



**AGENDA**  
**City of Gig Harbor Design Review Board**  
**Virtual Meeting of May 27, 2021 at 5:00 pm**

Due to public health concerns, this meeting will be accessible to listen by using the information below:

link to join Webinar <https://zoom.us/j/91483077490>

Call-in: (253) 215-8782 Meeting ID: 914 8307 7490

To speak during the meeting, press the Raise Hand button near the bottom of your Zoom window or press \*9 on your phone. Comments are only allowed during designated portions of the meeting. Please refrain from "raising your hand" until the Design Review Board Chair has announced that he has opened the public comment portion of the meeting. Your name or the last four digits of your phone number will be called out when it is your turn to speak. When using your phone to call in you may need to press \*6 to unmute yourself. All speakers will have up to three minutes to speak.

If you wish to submit written public comment, please provide your comments to the Planning Division by **Noon May 27, 2021**. All written comments must be able to be read in 3 minutes or less to be included in the record and have the title: **FOR PUBLIC COMMENT** included. Send comments to: [mthomas@gigharborwa.gov](mailto:mthomas@gigharborwa.gov). Written comments will be read during the appropriate agenda item.

- I. **Call to Order:**
  - II. **Roll call:**
  - III. **Approval of Minutes:**
  - IV. **Agenda Items for Formal Review**
    - a. Announcement of Application
    - b. Open Public Meeting Announcement
    - c. Appearance of Fairness Issues
    - d. Staff Report
    - e. Applicant Introduction and Presentation
    - f. Public Comment (See Assistance Memo)
    - g. Discussion and Voting
1. **West Harbor Corporate Park LLC, 6622 Wollochet Dr. NW. Gig Harbor, WA 98335 - Mallards Landing Lot 7 – Assisted Living Facility:** PL-SPR-19-0003, PL-DR-19-0021, PL-CUP-19-0001, PL-BSP-19-0001, PL-ALP-19-0002 and PL-SEPA-19-0003. The general proposal is for the development of an approximately 95,100



square foot assisted living and memory care facility containing a total of 83 living units – including 71 assisted living dwelling units and 12 dedicated memory care sleeping units. The structure will be a single three-story building with a daylight basement. The site is approximately 4.46 acres of undeveloped land and contains two Category IV wetlands. The project proposes onsite stormwater detention, parking, landscaping and pedestrian paths connecting to frontage improvements on 72<sup>nd</sup> Street and Wagner Way. Automobile access would also be provided from both 72<sup>nd</sup> Street to the north and Wagner Way to the south.

The applicant proposes grading into the western zone transition buffer area which requires adherence to specified alternative standards and a favorable recommendation from the City's Design Review Board (GHMC 17.99.200). The site is located at 6916 Wagner Way.

V. **Upcoming Meetings** June 10, 2021 Burnham Drive Apartments

VI. **Adjourn**



## Staff Memorandum

May 20, 2021

TO: Design Review Board

FROM: Carl de Simas, Senior Planner  
Planning Division

SUBJECT: Mallards Landing Lot 7: Assisted Living Facility (PL-DR-19-0021)  
**Public Meeting Date: May 27, 2021**

At the upcoming Design Review Board (DRB) Meeting of May 27, 2021, the DRB will be continuing a review of the Subject proposal specifically related to a design alternative request from the applicant: West Harbor Corporate Park, LLC. The specific requests, initial review and analysis, general information, project and site descriptions, pertinent design review policies, and background information are described in the staff report provided for the previous meeting where this design alternative was first reviewed by the DRB at its meeting of April 22, 2021. The staff report is provided here as Exhibit F and this memo shall be added to the record as a supplement to that report. This meeting was officially noticed in accordance with GHMC 17.98.055(C) whereby notice was mailed to property owners within 300 feet on May 13, 2021 and posted on site and published in the City's official newspaper on May 20, 2021.

As noted, the DRB reviewed two design alternatives on April 22, 2021. The DRB voted to recommend approval of one alternative; and, for the other alternative, voted to have the applicant consider some additional designs and come back for another public meeting and DRB review. Those design alternatives and results from April 22<sup>nd</sup> are as follows:

### 1. Article II. Neighborhood Context

#### **17.99.180 Zone transition buffering standards.**

#### **17.99.200 17.99.200 Alternative to zone transition standards.**

The applicant has proposed grading encroachment and vegetation removal within the required zone transition buffer along the western lot boundary line. GHMC 17.99.200 Design Manual provides 13 design elements, A – M, the intent of which must be met in order for the DRB to recommend approval of such a proposal. The DRB found the proposal meets the intend of the following design

elements: A, B, C, E, H, I, and M. The applicant was asked to make certain considerations around the following design elements:

- D. Location of services
- F. Lighting
- G. Vegetative buffering
- J. Location of parking and driveway entrances
- K. Open space and common areas
- L. Existing natural characteristics of the site

## **2. Article III. Site Design**

### **17.99.240(C) – Maintain natural topography.**

Here the applicant proposed a retaining wall in excess of 6-feet between the southern detention vault and the drive aisle. The DRB voted unanimously in favor of the alternative siting equivalency and superiority through added landscape and design.

The DRB expressed concern that the alternative designs proposed for Item #1 were not adequate to effectively screen certain aspects of the proposed development. There were also concerns raised about lighting and its impact on the neighboring property owners.

In response to the feedback provided by the DRB on April 22<sup>nd</sup>, the applicant has provided several documents in support of their proposed design alternative as it relates to the design elements listed above. The submitted documents are included as exhibits to this memo as follows:

- A. Narrative
- B. Survey
- C1. Civil Option 3
- C2. Civil Option 1
- D1. Landscape Option 1
- D2. Landscape Option 3
- E. Site Plan

Exhibit A, Narrative, is a revised version of the narrative provided for the April 22<sup>nd</sup> meeting. The applicant has provided revisions in blue font for clarity. The revised narrative provides additional analysis for each of the 6 design elements that the DRB asked the applicant to consider further.

The applicant considered 3 options to the former alternative design in an effort to address design elements D, G, J, K, and I. According to the revised narrative, Option #2 was abandoned after further study. This option would have included a 13-foot retaining wall between the western buffer and the drive aisle, resulting in less screening of the service area and the building. Options #1 & #3 have been brought forward for the DRB's consideration (Exhibits C1-D2).

Under both options, the landscape area west of the service area, would be extended to the south creating additional buffering. The applicant proposes to eliminate 10 parking stalls and

one parking island in order to create this additional landscape buffer. The site is required to provide 1 parking stall for every 4 beds. The applicant proposes 95 beds. Therefore, the site will need provide a minimum 24 stalls. Parking isles are required between every nine stalls. Under these options, as proposed, this requirement is not met. However, it does appear that the requirement could be met if one of the parking rows were reduced. Otherwise, the applicant could include the issue as a component of their alternative landscape plan if it meets with the approval criteria.

Both options appear to have the same impact on buffer vegetation. The following would be removed:

- 3 dead, diseased, dying trees
- 4 significant trees
- 1 non-significant tree

Both options add additional landscaping around the service area to better screen it from view. The applicant has also provided additional renderings of the building's entranceway and service area to show views from the drive aisle (see Exhibit E, Sheet A19).

Option #1 would extend the western retaining wall between the buffer and parking area, north, along the drive aisle. The wall would not exceed 6-feet above grade.

Option #3 would not extend the wall, but leave it as was previously proposed.

Both options would have different effects on the limits of ground disturbance with Option #3 decreasing the depth of the encroachment into the buffer but increasing its extent north.

For design element F, the applicant has provided a lighting plan. The plan can be found on Exhibit E, Sheet A07. The plan does not include a photometric, nor does it include pole heights. Staff would note that, in addition to the following comments, the applicant will need to provide a photometric plan, pole and wall heights for parking/pedestrian fixtures and sconces, respectively.

- Fixtures A & D: If mounted above 7-feet, the lighting shall be downward directional. Further, the Tallman Annexation Concomitant Zoning Agreement prohibits light projection above the horizontal plane between midnight and sunrise. Lastly, GHMC 17.99.460 requires that outdoor building lighting is limited to one 60-watt bulb, or equivalent foot candles, on any 10-feet of façade length; except at building entrances.
- Fixture E: The light source must be hidden from public view.
- Fixture H: Per code and the Tallman Annexation Concomitant Zoning Agreement, light sources shall be shielded from view and confined to the property boundaries (see also GHMC 17.99.350 and 17.99.460). While the city recognizes technology has changed and LED provides more opportunity for focusing light towards or away from certain areas, the shielding will be required per the agreement. Code requires the avoidance of excessive light throw and lighting large areas with a single light source. The DRB had requested the applicant consider shorter poles within the western parking area to cut down on impacts to the neighboring homes.

To date, staff has received one public comment. Lynn Anderson, who resides within the Legacy Subdivision and on the western boundary with the subject property has expressed concerns about the retention of a large maple. She is afraid that retention of the maple will not allow for the replanting of a more robust buffer, screening her property from the new development. This comment is included as Exhibit G.

Staff would note that they have had conversations with all members of the public who spoke at the April 22<sup>nd</sup> meeting. This would include three property owners. In addition to Ms. Lynn's concerns expressed in Exhibit G, others had concerns about the retention of certain trees. Staff has expressed these concerns to the applicant.

In conclusion, staff finds that the applicant has provided responses to most, if not all of the DRBs comments from April 22<sup>nd</sup>. Staff finds that the revised proposal, with the exception of missing lighting information, appears to address and meet the intent of the design elements of GHMC 17.99.200. Staff recommends the DRB consider recommended conditions requiring the lighting plan aligns more closely with the respective design element. Staff also recommends the DRB consider recommending a condition that the extended landscape area on the west side of the drive aisle across from the service area be planted more densely with native vegetation to ensure a proper screen is established.

**RECEIVED**

*By Michelle Thomas at 3:18 pm, May 13, 2021*

**Alternative Design Review**

*For the*

**MALLARD'S LANDING LOT 7 – SENIOR LIVING  
FACILITY DEVELOPMENT**

**CITY OF GIG HARBOR , WASHINGTON**

**Parcel No's:**

4002770010  
4002770020  
4002770030  
4002770040  
4002770050  
4002770060  
4002770070

**Property Owner:**

*West Harbor Corporate Park, LLC*  
6622 Wollochet Dr. NW  
Gig Harbor, Washington 98335  
Phone No.: (253) 858-3636

**Applicant:**

James Brown  
Wattenbarger Architects  
11000 NE 33<sup>rd</sup> PL  
Suite #102  
Bellevue, WA 98004  
**Phone No.: (425) 453-0606**

**Date:**

April 20, 2021

May 12, 2020 (updated in response to DRB feedback)

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### **Exhibits**

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Exhibit A | Legal Description                                               |
| Exhibit B | Site Survey                                                     |
| Exhibit C | Grading Plan – <a href="#">Option 1 &amp; 3 - 5/5/2021</a>      |
| Exhibit D | Landscape Plan – <a href="#">Option 1 &amp; 3 - 5/10/2021</a>   |
| Exhibit E | Architectural Plan Set – <a href="#">Option – 1 - 5/12/2021</a> |



# **Mallard's Landing Lot 7 -Senior Living Facility**

## **I. PROJECT NARRATIVE**

### **A. Introduction**

The proposed project includes construction of a single three-story Assisted Living building with daylight basement, along with surface parking, and associated site landscaping and pedestrian amenities. The proposed building will house 83 living units. 12 of the units will be dedicated to Memory Care and the balance will be licensed as Assisted Living but may accommodate Independent Living according to market demand.

Vehicular access is proposed via two new driveways. One on the south east portion of the site connecting to Wagner Way and one on the northern portion of the site connecting to 72nd Street NW. Surface parking is proposed along the west side of the proposed building.

The property is located in the Mallard's Landing Large Lot subdivision, and subject to a Annexation and Concomitant Zoning Agreement adopted by City Council Resolution No 398-ANX 91-07 , originally recorded June 4, 1995 and updated August 22, 2001. This concomitant agreement designates Assisted Living Facilities as a Conditional Use. The underlying zoning is RB-2 which also treats Assisted Living as a Conditional Use.

### **B. Site Description**

The project site is approximately 4.46-acres and is located on the south west corner of the intersection of 72<sup>nd</sup> Street NW and Wagner Way. The site is bordered as follows:

- To the north by the 72<sup>nd</sup> St. NW and the proposed Dogwood Plat property. \*
- To the west by "Legacy Residential Plat" .
- To the east by a strip of wooded, undeveloped open space tracts between the subject parcel and Wagner Way, with such tracts part of the Mallards Landing Lots 5 and 6 lying east of Wagner Way, under the ownerships of One Mallards Landing LLC, HNP Development LLC and David Warren Properties LLC. These properties are occupied by two commercial buildings and The Lodge Independent/Assisted Living facility.
- To the south by the existing Rush Companies office building.

*\* Owned by Rush Residential, is currently anticipated to build out the infrastructure in 2021.*

(See Figures 2 – Vicinity Map and Figure 3 – Site Plan)

The site is currently undeveloped. The site was previously cleared years ago under grading permits in anticipation of building the six (6) small retail/office buildings. However, that project never proceeded due to the 2008-2010 downturn of the national economy. The current site is generally vegetated with grasses, brush, Scots broom, dense growth of blackberries and some trees.

The 4.46-acre parcel is generally irregular in shape and measures approximately 215 to 315 feet wide (east to west) by 630 to 715 feet deep (north to south). The site is located in the central portion of the Gig Harbor glacial upland area. The site generally slopes down from northwest to southeast. From the west, the site slopes down to the southeast at about 10 to 30 percent. The east portion of the site slopes down to the southeast at about 5 to 10 percent. Total topographic relief across the site is on the order of 55 feet. The existing site topography and configuration is shown on Exhibit 'B'.

There are two small Category IV wetlands along the east portion of the site. (See site plan in Exhibit 'E'). The natural drainage swale existing on the neighboring open space tracts abutting the subject property (see as described above) runs into and out of these small wetlands. The wetlands have been established with 50-foot buffers for this project with an additional 15' setbacks to any structures. A wetland report is submitted with the SEPA application package for this project.

### **C. Project Description**

The project site is located within a City of Gig Harbor's RB-2 zoning district. As such, an assisted & independent living facility is allowed within a RB-2 zoning district under a Conditional Use Permit (CUP). In addition to submitting a CUP application for the project, the City of Gig Harbor project approval process requires the initial steps of submitting a Master Site Plan Review (MSPR), Design Review (DR) and SEPA applications for this type of project.

A Binding Site Plan (BSP) was previously recorded on the property to provide for the construction of six (6) smaller retail/business buildings on the site which were never built. Under the current BSP, the site is made up of seven (7) separate parcel number representing the proposed six (6) building and one open space tract. These parcel numbers include:

| <u>Building #</u> | <u>Parcel #</u> | <u>Address</u>  |
|-------------------|-----------------|-----------------|
| 7A                | 4002770010      | 6916 Wagner Way |
| 7B                | 4002770020      | 7012 Wagner Way |
| 7C                | 4002770030      | 7046 Wagner Way |
| 7D                | 4002770040      | 7082 Wagner Way |
| 7E                | 4002770050      | 7124 Wagner Way |

|                  |            |                 |
|------------------|------------|-----------------|
| 7F               | 4002770060 | 7166 Wagner Way |
| Open Space Tract | 4002770070 | XXXX Wagner Way |

With the proposed independent/assisted living facility project, the existing BSP will be amended to revert the property back to once single lot upon which the independent living facility will be built. The BSP amendment application will be submitted simultaneously with the CUP, MSPR, DR & SEPA applications for the project. Once approved and recorded the above parcel numbers will be replaced with one parcel number for the site. The current legal description for the site is provided as Exhibit 'A'.

Upon completion of the CUP, MSPR, DR, SEPA & BSP amendment process, and Hearing Examiner's decision, a Commercial Building permit, civil grading and utility construction permit, NPDES will be applied for.

Additionally, since the project will include an Assisted Living and Memory Care component, it will be required to be reviewed and licensed by the Washington State Department of Health.

### **1.1. Project Overview**

The proposed project includes construction of a single three-story building with daylight basement of approximately 94,680 SF of Type V-A construction and will have automatic fire sprinklers throughout designed according to the National Fire Protection Association. The building will be a senior housing community serving independent active adults and those needing various levels of medical assistance (Independent and Assisted Living). The proposed building will house 83 living units. 12 of the units will be dedicated to residents with Dementia and Alzheimer's, collectively called Memory Care. Licensed Memory Care facilities have special program requirements to ensure resident safety and security. The Memory Care wing will be segregated from the rest of the population, and will be located on the basement level of the project with a secure outdoor courtyard/recreation space overlooking the greenspace to the east.

The site includes surface parking for 53 vehicles, loading and services spaces, and associated site landscaping and pedestrian amenities. Total impervious area proposed is approximately 70,725 SF or 36.4%.

The remaining 71 units will be designated for active senior adults with varying needs of assistance, or Levels of Care. These units will have limited kitchen and laundry facilities. In order to provide the most operational flexibility, all the units will be licensed with the Department of Health as Assisted Living, but may be leased to fully Independent Seniors or those with specific assistance requirements, according to market forces.

The facility will provide a variety of services customary a seniors community, including, but not limited to: Prepared meals, congregate dining facilities, exercise and fitness facilities,

salon and spa services, game room, tv/movie room, laundry service, transportation service to surrounding shopping and church facilities, etc. The facility will be designed and operated in accordance with the definition of “Assisted Living” and “Independent Living” in the Gig Harbor Municipal code as follows:

*“Assisted living facility” means a multiunit establishment which provides living quarters and a variety of supportive personal care, limited health care, housekeeping, and transportation services to individuals who are unable to live independently due to infirmity of age or physical handicap, but who do not need the medically oriented care of a skilled nursing facility. Individual dwelling units are of a barrier-free design with separate bathroom facilities and a mini-kitchen without range. Communal areas include a dining room in which three meals per day are served, social and activity areas, laundry facilities, and open space. Assisted living facilities are licensed under Chapter 388-110 WAC. (Ord. 990 § 2, 2005).*

*“Independent living facility” means a multiunit establishment which provides living quarters and a variety of social, housekeeping, and transportation services to senior citizens who choose to live in a congregate setting. Individual dwelling units are of a barrier-free design with separate bathroom facilities and may contain a full kitchen, partial kitchen, or no kitchen. Communal areas include a dining room in which at least one meal per day is served, social and activity areas, laundry facilities, and open space. (Ord. 990 § 3, 2005).*

## **II. DESIGN REVIEW CRITERIA**

### **Prior Design Review Criteria #1:**

The project was initially intended to comply with the prescriptive requirements of the Design Review Manual, and an active Major Site Plan; Binding Site Plan; Conditional Use; and SEPA application were submitted in January of 2019. A number of review comments were received, and we are in the process of responding to these comments. In November of 2019, we requested consideration for design alternatives to sections 17.99.380(B)(1) and 17.99.240(C) of the Design review manual. We received support for our proposed design alternatives from the Design Review Board in a letter dated March 3, 2020. Below is a brief summary of the previous requests. A detailed description can be found in the March 3, 2020 letter.

#### **1. Section 17.99.380(B)(1) – Horizontal Shift:**

Given the size and scale of the project as well as the narrow constraints of the site, we requested a design alternative to the requirement that no section of a prominent façade exceed 80 feet in length without a shift of the building footprint measuring one-tenth of

the façade length. The DRB agreed that the proposed structure with its angular shape, modulation, and variety of materials and colors resulted in an equivalent design solution.

**2. Section 17.99.240.C – Maintain Natural Topography:**

Given the scale of the project and site constraints, we requested a design alternative to the requirement that site retaining walls not exceed 6'. Our original design did manage to limit wall heights to a maximum of 6', however the fire department has requested that we provide a fire access lane extending partially around the rear of the building. The DRB recommended that additional landscape screening be provided at the wall using native evergreen vegetation, and that the design alternate resulted in an equivalent design solution.

**Prior Design Review Criteria #2:**

1. On April 22, 2021, we requested consideration for design alternatives to sections 17.99.180 of the Design Review manual for an alternative design to allow limited tree removal and grading to encroach into the required buffer. The Design Review Board felt that the proposed design alternative met many of the required criteria, but needed additional work to address criteria in GHC 17.99.180 D, F, G, J, K, L.
2. On April 22, 2021, we requested consideration for design alternatives to sections 17.99.240(C) of the Design review manual to allow a wall adjacent to the detention vault to exceed the 6' height limitation. This request was approved at the April 22<sup>nd</sup> meeting.

**New Design Review Criteria:**

Based upon input from the public and the Design Review Board at the April 22, 2021 meeting, we have made additional modifications to our proposal, and are resubmitting our request for consideration of a design alternative.

1. Grading and vegetation disturbance is not permitted in the required zone transition buffer required in section 17.99.170. The alternative landscape design process is not the appropriate process to propose or request modifications to the trees and vegetation within the zone transition buffer. Any ability to remove and replace vegetation or grade within the buffer is subject to the approval and recommendations of the Design Review Board and subject to section 17.99.200 of the Design Manual.

Note: The Design Review Board indicated at the April 22<sup>nd</sup> meeting that a modest increase in wall height above the 6' limitation along the buffer side of the parking and drive aisle, would allow us to preserve more of the buffer in it's natural state and potentially allow us to retain additional trees. An initial study of the grading showed

that we would need to shift the additional landscaping area directly adjacent to the trees, and construct a retaining wall of 13' to save the small cluster of existing trees. This strategy resulted in far less screening of both the service area, and the building in general, so we have abandoned this approach and are instead proposing options 1 & 3, both of which keep the wall at 6' maximum in height, and shift the added landscape area towards the service and trash area rather than the tree cluster.

## Requests for Design Alternative:

### 1. Section 17.99.180 – Zone Transition Buffering Standards:

The natural topography and narrow nature of the site require limited grading within the west zone transition buffers only as is absolutely necessary for the proposed development. Great care has been taken to evaluate and implement every possible design alternative to reduce the amount of encroachment into the zone transition buffers. It should be noted that although grading and construction of a driveway access, retaining wall and walkway are proposed within the zone transition buffer area, the buffer depth and planting density requirements per the applicable zone transition buffer code sections is being met prescriptively. In response to guidance from the DRB, we have made several adjustments to the proposal to improve screening and reduce impacts on the buffer. We are submitting (2) options, (option #1 and option #3). Both options consolidate some of the landscaping in the parking lot to focus the landscape on the NW area of the parking lot, where it's additional screening can be most effective. Our preferred option is option #1. Option #1 extends the 6' retaining wall around a portion of the drive aisle as it approaches the parking lot. This allows us to keep grades higher, and reduce grading and impacts on the buffer.

We are therefore requesting a Design Alternative to encroach up to 11' into the buffer for a limited area towards the northwest portions of the site. Per GHC 17.99.180, *"The DRB shall not consider or recommend approval of any deviation or proposed modification of any standard in GHMC 17.99.180 or 17.99.190, except as provided in GHMC 17.99.200."*

*17.99.200 Alternative zone transition standards. As an alternative to the zone transition standards in GHMC 17.99.180 and 17.99.190, the design review board may recommend approval of development in a zone transition area if it finds that the proposed development integrates, and is sensitive to, the pattern of development in the abutting zone. To determine if a proposed development is sensitive to the pattern of development in the abutting zone, the DRB shall consider the following elements of design:*

*A. Separation of structures. Is there sufficient separation between structures on the site and structures in the opposing zone to mitigate the impacts of taller or larger structures?*

This criteria was determined to have been met at the April 22, 2021 meeting.

*B. Architectural modulation of building. Is there sufficient modulation in the design of the building to reflect the scale and massing of adjacent buildings in the opposing zone?*

This criteria was determined to have been met at the April 22, 2021 meeting.

*C. Rooflines. Do the rooflines of the proposed building(s) reflect the type, style and form of the rooflines on the adjacent buildings in the opposing zone?*

This criteria was determined to have been met at the April 22, 2021 meeting.

*D. Location of service areas. Is there sufficient separation of service areas (e.g., loading docks, delivery areas, dumpster enclosures) to minimize impacts to development in the opposing zone?*

The loading and garbage enclosure are set into the site at 76' off the property line. In addition, the loading is screened by a 40' zone transition buffer, an additional 10' no construction zone. In response to input from the DRB, we have added an additional 18' of landscaping between the drive aisle and the property line. The finished grade is 20' to 25' below the grade of adjacent single family homes. We have also added a landscape strip between the drive aisle and the trash enclosure to allow additional landscaping. As indicated on the renderings provided to the DRB, the loading and trash enclosure are heavily screened and not really visible from adjacent properties. A rendering from the project drive aisle has been added to the architectural set for reference.

*E. Window and balcony orientation. Are windows and balconies located in a manner that preserves the privacy of residents in the opposing zone?*

This criteria was determined to have been met at the April 22, 2021 meeting.

*F. Lighting. Is the location and intensity of outdoor lighting low enough to avoid negative impacts on abutting residential development?*

Lighting at the drive aisle and parking lot is set back at least 48' from the property line. The fixtures are downward directional and located between 20' and 25' below the grade of the adjacent single family zone. No intense or direct light will be visible from neighboring properties. At the request of the DRB we are providing cutsheets on key site lighting fixtures on A07. All building wall sconces have been specified to be indirect fixtures. We have changed the sconces at the resident decks to be a downward directional recessed CAN light to assure that no direct light will be visible to adjacent properties. We have provided a fixture cutsheet for the parking lot downward directional lighting, however note that the final count and locations of these fixtures is driven by code and reviewed under the building permit process.



*G. Vegetative buffering. Does existing on-site vegetation provide screening opportunities or otherwise ensure the privacy of residents in opposing zones?*

The addition of a new 10' no construction zone adjacent to the buffer is allowing us to keep the grade higher within the buffer and preserve approximately 96% of the existing trees and vegetation. A significant number of replacement trees are being added to offset the (6) significant trees that cannot be retained in the buffer. Replacement trees and additional landscaping enhancements are focused on the impacted areas. [In response to input from the DRB we have consolidated some of the planting strips in the parking lot, to consolidate it at the NW corner of the site. This provides additional screening at a key area opposite the service and loading as well as allows us to keep the grades higher and further reduce impacts on the buffer, limiting it to 724 SF of 25,480 SF buffer \(97.2% of the buffer remains undisturbed\)](#)

*H. Existing nonconformities. Are there existing patterns of development in the opposing zone that do not conform with current development standards and should therefore not be perpetuated in new development?*

[This criteria was determined to have been met at the April 22, 2021 meeting.](#)

*I. Entryway orientation. Is the building entrance in a location that minimizes impacts to the privacy of abutting residential development?*

[This criteria was determined to have been met at the April 22, 2021 meeting.](#)

*J. Location of parking and driveway entrances. Are parking lots and driveways in locations that minimize traffic noise on, or invasion of privacy of, abutting residential development?*

The level of parking is approximately 20'-25' below the grade of the single family zone. The grade differential, and retaining wall should shield the adjacent zone from noise and headlights. The existing and added trees and vegetation also help serve to dampen any sound impacts. Please note also that the assisted living use, has far lower trip generation than a comparably sized apartment building, and most trips are during regular daylight hours. [At the DRB's request, we have taken into consideration, the noise impacts of commercial vehicles at the loading and service area. We have consolidated some of the landscape in the parking lot to the NW of the site allowing us to add a significant amount of additional vegetation, and to keep the grades higher, providing additional visual and auditory screening.](#)

*K. Open space and common areas. Does the project utilize common areas to provide separation between site development and development in the opposing zone?*



The building is set back between 85' and 149' from the adjacent property, well in excess of the minimum requirements. In addition to the landscape in the zone transition buffer and no construction zone, we have additional landscaping between the driveway and building, and include some areas of outdoor patio to help transition from the landscaping and screening, to the built environment. In response to the DRB's input, we have consolidated several planting islands in the parking lot, to provide a larger more meaningful area of landscaping, and better utilize the open space on the site to provide additional screening. Locating the additional landscape area at the NW of the site allowed us to minimize buffer disturbance, and provide additional screening at the key service and loading area. Minor adjustments were also made add landscaping between the drive aisle and service area.

*L. Existing natural characteristics of the site. Does the development utilize existing site conditions such as topography or clusters of trees to provide buffering or to enhance view opportunities?*

The combination of the two Design Alternatives requested allows us to significantly reduce impacts to the buffer and no-construction zone. It reduces grading impacts by allowing the natural grade and vegetation to be retained for 96% of the buffer. This is a significant improvement over our previous proposal. In addition replacement trees and additional vegetation are being provided to bring the final resulting condition in line with the intent of the code. At the DRB's suggestion, we explored two options. The first was to increase the height of the retaining wall to minimize disturbance in the buffer. We found this approach to have a negative impact on the proposal. The resulting retaining wall was 13' in height, and the preservation of the small cluster of trees was actually counter productive in that it significantly reduced our replacement tree count. This approach was abandoned in lieu of keeping the 6' wall, but consolidating the landscape islands at the NW of the parking lot. This second approach provided far more screening opportunities. Although it does have slightly more encroachment into the buffer, it reduced disturbance and grading impacts overall; provides far more screening opportunities; and adhered to the prescriptive wall height limitations.

*M. Siding materials and details. Do the siding materials and other architectural details reflect the type of materials and details that typify development on abutting parcels in the opposing zone?*

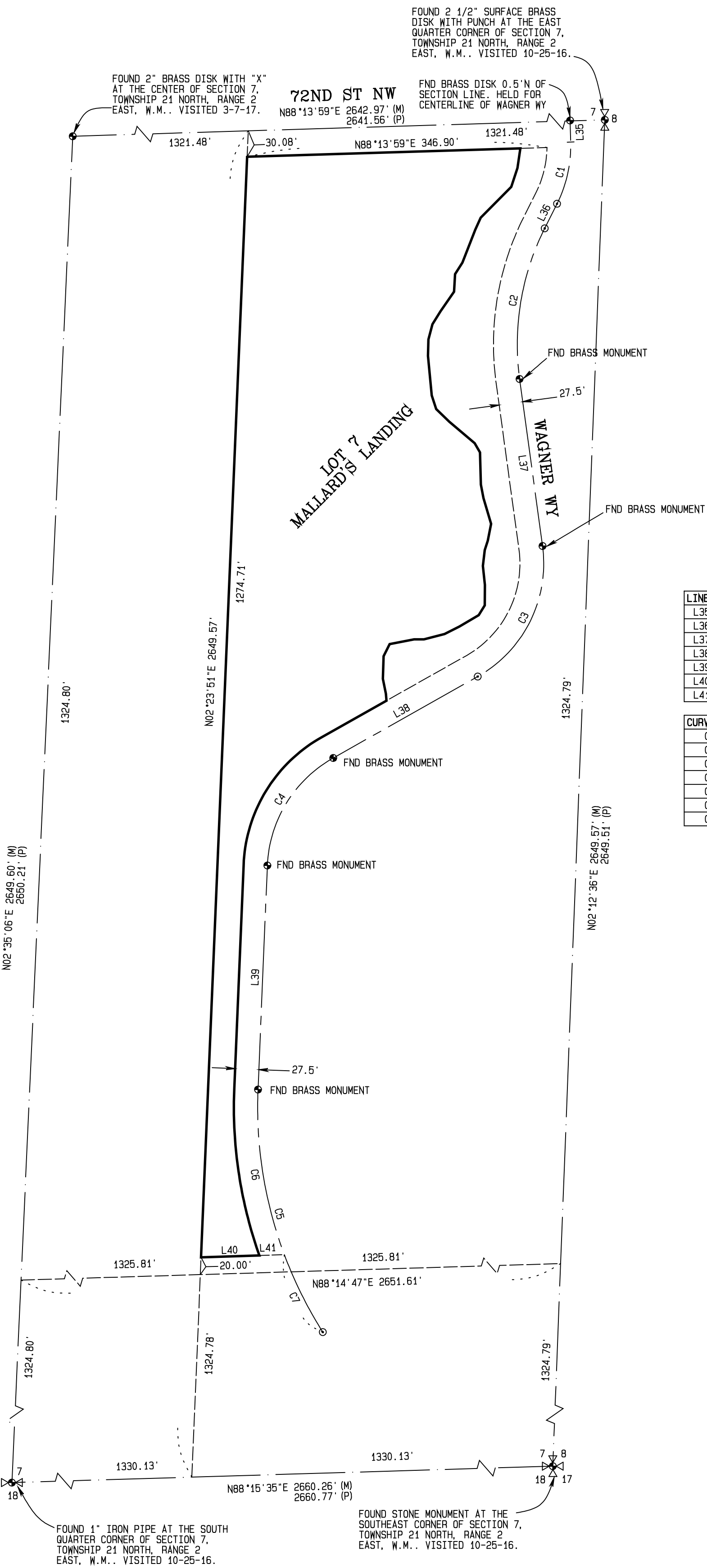
This criteria was determined to have been met at the April 22, 2021 meeting.

# Boundary & Topographic Survey

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 21 N., RANGE 2 E., W.M.  
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

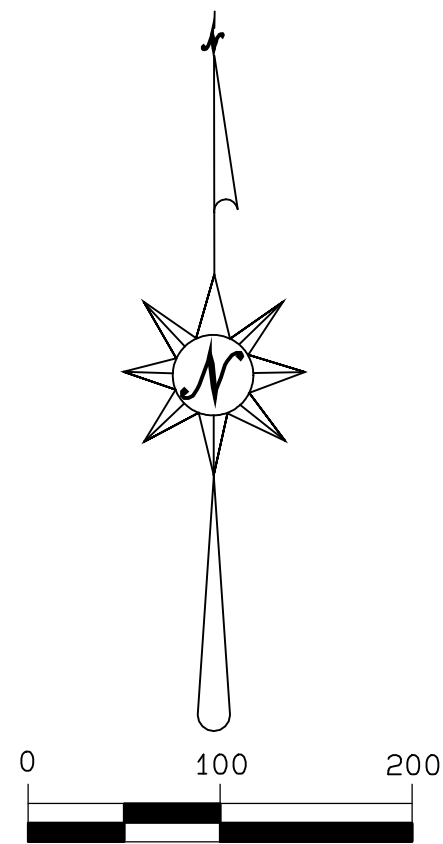
RECEIVED

By Michelle Thomas at 3:24 pm, May 13, 2021



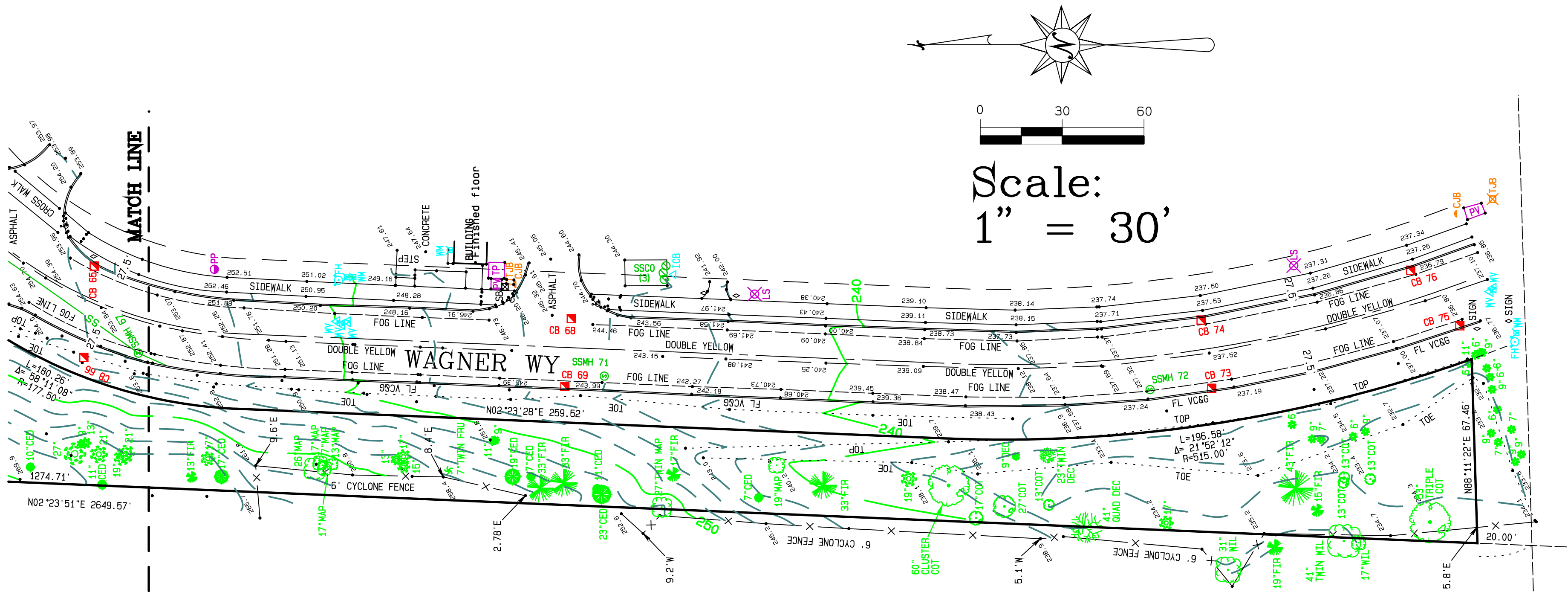
| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L35  | S01°37'17"E | 24.92'   |
| L36  | S26°34'59"W | 31.84'   |
| L37  | S07°48'47"E | 195.10'  |
| L38  | S60°34'36"W | 191.81'  |
| L39  | S02°23'28"W | 259.53'  |
| L40  | N88°11'22"E | 67.46'   |
| L41  | N88°11'22"E | 28.94'   |

| CURVE | ARC     | DELTA     | RADIUS  |
|-------|---------|-----------|---------|
| C1    | 73.90'  | 28°12'16" | 150.12' |
| C2    | 179.40' | 34°14'04" | 300.24' |
| C3    | 179.11' | 68°26'00" | 150.00' |
| C4    | 152.33' | 58°11'06" | 150.00' |
| C5    | 295.01' | 34°40'20" | 487.50' |
| C6    | 194.86' | 22°54'09" | 487.50' |
| C7    | 100.14' | 11°46'11" | 487.50' |



Scale:  
1" = 100'

SEE SHEET 2 OF 2



Scale:  
1" = 30'

## 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 729979.57 / 1122128.93 AT A 3" BRASS DISK WITH "X" AT SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M.; THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999900458 AND THE GRID SCALE FACTOR OF 0.9999961252 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

## VERTICAL DATUM:

BASE:  
HELD PIERCE COUNTY CORS STATION "PRDY".  
ELEVATION 345.62 FEET (NAVD 88)

## SURVEYOR'S NOTES:

- 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-3) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (TRIMBLE R-8). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 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.
- THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED OCTOBER 12, 2018. THE DATE OF THIS FIELD SURVEY.
- LEGAL DESCRIPTION PROVIDED BY CLIENT, AWAITING TITLE REPORT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY EFFECT THIS SITE.

## DESCRIPTION:

LOT 7 OF THE PLAT OF MALLARD'S LANDING AS RECORDED UNDER AUDITOR'S FILE NUMBER 200103265002, RECORDS OF PIERCE COUNTY, WASHINGTON.

## LEGEND:

- = FOUND MONUMENT AS NOTED
- FL = FLOW LINE
- EC = EXTRUDED CURB
- VC&G = VERTICAL CURB & GUTTER
- ▲ = GAS VALVE (GV)
- ULV = UNKNOWN LOCK VAULT
- ▲ = GUY WIRE ANCHOR (GW)
- ✕ = LIGHT STANDARD (LS)
- = POWER POLE
- ✕ = JUNCTION BOX (JB)
- TP = TRANSFORMER PAD
- PV = POWER VAULT
- ✕ = YARD LIGHT (YL)
- = GUY POLE (GP)
- ⊙ = SANITARY SEWER MANHOLE (SSMH)
- ⊙ = SANITARY SEWER CLEAN OUT (SSCO)
- ◇ = SIGN
- = CABLE JUNCTION BOX (CJB)
- ✕ = TELEPHONE JUNCTION BOX (TJB)
- = CATCH BASIN (CB)
- ▲ = WATER VALVE (WV)
- ≡ = WATER METER
- ⌵ = HYDRANT (FH)
- △ = IRRIGATION CONTROL BOX (ICB)
- ◆ = WATER BLOW OFF (WBO)
- ✕ = FIRE STAND PIPE
- = FIRE CONNECTION
- ⊙ = CALCULATED MONUMENT POSITION
- CED = CEDAR
- COT = COTTONWOOD
- MAP = MAPLE
- MAD = MADRONA
- DEC = DECIDUOUS
- ALD = ALDER

BY

DATE

DESCRIPTION

REVISION

CONTOUR

ENGINEERING, LLC

CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS

4706 97th Street NW, Bldg #2, Gig Harbor, WA 98335

Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

SHEET TITLE:

BOUNDARY & TOPOGRAPHIC SURVEY

DRAWN BY: LN

SURVEYOR: S. WOODS, PLS

CHECKED: SW

SEC 7 T 21N R 2E WM

DATE: OCT 17, 2018

REVISED:

PROJECT: 18-135

DWG NAME: 18-135B

SHEET

REV.

