

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

Staff: RNBrown
 Date: 01/16/2025

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

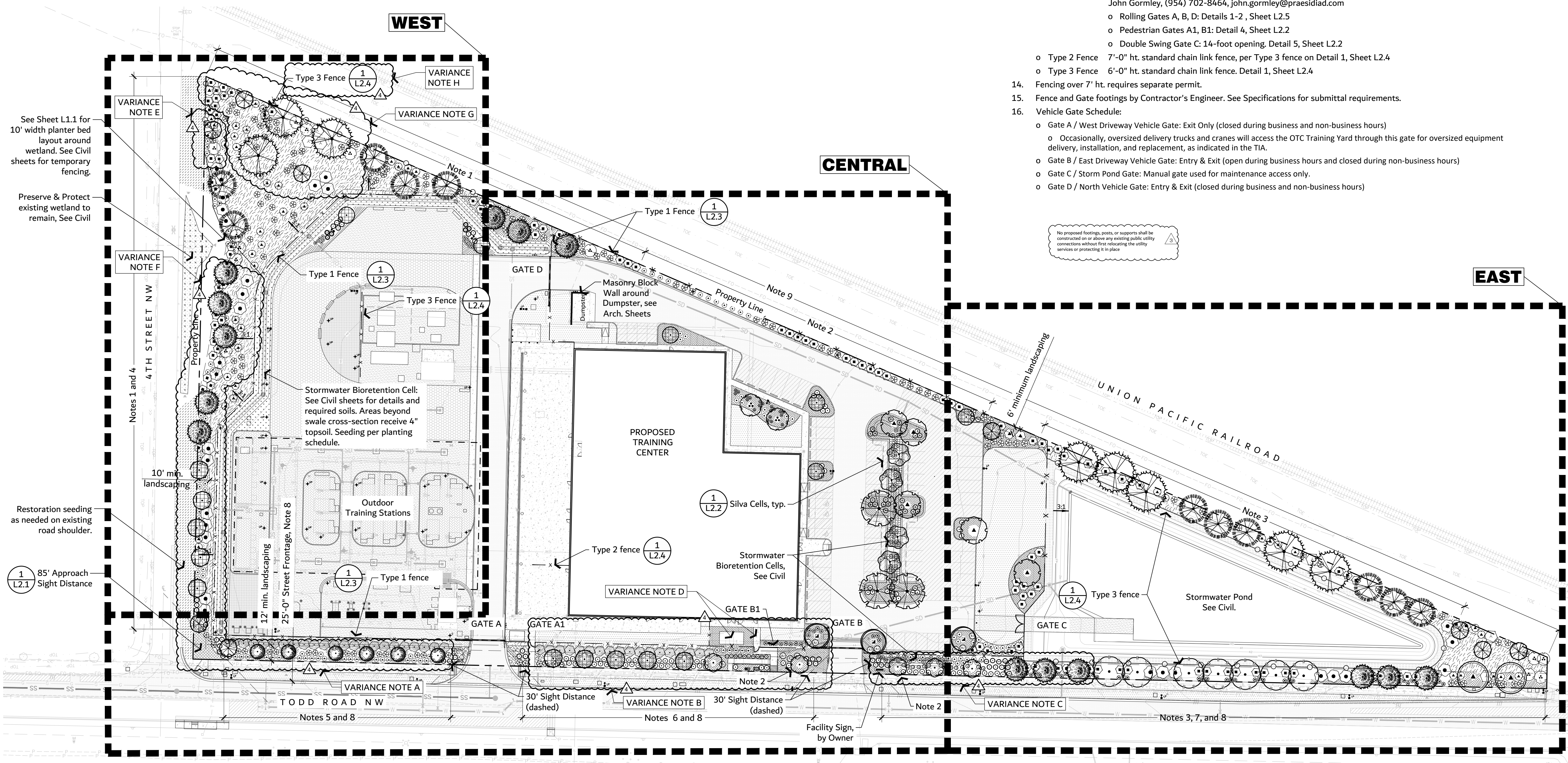
NOTE: If street trees are required, Call Planning Division for final inspection: (253) 864-4165 (Option 3) Root barriers are required around street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards - field verification required. Failure to install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

