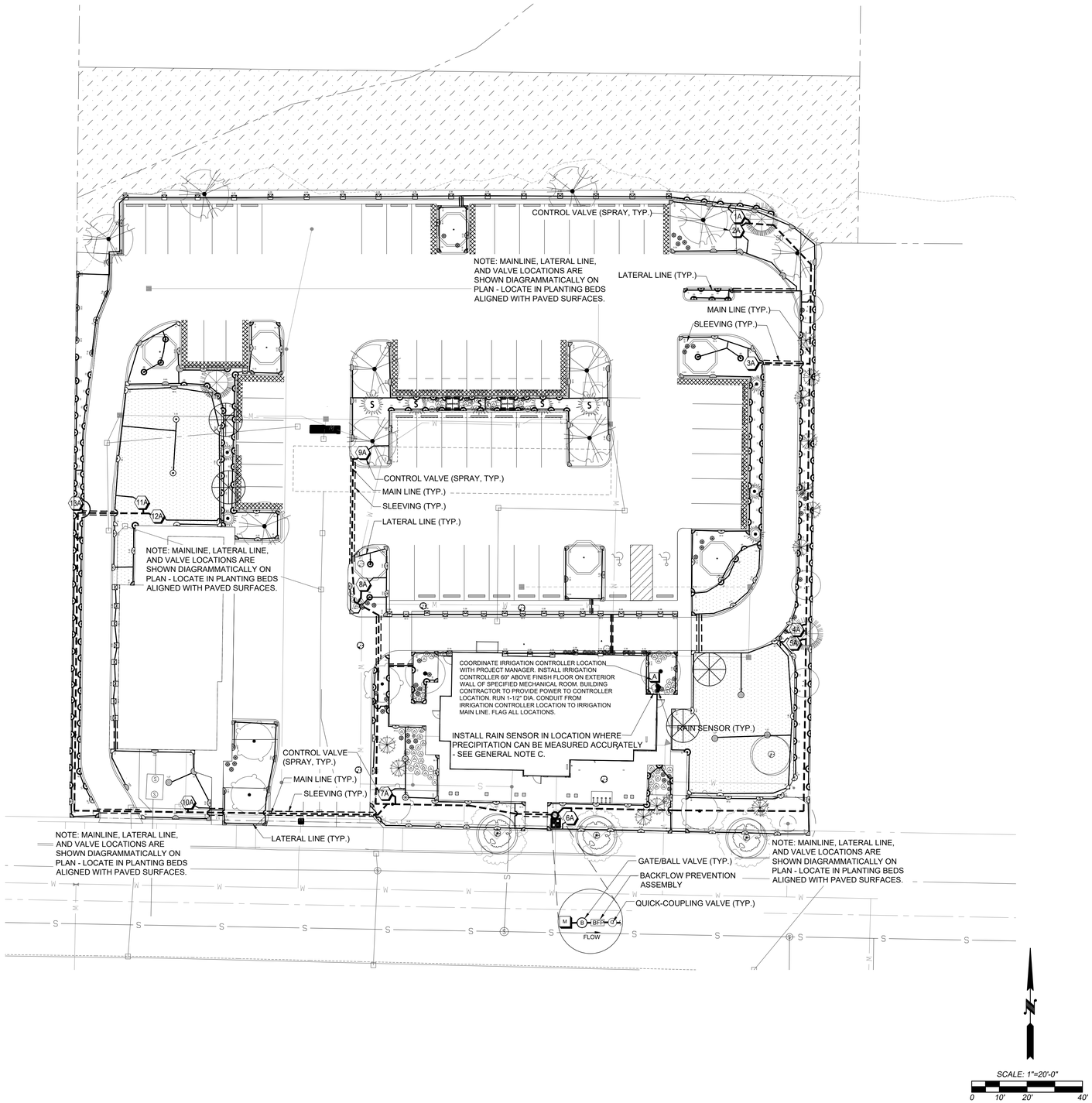
VALVE KEY A :

VALVE	SIZE	GPM
1A	1"	11.96
2A	1"	14.46
3A	1"	14.19
4A	1"	11.03
5A	1"	16.01
6A	1"	11.63
7A	1"	8.95
8A	1"	13.67
9A	1"	14.57
10A	1"	12.46
11A	1-1/4"	18.62
12A	1"	16.16
13A	1-1/4"	18.14
14A	1"	MAX 16
15A	1"	MAX 16
16A	1"	MAX 16
17A	1"	MAX 16
18A	1"	MAX 16

