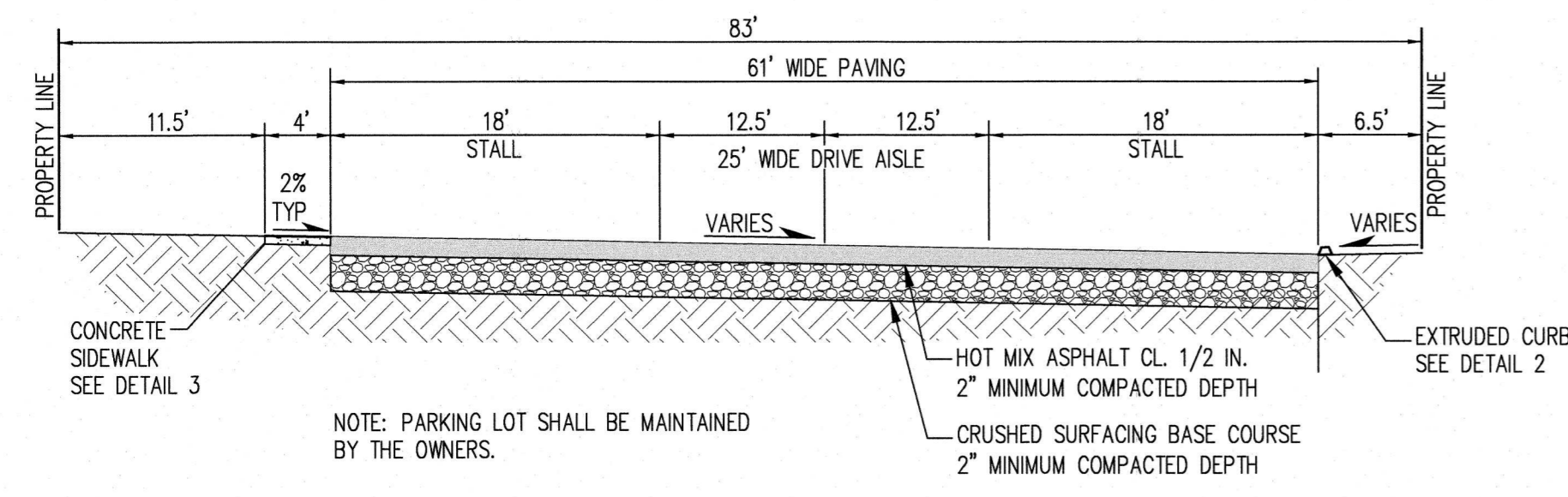
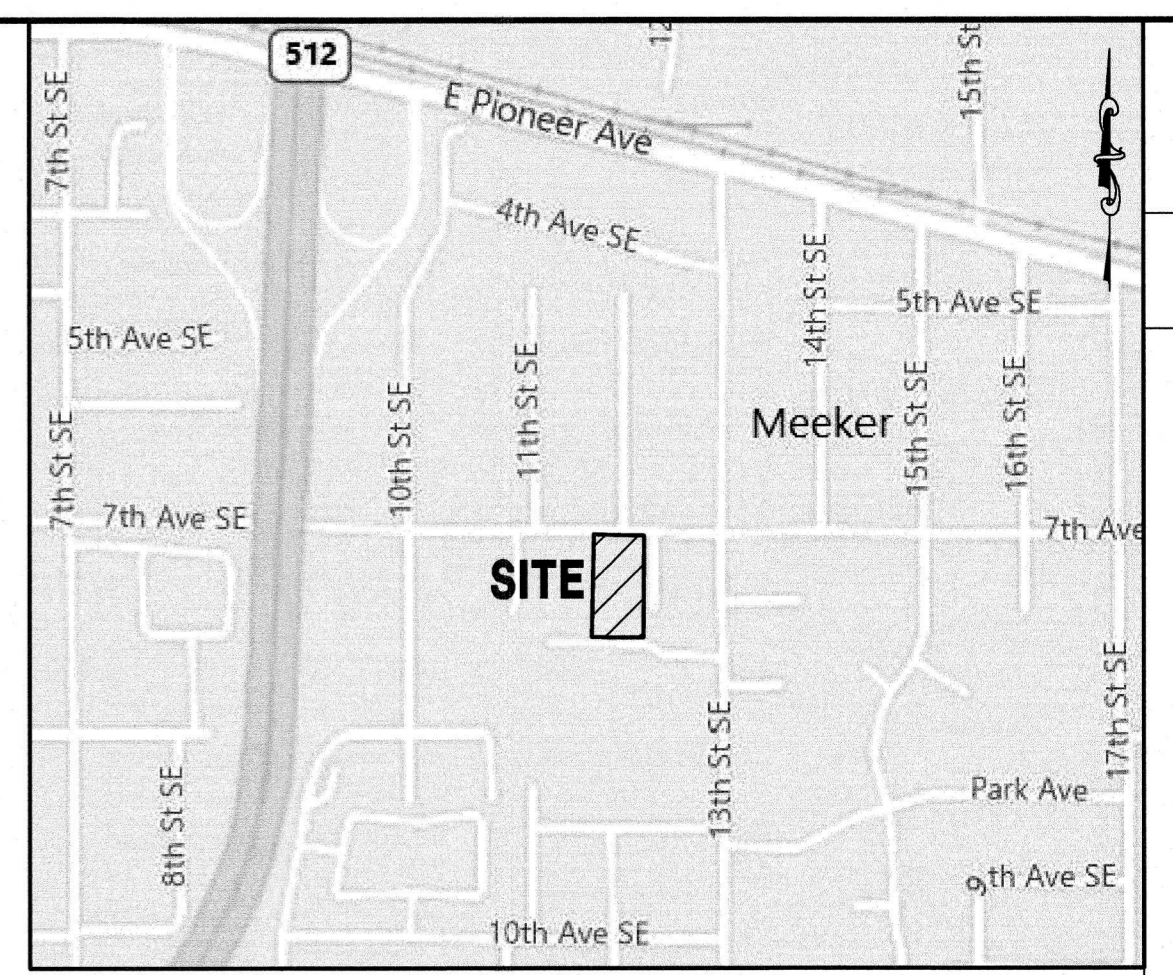
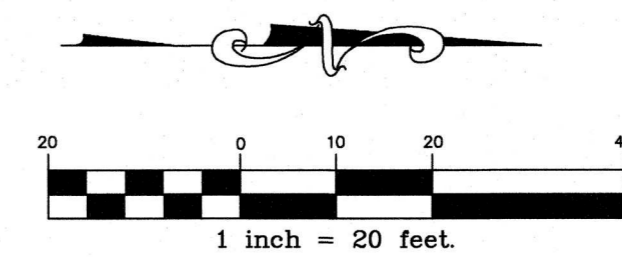


