

L1.0

SCALE: 1" = 20'-0"	DESIGN: ML
DATE: April 12, 2023	DRAWN: ML
PROJECT: East Town Crossing	CHECKED: EW
PROJECT NO: LLA0222.20	REVISION NUMBER:

Overall Landscape Plan

REVISIONS	APPD.



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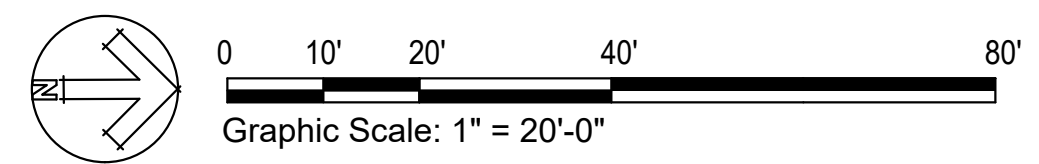
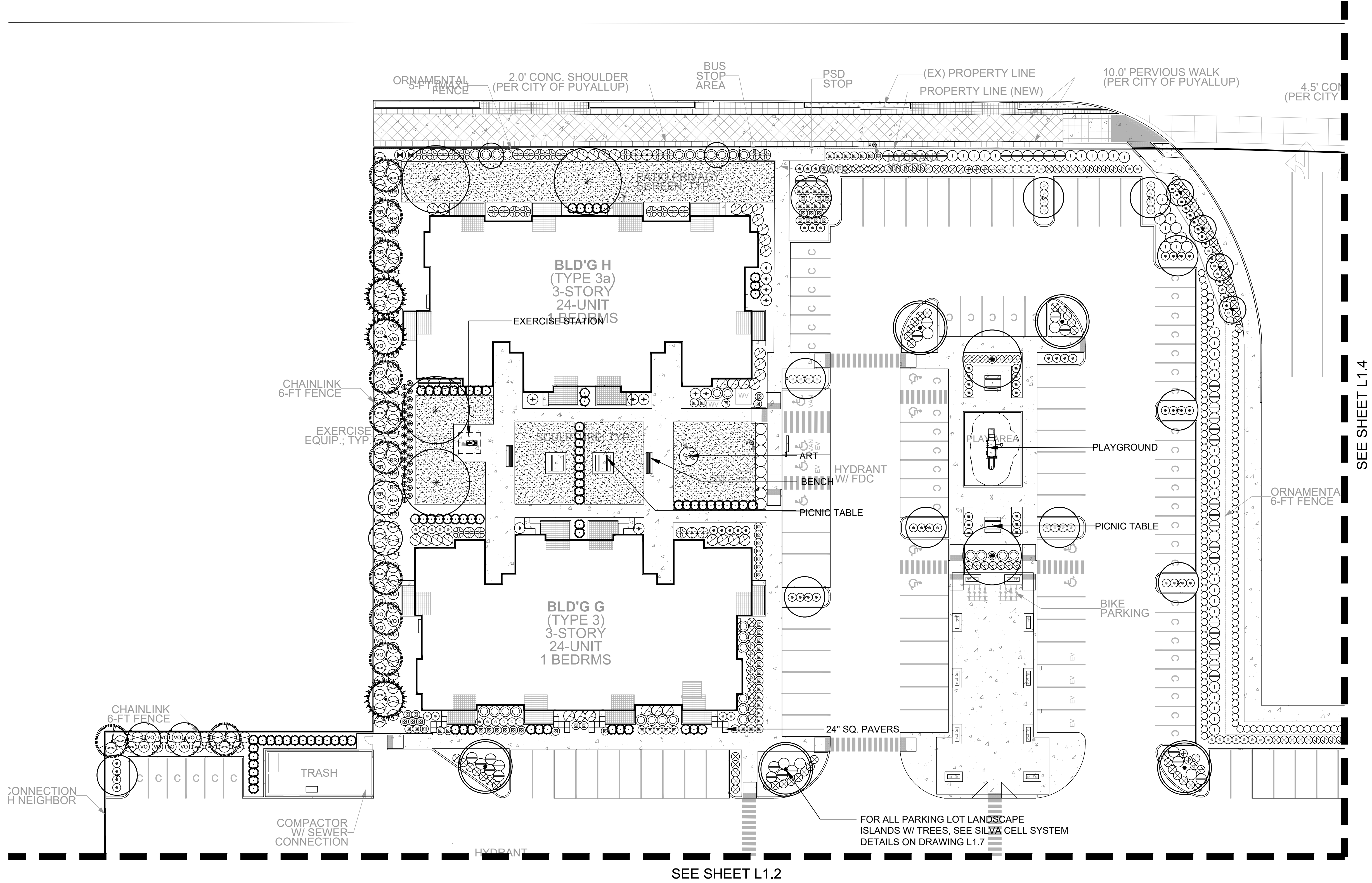
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East Town Crossing
Pioneer Way & Shaw Road
Puyallup, WA

PROJECT

PERMIT SET





L1.1

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Landscape Plan

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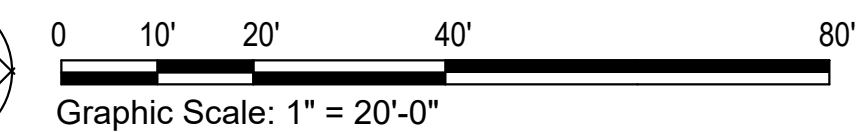
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East Town Crossing
Pioneer Way & Shaw Road
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DETAILS ON DRAWING L1.



