

**REVISIONS:**  
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J. REVISED PER CLIENT DIRECTION  
K. REVISED PER AGENCY COMMENTS- ADDED SITE CALCULATIONS TO SHEET L4  
L. CORRECTED SOIL CALCULATIONS AND NOTE ON L4 TO REMOVED CRITICAL AREA FROM SOILS CALC.  
M. REVISED PER NEW SITE PLAN  
N. REVISED INTERNAL PARKING AREAS

**AGENCY REVIEW**  
DATE: MARCH 18, 2026



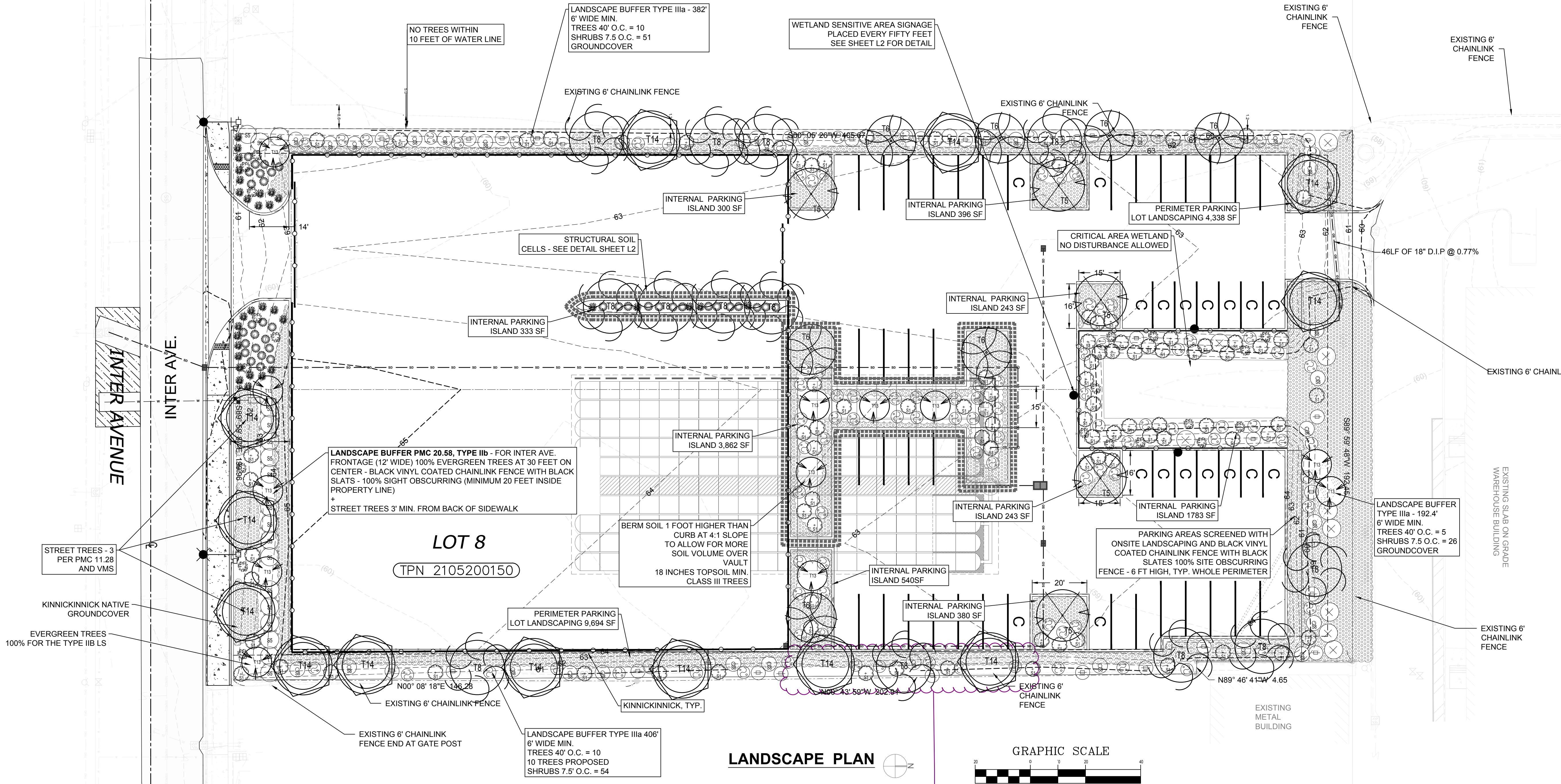
PROJECT NO: 1969  
FILE NAME: 1969SLSN  
DRAWN BY: KLO  
CHECKED BY: KLO  
X-REFS: CIVIL  
PLOT SCALE: 1:1  
DRAWING SCALES: 1:20

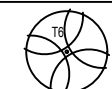
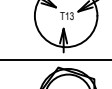
DRAWING CONTENTS

**LANDSCAPE PLAN & LEGEND**

DRAWING NO.:

