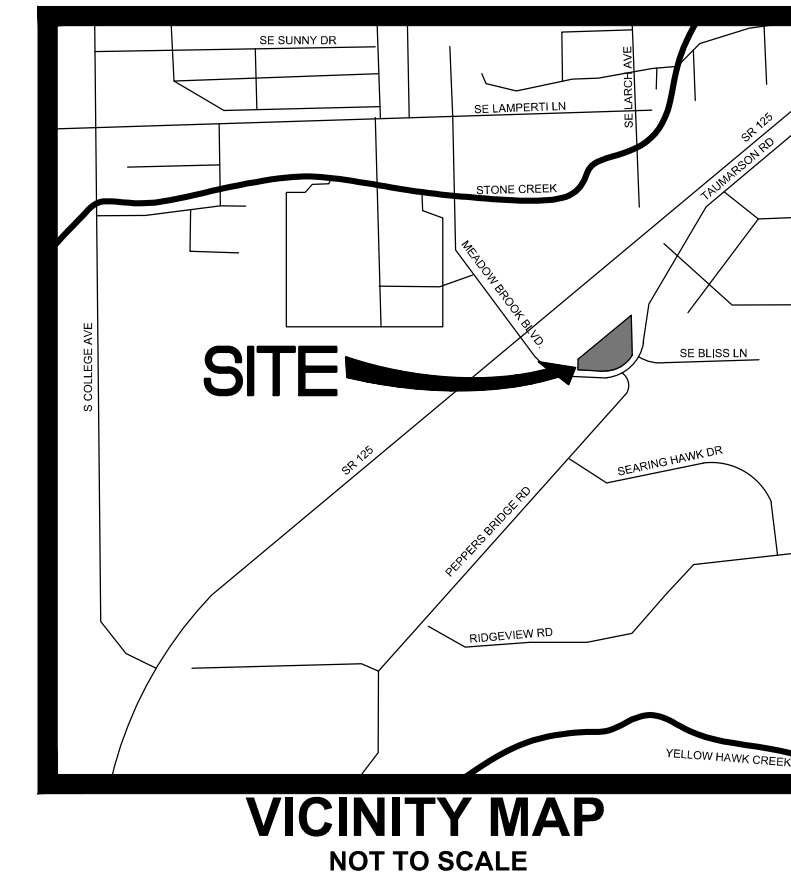
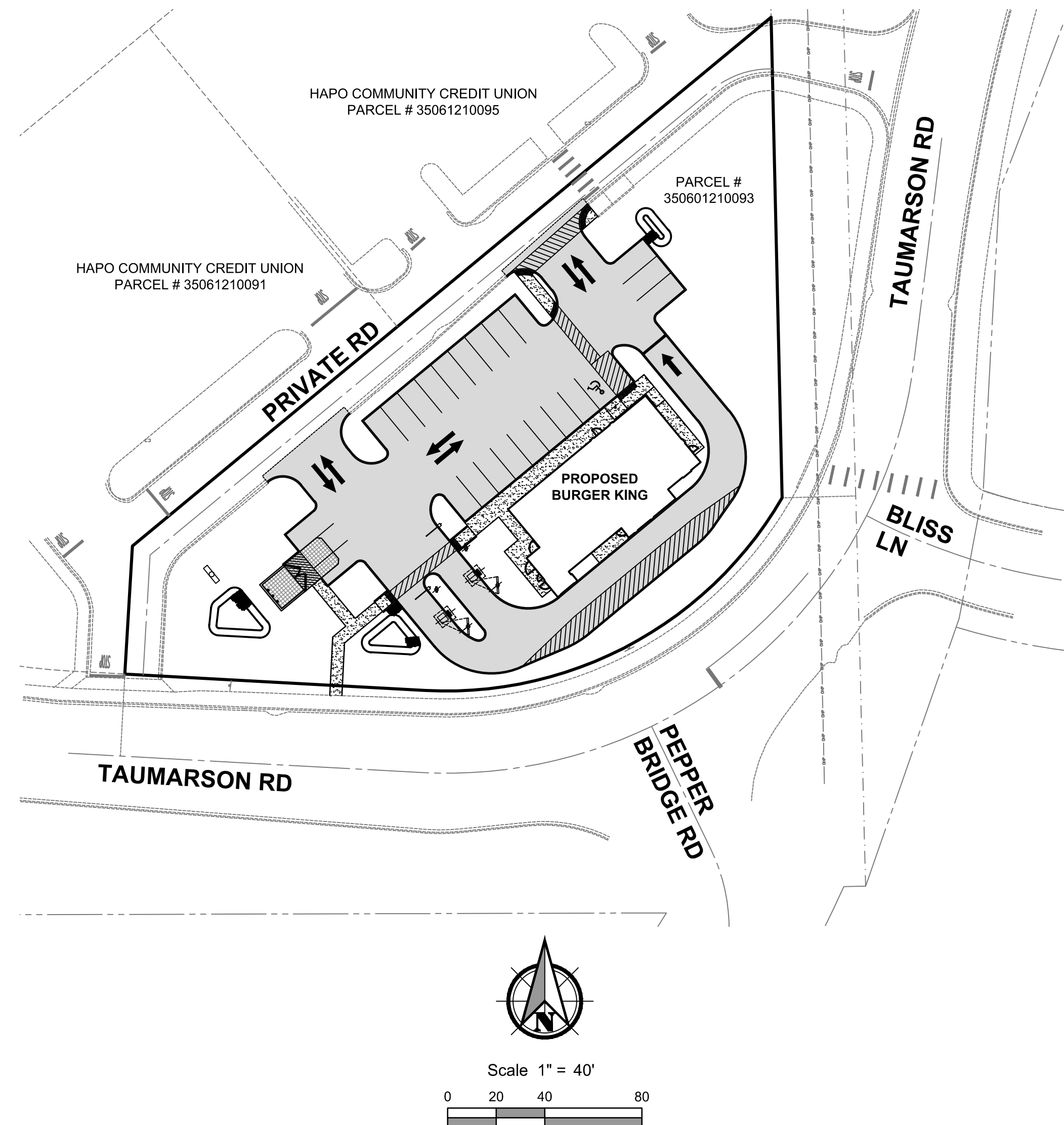


BURGER KING DEVELOPMENT

NE 1/4 OF THE NE 1/4 OF SECTION 1, T. 6 N., R. 35 E., W.M.



SHEET LIST TABLE	
SHEET ID	SHEET TITLE
C001	COVER SHEET
C002	LEGEND
C101	EXISTING CONDITIONS AND SITE PREPARATION PLAN
C201	GRADING AND EROSION CONTROL PLAN
C301	SITE IMPROVEMENT, SIGNING, AND STRIPING PLAN
C401	UTILITY PLAN
C501	STANDARD EROSION CONTROL DETAILS
L101	PLANTING PLAN & NOTES
L102	PLANTING DETAILS

BENCHMARK:

VERTICAL DATUM:
NAVD 88

BASIS OF BEARING:
A WASHINGTON COORDINATE SYSTEM SOUTH ZONE GRID BEARING OF N01°27'08"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN BETWEEN THE FOUND 1/2" IRON ROD MARKING THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 AND THE FOUND 3" BRASS CAP MARKING THE NE CORNER OF SECTION 1.

DISTANCES SHOWN ARE GROUND DISTANCES DETERMINED BY SCALING THE SURVEYED DATA AT POINT #98 BY A COMBINED SCALE FACTOR OF 1.00007421024833 HORIZONTAL UNITS ARE US SURVEY FEET 1 METER=3.280333333 FEET.

THE SURVEY WAS COMPLETED IN MAY 2021.

CONTACTS:

OWNER/DEVELOPER/APPLICANT:
COLLEGE PLACE, WA (NWC TAUMARSON AND BLISS) LLC
LEE OVERBECK
1400 SIXTEENTH STREET, SUITE #300
OAK BROOK, IL 60523
(630) 617-9100

ENGINEER:
PBS ENGINEERING AND ENVIRONMENTAL, INC.
MAUREEN WHITE, P.E.
5 NORTH COLVILLE ST, SUITE 200
WALLA WALLA, WA 99362
(360) 567-2110

SURVEYOR:
PBS ENGINEERING AND ENVIRONMENTAL, INC.
GREG E. FLOWERS, PLS
5 NORTH COLVILLE ST, SUITE 200
WALLA WALLA, WA 99362
(509) 956-3026

INADVERTENT DISCOVERY:

IN THE EVENT ANY ARCHAEOLOGICAL OR HISTORIC MATERIALS ARE ENCOUNTERED DURING PROJECT ACTIVITY, WORK IN THE IMMEDIATE AREA (INITIALLY ALLOWING FOR A 100' BUFFER; THIS NUMBER MAY VARY BY CIRCUMSTANCE) MUST STOP AND THE FOLLOWING ACTIONS TAKEN:

1. IMPLEMENT REASONABLE MEASURES TO PROTECT THE DISCOVERY SITE, INCLUDING ANY APPROPRIATE STABILIZATIONS OR COVERING; AND
2. TAKE REASONABLE STEPS TO INSURE THE CONFIDENTIALITY OF THE DISCOVERY SITE; AND,
3. TAKE REASONABLE STEPS TO RESTRICT ACCESS TO THE SITE OF DISCOVERY.

THE PROJECT PROPONENT WILL NOTIFY THE CONCERNED TRIBES AND ALL APPROPRIATE COUNTY, STATE, AND FEDERAL AGENCIES, INCLUDING THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION. THE AGENCIES AND TRIBE(S) WILL DISCUSS POSSIBLE MEASURES TO REMOVE OR AVOID CULTURAL MATERIAL, AND WILL REACH AN AGREEMENT WITH THE PROJECT PROPONENT REGARDING ACTIONS TO BE TAKEN AND DISPOSITION OF MATERIAL.

IF ANY CULTURAL RESOURCES AND OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION (DAHP) OFFICE SHALL BE NOTIFIED. FAILURE TO COMPLY WITH STATE REQUIREMENTS MAY RESULT IN CRIMINAL PENALTIES.

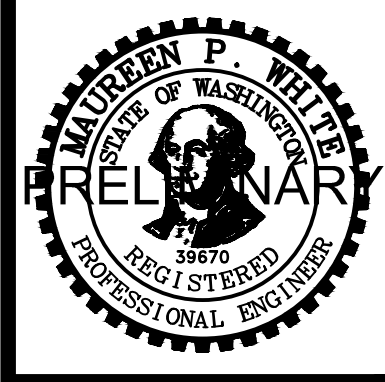
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COVER SHEET FOR:
BURGER KING DEVELOPMENT
A SITE LOCATED IN THE CITY OF COLLEGE PLACE, WASHINGTON



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C001

SHEET 1 OF 9

PRELIMINARY

Filename: L:\Projects\67000\67816\67816-000\Civil\CAD\WorkingSheets\67816_000_C002-C003.dwg Layout Tab: C002 User: Peter Reich CAD Plot Date/Time: 6/11/2021 7:01:47 AM

Existing Linetype Legend		Proposed/Future Linetype Legend	
Existing Sanitary Sewer Pipe	SS SS SS	Proposed Sanitary Sewer Pipe	
Existing 4" Sanitary Sewer Pipe	4" SS 4" SS	Proposed Sanitary Lateral	
Existing 6" Sanitary Sewer Pipe	6" SS 6" SS	Proposed Sanitary Force Main	
Existing 8" Sanitary Sewer Pipe	8" SS 8" SS	Proposed Storm Under Drain	
Existing 10" Sanitary Sewer Pipe	10" SS 10" SS	Proposed Storm Rain Drain	
Existing 12" Sanitary Sewer Pipe	12" SS 12" SS	Proposed Storm Pipe	
Existing 15" Sanitary Sewer Pipe	15" SS 15" SS	Proposed Water Lateral	
Existing 18" Sanitary Sewer Pipe	18" SS 18" SS	Proposed Water Pipe	
Existing 24" Sanitary Sewer Pipe	24" SS 24" SS	Proposed Irrigation Pipe	
Existing 30" Sanitary Sewer Pipe	30" SS 30" SS	Proposed Irrigation Lateral	
Existing Sanitary Force Main	FM FM FM	Proposed Lot Line	
Existing Storm Sewer Pipe	SD SD SD	Proposed Flow Line	
Existing 4" Storm Sewer Pipe	4" SD 4" SD	Proposed Centerline	
Existing 6" Storm Sewer Pipe	6" SD 6" SD	Proposed Right-of-way	
Existing 8" Storm Sewer Pipe	8" SD 8" SD	Proposed Sawcut Line	
Existing 10" Storm Sewer Pipe	10" SD 10" SD	Proposed Easement	
Existing 12" Storm Sewer Pipe	12" SD 12" SD	Proposed Curb & Gutter	
Existing 15" Storm Sewer Pipe	15" SD 15" SD	Proposed End Of Pav't	
Existing 18" Storm Sewer Pipe	18" SD 18" SD	Proposed Sidewalk	
Existing 24" Storm Sewer Pipe	24" SD 24" SD	Proposed Wall	
Existing Water Pipe	WL WL WL	Proposed Building	
Existing 4" Water Pipe	4" WL 4" WL	Proposed Setback	
Existing 6" Water Pipe	6" WL 6" WL	Proposed Property Line	
Existing 8" Water Pipe	8" WL 8" WL	Proposed Cut Line	
Existing 10" Water Pipe	10" WL 10" WL	Proposed Tree Protection	
Existing 12" Water Pipe	12" WL 12" WL	Proposed Paint Stripe	
Existing 15" Water Pipe	15" WL 15" WL	Proposed Fence	
Existing 18" Water Pipe	18" WL 18" WL	Proposed Wetland Buffer	
Existing 24" Water Pipe	24" WL 24" WL	Proposed Wetland Perimeter	
Existing Water Lateral		Proposed Contour	70
Existing Irrigation Pipe	IRR IRR IRR	Erosion Control Filter Fabric Fence	
Existing 4" Irrigation Pipe	4" IRR 4" IRR		
Existing 6" Irrigation Pipe	6" IRR 6" IRR		
Existing 8" Irrigation Pipe	8" IRR 8" IRR		
Existing 10" Irrigation Pipe	10" IRR 10" IRR		
Existing 12" Irrigation Pipe	12" IRR 12" IRR		
Existing Irrigation Lateral			
Existing Cable Tv Line	TV TV TV		
Existing Electric Line	E E E E		
Existing Gas Line	G G G G		
Existing Over Head Power Line	OHP OHP OHP		
Existing Telephone Line	T T T T		
Existing Fiber Optic Line	FO FO FO		
Existing Underground Utility Line	UGP UGP UGP		
Existing Centerline			
Existing Curb			
Existing Lot Line			
Existing Gravel road			
Existing Flow Line			
Existing Paint Stripe			
Existing Right-of-way			
Existing Building			
Existing Wetland Perimeter			
Existing Wetland Buffer			
Existing Property Line			
Existing Utility Easement			
Existing Quarter Section			
Existing Railroad			
Existing Fence	X X X X X		
Existing Wall			
Existing Contour			70

