

Plan

City of Puyallup Development & Permitting Services ISSUED PERMIT

Public Works

Traffic

160'

Building

Engineering

Graphic Scale: 1" = 40'-0"

L1.0

East Town Crossing Pioneer Way & Shaw Road Puyallup, WA

10.0' PERVIOUS WALK (PER CITY OF PUYALLUP)

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4.5' CON (PER CITY

ORNAMENTA 6-FT FENCE

PSD STOP

PICNIC TABLE

– 24" SQ. PAVERS

SEE SHEET L1.2

2.0' CONC. SHOULDER (PER CITY OF PUYALLUP)

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3000

CHAINLINK 6-FT FENCE

CONNECTION H NEIGHBOR

TRASH

COMPACTOR W/ SEWER-CONNECTION

EXERCISE EQUIP.; TYP

10000

BLD'G H (TYPE 3a) 3-STORY

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BLD'G G (TYPE 3) 3-STORY

24-UNIT 1 BEDRMS

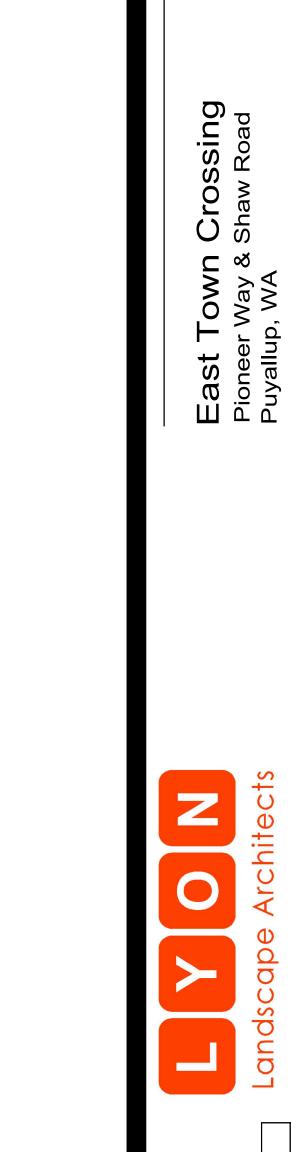
24-UNIT -exercises TATIOMS

(EX) PROPERTY LINE

PROPERTY LINE (NEW)

