

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

5TH STREET CONDITIONAL USE PERMIT

PRELIMINARY SITE PLAN

Please include calculation of parking ratio requirements. Include the amount of floor area being designated for office space, warehouse/storage space in as well. [site plan, EN-02]

SITE DATA

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

PARCEL NUMBER: 7285000112

SITE AREA GROSS: 10,000 SF = 0.23 AC

ZONING: GENERAL COMMERCIAL

PARKING REQUIRED: 4 STANDARD STALLS (PMC 20.55.10)

TOTAL IMPERVIOUS: 6,694 SF

separate onsite and offsite new/replaced impervious surfaces

BUILDING DATA

BUILDING OCCUPANCY: STORAGE

TOTAL BUILDING AREA: 3,150 SF

GROSS FLOOR AREA BY USE OCCUPANCY/CLASS: 3,988 SF OF S-1 OCCUPANCY

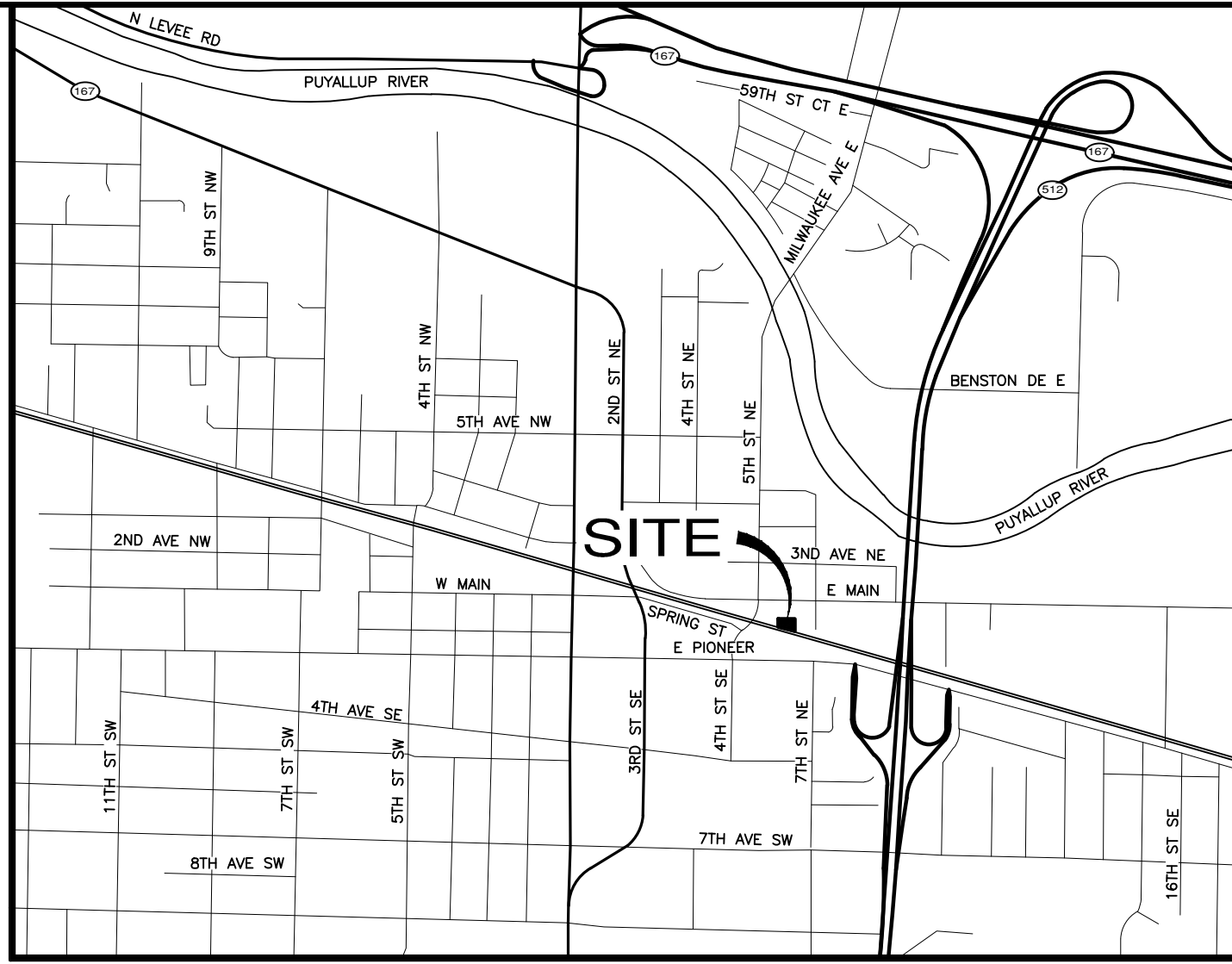
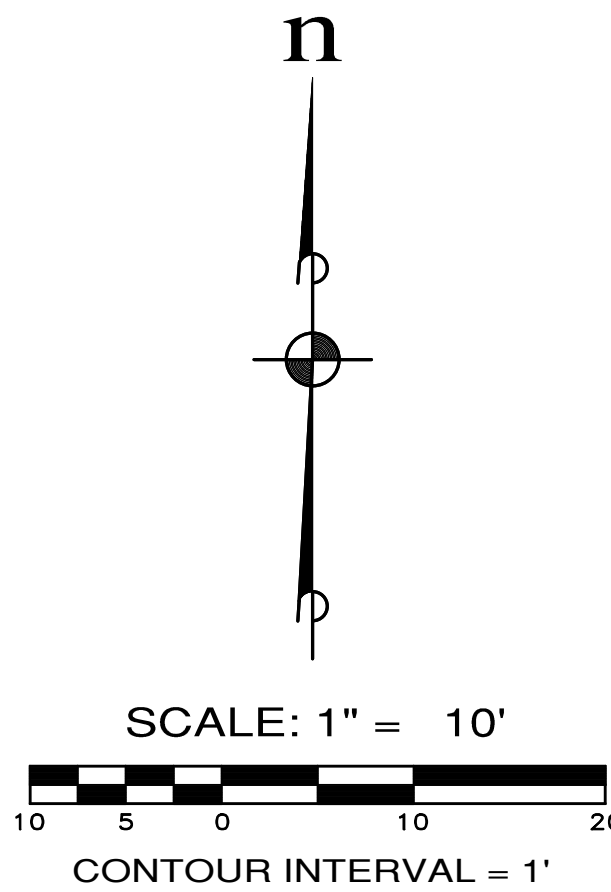
TYPE OF CONSTRUCTION PER IBC: V-B

