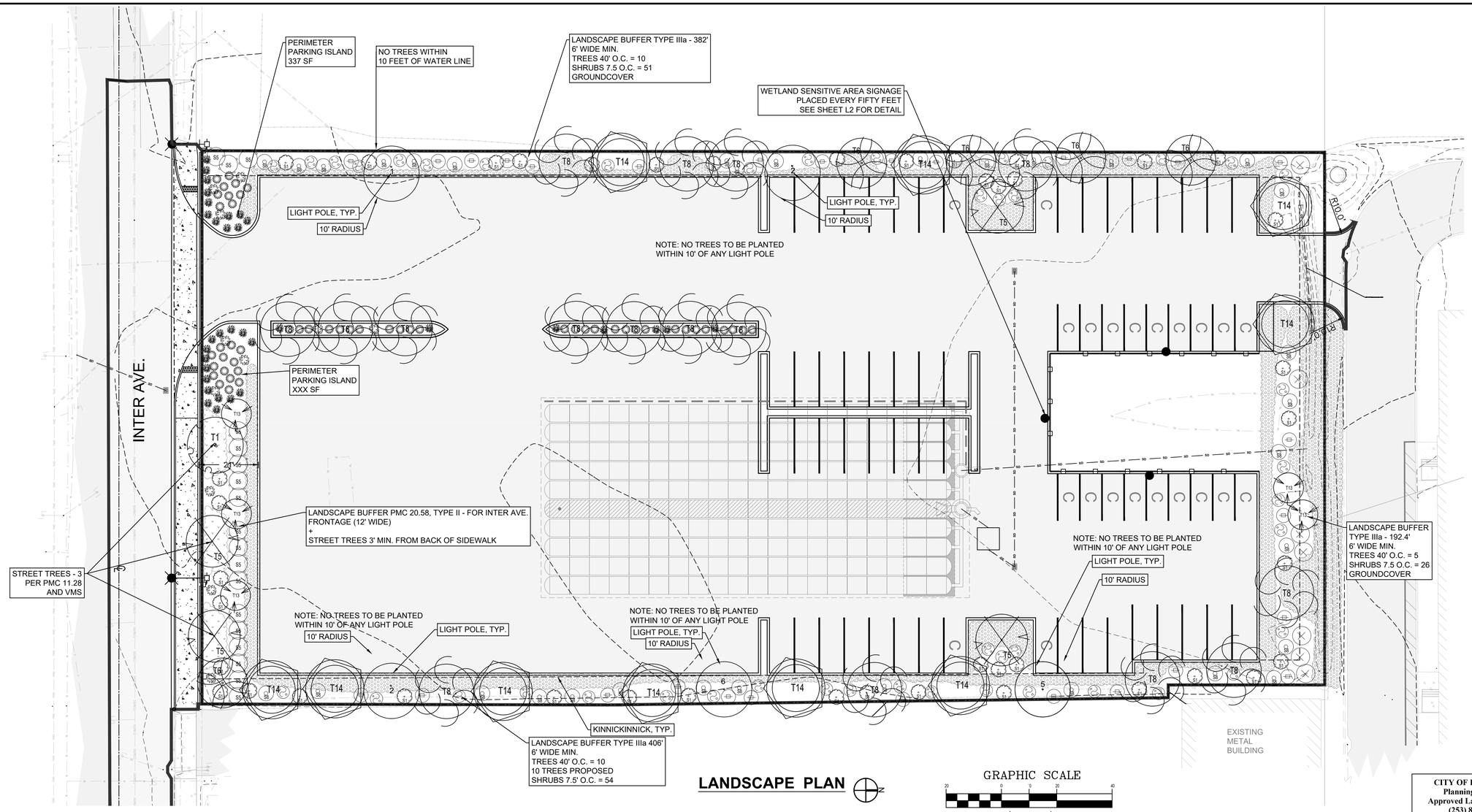

LANDSCAPE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PLANT LEGEND					
TREES					
SYMBOL	QTY		SIZE	NATIVE	COP TYPE
	1	Cercidiphyllum japonicum Katsura Tree	2" Cal. Min Well Formed		CLASS III
	4	Ulmus americana 'Princeton' Princeton Elm	2" Cal. Min. Well Formed		CLASS III
	5	Cornus kousa Flowering Dogwood	1" Cal. Min Well Formed		CLASS I
	16	Crataegus douglasii Washington Hawthorne	1" Cal. Min Well Formed	YES	
	5	Chamaecyparis obtusa Hinoki Cypress	5' Ht.		CLASS III
	10	Abies grandis Grand Fir	5' Ht.	YES	CLASS IV

33% TREES ARE NATIVE SPECIES

SHRUBS & GROUND COVERS					
SYMBOL	QTY	DESCRIPTION	SIZE	NATIVE	
	43	Mahonia aquifolium Tall Oregon Grape	2 Gal.	YES	
	34	Lavendula a. Hidecote Hidecote Lavendar	2 Gal.		
	11	Potentilla fruticosa 'Goldfinger' Bush Cinquefoil	2 Gal. Min.	YES	
	18	Myrica californica Pacific Wax Myrtle	5 Gal. Min.	YES	
	32	Philadelphius lewisii Mock Orange	2 Gal. Min.	YES	
	7	Corylus cornuta Hazlenut	2 Gal. Min.	YES	
	44	Symphoricarpos albus Snowberry	2 Gal. Min.	YES	

75% SHRUBS ARE NATIVE SPECIES

	28	Holodiscus discolor Oceansoray	1 Gal. Min.	YES	
	51	Pennisetum alopecuroides Hameln Hameln Dwarf Fountain Grass	1 Gal. Min.		
	1833	Arctostaphylos uva-ursi Kinnikinnick (6522 SF)	1 Gal. @24"O.C. Triangular Spacing	YES	

100% GROUNDCOVER ARE NATIVE SPECIES

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff: _____

Date: _____

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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 city standards may result in rejection of installation.

NOTES:

PLANT MATERIAL MAY BE SUBSTITUTED FOR SIMILAR NATIVE SPECIES THAT OFFER INTEREST THROUGHOUT THE YEAR PER V.M.S. A SUBSTITUTION LIST MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

ESTIMATED TOPSOIL: 10,500 sq.ft. 260 cu.yd

STORM WATER FACILITIES, INCLUDING BIORETENTION AREAS, SWALES, AND RAINGARDENTS, SHALL BE LANDSCAPED IN ACCORDANCE WITH SLD-02 CONTAINED IN THE VMS.

(1) Medium to Large street trees (40' or greater at maturity) shall be a minimum of 1 inch in caliper measured 4" inches above ground at time of installation;
(2) Street tree with a mature height less than 25 feet shall be a minimum of 6 feet tall and branched at time of installation.
(3) Trees with broken or inappropriately pruned tops, poor branching, injured trunks, or branch damage that cannot be corrected by minor pruning are not suitable as street trees will be rejected.
(4) Street trees proposed in sight distance areas are required to be larger cultivated nursery stock, with tall branching up the trunk from the nursery, or with branching pruned at the time of installation to limit conflicts and provide a clear zone below the tree canopy for the expected driver's eye height per MUTCD standards.

