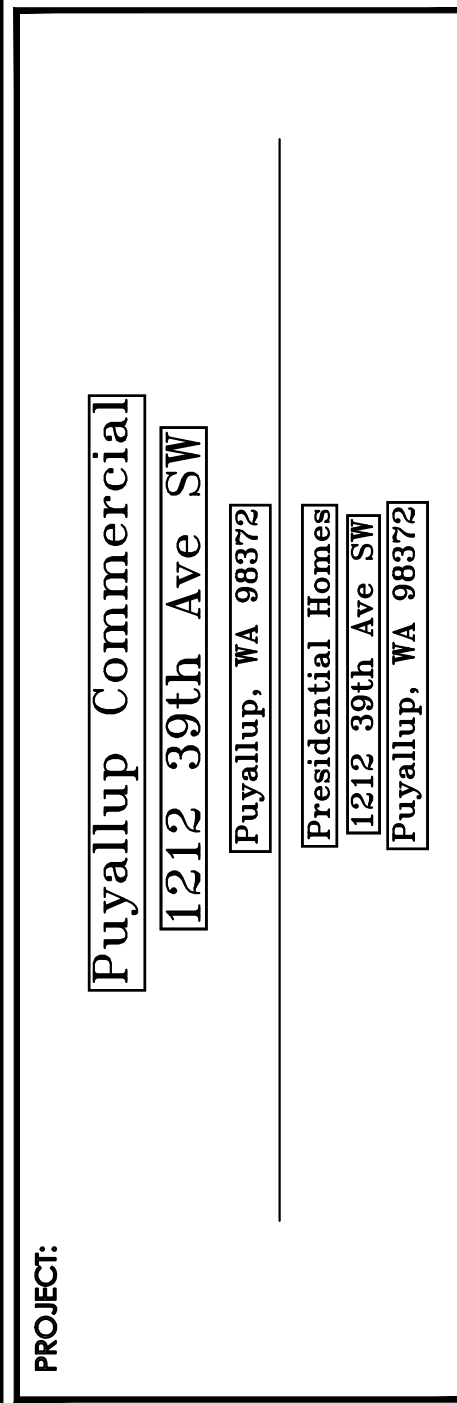




DRAWING ISSUED FOR:
AGENCY
REVIEW

DATE: February 14, 2022



PROJECT NO:	2216
FILE NAME:	2216LSA
DRAWN BY:	KLO
CHECKED BY:	KLO
X-REFS:	CIVIL
PLOT SCALE:	1:1
DRAWING SCALES:	1:20

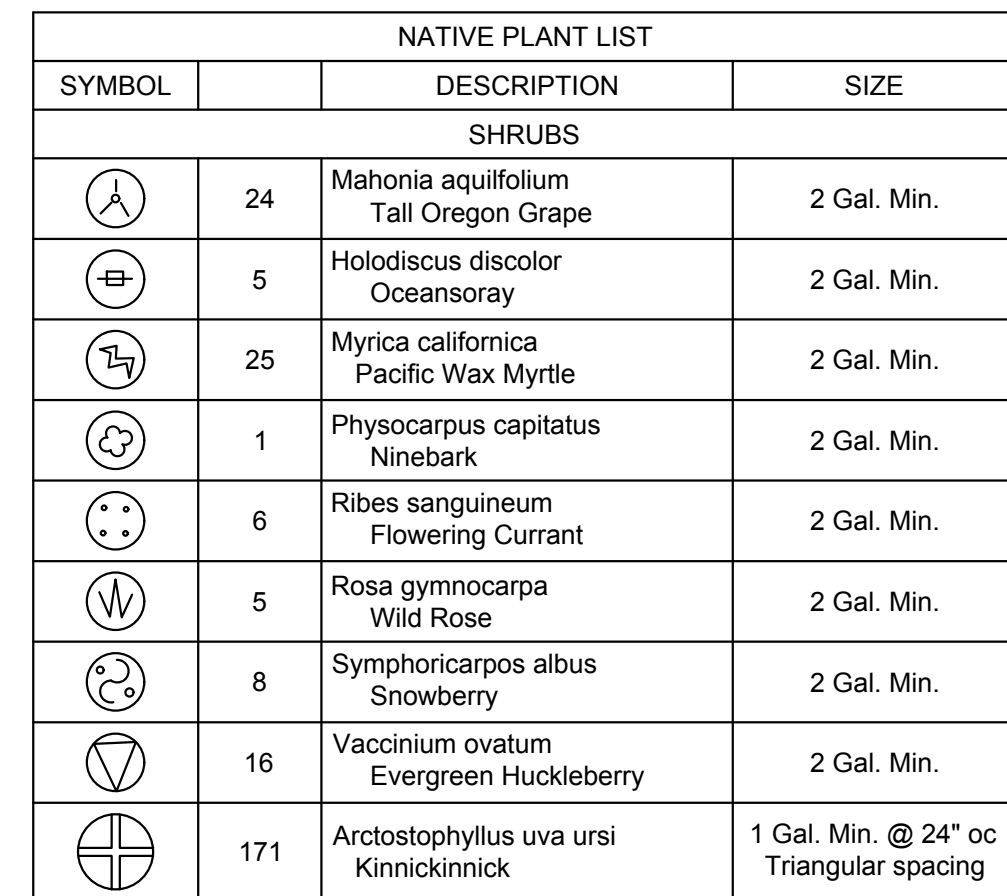
DRAWING CONTENTS

LANDSCAPE PLANTING PLAN

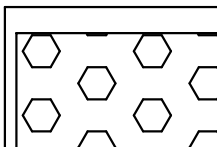
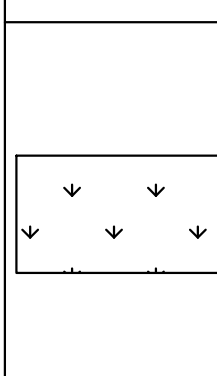
DRAWING NO.:

L1

1 OF 2



TREE LIST			
SYMBOL		DESCRIPTION	SIZE
	1	Strax japonica Japanese Snowdrop Class I Street Tree Under Power	1 1/2" Cal. Well Formed
	1	Carpinus betula 'Fastigiata' Columnar Hornbeam	1 1/2" Cal. Well Formed
	12	Thuja plicata Western Red Cedar	5' Ht. Min. Full/Compact
	1	Acer griseum Paperbark Maple	1 1/2" Cal. Well Formed
	15	Pinus contorta Shore Pine	5' Ht. Min. Full/Compact
	2	Tsuga mertensiana Mountain Hemlock Class I Street Tree Under Power	5' Ht. Min. Full/Compact