Variance Request Description

- Front yard tree types changed to Class 1 trees for security purposes. Variance from Note 5.
- Front yard tree types changed to Class 1 trees for security purposes. Variance from Note 6.
- Front yard tree types changed to Class 1 trees for security purposes. Variance from Note 7.
- Entry yard: Planting plan changes related to Sidewalk and Transformer as-built conditions.
- Sideyard tree count reduced to (14) for security purposes. Variance from Note 4.
- Sideyard tree types changed to Class 1 trees for security purposes. Variance from Note 4.
- Backyard tree count reduced to (27) for security purposes. Variance from Note 9.
- Add Type 3 Fence (6' ht. chainlink fence) at northeast property corner for security purposes, Reference note 13.

Landscape Site Plan Notes

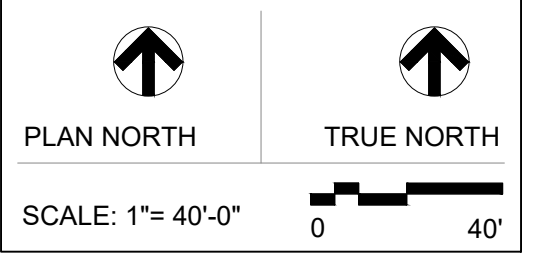
- Combination of Type 3 Landscaping and 8' ht. fence fulfills intent of SLD-01 Landscaping to screen truck parking, outdoor storage, and dumpster. (Puyallup Planning Department determination)
- Parking Area Screening PMC 20.58.005 (4), PVMS, (14.2), pg. 39
- Full Landscape Screening at Fenced Stormwater Pond per PMC 20.58.005 (3a) Evergreen trees and shrubs.
- 4th St NW, 10' setback: (15) type 3 or 4 street trees, 30' o.c. or grouped. Shrubs 5' o.c. or spaced for full coverage at 3-years of growth.
- Todd Rd NW: (7) type 3 or 4 street trees, 30' o.c. or grouped. Shrubs 5' o.c. or spaced as shown for full coverage at 3-years of growth. Type 1b Landscaping, 12-foot setback.
- Todd Rd NW: (8) type 3 or 4 street trees, 30' o.c. or grouped. Shrubs 5-foot o.c. or spaced for full coverage at 3-years of growth. Type 1b Landscaping, 12-foot setback.
- Todd Rd NW: (18) type 3 or 4 street trees, 30' o.c. or grouped. Shrubs 5' o.c. or spaced for full coverage at 3-years of growth. Type 2b Landscaping, 12-foot setback.
- 25' street frontage at Todd Street NW: Street trees are set in the front yard because of utility conflicts with street trees in the right-of-way.
- Backyard: All native plants. (30) trees, 40' o.c. or grouped. Shrubs 7.5-feet on center or spaced as shown for full coverage at 3-years of growth. Type 3 Landscaping, 6-foot setback.
- Parking lot landscaping: Trees as shown. Shrubs 5' o.c. or spaced for full coverage at 3-years of growth. Type 4 landscaping.
- Shrubs and trees shall not touch the security fence when mature.
- Landscaping to be coordinated with utilities, utility boxes, outdoor lighting, and fencing. See planting notes.
- Fencing and Gates
 - Type 1 Fence 8'-0" ht. High-security fencing by "Guardiar": Model: GUARDIAN 1000 SEC4D, Heavy 358, GALVANIZED, with (2) Rail System - 1-5/8" x SS30 Round Rails Dental Strip and Hardware @ Fence Top. Matching rolling gates, double swing gate, and pedestrian gates by "Guardiar". Representative is John Gormley, (954) 702-8464, john.gormley@praesidiad.com
 - Rolling Gates A, B, D: Details 1-2, Sheet L2.5
 - Pedestrian Gates A1, B1: Detail 4, Sheet L2.2
 - Double Swing Gate C: 14-foot opening, Detail 5, Sheet L2.2
 - Type 2 Fence 7'-0" ht. standard chain link fence, per Type 3 fence on Detail 1, Sheet L2.4
 - Type 3 Fence 6'-0" ht. standard chain link fence. Detail 1, Sheet L2.4
- Fencing over 7' ht. requires separate permit.
- Fence and Gate footings by Contractor's Engineer. See Specifications for submittal requirements.
- Vehicle Gate Schedule:
 - Gate A / West Driveway Vehicle Gate: Exit Only (closed during business and non-business hours)
 - Occasionally, oversized delivery trucks and cranes will access the OTC Training Yard through this gate for oversized equipment delivery, installation, and replacement, as indicated in the TIA.
 - Gate B / East Driveway Vehicle Gate: Entry & Exit (open during business hours and closed during non-business hours)
 - Gate C / Storm Pond Gate: Manual gate used for maintenance access only.
 - Gate D / North Vehicle Gate: Entry & Exit (closed during business and non-business hours)



