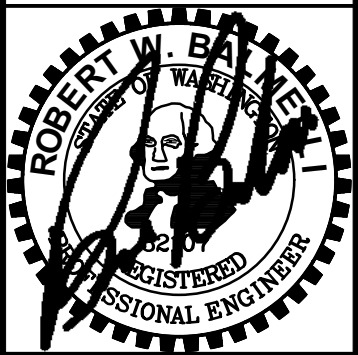
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CHECKED BY: RWB			
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SCALE: 1" = 10'			

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WATER AND SEWER SERVICE PLAN



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7 OF 12

**SANITARY SEWER MAIN INSTALLATION
GENERAL NOTES**

1. A pre-construction conference must be held with the City prior to start of construction.
2. 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.
3. 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.
4. Erosion control measures shall be taken during construction to prevent siltation of existing and proposed facilities.
5. 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:
 - a. 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.
 - b. 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
6. 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).
7. All laterals shall be laid at 2% minimum except where noted. 6" pipe to property line laterals must be provided to all appropriate properties.
8. All laterals shall be connected to mains with a manufactured wye or wye saddled tap unless otherwise approved by the City Engineer. Lines 12-inch or larger and high flow lines may use tee connections with prior approval.
9. 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.
10. All new manholes shall be sixty inches (60") in diameter, Type 1 manholes unless otherwise specified by the City.
11. 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.
12. A vacuum test is required on all new manholes and altered manholes.
13. Schedule all tests with the City and allow two (2) working days advance notice.
14. 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.
15. As-built drawings shall be submitted to the City prior to final acceptance.
16. All necessary easements must be recorded before final acceptance.
17. 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.
18. A manhole and clean-out assembly detail shall be submitted prior to construction for the City's approval.
19. 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.

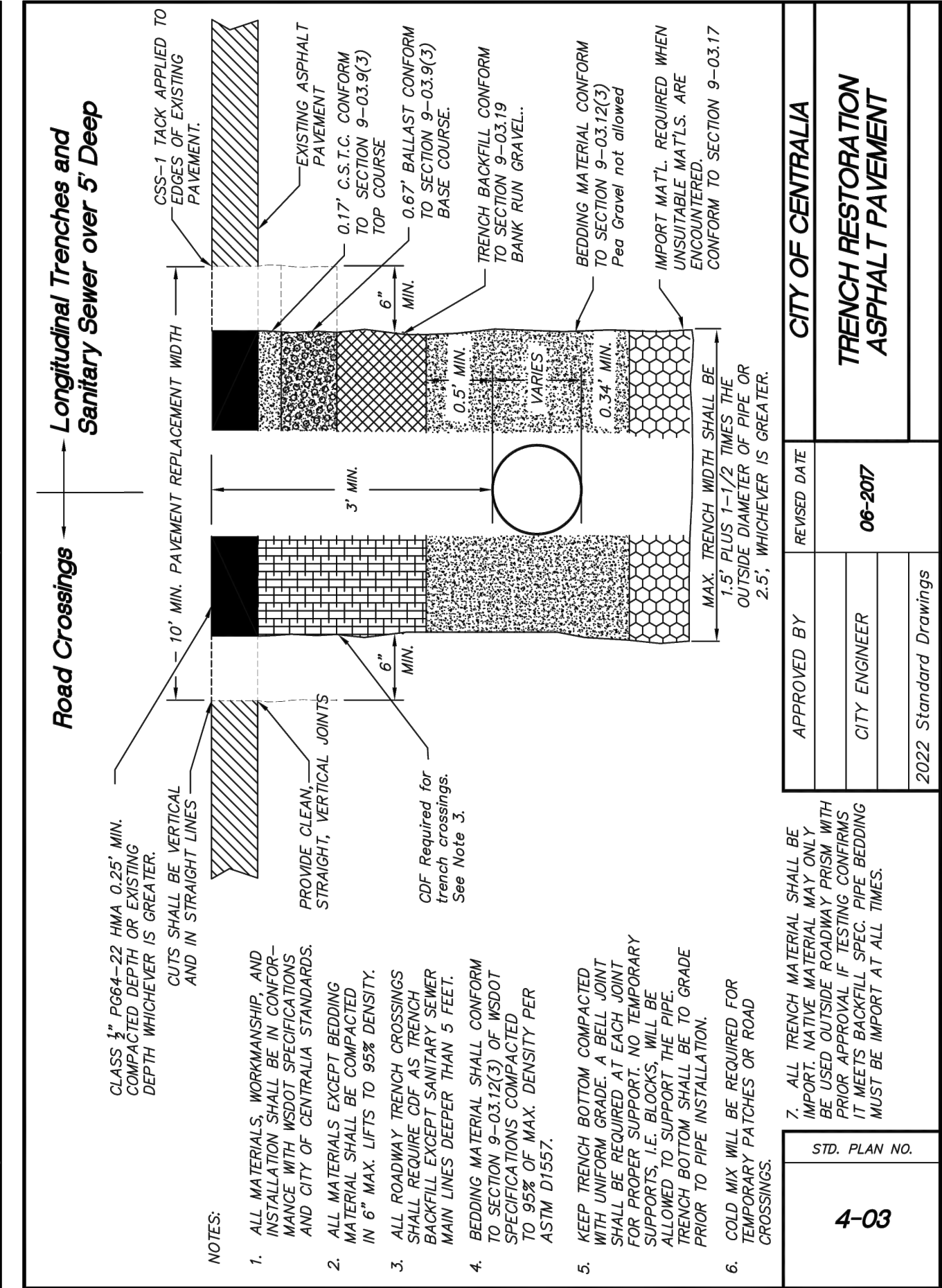
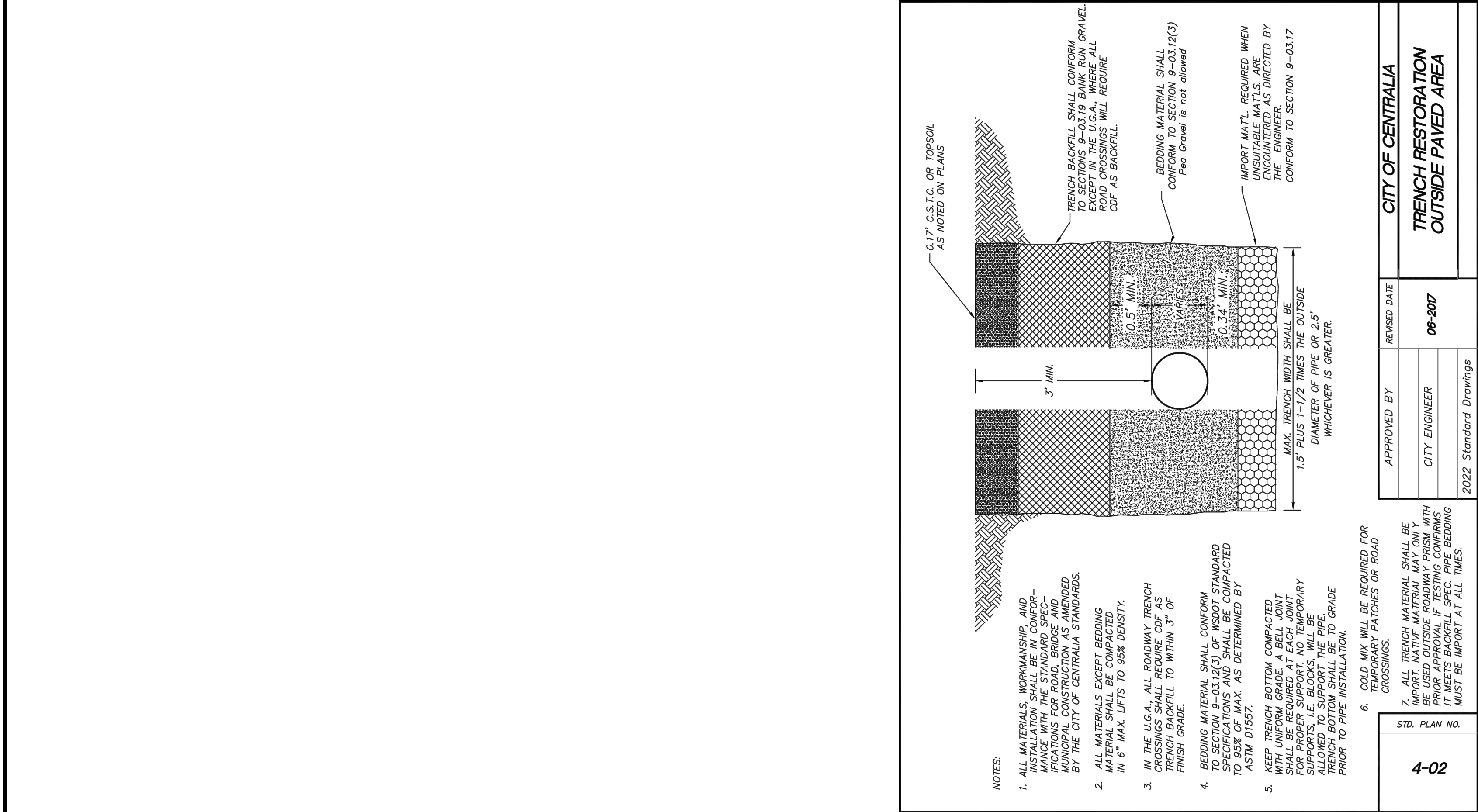
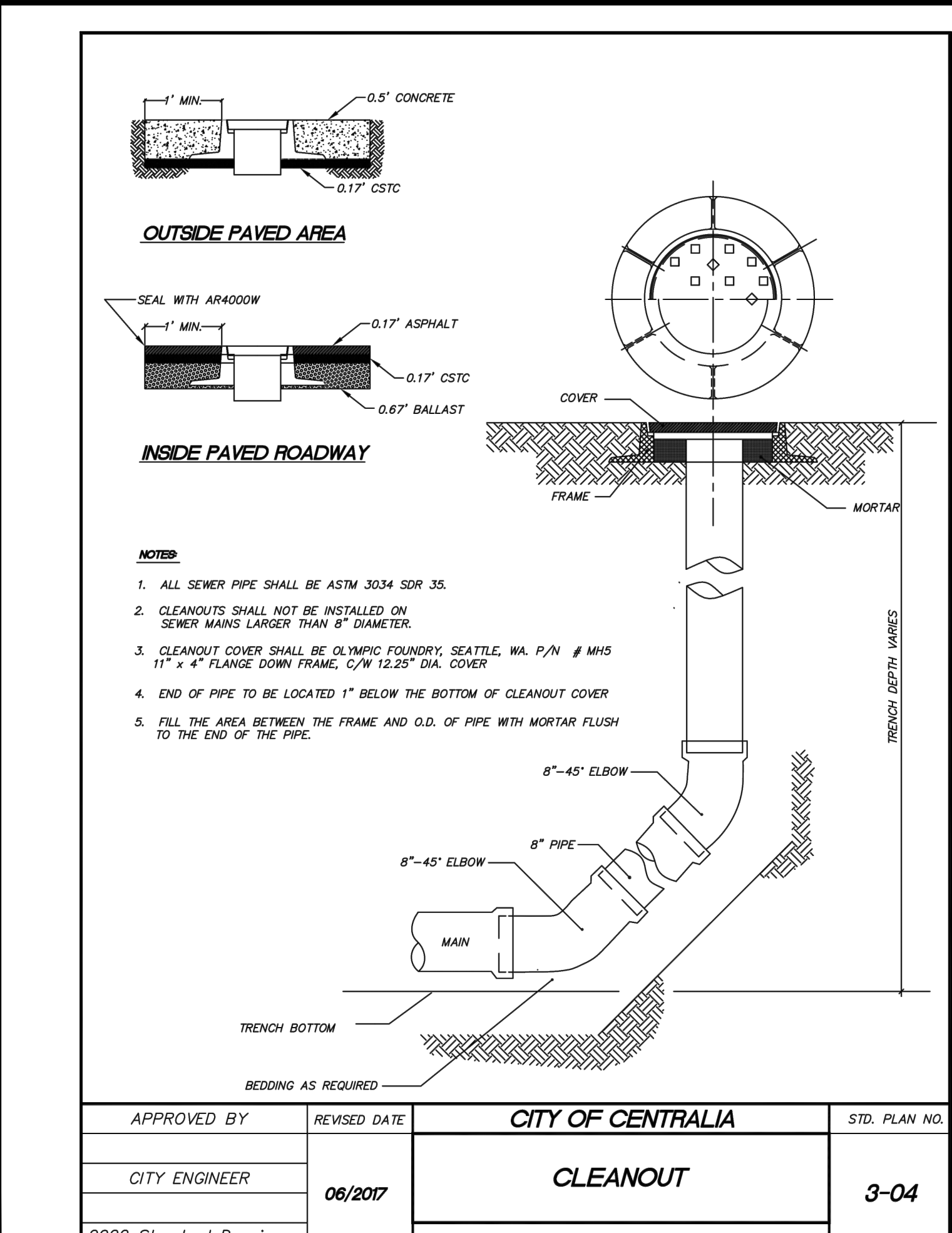
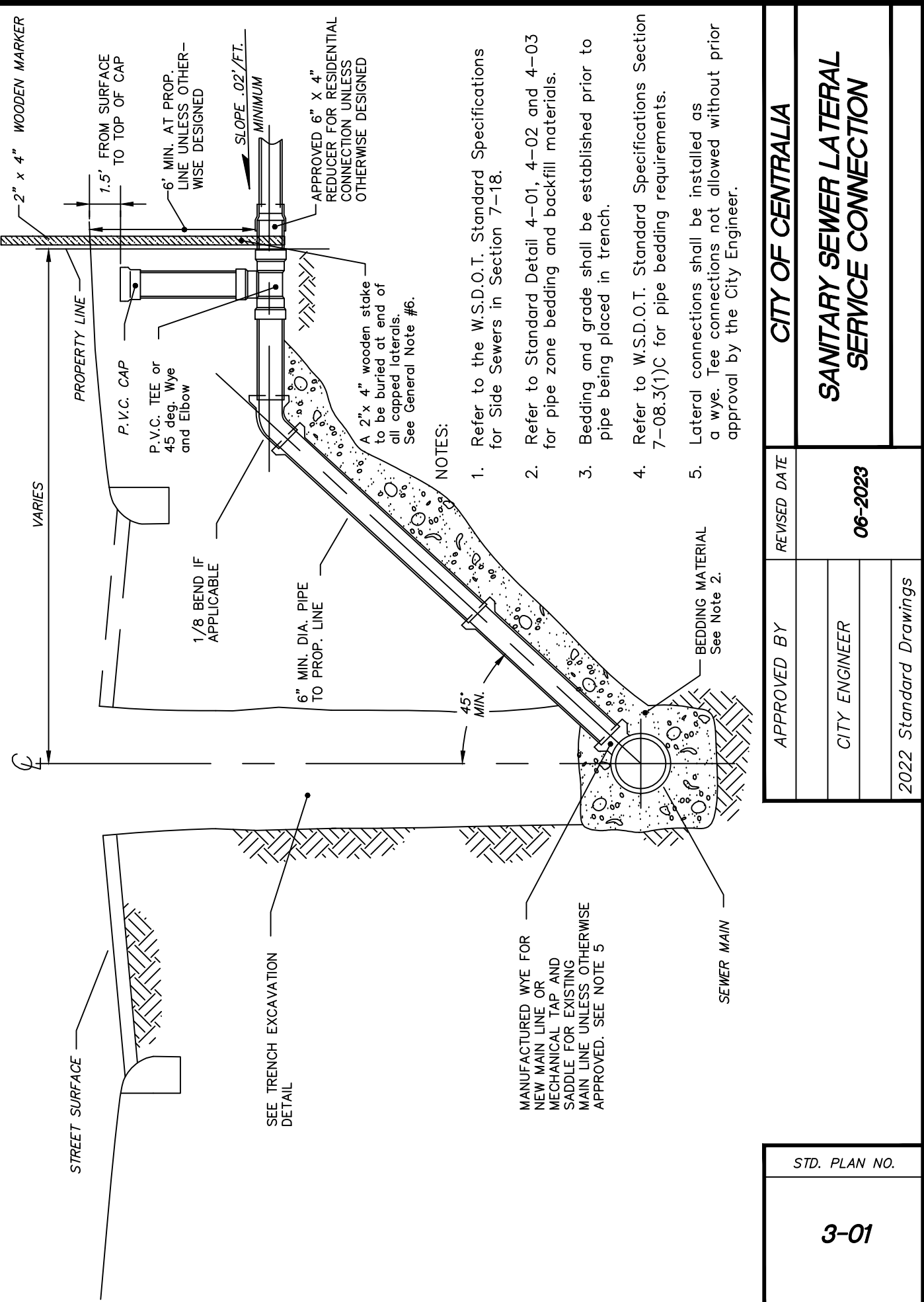
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	06-2023	SEWER MAIN INSTALLATION GENERAL NOTES	1 OF 2
2022 Standard Drawings			

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

1. 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.
2. Inspection permit fees:
 - *Single-family dwelling: 50.00
 - *Multiple-family dwelling: 175.00
 - *Commercial/Industrial: 100.00
 - Alteration, repair and abandonment of existing lateral 50.00
 - *1 & I Rehabilitation: No charge-must be approved by Public Works
 - *After hours or holiday Inspections: 100.00
 - *Re-inspection: 50.00
 - Grinder pump connection permit 100.00
 - Grinder pumps commercial or industrial connection 150.00
3. 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.
4. "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.
5. 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.
6. 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 2151, thickness class 51. **Not** acceptable for side sewer: black ABS pipe, glued joint pipes, glued fittings.
7. 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.
8. **No** 90 degree bends allowed.
9. A cleanout is required within 36" 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.
10. 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.
11. 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 bedded in and covered with suitable fine material. Alignment of both vertical and horizontal shall be straight and true.
12. Minimum cover for side sewers shall be 18" on private property.
13. 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.)
14. 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

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CITY ENGINEER	06-2023	SEWER MAIN INSTALLATION GENERAL NOTES	2 OF 2
2022 Standard Drawings			



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CITY ENGINEER	06/2017	CLEANOUT	3-04
2022 Standard Drawings			

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SEWER DETAILS AND NOTES

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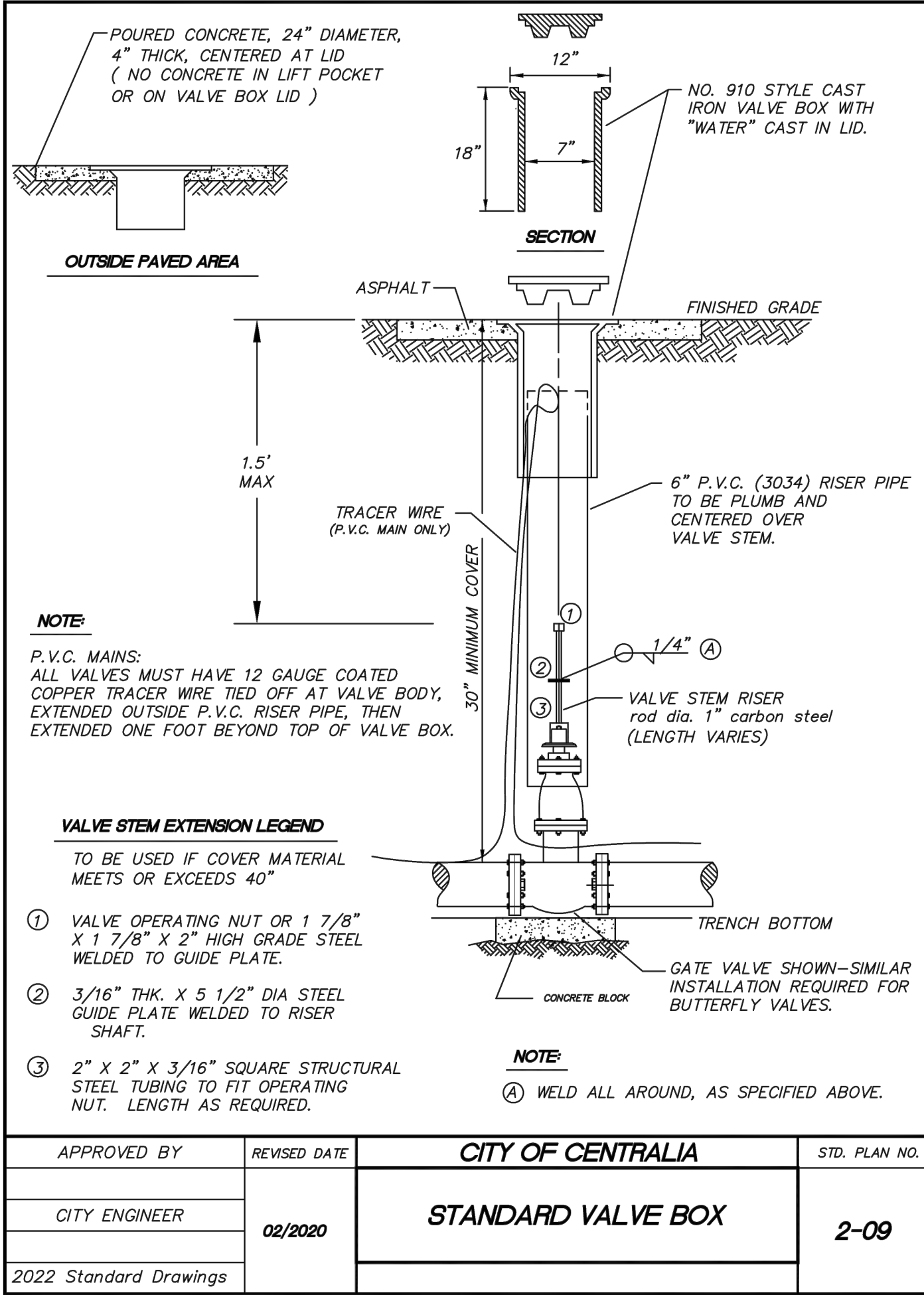
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8 OF 12

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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

