

IMPERVIOUS SURFACING

OFFSITE:	
NEW:	338 SF
REPLACED:	0 SF
TOTAL (OFFSITE):	338 SF

ON-SITE:	
NEW (PLAZA/WALK):	1,084 SF
NEW (PARKING):	2,036 SF
NEW (BUILDING):	3,150 SF
REPLACED:	0 SF
TOTAL (ON-SITE):	6,270 SF
TOTAL IMPERVIOUS:	6,658 DF

BUILDING DATA

BUILDING OCCUPANCY: STORAGE

TOTAL BUILDING AREA*: 4,077 SF
(GROUND LEVEL: 3,204 SF)
(UPPER LEVEL: 873 SF)
*AS DEFINED BY ZONING CODE

GROSS FLOOR AREA BY
USE OCCUPANCY/CLASS: 3,851.47 SF OF S-1 OCCUPANCY
(GROUND LEVEL: 3,057.75 SF OF S-1 OCCUPANCY)
(UPPER LEVEL: 793.72 SF OF S-1 OCCUPANCY)

TYPE OF CONSTRUCTION
PER IBC: V-B
HAZARDOUS MATERIALS: NONE

SITE DATA

SITE ADDRESS: 111 5TH ST SE
PUYALLUP WA, 98372

PARCEL NUMBER: 7285000112

SITE AREA GROSS: 10,000 SF = 0.23 AC

ZONING: CG - GENERAL COMMERCIAL

PARKING

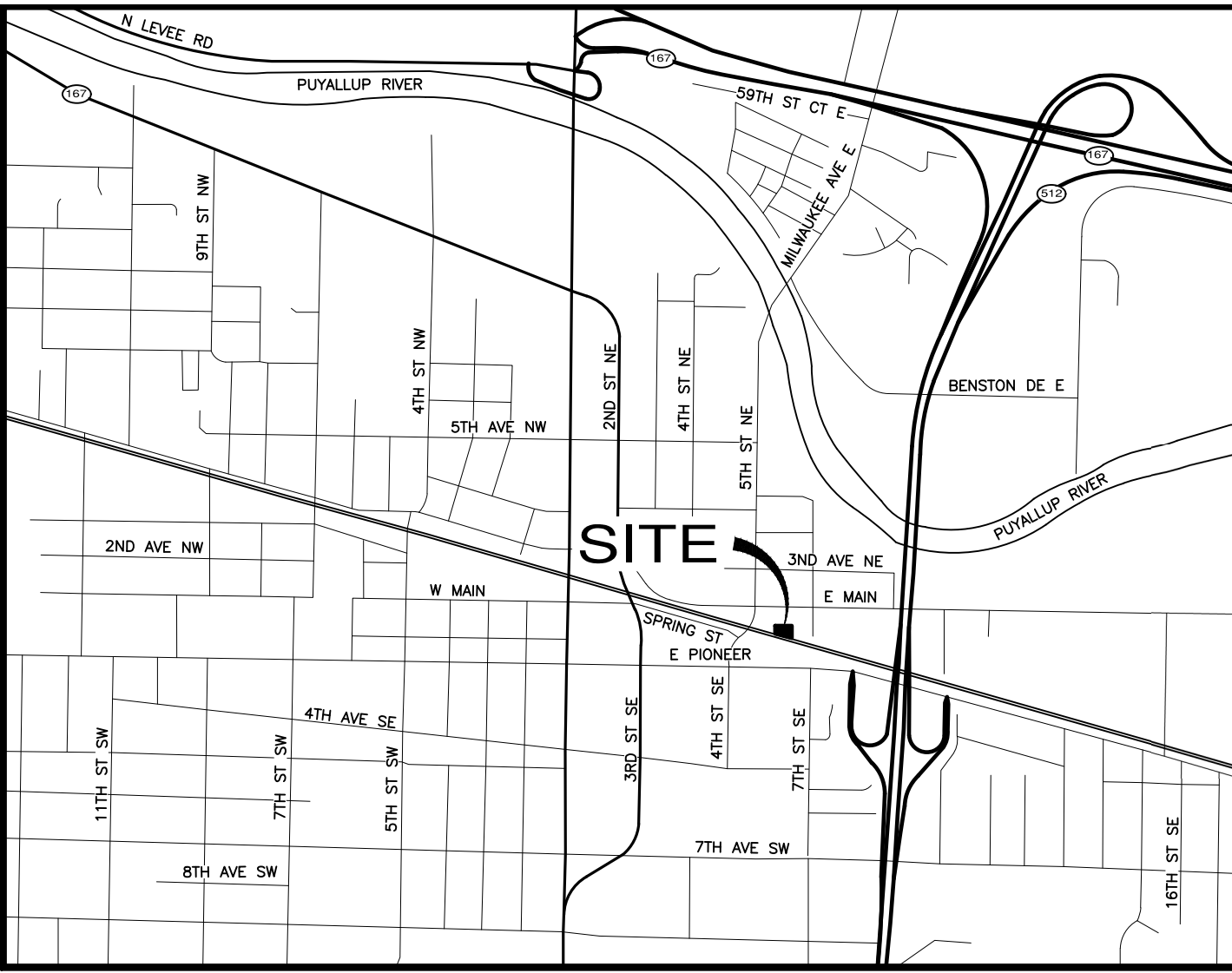
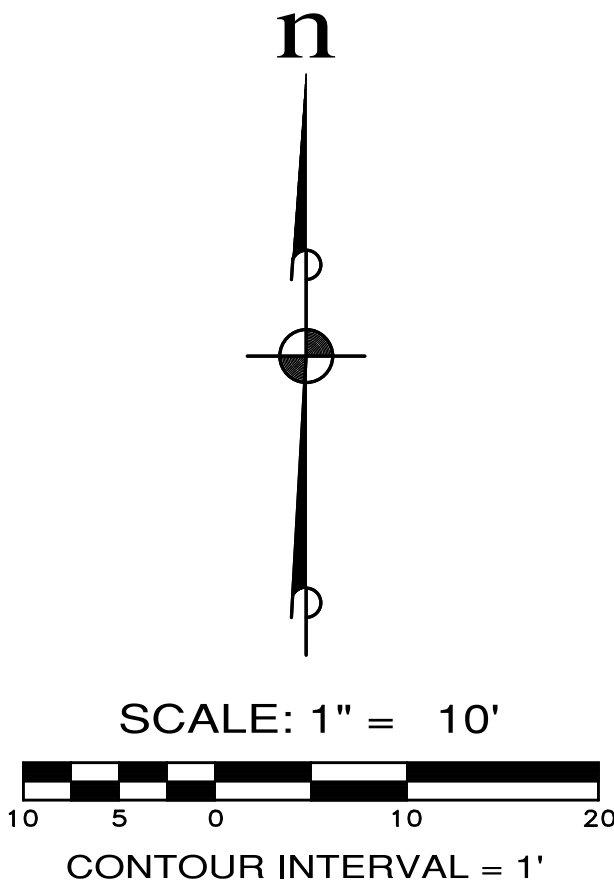
PARKING STALLS REQ'D PER PMC 20.55.010(16) MANUFACTURING
AND INDUSTRIAL USE:

EMPLOYEE WORK AREA (NET): 563.75 SF
STORAGE AREA (NET): 2,811.27 SF

(563.75 SF) X (1 SPACE/500 SF OF EMPLOYEE WORK AREA)
= 1.13 = 1 SPACE
(2,811.27 SF) X (1 SPACE/1000 SF OF STORAGE)
= 2.81 = 3 SPACES