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Landscape Architecture
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PROJECT:
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2401 INTER AVE
PUYALLUP, WA 98372

2401 INTER, LLC
PO BOX 252
PUYALLUP, WA 98371

REVISIONS:

B. ADDED 1 STREET TREE ADDT'L PER AGENCY COMMENT
C. ADDED TREE CUT OUTS
D. REVISED PER CLIENT COMMENTS
E. REVISED TO NEW SITE LAYOUT
F. REVISED PER CITY COMMENTS
G. REVISED PER OWNER REQUEST

DRAWING ISSUED FOR:
CLIENT USE
DATE: FEBRUARY 21, 2025

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
NO. 692 • EXP. APRIL 2026

PROJECT NO.:	1969
FILE NAME:	1969LSG
X-REFS:	CIVIL
DRAWN BY:	KLO
CHECKED BY:	KLO
PLOT SCALE:	1:1
DRAWING SCALES:	1:20

DRAWING CONTENTS
LANDSCAPE PLANTING PLAN, &LEGEND

DRAWING NO.:
L1

1 OF 3

GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.

2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.

3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.

4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.

5. **Grade Preparation BASED ON VEGETATIVE MANAGEMENT STANDARDS REQUIREMENTS:**

   Soil Preparation. See full soils notes to meet City of Puyallup Code requirements sheet L3.

6. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.

7. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.

8. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.

9. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.

10. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.

11. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.

12. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.

13. When planting 'Balled and Burlapped' product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootbal into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.

14. Street trees shall have caliper size of at least 1" measure per American Association of Nurserymen Standards for Deciduous Trees Plant sizes: 5' Minimum height for Evergreen trees; 2 Gal. Min. for shrubs.

15. Street trees shall be high branching with canopy that starts at least 6' above finish grade.

16. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.

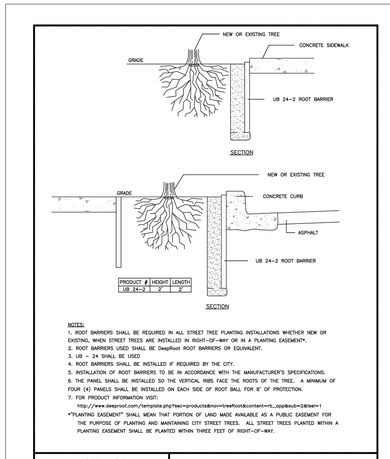
17 Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.

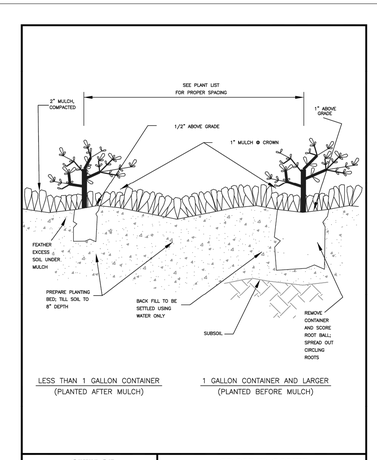
18 Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.

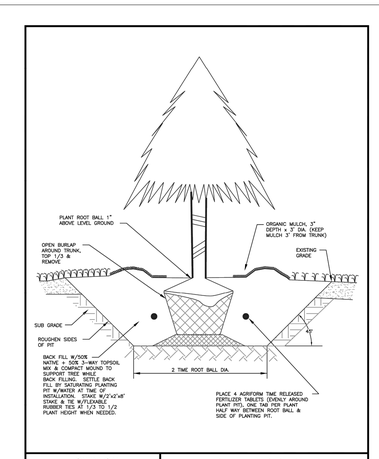
19 Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. A Permanent Irrigation system will be designed upon approval of preliminary landscape plan.

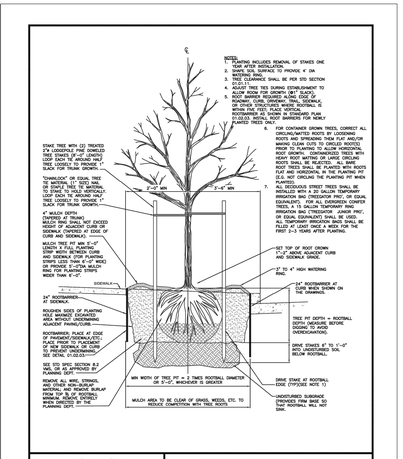
Street Tree Installation Standards Table – City of Puyallup

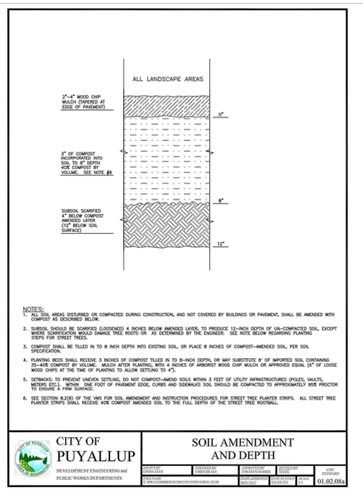
Criteria	Class I (Overhead Utility Street Trees)	Class II (Narrow Trees)	Class III (Medium Trees)	Class V (Large Trees)
Minimum planter strip width	4'	4'	5'	6'
On-center spacing standards	20 - 25 ft	20 - 25 ft	25 - 35 ft	30 - 40 ft
Plant under overhead utility lines?	Yes	No	No	No
Planting distance from buildings	7.5'	7.5'	10'	10'
Distance from utility and street light poles	10'	10'	10'	10'
Distance from fire hydrants	5'	5'	5'	5'
Distance from driveway (measured from the outer edge of driveway paving)	7.5'	7.5'	7.5'	7.5'
Distance from stop light signal poles	15'	15'	20'	25'
Distance from underground water, sanitary sewer or storm sewer lines	10'	10'	10'	10'
Distance from underground gas, power or other conduit	3'	3'	3'	5'
Minimum distance from intersection (as measured from the face of curb line corner at intersection)	30 ft	30 ft	30 ft	30 ft
Minimum distances from street signs (excluding parking signs)	30' from leading side, 10' from trailing side	30' from leading side, 10' from trailing side	30' from leading side, 10' from trailing side	30' from leading side, 10' from trailing side

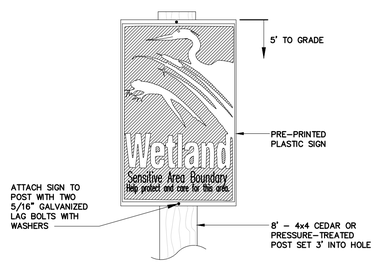












- THE WETLAND/STREAM SIGN SHALL BE POSTED AT THE BOUNDARY BETWEEN THE SENSITIVE AREA BUFFER, SETBACK AREA OR SETBACK TRACT AND THE BUILDING SETBACK AREA.
- ONE SIGN SHALL BE POSTED PER LOT FOR EVERY 25-FEET OF SENSITIVE AREA BUFFER AND SHALL BE STATIONED IN A PROMINENT LOCATION, I.E.: AT THE CLOSEST POINT TO THE PROPOSED DEVELOPMENT. SIGNS MAY ALSO BE ATTACHED TO FENCES.

WETLAND/STREAM SIGN INSTALLATION DETAIL

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff: _____

Date: _____

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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 city standards may result in rejection of installation.

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C. ADDED TREE CUT OUTS
D. REVISED PER CLIENT COMMENTS
E. REVISED TO NEW SITE LAYOUT
F. REVISED PER CITY COMMENTS
G. REVISED PER OWNER REQUEST

DRAWING ISSUED FOR:
CLIENT USE
DATE: FEBRUARY 21, 2025

STATE OF WASHINGTON
KATHERINE OWENS
NO. 669 • EXP. APR 2025
LICENSED LANDSCAPE ARCHITECT

PROJECT NO.:	1969
FILE NAME:	1969LSF
X-REFS:	CIVIL
DRAWN BY:	KLO
CHECKED BY:	KLO
PLOT SCALE:	1:1
DRAWING SCALES:	NO SCALE

DRAWING CONTENTS
LANDSCAPE NOTES & DETAILS

DRAWING NO.:
L2

2 OF 3

8.0 LANDSCAPE INSTALLATION STANDARDS:

8.1. General Installation Standards

A. All work shall be performed and completed in a professional manner. All public rights-of-ways shall be cleared of all mud and debris at the completion of every workday. All on-site storage and work areas shall be maintained in a safe and hazard free condition.

