

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	NATIVE
٠	Acer circinatum Vine Maple or similar native	1" Cal. Min. Well Formed	79	NATIVE
	Acer palmatum 'Bloodgood' Bloodgood Japanese Maple or similar Japanese Maple		31	
E • S	Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Maple or similar		13	
\bigcirc	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	
A CONTROL OF THE CONT	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	
$\overline{(\cdot)}$	Picea glauca 'Pendula' Weeping White Spruce	6` Ht. Min. Full/	19	

NOTE	<u>.</u>
1.	TREES LOCATED WITHIN LAWN AREAS SHALL HAVE A 3 FOOT
	DIAMETER MULCH RING - 3" DEPTH

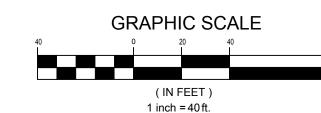
or similar weeping, columnar conifer Compact

2. ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE

		/		
Manager and the state of the st	Picea omorika Serbian Spruce or similar	6` Ht. Min. Full/ Compact	14	
	Pinus contorta Shore Pine or similar native conifer	6` Ht. Min. Full/ Compact	3	NATIVE
	Rhamnus purshiana Cascara or similar native tree		5	NATIVE
$\overline{\bullet}$	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae or similar screening shrub 4' O.C.	6` Ht. Min. Full/ Compact	68	
and the second s	Tsuga mertensiana Mountain Hemlock or similar native conifer	6` Ht. Min. Full/ Compact	19	NATIVE
	Juniperus chinensis Chinese Juniper (in Filtera)	6` Ht. Min. Full/ Compact	1	
	SITE FURNISHINGS	1		
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 - dogwastedepot.com		4	
	Loop Bicyle Rack		11	

		SHRUBS		
SYM	QTY	DESCRIPTION	SIZE	NATIVE
\odot	6	Fatsia japonica Fatsia	5 Gal. Min.	
	4	Miscanthus sinensis 'Yaku Jima' Yaku Jima Dwarf Maiden Grass	2 Gal. Min.	
100 m	189	Choiysa terata or Viburnum Davidii Mexican Orange or David's Viburnum	5 Gal. Min.	
\otimes	258	Pinus mugo var. pumilio Dwarf Mugo Pine	3 Gal. Min.	
	152	Sarcococca confusa Christmas Box	3 Gal. Min.	
	98	Blechum 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
\bigcirc	4	Vaccinium ovatum Evergreen Huckleberry	5 Gal. Min.	NATIVE
(1)	12	Holodiscus discolor Oceanspray	2 Gal. Min.	NATIVE
\Diamond	29	Mahonia aquilfolium Tall Oregon Grape	2 Gal. Min.	NATIVE
\otimes	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
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	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 Development & Permitting Services ISSUED PERMIT				
Building	Planning			
Engineering	Public Works			
- V- V				

Traffic Fire 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.



REVISIONS:

E. REVISED PER CITY COMMENTS F. REVISED SITE LAYOUT G. ADDED SIGHT DISTANCE RECTANGLE H. IRRIGATION PLAN AND SHRUBS ADDED 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



DJECT NO:	21140
E NAME:	21140LSN
AWN BY:	KLO
ECKED BY:	KLO
EFS:	ARCH
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X-RE DRAWING SCALES:

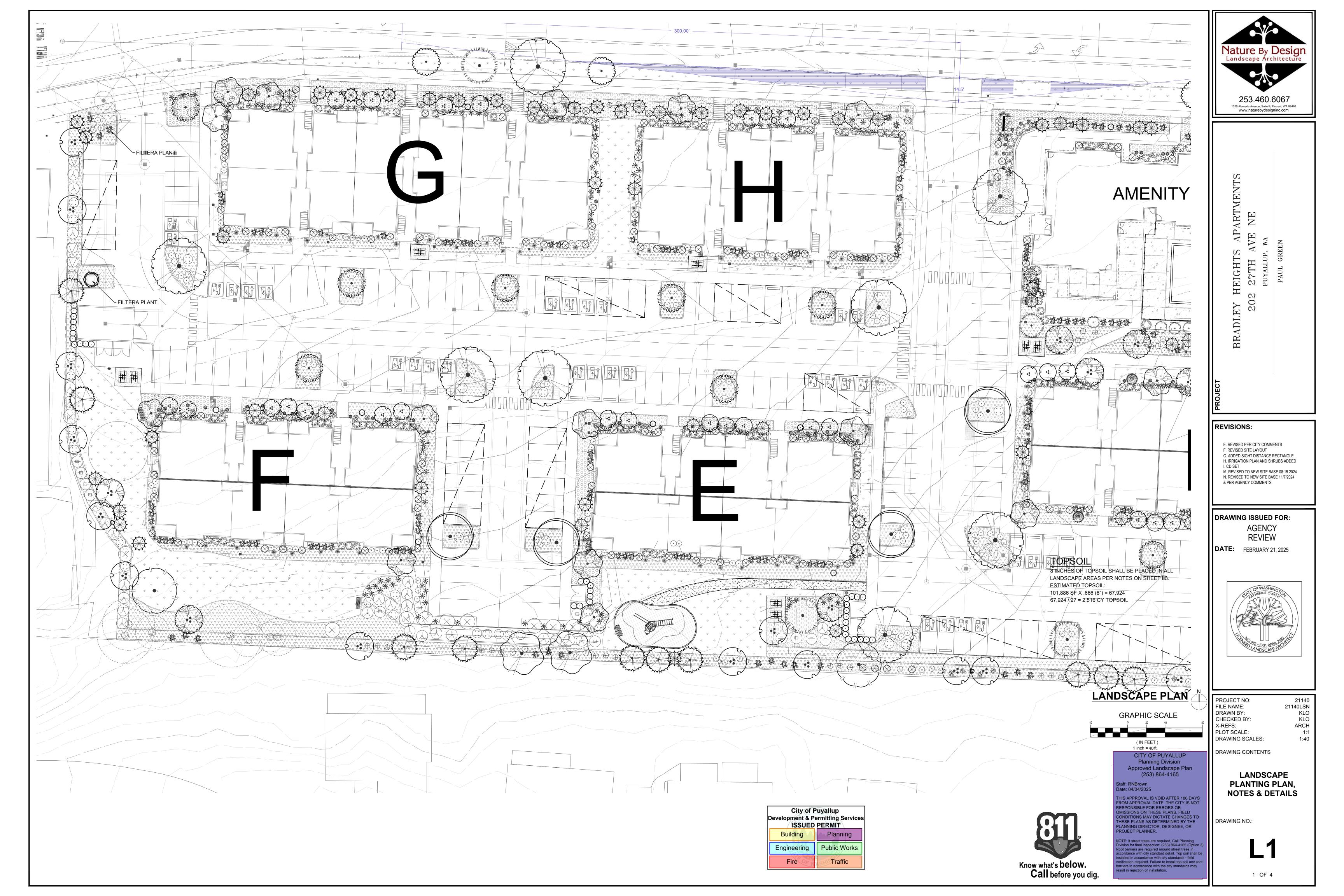
DRAWING CONTENTS

LANDSCAPE PLANTING PLAN, **NOTES & DETAILS**

DRAWING NO.:

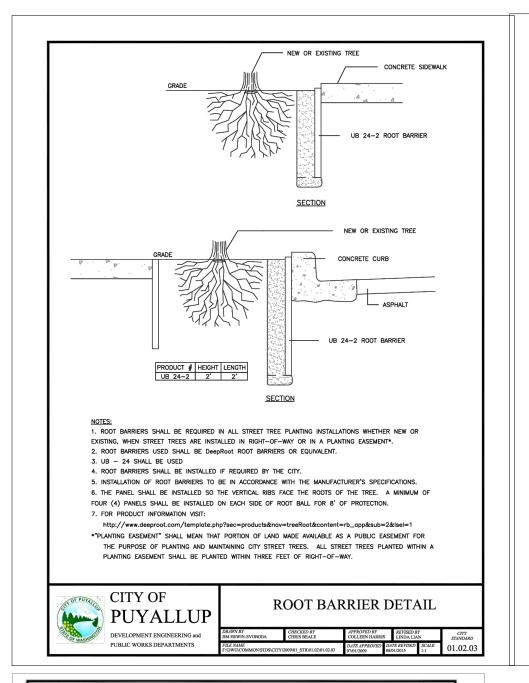
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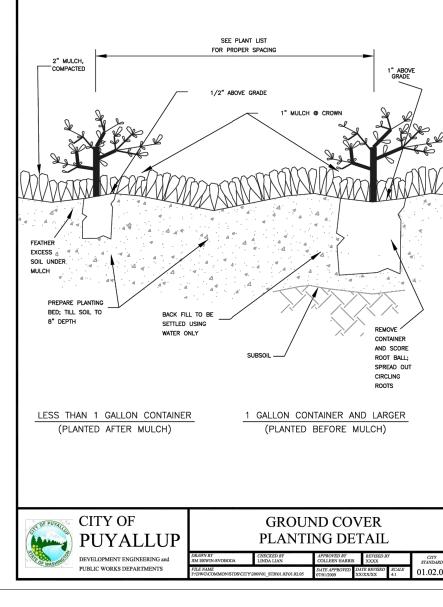
NOTE: If street trees are required, Call Planning Division for final inspection: (253) 864-4165 (Option 3) Root barriers are required around street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards - field verification required. Failure to install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

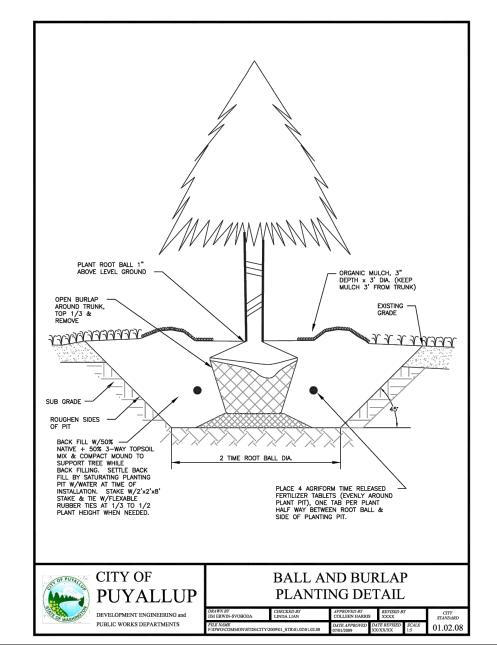


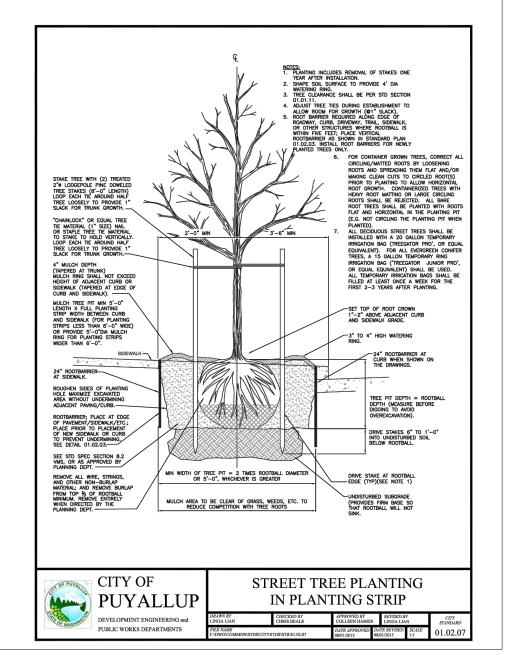
GENERAL LANDSCAPE NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.











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DRAWING ISSUED FOR: **AGENCY** REVIEW

DATE: FEBRUARY 21, 2025



PROJECT NO: FILE NAME: DRAWN BY: CHECKED BY: X-REFS: CITY OF PUYALLUP

City of Puyallup

Development & Permitting Services

ISSUED PERMIT

CITY OF PUYALLUP

Planning Division Approved Landscape Plan (253) 864-4165

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY IS NOT

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ESPONSIBLE FOR ERRORS OR

Building

Engineering

Fire

Staff: RNBrown Date: 04/04/2025 Planning

Public Works

Traffic

PLOT SCALE: DRAWING SCALES:

DRAWING CONTENTS

LANDSCAPE **NOTES** & DETAILS

21140

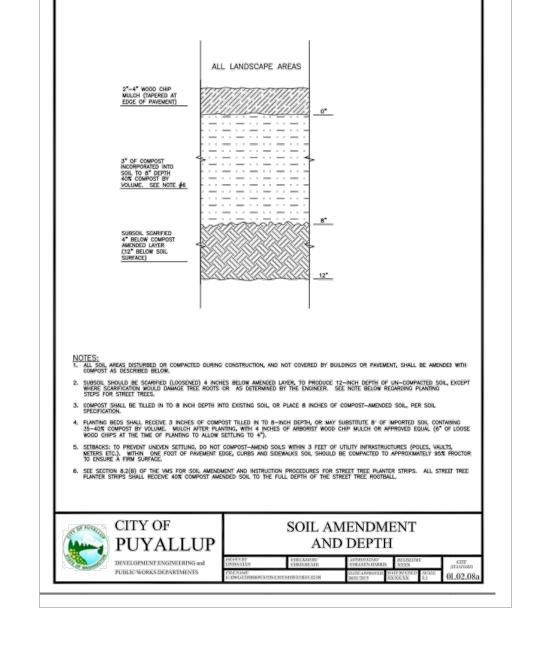
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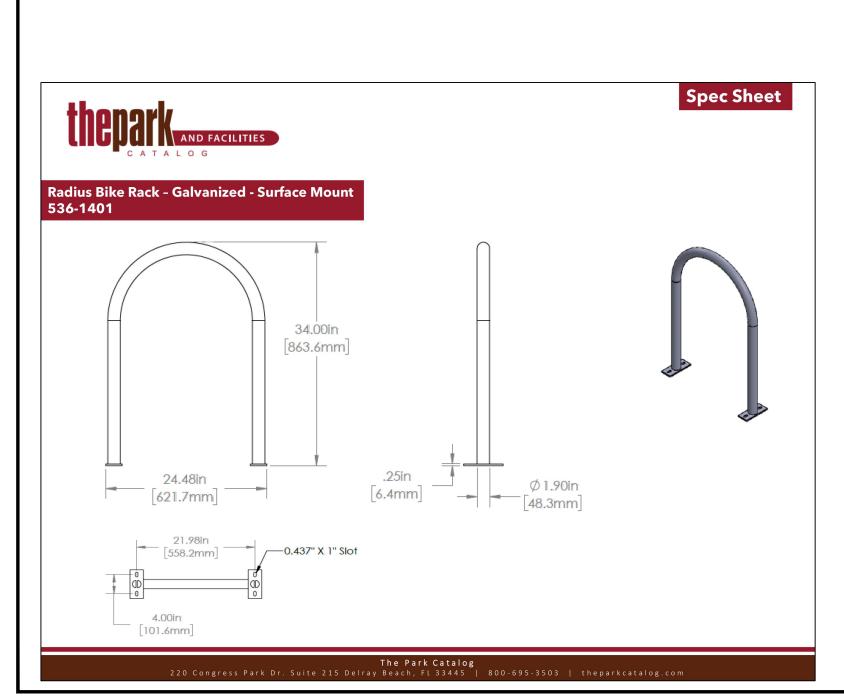
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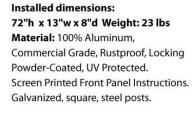
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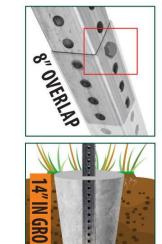
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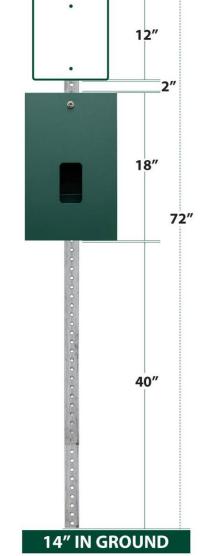
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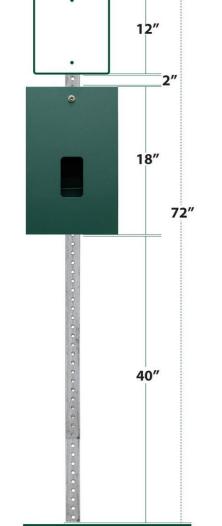












8.0 <u>LANDSCAPE INSTALLATION STANDARDS</u>:

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 onsite 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

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eight inches (8") of topsoil, as described above, shall generally be achieved by placing five inches

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

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

• 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

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(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.

to determine the extent of allowable impacts to the CRPZ of significant 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.

(3) The following minimum design standards are established and shall be used

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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

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

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

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maintenance deficiencies shall be identified for correction and the property owner or landscape

All areas preserved as natural plant communities or common areas including buffers,

warranty provider shall be notified as a courtesy. Lack of notification does not release the

enhanced buffers, storm water retention and detention facilities and designated open space

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

area shall be annually cleared by the property owner(s) or neighborhood associations of invasive

function and purpose. No plant material shall be cut, topped, severely pruned or removed from

The owner of land subject to this document shall be responsible for the maintenance of

property owner or warranty provider of maintenance and/or replacement responsibility.

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:

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 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 <u>any</u> 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

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(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 onsite 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

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

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,

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topsoil should be 1/2" below the edge of sidewalk to allow the root barrier panel to be properly installed above finished grade. 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

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

(where required) shall follow city standard #01.02.07.

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 subsurface. Four (4) inches of mulch in planting areas shall be maintained through the life of the project. Herbicides shall not be used in the mulch ring area for street trees; see city standard #01.02.07 for street tree mulch

9.0 **GUARDING AGAINST DAMAGE**:

application and dimensions.

9.1 Vegetation Protection Any person, firm or corporation engaged in the construction, alteration or repair of any treet, sidewalk, parking area, building or portion thereot, prior to starting of any such activity shall place proper guards or temporary fences to ensure the protection of adjacent existing vegetation from all damage or injury. This shall include the restriction on stacking, storing, stockpiling, or the accumulation of goods or material in the area defined as the Critical Root Zone. See appendix 20.10 for tree protection on construction and development sites best management practices. See appendix 20.5 for standard detail for protection of all trees (public,

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 preconditioning 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

ii. No cut or fill greater than four (4) inches will be located closer to the tree trunk than ½ 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 preconditioning 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

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

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.

these areas without proper notification, approval and permits.

11.2 Buffers and Open Space

11.3 Cultivated Areas

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.

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

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(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 <u>STREET TREE SELECTION AND INSTALLATION STANDARDS</u>:

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 Rightof-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 Developmen 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:

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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: . 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.

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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:

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

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trees, a stand of significant trees, or a heritage tree the following formula shall be used:

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 sizes 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

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

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 (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 Page 19 of 51

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);

(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, 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

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.

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City of Puyallup

Development & Permitting Services **ISSUED PERMIT** Planning Building Public Works Engineering Traffic Fire

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

Staff: RNBrown Date: 04/04/2025

HIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY IS NOT SPONSIBLE FOR ERRORS OR SSIONS ON THESE PLANS. FIELD IDITIONS MAY DICTATE CHANGES T ESE PLANS AS DETERMINED BY THE NNING DIRECTOR, DESIGNEE, OR OJECT PLANNER.

OTE: If street trees are required, Call Planning vision for final inspection: (253) 864-4165 (Option to barriers are required around street trees in ance with city standard detail. Top soil shall be alled in accordance with city standards - field fication required. Failure to install top soil and roc rs in accordance with the city standards may Ilt in rejection of installation.

AI N AVE N .