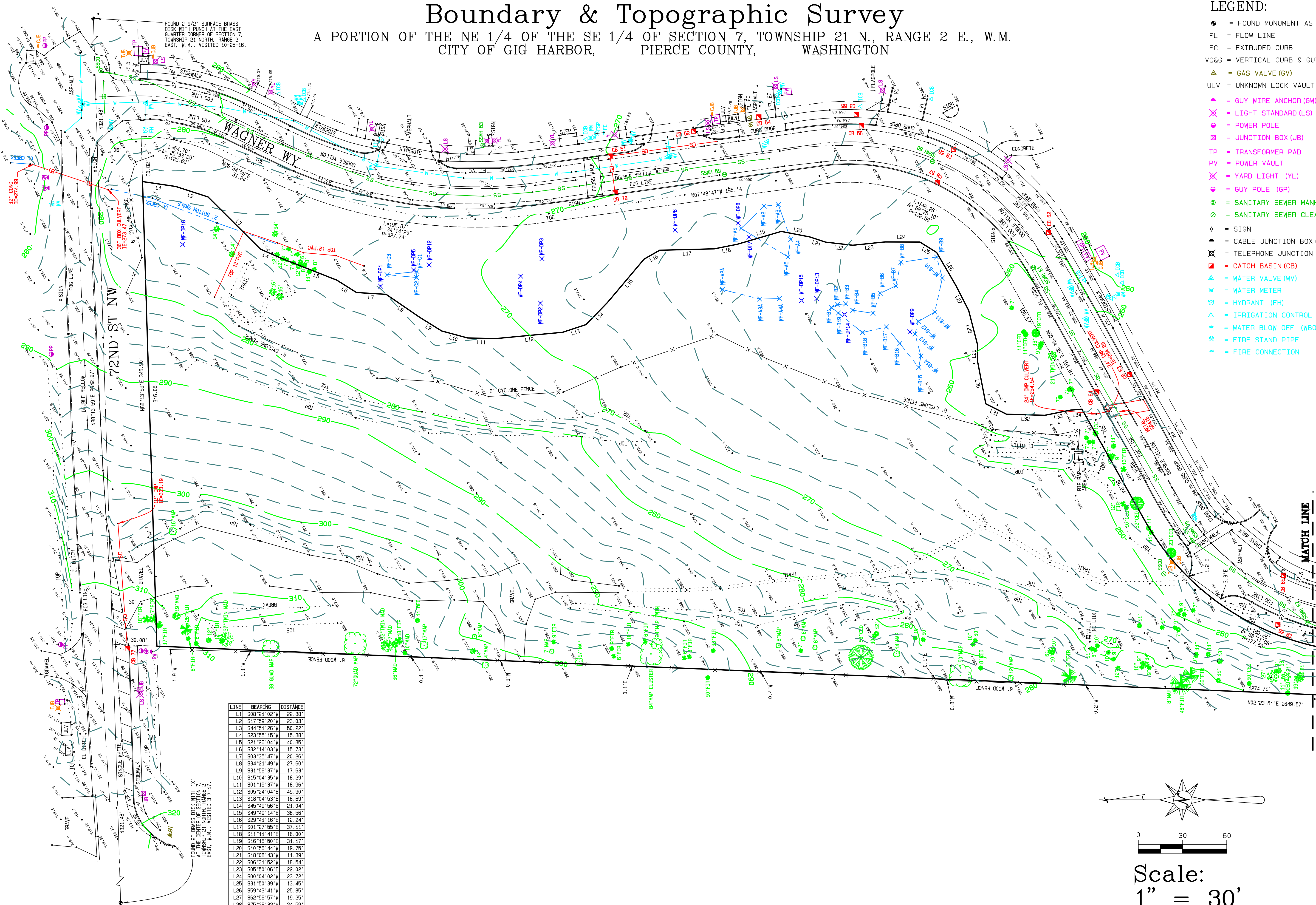
SHT- NO

1 OF 2



# Boundary & Topographic Survey

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 21 N., RANGE 2 E., W.M.  
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

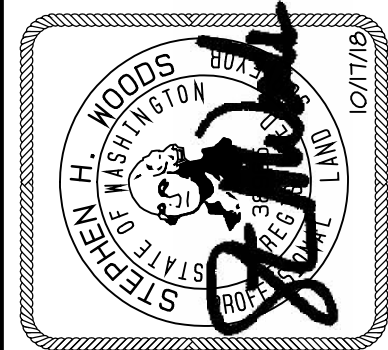


| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S08°21'02"W | 22.38'   |
| L2   | S17°59'20"W | 23.03'   |
| L3   | S44°51'26"W | 50.22'   |
| L4   | S23°56'15"W | 15.38'   |
| L5   | S21°26'04"W | 40.85'   |
| L6   | S32°14'03"W | 15.73'   |
| L7   | S03°36'47"W | 20.26'   |
| L8   | S34°21'49"W | 27.60'   |
| L9   | S31°56'37"W | 17.63'   |
| L10  | S15°04'36"W | 18.29'   |
| L11  | S01°19'37"W | 18.96'   |
| L12  | S05°24'04"E | 45.90'   |
| L13  | S18°04'53"E | 16.69'   |
| L14  | S45°49'56"E | 21.04'   |
| L15  | S43°49'14"E | 38.56'   |
| L16  | S29°41'16"E | 12.24'   |
| L17  | S01°27'56"E | 37.11'   |
| L18  | S11°11'41"E | 16.00'   |
| L19  | S16°16'50"E | 31.17'   |
| L20  | S10°56'44"W | 19.75'   |
| L21  | S18°08'43"W | 11.39'   |
| L22  | S05°31'52"W | 18.54'   |
| L23  | S05°50'06"E | 22.02'   |
| L24  | S00°04'02"W | 23.72'   |
| L25  | S31°50'39"W | 13.45'   |
| L26  | S59°43'41"W | 25.85'   |
| L27  | S62°56'57"W | 19.25'   |
| L28  | S75°26'32"W | 24.59'   |
| L29  | N89°50'25"W | 11.35'   |
| L30  | S78°59'19"W | 28.88'   |
| L31  | S26°33'43"W | 15.71'   |
| L32  | S01°38'27"W | 26.10'   |
| L33  | S11°15'37"E | 17.71'   |
| L34  | S04°56'28"E | 7.95'    |

## LEGEND:

- = FOUND MONUMENT AS NOTED
- FL = FLOW LINE
- EC = EXTRUDED CURB
- VCSG = VERTICAL CURB & GUTTER
- ▲ = GAS VALVE (GV)
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- △ = IRRIGATION CONTROL BOX (ICB)
- ▲ = WATER BLOW OFF (WBO)
- = FIRE STAND PIPE
- = FIRE CONNECTION

SEE SHEET 1 OF 2



SHEET TITLE:  
**BOUNDARY & TOPOGRAPHIC SURVEY**

DRAWN BY: LN  
SURVEYOR: S. WOODS, PLS  
CHECKED: SW  
SBO 7 T 21N R 2E WM  
DATE: OCT 15, 2018  
REVISED:

PROJECT: 18-135  
DWG NAME: 18-135B

| SHEET  | REV. |
|--------|------|
| SHT-NO |      |
| 2 OF 2 |      |

**CONTOUR**  
ENGINEERING & LAND PLANNERS  
CIVIL ENGINEERS-SURVEYORS  
4706 97th Street NW, Bldg #2, Gig Harbor, WA 98335  
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

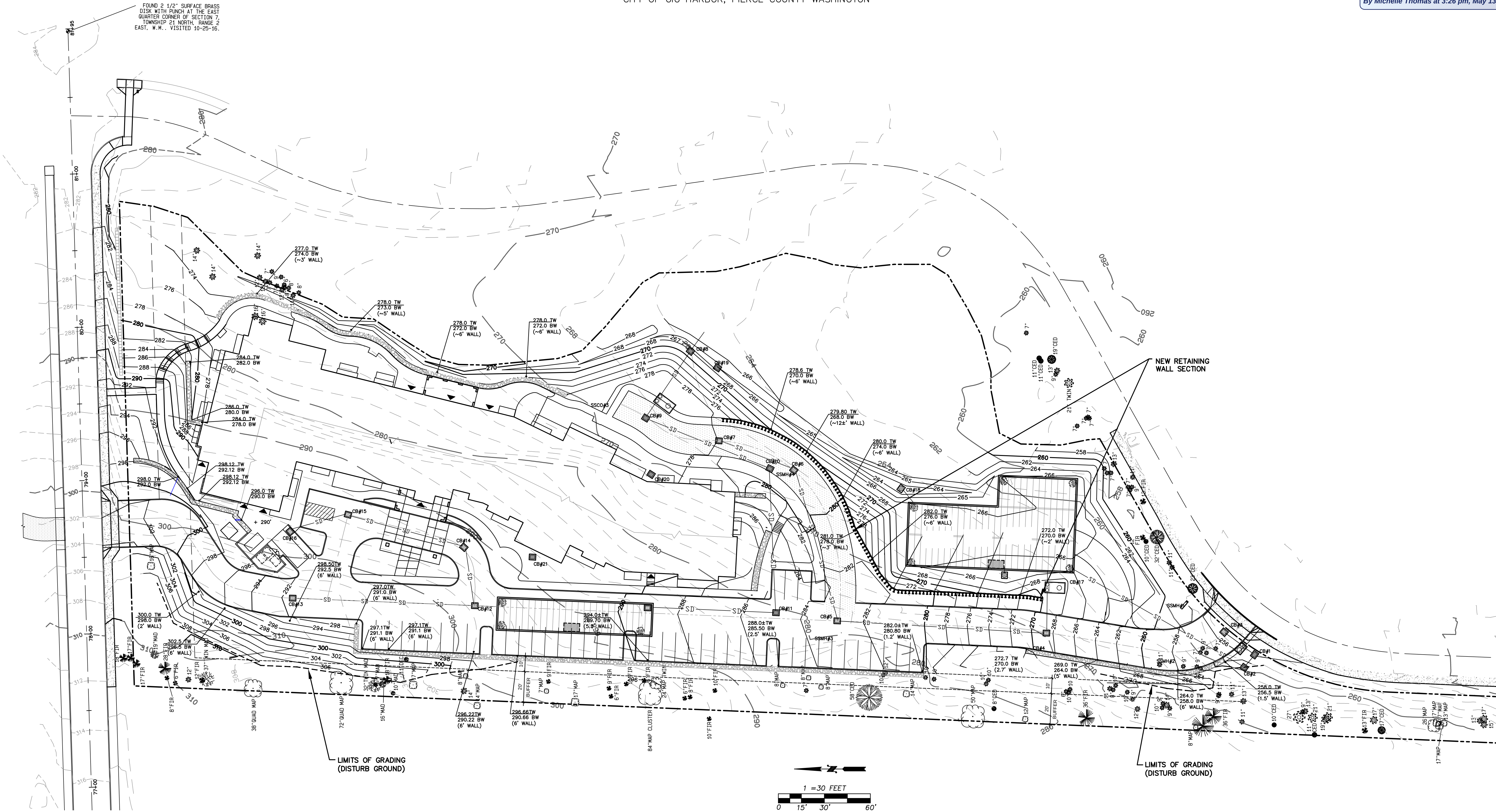
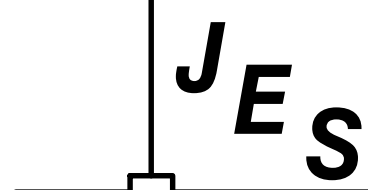


## MALLARDS LANDING LOT #7

A PORTION OF SECTION 7, TOWNSHIP 21 N, RANGE 2 E W.M.  
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON

RECEIVED

*By Michelle Thomas at 3:26 pm, May 13, 2021*

[illegible]

Jorgenson Engineering Services, LLC

- Civil/Development Engineering
- Feasibility / Permitting / Entitlements

|              |          |
|--------------|----------|
| DESIGNED BY: | TAJ      |
| DRAWN BY:    | TAJ      |
| CHECKED BY:  | TAJ      |
| APPROVED BY: | TAJ      |
| SCALE:       | AS NOTED |
| OTHER:       |          |

# MALLARDS LANDING LOT #7 SENIOR LIVING FACILITY

## MAJOR SITE PLAN REVIEW & DESIGN REVIEW

5/5/21

DRB SITE PLAN  
OPTION #3  
EXHIBIT

PERMIT NO.  
PL-SPR-19-0003

DRAWING NO.  
JES-19-01

SHEET                      OF









**RECEIVED**  
By Michelle Thomas at 3:29 pm, May 13, 2021

**BRADLEY DESIGN GROUP, INC.**  
LANDSCAPE ARCHITECTURE + SITE PLANNING

**BDG**



mail  
4330 N Lexington St  
Tacoma, WA 98407

location  
455B St Helens Ave  
Tacoma, WA 98402

t.253.272.4848  
f.253.276.0132

[www.bradtree.com](http://www.bradtree.com)  
[info@bradtrees.com](mailto:info@bradtrees.com)



STATE OF  
WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

*Kathleen Bradley Reader*

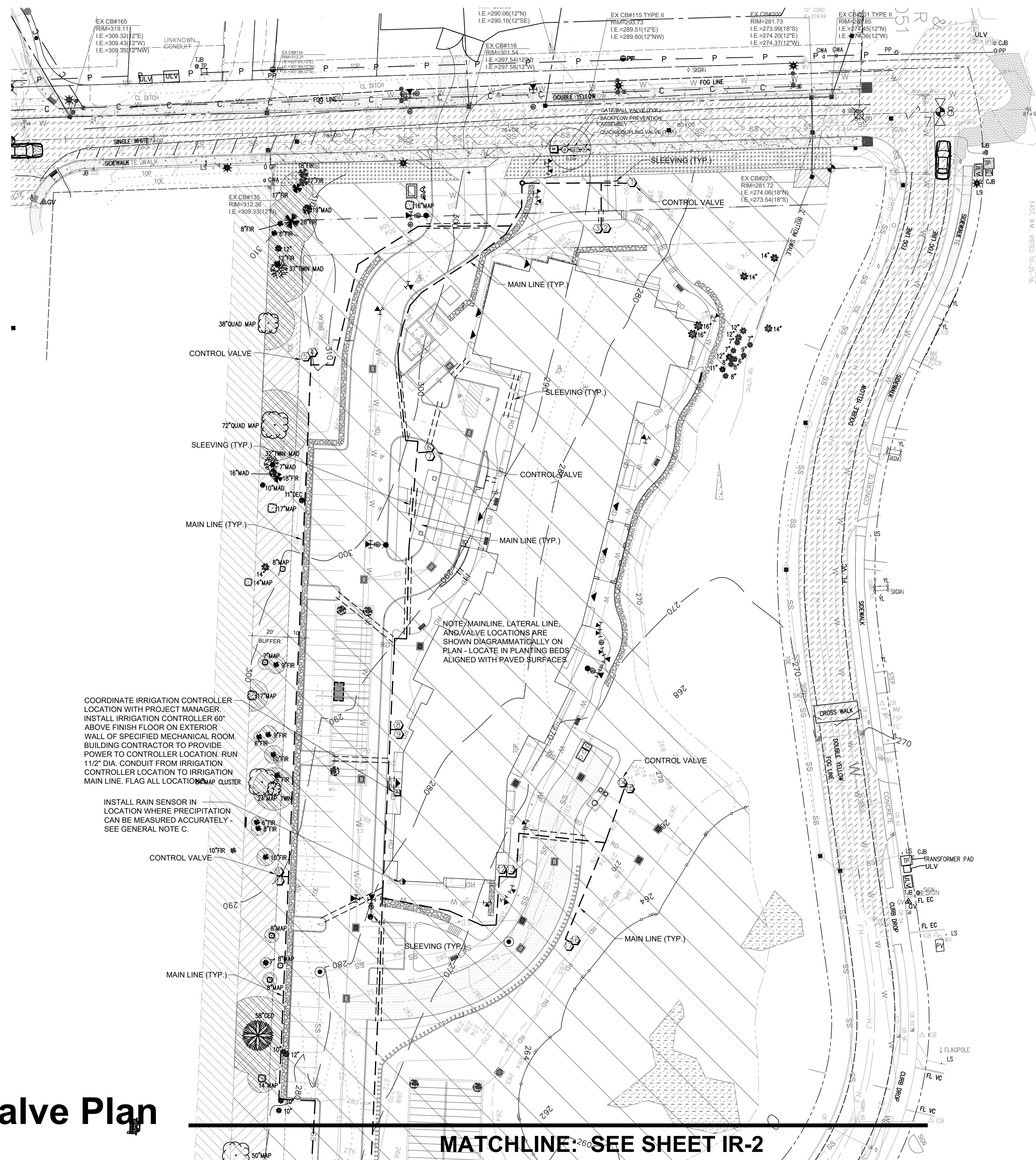
Kathleen Bradley Reader  
Certificate No. 578

# MAINLINE, SLEEVING & VALVE PLAN

**Mallards 7**  
Rush Development, Inc.  
Gig Harbor, WA

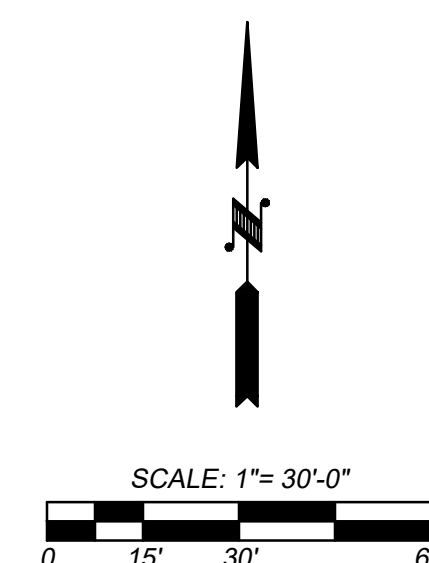
| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFW |
| Revised Site Plan Per City Comments                   |              |     |
| 3                                                     | 10 May 2021  | MFW |
| Revised Site Plan Per DRB Recommendations             |              |     |

|                               |  |                                                        |
|-------------------------------|--|--------------------------------------------------------|
| Scale<br><b>1" = 30'0"</b>    |  | Sheet No.<br><br><b>IR-1</b><br><br>of <b>3</b> Sheets |
| Designer<br><b>MFW</b>        |  |                                                        |
| Project Manager<br><b>MFW</b> |  |                                                        |
| Principal<br><b>KBR</b>       |  |                                                        |
| Date<br><b>22 JAN 2019</b>    |  |                                                        |
| Phase<br><b>DD</b>            |  |                                                        |
| Project No.<br><b>18066</b>   |  |                                                        |



## Mainline, Sleeving & Valve Plan

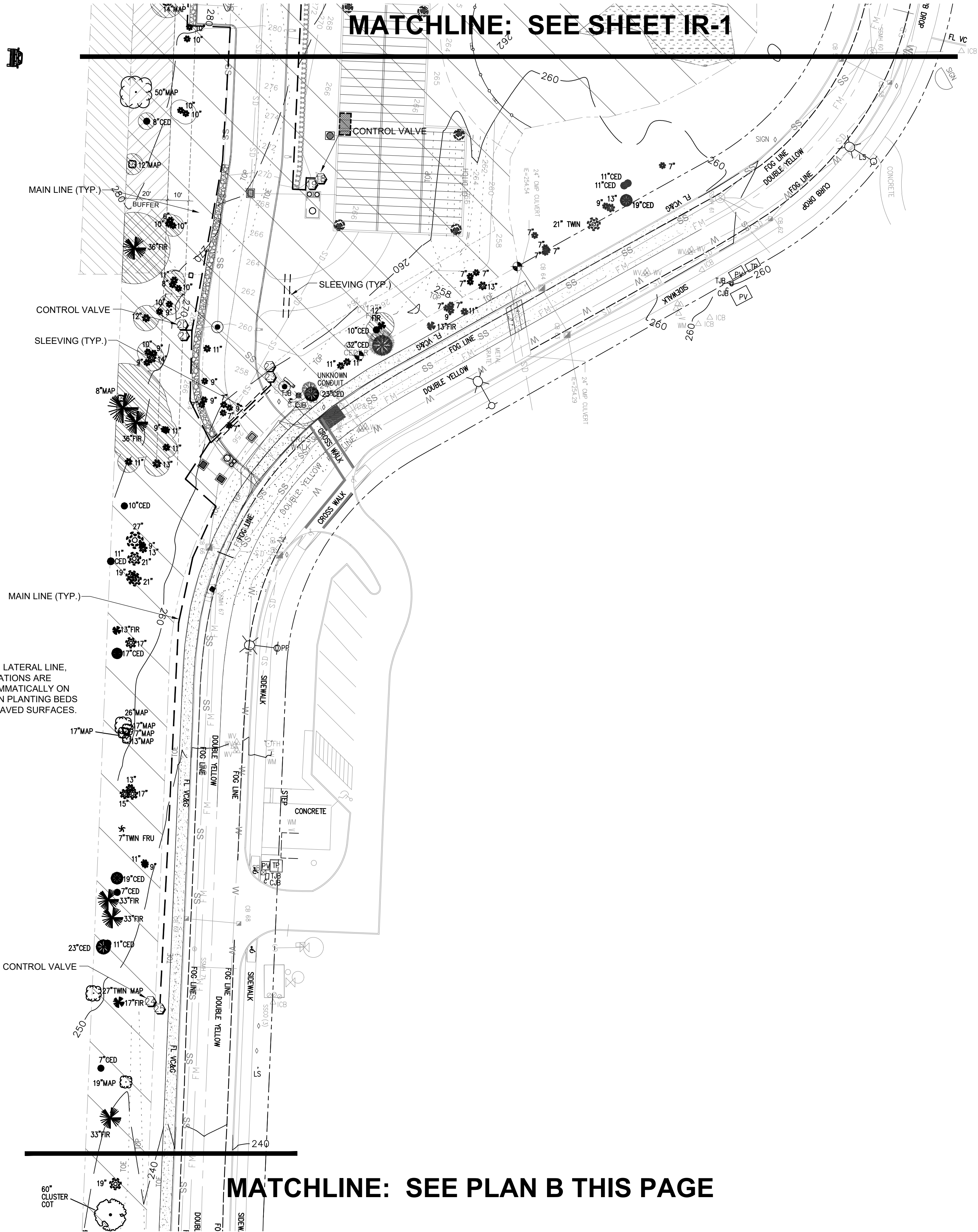
**MATCHLINE: 260 SEE SHEET IR-2**





MAINLINE, SLEEVING & VALVE PLAN IR-2A

MATCHLINE: SEE SHEET IR-1



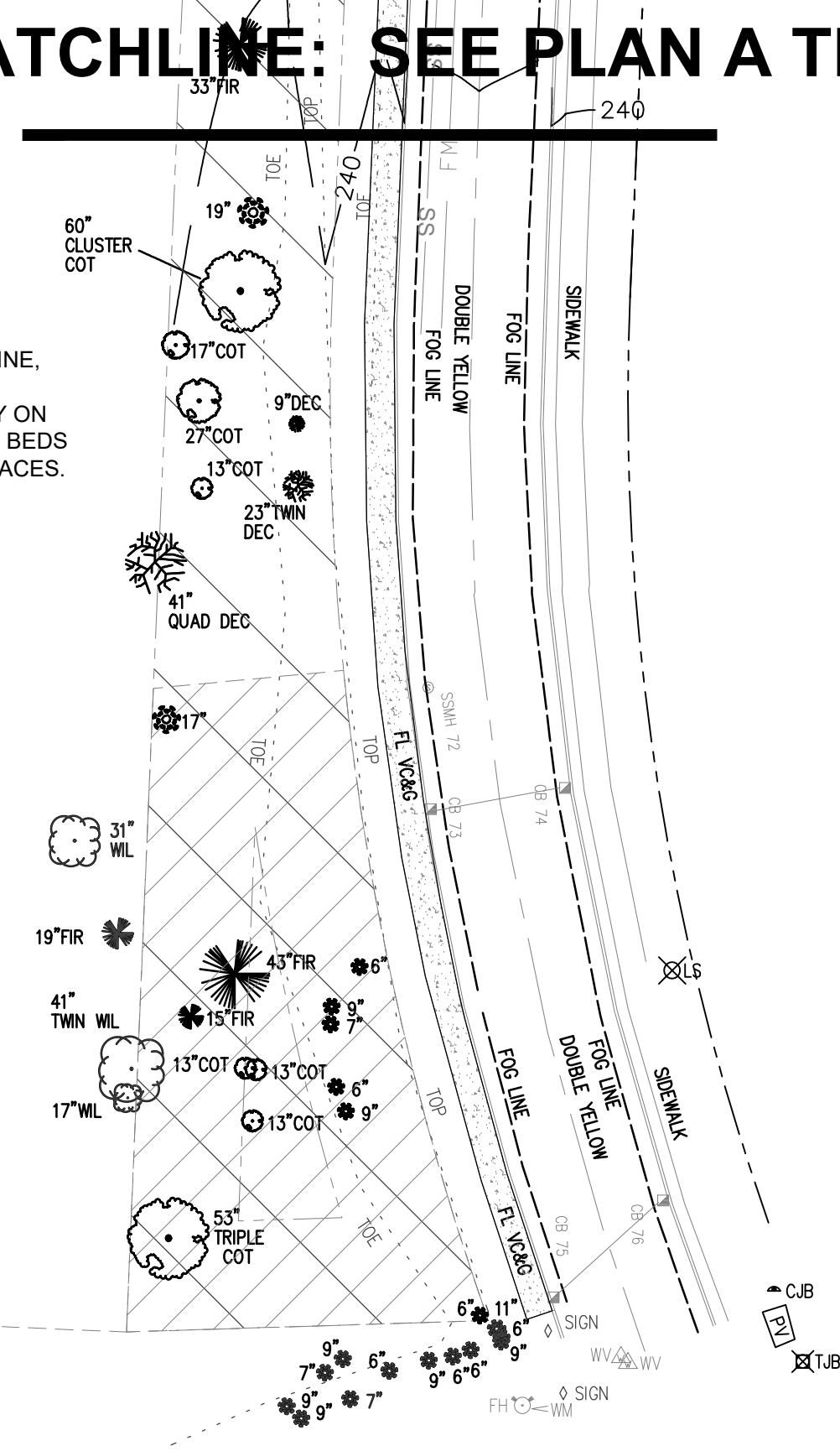
NOTE: MAINLINE, LATERAL LINE, AND VALVE LOCATIONS ARE SHOWN DIAGRAMMATICALLY ON PLAN - LOCATE IN PLANTING BEDS ALIGNED WITH PAVED SURFACES.

MATCHLINE: SEE PLAN B THIS PAGE

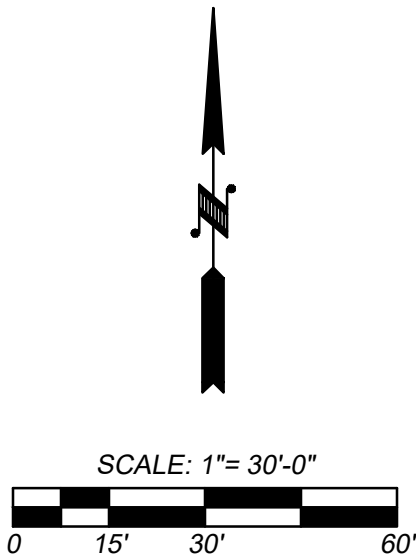
MAINLINE, SLEEVING & VALVE PLAN IR-2B

MATCHLINE: SEE PLAN A THIS PAGE

NOTE: MAINLINE, LATERAL LINE, AND VALVE LOCATIONS ARE SHOWN DIAGRAMMATICALLY ON PLAN - LOCATE IN PLANTING BEDS ALIGNED WITH PAVED SURFACES.



Mainline, Sleeve & Valve Plan



MAINLINE, SLEEVING & VALVE PLAN

Mallards 7

Rush Development, Inc.  
Gig Harbor, WA

**BRADLEY DESIGN GROUP, INC.**  
LANDSCAPE ARCHITECTURE + SITE PLANNING

**BDG**

mail  
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location  
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www.bradtree.com  
info@bradtrees.com

STATE OF  
WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

*Bradley Design Group, Inc.*  
Landscape Architect  
Certificate No. 576

| REVISION                                              |                          |     |
|-------------------------------------------------------|--------------------------|-----|
| No.                                                   | Date                     | By  |
| 1                                                     | 14 July 2020             | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |                          |     |
| 2                                                     | 26 Mar 2021              | MFW |
| Revised Site Plan Per City Comments                   |                          |     |
| 3                                                     | 10 May 2021              | MFW |
| Revised Site Plan Per DRB Recommendations             |                          |     |
| Scale: 1" = 30'-0"                                    |                          |     |
| Designer<br>MFW                                       | Sheet No.<br><b>IR-2</b> |     |
| Project Manager<br>MFW                                |                          |     |
| Checker<br>KBR                                        | of 3 Sheets              |     |
| Date<br>22 JAN 2019                                   |                          |     |
| Prepared<br>DD                                        |                          |     |
| Project No.<br>18044                                  |                          |     |



# IRRIGATION SCHEDULE

HUNTER IRRIGATION EQUIPMENT SHOWN IN SCHEDULE. TORO, RAINBIRD, WEATHERMATIC OR EQUIVALENT IRRIGATION EQUIPMENT MAYBE SUBSTITUTED, WITH LANDSCAPE ARCHITECT'S WRITTEN APPROVAL ONLY.

| SYMBOL    | DESCRIPTION                                                                                           | P.S.I. | RADIUS         |
|-----------|-------------------------------------------------------------------------------------------------------|--------|----------------|
|           | HUNTER MPLCS515, MPRCS515, MPSS530 STRIP ROTATOR HEAD, WITH MATCHED PRECIPITATION RATES               | 30     | 4'x28', 4'x14' |
|           | HUNTER MP1000 ROTATOR, 12' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES         | 30     | 12'            |
|           | HUNTER MP2000 ROTATOR, 17' & 18' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES   | 30     | 17'-18'        |
|           | HUNTER MP3000 ROTATOR, 27' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES         | 30     | 27'            |
|           | HUNTER MP CORNER ROTATOR, 12' RADIUS HEADS, ADJUSTABLE ARC NOZZLE, WITH MATCHED PRECIPITATION RATES   | 30     | 12'            |
|           | HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 4' RADIUS                                                     | 30     | 4'             |
|           | HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 2' RADIUS                                                     | 30     | 2'             |
|           | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 5 NOZZLE                                                         | 30     | 6'             |
|           | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 8 NOZZLE (FOR ADJUSTABLE ARCS, TT AND TQ HEAD USE NOZZLE 8A)     | 30     | 8'             |
|           | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 10 NOZZLE (FOR ADJUSTABLE ARCS, TT & TQ HEAD USE NOZZLE 10A)     | 30     | 10'            |
|           | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 12 NOZZLE (FOR ADJUSTABLE ARCS USE NOZZLE 12A)                   | 30     | 12'            |
|           | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 15 NOZZLE (FOR ADJUSTABLE ARCS USE NOZZLE 15A)                   | 30     | 15'            |
|           | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 17' NOZZLE (FOR ADJ. ARCS, T, TT, TQ, & F HEAD USE NOZZLE 17A)   | 30     | 17'            |
|           | HUNTER STRIP PATTERN - L CORNER, R CORNER, SIDE STRIP, END STRIP, & CENTER STRIP                      | 30     | 5'x30', 5'x15' |
|           | BRASS GATE VALVE - RuB Ball Valve - Model S95F43 (Round Handle) - SIZE TO FIT MAINLINE                |        |                |
|           | BACKFLOW ASSEMBLY - FEBCO LF850 (SIZE TO MATCH METER)                                                 |        |                |
|           | AUTOMATIC CONTROL VALVE, HUNTER PGV, SEE VALVE KEY                                                    |        |                |
|           | 1-1/2" WATER METER (BY OTHERS - COORDINATE POC WITH CONSTRUCTION MANAGER)                             |        |                |
|           | QUICK COUPLER - HUNTER HQ-44-LRC-AW                                                                   |        |                |
|           | RAIN SENSOR - HUNTER RAIN-CLIK-WIRELESS RAIN SENSOR (WRC-INT) OR EQUAL, SEE GENERAL NOTE C            |        |                |
|           | CONTROLLER - HUNTER IC3000 DUAL30M DUAL FOR I-CORE (30 STATION EXTERIOR, WALL MOUNT, METAL ENCLOSURE) |        |                |
|           | CLASS 200 PVC LATERAL LINE PIPING, SIZE PER PLAN                                                      |        |                |
|           | 2" SCHEDULE 40 PVC MAIN LINE                                                                          |        |                |
|           | CLASS 200 PVC SLEEVE 2X PIPE DIAMETER, 4" MIN.                                                        |        |                |
| Not Shown | #14 AWG TYPE UF CONTROL WIRE, RED = SIGNAL, WHITE = COMMON, ORANGE= SPARE                             |        |                |

## VALVE KEY

| VALVE | SIZE   | GPM/GPH |
|-------|--------|---------|
| 1     | 1-1/2" | 25 Max. |
| 2     | 1-1/2" | 25 Max. |
| 3     | 1-1/2" | 25 Max. |
| 4     | 1-1/2" | 25 Max. |
| 5     | 1-1/2" | 25 Max. |
| 6     | 1-1/2" | 25 Max. |
| 7     | 1-1/2" | 25 Max. |
| 8     | 1-1/2" | 25 Max. |
| 9     | 1-1/2" | 25 Max. |
| 10    | 1-1/2" | 25 Max. |
| 11    | 1-1/2" | 25 Max. |
| 12    | 1-1/2" | 25 Max. |
| 13    | 1-1/2" | 25 Max. |
| 14    | 1-1/2" | 25 Max. |
| 15    | 1-1/2" | 25 Max. |
| 16    | 1-1/2" | 25 Max. |
| 17    | 1-1/2" | 25 Max. |
| 18    | 1-1/2" | 25 Max. |
| 19    | 1-1/2" | 25 Max. |
| 20    | 1-1/2" | 25 Max. |
| 21    | 1-1/2" | 25 Max. |
| 22    | 1-1/2" | 25 Max. |
| 23    | 1-1/2" | 25 Max. |
| 24    | 1-1/2" | 25 Max. |
| 25    | 1-1/2" | 25 Max. |
| 26    | OPEN   | OPEN    |
| 27    | OPEN   | OPEN    |
| 28    | OPEN   | OPEN    |
| 29    | OPEN   | OPEN    |
| 30    | OPEN   | OPEN    |

# IRRIGATION NOTES

## GENERAL NOTES

A. IRRIGATION DESIGN ASSUMES 65 PSI STATIC WATER PRESSURE IS AVAILABLE ON SITE. VERIFY STATIC WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IF STATIC WATER PRESSURE IS LESS THAN 55 PSI. IRRIGATION DESIGN IS BASED ON 30 PSI.

B. USE 4" POP-UP HEADS WITHIN ALL LAWN AREAS AND 6" POP-UP HEADS WITHIN ALL SHRUB AREAS. 12" POP-UP HEADS ARE OPTIONAL IN SHRUB BEDS WITH OWNERS REQUEST.

C. RAIN SENSOR TO BE INSTALLED ON SOUTH OR WEST SIDE OF BUILDING, AT A MINIMUM OF 8 FEET ABOVE GRADE WHERE SENSOR IS FREE FROM VANDALISM, TREE CANOPIES, BUILDING OVER HANGS OR OTHER STRUCTURAL / NATURAL RAIN IMPEDIMENTS. COORDINATE LOCATION WITH CONSTRUCTION MANAGER.

## IRRIGATION NOTES

1. PLAN IS DIAGRAMMATIC. VERIFY LOCATION OF STRUCTURES, UTILITIES AND OTHER SITE ELEMENTS PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY CONFLICTS.

2. CONTRACTOR TO TEST EXISTING WATER PRESSURE AN PROVIDE WRITTEN REPORT TO PROJECT MANAGER PRIOR TO COMMENCING WORK.

3. REVIEW ALL IRRIGATION DETAILS PRIOR TO COMMENCING WORK.

4. REFER TO EQUIPMENT SCHEDULE FOR ALL IRRIGATION HEAD TYPES AND EQUIPMENT.

5. PROVIDE 2 (TWO) SPARE WIRES FROM THE CONTROLLER TO THE FURTHEST VALVE LOCATIONS FOR FUTURE EXPANSION.

6. STAKE ALL VALVE BOX LOCATIONS FOR APPROVAL.

7. SET VALVE BOXES SQUARE TO ADJACENT BUILDING, CURB OR PAVING.

8. ALL IRRIGATION UNDER ROADS, WALKS, PARKING AREAS OR OTHER PAVED SURFACES SHALL BE SLEEVED. SLEEVES SHALL BE 2 (TWO) TIMES THE DIAMETER OF THE INSERTED PIPE OR AS INDICATED.

9. ALL PIPING IS DIAGRAMMATIC. PIPING SHOWN WITHIN PAVING OR ADJACENT / PARALLEL TO PLANTED AREAS ARE INTENDED TO BE PLACED WITHIN PLANTING BEDS WHERE POSSIBLE. ALL MATERIAL TO BE INSTALLED ON OWNER'S PROPERTY.

10. MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AN ADEQUATE COVERAGE WITH MINIMUM OVER SPRAY.

11. WHEN SLEEVING, PIPING OR HEAD LAYOUT IS REQUIRED IN R.O.W., CONTRACTOR TO COORDINATE LOCATION WITH THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. INDICATE EXACT LOCATION OF SLEEVES AND PIPING ON THE AS-BUILT DRAWINGS.

12. PLACE TRACE WIRE ON ALL IRRIGATION PIPING AT OWNER'S REQUEST.

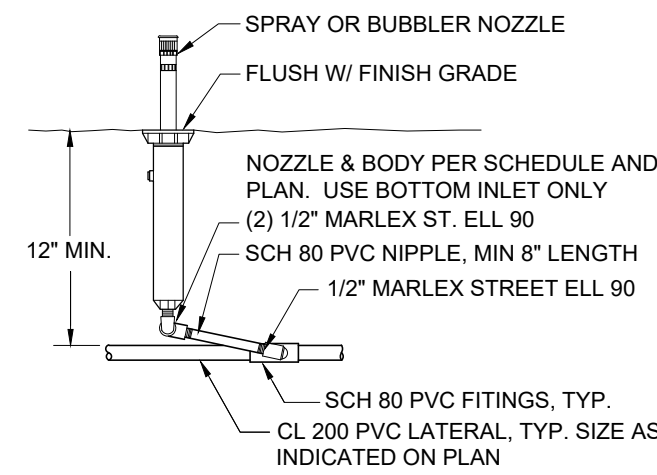
13. LATERAL LINE SHALL HAVE MINIMUM 12" OF COVER AND MAINLINES A MINIMUM OF 18" COVER.

14. PROVIDE MANUAL DRAINS AT ALL LOW POINT ON THE MAIN LINE AND RECORD ACCURATELY ON AS-BUILT DRAWINGS.

15. LOCATE IRRIGATION BACK-FLOW PREVENTOR DOWN-STREAM OF SITE WATER METER (WATER METER BY OTHERS). VERIFY LOCATION WITH PROJECT MANAGER PRIOR TO COMMENCING WORK.

16. COORDINATE LOCATION OF CONTROLLER WITH PROJECT MANAGER. INSTALL CONTROLLER AT 60" ABOVE (FINISH FLOOR / FINISH GRADE) ON EXTERIOR WALL OF (BUILDING). PROVIDE A 110 GFI POWER OUTLET AT CONTROLLER LOCATION FOR POWER SUPPLY. PROVIDE CONDUIT FROM IRRIGATION CONTROLLER LOCATION TO OUTSIDE PLANTING BED. FLAG ALL LOCATIONS.

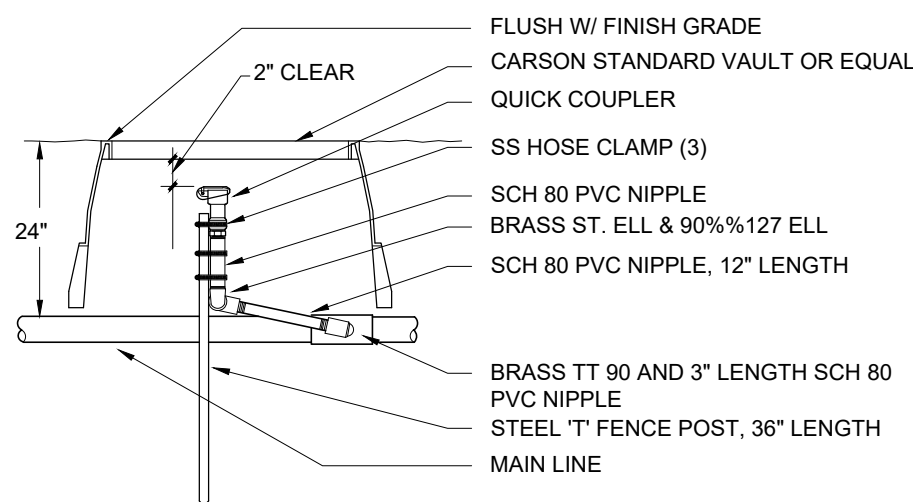
# IRRIGATION DETAILS:



## Pop-up Head

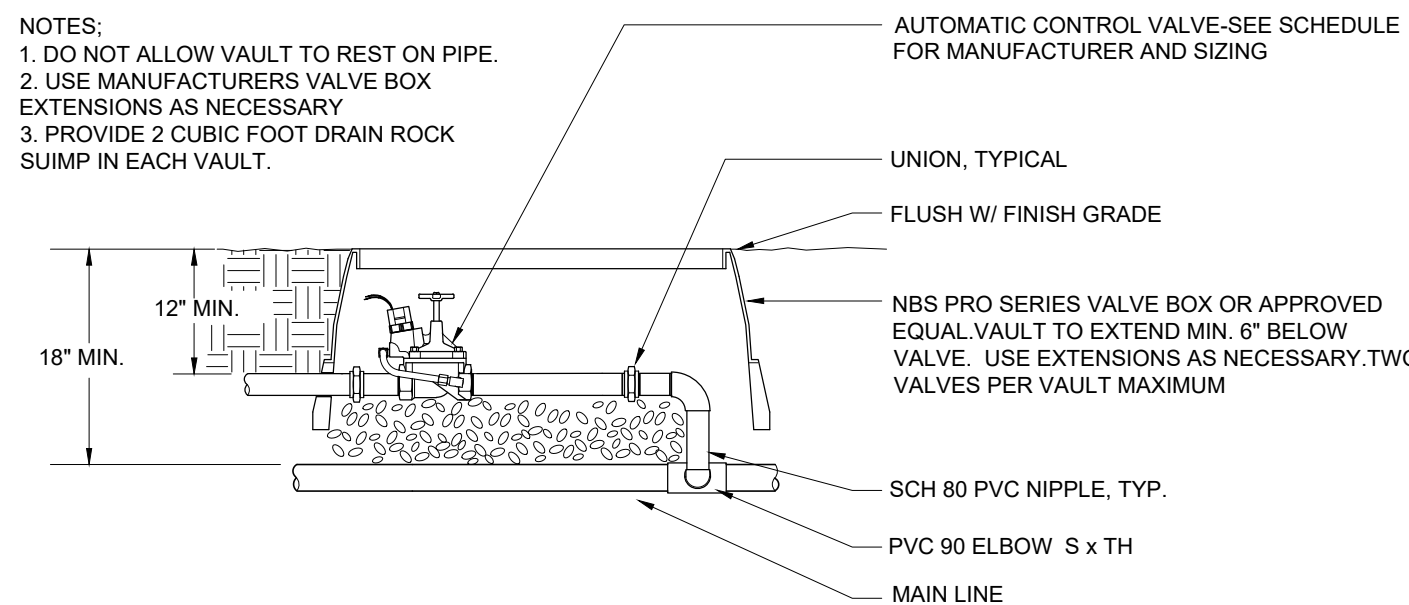
(Not To Scale)

- NOTES
1. DO NOT ALLOW VAULT TO REST ON PIPE. USE EXTENSIONS AS NECESSARY.
  2. VALVE TO BE SET PLUMB
  3. CONTRACTOR TO PROVIDE QCV KEY WITH SWIVEL HOSE ELL ATTACHED
  4. PROVIDE 6" DEPTH DRAIN ROCK.



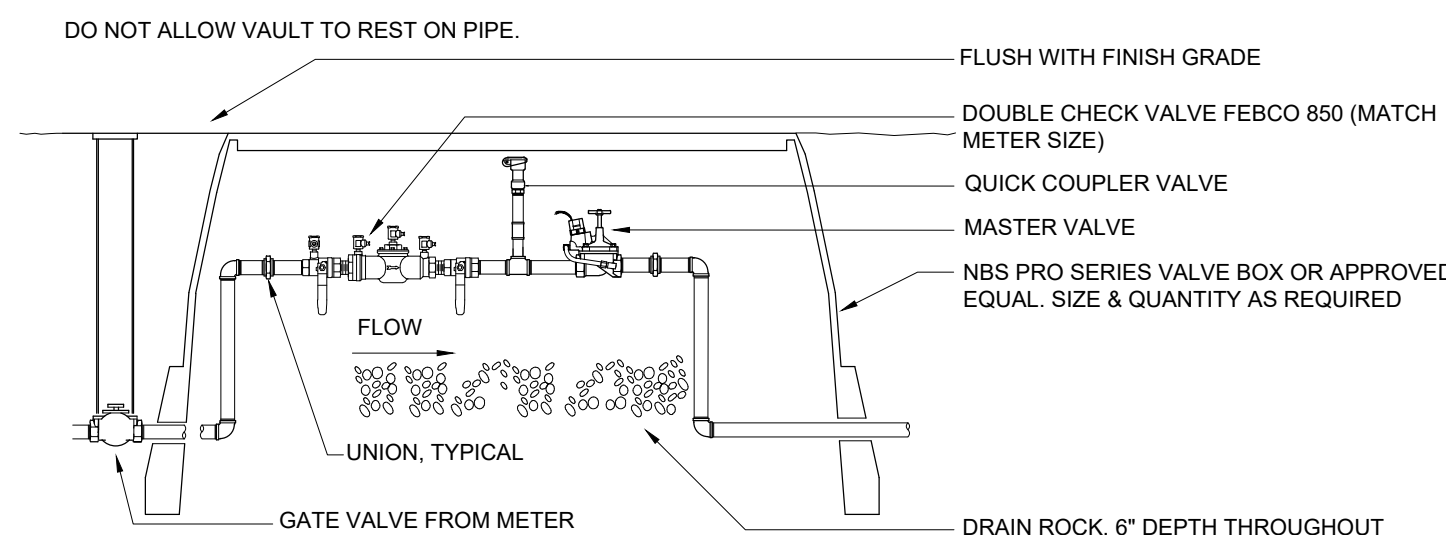
## Quick Coupler

(Not To Scale)



## Control Valve Assembly

(Not To Scale)



## Main Assembly

(Not To Scale)

## SIZE PIPING AS FOLLOWS:

- 0 - 8 GPM = 3/4" PIPE
- 9-16 GPM = 1" PIPE
- 17- 24 GPM = 1 1/4" PIPE
- 25 - 32 GPM = 1 1/2" PIPE
- 33 - 50 GPM = 2" PIPE

# IRRIGATION SCHEDULE, NOTES & DETAILS

Mallards 7

Rush Development, Inc.

Gig Harbor, WA



**BRADLEE DESIGN GROUP, INC.**  
LANDSCAPE ARCHITECTURE + SITE PLANNING

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f.253.276.0132  
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info@bradtree.com

|                      |                |  |
|----------------------|----------------|--|
| Scale: NTS           |                |  |
| Designer: MFW        | Sheet No. IR-3 |  |
| Project Manager: MFW | of 3 Sheets    |  |
| Preparer: KBR        |                |  |
| Date: 22 JAN 2019    |                |  |
| Planner: DD          |                |  |
| Project No: 18044    |                |  |



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STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

*William Bradley Reader*  
Certification No. 576

TREE CONSERVATION PLAN

Mallards 7

Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFW |
| Revised Site Plan Per City Comments                   |              |     |
| 3                                                     | 10 May 2021  | MFW |
| Revised Site Plan Per DRB Recommendations             |              |     |

|                        |                  |
|------------------------|------------------|
| Scale<br>1" = 30'-0"   | Sheet No.<br>L-1 |
| Designer<br>MFW        | of 7 Sheets      |
| Project Manager<br>MFW |                  |
| Prepared<br>KBR        |                  |
| Date<br>22 JAN 2019    |                  |
| Drawn<br>DD            |                  |
| Project No.<br>18044   |                  |

- △

Dead, Dying, Diseased Perimeter Tree Removed = 8  
(Not Included in Replacement Calculations)
- Non-Significant Alder & Cottonwood Removed = 29  
(Not Included in Replacement Calculations)
- ×

Significant Non-Perimeter Tree Removed = 1  
(Not Included in Replacement Calculations)
- ⊗

Perimeter Tree Removed = 6

61 Significant Trees on Site  
54 Significant Trees Retained  
= 89% Significant Trees Retained

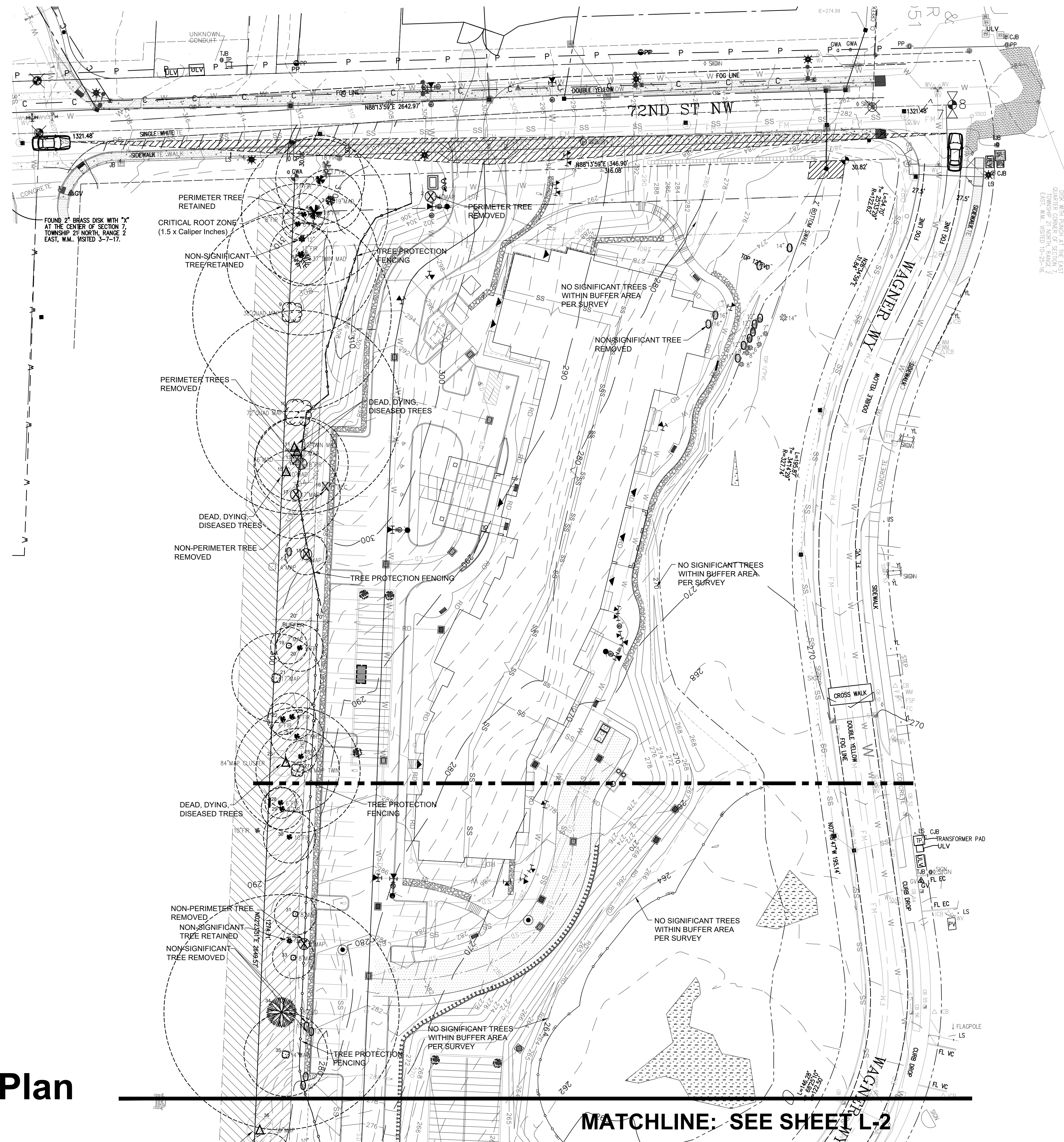
- CED = Cedar
- COT = Cottonwood
- DEC = Deciduous
- FIR = Fir
- MAD = Madrona
- MAP = Maple
- WIL = Willow
-  = Alder

Inventory of Significant Perimeter Trees Removed & Replacement Calculations

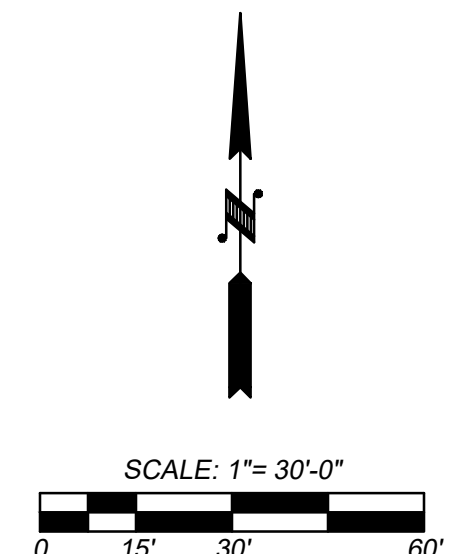
| Tree No. | Size | Species |
|----------|------|---------|
| No. 2    | 16"  | Maple   |
| No. 13   | 16"  | Maple   |
| No. 14   | 18"  | Fir     |
| No. 17   | 17"  | Maple   |
| No. 18   | 8"   | Maple   |
| No. 32   | 8"   | Maple   |

Total Caliper Inches Removed = 83  
Total Replacement Inches = 124.5 (1.5x Caliper Inches)  
Total Replacement Trees Required = 62.25 (2" Cal or 6' Ht.)  
Total Additional Replacement Trees Provided = 83