	238	GROUND COVER: Fragaria chilloensis Coastal Strawberry	1 Gal. Min. @ 24" oc Triangular spacing															
		<u>Hydroseed for Typical Lawn Areas</u> SUNMARK NATIVE ECOTURF- Sunmark Seeds www.sunmarkseeds.com <u>Botanical Name</u> <u>Common Name</u> <u>% by Weight</u> <table><tr><td>Festuca rubra</td><td>Native Red Fescue</td><td>45%</td></tr><tr><td>Bouteloua gracilis</td><td>Blue Grama</td><td>25%</td></tr><tr><td>Buchate dactyloides</td><td>Buffalograss</td><td>20%</td></tr><tr><td>Koeleria macrantha</td><td>Prairie Junegrass</td><td>7%</td></tr><tr><td>Trifolium fragiferum</td><td>Strawberry Clover</td><td>3%</td></tr></table> 1 lbs per 1,000 SF or 43.67 lbs per acre	Festuca rubra	Native Red Fescue	45%	Bouteloua gracilis	Blue Grama	25%	Buchate dactyloides	Buffalograss	20%	Koeleria macrantha	Prairie Junegrass	7%	Trifolium fragiferum	Strawberry Clover	3%	977 sf
Festuca rubra	Native Red Fescue	45%																
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Trifolium fragiferum	Strawberry Clover	3%																

TOPSOIL REQUIRED (5290 SF)

Topsoil estimate needs
to be in cubic yards,
Landscape Plan, Sheet
L1



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 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) 884-4165 (Option 3) Root Barriers are required around street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards - field verification required. Failure to install top soil and root barriers in accordance with city standards may result in rejection of installation.

