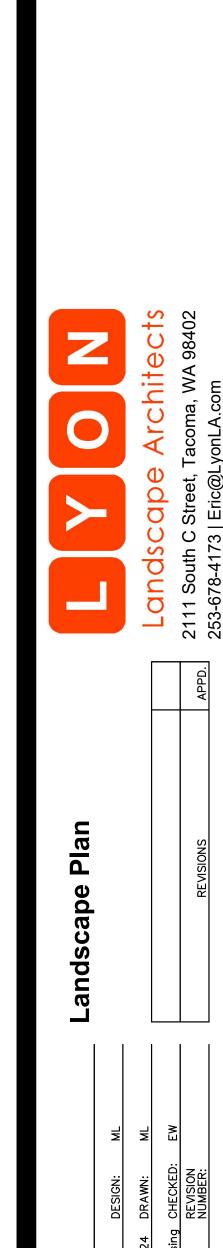


East Town Crossing Phase One Pioneer Way & Shaw Road Puyallup, WA

Town Crossing





Graphic Scale: 1" = 20'-0"

0 **(e) •••** PICNIC TABLE BLDG G FF = 77.10' 0 0000 4 000 0 0 0 C FOR ALL PARKING LOT LANGESCAPE
ISLANDS W/ TREES, SEE SILVA CELL SYSTEM
DETAILS ON DRAWING L1.7 - PROVIDE 1" IRRIGATION METER AND 2" DVCA PER CITY OF PUYALLUP STANDARDS

SEE SHEET L1.2

PROVIDE STAGGERED PLANTINGS OF KINNIKINNICK AND

APPROACH SITE DISTANCE TRIANGLE

0

0

DAFFODIL GROUNDCOVERS

C

O

**BLDG H** 

- EXERCISE STATION

FF = 77.10'

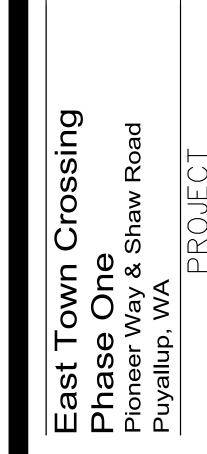
PROVIDE 3' HEIGHT LANDSCAPE BERM BETWEEN FENCE AND LAWN

PERMIT

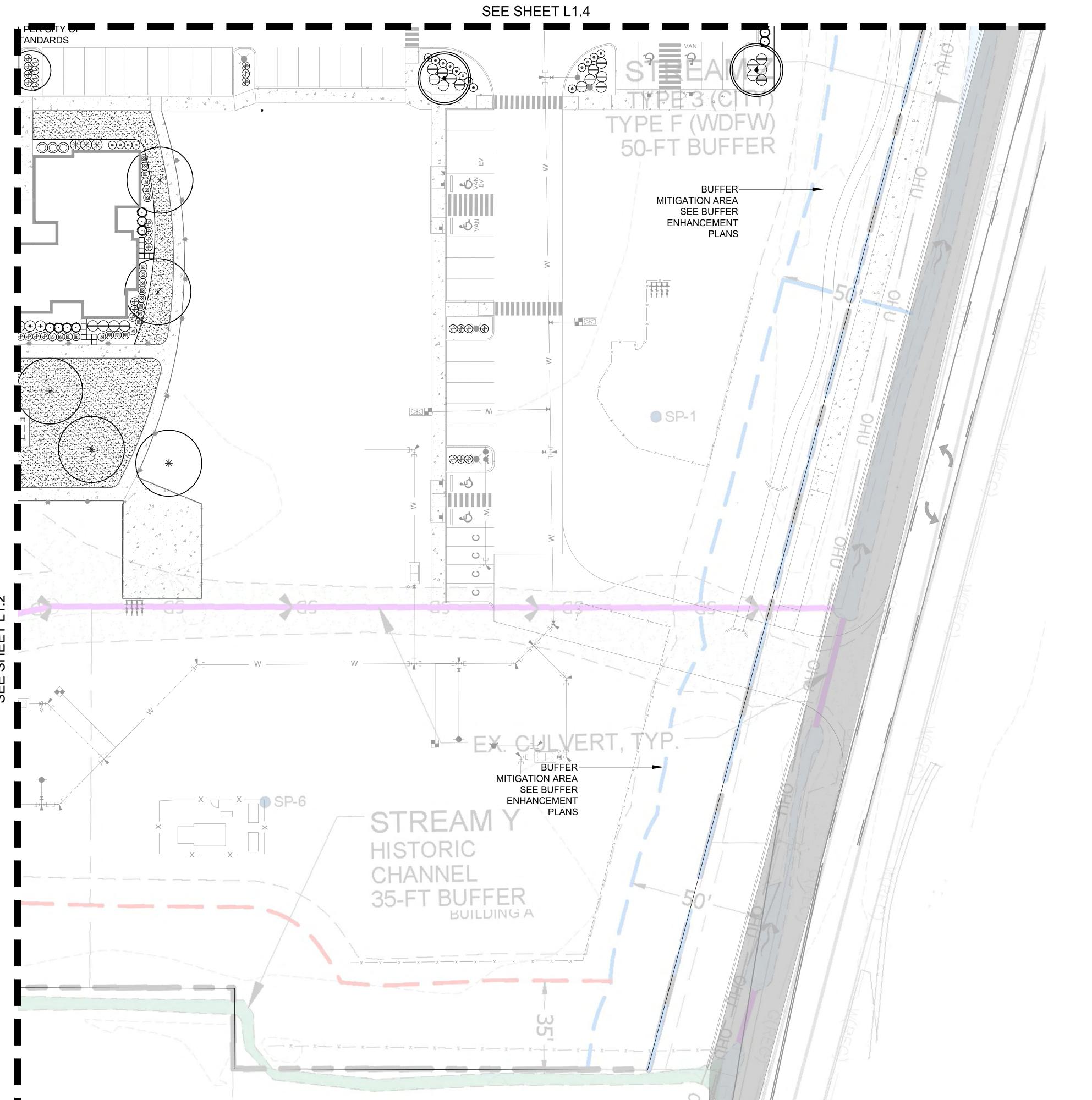
East Town Crossing
Phase One
Pioneer Way & Shaw Road
Puyallup, WA

