

4TH STREET PROPERTY SEPARATION

210 EAST 4TH STREET LACENTER, WASHINGTON 98629

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PROJECT NO. RUS-00218612-A2

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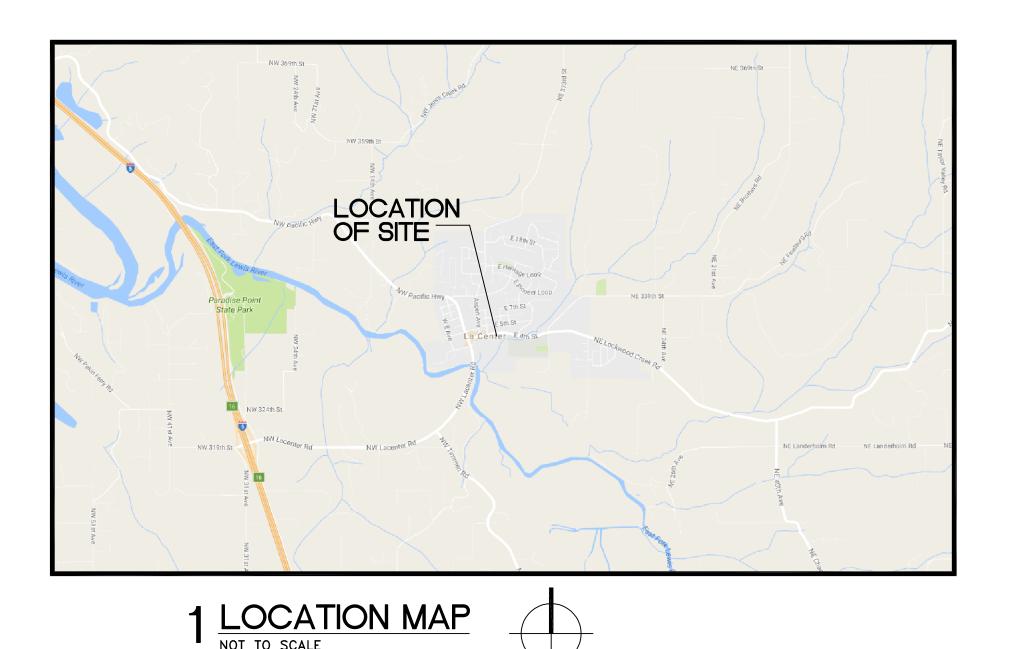
L 101 LANDSCAPE PLAN

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

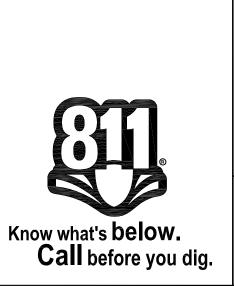
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north

BUILDING CODE: 2	006 LACENTER MUNICIPAL CODE DEVELOPMENT CODE
BOILDING CODE.	
MECHANICAL CODE: 2	012 INTERNATIONAL BUILDING CODE (IBC) WITH AMENDMENTS
	009 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING CODE: 2	012 UNIFORM PLUMBING CODE (UPC) WITH AMENDMENTS
ELECTRICAL CODE:	014 NATIONAL ELECTRIC CODE (NEC), NFPA 70
ENERGY CODE: 2	012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

2 CODE SUMMARY



	10/28/16	CITY REVIEW FOR PERMIT	KC
1	9/9/16	OWNER REVIEW	KC
NO.	DATE	DESCRIPTION	BY
RE	VISIONS		•
DA	TE	9/2/2016	
DR	RAWN	PS	
\overline{C}	HECKED	KC	

Chicago, IL 60601 U.S.A.

APPROVED JH

PROJECT NO. RUS-00218612-A2

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COVER SHEET

LACENTER, WASHINGTON 98629

GENERAL NOTES

- 1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT—OF—WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A TOPOGRAPHIC SURVEY PREPARED BY KLEIN & ASSOCIATES, INC., 1411 13TH STREET, HOOD RIVER, OR 97031. ON 1/9/15.
- COPIES OF THE SURVEY ARE AVAILABLE FROM THE SURVEYOR. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.
- 2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN
- 3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.
- 4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.
- 5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS EXP US SERVICES, INC., ITS SUBSIDIARIES AND ASSIGNS, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ALL LIABILITY, CLAIMS, DAMAGES AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES CONSTRUCTION. BARRICADES AND WARNING SIGNS SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
- 8. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREIN SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART OF HEREOF:
- 8.1. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN WASHINGTON" AS PREPARED BY WSDOT, LATEST EDITION.
- 8.2. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN WASHINGTON" LATEST EDITION.
- 8.3. "WASHINGTON RECOMMENDED STANDARDS FOR SEWAGE WORKS" AS PUBLISHED BY THE WSDE LATEST EDITION.
- 8.4. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE CITY OF LA CENTER.
- 8.5. THE NATIONAL ELECTRIC CODE.
- 8.6. THE WASHINGTON ACCESSIBILITY CODE.
- 8.7. ANY FILL IMPORTED TO SITE SHALL MEET WADOT AND WASHINGTON DEPARTMENT OF ECOLOGY STANDARDS. CONTRACTOR SHALL SUBMIT PROOF THAT ANY IMPORT SOILS ARE CLEAN AND UNCONTAMINATED PER EPA. ANY FILL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN AN APPROVED LANDFILL PER EPA AND WASHINGTON DEPARTMENT OF ECOLOGY REQUIREMENTS.
- IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- 9. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.
- 10. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND SHALL BE PROTECTED PER WSDOT STANDARDS. THE RIGHT OF WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED FROM DAMAGE INCLUDING TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.
- 11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT THE ACCUMULATION OF MUD OR SOIL ON PUBLIC RIGHTS OF WAY. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.
- 12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHEN HIS/HER OPERATIONS ABUT PUBLIC RIGHTS OF WAY AND ADJACENT PROPERTY IN ACCORDANCE WITH THE CITY OF LA CENTER MUNICIPAL CODE AND WSDOT REQUIREMENTS.
- 13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00PM ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.
- 14. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO FULL DEPTH WITH STRAIGHT, UNIFORM EDGES ALONG THE LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

- 15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.
- 16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.
- 17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, WASHINGTON AT 811. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NON-REGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HRS IN ADVANCE OF THE START OF CONSTRUCTION OPERATIONS.
- 18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED. WORK SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.
- 19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- 21. ALL CURB RADII REFER TO THE BACK OF CURB.
- 22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.
- 23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE PROMPTLY IN CONFORMANCE WITH THE MUNICIPALITY OR WSDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.
- 24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.
- 25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.
- 26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORMWATER RUNOFF.
- 27. BUTT JOINTS SHALL BE PROVIDED WHENEVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.
- 28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE RE-ESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- 29. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.
- 30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES FINISHED GRADE ARE INCIDENTAL TO THEIR COST.
- 31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNERS SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- 32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.
- 33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS ON THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL MATERIAL, PLACEMENT, GRADATION AND COMPACTION SHALL COMPLY WITH WSDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.
- 34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- 35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- 36. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, TELEPHONE, ELECTRIC AND GAS SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 37. BAND—SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.
- 38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND OWNER REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.
- 39. THE CONTRACTOR SHALL INSTALL A 2X4X6' POST ADJACENT TO THE TERMINUS OF UTILITY MARKS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL STANDARDS.
- 40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION. ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL COMPLY WITH EPA CLEAN WATER ACT REQUIREMENTS.
- 41. CONTRACTOR SHALL HAVE COMPACTED SUBGRADE TESTED BY A CERTIFIED GEOTECHNICAL TESTING AGENCY PRIOR TO INSTALLATION OF NEW PAVEMENT. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS REQUIRED IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM CONTRACTORS OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNERS WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.
- 42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER.IF THIS CANNOT BE ACCOMPLISHED. THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON—SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
- 43. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

LEGEND ABBREVIATIONS PROPOSED DESCRIPTION A ARC LENGTH ASTM AMERICAN SOCIETY ASTM AMERICAN SOCIETY

EXISTING <u>PROPOSED</u> EASEMENT LINE SETBACK LINE ____x___x___ FENCE LINE DECORATIVE FENCE LINE CENTERLINE _____650 ____ CONTOUR PROPERTY CORNER CURB & GUTTER DEPRESSED CURB & GUTTER BARRIER CURB 622.40 622.40 SPOT ELEVATION TOP OF CURB ELEVATION TC 622.40 BC 621.50 BC 621.50 BOTTOM OF CURB ELEVATION UTILITY STUB ____ SANITARY SEWER _____ 22 _____ SANITARY SEWER FORCE MAIN —((——((— COMBINED SEWER **—**<<**—**<< STORM SEWER ___<___<___ UNDERDRAIN WATER MAIN _____ w ____ GAS MAIN ——— GAS ——— UNDERGROUND TELEPHONE ____ T ____ T ___ —__T —___T — OVERHEAD TELEPHONE — DT—— DT— — E — E — UNDERGROUND ELECTRIC —— DE——— DE—— OVERHEAD ELECTRIC UTILITY STRUCTURE WITH CLOSED LID CURB INLET DRAINAGE STRUCTURE WITH OPEN LID FIRE HYDRANT VALVE IN VALVE BOX GATE VALVE IN VALVE VAULT POST INDICATOR VALVE TREE TREE LINE CONCRETE HEADWALL FLARED END SECTION **GUY WIRES** 0 UTILITY POLE DHD \$ LIGHT POLE **⇔** TRAFFIC SIGNAL POLE HAND HOLE SOIL BORING IRRIGATION HEADS SIGN T TELEPHONE MANHOLE Т TRANSFORMER PAD $-X \cdot X \langle \cdot X \cdot X \cdot X \cdot X \cdot X - X -$ UTILITY TO BE ABANDONED FEATURE TO BE REMOVED 2.0% → → STORMWATER FLOW DIRECTION STORMWATER OVERFLOW ROUTE \triangle INLET FILTER BASKET/PROTECTION RIP RAP BOLLARD

------ SF ------

SILT FENCE

REVISION DELINEATION

<u>ABBR</u>	<u>EVIATIONS</u>
А	ARC LENGTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL
B-B	
BC BC	BACK OF CURB BOTTOM OF CURB
BLDG	
ВМ	
BP BV/VV	
•	CURB AND GUTTER
	CATCH BASIN
	CONTRACTION JOINT
Ф CL	CENTERLINE CLOSED LID
CO	CLEAN OUT
DIP	
DIA DIWM	DIAMETER DUCTILE IRON WATER MAIN
	DRAWING
	EAST OR ELECTRIC OR EDGE
	EXPANSION JOINT ELEVATION
EP	EDGE OF PAVEMENT
	EXISTING
	FRAME AND CLOSED LID FRAME AND OPEN LID
	FLARED END SECTION
	FACE TO FACE OF CURB
FF	
	FINISHED GRADE FIRE HYDRANT
FL	
	GAS LINE
	GATE VALVE IN VALVE NAULT
•	GATE VALVE IN VALVE VAULT HANDICAP
	HIGH DENSITE POLYETHYLENE PIPE
	HEADWALL
	HORIZONTAL HIGH POINT
	HIGH WATER LEVEL
INV	INVERT ELEVATION
	INLET LINEAR FEET
	LOW POINT
L	LEFT
	MATCH EXISTING MANHOLE
MW	
N	
	NOT IN CONTRACT NORMAL WATER LEVEL
OC	
OL	
PC PCC	POINT OF CURVATURE PORTLAND CEMENT CONCRETE
	PROFILE GRADE LINE
	POINT OF INTERSECTION
PL PP	PROPERTY LINE POWER POLE
	PROPOSED
PRC	
PT PUE	POINT OF TANGENCY PUBLIC UTILITY EASEMENT
PVC	POINT OF VERTICAL CURVATURE
	POLYVINYL CHLORIDE PIPE
PVI PVT	POINT OF VERTICAL INTERSECTION POINT OF VERTICAL TANGENCY
R	RADIUS OR RIGHT
RIM	
RCP ROW	REINFORCED CONCRETE PIPE
KOW S	RIGHT OF WAY SLOPE OR SOUTH
SAN	SANITARY
SF	SILT FENCE
SFM SHT	SANITARY FORCEMAIN SHEET
SHW	
SMH	SANITARY MANHOLE
STA ST	STATION STORM STRUCTURE OR STORM SEWER
STMH	
SW	SIDEWALK
T TC	TANGENT OR TELEPHONE TOP OF CURB
TP	TOP OF CORB
TW	TOP OF WALL