Landscape Architectu

1320 Alameda Avenue, Suite B, Fircrest, WA 98466

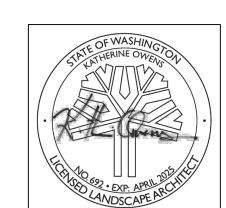
www.naturebydesigninc.com

REVISIONS:

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

PRAWING ISSUED FOR: AGENCY REVIEW

DATE: FEBRUARY 21, 2025

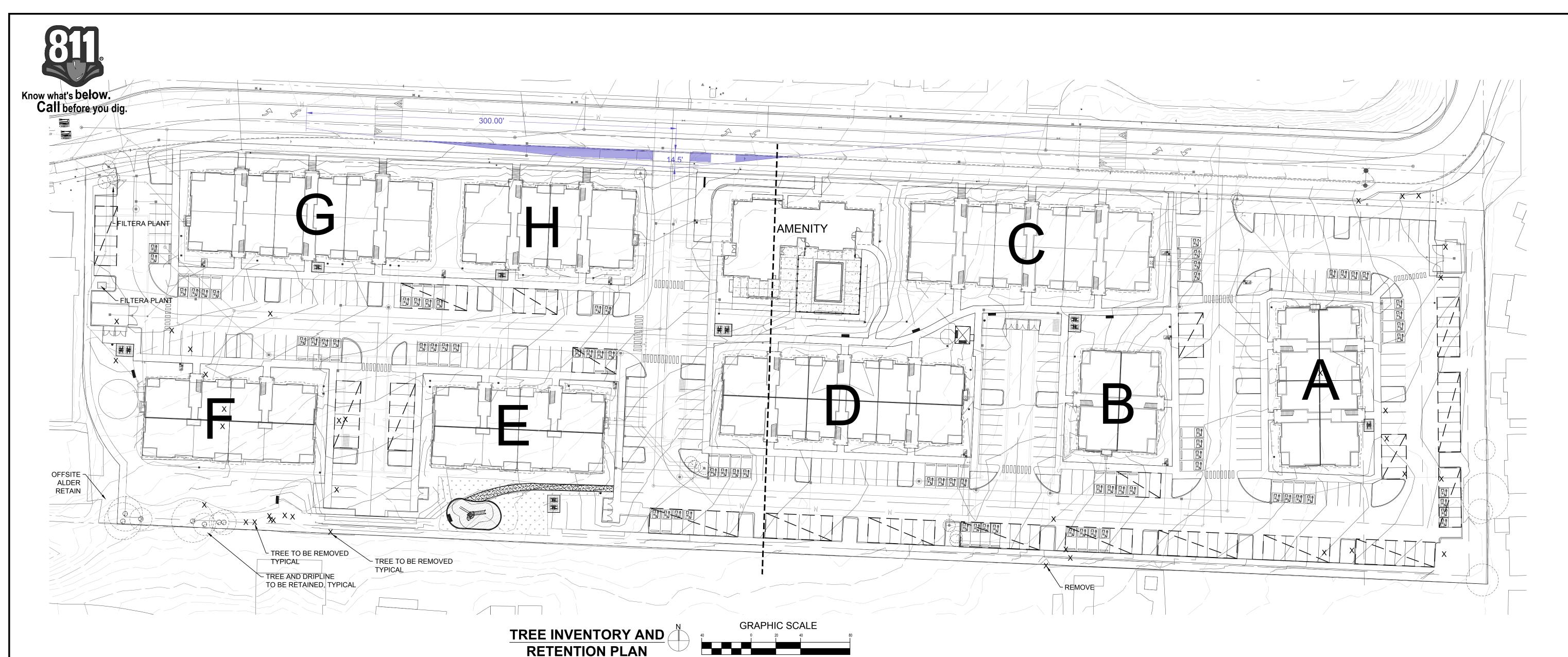


PROJECT NO: FILE NAME: 21140LSN DRAWN BY: KLO CHECKED BY: KLO X-REFS: CITY OF PUYALLUP PLOT SCALE: DRAWING SCALES: N.T.S.

DRAWING CONTENTS

CITY OF PUYALLUP STANDARD **NOTES**

DRAWING NO.



(IN FEET) 1 inch = 40ft.

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

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 ½ 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	1194719.15	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	1
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	1195569.309	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	673079.5342	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	1194737.784	402.207	9" FIR	
3970	672980.6241	1194731.753	402.607	6"HOLLY	

673001.4972 1194773.146 399.999 22"SPRUCE 673052.9679 1194680.974 386.639 6"HOLLY

673066.5627 1194682.074 385.718 16" DEC

3976 673041.8863 1194650.426 387.428 24" FIR

TREE INVENTORY - BY SURVEYOR

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	1
4018	672928.6737	1195700.607	426.998	26" FIR	1
4025	672996.1533	1195703.059	426.489	38" CEDAR	1
4032	673033.8474	1195702.562	427.47	17" FIR	1
				18/63 = 29%	18

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

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 ISSIONS 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.

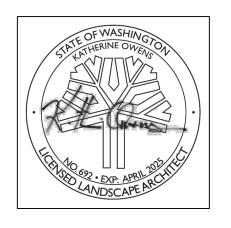
Landscape Architectur 1320 Alameda Avenue, Suite B, Fircrest, WA 98466 www.naturebydesigninc.com

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DRAWING ISSUED FOR: **AGENCY** REVIEW

