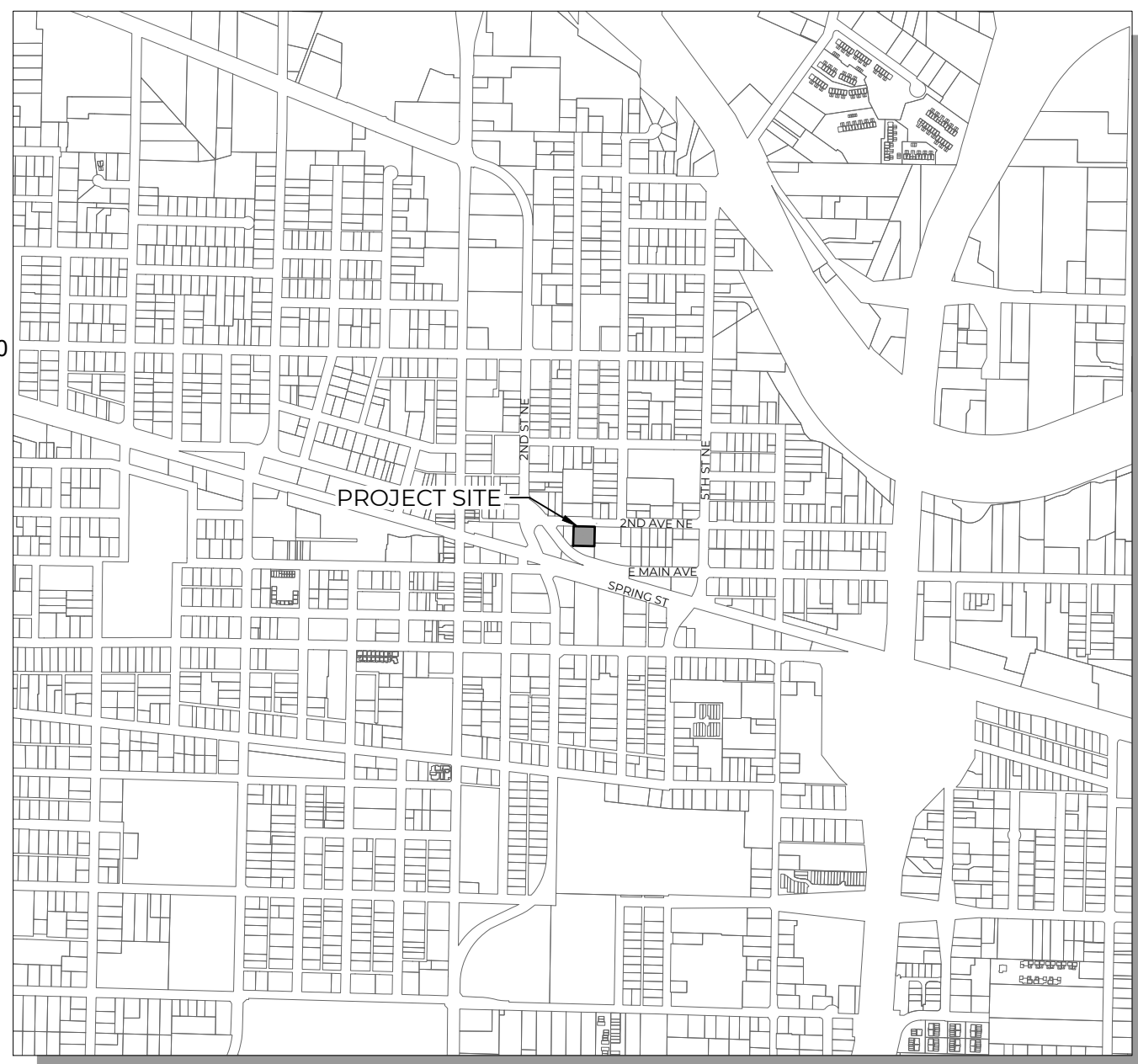
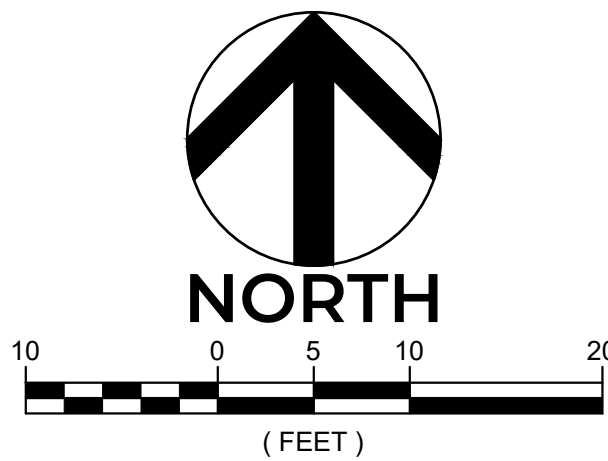
