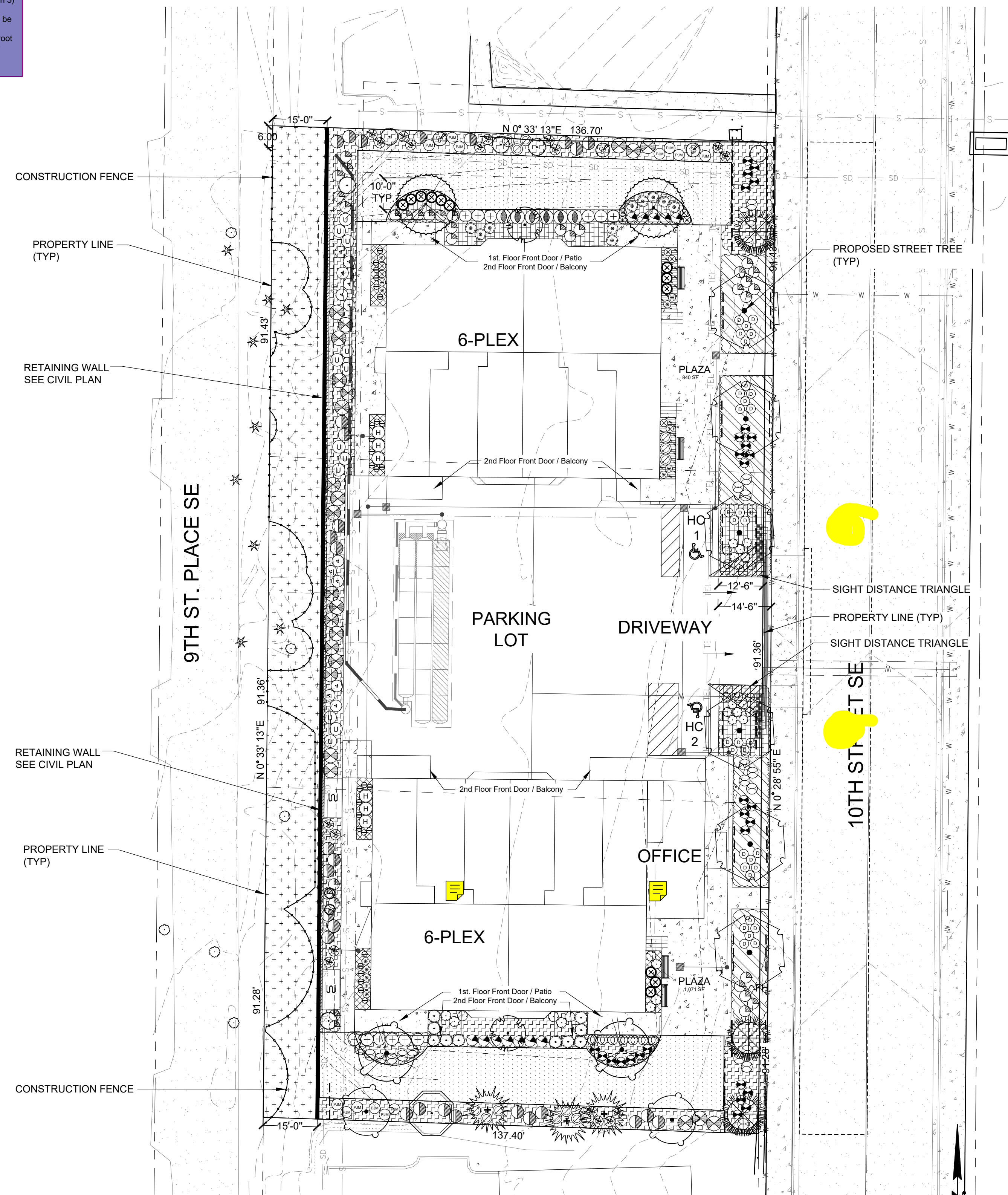


Staff: NComstock
 Date: 08/04/2023

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING DIRECTOR, DESIGNER, OR PROJECT PLANNER.

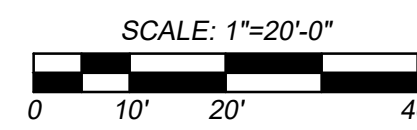
NOTE: If street trees are required, Call Planning Division for final inspection: (253) 864-4165 (Option 3) Root barriers are required around street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards - field verification required. Failure to install top soil and root barriers in accordance with the city standards may result in rejection of installation.



Landscape Plan

NOTES:

1. Site lighting will be provided through a combination of building fixtures and parking lot lighting. See Architectural & Civil plans for fixture locations and specifications.
2. All planting areas will be protected in the parking area and drive lanes with 6" concrete curbing. See Civil plan.



SITE FURNITURE SCHEDULE

SYMBOL	QTY.	ITEM
[Symbol]	4	FAIRWEATHER L-1, 6' BACKLESS BENCH SURFACE MOUNTED
[Symbol]	2	3-LOOP (5 BIKE) BICYCLE RACK MODEL BR 1.5, BLACK POWDER COAT, SURFACE MOUNTED

