

SITE PLAN LEGEND

SYMBOL	KEY	DESCRIPTION	QTY	DET
		PLANTING AREA - TYPE II	11,540 SF 44 TREES	
		PLANTING AREA - TYPE IV	11,956 SF 39 TREES	
		PLANTING AREA - OTHER	20,906 SF	
		PLANTING AREA - EROSION CONTROL GRASS SEED MIX	3,110 SF	
		BIORETENTION SWALE LANDSCAPING (SLD-02)	3,343 SF 1 TREE	
	1	CONCRETE PAVING - PEDESTRIAN	625 SF	
	2	STRUCTURAL SOIL CELLS	1,958 SF	1 L3.20

BASIS OF DESIGN NOTES

- LANDSCAPE SCOPE OF WORK:** INCLUDES TREE, SHRUB, AND GROUND SEEDING, PEDESTRIAN PAVING, SOIL, IRRIGATION, AND STRUCTURAL SOIL CELLS.
- GENERAL PLANTING DESCRIPTION:** PROPOSED VEGETATION WILL BE WELL-ADAPTED SPECIES WHICH ARE LOW MAINTENANCE AND REQUIRE ESTABLISHED. PLANT SELECTION WILL PRIORITIZE THOSE SPECIES WHICH PROVIDE FOOD, AND NESTING HABITAT FOR BIRDS WHILE MEETING THE REQUIREMENTS OF PUYALLUP MUNICIPAL CODE.
- PLAN ELEMENTS:**
 - VEGETATION:**
 - TREES: 1.5" CAL. 5'-6" TALL FOR CONIFERS.
 - SHRUBS: 2 GAL. - 5 GAL.
 - GROUND COVER: 1 GAL.
 - SEED: WSDOT EROSION CONTROL MIX
 - PEDESTRIAN PAVING:**
 - TYPE 1: BROOM FINISH CIP CONCRETE
 - SOIL:** ALL PLANTING AREAS ARE TO RECEIVE THE FOLLOWING IMPORT SOILS:
 - STRUCTURAL SOIL CELLS: 24" DEPTH 2-WAY TOPSOIL
 - BIORETENTION AREAS: 18" DEPTH BIORETENTION SOIL
 - ALL OTHER PLANTED AREAS, 8" DEPTH 2-WAY TOPSOIL
 - STRUCTURAL SOIL CELLS:**
 - ONE ROW OF SILVA CELLS OR EQUAL AND ASSOCIATED GEOTEXTILE, ROOT BARRIER, GEOGRID, AND AGGREGATE BASE.
- PMC CODE AND VMS REQUIREMENTS:**
 - PER PMC 20.58, THE LANDSCAPE PLAN HAS BEEN DESIGNED ACCORDING TO THE VEGETATION MANAGEMENT STANDARDS ADMINISTRATIVE POLICIES AND PROCEDURES TO MEET THE REQUIREMENTS OF THE CITY OF PUYALLUP VEGETATION MANAGEMENT STANDARDS (VMS) SECTION 13, AN ADDITIONAL 4,698 SQUARE FEET OF TYPE IV LANDSCAPE IS PROPOSED TO COMPENSATE FOR THE 46,972 SQUARE FEET OF PAVED AREA WHICH IS NOT STRIPED.

Change bio-retention swale landscaping to type SLD-02 - Landscaping in storm water control facilities. All bio-vention swales on site must follow SLD-02 landscape standards. SLD-02 standards can be found in City Vegetation Management Standards Manual (VMS) pg 44 [Landscape Plan, sheet L1.00]

Erosion control grass seed mix only permitted where necessary to stabilize steeply sloped areas. All other landscaping areas that are not covered by buildings or pavement shall be landscaped using appropriate shrubs, ground covers and trees. Landscaping shall be sufficient to achieve 75 percent coverage within a three-year period [Landscape Plan, sheet L1.00]



Project Title

**SOUTH HILL SUPPORT
CAMPUS IMPROVEMENTS
- PHASE 1**

1501 39TH AVE SW
PUYALLUP, WA 98371

Project Numbers
2022-002

Issue & Revision Dates

23 JUNE, 2022	SCHEMATIC DESIGN
11 AUGUST, 2022	DESIGN DEVELOPMENT
27 JULY, 2022	CONDITIONAL USE PERMIT
21 DECEMBER, 2022	CUP REVISION 1
23 JUNE, 2023	CUP REVISION 2

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NOTE: DRAWING MAY BE REDUCED

