



4TH STREET PROPERTY SEPARATION

210 EAST 4TH STREET
LACENTER, WASHINGTON 98629

exp US Services, Inc.
ENGINEERS/ARCHITECTS/PLANNERS
205 N. MICHIGAN AVENUE
CHICAGO, ILLINOIS 60601-5924

PROJECT NO. RUS-00218612-A2

INDEX OF DRAWINGS

GENERAL

C 000 COVER SHEET

CIVIL

C 001 GENERAL NOTES AND ABBREVIATIONS
C 002 SITE DEMO PLAN
C 003 UTILITY DEMO PLAN: DRY UTILITIES
C 004 UTILITY DEMO PLAN: IRRIGATION
C 101 SITE PLAN
C 201 GRADING PLAN
C 301 EROSION CONTROL PLAN
C 401 SITE UTILITY PLAN
C 501 SITE DETAILS
C 502 UTILITY DETAILS

ELECTRICAL

E 101 DRY UTILITIES
E 601 PARTIAL RISER DIAGRAM

LANDSCAPE

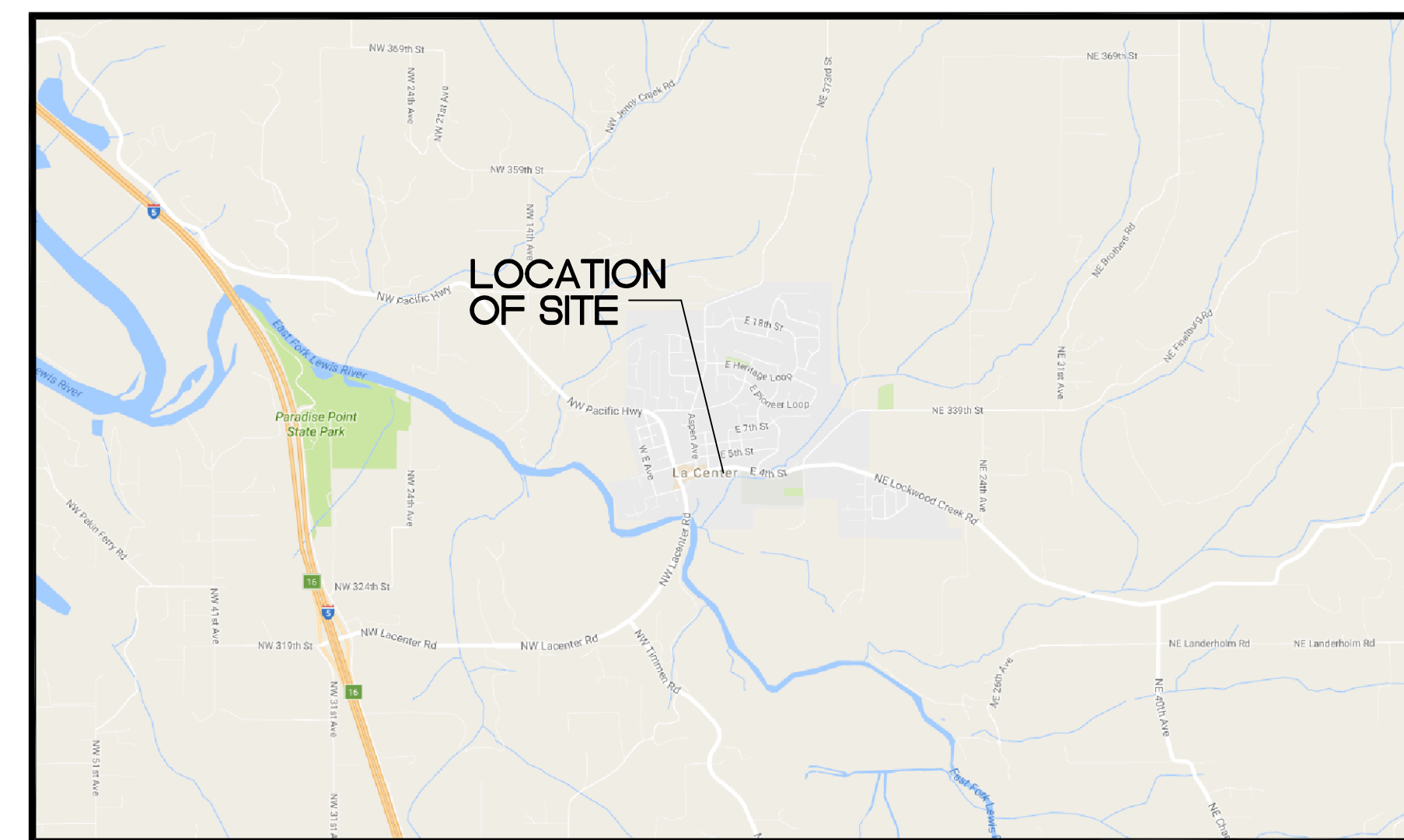
L 101 LANDSCAPE PLAN

PROPOSED SHORT PLAT

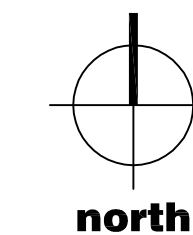
SHORT PLAT (1 OF 4)
SHORT PLAT (2 OF 4)
SHORT PLAT (3 OF 4)
SHORT PLAT (4 OF 4)

EXISTING CONDITIONS SURVEY: TOPOGRAPHIC, BOUNDARY AND UTILITY

SHEET 1 OF 11: LEGAL DESCRIPTION AND NOTES
SHEET 2 OF 11: BOUNDARY LAYOUT
SHEET 3 OF 11: TOPOGRAPHIC SURVEY
SHEET 4 OF 11: MASTER UTILITY LAYOUT
SHEET 5 OF 11: SANITARY AND STORM WATER LAYOUT
SHEET 6 OF 11: WATER LAYOUT
SHEET 7 OF 11: IRRIGATION LINE LAYOUT
SHEET 8 OF 11: MAIN ELECTRICAL LAYOUT
SHEET 9 OF 11: SECONDARY ELECTRICAL LAYOUT
SHEET 10 OF 11: COMMUNICATION LINE LAYOUT
SHEET 11 OF 11: GAS LINE LAYOUT



1 LOCATION MAP
NOT TO SCALE



SUMMARY OF WORK	
	TDS INTENDS TO RENOVATE THE EXISTING SITE AT 210 E 4TH STREET IN ORDER TO CREATE A PHYSICAL SEPARATION BETWEEN THE EXISTING CENTRAL OFFICE BUILDING WHICH FRONTS 4TH STREET AND REAR BUSINESS OFFICE BUILDING. GENERAL SCOPE OF WORK INCLUDES THE REMOVAL OF EXISTING CURBING, PAVEMENT AND OTHER ASSOCIATED SITE INFRASTRUCTURE AND THE INSTALLATION OF A CURBED LANDSCAPE MEDIAN, NEW PARKING AND UTILITY SEPARATION.
DEVELOPMENT CODE:	2006 LACENTER MUNICIPAL CODE DEVELOPMENT CODE
BUILDING CODE:	2012 INTERNATIONAL BUILDING CODE (IBC) WITH AMENDMENTS
MECHANICAL CODE:	2009 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING CODE:	2012 UNIFORM PLUMBING CODE (UPC) WITH AMENDMENTS
ELECTRICAL CODE:	2014 NATIONAL ELECTRIC CODE (NEC), NFPA 70
ENERGY CODE:	2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

2 CODE SUMMARY

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NO.	DATE	DESCRIPTION	BY
2	10/28/16	CITY REVIEW FOR PERMIT	KC
1	9/9/16	OWNER REVIEW	KC

NO.	DATE	DESCRIPTION	BY
1	9/9/16	OWNER REVIEW	KC

REVISIONS			
DATE	9/2/2016		
DRAWN	PS		
CHECKED	KC		
APPROVED	JH		
PROJECT NO.	RUS-00218612-A2		

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COVER SHEET

C-000



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DEMOLITION NOTES:

- THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DONE ACCORDING TO APPLICABLE BUILDING CODES. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:
 - SIDEWALK AND ON-SITE PAVEMENT
 - FOUNDATIONS AND SUPPORTING WALLS AND SLABS
 - UTILITIES
 - CONSTRUCTION DEBRIS
 - SOILS
- THE CONTRACTOR IS TO CONTACT EACH PUBLIC UTILITY AGENCY TO VERIFY EXISTING LINES AND COORDINATE SERVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE SERVICES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR, REPLACE OR PAY FOR ANY DAMAGED FACILITIES DURING THE COURSE OF THE CONSTRUCTION AS REQUIRED BY THE PUBLIC UTILITY AGENCY.
- THE CONTRACTOR IS TO EXPOSE AND/OR UTILIZE ELECTRONIC DETECTION ON ALL ON-SITE EXISTING UTILITIES WITHIN THE AREA OF DISTURBANCE PRIOR TO START OF ANY CONSTRUCTION TO VERIFY LOCATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S CONSTRUCTION REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING PAVEMENT, SIDEWALK OR CURB TO BE REMOVED SHALL BE SAWCUT TO FULL DEPTH AND EDGES SHALL BE STRAIGHT AND UNIFORM.
- ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH OSHA REGULATIONS INsofar AS THEY APPLY TO THE REQUIRED WORK.
- THE CONTRACTOR SHALL REMOVE AND CLEAR ALL TREES, BRUSH, FENCES, BUILDINGS, CURB, CONCRETE AND ASPHALT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. NO ON-SITE BURNING WILL BE ALLOWED. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- ALL PRIVATE UTILITIES (ELECTRIC, TELEPHONE, CABLE, FIBER OPTIC, NATURAL GAS) SHALL BE REMOVED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION. ALL PROTECTIVE DEVICES AND BARRIERS SHALL BE REMOVED.
- THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED DURING DEMOLITION, CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS.
- CONTRACTOR SHALL WATER THE DEMOLITION SITE AS NECESSARY TO REDUCE DUST AND DEBRIS IN THE AIR.

DEMOLITION KEY NOTES: (X)

- SAWCUT AND REMOVE EXISTING CURB AND GUTTER
- REMOVE AND DISPOSE OF FULL DEPTH ASPHALT PAVEMENT
- REMOVE CONCRETE SIDEWALK AND PAVEMENT.
- REMOVE EXISTING ENCLOSURE WALL AND FOUNDATION.
- REMOVE AND DISPOSE OF ABOVE GROUND PROPANE TANK IN EPA APPROVED COLLECTION CENTER. SAFELY DEPRESSURIZE TANK AND DISCONNECT PIPING AND WIRING. ALL WORK SHALL BE PERFORMED PER NFPA, NEC AND RELEVANT BUILDING CODES. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION ON WIRING. PIPING AND CONDUIT TO BE ABANDONED IN PLACE.
- REMOVE AND DISPOSE OF GENERATOR IN EPA APPROVED COLLECTION CENTER. DISCONNECT ASSOCIATED PIPING AND WIRING PER RELEVANT BUILDING CODES. ENSURE THAT NATURAL GAS SERVICE AND ELECTRIC LINES HAVE BEEN DISCONNECTED PRIOR TO MOVING GENERATOR AS SHOWN ON CIVIL UTILITY DRAWING AND ELECTRICAL UTILITY DRAWING.
- EXISTING RETAINING WALL TO REMAIN AND SHALL BE PROTECTED.
- MILL ASPHALT PAVEMENT 1.5".
- REMOVE EXISTING HYDRANT.
- REMOVE EXISTING STORM STRUCTURE FRAME AND GRATE.
- REMOVE 15 LF EXISTING WATER LINE
- REMOVE 15 LF EXISTING STORM SEWER.

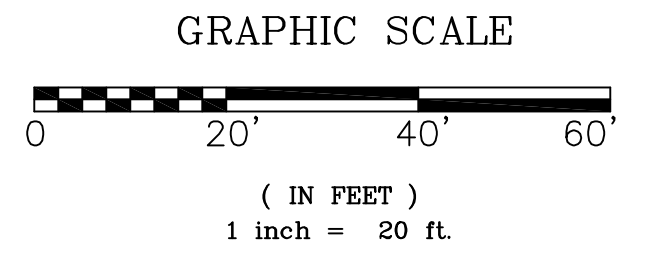
LEGEND:

- CONCRETE PAVEMENT TO BE REMOVED
- MILL AND RESURFACE ASPHALT PAVEMENT
- ASPHALT PAVEMENT TO BE REMOVED AND REPLACED
- ITEM TO BE REMOVED

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1	9/9/16	OWNER REVIEW	KC
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REVISIONS

DATE	8/26/2016
DRAWN	PS
CHECKED	KC
APPROVED	JH
PROJECT NO.	RUS-00218612-A2

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Know what's below.
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SITE DEMO PLAN
C-002



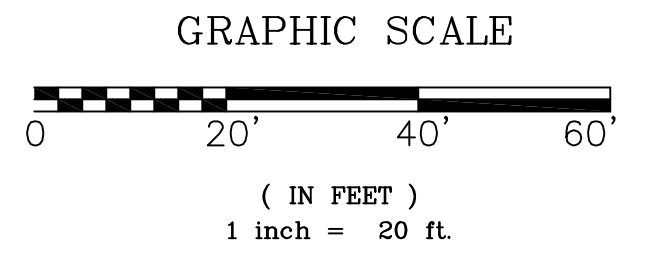
UTILITY KEY NOTES: X

1. REMOVE ELECTRIC SECONDARY LINE, DISCONNECT AT PANEL AND ABANDON CONDUIT IN PLACE.
2. EXISTING GAS SERVICE TO BE REMOVED AND CAPPED AT METER PER NW NATURAL GAS REQUIREMENTS. COORDINATE RETIREMENT WITH NW NATURAL GAS (800) 422-4012. GAS METER TO REMAIN.
3. EXISTING SITE LIGHT TO BE DISCONNECTED AND RELOCATED.
4. TELEPHONE AND GENERATOR POWER INTERCONNECTING BUILDINGS TO BE DISCONNECTED AT EACH END. WIRING TO BE REMOVED FROM CONDUIT AND CONDUIT REMOVED WHERE SURFACE IS BEING RECONSTRUCTED AND ABANDONED IN PLACE AT ALL OTHER LOCATIONS. OFFICE BUILDING ATS TO BE DISABLED PER ELECTRICAL DRAWINGS. CONTRACTOR TO FIELD VERIFY GROUNDING INTERCONNECTIONS AND PROPERLY SEPARATE GROUND LINE BETWEEN BUILDINGS SUCH THAT EACH BUILDING HAS AN ADEQUATE GROUNDING SYSTEM IN PLACE AFTER CONSTRUCTION. CONTRACTOR TO COORDINATE WITH TDS REPRESENTATIVES REGARDING TELEPHONE DISCONNECTION FROM CENTRAL OFFICE BUILDING.
5. TELEPHONE AND COMMUNICATIONS LINES SERVING LA CENTER CITY HALL SHOWN PER HISTORICAL DRAWINGS TO BE REMOVED. ENSURE THAT NEW SERVICE, SHOWN ON UTILITY DRAWINGS, HAS BEEN PROVIDED PRIOR TO DISCONNECTION.
6. EXISTING ELECTRICAL GROUND FIELD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
7. EXISTING SECONDARY ELECTRICAL LINES FEEDING SITE LIGHTING SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

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1	9/9/16	OWNER REVIEW	KC
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DATE	4/7/16
DRAWN	PS
CHECKED	KC
APPROVED	JH
PROJECT NO.	RUS-00218612-A2

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**UTILITY DEMO PLAN
 DRY UTILITIES
 C-003**



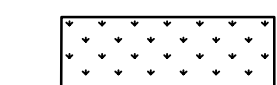
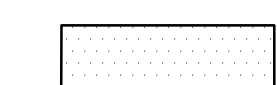
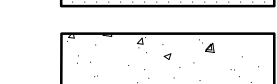
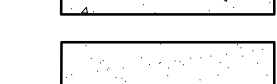
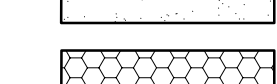
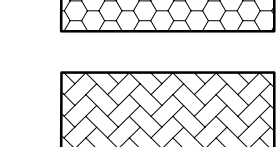
SITE NOTES:

1. ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. RESTORE TO ORIGINAL OR BETTER CONDITION ALL AREAS DISTURBED BY CONSTRUCTION. UPON COMPLETION, POWER WASH ALL PAVING TO OWNER'S SATISFACTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF THE ENTIRE SITE. THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND MAINTAINED BY CONTRACTOR.
4. ALL DIMENSIONS ARE TAKEN FROM FACE OF CURB UNLESS OTHERWISE NOTED.
5. REFER TO SHORT PLAT DOCUMENT SHEET FOR DETAILS ON ACCESS EASEMENT, UTILITY EASEMENTS, CORRECTED LEGAL DESCRIPTIONS AND LAND DEDICATIONS.

KEY NOTES: (X)

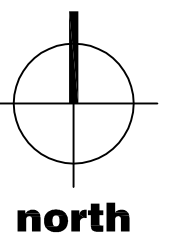
1. RESURFACE ASPHALT PAVEMENT WITH 1.5" WADOT SURFACE COURSE.
2. INSTALL FULL DEPTH ASPHALT PAVEMENT. REFER TO DETAIL 1/C501.
3. INSTALL CONCRETE WALK PER DETAIL 2/C501.
4. AREA TO BE LANDSCAPED. REFER TO LANDSCAPE PLAN FOR DETAILS.
5. NEW 4" WHITE FAST DRY SOLVENT BASED ALKYD HIGHWAY TYPE PARKING LOT STRIPING. REFER TO DETAIL 3/C501 FOR HATCHED AREAS.
6. INSTALL 35 LF MOUNTABLE CURB. REFER TO DETAIL 4/C501.
7. INSTALL NEW CHAINLINK FENCE AND GATE. REFER TO DETAIL 5 & 6/C501
8. INSTALL FULL HEIGHT BARRIER CURB. REFER TO DETAIL 4/C501.
9. SEAL AND RE-STRIPING EXISTING OFFICE PARKING AREAS PER EXISTING SITE LAYOUT.
10. INSTALL FIRE LANE GRASS PAVER SYSTEM PER DETAIL 7/C502.
11. EXISTING RETAINING WALL TO REMAIN AND TO BE PROTECTED.
12. TRENCH IN CITY PROPERTY FOR NEW SEWER CONNECTION. SEE UTILITY PLAN, EROSION PLAN AND LANDSCAPE PLANS.