HAZARDOUS MATERIALS: NONE

In the conditional use permit application, it is stated that the intent for the pedestrian plaza space is to have a "wooner" feel and characteristics. It is stated that city-standard landscape buffer for the parking will be required and that a plaza will be provided along the building frontage and is proposed to double as access to roll-up garage entries to each unit. Decorative hard surfacing is proposed to be in the area along with streetscape features such as planters and small seating areas located in non-travel areas between the units. The city is still generally receptive to this "wooner"-type proposal. However, additional detailed plans for this "wooner" concept are required in your re-submittal to better understand the concept, conduct review, and make the CUP findings. Staff will need to discuss the process and criteria for this requested deviation from the design standards. Please provide scaled elevations and plans that reflect this design intent.

[site plan, EN-02]

Per (PMC 20.30.037 (2)(a)) and (PMC 20.26.300 (3)(b)(i)), the pedestrian plaza is required to include amenities such as bike parking, bench seating, planters, fountains, artwork, decorative railing, decorative light fixtures, hanging baskets or other features that are pedestrian scaled in nature. [site plan, EN-02]



VICINITY MAP
NOT TO SCALE

Proposed sewer and water main locations within roadway do not meet COP Design standards. See City Standard Details

See COP Design Standards Section 208 for trash enclosure requirements.

Per COP Design Standards, "For stormwater pipe crossing over sanitary sewers, a minimum of 12-inches of vertical clearance shall be provided between the systems. If the stormwater pipe is crossing below the sanitary sewer, a minimum of 18-inches of vertical separation shall be provided."

Utilities may only leave the site perpendicular to ROW and with a cleanout at the property line. [Site Plan, Pg1]

Provide Sewer cleanout at property line. [Site Plan, Pg1]

Show water connection in 7th St SE on plans. [Site Plan, Pg1]

Show Sewer connection in E Main Ave on plans. [Site Plan, Pg1]

Where (if any) are trash and recycling receptacles being placed? Provide the height of the proposed trash and recycling receptacle and associated enclosures on the elevation plans. Per PMC 20.30.045 (7), trash and recycling receptacles shall be screened from adjacent properties and public rights-of-way by an opaque visual barrier no lower than the highest point of the receptacles. [site plan, EN-02]

REVISIONS		
NO.	DESCRIPTION/DATE	BY

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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: BML
DRAWN BY: DCL
CHECKED BY:
DATE: 10/24/2022
DATE OF PRINT:
EN-02
1 OF 1 SHEETS