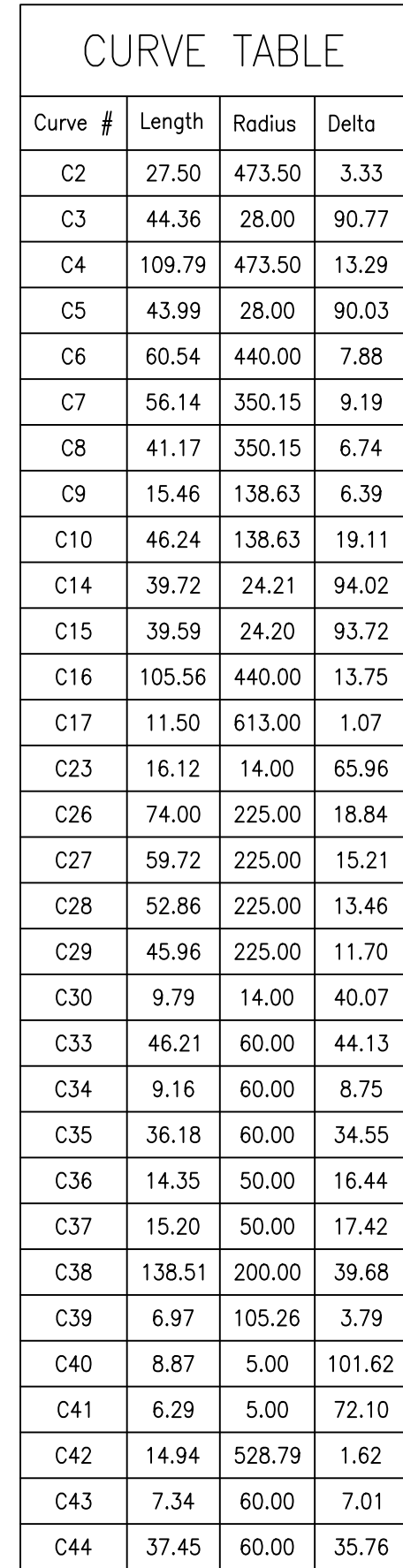


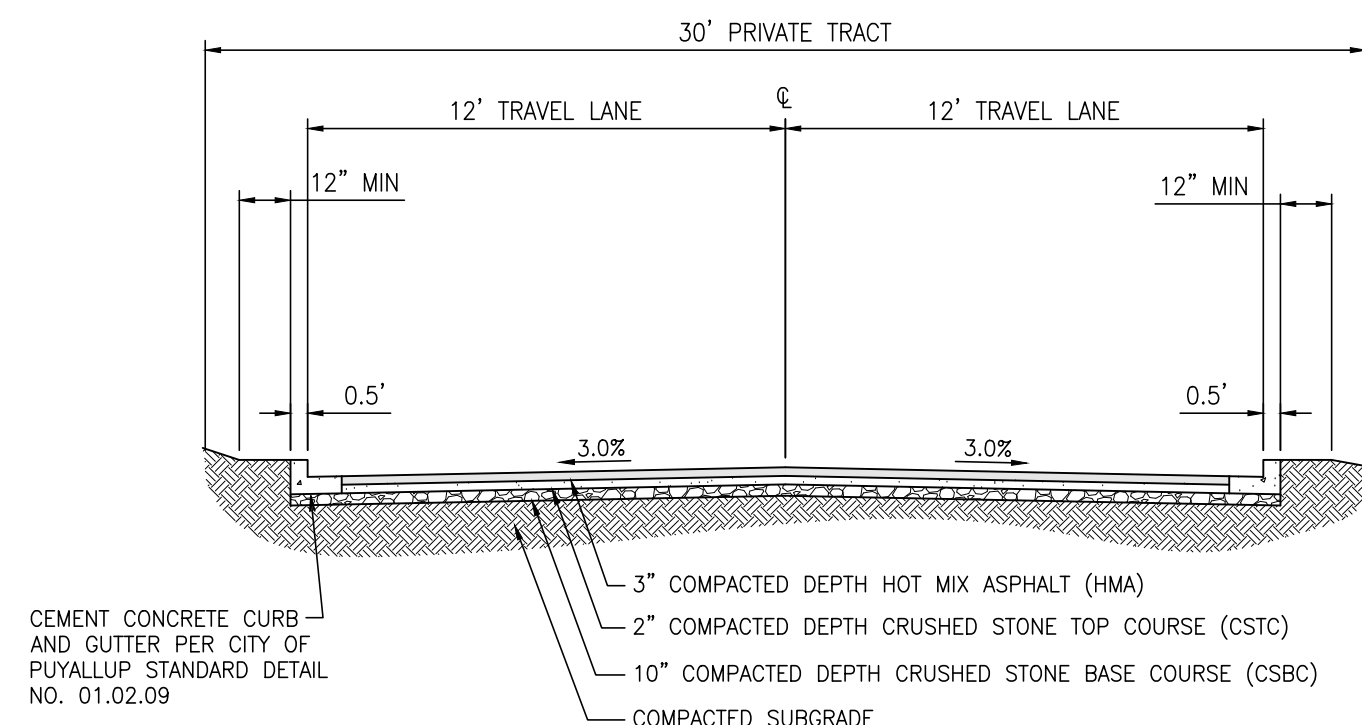


FRONT: 25'
REAR: 25'
INTERIOR: 5' MIN, 16' TOTAL
SIDE YARD ADJACENT TO ROW: 15'