LANDSCAPE SCHEDULE

SYMBOL	QTY.	NATIVE BOTANICAL NAME / COMMON NAME	SIZE / SPACING	CONDITION & REMARKS
TREES - DECIDUOUS PLANTS				
[Symbol]	2	CERCIS CANADENSIS 'PINK POM POMS' PP 27630 / PINK POM POMS REDBUD	1-1/4" CAL. AS SHOWN	B&B or CONT., BRANCHED @ 5' HT. (STREET TREE QUALITY)
[Symbol]	2	CORNUS KOUSA X NUTTALLII 'KN4-43' PP / STARLIGHT DOGWOOD	1-1/4" CAL. AS SHOWN	B&B or CONT., BRANCHED @ 5' HT. (STREET TREE QUALITY)
[Symbol]	1	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY GINKGO	1-1/2" CAL. AS SHOWN	B&B or CONT., BRANCHED @ 5' HT. (STREET TREE QUALITY)
[Symbol]	6	CLASS III MEDIUM STREET TREE PARROTIA PERSICA 'VANESSA' / VANESSA PARROTIA	2" CAL., 25' TO 35' O.C. SPACING	B&B or CONT., BRANCHED @ 5' HT. (STREET TREE QUALITY)
[Symbol]	2	QUERCUS ROBUR X ALBA 'JFS-KW2QX' PP 24442 / SKINNY GENES OAK	1-1/4" CAL., 20' TO 25' O.C. SPACING	B&B or CONT., BRANCHED @ 5' HT. (STREET TREE QUALITY)
[Symbol]	2	SYRINGA PEKINENSIS 'WFHZ' P.A.F. / GREAT WALL TREE LILAC	1-1/4" CAL., AS SHOWN	B&B or CONT., BRANCHED @ 5' HT. (STREET TREE QUALITY)
TREES - EVERGREEN				
[Symbol]	3	PICEA SITCHENSIS 'PENDULA' / SITKA SPRUCE	5'-6" HT., AS SHOWN	B&B, NURSERY GROWN, STRAIGHT TRUNK
[Symbol]	3	PIRUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE	5'-6" HT., AS SHOWN	B&B, NURSERY GROWN, STRAIGHT TRUNK
[Symbol]	3	PICEA SITCHENSIS 'PENDULA' / SITKA SPRUCE	5'-6" HT., AS SHOWN	B&B, NURSERY GROWN, STRAIGHT TRUNK
SHRUBS				
[Symbol]	29	ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY BUSH	EVERGREEN 5 GAL. CONT., 42" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	33	BERBERIS THUNBERGII 'ROSE GLOW' / ROSE GLOW JAPANESE BARBERRY	DECIDUOUS 5 GAL. CONT., 36" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	12	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' / BUXUS WINTER GEM BOXWOOD	EVERGREEN 2 GAL. CONT., 30" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	06	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE	DECIDUOUS 5 GAL. CONTAINER	FULL FOLIAGE, AS SHOWN
[Symbol]	29	ESCALLONIA 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA	EVERGREEN 2 GAL. CONT., 36" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	06	EUONYMUS FORTUNEI 'EMERALD GALETY' / EMERALD GALETY EUONYMUS	EVERGREEN 5 GAL. CONT., 36" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	07	EUONYMUS JAPONICUS 'SILVER PRINCESS' / SILVER PRINCESS BOXLEAF EUONYMUS	EVERGREEN 2 GAL. CONT., 30" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	24	MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE	EVERGREEN 5 GAL. CONT., 48" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	30	NANDINA DOMESTICA 'FIRE POWER' / FIRE POWER HEAVENLY BAMBOO	EVERGREEN 2 GAL. CONT., 30" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	22	NANDINA DOMESTICA 'MONIFAR' PP #14 693 / SIENNA SUNRISE HEAVENLY BAMBOO	EVERGREEN 2 GAL. CONT., 30" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	19	PHYSCARPUS OPUULIFOLIUS 'MINDIA' / COPPERTINA NINEBARK	DECIDUOUS 5 GAL. CONT., 48" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	34	RHODODENDRON 'DORA AMATEIS' / DORA AMATEIS RHODODEN.	EVERGREEN 2 GAL. CONT., 30" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	13	RHODODENDRON 'PJM' / PJM RHODODENDRON	EVERGREEN 2 GAL. CONT., 36" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	12	RHODODENDRON 'UNIQUE' / UNIQUE RHODODENDRON	EVERGREEN 5 GAL. CONT., 42" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	3	RHUS TYPHINA 'TIGER EYES' / TIGER EYES STAGHORN SUMAC	DECIDUOUS 5 GAL. CONTAINER	FULL FOLIAGE, 42" O.C.
[Symbol]	10	SKIMMIA REEVSIANA / REEVES DWARF SKIMMIA	EVERGREEN 2 GAL. CONT., 30" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	21	SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND SPIREA	DECIDUOUS 2 GAL. CONT., 36" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	10	VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET VIBURNUM	EVERGREEN 2 GAL. CONT., 36" O.C.	FULL FOLIAGE, WELL SHAPED
FERNS, GRASSES/PERENNIALS				
[Symbol]	28	HOSTA 'ARGENTEA VARIEGATA' (UNDULATA) / WAVY PLANTAIN LILY	DECIDUOUS 1 GAL. CONT., 18" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	12	HOSTA SIEBOLDIANA 'DANCING QUEEN' / DANCING QUEEN HOSTA	DECIDUOUS 1 GAL. CONT., 30" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	06	HOSTA SIEBOLDIANA 'ELEGANS' / ELEGANS HOSTA	DECIDUOUS 1 GAL. CONT., 36" O.C.	FULL FOLIAGE, WELL SHAPED
[Symbol]	12	MISCANTHUS SINENSIS 'ADAGIO' / DWARF MAIDEN GRASS	DECIDUOUS 2 GAL. CONT., 30" O.C.	FULL FOLIAGE, BUSHY
[Symbol]	12	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	EVERGREEN 2 GAL. CONT., 24" O.C.	FULL FOLIAGE, BUSHY
[Symbol]	12	RIBES SANGUINEUM 'KING EDWARD VII' / RED FLOWERING CURRANT	2 GAL. CONT., 36" O.C.	FULL FOLIAGE, WELL SHAPED
GROUND COVER				
[Symbol]	3,516 S.F.	ARCTOSTAPHYLOS UVA-URSI / KINKKINICK MAHONIA REPENS / CREEPING MAHONIA	EVERGREEN 1 GAL. CONT., 24" O.C., TRI. SPACING	FULL FOLIAGE, WELL SHAPED
[Symbol]	375 S.F.	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	EVERGREEN	
[Symbol]	987 S.F.	MAHONIA NERVOSA / LONGLEAF MAHONIA	EVERGREEN 1 GAL. CONT., 24" O.C., TRI. SPACING	FULL FOLIAGE, WELL SHAPED
[Symbol]	150 S.F.	PACHYANDRA TERMINALIS 'GREEN SHEEN' / JAPANESE SPURGE	EVERGREEN 1 GAL. CONT., 24" O.C., TRI. SPACING	FULL FOLIAGE, WELL SHAPED
[Symbol]	3,029 S.F.	SARCOCCOCHA HOOKERIANA HUMILIS / SWEETBOX	EVERGREEN 1 GAL. CONT., 24" O.C., TRI. SPACING	FULL FOLIAGE, WELL SHAPED
[Symbol]	4,118 S.F.	VINCA MINOR 'BOWLES' / BOWLES DWARF PERIWINKLE	EVERGREEN 1 GAL. CONT., 24" O.C., TRI. SPACING	FULL FOLIAGE, WELL SHAPED
[Symbol]	3,173 S.F.	15' WEST PROPERTY LINE NATIVE PLANTING AREA		
[Symbol]		LAWN - PREMIUM NW BLEND SEED MIX		
<p>EXISTING VEGETATION ON WEST PROPERTY LINE TO REMAIN UNDISTURBED AND SUPPLEMENTED AS NEEDED TO MEET BUFFER DENSITY REQUIREMENTS.</p> <p>HYDROSEED PER MANUFACTURER'S SPECS.</p>				
<p>TOTAL SHRUBS AND GROUND COVER PLANTS = 2,501</p> <p>TOTAL NATIVE SHRUBS AND GROUND COVER PLANTS = 1,462</p> <p>1,462 / 2,501 = 58% OR</p> <p>59% TOTAL NATIVE SHRUBS AND GROUND COVER PLANTS</p>				
<p>ROOT BARRIER: DEEP ROOT UB 24 INCH OR EQUIVALENT; PANELS SHALL BE INSTALLED ON EACH SIDE OF ROOT BALL FOR A MINIMUM OF 8 FEET PROTECTION, 4 FEET MIN. ON EACH SIDE OF TRUNK, PER MANUFACTURER'S SPECIFICATIONS</p>				
<p>NOTE: LANDSCAPE CONTRACTOR TO DETERMINE ACCURATE NUMBER OF TREES AND SHRUBS TO BE ADDED TO THE EXISTING 15' NATIVE VEGETATION PLANTING AREA. INFORM OWNER AND LANDSCAPE ARCHITECT OF NUMBERS. WRITTEN APPROVAL OF TREES, SHRUB SPECIES AND SIZES IS REQUIRED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR ORDERING AND INSTALLATION OF VEGETATION.</p>				
MISC. ITEMS				

LANDSCAPE PLAN & FURN. SCHEDULE

COPPERBERRY

BRC / GMAC REALTY

4002 10TH STREET SE, PUYALLUP WA 98374

REVISION		
No.	Date	By
1	15 Nov 2021	FWJJ
Revised per City Comments		
2	20 MAY 2022	MIK
Revised per City Comments		
3	30 JAN 2023	MIK
Revised per City Comments		
4	11 APRIL 2023	MIK
Revised per City Comments		
5	20 June 2023	MIK
Revised per City Comments		
6	24 July 2023	MIK
Revised per City Comments		

Scale: 1" = 20'-0"	Sheet No.
Designer: FWJJ	L-1
Project Manager: MIK	
Checker: KBR	
Date: 30 AUG 2021	2 of 6 Sheets
Project: SITE PLAN REVIEW-5	
Project No: 21025	

BRADLEY DESIGN GROUP, INC.
 LANDSCAPE ARCHITECTURE + SITE PLANNING

mail 4330 N Lexington St
 Tacoma, WA 98407

location 455B St Helens Ave
 Tacoma, WA 98402

t.253.272.4848
 f.253.276.0132

www.bradtree.com
 info@bradtree.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

PLANTING REQUIREMENTS:

GENERAL NOTES:

