

Per PMC 20.58.005(1), all paved areas of over 10,000 square feet shall have at least five percent of all paved areas landscaped. Perimeter landscaping shall not be included in the calculation to satisfy the required interior landscaping. Please provide notes and calculations on Sheet L1.00 of the landscape plans demonstrating how this requirement will be met.

Please provide dimensions on Sheet L1.00 of the landscape plan for all proposed landscape areas within the parking lot in order to confirm that the proposal will meet the requirements of PMC 20.58.005 (1) and all requirements of the City's vegetation management standards (VMS) manual.

All internal (parking lot) landscape islands shall be a minimum of 15' in width with a minimum depth of each landscape island to match the abutting stall depth. Each internal island shall include a minimum of 2 trees selected from the Class III or Class IV street tree list shown in section 12.9 or 12.10; 50% of trees in internal islands shall be Class III or Class IV evergreen conifers. Demonstrate on Sheet L1.00 of the landscape plans how the requirements of the VMS will be met in the proposed internal landscape island including information on the trees.

It appears there are trees and planting within the site triangles for the driveway. Demonstrate how the sight distance requirements in PMC 20.25.040(10)(b) are being met by placing notes and/or details on Sheet L1.00 of the landscape plans for the intersection of the driveway with 43rd Ave SW.

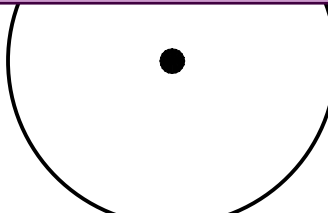
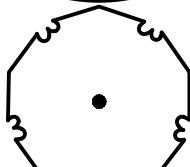


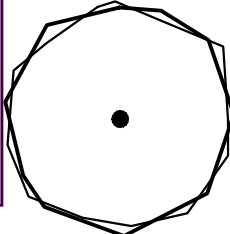


















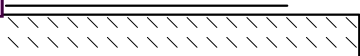

Although some lighting is shown on the Preliminary Site Lighting plan, lighting has not been addressed on the site plan or landscape plan. Please include on Sheet L1.00 of the landscaping plan locations and information on the pedestrian pathway lighting, main entrance lighting, and unit entrance lighting referenced that was referenced in the written narrative.

DIAGRAMMATIC, MEANDERING HOG FUEL PATH  
- NOT TO DISTURB EXISTING WOODY PLANTS WHERE POSSIBLE  
- 4' WIDE

Per PMC 20.25.040(2), there shall be landscaping of an area equivalent to or greater than 10 % of the net lot area. Please provide notes and calculations on Sheet L1.00 of the landscape plans demonstrating how this requirement will be met.

Please note all required and provided landscape buffers on the landscape plans. The perimeter buffers are noted on the Preliminary Site Plan however, more information is needed on Sheet L1.00 of the landscape plans to determine whether the proposal meets the perimeter landscaping requirements of PMC 20.58.005 (2) and the VMS. Please provide information and notes on the landscape plans about perimeter landscape buffers and demonstrate how the requirements of PMC 20.58.005(2) and the VMS requirements for Type II and Type III landscaping will be met.

### PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	
<div>shown on Sheet L1.00 of the landscape plans does not appear on the other site plans. Also, it appears sion hazard area buffers. According to PMC 21.06.1240(b), the minimum buffer area shall be onsisting of trees and/or dense woody vegetation and have adequate drainage. how the alterations and removal of vegetation will meet the requirements of PMC 21.06.1230 and an meet these requirements, please also show it on the preliminary site plan and the conceptual site ed in the geotechnical critical area report.</div>				
	BETULA NIGRA / RIVER BIRCH	2" CAL	2	
	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	2" CAL	10	
	CERCIS CANADENSIS 'COVEY' / LAVENDER TWIST® EASTERN REDBUD	2" CAL	12	
	CORNUS NUTTALLII / PACIFIC DOGWOOD	2" CAL	5	
	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	2" CAL	5	
	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	6" HT.	7	
	THUJA PLICATA 'GREEN SPORT' / GREEN SPORT WESTERN RED CEDAR	6" HT.	32	
	TILIA CORDATA 'HAKKA' / SUMMER SPRITE® LITTLELEAF LINDEN	2" CAL	6	
	TREE TO REMAIN / CONIFER	---	20	
	TREE TO REMAIN / DECIDUOUS	---	2	
SHRUBS				
	HYDRANGEA MACROPHYLLA 'ALL SUMMER BEAUTY' / ALL SUMMER BEAUTY HYDRANGEA	2 GAL.	42	
	PHORMIUM X 'APRICOT QUEEN' / APRICOT QUEEN NEW ZEALAND FLAX	2 GAL.	9	
	RIBES SANGUINEUM / RED FLOWERING CURRANT	2 GAL.	16	
	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	1 GAL.	2	
GRASSES				
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.	85	
	CAREX ATHERODES / SLOUGH SEDGE	1 GAL.	65	
	CAREX TESTACEA / ORANGE SEDGE	1 GAL.	41	
	CENCHRUS ORIENTALIS 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS	1 GAL.	48	
	PENNISETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS	1 GAL.	16	
GROUND COVERS				
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL.	468	
	GAULTHERIA SHALLON / SALAL	1 GAL.	70	
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL.	130	
	RUDECKIA HIRTA / BLACK-EYED SUSAN	1 GAL.	120	
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
SHRUB AREAS				
	EXISTING VEGETATION TO REMAIN	---		7,016 SF
GROUND COVERS				
	NARCISSUS X 'IMPROVED KING ALFRED' / IMPROVED KING ALFRED TRUMPET DAFFODIL	---	6" o.c.	1,849 SF
	TURF HYDROSEED / DROUGHT TOLERANT FESCUE BLEND	---		2,710 SF

The "Meandering hog fuel path" shown on Sheet L1.00 of the landscape plans does not appear on the other site plans. Also, it appears to be within the landslide and erosion hazard area buffers. According to PMC 21.06.1240(b), the minimum buffer area shall be undisturbed natural vegetation consisting of trees and/or dense woody vegetation and have adequate drainage. Please provide an explanation of how the alterations and removal of vegetation will meet the requirements of PMC 21.06.1230 and 1240, as applicable. If the path can meet these requirements, please also show it on the preliminary site plan and the conceptual site plan and ensure that it is addressed in the geotechnical critical area report.