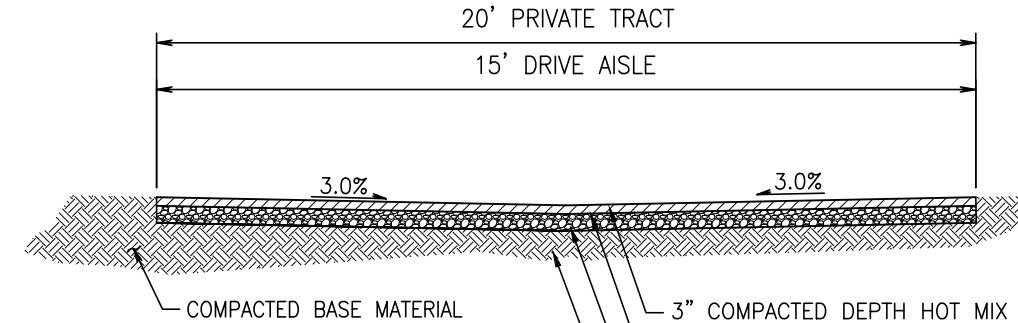
APN 0420354020
1903 SHAW RD



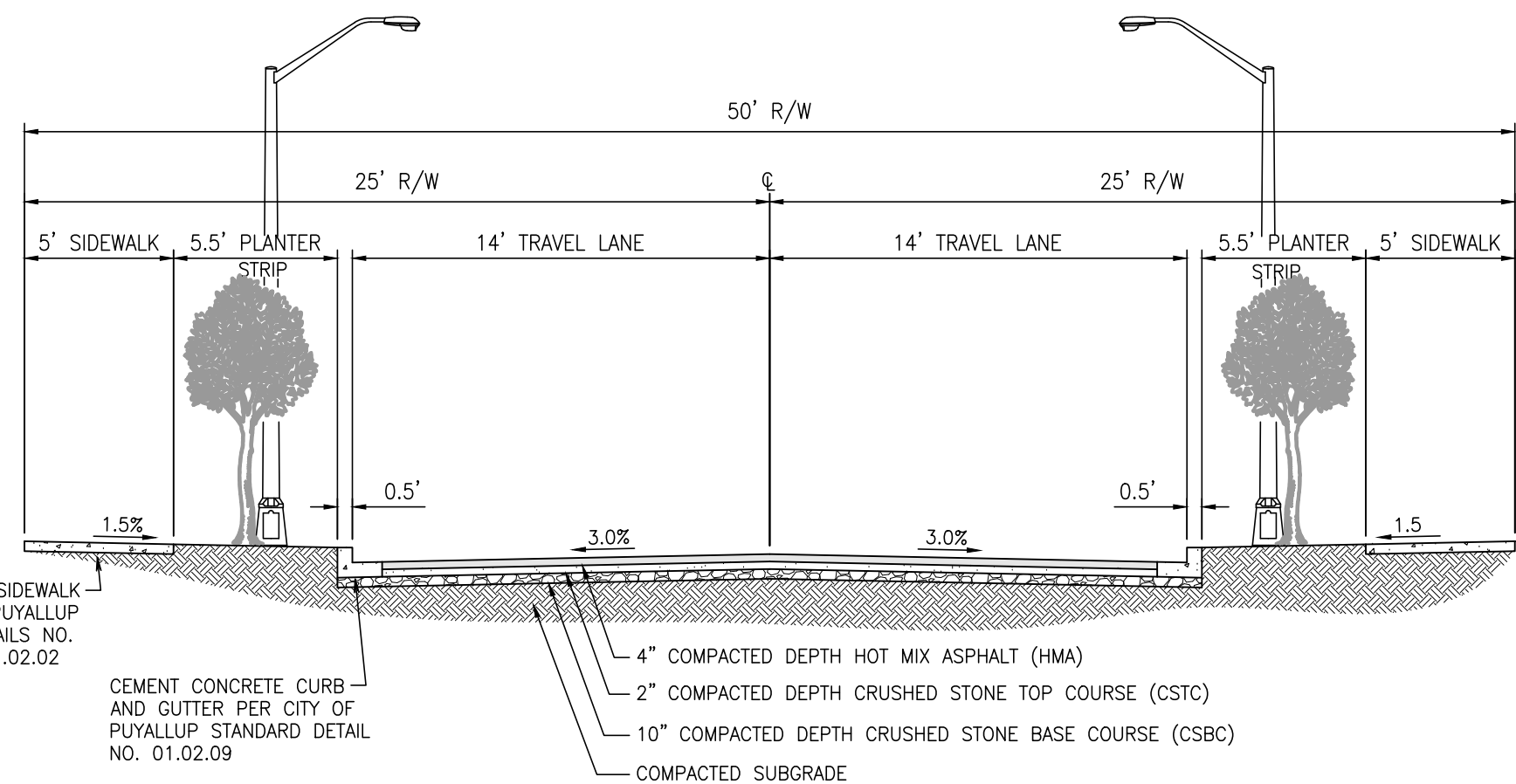
PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L2	71.66	N89° 13' 49.23"W	L32	30.00	N35° 04' 12.94"W	L61	50.00	S0° 40' 37.89"W
L3	75.00	S89° 22' 40.98"E	L33	8.03	S54° 55' 47.06"W	L62	50.00	S0° 38' 52.31"W
L4	75.00	N89° 13' 49.23"W	L34	18.18	S35° 14' 04.06"E	L63	50.00	S0° 40' 37.89"W
L5	75.00	S89° 22' 40.98"E	L35	10.75	S54° 55' 47.06"W	L64	50.00	S0° 38' 52.31"W
L6	75.00	N89° 13' 49.23"W	L36	10.75	S54° 55' 47.06"W	L65	50.00	S0° 40' 37.89"W
L7	75.00	S89° 22' 40.98"E	L37	18.31	N35° 12' 33.52"W	L66	65.99	S0° 38' 52.31"W
L8	73.86	N89° 13' 49.23"W	L38	12.21	N35° 14' 04.06"W	L67	75.00	S0° 40' 37.89"W
L9	6.50	N0° 46' 10.77"E	L39	50.00	N35° 14' 04.06"W	L68	56.63	N89° 13' 49.23"W
L10	17.15	N89° 13' 49.23"W	L41	66.35	N35° 14' 04.06"W	L69	101.75	N89° 13' 49.23"W
L11	19.52	N37° 37' 21.78"W	L42	71.57	N18° 11' 09.13"W	L72	15.95	S81° 41' 59.30"W
L12	52.14	N13° 59' 05.67"E	L43	53.61	S62° 52' 18.99"W	L73	26.80	S84° 32' 10.80"W
L13	70.50	S89° 21' 07.98"E	L46	71.76	N18° 11' 09.36"W	L74	23.81	S75° 47' 08.75"W
L14	15.00	S89° 22' 40.96"E	L47	58.93	N18° 11' 09.25"W	L75	2.35	S86° 05' 06.66"W
L15	20.00	S0° 38' 52.31"W	L48	46.25	N18° 11' 09.25"W	L76	19.26	N72° 45' 30.09"W
