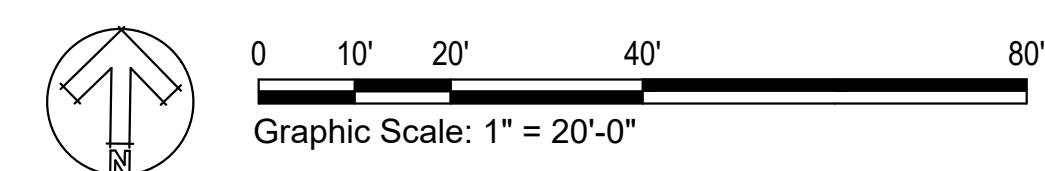


All walkways shall be a minimum of five feet wide with no encroachments. the proposed walkway along the southern elevation of the town homes is about 2.5'. Please demonstrate how the five foot wide walkway is being met. [Landscape Plans, L1.00]

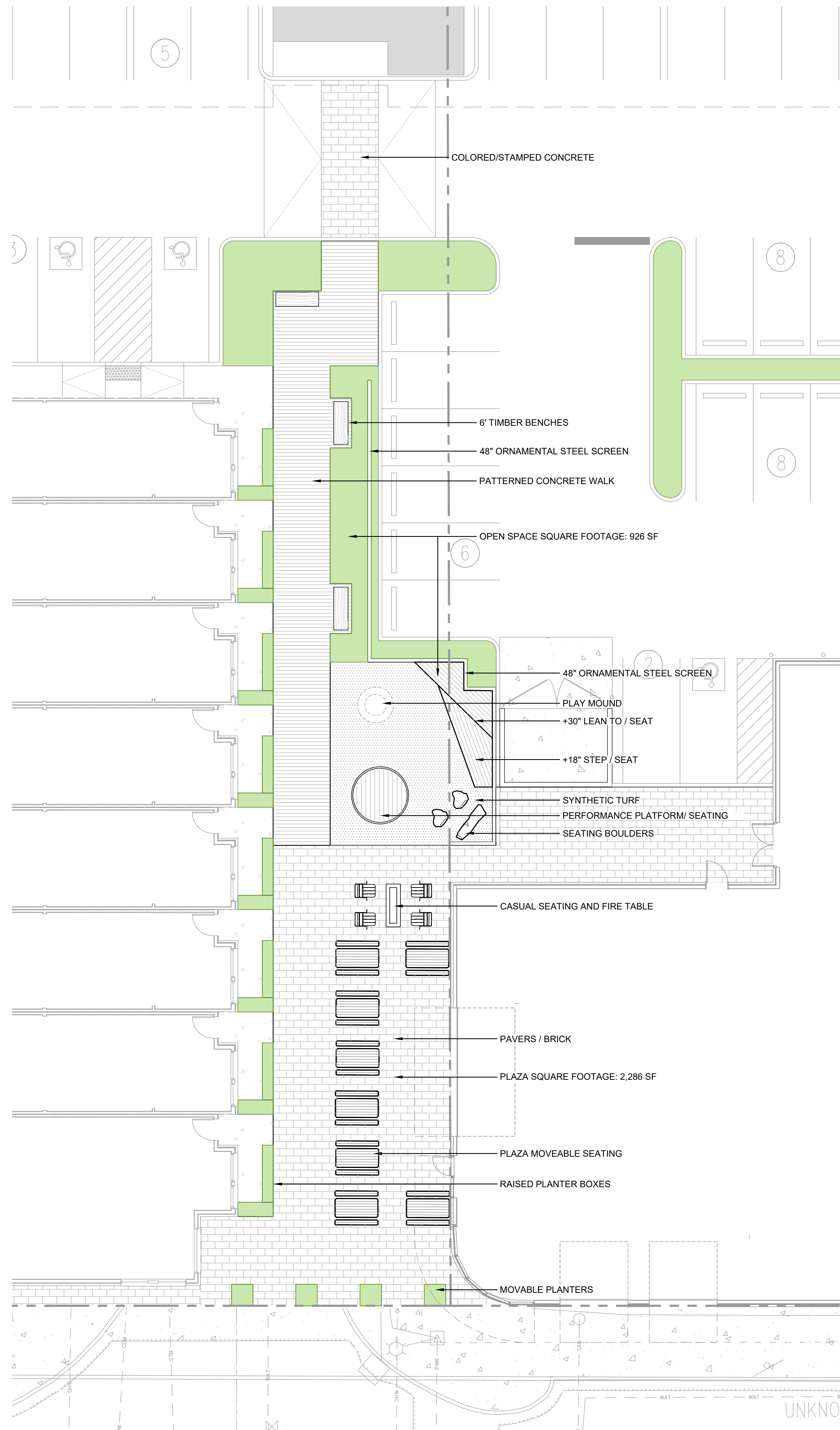


Seasons on Meeker
 115 2nd St SE
 Puyallup, Washington

DESIGN: ML/MT
 DRAWN: MT
 CHECKED: ML
 DATE: November 18, 2025
 PROJECT: Seasons on Meeker
 NUMBER: LLA0624.25

SCALE: 1" = 20'-0"
 TITLE:

OVERALL PLAN



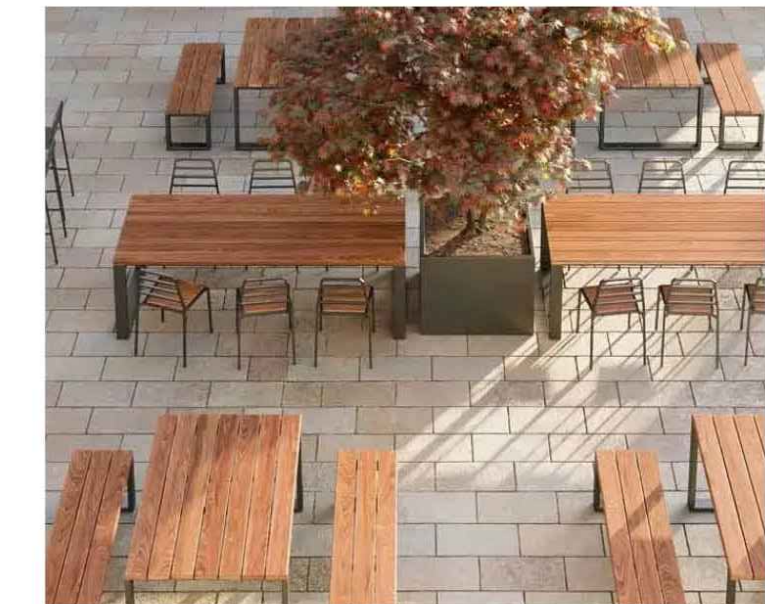
DESIGN INTENT



TIMBER BENCHES



FIRE TABLE WITH ADIRONDACK CHAIRS



PICNIC TABLES



RAISED STEPPED SEATING



ORNAMENTAL STEEL SCREEN



SEATING BOULDERS



PERFORMANCE PLATFORM / SEATING



SYNTHETIC TURF PLAY MOUND

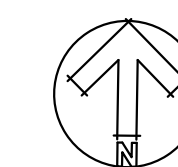


SQUARE MOVABLE RAISED PLANTERS

LANDSCAPE SITE NOTES

- PUBLIC BENEFITS:**
 - A PUBLIC PLAZA WILL BE ADDED, PROVIDING HARDSCAPE PAVING (BRICK), OUTDOOR SEATING, LANDSCAPE AND CONNECT WITH THE PROPOSED FESTIVAL STREET
 - PUBLIC OPEN SPACE WILL BE ADDED, INCLUDING NATURAL SEATING ELEMENTS FROM TIMBER AND BOULDERS, SOFT GATHERING / PLAY SPACE WITH SYNTHETIC TURF, FLEXIBLE SEATING / PLAY AREA FOR ORGANIC PLAY, PLATFORM SPACE FOR GATHERING, ORNAMENTAL & ARTISTIC SCREENING BETWEEN PEDESTRIAN WALK AND INTERIOR PARKING
 - CIRCULATION IMPROVEMENTS FROM MEEKER ST TO FUTURE MULTI-FAMILY
- PUBLIC PLAZA SPACE**
 - 30% MIN DECORATIVE PAVING - BRICK
 - 10% LANDSCAPED - PEDESTRIAN SCALED MOVABLE PLANTERS
 - 1 BENCH FOR EVERY 200 SF OF AREA
 - PICNIC TABLES MADE FROM RECYCLED MATERIALS

Demonstrate that the required plaza landscaping with 10% of the area being planted trees, shrubs, ground cover, and perennial landscape plantings has been met. Square footage of landscaped area meeting this requirement will suffice. Please note that landscape plantings will be formally reviewed for during the civil permit stage with the final landscape plan set. [Landscape Plans, L3.00]



0 5' 10' 20' 40'

Graphic Scale: 1" = 10'-0"

PLACEHOLDER FOR SITE DETAILS



DRAWING SET:
**DESIGN REVIEW
SUBMITTAL**

REVISIONS:
REV 1:
REV 2:
REV 3:

PROJECT ADDRESS:

Seasons on Meeker
115 2nd St SE
Puyallup, Washington

DESIGN: ML/MT
DRAWN: MT
CHECKED: ML

DATE: November 18, 2025

PROJECT: Seasons on Meeker

NUMBER: LLA0624.25

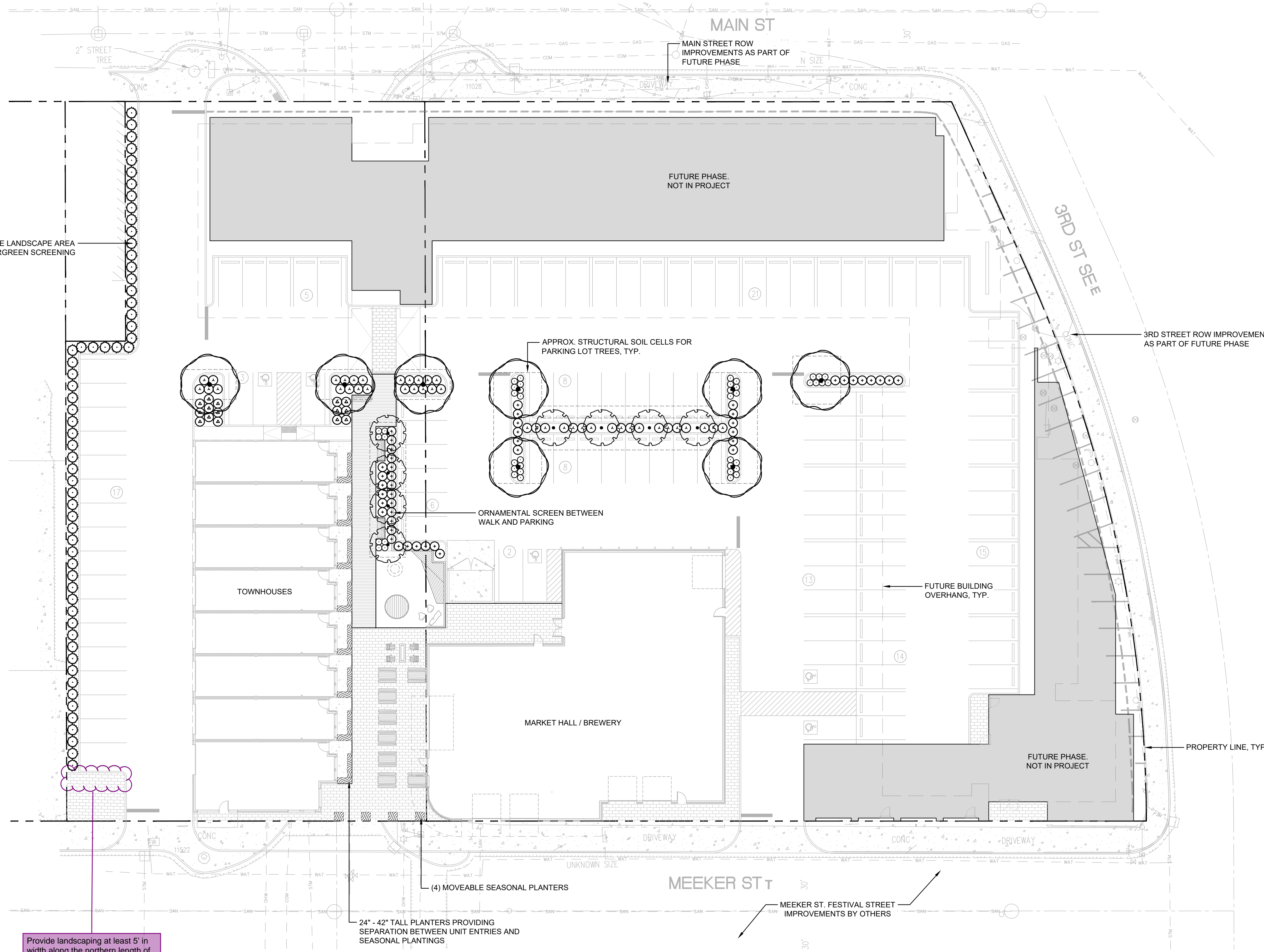
SCALE: 1" = 10'-0"