Hatching Legend	
	Proposed Full Depth Asphalt
	Proposed Concrete
	Proposed Reinforced Concrete

Abbreviation Legend		Abbreviation Legend	
Acres	AC	High Water Elevation	HW
Assembly	ASSY	Hydrant	HYD
Avenue	AVE	Invert Elevation	IE
Approved	APP'D	Intersection	INTX
Butterfly	BF	Invert	INV
Boulevard	BLVD	Length	L
Benchmark	BM	Lateral	LAT
Blow Off	BO	Left	LT
Back Of Curb	BOC	Maximum	MAX
Begin Vertical Curve	BVC	Manhole	MH
Care Of	C/O	Minimum	MIN
Catch Basin	CB	Mechanical Joint	MJ
Cubic Feet	CF	Number	No. or #
Cast Iron	CI	Overhead Electric	OHE
Cement	CEM	Pavement	PAVT
Circle	CIR	Point Of Curve	PC
Centerline	CL	Power Pole	PP
Corrugated Metal Pipe	CMP	Point Of Reverse Curve	PRC
Cleanout	CO	Point Of Reverse Vertical Curve	PRVC
Combination	COMB	Point Of Tangent	PT
Compaction	COMP	Point Of Vertical Intersection	PVI
Concrete	CONC	Polyvinyl Chloride	PVC
Construction	CONST	Place	PL
Corrugated Polyethylene	CPE	Radius	R
Concrete Sewer Pipe	CSP	Right Of Way	R/W
Court	CT	Return	RET
Cubic Yard	CY	Right	RT
Cement	CEM	Sheet	SHT
Depth	D	Stainless Steel	SS
Ductile Iron	DI	Steel	STL
Diameter	DIA	Sidewalk	S/W
Ductile Iron Pipe	DIP	Street	ST
Down Spout	DS	Station Centerline	STA
Edge Of Pavement	EOP	Standard	STD
End Curb Return	ER	Sanitary	SAN
Easement	ESMT	Storm	STM
Existing	EXTG	Tangent	T
Elevation	EL	Thrust Block	TB
Electric	ELEC	Temporary Benchmark	TBM
End Vertical Curb	EVC	Top Of Curb	TC
Finished Floor	FF	Telephone	TEL
Finished Grade	FG	Temporary	TEMP
Fire Hydrant	FH	Top Of Manhole	TOP
Flange	FLG	Typical	TYP
Force Main	FM	Underground Electric	UGE
Foot / Feet	FT	Vertical Curve	VC
Gas	G	Vertical	VERT
Galvanized Iron	GI	Water	WTR
Ground	GRD	With	W/
Gate Valve	GV	Without	W/O
High Density Polyethylene	HDPE	Water Meter	WM
Horizontal	HORIZ	Yard	YD

Symbol Legend		Symbol Legend	
Existing Water Valve		Proposed Irrigation Meter	
Existing Gas Valve		Proposed Irrigation Backflow Device	
Existing Fire Hydrant		Proposed Irrigation Valve	
Existing Power Pole		Proposed Irrigation Bend Tee W/valve	
Existing Water Meter		Proposed Irrigation Bend Tee W/tb	
Existing Electrical Pedestal		Proposed Water 22½" Bend W/tb	
Existing Project Bench Mark		Proposed Water 11½" Bend W/tb	
Existing Iron Rod		Proposed Irrigation 45° Bend W/tb	
Existing Sanitary Manhole		Proposed Irrigation 90° Bend W/tb	
Existing Storm Manhole		Proposed Irrigation Stand Pipe	
Existing Catch Basin		Proposed Irrigation Bend X	
Existing Area Drain		Proposed Irrigation Temporary Blowoff	
Existing Combo Inlet		Proposed Irrigation Standard Blowoff	
Existing Telephone Pad		Proposed Irrigation Reducer	
Existing Cleanout		Proposed Irrigation Thrust Block	
Existing Flow Arrow		Proposed Inlet Protection Pillow	
Proposed Bollard		Proposed Gravel Construction Entrance	
Proposed Street Light		Proposed Sedimentation Trap	
Proposed Road Barrier			
Proposed Road Sign			
Proposed Flow Arrow			
Proposed Catch Basins			
Proposed Area Drain			
Proposed Combination Curb Inlet			
Proposed Storm Reducer			
Proposed Rain Drain			
Proposed Storm Cleanout			
Proposed Storm Manhole			
Proposed Sedimentation Manhole			
Proposed Drywell			
Proposed Sanitary Cap			
Proposed Sanitary Reducer			
Proposed Sanitary Cleanout			
Proposed Sanitary Manhole			
Proposed Fire Protection Vault			
Proposed Water Meter			
Proposed Water Backflow Device			
Proposed Water Valve			
Proposed Water Bend Tee W/valve			
Proposed Water Bend Tee W/tb			
Proposed Water 22½" Bend W/tb			
Proposed Water 11½" Bend W/tb			
Proposed Water 45° Bend W/tb			
Proposed Water 90° Bend W/tb			
Proposed Water Stand Pipe			
Proposed Water Bend X			
Proposed Water Temporary Blowoff			
Proposed Water Standard Blowoff			
Proposed Water Reducer			
Proposed Water Thrust Block			
Proposed Fire Hydrant			

PRELIMINARY

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LEGEND FOR:
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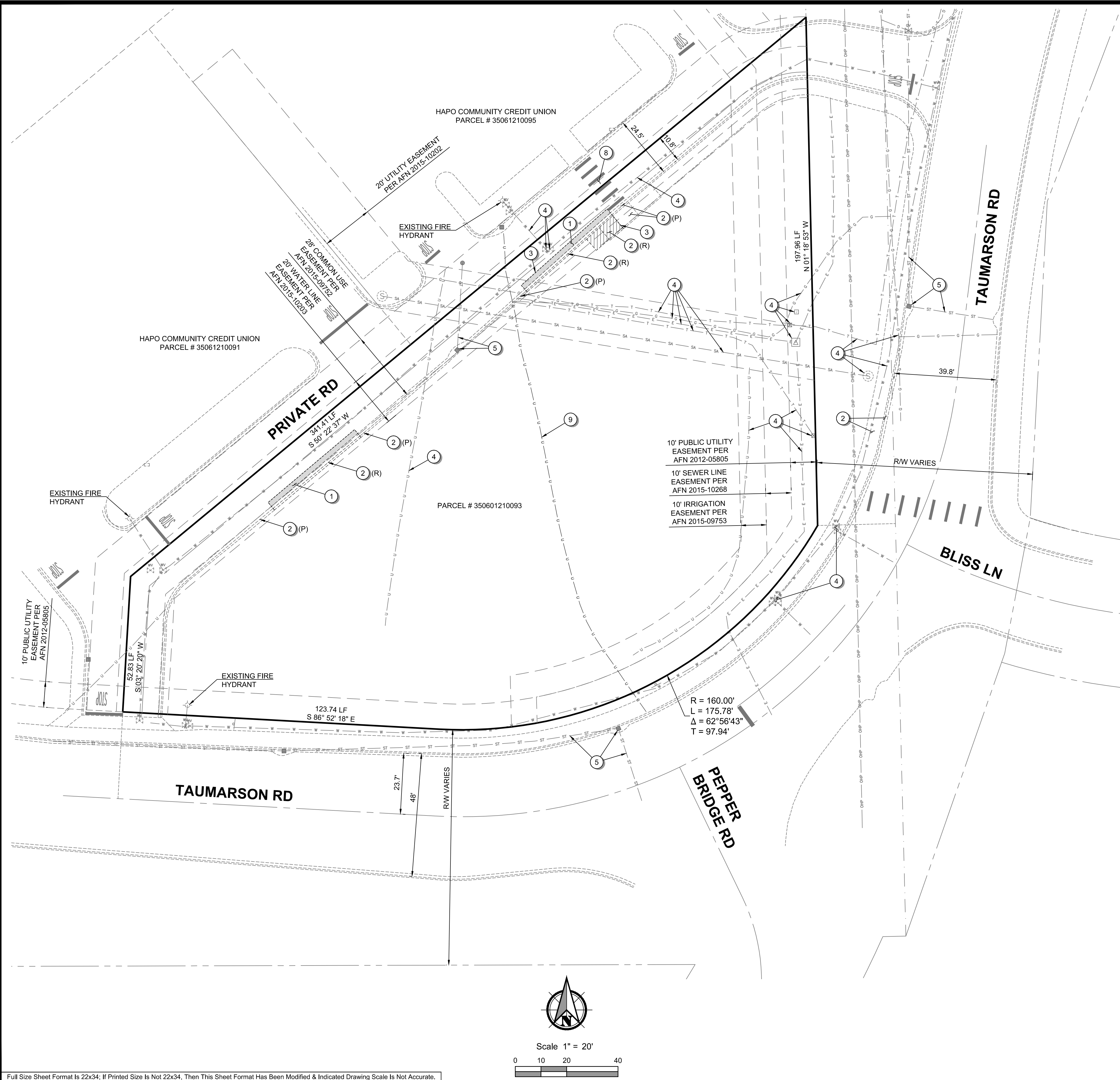
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SHEET ID

C002

SHEET **2** OF **9**





GENERAL NOTES:

1. SEE SHEET C002 FOR ABBREVIATIONS AND MASTER LEGEND.

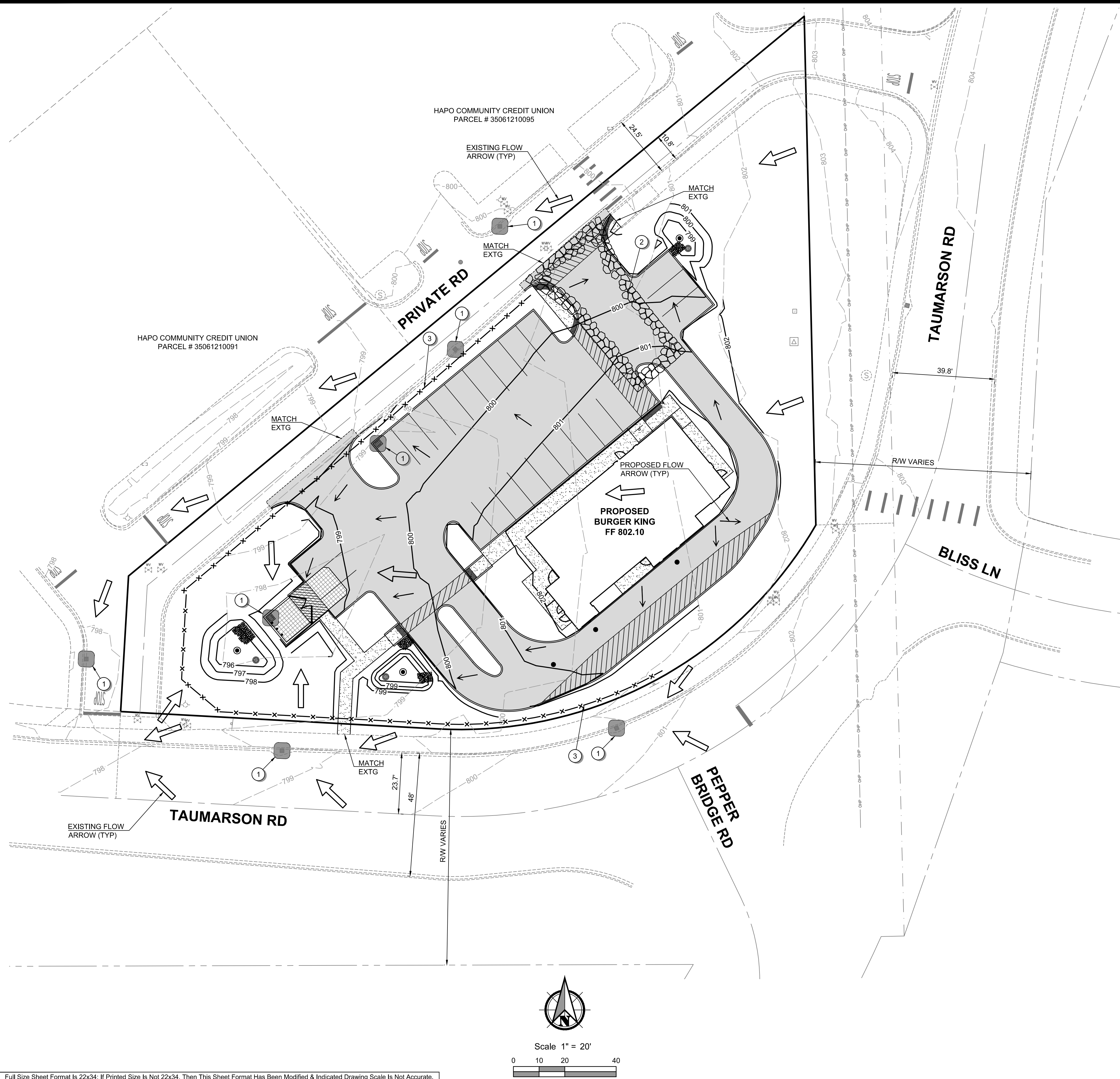
SITE PREPERATION NOTES:

- 1 REMOVE ASPHALT. PROTECT SURROUNDING ASPHALT TO REMAIN.
- 2 REMOVE (R) OR PROTECT (P) CONCRETE SIDEWALK AND/OR CURB.
- 3 SAWCUT ASPHALT, SIDEWALK, AND/OR CURB.
- 4 PROTECT EXISTING UTILITY.
- 5 PROTECT DRAINAGE STRUCTURE OR PIPE.
- 6 PROTECT SIGN.
- 7 PROTECT OVERHEAD POWER LINE.
- 8 PROTECT STRIPING.
- 9 VERIFY IDENTITY OF UTILITY AND RELOCATE BY APPROPRIATE ENTITY.

