





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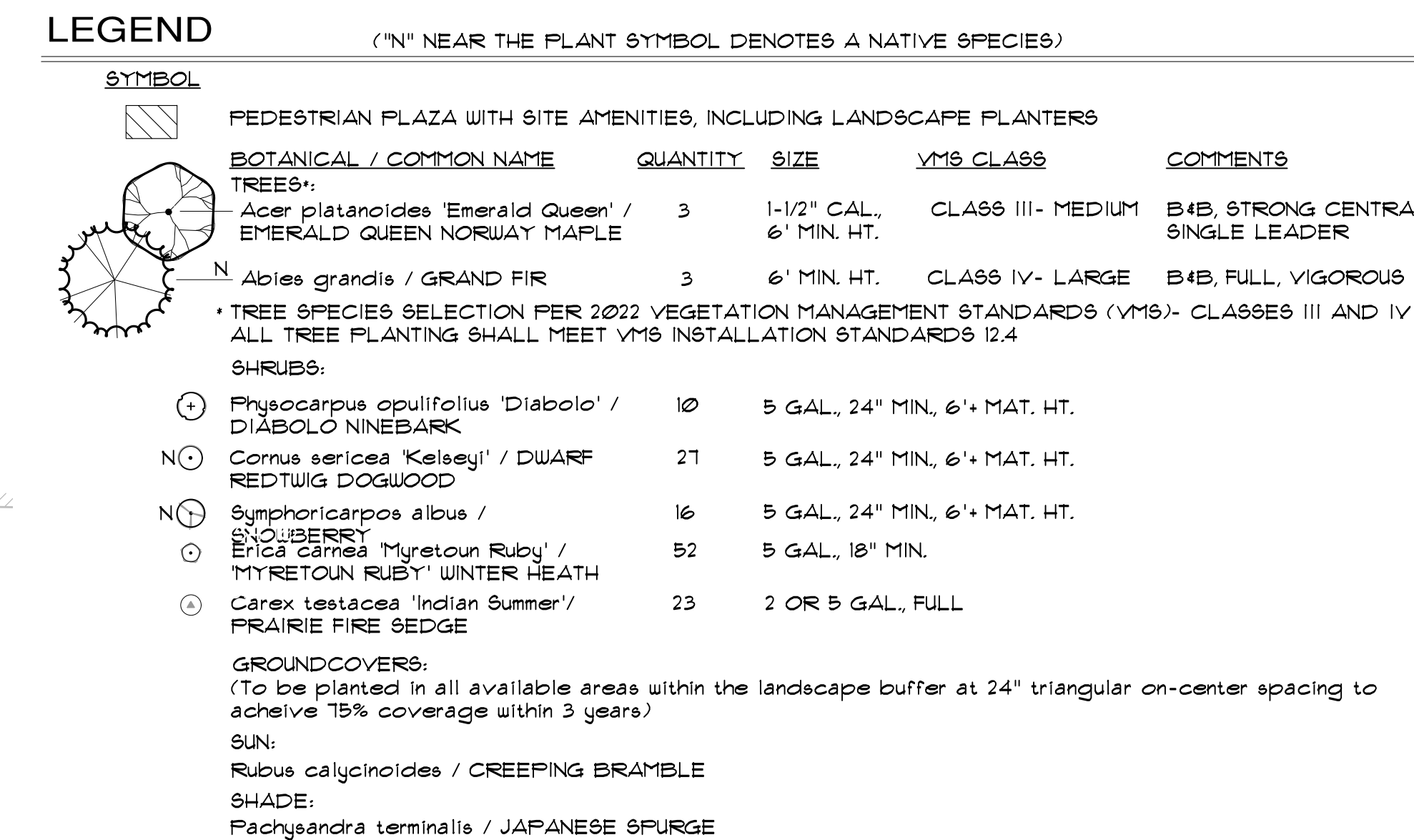
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JACKSON CASTANEDA & SAMANTHA KEIMIG
5TH ST CONDITIONAL USE PERMIT
CITY OF PUYALLUP
PRELIMINARY LANDSCAPE PLAN
WASHINGTON