Sheet Title

**Landscape
Site Plan**

Drawn By
LLV

Checked By
MB

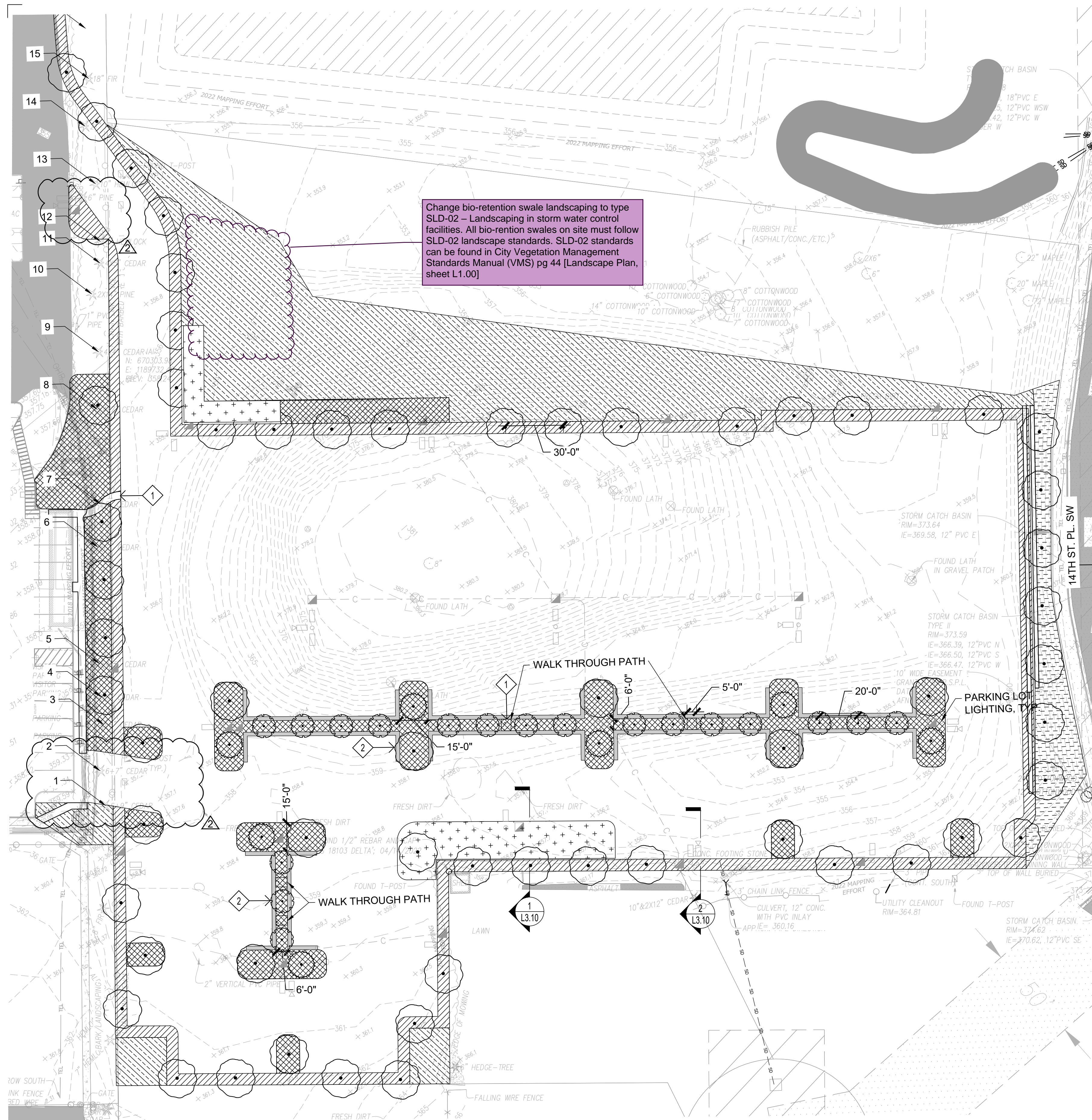
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L 1.00

Sheet Number

Of

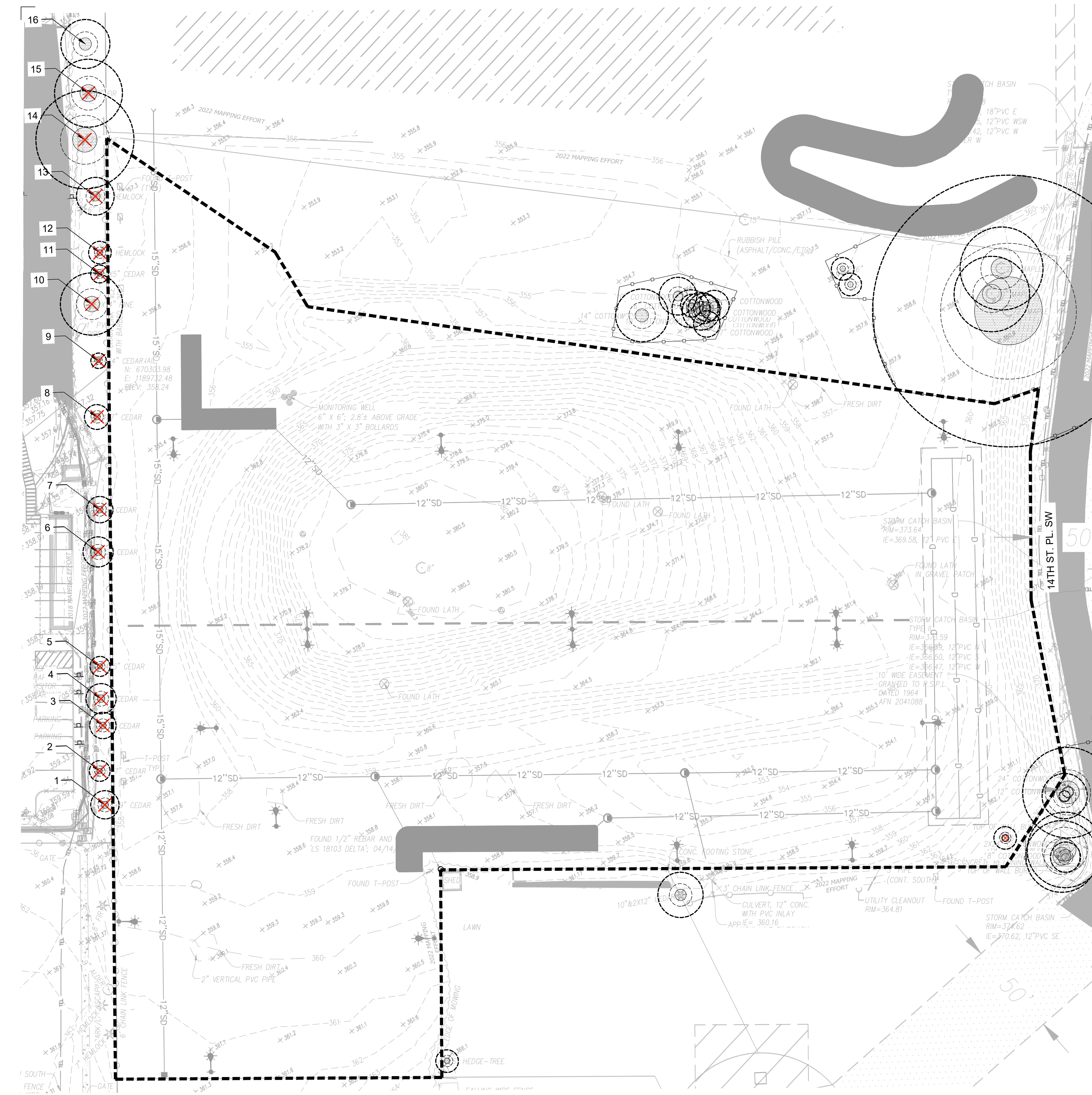
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1 SITE PLAN
SCALE: 1" = 30' - 0"