SIZE PIPING AS FOLLOWS:

0 - 8 GPM = 3/4" PIPE
9-16 GPM = 1" PIPE
17- 24 GPM = 1 1/4" PIPE
25 - 32 GPM = 1 1/2" PIPE
33 - 50 GPM = 2" PIPE



Irrigation Plan

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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Kathleen Bradley Ridolfo
Certificate No. 676

IRRIGATION PLAN
Taco Time
Azure Green Consulting Engineers
1115 E. Main Ave., Puyallup, WA

REVISION

No.	Date	By

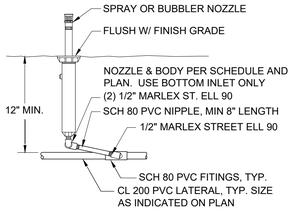
Scale: 1"= 20'0"
Designer: SYF
Project Manager: KCL
Principal: KBR
Date: 28 July 2023
Phase: CITY SUBMITTAL #1
Project No: 20017
Sheet No. IR-1 of 2 Sheets
1:1

HUNTER IRRIGATION EQUIPMENT SCHEDULE:

HUNTER IRRIGATION EQUIPMENT SHOWN IN SCHEDULE. TORO, RAINBIRD, WEATHERMATIC OR EQUIVALENT IRRIGATION EQUIPMENT MAYBE SUBSTITUTED, WITH LANDSCAPE ARCHITECT'S WRITTEN APPROVAL ONLY.

SYMBOL	DESCRIPTION	P.S.I.	RADIUS
	HUNTER MPLCS515, MPRCS515, MPSS530 STRIP ROTATOR HEAD, WITH MATCHED PRECIPITATION RATES	30	4'x28', 4'x14'
	HUNTER MP800SR ROTATOR, 6'-12' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	6'-12'
	HUNTER MP1000 ROTATOR, 12' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	12'
	HUNTER MP2000 ROTATOR, 17' & 18' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	17'-18'
	HUNTER MP3000 ROTATOR, 27' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	27'
	HUNTER MP CORNER ROTATOR, 12' RADIUS HEADS, ADJUSTABLE ARC NOZZLE, WITH MATCHED PRECIPITATION RATES	30	12'
B	BRASS GATE VALVE - RuB Ball Valve - Model S95F43 (Round Handle) - SIZE TO FIT MAINLINE		
BFP	BACKFLOW ASSEMBLY - FEBCO LF850 (SIZE TO MATCH METER)		
1A	AUTOMATIC CONTROL VALVE, HUNTER ICV, SEE VALVE KEY		
M	1" WATER METER (BY OTHERS - COORDINATE POC WITH CONSTRUCTION MANAGER)		
Q	QUICK COUPLER - HUNTER HQ-44-LRC-AW		
	RAIN SENSOR - HUNTER RAIN-CLIK-WIRELESS RAIN SENSOR (WRC-INT) OR EQUAL, SEE GENERAL NOTE C		
A	CONTROLLER - HUNTER I-CORE WITH DUAL (18- STATION EXTERIOR, WALL MOUNT, PLASTIC ENCLOSURE)		
———	CLASS 200 PVC LATERAL LINE PIPING, SIZE PER PLAN		
- - - - - - - -	2" SCHEDULE 40 PVC MAIN LINE		
- - - - - - - -	CLASS 200 PVC SLEEVE 2X PIPE DIAMETER, 4" MIN.		
Not Shown	#14 AWG TYPE UF CONTROL WIRE, RED = SIGNAL, WHITE = COMMON, ORANGE= SPARE		

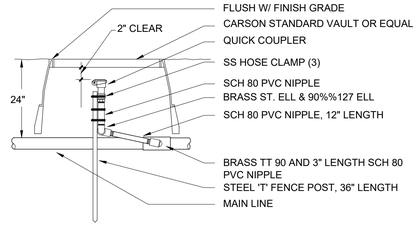
SPRAY DETAILS:



Pop-up Head

(Not To Scale)