PARKING PROVIDED: 4 SPACES

A PORTION OF THE SE 1/4 OF SEC 27, TWP 20 N, RGE 04 E
5TH STREET CONDITIONAL USE PERMIT
PRELIMINARY SITE PLAN



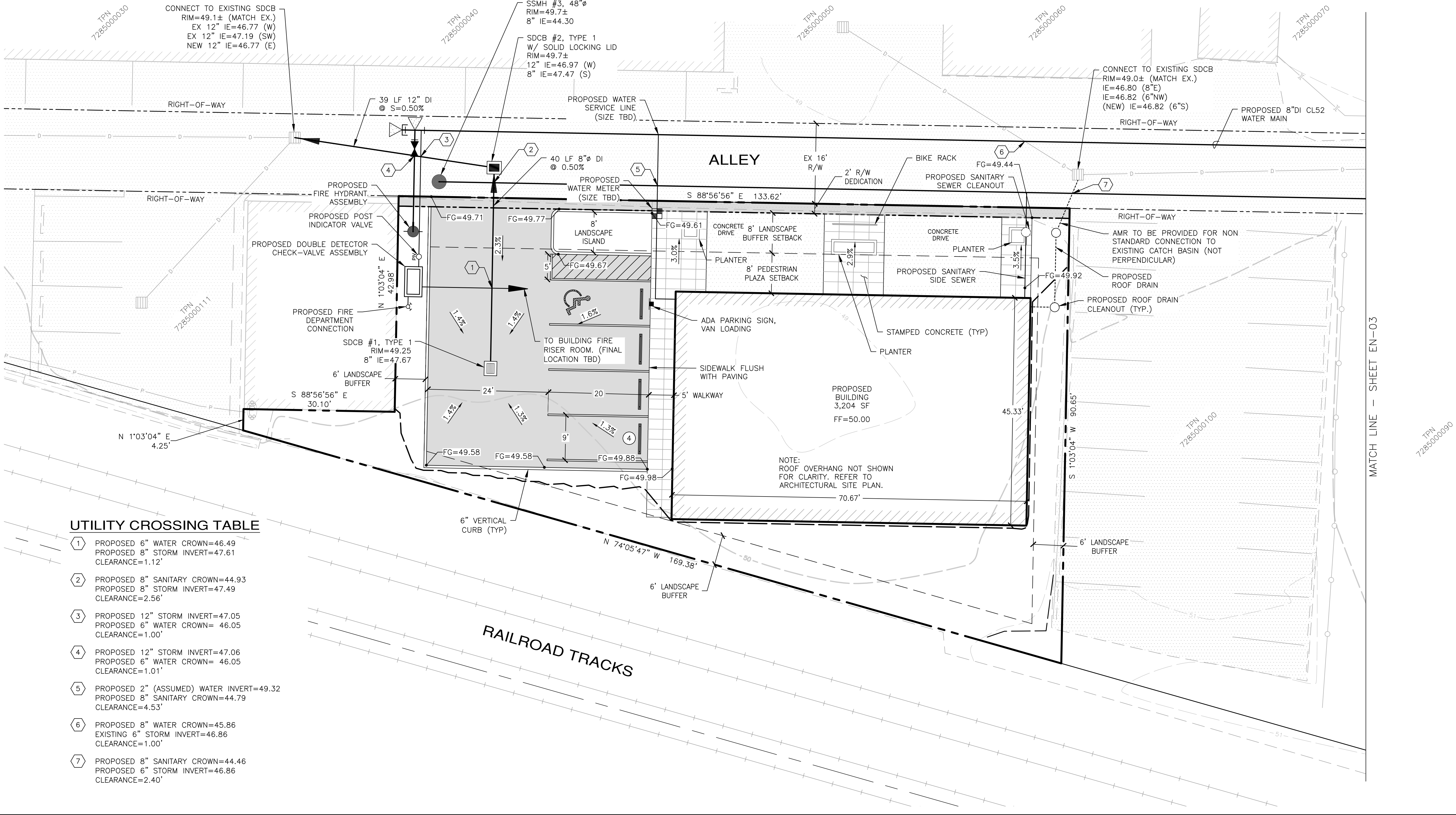
VICINITY MAP
NOT TO SCALE

REVISIONS		
NO.	DESCRIPTION/DATE	BY
1	REVISED PER CITY 1/21/2023 COMMENTS	ESM
2	PER CITY COMMENTS 2023-04-11	ESM
3	REVISED PER CITY DRT 07/12/2023 COMMENTS	

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Federal Way, WA 98003
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Civil Engineering
Public Works
Land Surveying
Project Management
Landscape Architecture

