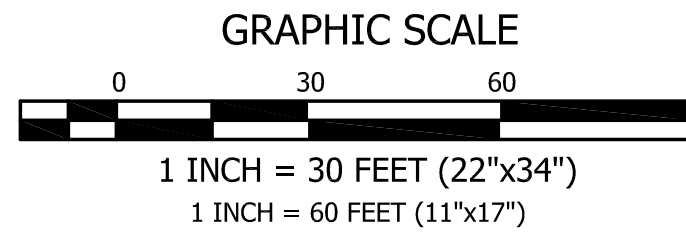
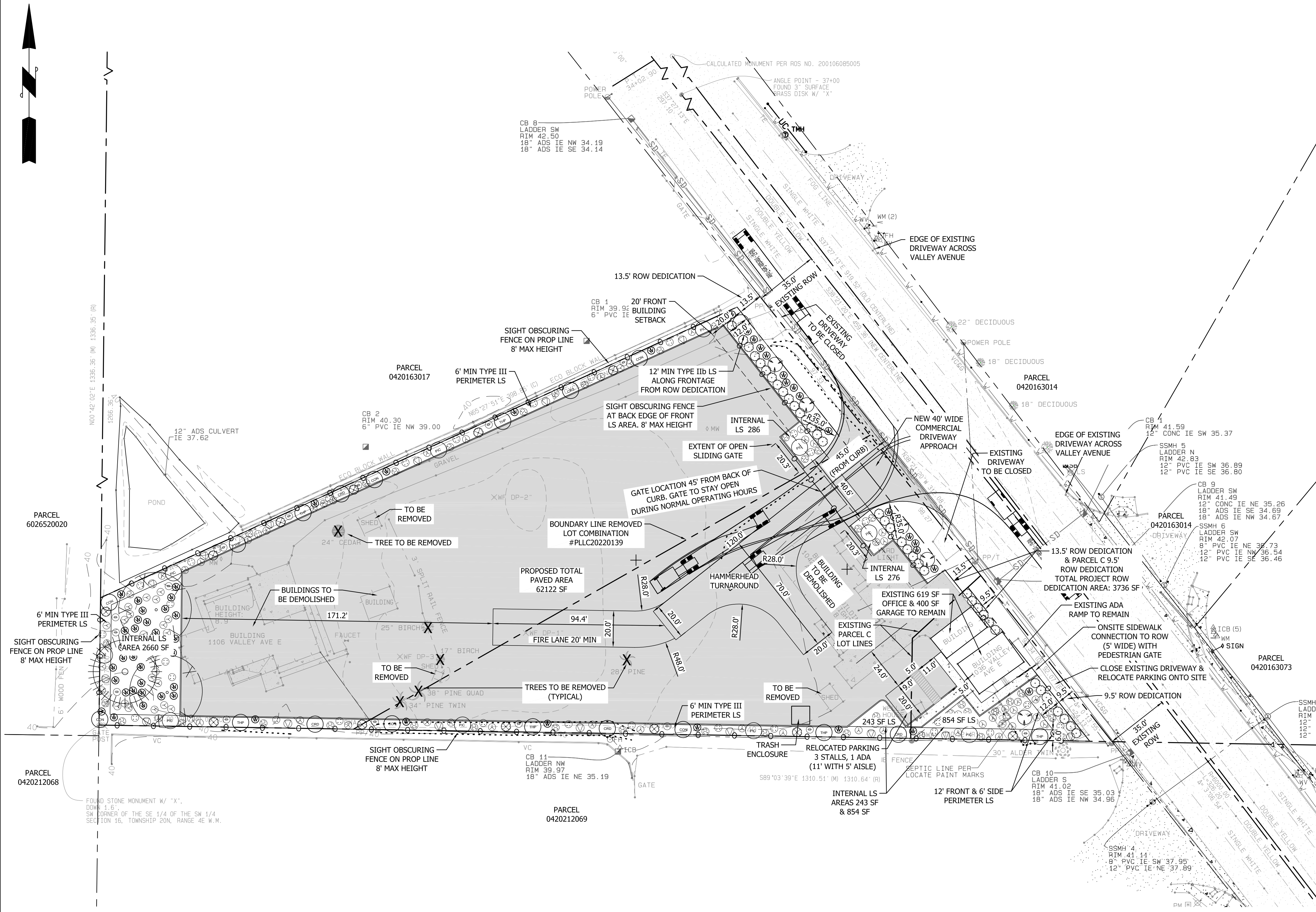


**VALLEY AVENUE YARD**  
 A PORTION OF SECTION 16, TOWNSHIP 20, RANGE 04, W.M.,  
 PUYALLUP, PIERCE COUNTY, WASHINGTON  
 PRELIMINARY SITE PLAN



**VICINITY MAP**  
 NOT TO SCALE



**PROJECT INFORMATION**

PARCEL#S:	0420163040 (PARCEL A) 0420163041 (PARCEL B) 0420163042 (PARCEL C)
GROSS SITE AREA:	79,952 SF OR 1.835 ACRES
ADDRESS/LOCATION:	1106, 1042 & 1036 VALLEY AVENUE NW PUYALLUP, WA 98371
ZONING: PROPOSED USE:	ML - LIMITED MANUFACTURING PAVED OUTDOOR STORAGE YARD
BUILDING SETBACKS: FRONT: INTERIOR: REAR:	20 FT 0 FT 0 FT
LANDSCAPING:	12 FT FRONT - FROM MAJOR ARTERIAL 6' PERIMETER LS, FENCING/SCREENING TO BE PROVIDED AROUND PERIMETER OF LOT.
INTERIOR/PARKING LOT LS: PAVED AREA: 5% REQUIREMENT: LS PROVIDED:	MIN 5% OF PAVED AREAS (OVER 10,000 SF) 62,122 SF 3,106 SF 4,319 SF (7%)
MAX LOT COVERAGE (BLD): BLD AREA TO REMAIN:	65% 1,019 SF (1.27%)
MIN LOT WIDTH: MIN LOT DEPTH: MIN STREET FRONTAGE:	75 FT 100 FT 25 FT
ROW DEDICATION: TOTAL ROW DEDICATED:	PARCEL A & B: 13.5 FEET PARCEL C: 9.5 FEET 3,736 SF
PARKING REQUIRED: PARKING PROVIDED:	1 PER 300 SF OF CONTRACTOR OFFICE 3 SPACES

**SHEET INDEX**

- SHEET 1: PRELIMINARY SITE PLAN
- SHEET 2: BOUNDARY & TOPO SURVEY - EXISTING CONDITIONS
- SHEET 3: LANDSCAPE - PRELIMINARY PLANTING PLAN
- SHEET 4: LANDSCAPE - LANDSCAPE DETAILS & NOTES
- SHEET 5: PRELIMINARY GRADING AND DRAINAGE PLAN
- SHEET 6: SIGHT DISTANCE EXHIBIT
- SHEET 7: BASIN MAP

REVISION	DESCRIPTION	DATE	BY
<b>ENGINEERING • L.L.C.</b> <b>CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS</b> Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com Mailing Address: P.O. Box 949, Gig Harbor, WA 98335 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332			
PRELIMINARY			
SHEET TITLE: PRELIMINARY SITE PLAN	CLIENT: 1124 VALLEY AVE, LLC 550 S MICHIGAN STREET SEATTLE, WA 98108	CONTACT: KERMIT JORGENSEN	PHONE: (206) 787-1475
DESIGNER: PH	ENGINEER: KM	DRAWN: PH	S16 T20 N R04E W M
DATE: 2023.03.31	REVISED:	PROJECT: 21-247	DWG NAME: 21-247-A
SHEET	REV.	PRELIM	
1 OF 1	△		

# BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 20 N., RANGE 4 E., W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

BY		DATE	3/30/2023	DESCRIPTION		REVISION	
				SEPTIC LOCATE PAINT LINE ADDED ONLY		1	

**CONTOUR**  
ENGINEERING, LLC  
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS  
4706 17th Street NW, Ste 100, Gig Harbor, WA 98335  
Phone: 253-867-5454 Fax: 253-509-0044 info@contourllc.com

**BOUNDARY & TOPOGRAPHIC SURVEY**

CLIENT: Kermit Jorgensen  
560 S. Michigan St  
Seattle, WA 98108  
CONTACT: Kermit Jorgensen

**SHEET TITLE:**  
**BOUNDARY & TOPOGRAPHIC SURVEY**

DRAWN BY: JF  
SURVEYOR: S. WOODS, PLS  
CHECKED: SW  
SEC 16 T 20N R 4E WM  
DATE: FEB 15, 2022  
REVISED: MAR 30, 2023  
PROJECT: 21-247  
DWG NAME: 21-247B

SHEET	REV.
SHT-NO	1 OF 1

FOUND STONE MONUMENT W/ "X", DOWN 2.0"  
NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4  
SECTION 16, TOWNSHIP 20N, RANGE 4E W.M.

FOUND STONE MONUMENT W/ "X", DOWN 2.0"  
NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4  
SECTION 16, TOWNSHIP 20N, RANGE 4E W.M.