**L1**



| PLANT LEGEND                                                                       |     |                                                              |                             |        |           |
|------------------------------------------------------------------------------------|-----|--------------------------------------------------------------|-----------------------------|--------|-----------|
| TREES                                                                              |     |                                                              |                             |        |           |
| SYMBOL                                                                             | QTY |                                                              | SIZE                        | NATIVE | COP TYPE  |
|  | 5   | Ulmus americana 'Princeton'<br>Princeton Elm                 | 2" Cal. Min.<br>Well Formed |        | CLASS III |
|  | 7   | Carpinus betulus 'Fastigiata'<br>Pyramidal European Hornbeam | 1" Cal. Min<br>Well Formed  |        | CLASS II  |
|  | 13  | Crataegus douglasii<br>Washington Hawthorne                  | 1" Cal. Min<br>Well Formed  | YES    |           |
|  | 12  | Chamaecyparis obtusa<br>Hinoki Cypress                       | 5' Ht.                      |        | CLASS III |
|  | 13  | Abies grandis<br>Grand Fir                                   | 5' Ht.                      | YES    | CLASS IV  |
|                                                                                    | 50  | 52% TREES ARE NATIVE SPECIES                                 |                             |        |           |

| SHRUBS & GROUND COVERS |      |                                   |                 |        |
|------------------------|------|-----------------------------------|-----------------|--------|
| SYMBOL                 | QTY  | DESCRIPTION                       | SIZE            | NATIVE |
|                        | 98   | Mahonia aquifolium                | 5 Gal. Min.     | YES    |
|                        | 32   | Lavendula a. Hidecote             | 5 Gal. Min.     |        |
|                        | 20   | Potentilla fruticosa 'Goldfinger' | 5 Gal. Min.     | YES    |
|                        | 18   | Myrica californica                | 5 Gal. Min.     | YES    |
|                        | 32   | Philadelphus lewisii              | 5 Gal. Min.     | YES    |
|                        | 9    | Corylus cornuta                   | 5 Gal. Min.     | YES    |
|                        | 100  | Symphoricarpos albus              | 5 Gal. Min.     | YES    |
|                        | 30   | Holodiscus discolor               | 5 Gal. Min.     | YES    |
|                        | 37   | Pennisetum alopecuroides Hameln   | 5 Gal. Min.     |        |
|                        | 1833 | Arctostaphylos uva-ursi           | 1 Gal. @24"O.C. | YES    |

100% GROUNDCOVER ARE NATIVE SPECIES  
75% SHRUBS ARE NATIVE SPECIES

These three (3) trees are located too close to the SD utility line. Minimum spacing from the utility line is 10-feet. These trees should not be planted and instead, more shrubs and plants planted in their place. This will be inspected during the final landscape inspection.

**NOTES:**

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

**ESTIMATED TOPSOIL: 18,765 X 8" DEPTH = 12,497/27 = 463 CY  
CONTRACTOR TO SUPPLY DELIVERY RECEIPT OF TOPSOIL AT INSPECTION.**

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

- MEDIUM TO LARGE STREET TREES (40' OR GREATER AT MATURITY) SHALL BE A MINIMUM OF 1 INCH IN CALIPER MEASURED 4" INCHES ABOVE GROUND AT TIME OF INSTALLATION;
- STREET TREE WITH A MATURE HEIGHT LESS THAN 25 FEET SHALL BE A MINIMUM OF 6 FEET TALL AND BRANCHED AT TIME OF INSTALLATION.
- TREES WITH BROKEN OR INAPPROPRIATELY PRUNED TOPS, POOR BRANCHING, INJURED TRUNKS, OR BRANCH DAMAGE THAT CANNOT BE CORRECTED BY MINOR PRUNING ARE NOT SUITABLE AS STREET TREES WILL BE REJECTED.
- STREET TREES PROPOSED IN SIGHT DISTANCE AREAS ARE REQUIRED TO BE LARGER CULTIVATED NURSERY STOCK, WITH TALL BRANCHING UP THE TRUNK FROM THE NURSERY, OR WITH BRANCHING PRUNED AT THE TIME OF INSTALLATION TO LIMIT CONFLICTS AND PROVIDE A CLEAR ZONE BELOW THE TREE CANOPY FOR THE EXPECTED DRIVER'S EYE HEIGHT PER MUTCD STANDARDS.

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

Staff:  
Date:

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING MANAGER, DESIGNER, OR PROJECT PLANNER.

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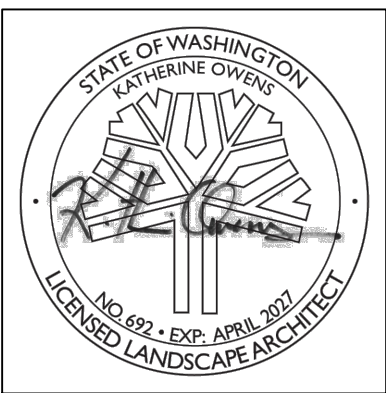




E.J. POULTRY  
2401 INTER AVE  
PUYALLUP, WA  
2401 INTER AVE LLC

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DRAWING SCALES: N.T.S.

DRAWING CONTENTS  
SITE CALCULATIONS

DRAWING NO.:

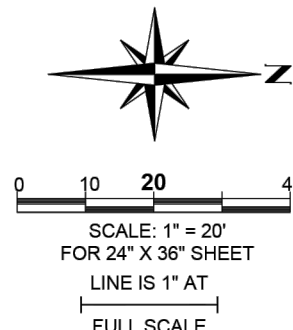
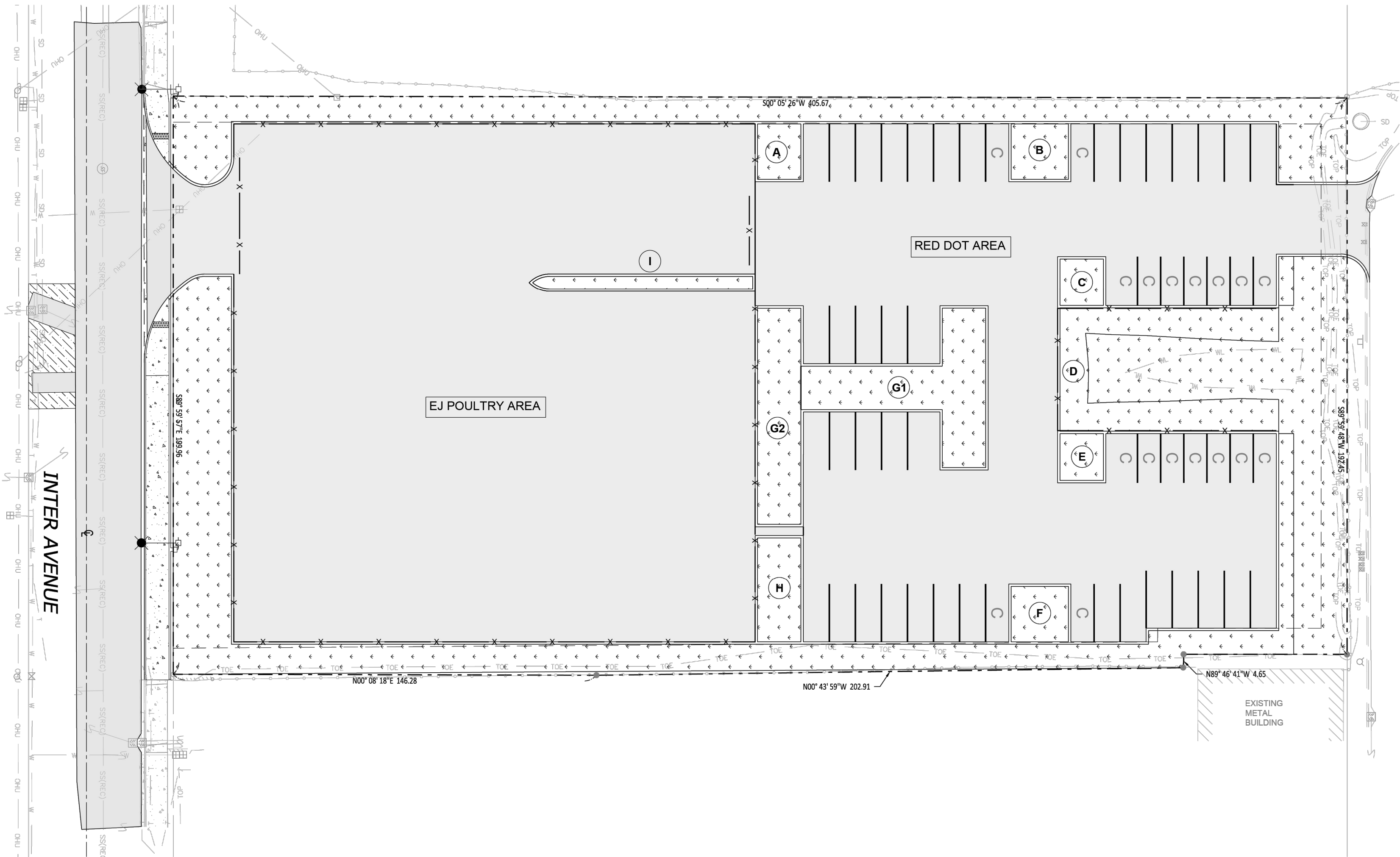
L4

## 2401 INTER LANDSCAPE REQUIREMENTS

A PORTION OF THE SW 1/4 OF SECTION 26, TOWNSHIP 20 N, RANGE 4 E, W.M. PIERCE COUNTY, WA

- SITE INFORMATION:**
  - TOTAL SITE AREA: 80,436 S.F
  - TOTAL SITE PAVED AREA: 56,453 S.F
- PARKING STALL COUNT FOR RED DOT AND EJ POULTRY**
  - TOTAL PARKING AREA (TO BACK OF CURB): 29,706 S.F
  - TOTAL PAVED AREA: 25,086 S.F
  - REQUIRED PARKING STALL COUNT:
    - CALCULATE:  $(29,706/1,000) + 4 + (29,706/10,000) = 36.67$
    - MINIMUM REQUIRED PARKING STALL COUNT: 37
  - PROPOSED PARKING STALL COUNT: 38
- COMPACT PARKING STALL COUNT:**
  - 30% TOTAL MINIMUM REQUIRED PARKING STALL COUNT:
    - CALCULATE:  $30\% \times 37 = 11.1$
    - MINIMUM REQUIRED PARKING STALL COUNT: 12
  - PROPOSED PARKING STALL COUNT: 18
- TRUCK PARKING:**
  - TOTAL AREA: 32,978 S.F
  - TOTAL PAVED AREA: 32,656 S.F
- LANDSCAPING REQUIREMENTS:**
  - RED DOT
    - PAVED AREA = 23,880 S.F
    - INTERIOR LANDSCAPING:  $10\% \times 23,880 = 2,388$  S.F
    - MINIMUM REQUIRED: 2,388 S.F
    - PROPOSED: 4,875 S.F
  - EJ POULTRY
    - PAVED AREA = 32,573 S.F
    - INTERIOR LANDSCAPING:  $5\% \times 32,573 = 1,629$  S.F
    - MINIMUM REQUIRED: 1,629 S.F
    - PROPOSED: 1,978 S.F
  - TOTAL
    - PAVED AREA =  $(23,880 + 32,573) = 56,453$  S.F
    - INTERIOR LANDSCAPING =  $(4,875 + 1,978) = 6,853$  S.F

| INTERNAL LANDSCAPE TABLE |           |               |
|--------------------------|-----------|---------------|
| ISLAND NAME              | AREA (SF) | COUNTS TOWARD |
| A                        | 288       | RED DOT       |
| B                        | 380       | RED DOT       |
| C                        | 243       | RED DOT       |
| D                        | 1,783     | RED DOT       |
| E                        | 243       | RED DOT       |
| F                        | 380       | RED DOT       |
| G1                       | 1,558     | RED DOT       |
| G2                       | 1,117     | EJ POULTRY    |
| H                        | 540       | EJ POULTRY    |
| I                        | 321       | EJ POULTRY    |
| TOTAL                    | 6,853     |               |



