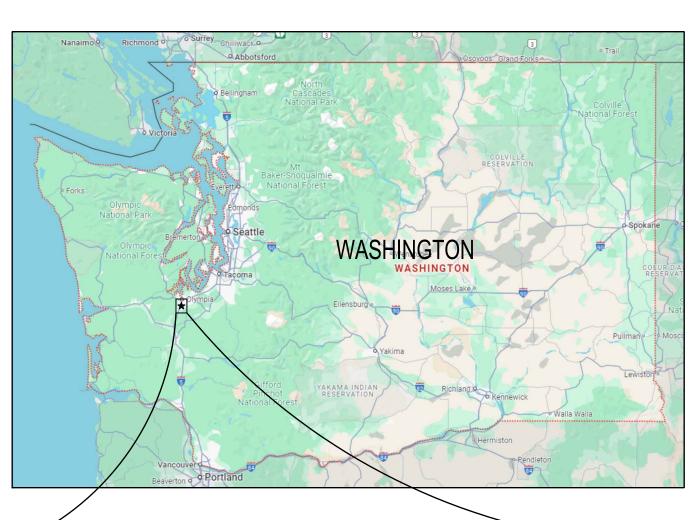
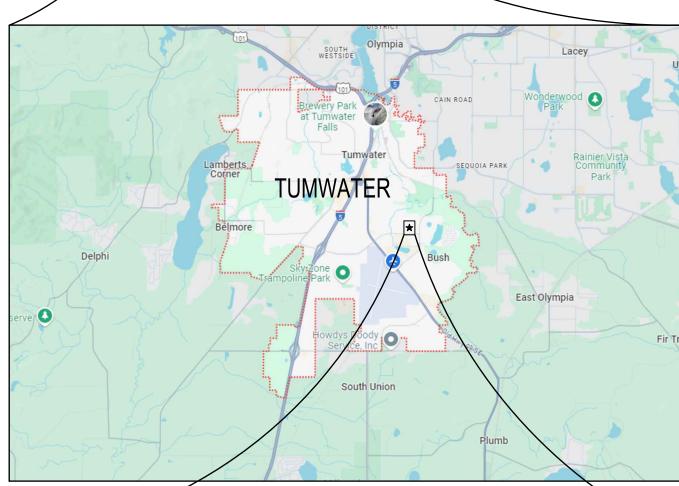
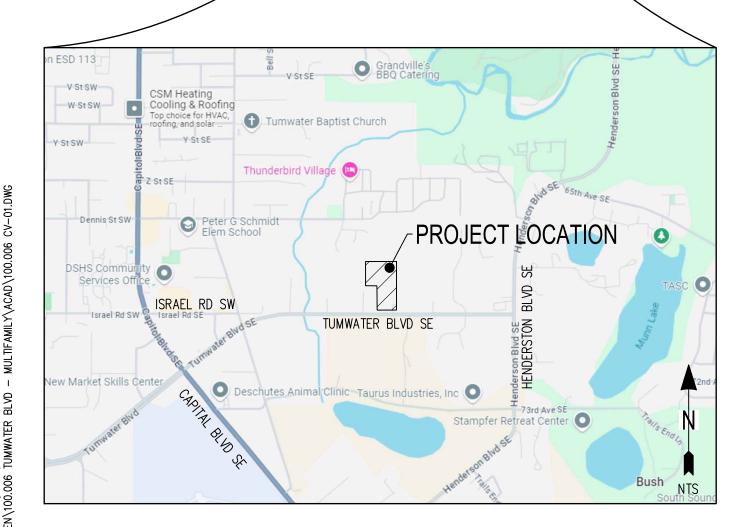
TUMWATER BOULEVARD TOWNHOME CONDOMINIUMS SITE PLAN REVIEW TUMWATER, WASHINGTON







CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



APPLICANT TENINO LAND COMPANY, LLC 17348 MARSH RD SW TENINO, WA 98589 PHONE: 360.264.1360 CONTACT: TODD HANSEN

ENGINEER JSA CIVIL, LLC 111 TUMWATER BLVD SE, SUITE B203 TUMWATER, WA 98501 PHONE: 360.515.9600

CONTACT: WHITNEY DUNLAP, PE

ARCHITECT NORTHWEST HOME DESIGNING, INC. P.O. BOX 88103 STEILACOOM, WA 98388 PHONE: 253.584.6309

LANDSCAPE ARCHITECT

SCJ ALLIANCE 8730 TALLON LANE NE, SUITE 200 LACEY, WAS 98516 PHONE: 360.352.1465 CONTACT: JEFF GLANDER

GEOTECHNICAL INSIGHT GEOLOGIC, INC 1015 4TH AVENUE E OLYMPIA, WA 98506 PHONE: 360.754.2128

CONTACT: WILLIAM E. HALBERT

SURVEYOR MTN2COAST, LLC 2320 MOTTMAN RD SW, SUITE 106 TUMWATER, WA 98512 PHONE: 360.688.1949 CONTACT: SETH PRIGGE

GOVERNING AGENCY

CITY OF TUMWATER PHONE: 360.754.5855

UTILITIES SEWER/WATER CITY OF TUMWATER

PHONE: 360.754.4140

<u>POWER/GAS</u> PUGET SOUND ENERGY PHONE: 888.225.5773

CABLE/PHONE COMCAST

PHONE: 800.934.6489 CENTURYLINK PHONE: 886.963.6665

<u>REFUSE</u> LEMAY PACIFIC DISPOSAL PHONES: 360.923.0111

SITE INFORMATION

ADDRESS: 715 DENNIS ST SE 934 TUMWATER BLVD SE 79300001100 & 79300001200 ACRES:

±10.77 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL (SFM & SFM2)

LEGAL DESCRIPTION

HORIZONTAL DATUM

SEE ALTA/NSPS LAND TITLE SURVEY

HELD CENTER OF SECTION (TC POINT 6475) POSITION AS BASE POINT FOR THURSTON COUNTY DATUM. SCALED GPS OBSERVATIONS ABOUT THIS POINT FOR GROUND SCALE. CSF FOR PROJECT IS 0.999935457. PROJECT IS ON GROUND SCALE AND WSPC, S2, NAD 83/91.

VERTICAL DATUM

VERTICAL DATUM IS NGVD 29 BASED ON TIES TO THURSTON COUNTY MONUMENTS OLY—AIR ELEV 189.20 AND NGS—Q—531 ELEV 186.51.

TOWNSHIP, RANGE, AND SECTION A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN

	SHEET INDEX
SHEET	TITLE
CV-01	COVER SHEET
SV-01	ALTA/NSPS LAND TITLE SURVEY
SV-02	ALTA/NSPS LAND TITLE SURVEY
SV-03	ALTA/NSPS LAND TITLE SURVEY
PL-01	PRELIMINARY PLAT MAP
SP-01	PRELIMINARY SITE PLAN
XS-01	PRELIMINARY ROAD SECTIONS
CG-01	PRELIMINARY GRADING PLAN
SD-01	PRELIMINARY STORMWATER PLAN
WT-01	PRELIMINARY WATER PLAN
SS-01	PRELIMINARY SEWER PLAN
FR-01	PRELIMINARY FRONTAGE IMPROVEMENTS
FR-02	PRELIMINARY FRONTAGE GRADING & STORM
LS-01	OVERALL LANDSCAPE PLAN
LS-02	SOUTH LANDSCAPE PLAN
LS-03	NORTH LANDSCAPE PLAN
LS-04	LANDSCAPE DETAILS
IR-01	OVERALL IRRIGATION PLAN
IR-02	SOUTH IRRIGATION PLAN
IR-03	NORTH IRRIGATION PLAN
IR-04	IRRIGATION DETAILS
IR-05	IRRIGATION DETAILS

GEOTECHNICAL & WABO INSPECTION NOTE:

THE CITY OF TUMWATER REQUIRES THAT THE FIRM PROVIDING THE SOILS REPORT, INSIGHT GEOLOGIC. CONDUCT THE SITE INSPECTIONS AS DEFINED IN THE REPORT. THE CITY ALSO REQUIRES THAT IN ADDITION TO THE SOILS ENGINEERING FIRM, A WABO REGISTERED SPECIAL INSPECTOR WITH EXPERIENCE WITH SOIL GRADING BE EMPLOYED, BY THE OWNER, TO CONDUCT COMPACTION TESTING FOR THE BUILDING PADS AND THE REQUIRED FIRE LANES. THE SPECIAL INSPECTOR SHALL NOT BE THE GEOTECHNICAL FIRM, THE CIVIL ENGINEER OF RECORD OR AN EMPLOYEE OF THE CONTRACTOR. ALL GRADING WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY INSIGHT GEOLOGIC. COMPACTION TESTING OF THE SOILS UNDER THE FIRE LANES AND THE BUILDING FOUNDATIONS AND UTILITY TRENCHES SHALL BE VERIFIED BY INSIGHT GEOLOGIC AND THE WABO SPECIAL INSPECTOR.

INADVERTENT DISCOVERY NOTE:

WHEN AN UNANTICIPATED DISCOVERY OF PROTECTED CULTURAL MATERIAL (E.G., BONES, SHELLS, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTHS, ETC.) OR HUMAN REMAINS ARE DISCOVERED, THE PROPERTY OWNER OR CONTRACTOR WILL IMMEDIATELY STOP ALL WORK, COMPLETELY SECURE THE LOCATION, AND CONTACT THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION AND OTHER CONTACTS AS IDENTIFIED IN THE CITY OF TUMWATER STANDARD INADVERTENT ARCHAEOLOGICAL AND HISTORIC RESOURCES DISCOVERY PLAN. THE INDIVIDUAL OR REPRESENTATIVE WHOM THE PERMIT WAS ISSUED TO MUST SEND WRITTEN NOTIFICATION OF THE INADVERTENT DISCOVERY TO THE CITY OF TUMWATER DEPARTMENT OF COMMUNITY DEVELOPMENT.

SURVEY MONUMENT NOTE

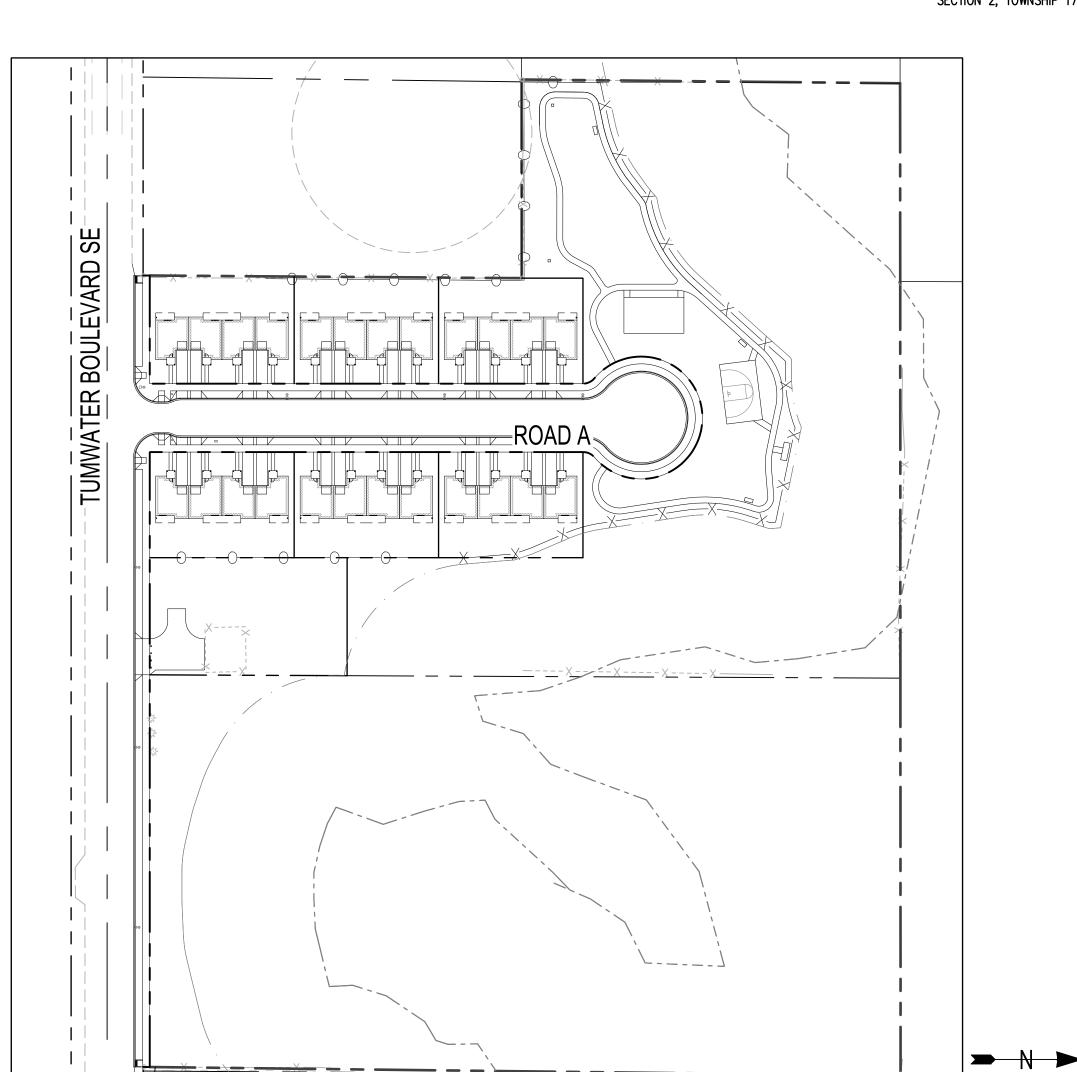
THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE SURVEYING OF THE PROJECT MUST OBTAIN A PERMIT FROM DNR BEFORE ANY MONUMENTS ARE DISTURBED.

DEWATERING NOTE

THE CONTRACTOR SHALL UTILIZE APPROPRIATE DEWATERING SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS NOT TO ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE DEWATERING OPERATIONS OR FROM A FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN A SUITABLE DRY CONDITION. UNLESS OTHERWISE SPECIFIED, CONTINUE DEWATERING UNINTERRUPTED UNTIL THE STRUCTURES, PIPES, AND APPURTENANCES TO BE BUILT HAVE BEEN PROPERLY INSTALLED, BACKFILLED, AND COMPACTED. WHERE SUBGRADE MATERIALS ARE UNABLE TO MEET THE SUBGRADE DENSITY REQUIREMENTS DUE TO IMPROPER DEWATERING TECHNIQUES, REMOVE AND REPLACE THE MATERIALS AS DIRECTED BY THE ENGINEER.

TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE ALL FLAGGERS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL CONSTRUCTION SIGNS, WARNING SIGNS, DETOUR SIGNS, AND OTHER TRAFFIC CONTROL DEVICES NECESSARY TO WARN AND PROTECT THE PUBLIC AT ALL TIMES FROM INJURY OR DAMAGE AS A RESULT OF THE CONTRACTOR'S OPERATIONS THAT MAY OCCUR IN HIGHWAYS, ROADS, OR STREETS. NO WORK SHALL BE DONE ON OR ADJACENT TO THE ROADWAY UNTIL ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES ARE IN-PLACE. THE CONTRACTOR SHALL NOT CLOSE DOWN THROUGH TRAFFIC ON CITY/COUNTY/STATE ROADS. ACCESS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES, EXCEPT WHERE THE CONTRACTOR OBTAINS PERMISSION TO TEMPORARILY CLOSE A SIDEWALK. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO CITY OF TUMWATER FOR REVIEW AND APPROVAL PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY.



OVERALL SITE PLAN

1" = 80'

100.006 S. JANIK W. DUNLAP

JSA



TENINO LAND COMPANY 17348 MARCH ST SW TENINO, WA 98589

SHEET TITLE

COVER SHEET

CV-01

ALTA/NSPS LAND TITLE SURVEY A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN

(X) SCHEDULE B TITLE EXCEPTIONS

- 10. PUBLIC AND/OR PRIVATE EASEMENTS, IF ANY, IN EXISTENCE, OVER, UNDER, ALONG AND ACROSS THAT PORTION OF THE REAL ESTATE UNDER SEARCH LYING WITHIN VACATED STREET OR ALLEYWAY.
- 11. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS. EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SHORT SUBDIVISION NO. SS-1856:
- RECORDING NO: 8306200008 12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY

PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE RECORDING DATE: OCTOBER 23, 1984 RECORDING NO.: 8410230052

AFFECTS: PORTION OF LOT 1 OF SS-1856

COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITALSTATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERALLAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON LARGE LOT SUBDIVISION NO. LL-0605:

RECORDING NO: 9205080108 14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: CITY OF TUWMATER PURPOSE: SLOPES FOR CUTS AND FILLS RECORDING DATE: AUGUST 17, 1993 RECORDING NO.: 9308170286

AFFECTS: PORTION OF LOT 3 OF LL-0605 15. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED IN FAVOR OF: CITY OF TUMWATER RECORDING DATE: JANUARY 18, 1994 RECORDING NO.: 9401180245

AFFECTS: PORTION OF LOT 12 16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE RECORDING DATE: OCTOBER 4, 1994 RECORDING NO.: 9410040217

AFFECTS: PORTION OF LOT 1 OF SS-1856 17. MATTERS DISCLOSED BY SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3035544, AS FOLLOWS: FENCE LINE ALONG THE WEST BOUNDARY OF LOTS 1 AND 2 OF SS-1856 DO NOT CONFORM TO THE PROPERTY LINE AS SHOWN.