GENERAL LANDSCAPE NOTES

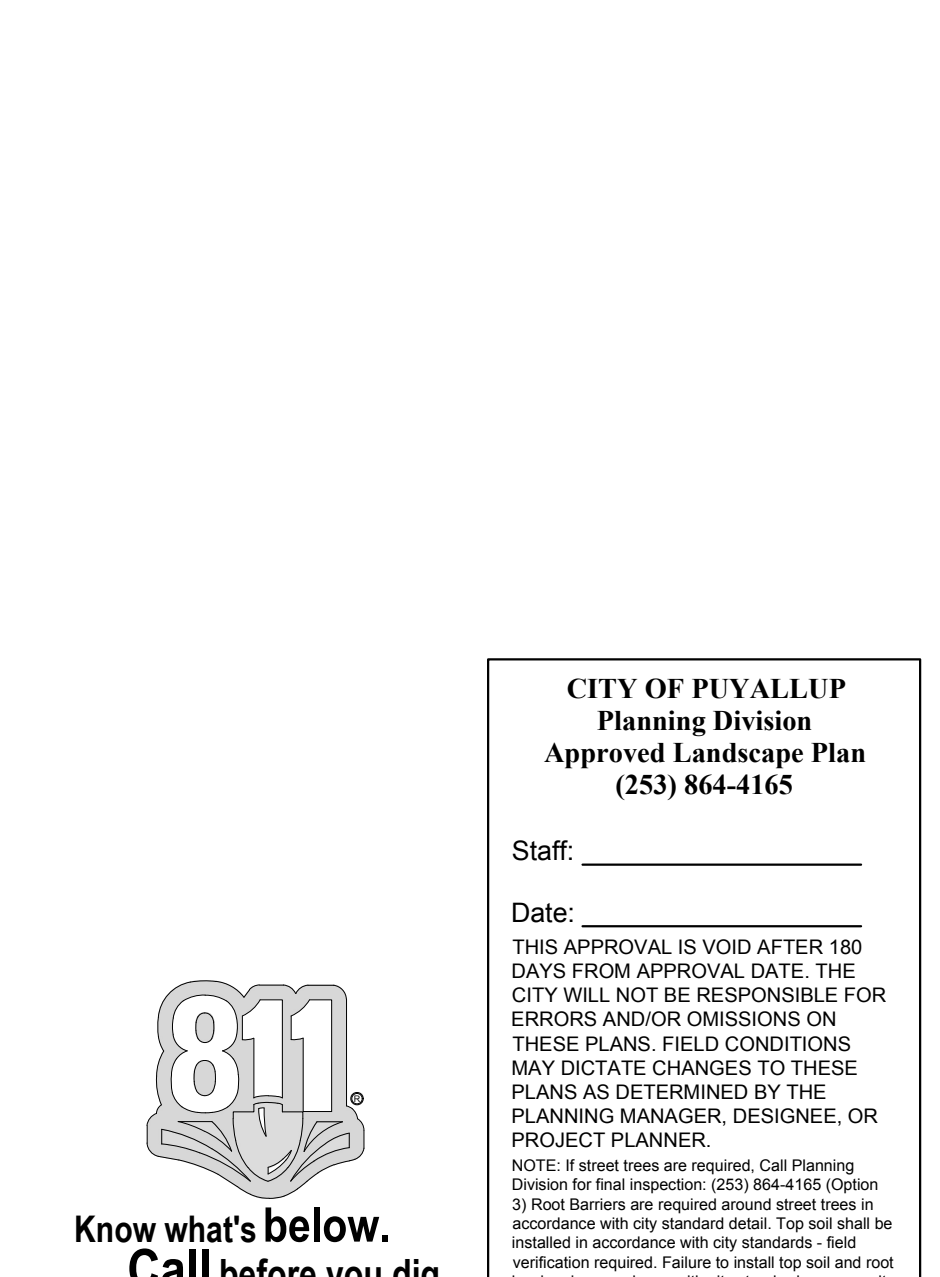
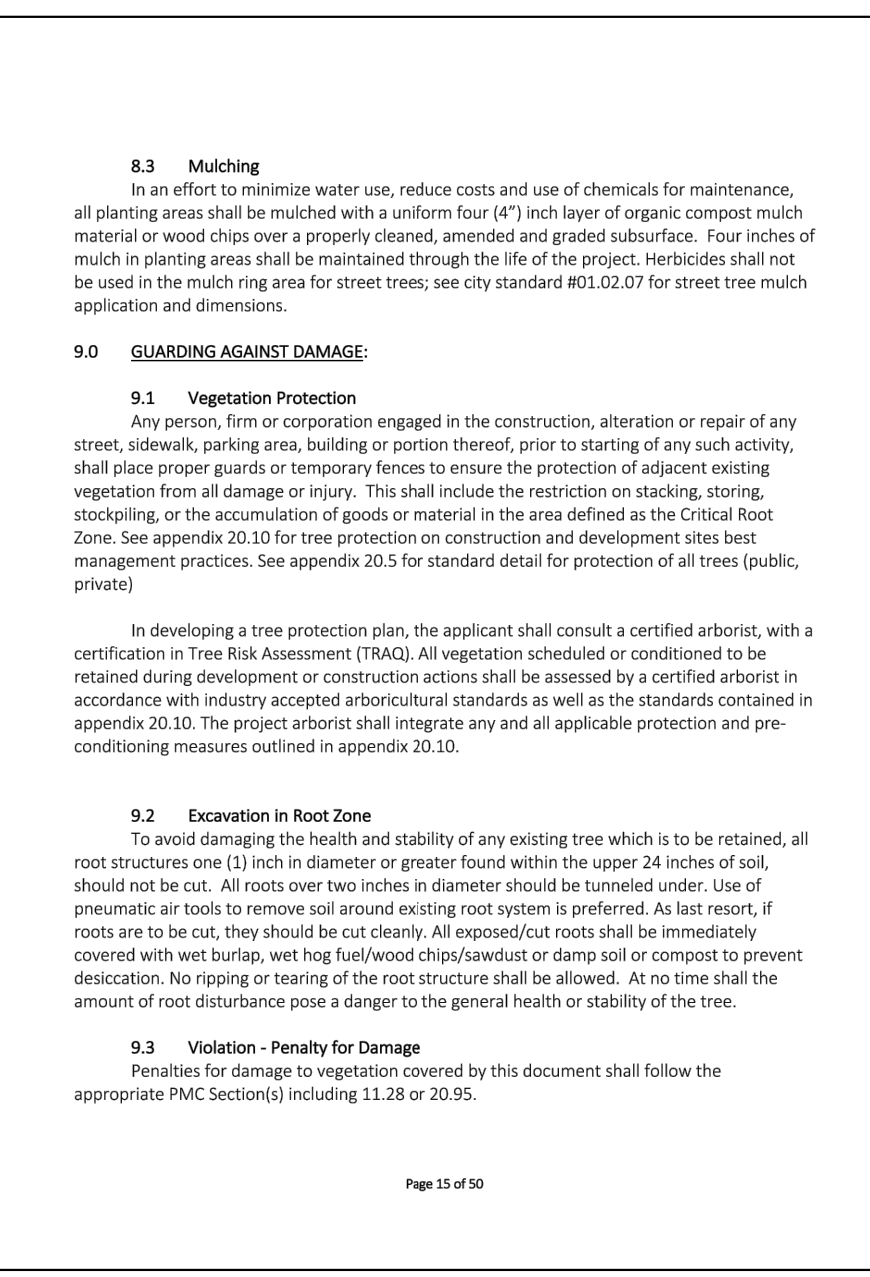