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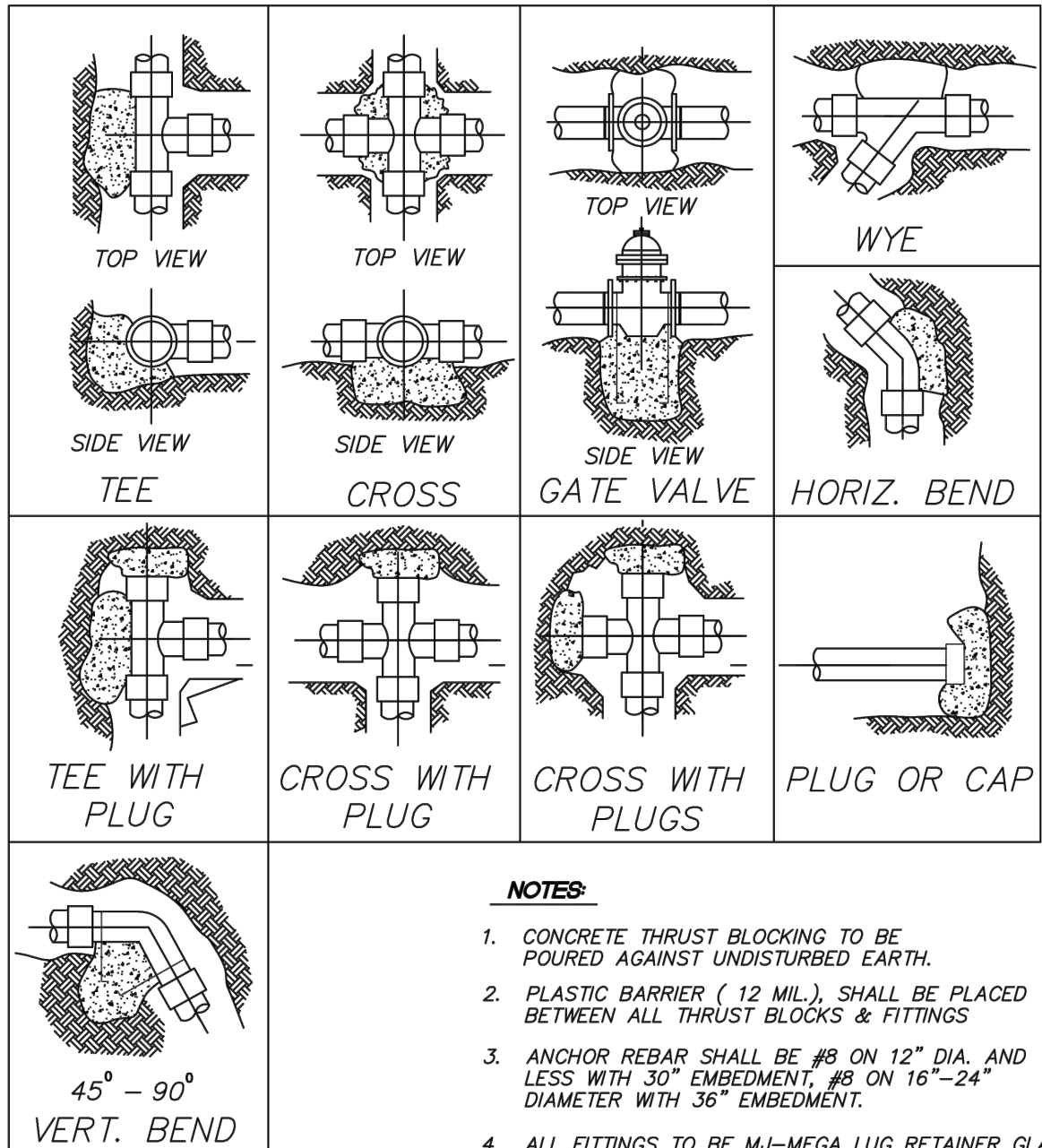
- BLOCKING SHALL BE CEMENT CONCRETE CLASS "B" POURED IN PLACE AGAINST UNDISTURBED EARTH. FITTING SHALL BE ISOLATED FROM CONCRETE THRUST BLOCK WITH PLASTIC OR SIMILAR MATERIAL.
- TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (S.F.):
EXAMPLE: 12" - 90 DEG. BEND IN SAND AND GRAVEL
32,000 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	THRUST LOADS	2-18
2022 Standard Drawings			



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

WATER MAIN INSTALLATION GENERAL NOTES

- 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.
- 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-500 DR14.
- 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 504A or better stainless steel bolts.
- 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.
- All NIBCO Gate Valves must have brass handles.
- 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'.
- 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 52 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.
- 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.
- The contractor shall maintain a min. cover of 30 inches and a max. cover of 36 inches over the pipe at all times.
- 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.
- 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.
- 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
- 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.
- 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-el200psi. Toning (tracer) wire is required when using HDPE pipe water mains/services. Services larger than 1" may be Blue HDPE or brass.
- 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	
CITY ENGINEER	08/2024	WATER MAIN INSTALLATION GENERAL NOTES	1 OF 2
2022 Standard Drawings			

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.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	08/2024	WATER MAIN INSTALLATION GENERAL NOTES	2 OF 2
2022 Standard Drawings			

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1		DRAWN BY: ALE	
		CHECKED BY: RMB	
		DATE: 05.29.2025	
		SCALE: N.T.S.	

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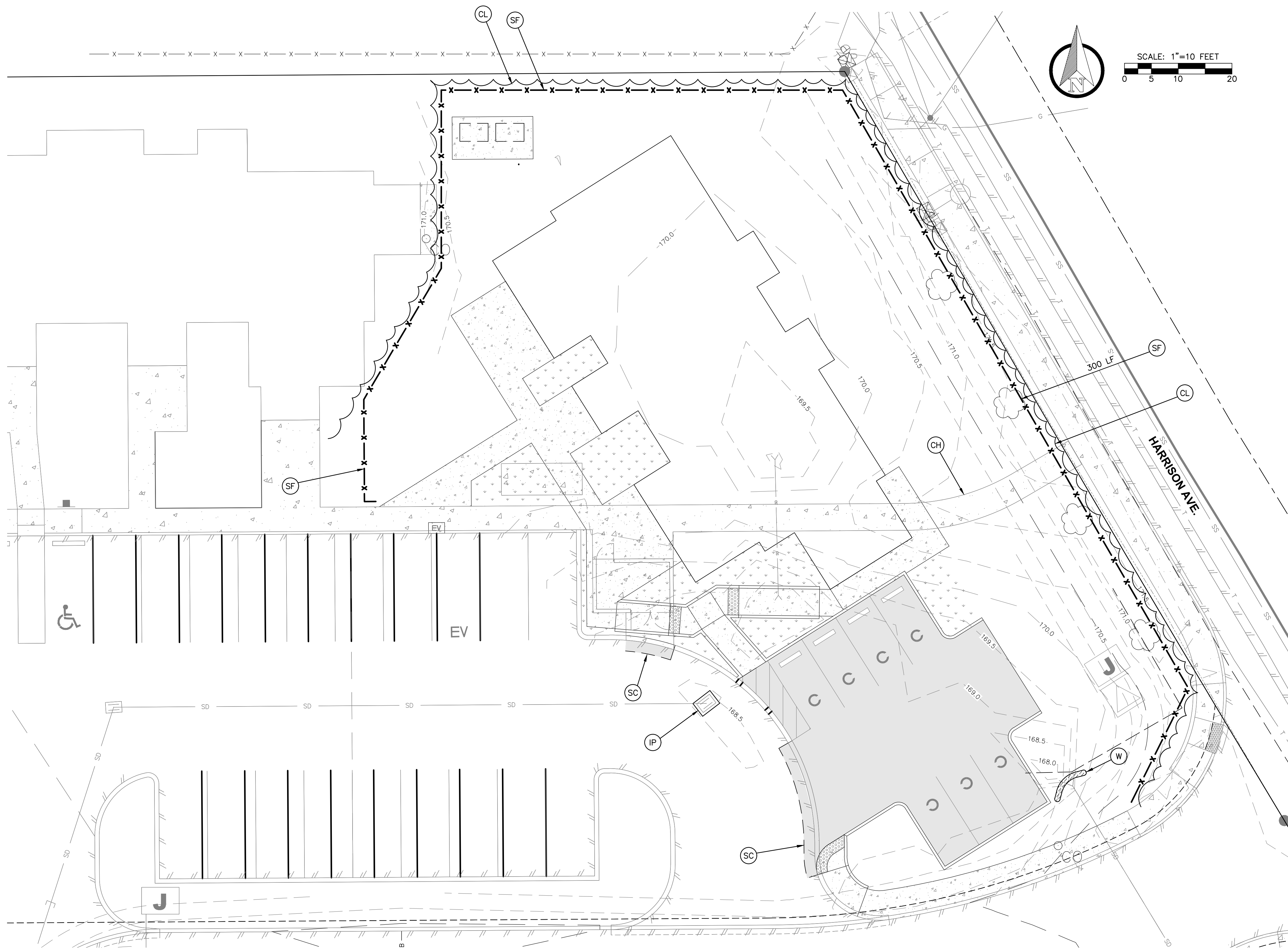
WATER DETAILS AND NOTES



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9 OF 12



EROSION CONTROL LEGEND:

- (IP) STORM DRAIN INLET PROTECTION – BMP C220
CONTRACTOR TO PROVIDE INLET PROTECTION ON ALL NEW CATCH BASIN INLETS IMMEDIATELY AFTER INSTALLATION. ALL EXISTING CATCH BASINS WITHIN 500 FEET OF THE SITE CONSTRUCTION ENTRANCE SHALL ALSO RECEIVE INLET PROTECTION. SEE DETAIL ON APPROVED PLANS. REMOVE THE BMP'S ONCE THE SITE IS DETERMINED TO BE STABILIZED BY THE PROJECT ENGINEER.
- (SC) SAWCUTTING AND SURFACING POLLUTION PREVENTION – BMP C152
CONTRACTOR SHALL PROTECT ALL DRAINS FROM PROCESS WATER USED FOR SAWCUTTING ASPHALT AND CONCRETE PAVEMENTS. ALL PROCESS WATER SLURRY SHALL BE COLLECTED AND REMOVED FROM THE SITE AND DISPOSE PROCESS WATER IN A MANNER THAT DOES NOT VIOLATE GROUND OR SURFACE WATER QUALITY STANDARDS.
- (SF) SILT FENCE – BMP C233
CONTRACTOR SHALL INSTALL ALL SILT FENCING PER APPROVED TESC PLAN AND WSDOE FIGURE II-4.2.12. SILT FENCING ALONG THE CLEARING LIMITS SHALL BE ORANGE IN COLOR. SEE PROJECT SWPPP FOR SILT FENCING SPECIFICATIONS.
- (CH) CONCRETE HANDLING – BMP C151
(W) WATTLES – BMP C235
(CL) CLEARING LIMITS

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

REVISION	
NO.	DATE
1	8.8.25
FIRST REVIEW COMMENTS	

DESIGNED BY: ZRW	ALB
DRAWN BY: ALE	RWB
CHECKED BY: RBW	
DATE: 05.29.2025	SCALE: 1" = 10'

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

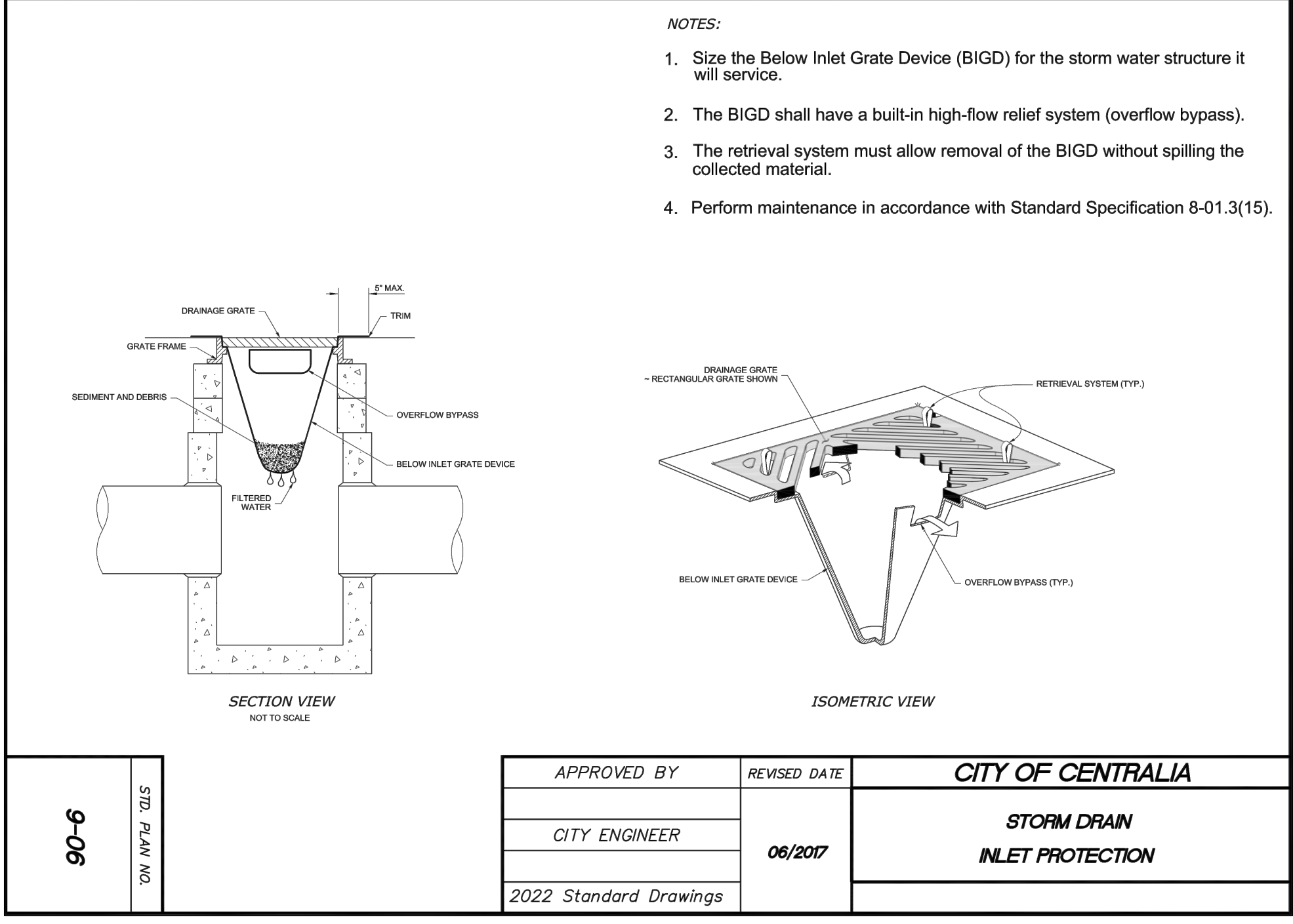
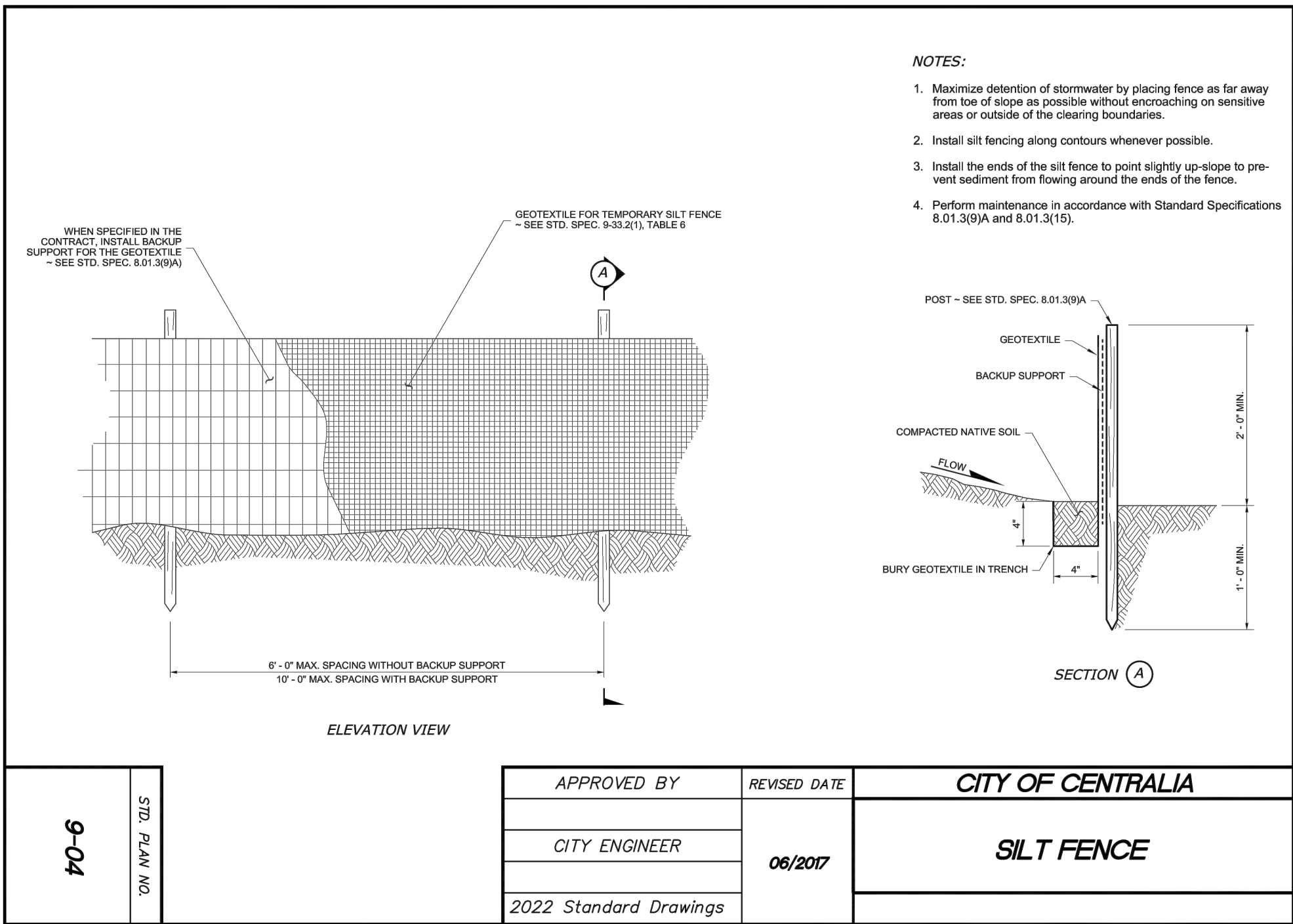
TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN

ROBERT B. BASS
REGISTERED PROFESSIONAL ENGINEER
WASHINGTON STATE

RB Engineering
DESIGN → PERMIT → MANAGE
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JOB NUMBER
24131
DRAWING NAME
24131_ECPL
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.

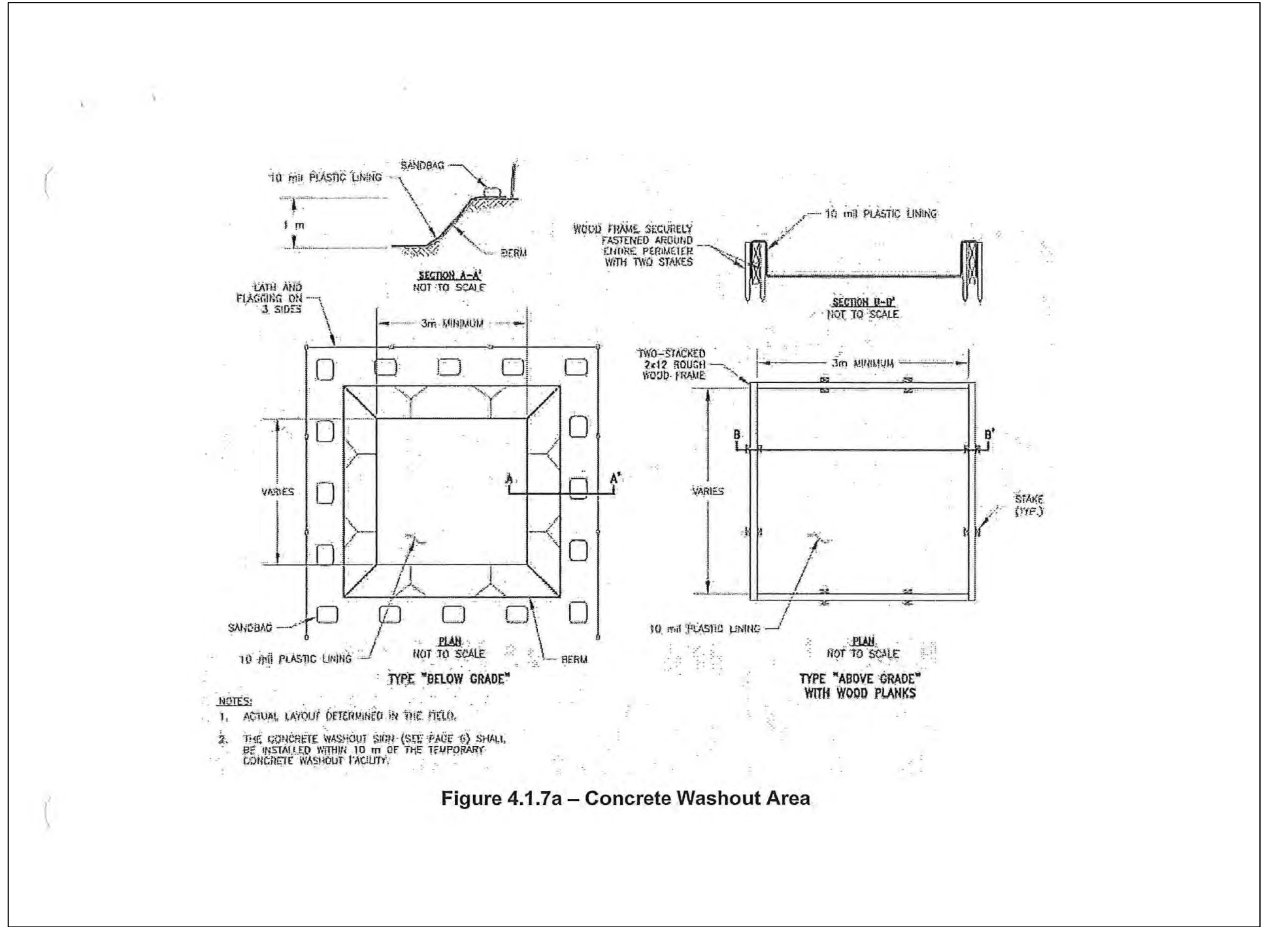
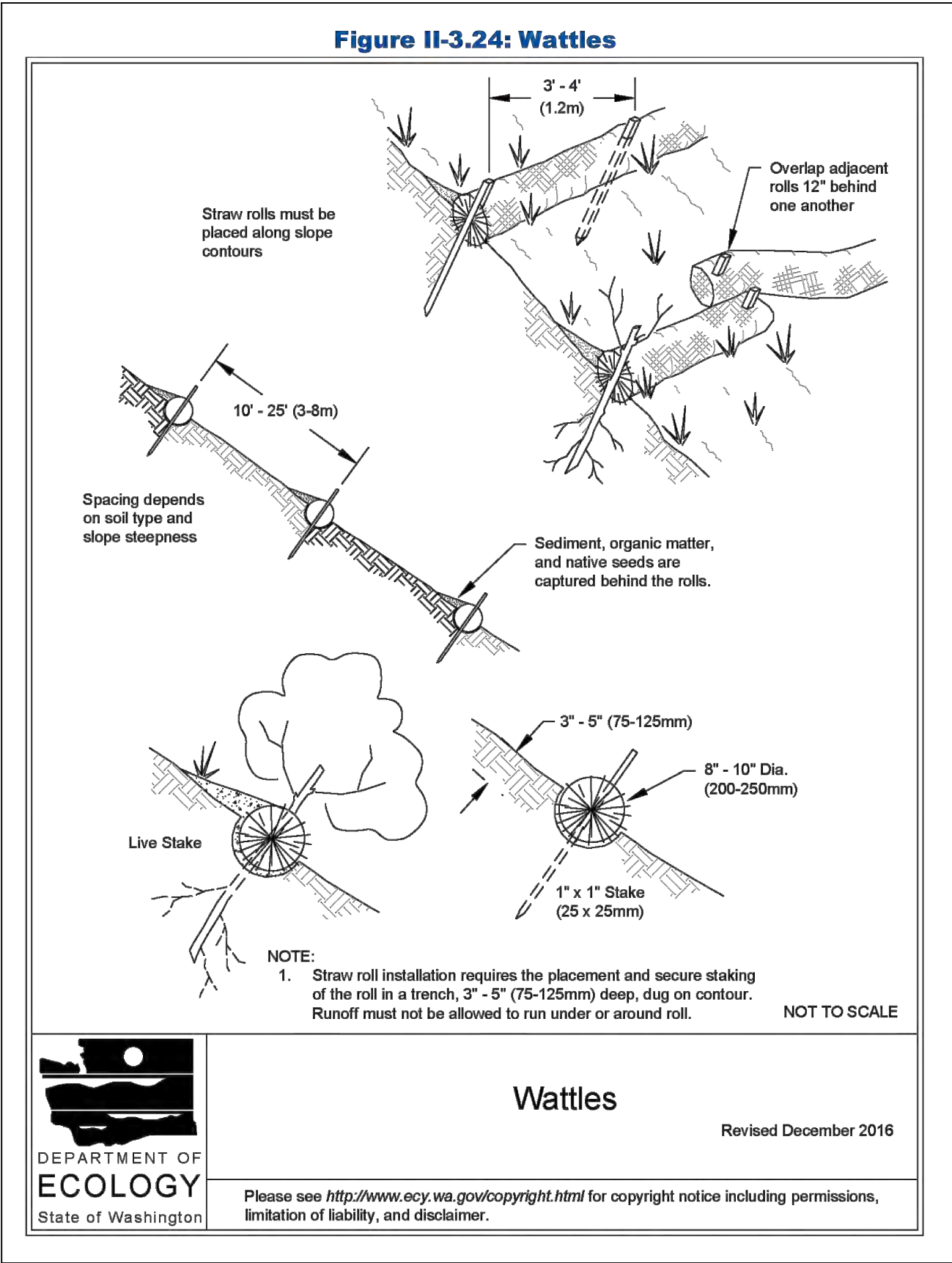
THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

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 ONCE A 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.



GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. NO SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL BE ALLOWED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF-SITE PROPERTIES. ALL DISTURBED EARTH CAUSED BY CONTRACTOR'S ACTIVITIES SHALL BE HYDROSEED.
2. STABILIZATION OF ALL EXPOSED AREAS WILL BE REQUIRED WITHIN 48 HOURS AFTER REACHING FINISHED GRADE.
3. AREAS OVER 5000 SQUARE FEET TO BE PAVED MUST BE PROVIDED WITH A CRUSHED ROCK SUBBASE OR OTHER APPROVED ARMORING WITHIN A MINIMUM OF SEVEN (7) DAYS AFTER REACHING GRADE.
4. HYDROSEED OR PROVIDE PLASTIC COVERING OVER ALL PROPOSED EXPOSED LANDSCAPED AREAS IMMEDIATELY AFTER CONSTRUCTION.
5. WET SEASON IS OCTOBER – MAY. DISTURBED SOIL SHALL BE COVERED WITHIN 7 CALENDAR DAYS FROM MAY 1 TO APRIL 30 (2022 STANDARD SPEC'S 8-01.3(1)).
6. THE CONTRACTOR OR THE PERSON RESPONSIBLE FOR THE CHECKING, MAINTENANCE OR EROSION CONTROL DEVICES SHALL HAVE A CESCL CERTIFICATION.

NO.	DATE	REVISION
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DRAWN BY: ALE
CHECKED BY: RMB
DATE: 05.29.2025
SCALE: N.T.S.

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CITY OF CENTRALIA WA.

T.E.S.C. DETAILS AND NOTES

ROBERT W. BAY
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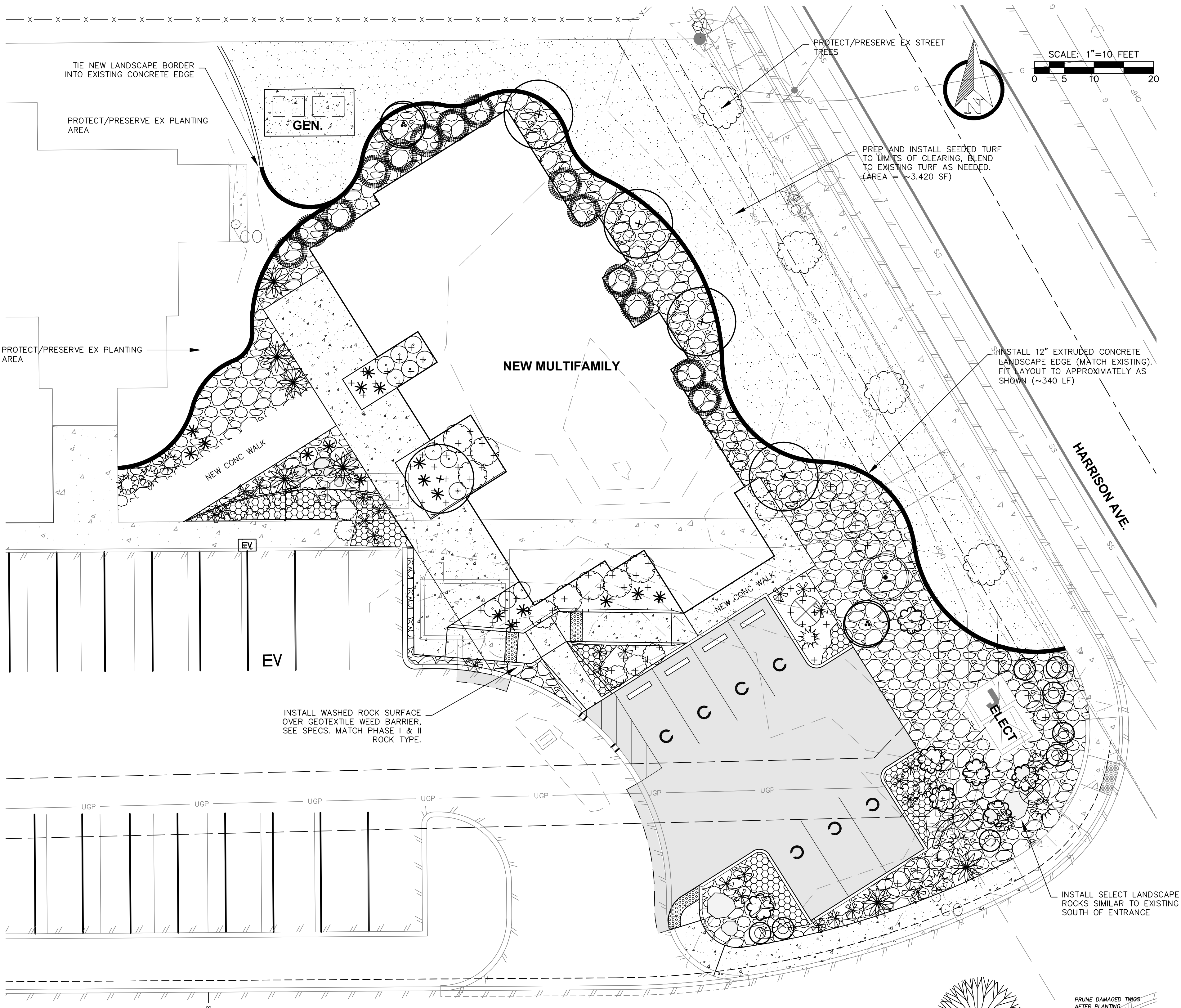
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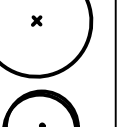

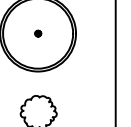
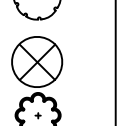
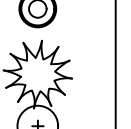
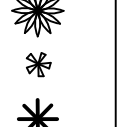
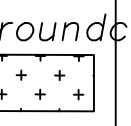
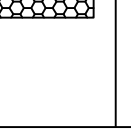



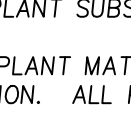
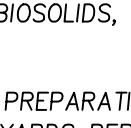
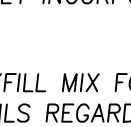
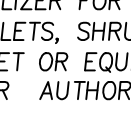
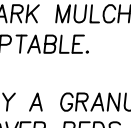
APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE:

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PLANT SCHEDULE

SYM/KEY	QTY*	BOTANICAL NAME	COMMON NAME	SIZE	SPACING (NOTES)
 MAP	1	<i>Acer truncatum</i> x <i>A.plat.</i> 'Keithsform'	Norwegian Sunset Maple	2" CAL. B&B/cont.	30'to40' O.C.
 CFC	6	<i>Malus</i> 'Prairifire' Alt: <i>Malus</i> 'Purple Prince'	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
 YEW	14	<i>Taxus baccata</i> 'Repandens'	Spreading English Yew	#7 cont.	8' O.C.
 ARB	2	<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Bush	#10 cont.	
 CAR	23	<i>Carex elata</i> 'Aurea'	Bowels Golden Sedge	1 GAL.	2' O.C.
 MAH	8	<i>Mahonia aquifolium</i> 'Compacta'	Compact Oregon Grape	3 GAL.	30" O.C.
 PIN	4	<i>Pinus mugho</i> 'mugho'	Dwarf Mugho pine	21-24"	B&B/cont.
 BAR	5	<i>Berberis thunbergii</i> 'Royal Burgundy'	Royal Burgundy Barberry	3 GAL.	3' O.C.
 SED	9	<i>Sedum</i> x 'Autumn Joy'	Autumn Joy Sedum	2 GAL.	3' O.C.
 DFG	14	<i>Pennisetum a.</i> 'Hameln'	Dwarf Fountain Grass	3 GAL.	30" O.C.
 OLL	16	<i>Prunus l.</i> 'Otto Luyken'	Otto Luyken Laurel	5 GAL.	4' O.C.
 GFS	5	<i>Spiraea bumalda</i> 'Goldflame'	Goldflame Spirea	5 GAL.	3' O.C.
 DAY	19	<i>Hemerocallis</i> x 'Stella d'Oro'	Stella d'Oro Daylily	2 GAL.	
 WSF	18	<i>Polystichum munitum</i>	Western Sword Fern	3 GAL.	
 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.

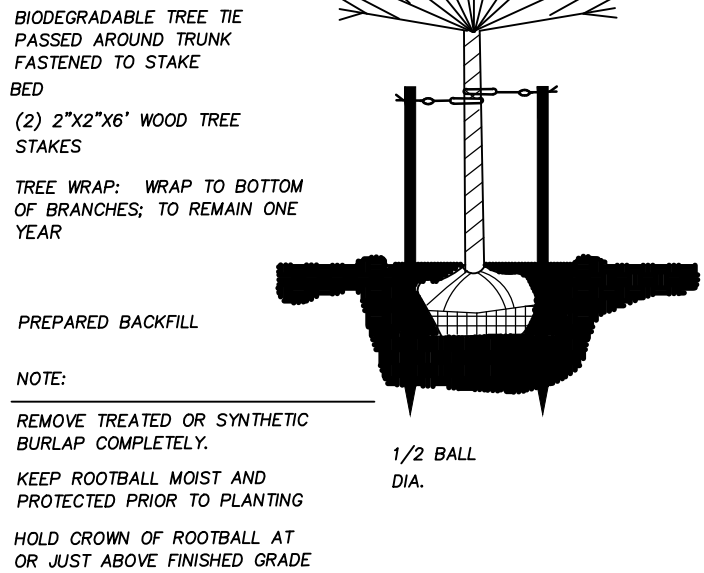
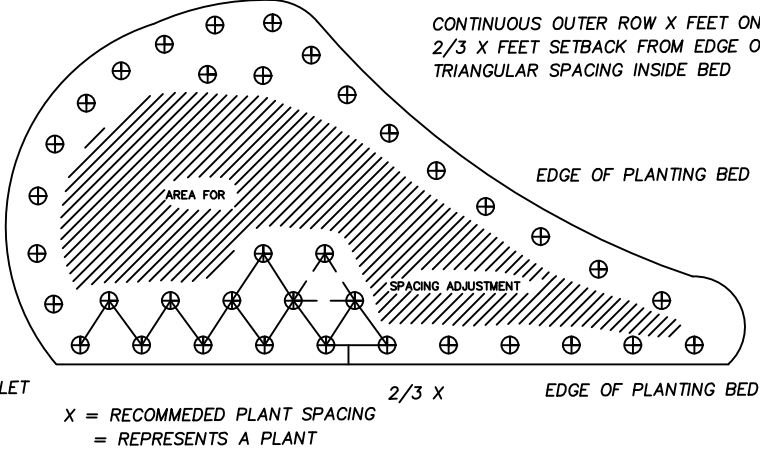
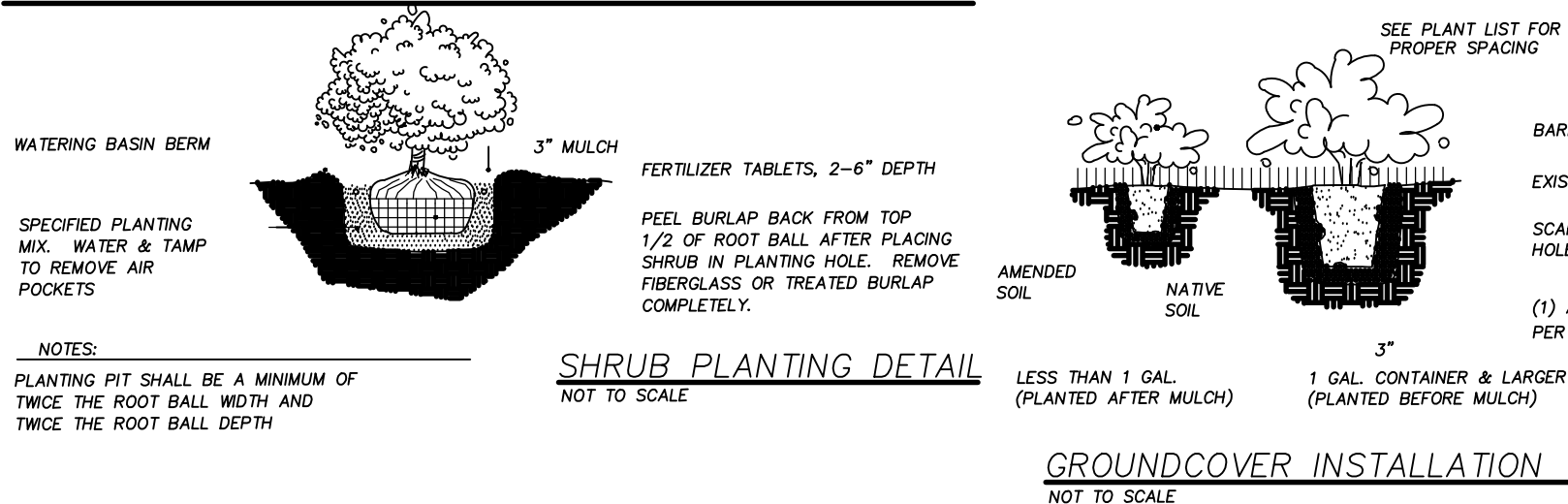
WASHED RIVER ROCK SHALL BE TWO-THIRDS 1.5" WASHED DRAIN ROCK, ONE-THIRD 2"-8" ROUND RIVER ROCK, INSTALLED TO A 6" DEPTH. ROCK SHALL BE AS AVAILABLE FROM BLACK LAKE LANDSCAPE SUPPLY, TUMWATER, WA 360-570-1562 OR APPROVED EQUAL. INSTALL OVER AN APPROVED NON-WOVEN GEOTEXTILE WEED BARRIER.

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.

INSTALLATION SPECIFICATIONS

- SCARIFY OR OTHERWISE REMOVE ALL EXISTING VEGETATION FROM ALL PLANTING AREAS. FINE GRADE ALL LANDSCAPE BEDS PRIOR TO BARK OR GROUNDCOVER PLACEMENT.
- NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE OWNER.
- 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.
- 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.
- 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.
- 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.
- 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 GRM TABLET OR EQUIVALENT EACH. SET TABLETS DIRECTLY NEXT TO ROOT BALL. GRANULAR EQUIVALENT FERTILIZER IS ACCEPTABLE WITH PRIOR AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
- 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.
- 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.
- 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.
- 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 SURFACE OR CURB.
- 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.

LANDSCAPE INSTALLATION DETAILS



PRUNE DAMAGED TWIGS AFTER PLANTING

PLACE IN VERTICAL POSITION

2" SAUCER FOR WATERING
MULCH OR LAWN PER PLAN-AT
LAWN 500 OR SEED TO TRUNK

FINISH GRADE
PEEL BACK TOP 1/3 OF BURLAP
SCORE ROOTBALL
DRIVE STAKES 4 MIN.
OF 12" INTO UNDISTURBED
SOIL.

(1) 21 GRAM AGRIFORM FERTILIZER
TABLET PER 12" OF HEIGHT
SET ROOTBALL ON UNDISTURBED
SUBGRADE

DECIDUOUS TREE PLANTING
NOT TO SCALE



APPROVED FOR CONSTRUCTION
BY: CITY ENGINEER DATE:
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LANDSCAPE PLAN

ROBERT B. ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
WASHINGTON STATE
LICENSE NO. 98532
EXPIRES 12-31-2025






RB Engineering
DESIGN - PERMIT - MANAGE
OFF: (360) 740-8919
EMAIL: CntrPdx@RBEngineers.com
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JOB NUMBER
24131
DRAWING NAME
24131_L1.1_LSPL
L1.1
12 OF 12

FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PLANT SCHEDULE

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>SIZE</u>
<u>DECIDUOUS TREES</u>				
	38	ACER CIRCINATUM / VINE MAPLE NURSERY GROWN, MULTI-STEM OR TRUE CLUMPS. MIN. CUMULATIVE CAL. 1.5". STAKE AND GUY ONE GROWING SEASON	B & B	1.5" CAL.
	49	ACER RUBRUM 'BOWHALL' / COLUMNAR RED MAPLE NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 5'. STAKE AND GUY ONE GROWING SEASON	B & B	1.5" CAL.
	36	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' / 'URBAN SUNSET' MAPLE '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.
	66	GLEDISIA 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 NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 5'. STAKE AND GUY ONE GROWING SEASON	B & B	1.5" CAL.

EVERGREEN TREES

	12	PINUS CONTORTA VAR. CONTORTA / SHORE PINE NURSERY GROWN, SINGLE UNCUT LEADER, STAKE AND GUY ONE GROWING SEASON	B & B	8' MIN. HT.
	2	PSUEDOTSUGA MENZIESII 'FASTIGIATA' / NARROW DOUGLAS FIR 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 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.
SHRUBS			
(Au)	41	ARBUTUS UNEDO 'COMPACTA' / MADROÑO	5 GAL.
(Cs)	44	CORNUS SERICEA / REDTWIG DOGWOOD	5 GAL.
(Ef)	99	ESCALLONIA X EXONIENSIS 'FRADESI' / ESCALLONIA SYN. 'PINK PRINCESS'	5 GAL.
(Ej)	50	EUONYMUS JAPONICUS 'AUREO-MARGINATUS' / GOLDEN EUONYMUS	5 GAL.
(Ma)	267	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL.
(Mc)	159	MYRICA CALIFORNICA / PACIFIC WAXMYRTLE	5 GAL.
(Nd)	211	NANDINA DOMESTICA 'GULF STREAM' / HEAVENLY BAMBOO	5 GAL.
(Po)	151	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF NINEBARK DO NOT SUBSTITUTE OTHER VARIETIES	5 GAL.
(Pm)	76	PINUS MUGO 'PUMILIO' / DWARF MUGO PINE DO NOT SUBSTITUTE OTHER VARIETIES	5 GAL.
(Pf)	40	POTENTILLA FRUTICOSA 'GOLDFINGER' / CINQUEFOIL	5 GAL.
(Rh)	122	RHODODENDRON X 'HOLDEN' / RHODODENDRON	5 GAL.
(Sc)	59	SARCOCOCCA CONFUSA / SWEETBOX S. HOOKERIANA, S. RUSCIFOLIA ALSO ACCEPTABLE	5 GAL.
(T)	26	THUJA OCCIDENTALIS 'SMARAGD' / ARBORVITAE SYN. 'EMERALD GREEN'	5 GAL.
(Vd)	312	VIBURNUM DAVIDII / DAVID VIBURNUM	5 GAL.

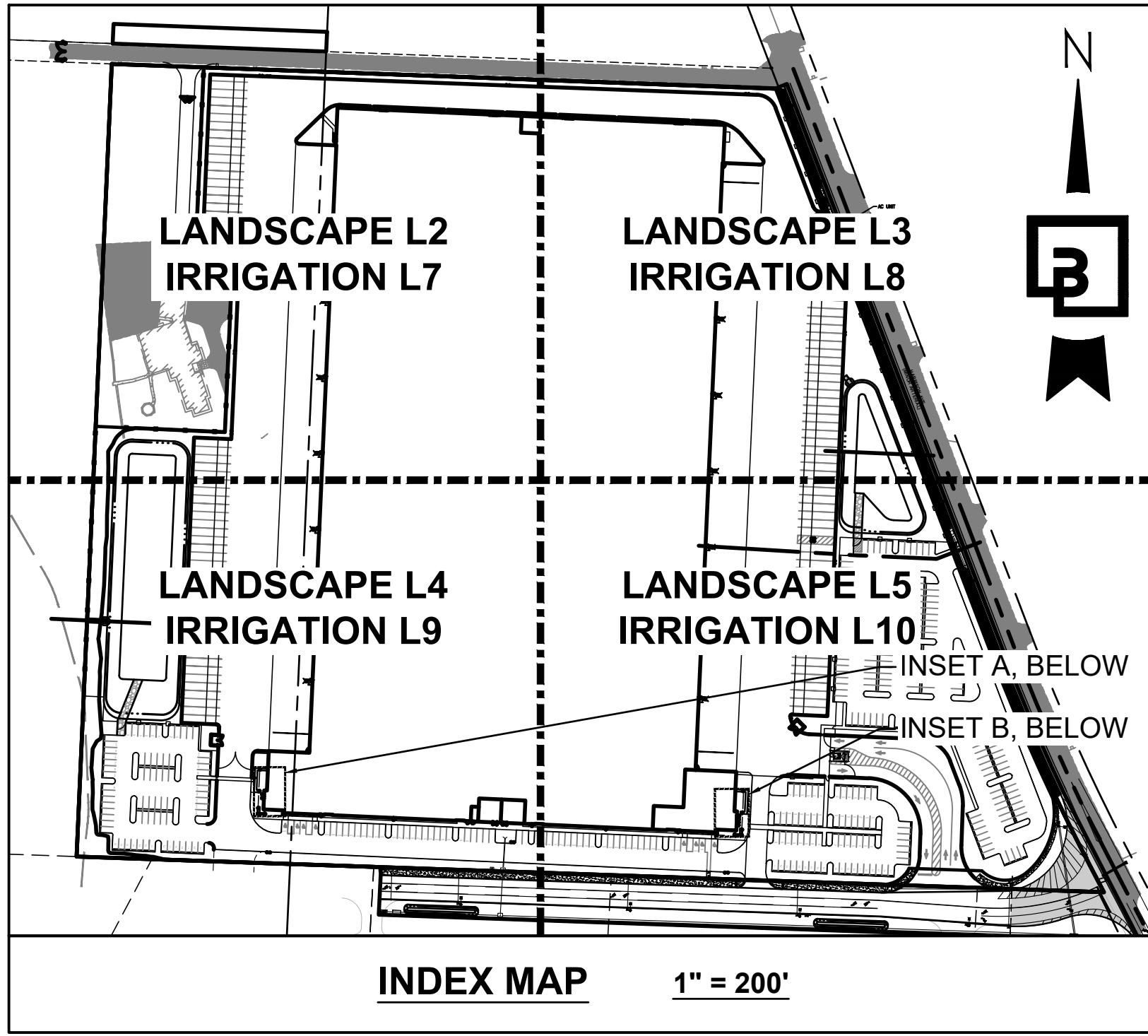
FERNS AND GRASSES

(Ca)	183	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.
(Ms)	57	MISCANTHUS SINENSIS 'MORNING LIGHT' / MAIDEN GRASS	1 GAL.
(Pa)	121	PENNISETUM ALOPECUROIDES 'HAMELN' / FOUNTAIN GRASS	1 GAL.
(P)	63	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL.

