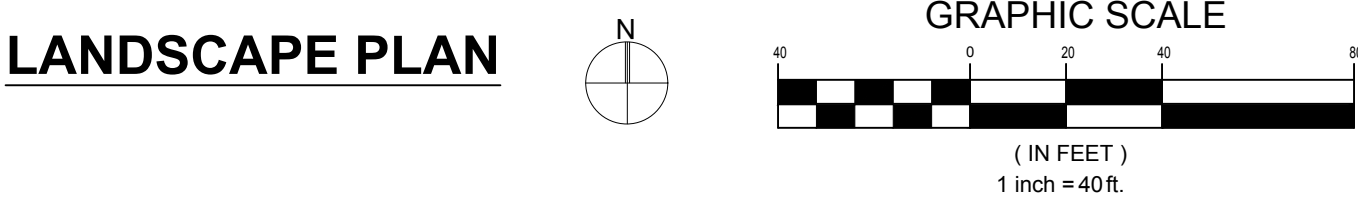


PLANT & FURNISHING SCHEDULE				
TREES	BOTANICAL / COMMON NAME	SIZE	QTY	NATIVE
	Acer circinatum Vine Maple or similar native	1" Cal. Min. Well Formed	79	NATIVE
	Acer palmatum 'Bloodgood' Bloodgood Japanese Maple or similar Japanese Maple	1" Cal. Min. Well Formed	31	
	Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Maple or similar	1" Cal. Min. Well Formed	13	
	Cercidiphyllum japonicum 'Red Fox' Red Fox Katsura Tree or similar	1" Cal. Min. Well Formed	14	
	Laegerstromia indica 'Tuscorora' Tuscan (Red) Crape Myrtle	1" Cal. Min. Well Formed	17	
	Chamaecyparis nootkatensis 'Pendula' Weeping Nootka Cypress or similar weeping conifer	6" Ht. Min. Full/ Compact	90	
	Chamaecyparis obtusa Hinoki False Cypress or similar	6" Ht. Min. Full/ Compact	5	
	Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree or similar canopy tree	1.5" Cal.	21	
	Oxydendrum arboreum Sourwood Tree or similar	1.5" Cal. Min. Well Formed	10	
	Picea glauca 'Pendula' Weeping White Spruce or similar weeping, columnar conifer	6" Ht. Min. Full/ Compact	19	

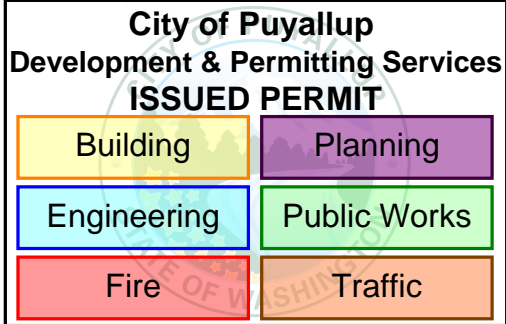
NOTE:
1. TREES LOCATED WITHIN LAWN AREAS SHALL HAVE A 3 FOOT DIAMETER MULCH RING - 3" DEPTH
2. ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

SITE FURNISHINGS			
SYMBOL	DESCRIPTION	SIZE	QTY
	Park Bench - commercial grade Pacific Outdoor, SE-5130, Powder Coat-Black, HDPE Poly- in ground surface mount.	6' long	10
	Mini Dog Waste Station (no can) Depot-007-GRN - dogwastepot.com		4
	Loop Bicycle Rack		11

SHRUBS				
SYM	QTY	DESCRIPTION	SIZE	NATIVE
	6	Fatsia japonica Fatsia	5 Gal. Min.	
	4	Miscanthus sinensis 'Yaku Jima' Yaku Jima Dwarf Maiden Grass	2 Gal. Min.	
	189	Choisya terata or Viburnum Davidii Mexican Orange or David's Viburnum	5 Gal. Min.	
	258	Pinus mugo var. pumilio Dwarf Mugo Pine	3 Gal. Min.	
	152	Sarcococca confusa Christmas Box	3 Gal. Min.	
	98	Blechnum spicant Deer Fern	2 Gal. Min.	NATIVE
	174	Polystichum munitum Sword Fern	2 Gal. Min.	NATIVE
	240	Nandina domestica 'Gulf stream' Gulf Stream Heavenly Bamboo	3 Gal. Min.	
	389	Mahonia repens Creeping Oregon Grape	2 Gal. Min.	NATIVE
	134	Carex everillo or sim evergreen sedge Evergold Sedge Grass	2 Gal. Min.	
	86	Potentilla fruticosa 'Goldfinger' Goldfinger Cinquefoil	3 Gal. Min.	NATIVE
	84	Ribes sanguineum Red Flowering Currant	5 Gal. Min.	NATIVE
	4	Vaccinium ovatum Evergreen Huckleberry	5 Gal. Min.	NATIVE
	12	Holodiscus discolor Oceanspray	2 Gal. Min.	NATIVE
	29	Mahonia aquifolium Tall Oregon Grape	2 Gal. Min.	NATIVE
	10	Corylus cornuta Hazlenut	2 Gal. Min.	NATIVE
	3759	Cornus canadensis Bunchberry - CONTRACTOR TO VERIFY QTY (13,021 SF)	1 Gal. Min. @ 24" OC TRIANGULAR SPACING	NATIVE
	12604	Arctostaphylos uva-ursi Kinnikinnick - CONTRACTOR TO VERIFY QTY (43,659 sf)	1 Gal. Min. @ 30" OC TRIANGULAR SPACING	NATIVE



TOPSOIL
8 INCHES OF TOPSOIL SHALL BE PLACED IN ALL LANDSCAPE AREAS PER NOTES ON SHEET L3.
ESTIMATED TOPSOIL:
101,886 SF X .666 (8") = 67,924
67,924 / 27 = 2,516 CY TOPSOIL



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

Staff: RNBrown
Date: 04/04/2025

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, 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 the city standards may result in rejection of installation.



BRADLEY HEIGHTS APARTMENTS
202 27TH AVE NE
PUYALLUP, WA
PAUL GREEN

PROJECT

REVISIONS:

E. REVISED PER CITY COMMENTS
F. REVISED SITE LAYOUT
G. ADDED SIGHT DISTANCE RECTANGLE
H. IRRIGATION PLAN AND SHRUBS ADDED
I. CD SET
M. REVISED TO NEW SITE BASE 08/15/2024
N. REVISED TO NEW SITE BASE 11/7/2024
& PER AGENCY COMMENTS

DRAWING ISSUED FOR:
AGENCY
REVIEW

DATE: FEBRUARY 21, 2025



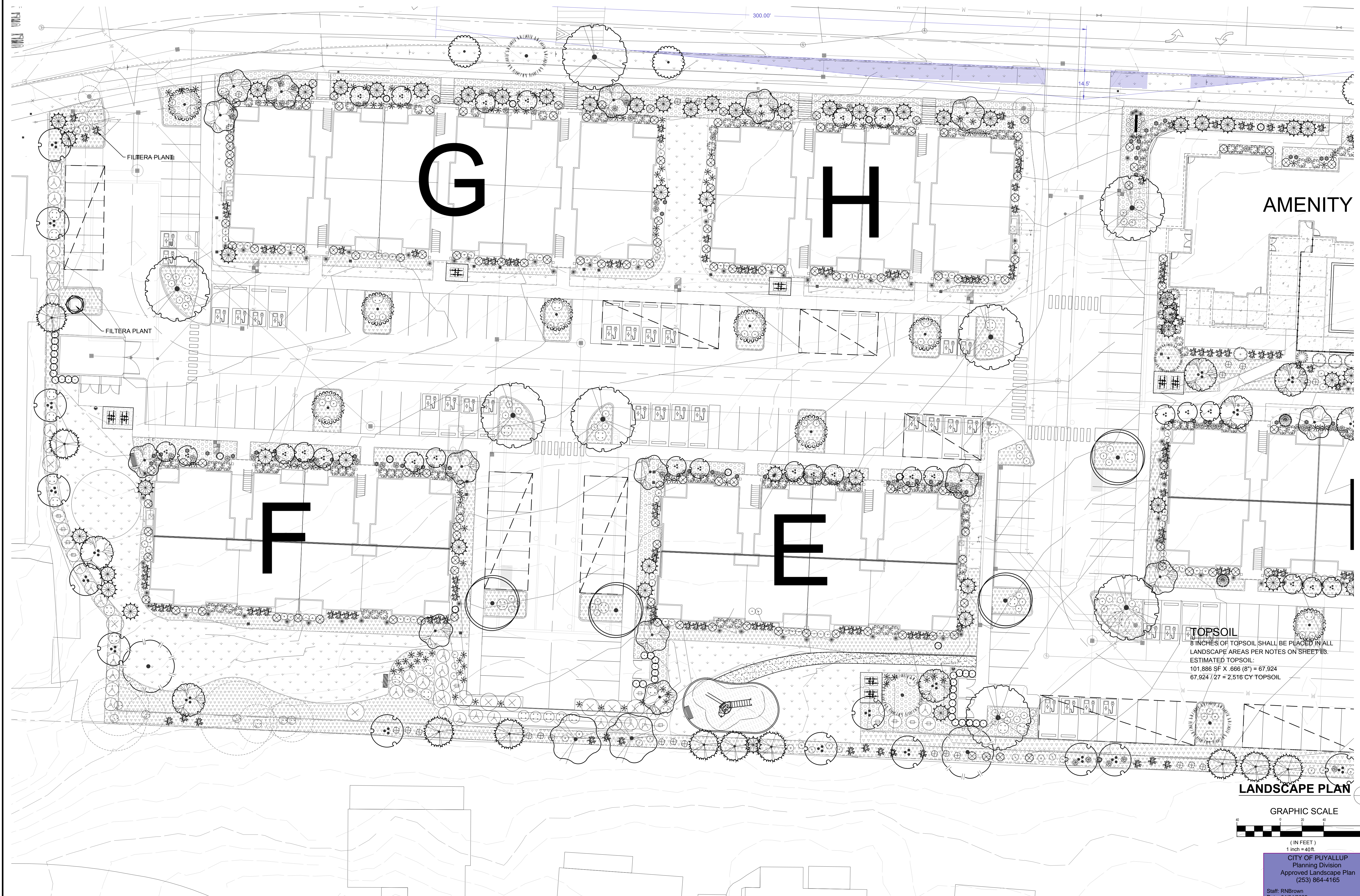
PROJECT NO: 21140
FILE NAME: 21140.LSN
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: ARCH
PLOT SCALE: 1:1
DRAWING SCALES: 1:40

