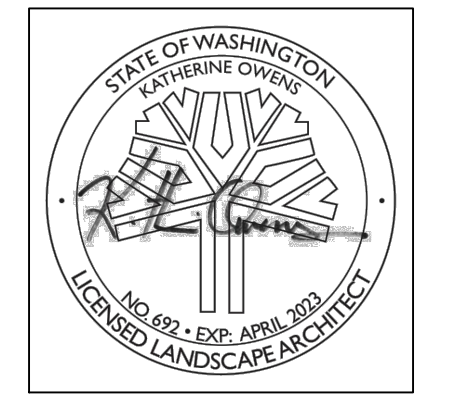




PROJECT:
VALLEY AVE TRUCK YARD
1106 Valley Ave NW, PUYALLUP, WA 98371
1042 Valley Ave NW, PUYALLUP, WA 98371
PARCEL #: 04220163042

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

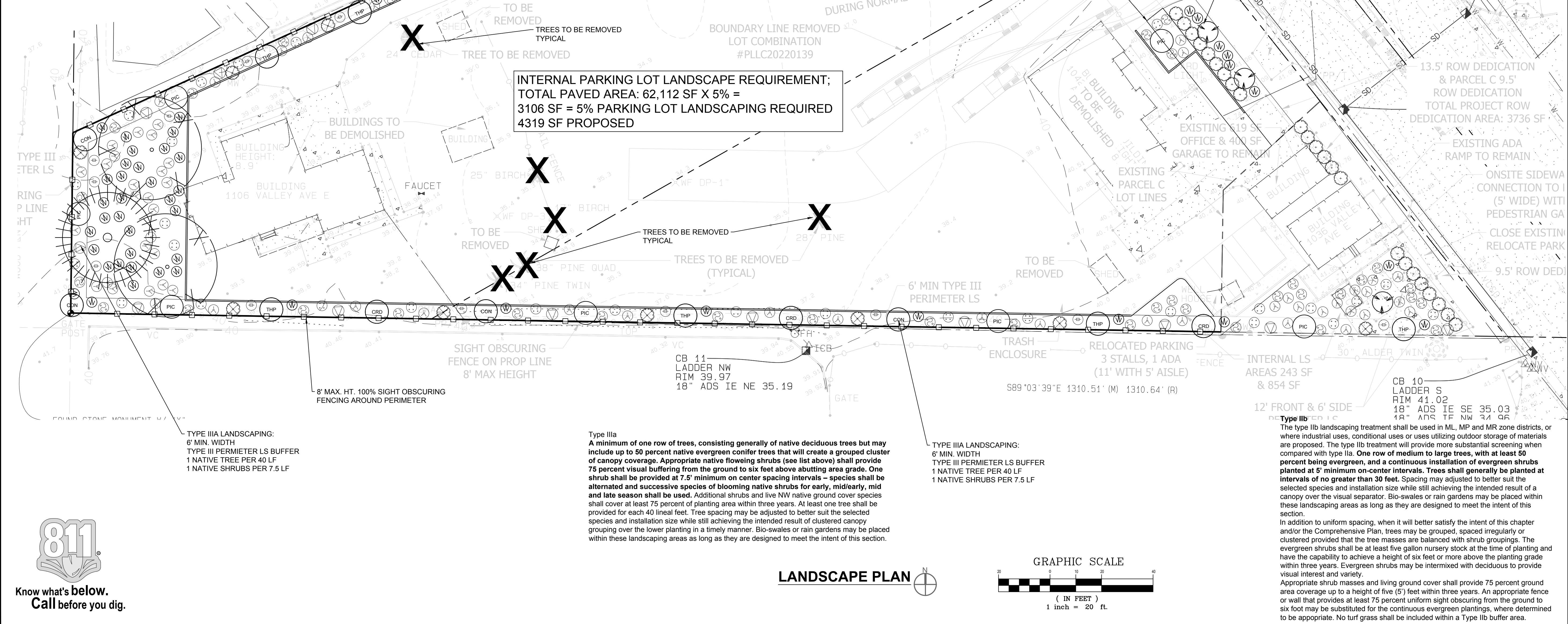
DRAWING ISSUED FOR:
AGENCY REVIEW
DATE: MARCH 22, 2023



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

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.

(1) 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:

- 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).
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).

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.

- 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.
Compost amended top soils required - Top soil source shall be reviewed and approved during the pre-construction meeting.