Tree Conservation Plan



MATCHLINE: SEE SHEET L-2







# TREE CONSERVATION PLAN

## Mallards 7

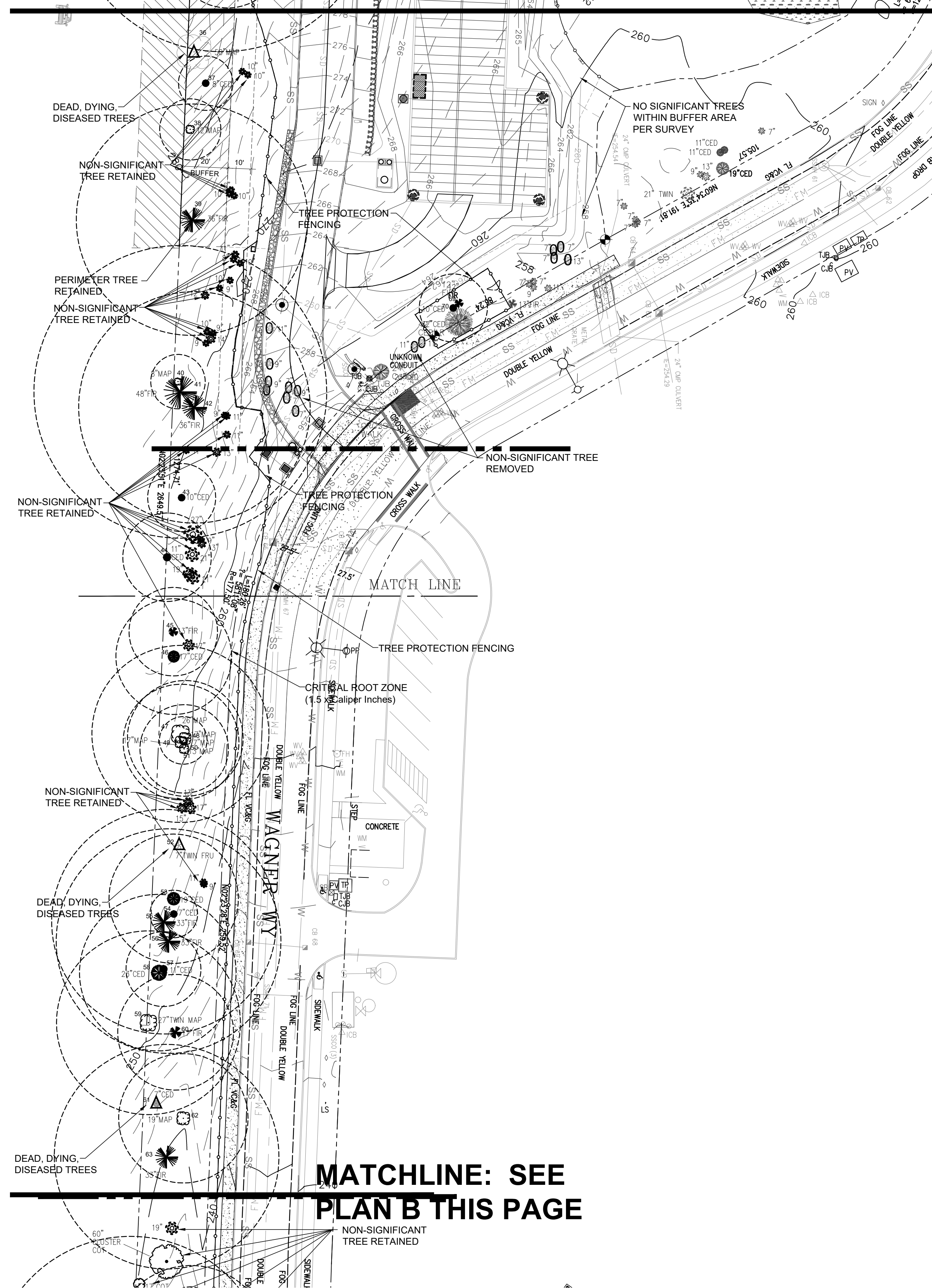
Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                                 |              |     |
|----------------------------------------------------------|--------------|-----|
| No.                                                      | Date         | By  |
| 1                                                        | 14 July 2020 | MFW |
| Response to Comments Dated<br>2-20-2019 & Site Revisions |              |     |
| 2                                                        | 26 Mar 2021  | MFW |
| Revised Site Plan Per City<br>Comments                   |              |     |
| 3                                                        | 10 May 2021  | MFW |
| Revised Site Plan Per DRB<br>Recommendations             |              |     |

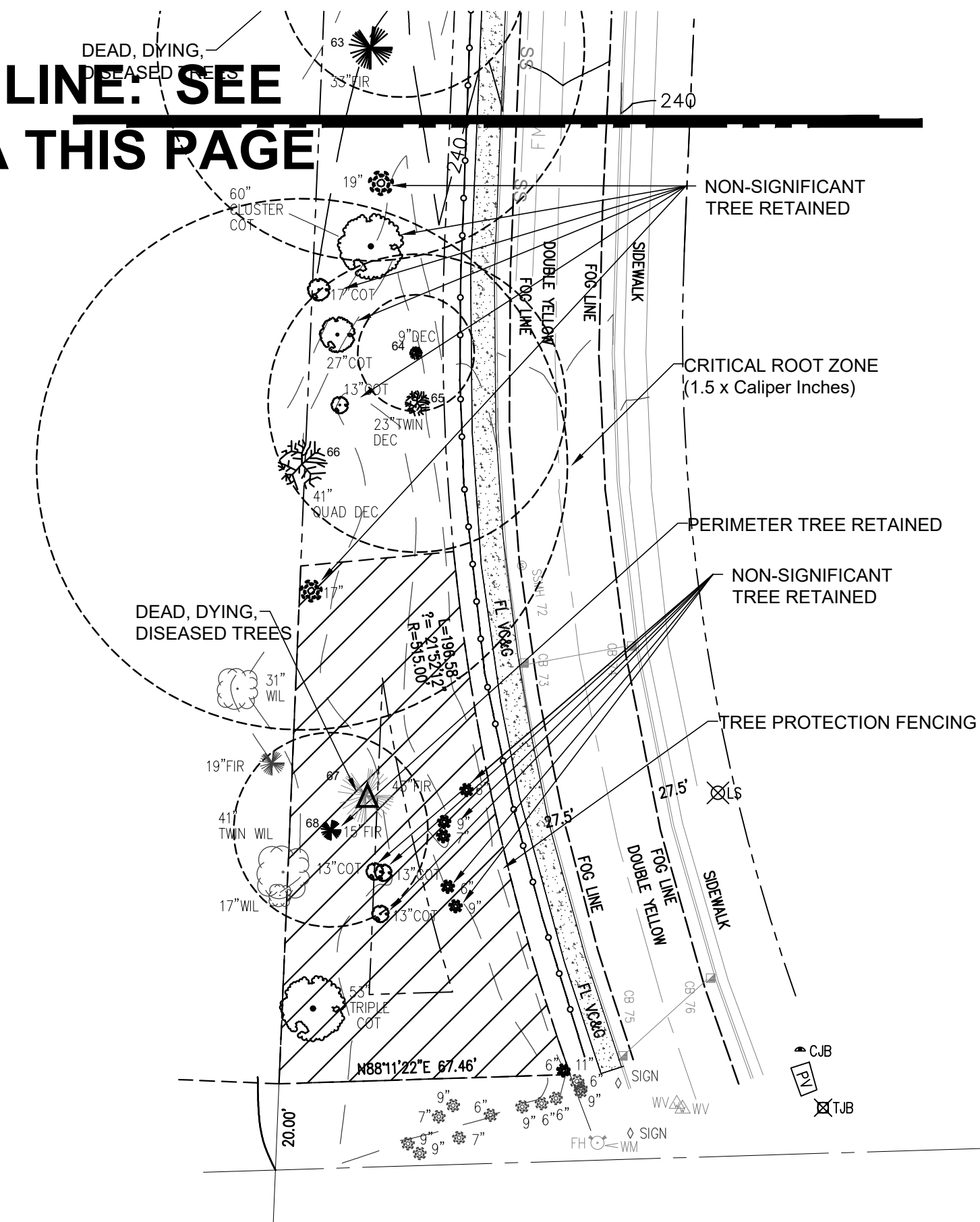
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| Scale<br>1" = 30'0"                                                                          |                                                                              |
| Designer:<br><b>MFW</b><br>Project Manager:<br><b>MFW</b><br>Project Engineer:<br><b>KBR</b> | Sheet No.<br><br><div style="font-size: 48pt; text-align: center;">L-2</div> |
| Date<br><b>22 JAN 2019</b>                                                                   | of 7 Sheets                                                                  |
| Plotted:<br><b>DD</b><br>Project No.<br><b>18044</b>                                         |                                                                              |

**MATCHLINE: SEE SHEET L-1**



# Tree Conservation Plan

**MATCHLINE: SEE  
PLAN A THIS PAGE**



- |   |                                                                                                |
|---|------------------------------------------------------------------------------------------------|
| △ | Dead, Dying, Diseased Perimeter Tree Removed = 8<br>(Not Included in Replacement Calculations) |
| ○ | Non-Significant Alder & Cottonwood Removed = 29<br>(Not Included in Replacement Calculations)  |
| X | Significant Non-Perimeter Tree Removed = 1<br>(Not Included in Replacement Calculations)       |
| ⊗ | Perimeter Tree Removed = 6                                                                     |

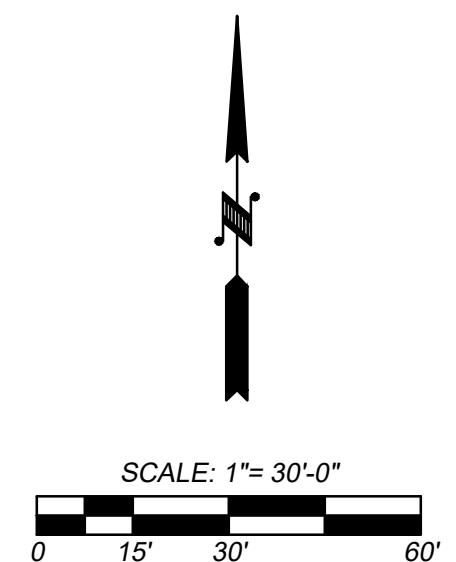
61 Significant Trees on Site  
54 Significant Trees Retained  
= 89% Significant Trees Retained

CED = Cedar  
 COT = Cottonwood  
 DEC = Deciduous  
 FIR = Fir  
 MAD = Madrona  
 MAP = Maple  
 WIL = Willow  
 = Alder

### Inventory of Significant Perimeter Trees Removed & Replacement Calculations

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Total Replacement Trees Required = 62.25 (2" Cal or 6' Ht.)  
Total Additional Replacement Trees Provided = 83





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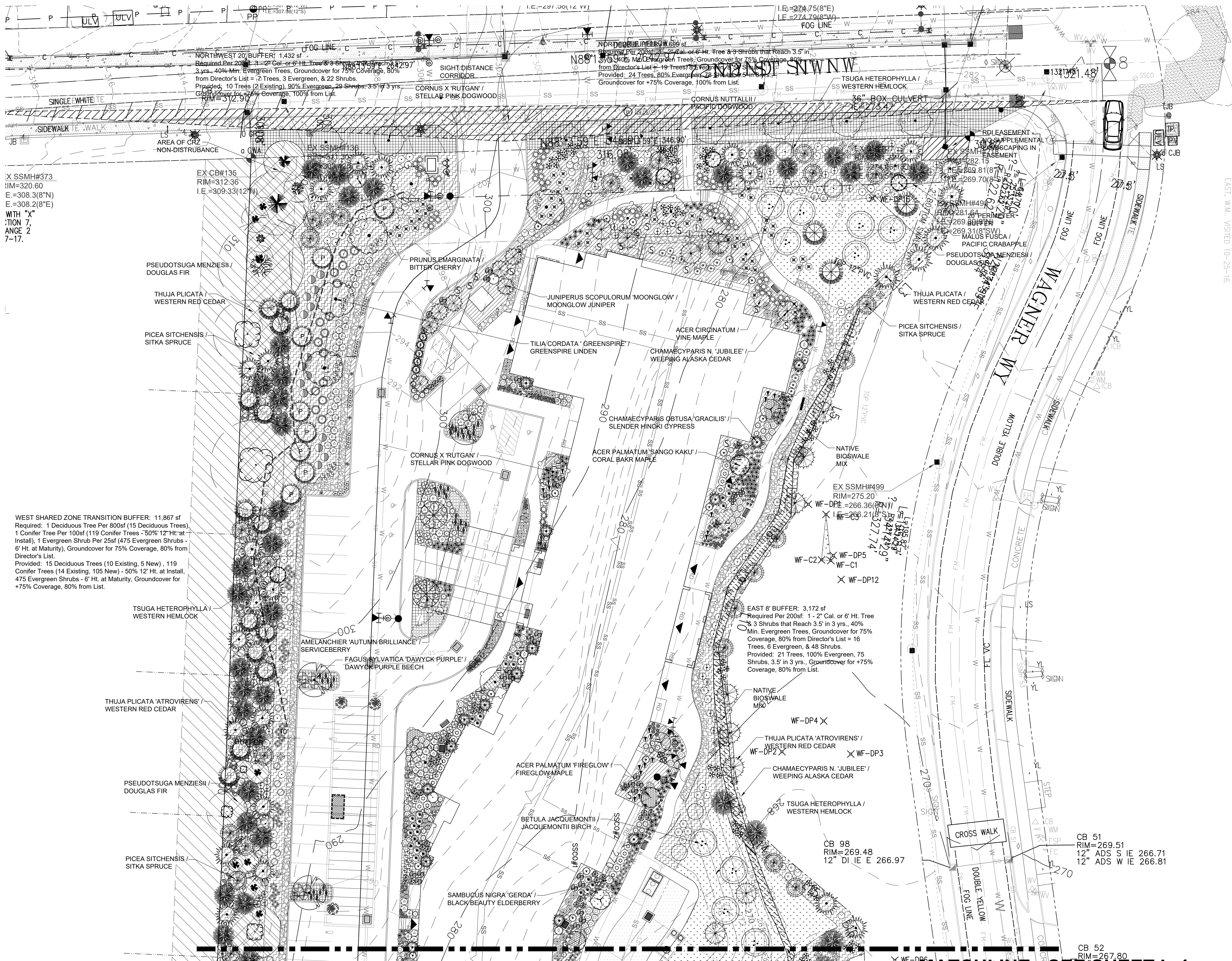


# ALTERNATIVE LANDSCAPE PLAN

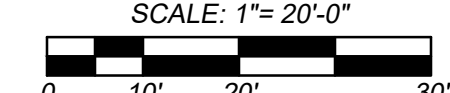
Mallards 7  
Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFV |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFV |
| Revised Site Plan Per City Comments                   |              |     |
| 3                                                     | 10 May 2021  | MFV |
| Revised Site Plan Per DRB Recommendations             |              |     |

|                        |                                        |
|------------------------|----------------------------------------|
| Scale<br>1" = 20'-0"   | Sheet No.<br><b>L-3</b><br>of 7 Sheets |
| Designer<br>MFV        |                                        |
| Project Manager<br>MFV |                                        |
| Checker<br>KBR         |                                        |
| Date<br>22 JAN 2019    |                                        |
| Phase<br>DD            |                                        |
| Project No.<br>18044   |                                        |



## Alternative Landscape Plan







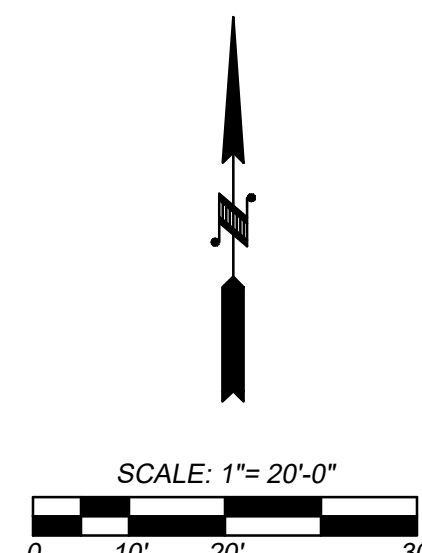
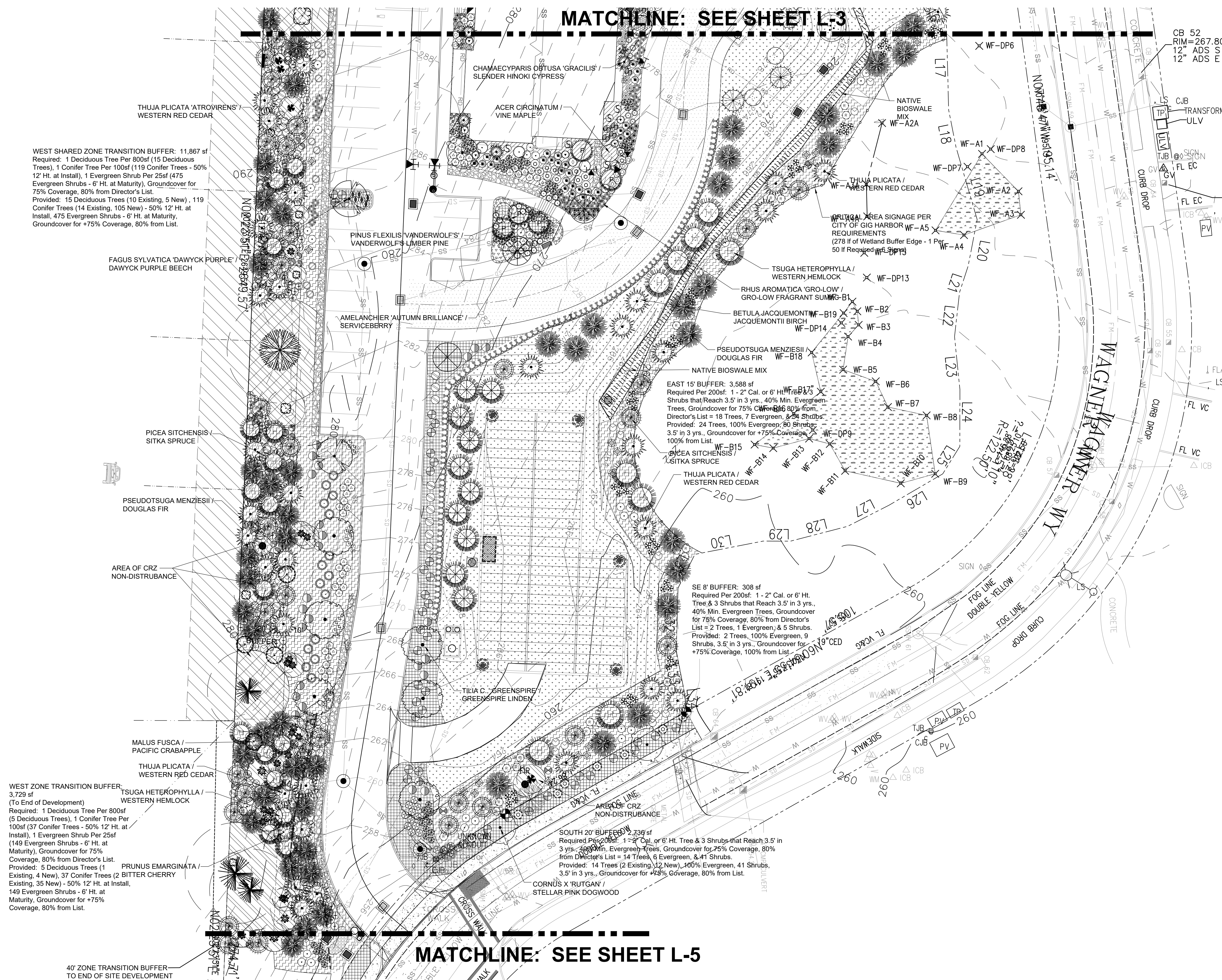
# ALTERNATIVE LANDSCAPE PLAN

## Mallards 7

Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFW |
| Revised Site Plan Per City Comments                   |              |     |
| 3                                                     | 10 May 2021  | MFW |
| Revised Site Plan Per DRB Recommendations             |              |     |

|                 |             |                                                |
|-----------------|-------------|------------------------------------------------|
| Scale           | 1" = 20'0"  |                                                |
| Designer        | MFW         | Sheet No.<br><br><b>L-4</b><br><br>of 7 Sheets |
| Project Manager | MFW         |                                                |
| Principal       | KBR         |                                                |
| Date            | 22 JAN 2019 |                                                |
| Phase           | DD          |                                                |
| Project No.     | 18066       |                                                |



# Alternative Landscape Plan



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ALTERNATIVE LANDSCAPE PLAN

Mallards 7

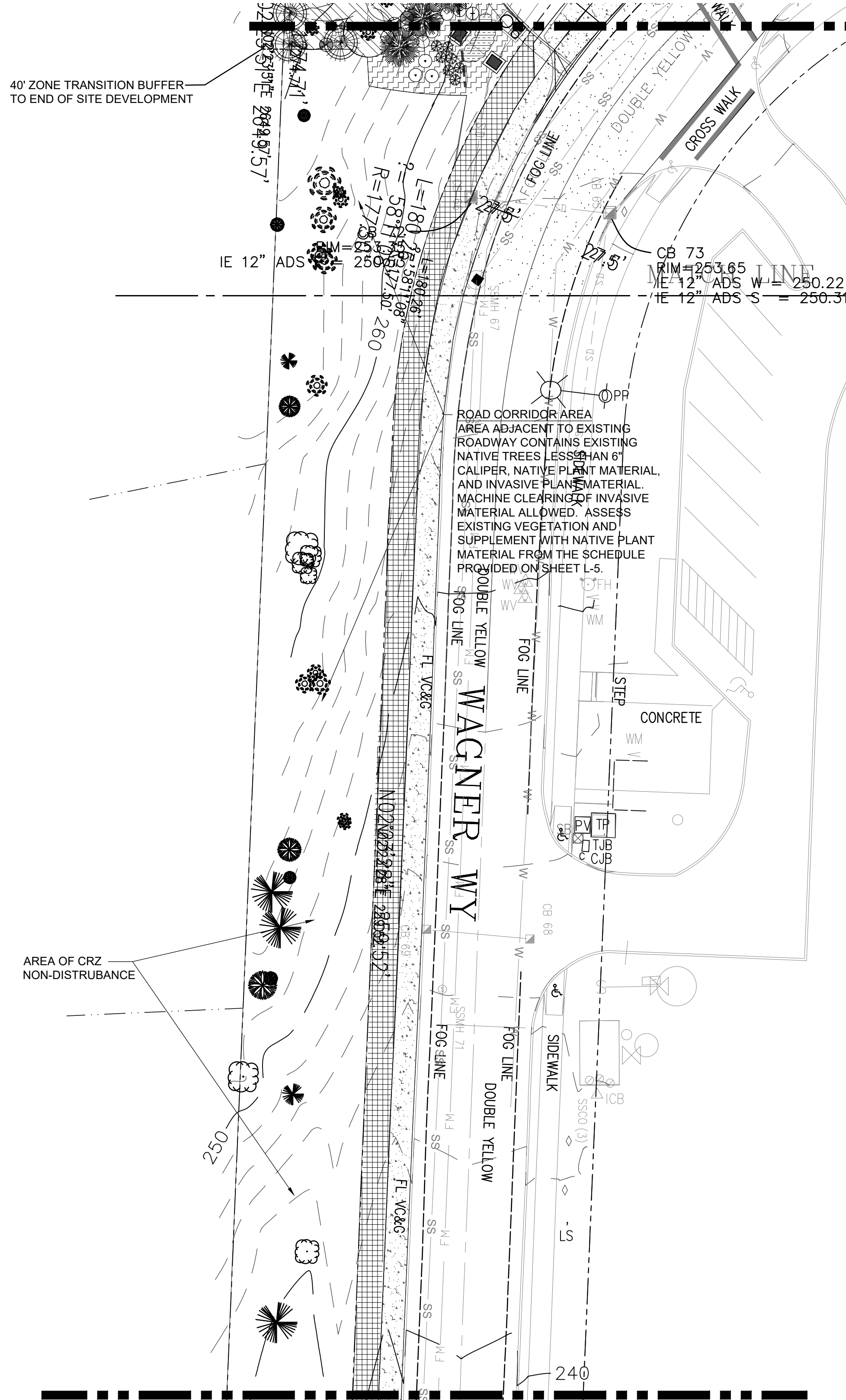
Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFW |
| Revised Site Plan Per City Comments                   |              |     |
| 3                                                     | 10 May 2021  | MFW |
| Revised Site Plan Per DRB Recommendations             |              |     |

|                        |  |                                         |
|------------------------|--|-----------------------------------------|
| Scale<br>1" = 20'0"    |  | Sheet No.<br><br>L-5<br><br>of 7 Sheets |
| Designer<br>MFW        |  |                                         |
| Project Manager<br>MFW |  |                                         |
| Principal<br>KBR       |  |                                         |
| Date<br>22 JAN 2019    |  |                                         |
| Phase<br>DD            |  |                                         |
| Project No.<br>18044   |  |                                         |

ALTERNATIVE LANDSCAPE PLAN L-5A

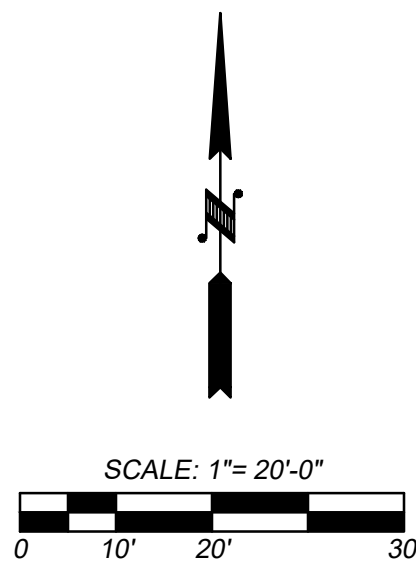
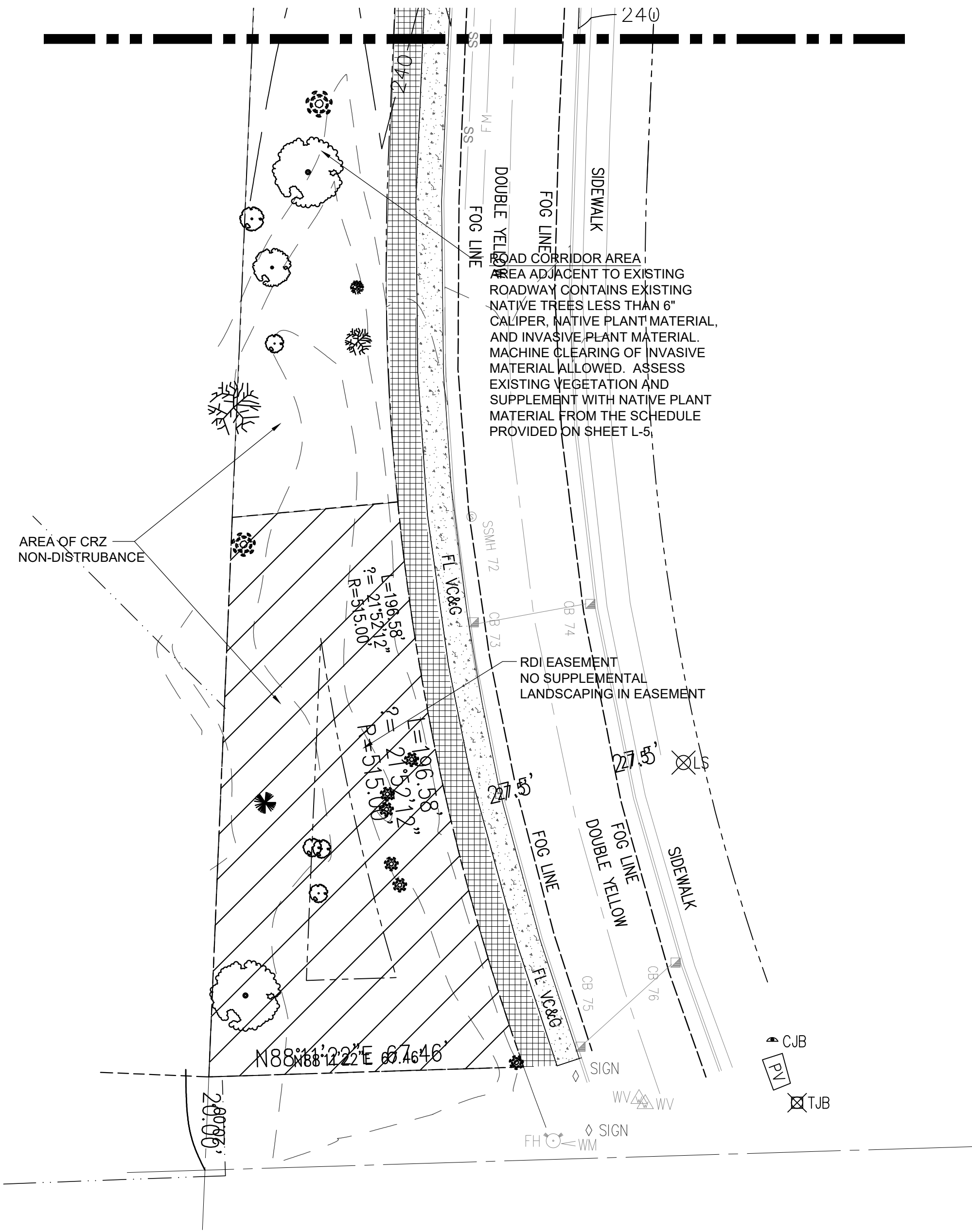
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ALTERNATIVE LANDSCAPE PLAN L-5B

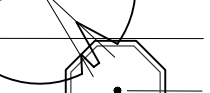
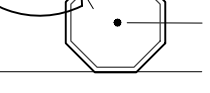
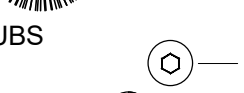
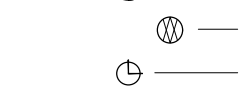
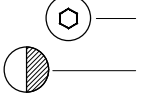
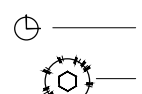
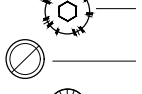
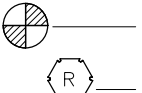
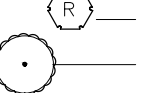
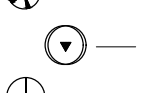
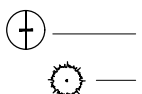
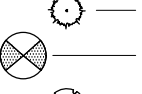
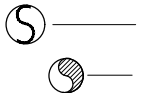
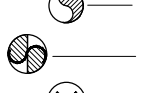
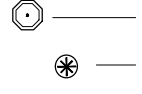
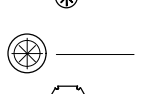
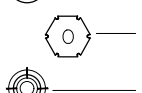
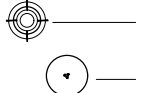
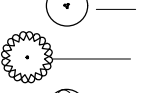
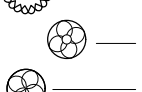
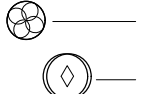
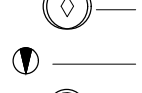
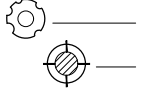
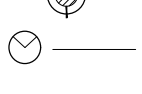
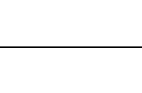
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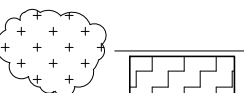
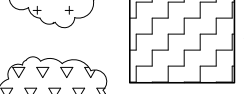
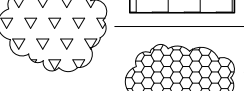
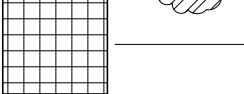
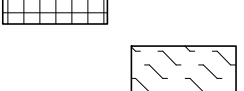
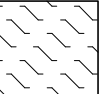
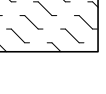
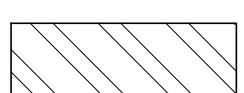


Alternative Landscape Plan

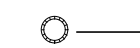
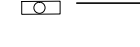


PLANT SCHEDULE

| SYMBOL                                                                              | QTY. | BOTANICAL NAME / COMMON NAME                                        | SIZE             | SPACING, CONDITION & REMARKS                 |
|-------------------------------------------------------------------------------------|------|---------------------------------------------------------------------|------------------|----------------------------------------------|
| TREES - DECIDUOUS                                                                   |      |                                                                     |                  |                                              |
|    | 7    | ACER CIRCINATUM / VINE MAPLE                                        | 8'-10' HT.       | NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED  |
|    | 3    | ACER PALMATUM 'FIREGLOW' / FIREGLOW MAPLE                           | 8'-10' HT.       | NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED  |
|    | 3    | ACER PALMATUM 'SANGO KAKU' / CORAL BARK MAPLE                       | 8'-10' HT.       | NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED  |
|    | 5    | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / SERVICEBERRY        | 8'-10' HT.       | NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED  |
|    | 10   | BETULA JACQUEMONTII / JACQUEMONTI BIRCH                             | 8'-10' HT.       | B&B, MULTI-TRUNK (3 CANES), EVENLY BRANCHED  |
|    | 6    | CORNUS NUTTALLII / PACIFIC DOGWOOD                                  | 8'-10' HT.       | B&B/Cont., NURSERY GROWN                     |
|    | 19   | CORNUS X 'RUTGAN' / STELLAR PINK DOGWOOD                            | 2" CAL.          | B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY) |
|    | 5    | FAGUS SYLVATICA 'DAWYCK PURPLE' / DAWYCK PURPLE BEECH               | 2" CAL.          | B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY) |
|    | 8    | MALUS FUSCA / PACIFIC CRABAPPLE                                     | 8'-10' HT.       | B&B/Cont., NURSERY GROWN                     |
|    | 8    | PRUNUS EMARGINATA / BITTER CHERRY                                   | 8'-10' HT.       | B&B/Cont., NURSERY GROWN                     |
|    | 11   | TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN                      | 2" CAL.          | B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY) |
| TREES - EVERGREEN                                                                   |      |                                                                     |                  |                                              |
|    | 15   | CHAMAECYPARIS NOOTKATENSIS 'JUBILEE' / WEEPING ALASKA CEDAR         | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|    | 18   | CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS            | 5'-6' HT.        | B&B, NURSERY GROWN                           |
|    | 7    | JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER                  | 5'-6' HT.        | B&B, NURSERY GROWN                           |
|    | 5    | JUNIPERUS SCOPULORUM 'SKYROCKET' / UPRIGHT JUNIPER                  | 4'-5' HT.        | B&B, NURSERY GROWN                           |
|    | 45   | PICEA SITCHENSIS / SITKA SPRUCE                                     | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|    | 10   | PICEA SITCHENSIS / SITKA SPRUCE (For W Zone Transition Buffer)      | 12' HT.          | B&B, NURSERY GROWN                           |
|    | 13   | PINUS CONTORTA / SHORE PINE                                         | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|    | 13   | PINUS FLEXILIS 'VANDERWOLF'S' / VANDERWOLF'S PYRAMID LIMBER PINE    | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|    | 66   | PSEUDOTSUGA MENZIESII / DOUGLAS FIR                                 | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|    | 19   | PSEUDOTSUGA MENZIESII / DOUGLAS FIR (For W Zone Transition Buffer)  | 12' HT.          | B&B, NURSERY GROWN                           |
|    | 42   | THUJA PLICATA / WESTERN RED CEDAR                                   | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|    | 16   | THUJA PLICATA / WESTERN RED CEDAR (For W Zone Transition Buffer)    | 12' HT.          | B&B, NURSERY GROWN                           |
|    | 30   | TSUGA HETEROPHYLLA / WESTERN HEMLOCK                                | 6'-7' HT.        | B&B, NURSERY GROWN                           |
|   | 8    | TSUGA HETEROPHYLLA / WESTERN HEMLOCK (For W Zone Transition Buffer) | 12' HT.          | B&B, NURSERY GROWN                           |
| SHRUBS                                                                              |      |                                                                     |                  |                                              |
|    | 33   | ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA               | 5 GAL. CONTAINER | FULL FOLIAGE, 42" O.C.                       |
|    | 40   | ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY BUSH                  | 5 GAL. CONTAINER | FULL FOLIAGE, 48" O.C.                       |
|   | 37   | AZALEA 'GUMPO PINK' / GUMPO PINK AZALEA                             | 2 GAL. CONTAINER | FULL FOLIAGE, 24" O.C.                       |
|  | 87   | BERBERIS THUNBERGII 'CHERRY BOMB' / CHERRY BOMB PYGMY BARBERRY      | 2 GAL. CONTAINER | FULL FOLIAGE, 24" O.C.                       |
|  | 8    | CEANOTHUS 'CONCHA' / CONCHA CALIFORNIA LILAC                        | 5 GAL. CONTAINER | FULL FOLIAGE, 42" O.C.                       |
|  | 24   | CEANOTHUS VELUTINIUS / SNOWBRUSH                                    | 2 GAL. CONTAINER | FULL FOLIAGE, 48" O.C.                       |
|  | 56   | CHOISYA TERNATA 'AZTEC PEARL' / AZTEC PEARL MEXICAN ORANGE          | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 49   | CISTUS X HYBRIDUS / WHITE ROCK ROSE                                 | 5 GAL. CONTAINER | FULL FOLIAGE, 42" O.C.                       |
|  | 67   | CORNUS STOLONIFERA 'ISANTI' / ISANTI REDTWIG DOGWOOD                | 2 GAL. CONTAINER | FULL FOLIAGE, 42" O.C.                       |
|  | 5    | COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE          | 5 GAL. CONTAINER | FULL FOLIAGE, AS SHOWN                       |
|  | 46   | ELAEAGNUS X EBBINGEI 'GILT EDGE' / GILT EDGE SILVERBERRY            | 5 GAL. CONTAINER | FULL FOLIAGE, 60" O.C.                       |
|  | 44   | EUONYMUS FORTUNEI 'EMERALD & GOLD' / EMERALD & GOLD EUONYMUS        | 2 GAL. CONTAINER | FULL FOLIAGE, 30" O.C.                       |
|  | 5    | FATSIA JAPONICA / JAPANESE ARALIA                                   | 5 GAL. CONTAINER | FULL FOLIAGE, AS SHOWN                       |
|  | 104  | GAULTHERIA SHALLON / SALAL                                          | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 27   | HYDRANGEA PANICULATA 'PINK DIAMOND' / PINK DIAMOND HYDRANGEA        | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 255  | MAHONIA AQUIFOLIUM / OREGON GRAPE                                   | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 22   | MAHONIA REPENS / CREEPING MAHONIA                                   | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 49   | MYRICA CALIFORNICA / PACIFIC WAX MYRTLE                             | 2 GAL. CONTAINER | FULL FOLIAGE, 48" O.C.                       |
|  | 128  | NANDINA DOMESTICA 'GULF STREAM' / DWARF HEAVENLY BAMBOO             | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 21   | OSMANTHUS BURKWOODII / BURKWOOD OSMANTHUS                           | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 39   | OSMANTHUS DELAVAYI / DELAVAY OSMANTHUS                              | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 32   | OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI FALSE HOLLY             | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 54   | PHILADELPHUS LEWISII / MOCK ORANGE                                  | 2 GAL. CONTAINER | FULL FOLIAGE, 48" O.C.                       |
|  | 45   | PIERIS JAPONICA 'FLAMING SILVER' / FLAMING SILVER JAPANESE PIERIS   | 2 GAL. CONTAINER | FULL FOLIAGE, 30" O.C.                       |
|  | 180  | PRUNUS LAUROCERASUS 'MT. VERNON' / MT. VERNON LAUREL                | 2 GAL. CONTAINER | FULL FOLIAGE, 24" O.C.                       |
|  | 35   | PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN LAUREL              | 21-24" HT.       | FULL FOLIAGE, 36" O.C.                       |
|  | 76   | RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON                    | 5 GAL. CONTAINER | FULL FOLIAGE, 60" O.C.                       |
|  | 55   | RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC                   | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 88   | RIBES SANGUINEUM 'KING EDWARD VII' / RED FLOWERING CURRANT          | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 30   | ROSA RUGOSA 'BLANC DOUBLE DE COUBERT' / DOUBLE WHITE RUGOSA ROSE    | 5 GAL. CONTAINER | FULL FOLIAGE, 60" O.C.                       |
|  | 17   | ROSA 'PAVEMENT SNOW' / DOUBLE WHITE RUGOSA ROSE                     | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 19   | ROSA 'DWARF PINK PAVEMENT' / DWARF PINK PAVEMENT ROSE               | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 6    | SAMBUCUS NIGRA 'GERDA' / BLACK BEAUTY ELDERBERRY                    | 5 GAL. CONTAINER | FULL FOLIAGE, 42" O.C.                       |
|  | 20   | SARCOCOCCA RUSCIFOLIA / SWEETBOX                                    | 2 GAL. CONTAINER | FULL FOLIAGE, 24" O.C.                       |
|  | 15   | SKIMMIA JAPONICA / SKIMMIA                                          | 2 GAL. CONTAINER | FULL FOLIAGE, 42" O.C.                       |
|  | 65   | SPIRAEA JAPONICA 'MAGIC CARPET' / MAGIC CARPET SPIREA               | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |
|  | 60   | SYMPHORICARPOS ALBUS / SNOWBERRY                                    | 2 GAL. CONTAINER | FULL FOLIAGE, 48" O.C.                       |
|  | 272  | VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY                            | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C.                       |

| SYMBOL                                                                                | BOTANICAL NAME / COMMON NAME | SIZE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SPACING, CONDITION & REMARKS |
|---------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| FERNS, GRASSES & PERENNIALS                                                           |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |
|    | 16                           | ALCHEMILLA MOLLIS / LADY'S MANTLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1 GAL. CONTAINER 18" O.C.    |
|    | 18                           | ANEMONE X HYBRIDA 'SEPTEMBER CHARM' / JAPANESE ANEMONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1 GAL. CONTAINER 18" O.C.    |
|    | 18                           | ASTILBE CHINENSIS 'SUPERBA' / SUPERBA ASTILBE                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1 GAL. CONTAINER 18" O.C.    |
|    | 50                           | BERGENIA 'BRESSINGHAM RUBY' / BRESSINGHAM RUBY BERGENIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 GAL. CONTAINER 12" O.C.    |
|    | 25                           | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1 GAL. CONTAINER 24" O.C.    |
|    | 7                            | CAREX ELATA 'AUREA' / BOWLES GOLDEN SEDGE                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1 GAL. CONTAINER 18" O.C.    |
|    | 13                           | GERANIUM 'ROZANNE' / ROZANNE GERANIUM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1 GAL. CONTAINER 18" O.C.    |
|    | 22                           | HAKONECHLOA MACRA 'BENI KAZE' / BENI KAZE JAPANESE FOREST GRASS                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1 GAL. CONTAINER 18" O.C.    |
|    | 6                            | HEMEROCALLIS 'HYPERION' / HYPERION DAYLILY                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1 GAL. CONTAINER 18" O.C.    |
|    | 50                           | HEUCHERA 'PALACE PURPLE' / PALACE PURPLE HEUCHERA                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1 GAL. CONTAINER 18" O.C.    |
|    | 4                            | HOSTA 'GREAT EXPECTATIONS' / GREAT EXPECTATIONS HOSTA                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1 GAL. CONTAINER 30" O.C.    |
|    | 14                           | HOSTA SIEBOLDIANA 'ELEGANS' / ELEGANS HOSTA                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 GAL. CONTAINER 30" O.C.    |
|    | 94                           | MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2 GAL. CONTAINER 36" O.C.    |
|    | 81                           | POLYSTICHUM MUNITUM / WESTERN SWORD FERN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2 GAL. CONTAINER 36" O.C.    |
|    | 14                           | SEDUM 'MATRONA' / MATRONA SEDUM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1 GAL. CONTAINER 18" O.C.    |
| CLIMBING VINES                                                                        |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |
|    | 6                            | PARTHENOCISSUS QUINQUEFOLIA / VIRGINIA CREEPER                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1 GAL. CONTAINER Per Plan    |
| GROUND COVER                                                                          |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              |
|    | 62                           | AEGOPODIUM PODAGRARIA 'VARIEGATUM' / VERIEGATED BISHOP'S WEED                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1 GAL. CONTAINER 18" O.C.    |
|    | 2,989                        | ARCTOSTAPHYLOS UVA-URSI / KINNICKINICK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1 GAL. CONTAINER 36" O.C.    |
|    | 64                           | CALLUNA VULGARIS 'FIREFLY' / FIRELY HEATHER                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 GAL. CONTAINER 16" O.C.    |
|    | 90                           | EPIMEDIUM X RUBRUM 'SWEETHEART' / BISHOP'S HAT                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1 GAL. CONTAINER 18" O.C.    |
|    | 71                           | ERICA X DARLEYENSIS 'KRAMER'S ROTE' / KRAMER'S ROTE HEATH                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1 GAL. CONTAINER 18" O.C.    |
|    | 3,594                        | FRAGARIA CHILOENSIS / SAND STRAWBERRY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1 GAL. CONTAINER 18" O.C.    |
|    | 53                           | HELLEBORUS HYBRIDUS 'IVORY PRINCE' / IVORY PRINCE LENTEN ROSE                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1 GAL. CONTAINER 18" O.C.    |
|    | 38                           | HELLEBORUS X ERICSMITHII 'CANDY LOVE' / CANDY LOVE CHRISTMAS ROSE                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1 GAL. CONTAINER 18" O.C.    |
|    | 5,544                        | RUBUS PENTALOBUS / CREEPING RASPBERRY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1 GAL. CONTAINER 18" O.C.    |
|    | 1,932 sq. ft.                | NATIVE SWALE MIX (or Proven Equivalent per King County Storm Water Design Manual Sec. 6.3) 50% ELYMUS GLAUCUS / BLUE WILDRYE 15% FESTUCA RUBRA RUBRA / NATIVE RED FESCUE 10% HORDEUM BRACHYANTHERUM / MEADOW BARLEY 10% GLYCERIA OCCIDENTALLIS / WESTERN MANNAGRASS 10% BECKMANNIA SYZIGACHNE / AMERICAN SLOUGHGRASS 5% DESCHAMPSIA CAESPITOSA / TUFTED HAIRGRASS                                                                                                                                                       | Plugs or 4" Pots 18" O.C.    |
|   | 21,117 sq. ft.               | SUNMARK SEEDS ECOLOGYMIX (or Proven Equivalent) 55% FESTUCA RYBRA VAR. SEALINK / SEALINK SLENDER CREEPING RED FESUE 18% FESTUCA IVUBA VAR. AZAY BLUE / AZAY BLUE SHEEP FESCUE 8% TRIFOLIUM FRAGIFERUM / STRAWBERRY CLOVER 5% NEMOPHILA MENZIESII / BABY BLUE EYE'S 4% LIMNANTHES DOUGLASII / DOUGLAS MEADOWFOAM 2% ARMERIA MARITIMA / SEA PINK 3% TRIFOLIUM REPENS / WHITE CLOVER 2.5% ALYSSUM MARITIMUM / DWARF WHITE ALLYSSUM 1.5% ACHILLEA MILLEFOLIUM / DWARF WHITE YARROW 1% BELLIS PERENNIS / DWARF ENGLISH DAISY | Hydroseed per Manufacturer   |
|  |                              | CRZ NO DISTURBANCE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |

SITE FURNISHINGS SCHEDULE

| SYMBOL                                                                                | QTY. | DESCRIPTION                                                                  | DISTRIBUTOR / MANUFACTURER          | COLOR                                                         | NOTES                                     |
|---------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------|-------------------------------------------|
| BENCHES / SEATING                                                                     |      |                                                                              |                                     |                                                               |                                           |
|  | 7    | Tournesol Cascade Collection 4' Bench With Back Surface Mounted (CA-0200-48) | Tournesol Site Works 1-800-542-2282 | 2"x4" Recycled Plastic Slats Western Red Cedar & Shadow Frame | Install Per Manufacturer's Specifications |
| TRASH RECEPTACLES                                                                     |      |                                                                              |                                     |                                                               |                                           |
|  | 1    | Tournesol Traditional Collection Trash Receptacle                            | Tournesol Site Works 1-800-542-2282 | Recycled Plastic Western Red Cedar Shadow Frame               | Install Per Manufacturer's Specifications |
| SIGNAGE                                                                               |      |                                                                              |                                     |                                                               |                                           |
|  | 6    | Wetland Sign                                                                 | By Owner                            | Per City of Gig Harbor Requirements                           | Per City of Gig Harbor Requirements       |

PLANT & SITE FURNISHINGS SCHEDULE

Mallards 7  
Rush Development, Inc.  
Gig Harbor, WA



BRADLEY DESIGN GROUP, INC.