1200 7TH AVENUE TOWNHOMES

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SEC. 27, T. 20N, R. 4E,
WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



1 PARKING LOT TYPICAL SECTION
N.T.S.

PROJECT STATISTICS

SITE = 20,798 SF (0.48 AC)
 ZONING = RM10 (RESIDENTIAL MULTI-FAMILY)
 BASE DENSITY = 8 DU PER ACRE MIN, 10 DU PER ACRE MAX
 BONUS DENSITY (PNC 20.25.0235) = 10% ADA UNIT W/STALL
 UNITS PROPOSED = 6 (10*0.48AC*1.10 = 5.28 DU/AC, USE 6)
 BUILDING COVERAGE MAX. = 60% (12,479 SF)
 PROPOSED BUILDING COVERAGE = 23% (4,691 SF)
 ROOF AREA = 4,691 SF
 IMPERVIOUS AREA = 10,770 SF
 PRIVATE OPEN SPACE PROVIDED = 200 SF/UNIT (PATIO)
 COMMON OPEN SPACE PROVIDED = 4,212 SF
 PARKING SPACES PROVIDED = 12
 MINIMUM LOT WIDTH = 30'
 MINIMUM LOT DEPTH = 70'
 MINIMUM FRONT SETBACK = 15'
 MINIMUM REAR SETBACK = 15'
 MINIMUM INTERIOR SIDE SETBACK = 3'
 MINIMUM STREET SIDE YARD SETBACK = 10'
 MINIMUM STREET FRONTAGE = 15'
 HEIGHT MAX = 28'
 SOIL TYPE: PUYALLUP SANDY LOAM

