

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

add parcel #0420163042 to project list. parking for this project is proposed at this site, and the existing building is proposed to be used to manage the truck parking facility. Revise plans to show this parcel as part of this project.

PROJECT INFORMATION

PARCEL#S: 0420163040 (PARCEL A)  
0420163041 (PARCEL B)  
GROSS SITE AREA: 73,937 SF OR 1.697 ACRES  
ADDRESS/LOCATION: 1106 & 1042 VALLEY AVENUE NW  
PUYALLUP, WA 98371  
ZONING: ML - LIMITED MANUFACTURING  
PROPOSED USE: PAVED OUTDOOR STORAGE YARD  
BUILDING SETBACKS: 20 FT  
FRONT: 0 FT  
INTERIOR: 0 FT  
REAR: 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: MIN 5% OF PAVED AREAS (OVER 10,000 SF)  
PAVED AREA: 60,627 SF  
5% REQUIREMENT: 3,031 SF  
LS PROVIDED: 3,167 SF  
MAX LOT COVERAGE (BLD): 65%  
MIN LOT WIDTH: 75 FT  
MIN LOT DEPTH: 100 FT  
MIN STREET FRONTAGE: 25 FT

SHEET INDEX

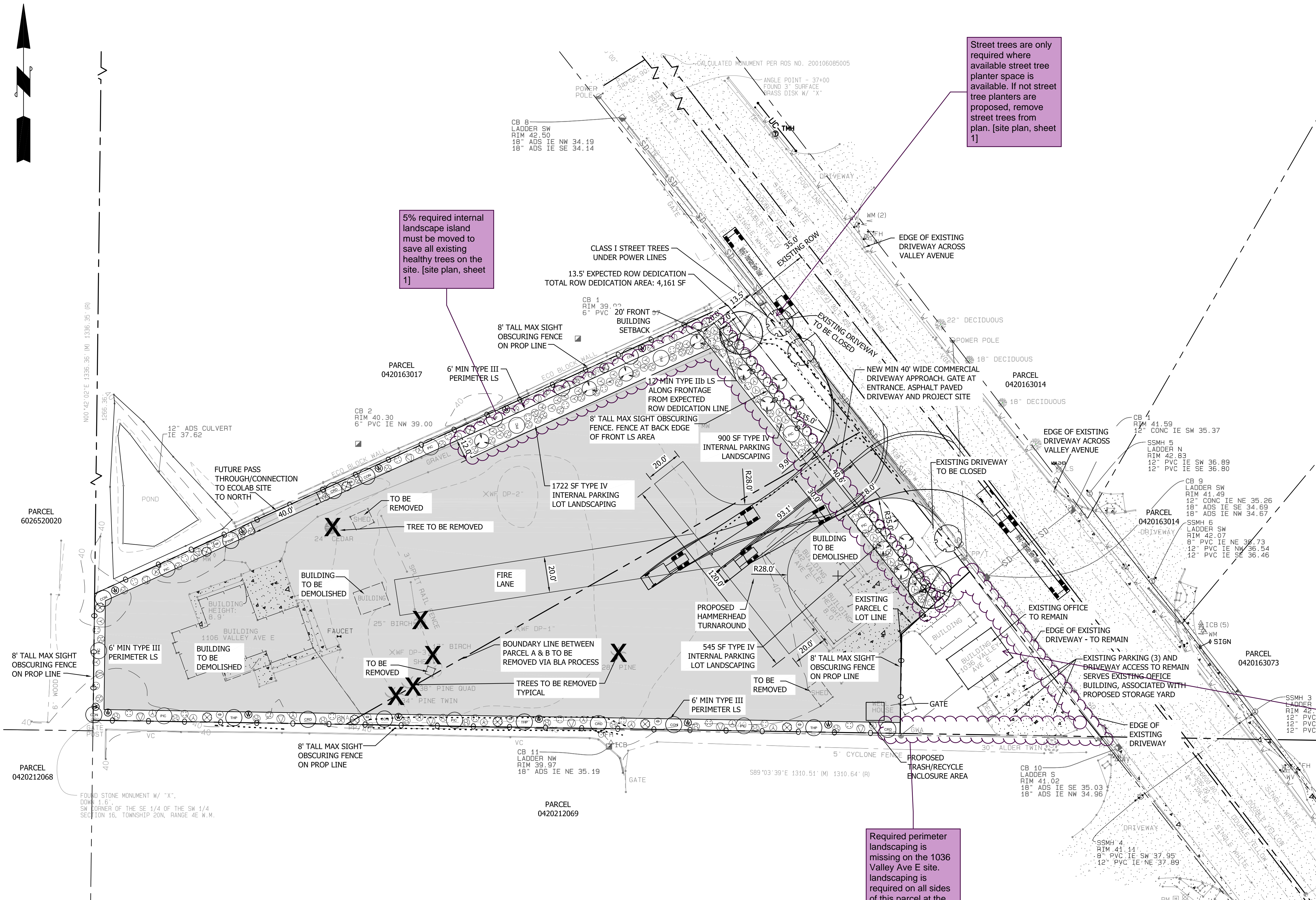
SHEET 1: PRELIMINARY SITE PLAN  
SHEET 2: BOUNDARY & TOPO SURVEY - EXISTING CONDITIONS  
SHEET 3: LANDSCAPE - PRELIMINARY PLANTING PLAN  
SHEET 4: LANDSCAPE - LANDSCAPE DETAILS & NOTES  
SHEET 5: PRELIMINARY GRADING AND DRAINAGE PLAN  
SHEET 6: BASIN MAP