TITLE:

SITE DETAILS

SHEET:

L2.00



- LANDSCAPE CODE NOTES**
1. CBD-CORE - CENTRAL BUSINESS DISTRICT CORE ZONE DISTRICT AND POC - PEDESTRIAN ORIENTED COMMERCIAL COMPREHENSIVE PLAN DESIGNATED AREA
 2. THE PROJECT SHALL BE ALLOWED TO DEVIATE FROM THE FOLLOWING LANDSCAPE REQUIREMENTS
PMG 20.58.005 (1) AND THE REFERENCED VEGETATION MANAGEMENT STANDARDS (VMS) 14.4 AND PMG 20.58.005(2)
 3. THE CITY WILL ALLOW FLEXIBILITY FOR REDUCTION AND/OR REMOVAL OF PARKING LOT LANDSCAPING INCLUDING LANDSCAPE ISLANDS.
 4. THE PROJECT WILL PROVIDE STRUCTURAL SOIL CELLS IN ACCORDANCE WITH THE CODE BENEATH AND ADJACENT TO PARKING AREAS WHEREVER THEY OCCUR ADJACENT TO LANDSCAPE AREAS
 5. PARKING LOT LANDSCAPING - TYPE IV TO MEET CITY OF PUYALLUP REQUIREMENTS
 6. WEST PERIMETER LANDSCAPE - 4' MIN HT SCREENED LANDSCAPE BETWEEN PROPERTY LINE AND PROPOSED PARKING AND DRIVE ISLE AREAS
 7. ALL STREETS SURROUNDING SITE - MEEKER ST, 3RD ST SE AND MAIN ST IMPROVEMENTS - CURRENTLY DO NOT TIE INTO THIS PROJECT PHASE
MEEKER ST - WORK BY CITY OF PUYALLUP
3RD ST SE & MAIN ST - PART OF PHASE 2 OF PROJECT

4' WIDE LANDSCAPE AREA WITH EVERGREEN SCREENING

MAIN ST

MAIN STREET ROW IMPROVEMENTS AS PART OF FUTURE PHASE

FUTURE PHASE NOT IN PROJECT

APPROX. STRUCTURAL SOIL CELLS FOR PARKING LOT TREES, TYP.

ORNAMENTAL SCREEN BETWEEN WALK AND PARKING

TOWNHOUSES

MARKET HALL / BREWERY

FUTURE BUILDING OVERHANG, TYP.

FUTURE PHASE NOT IN PROJECT

PROPERTY LINE, TYP.

24" - 42" TALL PLANTERS PROVIDING SEPARATION BETWEEN UNIT ENTRIES AND SEASONAL PLANTINGS

(4) MOVEABLE SEASONAL PLANTERS

MEEKER ST

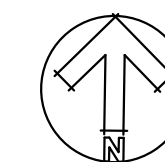
MEEKER ST, FESTIVAL STREET IMPROVEMENTS BY OTHERS

Provide landscaping at least 5' in width along the northern length of this area abutting the most southern parking stall in order to meet required parking screening.

The perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site landscaping, earth berms, fencing, or a combination thereof.

