

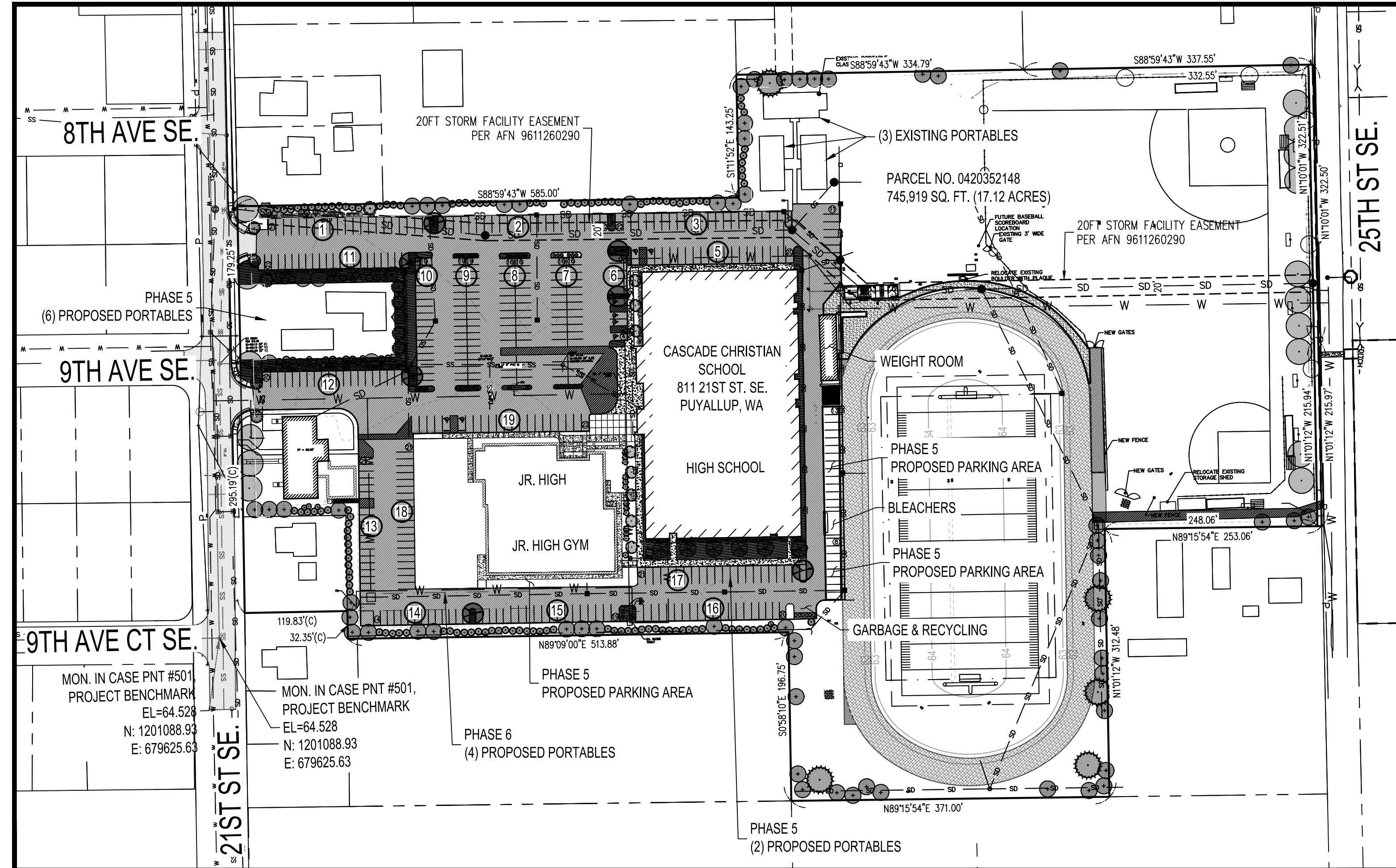
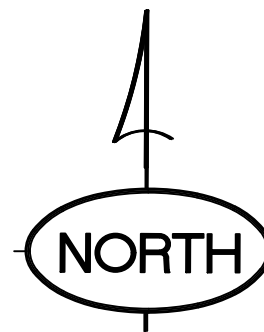
CASCADE CHRISTIAN SCHOOL CAMPUS – ELEMENTARY SCHOOL PORTABLES

