

GENERAL NOTES:

1. THIS CONCEPTUAL SITE PLAN WAS GENERATED BASED ON THE INFORMATION GATHERED DURING THE PROGRAMMING PROCESS, INCLUDING TOURS, END USER WORKSHOPS, ROOM DATA SHEETS, THE SPACE PROGRAM SPREADSHEET, BUBBLE DIAGRAMS, THE GAMING EXERCISE, DRAFT CONCEPTUAL PLANS, AND PSE COMMENTS TO THE DRAFT PLANS. MINOR CHANGES TO THE OTC BUILDING WERE MADE IN ORDER TO FIT THE PROGRAM DEVELOPED FOR THE NORTH BEND LOCATION TO THIS NEW LOCATION. THE SITE PLAN SHOWS THE MAIN PROGRAM AREAS AND BUILDINGS, PARKING, AND THE KNOWN SITE CONSTRAINTS (POTENTIAL ROW IMPROVEMENTS, STORM VAULT). SEE THE ROOM DATA SHEETS AND THE SPACE PROGRAM SPREADSHEET FOR MORE DETAILED REQUIREMENTS AND INFORMATION. THE SITE PLAN WILL BE FURTHER DEVELOPED IN THE UPCOMING DESIGN PHASES (SCHEMATIC DESIGN, DESIGN DEVELOPMENT, AND CONSTRUCTION DOCUMENTS).

2. SITE ASSUMPTIONS THAT COME FROM PREVIOUS AHBL STUDIES AND CITY OF PUYALLUP FEEDBACK AT THAT TIME INCLUDE THE FOLLOWING:

- RIGHT OF WAY IMPROVEMENTS
- LANDSCAPE BUFFERS
- RIGHT OF WAY DEDICATIONS

THE CONCEPTUAL SITE PLAN WILL NEED TO BE VETTED WITH THE CITY OF PUYALLUP AND OTHER AUTHORITIES HAVING JURISDICTION TO DETERMINE SPECIFIC REQUIREMENTS IN UPCOMING DESIGN PHASES.

A STORM WATER VAULT MATCHING THE SIZE FROM THE NORTH BEND CONCEPTUAL PLANS HAS BEEN PROPOSED FOR TREATING STORM WATER. SOME OPEN SPACE HAS BEEN PROVIDED SHOULD IT BE NEEDED FOR ABOVE GROUND STORM WATER RETENTION OR OPEN SPACE REQUIREMENTS.

3. PARKING

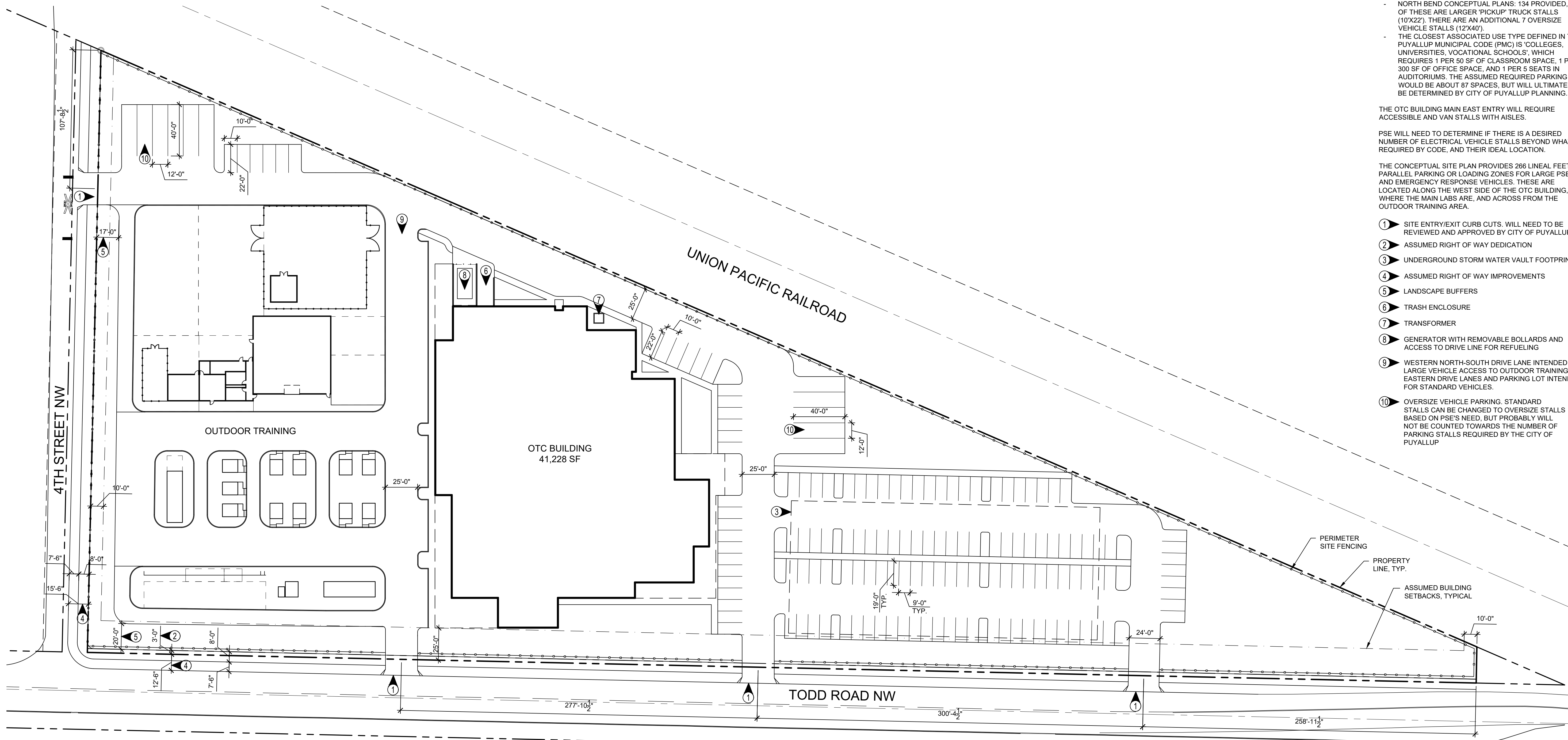
- TODD ROAD CONCEPTUAL SITE PLAN: 142 PROVIDED, 12 OF THESE ARE LARGER PICKUP/ TRUCK STALLS (10'X22'), STANDARD STALLS ARE 9'X19'. THERE ARE AN ADDITIONAL 11 OVERSIZE VEHICLE STALLS (12'X40').
- NORTH BEND CONCEPTUAL PLANS: 134 PROVIDED, 23 OF THESE ARE LARGER PICKUP/ TRUCK STALLS (10'X22'), THERE ARE AN ADDITIONAL 7 OVERSIZE VEHICLE STALLS (12'X40').
- THE CLOSEST ASSOCIATED USE TYPE DEFINED IN THE PUYALLUP MUNICIPAL CODE (PMC) IS 'COLLEGES, UNIVERSITIES, VOCATIONAL SCHOOLS', WHICH REQUIRES 1 PER 50 SF OF CLASSROOM SPACE, 1 PER 300 SF OF OFFICE SPACE, AND 1 PER 5 SEATS IN AUDITORIUMS. THE ASSUMED REQUIRED PARKING WOULD BE ABOUT 87 SPACES, BUT WILL ULTIMATELY BE DETERMINED BY CITY OF PUYALLUP PLANNING.