TOP OF WALL

UTILITY POLE

WATER MAIN

VERTICAL CURVE

VITRIFIED CLAY PIPE

TYPE

TYPICAL

VERTICAL

WEST

TYP

VERT

VCP

WM

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• BUILDINGS • EARTH & ENVIRONMENT • ENERGY • • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

2 10/28/16 CITY REVIEW FOR PERMIT KC
1 9/9/16 OWNER REVIEW KC
NO. DATE DESCRIPTION BY
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DATE 8/26/2016
DRAWN PS
CHECKED KC

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PROJECT NO. RUS-00218612-A2

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APPROVED JH

LACENTER, WA
210 EAST 4TH STREET
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GENERAL NOTES



DEMOLITION NOTES:

- 1. 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
 - SIDEWALK AND ON-SITE PAVEMENT - FOUNDATIONS AND SUPPORTING WALLS AND SLABS
 - UTILITIES
 - CONSTRUCTION DEBRIS SOILS
- 2. 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.
- 3. 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.
- 4. EXISTING PAVEMENT, SIDEWALK OR CURB TO BE REMOVED SHALL BE SAWCUT TO FULL DEPTH AND EDGES SHALL BE STRAIGHT AND
- 5. 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.
- 6. 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.
- 7. 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.
- 8. ALL PRIVATE UTILITIES (ELECTRIC, TELEPHONE, CABLE, FIBER OPTIC, NATURAL GAS) SHALL BE REMOVED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- 9. 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.
- 10. 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.
- 11. CONTRACTOR SHALL WATER THE DEMOLITION SITE AS NECESSARY TO REDUCE DUST AND DEBRIS IN THE AIR.

DEMOLITION KEY NOTES: igtriangle

- 1. SAWCUT AND REMOVE EXISTING CURB AND GUTTER
- 2. REMOVE AND DISPOSE OF FULL DEPTH ASPHALT PAVEMENT
- 3. REMOVE CONCRETE SIDEWALK AND PAVEMENT.
- 4. REMOVE EXISTING ENCLOSURE WALL AND FOUNDATION.
- 5. 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 ELECTTRICAL DRAWINGS FOR MORE INFORMATION ON WIRING. PIPING AND CONDUIT TO BE ABANDONED IN PLACE.
- 6. 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.
- 7. EXISTING RETAINING WALL TO REMAIN AND SHALL BE PROTECTED.
- 8. MILL ASPHALT PAVEMENT 1.5".
- 9. REMOVE EXISTING HYDRANT.
- 10. REMOVE EXISTING STORM STRUCTURE FRAME AND GRATE.
- 11. REMOVE 15 LF EXISTING WATER LINE
- 12. 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 · X · X · X · X · X · X ·



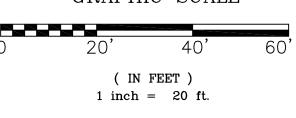
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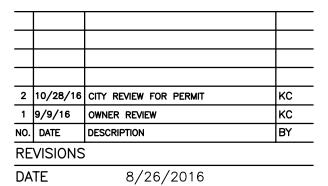
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GRAPHIC SCALE





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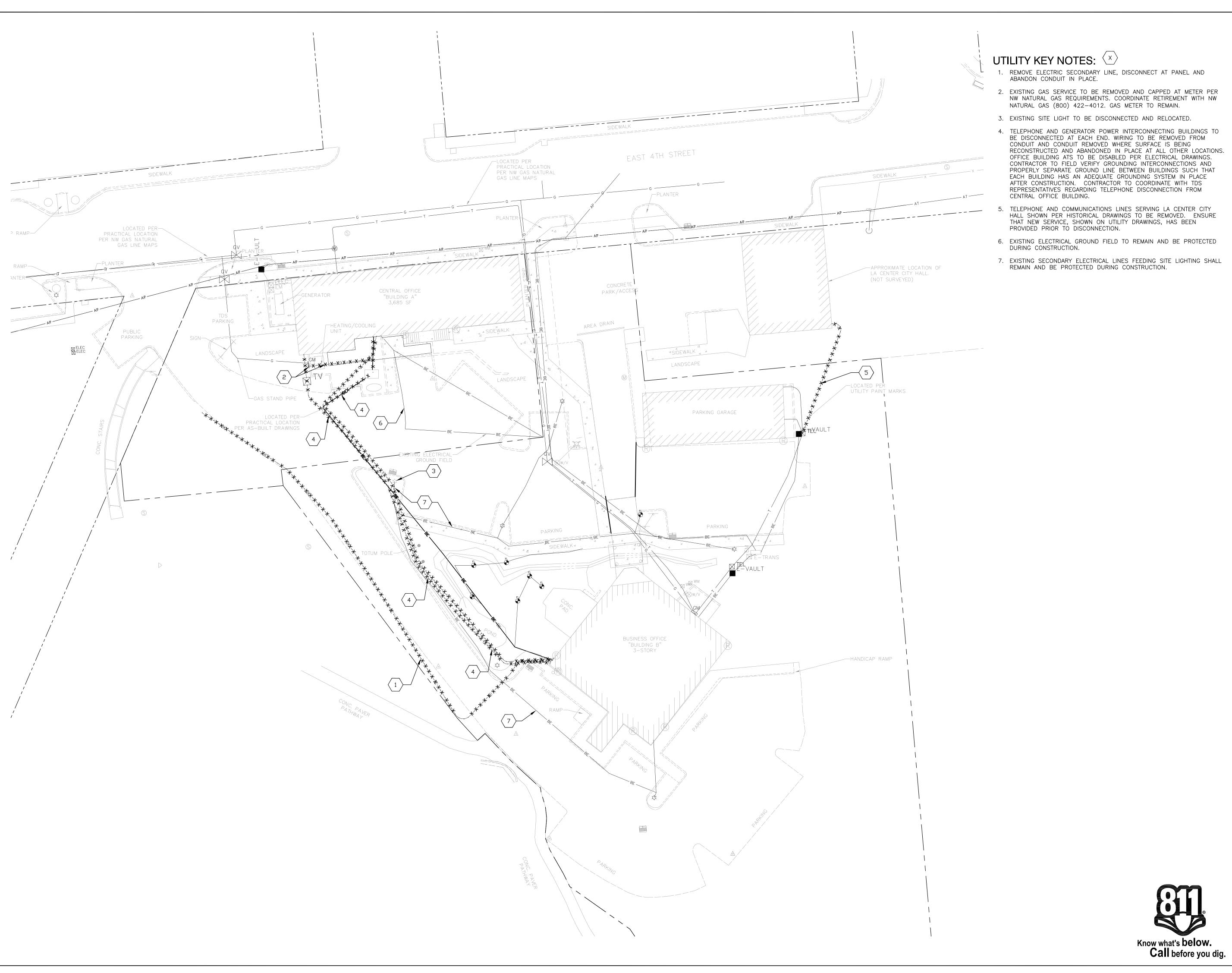
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SITE DEMO PLAN



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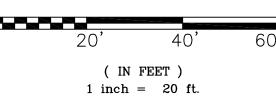
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1	9/9/16	OWNER REVIEW	KC
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UTILITY DEMO PLAN DRY UTILITIES **C-003**



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
- 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
- 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-STRIPE 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:

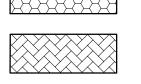
PROPOSED GRASS AREA

PROPOSED ASPHALT PAVEMENT AREA

PROPOSED CONCRETE PAVEMENT AREA

RESURFACED ASPHALT PAVEMENT AREA

PROPOSED GRASS PAVE AREA



PROPOSED STEEP SLOPE EXCAVATION

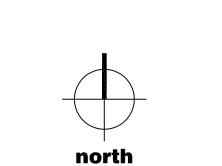
PARKING SUMMARY

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



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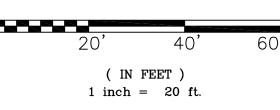
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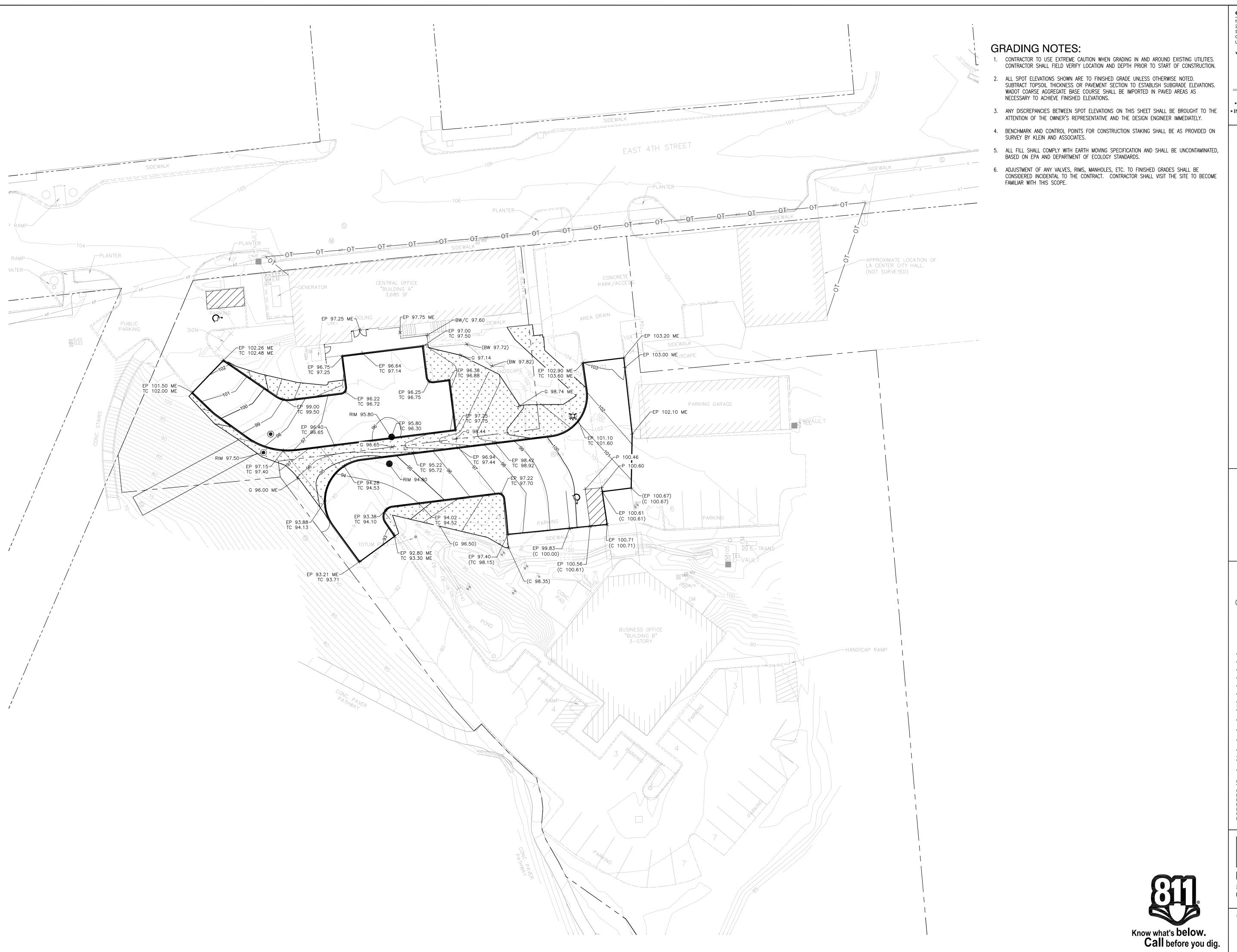
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SITE PLAN