Screening shall be located within the required perimeter landscape area and shall include a mix of plants appropriate to achieve 50 percent screening of parked vehicles up to a height of three feet within two years of plant establishment. [Landscape Plans, L3.00]

REFER TO L3.01 FOR PLANTING SCHEDULE AND NOTES



0 10' 20' 40' 80'
Graphic Scale: 1" = 20'-0"

TREES



Persian Ironwood



Blue Arrow Juniper



Autumn Gold Ginkgo



Honey Locust

SHRUBS



Flamingo Heather



Bowles Golden Sedge



Privet Honeysuckle

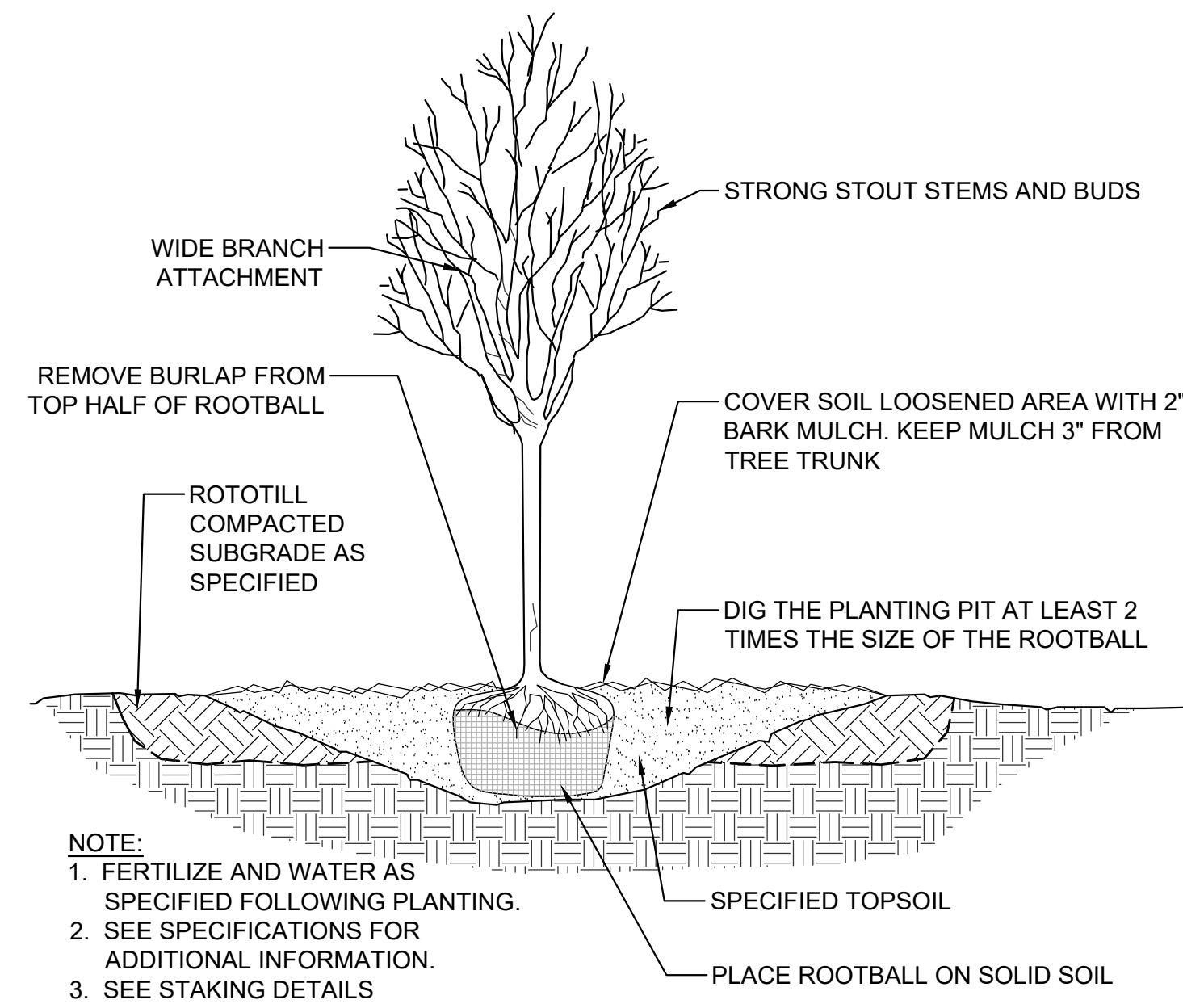


G. Stream Heavenly Bamboo

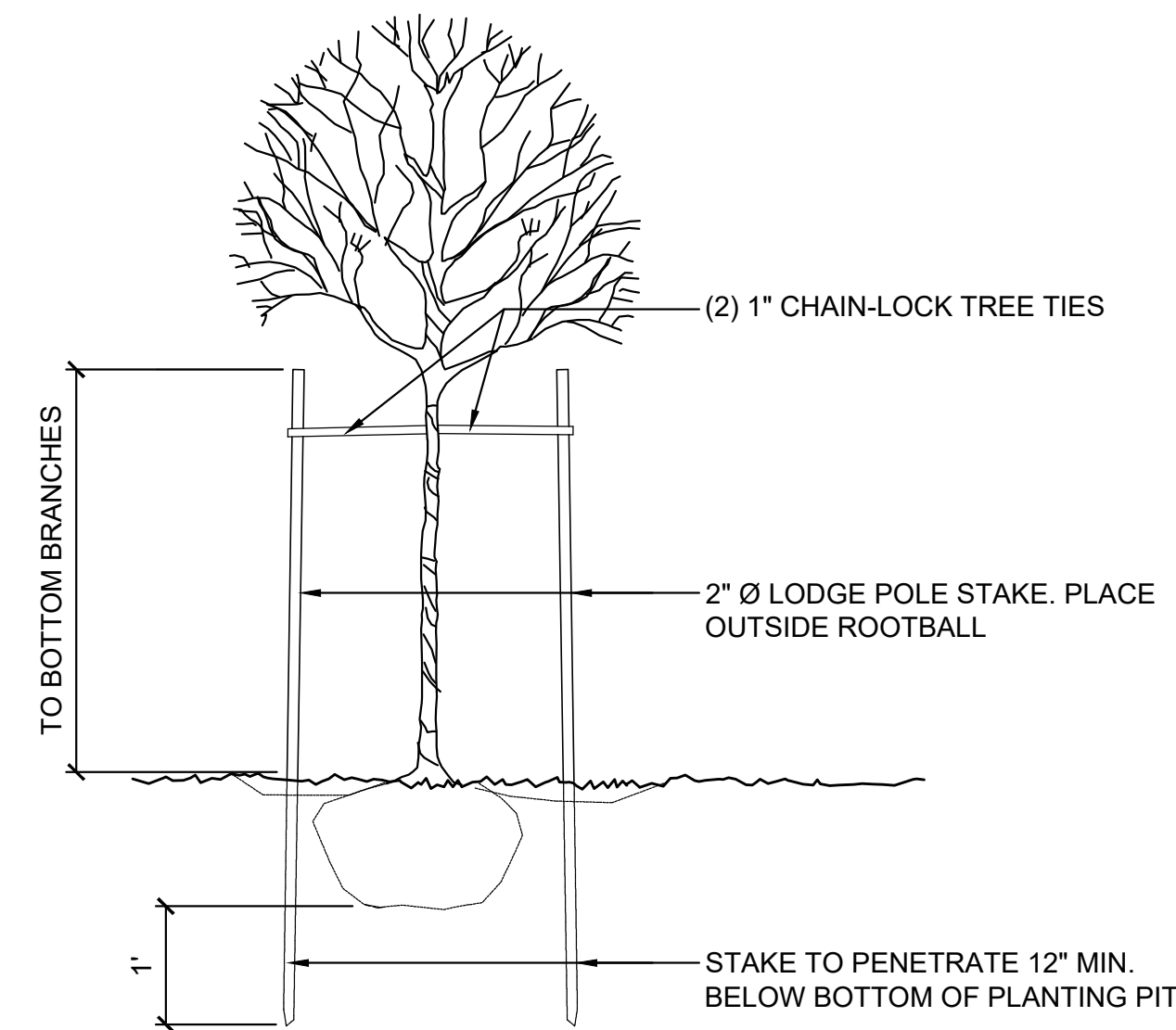
PLANT SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
TREES						
	GINKGO BILOBA FASTIGIATA	MAIDENHAIR TREE	2' CAL	B&B		8
	JUNIPERUS SCOPULORUM BLUE ARROW	BLUE ARROW JUNPER	4'-6' HT MIN	POT		61
	PARROTTIA PERBICA	PERSIAN PARROTTIA	2' CAL	B&B		8
SHRUBS						
	CALLUNA VULGARIS 'FLAMINGO'	FLAMINGO HEATHER	1 GAL.	POT	36" o.c.	41
	CAREX ELATA BOWLES GOLDEN	BOWLES GOLDEN SEDGE	1 GAL.	POT	24" o.c.	63
	LONICERA PLEATA	PRIVET HONEYSUCKLE	3 GAL.	POT	36" o.c.	45
	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	3 GAL.	POT	36" o.c.	15
GROUND COVERS						
	PERENNIALS	SEASONAL PLANTINGS	--			212 SF

