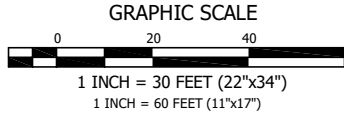


VALLEY AVENUE CONTRACTORS YARD
A PORTION OF SECTION 16, TOWNSHIP 20, RANGE 04, W.M.,
PUYALLUP, WASHINGTON
PRELIMINARY SITE PLAN



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

PARCEL#S: 0420163041, 0420163040
GROSS SITE AREA: APPROX. 77,536 SF OR 1.78 ACRES

ADDRESS/LOCATION: 1042 & 1106 VALLEY AVENUE NW PUYALLUP, WA 98371
ZONING: ML - LIMITED MANUFACTURING
PROPOSED USE: CONTRACTOR YARD
OUTDOOR STORAGE
TRUCK PARKING

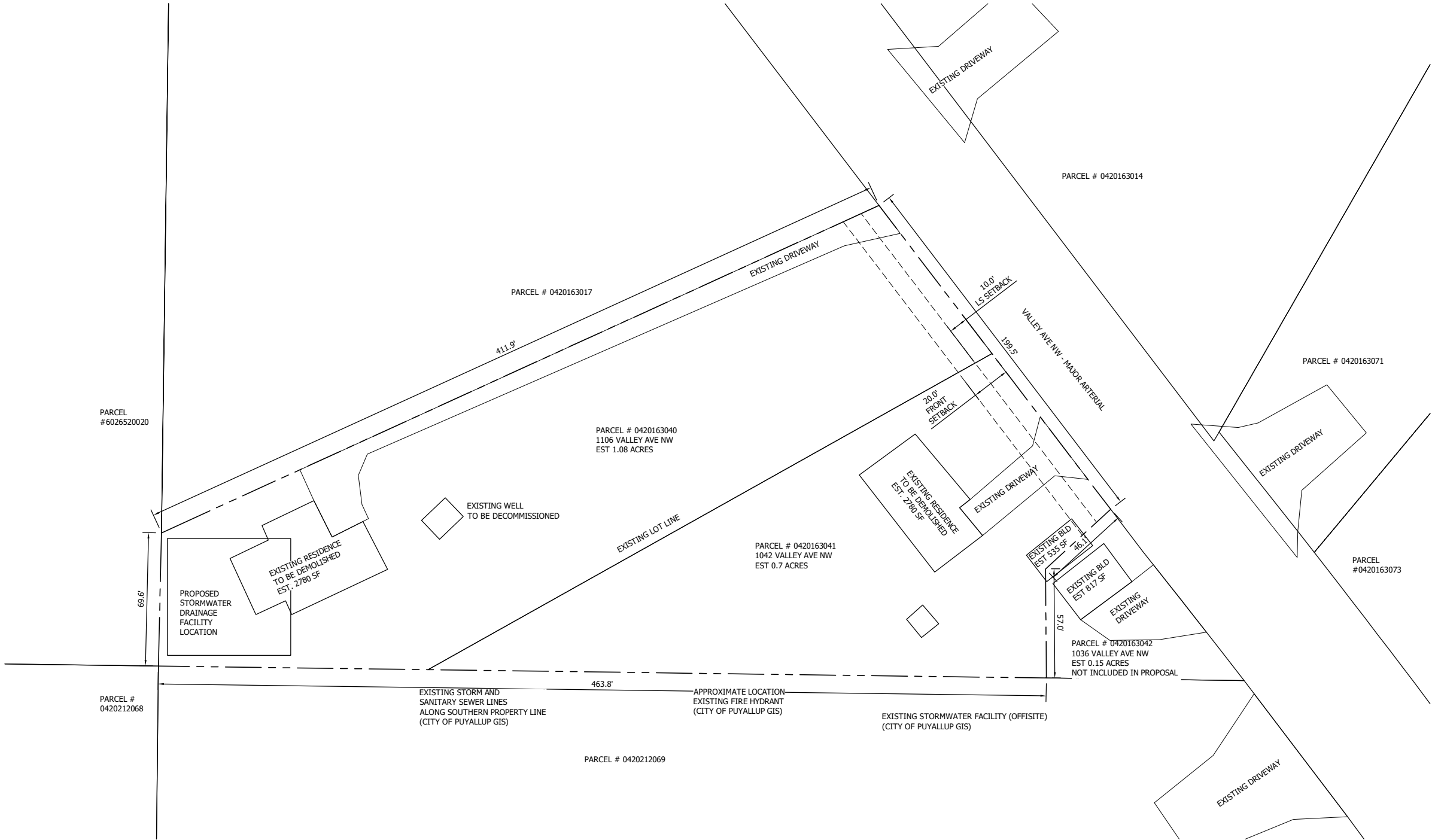
BUILDING SETBACKS:
FRONT: 20 FT
INTERIOR: 0 FT
REAR: 0 FT

PROJECT INFORMATION (CONT.)

LANDSCAPING: 10 FT FRONT - FROM MAJOR ARTERIAL
FENCING/SCREENING TO BE PROVIDED
AROUND PERIMETER OF LOT

MAX LOT COVERAGE: 65%

MIN LOT WIDTH: 75 FT
MIN LOT DEPTH: 100 FT
MIN STREET FRONTAGE: 25 FT



REVISION	DESCRIPTION	DATE	BY

CONTOUR

ENGINEERING • L L C

CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS

Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com

Mailing Address: P.O. Box 949, Gig Harbor, WA 98335

Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

SHEET TITLE: PRELIMINARY SITE PLAN

CLIENT: KERMIT JORGENSEN
550 S MICHIGAN STREET
SEATTLE, WA 98108

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

DESIGNER: PH
ENGINEER: BA
DRAWN: PH
S 16 T 20 N R 04 E WM
DATE: 2021-12-08
REVISED:

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

SHEET	REV.
PRELIM	△
1 OF 1	