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



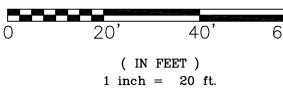
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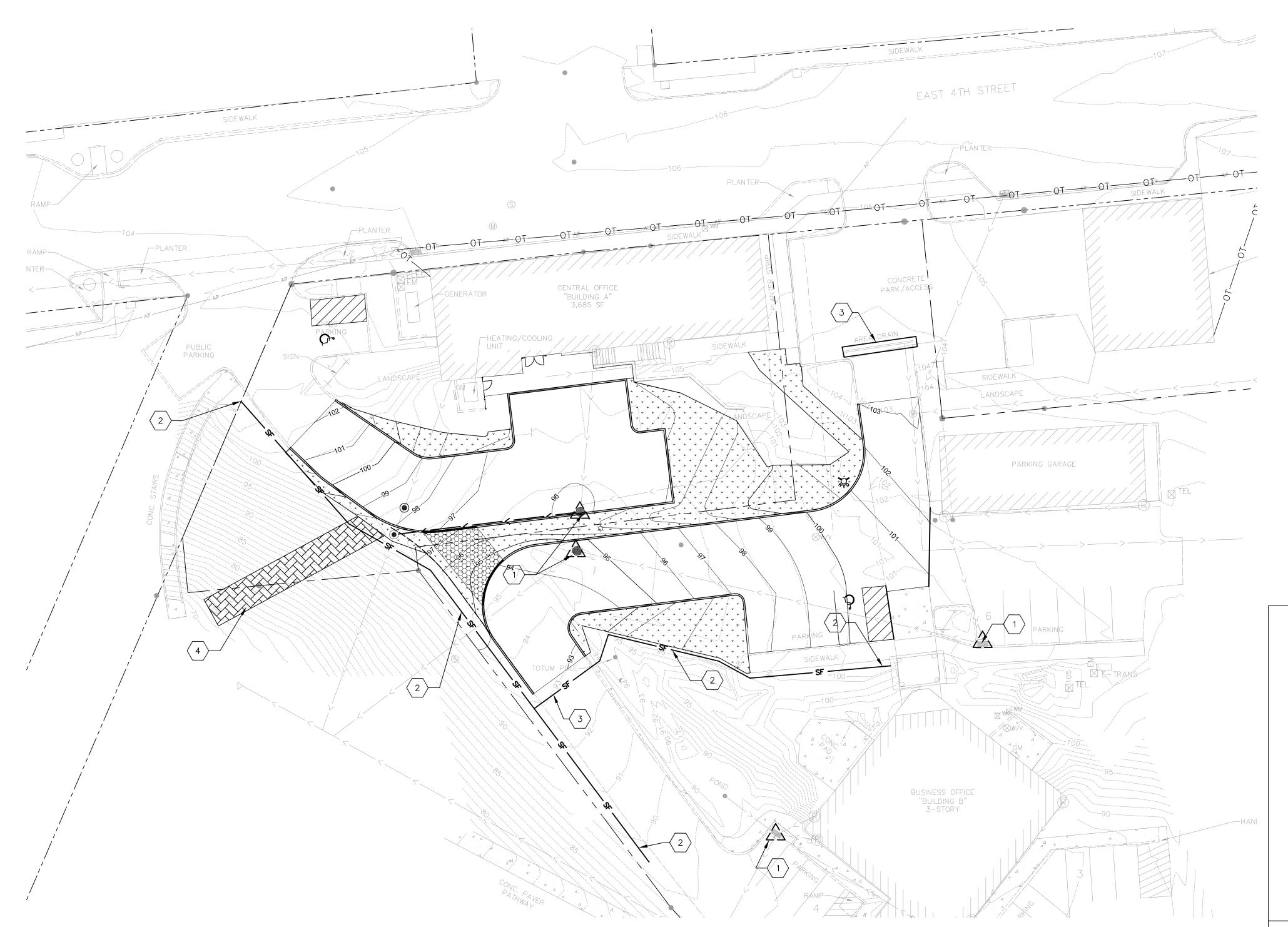
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GRADING PLAN



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

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 SITEWORK.

ACCORDANCE WITH THE REQUIREMENTS IN THE CITY OF LA CENTER ENGINEERING STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

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 FILL 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

9. MATERIAL STOCKPILES ARE TO BE PROTECTED BY THE FOLLOWING MEANS:
—TEMPORARY: COVER PILES WITH TARPS OR PLASTIC SHEETING WEIGHTED WITH
CONCRETE BLOCKS, LUMBER OR TIRES.
—PERMANENT: COVER PILES WITH TARPS 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 I. 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 12. ALTERNATIVE BMP'S NOT SHOWN IN THESE DETAILS ARE ACCEPTABLE PROVIDED THEY ARE PART OF ECOLOGY'S WESTERN WASHINGTON STORMWATER MANAGEMENT MANUAL AND THE CITY ENGINEER REVIEWS

AND APPROVES THE ALTERNATIVE BMP'S AS PART OF THE EROSION CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION. EROSION CONTROL GENERAL NOTES I PLAN #

CITY OF LA CENTER APPROVED ER-1A Bash Stepp, PE 7/23/09

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. WIDTH OF THE PAD SHALL BE A MINIMUM OF 20 FEET. ALL TRUCKS LEAVING THE SITE SHALL EGRESS 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 SPALLS. ALL MATERIALS SPILLED, DESCRIPTION OF THE PAD SURFACE. ROCK SHALL BE CLEAN 4 INCH TO 8 INCH QUARRY SPALLS. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE

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 FREQUENCY 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 STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED. 1. IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST ONE OR MORE OF THE FOLLOWING PREVENTATIVE MEASURES SHALL BE TAKEN FOR DUST CONTROL:

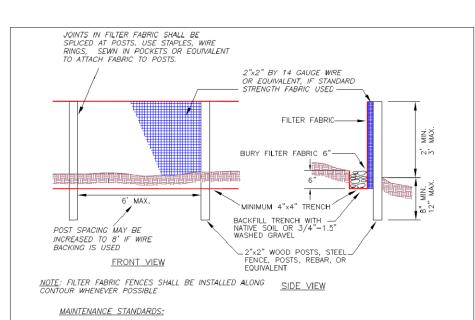
-MINIMIZE THE PERIOD OF SOIL EXPOSURE THROUGH THE USE OF TEMPORARY GROUND COVER
AND OTHER TEMPORARY STABILIZATION PRACTICES.

-SPRINKLE THE SITE WITH WATER UNTIL THE SURFACE IS WET.

-SPRAY EXPOSED SOIL AREAS WITH A DUST PALLIATIVE. 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 RESEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED. 3. 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.

EROS	SION CONTROL GENE	CRAL I	TO	ES I	I	PLAN #
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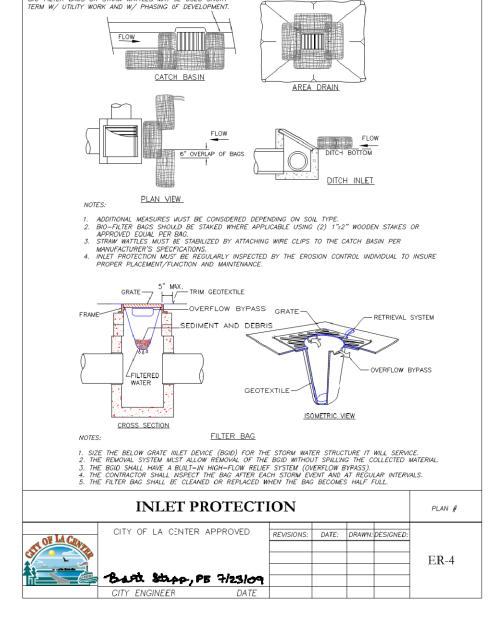


 SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. 2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT POND.

3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT. SEDIMENT DEPOSITS SHALL EITHER BE REMOVED WHEN THE DEPOSIT REACHES
APPROXIMATELY ONE—THIRD THE HEIGHT OF THE SILT FENCE, OR A SECOND SILT
FENCE SHALL BE INSTALLED.

5. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED 6. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

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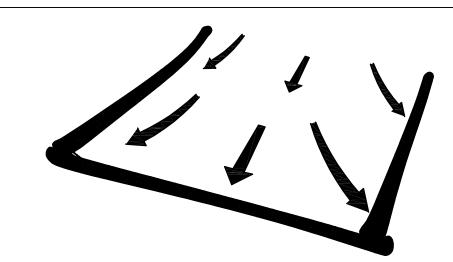


SOIL EROSION CONTROL NOTES;

- 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
- 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.
- 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.

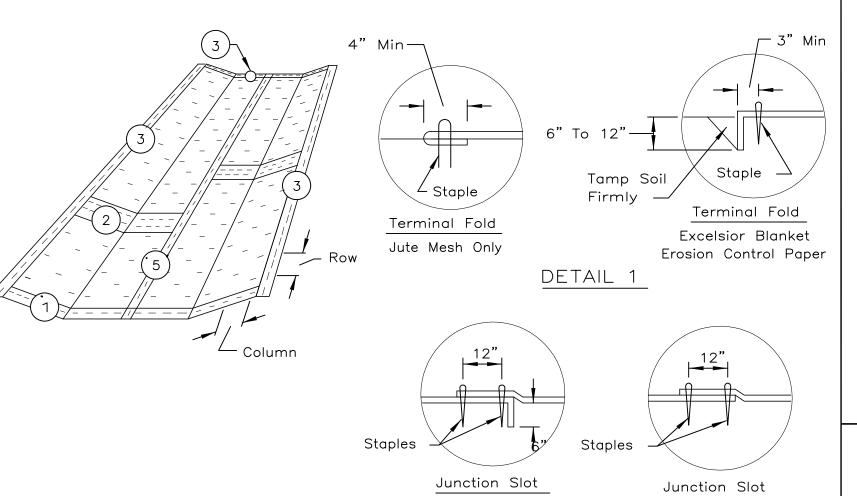
KEY NOTES $\langle \times \rangle$

- 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.



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

5 SILTWORM EROSION BARRIER



DETAIL 2

Excelsior Blanket

6 EROSION CONTROL BLANKET

Jute Mesh

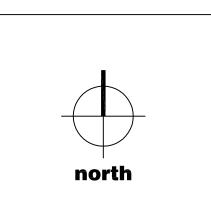
Erosion Control Paper

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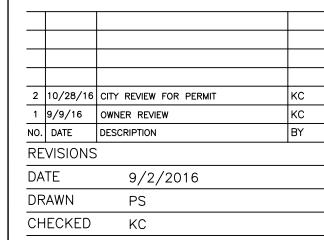
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GRAPHIC SCALE (IN FEET)

1 inch = 20 ft.