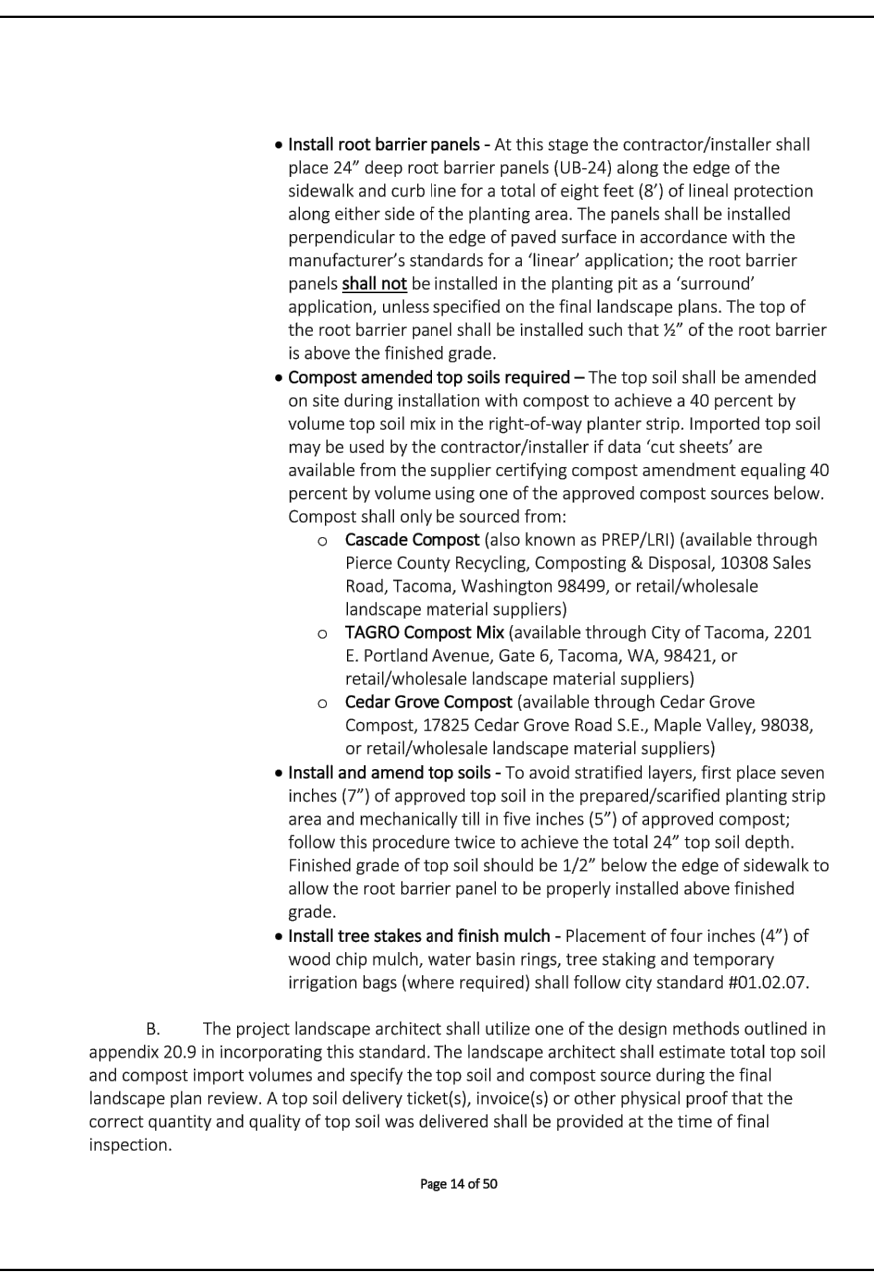
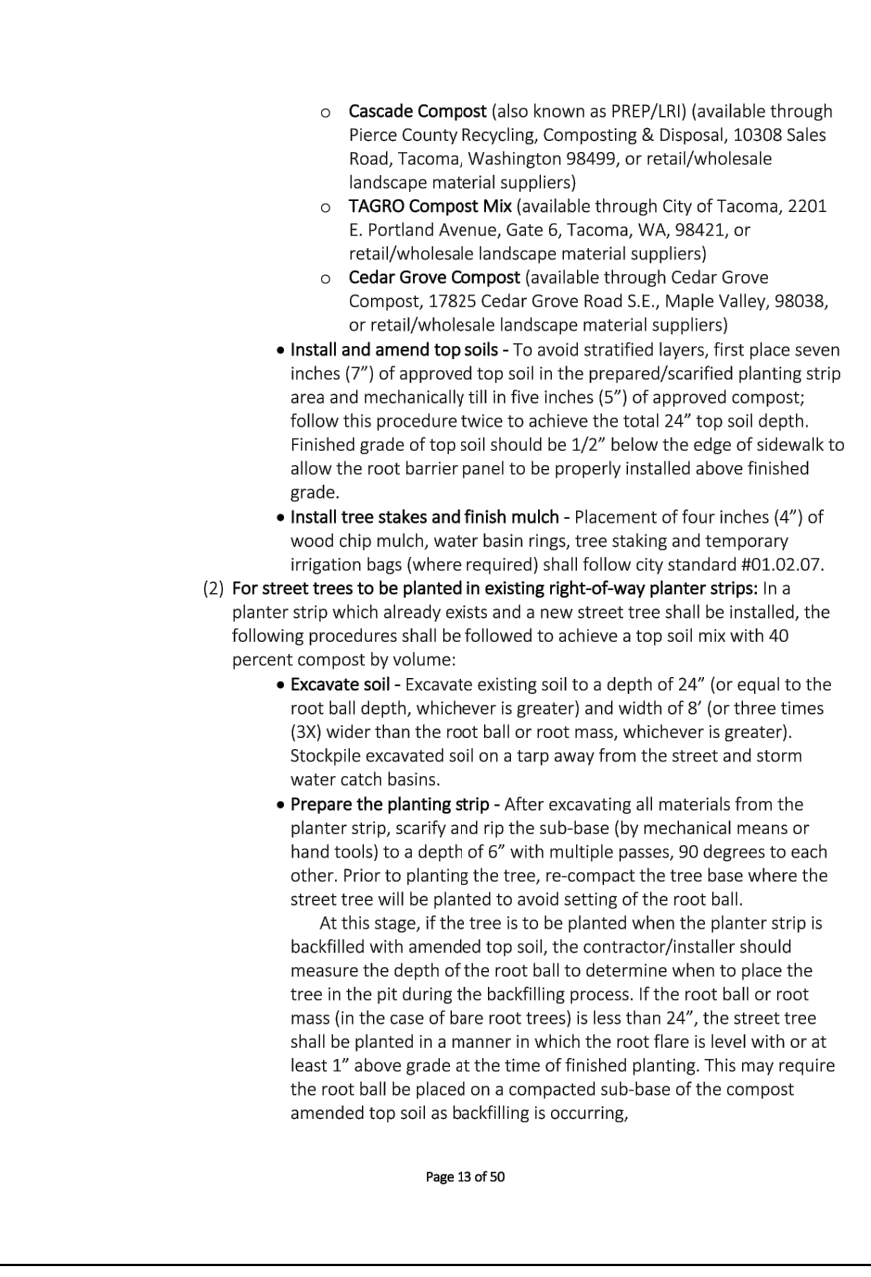
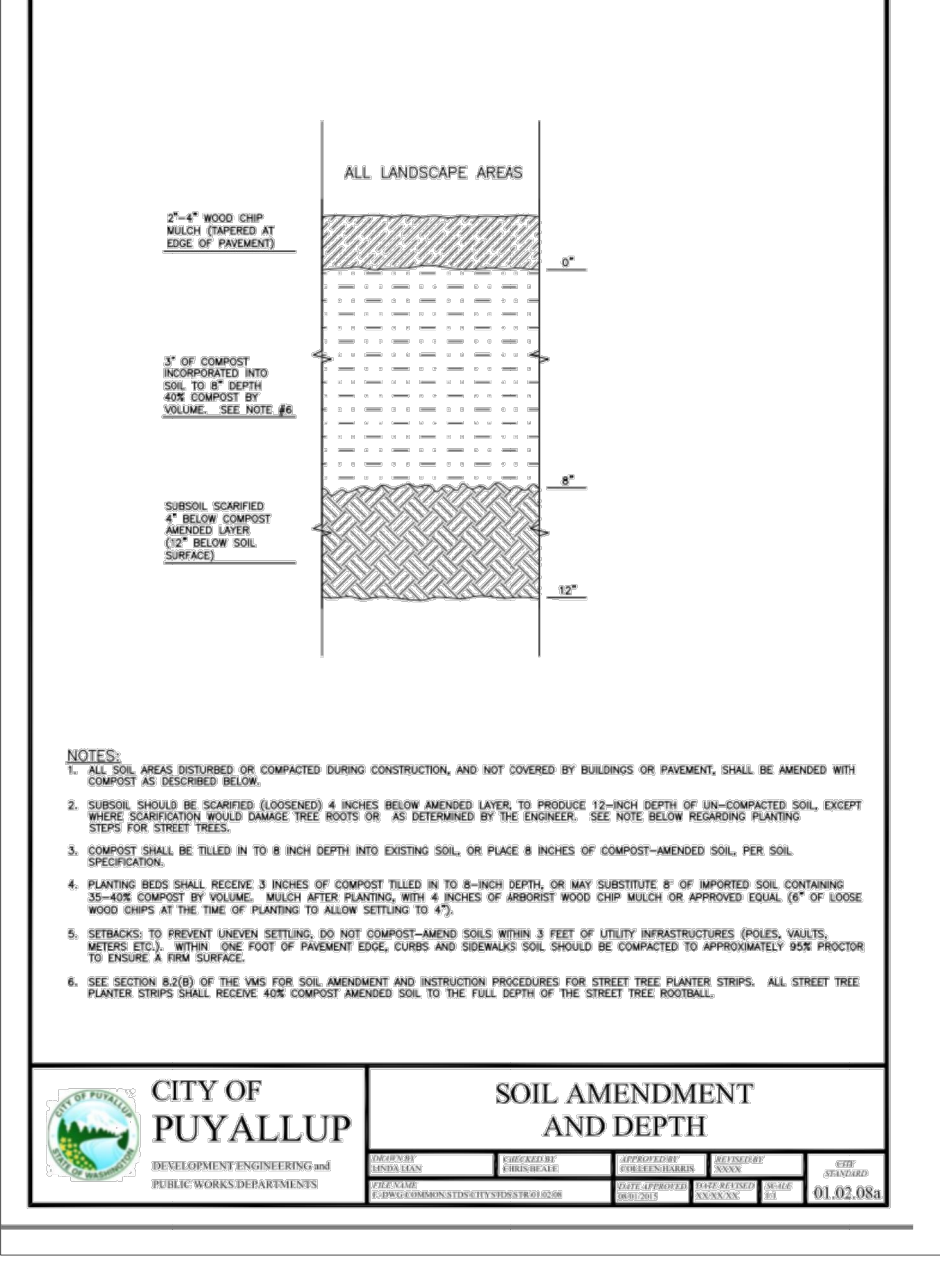