COVER SHEET & EXISTING CONDITIONS

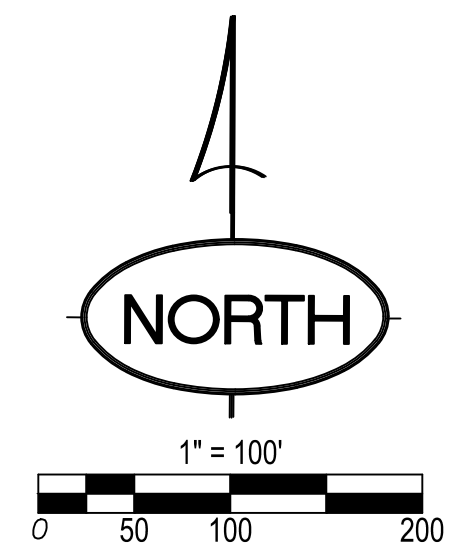
A PORTION OF THE S 1/2 OF SECTION 26 AND N 1/2 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PIERCE COUNTY, WASHINGTON (CITY OF PUYALLUP)



VICINITY MAP
NOT TO SCALE



EXISTING CONDITIONS
SCALE: 1" = 100'



BASIS OF BEARING

MONUMENTED CENTERLINE OF 21ST STREET EAST, THAT BEING N0°43'16"E

SURVEY NOTE

SURVEY FIELD WORK PERFORMED DURING THE 3rd WEEK OF MARCH USING GPS EQUIPMENT BY ABBEY ROAD GROUP LAND DEVELOPMENT SERVICES COMPANY, LLC, ROBERT L. "LES" HILLEBRAND, PLS.

DATUM

PIERCE COUNTY GIS NAVD 88

CONTOUR INTERVAL: 1'

SITE BENCHMARK

MON. IN CASE PNT #501,
N: 1201088.93
E: 679625.63

EL=64.528

LEGAL DESCRIPTION

SECTION 35 TOWNSHIP 20 RANGE 04 QUARTER 21:
PARCEL "A" OF DBL 95-12-11-0261 COMMENCING AT THE INTERSECTION OF 21ST ST SE & 9TH AVE SE BEING ON SECTION LINE BETWEEN SECTIONS 26 & 35 THENCE EAST ALONG SAID SECTION LINE 30 FEET TO EASTERLY R/W LINE OF SAID 21ST ST SE & POINT OF BEGINNING THENCE CONTINUE EAST ALONG SAID SECTION LINE 181 FEET THENCE NORTH 01°11'52" WEST 88 FEET THENCE SOUTH 88°59'43" WEST 181 FEET TO EASTERLY R/W LINE OF 21ST ST SE THENCE NORTH ALONG SAID R/W LINE 91.25 FEET THENCE EAST PARALLEL WITH SECTION LINE 585 FEET THENCE NORTH 01°11'52" WEST 143.25 FEET THENCE EAST PARALLEL WITH SECTION LINE 672.34 FEET TO WESTERLY R/W OF 25TH ST SE THENCE SOUTH ALONG SAID R/W 322.5 FEET TO SECTION LINE THENCE CONTINUE ALONG SAID WESTERLY R/W LINE OF 25TH ST SE 215.97 FEET THENCE SOUTH 89°15'54" WEST 253.06 FEET THENCE SOUTH 01°01'12" EAST 312.48 FEET THENCE SOUTH 89°15'54" WEST 371 FEET TO EAST LINE OF NORTHWEST OF NORTHEAST OF NORTHWEST THENCE NORTH ALONG SAID SUBDIVISION 196.75 FEET TO SOUTHEAST CORNER OF NORTH 1/2 OF NORTHWEST OF NORTHEAST OF NORTHWEST THENCE WEST ALONG SAID SUBDIVISION 513.88 FEET TO SOUTHEAST CORNER OF SOUTH 1/4 FEET OF WEST 150 FEET OF NORTH 1/2 OF NORTHWEST OF NORTHEAST OF NORTHWEST THENCE N 00°55'06" WEST 144 FEET THENCE SOUTH 89°09' WEST 120 FEET TO SAID EASTERLY R/W OF 21ST ST SE THENCE NORTH ALONG 183.05 FEET TO POINT OF BEGINNING OUT OF 2-145, 2-010 & 04-20-26-3-007 SEG H-0611 JU 1/23/96JU