DEMOLITION LEGEND	
	ASPHALT REMOVAL
	CONCRETE REMOVAL

PRELIMINARY

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GENERAL NOTES:

1. SEE SHEET C002 FOR ABBREVIATIONS AND MASTER LEGEND.

SITE PREPERATION NOTES:

1. INSTALL INLET PROTECTION PER WSDOT STANDARD PLAN I40.20 ON SHEET C501.
2. INSTALL CONSTRUCTION ENTRANCE PER WSDOT STANDARD PLAN I80.10 ON SHEET C501.
3. INSTALL SILT FENCE PER WSDOT STANDARD PLAN I30.20 ON SHEET C501.

CUT/FILL ESTIMATE		
CUT	150	CU YARDS
FILL	859 *	CU YARDS

* NATIVE FILL MAY BE USED WITH GEOTECH APPROVAL.

NOTE:

1. CUT AND FILL ESTIMATES DO NOT INCLUDE STRUCTURAL CUT QUANTITIES OR UTILITY TRENCHING.

PRELIMINARY

GRADING AND EROSION CONTROL PLAN FOR:

BURGER KING DEVELOPMENT

A SITE LOCATED IN THE CITY OF COLLEGE PLACE, WASHINGTON

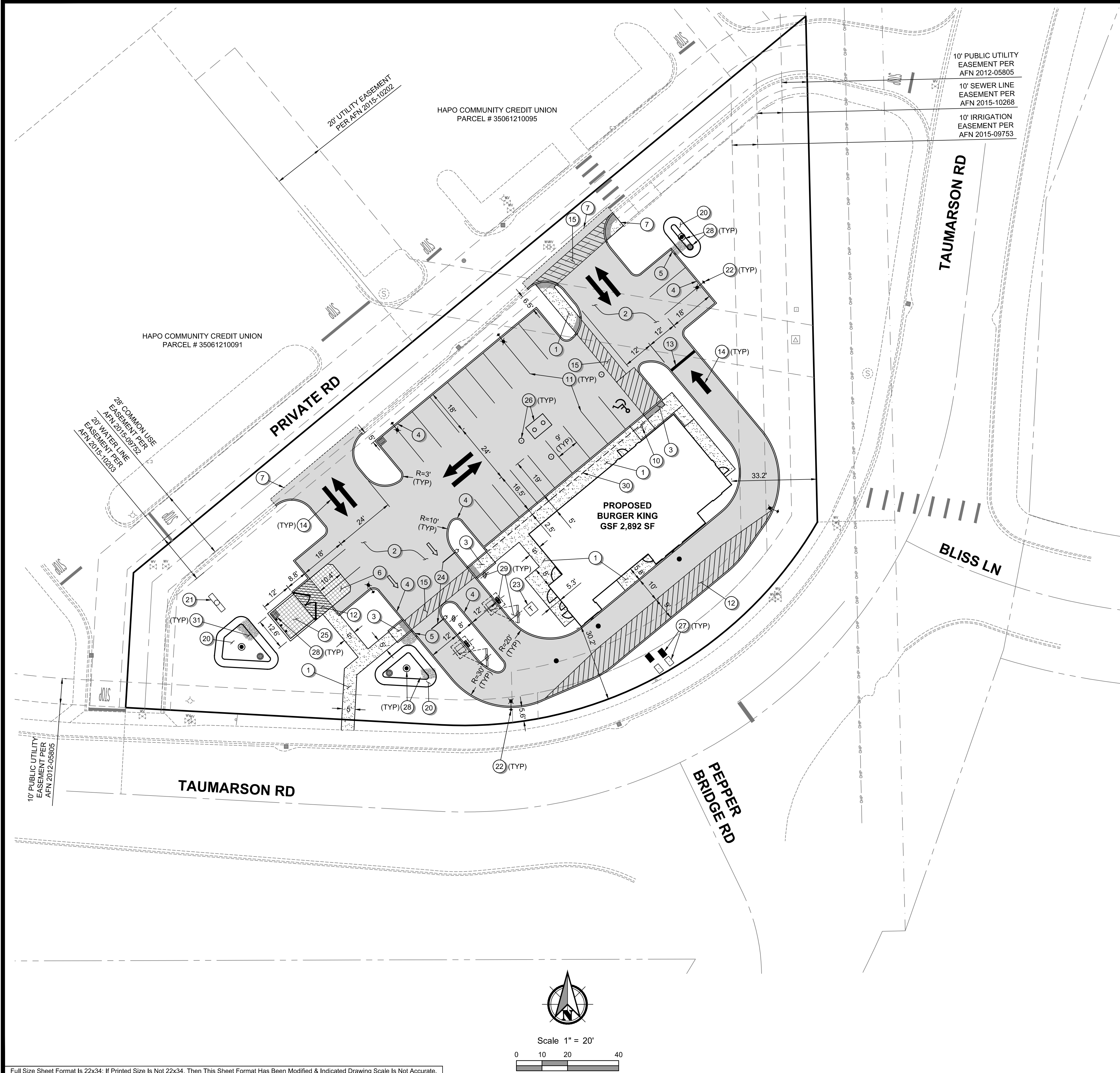


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SHEET ID C201
SHEET 4 OF 9

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GENERAL NOTES:

1. SEE SHEET C002 FOR ABBREVIATIONS AND MASTER LEGEND.

SITE IMPROVEMENT KEYNOTES:

1. CONSTRUCT CONCRETE SIDEWALK.
2. CONSTRUCT ASPHALT.
3. CONSTRUCT ADA RAMP.
4. CONSTRUCT STANDARD CONCRETE CURB.
5. CONSTRUCT CURB SCUPPER.
6. CONSTRUCT REINFORCED CONCRETE APRON.
7. SAWCUT HMA, CURB, AND/OR SIDEWALK AND MATCH EXISTING.

SIGN AND STRIPE KEYNOTES:

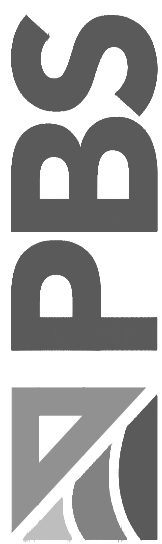
10. INSTALL ADA PARKING SIGN.
11. INSTALL PARKING STALL STRIPING.
12. INSTALL NO PARKING STRIPING.
13. INSTALL STOP BAR.
14. INSTALL ARROW.
15. INSTALL ADA CROSSWALK STRIPING.

MISCELLANEOUS KEYNOTES:

20. BIOINFILTRATION FACILITY. SEE SHEET C401 FOR MORE INFORMATION.
21. 50-FT PYLON SIGN. SEE ELECTRICAL AND ARCHITECTURAL PLANS FOR MORE INFORMATION.
22. 25-FT SITE LIGHTING BY OTHERS.
23. TRANSFORMER PER ELECTRICAL PLANS.
24. CLEARANCE BARS PER ARCHITECTURAL PLANS.
25. REFUSE ENCLOSURE. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
26. SANITARY SYSTEM. SEE SHEET C401 FOR MORE INFORMATION.
27. WATER SYSTEM. SEE SHEET C401 FOR MORE INFORMATION.
28. STORM SYSTEM. SEE SHEET C401 FOR MORE INFORMATION.
29. DRIVE-THOUGH INFRASTRUCTURE. SEE ELECTRICAL AND ARCHITECTURAL PLANS FOR MORE INFORMATION.
30. VEHICLE OVERHANG EXTENTS.
31. RIP RAP.

PRELIMINARY

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SITE IMPROVEMENT, SIGNING, AND STRIPING PLAN FOR:
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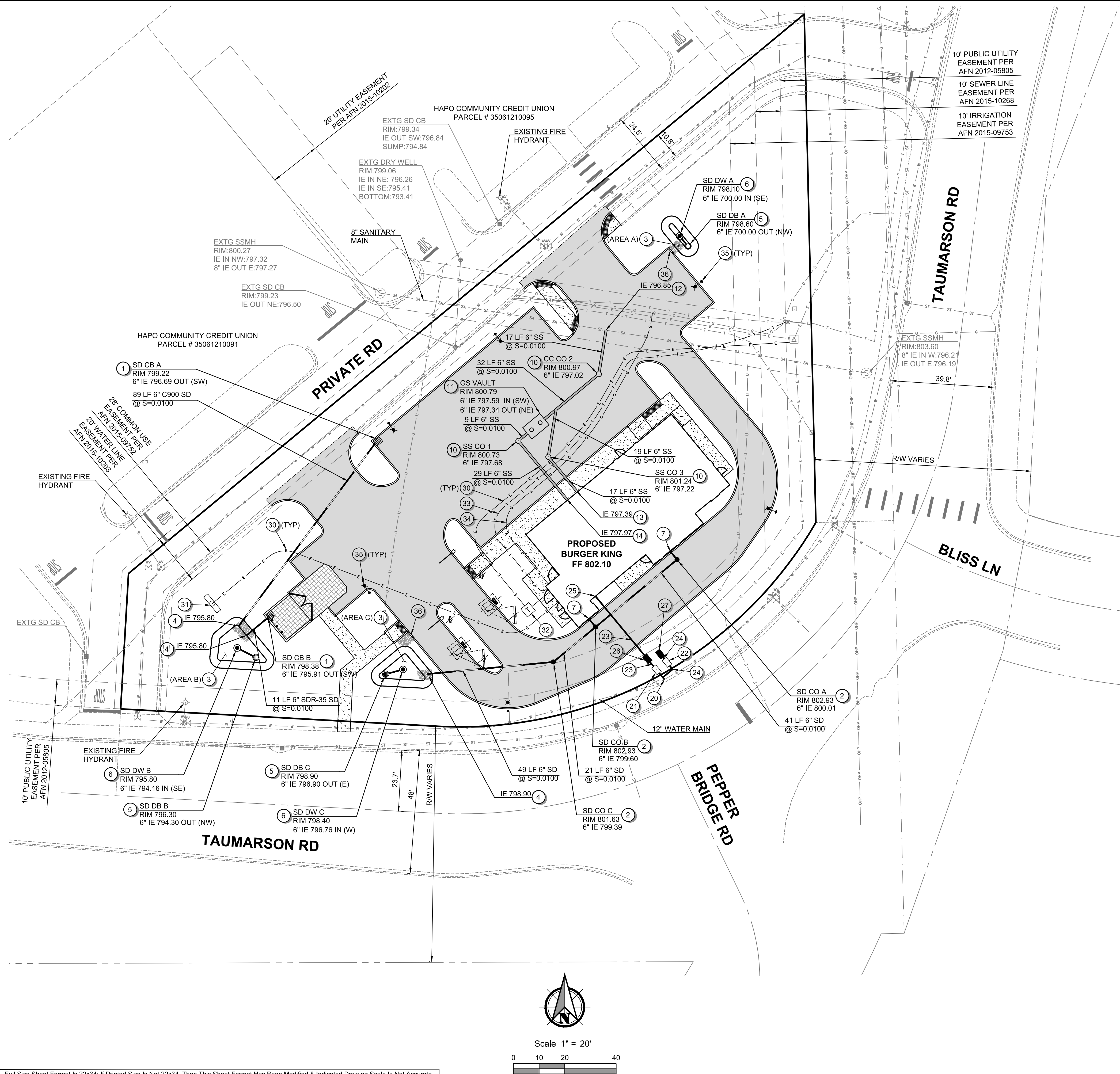
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C301

SHEET **5** OF **9**

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GENERAL NOTES:

- 1. SEE SHEET C002 FOR ABBREVIATIONS AND MASTER LEGEND.

