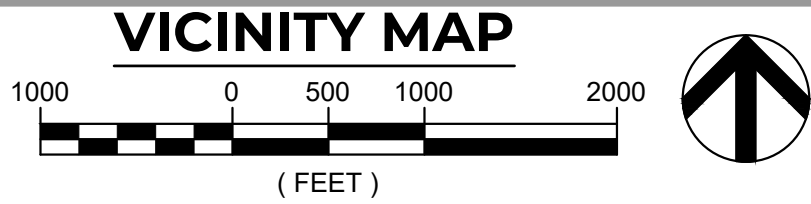
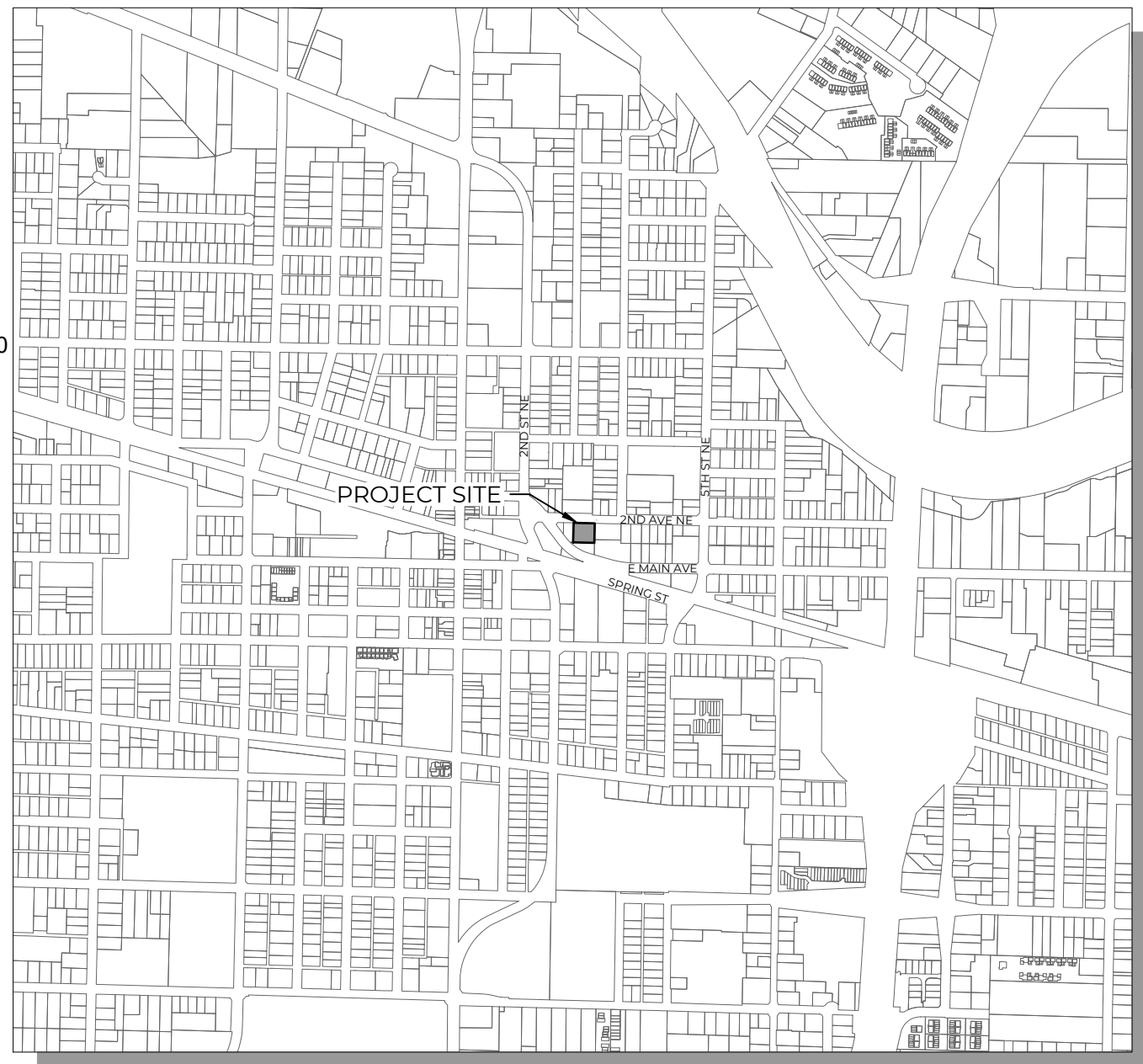
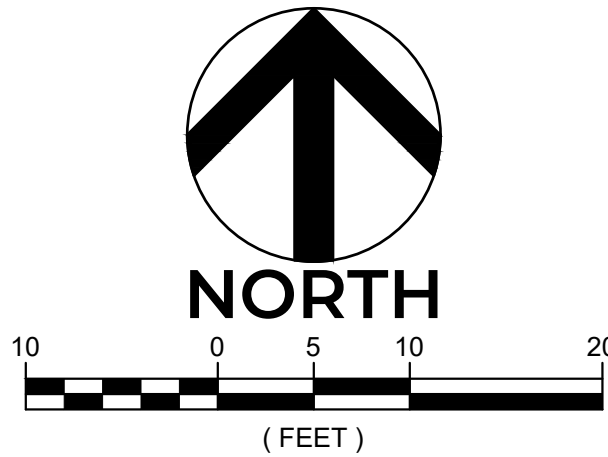