- FOR ALL PARKING LOT LANDSCAPE
ISLANDS W/ TREES, SEE SILVA CELL SYSTEM

DETAILS ON DRAWING L1.7



Plan andscape

City of Puyallup evelopment & Permitting Services ISSUED PERMIT

Public Works

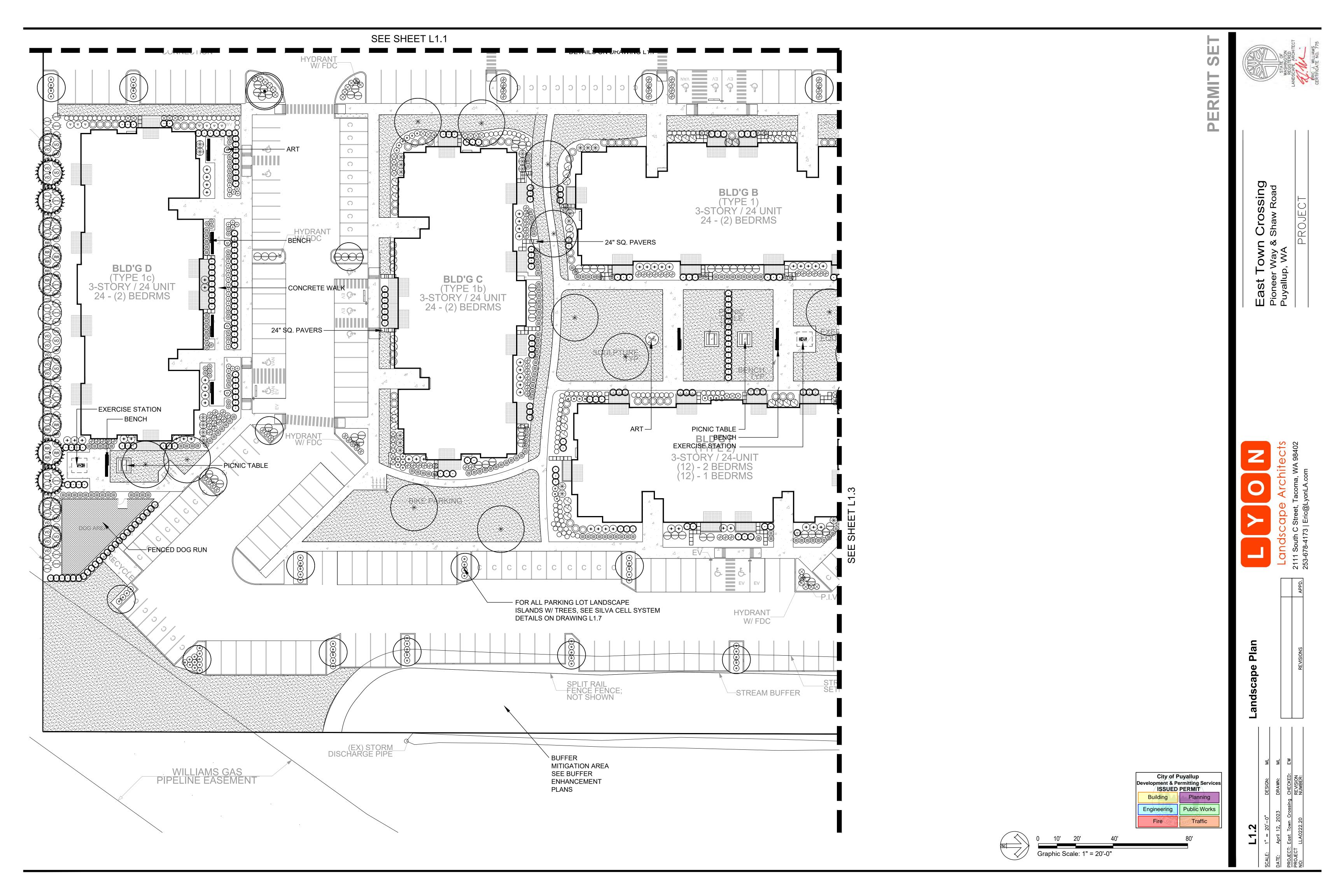
Traffic

Building

Engineering

Graphic Scale: 1" = 20'-0"

Crossing Shaw Road





Graphic Scale: 1" = 20'-0"



City of Puyallup evelopment & Permitting Services ISSUED PERMIT

Public Works

Traffic

Building

Engineering

Graphic Scale: 1" = 20'-0"

Plan andscape

Crossing Shaw Road East To Pioneer W Puyallup,

PERMIT

RVIOUS WALK TY OF PUYALLUP) 4.5' CONC. SHOULDER (PER CITY OF PUYALLUP) USE PATH PROPERTY LINE (NEW)