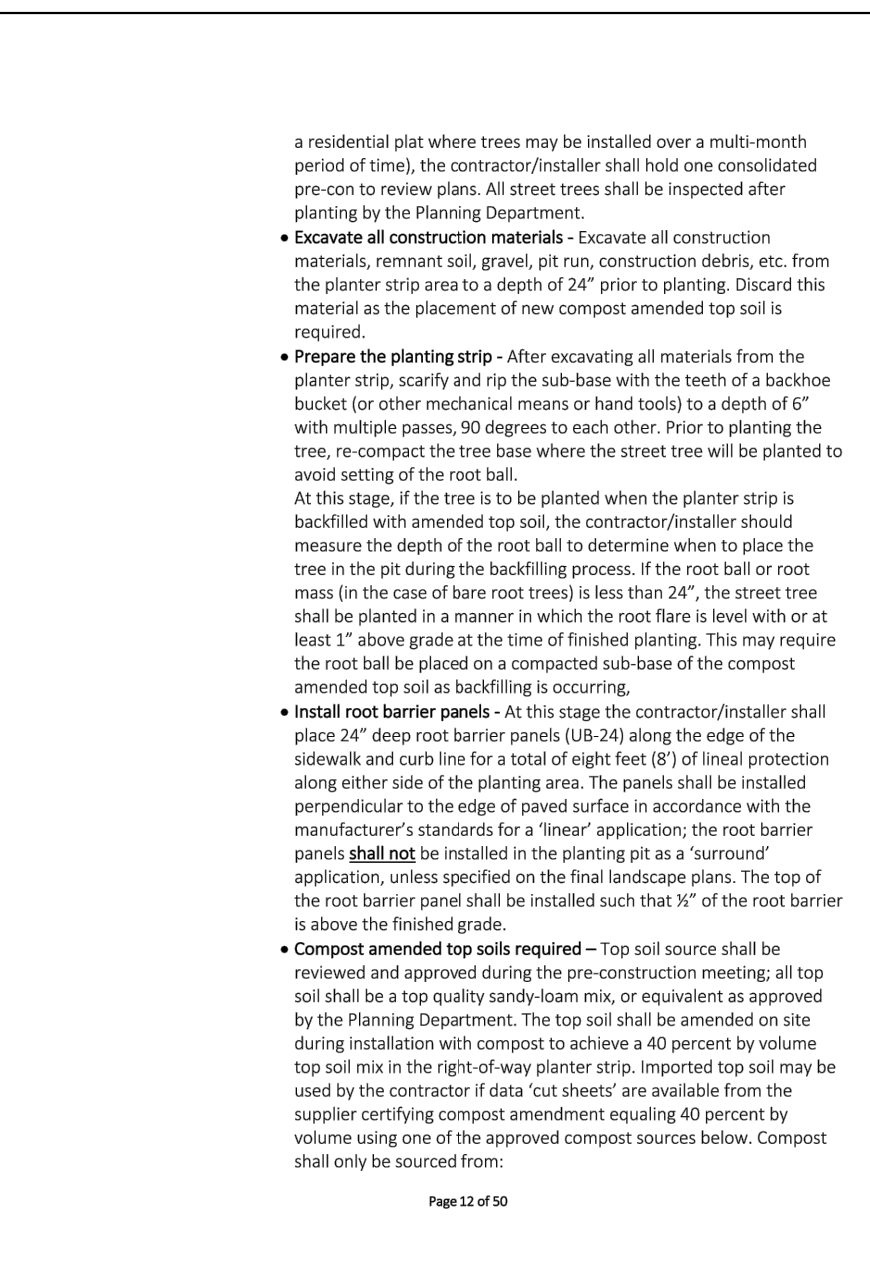
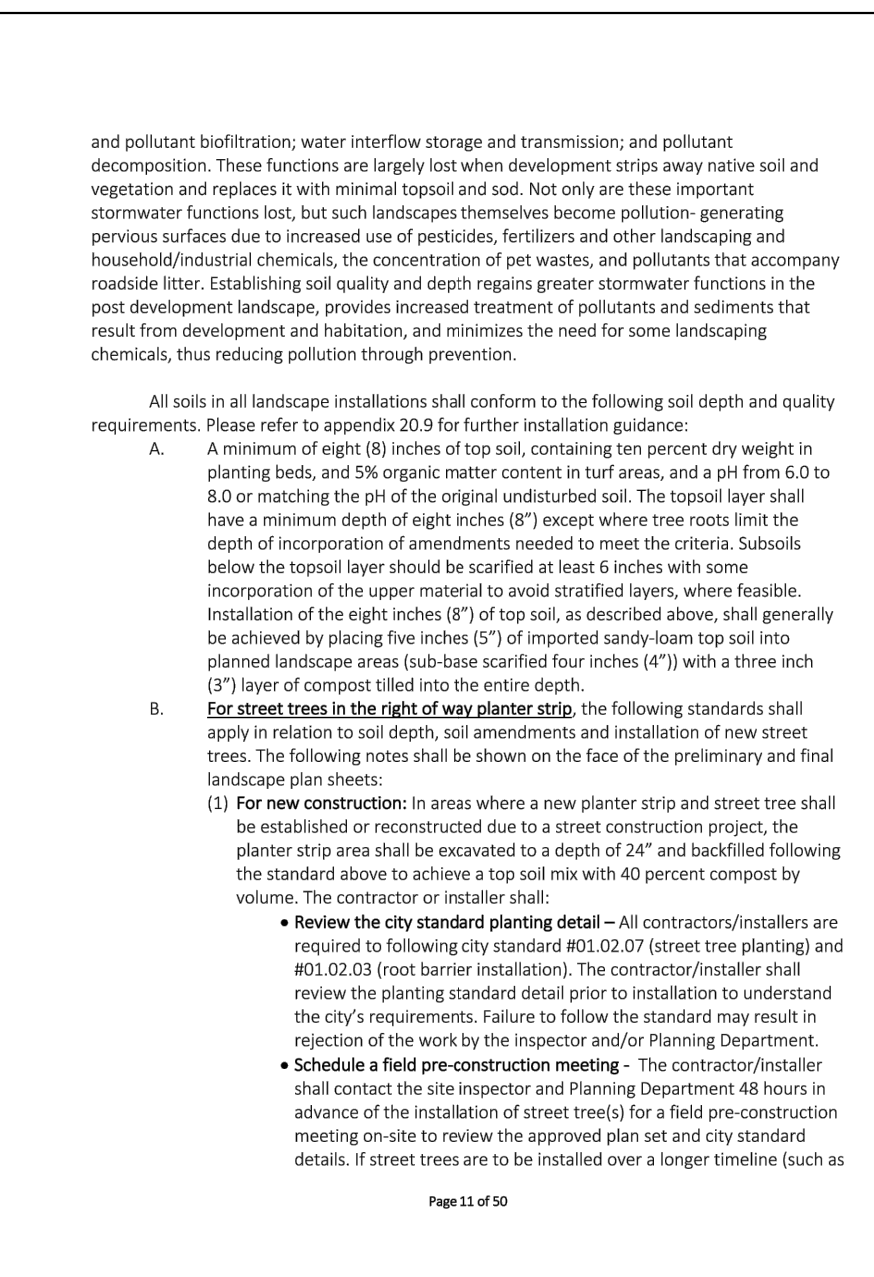
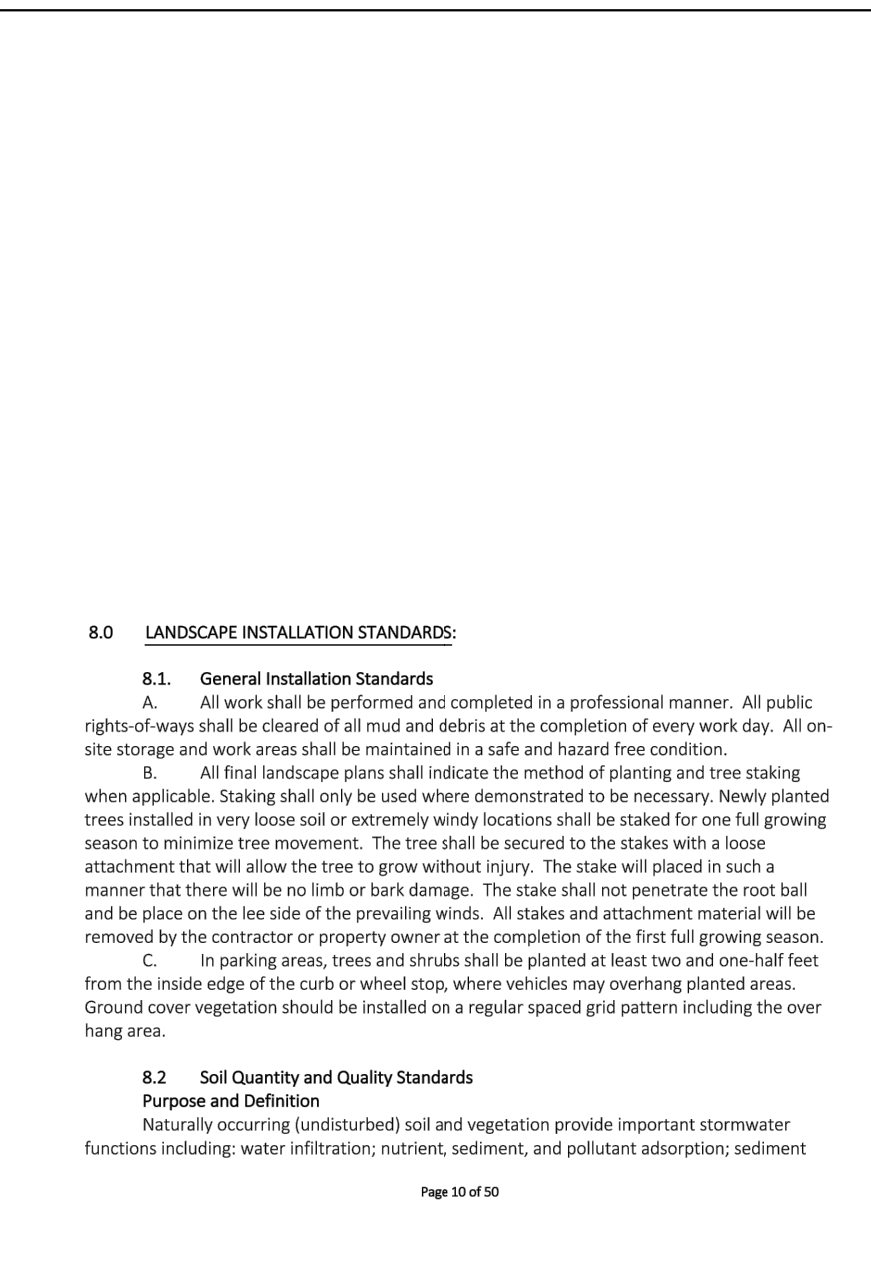
