

APPLICANT

JMJ TEAM
905 MAIN STREET
SUITE 200
SUMNER, WA 98390
(206) 596-2020
CONTACT: JUSTIN JONES, PE

ARCHITECT

MSG ARCHITECTS
510 CAPITOL WAY SOUTH
OLYMPIA, WA 98501
(360) 943-6774, EXT. 112
CONTACT: GARNER MILLER

CIVIL ENGINEER

JMJ TEAM
905 MAIN STREET
SUITE 200
SUMNER, WA 98390
(206) 596-2020
CONTACT: JUSTIN JONES, PE

SURVEYOR

CONTOUR ENGINEERING LLC
4706 97TH STREET NW, SUITE 100
GIG HARBOR, WA 98335

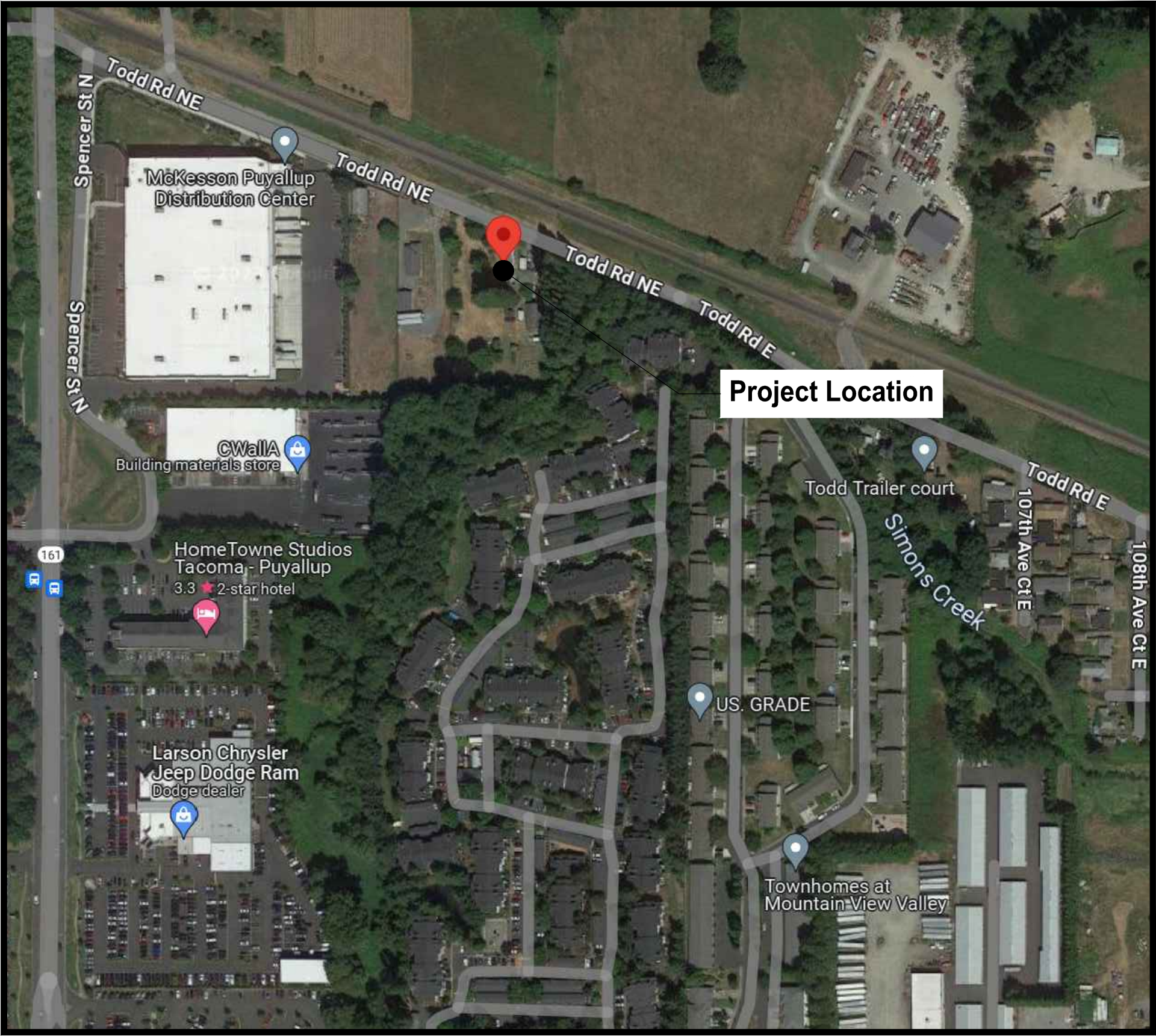
SITE INFORMATION:

SITE ADDRESS 320 Todd Rd NE, PUYALLUP, WA 98371
TAX PARCEL NUMBER(S): 0420222005
ZONING: RM-20
TOTAL PROJECT AREA: 1.50 AC

320 TODD ROAD DEVELOPMENT

CONDITIONAL USE PERMIT

VICINITY MAP



320 Todd Rd NE, Puyallup, WA 98371

SHEET INDEX

320 Todd Road Development		
Page #	Sheet #	Sheet Name
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6	C2-101	Buffer Plan
7	C3-101	Site Plan
8	C3-301	Grading Plan
9	C3-501	Utility Plan
10	C6-101	Landscape Site Plan
1-1	L1	Buffer Planting Plan

Owner/Developer:

EJ Fernandez
PO Box 309
Sumner, WA 98390

Architect:

Garner Miller
MSG Architects
510 Capitol Way South
Olympia, WA 98501

Engineer:



Justin Jones, PE
PO Box 2066
Sumner, WA 98390
(206) 596-2020

Project:

320 Todd Road Development

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

CONDITIONAL USE PERMIT



REV	DATE	DESCRIPTION
1	07/09/24	City Comment Revision #1
2	11/05/24	City Comment Revision #2
3	03/14/25	City Comment Revision #3

SHEET TITLE:

Cover Sheet

PROJ. NO: 1611-001

DATE: March 14, 2025

DRAWN BY: E. Kearney

DESIGN BY: J. Jones

SHEET NUMBER:

C1-001

DWG.

01 OF 10

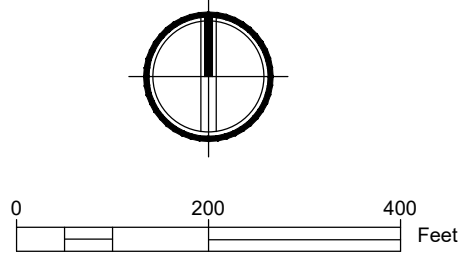
CALL TWO BUSINESS DAYS
BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER



Path: C:\Users\ErickKearney\My Documents\Projects - General\1611 - Fernandez\320 Todd Road Development\01 - CUP.dwg
Plotted by: ErickKearney Date: 09-May-25 1:40:01 pm
File: 1611001C-VIC.dwg

LEGEND

- Project Area
- Wetland Buffer 150'
- Proposed Wetland Buffer 110'
- Stream Buffer 100'
- Wetland



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BEFORE YOU DIG
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REV	DATE	DESCRIPTION
1	07/09/24	City Comment Revision #1
2	11/05/24	City Comment Revision #2
3	03/14/25	City Comment Revision #3

SHEET TITLE:

Vicinity Map

PROJ. NO: 1611-001
DATE: March 14, 2025

DRAWN BY: E. Kearney
DESIGN BY: J. Jones

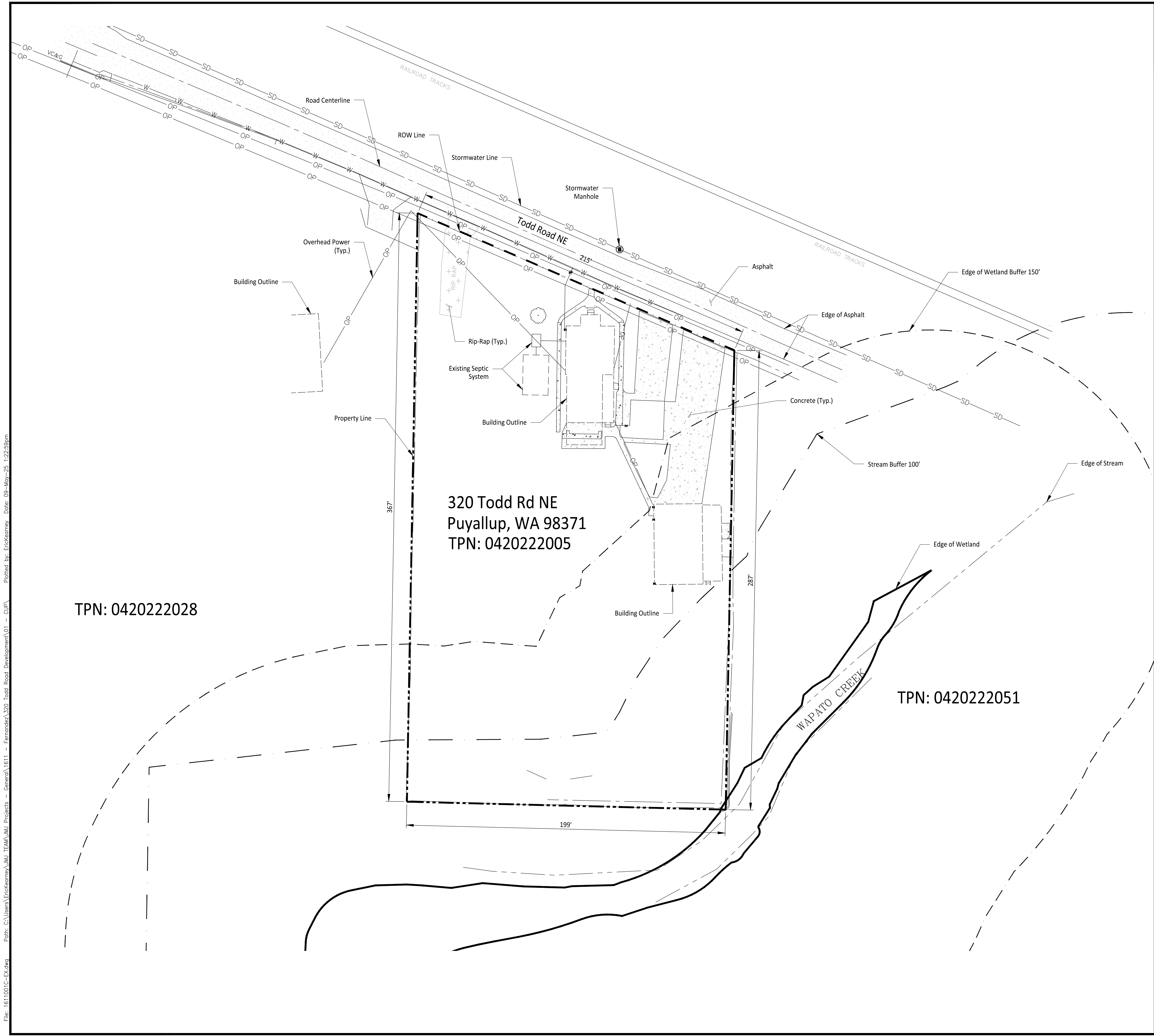
SHEET NUMBER:

C1-101

DWG.