Add existing total building area to remain site plan [ site plan, sheet 1]

Street trees are only required where available street tree planter space is available. If not street tree planters are proposed, remove street trees from plan. [site plan, sheet 1]

5% required internal landscape island must be moved to save all existing healthy trees on the site. [site plan, sheet 1]

Required perimeter landscaping is missing on the 1036 Valley Ave E site. landscaping is required on all sides of this parcel at the same widths as the truck storage parcel [site plan, sheet 1]



REVISION	DESCRIPTION	DATE	BY

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: BA
DRAWN: PH
S 16 T 20 N R 04 E WM
DATE: 2022-03-01
REVISED:
PROJECT: 21-247
DWG NAME: 21-247-A

SHEET	REV.
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1 OF 1	

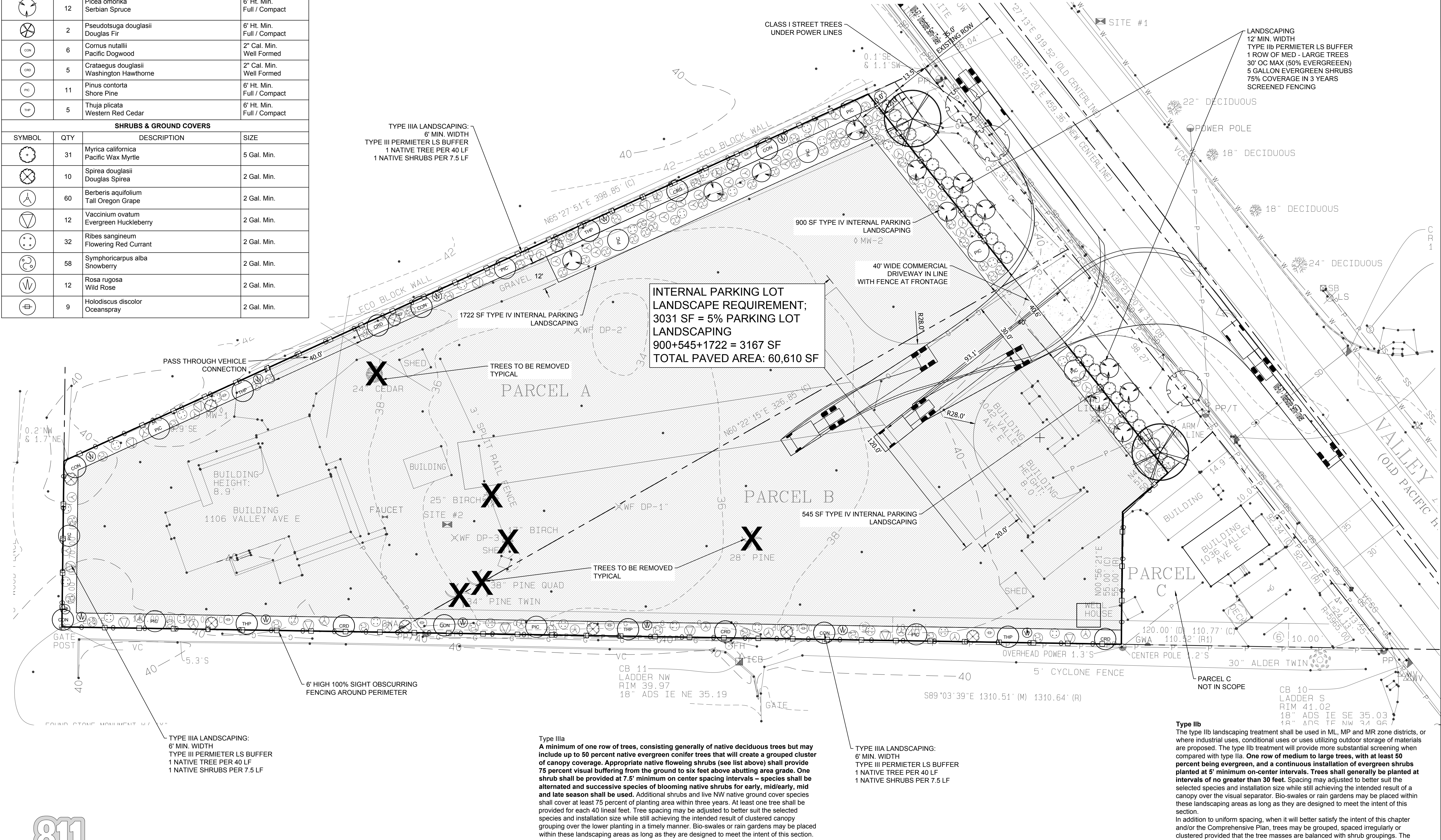


A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 20 N., RANGE 4 E., W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON





PLANT LEGEND			
TREES			
SYMBOL	QTY	DESCRIPTION	SIZE
	3	Syringa reticulata 'Ivory Silk' Ivory Silk Tree Lilac Tree Form	2" Cal. Min. Well Formed
	12	Picea omorika Serbian Spruce	6' Ht. Min. Full / Compact
	2	Pseudotsuga douglasii Douglas Fir	6' Ht. Min. Full / Compact
	6	Cornus nutallii Pacific Dogwood	2" Cal. Min. Well Formed
	5	Crataegus douglasii Washington Hawthorne	2" Cal. Min. Well Formed
	11	Pinus contorta Shore Pine	6' Ht. Min. Full / Compact