PROJECT NORTH



LEGEND

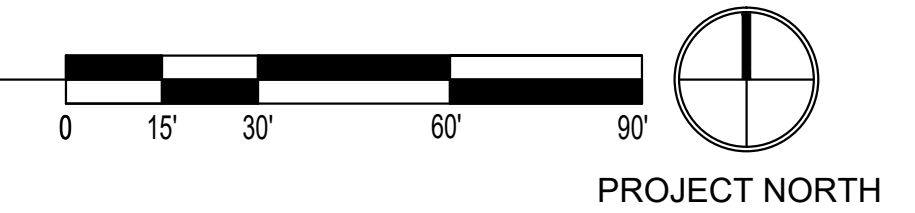
SYMBOL	DESCRIPTION	DET.
---	PROPERTY LINE	
----	LIMIT OF WORK LINE	
	EXISTING DECIDUOUS TREE - PROTECT IN PLACE (CRITICAL ROOT ZONE CALCULATED BASED ON SURVEY OR DBH FROM ARBORIST REPORT BY ALAN HAYWOOD - ARBORIST & HORTICULTURIST, LLC DATED AUGUST 12, 2022)	
	EXISTING EVERGREEN TREE - PROTECT IN PLACE (CRITICAL ROOT ZONE CALCULATED BASED ON SURVEY OR DBH FROM ARBORIST REPORT BY ALAN HAYWOOD - ARBORIST & HORTICULTURIST, LLC DATED AUGUST 12, 2022)	
—○—○—	TREE PROTECTION FENCE	1 L1.02
	EXISTING TREE TO BE DEMOLISHED	



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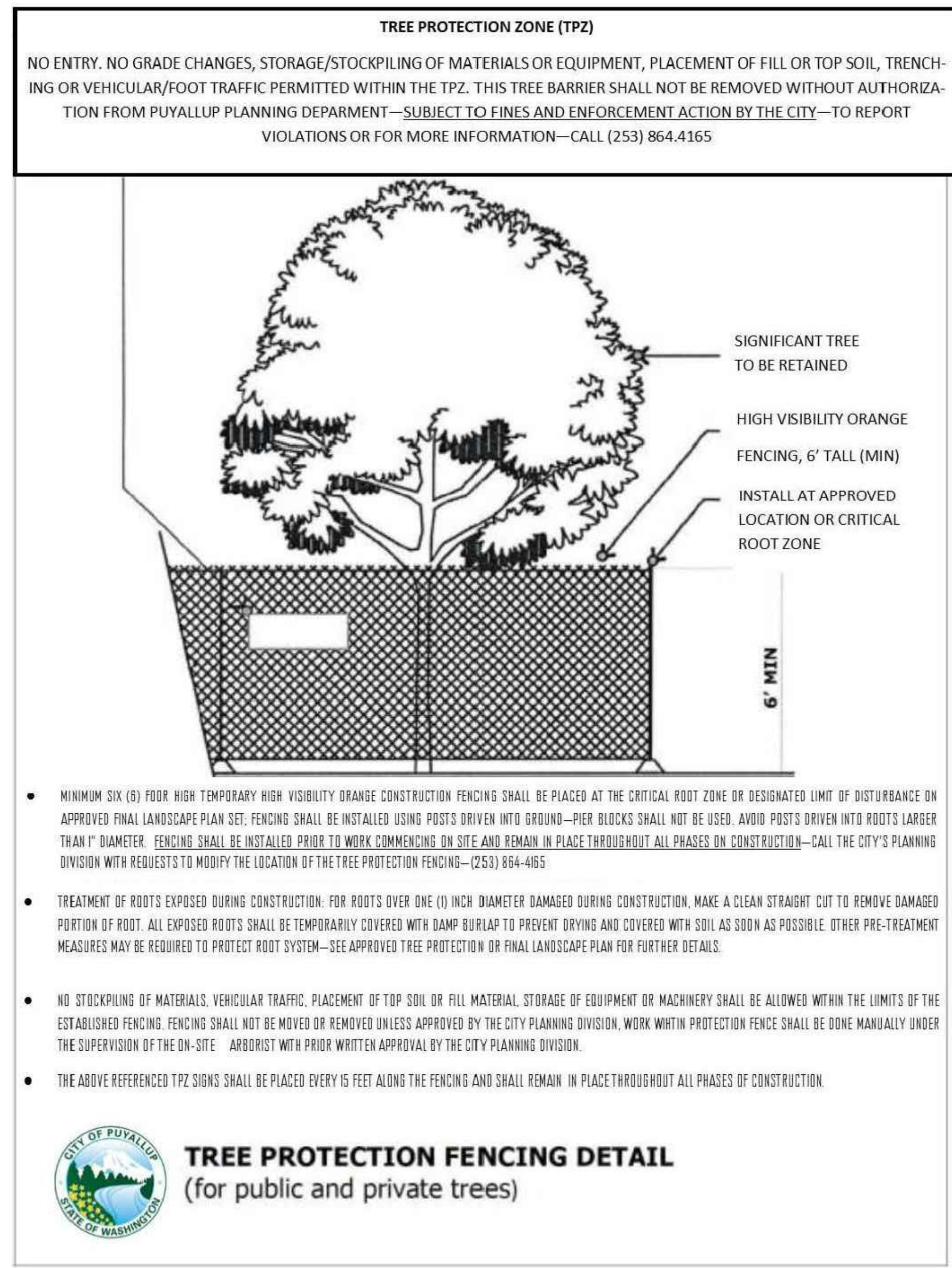
1 TREE PROTECTION PLAN
 SCALE: 1" = 30' - 0"