B. All final landscape plans shall indicate the method of planting and tree staking when applicable. Staking shall only be used where demonstrated to be necessary. Newly planted trees installed in very loose soil or extremely windy locations shall be staked for one full growing season to minimize tree movement. The tree shall be secured to the stakes with a loose attachment that will allow the tree to grow without injury. The stake will be placed in such a manner that there will be no limb or bark damage. The stake shall not penetrate the root ball and be place on the lee side of the prevailing winds. All stakes and attachment material will be removed by the contractor or property owner at the completion of the first full growing season.

C. In parking areas, trees and shrubs shall be planted at least two and one-half feet from the inside edge of the curb or wheel stop, where vehicles may overhang planted areas. Ground cover vegetation should be installed on a regular spaced grid pattern including the overhang area.

8.2 Soil Quantity and Quality Standards

Purpose and Definition

Naturally occurring (undisturbed) soil and vegetation provide important stormwater functions including water infiltration; nutrient, sediment, and pollutant adsorption; sediment and pollutant biofiltration; water interflow storage and transmission; and pollutant decomposition. These functions are largely lost when development strips away native soil and vegetation and replaces it with minimal topsoil and sod. Not only are these important stormwater functions lost, but such landscapes themselves become pollution- generating pervious surfaces due to increased use of pesticides, fertilizers and other landscaping and household/industrial chemicals, the concentration of pet wastes, and pollutants that accompany roadside litter. Establishing soil quality and depth regains greater stormwater functions in the post development landscape, provides increased treatment of pollutants and sediments that result from development and habitation, and minimizes the need for some landscaping chemicals, thus reducing pollution through prevention.

All soils in all landscape installations shall conform to the following soil depth and quality requirements. Please refer to appendix 20.9 for further installation guidance:

A. A minimum of eight (8) inches of topsoil, containing ten percent dry weight in planting beds, and 5% 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") 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.

B. For street trees in the right of way planter strip, the following standards shall apply in relation to soil depth, soil amendments and installation of new street trees. The following notes shall be shown on the face of the preliminary and final landscape plan sheets:

(1) **For new construction:** In areas where a new planter strip and street tree shall be established or reconstructed due to a street construction project, the planter strip area shall be excavated to a depth of 24" and backfilled following the standard above to achieve a topsoil mix with 40 percent compost by volume. The contractor or installer shall:

i. **Review the city standard planting detail** – All contractors/installers are required to following city standard #01.02.07 (street tree planting) and #01.02.03 (root barrier installation). The contractor/installer shall review the planting standard detail prior to installation to understand the city's requirements. Failure to follow the standard may result in rejection of the work by the inspector and/or Planning Department.

ii. **Schedule a field pre-construction meeting** - The contractor/installer shall contact the site inspector and Planning Department 48 hours in advance of the installation of street tree(s) for a field pre-construction meeting on-site to review the approved plan set and city standard details. If street trees are to be installed over a longer timeline (such as a residential plat where trees may be installed over a multi-month period), the contractor/installer shall hold one consolidated pre-con to review plans. All street trees shall be inspected after planting by the Planning Department.

iii. **Excavate all construction materials** - Excavate all construction materials, remnant soil, gravel, pit run, construction debris, etc. from the planter strip area to a depth of 24" prior to planting. Dispose this material as the placement of new compost amended topsoil is required.

iv. **Prepare the planting strip** - After excavating all materials from the planter strip, scarify and rip the sub-base with the teeth of a backhoe bucket (or other mechanical means or hand tools) to a depth of 6" with multiple passes, 90 degrees to each other. Prior to planting the tree, re-compact the tree base where the street tree will be planted to avoid settling of the root ball.
At this stage, if the tree is to be planted when the planter strip is backfilled with amended topsoil, the contractor/installer should measure the depth of the root ball to determine when to place the tree in the pit during the backfilling process. If the root ball or root mass (in the case of bare root trees) is less than 24", the street tree shall be planted in a manner in which the root flare is level with or at least 1" above grade at the time of finished planting. This may require the root ball be placed on a compacted sub-base of the compost amended topsoil as backfilling is occurring.

ii. **Prepare the planting strip** - After excavating all materials from the planter strip, scarfy and rip the sub-base (by mechanical means or hand tools) to a depth of 6" with multiple passes, 90 degrees to each other. Prior to planting the tree, re-compact the tree base where the street tree will be planted to avoid settling of the root ball.
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iii. **Install root barrier panels** - At this stage the contractor/installer shall place 24" deep root barrier panels (UB-24) along the edge of the sidewalk and curb line for a total of eight feet (8') of lineal protection along either side of the planting area. The panels shall be installed perpendicular to the edge of paved surface in accordance with the manufacturer's standards for a 'linear' application; the root barrier panels **shall not** be installed in the planting pit as a 'surround' application, unless specified on the final landscape plans. The top of the root barrier panel shall be installed such that ½" of the root barrier is above the finished grade.

iv. **Compost amended topsoil required –** The topsoil shall be amended on site during installation with compost to achieve a 40 percent by volume topsoil mix in the right-of-way planter strip. Imported topsoil may be used by the contractor/installer if data 'cut sheets' are available from the supplier certifying compost amendment equaling 40 percent by volume using one of the approved compost sources below. Compost shall only be sourced from:
- **Cascade Compost** (also known as PREP/LRI) (available through Pierce County Recycling, Composting & Disposal, 10308 Sales Road, Tacoma, Washington 98499, or retail/wholesale landscape material suppliers)
- **TAGRO Compost Mix** (available through City of Tacoma, 2201 E. Portland Avenue, Gate 6, Tacoma, WA, 98421, or retail/wholesale landscape material suppliers)
- **Cedar Grove Compost** (available through Cedar Grove Compost, 17825 Cedar Grove Road S.E., Maple Valley, 98038, or retail/wholesale landscape material suppliers)

v. **Install and amend topsoil** - To avoid stratified layers, first place seven inches (7") of approved topsoil in the prepared/scarified planting strip area and mechanically till in five inches (5") of approved compost; follow this procedure twice to achieve the total 24" topsoil depth. Finished grade of topsoil should be 1/2" below the edge of sidewalk to allow the root barrier panel to be properly installed above finished grade.

(1) Tree diameter (in inches) X 2, converted into feet = CRPZ diameter

(example: 20" tree X 2 = 40" CRPZ diameter)

(2) A tree's root system ranges well beyond the dripline. The (CRPZ) has been established above to set a practical limit beyond which any loss of roots would not have a significant impact on a tree's survival. Certain conditions may require larger critical root zones to expect tree survival. Staff may request a larger preserved area for species that are less resilient to the impacts of development, high value trees, heritage trees, rare trees, and trees in sensitive site conditions. This request could identify a critical root zone 1.25 to 1.5 times larger than the minimum standard.

(3) The following minimum design standards are established and shall be used to determine the extent of allowable impacts to the CRPZ of significant trees:

i. For significant trees, a minimum of 50 percent of the critical root zone must be preserved and protected area, with natural ground cover. For heritage trees, a minimum of 75 percent of the critical root zone must be preserved at natural grade with natural ground cover.

ii. No cut or fill greater than four (4) inches will be located closer to the tree trunk than ⅓ the CRPZ radius distance.

iii. No cut or fill within the distance from the tree which is three (3) times the trunk diameter (also can be determined by calculating the ¼ CRPZ). For example, no cut is allowed within 60-inches of a tree which has a 20-inch diameter trunk.