811 Call 811
 two business days
 before you dig

100% CD Set
 Variance Planting

REV	ISSUED FOR	DATE
1	PERMIT COMMENTS	05.29.24
2	FENCE UPDATES	07.11.24
3	FENCE UPDATES	11.19.24
4	PLANTING VARIANCE	12.27.24



PSE - OPERATIONAL TRAINING CENTER
 325 Todd Rd. NW
 Puyallup, WA 98371
 Tax ID: 0420211030

LANDSCAPE SITE PLAN

PROJECT No: 202202.06
 DRAWN BY: SPW
 CHECKED BY: PLA
 DATE ISSUED: 07/11/24

PLANT SCHEDULE WEST

SYMBOL

BOTANICAL / COMMON NAME

TREES

	Chamaecyparis obtusa Hinoki False Cypress
	Pinus contorta Shore Pine
	Pinus flexilis 'Vanderwolfs Pyramid' Vanderwolfs Pyramid Limber Pine
	Pseudotsuga menziesii Douglas Fir
	Rhamnus purshiana Cascara
	Thuja plicata 'Excelsa' Excelsa Western Red Cedar

SHRUBS

	Cornus sericea Red Twig Dogwood
	Gaultheria shallon Salal
	Holodiscus discolor Oceanspray
	Mahonia aquifolium Oregon Grape
	Myrica californica Pacific Wax Myrtle
	Pinus mugo 'Pumilio' Mugo Pine
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel
	Ribes sanguineum Red Flowering Currant
	Rosa nootkana Nootka Rose
	Spiraea x bumalda 'Sparkling Carpet' Sparkling Carpet Spirea
	Symphoricarpos albus Common White Snowberry