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF TUMWATER

PURPOSE: WATER MAIN RECORDING DATE: MAY 13, 2008 RECORDING NO.: 4010031 AFFECTS: PORTION OF LOT 2 OF LL-0605

19. AGREEMENT FOR WATER MAIN EXTENSION AND LATECOMERS FEES WITH THE CITY OF TUWMATER, AND THE TERMS AND CONDITIONS THEREOF:

AMOUNT: \$89,160.71 RECORDING DATE: NOVEMBER 18, 2011 **RECORDING NO.: 4238612** AFFECTS: LOT 2 OF LL-0605

20. AGREEMENT FOR SANITARY SEWER EXTENSION AND LATECOMERS FEES WITH THE CITY OF TUWMATER, AND THE TERMS AND CONDITIONS THEREOF:

AMOUNT 7930001100: \$114,549.13 AMOUNT 7930001200: \$98,803.27 AMOUNT 7930001400: \$76,912.68 RECORDING DATE: NOVEMBER 18, 2011 RECORDING NO.: 4238613

(EXCEPTIONS PER CHICAGO TITLE COMMITMENT NUMBER 170016114 WITH EFFECTIVE DATE OF FEBRUARY 3, 2017)

LEGAL DESCRIPTION

LOTS 1 AND 2 OF SHORT SUBDIVSION NO. SS-1856, AS RECORDED JUNE 20, 1983 UNDER AUDITOR'S FILE NO. 8306200008; EXCEPT THAT PORTION OF SAID LOT 1 CONVEYED TO THURSTON COUNTY FOR RIGHT OF WAY BY DEED RECORDED FEBRUARY 8, 1994 UNDER AUDITOR'S FILE NO. 9402080333. IN THURSTON COUNTY, WASHINGTON

LOTS 2 AND 3 OF LARGE LOT SUBDIVISION NO. LL-0605, AS RECORDED MAY 8, 1992 UNDER AUDITOR'S FILE NO. 9205080108. IN THURSTON COUNTY, WASHINGTON

LOT 12 OF THOMPSON'S ADDITION TO BRIGHTON PARK. AS RECORDED IN VOLUME 7 OF PLATS, PAGE 29 1/2; TOGETHER WITH THE WESTERLY 30 FEET OF VACATED THOMPSON STREET ADJOINING ON THE EAST, WHICH UPON VACATED ATTACHED TO SAID PREMISES BY OPERATION OF LAW PURSUANT TO RESOLUTION NO. 5872 ADOPTED JUNE 6, 1978; EXCEPT ANY MOBILE OR MANUFACTURED HOME LOCATED THEREON. IN THURSTON COUNTY, WASHINGTON

SURVEY NOTES

- 1. INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND
- TOPCON GR5 GPS. 2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF
- WAC 332-130-090
- SURVEY COMPLETED JULY 2017
- 4. ALL MONUMENTS SHOWN AS FOUND VISITED JULY 2017.
- 5. THERE ARE NO DESIGNATED PARKING SPACES ON THE
- 6. CITY OF TUMWATER SEWER LIFT STATION EXIST ON
- 7. HOUSES ON ALL LOTS ARE VERY DILAPIDATED.
- 8. WETLANDS FLAGGED BY OTHERS.

DATUM

HELD CENTER OF SECTION (TC POINT 6475) POSITION AS BASE POINT FOR THURSTON COUNTY DATUM. SCALED GPS OBSERVATIONS ABOUT THIS POINT FOR GROUND SCALE. CSF FOR PROJECT IS 0.999935457. PROJECT IS ON GROUND SCALE AND STATE PLANE GRID BEARINGS.

VERTICAL IS NGVD 29 BASED ON TIES TO THURSTON COUNTY MONUMENTS OLY-AIR ELEV 189.20 AND NGS-Q-531 ELEV 186.51

EASEMENTS NOT INCLUDED IN TITLE REPORT

21. SEWER LIFT STATION EASEMENT AND INGRESS AND EGRESS EASEMENT, AND TERMS AND CONDITIONS THEREOF: GRANTED TO: CITY OF TUMWATER PURPOSE: SEWER LIFT STATION RECORDING DATE: JUNE 14, 2007 RECORDING NO.: 3935011 AND 3935010

CERTIFICATION

TO: SAPPHIRE RE PROPERTY HOLDINGS, LLC, CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7A, 8, 9, 11, 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE, 2017.

DATE OF PLAT OR MAP: JULY 12, 2017

BLAIR PRIGGE, PLS 29278

SHEET INDEX

NOTES, LEGAL DESCRIPTION, TITLE EXCEPTIONS AND DATUM

OVERALL BOUNDARY AND EASEMENTS SV-1

SV-2 TOPOGRAPHY - SOUTHWEST

TOPOGRAPHY - NORTHWEST SV-3

TOPOGRAPHY - EAST SIDE

DATE		
DATE	7/12/2017	
SCALE		
	1" = 80'	
M2C PROJECT		
	17-591	
DRAWN		
	BEP	
CHECKED		
	BEP	
APPROVED		



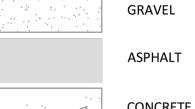


PROJECT NAME: ALTA/NSPS LAND TITLE SURVEY - TUMWATER BLVD

SV-1

SHEET NAME:





LEGEND (UTILITIES)

SS CLEANOUT

SEPTIC TANK

SS MANHOLE

SS MARKER POST

STORM MANHOLE

STORM CLEANOUT

® STORM ROOF DRAIN

STORM YARD DRAIN

TELEPHONE CABINET

TELEPHONE RISER

TELEPHONE POLE

■ WATER BLOW OFF

WATER MARKER POST

WATER FIRE HYDRANT

WATER VAULT/MANHOLE

₩ WATER METER

WATER VALVE

 \times LT LEAD AND TACK

REBAR AND CAP

BRASS CAP

IRON PIPE

⊕ MAG NAIL

PK NAIL

+sc SCRIBE

AERIAL PANEL

HOSE BIB

PP WITH DROP, LIGHT AND TRANSFORMER 💮 IRRIGATION CONTROL VALVE

TELEPHONE JUNCTION BOX

TELEPHONE MARKER POST

(T) TELEPHONE VAULT/MANHOLE

WATER AIR RELEASE VALVE

♠ FIRE DEPARTMENT CONNECTION

WATER POST INDICATOR VALVE

STORM MARKER POST

STORM CATCH BASIN

CABLE MARKER POST

Ŭ─O LUMINAIRE WITH ARM

CULVERT

LUMINAIRE

CABLE RISER/ PEDESTAL

CABLE VAULT/MANHOLE

★ LANDSCAPE/YARD LIGHT

NATURAL GAS METER

PROPANE TANK

POWER CONDUIT

PP WITH DROP LINE

PP WITH LIGHT

SIGNAL POLE ARM

(DECIDUOUS TREE

MAPLE TREE

STUMP

യ് SHRUB

BIKE RACK

MBI MAIL BOX

WHEEL STOP

DOUGLAS-FIR TREE

── STREET SIGN (AS DESCRIBED)

CONIFER TREE

◇ PP WITH TRANSFORMER

POWER TRANSFORMER

POWER VAULT/ MANHOLE

PP WITH DROP AND LIGHT

PP WITH DROP AND TRANSFORMER

PP WITH LIGHT AND TRANSFORMER

-O- POWER POLE

o^{GUY}GUY POLE

NATURAL GAS VALVE

POWER JUNCTION BOX

POWER MARKER POST

NATURAL GAS MARKER POST

CONCRETE

HATCHING

LEGEND (SURFACE FEATURES)

____ D ____ D ____ STORM LINE — S — S — S — SANITARY SEWER LINE — T — T — BURIED TELEPHONE OT OT OVERHEAD TELEPHONE — P — P — BURIED POWER OP OP OP OVERHEAD POWER — W — W — WATER LINE ----- IR ------ IRRIGATION LINE — G — G — NATURAL GAS LINE — C — C — BURIED CABLE TV LINE ——— FO ———— BURIED FIBER OPTIC LINE — FM — FM — SANITARY FORCED MAIN ----- • ---- WETLAND LINE —— RL —— RL —— RACK LINE - · --- · --- DITCH LINE — — — — — MAJOR CONTOUR — — — — — — — MINOR CONTOUR

WOOD FENCE

____x___x___x____x____WIRE FENCE

—— TOF —— TOF —— **GROUND TOE**

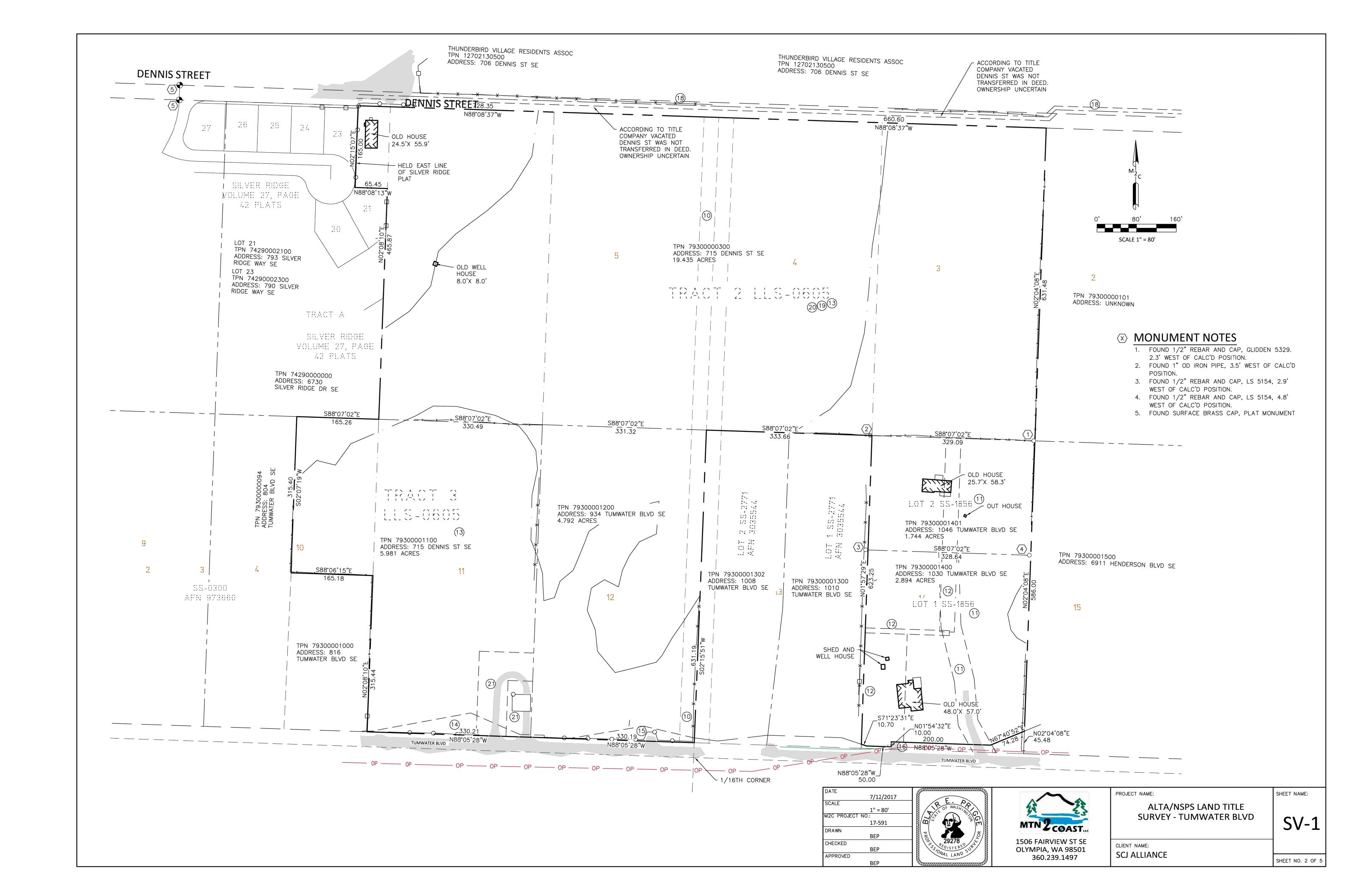
—— TOP —— TOP —— **GROUND TOP**

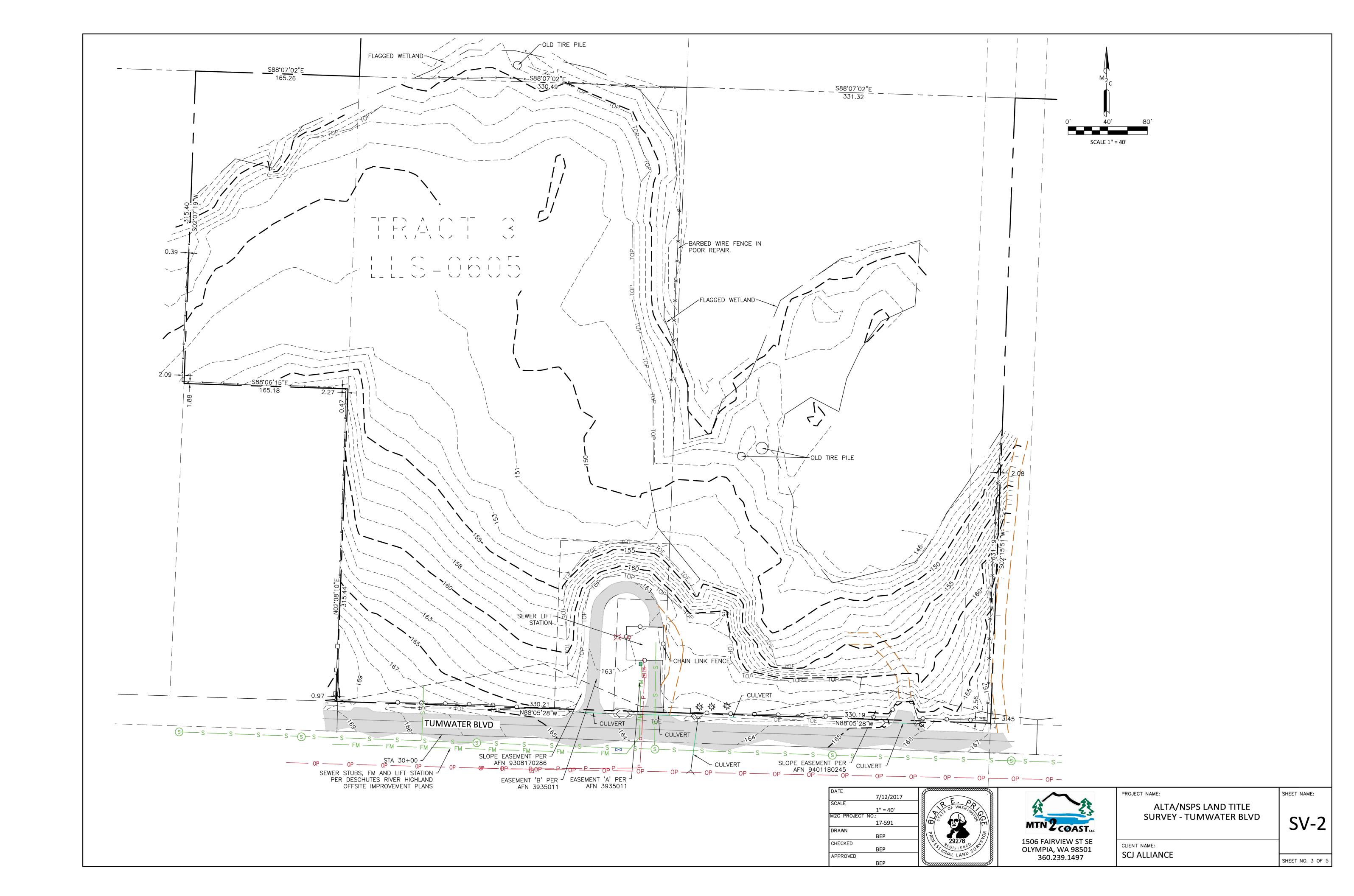
LINE TYPES

1506 FAIRVIEW ST SE OLYMPIA, WA 98501 360.239.1497

CLIENT NAME: SCJ ALLIANCE

SHEET NO. 1 OF 5





→ N →

0 40 80

SCALE IN FEET

LEGEND

PROPERTY LINE

LOT LINE

SETBACK LINE

EASEMENT LINE

EASEMENT LINE

EASEMENT LINE

EXISTING CHANNELIZATION

_____ EXISTING WETLAND BOUNDARY

110' WETLAND BUFFER

PARCEL AREA TABLE				
PARCEL #	AREA (SF)			
1	10794			
2	10692			
3	10599			
4	10589			
5	10589			
6	10589			

PROJECT NO.
100.006

DRAWN
S. JANIK

CHECKED
W. DUNLAP

SUBMITTAL DATES

OTB DATE

-

Engineering | Plant

REVISIONS



NHOME CONDOMINIUMS 715 DENNIS ST SE TUMWATER, 98501

TENINO LAND COMPANY 17348 MARCH ST SW TENINO, WA 98589

PRELIMINARY PLAT

SHEET

PI -01



SCALE IN FEET

LEGEND

- PROPERTY LINE

---- SETBACK LINE — — EASEMENT LINE

EXISTING CHANNELIZATION EXISTING WETLAND BOUNDARY

110' WETLAND BUFFER

42" CEDAR SPLIT RAIL WETLAND FENCING PLACE WETLAND BUFFER SIGN EVERY 50' 72" CEDAR FENCING

PROPOSED STREET LIGHT PROPOSED BUILDING

CEMENT CONCRETE CURB & GUTTER

CEMENT CONCRETE SIDEWALK

CEMENT CONCRETE DRIVEWAYS

ASPHALT PAVEMENT

CEMENT CONCRETE AS NOTED

GRIND & OVERLAY

DECOMPOSED GRANITE PATHWAY

ACTIVE OPEN SPACE SEE LANDSCAPE PLANS FOR USE OF AREA

X CONSTRUCTION NOTES

1. PROPOSED 4 UNIT, 2-STORY TOWNHOME BUILDING

2. INTERNAL STREET LIGHTING LIGHTS SHALL BE AT A MOUNTING HEIGHT OF 25' WITH AN ARM LENGTH OF 6'. MAXIMUM SPACING 120 FEET ON CENTER

