

Plan

Graphic Scale: 1" = 40'-0"

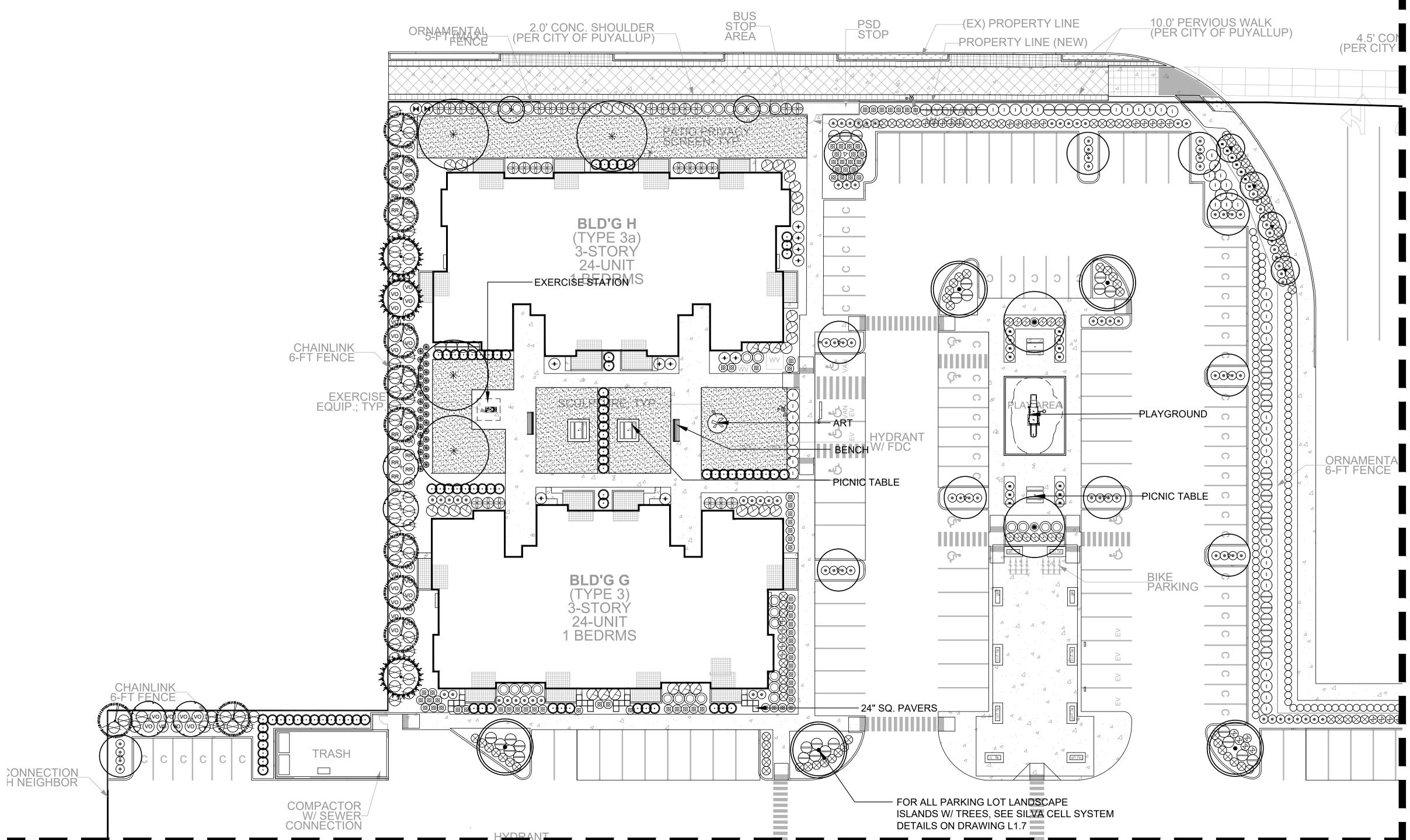
L1.0

East Town Crossing Pioneer Way & Shaw Road Puyallup, WA





SEE SHEET L1.2



Graphic Scale: 1" = 20'-0"