	5	Thuja plicata Western Red Cedar	6' Ht. Min. Full / Compact
SHRUBS & GROUND COVERS			
SYMBOL	QTY	DESCRIPTION	SIZE
	31	Myrica californica Pacific Wax Myrtle	5 Gal. Min.
	10	Spirea douglasii Douglas Spirea	2 Gal. Min.
	60	Berberis aquifolium Tall Oregon Grape	2 Gal. Min.
	12	Vaccinium ovatum Evergreen Huckleberry	2 Gal. Min.
	32	Ribes sanguineum Flowering Red Currant	2 Gal. Min.
	58	Symphoricarpus alba Snowberry	2 Gal. Min.
	12	Rosa rugosa Wild Rose	2 Gal. Min.
	9	Holodiscus discolor Oceanspray	2 Gal. Min.



Know what's below.  
Call before you dig.

**LANDSCAPE PLAN**

GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

**LANDSCAPE PLAN**

GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

**LANDSCAPE PLAN**

GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

1329 Alameda Avenue, Suite B, Everett, WA 98206  
www.naturebydesigninc.com  
253.460.6067

**PROJECT:**  
VALLEY AVE TRUCK YARD  
1106 Valley Ave NW, PUYALLUP, WA 98371  
1042 Valley Ave NW, PUYALLUP, WA 98371

**REVISIONS:**

**DRAWING ISSUED FOR:**  
AGENCY REVIEW  
**DATE:** JULY 28, 2022

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

**DRAWING CONTENTS**  
**PRELIMINARY PLANTING PLAN**

**DRAWING NO.:**  
**L1**

1 OF 4

ORIG. SHEET SIZE 22X34



### Purpose and Definition

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:

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:

- 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.