DRAWING CONTENTS

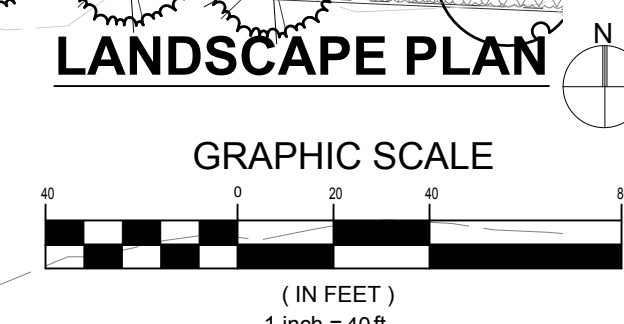
**LANDSCAPE
PLANTING PLAN,
NOTES & DETAILS**

DRAWING NO.:

L1



TOPSOIL
8 INCHES OF TOPSOIL SHALL BE PLACED IN ALL
LANDSCAPE AREAS PER NOTES ON SHEET E6.
ESTIMATED TOPSOIL:
101,886 SF X .666 (8") = 67,924
67,924 / 27 = 2,516 CY TOPSOIL



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

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Date: 04/04/2025
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NOTE: If street trees are required, Call Planning
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City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning		
Engineering	Public Works		
Fire	Traffic		

811
Know what's below.
Call before you dig.



BRADLEY HEIGHTS APARTMENTS
202 27TH AVE NE
PUYALLUP, WA
PAUL GREEN

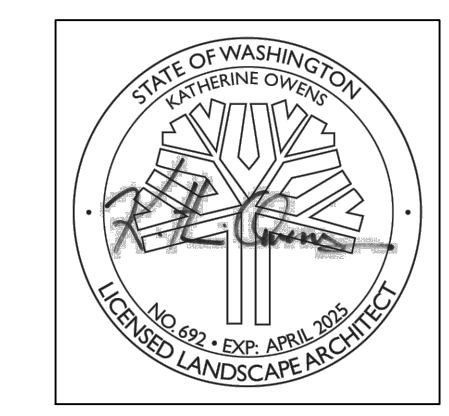
PROJECT

REVISIONS:

- E. REVISED PER CITY COMMENTS
- F. REVISED SITE LAYOUT
- G. ADDED SIGHT DISTANCE RECTANGLE
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DRAWING ISSUED FOR:
AGENCY
REVIEW

DATE: FEBRUARY 21, 2025



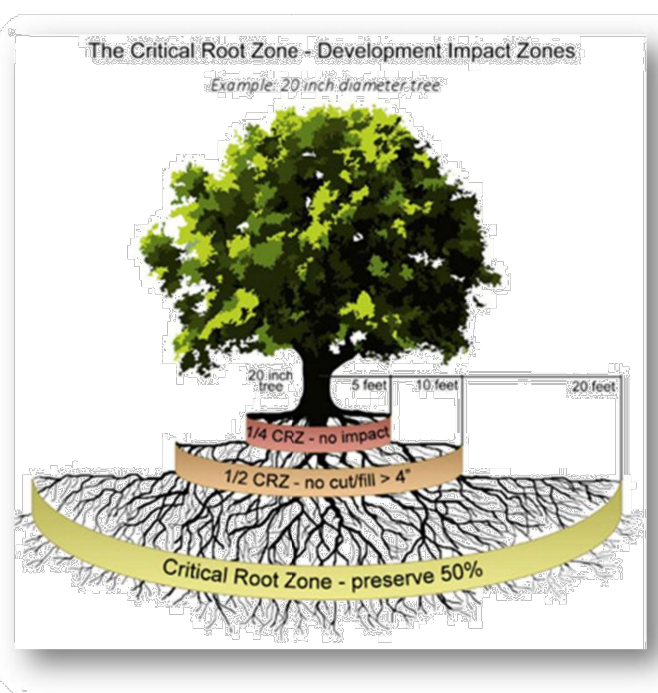
PROJECT NO: 21140
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DRAWING CONTENTS

LANDSCAPE
PLANTING PLAN,
NOTES & DETAILS

DRAWING NO.:

L1

<div>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-way 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 placed 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 pit from 6.0 to 8.0 ft matching the pit 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 five 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</div> <div>Page 12 of 51</div>	<div><div>ii. Prepare the planting strip - After excavating all materials from the planter strip, scarify 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 setting 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. 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</div><div>Page 14 of 51</div></div>	<div><div>(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 drip line. The (CRPZ) has been established based on practical limits 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 at natural grade, 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. 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, PM/C 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, damaged, 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</div><div>Page 20 of 51</div></div>	<div><div>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 PM/C 20.58 (landscaping) and/or Street Trees (PM/C 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 any street tree within 4.5' of an energized overhead power line, 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 affected. (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.</div><div>Page 22 of 51</div></div>
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<div>(5") of imported sandy loam topsoil into planned landscape areas (sub-base scarified four inches (4")) with a three-inch (3") layer of compost tiller 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 follow 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 sheet and city standard details. If street trees are to be installed over a longer timeline (such as a residential plot where trees may be installed over a multi-month period), the contractor/installer shall hold one consolidated pre-con 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. Discard 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 setting 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. 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See appendix 20.5 for standard detail for protection of all trees (public, private) In developing a tree protection plan, the applicant shall consult a certified arborist, with a certification in Tree Risk Assessment (TRAQ). All vegetation scheduled or conditioned to be retained during development or construction actions shall be assessed by a certified arborist in accordance with industry accepted arboricultural standards as well as the standards contained in appendix 20.10. The project arborist shall integrate any and all applicable protection and pre-conditioning measures outlined in appendix 20.10. 9.2 Excavation in Root Zone To avoid damaging the health and stability of any existing tree which is to be retained, all root structures one (1) inch in diameter or greater found within the upper 24 inches of soil, should not be cut. All roots over two inches in diameter should be tunneled under. Use of</div> <div>Page 12 of 51</div>	<div><div>ii. No cut or fill greater than four (4) inches will be located closer to the planter than 15' from the CRPZ radius distance. vi. 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. B. The project landscape architect shall utilize one of the design methods outlined in appendix 20.9 in incorporating this standard. The landscape architect shall estimate total topsoil and compost import volumes and specify the topsoil and compost source during the final landscape plan review. A topsoil delivery ticket(s), invoice(s), or other physical proof that the correct quantity and quality of topsoil was delivered shall be provided at the time of final inspection. 8.3 Mulching To minimize water use, reduce costs and use of chemicals for maintenance, all planting areas shall be mulched with a uniform four (4") inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded sub-surface. Four (4) inches of mulch in planting areas shall be maintained through the life of the project. 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Use of</div><div>Page 16 of 51</div></div>	<div><div>maintainance deficiencies shall be identified for correction and the property owner or landscape warranty provider shall be notified as a courtesy. Lack of CRPZ conditions 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 to 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 PM/C 20.58 of 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 structure, as preventative maintenance, provide needed clearance, maintain tree health, minimize failure risk, or improve/maintain a scenic view. All pruning shall 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 overhanging 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</div><div>Page 18 of 51</div></div>	<div><div>(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 PM/C. 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' foot 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 PM/C 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 PM/C 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 substitutions/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:</div><div>Page 24 of 51</div></div>
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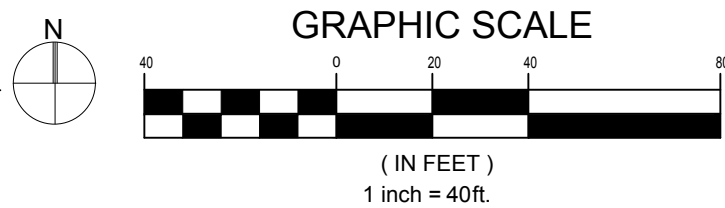
<div><div>v. Install root barrier panels - At this stage the contractor/installer shall place 24" deep root barrier panels (UB-24) along the edge of the sidewalk and curb line for a total of eight feet (8') of lineal protection along either side of the planting area. The panels shall be installed perpendicular 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.</div><div>Page 13 of 51</div></div>	<div><div>pneumatic air tools to remove soil around existing tree 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 ball 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 PM/C Section(s) including 11.28 and 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 PM/C 21.06) or is a tree designated under the city's Heritage Tree Program (PM/C 20.58.025). 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Know what's below.
Call before you dig.



