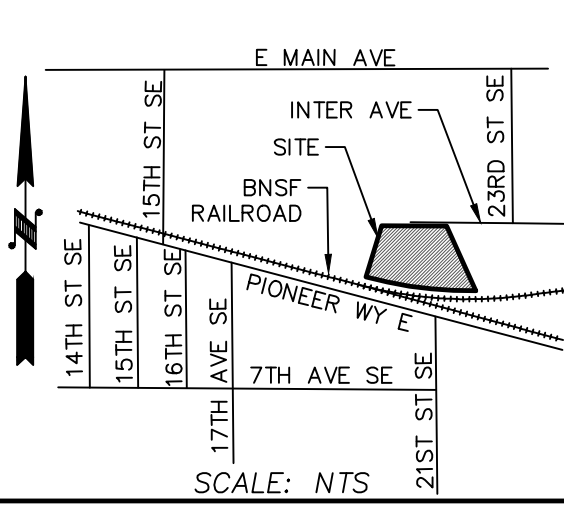


VICINITY MAP



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.

INTER AVE COMMERCIAL

SW 1/4, SEC.26, TWN.20 N., RNG. 4 E., W.M.
CITY OF PUYALLUP, PIERCE COUNTY WASHINGTON
CONCEPTUAL STORM PLAN

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

PURSUANT TO RCW 58.24.040 (8) AND WAC 332-120, BEFORE REMOVING OR DESTROYING ANY MONUMENT ON THE BOUNDARY OF ANY EASEMENT, RIGHT OF WAY, LOT, TRACT, OR PARCEL OF REAL PROPERTY; A CONTROLLING POINT FOR A PLAT; OR A POINT WHICH IS A GENERAL LAND OFFICE SURVEY CORNER, THE APPLICATION REQUIRED BY THIS CHAPTER SHALL BE SUBMITTED, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER AS DEFINED IN THIS CHAPTER.

CONTRACTOR / DEVELOPER NOTE:

THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED MATERIAL TESTING, COMPACTION TESTING, AND APPLICABLE INSPECTIONS AS REQUIRED BY PIERCE COUNTY AND PRIVATE ENGINEER. THE CONTRACTOR SHALL SUPPLY CERTIFYING ENGINEER WITH DOCUMENTATION SIGNED BY A PROFESSIONAL SOILS AND/OR MATERIALS ENGINEER SHOWING THAT THE ROAD SECTION WAS BUILT ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, THE BACKFILL MATERIAL MEETS MINIMUM COUNTY/STATE REQUIREMENTS, COMPACTION WAS ACHIEVED IN ALL TRENCHES AND ROAD SECTION, AND ALL CONSTRUCTION MATERIALS AND CONSTRUCTION METHODS SHOWN ON THESE PLANS HAVE BEEN FOLLOWED.

