



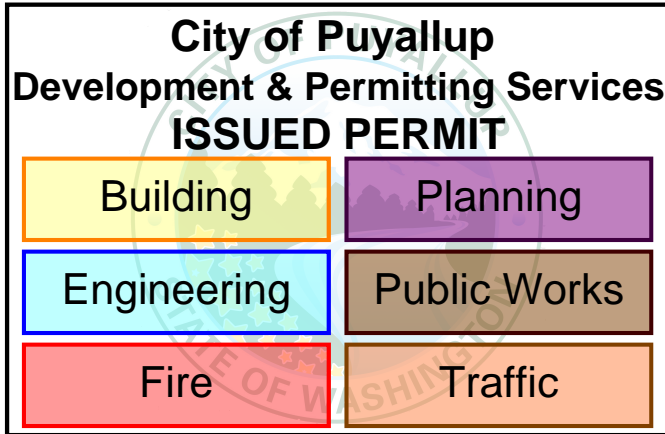
PANATTONI®

PANATTONI  
DEVELOPMENT  
900 SW 16th STREET, SUITE 330  
RENTON, WA, 98057

EAST MAIN PUYALLUP  
WAREHOUSE- RED DOT TI

E MAIN ST  
PUYALLUP, WASHINGTON

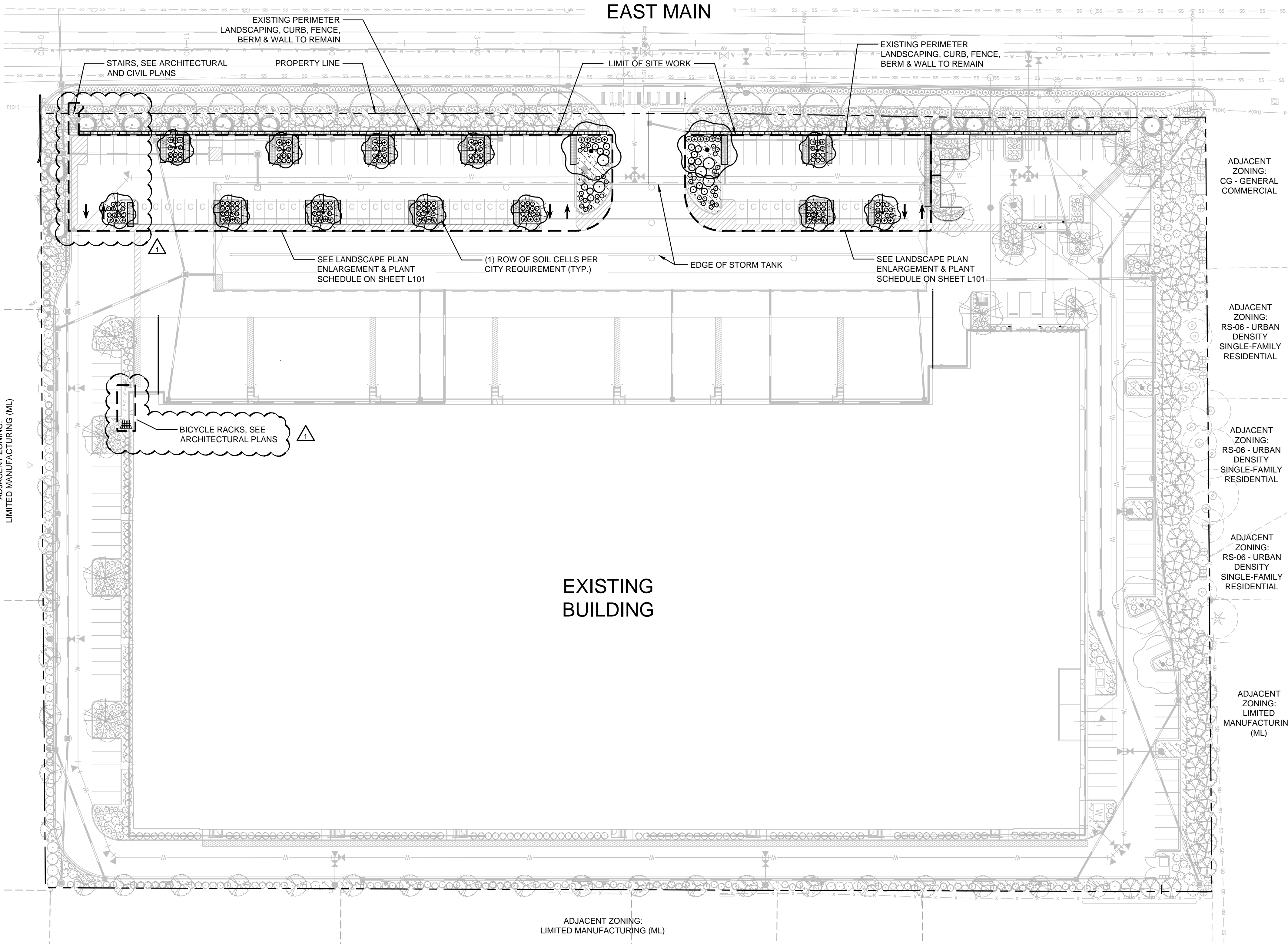
Description:	No:	Date:
PERMIT SUBMITTAL		07/27/2022
PERMIT COMMENTS	1	08/01/2022



CONTEXT  
LANDSCAPE PLAN

Proj. No: 2220189 Reviewed By: CDA

L100



LANDSCAPE DATA TABLE

THE FOLLOWING TABLE IS PROVIDED FOR LANDSCAPE CALCULATIONS INDICATED IN THE CITY OF PUYALLUP ZONING CODE CHAPTER 20.58 LANDSCAPE REQUIREMENTS AND THE CITY'S VEGETATION MANAGEMENT STANDARDS (NOV. 2015).

SUBJECT PARCEL ZONING: LIMITED MANUFACTURING (ML)

ADJACENT ZONING: AS NOTED ON THE PLAN.

SITE PAVING (ASPHALT AND CONCRETE FLATWORK) AREA: 35,005 SF

PARKING / MANEUVERING LANDSCAPE AREA REQUIRED (@ 10%): 3,501 SF

PARKING / MANEUVERING AREA LANDSCAPE: 4,519 SF

NOTES

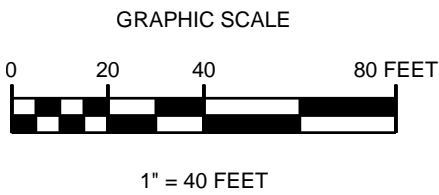
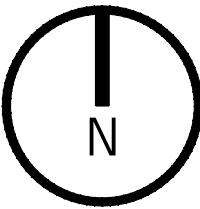
- SEE SHEETS L102 FOR IRRIGATION PLAN.
- SEE SHEET L101 FOR LANDSCAPE PLAN ENLARGEMENT AND PLANT SCHEDULE.
- SEE SHEETS L501 TO L502 FOR LANDSCAPE DETAILS AND SPECIFICATIONS.
- SEE SHEET L503 FOR IRRIGATION DETAILS AND SPECIFICATIONS.
- ALL LANDSCAPE AREAS SHALL RECEIVE 3" OF MEDIUM FIR BARK MULCH UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

APPROVED  
FINAL LANDSCAPE PLAN

BY: PLANNING DIVISION

DATE:

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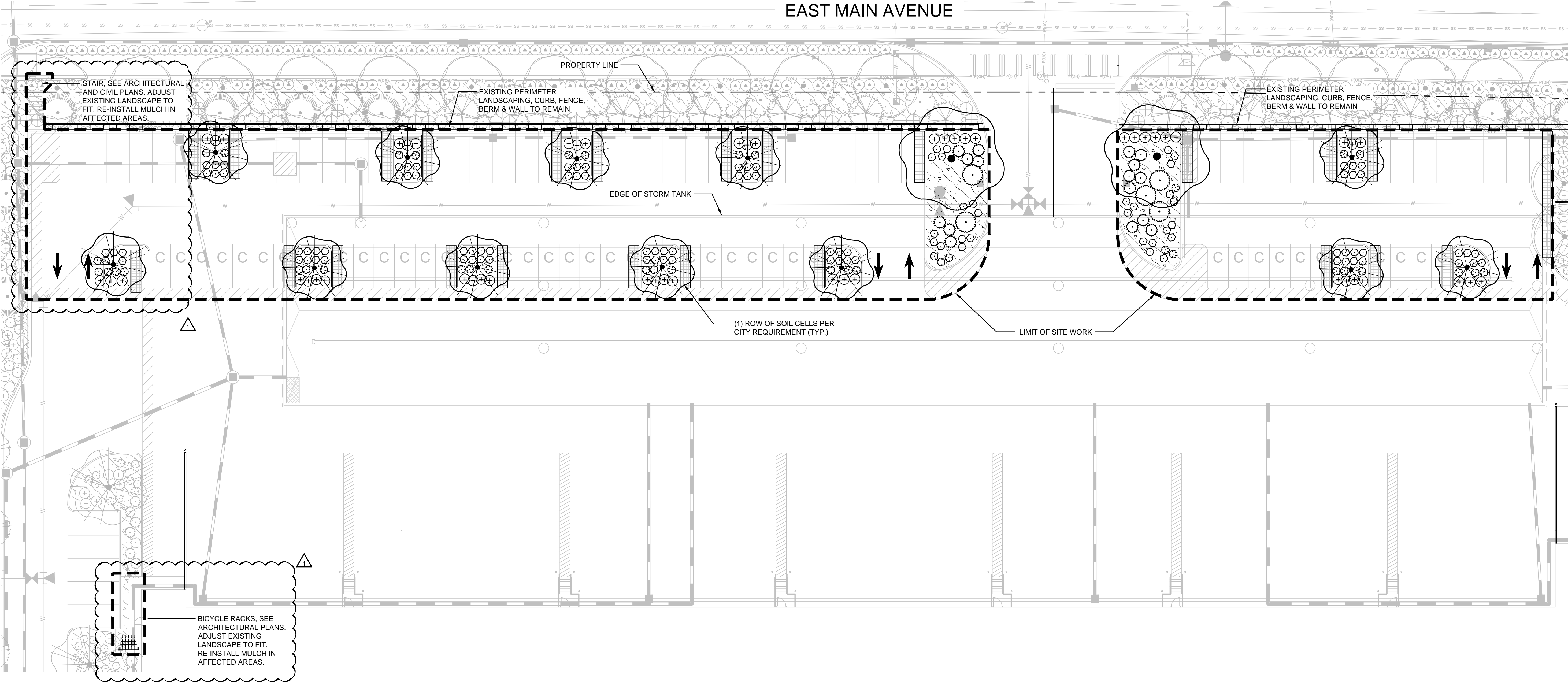
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EAST MAIN PUYALLUP  
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PERMIT COMMENTS 1 08/01/2022