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L1.2

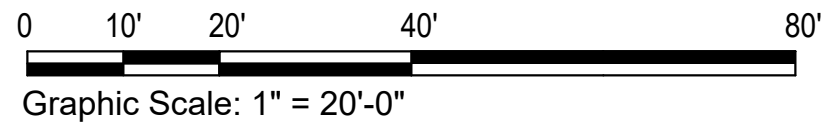
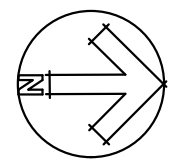
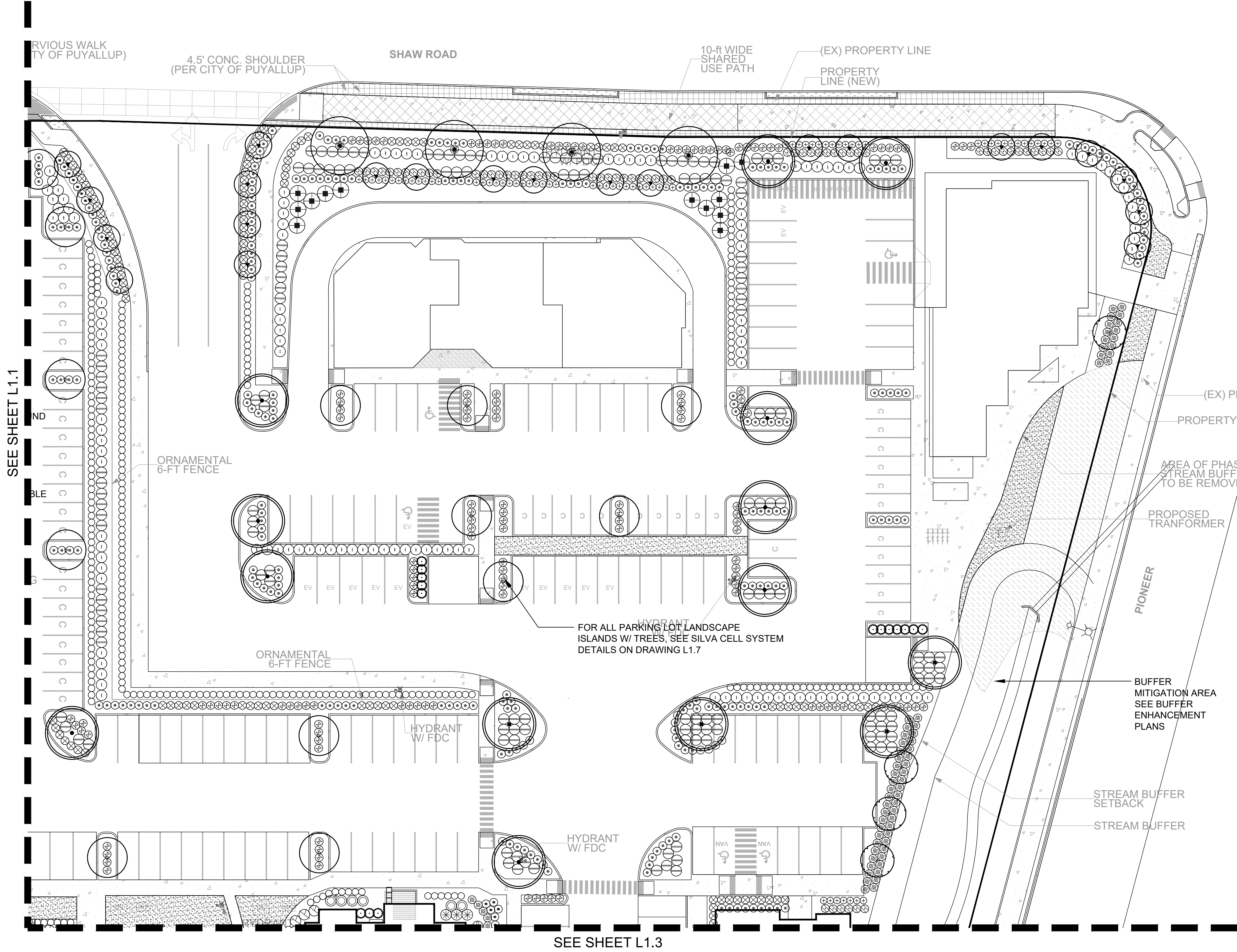
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East Town Crossing
Pioneer Way & Shaw Road
Puyallup, WA

PROJECT





PERMIT SET

L1.4

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Landscape Plan

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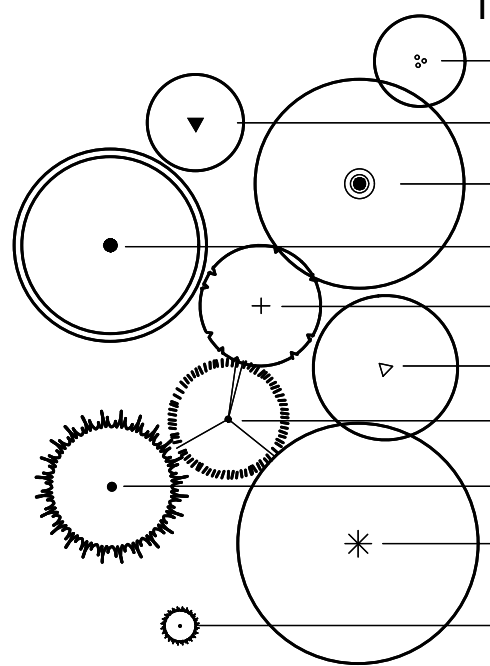
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East Town Crossing

Pioneer Way & Shaw Road
Puyallup, WA

PROJECT





PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING, NOTES
2	<i>Acer circinatum</i> *	Vine Maple	8'-10' HT, multi-stem, min 3 branches, spacing per plan, B&B
24	<i>Acer griseum</i>	Paperbark Maple	2" caliper, spacing per plan, B&B
6	<i>Acer rubrum</i> 'Scarsen'	Scarlet Sentinel Maple	2" caliper, 40' OC spacing, B&B
20	<i>Acer</i> × <i>freemanii</i>	Autumn Blaze Maple	3" caliper, spacing per plan, B&B
38	<i>Calocedrus decurrens</i> *	Incense Cedar	6'-8' HT, spacing per plan, B&B
43	<i>Cercidiphyllum japonicum</i>	Katsura	2" caliper, spacing per plan, B&B
41	<i>Pseudotsuga menziesii</i> *	Douglas Fir	8'-10' HT, spacing per plan, B&B
14	<i>Thuja plicata</i> *	Western Red Cedar	6'-8' HT, spacing per plan, B&B
19	<i>Ulmus Americana</i> 'Princeton'	Princeton American Elm	2" cal, 40' OC spacing, B&B
337	<i>Juniperus scopulorum</i> 'Skyrocket'	Sky Rocket Juniper	6'-8' HT, spacing per plan, B&B