LANDSCAPE ARCHITECTURE + SITE PLANNING



mail

4330 N Lexington St  
Tacoma, WA 98407

location

455B St Helens Ave  
Tacoma, WA 98402

t.253.272.4848  
f.253.276.0132

www.bradtree.com  
info@bradtree.com

| REVISION                                              |                                        |     |
|-------------------------------------------------------|----------------------------------------|-----|
| No.                                                   | Date                                   | By  |
| 1                                                     | 14 July 2020                           | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |                                        |     |
| 2                                                     | 26 Mar 2021                            | MFW |
| Revised Site Plan Per City Comments                   |                                        |     |
| 3                                                     | 10 May 2021                            | MFW |
| Revised Site Plan Per DRB Recommendations             |                                        |     |
| Scale: NTS                                            |                                        |     |
| Designer: MFW                                         | Sheet No.<br><b>L-6</b><br>of 7 Sheets |     |
| Project Manager: MFW                                  |                                        |     |
| Checker: KBR                                          |                                        |     |
| Date: 22 JAN 2019                                     |                                        |     |
| Planner: DD                                           |                                        |     |
| Project No: 18044                                     |                                        |     |



## LANDSCAPE NOTES

## GENERAL NOTES:

- Plant material list submittal: within 30 calendar days after receipt of the notice to proceed, landscape contractor shall submit a complete list of materials proposed to be furnished and installed demonstrating conformance with the requirements specified. Include the name, addresses and telephone numbers of all plant material suppliers and growers.
- 1.A. Documentation shall also include suppliers name, contact person, address, telephone number, botanical and common name, plant size and size of container or ball.
- 1.B. Contractor shall provide a signed statement from the plant suppliers who have furnished the plant materials identifying the plant materials being supplied by botanical and common names, plant size and stating that all of the plants supplied by them are in healthy growing conditions meeting the specs.
- 1.C. Submit a project installation schedule, coordinated with the proposed soil amending and planting schedule to the landscape architect or owner for approval at least 30 calendar days prior to start of work under this section.
- B. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect or owner. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size and/or variety. Such proof shall be substantiated and submitted in writing to the landscape architect or owner at least 30 days prior to start of work under this section. These provisions shall not relieve contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.
- C. Plants shall be subject to inspection and approval by landscape architect or owner for conformance to specifications upon delivery to the project site. Such approval shall not impair the subsequent right of inspection and rejection during progress of the work. Contractor shall give landscape architect 48 hours advance notice when plants will be delivered to the site for inspection. Inspection of plant materials shall take place within 24 hours of delivery to the site.
- D. Coordinate work with other trades as required.
- E. Locate all underground utilities prior to commencing work to avoid damage to buried pipes and cables.
- F. Provide protection for all property, persons, work in progress, structures, utilities, walls, curbs and paved surfaces from potential damage arising from this work. The contractor shall pay for any such damage at no additional cost to the owner. Unfinished and completed work shall be protected from erosion or trespassing, and proper safeguards shall be erected to protect the public from injury or danger.

PLANTING NOTES:

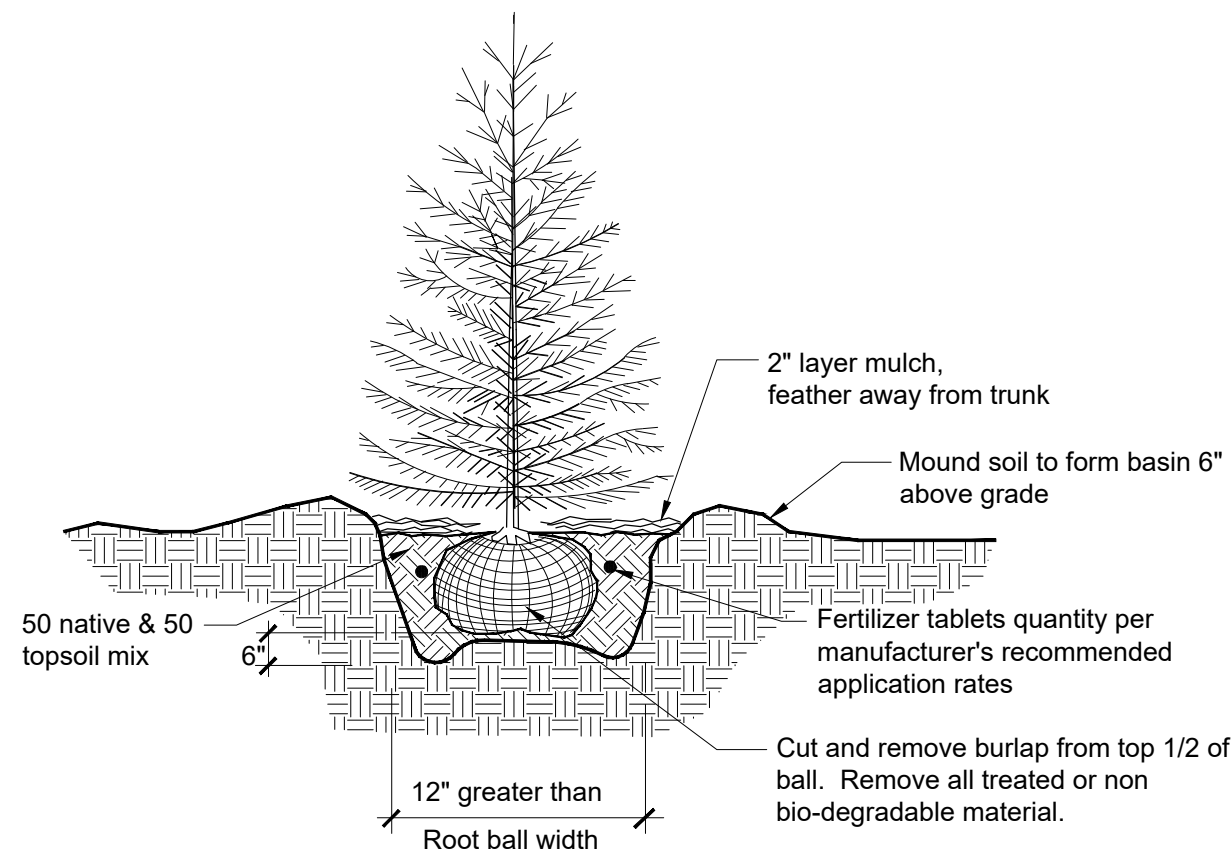
1. Verify bedlines and plant layout with landscape architect prior to commencing work.
2. Verify that site conditions are acceptable prior to beginning work. Do not install any site elements or plant material until unsatisfactory conditions are corrected. When conditions detrimental to plant growth/constructed elements are encountered, immediately notify the owner.
3. Substitutions or changes in materials and placement shall be made only after written change orders are accepted by the owner.
4. Install protective fencing for on site existing trees and vegetation to remain, and plant material located on adjacent property prior to commencing work. The critical root protection area of all trees to remain has been established as a 1' radius of protection area for every 1" of diameter measured at 4.5' above grade, or the tree drip line, whichever is greater. Locate tree protection fencing as indicated on plan. Fencing is to be installed with stakes driven into the ground, not mounted on cinder blocks. Signage shall be affixed to the fencing that reads: "No Entry, Tree Root Protection Area". See existing tree and vegetation protection detail for additional information.
5. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:
  - 1) General Soil Requirements: The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer shall be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible. The topsoil layer shall have an organic matter content of 5% dry weight for turf areas, and 10% dry weight for planting beds (typically around 20-25% compost for turf areas and 35-40% compost for planting areas). The soil portion must be 75-80% sandy loam for turf areas, and 60-65% sandy loam for planting areas. Soil pH should be 5.5-6.5 for turf areas, 5.5-7.0 for planting areas and 4.5-5.5 for areas planted with acid-tolerant or native plantings.
  - 2) Requirements for Amending Existing Soil in Place:
    - Turf Areas - Place and rototill 1.75 inches of composted material into 7.75 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil.
    - Planting Beds - Place and rototill 3 inches of composted material into 6.5 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil. Do not scarify within drip lines of existing trees to be retained.
- 6) Requirements for Reapplying Stockpiled Topsoil:
  - Turf Areas - Reapply stockpiled soil and rototill in 1.75 inches of composted material for a combined minimum depth of 8 inches of soil and compost.
  - Planting Beds - Reapply stockpiled soil and rototill in 3 inches of composted material for a combined minimum depth of 8 inches of soil and compost.
- 5) Within Stormwater Systems - On-site soil mixing or placement shall not be performed if soil is saturated or frozen. Total amended soil depth shall be a minimum of 18 inches. Mix all soil amendments uniformly throughout the rain garden soil section. Amended soil shall be placed in horizontal layers in no greater than 12" lifts. Allow soils to compact and settle naturally. Areas can be watered after each lift is placed to speed settling, but should not be wetted to saturation. Until the upstream catchment area is thoroughly stabilized, flow diversion and erosion control measures must be installed to protect the bioretention area from sedimentation.
- 6) Rake beds to smooth, clean and remove all rocks, roots and debris over 1 inch in diameter. Water or roll turf areas to compact soil to 85 percent of maximum. Finish grade shall be at least 3 inches below adjacent hard surfaces for planting areas to allow for application of mulch. Finished grade for turf areas shall be at least 2 inches below adjacent hard surfaces. All planting areas must be mulched with 2 inches of organic material.
7. Plants shall be pit planted with a 50/50 prepared mix of native soil and topsoil mix. See planting details for depth and staking requirements.
8. Fertilize all installed plants during backfill operations with organic fertilizer as recommended by manufacturer.
9. Mulch all planted areas with a minimum 2 inch (2") depth of medium fine bark mulch. Finish grade of mulch shall be one inch (1") below top of adjacent hard surface.
10. All plant material to be nursery grown stock and arrive on-site in a healthy, vigorous, well branched, disease and insect free condition.

11. Plant trees, shrubs and groundcover as shown in the planting details. Roughly scarify sides of the planting pits. Install plant material at finish grade and feather bark mulch away from base of plant. Water plant pits thoroughly midway through backfilling and add fertilizer tablets. Balled and burlapped material that cannot be installed immediately shall be heeled in, mulched and watered regularly to keep root balls moist.
12. Provide landscape maintenance immediately after planting and continue until final acceptance. Work shall include watering, spraying, fertilizing, pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy plant growth.
13. Inspection and acceptance: the owner will make an inspection for substantial completion of the work upon request by the contractor.
14. Replacement of plantings: remove any plant from site that is either dead, or in unsatisfactory condition as determined by the owner or landscape architect. Replace with a new planting of equal size and species as soon as conditions permit within the normal planting season. All replacement plantings are then to be under re-instated guarantee period as specified. Identify those replacements and take whatever measures necessary to prevent similar demise of additional plant material.
15. Provide root barrier in a surround or linear pattern for tree plantings when trunk is located within five(5) linear feet of any paved surface. Deeproot universal barrier #ub162-8 (or approved equal). Install per manufacturer's recommendations.

## Warranty

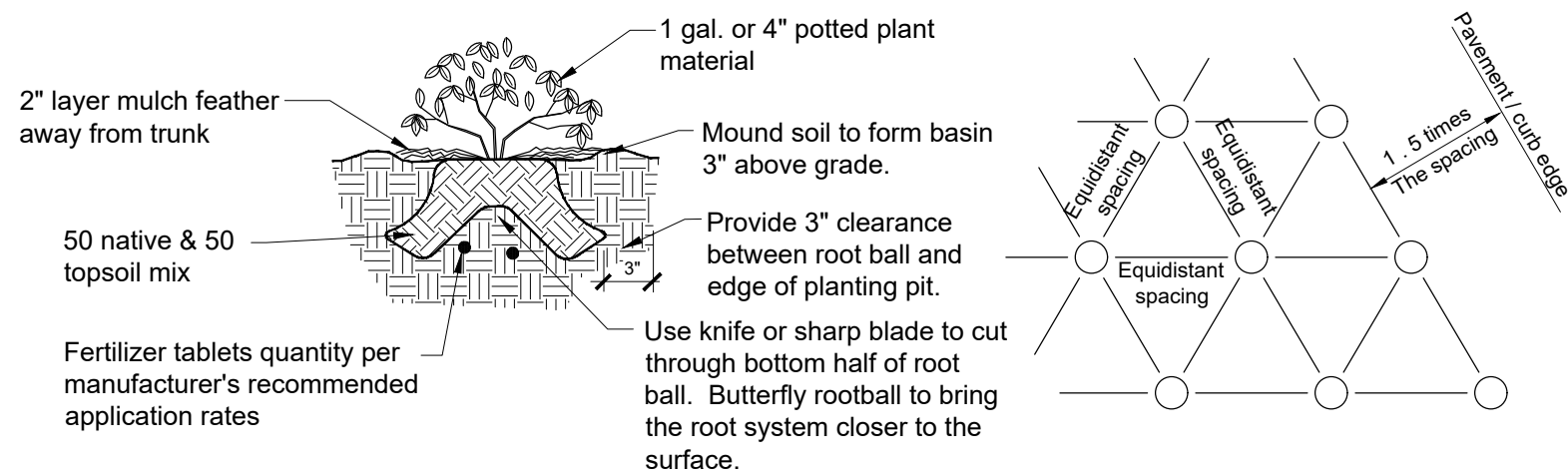
The warranty shall include replacing and planting the same size and species of plant material, as shown on the landscape plan and that has been designated, by the landscape architect, to be replaced. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect or abuse by the owners or others. All plants replaced shall be re-instated under these plant guaranty conditions.

## PLANTING REQUIREMENTS:



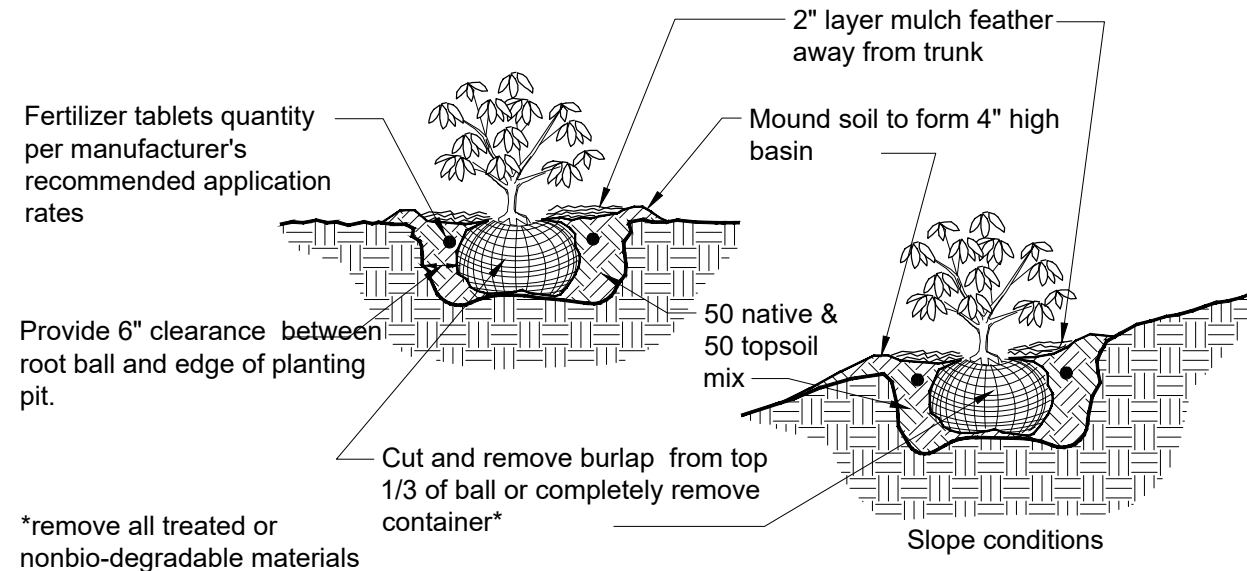
## Conifer Tree Planting Detail

(Not To Scale)



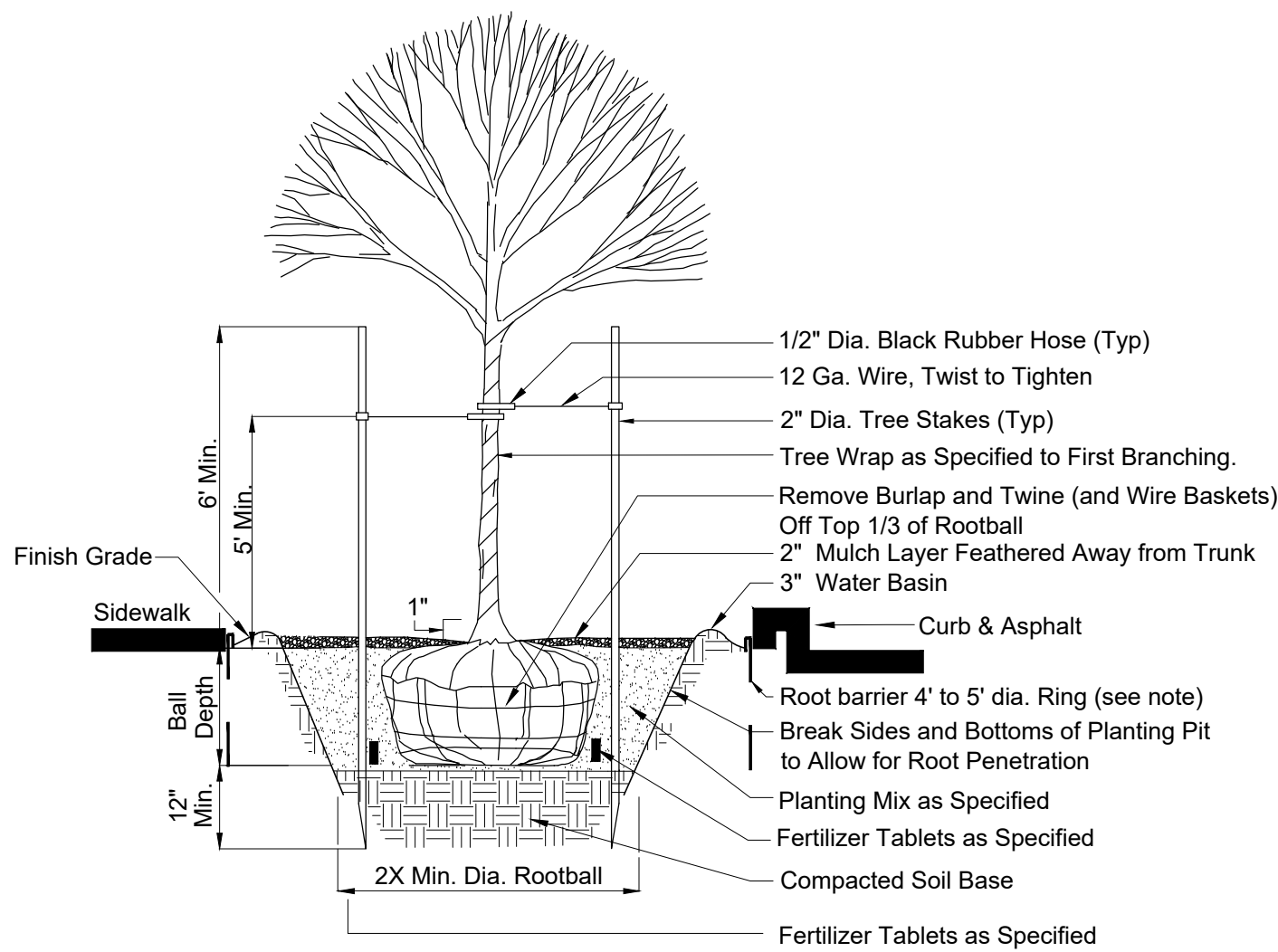
## Groundcover Planting Detail

(Not To Scale)



## Shrub Planting Detail

(Not To Scale)



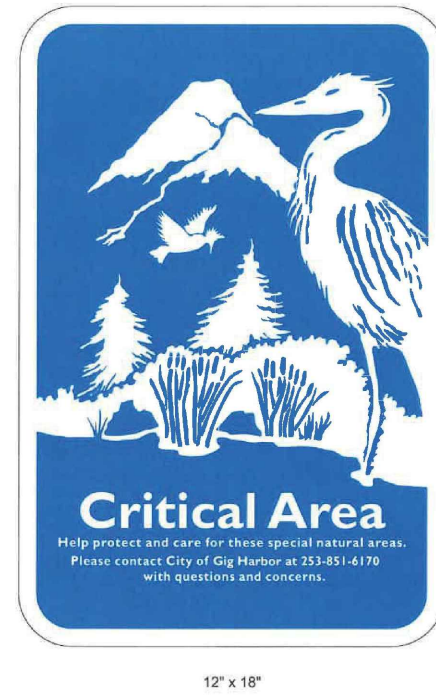
**NOTES:**

1. Plant Tree 1 Inch Higher Than Depth Grown In Nursery. Tree Pit Shall Not Be Less Than (2) Times Diameter of Rootball.
2. Rootbarrier Shall be 12 In. Deep and 8 L.F. on Each Side of Rootball Adjacent to Curbs and Paved Surfaces.
3. There Shall be a Minimum Rootball Diameter of 10 In. Per Trunk Caliper Inch as Measured 6 In. Above Rootball.

## Tree w/Root Barrier Planting Detail

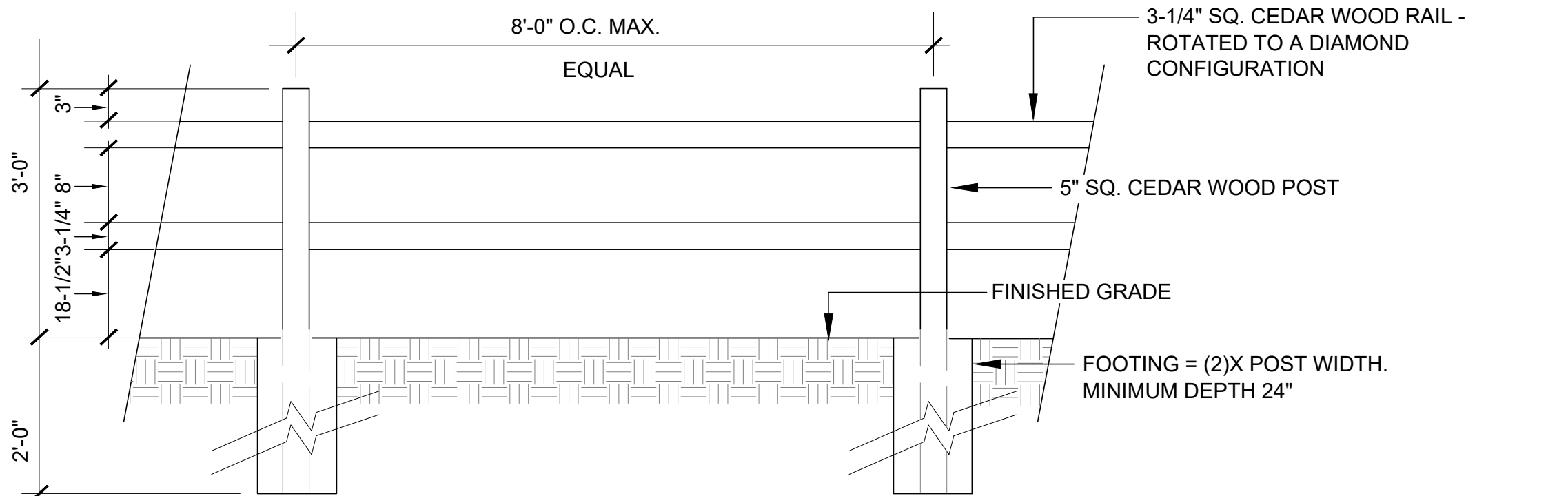
(Not To Scale)

## SITE DETAILS:

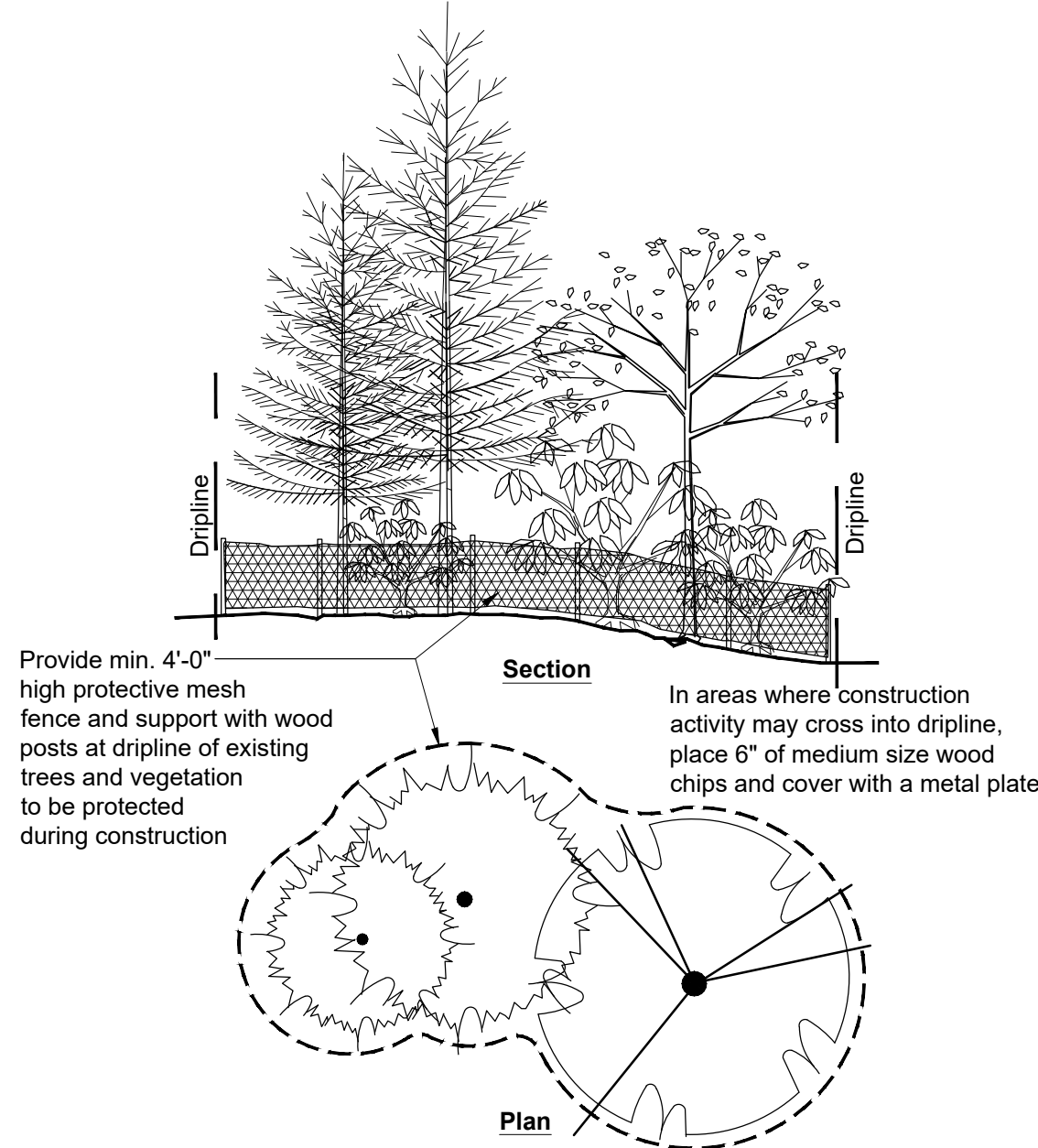


## Critical Area Sign

(Not To Scale)



## 3' SPLIT RAIL FENCE (nts)



## Existing Tree & Vegetation Protection Detail

(Not To Scale)

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFW |
| Revised Site Plan Per City Comments                   |              |     |
| 3                                                     | 10 May 2021  | MFW |
| Revised Site Plan Per DRB Recommendations             |              |     |

|                 |             |                             |
|-----------------|-------------|-----------------------------|
| Scale           | NTS         |                             |
| Designer        | MFW         | Sheet No.<br><br><b>L-7</b> |
| Project Manager | MFW         |                             |
| Principal       | KBR         |                             |
| Date            | 22 JAN 2019 |                             |
| Phase           | DD          |                             |
| Project No.     | 18044       |                             |



RECEIVED  
By Michelle Thomas at 3:31 pm, May 13, 2021

BRADLEY DESIGN GROUP, INC.  
LANDSCAPE ARCHITECTURE + SITE PLANNING



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STATE OF  
WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

*Michelle Thomas*  
Landscape Architect  
Certificate No. 576

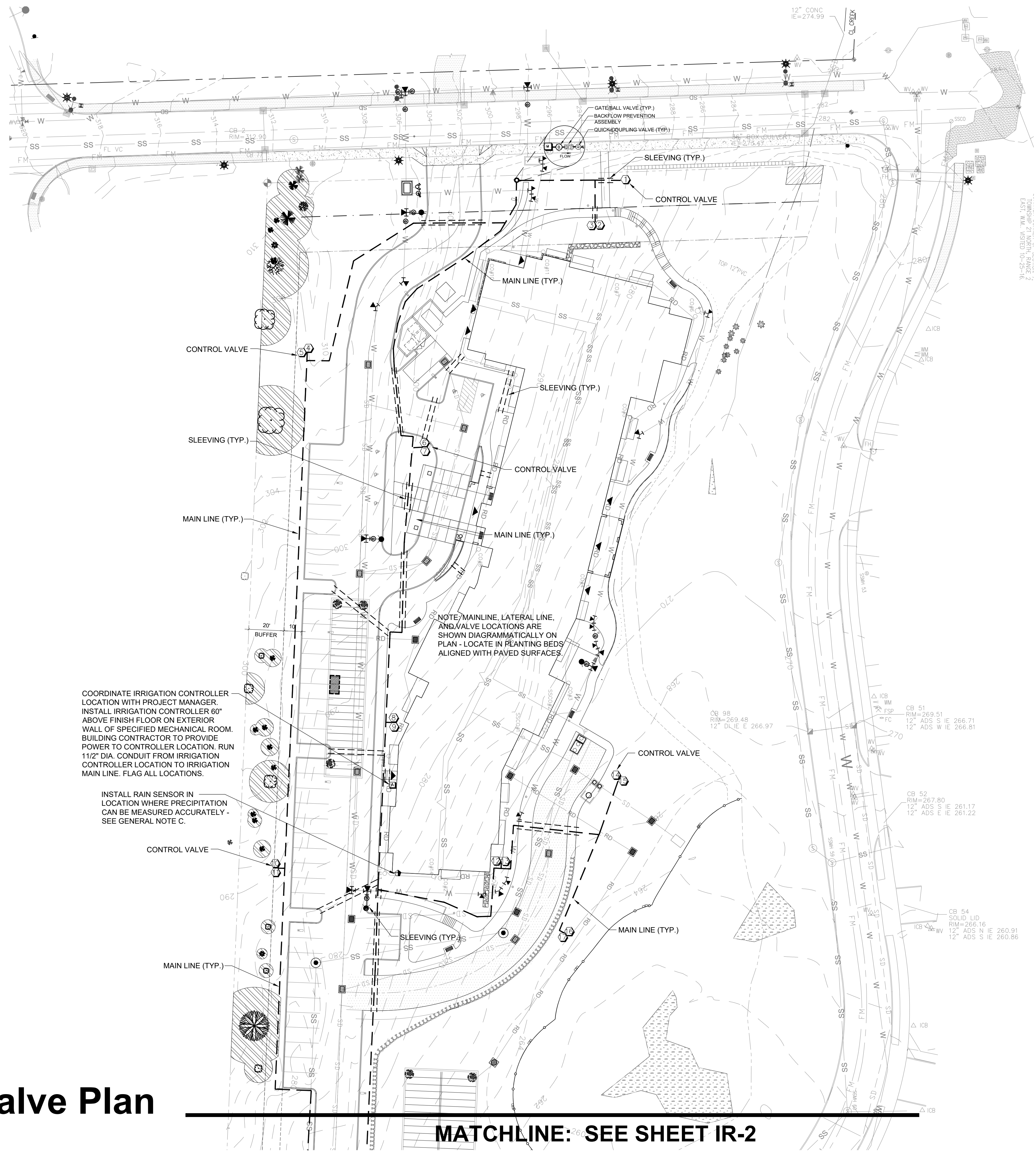
MAINLINE, SLEEVING & VALVE PLAN

Mallards 7

Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFW |
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| 3                                                     | 10 May 2021  | MFW |
| Revised Site Plan Per DRB Recommendations             |              |     |

|                    |                        |                          |
|--------------------|------------------------|--------------------------|
| Scale: 1" = 30'-0" |                        | Sheet No.<br><b>IR-1</b> |
| Designer<br>MFW    | Project Manager<br>MFW |                          |
| Checker<br>KBR     | Date<br>22 JAN 2019    | of 3 Sheets              |
| Printer<br>DD      | Project No.<br>18044   |                          |

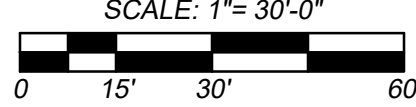


Mainline, Sleeveing & Valve Plan

MATCHLINE: SEE SHEET IR-2

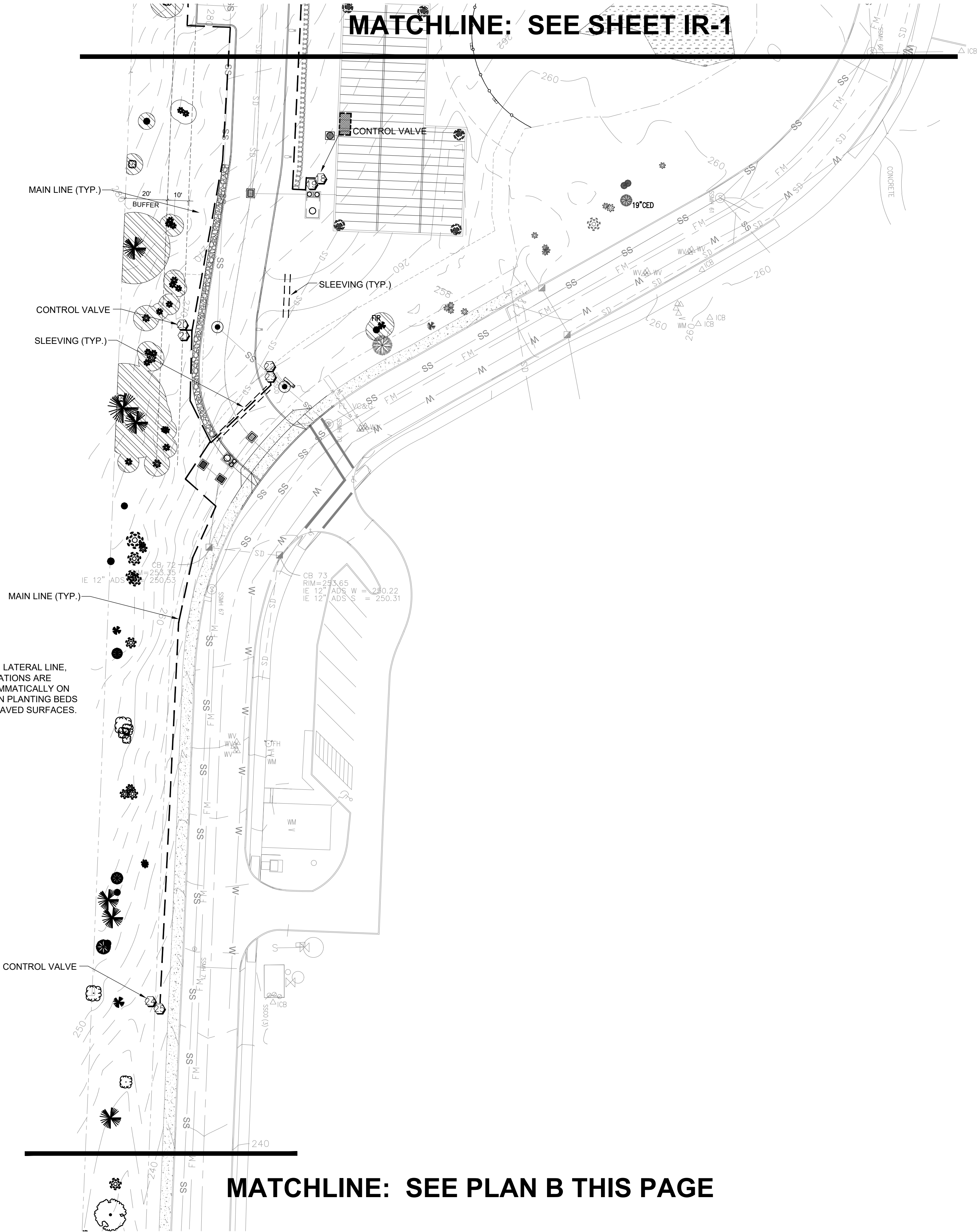


SCALE: 1"= 30'-0"

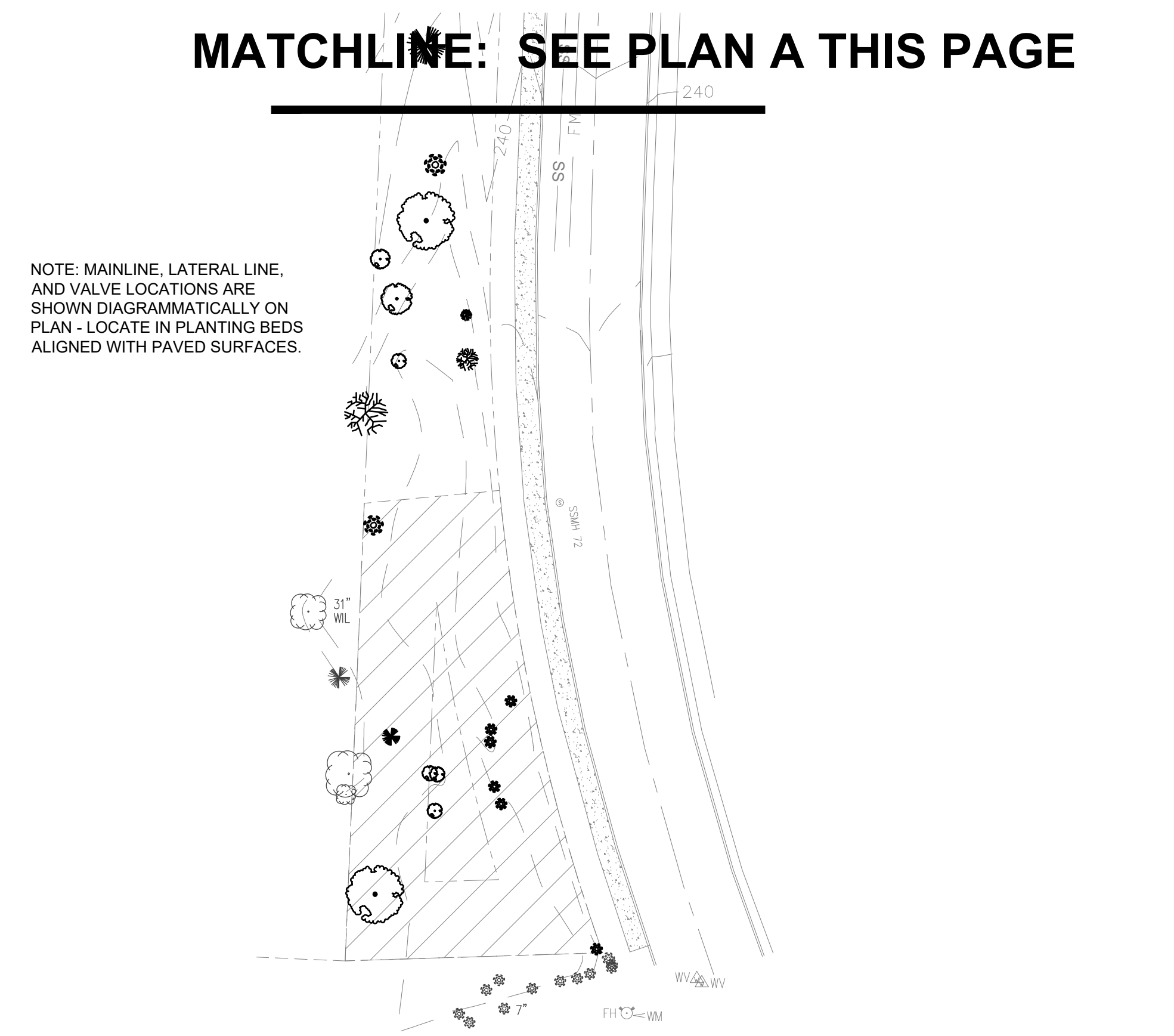




MAINLINE, SLEEVING & VALVE PLAN IR-2A



MAINLINE, SLEEVING & VALVE PLAN IR-2B



Mainline, Sleeve & Valve Plan

MAINLINE, SLEEVING & VALVE PLAN

Mallards 7  
Rush Development, Inc.  
Gig Harbor, WA

**BRADLEY DESIGN GROUP, INC.**  
LANDSCAPE ARCHITECTURE + SITE PLANNING

**BDG**

mail  
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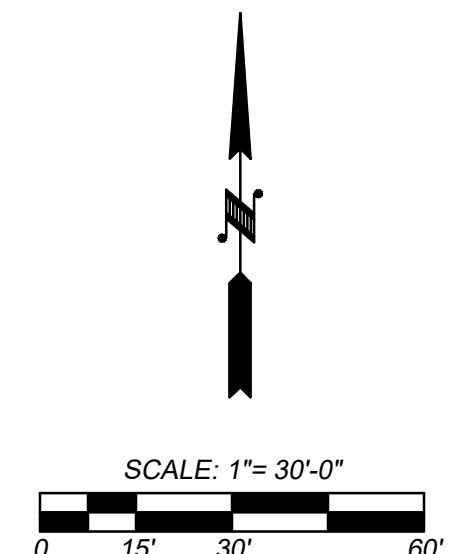
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STATE OF  
WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

*Bradley Design Group, Inc.*  
Landscape Architect  
Certificate No. 576

| REVISION                                              |                   |     |
|-------------------------------------------------------|-------------------|-----|
| No.                                                   | Date              | By  |
| 1                                                     | 14 July 2020      | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |                   |     |
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| Scale: 1" = 30'-0"                                    |                   |     |
| Designer<br>MFW                                       | Sheet No.<br>IR-2 |     |
| Project Manager<br>MFW                                | of 3 Sheets       |     |
| Checker<br>KBR                                        |                   |     |
| Date<br>22 JAN 2019                                   |                   |     |
| Planner<br>DD                                         |                   |     |
| Project No.<br>18044                                  |                   |     |





# IRRIGATION SCHEDULE

HUNTER IRRIGATION EQUIPMENT SHOWN IN SCHEDULE. TORO, RAINBIRD, WEATHERMATIC OR EQUIVALENT IRRIGATION EQUIPMENT MAYBE SUBSTITUTED, WITH LANDSCAPE ARCHITECT'S WRITTEN APPROVAL ONLY.

| SYMBOL | DESCRIPTION                                                                                           | P.S.I. | RADIUS         |
|--------|-------------------------------------------------------------------------------------------------------|--------|----------------|
|        | HUNTER MPLCS515, MPRCS515, MPSS530 STRIP ROTATOR HEAD, WITH MATCHED PRECIPITATION RATES               | 30     | 4'x28', 4'x14' |
|        | HUNTER MP1000 ROTATOR, 12' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES         | 30     | 12'            |
|        | HUNTER MP2000 ROTATOR, 17' & 18' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES   | 30     | 17'-18'        |
|        | HUNTER MP3000 ROTATOR, 27' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES         | 30     | 27'            |
|        | HUNTER MP CORNER ROTATOR, 12' RADIUS HEADS, ADJUSTABLE ARC NOZZLE, WITH MATCHED PRECIPITATION RATES   | 30     | 12'            |
|        | HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 4' RADIUS                                                     | 30     | 4'             |
|        | HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 2' RADIUS                                                     | 30     | 2'             |
|        | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 5 NOZZLE                                                         | 30     | 6'             |
|        | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 8 NOZZLE (FOR ADJUSTABLE ARCS, TT AND TQ HEAD USE NOZZLE 8A)     | 30     | 8'             |
|        | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 10 NOZZLE (FOR ADJUSTABLE ARCS, TT & TQ HEAD USE NOZZLE 10A)     | 30     | 10'            |
|        | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 12 NOZZLE (FOR ADJUSTABLE ARCS USE NOZZLE 12A)                   | 30     | 12'            |
|        | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 15 NOZZLE (FOR ADJUSTABLE ARCS USE NOZZLE 15A)                   | 30     | 15'            |
|        | HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 17' NOZZLE (FOR ADJ. ARCS, T, TT, TQ, & F HEAD USE NOZZLE 17A)   | 30     | 17'            |
|        | HUNTER STRIP PATTERN - L CORNER, R CORNER, SIDE STRIP, END STRIP, & CENTER STRIP                      | 30     | 5'x30', 5'x15' |
|        | BRASS GATE VALVE - RuB Ball Valve - Model S95F43 (Round Handle) - SIZE TO FIT MAINLINE                |        |                |
|        | BACKFLOW ASSEMBLY - FEBCO LF850 (SIZE TO MATCH METER)                                                 |        |                |
|        | AUTOMATIC CONTROL VALVE, HUNTER PGV, SEE VALVE KEY                                                    |        |                |
|        | 1-1/2" WATER METER (BY OTHERS - COORDINATE POC WITH CONSTRUCTION MANAGER)                             |        |                |
|        | QUICK COUPLER - HUNTER HQ-44-LRC-AW                                                                   |        |                |
|        | RAIN SENSOR - HUNTER RAIN-CLIK-WIRELESS RAIN SENSOR (WRC-INT) OR EQUAL, SEE GENERAL NOTE C            |        |                |
|        | CONTROLLER - HUNTER IC3000 DUAL30M DUAL FOR I-CORE (30 STATION EXTERIOR, WALL MOUNT, METAL ENCLOSURE) |        |                |
|        | CLASS 200 PVC LATERAL LINE PIPING, SIZE PER PLAN                                                      |        |                |
|        | 2" SCHEDULE 40 PVC MAIN LINE                                                                          |        |                |
|        | CLASS 200 PVC SLEEVE 2X PIPE DIAMETER, 4" MIN.                                                        |        |                |
|        | #14 AWG TYPE UF CONTROL WIRE, RED = SIGNAL, WHITE = COMMON, ORANGE= SPARE                             |        |                |

## VALVE KEY

| VALVE | SIZE   | GPM/GPH |
|-------|--------|---------|
| 1     | 1-1/2" | 25 Max. |
| 2     | 1-1/2" | 25 Max. |
| 3     | 1-1/2" | 25 Max. |
| 4     | 1-1/2" | 25 Max. |
| 5     | 1-1/2" | 25 Max. |
| 6     | 1-1/2" | 25 Max. |
| 7     | 1-1/2" | 25 Max. |
| 8     | 1-1/2" | 25 Max. |
| 9     | 1-1/2" | 25 Max. |
| 10    | 1-1/2" | 25 Max. |
| 11    | 1-1/2" | 25 Max. |
| 12    | 1-1/2" | 25 Max. |
| 13    | 1-1/2" | 25 Max. |
| 14    | 1-1/2" | 25 Max. |
| 15    | 1-1/2" | 25 Max. |
| 16    | 1-1/2" | 25 Max. |
| 17    | 1-1/2" | 25 Max. |
| 18    | 1-1/2" | 25 Max. |
| 19    | 1-1/2" | 25 Max. |
| 20    | 1-1/2" | 25 Max. |
| 21    | 1-1/2" | 25 Max. |
| 22    | 1-1/2" | 25 Max. |
| 23    | 1-1/2" | 25 Max. |
| 24    | 1-1/2" | 25 Max. |
| 25    | 1-1/2" | 25 Max. |
| 26    | OPEN   | OPEN    |
| 27    | OPEN   | OPEN    |
| 28    | OPEN   | OPEN    |
| 29    | OPEN   | OPEN    |
| 30    | OPEN   | OPEN    |

# IRRIGATION NOTES

## GENERAL NOTES

A. IRRIGATION DESIGN ASSUMES 65 PSI STATIC WATER PRESSURE IS AVAILABLE ON SITE. VERIFY STATIC WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IF STATIC WATER PRESSURE IS LESS THAN 55 PSI. IRRIGATION DESIGN IS BASED ON 30 PSI.