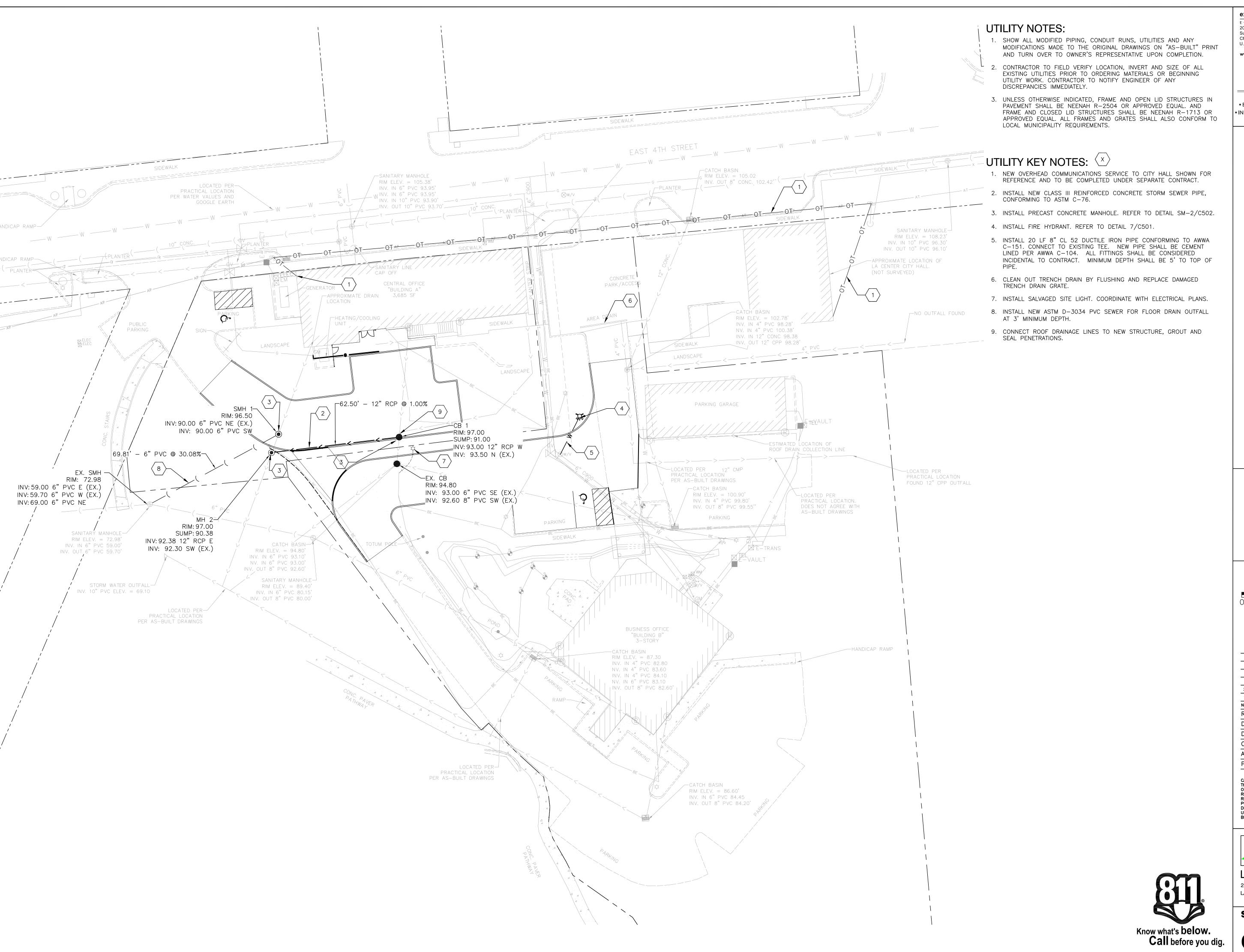
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EROSION CONTROL PLAN



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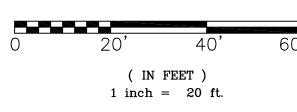
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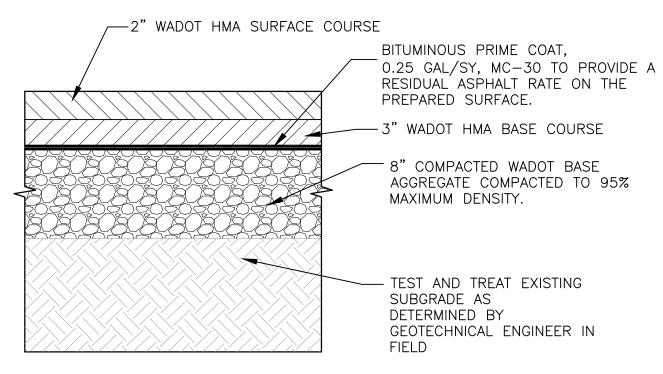
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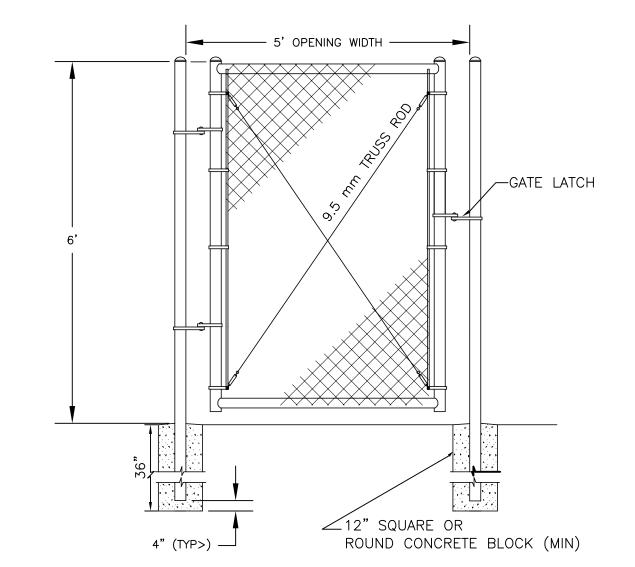
SITE UTILITY PLAN



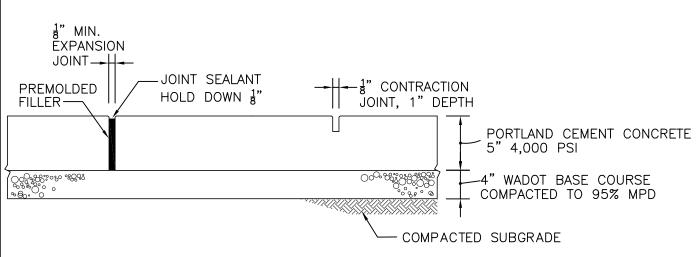
NOTES:

- 1. 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.
- 2. COMPACTION SHALL BE PERFORMED BY HAND METHODS ABOVE OR AROUND EXISTING UTILITIES. ANY UTILITY DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ASPHALT PAVEMENT



5 PEDESTRIAN SWING GATE



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 BASE AND SUBGRADE 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

2 CONCRETE SIDEWALK

BOTTOM RAIL-

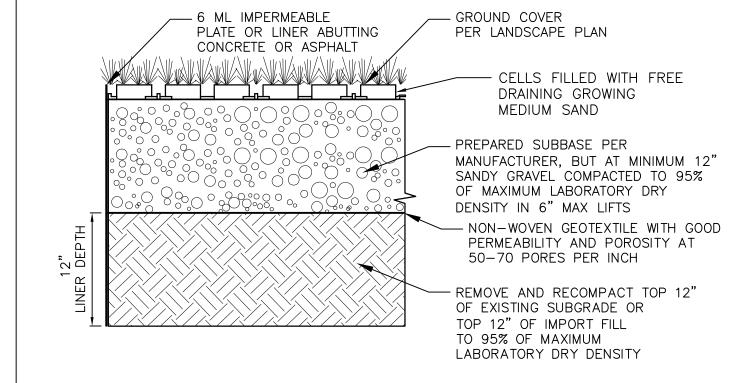
TRUSS ROD-

AT CORNER

POST

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

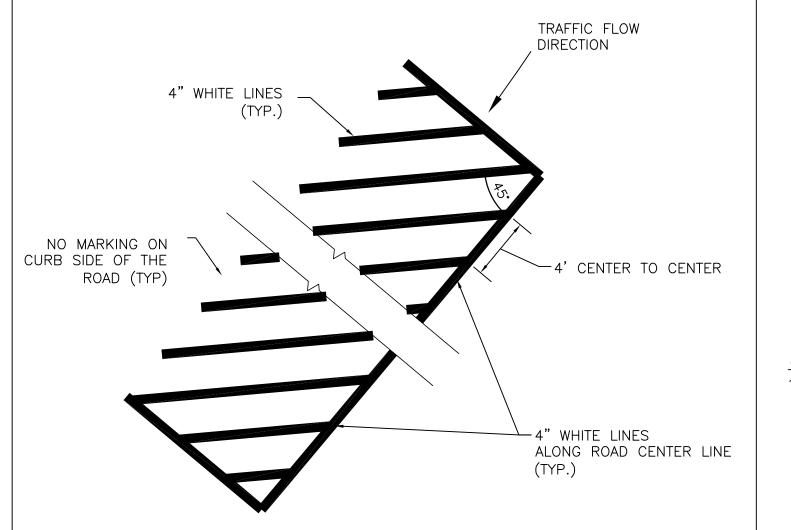
6 CHAIN LINK FENCE DETAIL



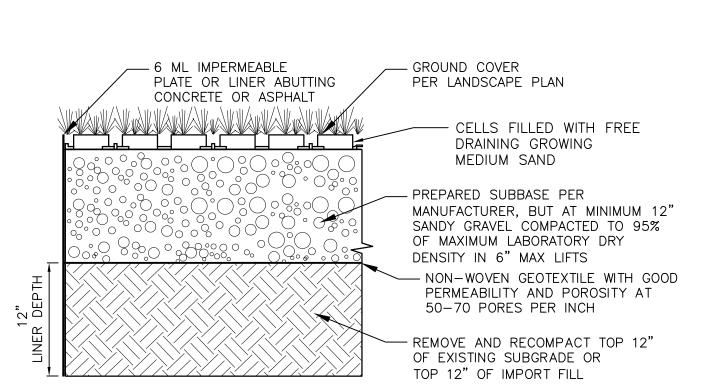
-TENSION WIRE AT TOP OF FENCE FABRIC

CONCRETE BASE

- 1. INSTALL PER MANUFACTURER'S SPECIFICATIONS FOR FIRE TRUCK AND OCCASIONAL HEAVY VEHICLE LOADING. PRODUCT SHALL BE CONTECH URBANGREEN OR
- 2. 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.

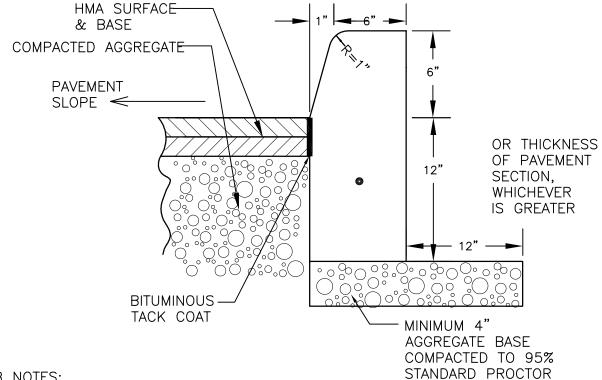


3 DIAGONAL MARKING



APPROVED EQUAL.

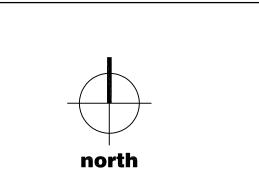


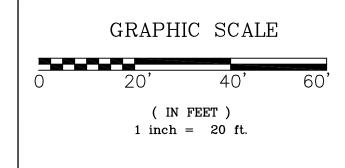


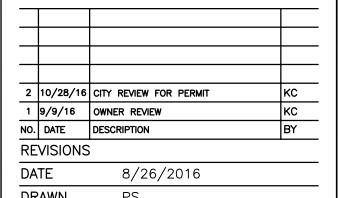
- **CURB NOTES:** 1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH #6 COATED SMOOTH DOWEL BAR (3/4) DIAMETER X 18") WITH GREASED CAPS SHALL BE PLACED EVERY 45 FEET. THEY SHALL ALSO BE PLACED AT 10' EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS, AND BACK OF CUL-DE-SACS. WHEN EXPANSION 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 \times 18") SHALL BE GROUTED 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.
- 2. TOOLED CONTROL JOINTS SHALL BE MADE EVERY 15 FEET. SAWCUT JOINTS
- ARE NOT PERMITTED. 3. TWO (2) #4 REBARS SHALL BE PLACED CONTINUOUS THROUGHOUT THE CURB 4. CURB & GUTTER SHALL HAVE BROOM FINISH (TYP).

