

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff: Chris BEALE
Date: 02/06/2025

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING DIRECTOR, DESIGNEE, OR PROJECT PLANNER.

NOTE: If street trees are required, Call Planning Division for final inspection: (253) 864-4165 (Option 3) Road barriers are required along street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standard detail. Final verification required. Failure to install top soil and root barriers in accordance with the city standards may result in rejection of installation.



REVIEW SET
STATE OF
OHIO
LANDSCAPE ARCHITECT
CONSTRUCTION

ERIC J. WILLIAMS
CERTIFICATE NO. 7775

PROJECT

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

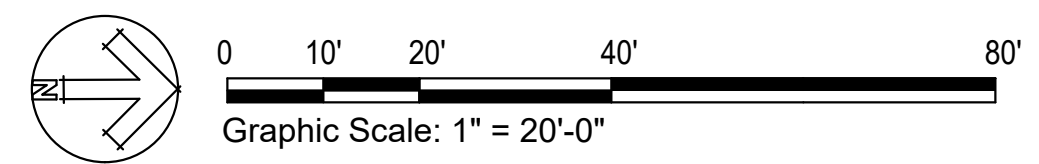
Building	Planning
Engineering	Public Works
Fire	Traffic

LYON LANDSCAPE ARCHITECTS
2111 South C Street, Tacoma, WA 98402
253-678-4173 | Eric@LyonLA.com

REVISIONS	APPD.

L1.0

SCALE:	1" = 20'-0"	DESIGN:	ML
DATE:	January 7, 2024	DRAWN:	ML
PROJECT:	East Town Crossing		
PROJECT NO:	LLA0222.20	CHECKED:	EW
		REVISION NUMBER:	



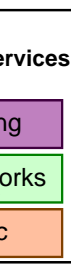
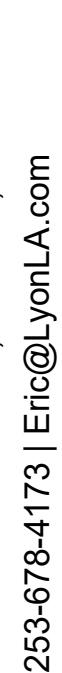
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DATE: January 7, 2024	DRAWN: ML
PROJECT: East Town Crossing	CHECKED: EW
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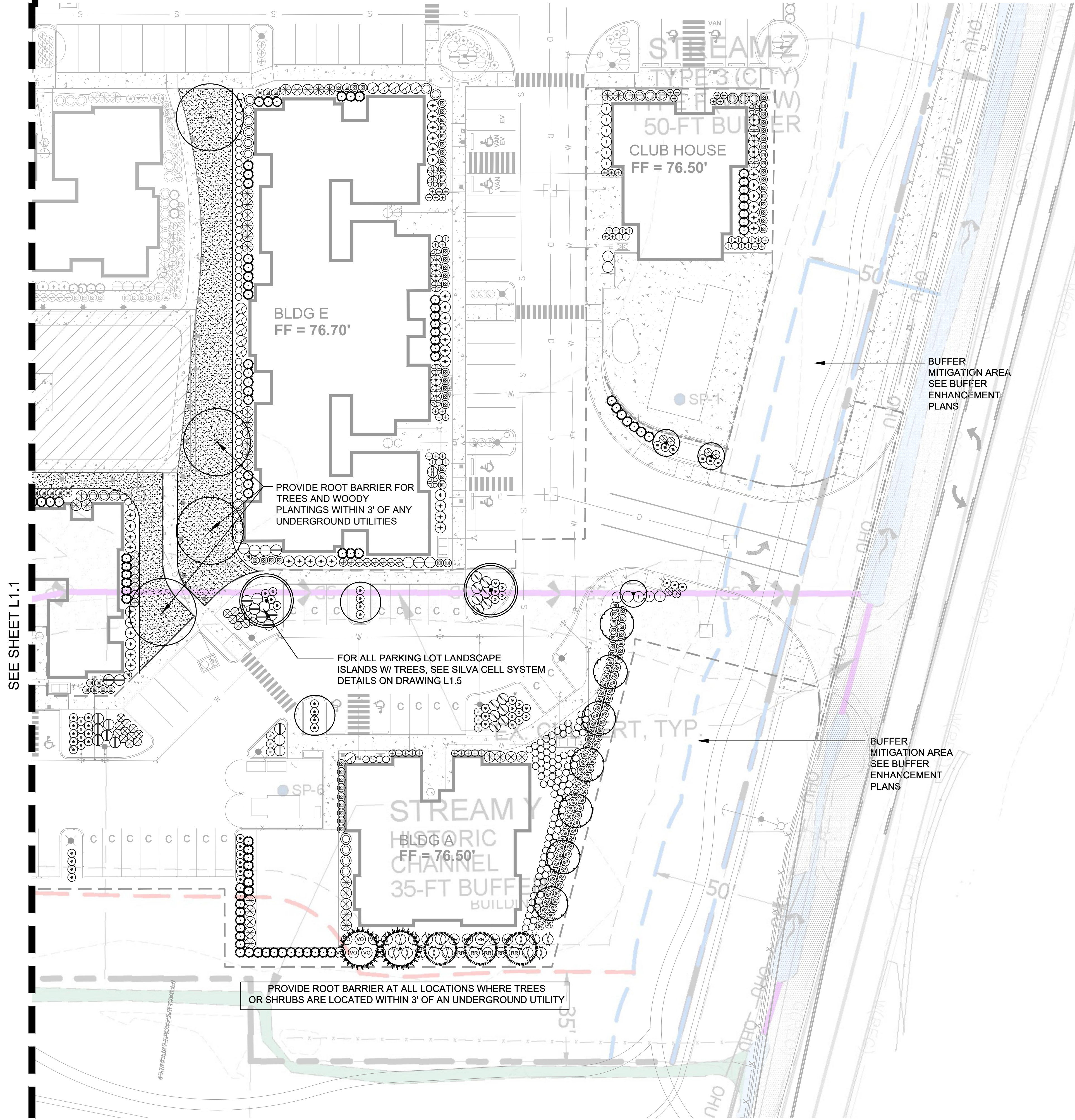
REVISIONS	APPD.