Show topographic/elevation information on Sheet L1.00 of the landscape plans to indicate the slope of the northern portion of the site and the difference in elevation between the landscape buffer areas and the sidewalks and/or street levels.

On Sheet L1.00 of the landscape plans, provide the proposed distance between all street trees, specifically provide this information for the proposed street trees to be planted along 7th St. SW. This information is needed to confirm that all standards of the VMS are met for street trees.

Per VMS Section 12.4, Street Tree Installation Standards Table, the minimum required distance from an intersection to a street tree must be no less than 30' (as measured from the face of curb line corner at the intersection). On Sheet L1.00, please provide the distance from the intersection of 43rd Ave SW and 7th St SW to the closest proposed street trees and confirm that it is no closer than 30'.

Demonstrate how the sight distance requirements in PMC 20.25.040(10)(a) are being met on Sheet L1.00 of the landscape plans for the intersection of 43rd Ave SW and 7th St SW.

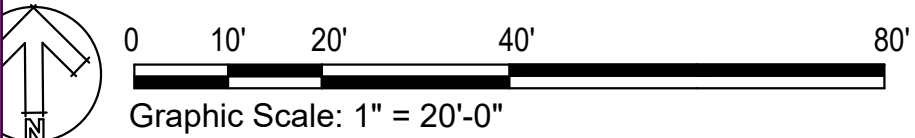
Per VMS Section 10.1(B. Significant Trees Established. Significant trees are all healthy and growing trees greater than fifteen (15) inches diameter breast height (DBH – 4.5" above grade). Significant tree protections do not apply to native black cottonwood or red alder species (unless associated with a critical area, as protected by PMC 21.06). These sizes may be adjusted up or down for individual trees or sites based on site location, tree location on site, percent of tree coverage, species, species mix, potential for windthrow and other factors consistent with this document. All significant trees shall be assessed by a certified arborist - with a certification in Tree Risk Assessment (TRAQ) - for suitability of retention. Perimeter trees in landscaping setback areas represent the highest likelihood for retention and shall receive special attention; trees in perimeter setback areas under 15" DBH may be assessed for retention. Planned and required open spaces should incorporate existing trees to the extent feasible during site planning and plan review. The Preliminary Tree Protection Plan prepared by Washington Forestry Consultants, Inc. and dated August 29, 2024 states there are 136 significant trees on the site. Sheet L1.00 of the landscape plans shows some existing trees to remain on the northern portion of the site and no where else. Please show significant trees that can remain in perimeter landscaping areas and the proposed amenity area located north of the building.

Per PMC 20.58.005(2)(a), all retaining walls shall be set back from any front or street side yard property line by a minimum of eight feet. The maximum height of any singular retaining wall within 30 feet of a front or street side yard property line shall be three and one-half feet above finished grade. A minimum of six feet of setback shall be provided between any terraced retaining walls proposed within 30 feet of a front or street side property line. No more than a total of three stepped retaining walls (complying with the maximum three and one-half feet in height limit above finished grade) shall be placed within 30 feet of a front or street side property line. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's vegetation management standards (VMS) manual. It is unclear whether retaining walls will be proposed near the main entrance of the building, along the northern portion of the building on 7th St., or in any other locations. Please show and note all proposed retaining walls on Sheet L1.00 of the landscape plans and on the Preliminary Site Plan and provide the distance from the front and/or street side property line. Provide notes or a separate detail to demonstrate how all retaining walls will meet the requirements of this section and the requirement for a Type I visual barrier landscape buffer.

The minimum required planter width for street trees is 4 for the proposed trees along 7th ST SW and 5-6 for the proposed Betula Nigra/River Birch. Please provide the width of the proposed planter strips located in the rights-of-way on Sheet L1.00 of the landscape plans.

Please note the required dedications along the rights-of-way on Sheet L1.00 of the landscape plans.


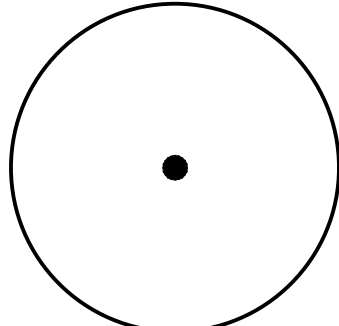
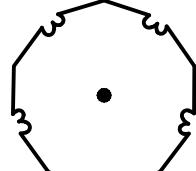

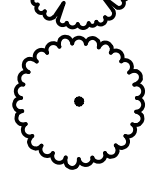
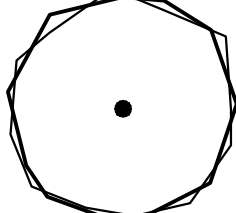


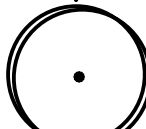
















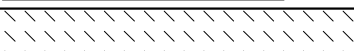
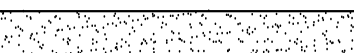
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Owner Review