STORMWATER KEYNOTES:

- 1. INSTALL 24" NYLOPLAST DRAIN BASIN WITH 2'X2' GRATE.
- 2. INSTALL CLEANOUT.
- 3. CONSTRUCT BIOINFILTRATION FACILITY WITH 3:1 SIDE SLOPES.
- 4. CONSTRUCT OUTFALL.
- 5. INSTALL 18" NYLOPLAST DRAIN BASIN WITH DOME GRATE.
- 6. INSTALL FLAT-TOP DRYWELL WITH SOLID LID.
- 7. APPROXIMATE LOCATION OF DOWNSPOUT. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT CONNECTION LOCATIONS. ALL ROOF-DRAIN CONNECTIONS SHALL BE A 6" SD AND HAVE A MINIMUM SLOPE OF 1%.

SANITARY SEWER KEYNOTES:

- 10. INSTALL CLEANOUT.
- 11. INSTALL GREASE INTERCEPTOR.
- 12. CONNECT TO EXISTING 8" SANITARY PIPE.
- 13. CONNECT TO BUILDING SEWER LINE. SEE PLUMBING PLANS FOR CONTINUATION.
- 14. CONNECT TO KITCHEN WASTE. SEE PLUMBING PLANS FOR CONTINUATION.

WATER KEYNOTES:

- 20. INSTALL 2" HOT TAP ON EXISTING 12" WATER MAIN USING ROMAC 202S DOUBLE STRAP OR APPROVED EQUAL.
- 21. INSTALL 1" METRON-FARNIER WATER METER WITH INNOV8 HEADS IN A PLASTIC METER BOX.
- 22. INSTALL ¾" METRON-FARNIER IRRIGATION METER WITH INNOV8 HEADS IN A PLASTIC METER BOX.
- 23. INSTALL 2" COPPER PIPE FOR POTABLE WATER SERVICE LINE.
- 24. INSTALL 3/4" COPPER PIPE FOR IRRIGATION LINE.
- 25. CONNECT 2" POTABLE WATER SERVICE LINE TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- 26. INSTALL 1" DCV.
- 27. INSTALL ¾" DCV.

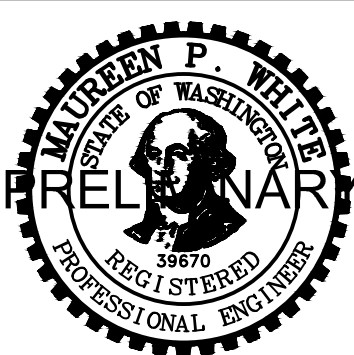
MISCELLANEOUS KEYNOTES:

- 30. ELECTRICAL LINE PER ELECTRICAL PLANS.
- 31. 50- FT PYLON SIGN. SEE ELECTRICAL AND ARCHITECTURAL PLANS FOR MORE INFORMATION.
- 32. TRANSFORMER PER ELECTRICAL PLANS.
- 33. COMMUNICATION LINE BY OTHERS.
- 34. GAS LINE BY OTHERS.
- 35. 25-FT SITE LIGHTING BY OTHERS.
- 36. CURB SCUPPER.

PRELIMINARY

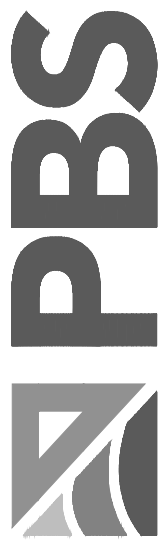
UTILITY PLAN FOR:

BURGER KING DEVELOPMENT
A SITE LOCATED IN THE CITY OF COLLEGE PLACE, WASHINGTON

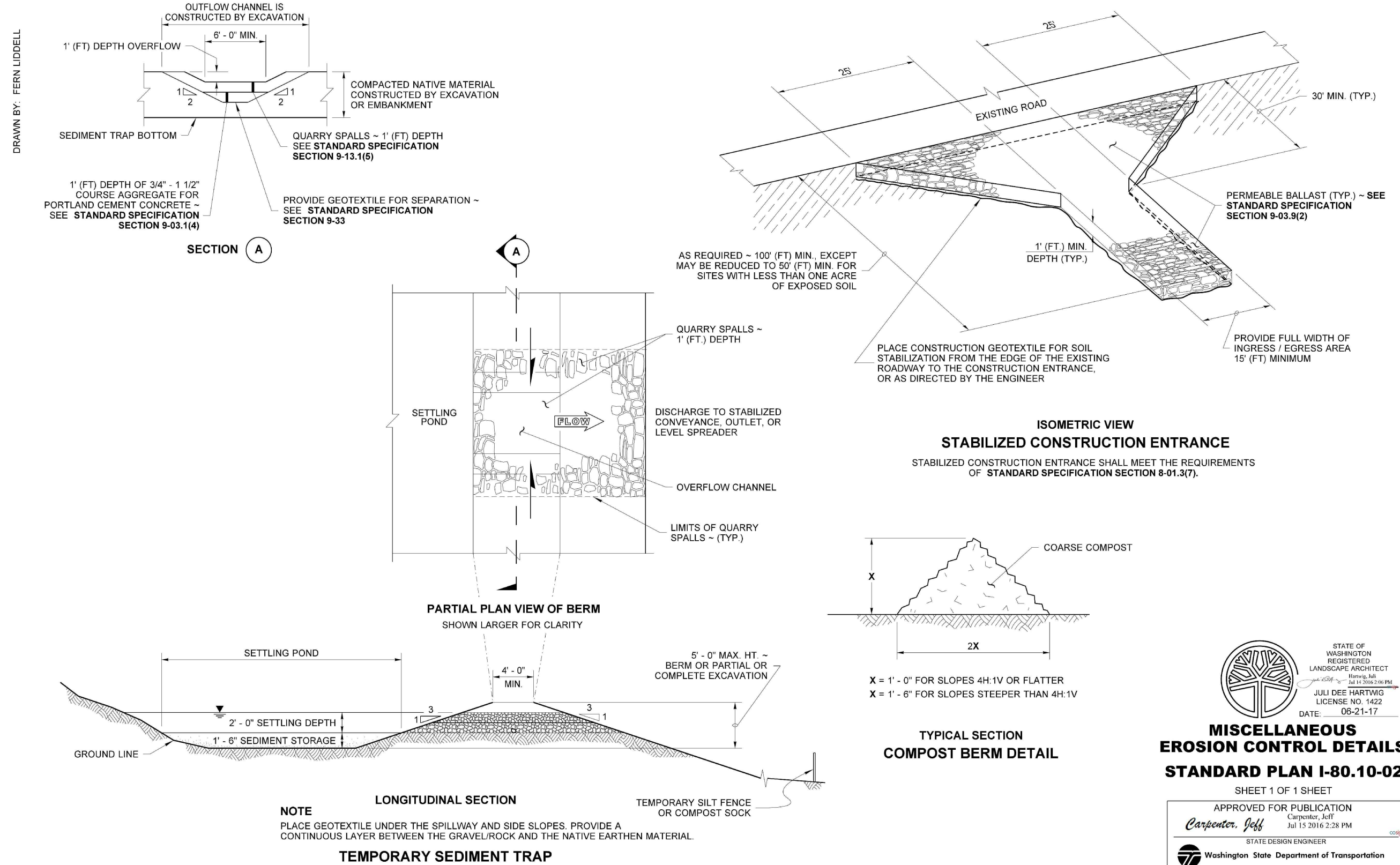
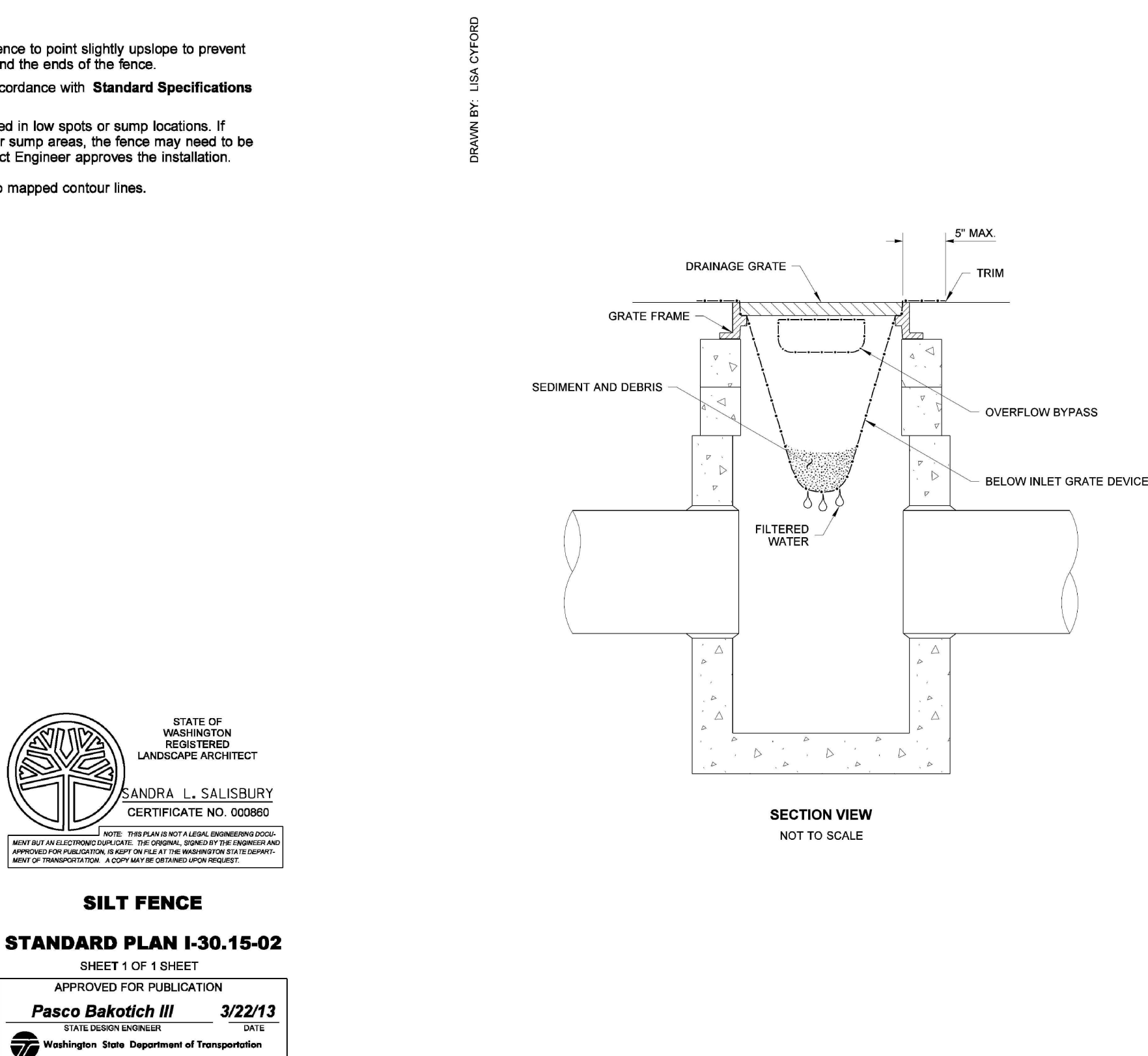
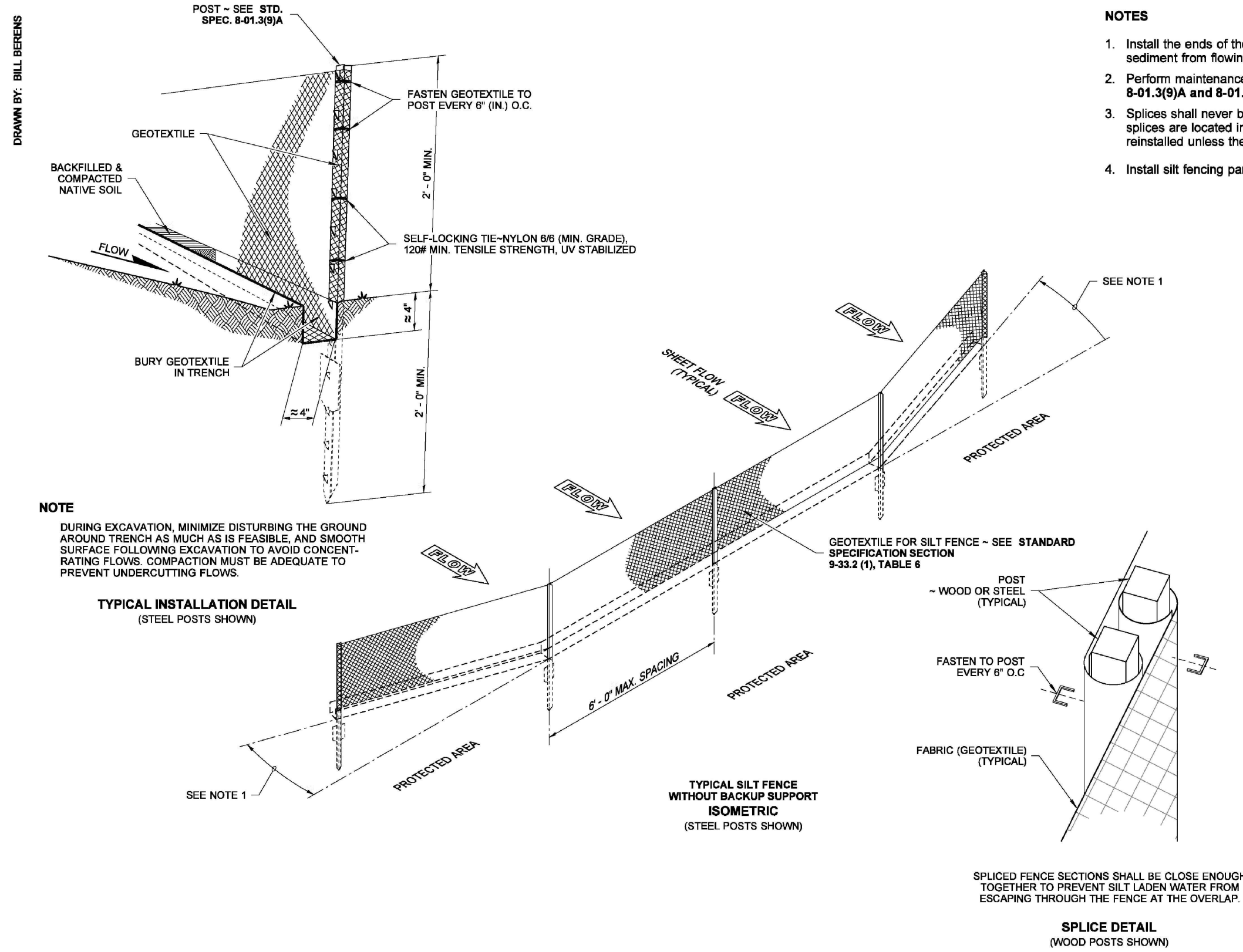