SHAW ROAD

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ORNAMENTAL 6-FT FENCE

FOR ALL PARKING LOT LANDSCAPE ISLANDS W/ TREES, SEE SILVA CELL SYSTEM

DETAILS ON DRAWING L1.7

HYDRANT W/ FDC

SEE SHEET L1.3

(EX) PROPERTY LINE

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–(EX) PI

--PROPERTY

AREA OF PHAS STREAM BUFF TO BE REMOVI

PROPOSED TRANFORMER

– BUFFER

PLANS

STREAM BUFFER SETBACK

STREAM BUFFER

MITIGATION AREA

SEE BUFFER ENHANCE/MENT

RMIT

Plant

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

Sky Rocket Juniper

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

SHRUBS & PERENNIALS

337 Juniperus scopulorum 'Skyrocket'

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	- 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
A	- 46	Choisya ternata	Mexican Orange Blossom	3 Gallon @ 4' OC Spacing
<u> </u>	315	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	3 Gallon @ 4' OC Spacing
(0)	- 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 pla
(<u>\(\rangle \)</u>	- 7	Hydrangea quercifolia	Oakleaf Hydrangea	5 Gallon @ 4' OC Spacing
<u></u>	- 91	Lavandula angustifolia 'Munstead'	Munstead English Lavender	2 Gallon @ 2.5' O.C. Spaci
	- 214	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gallon @ 5' OC Spacing
(M)—	- 27	Polystichum munitum	Western Sword Fern	3 Gallon @ 4' OC Spacing
(RR)	- 85	Rosa rugose	Rugosa Rose	5 Gallon @ 5' OC Spacing
<u> </u>	- 620	Sarcococca ruscifolia	Fragrant Sweet Box	3 Gallon @ 3' OC Spacing
—	- 274	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	3 Gallon @ 3' OC Spacing
₩—	- 60	Syringa patula 'Miss Kim'	Miss Kim Lilac	30"-36" HT, spacing per pla
(vo)——	- 114	Vaccinium ovatum	Evergreen Hucklberry	5 Gallon @ 5' OC Spacing
(1)—	- 177	Viburnum x davidii	David Viburnum	5 Gallon @ 4' OC Spacing
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CDOLINDCOVEDS & CDASSES

G	ROUN	DCOVERS & GRASSES		
0	483	Arctostaphylos uva-ursi 'Vancouver Jade'	Kinnikinnick 'Vancouver Jade'	1 Gallon @ 30" OC Spacing
<u></u>	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
a —	88	Hemerocallis 'Stella de Oro'	Star of Gold Day Lily	1 Gallon @ 3' OC Spacing
0	00	Liriope muscari 'Big Blue'	Big Blue Lily Turf	4" Pot @ 18" OC Spacing
<u></u>	32	Pennisetum alopecuroides 'Hameln'	Dwarf Hameln Fountain Grass	1 Gallon @ 3' OC Spacing

Special Sun Mixture Turf Country Green Turf Farms 80% Perennial Ryegrass 20% Fine Fescue Hydroseed @ 8 lbs per 1,000 sf

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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.

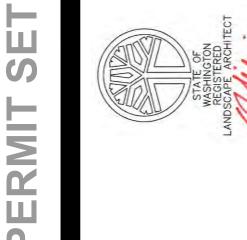
4. PLANTING OF SOD

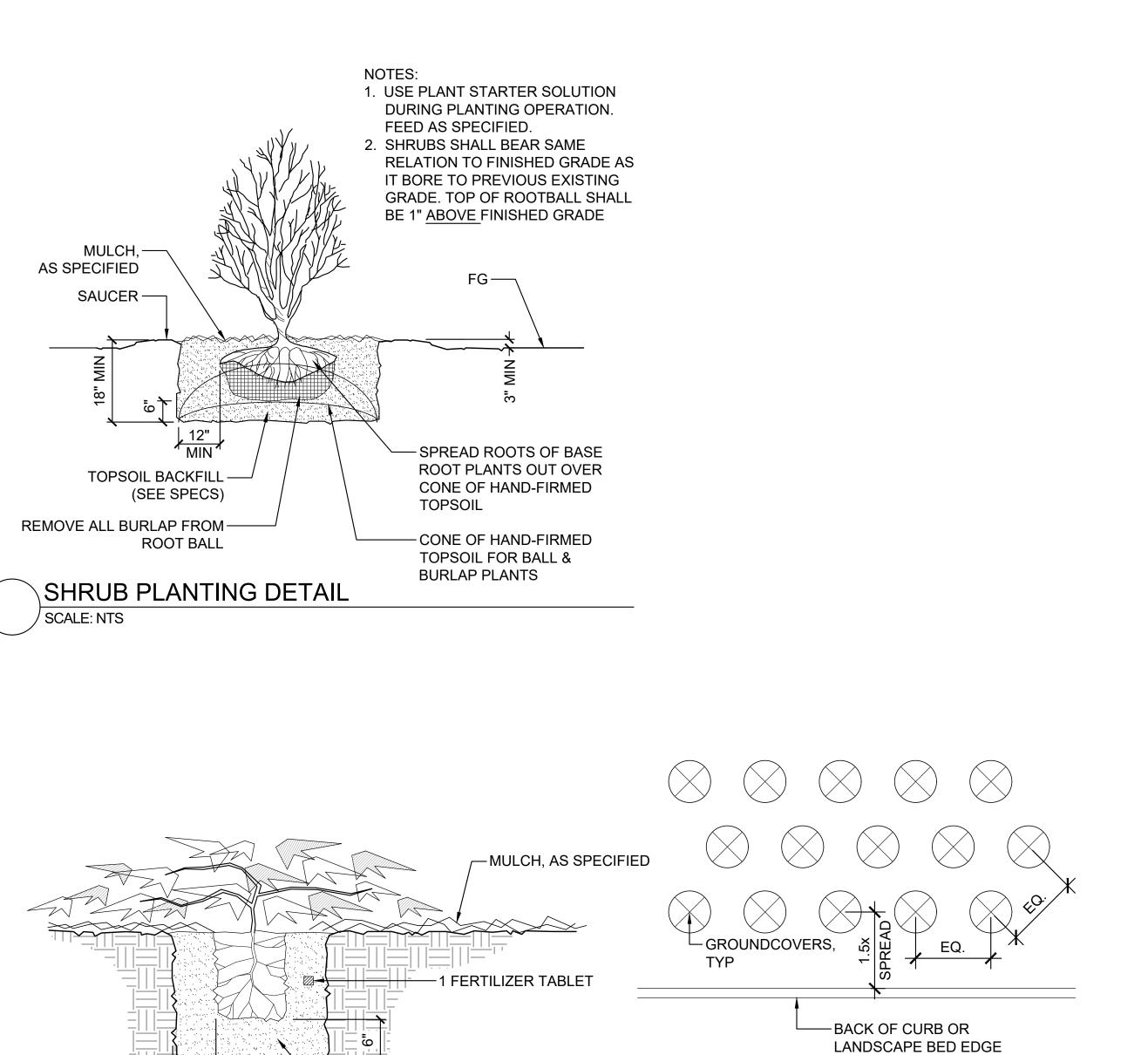
- a. Prior to work, have limits of sod approved by Landscape Architect. Contractor responsible to verify quantities.
- b. Place topsoil then roll, compact and rake to a smooth finished grade, free of depressions and high spots.
- c. Prior to placing sod, water the soil to get it moist.
- d. Install sod 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 size as specified herein.
- 6. IRRIGATION
- a. All plants shall be irrigated with an inground automatic irrigation system