SHRUBS & PERENNIALS

	132	Abelia grandiflora 'Edward Goucher'	Abelia Edward Goucher	3 Gallon @ 4' OC Spacing
	2	Arbutus unedo 'Compacta'	Compact Strawberry Tree	5 Gallon @ 6' OC Spacing
	112	Azalea 'Gumpo White'	Gumpo White Azalea	3 Gallon @ 4' OC Spacing
	30	Blechnum spicant	Deer Fern	2 Gallon @ 2.5' OC Spacing
	46	Choisya ternata	Mexican Orange Blossom	3 Gallon @ 4' OC Spacing
	315	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	3 Gallon @ 4' OC Spacing
	15	Euonymus alatus 'Compactus'	Dwarf Burning Bush	3 Gallon @ 4' OC Spacing
	102	Frades escallonia 'Pink Princess'	Pink Princess Escallonia	3 Gallon @ 4' OC Spacing
	5	Hamamelis x intermedia 'Jelena'	Jelena Witch Hazel	3' HT, spacing per plan
	95	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	24"-30" HT, spacing per plan
	7	Hydrangea quercifolia	Oakeleaf Hydrangea	5 Gallon @ 4' OC Spacing
	91	Lavandula angustifolia 'Munstead'	Munstead English Lavender	2 Gallon @ 2.5' O.C. Spacing
	214	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gallon @ 5' OC Spacing
	27	Polystichum munitum	Western Sword Fern	3 Gallon @ 4' OC Spacing
	85	Rosa rugosa	Rugosa Rose	5 Gallon @ 5' OC Spacing
	620	Sarcococca ruscifolia	Fragrant Sweet Box	3 Gallon @ 3' OC Spacing
	274	Spirea betulifolia 'Tor'	Tor Birchleaf Spirea	3 Gallon @ 3' OC Spacing
	60	Syringa patula 'Miss Kim'	Miss Kim Lilac	30"-36" HT, spacing per plan
	114	Vaccinium ovatum	Evergreen Huckleberry	5 Gallon @ 5' OC Spacing
	177	Viburnum x davidii	David Viburnum	5 Gallon @ 4' OC Spacing


GROUNDCOVERS & GRASSES

○	483	Arctostaphylos uva-ursi 'Vancouver Jade'	Kinnikinnick 'Vancouver Jade'	1 Gallon @ 30" OC Spacing
⊗	46	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	2 Gallon @ 3' OC Spacing
⊗	124	Calluna vulgaris 'Firefly'	Firefly Heather	1 Gallon @ 3' OC Spacing
⊗	443	Helictotrichon sempervirens	Blue Oat Grass	1 Gallon @ 3' OC Spacing
⊗	88	Hemerocallis 'Stella de Oro'	Star of Gold Day Lily	1 Gallon @ 3' OC Spacing
○	00	Liriope muscarini 'Big Blue'	Big Blue Lily Turf	4" Pot @ 18" OC Spacing
⊗	32	Pennisetum alopecuroides 'Hameln'	Dwarf Hameln Fountain Grass	1 Gallon @ 3' OC Spacing

 Special Sun Mixture Turf

80% Perennial Ryegrass
20% Fine Fescue

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

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

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, soil shall be flush with adjoining pavement.

3. PLANTING OF TREES, SHRUBS AND GROWDCOVERS

- 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 viewer.
- 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 size as specified herein.

6. IRRIGATION

- a. All plants shall be irrigated with an inground automatic irrigation system

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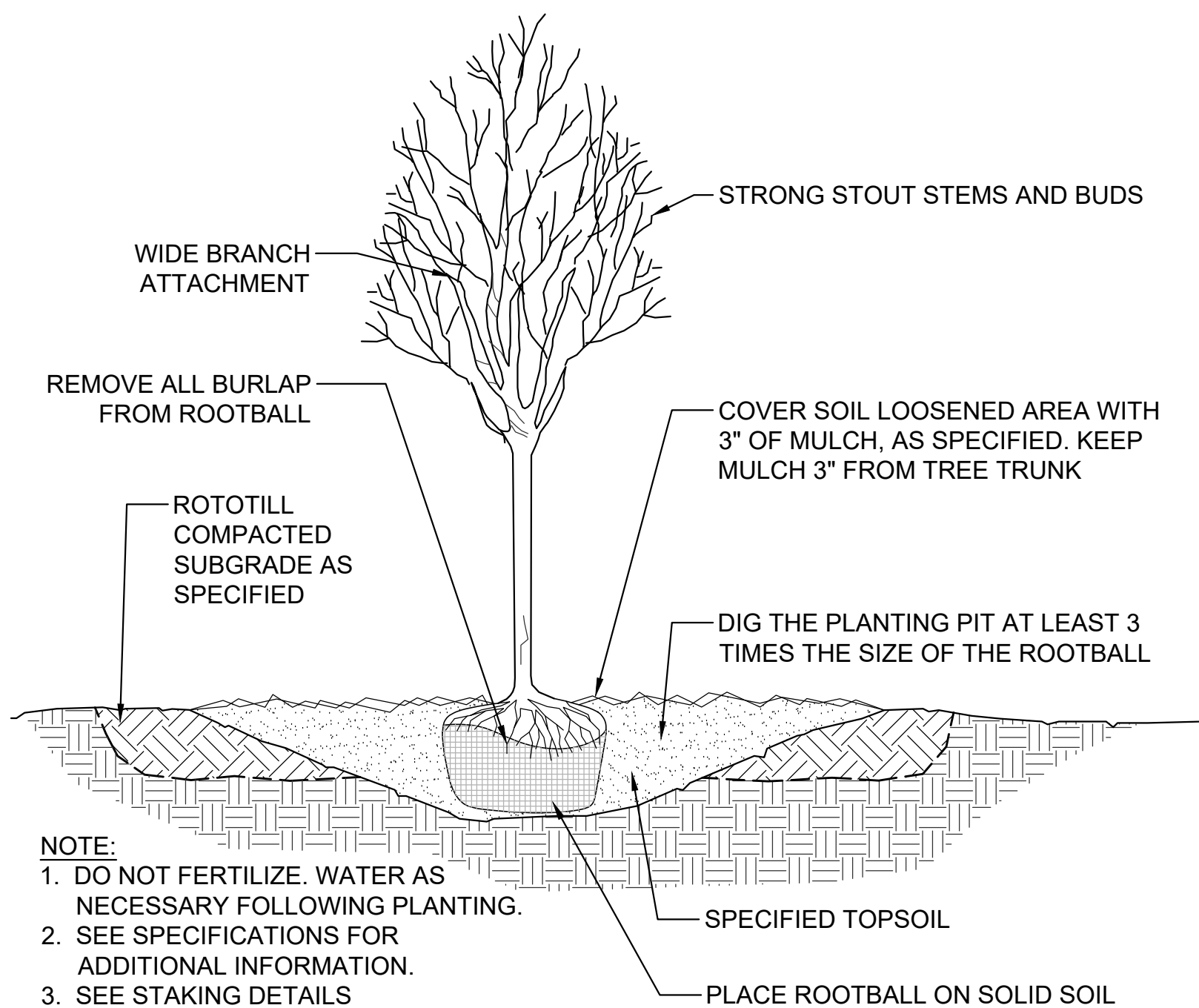
Plant Schedule & Notes