**BASIS OF BEARING:**  
GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS)  
LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES, THE  
NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00)  
GRID COORDINATES WERE FOUND TO BE 690890.68 / 1194622.69  
AT A 2 1/2" BRASS DISK WITH "X", AT THE SOUTHWEST CORNER  
OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,  
THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF  
0.999998993 AND THE GRID SCALE FACTOR OF 0.9999747156 WAS  
APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

**VERTICAL DATUM:**  
BASE: HELD STATION TACO AS PUBLISHED ON WASHINGTON STATE  
REFERENCE NETWORK WEBSITE (<http://www.wsrn3.org/>)  
ELEVATION: 541.54' (NAVD88)  
SITE #1: CE 601 SET HUB AND MAG ON THE EAST SIDE  
OF VALLEY AVENUE EAST AS SHOWN HEREON.  
ELEVATION: 42.68' (NAVD88)  
SITE #2: CE 604 SET HUB AND MAG EAST OF THE SOUTHWEST CORNER  
OF 1106 VALLEY AVENUE EAST AS SHOWN HEREON.  
ELEVATION: 35.72' (NAVD88)

**TITLE REPORT NOTES:**

- 1) A POWER AND COMMUNICATIONS EASEMENT RECORDED UNDER RECORDING NUMBER 194986, DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFOR CANNOT BE SHOWN.
  - 2) A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 957566, DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFOR CANNOT BE SHOWN.
  - 3) A WELL EASEMENT RECORDED UNDER RECORDING NUMBER 2528051, DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFOR CANNOT BE SHOWN.
  - 4) A WELL EASEMENT RECORDED UNDER RECORDING NUMBER 2528052, DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFOR CANNOT BE SHOWN.
  - 5) A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 2535731, SHOWN HEREON.
  - 6) A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 2535733, SHOWN HEREON.
- 7-22) NON-SURVEY RELATED ITEMS.

**DESCRIPTION:**

**PARCEL A:**  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.; THENCE EAST 140 FEET; THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE OLD PACIFIC HIGHWAY WHICH IS 219 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID ROAD, AND THE SOUTH LINE OF SECTION 16; THENCE NORTHWESTERLY ALONG SAID ROAD 96 FEET MORE OR LESS; THENCE SOUTHWESTERLY TO A POINT 70 FEET NORTH OF BEGINNING; THENCE SOUTH TO BEGINNING;

**PARCEL B:**  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN; THENCE EAST 140 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE OLD PACIFIC HIGHWAY WHICH IS 219 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID ROAD AND THE SOUTH LINE OF SECTION 16; THENCE SOUTHWESTERLY ALONG SAID ROAD 96 FEET; THENCE SOUTHWESTERLY TO A POINT THAT LIES 55 FEET NORTH OF A POINT THAT IS 120 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF SAID ROAD AND THE SOUTHWESTERLY LINE OF OLD PACIFIC HIGHWAY; THENCE WEST 320 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

**PARCEL C:**  
BEGINNING AT THE POINT OF THE INTERSECTION SOUTHWESTERLY LINE OF OLD PACIFIC HIGHWAY AND THE SOUTH LINE SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTHWESTERLY ALONG SAID ROAD, 123 FEET; THENCE SOUTHWESTERLY TO A POINT THAT LIES 55 FEET NORTH OF A POINT THAT IS 120 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF SAID ROAD AND THE SOUTHWESTERLY LINE OF OLD PACIFIC HIGHWAY; THENCE SOUTH TO SAID POINT; THENCE EAST 120 FEET TO THE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9204090448.  
EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9111010472.  
EXCEPT THAT PORTION THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9204090449.  
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**SURVEYOR'S NOTES:**

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S-6) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (TRIMBLE R-12). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 2) UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- 3) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED FEBRUARY 9, 2022, THE DATE OF THIS FIELD SURVEY.
- 4) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 611301826-SECOND DATED NOVEMBER 9, 2021 AT 8:00 AM. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 5) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- 6) THE PURPOSE OF THIS SURVEY IS TO SUPPORT FUTURE DEVELOPMENT.
- 7) ELEVATION CONTOURS SHOWN HEREON ARE DERIVED FROM FIELD MEASUREMENTS AND MEET OR EXCEED THE MINIMUM ACCURACY CRITERIA OF THE NATIONAL MAPPING STANDARD, BEING ONE-HALF THE CONTOUR INTERVAL.

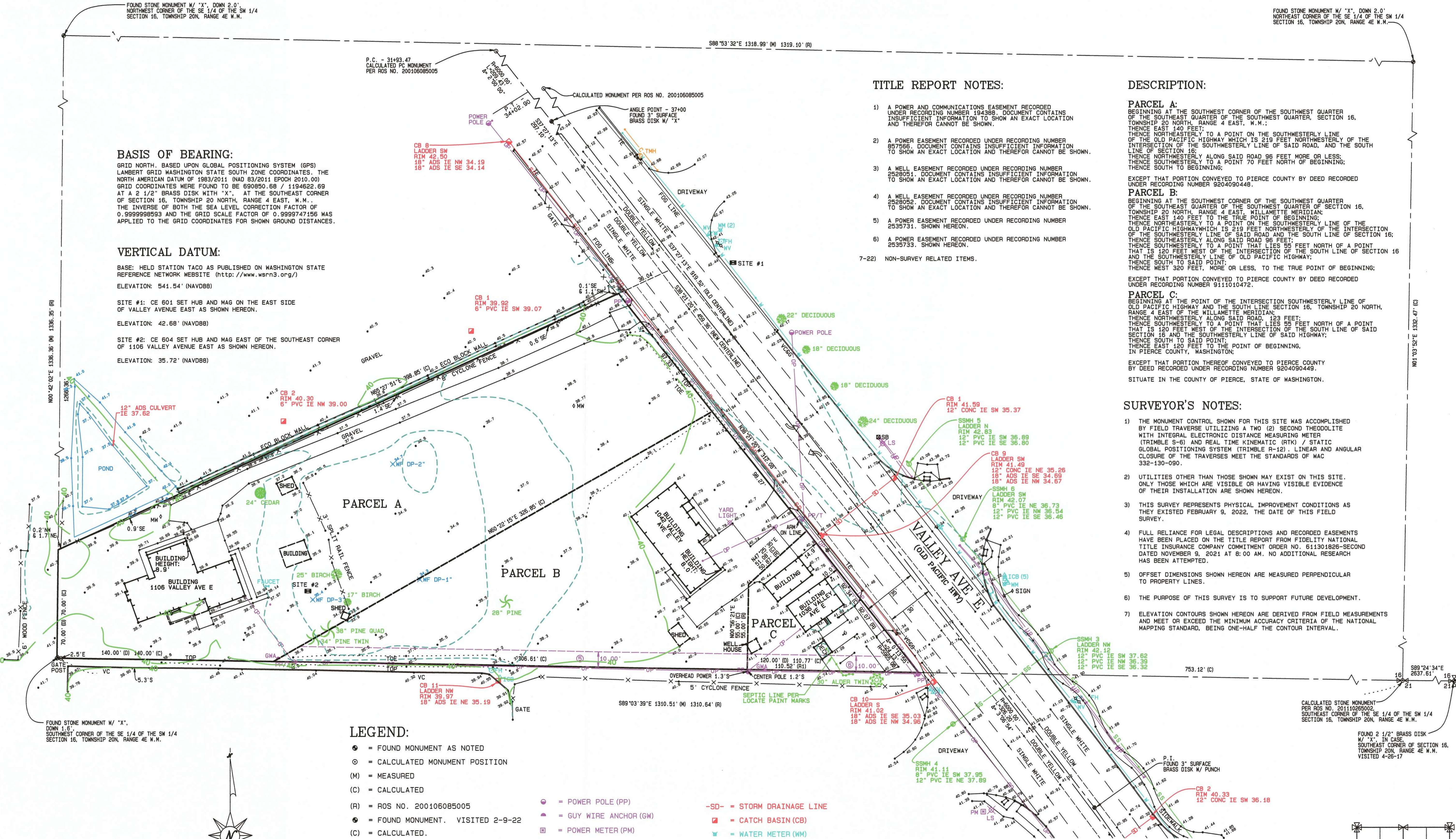
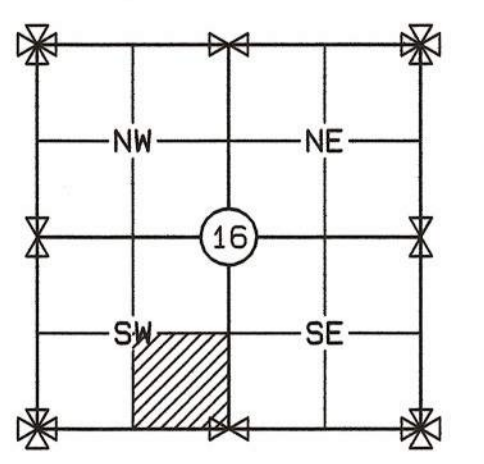
**LEGEND:**

- = FOUND MONUMENT AS NOTED
- = CALCULATED MONUMENT POSITION
- (M) = MEASURED
- (C) = CALCULATED
- (R) = ROS NO. 200106085005
- ④ = FOUND MONUMENT, VISITED 2-9-22
- (C) = CALCULATED.
- (M) = MEASURED.
- ⊠ = SITE BENCHMARK, AS NOTED
- ⊠ = BOLLARD
- ⊠ = MONITORING WELL (MW)
- ⊠ = MAIL BOX (MB)
- ⊠ = SIGN
- ⊠ = SIGNAL BOX (SB)
- ⊠ = POWER POLE (PP)
- ⊠ = GUY WIRE ANCHOR (GW)
- ⊠ = POWER METER (PM)
- ⊠ = LIGHT STANDARD (LS)
- OP- = OVERHEAD POWER
- PP/L = POWER POLE WITH LUMINARE
- PP/T = POWER POLE WITH TRANSFORMER
- UP = UNDERGROUND POWER
- ⊠ = SANITARY SEWER MANHOLE (SSMH)
- SS- = SANITARY SEWER LINE
- SD- = STORM DRAINAGE LINE
- ⊠ = CATCH BASIN (CB)
- ⊠ = WATER METER (WM)
- ⊠ = HYDRANT (FH)
- ⊠ = WATER VALVE (WV)
- ⊠ = IRRIGATION CONTROL BOX (ICB)
- ⊠ = WATER LINE
- ⊠ = TELEPHONE MANHOLE (TMH)
- C- = CABLE LINE
- ⊠ = WETLAND FLAG