CALL BEFORE YOU DIG  
1-800-424-5555 OR 811

### APPROVED

BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE:

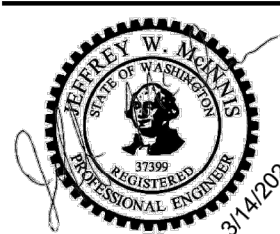
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mcinnisengineering.com  
253.414.1992  
207 East 34th Street  
Tacoma, Washington 98404

McInnis  
ENGINEERING

2401 INTER  
LANDSCAPE REQUIREMENTS

2401 INTER AVE SE  
PUYALLUP, WA 98372



| DESCRIPTION     |  | DATE     |  | DATE     |            |
|-----------------|--|----------|--|----------|------------|
| INITIAL RELEASE |  | 01/24/25 |  | DESIGNED | W. MCINNIS |
| SECOND RELEASE  |  | 06/23/25 |  | DRAWN    | W. MCINNIS |
| THIRD RELEASE   |  | 02/14/26 |  | CHECKED  | J. MCINNIS |
|                 |  |          |  | DATE     | 3/14/2026  |
|                 |  |          |  | APPROVED | J. MCINNIS |
|                 |  |          |  | JOB NO.  | 24-166     |
|                 |  |          |  | SHEET    | C14 OF C16 |
|                 |  |          |  |          | C14        |

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

Staff: \_\_\_\_\_

Date: \_\_\_\_\_  
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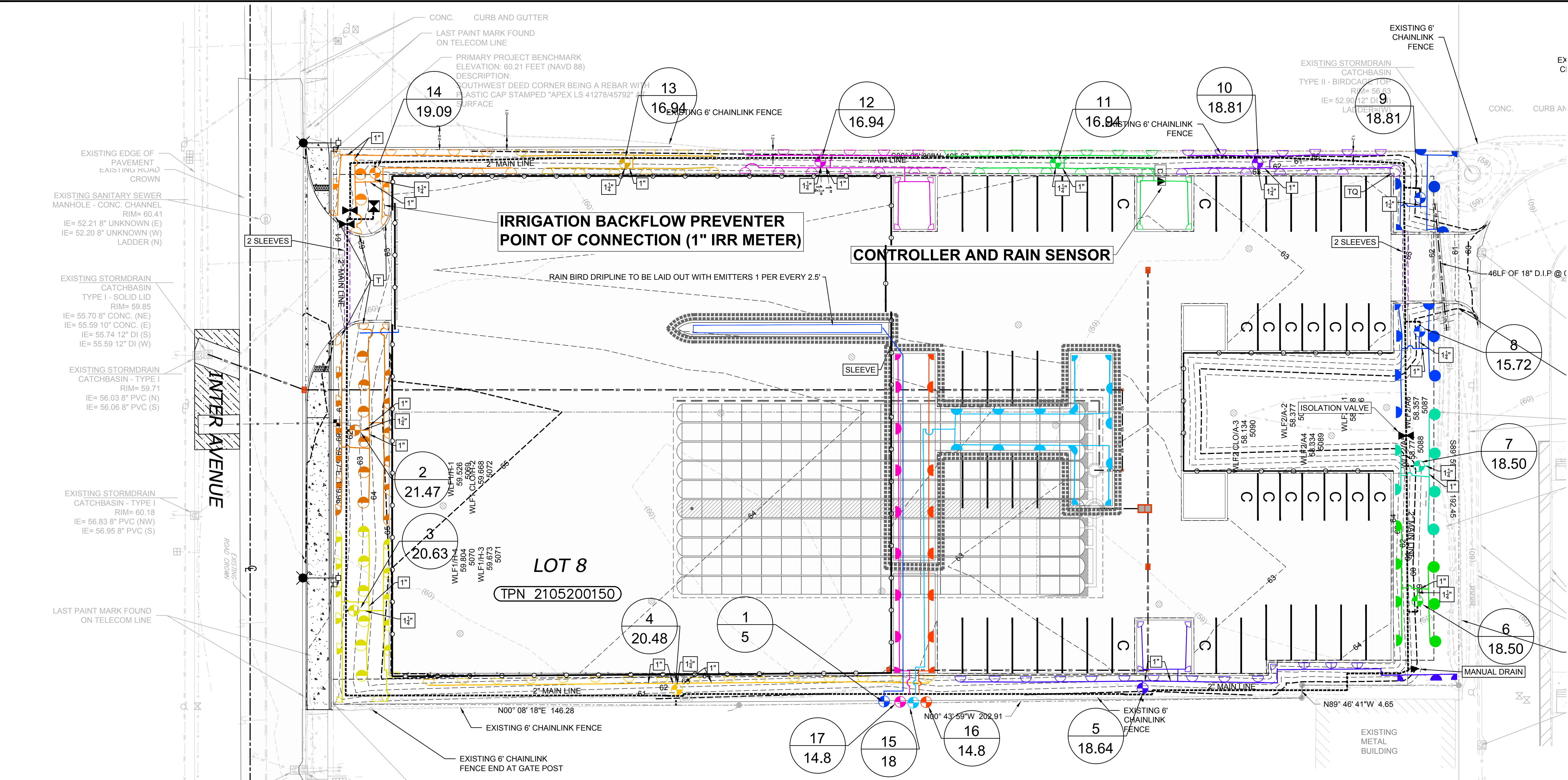
DRAWING CONTENTS  
**LANDSCAPE IRRIGATION PLAN**

