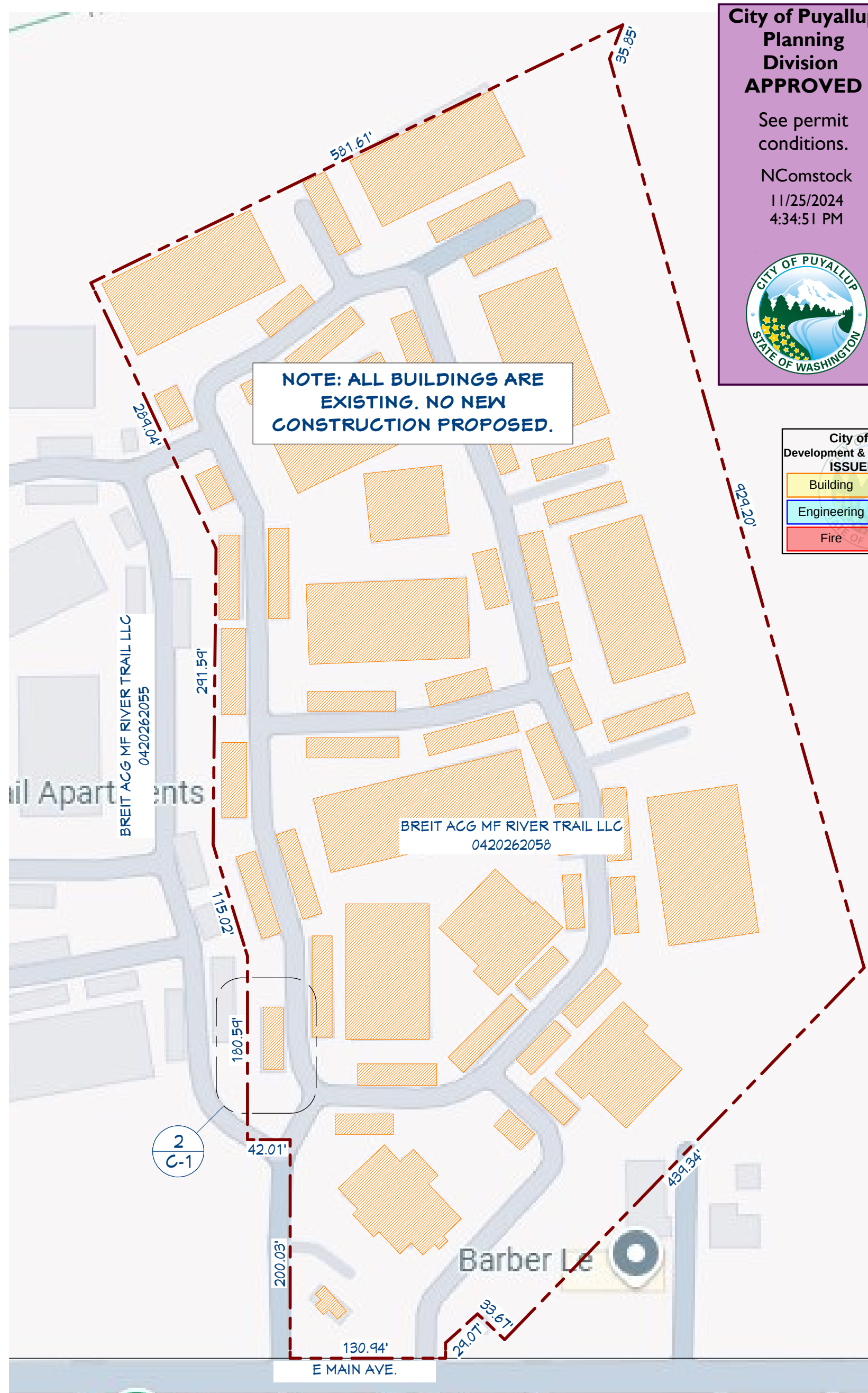


PROJECT NAME:

RIVER TRAIL APARTMENTS GARAGE REPAIR

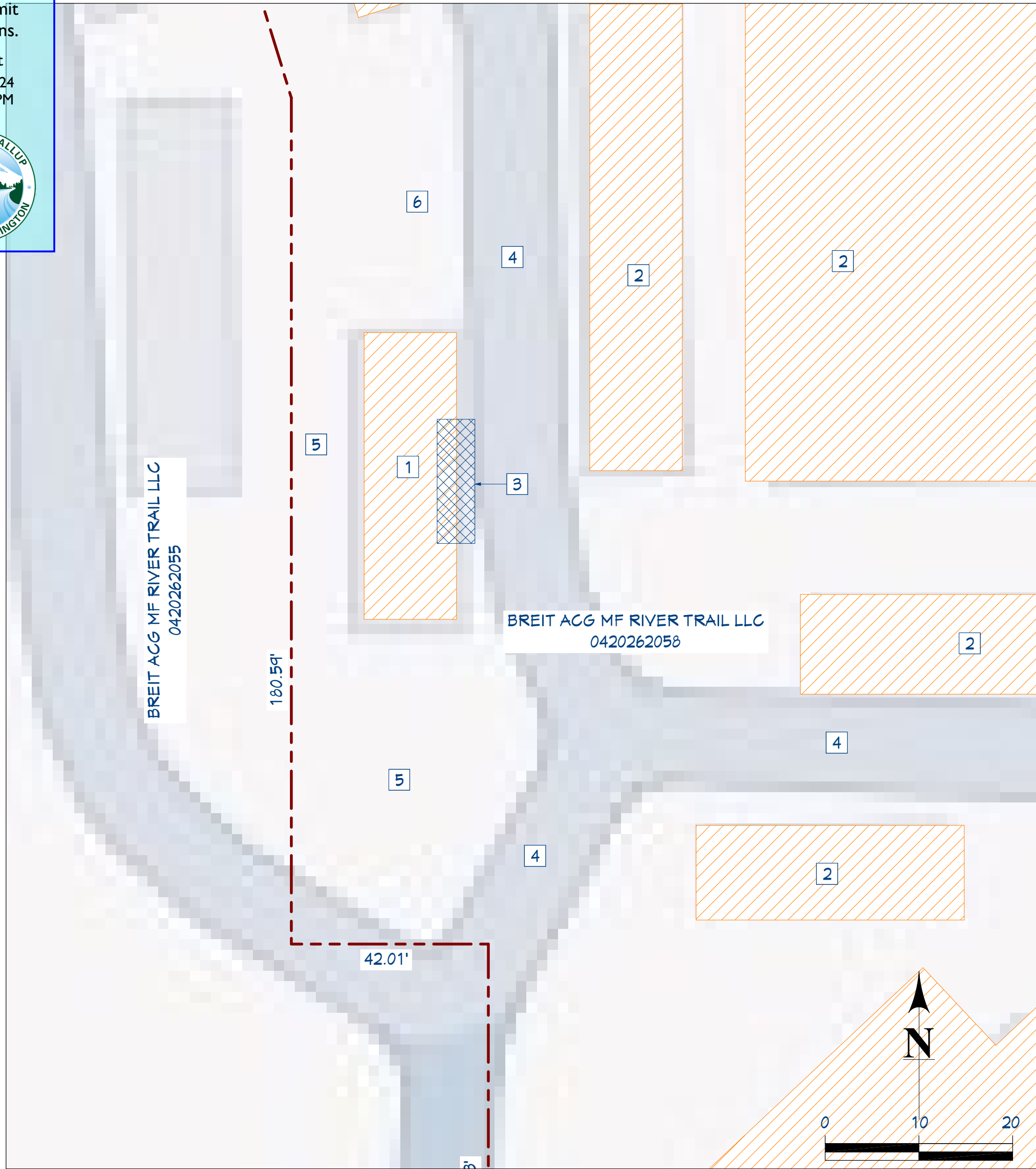


1 OVERALL SITE PLAN
1 IN = 100 FT

**City of Puyallup
Planning
Division
APPROVED**
See permit
conditions.
NComstock
11/25/2024
4:34:51 PM

**City of Puyallup
Development
Engineering
APPROVED**
See permit
conditions.
AHunt
11/27/2024
3:00:13 PM

City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning	Engineering	Public Works
Fire	Traffic		



2 PROJECT AREA
1 IN = 20 FT

PROJECT DATA:

LEGAL DESCRIPTION:

SECTION 26 TOWNSHIP 20 RANGE 04 QUARTER 23 THAT FOR OF WILLIS BOATMAN & J B LEACH DLG & THAT FOR OF ABAND CHANNEL OF PUYALLUP RIVER DESC AS FOLL COM 1/4 SEC COR TO SEC 26 & 21 TH N 00 DEG 51 MIN 34 SEC E 101.50 FT TO N R/W LI OF E MAIN AVE (FORMERLY STATE RD #5) TO POB TH ALG SD R/W LI S 88 DEG 57 MIN 26 SEC E 740.74 FT TO INTER C/L OF ABAND CHANNEL OF PUYALLUP RIVER TH N 43 DEG 53 MIN 15 SEC E 466.11 FT TH N 15 DEG 06 MIN 45 SEC W 424.20 FT TH N 14 DEG 53 MIN 15 SEC E 35.85 FT TH S 64 DEG 06 MIN 03 SEC W 581.61 FT TH S 84 DEG 01 MIN 23 SEC W 494.45 FT TH S 88 DEG 24 MIN 22 SEC W 124.71 FT TH S 00 DEG 50 MIN 30 SEC W 441.16 FT ALG A LI PARW W LI OF L 11 OF REPLAT OF PART OF FRANK R SPINNING FIRST ADD TO SD N R/W LI OF E MAIN AVE TH S 88 DEG 57 MIN 26 SEC E 254.23 FT TO POB EXC THAT FOR LY ONLY OF FOLL DESC LI BEG AT A PT ON SD R/W LI OF E MAIN AVE 571.65 FT S 88 DEG 57 MIN 26 SEC E OF SD ROB TH N 00 DEG 01 MIN 26 SEC W 200.03 FT TH N 88 DEG 57 MIN 26 SEC W 42.01 FT TH N 00 DEG 01 MIN 26 SEC W 180.54 FT TH N 16 DEG 50 MIN 01 SEC W 115.02 FT TH N 00 DEG 41 MIN 03 SEC E 241.54 FT TH N 25 DEG 12 MIN 44 SEC W 284.04 FT TO N LI OF ABOVE DESC TRACT & TERMINUS OF SD DESC LI EXC THAT FOR CYD TO CY OF PUYALLUP FOR PUMP STATION PER ETN 4135620 APPROVED SUBD BY CY OF PUYALLUP COMM DEV DEPT 06/04/04 OUT OF 2-056 SEG 2004-0074 07/11/08CL

Owner Name: BREIT ACG MF RIVER TRAIL LLC
Owner Number: XXXXXX
Owner Address: P.O. BOX A3878
CHICAGO, IL 60640

PARCEL NO.:
PROPERTY TYPE:
ACRES:
JURISDICTION:
ADDRESS:

ZONING:
MIN SETBACKS:

MAX HEIGHT:
WATER:
SEWER/SEPTIC:
ROAD ACCESS:
STREET SURFACE:

0420262058
COMMERCIAL
12.2 AC (531,432SF)
CITY OF PUYALLUP
1715 E. MAIN ST.
PUYALLUP, WA 98372
RM-20
FRONT: N/A
SIDE: N/A
REAR: N/A
N/A
PUBLIC
PUBLIC
PAVED