LANDSCAPE SPECIFICATIONS AND NOTES

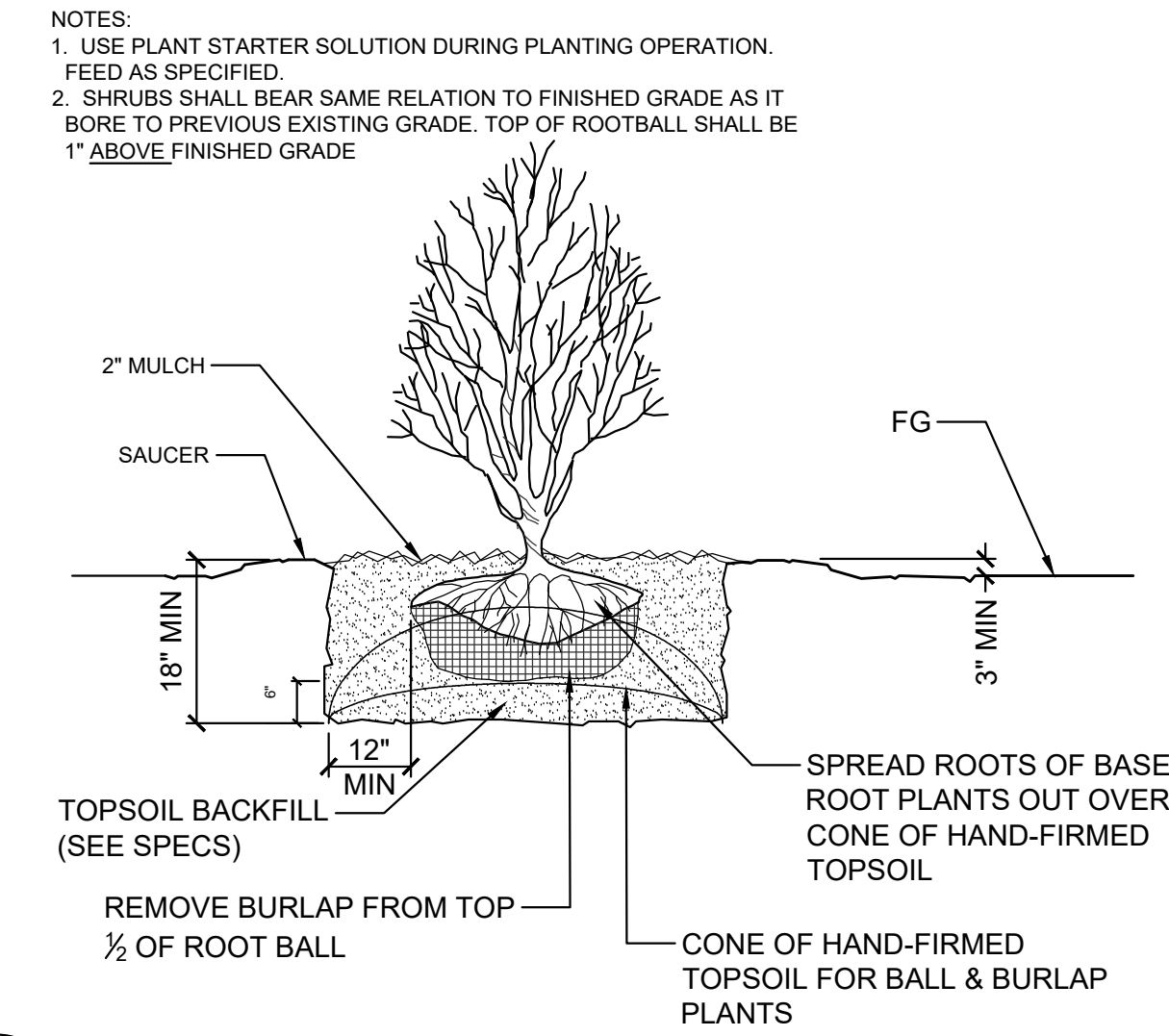
- SCOPE OF WORK
 - THE LANDSCAPING AND IRRIGATION WORK IS PART OF A LARGER SITE PROJECT RESULTING IN DISTURBANCE TO THE SITE. LANDSCAPE AND IRRIGATION, AS SUCH, THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR, BOTH BEFORE ANY CONSTRUCTION BEGINS, AND DURING THE COURSE OF CONSTRUCTION.
- MATERIALS
 - TOPSOIL, TOPSOIL A SHALL BE A 3 WAY BLEND OF THE FOLLOWING PRODUCTS: SANDY LOAM, SAND AND ORGANIC COMPOST (45-40-20). REFER TO SPECIFICATIONS.
 - MULCH, MULCH SHALL BE DARK FINE MULCH, APPLIED TO A 2" COMPACTED DEPTH ON ALL BEDS. MULCH AVAILABLE FROM PACIFIC TOPSOIL 800-884-7645.
 - FERTILIZER, AGROFORM 21 GRAM TABLET TIME RELEASE FERTILIZER SHALL BE USED IN ALL PLANTINGS. PLACE 1 FOR EACH GROUND COVER, 2 FOR EACH SHRUB AND 4 FOR EACH TREE. THEY SHALL BE PLACED IN THE PLANT PITS AS DETAILED. ALSO, TOP DRESS ALL PLANTS WITH A SUITABLE STARTER FERTILIZER.
 - TREE STAKES, TREE STAKES SHALL BE 2" DIAMETER X 8' LENGTH LODGEPOLE PINE. FASTENERS SHALL BE 1" PVC CHAIN-LOCK, PLACED AS DETAILED.
- SOIL PREPARATION
 - BEFORE ANY LANDSCAPE WORK, CONTRACTOR SHALL REMOVE, OR HAVE REMOVED, ALL DEBRIS FROM THE OTHER BUILDING TRADES FROM THE LANDSCAPE SURFACES. NO LANDSCAPE WORK SHALL COMMENCE UNTIL THE AREAS ARE CLEARED OF OTHER TRADES DEBRIS.
 - CULTIVATE THE EXISTING GROUND SURFACE TO A MINIMUM DEPTH OF 8" AND REMOVE ALL ROCKS OVER 1" EXISTING ROOTS AND OTHER DEBRIS.
 - FINE GRADE THE SURFACE TO ADJOINING SURFACES IN PREPARATION OF ADDING SPECIFIED TOPSOIL. BEDS, PLACE A MINIMUM OF 8" OF SPECIFIED TOPSOIL ON ALL BEDS AND TILL OR CULTIVATE THE TOPSOIL A MINIMUM DEPTH OF 8". REMOVE ALL ROCK AND DEBRIS WHICH MAY SURFACE. FINISHED GRADE OF TOPSOIL SHALL BE 2-5" BELOW ADJOINING PAVED SURFACES, ALLOWING 2" FOR MULCH. THEREFORE, FINISHED GRADE SHALL BE 1/2" BELOW PAVED SURFACE.
- PLANTING OF TREES, SHRUBS, AND GROUNDCOVERS
 - CONTRACTOR RESPONSIBLE TO VERIFY QUANTITIES.
 - CONTRACTOR IS TO CONFIRM THAT ALL BEDS ARE PREPARED AND READY FOR PLANTING, WITHOUT INTERFERENCE WITH OTHER TRADES.
 - LAYOUT ALL PLANTS AS PER PLAN AND APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REP, MAKING SURE THE PLANTS ARE ORIENTATED TO GIVE BEST APPEARANCE TO THE VIEWER.
 - PIT PLANT ALL PLANTS INTO PREPARED SOIL AND PLANT PER THE DETAILS. WHILE PLANTING, WATER THE PLANTS INTO THE PLANT PITS THOROUGHLY SOAKING THE ROOT BALLS AND SOIL. PLACE FERTILIZER TABLETS AS SPECIFIED. FILLING PLANT PITS WITH SPECIFIED TOPSOIL. TOP DRESS FERTILIZE WHEN COMPLETED.
 - TREES PLANTED 5' OR LESS FROM PAVED SURFACES SHALL BE PLANTED WITH ROOT BARRIER CONTROL. SHRUBS AND GROUNDCOVER SHALL BE PLANTED TO ATTAIN COVERAGE OF 90% OF THE PLANTING AREA WITHIN 3 YEARS.
- WARRANTY
 - ALL LANDSCAPING SHALL BE WARRANTED FOR ONE YEAR FROM FINAL ACCEPTANCE. PLANTS REQUIRING REPLACEMENT SHALL BE OF THE ORIGINAL VARIETY AND SIZE AS SPECIFIED HEREIN.
- IRRIGATION
 - AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED THROUGH THE BIDDER DESIGN PROCESS.
 - CONTRACTOR TO CONTROL LOCATION OF CONTROLLER WITH OWNER.
 - CONTRACTOR TO PROVIDE COVERAGE TEST FOR APPROVAL BY LANDSCAPE ARCHITECT OR OWNER.
 - CONTRACTOR TO PROVIDE AS-BUILT DRAWING OF IRRIGATION SYSTEM.



