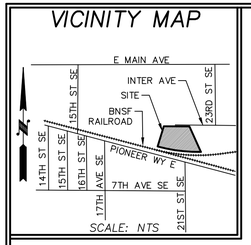
INTER AVE COMMERCIAL

SW 1/4, SEC.26, TWN.20 N., RNG. 4 E., W.M.

CITY OF PUYALLUP, PIERCE COUNTY WASHINGTON

PRELIMINARY SITE PLAN

VICINITY MAP



LEGAL DESCRIPTION:

(PER REAL ESTATE CONTRACT, AFN 202208310449 BLOCK 14, TOGETHER WITH BLOCK 13, AMENDATORY PLAT OF BLOCK 12 AND 13, ACKERSON'S 2ND ADDITION TO PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 88, RECORDS OF PIERCE COUNTY AUDITOR;

TOGETHER WITH THAT PORTION OF INTER AVENUE (FORMERLY EASTERN AVENUE) ABUTTING THEREON, VACATED BY ORDINANCE NO. 509 OF THE CITY OF PUYALLUP;

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

VERTICAL DATUM
(WSRN)

NAVD 88 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

CONTOUR INTERVAL=1'
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

SCALE: 1"=10'
0 5 10 20

HORIZONTAL DATUM

NAD 83/11 WASHINGTON SOUTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

SITE DATA:

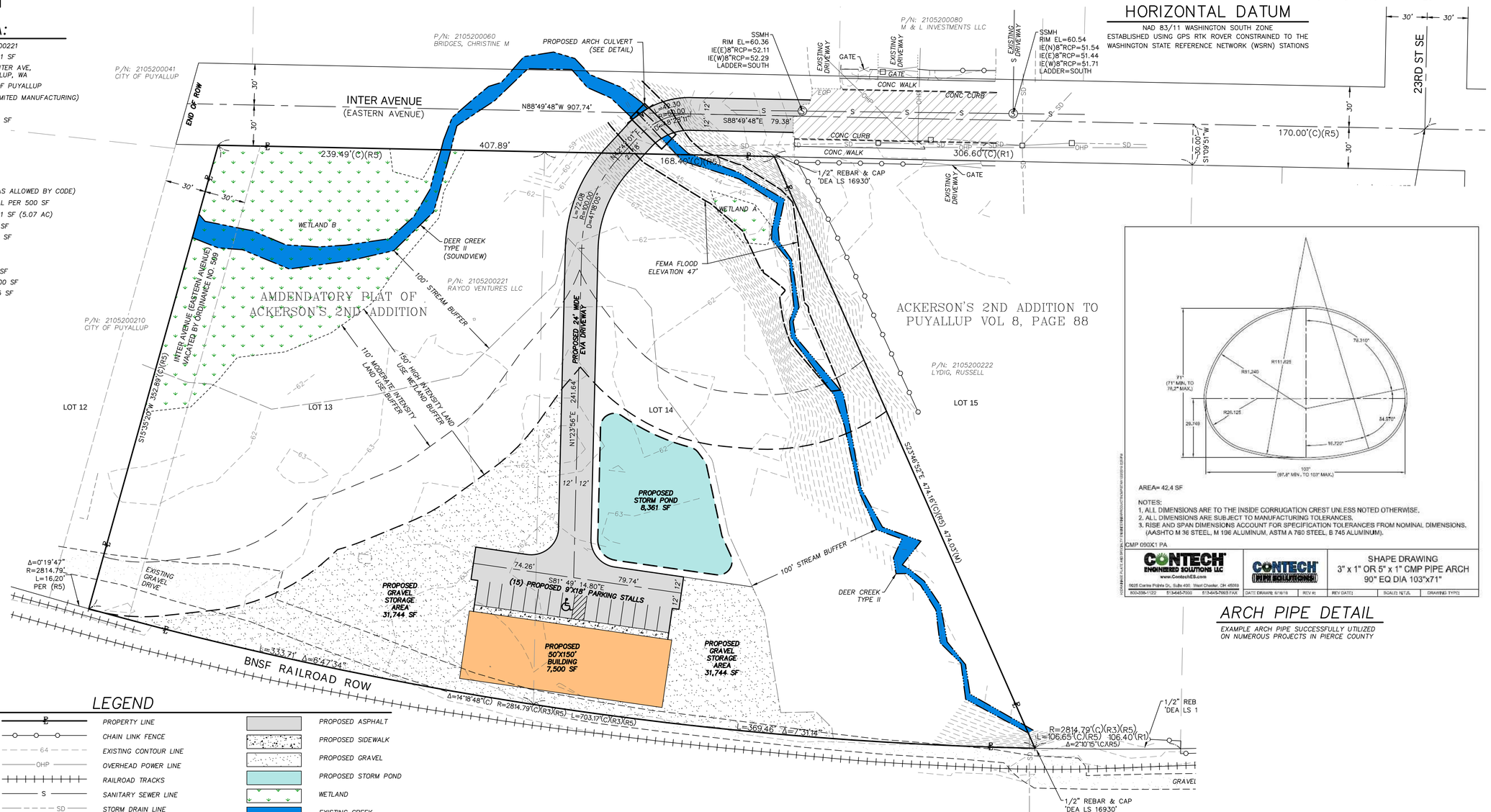
PARCEL NUMBERS:	2105200221
SITE AREA:	220,711 SF
SITE ADDRESS:	XXX INTER AVE, PUYALLUP, WA
JURISDICTION:	CITY OF PUYALLUP
CURRENT ZONING:	ML (LIMITED MANUFACTURING)
LAND USE DESIGNATION:	–
MINIMUM LOT SIZE:	10,000 SF
MINIMUM LOT WIDTH:	75'
MINIMUM LOT DEPTH:	100'
MAXIMUM BUILDING HEIGHT:	50'
MAXIMUM LOT COVERAGE:	65%
MAXIMUM FLOOR AREA RATIO:	4.0
PROPOSED USE:	TBD (AS ALLOWED BY CODE)
MINIMUM PARKING:	1 STALL PER 500 SF
TOTAL GROSS AREA:	220,711 SF (5.07 AC)
DRIVEWAY IN ROW:	3,327 SF
DRIVEWAY ONSITE:	13,840 SF
R/W DEDICATION:	0 SF
CRITICAL AREAS:	
WETLAND A:	~980 SF
WETLAND B:	~25,600 SF
POTENTIAL FLOOD:	~6,015 SF
PROPOSED LOTS:	1