2ND AVE NE



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

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

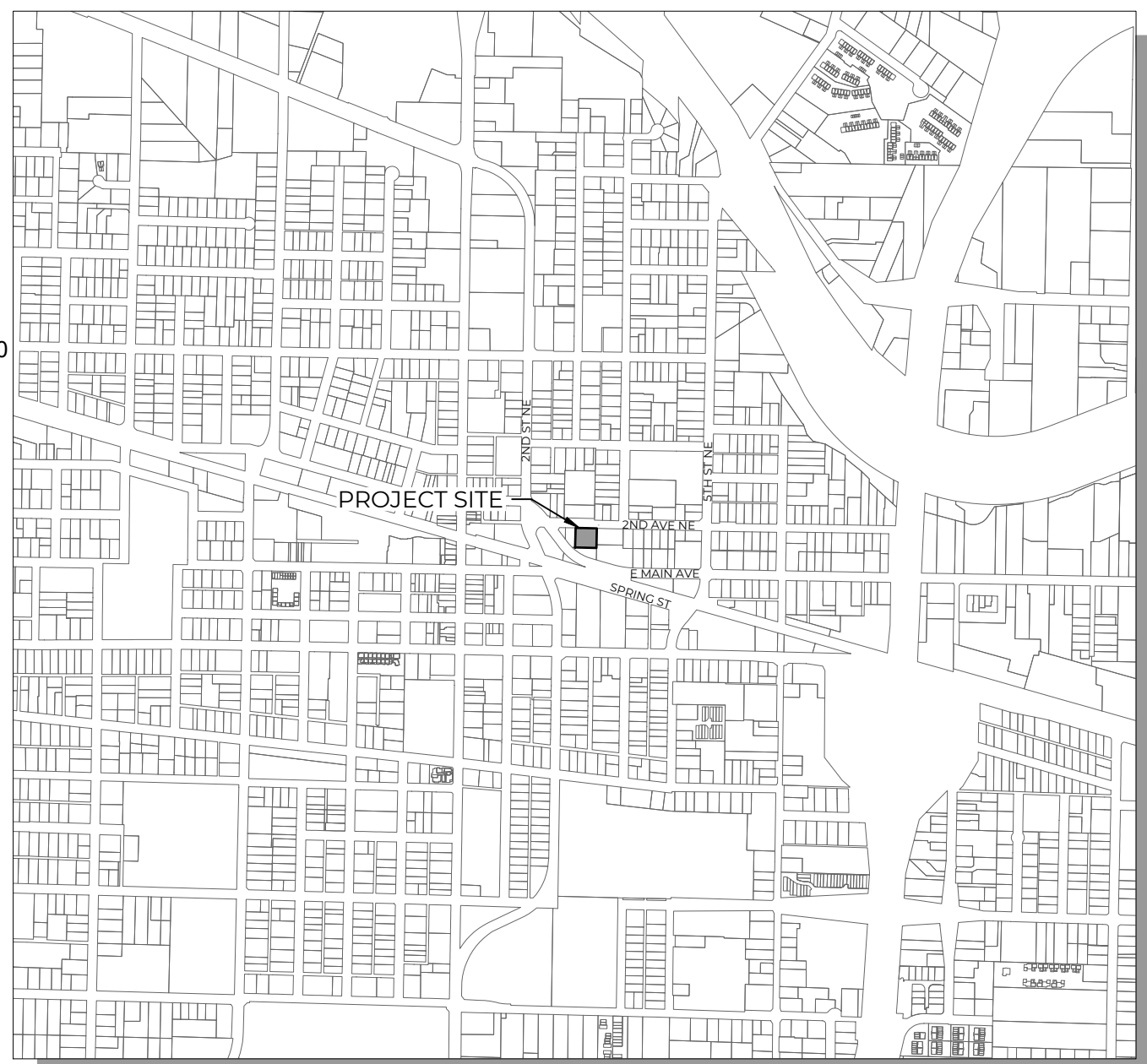
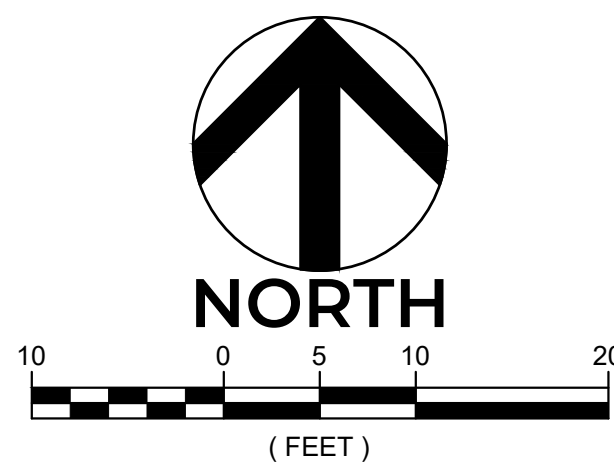
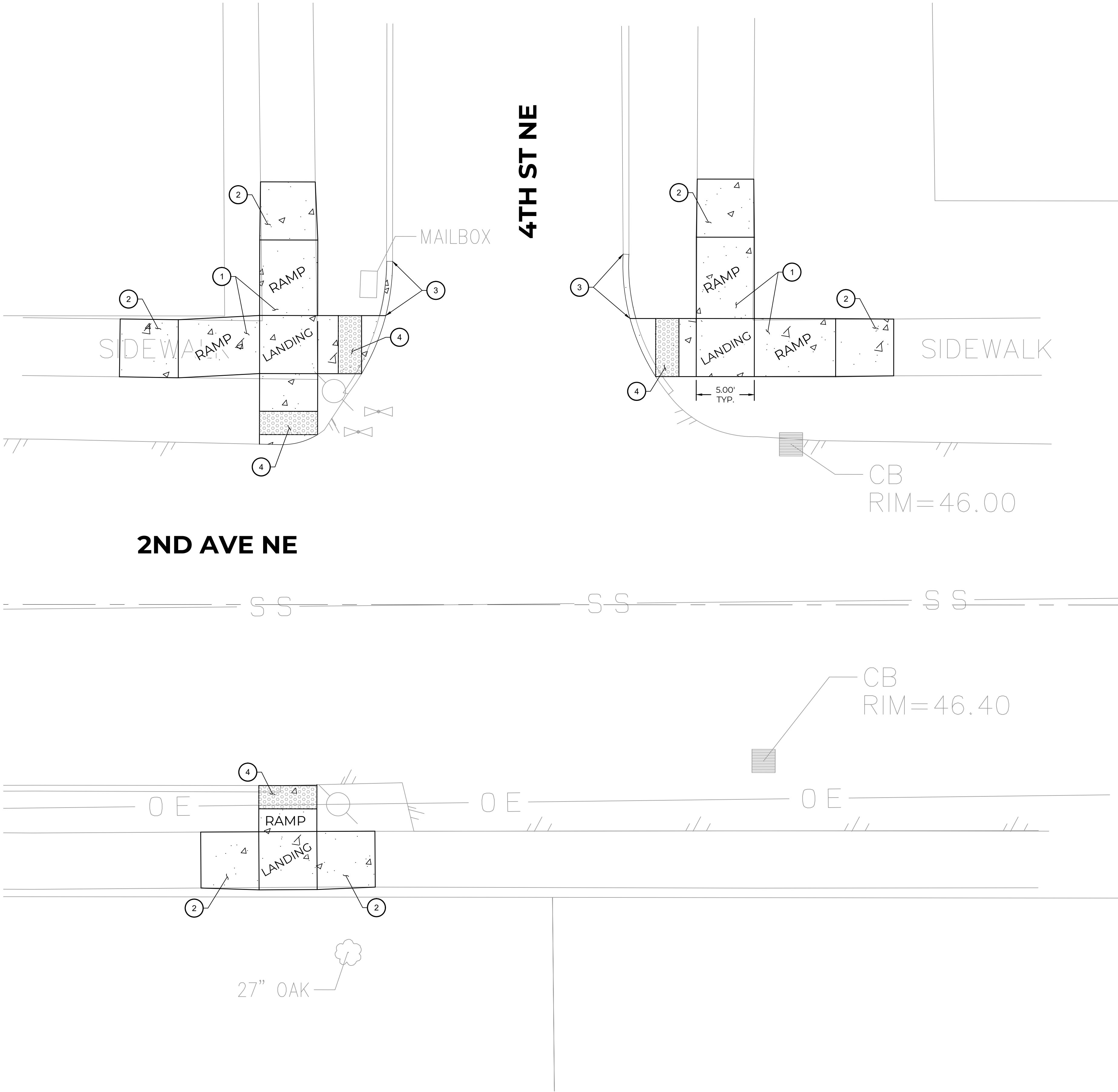
DATE: 1/4/2024