02 OF 10

File: 161101C-Ex.dwg Path: C:\Users\Erickearney\My TEAM\JM Projects - General\1611 - Fernandez\320 Todd Road Development\01 - CUP\ Plotted by: Erickearney Date: 09-May-25 1:22:59pm



LEGEND

- Property Line
- Stream Buffer 100'
- Edge of Wetland Buffer 150'
- Wetland
- ROW Line
- Existing Concrete
- Existing Asphalt
- Existing Rip Rap

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320 Todd Road Development

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REV	DATE	DESCRIPTION
1	07/09/24	City Comment Revision #1
2	11/05/24	City Comment Revision #2
3	03/14/25	City Comment Revision #3

SHEET TITLE:

Existing Site Plan

PROJ. NO: 1611-001

DATE: March 14, 2025

DRAWN BY: E. Kearney

DESIGN BY: J. Jones

SHEET NUMBER:

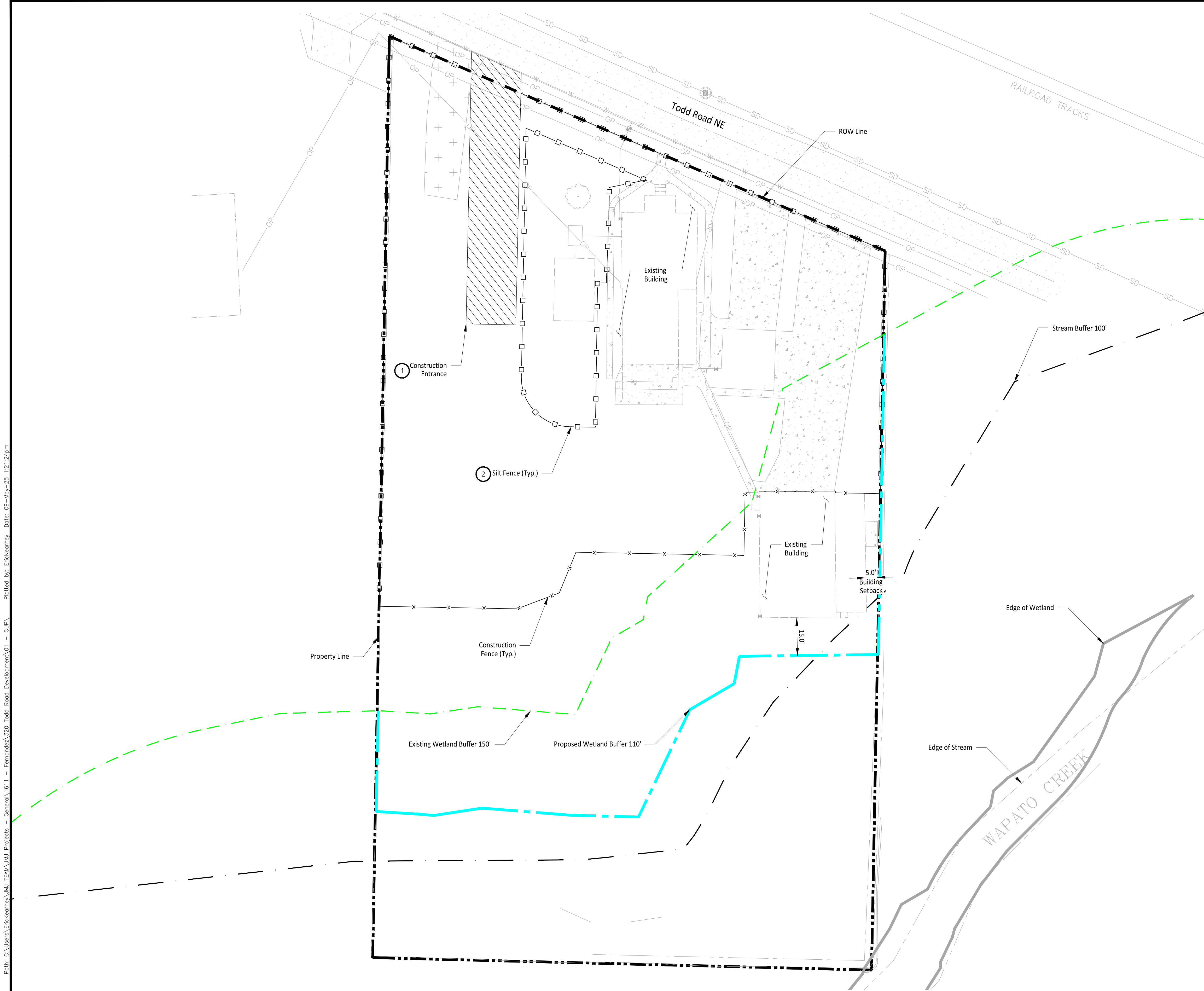
C1-201

DWG.

03 OF 10

CALL TWO BUSINESS DAYS
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UTILITIES UNDERGROUND LOCATION CENTER

File: 1611001C-TESC.dwg Path: C:\Users\Erickearney\My TEAM\JM\Projects - General\1611 - Fernandez\320 Todd Road Development\01 - CUP\ Plotted by: Erickearney Date: 09-May-25 1:21:24pm



LEGEND

- Silt Fence
- Construction Fence
- Property Line
- ROW Line
- Asphalt (Typ.)

CONSTRUCTION NOTES

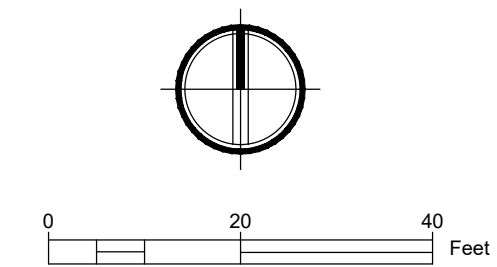
1. Maintain construction entrance per City of Puyallup Standard Detail 05.01.01 and install wheel wash as needed per Washington DOE BMP C106.
2. Install silt fence per City of Puyallup Standard Detail 02.03.02. Silt Fence to mark clearing limits in the field.
3. If necessary, alternative sediment control methods shall be submitted by the contractor for review and approval prior to construction.

GENERAL NOTES

1. Construct Pipe trench bedding and backfill as necessary per City of Puyallup Standard Detail 06.01.01.
2. Install straw bale barriers, wattles, and other necessary TESC measures as required.
3. Exposed soils shall be watered as necessary to prevent dust from leaving the site.
4. All concrete handling and equipment washing shall be in accordance with Washington DOE BMP C151.
5. Install high visibility construction fence where silt fence is not required as shown per DOE BMP C103.
6. A CESCL shall be available on-site or on-call for the duration of construction operations.
7. From April 1 to October 31 all disturbed areas at final grade & all exposed areas that are scheduled to remain unworked for 30+ days shall be stabilized within 10 days. From November 1 to March 31 all exposed soils at final grade shall be stabilized immediately using permanent or temporary measures. Exposed soils with an area +5,000 sqft that are scheduled to remain unworked for more than 24 hrs and exposed areas of less than 5,000 sqft that will remain unworked for more than 7 days shall be stabilized immediately. All disturbed areas which are not planned to be constructed on within 90 days from time of clearing & grading shall be revegetated with the native vegetation.
8. All BMP's per City of Puyallup standards and protection CSWPPP.
9. Contractor to instill protection devices for trees proposed for retention
10. Protect Low Impact Development BMPs
 - 10.1. Protect all Permeable Pavement and Infiltration Areas from sedimentation through installation and maintenance of erosion and sediment control BMPs on portions of the site that utilize infiltration BMPs. Leave infiltration areas high and/or place silt fence around the areas to ensure runoff will not accumulate silt within the subgrade. Restore the BMPs to their fully functioning condition if they accumulate sediment during construction. Restoring the BMP must include removal of sediment and any sediment-laden Bioretention/rain garden soils, and replacing the removed soils with soils meeting the design specification.
 - 10.2. Prevent compacting Permeable Pavement and Infiltration BMPs by excluding construction equipment and foot traffic. Protect completed lawn and landscaped areas from compaction due to construction equipment.
 - 10.3. Control erosion and avoid introducing sediment from surrounding land uses onto permeable pavements. Do not allow muddy construction equipment on the base material or pavement. Do not allow sediment-laden runoff onto permeable pavements or base materials.
 - 10.4. Pavement fouled with sediments or no longer passing an initial infiltration test must be cleaned using procedures in accordance with this manual or the manufacturer's procedures.
 - 10.5. Keep all heavy equipment off existing soils under LID facilities that have been excavated to final grade to retain the infiltration rate of the soils.

CONSTRUCTION SEQUENCE

1. Hold a preconstruction meeting with the City and obtain required permits.
2. Establish clearing and grading limits.
3. Construct temporary construction entrance.
4. Construct perimeter ditches, silt fences, and other erosion control devices as shown.
5. Construct protection devices for critical areas and significant trees proposed for retention.
6. Schedule an erosion control inspection with the City.
7. Clearly state at what point grading activities can begin, usually only after all drainage and erosion control measures are in place.
8. Identify erosion control measures which require regular maintenance.