SETBACKS

FRONT:	20'
INTERIOR SIDE:	0'
REAR:	0'
MIN LANDSCAPE SETBACK:	N/A

OWNERS

OWNERS:	RAYCO VENTURES LLC
ADDRESS:	17626 50TH ST E, LAKE TAPPS, WA 98391



ARCH PIPE DETAIL

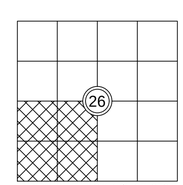
EXAMPLE ARCH PIPE SUCCESSFULLY UTILIZED ON NUMEROUS PROJECTS IN PIERCE COUNTY

LEGEND

MONUMENT FOUND AS NOTED	PROPERTY LINE	PROPOSED ASPHALT
REBAR FOUND AS NOTED	CHAIN LINK FENCE	PROPOSED SIDEWALK
SET HUB & TACK FROM 2' RP'S	EXISTING CONTOUR LINE	PROPOSED GRAVEL
SET MAG NAIL FROM 2' RP'S	OVERHEAD POWER LINE	PROPOSED STORM POND
CATCH BASIN	RAILROAD TRACKS	WETLAND
CULVERT	SANITARY SEWER LINE	EXISTING CREEK
GAS VALVE	STORM DRAIN LINE	EXISTING GRAVEL
GATE POST	(C) CALCULATED DISTANCE	EXISTING PAVEMENT
GUY ANCHOR WIRE	(M) MEASURED DISTANCE	PROPOSED BUILDING
MB MAIL BOX	WETLAND BOUNDARY (SOUNDVIEW)	
SANITARY SEWER MANHOLE	CREEK BOUNDARY	
SIGN	CREEK BOUNDARY (SOUNDVIEW)	
STORM DRAIN MANHOLE	FEMA FLOOD ELEVATION	
TELECOM MANHOLE	110' MODERATE INTENSITY LAND USE WETLAND BUFFER (SOUNDVIEW)	
TRS TELECOM RISER	150' HIGH INTENSITY LAND USE WETLAND BUFFER (SOUNDVIEW)	
UTILITY POLE	100' STREAM BUFFER	

BASE FLOOD ELEVATION

THE BASE FLOOD ELEVATION WAS DERIVED FROM PIERCE COUNTY'S GEOGRAPHIC INFORMATION SYSTEMS (GIS) AND FEMA FIRM PANEL NO. 53053C0334E WITH THE EFFECTIVE DATE OF MARCH 7, 2017.



INDEX: IN THE SW 1/4 OF SEC 26, TWP 20 N, RGE 4 E, W.M.

PRELIMINARY

JOB NUMBER	
9882	
DESIGNED GJM	SCALE
DRAWN MEH	HOR. 1"=40'
CHECKED GJM	VERT. N/A

PROPONENT: RAYCO VENTURES, LLC
P.O. BOX 1563
SUMNER, WA. 98390
CONTACT: JACOB RAY
PH: (253)389-2497

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WA. 98444 (253) 474-3404

COVER SHEET

DATE
9/10/2025
DRAWING NO.
9882PRE
SHEET 1 OF 1

PRE