PROJECT SPECIFICATIONS

PROJECT AREA:
PROPOSED USE: PRIVATE RELIGIOUS EDUCATION
SITE SIZE: 756,637 SF/17.37 ACRES
DISTURBED AREA:
IMPERVIOUS AREA: 8.27 ACRES
PERVIOUS AREA: 8.4 ACRES
OPEN SPACE AREA:
PARKING (ASPHALT) AREA: 133,305 SF/3.06 ACRES
LANDSCAPE AREA: 93,519 SF/2.15 ACRES
MIN LOT SIZE: 8,000 SF/4,000 SF
MIN LOT DEPTH: 90/180'
MIN LOT WIDTH: 60/140'
MAX SITE COVERAGE: 45%/50%
SITE COVERAGE: 50%

SET BACKS:

	BUILDING	YARD
FRONT:	20/15'	30'
SIDE:	16/5'	30'
REAR:	20/15'	30'
SIDE STREET:	15/10'	12'
LOT WIDTH:	60/140'	
LOT LENGTH:	90/180'	

SITE DATA

ASSESSORS/TAX PARCEL NUMBER: 0420352148, 0420263083
PARCEL/SITE SIZE: 756,637 SF/17.37 ACRES
SECTION/TOWNSHIP/RANGE: 35/20/04
DEVELOPMENT JURISDICTION: CITY OF PUYALLUP
SITE ADDRESS: 815 21ST ST. SE
PUYALLUP, WA 98372
ZONING: RS-08/RS-04
DENSITY: 5 DU/8 DU PER ACRE
PRESENT USE: PRIVATE RELIGIOUS EDUCATION
SENSITIVE AREAS:
WETLANDS: NO
FLOOD PLAIN HAZARD AREAS: YES (FEMA 100 YEAR)
EROSION HAZARD AREAS: NO
LANDSLIDE HAZARD AREAS: NO
COAL MINE HAZARD AREAS: NO
SEISMIC HAZARD AREAS: YES
CREEKS/STREAMS: NO
LAKES: NO
STEEP SLOPES(10% OR GREATER): NO
VOLCANIC: YES
WILDLIFE HABITAT: NO
SHORELINE CLASSIFICATION: N/A
IMPERVIOUS AREAS: 8.27 ACRES (FROM ORIGINAL REPORT)
PERVIOUS AREAS: 8.4 ACRES
ADJACENT ZONING DESIGNATIONS & USE:
NORTH: RS-04 (HIGH URBAN DENSITY SINGLE-FAMILY RESIDENTIAL ZONE)
SOUTH: RS-08 (MEDIUM URBAN DENSITY SINGLE-FAMILY RESIDENTIAL ZONE)
EAST: RS-04/RS-08 (HIGH & MEDIUM URBAN DENSITY SINGLE-FAMILY RESIDENTIAL ZONE)
WEST: RS-08 (MEDIUM URBAN DENSITY SINGLE-FAMILY RESIDENTIAL ZONE)

UTILITIES

SEWER:	WATER:	GAS:
CITY OF PUYALLUP 1100 39TH AVE SE PUYALLUP, WA 98374 (253) 840-5550	CITY OF PUYALLUP 1100 39TH AVE SE PUYALLUP, WA 98374 (253) 840-5550	PUGET SOUND ENERGY 6905 S 228TH ST KENT, WA 98032 (253) 395-6954
FIRE:	CABLE:	POWER:
PUYALLUP FIRE 902 7TH ST NW PUYALLUP, WA 98371 (253) 845-6666	COMCAST 2200 N 30TH ST TACOMA, WA (253) 840-5550	PUGET SOUND ENERGY 6905 S 228TH ST KENT, WA 98032 (253) 395-6954
SCHOOL:	REFUSE:	TELEPHONE:
PUYALLUP SCHOOL DIST. 302 2ND ST E PUYALLUP, WA 98371 (253) 841-1301	DM DISPOSAL 3600 PORT OF TACOMA RD SUITE 505 TACOMA, WA 98424 (253) 845-6955	QWEST PHONE COMPANY 955 LIND SW RENTON, WA 98055 (425) 228-6092

Existing Conditions

Parking Bay ID	ADA Stalls	Compact Stalls	Standard Stalls	Bay Total	Remarks
1			21	21	
2			22	22	
3			22	22	
4		3	8	11	Field verified 3 compact
5	2		18	20	
6	4		5	9	
7			32	32	
8			32	32	Field verified as compact
9			38	38	Listed as compact 2009
10			19	19	Listed as compact 2009
11			22	22	
12			20	20	
13			21	21	Field verified as compact
14			14	14	Field verified as compact
15			5	14	Field verified as compact
16			20	20	
17			21	21	
18			21	21	
19	2		20	22	
Totals	8	164	234	406	Per prior permits

Counts Per 2009 Approved Plans verified with onsite count by School personnel.