**SITE AREA:**

PARCEL A: 45258 SQ FT (1.04 ACRES)  
PARCEL B: 28679 SQ FT (0.66 ACRES)  
PARCEL C: 6015 SQ FT (0.14 ACRES)  
TOTAL: 79953 SQ FT (1.84 ACRES)

**Scale:**  
1" = 30'

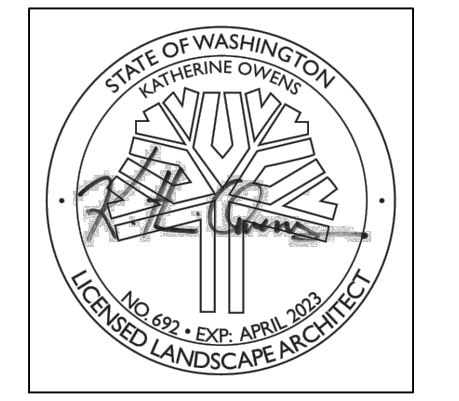




PROJECT:  
VALLEY AVE TRUCK YARD  
1106 Valley Ave NW, PUYALLUP, WA 98371  
1042 Valley Ave NW, PUYALLUP, WA 98371  
PARCEL #: 04220163042

REVISIONS:  
B. REVISED TO NEW SITE PLAN AND AGENCY CMTS.

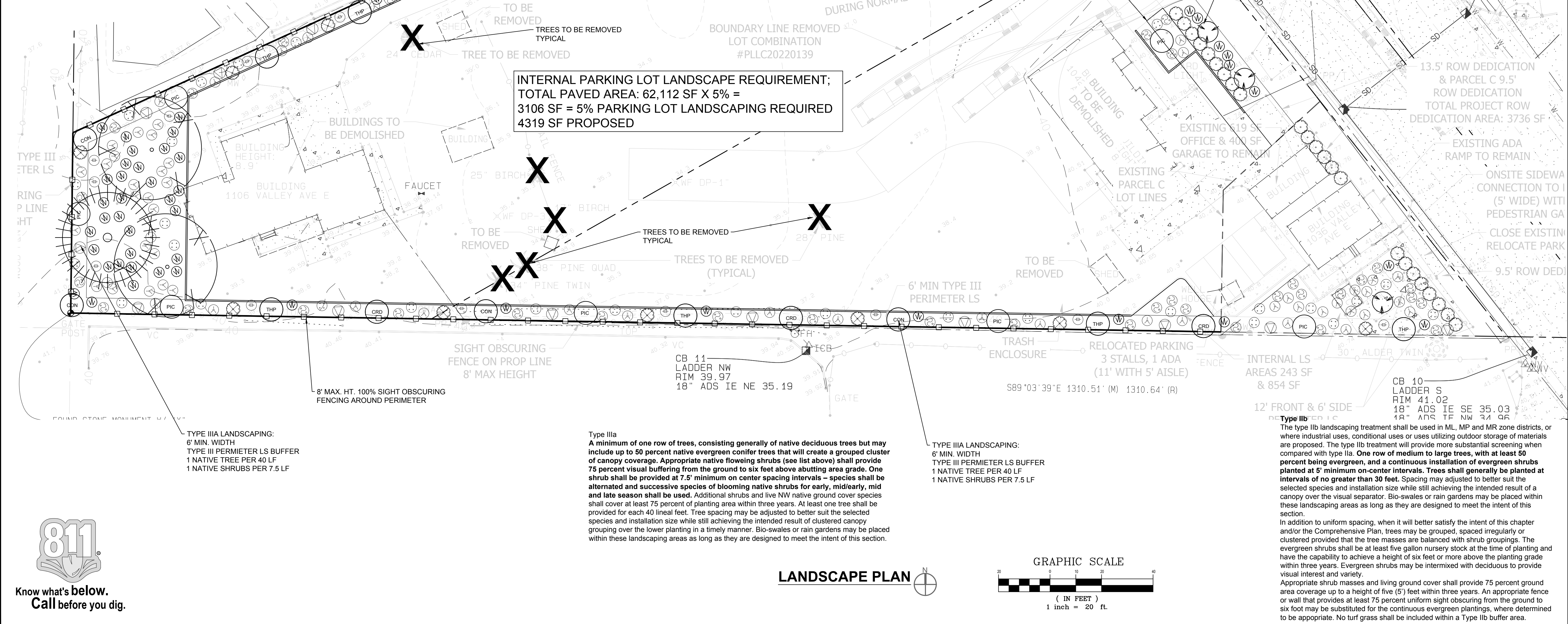
DRAWING ISSUED FOR:  
AGENCY REVIEW  
DATE: MARCH 22, 2023



PROJECT NO: 2270  
FILE NAME: 2270LSB  
DRAWN BY: KLO  
CHECKED BY: KLO  
X-REFS: CIVIL  
PLOT SCALE: 1:1  
DRAWING SCALES: 1:20

DRAWING CONTENTS  
**PLANTING PLAN**  
DRAWING NO.: **L1**  
1 OF 4

PLANT LEGEND			
TREES			
SYMBOL	QTY	DESCRIPTION	SIZE
	5	Picea omorika Serbian Spruce	6' Ht. Min. Full / Compact
	7	Cornus nutallii Pacific Dogwood	2" Cal. Min. Well Formed
	5	Crataegus douglasii Washington Hawthorne	2" Cal. Min. Well Formed
	10	Pinus contorta Shore Pine	6' Ht. Min. Full / Compact
	7	Thuja plicata Western Red Cedar	6' Ht. Min. Full / Compact
	1	Pinus ponderosa Ponderosa Pine	6' Ht. Min. Full / Compact
	2	Ulmus americana 'Valley Forge' Valley Forge Elm	2" Cal. Min. Well Formed
SHRUBS & GROUND COVERS			
SYMBOL	QTY	DESCRIPTION	SIZE
	41	Myrica californica Pacific Wax Myrtle	5 Gal. Min.
	12	Spirea douglasii Douglas Spirea	2 Gal. Min.
	69	Berberis aquifolium Tall Oregon Grape	2 Gal. Min.
	15	Vaccinium ovatum Evergreen Huckleberry	2 Gal. Min.
	36	Ribes sanguineum Flowering Red Currant	2 Gal. Min.
	45	Symphoricarpos alba Snowberry	2 Gal. Min.
	62	Rosa rugosa Wild Rose	2 Gal. Min.
	15	Holodiscus discolor Oceanspray	2 Gal. Min.



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 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.

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 top soil mix with 40 percent compost by volume. The contractor or installer shall:

- 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.
- Schedule a field pre-construction meeting - The contractor/installer shall contact the site inspector and Planning Department 48 hours in advance of the installation of street tree(s) for a field pre-construction meeting on-site to review the approved plan 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 of time), the contractor/installer shall hold one consolidated pre-con installation views. All street trees shall be inspected after planting by the Planning Department.
- 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 top soil is required.
- Prepare the planting strip - After excavating all materials from the planter strip, scarify and rip the sub-base with the teeth of a backhoe bucket (or other mechanical means or hand tools) to a depth of 6" with multiple passes, 90 degrees to each other. Prior to planting the tree, re-compact the tree base where the street tree will be planted to avoid setting of the root ball.

At this stage, if the tree is to be planted when the planter strip is backfilled with amended top soil, 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 top soil as backfilling is occurring.

- 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 linear 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 1/2" of the root barrier is above the finished grade.
- Compost amended top soils required - Top soil source shall be reviewed and approved during the pre-construction meeting; all top soil shall be a top quality sandy-loam mix, or equivalent as approved by the Planning Department. The top soil shall be amended on site during installation with compost to achieve a 40 percent by volume top soil mix in the right-of-way planter strip. Imported top soil 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)

- Install and amend top soils - To avoid stratified layers, first place seven inches (7") of approved top soil 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" top soil depth. Finished grade of top soil should be 1/2" below the edge of sidewalk to allow the root barrier panel to be properly installed above finished grade.
- 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 top soil 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.
- 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 top soil, 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 top soil as backfilling is occurring.

- 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 linear 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 1/2" of the root barrier is above the finished grade.
- Compost amended top soils required - The top soil shall be amended on site during installation with compost to achieve a 40 percent by volume top soil mix in the right-of-way planter strip. Imported top soil 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)

Install and amend top soils - To avoid stratified layers, first place seven inches (7") of approved top soil 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" top soil depth. Finished grade of top soil should be 1/2" below the edge

of sidewalk to allow the root barrier panel to be properly installed above finished grade.

- Install tree stakes and finish mulch - Placement of four inches (4") of wood chip mulch, water basin rings, tree staking and temporary irrigation bags (where required) shall follow city standard #01.02.07.

B. The project landscape architect shall utilize one of the design methods outlined in appendix 20.9 in incorporating this standard. The landscape architect shall estimate total top soil and compost import volumes and specify the top soil and compost source during the final landscape plan review. A top soil delivery ticket(s), invoice(s) or other physical proof that the correct quantity and quality of top soil was delivered shall be provided at the time of final inspection.