REVISIONS	APPD.

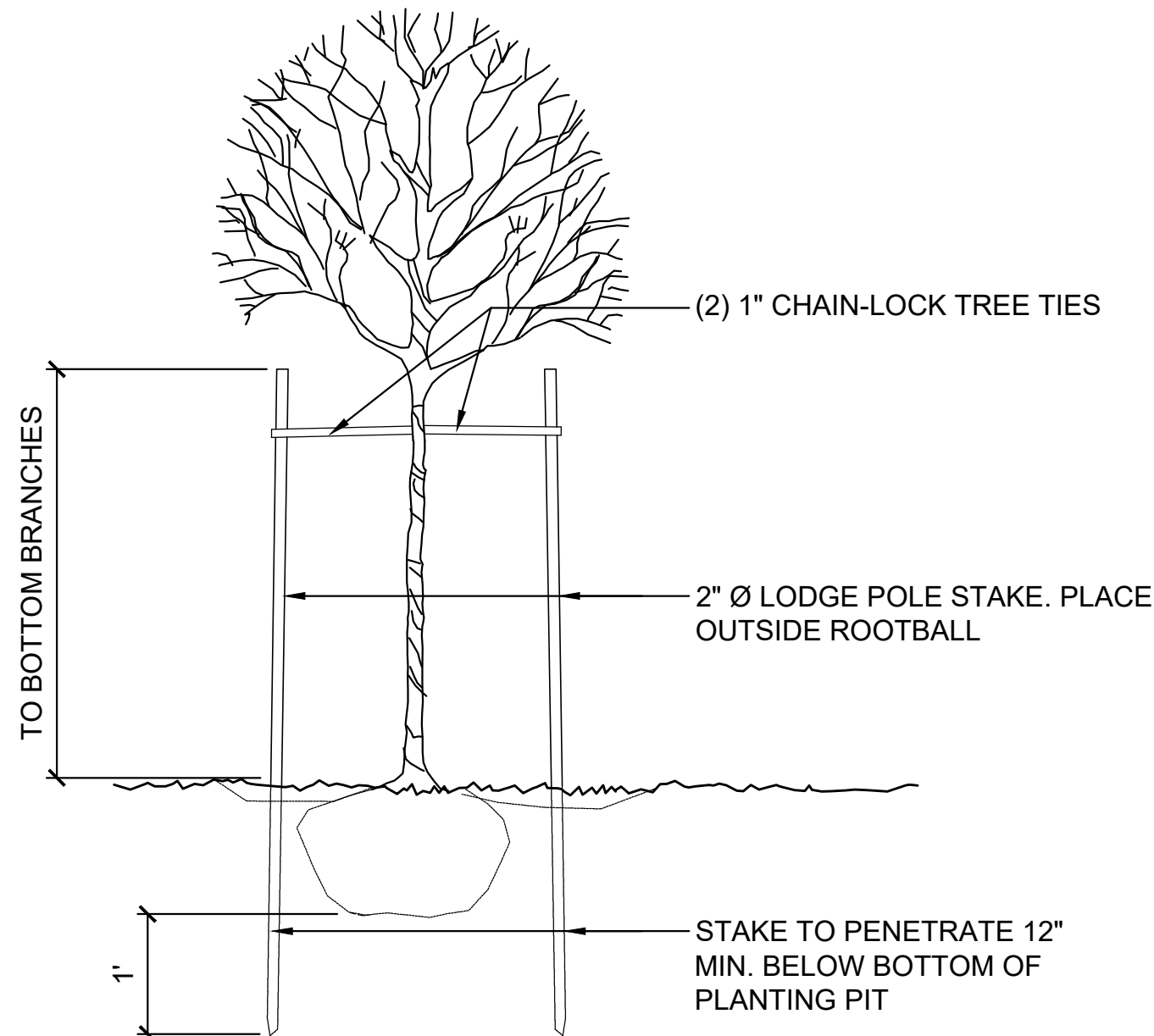


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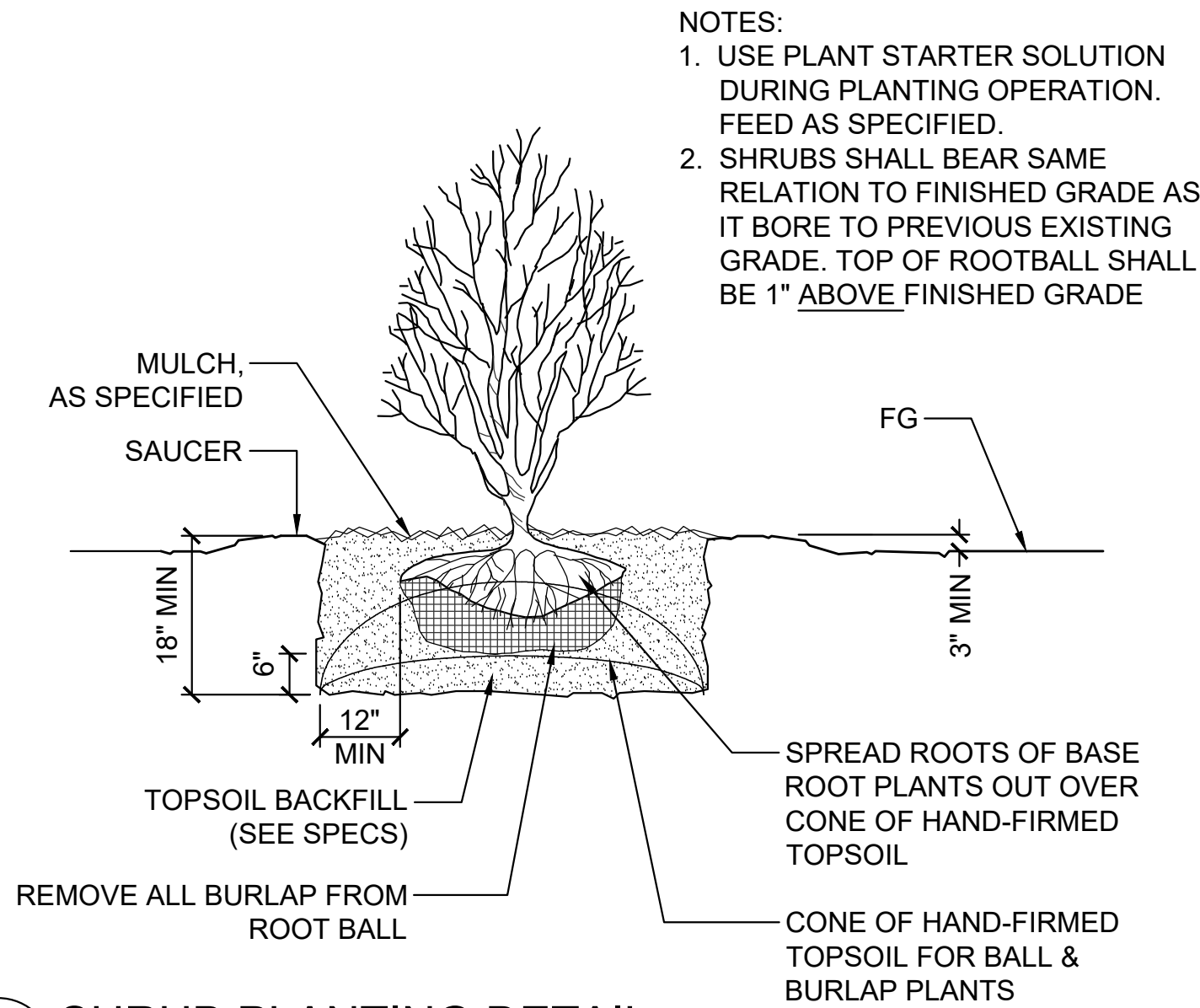
