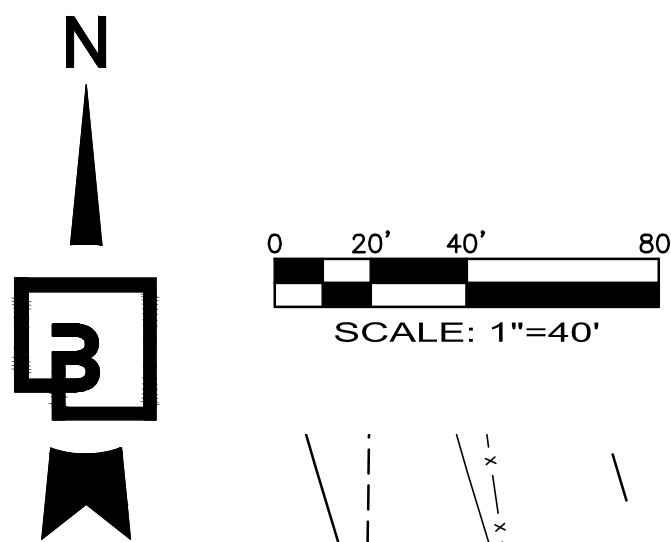


PRELIMINARY PLAT MAP
OF
NORMANDY HEIGHTS - PDR
PTN OF THE SE1/4, OF THE SE1/4 OF SEC. 35, 20 N., RGE 4 E., W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON STATE



EASEMENT KEYNOTES:

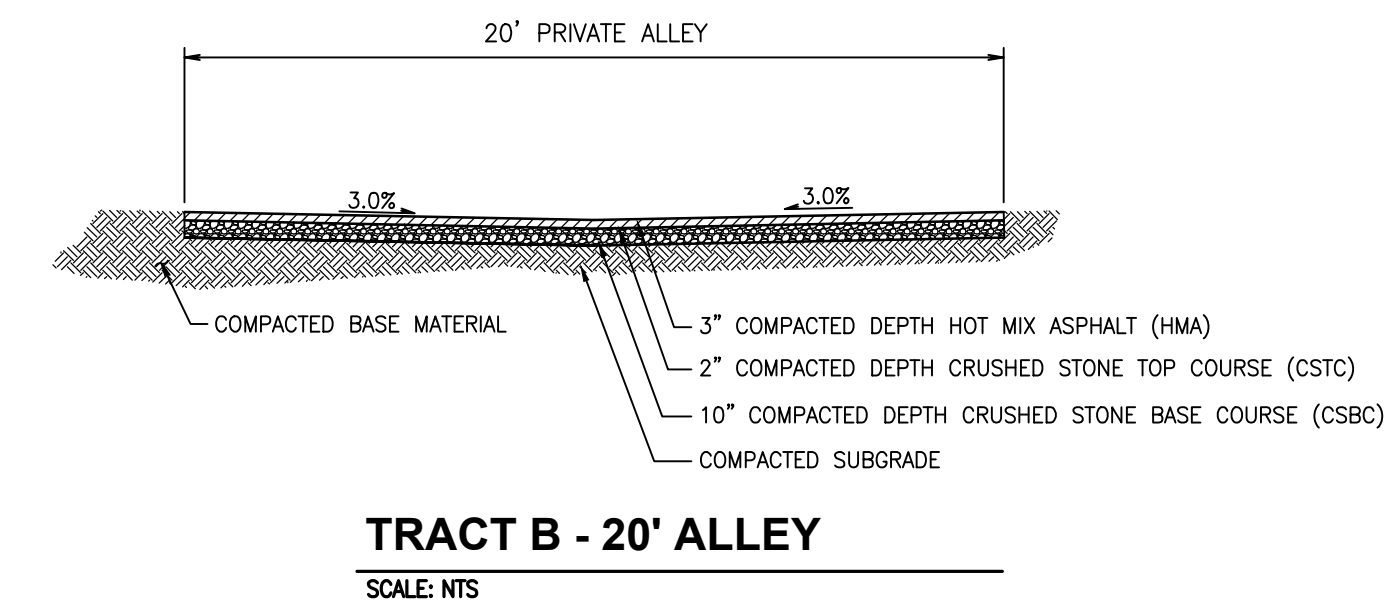
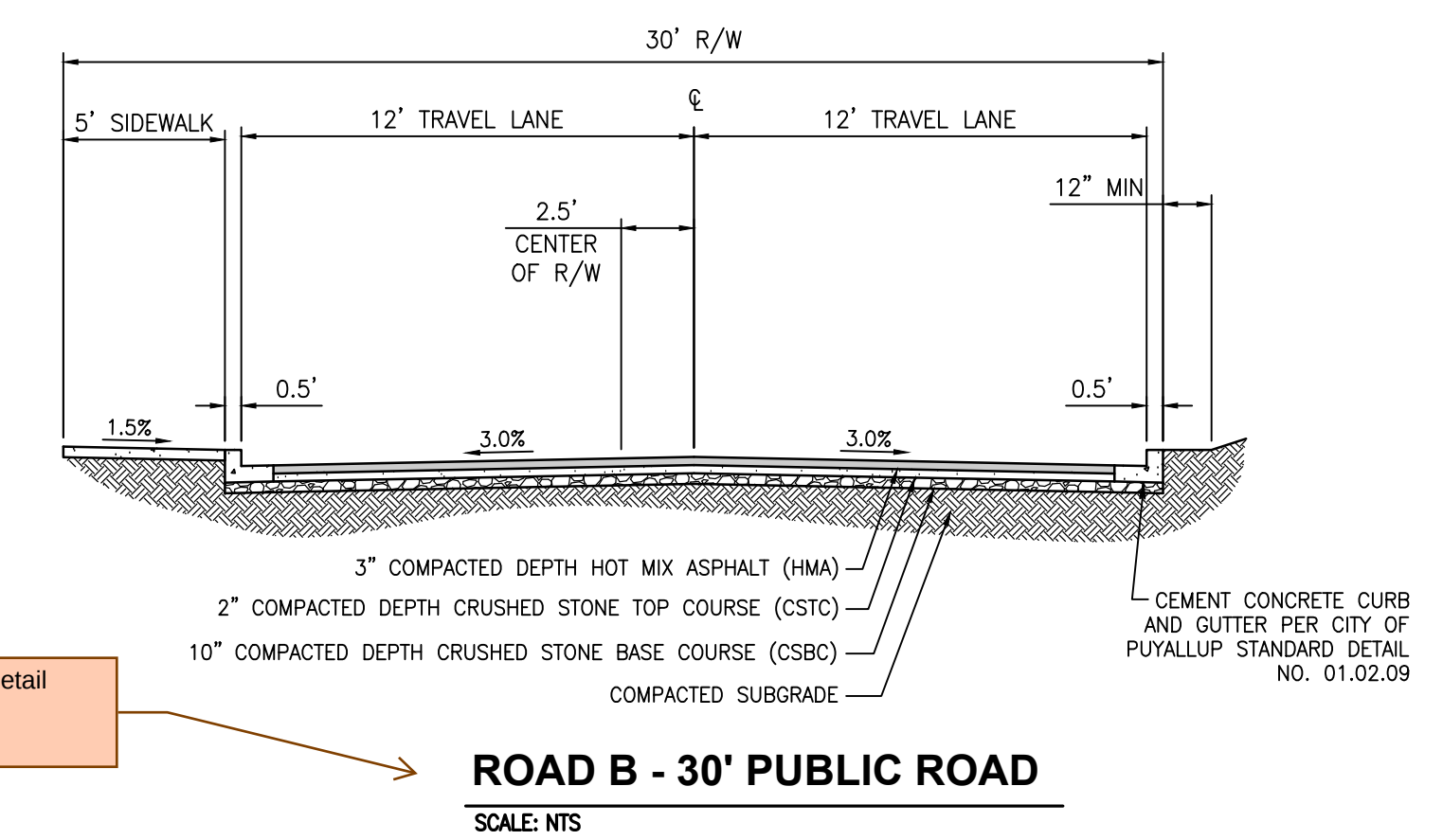
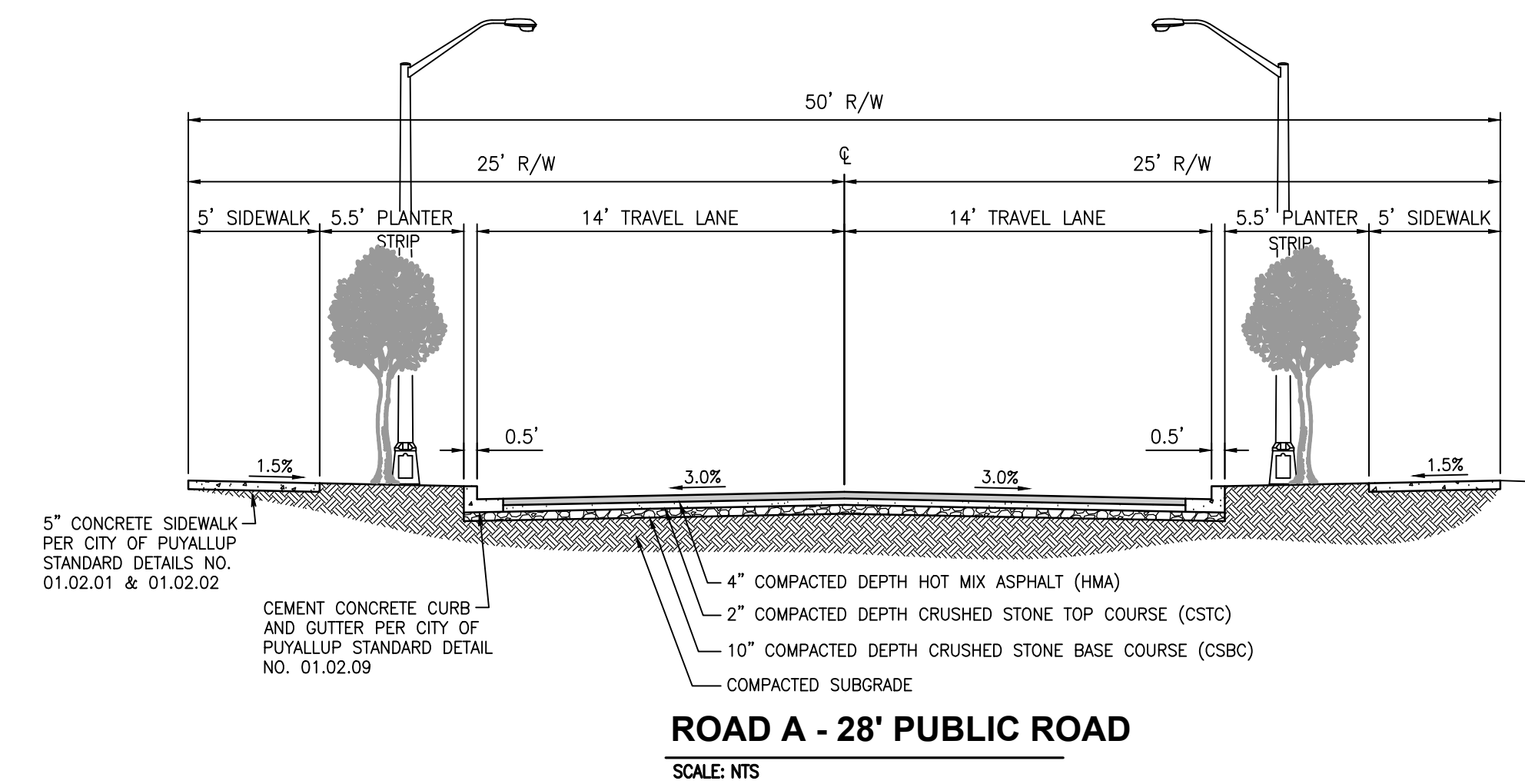
- ① TEMPORARY PUBLIC TURN AROUND EASEMENT - 35' RADIUS TO BE EXTINGUISHED UPON EXTENSION OF THE PUBLIC ROAD. AREA TO BE RESTORED UPON EXTENSION OF THE PUBLIC ROAD.