These criteria represent minimum standards for determining whether or not a tree may be retained. Greater impacts may be allowed, provided that all design alternatives have been proven unfeasible and that a pre-conditioning and after care mitigation program is established. Such pre and after care program shall follow the guidelines for pre-conditioning found in appendix 20.10 (pages 18-20) and at a minimum shall include:

i. Establishing and maintaining a 4-6" layer of hard wood chip mulch in the CRPZ

ii. Soil aeration using a high pressure air spade, pneumatic air tool or power auger to create a spoke patterned area around the base of the tree and throughout the CRPZ, back filled with compost to encourage root growth. See appendix 20.10, page 20, section 4 for specific standards.

iii. Temporary irrigation (soaker or drip irrigation) throughout the CRPZ during construction

(4) The CRPZ shall be shown on the final clearing (CFG and TESC) plan sheets (under the civil site development permit) and final landscape plan sheet. The CRPZ shall be protected using the city standard detail found in appendix 20.5. The case planner shall complete an inspection of the CRPZ prior to any work occurring on the development site. The CRPZ fencing and tree protection signage shall remain in place throughout all phases of construction. Other permit conditions, which shall be shown on the face of all CFG, TESC and final landscape plan sheets, include:

i. All trees shall be marked in the field. This may be done with a small aluminum tag, spray painted numbers using a stencil template, or other minimally invasive method that aids the site contractor and case planner in identifying each tree scheduled for retention.

ii. No work shall occur within the CRPZ, including, but not limited to, stockpiling materials or soil, parking equipment, placing solvents, or dumping any construction related debris, etc.

iii. Entry into the CRPZ or modification of the CRPZ area requires prior authorization from the city Planning Department.

iv. Roots cut shall be cut cleanly and immediately covered with wet burlap, wet wood chips/hog fuel, wet compost, etc. to prevent root desiccation.

v. Areas immediately adjoining the CRPZ that will remain a root zone area/landscaping area post-construction but impacts to that area of the root zone are needed for construction related activities shall be covered with 6-8 inches of coarse wood chip mulch/hog fuel and covered with plywood to protect the roots in that area.

B. **Significant Trees Established.** Significant trees are all healthy and growing trees greater than fifteen (15) inches diameter breast height (DBH – 4.5' above grade). Significant tree protections do not apply to native black cottonwood or red alder species (unless associated with a critical area, as protected by PMC 21.06). These trees may be adjusted up or down for individual trees or sites based on site location, tree location on site, percent of tree coverage, species, species mix, potential for windthrow and other factors consistent with this document. All significant trees shall be assessed by a certified arborist - with a certification in Tree Risk Assessment (TRAQ) - for suitability of retention. Perimeter trees in landscaping setback areas represent the highest likelihood for retention and shall receive special attention; trees in perimeter setback areas under 15" DBH may be assessed for retention. Planned and required open spaces should incorporate existing trees to the extent feasible during site planning and plan review.

Significant and heritage trees shall be retained when possible, excepting for the following circumstances:

(1) When a Tree Risk Assessment is completed and the tree(s) risk rating scores in a high-risk category based on the project arborist recommendation/assessment. The project arborist shall utilize ISA tree risk assessment forms for determining risk score and category. Trees assessed at a more moderate risk category may be included if the project arborist determines that retaining and monitoring the tree is not feasible and failure could occur, causing damage to life, negatively impacting high occupancy targets or unnecessarily damaging project improvements. The project arborist must demonstrate the likelihood of failure, consequences of the failure and likelihood of impacting targets near the tree(s) assessed justify the removal of the tree(s).

(2) When, in the opinion of a certified arborist, the tree(s) pose a threat or hazard to structures, sidewalks, streets, driveways, sewer, water or other utility lines, and no reasonable alternatives exist to re-locate such improvements, or where existing tree(s) are damaging infrastructure, sidewalks/paving or utilities.

(3) When no reasonable alternative exists to sitting the project without removing or seriously compromising the long-term health of the tree. Staff shall use flexibility during site plan review to enable the protection of such trees.

(4) When the preservation of the tree(s) will significantly block solar access All vegetation management criteria presented in PMC Title 21 and specifically Chapter 21.06 (Environmentally Critical Areas Management) shall be

followed. Maintaining trees and vegetation cover is critical for reducing potential erosion, soil and slope stability, habitat, and community aesthetics. Trees shall not be removed that will compromise soil stability, increase erosion potential, impact habitat functions or for establishing new scenic views that did not previously exist. With these constraints in mind, there are several alternatives to tree removal for solar access or view shed protection. The first option shall be to use one of several trimming practices including: windowing, interlimbing and skirting-up. These are explained in greater detail in Appendix 20.6. Only as a last resort, with staff approval of a certified arborist and/or qualified professional (e.g., biologist, geotechnical engineer, etc.) report, shall a minimum of clearly identified trees be removed to preserve view corridors or for establishing solar access. Mitigation for any trees removed for solar access or view protection shall be 2:1.

(5) When all appropriate measures are taken to safeguard the tree and its root system, but the tree(s) will not likely survive the impacts of construction, due to condition, age, disease potential, alteration of water regime, significant grade changes, changes in drainage patterns, significantly increased exposure, or its location within a preexisting natural grouping.

10.2 Existing Vegetation

A. Credit for retention: Where existing healthy plant material exists on a site prior to its development, property owners/developers shall retain the existing landscaping and native vegetation to the greatest extent possible. The Director may give credit toward required landscaping for incorporating existing plant material into the project design if it meets the intent of this document.

B. Buffers: If the proposed project is required to provide natural vegetative buffers for mitigation or environmentally critical areas that will be located on or adjacent to the project site, the Director may permit the use of existing vegetation to satisfy a portion or all of the required landscaping or buffer planting requirements. The Director may require additional landscaping or enhancement to satisfy the standards and intent of this policy, PMC Title 20 or Title 21.

11.0 MAINTENANCE STANDARDS:

11.1 General Maintenance

All projects with approved landscape plans shall maintain such landscape in a green and growing condition. Any plant material diseased, deformed, stolen, significantly injured or dead shall be replaced at the earliest appropriate time. Landscaped areas shall be kept free of weeds, inappropriate plant material, rubbish and trash. All approved landscapes will be assessed for compliance with the approved final landscape plan and these standards at time of application for final Certificate of Occupancy. The installed landscape shall be reviewed one full growing season after issuance of final Certificate of Occupancy and periodically thereafter. Any plant material or

maintenance deficiencies shall be identified for correction and the property owner or landscape warranty provider shall be notified as a courtesy. Lack of notification does not release the property owner or warranty provider of maintenance and/or replacement responsibility.

11.2 Buffers and Open Space

All areas preserved as natural plant communities or common areas including buffers, enhanced buffers, storm water retention and detention facilities and designated open space area shall be annually cleared by the property owner(s) or neighborhood associations of invasive and inappropriate plant material, noxious vegetation and all trash and other debris. All such areas shall be managed with staff approval in order to maintain and enhance their intended function and purpose. No plant material shall be cut, topped, severely pruned or removed from these areas without proper notification, approval and permits.

11.3 Cultivated Areas

The owner of land subject to this document shall be responsible for the maintenance of said landscaping in good condition so as to present a healthy, neat and orderly landscape area.