Graphic Scale: 1" = 20'-0"





Graphic Scale: 1" = 20'-0"



PERMIT



Plan

andscape

Graphic Scale: 1" = 20'-0"

East Town Crossing Phase One Pioneer Way & Shaw Road Puyallup, WA

NO PARKING NO PARKING NO PARKING FF = 73.60'BLDG T.I. FF = 73.70' BUFFER
MITIGATION AREA
SEE BUFFER
ENHANCEMENT
PLANS  $(\cdot)$ - FOR ALL PARKING LOT LANDSCAPE
ISLANDS W/ TREES, SEE SILVA CELL SYSTEM
DETAILS ON DRAWING L1.7

DAFFODIL GROUNDCOVERS

APPROACH SITE DISTANCE TRIANGLE

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PROVIDE 1" IRRIGATION METER AND 2" DVCA PER CITY OF PUYALLUP STANDARDS

14444 14444

SEE SHEET L1.3

RMIT

#### **PLANT SCHEDULE** QTY. BOTANICAL NAME **COMMON NAME** SIZE & SPACING, NOTES **TREES** Acer circinatum\* Vine Maple 8'-10' HT, multi-stem, min 3 branches, spacing per plan, B&B Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo 2" caliper, spacing per plan, B&B Cercidiphyllum japonicum Katsura Tree 2" caliper, 40' OC spacing, B&B Autumn Blaze Maple Acer × freemanii 3" caliper, spacing per plan, B&B Calocedrus decurrens\* Incense Cedar 6'-8' HT, spacing per plan, B&B

Katsura

Douglas Fir

Western Red Cedar

Sky Rocket Juniper

Princeton American Elm

Abelia Edward Goucher

Gumpo White Azalea

Arctic Fire Dogwood

Dwarf Burning Bush

Jelena Witch Hazel

Oakleaf Hydrangea

Nikko Blue Hydrangea

Deer Fern

Compact Strawberry Tree

Mexican Orange Blossom

Pink Princess Escallonia

Munstead English Lavender

Compact Oregon Grape

Western Sword Fern

Fragrant Sweet Box

Tor Birchleaf Spirea

Evergreen Hucklberry

Kinnikinnick 'Vancouver Jade'

Rugosa Rose

Miss Kim Lilac

David Viburnum

**Karl Foerster Grass** 

Star of Gold Day Lily

Firefly Heather

Blue Oat Grass

Big Blue Lily Turf

239 Juniperus scopulorum 'Skyrocket'

Cercidiphyllum japonicum

Ulmus Americana 'Princeton'