PLANT SCHEDULE

<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
TREES				
	ACER CIRCINATUM / VINE MAPLE	2" CAL	5	
	BETULA NIGRA / RIVER BIRCH	2" CAL	2	
	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	2" CAL	10	
	CERCIS CANADENSIS 'COVEY' / LAVENDER TWIST® EASTERN REDBUD	2" CAL	12	
	CORNUS NUTTALLII / PACIFIC DOGWOOD	2" CAL	5	
	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	2" CAL	5	
	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	6" HT.	7	
	THUJA PLICATA 'GREEN SPORT' / GREEN SPORT WESTERN RED CEDAR	6" HT.	32	
	TILIA CORDATA 'HALKA' / SUMMER SPRITE® LITTLELEAF LINDEN	2" CAL	6	
	TREE TO REMAIN / CONIFER	---	20	
	TREE TO REMAIN / DECIDUOUS	---	2	
SHRUBS				
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	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL	130	
	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL	120	
<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u>
SHRUB AREAS				
	EXISTING VEGETATION TO REMAIN	---		7,016 SF
GROUND COVERS				
	NARCISSUS X 'IMPROVED KING ALFRED' / IMPROVED KING ALFRED TRUMPET DAFFODIL	---	6" o.c.	1,849 SF
	TURF HYDROSEED / DROUGHT TOLERANT FESCUE BLEND	---		2,710 SF

LANDSCAPE NOTES AND SOIL QUALITY

- LANDSCAPE AREAS SHOULD BE DEEP-TILLED TO A DEPTH OF AT LEAST TWELVE (12) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION. PROVIDE SOIL AMENDMENTS ENCOURAGED TO IMPROVE WATER DRAINAGE, MOISTURE PENETRATION OR WATER-HOLDING CAPACITY. FOR ALL NEWLY LANDSCAPED AREAS ORGANIC MATTER SHOULD BE INCORPORATED TO A DEPTH OF FOUR (4) TO SIX (6) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION.
- CONTRACTOR SHALL PROVIDE 4" DEPTH IMPORTED TOPSOIL AT SEED MIX AREAS AND 9" DEPTH IMPORTED TOPSOIL AT ALL LANDSCAPE PLANTING AREAS.
- COMPACT ALL SEED MIX AREAS IN TWO DIRECTIONS WITH ROLLER PRIOR TO HYDROSEEDING.
- IMPORTED TOPSOIL SHALL BE 3-WAY MIX.
- CONTRACTOR SHALL PROVIDE 2" DEPTH FINE COMPOST MULCH THROUGHOUT LANDSCAPE PLANTING AREAS.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF (1) ONE YEAR AFTER APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
- TREES PLANTED EIGHT FEET OR LESS FROM PAVED SURFACES SHALL BE PLANTED WITH ROOT CONTROL BARRIER. ROOT BARRIERS, IN ACCORDANCE WITH CITY STANDARDS, ARE REQUIRED FOR ALL STREET TREES IN PLANTER STRIPS LESS THAN 8' IN WIDTH; A MINIMUM OF 8' OF LINEAR PROTECTION ALONG THE EDGE OF THE SIDEWALK ADJACENT TO THE STREET TREE SHALL BE PROVIDED, USING A MINIMUM 24" DEEP ROOT BARRIER PANELS. SEE CITY STANDARDS #01.02.07 AND #01.02.03 FOR FURTHER DETAILS.

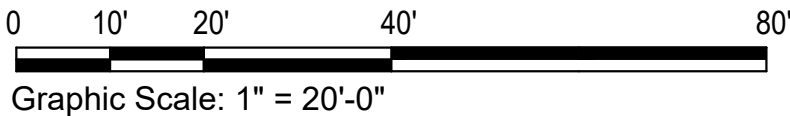
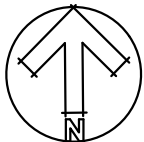
Provide notes on either Sheet L1.00 or L1.01 of the landscape plans regarding soils and how the proposal will meet all of the soil quantity and quality standards specified in Section 8.2 of the Vegetation Management Standards (VMS). Specifically, for street trees in the right-of-way planter strip, provide all notes required by this section of the VMS on the face of the preliminary and final landscape plan sheets.

In order to meet the requirements of Section 9.1 Vegetation Protection of the VMS, place notes, diagrams, and/or details on Sheet L1.00 or L1.01 to address the following:  
Any person, firm or corporation engaged in the construction, alteration or repair of any street, sidewalk, parking area, building or portion thereof, prior to starting of any such activity, shall place proper guards or temporary fences to ensure the protection of adjacent existing vegetation from all damage or injury. This shall include the restriction on stacking, storing, stockpiling, or the accumulation of goods or material in the area defined as the Critical Root Zone. See appendix 20.10 of the VMS for tree protection on construction and development sites best management practices. See appendix 20.5 of the VMS for standard detail for protection of all trees (public, private).

Place a note on Sheet L1.01 of the landscape plans stating the following:  
Per PMC 20.58.020(2), the facilities for watering and drainage shall be adequate to ensure that the landscape area is maintained in green and growing condition and that no soil, bark, mulch, gravel, stone or similar materials are allowed to wash off the landscape area into parking areas, driveways, public streets, sidewalks, gutters or storm drainage facilities.