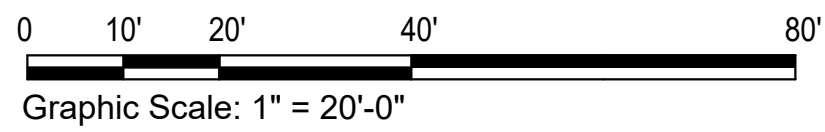
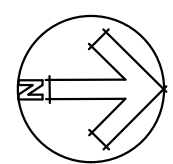
PROJECT



PERMIT SET



SEE SHEET L1.1



CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165
Staff: Chris Beale
Date: 10/26/2023
THIS APPROVAL IS VALID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY IS NOT RESPONSIBLE FOR ANY CHANGES OR CONDITIONS MAY OCCUR CHANGED TO THIS PLAN AND IS NOT RESPONSIBLE FOR ANY PROJECT FAILURE.
NOTE: If any trees are removed, Call Planning Division for replacement. Call Beale Chris at (253) 864-4165 for replacement. This plan shall be approved and signed by the City Engineer. This plan shall be approved and signed by the City Engineer. This plan shall be approved and signed by the City Engineer.

L1.2

SCALE: 1" = 20'-0"	DESIGN: ML
DATE: January 7, 2024	DRAWN: ML
PROJECT: East Town Crossing	CHECKED: EW
NO: LLA0222.20	REVISION NUMBER:

Landscape Plan

REVISIONS	APPD.

LYON LANDSCAPE ARCHITECTS
2111 South C Street, Tacoma, WA 98402
253-678-4173 | Eric@LyonLA.com

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

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

PROJECT

PERMIT SET

REVIEW SET
NOT FOR CONSTRUCTION

ERIC J. WILLIAMS
CERTIFICATE NO. 775

PLANT SCHEDULE			
QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING, NOTES
TREES			
3	Acer griseum	Paperbark Maple	2" caliper, spacing per plan, B&B
2	Acer x freemanii	Autumn Blaze Maple	3" caliper, spacing per plan, B&B
7	Calocedrus decurrens	Incense Cedar	6'-8' HT, spacing per plan, B&B
5	Cercidiphyllum japonicum	Katsura	2" caliper, spacing per plan, B&B
9	Pseudotsuga menziesii	Douglas Fir	8'-10' HT, spacing per plan, B&B
3	Thuja plicata	Western Red Cedar	6'-8' HT, spacing per plan, B&B
8	Ulmus Americana 'Princeton'	Princeton American Elm	2" cal, 40' OC spacing, B&B
108	Juniperus scopulorum 'Skyrocket'	Sky Rocket Juniper	6'-8' HT, spacing per plan, B&B
SHRUBS & PERENNIALS			
35	Azalea 'Gumpo White'	Gumpo White Azalea	3 Gallon @ 4' OC Spacing
18	Choisya ternata	Mexican Orange Blossom	3 Gallon @ 4' OC Spacing
51	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	3 Gallon @ 4' OC Spacing
19	Frades escallonia 'Pink Princess'	Pink Princess Escallonia	3 Gallon @ 4' OC Spacing
47	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	24"-30" HT, spacing per plan
68	Lavandula angustifolia 'Munstead'	Munstead English Lavender	2 Gallon @ 2.5' O.C. Spacing
40	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gallon @ 5' OC Spacing
29	Rosa rugose	Rugosa Rose	5 Gallon @ 5' OC Spacing
174	Sarcococca ruscifolia	Fragrant Sweet Box	3 Gallon @ 3' OC Spacing
24	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	3 Gallon @ 3' OC Spacing
51	Syringa patula 'Miss Kim'	Miss Kim Lilac	30"-36" HT, spacing per plan
17	Vaccinium ovatum	Evergreen Huckleberry	5 Gallon @ 5' OC Spacing
13	Viburnum x davidii	David Viburnum	5 Gallon @ 4' OC Spacing
GROUNDCOVERS & GRASSES			
210	Arcostaphylos uva-ursi 'Vancouver Jade'	Kinnikinnick 'Vancouver Jade'	1 Gallon @ 30" OC Spacing
6	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	2 Gallon @ 3' OC Spacing
20	Calluna vulgaris 'Firefly'	Firefly Heather	1 Gallon @ 3' OC Spacing
135	Helictotrichon sempervirens	Blue Oat Grass	1 Gallon @ 3' OC Spacing
10	Hemerocallis 'Stella de Oro'	Star of Gold Day Lily	1 Gallon @ 3' OC Spacing
Special Sun Mixture Turf			
		80% Perennial Ryegrass	Country Green Turf Farms
		20% Fine Fescue	Hydroseed @ 8 lbs per 1,000 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 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