L16	9.87	S54° 52' 23.48"W	L49	201.22	S88° 50' 32.76"E	L77	34.57	N67° 24' 58.77"W
L17	39.26	S51° 55' 42.50"E	L50	89.99	S88° 50' 32.76"E	L78	12.85	N66° 49' 55.46"W
L18	20.00	S89° 21' 07.69"E	L51	5.02	S58° 34' 11.89"E	L79	59.88	S0° 40' 37.89"W
L19	22.00	S0° 38' 52.31"W	L52	94.98	S58° 34' 11.89"E	L81	24.57	S53° 20' 19.64"W
L20	22.08	S0° 38' 52.31"W	L53	50.00	S0° 40' 37.89"W	L83	28.67	N25° 02' 15.19"W
L21	29.49	N47° 41' 44.71"E	L54	50.00	S0° 40' 37.89"W	L87	23.20	N36° 16' 23.14"W
L22	56.58	S54° 52' 23.48"W	L55	50.00	S0° 40' 37.89"W	L89	60.78	S58° 34' 11.89"E
L24	56.01	S54° 55' 47.06"W	L56	50.00	S0° 40' 37.89"W	L90	2.37	S58° 34' 11.89"E
L25	56.01	S54° 55' 47.06"W	L57	4.37	S0° 38' 52.31"W	L91	16.90	S0° 38' 55.84"W
L26	66.13	S36° 09' 42.85"E	L58	50.00	S0° 40' 37.89"W	L92	142.09	S0° 38' 55.84"W
L27	52.82	S36° 09' 42.85"E	L59	50.00	S0° 38' 52.31"W	L93	20.00	S0° 38' 55.84"W
L28	32.71	S89° 21' 07.69"E	L60	50.00	S0° 38' 52.31"W	L94	91.19	S0° 38' 55.84"W



TRACT B - 30' PUBLIC TRACT



TRACT C - 20' PUBLIC TRACT



ROAD A - 28' PUBLIC ROAD

Rev.	Appr.	Revision
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PRELIMINARY PLAT MAP

OF

NORMANDY HEIGHTS - PDR

**RM HOMES
2913 5TH AVE. N.E.
SUITE 201
PUYALLUP, WA 98371**

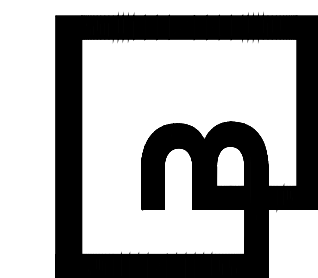
For:



Scale:
horizonta
1"=40'
Vertical

Designed	TDM
Drawn	TDM
Checked	MSC
Approved	CMV
Date	4/3/24

**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**



Job Number
12663

Sheet

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P:\12000s\12663\preliminary\12663 - phorz.dwg 4/3/2024 4:28 PM MCOLLING

PRELIMINARY GRADING AND UTILITY LAYOUT

OF
NORMANDY HEIGHTS - PDR

PTN OF THE SE1/4, OF THE SE1/4 OF SEC. 35, 20 N., RGE 4 E., W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON STATE

APN 0420354020
1903 SHAW RD

ESTIMATED EARTHWORK

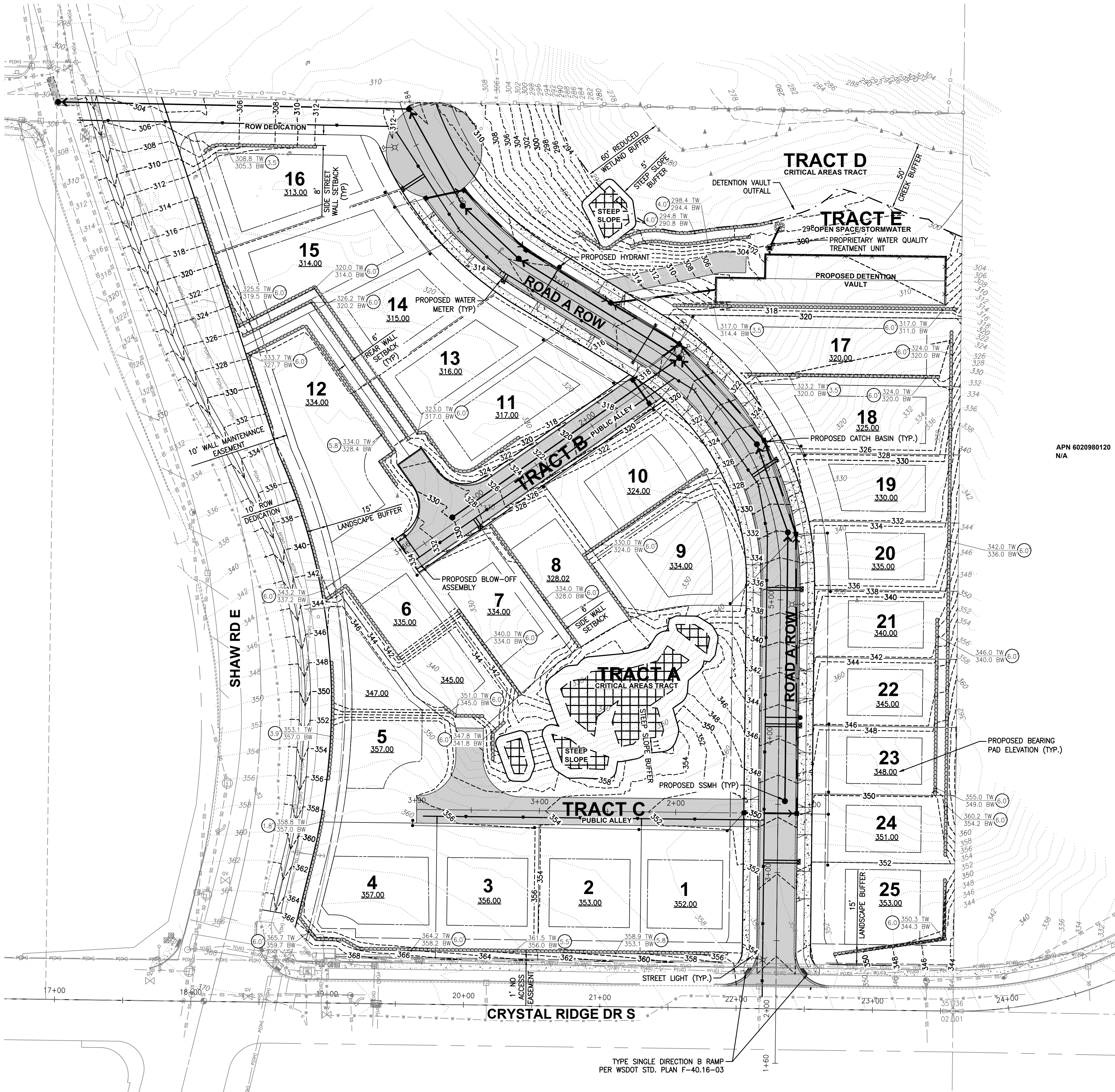
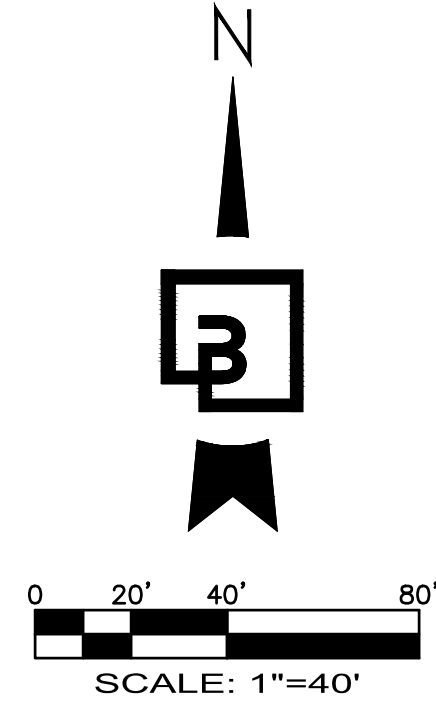
QUANTITIES:

CUT: 38,589 CY

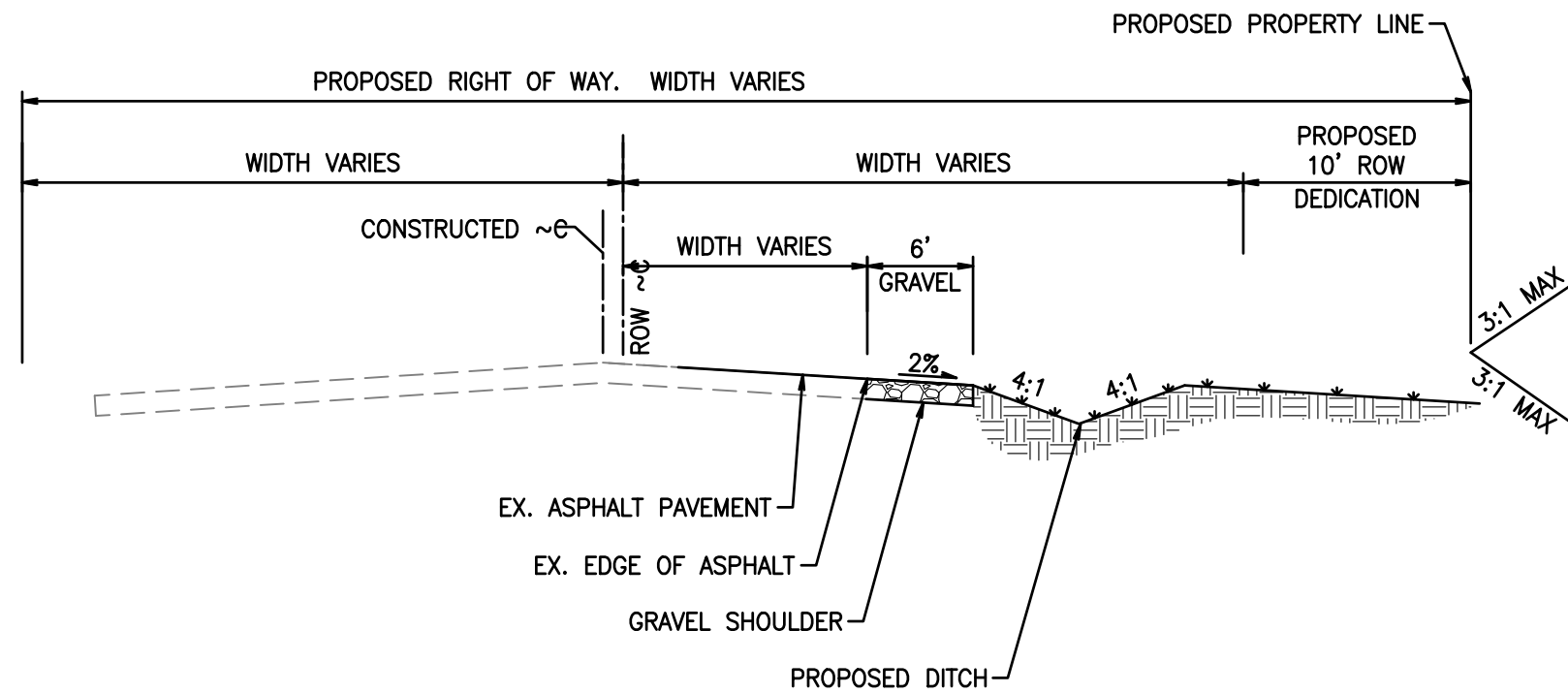
FILL: 28,893 CY

NET: 9,695 CY (CUT)

EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY
DEPENDANT ON SOIL CONDITIONS ENCOUNTERED
DURING CONSTRUCTION. CONTRACTOR SHOULD
PERFORM INDEPENDENT ESTIMATE FOR BIDDING.



APN 6020980120
N/A



SHAW ROAD E - PUBLIC ROW

NOT TO SCALE

Revision
1 2/19/24 TDM MSC CMW
No. Date By Ctd. Appr.