8.3 Mulching

In an effort 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 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 application and dimensions.

9.0 GUARDING AGAINST DAMAGE:

9.1 Vegetation Protection

Any person, firm or corporation engaged in the construction, alteration or repair of any street, sidewalk, parking area, building or portion thereof, 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 restriction on stacking, 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, private)

In developing a tree protection plan, the applicant shall consult a certified arborist, with a certification in Tree Risk Assessment (TRAQ). All vegetation scheduled or conditioned to be retained during development or construction actions shall be assessed by a certified arborist in accordance with industry accepted arboricultural standards as well as the standards contained in appendix 20.10. The project arborist shall integrate any and all applicable protection and pre-conditioning measures outlined in appendix 20.10.

9.2 Excavation in Root Zone

To avoid damaging the health and stability of any existing tree which is to be retained, all root structures one (1) inch in diameter or greater found within the upper 24 inches of soil, should not be cut. All roots over two inches in diameter should be tunneled under. Use of 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 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.

SLD-02 - Landscaping in storm water control facilities (Implementing standards - PMC 20.58.005 (3) code requirement).

Landscaping of storm water ponds and other storm water control or treatment facilities (e.g. rain gardens, bio-swales, bio-filtration cells, etc.) shall be designed to use native and/or climate adaptable plant materials to provide 100% ground coverage and 75% visual coverage within five (5) years of installation. In order to reduce maintenance requirements, the use of turf lawn is prohibited in these areas, unless part of a water treatment structure (e.g. bio-swale) where grass is required by the project engineer for water quality treatment purposes.

Ground covers shall be spaced at 18" intervals and shrubs at 3-5' intervals, or as specified by the project landscape architect, to meet the 100% ground coverage and 75% visual coverage requirement within five (5) years. Groupings or clusters of native evergreen and native deciduous trees shall be integrated into the overall design. NW native shrubs and ground cover plant species that provide a native, wildflower-rich landscape area that utilizes native plant species that bloom in successive timeframes throughout the growing season shall be used in all storm pond areas.

This is intended to promote local biological diversity and provide pockets of landscape area to benefit pollinator species. Selections from the following shrub species, in addition to other acceptable native plants the meet the criteria of providing blooming plants throughout the growing season, may be utilized to meet the SLD-02 requirements:

- Early season (April/May):
  - Osoberry (Oemleria cerasiformis)
  - Oregon grape (Mahonia aquifolium)
  - Evergreen Huckleberry (Vaccinium ovatum)
  - Red elderberry (Sambucus racemosa)
- Early/Mid-season (May/June):
  - Ninebark (Physocarpus capitatus)
  - Twinberry (Lonicera involucrata)
- Red Flowering Currant (Ribes sanguineum)
- Snowberry (Symphoricarpos albus)
- Mid-season (June/July):
  - Nootka rose (Rosa nutkana)
  - Mocckorange (Philadelphus lewisii)
  - Rugosa rose (Rosa rugosa)
- Late-season (August+):
  - Douglas spirea (Spirea douglassii)
  - Oceanspray (Holodiscus discolor)