City of Puyallup  
Development & Permitting Services  
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



LANDSCAPE PLAN: ENLARGEMENT

PLANT SCHEDULE

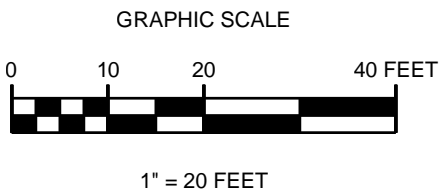
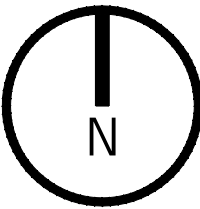
	TREES	BOTANICAL NAME	COMMON NAME	CAL	CONT	QTY	
		CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	B&B	2" CAL	12	
		ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	B&B	2" CAL	2	
	SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	REMARKS	QTY	
		MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL		16	
		PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	2 GAL		5	
		PINUS MUGO 'SHERWOOD COMPACT'	SHERWOOD DWARF MUGO PINE	5 GAL		51	
		RHODODENDRON AZALEA 'BOW BELLS'	AZALEA	2 GAL		106	
	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	3 GAL		41		
	GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	REMARKS	SPACING	QTY
		ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	24" O.C.		933 SF

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LANDSCAPE PLAN & SCHEDULE

Proj. No: 2220189 Reviewed By: CDA

L101





TACOMA • SEATTLE • SPOKANE • TRI-CITIES  
827 West First Avenue, Suite 220, Spokane, WA 99201 509.252.5019 TEL



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SEA



CITY STAM

Proj. No: 2220189 Reviewed By: CD

# L102



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







P.O.C. NUMBER: 01  
Water Source Information

















FLOW AVAILABLE  
Water Meter Size: 1-1/2"  
Flow Available: 75.00 gpm

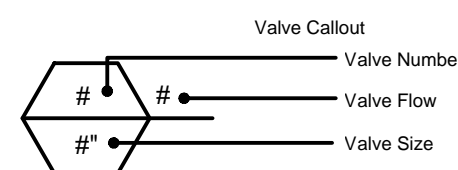
<b>PRESSURE AVAILABLE</b>	
Static Pressure at POC:	50.00 psi
Elevation Change:	5.00 ft
Service Line Size:	3"
Length of Service Line:	20.00 ft
Pressure Available:	48.00 psi

DESIGN ANALYSIS	
Maximum Station Flow:	20.56 gpm
Flow Available at POC:	75.00 gpm
Residual Flow Available:	54.44 gpm

Critical Station:	9
Design Pressure:	30.00 psi
Friction Loss:	5.22 psi
Fittings Loss:	0.52 psi
Elevation Loss:	0.00 psi
Loss through Valve:	1.92 psi
Pressure Req. at Critical Station:	37.66 psi
Loss for Fittings:	0.12 psi
Loss for Main Line:	1.22 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	5.00 psi
Loss for Master Valve:	0.64 psi
Loss for Water Meter:	0.86 psi
Critical Station Pressure at POC:	45.50 psi
Pressure Available:	48.00 psi
Residual Pressure Available:	2.50 psi

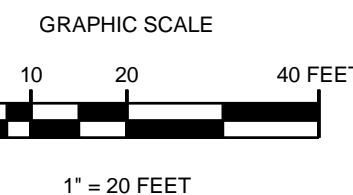
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
 	<p>RAIN BIRD R-VAN-STRIP 1806-SAM-P45 SHRUB ROTARY, 5' X15' (LCS AND RCS), 5' X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.</p>
 	<p>RAIN BIRD R-VAN14 1806-SAM-P45 SHRUB ROTARY, 8'-14" 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.</p>
 	<p>RAIN BIRD R-VAN18 1806-SAM-P45 SHRUB ROTARY, 13'-18" 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.</p>
 	<p>RAIN BIRD R-VAN24 1806-SAM-P45 SHRUB ROTARY, 17'-24" 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.</p>

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	IRRITROL 700 ELECTRIC REMOTE CONTROL VALVE
	RAIN BIRD 33-DLRC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.
	MATCO-NORCA 770S PVC WHITE BALL VALVE FOR SCH 40 AND SCH 80 PIPE, SOLVENT SLIP ENDS WITH "T" HANDLE, SAME SIZE AS MAINLINE. 1/2" TO 4".
	EXISTING RAIN BIRD ESP8LXME WITH (02) ESPLXMSM12 32 STATION COMMERCIAL CONTROLLER.
	EXISTING RAIN SENSOR
	EXISTING DRAIN VALVE
	EXISTING MASTER VALVE
	EXISTING DOUBLE CHECK VALVE ASSEMBLY
	EXISTING FLOW SENSOR
	EXISTING WATER METER
	EXISTING IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	EXISTING IRRIGATION MAINLINE: PVC SCHEDULE 40
	EXISTING PIPE SLEEVE: PVC SCHEDULE 40
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40



<b>NUMBER</b>	<b>MODEL</b>	<b>SIZE</b>	<b>TYPE</b>	<b>GPM</b>	<b>FRICTION LOSS</b>	<b>VALVE LOSS</b>	<b>PSI</b>	<b>PSI @ POC</b>	<b>PRECIP</b>
1	IRIRITROL 700	1"	SHRUB ROTARY	11.44	2.16	2.36	34.52	40.87	0.5 in/h
2	IRIRITROL 700	1"	SHRUB ROTARY	12.05	4.23	2.34	36.56	42.99	0.64 in/h
3	IRIRITROL 700	1"	SHRUB ROTARY	12.79	1.3	2.31	33.61	40.05	0.53 in/h
4	IRIRITROL 700	1"	SHRUB ROTARY	17.02	1.42	2.07	33.49	40.38	0.56 in/h
5	IRIRITROL 700	1"	SHRUB ROTARY	15.46	1.83	2.19	34.03	40.37	0.57 in/h
6	IRIRITROL 700	1"	SHRUB ROTARY	17.16	2.03	2.06	34.09	42.01	0.64 in/h
7	IRIRITROL 700	1"	SHRUB ROTARY	20.41	1.82	1.9	33.71	40.94	0.56 in/h
8	IRIRITROL 700	1"	SHRUB ROTARY	19.77	1.5	1.86	33.36	40.96	0.47 in/h
9	IRIRITROL 700	1"	SHRUB ROTARY	20.51	1.66	1.76	33.36	40.96	0.61 in/h
10	IRIRITROL 700	1"	SHRUB ROTARY	19.33	1.54	1.89	33.43	41.06	0.56 in/h
11	IRIRITROL 700	1"	SHRUB ROTARY	15.66	2.17	2.18	34.35	41.36	0.4 in/h
12	IRIRITROL 700	1"	SHRUB ROTARY	16.10	2.38	2.14	34.53	41.66	0.38 in/h
13	IRIRITROL 700	1"	SHRUB ROTARY	15.82	1.36	2.17	33.53	40.66	0.41 in/h
14	IRIRITROL 700	1"	SHRUB ROTARY	18.22	1.75	1.98	33.73	41.35	0.48 in/h
15	IRIRITROL 700	1"	SHRUB ROTARY	13.64	1.45	2.28	33.73	40.49	0.58 in/h
16	IRIRITROL 700	1"	SHRUB ROTARY	12.96	1.78	2.3	34.09	40.69	0.55 in/h
17	IRIRITROL 700	1"	SHRUB ROTARY	15.97	4.63	2.15	36.79	43.91	0.58 in/h
18	IRIRITROL 700	1"	SHRUB ROTARY	12.96	1.66	2.3	33.97	40.56	0.56 in/h
19	IRIRITROL 700	1"	SHRUB ROTARY	14.76	4.73	2.24	36.96	43.92	0.58 in/h
20	IRIRITROL 700	1"	SHRUB ROTARY	13.46	3.39	2.24	36.96	43.92	0.53 in/h
21	IRIRITROL 700	1"	SHRUB ROTARY	7.20	0.6	2.07	32.67	38.64	0.53 in/h
22	IRIRITROL 700	1"	SHRUB ROTARY	11.73	3.17	2.35	35.52	41.96	0.66 in/h
23	IRIRITROL 700	1"	SHRUB ROTARY	11.41	2.44	2.36	34.8	41.16	0.66 in/h
24	IRIRITROL 700	1-1/2"	SHRUB ROTARY	19.08	5.83	0.33	36.16	43.77	0.77 in/h
25	IRIRITROL 700	1-1/2"	SHRUB ROTARY	6.50	1.61	0.19	31.79	37.78	0.76 in/h

1. SEE SHEETS L101 FOR LANDSCAPE PLANTING PLAN.
2. SEE SHEETS L501 TO L504 FOR LANDSCAPE AND IRRIGATION NOTES AND DETAILS.
3. CONTRACTOR SHALL FIELD VERIFY AND DOCUMENT CONDITION AND COVERAGE OF EXISTING IRRIGATION SYSTEM IN AREAS OF LANDSCAPE TO REMAIN. COVERAGE IN LANDSCAPE AREAS TO REMAIN SHALL MEET EXISTING COVERAGE CONDITION AFTER INSTALLATION OF NEW SYSTEM COMPONENTS.