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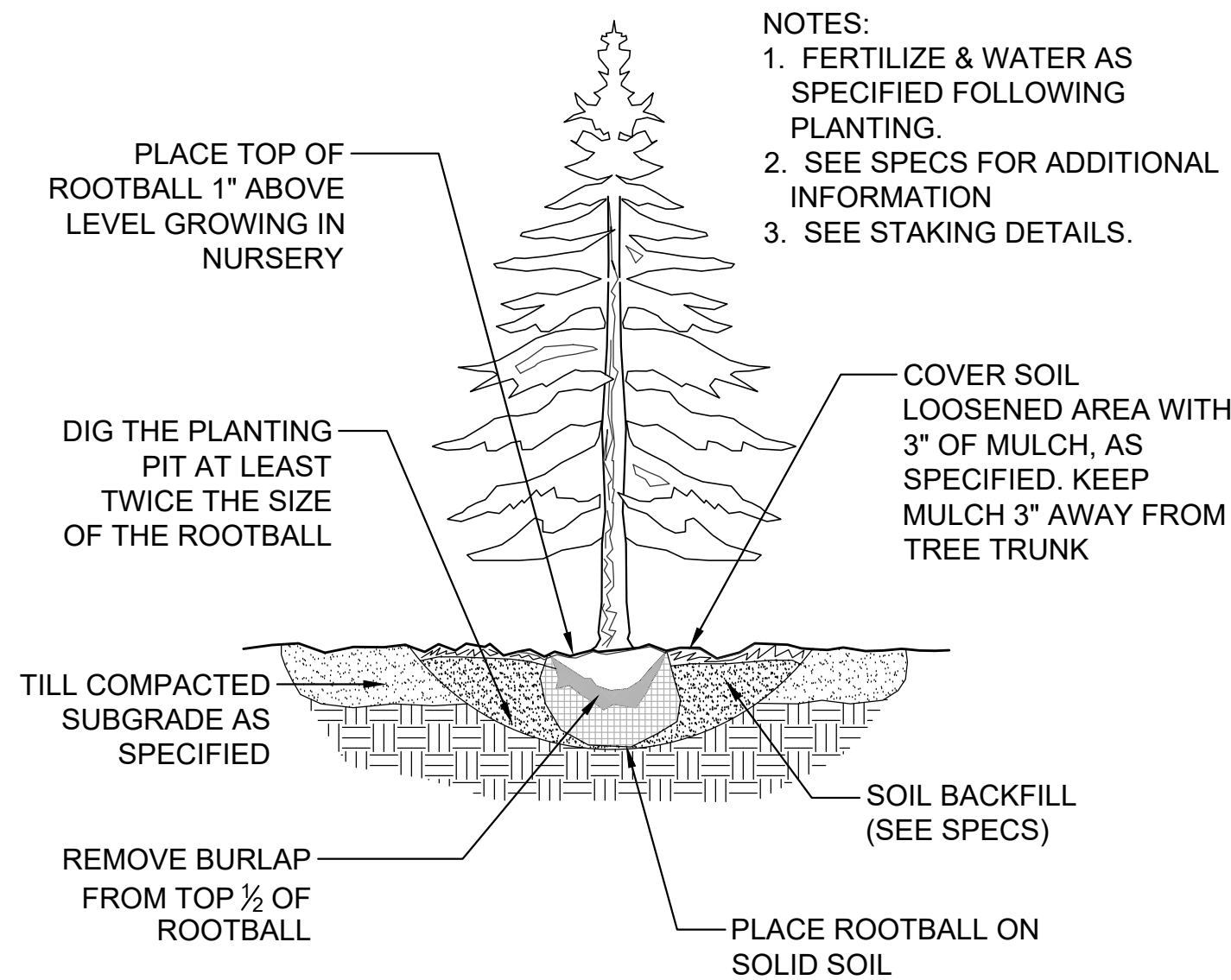
DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