LOW SHRUBS

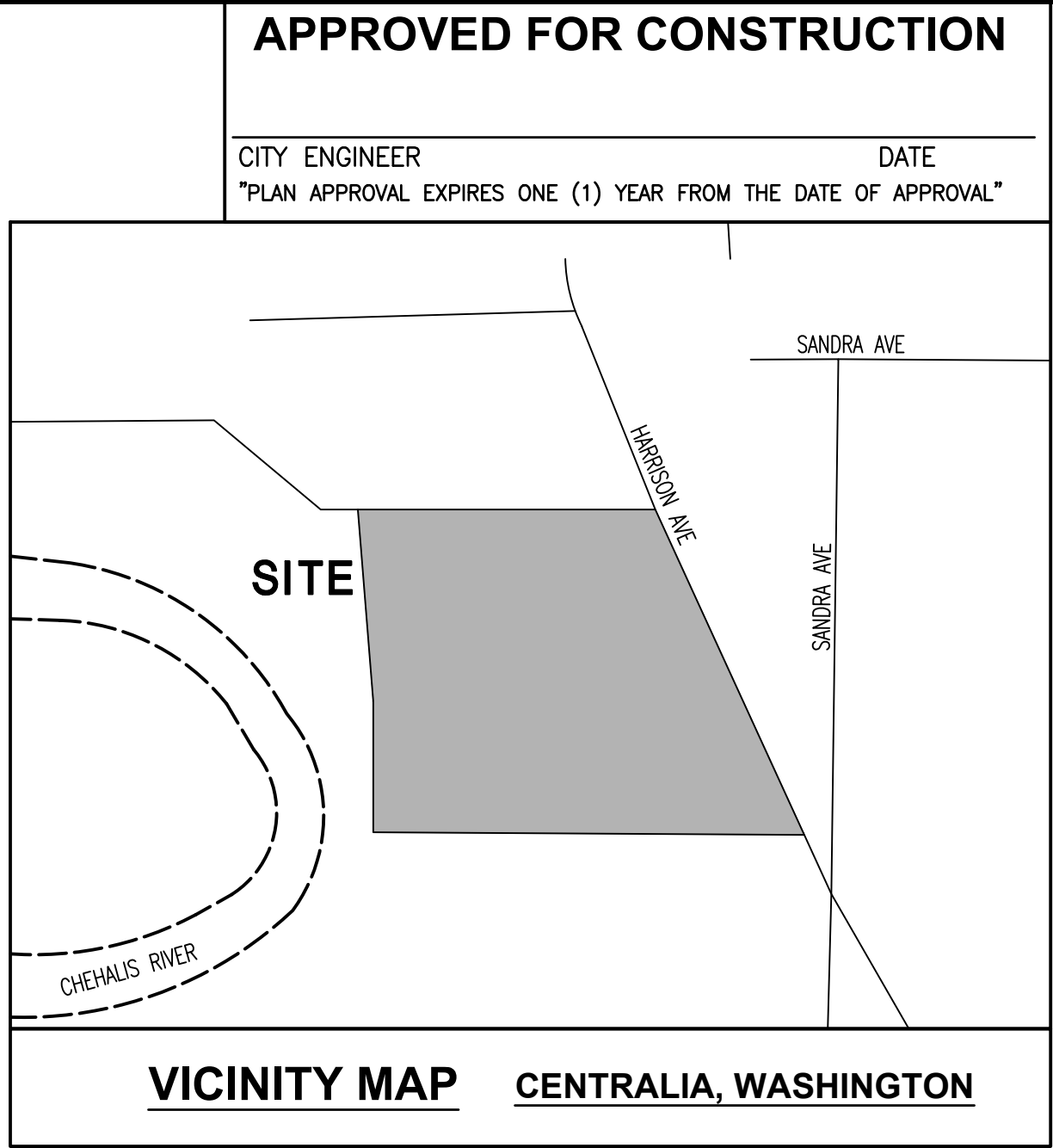
Ck	122	CORNUS SERICEA 'KELSEY' / DWARF REDTWIG DOGWOOD DO NOT SUBSTITUTE OTHER VARIETIES	1 GAL.
Lp	59	LONICERA PILEATA / PRIVET HONEYSUCKLE	1 GAL.
PL	314	PRUNUS LAUROCERASUS 'MOUNT VERNON' / LOW ENGLISH LAUREL	1 GAL.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
GROUND COVERS				
	3,107	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / KINNIKINNICK	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.
	87,241 SF	STORMWATER POND HYDROSEED SEE CITY OF CENTRALIA STANDARD DRAWING 9-12, SHEET L1. USE MIX 1 OR MIX 2	HYDROSEED MIX	

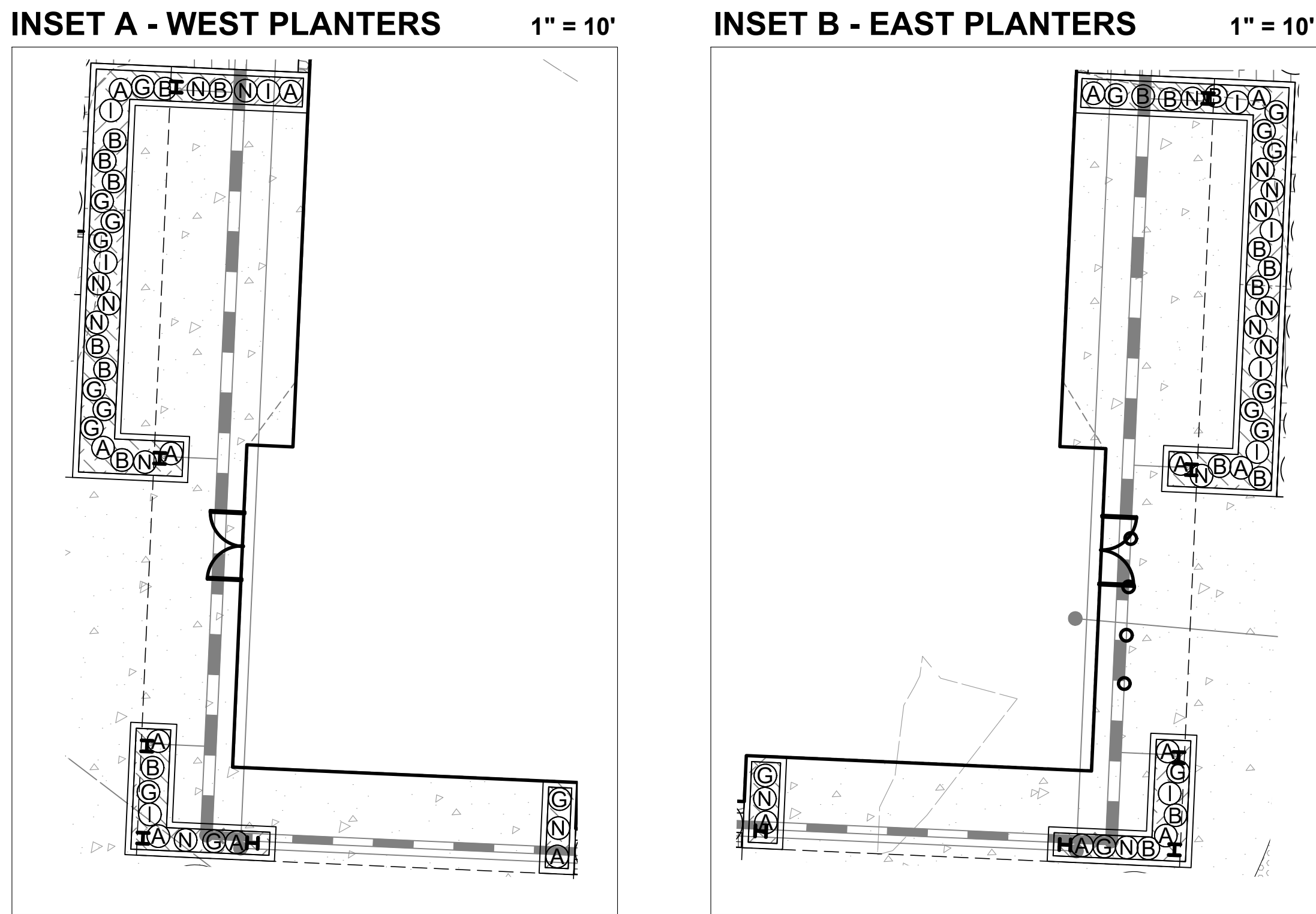


SHEET INDEX

- | | |
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| L1 | COVER SHEET (THIS SHEET) |
| L2 | LANDSCAPE PLAN |
| L3 | LANDSCAPE PLAN |
| L4 | LANDSCAPE PLAN |
| L5 | LANDSCAPE PLAN |
| L6 | LANDSCAPE NOTES, DETAILS |
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PLANTING PLAN - RAISED ENTRY PLANTERS



PLANT SCHEDULE - ENTRY PLANTERS

A	16	AZALEA X 'HINO-CRIMSON' / KURUME AZALEA	1 GAL.
B	19	BERGENIA CORDIFOLIA 'VINTAGE ROSE' / ELEPHANT EAR	1 GAL.
I	9	ILEX CRENATA 'SKY PENCIL' / JAPANESE HOLLY	1 GAL.
N	18	NANDINA DOMESTICA 'LEMON-LIME' / HEAVENLY BAMBOO	1 GAL.
G	20	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / FOUNTAIN GRASS	1 GAL.

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>SPACING</u>
<u>GROUND COVERS</u>				
	216	FRAGARIA X 'LIPSTICK' / ORNAMENTAL STRAWBERRY	1 GAL.	12" o.c.

<h2 style="margin: 0;">Biofiltration Swale and Stormwater Pond</h2> <h3 style="margin: 0;">Approved Grasses</h3>			
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	10–15 percent	meadow foxtail
	tall or meadow fescue	6–10 percent	alsike clover
		1–5 percent	marshfield big trefoil
		1–6 percent	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*	<i>Arctostaphylos uva-ursi</i>
St. John's–wort	<i>Hypericum perforatum</i>
Epimedium	<i>Epimedium gradiflorum</i>
creeping forget–me–not	<i>Omphalodes verna</i>
— —	<i>Euonymus lanceolata</i>
yellow–root	<i>Xanthorhiza simplicissima</i>
— —	<i>Genista</i>
white lawn clover	<i>Trifolium repens</i>
white sweet clover*	<i>Melilotus alba</i>
— — — — —	<i>Rubus calycinoides</i>
strawberry*	<i>Fragaria chiloensis</i>
blueleaf lupine*	<i>Lupinus latifolius</i>
Grasses (drought-tolerant, minimum mowing)	
dwarf tall fescues	<i>Festuca spp. (e.g., Many Mustang, Silverado)</i>
hard fescue	<i>Festuca ovina durisscula (e.g., Reliant, Aurora)</i>
tufted fescue	<i>Festuca amethystine</i>
buffalo grass	<i>Buchloe dactyloides</i>
red fescue*	<i>Festuca rubra</i>
tall fescue grass*	<i>Festuca arundinacea</i>
blue oatgrass	<i>Helictotrichon sempervirens</i>

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
		APPROVED GRASSES FOR BIOFILTRATION SWALE and STORMWATER POND	
CITY ENGINEER	06/2017		9-12
2022 Standard Drawings			

No.	8/19/25		TCR		PER COMMENTS		Revision
	Date	By	Ckd.	Appr.	TCR		
2							

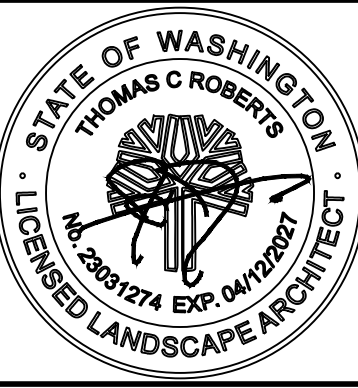
Title: **COVER SHEET**
FOR
FORDS PRAIRIE INDUSTRIAL PARK



**LOGISTICS
PROPERTY
CO**

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004


For:



Scale:
Horizontal
1" = 30'

Designed TCR
 Drawn TCR
 Checked JMV
 Approved TCR
 Date 8/19/25

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



Job Number
23090
Sheet
1



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

APPROVED FOR CONSTRUCTION

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



SEE SHEET L1 FOR PLANT SCHEDULE

2	8/19/25	TCR	TCR	TCR	PER COMMENTS
No.	Date	By	Ckd.	Appr.	Revision

Title:

LANDSCAPE PLAN

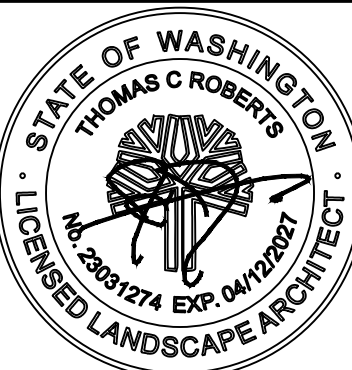
FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

LOGISTICS
PROPERTY



LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

For:

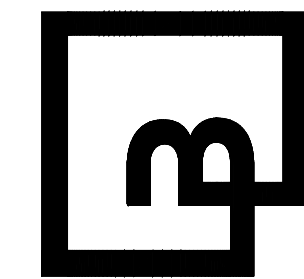


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Vertical

Designed	TCR
Drawn	TCR
Checked	JMV
Approved	TCR

**Barghausen
Consulting Engineers, LLC.**

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425.251.6222 **barghausen.com**



Job Number
23090

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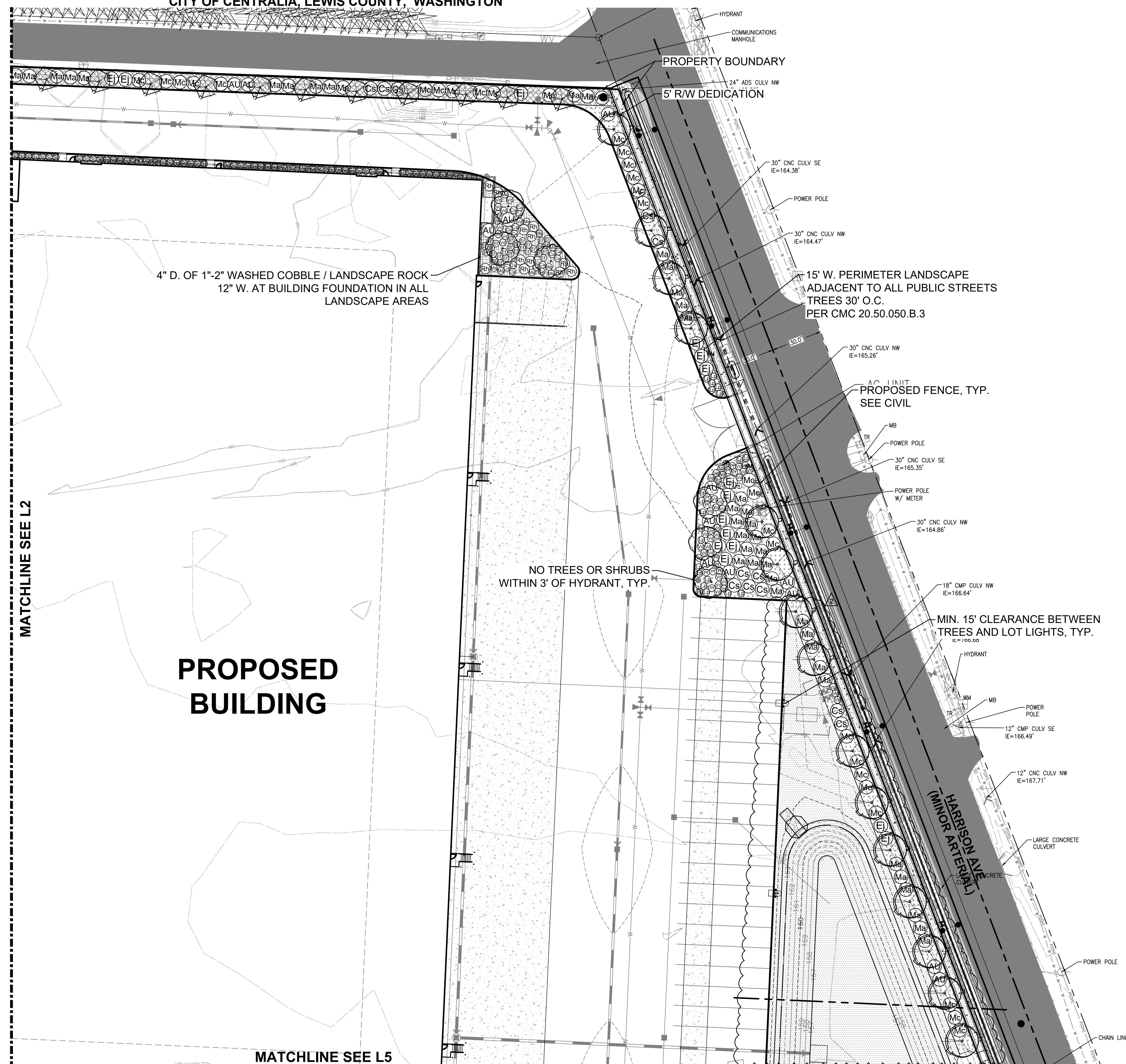


EXISTING TREE TO BE RETAINED
PROTECT DURING CONSTRUCTION


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

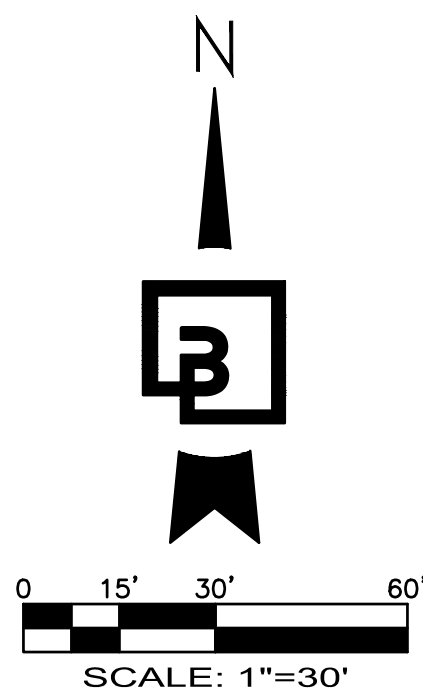
APPROVED FOR CONSTRUCTION

CITY ENGINEER	DATE
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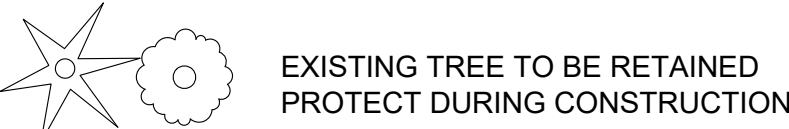


SEE SHEET L1 FOR PLANT SCHEDULE

Job Number 23090	Sheet 13	<div><div><div><div><div></div><div></div><div></div><div></div></div><div></div></div></div><div><div><div><div></div><div></div><div></div><div></div></div><div></div></div></div></div> <div>Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com</div>	Designed <u>TOR</u> Drawn <u>TOR</u> Checked <u>JMW</u> Approved <u>TOR</u> Date <u>8/19/25</u>	Scale: Horizontal 1" = 30' Vertical —		For:  LOGISTICS' PROPERTY CO LOGISTICS PROPERTY CO. 1100 BELLEVUE WAY NE, SUITE 8A#238 BELLEVUE, WA 98004	Title: LANDSCAPE PLAN FOR FORDS PRAIRIE INDUSTRIAL PARK	2. <u>8/19/25</u> TCR TCR TCR No. Date By Appr.	Revision



LANDSCAPE LEGEND



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

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

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

MIN. 15' CLEARANCE BETWEEN
TREES AND LOT LIGHTS, TYP.