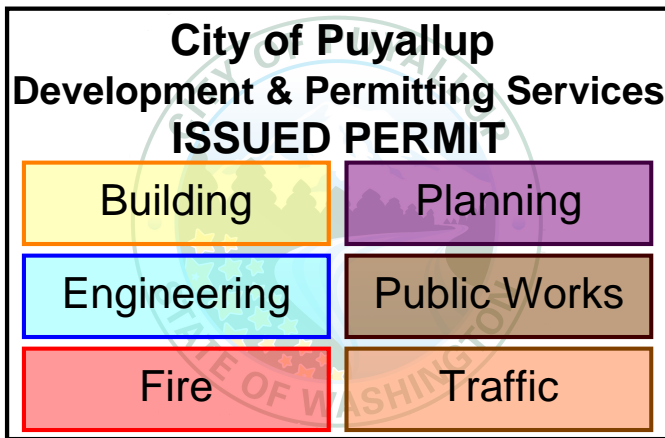
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APPROVED  
FINAL LANDSCAPE PLAN

BY: PLANNING DIVISION

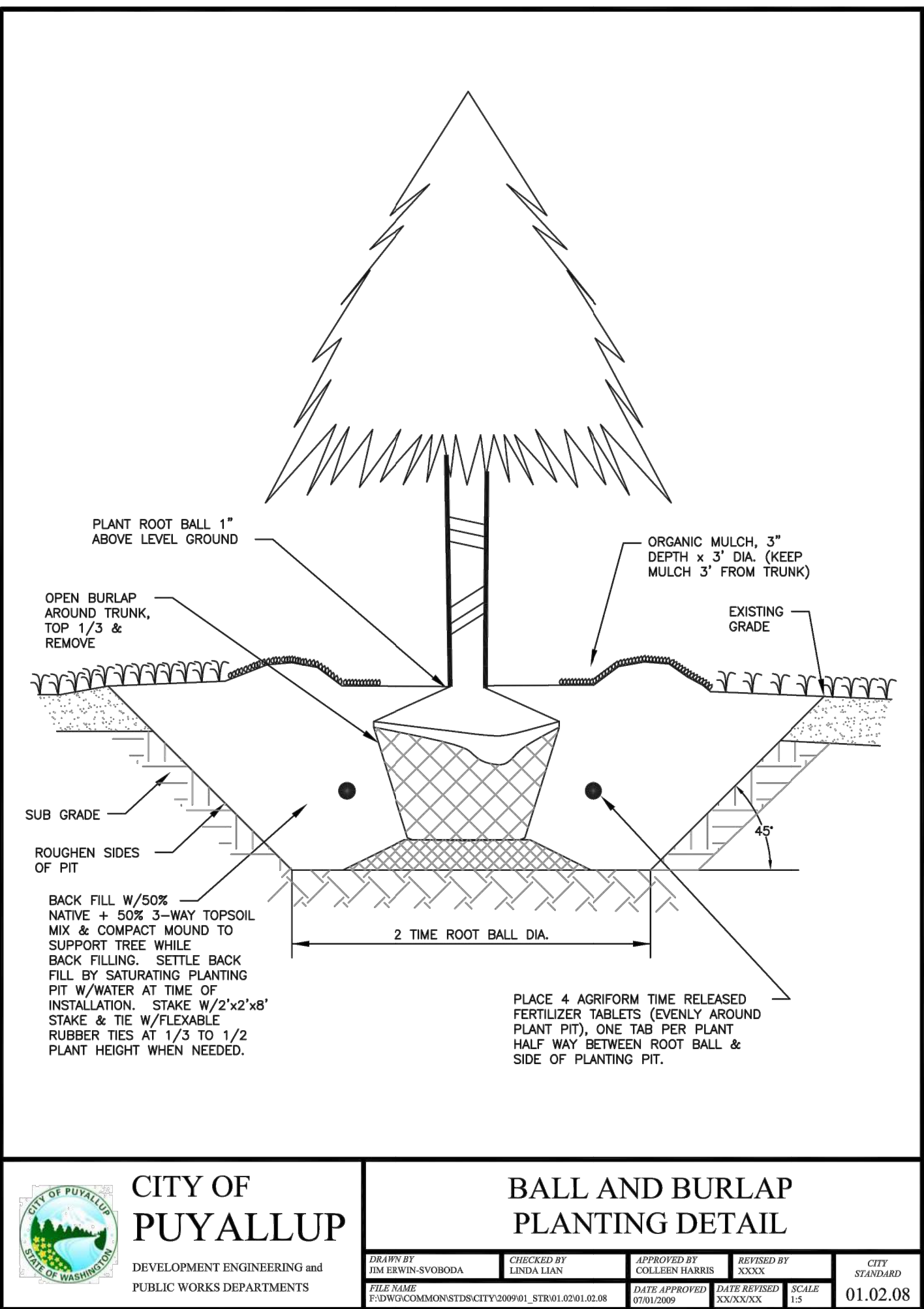
DATE:

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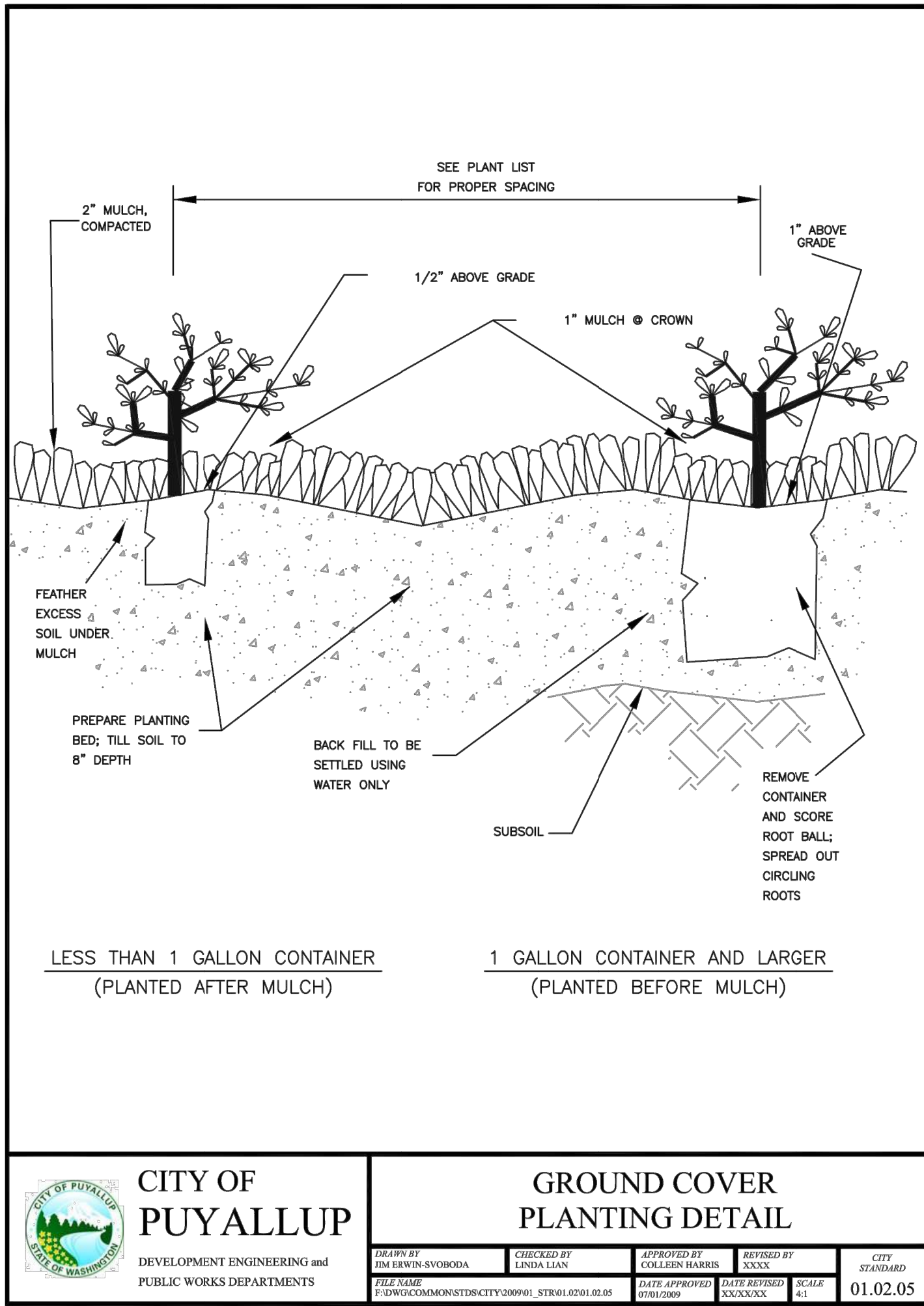
LANDSCAPE  
DETAILS