4 CONCRETE BARRIER CURB

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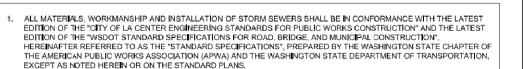
DRAWN PS CHECKED APPROVED JH PROJECT NO. RUS-00218612-A2

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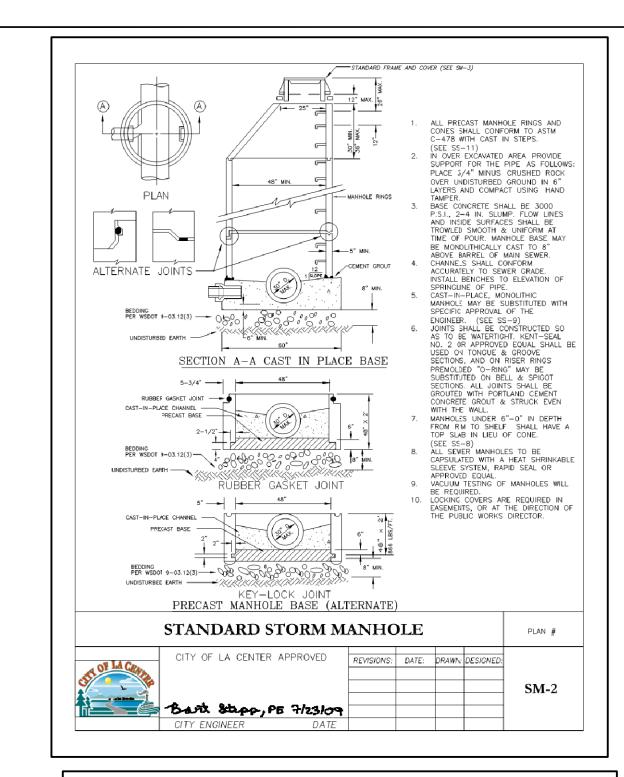


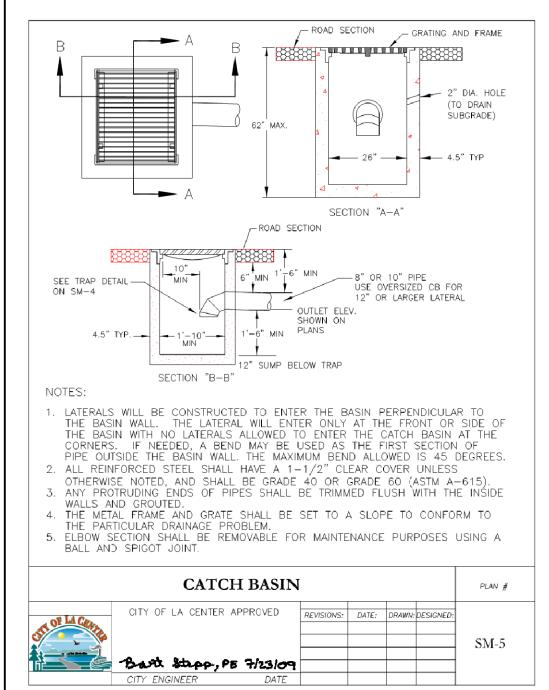
- THE CONTRACTOR IS TO VERIFY ALL INVERT AND TOP ELEVATIONS OF EXISTING STORM SEWERS, CENTERLINE AND TOP
- OF CURB ELEVATIONS, AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. ALL STORM SEWER CONSTRUCTION IS SUBJECT TO INSPECTION, AND APPROVAL, PRIOR TO COVER BY THE CITY OF LA CENTER, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF
- CONSTRUCTION. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR 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 CONSTUCTION TO DETERMINE THEIR EXACT LOCATION ALL 1-800-424-5555, (NORTHWEST UTILITY NOTIFICATION CENTER), FOR MARK-UP OF EXISTING UTILITIES, A MINIMUM OF 2
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO PROCURE ALL APPLICABLE PERMITS, LICENSES AND CERTIFICATES RELATIVE TO THE TRADES TO COMPLETE THE PROJECT AND FOR THE USE OF SUCH WORK VHEN COMPLETED. COMPLIANCE SHALL BE AT ALL LEVELS, FEDERAL, STATE AND CITY, RELATING TO THE PERFORMANCE
- 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-PLEASE LEAVE VEGETATED" SHALL BE INSTALLED EVERY 50 FEET ON FENCE OR POSTS ALONG WATER QUALITY BIOFILTRATION SYSTEMS.), VEGETATION IN BIOFILTRATION 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
- BIOFILTRATION SYSTEMS TO BE THE FOLLOWING GRASS SEED MIX (PROPORTIONS GIVEN BY WEIGHT): 40% REDTOP BENTGRASS, 30% RED FESCUE, 20% TALL FESCUE, 5% PERENNIAL RYE, 5% RUSSIAN WILDRYE.
- I. PIPES OVER 12" DIA. SHALL HAVE A CHILD PROTECTION DEVICE AT INFLUENT END. 2. ALL STORM NANHOLES INSTALLED WITHIN AN EASEMENT OR OUTSIDE THE CITY RIGHT-OF-WAY SHALL HAVE LOCKING LID
- 3. MATERIAL CERTIFICATION FOR ALL STORM MANHOLES, CATCHBASINS, AND CURB INLETS SHALL BE PROVIDED TO THE
- 14. ALL ROOF AND LOWPOINT DRAINS TO BE DIRECTED TO APPROVED DRAINAGE PER PLANS.

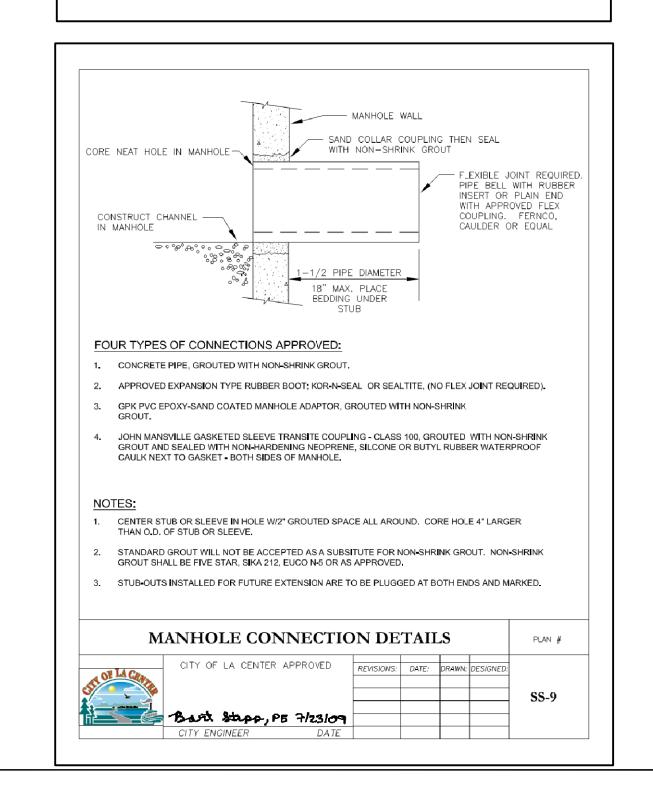
WORKING DAYS PRIOR TO START OF CONSTRUCTION.

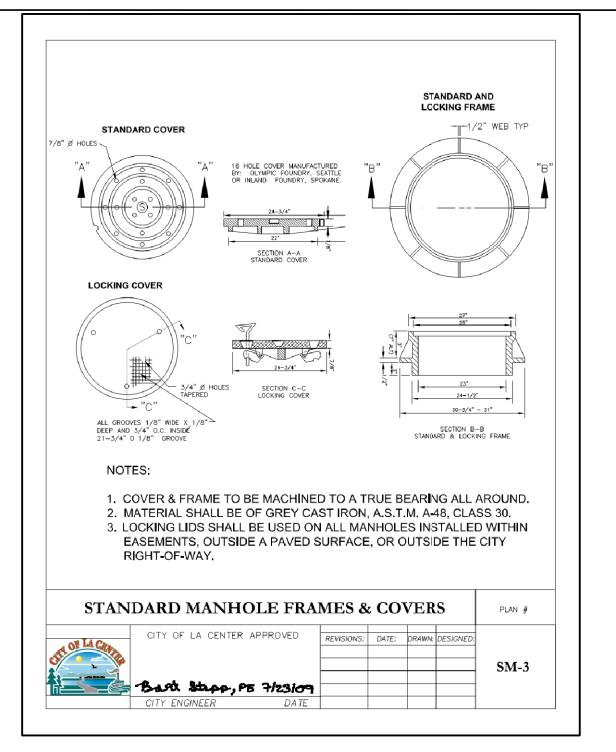
- 5. ALL TRENCHBACKFILLING WILL CONFORM TO STANDARD DETAIL SS-4. PIPE BEDDING WILL CONFORM TO STANDARD
- 16. ALL STORM SEWER CLEANOUTS WILL MEET THE REQUIREMENTS OF STANDARD DETAIL SS-14.

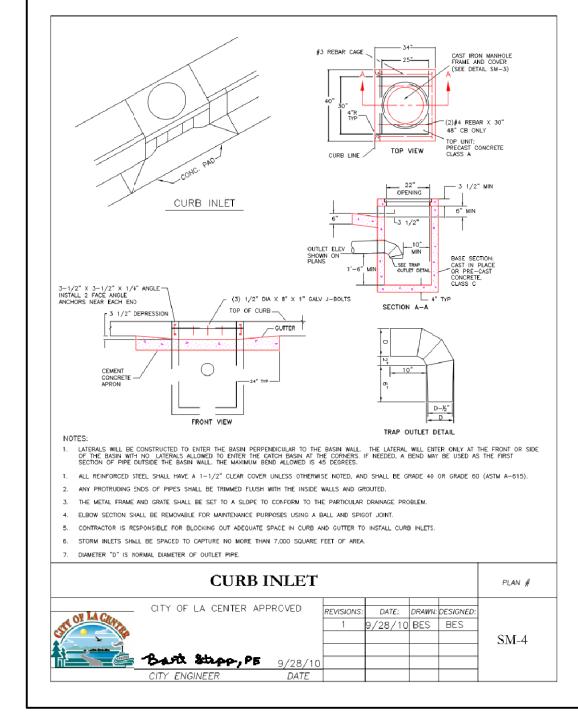
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	Bart Stepp, PE CITY ENGINEER	7/23/09 DATE					