LEGEND:

-  PROPOSED GRASS AREA
-  PROPOSED ASPHALT PAVEMENT AREA
-  PROPOSED CONCRETE PAVEMENT AREA
-  RESURFACED ASPHALT PAVEMENT AREA
-  PROPOSED GRASS PAVE AREA
-  PROPOSED STEEP SLOPE EXCAVATION

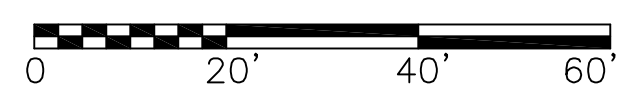
PARKING SUMMARY

- PROPOSED PARCEL A:
 REQUIRED PARKING (3,685 SF): 5 SPACES (1 PER EMPLOYEE)
 PROPOSED PARKING (3,685 SF): 5 SPACES
- PROPOSED PARCEL B:
 REQUIRED PARKING (11,532 SF): 29 SPACES (1 PER 400 SF)
 PROPOSED PARKING (11,532 SF): 38 SPACES



north

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

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2	10/28/16	CITY REVIEW FOR PERMIT	KC
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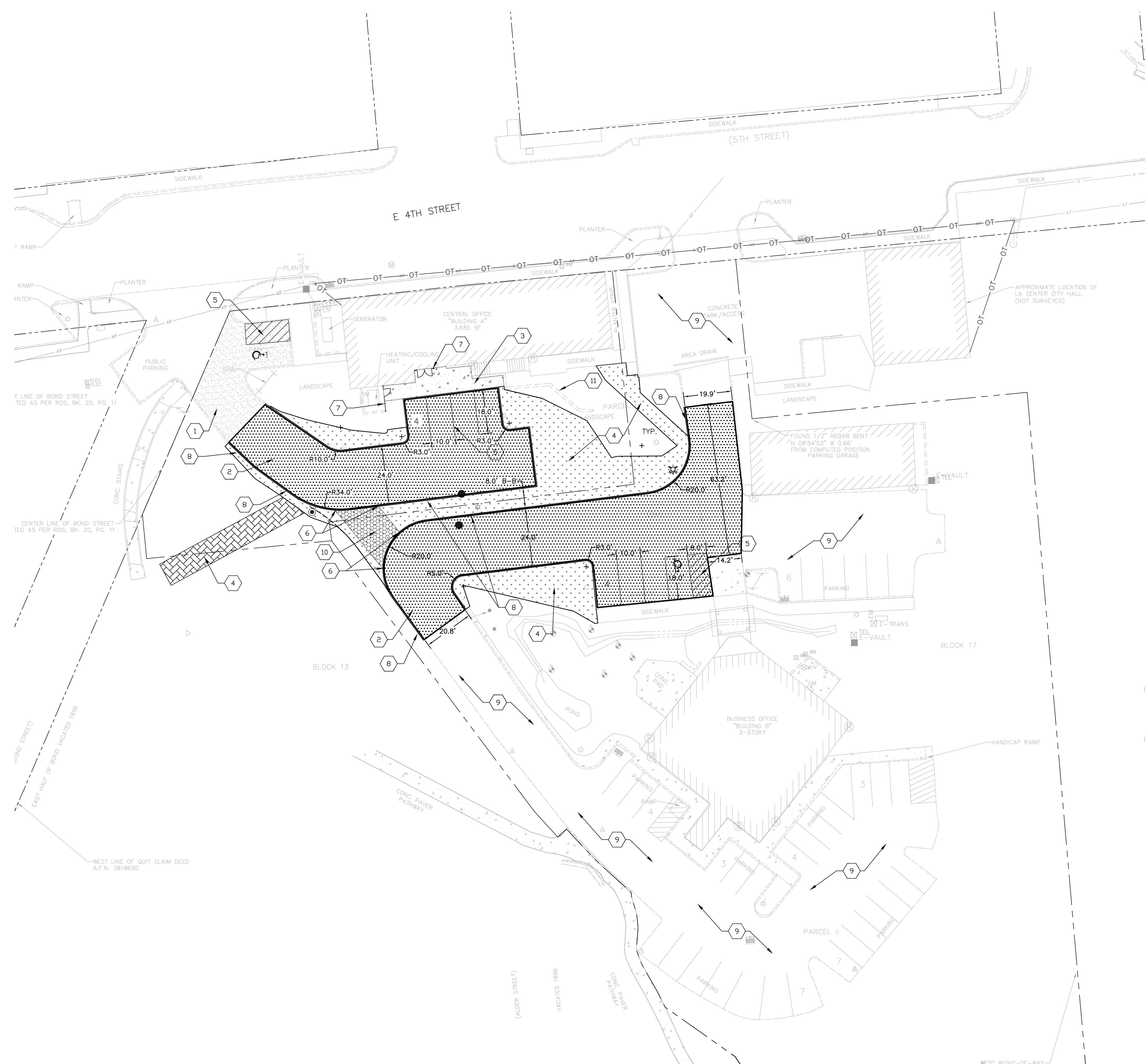
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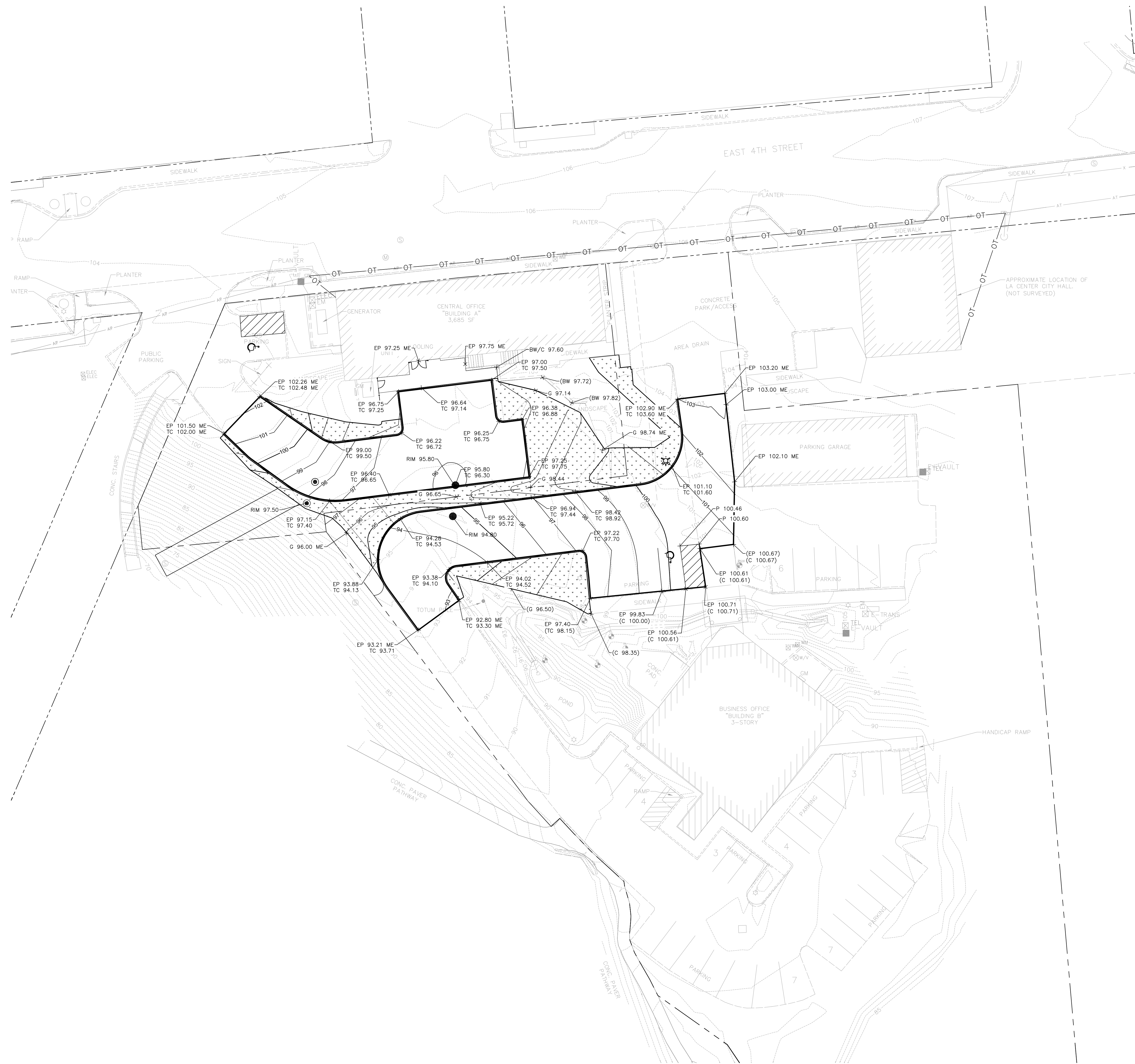
SITE PLAN

C-101



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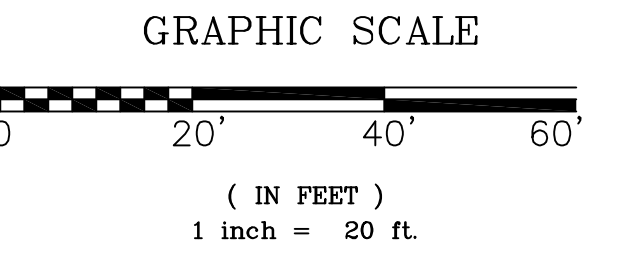
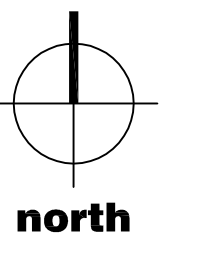
GRADING NOTES:

1. CONTRACTOR TO USE EXTREME CAUTION WHEN GRADING IN AND AROUND EXISTING UTILITIES. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH PRIOR TO START OF CONSTRUCTION.
2. ALL SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS. WADOT COARSE AGGREGATE BASE COURSE SHALL BE IMPORTED IN PAVED AREAS AS NECESSARY TO ACHIEVE FINISHED ELEVATIONS.
3. ANY DISCREPANCIES BETWEEN SPOT ELEVATIONS ON THIS SHEET SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE DESIGN ENGINEER IMMEDIATELY.
4. BENCHMARK AND CONTROL POINTS FOR CONSTRUCTION STAKING SHALL BE AS PROVIDED ON SURVEY BY KLEIN AND ASSOCIATES.
5. ALL FILL SHALL COMPLY WITH EARTH MOVING SPECIFICATION AND SHALL BE UNCONTAMINATED, BASED ON EPA AND DEPARTMENT OF ECOLOGY STANDARDS.
6. ADJUSTMENT OF ANY VALVES, RIMS, MANHOLES, ETC. TO FINISHED GRADES SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THIS SCOPE.

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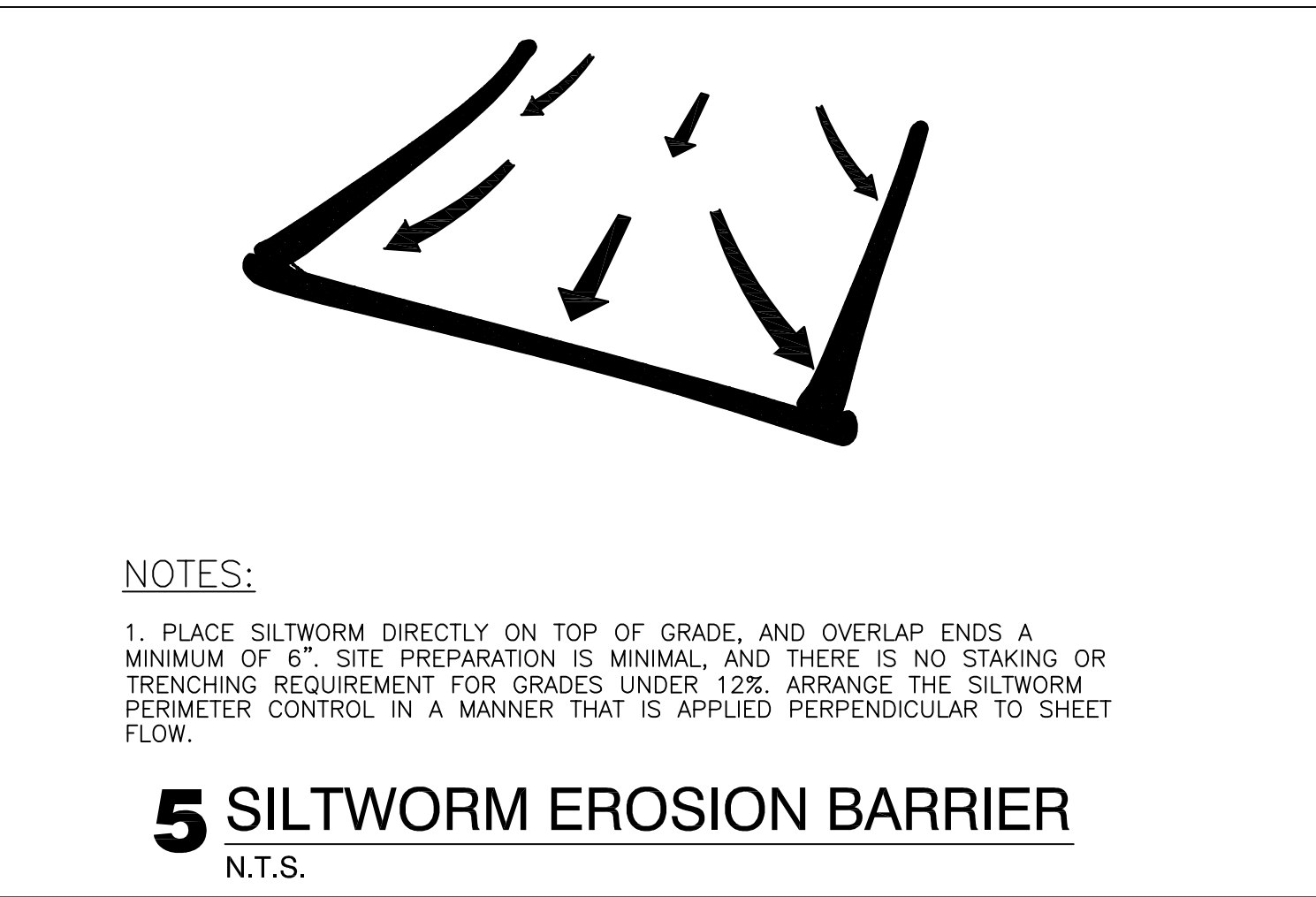
GRADING PLAN
C-201

SOIL EROSION CONTROL NOTES;

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE AHJ.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
4. EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
5. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAS BEEN ACCOMPLISHED.
6. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 30 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
7. ALL MUD/DIRT TRACKED ONTO EXISTING CITY/COUNTY/STATE ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE REMOVED BY THE CONTRACTOR/BUILDER AT THE END OF WORK DAY OR IMMEDIATELY IF A DRIVING HAZARD IS PRESENT.
8. ALL ONSITE AND OFFSITE AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS. ALL RESTORATION SHALL CONSIST OF A MINIMUM OF 3" TOPSOIL WITH SEED AND MULCH OR 3" OF TOPSOIL AND CLASS "A" SOD WHERE EXISTING CONDITIONS REQUIRE SOD REPLACEMENT.
9. TOPSOIL THAT IS STOCKPILED ON SITE SHALL BE SEEDED IF THE STOCKPILE IS EXISTS FOR MORE THAN (14) DAYS.

KEY NOTES (X)

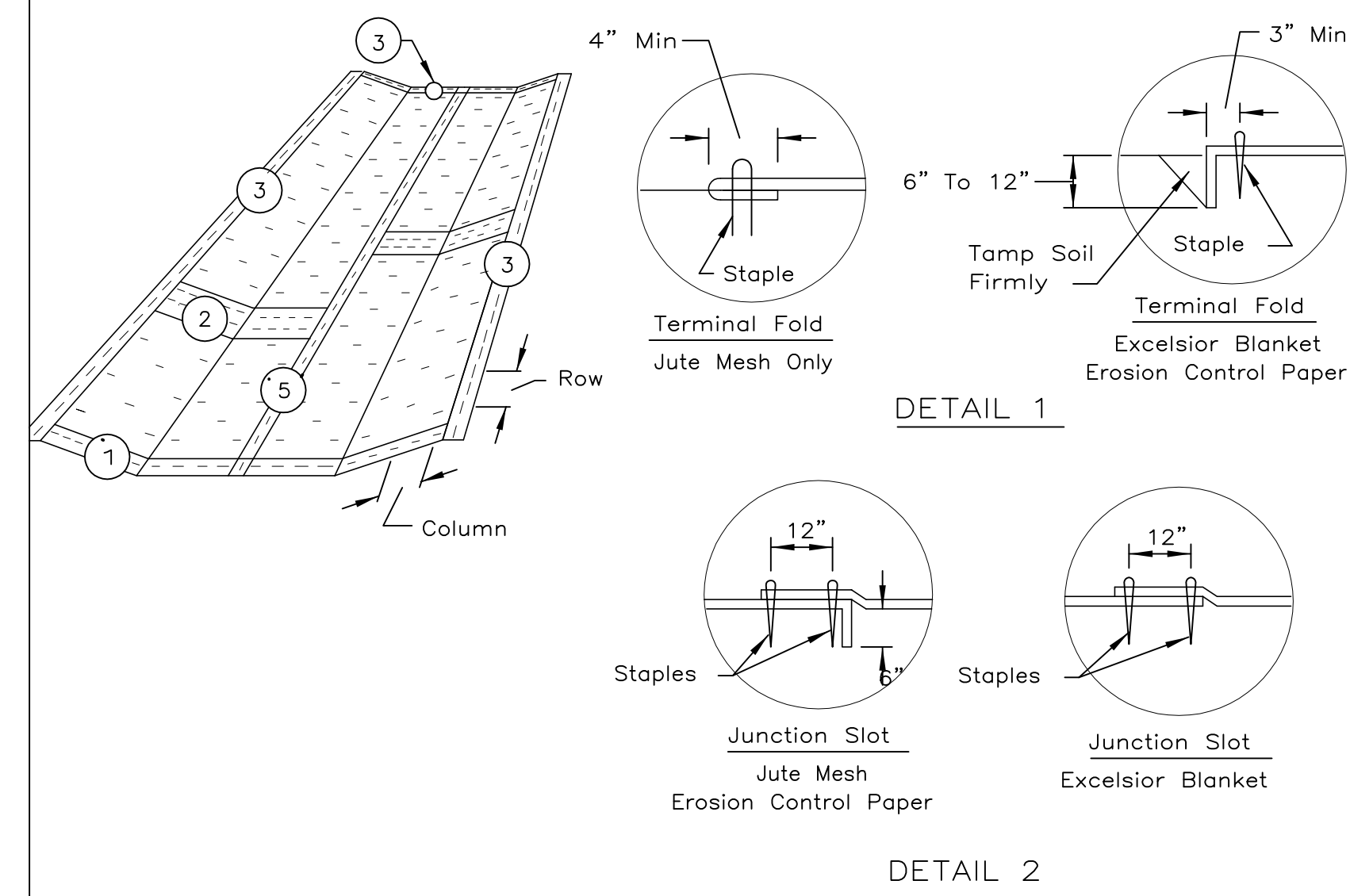
1. INSTALL INLET PROTECTION. REFER TO DETAIL ER4, THIS SHEET.
2. INSTALL SILT FENCE. REFER TO DETAIL ER3, THIS SHEET.
3. INSTALL SILT WORM. REFER TO DETAIL 5, THIS SHEET.
4. INSTALL EROSION CONTROL BLANKET ON ANY DISTURBED SOIL ON SIDE SLOPE. REFER TO DETAIL 6, THIS SHEET.



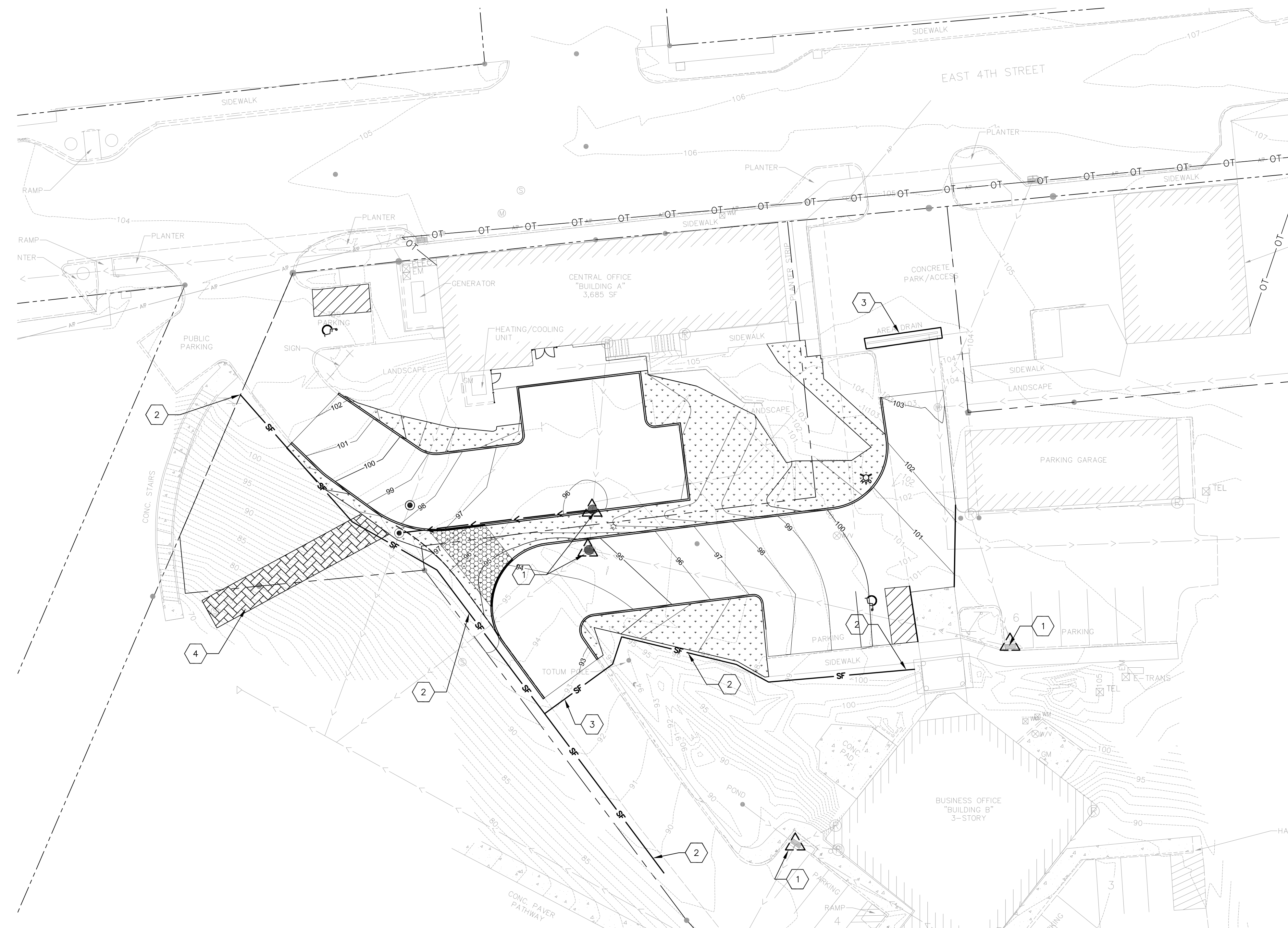
NOTES:

1. PLACE SILTWORM DIRECTLY ON TOP OF GRADE, AND OVERLAP ENDS A MINIMUM OF 6". SITE PREPARATION IS MINIMAL, AND THERE IS NO STAKING OR TRENCHING REQUIREMENT FOR GRADES UNDER 12%. ARRANGE THE SILTWORM PERIMETER CONTROL IN A MANNER THAT IS APPLIED PERPENDICULAR TO SHEET FLOW.