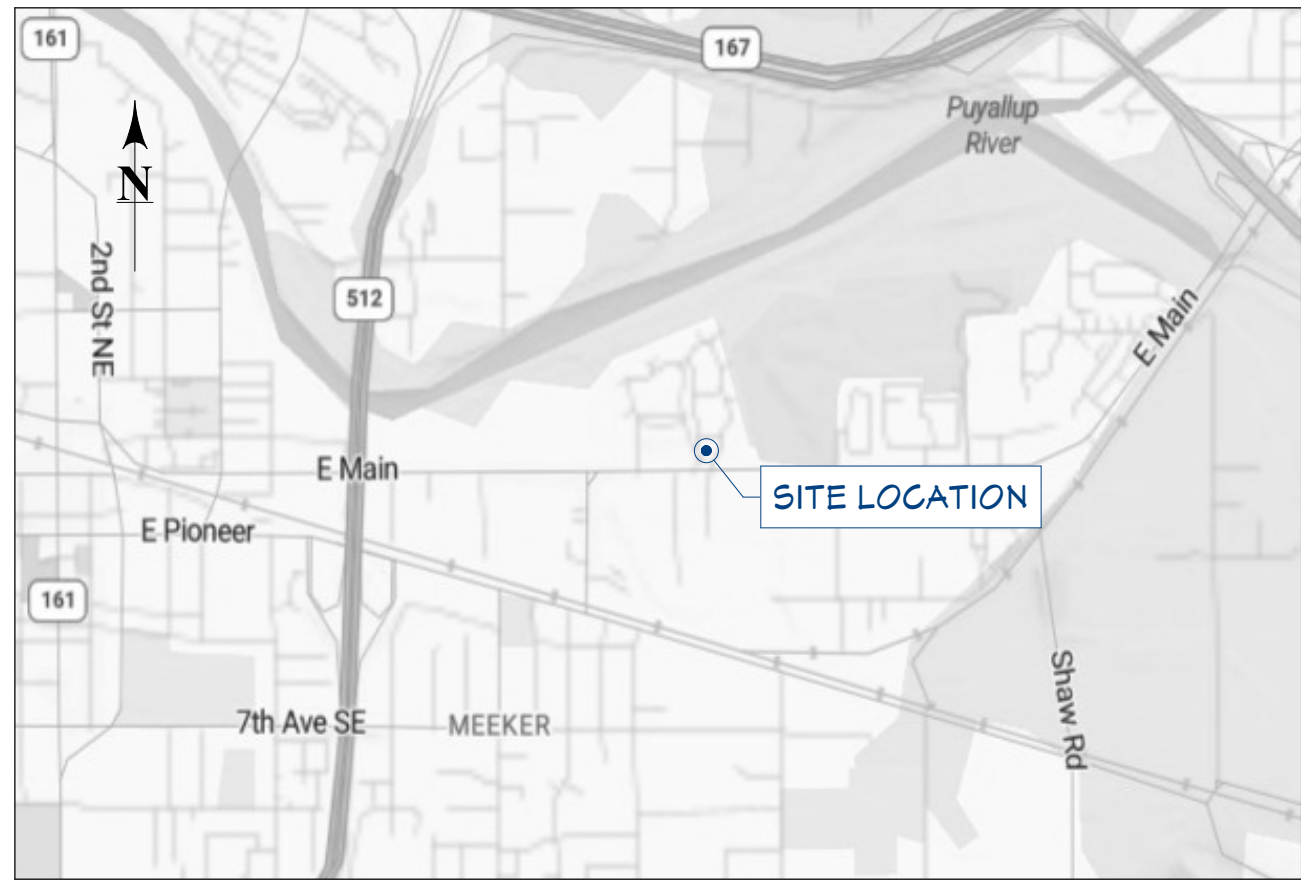
LINE TYPE LEGEND

BSBL BSBL
C/L C/L C/L
O O O
SS SS SS
W W W

BUILDING SETBACK LINE
CONSTRUCTION LIMITS
SILT FENCE
ROOF OVERHANG
SUBJECT PROPERTY
ADJACENT PROPERTY
EASEMENT
SANITARY SEWER
WATER

GAS GAS
OHP OHP
UGP UGP
OT OT OT
UT UT
DITCH/SWALE
WOOD FENCE
CHAIN LINK FENCE
LANDSCAPE WALL

NATURAL GAS
OVERHEAD POWER
UNDERGROUND POWER
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE
DITCH/SWALE
WOOD FENCE
CHAIN LINK FENCE
LANDSCAPE WALL



VICINITY MAP

N.T.S.

PROJECT NARRATIVE:

THE PROJECT DEPICTED IN THIS PLAN SET INVOLVES THE REPAIR OF AN EXISTING MULTI-CAR GARAGE LOCATED IN PUYALLUP, WASHINGTON. THE EXISTING PROPERTY IS FULLY DEVELOPED WITH MULTIPLE RESIDENTIAL AND ACCESSORY BUILDINGS. THERE IS NO PROPOSED EXPANSION OF ANY EXISTING BUILDING AND NO NEW CONSTRUCTION IS BEING PROPOSED. THIS PROJECT IS SOLELY FOR THE REPLACEMENT AND REPAIR OF AN EXISTING GARAGE STRUCTURE THAT WAS DAMAGED IN AN AUTOMOBILE ACCIDENT.

KEYNOTE LEGEND:

- | | |
|---|--|
| 1 | PROJECT LOCATION |
| 2 | EXISTING BUILDING |
| 3 | EXTENTS OF REPAIR WORK TO BE PERFORMED |
| 4 | EXISTING ROADWAY |
| 5 | EXISTING LANDSCAPING |
| 6 | EXISTING PARKING |



GENERAL NOTES:

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNERS AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. NORTHWEST PERMIT SOLUTIONS, INC. IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

PROJECT NAME:

RIVER TRAIL APARTMENTS
1715 E. MAIN ST.
PUYALLUP, WA 98372
PARCEL NO.: 0420262058

PREPARED FOR:

DERICK LINK

PRDB20241780

DESIGNED BY:

NWPS

DRAFTED BY:

CJD

DATE: 11/20/2024

SHEET TITLE:

SITE PLAN

PROJECT NUMBER

24-165

SHEET NUMBER:

C-1

