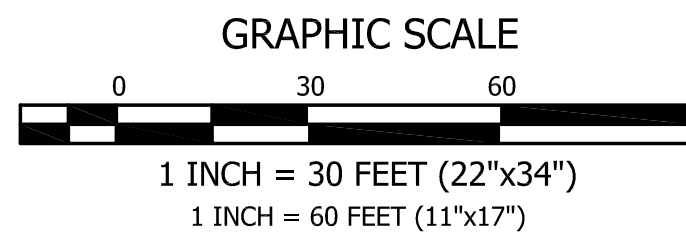
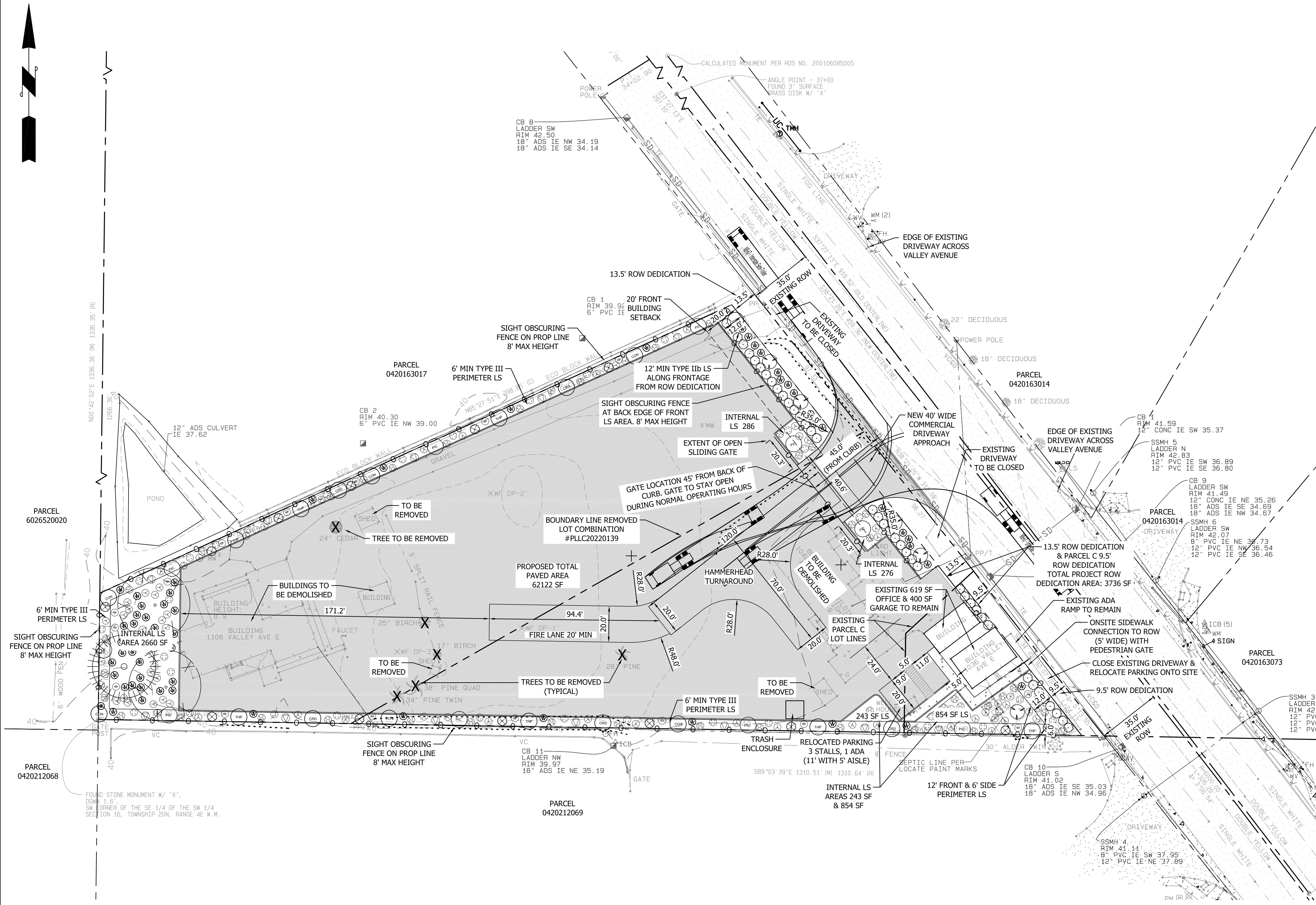