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SHEET 6 OF 9

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PRELIMINARY

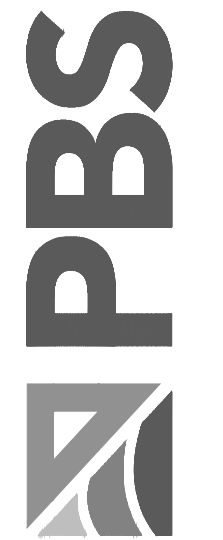
STANDARD EROSION CONTROL DETAILS FOR:

BURGER KING DEVELOPMENT
A SITE LOCATED IN THE CITY OF COLLEGE PLACE, WASHINGTON

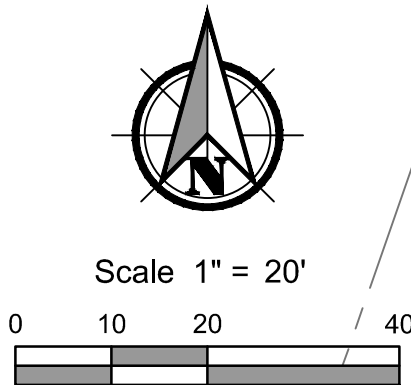
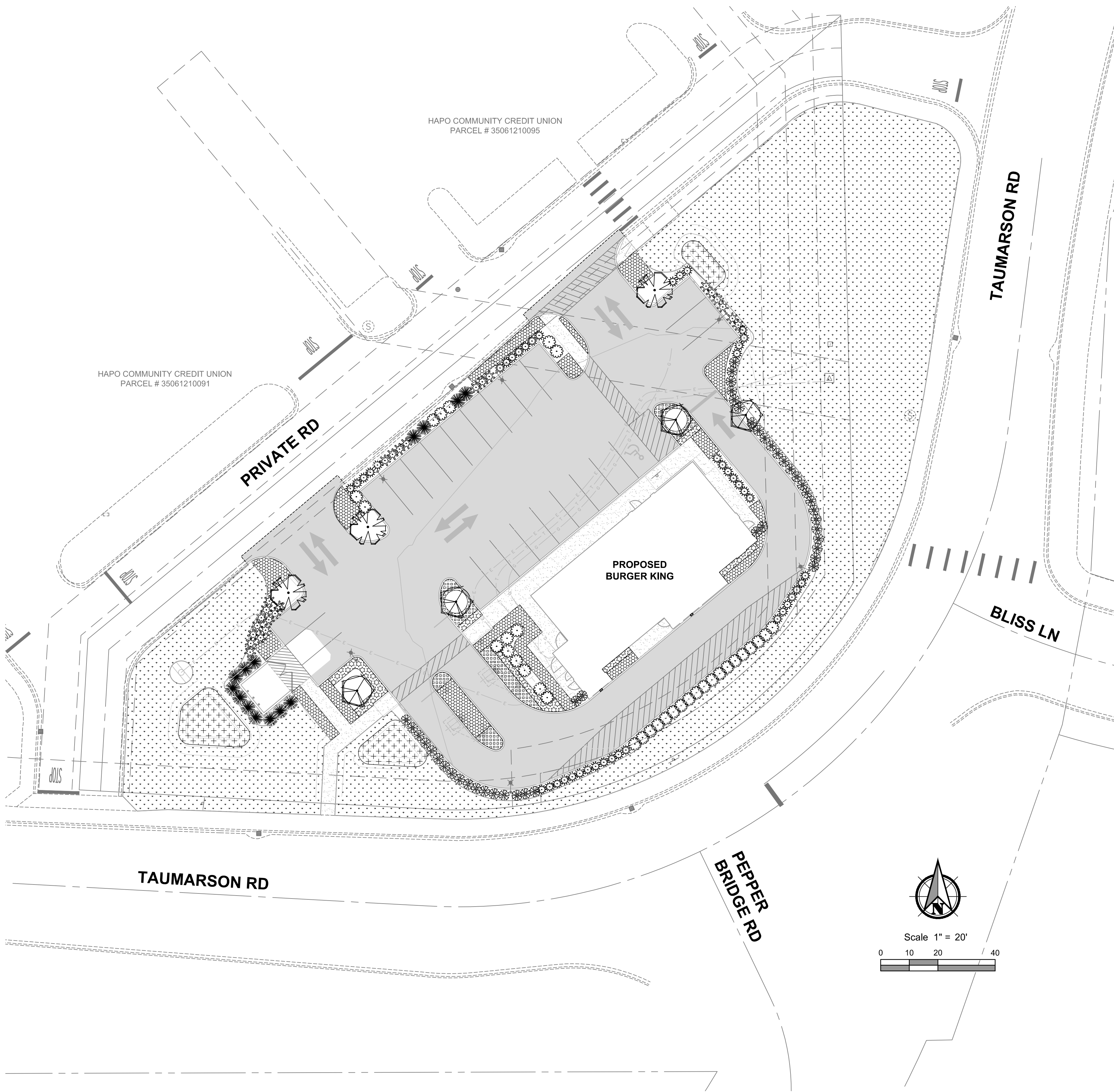


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SHEET ID C501
SHEET 7 OF 9

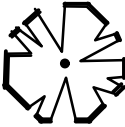


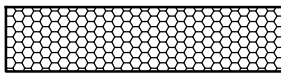

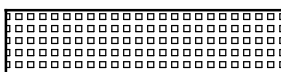





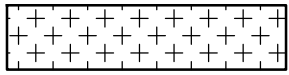
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PRELIMINARY

PLANT LIST - TREES				
SYMBOL	PLANT SPECIES NAME	QTY	SIZE	SPACING
	<i>Acer rubrum</i> 'Autumn Spire' Autumn Spire Red Maple	4	2" caliper, 10' min. height (B&B)	As shown
	<i>Gleditsia triacanthos</i> 'Skyline' Honey Locust	4	2" caliper, 10' min. height (B&B)	As shown
	<i>Juniperus scopulorum</i> 'Moon Glow' Moon Glow Juniper	14	6' min height (B&B)	As shown
PLANT LIST - SHRUBS & GROUNDCOVER				
SYMBOL	PLANT SPECIES NAME	QTY	SIZE	CONDITION
	<i>Arctostaphylos uva-ursi</i> 'Massachusetts' Kinnikinnick	192 @ 3' o.c.	4" min height, #1	Container
	<i>Festuca glauca</i> 'Elijah Blue' Blue Fescue	138 @ 2' o.c.	6" min height, #1	Container
	<i>Phlox subulata</i> 'Alba' Creeping Phlox	150 @ 2' o.c.	4" min height, #1	Container
	<i>Perovskia atriplicifolia</i> 'Blue Spire' Russian Sage	25	12" min height, #1	Container
	<i>Nandina domestica</i> 'Gulf Stream' Gulf Stream Nandina	34	24" min height, #3	Container
	<i>Calamagrostis</i> x <i>acutiflora</i> "Karl Foerster" Feather Reed Grass	46	12" min height, #1	Container
	<i>Berberis thunbergii</i> 'Orange Rocket' Orange Rocket Barberry	45	24" min height, #3	Container
LAWN AREA				
SYM	QTY	SPECIES NOTES		
 COMMERCIAL GRADE SOD	16,000 SF (0.37 AC)	SOD UTILIZING LOCALLY GROWN GRASS SPECIES WITH AT LEAST THREE VARIETIES OF PERENNIAL RYE, KENTUCKY BLUEGRASS OR FESCUE.		
STORM WATER SEED MIX				
SYM	QTY	BOTANICAL NAME	COMMON NAME	lb/acre
 Apply at 24lbs/acre with 2500lbs Profile ProMatrix hydromulch	1,000 SF (0.02 AC)	<i>Aropyron trichophorum</i> L. <i>Elymus lanceolatus</i> <i>F. ovina</i> var. <i>duriuscula</i>	PUBESCENT WHEATGRASS STREAMBANK WHEATGRASS HARD FESCUE	10 10 4

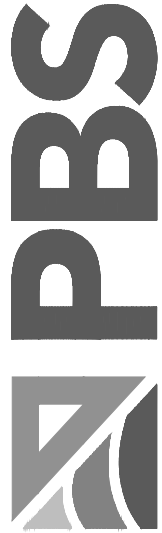
GENERAL NOTES:

- REFER TO CIVIL ENGINEER'S DRAWINGS FOR PROPOSED UTILITY INFORMATION; INCLUDING STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE.
- REFER TO AGENCY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATING OF EXISTING UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL DAMAGES CAUSED AS A RESULT OF THEIR WORK.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCE EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.

PLANTING NOTES:

- CONTRACTOR SHALL PREPARE AND INSTALL ALL PLANTING AREAS ACCORDING TO THESE PLANS, DETAILS AND SPECIFICATIONS.
- ANY NECESSARY SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO START OF WORK.
- ALL PLANT MATERIAL SHALL BE GROWN FOR THIS REGION OR SHALL BE ADEQUATELY CLIMATIZED AND FOLLOW STANDARDS OF ANSI Z60 AND AMERICAN STANDARD NURSERY STOCK (ASNS), AS UPDATED..
- VERIFY LOCATIONS OF ALL PERTINENT SITE IMPROVEMENTS UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
- LOCATIONS OF PLANT MATERIALS ESPECIALLY TREES SHALL BE REVIEWED BY THE OWNER'S AUTHORIZED REPRESENTATIVE OR LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. OWNER'S AUTHORIZED REPRESENTATIVE OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO SITE CONDITIONS.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED PLANTING MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST THREE (3) SOURCES TO THE OWNER'S AUTHORIZED REPRESENTATIVE OR LANDSCAPE ARCHITECT WITH AT LEAST FIVE (5) PROPOSED SUBSTITUTION FOR EQUIVALENT MATERIAL FOR FINAL APPROVAL.
- CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR PLANT MATERIAL INSPECTION 2-3 DAYS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING LANDSCAPE AFFECTED BY CONSTRUCTION TO IT'S ORIGINAL CONDITION. CONTACT OWNER'S AUTHORIZED REPRESENTATIVE OR LANDSCAPE ARCHITECT IF ANY AREAS NOT ORIGINALLY LANDSCAPED, BECOME LANDSCAPE.