TREE INVENTORY AND RETENTION PLAN



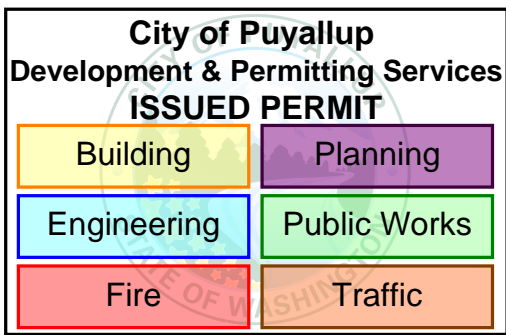
TREE INVENTORY - BY SURVEYOR

Submit With Civil Permit Application: Tree #668 shall be retained. Final landscape plan shall demonstrate that landscape area surrounding tree is adequate to fully encompass the critical root protection zone (CRPZ) of tree to ensure survival post construction. Tree shall be protected during site clearing in accordance with VMS and all City standards. : Condition Status: Open

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: Individual tree diameter (in inches) X 2, converted into feet = CRPZ, in diameter (Example: 20" tree X 2 = 40' CRPZ diameter). The following minimum performance standards shall be used to determine the extent of allowable impacts to the CRPZ of significant trees: For significant trees, a minimum of 50 percent of the critical root zone must be preserved at natural grade, with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. For heritage trees, a minimum of 75 percent of the critical root zone must be preserved at natural grade with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. No cut or fill greater than four (4) inches in depth may be located closer to the tree trunk than 1/2 the CRPZ radius distance. (Example, 20-inch DBH tree has a 40' CRPZ area (in diameter) - meaning no cut or fill greater than 4" in depth is allowed within 20' of the tree trunk). No cut or fill within the distance from the tree which is three (3) times the trunk DBH is allowed. (Example, 20-inch DBH tree X 3 = 60", meaning 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 required to 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. See section 10.1 of the VMS, and referenced appendices for more information. : Condition Status: Open

Point Number	Northing	Easting	Elevation	Description	Retain
3743	672976.9923	1194721.828	403.353	27" MAPLE	
3746	672978.0407	1194719.926	402.96	26" MAPLE	
3753	672980.3881	1194719.115	402.787	16" MAPLE	
3756	672975.3301	1194706.996	401.581	36" FIR	
3761	672975.2988	1194699.957	401.855	14" CEDAR	
3762	672975.2221	1194682.291	401.438	20" CEDAR	1
3773	672976.896	1194679.494	400.718	9" CEDAR	
3776	672975.2446	1194678.354	400.717	16" CEDAR	1
3781	672973.2943	1194668.721	401.366	7" CEDAR	1
3782	672971.5312	1194667.544	401.887	9" CEDAR	1
3826	672973.6569	1194666.554	400.82	18" FIR	1
3842	672979.2804	1194659.755	398.957	13" CEDAR	1
3843	672976.1024	1194657.036	399.984	34" FIR	1
3877	672978.4307	1194657.754	399.638	8" CEDAR	1
3878	672989.4173	1194666.367	397.6	23" FIR	
3885	672977.8972	1194615.127	396.108	18" MAPLE	1
3890	672982.1279	1194602.452	395.855	28" MAPLE	1
3891	672976.0821	1194600.577	397.696	30" MAPLE	1
3893	672993.0931	1194587.128	390.656	14" ALDER	
3900	673137.5263	1194595.606	378.841	28" SPRUCE	
3901	673105.9597	1194594.62	380.035	26" SPRUCE	
3902	673074.7897	1194596.875	382.781	32" SPRUCE	
3910	672951.1106	1195669.495	331.974	18" CEDAR	
3911	673010.8792	1195667.396	426.259	22" SPRUCE	
3912	673014.2503	1195637.564	425.788	28" CEDAR	
3913	673043.4802	1195623.338	426.172	18" CEDAR	
3914	673065.5033	1195622.211	425.703	26" CEDAR	
3915	673015.3604	1195600.249	425.21	32" CEDAR	
3916	673008.5261	1195597.564	426.005	34" FIR	
3917	672951.2266	1195572.359	332.636	MAPLE CLSTR 20" 3-8"	
3921	673095.6034	1195568.309	329.889	24" PINE	
3922	672952.4722	1195594.66	332.853	32" CEDAR	
3927	672977.7302	1195353.803	415.515	25" FIR	
3928	672957.6418	1195090.813	406.75	37" FIR	
3930	672940.3334	1195347.616	415.843	48" ALDER	1
3934	673061.0413	1195426.802	418.265	32" SPRUCE	
3935	673070.5342	1195431.441	325.172	14" CEDAR	
3948	672953.1825	1195363.86	416.164	28" CEDAR	
3950	672946.9387	1195366.463	416.722	20"/12" CEDAR	
3957	672967.4054	1194768.746	405.67	24" MAPLE	1
3963	672972.6863	1194760.794	403.252	38" FIR	
3968	672979.5851	1194731.784	402.207	9" FIR	
3970	672980.6241	1194731.753	402.607	6" HOLLY	
3971	673001.4972	1194773.146	399.999	22" SPRUCE	
3974	673052.9679	1194680.974	386.639	6" HOLLY	
3975	673066.5627	1194682.074	385.718	16" DEC	
3976	673041.8863	1194650.426	387.428	24" FIR	

3977	673095.0314	1194667.442	382.431	2-8" DEC OLD FRUIT TREE
3978	673114.6318	1194654.844	381.213	16" PINE
3979	673130.2718	1194640.34	379.789	22" MAPLE
3980	673143.3392	1194719.663	381.475	42" OAK
3981	673058.0827	1194776.069	296.463	15" FIR
3982	673058.3883	1194781.336	296.102	13" FIR
3983	673042.3924	1194797.768	395.97	14" HOLLY
4006	673172.9292	1195666.674	425.157	17" CHERRY
4007	673198.2278	1195670.454	424.65	18" FIR
4009	673239.39	1195649.198	420.956	16" FIR
4010	673239.1118	1195635.755	419.947	15" FIR
4011	673235.6339	1195600.077	418.785	17" FIR
4017	672984.0965	1195699.066	426.604	20" FIR
4018	672928.6737	1195700.607	426.998	26" FIR
4025	672996.1533	1195703.059	426.489	38" CEDAR
4032	673033.8474	1195702.562	427.47	17" FIR
18/63 = 29%				18



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

Staff: RNBrown
Date: 04/04/2025

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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 the city standards may result in rejection of installation.



BRADLEY HEIGHTS APARTMENTS
202 27TH AVE NE
PUYALLUP, WA
PAUL GREEN

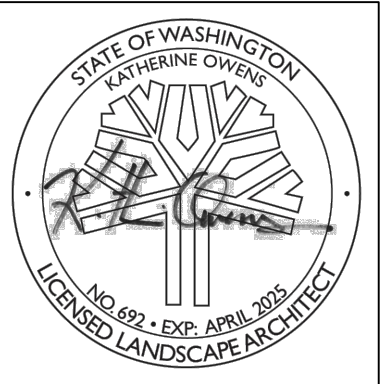
PROJECT

REVISIONS:

- E. REVISED PER CITY COMMENTS
- F. REVISED SITE LAYOUT
- G. ADDED SIGHT DISTANCE RECTANGLE
- H. IRRIGATION PLAN AND SHRUBS ADDED
- I. CD SET
- M. REVISED TO NEW SITE BASE 08/15/2024
- N. REVISED TO NEW SITE BASE 11/7/2024 & PER AGENCY COMMENTS

DRAWING ISSUED FOR:
AGENCY REVIEW

DATE: FEBRUARY 21, 2025



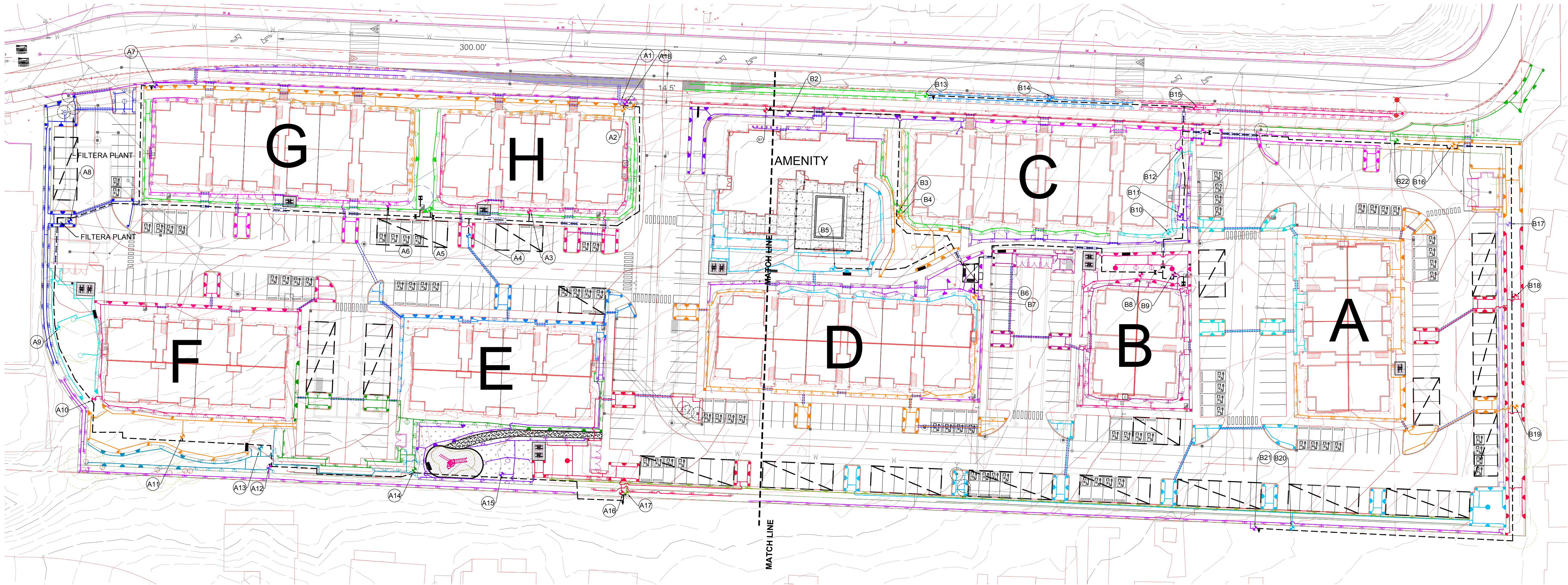
PROJECT NO: 21140
FILE NAME: 21140.LSN
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: ARCH
PLOT SCALE: 1:1
DRAWING SCALES: 1:40

DRAWING CONTENTS

TREE INVENTORY AND RETENTION PLAN

DRAWING NO.:

L4



EQUIPMENT LEGEND					
CATALOG NUMBER	SYMBOL	DESCRIPTION	PSI	RADIUS	GPM
MP 3000 SERIES PRS 40 06		HUNTER MULTI STREAM SPRINKLER HEAD	40	30'	1.82
MP 2000 PRS 40 06		HUNTER MULTI STREAM SPRINKLER HEAD	40	19'	.77
MP 1000 PRS 40 06		HUNTER MULTI STREAM SPRINKLER HEAD	40	14'	.42
MP 800 PRS 40 06		HUNTER MULTI STREAM SPRINKLER HEAD	40	10'	.42
MP SS 530 PRS 40 06		HUNTER MULTI STREAM SPRINKLER HEAD	40	5' X 15'	.44
MP LCS/RCS 515 PRS 40 06		HUNTER MULTI STREAM SPRINKLER HEAD	40	5' X 15'	.22
PCN 25 PRS 40 06		HUNTER BUBBLER SPRINKLER HEAD	40	1'	.25
150BBVTF HAM		HAMMOND BRASS FULL PORT BALL VALVE			
250 BG 150 HAM		HAMMOND BRASS GATE VALVE WITH WHEEL HANDLE			
850 1.50" DCVA		FEBCO DOUBLE CHECK ASSEMBLY			
HQ 44 LRC 1.00"		HUNTER QUICK COUPLING VALVE WITH MATCHING KEY			
ICV SERIES		HUNTER AUTO CONTROL VALVE. SEE SCHEDULE FOR SIZES			
HCC 2400		HUNTER AUTO CONTROLLER w/ ROAM XL TRANSMITTER, RECIEVER, SMART PORT WITH WALL BRACKET			
MINI CLICK		HUNTER MINI CLICK			
75 SV RS 0.75"		LAWN LIFE MANUAL DRAIN VALVE WITH RISING SWIVEL			
226BCDB 17"X30"X18"	NONE	NDS BACKFLOW BOW WITH BOLT DOWN LID			
214 BC 14"X19"X12"	NONE	NDS CONTROL VALVE BOX WITH LID			
212 BCBS	NONE	NDS ISOLATION AND 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 WIRING, USE WHITE FOR THE COMMON, RED AS SIGNAL, AND YELLOW FOR THE SPARES.			

IRRIGATION SLEEVING

MAINLINE AND LATERAL LINES:	SLEEVE SIZE SCH 40
3/4"	1.5"
1"	2"
1 1/2"	3"
2"	4"
2 1/2"	4"

WIRING SLEEVES : 2"

IRRIGATION NOTES

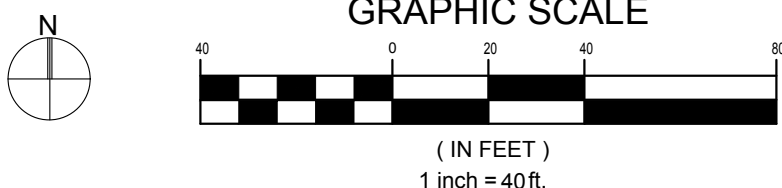
- The irrigation engineering design is based on two (2) points of connection both with a 1.00" dedicated irrigation meter with 78.0 lbs. static water pressure.
- Install all equipment per state and the City of Puyallup Water Dept. codes and specifications.
- Prior to any excavation contact Line Locators for utility markings.
- Install the main line, sleeving and control wiring with a minimum cover of 18" and lateral piping at a minimum of 12".
- Adjust radius on all sprinkler heads to maximize the coverage and minimize overspray on all hard surfaces. Add anti-drain check valves to low heads to eliminate drainage and run-off.
- Prior to backfill, the main line is to be pressure tested at 85.0 lbs. for (1) one hour with '0' loss. The completed test is to be turned over to the Landscape Architect.
- Backfill materials shall be rock free native soil or clean sand. Compact all trenches to a minimum density of 85%.
- Upon the completion of the backflow assemblies installation, they are to be certified by a State licensed BAT. The completed forms are to be turned into the City of Puyallup Water Department.
- Install all equipment as per the details shown.
- From the controllers draw two spare yellow wires as follows: Controller A to valves No. A1, A7, & A16. Controller B to valves B1, B5, B7, and B22. All valves boxes are to have the spare yellow wires visible inside.
- Do not splice the red signal wire between the controller and the control valve. Wire splices shall be within the valve boxes only using 3M-DBY splice kits.
- All control valves shall be tagged using plastic marking numbers. Number valves as per plan.
- The installer shall provide to the owner an exact 'As-Built' drawing of the installed system. Each controller shall contain a laminated reduced scale plan of the areas being watered.
- As part of the contract, the installer shall perform (1) one each on the system. Spring Start Up and Winterization. The Spring Start Up shall include the complete review of the system to ensure it is operating correctly. Adjust and repair as required. Damage due to vandalism or other destruction, are not under warranty. Any manufacture or installer repairs are at installer's expense.
- The Landscape-Irrigation contractor shall coordinate with General Contractor and Landscape Architect with a Pre-Construction Meeting and a full understanding of the sequence of the installation of the irrigation system. If there are phases or COO's to be accomplished in a phased matter - coordinate the mainline location and phases to be installed to prevent breakage or down time due to construction sequencing. Install isolation valves or Stubs for extending system when necessary. A unit price for unforeseen stubs or isolation valves shall be provided to owner in contract.

VALVE SCHEDULE ZONE A

NO.	GPM	SIZE	AREA
A1	20.62	1.50"	LAWN
A2	19.44	1.00"	SHRUB
A3	17.94	1.00"	SHRUB
A4	19.10	1.00"	SHRUB
A5	24.94	1.50"	LAWN
A6	19.67	1.00"	SHRUB
A7	21.28	1.50"	LAWN
A8	21.68	1.00"	SHRUB
A9	20.19	1.50"	LAWN
A10	19.57	1.00"	SHRUB
A11	20.29	1.50"	LAWN
A12	19.36	1.00"	SHRUB
A13	20.89	1.50"	LAWN
A14	19.51	1.00"	SHRUB
A15	19.66	1.00"	LAWN
A16	19.99	1.00"	SHRUB
A17	16.5	1.00"	LAWN
A18	21	1.50"	LAWN

NOTE: THERE ARE (2) TWO CONTROLLERS

IRRIGATION PLAN OVERALL



VALVE SCHEDULE ZONE B

NO.	GPM	SIZE	AREA
B1	9.66	1.00"	LAWN
B2	22.52	1.50"	SHRUB
B3	20.84	1.50"	SHRUB
B4	17.84	1.00"	LAWN
B5	20.02	1.50"	LAWN
B6	16.25	1.00"	LAWN
B7	22.54	1.50"	SHRUB
B8	17.84	1.00"	LAWN
B9	13.18	1.00"	SHRUB
B10	21.09	1.50"	SHRUB
B11	17.91	1.00"	LAWN
B12	20.17	1.50"	SHRUB
B13	18.18	1.00"	LAWN
B14	18.48	1.00"	LAWN
B15	20.45	1.50"	LAWN
B16	20.03	1.50"	SHRUB
B17	11.97	1.00"	LAWN
B18	14.81	1.00"	SHRUB
B19	17.95	1.00"	SHRUB
B20	7.67	1.00"	LAWN
B21	18.37	1.00"	SHRUB
B22	16.88	1.00"	SHRUB
B23	8.61	1.00"	LAWN

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

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.



Know what's below.
Call before you dig.



BRADLEY HEIGHTS APARTMENTS
202 27TH AVE NE
PUYALLUP, WA
PAUL GREEN

PROJECT

REVISIONS:

- E. REVISED PER CITY COMMENTS
- F. REVISED SITE LAYOUT
- G. ADDED SIGHT DISTANCE RECTANGLE
- H. IRRIGATION PLAN AND SHRUBS ADDED
- I. CD SET
- M. REVISED TO NEW SITE BASE 08/15/2024
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DRAWING ISSUED FOR:
AGENCY
REVIEW

DATE: FEBRUARY 21, 2025



PROJECT NO: 21140
FILE NAME: 21140.LSN
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: ARCH
PLOT SCALE: 1:1
DRAWING SCALES: 1:40

DRAWING CONTENTS

OVERALL
IRRIGATION
PLAN

DRAWING NO.:

IR1

PROJECT

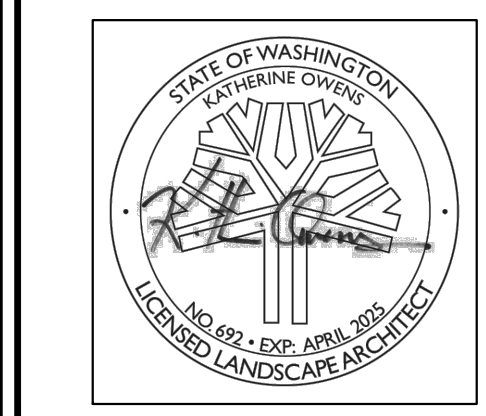
REVISIONS:

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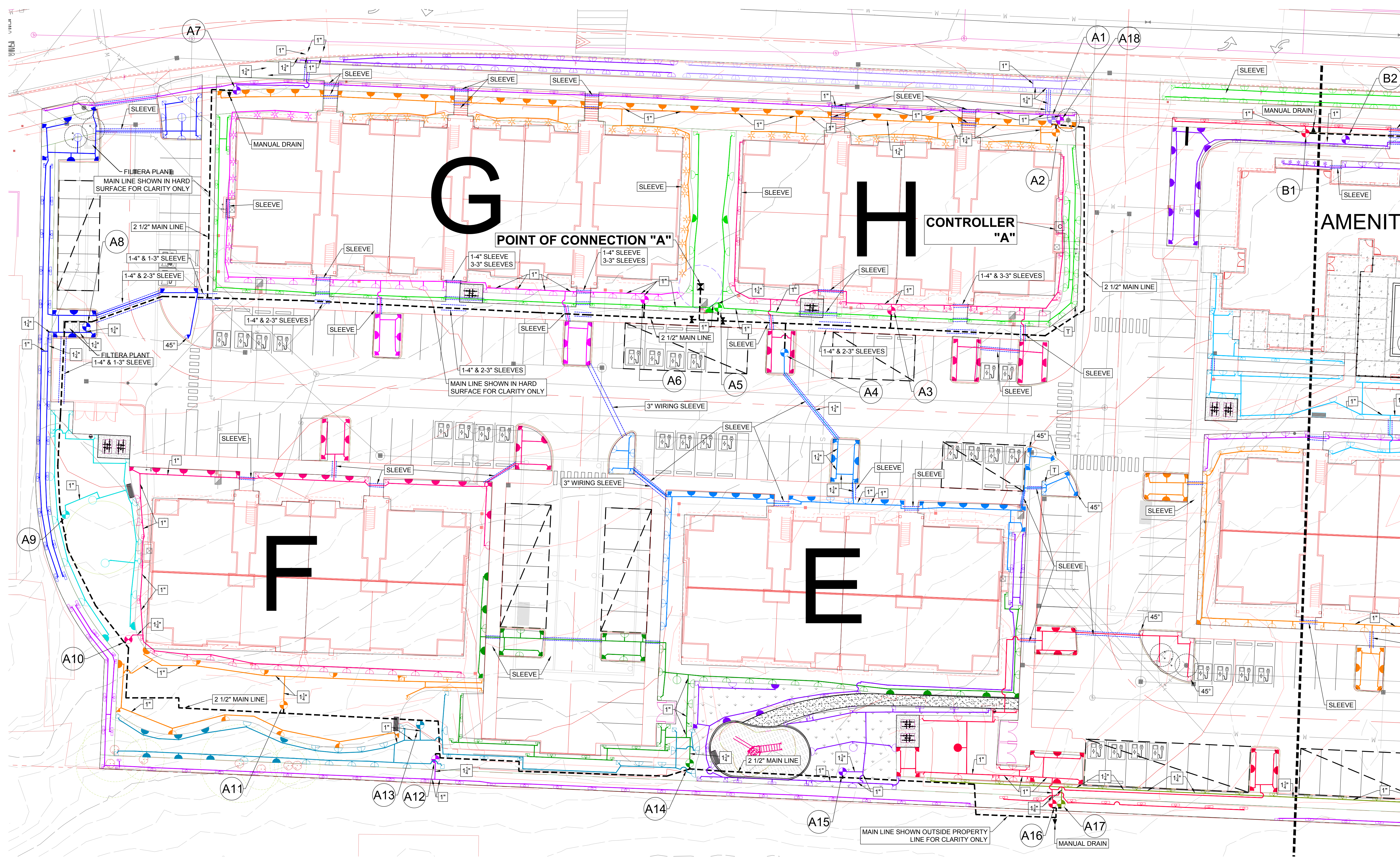
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FILE NAME: 21140LSN
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: ARCH
PLOT SCALE: 1:1
DRAWING SCALES: 1:20

DRAWING CONTENTS

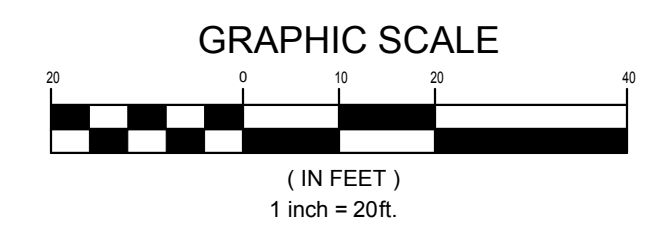
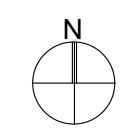
**ENLARGED
IRRIGATION PLAN
WEST**

DRAWING NO.:

IR2



IRRIGATION PLAN WEST



City of Puyallup Development & Permitting Services ISSUED PERMIT	
Building	Planning
Engineering	Public Works
Fire	Traffic

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.



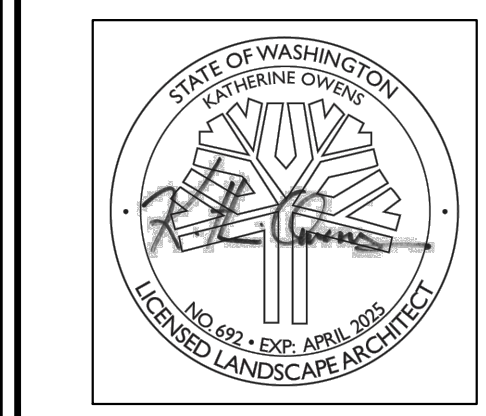
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- & PER AGENCY COMMENTS

DRAWING ISSUED FOR:
AGENCY
REVIEW

DATE: FEBRUARY 21, 2025



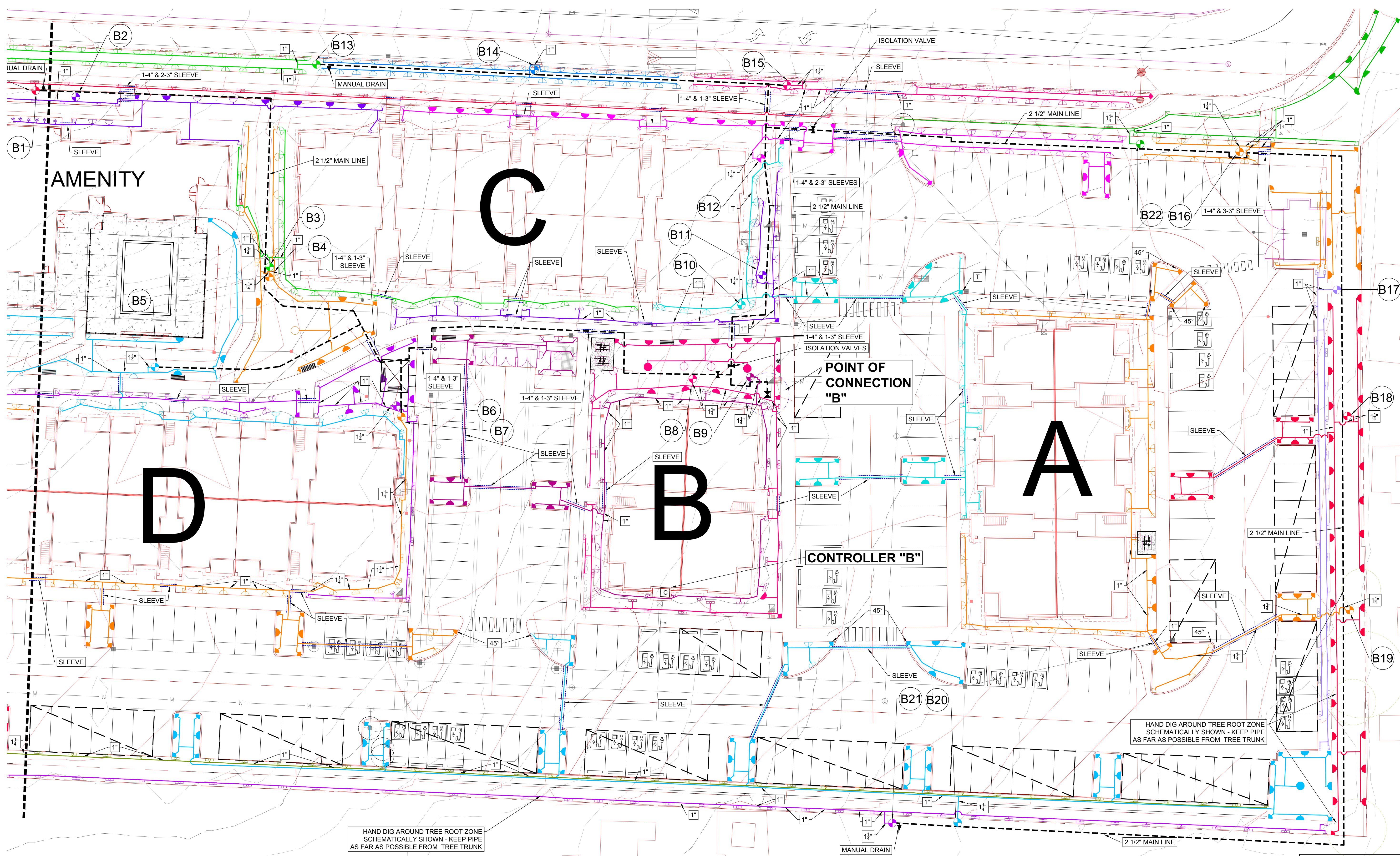
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FILE NAME: 21140LSN
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: ARCH
PLOT SCALE: 1:1
DRAWING SCALES: 1:20

DRAWING CONTENTS

ENLARGED
IRRIGATION PLAN
EAST

DRAWING NO.:

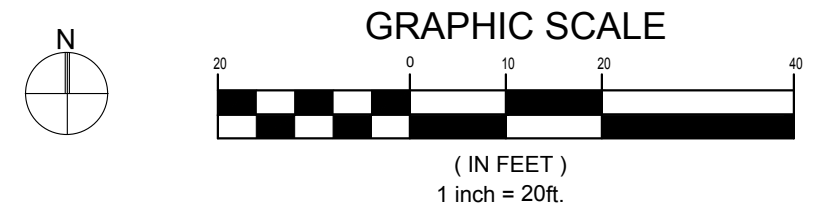
IR3



City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning		
Engineering	Public Works		
Fire	Traffic		

NOTE: COORDINATE LOCATION OF
CONTROLLER CLOCKS WITH
ARCHITECT, MEP AND GENERAL
CONTRACTOR PRIOR TO
COMMENCING WORK.