GROUND COVERS

	Mahonia repens
	Creeping Mahonia

SOD/SEED

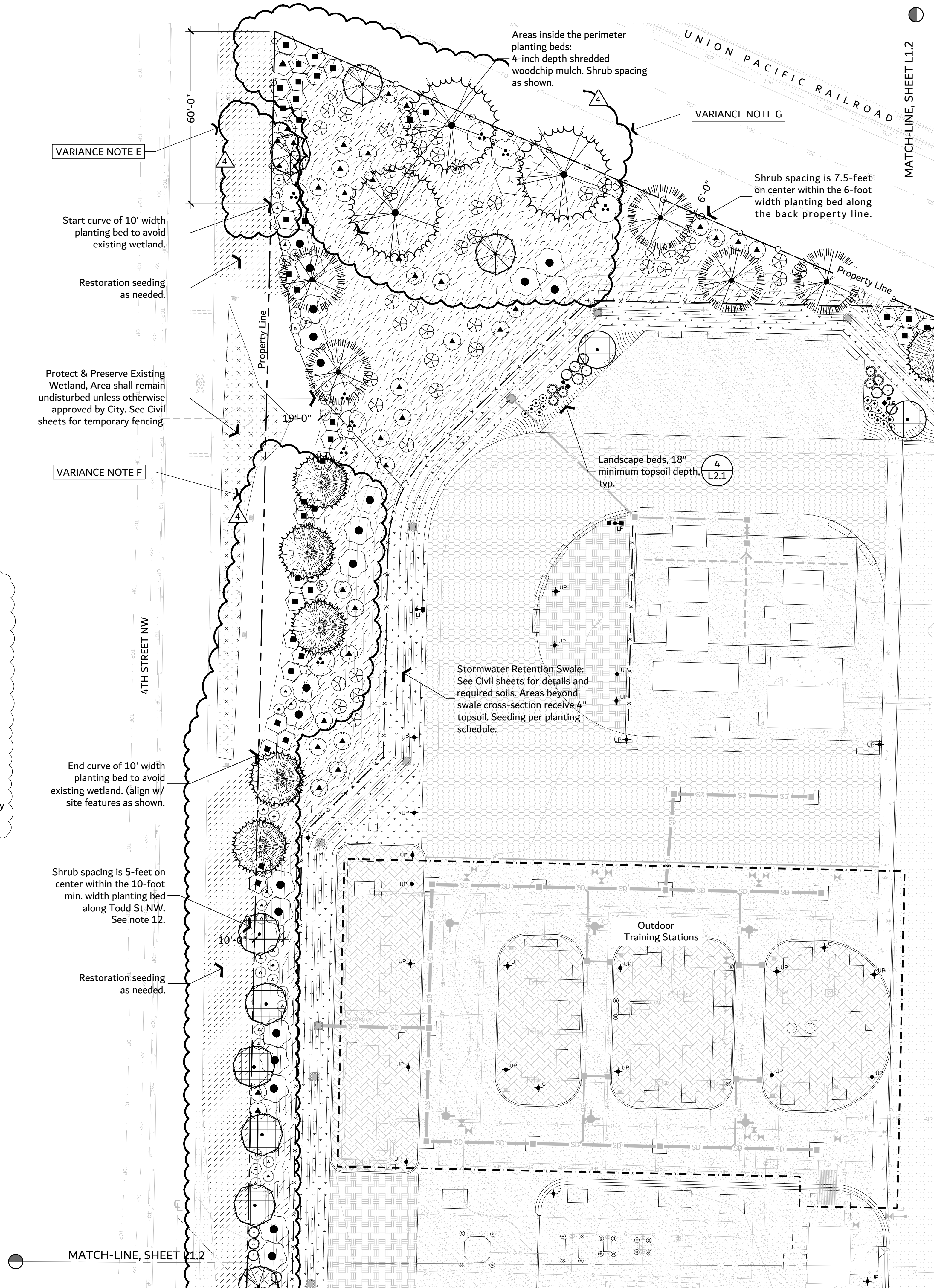
	Seed Bioswale Mix
	Bioswale Blend
	Seed Low Grow Mix
	Restoration Seeding (as needed)

PLANTING NOTES

- Planting details on sheet L2.2
- All proposed trees (deciduous and evergreen) planted within 10 feet of a road, alley, parking lot, or public sidewalk will have root barrier installed. Center 8 LF Root Barrier with trees. See Detail 5, Sheet L2.05.
- All planting beds to receive 4" depth wood chip mulch.
- PUYALLUP STANDARD OFFSETS FOR STREET TREES:**
 - 3 1/2 feet back from the face of the curb
 - 10 feet from water, sewer, or storm lines
 - 3 feet from gas, power, or conduit
 - 10 feet from utility and street light poles
 - 7 1/2 feet from driveways
 - 5 feet from hydrants
- Contractor to verify utility locations prior to beginning work. Protect all underground utilities. Reference Civil sheets.
- See Civil for temporary erosion and stormwater controls. Contractor responsible for daily clean-up of the site.
- Contractor shall protect all existing improvements.
- Notify the owner of discrepancies between drawings and site conditions. Contractor shall assume all responsibility if proceeding without owner resolution or directions.
- All planting area subgrades to drain before amendments are placed.
- All deciduous trees will be 'Street Tree Trained'. Puyallup code minimum branching height for deciduous street trees is 6'-0". Puyallup's minimum street tree size is 1" min. caliper. Include information for availability of well formed trees with 1" min. caliper and clearance to lowest branch with submittals for consideration.
- Exceptions to shrub spacing:
 - Acer circinatum / Vine Maple: 10' o.c.
 - Myrica californica / Wax Myrtle: 10' o.c.
 - Mahonia aquifolium / Oregon Grape: 6.5' o.c.
 - Prunus lusitanica / Portugal Laurel: 8' o.c.