5 SILTWORM EROSION BARRIER
N.T.S.



6 EROSION CONTROL BLANKET
N.T.S.



1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND IN WORKING CONDITION PRIOR TO ANY LAND DISTURBING ACTIVITY CAUSED BY CLEARING OR GRADING. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CALL FOR AN ON-SITE INSPECTION WHEN EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND PRIOR TO COMMENCEMENT OF WORK.

2. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SITED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS IN THE CITY OF LA CENTER ENGINEERING STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

3. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES DURING AND AFTER INSTALLATION OF ALL UTILITY WORK ASSOCIATED WITH UTILITY TRENCHES.

4. PRIOR TO ANY SITE EXCAVATION, ALL STORM DRAINAGE INLETS SHALL BE PROTECTED DOWN SLOPE FROM ANY DISTURBED OR CONSTRUCTION AREAS PER THE STANDARD DETAILS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREAS. CLEAN THE FILTER FABRIC AS NECESSARY TO MAINTAIN DRAINAGE. REMOVE FILTER AND CLEAN CATCH BASINS FOLLOWING COMPLETION OF STORMS.

5. THE CONTRACTOR SHALL NOT ALLOW SEDIMENT OR DEBRIS TO ENTER NEW OR EXISTING PIPES, CATCH BASINS OR INFILTRATION SYSTEMS.

6. NEWLY CONSTRUCTED OR MODIFIED INLETS AND CATCH BASINS ARE TO BE PROTECTED IMMEDIATELY UPON INSTALLATION.

7. TEMPORARY SEEDING AND MULCHING OF SLOPES AND DIVERSION DIKES SHALL BE COMPLETED WITHIN ONE WEEK AFTER ROUGH GRADING.

8. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) DURING THE PERIOD FROM OCTOBER 1 TO APRIL 30 NO SOIL SHALL BE EXPOSED FOR MORE THAN TWO (2) DAYS FROM MAY 1 TO SEPTEMBER 30 NO SOIL SHALL BE EXPOSED FOR MORE THAN SEVEN (7) DAYS.

9. MATERIAL STOCKPILES ARE TO BE PROTECTED BY THE FOLLOWING MEANS:
-TEMPORARY: COVER PILES WITH TAPPS OR PLASTIC SHEETING WEIGHTED WITH CONCRETE BLOCKS, LIMBER OR TIRES.
-PERMANENT: COVER PILES WITH TAPPS OR PLASTIC, OR RESEED. PERIMETER AREAS AROUND PILES ARE TO BE SURROUNDED WITH EROSION CONTROL FILTER FABRIC FENCES UNTIL SOIL SURFACE IS STABILIZED WITH RESEEDING.

10. THE CONTRACTOR SHALL MAINTAIN ON SITE A WRITTEN DAILY LOG OF EROSION CONTROL BMP MAINTENANCE.

11. IF THE CITY INSPECTOR OR ENGINEER HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES OR IMPROPER EROSION PREVENTION BMPs, CITATIONS AND/OR A STOP WORK ORDER SHALL BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY THE CITY OF LA CENTER. IF THE BMPs APPLIED TO A SITE ARE INSUFFICIENT TO PREVENT SEDIMENT FROM REACHING WATER BODIES, ADJACENT PROPERTIES, OR PUBLIC RIGHT-OF-WAY, THEN THE CITY SHALL REQUIRE ADDITIONAL BMPs.

12. ALTERNATIVE BMPs NOT SHOWN IN THESE DETAILS ARE ACCEPTABLE PROVIDED THEY ARE PART OF ECOLOGE'S WESTERN WASHINGTON STORMWATER MANAGEMENT MANUAL, AND THE CITY ENGINEER REVIEWS AND APPROVES THE ALTERNATIVE BMPs AS PART OF THE EROSION CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION.

EROSION CONTROL GENERAL NOTES I			PLAN #
CITY OF LA CENTER APPROVED	REVISIONS	DATE	ER-1A
	Barth Stapp, PE 7/23/20		
CITY ENGINEER	DATE		

13. PROVIDE A 12-INCH DEEP PAD OF CRUSHED ROCK FOR A DISTANCE OF 100 FEET INTO THE SITE FOR ALL ACCESS POINTS UTILIZED BY CONSTRUCTION EQUIPMENT AND TRUCKS. BOTH OF THE PAD SHALL BE A MINIMUM OF 30 FEET. ALL TRUCKS LEAVING THE SITE SHALL EDGES ACROSS THE PAD. ACCUMULATED SOIL SHALL BE PERIODICALLY REMOVED, OR ADDITIONAL ROCK SHALL BE PLACED UPON THE PAD SURFACE. ROCK SHALL BE CLEAN 4 INCH TO 8 INCH QUARRY SPLITS. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES, ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

14. PAVEMENT SWEEPING AND SHOVELING IS REQUIRED. WASHING THE PAVEMENT INTO THE STORM SYSTEM IS NOT PERMITTED.

15. AT SITES WITH LESS THAN 1 ACRE OF EXPOSED SOIL, PAD LENGTH MAY BE REDUCED TO 50 FEET. SINGLE FAMILY LOT ENTRANCES MAY HAVE THE PAD LENGTH REDUCED TO 20 FEET.

16. INSTALL SEDIMENT FENCE IN ACCORDANCE WITH DETAIL ER-3 PRIOR TO BUILDING CONSTRUCTION AND/OR EXCAVATION TO PREVENT SILT INTRUSION UPON ADJACENT LOTS. IF CONSTRUCTION OCCURS SIMULTANEOUSLY ON ADJACENT LOTS AND THE LOTS HAVE THE SAME OWNER DURING CONSTRUCTION, THE SILT FENCE ALONG THE COMMON LOT LINE MAY BE ELIMINATED.

17. CONSTRUCTION ROADS AND PARKING AREAS SHALL BE STABILIZED WHEREVER THEY ARE CONSTRUCTED, WHETHER PERMANENT OR TEMPORARY, FOR THE USE OF CONSTRUCTION TRAFFIC.

18. MAINTAIN AND REMOVE ALL SEDIMENT CONTROLS AS SPECIFIED IN THE STANDARD DETAILS. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT FROM THE CATCH BASINS, DRYWELLS, UTILITY TRENCHES AND STORM PIPES PRIOR TO ACCEPTANCE BY THE CITY.

19. SEDIMENT CONTROL BMPs SHALL BE INSPECTED WEEKLY AND AFTER ANY STORM EVENT PRODUCING RUNOFF. THE INSPECTION PROCEDURE FOR STABILIZED INACTIVE SITES SHALL BE ONCE EVERY TWO WEEKS OR MORE FREQUENTLY AS DETERMINED BY THE LOCAL PERMITTING AUTHORITY BASED ON THE LEVEL OF SOIL STABILITY AND POTENTIAL FOR ADVERSE ENVIRONMENTAL IMPACTS.

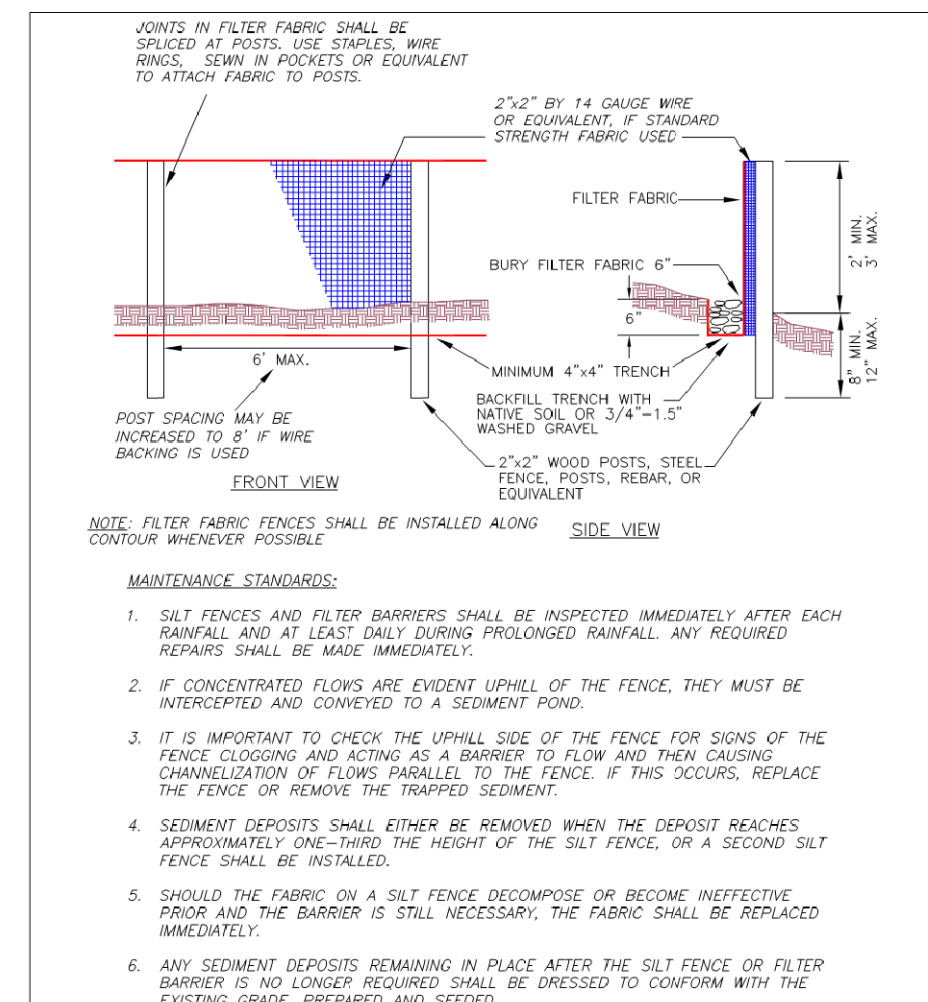
20. ALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMPs ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR PLACED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

21. IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST ONE OR MORE OF THE FOLLOWING PREVENTATIVE MEASURES SHALL BE TAKEN FOR DUST CONTROL:
-MINIMIZE THE PERIOD OF SOIL EXPOSURE THROUGH THE USE OF TEMPORARY GROUND COVER
-SPRINKLE THE SITE WITH WATER UNTIL THE SURFACE IS WET.
-SPRAY EXPOSED SOIL AREAS WITH A DUST SUPPRESSANT. NOTE: USE OF PETROLEUM PRODUCTS OR POTENTIALLY HAZARDOUS MATERIALS ARE PROHIBITED.

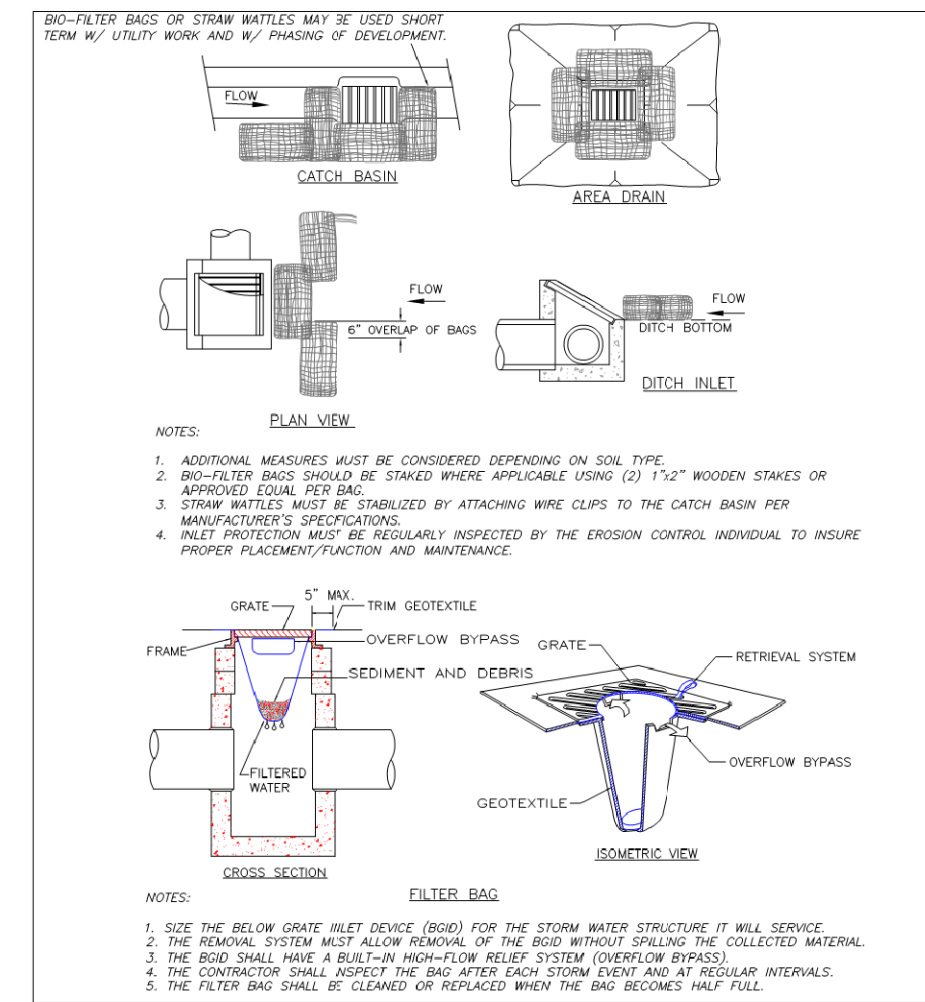
22. EXPOSED SURFACES THAT WILL NOT BE BROUGHT TO FINAL GRADING OR GIVEN A PERMANENT COVER TREATMENT WITHIN 30 DAYS OF THE EXPOSURE SHALL HAVE SEED MIX AND MULCH PLACED TO STABILIZE THE SOIL AND REDUCE EROSION/SEDIMENTATION. SEEDED AREAS SHALL BE CHECKED REGULARLY TO ASSURE A GOOD STAND OF GRASS IS BEING MAINTAINED. AREAS THAT FAIL TO ESTABLISH VEGETATION COVER ADEQUATE TO PREVENT EROSION WILL BE RESEED AS SOON AS SUCH AREAS ARE IDENTIFIED.

23. APPLY AN APPROVED TEMPORARY SEEDING MIXTURE TO THE PREPARED SEED BED AT A RATE OF 120 LBS/ACRE. NOTE: HYDROSEEDING APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED.

EROSION CONTROL GENERAL NOTES II			PLAN #
CITY OF LA CENTER APPROVED	REVISIONS	DATE	ER-1B
	Barth Stapp, PE 7/23/20		
CITY ENGINEER	DATE		



FILTER FABRIC FENCE			PLAN #
CITY OF LA CENTER APPROVED	REVISIONS	DATE	ER-3
	Barth Stapp, PE 7/23/20		
CITY ENGINEER	DATE		



INLET PROTECTION			PLAN #
CITY OF LA CENTER APPROVED	REVISIONS	DATE	ER-4
	Barth Stapp, PE 7/23/20		
CITY ENGINEER	DATE		

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			BY

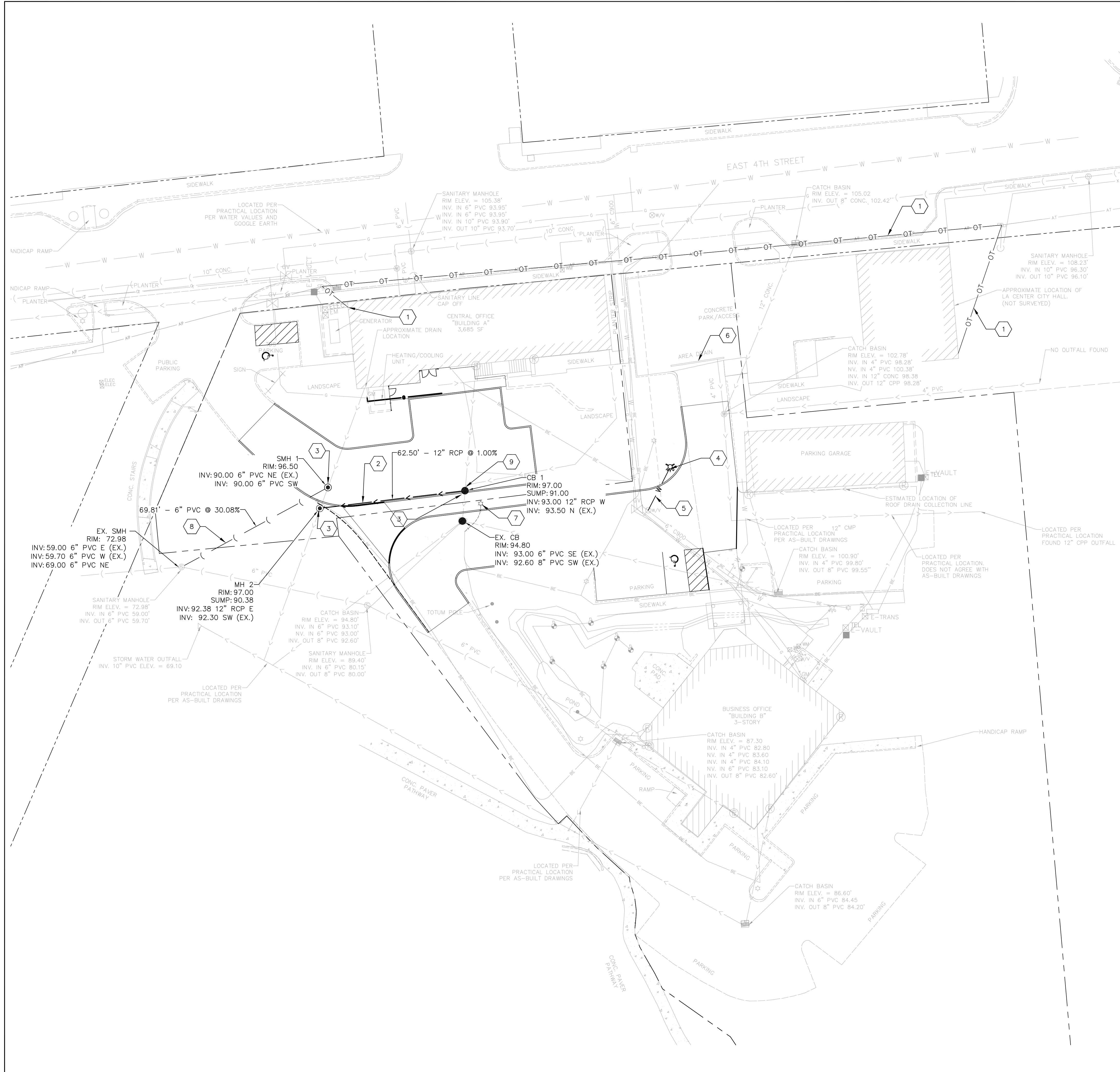
REVISIONS

DATE 9/2/2016
 DRAWN PS
 CHECKED KC
 APPROVED JH
 PROJECT NO. RUS-00218612-A2

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EROSION CONTROL PLAN
C-301



UTILITY NOTES:

1. SHOW ALL MODIFIED PIPING, CONDUIT RUNS, UTILITIES AND ANY MODIFICATIONS MADE TO THE ORIGINAL DRAWINGS ON "AS-BUILT" PRINT AND TURN OVER TO OWNER'S REPRESENTATIVE UPON COMPLETION.
2. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
3. UNLESS OTHERWISE INDICATED, FRAME AND OPEN LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2504 OR APPROVED EQUAL. AND FRAME AND CLOSED LID STRUCTURES SHALL BE NEENAH R-1713 OR APPROVED EQUAL. ALL FRAMES AND GRATES SHALL ALSO CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.

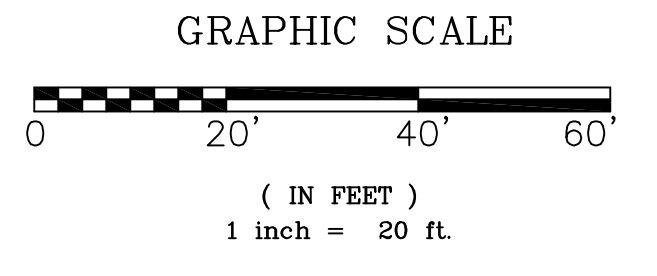
UTILITY KEY NOTES: X

1. NEW OVERHEAD COMMUNICATIONS SERVICE TO CITY HALL SHOWN FOR REFERENCE AND TO BE COMPLETED UNDER SEPARATE CONTRACT.
2. INSTALL NEW CLASS III REINFORCED CONCRETE STORM SEWER PIPE, CONFORMING TO ASTM C-76.
3. INSTALL PRECAST CONCRETE MANHOLE. REFER TO DETAIL SM-2/C502.
4. INSTALL FIRE HYDRANT. REFER TO DETAIL 7/C501.
5. INSTALL 20 LF 8" CL 52 DUCTILE IRON PIPE CONFORMING TO AWWA C-151. CONNECT TO EXISTING TEE. NEW PIPE SHALL BE CEMENT LINED PER AWWA C-104. ALL FITTINGS SHALL BE CONSIDERED INCIDENTAL TO CONTRACT. MINIMUM DEPTH SHALL BE 5' TO TOP OF PIPE.
6. CLEAN OUT TRENCH DRAIN BY FLUSHING AND REPLACE DAMAGED TRENCH DRAIN GRATE.
7. INSTALL SALVAGED SITE LIGHT. COORDINATE WITH ELECTRICAL PLANS.
8. INSTALL NEW ASTM D-3034 PVC SEWER FOR FLOOR DRAIN OUTFALL AT 3' MINIMUM DEPTH.
9. CONNECT ROOF DRAINAGE LINES TO NEW STRUCTURE, GROUT AND SEAL PENETRATIONS.