IRRIGATION PLAN EAST



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

Staff: _____
Date: _____

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VALVE SCHEDULE ZONE A			
NO.	GPM	SIZE	AREA
A1	17.68	1.00"	LAWN
A2	21.21	1.50"	SHRUB
A3	13.52	1.00"	SHRUB
A4	11.65	1.00"	SHRUB
A5	22.53	1.50"	LAWN
A6	13.85	1.00"	SHRUB
A7	21.28	1.50"	LAWN
A8	19.8	1.00"	SHRUB
A9	11.49	1.00"	LAWN
A10	19.89	1.00"	SHRUB
A11	17.92	1.00"	LAWN
A12	15.4	1.00"	SHRUB
A13	14.66	1.00"	SHRUB
A14	20.22	1.50"	SHRUB
A15	15.99	1.00"	LAWN
A16	18.19	1.00"	SHRUB
A17	20.46	1.50"	LAWN
A18	20.92	1.50"	LAWN
NOTE: THERE ARE (2) TWO CONTROLLERS			

VALVE SCHEDULE ZONE B			
NO.	GPM	SIZE	AREA
B1	10.56	1.00"	LAWN
B2	12.48	1.00"	SHRUB
B3	10.01	1.50"	SHRUB
B4	8.96	1.00"	LAWN
B5	21.32	1.50"	SHRUB
B6	17.36	1.00"	LAWN
B7	20.21	1.50"	SHRUB
B8	20.11	1.50"	LAWN
B9	16.85	1.00"	SHRUB
B10	15.80	1.50"	SHRUB
B11	10.74	1.00"	LAWN
B12	17.12	1.50"	SHRUB
B13	18.18	1.00"	LAWN
B14	18.48	1.00"	LAWN
B15	18.35	1.50"	LAWN
B16	11.34	1.50"	SHRUB
B17	11.88	1.00"	SHRUB
B18	16.17	1.00"	SHRUB
B19	18.14	1.00"	SHRUB
B20	18.08	1.00"	SHRUB
B21	17.16	1.00"	SHRUB
B22	10.74	1.00"	LAWN

IRRIGATION NOTES

- The irrigation engineering design is based on two (2) points of connection both with a 1.00" dedicated irrigation meter with 78.0 lbs. static water pressure.
- Install all equipment per state and the City of Puyallup Water Dept. codes and specifications.
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- Install the main line, sleeving and control wiring with a minimum cover of 18" and lateral piping at a minimum of 12".
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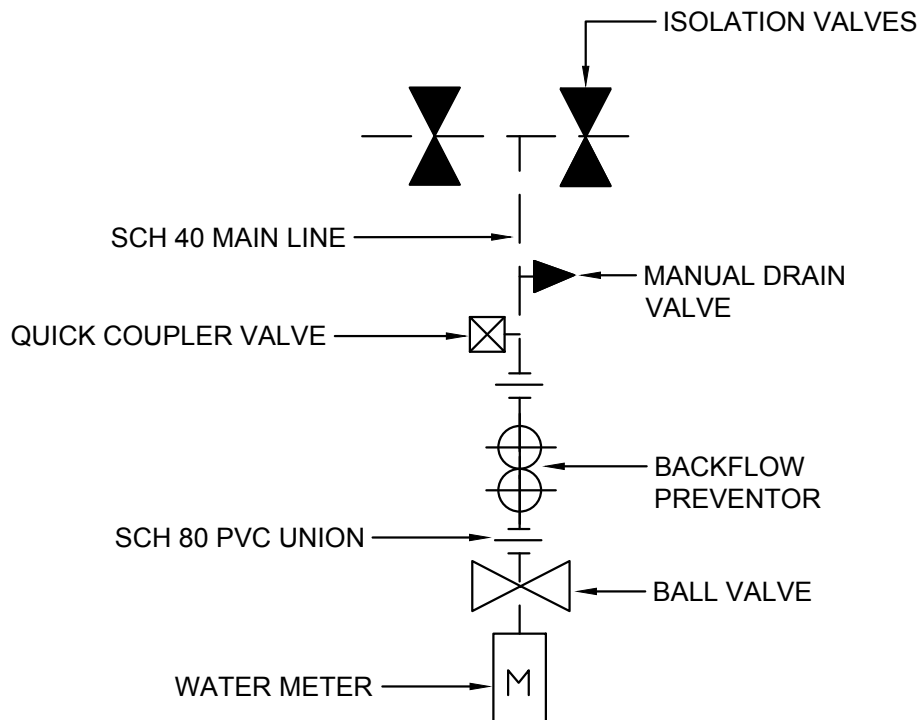
IRRIGATION SLEEVING

MAINLINE AND LATERAL LINES:	SLEEVE SIZE SCH 40
3/4"	1.5"
1"	2"
1 1/2"	3"
2"	4"
2 1/2"	4"

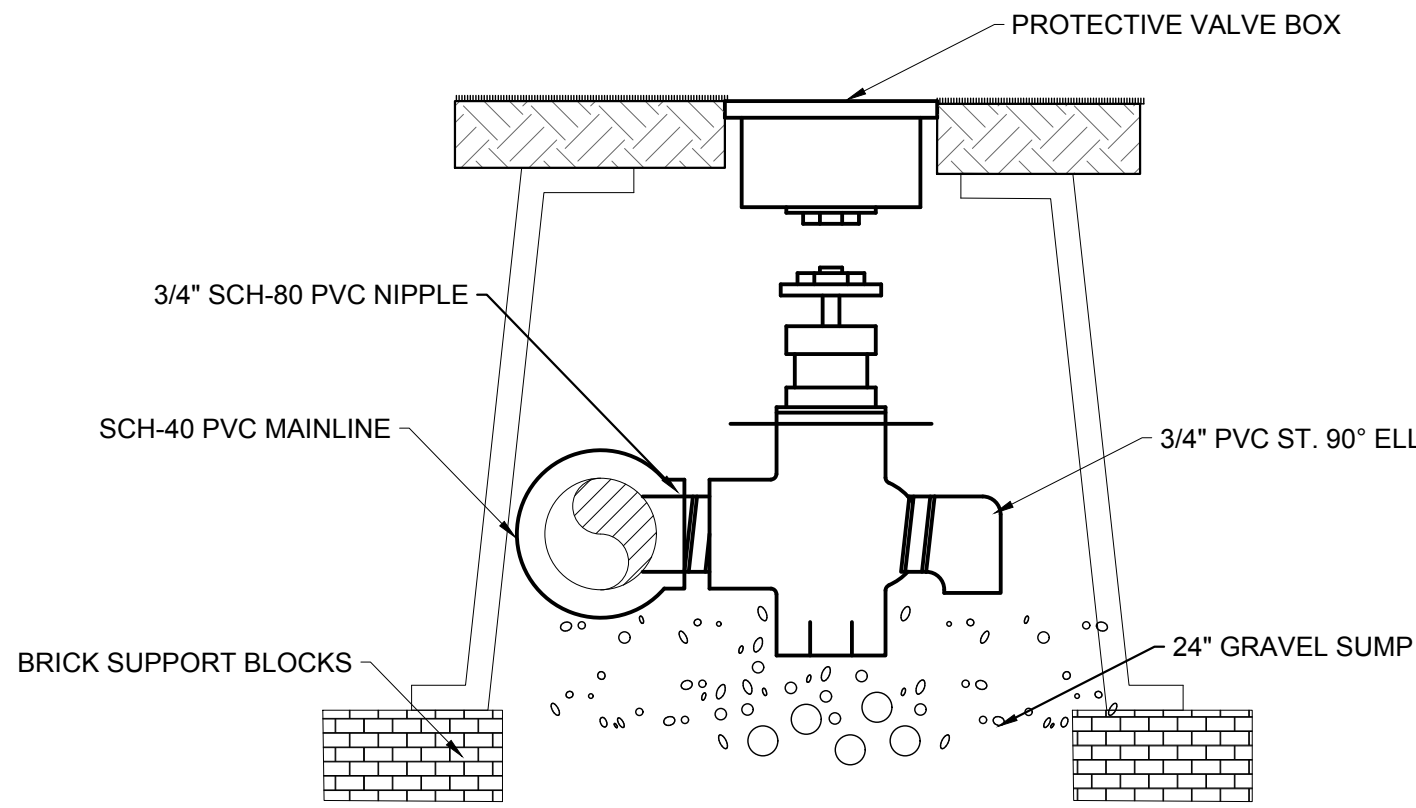
WIRING SLEEVES : 2"