THE OTC BUILDING MAIN EAST ENTRY WILL REQUIRE ACCESSIBLE AND VAN STALLS WITH AISLES.

PSE WILL NEED TO DETERMINE IF THERE IS A DESIRED NUMBER OF ELECTRICAL VEHICLE STALLS BEYOND WHAT IS REQUIRED BY CODE, AND THEIR IDEAL LOCATION.

THE CONCEPTUAL SITE PLAN PROVIDES 266 LINEAL FEET OF PARALLEL PARKING OR LOADING ZONES FOR LARGE PSE AND EMERGENCY RESPONSE VEHICLES. THESE ARE LOCATED ALONG THE WEST SIDE OF THE OTC BUILDING, WHERE THE MAIN LABS ARE, AND ACROSS FROM THE OUTDOOR TRAINING AREA.

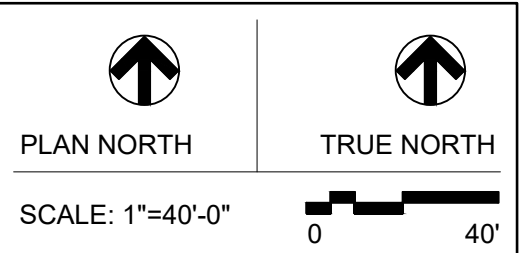
- ① SITE ENTRY/EXIT CURB CUTS. WILL NEED TO BE REVIEWED AND APPROVED BY CITY OF PUYALLUP
- ② ASSUMED RIGHT OF WAY DEDICATION
- ③ UNDERGROUND STORM WATER VAULT FOOTPRINT
- ④ ASSUMED RIGHT OF WAY IMPROVEMENTS
- ⑤ LANDSCAPE BUFFERS
- ⑥ TRASH ENCLOSURE
- ⑦ TRANSFORMER
- ⑧ GENERATOR WITH REMOVABLE BOLLARDS AND ACCESS TO DRIVE LINE FOR REFUELING
- ⑨ WESTERN NORTH-SOUTH DRIVE LANE INTENDED FOR LARGE VEHICLE ACCESS TO OUTDOOR TRAINING. EASTERN DRIVE LANES AND PARKING LOT INTENDED FOR STANDARD VEHICLES.
- ⑩ OVERSIZE VEHICLE PARKING. STANDARD STALLS CAN BE CHANGED TO OVERSIZE STALLS BASED ON PSE'S NEED, BUT PROBABLY WILL NOT BE COUNTED TOWARDS THE NUMBER OF PARKING STALLS REQUIRED BY THE CITY OF PUYALLUP



1 SITE PLAN
SCALE: 1"=40'-0"

PROGRAMMING

REV	ISSUED FOR	DATE



PSE - OPERATIONAL TRAINING CENTER

ALTERNATE SITE CONCEPT OVERALL SITE PLAN

PROJECT No: 202202.06
DRAWN BY: MR
CHECKED BY: AK
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