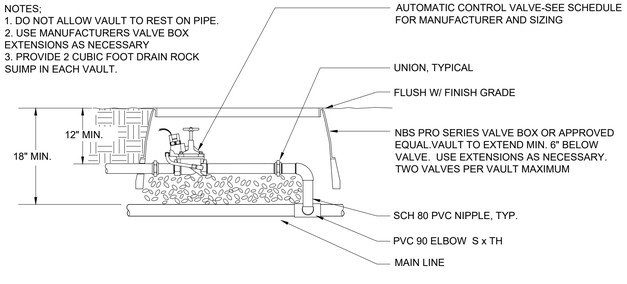
NOTES
1. DO NOT ALLOW VAULT TO REST ON PIPE. USE EXTENSIONS AS NECESSARY.
2. VALVE TO BE SET PLUMB.
3. CONTRACTOR TO PROVIDE QCV KEY WITH SWIVEL HOSE ELL ATTACHED
4. PROVIDE 6" DEPTH DRAIN ROCK.



Quick Coupler

(Not To Scale)

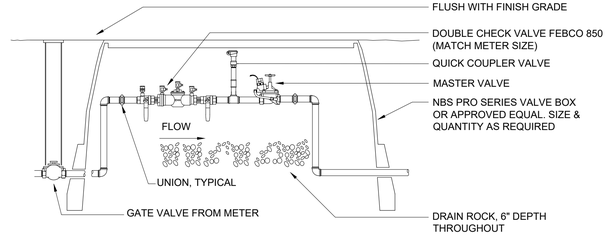
NOTES;
1. DO NOT ALLOW VAULT TO REST ON PIPE.
2. USE MANUFACTURERS VALVE BOX EXTENSIONS AS NECESSARY
3. PROVIDE 2 CUBIC FOOT DRAIN ROCK SUIMP IN EACH VAULT.



Control Valve Assembly

(Not To Scale)

NOTES:
1. DO NOT ALLOW VAULT TO REST ON PIPE
2. DCVA CAN NOT BE DEEPER THAN 12" FROM TOP OF ASSEMBLY TO FIN GRADE
3. DCVA MUST HAVE A MIN 6" AIR SPACE CLEARANCE BELOW ASSEMBLY & 3" CLEARANCE ON EACH END
4. SUFFICIENT CLEARANCE MUST BE PROVIDED FOR TESTING & MAINTENANCE



Main Assembly

(Not To Scale)

IRRIGATION REQUIREMENTS:

GENERAL NOTES

A. IRRIGATION DESIGN ASSUMES 55 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 FOR SPRAY ZONES/25 PSI FOR DRIP ZONES.

B. 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.

C. 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

1. PLAN IS DIAGRAMMATIC. VERIFY LOCATION OF STRUCTURES, UTILITIES AND OTHER SITE ELEMENTS PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY CONFLICTS.

2. CONTRACTOR TO TEST EXISTING WATER PRESSURE AN PROVIDE WRITTEN REPORT TO PROJECT MANAGER PRIOR TO COMMENCING WORK.

3. REVIEW ALL IRRIGATION DETAILS PRIOR TO COMMENCING WORK.

4. REFER TO EQUIPMENT SCHEDULE FOR ALL IRRIGATION HEAD TYPES AND EQUIPMENT.

5. PROVIDE 2 (TWO) SPARE WIRES FROM THE CONTROLLER TO THE FURTHEST VALVE LOCATIONS FOR FUTURE EXPANSION.

6. STAKE ALL VALVE BOX LOCATIONS FOR APPROVAL.

7. SET VALVE BOXES SQUARE TO ADJACENT BUILDING, CURB OR PAVING.

8. 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.

9. 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.

10. MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AN ADEQUATE COVERAGE WITH MINIMUM OVER SPRAY.

11. WHEN SLEEVING, 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.

12. PLACE TRACE WIRE ON ALL IRRIGATION PIPING AT OWNER'S REQUEST.

13. LATERAL LINE SHALL HAVE MINIMUM 12" OF COVER AND MAINLINES A MINIMUM OF 18" COVER.

14. PROVIDE MANUAL DRAINS AT ALL LOW POINT ON THE MAIN LINE AND RECORD ACCURATELY ON AS-BUILT DRAWINGS.

15. LOCATE IRRIGATION BACK-FLOW PREVENTER DOWN-STREAM OF SITE WATER METER (WATER METER BY OTHERS). VERIFY LOCATION WITH PROJECT MANAGER PRIOR TO COMMENCING WORK.

16. 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.