7.0 MATERIAL STANDARDS:

7.1 Plant Material - General Standards

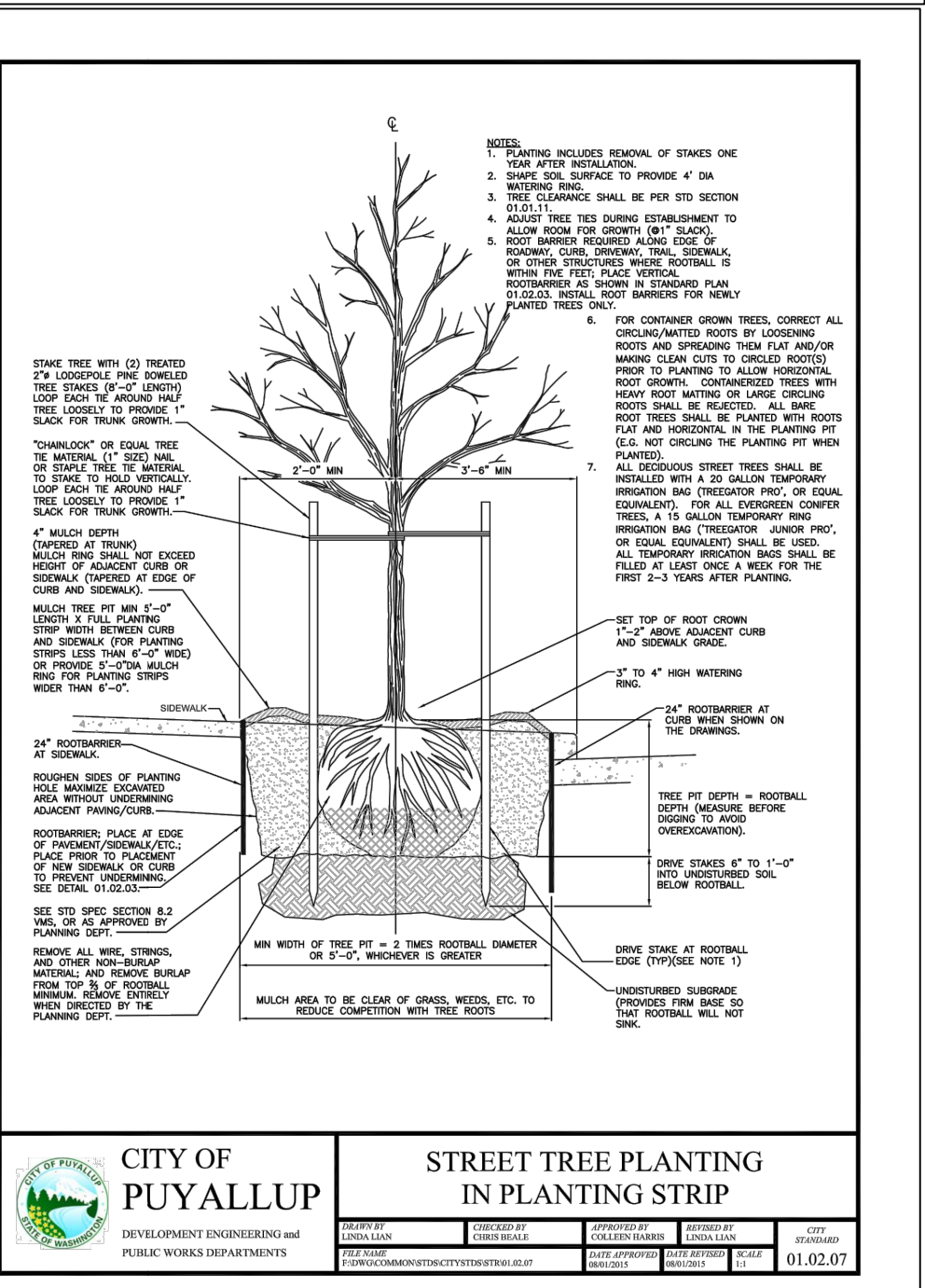
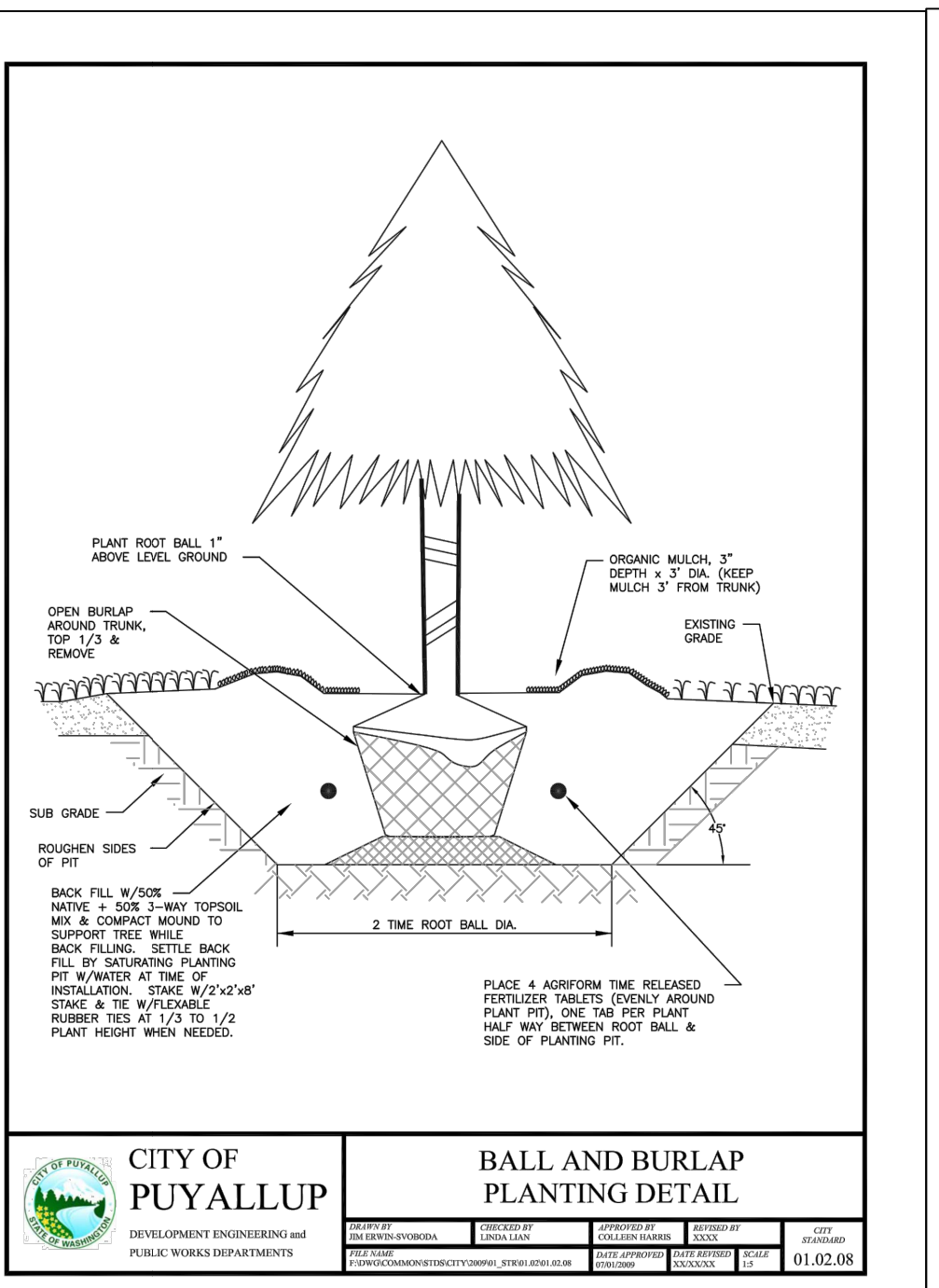
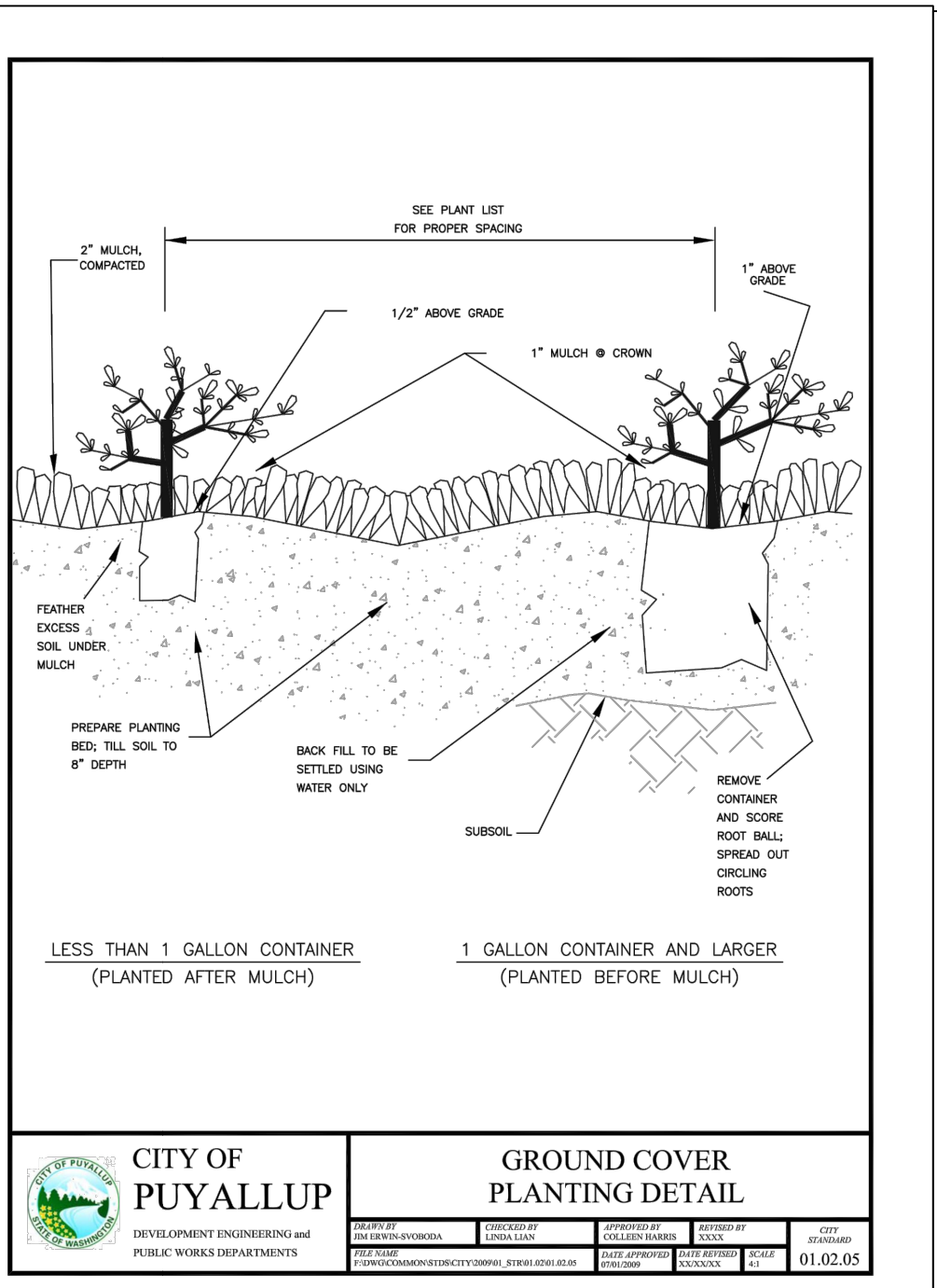
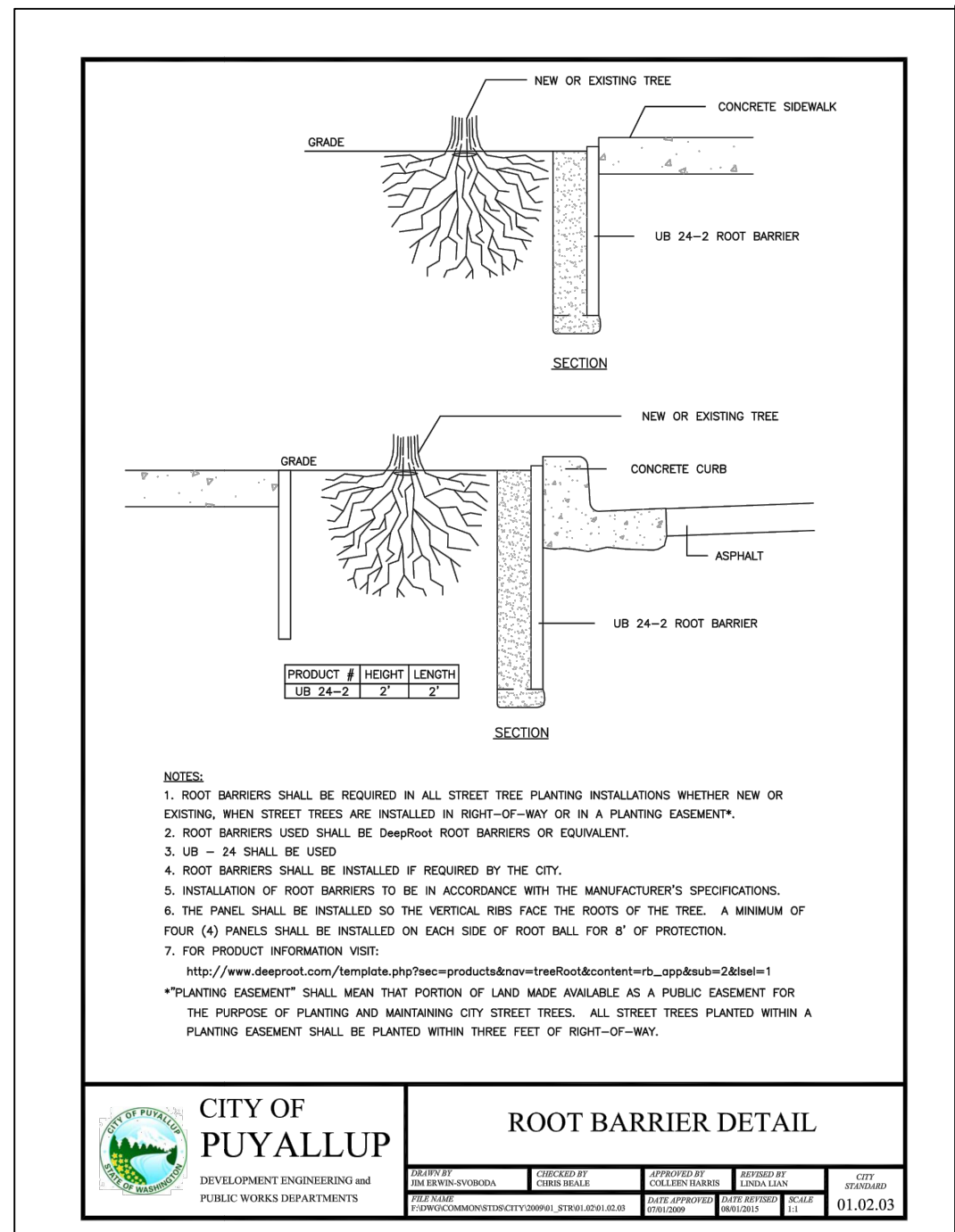
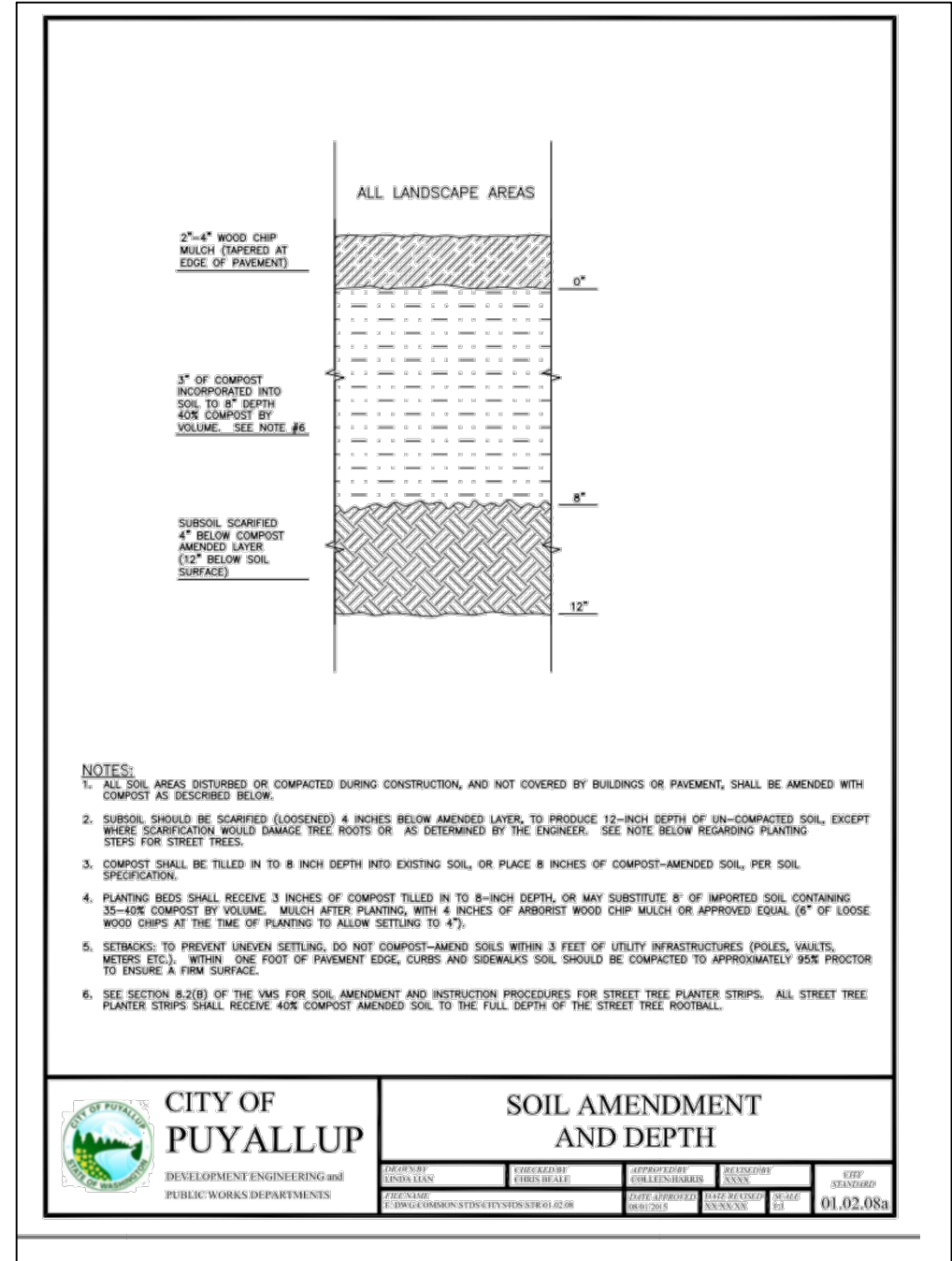
At the time of installation, landscape plants required by the Puyallup Municipal Code or this document shall be healthy, vigorous, disease free specimens that meet or exceed the minimum standards presented below.