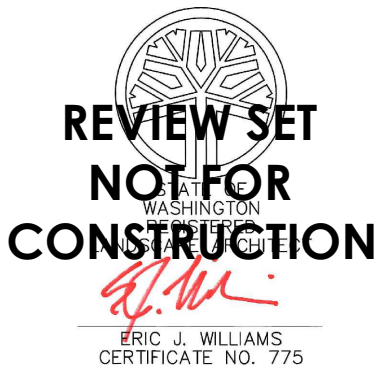


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Graphic Scale: 1" = 20'-0"

Owner Review



DRAWING SET:

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

43rd AVE MF  
701 43rd Ave SW  
Puyallup, WA 98373

DESIGN: EJJ  
DRAWN: EJJ  
CHECKED: MJL

DATE: February 6, 2025

PROJECT: 43rd Ave MF

NUMBER: LLA0558.25

SCALE: NTS

TITLE:

Plant Schedule  
&  
Notes

SHEET:

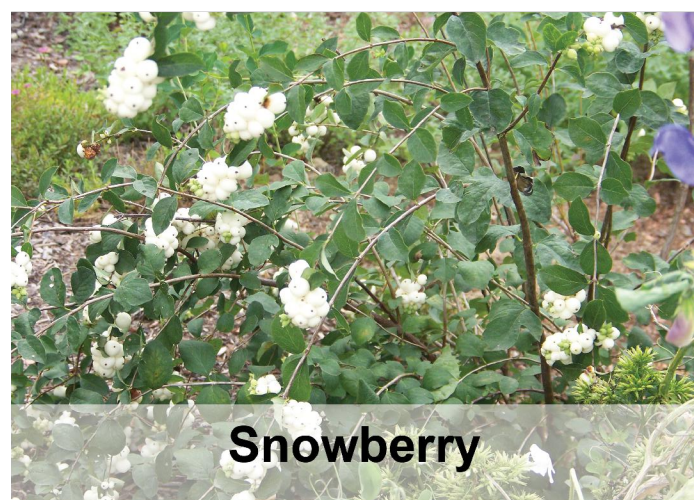
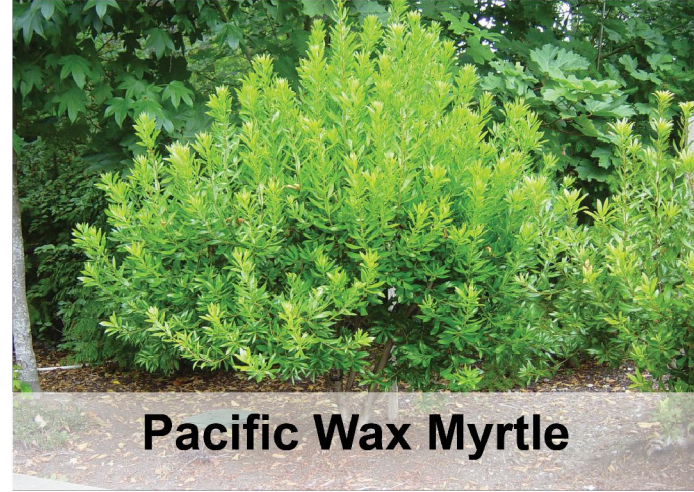
L1.01



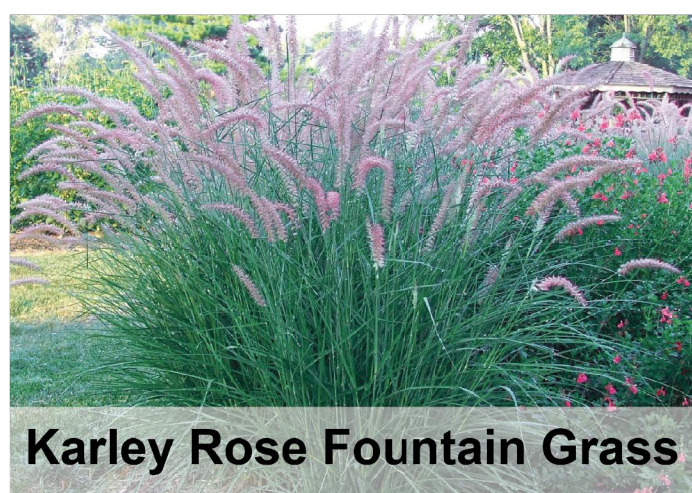
TREES



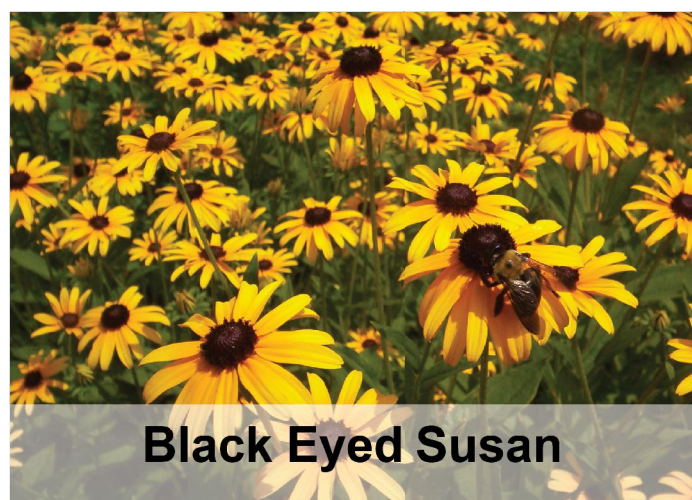
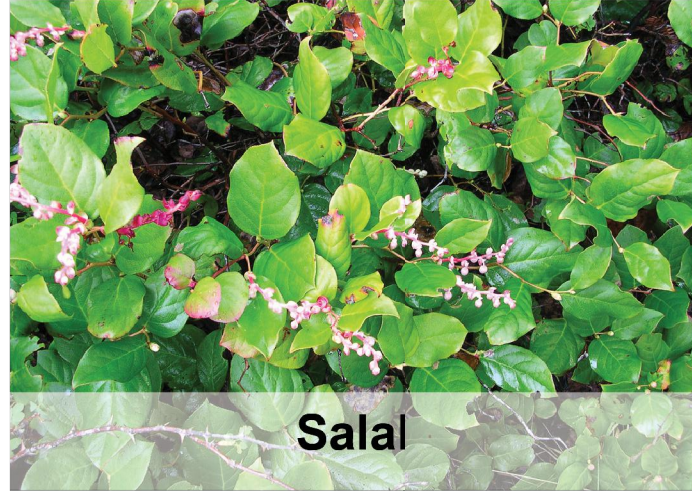
SHRUBS