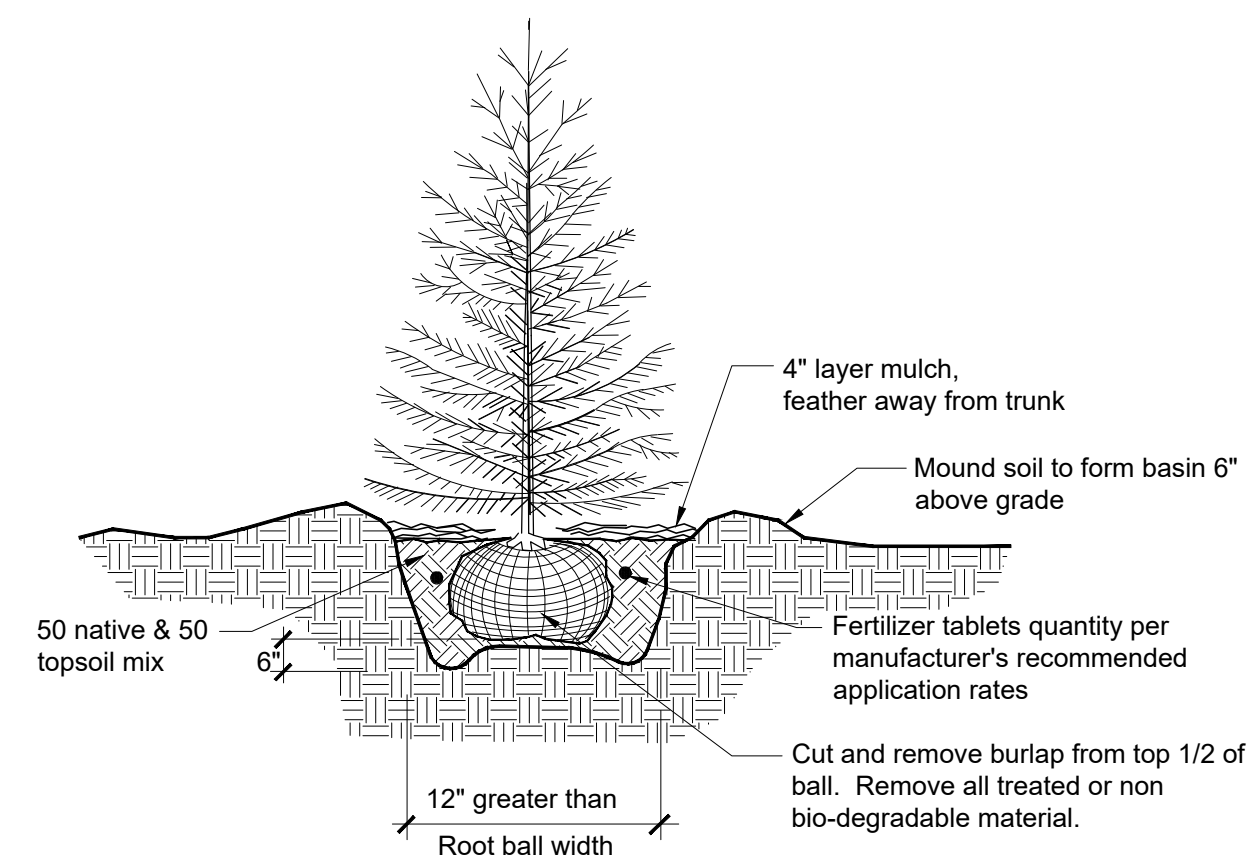
- A. Plant material list submittal: within 30 calendar days after receipt of the soil amending and planting schedule to the landscape architect or owner for approval at least 30 calendar days prior to start of work under this section.
- 1.A. Documentation shall also include suppliers name, contact person, address, telephone number, botanical and common name, plant size and size of container or ball.
- 1.B. Contractor shall provide a signed statement from the plant suppliers who have furnished the plant materials identifying the plant materials being supplied by botanical and common names, plant size and stating that all of the plants supplied by them are in healthy growing conditions meeting the asns.
- 1.C. Submit a project installation schedule, coordinated with the proposed soil amending and planting schedule to the landscape architect or owner for approval at least 30 calendar days prior to start of work under this section.
- B. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect or owner. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size and or variety. Such proof shall be substantiated and submitted in writing to the landscape architect or owner at least 30 days prior to start of work under this section. These provisions shall not relieve contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.
- C. Plants shall be subject to inspection and approval by landscape architect or owner for conformance to specifications upon delivery to the project site. Such approval shall not impair the subsequent right of inspection and rejection during progress of the work. Contractor shall give landscape architect 48 hours advance notice when plants will be delivered to the site for inspection. Inspection of plant materials shall take place within 24 hours of delivery to the site.
- D. Coordinate work with other trades as required.
- E. Locate all underground utilities prior to commencing work to avoid damage to buried pipes and cables.
- F. Provide protection for all property, persons, work in progress, structures, utilities, walls, curbs and paved surfaces from potential damage arising from this work. The contractor shall pay for any such damage at no additional cost to the owner. Unfinished and completed work shall be protected from erosion or trespassing, and proper safeguards shall be erected to protect the public from injury or danger.

PLANTING NOTES:

1. Verify bedlines and plant layout with landscape architect prior to commencing work.
2. Verify that site conditions are acceptable prior to beginning work. Do not install any site elements or plant material until unsatisfactory conditions are corrected. When conditions detrimental to plant growth/constructed elements are encountered, immediately notify the owner.
3. Substitutions or changes in materials and placement shall be made only after written change orders are accepted by the owner.
4. Install protective fencing for on site existing trees and vegetation to remain, and plant material located on adjacent property prior to commencing work. The critical root protection area of all trees to remain has been established as a 1' radius of protection area for every 1" of diameter measured at 4.5' above grade, or the tree drip line, whichever is greater. Locate tree protection fencing as indicated on plan. Fencing is to be installed with stakes driven into the ground, not mounted on cinder blocks. Signage shall be affixed to the fencing that reads: "No Entry, Tree Root Protection Area". See existing tree and vegetation protection detail for additional information.
5. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:

1) General Soil Requirements: The topsoil layer shall have a minimum depth of eight (8) inches of topsoil, containing ten (10) percent dry weight in planting beds, and five (5%) percent organic matter content in turf areas; and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches (8") except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers, where feasible. Installation of the eight inches (8") of topsoil, as described above, shall generally be achieved by placing five inches (5") [Page 12 of 51] of imported sandy loam topsoil into planned landscape areas [sub-base scarified four inches (4") with a three-inch (3") layer of compost tilled into the entire depth."

2) Requirements for Amending Existing Soil in Place:
Turf Areas - Place and rototill 1.75 inches of composted material into 7.75 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil.
Planting Beds - Place and rototill 3 inches of composted material into 6.5 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil. Do not scarify within drip lines of existing trees to be retained.



Conifer Tree Planting Detail

(Not To Scale)

3) Requirements for Applying Imported Topsoil:
Turf Areas and Planting Areas - Scarify or till subgrade in two directions to 6 inches depth. Entire surface should be disturbed by scarification. Do not scarify within drip lines of existing trees to be retained. Place 4 inches of imported topsoil mix on surface and till into 2 inches of soil. Place second lift of 4 inches topsoil mix on surface.

4) Requirements for Reapplying Stockpiled Topsoil:
Turf Areas - Reapply stockpiled soil and rototill in 1.75 inches of composted material for a combined minimum depth of 8 inches of soil and compost.
Planting Beds - Reapply stockpiled soil and rototill in 3 inches of composted material for a combined minimum depth of 8 inches of soil and compost.

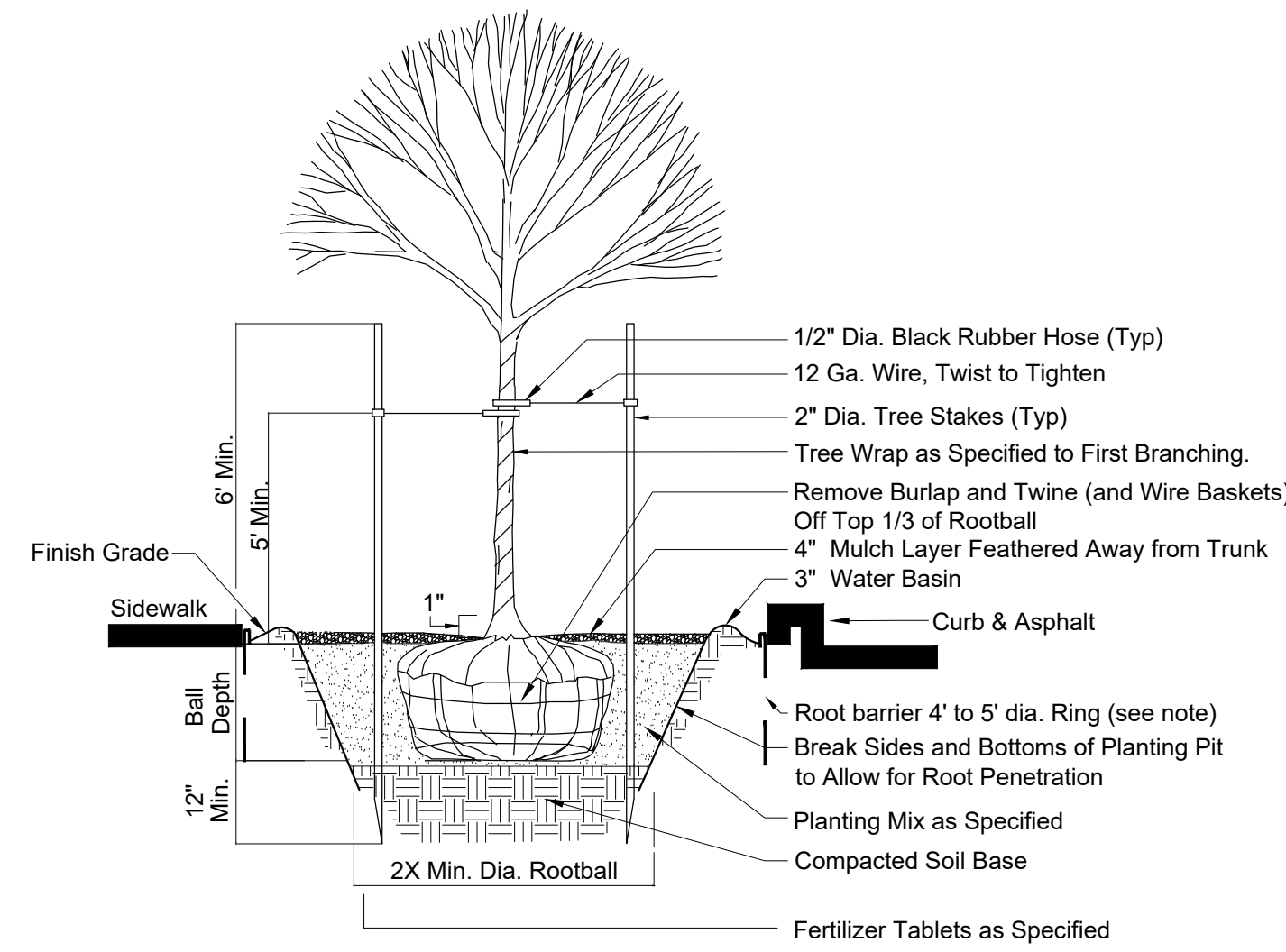
5) Within Stormwater Systems - On-site soil mixing or placement shall not be performed if soil is saturated or frozen. Total amended soil depth shall be a minimum of 18 inches. Mix all soil amendments uniformly throughout the rain garden soil section. Amended soil shall be placed in horizontal layers in no greater than 12" lifts. Allow soils to compact and settle naturally. Areas can be watered after each lift is placed to speed settling, but should not be wetted to saturation. Until the upstream catchment area is thoroughly stabilized, flow diversion and erosion control measures must be installed to protect the bioretention area from sedimentation.