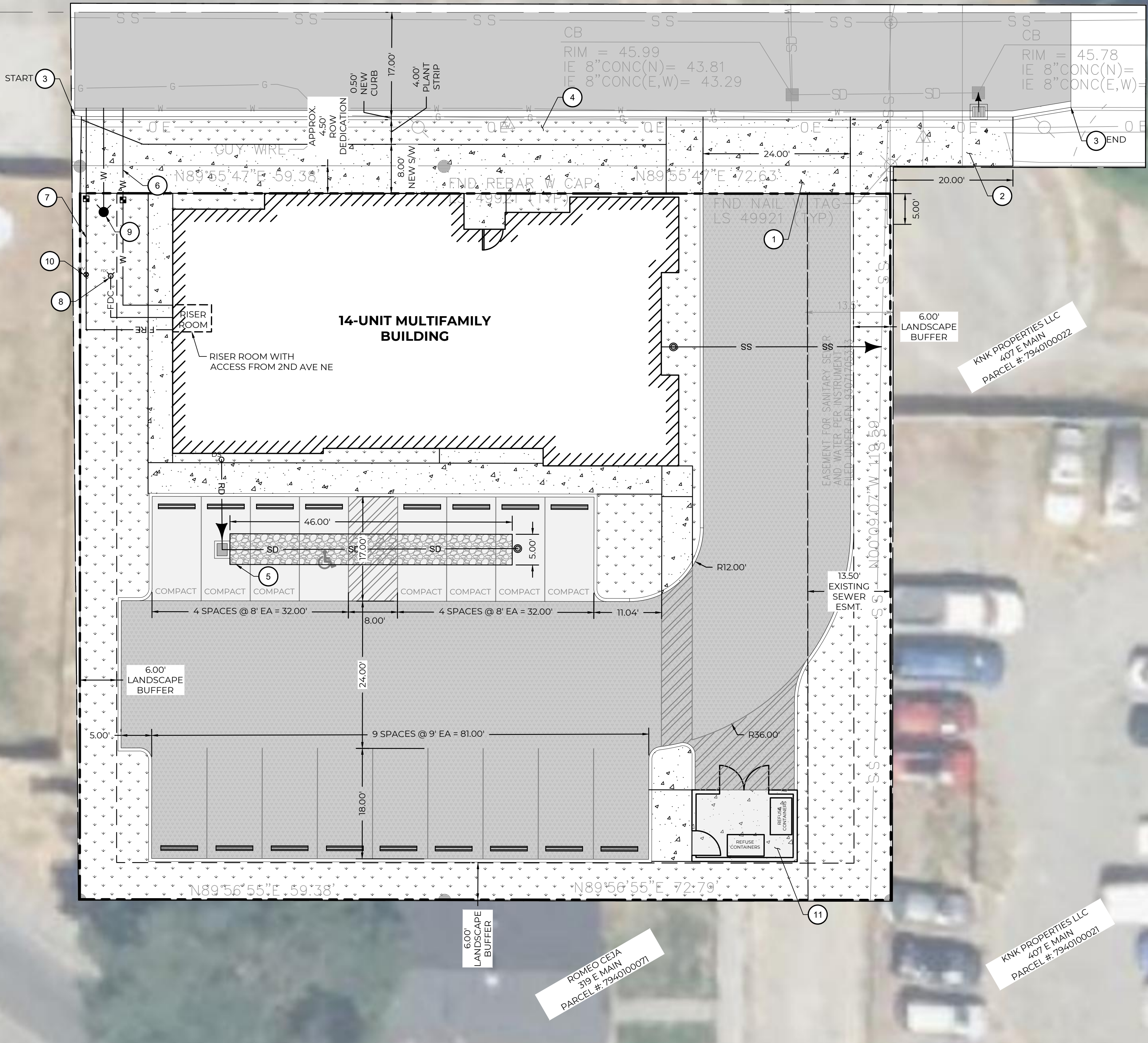
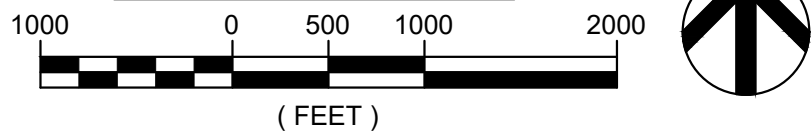