DATE: FEBRUARY 21, 2025



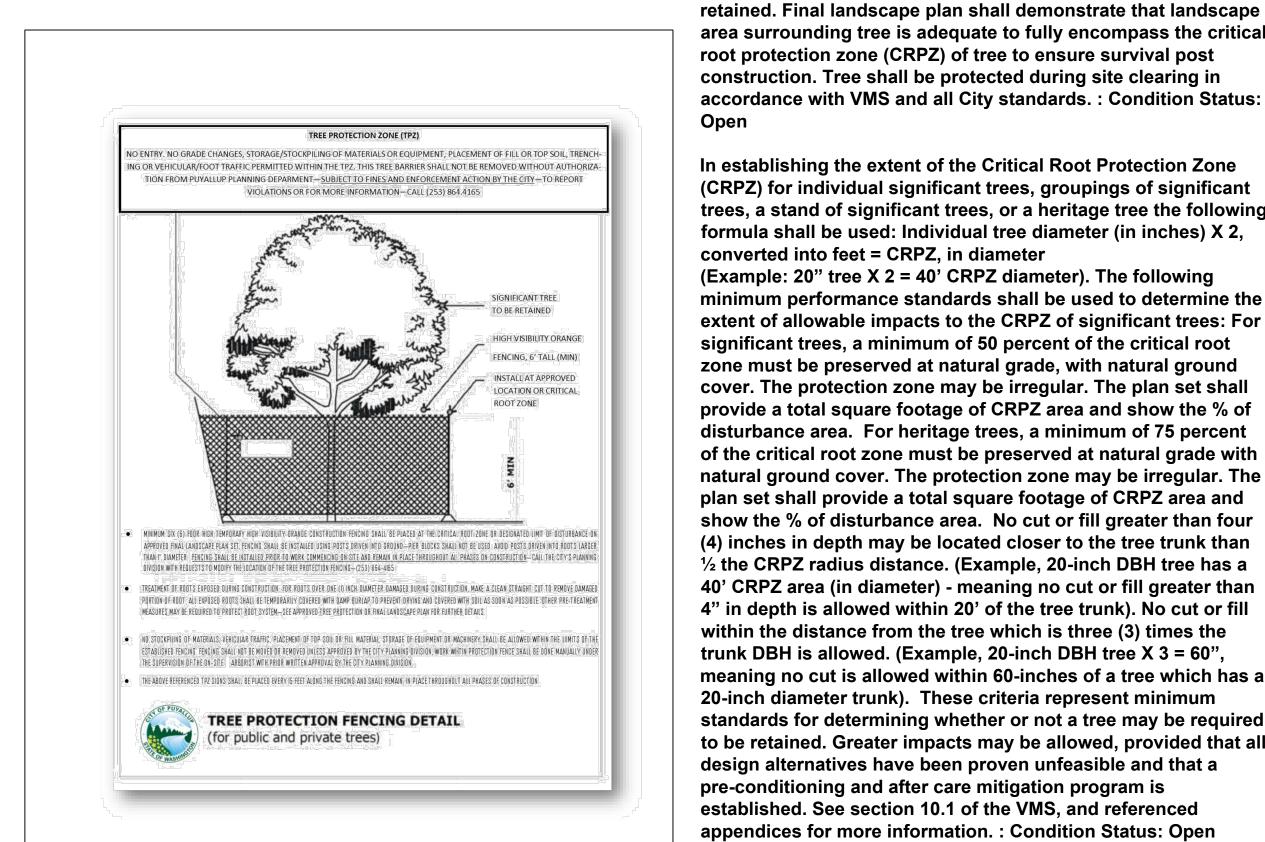
PROJECT NO: 21140 FILE NAME: 21140LSN DRAWN BY: KLO KLO CHECKED BY: X-REFS: ARCH PLOT SCALE: DRAWING SCALES:

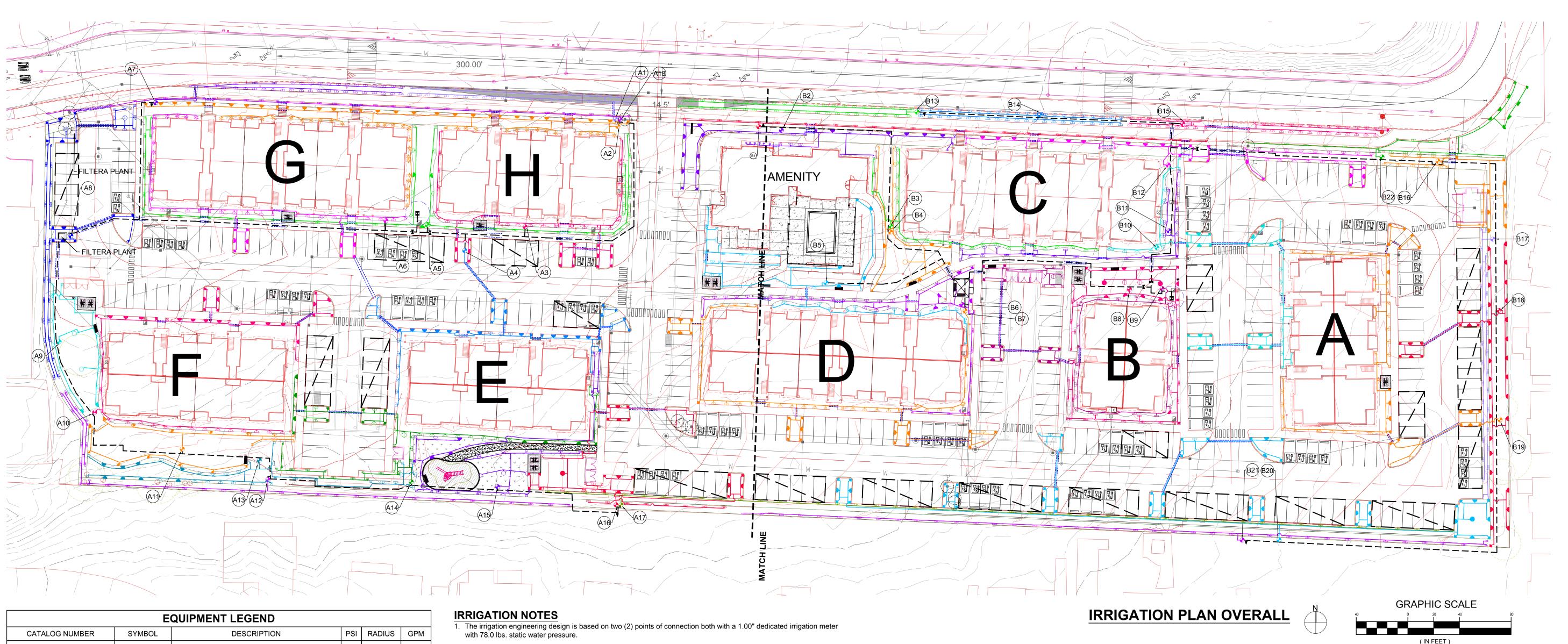
DRAWING CONTENTS

TREE INVENTORY AND RETENTION

PLAN

DRAWING NO.:





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

HUNTER MULTI STREAM SPRINKLER HEAD MP 1000 PRS 40 06 14' .42 | HUNTER MULTI STREAM SPRINKLER HEAD 10' .42 MP 800 PRS 40 06 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 HUNTER BUBBLER SPRINKLER HEAD .25 PCN 25 PRS 40 06 150BBVTF HAM HAMMOND BRASS FULL PORT BALL VALVE

HAMMOND BRASS GATE VALVE WITH WHEEL HANDLE 250 BG 150 HAM 850 1.50" DCVA FEBCO DOUBLE CHECK ASSEMBLY HQ 44 LRC 1.00" HUNTER QUICK COUPLING VALVE WITH MATCHING KEY HUNTER AUTO CONTROL VALVE, SEE SCHEDULE FOR SIZES **ICV SERIES** HUNTER AUTO CONTROLLER w ROAM XL TRANSMITTER, HCC 2400 RECIEVER, SMART PORT WITH WALL BRACKET HUNTER MINI CLICK MINI CLICK LAWN LIFE MANUAL DRAIN VALVE WITH RISING SWIVEL 75 SV RS 0.75"

226BCDB 17"X30"X18"

NONE

NONE

NDS BACKFLOW BOW WITH BOLT DOWN LID

NONE

NO

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

WIRING SLEEVES: 2"

 MAINLINE AND LATERAL LINES:
 SLEEVE SIZE SCH 40

 3/4"
 1.5"

 1"
 2"

 1½"
 3"

 2"
 4"

 2½"
 4"

2. Install all equipment per state and the City of Puyallup Water Dept. codes and specifications.

3. Prior to any excavation contact Line Locators for utility markings.

4. Install the main line, sleeving and control wiring with a minimum cover of 18" and lateral piping at a minimum of 12".