City of Puyallup evelopment & Permitting Services **ISSUED PERMIT** Building Planning Engineering Public Works Traffic





-SPECIFIED TOPSOIL

GROUNDCOVER PLANTING DETAIL

SCALE: NTS

STRONG STOUT STEMS AND BUDS

— COVER SOIL LOOSENED AREA WITH

3" OF MULCH, AS SPECIFIED. KEEP

MULCH 3" FROM TREE TRUNK

— DIG THE PLANTING PIT AT LEAST 3

-PLACE ROOTBALL ON SOLID SOIL

- SPECIFIED TOPSOIL

1. FERTILIZE & WATER AS SPECIFIED FOLLOWING

3. SEE STAKING DETAILS.

2. SEE SPECS FOR ADDITIONAL

-COVER SOIL

TREE TRUNK

SOIL BACKFILL (SEE SPECS)

—PLACE ROOTBALL ON

SOLID SOIL

3" OF MULCH, AS

SPECIFIED. KEEP

LOOSENED AREA WITH

MULCH 3" AWAY FROM

NOTES:

PLANTING.

INFORMATION

TIMES THE SIZE OF THE ROOTBALL

-(2) 1" CHAIN-LOCK TREE TIES

- 2" Ø LODGE POLE STAKE. PLACE

OUTSIDE ROOTBALL

-STAKE TO PENETRATE 12"

MIN. BELOW BOTTOM OF

—1" CHAIN LOCK TREE TIE

-2" Ø LODGE POLE

STAKE. PLACE

OUTSIDE

_ROOTBALL

PLANTING PIT

DECIDUOUS TREE STAKING DETAIL

45°-60°/

CONIFER TREE STAKING

SCALE: NTS

SCALE: NTS

WIDE BRANCH-

ATTACHMENT

REMOVE ALL BURLAP -

FROM ROOTBALL

-ROTOTILL

COMPACTED

NOTE:

1. DO NOT FERTILIZE. WATER AS

2. SEE SPECIFICATIONS FOR

3. SEE STAKING DETAILS

PLACE TOP OF -

NURSERY

ROOTBALL 1" ABOVE

LEVEL GROWING IN

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

SCALE: NTS

ADDITIONAL INFORMATION

NECESSARY FOLLOWING PLANTING.