- All planting material shall meet or exceed the most recent standards established in the publication 'American Standards for Nursery Stock', ANSI Z60.1-2004 or current successor, of the American Association of Nurserymen (AAN).
- Specific size, location, spacing, installation, maintenance and/or removal techniques not specifically stated herein shall conform to prevailing arboricultural and horticultural best management practices and/or the most recent standards as set forth by the American Association of Nurserymen, International Society of Arboriculture or applicable equivalent.
- All plants installed shall be of the type, size and condition shown on the project's approved final landscape plan. Plants shall exhibit normal habits of growth for the species, shall be free of scars, bruises, breaks to major branches and weed roots and seeds. Trees shall be pruned to correct any structural defects in the branch architecture (e.g. co-dominant stems, crossing branches, branch spacing, etc.) as well as correct circling/girdling roots in the root ball.
- Plants shall be spaced appropriately for their type, function and intent within the landscape design (massing, screening, specimen). For example, plants used for screening need to be spaced more closely than those for individual display.
- All stock shall be acclimated to conditions similar to those prevailing at the project site.
- No artificial lawn or plant material shall be accepted as satisfying landscape requirements.

7.2 Plant Material - Required Sizes

All non-street tree landscape material shall meet or exceed the following size standards at time of installation. Required sizes for street tree material is described in section 12.3. In some instances, additional or larger sized material may be required to mitigate the loss of on-site vegetation, to provide more immediate vegetation re-establishment, screening or buffering of the project site, or as other mitigation as determined appropriate by the Director. The following standards shall not apply in voluntary restoration of natural or critical areas.

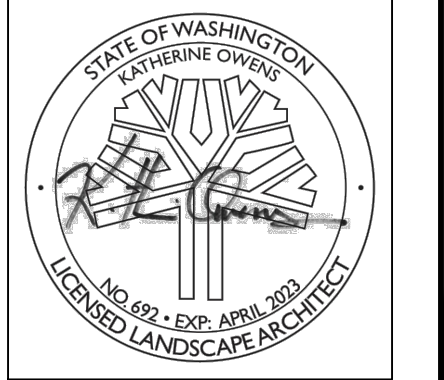
- All small deciduous trees, those less than 25 feet tall at maturity, shall be at least 1" caliper, preferably 1.5" or larger, and branched with a strong, central single leader.
- Medium or large deciduous trees shall be at least one (1") inch in caliper, preferably 1.5" or larger, and branched with a strong, central single leader.
- All shrubs required by this document and/or Title 20 of the Puyallup Municipal Code shall be no smaller than two (2) gallon in size at the time of planting, unless otherwise specified.
- All groundcover materials required by this document and/or Title 20 of the Puyallup Municipal Code shall be no smaller than one (1) gallon in size, unless otherwise specified.
- Coniferous evergreen trees shall be a minimum of 5 to 6 feet in height.
- Any material not specifically listed shall meet current AAN standards and be of appropriate size to satisfy the intent of this document and/or the PMC.
- 7.3 Native plant materials
- A minimum of 25 percent of the shrubs and ground covers used in projects under the requirements of the PMC and the VMS shall be native to the Puget Sound region.
- 7.4 Non-vegetative Landscape Material
  - A. Bark, mulch, gravel or other non-vegetative material shall only be used in conjunction with ground cover plantings to assist growth and maintenance or to visually complement plant material. Non-vegetative material is not a substitute for and should not appear to be visually dominate over plant material.
  - B. All non-vegetative ground cover material shall be generally free of foreign material and not detract from the overall design intent of the plan or the policies.
  - C. All non-vegetative material, site furnishings and built structures shall meet all applicable codes and be installed in a safe and professional manner.



PROJECT: VALLEY AVE TRUCK YARD  
1106 Valley Ave NW, PUYALLUP, WA 98371  
1042 Valley Ave NW, PUYALLUP, WA 98371  
PARCEL #: 04220163042