L 1.01

EXISTING TREE SCHEDULE

TREE ID	SCIENTIFIC NAME	COMMON NAME	DBH (IN.)	RETAIN (Y/N)	SIGNIFICANT
1	THUJA PLICATA	WESTERN REDCEDAR	6,9	N	
2	THUJA PLICATA	WESTERN REDCEDAR	6,6,5	N	
3	THUJA PLICATA	WESTERN REDCEDAR	7	N	
4	THUJA PLICATA	WESTERN REDCEDAR	8	N	
5	THUJA PLICATA	WESTERN REDCEDAR	7,6,6,6,5,2	N	
6	THUJA PLICATA	WESTERN REDCEDAR	8	N	
7	THUJA PLICATA	WESTERN REDCEDAR	7	N	
8	THUJA PLICATA	WESTERN REDCEDAR	8,7,7,6,5	N	
9	THUJA PLICATA	WESTERN REDCEDAR	6,5,3,3,3,2	N	
10	PINUS SYLVESTRIS	SCOTCH PINE	17,16	N	
11	THUJA PLICATA	WESTERN REDCEDAR	6,5,4,4	N	
12	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	6	N	
13	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	10	N	
14	PINUS NIGRA	AUSTRIAN PINE	26	N	X
15	PICEA ABIES	NORWAY SPRUCE	18	N	X
16	PICEA PUNGENS	COLORADO BLUE SPRUCE	13	Y	
17	THUJA PLICATA	WESTERN REDCEDAR	7,5,5,4	Y	
14"	COTTONWOOD	POPULUS TRICHOCARPA	14	Y	
10"	COTTONWOOD	POPULUS TRICHOCARPA	10	Y	
6"	COTTONWOOD	POPULUS TRICHOCARPA	6	Y	
10"	COTTONWOOD	POPULUS TRICHOCARPA	10	Y	
8"	COTTONWOOD	POPULUS TRICHOCARPA	8	Y	
7"	COTTONWOOD	POPULUS TRICHOCARPA	7	Y	
8"	COTTONWOOD	POPULUS TRICHOCARPA	8	Y	
10"	COTTONWOOD	POPULUS TRICHOCARPA	10	Y	
7"	COTTONWOOD	POPULUS TRICHOCARPA	7	Y	
22"	MAPLE	ACER MACROPHYLLUM	22	Y	X
20"	MAPLE	ACER MACROPHYLLUM	20	Y	X
72"	MAPLE	ACER MACROPHYLLUM	72	Y	X
12"	COTTONWOOD	POPULUS TRICHOCARPA	12	Y	
24"	COTTONWOOD	POPULUS TRICHOCARPA	24	Y	X
6"	COTTONWOOD	POPULUS TRICHOCARPA	6	N	
2X24"	COTTONWOOD	POPULUS TRICHOCARPA	24,24	Y	X
19"	COTTONWOOD	POPULUS TRICHOCARPA	19	Y	X
8"	COTTONWOOD	POPULUS TRICHOCARPA	8	Y	



1 TREE PROTECTION DETAIL
SCALE: NTS

1 EXISTING TREE SCHEDULE AND DETAILS



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Sheet Title
Tree Protection Plan

Drawn By: LLV Checked By: MB

Sheet Number

L 1.02



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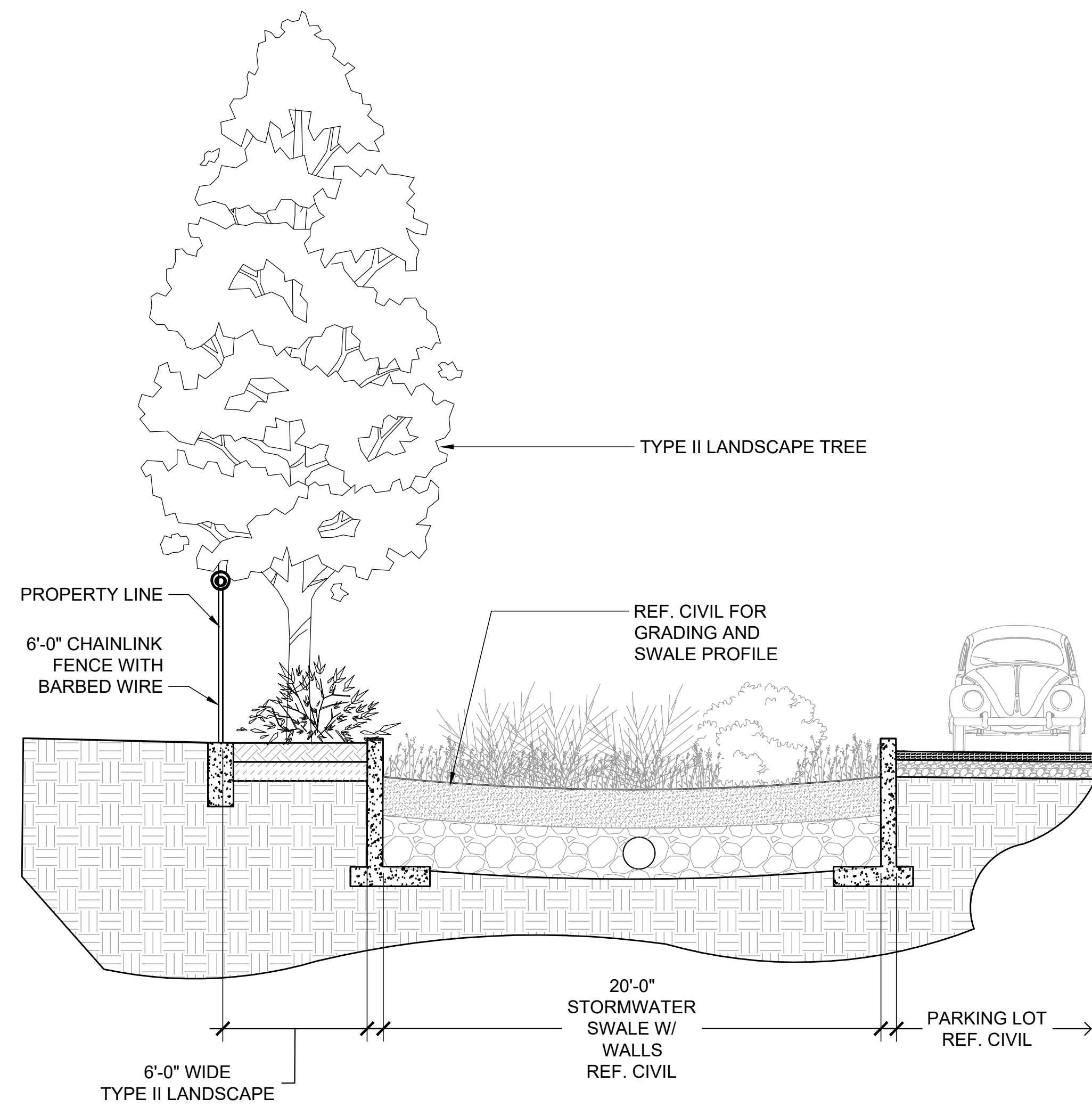
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SITE SECTIONS