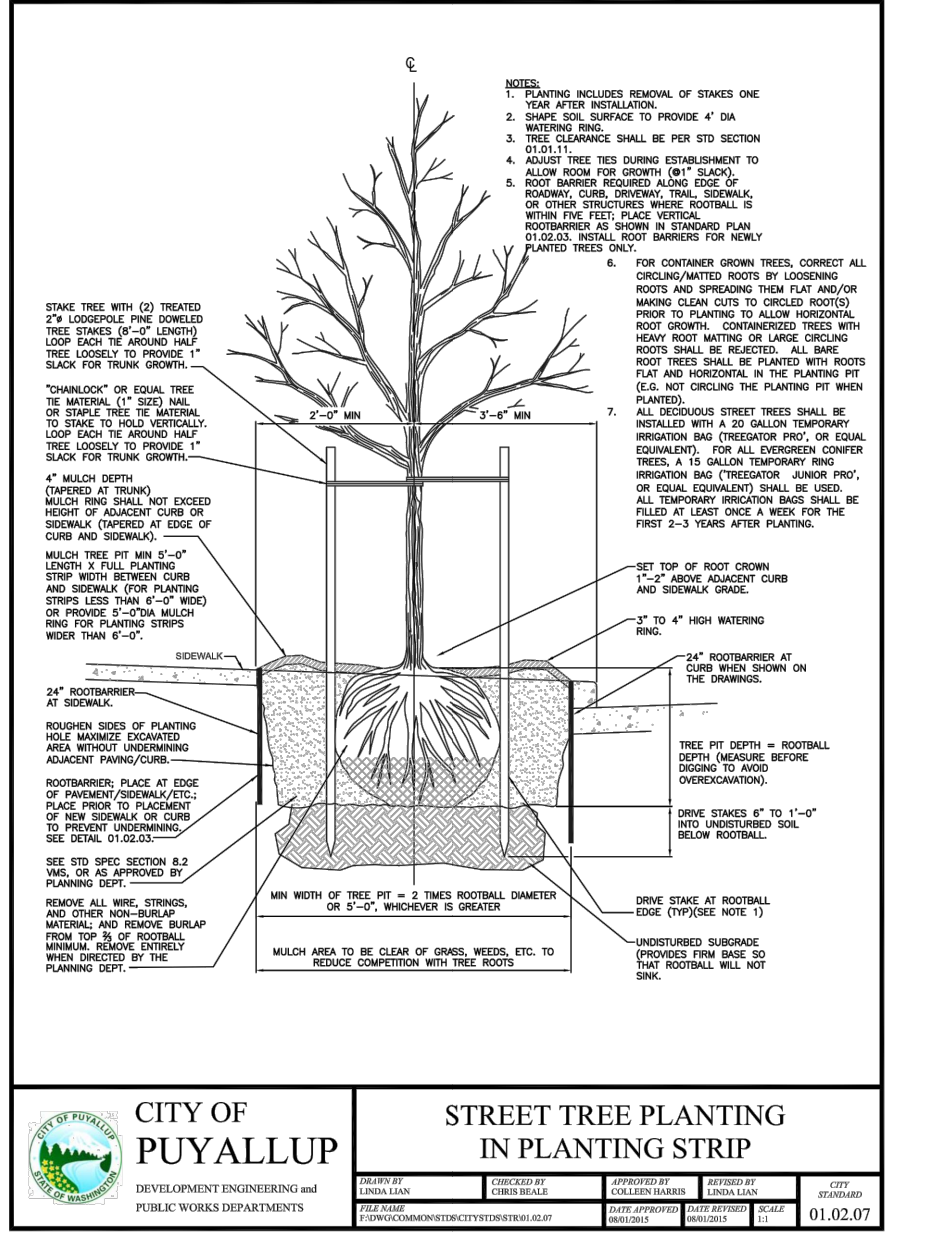
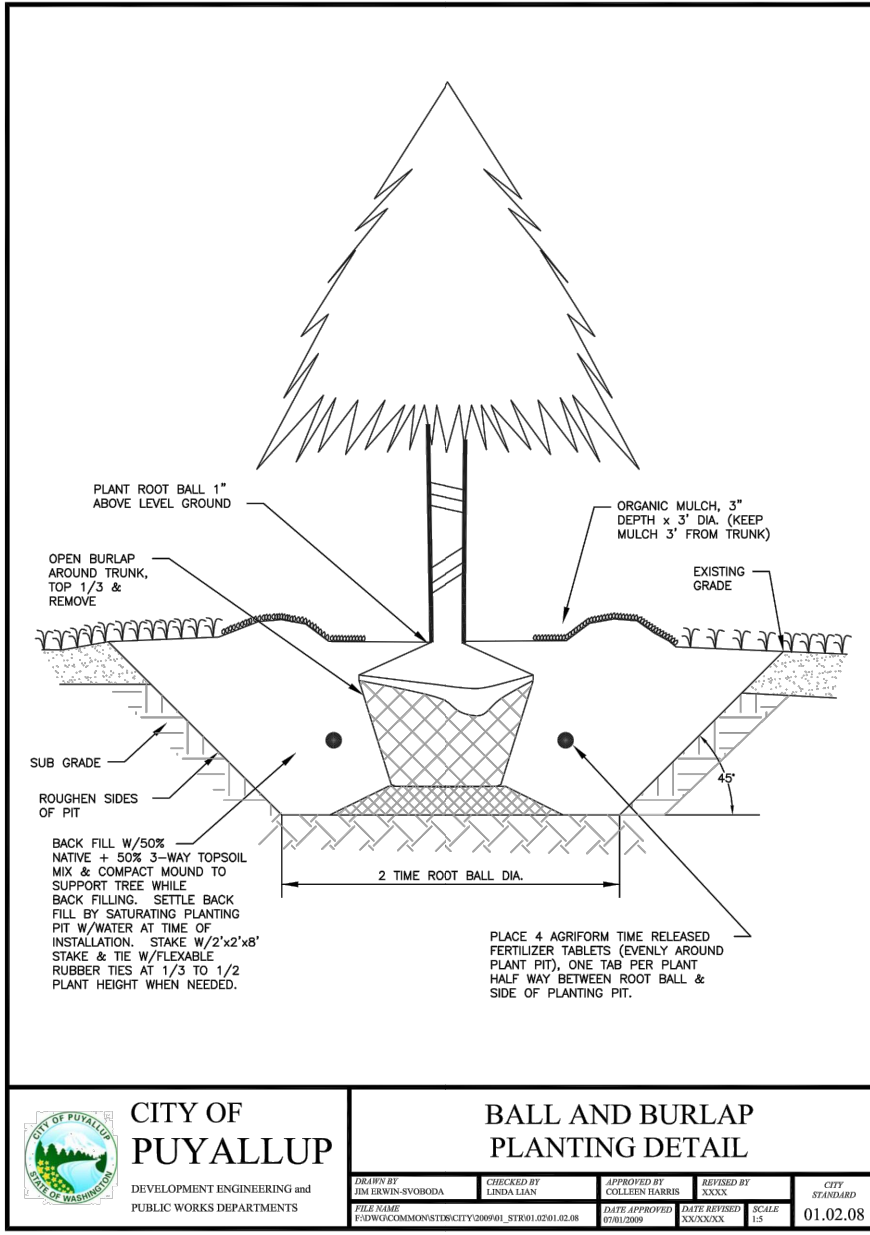
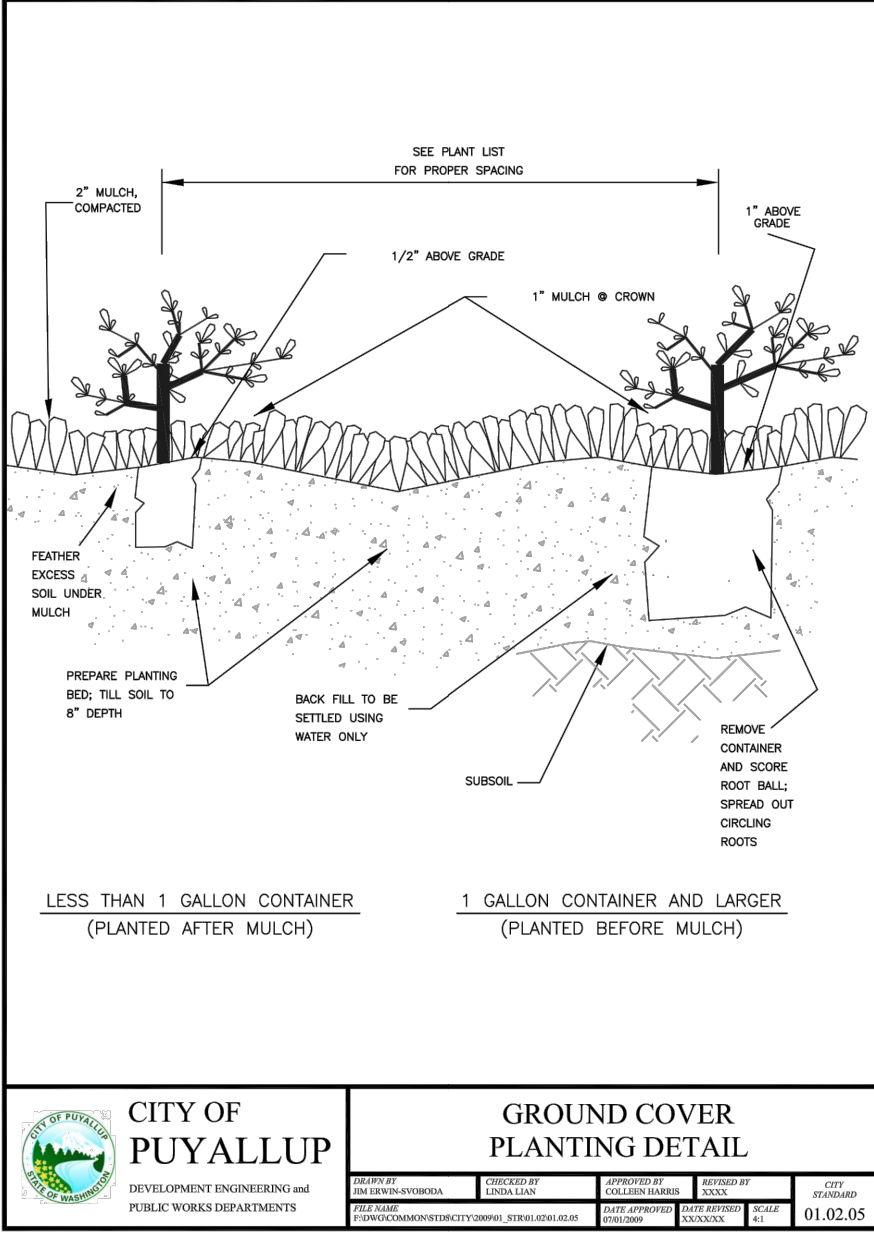
