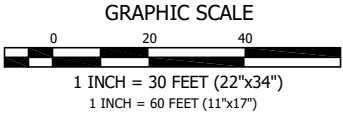


VALLEY AVENUE CONTRACTORS YARD
A PORTION OF SECTION 16, TOWNSHIP 20, RANGE 04, W.M.,
PUYALLUP, WASHINGTON
PRELIMINARY SITE PLAN



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



VICINITY MAP
NOT TO SCALE



REVISION	DESCRIPTION	DATE	BY

CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com
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Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

SHEET TITLE: PRELIMINARY SITE PLAN	
DESIGNER: PH	CLIENT: KERMIT JORGENSEN 550 S MICHIGAN STREET SEATTLE, WA 98108 CONTACT: KERMIT JORGENSEN PHONE: (206) 787-1475
ENGINEER: BA	
DRAWN: PH	
DATE: 2021-12-08	
REVISED:	PROJECT: 21-247 DWG NAME: 21-247-A
SHEET	
1 OF 1	REV.
PRELIM	△