Gravel stalls present & on 2009 Plans but not counted as parking since not paved.

20	13	13
21	8	8

Compact % 40% less than 50%, OK

PROJECT INFO

OWNER:
CASCADE CHRISTIAN SCHOOLS
DON JOHNSON
815 21ST ST SE
PUYALLUP, WA 98372
(253) 841-1776

CIVIL ENGINEER:
VADER ENGINEERING
REBECCA VADER, PE
6817 27TH ST. W #65353
TACOMA, WA 98464
TEL: 253-363-2065

ARCHITECT:
JEFF BROWN ARCHITECTURE
JEFF BROWN, AIA NCARB
12181 C ST. S.
TACOMA, WA 98444
(253) 806-8324 W
JEFF@JEFFBROWNARCHITECTURE.COM

SURVEYOR:
ABBNEY ROAD GROUP LAND DEV. SERVICES COMPANY
LES HILLEBRAND
P.O. BOX 1224
PUYALLUP, WA 98371
(253) 435-3699 W
(206) 446-3159 F
LES.HILLEBRAND@ABBNEYROADGROUP.COM

LANDSCAPE ARCHITECT:
JGM LANDSCAPE ARCHITECTS INC. PS
CRAIG LEWIS, PLA, ASLA
12610 N.E. 104TH STREET
SEATTLE, WA 98033
(425) 454-6723 OFFICE
(206) 795-3196 CELL
CRAIG@JGM-INC.COM

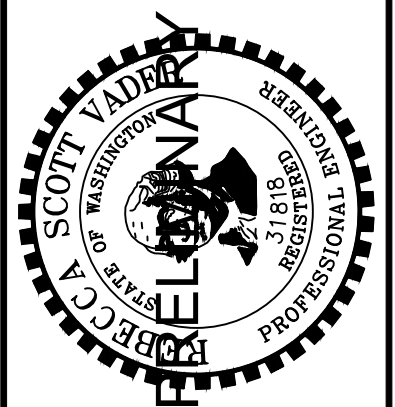
SHEET INDEX

SHEET C1 COVER SHEET & EXISTING CONDITIONS
SHEET C2 PHASE 5 - SITE PLAN

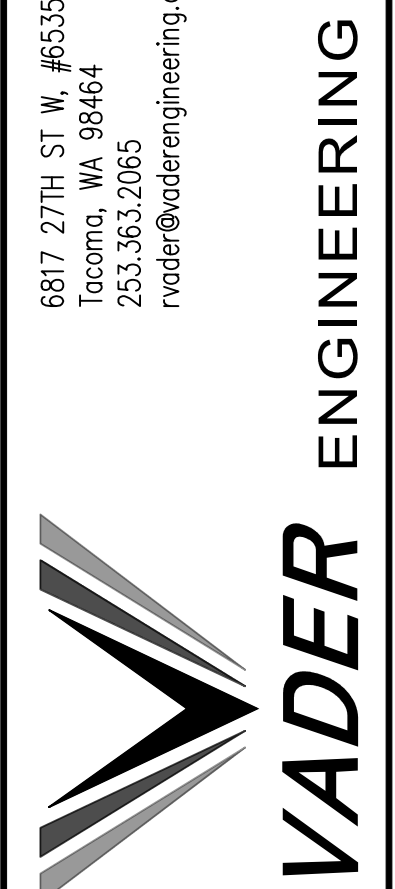
BEFORE YOU DIG
CALL
1-800-424-5555

NOT LESS THAN 48 HOURS BEFORE
BEGINNING EXCAVATION WORK ANY
UNDERGROUND UTILITIES MAY BE LOCATED.