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- Add Type 3 Fence (6' ht. chainlink fence) at northeast property corner for security purposes. Reference note 13, L1.0.



**100% CD Set
Variance Planting**

REV	ISSUED FOR	DATE
1	PERMIT COMMENTS	05.29.24
2	PLANTING VARIANCE	12.27.24

PLAN NORTH TRUE NORTH
SCALE: 1"= 20'-0"
0 20'

**PSE - OPERATIONAL
TRAINING CENTER**
325 Todd Rd. NW
Puyallup, WA 98371
Tax ID: 0420211030
**PLANTING PLAN
WEST**

PROJECT No:	202202.06
DRAWN BY:	SPW
CHECKED BY:	PLA
DATE ISSUED:	04/26/24

PLANT SCHEDULE CENTRAL

SYMBOL BOTANICAL / COMMON NAME

TREES

- Chamaecyparis obtusa
Hinoki False Cypress
- Cornus kousa
Kousa Dogwood
- Gleditsia triacanthos inermis 'Draves'
Street Keeper® Honey Locust
- Gleditsia triacanthos inermis 'Sunburst'
Sunburst Honey Locust
- Magnolia stellata
Star Magnolia
- Nyssa sylvatica 'Northern Splendor'
Northern Splendor Tupelo
- Picea pungens 'Baby Blue Eyes'
Baby Blue Eyes Colorado Blue Spruce
- Pinus contorta
Shore Pine
- Pinus flexilis 'Vanderwolf's Pyramid'
Vanderwolf's Pyramid Limber Pine
- Pinus nigra
Austrian Pine
- Rhamnus purshiana
Cascara

SYMBOL BOTANICAL / COMMON NAME

SHRUBS

- Abelia x 'Edward Goucher'
Edward Goucher Abelia
- Cornus sericea
Red Twig Dogwood
- Cornus sericea 'Kelsey'
Kelsey Dwarf Redtwig Dogwood
- Gaultheria shallon
Salal
- Mahonia aquifolium
Oregon Grape
- Mahonia nervosa
Longleaf Oregon Grape
- Pieris japonica 'Forest Flame'
Forest Flame Japanese Pieris
- Pieris japonica 'Cavatine'
Cavatine Japanese Pieris
- Prunus laurocerasus 'Otto Luyken'
Otto Luyken English Laurel
- Prunus lusitanica
Portugal Laurel
- Rhododendron x 'Janet Blair'
Janet Blair Rhododendron

SYMBOL BOTANICAL / COMMON NAME

- Symphoricarpos albus
Common White Snowberry
- Vaccinium ovatum
Evergreen Huckleberry
- Viburnum davidii
David Viburnum

SYMBOL BOTANICAL / COMMON NAME

GROUND COVERS

- Arctostaphylos uva-ursi 'Vancouver Jade'
Vancouver Jade Kinnikinnick
- Carex elata 'Bowles Golden'
Bowles Golden Sedge
- Cotoneaster dammeri 'Coral Beauty'
Coral Beauty Cotoneaster
- Mahonia repens
Creeping Mahonia
- Prunus laurocerasus 'Mount Vernon'
Mount Vernon English Laurel