3. TUMWATER BLVD STREET LIGHTING LIGHTS SHALL BE AT A MOUNTING HEIGHT OF 35' WITH AN ARM LENGTH OF 8'. MAXIMUM SPACING 150 FEET ON CENTER

4. MAILBOX CLUSTER

5. 100' WELLHEAD PROTECTION RADIUS

6. PLAYGROUND, CONCRETE PERIMETER WITH WOOD CHIP BASE

7. HALF COURT BASKETBALL

8. BENCH

*MAXIMUM DENSITY CAN BE INCREASED TO 9 WITH USE OF DEVELOPMENT CREDITS

9. WETLAND VIEWING PLATFORM WITH INFORMATIONAL SIGNAGE

10. DISC GOLF BASKET TARGET

11. "NO PARKING IN CUL-DE-SAC" SIGN

12. "NO PARKING HERE TO CORNER" SIGN

PROJECT INFORMATION				
APPLICANT	TENINO LAND COMPANY, TODD HANSEN			
ENGINEER	JSA CIVIL, WHITNEY DUNLAP			
PARCEL NUMBER	79300001100 & 79300001200			
PROPOSED USE	SINGLE FAMILY RESIDENTIAL - TOWNHOME CONDOS			
SIZE OF EACH UNIT	± 1,452 SF			
FLOOR AREA RATIO	RANGE FROM 0.50 TO 0.60			
BUILDING HEIGHT	± 30' (35' MAX ALLOWABLE)			
NUMBER OF PARKING SPACES	1 GARAGE SPACE + 1 DRIVEWAY SPACE PER LOT = 48 PARKING SPACES FOR DEVELOPMENT			
IMPERVIOUS SURFACE PER LOT	SEE CALCULATIONS THIS SHEET, MAX 70% ALLOWABLE			
ZONING	SINGLE FAMILY MEDIUM DENSITY (SFM & SFM2) WITH AIRPORT OVERLAY			
WATER	CITY OF TUMWATER			
SEWER	CITY OF TUMWATER			
SETBACKS	FRONT 10' SIDE 5' (0' FOR CONNECTED UNITS) REAR 20'			

100.006 S. JANIK W. DUNLAP

JSA



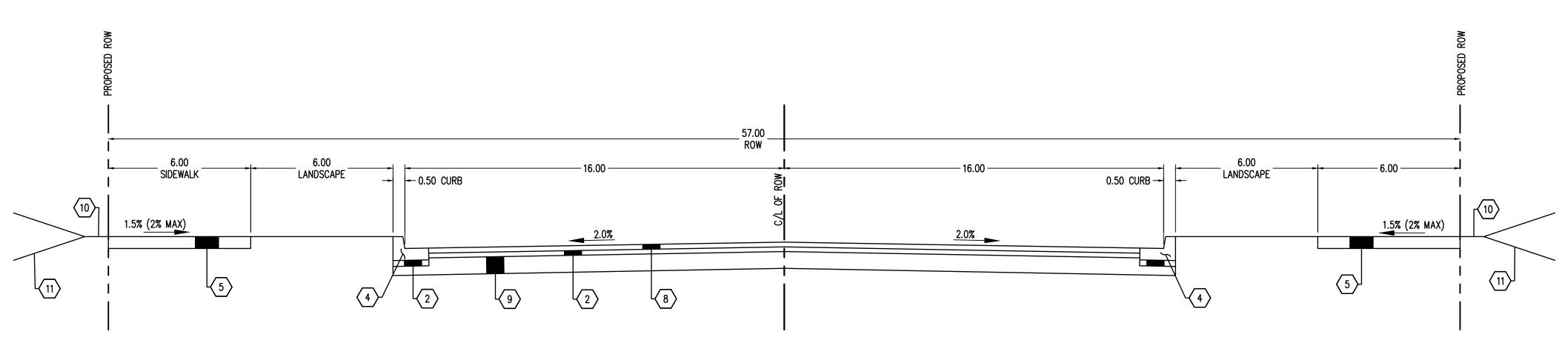
TUMWATER BOUL FOWNHOME CONDC 715 DENNIS ST TUMWATER, 98

TENINO LAND COMPANY 17348 MARCH ST SW TENINO, WA 98589

SHEET TITLE PRELIMINARY SITE PLAN

SP-01

SHEET



ROAD A (LOCAL ACCESS) NTS

1. 0.50' COMPACTED DEPTH HMA

2. 0.20' COMPACTED DEPTH CSTC

3. 1.50' COMPACTED DEPTH CSBC

4. CEMENT CONCRETE CURB & GUTTER

5. CEMENT CONCRETE SIDEWALK

6. SAWCUT A CLEAN VERTICAL EDGE

7. 0.17' GRIND AND OVERLAY EXISTING ASPHALT AS SHOWN ON PLAN

8. 0.30' COMPACTED DEPTH HMA

10. 1.0' BENCH BEHIND SIDEWALK

11. MAXIMUM 3(H) TO 1(V) CATCH SLOPE

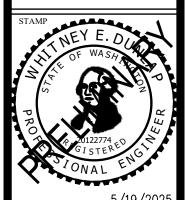
9. 0.80' COMPACTED CSBC

X CONSTRUCTION NOTES

100.006 DRAWN S. JANIK

checked W. DUNLAP

JSACIVIL



TENINO LAND COMPANY 17348 MARCH ST SW TENINO, WA 98589

SHEET TITLE PRELIMINARY ROAD

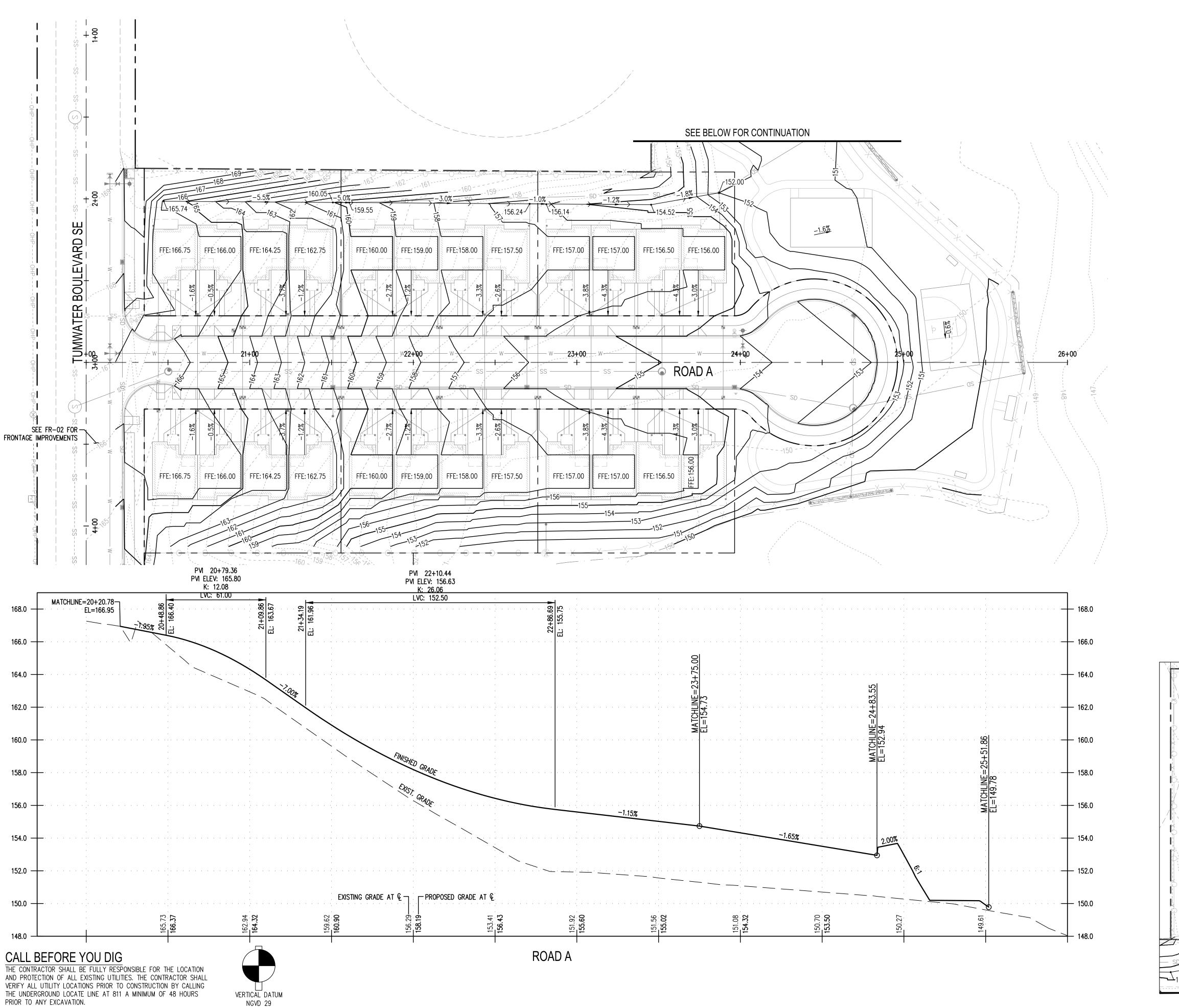
SECTIONS

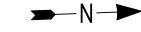
XS-01

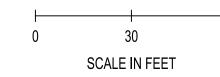
CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.









	LEGEND
	PROPERTY LINE
XX	EXISTING CONTOURS
XX	PROPOSED CONTOURS
	GRADE BREAK
	EXISTING CHANNELIZATION
—SDSD	EXISTING STORM LINE
······································	PROPOSED BUILDING
	CEMENT CONCRETE CURB & GUTTE
SD	STORM LINE
	CATCH BASIN
<u>-X.X%</u>	SLOPE ARROW
~XX.XX	SPOT ELEVATION

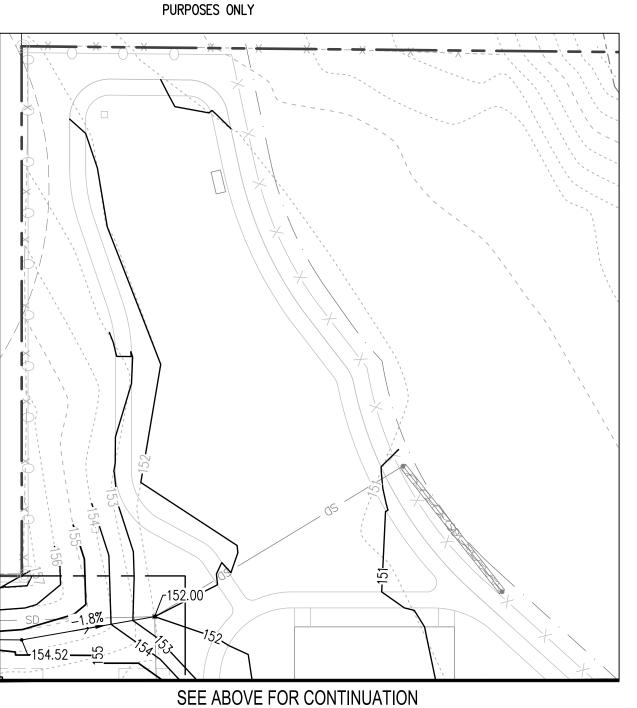
GENERAL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED GRADE AT FLOW LINE UNLESS OTHERWISE NOTED
- 2. CATCH SLOPES TO EXISTING GRADE SHALL NOT EXCEED 3:1
- 3. CONTRACTOR SHALL NOT ALLOW WATER TO POND AT SUBGRADE OR BASE MATERIAL ADJACENT TO CURB INLETS AND CATCH BASINS PRIOR TO PLACEMENT OF PAVEMENT. TEMPORARY PROVISIONS SUCH AS DEWATERING AND INSTALLATION OF SUBDRAINS SHALL BE TAKEN TO KEEP THE SUBGRADE DRY DURING CONSTRUCTION.
- 4. ACRONYMS FOR SPOT ELEVATIONS:• BW: BOTTOM OF WALL• HP: HIGH POINT
- LP: LOW POINT
- MATCH EX: MATCH EXISTING GRADE
 TBC: TOP BACK OF CURB
- TW: TOP OF WALL
- SW: SIDEWALK

GRADING QUANTITIES

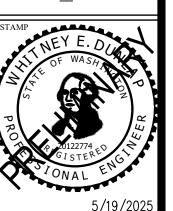
CUT: 1,000 CY FILL: 10,000 CY

NOTE: QUANTITIES ARE APPROXIMATE FOR PERMITTING



100.006 S. JANIK W. DUNLAP

JSA



5/19/202

SHEET TITLE PRELIMINARY **GRADING PLAN**

SHEET

CG-01

I:37:U3pm — User WhitneyDunlap CTS\100 TODD HANSEN\100.006 TUMWATER BLVD — MULTIFAMILY\ACAD\100.006 SD—01.DV