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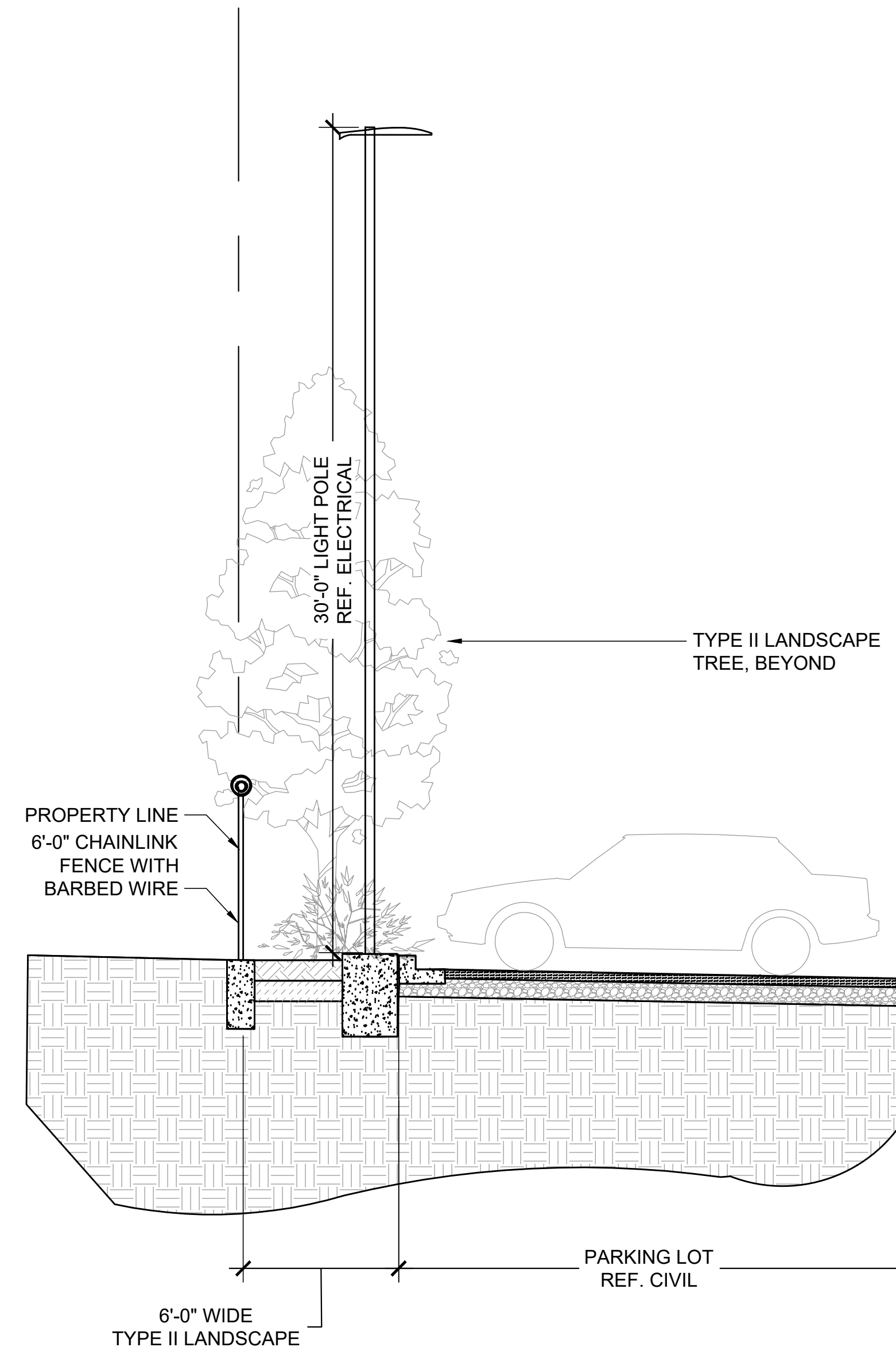
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1 STORMWATER PLANTER SECTION
SCALE: 1/4" = 1'-0"