- 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.

• **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.

o 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/installer 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:

- o 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)
- o TAGRO Compost Mix (available through City of Tacoma, 2201 E. Portland Avenue, Gate 6, Tacoma, WA, 98421, or retail/wholesale landscape material suppliers)
- o 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

- 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.

**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.

### 9.1 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 the restriction on stacking, storing, 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 and 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.

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 fuel/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.

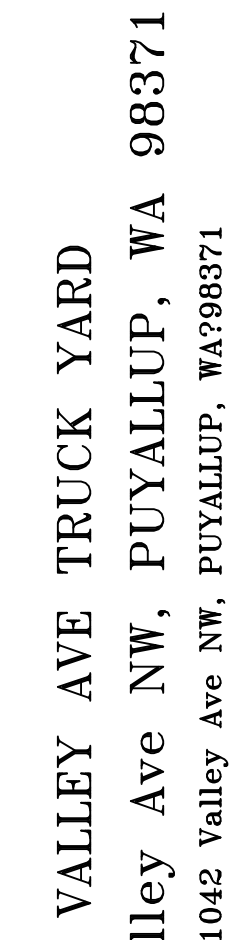
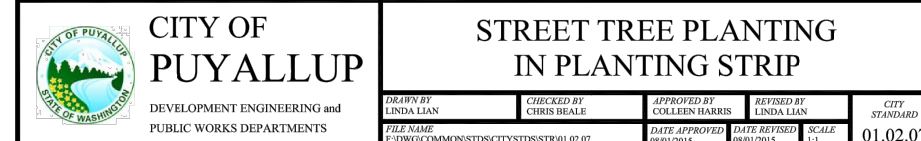
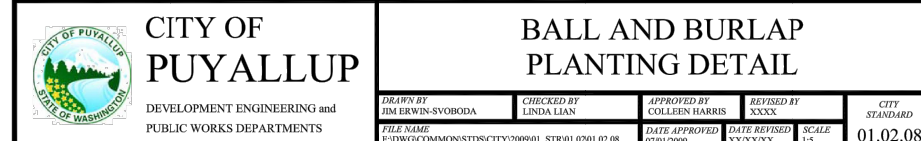
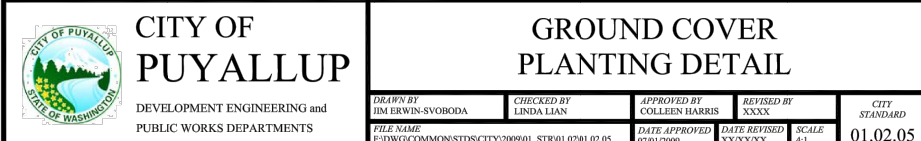
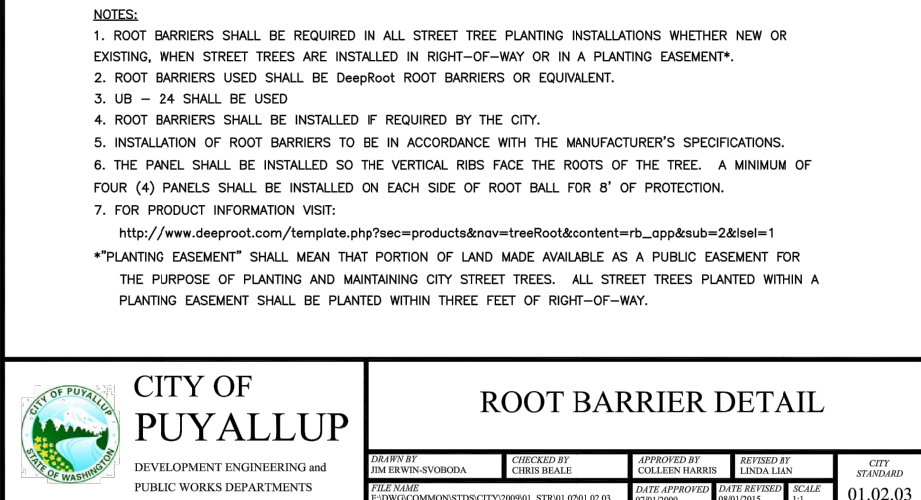
Penalties for damage to vegetation covered by this document shall follow the appropriate PMC Section(s) including 11.28 or 20.95.