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Owner/Developer:

EJ Fernandez
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Sumner, WA 98390

Architect:

Garner Miller
MSGs Architects
510 Capitol Way South
Olympia, WA 98501

Engineer:



Justin Jones, PE
PO Box 2066
Sumner, WA 98390
(206) 596-2020

Project:

320 Todd Road Development

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

CONDITIONAL USE PERMIT



REV	DATE	DESCRIPTION
1	07/09/24	City Comment Revision #1
2	11/05/24	City Comment Revision #2
3	03/14/25	City Comment Revision #3

SHEET TITLE

TESC Plan

PROJ. NO: 1611-001

DATE: March 14, 2025

DRAWN BY: E. Kearney

DESIGN BY: J. Jones

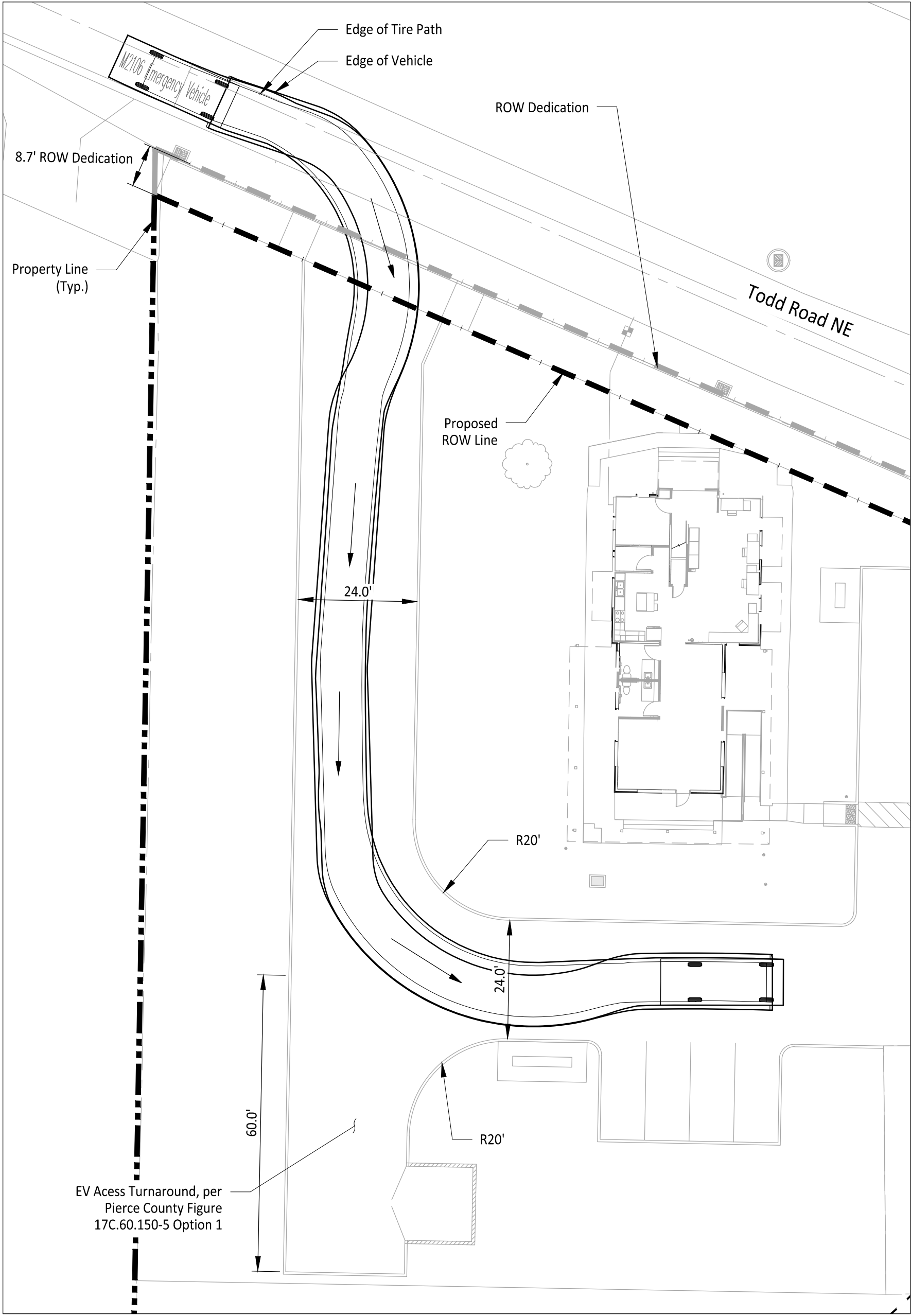
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C1-301

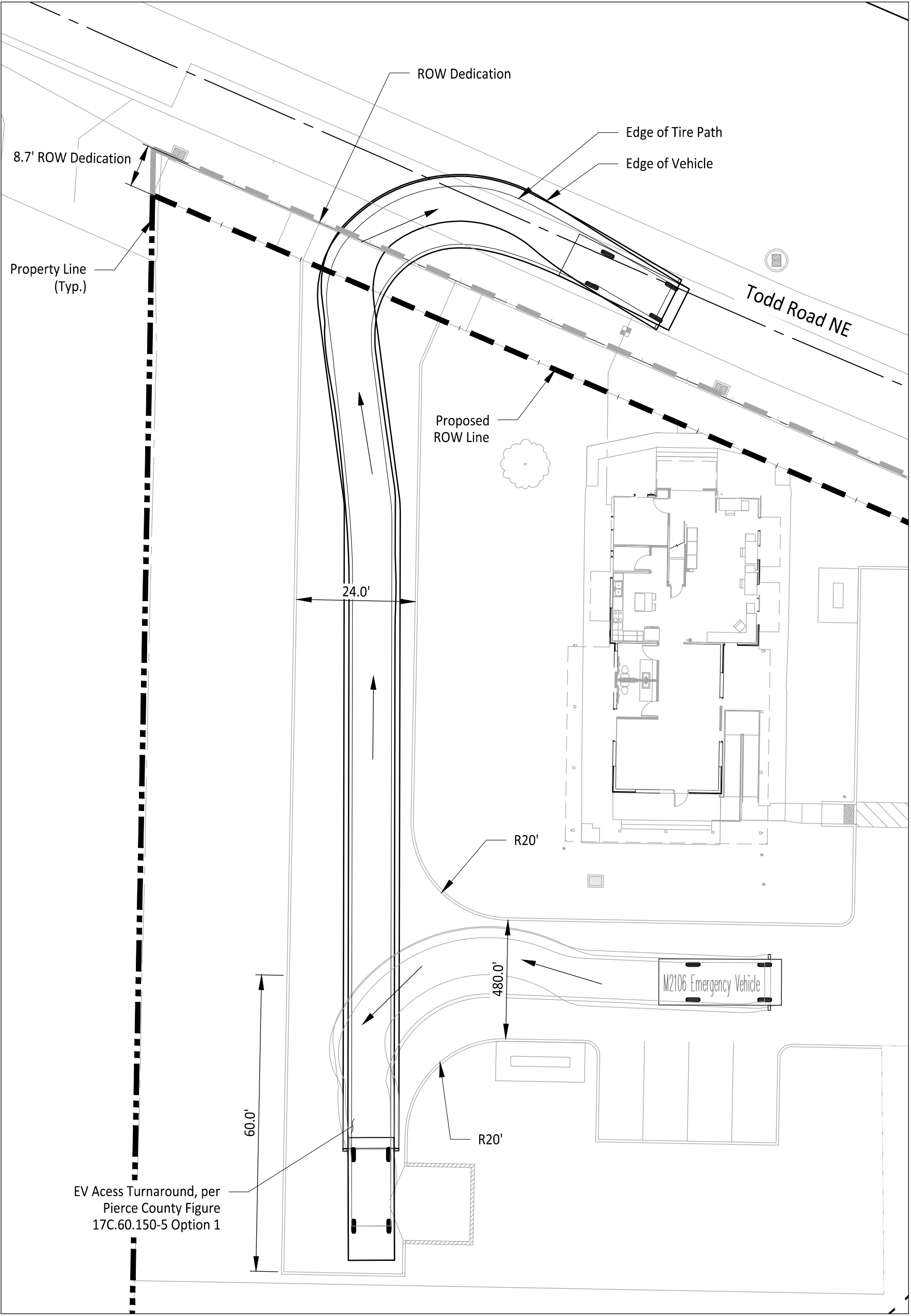
DWG.

04 OF 10

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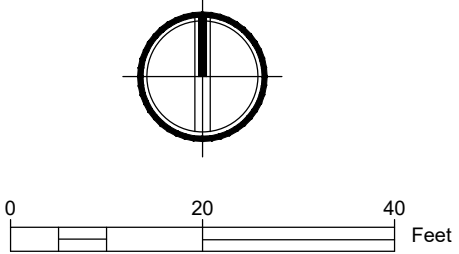
EV - Entry



EV - Exit

TURNING MOVEMENT NOTES:

1. Turning movements based upon M2106 Emergency Vehicle and information provided by Central Pierce Fire Department.



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REV	DATE	DESCRIPTION
1	07/09/24	City Comment Revision #1
2	11/05/24	City Comment Revision #2
3	03/14/25	City Comment Revision #3

SHEET TITLE:

Turning Movement -
Firetruck

PROJ. NO: 1611-001

DATE: March 14, 2025

DRAWN BY:
E. Kearney

DESIGN BY:
J. Jones

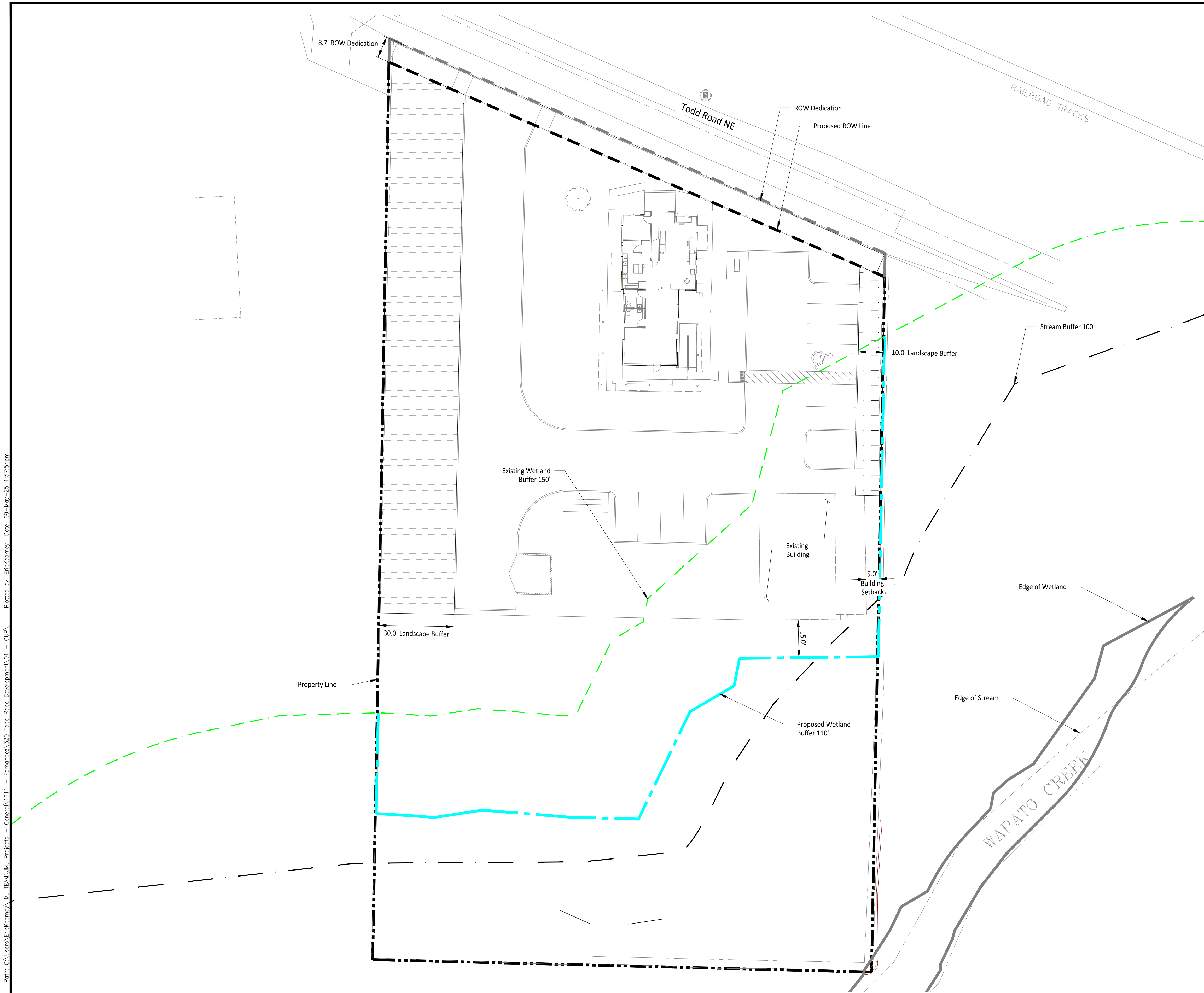
SHEET NUMBER:

C1-501

DWG.

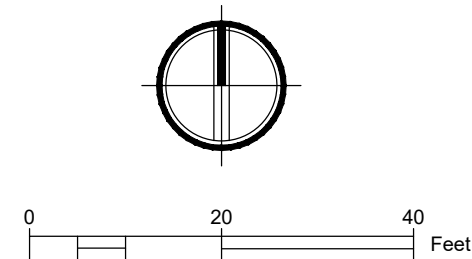
05 OF 10

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LEGEND

- 30-Foot Landscape Buffer
- 10-Foot Landscape Buffer
- ROW Dedication
- Proposed ROW Line
- Property Line



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1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

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Engineer:

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Sumner, WA 98390
(206) 596-2020

Project:
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REV	DATE	DESCRIPTION
1	07/09/24	City Comment Revision #1
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3	03/14/25	City Comment Revision #3

SHEET TITLE:

Zone Transition Buffer Plan

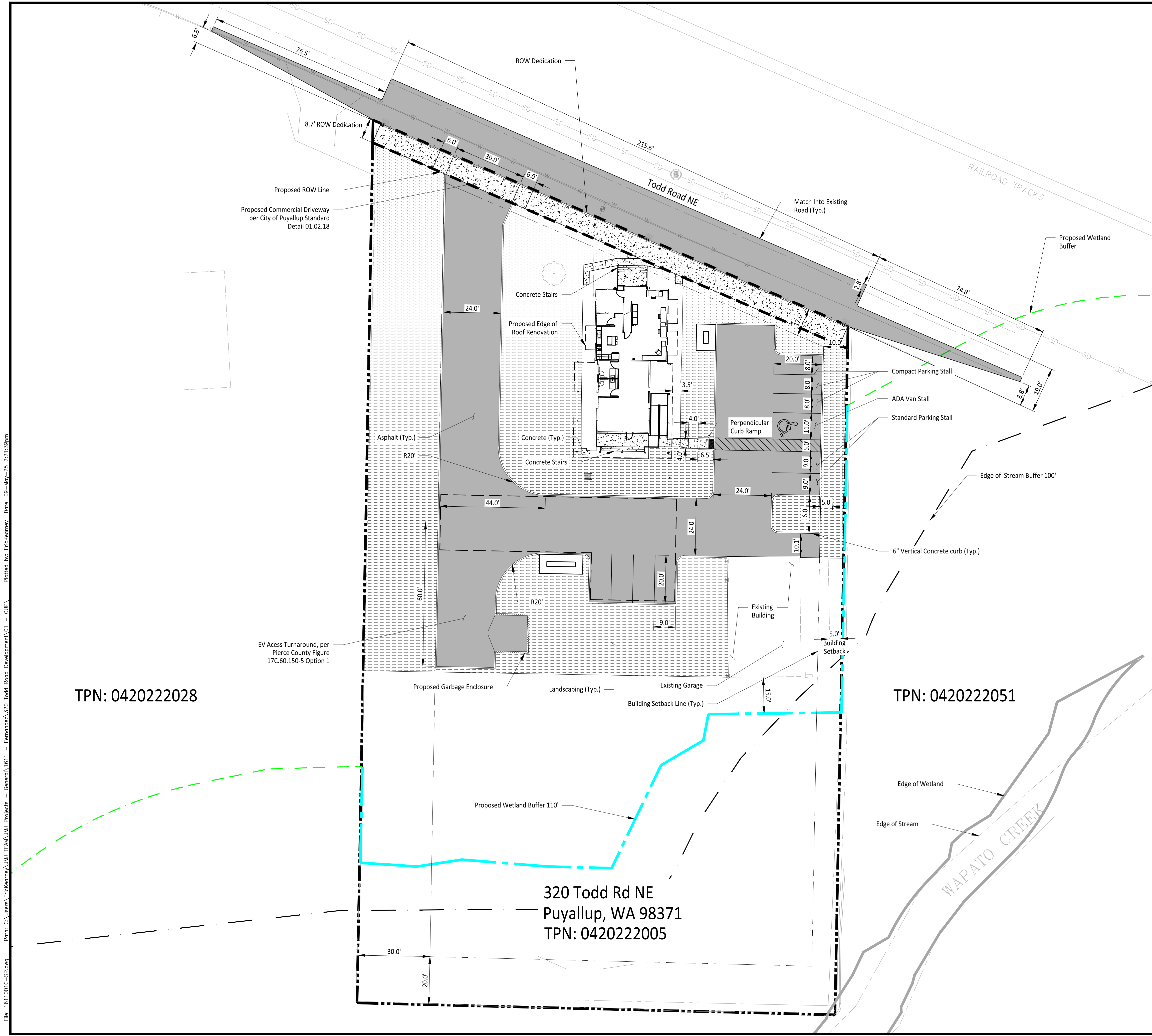
PROJ. NO: 1611-001
DATE: March 14, 2025
DRAWN BY: E. Kearney
DESIGN BY: J. Jones

SHEET NUMBER:

C2-101

DWG:

06 OF 10



LEGEND

- Property Line
- ROW Line
- Proposed ROW Line
- Concrete (Typ.)
- Asphalt (Typ.)
- Landscaping (Typ.)

GENERAL NOTES

- Total Gross Floor Area = 3,060 SF
- Land Use: Non Medical, Clinical, or Dental Professional and Business Office
- (1) Parking Space for each 300 SF of Gross Floor Area
- 3,060 SF/(200 SF/Parking Space) = 10 Stalls
- Compact Parking Stalls:
 - (10 Stalls)*(0.3) = 3 Stalls
- Total Parking Count:
 - Standard = 6
 - Compact = 3
 - ADA Van = 1

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Olympia, WA 98501

Engineer:



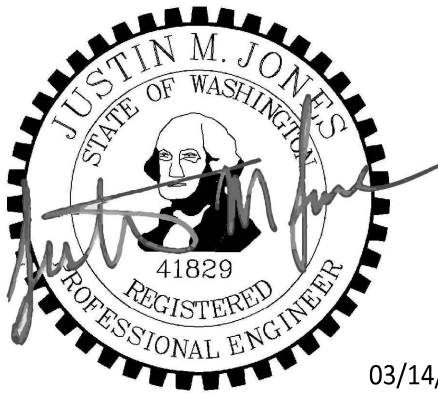
Justin Jones, PE
PO Box 2066
Sumner, WA 98390
(206) 596-2020

Project:

320 Todd Road Development

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REV	DATE	DESCRIPTION
1	07/09/24	City Comment Revision #1
2	11/05/24	City Comment Revision #2
3	03/14/25	City Comment Revision #3

SHEET TITLE

Site Plan

PROJ. NO: 1611-001
DATE: March 14, 2025

DRAWN BY: E. Kearney
DESIGN BY: J. Jones

SHEET NUMBER

C3-101

DWG.