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1	9/9/16	OWNER REVIEW	KC
			BY

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DATE	9/2/2016
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CHECKED	KC
APPROVED	JH
PROJECT NO.	RUS-00218612-A2

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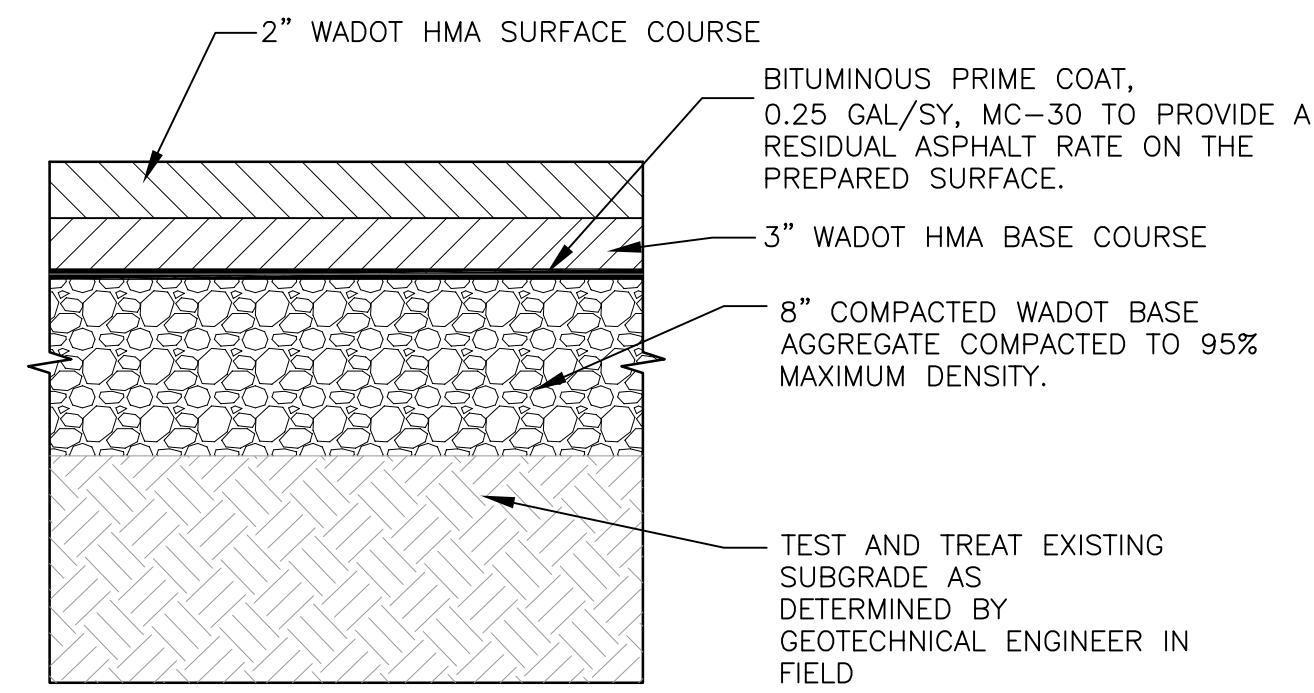


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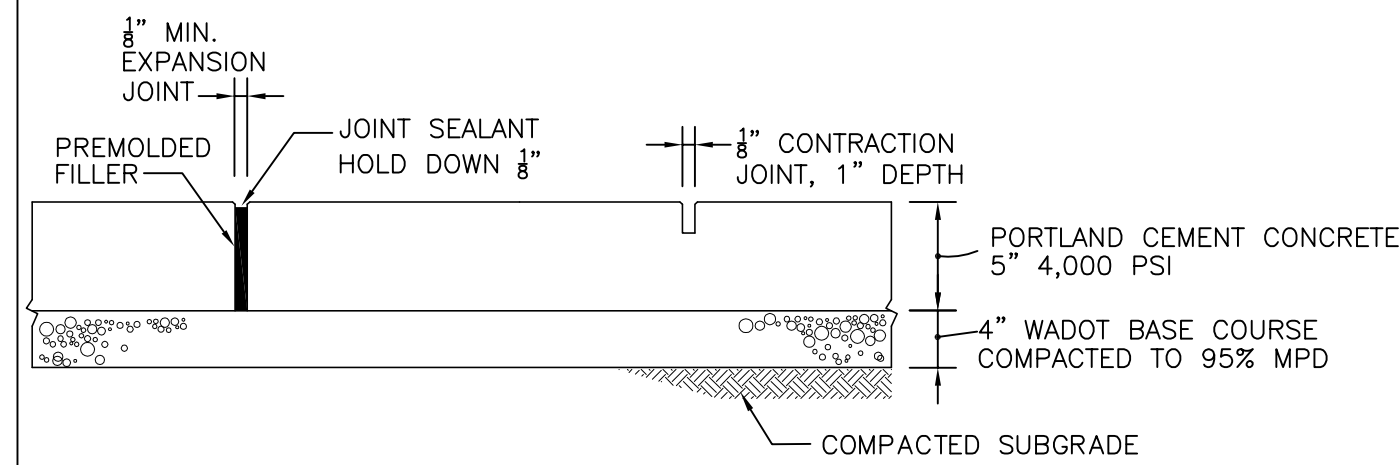
SITE UTILITY PLAN
C-401



NOTES:

- SUBGRADE SHALL BE EVALUATED BY A GEOTECHNICAL ENGINEER PRIOR TO FILL OPERATIONS WITH ANY TESTING OR STABILIZATION AS DETERMINED BY GEOTECHNICAL ENGINEER WHEN SUBGRADE IS EXPOSED. ASPHALT SHALL BE TESTED AND SUBMITTED TO ENGINEER PER SPECIFICATIONS.
- COMPACTION SHALL BE PERFORMED BY HAND METHODS ABOVE OR AROUND EXISTING UTILITIES. ANY UTILITY DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

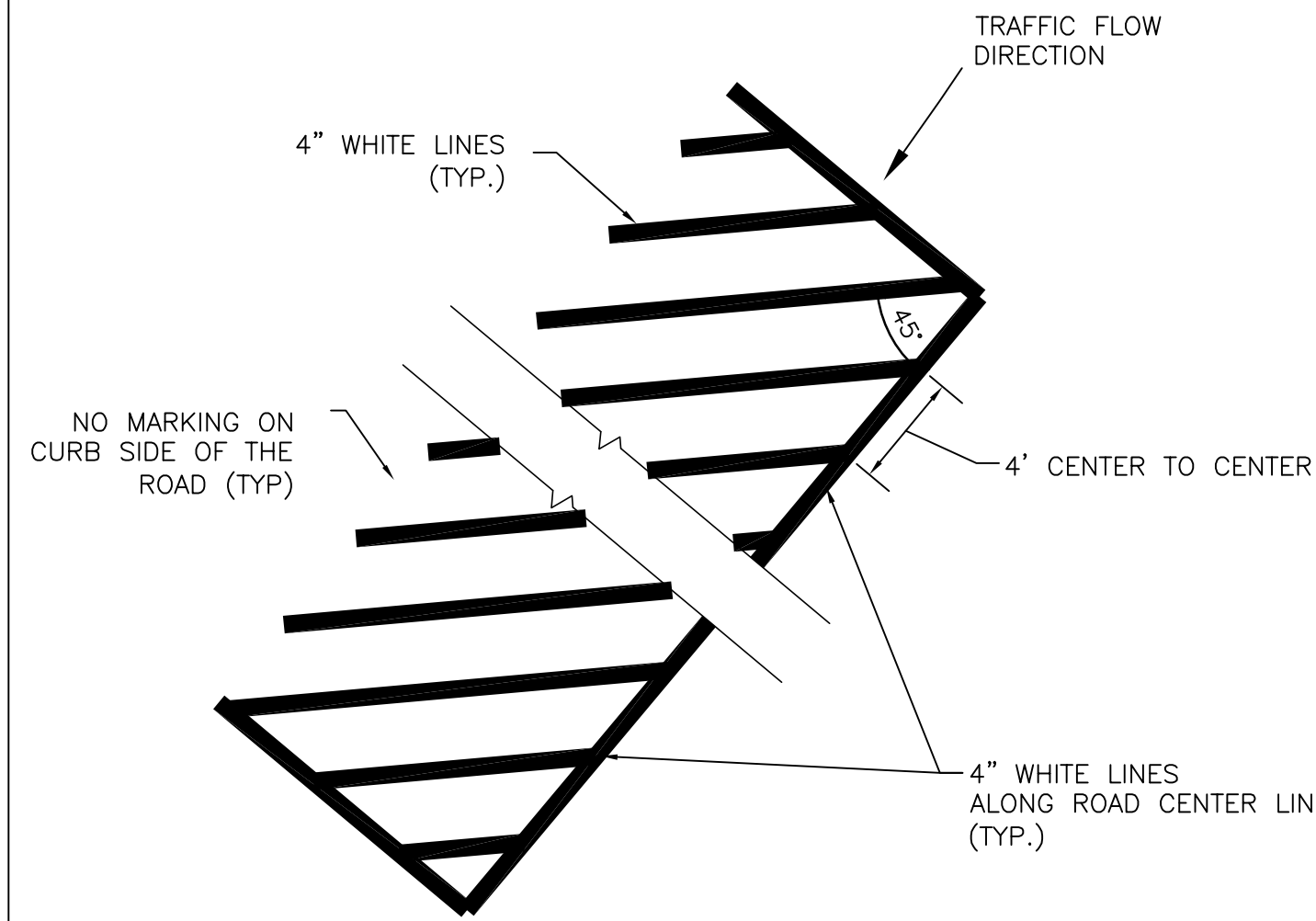
1 ASPHALT PAVEMENT
N.T.S.



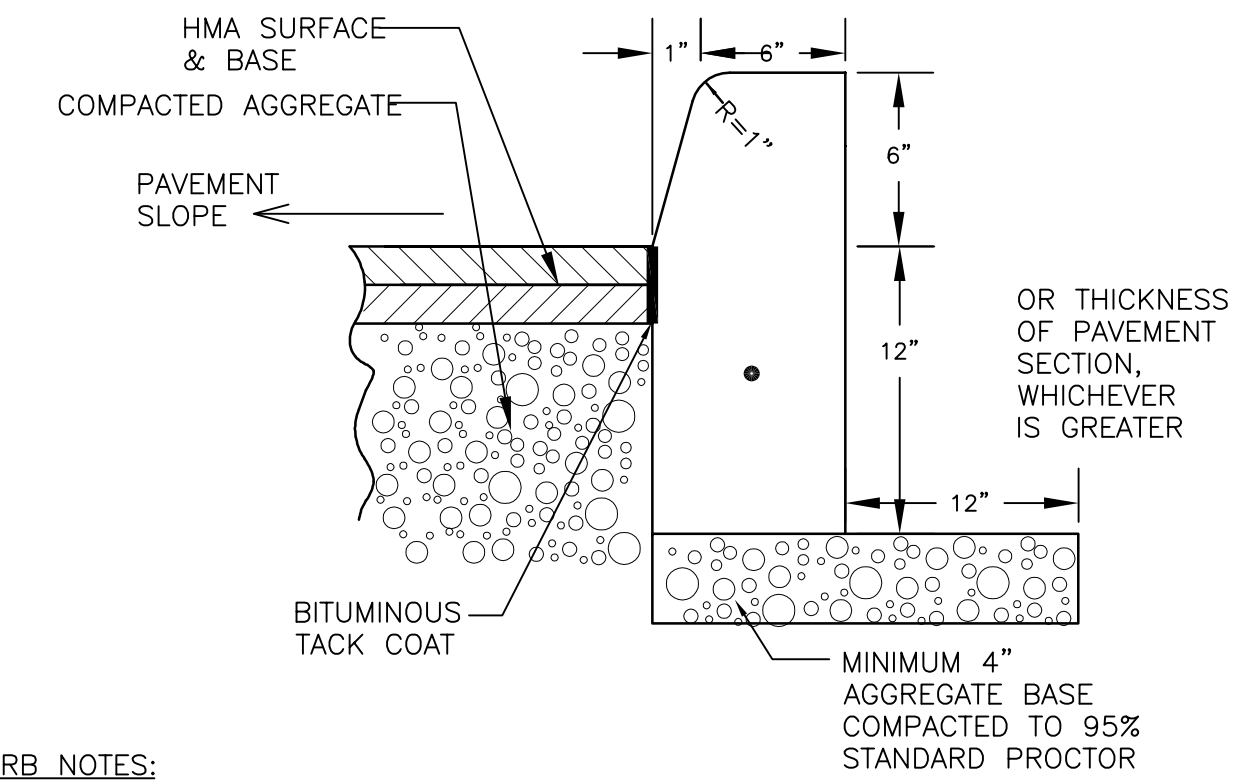
SIDEWALK NOTES:

- WIDTH PER PLAN.
- MAXIMUM TRAVEL SLOPE SHALL NOT EXCEED 5% (20:1).
- MAXIMUM CROSS SLOPE & AT LANDINGS SHALL BE 2% (50:1).
- SIDEWALK SHALL BE PROMPTLY BACKFILLED AND PROTECTED FROM DAMAGE AND SHALL HAVE A BROOM FINISH.
- SIDEWALK SHALL BE MECHANICALLY COMPACTED TO 95% OF THE LABORATORY DRY DENSITY.
- UNLESS OTHERWISE NOTED, CONTRACTION JOINTS TO BE 5' O.C.
- UNLESS OTHERWISE NOTED, EXPANSION JOINTS TO BE 50' O.C., ABUTTING CURB, OTHER WALKS OR STRUCTURES, AND CHANGES OF DIRECTION.

2 CONCRETE SIDEWALK
N.T.S.



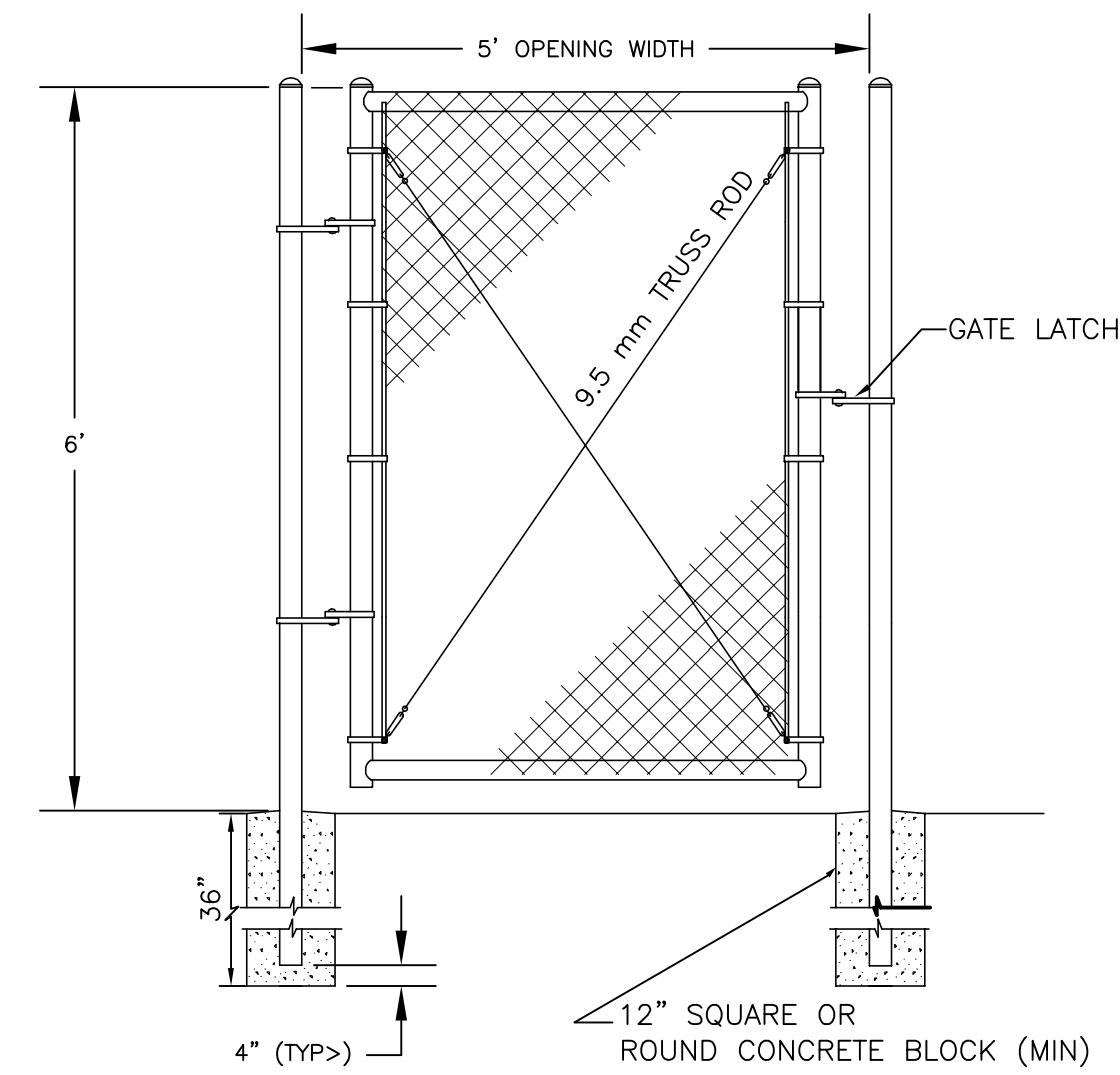
3 DIAGONAL MARKING
N.T.S.



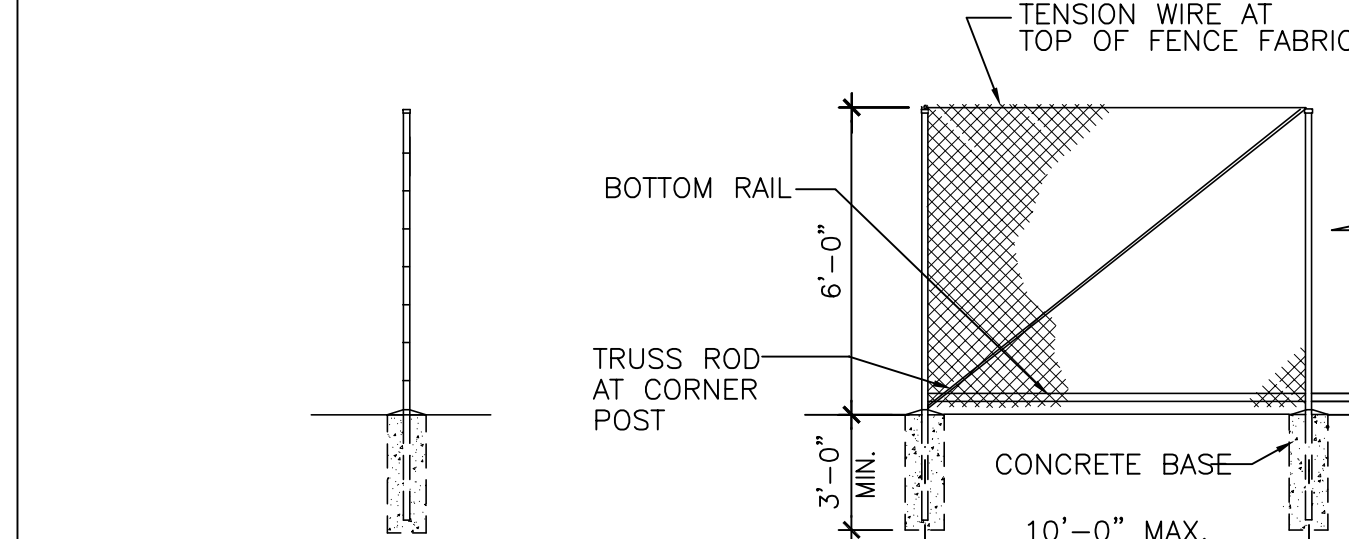
CURB NOTES:

- 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH #6 COATED SMOOTH DOWEL BAR (3/4" DIAMETER X 18") WITH GREASED CAPS SHALL BE PLACED EVERY 45 FEET. THEY SHALL ALSO BE PLACED AT 10' EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS, AND BACK OF CUL-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER, THE EXISTING CURB SHALL BE DRILLED, AND TWO # 6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER X 18") SHALL BE GROUDED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER AND SHALL HAVE A PINCHEDSTOP THAT WILL PROVIDE A MINIMUM 1" EXPANSION SEALANT.
- TOOLED CONTROL JOINTS SHALL BE MADE EVERY 15 FEET. SAWCUT JOINTS ARE NOT PERMITTED.
- TWO (2) #4 REBARS SHALL BE PLACED CONTINUOUS THROUGHOUT THE CURB.
- CURB & GUTTER SHALL HAVE BROOM FINISH (TYP.).