B. USE 4" POP-UP HEADS WITHIN ALL LAWN AREAS AND 6" POP-UP HEADS WITHIN ALL SHRUB AREAS. 12" POP-UP HEADS ARE OPTIONAL IN SHRUB BEDS WITH OWNERS REQUEST.

C. RAIN SENSOR TO BE INSTALLED ON SOUTH OR WEST SIDE OF BUILDING, AT A MINIMUM OF 8 FEET ABOVE GRADE WHERE SENSOR IS FREE FROM VANDALISM, TREE CANOPIES, BUILDING OVER HANGS OR OTHER STRUCTURAL / NATURAL RAIN IMPEDIMENTS. COORDINATE LOCATION WITH CONSTRUCTION MANAGER.

## IRRIGATION NOTES

1. PLAN IS DIAGRAMMATIC. VERIFY LOCATION OF STRUCTURES, UTILITIES AND OTHER SITE ELEMENTS PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY CONFLICTS.

2. CONTRACTOR TO TEST EXISTING WATER PRESSURE AN PROVIDE WRITTEN REPORT TO PROJECT MANAGER PRIOR TO COMMENCING WORK.

3. REVIEW ALL IRRIGATION DETAILS PRIOR TO COMMENCING WORK.

4. REFER TO EQUIPMENT SCHEDULE FOR ALL IRRIGATION HEAD TYPES AND EQUIPMENT.

5. PROVIDE 2 (TWO) SPARE WIRES FROM THE CONTROLLER TO THE FURTHEST VALVE LOCATIONS FOR FUTURE EXPANSION.

6. STAKE ALL VALVE BOX LOCATIONS FOR APPROVAL.

7. SET VALVE BOXES SQUARE TO ADJACENT BUILDING, CURB OR PAVING.

8. ALL IRRIGATION UNDER ROADS, WALKS, PARKING AREAS OR OTHER PAVED SURFACES SHALL BE SLEEVED. SLEEVES SHALL BE 2 (TWO) TIMES THE DIAMETER OF THE INSERTED PIPE OR AS INDICATED.

9. ALL PIPING IS DIAGRAMMATIC. PIPING SHOWN WITHIN PAVING OR ADJACENT / PARALLEL TO PLANTED AREAS ARE INTENDED TO BE PLACED WITHIN PLANTING BEDS WHERE POSSIBLE. ALL MATERIAL TO BE INSTALLED ON OWNER'S PROPERTY.

10. MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AN ADEQUATE COVERAGE WITH MINIMUM OVER SPRAY.

11. WHEN SLEEVING, PIPING OR HEAD LAYOUT IS REQUIRED IN R.O.W., CONTRACTOR TO COORDINATE LOCATION WITH THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. INDICATE EXACT LOCATION OF SLEEVES AND PIPING ON THE AS-BUILT DRAWINGS.

12. PLACE TRACE WIRE ON ALL IRRIGATION PIPING AT OWNER'S REQUEST.

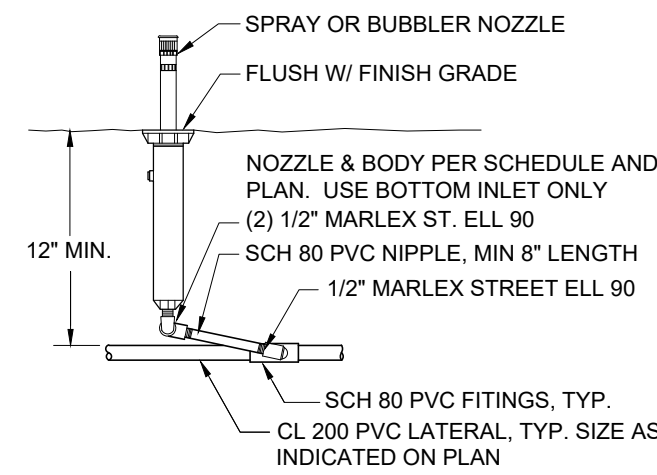
13. LATERAL LINE SHALL HAVE MINIMUM 12" OF COVER AND MAINLINES A MINIMUM OF 18" COVER.

14. PROVIDE MANUAL DRAINS AT ALL LOW POINT ON THE MAIN LINE AND RECORD ACCURATELY ON AS-BUILT DRAWINGS.

15. LOCATE IRRIGATION BACK-FLOW PREVENTOR DOWN-STREAM OF SITE WATER METER (WATER METER BY OTHERS). VERIFY LOCATION WITH PROJECT MANAGER PRIOR TO COMMENCING WORK.

16. COORDINATE LOCATION OF CONTROLLER WITH PROJECT MANAGER. INSTALL CONTROLLER AT 60" ABOVE (FINISH FLOOR / FINISH GRADE) ON EXTERIOR WALL OF (BUILDING). PROVIDE A 110 GFI POWER OUTLET AT CONTROLLER LOCATION FOR POWER SUPPLY. PROVIDE CONDUIT FROM IRRIGATION CONTROLLER LOCATION TO OUTSIDE PLANTING BED. FLAG ALL LOCATIONS.

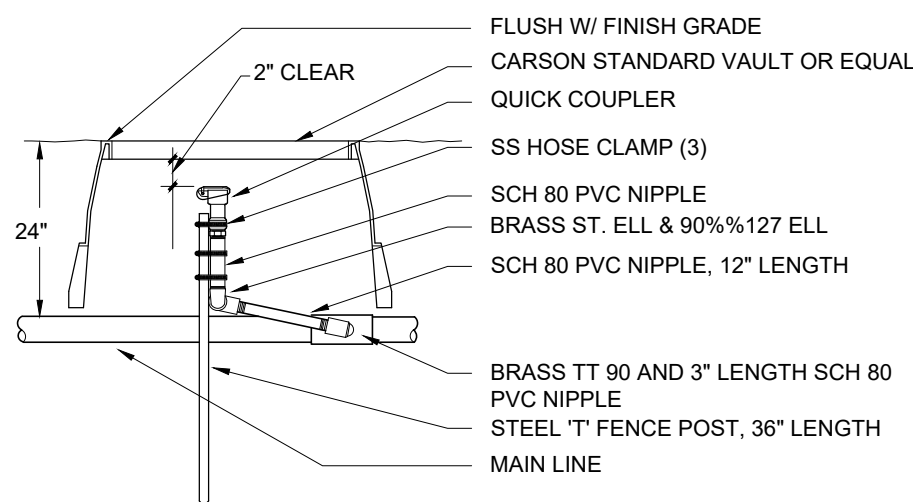
# IRRIGATION DETAILS:



Pop-up Head

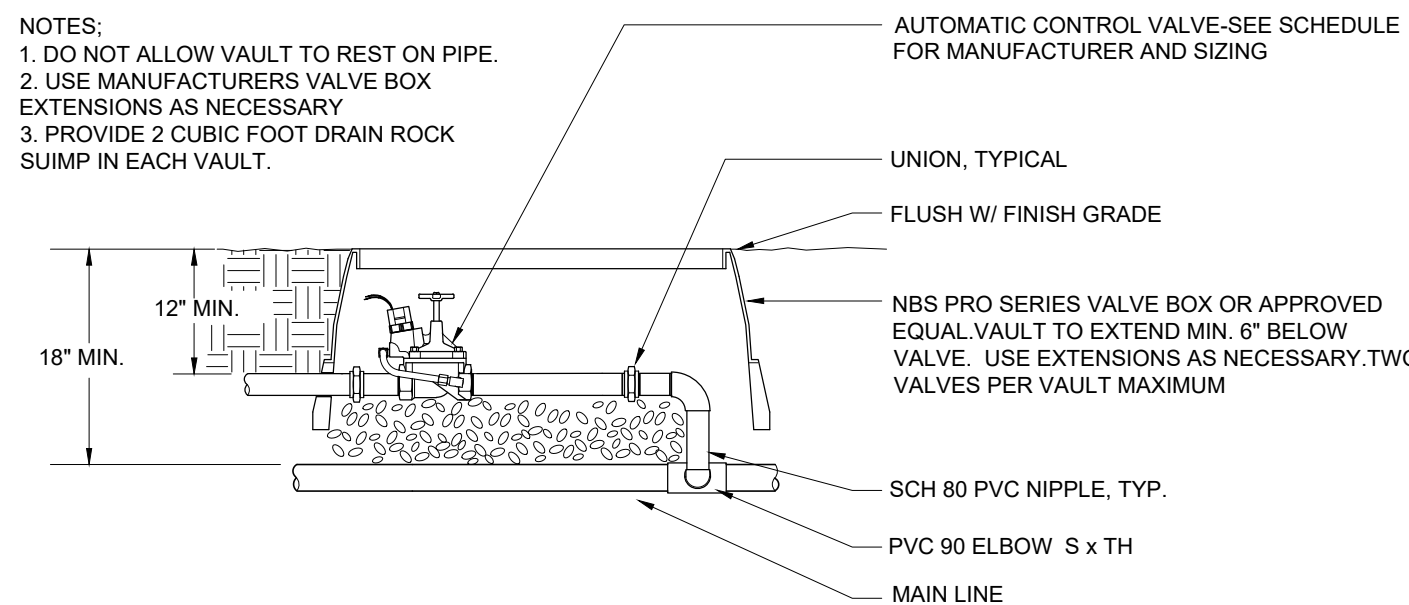
(Not To Scale)

- NOTES
1. DO NOT ALLOW VAULT TO REST ON PIPE. USE EXTENSIONS AS NECESSARY.
  2. VALVE TO BE SET PLUMB
  3. CONTRACTOR TO PROVIDE QCV KEY WITH SWIVEL HOSE ELL ATTACHED
  4. PROVIDE 6" DEPTH DRAIN ROCK.



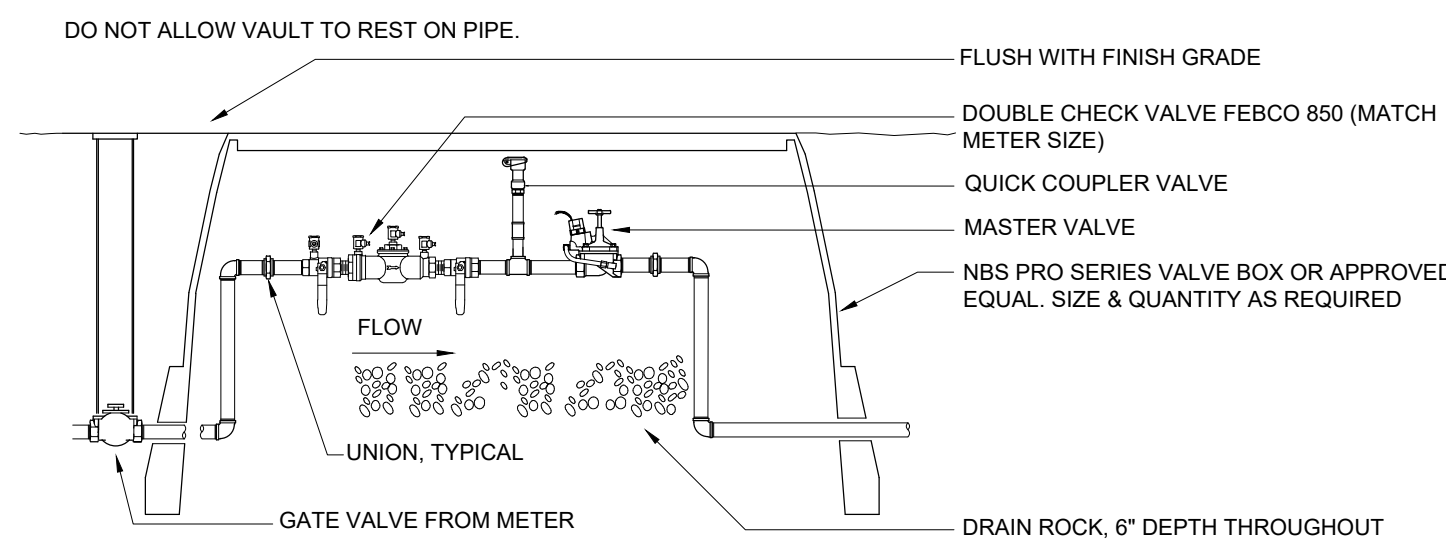
Quick Coupler

(Not To Scale)



Control Valve Assembly

(Not To Scale)



Main Assembly

(Not To Scale)

## SIZE PIPING AS FOLLOWS:

0 - 8 GPM = 3/4" PIPE

9-16 GPM = 1" PIPE

17- 24 GPM = 1 1/4" PIPE

25 - 32 GPM = 1 1/2" PIPE

33 - 50 GPM = 2" PIPE

# IRRIGATION SCHEDULE, NOTES & DETAILS

Mallards 7

Rush Development, Inc.

Gig Harbor, WA



**BRADLEE DESIGN GROUP, INC.**  
LANDSCAPE ARCHITECTURE + SITE PLANNING

  
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| REVISION                                              |                                         |     |
|-------------------------------------------------------|-----------------------------------------|-----|
| No.                                                   | Date                                    | By  |
| 1                                                     | 14 July 2020                            | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |                                         |     |
| 2                                                     | 26 Mar 2021                             | MFW |
| Revised Site Plan Per City Comments                   |                                         |     |
| 3                                                     | 10 May 2021                             | MFW |
| Revised Site Plan Per DRB Recommendations             |                                         |     |
| Scale: NTS                                            |                                         |     |
| Designer: MFW                                         | Sheet No.<br><b>IR-3</b><br>of 3 Sheets |     |
| Project Manager: MFW                                  |                                         |     |
| Preparer: KBR                                         |                                         |     |
| Date: 22 JAN 2019                                     |                                         |     |
| Planner: DD                                           | Project No.<br>18044                    |     |
|                                                       |                                         |     |



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STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

*William Bradley Reader*  
Certification No. 576

TREE CONSERVATION PLAN

Mallards 7

Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                              |                                        |     |
|-------------------------------------------------------|----------------------------------------|-----|
| No.                                                   | Date                                   | By  |
| 1                                                     | 14 July 2020                           | MFW |
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| Scale: 1" = 30'-0"                                    |                                        |     |
| Designer: MFW                                         | Sheet No.<br><b>L-1</b><br>of 7 Sheets |     |
| Project Manager: MFW                                  |                                        |     |
| Prepared: KBR                                         |                                        |     |
| Date: 22 JAN 2019                                     |                                        |     |
| Drawn: DD                                             |                                        |     |
| Project No: 18044                                     |                                        |     |

- △

Dead, Dying, Diseased Perimeter Tree Removed = 8  
(Not Included in Replacement Calculations)
- Non-Significant Alder & Cottonwood Removed = 29  
(Not Included in Replacement Calculations)
- ×

Significant Non-Perimeter Tree Removed = 1  
(Not Included in Replacement Calculations)
- ⊗

Perimeter Tree Removed = 6

61 Significant Trees on Site  
54 Significant Trees Retained  
= 89% Significant Trees Retained

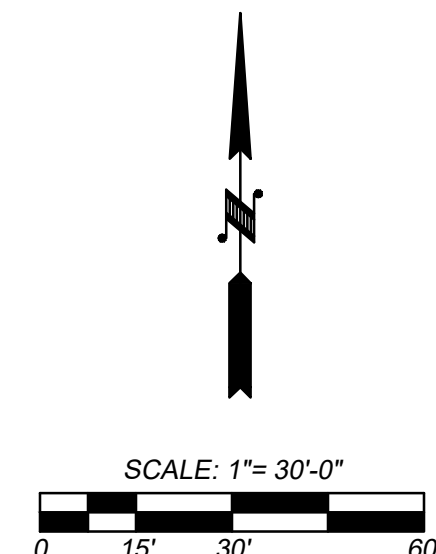
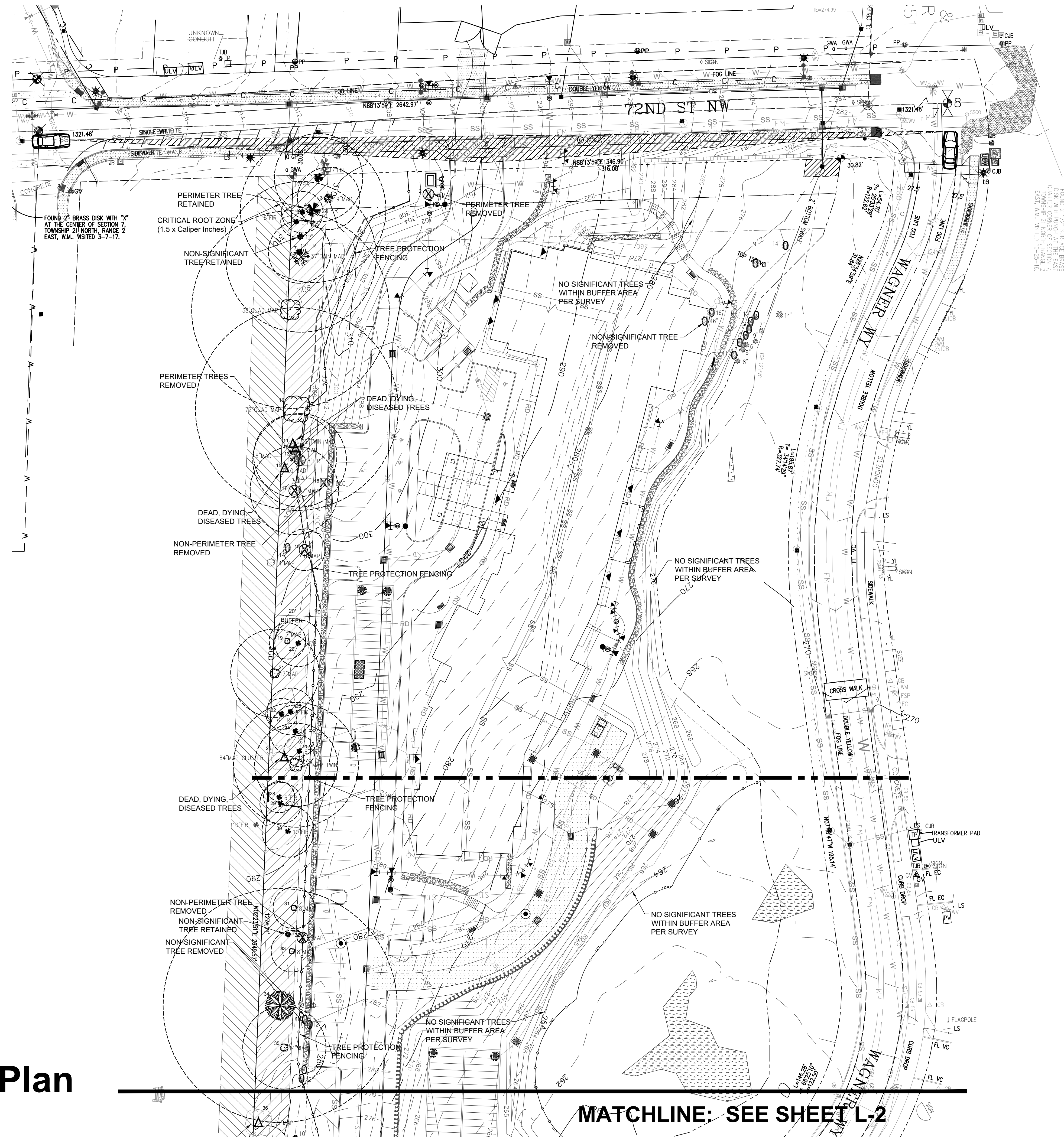
- CED = Cedar
- COT = Cottonwood
- DEC = Deciduous
- FIR = Fir
- MAD = Madrona
- MAP = Maple
- WIL = Willow
-  = Alder

Inventory of Significant Perimeter Trees Removed & Replacement Calculations

| Tree No. | Size | Species |
|----------|------|---------|
| No. 2    | 16"  | Maple   |
| No. 13   | 16"  | Maple   |
| No. 14   | 18"  | Fir     |
| No. 17   | 17"  | Maple   |
| No. 18   | 8"   | Maple   |
| No. 32   | 8"   | Maple   |

Total Caliper Inches Removed = 83  
Total Replacement Inches = 124.5 (1.5x Caliper Inches)  
Total Replacement Trees Required = 62.25 (2" Cal or 6' Ht.)  
Total Additional Replacement Trees Provided = 83

# Tree Conservation Plan





BRADLEY DESIGN GROUP, INC.  
LANDSCAPE ARCHITECTURE + SITE PLANNING



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location  
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STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
*[Signature]*  
Landscape Architect  
Certificate No. 576

TREE CONSERVATION PLAN

Mallards 7

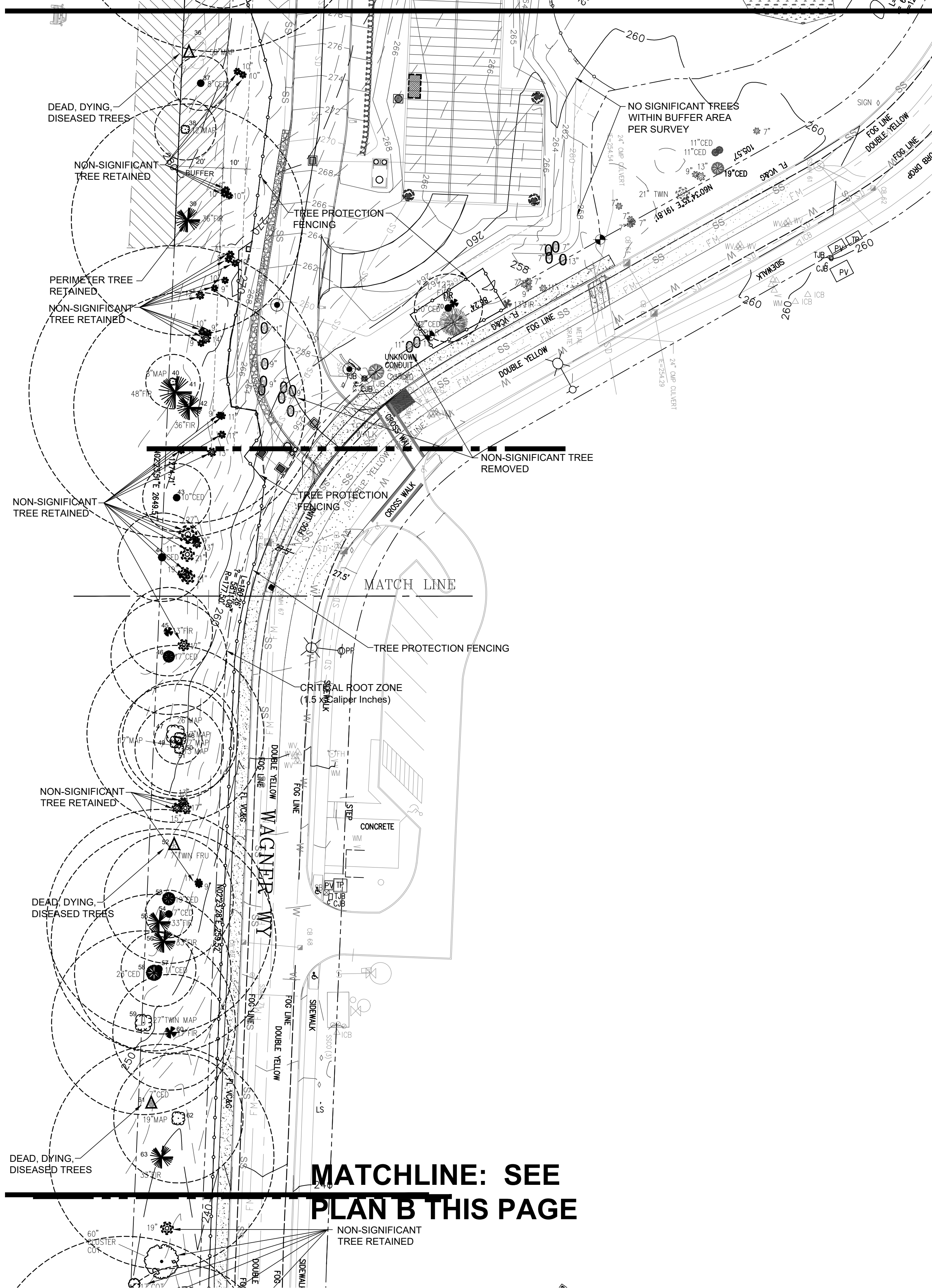
Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFW |
| Revised Site Plan Per City Comments                   |              |     |
| 3                                                     | 10 May 2021  | MFW |
| Revised Site Plan Per DRB Recommendations             |              |     |

|                        |                                            |                                         |
|------------------------|--------------------------------------------|-----------------------------------------|
| Scale<br>1" = 30'0"    |                                            | Sheet No.<br><br>L-2<br><br>of 7 Sheets |
| Designer<br>MFW        | Project Manager<br>MFW<br>Principal<br>KBR |                                         |
| Project Manager<br>MFW |                                            |                                         |
| Principal<br>KBR       |                                            |                                         |
| Date<br>22 JAN 2019    |                                            |                                         |
| Phase<br>DD            | Project No.<br>18044                       |                                         |

## TREE CONSERVATION PLAN L-2A

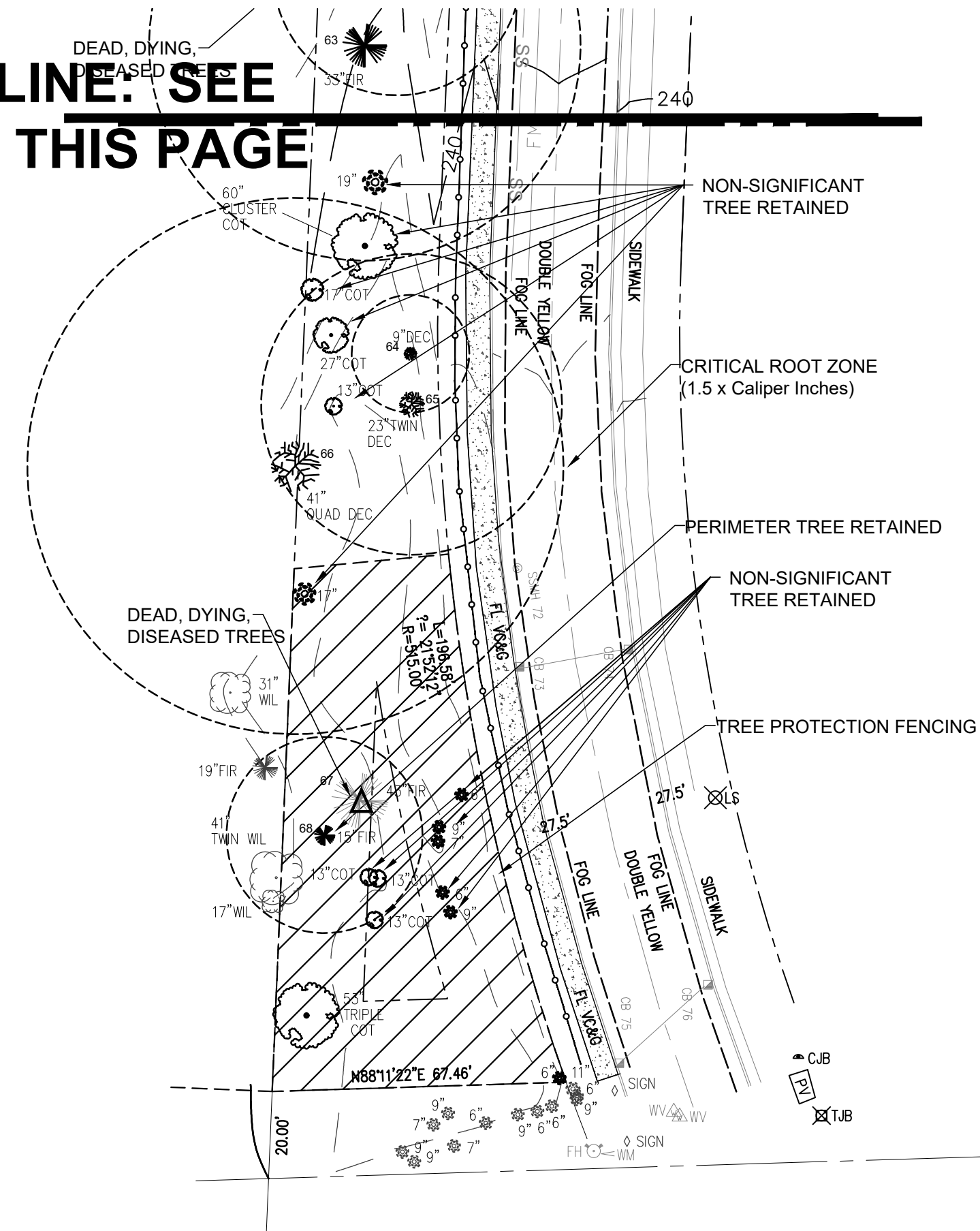
MATCHLINE: SEE SHEET L-1



MATCHLINE: SEE PLAN B THIS PAGE

## TREE CONSERVATION PLAN L-2B

MATCHLINE: SEE PLAN A THIS PAGE



- △ Dead, Dying, Diseased Perimeter Tree Removed = 8  
(Not Included in Replacement Calculations)
- Non-Significant Alder & Cottonwood Removed = 29  
(Not Included in Replacement Calculations)
- X Significant Non-Perimeter Tree Removed = 1  
(Not Included in Replacement Calculations)
- ⊗ Perimeter Tree Removed = 6

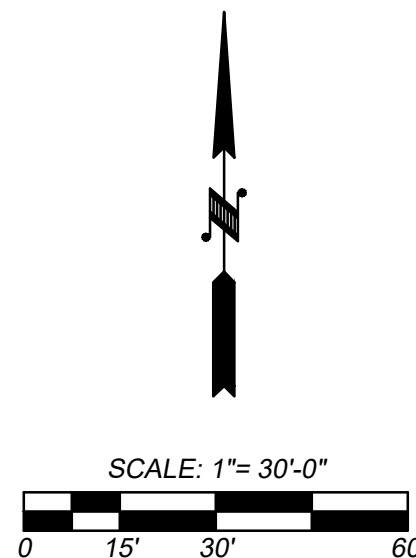
61 Significant Trees on Site  
54 Significant Trees Retained  
= 89% Significant Trees Retained

- CED = Cedar
- COT = Cottonwood
- DEC = Deciduous
- FIR = Fir
- MAD = Madrona
- MAP = Maple
- WIL = Willow
- ★ = Alder

Inventory of Significant Perimeter Trees Removed & Replacement Calculations

| Tree No. | Size | Species |
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| No. 2    | 16"  | Maple   |
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| No. 14   | 18"  | Fir     |
| No. 17   | 17"  | Maple   |
| No. 18   | 8"   | Maple   |
| No. 32   | 8"   | Maple   |

Total Caliper Inches Removed = 83  
Total Replacement Inches = 124.5 (1.5x Caliper Inches)  
Total Replacement Trees Required = 62.25 (2" Cal or 6' Ht.)  
Total Additional Replacement Trees Provided = 83



# Tree Conservation Plan



**BRADLEY DESIGN GROUP, INC.**  
LANDSCAPE ARCHITECTURE + SITE PLANNING

**BDG**

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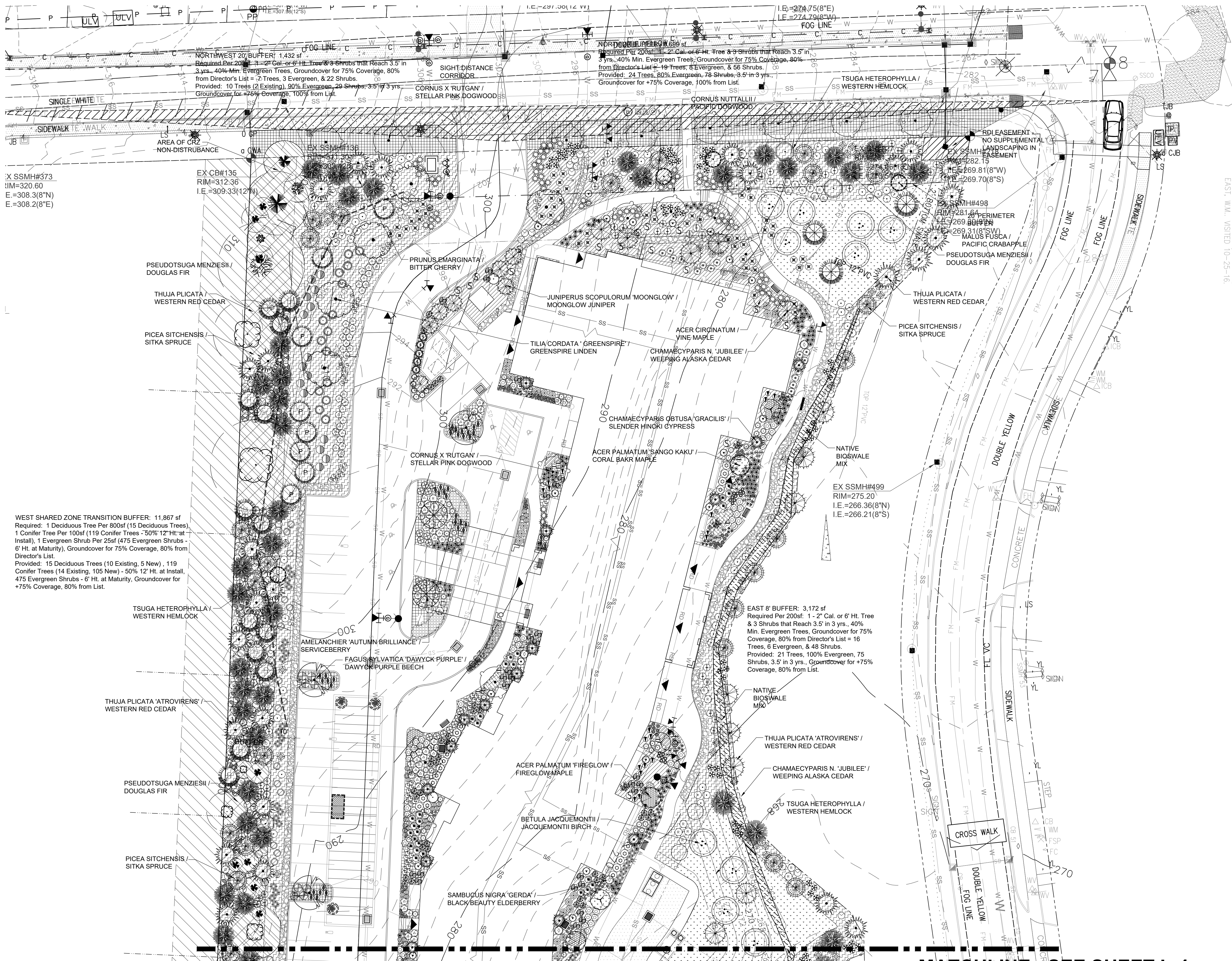
*Bradley Design Group, Inc.*  
Landscape Architect  
Certificate No. 576

# ALTERNATIVE LANDSCAPE PLAN

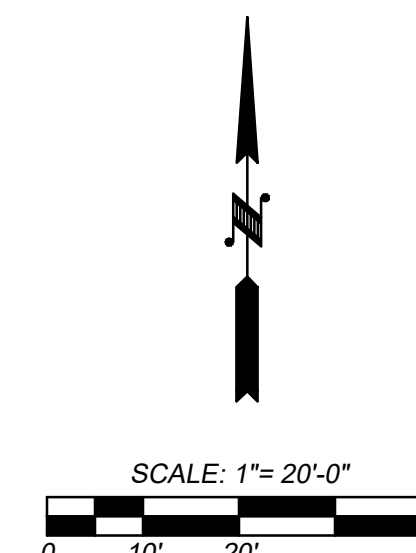
Mallards 7  
Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFV |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFV |
| Revised Site Plan Per City Comments                   |              |     |
| 3                                                     | 10 May 2021  | MFV |
| Revised Site Plan Per DRB Recommendations             |              |     |

|                        |                                        |
|------------------------|----------------------------------------|
| Scale<br>1" = 20'-0"   | Sheet No.<br><b>L-3</b><br>of 7 Sheets |
| Designer<br>MFV        |                                        |
| Project Manager<br>KBR |                                        |
| Date<br>22 JAN 2019    |                                        |
| Phase<br>DD            |                                        |
| Project No.<br>18044   |                                        |



MATCHLINE: SEE SHEET L-4



## Alternative Landscape Plan



BRADLEY DESIGN GROUP, INC.  
LANDSCAPE ARCHITECTURE + SITE PLANNING

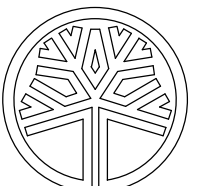


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STATE OF WASHINGTON  
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LANDSCAPE ARCHITECT

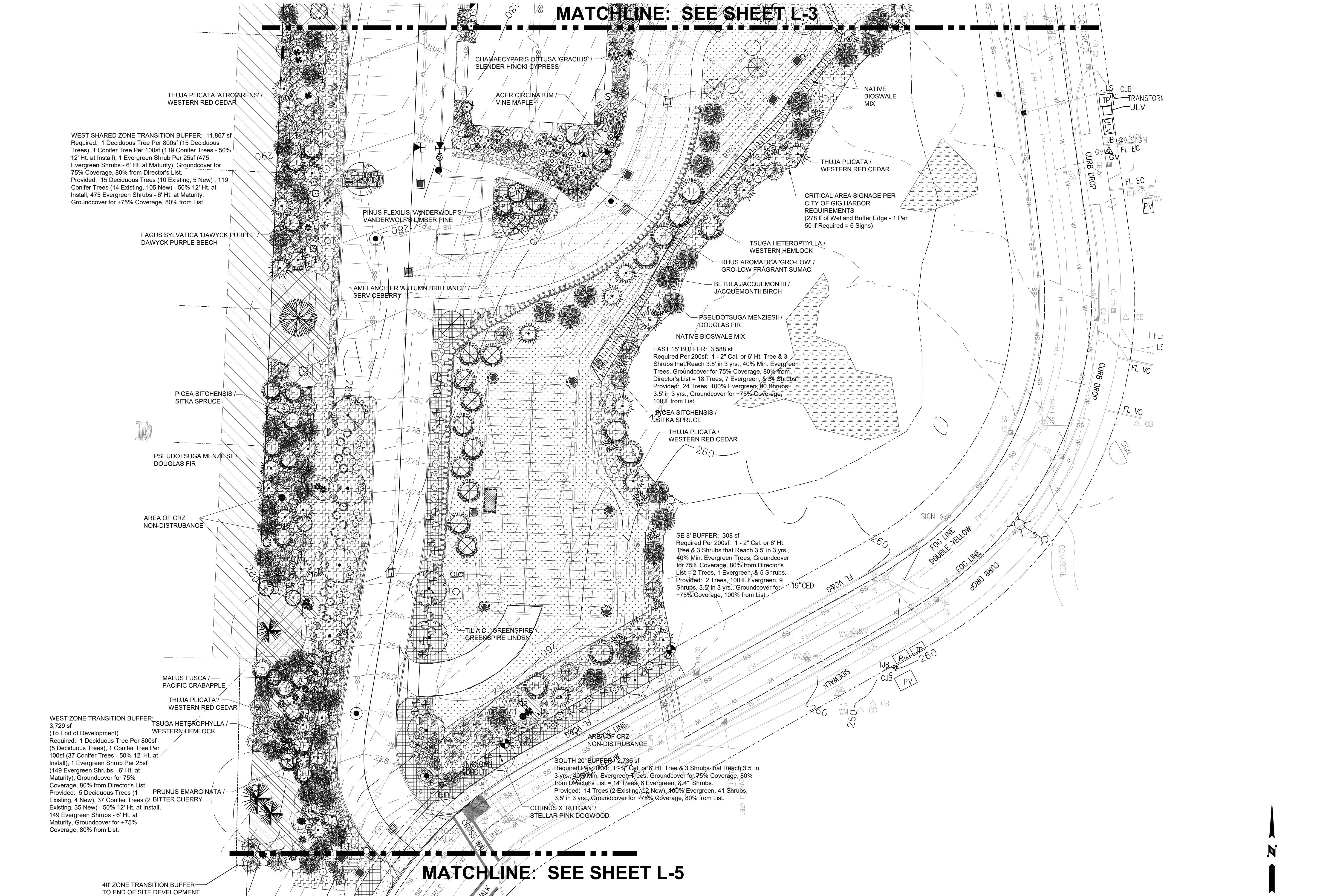
*Bradley Design Group, Inc.*  
Landscape Architect  
Certificate No. 576

ALTERNATIVE LANDSCAPE PLAN

Mallards 7  
Rush Development, Inc.  
Gig Harbor, WA

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFW |
| Revised Site Plan Per City Comments                   |              |     |
| 3                                                     | 10 May 2021  | MFW |
| Revised Site Plan Per DRB Recommendations             |              |     |

|                      |                         |                                        |
|----------------------|-------------------------|----------------------------------------|
| Scale: 1" = 20'-0"   |                         | Sheet No.<br><b>L-4</b><br>of 7 Sheets |
| Designer:<br>MFW     | Project Manager:<br>MFW |                                        |
| Checker:<br>KBR      | Date:<br>22 JAN 2019    | Phase:<br>DD                           |
| Project No.<br>18044 |                         |                                        |

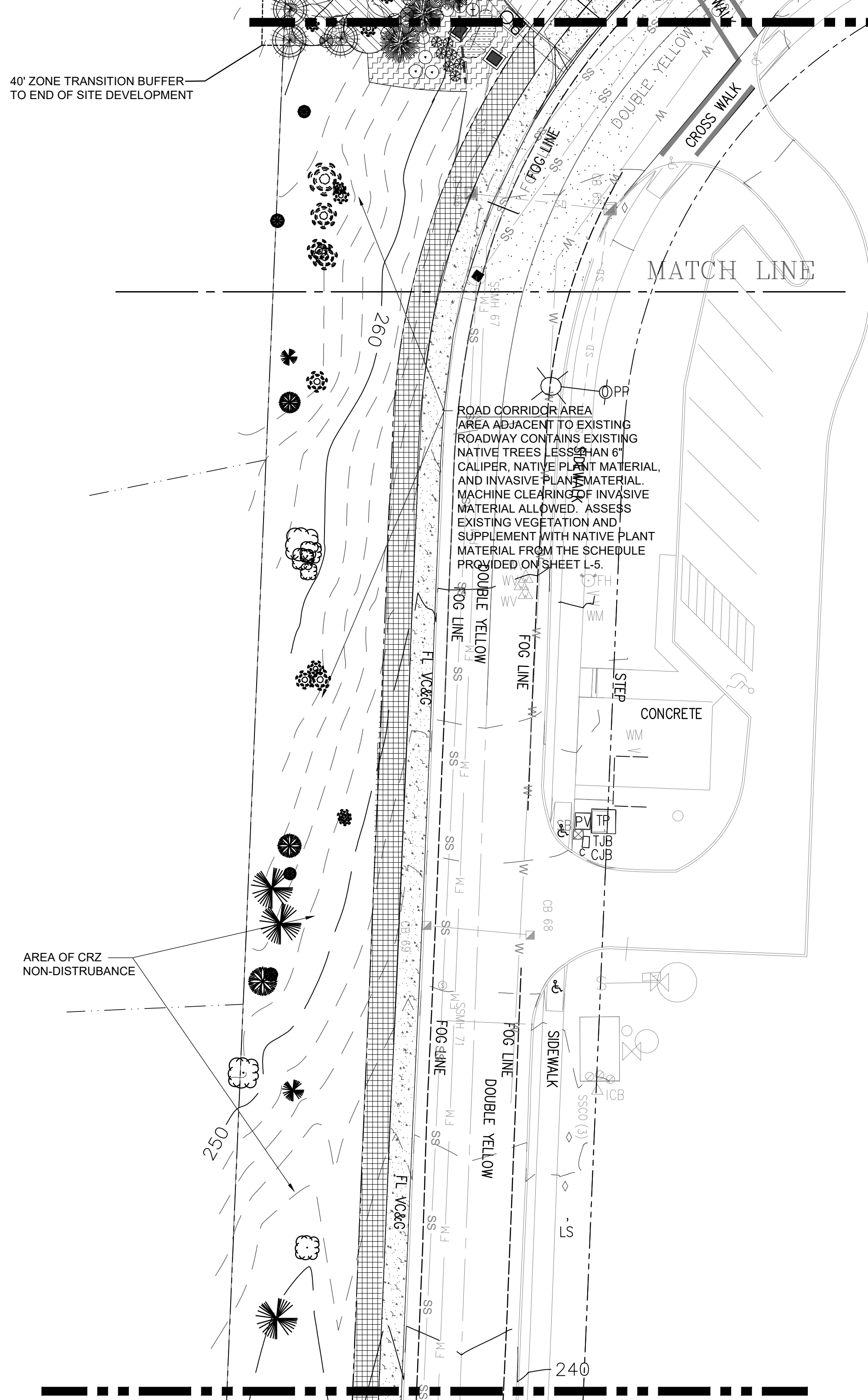


Alternative Landscape Plan



ALTERNATIVE LANDSCAPE PLAN L-5A

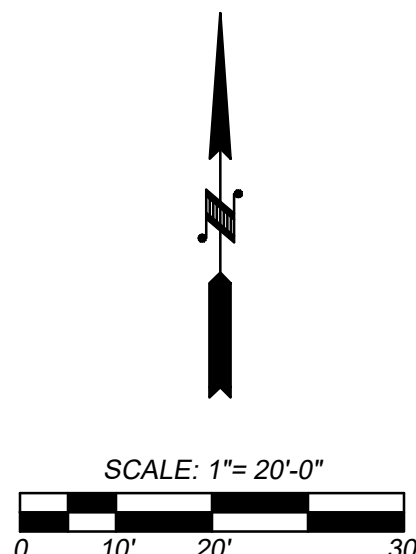
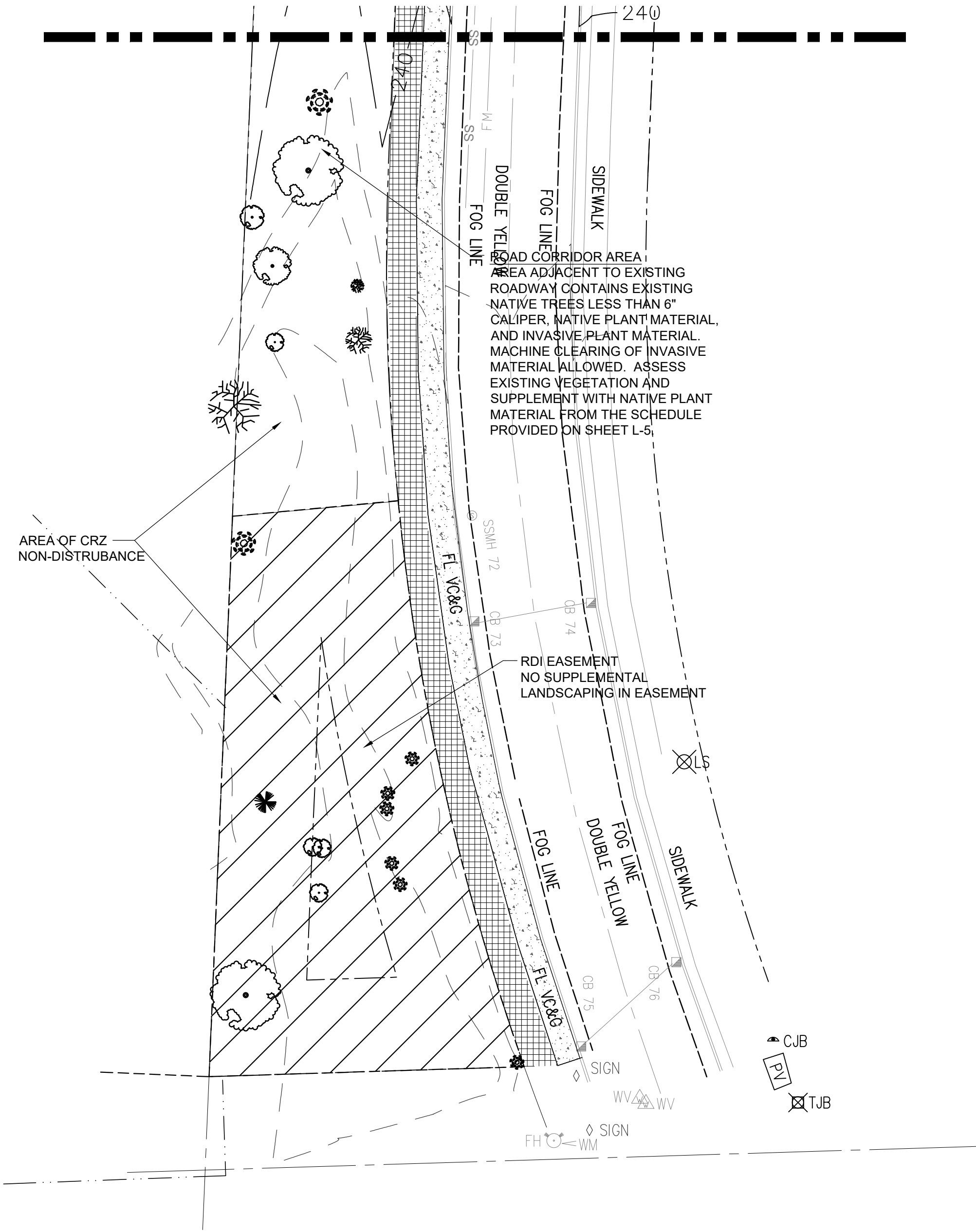
MATCHLINE: SEE SHEET L-4