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



**PROJECT:**

**REVISIONS:**

DRAWING ISSUED FOR:  
AGENCY  
REVIEW

**DATE:** JULY 18, 2022



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

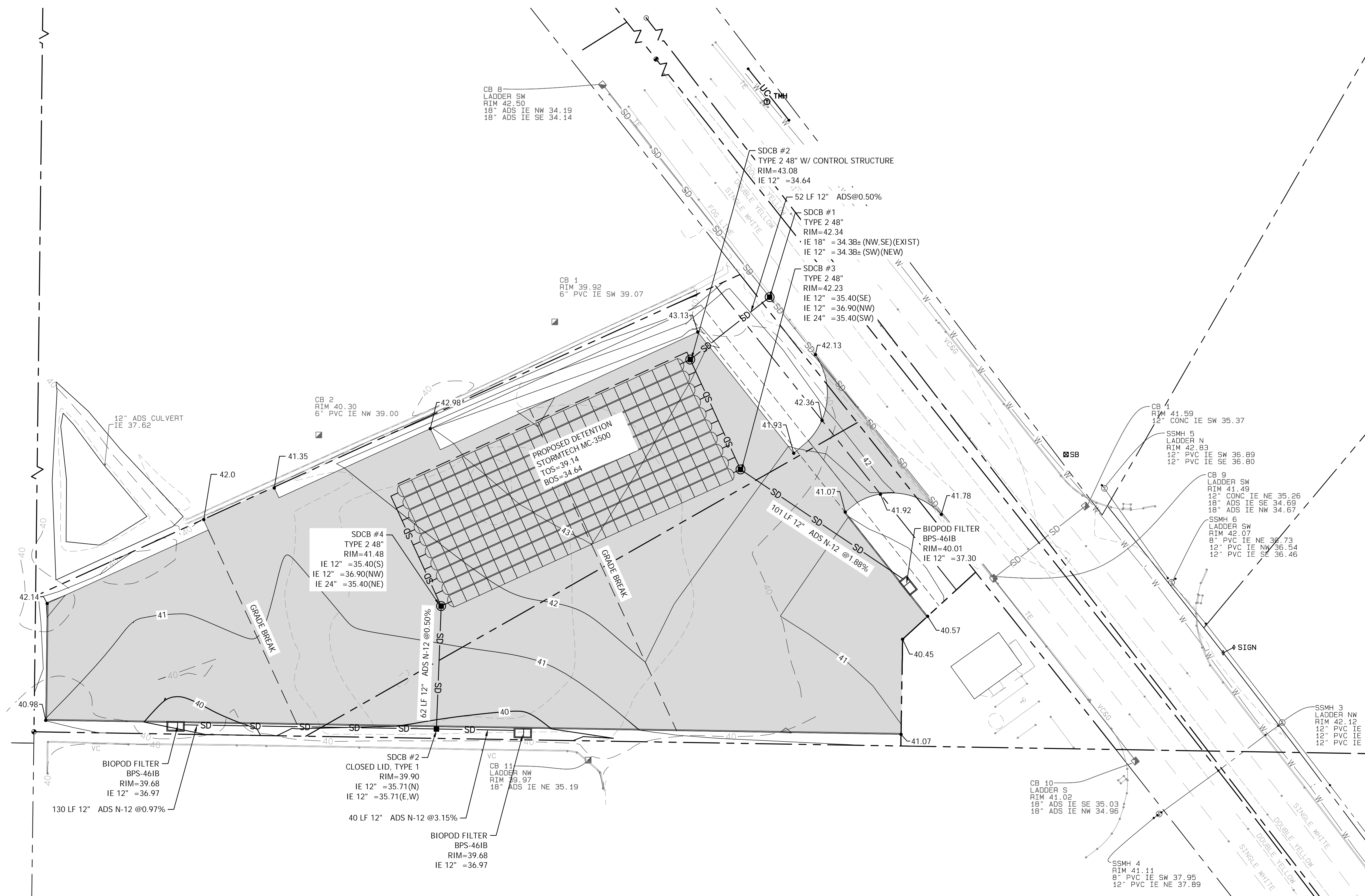
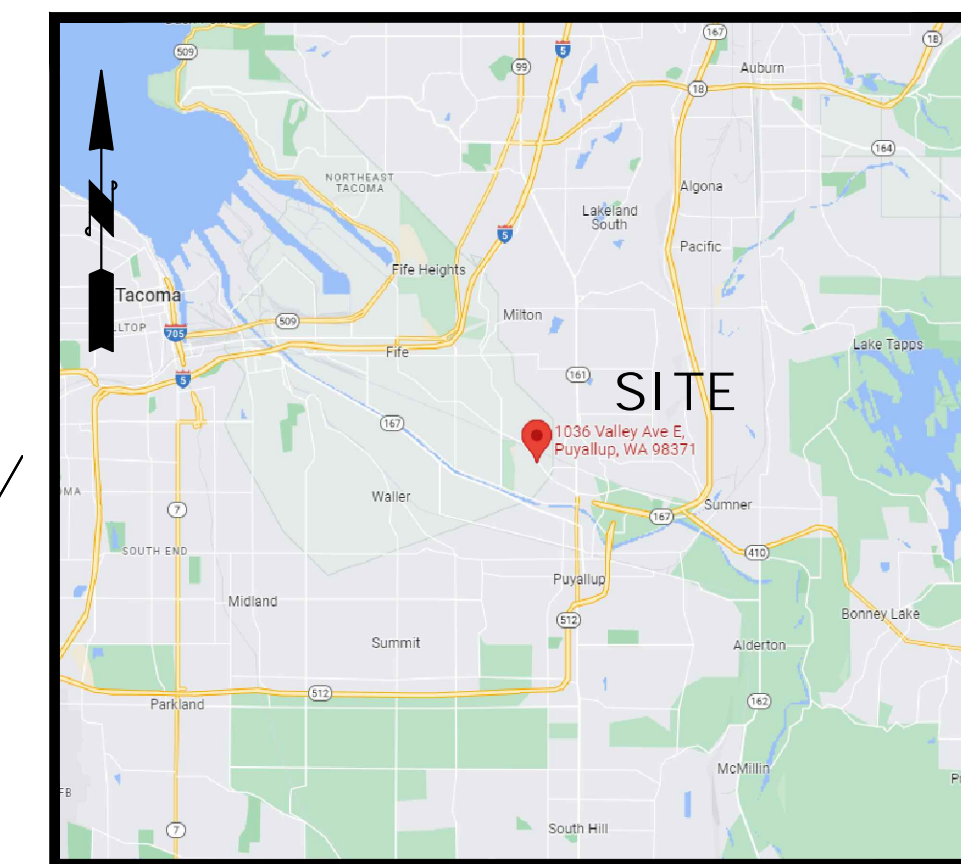
## DRAWING CONTENTS

