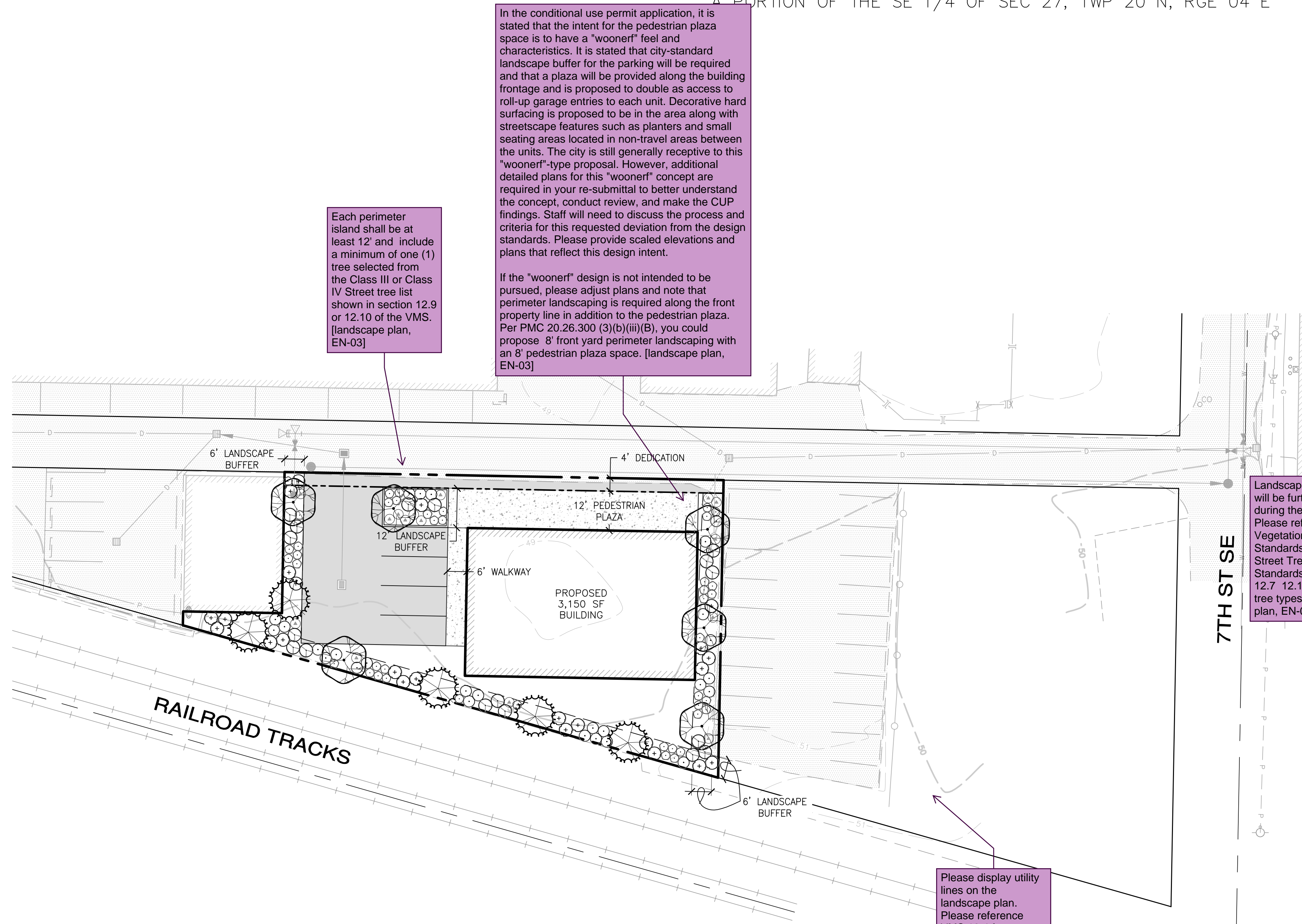


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Plotted By: Joanne Kullman

A PORTION OF THE SE 1/4 OF SEC 27, TWP 20 N, RGE 04 E



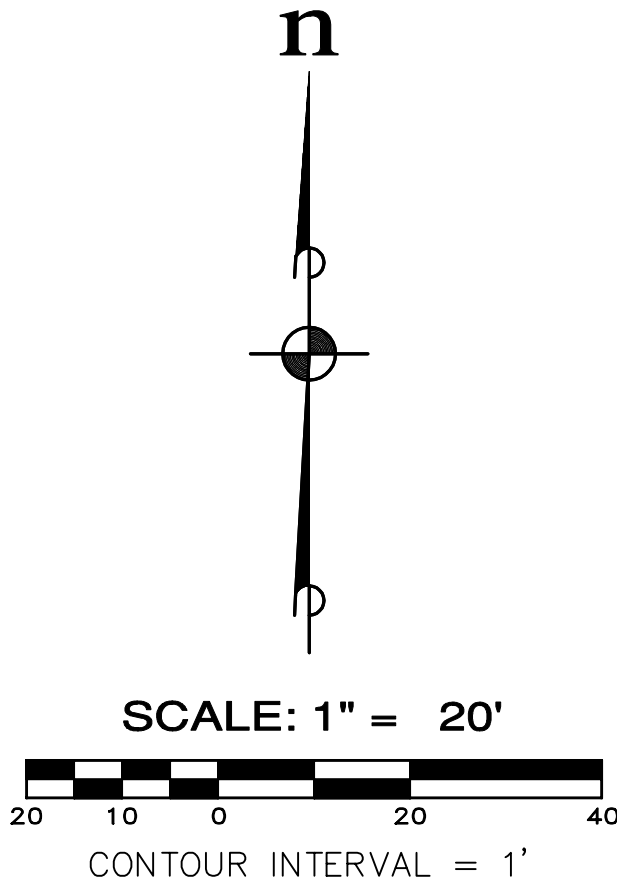
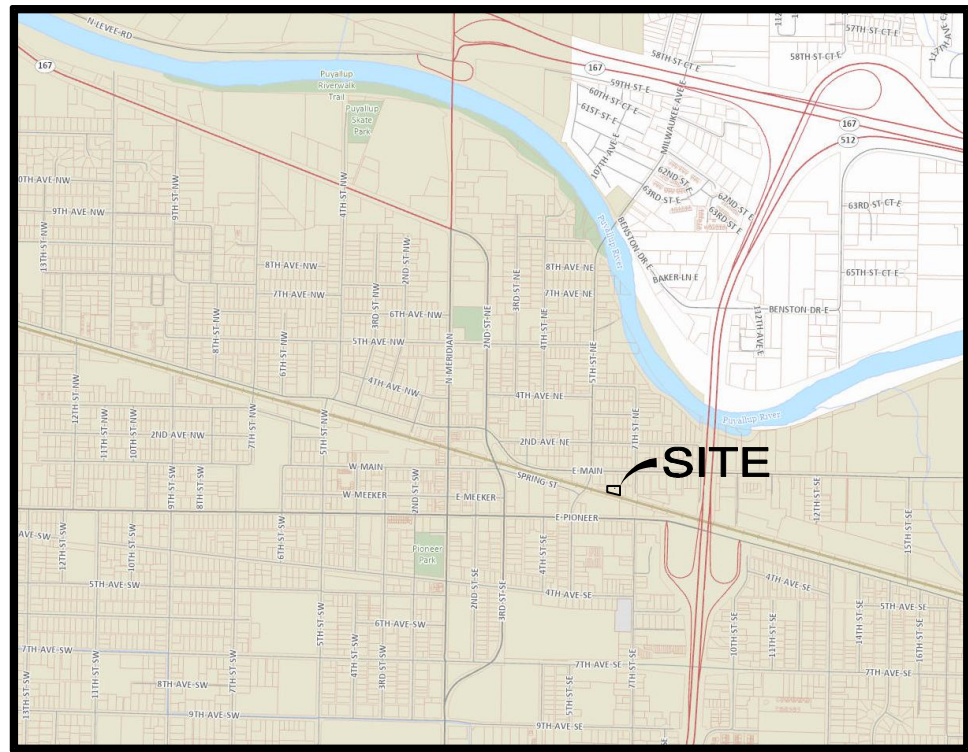
Each perimeter island shall be at least 12' and include a minimum of one (1) tree selected from the Class III or Class IV Street tree list shown in section 12.9 or 12.10 of the VMS. [landscape plan, EN-03]

In the conditional use permit application, it is stated that the intent for the pedestrian plaza space is to have a "woonerf" feel and characteristics. It is stated that city-standard landscape buffer for the parking will be required and that a plaza will be provided along the building frontage and is proposed to double as access to roll-up garage entries to each unit. Decorative hard surfacing is proposed to be in the area along with streetscape features such as planters and small seating areas located in non-travel areas between the units. The city is still generally receptive to this "woonerf"-type proposal. However, additional detailed plans for this "woonerf" concept are required in your re-submittal to better understand the concept, conduct review, and make the CUP findings. Staff will need to discuss the process and criteria for this requested deviation from the design standards. Please provide scaled elevations and plans that reflect this design intent.

If the "woonerf" design is not intended to be pursued, please adjust plans and note that perimeter landscaping is required along the front property line in addition to the pedestrian plaza. Per PMC 20.26.300 (3)(b)(iii)(B), you could propose 8' front yard perimeter landscaping with an 8' pedestrian plaza space. [landscape plan, EN-03]

Landscaping plant types will be further reviewed during the civil application. Please reference the Vegetation Management Standards (VMS) 12.4 Street Tree Installation Standards Table and VMS 12.7 12.10 for allowed tree types. [landscape plan, EN-03]

Please display utility lines on the landscape plan. Please reference VMS 12.4 for street tree installation standards table that outlines required spacing. [landscape plan, EN-03]



PLANT LEGEND ('N' NEAR THE PLANT SYMBOL DENOTES A NATIVE SPECIES)				
SYMBOL	BOTANICAL / COMMON NAME	QUANTITY	SIZE	COMMENTS
TREES:				
	Acer platanoides 'Summershade' / SUMMER SHADE NORWAY MAPLE	6	1-1/2" CAL., 6' MIN. HT.	B4B, STRONG CENTRAL SINGLE LEADER
	Thuja plicata 'Hogan' / 'HOGAN' WESTERN RED CEDAR	5	6' MIN. HT.	B4B, FULL, VIGOROUS
SHRUBS:				
	Physocarpus opulifolius 'Diabolo' / DIABOLO NINEBARK	24	5 GAL., 24" MIN, 6'+ MAT. HT.	
	Cornus sericea 'Kelsey' / DW. REDTWIG DOGWOOD	21	5 GAL., 24" MIN, 6'+ MAT. HT.	
	Symphoricarpos albus / SNOWBERRY	17	5 GAL., 24" MIN, 6'+ MAT. HT.	
	Erica carnea 'Myretoun Ruby' / MYRETOUN RUBY WINTER HEATH	42	5 GAL., 18" MIN.	
	Carex testacea 'Indian Summer' / PRAIRIE FIRE SEDGE	15	2 OR 5 GAL., FULL	
GROUNDCOVERS:				
(To be planted in all available areas within the landscape buffer at 24" triangular on-center spacing to achieve 75% coverage within 3 years)				
SUN:				
Rubus calycinoides / CREEPING BRAMBLE				
SHADE:				
Fuchsia terminalis / JAPANESE SPURGE				