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IRRIGATION SCHEDULE, NOTES & DETAILS

Taco Time

Azure Green Consulting Engineers
1115 E. Main Ave., Puyallup, WA

REVISION

No.	Date	By

Scale: NTS
Designer: SYF
Project Manager: KCL
Principal: KBR
Date: 7 July 2023
Phase: CITY SUBMITTAL #1
Project No: 20017
Sheet No. IR-2 of 2 Sheets

113

PLANT SCHEDULE:

Plant schedule should propose trees from VMS Chapter 12. Please remove tree types that are not listed and replace with allowed tree types. Please note that Type III perimeter landscaping require trees to be selected from VMS 12.10 Class IV - Large Street Trees.

[landscape plan, L-1]

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE	NATIVE	SPACING & CONDITION
TREES - DECIDUOUS					
	3	ACER CIRCINATUM / VINE MAPLE	1.5" CAL.	NATIVE	B&B, EVENLY BRANCHED
	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / SERVICEBERRY	1.5" CAL.	NATIVE	B&B, EVENLY BRANCHED
	5	CORNUS X 'RUTGAN' / STELLAR PINK DOGWOOD	2" CAL.		B&B, EVENLY BRANCHED
	7	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD GINKGO	2" CAL.		B&B, EVENLY BRANCHED
	10	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE BLACK TUPELO	2" CAL.		B&B, EVENLY BRANCHED
	2	STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	2" CAL.		B&B, EVENLY BRANCHED
TREES - EVERGREEN					
	12	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING ALASKA CEDAR	7'-8' HT.	NATIVE	B&B, NURSERY GROWN
	5	CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS	6'-7' HT.		B&B, NURSERY GROWN
5	5	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / UPRIGHT JUNIPER	4'-5' HT.		B&B, NURSERY GROWN
	3	PINUS CONTORTA / SHORE PINE	6'-7' HT.	NATIVE	B&B, NURSERY GROWN
SHRUBS					
	53	BERBERIS THUNBERGII 'ORANGE ROCKET' / ORANGE ROCKET BARBERRY	2 GAL. CONTAINER		FULL FOLIAGE, 24" O.C.
	6	BERBERIS THUNBERGII 'CHEERY BOMB' / CHERRY BOMB JAPANESE BARBERRY	2 GAL. CONTAINER		FULL FOLIAGE, 36" O.C.
	63	CHOISYA TERNATA 'SUNDACE' / SUNDANCE MEXICAN ORANGE	5 GAL. CONTAINER		FULL FOLIAGE, 36" O.C.
	37	CHOISYA TERNATA 'AZTEC PEARL' / AZTEC PEARL MEXICAN ORANGE	5 GAL. CONTAINER		FULL FOLIAGE, 36" O.C.
	62	CISTUS X HYBRIDUS / WHITE ROCKROSE	5 GAL. CONTAINER		FULL FOLIAGE, 42" O.C.
	9	CORYLUS CORNUTA CALIFORNICA / WESTERN HAZELNUT	2 GAL. CONTAINER	NATIVE	FULL FOLIAGE, 36" O.C.
	6	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE	5 GAL. CONTAINER		FULL FOLIAGE, AS SHOWN
	94	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	1 GAL. CONTAINER		FULL FOLIAGE, 24" O.C.
	123	LONICERA PILEATA / BOX-LEAF HONEYSUCKLE	3 GAL. CONTAINER		FULL FOLIAGE, 36" O.C.
	43	MAHONIA NERVOSA / LONGLEAF MAHONIA	2 GAL. CONTAINER	NATIVE	FULL FOLIAGE, 36" O.C.
	69	NANDINA DOMESTICA 'GULF STREAM' / DWARF HEAVENLY BAMBOO	3 GAL. CONTAINER		FULL FOLIAGE, 36" O.C.
	9	OSMANTHUS DELAVAYI / DELAVAY OSMANTHUS	5 GAL. CONTAINER		FULL FOLIAGE, 36" O.C.
	13	PHILADELPHUS LEWISII / MOCK ORANGE	2 GAL. CONTAINER	NATIVE	FULL FOLIAGE, 36" O.C.
	34	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL. CONTAINER	NATIVE	FULL FOLIAGE, 36" O.C.
	58	RIBES SANGUINEUM 'KING EDWARD VII' / RED FLOWERING CURRANT	2 GAL. CONTAINER	NATIVE	FULL FOLIAGE, 36" O.C.
	25	ROSA NUTKANA / NOOTKA ROSE	2 GAL. CONTAINER	NATIVE	FULL FOLIAGE, 36" O.C.
	79	ROSA RUGOSA 'PURPLE PAVEMENT / DWARF PURPLE PAVEMENT ROSE	3 GAL. CONTAINER		FULL FOLIAGE, 36" O.C.
	50	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	2 GAL. CONTAINER	NATIVE	FULL FOLIAGE, 36" O.C.
	39	VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET VIBURNUM	5 GAL. CONTAINER		FULL FOLIAGE, 36" O.C.
	12	YUCCA FILAMENTOSA 'COLORGUARD' / COLORGUARD YUCCA	5 GAL. CONTAINER		FULL FOLIAGE, 36" O.C.
GRASSES, PERENNIALS & GROUNDCOVERS					
	13	HAKONECHLOA MACRA 'AUREOLA' / GOLDEN JAPANESE FOREST GRASS	1 GAL. CONTAINER		18" O.C.
	54	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	1 GAL. CONTAINER		18" O.C.
	62	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL. CONTAINER		36" O.C.
	89	PENNISETUM ALOPECUROIDES 'HAMELN' / WHITE FOUNTAIN GRASS	1 GAL. CONTAINER		24" O.C.
	59	SEDUM 'AUTUMN JOY' / AUTUMN JOY SEDUM	1 GAL. CONTAINER		24" O.C.
	1,350	FRAGARIA CHILOENSIS / SAND STRAWBERRY	1 GAL. CONTAINER	NATIVE	24" O.C.
	4,465 SF	LAWN - SEED OR SOD	Seed or Sod per Owner's request		