Proj. No: 2220189 Reviewed By: CDA

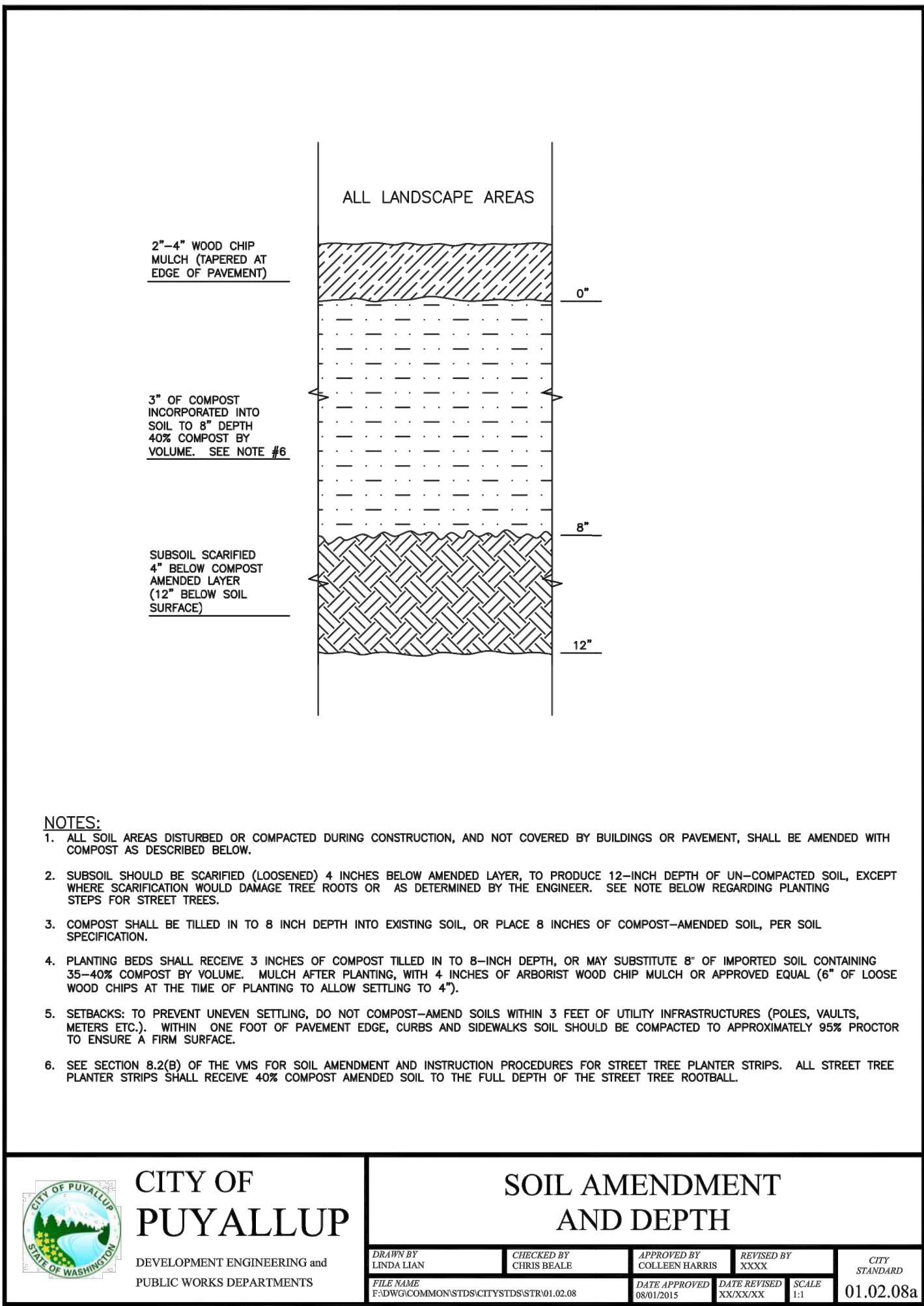
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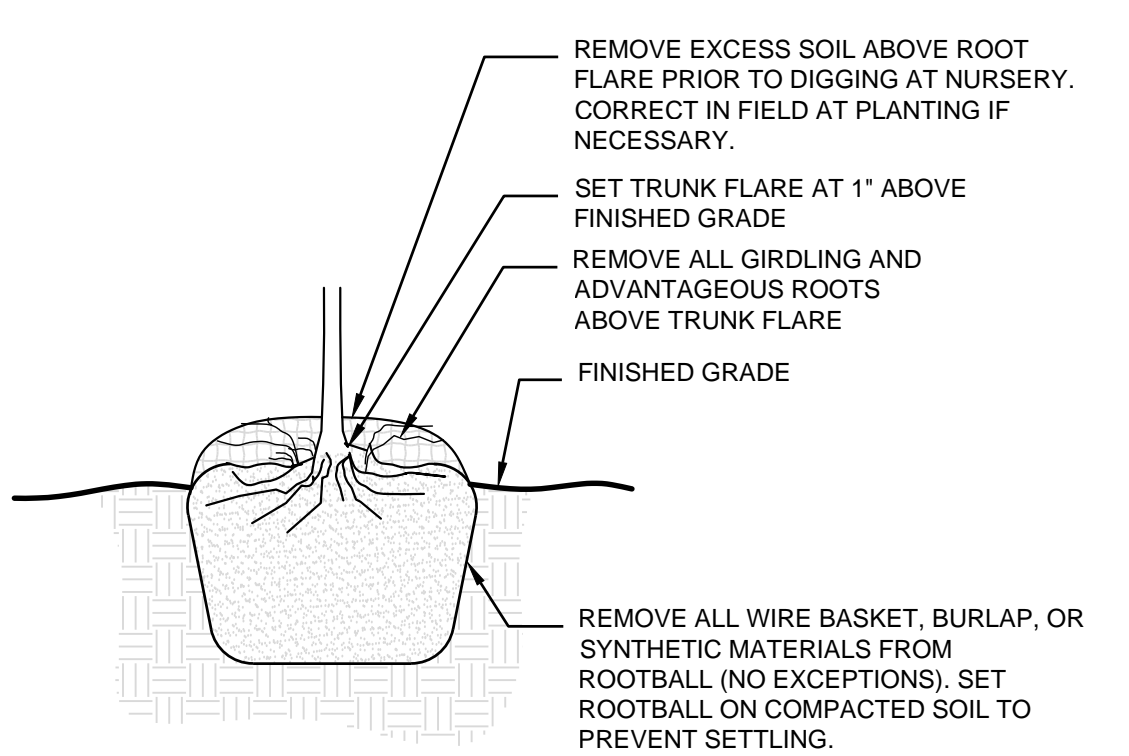
	CITY OF PUYALLUP		BALL AND BURLAP PLANTING DETAIL				
	DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS		DESIGNED BY: DAN DEWIS-SYNDORGA	CHECKED BY: LINDA LAM	APPROVED BY: CHALLEEN BARBER	REVIEWED BY: CDD	
	FILE NAME: F:\DWG\COMMON\STREETCITY\CONPAUL_STREET01.DWG		DATE APPROVED: 07/01/2022	DATE REVIEWED: 08/03/22	SCALE: 4:1	CITY STANDARD: 01.02.08	
			DATE APPROVED: 07/01/2022	DATE REVIEWED: 08/03/22	SCALE: 1:1	CITY STANDARD: 01.02.08	



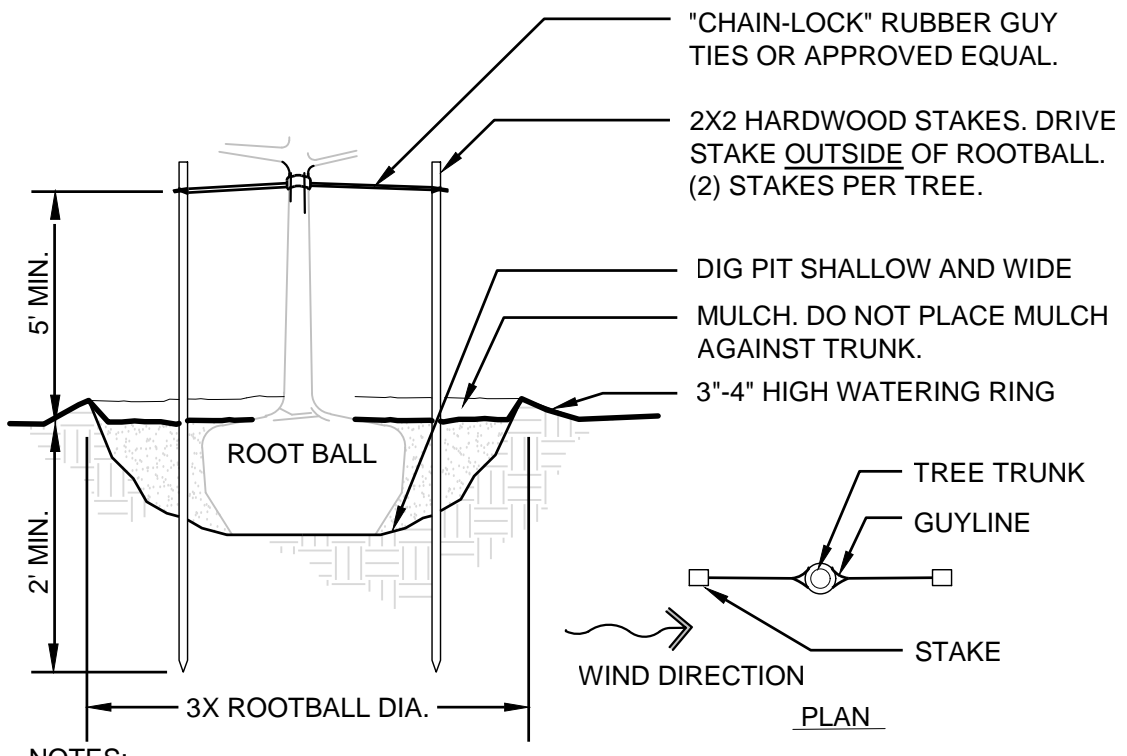
	CITY OF PUYALLUP		GROUND COVER PLANTING DETAIL				
	DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS		DESIGNED BY: DAN DEWIS-SYNDORGA	CHECKED BY: LINDA LAM	APPROVED BY: CHALLEEN BARBER	REVIEWED BY: CDD	
	FILE NAME: F:\DWG\COMMON\STREETCITY\CONPAUL_STREET01.DWG		DATE APPROVED: 07/01/2022	DATE REVIEWED: 08/03/22	SCALE: 4:1	CITY STANDARD: 01.02.05	
			DATE APPROVED: 07/01/2022	DATE REVIEWED: 08/03/22	SCALE: 1:1	CITY STANDARD: 01.02.05	