DRAWING NO.:

**IR1**

1 OF 2

ORIG. SHEET SIZE 22X34



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

|                     |      |                                                                                       |  |
|---------------------|------|---------------------------------------------------------------------------------------|--|
| 75SV RS             |      | LAWN LIFE MANUAL DRAIN VALVE                                                          |  |
| ST 18 TS            |      | SUPERIOR STERLING CONTROLLER                                                          |  |
| 450 1.00"           |      | SUPERIOR AUTO CONTROL VALVE                                                           |  |
| MINI CLICK          |      | HUNTER AUTO RAIN SENSOR                                                               |  |
| 226BCDB 17"x30"x18" | NONE | NDS BACKFLOW BOX WITH BOLT DOWN LID                                                   |  |
| 214BC 14"x19"x12"   | NONE | NDS CONTROL VALVE BOX WITH LID                                                        |  |
| 212BC 9"x10"        | NONE | NDS ISOLATION & MANUAL DRAIN VALVE BOX WITH LID                                       |  |
| SCH 40              |      | SOLVENT WELD PVC MAIN LINE, SIZE AS SHOWN                                             |  |
| CL 200              |      | SOLVENT WELD PVC LATERALS, SIZE AS SHOWN                                              |  |
| SCH 40              |      | SOLVENT WELD PVC SLEEVING, SIZE AS SHOWN                                              |  |
| 14 1 UF             | NONE | DIRECT BURY CONTROL WIRE, USE WHITE AS COMMON, RED FOR SIGNAL, AND YELLOW FOR SPARES. |  |

| VALVE SCHEDULE |       |                    |
|----------------|-------|--------------------|
| NO.            | GPM   | TYPE SPRINKLER     |
| 1              | 5.00  | RAIN BIRD DRIPLINE |
| 2              | 21.47 | POP-UP SPRAY HEAD  |
| 3              | 20.63 | POP-UP SPRAY HEAD  |
| 4              | 20.48 | POP-UP SPRAY HEAD  |
| 5              | 21.24 | POP-UP SPRAY HEAD  |
| 6              | 18.50 | POP-UP SPRAY HEAD  |
| 7              | 18.50 | POP-UP SPRAY HEAD  |
| 8              | 15.72 | POP-UP SPRAY HEAD  |
| 9              | 18.81 | POP-UP SPRAY HEAD  |
| 10             | 18.81 | POP-UP SPRAY HEAD  |
| 11             | 19.54 | POP-UP SPRAY HEAD  |
| 12             | 19.54 | POP-UP SPRAY HEAD  |
| 13             | 16.94 | POP-UP SPRAY HEAD  |
| 14             | 19.09 | POP-UP SPRAY HEAD  |
| 15             | 18.00 | POP-UP SPRAY HEAD  |
| 16             | 14.80 | POP-UP SPRAY HEAD  |
| 17             | 14.80 | POP-UP SPRAY HEAD  |