Coniferous evergreen trees shall be a minimum of 5-6ft in height per VMS 7.2(f)

[landscape plan, L-1]

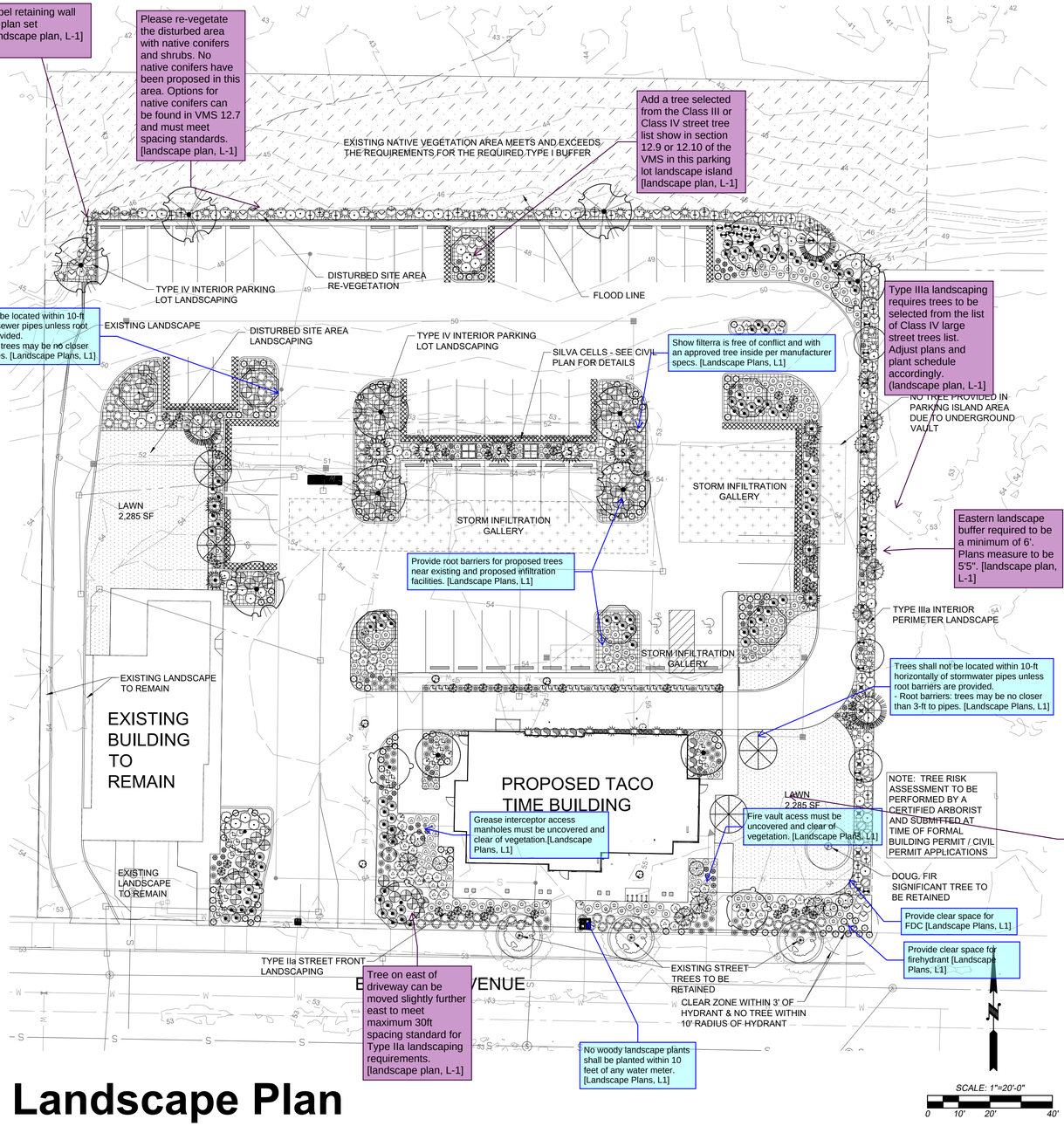
The landscape types (Type I, Type II, etc.) require specific on-center spacing to be met. Please meet on-center spacing standards. [landscape plan, L-1]