4 CONCRETE BARRIER CURB
N.T.S.



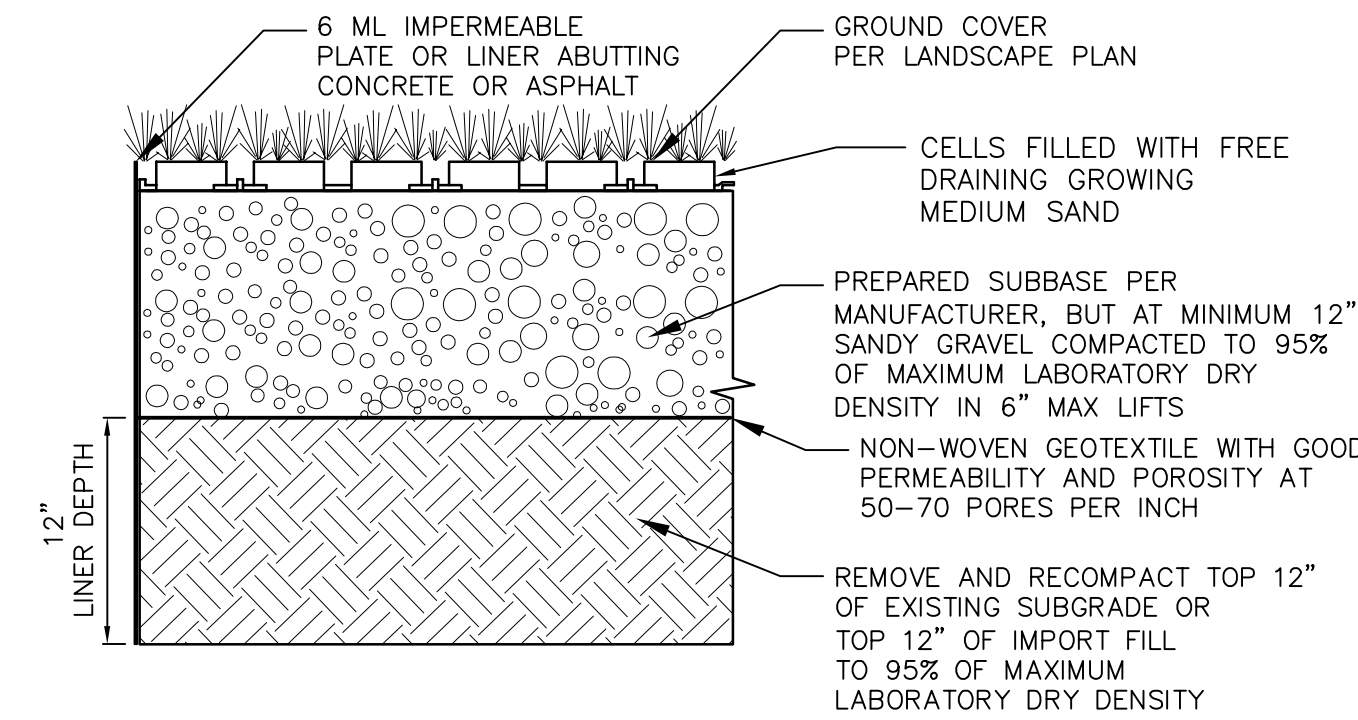
5 PEDESTRIAN SWING GATE
N.T.S.



NOTE:

- TOP GUARD SHALL BE USED IN A VERTICAL POSITION AT GATES AND OTHER CONDITIONS WHERE NECESSARY TO AVOID INTERFERENCE.

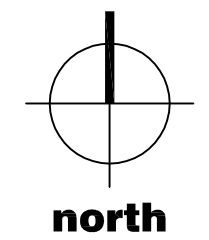
6 CHAIN LINK FENCE DETAIL
N.T.S.



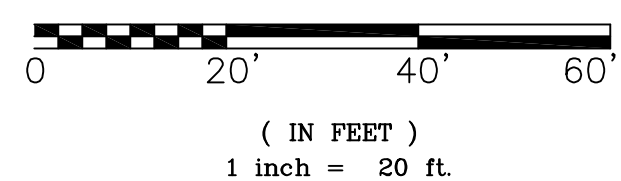
NOTES:

- INSTALL PER MANUFACTURER'S SPECIFICATIONS FOR FIRE TRUCK AND OCCASIONAL HEAVY VEHICLE LOADING. PRODUCT SHALL BE CONTECH URBANGREEN OR APPROVED EQUAL.
- SUBBASE SHALL FOLLOW WADOT STANDARD SPECIFICATIONS FOR MATERIAL AND INSTALLATION. GRAVEL SHALL BE LESS THAN 3/4" CRUSHED STONE WITH NO MORE THAN 3% PASSING THE #200 SIEVE.

7 FIRE LANE - GRASS PAVER
N.T.S.



GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
2	10/28/16	CITY REVIEW FOR PERMIT	KC
1	9/9/16	OWNER REVIEW	KC

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DATE	DESCRIPTION
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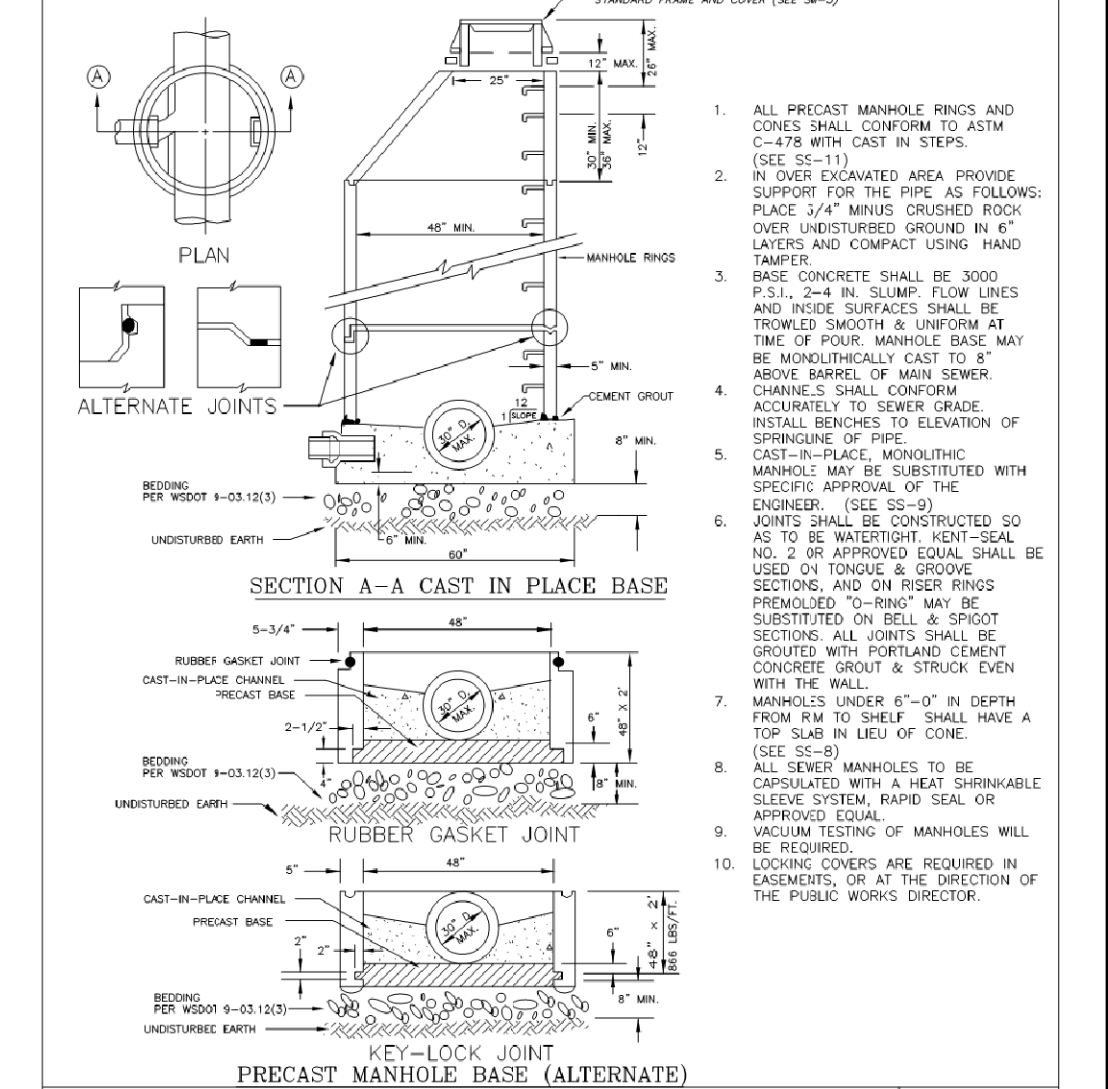
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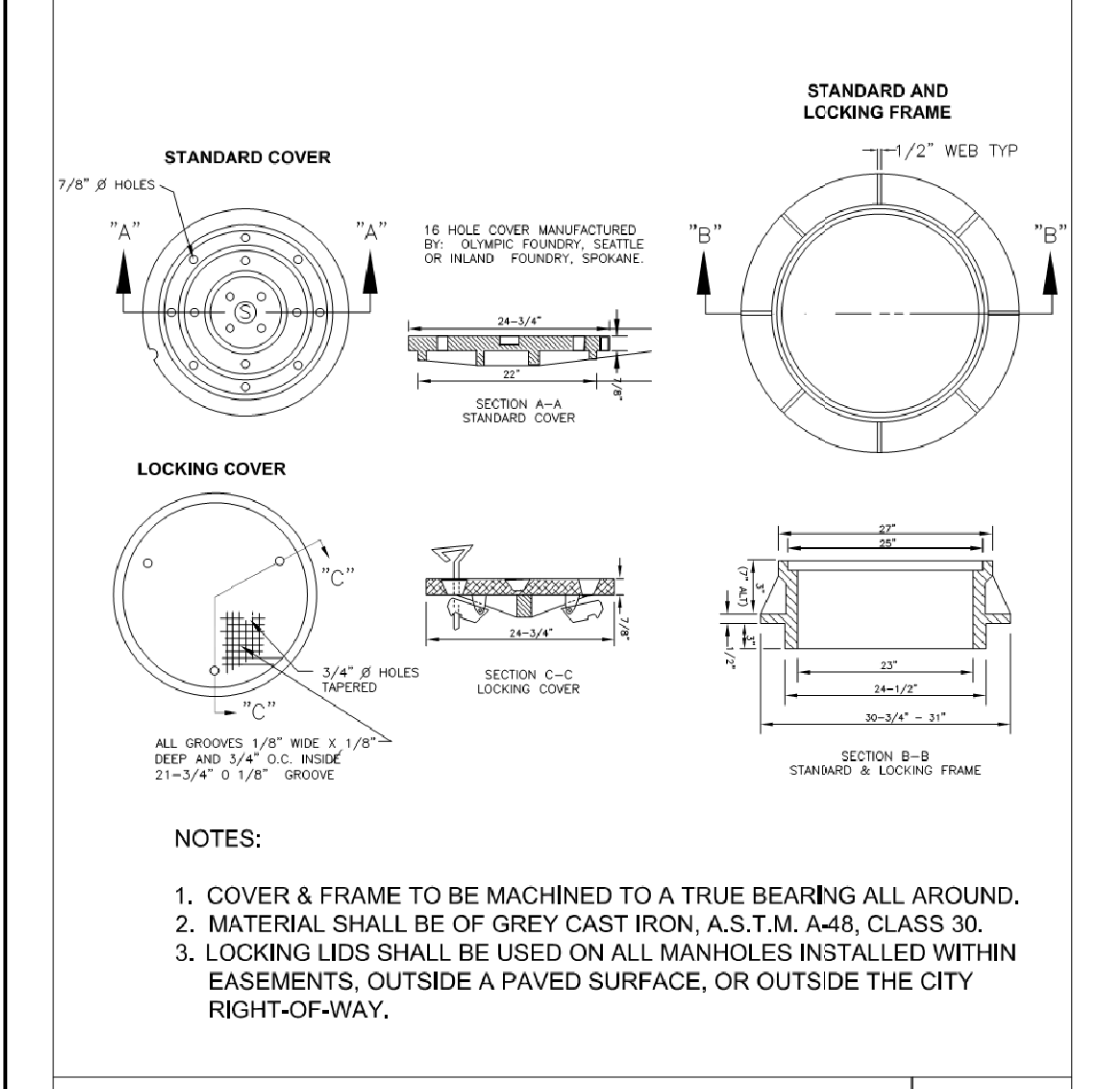
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- ALL MATERIALS, WORKMANSHIP AND INSTALLATION OF STORM SEWERS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE "CITY OF LACENTER STANDARDS FOR PUBLIC WORKS CONSTRUCTION" AND THE LATEST EDITION OF THE "WISDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS", PREPARED BY THE WASHINGTON STATE CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, EXCEPT AS NOTED HEREIN OR ON THE STANDARD PLANS.
- THE CONTRACTOR IS TO VERIFY ALL INVERT AND TOP ELEVATIONS OF EXISTING STORM SEWERS, CENTERLINE AND TOP OF CURB ELEVATIONS, AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- ALL STORM SEWER CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL PRIOR TO COVER BY THE CITY OF LACENTER. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION AND TO NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS. THE CONTRACTOR SHALL DIG TEST HOLES OVER ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE THEIR EXACT LOCATION. CALL 1-800-434-6666, NORTHWEST UTILITY NOTIFICATION CENTER, FOR MAPPING OF EXISTING UTILITIES. A MINIMUM OF 2 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO OBTAIN ALL APPLICABLE PERMITS, LICENSES AND CERTIFICATES RELATIVE TO THE TRADES TO COMPLETE THE PROJECT AND FOR THE USE OF SUCH WORK WHEN COMPLETED. COMPLIANCE SHALL BE AT ALL LEVELS: FEDERAL, STATE AND CITY, RELATING TO THE PERFORMANCE OF THIS WORK.
- THE CONTRACTOR SHALL OBTAIN ALL OFFSITE CONSTRUCTION EASEMENTS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THAT ALL OFFSITE UTILITIES EASEMENTS HAVE BEEN OBTAINED BY THE OWNER PRIOR TO THE COMMENCEMENT OF ANY OFFSITE CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PUBLIC WORKS DEPARTMENT THAT MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION.
- ALL CATCH BASINS AND CURB INLETS SHALL BE STENCILED AS FOLLOWS: "DUMP NO WASTE-DRAINS TO STREAM".
- SIGNS THAT READ "WATER QUALITY FILTER-LEASE LEAVE VEGETARY" SHALL BE INSTALLED EVERY 50 FEET ON FENCE OR POSTS AROUND WATER QUALITY RESTRICTION SYSTEMS.
- VEGETATION RESTRICTION SYSTEMS SHALL BECOME FULLY ESTABLISHED PRIOR TO COMMENCING WITH INSTALLATION OF A.C. PAVEMENT FOR ALL AREAS DRAINING INTO THE WATER QUALITY SYSTEM. VEGETATION IN RESTRICTION SYSTEMS TO BE THE FOLLOWING GRASS SEEDS AND PROPORTIONS (SEEDS BY WEIGHT): 40% REDTOP/BENTGRASS, 30% RED FESCUE, 20% TALL FESCUE, 5% PERENNIAL RYE, 5% RUSSIAN WILDRYE.
- PIES OVER 12" DIA. SHALL HAVE A CHILD PROTECTION DEVICE AT INFLUENT END.
- ALL STORM MANHOLES INSTALLED WITHIN AN EASEMENT OR OUTSIDE THE CITY RIGHT-OF-WAY SHALL HAVE LOCKING LID COVERS.
- ALL MATERIAL CERTIFICATION FOR ALL STORM MANHOLES, CATCH BASINS AND CURB INLETS SHALL BE PROVIDED TO THE CITY INSPECTOR.
- ALL ROOF AND GROUND DRAINS TO BE DIRECTED TO APPROVED DRAINAGE PER PLANS.
- ALL TRENCH BACKFILLING WILL CONFORM TO STANDARD DETAIL SS-4. PIPE BEDDING WILL CONFORM TO STANDARD DETAIL SS-4.
- ALL STORM SEWER CLEANOUTS WILL MEET THE REQUIREMENTS OF STANDARD DETAIL SS-4.

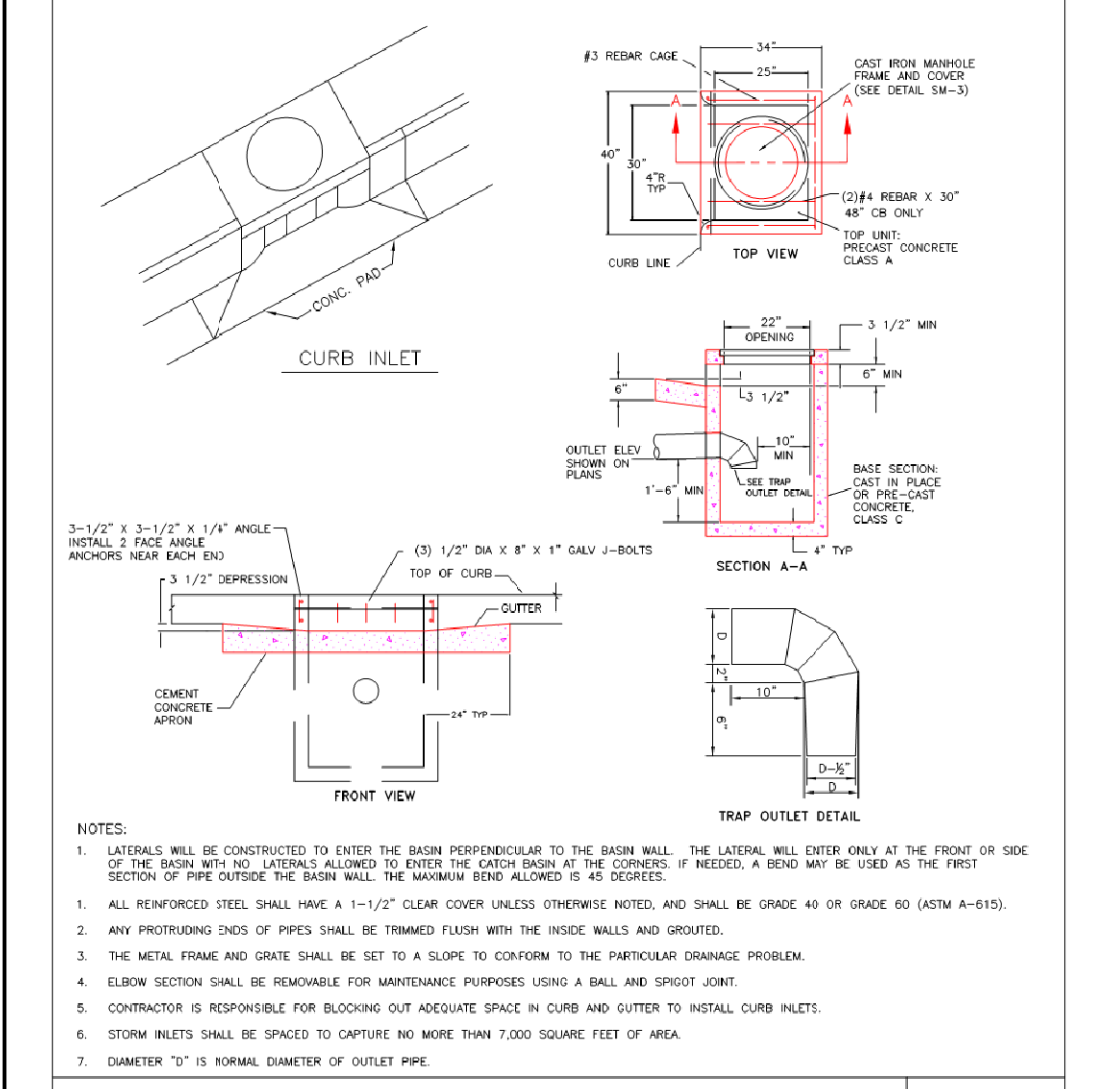
GENERAL STORMWATER NOTES				PLAN #
CITY OF LACENTER APPROVED	REVISIONS	DATE	DRAWN/DESIGNED	
 Barth Stapp, PE 713109 CITY ENGINEER DATE				SM-1