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



REVISIONS 100.006 S. JANIK W. DUNLAP SUBMITTAL DATES JSA

TENINO LAND COMPANY 17348 MARCH ST SW TENINO, WA 98589

SHEET TITLE

PRELIMINARY

STORMWATER PLAN

SHEET

SD-01

LEGEND

— — — PROPERTY LINE

-----W-----W EXISTING WATER LINE

PROPOSED BUILDING

STORM LINE

HDPE WATER SERVICE LINE UNLESS OTHERWISE NOTED

WATER FITTINGS W/ THRUST BLOCKING

WATER METER

SCALE IN FEET

EXISTING CHANNELIZATION

EXISTING WATER METER

CEMENT CONCRETE CURB & GUTTER

SEWER LINE

ANSI/AWWA PVC C900 DR 18 WATER LINE UNLESS OTHERWISE NOTED

FIRE HYDRANT

100.006

S. JANIK CHECKED
W. DUNLAP

SUBMITTAL DATES

JSACIVIL

SHEET TITLE

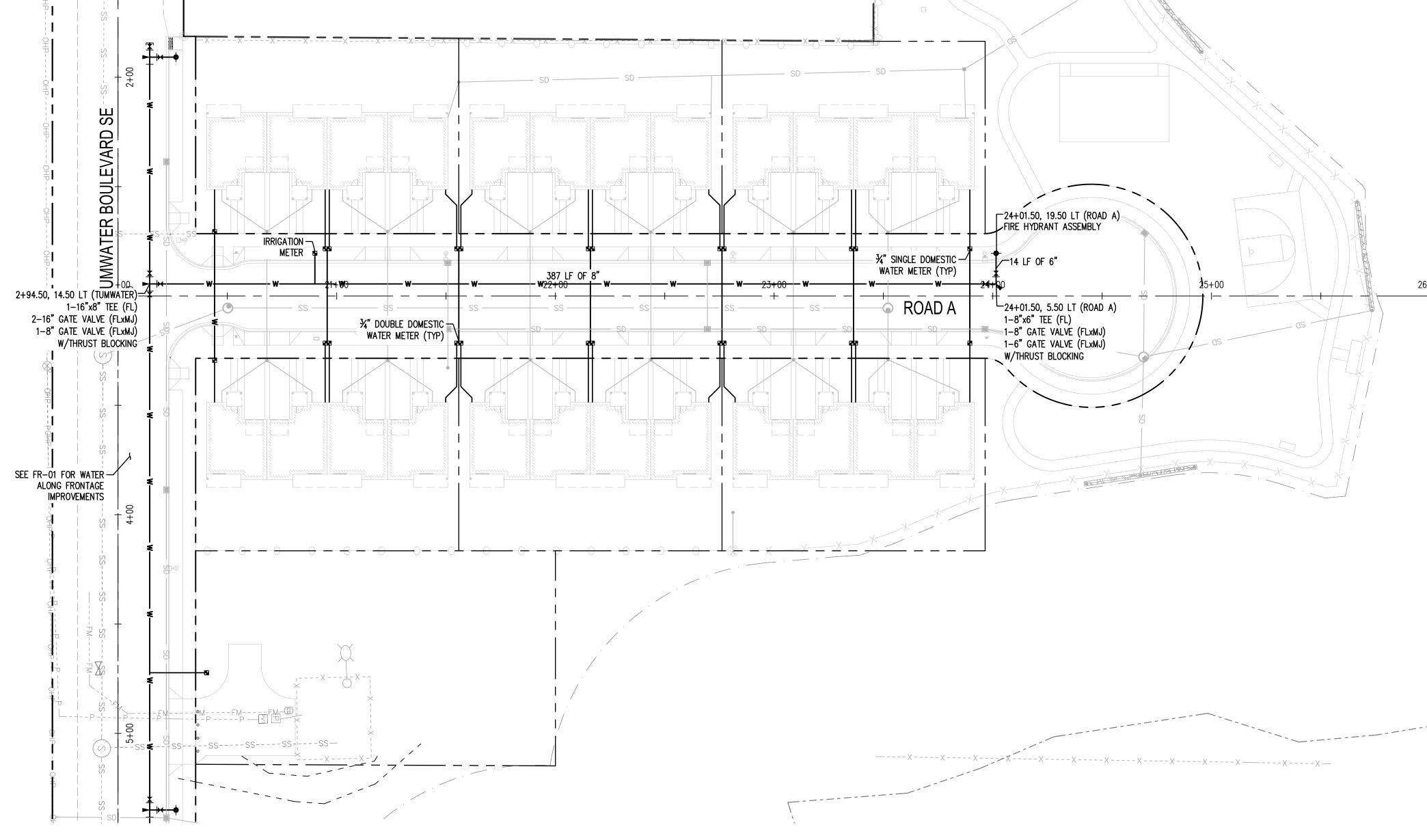
PRELIMINARY WATER PLAN

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



NGVD 29



SCALE IN FEET

LEGEND — — — PROPERTY LINE _ _ _ _ _ EXISTING CHANNELIZATION ----ss---ss- **Existing Sewer Line** -----FM-----FM--- EXISTING FORCE MAIN LINE EXISTING SEWER CLEANOUT EXISTING SEWER MANHOLE PROPOSED BUILDING CEMENT CONCRETE CURB & GUTTER STORM LINE WATER LINE WATER SERVICE LINE

ASTM D 3034 SDR 35 PVC SEWER LINE UNLESS OTHERWISE NOTED

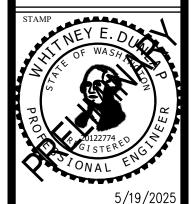
SEWER MANHOLE

SEWER CLEANOUT

100.006 S. JANIK

W. DUNLAP

JSACIVIL



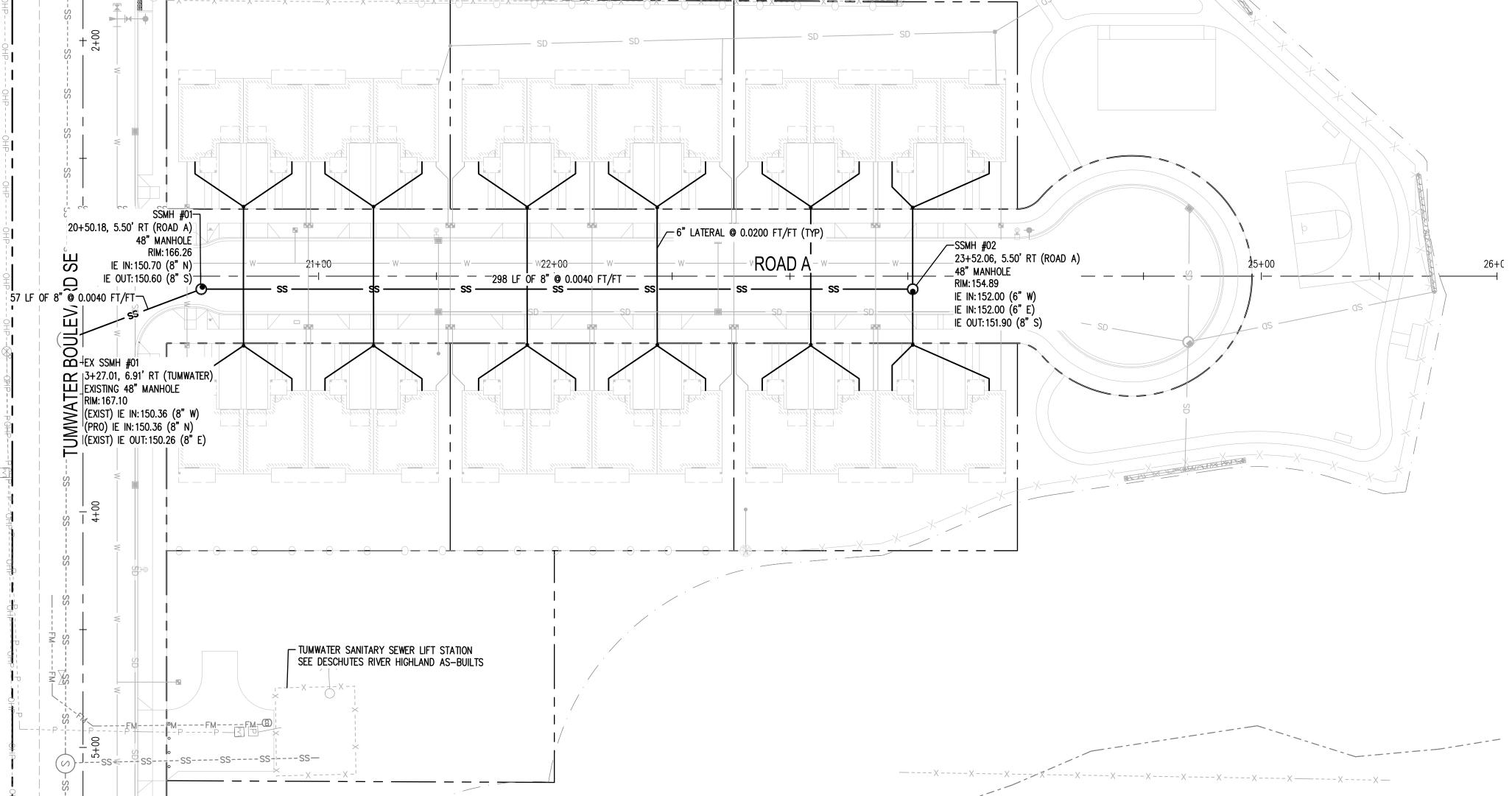
SHEET TITLE PRELIMINARY

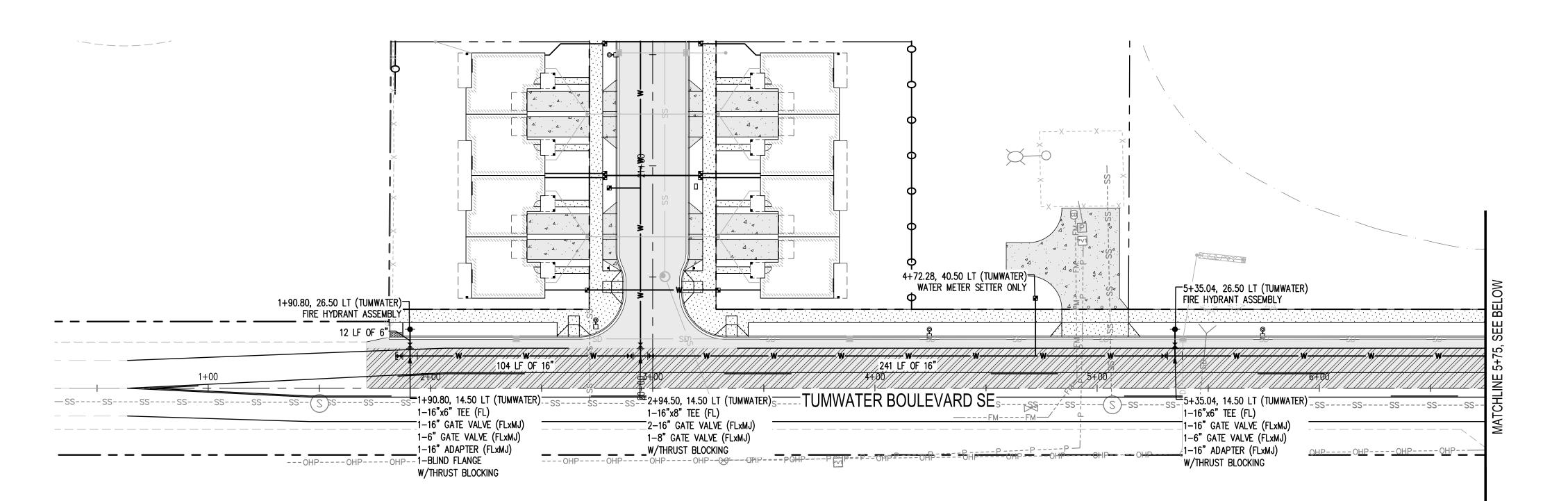
SEWER PLAN

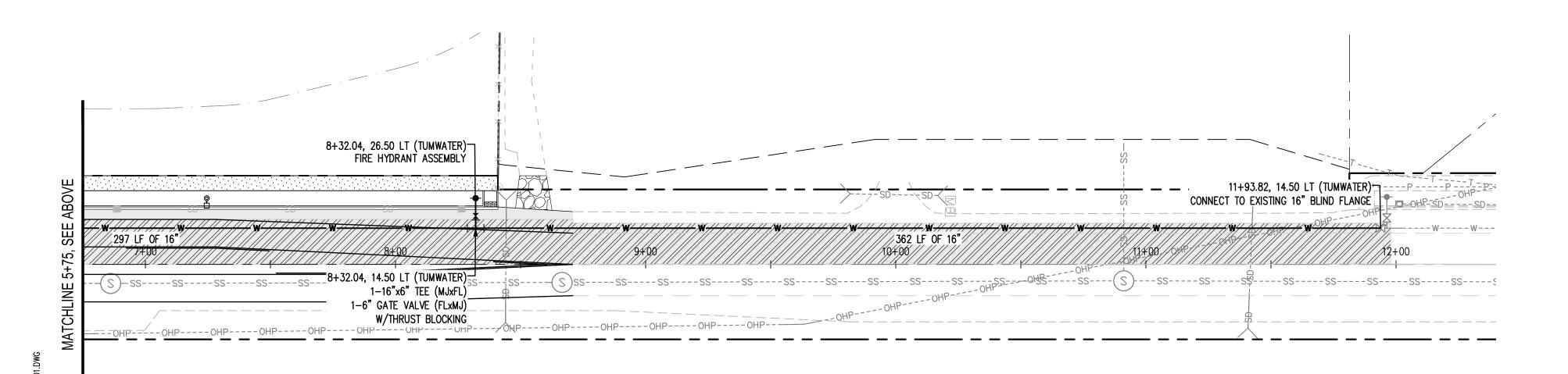
CALL BEFORE YOU DIG

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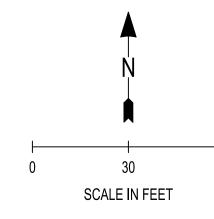






THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.





LEGEND

— — — PROPERTY LINE —— — — LOT LINE

— — EASEMENT LINE EXISTING CHANNELIZATION

EXISTING WETLAND BOUNDARY

110' WETLAND BUFFER PROPOSED BUILDING

CEMENT CONCRETE CURB & GUTTER

ASPHALT PAVEMENT

CEMENT CONCRETE SIDEWALK

CEMENT CONCRETE DRIVEWAYS

GRIND & OVERLAY STORM LINE

ANSI/AWWA PVC C900 DR 18 WATER LINE UNLESS OTHERWISE NOTED

HDPE WATER SERVICE LINE UNLESS OTHERWISE NOTED

WATER FITTINGS W/THRUST BLOCKING

FIRE HYDRANT

SEWER LINE

WATER METER

100.006 S. JANIK W. DUNLAP

SUBMITTAL DATES

REVISIONS

JSACIVIL

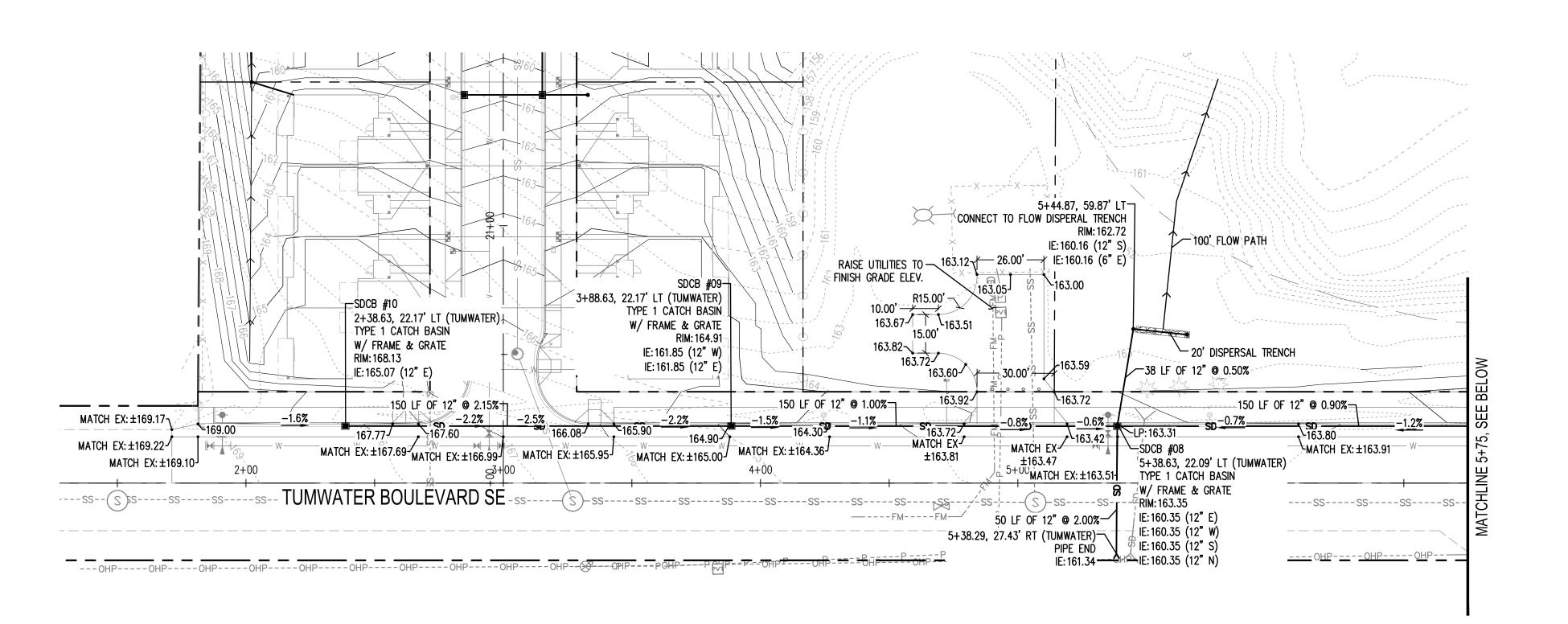
5/19/202

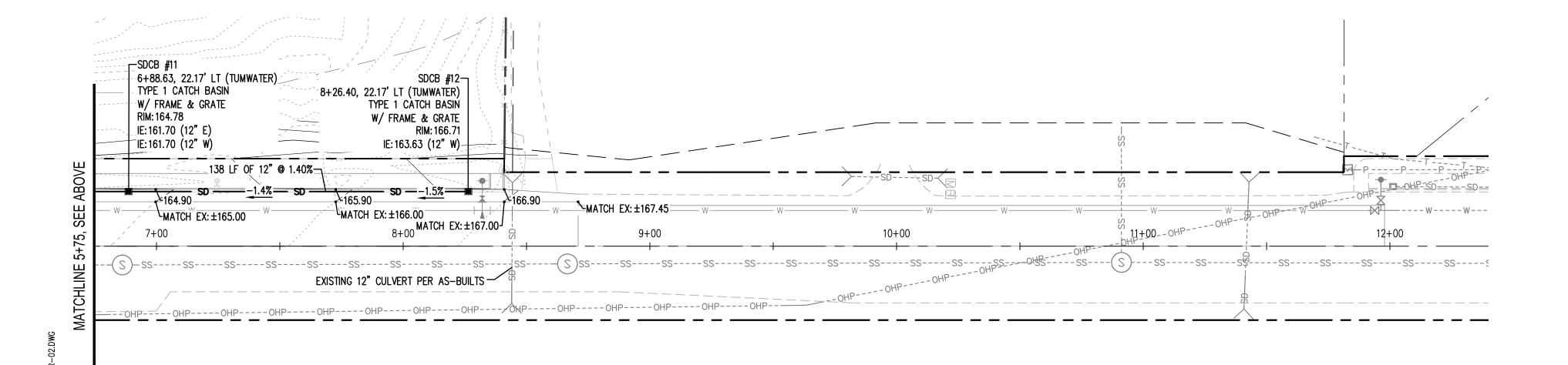
TUMWATER BOUL
TOWNHOME CONDC
715 DENNIS S1
TUMWATER, 9