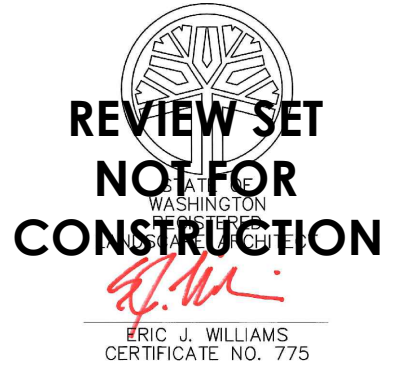
GRASSES



GROUND COVERS



Owner Review



DRAWING SET:

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

43rd AVE MF  
701 43rd Ave SW  
Puyallup, WA 98373

DESIGN: EJV  
DRAWN: EJV  
CHECKED: MJL  
DATE: February 6, 2025  
PROJECT: 43rd Ave MF  
NUMBER: LLA0558.25

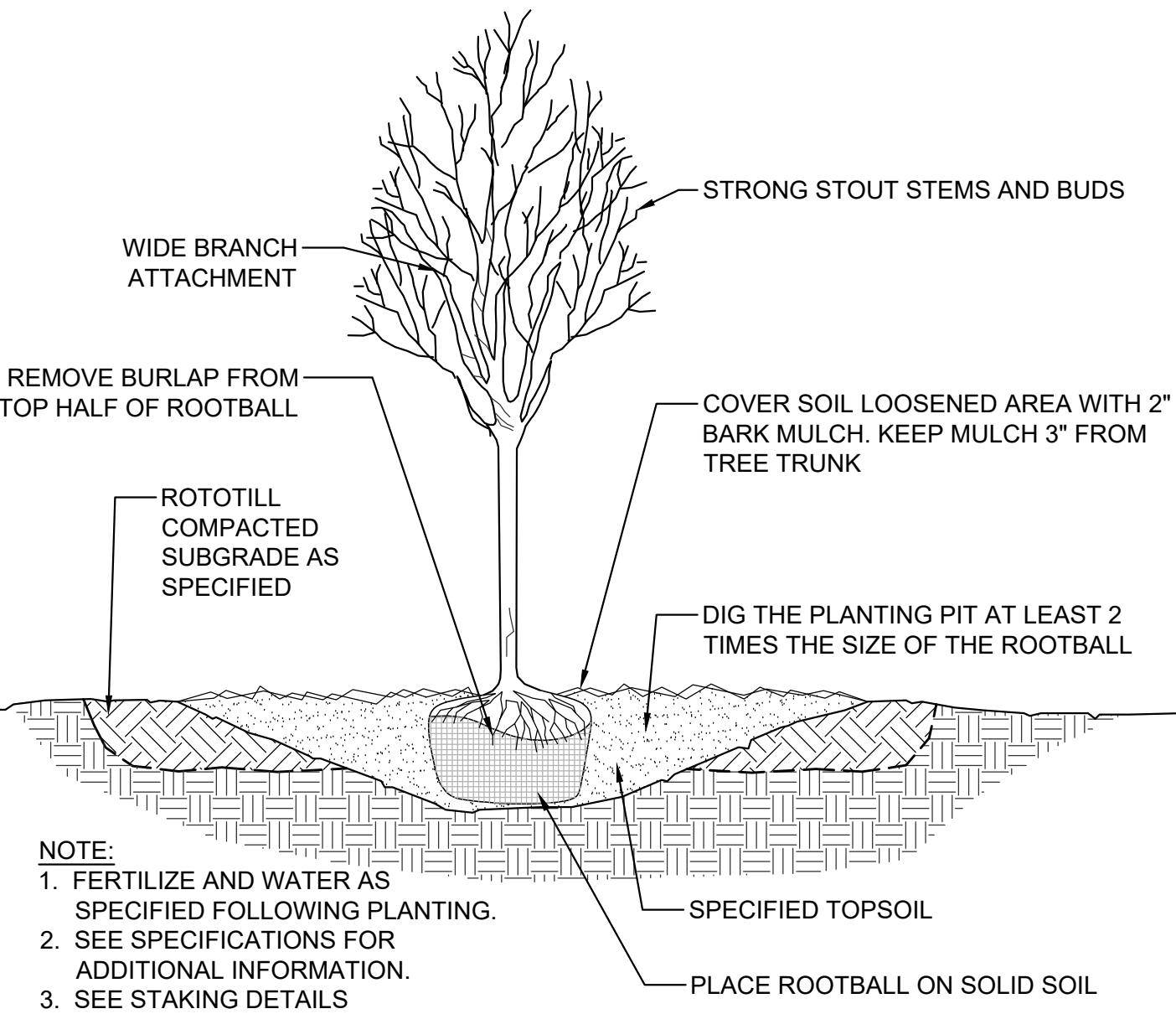
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TITLE:

Plant Images

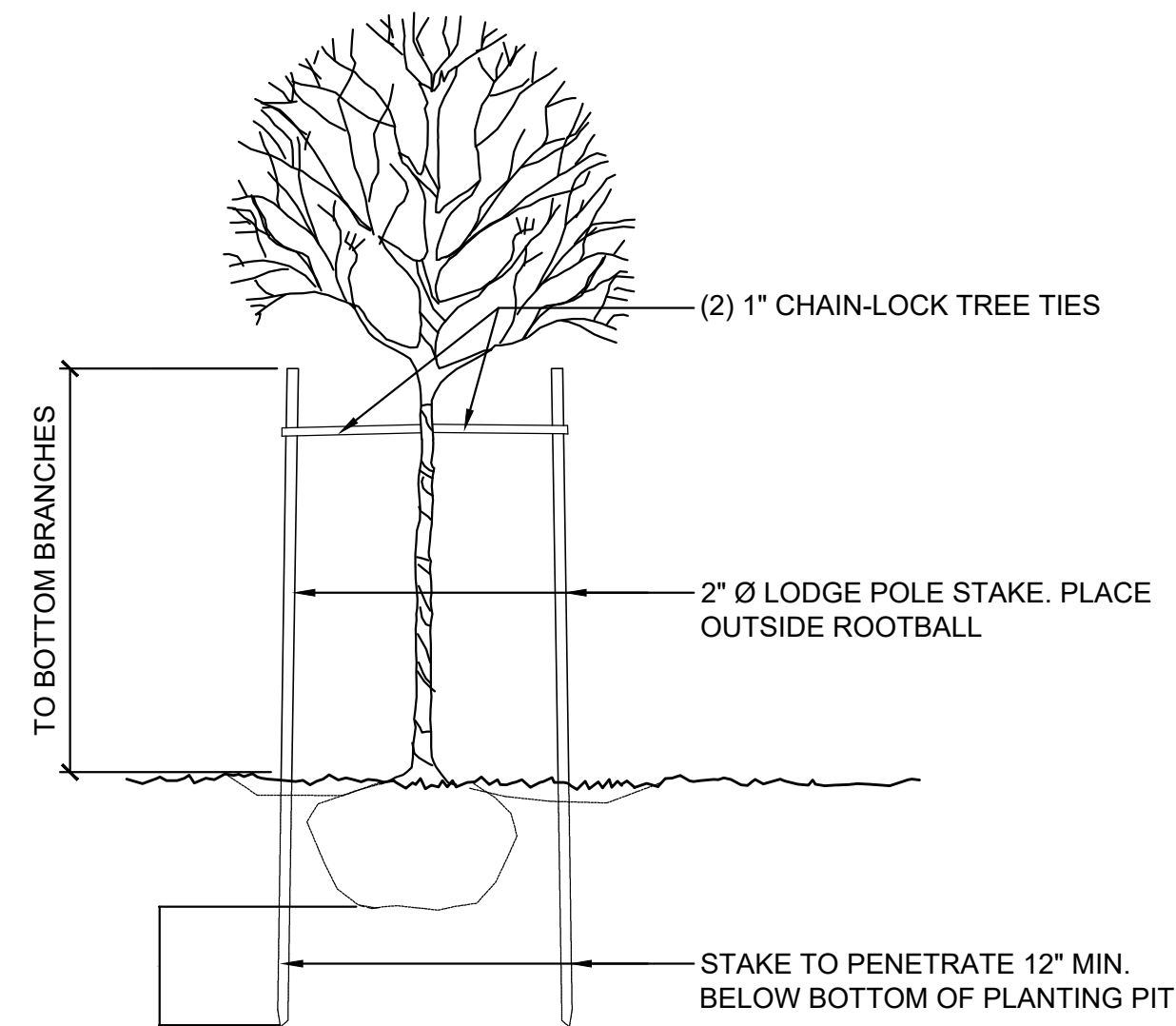
SHEET:

L1.02

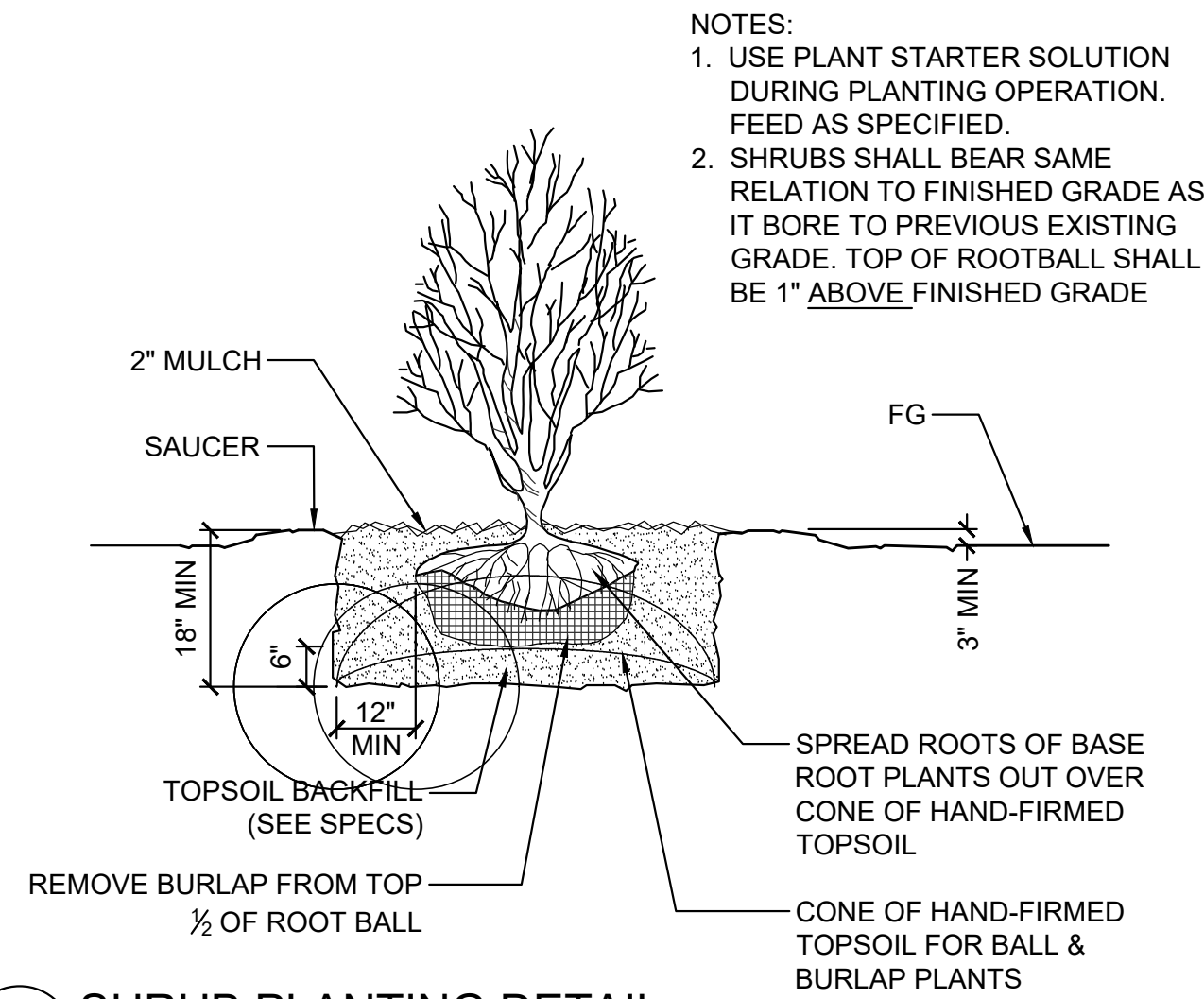




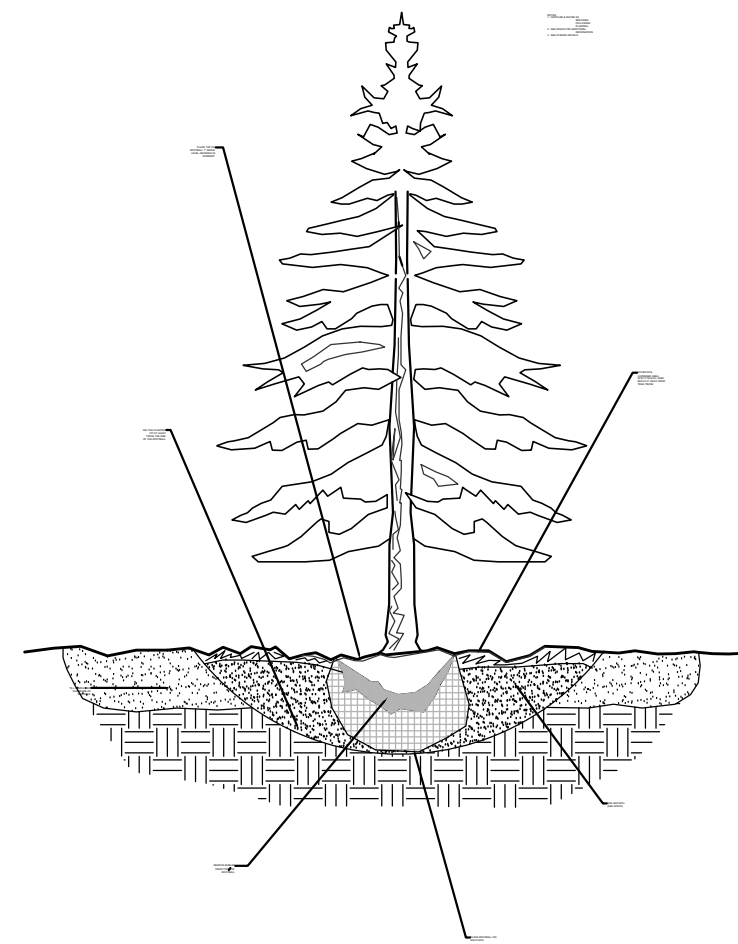
**1 DECIDUOUS TREE PLANTING DETAIL**  
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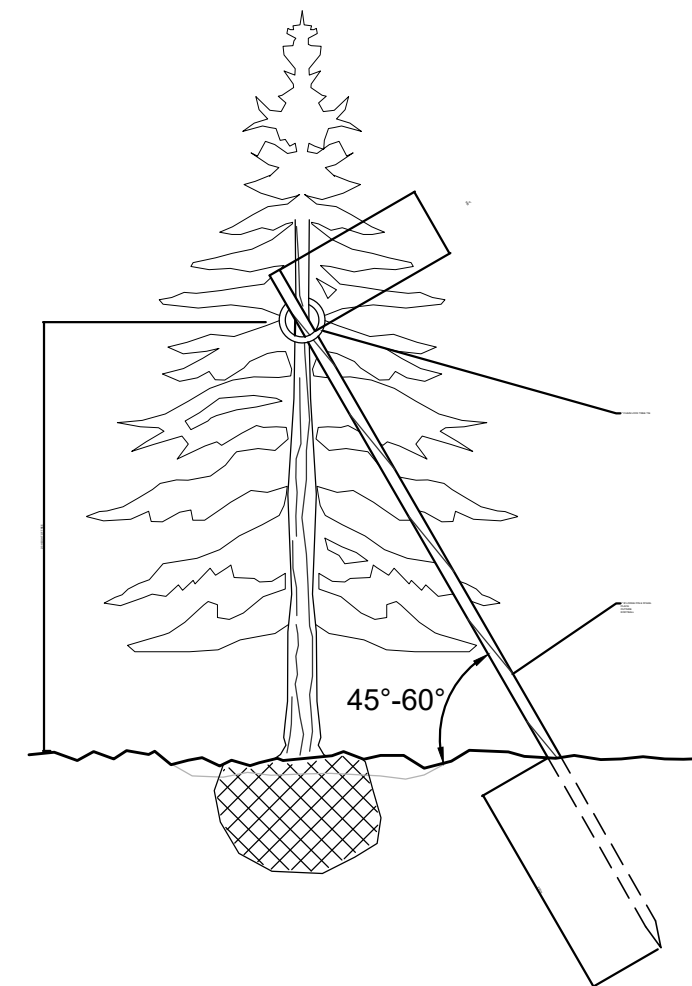
**2 DECIDUOUS TREE STAKING DETAIL**  
SCALE: NTS