5. 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.

6. 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.

7. Backfill materials shall be rock free native soil or clean sand. Compact all trenches to a minimum density of 85%.

8. Upon the completion of the backflow assemblies installation, they are to certified by a State licensed BAT. The completed forms are to be turned into the City of Puyallup Water Department.

9. Install all equipment as per the details shown.

10. 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.

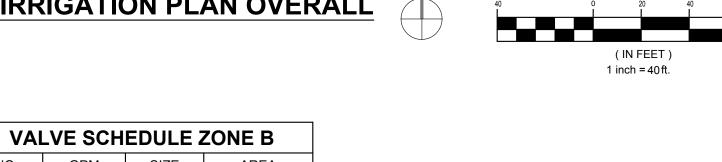
11.Do not spice the red signal wire between the controller and the control valve. Wire splices shall be within the valve boxes only using 3M-DBY splice kits.

12. All control valves shall be tagged using plastic marking numbers. Number valves as per plan.

13. 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.

14. 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.

15. 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.



VAI	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: THE	ERE ARE (2)	TWO CONTR	ROLLERS	

	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
В9	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
	B2 B3 B4 B5 B6 B7 B8 B9 B10 B11 B12 B13 B14 B15 B16 B17 B18 B19 B20 B21 B22	B2 22.52 B3 20.84 B4 17.84 B5 20.02 B6 16.25 B7 22.54 B8 17.84 B9 13.18 B10 21.09 B11 17.91 B12 20.17 B13 18.18 B14 18.48 B15 20.45 B16 20.03 B17 11.97 B18 14.81 B19 17.95 B20 7.67 B21 18.37 B22 16.88	B2 22.52 1.50" B3 20.84 1.50" B4 17.84 1.00" B5 20.02 1.50" B6 16.25 1.00" B7 22.54 1.50" B8 17.84 1.00" B9 13.18 1.00" B10 21.09 1.50" B11 17.91 1.00" B12 20.17 1.50" B13 18.18 1.00" B14 18.48 1.00" B15 20.45 1.50" B16 20.03 1.50" B17 11.97 1.00" B18 14.81 1.00" B19 17.95 1.00" B20 7.67 1.00" B21 18.37 1.00" B22 16.88 1.00"

City of F Development & Po ISSUED	
Building	Planning
Engineering	Public Works
Fire OF V	Traffic

Know what's below.
Call before you dig.

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

Staff:

Date:

THIS APPROVAL IS VOID AND APPROVAL I

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 standards - field
verification required. Failure to install top soil and root
barriers in accordance with city standards may result
in rejection of installation.



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

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: 21140LSN
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: ARCH
PLOT SCALE: 1:1