2 TYPICAL TYPE II PLANTER SECTION
SCALE: 1/4" = 1'-0"



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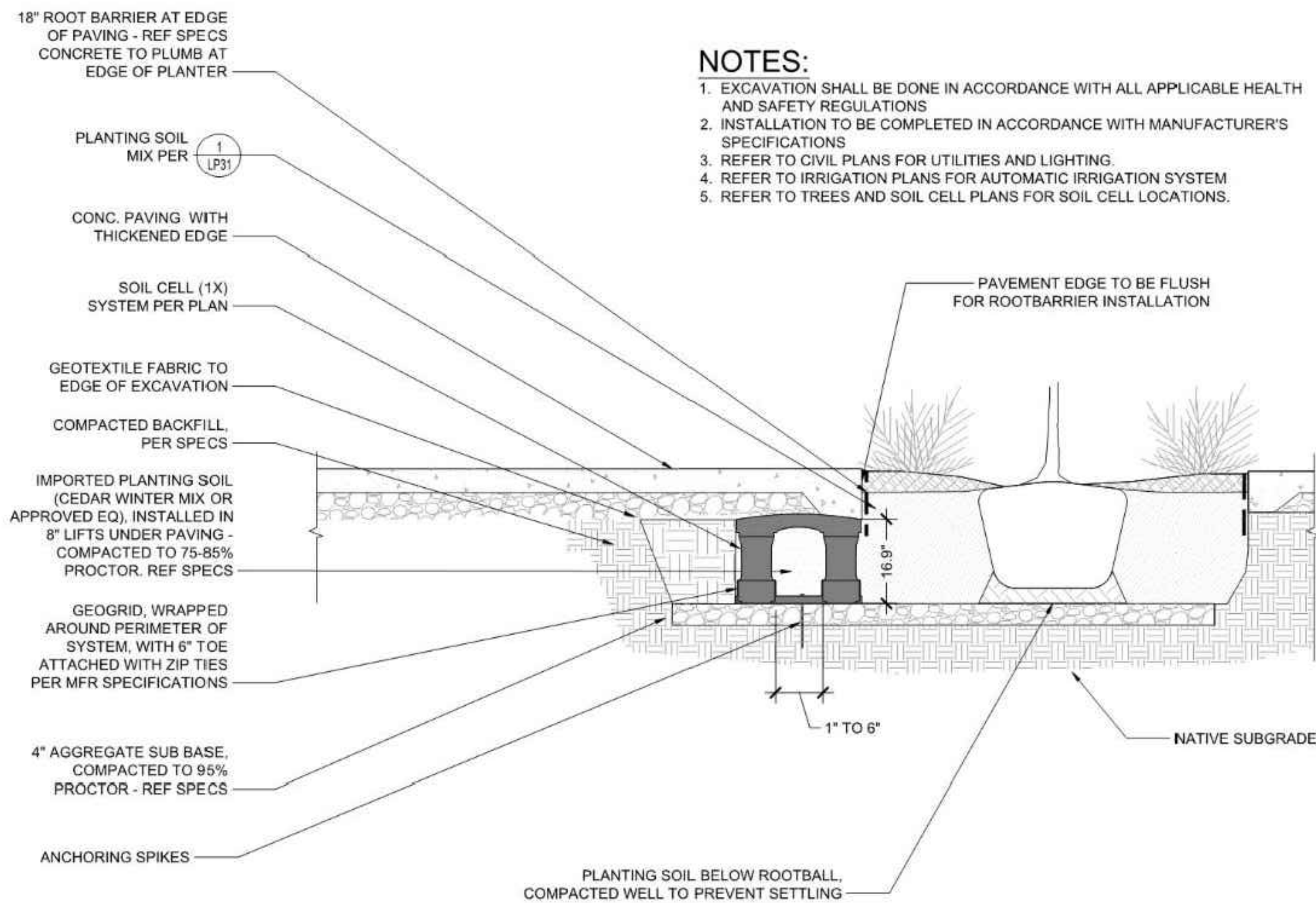
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SITE DETAILS

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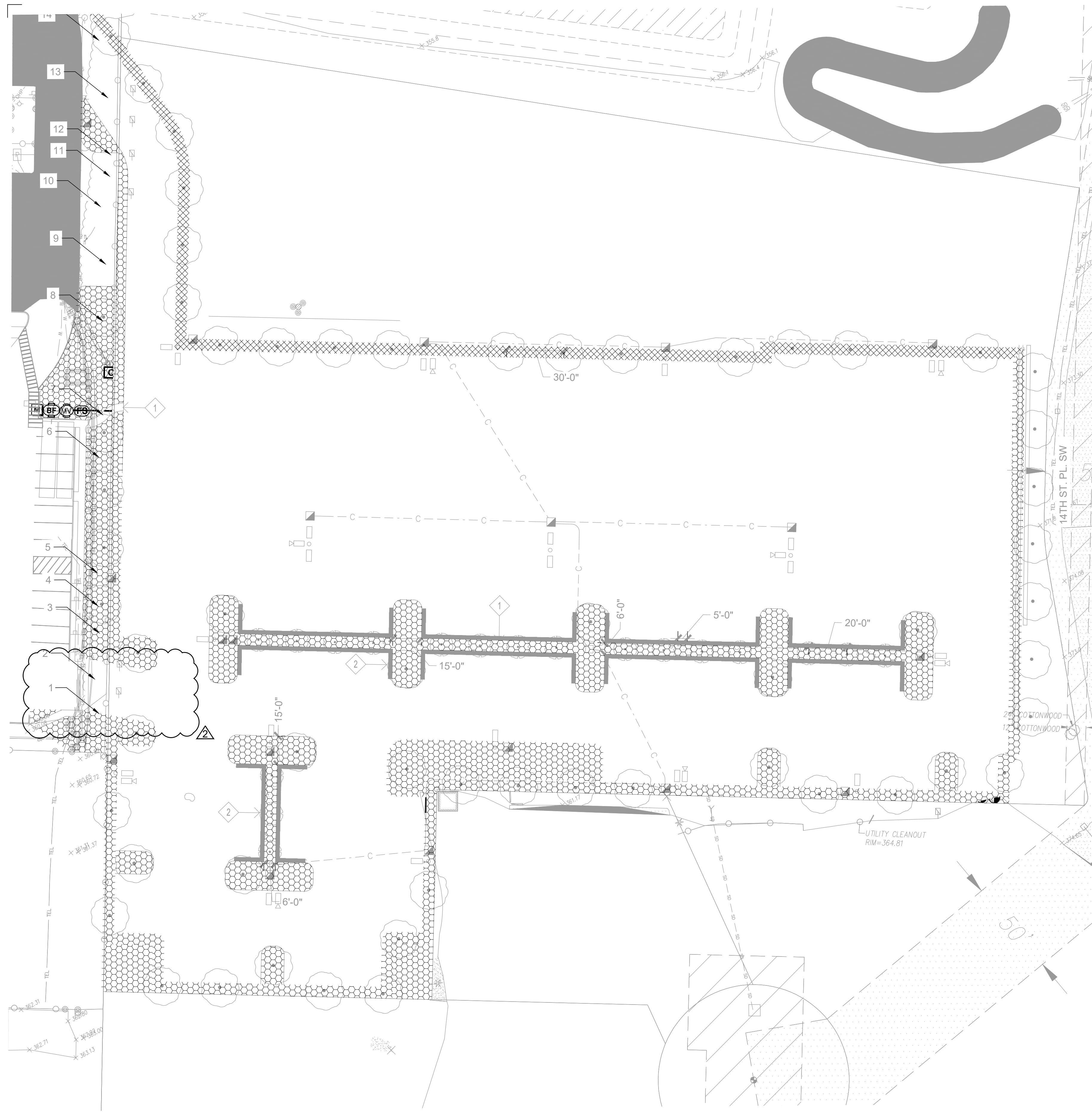
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1 1X SOIL CELL
SCALE: 3/4" = 1' - 0"