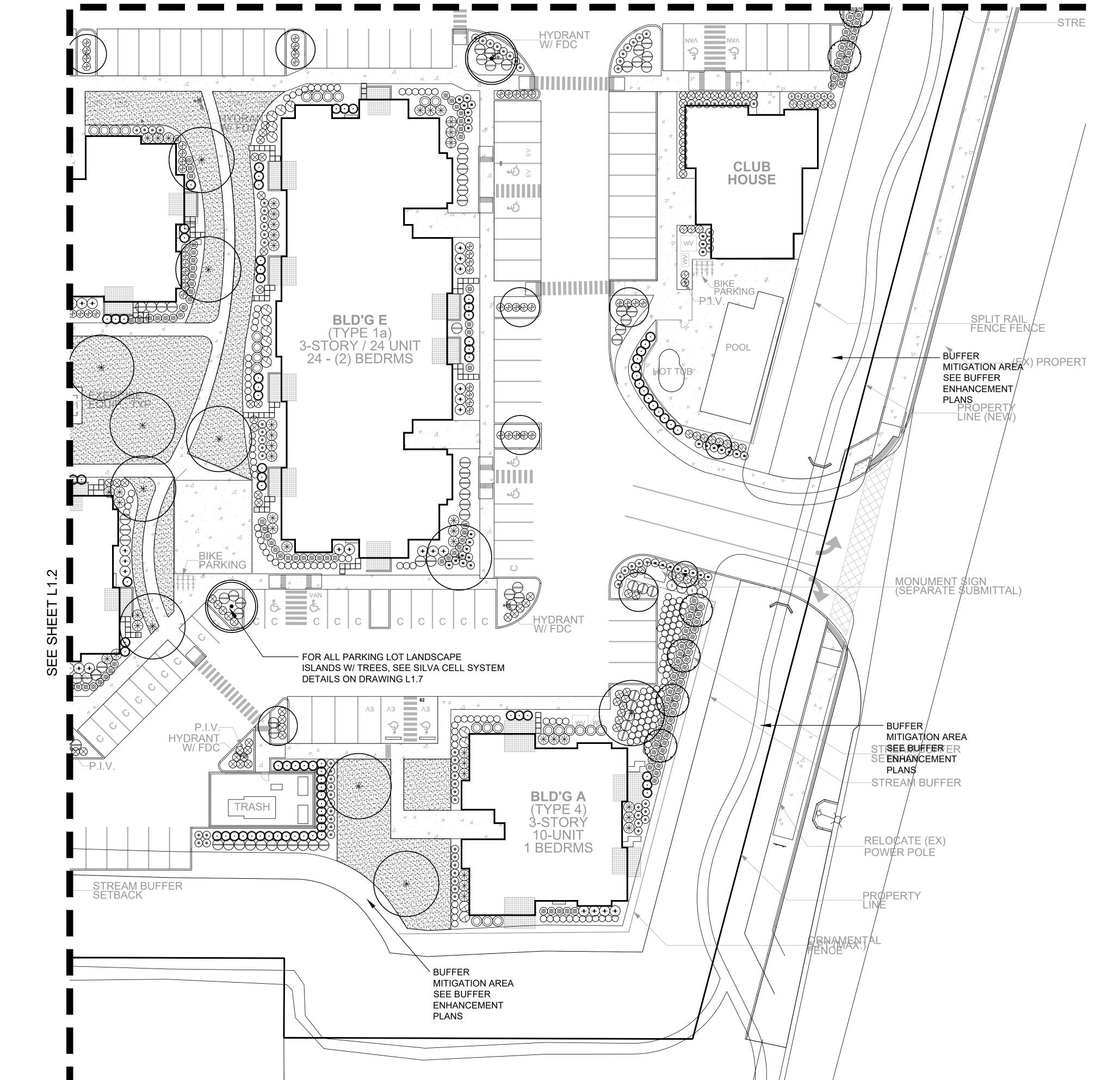


Crossing Shaw Road East To Pioneer W Puyallup,

Plan

andscape

PERMIT



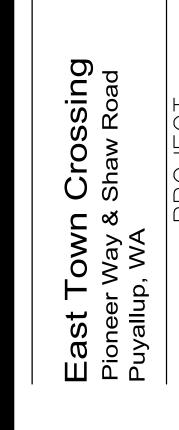
East Town Crossing Pioneer Way & Shaw Road Puyallup, WA

Plan andscape

L1.3

Graphic Scale: 1" = 20'-0"