CASCADE CHRISTIAN SCHOOL CAMPUS
ELEMENTARY SCHOOL PORTABLES
COVER SHEET & EXISTING CONDITIONS



6817 27TH ST. W. #65353
TACOMA, WA 98464
253.363.2065
rvader@vaderengineering.com



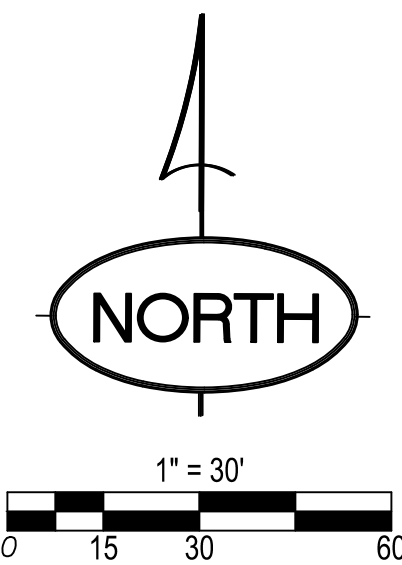
REVISION	NO.	DATE

PROJECT NO: 2409
SCALE: 1"=100'
DESIGNED: RSV
DRAWN: BDS
SAVED: 5/27/2024
PLOT DATE: 5/27/2024

CASCADE CHRISTIAN SCHOOL CAMPUS – ELEMENTARY SCHOOL PORTABLES

PHASE 5 – SITE PLAN

A PORTION OF THE S 1/2 OF SECTION 26 AND N 1/2 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PIERCE COUNTY, WASHINGTON (CITY OF PUYALLUP)



PHASE 5 - DATA

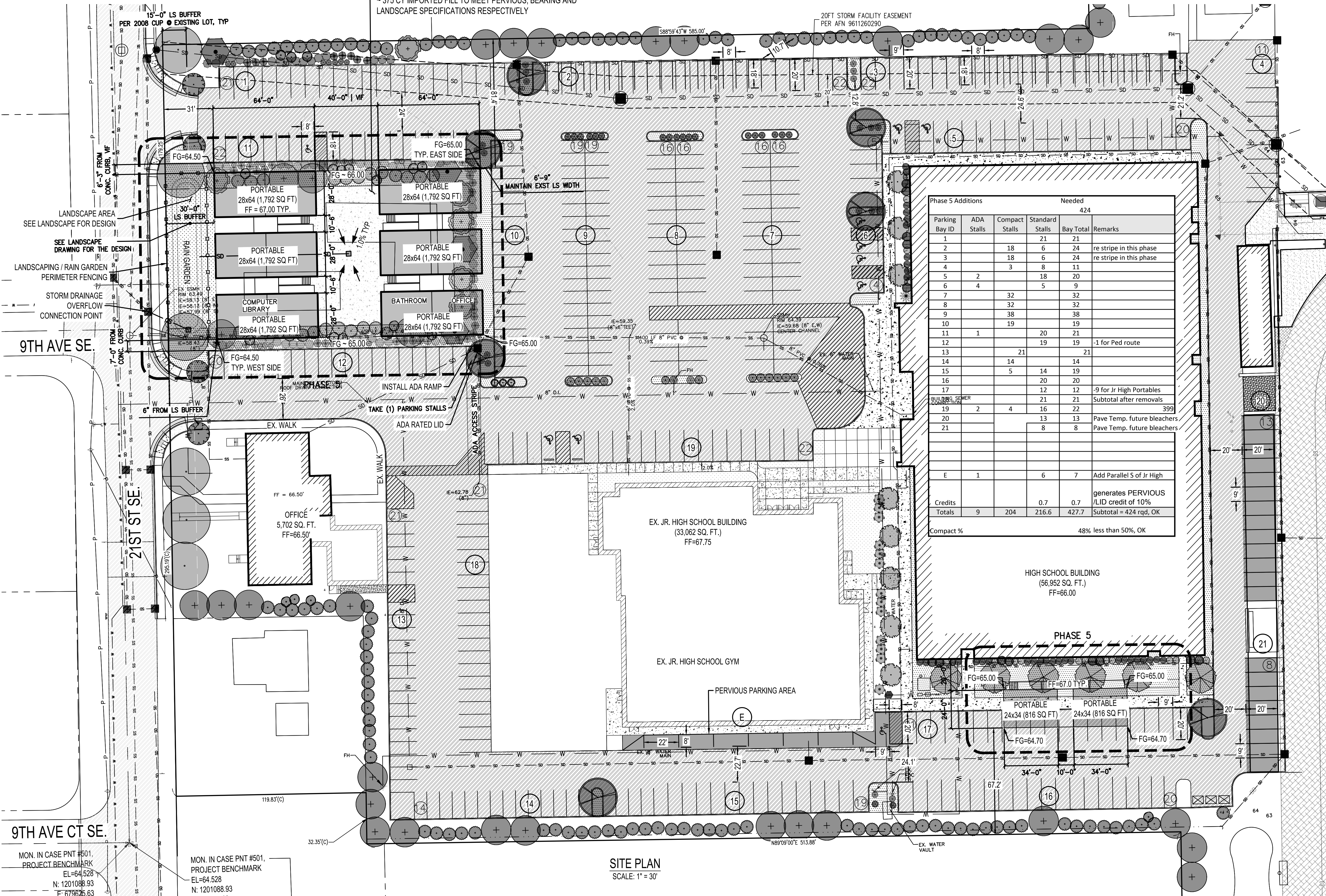
BUILDING DATA	
BUILDING OCCUPANCY.....	NOT TO EXCEED 325 TOTAL FOR ELEMENTARY SCHOOL CAMPUS
TOTAL BUILDING AREA.....	10,762 SQ FT
TYPE OF CONSTRUCTION PER IBC.....	TYPE VB
ANY HAZARDOUS MATERIALS PROPOSED FOR STORAGE OR USE IN BLDG.....	N/A
SITE DATA	
NUMBER OF PARKING STALL PROVIDED (424)	
STALL COUNT: SEE TABLE BELOW	
TOTAL EXISTING PLUS PROPOSED /REPLACED IMPERVIOUS.....	756,637 SQ FT
TOTAL EXISTING PLUS PROPOSED /REPLACED PERVIOUS SURFACE.....	71,132 SQ FT