DECIDUOUS TREE PLANTING DETAIL

SUBGRADE AS SPECIFIED

> 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

City of P Development & Po ISSUED	- A / \
Building	Planning
Engineering	Public Works
Fire OF W	Traffic

Details Planting

Crossing Shaw Road



RMIT

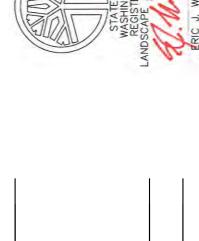
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EXISTING -

BALL AND BURLAP

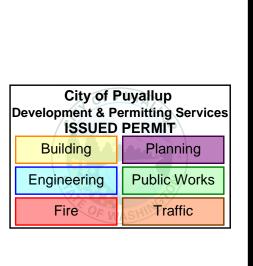
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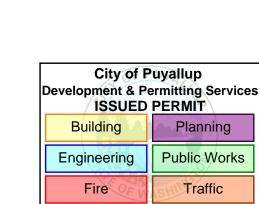
PLANTING DETAIL

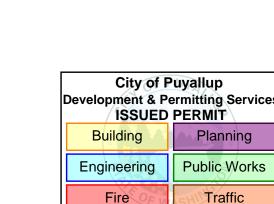


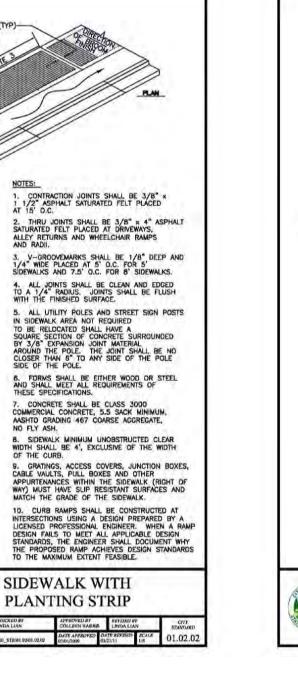
Crossing Shaw Road

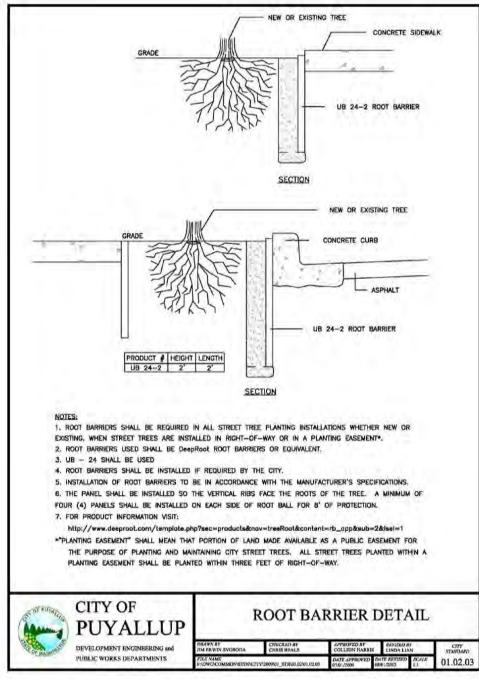
East To Pioneer W Puyallup,

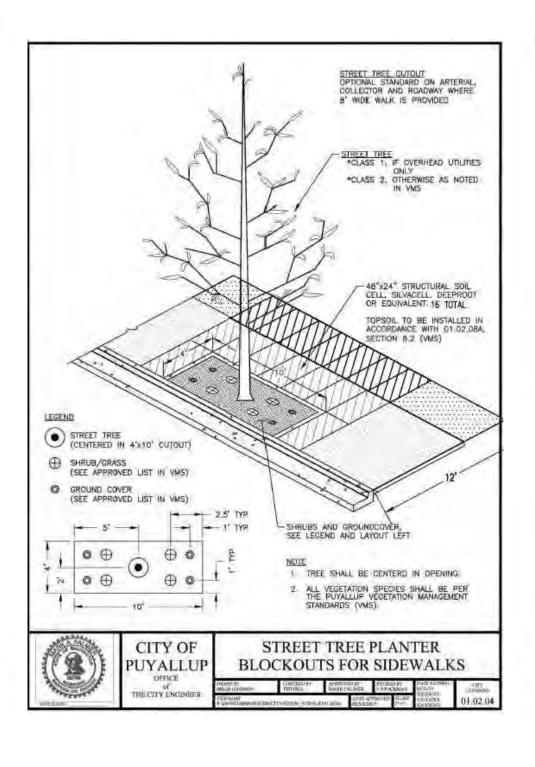


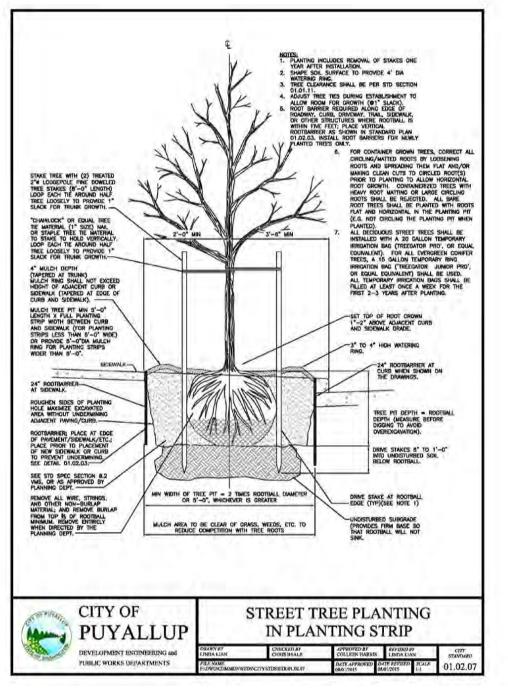


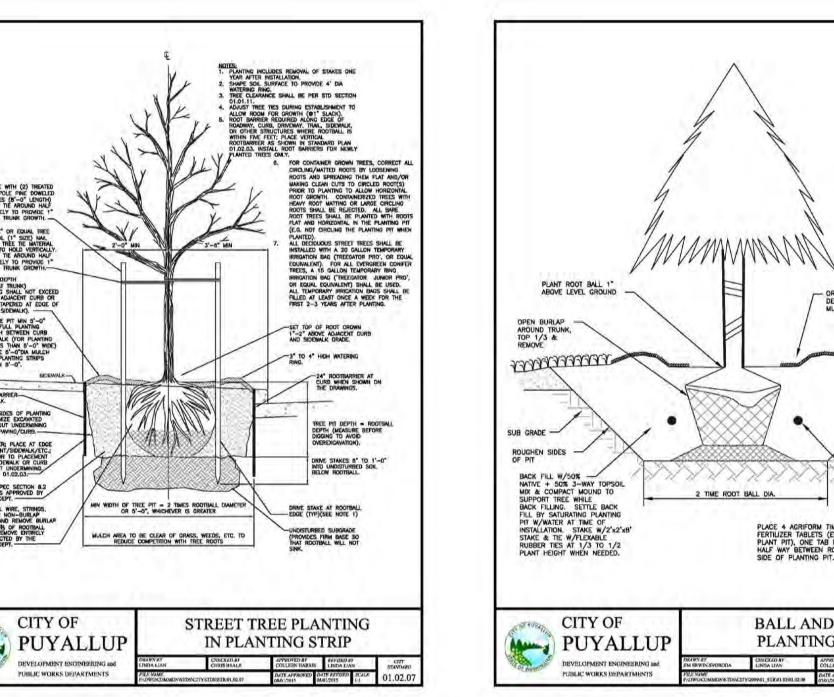


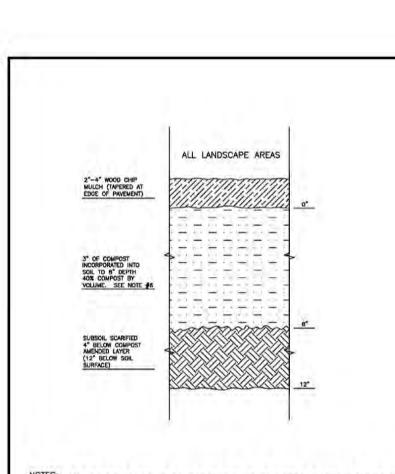












MINIMUM SIDEWALK WIDTHS

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'(GC, CBD ZONES) COMMERCIAL AREAS
B'(FF ZONES) PUBLIC FACILITIES AREAS
B'(FF ZONES) FAIR AREAS
B'(FF ZONES) FAIR AREAS

* MATCH GREATEST WIDTH FOR ANY ADJACENT ZONE

CURB AND GUTTER, SEE

SIDEWALK WIDTH
AS REQUIRED
PLANTING
STRIP

CITY OF

PUYALLUP
DEVELOPMENT ENTITUDE

2% MAX. SLOPE

AT 85% COMPACTION

RECTION

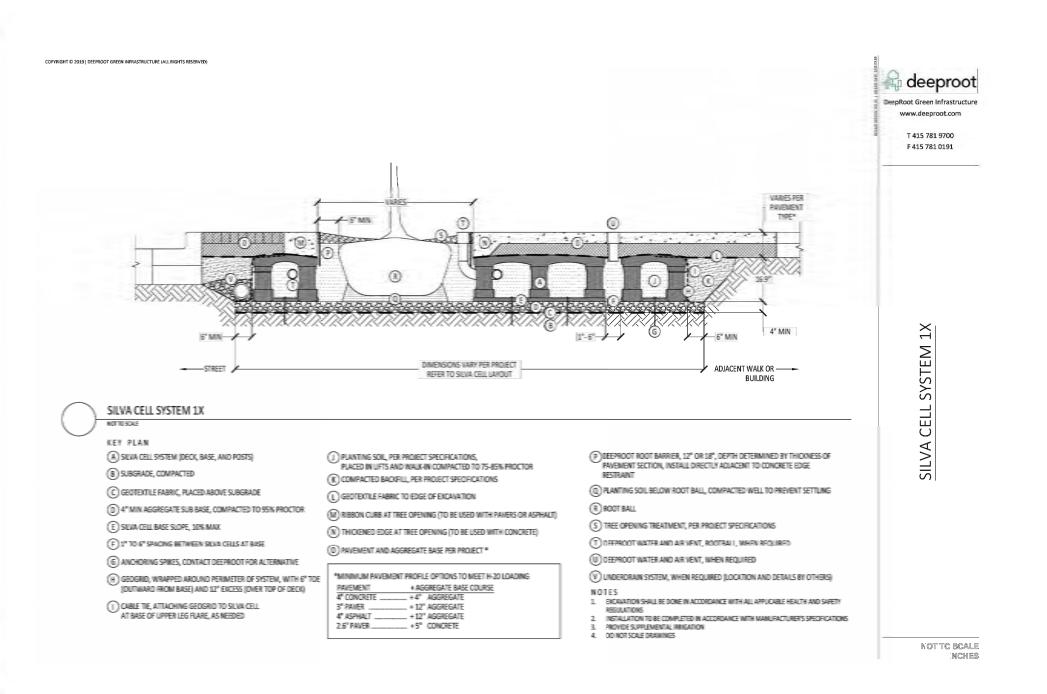
NOTES:

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.

- 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 B' OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL (6" OF LOOSE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTLING TO 4").
- 5. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS,