07 OF 10

File: 1611001C-SP.dwg Path: C:\Users\ErickKearney\JM TEAM\JM Projects - General\1611 - Fernandez\320 Todd Road Development\01 - CUPA Plotted by: ErickKearney Date: 09-May-25 2:21:39pm

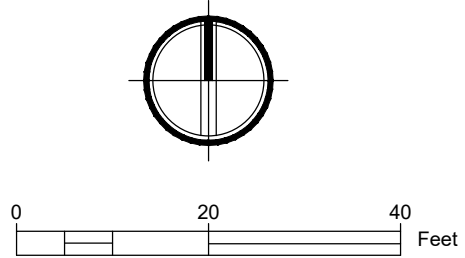
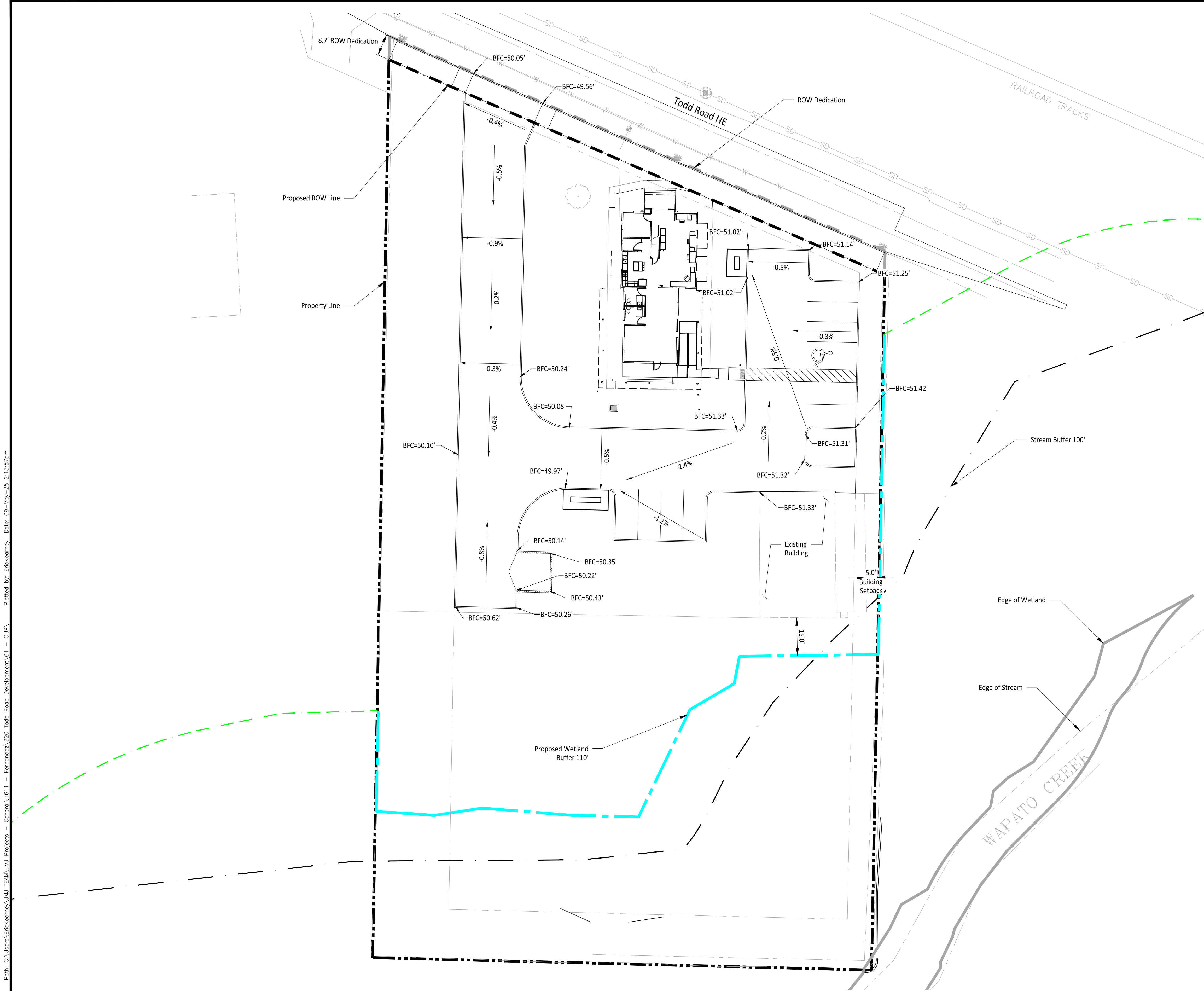
TPN: 0420222028

TPN: 0420222051

320 Todd Rd NE
Puyallup, WA 98371
TPN: 0420222005

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UTILITIES UNDERGROUND LOCATION CENTER

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Plotted by: Erickearney Date: 09-May-25 2:13:57pm



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UTILITIES UNDERGROUND LOCATION CENTER

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Olympia, WA 98501

Engineer:



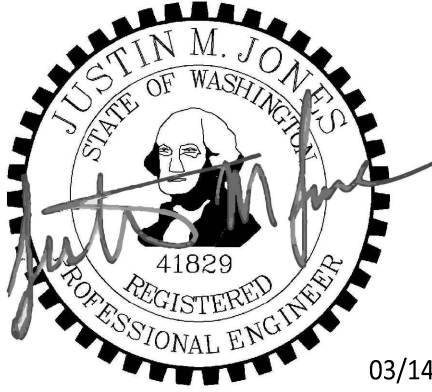
Justin Jones, PE
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Sumner, WA 98390
(206) 596-2020

Project:

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1	07/09/24	City Comment Revision #1
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3	03/14/25	City Comment Revision #3

SHEET TITLE:

Grading Plan

PROJ. NO: 1611-001

DATE: March 14, 2025

DRAWN BY: E. Kearney

DESIGN BY: J. Jones

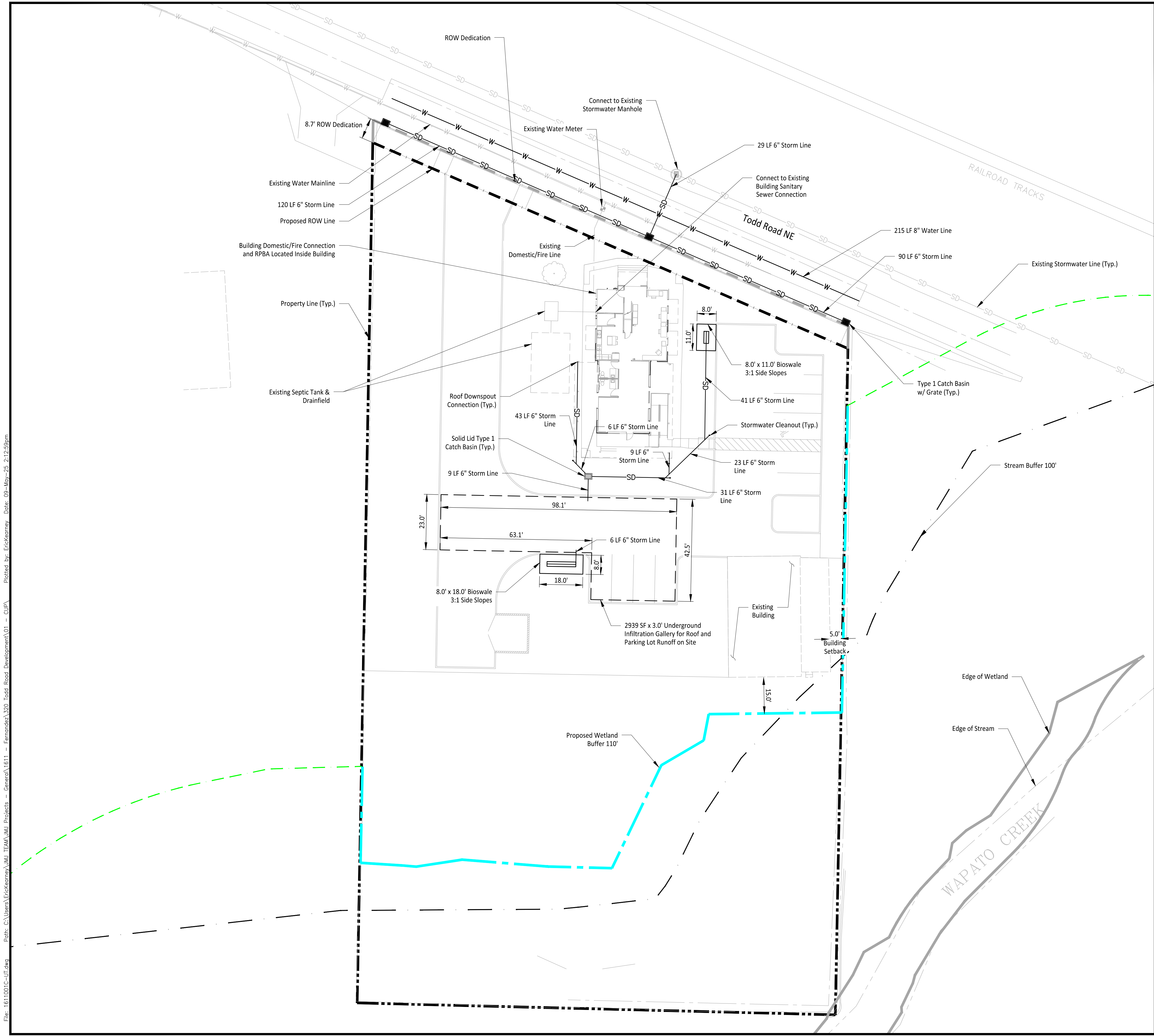
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C3-301

DWG:

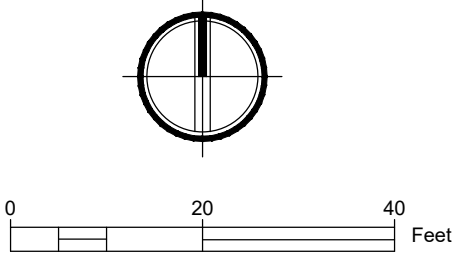
08 OF 10

Path: C:\Users\ErickKearney\My Documents\Projects - General\1611 - Fernandez\320 Todd Road Development\01 - CUP\1611001C-UT.dwg
Plotted by: ErickKearney Date: 09-May-25 2:12:59pm



LEGEND

- Property Line
- ROW Dedication
- Proposed ROW Line
- SD Storm Line
- Infiltration Gallery



CALL TWO BUSINESS DAYS
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UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:

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510 Capitol Way South
Olympia, WA 98501

Engineer:



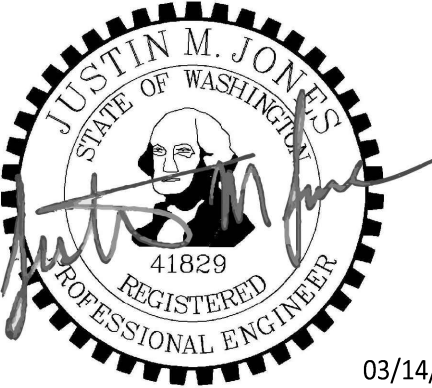
Justin Jones, PE
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Sumner, WA 98390
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Project:

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1	07/09/24	City Comment Revision #1
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3	03/14/25	City Comment Revision #3

SHEET TITLE:

Utility Plan

PROJ. NO: 1611-001

DATE: March 14, 2025

DRAWN BY: E. Kearney

DESIGN BY: J. Jones

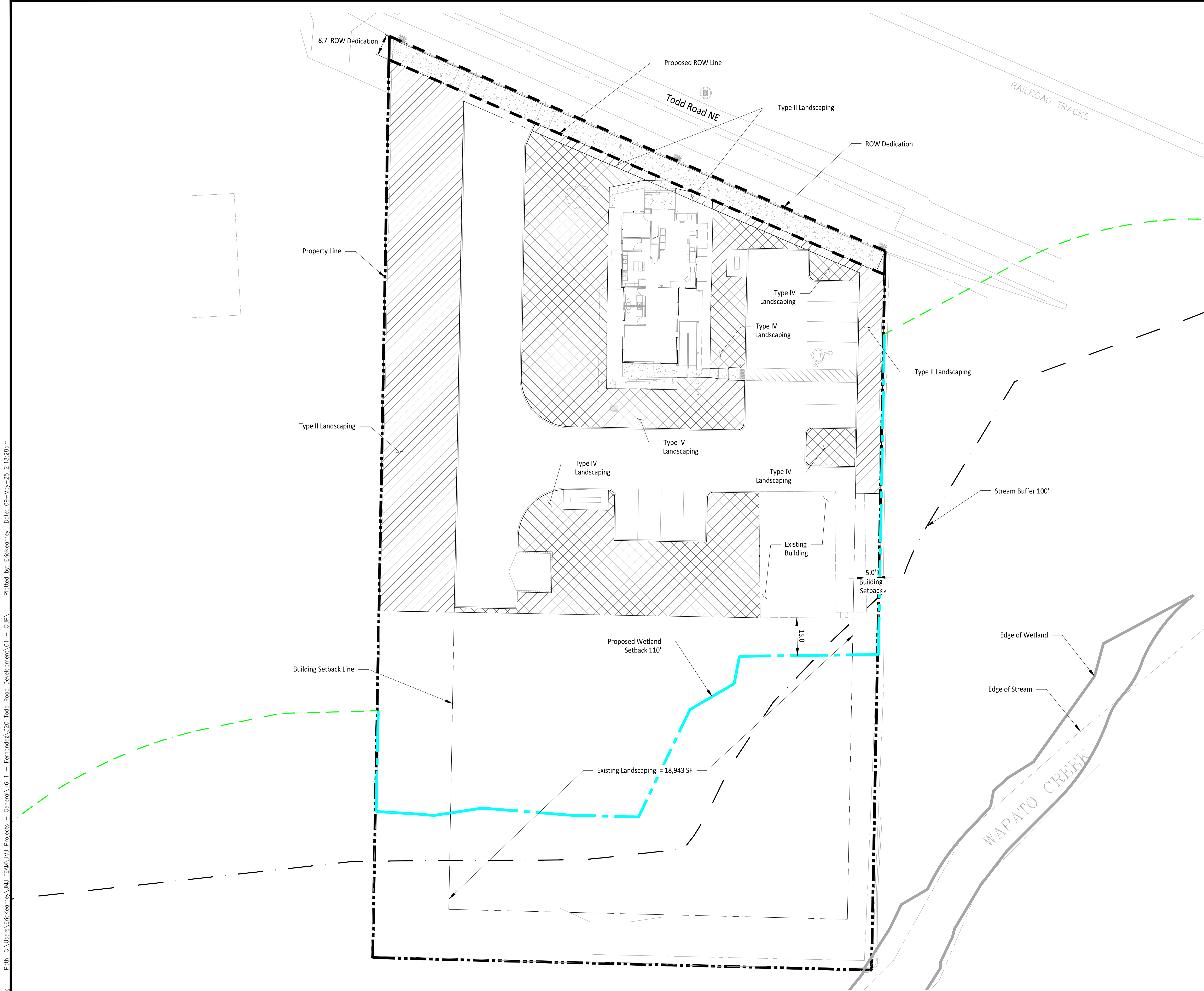
SHEET NUMBER:

C3-501

DWG:

09 OF 10

Path: C:\Users\ErickKearney\My TEAMA\JM Projects - General\1611 - Fernandez\320 Todd Road Development\01 - CUPA Plotted by: ErickKearney Date: 09-May-25 2:16:29pm
File: 1611001C-LDSCP.dwg



LEGEND

- Planting Area - Type II QTY: 7,731 SF
- Planting Area - Type IV QTY: 9,684 SF
- Property Line
- ROW Line
- Proposed ROW Line

GENERAL NOTES

- Lot Size: 65,123 SF
- Total Required Site Landscaping (20%): 13,025 SF
- Proposed Pavement: 11,968 SF
- Minimum Parking Landscaping (5%): 598 SF

Owner/Developer:

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1	07/09/24	City Comment Revision #1
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3	03/14/25	City Comment Revision #3

SHEET TITLE:

Landscape Site Plan

PROJ. NO:	1611-001
DATE:	March 14, 2025
DRAWN BY:	E. Kearney
DESIGN BY:	J. Jones

SHEET NUMBER:

C6-101

DWG.

10 OF 10

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UTILITIES UNDERGROUND LOCATION CENTER

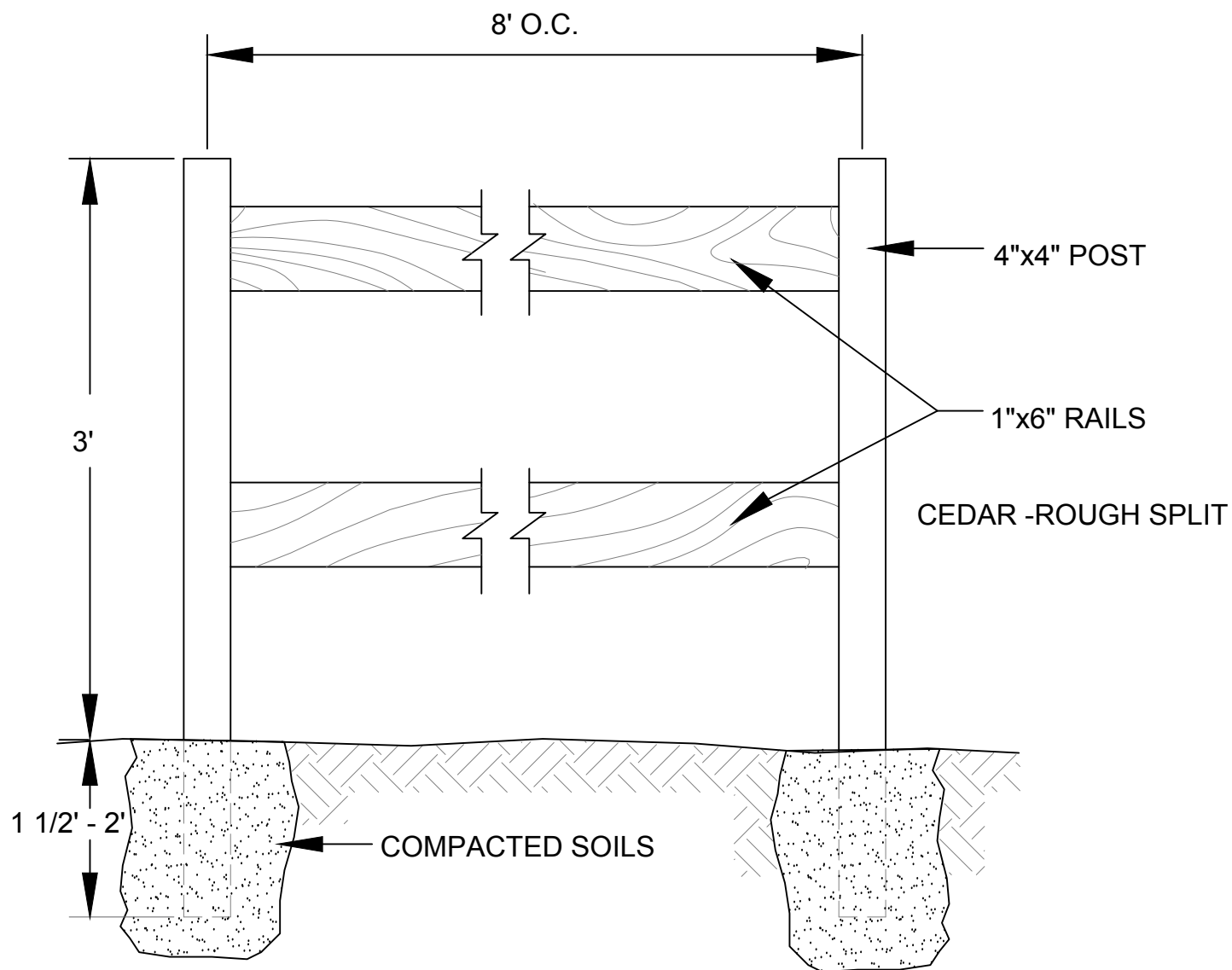
NATIVE PLANT LIST			
SYMBOL	QTY	DESCRIPTION	SIZE
TREES			
	18	Acer macophyllum Big Leaf Maple	2 Gal. Min.
	20	Crataegus douglasii Western Hawthorne	2 Gal. Min.
	19	Picea sitchensis Sitka Spruce	2 Gal. Min.
	20	Prunus emargenata Bitter Cherry	2 Gal. Min.
	19	Pseudotsuga menziesii Douglas Fir	2 Gal. Min.
	19	Thuja plicata Western Red Cedar	2 Gal. Min.
TOTAL	115		
SHRUBS			
	28	Acer circinatum Vine Maple	1 Gal. Min.
	27	Berberis aquifolium Tall Oregon Grape	1 Gal. Min.
	28	Berberis nervosa Oregon Grape	1 Gal. Min.
	28	Corylus cornuta Hazelnut	1 Gal. Min.
	31	Holodiscus discolor Oceansoray	1 Gal. Min.
	27	Ribes sanguineum Flowering Currant	1 Gal. Min.
	25	Rosa gymnocarpa Wild Rose	1 Gal. Min.
	34	Symphoricarpos albus Snowberry	1 Gal. Min.
TOTAL	228		