6) Rake beds to smooth, clean and remove all rocks, roots and debris over 1 inch in diameter. Water or roll turf areas to compact soil to 85 percent of maximum. Finish grade shall be at least 3 inches below adjacent hard surfaces for planting areas to allow for application of mulch. Finished grade for turf areas shall be at least 2 inches below adjacent hard surfaces. All planting areas must be mulched with 2 inches of organic material.

7. Plants shall be pit planted with a 50/50 prepared mix of native soil and topsoil mix. See planting details for depth and staking requirements.
8. Fertilize all installed plants during backfill operations with organic fertilizer as recommended by manufacturer.
9. Mulch all planted areas with a minimum 4 inch (4") depth of medium fine bark mulch. Finish grade of mulch shall be one inch (1") below top of adjacent hard surface.
10. All plant material to be nursery grown stock and arrive on-site in a healthy, vigorous, well branched, disease and insect free condition.
11. Plant trees, shrubs and groundcover as shown in the planting details. Roughly scarify sides of the planting pits. Install plant material at finish grade and feather bark mulch away from base of plant. Water plant pits thoroughly midway through backfilling and add fertilizer tablets. Balled and burlapped material that cannot be installed immediately shall be heeled in, mulched and watered regularly to keep root balls moist.
12. Provide landscape maintenance immediately after planting and continue until final acceptance. Work shall include watering, spraying, fertilizing, pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy plant growth.
13. Inspection and acceptance: the owner will make an inspection for substantial completion of the work upon request by the contractor.
14. Replacement of plantings: remove any plant from site that is either dead, or in unsatisfactory condition as determined by the owner or landscape architect. Replace with a new planting of equal size and species as soon as conditions permit within the normal planting season. All replacement plantings are then to be under re-instated guarantee period as specified. Identify those replacements and take whatever measures necessary to prevent similar demise of additional plant material.
15. Provide root barrier in a surround or linear pattern for tree plantings when trunk is located within five(5) linear feet of any paved surface. Deeproot universal barrier #ub18-2 (or approved equal). Install per manufacturer's recommendations.

Warranty:

The warranty shall include replacing and planting the same size and species of plant material, as shown on the landscape plan and that has been designated, by the landscape architect, to be replaced. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect or abuse by the owners or others. All plants replaced shall be re-instated under these plant guaranty conditions.

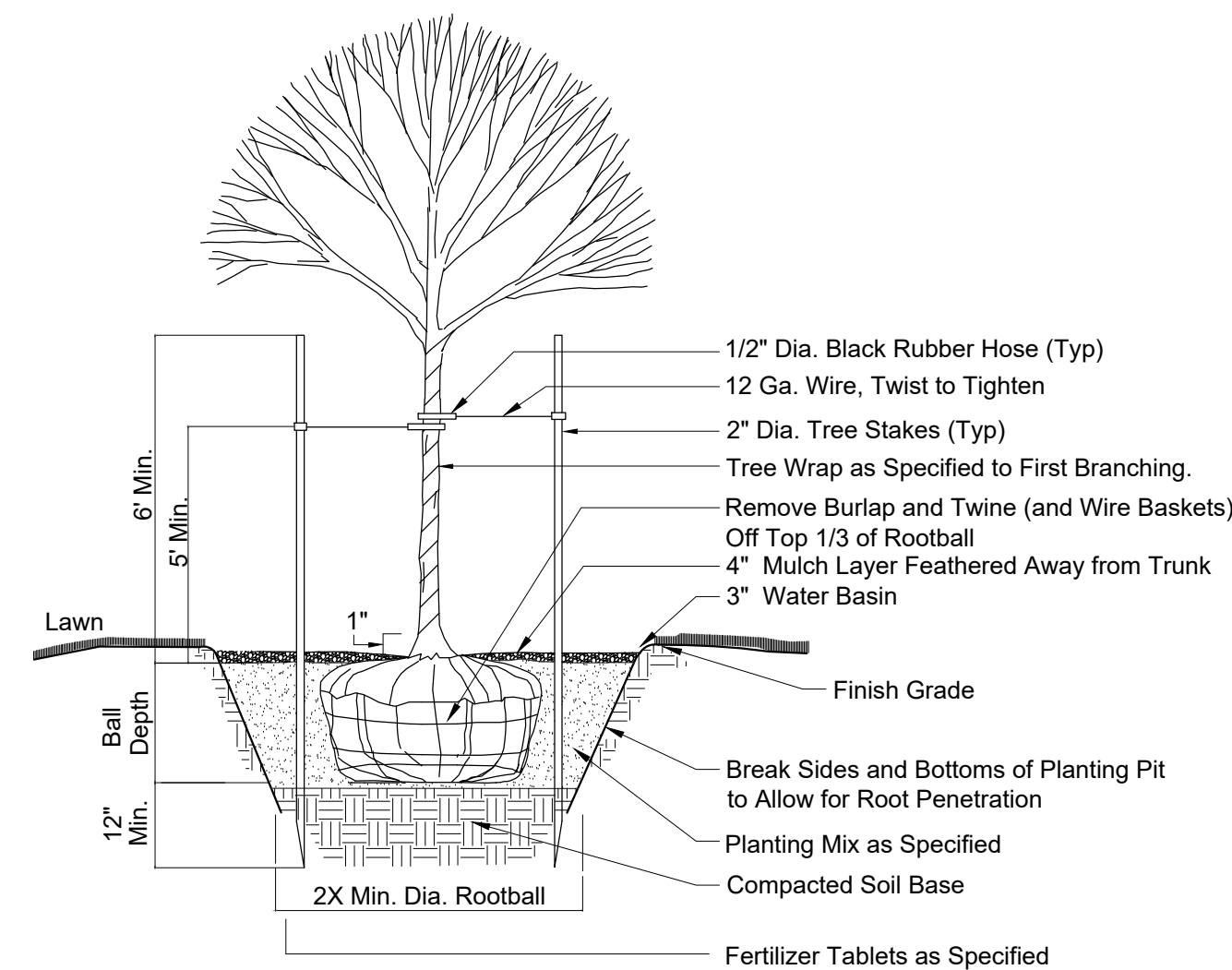


NOTES:

1. Plant Tree 1 Inch Higher Than Depth Grown In Nursery. Tree Pit Shall Not Be Less Than (2) Times Diameter of Rootball.
2. Rootbarrier Shall be 12 In. Deep and 8 L.F. on Each Side of Rootball Adjacent to Curbs and Paved Surfaces.
3. There Shall be a Minimum Rootball Diameter of 10 In. Per Trunk Caliper Inch as Measured 6 In. Above Rootball.

Tree w/Root Barrier Planting Detail

(Not To Scale)