Pseudotsuga menziesii\*

Thuja plicata\*

SHRUBS & PERENNIALS Abelia grandiflora 'Edward Goucher' Arbutus unedo 'Compacta' Azalea 'Gumpo White' **⊕**— 30 Blechnum spicant 40 Choisya ternata

232 Cornus stolonifera 'Arctic Fire' Euonymus alatus 'Compactus' Frades escallonia 'Pink Princess' Hamamelis x intermedia 'Jelena' Hydrangea macrophylla 'Nikko Blue' Hydrangea quercifolia Lavandula angustifolia 'Munstead' Mahonia aquifolium 'Compacta'

Polystichum munitum RR 40 Rosa rugose Sarcococca ruscifolia 249 Spiraea betulifolia 'Tor' Syringa patula 'Miss Kim' - 56 Vaccinium ovatum 141 Viburnum x davidii

**GROUNDCOVERS & GRASSES** 312 Arctostaphylos uva-ursi 'Vancouver Jade' Calamagrostis x acutiflora 'Karl Foerster' 

 313 Helictotrichon sempervirens (=) 22 Hemerocallis 'Stella de Oro' Liriope muscari 'Big Blue' ⊙— 00 

 $^{\circ}$ O

Special Sun Mixture Turf

Dwarf Hameln Fountain Grass 1 Gallon @ 3' OC Spacing 80% Perennial Ryegrass 20% Fine Fescue

Country Green Turf Farms Hydroseed @ 8 lbs per 1,000 sf

2" caliper, spacing per plan, B&B

8'-10' HT, spacing per plan, B&B

6'-8' HT, spacing per plan, B&B

6'-8' HT, spacing per plan, B&B

2" cal, 40' OC spacing, B&B

3 Gallon @ 4' OC Spacing

5 Gallon @ 6' OC Spacing

3 Gallon @ 4' OC Spacing

24"-30" HT, spacing per plan

2 Gallon @ 2.5' O.C. Spacing

5 Gallon @ 4' OC Spacing

5 Gallon @ 5' OC Spacing

3 Gallon @ 4' OC Spacing

5 Gallon @ 5' OC Spacing

3 Gallon @ 3' OC Spacing

3 Gallon @ 3' OC Spacing

5 Gallon @ 5' OC Spacing

5 Gallon @ 4' OC Spacing

1 Gallon @ 30" OC Spacing

2 Gallon @ 3' OC Spacing

1 Gallon @ 3' OC Spacing

1 Gallon @ 3' OC Spacing

1 Gallon @ 3' OC Spacing

4" Pot @ 18" OC Spacing

30"-36" HT, spacing per plan

3' HT, spacing per plan

2 Gallon @ 2.5' OC Spacing

SEED MIX #2	MARSH MIX	SUNMARK COMPANIES (1-888-214-7333)
29.5%	SAW BEAKED SEDGE	
27%	SLOUGH SEDGE	
25%	SMALL WINGED SEDGE	
15%	CREEPING SPIKE RUSH	
3%	SMALL FEATHERED BULRUSH	SEEDING RATE: 20 LBS/ACRE
0.5%	SLENDER RUSH	(½ LBS/1000 SF)

### LANDSCAPE SPECIFICATIONS & NOTES

## 1. MATERIALS

- a. Topsoil. Topsoil shall be a blend of the following products; 30% sand; 20% peat; 30% composted cow manure; and 20% fish compost. Available from Rainier Landscape Supply, 253-271-0626 or approved substitution.
- b. Mulch. Mulch shall be an dark fine organic material. Mulch depth on all beds shall be 4".
- c. Fertilizer. Agraform 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.
- d. Tree Stakes. Tree stakes shall be 2" diameter x 8' length Lodgepole pine. Fasteners shall be 1" PVC Chain-Lock, placed as detailed.
- e. A minimum of 25% of all shrub and groundcover species shall be native to PNW. This is met with an asterisk by the name in the plant schedule.