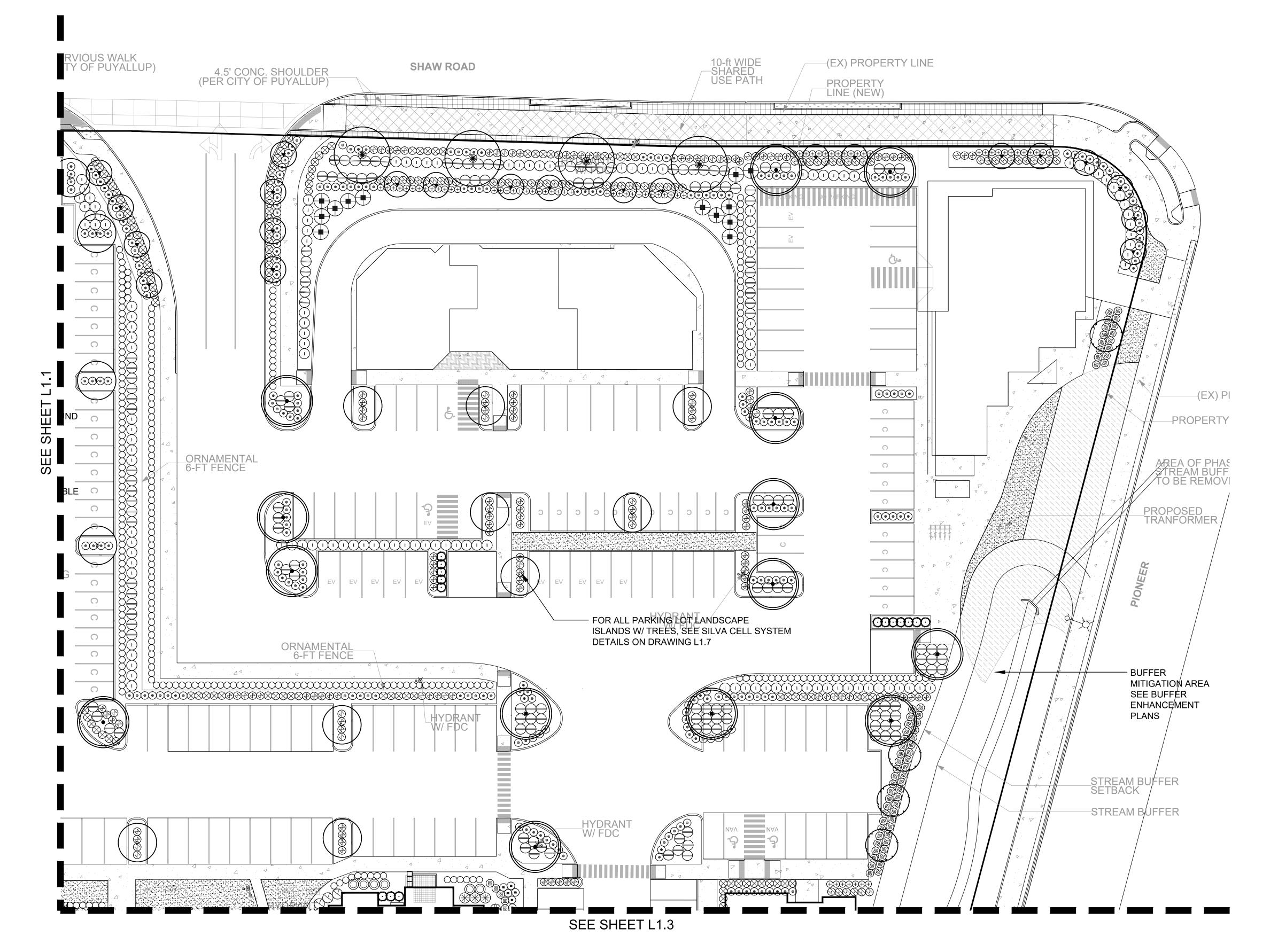
PERMIT





Plan Landscap

Graphic Scale: 1" = 20'-0"



RMIT

Plant Schedule	

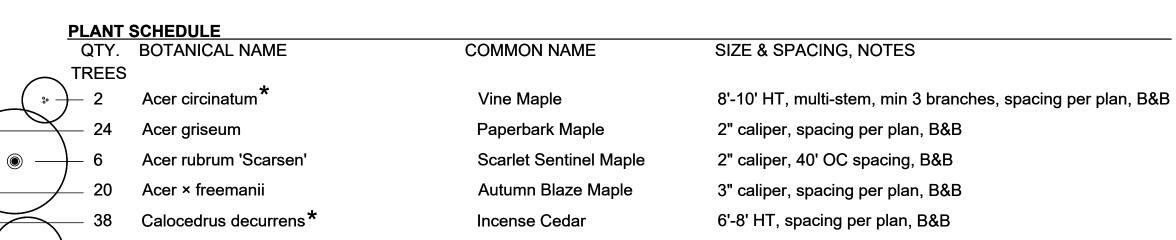
Note











19 Ulmus Americana 'Princeton' 337 Juniperus scopulorum 'Skyrocket'

Arbutus unedo 'Compacta'

Cercidiphyllum japonicum

Pseudotsuga menziesii*

Thuja plicata*

└──── 112 Azalea 'Gumpo White'

RR Rosa rugose

Blechnum spicant

Choisya ternata

⊕ 30

46

Katsura

Douglas Fir

Western Red Cedar

Princeton American Elm	2" cal, 40' OC spa
Sky Rocket Juniper	6'-8' HT, spacing p

acing, B&B per plan, B&B

2" caliper, spacing per plan, B&B

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

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

30"-36" HT, spacing per plan

5 Gallon @ 5' OC Spacing

5 Gallon @ 4' OC Spacing

Hydroseed @ 8 lbs per 1,000 sf

SHRUBS & PERENNIALS (๑)— 132 Abelia grandiflora 'Edward Goucher'