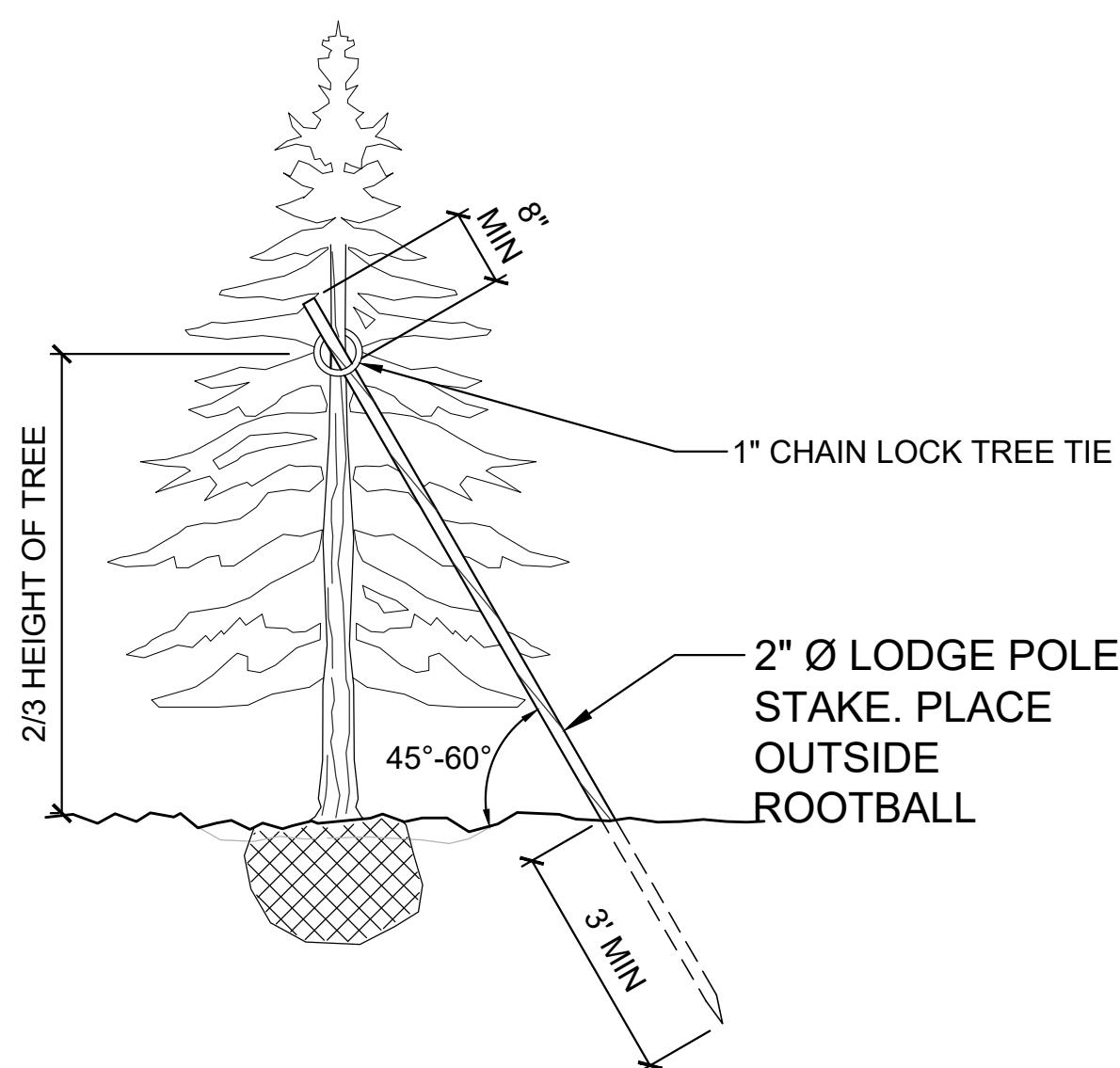
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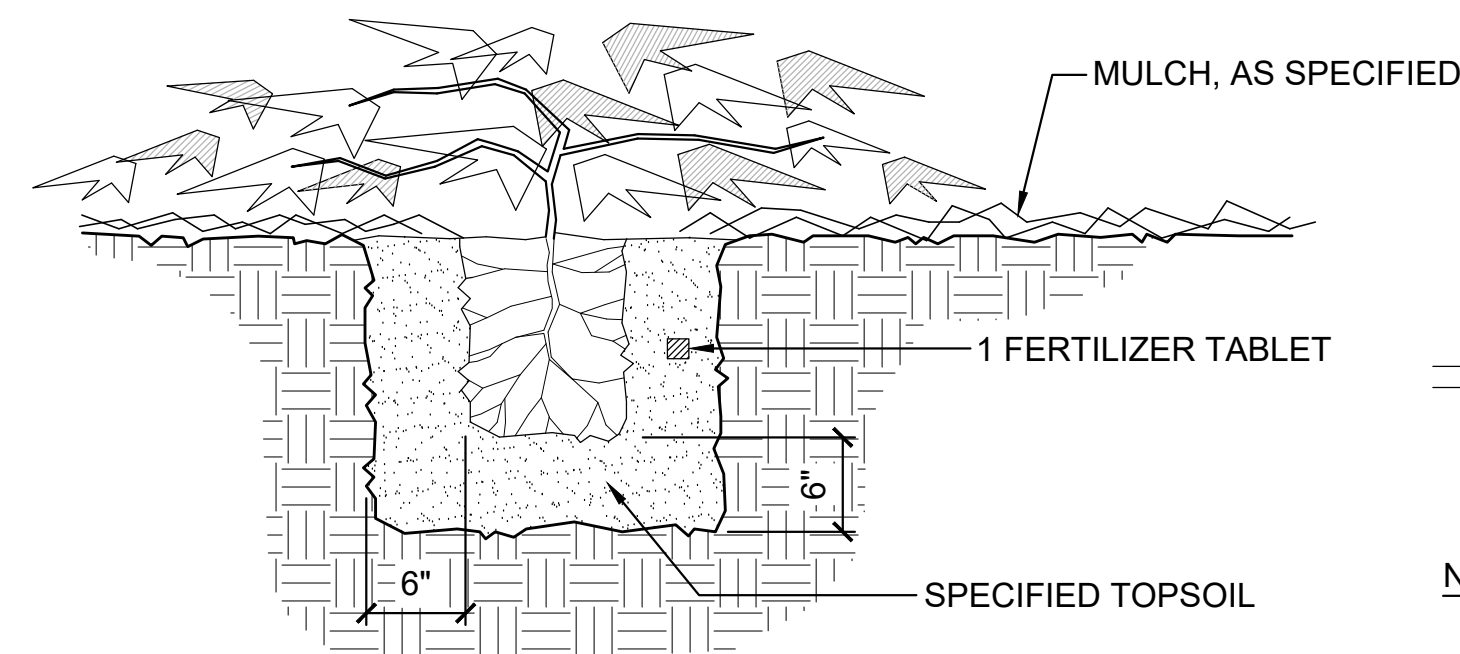