TENINO LAND COMPANY 17348 MARCH ST SW TENINO, WA 98589

SHEET TITLE PRELIMINARY FRONTAGE **IMPROVEMENTS**

SHEET

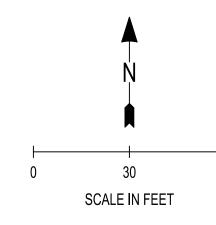




CALL BEFORE YOU DIG

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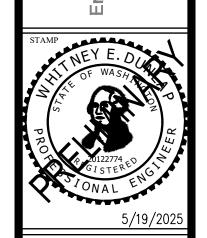
LEGEND — — PROPERTY LINE —— EASEMENT LINE EXISTING CHANNELIZATION EXISTING WETLAND BOUNDARY 110' WETLAND BUFFER PROPOSED BUILDING CEMENT CONCRETE CURB & GUTTER SEWER LINE WATER LINE ADS N-12 STORM LINE UNLESS OTHERWISE NOTED CATCH BASIN

RIP RAP PAD

100.006 S. JANIK

W. DUNLAP SUBMITTAL DATES

JSACIVIL



TUMWATER BOUL FOWNHOME CONDC 715 DENNIS ST TUMWATER, 98

TENINO LAND COMPANY 17348 MARCH ST SW TENINO, WA 98589

SHEET TITLE PRELIMINARY FRONTAGE GRADING & STORM

FR-02

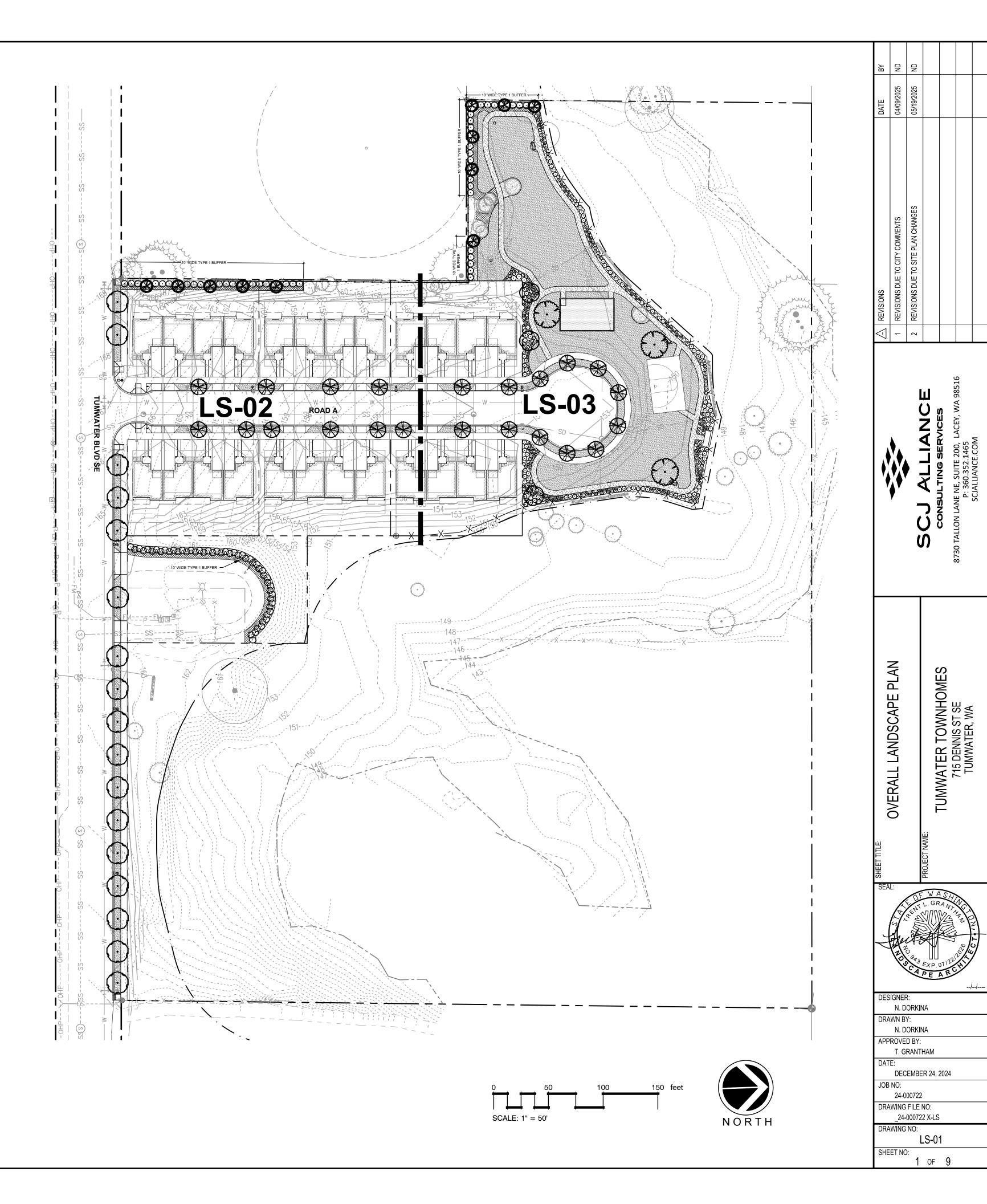
SYMBOL	CODE	DESCRIPTION	DETAIL
	1	HYDROSEED LAWN, TYP.	
	2	LAWN EDGE, TYP.	4/LS-04
	3	6' HT. SCREEN FENCE, TYP. SEE ARCHITECTURAL PLANS.	11/LS-04
	4	GRAVEL PATH, TYP.	5/LS-04
	5	BENCH - PLAZA CITY 71-1/4" STEEL BACKLESS BENCH, SURFACE-MOUNT (PZ-0400-72), COLOR PITCH, AS AVAILABLE FROM TOURNESOL SITE FURNISHINGS, PH. 800.542. 2282 OR APPROVED EQUAL.	
	6	MULCH TO DRIPLINE OF TREE TO REMAIN	
	7	CONCRETE CURB AT PLAY AREA	6/LS-04
	8	PLAY AREA RAMP	7/LS-04
	9	SOF'FALL ENGINEERED WOOD FIBER SURFACING. PLAYGROUND EQUIPMENT BY OWNER. INSTALL FALL SURFACING TO DEPTHS AS REQUIRED BY PLAYGROUND EQUIPMENT MANUFACTURER.	
	10	WHEN INDIVIDUAL LOTS ARE DEVELOPED, THE CONTRACTOR SHALL INSTALL A LANDSCAPE BED, AT LEAST 20 SF., IN FRONT OF EACH PEDESTRIAN ENTRY. EACH LANDSCAPE BED SHALL HAVE NO	

DIMENSION LESS THAN 4', AND BE PLANTED WITH A

CONFORMING TO THE REQUIREMENTS OF TMC

MIX OF SHRUBS AND GROUNDCOVERS

18.47., TYPICAL.



lay 19, 2025 11:29:33am — User natalia.dorkina :\PR0.FCTS\5275 :ISA CIVII 11.C\24—000722 TIMWATFR TOWNHOMFS\CAD\ 24—000722 X—ISDW

REFERENCE NOTES SCHEDULE LS-02

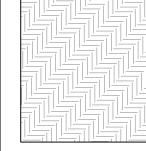
SYMBOL CODE DESCRIPTION DETAIL

HYDROSEED LAWN, TYP.

LAWN EDGE, TYP. 4/LS-04

6' HT. SCREEN FENCE, TYP. SEE ARCHITECTURAL PLANS.

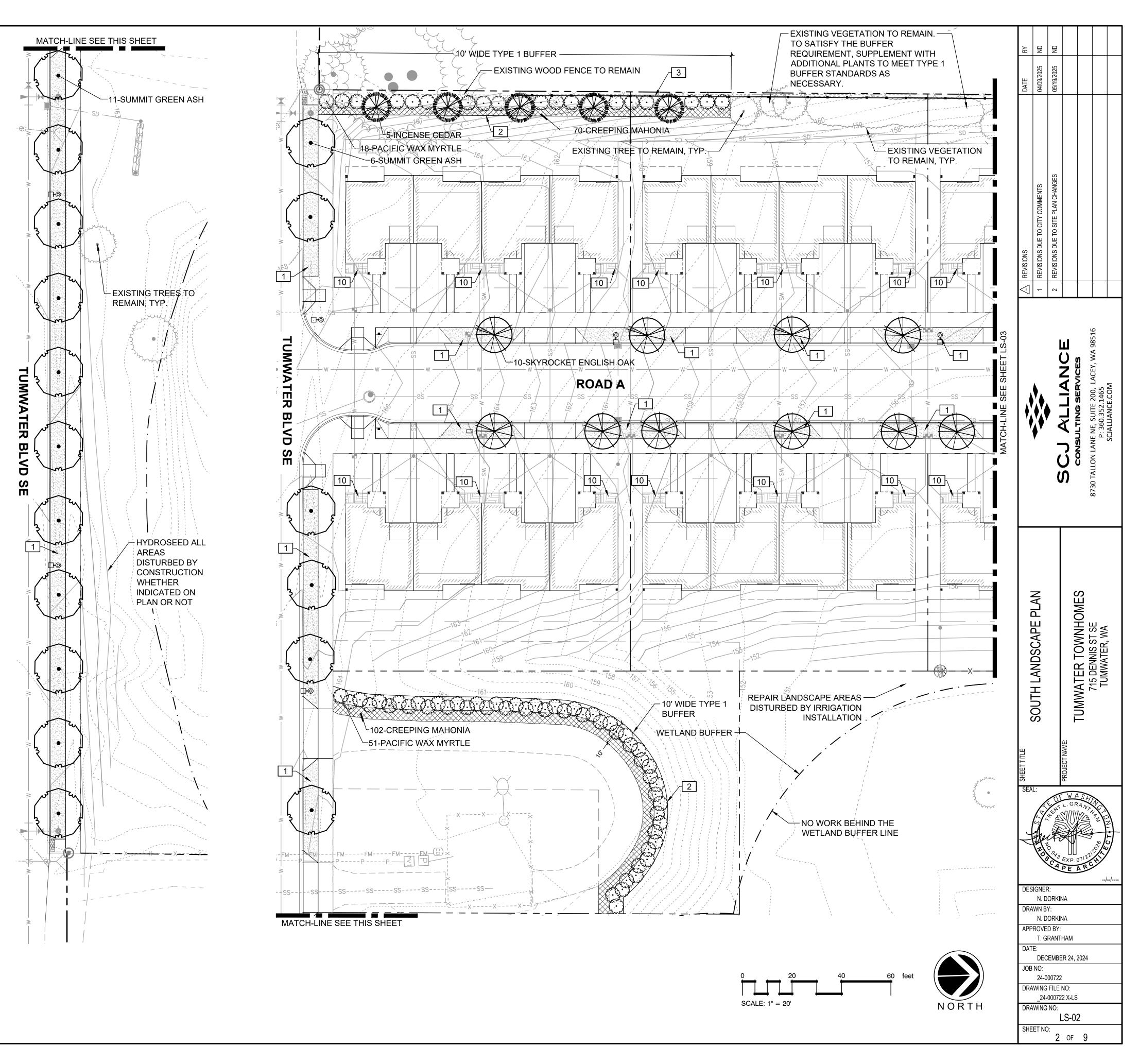
WHEN INDIVIDUAL LOTS ARE DEVELOPED, THE CONTRACTOR SHALL INSTALL A LANDSCAPE BED, AT



WHEN INDIVIDUAL LOTS ARE DEVELOPED, THE CONTRACTOR SHALL INSTALL A LANDSCAPE BED, AT LEAST 20 SF., IN FRONT OF EACH PEDESTRIAN ENTRY. EACH LANDSCAPE BED SHALL HAVE NO DIMENSION LESS THAN 4', AND BE PLANTED WITH A MIX OF SHRUBS AND GROUNDCOVERS CONFORMING TO THE REQUIREMENTS OF TMC 18.47., TYPICAL.

SHEET NOTES (ALL SHEETS)

- 1. REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 2. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
- 3. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
- 4. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- 5. <u>ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.</u>
- 6. LANDSCAPING ON INDIVIDUAL LOTS SHALL BE COMPLETED BY OTHERS AFTER BUILDING CONSTRUCTION.