## 2. SOIL PREPARATION

- a. Refer to 8.2 Soil Quantity Standards of the Puyallup Vegetation Management Standards for soil requirements.
- b. Prior to 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.
- c. Cultivate the existing ground surface to a minimum depth of 4" and remove all rocks over 1" and other debris.
- d. Fine grade the subgrade to adjoining surfaces in preparation of adding specified topsoil.
- e. The quantity, depth and quality of the topsoil placed on site is regulated by BMP T5.13 of the 2005 WDOE stormwater manual.
- 1. A topsoil layer with a minimum organic matter content of 10% dry weight in planting beds, and 5% organic matter in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the undisturbed soil. The topsoil layer shall have a minimum depth of 8 inches. 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.
- f. Beds. Place a minimum of 8" of specified topsoil on all beds and till or cultivate the topsoil a minimum depth of 12". Remove all rock and debris which may surface. Finished grade of topsoil shall be 4.5" below adjoining paved surfaces, allowing 4" for mulch. Therefore, finished grade shall be 1/2" below paved surface.
- g. Parking Lot Island Beds. Soil depth shall be 18" in all parking lot islands, allowing for 4" mulch of organic material.
- h. Lawns. Place 6" compacted depth, of specified topsoil. Roll and compact to about 80% compaction rate. Finished grade of topsoil shall be approximately 3/4" below adjoining paved surfaces, so that when rolled and compacted, sod shall be flush with adjoining pavement.
- 3. PLANTING OF TREES, SHRUBS AND GROUNDCOVERS
- a. All planting material shall meet or exceed the most recent standards established in the publication 'American Standards for Nursery Stock', ANSI Z60.1-2004 or current successor, of the American Association of Nurserymen (AAN).
- b. All work shall be performed and completed in a professional manner. All public rights of way shall be cleared of all mud and debris at the completion of every work day. All on-site storage and work areas shall be maintained in a safe and hazard free condition.
- c. Contractor responsible to verify quantities.
- d. Contractor is to confirm that all beds are prepared and ready for planting, without interference with other trades.
- e. Layout all plants as per plan and approval by Landscape Architect, making sure the plants are orientated to give best appearance to the
- f. 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.
- g. Contractor may be required to cut geotech fabric for proper planting depths in and around the retaining walls. Coordinate with General