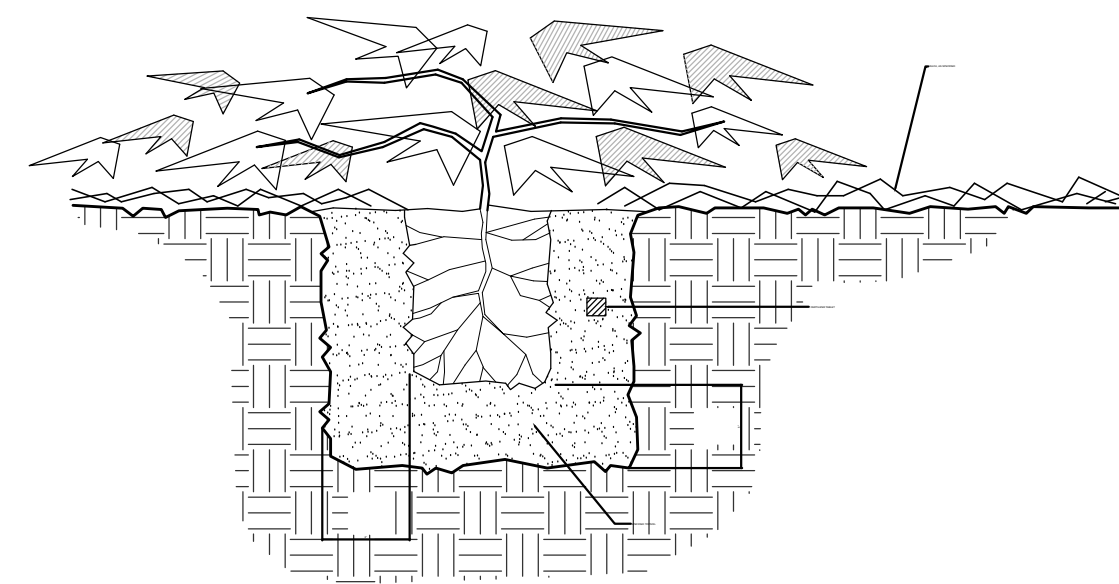
**3 SHRUB PLANTING DETAIL**  
SCALE: NTS



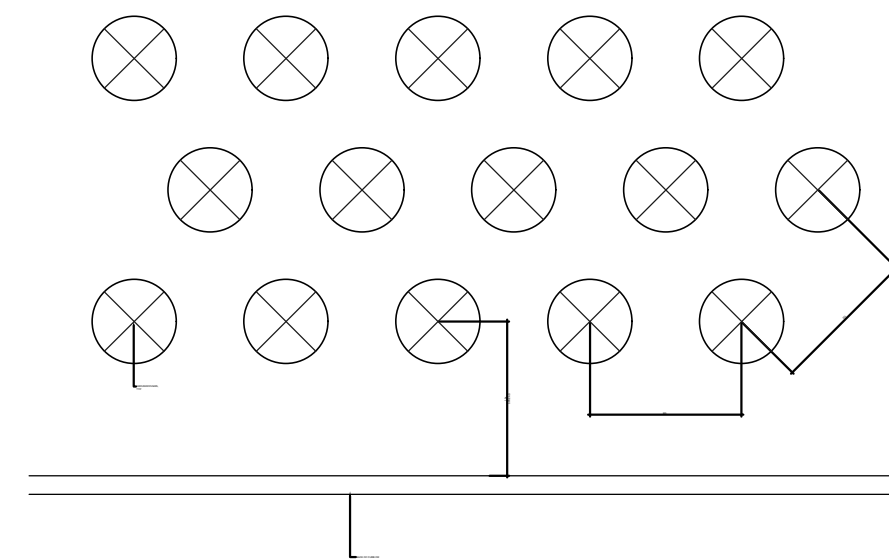
**4 CONIFER PLANTING DETAIL**  
SCALE: NTS



**5 CONIFER TREE STAKING**  
SCALE: NTS



**6 GROUNDCOVER PLANTING DETAIL**  
SCALE: NTS



**7 TREE & SHRUB SLOPE PLANTING DETAIL**  
SCALE: NTS



Owner Review