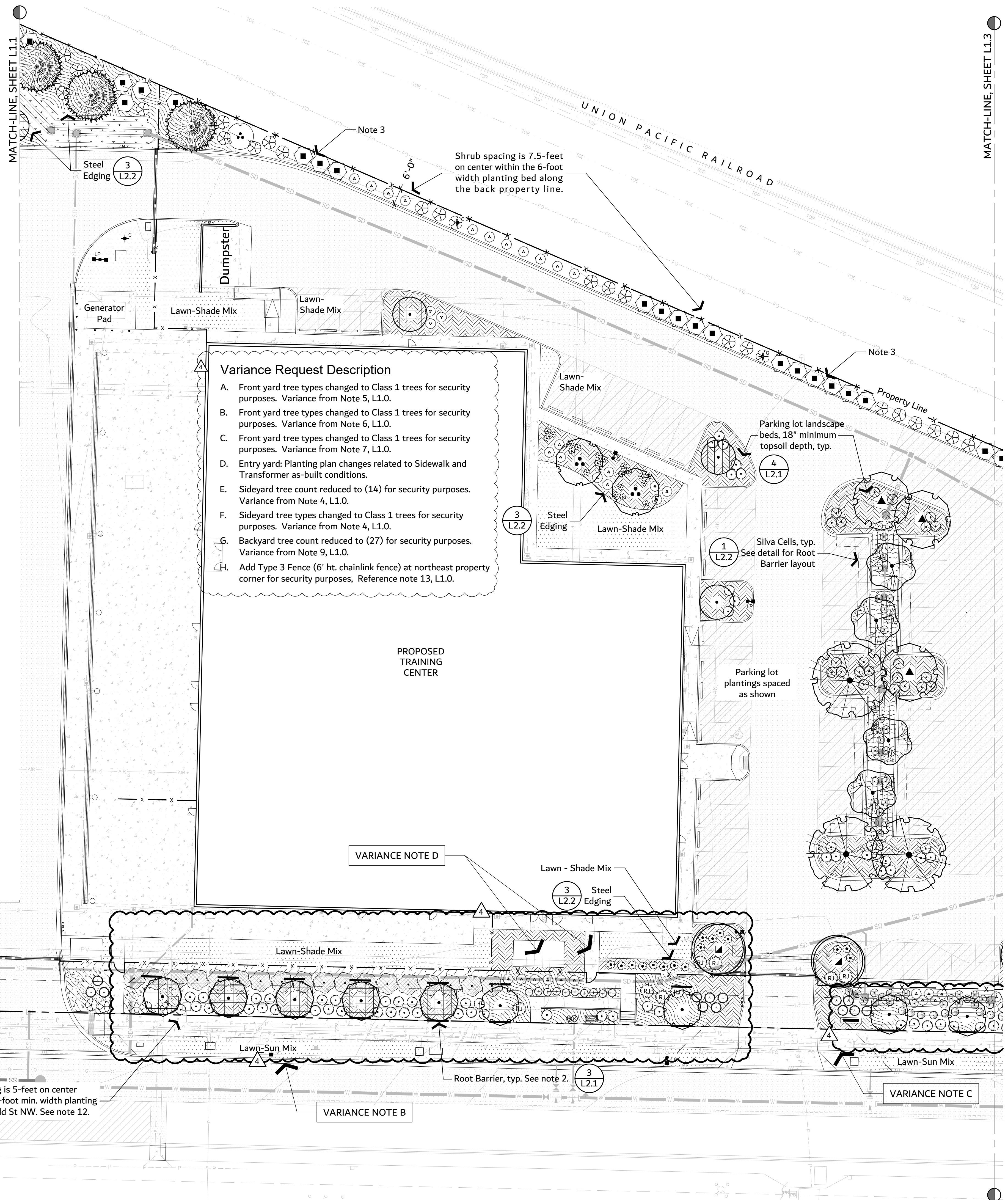
SOD/SEED

- Seed Low Grow Mix
- Restoration Seeding (as needed)
- Turf Hydroseed
- Lawn Sun / Shade Mix as noted