MATCHLINE: SEE PLAN B THIS PAGE

ALTERNATIVE LANDSCAPE PLAN L-5B

MATCHLINE: SEE PLAN A THIS PAGE



Alternative Landscape Plan

ALTERNATIVE LANDSCAPE PLAN

Mallards 7  
Rush Development, Inc.  
Gig Harbor, WA



**BRADLEY DESIGN GROUP, INC.**  
LANDSCAPE ARCHITECTURE + SITE PLANNING

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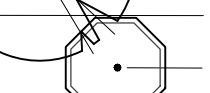
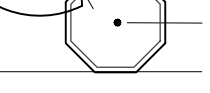
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| REVISION                                              |                                        |     |
|-------------------------------------------------------|----------------------------------------|-----|
| No.                                                   | Date                                   | By  |
| 1                                                     | 14 July 2020                           | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |                                        |     |
| 2                                                     | 26 Mar 2021                            | MFW |
| Revised Site Plan Per City Comments                   |                                        |     |
| 3                                                     | 10 May 2021                            | MFW |
| Revised Site Plan Per DRB Recommendations             |                                        |     |
| Scale: 1" = 20'-0"                                    |                                        |     |
| Designer<br>MFW                                       | Sheet No.<br><b>L-5</b><br>of 7 Sheets |     |
| Project Manager<br>MFW                                |                                        |     |
| Checker<br>KBR                                        |                                        |     |
| Date<br>22 JAN 2019                                   |                                        |     |
| Planner<br>DD                                         |                                        |     |
| Project No.<br>18044                                  |                                        |     |



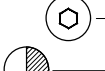
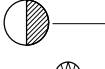
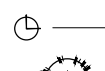
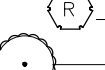
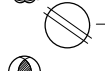
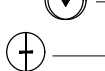
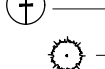
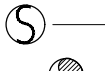
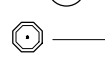
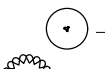
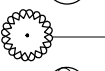
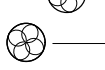
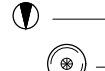
PLANT SCHEDULE

| SYMBOL                                                                            | QTY. | BOTANICAL NAME / COMMON NAME                                 | SIZE       | SPACING, CONDITION & REMARKS                 |
|-----------------------------------------------------------------------------------|------|--------------------------------------------------------------|------------|----------------------------------------------|
| TREES - DECIDUOUS                                                                 |      |                                                              |            |                                              |
|  | 7    | ACER CIRCINATUM / VINE MAPLE                                 | 8'-10" HT. | NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED  |
|  | 3    | ACER PALMATUM 'FIREGLOW' / FIREGLOW MAPLE                    | 8'-10" HT. | NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED  |
|  | 3    | ACER PALMATUM 'SANGO KAKU' / CORAL BARK MAPLE                | 8'-10" HT. | NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED  |
|  | 5    | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / SERVICEBERRY | 8'-10" HT. | NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED  |
|  | 10   | BETULA JACQUEMONTII / JACQUEMONTI BIRCH                      | 8'-10" HT. | B&B, MULTI-TRUNK (3 CANES), EVENLY BRANCHED  |
|  | 6    | CORNUS NUTTALLII / PACIFIC DOGWOOD                           | 8'-10" HT. | B&B/Cont., NURSERY GROWN                     |
|  | 19   | CORNUS X 'RUTGAN' / STELLAR PINK DOGWOOD                     | 2" CAL.    | B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY) |
|  | 5    | FAGUS SYLVATICA 'DAWYCK PURPLE' / DAWYCK PURPLE BEECH        | 2" CAL.    | B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY) |
|  | 8    | MALUS FUSCA / PACIFIC CRABAPPLE                              | 8'-10" HT. | B&B/Cont., NURSERY GROWN                     |
|  | 8    | PRUNUS EMARGINATA / BITTER CHERRY                            | 8'-10" HT. | B&B/Cont., NURSERY GROWN                     |
|  | 11   | TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN               | 2" CAL.    | B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY) |

TREES - EVERGREEN

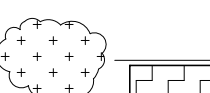
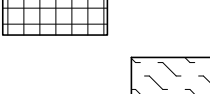
|                                                                                   |    |                                                                     |           |                    |
|-----------------------------------------------------------------------------------|----|---------------------------------------------------------------------|-----------|--------------------|
|  | 15 | CHAMAECYPARIS NOOTKATENSIS 'JUBILEE' / WEEPING ALASKA CEDAR         | 6'-7" HT. | B&B, NURSERY GROWN |
|  | 18 | CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS            | 5'-6" HT. | B&B, NURSERY GROWN |
|  | 7  | JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER                  | 5'-6" HT. | B&B, NURSERY GROWN |
|  | 5  | JUNIPERUS SCOPULORUM 'SKYROCKET' / UPRIGHT JUNIPER                  | 4'-5" HT. | B&B, NURSERY GROWN |
|  | 45 | PICEA SITCHENSIS / SITKA SPRUCE                                     | 6'-7" HT. | B&B, NURSERY GROWN |
|  | 10 | PICEA SITCHENSIS / SITKA SPRUCE (For W Zone Transition Buffer)      | 12' HT.   | B&B, NURSERY GROWN |
|  | 13 | PINUS CONTORTA / SHORE PINE                                         | 6'-7" HT. | B&B, NURSERY GROWN |
|  | 13 | PINUS FLEXILIS 'VANDERWOLF'S' / VANDERWOLF'S PYRAMID LIMBER PINE    | 6'-7" HT. | B&B, NURSERY GROWN |
|  | 66 | PSEUDOTSUGA MENZIESII / DOUGLAS FIR                                 | 6'-7" HT. | B&B, NURSERY GROWN |
|  | 19 | PSEUDOTSUGA MENZIESII / DOUGLAS FIR (For W Zone Transition Buffer)  | 12' HT.   | B&B, NURSERY GROWN |
|  | 42 | THUJA PLICATA / WESTERN RED CEDAR                                   | 6'-7" HT. | B&B, NURSERY GROWN |
|  | 16 | THUJA PLICATA / WESTERN RED CEDAR (For W Zone Transition Buffer)    | 12' HT.   | B&B, NURSERY GROWN |
|  | 30 | TSUGA HETEROPHYLLA / WESTERN HEMLOCK                                | 6'-7" HT. | B&B, NURSERY GROWN |
|  | 8  | TSUGA HETEROPHYLLA / WESTERN HEMLOCK (For W Zone Transition Buffer) | 12' HT.   | B&B, NURSERY GROWN |

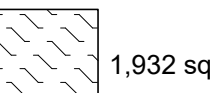
SHRUBS

|                                                                                     |     |                                                                   |                  |                        |
|-------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------|------------------|------------------------|
|    | 33  | ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA             | 5 GAL. CONTAINER | FULL FOLIAGE, 42" O.C. |
|    | 40  | ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY BUSH                | 5 GAL. CONTAINER | FULL FOLIAGE, 48" O.C. |
|    | 37  | AZALEA 'GUMPO PINK' / GUMPO PINK AZALEA                           | 2 GAL. CONTAINER | FULL FOLIAGE, 24" O.C. |
|   | 87  | BERBERIS THUNBERGII 'CHERRY BOMB' / CHERRY BOMB PYGMY BARBERRY    | 2 GAL. CONTAINER | FULL FOLIAGE, 24" O.C. |
|   | 8   | CEANOTHUS 'CONCHA' / CONCHA CALIFORNIA LILAC                      | 5 GAL. CONTAINER | FULL FOLIAGE, 42" O.C. |
|  | 24  | CEANOTHUS VELUTINIUS / SNOWBRUSH                                  | 2 GAL. CONTAINER | FULL FOLIAGE, 48" O.C. |
|  | 56  | CHOISYA TERNATA 'AZTEC PEARL' / AZTEC PEARL MEXICAN ORANGE        | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 49  | CISTUS X HYBRIDUS / WHITE ROCK ROSE                               | 5 GAL. CONTAINER | FULL FOLIAGE, 42" O.C. |
|  | 67  | CORNUS STOLONIFERA 'ISANTI' / ISANTI REDTWIG DOGWOOD              | 2 GAL. CONTAINER | FULL FOLIAGE, 42" O.C. |
|  | 5   | COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE        | 5 GAL. CONTAINER | FULL FOLIAGE, AS SHOWN |
|  | 46  | ELAEAGNUS X EBBINGEI 'GILT EDGE' / GILT EDGE SILVERBERRY          | 5 GAL. CONTAINER | FULL FOLIAGE, 60" O.C. |
|  | 44  | EUONYMUS FORTUNEI 'EMERALD & GOLD' / EMERALD & GOLD EUONYMUS      | 2 GAL. CONTAINER | FULL FOLIAGE, 30" O.C. |
|  | 5   | FATSIA JAPONICA / JAPANESE ARALIA                                 | 5 GAL. CONTAINER | FULL FOLIAGE, AS SHOWN |
|  | 104 | GAULTHERIA SHALLON / SALAL                                        | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 27  | HYDRANGEA PANICULATA 'PINK DIAMOND' / PINK DIAMOND HYDRANGEA      | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 255 | MAHONIA AQUIFOLIUM / OREGON GRAPE                                 | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 22  | MAHONIA REPENS / CREEPING MAHONIA                                 | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 49  | MYRICA CALIFORNICA / PACIFIC WAX MYRTLE                           | 2 GAL. CONTAINER | FULL FOLIAGE, 48" O.C. |
|  | 128 | NANDINA DOMESTICA 'GULF STREAM' / DWARF HEAVENLY BAMBOO           | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 21  | OSMANTHUS BURKWOODII / BURKWOOD OSMANTHUS                         | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 39  | OSMANTHUS DELAVAYI / DELAVAY OSMANTHUS                            | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 32  | OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI FALSE HOLLY           | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 54  | PHILADELPHUS LEWISII / MOCK ORANGE                                | 2 GAL. CONTAINER | FULL FOLIAGE, 48" O.C. |
|  | 45  | PIERIS JAPONICA 'FLAMING SILVER' / FLAMING SILVER JAPANESE PIERIS | 2 GAL. CONTAINER | FULL FOLIAGE, 30" O.C. |
|  | 180 | PRUNUS LAUROCERASUS 'MT. VERNON' / MT. VERNON LAUREL              | 2 GAL. CONTAINER | FULL FOLIAGE, 24" O.C. |
|  | 35  | PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN LAUREL            | 21-24" HT.       | FULL FOLIAGE, 36" O.C. |
|  | 76  | RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON                  | 5 GAL. CONTAINER | FULL FOLIAGE, 60" O.C. |
|  | 55  | RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC                 | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 88  | RIBES SANGUINEUM 'KING EDWARD VII' / RED FLOWERING CURRANT        | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 30  | ROSA RUGOSA 'BLANC DOUBLE DE COUBERT' / DOUBLE WHITE RUGOSA ROSE  | 5 GAL. CONTAINER | FULL FOLIAGE, 60" O.C. |
|  | 17  | ROSA 'PAVEMENT SNOW' / DOUBLE WHITE RUGOSA ROSE                   | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 19  | ROSA 'DWARF PINK PAVEMENT' / DWARF PINK PAVEMENT ROSE             | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 6   | SAMBUCUS NIGRA 'GERDA' / BLACK BEAUTY ELDERBERRY                  | 5 GAL. CONTAINER | FULL FOLIAGE, 42" O.C. |
|  | 20  | SARCOCOCCA RUSCIFOLIA / SWEETBOX                                  | 2 GAL. CONTAINER | FULL FOLIAGE, 24" O.C. |
|  | 15  | SKIMMIA JAPONICA / SKIMMIA                                        | 2 GAL. CONTAINER | FULL FOLIAGE, 42" O.C. |
|  | 65  | SPIRAEA JAPONICA 'MAGIC CARPET' / MAGIC CARPET SPIREA             | 2 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |
|  | 60  | SYMPHORICARPOS ALBUS / SNOWBERRY                                  | 2 GAL. CONTAINER | FULL FOLIAGE, 48" O.C. |
|  | 272 | VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY                          | 5 GAL. CONTAINER | FULL FOLIAGE, 36" O.C. |

| SYMBOL                                                                              | BOTANICAL NAME / COMMON NAME | SIZE                                                            | SPACING, CONDITION & REMARKS |
|-------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------|------------------------------|
| FERNS, GRASSES & PERENNIALS                                                         |                              |                                                                 |                              |
|  | 16                           | ALCHEMILLA MOLLIS / LADY'S MANTLE                               | 1 GAL. CONTAINER 18" O.C.    |
|  | 18                           | ANEMONE X HYBRIDA 'SEPTEMBER CHARM' / JAPANESE ANEMONE          | 1 GAL. CONTAINER 18" O.C.    |
|  | 18                           | ASTILBE CHINENSIS 'SUPERBA' / SUPERBA ASTILBE                   | 1 GAL. CONTAINER 18" O.C.    |
|  | 50                           | BERGENIA 'BRESSINGHAM RUBY' / BRESSINGHAM RUBY BERGENIA         | 1 GAL. CONTAINER 12" O.C.    |
|  | 7                            | CAREX ELATA 'AUREA' / BOWLES GOLDEN SEDGE                       | 1 GAL. CONTAINER 18" O.C.    |
|  | 13                           | GERANIUM 'ROZANNE' / ROZANNE GERANIUM                           | 1 GAL. CONTAINER 18" O.C.    |
|  | 22                           | HAKONECHLOA MACRA 'BENI KAZE' / BENI KAZE JAPANESE FOREST GRASS | 1 GAL. CONTAINER 18" O.C.    |
|  | 6                            | HEMEROCALLIS 'HYPERION' / HYPERION DAYLILY                      | 1 GAL. CONTAINER 18" O.C.    |
|  | 50                           | HEUCHERA 'PALACE PURPLE' / PALACE PURPLE HEUCHERA               | 1 GAL. CONTAINER 18" O.C.    |
|  | 4                            | HOSTA 'GREAT EXPECTATIONS' / GREAT EXPECTATIONS HOSTA           | 1 GAL. CONTAINER 30" O.C.    |
|  | 14                           | HOSTA SIEBOLDIANA 'ELEGANS' / ELEGANS HOSTA                     | 1 GAL. CONTAINER 30" O.C.    |
|  | 94                           | MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS              | 2 GAL. CONTAINER 36" O.C.    |
|  | 81                           | POLYSTICHUM MUNITUM / WESTERN SWORD FERN                        | 2 GAL. CONTAINER 36" O.C.    |
|  | 14                           | SEDUM 'MATRONA' / MATRONA SEDUM                                 | 1 GAL. CONTAINER 18" O.C.    |

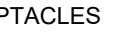
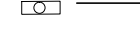
GROUND COVER

|                                                                                     |       |                                                                   |                           |
|-------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------|---------------------------|
|  | 62    | AEGOPodium PODAGRARIA 'VARIEGATUM' / VERIEGATED BISHOP'S WEED     | 1 GAL. CONTAINER 18" O.C. |
|  | 2,989 | ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK                            | 1 GAL. CONTAINER 36" O.C. |
|  | 64    | CALLUNA VULGARIS 'FIREFLY' / FIRELY HEATHER                       | 1 GAL. CONTAINER 16" O.C. |
|  | 90    | EPIMEDIUM X RUBRUM 'SWEETHEART' / BISHOP'S HAT                    | 1 GAL. CONTAINER 18" O.C. |
|  | 71    | ERICA X DARLEYENSIS 'KRAMER'S ROTE' / KRAMER'S ROTE HEATH         | 1 GAL. CONTAINER 18" O.C. |
|  | 3,594 | FRAGARIA CHILOENSIS / SAND STRAWBERRY                             | 1 GAL. CONTAINER 18" O.C. |
|  | 53    | HELLEBORUS HYBRIDUS 'IVORY PRINCE' / IVORY PRINCE LENTEN ROSE     | 1 GAL. CONTAINER 18" O.C. |
|  | 38    | HELLEBORUS X ERICSMITHII 'CANDY LOVE' / CANDY LOVE CHRISTMAS ROSE | 1 GAL. CONTAINER 18" O.C. |
|  | 5,544 | RUBUS PENTALOBUS / CREEPING RASPBERRY                             | 1 GAL. CONTAINER 18" O.C. |

|                                                                                      |                |                                                                                            |                            |
|--------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------|----------------------------|
|   | 1,932 sq. ft.  | NATIVE SWALE MIX (or Proven Equivalent per King County Storm Water Design Manual Sec. 6.3) | Plugs or 4" Pots 18" O.C.  |
| 50% ELYMUS GLAUCUS / BLUE WILDRYE                                                    |                |                                                                                            |                            |
| 15% FESTUCA RUBRA RUBRA / NATIVE RED FESCUE                                          |                |                                                                                            |                            |
| 10% HORDEUM BRACHYANTHERUM / MEADOW BARLEY                                           |                |                                                                                            |                            |
| 10% GLYCYERIA OCCIDENTALIS / WESTERN MANNAGRASS                                      |                |                                                                                            |                            |
| 10% BECKMANNIA SYZIGACHNE / AMERICAN SLOUGHGRASS                                     |                |                                                                                            |                            |
| 5% DESCHAMPSIA CAESPITOSA / TUFTED HAIRGRASS                                         |                |                                                                                            |                            |
|  | 21,117 sq. ft. | SUNMARK SEEDS ECOLOGYMIX (or Proven Equivalent)                                            | Hydroseed per Manufacturer |
| 55% FESTUCA RYBRA VAR. SEALINK / SEALINK SLENDER CREEPING RED FESCUE                 |                |                                                                                            |                            |
| 18% FESTUCA IULBA VAR. AZAY BLUE / AZAY BLUE SHEEP FESCUE                            |                |                                                                                            |                            |
| 8% TRIFOLIUM FRAGIFERUM / STRAWBERRY CLOVER                                          |                |                                                                                            |                            |
| 5% NEMOPHILA MENZIESII / BABY BLUE EYE'S                                             |                |                                                                                            |                            |
| 4% LIMNANTHES DOUGLASII / DOUGLAS MEADOWFOAM                                         |                |                                                                                            |                            |
| 2% ARMERIA MARITIMA / SEA PINK                                                       |                |                                                                                            |                            |
| 3% TRIFOLIUM REPENS / WHITE CLOVER                                                   |                |                                                                                            |                            |
| 2.5% ALYSSUM MARITIMUM / DWARF WHITE ALLYSSUM                                        |                |                                                                                            |                            |
| 1.5% ACHILLEA MILLEFOLIUM / DWARF WHITE YARROW                                       |                |                                                                                            |                            |
| 1% BELLIS PERENNIS / DWARF ENGLISH DAISY                                             |                |                                                                                            |                            |

CRZ NO DISTURBANCE AREA

SITE FURNISHINGS SCHEDULE

| SYMBOL                                                                                | QTY. | DESCRIPTION                                                                  | DISTRIBUTOR / MANUFACTURER          | COLOR                                                         | NOTES                                     |
|---------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------|-------------------------------------------|
| BENCHES / SEATING                                                                     |      |                                                                              |                                     |                                                               |                                           |
|  | 7    | Tournesol Cascade Collection 4' Bench With Back Surface Mounted (CA-0200-48) | Tournesol Site Works 1-800-542-2282 | 2"x4" Recycled Plastic Slats Western Red Cedar & Shadow Frame | Install Per Manufacturer's Specifications |
| TRASH RECEPTACLES                                                                     |      |                                                                              |                                     |                                                               |                                           |
|  | 1    | Tournesol Traditional Collection Trash Receptacle                            | Tournesol Site Works 1-800-542-2282 | Recycled Plastic Western Red Cedar Shadow Frame               | Install Per Manufacturer's Specifications |
| SIGNAGE                                                                               |      |                                                                              |                                     |                                                               |                                           |
|  | 6    | Wetland Sign                                                                 | By Owner                            | Per City of Gig Harbor Requirements                           | Per City of Gig Harbor Requirements       |

PLANT & SITE FURNISHINGS SCHEDULE

Mallards 7  
Rush Development, Inc.  
Gig Harbor, WA



BRADLEY DESIGN GROUP, INC.  
LANDSCAPE ARCHITECTURE + SITE PLANNING



mail  
4330 N Lexington St  
Tacoma, WA 98407

location  
455B St Helens Ave  
Tacoma, WA 98402

t.253.272.4848  
f.253.276.0132

www.bradtree.com  
info@bradtree.com

| REVISION                                              |                                        |     |
|-------------------------------------------------------|----------------------------------------|-----|
| No.                                                   | Date                                   | By  |
| 1                                                     | 14 July 2020                           | MFW |
| Response to Comments Dated 2-20-2019 & Site Revisions |                                        |     |
| 2                                                     | 26 Mar 2021                            | MFW |
| Revised Site Plan Per City Comments                   |                                        |     |
| 3                                                     | 10 May 2021                            | MFW |
| Revised Site Plan Per DRB Recommendations             |                                        |     |
| Scale: NTS                                            |                                        |     |
| Designer: MFW                                         | Sheet No.<br><b>L-6</b><br>of 7 Sheets |     |
| Project Manager: MFW                                  |                                        |     |
| Preparer: KBR                                         |                                        |     |
| Date: 22 JAN 2019                                     |                                        |     |
| Planner: DD                                           |                                        |     |
| Project No: 18044                                     |                                        |     |



# LANDSCAPE NOTES

## GENERAL NOTES:

- A. Plant material list submittal: within 30 calendar days after receipt of the notice to proceed, landscape contractor shall submit a complete list of materials proposed to be furnished and installed demonstrating conformance with the requirements specified. Include the name, addresses and telephone numbers of all plant material suppliers and growers.
- 1.A. Documentation shall also include suppliers name, contact person, address, telephone number, botanical and common name, plant size and size of container or ball.
- 1.B. Contractor shall provide a signed statement from the plant suppliers who have furnished the plant materials identifying the plant materials being supplied by botanical and common names, plant size and stating that all of the plants supplied by them are in healthy growing conditions meeting the asns.
- 1.C. Submit a project installation schedule, coordinated with the proposed soil amending and planting schedule to the landscape architect or owner for approval at least 30 calendar days prior to start of work under this section.
- B. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect or owner. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size and or variety. Such proof shall be substantiated and submitted in writing to the landscape architect or owner at least 30 days prior to start of work under this section. These provisions shall not relieve contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.
- C. Plants shall be subject to inspection and approval by landscape architect or owner for conformance to specifications upon delivery to the project site. Such approval shall not impair the subsequent right of inspection and rejection during progress of the work. Contractor shall give landscape architect 48 hours advance notice when plants will be delivered to the site for inspection. Inspection of plant materials shall take place within 24 hours of delivery to the site.
- D. Coordinate work with other trades as required.
- E. Locate all underground utilities prior to commencing work to avoid damage to buried pipes and cables.
- F. Provide protection for all property, persons, work in progress, structures, utilities, walls, curbs and paved surfaces from potential damage arising from this work. The contractor shall pay for any such damage at no additional cost to the owner. Unfinished and completed work shall be protected from erosion or trespassing, and proper safeguards shall be erected to protect the public from injury or danger.

## PLANTING NOTES:

1. Verify bedlines and plant layout with landscape architect prior to commencing work.
  2. Verify that site conditions are acceptable prior to beginning work. Do not install any site elements or plant material until unsatisfactory conditions are corrected. When conditions detrimental to plant growth/constructed elements are encountered, immediately notify the owner.
  3. Substitutions or changes in materials and placement shall be made only after written change orders are accepted by the owner.
  4. Install protective fencing for on site existing trees and vegetation to remain, and plant material located on adjacent property prior to commencing work. The critical root protection area of all trees to remain has been established as a 1' radius of protection area for every 1" of diameter measured at 4.5' above grade, or the tree drip line, whichever is greater. Locate tree protection fencing as indicated on plan. Fencing is to be installed with stakes driven into the ground, not mounted on cinder blocks. Signage shall be affixed to the fencing that reads: "No Entry, Tree Root Protection Area". See existing tree and vegetation protection detail for additional information.
  5. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:
    - 1) General Soil Requirements: The topsoil layer shall have a minimum depth of eight inches 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 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible. The topsoil layer shall have an organic matter content of 5% dry weight for turf areas, and 10% dry weight for planting beds (typically around 20-25% compost for turf areas and 35-40% compost for planting areas). The soil portion must be 75-80% sandy loam for turf areas, and 60-65% sandy loam for planting areas. Soil pH should be 5.5-6.5 for turf areas, 5.5-7.0 for planting areas and 4.5-5.5 for areas planted with acid-tolerant or native plantings.
    - 2) Requirements for Amending Existing Soil in Place:

Turf Areas - Place and rototill 1.75 inches of composted material into 7.75 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil.

Planting Beds - Place and rototill 3 inches of composted material into 6.5 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil. Do not scarify within drip lines of existing trees to be retained.
- 4) Requirements for Reapplying Stockpiled Topsoil:

Turf Areas - Reapply stockpiled soil and rototill in 1.75 inches of composted material for a combined minimum depth of 8 inches of soil and compost.

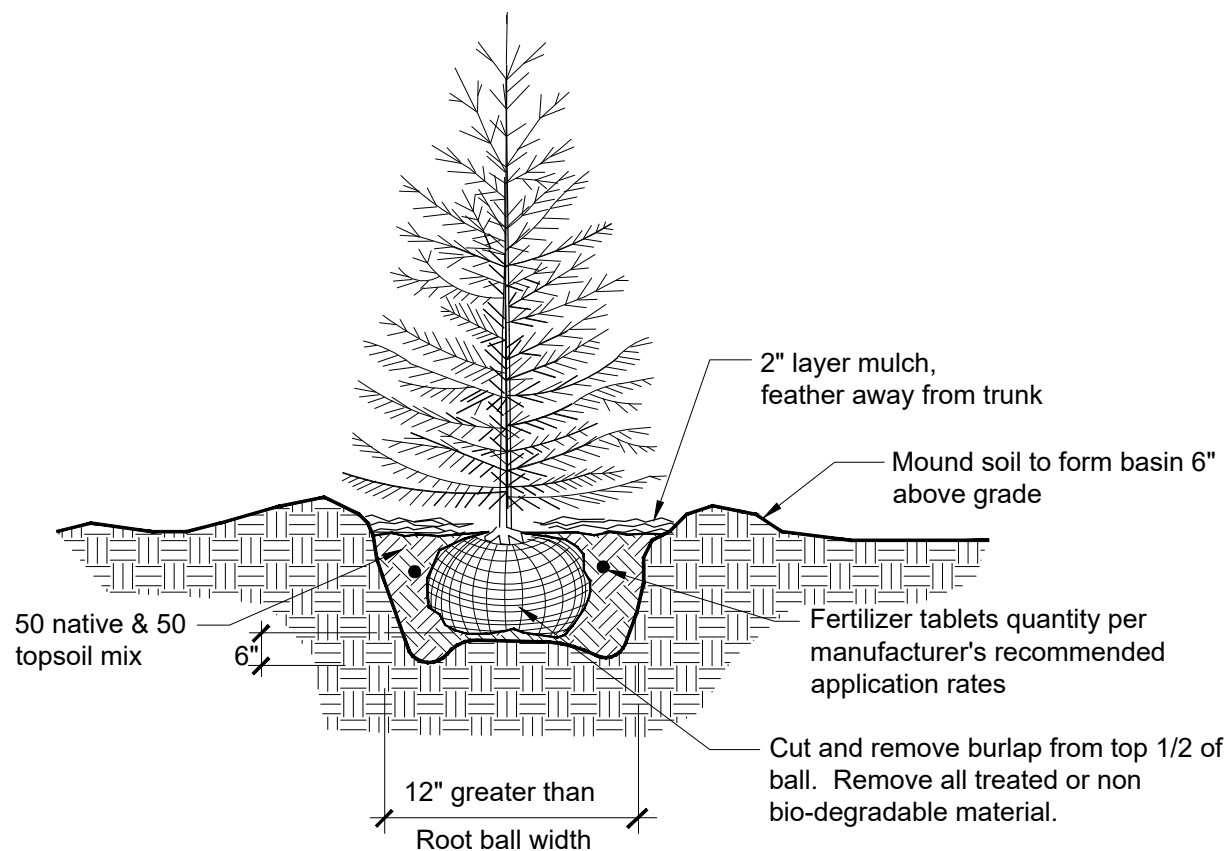
Planting Beds - Reapply stockpiled soil and rototill in 3 inches of composted material for a combined minimum depth of 8 inches of soil and compost.
  - 5) Within Stormwater Systems - On-site soil mixing or placement shall not be performed if soil is saturated or frozen. Total amended soil depth shall be a minimum of 18 inches. Mix all soil amendments uniformly throughout the rain garden soil section. Amended soil shall be placed in horizontal layers in no greater than 12" lifts. Allow soils to compact and settle naturally. Areas can be watered after each lift is placed to speed settling, but should not be wetted to saturation. Until the upstream catchment area is thoroughly stabilized, flow diversion and erosion control measures must be installed to protect the bioretention area from sedimentation.
  - 6) Rake beds to smooth, clean and remove all rocks, roots and debris over 1 inch in diameter. Water or roll turf areas to compact soil to 85 percent of maximum. Finish grade shall be at least 3 inches below adjacent hard surfaces for planting areas to allow for application of mulch. Finished grade for turf areas shall be at least 2 inches below adjacent hard surfaces. All planting areas must be mulched with 2 inches of organic material.
  7. Plants shall be pit planted with a 50/50 prepared mix of native soil and topsoil mix. See planting details for depth and staking requirements.
  8. Fertilize all installed plants during backfill operations with organic fertilizer as recommended by manufacturer.
  9. Mulch all planted areas with a minimum 2 inch (2") depth of medium fine bark mulch. Finish grade of mulch shall be one inch (1") below top of adjacent hard surface.
  10. All plant material to be nursery grown stock and arrive on-site in a healthy, vigorous, well branched, disease and insect free condition.

11. Plant trees, shrubs and groundcover as shown in the planting details. Roughly scarify sides of the planting pits. Install plant material at finish grade and feather bark mulch away from base of plant. Water plant pits thoroughly midway through backfilling and add fertilizer tablets. Balled and burlapped material that cannot be installed immediately shall be heeled in, mulched and watered regularly to keep root balls moist.
12. Provide landscape maintenance immediately after planting and continue until final acceptance. Work shall include watering, spraying, fertilizing, pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy plant growth.
13. Inspection and acceptance: the owner will make an inspection for substantial completion of the work upon request by the contractor.
14. Replacement of plantings: remove any plant from site that is either dead, or in unsatisfactory condition as determined by the owner or landscape architect. Replace with a new planting of equal size and species as soon as conditions permit within the normal planting season. All replacement plantings are then to be under re-instated guarantee period as specified. Identify those replacements and take whatever measures necessary to prevent similar demise of additional plant material.
15. Provide root barrier in a surround or linear pattern for tree plantings when trunk is located within five(5) linear feet of any paved surface. Deeproot universal barrier #ub18-2 (or approved equal). Install per manufacturer's recommendations.

## Warranty:

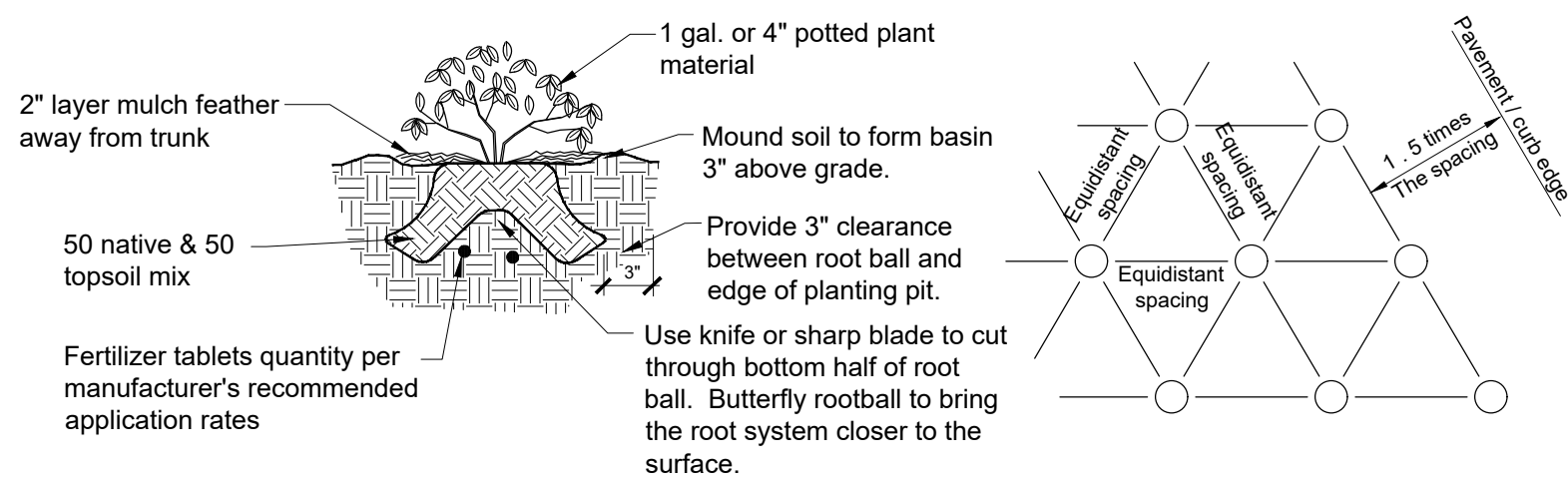
The warranty shall include replacing and planting the same size and species of plant material, as shown on the landscape plan and that has been designated, by the landscape architect, to be replaced. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect or abuse by the owners or others. All plants replaced shall be re-instated under these plant guaranty conditions.

## PLANTING REQUIREMENTS:



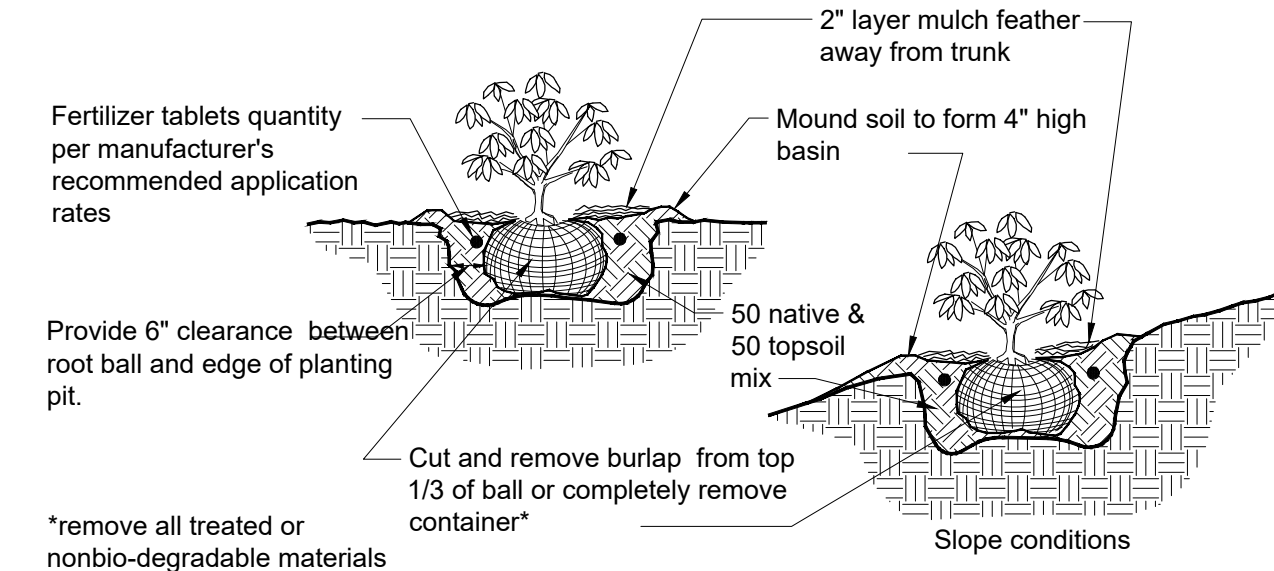
## Conifer Tree Planting Detail

(Not To Scale)



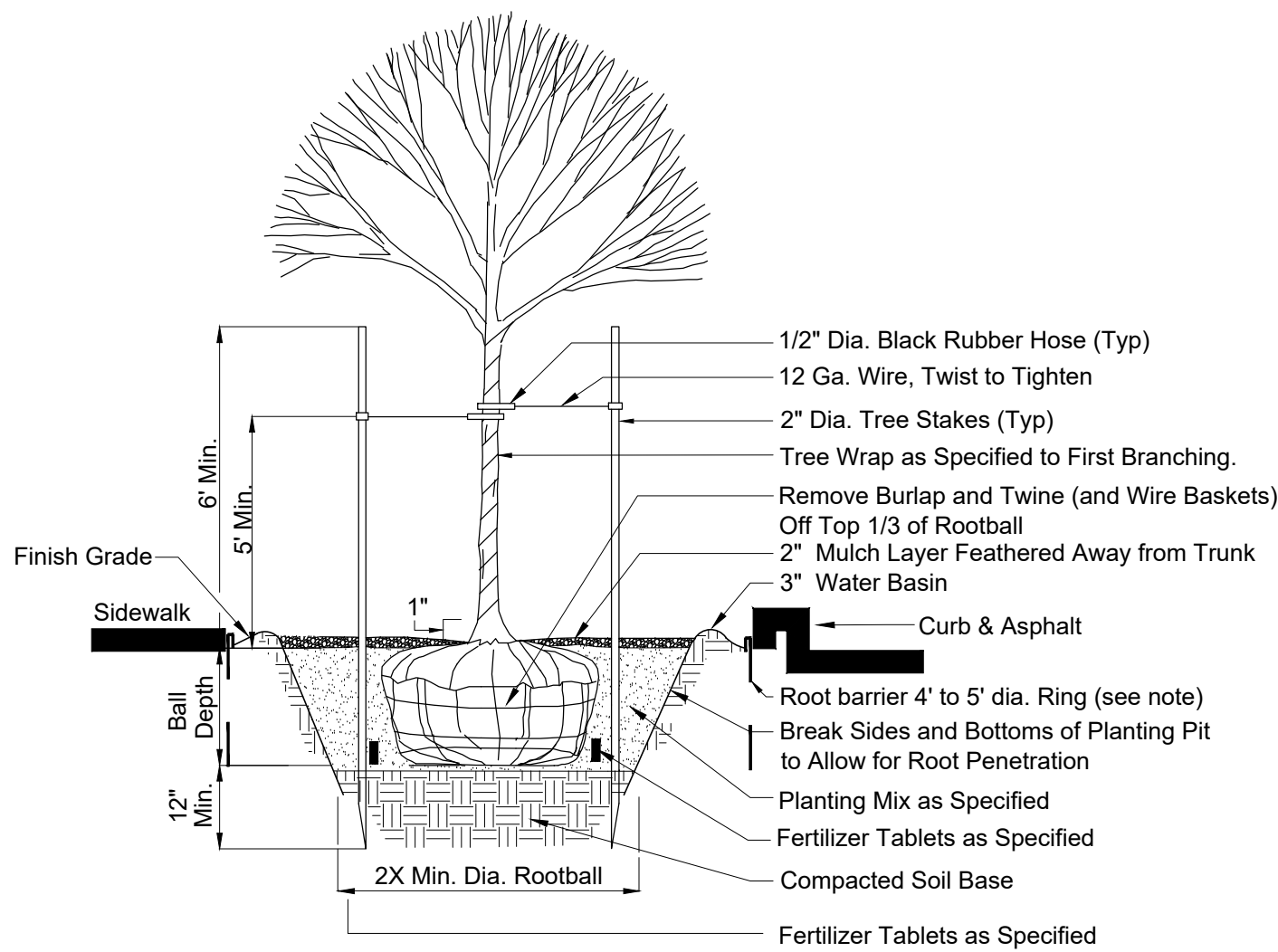
## Groundcover Planting Detail

(Not To Scale)



## Shrub Planting Detail

(Not To Scale)



## NOTES:

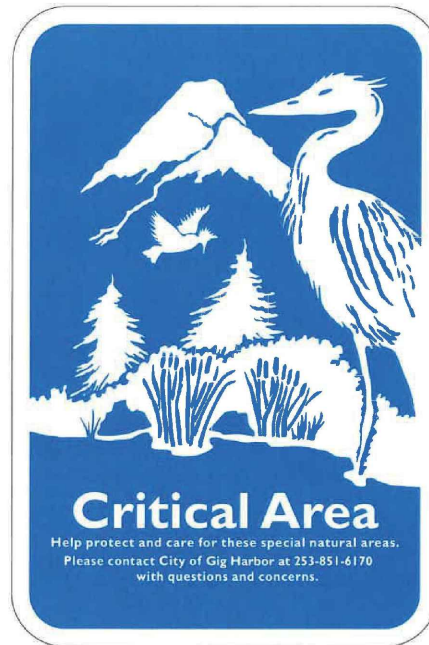
1. Plant Tree 1 Inch Higher Than Depth Grown In Nursery. Tree Pit Shall Not Be Less Than (2) Times Diameter of Rootball.
2. Rootbarrier Shall be 12 In. Deep and 8 L.F. on Each Side of Rootball Adjacent to Curbs and Paved Surfaces.
3. There Shall be a Minimum Rootball Diameter of 10 In. Per Trunk Caliper Inch as Measured 6 In. Above Rootball.

## Tree w/Root Barrier

## Planting Detail

(Not To Scale)

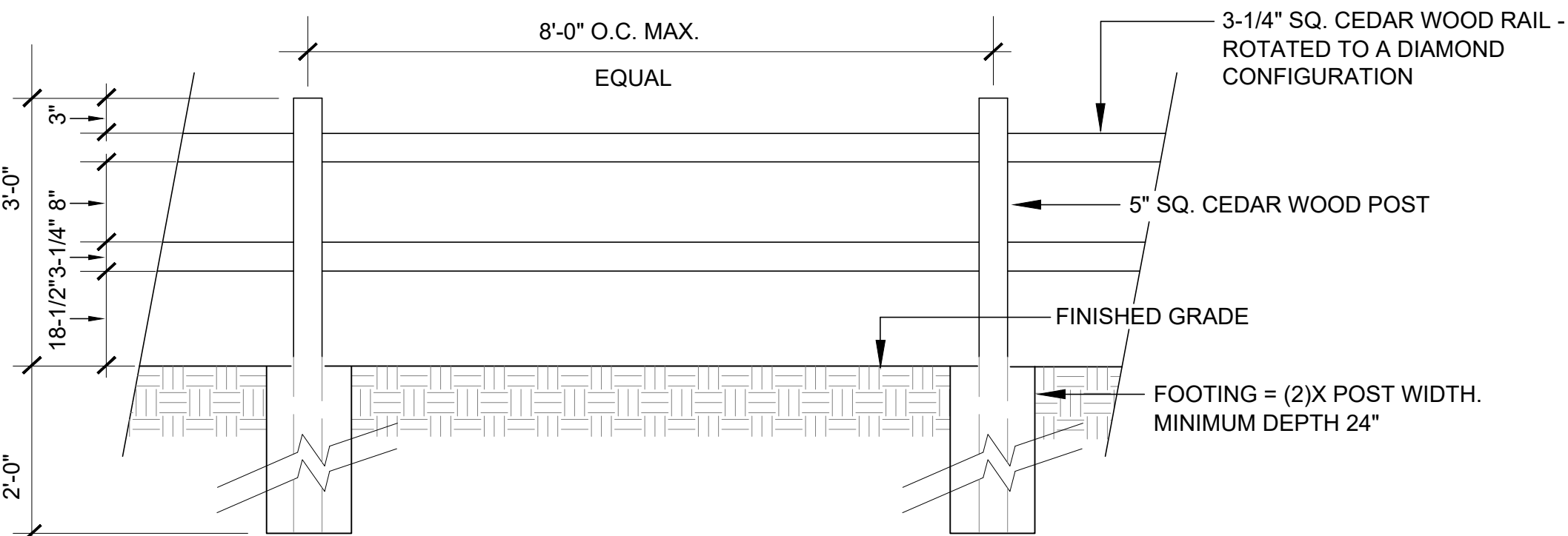
## SITE DETAILS:



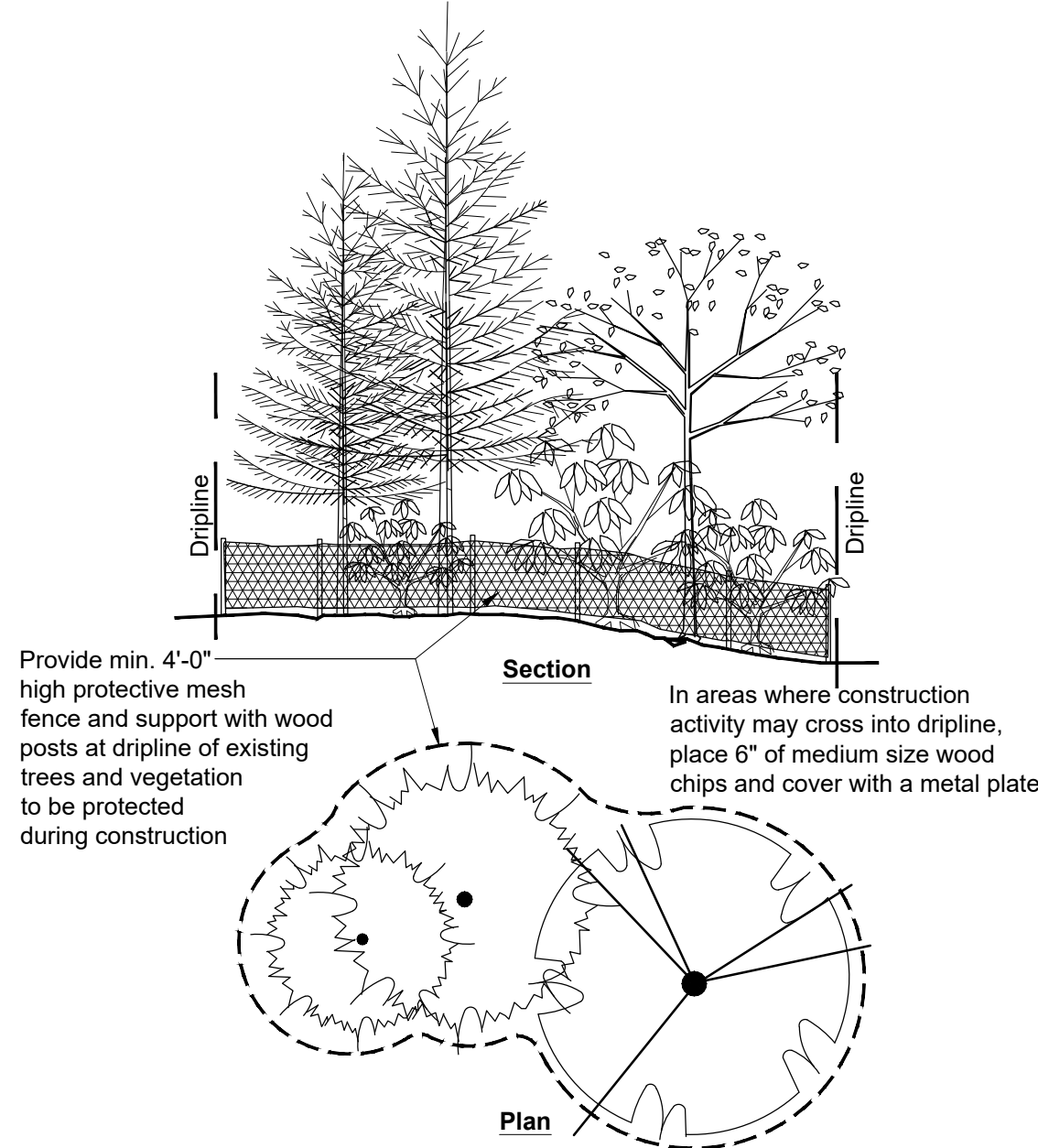
12" x 18"

## Critical Area Sign

(Not To Scale)



## 3' SPLIT RAIL FENCE (nts)



## Existing Tree & Vegetation

## Protection Detail

(Not To Scale)

## LANDSCAPE NOTES & DETAILS

Mallards 7

Rush Development, Inc.