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE
1	WEATHERMATIC MAX-DW-XPR	1"	TEMPORARY IRRIGATION	84.4	
2	WEATHERMATIC MAX-DW-XPR	1"	TEMPORARY IRRIGATION	77.4	
3	WEATHERMATIC MAX-DW-XPR	1"	PERMANENT IRRIGATION	217.1	
4	WEATHERMATIC MAX-DW-XPR	1"	PERMANENT IRRIGATION	223.3	
5	WEATHERMATIC MAX-DW-XPR	1"	PERMANENT IRRIGATION		
6	WEATHERMATIC MAX-DW-XPR	1"	PERMANENT IRRIGATION	322.8	
7	WEATHERMATIC MAX-DW-XPR	1"	PERMANENT IRRIGATION	619.0	
8	WEATHERMATIC MAX-DW-XPR	1"	PERMANENT IRRIGATION	926.5	
9	WEATHERMATIC MAX-DW-XPR	1"	PERMANENT IRRIGATION	919.6	
	Common Wire			1,165	

IRRIGATION NOTES

- IRRIGATION SYSTEM SHALL INCLUDE POINT-OF-CONNECTION, AUTOMATED, BOTH BELOW-GROUND AND TEMPORARY ABOVE GROUND SYSTEM (AS SHOWN IN THE DRAWINGS) CAPABLE OF PROVIDING FULL COVERAGE TO ALL PLANTED AREAS. SEEDED AREAS ARE NOT TO BE IRRIGATED.
- OWNER TO CONFIRM FINAL LOCATION OF IRRIGATION CONTROLLER.
- CUT AND CAP ALL EXISTING IRRIGATION DISCOVERED DURING DEMO / EXCAVATION.
- IRRIGATION SYSTEM HAS BEEN DESIGNED BASED ON A STATIC PRESSURE OF 68 PSI AT THE EXISTING DUCTILE IRON PIPE.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	PERMANENT IRRIGATION
	TEMPORARY IRRIGATION

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	WEATHERMATIC MAX-DW-XPR PLASTIC REMOTE CONTROL VALVE WITH PRESSURE REGULATOR, 1", 1-1/2", 2" SIZE AS NOTED.	
	RAIN BIRD 3-RC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	
	RAIN BIRD EFB-CP-PRS-D 1" 1", 1-1/4", 1-1/2", 2" BRASS MASTER VALVE. THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE. WITH PRESSURE REGULATOR.	
	FEBCO 850 1" DOUBLE CHECK BACKFLOW PREVENTION, 1/2" TO 2"	
	CALSENSE CS3-2WIRE-OPT	
	RAIN BIRD FS-100-B 1" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) LXJ LXME2(P) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	
	PIPE SLEEVE: DUCTILE IRON PIPE- CLASS 350	

Valve Callout	
	Valve Number
	Valve Flow
	Valve Size



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Sheet Title
Irrigation Plan

Drawn By
 LLV

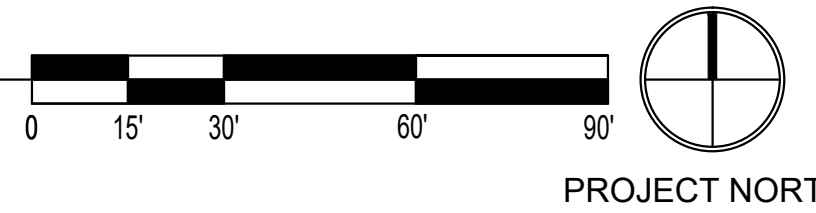
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1 IRRIGATION PLAN
 SCALE: 1" = 30' - 0"