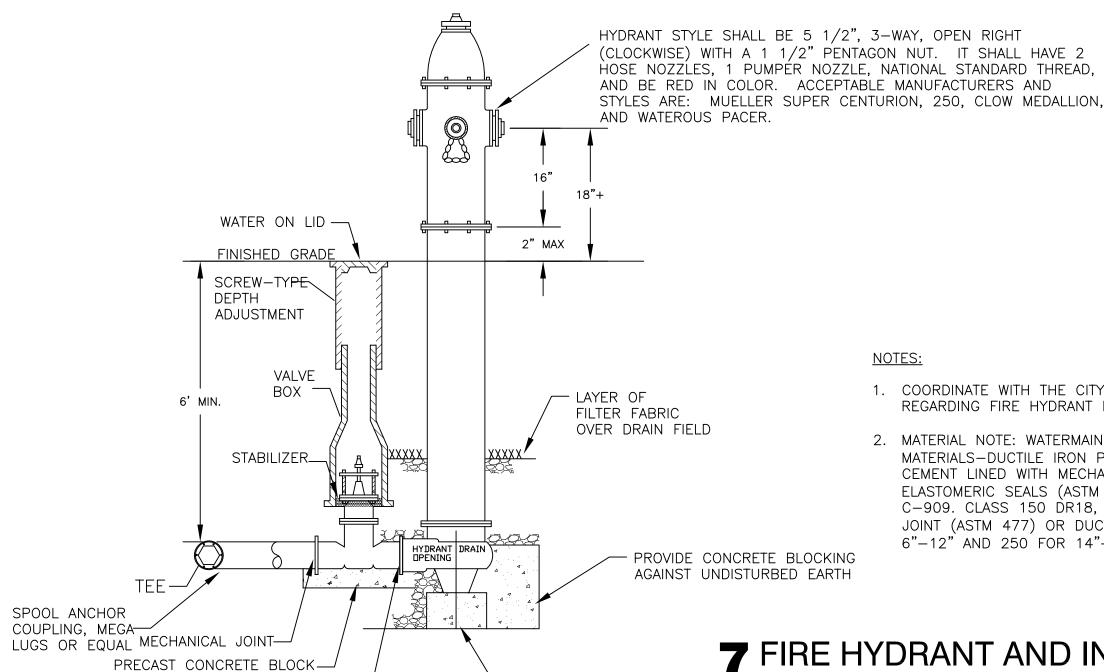






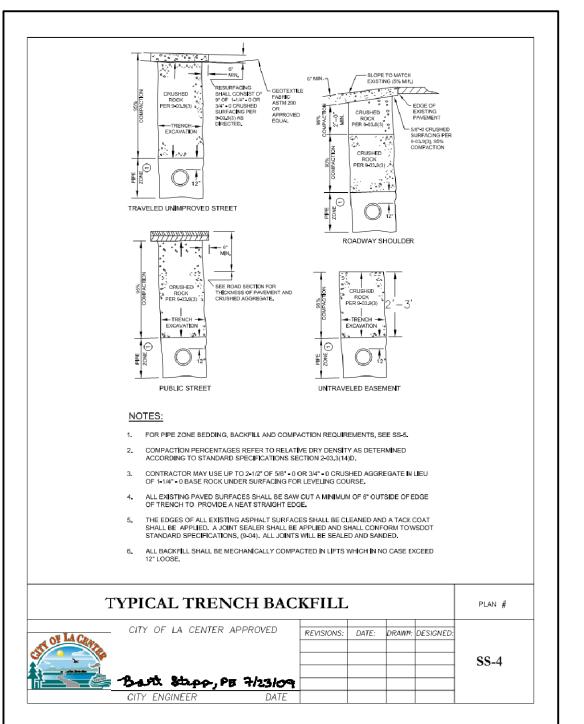




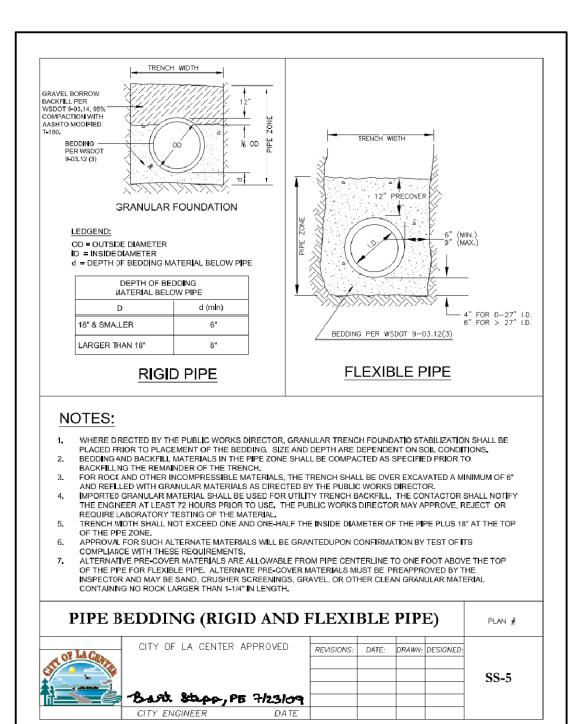


- 1. COORDINATE WITH THE CITY OF LACENTER PUBLIC WORKS REGARDING FIRE HYDRANT DETAILS.
- 2. MATERIAL NOTE: WATERMAIN SHALL NOT BE LESS THAN 6" DIA. MATERIALS-DUCTILE IRON PIPE (ASSA-C-151) CLASS 50 CEMENT LINED WITH MECHANICAL OR PUSH ON TYPE JOINT AND ELASTOMERIC SEALS (ASTM 477) OR PVC AWWA C-900 OR C-909. CLASS 150 DR18, WITH BELL & SPIGOT PUSH ON JOINT (ASTM 477) OR DUCTILE IRON PRESSURE 350, FOR 6"-12" AND 250 FOR 14"-20" WITH PUSH ON TYTON JOINT.

7 FIRE HYDRANT AND INSTALLATION DETAIL



HYDRANT FLANGE





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2 10/28/16 CITY REVIEW FOR PERMIT 1 9/9/16 OWNER REVIEW NO. DATE DESCRIPTION REVISIONS 8/26/2016 DRAWN PS CHECKED KC APPROVED PROJECT NO. RUS-00218612-A2 CAUTION: DO NOT SCALE DRAWINGS. THIS REPRODUCTION MAY BE AT A SIZE DIFFERENT FROM ORIGINALLY DRAWN. THE OWNER & exp ASSUME NO RESPONSIBILITY FOR INCORRECT SCALING, UNAUTHORIZE PUBLISHED-ALL RIGHTS RESERVED. Exp EXPRESSLY DISCLAIMS RESPONSIBILITY ARISING FROM UNAUTHORIZED USE OF THESE DRAWINGS AND NOTES. AUTHORIZATION MUST BE IN WRITING.

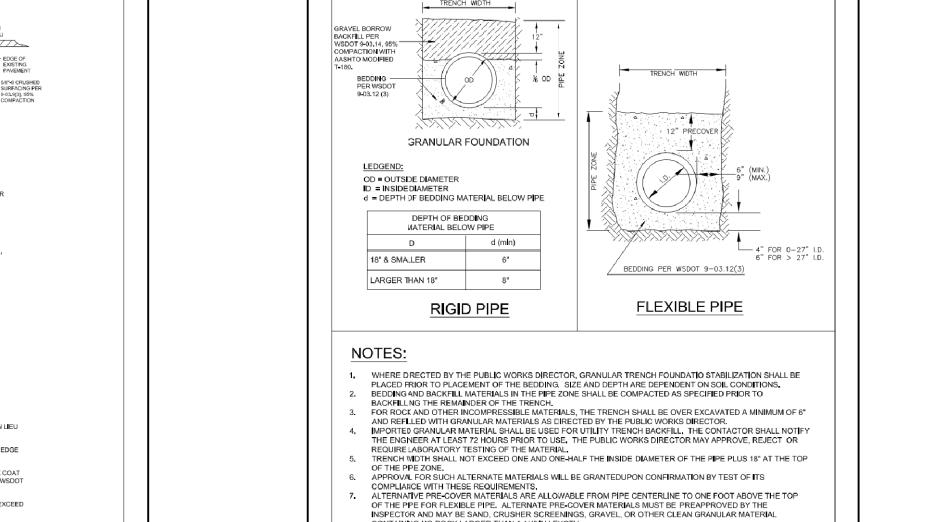


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UTILITY DETAILS

C-502



4. ALL PIPE AND FITTINGS SHALL CONFORM TO LCMC 13.10.150 AND THE FOLLOWING: A. POLYVINYLCHLORIDE (PVC) SEWER PIPE 15" DIAMETER OR LESS SHALL CONFORM TO ASTM D3034, SDR 35. PVC PIPE 18" DIAMETER AND LARGER SHALL CONFORM TO ASTM F 679. ALL PVC PIPE SHALL HAVE AN INTEGRAL BELL GASKETED JOINT WITH ELASTOMERIC GASKET AND SHALL BE FURNISHED IN 12-1/2 FOOT LAYING LENGTHS. B. DUCTILE IRON (DI) PIPE SHALL CONFORM TO ANSI A21.51 OR AWWA C-151, WITH PUSH-ON JOINTS, UNLESS 5. 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 WSDOT "STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION'. 6. 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 CONTRACTOF SHALL SUBMIT AN APPROVED TRAFFIC CONTROL PLAN. INSIDE THE CITY THIS PLAN SHALL BE APPROVED BY THE CITY OF LA CENTER PUBLIC WORKS DIRECTOR OR DESIGNEE AND OUTSIDE THE CITY IT SHALL BE APPROVED BY THE CLARK COUNTY TRAFFIC ENGINEER (360-397-2446). APPROVAL SHALL BE OBTAINED PRIOR TO BEGINNING 8. ALL PIPES SHALL BE PLUGGED AT THE END OF EACH WORKING DAY. 9. ALL TRENCHES SHALL BE FILLED AND COMPACTED UP TIGHT AT THE END OF EACH WORKING DAY. 10. A CLEANOUT OR MANHOLE IS REQUIRED AT THE END OF ALL LINES 11. PRE-PAVEMENT AS-BUILTS ARE REQUIRED.

GENERAL SANITARY SEWER NOTES

CITY OF LA CENTER APPROVED

Batt Stepp, PE 7/23/09

PLAN #

SS-1

SANITARY SEWER GENERAL NOTES:

ALL MATERIALS, WORKMANSHIP AND INSTALLATION OF SANITARY SEWERS SHALL BE IN CONFORMANCE WITH THE LATEST

EDITION OF THE "CITY OF LA CENTER STANDARDS" AND THE LATEST EDITION OF THE "WSDOT 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

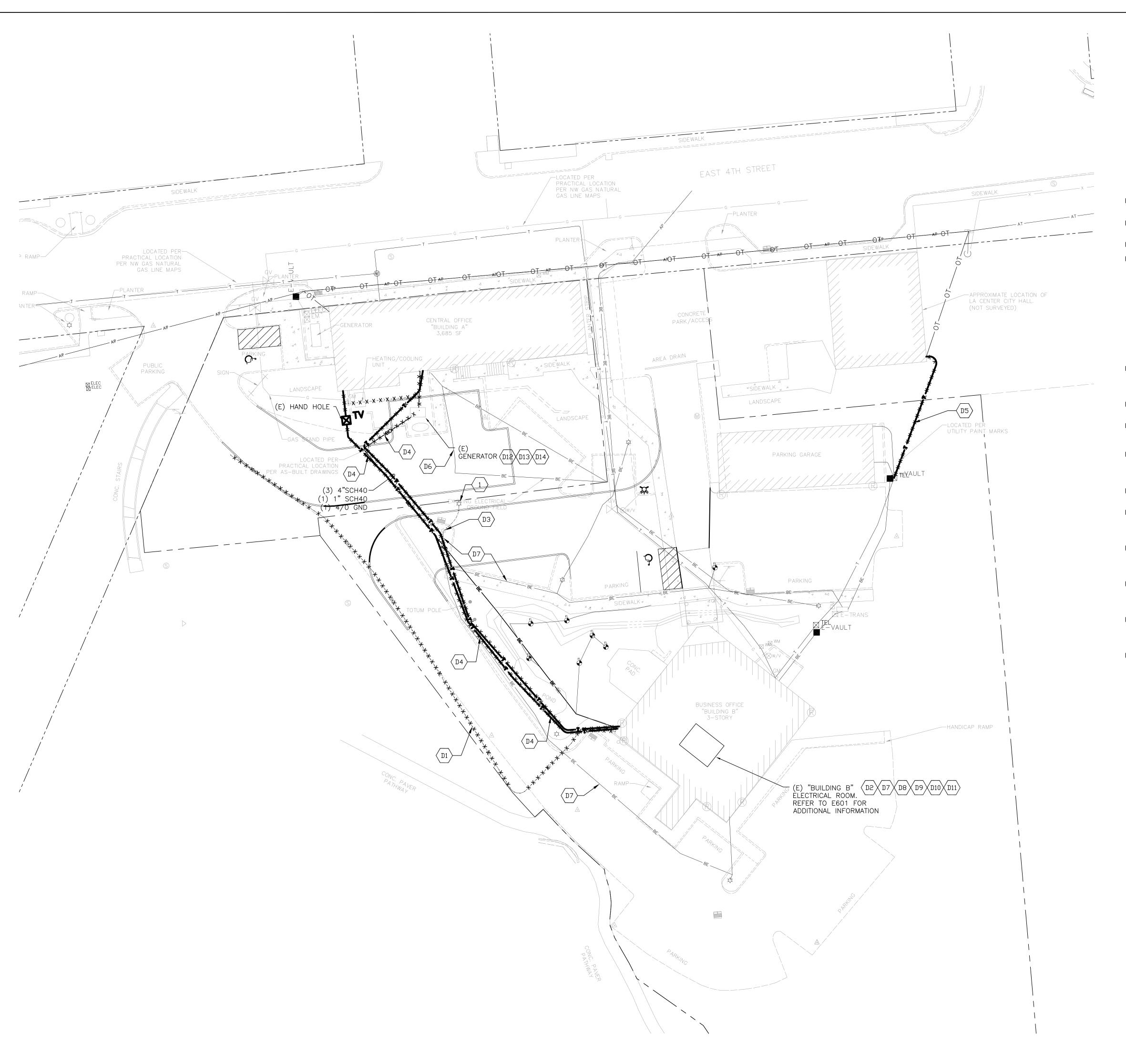
ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO INSPECTION, AND APPROVAL, PRIOR TO COVER BY THE CITY OF LA CENTER: THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR BEGINNING OF THE CONSTRUCTION.