Title:
PRELIMINARY GRADING AND UTILITY LAYOUT
OF
NORMANDY HEIGHTS - PDR

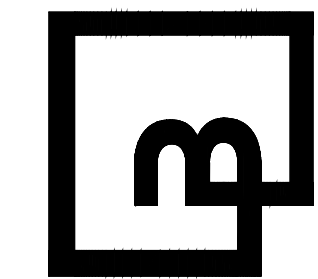
For:
RM HOMES
2913 5TH AVE. N.E.
SUITE 201
PUYALLUP, WA 98372



Scale:
Horizontal 1"=40'
Vertical N/A

Designed TDM
Drawn TDM
Checked MSC
Approved CMW
Date 4/3/24

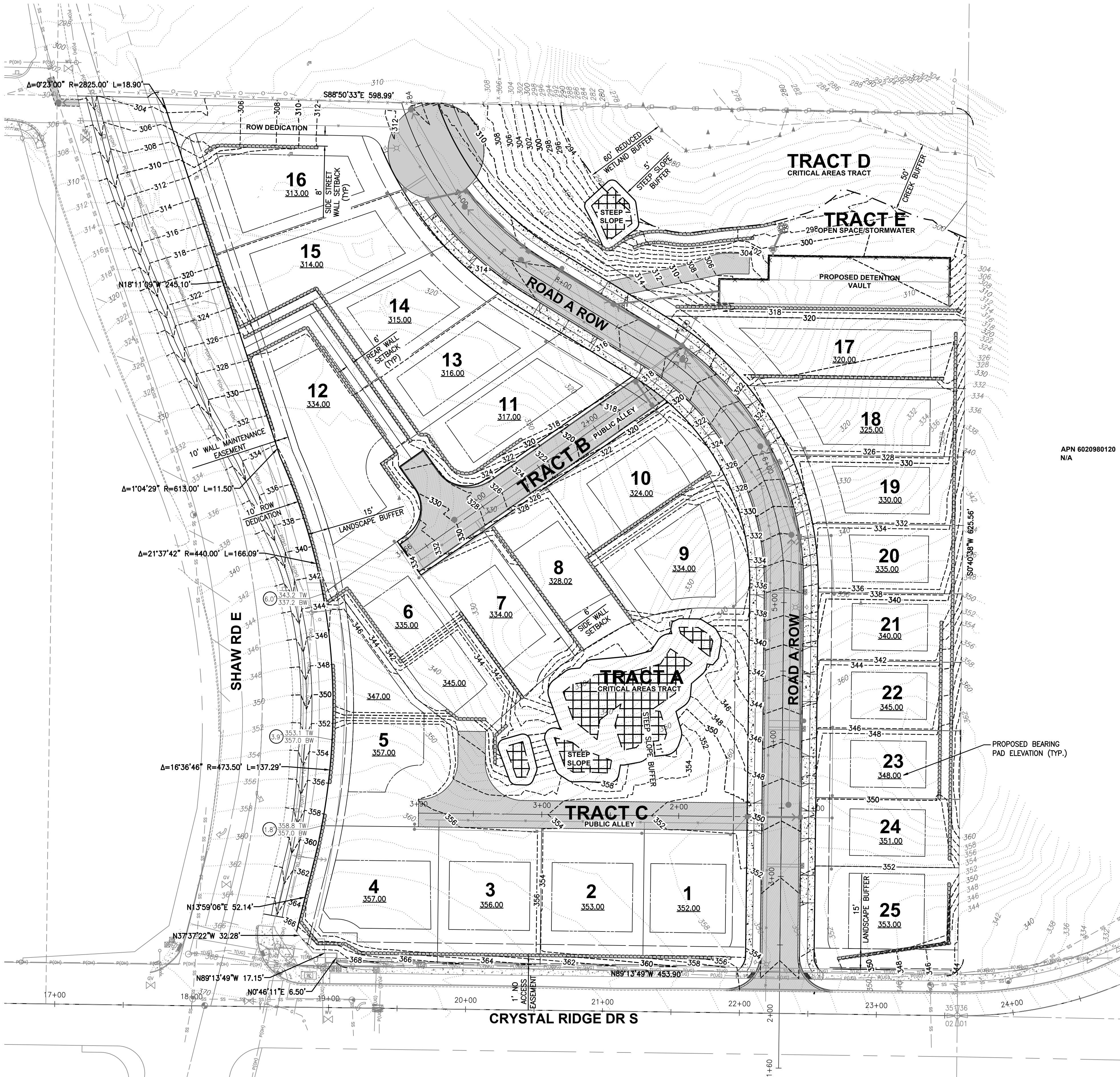
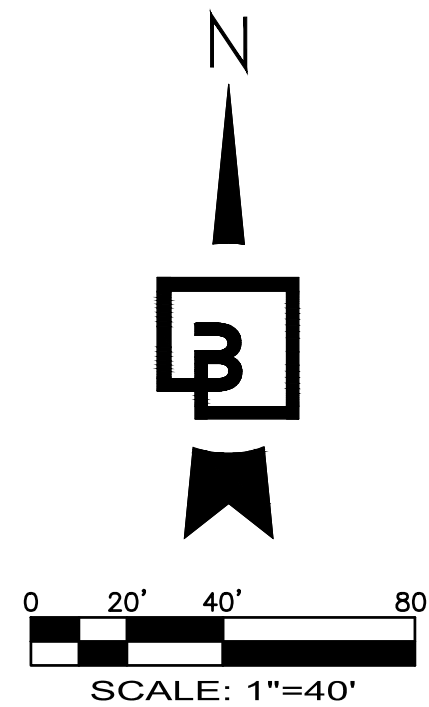
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Kent, WA 98032
425.251.6222
barghausen.com