## LANDSCAPE DETAILS & NOTES

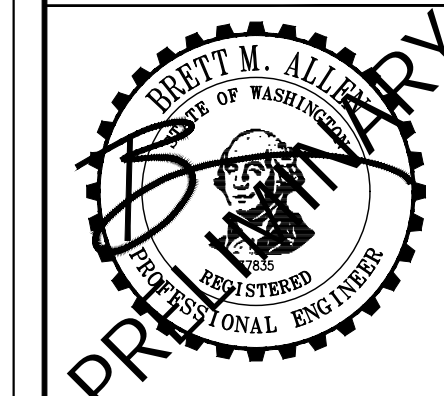
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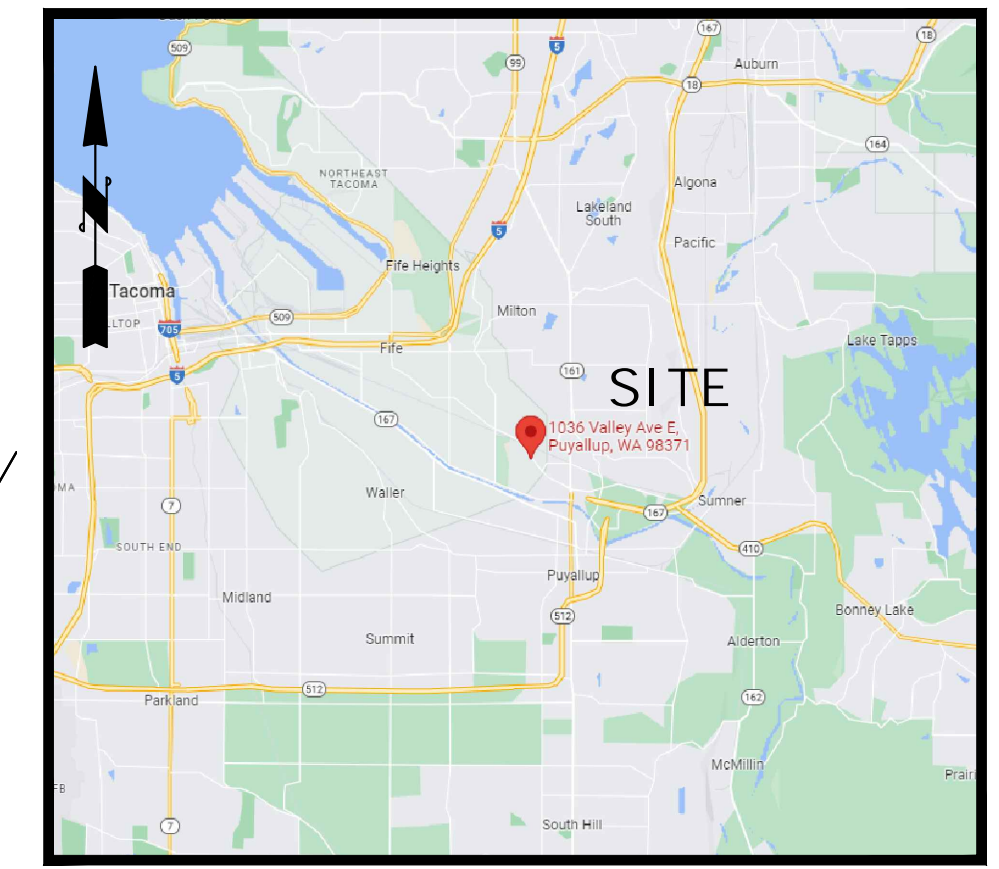
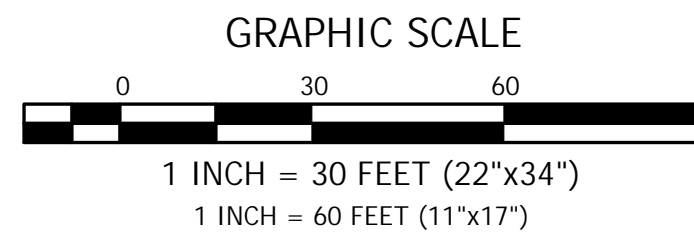
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**CONTOUR**  
**E N G I N E E R I N G • L L C**  
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ [info@contourllc.com](mailto:info@contourllc.com)  
Mailing Address: P.O. Box 949, Gig Harbor, WA 98335