2,567 TOTAL PLANTS 1,604(62%) TOTAL NATIVE PLANTS

SITE AREA CALCULATIONS:

TOTAL LANDSCAPE AREA PROVIDED = 16,398 SF
TOTAL ESTIMATED TOPSOIL REQUIRED 406 CY
TOTAL ESTIMATED MULCH REQUIRED 145 CY

Verify that the total estimated topsoil required is for the 8-inch minimum soil standard for all landscaped areas. Your contractor will be required to submit delivery sheets and demonstrate compliance with top soil required and specified on plans at the time of final inspection. [landscape plan, L-1]



Landscape Plan

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Any required trees that are proposed too close to utility lines and are unable to be moved to meet the 10ft spacing requirement from utilities shall be moved to this lawn area if possible. Use root barriers per engineerings direction if necessary. [landscape plan, L-1]

REVISION

No.	Date	By

Scale: 1"= 20'0"
Designer: MFW
Project Manager: MFW
Principal: KBR
Date: 28 JULY 2023
Phase: CITY SUBMITTAL #1
Project No.: 20017
Sheet No.: L-1 of 2 Sheets
1:1

LANDSCAPE NOTES AND REQUIREMENTS:

GENERAL NOTES:

A. Plant material list submittal: within 30 calendar days after receipt of the notice to proceed, landscape contractor shall submit a complete list of materials proposed to be furnished and installed demonstrating conformance with the requirements specified. Include the name, addresses and telephone numbers of all plant material suppliers and growers.

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 American Standard for Nursery Stock (ANSI Z60.1).

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 inches 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 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible. The topsoil layer shall have an organic matter content of 5% dry weight for turf areas, and 10% dry weight for planting beds (typically around 20-25% compost for turf areas and 35-40% compost for planting areas). The soil portion must be 75-80% sandy loam for turf areas, and 60-65% sandy loam for planting areas. Soil pH should be 5.5-6.5 for turf areas, 5.5-7.0 for planting areas and 4.5-5.5 for areas planted with acid-tolerant or native plantings.

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 uncompated soil.
Planting Beds - Place and rototil 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 iches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompated soil. Do not scarify within drip lines of existing trees to be retained.

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 rotatil 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 inches 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 2 inch (2") 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.

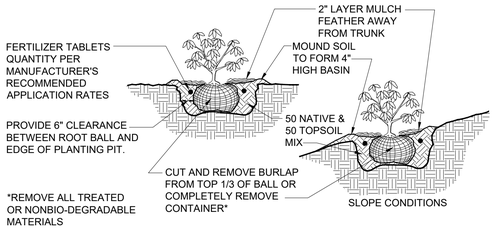
13. Inspection and acceptance: the owner will make an inspection for substantial completion of the work upon request by the contractor.