	CITY OF PUYALLUP		SOIL AMENDMENT AND DEPTH				
	DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS		DESIGNED BY: LINDA LAM	CHECKED BY: CHALLEEN BARBER	APPROVED BY: CHALLEEN BARBER	REVIEWED BY: CDD	
	FILE NAME: F:\DWG\COMMON\STREETCITY\STREET01.DWG		DATE APPROVED: 08/01/2015	DATE REVIEWED: 08/03/22	SCALE: 1:1	CITY STANDARD: 01.02.08a	
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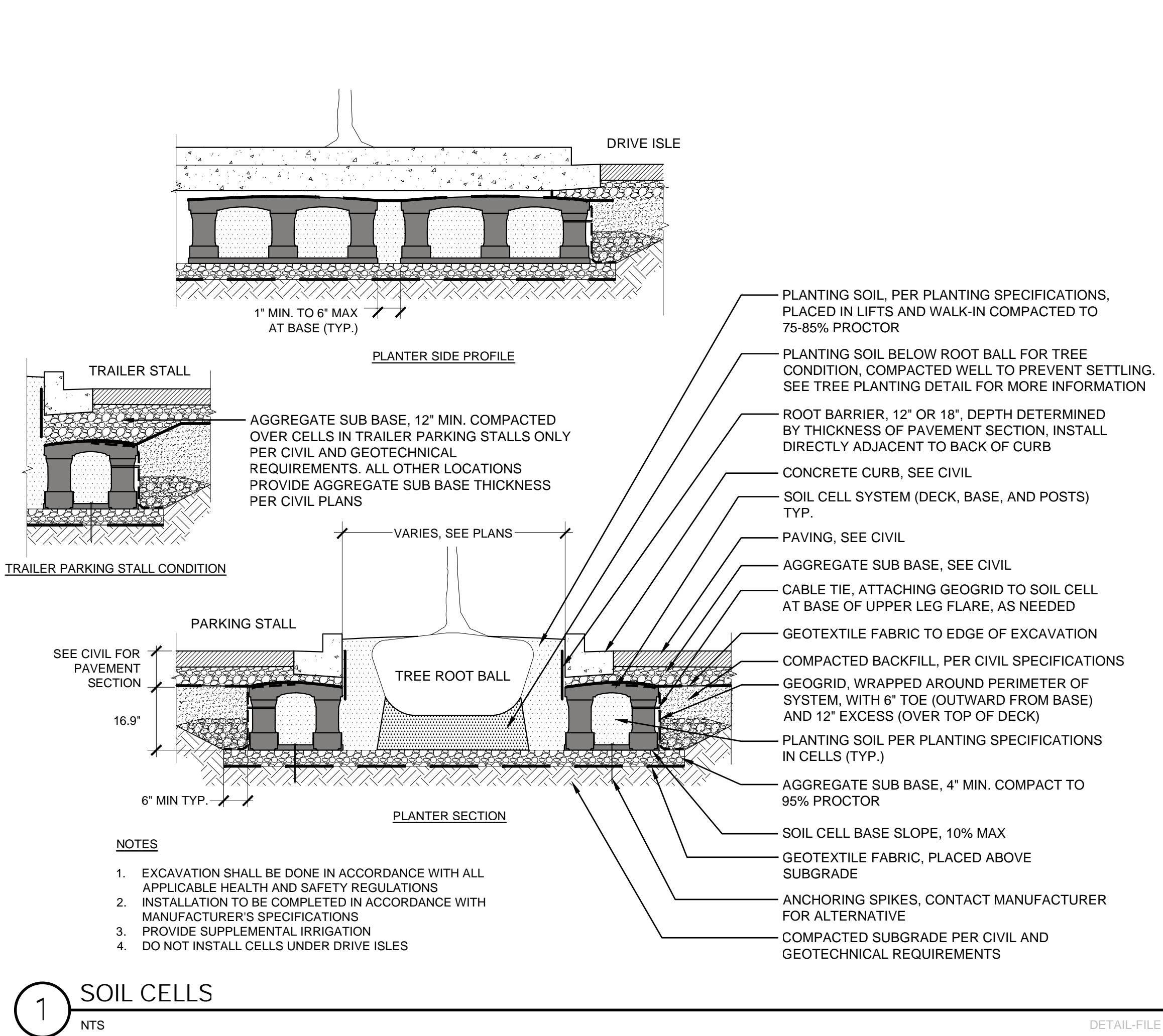


4 ROOTBALL PREPARATION  
NTS P-2018-POL-05



5 DECIDUOUS TREE STAKING  
NTS P-2019-PAN3-42





## PLANTING SPECIFICATION

### SITE PREPARATION

- SEE CIVIL DRAWINGS FOR GRADING, AND UTILITY LOCATIONS AND DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING LOCATION OF ALL UTILITIES. CALL FOR UTILITY LOCATIONS PRIOR TO DEMOLITION. CONSULT WITH ARCHITECT AND/OR GENERAL CONTRACTOR PRIOR TO DEMOLITION.
- CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES FOUND IN PLANS OR DEVIATIONS FROM DOCUMENTED ON-SITE CONDITIONS. FAILURE TO NOTIFY THE OWNER'S REPRESENTATIVE IN A TIMELY MANNER SHALL RESULT IN CONTRACTOR ASSUMING RESPONSIBILITY FOR COSTS ASSOCIATED WITH ANY AND ALL REMEDIAL MEASURES REQUIRED.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONFORM TO ALL STATE AND/OR LOCAL CODES.
- CONTRACTOR SHALL INSTALL ALL PRODUCTS PER MANUFACTURERS SPECIFICATIONS.
- IF UTILITIES ARE ENCOUNTERED, CONTRACTOR SHALL PROMPTLY INFORM BUILDING REPRESENTATIVE AND OWNER'S REPRESENTATIVE AND REPAIR ANY DAMAGES.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL CLEAN UP ALL DEBRIS AND LEAVE SITE IN A NEAT AND ORGANIZED CONDITION DAILY. CONTRACTOR SHALL CLEAN ADJACENT SURFACES DAILY AS NECESSARY (COORDINATE WITH GENERAL CONTRACTOR FOR APPROVAL) DAILY.
- CONTRACTOR SHALL SUBMIT LANDSCAPE PROJECT SCHEDULE TO LANDSCAPE ARCHITECT (L.A.), A MINIMUM OF 4 WEEKS PRIOR TO START OF ANY LANDSCAPE WORK.

### BULK MATERIALS:

- DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS OR ON EXISTING TURF AREAS OR PLANTS.
- PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF BULK MATERIALS, DISCHARGE OF SOIL-BEARING WATER RUNOFF, AND AIRBORNE DUST REACHING ADJACENT PROPERTIES, WATER CONVEYANCE SYSTEMS, OR WALKWAYS.
- DO NOT MOVE OR HANDLE MATERIALS WHEN THEY ARE SATURATED OR FROZEN.

### PLANTING SOIL:

- LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF AT LEAST 12 INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION.
- FOR ALL NEWLY LANDSCAPED AREAS AT A MINIMUM, 4 CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF LANDSCAPE AREA SHALL BE INCORPORATED TO A DEPTH OF AT LEAST 4 INCHES. IN CITY PLANTING STRIPS, COMPOST SHALL BE ADDED TO TOPSOIL AT A RATE OF 40% BY VOLUME MINIMUM PER CITY REQUIREMENTS.
- COMPOST SHALL BE BY CASCADE COMPOST, TAGRO COMPOST MIX, OR CEDAR GROVE COMPOST PER CITY STANDARDS.
- A MINIMUM OF EIGHT (8) INCHES OF TOP SOIL, CONTAINING TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES (8") EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 6 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE. INSTALLATION OF THE EIGHT INCHES (8") OF TOP SOIL, AS DESCRIBED ABOVE, SHALL GENERALLY BE ACHIEVED BY PLACING FIVE INCHES (5") OF IMPORTED SANDY-LOAM TOP SOIL INTO PLANNED LANDSCAPE AREAS (SUB-BASE SCARIFIED FOUR INCHES (4")) WITH A THREE INCH (3") LAYER OF COMPOST TILLED INTO THE ENTIRE DEPTH.
- ALL LANDSCAPING STRIPS AND ISLANDS INTERNAL TO THE SITE'S PAVED AREAS/PARKING LOTS SHALL BE DESIGNED AND INSTALLED USING A MINIMUM OF 1.5" (18") OF TOP SOIL DEPTH; SUBSOILS BELOW THE TOPSOIL LAYER SHALL BE SCARIFIED AT LEAST 6 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS. TOPSOIL SHALL BE 3-PART SANDY LOAM TOPSOIL FROM CEDAR GROVE OR APPROVED ALTERNATE.
- COMPOST SHALL BE COMPOST MULCH FROM CEDAR GROVE OR APPROVED EQUAL.

### MULCHING:

- MEDIUM (3-4" SIZE) RED FIR BARK MULCH SHALL BE APPLIED TO ALL PLANTING AREAS. MULCHES SHALL BE APPLIED TO THE FOLLOWING DEPTHS: 3 INCHES OVER BARE SOIL, AND 2 INCHES WHERE PLANT MATERIALS WILL COVER.
- TOP OF MULCH SHALL BE FLUSH WITH FINISH GRADES. DO NOT PLACE MULCH WITHIN 2 INCHES OF TRUNKS OR STEMS.

### PREPARATION:

- CLEAN SOIL OF CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID AND OTHER EXTRANEIOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.

### PLACING MANUFACTURED PLANTING TOPSOIL OVER EXPOSED SUBGRADE:

- TILL SUBGRADE TO A MINIMUM DEPTH OF 12" INCHES. REMOVE STONES LARGER THAN 1-1/2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- APPLY, ADD SOIL AMENDMENTS, AND MIX APPROXIMATELY HALF THE THICKNESS OF TOPSOIL OVER PREPARED, LOOSENEED SUBGRADE. MIX THOROUGHLY INTO TOP 4 INCHES OF SUBGRADE. SPREAD REMAINDER OF TOPSOIL.
- SPREAD UNAMENDED SOIL TO TOTAL DEPTH REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- APPLY AND MIX TOPSOIL IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY COMPACTION EQUIPMENT, AND NOT MORE THAN 6 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

### PROTECTION:

- IF PLANTING SOIL OR SUBGRADE IS OVERCOMPACTED, DISTURBED, OR CONTAMINATED BY FOREIGN OR DELETERIOUS MATERIALS OR LIQUIDS, REMOVE THE PLANTING SOIL AND CONTAMINATION, RESTORE THE SUBGRADE AS DIRECTED BY LANDSCAPE ARCHITECT AND REPLACE CONTAMINATED PLANTING SOIL WITH NEW PLANTING SOIL.
- REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SUBSOIL, UNSUITABLE MATERIALS, TRASH, AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY UNLESS OTHERWISE INDICATED.