PLANTING NOTES

1. Planting details on sheet L2.2
2. All proposed trees (deciduous and evergreen) planted within 10 feet of a road, alley, parking lot, or public sidewalk will have root barrier installed. Center 8 LF Root Barrier with trees. See Detail 5, Sheet L2.05.
3. All planting beds to receive 4" depth wood chip mulch.
4. PUYALLUP STANDARD OFFSETS FOR STREET TREES:
3 1/2 feet back from the face of the curb
10 feet from water, sewer, or storm lines
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10 feet from utility and street light poles
7 1/2 feet from driveways
5 feet from hydrants
5. Contractor to verify utility locations prior to beginning work. Protect all underground utilities. Reference Civil sheets.
6. See Civil for temporary erosion and stormwater controls.
7. Contractor responsible for daily clean-up of the site.
8. Contractor shall protect all existing improvements.
9. Notify the owner of discrepancies between drawings and site conditions. Contractor shall assume all responsibility if proceeding without owner resolution or directions.
10. All planting area subgrades to drain before amendments are placed.
11. All deciduous trees will be 'Street Tree Trained'. Puyallup code minimum branching height for deciduous street trees is 6'-0". Puyallup's minimum street tree size is 1" min. caliper. Include information for availability of well formed trees with 1" caliper and clearance to lowest branch with submittals for consideration.
12. Exceptions to shrub spacing:
Acer circinatum / Vine Maple: 10' o.c.
Myrica californica / Wax Myrtle: 10' o.c.
Mahonia aquifolium / Oregon Grape: 6.5' o.c.
Prunus lusitanica / Portugal Laurel: 8' o.c.

Contractor to ensure trees are planted in such a way that does not impede runoff in storm conveyance swale.



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VARIANCE NOTE D

VARIANCE NOTE A

VARIANCE NOTE B

VARIANCE NOTE C

ZERVAS
ARCHITECTURE | INTERIOR DESIGN
zervasgroup.com
209 Prospect Street
Bellingham, WA 98225
(360) 734-4744

PACIFIC
LANDSCAPE
ARCHITECTURE
1814 Broadway Street
Bellingham, WA 98225
(360) 684-4295



811 Call 811
Two business days
before you dig

100% CD Set
Variance Planting

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1	PERMIT COMMENTS	05.29.24
2	PLANTING VARIANCE	12.27.24

PLAN NORTH TRUE NORTH
SCALE: 1"= 20'-0" 0 20'

PSE - OPERATIONAL TRAINING CENTER
325 Todd Rd. NW
Puyallup, WA 98371
Tax ID: 0420211030

PLANTING PLAN CENTRAL
PROJECT No: 202202.06
DRAWN BY: SPW
CHECKED BY: PLA
DATE ISSUED: 04/26/24

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	6	Chamaecyparis obtusa	Hinoki False Cypress	5'-6" Ht.	Evergreen, Class 3
	2	Cornus kousa	Kousa Dogwood	1" Cal.	multi-stemmed, branched to ground, Class 1
	4	Gleditsia triacanthos inermis 'Draves'	Street Keeper® Honey Locust	1" Cal.	Class 2
	3	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Honey Locust	1" Cal.	Class 3
	5	Magnolia stellata	Star Magnolia	1" Cal.	Class 1 Tree
	3	Nyssa sylvatica 'Northern Splendor'	Northern Splendor Tupelo	1" Cal.	Class 3
	6	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Colorado Blue Spruce	5'-6" Ht.	Evergreen, Class 1
	14	Pinus contorta	Shore Pine	5'-6" Ht.	Evergreen, Native Plant, Class 1
	10	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5'-6" Ht.	Evergreen, Class 1
	7	Pinus monticola	Western White Pine	5'-6" Ht.	Evergreen, Native Plant, Class 4
	5	Pinus nigra	Austrian Pine	5'-6" Ht.	Evergreen, Class 4
	8	Pseudotsuga menziesii	Douglas Fir	5'-6" Ht.	Evergreen, Native Plant
	2	Quercus x 'QRSW18'	Streetwise® Red Oak	1" Cal.	Class 4
	9	Rhamnus purshiana	Cascara	1" Cal.	Native Plant, Class 1
	11	Thuja plicata 'Excelsa'	Excelsa Western Red Cedar	5'-6" Ht.	Evergreen, Native Plant