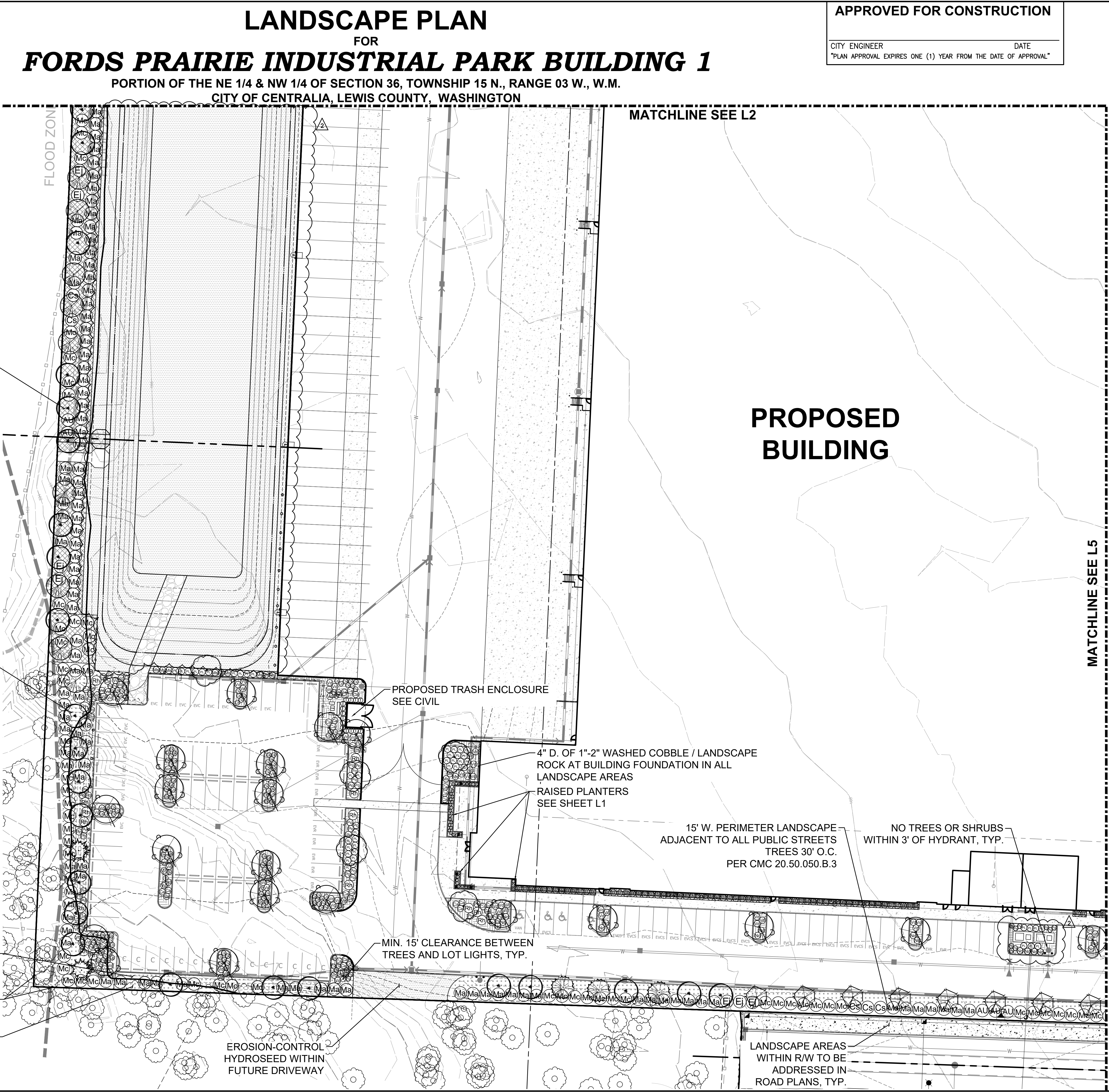
PROPOSED TRASH ENCLOSURE
SEE CIVIL

4" D. OF 1"-2" WASHED COBBLE / LANDSCAPE
ROCK AT BUILDING FOUNDATION IN ALL
LANDSCAPE AREAS
RAISED PLANTERS
SEE SHEET L1

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

NO TREES OR SHRUBS
WITHIN 3' OF HYDRANT, TYP.

PROPOSED
BUILDING



APPROVED FOR CONSTRUCTION

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

Revision					
No.	Date	By	Chd.	Appr.	PER COMMENTS
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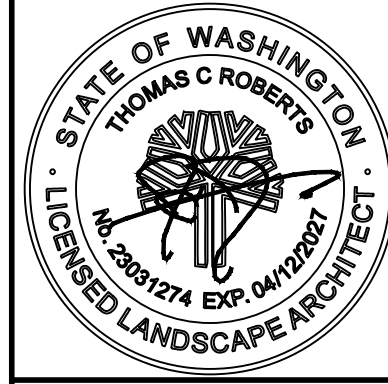
Title:

LANDSCAPE PLAN
FOR

FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1



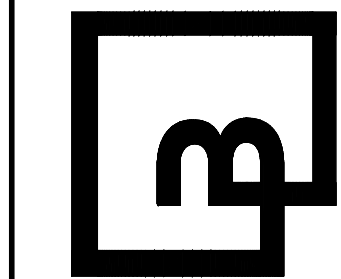
For:



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1" = 30'
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Drawn	TCR
Checked	JMV
Approved	TCR
Date	8/19/25

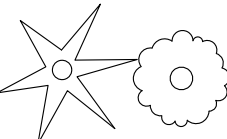
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Kent, WA 98032
425.251.6222 barghausen.com



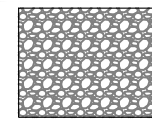
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LANDSCAPE LEGEND



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

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"

SEE SHEET L1 FOR PLANT SCHEDULE

MATCHLINE SEE L3

PROPOSED
BUILDING

MATCHLINE SEE L5

MATCHLINE SEE L4

ELECTRICAL EQUIPMENT
SEE SITE PLAN

PROPOSED TRASH
ENCLOSURE
SEE CIVIL

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

RAISED PLANTERS
SEE SHEET L1

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

MIN. 15' CLEARANCE BETWEEN
TREES AND LOT LIGHTS, TYP.

PROPOSED FENCE, TYP.
SEE CIVIL

12" CMP CULV NW
IE=167.31'

POWER POLE

GM

HYDRANT

12" CMP CULV SE
IE=167.29'

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

POWER POLE

SIGN

POWER SWITCH

POWER POLE

WM

RW DEDICATION

PROPERTY
BOUNDARY

LANDSCAPE AREAS
WITHIN R/W TO BE
ADDRESSED IN
ROAD PLANS, TYP.

NO TREES OR SHRUBS
WITHIN 3' OF HYDRANT, TYP.

Revision									
No.	Date	By	Chd.	Appr.	TCR	TCR	TCR	TCR	PER COMMENTS
2	8/19/25								

Title:

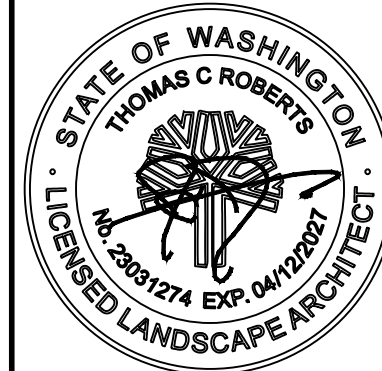
LANDSCAPE PLAN

FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1



LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 847238
BELLEVUE, WA 98004

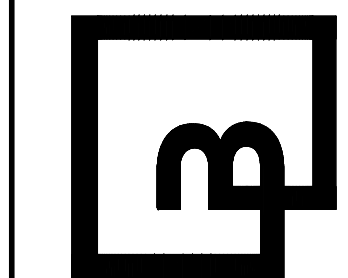
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Designed	TCR	TCR	TCR	TCR	Date
Drawn	TCR	JMV	TCR	TCR	8/19/25
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Approved					

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Job Number
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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

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 30-DAY MAINTENANCE.

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

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

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

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

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

30-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING STORE OPENING. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS:
SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:

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

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

- SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.
- LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
- DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

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

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:
AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY 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.

- TOPSOIL:
CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.
- TOPSOIL TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT.

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

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

MULCH (TOPDRESSING):
ONE-HALF-INCH (1/2") SIZE, TO ONE-QUARTER (1/4"), 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.

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

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

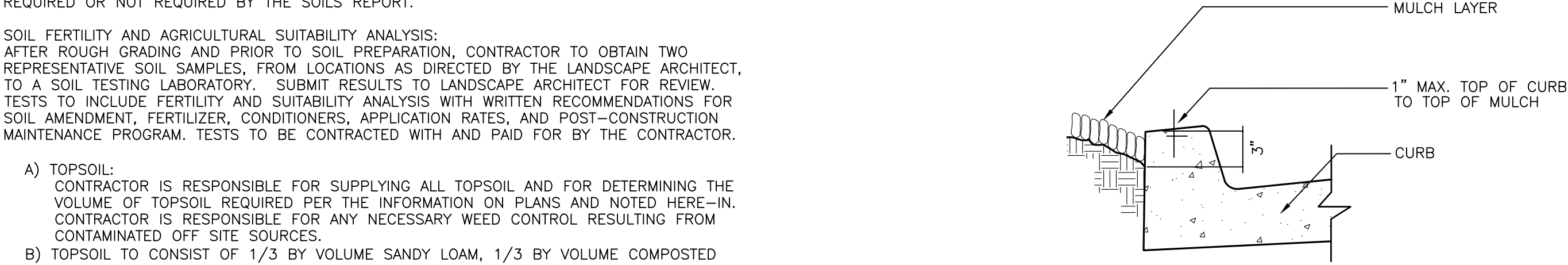
GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

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

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

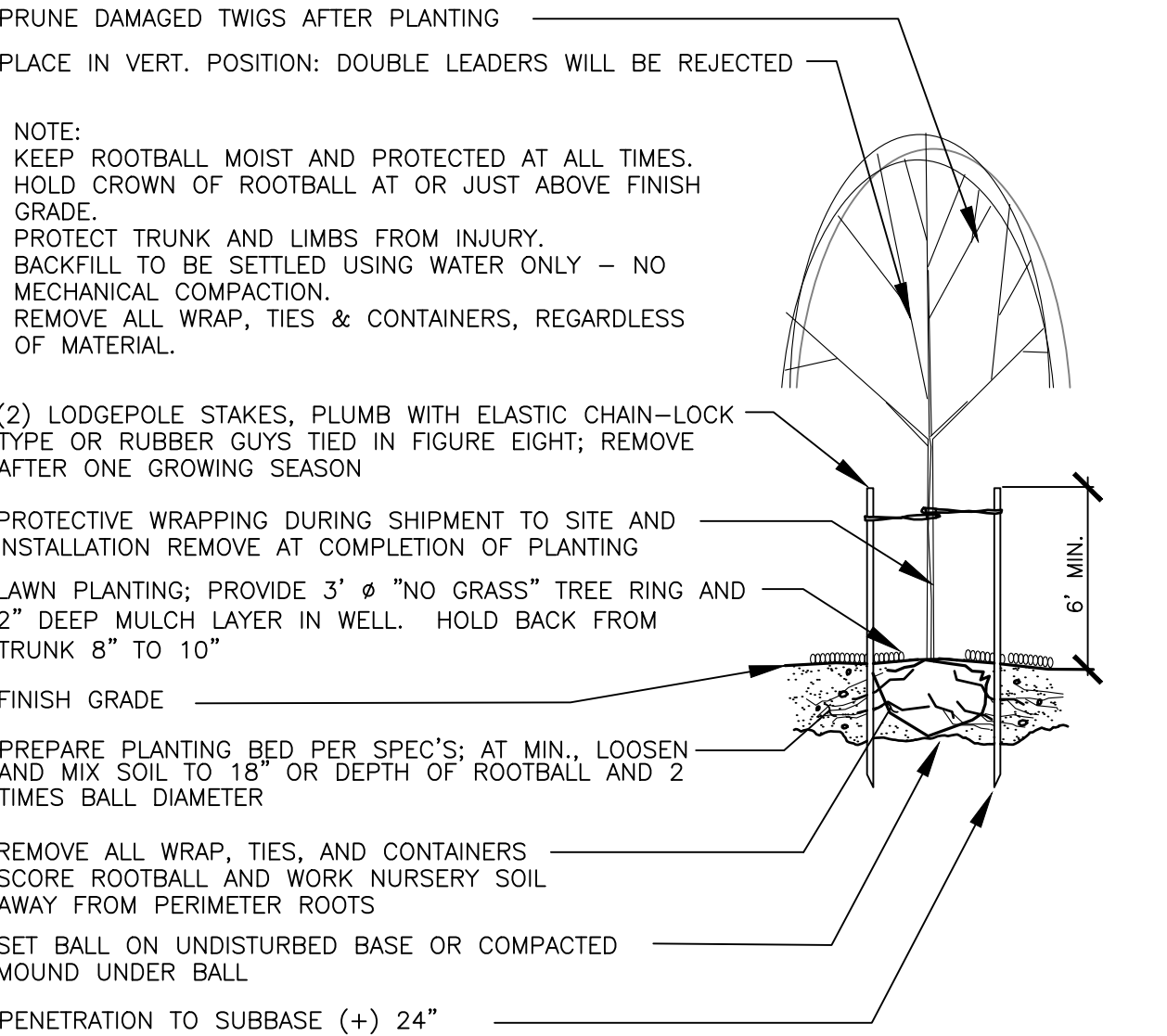
CLEANUP AND PROTECTION:
DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE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

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



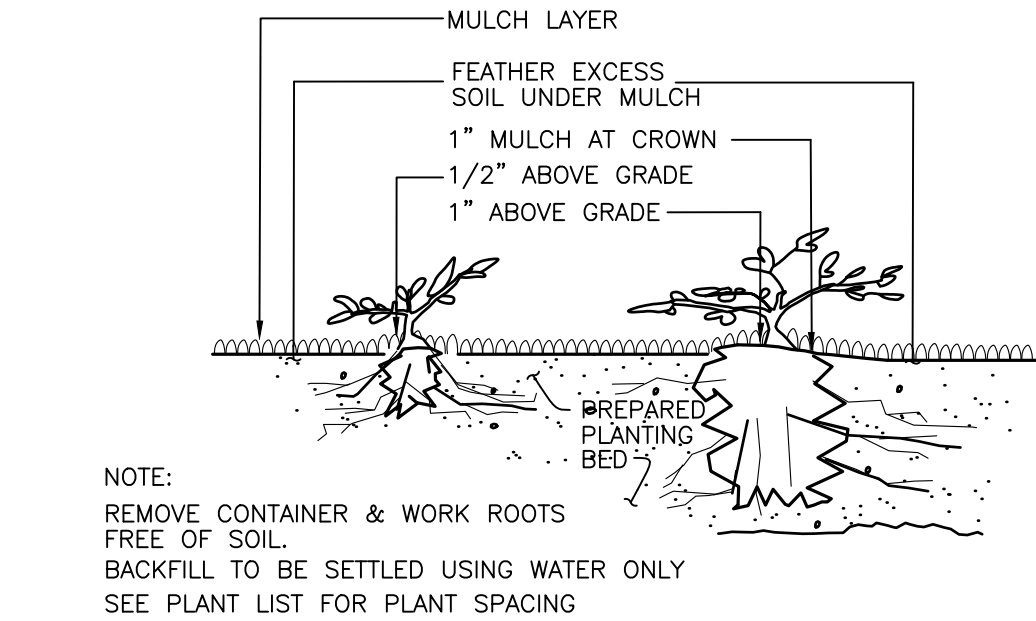
MULCH AT CURB DETAIL

NOT TO SCALE



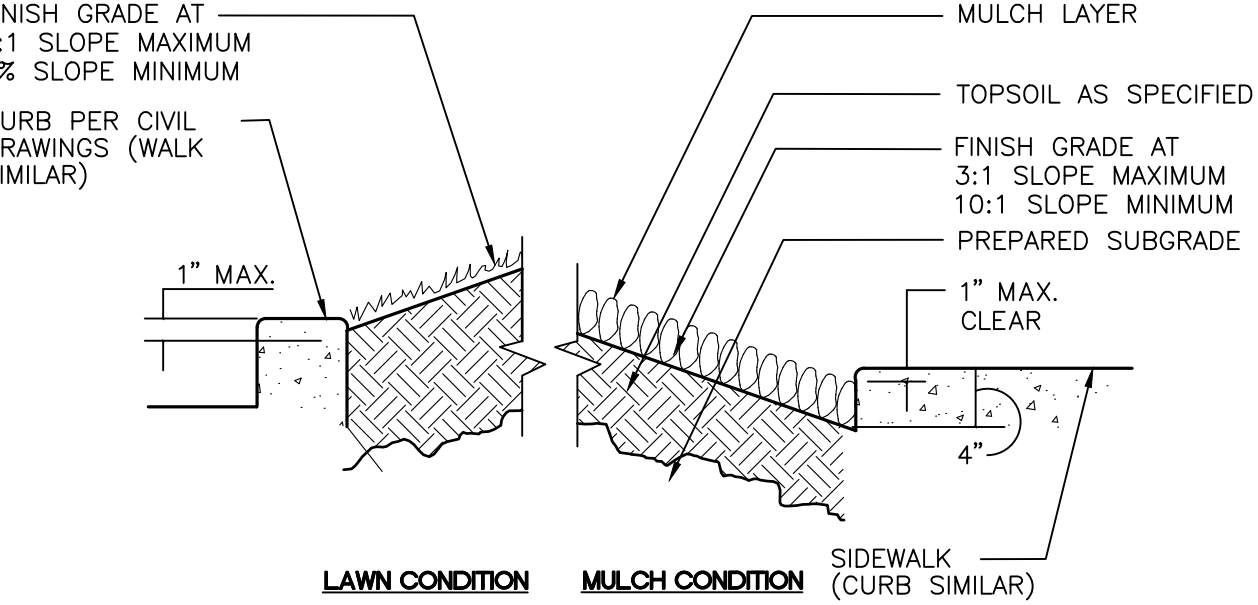
DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

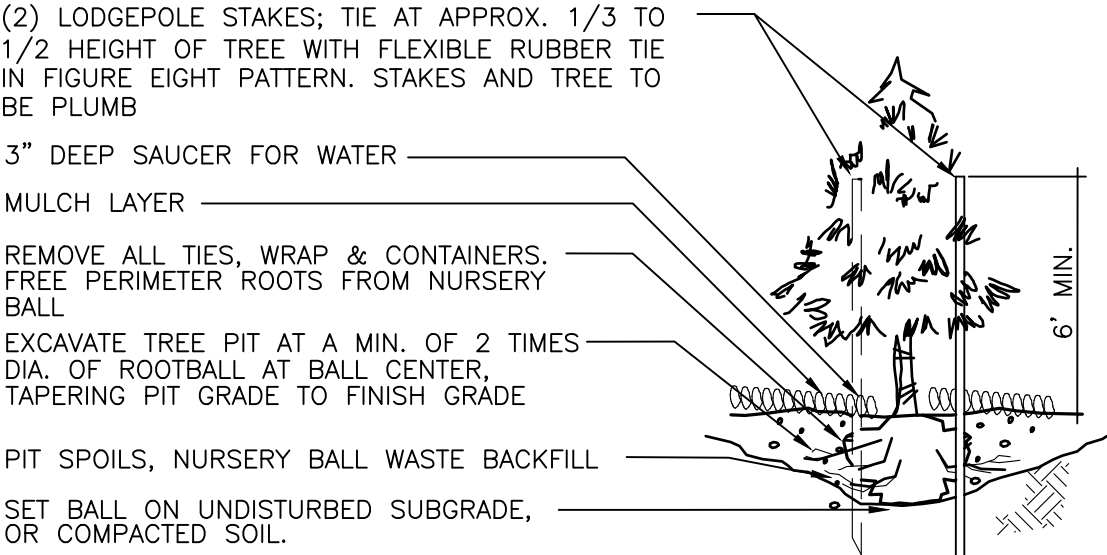


PLANTER SECTION DETAIL

NOT TO SCALE

APPROVED FOR CONSTRUCTION

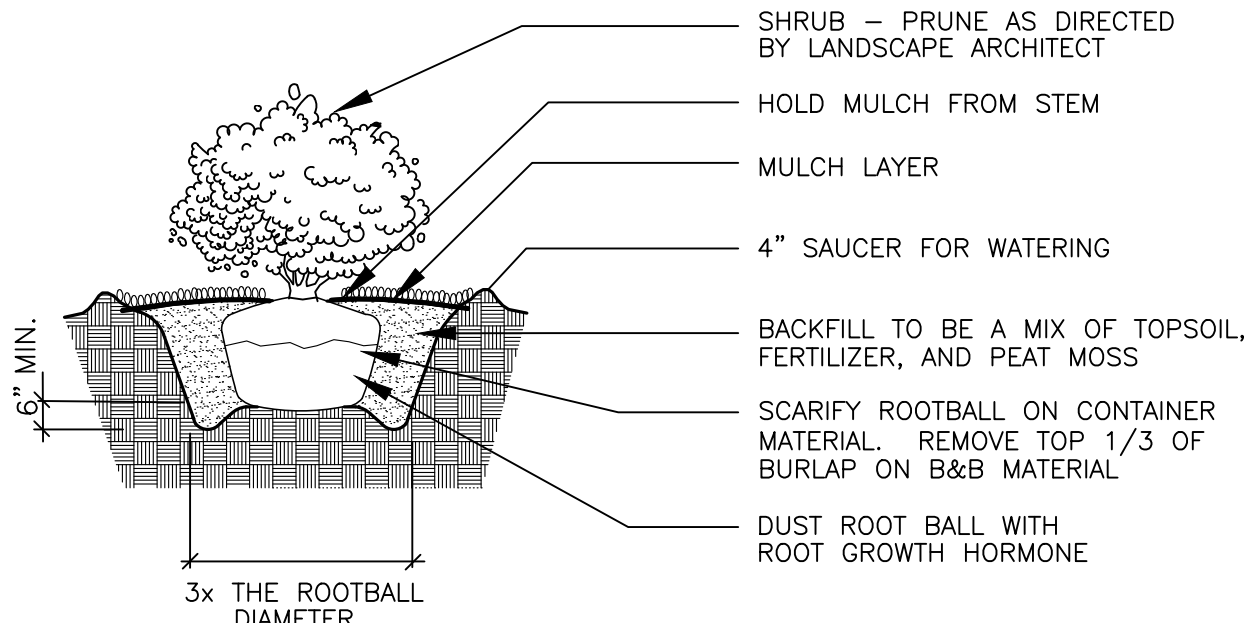
CITY ENGINEER DATE
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



NOTE:
LIGHT FERTILIZER OVER PLANTING BED AFTER BACKFILL ONLY; NO FERTILIZER IN PLANTING PIT. WORK PERIMETER ROOTS FREE OF NURSERY BALL. BALL & PIT TO BE COARSELY SCARIFIED.

EVERGREEN TREE PLANTING/STAKING DETAIL

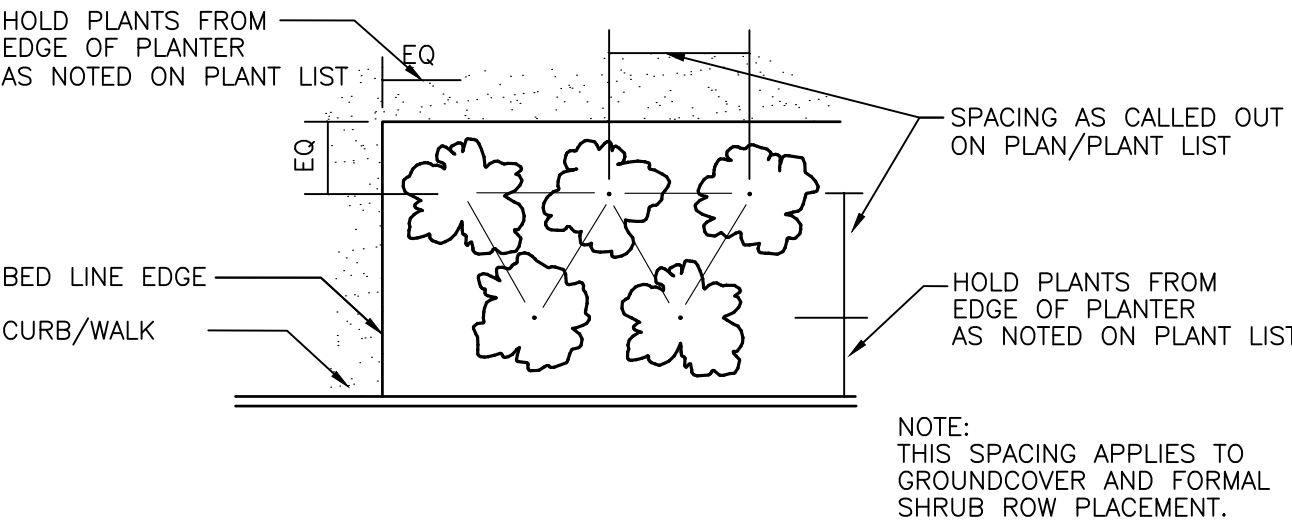
NOT TO SCALE



NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT. CUT AND REMOVE BURLAP FROM ROOT BALL.