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.

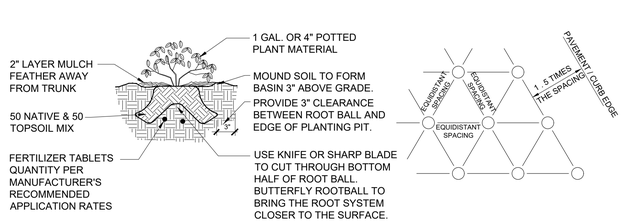
Warranty:

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.



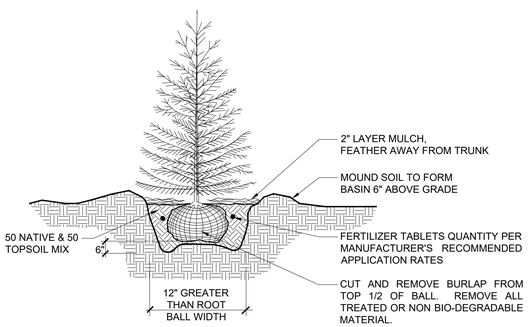
Shrub Planting Detail

(NOT TO SCALE)



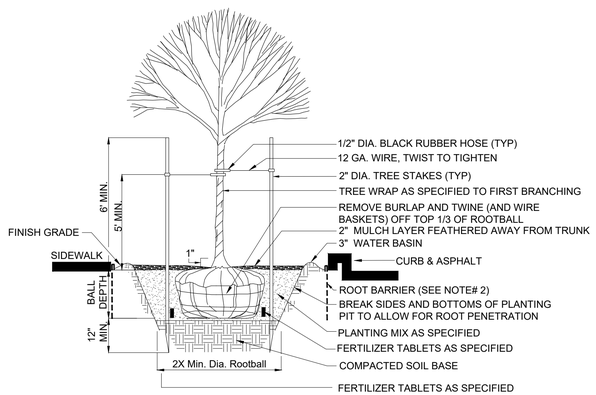
Groundcover Planting Detail

(NOT TO SCALE)



Conifer Tree Planting Detail

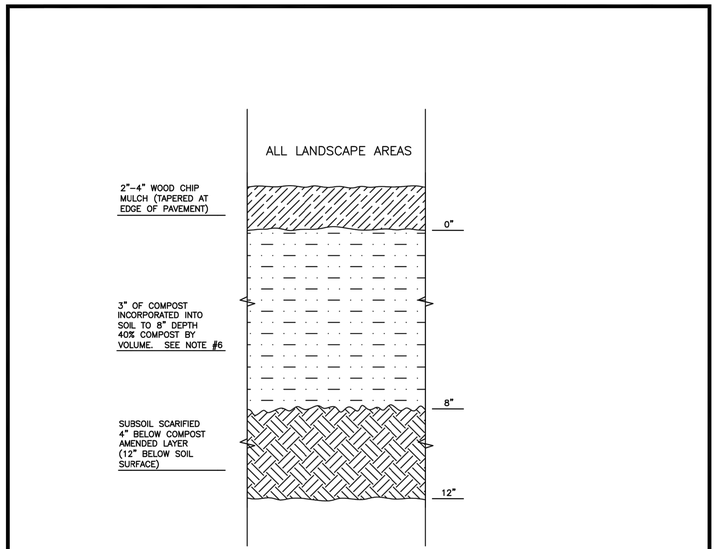
(NOT TO SCALE)



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 18 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)



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 (LOOSENED) 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	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LIAN	CHRIS BEALE	COLLEEN HARRIS	XXXX	
FILE NAME: F:\DWG\COMMON\STDS\CITYSTDS\STR\01.02.08		DATE APPROVED: 08/01/2015	DATE REVISED: XX/XX/XX	SCALE: 1:1

01.02.08a

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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Kathryn Bradley Rutchick
Certificate No. 676

LANDSCAPE PLAN

Taco Time

Azure Green Consulting Engineers
1115 E. Main Ave., Puyallup, WA

REVISION

No.	Date	By

Scale: 1"= 20'0"
Designer: MFW
Project Manager: MFW
Principal: KBR
Date: 28 JULY 2023
Phase: CITY SUBMITTAL #1
Project No: 20017

Sheet No. L-2 of 2 Sheets

1:1