

0 20' 40' 80' 160'
Graphic Scale: 1" = 40'-0"

City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning	Engineering	Public Works
Fire	Traffic		

L1.0

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

Overall Landscape Plan

REVISIONS	APPD.



Landscape Architects

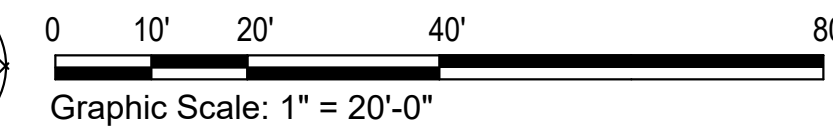
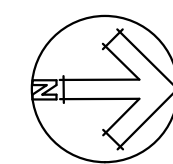
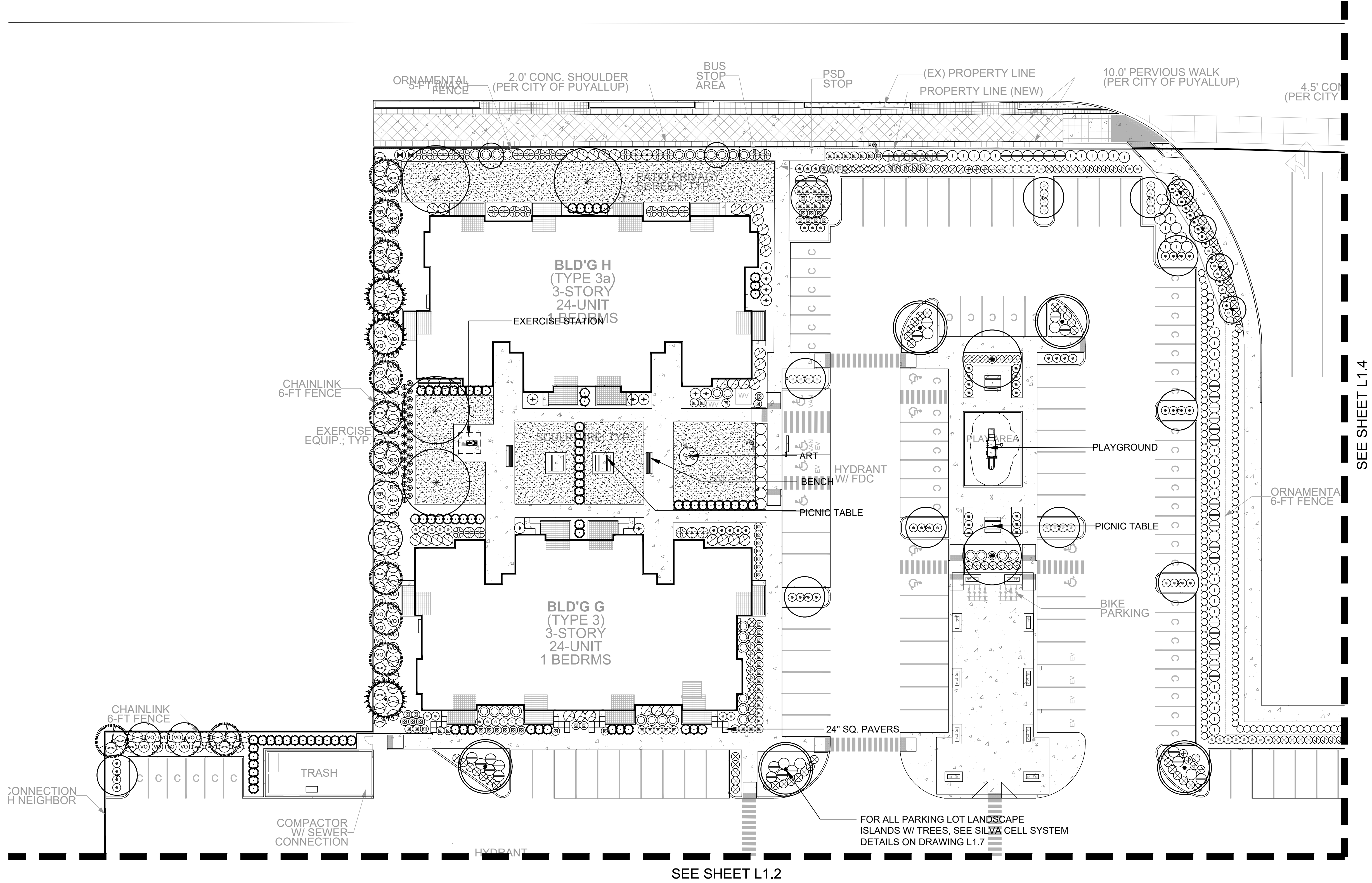
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East Town Crossing
Pioneer Way & Shaw Road
Puyallup, WA

PROJECT

PERMIT SET





City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning	Engineering	Public Works
Fire	Traffic		

L1.1

SCALE: 1" = 20'-0"	DESIGN: ML
DATE: April 12, 2023	DRAWN: ML
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Landscape Plan

REVISIONS	APPD.



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East Town Crossing
 Pioneer Way & Shaw Road
 Puyallup, WA

PROJECT

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DETAILS ON DRAWING L1.



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

Eric J. Williams

ERIC J. WILLIAMS
CERTIFICATE NO. 7775

East Town Crossing

Pioneer Way & Shaw Road

Puyallup, WA

LYON
Landscape Architects
2111 South C Street, Tacoma, WA 98402
253-678-4173 | Enc@LyonLA.com

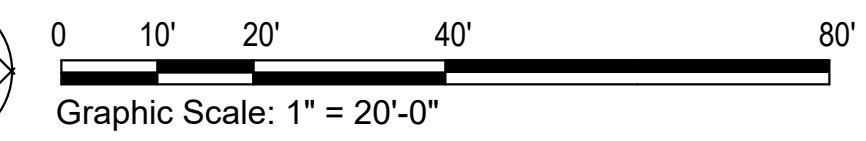
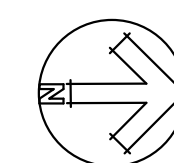
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Landscape Plan

L1.2

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

	REVISIONS
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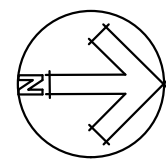
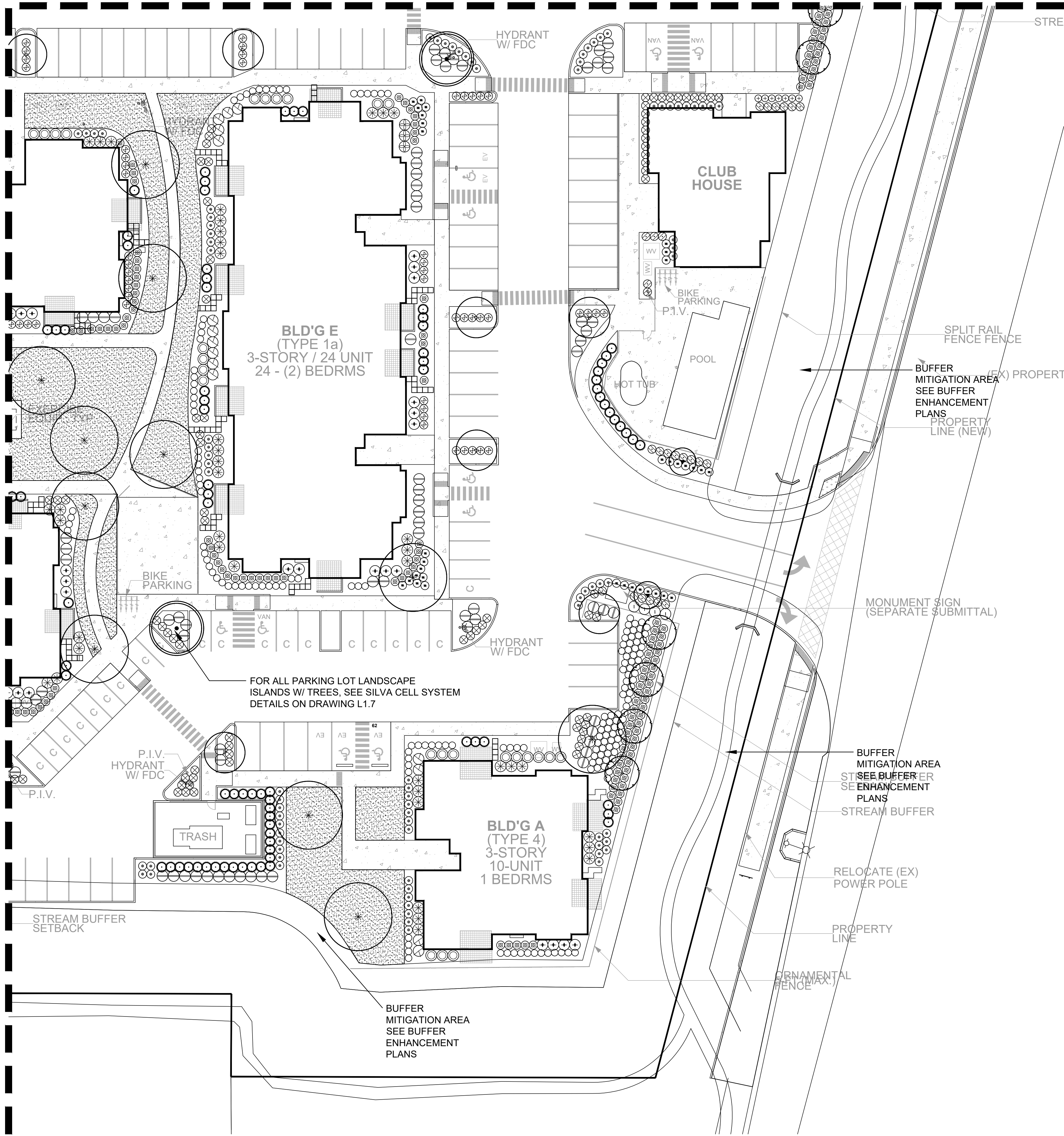


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graph TD
    A[ISSUED PERMIT] --- B[Building]
    A --- C[Planning]
    A --- D[Engineering]
    A --- E[Public Works]
    A --- F[Fire]
    A --- G[Traffic]
  
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SEE SHEET L1.2

SEE SHEET L1.4



0 10' 20' 40' 80'
Graphic Scale: 1" = 20'-0"

City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning	Engineering	Public Works
Fire	Traffic		

L1.3

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

Landscape Plan

REVISIONS	APPD.



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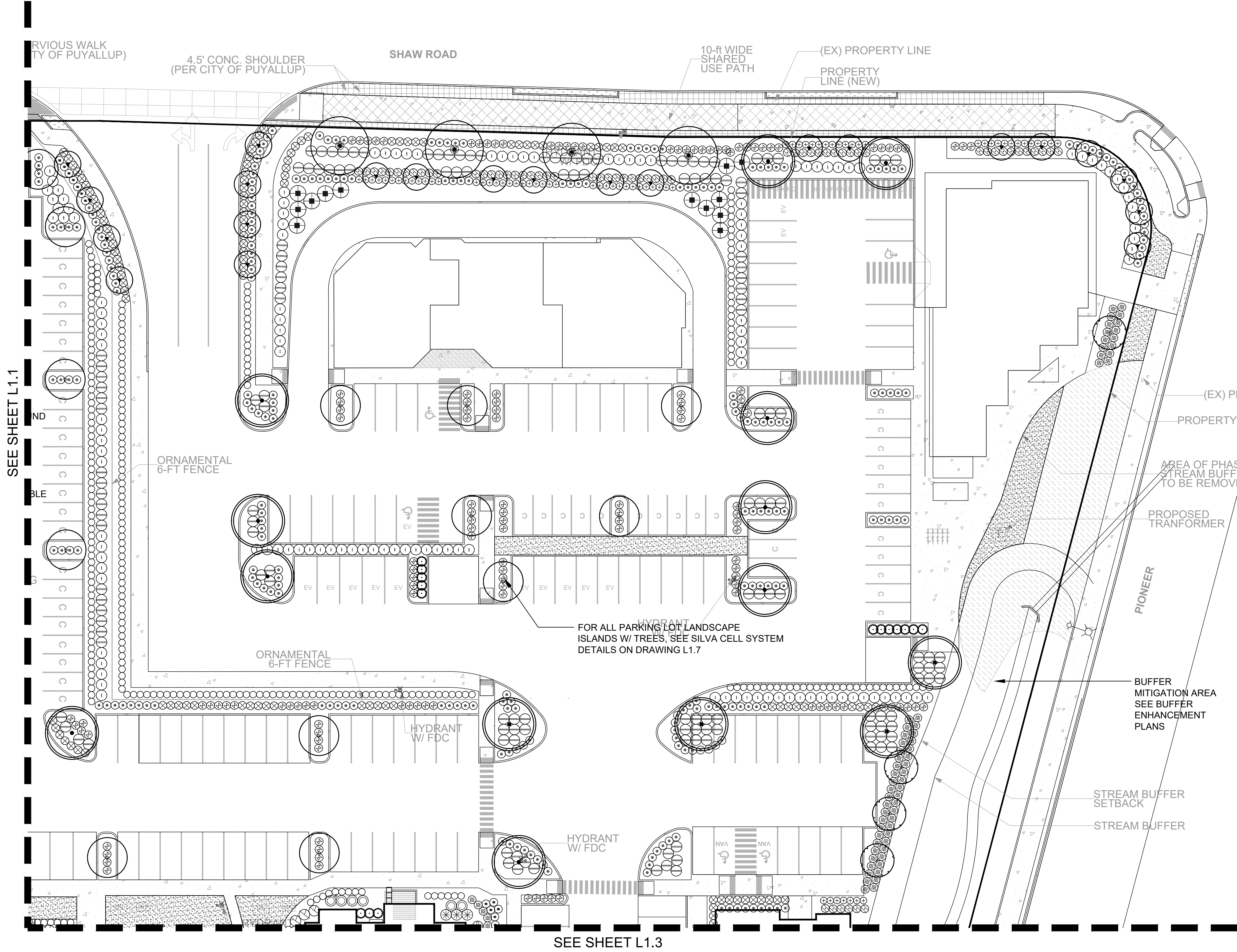
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East Town Crossing
Pioneer Way & Shaw Road
Puyallup, WA

PROJECT

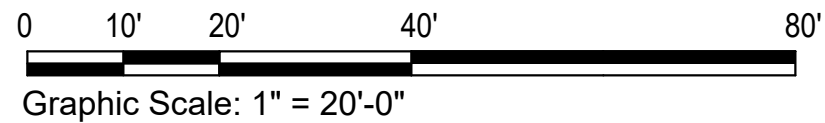
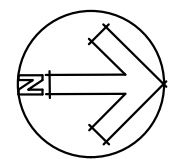
PERMIT SET





SEE SHEET L1.1

SEE SHEET L1.3



City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning	Fire	Traffic
Engineering	Public Works		

L1.4

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

Landscape Plan

REVISIONS	APPD.



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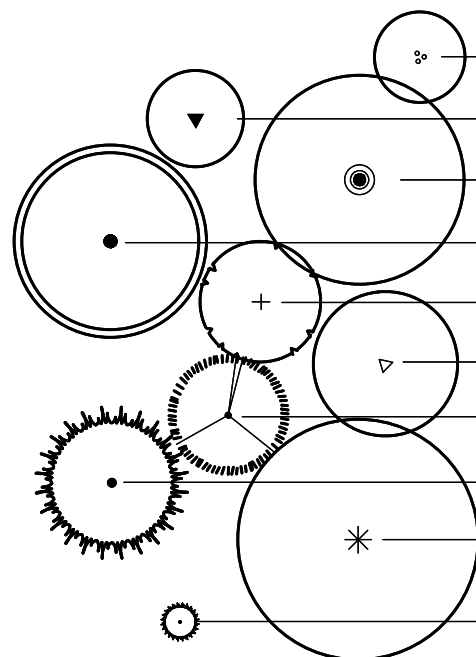
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East Town Crossing
Pioneer Way & Shaw Road
Puyallup, WA


PROJECT

PERMIT SET



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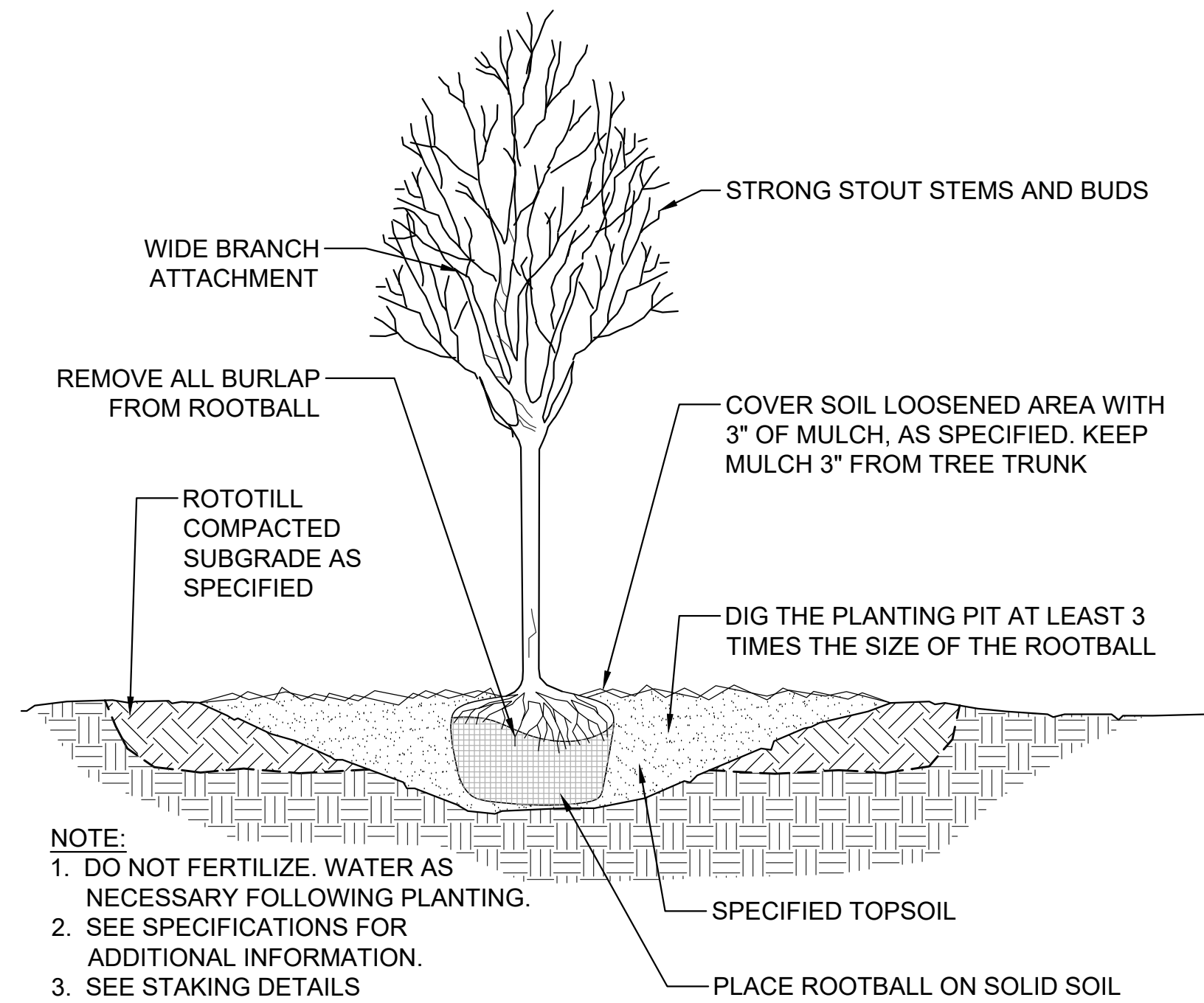
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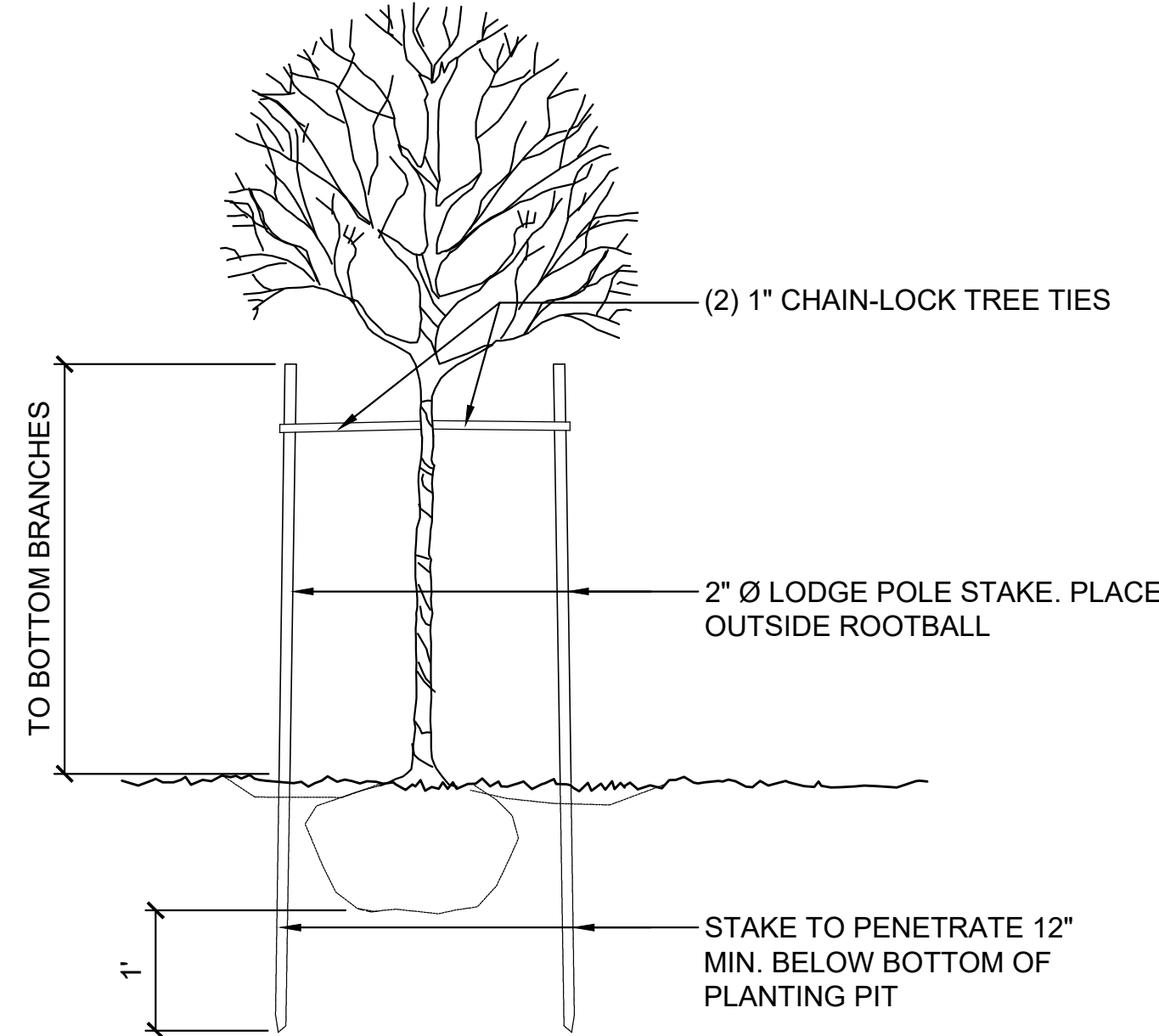
1. MATERIALS

- 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 Landscaping Supply, 253-271-0626 or approved substitution.
 - b. Mulch. Mulch shall be a 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 fertilizer when completed.
 - g. Contractor may be required to cut geotext 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

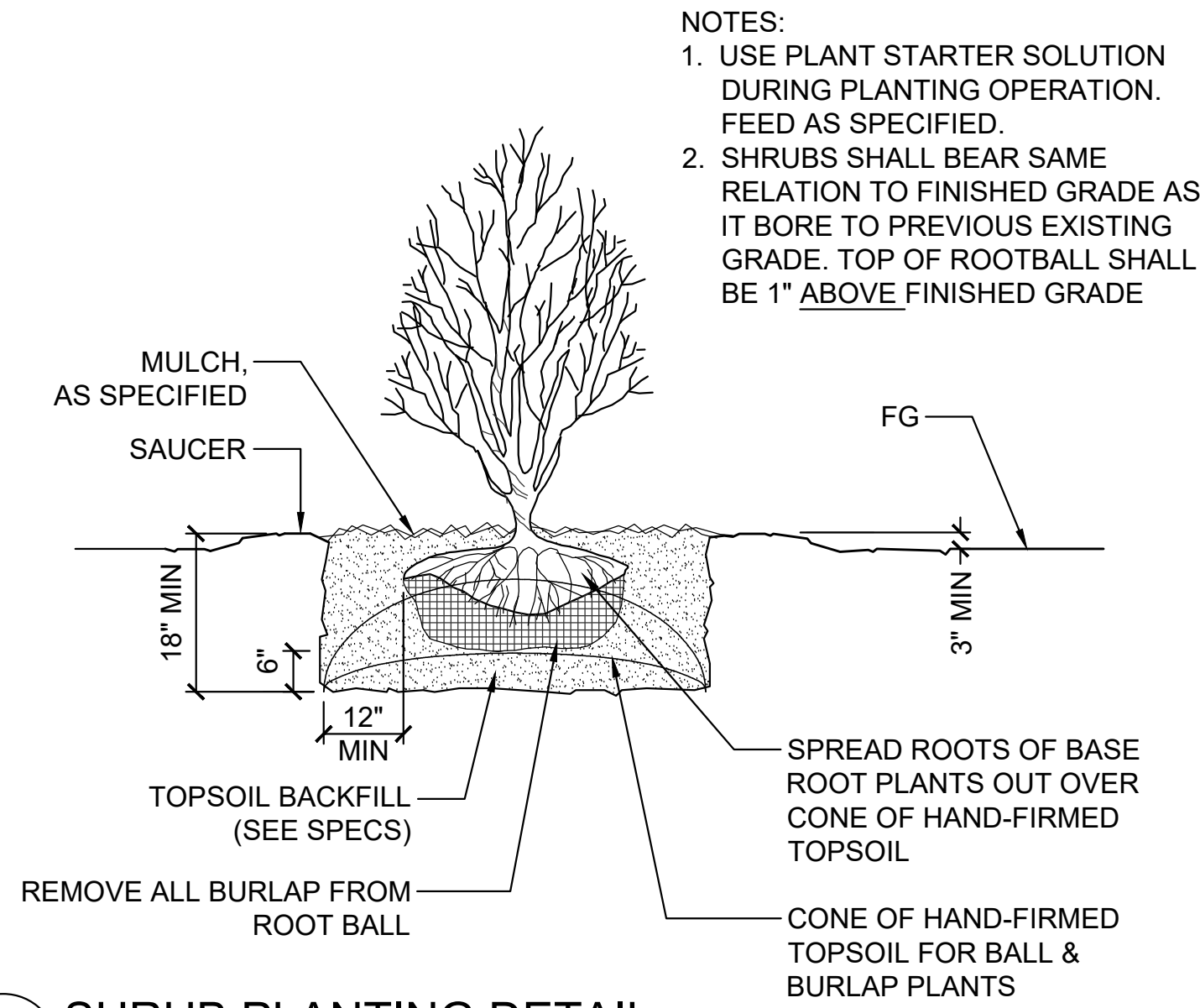
City of Puyallup Development & Permitting Services ISSUED PERMIT		
Building	Planning	
Engineering	Public Works	
Fire	Traffic	



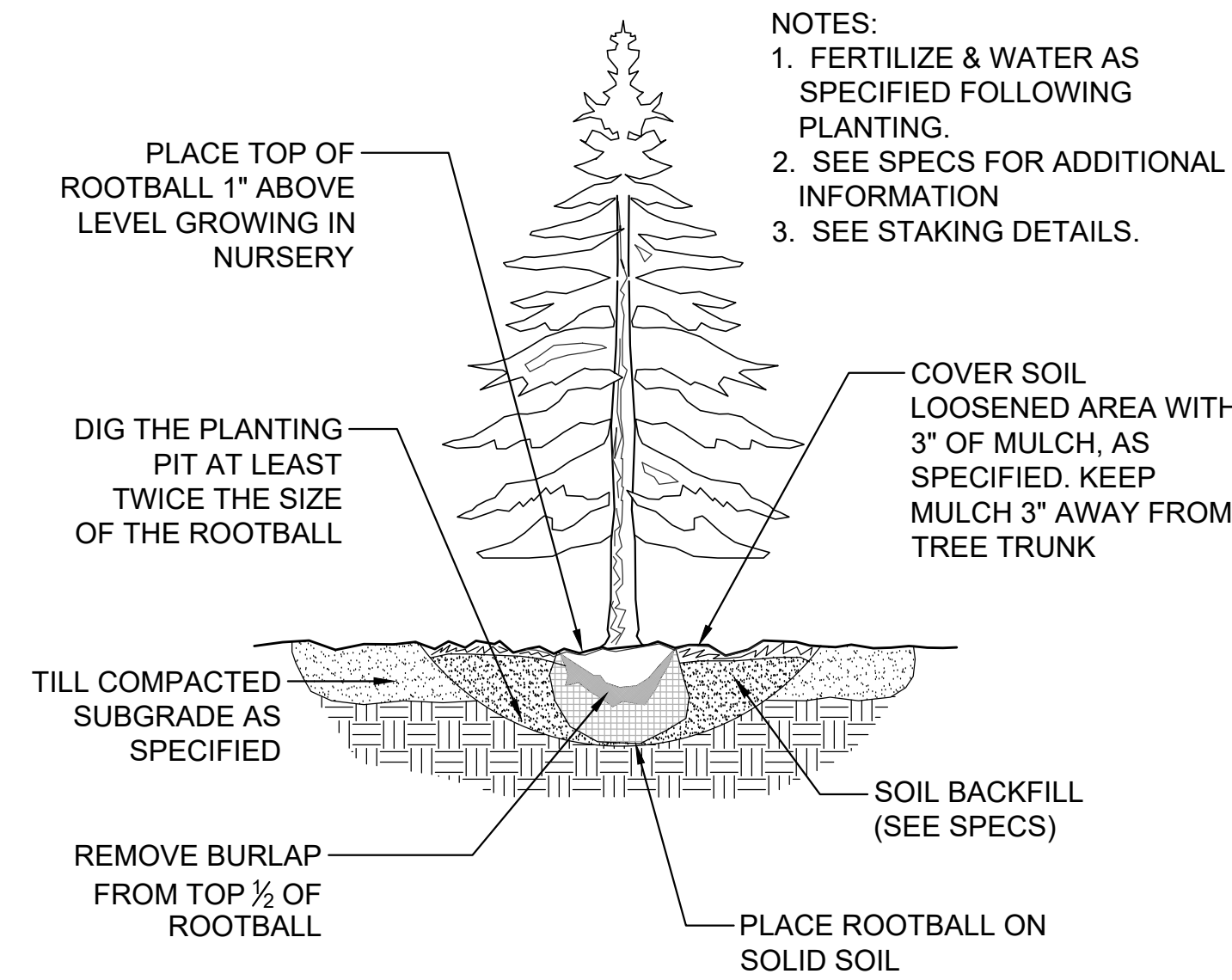
DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



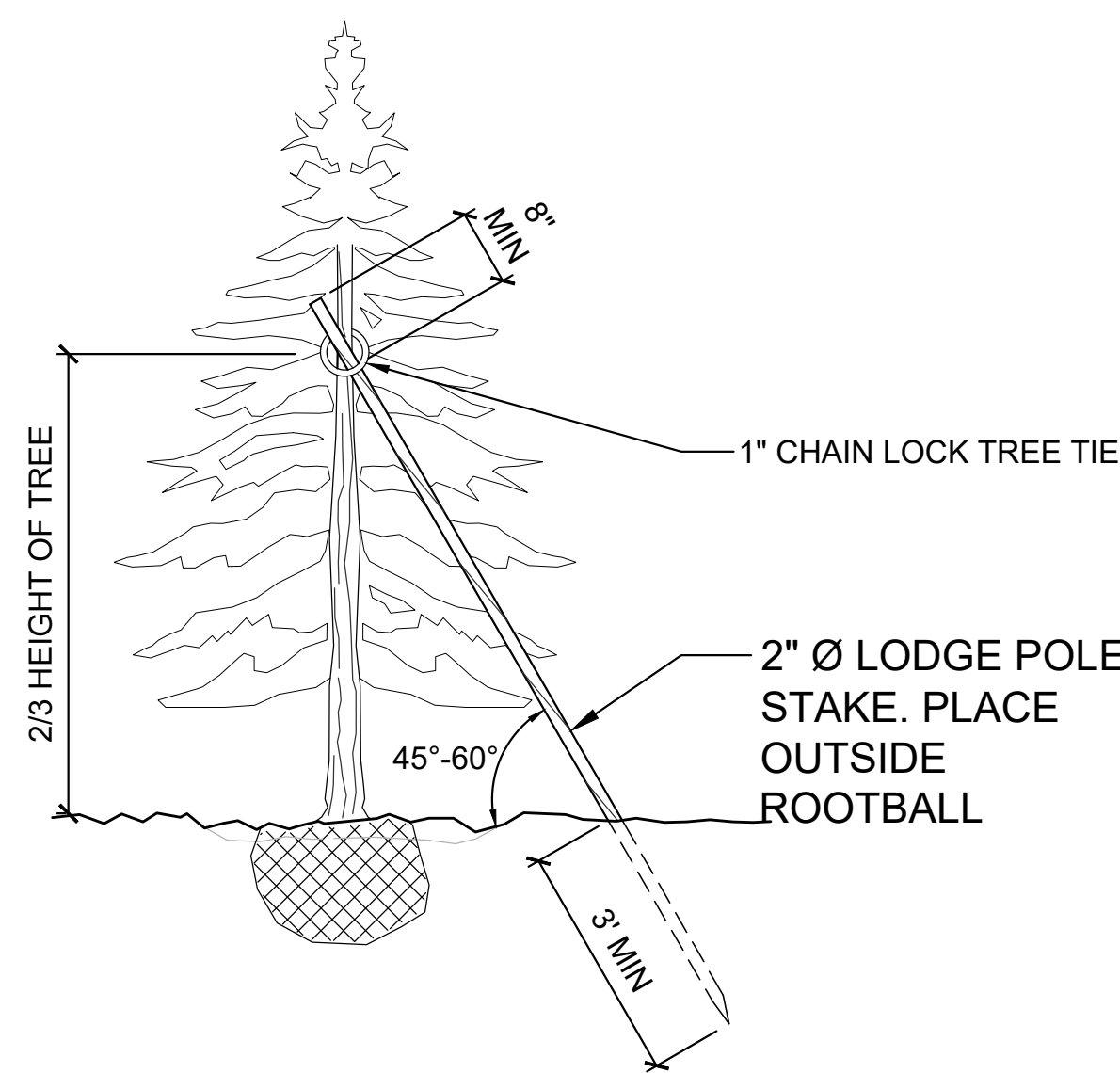
DECIDUOUS TREE STAKING DETAIL
SCALE: NTS



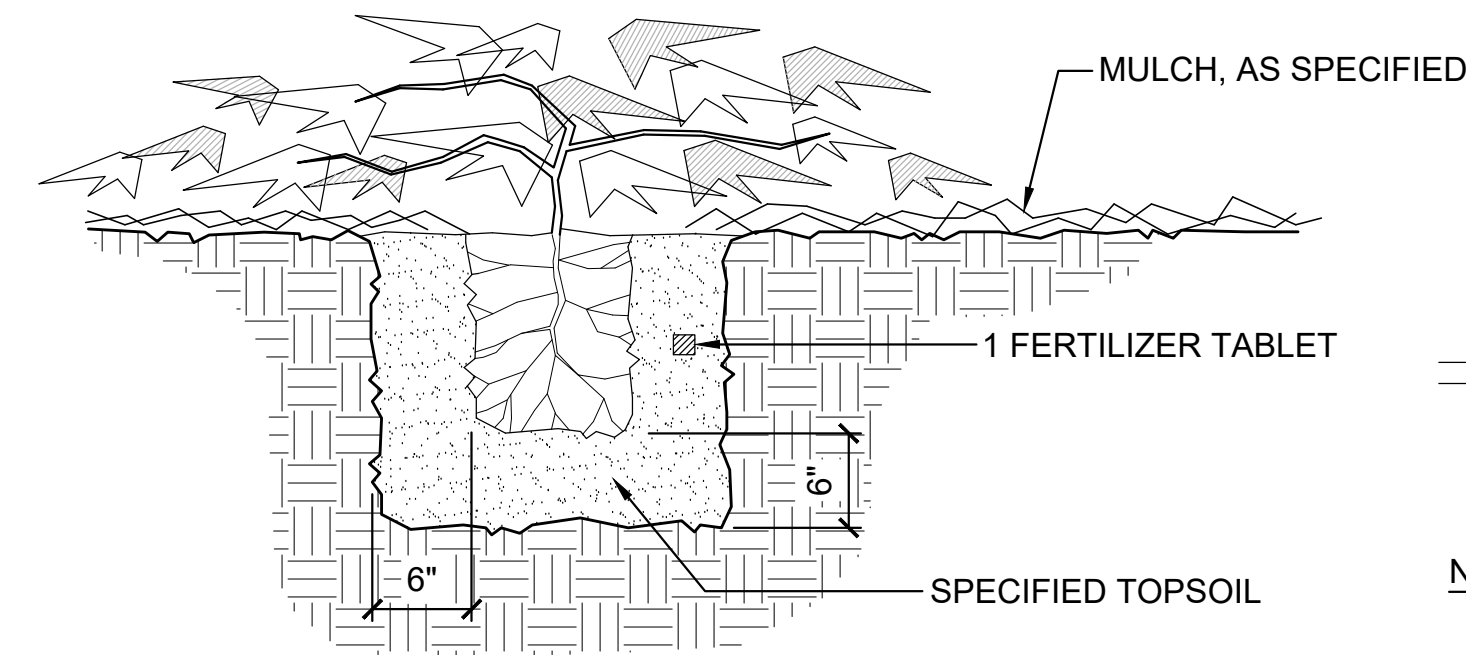
SHRUB PLANTING DETAIL
SCALE: NTS



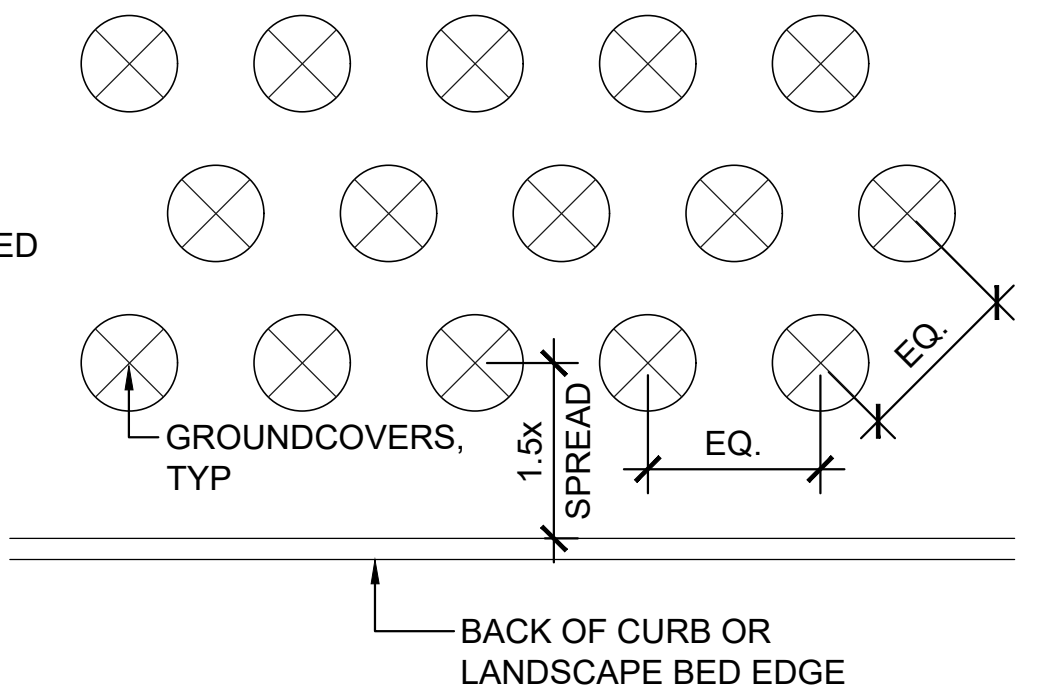
CONIFER PLANTING DETAIL
SCALE: NTS



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

City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning	Engineering	Public Works
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Planting Details

L1.6

SCALE: As Shown	DESIGN: ML
DATE: April 12, 2023	DRAWN: ML
PROJECT: East Town Crossing	CHECKED: EW
NO: LLA0222.20	REVISION NUMBER

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East Town Crossing
Pioneer Way & Shaw Road
Puyallup, WA

PROJECT



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PLANT IMAGES

TREES



Vine Maple



Paperbark Maple



Scarlet Sentinel Maple



Katsura Tree



Princeton American Elm



Autumn Blaze Maple



Incense Cedar



Western Red Cedar



Douglas Fir

SHRUBS



Abelia Grandiflora



Compact Strawberry Tree



Gumpo White Azalea



Deer Fern



Mexican Orange Blossom



Arctic Fire Dogwood



Dwarf Burning Bush



Pink Princess Escallonia



Jelena Witch Hazel



Nikko Blue Hydrangea



Oakleaf Hydrangea



Munstead Lavender



Compact Oregon Grape



Western Sword Fern



Rugosa Rose



Fragrant Sweet Box



Miss Kim Lilac



Evergreen Huckleberry



David's Viburnum

GRASSES & PERENNIALS



Kinnikinnick



Firefly Heather



Big Blue Lily Turf



Blue Oat Grass



Karl Foerster Feather Reed Grass



Stella de Oro Day Lily



Hameln Fountain Grass

City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning	Design	ML
Engineering	Public Works	Drawn	ML
Fire	Traffic	Checked	EW
		Revision	
		Number	

L1.8

Plant Images

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SCALE: Not to Scale	DESIGN: ML
DATE: April 12, 2023	DRAWN: ML
PROJECT: East Town Crossing	CHECKED: EW
NO: LLA0222.20	REVISION NUMBER:

PERMIT SET



East Town Crossing
Pioneer Way & Shaw Road
Puyallup, WA

PROJECT

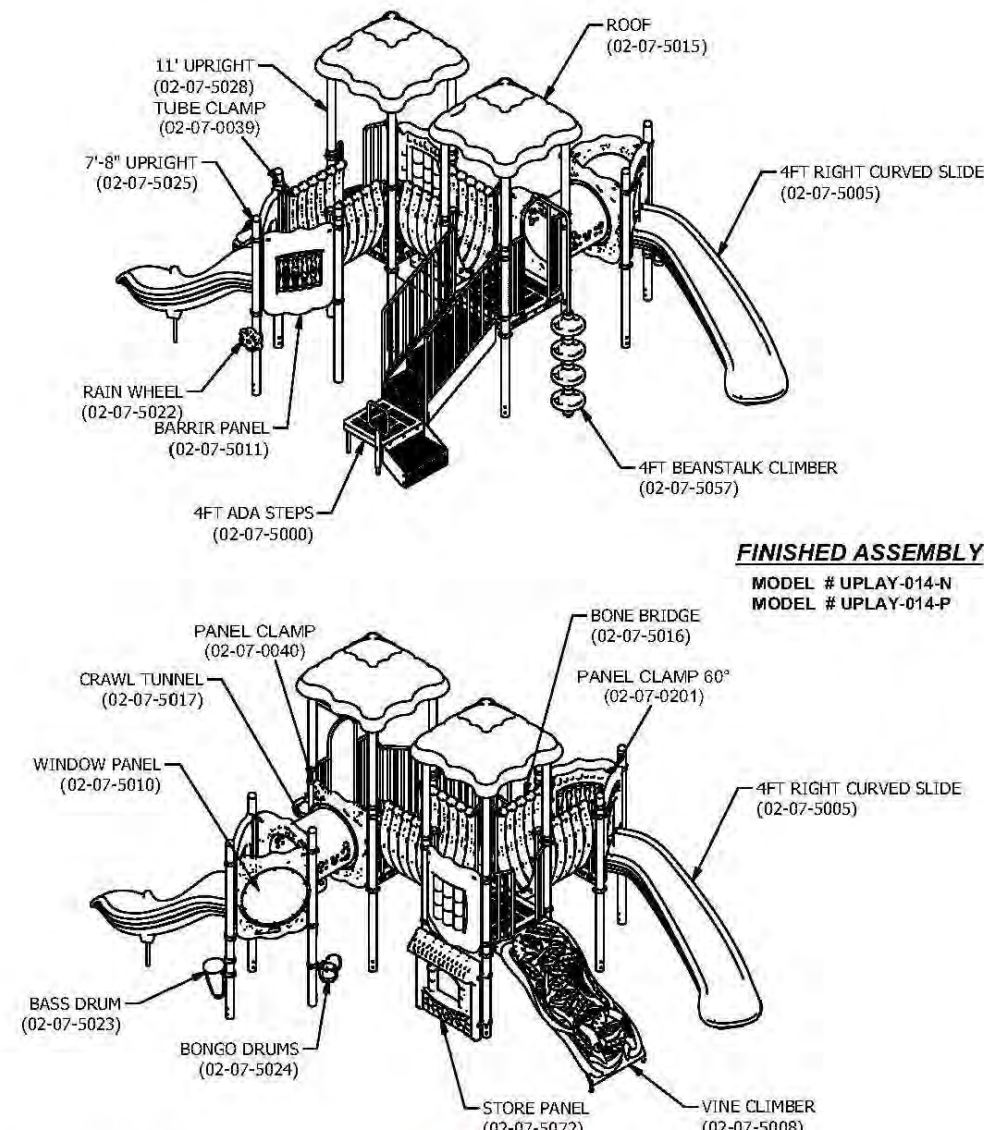
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Fire	Traffic		

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PIKE'S PEAK



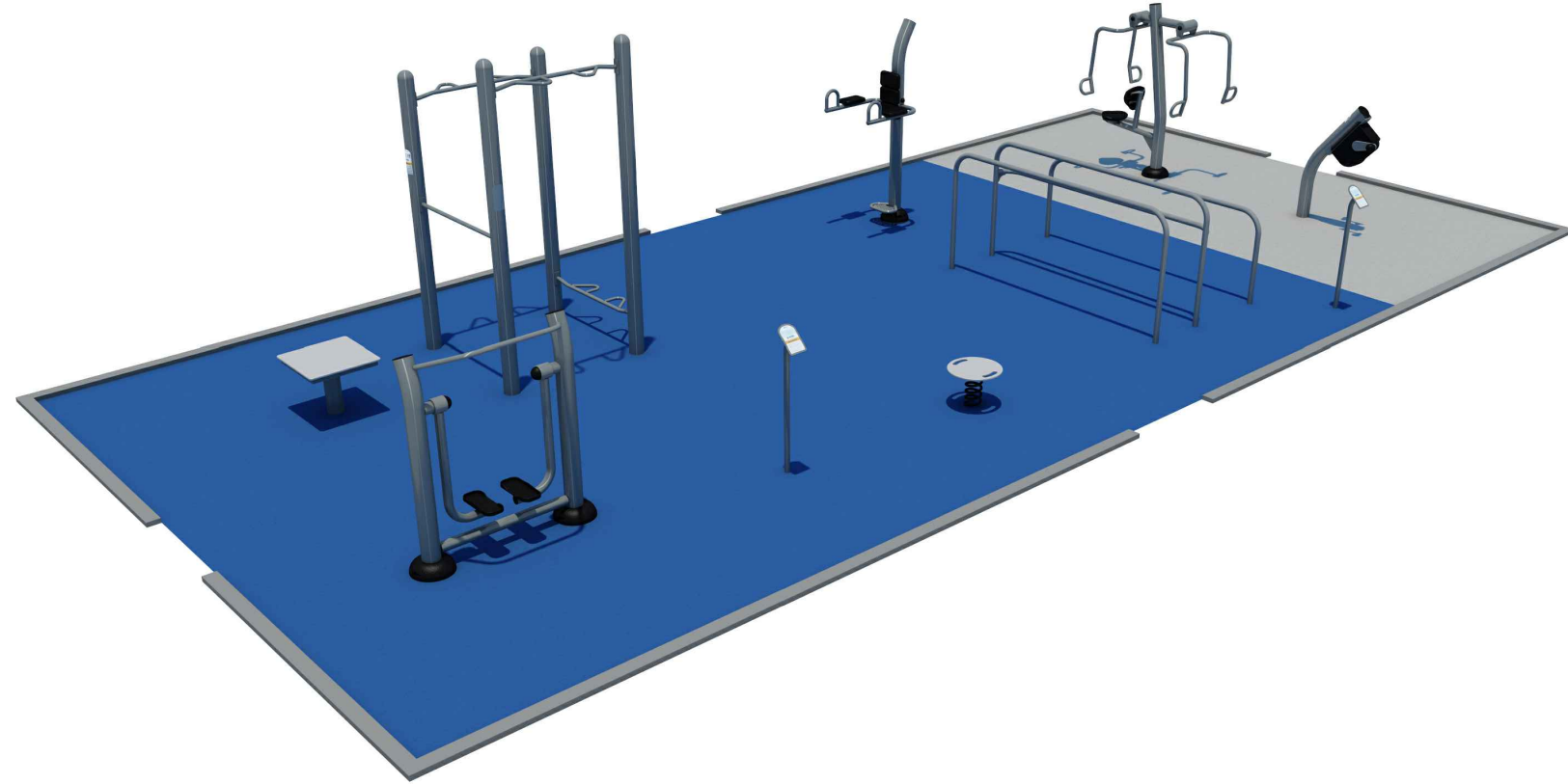
Issued/Revised: 12/11/2014

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EXERCISE EQUIPMENT



ELECTRIC VEHICLE CHARGING STATIONS



BIKE RACKS



ENTRY MONUMENT



ORNAMENTAL IRON FENCE