CITY OF PUYALLUP
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(253) 864-4193

Shari Chou-BEALL
Shari Chou-BEALL

THIS APPROVAL IS VOID AFTER TWO DAYS FROM APPROVAL DATE. THE CITY ARCHITECT HAS REVIEWED THE PLAN AND HAS RECOMMENDED THE PLAN BE APPROVED. THE CITY ARCHITECT HAS REVIEWED THE PLAN AND HAS RECOMMENDED THE PLAN BE APPROVED. THE CITY ARCHITECT HAS REVIEWED THE PLAN AND HAS RECOMMENDED THE PLAN BE APPROVED.

NOTE: If changes are required, the Planning Division must be notified and the plan must be resubmitted for review. The City Architect has reviewed the plan and has recommended the plan be approved. The City Architect has reviewed the plan and has recommended the plan be approved. The City Architect has reviewed the plan and has recommended the plan be approved.

L1.3

Plant Schedule & Notes

SCALE:	DESIGN:	ML
DATE:	DRAWN:	ML
PROJECT:	CHECKED:	EW
NO:	REVISION NUMBER:	

	REVISIONS	APPD.

LYON

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Building

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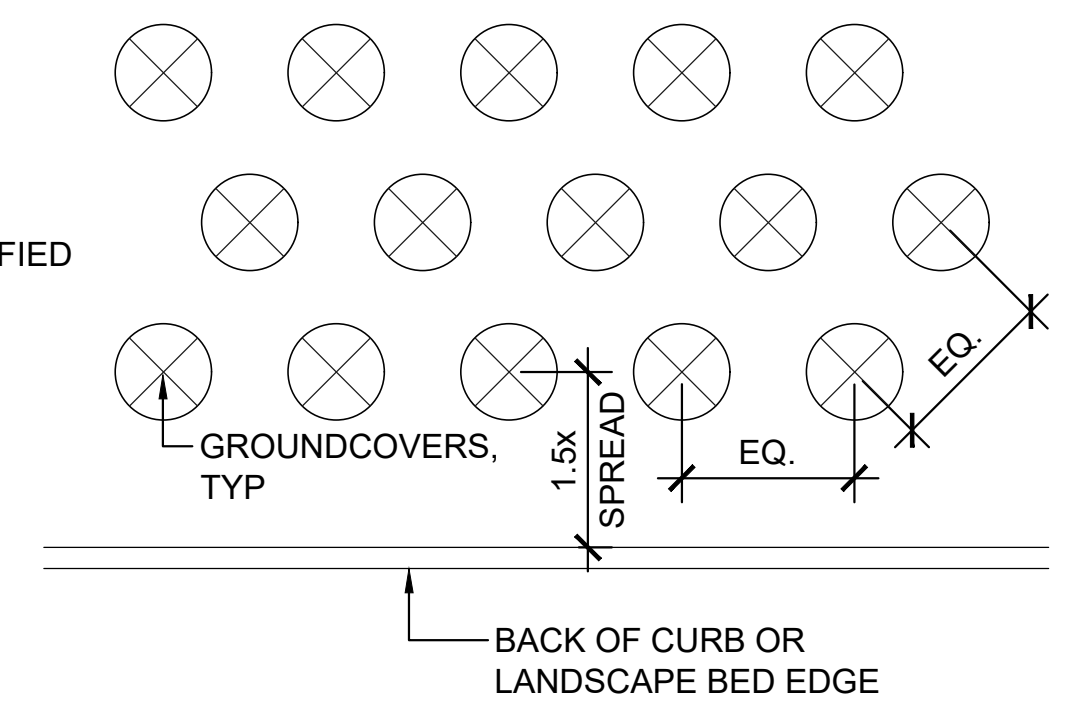
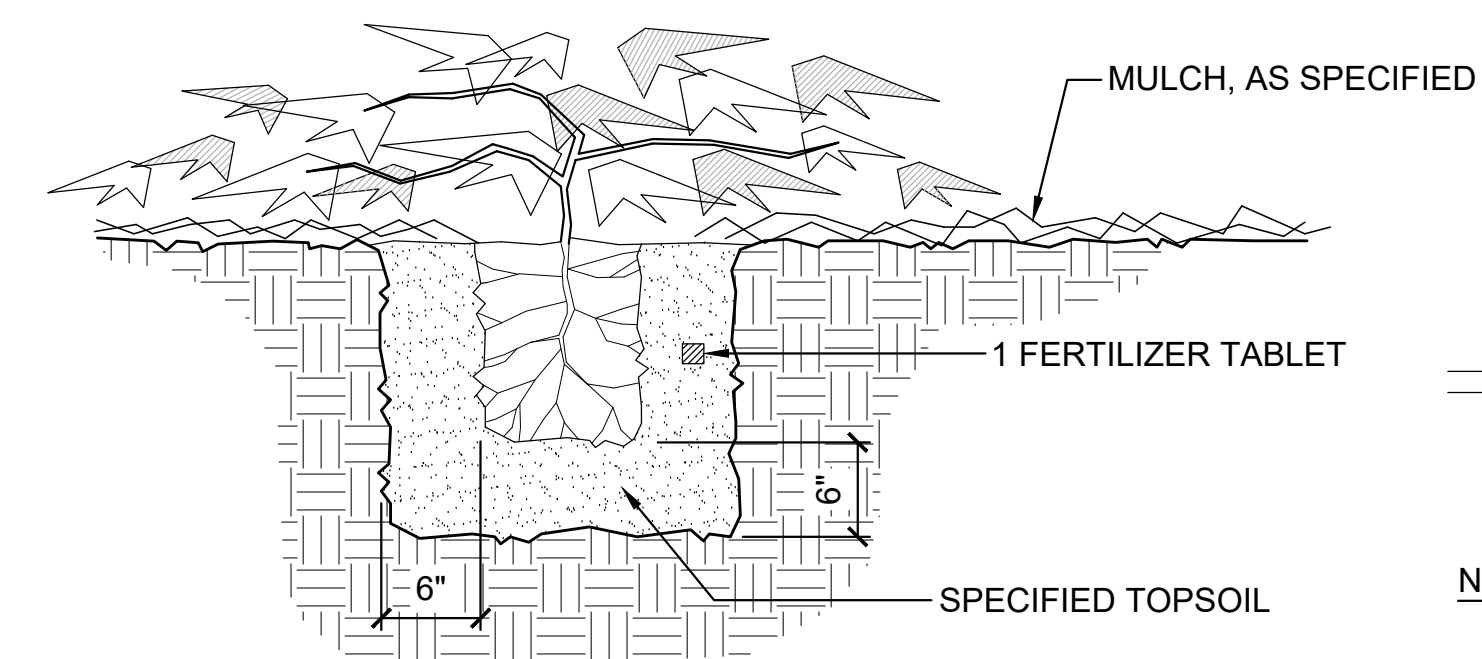
