



GENERAL INFORMATION

ADDRESS: 105 7TH ST SW, PUYALLUP, WA 98371 (PUYALLUP HIGH SCHOOL ADDRESS)
TAX ID ADDRESS: 701, 721, 721, & 725 WEST MAIN (PARCEL ADDRESSES AFFECTED BY PORTABLES SITE)
PARCELS: 5870000171, 5870000190, 5870000200, AND 5870000251

SITE ACRES (SF): 40 ACRES (1,742,400 SF)

LEGAL DESCRIPTION:
PARCEL 5870000171 (TAX ID: 701 W MAIN):
Section 28 Township 20 Range 04 Quarter 13 MILLERS A J TO PUYALLUP; MILLERS A J TO PUYALLUP E 52.8 FT OF L 2 B 7 EASE OF RECORD
PARCEL 5870000190 (TAX ID: 721 W MAIN):
Section 28 Township 20 Range 04 Quarter 13 MILLERS A J TO PUYALLUP; MILLERS A J TO PUYALLUP L 6 B 7
PARCEL 5870000200 (TAX ID: 725 W MAIN):
Section 28 Township 20 Range 04 Quarter 13 MILLERS A J TO PUYALLUP; MILLERS A J TO PUYALLUP L 6 B 7
PARCEL 5870000251 (TAX ID: 711 W MAIN):
Section 28 Township 20 Range 04 Quarter 13 MILLERS A J TO PUYALLUP; L 3, 4 & 9 TOGON W 7.1 FT OF L 2 B 7 EASE OF REC APPROVED COMB BY CV OF PUYALLUP PLAN DEPT 02/07/19 COMB OF 587000-017-0, 018-0 & 023-0 SEG 2019-0332, JP 03/09/19 JP

ZONING: PF (PUBLIC FACILITY)

FLOOD ZONE: NO

LANDSLIDE HAZARD AREAS: NO

EROSION HAZARD AREAS: NO

WETLANDS: NO WETLANDS ARE PRESENT ON SITE

AQUIFER RECHARGE AREA: YES, MAXIMUM IMPERVIOUS AREA 35%

COMBINED LOTS SIZE (PARCELS 5870000171, 5870000190, 5870000200, 5870000251): 43,574 SF

IMPERVIOUS SURFACE: 18,050 SF (8,676 SF NEW + 9,372 SF EXISTING)

NEW PORTABLE BUILDING SF: 1,792 EACH X 3 = 5,376 SF

LOT COVERAGE: 42% SF

AQUIFER RECHARGE AREA: YES, MAXIMUM IMPERVIOUS AREA 35%

DISTURBED AREA: 16,420 SF

CODE INFORMATION

- REQUIRED SETBACKS (PMC 20.44.020):
(1) MINIMUM LOT SIZE: NONE - OK
(2) MINIMUM LOT WIDTH: NONE - OK
(3) MINIMUM LOT DEPTH: NONE - OK
(4) 20 FT AT FRONTAGE - OK
(5) 20 FT AT REAR SETBACKS - OK
(6) 20 FT AT SIDE SETBACKS - WEST SIDE SETBACK, PROPOSED TO BE REDUCED TO 14' SETBACK, EAST SIDE SETBACK IS COMPLAINT, DUE TO BUILDING WITHDRAWS AND REQUIRED BUILDING SEPARATIONS AND PATHWAYS, IT'S NOT POSSIBLE TO FIT LAYOUT IN PARCEL WITHOUT ENCRoACHING INTO THE SETBACK. ADJACENT PARCEL AT WEST SETBACK IS PF ZONED AND ALSO OWNED BY PUYALLUP SCHOOL DISTRICT, WHO HAS NO OBJECTION TO THIS ENCRoACHMENT.
(7) MINIMAL LANDSCAPED SETBACK ALONG COMMON BOUNDARY WITH ANY R ZONE:
MAXIMUM BUILDING HEIGHT 90'; NEW PORTABLES HEIGHT IS 16'-2' 1/2"
- PARKING CALCULATION
BUILDING 50-02 LEVEL 1 CLASSROOM SF = 9,256 SF/65 = ~142 STALLS
BUILDING 50-02 LEVEL 1 OFFICE SF = ~888 SF/300 = ~3 STALLS
BUILDING 50-02 LEVEL 2 CLASSROOM SF = 5,360 SF/65 = ~82 STALLS
(3) ADDED DOUBLE PORTABLE SF = 1,792SF X 3 = 5,376 SF/65 = 83 STALLS
TOTAL CHANGE IN PARKING: 144 FEWER PARKING STALLS NEEDED
- BIKE PARKING CALCULATION
BASED ON THE DECREASED PARKING CAPACITY CALCULATED FOR THE DEMOLITION OF BUILDING 50-02 AND PROPOSED ADDITION OF PORTABLE CLASSROOMS, NO VEHICLE PARKING IS REQUIRED, THEREFORE NO ADDITIONAL BICYCLE PARKING IS REQUIRED.
- BASED ON CUP COMMENTS, A LOT COMBINATION IS REQUIRED FOR TWO PARCELS WHERE PORTABLE BUILDINGS WILL BE PLACED. PUYALLUP SCHOOL DISTRICT WILL COMPLETE LOT COMBINATION PROCESS.
- PROVIDE A KNOX BOX AT EACH VEHICLE GATE FOR TEMPORARY ROAD CLOSURE WHETHER TEMPORARY OR PERMANENT INSTALLATION.
- SEE SHEET 0302 FOR ADDITIONAL CODE INFORMATION AND CODE REFERENCES.