Gig Harbor, WA



**BRADLEY DESIGN GROUP, INC.**  
LANDSCAPE ARCHITECTURE + SITE PLANNING

**BDG**

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4330 N Lexington St  
Tacoma, WA 98407

location  
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Tacoma, WA 98402

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info@bradtree.com

| REVISION                                              |              |     |
|-------------------------------------------------------|--------------|-----|
| No.                                                   | Date         | By  |
| 1                                                     | 14 July 2020 | MFV |
| Response to Comments Dated 2-20-2019 & Site Revisions |              |     |
| 2                                                     | 26 Mar 2021  | MFV |
| Revised Site Plan Per City Comments                   |              |     |
| 3                                                     | 10 May 2021  | MFV |
| Revised Site Plan Per DRB Recommendations             |              |     |
| Scale                                                 |              |     |
| Designer                                              | NTS          |     |
| Project Manager                                       | MFV          |     |
| Preparer                                              | KBR          |     |
| Date                                                  | 22 JAN 2019  |     |
| Phase                                                 | DD           |     |
| Project No.                                           | 18044        |     |
| Sheet No.                                             | L-7          |     |
|                                                       | of 7 Sheets  |     |



# MALLARD'S LANDING LOT # 7

## CITY OF GIG HARBOR, WASHINGTON

RECEIVED  
By Michelle Thomas at 3:37 pm, May 13, 2021



### SITE DATA

|                        |                                                                                                                                                                                                                                                                  |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS:               | 7100 BLOCK WAGNER WAY N.W.<br>GIG HARBOR, WA. 98335                                                                                                                                                                                                              |
| TAX PARCELS:           | 4002770070                                                                                                                                                                                                                                                       |
| ZONING:                | RB-2 (Residential Business 2)                                                                                                                                                                                                                                    |
| COMP PLAN DESIGNATION: | Residential High Transition                                                                                                                                                                                                                                      |
| GROSS SITE AREA:       | 194,488 Sq. Ft. (4.46 Acres)                                                                                                                                                                                                                                     |
| NET BUILDABLE AREA:    | 151,130 Sq. Ft. (3.47 Acres)                                                                                                                                                                                                                                     |
| MAXIMUM IMPERVIOUS:    | 55% (see civil drawings for proposed)                                                                                                                                                                                                                            |
| MAXIMUM DENSITY:       | 8 DWELLING UNITS / NET ACRE<br>8 x 3.47 = 27.76 D.U. MAXIMUM<br>*PER GHMC 17.04.320, INDEPENDENT & ASSISTED<br>LIVING UNITS SHALL COUNT AS 1/3 DWELLING UNIT,<br>THEREFORE 27.76 x 3 = 83.28 UNITS, ROUNDED TO 83<br>MAXIMUM<br><br>(83 DWELLING UNITS PROPOSED) |
| SETBACKS:              | N. SETBACK = 40' BUFFER (ADJ. RES.)<br>S. SETBACK = 20' FRONT YARD<br>E. SETBACK = 8' SIDE YARD<br>W. SETBACK = 20' BUFFER (PER RECIPROCAL BUFFER<br>AGREEMENT AFN # 2001031650001 AND 200103265002)                                                             |
| HEIGHT LIMIT:          | WETLAND BUFFER = 50' (CAT 'A' & 'B')<br><br>35' FROM ADJ. GRADE WITHIN 50'<br>(35' BUILDING HEIGHT PROPOSED)                                                                                                                                                     |
| PARKING, REQUIRED:     | 1 STALL PER 4 BEDS =<br>95 / 4 = 24 STALLS REQUIRED                                                                                                                                                                                                              |
| PARKING, PROPOSED:     | (50) STANDARD STALLS +<br>(2) ACCESSIBLE + (1) ACCESSIBLE VAN =<br>53 PARKING STALLS PROPOSED                                                                                                                                                                    |

### PROJECT DESCRIPTION

THE PROJECT CONSISTS OF (3) STORIES OF ASSISTED LIVING LIVING OVER (1) DAYLIGHT BASEMENT LEVEL OF MEMORY CARE. THE BUILDING WILL BE LICENSED FOR ASSISTED LIVING SERVICES BY THE WASHINGTON STATE DEPARTMENT OF HEALTH. THE BUILDING IS APPROX. 95,000 SQ. FT., CONTAINING (71) DWELLING UNITS AND (12) SLEEPING UNITS, FOR A TOTAL OF (83) UNITS, (95 BEDS). THE BUILDING ALSO CONTAINS ALL NECESSARY SERVICE, SUPPORT, AND AMENITY SPACES. THE BUILDING WILL BE OF TYPE V-A CONSTRUCTION AND CONTAIN A FULL NFPA 13 FIRE SPRINKLER SYSTEM.

THE SITE CONSISTS OF 4.41 ACRES AND IS CURRENTLY UNDEVELOPED. THE SITE CONTAINS A SMALL CATEGORY 'A' AND CATEGORY 'B' WETLAND. A WETLAND DELINEATION AND HABITAT ASSESSMENT REPORT WAS SUBMITTED AND ACCEPTED IN JULY 2015, AND CONFIRMED TO BE VALID FOR FUTURE DEVELOPMENT IN A LETTER DATED SEPTEMBER 18, 2015.

### BUILDING DATA

|                       |                                                                  |
|-----------------------|------------------------------------------------------------------|
| PROPOSED USE:         | ASSISTED LIVING FACILITY<br>(CONDITIONAL USE PER GHMC 17.14.020) |
| TYPE OF CONSTRUCTION: | 3 FLOORS OF TYPE V-A OVER BASEMENT                               |
| OCCUPANCY:            | I-1 CONDITION #2, A-3, S-2, B                                    |
| FIRE SPRINKLERS:      | NFPA 13 SPRINKLERS THROUGHOUT                                    |
| BUILDING AREA:        |                                                                  |

| LEVEL       | AREA      |
|-------------|-----------|
| BASEMENT    | 16,327 SF |
| 1ST FLOOR   | 25,833 SF |
| 2ND FLOOR   | 26,630 SF |
| 3RD FLOOR   | 25,890 SF |
| GRAND TOTAL | 94,680 SF |

\*BUILDING AREAS ARE  
APPROXIMATE PENDING  
FINAL DESIGN

### VICINITY MAP



### LEGAL DESCRIPTION

Section 07 Township 21 Range 02 Quarter 41 Binding Site Plan MALLARDS LANDING LOT 7 BSP TRS A, B & C ASSESSED AS UND INT WITH LOTS IN BSP TR A PRI RD/STORM WATER/UTIL & LANDSCAPING 2.70 ACS TR B WETLAND & BUFFER 46,875 SQ FT TR C WETLAND & BUFFER 3.987 SQ FT OUT OF 400201-007-0 SEG 2008-0732 JU 3/14/08JU

### ASSOCIATED SUBMITTALS

|                                    |                        |
|------------------------------------|------------------------|
| WETLAND REVIEW:<br>PREAPPLICATION: | PL-WET-15-0001<br>N.A. |
| MAJOR SITE PLAN REVIEW:            | TBD                    |
| ADMINISTRATIVE DESIGN REVIEW:      | TBD                    |
| BINDING SITE PLAN:                 | TBD                    |
| CONDITIONAL USE PERMIT:            | TBD                    |
| ALTERNATIVE LANDSCAPE PLAN:        | TBD                    |
| SEPA:                              | TBD                    |

### DRAWING INDEX

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|----------|-------------------------------------|
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| C 6      | PRELIMINARY WATER PLAN              |
| C 7      | PRELIMINARY SEWER PLAN              |
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| L-2      | TREE CONSERVATION PLAN              |
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| A05      | OVERALL FLOOR PLANS                 |
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| A19      | RETAINING WALL RENDERS              |
| A21      | BACKYARD RENDERS                    |

### PROJECT DIRECTORY

#### OWNER

RUSH DEVELOPMENT COMPANY INC.  
6622 WOLLOCHET DRIVE NW  
GIG HARBOR, WA 98335  
(253) 432-7063  
CHRIS DEWALD  
CDewald@therushcompanies.com

#### CIVIL

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6622 WOLLOCHET DRIVE NW  
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253-858-3636  
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thair@therushcompanies.com

#### ARCHITECT

WATTENBARGER ARCHITECTS  
11000 NE 33rd PLACE, SUITE 102  
BELLEVUE, WA 98004  
(425) 453-0606  
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JamesB@wattenbarger.com

#### LANDSCAPE ARCHITECT

BRADLEY DESIGN GROUP  
455 ST HELENS AVE #B  
TACOMA, WA 98402  
(253) 272-4848  
KATHLEEN READER  
kathleen@bradtree.com

#### GEOTECH

GEORESOURCES  
5007 PACIFIC HWY E  
SUITE 16  
FIFE, WA 98424  
(253) 896-1011

#### ENVIRONMENTAL CONSULTANT

SOUNDVIEW CONSULTANTS LLC  
2907 HARBORVIEW DRIVE  
GIG HARBOR, WA 98335  
(253) 514-8952

#### TRAFFIC CONSULTANT

HEATH & ASSOCIATES, INC  
2214 TACOMA RD  
PUYALLUP, WA 98371  
(253) 770-1401

#### ARBORIST

SOUND URBAN FORESTRY  
1910 E 4th AVE, PMB 97  
OLYMPIA, WA 98506  
(360) 870-2511



2 A02 GRADE PLANE & BASEMENT QUALIFICATION CALCULATIONS  
A08 1" = 30'-0"

1 A02 OVERALL SITE PLAN  
A08 1" = 50'-0"

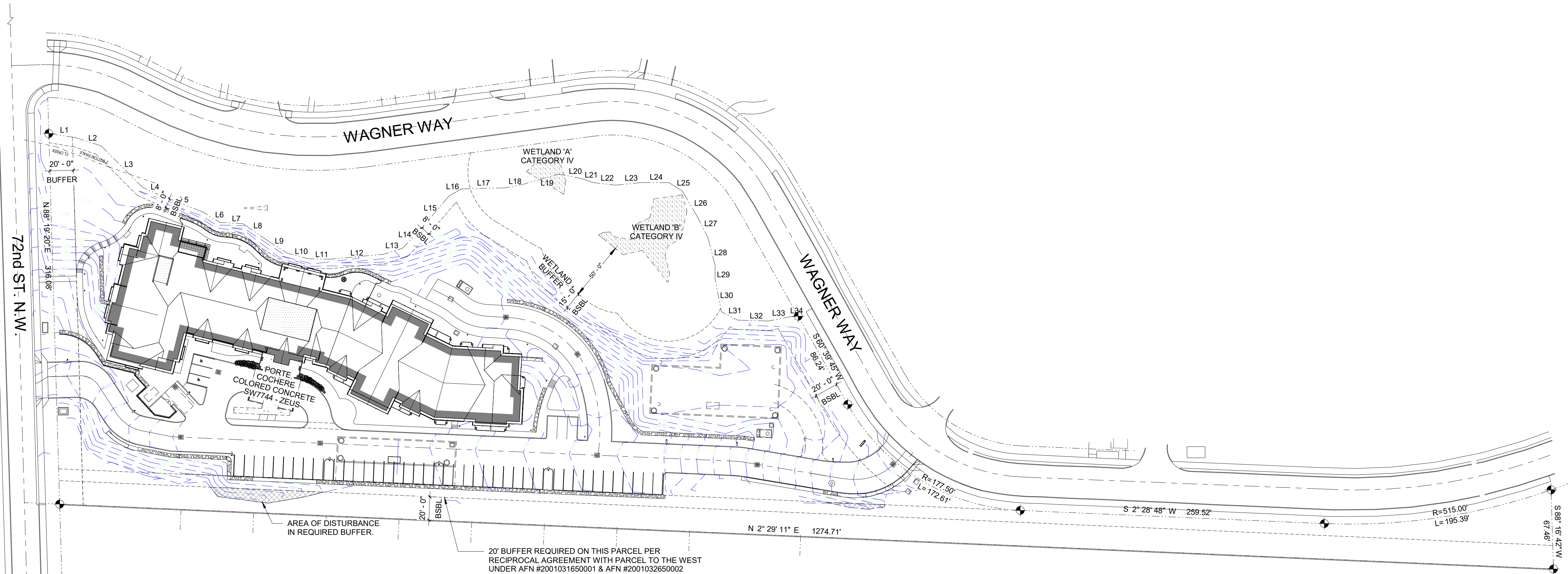
2015 I.B.C. GRADE PLANE CALCULATION  
FOR BASEMENT QUALIFICATION:

| SEGMENT                      | START | END   | AVG<br>ELEV | LENGTH  | ELEV X<br>LENGTH |
|------------------------------|-------|-------|-------------|---------|------------------|
| A                            | 289.5 | 289.5 | 289.5       | 69.6    | 20149.20         |
| B                            | 289.5 | 289.5 | 289.5       | 14.9    | 4313.55          |
| C                            | 289.5 | 289.5 | 289.5       | 34.0    | 9843.00          |
| D                            | 289.5 | 289.5 | 289.5       | 21.8    | 6311.10          |
| E                            | 289.5 | 289.5 | 289.5       | 20.9    | 6050.55          |
| E1                           | 289.5 | 289.5 | 289.5       | 3.9     | 1129.05          |
| F                            | 289.5 | 289.5 | 289.5       | 29.1    | 8424.45          |
| F1                           | 289.5 | 289.5 | 289.5       | 3.0     | 868.50           |
| F2                           | 289.5 | 289.5 | 289.5       | 3.0     | 868.50           |
| G                            | 289.5 | 289.5 | 289.5       | 13.0    | 3763.50          |
| H                            | 289.5 | 289.5 | 289.5       | 33.9    | 9814.05          |
| J                            | 289.5 | 289.5 | 289.5       | 39.2    | 11348.40         |
| J1                           | 289.5 | 289.5 | 289.5       | 3.0     | 868.50           |
| J2                           | 289.5 | 289.5 | 289.5       | 3.0     | 868.50           |
| K                            | 289.5 | 289.5 | 289.5       | 72.6    | 21017.70         |
| K1                           | 289.5 | 289.5 | 289.5       | 3.0     | 868.50           |
| K2                           | 289.5 | 289.5 | 289.5       | 3.0     | 868.50           |
| L                            | 289.5 | 289.5 | 289.5       | 26.4    | 7642.80          |
| M                            | 289.5 | 282.0 | 285.8       | 29.0    | 8286.75          |
| N                            | 282.0 | 277.5 | 279.8       | 57.5    | 16085.63         |
| P                            | 277.5 | 277.5 | 277.5       | 27.1    | 7520.25          |
| Q                            | 277.5 | 277.5 | 277.5       | 10.0    | 2775.00          |
| R                            | 277.5 | 277.5 | 277.5       | 33.9    | 9407.25          |
| S                            | 277.5 | 277.5 | 277.5       | 10.0    | 2775.00          |
| T                            | 277.5 | 278.0 | 277.8       | 35.3    | 9804.58          |
| U                            | 278.0 | 278.0 | 278.0       | 27.3    | 7589.40          |
| V                            | 278.0 | 278.0 | 278.0       | 13.0    | 3614.00          |
| W                            | 278.0 | 278.0 | 278.0       | 33.9    | 9424.20          |
| X                            | 278.0 | 278.0 | 278.0       | 13.0    | 3614.00          |
| Y                            | 278.0 | 277.5 | 277.8       | 68.5    | 19025.88         |
| Z                            | 277.5 | 277.5 | 277.5       | 23.1    | 6410.25          |
| AA                           | 277.5 | 277.5 | 277.5       | 51.2    | 14208.00         |
| BB                           | 277.5 | 277.5 | 277.5       | 26.5    | 7353.75          |
| CC                           | 277.5 | 277.5 | 277.5       | 12.2    | 3385.50          |
| DD                           | 277.5 | 277.5 | 277.5       | 48.5    | 13458.75         |
| EE                           | 284.0 | 290.0 | 287.0       | 24.9    | 7146.30          |
| FF                           | 290.0 | 292.0 | 291.0       | 20.0    | 5820.00          |
| GG                           | 290.0 | 292.0 | 291.0       | 7.1     | 2066.10          |
| HH                           | 292.0 | 289.5 | 290.8       | 55.5    | 16136.63         |
| JJ                           | 289.5 | 289.5 | 289.5       | 34.5    | 9987.75          |
|                              |       |       |             | 11390.8 | 1059.3           |
|                              |       |       |             |         | 300913.30        |
| Grade<br>Plane<br>Elevation: |       |       |             |         | 284.07           |

M.S.E. RETAINING WALL  
42" TALL ORNAMENTAL IRON  
FENCE

50' FOOTPRINT OFFSET LINE  
HIGHEST NATURAL GRADE  
PER GIG HARBOR MUNICIPAL CODE  
17.99.370 (D): ~307.5' ELEV.

ZONING HEIGHT LIMIT IS 35' FEET  
ABOVE HIGHEST NATURAL GRADE  
WITHIN 50'. THEREFORE MAXIMUM  
HEIGHT LIMIT PLANE IS +342.50' EL.



| Revision Schedule |               |         |
|-------------------|---------------|---------|
| #                 | DESCRIPTION   | DATE    |
| 1                 | LAND USE REV. | 9/20/19 |
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|                   |               |         |

OVERALL SITE  
PLAN

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



JOB NO.: 21806

PLOT DATE  
5/13/2021 10:27:04 AM

DATE: 01/21/19  
SCALE: As indicated

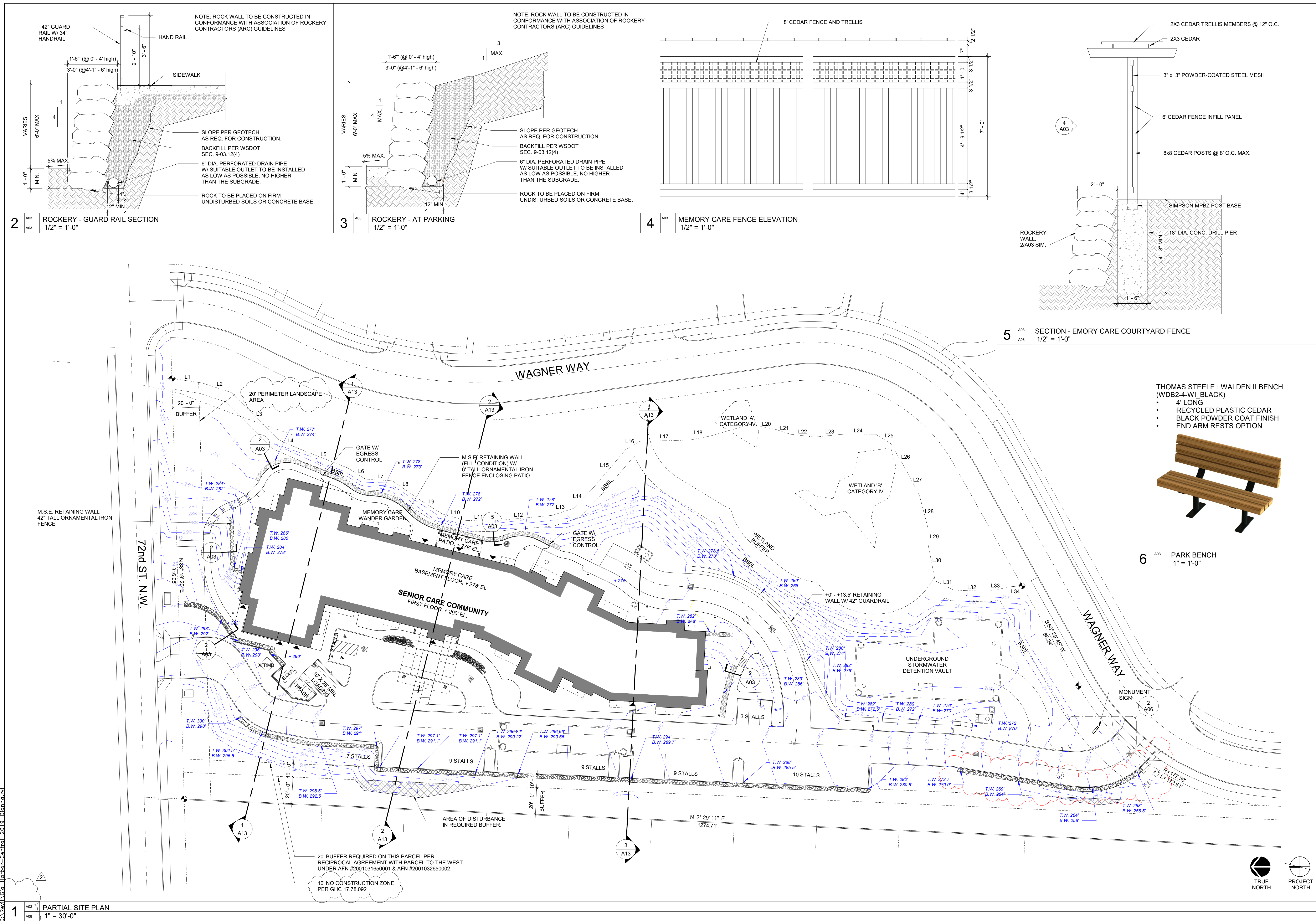
DRAWN: TM  
CHKD: JB

SHEET NO.:

A02





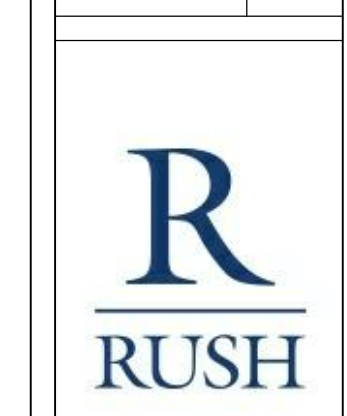




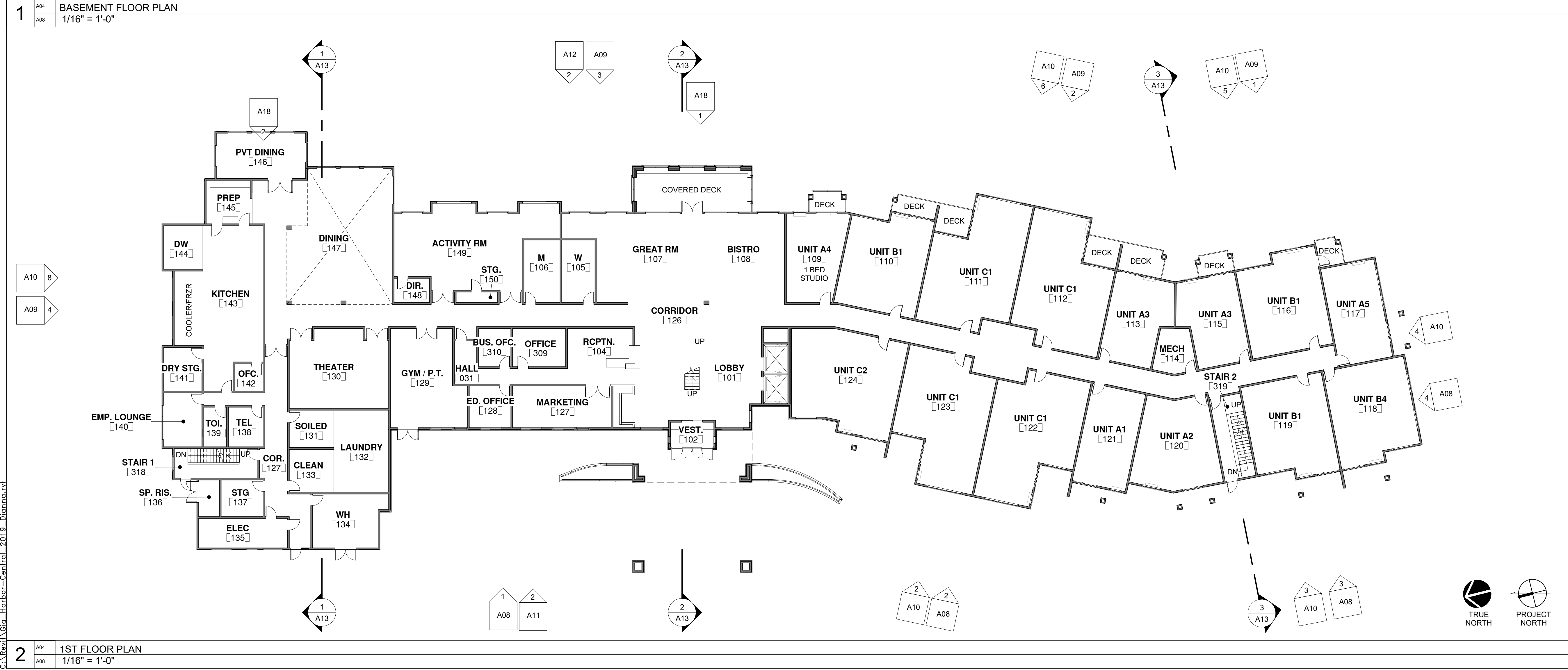
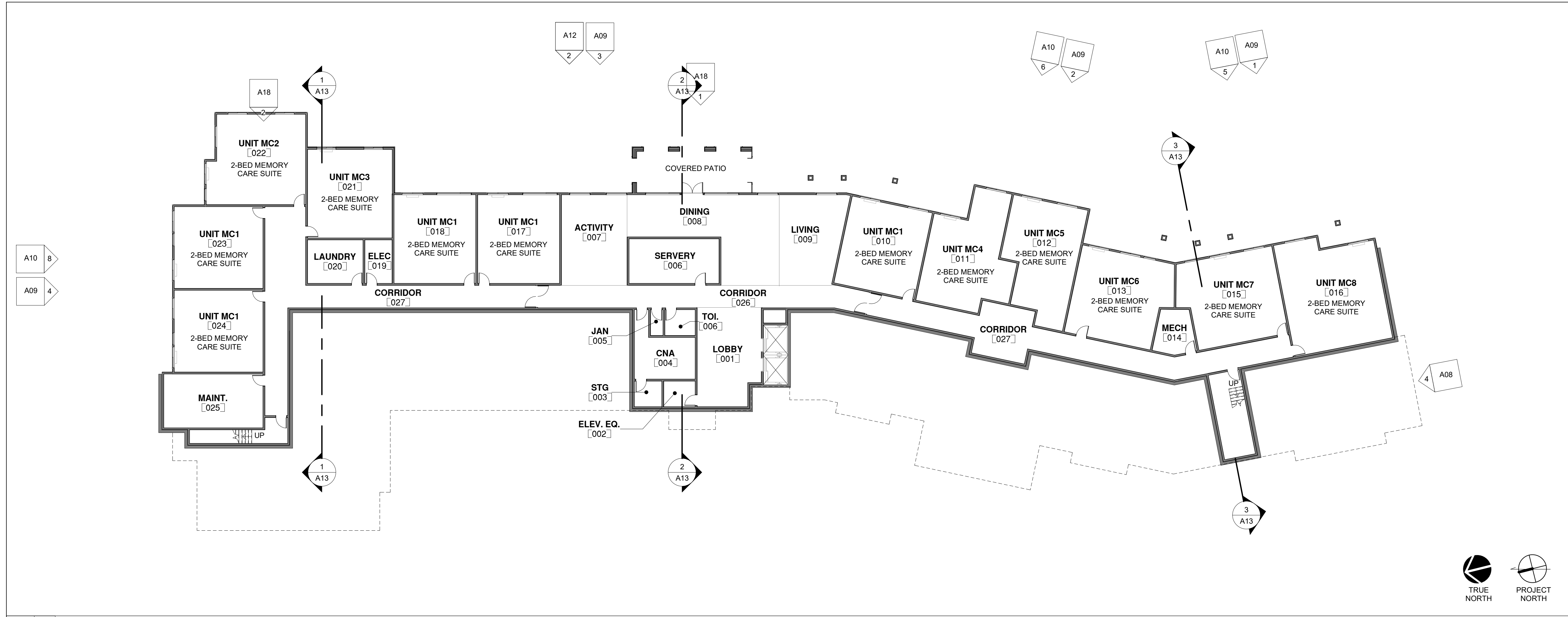
| Revision Schedule |               |         |
|-------------------|---------------|---------|
| #                 | DESCRIPTION   | DATE    |
| 1                 | LAND USE REV. | 9/20/19 |
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OVERALL FLOOR  
PLANS

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



|            |                       |
|------------|-----------------------|
| JOB NO.:   | 21806                 |
| PLOT DATE  | 5/13/2021 10:27:06 AM |
| DATE:      | 01/21/19              |
| SCALE:     | 1/16" = 1'-0"         |
| DRAWN:     | DH                    |
| CHKD:      | JB                    |
| SHEET NO.: | A04                   |



1 BASEMENT FLOOR PLAN  
1/16" = 1'-0"

2 1ST FLOOR PLAN  
1/16" = 1'-0"

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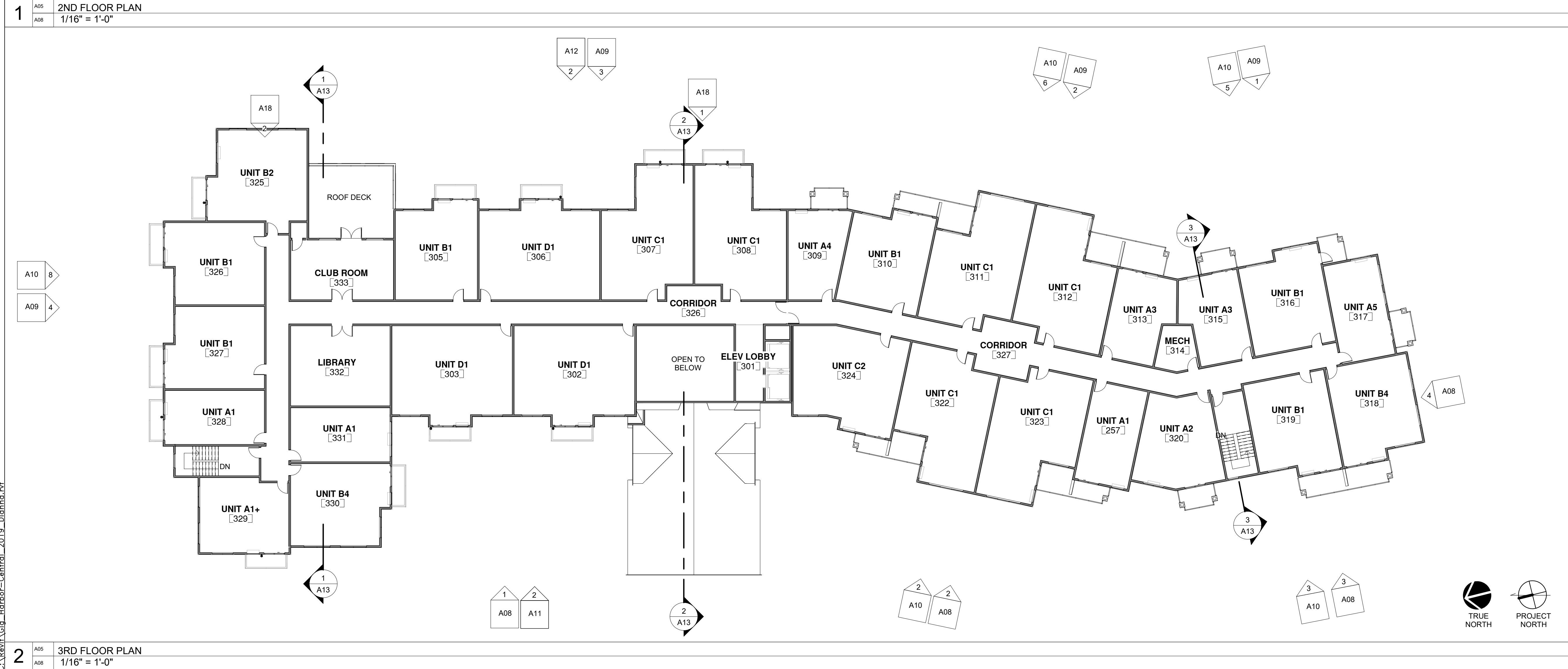
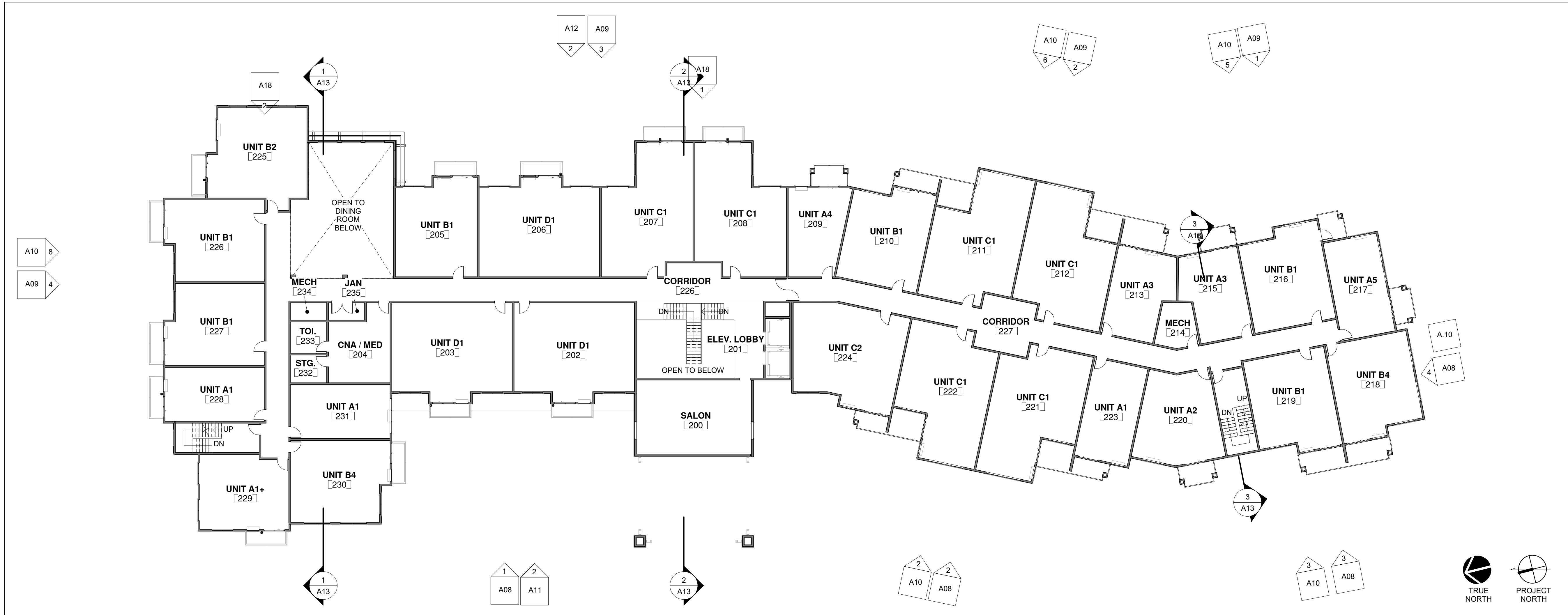
| Revision Schedule |             |      |
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OVERALL FLOOR PLANS

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



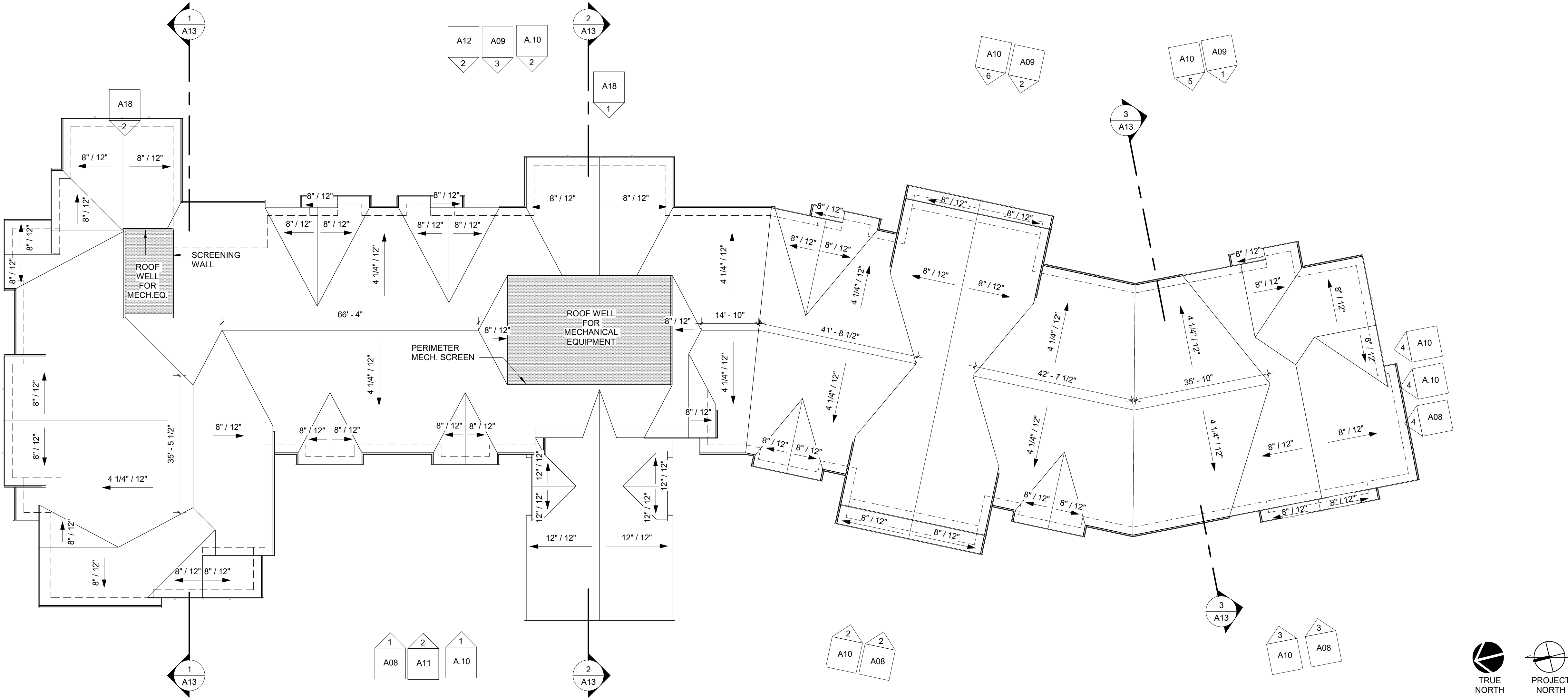
|            |                       |
|------------|-----------------------|
| JOB NO.:   | 21806                 |
| PLOT DATE  | 5/13/2021 10:27:08 AM |
| DATE:      | 01/21/19              |
| SCALE:     | 1/16" = 1'-0"         |
| DRAWN:     | DH                    |
| CHKD:      | JB                    |
| SHEET NO.: | A05                   |



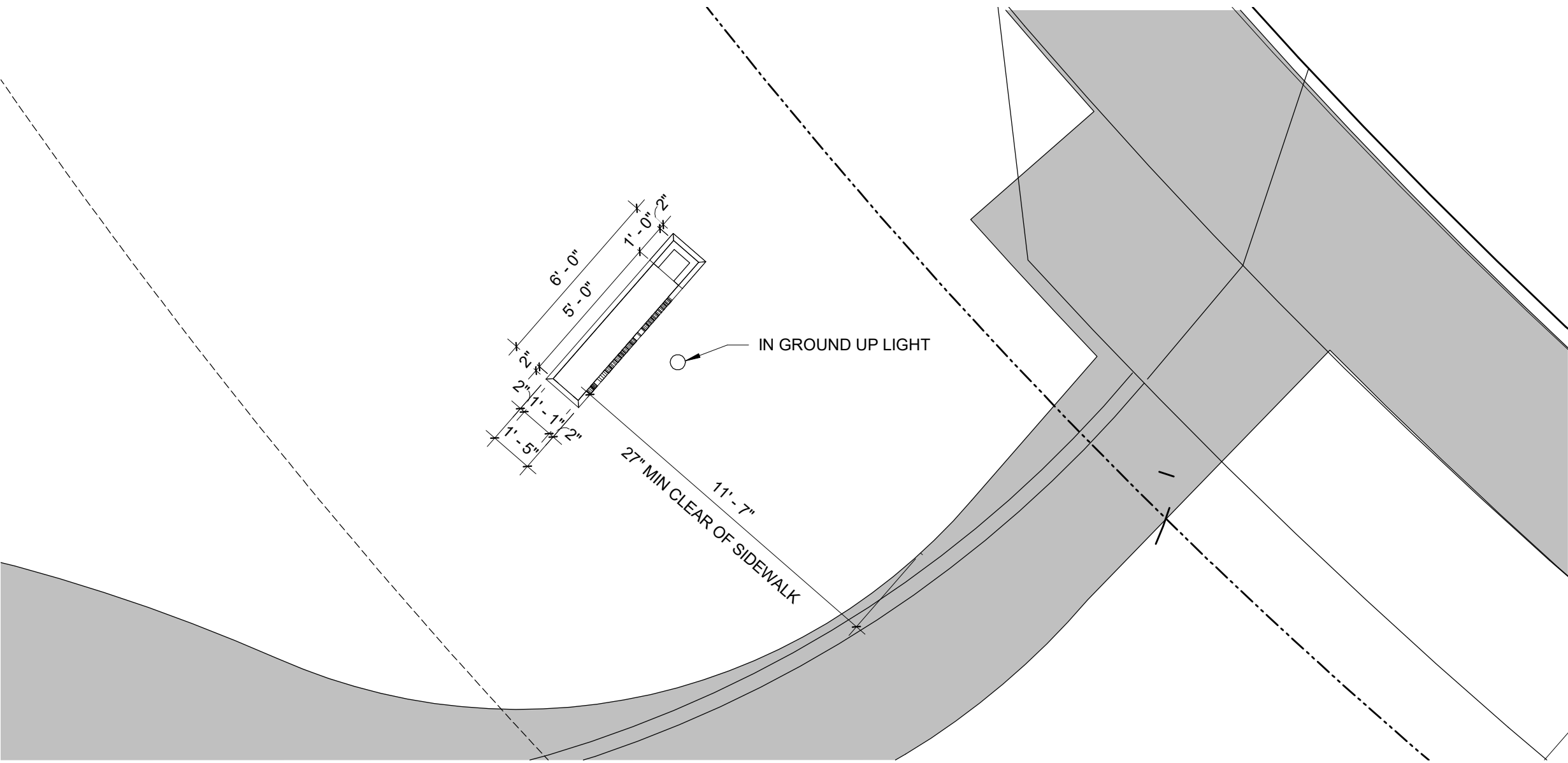


GENERAL NOTES:

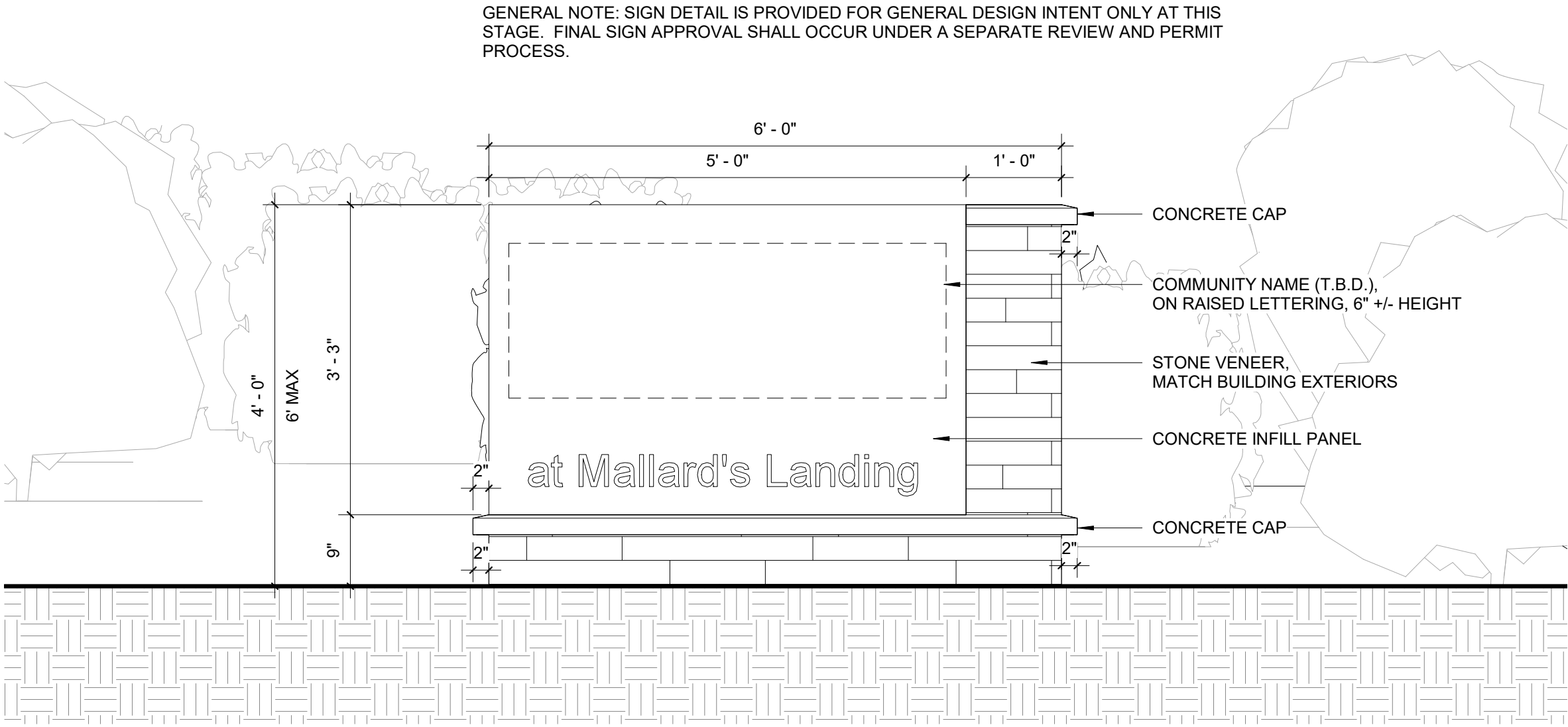
1) THERE MUST BE A CHANGE IN RIDGLINE AT <80' OF 5' OR MORE



1 ROOF PLAN  
1/16" = 1'-0"



2 MONUMENT SITE PLAN  
1/4" = 1'-0"



3 MONUMENT SIGN ELEVATION  
3/4" = 1'-0"

ROOF PLAN

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



JOB NO.: 21806

PLOT DATE  
5/13/2021 10:27:09 AM

DATE: 01/21/19  
SCALE: As indicated

DRAWN: DH  
CHKD: JB

SHEET NO.:

A06



| Revision Schedule |             |      |
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LIGHTING PLAN

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



JOB NO.: 21806

PLOT DATE  
5/13/2021 10:27:15 AM

DATE: 01/21/19  
SCALE: As indicated

DRAWN: DH  
CHKD: JB

SHEET NO.:

A07

Submitted by Pacific Lighting Systems

Job Name:

Mallards Lighting

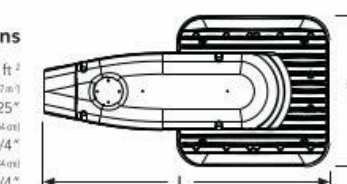
Catalog Num:

KAX LED Size 1  
KAX LED Size 1  
LED Area Luminaire  
Notes:  
Notes:



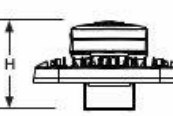
KAX LED Size 1

LED Area Luminaire



Specifications

EPAL: 0.7 ft x 1.0 ft  
Length: 20 in  
Width: 13 1/4 in  
Height: 7 3/4 in  
Weight (max): 25 lbs



W

H

EXTERIOR LIGHTS:

- A

Wall Mounted Sconce  
Kilcher 'Wesley' 14"  
outdoor wall sconce
- B

Surface mounted  
pendant at Porte  
Cochere  
MFR: TBD
- C

Not Used
- D

Wall Mounted Sconce  
Kilcher 'Wesley' 8"  
outdoor wall sconce
- E

Bollard  
Hinkley 'Atlantis'  
30" LED - Bronze
- F

Ceiling Recessed  
Downlight  
MFR: TBD
- G

Low Volt  
indirect Landscape  
Lighting  
MFR: TBD
- H

Outdoor Parking Light  
'KAX LED Size 1'  
Final count and  
arrangement TBD per  
city standards.
- K

Path Lighting @ ramp  
downward directional  
MFR: TBD

NOTES:  
1) SYMBOLS ARE INDICATIVE OF LIGHTING STYLE ONLY, AND ARE NOT INTENDED TO BE ILLUSTRATIVE OF THE FINAL FIXTURE SELECTION UNLESS OTHERWISE NOTED.