16,747 / 43,560 = 0.38 AC
300 TREES PER ACRE = 72 TREES 115
600 SHRUBS PER ACRE = 144 SHRUBS 228

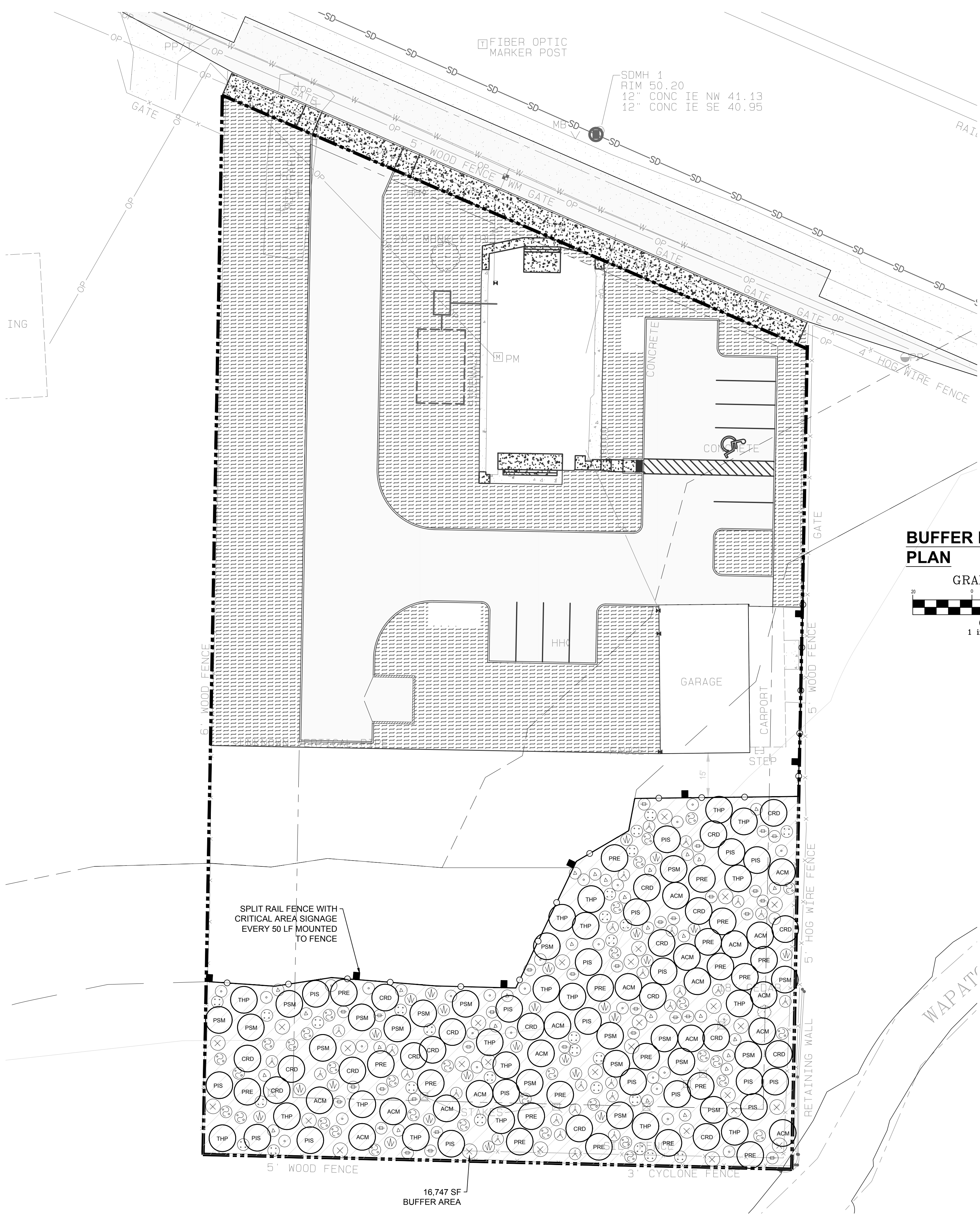


- THE WETLAND/STREAM SIGN SHALL BE POSTED AT THE BOUNDARY BETWEEN THE SENSITIVE AREA BUFFER, SETBACK AREA OR SETBACK TRACT AND THE BUILDING SETBACK AREA.
- ONE SIGN SHALL BE POSTED PER LOT FOR EVERY 50 FEET OF SENSITIVE AREA BUFFER AND SHALL BE STATIONED IN A PROMINENT LOCATION, I.E.: AT THE CLOSEST POINT TO THE PROPOSED DEVELOPMENT. SIGNS MAY ALSO BE ATTACHED TO FENCES.

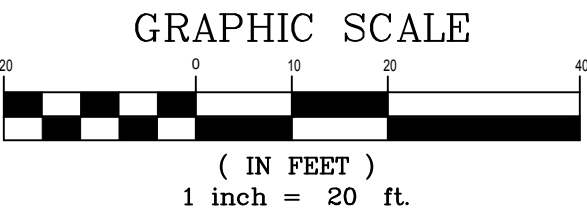
WETLAND / BUFFER SIGN AND INSTALLATION DETAIL



SPLIT RAIL FENCE DETAIL
NOT TO SCALE



BUFFER PLANTING
PLAN



TODD ROAD BUFFER
320 TODD RD NE
PUYALLUP, WA
HABITAT TECHNOLOGIES

PROJECT:

REVISIONS:

- B. BUFFER ADJUSTED TO COMMENTS
- C. UPDATED TO CIVIL BASE
- D. UPDATED BUFFER PROPOSED
- E. REVISED TO PLAN BUFFER TO 110 SETBACK

DRAWING ISSUED FOR:
AGENCY
REVIEW

DATE: MAY 6, 2025



PROJECT NO: 2323
FILE NAME: 2323LSE
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: CIVIL
PLOT SCALE: 1:1
DRAWING SCALES: 1:20

DRAWING CONTENTS

BUFFER PLANTING
PLAN

DRAWING NO.:

L1

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:**
a. Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.

Soil Preparation.

- a. Where soils are compacted, planting beds should be deep tilled to a depth of at least 12 inches. Soils shall be enhanced through the addition of the following materials: bark and forestry by-products, organic matter such as composted yard waste, organics and other amendments as needed through a soils test. Where Pit Planting, see planting detail for planting ring sizes and depths. Scarify the edges of planting pits to encourage root expansion.
- b. On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be tilled into the soil to a depth of 12 inches through all planting areas with compacted soils.
- c. For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area should be added to a depth of four inches to the top of the soil and Tilled in.
- d. Seeded areas shall be fine graded and rolled. New Soil depths in lawn areas shall be 4 Inches.
6. Mulching of Newly Planted or Replanted Areas.
- a. Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil, and two inches where plant materials will cover.
- b. Mulches must include organic materials, such as wood chips and shredded bark.
- c. Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
- d. Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.
7. 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.
8. 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.
9. 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.
10. 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.
11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
12. 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.
13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
14. 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 Rootbal into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.
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 (property Owner) shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought.**

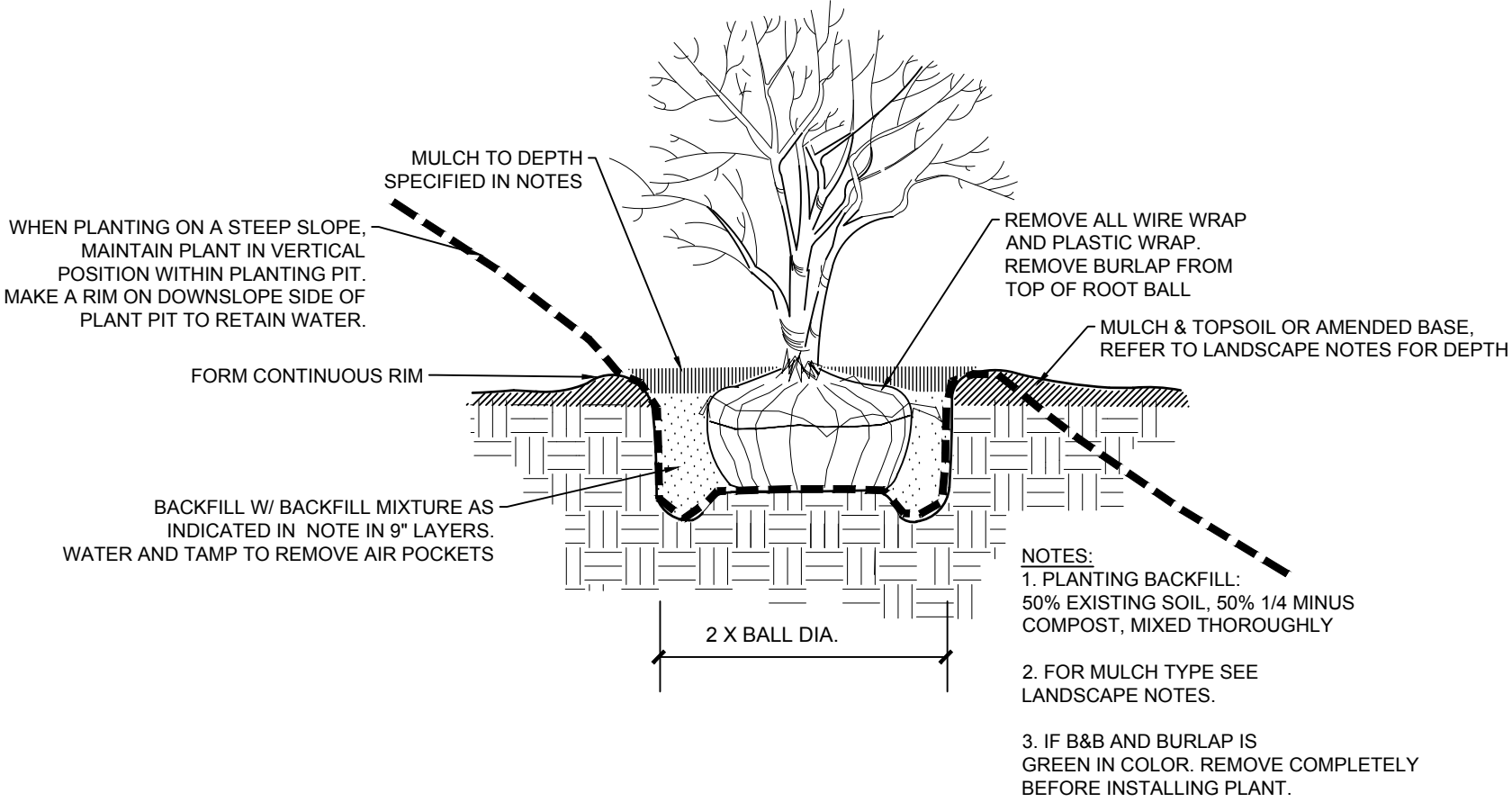
Temporary irrigation shall be provided via TREE GATOR BAGS attached to each tree. The bags shall be filled when $\frac{1}{2}$ empty - approximately 1 time per week and as needed during drought months. The bags will remain on the trees for the establishment period of two summer seasons afterwhich they shall be removed by the owner.

Owner may elect to have the contractor hired to water and warranty the plants for the establishment period. For planting warranties from contractor to be ensured, contractor shall be responsible for watering the plant material and keeping the mulch ring weed free for the first growing season as part of the contract.