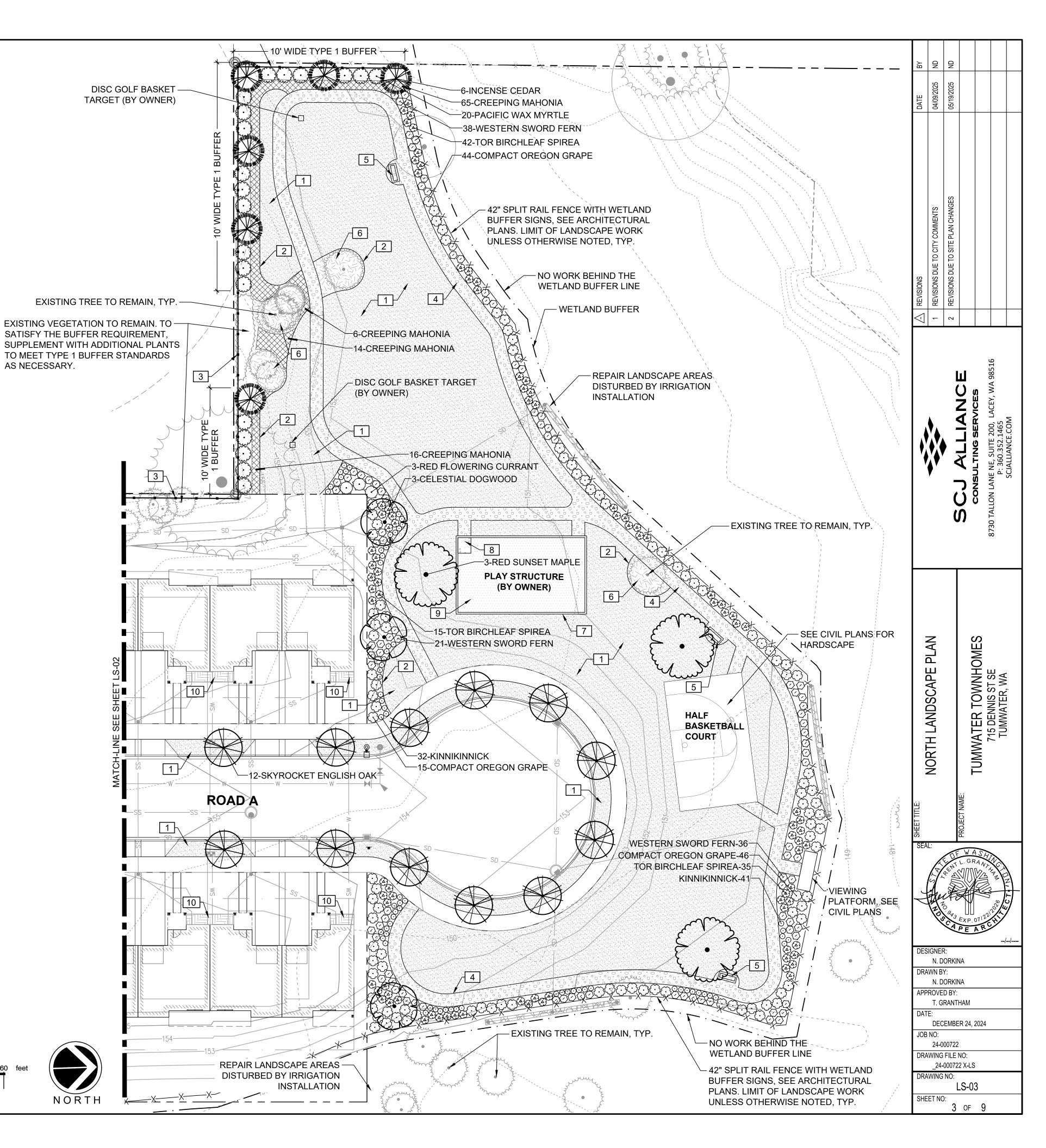
May 19, 2025 11:29:38am — User natalia.dorkina N:\PR0.IECTS\5275 JSA CIVII 11C\24—000722 TIMWATER TOWNHOMES\CAD\ 24-

REFEREN	ICE NO	TES SCHEDULE LS-03	
SYMBOL	CODE	DESCRIPTION	DETAIL
	1	HYDROSEED LAWN, TYP.	
	2	LAWN EDGE, TYP.	4/LS-04
	3	6' HT. SCREEN FENCE, TYP. SEE ARCHITECTURAL PLANS.	11/LS-04
	4	GRAVEL PATH, TYP.	5/LS-04
	5	BENCH - PLAZA CITY 71-1/4" STEEL BACKLESS BENCH, SURFACE-MOUNT (PZ-0400-72), COLOR PITCH, AS AVAILABLE FROM TOURNESOL SITE FURNISHINGS, PH. 800.542. 2282 OR APPROVED EQUAL.	
	6	MULCH TO DRIPLINE OF TREE TO REMAIN	
	7	CONCRETE CURB AT PLAY AREA	6/LS-04
	8	PLAY AREA RAMP	7/LS-04
	9	SOF'FALL ENGINEERED WOOD FIBER SURFACING. PLAYGROUND EQUIPMENT BY OWNER. INSTALL FALL SURFACING TO DEPTHS AS REQUIRED BY PLAYGROUND EQUIPMENT MANUFACTURER.	
	10	WHEN INDIVIDUAL LOTS ARE DEVELOPED, THE CONTRACTOR SHALL INSTALL A LANDSCAPE BED, AT LEAST 20 SF., IN FRONT OF EACH PEDESTRIAN ENTRY. EACH LANDSCAPE BED SHALL HAVE NO DIMENSION LESS THAN 4', AND BE PLANTED WITH A MIX OF SHRUBS AND GROUNDCOVERS	°

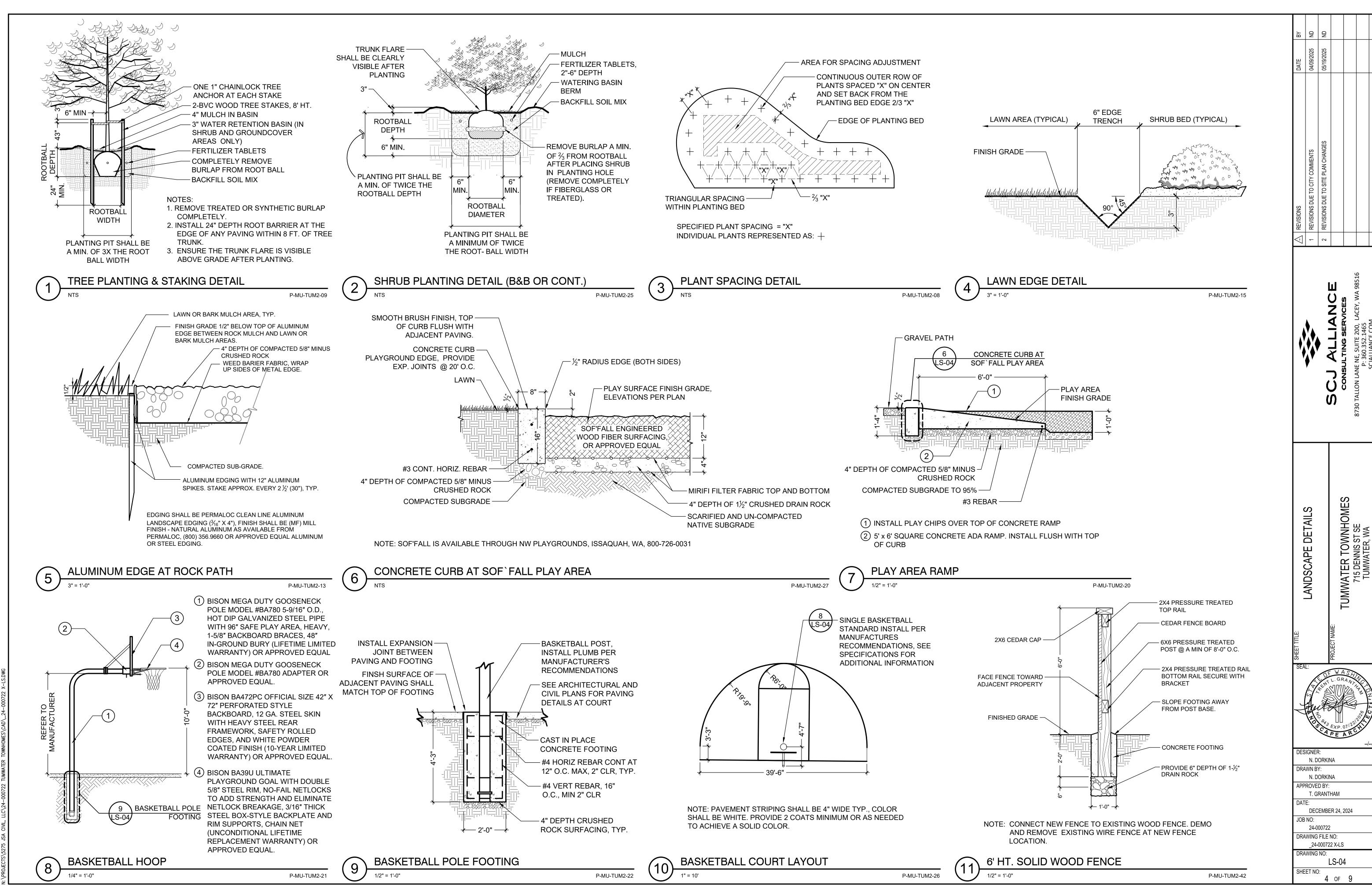
CONFORMING TO THE REQUIREMENTS OF TMC

18.47., TYPICAL.

SCALE: 1" = 20'

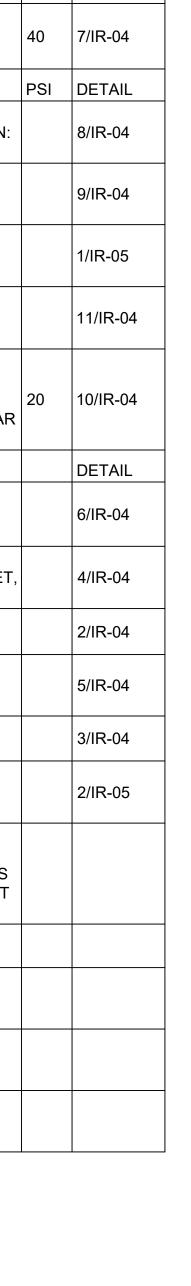


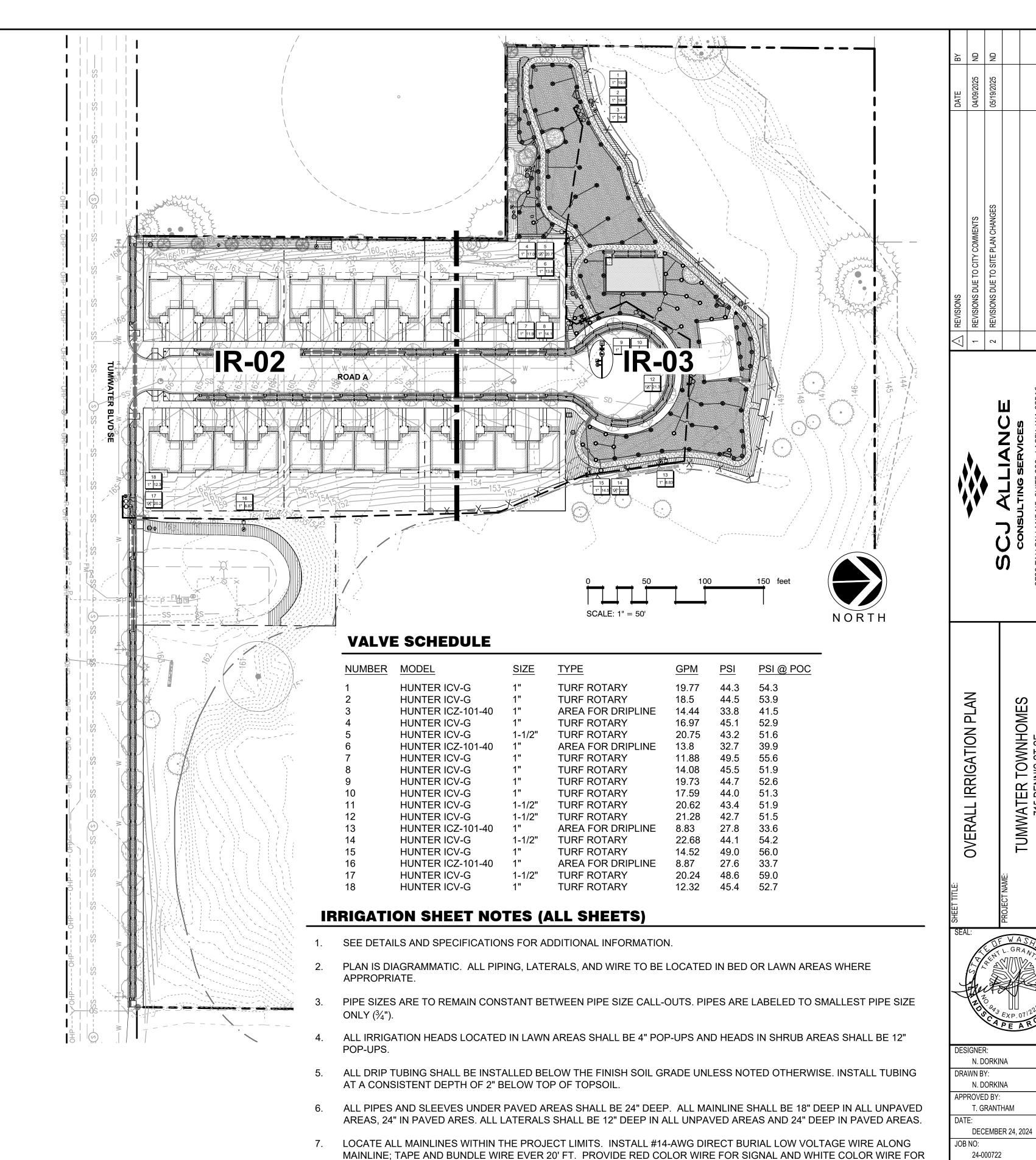
19, 2025 11:29:43am — User natalia.dorkina PRO.IECTS\5275 .ISA CIVII 11C\24—000722 TIMWATFR TOWNHOMES\CAD\ 24—000722 X-



19, 2025 11:29:48am — User natalia.dorkina ppo iecre\ 5275 isa civil 110\ 24_000722 TIMMATED TAMMIHOMES\ CAN\ 24_000722

IRRIGATION SLEEVE & CALL OUT





COMMON. PROVIDE A MINIMUM OF ONE SPARE WIRE FOR EVERY 10 VALVES FOR A MAXIMUM OF FIVE SPARE WIRES.

WHILE INSTALLING MAINLINE, VALVE BOXES, AND OTHER BELOW GRADE EQUIPMENT, CONTRACTOR SHALL MAINTAIN

ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.

AS MUCH DISTANCE AS POSSIBLE FROM PROPOSED AND EXISTING TREES

WNHOM ST SE S, WA

TOV INIS S ATER,

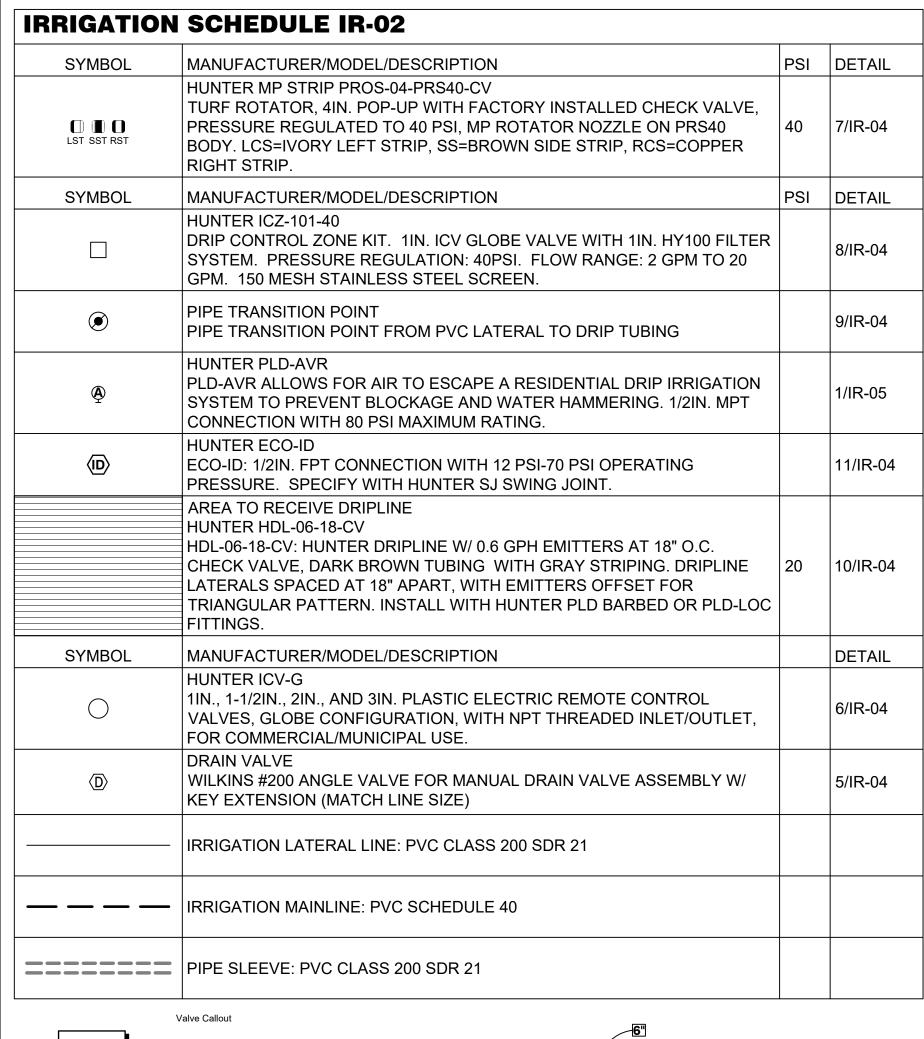
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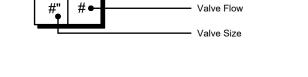
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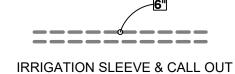
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DRAWING NO:

SHEET NO:

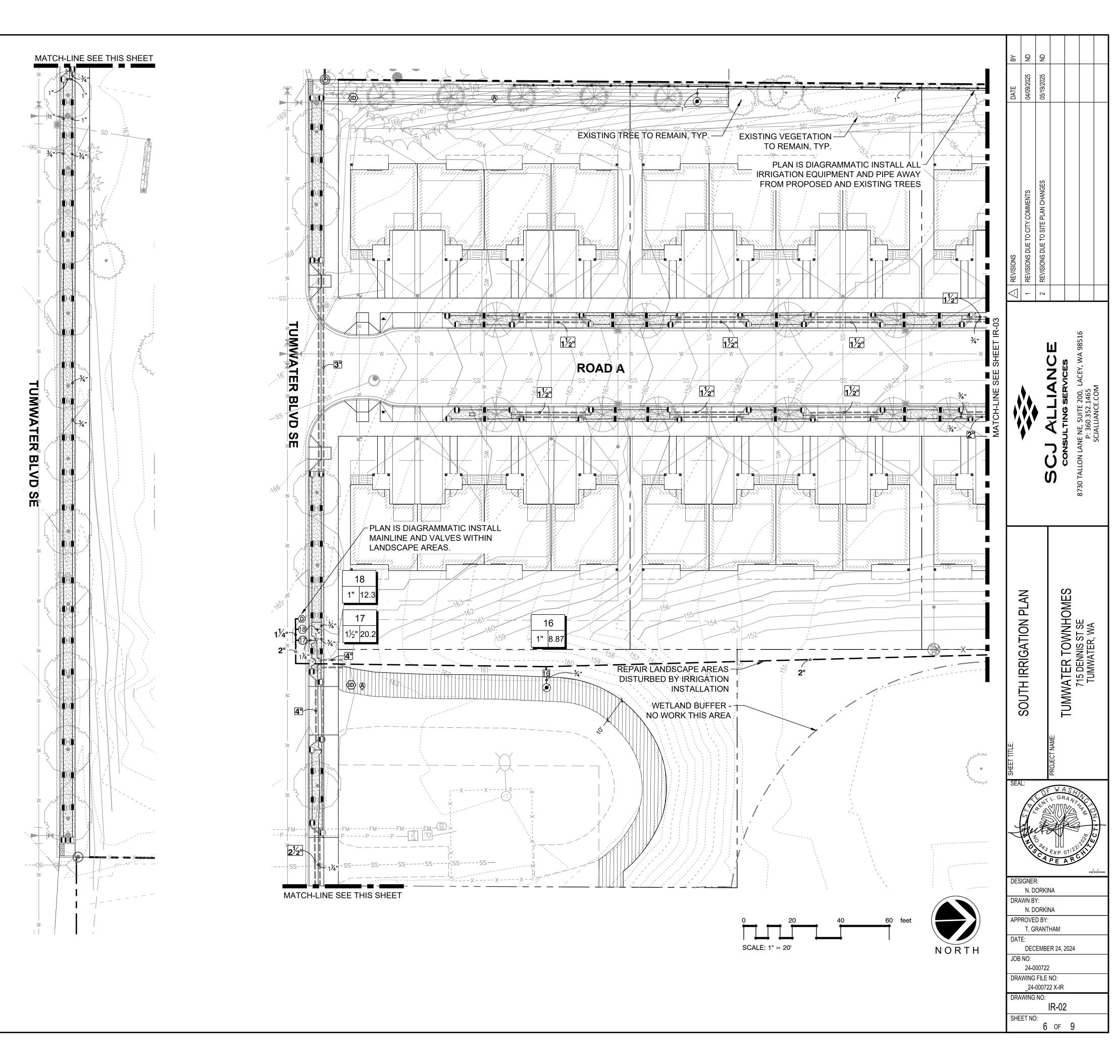




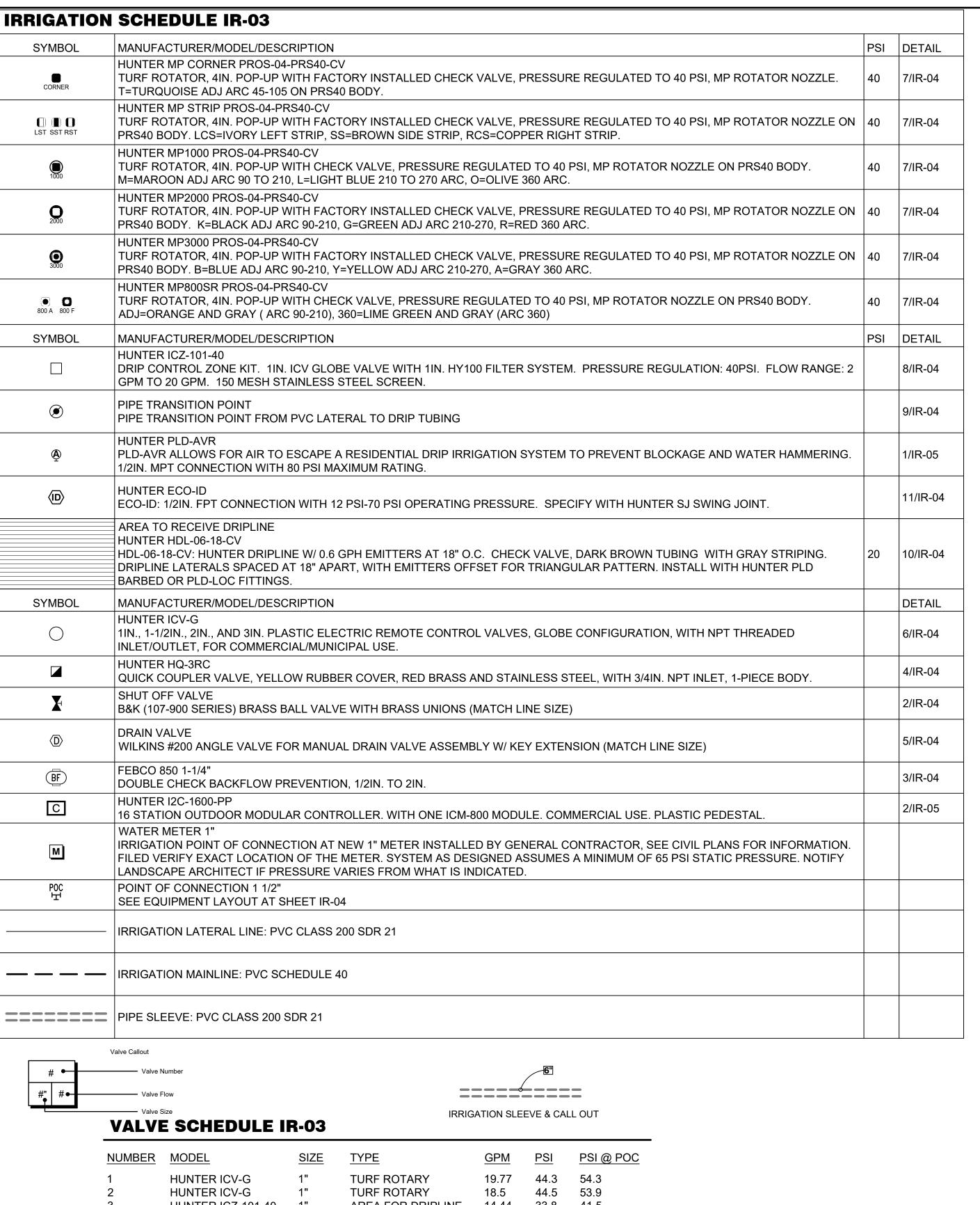


VALVE SCHEDULE IR-02

<u>NUMBER</u>	MODEL	SIZE	<u>TYPE</u>	<u>GPM</u>	<u>PSI</u>	PSI @ PO
16	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	8.87	27.6	33.7
17	HUNTER ICV-G	1-1/2"	TURF ROTARY	20.24	48.6	59.0
18	HUNTER ICV-G	1"	TURF ROTARY	12.32	45.4	52.7



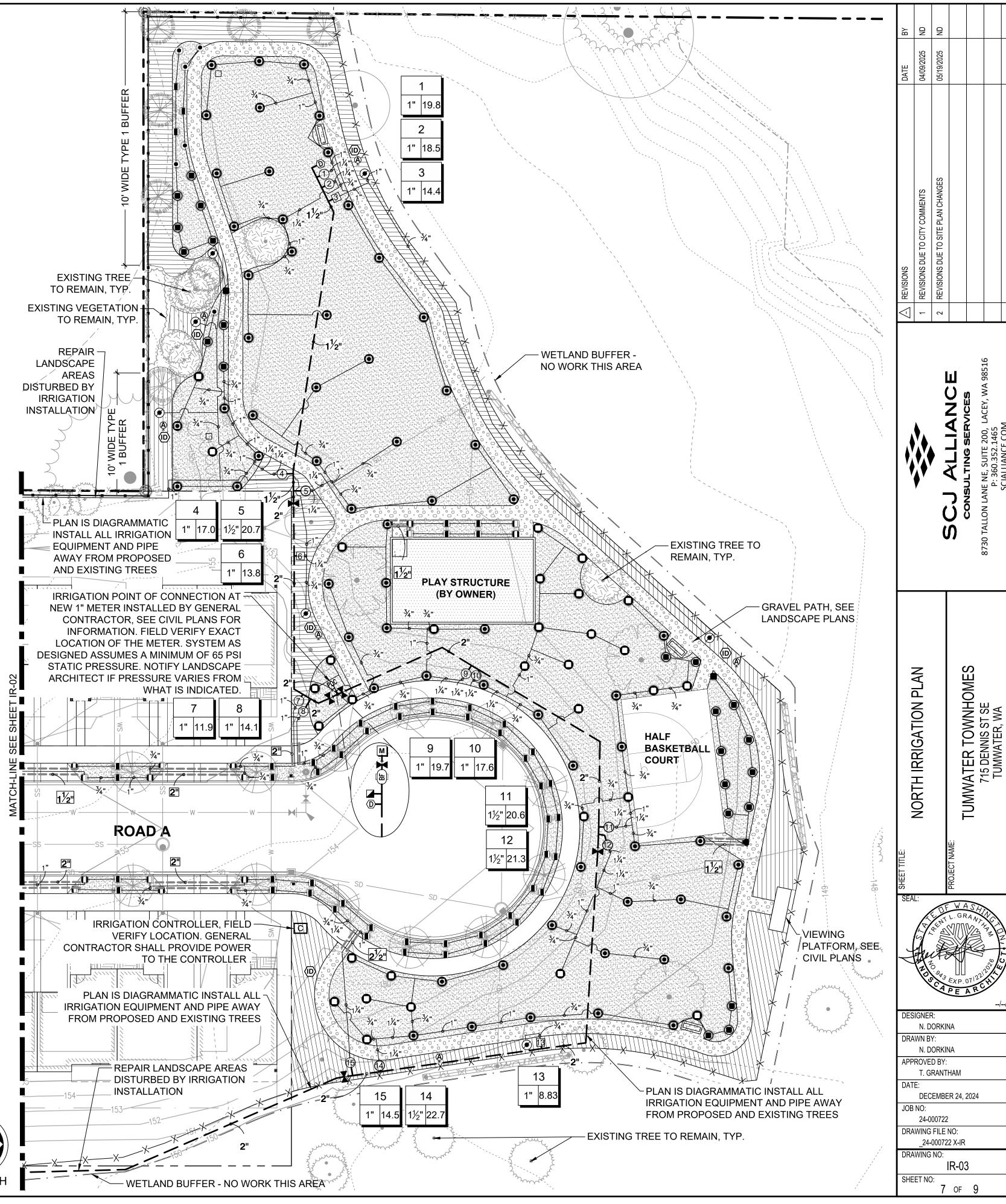
day 19, 2025 11:30:05am — User natalia.dorkina v:\PROJECTS\5275 JSA CIVIL, LLC\24—000722 TUMWATER TOWNHOMES\CAD_24—000722 X-



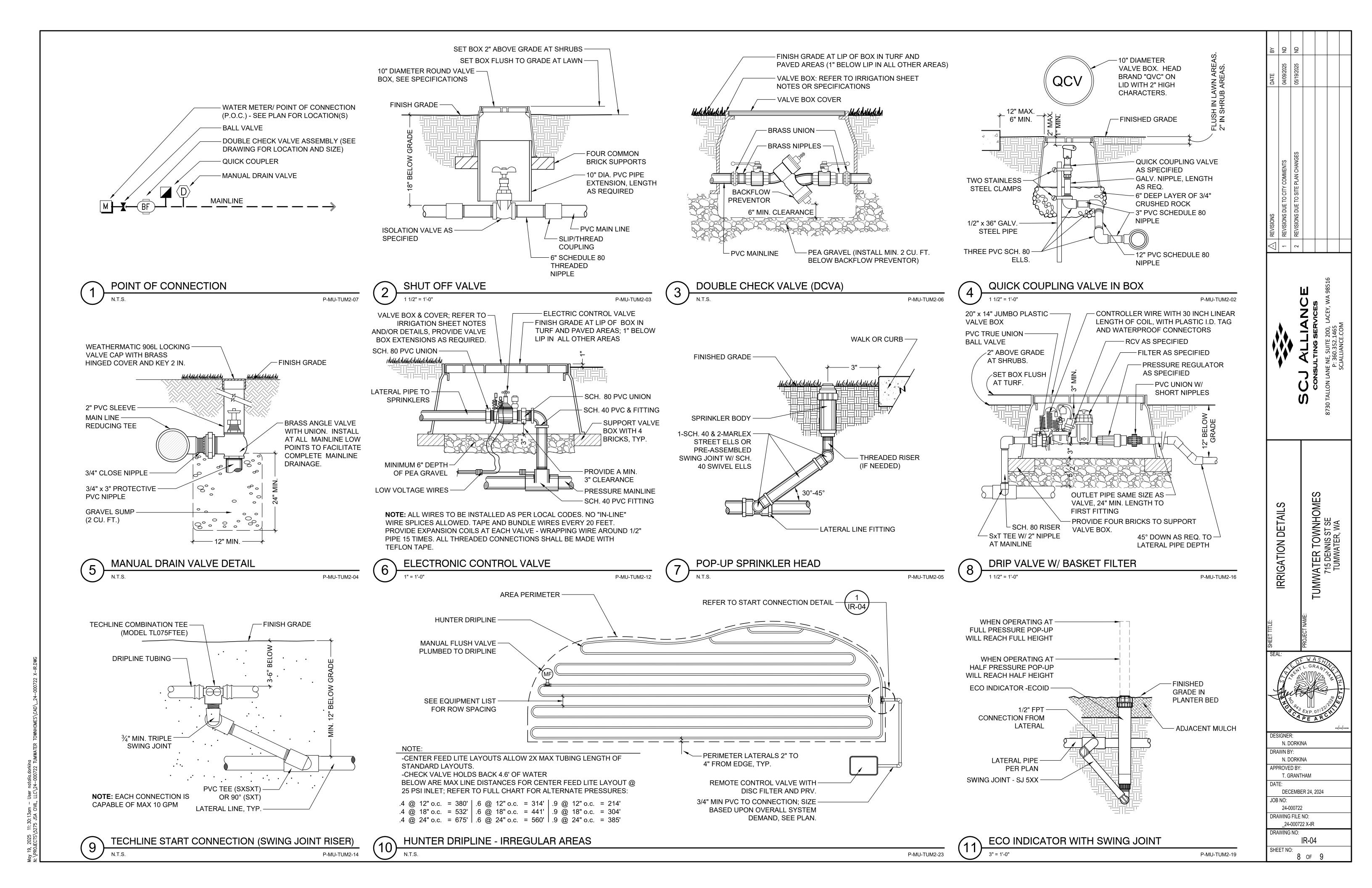
NUMBER	<u>MODEL</u>	SIZE	TYPE	<u>GPM</u>	<u>PSI</u>	PSI @ POC	
1	HUNTER ICV-G	1"	TURF ROTARY	19.77	44.3	54.3	
2	HUNTER ICV-G	1"	TURF ROTARY	18.5	44.5	53.9	
3	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	14.44	33.8	41.5	
4	HUNTER ICV-G	1"	TURF ROTARY	16.97	45.1	52.9	
5	HUNTER ICV-G	1-1/2"	TURF ROTARY	20.75	43.2	51.6	
6	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	13.8	32.7	39.9	
7	HUNTER ICV-G	1"	TURF ROTARY	11.88	49.5	55.6	
8	HUNTER ICV-G	1"	TURF ROTARY	14.08	45.5	51.9	
9	HUNTER ICV-G	1"	TURF ROTARY	19.73	44.7	52.6	
10	HUNTER ICV-G	1"	TURF ROTARY	17.59	44.0	51.3	
11	HUNTER ICV-G	1-1/2"	TURF ROTARY	20.62	43.4	51.9	
12	HUNTER ICV-G	1-1/2"	TURF ROTARY	21.28	42.7	51.5	
13	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	8.83	27.8	33.6	
14	HUNTER ICV-G	1-1/2"	TURF ROTARY	22.68	44.1	54.2	
15	HUNTER ICV-G	1"	TURF ROTARY	14.52	49.0	56.0	