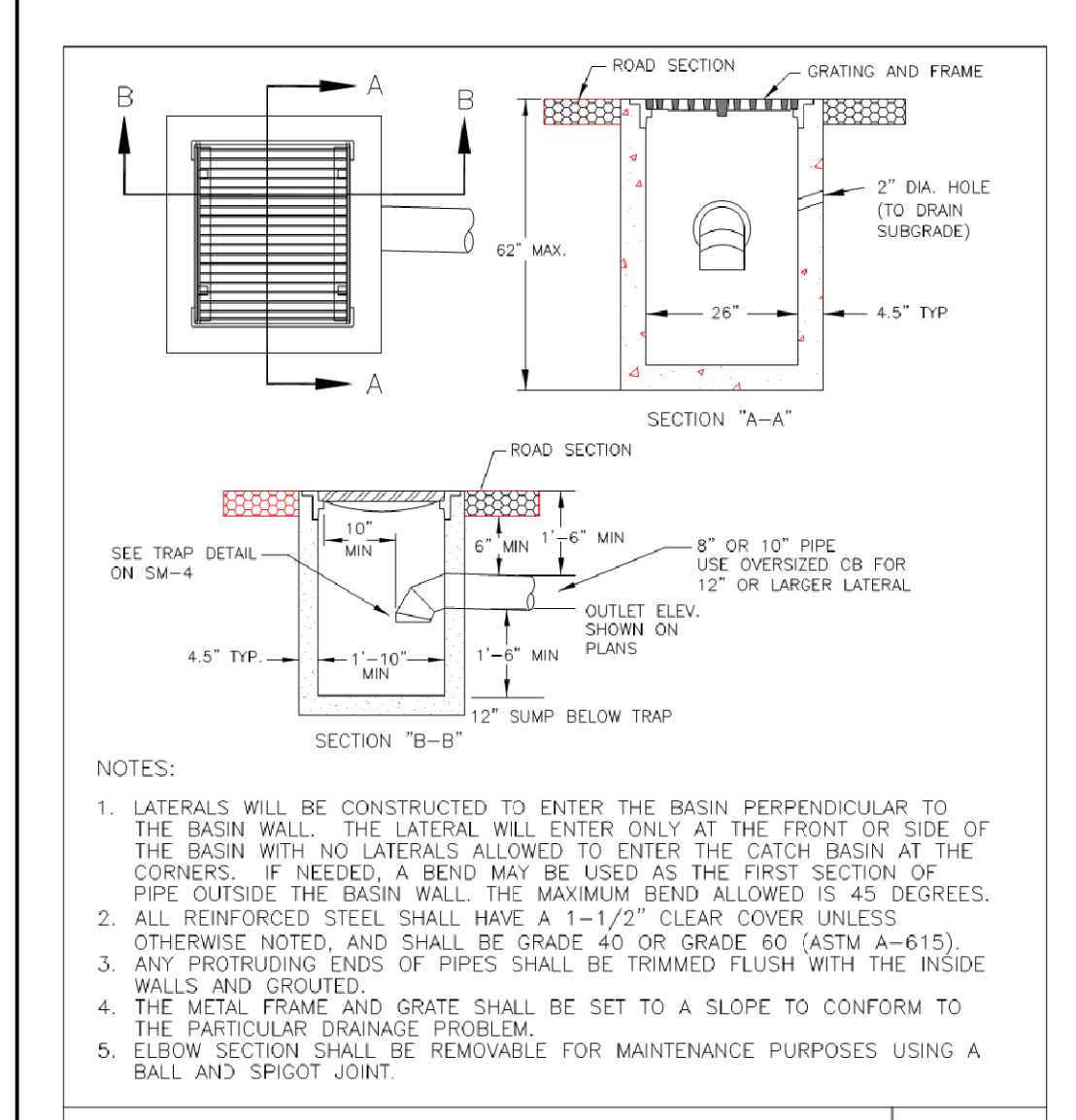
STANDARD STORM MANHOLE				PLAN #
CITY OF LACENTER APPROVED	REVISIONS	DATE	DRAWN/DESIGNED	
 Barth Stapp, PE 713109 CITY ENGINEER DATE				SM-2




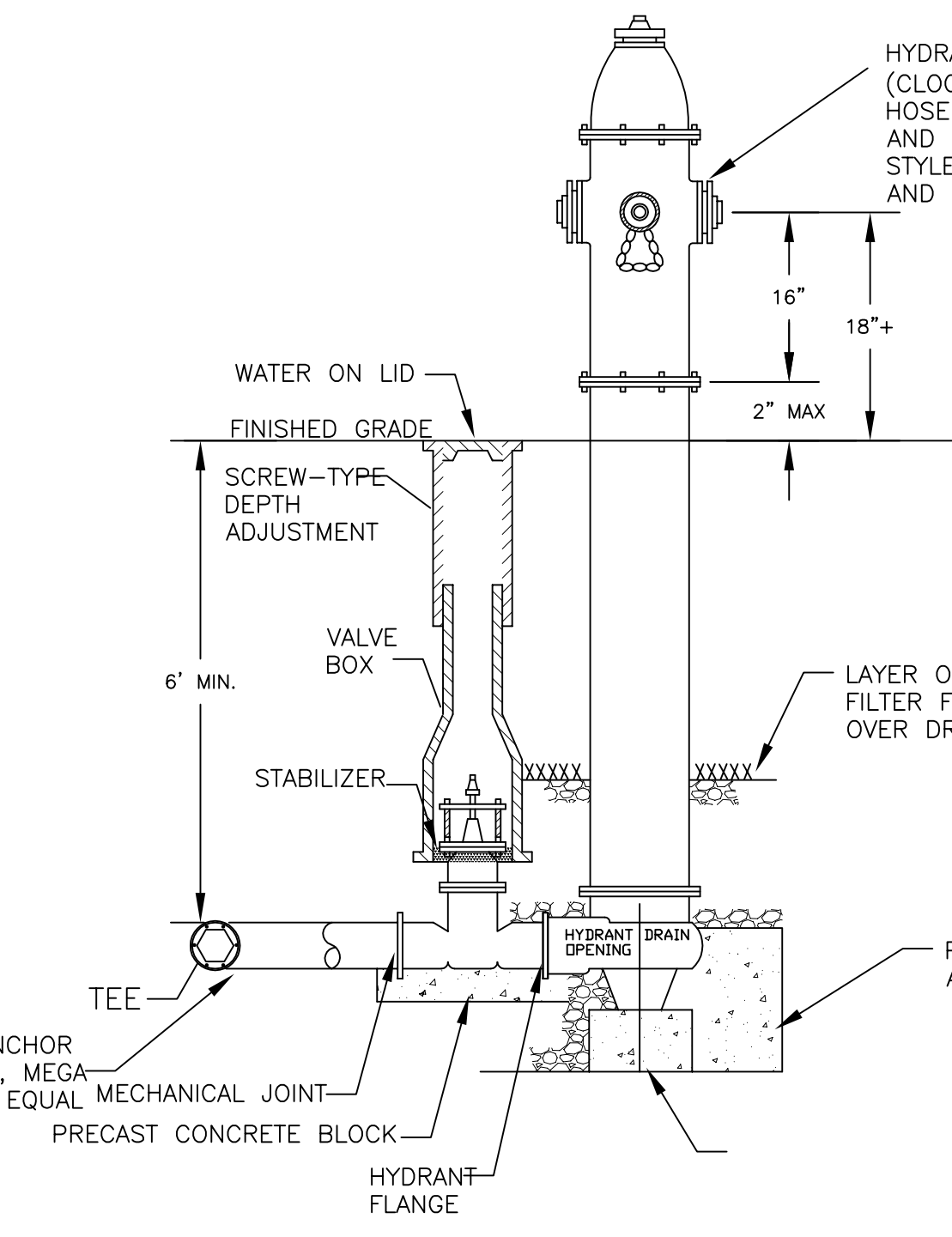
STANDARD MANHOLE FRAMES & COVERS				PLAN #
CITY OF LACENTER APPROVED	REVISIONS	DATE	DRAWN/DESIGNED	
 Barth Stapp, PE 713109 CITY ENGINEER DATE				SM-3

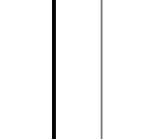


CURB INLET				PLAN #
CITY OF LACENTER APPROVED	REVISIONS	DATE	DRAWN/DESIGNED	
 Barth Stapp, PE 713109 CITY ENGINEER DATE	1	9/28/10	BES BES	SM-4




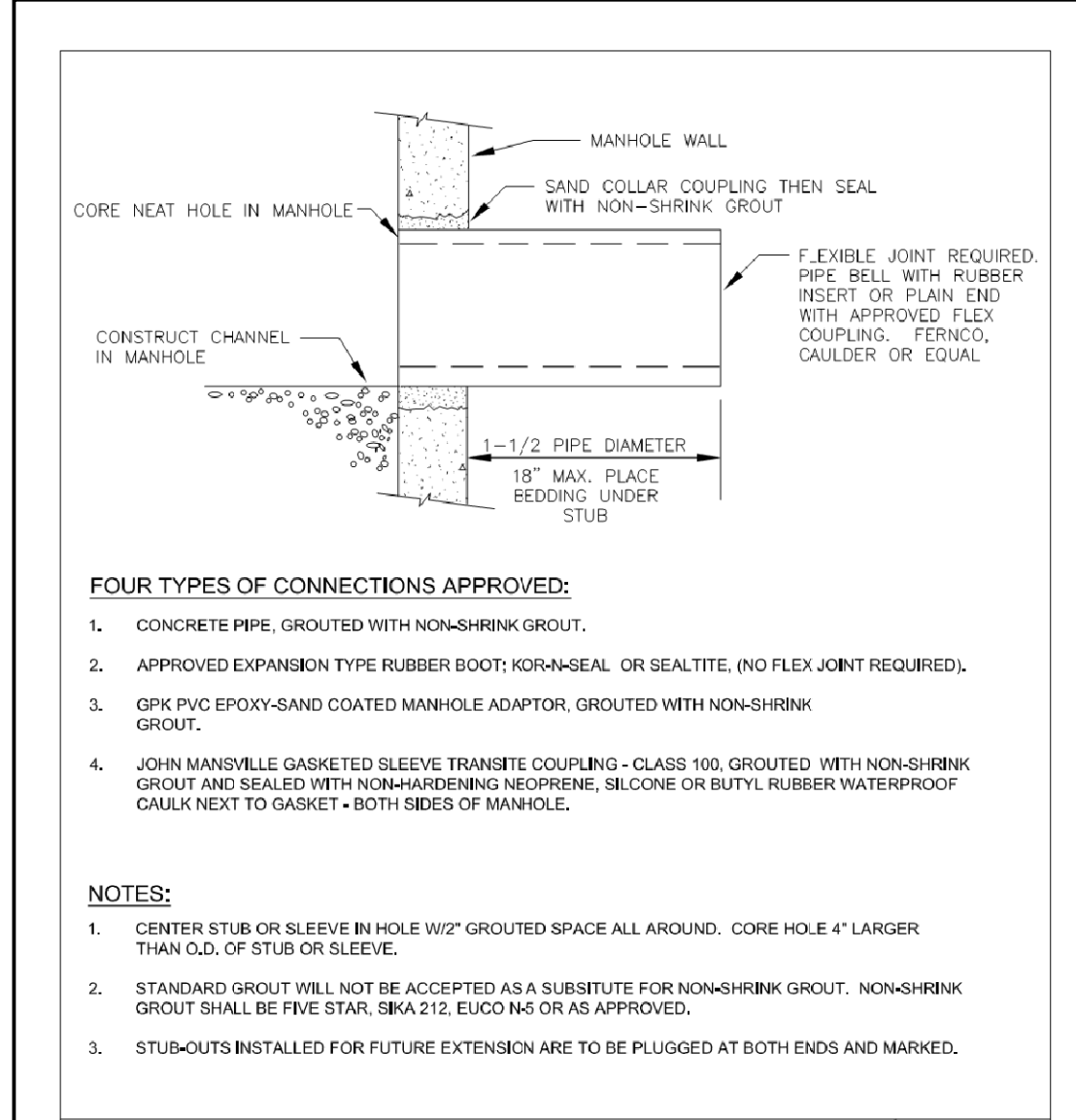
CATCH BASIN				PLAN #
CITY OF LACENTER APPROVED	REVISIONS	DATE	DRAWN/DESIGNED	
 Barth Stapp, PE 713109 CITY ENGINEER DATE				SM-5




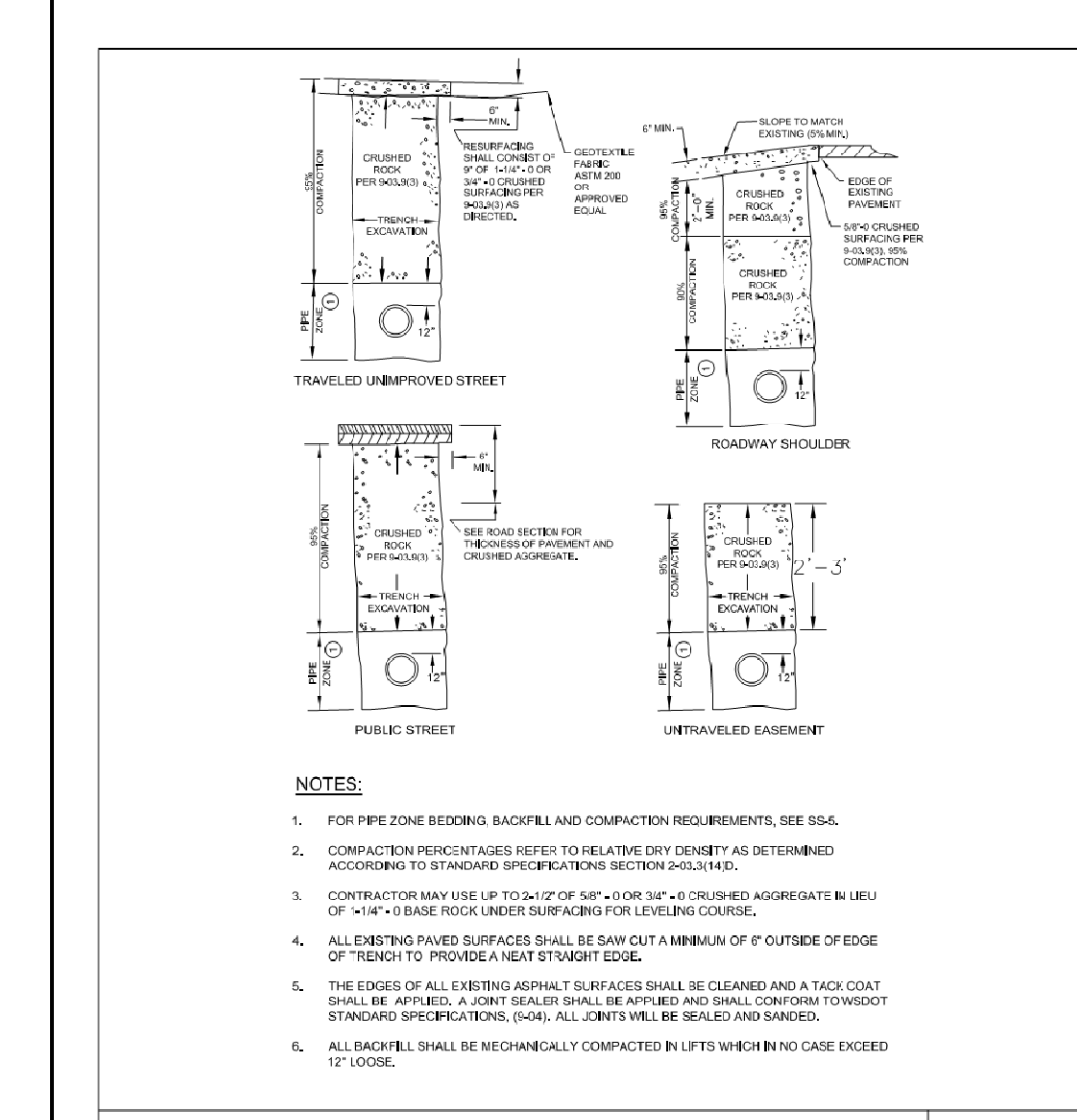
7 FIRE HYDRANT AND INSTALLATION DETAIL				PLAN #
CITY OF LACENTER APPROVED	REVISIONS	DATE	DRAWN/DESIGNED	
 Barth Stapp, PE 713109 CITY ENGINEER DATE				N.T.S.


- ALL MATERIALS, WORKMANSHIP AND INSTALLATION OF SANITARY SEWERS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE "CITY OF LACENTER STANDARDS FOR PUBLIC WORKS CONSTRUCTION" AND THE LATEST EDITION OF THE "WISDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS", PREPARED BY THE WASHINGTON STATE CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, EXCEPT AS NOTED HEREIN OR ON THE STANDARD PLANS.
- ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL PRIOR TO COVER BY THE CITY OF LACENTER. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO BEGINNING OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION AND TO NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS. THE CONTRACTOR SHALL DIG TEST HOLES OVER ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE THEIR EXACT LOCATION. CALL 1-800-434-6666, NORTHWEST UTILITY NOTIFICATION CENTER, FOR MAPPING OF EXISTING UTILITIES. A MINIMUM OF 2 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- ALL PIPE AND FITTINGS SHALL CONFORM TO LCMC 13.10.150 AND THE FOLLOWING:
 - POLYVINYLCHLORIDE (PVC) SEWER PIPE 12" DIAMETER OR LESS SHALL CONFORM TO ASTM D2034, SDR 35. PVC PIPE 18" DIAMETER AND LARGER SHALL CONFORM TO ASTM D711. ALL PVC PIPE SHALL HAVE AN INTEGRAL BELL GASKETED JOINT WITH ELASTOMERIC GASKET AND SHALL BE FURNISHED IN 12-12 FOOT LAYING LENGTHS.
 - DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51 OR AWWA C-151, WITH PUSH-ON JOINTS, UNLESS OTHERWISE NOTED.
- MANHOLES, CLEANOUTS, SERVICE LATERAL CONNECTIONS, TRENCH EXCAVATION, PIPE BEDDING AND STREET RESTORATION AND APPURTENANCES SHALL CONFORM TO THE DETAILS SHOWN ON THE STANDARD PLANS. ALL OTHER CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARD DETAILS CONTAINED IN THE WISDOT STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- ALL SANITARY MANHOLES INSTALLED WITHIN AN EASEMENT OR OUTSIDE THE CITY RIGHT-OF-WAY SHALL HAVE LOCKING LID COVERS AND EXTEND ONE FOOT (1') ABOVE GRADE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SUBMIT AN APPROVED TRAFFIC CONTROL PLAN. BEFORE THE CITY THE PLAN SHALL BE APPROVED BY THE CITY OF LACENTER PUBLIC WORKS DIRECTOR OR DEPUTY AND OUTSIDE THE CITY THE PLAN SHALL BE APPROVED BY THE CLACK COUNTY (NORTHWEST UTILITY NOTIFICATION CENTER), APPROVAL SHALL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- ALL PIPES SHALL BE PLUGGED AT THE END OF EACH WORKING DAY.
- A CLEANOUT OR MANHOLE IS REQUIRED AT THE END OF ALL LINES.
- PRE-PAVEMENT ADJUSTS ARE REQUIRED.