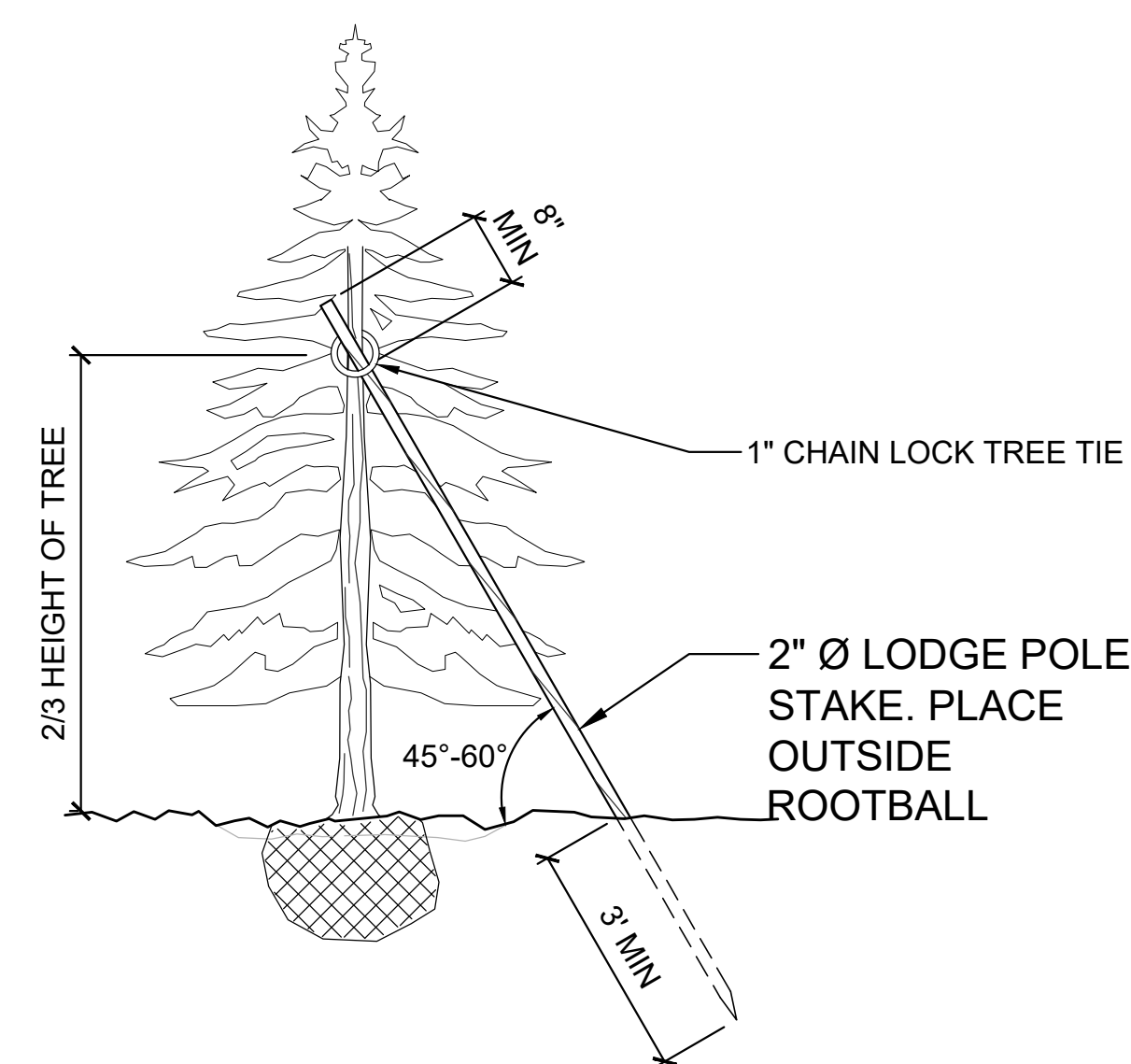
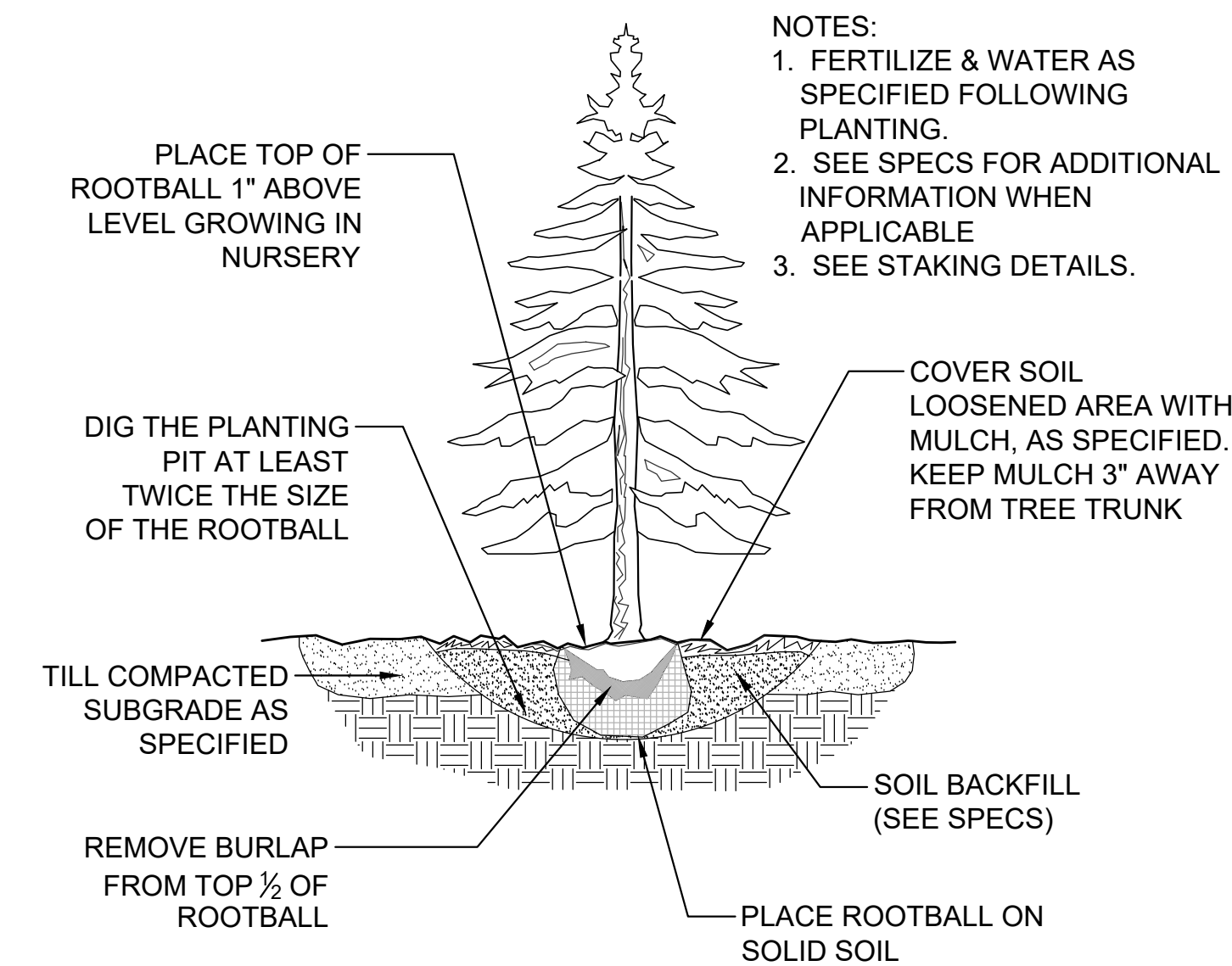
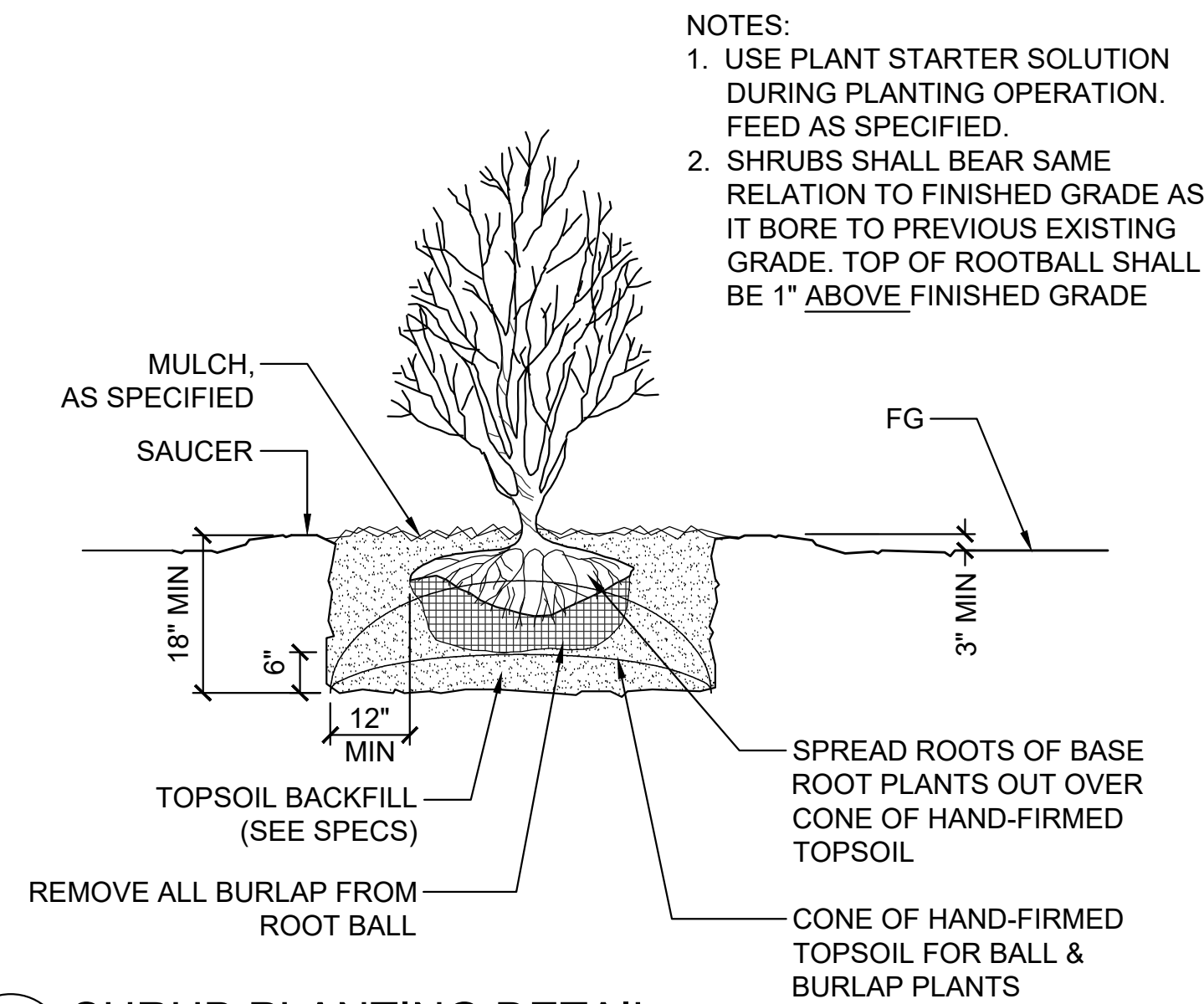
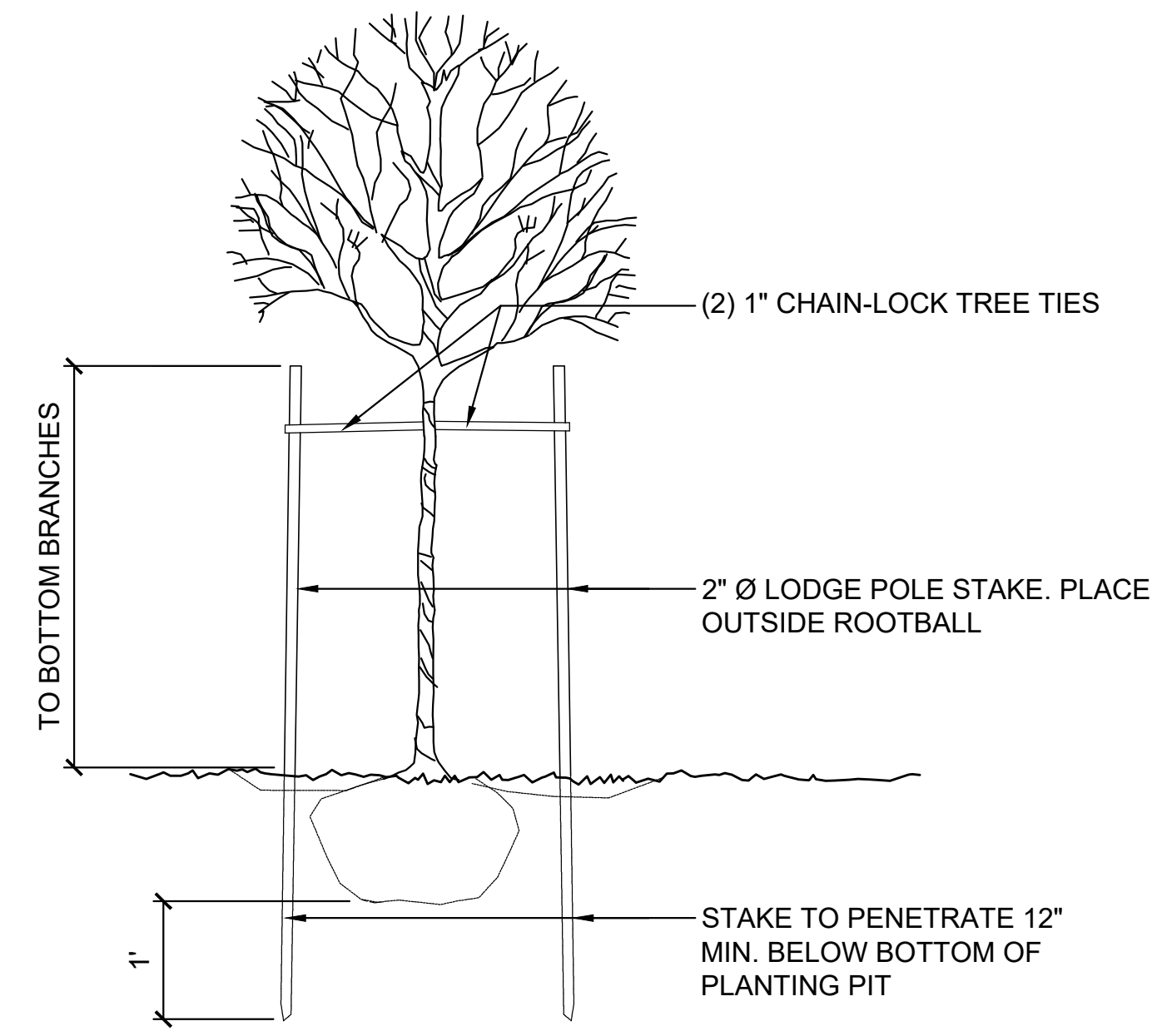
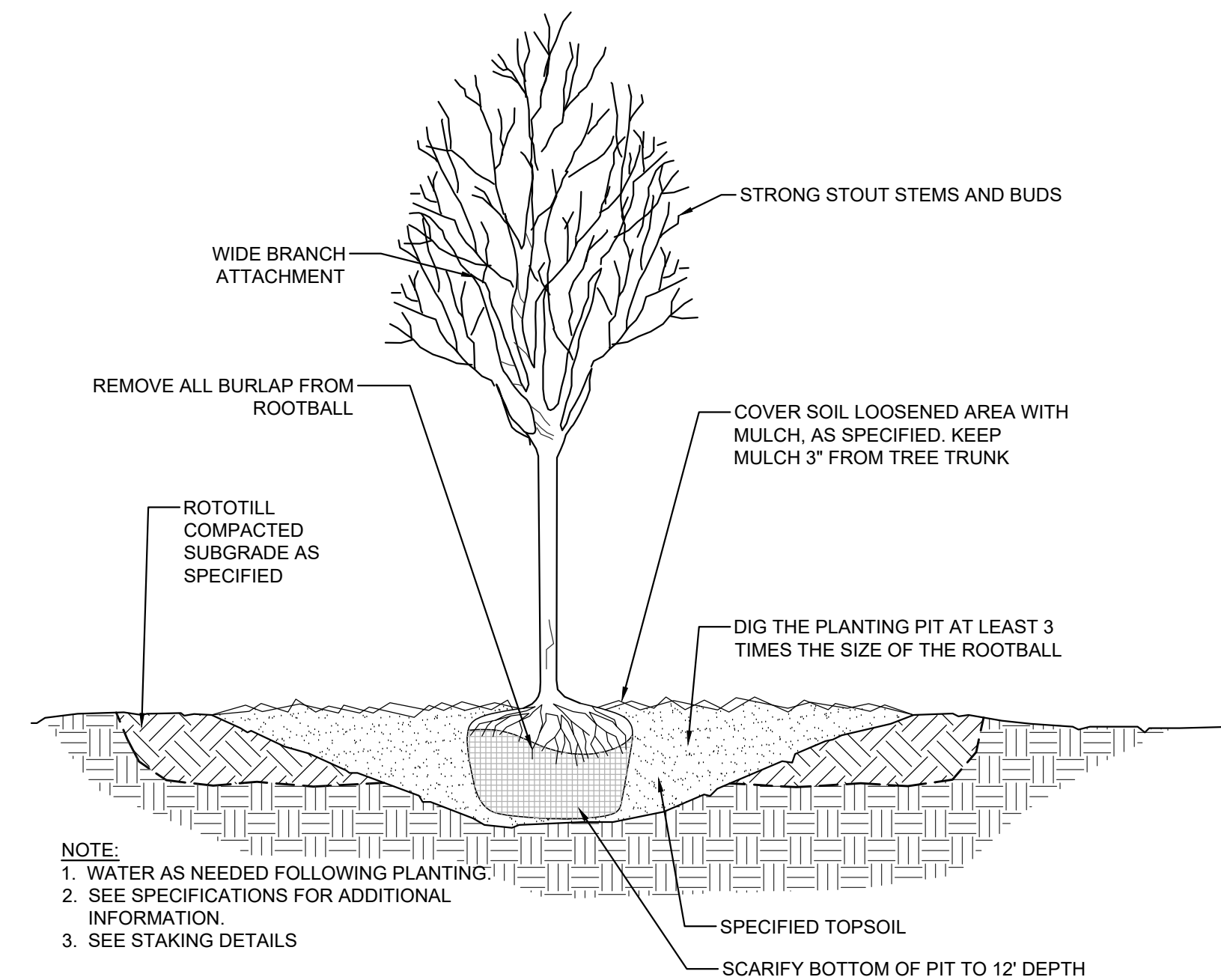
East Town Crossing
Phase Two
Pioneer Way & Shaw Road
Puyallup, WA