A. New Installations: The amount of maintenance required by newly planted vegetation is more intensive than that for established plantings. The establishment period is generally two full growing seasons after planting. Trees will need a thorough watering at least once a week during the first growing season and bi-monthly watering thereafter until fully established. Shrubs and ground covers will need more frequent watering due to the smaller root system. Additional watering may be required based on soil, solar exposure, environmental and seasonal climatic conditions. Fertilizing and pruning should be an annual occurrence, or as needed. The applicant shall demonstrate how establishment period supplemental watering, as well as long-term watering schedule, will be implemented on the final landscape plan.

B. Established Vegetation: All landscaping and screening areas shall be maintained in healthy, growing condition. Broken, dead, stolen, topped or dying trees, shrubs or other plants shall be replaced in a timely manner with similar type and size material consistent with the approved landscape plan. Planting areas shall be routinely maintained and be kept free of trash and weeds. If a tree, or trees, required by PMC 20.58 or this document are topped they shall be promptly replaced at the property owner's expense.

C. Pruning: All pruning should be accomplished equivalent to the most recent issue of "Standards of Pruning for Certified Arborists" as developed by the International Society of Arboriculture or its industry accepted equivalent (ANSI A300). Trees and shrubs shall be pruned only as necessary to promote correct branch architecture, as preventative maintenance, provide needed clearance, maintain tree health, minimize failure risk, or improve/maintain a scenic view. All pruning should have an objective before being undertaken. Unless special approval is provided (e.g., overhead utility line clearance where reduction cuts are not feasible), trees shall be allowed to attain their normal size and shall not be severely pruned or "topped" in order to be maintained at a reduced height or crown shape.

11.4 Street Tree Obstruction Clearance

The overreaching branches of trees adjacent to rights-of way shall have a maintained minimum clearance above the finished grade of public streets of fourteen (14') feet and a

B. **Replanting of removed street trees** – If a street tree is approved for removal, the planter strip in the direct proximity of the removal shall be evaluated for replacement of a new street tree. If the planter strip is 4' or wider, a street tree may be required to be replanted; if the tree(s) removed were part of an approved landscape plan under PMC 20.58 (landscaping) and/or Street Trees (PMC 11.28), street tree(s) shall be replanted. All new street trees shall conform to the "Street Tree Installation Standards Table" in section 12.4 of this document.

C. **Permitting Requirements –** The City's Development Services Director, or designee, shall review and approve all street tree maintenance, pruning, removal and planting requests in accordance with city standards.

(1) *Pruning and removal* –
A right-of-way street tree permit shall be obtained to:

i. ***Prune branches larger than 2" in diameter or to remove more than 10 percent of the branches in any tree during a one-year period*** (pruning of branches smaller than 2" in diameter that does not exceed 10 percent removal of tree's branches are exempt, unless they are within 15' of energized overhead power lines, in which case a permit is required).
All pruning cuts shall be undertaken to either establish good branch patterns/architecture or provide clearance over roadways, sidewalks and near buildings. Pruning for other purposes must be explicitly stated and approved.
Unless special approval is provided (e.g., overhead utility line clearance where reduction cuts are not feasible), trees shall be allowed to attain their normal size and shall not be severely pruned or "topped" in order to be maintained at a reduced height or crown shape. All street tree pruning shall conform to all accepted arboricultural standards (ANSI A300) and shall be performed and/or supervised by a certified arborist; tree topping is strictly prohibited.

ii. ***Remove a street tree over 6" in diameter*** (as measured at 4.5' above grade, or DBH – trees smaller than 6" in diameter are exempt from permits but may only be removed based on the above established "Street Tree Removal Criteria").

iii. ***Remove any street tree within 15' of an energized overhead power line.***

iv. ***Root prune or trench near any street tree where roots over 1" in diameter will be effected.***

(2) ***Planting*** – A street tree planting permit shall be required to plant a new street tree in the right-of way. The permit shall be free of charge. All applicants proposing to plant new street trees shall call 811 to locate all underground utilities in the proximity of the work area.

(3) ***Stump grinding*** - All street trees that are removed shall be completely removed and ground level ('stump grinding') at grade such that no tripping hazard is present upon completion of the work.

(4) ***Other standards*** – All areas of work shall be cleared of all limbs, twigs, stumps, logs, leaves, etc. at the time of completing approved or exempt tree pruning, removal, maintenance or planting work. Tree companies operating in the public right-of-way should preferably be accredited by the Tree Care Industry Association (TCIA); all companies working in the city right-of-way shall adhere to the safety standards of ANSI Z133.1.

12.0 STREET TREE SELECTION AND INSTALLATION STANDARDS:

12.1 Work Notification

When any substantial pruning or removal of any tree in excess of 6" DBH or any tree within 15' of an energized power line within City right-of-way is proposed, a Public Works Right-of-Way Construction Permit must first be obtained from the Public Works Department except as provided for in the PMC. All trees within 15' of energized power lines (located on private or public property) requires notification and coordination with the local utility provider (Puget Sound Energy) regarding the work being completed; no tree company or individual may prune or remove any portion of any tree within 15' (or distance as established by other applicable law or standard) of an energized power line. Nothing in this manual shall be construed to exempt any person, firm or corporation from the requirement of obtaining any additional permits or insurance as required by law.

12.2 Tree Installation Census

For new tree plantings in any street right-of-way or established street tree easement, a street tree installation census must be completed. If the street tree installation is part of an approved site plan development, the census shall be completed during the final plan approval process. No fee shall be charged for this census, and it may be obtained from the Development Services Permit Center.

12.3 Street Tree Material and Planting Standards

A. Street trees shall be provided as part of the development process as defined in the PMC 11.28 (see Appendix 20.1). Street trees are defined as trees with a mature height greater than 15 feet located within public rights-of-way or established easement along an existing or proposed street.

B. Selection of street tree species and planting location shall conform to PMC Chapter 11.28, this document and be coordinated with the Development Services Planning Division and Parks Maintenance Division.

C. Street trees shall be located in the public right-of-way or assigned easement and adhere to the design intent and objectives, spacing, location and requirements stated herein. The Planning Director and/or designee(s) shall review and approve any proposed species/cultivar substitution/deviation from the approved street tree species list below.

D. Street trees shall meet all general plant material requirement with the exception of size which shall be as described below at time of installation:

v. **Install root barrier panels** - At this stage the contractor/installer shall place 24" deep root barrier panels (UB-24) along the edge of the sidewalk and curb line for a total of eight feet (8') of lineal protection along either side of the planting area. The panels shall be installed perpendicular to the edge of paved surface in accordance with the manufacturer's standards for a 'linear' application; the root barrier panels **shall not** be installed in the planting pit as a 'surround' application, unless specified on the final landscape plans. The top of the root barrier panel shall be installed such that ½" of the root barrier is above the finished grade.

vi. **Compost amended topsoil required –** Topsoil source shall be reviewed and approved during the pre-construction meeting; all topsoil shall be a top quality sandy-loam mix, or equivalent as approved by the Planning Department. The topsoil shall be amended on site during installation with compost to achieve a 40 percent by volume topsoil mix in the right-of-way planter strip. Imported topsoil may be used by the contractor if data 'cut sheets' are available from the supplier certifying compost amendment equaling 40 percent by volume using one of the approved compost sources below. Compost shall only be sourced from:
- **Cascade Compost** (also known as PREP/LRI) (available through Pierce County Recycling, Composting & Disposal, 10308 Sales Road, Tacoma, Washington 98499, or retail/wholesale landscape material suppliers)
- **TAGRO Compost Mix** (available through City of Tacoma, 2201 E. Portland Avenue, Gate 6, Tacoma, WA, 98421, or retail/wholesale landscape material suppliers)
- **Cedar Grove Compost** (available through Cedar Grove Compost, 17825 Cedar Grove Road S.E., Maple Valley, 98038, or retail/wholesale landscape material suppliers)

vii. **Install and amend topsoil** - To avoid stratified layers, first place seven inches (7") of approved topsoil in the prepared/scarified planting strip area and mechanically till in five inches (5") of approved compost; follow this procedure twice to achieve the total 24" topsoil depth. Finished grade of topsoil should be 1/2" below the edge of sidewalk to allow the root barrier panel to be properly installed above finished grade.

viii. **Install tree stakes and finish mulch** - Placement of four inches (4") of wood chip mulch, water basin rings, tree staking, and temporary irrigation bags (where required) shall follow city standard #01.02.07.