LANDSCAPING NOTE

ALL EXISTING LANDSCAPING TO REMAIN UNLESS NOTED OTHERWISE PER LANDSCAPING DESIGN

NEW PERVIOUS PAVING PLAZA TO MEET EXISTING GRADE AT NORTH & SOUTH AND SLOPE @ ~1.0% TYP. TO OVERFLOW CB IN CENTER
~ 375 CY IMPORTED FILL TO MEET PERVIOUS, BEARING AND LANDSCAPE SPECIFICATIONS RESPECTIVELY

20FT STORM FACILITY EASEMENT
PER APN 9611260290



Phase 5 Additions		Needed		424		
Parking Bay ID	ADA Stalls	Compact Stalls	Standard Stalls	Bay Total	Remarks	
1		21	21	21		
2		18	6	24	re stripe in this phase	
3		18	6	24	re stripe in this phase	
4		3	8	11		
5	2		18	20		
6	4		5	9		
7		32		32		
8		32		32		
9		38		38		
10		19		19		
11	1		20	21		
12			19	19	-1 for Ped route	
13			21	21		
14		14		14		
15		5	14	19		
16			20	20		
17			12	12	-9 for Jr High Portables	
18			21	21	Subtotal after removals	
19	2	4	16	22	399	
20			13	13	Pave Temp. future bleachers	
21			8	8	Pave Temp. future bleachers	
E	1		6	7	Add Parallel S of Jr High	
Credits						
generates PERVIOUS /LID credit of 10%						
Totals	9	204	216.6	427.7	Subtotal = 424 rqd, OK	
Compact %						48% less than 50%, OK

SITE PLAN
SCALE: 1" = 30'

BEFORE YOU DIG
CALL
1-800-424-5555

NOT LESS THAN 48 HOURS BEFORE
BEGINNING EXCAVATION SPECIFY ANY
UNDERGROUND UTILITIES MAY BE LOCATED.

CASCADE CHRISTIAN SCHOOL CAMPUS
ELEMENTARY SCHOOL PORTABLES

PHASE 5 - SITE PLAN

SITE ADDRESS:
811 21ST ST SE
PUYALLUP, WA 98372

6817 27TH ST W, #6353
Tacoma, WA 98464
253.363.2065
rvader@vaderengineering.com

VADER ENGINEERING

REVISION	NO.	DATE

PROJECT NO: 2409
SCALE: 1" = 30'
DESIGNED: RSV
DRAWN: BDS
SAVED: 5/27/2024
PLOT DATE: 5/27/2024

C2

SHEET 2 OF 2