3 Gallon @ 4' OC Spacing Abelia Edward Goucher 5 Gallon @ 6' OC Spacing Compact Strawberry Tree 3 Gallon @ 4' OC Spacing Gumpo White Azalea 2 Gallon @ 2.5' OC Spacing Deer Fern 3 Gallon @ 4' OC Spacing Mexican Orange Blossom Arctic Fire Dogwood Dwarf Burning Bush Pink Princess Escallonia Jelena Witch Hazel Nikko Blue Hydrangea

315 Cornus stolonifera 'Arctic Fire' 3 Gallon @ 4' OC Spacing 3 Gallon @ 4' OC Spacing ① 15 Euonymus alatus 'Compactus' 102 Frades escallonia 'Pink Princess' 3 Gallon @ 4' OC Spacing Hamamelis x intermedia 'Jelena' 3' HT, spacing per plan Hydrangea macrophylla 'Nikko Blue' 24"-30" HT, spacing per plan Oakleaf Hydrangea Hydrangea quercifolia 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 5 Gallon @ 5' OC Spacing Rugosa Rose 620 Sarcococca ruscifolia Fragrant Sweet Box 3 Gallon @ 3' OC Spacing Tor Birchleaf Spirea 3 Gallon @ 3' OC Spacing 274 Spiraea betulifolia 'Tor'

Miss Kim Lilac

David Viburnum

Evergreen Hucklberry

(*)— 60 Syringa patula 'Miss Kim' (vo) 114 Vaccinium ovatum 177 Viburnum x davidii

GROUNDCOVERS & GRASSES					
0	483	Arctostaphylos uva-ursi 'Vancouver Jade'	Kinnikinnick 'Vancouver Jade'	1 Gallon @ 30" OC Spacin	
\rightarrow	46	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	2 Gallon @ 3' OC Spacing	
\otimes —	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	

Liriope muscari 'Big Blue' Big Blue Lily Turf 4" Pot @ 18" OC Spacing Dwarf Hameln Fountain Grass 1 Gallon @ 3' OC Spacing Country Green Turf Farms Special Sun Mixture Turf 80% Perennial Ryegrass

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)

20% Fine Fescue

LANDSCAPE SPECIFICATIONS & NOTES

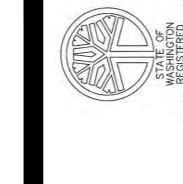
- 1. MATERIALS a. Topsoil. Topsoil shall be a blend of the following products; 30% sand; 20% peat; 30% composted cow manure; and 20% fish compost.
- Available from Rainier Landscape Supply, 253-271-0626 or approved substitution.
- b. Mulch. Mulch shall be an dark fine organic material. Mulch depth on 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 size as specified herein.
- 6. IRRIGATION