JACKSON CASTANEDA & SAMANTHA KEIMIG
5TH ST CONDITIONAL USE PERMIT
PRELIMINARY SITE PLAN
CITY OF PUYALLUP
WASHINGTON

JOB NO.:	2218-001-021
DWG. NAME:	EN-02
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	09/27/2023
DATE OF PRINT:	
EN-02	
1 OF 3 SHEETS	



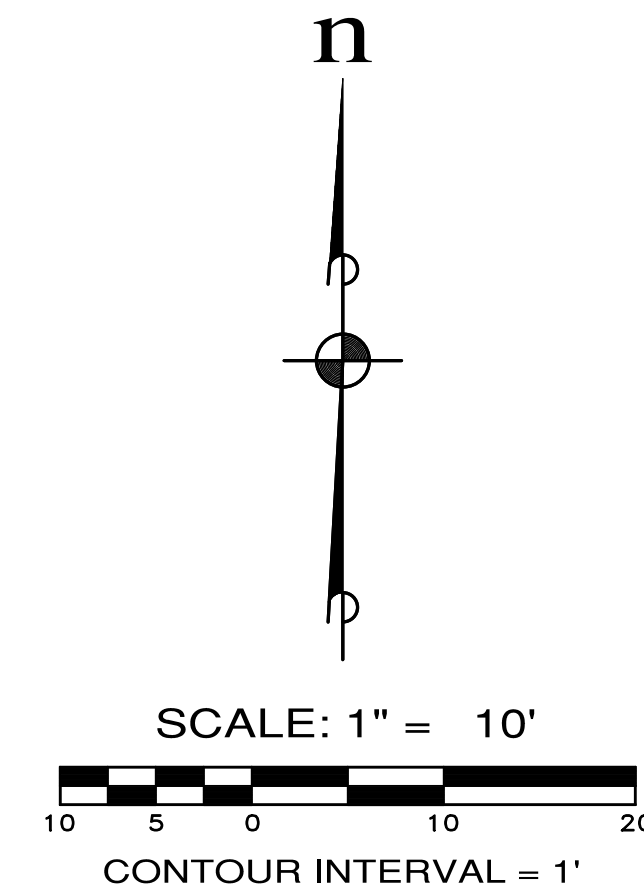
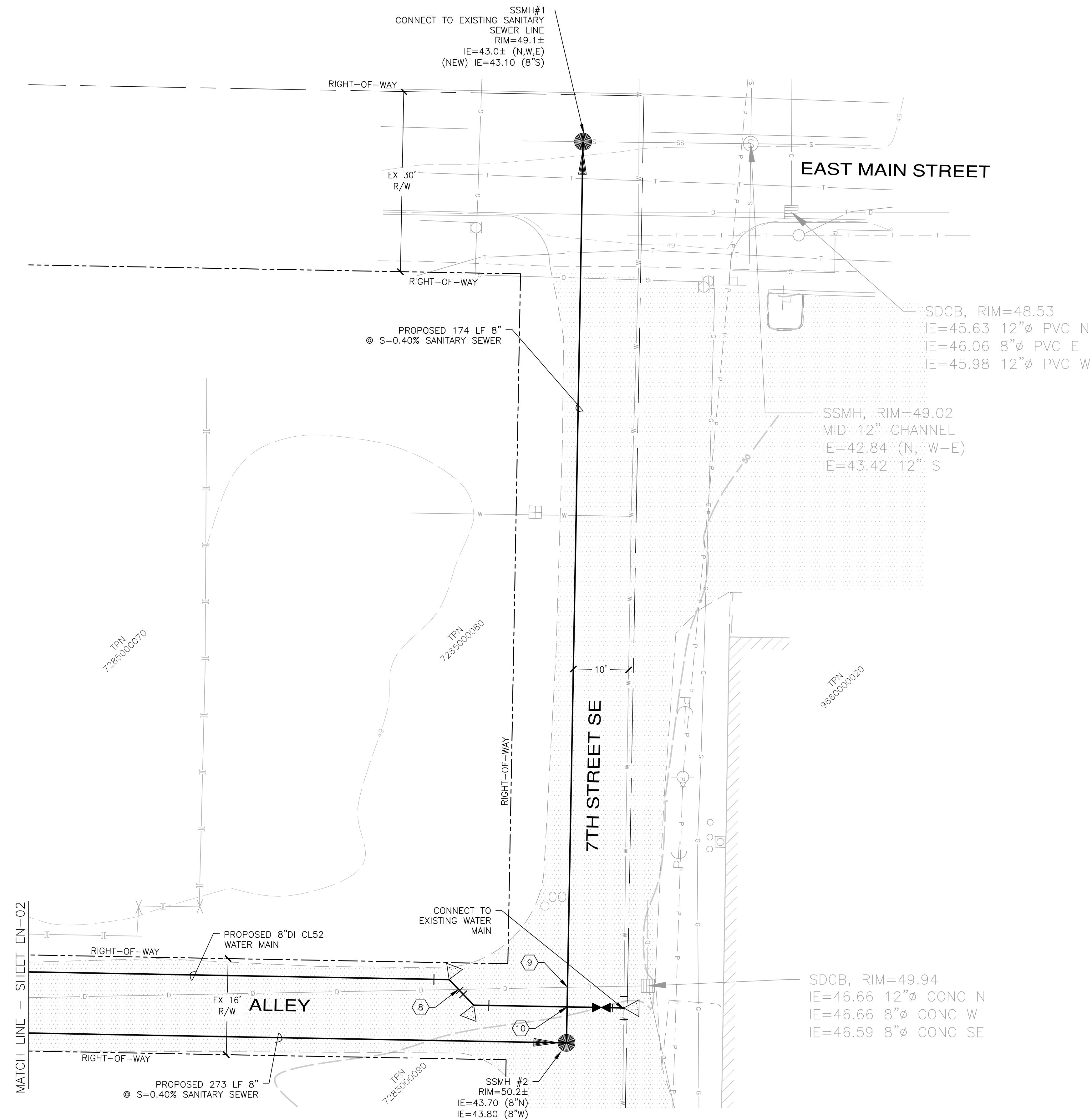
UTILITY CROSSING TABLE