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

WORKING DAYS PRIOR TO START OF CONSTRUCTION.

SHALL DIG TEST HOLES OVER ALL EXISTING UTILITIES PRIOR TO CONSTUCTION TO DETERMINE THEIR EXACT LOCATION.

ALL 1-800-421-5555, (NORTHWEST UTILITY NOTIFICATION CENTER), FOR MARK-UP OF EXISTING UTILITIES, A MINIMUM OF 2



GENERAL NOTES:

- EXISTING UNLESS NOTED OTHERWISE.
- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND SCOPE OF WORK PRIOR TO BIDDING.
- DISCONNECT EXISTING INDICATED EQUIPMENT TO BE

MAT AND GROUNDING SYSTEM CONDUCTORS TO REMAIN.

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.
- COMPLETE.
- 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.
- CENTER CITY HALL SHOWN PER HISTORICAL DRAWINGS TO BE REMOVED. EXISTING CONDUIT SHALL BE CAPPED AND ABANDONED IN PLACE.
- LIGHTING SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING MAIN SERVICE PANEL AUTOMATIC TRANSFER
- D9. REMOVE COMPLETE THE GENSET INPUT POWER AND CONTROL WIRING FROM THE ATS TO THE GENSET.
- D11. DISCONNECT AND REMOVE EXISTING GENSET POWER WIRING NEAR THE TDS CENTRAL OFFICE BUILDING. CAP AND SLAL CONDUIT IN PLACE IN THE FLOOR, WATER TIGHT.
- D12. DISCONNECT AND REMOVE EXITING 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
- D14. DISCONNECT AND REMOVE THE EXISTING GENSET UNIT

(x) KEY NOTES - NEW WORK:

RELOCATE EXISTING LIGHT POLE AND LIGHTING FIXTURE. EXTEND EXISTING CONDUIT AND WIRING AS REQUIRED. PROVIDE

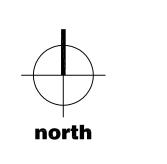
- ALL ELECTRICAL EQUIPMENT SHOWN ON THIS DRAWING IS
- REMOVED FROM GROUNDING SYSTEM. EXISTING GROUND

- D2. REMOVE THE EXISTING AUTOMATIC TRANSFER SWITCH "ATS"
- D3. EXISTING SITE LIGHT TO BE DISCONNECTED AND RELOCATED.
- D4. TELEPHONE, GENERATOR POWER AND CONTROLS,
- D5. TELEPHONE AND COMMUNICATIONS WIRING SERVING LA
- D6. EXISTING ELECTRICAL GROUND FIELD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- D7. EXISTING SECONDARY ELECTRICAL LINES FEEDING SITE
- D8. REMOVE WIRE AND CONDUIT COMPLETE BETWEEN THE SWITCH FEEDER CIRCUIT BREAKER AND THE UTILITY INPUT CONNECTION ON THE AUTOMATIC TRANSFER SWITCH (ATS).
- 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.
- BETWEEN ATS AND EXISTING GENSET LOCATED OUT DOORS
- CONDUIT IN PLACE, WATER TIGHT.
- COMPLETE.

Know what's below.

Call before you dig.

NEW CONCRETE POLE BASE PER DETAIL 2 IN DRAWING E601.



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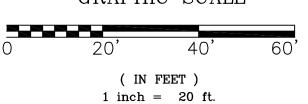
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2	10/28/16	CITY REVIEW FOR PERMIT	кс
1	9/9/16	OWNER REVIEW	кс
NO.	DATE	DESCRIPTION	BY
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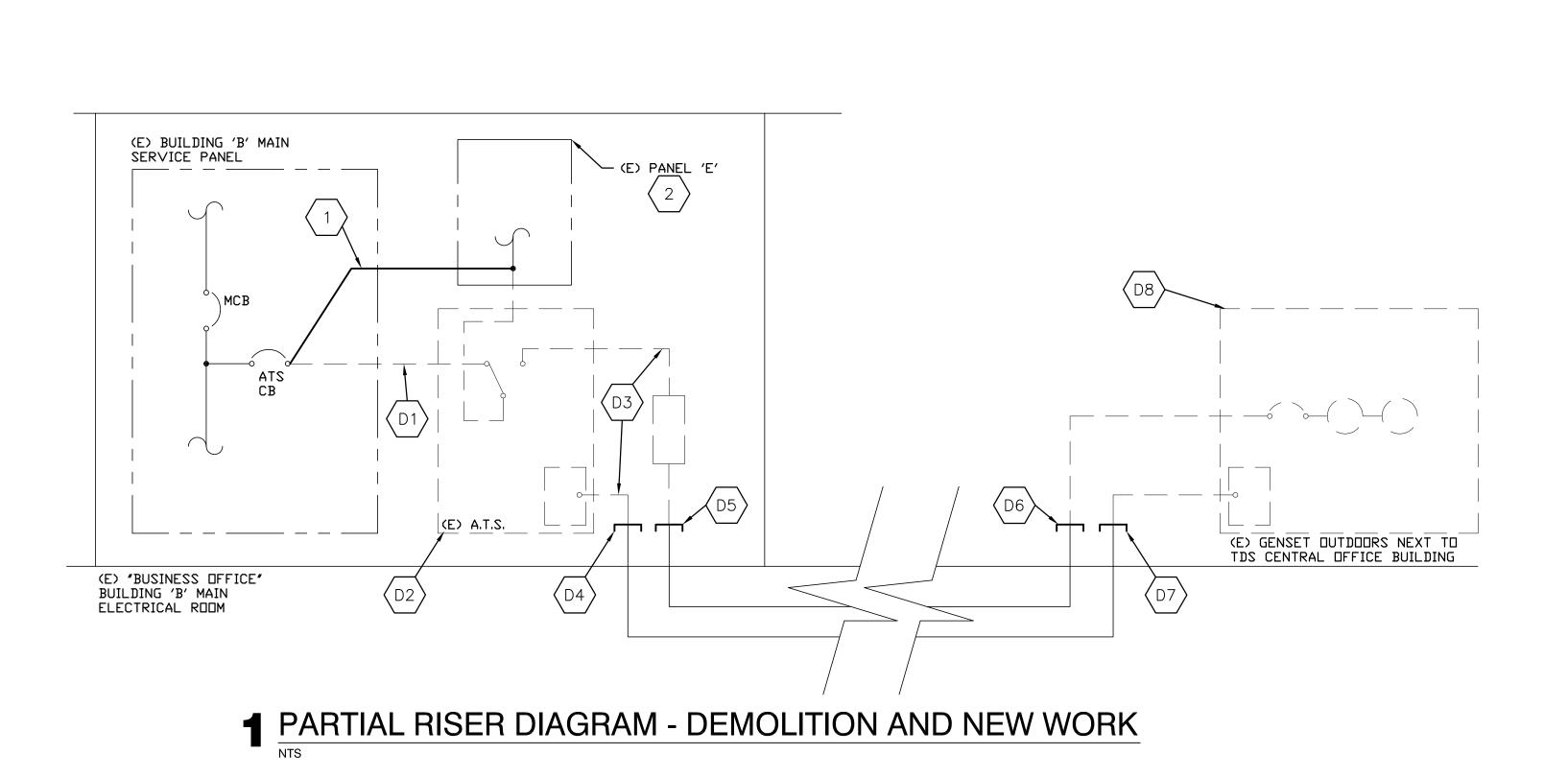
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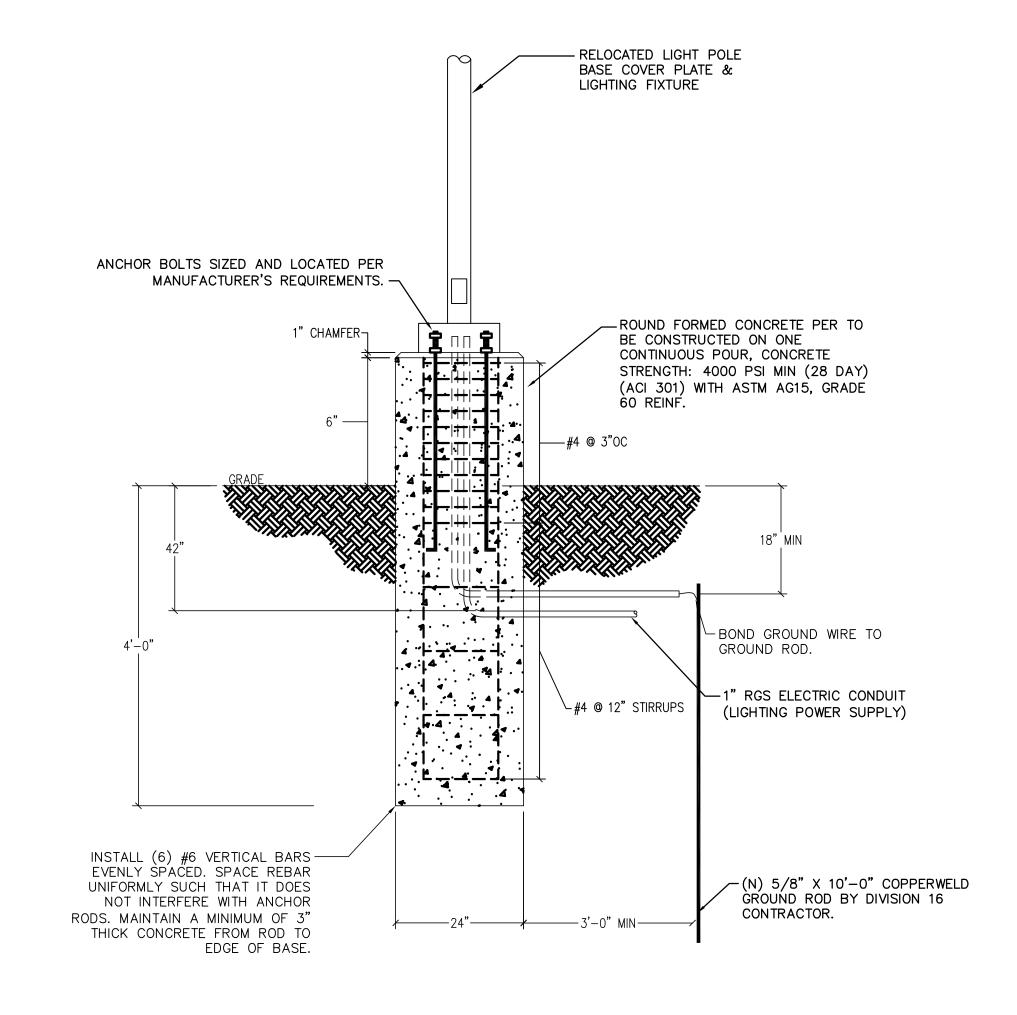
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E-101 **DRY UTILITIES** E101





2 LIGHT POLE BASE
NOT TO SCALE



- 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 EXITING 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.