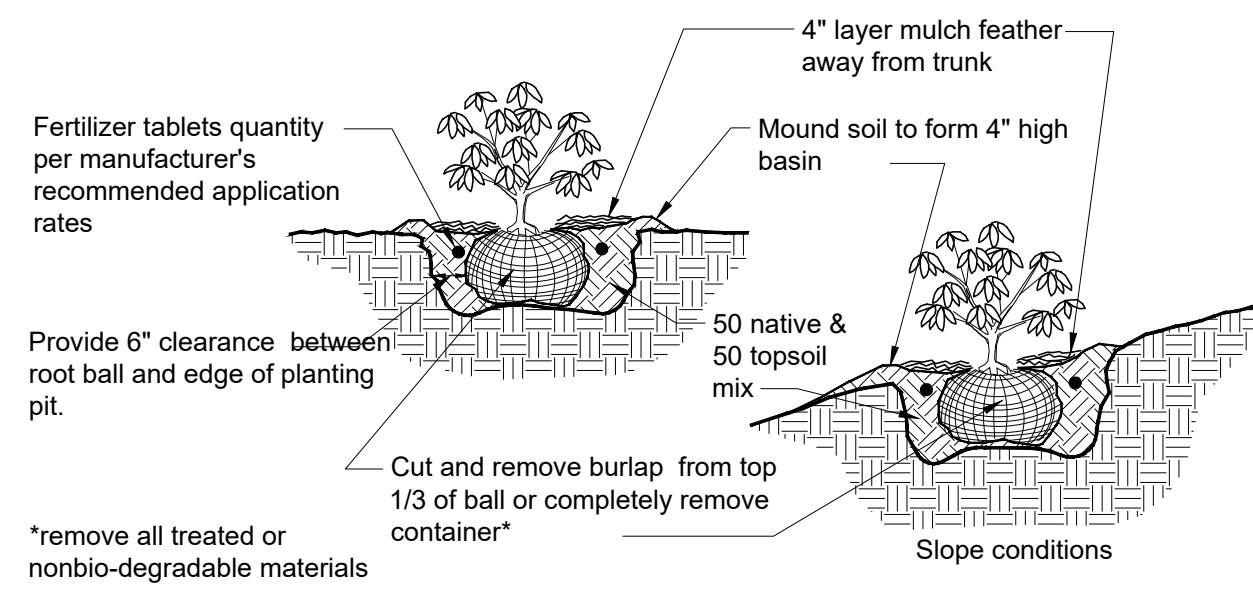


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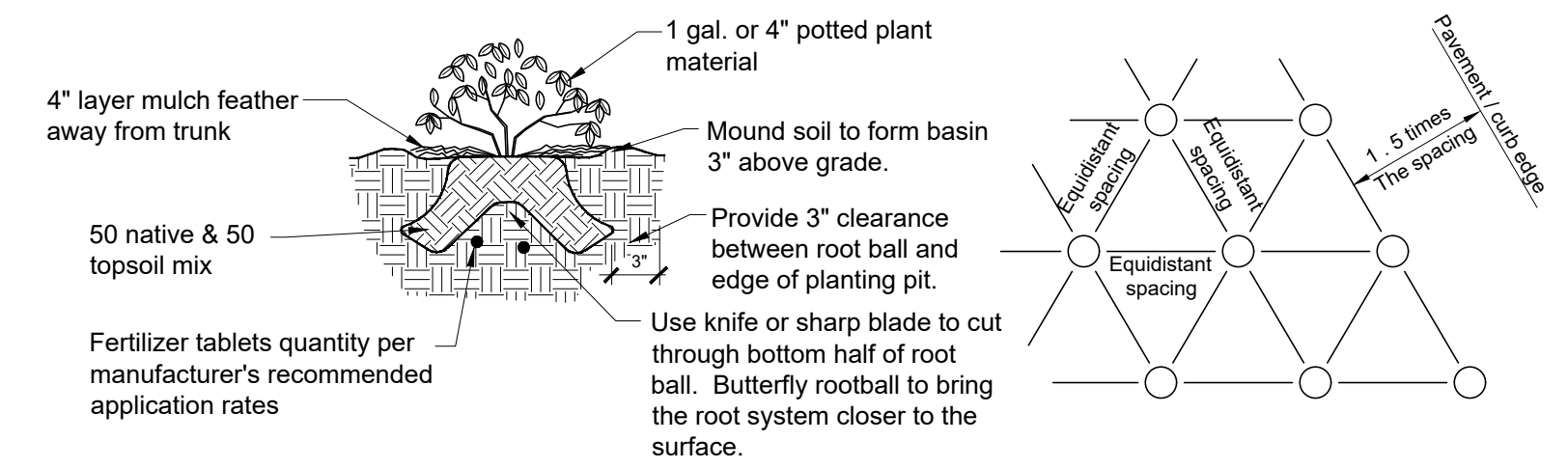
Tree in Lawn Planting Detail

(Not To Scale)



Shrub Planting Detail

(Not To Scale)



Groundcover Planting Detail

(Not To Scale)

ALL LANDSCAPE AREAS

2"-4" WOOD CHIP MULCH (TAPERED AT EDGE OF PAVEMENT) 0"

3" OF COMPOST INCORPORATED INTO SOIL TO 8" DEPTH 40% COMPOST BY VOLUME. SEE NOTE #6 8"

SUBSOIL SCARIFIED 4" BELOW COMPOST AMENDED LAYER (12" BELOW SOIL SURFACE) 12"

NOTES:

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENEED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER. SEE NOTE BELOW REGARDING PLANTING STEPS FOR STREET TREES.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL (6" OF LOOSE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTLING TO 4").
5. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 95% PROCTOR TO ENSURE A FIRM SURFACE.
6. SEE SECTION 8.2(B) OF THE VMS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SOIL AMENDMENT AND DEPTH

DRAWN BY LINDA LLAN	CHECKED BY CHRIS BEALE	APPROVED BY COLLEEN HARRIS	REVISED BY XXXXX	CITY STANDARD
FILE NAME P:\DWG\COMMON\STD\DC\CITY\SDS\STR01.02.08	DATE APPROVED 08/01/2015	DATE REVISED XX/XX/XX	SCALE 1	01.02.08a

LANDSCAPE NOTES & DETAILS

COPPERBERRY

BRC / GMAC REALTY
4002 10TH STREET SE, PUYALLUP WA 98374

BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING

mail 4330 N Lexington St
Tacoma, WA 98407

location 455B St Helens Ave
Tacoma, WA 98402

t.253.272.4848
f.253.276.0132

www.bradtree.com
info@bradtrec.com

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

Bradley Design Group, Inc.
Landscape Architect

REVISION		
No.	Date	By
1	15 Nov 2021	FWJJ
Revised per City Comments		
2	20 MAY 2022	MIK
Revised per City Comments		
3	30 JAN 2023	MIK
Revised per City Comments		
Task AS INDICATED		
Designer	FWJJ	Sheet No.
Project Manager	MIK	L-2
Checker	KBR	
Date	30 AUG 2021	3 of 6 Sheets
Project No. SITE PLAN REVIEW-5		
Project No. 21025		

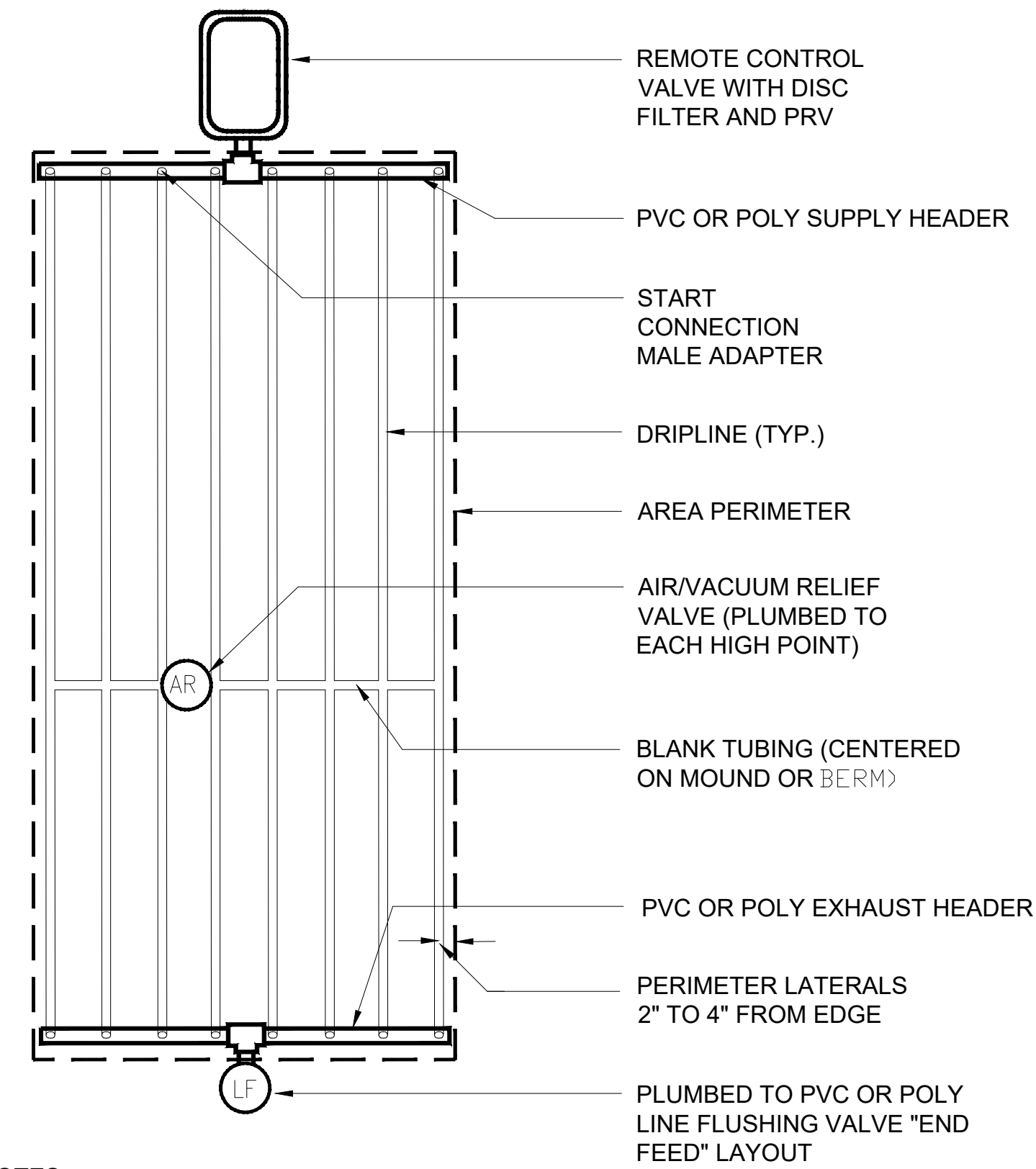
IRRIGATION REQUIREMENTS:

GENERAL NOTES

- IRRIGATION DESIGN ASSUMES 50 PSI STATIC WATER PRESSURE IS AVAILABLE ON SITE. VERIFY STATIC WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IF STATIC WATER PRESSURE IS LESS THAN 55 PSI. IRRIGATION DESIGN IS BASED ON 30 PSI.
- USE 4" POP-UP HEADS WITHIN ALL LAWN AREAS AND 6" POP-UP HEADS WITHIN ALL SHRUB AREAS. 12" POP-UP HEADS ARE OPTIONAL IN SHRUB BEDS WITH OWNERS REQUEST.
- RAIN SENSOR TO BE INSTALLED ON SOUTH OR WEST SIDE OF BUILDING, AT A MINIMUM OF 8 FEET ABOVE GRADE WHERE SENSOR IS FREE FROM VANDALISM, TREE CANOPIES, BUILDING OVER HANGS OR OTHER STRUCTURAL / NATURAL RAIN IMPEDIMENTS. COORDINATE LOCATION WITH CONSTRUCTION MANAGER.