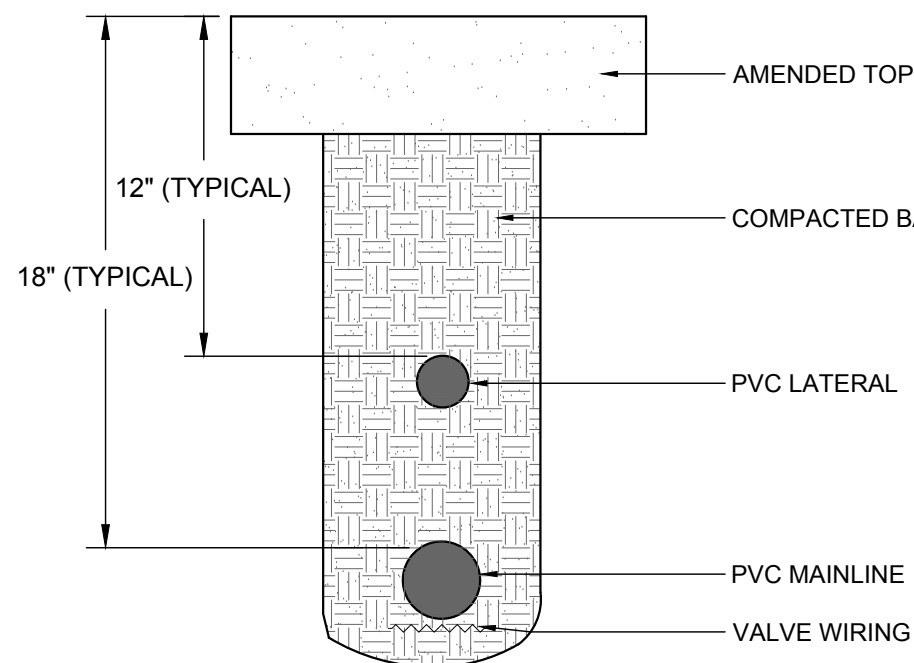
Know what's below.
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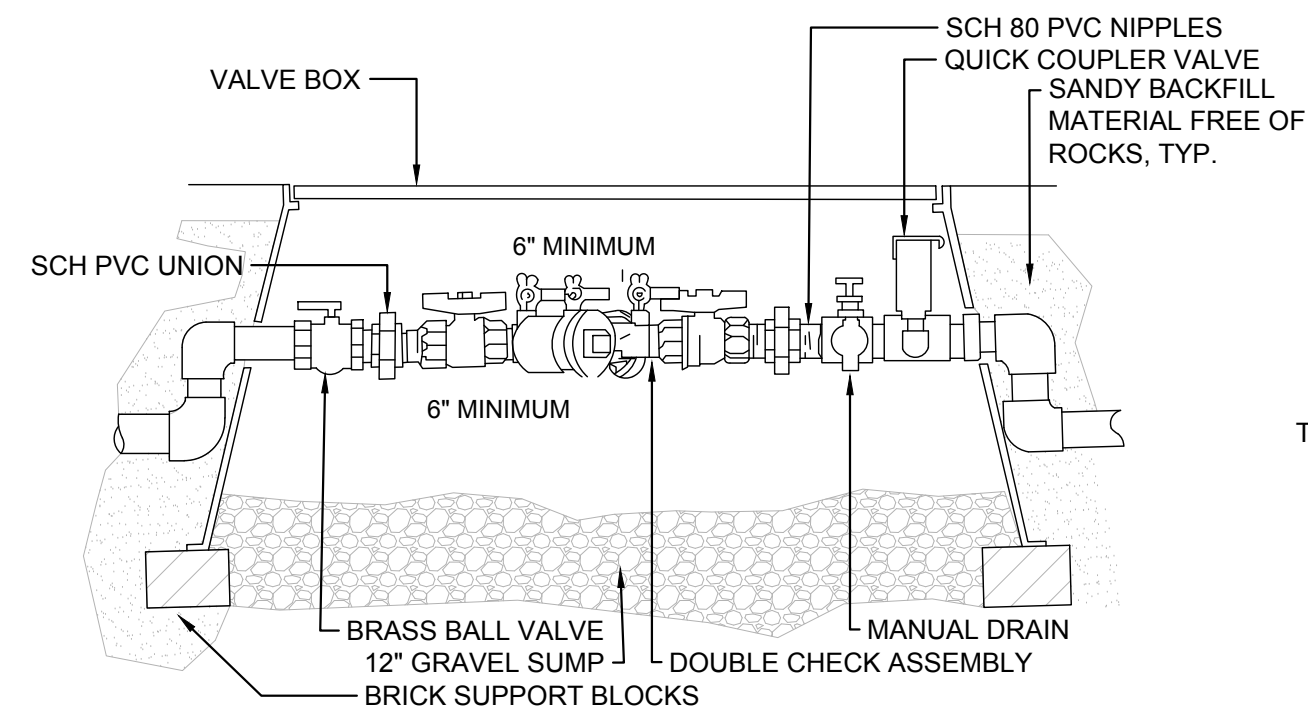
A POINT OF CONNECTION
N.T.S.



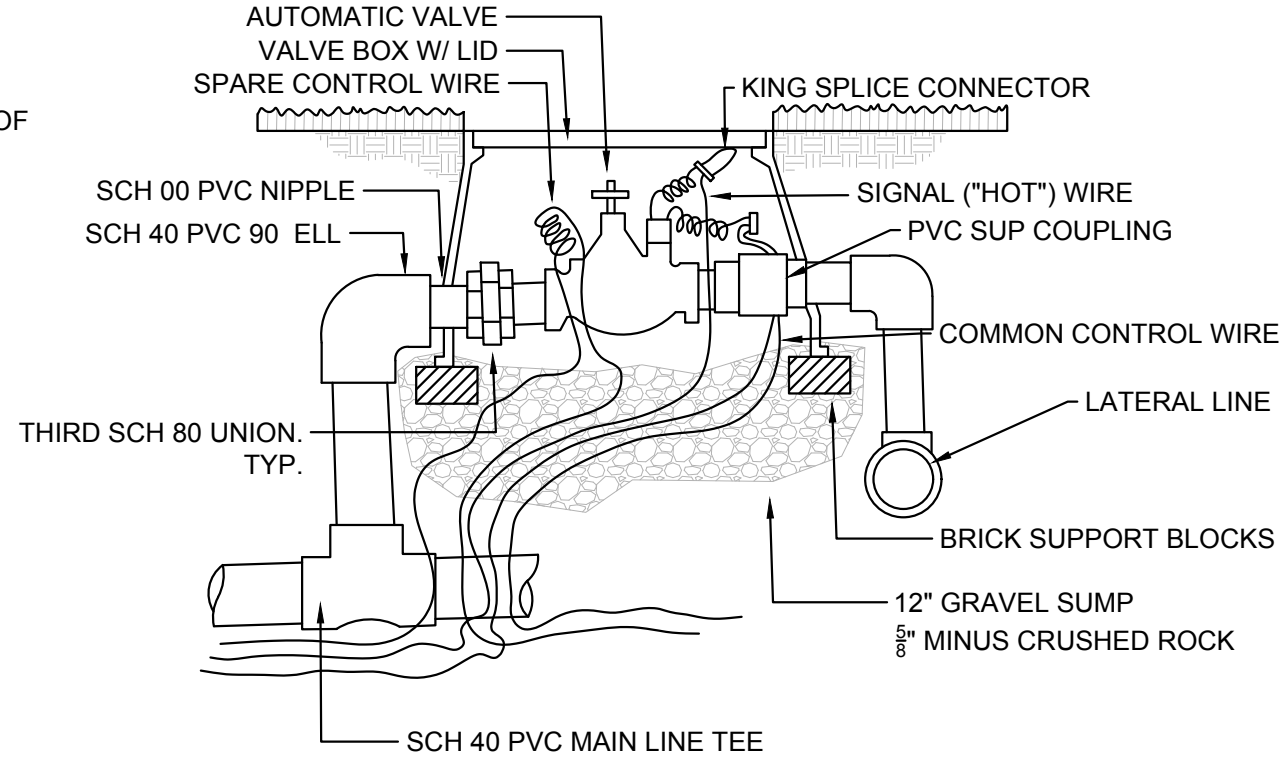
B MANUAL ASSEMBLY DRAIN
N.T.S.



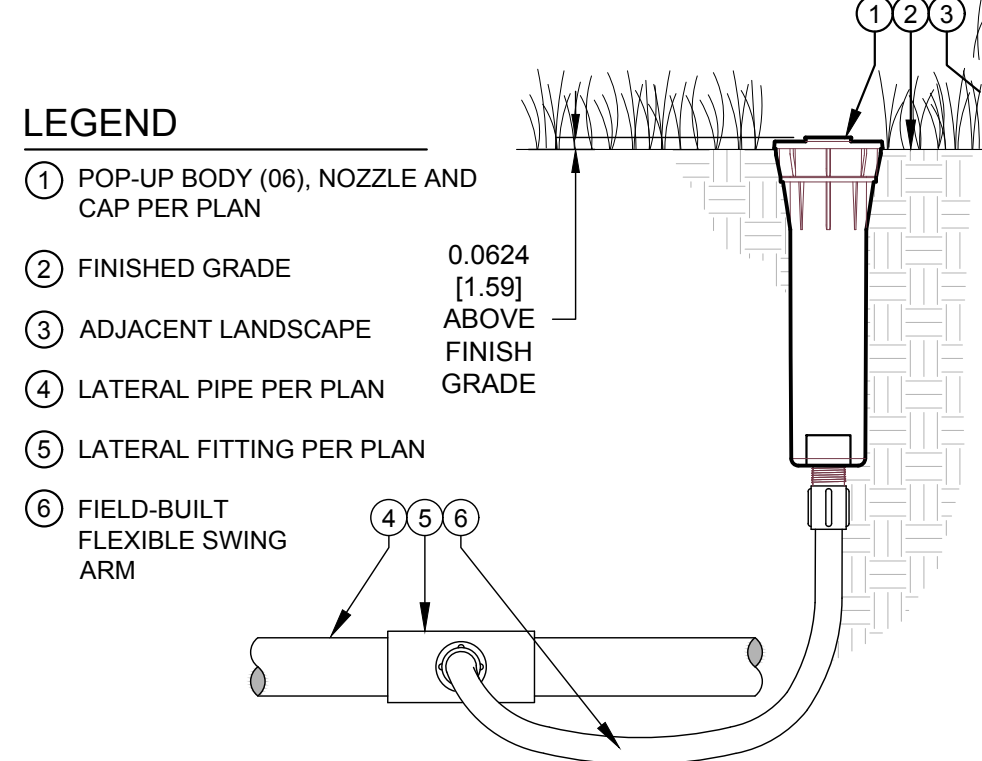
C PIPING & WIRING
N.T.S.



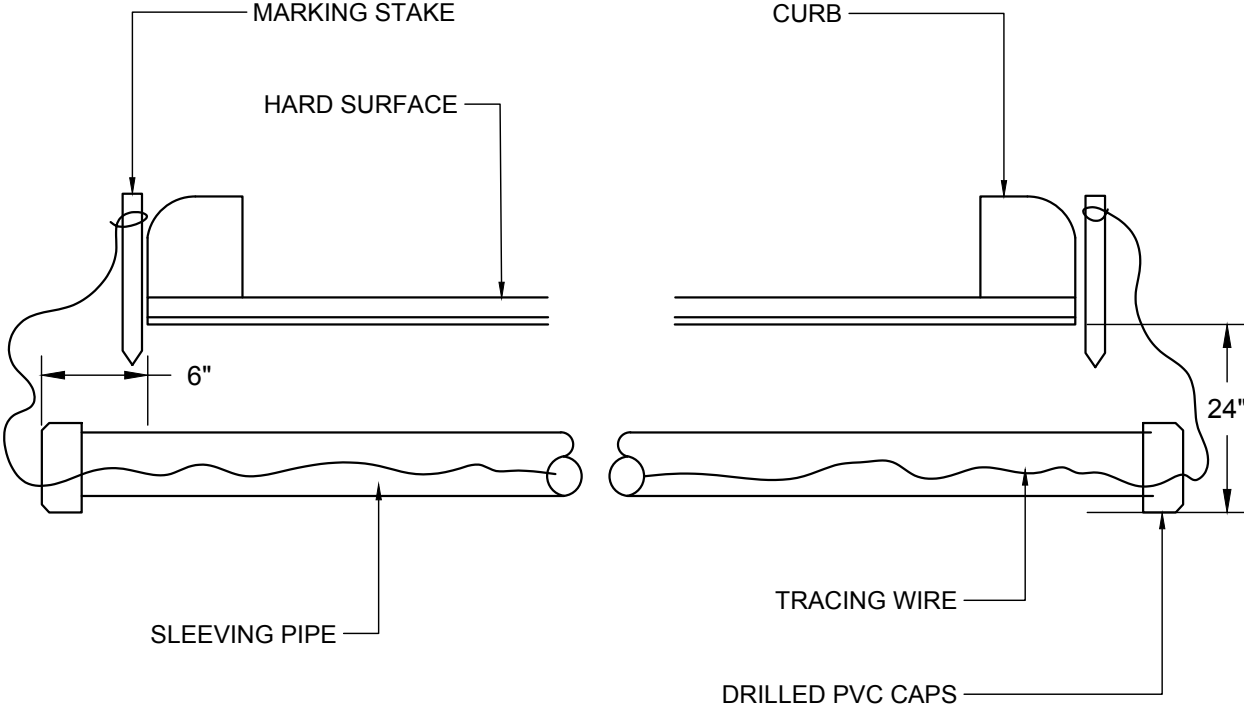
D BACKFLOW PREVENTER
N.T.S.