1	PROPOSED 6" WATER CROWN=46.49 PROPOSED 8" STORM INVERT=47.61 CLEARANCE=1.12'
2	PROPOSED 8" SANITARY CROWN=44.93 PROPOSED 8" STORM INVERT=47.49 CLEARANCE=2.56'
3	PROPOSED 12" STORM INVERT=47.05 PROPOSED 6" WATER CROWN= 46.05 CLEARANCE=1.00'
4	PROPOSED 12" STORM INVERT=47.06 PROPOSED 6" WATER CROWN= 46.05 CLEARANCE=1.01'
5	PROPOSED 2" (ASSUMED) WATER INVERT=49.32 PROPOSED 8" SANITARY CROWN=44.79 CLEARANCE=4.53'
6	PROPOSED 8" WATER CROWN=45.86 EXISTING 6" STORM INVERT=46.86 CLEARANCE=1.00'
7	PROPOSED 8" SANITARY CROWN=44.46 PROPOSED 6" STORM INVERT=46.86 CLEARANCE=2.40'

A PORTION OF THE SE 1/4 OF SEC 27, TWP 20 N, RGE 04 E

5TH STREET CONDITIONAL USE PERMIT

CONCEPTUAL OFFSITE UTILITY EXTENSION



UTILITY CROSSING TABLE

- | | |
|----|---|
| 8 | PROPOSED 8" WATER CROWN=45.69
EXISTING 8" STORM INVERT=46.69
CLEARANCE=1.00' |
| 9 | PROPOSED 8" SANITARY CROWN=43.73
EXISTING 8" STORM INVERT=46.67
CLEARANCE=2.94' |
| 10 | PROPOSED 8" WATER INVERT=46.30
PROPOSED 8" SANITARY CROWN=43.75
CLEARANCE=2.55' |

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1	REVISED PER CITY 1/21/2023 COMMENTS	ESM



ESM
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Land Planning
Landscape Architecture
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Project Management

JACKSON CASTANEDA & SAMANTHA KEIMIG

5TH ST CONDITIONAL USE PERMIT

CITY OF PUYALLUP CONCEPTUAL OFFSITE UTILITY EXENTION WASHINGTON

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