### PLANT MATERIAL OBSERVATION:

- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY.

### PREPARATION:

- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- LAYOUT PLANTS AT LOCATIONS DIRECTED BY PLAN. STAKE LOCATIONS OF INDIVIDUAL TREES AND SHRUBS AND OUTLINE AREAS FOR MULTIPLE PLANTINGS.
- DELIVERY: DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- FIELD CONDITIONS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, AND DIMENSIONS OF PLANTINGS AND CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
- PLANT MATERIAL: FURNISH NURSERY GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVARS, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED ON PLANT SCHEDULE WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULL-BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT.
- PRUNING: PRUNE, THIN, AND SHAPE TREES, SHRUBS AND VINES AS DIRECTED BY LANDSCAPE ARCHITECT.
- LABELING: LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES.
- IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS INDICATED ON THE THE DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

### PLANTING:

- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUNDCOVER QUANTITIES.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND PLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
- SET OUT AND SPACE GROUND COVER AND PLANTS OTHER THAN TREES, SHRUBS AND VINES AS INDICATED ON DRAWINGS IN EVEN ROWS WITH TRIANGULAR SPACING.
- USE PLANTING SOIL FOR BACKFILL.
- DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS.
- WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL.
- PROTECT PLANTS FROM HOT SUN AND WIND; REMOVE PROTECTION IF PLANTS SHOW EVIDENCE OF RECOVERY FROM TRANSPLANTING SHOCK.
- THIRTY (30) DAYS AFTER INSTALLATION ALL LANDSCAPE SHALL BE FERTILIZED WITH BEST FERTILIZER COMPANY 16-8-8 OR APPROVED EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.
- FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (20-10-5) IN QUANTITIES AS FOLLOWS:

1 AND 3 GALLON SHRUBS	-1
5 GALLON SHRUB AND TREE	-3
15 GALLON SHRUB	-4
15 GALLON TREE	-5
1 PER 4" OF ROOT BALL SIZE	

- PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.

### REPAIR AND REPLACEMENT:

- REPAIR OR REPLACE EXISTING OR NEW TREES AND OTHER PLANTS THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY LANDSCAPE ARCHITECT.

### CLEANING AND PROTECTION:

- DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
- REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS.
- AFTER INSTALLATION AND BEFORE SUBSTANTIAL COMPLETION, REMOVE NURSERY TAGS, NURSERY STAKES, TIE TAPE, WIRE, BURLAP, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.

### MAINTENANCE SERVICE:

- LANDSCAPE CONTRACTOR SHALL PROVIDE MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER AND MAINTAIN THE PLANT MATERIAL, IRRIGATION SYSTEM AND KEEP PLANTED AREAS WEED FREE. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTS ARE INSTALLED AND CONTINUE UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL ESTABLISHED AND THROUGHOUT WARRANTY PERIOD.

### WARRANTY:

- INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIAL, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD. WARRANTY PERIOD TO BE FOR 12 MONTHS FROM DATE OF UNTIL FINAL ACCEPTANCE IS RECEIVED IN WRITING FROM THE OWNERS REPRESENTATIVE.

# NELSON

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CLIENT



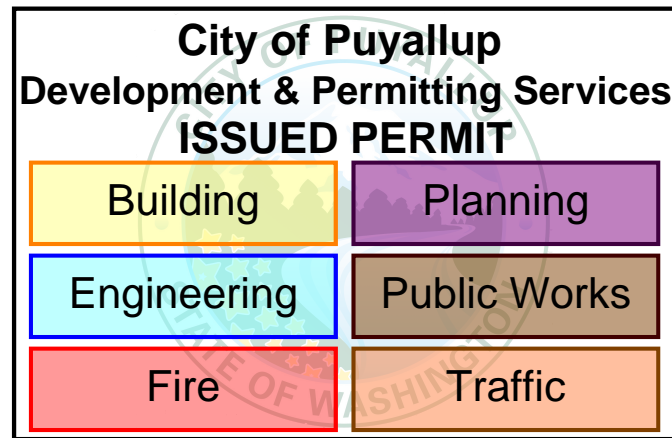
PANATTONI  
DEVELOPMENT  
900 SW 16th STREET, SUITE 330  
RENTON, WA, 98057

PROJECT

EAST MAIN PUYALLUP  
WAREHOUSE- RED DOT TI

E MAIN ST  
PUYALLUP, WASHINGTON

Description:	No:	Date:
PERMIT SUBMITTAL		07/27/2022
PERMIT COMMENTS	1	08/01/2022



SEAL:



CITY STAMP:

APPROVED  
FINAL LANDSCAPE PLAN

BY: \_\_\_\_\_  
PLANNING DIVISION

DATE: \_\_\_\_\_

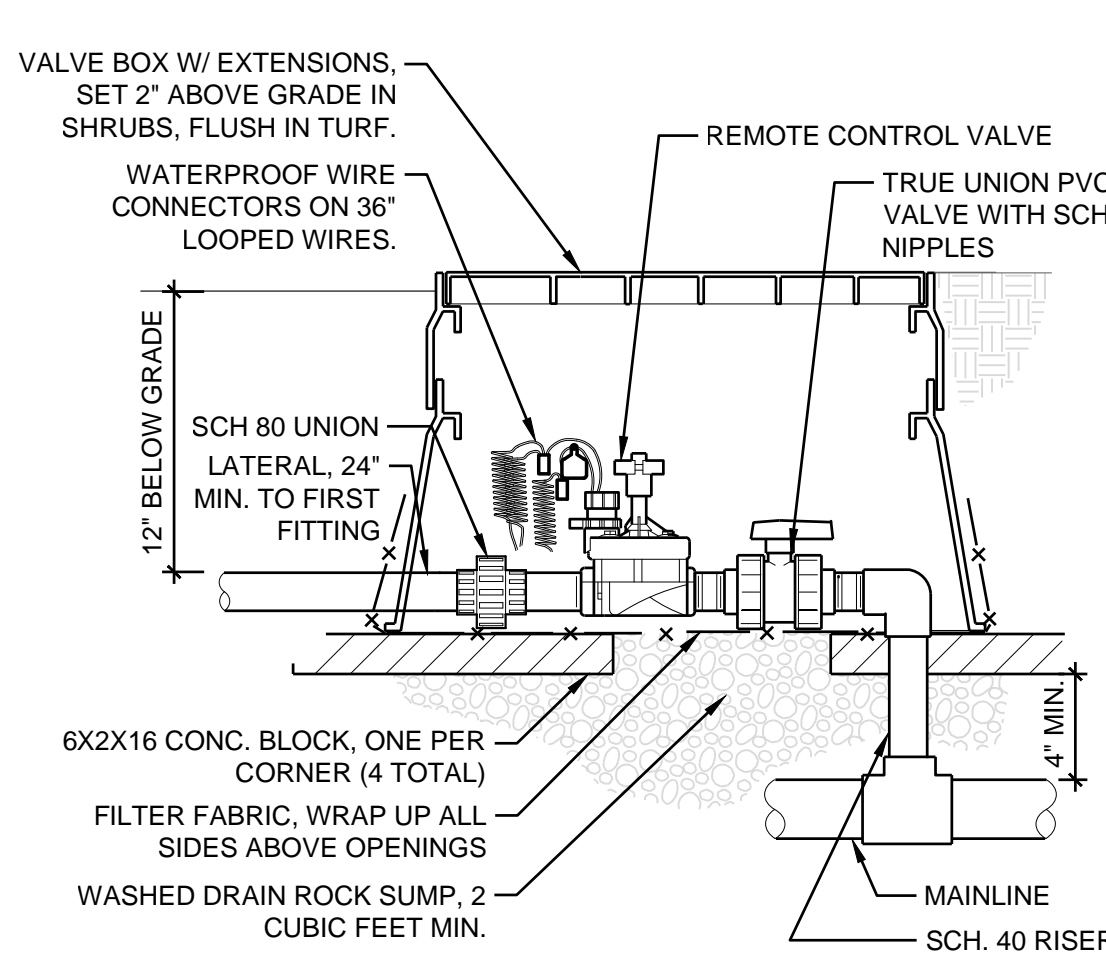
NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE. THE CITY IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING DIRECTOR, DESIGNEE OR PROJECT PLANNER.