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



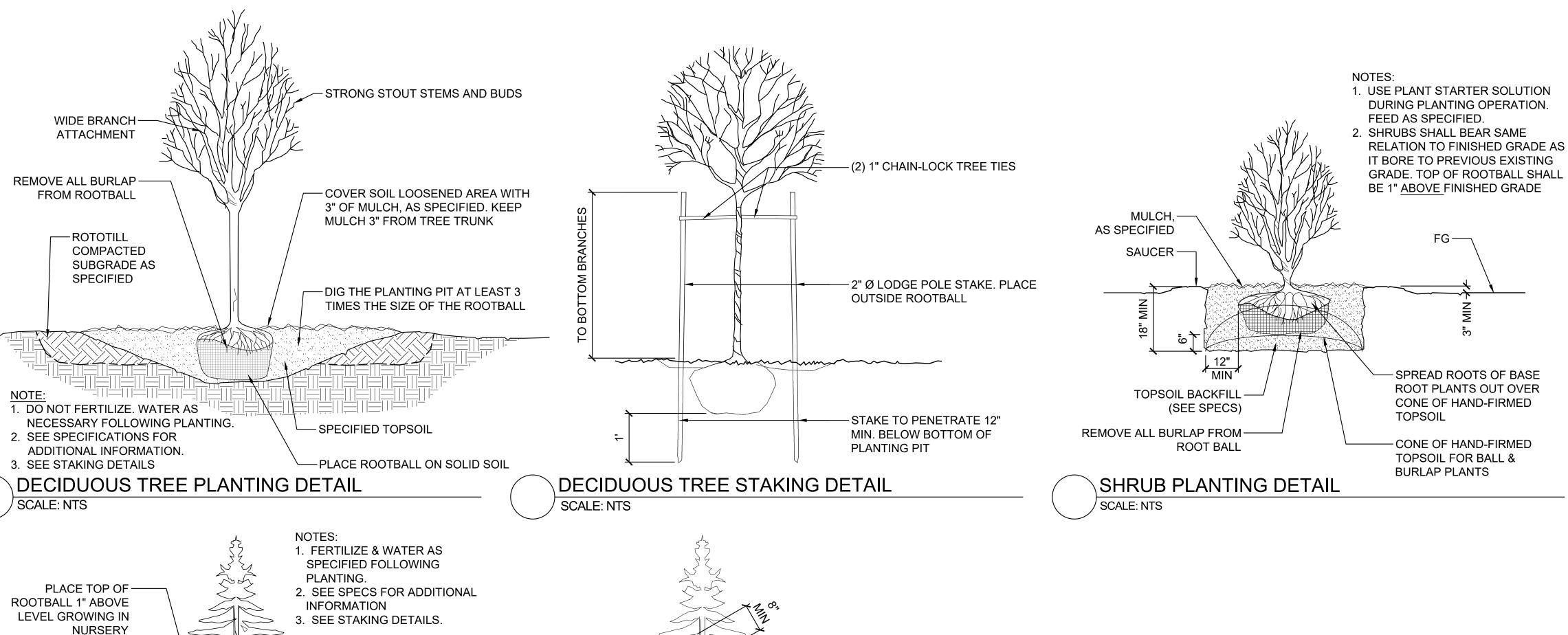


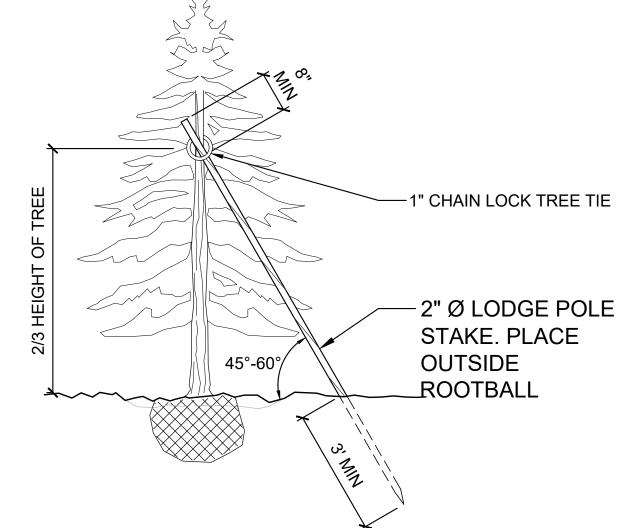
Crossing Shaw Road

Planting

Details









-COVER SOIL

TREE TRUNK

SOIL BACKFILL (SEE SPECS)

—PLACE ROOTBALL ON

SOLID SOIL

3" OF MULCH, AS

SPECIFIED. KEEP

DIG THE PLANTING -

PIT AT LEAST

TWICE THE SIZE

OF THE ROOTBALL

TILL COMPACTED

SUBGRADE AS

SPECIFIED

REMOVE BURLAP

SCALE: NTS

FROM TOP ½ OF ROOTBALL

CONIFER PLANTING DETAIL

LOOSENED AREA WITH

MULCH 3" AWAY FROM

GROUNDCOVER PLANTING DETAIL SCALE: NTS

__MULCH, AS SPECIFIED -1 FERTILIZER TABLET -SPECIFIED TOPSOIL

LANDSCAPE BED EDGE

-GROUNDCOVERS,

TYP

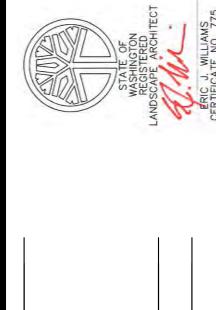
1. ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS PER PLAN, UNLESS SHOWN OTHERWISE

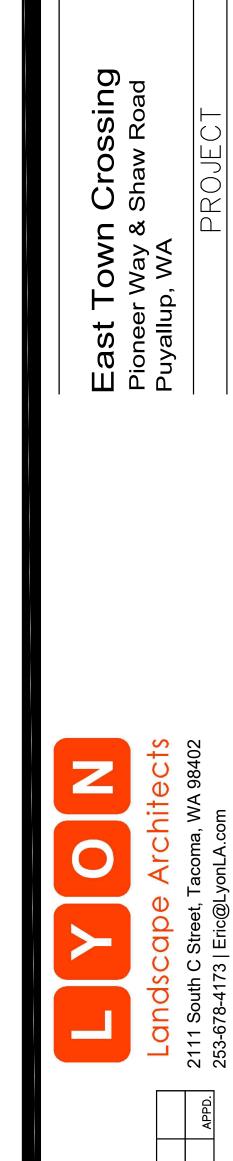
2. SET GROUNDCOVER BACK FROM CURB OR WALKWAY AT LEAST 1-1/2 TIMES THE SPREAD OF SUCH GROUNDCOVER