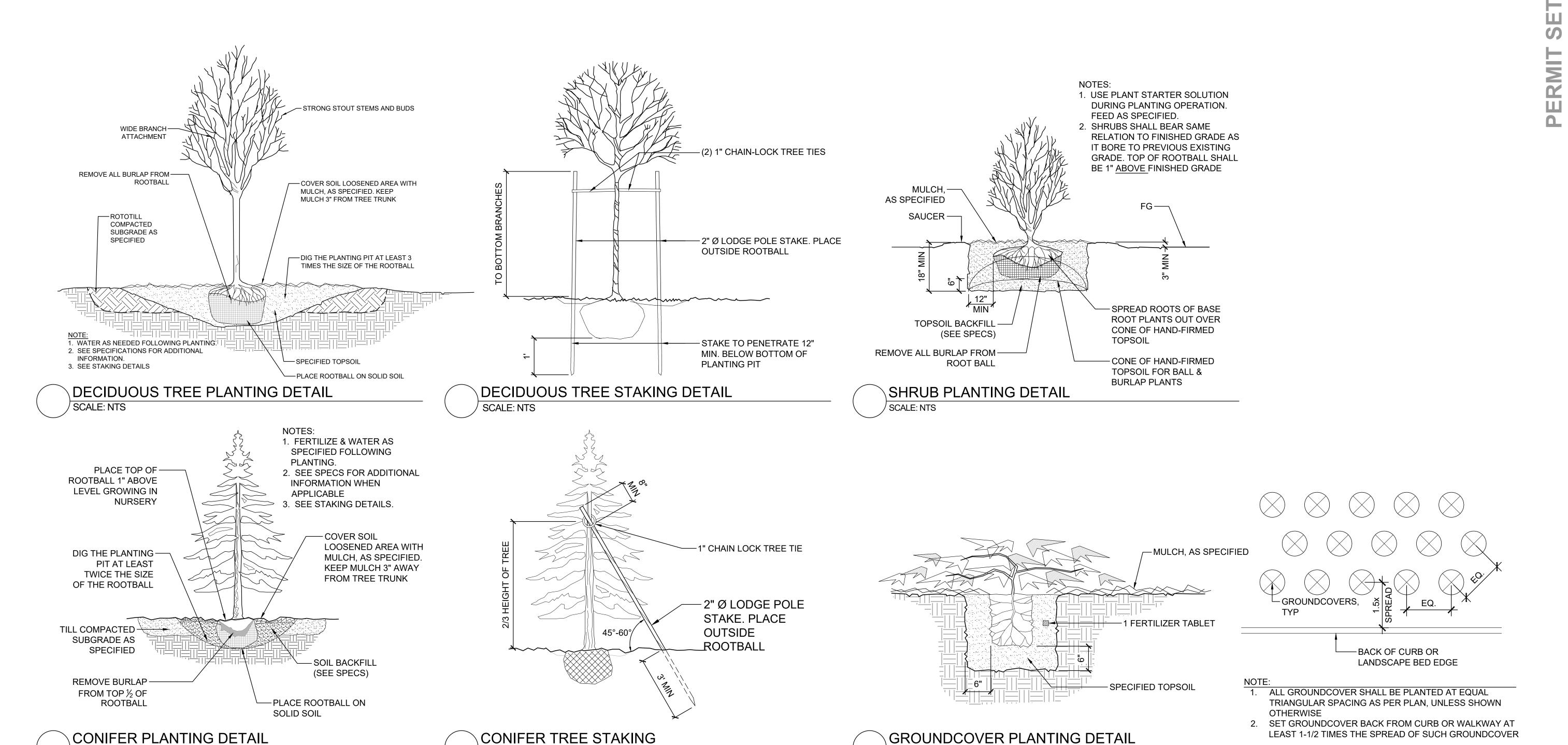
#### Contractor. 4. PLANTING OF SOD

- a. Prior to work, have limits of sod approved by Landscape Architect. Contractor responsible to verify quantities.
- b. Place topsoil then roll, compact and rake to a smooth finished grade, free of depressions and high spots.
- c. Prior to placing sod, water the soil to get it moist.
- d. Install sod with the seams all running in one direction, while staggering joints. Finish roll the sod in place assuring that all the joints are tight. Water thoroughly until final acceptance. Contractor shall be responsible for mowing every 7 days until project and landscaping is accepted by Landscape Architect and/or owner.

## 5. WARRANTY

- a. All landscaping shall be warranted for one year from FINAL ACCEPTANCE. Plants requiring replacement shall be of the original variety and
- 6. IRRIGATION
- a. All plants shall be irrigated with an inground automatic irrigation system

Crossing



SCALE: NTS

SCALE: NTS

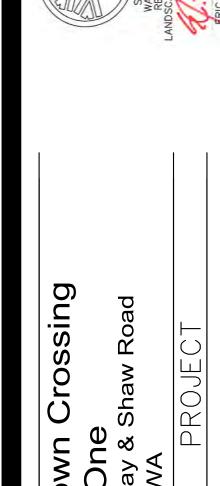
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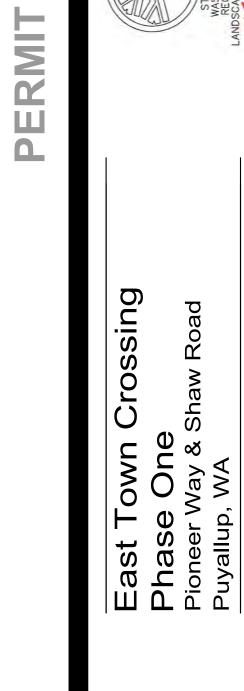
Details