REVISIONS:  
B. REVISED TO NEW SITE PLAN AND AGENCY COMMENTS

DRAWING ISSUED FOR:  
AGENCY REVIEW  
DATE: MARCH 22, 2023

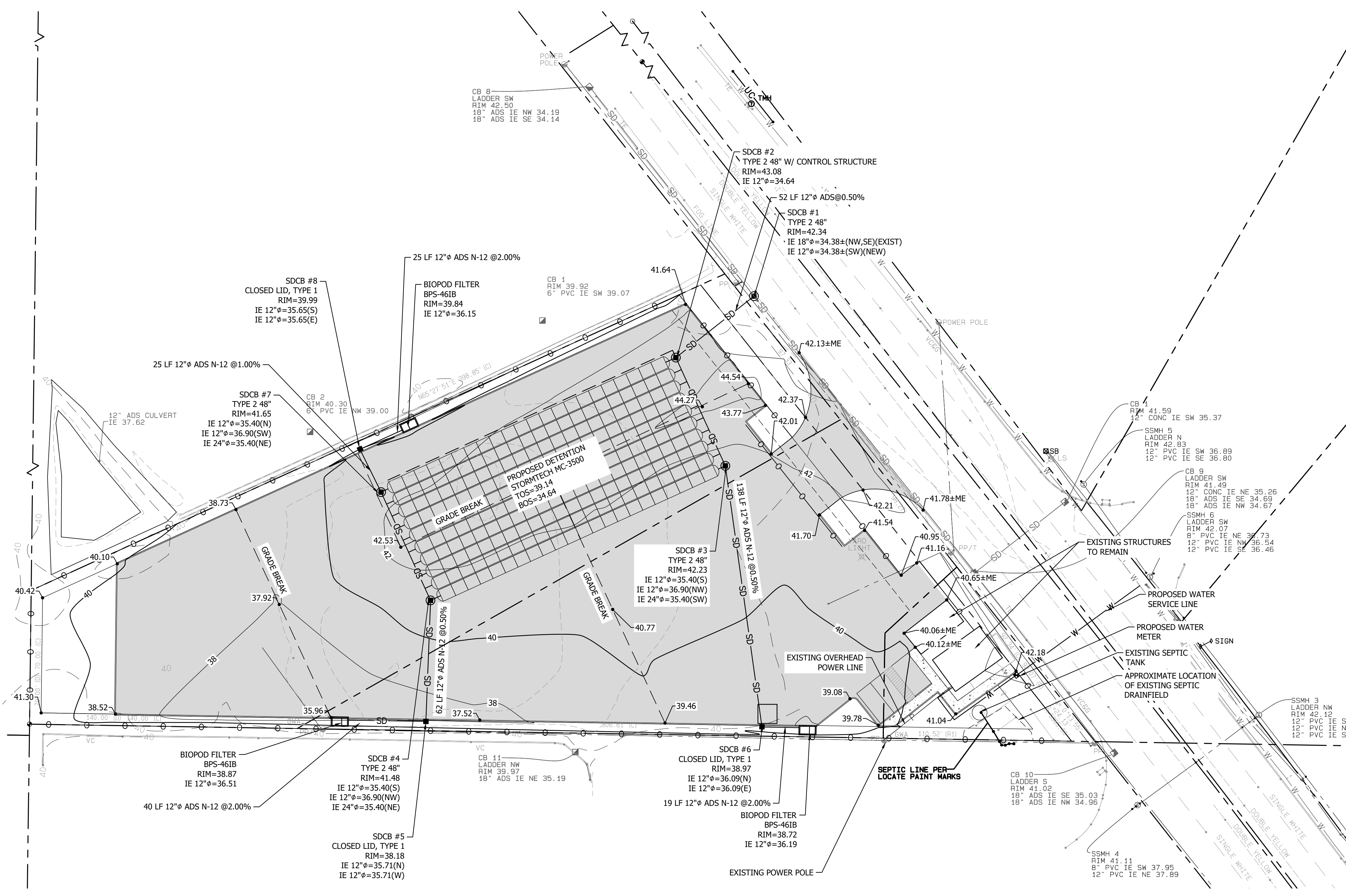
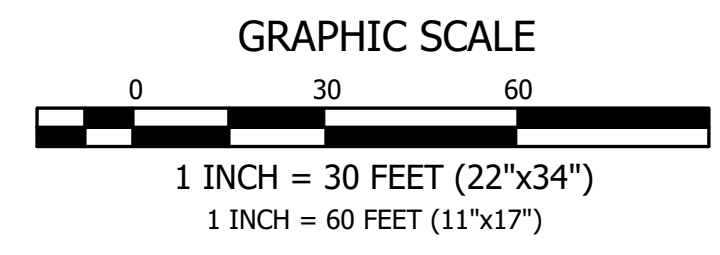


PROJECT NO: 2270  
FILE NAME: 2270LSB  
DRAWN BY: KLO  
CHECKED BY: KLO  
X-REFS: NONE  
PLOT SCALE: 1:1  
DRAWING SCALES: N.T.S.

DRAWING CONTENTS  
LANDSCAPE DETAILS & NOTES

DRAWING NO.: L2  
2 OF 2  
ORIG. SHEET SIZE 22X34

**VALLEY AVE YARD**  
 A PORTION OF SECTION 16, TOWNSHIP 20N, RANGE 04E, W.M.,  
 CITY OF PUYALLUP, WASHINGTON  
 PRELIMINARY GRADING AND DRAINAGE PLAN



**EARTHWORK QUANTITIES**  
 TOTAL AREA DISTURBED = ±80,600 SF (1.85 ACRES)  
 TOTAL CUT = ±632 CY  
 TOTAL FILL = ±6,837 CY  
 NET = ±6,205 CY FILL- SEE NOTES BELOW

THIS CALCULATION IS FOR REVIEW AND PERMITTING PURPOSES ONLY. THE NUMBERS SHOWN ARE GENERATED FROM THE FINISHED GROUND SURFACE TO THE EXISTING GROUND PROVIDED BY THE SURVEY. CONTRACTOR SHALL DO THEIR OWN CALCULATION BASED ON THE INFORMATION PROVIDED WITHIN THESE PLANS. THE NUMBERS SHOWN CONCERN THE ENTIRE PROJECT.

- THE QUANTITIES MAY VARY BASED ON THE FOLLOWING FACTORS:
1. SHRINK/SWELL OF EXISTING SOILS.
  2. VARIANCES OF VEGETATION THICKNESS AND UNSUITABLE SOILS.
  3. **DOES NOT INCLUDE SUB-BASE, GRAVEL BASE, CONCRETE OR ASPHALT QUANTITIES.**
  4. TRENCHING EXCAVATION FOR PROPOSED UTILITIES.

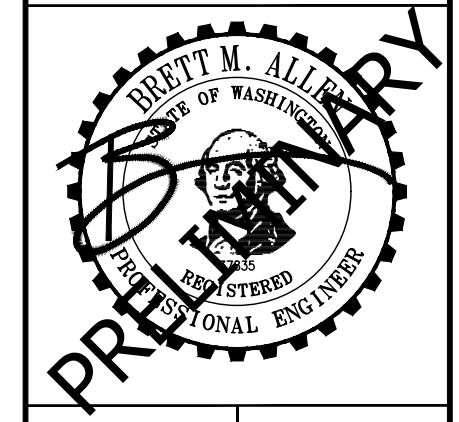
**VERIFICATION NOTE**  
 ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

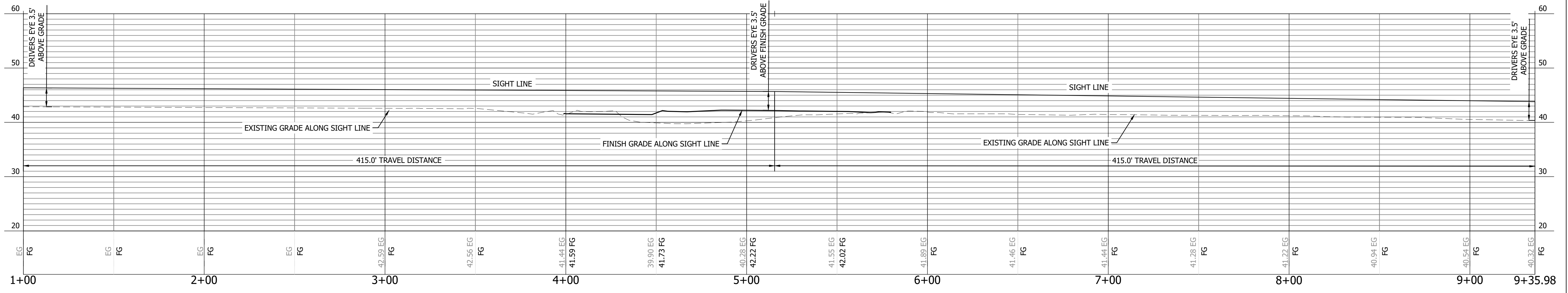
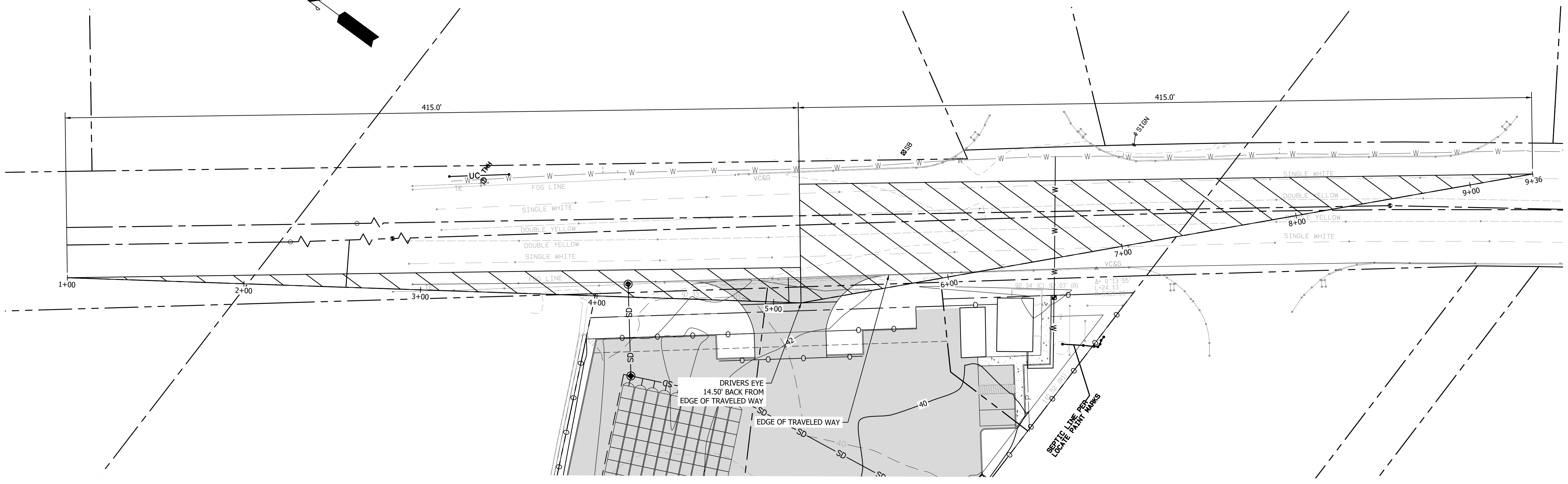
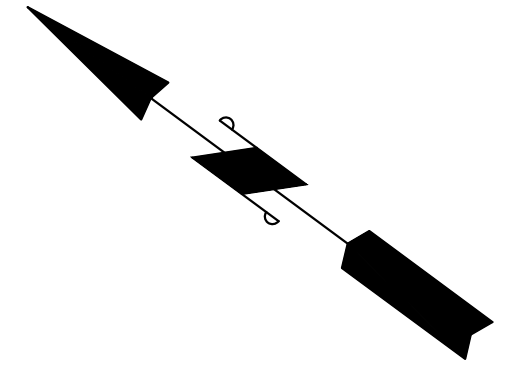
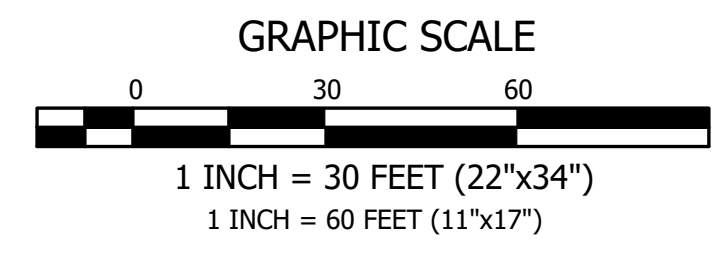
REVISION	DESCRIPTION	DATE	BY