- 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).
Install and amend top soils - To avoid stratified layers, first place seven inches (7") of approved top soil in the prepared/scarfied planting strip area and mechanically till in five inches (5") of approved compost.

- 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).
Install and amend top soils - To avoid stratified layers, first place seven inches (7") of approved top soil in the prepared/scarfied planting strip area and mechanically till in five inches (5") of approved compost.

Table with columns: PRODUCT #, HEIGHT, LENGTH, and a value of 2. Includes notes and a revision table at the bottom.

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.

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.

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.

GUARDING AGAINST DAMAGE:
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.

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.

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.

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.

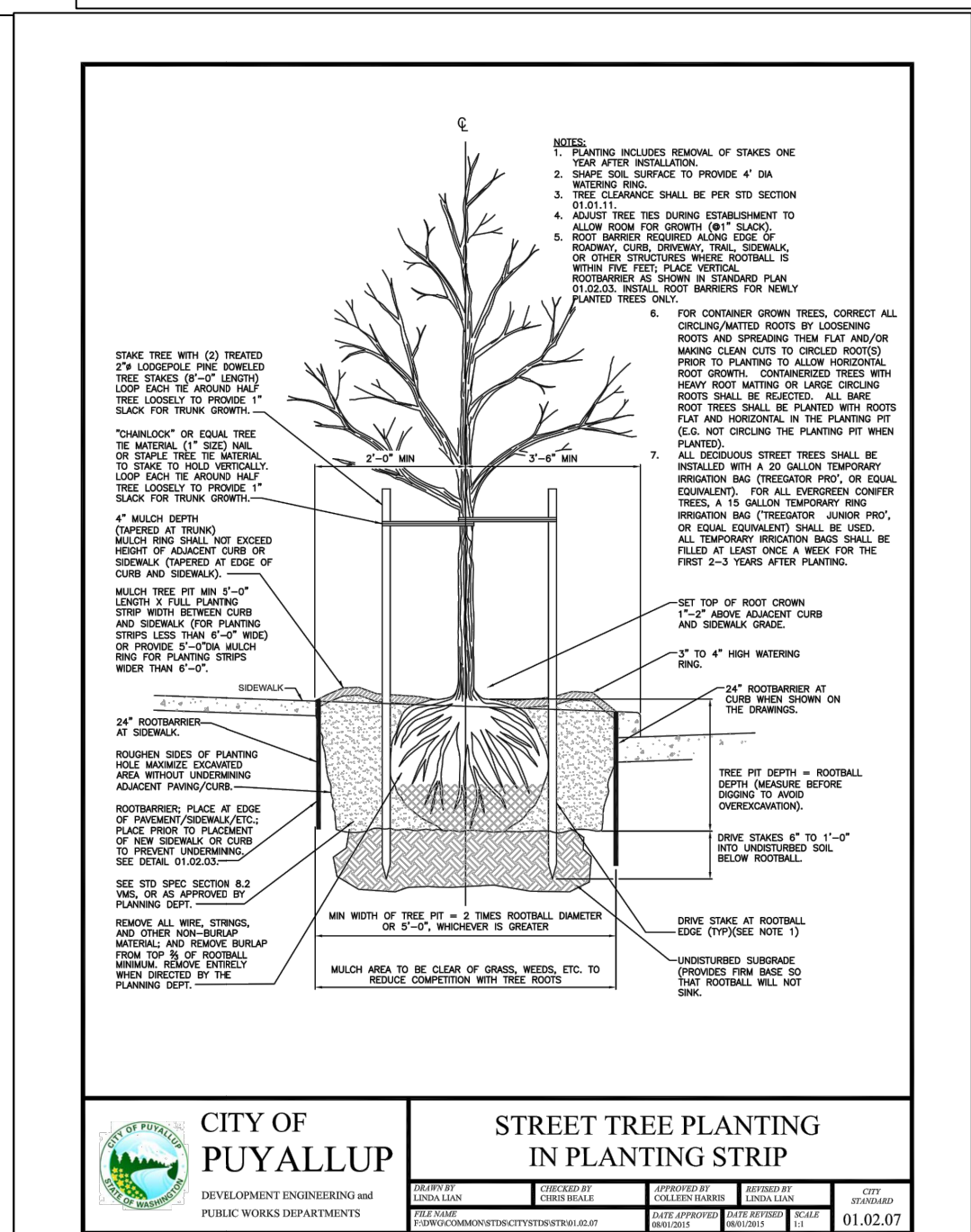
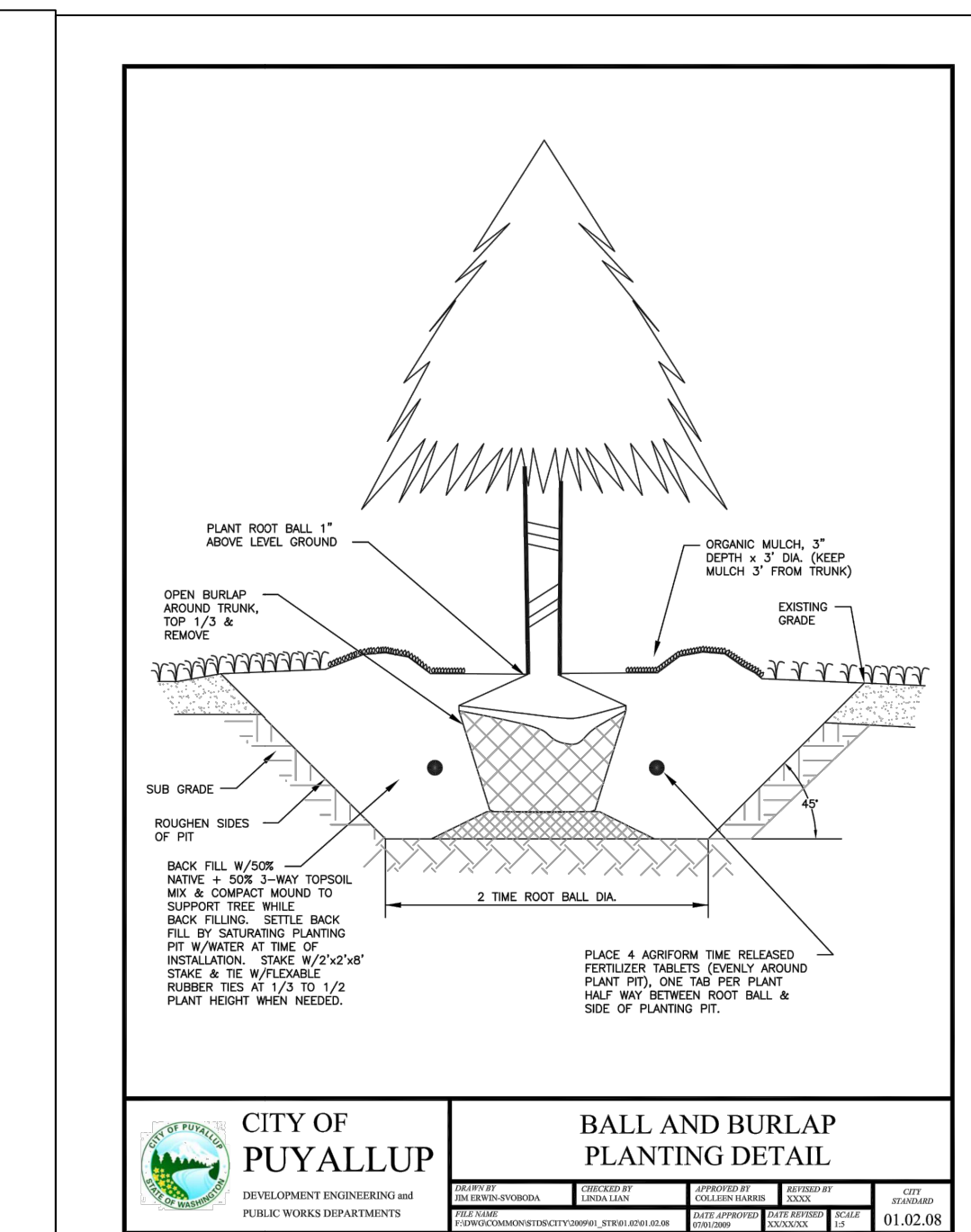
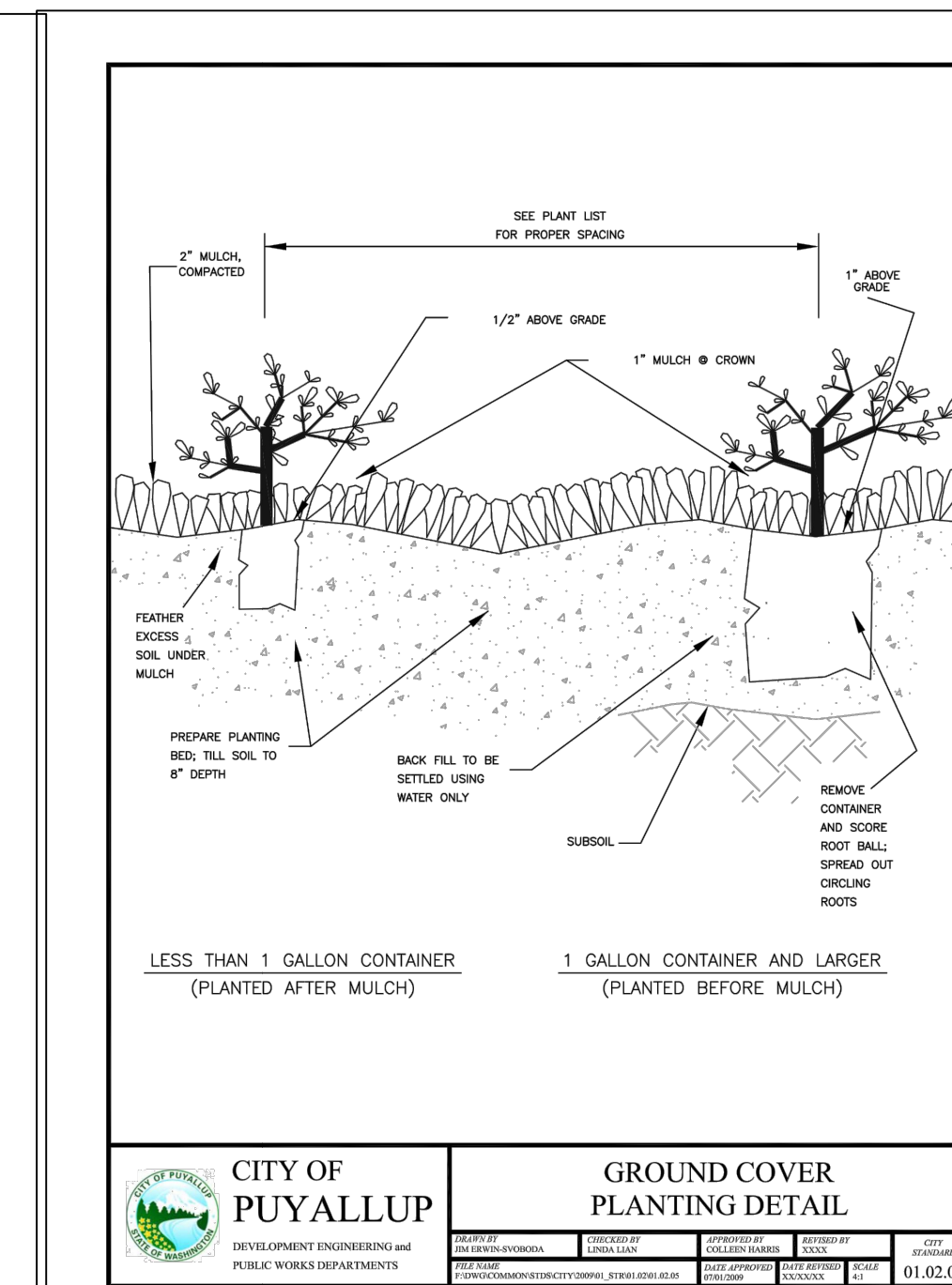
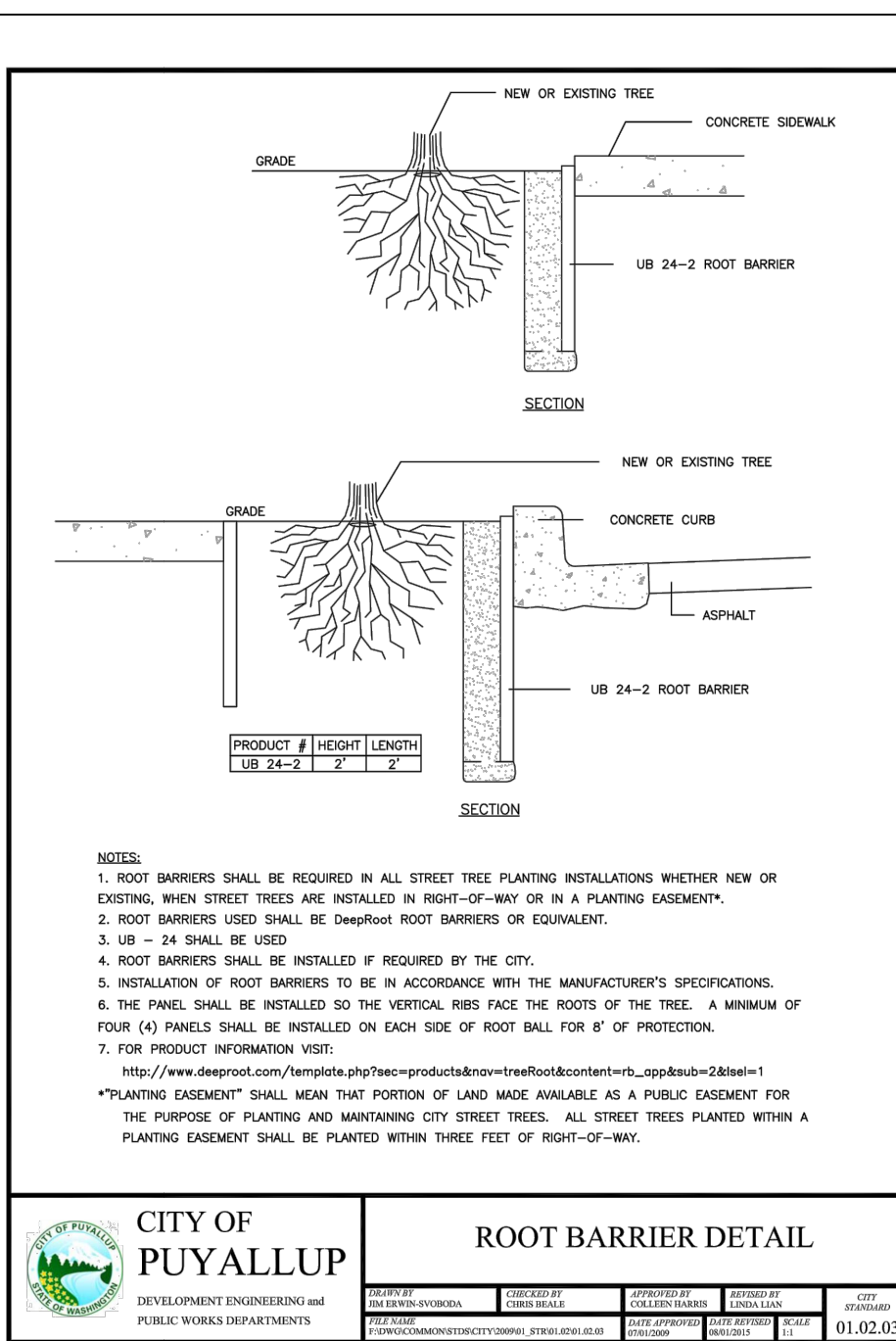
Ground covers shall be spaced at 18" intervals and shrubs at 3-5' intervals, or as specified by the project landscape architect, to meet the 100% ground coverage and 75% visual coverage requirement within five (5) years. Groupings of clusters of native evergreen and native deciduous trees shall be integrated into the overall design.