(1) **For street trees to be planted in existing right-of-way planter strips:** In a planter strip which already exists, and a new street tree shall be installed, the following procedures shall be followed to achieve a topsoil mix with 40 percent compost by volume:

i. **Excavate soil** - Excavate existing soil to a depth of 24" (or equal to the root ball depth, whichever is greater) and width of 8' (or three times (3X) wider than the root ball or root mass, whichever is greater). Stockpile excavated soil on a tarp away from the street and storm water catch basins.

pneumatic air tools to remove soil around existing root system is preferred. As last resort, if roots are to be cut, they should be cut cleanly. All exposed/cut roots shall be immediately covered with wet burlap, wet hog fuel/wood chips/sawdust or damp soil or compost to prevent desiccation. No ripping or tearing of the root structure shall be allowed. At no time shall the amount of root disturbance pose a danger to the general health or stability of the tree.

9.3 Violation - Penalty for Damage

Penalties for damage to vegetation covered by this document shall follow the appropriate PMC Section(s) including 11.28 or 20.95.

10.0 EXISTING AND NATIVE VEGETATION:

10.1 Existing Trees

To maintain and improve the environmental quality, comply with the intent of the Comprehensive Plan and to integrate the project with the existing vegetation, the following classes of trees shall be deemed worthy of retention per the standards of this section: significant trees and heritage trees. Significant trees (as defined below) on a single family or other residential property containing four (4) dwelling units or less are not regulated under the following standards, unless that tree is located in a critical area (as designated under PMC 21.06) or is a tree designated under the city's Heritage Tree Program (PMC 20.58.025).

See appendix 20.5 and 20.10 for further details regarding tree retention and protection during construction. Critical Root Zone areas shall be established using the following standards:

A. **Critical Root Protection Zones for Significant Trees.** In establishing the extent of the Critical Root Protection Zone (CRPZ) for individual significant trees, groupings of significant trees, a stand of significant trees, or a heritage tree the following formula shall be used:

minimum seven (7') feet of clearance above finished grade of the sidewalk abutting the planting area. Every owner of any tree or shrub overhanging any street right-of-way shall prune the branches to provide safe use of the street and sidewalk and provide unobstructed views through street intersection sight triangles (see Appendix 20.7). Unless otherwise provided, obstruction clearance pruning for street trees located in the public right-of-way shall be the responsibility of the abutting property owner, with proper permitting.

11.5 Street Tree and Vegetation Maintenance

A. **Responsible parties** - The City of Puyallup shall maintain all trees paid for and/or planted by the City of Puyallup directly. The City shall maintain a list and supporting map(s) showing the location of these trees. Maintenance of street trees which were not planted by the City of Puyallup which are located in the public right-of-way, a street tree easement or on private property (when the tree was planted on private property to meet the requirements of 11.28.030) shall be the responsibility of the abutting property owner to water, prune and otherwise maintain and/or remove, with proper permitting as outlined herein. Any street tree (in any location) may only be removed under the following scenarios:

"Street Tree Removal Criteria"

(1) The tree has been determined to be a hazard tree, as determined by a certified arborist with city approval, posing an immediate public safety hazard (that cannot be corrected or mitigated unless the tree is removed); OR,

(2) The tree is in such a condition of poor health, or the tree is dead, such that removal is justified; OR,

(3) It cannot be successfully retained, due to public or private construction or other development conflicts, whereby impacts cannot be mitigated or avoided and the tree is unlikely to survive construction impacts; OR,

(4) The tree is damaging infrastructure improvements, such as sidewalks, walkways, paving or utilities or other improvements in ways that warrant removal of the tree(s). Considerations such as cutting, grinding or selective removal of tree roots, modifications to infrastructure to retain the tree(s) involved and/or the application of other methods in repairing or replacing infrastructure that would allow retention of the tree shall be considered.

If a certified arborist for the City of Puyallup determines a privately maintained street tree in the city right-of-way is a hazard to the public right of way and risk associated with the tree cannot be mitigated unless the tree is removed, pruned or otherwise maintained, the city shall notify the property owner of the need to remove and/or maintain the tree at the property owner's expense. If the property owner fails to act within a defined timeframe – as determined by a certified arborist for the City of Puyallup based on the condition of the tree and the overall risk to public safety – the city shall remove, prune or otherwise maintain the tree. The billing for that work may be provided to the abutting property owner.

(1) Medium to Large street trees (40' or greater at maturity) shall be a minimum of 1 inch in caliper measured 4" inches above ground at time of installation;

(2) Street tree with a mature height less than 25 feet shall be a minimum of 6 feet tall and branched at time of installation.

(3) Trees with broken or inappropriately pruned tops, poor branching, injured trunks, or branch damage that cannot be corrected by minor pruning are not suitable as street trees will be rejected.

(4) Street trees proposed in sight distance areas are required to be larger cultivated nursery stock, with tall branching up the trunk from the nursery, or with branching pruned at the time of installation to limit conflicts and provide a clear zone below the tree canopy for the expected driver's eye height per MUTCD standards.

12.4 Street Tree Location and Spacing

The following standards have been established to reduce potential conflicts between trees and streets, sidewalks, all underground and above ground utilities, pedestrian and vehicular safety, while pursuing the goals set by the Comprehensive Plan of attractive urban spaces with tree lined streets and neighborhoods.

These standards, as established below are based on the potential mature size and horticultural needs of the tree in relation to generalized site conditions. Specific sites will dictate the preferred tree and spacing, consult with city staff or for more information.

The preference for street tree location is in areas where suitable soil volumes exist to grow large, functional street trees. In no event shall a new street tree be planted in the right-of-way tree lawn if the width of such tree lawn area is narrower than 4'. New development shall dedicate suitable right-of-way for street trees if none exist. If existing area exists to plant street trees but the location underground utilities or inadequate planting space would prevent street trees from being placed in the right-of-way, the street trees may be placed on private property with a street tree easement, if required. Street trees on private property may serve a dual use as both street trees and as landscaping required by section 13.0 of this document.

Root barriers, in accordance with city standards, are required for all street trees in planter strips less than 8' in width; a minimum of 8' of linear protection along the edge of the sidewalk adjacent to the street tree shall be provided, using a minimum 24" deep root barrier panels. See city standards #01.02.07 and #01.02.03 for further details.

The anticipated size of the tree will dictate the planting location; street tree design shall focus primarily upon planting trees in locations that will protect other right-of-way infrastructure while providing large, functional canopy area, where appropriate. All tree selection shall follow the concept of 'right-tree, right-place'; the largest tree should be used for the rooting and overhead space available to improve overall canopy coverage throughout the city.

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff: _____

Date: _____

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING MANAGER, DESIGNEE, 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 city standards may result in rejection of installation.