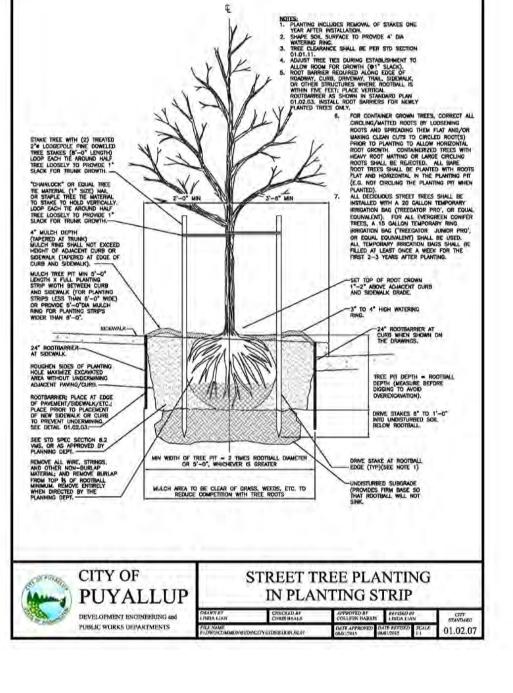
Planting

L1.6









STREET TREE CUTDUT
OPTICINAL STANDARD ON ARTERIAL,
COLLECTOR AND ROADWAY WHERE
8' WIDE WALK IS PROVIDED

\*CLASS 1, IF OVERHEAD UTILITIES

\*CLASS 2, OTHERWISE AS NOTED IN VMS

- 48"x24" STRUCTURAL SOIL CELL, SILVACELL, DEEPROOT OR EQUIVALENT, 16 TOTAL

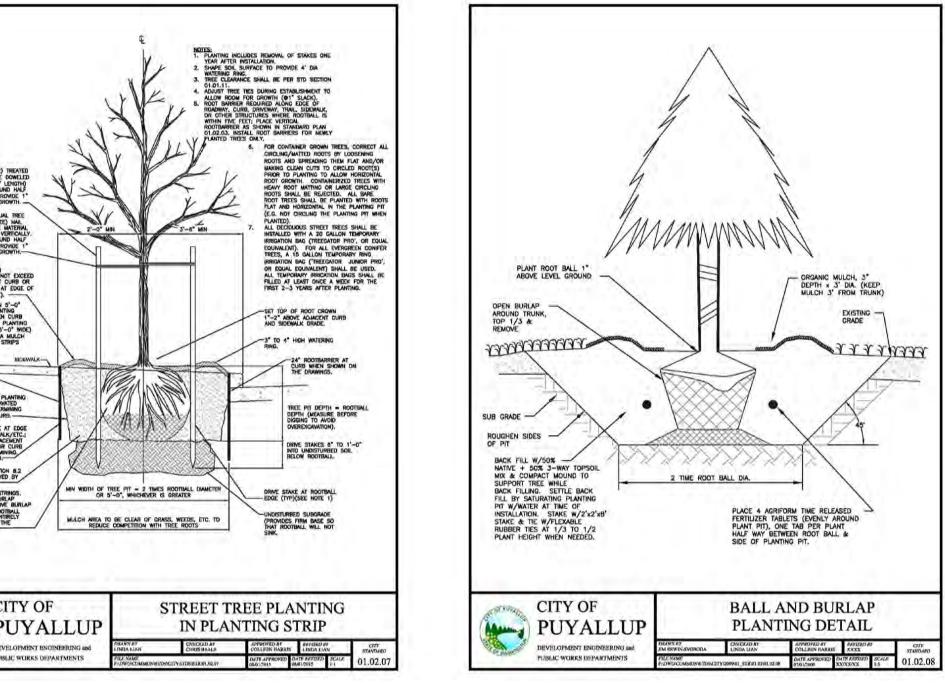
1. TREE SHALL BE CENTERO IN OPENING.

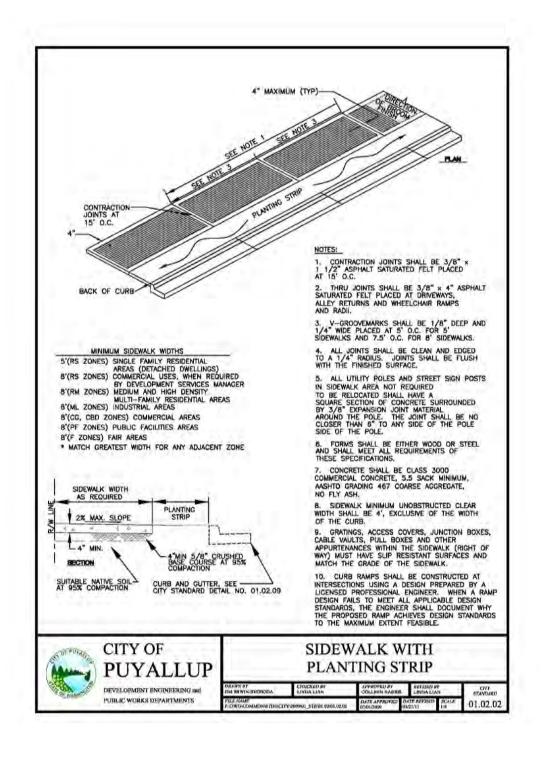
ALL VEGETATION SPECIES SHALL BE PER THE PUYALLUP VEGETATION MANAGEMENT STANDARDS (VMS).