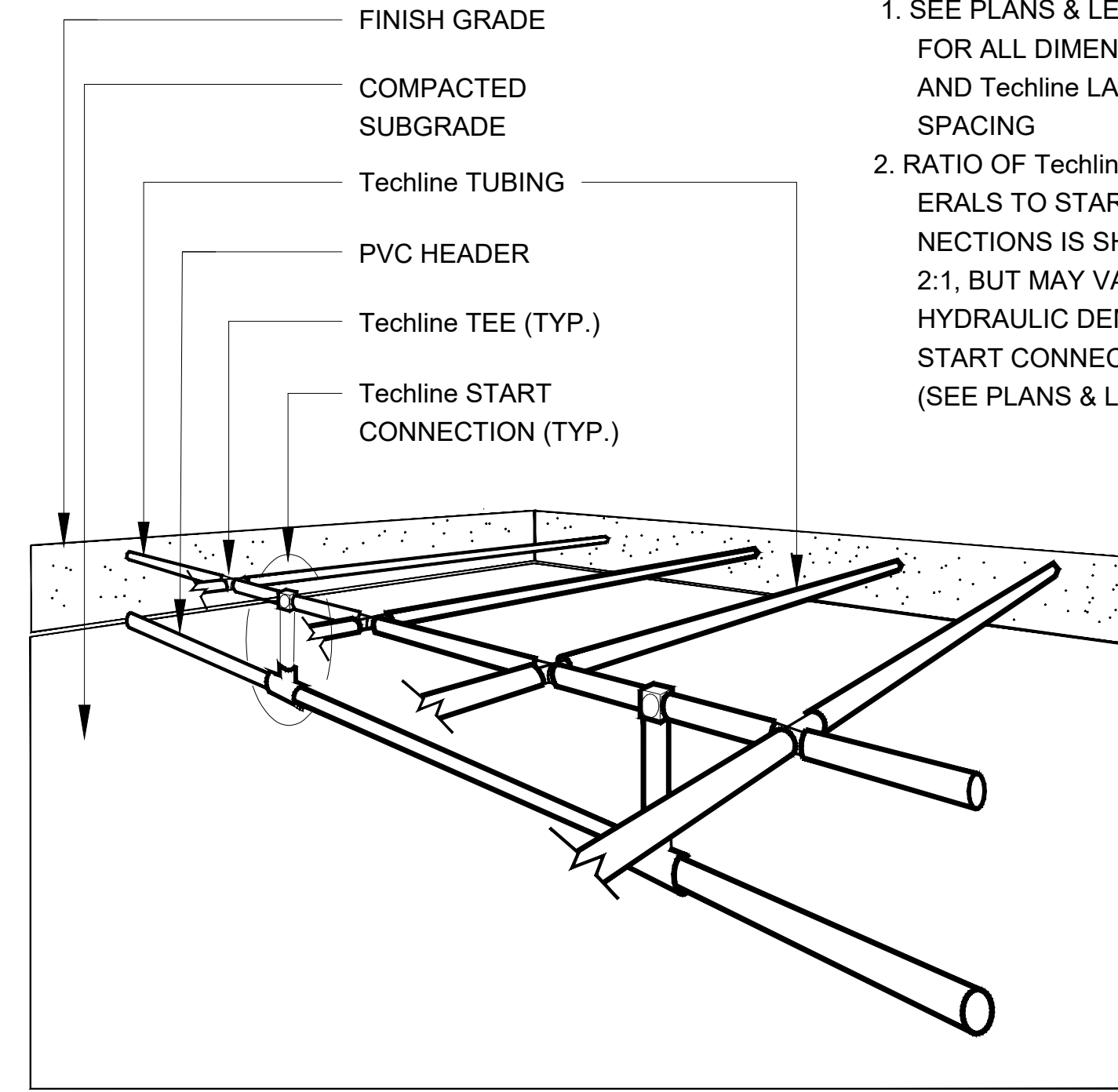
IRRIGATION NOTES

- PLAN IS DIAGRAMMATIC. VERIFY LOCATION OF STRUCTURES, UTILITIES AND OTHER SITE ELEMENTS PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY CONFLICTS.
- CONTRACTOR TO TEST EXISTING WATER PRESSURE AN PROVIDE WRITTEN REPORT TO PROJECT MANAGER PRIOR TO COMMENCING WORK.
- REVIEW ALL IRRIGATION DETAILS PRIOR TO COMMENCING WORK.
- REFER TO EQUIPMENT SCHEDULE FOR ALL IRRIGATION HEAD TYPES AND EQUIPMENT.
- PROVIDE 2 (TWO) SPARE WIRES FROM THE CONTROLLER TO THE FURTHEST VALVE LOCATIONS FOR FUTURE EXPANSION.
- STAKE ALL VALVE BOX LOCATIONS FOR APPROVAL.
- SET VALVE BOXES SQUARE TO ADJACENT BUILDING, CURB OR PAVING.
- ALL IRRIGATION UNDER ROADS, WALKS, PARKING AREAS OR OTHER PAVED SURFACES SHALL BE SLEEVED. SLEEVES SHALL BE 2 (TWO) TIMES THE DIAMETER OF THE INSERTED PIPE OR AS INDICATED.
- ALL PIPING IS DIAGRAMMATIC. PIPING SHOWN WITHIN PAVING OR ADJACENT / PARALLEL TO PLANTED AREAS ARE INTENDED TO BE PLACED WITHIN PLANTING BEDS WHERE POSSIBLE. ALL MATERIAL TO BE INSTALLED ON OWNER'S PROPERTY.
- MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AN ADEQUATE COVERAGE WITH MINIMUM OVER SPRAY.
- WHEN SLEEVEING, PIPING OR HEAD LAYOUT IS REQUIRED IN R.O.W., CONTRACTOR TO COORDINATE LOCATION WITH THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. INDICATE EXACT LOCATION OF SLEEVES AND PIPING ON THE AS-BUILT DRAWINGS.
- PLACE TRACE WIRE ON ALL IRRIGATION PIPING AT OWNER'S REQUEST.
- LATERAL LINE SHALL HAVE MINIMUM 12" OF COVER AND MAINLINES A MINIMUM OF 18" COVER.
- PROVIDE MANUAL DRAINS AT ALL LOW POINT ON THE MAIN LINE AND RECORD ACCURATELY ON AS-BUILT DRAWINGS.
- LOCATE IRRIGATION BACK-FLOW PREVENTOR DOWN-STREAM OF SITE WATER METER (WATER METER BY OTHERS). VERIFY LOCATION WITH PROJECT MANAGER PRIOR TO COMMENCING WORK.
- COORDINATE LOCATION OF CONTROLLER WITH PROJECT MANAGER. INSTALL CONTROLLER AT 60" ABOVE (FINISH FLOOR / FINISH GRADE) ON EXTERIOR WALL OF (BUILDING). PROVIDE A 110 GFI POWER OUTLET AT CONTROLLER LOCATION FOR POWER SUPPLY. PROVIDE CONDUIT FROM IRRIGATION CONTROLLER LOCATION TO OUTSIDE PLANTING BED. FLAG ALL LOCATIONS.