GENERAL NOTES

- REFER TO DRAWINGS AS-112A, AS-112B, AS-112C, AND AS-122C FOR CONSTRUCTION PHASING PLANS.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION FOR STORM, SEWER, GRADING, AND UTILITIES.

LEGEND

	ASPHALT
	(E) ASPHALT
	CONCRETE
	(E) CONCRETE PAVING
	LAWN RESTORATION
	(E) LAWN
	LANDSCAPING BED, REFER TO LANDSCAPE DRAWINGS FOR PLANTING
	(E) LANDSCAPING BED
	GRAVEL BASE
	FENCING DEMOLITION
	(E) FENCING TO REMAIN
	PROVIDE TEMP CONSTRUCTION FENCING AROUND CONSTRUCTION SITE, MAINTAIN EMERGENCY VEHICLE ACCESS & PUYALLUP SCHOOL DISTRICT ACCESS AS NEEDED, AND PEDESTRIAN ROUTES TO REMAIN OPEN TO THE EXTENT POSSIBLE

CITY OF PUYALLUP
Planning Division Approved Site Plan
(253) 864-4165
MINIMUM SETBACK REQUIREMENTS
Front Yard: 20 ft Rear Yard: 20 ft
Interior Side Yard: Left: 14 ft Right: 20 ft
Street Side Yard: N/A
Zoning District: PF
Permit #:
Additional Conditions/Comments
*Reduced left side yard setback approved per CUP Approval #PLCUP20230109

No proposed footings, posts, or supports shall be constructed on or above any existing public utility connections without first relocating the utility services or protecting it in place.

Add correct parcel number and site address from lot combination tied to civil permit application PRCCP20241123.

City of Puyallup Development & Permitting Services ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

PRPF20241044

Staff: RNBrown
Date: 07/31/2024
Front, rear, and side yard property lines shall be marked with string from surveying pins prior to footing inspection.

OVERALL ARCHITECTURAL SITE PLAN

Building Permit #: -
CUP #: PLCUP20230109
Owner's Project #: -
Architect's Project #: 2023106
Drawn By: RL
Checked By: RL

PERMIT REVIEWER STAMP

AS100

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GENERAL NOTES:
1. THE EXISTING SCHOOLWIDE REFUSE AND RECYCLING COLLECTION FACILITY TO BE USED BY THE PROPOSED PORTABLES IS LOCATED OUTSIDE THE DRAWING LIMITS TO THE EAST OF BUILDING-01. NO CHANGES PROPOSED TO EXISTING REFUSE AND RECYCLING COLLECTION FACILITY.
2. SEE LANDSCAPING PLAN FOR REQUIRED PLANTING BUFFER ALONG STREET.
3. NO HAZARDOUS MATERIAL STORAGE OCCURRING IN PROPOSED PORTABLES.
4. MINIMAL GRADING REQUIRED ON SITE, EXCEPT FOR FOOTING PLACEMENT OR DRAINAGE.
5. PROPOSED LIGHTING TO BE FROM WALL MOUNTED LIGHTS AT PORTABLE ENTRIES AND THROUGH OTHER EXISTING SITE LIGHTING.
6. WATER TO BE PROVIDED AT PORTABLES WITH IN CLASSROOM WATER DISPENSER.

Please note, building permit PRPF20241044 shall not be issued until civil permit PRCCP20241123 is issued first. The building permit site plan must match the approved civil plans. A final comparison of the building and civil plans are required prior to building permit issuance. The applicant shall be responsible for coordinating final building permit submission to avoid redundant views and building permit fees.

In accordance with Puyallup Municipal Code Chapter 11.08.135, the proposed project shall complete frontage improvements which may include curb, gutter, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) as determined by Development Engineering. The building permit shall not be issued until the frontage improvement designs have been approved by the City, a civil or right-of-way permit issued, and a pre-construction meeting held (if necessary). The building permit shall be conditioned in such a manner that building occupancy will not be granted until the frontage improvements are completed and approved. The street frontage improvements shall be designed by a civil engineer and submitted to the City for review.