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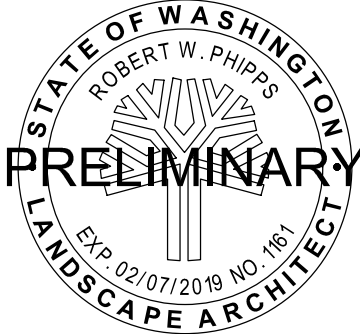


PLANTING PLAN & NOTES FOR:
BURGER KING DEVELOPMENT
A SITE LOCATED IN THE CITY OF COLLEGE PLACE, WASHINGTON



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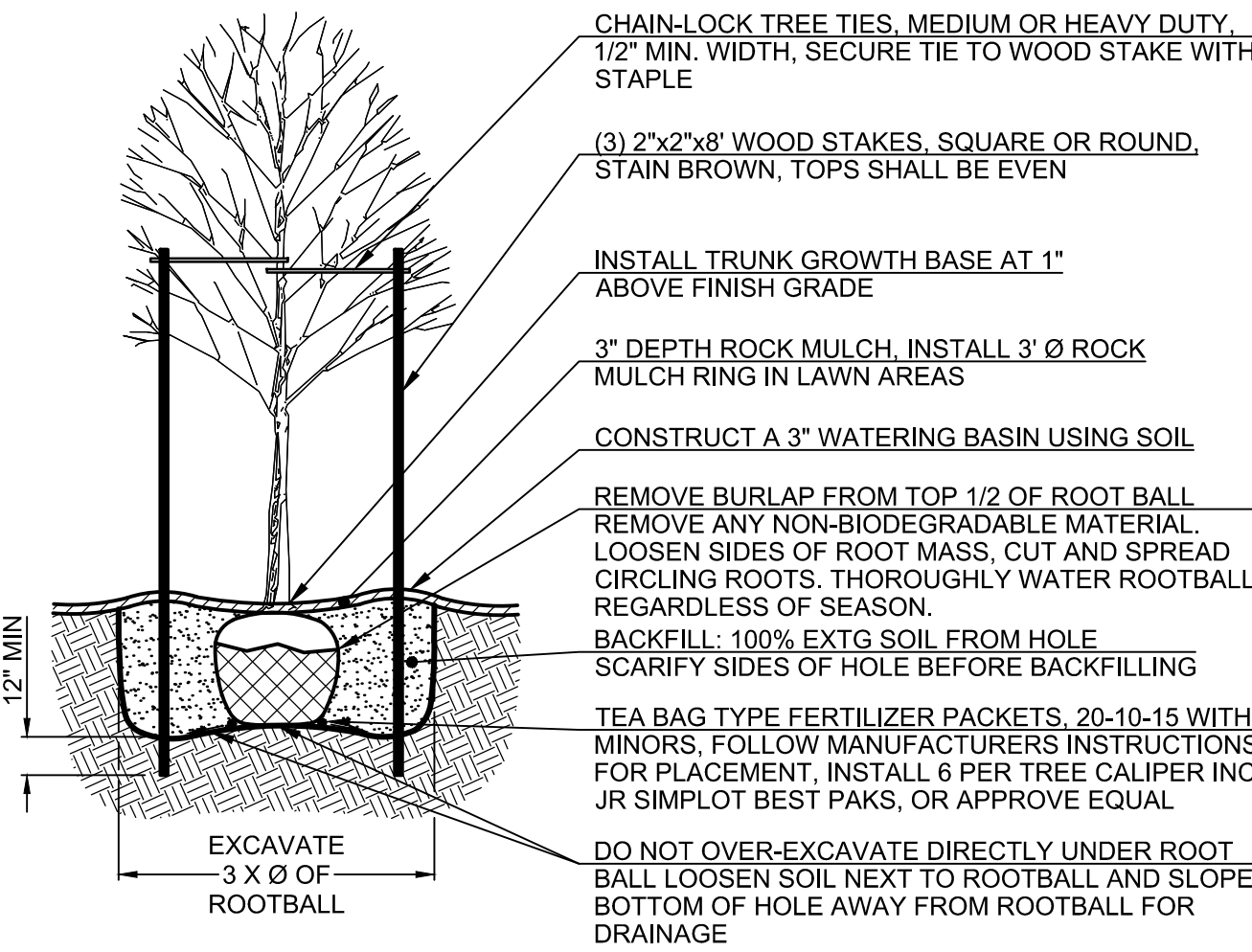
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SHEET **8** OF **9**

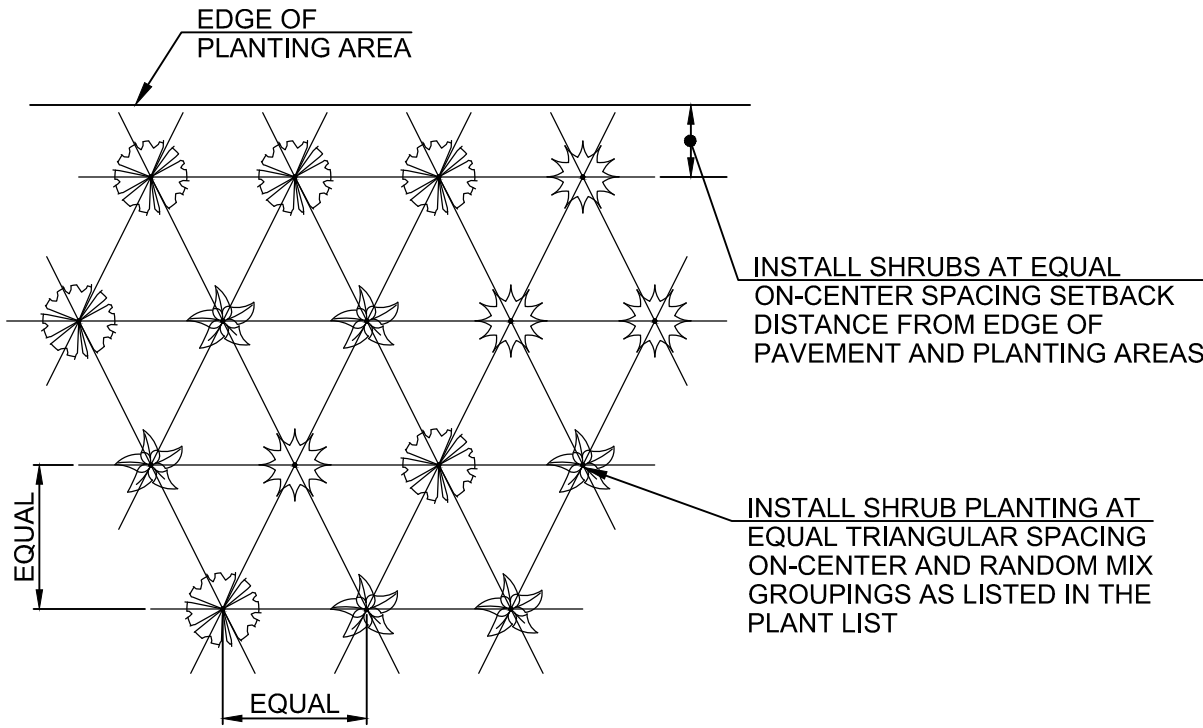
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NOTE: AFTER PLANTING AND THOROUGHLY WATERING, APPLY ANIT-DESSICCANT SPRAY IF BROAD LEAF SHRUB IS IN LEAF.

Broadleaf Tree Detail - Staked

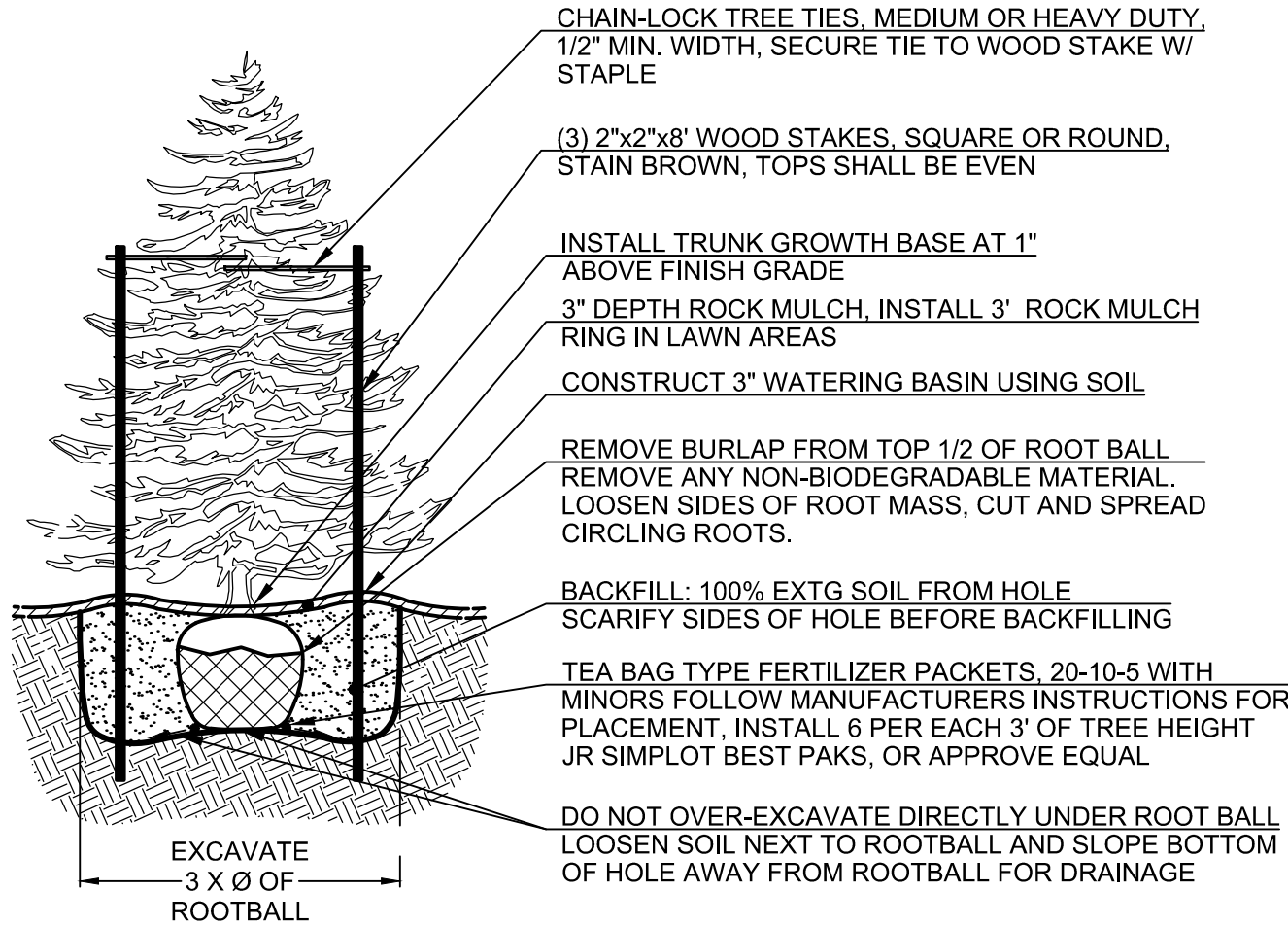
NOT TO SCALE



NOTE: MAINTAIN THE OUTSIDE SETBACK DISTANCE THROUGHOUT ENTIRE PLANTING AREA, USING THE CENTER AREA FOR QUANTITY ADJUSTMENT. SEE PLANT SPECIES MIX ON SHEET ###

Shrub Spacing Detail

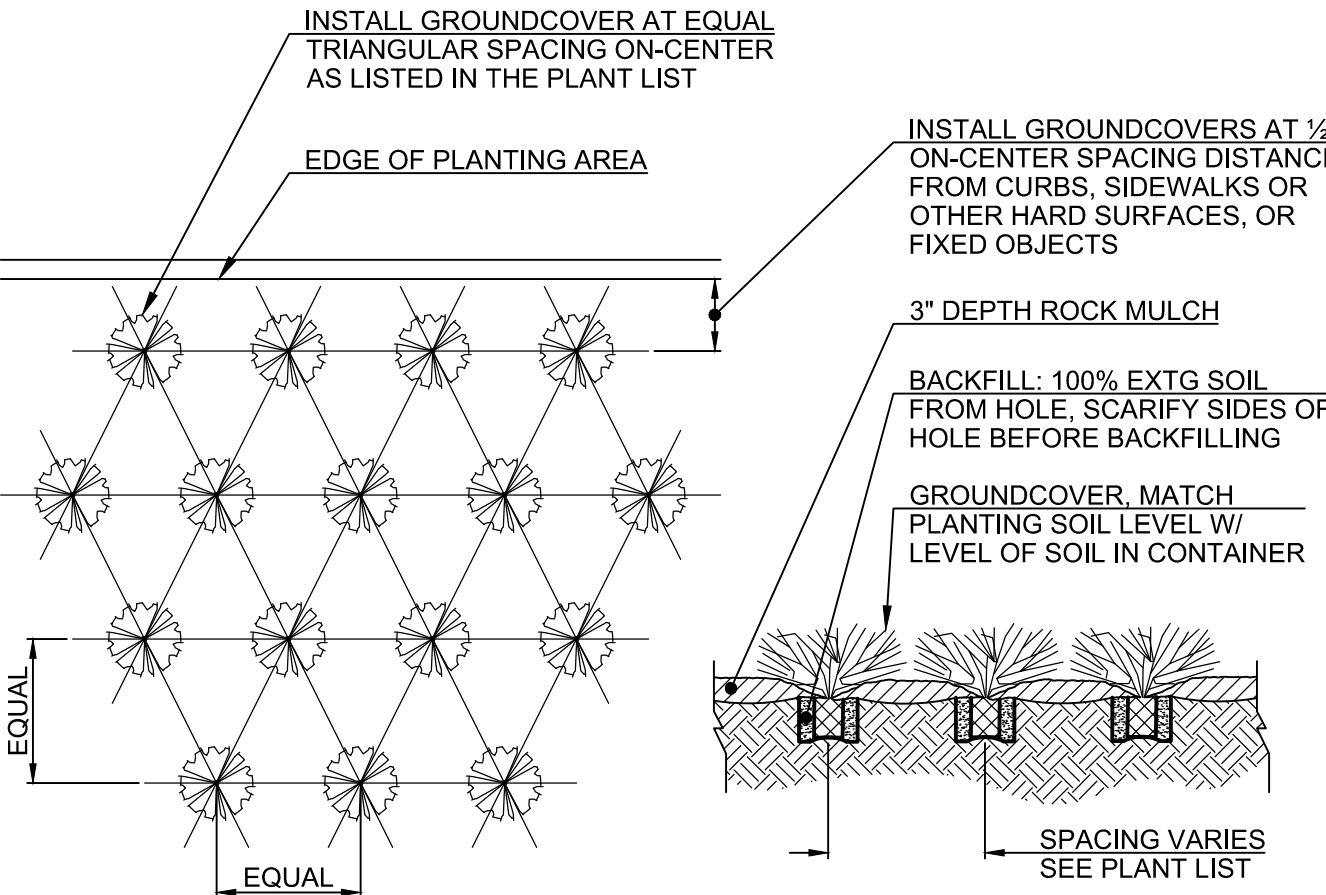
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NOTE: THOROUGHLY WATER ROOTBALL REGARDLESS OF SEASON