LANDSCAPE  
SPECIFICATIONS  
AND DETAILS

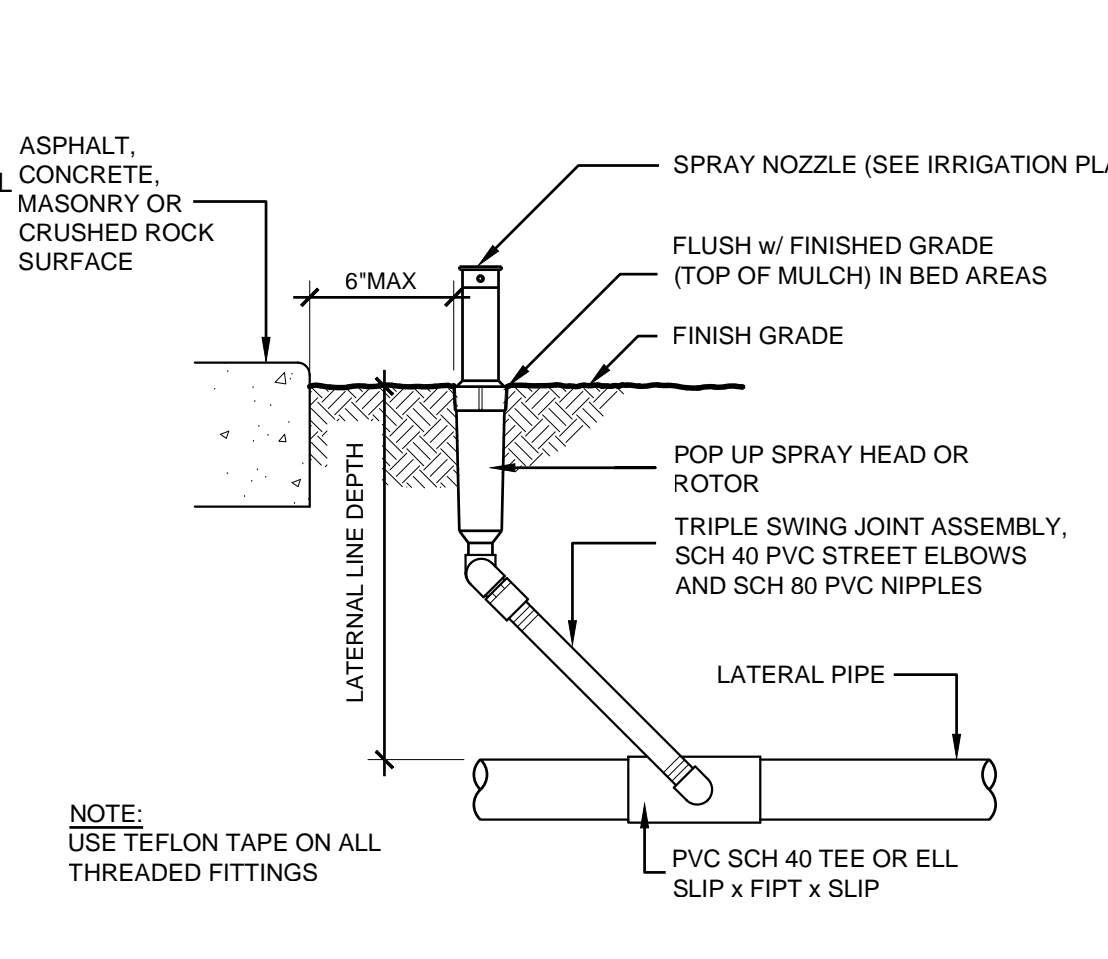
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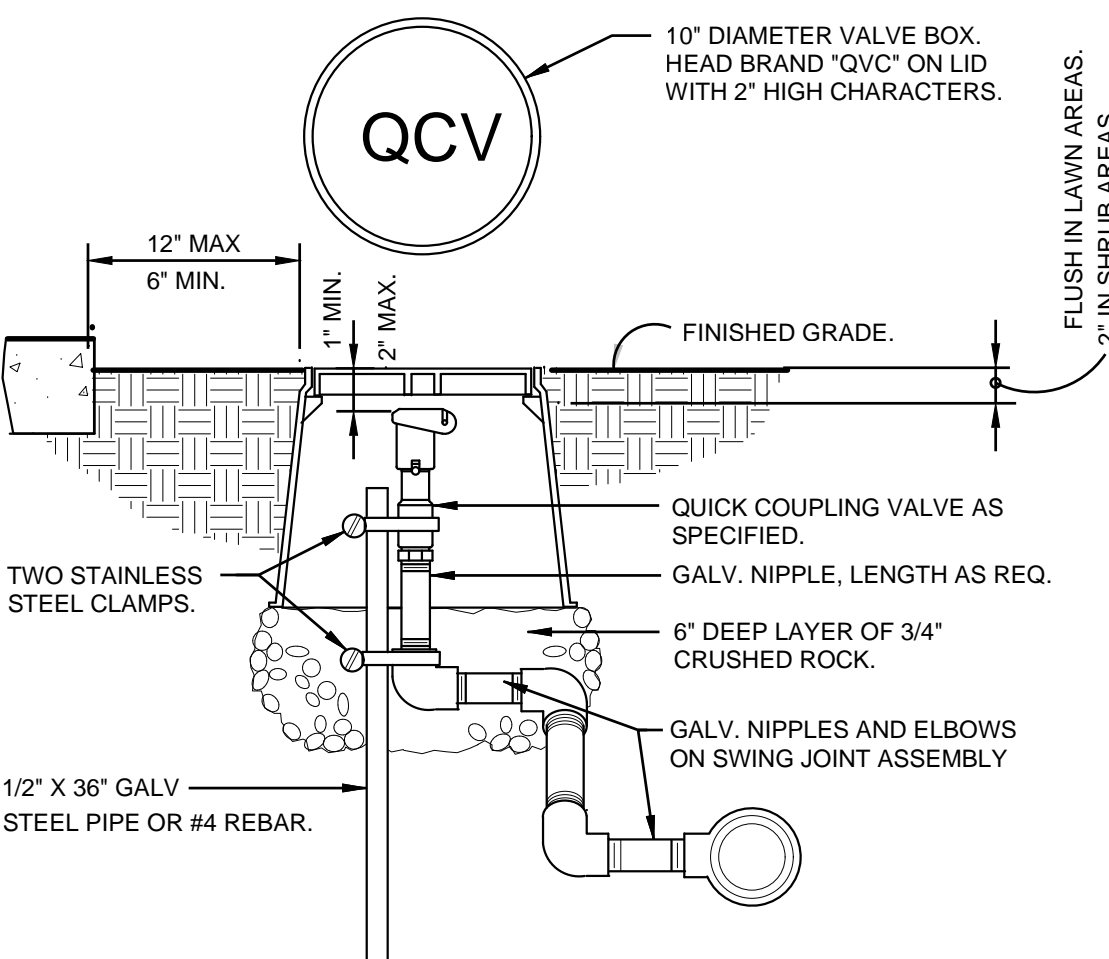




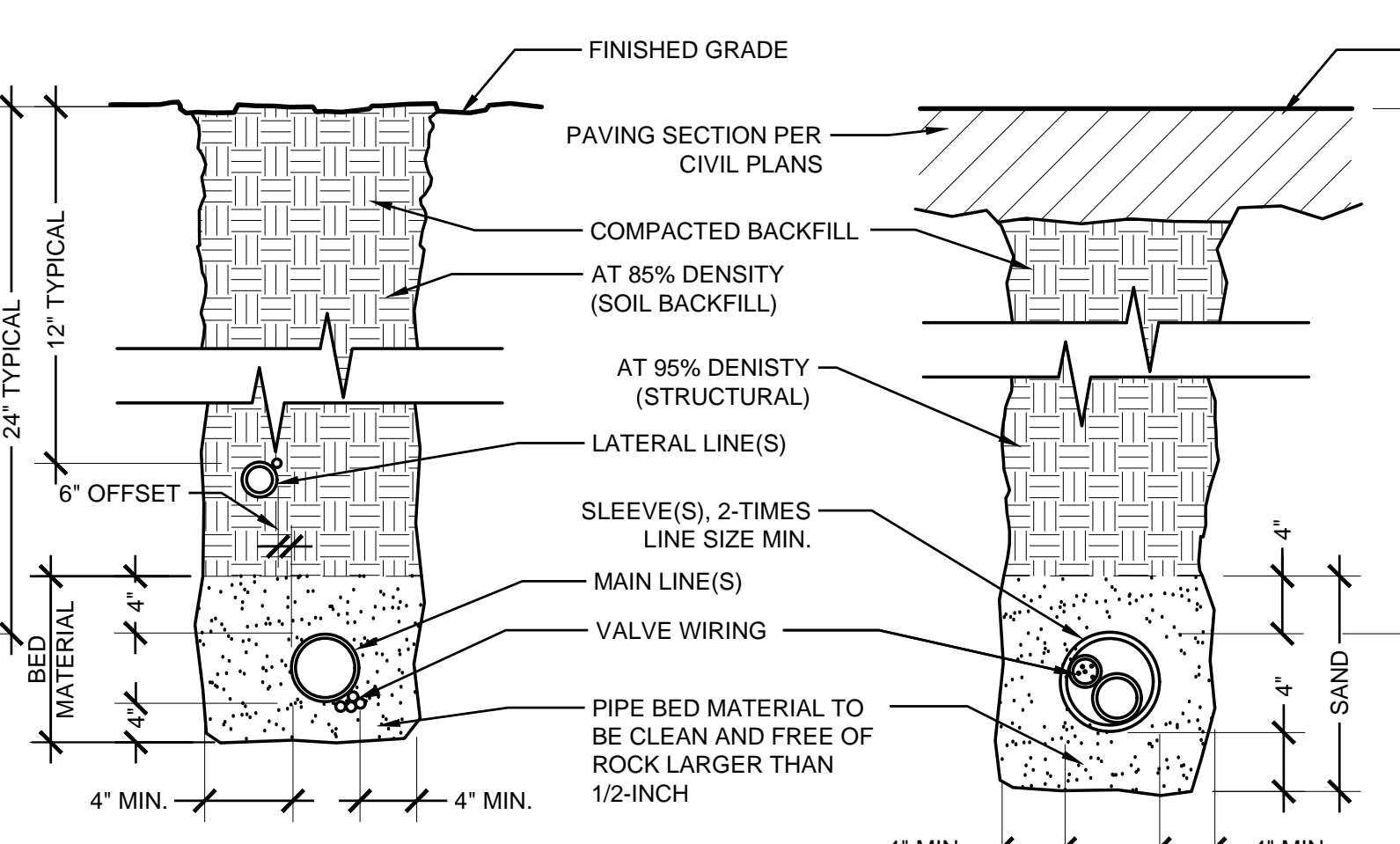
1 REMOTE CONTROL VALVES  
NTS  
P-2019-PAN3-78