OWNER

VITALY KRAVCHISHIN
 SETACL@CLOUD.COM

ADDRESS

1200 7TH AVE SE
 PUYALLUP, WA 98374

PARCEL NUMBER

7845001330

SURVEY BY

CES NW, INC.
 429 - 29TH STREET NE, SUITE D
 PUYALLUP, WA 98372
 PHONE: 253-848-4282

VERTICAL DATUM

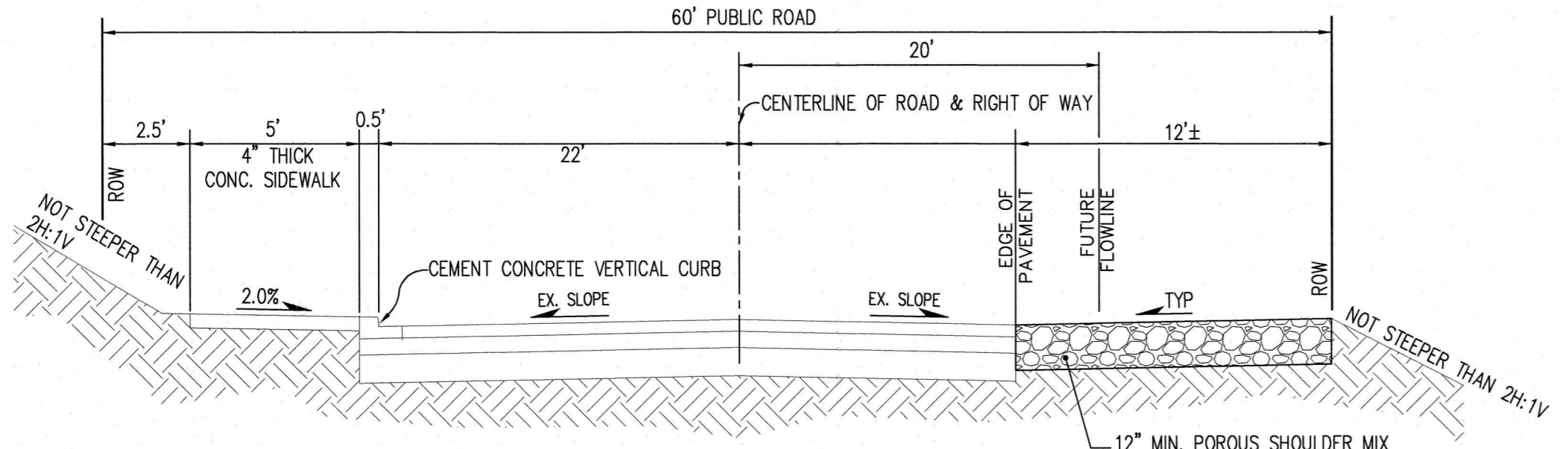
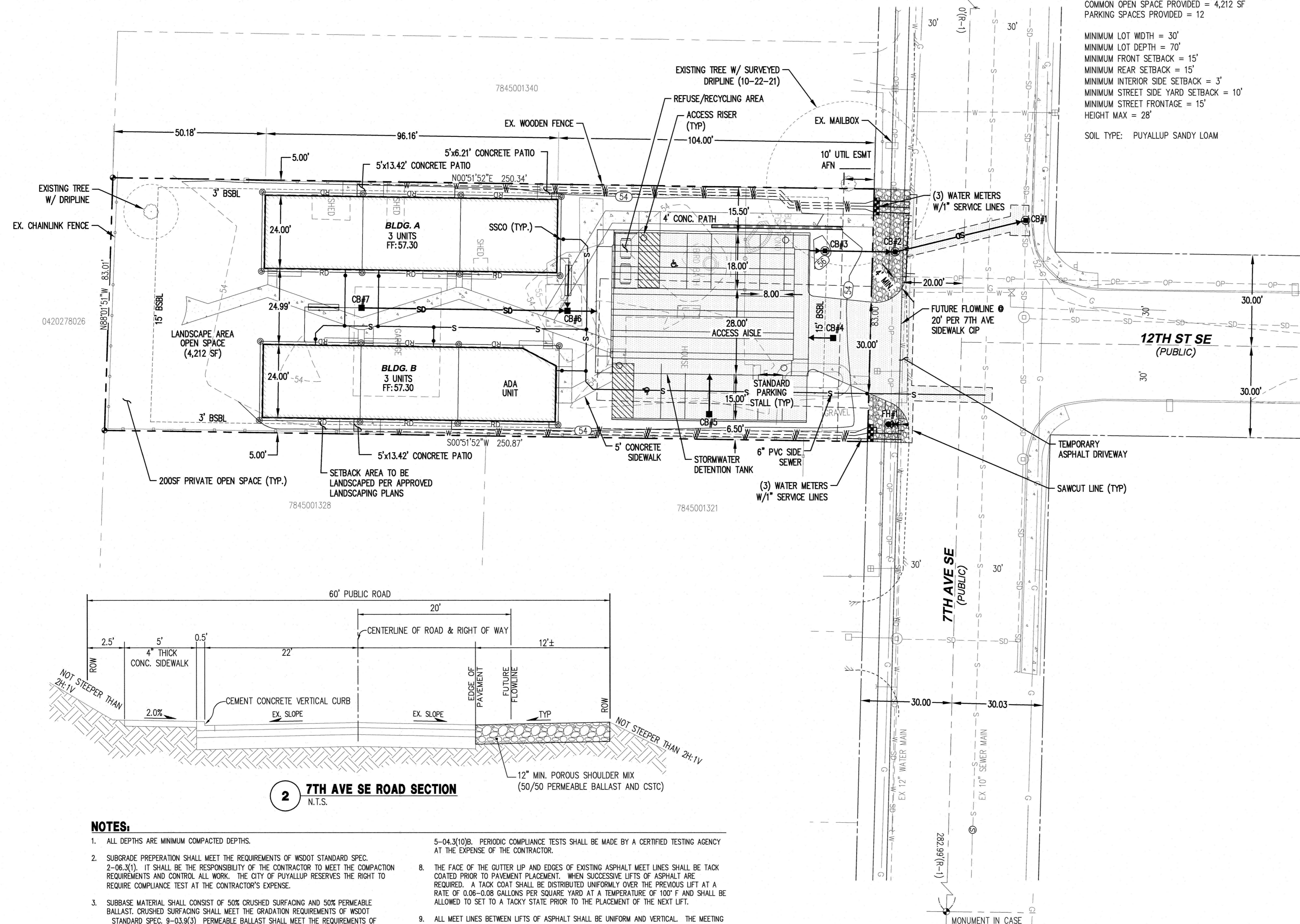
NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK, WGS)