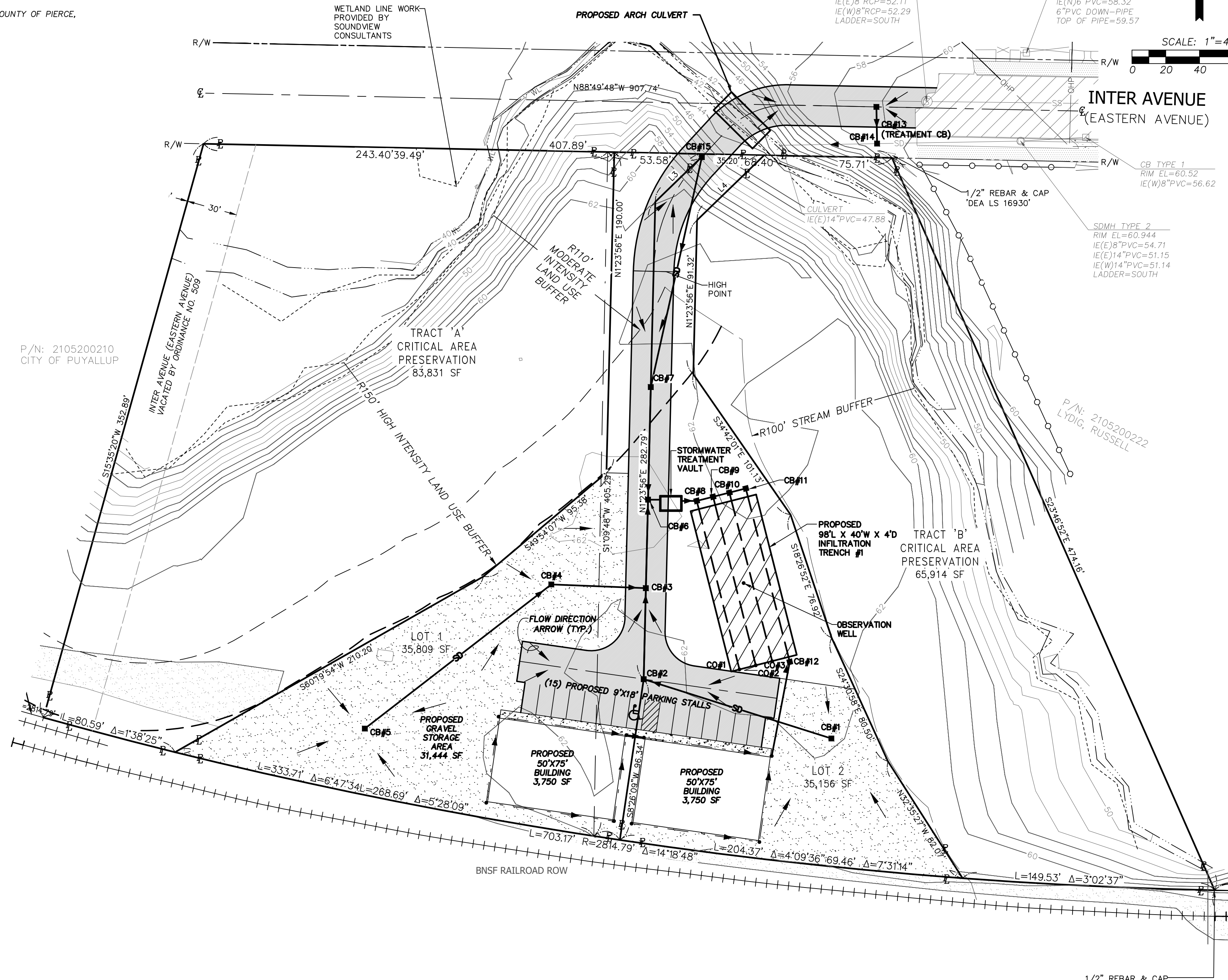
FOR THE APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT, CONTACT THE PIERCE COUNTY PUBLIC WORKS AND UTILITIES, TRANSPORTATION SERVICES, SURVEY SECTION AT 253-798-7250 FOR ADDITIONAL INFORMATION.

UTILITY CONFLICT NOTE:

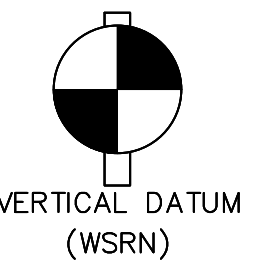
CAUTION:
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



SCALE: 1"=40'



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

CONTOUR INTERVAL=1'
 TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

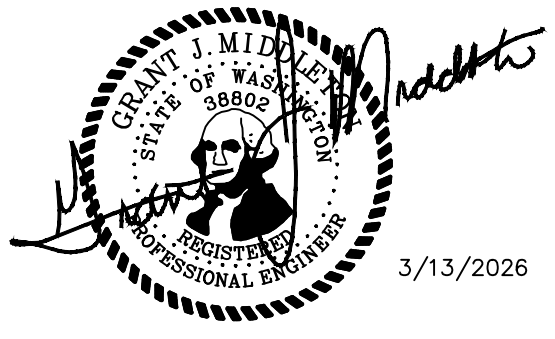
HORIZONTAL DATUM

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

LEGEND

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

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



JOB NUMBER 9882			
DESIGNED G.M.	SCALE	HOR. 1"=40'	
DRAWN M.E.H.	CHECKED G.M.	VERT. N/A	
PROFONENT: 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			
CONCEPTUAL STORM PLAN			
DATE 3/13/2026			
DRAWING NO. 9882BASE			
SHEET 1 OF 1			

CVR