—BACK OF CURB OR

RMIT

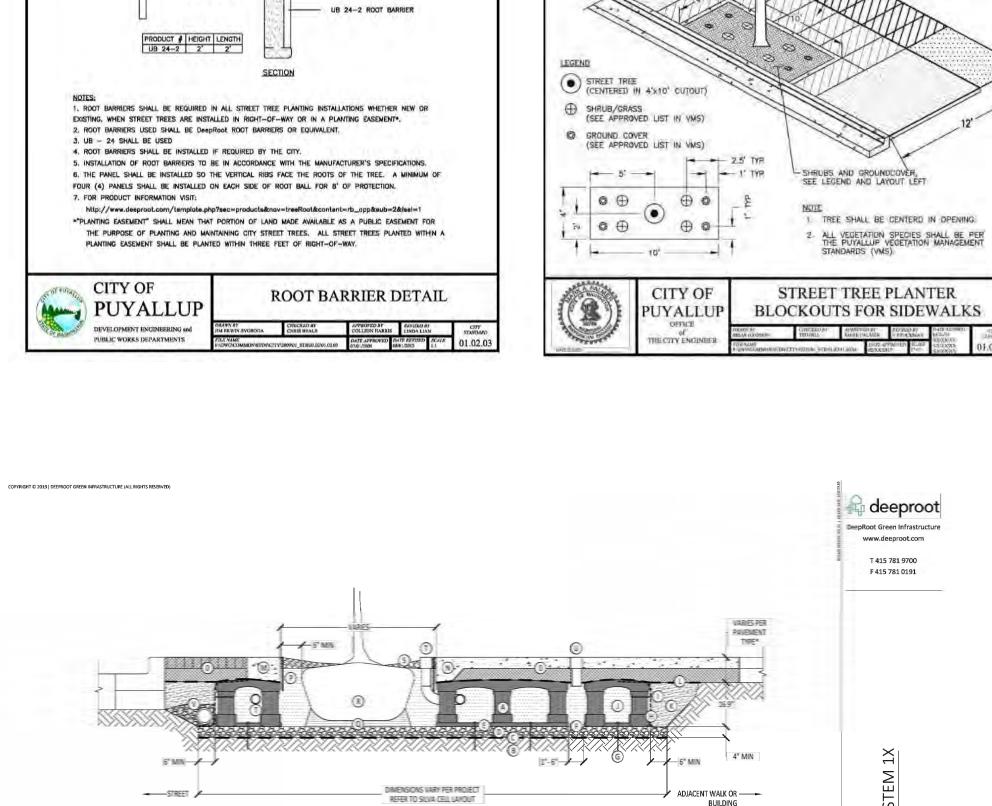
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ig Details Puyallup

Planting City of I



PLANTING SOIL PER PROJECT SPECIFICATIONS.

GEOTEXTILE FABRIC TO EDGE OF EXCAVATION

PAVEMENT AND AGGREGATE BASE PER PROJECT *

PAMEMENT + AGGREGATE BASE COURSE
4" CONCRETE + 4" AGGREGATE
3" PAMER + 12" AGGREGATE
4" ASPHALT + 12" AGGREGATE
2.6" PAWER + 5" CONCRETE

(K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS

PLACED IN UFTS AND WAUK-IN COMPACTED TO 75-85% PROCTOR.

(M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAHERS OR ASPHALT)

(N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)

SILVA CELL SYSTEM 1X

(B) SUBGRADE, COMPACTED

(E) SILVA CELL BASE SLOPE, 10% MAX

(A) SILVA CELL SYSTEM (DECX, BASE, AND POSTS)

(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE

(F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE

CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED

(D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR

ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE

(DUTWARD FROM BASE) AND 12" EXCESS (DVER TOP OF DECK)

- NEW OR EXISTING TREE

SECTION

- CONCRETE SIDEWALK

- UB 24-2 ROOT BARRIER

NEW OR EXISTING TREE

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

*STREET TREE *CLASS 1, IF OVERHEAD UTILITIES

*CLASS 2, OTHERWISE AS NOTED IN VMS

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

TOPSOIL TO BE INSTALLED IN ACCORDANCE WITH 01.02,08A, SECTION B.2 (VMS)

deeproot DeepRoot Green Infrastructure www.deeproot.com

> T 415 781 9700 F 415 781 0191

> > NOTITO SCALE INCHES

② DEEPROOF ROOF BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PRIVENIENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE

(Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING

(V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

BICHARTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY RESULATIONS
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
PROVIDE SUPPLEMENTAL IRRIGATION

(S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS

(U) DEEPROOT WATER AND AIR YENT, WHEN REQUIRED

DO NOT SCALE DRAWINGS

(T) DEFPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED

"CHANLOCK" OR EQUAL TREE
THE MATERIAL (I" SIZE) MAIL
OR STAPLE TREE THE MATERIAL
TO STAVE TO HOLD VERTICALLY.
LOOP EACH THE AROUND HALF
THEE LOOSELY TO PROVICE I"
SLACK FOR TRUNK GROWTH.

4" MULCH DEPTH (TAPERED AT TRUNK) MULCH RING SHALL NOT EXCEED HEIGHT OF ADJACENT CURB OR SIDEWALK (TAPERED AT EDGE OF CURB AND SIDEWALK).