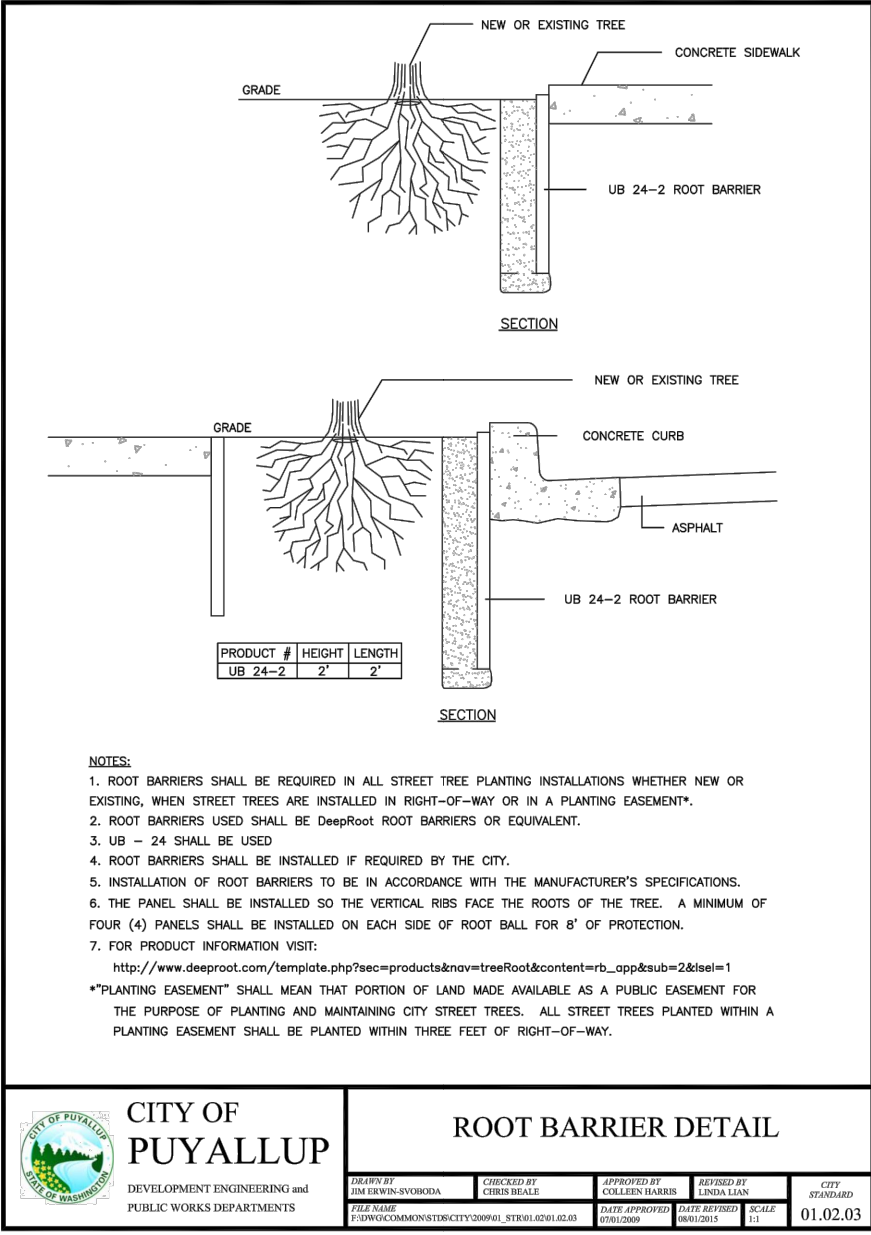
1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.