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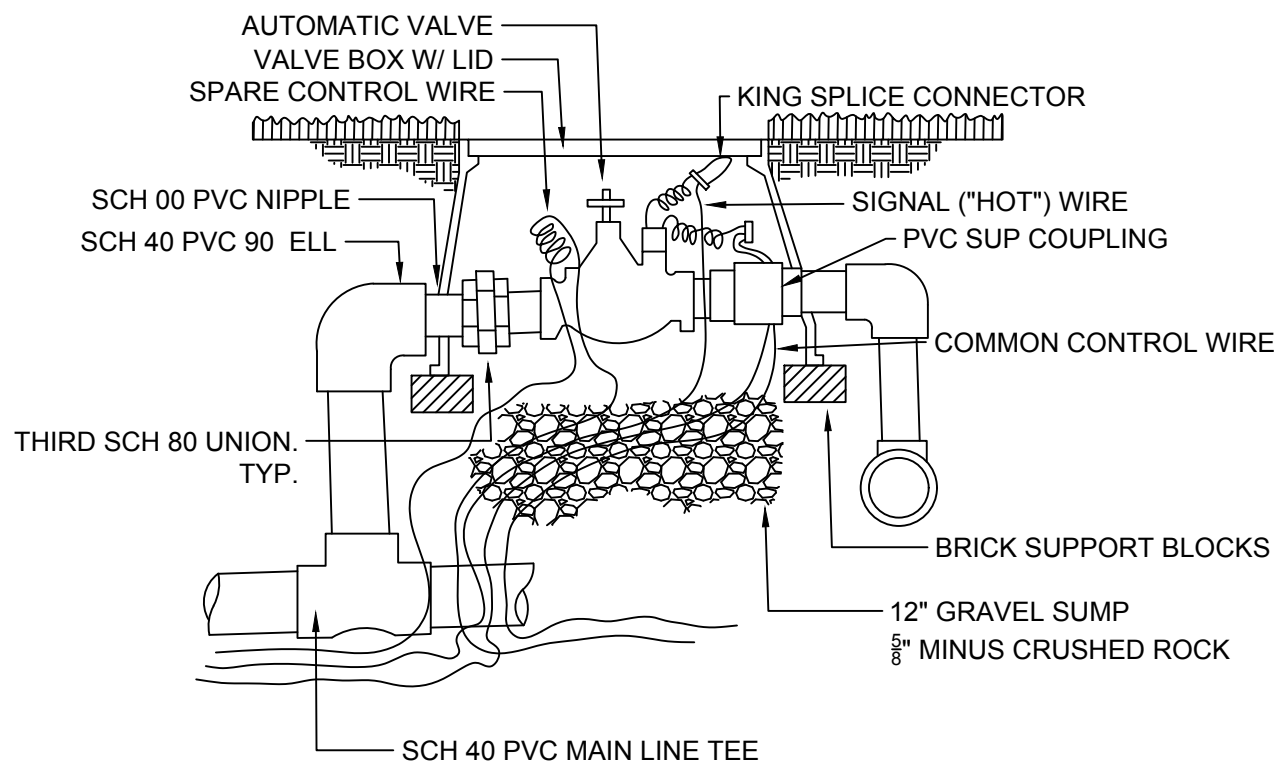
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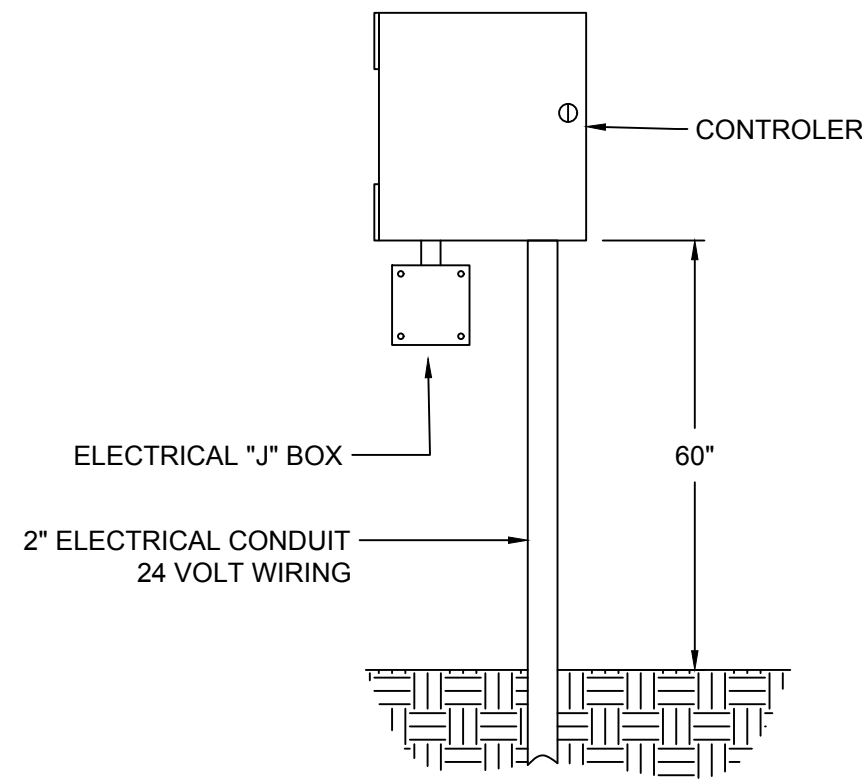
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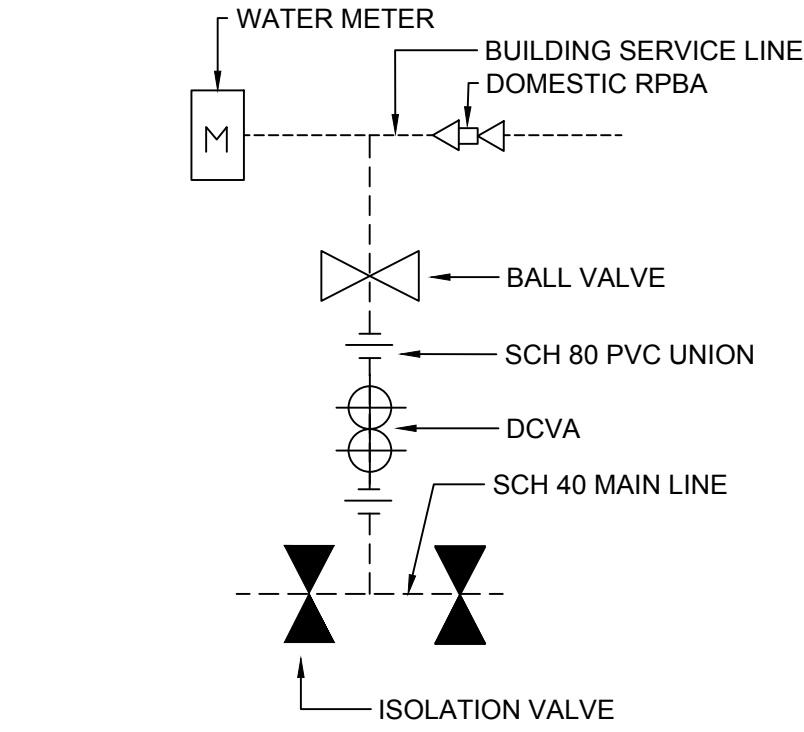