- 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)
Mockorange (Philadelphus lewisii)
Rugosa rose (Rosa rugosa)
Late-season (August+):
Douglas spirea (Spiraea douglassi)
Oceanspray (Holodiscus discolor)

7.0 MATERIAL STANDARDS:

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.

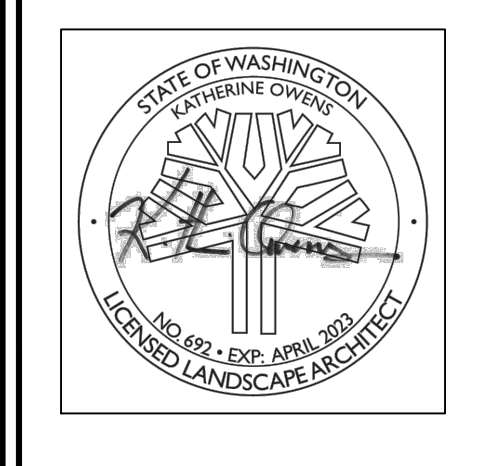
- Planting material shall meet or exceed the most recent standards established in the publication 'American Standards for Nursery Stock', ANSI Z60.1-2004 or current successor, of the American Association of Nurserymen (AAN).
Plants shall be spaced appropriately for their type, function and intent within the landscape design.
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.



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DRAWING CONTENTS
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