BASIS OF BEARINGS

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK, WGS)

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED FILED UNDER RECORDING NUMBER 201910110806).
 THE WEST 33 FEET OF BLOCK 77, AND THE EAST 50 FEET OF BLOCK 78, FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGE 86, IN PIERCE COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.



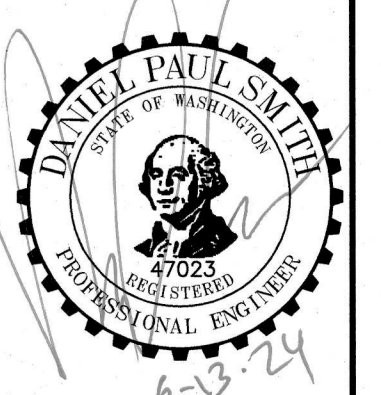
2 7TH AVE SE ROAD SECTION
N.T.S.

NOTES:

- ALL DEPTHS ARE MINIMUM COMPACTED DEPTHS.
- SUBGRADE PREPARATION SHALL MEET THE REQUIREMENTS OF WSDOT STANDARD SPEC. 2-06.3(1). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE COMPACTION REQUIREMENTS AND CONTROL ALL WORK. THE CITY OF PUYALLUP RESERVES THE RIGHT TO REQUIRE COMPLIANCE TEST AT THE CONTRACTOR'S EXPENSE.
- SUBBASE MATERIAL SHALL CONSIST OF 50% CRUSHED SURFACING AND 50% PERMEABLE BALLAST. CRUSHED SURFACING SHALL MEET THE GRADATION REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.9(3) PERMEABLE BALLAST SHALL MEET THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.9(2).
- SOIL STABILIZATION FABRIC MAY BE REQUIRED BY THE DEVELOPMENT REVIEW ENGINEER TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE MATERIAL WHEN REQUIRED, THE CONTRACTOR SHALL PLACE A GEOTEXTILE FABRIC OVER THE PREPARED SUBGRADE WITH A 2 FOOT MINIMUM OVERLAP. THE FABRIC SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- ASPHALT CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 5-04. DESIGN ENGINEER SHALL SUBMIT A STATE APPROVED HMA MIX FOR APPROVAL.
- TEMPERATURE SHALL NOT EXCEED 325° F AT DISCHARGE OF THE PLANT NOR BE LESS THAN 185° F LEAVING THE SPREADER BOX.
- THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT SHALL MEET WSDOT STANDARD SPEC. 5-04.3(9) TO A MINIMUM AVERAGE COMPACTED DRY DENSITY OF 91 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY WSDOT TEST METHOD SPECIFIED IN STANDARD SPEC.
- 5-04.3(10)B. PERIODIC COMPLIANCE TESTS SHALL BE MADE BY A CERTIFIED TESTING AGENCY AT THE EXPENSE OF THE CONTRACTOR.
- THE FACE OF THE GUTTER LIP AND EDGES OF EXISTING ASPHALT MEET LINES SHALL BE TACK COATED PRIOR TO PAVEMENT PLACEMENT. WHEN SUCCESSIVE LIFTS OF ASPHALT ARE REQUIRED, A TACK COAT SHALL BE DISTRIBUTED UNIFORMLY OVER THE PREVIOUS LIFT AT A RATE OF 0.06-0.08 GALLONS PER SQUARE YARD AT A TEMPERATURE OF 100° F AND SHALL BE ALLOWED TO SET TO A TACKY STATE PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
- ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEETING LINES SHALL BE CLEANED AND TACK COATED.
- ANY CHANGED TO THE STANDARD PAVEMENT SECTION SHALL REQUIRE APPROVAL BY THE DEVELOPMENT REVIEW ENGINEER. A STRUCTURAL PAVEMENT CROSS SECTION DESIGN WITH CALCULATIONS SHALL BE REQUIRED.
- ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISHED GRADE AT FIRST LIFT AS DIRECTED BY CITY.
- ADDITIONAL BIKE LANES AND/OR ON-STREET PARKING MAY BE REQUIRED PER TRAFFIC ENGINEER.
- A UTILITY EASEMENT OF 10' SHALL BE PROVIDED ON BOTH SIDES OF THE ROADWAY.
- PLANTING STRIP SHALL BE PLANTED AS DIRECTED BY CITY PLANNING DEPARTMENT.

EXISTING	DESCRIPTION	PROPOSED
⊕	MONUMENT	⊕
---	MONUMENT LINE	---
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
---	BUILDING SETBACK LINE	---
---	CHAIN LINK FENCE	---
---	WOOD FENCE	---
---	CURB & GUTTER	---
---	EDGE OF PAVEMENT	---
---	CONTOURS	---
---	STREET SIGN	---
---	STORM DRAIN CATCH BASIN	---
---	STORM DRAIN MANHOLE	---
---	ROOF DOWNSPOUT	---
---	STORM DRAIN LINE	---
---	SANITARY SEWER MANHOLE	---
---	SANITARY SEWER CLEANOUT	---
---	SANITARY SEWER LINE	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	WATER METER	---
---	THRUST BLOCKING	---
---	WATER MAIN	---
---	POWER/UTILITY POLE	---
---	GUY WIRE	---
---	ASPHALT CONCRETE	---
---	CEMENT CONCRETE	---
---	LANDSCAPE WALL	---
---	SAWCUT LINE	---
---	GRIND AND INLAY	---
---	CLEARING LIMITS	---
---	SILT FENCE	---

CALL 48 HOURS BEFORE YOU DIG DIAL 811



C.E.S. NW INC.
 CIVIL ENGINEERING & SURVEYING
 PH: (253) 848-4282
 PUYALLUP, WA 98372
 ceservices@cesnwinc.com

1200 7TH AVENUE TOWNHOMES
SITE PLAN

Project: 1200 7TH AVENUE TOWNHOMES
 Client: SETACL@CLOUD.COM
 Designed: DPS
 Drawn: NDA
 Checked: DPS

Scale: 1"=20'
 Date: 06/13/24
 Job No.: 19078

Sheet No.: **SP1**
 1 of 1 Sheets