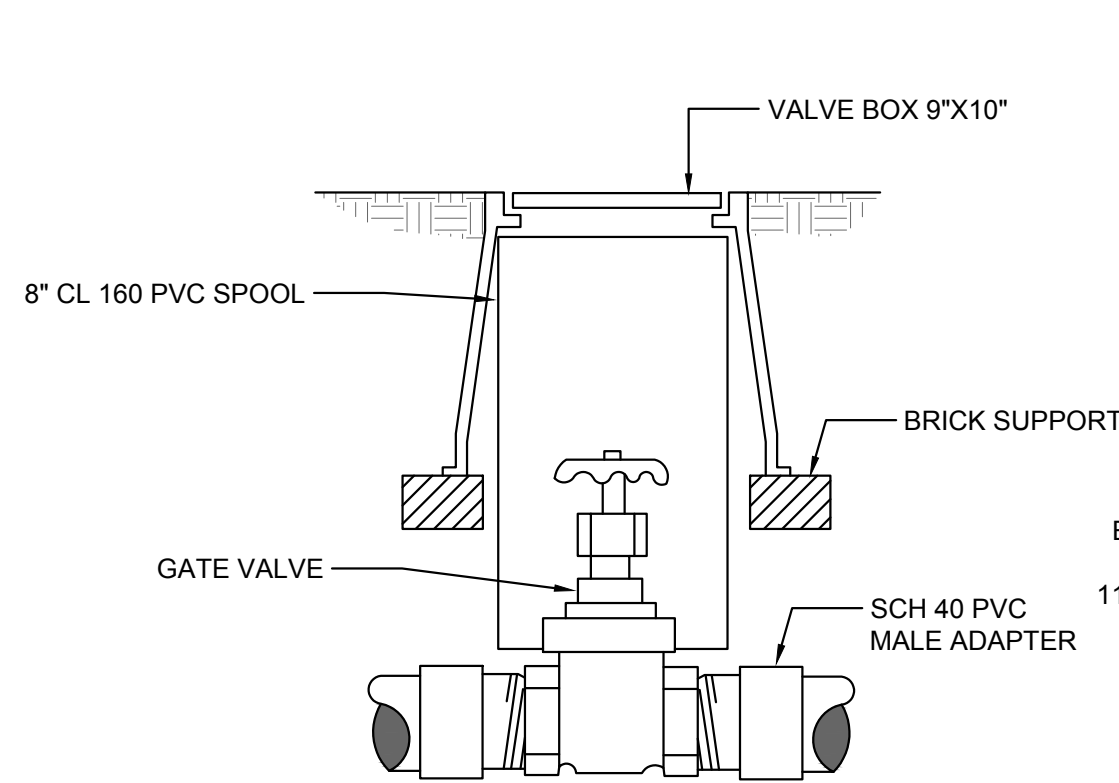
E AUTO CONTROL VALVE
N.T.S.



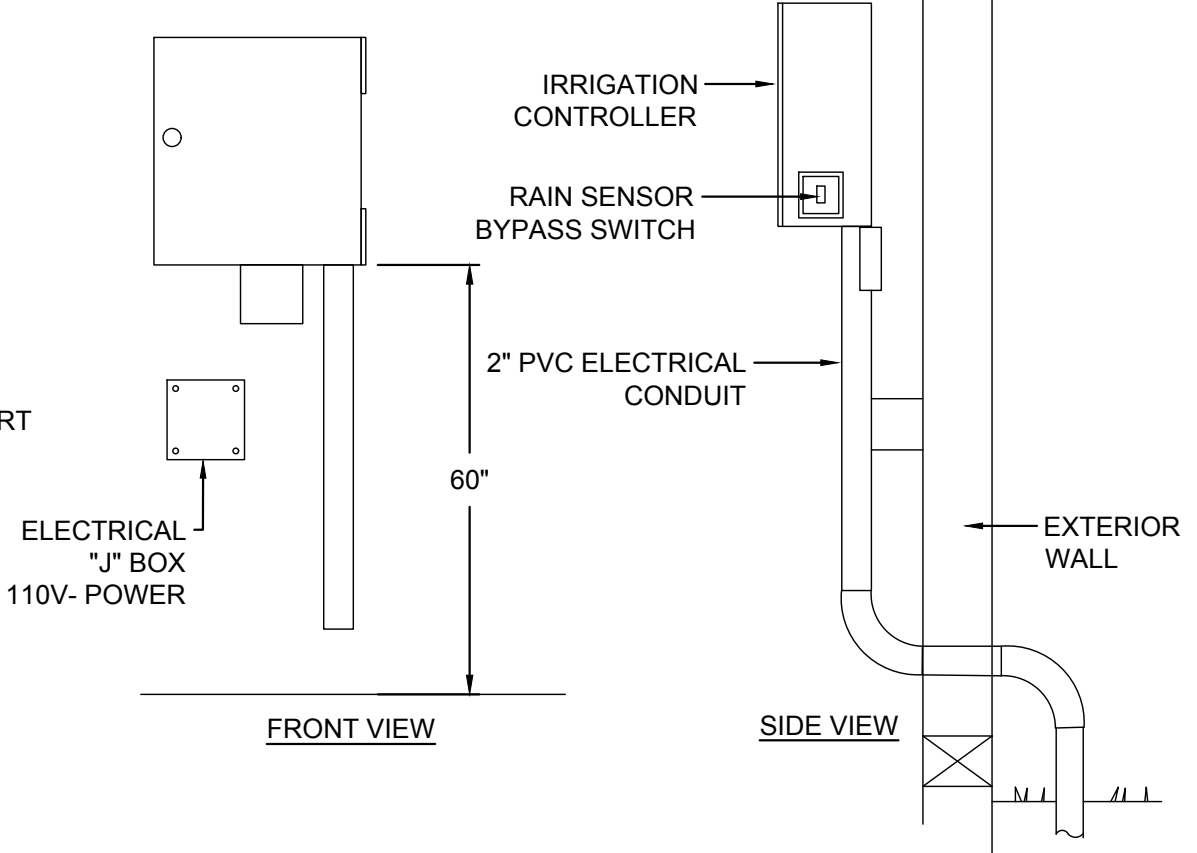
F SPRAY HEAD DETAIL
N.T.S.



G SLEEVING DETAIL
N.T.S.

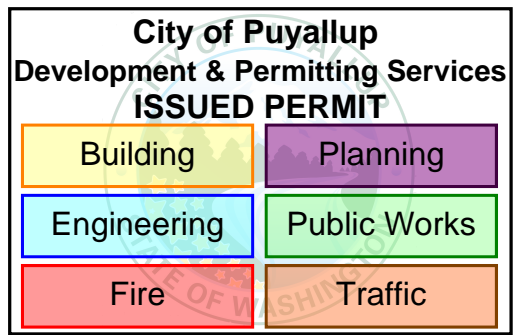


H ISOLATION VALVE
N.T.S.



I AUTO CONTROLLER
N.T.S.

COORDINATE WITH OWNER WHETHER SS
ENCLOSURE OR BUILDING MOUNTED CLOCK &
LOCATIONS



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.



253.460.6067
1320 Alameda Avenue, Suite B, Everett, WA 98206
www.naturebydesigninc.com

BRADLEY HEIGHTS APARTMENTS
202 27TH AVE NE
PUYALLUP, WA
PAUL GREEN

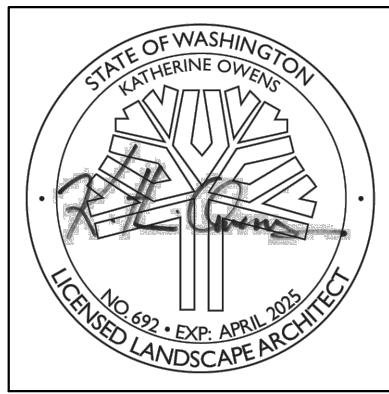
PROJECT

REVISIONS:

- E. REVISED PER CITY COMMENTS
- F. REVISED SITE LAYOUT
- G. ADDED SIGHT DISTANCE RECTANGLE
- H. IRRIGATION PLAN AND SHRUBS ADDED
- I. CD SET
- M. REVISED TO NEW SITE BASE 08/15/2024
- N. REVISED TO NEW SITE BASE 11/7/2024 & PER AGENCY COMMENTS

DRAWING ISSUED FOR:
AGENCY
REVIEW

DATE: FEBRUARY 21, 2025



PROJECT NO: 21140
FILE NAME: 21140.LSN
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: NONE
PLOT SCALE: 1:1
DRAWING SCALES: N.T.S.

DRAWING CONTENTS

IRRIGATION
DETAILS &
NOTES

DRAWING NO.:

IR4