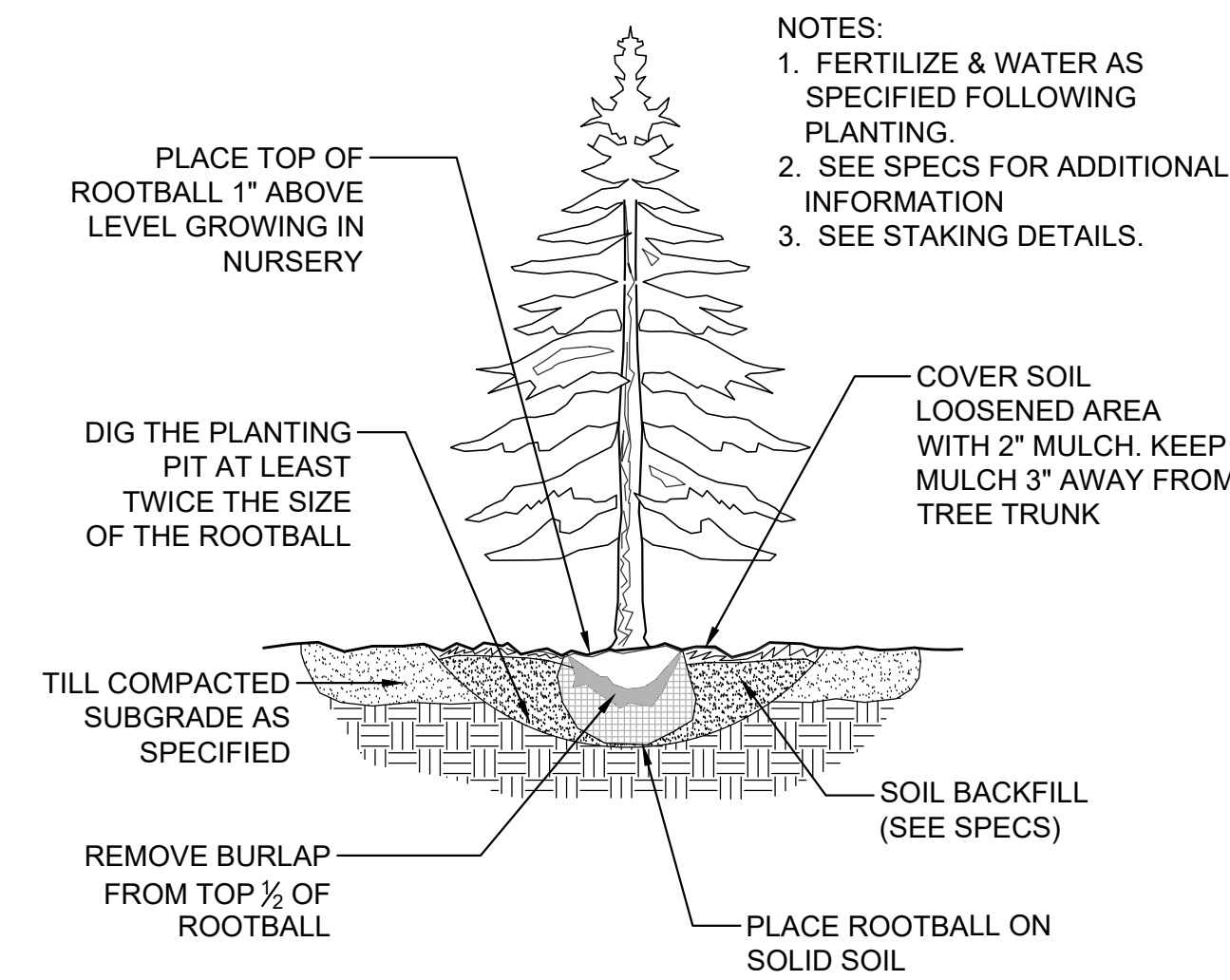
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