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3 OF 3 SHEETS

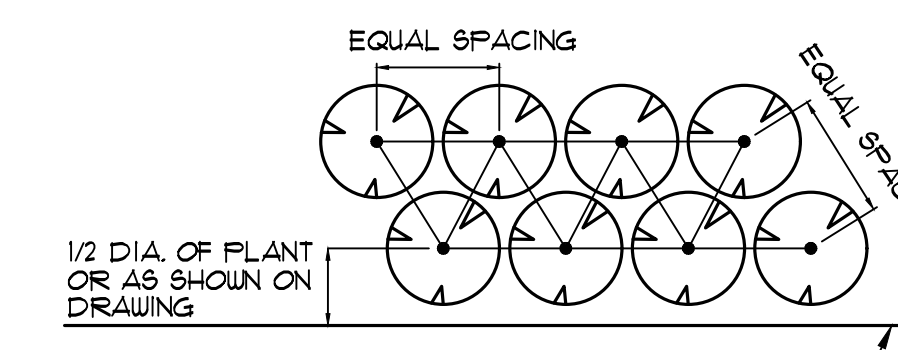
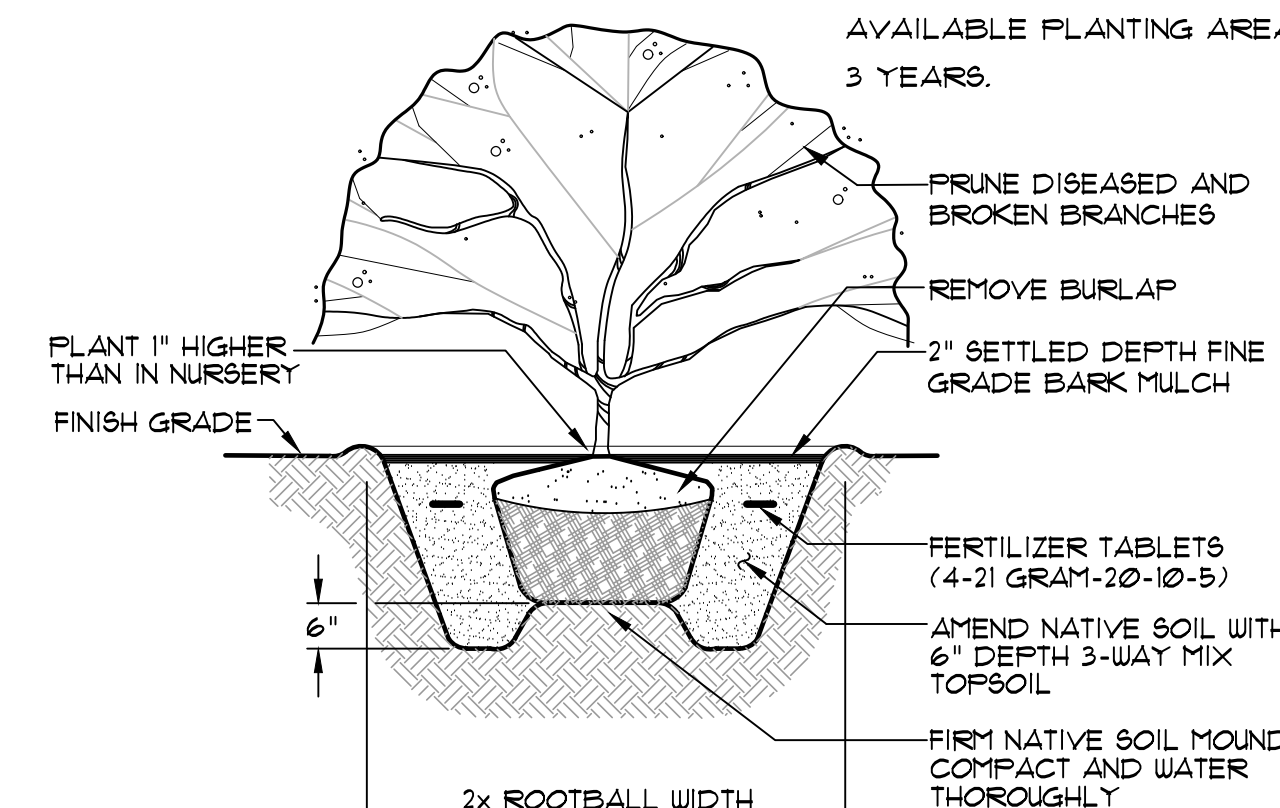
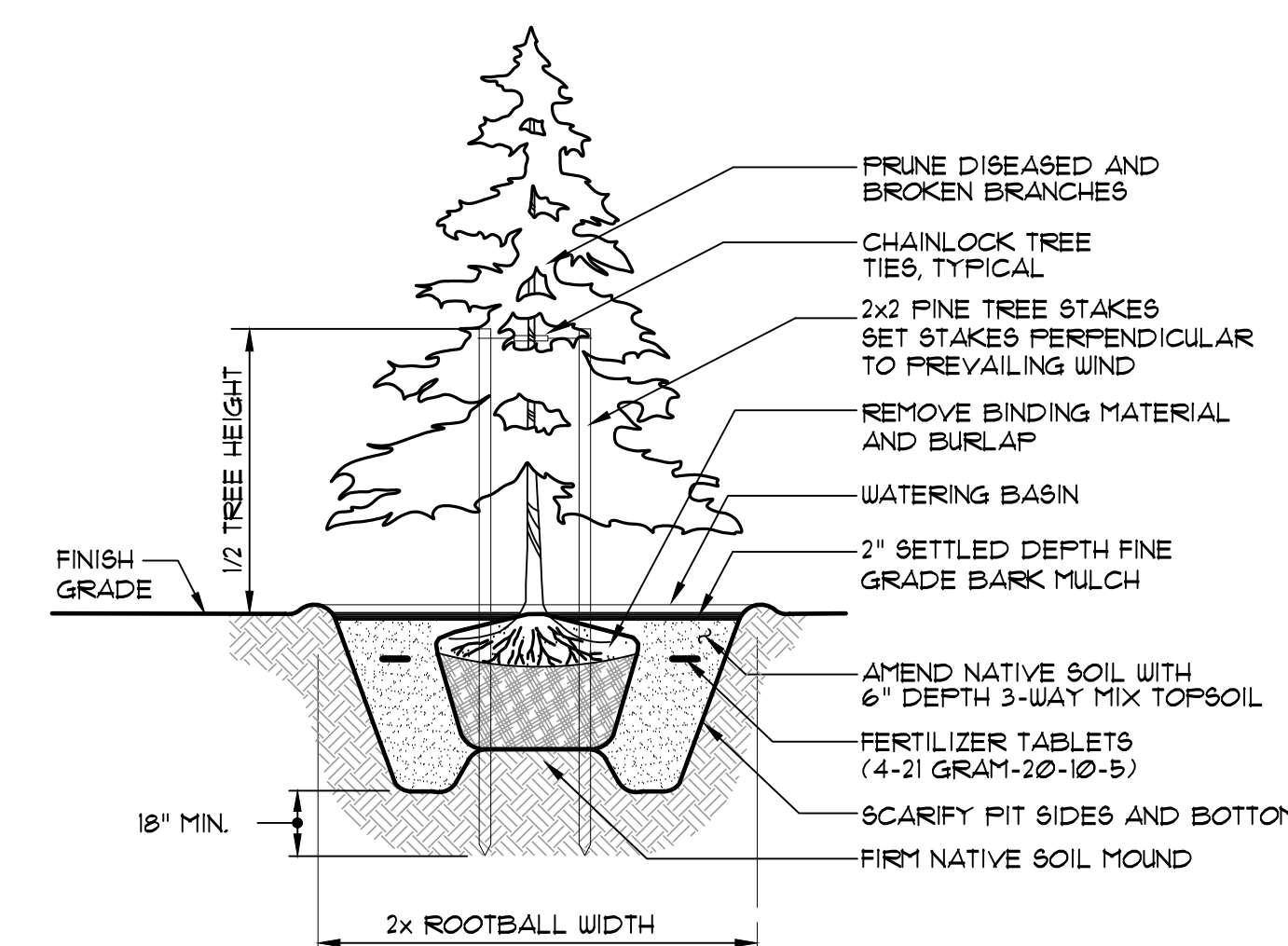