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MASTER SITE PLAN
OF
NORMANDY HEIGHTS - PDR
PTN OF THE SE1/4, OF THE SE1/4 OF SEC. 35, 20 N., RGE 4 E., W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON STATE

APN 0420354020
1903 SHAW RD



MASTER SITE PLAN NOTES

- TAX #: 0420354039
- SITE AREA: 320,127± S.F. (7.35± AC)
- SITE ADDRESS: 2007 SHAW ROAD
- EXISTING USE: UNDEVELOPED
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING: RS-10 (LOW URBAN DENSITY SINGLE FAMILY RESIDENTIAL)
- SURROUNDING ZONING:
 - NORTH: RS-10
 - SOUTH: RS-10
 - EAST: RS-10
 - WEST: RS-10
- EXISTING COMPREHENSIVE PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
- PROPOSED MIN. LOT WIDTH: 50 FT
- MAXIMUM FLOOR AREA RATIO: 0.65
- PROPOSED AVERAGE LOT AREA: 5,000 SF
- REQUIRED MIN. SETBACKS:
 - FRONT/SIDE STREET: 25'
 - INTERIOR: 5' MIN, 16' TOTAL
 - REAR: 25'
 - SIDE YARD ADJACENT TO ROW: 15'
- MAX BASE HEIGHT OF BUILDINGS: 36 FEET
- MAX IMPERVIOUS COVERAGE: 40 PERCENT
- PROPOSED SHARED DRIVEWAYS (32%):
 - LOTS 4 & LOT 5
 - LOT 6 & LOT 12
 - LOT 11 & LOT 13
 - LOT 14 & LOT 15

LOT TABLE

LOT NO.	AREA (SQ. FT)
1	7503
2	7498
3	7484
4	9275
5	10396
6	7973
7	6393
8	6423
9	7053
10	7402
11	8024
12	13562
13	6578
14	6686
15	9310
16	9604
17	9278
18	7057
19	5857
20	5331
21	5258
22	5257
23	5256
24	5255
25	7870

Revision
1 2/19/24 TDM MSC CMW
No. Date By Ctd. Appr.

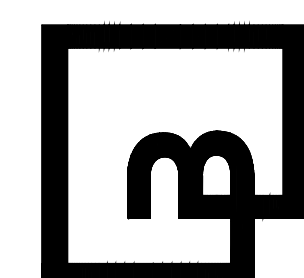
For:
RM HOMES
2913 5TH AVE. N.E.
SUITE 201
PUYALLUP, WA 98372



Scale:
Horizontal 1"=40'
Vertical N/A

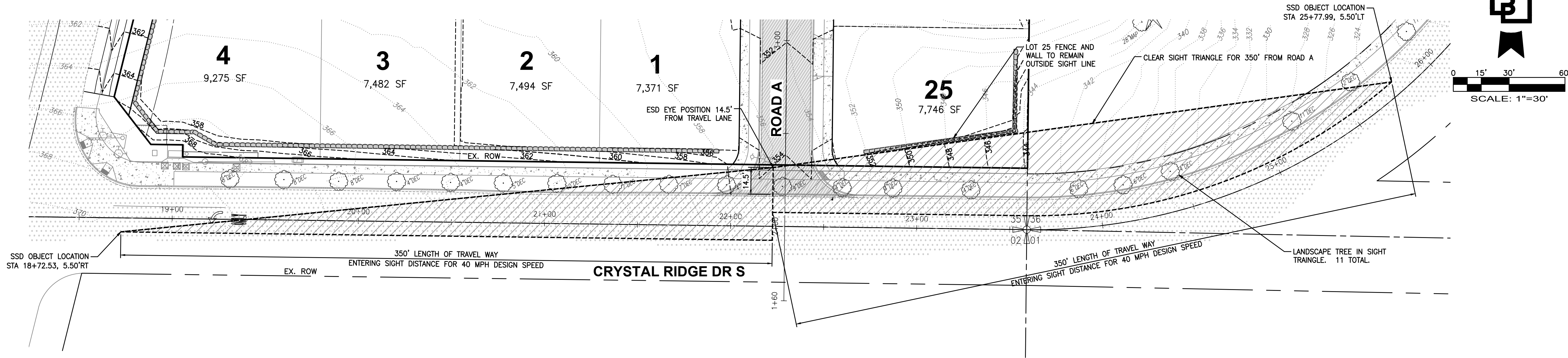
Designed TDM
Drawn TDM
Checked MSC
Approved CMW
Date 4/3/24

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Kent, WA 98032
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barghausen.com

