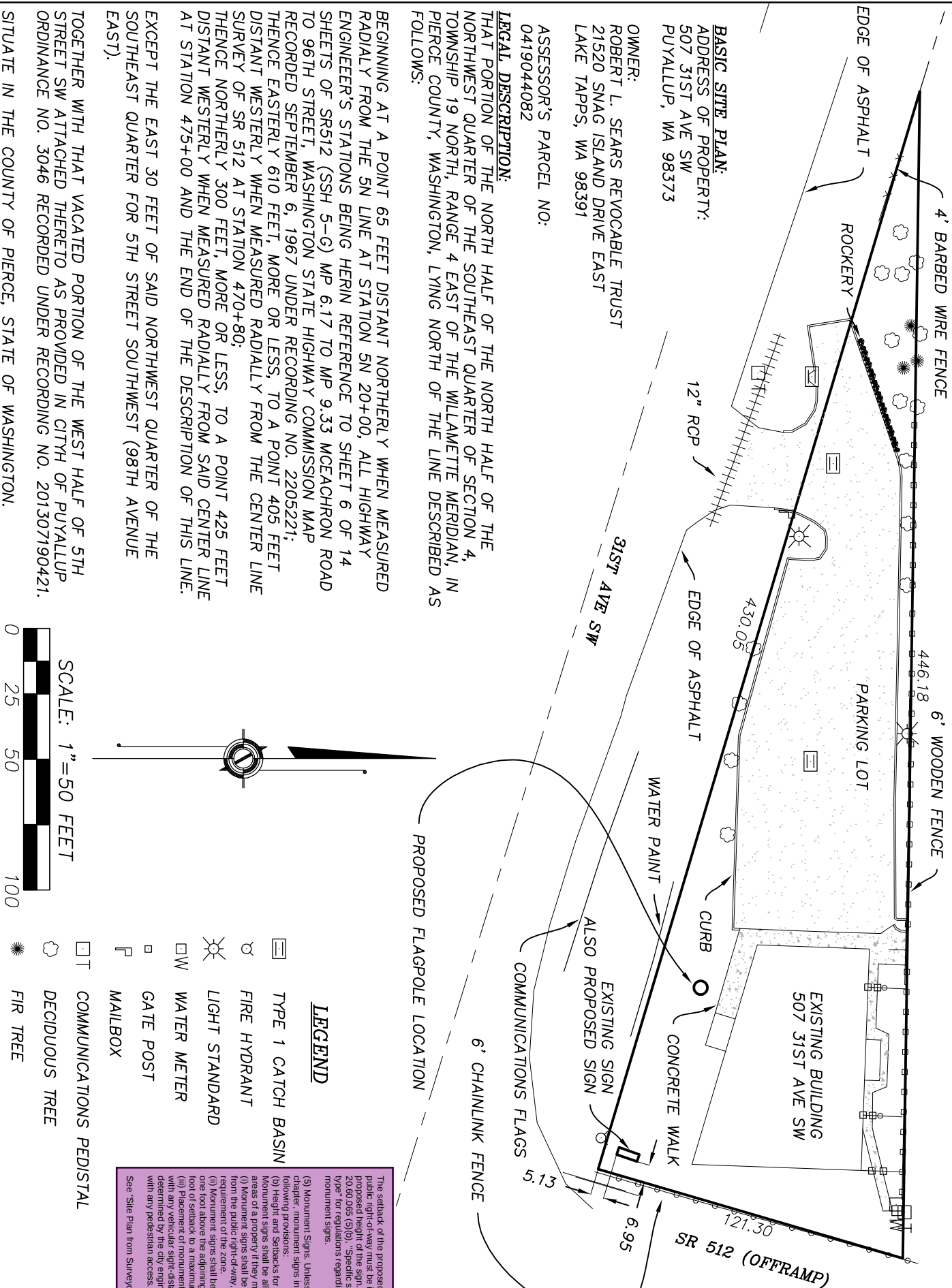


No proposed footings, posts, or supports shall be constructed on or above any existing public utility connections without first relocating the utility services or protecting it in place.



BASIC SITE PLAN:
ADDRESS OF PROPERTY:
507 31ST AVE SW
PUYALLUP, WA 98373

OWNER:
ROBERT L. SEARS REVOCABLE TRUST
21520 SNAG ISLAND DRIVE EAST
LAKE TAPPS, WA 98391

ASSESSOR'S PARCEL NO:
0419044082

LEGAL DESCRIPTION:
THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, LYING NORTH OF THE LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 65 FEET DISTANT NORTHERLY WHEN MEASURED RADIALY FROM THE 5N LINE AT STATION 5N 20+00, ALL HIGHWAY ENGINEER'S STATIONS BEING HERIN REFERENCE TO SHEET 6 OF 14 SHEETS OF SR512 (SSH 5-G) MP 6.17 TO MP 9.33 MCEACHRON ROAD TO 96TH STREET, WASHINGTON STATE HIGHWAY COMMISSION MAP RECORDED SEPTEMBER 6, 1967 UNDER RECORDING NO. 2205221; THENCE EASTERLY 610 FEET, MORE OR LESS, TO A POINT 405 FEET DISTANT WESTERLY WHEN MEASURED RADIALY FROM THE CENTER LINE SURVEY OF SR 512 AT STATION 470+80; THENCE NORTHERLY 300 FEET, MORE OR LESS, TO A POINT 425 FEET DISTANT WESTERLY WHEN MEASURED RADIALY FROM SAID CENTER LINE AT STATION 475+00 AND THE END OF THE DESCRIPTION OF THIS LINE.

EXCEPT THE EAST 30 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 5TH STREET SOUTHWEST (98TH AVENUE EAST).

TOGETHER WITH THAT VACATED PORTION OF THE WEST HALF OF 5TH STREET SW ATTACHED THERETO AS PROVIDED IN CITY OF PUYALLUP ORDINANCE NO. 3046 RECORDED UNDER RECORDING NO. 201307190421.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

LEGEND

TYPE 1 CATCH BASIN

FIRE HYDRANT

LIGHT STANDARD

WATER METER

GATE POST

MAILBOX

COMMUNICATIONS PEDISTAL

DECIDUOUS TREE

FIR TREE

The setback of the proposed monument sign from the public right-of-way must be increased based on the proposed height of the sign. Please refer to PMC 20.60.065 (5)(b). "Specific sign requirements by sign type" for regulations regarding height and setbacks of monument signs.

(5) Monument Signs. Unless otherwise stated in this chapter, monument signs in all zones are subject to the following provisions:

(b) Height and Setbacks for Monument Signs. Monument signs shall be allowed within the setback areas of a property if they meet the following standards:

(i) Monument signs shall be set back at least five feet from the public right-of-way, regardless of the setback requirement of the zone.

(ii) Monument signs shall be no greater in height than one foot above the adjoining finished grade for each foot of setback to a maximum of 10 feet in height.

(iii) Placement of monument signs shall not interfere with any vehicular sight-distance requirements, as determined by the city engineer, nor shall it interfere with any pedestrian access.

See "Site Plan from Surveyor".

SCALE: 1"=50 FEET