SHRUB PLANTING DETAIL
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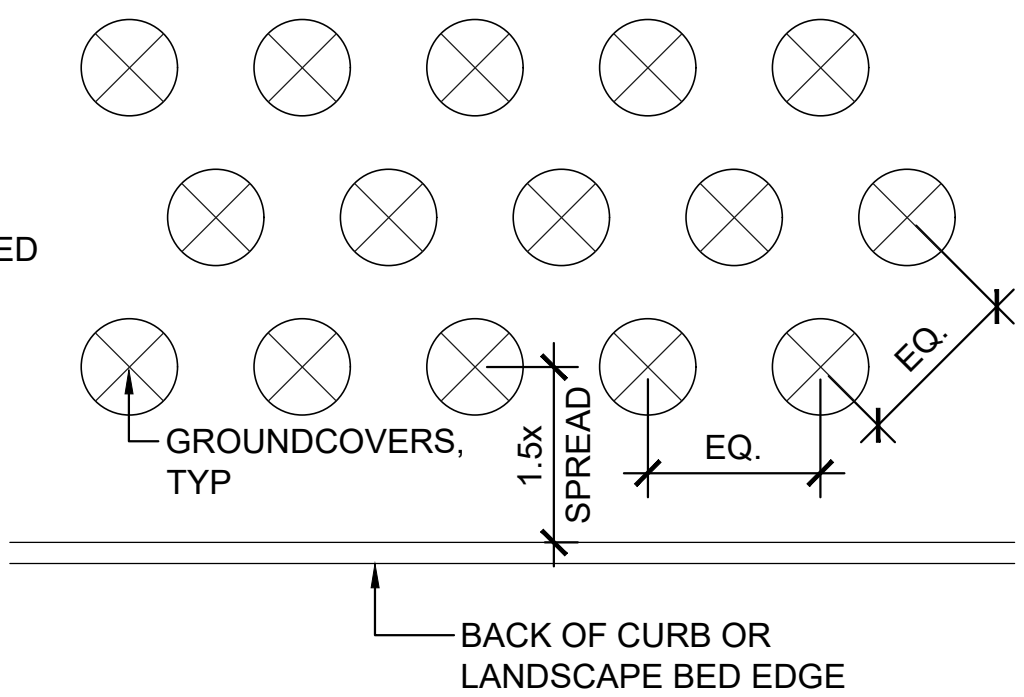
CONIFER PLANTING DETAIL
SCALE: NTS