1:40

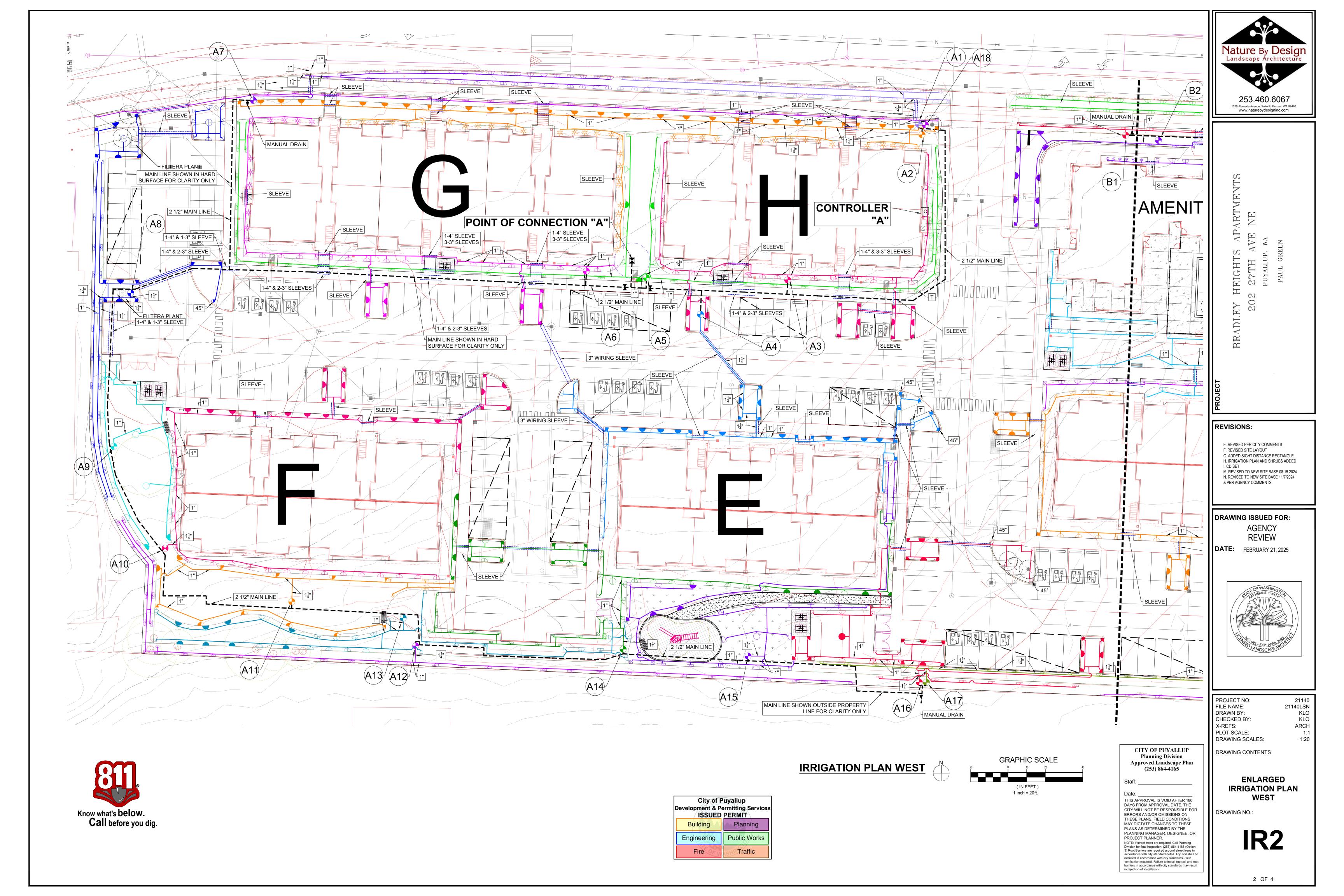
DRAWING CONTENTS

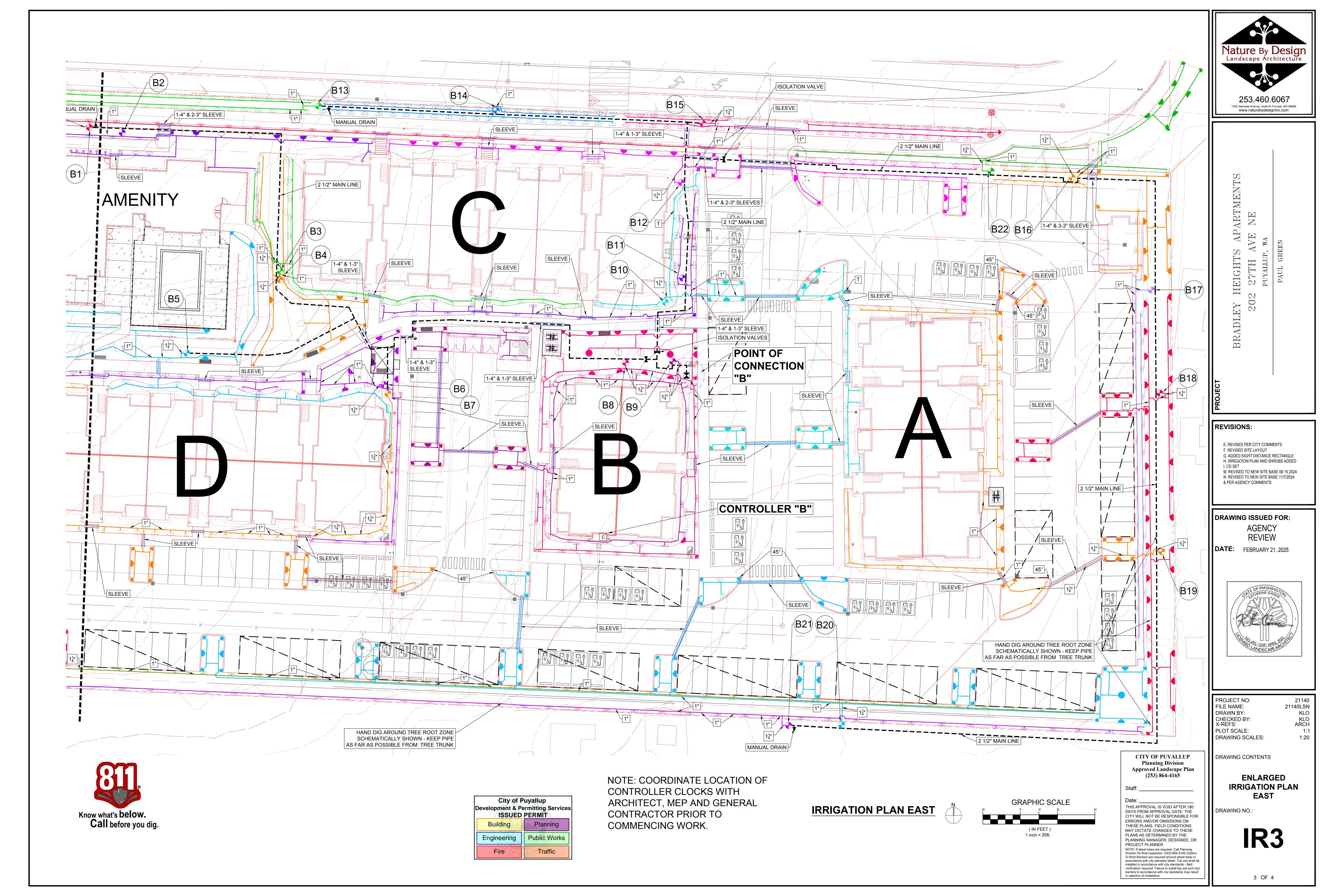
DRAWING SCALES:

OVERALL IRRIGATION PLAN

DRAWING NO.:

IR1





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			

VALVE SCHEDULE ZONE B				
NO.	GPM	SIZE	AREA	
B1	10.56	1.00"	LAWN	
B2	12.48	1.00"	SHRUB	
В3	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	
В9	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

1. 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.

- 2. Install all equipment per state and the City of Puyallup Water Dept. codes and specifications.
- 3. Prior to any excavation contact Line Locators for utility markings.
- 4. Install the main line, sleeving and control wiring with a minimum cover of 18" and lateral piping at a minimum of 12".
- 5. 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.
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IRRIGATION SLEEVING

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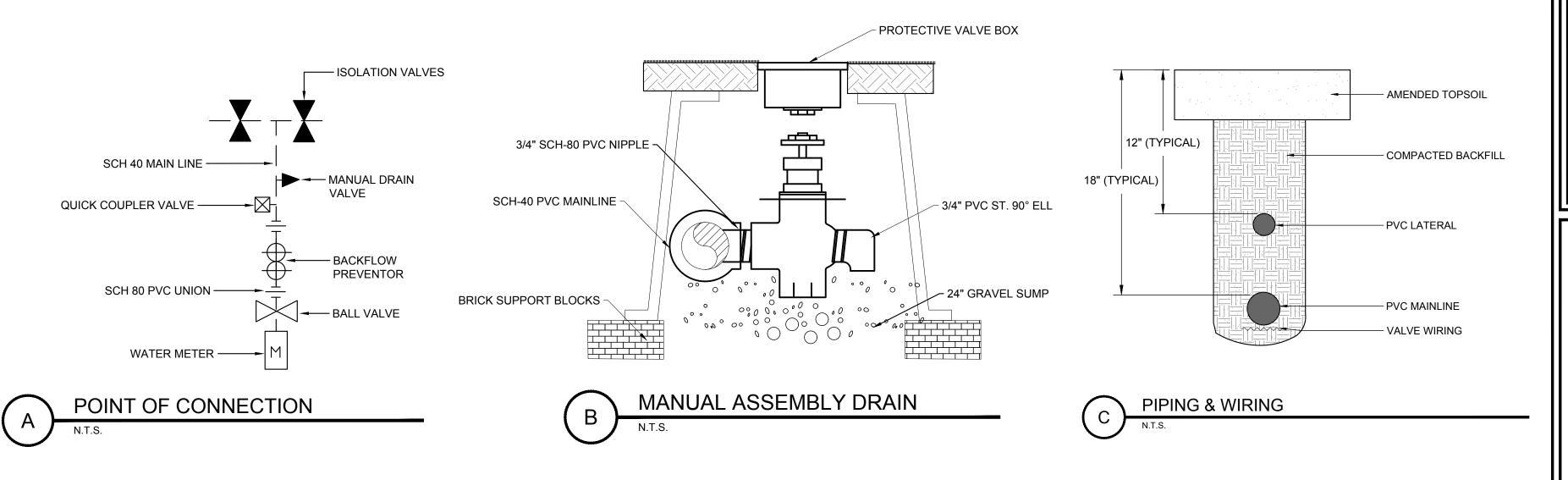
MAINLINE AND LATERAL LINES: SLEEVE SIZE SCH 40