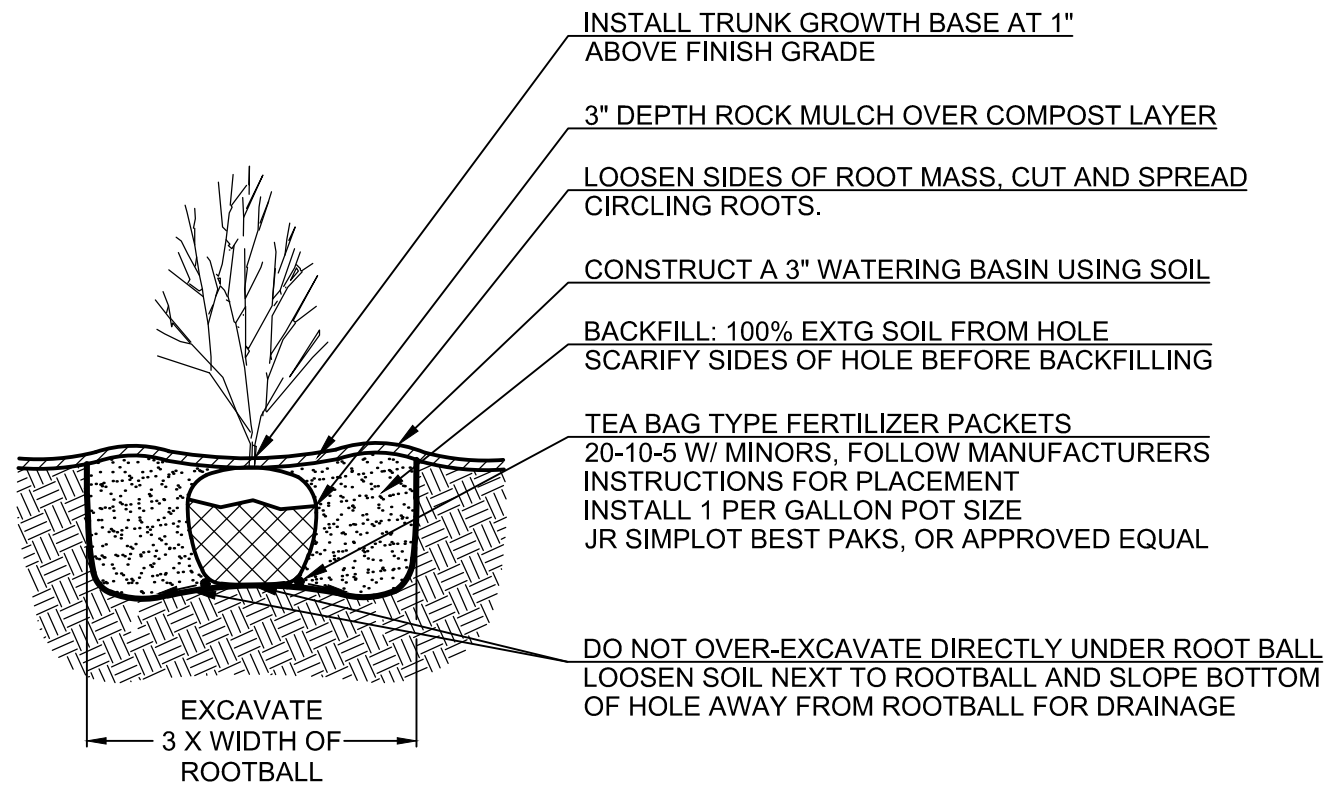
Coniferous Tree Detail - Stake

NOT TO SCALE



Groundcover Detail

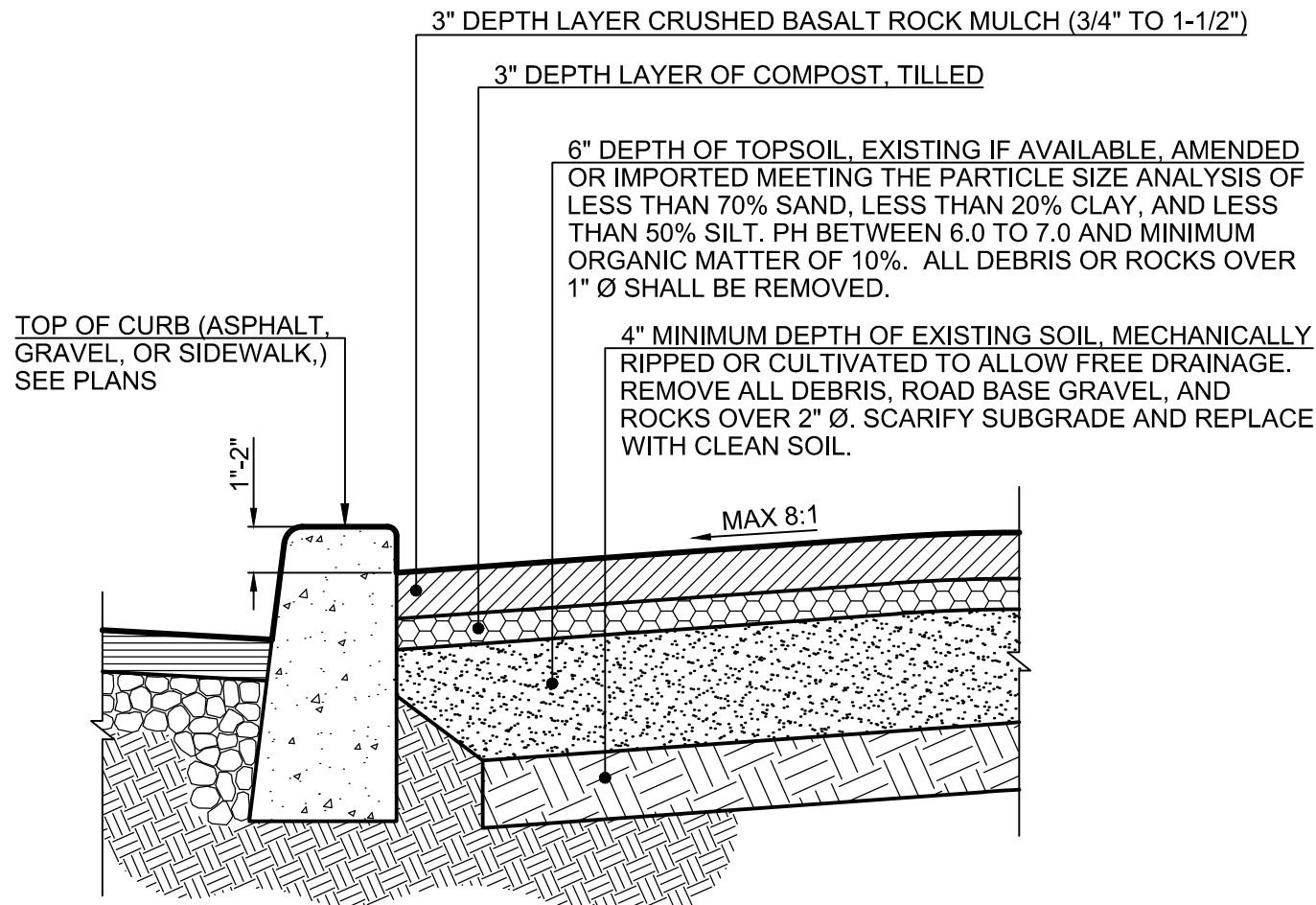
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NOTE: THOROUGHLY WATER ENTIRE ROOTBALL REGARDLESS OF SEASON.

Shrub Detail

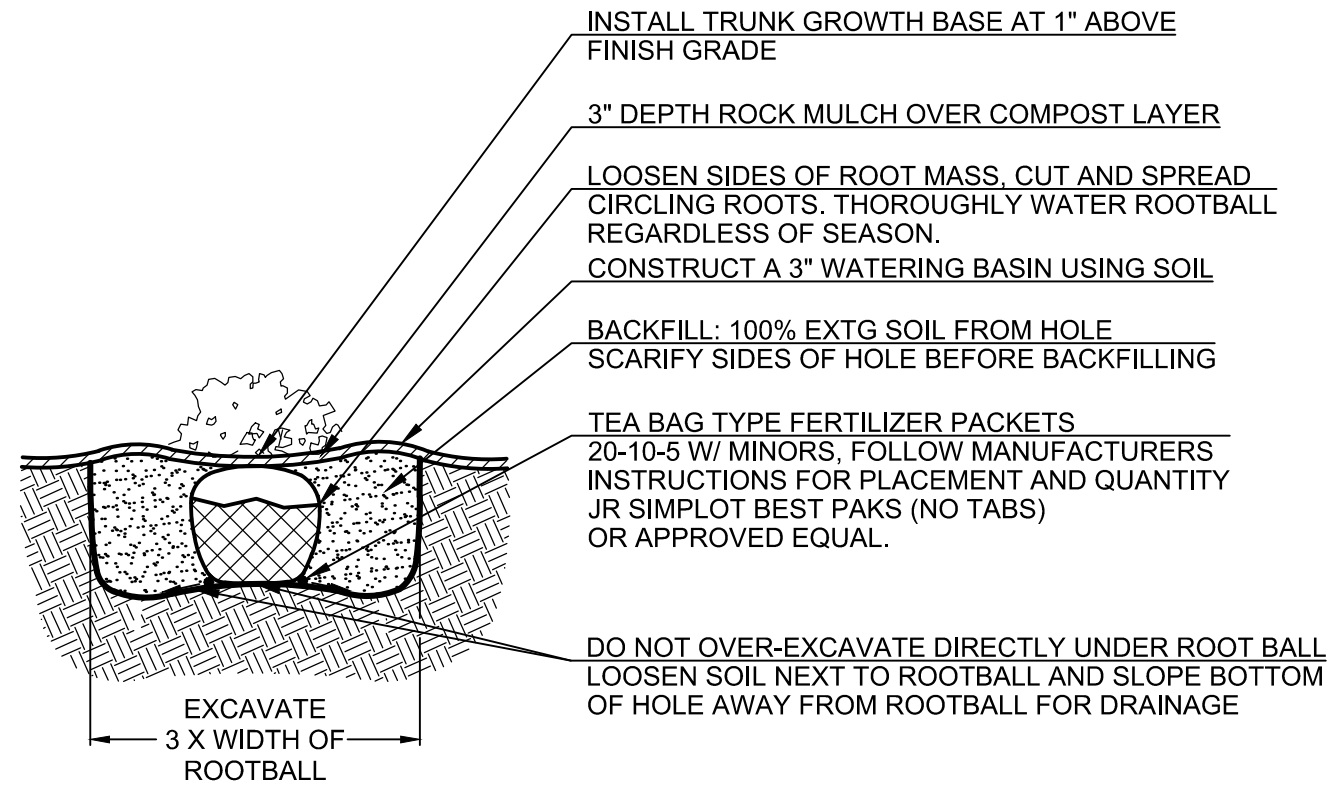
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NOTE: CONTRACTOR SHALL PROVIDE A SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER, GRADATION OF SAND, SILT, AND CLAY CONTENT, CATION EXCHANGE CAPACITY, AND PH OF THE SOIL.