PROJECT

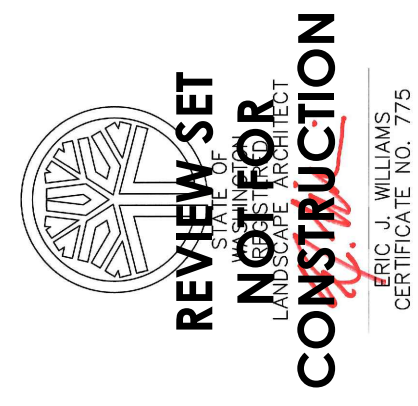
REVIEW SET
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ERIC J. WILLIAMS
CERTIFICATE NO. 775

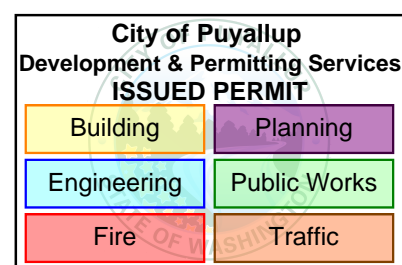
PERMIT SET



PERMIT SET



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



Planting Details

L1.4

SCALE:	As Shown	DESIGN:	ML
DATE:	January 7, 2024	DRAWN:	ML
PROJECT:	East Town Crossing		
PROJECT NO:	LLA0222.20	CHECKED:	EW
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		NUMBER:	

REVISIONS	APPD.

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NOTE: If street trees are required, Call Planning Division for field inspection: (253) 864-4165 (option 3). Root barriers must be installed around trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards. Field verification and field picture to install top soil and root barriers in accordance with the city standards may result in rejection of installation.