2 POP-UP SPRAYS AND ROTORS  
1/8" = 1'-0"  
P-2019-PAN3-41

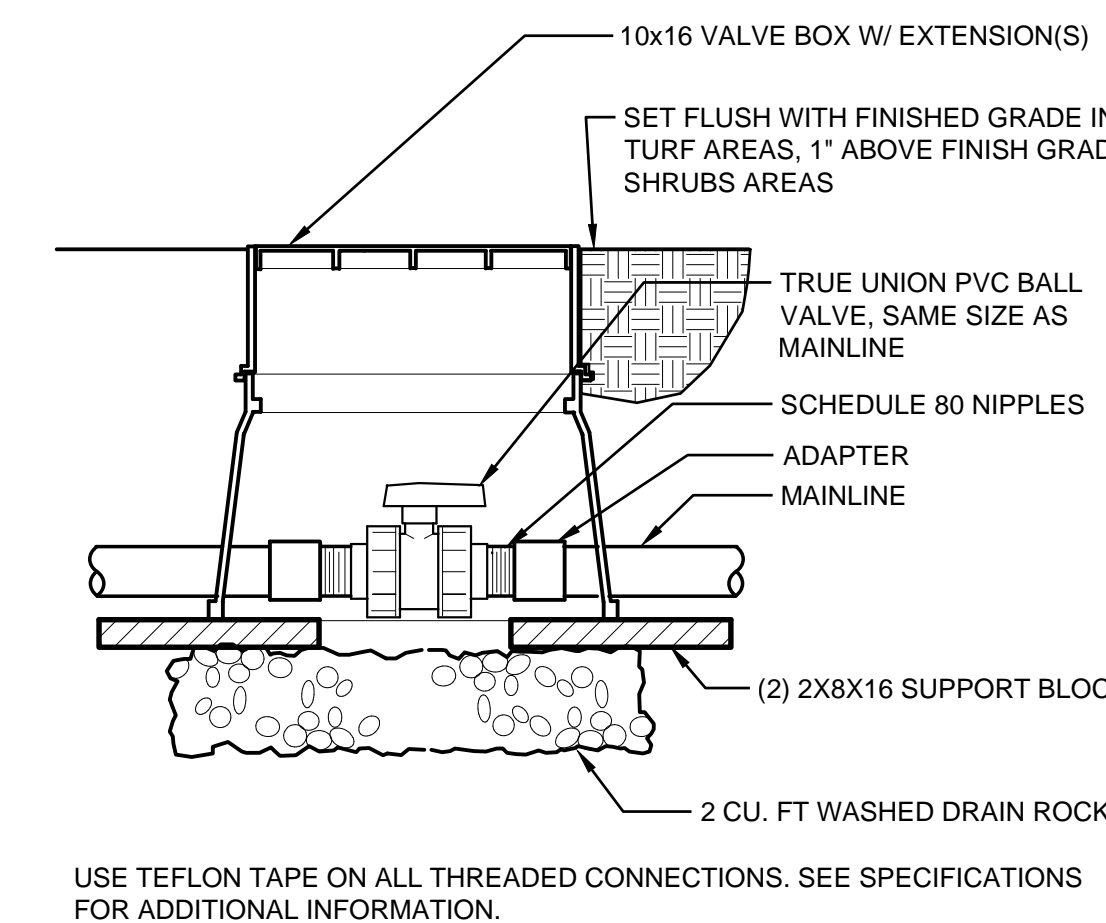


3 QUICK COUPLER IN VALVE BOX  
1 1/2" = 1'-0"  
P-2019-PAN3-25



4 TRENCHING  
NTS  
P-2019-PAN3-25

NOTES:  
· DIMENSIONS ARE MINIMUM CLEARANCES.  
· ALL SLEEVING TRENCH BACKFILL MATERIAL SHALL BE CLASS "B" OR BETTER (MAX. OF 10% PASSING NO.40 SCREEN) AND BE COMPACTED TO MIN. 95% OPTIMUM DENSITY (MODIFIED PROCTOR).  
· INSTALL METALLIC DETECTABLE WARNING TAPE 6" ABOVE ALL MAINLINE.  
· DO NOT TAPE OR BUNDLE WIRES IN SLEEVES.



5 BALL VALVE  
NTS  
P-2019-PAN3-07

IRRIGATION SPECIFICATION

GENERAL:

1. INSTALL ALL EQUIPMENT PER CITY OF PUYALLUP PLUMBING CODES, AND APPLICABLE COUNTY, STATE AND FEDERAL CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, TESTS, AND INSPECTIONS REQUIRED FOR THE IRRIGATION SYSTEM. IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. THE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. SEE PLUMBING AND ELECTRICAL DRAWINGS TO VERIFY UTILITY LOCATIONS. IF UTILITIES ARE DAMAGED IN THE COURSE OF WORK, CONTRACTOR SHALL INFORM THE GENERAL CONTRACTOR AND LA, AND MAKE ANY REPAIRS REQUIRED, AT NO COST TO THE OWNER.
4. NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL THEIR INSTRUCTIONS ARE OBTAINED.
5. INSTALLER SHALL BE RESPONSIBLE FOR KEEPING EXACT ACCURATE NOTES AND 'AS-BUILTS' FOR THE CREATION OF THE 'RECORD DRAWINGS' OF THE INSTALLED SYSTEM.
6. CONTRACTOR SHALL WARRANTY THE IRRIGATION SYSTEM IN EVERY DETAIL FOR A ONE YEAR PERIOD FOLLOWING THE DATE OF ACCEPTANCE. CONTRACTOR SHALL PROVIDE SPRING START-UP AND WINTERIZATION FOR THE FIRST YEAR.

PIPING:

1. ALL PIPE LOCATED WITHIN THE BUILDING SHALL BE PLENUM RATED.
2. PROVIDE WATERPROOF CONNECTIONS AT ALL BUILDING PENETRATIONS.
3. FOR PVC MAIN LINE PIPING INSIDE SLEEVES USE 1120-315 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC COUPLINGS.
4. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF REQUIRED SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREA CROSSINGS.
5. ALL LATERAL PIPING BENEATH PAVED AREAS SHALL BE SCHEDULE 40 PVC PIPE.
6. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

BACKFLOW PREVENTION ASSEMBLY:

1. THE BACKFLOW DEVICE SHALL BE INSTALLED ACCORDING TO LOCAL WATER PURVEYOR, HEALTH DEPARTMENT, STATE, AND FEDERAL REQUIREMENTS.
2. INSTALL BACKFLOW ASSEMBLY AS SHOWN ON PLANS. ALLOW ADEQUATE ROOM (6' TO 8' PREFERABLY) ON BOTH SIDES OF ASSEMBLY FOR ACCESS.
3. STACKED VAULT BOXES MUST BE PERMANENTLY FASTENED TOGETHER.
4. SUPPORT ALL DOUBLE CHECK ASSEMBLIES 1.5" IN SIZE AND GREATER. SUPPORTS SHALL NOT INTERFERE WITH MAINTENANCE OR NORMAL OPERATION OF THE ASSEMBLY.
5. FLUSH LINES THOROUGHLY BEFORE INSTALLING ASSEMBLY.
6. WHERE DISTANCE BETWEEN WATER METER OR TAP AND BACKFLOW DEVICE IS GREATER THAN 10', ALL EXPOSED PIPING SHALL BE STENCILED "FEED LINE TO BACKFLOW PREVENTER - DO NOT TAP" AT 5' INTERVALS.
7. IRRIGATION CONTRACTOR TO COORDINATE WITH CITY OF PACIFIC WATER FOR PRE-INSTALLATION REQUIREMENTS, MUNICIPAL INSTALLATION, INSPECTION AND TESTING OF BACKFLOW PREVENTION DEVICE.

VALVES:

1. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.
  2. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
  3. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA AND NO FURTHER THAN 100' APART.
- CONTROLLER & WIRING:
1. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.
  2. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
  3. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH ROV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
  4. SPLICE CONTROL WIRES USING 3M-DBY, OR APPROVED SPLICE KITS, AND PROVIDE A 24" EXPANSION LOOP FOR ALL CONTROL WIRES.
  5. INSTALL A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAINLINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

SPRINKLERS:

1. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
2. IN LOCATIONS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER, USE POP-UP SPRINKLER MODELS WITH INTEGRAL CHECK VALVE OR CHECK VALVE ON SHRUB RISERS IN LIEU OF SCHEDULE 80 COUPLING.
3. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
4. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

OPERATION:

1. IRRIGATION CONTRACTOR SHALL INSTALL PROVISIONS FOR WINTERIZATION BY PROVIDING BOTH MANUAL DRAINS AT ALL LOW POINTS (AUTOMATIC DRAIN VALVES ARE NOT PERMITTED) AND A MEANS TO BLOW OUT IRRIGATIONS SYSTEM PIPES WITH PRESSURIZED AIR. SLOPE PIPE AT 1/2" MIN. TO DRAINS. PRESSURIZED AIR NOT TO EXCEED 20 PSI ON DRIP IRRIGATION LINES.
2. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 5:00 AM TO MINIMIZE CONFLICTS WITH PEDESTRIANS AND VEHICULAR PARKING OR TRAFFIC.
3. INSTALL AIR RELIEF VALVES PER MANUFACTURER'S RECOMMENDATIONS, IN CONTROL VALVE BOXES.
4. INSTALL DRIP LINES ACCORDING TO MANUFACTURER'S INSTRUCTIONS. NO DRIP TUBING SHALL BE LEFT EXPOSED.

CLIENT:



**PANATTONI**  
DEVELOPMENT  
900 SW 16th STREET, SUITE 330  
RENTON, WA, 98057

PROJECT:

EAST MAIN PUYALLUP  
WAREHOUSE- RED DOT TI

E MAIN ST  
PUYALLUP, WASHINGTON

Description:	No	Date:
PERMIT SUBMITTAL		07/27/2022
PERMIT COMMENTS	1	08/01/2022

City of Puyallup  
Development & Permitting Services  
**ISSUED PERMIT**

Building	Planning
Engineering	Public Works
Fire	Traffic

SEAL:



CITY STAMP:

IRRIGATION DETAILS

Proj. No: 2220189 Reviewed By: CDA