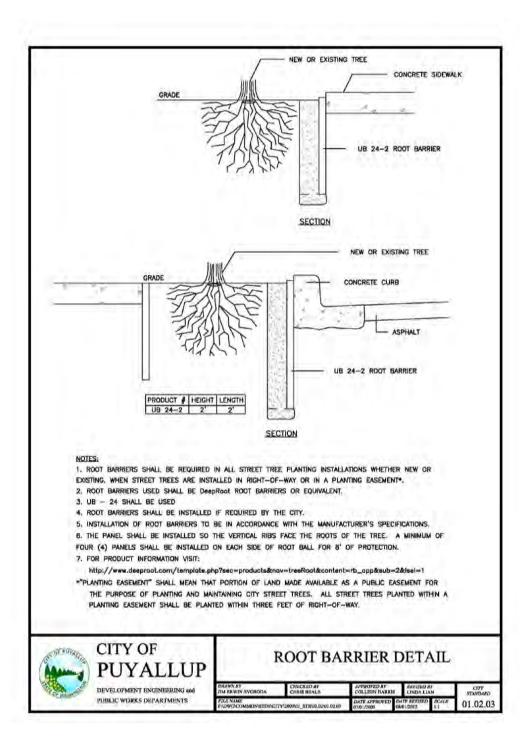
STREET TREE PLANTER

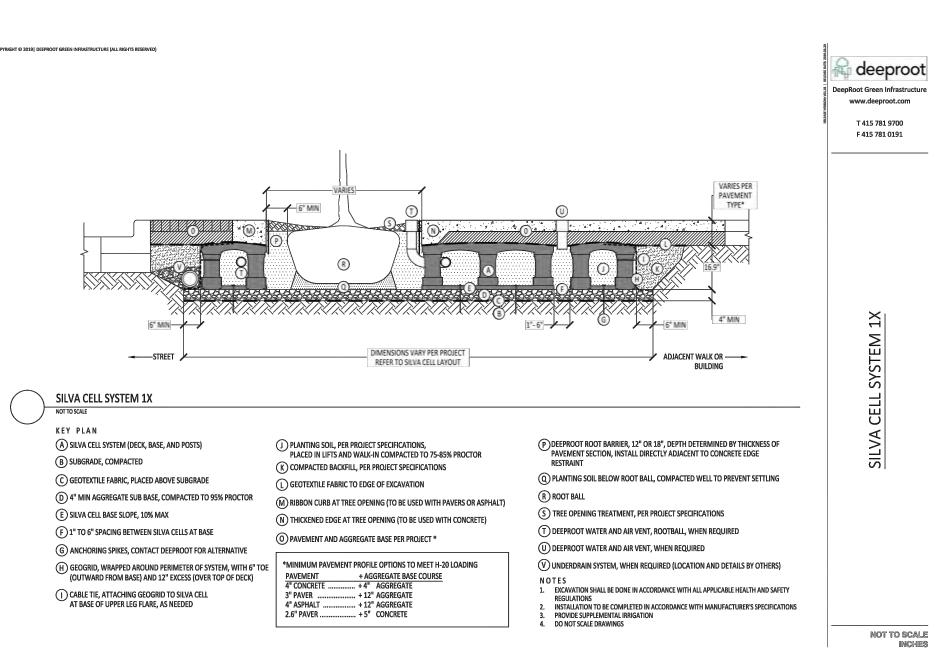
BLOCKOUTS FOR SIDEWALKS

TOPSOIL TO BE INSTALLED IN ACCORDANCE WITH 01.02.08A, SECTION B.Z (VMS)









LEGEND

STREET TREE (CENTERED IN 4'x10" CUTOUT)

SHRUB/GRASS
(SEE APPROVED LIST IN VMS)

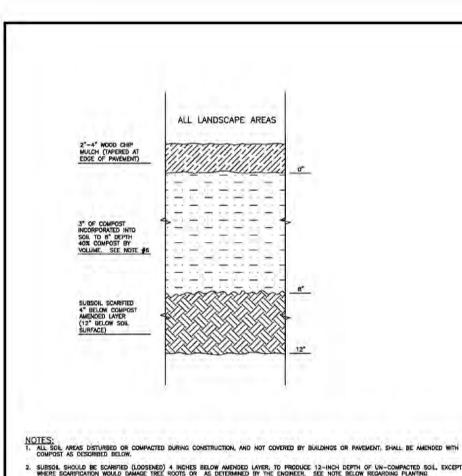
GROUND COVER (SEE APPROVED LIST IN VMS)

CITY OF

PUYALLUP

OFFICE of THE CITY ENGINEES

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SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER. SEE NOTE BELOW REGARDING PLANTING STEPS FOR STREET TREES.

3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.

4. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO B-INCH DEPTH, OR MAY SUBSTITUTE 8' OF IMPORTED SOIL CONTAINING, 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 NOTHES OF AMBURIST WOOD CHIP MULCH OR APPROVED EQUAL (6" OF LODGE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTING TO 4").

SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURES AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 85% PROCTOR TO ENSURE A FRIM SURFACE.