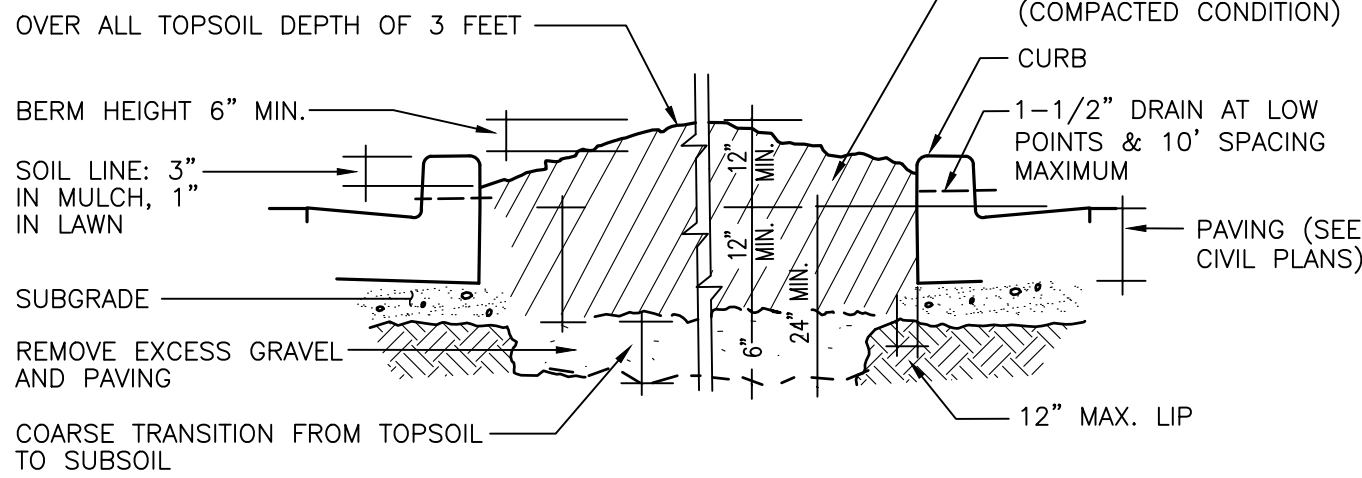
SHRUB PLANTING DETAIL

NOT TO SCALE



PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



NOTES:
OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE IN AREAS WITH CEMENT TREATED BASE (CTB). CTB MUST BE BROKEN UP OR REMOVED TO ALLOW DRAINAGE

PARKING LOT PLANTER GRADING DETAIL

NOT TO SCALE

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

Revision	Comments	TCR	Appr.	By	Date
2	8/19/25	TCR			

Title:

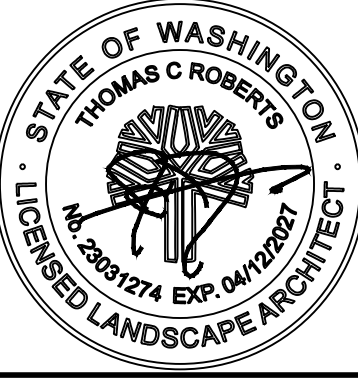
LANDSCAPE NOTES AND DETAILS

FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

Logistics' PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 84#238
BELLEVUE, WA 98004

For:

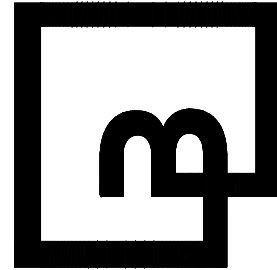


Scale: Horizontal 1" = 30' Vertical 1" = 1'

Designed TCR Drawn TCR Checked JMW Approved TCR Date 8/19/25

Barghausen Consulting Engineers, LLC.

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



Job Number
23090

Sheet
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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

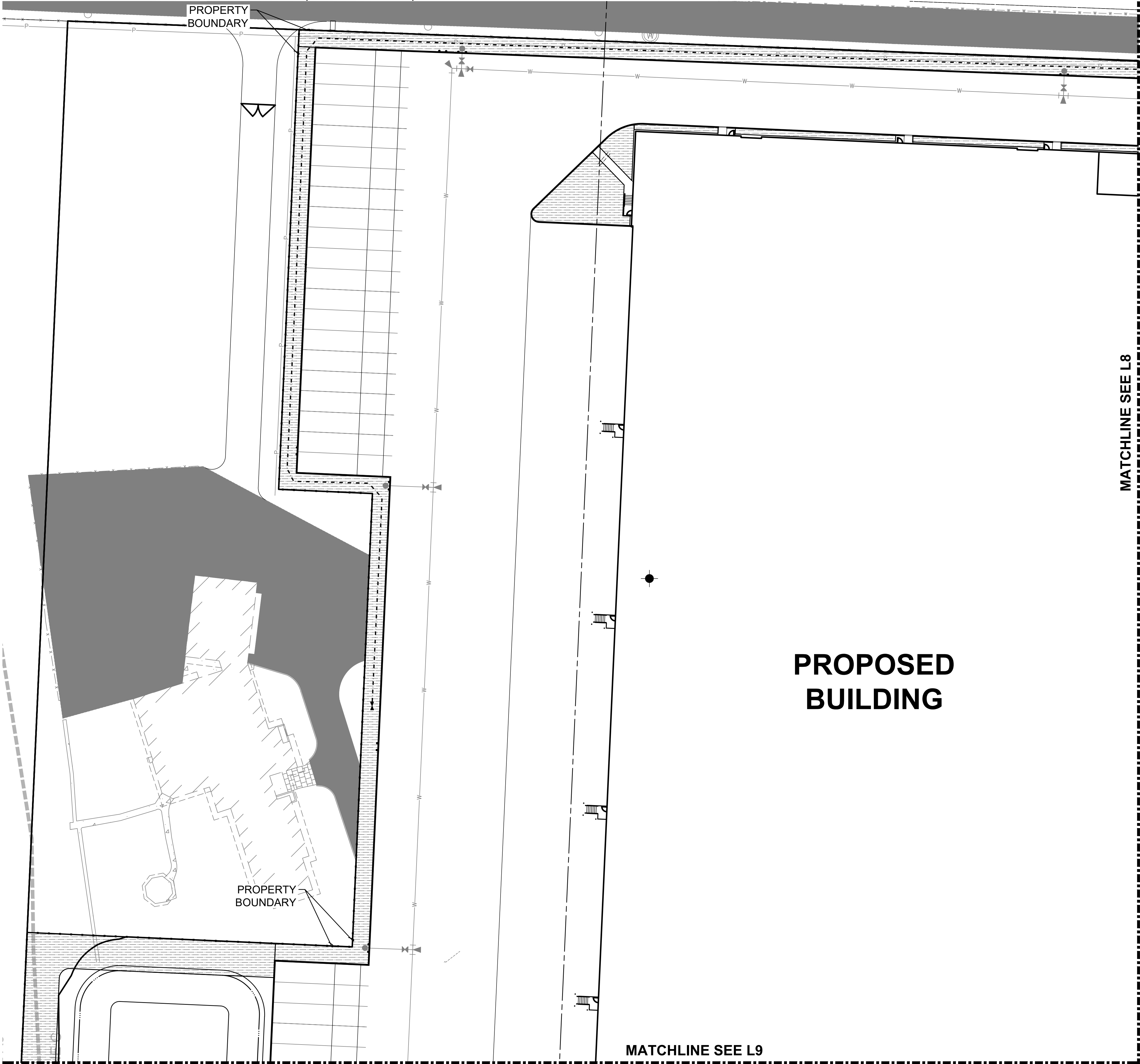
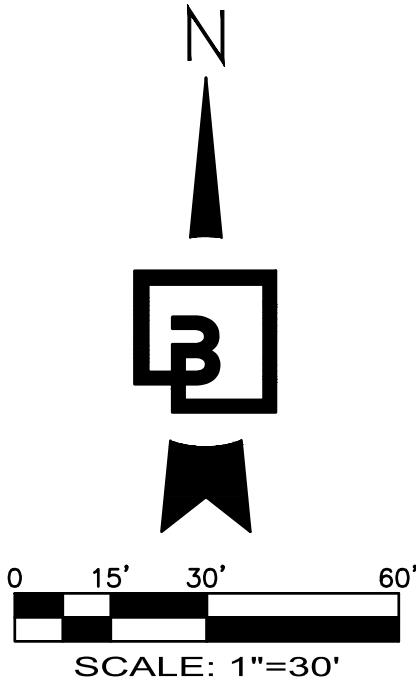
CITY ENGINEER _____ DATE _____
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

IRRIGATION SCHEDULE

- DESCRIPTION
- DRIP IRRIGATION:
- HUNTER LANDSCAPE DRIPLINE COMPONENTS
- HDL-06-12-250-CV SUB-SURFACE DRIPLINE TUBING 0.6 GPH PRESSURE COMPENSATING EMITTERS WITH CHECK VALVE AT 12" ON-CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES FOUR (4) FEET ON-CENTER; VERIFY THE LAYOUT AND 18" ON-CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL ALL COMPONENTS PER MANUF. SPECIFICATIONS.
- USE HUNTER PLD-LOC FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND INLINE DRIP TUBING
- ADDT'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-750-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 LATERALS RUN THROUGH PIPE; 4" DIAMETER WHERE ONLY A SINGLE LATERAL RUNS THROUGH PIPE.
- IRRIGATION SHOWN DIAGRAMATICALLY 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.)

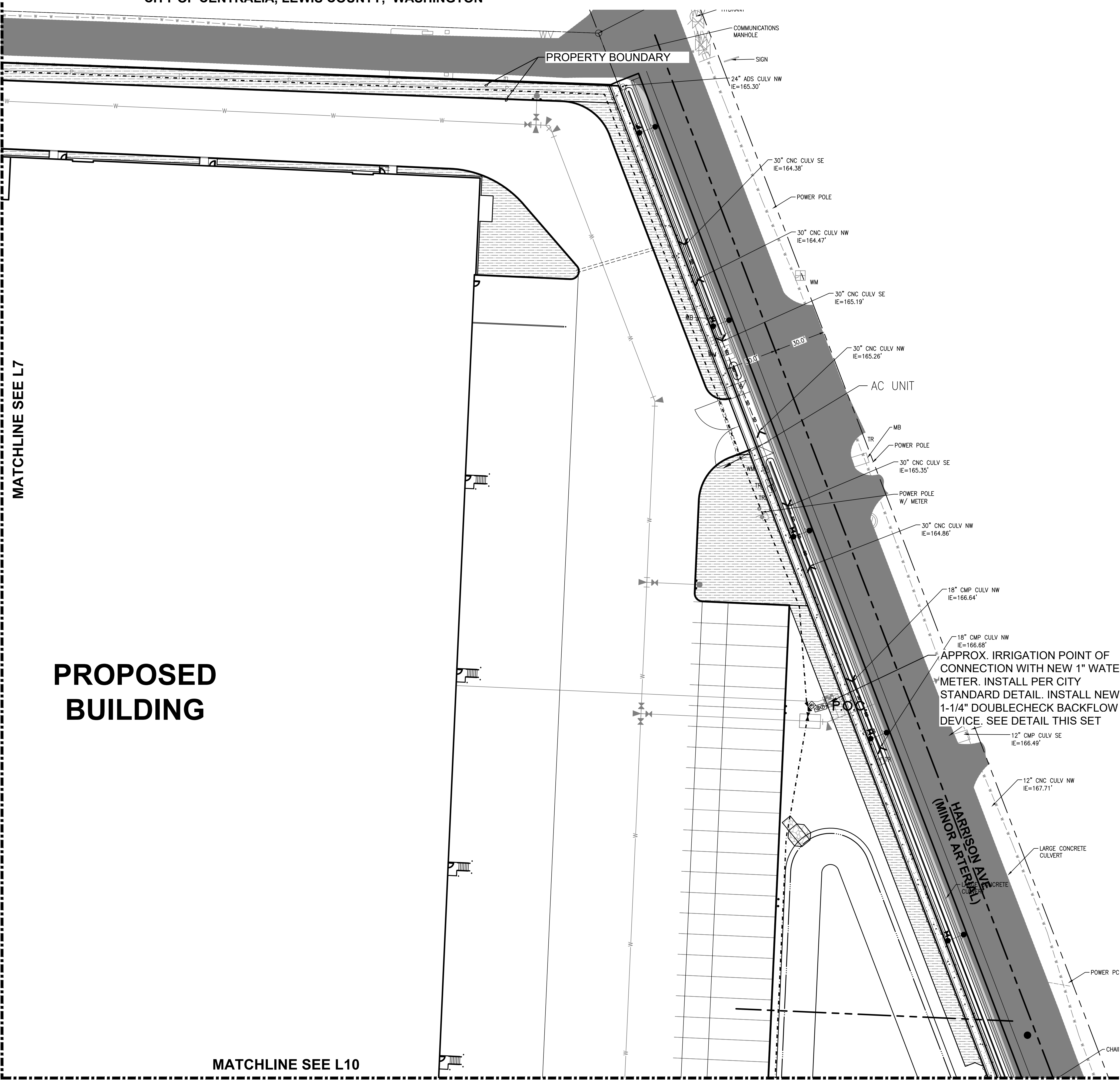
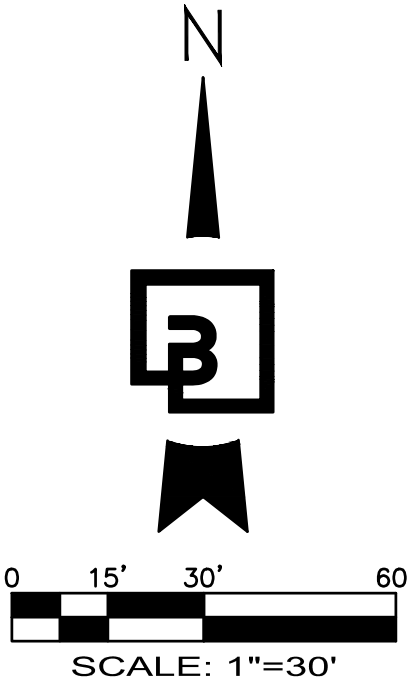


Job Number 23090		Sheet L7 of 13	
Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com			
For: LOGISTICS PROPERTY CO. 1100 BELLEVUE WAY NE, SUITE 8A#238 BELLEVUE, WA 98004			
Scale: Horizontal 1" = 30' Vertical -			
Designed TCR Drawn TCR Checked JMJ/ Approved TCR Date 8/19/25			
Title: IRRIGATION PLAN FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1			

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"



PROPOSED
BUILDING

SEE SHEET L7 FOR IRRIGATION SCHEDULE

Revision					
No.	Date	By	Appr.	TCR	PER COMMENTS
2	8/19/25				

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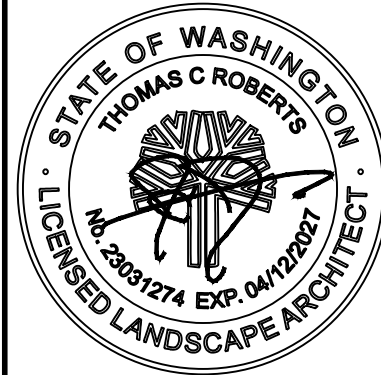
IRRIGATION PLAN

FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1



LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

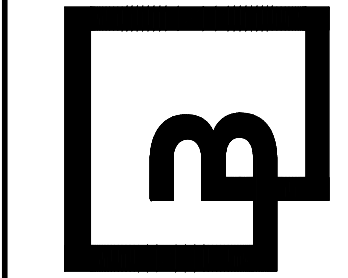
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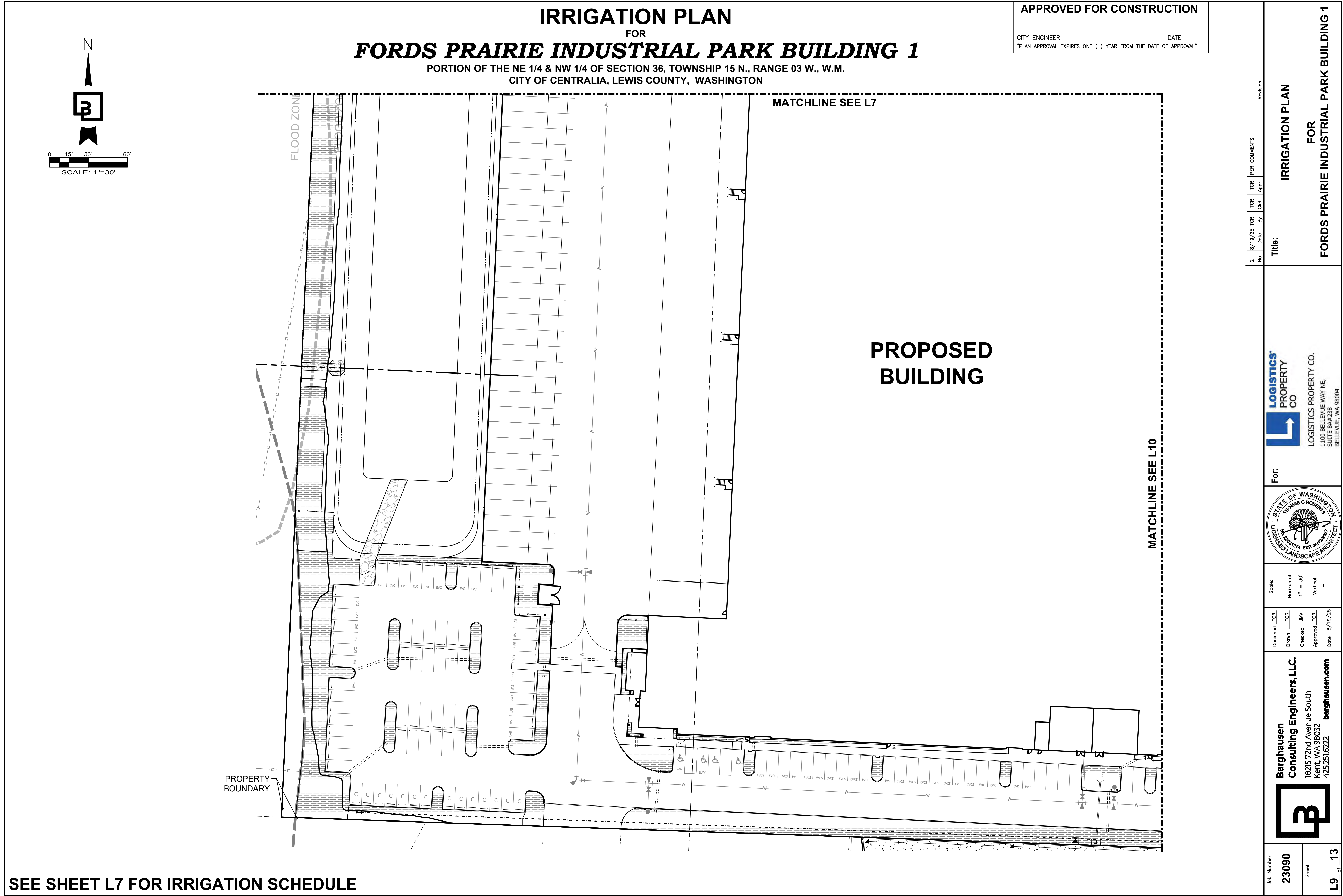
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Vertical -

Designed	Drawn	Checked	Approved	Date
TCR	TCR	JMV	TCR	8/19/25

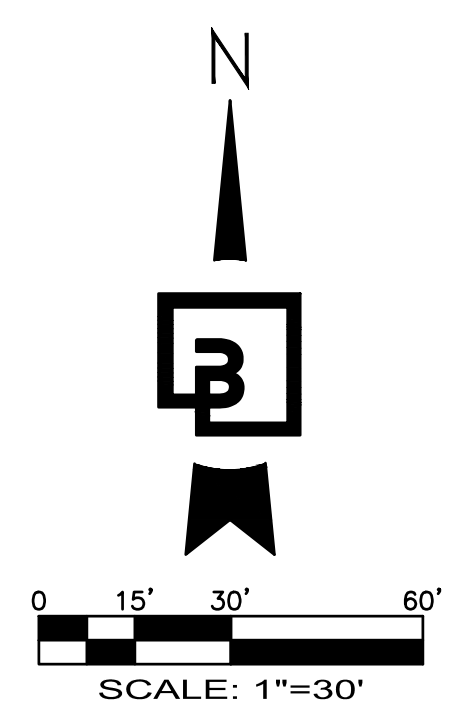
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Job Number
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Sheet
L8 of 13



SEE SHEET L7 FOR IRRIGATION SCHEDULE

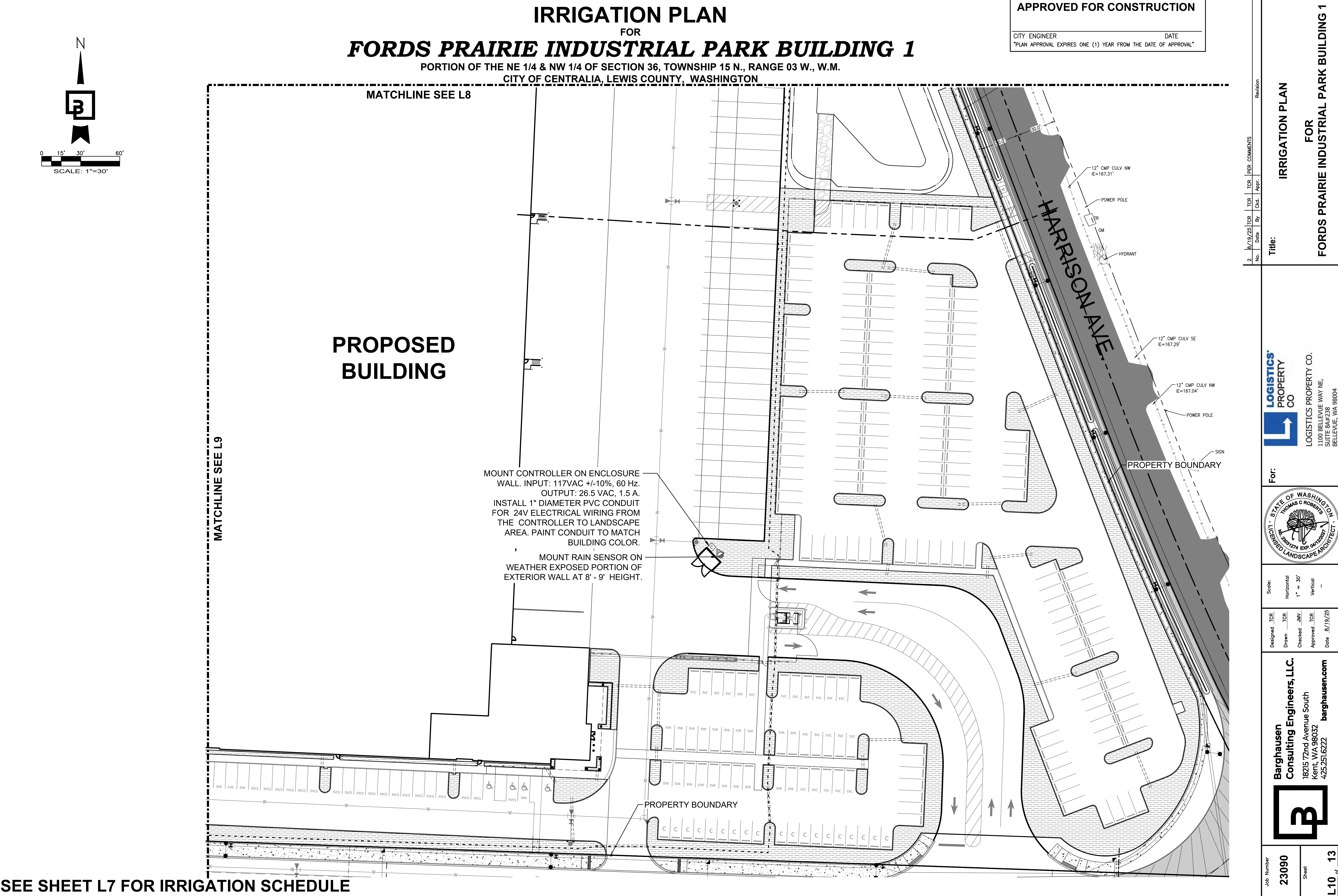


IRRIGATION PLAN
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PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