5. Grade Preparation and Mulching - BASED ON VEGETATIVE MANGEMENT STANDARDS REQUIREMENTS - SEE NOTES THIS PAGE

6. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
7. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
8. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
9. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
10. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.

11. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
12. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
13. When planting 'Balled and Burlapped' product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootball into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.
14. Street trees shall have caliper size of at least 1" measure per American Association of Nurserymen Standards for Deciduous Trees Plant sizes: 5' Minimum height for Evergreen trees; 2 Gal. Min. for shrubs.
15. Street trees shall be high branching with canopy that starts at least 6' above finish grade.

16. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
17. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.
18. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
19. Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. A Permanent Irrigation system will be designed upon approval of preliminary landscape plan.



PROJECT:

Puyallup Commercial
1212 39th Ave SW
Puyallup, WA 98372

Presidential Homes
1212 39th Ave SW
Puyallup, WA 98372

REVISIONS:

DRAWING ISSUED FOR: AGENCY REVIEW

DATE: February 14, 2022



PROJECT NO: 2216

FILE NAME: 2216LSA

DRAWN BY: KLO

CHECKED BY: KLO

X-REFS: NONE

PLOT SCALE: 1:1

DRAWING SCALES: N.T.S.

DRAWING CONTENTS

LANDSCAPE DETAILS & NOTES

DRAWING NO.:

L2

2 OF 2



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

Staff: _____

Date: _____

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