**VALLEY AVENUE YARD**  
 A PORTION OF SECTION 16, TOWNSHIP 20, RANGE 04, W.M.,  
 PUYALLUP, PIERCE COUNTY, WASHINGTON  
 PRELIMINARY SITE PLAN



**VICINITY MAP**  
 NOT TO SCALE



**PROJECT INFORMATION**

PARCEL#S:	0420163040 (PARCEL A) 0420163041 (PARCEL B) 0420163042 (PARCEL C)
GROSS SITE AREA:	79,952 SF OR 1.835 ACRES
ADDRESS/LOCATION:	1106, 1042 & 1036 VALLEY AVENUE NW PUYALLUP, WA 98371
ZONING: PROPOSED USE:	ML - LIMITED MANUFACTURING PAVED OUTDOOR STORAGE YARD
BUILDING SETBACKS: FRONT: INTERIOR: REAR:	20 FT 0 FT 0 FT
LANDSCAPING:	12 FT FRONT - FROM MAJOR ARTERIAL 6' PERIMETER LS, FENCING/SCREENING TO BE PROVIDED AROUND PERIMETER OF LOT.
INTERIOR/PARKING LOT LS: PAVED AREA: 5% REQUIREMENT: LS PROVIDED:	MIN 5% OF PAVED AREAS (OVER 10,000 SF) 62,122 SF 3,106 SF 4,319 SF (7%)
MAX LOT COVERAGE (BLD): BLD AREA TO REMAIN:	65% 1,019 SF (1.27%)
MIN LOT WIDTH: MIN LOT DEPTH: MIN STREET FRONTAGE:	75 FT 100 FT 25 FT
ROW DEDICATION: TOTAL ROW DEDICATED:	PARCEL A & B: 13.5 FEET PARCEL C: 9.5 FEET 3,736 SF
PARKING REQUIRED: PARKING PROVIDED:	1 PER 300 SF OF CONTRACTOR OFFICE 3 SPACES

**SHEET INDEX**

- SHEET 1: PRELIMINARY SITE PLAN
- SHEET 2: BOUNDARY & TOPO SURVEY - EXISTING CONDITIONS
- SHEET 3: LANDSCAPE - PRELIMINARY PLANTING PLAN
- SHEET 4: LANDSCAPE - LANDSCAPE DETAILS & NOTES
- SHEET 5: PRELIMINARY GRADING AND DRAINAGE PLAN
- SHEET 6: SIGHT DISTANCE EXHIBIT
- SHEET 7: BASIN MAP

REVISION	DESCRIPTION	DATE	BY

**CONTOUR ENGINEERING, L.L.C.**  
 CIVIL ENGINEERS & SURVEYORS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

**PRELIMINARY**

SHEET TITLE: **PRELIMINARY SITE PLAN**

CLIENT: 1124 VALLEY AVE, LLC  
 550 S MICHIGAN STREET  
 SEATTLE, WA 98108

CONTACT: KERMIT JORGENSEN      PHONE: (206) 787-1475

DESIGNER: PH  
 ENGINEER: KM  
 DRAWN: PH  
 S16 T20 N R04E W M  
 DATE: 2023.03.31  
 REVISED:

PROJECT: 21-247  
 DWG NAME: 21-247-A

SHEET	REV.
PRELIM	△
1 OF 1	