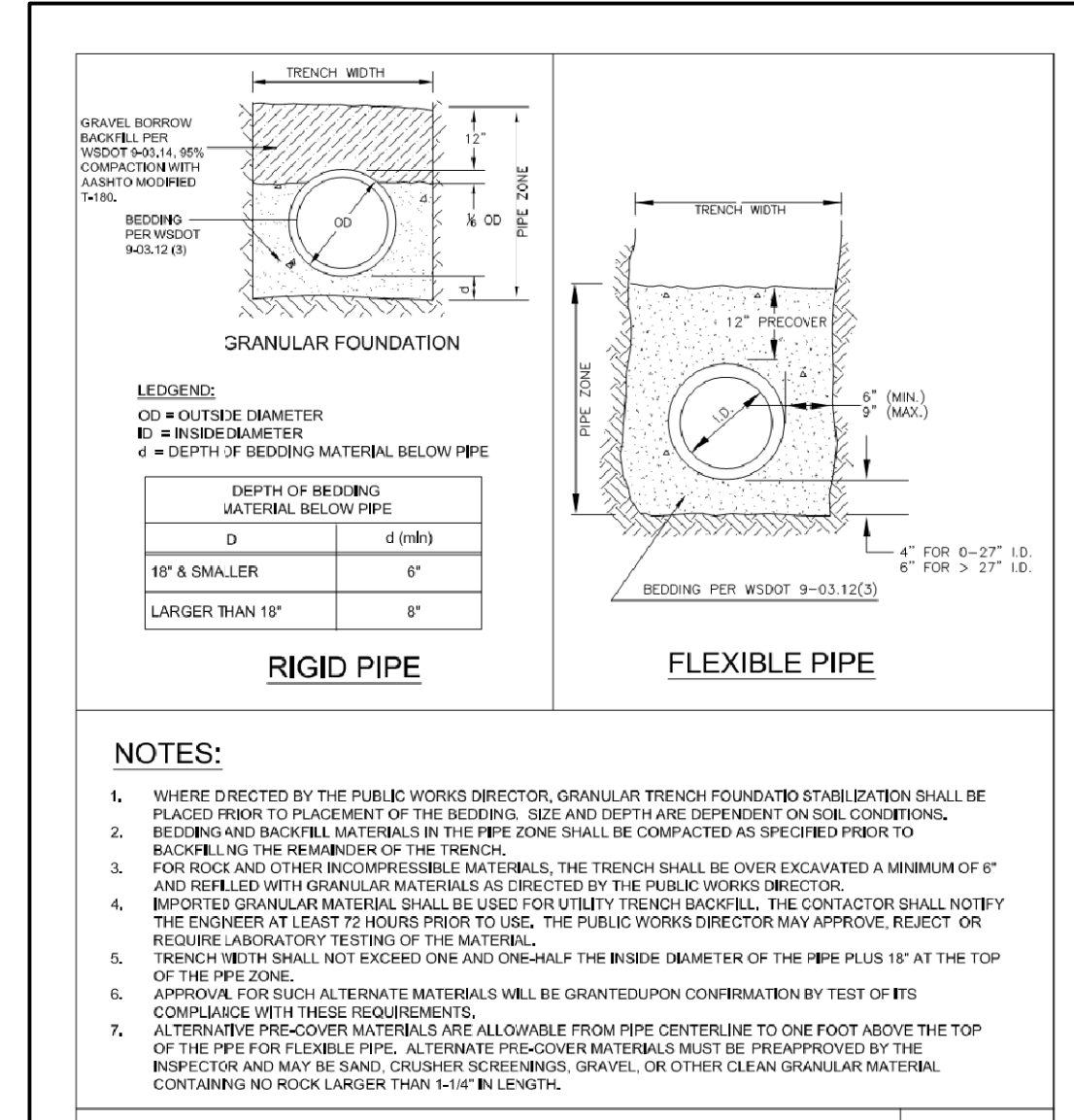
GENERAL SANITARY SEWER NOTES				PLAN #
CITY OF LACENTER APPROVED	REVISIONS	DATE	DRAWN/DESIGNED	
 Barth Stapp, PE 713109 CITY ENGINEER DATE				SS-1




MANHOLE CONNECTION DETAILS				PLAN #
CITY OF LACENTER APPROVED	REVISIONS	DATE	DRAWN/DESIGNED	
 Barth Stapp, PE 713109 CITY ENGINEER DATE				SS-9



TYPICAL TRENCH BACKFILL				PLAN #
CITY OF LACENTER APPROVED	REVISIONS	DATE	DRAWN/DESIGNED	
 Barth Stapp, PE 713109 CITY ENGINEER DATE				SS-4



PIPE BEDDING (RIGID AND FLEXIBLE PIPE)				PLAN #
CITY OF LACENTER APPROVED	REVISIONS	DATE	DRAWN/DESIGNED	
 Barth Stapp, PE 713109 CITY ENGINEER DATE				SS-5

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1	9/9/16	OWNER REVIEW	KC
			BY

REVISIONS

DATE 8/26/2016
 DRAWN PS
 CHECKED KC
 APPROVED JH
 PROJECT NO. RUS-00218612-A2

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UTILITY DETAILS

C-502



GENERAL NOTES:

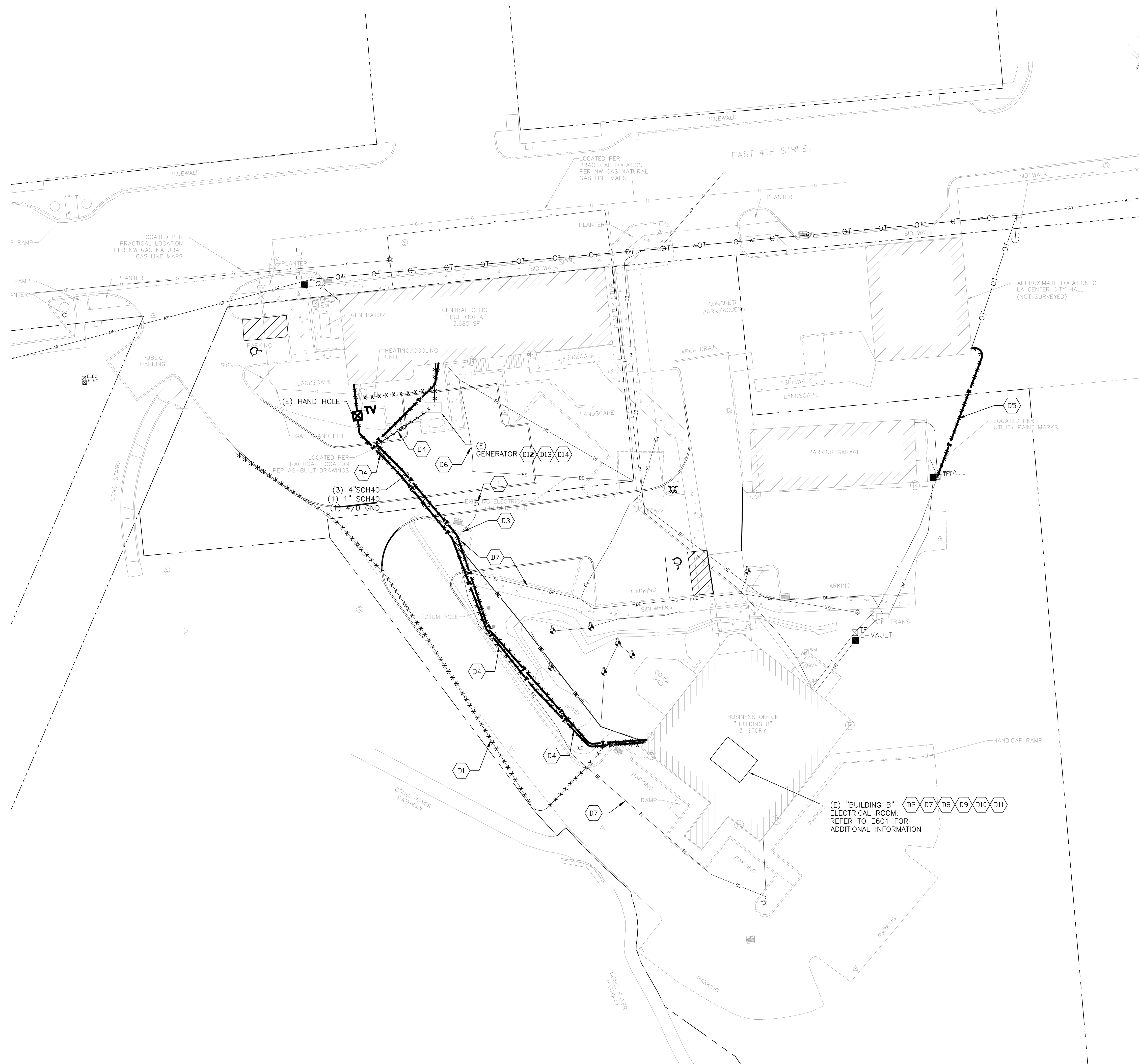
- A. ALL ELECTRICAL EQUIPMENT SHOWN ON THIS DRAWING IS EXISTING UNLESS NOTED OTHERWISE.
- B. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND SCOPE OF WORK PRIOR TO BIDDING.
- C. DISCONNECT EXISTING INDICATED EQUIPMENT TO BE REMOVED FROM GROUNDING SYSTEM. EXISTING GROUND MAT AND GROUNDING SYSTEM CONDUCTORS TO REMAIN.
- D. RESTORE EXTENTS OF DEMOLITION AREAS WITH "LIKE" CONDITIONS TO OWNERS SATISFACTION.

DX KEY NOTES - DEMOLITION:

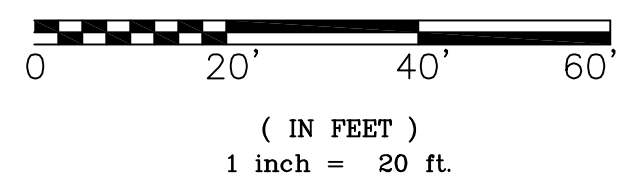
- D1. REMOVE ELECTRIC SECONDARY LINE, DISCONNECT AT PANEL AND ABANDON CONDUIT IN PLACE.
- D2. REMOVE THE EXISTING AUTOMATIC TRANSFER SWITCH "ATS" COMPLETE.
- D3. EXISTING SITE LIGHT TO BE DISCONNECTED AND RELOCATED.
- D4. TELEPHONE, GENERATOR POWER AND CONTROLS, INTERCONNECTING BUILDINGS "A" & "B" SHALL BE DISCONNECTED AT EACH END. WIRING TO BE REMOVED FROM CONDUIT AND CONDUIT ABANDONED IN PLACE. BUSINESS OFFICE ("BUILDING B") ATS TO BE DISCONNECTED AND REMOVED. REFER TO DRAWING E601 FOR ADDITIONAL INFORMATION. CONTRACTOR TO FIELD VERIFY GROUNDING INTERCONNECTION (4/0 GND.) AND PROPERLY SEPARATE GROUND LINE BETWEEN BUILDINGS SUCH THAT EACH BUILDING HAS AN ADEQUATE GROUNDING ELECTRODE SYSTEM IN PLACE AFTER CONSTRUCTION. CONTRACTOR TO COORDINATE WITH TDS REPRESENTATIVES REGARDING TELEPHONE DISCONNECTION FROM CENTRAL OFFICE BUILDING.
- D5. TELEPHONE AND COMMUNICATIONS WIRING SERVING LA CENTER CITY HALL SHOWN PER HISTORICAL DRAWINGS TO BE REMOVED. EXISTING CONDUIT SHALL BE CAPPED AND ABANDONED IN PLACE.
- D6. EXISTING ELECTRICAL GROUND FIELD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- D7. EXISTING SECONDARY ELECTRICAL LINES FEEDING SITE LIGHTING SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- D8. REMOVE WIRE AND CONDUIT COMPLETE BETWEEN THE EXISTING MAIN SERVICE PANEL AUTOMATIC TRANSFER SWITCH FEEDER CIRCUIT BREAKER AND THE UTILITY INPUT CONNECTION ON THE AUTOMATIC TRANSFER SWITCH (ATS).
- D9. REMOVE COMPLETE THE GENSET INPUT POWER AND CONTROL WIRING FROM THE ATS TO THE GENSET.
- D10. DISCONNECT AND REMOVE EXISTING CONTROL WIRING BETWEEN ATS AND EXISTING GENSET LOCATED OUT DOORS NEAR THE TDS CENTRAL OFFICE BUILDING. CAP AND SEAL CONDUIT IN PLACE IN THE FLOOR WATER TIGHT.
- D11. DISCONNECT AND REMOVE EXISTING GENSET POWER WIRING BETWEEN ATS AND EXISTING GENSET LOCATED OUT DOORS NEAR THE TDS CENTRAL OFFICE BUILDING. CAP AND SEAL CONDUIT IN PLACE IN THE FLOOR, WATER TIGHT.
- D12. DISCONNECT AND REMOVE EXISTING GENSET POWER WIRING BETWEEN ATS AND EXISTING GENSET LOCATED OUT DOORS NEAR THE TDS CENTRAL OFFICE BUILDING. CAP AND SEAL CONDUIT IN PLACE, WATER TIGHT.
- D13. DISCONNECT AND REMOVE EXISTING CONTROL WIRING BETWEEN ATS AND EXISTING GENSET LOCATED OUT DOORS NEAR THE TDS CENTRAL OFFICE BUILDING. CAP AND SEAL CONDUIT IN PLACE, WATER TIGHT.
- D14. DISCONNECT AND REMOVE THE EXISTING GENSET UNIT COMPLETE.

X KEY NOTES - NEW WORK:

- X1. RELOCATE EXISTING LIGHT POLE AND LIGHTING FIXTURE. EXTEND EXISTING CONDUIT AND WIRING AS REQUIRED. PROVIDE NEW CONCRETE POLE BASE PER DETAIL 2 IN DRAWING E601.



GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
2	10/28/16	CITY REVIEW FOR PERMIT	KC
1	9/9/16	OWNER REVIEW	KC
			BY

REVISIONS

DATE	4/7/16
DRAWN	PS
CHECKED	KC
APPROVED	JH
PROJECT NO.	RUS-00218612-A2

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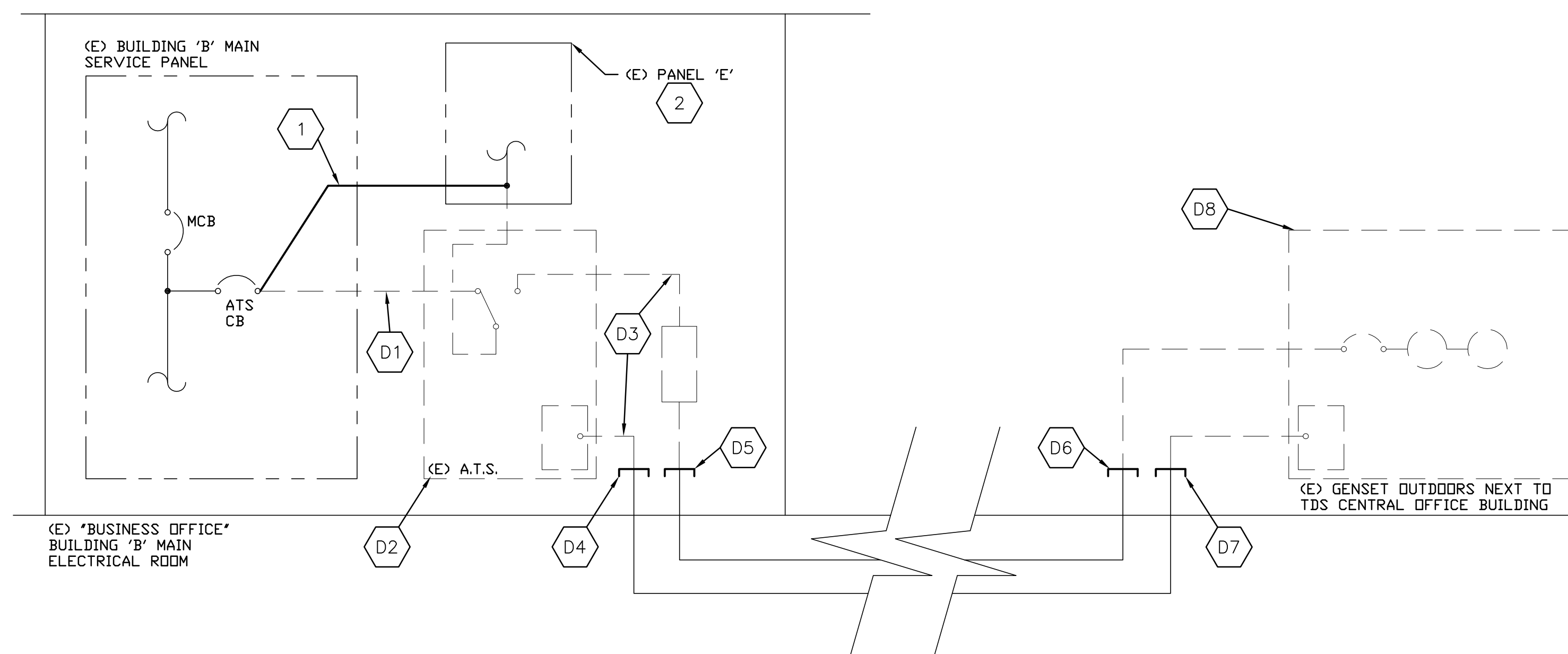


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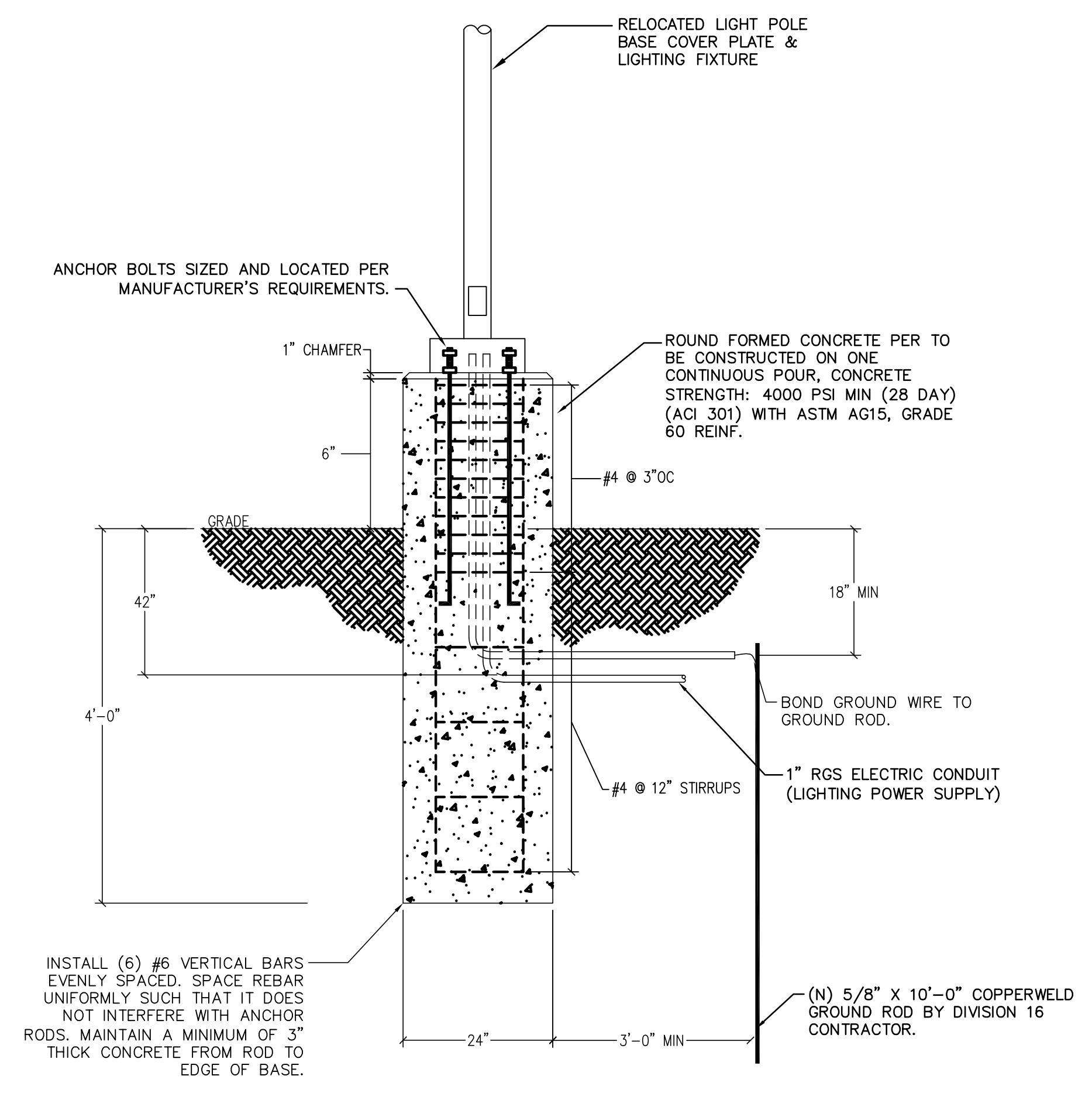


Know what's below.
Call before you dig.

E-101
DRY UTILITIES
E101



1 PARTIAL RISER DIAGRAM - DEMOLITION AND NEW WORK
 NTS



2 LIGHT POLE BASE
 NOT TO SCALE

DX KEY NOTES - DEMOLITION:

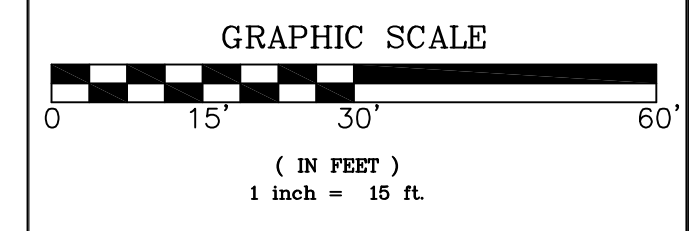
- D1. REMOVE WIRE AND CONDUIT COMPLETE BETWEEN THE EXISTING MAIN SERVICE PANEL, AUTOMATIC TRANSFER SWITCH FEEDER CIRCUIT BREAKER AND THE UTILITY INPUT CONNECTION ON THE AUTOMATIC TRANSFER SWITCH (ATS).
- D2. REMOVE THE EXISTING ATS COMPLETE.
- D3. REMOVE COMPLETE THE GENSET INPUT POWER AND CONTROL WIRING FROM THE ATS TO THE GENSET.
- D4. DISCONNECT AND REMOVE EXISTING CONTROL WIRING BETWEEN ATS AND EXISTING GENSET LOCATED OUT DOORS NEAR THE TDS CENTRAL OFFICE BUILDING. CAP AND SEAL CONDUIT IN PLACE IN THE FLOOR WATER TIGHT.
- D5. DISCONNECT AND REMOVE EXISTING GENSET POWER WIRING BETWEEN ATS AND EXISTING GENSET LOCATED OUT DOORS NEAR THE TDS CENTRAL OFFICE BUILDING. CAP AND SEAL CONDUIT IN PLACE IN THE FLOOR, WATER TIGHT.
- D6. DISCONNECT AND REMOVE EXISTING GENSET POWER WIRING BETWEEN ATS AND EXISTING GENSET LOCATED OUT DOORS NEAR THE TDS CENTRAL OFFICE BUILDING. CAP AND SEAL CONDUIT IN PLACE, WATER TIGHT.
- D7. DISCONNECT AND REMOVE EXISTING CONTROL WIRING BETWEEN ATS AND EXISTING GENSET LOCATED OUT DOORS NEAR THE TDS CENTRAL OFFICE BUILDING. CAP AND SEAL CONDUIT IN PLACE, WATER TIGHT.
- D8. DISCONNECT AND REMOVE EXISTING GENSET UNIT COMPLETE.