PER PMC 2038 AND THE CITY OF FUYALLUP VEGETATION MANAGEMENT STANDARDS MANUAL, TYPE II LANDSCAPING CONSISTS OF A SINGLE ROW OF MEDIUM TO LARGE TREES (OR SMALL TREES IF OVERHEAD UTILITIES ARE PRESENT) SUITABLY SPACED IN ASSOCIATION WITH A 50/50 MIX OF EVERGREEN AND DECIDUOUS SHRUBS TO PROVIDE THE MINIMUM 75 PERCENT VISUAL SEPARATION UP TO A HEIGHT OF 45 FEET ABOVE THE LOCAL GRADE WITHIN THREE YEARS. TREES SHALL BE PLANTED AT INTERVALS OF NO GREATER THAN 30 FEET, APPROPRIATE SHRUB MASSES AND LIVING GROUND COVER SHALL PROVIDE 75 PERCENT GROUND AREA COVERAGE WITHIN THREE YEARS. SHRUBS SHALL BE PLACED AT 5-1 FOOT CENTER INTERVALS THROUGHOUT THE PLANTING AREA, WITH GROUND COVER PLANTINGS PLACED 18-36" ON-CENTER INTERVALS. SHRUBS SHALL BE ALTERNATED, MODULATED AND DESIGNED TO PROVIDE A VISUAL VARIATION IN HEIGHT, DEPTH, CONTRASTING COLORS AND TEXTURES.

A SINGLE ROW OF VMS APPROVED SPECIES TREES IS PROVIDED AT 30' ON-CENTER SPACING PER VMS REQUIREMENTS ALONG THE SOUTH PERIMETER LANDSCAPE BUFFER. THE 6' WIDTH LANDSCAPE BUFFERS ON THE WEST AND EAST ARE ADJACENT TO EXISTING AND PROPOSED BUILDING WALLS, RESPECTIVELY. PER VMS 12.4, 10' WIDTH IS REQUIRED BETWEEN TREES AND BUILDING WALLS, THEREFORE, NO TREES ARE PROPOSED IN THESE BUFFERS.

A 50/50 MIX OF EVERGREEN AND DECIDUOUS SHRUB SPECIES OF VARYING HEIGHTS, COLORS AND TEXTURES IS PROVIDED WITHIN ALL PERIMETER LANDSCAPE BUFFERS. THE LARGEST SPECIES WILL REACH A MINIMUM OF 4.5' ABOVE GRADE WITHIN 3 YEARS.

GROUND COVER SPECIES ARE SPECIFIED IN THE LEGEND AT 24" TRIANGULAR ON-CENTER SPACING IN ALL AVAILABLE PLANTING AREAS WITHIN THE PERIMETER LANDSCAPE BUFFERS. COVERAGE WILL ACHIEVE 75% WITHIN 3 YEARS.



SHRUB AND GROUND COVER
SPACING DETAIL