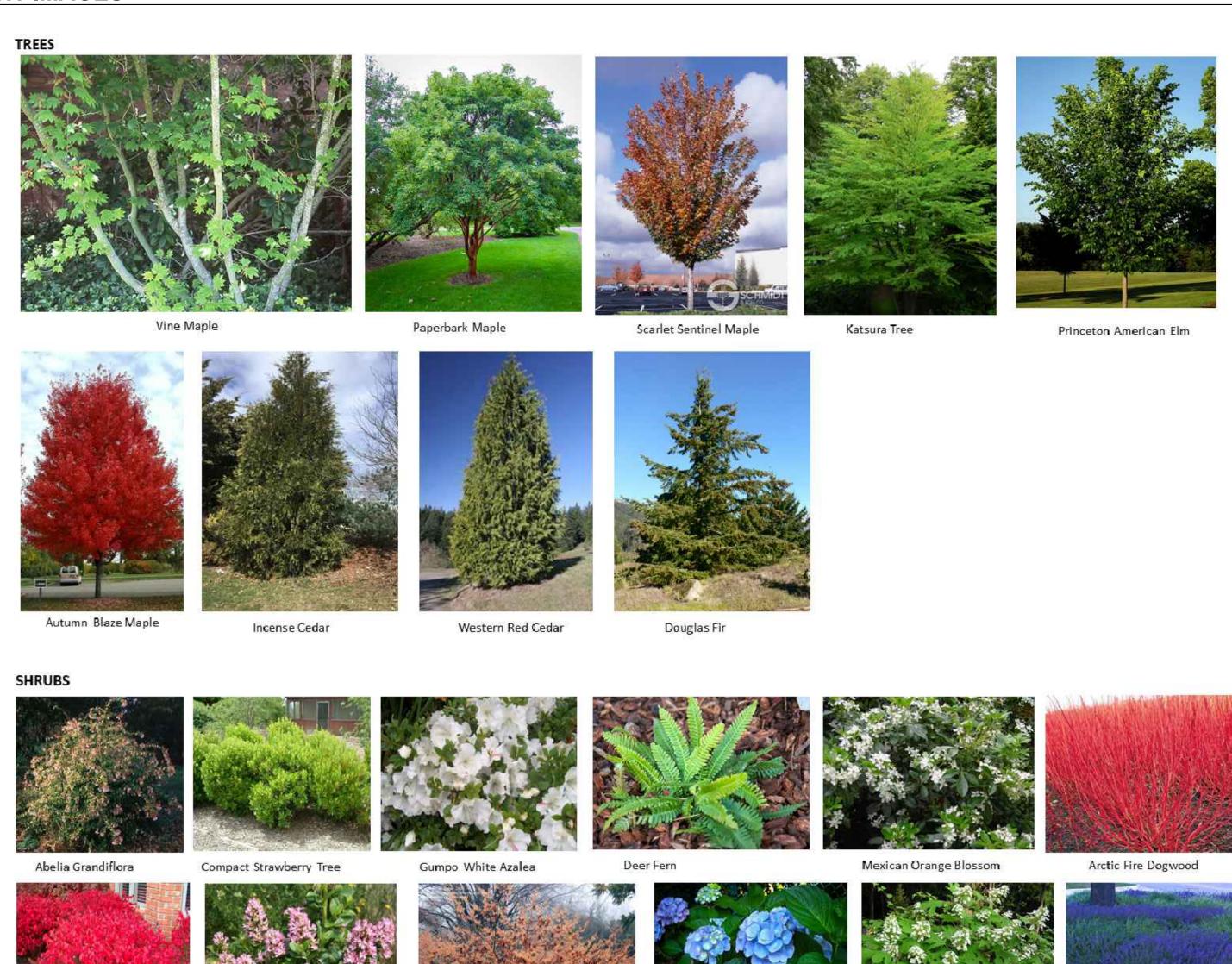
B. SEE SECTION 8.2(B) OF THE VMS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SOIL AMENDMENT AND DEPTH

ig Details Puyallup Planting City of I









Western Sword Fern





Rugosa Rose











Evergreen Huckleberry

David's Viburnum

## **GRASSES & PERENNIALS**







Big Blue Lily Turf









Stella de Oro Day Lily

Hameln Fountain Grass

# **ELECTRIC VEHICLE CHARGING STATIONS**

# PLAYGROUND EQUIPMENT





**BIKE RACKS** 



ORNAMENTAL IRON FENCE

**EXERCISE EQUIPMENT** 



East Town Crossing
Phase One
Pioneer Way & Shaw Road
Puyallup, WA