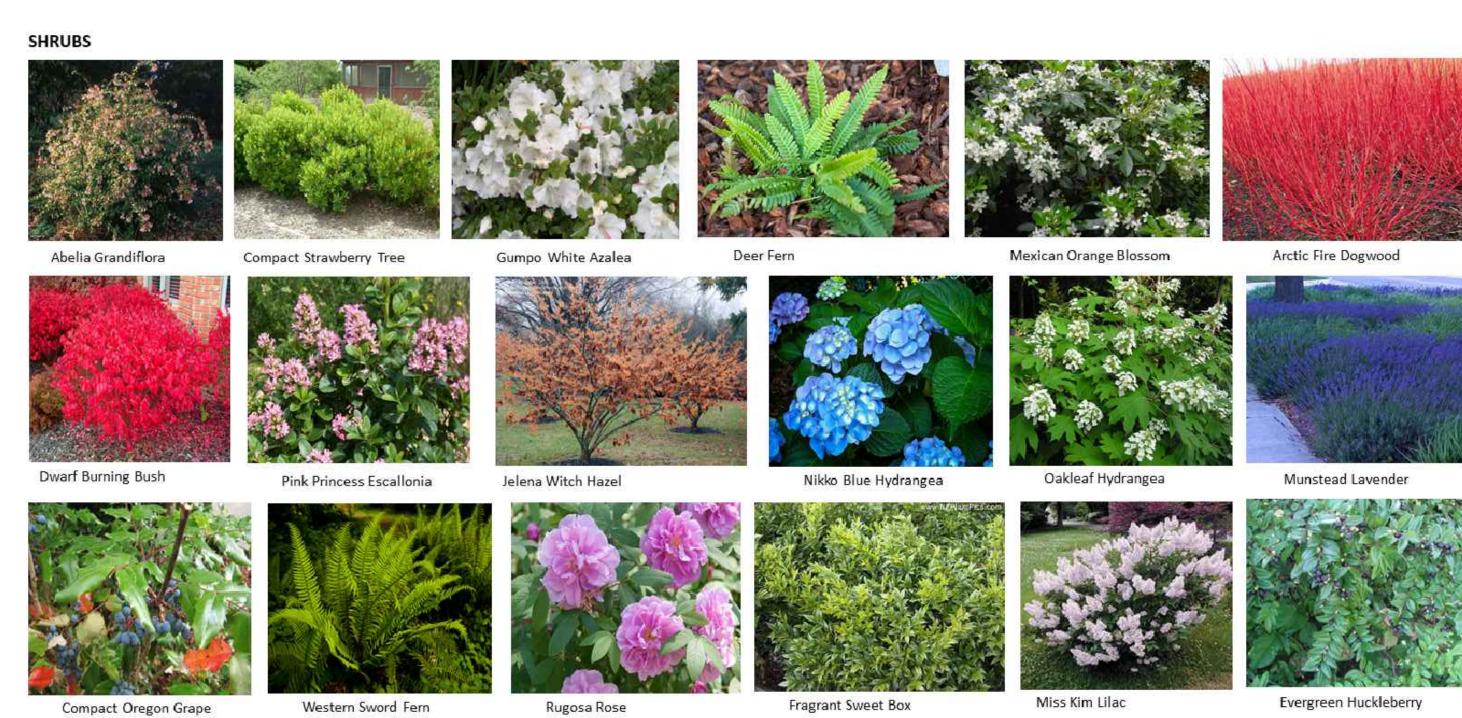
	METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 95% PROCTO TO ENSURE A FIRM SURFACE.
6.	SEE SECTION 8.2(ff) OF THE VAIS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.

	PUBLIC WORKS DEPARTMENTS	PILE NAME FAUWGICUMMONISTE	SALITYSTES STR. 01.02.08	DATE APPROVED DATE REVISED 08/01/2015 XX/XX/XX	11 01.02	
A STATE OF THE PARTY OF THE PAR	DEVELOPMENT ENGINEERING and	DRAWN BY LINDA LIAN	CHRICKED IO CHRIS HEALE	COLLERN HARRIS XXXX	BY CIT STANK	
	PUYALLUP	JP AND DEF				
Traffic .		SOIL AMENDMENT				
is.	CITY OF		SOIT A	MENDMENT		



Planting Details City of Puyallup







David's Viburnum

GRASSES & PERENNIALS

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	36		
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Kinnikinnick



Firefly Heather



Big Blue Lily Turf



Blue Oat Grass





Stella de Oro Day Lily



Hameln Fountain Grass

ISSUED F Building Engineering

uyallup rmitting Services PERMIT	
Planning	
Public Works	
SHIT Traffic	





PLAYGROUND EQUIPMENT

800.458.5872

EXERCISE EQUIPMENT

ELECTRIC VEHICLE CHARGING STATIONS





BIKE RACKS



ENTRY MONUMENT



ORNAMENTAL IRON FENCE

	Puyallup ermitting Services PERMIT
Building	Planning
Engineering	Public Works
Fire OF W	SHITraffic

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

East Town Crossing Pioneer Way & Shaw Road Puyallup, WA

L1.9

Not to Scale DESIGN: ML
April 12, 2023 DRAWN: ML
T: East Town Crossing CHECKED: EW
T REVISION