It is recommended to install the landscaping in the Spring (February - April) or Fall (October - December)when dormant but before hard freeze.

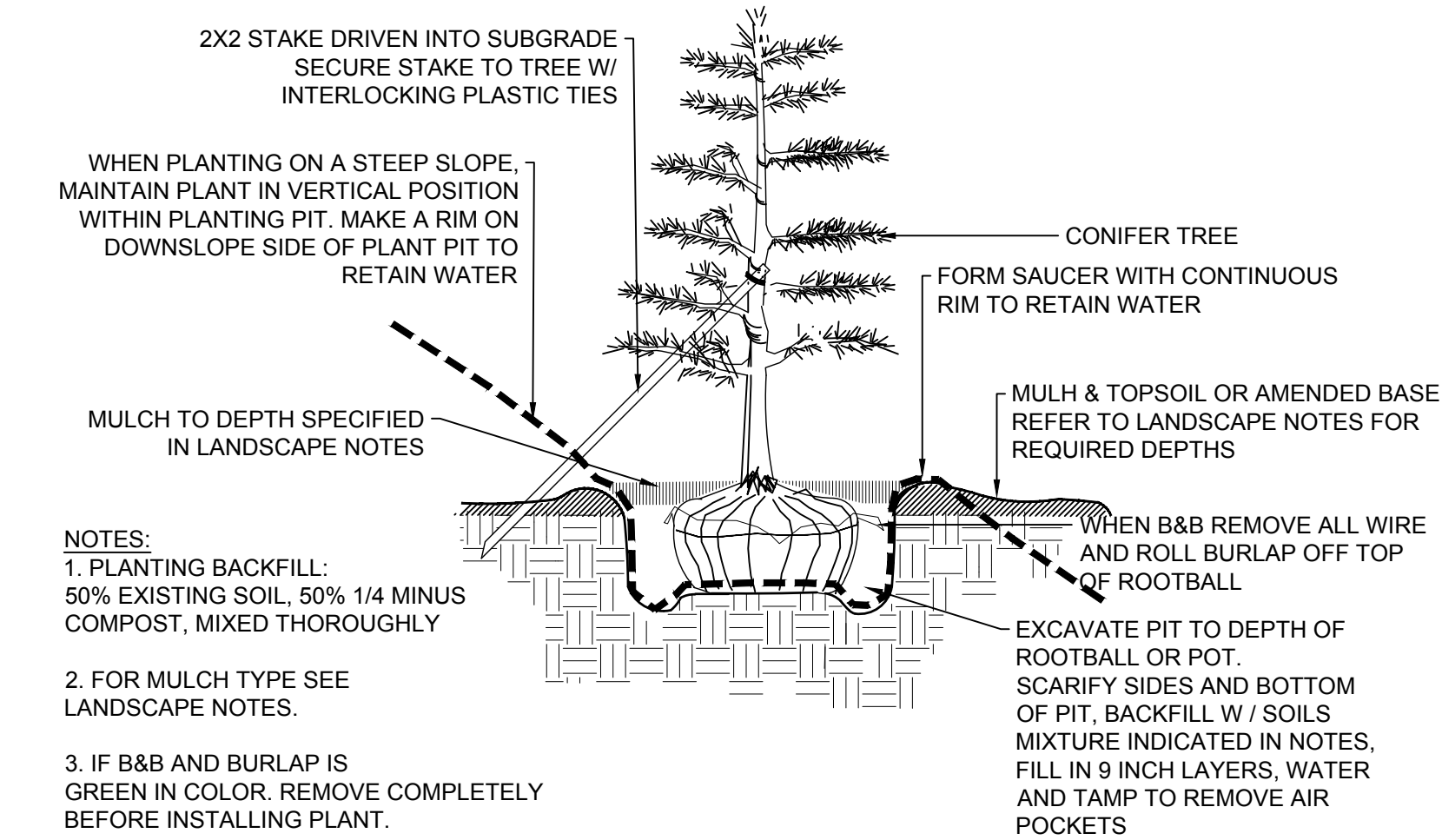
TEMPORARY IRRIGATION

The project proponent shall ensure that a minimum of **one (1) inch of water is supplied each week** to the restoration area between May 1 and October 15 for a least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.



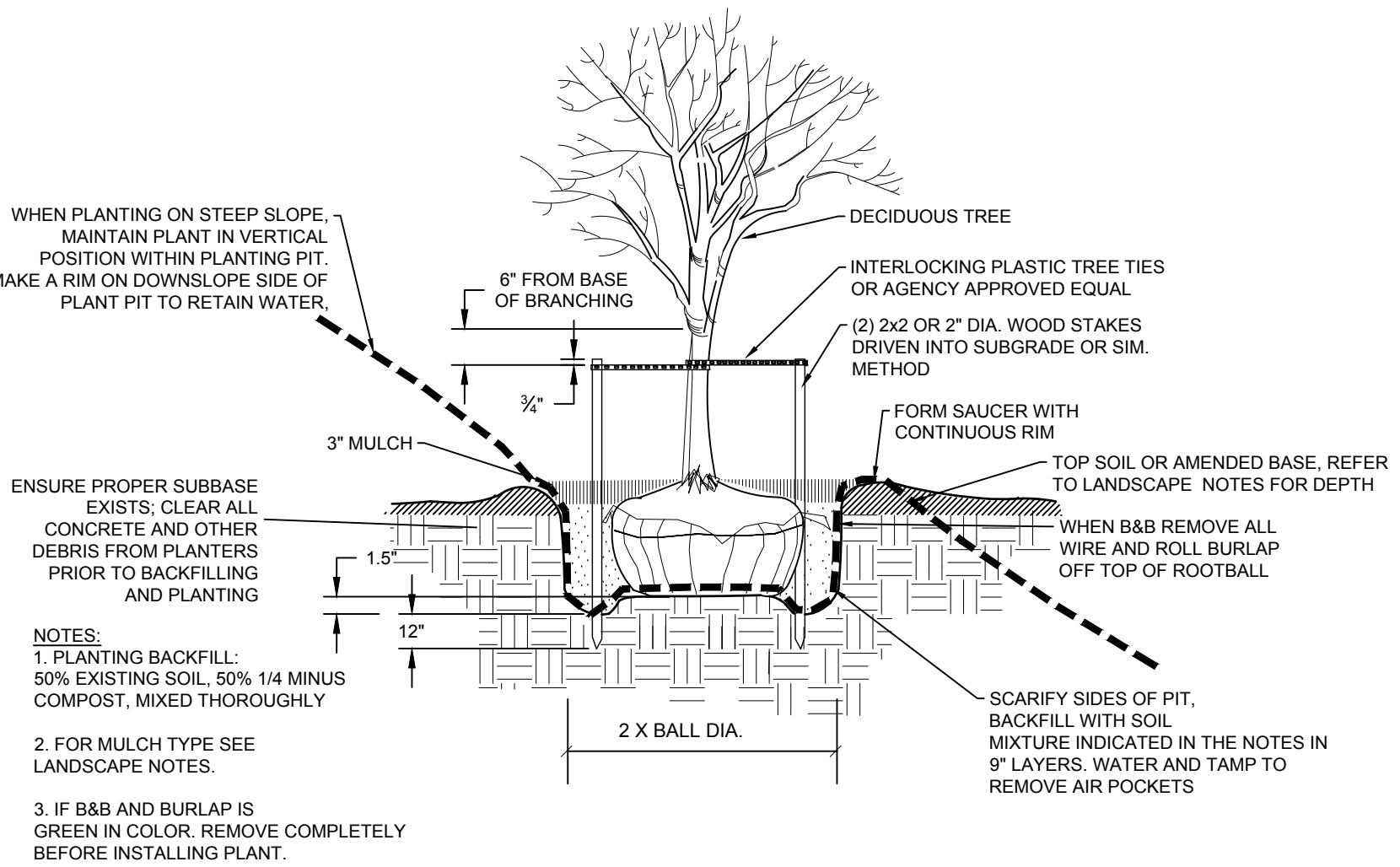
SHRUB PLANTING DETAIL

No Scale



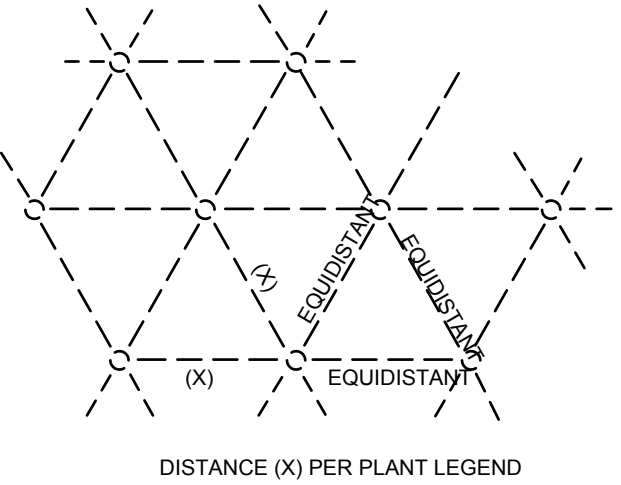
EVERGREEN TREE STAKING & PLANTING DETAIL

No Scale



DECIDUOUS TREE PLANTING & STAKING DETAIL

No Scale



NOTES:
ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN THE PLANT LEGEND.
LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE.

GROUNDCOVER PLANTING DETAIL

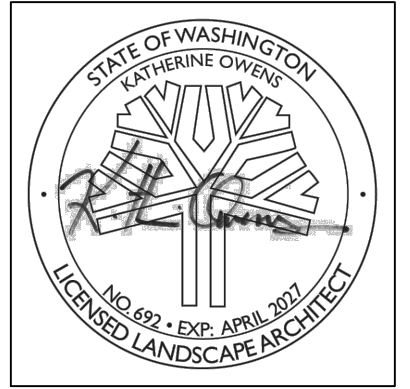
No Scale



PROJECT:
TODD ROAD BUFFER
320 TODD RD NE
PUYALLUP, WA
HABITAT TECHNOLOGIES

REVISIONS:
B. BUFFER ADJUSTED TO COMMENTS
C. UPDATED TO CIVIL BASE
D. UPDATED BUFFER PROPOSED
E. REVISED TO PLAN BUFFER TO 110 SETBACK

DRAWING ISSUED FOR:
AGENCY REVIEW
DATE: MAY 6, 2025



PROJECT NO: 2323
FILE NAME: 2323LSE
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