X KEY NOTES -NEW WORK:

- 1. PROVIDE NEW WIRE AND CONDUIT SIZED TO MATCH EXISTING WIRE AND CONDUIT BETWEEN THE ATS AND EXISTING PANEL 'E' (SEE NOTE D1 ABOVE).
- 2. EXISTING PANEL 'E' TO REMAIN.

GENERAL NOTES:

- A. ALL ELECTRICAL EQUIPMENT SHOWN ON THIS DRAWING IS EXISTING UNLESS NOTED OTHERWISE.
- B. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND SCOPE OF WORK PRIOR TO BIDDING.
- C. DISCONNECT EXISTING INDICATED EQUIPMENT TO BE REMOVED FROM GROUNDING SYSTEM. EXISTING GROUND MAT AND GROUNDING SYSTEM CONDUCTORS TO REMAIN.



NO.	DATE	DESCRIPTION	BY
2	10/28/16	CITY REVIEW FOR PERMIT	KC
1	9/9/16	OWNER REVIEW	KC

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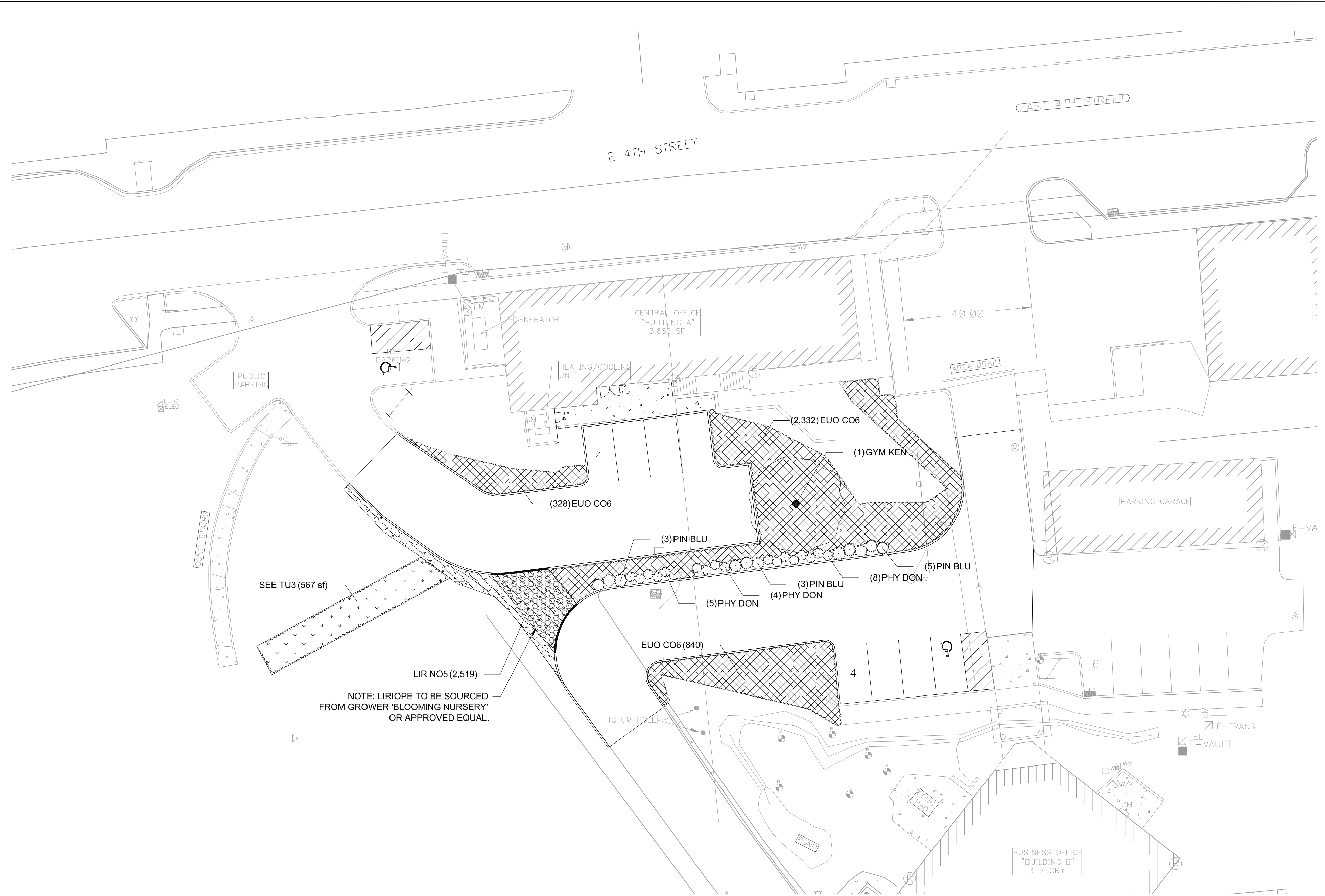


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PARTIAL RISER DIAGRAM

E601





1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

GENERAL PLANTING NOTES

- PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES WHICH MAY AFFECT PROPOSED SITE WORK. CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT/ENGINEER IMMEDIATELY OF DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
- VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT/ENGINEER OF DISCREPANCIES.
- SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
- LAWNS WITHIN THE AREAS OF WORK SHALL BE BOTH SEEDING AND SOIDED AS INDICATED ON LANDSCAPE PLANS. CONTRACTOR SHALL REPAIR IN KIND ANY AREAS DAMAGED AS A RESULT OF OPERATIONS. LAWN RESTORATION OF AREAS OUTSIDE OF THE AREA OF WORK AND/OR DAMAGED AREAS SHALL BE WITH SOO UNLESS NOTED OTHERWISE.
- PLANT MATERIAL SIZES SHOWN ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT/ENGINEER IF THE MATERIALS ARE NOT AVAILABLE IN THE SIZES OR QUANTITIES INDICATED AND MAKE RECOMMENDATIONS FOR SUBSTITUTIONS.
- PLANTING MIX TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIAL. SEE SPECIFICATIONS FOR DELINEATIONS OF SOIL TYPES.
- CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX TO PRODUCE SUITABLE PLANTING MIX. PLANTING MIX FOR ALL PLANTING AREAS SHALL FOLLOW RECOMMENDATIONS OF SOILS TESTING SERVICE PER LANDSCAPE SPECIFICATIONS.
- AREAS OF NEW LAWNS OR LAWN RESTORATION SHALL HAVE A MINIMUM OF 6" INCHES OF PLANTING MIX.
- LANDSCAPE ARCHITECT TO TAG ALL TREES AT NURSERY WITH LANDSCAPE CONTRACTOR PRIOR TO DELIVERY OF PLANT MATERIAL TO WORK SITE.
- PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED IN PLANT SCHEDULE. PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED COMPLETELY.
- CONTRACTOR SHALL PLACE TREES, SHRUBS AND PERENNIALS AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PRIOR TO MULCHING TREE AND SHRUB PLANTING AREAS, APPLY TIME RELEASE FERTILIZER, IF INDICATED BY SOILS TEST, BY BROADCASTING ENTIRE PLANTING AREAS. FERTILIZER IS TO HAVE NO LESS THAN 1.0% AVAILABLE PHOSPHORIC ACID, 3% TOTAL NITROGEN AND 3% SOLUBLE POTASH. RATE IS TO FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
 - SPRING PLANTING: UNFROZEN SOIL CONDITIONS, MARCH 15 - JUNE 15.
 - SUMMER PLANTING: JUNE 15 - SEPTEMBER 1 WITH ADEQUATE WATERING PROVIDED BY CONTRACTOR.
 - FALL PLANTING: SEPTEMBER 1 - OCTOBER 15.
- TREE AND SHRUB BEDS TO RECEIVE 3" OF SHREDDED HARDWOOD MULCH.
- PERENNIAL, ORNAMENTAL GRASS AND GROUND COVER BEDS TO RECEIVE 3" OF MYCORRHIZAL SOIL CONDITIONING MULCH.
- CONTRACTOR SHALL WATER PLANTS AND TREES IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOURS AFTER PLANTING.
- NEW AND TRANSPLANTED TREES AND SHRUBS TO BE SPRAYED WITH AN ANTIDESICCANT WITHIN TWENTY-FOUR (24) HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTRIP".
- TRIM EXISTING TREES TO REMAIN AND REMOVE DEAD BRANCHES AND ANY BRANCHES WITHIN 3 FEET OF BULGING.
- INITIAL MAINTENANCE SERVICE: PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. BEGIN MAINTENANCE AFTER EACH AREA IS PLANTED AND CONTINUE FOR 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ROAD AND WALK SURFACES SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES AND CLEANED AT THE END OF EACH DAY.
- CONTRACTOR SHALL REPAIR IN KIND ANY AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
- ALL DIRT/DISS MATERIALS RESULTING FROM LANDSCAPE WORK SHALL BE LEGALLY DISPOSED OFF SITE BY CONTRACTOR.
- ALL WORK SHALL BE IN COMPLIANCE WITH GOVERNING CODES, ORDINANCES AND STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHMENT AND MAINTENANCE AND SHALL WARRANT ALL PLANT MATERIAL UNDER THIS CONTRACT TO BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

2 GENERAL LANDSCAPE NOTES

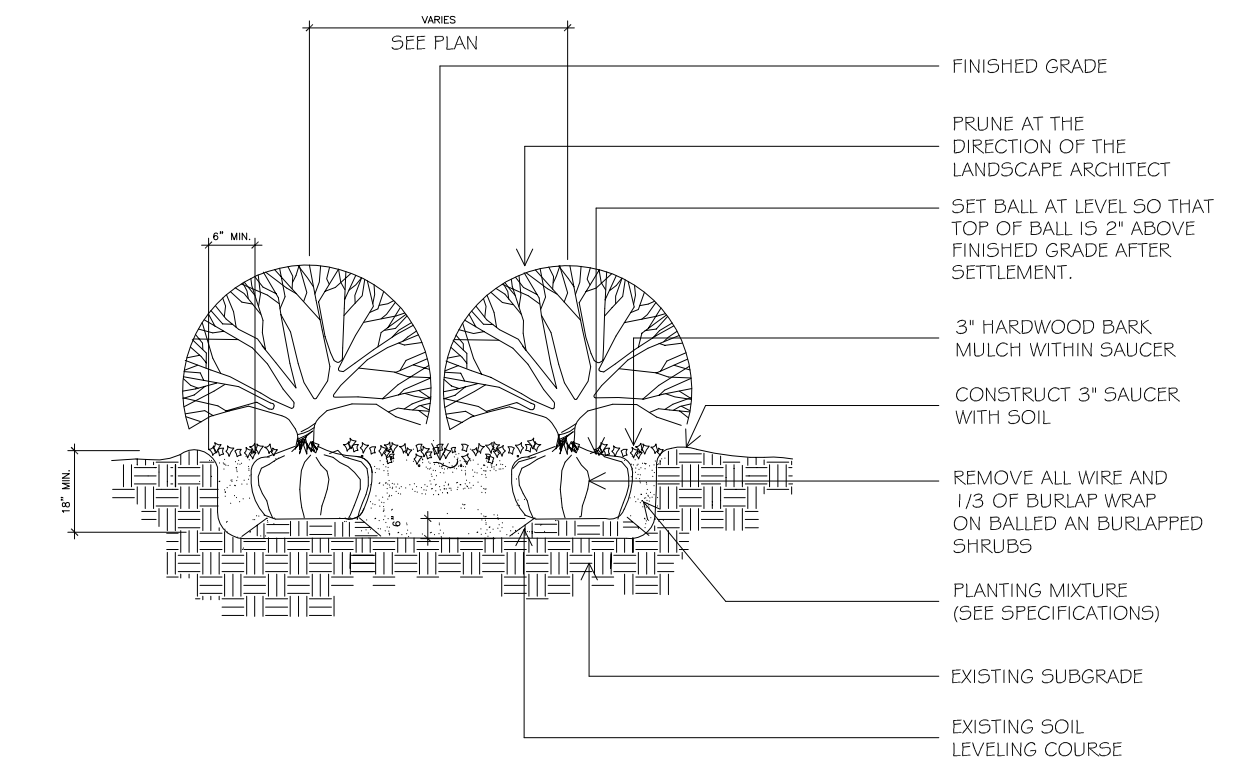
NOT TO SCALE

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	GYM KEN	Gymnodadus dioica / Kentucky Coffee Tree	B & B	2.5" Cal	1
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	PHY DON	Physocarpus opulifolius 'Donna May' / Donna May Ninebark	5 gal	17	
	PIN BLU	Pinus strobus 'Blue Shag' / Blue Shag White Pine	5 gal	11	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	EUO CO6	Euonymus fortunei 'Coloratus' / Purple Leaf Wintercreeper	flat	12" o.c.	70
	LIR NO5	Liriope x No Mo / No Mo Lily Turf	flat	6" o.c.	67
	SEE TU3	SEED MIX SEED MIX Turf Seed Mix / Turf Seed Mix Grass Seed to Match Existing Turf	seed		567 sf

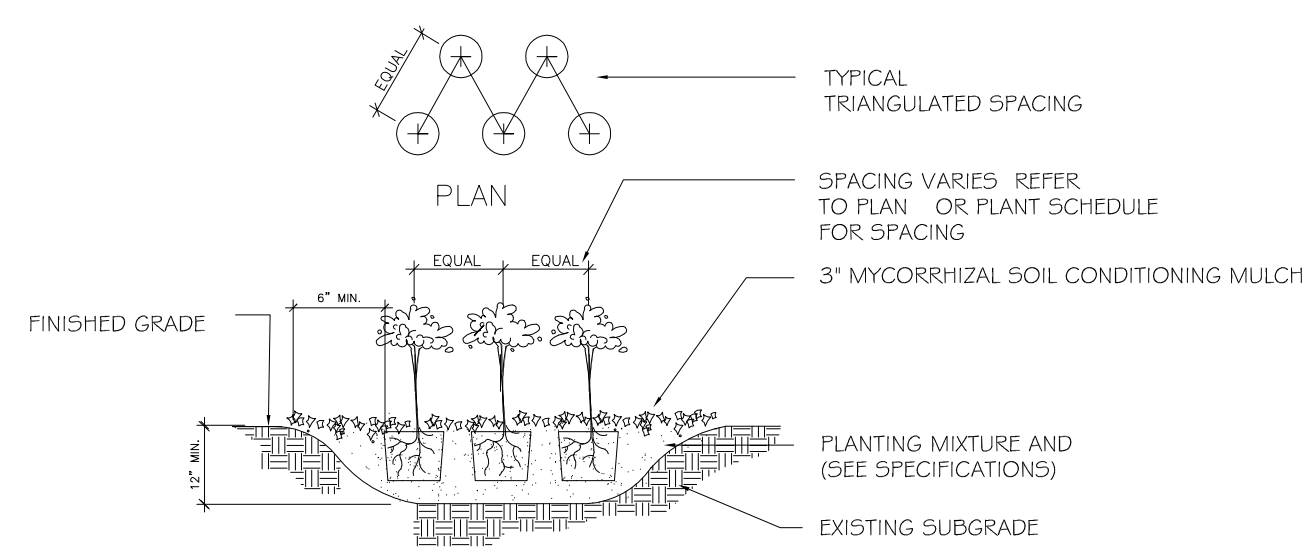
3 PLANT SCHEDULE

NOT TO SCALE



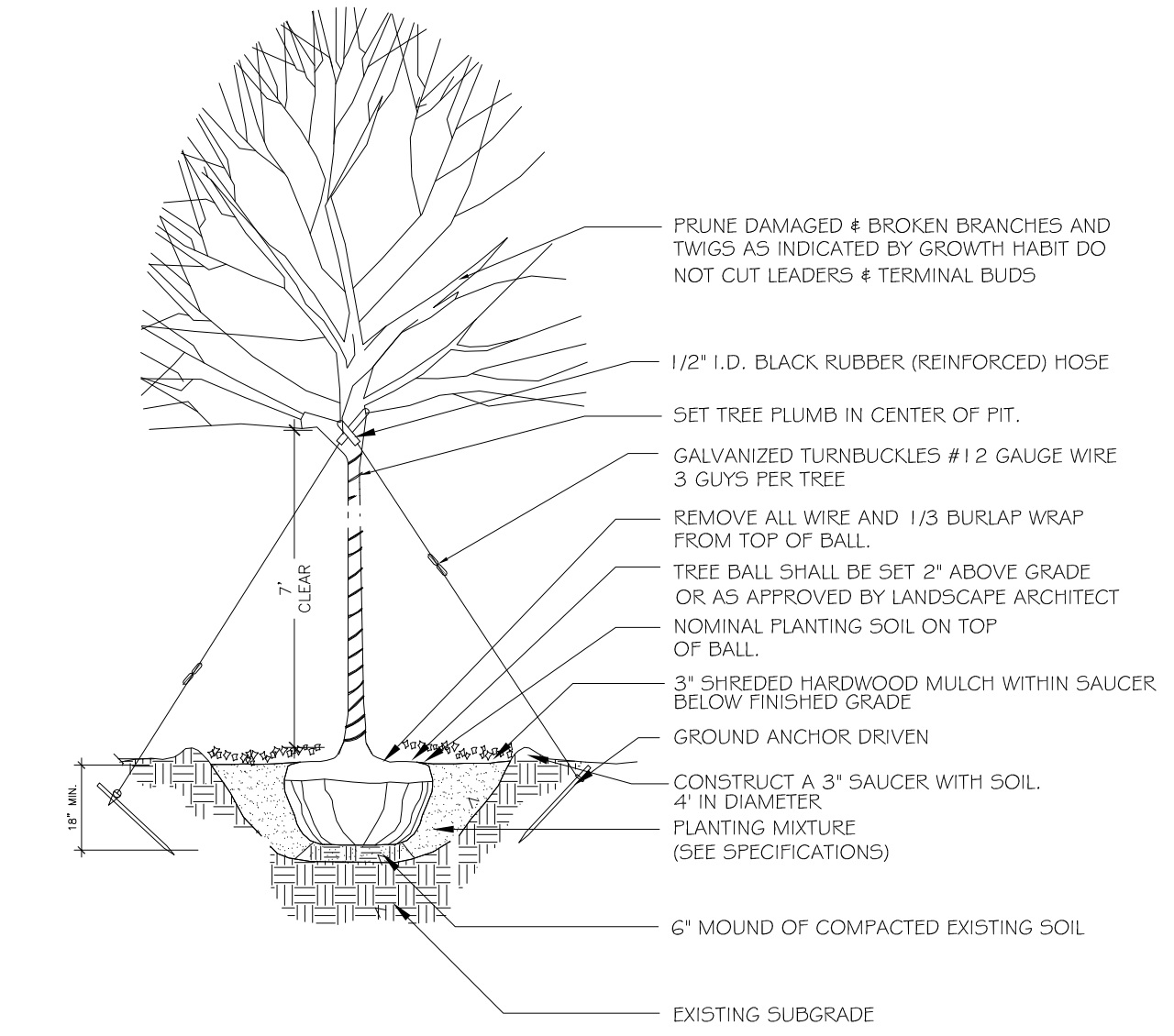
4 SHRUB DETAIL

NOT TO SCALE



5 PERENNIALS & GROUND COVER DETAIL

NOT TO SCALE

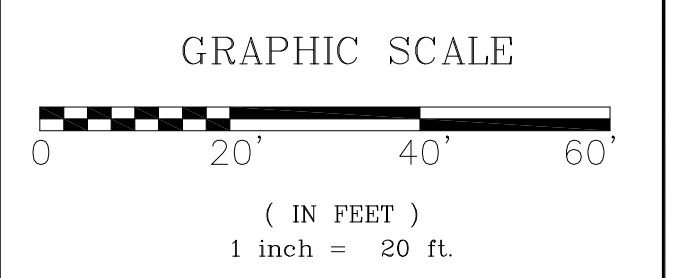
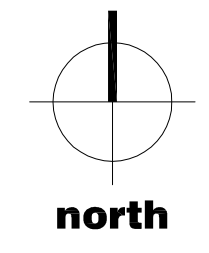


6 DECIDUOUS TREE DETAIL

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1	9/9/16	OWNER REVIEW	KC
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CHECKED	KC		
APPROVED	JH		
PROJECT NO.	RUS-00218612-A2		

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LANDSCAPE PLAN

L101