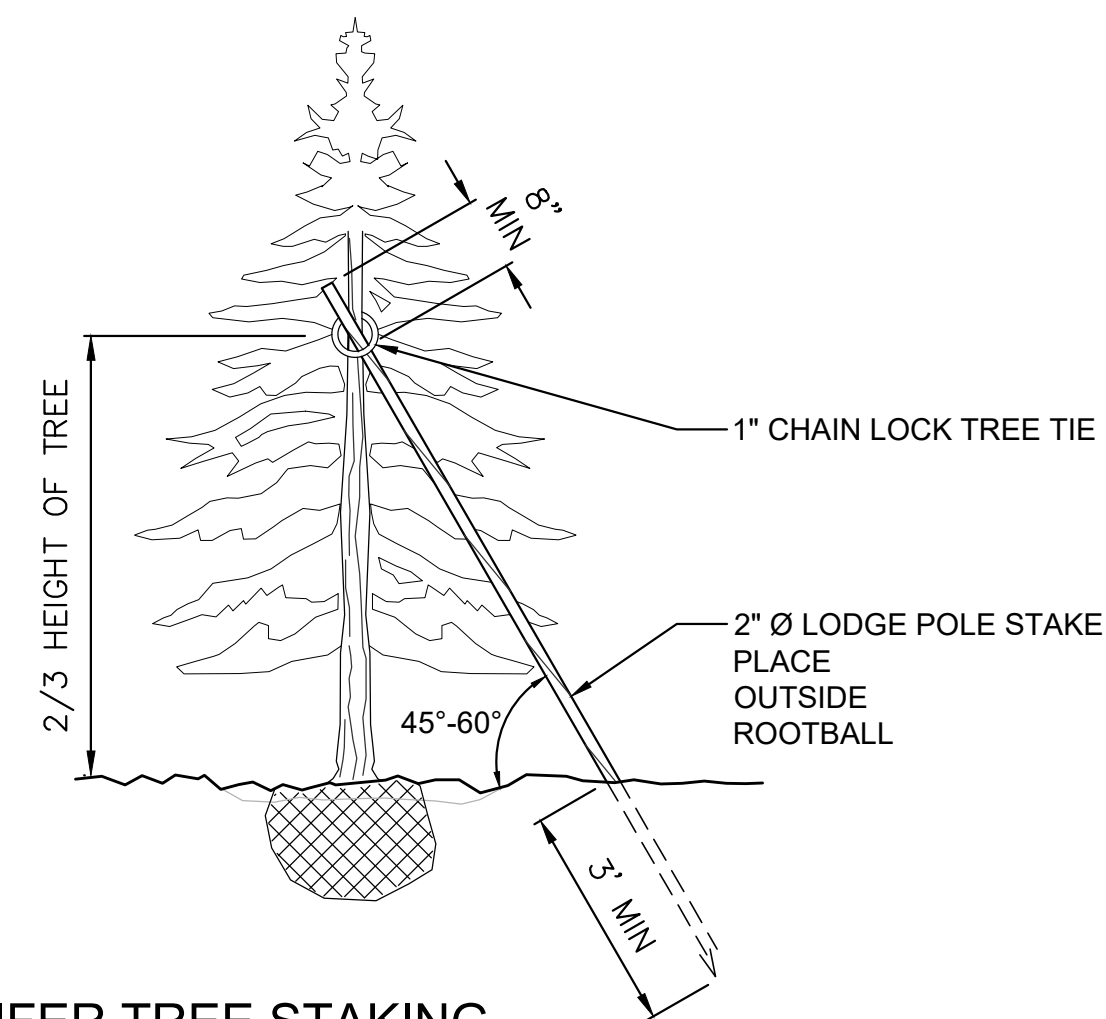
2 DECIDUOUS TREE STAKING DETAIL
SCALE: NTS



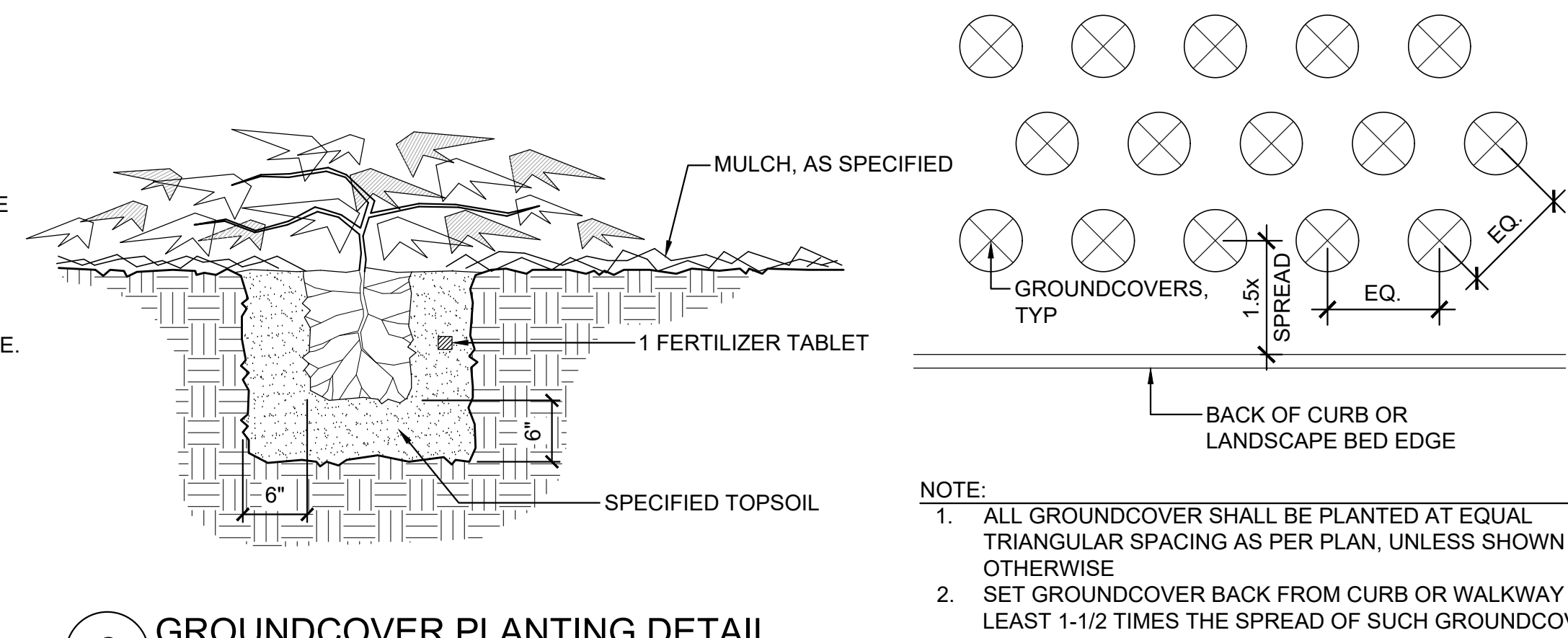
3 SHRUB PLANTING DETAIL
SCALE: NTS



4 CONIFER PLANTING DETAIL
SCALE: NTS



5 CONIFER TREE STAKING
SCALE: NTS



6 GROUNDCOVER PLANTING DETAIL
SCALE: NTS