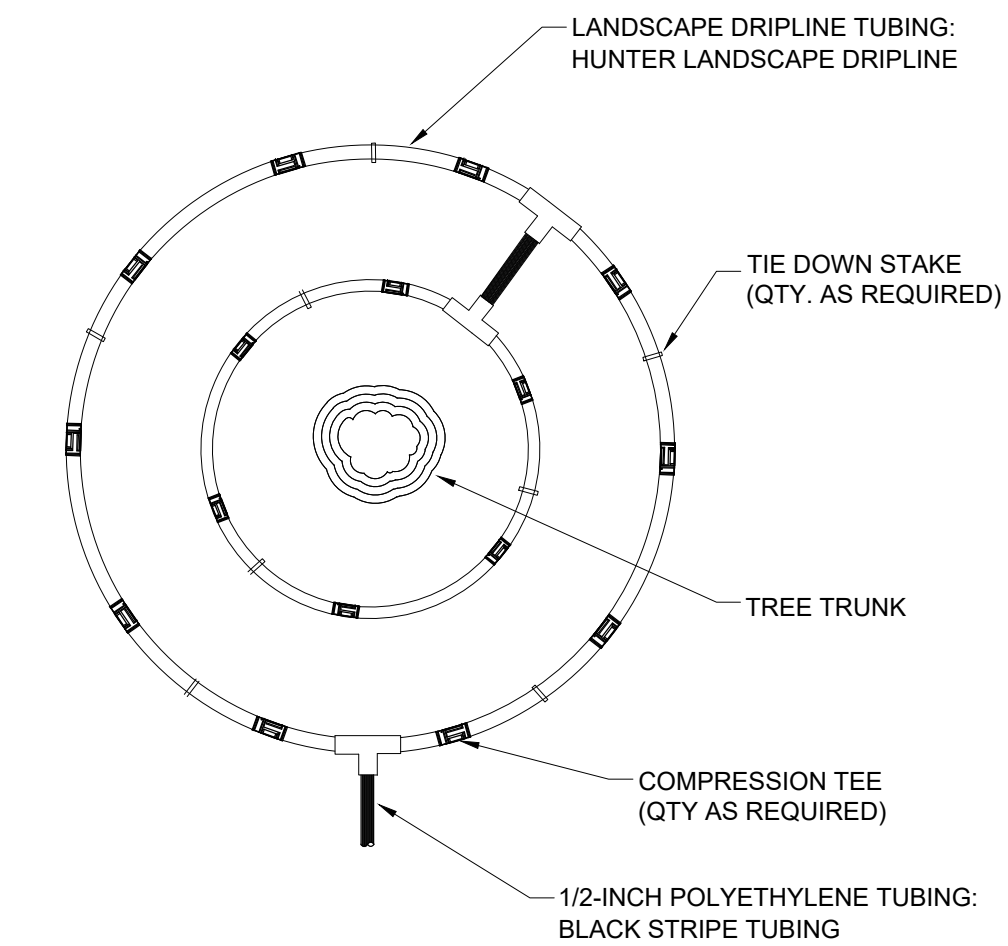
- NOTES:
- INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 - CONTRACTOR TO PRICE COMPLETE INSTALLATION UNLESS OTHERWISE INFORMED.

END FEED LAYOUT DETAIL
(NOT TO SCALE)



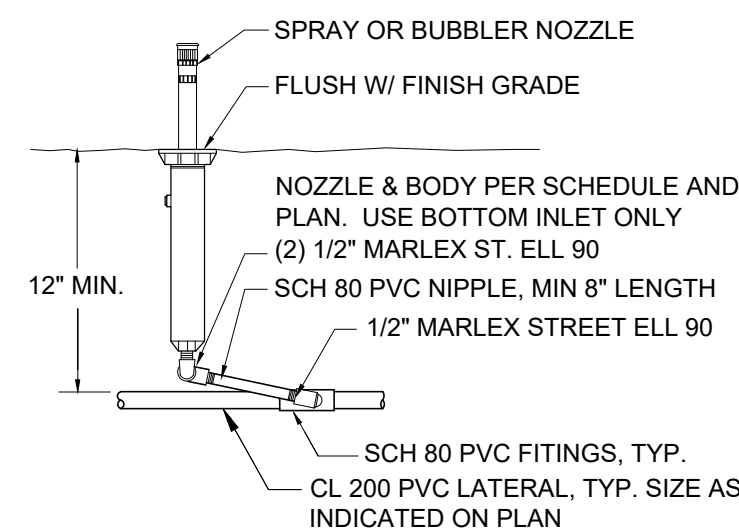
- NOTES:
- INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 - CONTRACTOR TO PRICE COMPLETE INSTALLATION UNLESS OTHERWISE INFORMED.
 - CONTACT NETAFIM FOR SPECIFICATIONS AND DETAILS BEFORE INSTALLATION.

SUB-HEADER INSTALLATION DETAIL
(NOT TO SCALE)

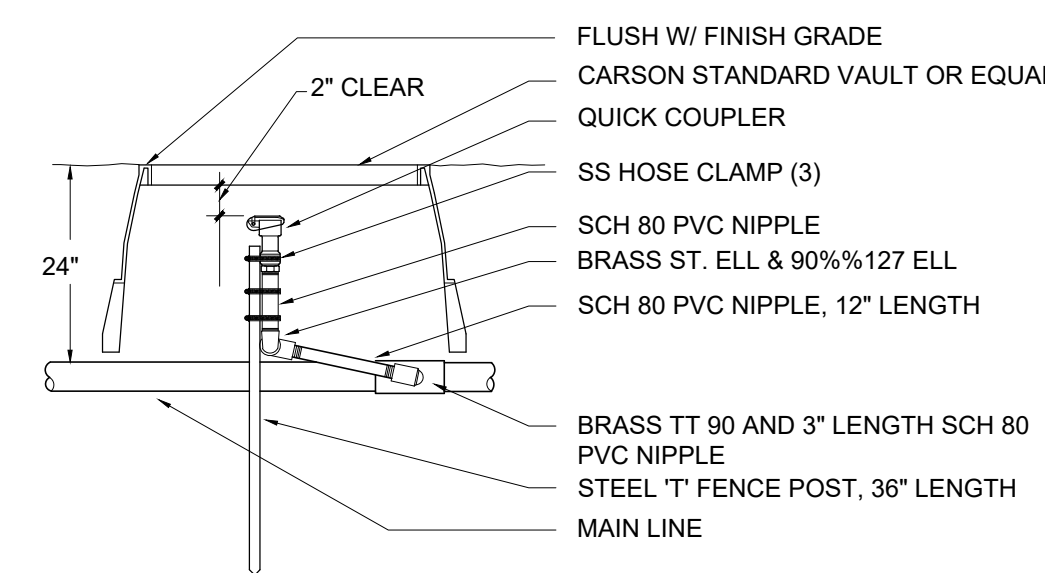


- NOTE:
- SEE "LOW-VOLUME LANDSCAPE IRRIGATION DESIGN MANUAL (D39030D) FOR DRIPLINE EMITTER SPACING.
 - QUANTITY OF DRIPLINE RINGS, EMITTER SPACING AND FLOWS ARE DEPENDANT ON TREE CANOPY SIZE.

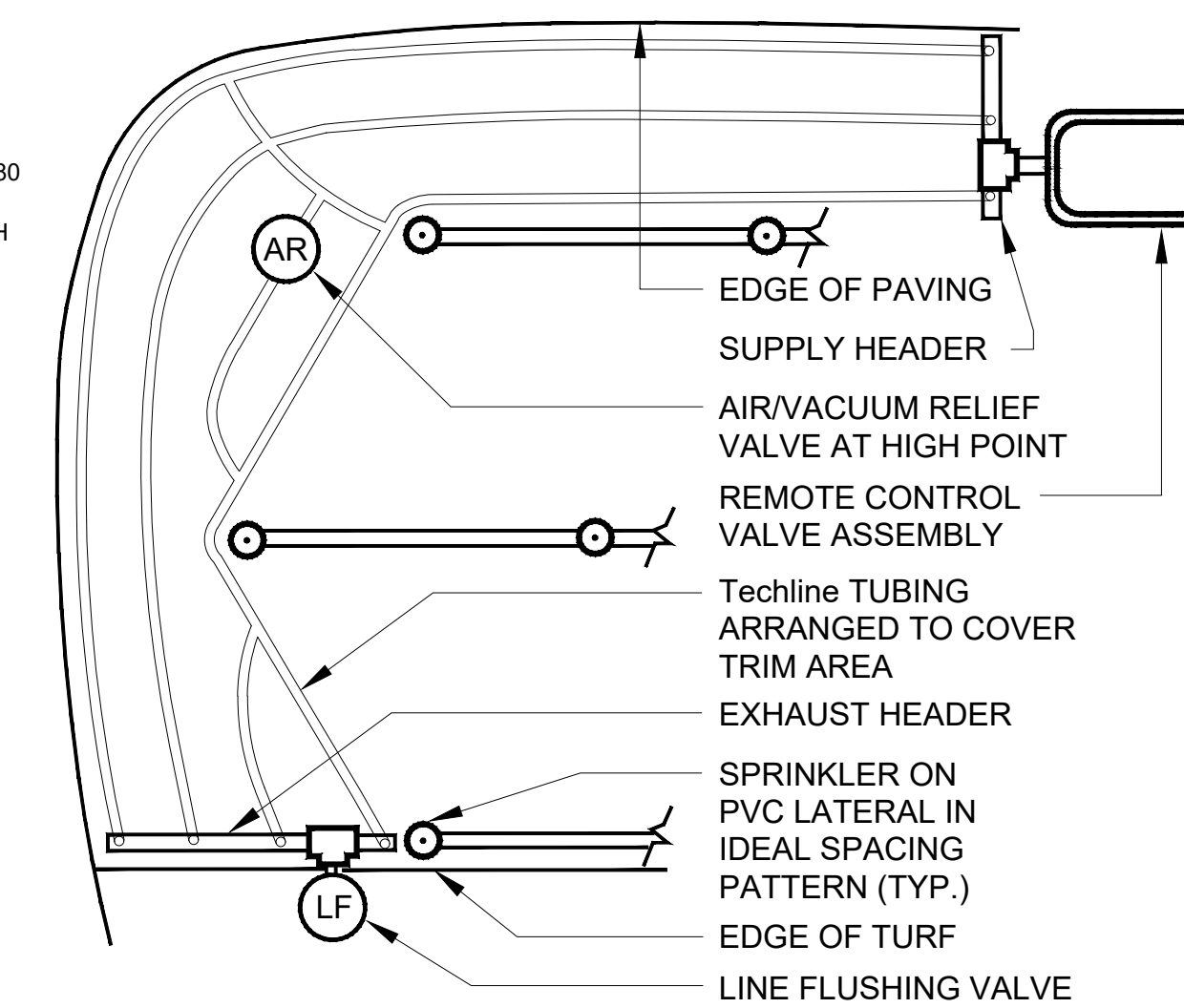
DRIP AROUND TREE DETAIL
(NOT TO SCALE)