Planting Area Soil Cross Section

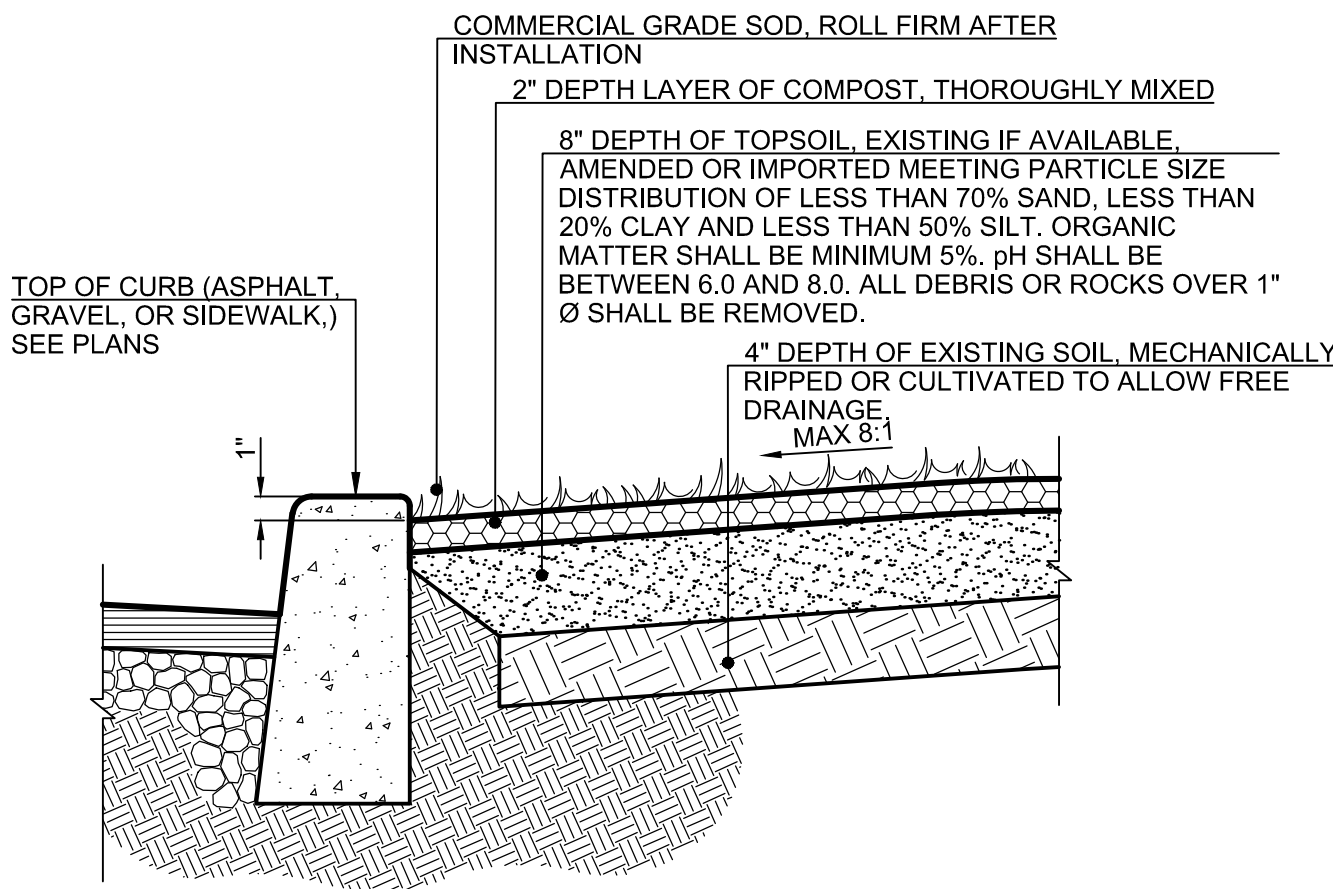
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NOTE: THOROUGHLY WATER ROOTBALL REGARDLESS OF SEASON

Groundcover Planting Detail

NOT TO SCALE



NOTE: CONTRACTOR SHALL PROVIDE A SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER, GRADATION OF SAND, SILT, AND CLAY CONTENT, CATION EXCHANGE CAPACITY, AND PH OF THE SOIL.

Sod Soil Cross Section

NOT TO SCALE

IRRIGATION DESIGN BUILD NOTES:

CONTRACTOR SHALL PROVIDE IRRIGATION THROUGH DESIGN BUILD BY AN AUTOMATIC UNDERGROUND SYSTEM CAPABLE OF PROVIDING ADEQUATE WATER TO PLANTING THROUGHOUT THE YEAR.

CONTRACTOR SHALL SUBMIT THE FOLLOWING DATA TO THE LANDSCAPE ARCHITECT PRIOR TO START OF WORK:

- CONTRACTOR SHALL SUBMIT ALL PRODUCTS TO BE INSTALLED IN THIS SYSTEM. PRODUCT DATA SHALL INCLUDE THE MANUFACTURER'S NAME, CATALOG NUMBER, TECHNICAL DATA, AND MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION. ALL IRRIGATION COMPONENTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO START OF INSTALLATION.
- CONTRACTOR SHALL SUBMIT AN IRRIGATION PLAN THAT SHOWS ALL IRRIGATION SYSTEM PIPING INCLUDING LAYOUT, LOCATION, TYPE, SIZE, CAPACITIES, AND FLOW CHARACTERISTICS OF IRRIGATION SYSTEM COMPONENTS. INCLUDE WATER METERS, BACKFLOW PREVENTORS, CONTROLLER, VALVES, PIPING, DRAIN VALVES, SPRINKLERS AND DEVICES, ACCESSORIES AND WIRING.
- CONTRACTOR SHALL TEST THE EXISTING WATER PRESSURE AT POINT OF CONNECTIONS AND SUBMIT THE FINDINGS.
- IF EXISTING IRRIGATION IS TO BE PROTECTED, RETAINED OR REPAIR, CONTRACTOR SHALL DOCUMENT AND ASSESS CONDITION OF EXISTING IRRIGATION COMPONENTS INCLUDING PRESSURE AND FLOW. PRE-EXISTING CONDITIONS OF THE SYSTEM REQUIRING REPAIR SHALL BE ADDRESSED AND CORRECTED. ANY DAMAGE DURING CONSTRUCTION WORK SHALL BE REPAIRED TO A FULLY OPERATIONAL SYSTEM AT THE COMPLETION OF ALL WORK.

IRRIGATION DESIGN/BUILD INSTALLATION NOTES:

- LOCATE AND VERIFY ALL UTILITY LINES PRIOR TO EXCAVATION OR CONSTRUCTION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL DAMAGES CAUSED AS A RESULT OF THEIR WORK.
- PIPING SHALL SHARE COMMON TRENCH WHEREVER POSSIBLE.
- IRRIGATION SLEEVES ARE SHOWN AT APPROXIMATE LOCATIONS. ALL PIPING AND CONTROL WIRING PROPOSED UNDER PAVEMENT SHALL BE INSTALLED IN 4" SCH40 PVC SLEEVING.
- LOCATE VALVES AT EDGE WITHIN PLANTING BEDS FOR EASE OF ACCESS AND MAINTENANCE WHEREVER POSSIBLE.
- LOCATE CONTROLLER AS APPROVED BY OWNER OR OWNER'S REPRESENTATIVE. COORDINATE POWER CONNECTIONS FOR CONTROLLER LOCATIONS. PROGRAM WATERING SCHEDULE TO ALLOW 1" OF WATER PER WEEK.
- DURING THE MAINTENANCE OF THE PROJECT, ENSURE PROPER WINTERIZATION, INCLUDING DRAINAGE OF ALL PIPES BY COMPRESSED AIR AND SPRING START-UP INCLUDING ANY REQUIRED CERTIFICATIONS BY STATE.
- FOLLOWING COMPLETION OF INSTALLATION, THE CONTRACTOR SHALL SUBMIT THE FOLLOWING TO THE OWNER:

SUBMIT THREE SETS OF ALL KEYS, TOOLS, OR OTHER SPECIAL ITEMS TO ADJUST, MAINTAIN, GAIN ACCESS TO, OR OTHERWISE OPERATE THE SYSTEM TO THE OWNER.

SUBMIT AN AS-BUILT DRAWING SHOWING THE LOCATION OF ALL IRRIGATION COMPONENTS TO THE OWNER AND LANDSCAPE ARCHITECT.

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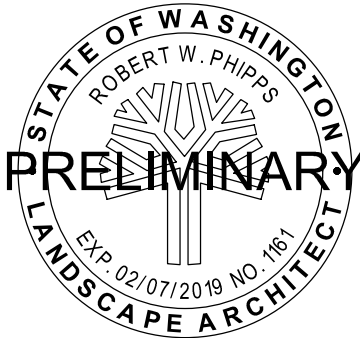


PLANTING DETAILS FOR:
BURGER KING DEVELOPMENT
A SITE LOCATED IN THE CITY OF COLLEGE PLACE, WASHINGTON



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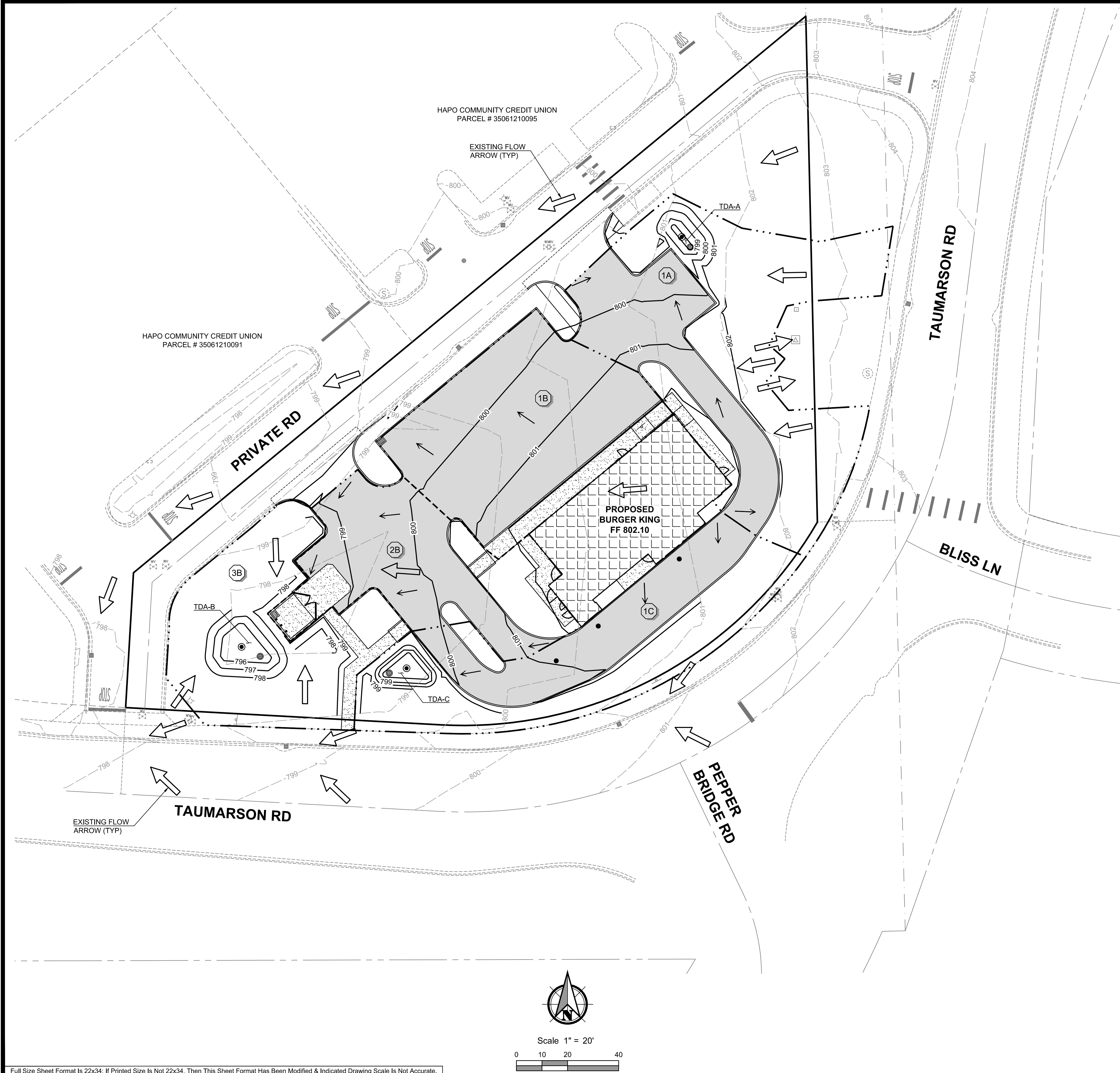
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PRELIMINARY

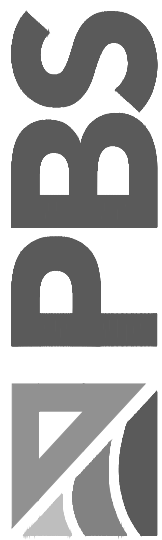
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BASIN 1A AREAS		
ASPHALT	2,790 SF	0.064 AC
CONCRETE	199 SF	0.005 AC
ROOF	0 SF	0.000 AC
IMPERVIOUS SUB TOTAL	2,989 SF	0.069 AC
PERVIOUS	5,906 SF	0.136 AC
TOTAL	8,895 SF	0.204 AC
BASIN 1B AREAS		
ASPHALT	5,064 SF	0.116 AC
CONCRETE	670 SF	0.015 AC
ROOF	0 SF	0.000 AC
IMPERVIOUS SUB TOTAL	5,734 SF	0.132 AC
PERVIOUS	0 SF	0.000 AC
TOTAL	5,734 SF	0.132 AC
BASIN 2B AREAS		
ASPHALT	2,925 SF	0.067 AC
CONCRETE	719 SF	0.017 AC
ROOF	0 SF	0.000 AC
IMPERVIOUS SUB TOTAL	3,644 SF	0.084 AC
PERVIOUS	897 SF	0.021 AC
TOTAL	4,541 SF	0.104 AC
BASIN 3B AREAS		
ASPHALT	2,590 SF	0.059 AC
CONCRETE	84 SF	0.002 AC
ROOF	2,912 SF	0.067 AC
IMPERVIOUS SUB TOTAL	5,586 SF	0.128 AC
PERVIOUS	3,952 SF	0.091 AC
TOTAL	9,538 SF	0.219 AC
BASIN 1C AREAS		
ASPHALT	0 SF	0.000 AC
CONCRETE	368 SF	0.008 AC
ROOF	0 SF	0.000 AC
IMPERVIOUS SUB TOTAL	368 SF	0.008 AC
PERVIOUS	4,603 SF	0.106 AC
TOTAL	4,971 SF	0.114 AC

- LEGEND:**
- EXTG ROOF
 - EXTG CONCRETE
 - ASPHALT (AC)
 - NEW GRAVEL
 - PERVIOUS AREA
 - BASIN LINE
 - SUB-BASIN LINE
 - DRAINAGE BASIN AREA

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POST DEVELOPMENT BASIN DELINEATION MAP FOR:
BURGER KING DEVELOPMENT
A SITE LOCATED IN THE CITY OF COLLEGE PLACE, WASHINGTON



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SHEET 1 OF 1

Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.