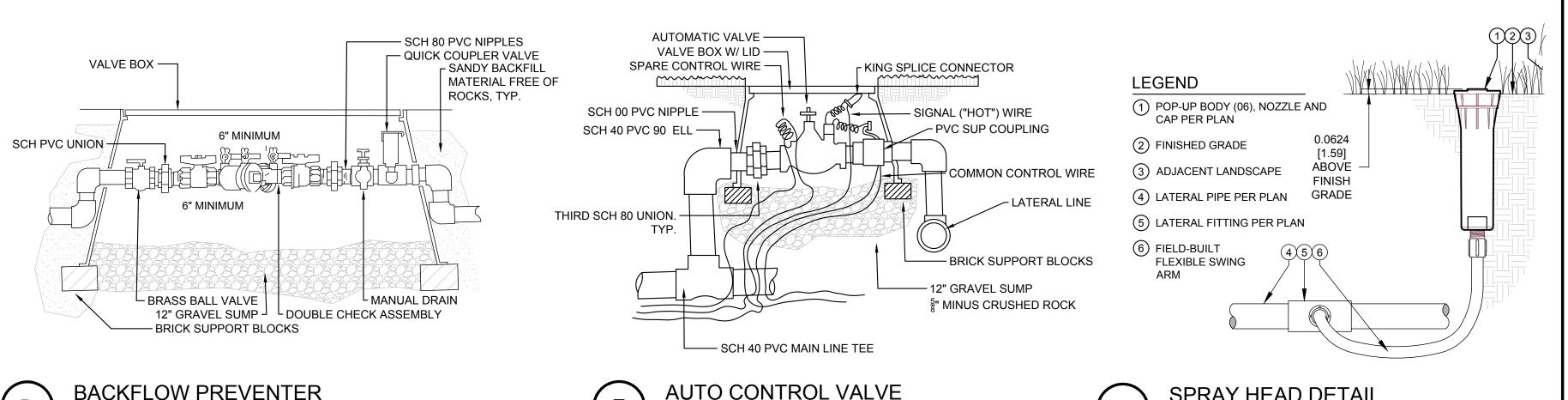
a laminated reduced scale plan of the areas being watered.

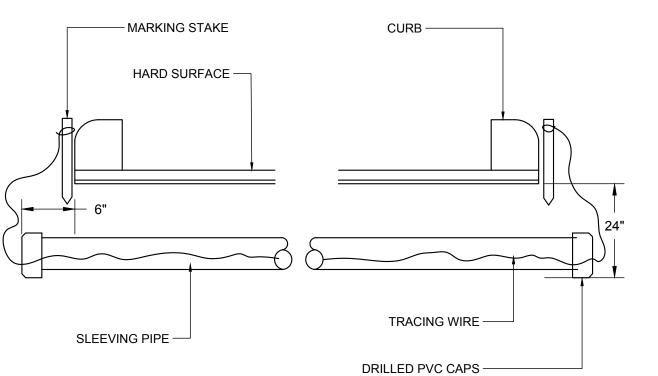
3/4"	1.5"
1"	2"
1 ½"	3"
2"	4"
2 ½"	4"

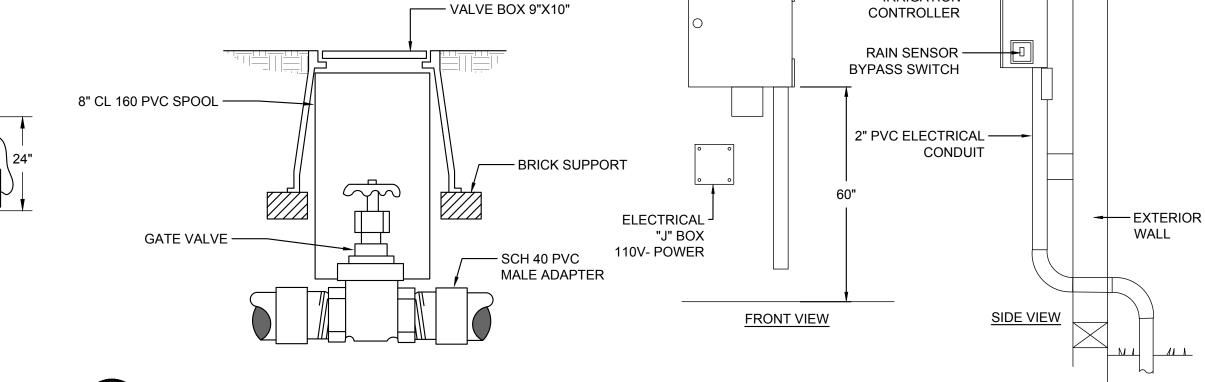
WIRING SLEEVES: 2"











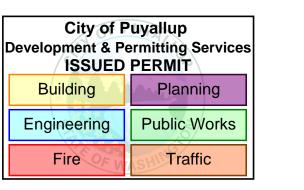






ENCLOSURE OR BUILDING MOUNTED CLOCK & LOCATIONS

IRRIGATION ---



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.
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CITY OF PUYALLUP

Planning Division Approved Landscape Plan (253) 864-4165

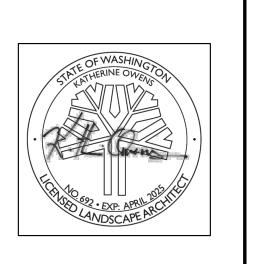


REVISIONS:

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



DATE: FEBRUARY 21, 2025



ROJECT NO:	21140
LE NAME:	21140LSN
RAWN BY:	KLO
HECKED BY:	KLO
-REFS:	NONE
LOT SCALE:	1:1
RAWING SCALES:	N.T.S.

DRAWING CONTENTS

IRRIGATION **DETAILS & NOTES**

DRAWING NO.: