

East Town Crossing Pioneer Way & Shaw Road Puyallup, WA

Plan

Graphic Scale: 1" = 40'-0"

L1.0











Plan

andscape

Graphic Scale: 1" = 20'-0"

0000 Row of large shade trees required in this area along main drive aisle. Adjust walkway to place the 6 ft BLD'G H landscape buffer along curb (TYPE 3a) with trees, shift walkway 3-STORY along fenceline and away 24-UNIT -exercisestations from curb line. Please address at the time of civil permit. [landscape sheets, **9 9 9** (jr • CHAINLINK 6-FT FENCE 0000001100 SEE BENCH ORNAMENTA 6-FT FENCE PICNIC TABLE BLD'G G (TYPE 3) 3-STORY 24-UNIT 1 BEDRMS 0000 – 24" SQ. PAVERS, COVEREDMAILBOXES TRASH — FOR ALL PARKING LOT LANDSCAPE ISLANDS W/ TREES, SEE SILVA CELL SYSTEM

BUS STOP AREA

HYDRANT W/ FDC

DETAILS ON DRAWING L1.7

Landscape yard must

address at the time of civil permit. [landscape

be 12 ft along this portion of Shaw Road

frontage. Please

sheets, L1.1]

4.5' CON (PER CITY

2.0' CONC. SHOULDER (PER CITY OF PUYALLUP)

Additional density of plants and street trees required. Large trees must be used 25 ft OC.

[landscape sheets, L1.1]

CONNECTION H NEIGHBOR

PSD school bus stop required back of walk. Please address

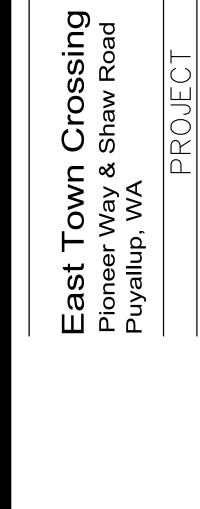


East Town Crossing Pioneer Way & Shaw Road Puyallup, WA

Landscape Plan

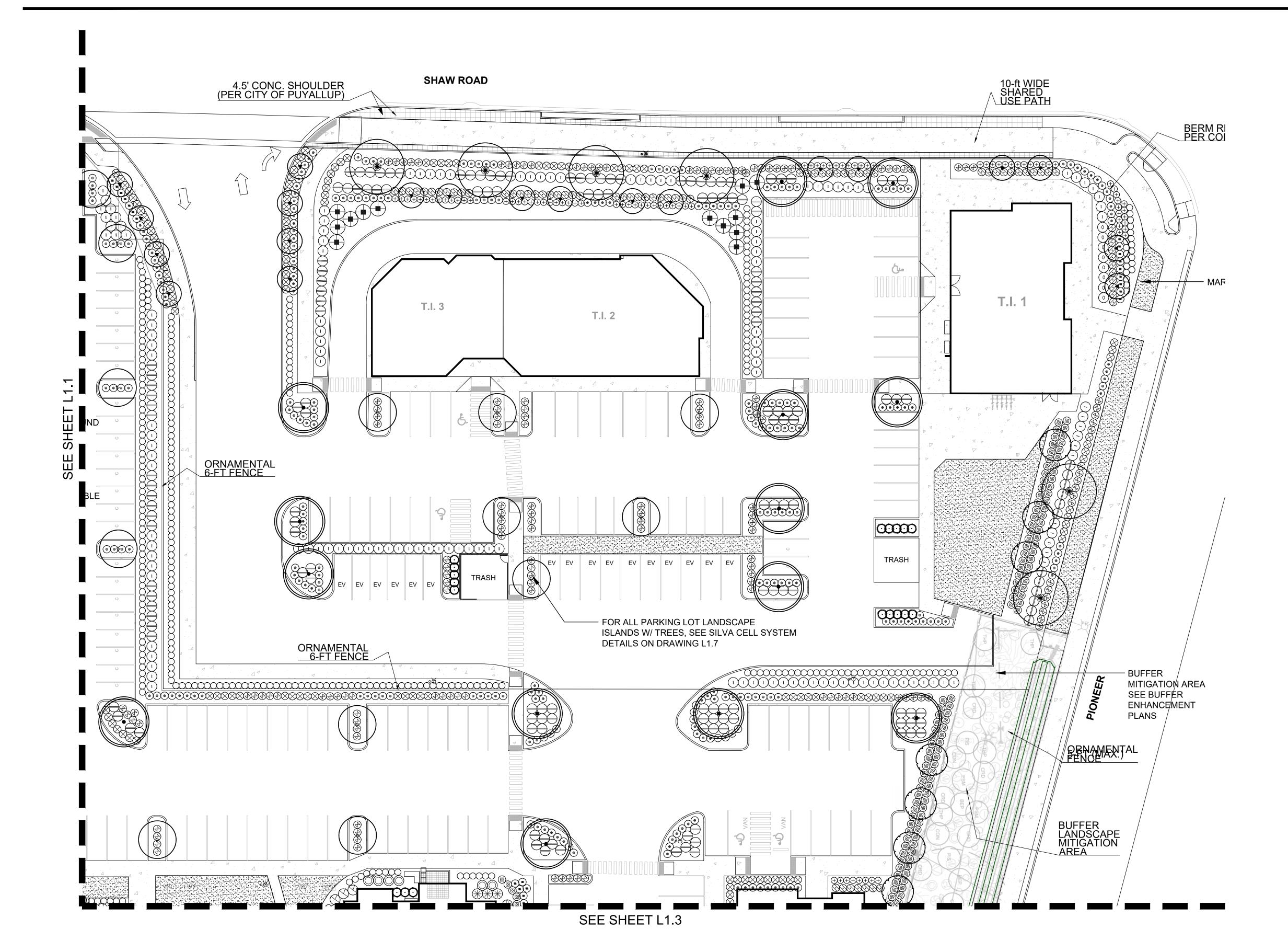
Graphic Scale: 1" = 20'-0"

			BUFFER LANDSCAPE MITIGATION AREA
		CLUB	
		HOUSE	
3-	BLD'G E (TYPE 1a) STORY / 24 UNIT 24 - (2) BEDRMS	POOL	SPLIT RAIL FENCE FENCE  BUFFER MITIGATION AREA
	Adjust walkwa to landscape walk way from driveway. Ple	ay interior to buffer main	SEE BUFF ENHANCE shall be landscaped in accordance with buffer mitigation plan from wetland biologist (native plantings only) [landscape sheets, L1.3]
	address at the civil permit. [lasheets, L1.3]	e time of andscape	
			MONUMENT SIGN (SEPARATE SUBMITTAL)
	FOR ALL PARKING LOT LANDSCAPE ISLANDS W/ TREES, SEE SILVA CELL SYSTEM DETAILS ON DRAWING L1.7		HYDRANT W/ FDC SPLIT RAIL FENCE MITIGATION AREA
EXERCISE STATION TRASH			SEE BUFFER ENHANCEMENT BUFFERPLANS LANDSCAPE MITIGATION AREA  RELOCATE (EX)
IIC TABLE	BLD'G A (TYPE 4)  Add three large shade trees into the landscape areas around bldg A to meet architectural design review. Please address at the time of civil permit. [landscape sheets, L1.2]		PROPERTY LINE ORNAMENTAL PENCE
THE THE CRD TH			



Landscap

Graphic Scale: 1" = 20'-0"



RMIT

PLANT SCHEDULE QTY. BOTANICAL NAME **COMMON NAME** SIZE & SPACING, NOTES

Т	REES			, and the second
<u>)                                    </u>	2	Acer circinatum*	Vine Maple	8'-10' HT, multi-stem, min 3 branches, spacing per plan, B&B
<u></u>	23	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
	22	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
$\overline{}$	14	Thuja plicata*	Western Red Cedar	6'-8' HT, spacing per plan, B&B
$\rightarrow$	19	Ulmus Americana 'Princeton'	Princeton American Elm	2" cal, 40' OC spacing, B&B
_	337	Juniperus scopulorum '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
<b>—</b>	46	Choisya ternata	Mexican Orange Blossom	3 Gallon @ 4' OC Spacing
$\sim$	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
<b>1</b>	95	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	24"-30" HT, spacing per plan
( <u>\( \right) \)</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. Spacing
$\Theta$ —	214	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gallon @ 5' OC Spacing
<b>(M)</b> —	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
<b>—</b>	274	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	3 Gallon @ 3' OC Spacing
<del></del>	60	Syringa patula 'Miss Kim'	Miss Kim Lilac	30"-36" HT, spacing per plan
(vo)——	114	Vaccinium ovatum	Evergreen Hucklberry	5 Gallon @ 5' OC Spacing
(1)—	177	Viburnum x davidii	David Viburnum	5 Gallon @ 4' OC Spacing

Special Sun Mixture Turf

GROUNDCOVERS & GRASSES						
O— 483	Arctostaphylos uva-ursi 'Vancouver Jade'	Kinnikinnick 'Vancouver Jade'	1 Gallon @ 30" OC Spacing			
<b>⊚</b> — 46	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	2 Gallon @ 3' OC Spacing			
<b>⊗</b> — 124	Calluna vulgaris 'Firefly'	Firefly Heather	1 Gallon @ 3' OC Spacing			
<ul><li>443</li></ul>	Helictotrichon sempervirens	Blue Oat Grass	1 Gallon @ 3' OC Spacing			
<b>●</b> — 88	Hemerocallis 'Stella de Oro'	Star of Gold Day Lily	1 Gallon @ 3' OC Spacing			
⊙— 00	Liriope muscari 'Big Blue'	Big Blue Lily Turf	4" Pot @ 18" OC Spacing			
<b>⊚</b> — 32	Pennisetum alopecuroides 'Hameln'	Dwarf Hameln Fountain Grass	1 Gallon @ 3' OC Spacing			
**************************************						

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)

80% Perennial Ryegrass

20% Fine Fescue

Country Green Turf Farms

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

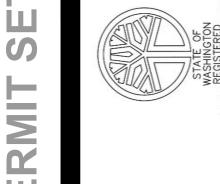
- a. Refer to 8.2 Soil Quantity Standards of the Puyallup Vegetation Management Standards for soil requirements.
- b. Prior to any landscape work, contractor shall remove, or have removed, all debris from the other building trades from the landscape surfaces. NO landscape work shall commence until the 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
- 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** 

9

Details

- SPREAD ROOTS OF BASE ROOT PLANTS OUT OVER CONE OF HAND-FIRMED **TOPSOIL** - CONE OF HAND-FIRMED TOPSOIL FOR BALL & BURLAP PLANTS SHRUB PLANTING DETAIL

NOTES:

1. USE PLANT STARTER SOLUTION

FEED AS SPECIFIED.

2. SHRUBS SHALL BEAR SAME

DURING PLANTING OPERATION.

RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING

GRADE. TOP OF ROOTBALL SHALL

BE 1" ABOVE FINISHED GRADE

FG —

\_\_MULCH, AS SPECIFIED -1 FERTILIZER TABLET -SPECIFIED TOPSOIL

MULCH, -

SAUCER -

12" MIN

(SEE SPECS)

**ROOT BALL** 

TOPSOIL BACKFILL

REMOVE ALL BURLAP FROM -

SCALE: NTS

AS SPECIFIED

GROUNDCOVER PLANTING DETAIL

CONIFER TREE STAKING 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

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" CHAIN LOCK TREE TIE -2" Ø LODGE POLE STAKE. PLACE OUTSIDE 45°-60°/ \_ROOTBALL

DECIDUOUS TREE STAKING DETAIL

SCALE: NTS

-(2) 1" CHAIN-LOCK TREE TIES

- 2" Ø LODGE POLE STAKE. PLACE

OUTSIDE ROOTBALL

-STAKE TO PENETRATE 12"

MIN. BELOW BOTTOM OF

PLANTING PIT

SCALE: NTS

TYP

-GROUNDCOVERS,

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

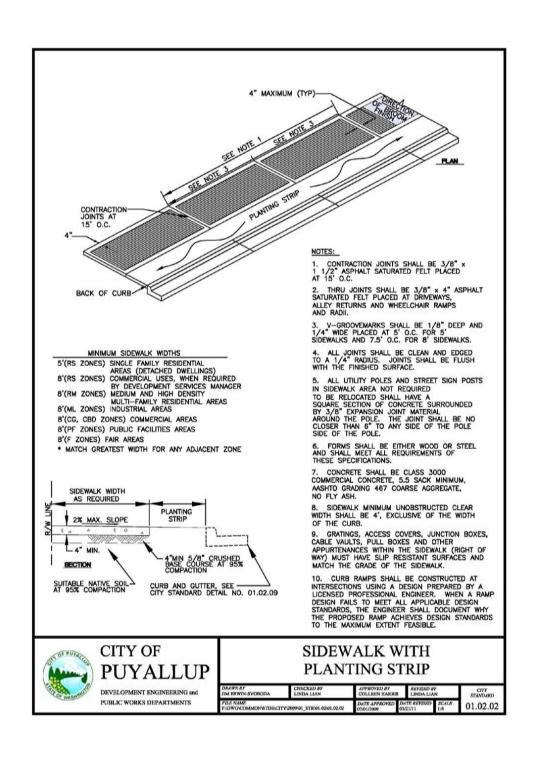
LANDSCAPE BED EDGE

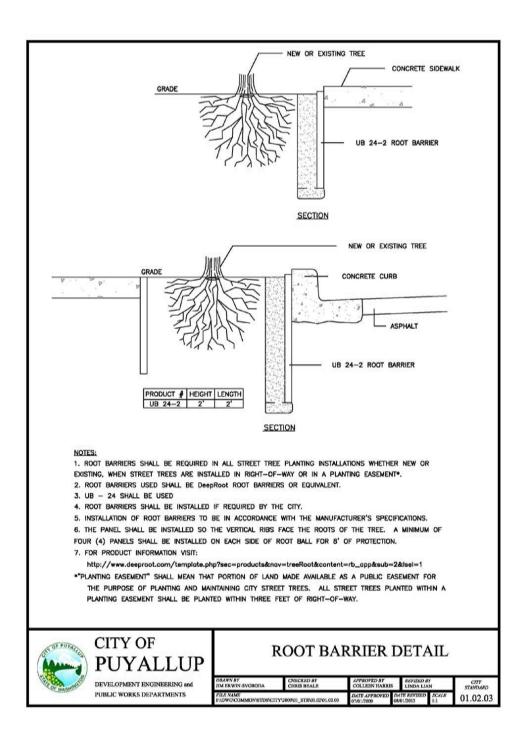
Crossing Shaw Road

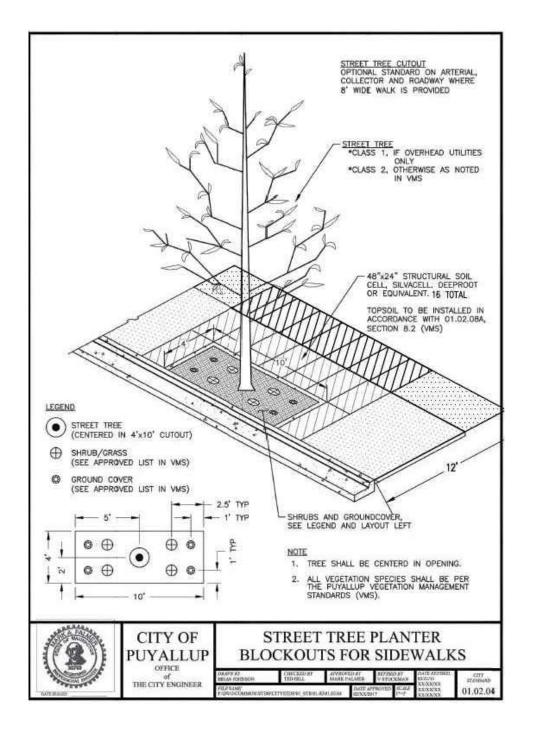
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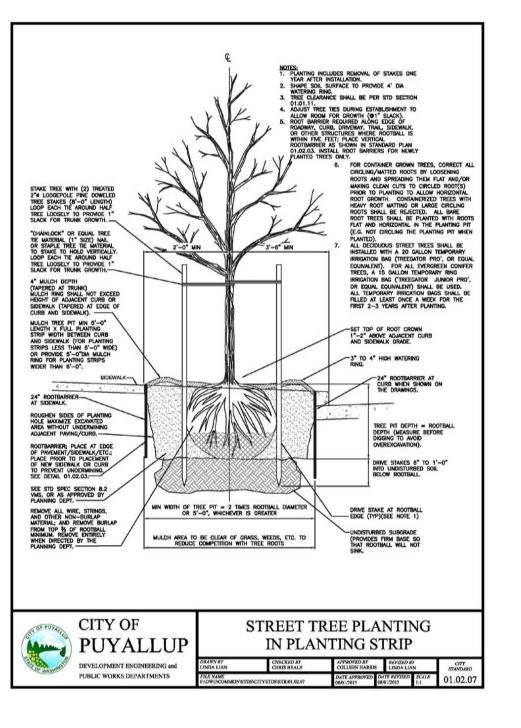
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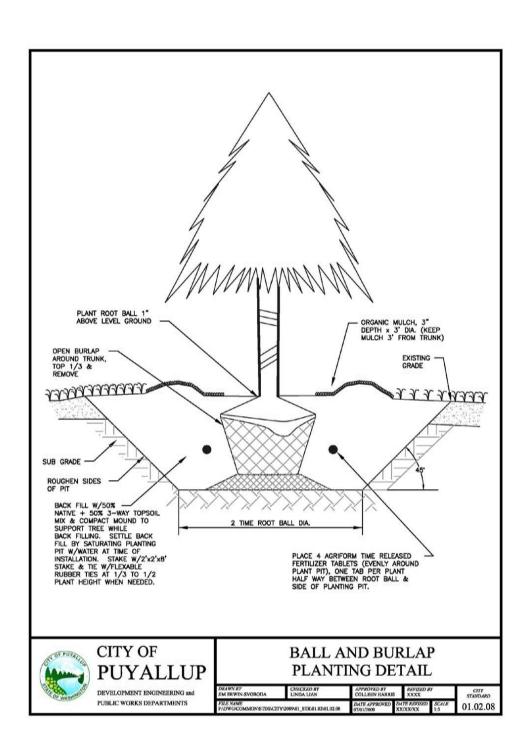
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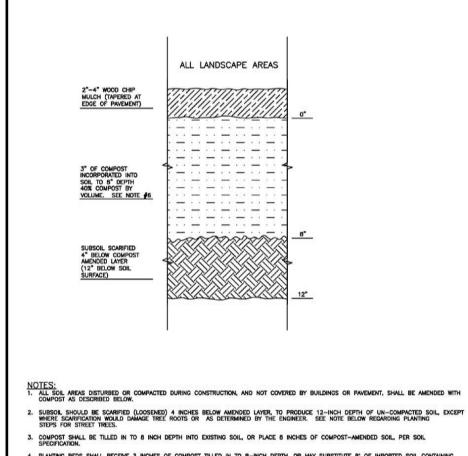












- 3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
- 4. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO B-INCH DEPTH, OR MAY SUBSTITUTE B' OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER 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% PROCTOR TO ENSURE A FIRM SURFACE.
- 6. SEE SECTION 8.2(B) OF THE VMS 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.
- CITY OF PUYALLUP

  DEVELOPMENT ENGINEERING BEPUBLIC WORKS DEPARTMENTY CITY OF

	70 8 82	SOIL AMENDMENT AND DEPTH				
CHECKED BY CHECKED BY CHEES BBALE		APPROVED BY REVISED BY COLLEEN HARRIS XXXX				
dE		DATE APPROVED D	ATE REVISED SCALE			

6" MIN DIMENSIONS VARY PER PROJECT REFER TO SILVA CELL LAYOUT ----STREET SILVA CELL SYSTEM 1X KEY PLAN (A) SILVA CELL SYSTEM (SECK, BASE, AND POSTS) PLANTING SOIL, PER PROJECT SPECIFICATIONS. PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR B SUBGRADE, COMPACTED K COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS C GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE GEOTEXTILE FABRIC TO EDGE OF EXCAVATION D 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR M RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT) E SILVA CELL BASE SLOPE, 10% MAX N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE) (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE PAVEMENT AND AGGREGATE BASE PER PROJECT \* G ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED

6" MIN

P DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE Q PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING S TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS

T DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED U DEEPROOT WATER AND AIR VENT, WHEN REQUIRED

V UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS) EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REQUIATIONS .
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS .
PROVIDE SUPPLEMENTAL IRRIGATION DO NOT SCALE DRAWINGS