Nature By Design
Landscape Architecture
1320 Alameda Avenue, Suite B, Fircrest, WA 98466
www.naturebydesigninc.com
253.460.6067

PROJECT:
E.J. POULTRY INC.
2401 INTER AVE
PUYALLUP, WA 98372

2401 INTER, LLC
PO BOX 252
PUYALLUP, WA 98371

REVISIONS:

B. ADDED 1 STREET TREE ADDT'L PER AGENCY COMMENT
C. ADDED TREE CUT OUTS
D. REVISED PER CLIENT COMMENTS
E. REVISED TO NEW SITE LAYOUT
F. REVISED PER CITY COMMENTS
G. REVISED PER OWNER REQUEST

DRAWING ISSUED FOR:
CLIENT USE

DATE: FEBRUARY 21, 2025

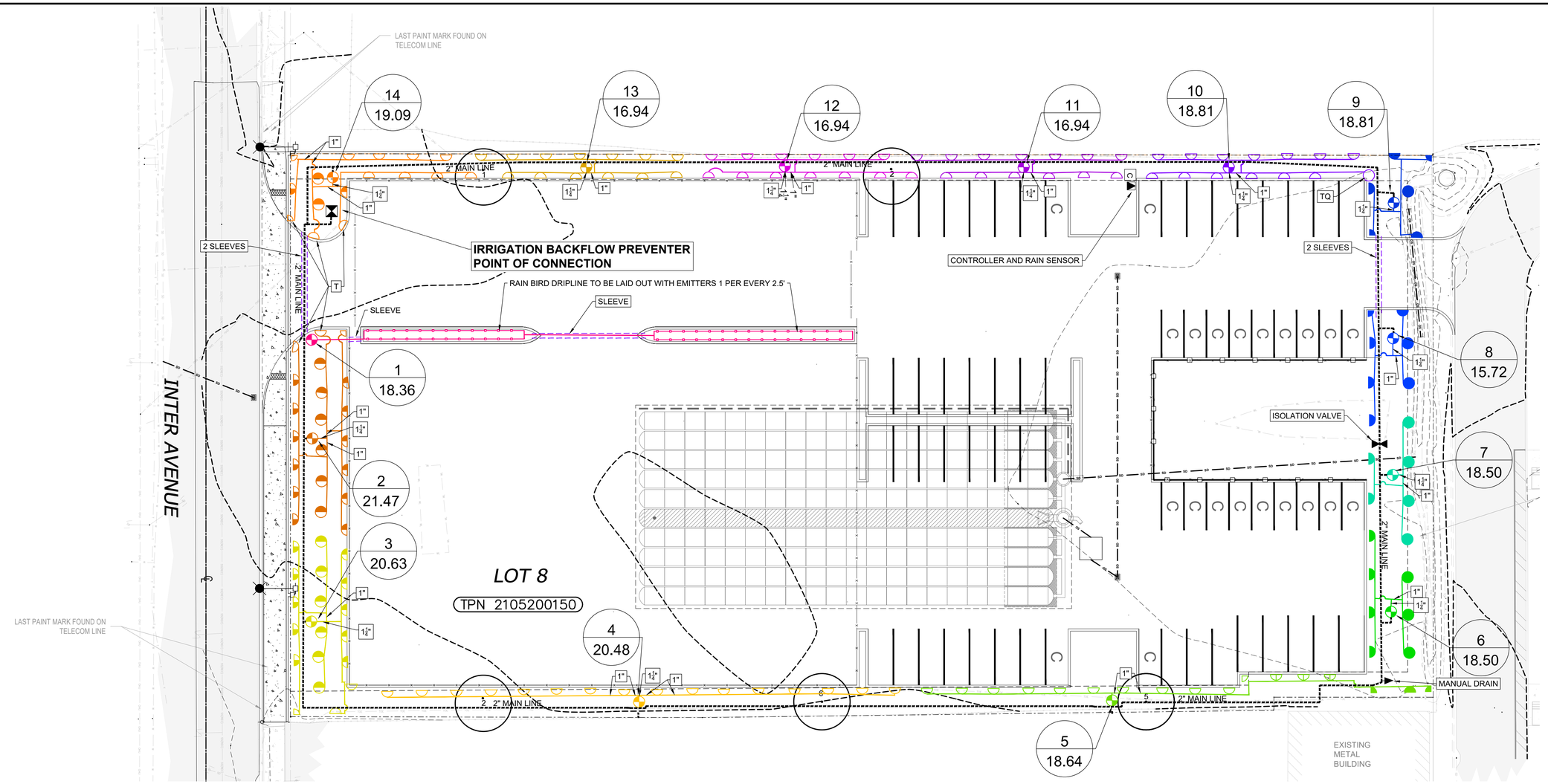
STATE OF WASHINGTON
KARI GIBLINE OWEN
NO. 892 • EXP. APR 6, 2026
LICENSED LANDSCAPE ARCHITECT

PROJECT NO.:	1969
FILE NAME:	1969LSF
X-REFS:	CIVIL
DRAWN BY:	KLO
CHECKED BY:	KLO
PLOT SCALE:	1:1
DRAWING SCALES:	NO SCALE

DRAWING CONTENTS
LANDSCAPE NOTES & DETAILS

DRAWING NO.:
L3

3 OF 3



IRRIGATION PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

EQUIPMENT LEGEND					
CATALOG NUMBER	SYMBOL	DESCRIPTION	PSI	RADIUS	GPM
1806 PRS SAM 15 MPR		RAIN BIRD POP UP SPRAYHEAD SPRINKLER	30	15'	3.7/1.85/0.92
1806 PRS SAM 12 MPR		RAIN BIRD POP UP SPRAYHEAD SPRINKLER	30	12'	2.6/1.3/0.65
1806 PRS SAM 10 MPR		RAIN BIRD POP UP SPRAYHEAD SPRINKLER	30	10'	1.58/0.79 /0.39
1806 PRS SAM 8 MPR		RAIN BIRD POP UP SPRAYHEAD SPRINKLER	30	8'	1.05/0.52 /0.26
SQ H NOZZLE EMITTERS		RAIN BIRD DRIP LINE EMITTERS	30	2.5 O.C.	0.1800
200BG 150 HAM		HAMMOND BRASS GATE VALVE WITH WHEEL HANDLE			
150BB VTF HAM		HAMMOND BRASS FULL PORT BALL VALVE			
850 1.50"		FEBCO DOUBLE CHECK ASSEMBLY			
44NP 1.00"		RAIN BIRD QUICK COUPLING VALVE WITH MATCHING KEY			

75SV RS		LAWN LIFE MANUAL DRAIN VALVE	
ST 18 TS	C	SUPERIOR STERLING CONTROLLER	
450 1.00"		SUPERIOR AUTO CONTROL VALVE	
MINI CLICK		HUNTER AUTO RAIN SENSOR	
226BCDB 17"X30"X18"	NONE	NDS BACKFLOW BOX WITH BOLT DOWN LID	
214BC 14"X19"X12"	NONE	NDS CONTROL VALVE BOX WITH LID	
212BC 9"X10"	NONE	NDS ISOLATION & MANUAL DRAIN VALVE BOX WITH LID	
SCH 40		SOLVENT WELD PVC MAIN LINE, SIZE AS SHOWN	
CL 200		SOLVENT WELD PVC LATERALS, SIZE AS SHOWN	
SCH 40		SOLVENT WELD PVC SLEEVING, SIZE AS SHOWN	
14 1 UF	NONE	DIRECT BURY CONTROL WIRE, USE WHITE AS COMMON, RED FOR SIGNAL, AND YELLOW FOR SPARES.	