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

Job Number 23090	Sheet L9 of 13	Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		For: LOGISTICS PROPERTY CO. 1100 BELLEVUE WAY NE, SUITE 8A#238 BELLEVUE, WA 98004	Title: IRRIGATION PLAN FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1	Revision							
						No.	Date	By	Clk.	Appr.			
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2	8/19/25	TCR	TCR	TCR	TCR	PER COMMENTS							



SEE SHEET L7 FOR IRRIGATION SCHEDULE

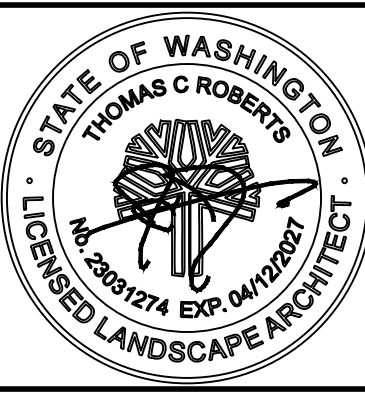
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CITY ENGINEER	DATE
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Title: IRRIGATION PLAN FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

LOGISTICS' PROPERTY CO
LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004



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Drawn	TCR
Checked	JMV
Approved	TCR
Date	8/19/25

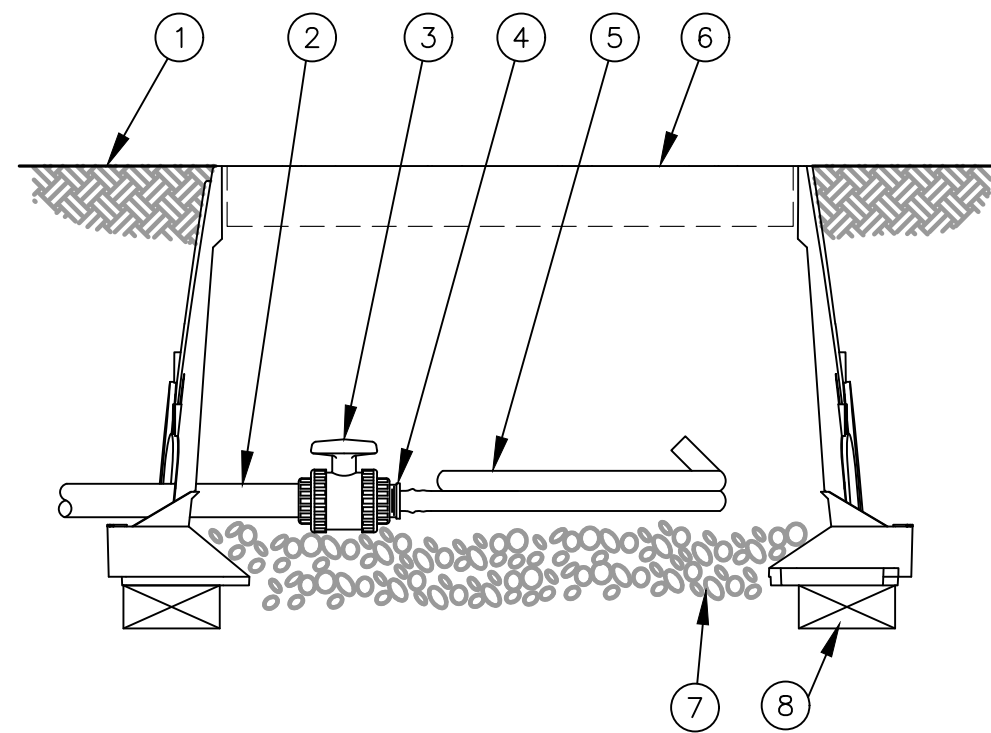
Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23090
Sheet L10 of 13

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

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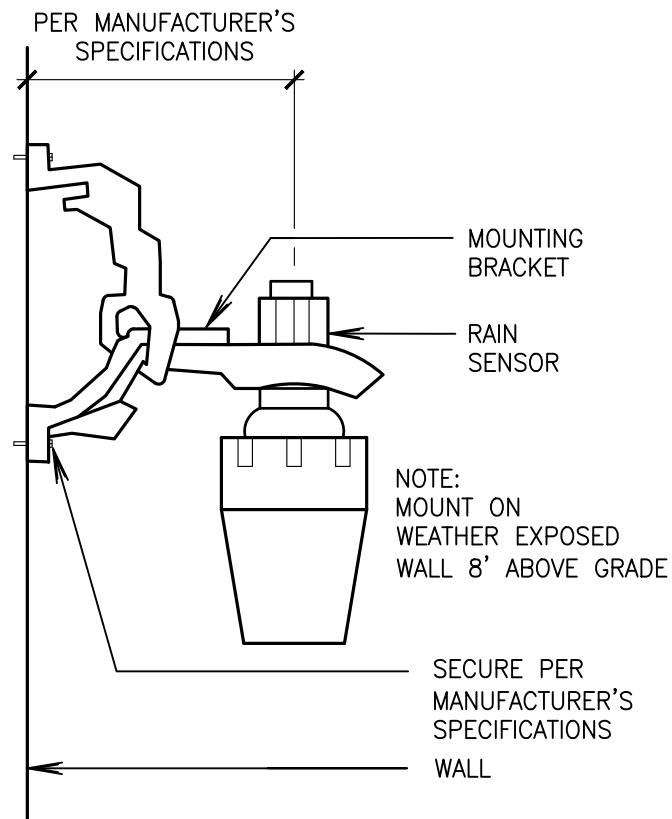
CITY ENGINEER _____ DATE _____
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



- 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)

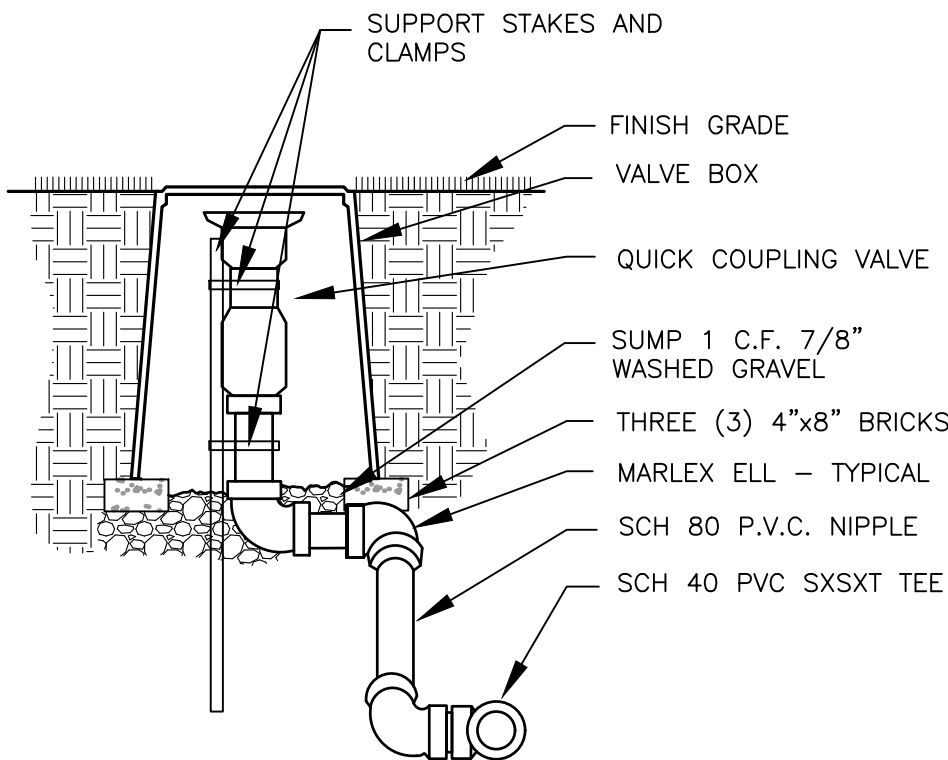
FLUSH POINT WITH BALL VALVE

NOT TO SCALE



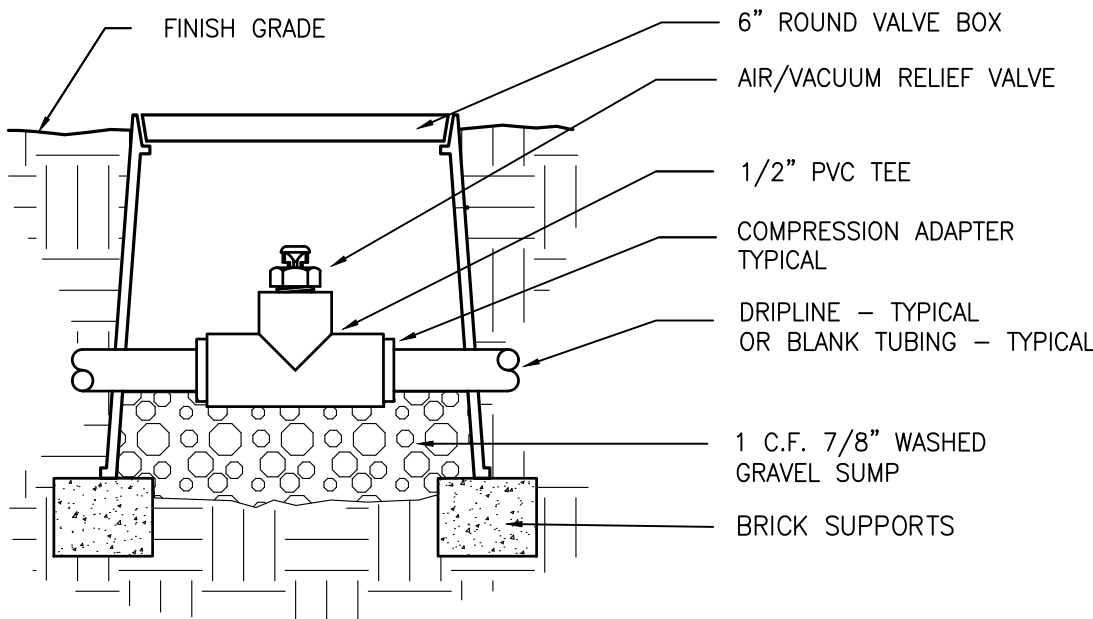
RAIN SENSOR DETAIL

NOT TO SCALE



QUICK COUPLING VALVE DETAIL

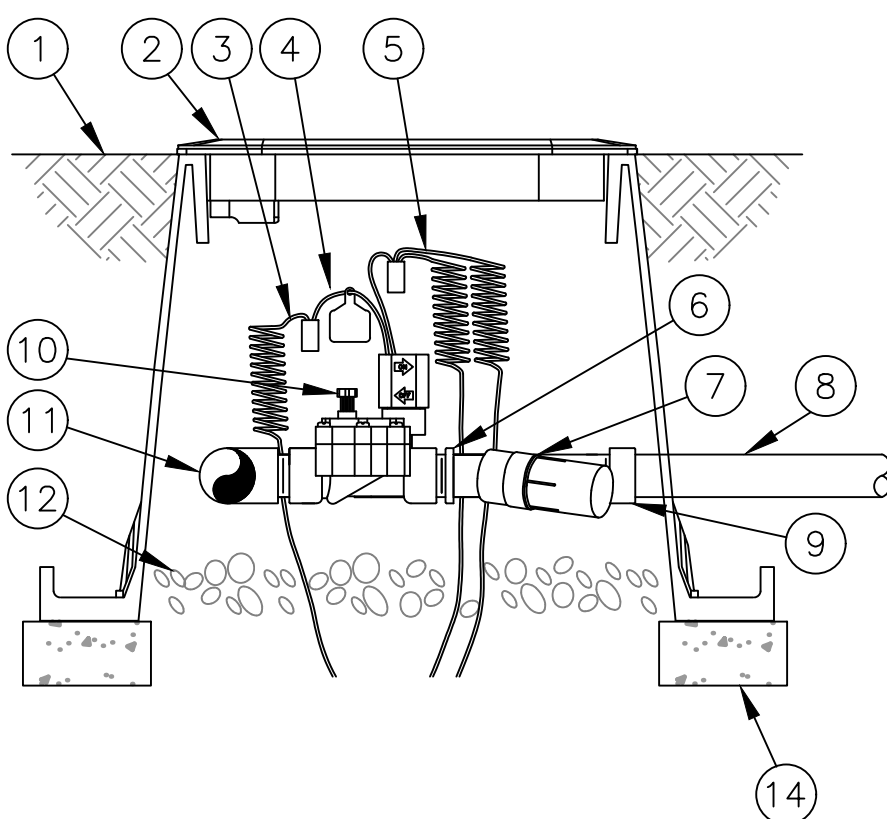
NOT TO SCALE



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

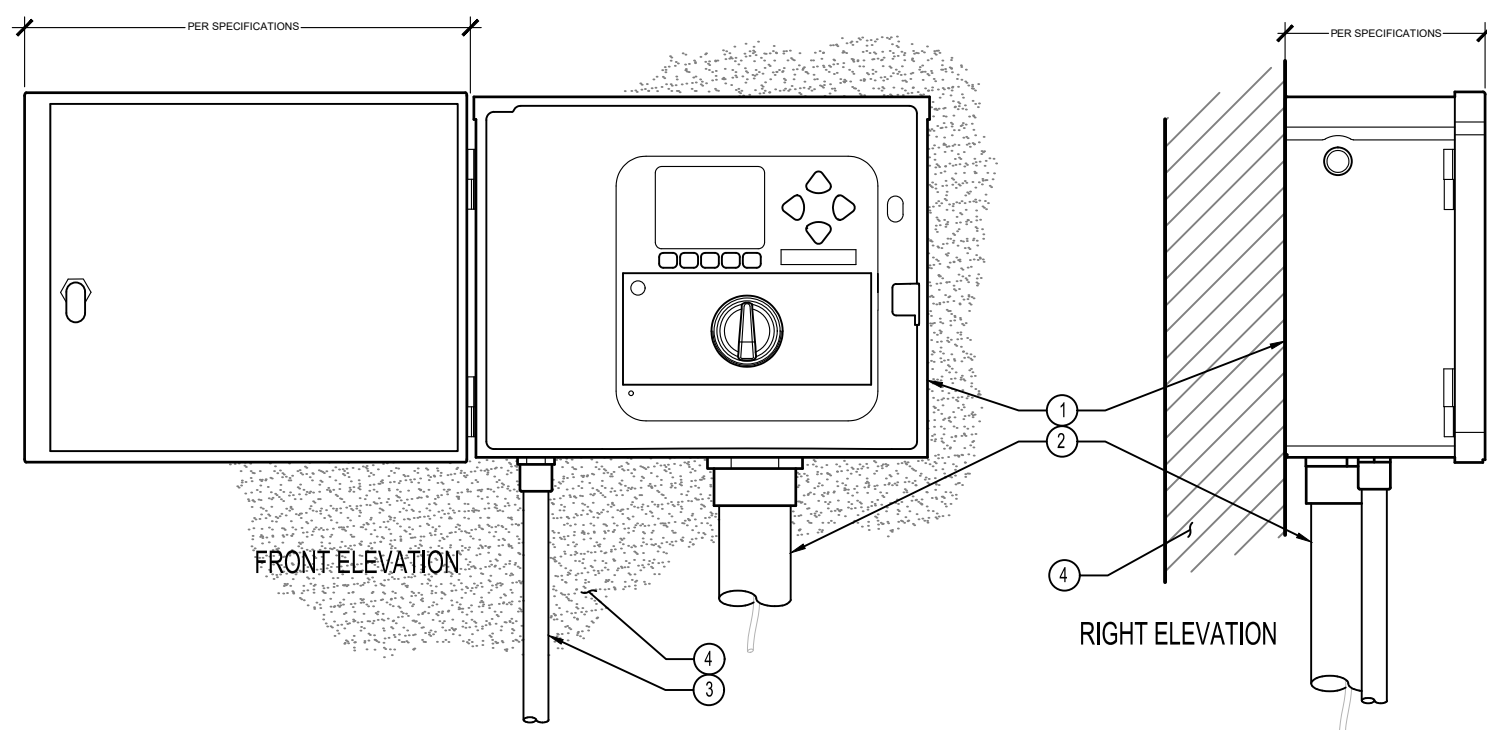
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SIDE VIEW

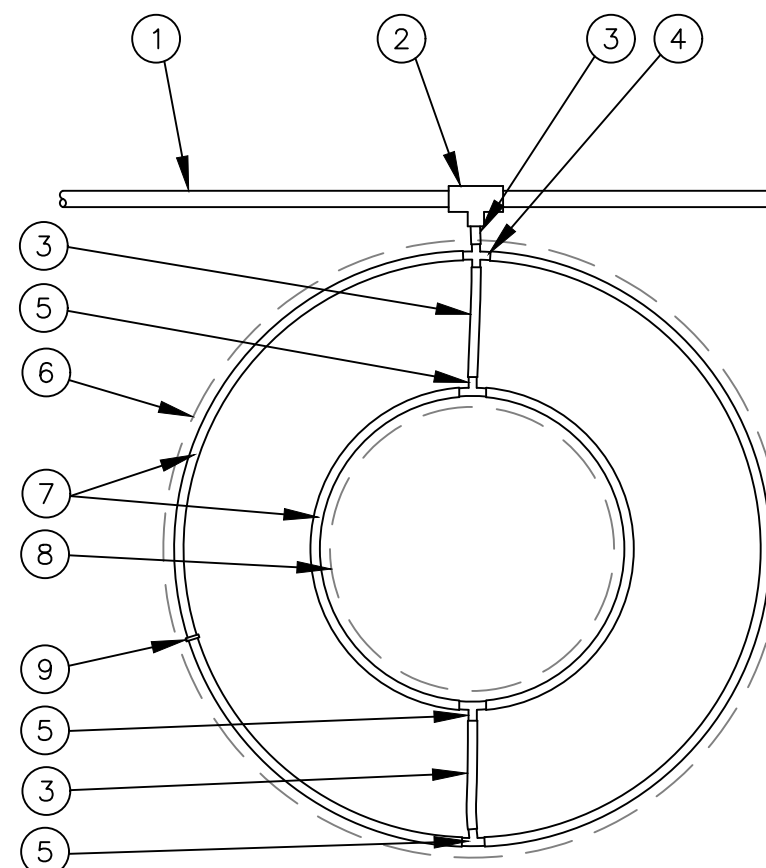
DRIP IRRIGATION VALVE

NOT TO SCALE



IRRIGATION CONTROLLER, WALL MOUNT

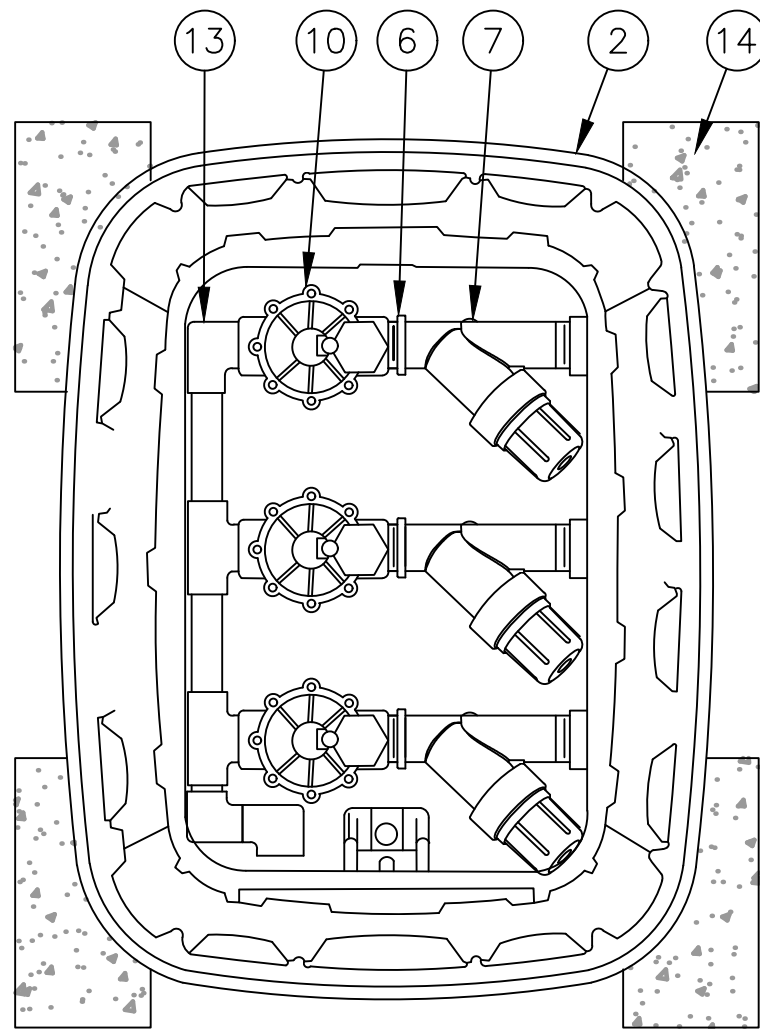
NOT TO SCALE



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

DRIPLINE AROUND TREE

NOT TO SCALE



TOP VIEW

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

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

Revision
2
No.
Date
8/19/25
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TCR
Appr.
TCR
PER COMMENTS

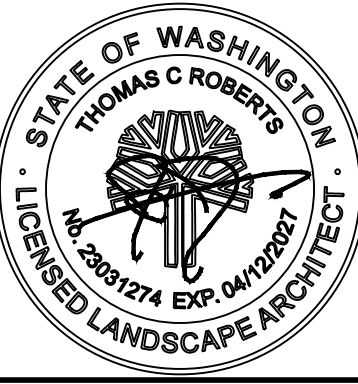
IRRIGATION DETAILS

FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1



LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 84#238
BELLEVUE, WA 98004

For:

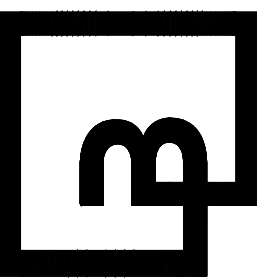


Scale:
Horizontal
1" = 30'
Vertical
-

Designed TCR
Drawn TCR
Checked JMV
Approved TCR
Date 8/19/25

Barghausen Consulting Engineers, LLC.