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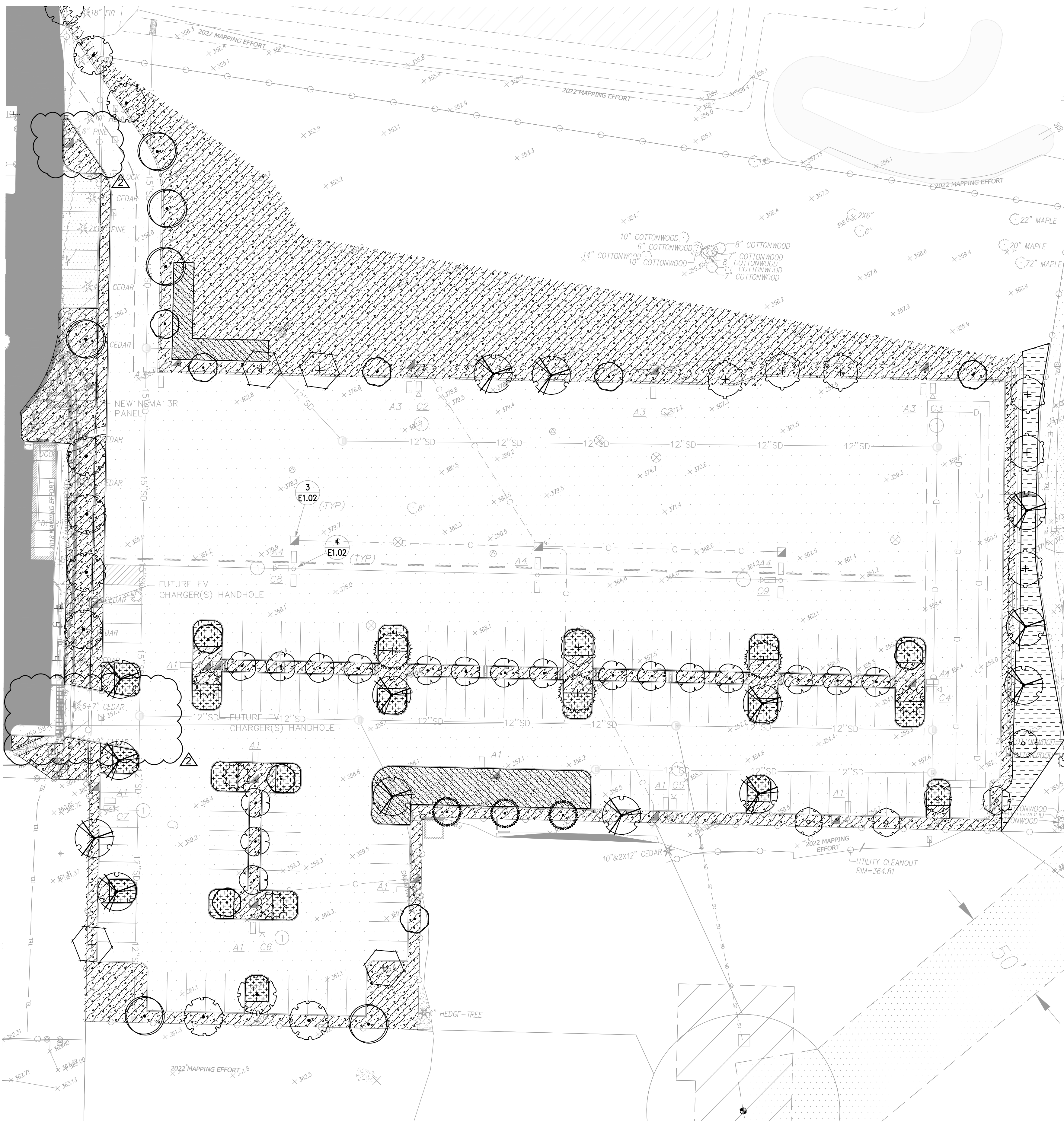


TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CAL	QTY
	ACER CIRCINATUM	VINE MAPLE	1.5" CAL.	3
	ACER MACROPHYLLUM	BIG LEAF MAPLE	1.5" CAL.	7
	GINKGO BILOBA 'FASTIGIATA'	FASTIGIATE MAIDENHAIR TREE	1.5" CAL.	18
	MALUS FUSCA	OREGON CRAB APPLE	1.5" CAL.	5
	PINUS CONTORTA CONTORTA	SHORE PINE	5' - 6' HT	4
	PINUS JEFFREYI	JEFFREY PINE	5' - 6' HT	3
	QUERCUS ACUTISSIMA	SAWTOOTH OAK	1.5" CAL.	4
	QUERCUS GARRYANA	OREGON WHITE OAK	1.5" CAL.	14
	QUERCUS MACROCARPA	BURR OAK	1.5" CAL.	6
	QUERCUS PALUSTRIS	PIN OAK	1.5" CAL.	10
	RHAMNUS PURSHIANA	CASCARA	1.5" CAL.	10

CONCEPT PLANT SCHEDULE

	TYPICAL LANDSCAPE AREA AMELANCHIER ALNIFOLIA / SERVICEBERRY GAULTHERIA SHALLON / SALAL HOLODISCUS DISCOLOR / OCEANSPRAY MAHONIA AQUIFOLIUM / OREGON GRAPE OEMLERIA CERASIFORMIS / OSOBBERRY SYMPHORICARPOS MOLLIS / CREEPING SNOWBERRY	#2 #2 #2 #2 #2 #2	6" oc 2" oc 5" oc 3" oc 6" oc 3" oc
	BIORETENTION AREA CAMASSIA QUAMASH / SMALL CAMAS CAREX OBNUPTA / SLOUGH SEDGE IRIS TENAX / OREGON IRIS JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK RIBES SANGUINEUM / RED FLOWERING CURRANT ROSA PISOCARPA / CLUSTERED WILD ROSE SPIRAEA BETULIFOLIA VAR. LUCIDA / BIRCHLEAF SPIREA	#1 #1 #1 #1 #2 #2 #2 #2	18" oc 18" oc 18" oc 18" oc 5" oc 5" oc 5" oc 5" oc
	EROSION CONTROL SEED MIX AGROSTIS CAPILLARIS / COLONIAL BENTGRASS FESTUCA RUBRA / RED FESCUE LOLIUM PERENNE / PERENNIAL RYEGRASS TRIFOLIUM REPENS / WHITE CLOVER	SEED SEED SEED SEED	
	LOW-GROWING LANDSCAPE AREA ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD ERIOPHYLLUM LANATUM 'SISKIYOU' / SISKIYOU WOOLLY SUNFLOWER FESTUCA MAIREI / ATLAS FESCUE	#2 #2 #2 #2 #2	2" oc 6" oc 2" oc 2" oc 2.5" oc



1 PLANTING PLAN
 SCALE: 1" = 30' - 0"