MUCH TREE PIT MIN 5"-0"
LENGTH X FULL PLANTING
STRIP WIGHT BETWEEN CURB
AND SIDEMALK (FOR PLANTING
STRIPS LESS THAN 0"-0" WOED
OR PROVIDE 5"-0"ON MULCH
RING FOR PLANTING STRIPS
WIGER THAN 0"-0".

ROUGHEN SIDES OF PLANTING HOLE MAXIMIZE EXCAVATED AREA WITHOUT UNDERMINING ADMICENT PAVING/CURB.

ROOTBARRIER: PLACE AT EDGE OF PAVEMENT/SIDEWALK/ETC.; PLACE PRIOR TO PLACEMENT OF NEW SIDEWALK OR CURB TO PREVENT UNDERMINING. SEE DETAIL 01.02.03;

REMOVE ALL WIRE, STRINGS, AND OTHER NON-BURLAP MATERIAL; AND REMOVE BURLAP FROM TOP \$6 OF ROOTBALL MINIMUM. REMOVE BUTTRELY WHEN DIRECTED BY THE PLANNING DEPT.

CITY OF

PUBLIC WORKS DEPARTMENTS

PUYALLUP

MIN WIDTH OF TREE PIT = 2 TIMES ROOTBALL DIAMETER OR 5'-0", WHICHEVER IS GREATER

24" ROOTBARRIER-

NOTES:

1. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.

2. SHAPE SOIL SURFACE TO PROVIDE 4' DIA WATERING RING.

3. TREE CLEARANCE SHALL BE PER STD SECTION OL 0.1.1.

ALL ROOT BARRIERS FOR NEWLY
ORAT.

O. FOR CONTAINER GROWN TREES, CORRECT AL
CHROLING/MATTER ROOTS BY LOGSENING
HOOTS AND SPREADING THEM FLAT AND/OR
MARING CLEAN CUTS TO CRICILD ROOT(S)
PHOR TO PLAYTING TO ALLOW HORCOMIAL
ROOT GROWTH. CONTAINERIZED TREES WITH
HEAVY ROOT MAITHOUT ON LAND HORCOMIAL
ROOT SPALE BE RESCRIED ALL SWE
ROOTS SPALE BE RESCRIED ALL SWE
ROOT SPALE BE RESCRIED TO SPACE
(C. NOT CIRCLING THE PLANTING PTY WHEN
PLANTED).

7. ALL DECIDIOUS STREET TREES SHALL BE
MATALLED WITH A ZO GALD TEMPORARY
RIBBATION BAG (TREEDATION TEMPORARY
RIBBATION BAG (TREEDATION JUNIOR PRO)
OR EQUAL EQUIVALENT) SHALL BE USED.
ALL TEMPORARY RIBCATION BASS SHALL BE
FREST 2-3 YEARS AFTER PLANTING.

-SET TOP OF ROOT CROWN
1"-2" ABOVE ADJACENT GURB
AND SIDEWALK GRADE.

DRIVE STAKE AT ROOTBALL EDGE (TYP)(SEE NOTE 1)

PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT

STREET TREE PLANTING

IN PLANTING STRIP

MMMMM

2 TIME ROOT BALL DIA.

EXISTING -

BALL AND BURLAP

APPROFED BY COLLEGE HARRIS SCHOOL COLLEGE HA

PLANTING DETAIL

OPEN BURLAP -AROUND TRUNK, TOP 1/3 &: REMOVE

SUB GRADE -

ROUGHEN SIDES -

ASSESSAGE OF THE PROPERTY OF

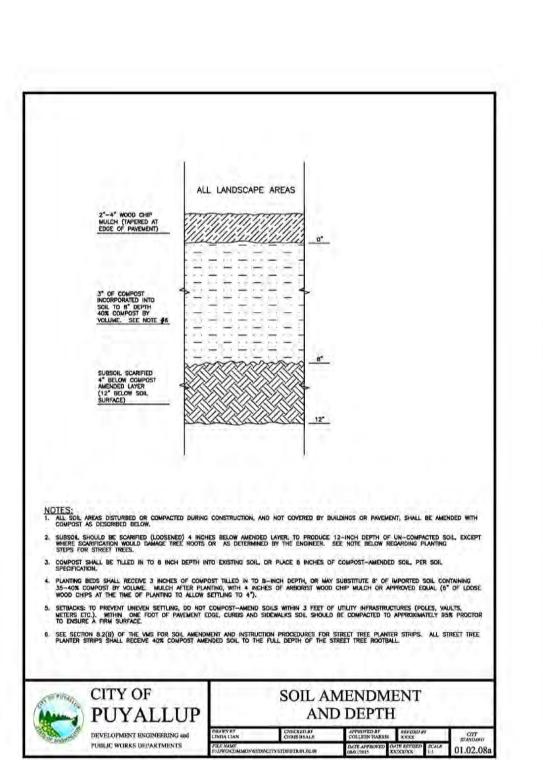
BACK FILL W/50%

NATIVE + 50% 3-WAY TOPSOIL
MIX & COMPACT MOUND TO
SUPPORT TREE WHILE
BACK FILLING. SETTLE BACK
FILL BY SATURATING PLANTING
PIT W/MATER AT TIME OF
INSTALLATION. STAKE W/2'x2'x8'
STAKE & TIE W/FLEXABLE
RUBBER TIES AT 1/3 TO 1/2
PLANT HEIGHT WHEN NEEDED.