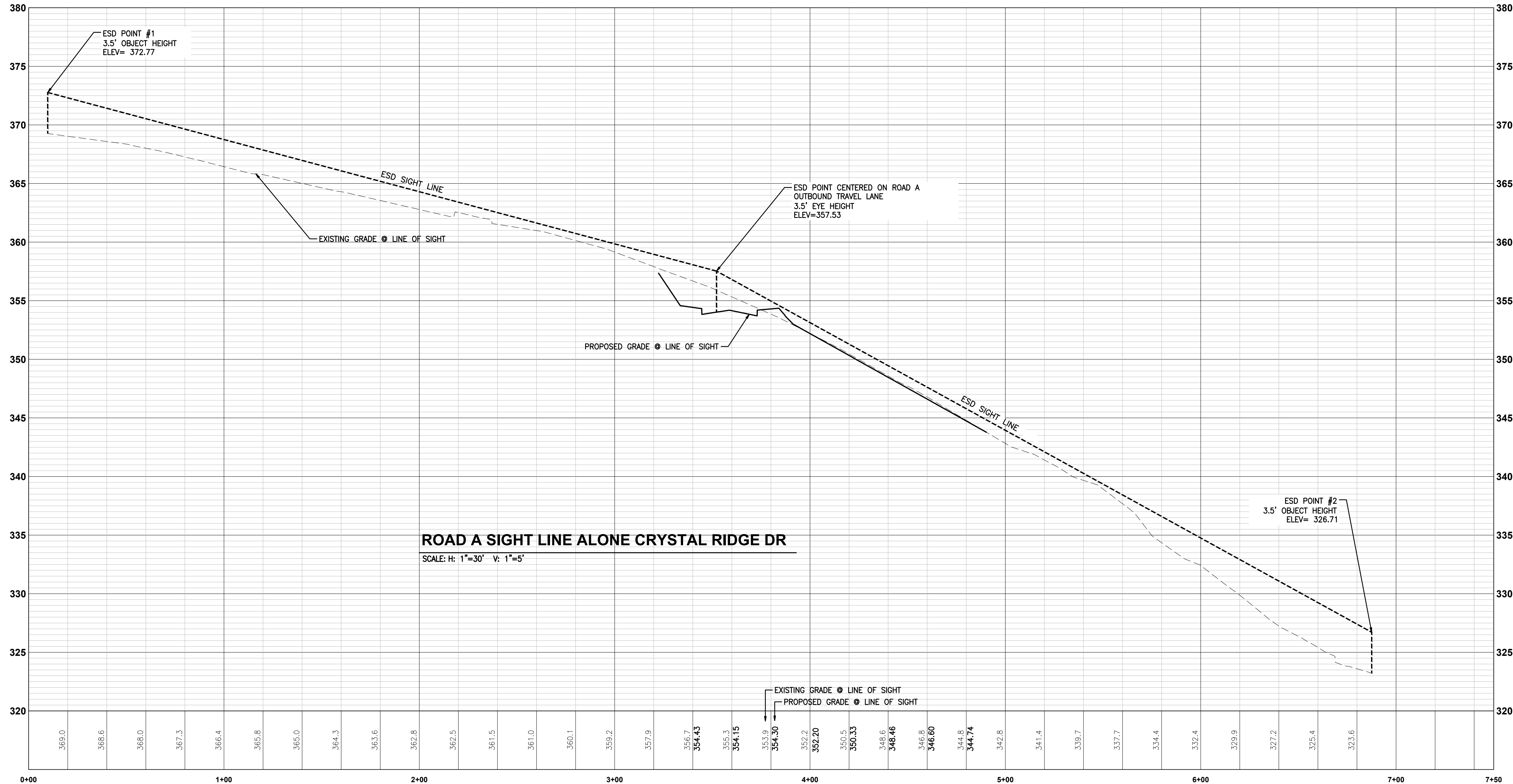


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ENTERING SIGHT DISTANCE EXHIBIT
OF
NORMANDY HEIGHTS - PDR
PTN OF THE SE1/4, OF THE SE1/4 OF SEC. 35, 20 N., RGE 4 E., W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON STATE



CRYSTAL RIDGE DRIVE
POSTED SPEED LIMIT 35 MPH
DESIGN SPEED LIMIT 40 MPH



Revision									
No.	Date	By	Chd.	Appr.	CMW	MSC	TDM	REVISED PER CITY COMMENTS	
1	2/19/24								

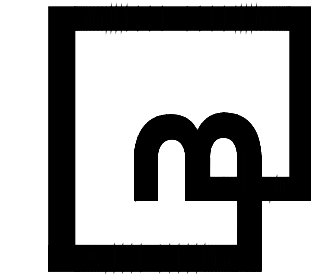
Title: ENTERING SIGHT DISTANCE EXHIBIT
OF
NORMANDY HEIGHTS - PDR

For: RM HOMES
2913 5TH AVE. N.E.
SUITE 201
PUYALLUP, WA 98372



Scale:		Horizontal		Vertical	
Designed	TDM	Drawn	TDM	Checked	MSC
Approved	CMW	Date	4/3/24		

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