$\langle \times \rangle$ KEY NOTES -NEW WORK:

- . 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.

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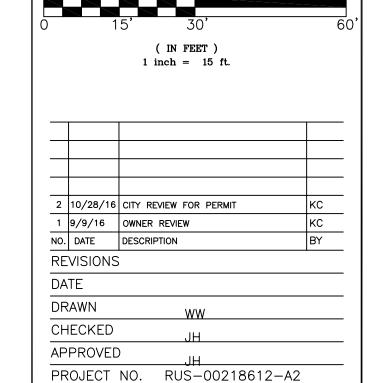
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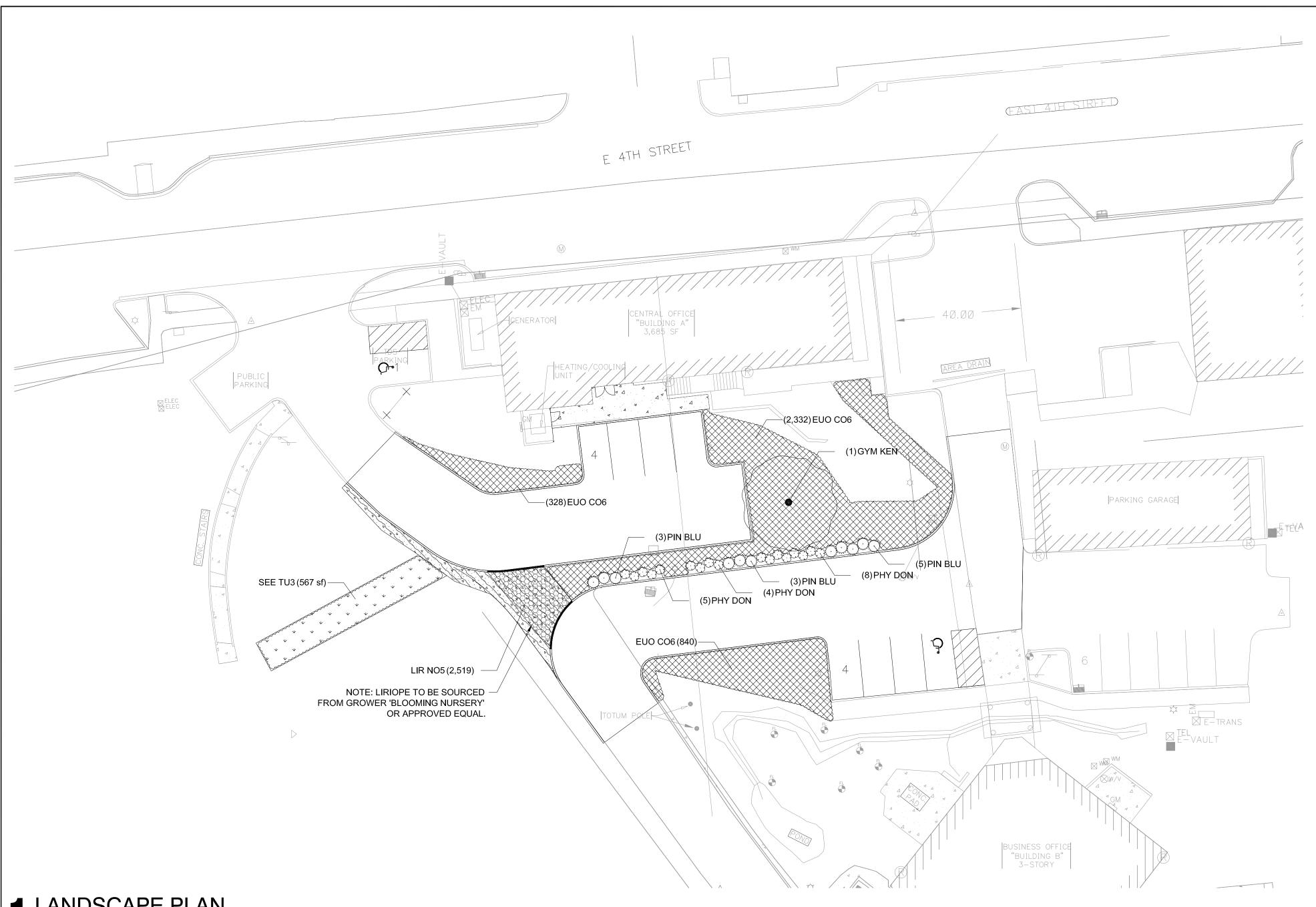


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PARTIAL RISER DIAGRAM

E601





1 LANDSCAPE PLAN SCALE: 1" = 20'-0"

GENERAL PLANTING NOTES

- 1. 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.
- 2. 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.
- 3. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
- 4. LAWNS WITHIN THE AREAS OF WORK SHALL BE BOTH SEEDED AND SODDED 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 50D UNLESS NOTED OTHERWISE.
- 5. 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
- 6. 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. 7. 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.
- 8. AREAS OF NEW LAWNS OR LAWN RESTORATION SHALL HAVE A MINIMUM OF 6 INCHES OF PLANTING MIX.
- 9. LANDSCAPE ARCHITECT TO TAG ALL TREES AT NURSERY WITH LANDSCAPE CONTRACTOR PRIOR TO DELIVERY OF PLANT MATERIAL TO WORK SITE.
- 10. 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.
- 11. CONTRACTOR SHALL PLACE TREES, SHRUBS AND PERENNIALS AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- 12. 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 10% AVAILABLE PHOSPHORIC ACID, 3% TOTAL
- 13. 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.
- 14. TREE AND SHRUB BEDS TO RECEIVE 3" OF SHREDDED HARDWOOD MULCH.
- 15. PERENNIAL, ORNAMENTAL GRASS AND GROUNDCOVER BEDS TO RECEIVE 3" OF MYCORRHIZAL SOIL CONDITIONING MULCH.
- 16. CONTRACTOR SHALL WATER PLANTS AND TREES IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOURS AFTER PLANTING.
- 17. NEW AND TRANSPLANTED TREES AND SHRUBS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY-FOUR (24) HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTPRUF".
- 18. TRIM EXISTING TREES (TO REMAIN) AND REMOVE DEAD BRANCHES AND ANY BRANCHES WITHIN 3 FEET OF BUILDING.
- 19. 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.
- 20. ROAD AND WALK SURFACES SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES AND CLEANED AT THE END OF EACH DAY.
- 22. ALL EXCESS MATERIALS RESULTING FROM LANDSCAPE WORK SHALL BE LEGALLY DISPOSED OFF SITE BY CONTRACTOR.

2 I . CONTRACTOR SHALL REPAIR IN KIND ANY AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.

- 23. ALL WORK SHALL BE IN COMPLIANCE WITH GOVERNING CODES, ORDINANCES AND STANDARDS.
- 24. 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

PLANT SCHEDULE

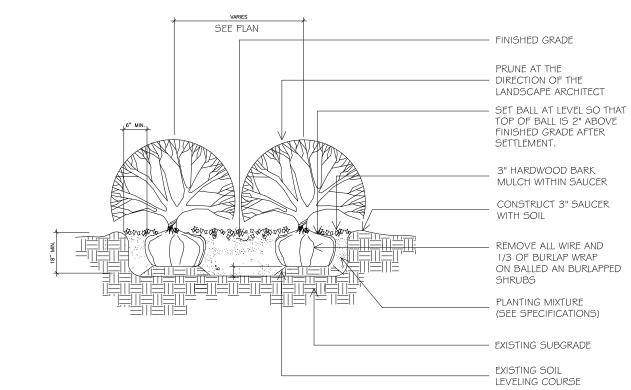
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TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL		<u>QTY</u>
•	GYM KEN	Gymnocladus dioica / Kentucky Coffee Tree	В&В	2.5"Cal		1
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT			QTY
	PHY DON	Physocarpus opulifolius `Donna May` / Donna May Ninebark	5 gal			17
Z. J.	PIN BLU	Pinus strobus `Blue Shag` / Blue Shag White Pine	5 gal			11
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	<u>QTY</u>
	EUO CO6	Euonymus fortunei `Coloratus` / Purple Leaf Wintercreeper	flat		12" o.c.	70
A V V V V A	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

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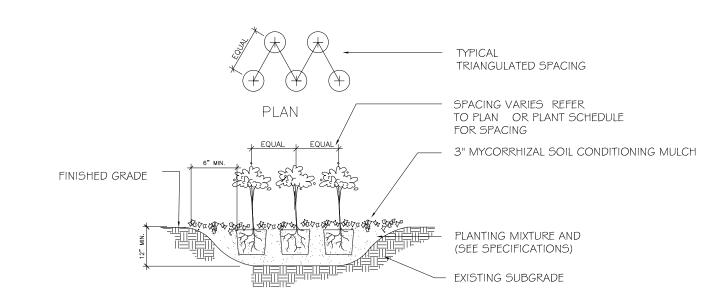
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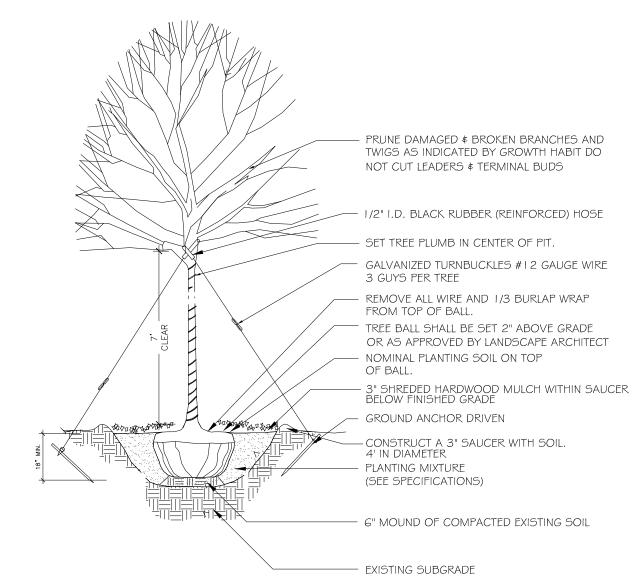
3 PLANT SCHEDULE

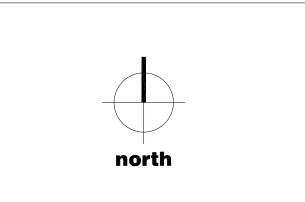


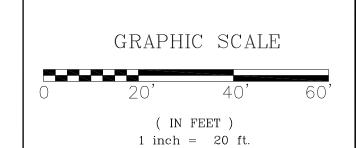
4 SHRUB DETAIL



5 PERENNIALS & GROUNDCOVER DETAIL NOT TO SCALE







2 10/28/16 CITY REVIEW FOR PERMIT 1 9/9/16 OWNER REVIEW NO. DATE DESCRIPTION REVISIONS DATE 9/9/2016 DRAWN JM CHECKED KC	
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