VALVE SCHEDULE		
NO.	GPM	TYPE SPRINKLER
1	18.36	RAIN BIRD DRIPLINE
2	21.47	POP-UP SPRAY HEAD
3	20.63	POP-UP SPRAY HEAD
4	20.48	POP-UP SPRAY HEAD
5	18.64	POP-UP SPRAY HEAD
6	18.50	POP-UP SPRAY HEAD
7	18.50	POP-UP SPRAY HEAD
8	15.72	POP-UP SPRAY HEAD
9	18.81	POP-UP SPRAY HEAD
10	18.81	POP-UP SPRAY HEAD
11	16.94	POP-UP SPRAY HEAD
12	16.94	POP-UP SPRAY HEAD
13	16.94	POP-UP SPRAY HEAD
14	19.09	POP-UP SPRAY HEAD

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DRAWING ISSUED FOR:
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USE
DATE: FEBRUARY 21, 2025

STATE OF WASHINGTON
KATHERINE OWEN
NO. 692 - EXP. APRIL 30th
LICENSED LANDSCAPE ARCHITECT

PROJECT NO.:	1969
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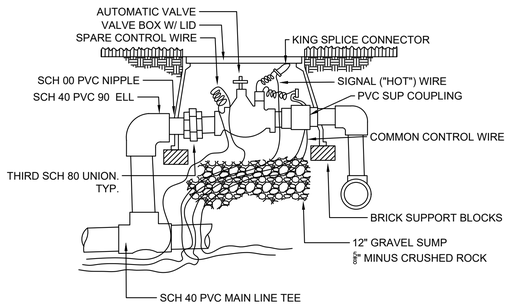
PLOT SCALE:	1:1
DRAWING SCALES:	1:20

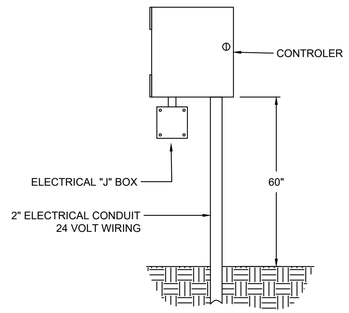
DRAWING CONTENTS
IRRIGATION
PLAN,
&LEGEND

DRAWING NO.:
IR1

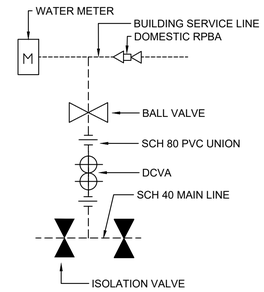
1 OF 2



A AUTO CONTROL VALVE
N.T.S.



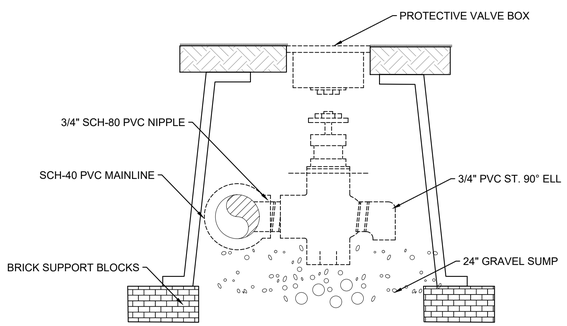
B A CONTROLLER
N.T.S.



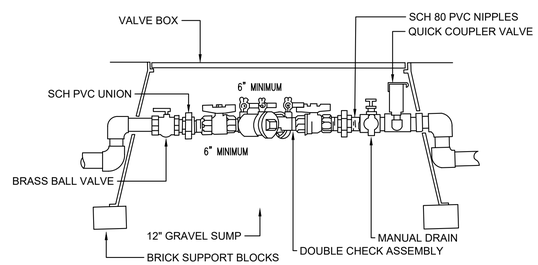
C POINT OF CONNECTION
N.T.S.

PROJECT NOTES

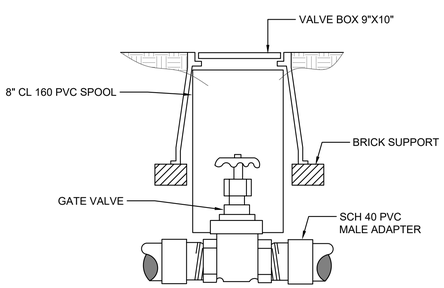
1. Irrigation engineering design is based on a 1.00" domestic water meter with 50.0 lbs. static water pressure. The installer to verify prior to installation.
2. Install all equipment as per State and the City of Puyallup water department codes and specifications.
3. Provdie a minimum of 18" of cover for the sleeving, main line and control wiring. Provide a minimum of 12" of cover for all lateral piping.
4. Prior to backfill, pressure test the main line at 80.0 lbs for one hour with 0 loss. The completed test form is to be turned into the Landscape Architect.
5. Backfill materials shall be clean, rock free native soil or clean sand. Compact all trenches to a minimum density.
6. After the backflow preventer is installed, it shall be tested and certified by a State licensed BAT. The test form is to be turned into the City of Puyallup Water Department.
7. From each controller install two spare yellow wires to each control valve No. 4 & 5. wire from controller South to No. 4 and North to valve No. 5. Note all control valve boxes are to have the spare yellow wires visible inside.
8. Do not splice the red signal wire between the controller and the valve. Splices shall be within the valve boxes and only using 3M-DBY splice kits.
9. All control valves are to be marked using plastic valve tags. Number the valves per the plan.
10. Adjust the radius and arc on all sprinklers to conform to the landscape areas to limit overspray on to the hard surfaces.
11. The installer shall provide an exact as-built drawing of the installed system.
12. As part of the contract the installer shall perform one (1) each system Winterization and Spring Start-up. The Spring Start-up shall include a complete review of the system to ensure that it is operating correctly. Adjust and repair as required.



D MANUAL ASSEMBLY DRAIN
N.T.S.

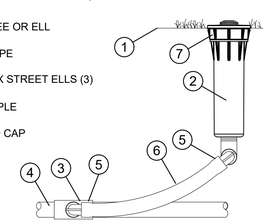


E BACKFLOW PREVENTER
N.T.S.



F ISOLATION VALVE
N.T.S.

1. FINISH GRADE
2. MP ROTATOR BODY 4" LAWN, 6" - 18" SHRUBS
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. 1/2" MARLEX STREET ELLS (3)
6. SCH 80 NIPPLE
7. RECLAIMED CAP



G MP ROTATOR SPRINKLER
N.T.S.

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff: _____

Date: _____

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING MANAGER, DESIGNEE, 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 city standards may result in rejection of installation.

Nature By Design
Landscape Architecture
1320 Alameda Avenue, Suite B, Fircrest, WA 98466
www.naturebydesigninc.com
253.460.6067

PROJECT:
E.J. POULTRY INC.
2401 INTER AVE
PUYALLUP, WA 98372

2401 INTER, LLC
PO BOX 252
PUYALLUP, WA 98371

REVISIONS:

B. ADDED 1 STREET TREE ADDT'L PER AGENCY COMMENT
C. ADDED TREE CUT OUTS
D. REVISED PER CLIENT COMMENTS
E. REVISED TO NEW SITE LAYOUT
F. REVISED PER CITY COMMENTS
G. REVISED PER OWNER REQUEST

DRAWING ISSUED FOR:
CLIENT USE

DATE: FEBRUARY 21, 2025

PROJECT NO.:	1969
FILE NAME:	1969LSF
X-REFS:	CIVIL
DRAWN BY:	KLO
CHECKED BY:	KLO
PLOT SCALE:	1:1
DRAWING SCALES:	1:20

DRAWING CONTENTS
IRRIGATION DETAILS & NOTES

DRAWING NO.:
IR2