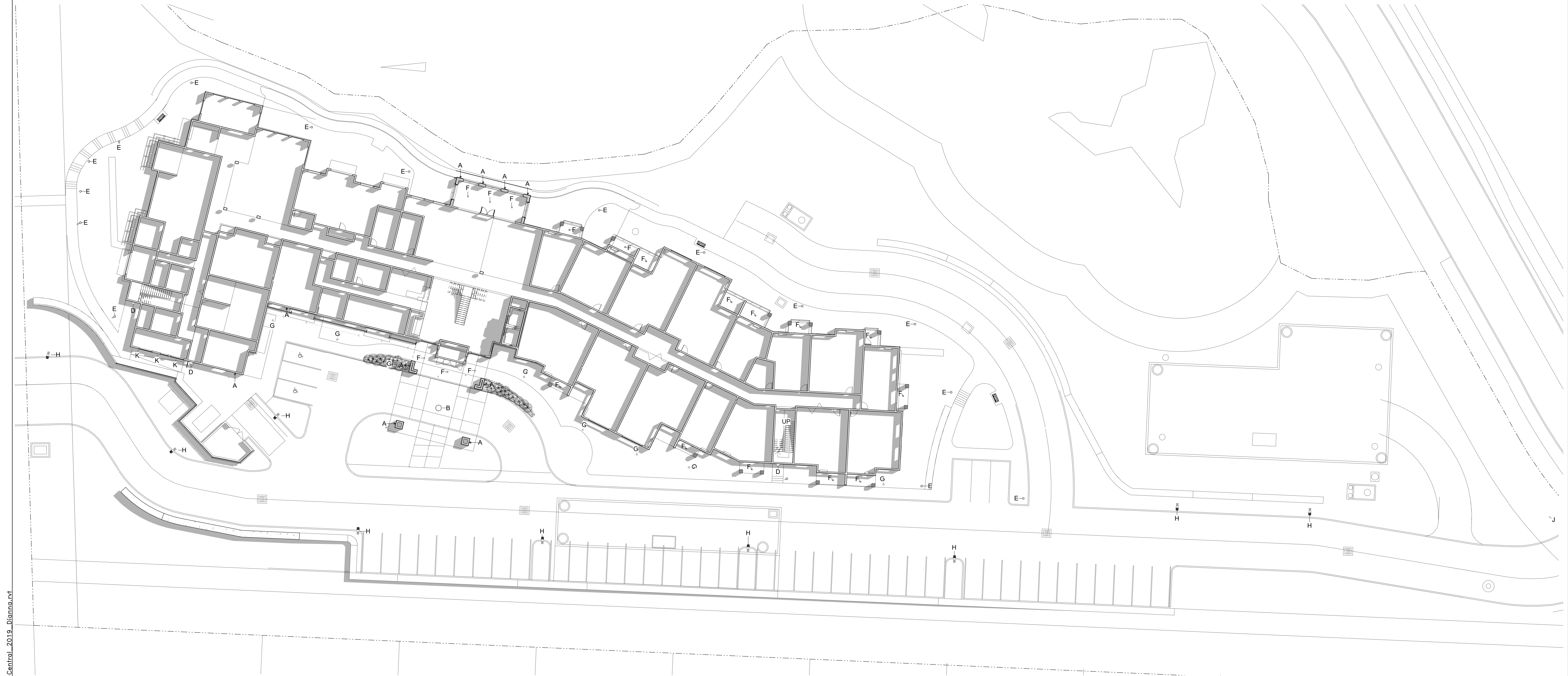


Fixture A & D



Fixture E

Fixture H





| Revision Schedule |             |      |
|-------------------|-------------|------|
| #                 | DESCRIPTION | DATE |
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EXTERIOR  
ELEVATIONS

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



JOB NO.: 21806

PLOT DATE: 5/13/2021 10:27:20 AM

DATE: 01/21/19  
SCALE: As indicated

DRAWN: DH  
CHKD: JB

SHEET NO.:

A08

ELEVATION KEYNOTES

MATERIALS:



01  
Architectural  
Concrete  
  
natural finish, sack  
and patch



02  
Adhered  
Manufactured  
Stone Veneer  
  
Creative Mines  
Shadowplay Craft  
Split Modular



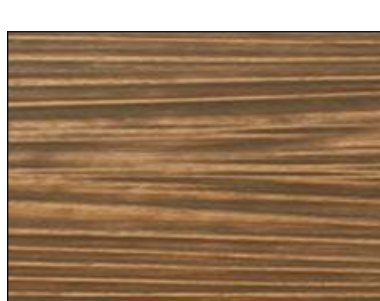
03  
Fiber Cement  
Lap Siding, 8"  
exposure



04  
Fiber Cement  
Lap Siding, 4"  
exposure  
  
(color as indicated by  
alphabetical suffix)



05  
Fiber Cement  
Shingle Siding 5"  
exposure  
  
Straight Edge Pattern  
Cedar Texture  
  
(color as indicated by  
alphabetical suffix)



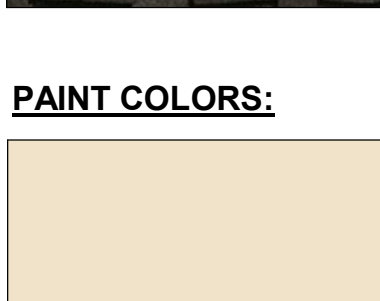
06  
Fiber Cement Panel  
Siding w/ aluminum  
Channel Reveal  
system  
  
(color as noted on elevations)



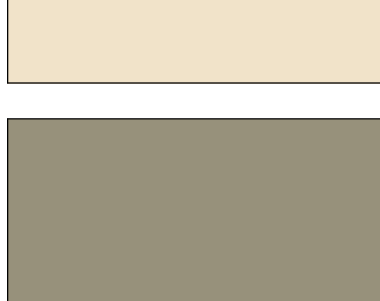
07  
Stained timber  
accents  
  
Color:  
Urbane Bronze SW 7048



08  
Vinyl Window,  
White



09  
Asphalt Shingle  
Roofing,  
Certainteed -  
Presidential Solaris,  
Weathered Wood



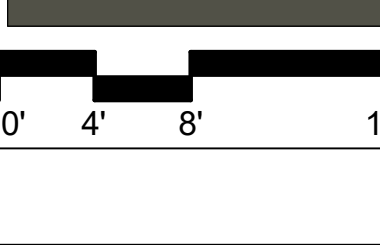
A  
Light Body Color:  
Vanillin  
SW 6371



B  
Medium Body Color:  
Zeus  
SW 7744



C  
Dark Body Color:  
Coconut Husk  
SW 6111



D  
Trim Color:  
Urbane Bronze  
SW 7048





| Revision Schedule |             |      |
|-------------------|-------------|------|
| #                 | DESCRIPTION | DATE |
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|                   |             |      |

EXTERIOR ELEVATIONS

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT

RUSH

JOB NO.: 21806

PLOT DATE: 5/13/2021 10:27:26 AM

DATE: 01/21/19  
SCALE: As indicated  
DRAWN: DH  
CHKD: JB

SHEET NO.: A09

ELEVATION KEYNOTES

- MATERIALS:**
- 01 Architectural Concrete  
natural finish, sack and patch
  - 02 Adhered Manufactured Stone Veneer  
Creative Mines Shadowplay Craft Split Modular
  - 03 Fiber Cement Lap Siding, 8" exposure
  - 04 Fiber Cement Lap Siding, 4" exposure  
(color as indicated by alphabetical suffix)
  - 05 Fiber Cement Shingle Siding 5" exposure  
Straight Edge Pattern Cedar Texture  
(color as indicated by alphabetical suffix)
  - 06 Fiber Cement Panel Siding w/ aluminum Channel Reveal system  
(color as noted on elevations)
  - 07 Stained timber accents  
Color: Urbane Bronze SW 7048
  - 08 Vinyl Window, White
  - 09 Asphalt Shingle Roofing, Certainteed - Presidential Solaris, Weathered Wood

- PAINT COLORS:**
- A Light Body Color: Vanillin SW 6371
  - B Medium Body Color: Zeus SW 7744
  - C Dark Body Color: Coconut Husk SW 6111
  - D Trim Color: Urbane Bronze SW 7048



2 EAST 2 ELEVATION  
3/32" = 1'-0"



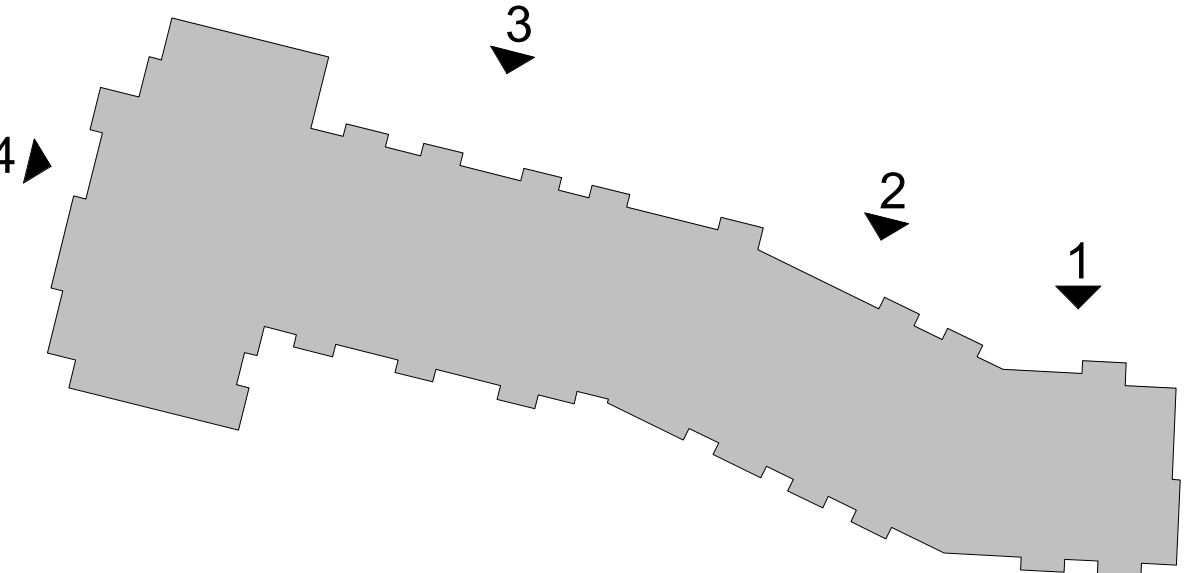
1 EAST 3 ELEVATION  
3/32" = 1'-0"



3 EAST 1 ELEVATION  
3/32" = 1'-0"



4 NORTH ELEVATION  
3/32" = 1'-0"





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| Revision Schedule |              |         |
|-------------------|--------------|---------|
| #                 | DESCRIPTION  | DATE    |
| 1                 | LAND USE REV | 9/20/19 |
|                   |              |         |
|                   |              |         |
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DESIGN  
COMPLIANCE

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



|            |                       |
|------------|-----------------------|
| JOB NO.:   | 21806                 |
| PLOT DATE  | 5/13/2021 10:27:32 AM |
| DATE:      | 01/21/19              |
| SCALE:     | 1/16" = 1'-0"         |
| DRAWN:     | DH                    |
| CHKD:      | JB                    |
| SHEET NO.: | A10                   |



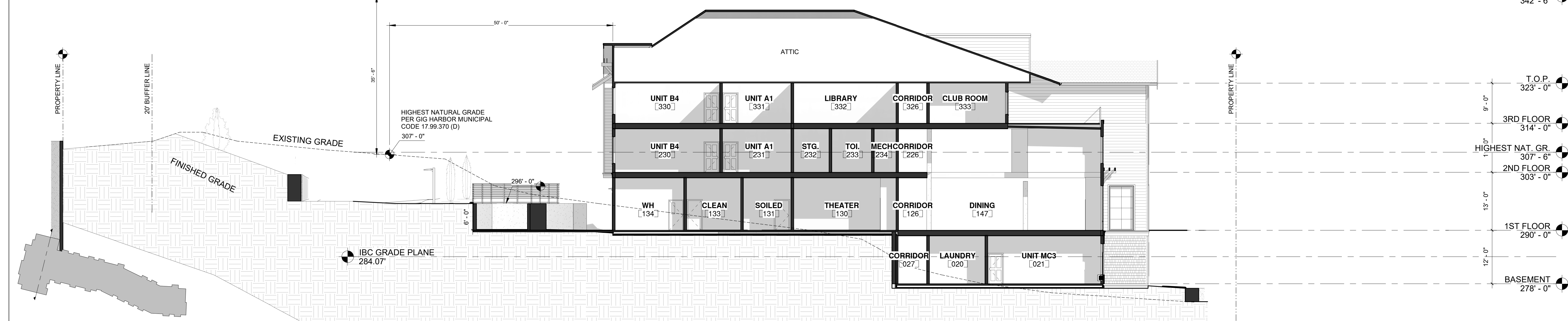




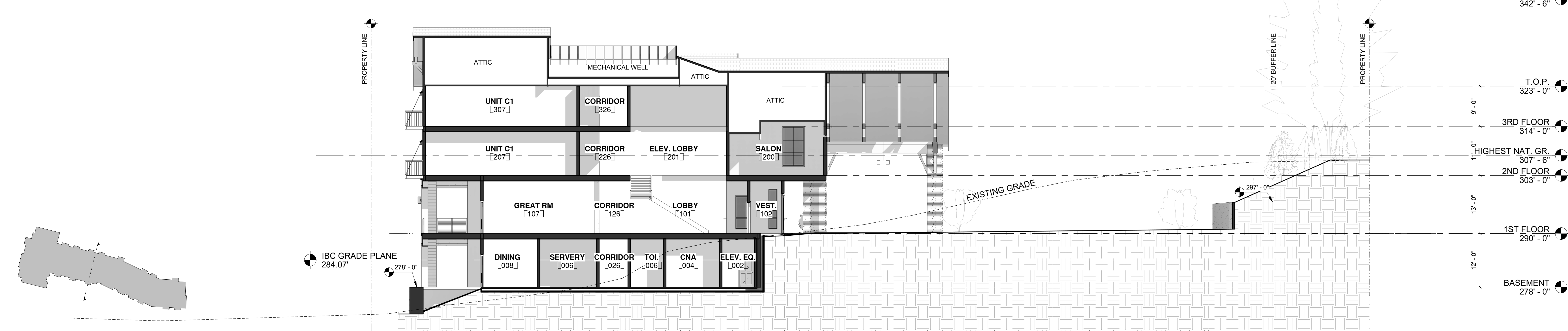




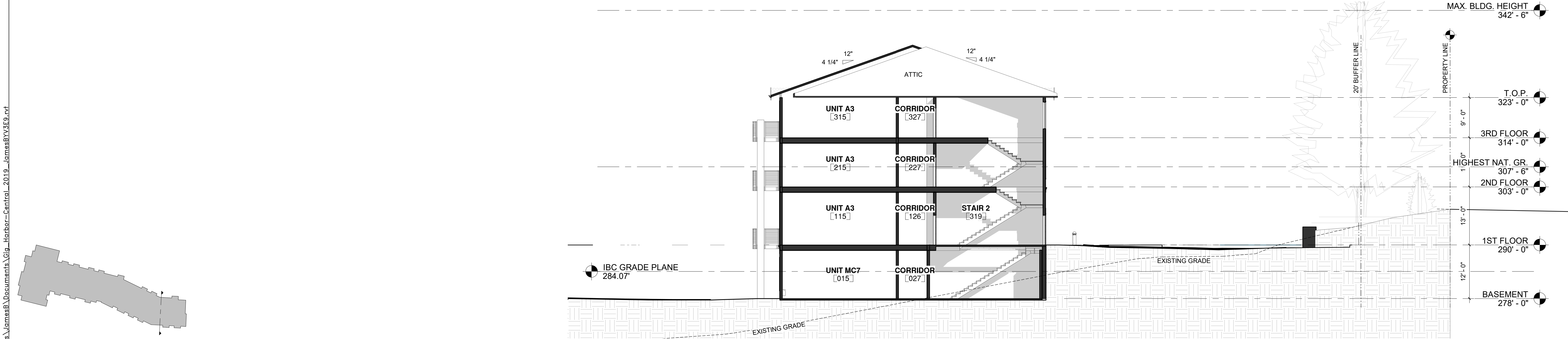
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1 SECTION 1  
3/32" = 1'-0"



2 SECTION 2  
3/32" = 1'-0"

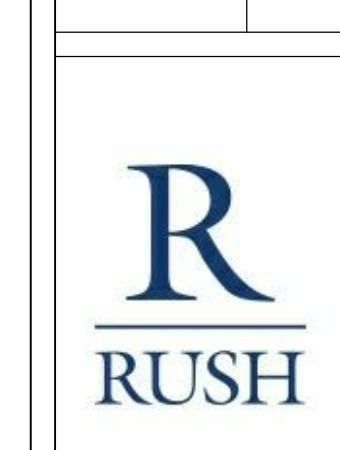


3 SECTION 3  
3/32" = 1'-0"

| Revision Schedule |             |      |
|-------------------|-------------|------|
| #                 | DESCRIPTION | DATE |
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## SITE SECTIONS

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



|            |                      |
|------------|----------------------|
| JOB NO.:   | 21806                |
| PLOT DATE  | 5/13/2021 1:57:36 PM |
| DATE:      | 01/21/19             |
| SCALE:     | As indicated         |
| DRAWN:     | DH                   |
| CHKD:      | JB                   |
| SHEET NO.: | A13                  |





WEST PERSPECTIVE - FROM SOUTH



WEST PERSPECTIVE - FROM NORTH

PERSPECTIVES

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



|            |                       |
|------------|-----------------------|
| JOB NO.:   | 21806                 |
| PLOT DATE  | 5/13/2021 10:28:08 AM |
| DATE:      | 01/21/19              |
| SCALE:     | 12" = 1'-0"           |
| DRAWN:     | TM                    |
| CHKD:      | JB                    |
| SHEET NO.: | A14                   |





EAST PERSPECTIVE - FROM SOUTH



EAST PERSPECTIVE - FROM NORTH

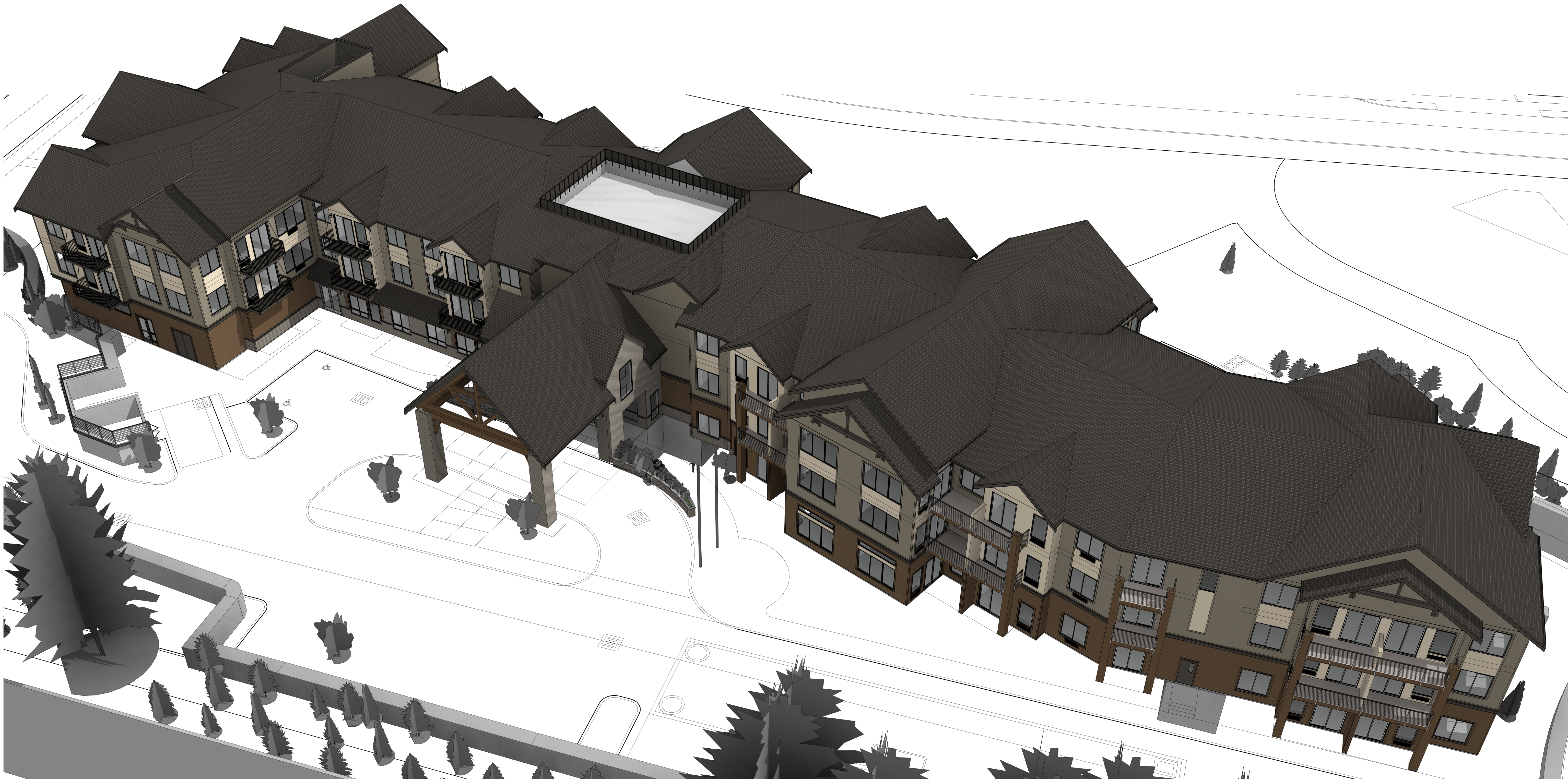
**PERSPECTIVES**

**MALLARD'S LANDING LOT #7**  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



JOB NO.: 21806  
PLOT DATE: 5/13/2021 10:28:34 AM  
DATE: 01/21/19  
SCALE: 12" = 1'-0"  
DRAWN: TM  
CHKD: JB  
SHEET NO.:





| Revision Schedule |             |      |
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PERSPECTIVES

MALLARD'S LANDING LOT #7  
7100 BLOCK WAGNER WAY N.W.  
RUSH DEVELOPMENT



|           |                       |
|-----------|-----------------------|
| JOB NO.:  | 21806                 |
| PLOT DATE | 5/13/2021 10:28:56 AM |
| DATE:     | 01/21/19              |
| SCALE:    |                       |
| DRAWN:    | DH                    |
| CHKD:     | JB                    |

SHEET NO.:  
**A16**







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- 07) PAINTED TIMBER ACCENTS
- 10) FASCIA
- 09) ASPHALT SHINGLE ROOFING
- 16) DECK LIGHT
- 11) CORNER BOARDS
- 13) HARDI TRIM
- 14) ALUMINUM GUARD RAIL
- 15) METAL COPING
- 06) FIBER CEMENT PANEL SW 6371 VANILLIN'
- 03) FIBER CEMENT LAP SIDING 8" EXPOSURE SW 7744 ZEUS
- 18) UNIT BALCONY
- 17) ALUMINUM LOUVER OVER PTAC
- 20) TRIM CAP AT STONE
- 19) ACCENT TRELLIS
- 12) WALL SCONCE FIXTURE
- 14) ALUMINUM GUARD RAIL
- 20) TRIM CAP AT STONE
- 21) FLAT TRIM
- 03) FIBER CEMENT LAP SIDING 4" EXPOSURE SW 6111 COCONUT HUSK
- 02) ADHERED MANUFACTURED STONE VENEER
- 05) FIBER CEMENT SHINGLE SW 6111 COCONUT HUSK



**MATERIALS**

**01) ARCHITECTURAL CONCRETE**  
Natural finish, sack and patch.

**02) ADHERED MANUFACTURED STONE VENEER**  
Creative Mines. Shadowplay Craft Split Modular

**03) FIBER CEMENT LAP SIDING, 8" EXPOSURE**  
Color per elevations.

**04) FIBER CEMENT LAP SIDING, 4" EXPOSURE**  
Color per elevations.

**05) FIBER CEMENT SHINGLE SIDING 5" EXPOSURE**  
Straight Edge Pattern. Cedar Texture.  
Color: SW 6111 Coconut Husk.

**06) FIBER CEMENT PANEL SIDING WITH ALUMINUM CHANNEL REVEAL SYSTEM**  
Straight Edge Pattern. Cedar Texture.  
Color: SW 6371 Vanillin'.

**07) PAINTED TIMBER ACCENTS**  
Painted 3x12 cross brace with painted wood brackets  
SW 7048 Urbane Bronze

**08) VINYL WINDOWS**

**09) ASPHALT SHINGLE ROOFING**  
Certaineed - Presidential Solaris, Weathered Wood

**10) WOOD FASCIA**  
5/4" x 10" Nominal Wood Trim at Rake Conditions.  
5/4" x 8" Nominal Wood at gutters.

**11) CORNER BOARDS**  
Painted. Color per elevations.

**12) WALL SCONCE FIXTURE**  
Luminis. Syrios Round 600. Or Similar.

**13) HARDI TRIM**  
5/4" X 4", Painted finish. Color per elevations.

**14) ALUMINUM GUARD RAIL**  
Prefinished with horizontal cable rails.

**15) METAL COPING**  
Prefinished, over fiber cement panel.

**16) DECK LIGHT**

**17) ALUMINUM LOUVER OVER PTAC**

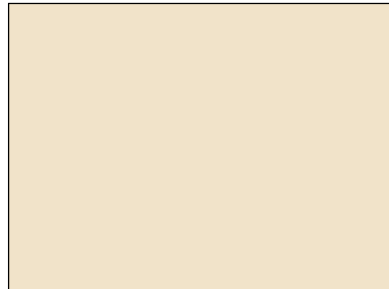
**18) UNIT BALCONY**  
Prefinished bolt-on aluminum balcony.

**19) ACCENT TRELLIS**  
Painted timber trellis 3" x 8" cross member over painted timber brackets.  
Color: SW 7048 Urbane Bronze.

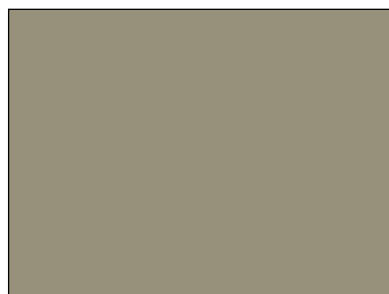
**20) TRIM CAP AT STONE**  
5/4" x 8" Painted trim over precast water table cap.  
Color: SW 7048 Urbane Bronze.

**21) FLAT TRIM**  
5/4" x 6" Painted flat trim with 2" x 4" perimeter band.  
Color: SW 6371 Vanillin'.

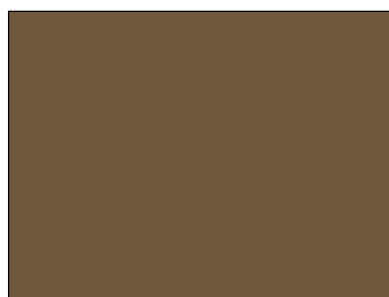
**PAINT COLORS:**



**A**  
Light Body Color:  
Vanillin  
SW 6371



**B**  
Medium Body Color:  
Zeus  
SW 7744



**C**  
Dark Body Color:  
Coconut Husk  
SW 6111



**D**  
Trim Color:  
Urbane Bronze  
SW 7048



| Revision Schedule |             |      |
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**DRB -  
ELEVATIONS**

**MALLARD'S LANDING LOT #7**

7100 BLOCK WAGNER WAY N.W.

RUSH DEVELOPMENT



JOB NO.: 21806

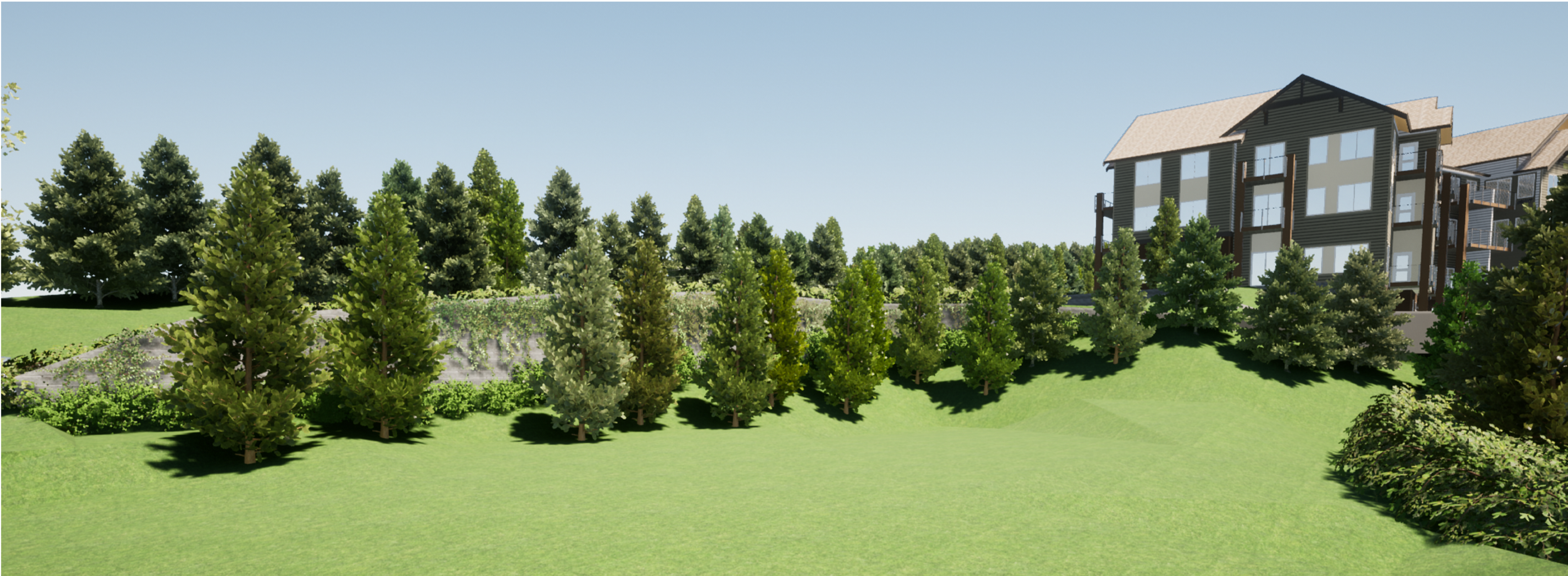
PLOT DATE: 5/13/2021 10:29:01 AM

DATE: 11/26/19  
SCALE: As indicated

DRAWN: Author  
CHCKD: Checker

SHEET NO.:





RETAINING WALL - GRAVITY STONE ENCORE



GEOWALL - GREY



GEOWALL - TAN



PLANTER - STONE VENEER

RAISED PLANTERS @ ENTRY



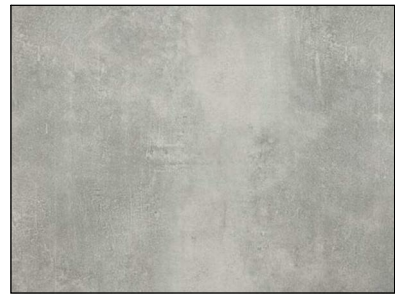
TRASH ENCLOSURE & LOADING ZONE



MALLARD'S LANDING LOT #7  
SENIOR HOUSING COMMUNITY  
GIG HARBOR, WA

ARCHITECTURAL CONCRETE:

01 NATURAL FINISH  
SACK AND PATCH



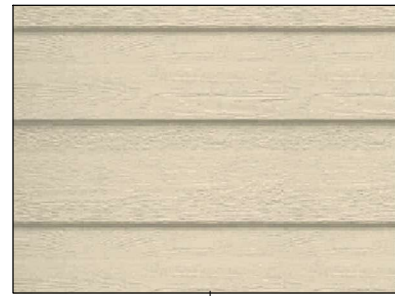
ADHERED MANUFACTURED STONE VENEER:

02 CREATIVE MINES  
SHADOWPLAY CRAFT  
SPLIT MODULAR



FIBER CEMENT LAP SIDING:  
COLOR AS INDICATED BY ALPHABETICAL SUFFIX

03 8" EXPOSURE



04 4" EXPOSURE

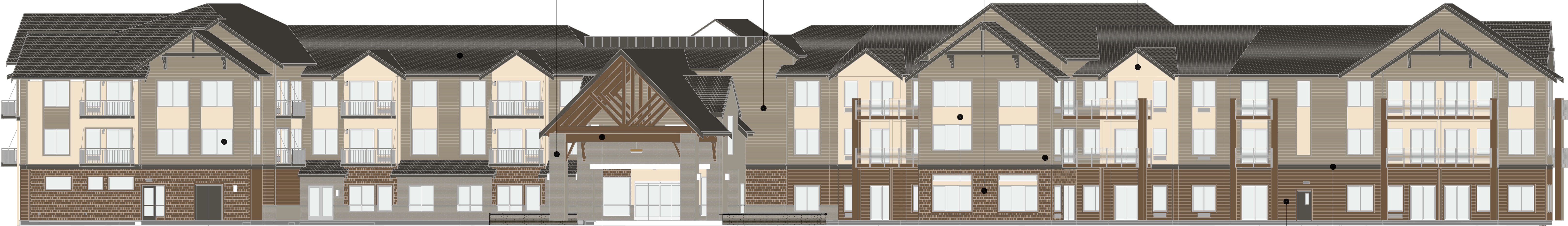
FIBER CEMENT SHINGLE SIDING:

05 5" EXPOSURE  
STRAIGHT EDGE PATTERN  
CEDAR TEXTURE  
COLOR AS INDICATED BY  
ALPHABETICAL SUFFIX



FIBER CEMENT PANEL:  
W/ ALUMINUM CHANNEL REVEAL SYSTEM

06 COLOR AS INDICATED BY ALPHABETICAL SUFFIX



STAIN COLOR:

07 STAINED TIMBER ACCENT:  
BEHR ST-123  
VALISE



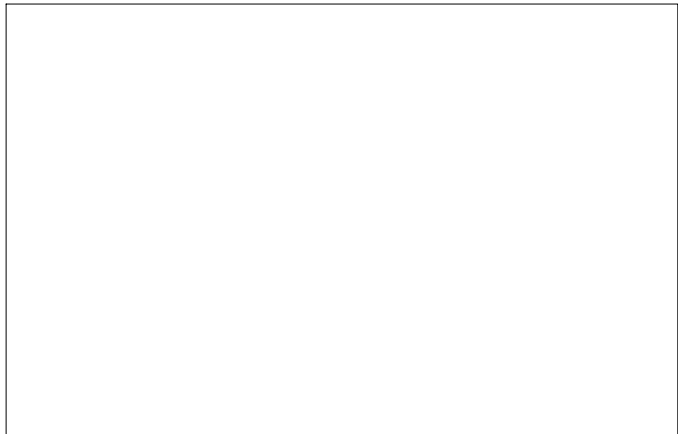
VINYL WINDOW:

08 WHITE



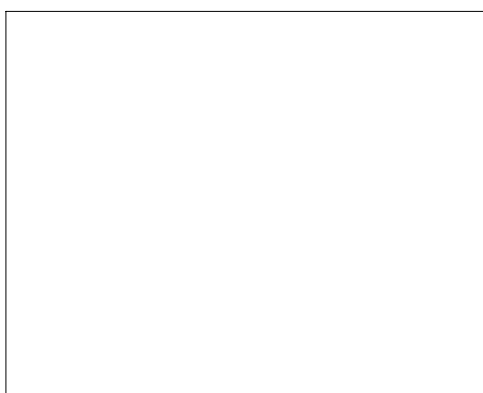
ASPHALT SHINGLE ROOFING:

09 CERTAINTED  
PRESIDENTIAL SOLARIS  
WEATHERED WOOD

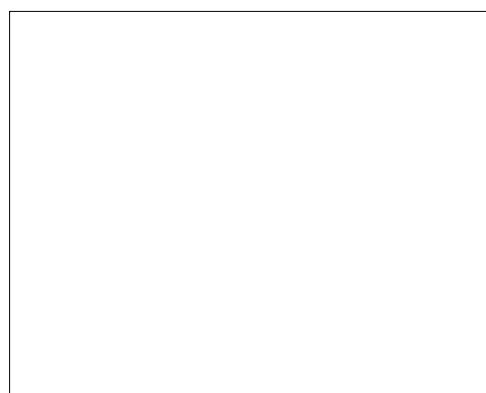


PAINT COLORS:

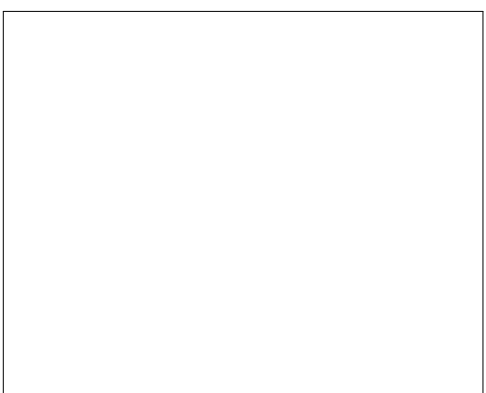
A LIGHT BODY COLOR:  
SW 6371  
VANILLIN



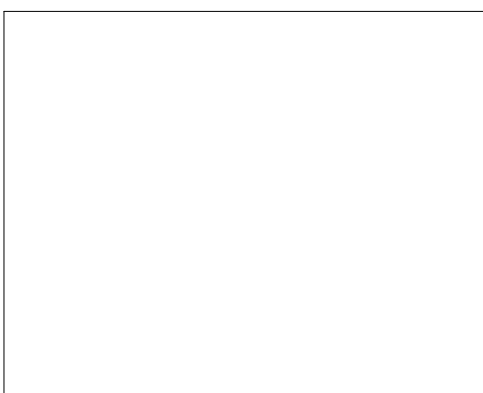
B MEDIUM BODY COLOR:  
SW 7744  
ZEUS



C DARK BODY COLOR:  
SW 6111  
COCONUT HUSK



D TRIM COLOR:  
SW 7048  
URBANE BRONZE







VIEW I - 3 YEAR TREE GROWTH



VIEW II - 3 YEAR TREE GROWTH



VIEW I - 7 YEAR TREE GROWTH



VIEW II - 7 YEAR TREE GROWTH

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DRB Exhibit E

WATTENBARGER Architecture

WATTENBARGER

11000 NE 31st Pl, Ste. #102  
Bellevue, WA 98004  
t: 425-453-0606  
w: wattenbarger.com

| Revision Schedule |             |      |
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BACKYARD  
RENDERS

MALLARD'S LANDING LOT #7

7100 BLOCK WAGNER WAY N.W.

RUSH DEVELOPMENT

R

RUSH

JOB NO.:

21806

PLOT DATE

5/13/2021 10:29:14 AM

DATE:

03/09/21

SCALE:

DRAWN:

Author

CHKD:

Checker

SHEET NO.:

A21



**From:** [Lynn Weiner Anderson](#)  
**To:** [Michelle Thomas](#)  
**Subject:** RE: Mallards Landing Lot 7 – Assisted Living Facility Design Review Board Meeting Staff Report  
**Date:** Thursday, April 22, 2021 6:55:46 PM  
**Attachments:** [image002.png](#)  
**Importance:** High

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Michelle,

I am pleading for the DRB to look at the removal of that lone maple behind my home which is lot 2 of Legacy. Please replace it with a few evergreens. Our house remains totally exposed.

Sent from [Mail](#) for Windows 10

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**From:** [Michelle Thomas](#)  
**Sent:** Thursday, April 22, 2021 5:33 PM  
**To:** [Lynn Weiner Anderson](#)  
**Subject:** RE: Mallards Landing Lot 7 – Assisted Living Facility Design Review Board Meeting Staff Report

The meeting for Pioneer Mixed Use was rescheduled for a later date on 05.13. I am not sure the reason I am not involved in that project.

Best Regards,

**Michelle Thomas**  
[City of Gig Harbor](#) | Planning Technician  
Planning Division  
**Phone:** 253.851.6170  
**Direct Phone:** 253.853.8255  
3510 Grandview Street, Gig Harbor, WA 98335  
[MThomas@GigHarborWA.gov](mailto:MThomas@GigHarborWA.gov)



**City Hall will be closed until further notice** due to the on-going restrictions in effect caused



by the COVID-19 pandemic. Once a decision to re-open City Hall has been made, it will be announced in advance to our community, its residents and businesses. The status of the Civic Center and the Gig Harbor Municipal Court is available on our website at [www.cityofgigharbor.net](http://www.cityofgigharbor.net) and will be updated as necessary. City Staff are working to conduct much-needed services, so please feel free to contact us by phone or email (Main City Phone Number 253-851-8136).

[www.cityofgigharbor.net](http://www.cityofgigharbor.net).



Disclaimer: Public documents and records are available to the public as under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a government entity may be disclosable to third party requesters under the Public Records Act.

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**From:** Lynn Weiner Anderson <lynn.weiner.anderson@gmail.com>  
**Sent:** Thursday, April 22, 2021 5:31 PM  
**To:** Michelle Thomas <mthomas@gigharborwa.gov>  
**Subject:** RE: Mallards Landing Lot 7 – Assisted Living Facility Design Review Board Meeting Staff Report

Thank you for sharing. I am listening to this meeting attack my backyard. I am totally horrified. Why does this meeting show as postponed until 5/13/2021?

Sent from [Mail](#) for Windows 10

---

**From:** [Michelle Thomas](#)  
**Sent:** Thursday, April 22, 2021 5:14 PM  
**To:** [Lynn Weiner Anderson](#)  
**Subject:** RE: Mallards Landing Lot 7 – Assisted Living Facility Design Review Board Meeting Staff Report

Here is an updated link  
**Link to join Webinar**  
<https://zoom.us/j/99806950213>

Best Regards,

**Michelle Thomas**



[City of Gig Harbor](#) | Planning Technician  
Planning Division  
**Phone:** 253.851.6170  
**Direct Phone:** 253.853.8255  
3510 Grandview Street, Gig Harbor, WA 98335  
[MThomas@GigHarborWA.gov](mailto:MThomas@GigHarborWA.gov)



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**From:** Michelle Thomas  
**Sent:** Thursday, April 22, 2021 5:08 PM  
**To:** Lynn Weiner Anderson <[lynn.weiner.anderson@gmail.com](mailto:lynn.weiner.anderson@gmail.com)>  
**Subject:** RE: Mallards Landing Lot 7 – Assisted Living Facility Design Review Board Meeting Staff Report

Links are always available on the City's calendar and on the notice  
[Gig Harbor, WA \(cityofgigharbor.net\)](http://Gig Harbor, WA (cityofgigharbor.net))



Best Regards,

**Michelle Thomas**

[City of Gig Harbor](#) | Planning Technician

Planning Division

**Phone:** 253.851.6170

**Direct Phone:** 253.853.8255

3510 Grandview Street, Gig Harbor, WA 98335

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**From:** Lynn Weiner Anderson <[lynn.weiner.anderson@gmail.com](mailto:lynn.weiner.anderson@gmail.com)>

**Sent:** Thursday, April 22, 2021 5:00 PM

**To:** Michelle Thomas <[mthomas@gigharborwa.gov](mailto:mthomas@gigharborwa.gov)>



**Subject:** RE: Mallards Landing Lot 7 – Assisted Living Facility Design Review Board Meeting Staff Report

**Importance:** High

What is the link for the virtual meeting today?

Sent from [Mail](#) for Windows 10

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**From:** [Michelle Thomas](#)

**Sent:** Friday, April 16, 2021 9:49 AM

**To:** [Michelle Thomas](#)

**Cc:** [Carl Desimas](#)

**Subject:** Mallards Landing Lot 7 – Assisted Living Facility Design Review Board Meeting Staff Report

Good Morning,

Below is a link to the Staff Report and Exhibits for the Design Review Board meeting taking place 04.22.21 at 5 PM for Mallards Landing Lot 7. This will be a virtual meeting. You are receiving this email due to being listed on the Interested Party Roster for this project.

[Staff Report and Exhibits](#)

Best Regards,

**Michelle Thomas**

[City of Gig Harbor](#) | Planning Technician

Planning Division

**Phone:** 253.851.6170

**Direct Phone:** 253.853.8255

3510 Grandview Street, Gig Harbor, WA 98335

[MThomas@GigHarborWA.gov](mailto:MThomas@GigHarborWA.gov)





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