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	23	Abelia x 'Edward Goucher'	Edward Goucher Abelia	5 gal.	
	13	Cornus sericea	Red Twig Dogwood	2 gal.	
	48	Cornus sericea 'Kelsey'	Kelsey Dwarf Redtwig Dogwood	5 gal.	
	132	Gaultheria shallon	Salal	2 gal.	
	6	Holodiscus discolor	Oceanspray	2 gal.	
	112	Mahonia aquifolium	Oregon Grape	5 gal.	
	20	Mahonia nervosa	Longleaf Oregon Grape	5 gal.	
	29	Myrica californica	Pacific Wax Myrtle	5 gal.	
	14	Pieris japonica 'Forest Flame'	Forest Flame Japanese Pieris	2 gal.	
	55	Pieris japonica 'Cavatine'	Cavatine Japanese Pieris	2 gal.	
	6	Pinus mugo 'Pumilio'	Mugo Pine	2 gal.	
	45	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	5 gal.	
	36	Prunus lusitana	Portugal Laurel	5 gal.	
	11	Rhododendron x 'Janet Blair'	Janet Blair Rhododendron	2 gal.	
	3	Ribes sanguineum	Red Flowering Currant	5 gal.	
	49	Rosa nootkana	Nootka Rose	5 gal.	
	16	Spiraea x bumalda 'Sparkling Carpet'	Sparkling Carpet Spirea	2 gal.	
	110	Symphoricarpos albus	Common White Snowberry	5 gal.	
	10	Vaccinium ovatum	Evergreen Huckleberry	5 gal.	
	97	Viburnum davidii	David Viburnum	5 gal.	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
GROUND COVERS						
	1,237	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	1 gal.	30" o.c.	Evergreen, Native Plant
	85	Carex elata 'Bowles Golden'	Bowles Golden Sedge	1 gal.	36" o.c.	
	32	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	1 gal.	48" o.c.	Evergreen
	486	Mahonia repens	Creeping Mahonia	1 gal.	30" o.c.	Evergreen, Native Plant
	44	Prunus laurocerasus 'Mount Vernon'	Mount Vernon English Laurel	1 gal.	36" o.c.	Evergreen
SOD/SEED						
	7,139 sf	Seed Bioswale Mix	Bioswale Blend	---		
	4,961 sf	Seed Low Grow Mix	Restoration Seeding (as needed)	---		
	18,080 sf	Turf Hydroseed	Lawn Sun / Shade Mix as noted	---		
BULBS						

No Symbol QTY for 3' planting zones behind property line at Todd Rd NW and 4th Street NW - 500
 QTY for other landscape areas adjacent to parking - 200

- Note:**
- 82 percent of the trees and shrubs on this planting schedule are native plants. See remarks column to learn which plants are native plants.
 - All perimeter landscape yard areas required by PMC 20.58 shall include Narcissus trumpet 'King Alfred' or 'Dutch Master' in the first 3' of landscape areas behind the property line, planted at 6" on-center in groups of 5, 7, or 9, and interspersed with trees, shrubs, and groundcover.
 - Other groupings of Narcissus shall be used in groupings through landscape areas adjacent to parking lots in groups of 5, 7, or 9, and interspersed with trees, shrubs, and groundcover.
 - Daffodil bulb planting shall be completed at appropriate time of year to allow establishment (September - November). Applicants may be required to post an assignment to secure the installation at the appropriate time of year. Project landscape architect may spec an alternative time of year to plant, such as during the winter or very early spring.
 - No daffodils are allowed in the wetland or 10' buffer, or adjacent to burn pit.

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SCALE: NTS

PSE - OPERATIONAL TRAINING CENTER

PLANT SCHEDULE

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