2ND AVE NE



VICINITY MAP



PRELIMINARY CIVIL LEGEND

	BUILDING FOOTPRINT
	PROPERTY BOUNDARY
	SD STORM DRAINAGE LINE
	W WATER LINE
	SS SEWER SERVICE LINE
	SANITARY SEWER CLEANOUT
	CATCH BASIN TYPE 1 (VANED GRATE & SOLID LID)
	FIRE HYDRANT/FIRE DEPARTMENT CONNECTION/METER/POST INDICATOR VALVE
	NEW HMA PAVEMENT
	NEW PERVIOUS PAVEMENT
	NEW CONCRETE PAVEMENT
	INFILTRATION TRENCH
	LANDSCAPING

BUILDING DATA

BUILDING OCCUPANCY	RESIDENTIAL GROUP R-2
TOTAL BUILDING FOOTPRINT AREA	3,341 SQUARE FEET
1ST FIN. FLOOR GROSS AREA	3,301 SQUARE FEET
2ND FIN. FLOOR GROSS AREA	3,354 SQUARE FEET
3RD FIN. FLOOR GROSS AREA	3,377 SQUARE FEET
BUILDING TYPE	V-B, 3 STORIES
PROPOSED TOTAL BUILDING HEIGHT	35'-3"

SITE DATA

NUMBER OF DWELLING UNITS	14
NUMBER OF PARKING SPACES	17
COMPACT PARKING SPACES	7
TOTAL IMPERVIOUS AREA	11,742
TOTAL LANDSCAPED AREAS	3,458

PRELIMINARY CIVIL KEYNOTES

- 1 URBAN COMMERCIAL DRIVEWAY WITH DROP APPROACH PER CITY OF PUYALLUP STANDARD DETAIL 01.02.18.
- 2 NEW COMMERCIAL DRIVEWAY TO EXTEND 20' IN FRONT OF NEIGHBORING PROPERTY TO ALLOW FOR CONTINUED ACCESS TO PROPERTY.
- 3 NEW CURB AND GUTTER PER CITY OF PUYALLUP STANDARD DETAIL 01.02.09.
- 4 4' WIDE PLANTING STRIP.
- 5 INFILTRATION TRENCH TO INFILTRATE ALL STORMWATER RUNOFF FROM IMPERVIOUS SURFACES ONSITE.
- 6 2" DOMESTIC WATER SERVICE.
- 7 2" FIRE SERVICE.
- 8 FIRE DEPARTMENT CONNECTION (LOCATED 5' AWAY FROM BUILDING AND 11' AWAY FROM FIRE HYDRANT).
- 9 FIRE HYDRANT.
- 10 POST INDICATOR VALVE.
- 11 GARBAGE ENCLOSURE.

DRAFT

PRELIMINARY

304 2ND AVE NE MULTIFAMILY

KON KURKOV

PRELIMINARY SITE PLAN

304 2ND AVE NE

PUYALLUP, WA



CHECKED BY: DH
DESIGNED BY: DH
DRAWN BY: LA

HORIZ. DATUM: NAD83
VERT. DATUM: NAVD88

DATE: 1/4/2024

PROJECT NO. KVKQ-0001

SHEET NO. 1 of 1

REFERENCE NO. C1.0