CITY OF

PUYALLUP
DEVELOPMENT ENGINEERING and

PUBLIC WORKS DEPARTMENTS



1. CONTRACTION JOINTS SHALL BE 3/8" x 1 1/2" ASPHALT SATURATED FELT PLACED AT 15' O.C.

THRU JOINTS SHALL BE 3/8" x 4" ASPHALT SATURATED FELT PLACED AT DRIVEWAYS, ALLEY RETURNS AND WHEELCHAIR RAMPS AND RADI.

V-GROOVEMARKS SHALL BE 1/8" DEEP AND 1/4" WIDE PLACED AT 5" O.C. FOR 5" SIDEWALKS AND 7.5" O.C. FOR 8" SIDEWALKS.

ALL JOINTS SHALL BE CLEAN AND EDGED TO A 1/4" RADIUS. JOINTS SHALL BE FLUSH WITH THE FINISHED SURFACE.

THE FINISHED SURFACE.

5. ALL UTILITY POLES AND STREET SIGN POSTS IN SIDEWALK AREA NOT REQUIRED TO BE RELOCATED SHALL HAVE A SOUARE SECTION OF CONCRETE SURROUNDED BY 3/8" EXPANSION JOINT MATERIAL AROUND THE POLE. THE JOINT SHALL BE NO CLOSER THAN 8" TO ANY SIDE OF THE POLE SIDE OF THE POLE.

FORMS SHALL BE EITHER WOOD OR STEEL AND SHALL MEET ALL REQUIREMENTS OF THESE SPECIFICATIONS.

CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, AASHTO GRADING 467 COARSE AGGREGATE, NO FLY ASH.

SIDEWALK MINIMUM UNOBSTRUCTED CLEAR WIDTH SHALL BE 4', EXCLUSIVE OF THE WIDTH OF THE CURB.

OF THE CORB.

9. GRATHIOS, ACCESS COVERS, JUNCTION BOXES, CABLE VAULTS, PULL BOXES AND OTHER APPURTENANCES WITHIN THE SIDEWALK (RIGHT OF WAY) MUST HAVE SUP RESISTANT SURFACES AND MATCH THE GRADE OF THE SIDEWALK.

10. CURB RAMPS SHALL BE CONSTRUCTED AT INTERSECTIONS USING A DESIGN PREPARED BY A LICENSED PROFESSIONAL ENGINEER. WHEN A RAMPLESION FAILS TO MEET ALL APPLICABLE DESIGN STANDARDS, THE ENGINEER SHALL DOCUMENT WHY THE PROPOSED RAMP ACHIEVES DESIGN STANDARDS TO THE MAXIMUM EXTENT FEASIBLE.

SIDEWALK WITH

PLANTING STRIP

MINIMUM SIDEWALK WIDTHS

5'(RS ZONES) SINGLE FAMILY RESIDENTIAL
AREAS (DETACHED DWELLINGS)
B'(RS ZONES) COMMERCIAL USES, WHEN REQUIRED
BY DEVELOPMENT SERVICES MANAGER
B'(RM ZONES) MEDIUM AND HIGH DENSITY
MULTI-FAMILY RESIDENTIAL AREAS
B'(CG, CBD ZONES) COMMERCIAL AREAS
B'(CG, CBD ZONES) COMMERCIAL AREAS
B'(CG, CBD ZONES) COMMERCIAL AREAS

* MATCH GREATEST WIDTH FOR ANY ADJACENT ZONE

CURB AND GUTTER, SEE

B'(PF ZONES) PUBLIC FACILITIES AREAS B'(F ZONES) FAIR AREAS

SIDEWALK WIDTH
AS REQUIRED
PLANTING
STRIP

CITY OF

PUYALLUP DEVELOPMENT INVENTOR

2% MAX. SLOPE

AT 85% COMPACTION

RECTION





David's Viburnum

GRASSES & PERENNIALS







Big Blue Lily Turf











Blue Oat Grass

Karl Foerster Feather Reed Grass

Hameln Fountain Grass





PLAYGROUND EQUIPMENT

EXERCISE EQUIPMENT

ELECTRIC VEHICLE CHARGING STATIONS









ENTRY MONUMENT



ORNAMENTAL IRON FENCE

East Town Crossing Pioneer Way & Shaw Road Puyallup, WA