**CONTOUR ENGINEERING, LLC**  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpic.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



SHEET TITLE: <b>PRELIMINARY GRADING AND DRAINAGE PLAN</b>	
CLIENT: 1124 VALLEY AVE, LLC 550 S MICHIGAN ST SEATTLE, WA 98108	CONTACT: KERMIT JORGENSEN    PHONE: (206)787-1475
DESIGNER: J. GEIBEL ENGINEER: K. MAUREN DRAWN: J. GEIBEL S16 T20N R04E WM DATE: 3/31/2023 REVISED:	PROJECT: 21-247 DWG NAME: 21-247-C
SHEET: <b>C1</b>	REV.
1 OF 3	

**VALLEY AVE YARD**  
 A PORTION OF SECTION 16, TOWNSHIP 20N, RANGE 04E, W.M.,  
 CITY OF PUYALLUP, WASHINGTON  
 SIGHT DISTANCE EXHIBIT



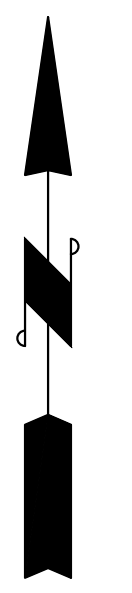
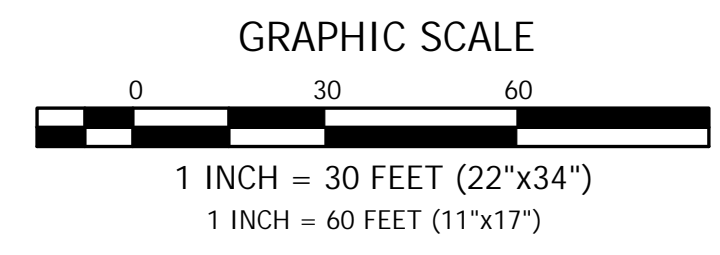
**PROFILE/CROSS-SECTION NAME**  
 HORIZONTAL SCALE: 1"=30'  
 VERTICAL SCALE: 1"=10'

REVISION	DESCRIPTION	DATE	BY

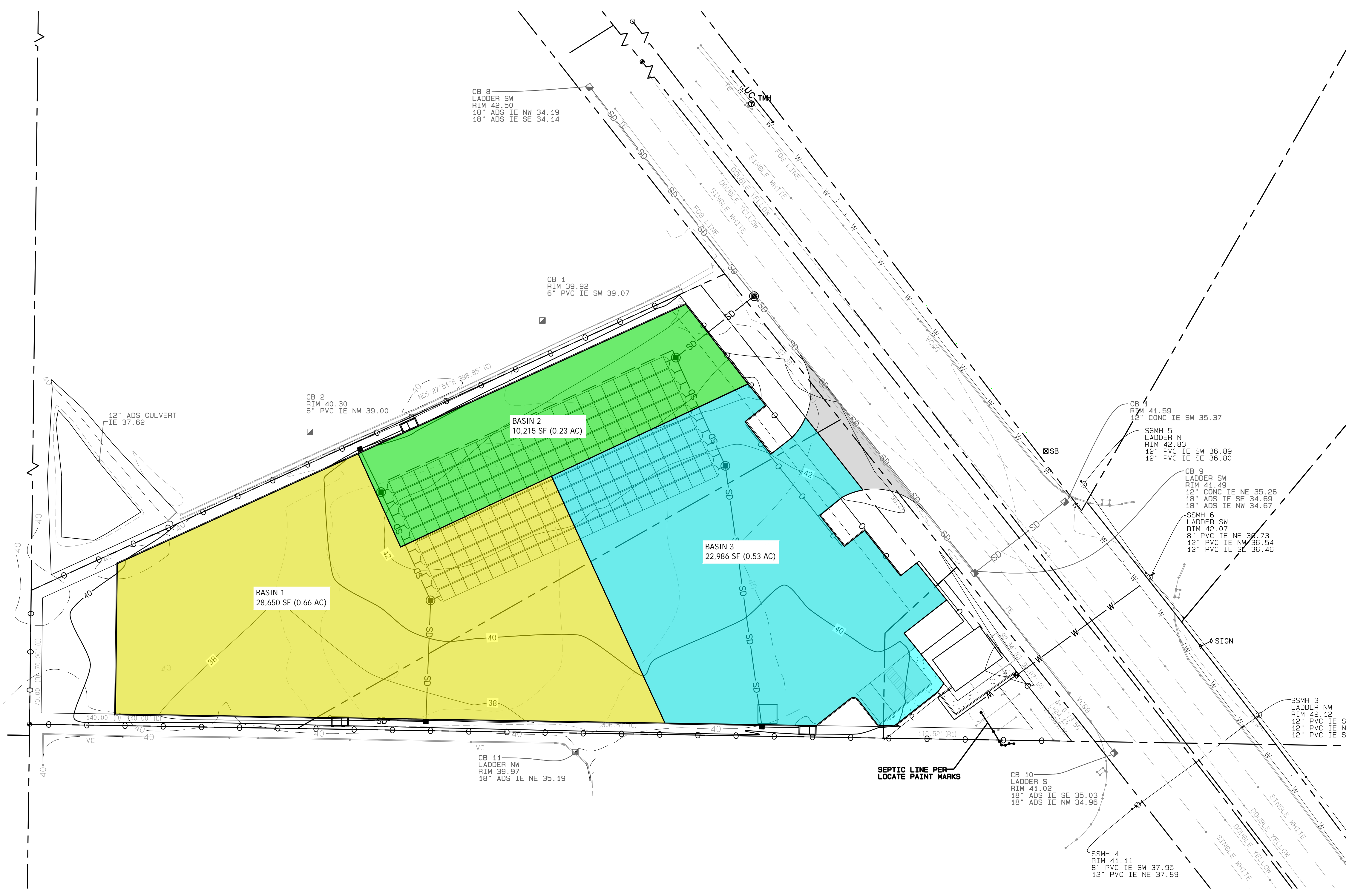
**CONTOUR**  
 ENGINEERING • LLC  
 CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

<b>SHEET TITLE: SIGHT DISTANCE</b>	CLIENT: 1124 VALLEY AVE, LLC 550 S MICHIGAN ST SEATTLE, WA 98108 CONTACT: KERMIT JORGENSEN    PHONE: (206)787-1475
DESIGNER: J. GEIBEL ENGINEER: K. MAUREN DRAWN: J. GEIBEL S16 T20N R04E WM DATE: 3/31/2023 REVISED:	
PROJECT: 21-247 DWG NAME: 21-247-C	
SHEET <b>C2</b>	REV. △
2 OF 3	

**VALLEY AVE YARD**  
 A PORTION OF SECTION 16, TOWNSHIP 20N, RANGE 04E, W.M.,  
 CITY OF PUYALLUP, WASHINGTON  
**BASIN MAP**



**VICINITY MAP**  
NOT TO SCALE



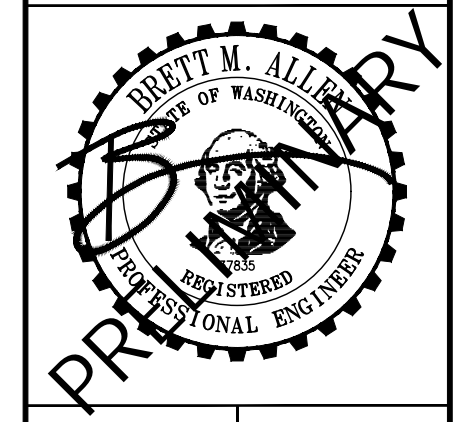
**VERIFICATION NOTE**  
 ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

REVISION	DESCRIPTION	DATE	BY

**CONTOUR**  
 ENGINEERING • LLC  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



**SHEET TITLE:** BASIN MAP  
**CLIENT:** 1124 VALLEY AVE, LLC  
 550 S MICHIGAN ST  
 SEATTLE, WA 98108  
**CONTACT:** KERMIT JORGENSEN    **PHONE:** (206)787-1475

<b>DESIGNER:</b> J. GEIBEL	
<b>ENGINEER:</b> K. MAUREN	
<b>DRAWN:</b> J. GEIBEL	
<b>S16 T20N R04E WM</b>	
<b>DATE:</b> 3/31/2023	
<b>REVISED:</b>	
<b>PROJECT:</b> 21-247	
<b>DWG NAME:</b> 21-247-C	
<b>SHEET</b> <b>REV.</b>	
<b>C3</b>	△
3 OF 3	