PROJECT NO. KVKQ-0001

SHEET NO. 1 of 1

REFERENCE NO. C1.0

A PORTION OF SW 1/4 OF NW 1/4, SECTION 27, TOWNSHIP 20N, RANGE 4E, W.M.



PRELIMINARY CIVIL LEGEND

- BUILDING FOOTPRINT
- PROPERTY BOUNDARY
- SD STORM DRAINAGE LINE
- W WATER LINE
- SS SEWER SERVICE LINE
- SANITARY SEWER CLEANOUT
- CATCH BASIN TYPE I (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

PRELIMINARY CIVIL KEYNOTES

- PARALLEL CURB RAMP
- TRANSITION PANEL FOR NEW SIDEWALK TO MATCH INTO EXISTING SIDEWALK
- TRANSITION FROM FLUSH CURB TO MATCH INTO EXISTING FULL HEIGHT CURB
- 2' WIDE DETECTABLE WARNING STRIP.

NO.	DATE	REVISION DESCRIPTION	BY	CHK
1				
2				
3				
4				
5				
6				
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8				
9				
10				

DRAFT

PRELIMINARY

304 2ND AVE NE MULTIFAMILY

KON KURKOV

PRELIMINARY CURB RAMP LAYOUT

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. X of 1

REFERENCE NO. C2.0