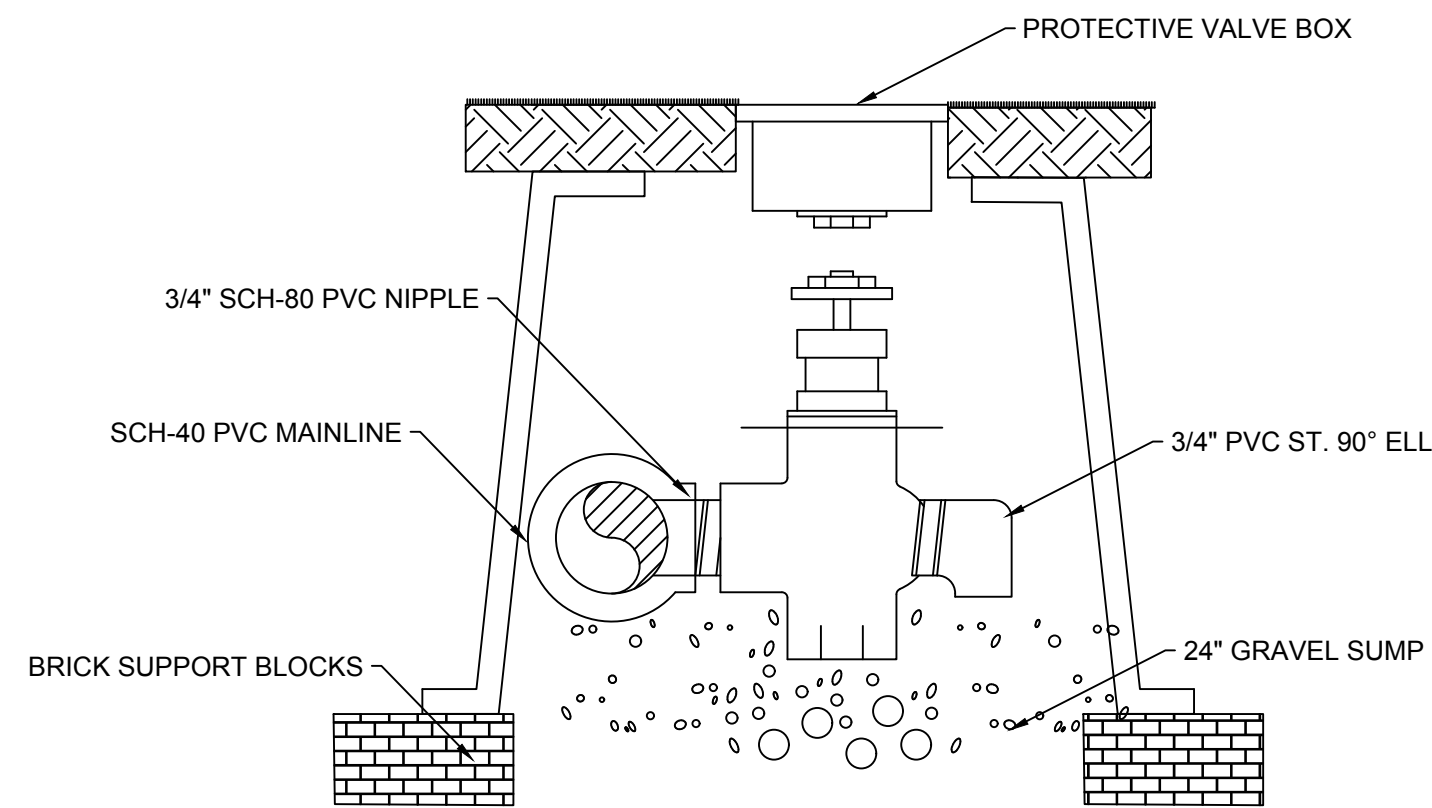
**A** AUTO CONTROL VALVE  
N.T.S.