Pop-up Head
(Not To Scale)



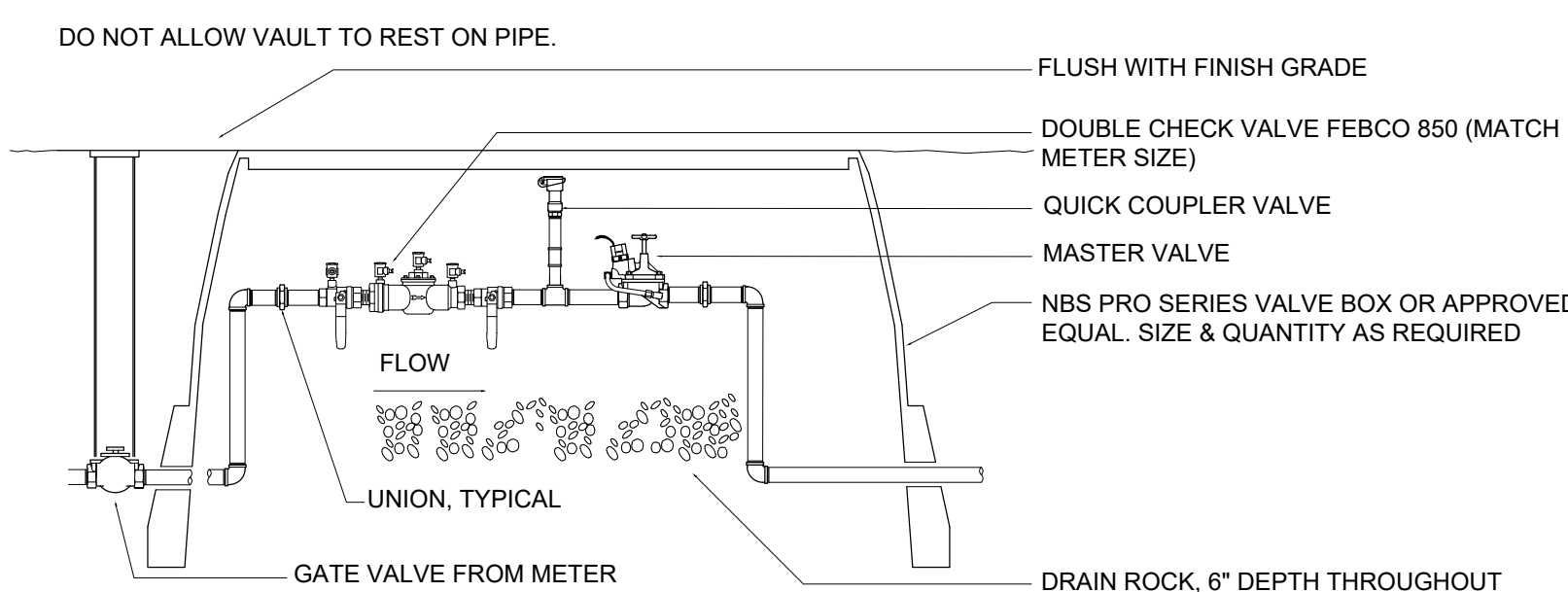
Quick Coupler
(Not To Scale)



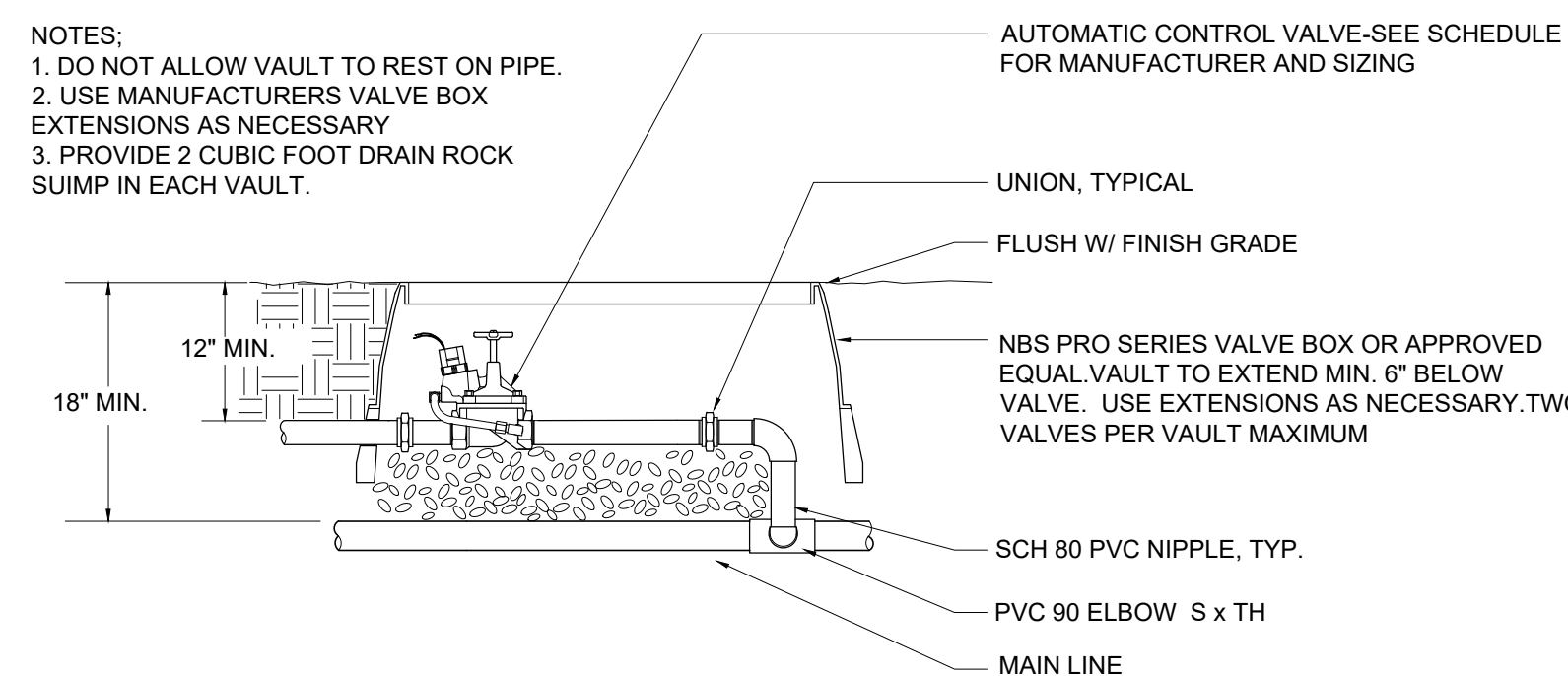
- NOTES TO DESIGNER
- IN THIS EXAMPLE, IDEAL SPACING IS MAINTAINED FOR THE SPRINKLER SYSTEM W/ OUT DISTORTION, WHILE THE HEADS ARE SET AWAY FROM THE PAVING EDGE TO AVOID OVERSPRAY
 - BLANK Techline TUBING IS USED TO JOIN THE LATERALS ACROSS THE HIGH SPOT TO ENHANCE THE FUNCTION OF THE AIR/VACUUM RELIEF VALVE.

- NOTES:
- INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 - CONTRACTOR TO PRICE COMPLETE INSTALLATION UNLESS OTHERWISE INFORMED.

TUBING DETAIL
(NOT TO SCALE)



Main Assembly
(Not To Scale)



Control Valve Assembly
(Not To Scale)

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IRRIGATION SCHEDULE. NOTES & DETAILS

COPPERBERRY

BRC / GMAC REALTY

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No.	REVISION	Date	By
1	15 Nov 2021	FWJJ	Revised per City Comments
2	20 MAY 2022	MIK	Revised per City Comments
3	30 JAN 2023	MIK	

Task: AS INDICATED

Designer: FWJJ

Project Manager: MFW

Checker: KBR

Date: 12 JULY 2021

Project: SITE PLAN REVIEW-5

Sheet No. **IR-2**

6 of 6 Sheets

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