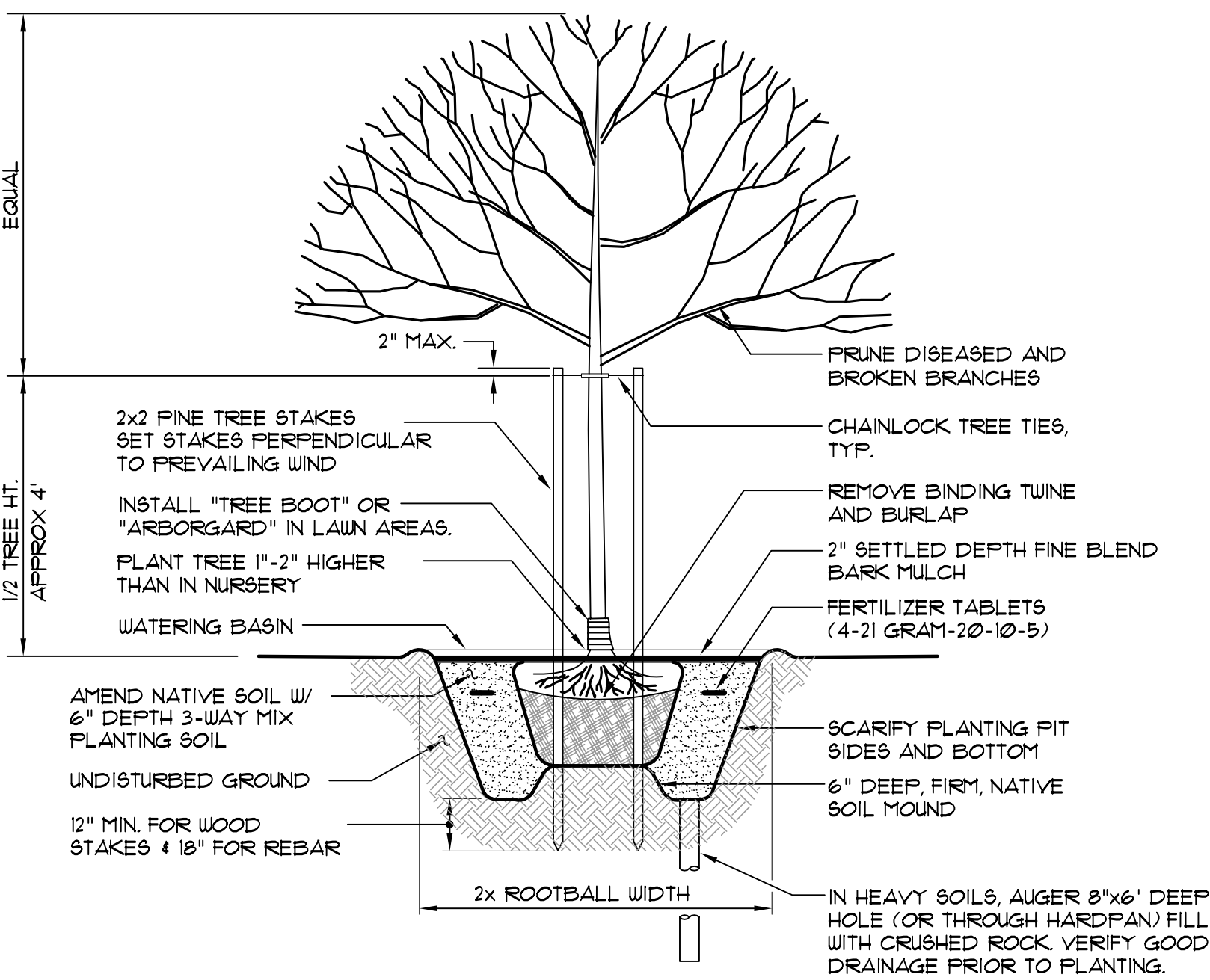
PRELIMINARY LANDSCAPE PLAN DATA

PER PMC 20.58 AND THE CITY OF PUYALLUP 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 5-7 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 TREES IS PROVIDED AT 30' ON-CENTER SPACING WITHIN ALL PERIMETER LANDSCAPE BUFFERS.

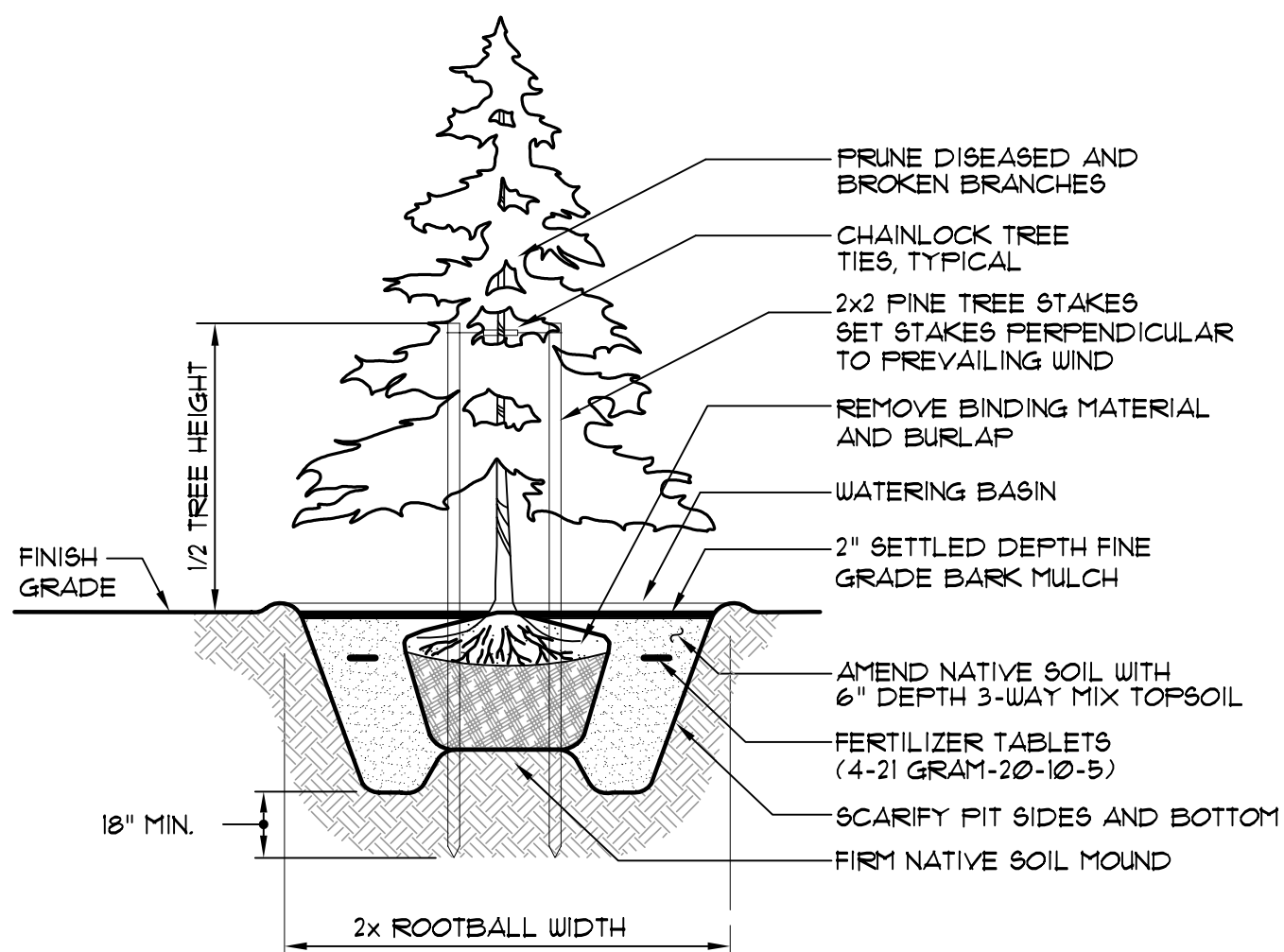
A 50/50 MIX OF EVERGREEN AND DECIDUOUS SHRUB SPECIES OF VARYING HEIGHTS, COLORS AND TEXTURES IS PROVIDED WITHIN ALL PERIMETER LANDSCAPE BUFFERS. THE LARGEST SPECIES WILL REACH A MINIMUM OF 4.5' ABOVE GRADE WITHIN 3 YEARS.

GROUNDCOVER 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.



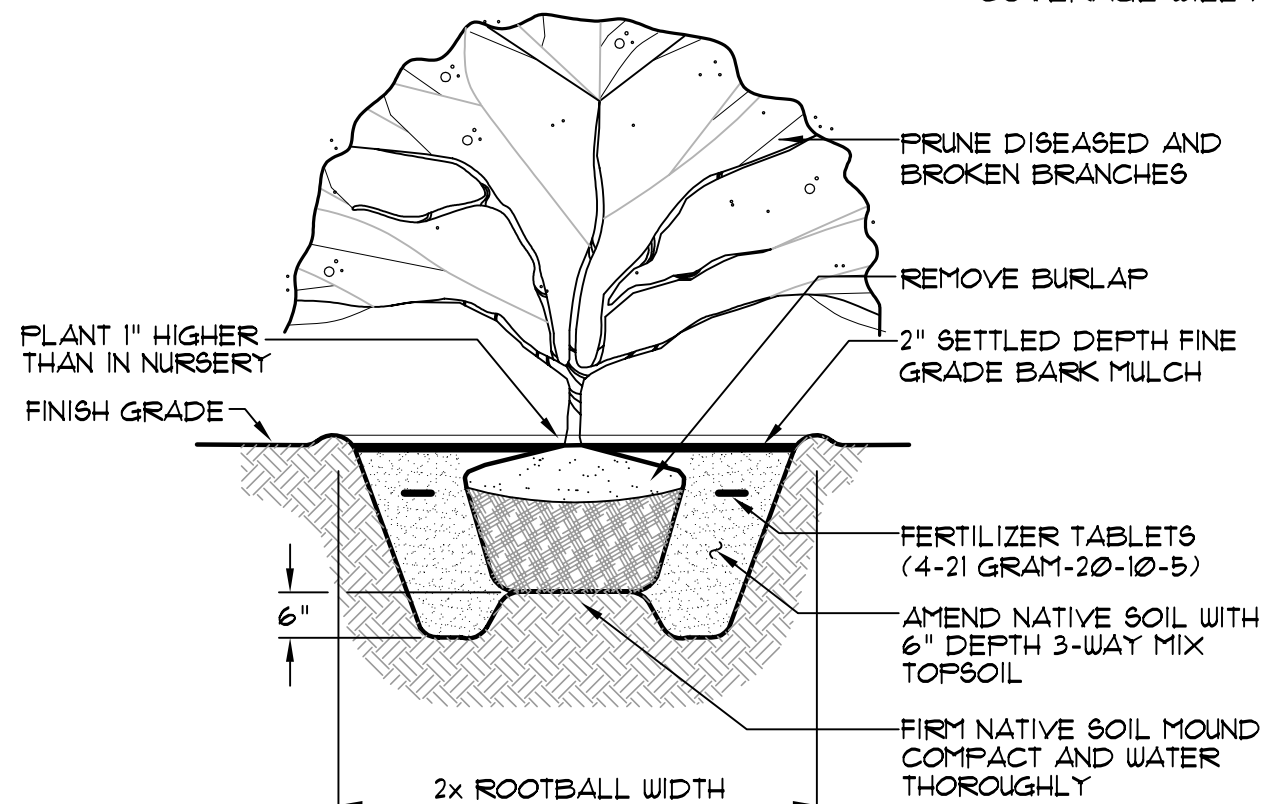
DECIDUOUS TREE PLANTING & STAKING DETAIL

NOT TO SCALE



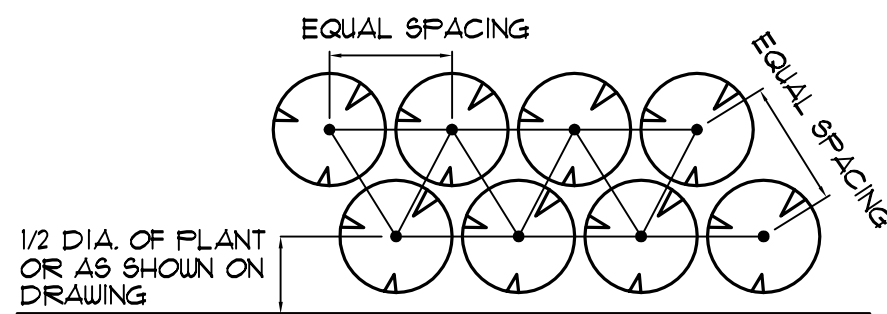
CONIFEROUS TREE PLANTING & STAKING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE



SHRUB AND GROUNDCOVER SPACING DETAIL

NOT TO SCALE

JACKSON CASTANEDA & SAMANTHA KEIMIG

5TH ST CONDITIONAL USE PERMIT

PRELIMINARY LANDSCAPE PLAN

WASHINGTON

CITY OF PUYALLUP

JOB NO.: 2218-001-021
DWG. NAME: EN-03
DESIGNED BY: LDK
DRAWN BY: LDK
CHECKED BY:
DATE: 11/03/2022
DATE OF PRINT:

EN-03

1 OF 1 SHEETS

ESM

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