CONIFER TREE STAKING
SCALE: NTS



GROUNDCOVER PLANTING DETAIL
SCALE: NTS



- NOTE:
1. ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS PER PLAN, UNLESS SHOWN OTHERWISE
 2. SET GROUNDCOVER BACK FROM CURB OR WALKWAY AT LEAST 1-1/2 TIMES THE SPREAD OF SUCH GROUNDCOVER

- NOTES:
1. USE PLANT STARTER SOLUTION DURING PLANTING OPERATION. FEED AS SPECIFIED.
 2. SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE

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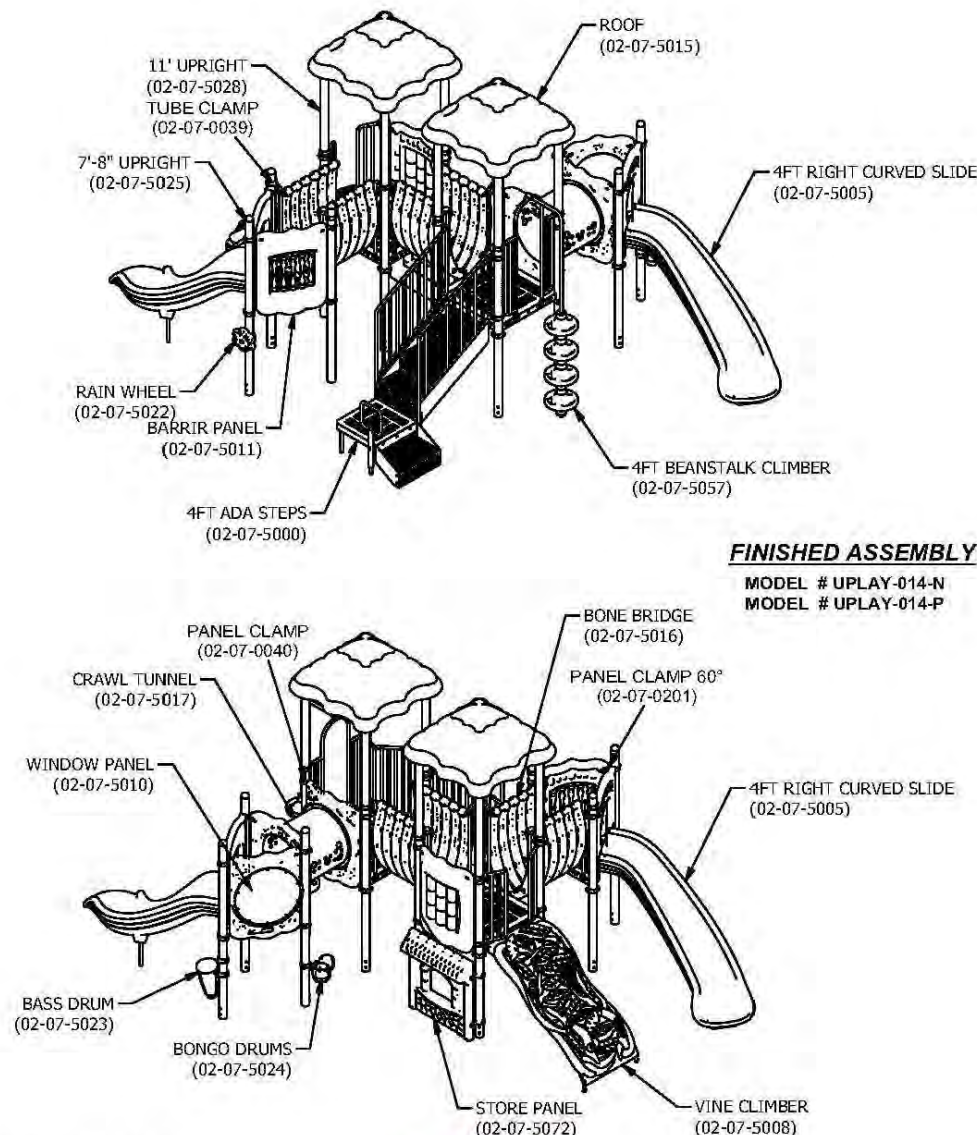
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PIKE'S PEAK



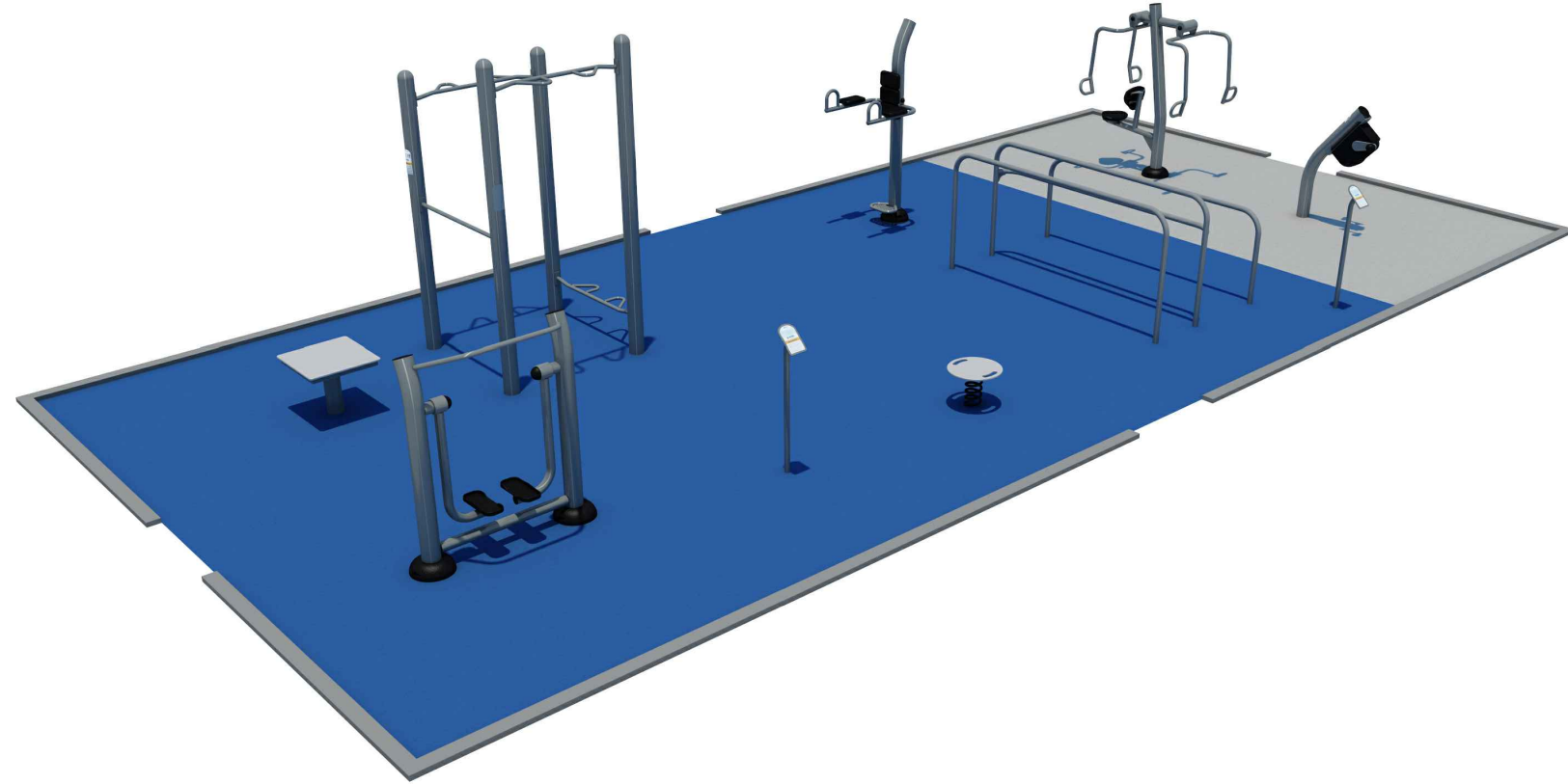
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