18215 72nd Avenue South
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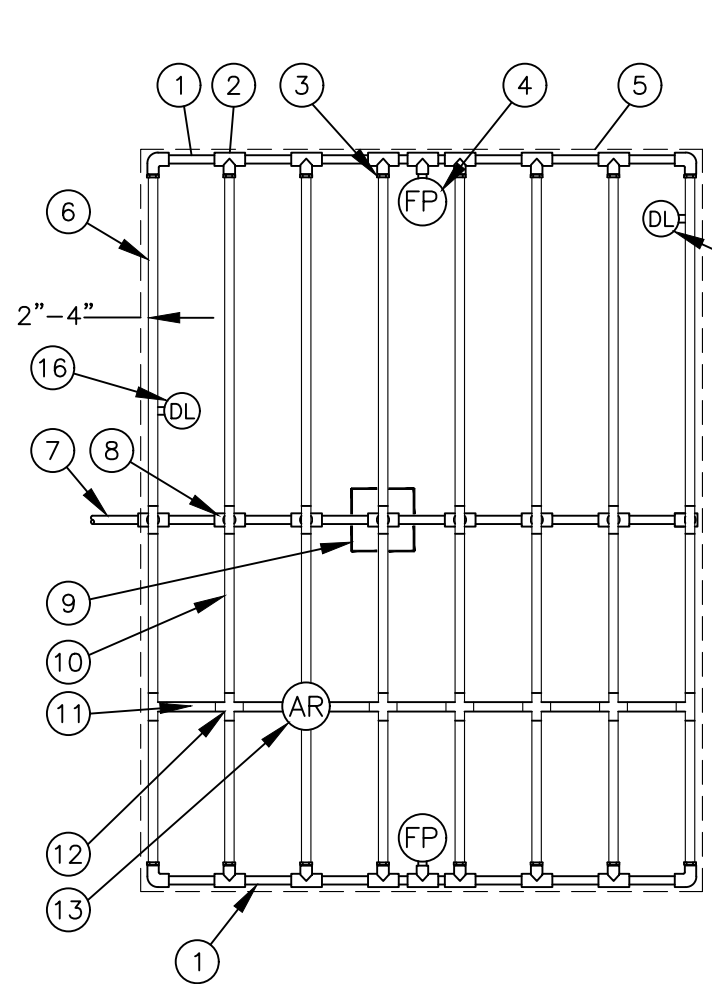
Job Number
23090

Sheet
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IRRIGATION DETAILS
FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1
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CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

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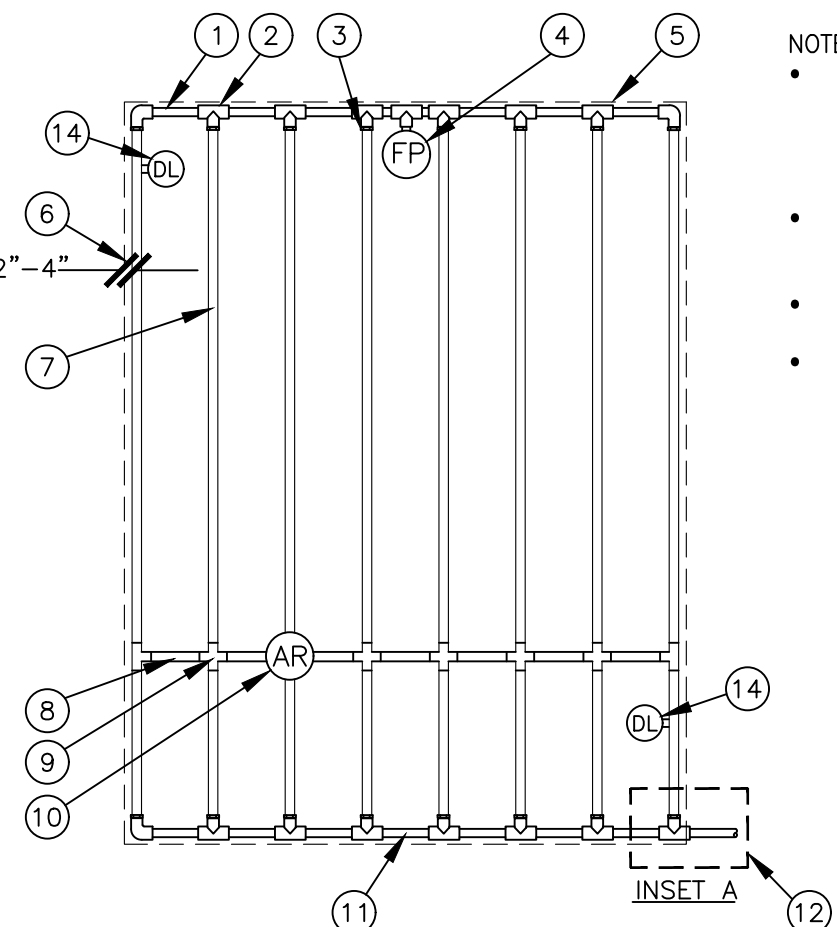
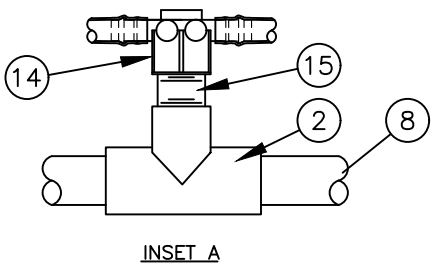
CITY ENGINEER _____ DATE _____
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



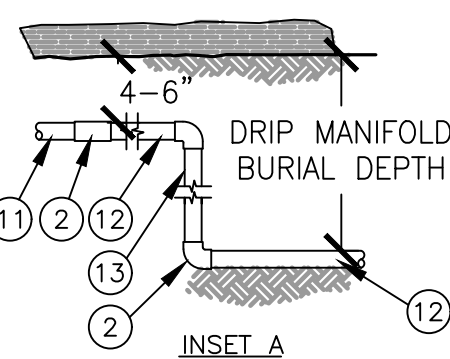
- 1 PVC EXHAUST HEADER
2 PVC SCH 40 TEE OR EL (TYPICAL)
3 BARB X MALE FITTING
4 FLUSH POINT (TYPICAL) SEE DETAIL
5 PERIMETER OF AREA
6 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7 PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8 PVC SUPPLY MANIFOLD
9 CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
10 SUB-SURFACE DRIPLINE
11 BLANK TUBING
12 BARB X BARB INSERT TEE OR CROSS:
13 1/2" AIR RELIEF VALVE
14 BARB X FEMALE FITTING:
15 3/4" PVC NIPPLE, LENGTH AS NECESSARY
16 DRIPLINE INDICATOR. SEE DETAIL FOR ADDITIONAL INFORMATION

Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

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



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



- 1 PVC EXHAUST HEADER
2 PVC SCH 40 TEE OR EL (TYPICAL)
3 BARB X MALE FITTING:
4 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "FLUSH POINT WITH BALL VALVE"
5 PERIMETER OF AREA
6 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7 SUB-SURFACE DRIPLINE
8 BLANK TUBING
9 BARB X BARB INSERT TEE OR CROSS:
10 1/2" AIR RELIEF VALVE
11 PVC SUPPLY HEADER
12 PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13 PVC SCH 40 RISER PIPE
14 DRIPLINE INDICATOR. SEE DETAIL FOR ADDT'L INFO

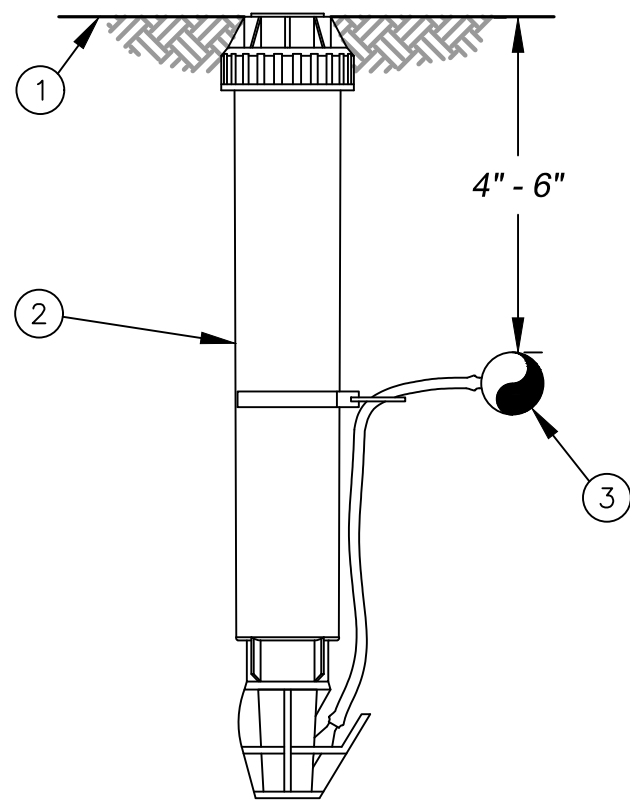
Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

DRIPLINE CENTER FEED LAYOUT

NOT TO SCALE

DRIPLINE END FEED LAYOUT

NOT TO SCALE

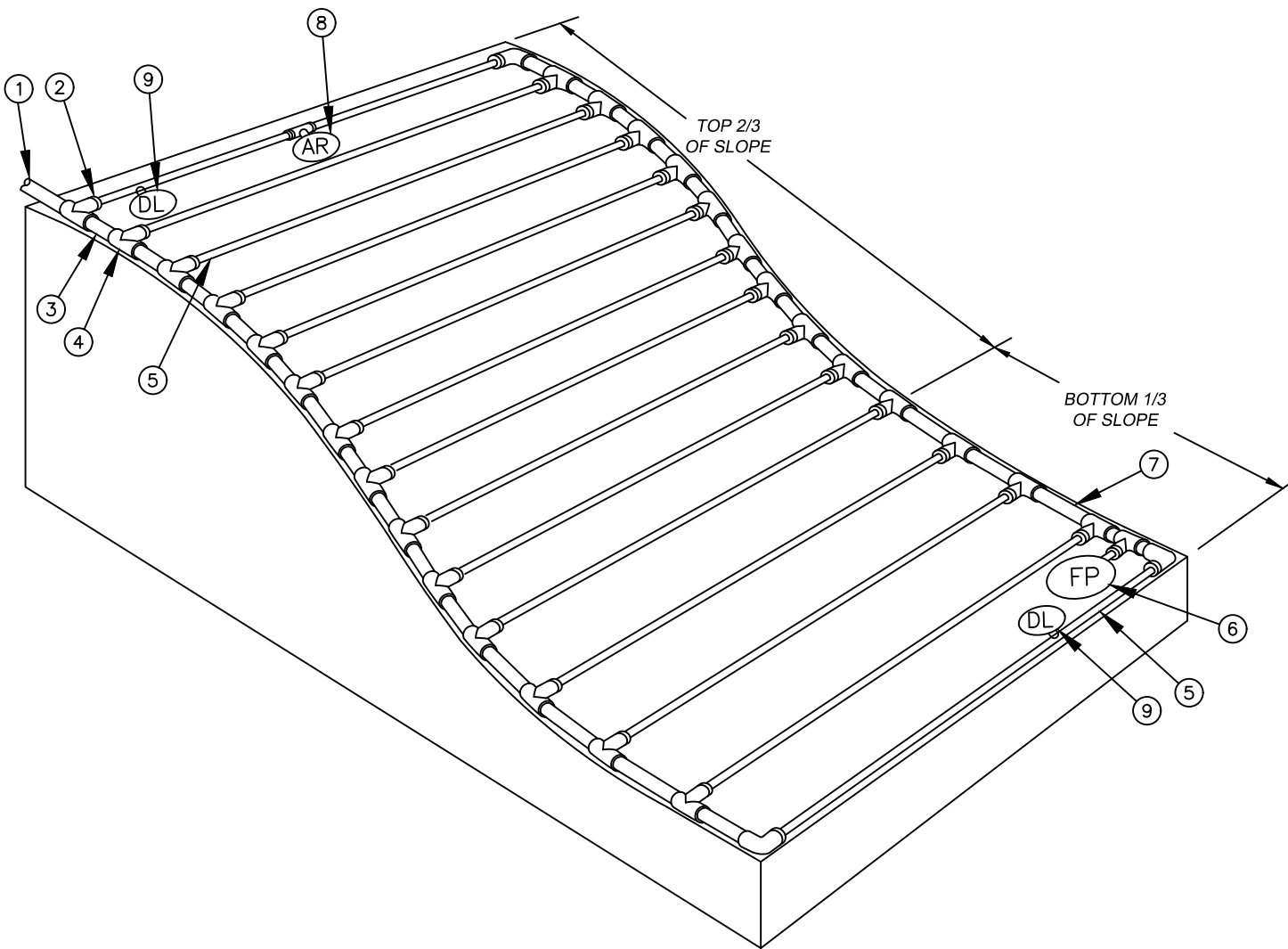


- 1 FINISH GRADE/TURF
2 OPERATION INDICATOR
3 SUB-SURFACE DRIPLINE: SEE IRRIGATION SCHEDULE

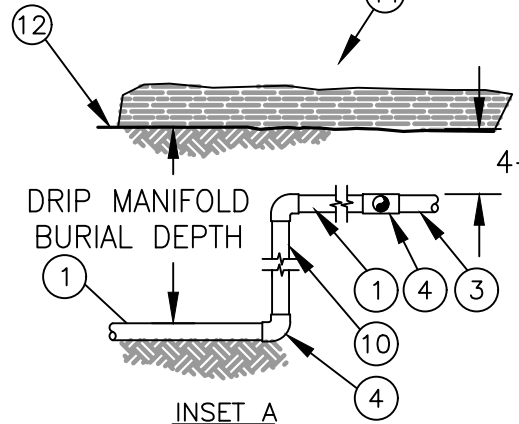
- NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

DRIP IRRIGATION DRIPLINE INDICATOR

NOT TO SCALE



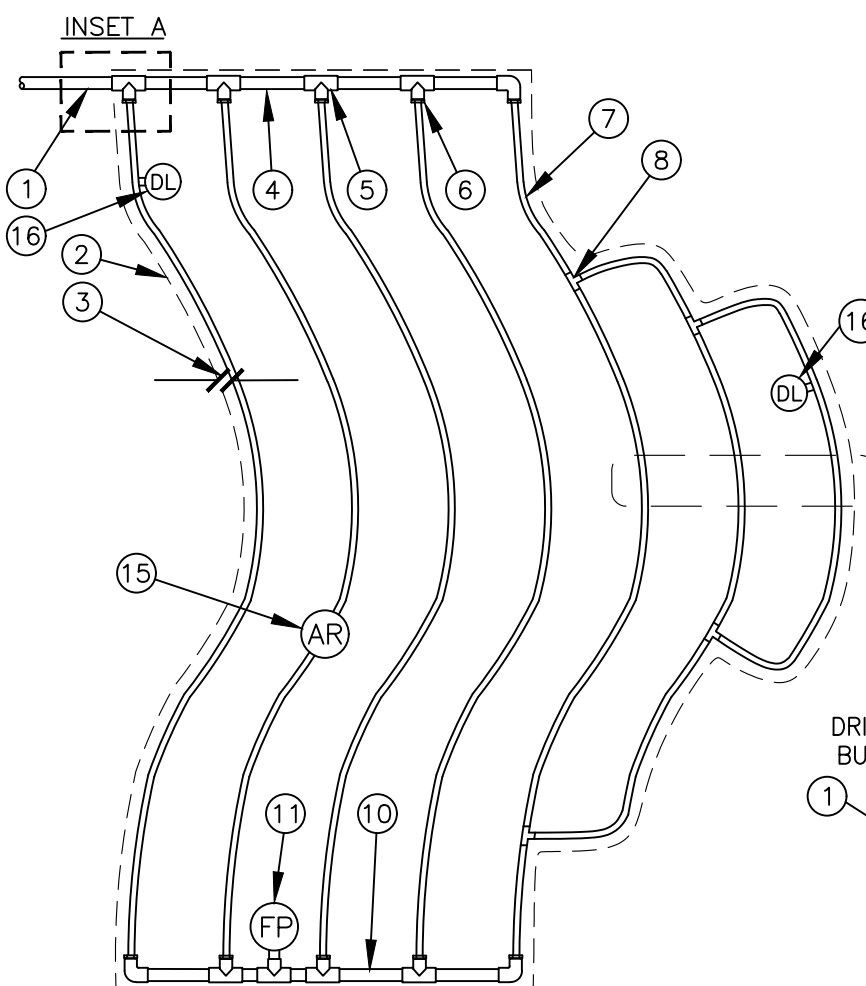
- NOTES:
• DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE MANUFACTURER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
•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



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

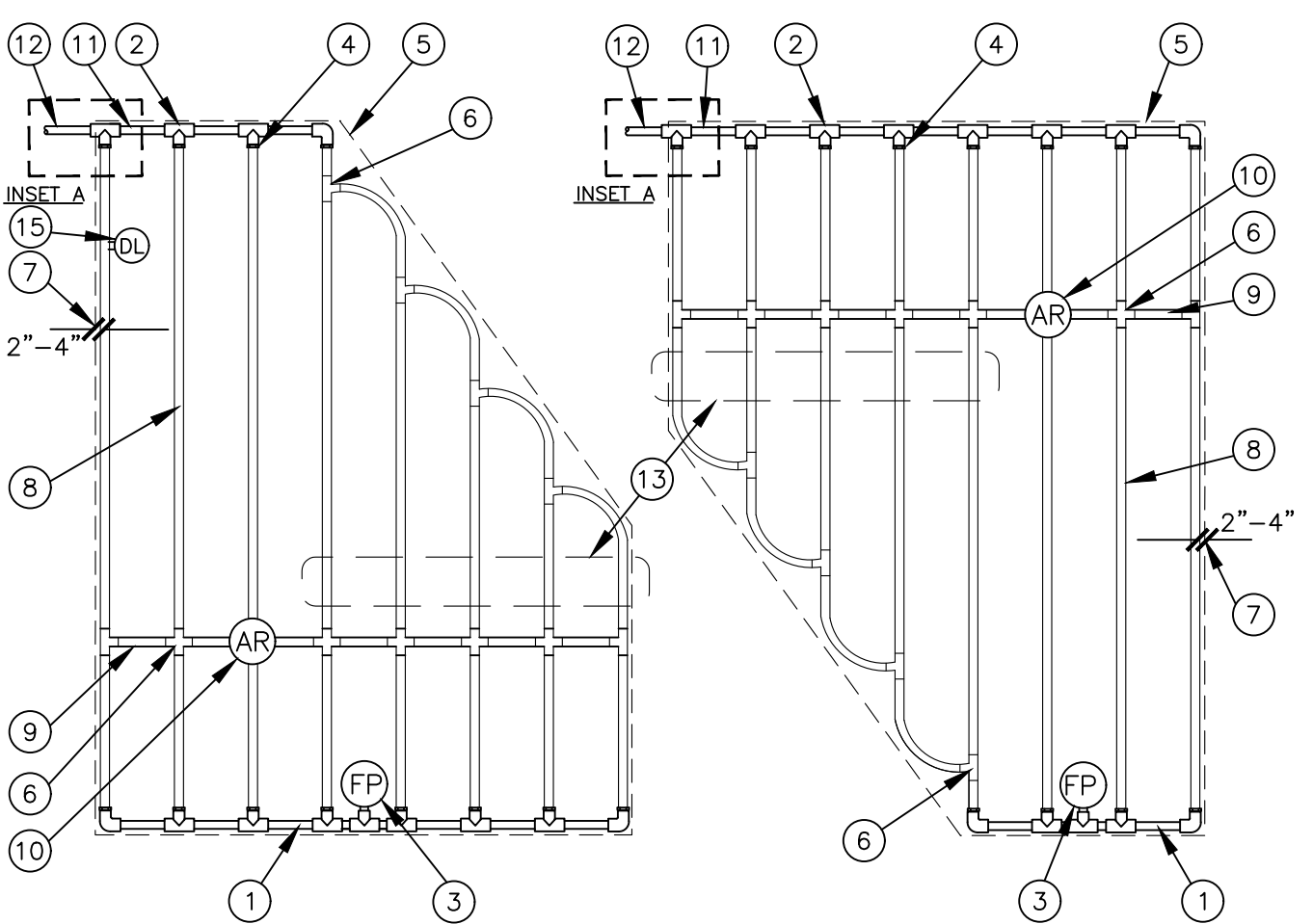
DRIPLINE SLOPED LAYOUT

NOT TO SCALE



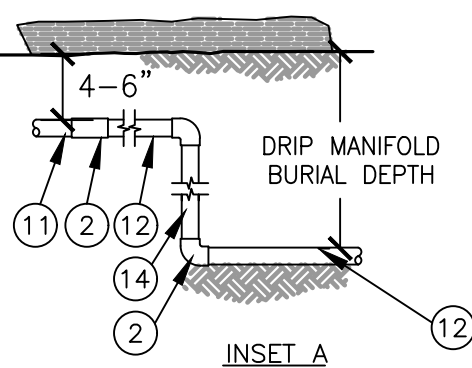
- NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS FOR SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. INSTALL AIR RELIEF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

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



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

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



DRIPLINE ODD CURVES LAYOUT

NOT TO SCALE

DRIPLINE IRREGULAR SHAPED LAYOUT

NOT TO SCALE

IRRIGATION DETAILS

Title:

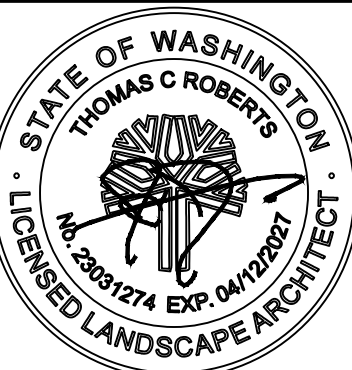
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

LOGISTICS' PROPERTY CO



LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 84#238
BELLEVUE, WA 98004

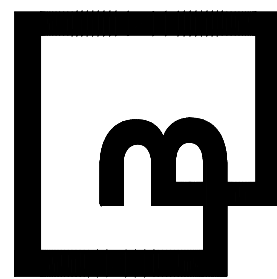
For:



Scale:
Horizontal 1" = 30'
Vertical 1" = 1'

Designed TCR
Drawn TCR
Checked JMV
Approved TCR
Date 8/19/25

Barghausen Consulting Engineers, LLC.



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Kent, WA 98032
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barghausen.com

Job Number
23090

Sheet
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