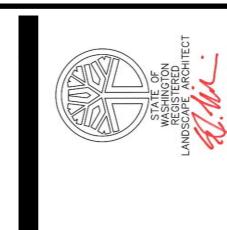
ADJACENT WALK OR —

T 415 781 9700

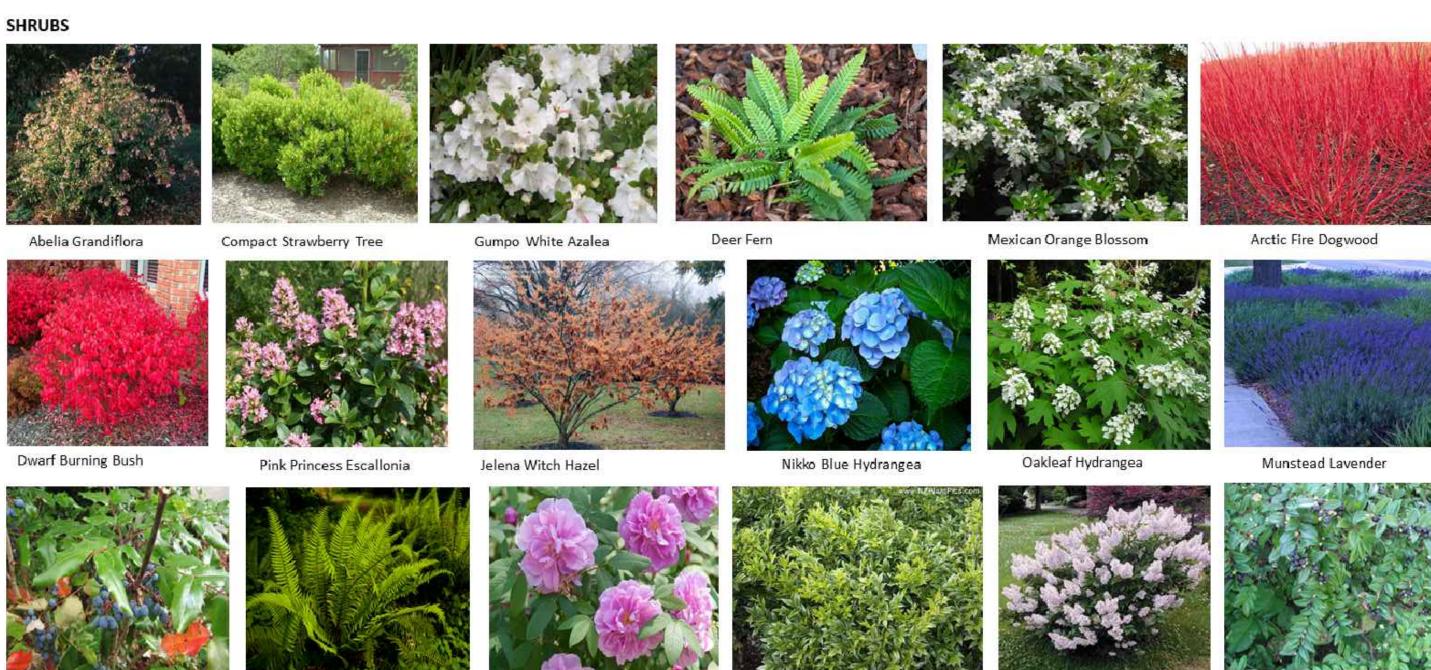
deeproot DeepRoot Green Infrastructure www.deeproot.com F 415 781 0191

NOT TO SCALE INCHES

ig Details Puyallup Planting City of I



TREES					
Vine Map	ole	Paperbark Maple	Scarlet Sentinel Maple	Katsura Tree	Princeton American Elm
Autumn Blaze Maple	Incense Cedar	Western Red Cedar	Douglas Fir		



Fragrant Sweet Box



Compact Oregon Grape

David's Viburnum

## **GRASSES & PERENNIALS**





Firefly Heather

Western Sword Fern



Big Blue Lily Turf

Rugosa Rose



Blue Oat Grass



Miss Kim Lilac







Stella de Oro Day Lily





# PLAYGROUND EQUIPMENT

**EXERCISE EQUIPMENT** 

**ELECTRIC VEHICLE CHARGING STATIONS** 





**BIKE RACKS** 



**ENTRY MONUMENT** 



ORNAMENTAL IRON FENCE

East Town Crossing Pioneer Way & Shaw Road Puyallup, WA