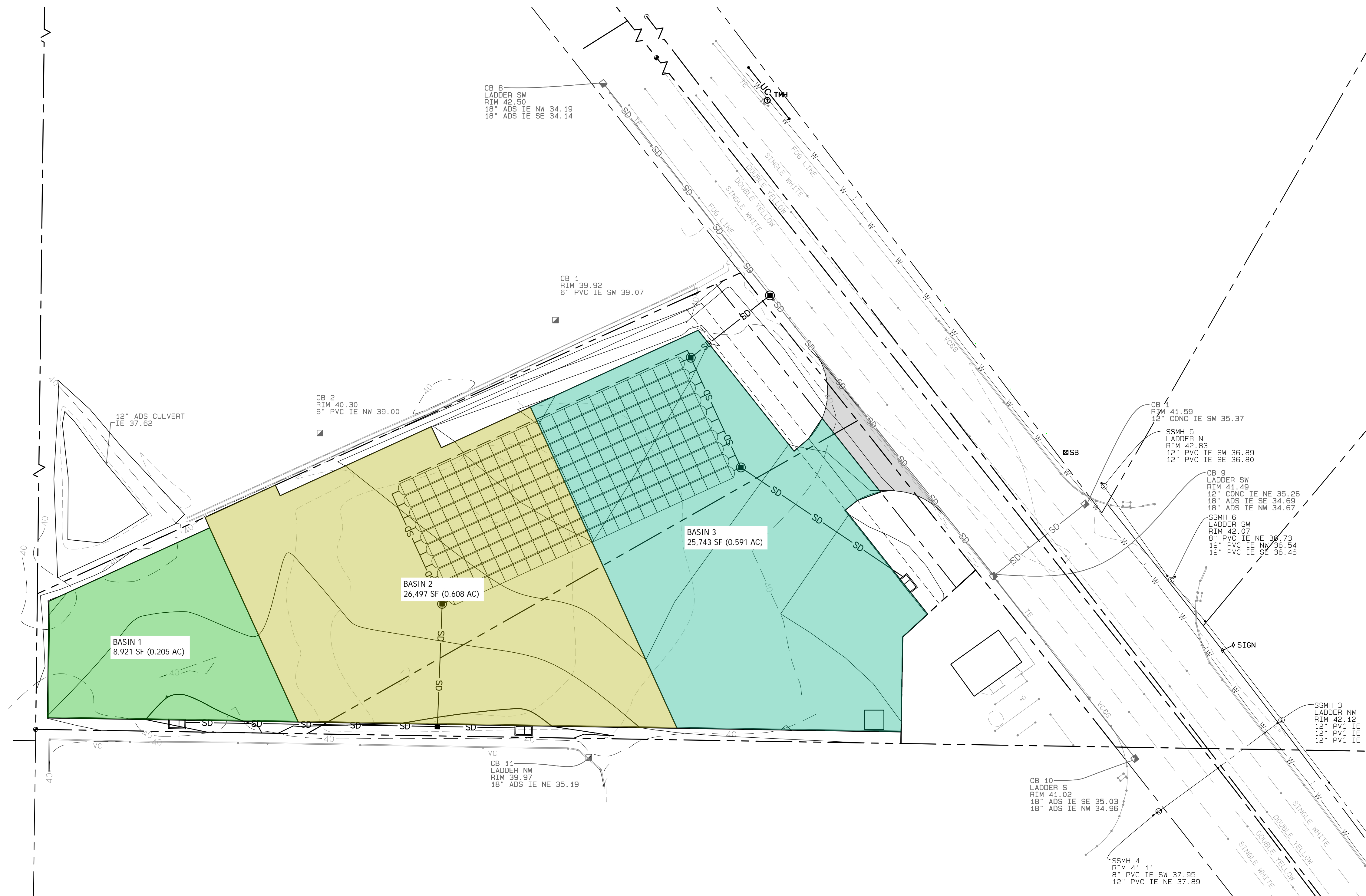


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VICINITY MAP  
NOT TO SCALE



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



PRELIMINARY

SHEET TITLE: BASIN MAP


CLIENT: NEIL WALTER COMPANY  
550 S MICHIGAN ST  
SEATTLE, WA 98108

CONTACT: KERMIT JORGENSEN

PHONE: (206)787-1475

DESIGNER: J. GEIBEL  
ENGINEER: K. MAUREN  
DRAWN: J. GEIBEL  
S16 T20 N R04E WM  
DATE: 8/12/2022  
REVISED:

PROJECT: 21-247
DWG NAME: 21-247-C

SHEET	REV.
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1 OF 1	