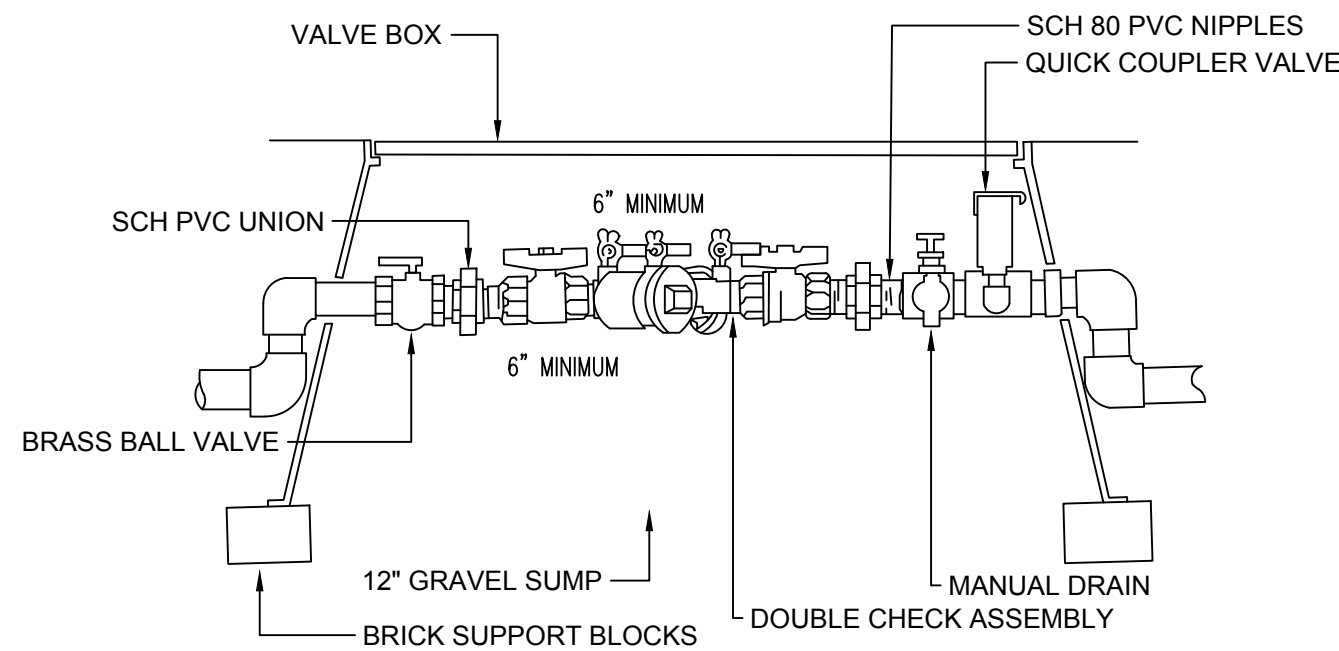
**B** A CONTROLLER  
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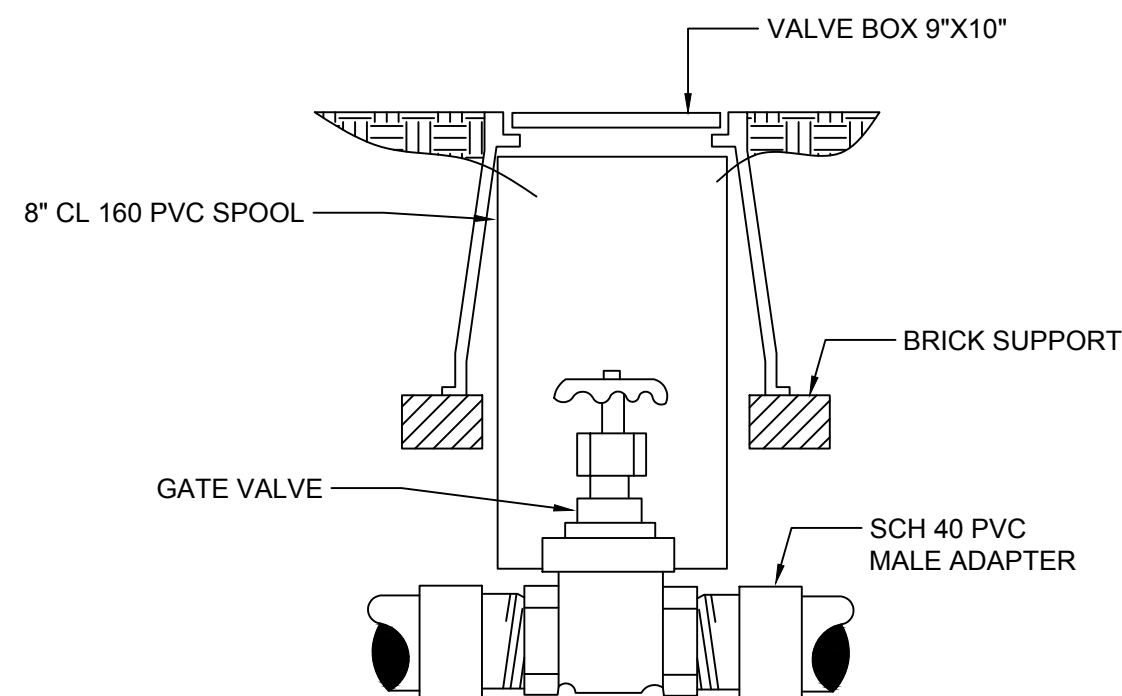
**C** POINT OF CONNECTION  
N.T.S.



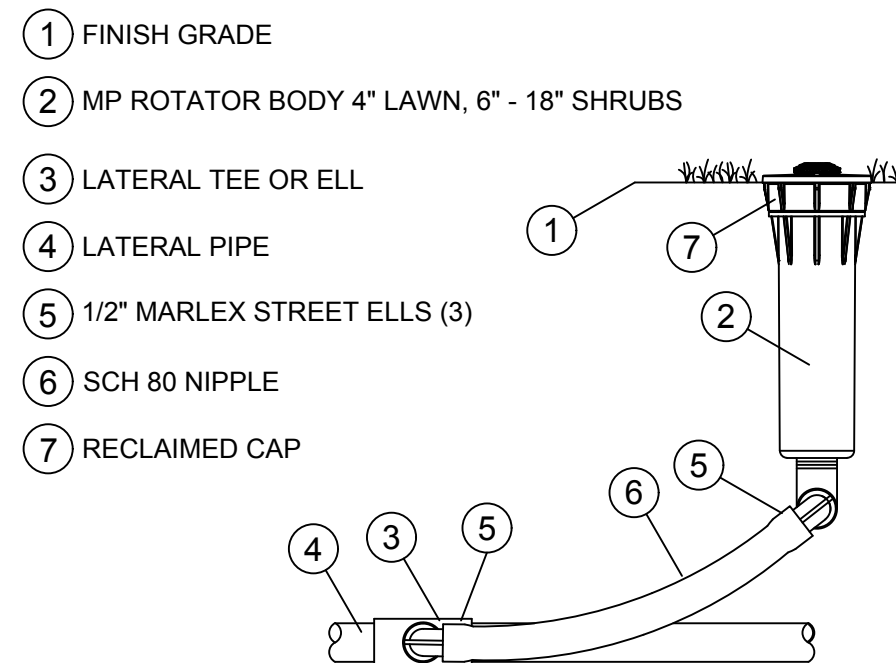
**D** MANUAL ASSEMBLY DRAIN  
N.T.S.



**E** BACKFLOW PREVENTER  
N.T.S.



**F** ISOLATION VALVE  
N.T.S.



**G** MP ROTATOR SPRINKLER  
N.T.S.

## PROJECT NOTES

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



E.J. POULTRY  
2401 INTER AVE  
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DRAWING CONTENTS

**IRRIGATION LEGEND, NOTES & DETAILS**

DRAWING NO.:

**IR2**

2 OF 2

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