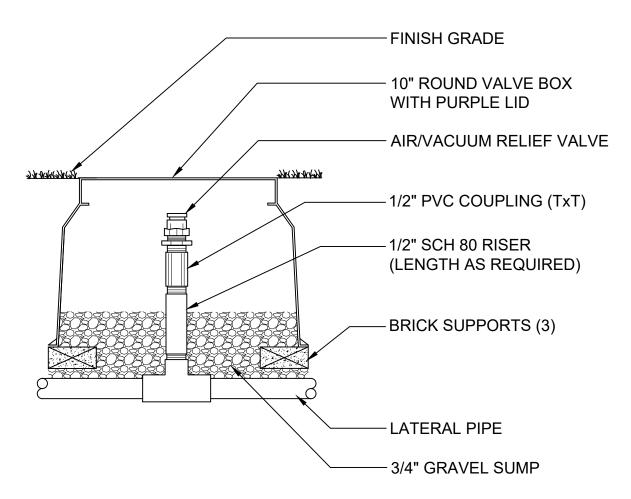


SCALE: 1" = 20'

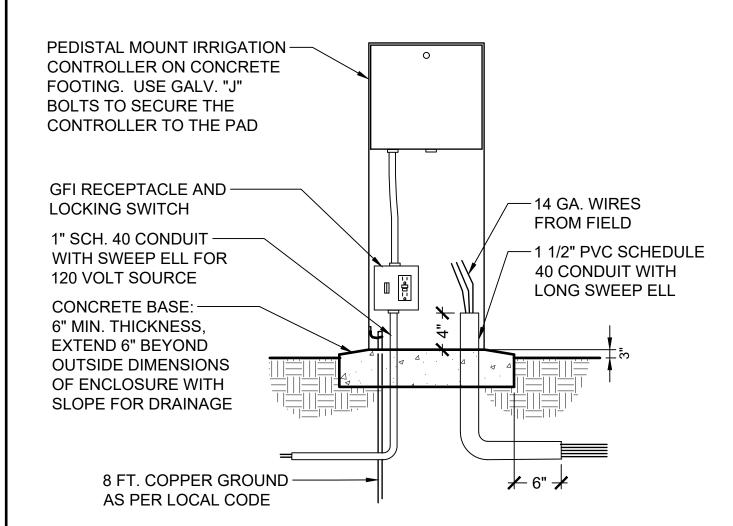


y 19, 2025 - 11:30:10am — User natalia.dorkina \PROJECTS\5275 JSA CIVIL, LLC\24—000722 TUMWATER TOWNHOMES\CAD_24











IRRIGATION SPECIFICATIONS

- 1. THIS PLAN IS DIAGRAMMATIC; ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN SHRUB BEDS WHERE POSSIBLE AND SHALL FOLLOW THE PLAN AS CLOSE AS IS PRACTICAL.
- 2. LOCATE ALL MAINLINES WITHIN THE PROJECT LIMITS.
- 3. PIPE SIZES ARE CONSTANT BETWEEN PIPE SIZE CALL-OUTS. ALL LATERIAL PIPES SHALL BE INSTALLED AT 12" DEPTH AND 24" DEPTH UNDER PAVED AREAS. MAINLINE PIPE SHALL BE INSTALLED AT 18" BELOW GRADE AND 24" BELOW PAVED AREAS.
- 4. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- 5. ALL PIPING AND WIRING UNDER PAVED AREAS SHALL BE HOUSED IN CLASS 200 PVC SLEEVES INSTALLED AT A 24" DEPTH. SIZE SLEEVES AS NEEDED TO ACCOMMODATE PIPE AND WIRES, UNLESS OTHERWISE SPECIFIED ON DRAWING.
- 6. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN FULL COVERAGE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE NOZZLE CHANGES AS NEEDED AT NO ADDITIONAL COST. ADJUST HEAD POSITIONS AND ADD OR DELETE HEADS AS NEEDED DEPENDING ON ACTUAL FIELD CONDITIONS.
- 7. ALL MANUAL, GATE AND ELECTRICAL VALVES AND OTHER UNDERGROUND EQUIPMENT SHALL BE HOUSED IN NELSON, AMETEK OR EQUAL RECTANGULAR VALVE BOXES.
- 8. NO IN-LINE WIRE SPLICES ALLOWED. SUPPLY VALVE BOXES AT ALL ELECTRICAL JUNCTIONS. TAPE AND BUNDLE WIRES EVERY 25 LINEAR FEET.
- 9. CONTRACTOR IS RESPONSIBLE FOR COMPLETE SYSTEM DRAINAGE. INSTALL KING BROS. 1/2" AUTOMATIC DRAIN VALVES AT LATERAL LINE LOW POINT(S). INSTALL MANUAL DRAINS AT ALL MAINLINE LOW POINT(S) AND WHERE INDICATED ON PLAN. CONTRACTOR SHALL PROVIDE ADJUSTABLE CHECK VALVES ON ANY IRRIGATION HEAD THAT EXPERIENCES LOW HEAD DRAINAGE.
- 10. ALL THREADED PIPE CONNECTIONS SHALL BE MADE USING TEFLON TAPE WRAPPED AT LEAST THREE TIMES AROUND PIPE THREADS.
- 11. ALL GATE AND ELECTRIC VALVES SHALL BE INSTALLED WITH UNIONS ON THE DOWNSTREAM END OF THE VALVE (REFER TO DETAILS).
- 12. ALL PIPE SHALL HAVE A FIRM UNIFORM BEARING FOR THE ENTIRE LENGTH OF EACH LINE, FREE OF ROCKS OR DEBRIS. ALL TRENCHES CONTAINING PIPE AND/OR WIRES SHALL BE BACKFILLED WITH CLEAN TOPSOIL, FREE OF ALL LUMBER, RUBBISH AND ROCKS OVER 1" IN SIZE, OR CLEAN SAND IF CLEAN TOPSOIL IS NOT AVAILABLE.
- 13. CONTRACTOR SHALL PROVIDE OWNER WITH ONE SET OF AS-BUILT RECORD DRAWINGS SHOWING EXACT ACTUAL LOCATIONS OF ALL SPRINKLER EQUIPMENT. CONTRACTOR SHALL ORIENT OWNER WITH COMPLETE SYSTEM AND CONTROLLER OPERATIONS, AND WINTERIZATION PROCEDURES.
- 14. CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT SHOWN ON THE PLANS AND INDICATED IN THE SPECIFICATIONS TO ACHIEVE PROPER OPERATION OF SAID EQUIPMENT. ALL EQUIPMENT INSTALLATIONS, ELECTRICAL AND PLUMBING CONNECTIONS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES, THESE SPECIFICATIONS, AND THE MANUFACTURERS RECOMMENDATIONS WHETHER INDICATED ON THE DRAWINGS OR NOT.
- 15. CONTRACTOR SHALL INCLUDE IN HIS BID ONE FALL WINTERIZATION AND ONE SPRING ACTIVATION OF IRRIGATION SYSTEM. THESE ACTIVITIES SHALL BE INCLUDED AS PART OF OWNER ORIENTATION PROCEDURES. ANY DAMAGE TO THE IRRIGATION SYSTEM OR THE LANDSCAPE AS A RESULT OF FAILURE TO COMPLY WITH THESE REQUIREMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 16. CONTRACTOR SHALL GUARANTEE IN WRITING ON HIS COMPANY LETTERHEAD ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE FULL YEAR FOLLOWING ACCEPTANCE OF SYSTEM INSTALLATION.
- 17. BACKFLOW PREVENTOR SHALL BE INSPECTED AND TESTED BY A CERTIFIED BACKFLOW DEVICE INSPECTOR. PROVIDE OWNER WITH ONE COPY OF APPROVAL CERTIFICATE.

LANDSCAPE SPECIFICATIONS

- REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- CHEMICALLY KILL AND REMOVE FROM SITE ALL EXISTING WEEDS AND VEGETATION NOT SHOWN TO REMAIN ON PLANS.
- DISTRIBUTE IMPORTED SANDY LOAM TOPSOIL (APPROVED BY THE LANDSCAPE ARCHITECT) IN AREAS SHOWN AND AT DEPTHS INDICATED FOR CROWNING AND BERMING OF LANDSCAPE AREAS, AND BACKFILL OF RETAINING WALLS (IF REQUIRED). DOTTED LINES INDICATE 1' CONTOUR INTERVALS. ALL LANDSCAPE AREAS SHALL RECEIVE TOPSOIL, WHETHER INDICATED ON PLANS OR NOT, SO THAT FINISH GRADES OF ALL SHRUB BEDS SHALL BE 2" BELOW TOPS OF ADJACENT CURBS AND PAVEMENT, AND LAWN AREAS SHALL BE 1/2" BELOW TOPS OF ADJACENT CURBS AND PAVEMENT. STRUCTURAL FILL AREAS: ANY LANDSCAPE AREAS OCCURRING WITHIN STRUCTURAL FILL ZONES SHALL HAVE SAID STRUCTURAL FILL MATERIALS EXCAVATED TO A DEPTH OF 12" BELOW FINISH GRADES IN SHRUB AREAS AND 6" BELOW GRADE IN LAWN AREAS, AND REPLACED WITH SPECIFIED TOPSOIL. DISPOSE OF EXCAVATED MATERIAL OFF SITE.
- 4. FINE GRADE ALL LANDSCAPE BEDS PRIOR TO PLANTING OPERATIONS.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
- ALL PLANTS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK
- ALL PLANT MATERIALS AND PLANT LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ROOT BARRIER SHALL BE INCORPORATED ADJACENT AND PARALLEL TO PAVING, CURB AND SIDEWALK, A MINIMUM OF 15 LINEAR FEET (7.5' ON EITHER SIDE OF TRUNK), 24" DEEP, WHERE ANY TREE IS WITHIN 8' OF PAVING, CURB OR SIDEWALK. ROOT BARRIER SHALL BE DEEPROOT UB-24 AS AVAILABLE FROM EWING IRRIGATION PRODUCTS, 2901 S TACOMA WAY, TACOMA, WA 98409 (253) 476-9530 OR APPROVED EQUAL.
- SOIL AMENDMENT FOR SOIL PREPARATION AND PLANTING BACKFILL SHALL BE A SCREENED 5/8" MINUS NITRIFIED WOOD RESIDUAL COMPOST EQUAL TO:
- "SILVER SPRINGS TOP GRADE COMPOST" BRAND COMPOST AS AVAILABLE FROM CORLISS RESOURCES LAKE TAPPS,
- "CEDAR GROVE COMPOST" BRAND COMPOST AS AVAILABLE FROM CEDAR GROVE COMPOST, MAPLE VALLEY, WA (877)
- PREP/LRI COMPOST AS AVAILABLE FROM RANDLES SAND AND GRAVEL, INC., PUYALLUP, WA (253) 537-6828.
- SOIL PREPARATION (ALL LANDSCAPE AREAS). SPREAD 9 C.Y. OF SPECIFIED SOIL AMENDMENT PER 1000 S.F. (APPROX. 3" DEPTH) OF AREA. SPREAD 100 LBS./1000 S.F. OF DOLOMITE LIME (IN LAWN AREAS ONLY), 150 LBS./1000 S.F. OF AGRICULTURAL GYPSUM AND 15 LBS./1000 S.F. OF 16-8-8 COMMERCIAL FERTILIZER OVER SOIL AMENDMENT. ROTO-TILL ALL OF THE ABOVE TO A 6"-8" DEPTH AND GRADE SMOOTH, COMPACTING AS REQUIRED AND REMOVING ALL ROCKS, CLODS AND DEBRIS.
- 11. LAWN AREAS (SEED OR SOD REFER TO PLANS) SHALL CONSIST OF ONE OF THE FOLLOWING TURF TYPES:

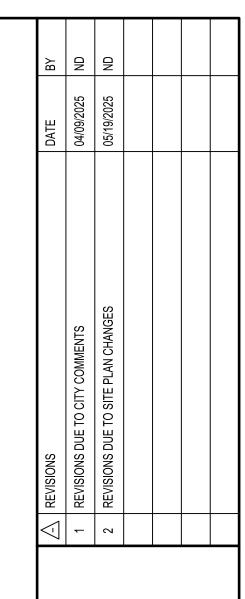
60% TURF-TYPE PERENNIAL RYE GRASS VARIETIES 60% TURF-TYPE PERENNIAL RYE GRASS VARIETIES 40% TURF-TYPE FESCUE 20% BLUEGRASS

20% HARD FESCUE

- SEED AND SOD SHALL BE EQUAL TO THAT AS GROWN BY COUNTRY GREEN TURF FARMS: OLYMPIA. WA OR JB INSTANT LAWN. REDMOND, WA. SEED SHALL BE APPLIED AT 7 LBS/1000 S.F. AND INCLUDE 10 LBS./1000 S.F. OF UNITED HORTICULTURE 15-5-10 FERTILIZER IN ALL LAWN AREAS.
- 13. ALL TREES IN LAWN AREAS SHALL BE PLANTED IN A 3' DIAMETER CIRCLE OF BED MULCH.
- BACKFILL MIX FOR ALL PLANTS (EXCEPT RHODODENDRONS & AZALEAS) SHALL BE A BLEND OF 1/3 EXISTING SITE SOIL, 1/3 COARSE SAND, AND 1/3 SOIL AMENDMENT SPECIFIED IN NO. 9. BACKFILL MIX FOR RHODODENDRONS AND AZALEAS SHALL CONSIST OF 2/3 ABOVE SPECIFIED BACKFILL MIX AND 1/3 FINE GRIND HEM-FIR BARK MULCH.
- 15. APPLY OSMOCOTE 18-6-12, 9 MONTH SLOW RELEASE FERTILIZER OVER THE SURFACE OF ALL PLANT PITS AT THE FOLLOWING RATES:

2 CUPS TREES OVER 10' HEIGHT TREES UNDER 10' HEIGHT: 1 CUP ALL SHRUBS EXCEPT 1 GALLONS: 1/2 CUP 1 GALLON PLANTS: 1/4 CUP 1/4 CUP **GROUND COVERS:**

- 16. FERTILIZER TABLETS FOR ALL PLANTS SHALL BE AGRIFORM (20-10-5) 21 GRAM OR 10 GRAM TABLETS DISTRIBUTED AS FOLLOWS: ALL TREES: 4-21 GRAM TABLETS, ALL SHRUBS (EXCEPT 1 GALLONS): 3-21 GRAM TABLETS, ALL 1 GALLONS: 1-21 GRAM TABLET, ALL 2-1/4" AND 4" POT GROUND COVERS: 1-10 GRAM TABLET EACH. SET TABLETS DIRECTLY NEXT TO ROOTBALL.
- 17. ALL SHRUB AND GROUND COVER BEDS SHALL RECEIVE A 3" DEPTH (9 C.Y. PER 1000 S.F.) OF "MEDIUM/ FINE GRIND" HEM/FIR BARK MULCH AS TOP DRESSING.
- 18. APPLY A GRANULAR PRE-EMERGENT HERBICIDE TO ALL SHRUB AND GROUNDCOVER BEDS AT THE CONCLUSION OF THE MAINTENANCE PERIOD. DO NOT USE CASARON OR NORASAC BRANDS.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
- 20. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF PROJECT ACCEPTANCE. ALL REPLACED PLANTS SHALL BE RE-GUARANTEED. ALL REPLACEMENTS SHALL BE MADE WITHIN 21 DAYS OF RECEIVING WRITTEN NOTICE FROM THE OWNER. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR PLANTS DYING DUE TO OWNER NEGLECT OR VANDALISM, AFTER THE MAINTENANCE PERIOD.
- 21. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER AND/OR MASS SHRUB QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- 22. FINAL INSPECTION SHALL OCCUR AT THE CONCLUSION OF A 60-DAY MAINTENANCE & PLANT ESTABLISHMENT PERIOD. MAINTENANCE PERIOD SHALL COMMENCE UPON COMPLETION OF ALL LANDSCAPE INSTALLATION ACTIVITIES AND SHALL INCLUDE THE FOLLOWING:
 - A. MOW LAWNS ONCE PER WEEK
 - REMOVE ALL WEEDS OVER 1" IN HEIGHT
 - REPLACE DEAD OR UNHEALTHY PLANTS.
 - ENSURE PROPER FUNCTION OF IRRIGATION SYSTEM.
 - ENSURE ADEQUATE MOISTURE IS DELIVERED TO ALL LANDSCAPE BEDS INCLUDING NON-IRRIGATED AREAS.
 - FERTILIZE ALL LAWNS AT CONCLUSION OF MAINTENANCE AND PLANT ESTABLISHMENT PERIOD.

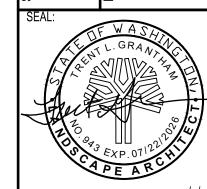


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ESIGNER: N. DORKINA RAWN BY: N. DORKINA PPROVED BY: T. GRANTHAM **DECEMBER 24, 2024** JOB NO:

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