ABBREVIATIONS:

- | | |
|------|---|
| UE | UTILITY EASEMENT (ALL UTILITIES PUBLIC AND PRIVATE) |
| PSDE | PRIVATE STORM DRAINAGE EASEMENT |
| WLE | PUBLIC WATERLINE EASEMENT |
| SSE | PUBLIC SANITARY SEWER EASEMENT |
| R/W | RIGHT-OF-WAY |
| SF | SQUARE FEET |
| PSE | PUBLIC STORM DRAINAGE EASEMENT |
| SE | SEWAGE EASEMENT |
| BSBL | BUILDING SETBACK LINE |
| ESD | ENTERING SIGHT DISTANCE |

BUILDING SETBACKS

- | | |
|---------------------|-------|
| FRONT: | 10 FT |
| GARAGE: | 20 FT |
| INTERIOR SIDE YARD: | 5 FT |
| STREET SIDE YARD: | 15 FT |
| REAR YARD: | 10 FT |



Where did this standard detail come from?
Preliminary Plat Sheet 2

PRELIMINARY PLAT MAP

PRELIMINARY CIVIL PLANS
NORMANDY HEIGHTS - PDR

Title:

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

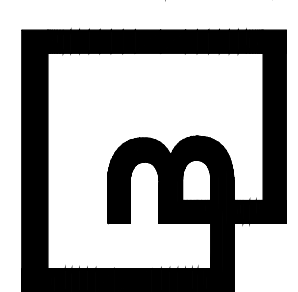
For:



Scale:
Horizontal 1"=40'
Vertical

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Drawn: BOK
Checked: BOK
Approved: CMW
Date: 5/13/25

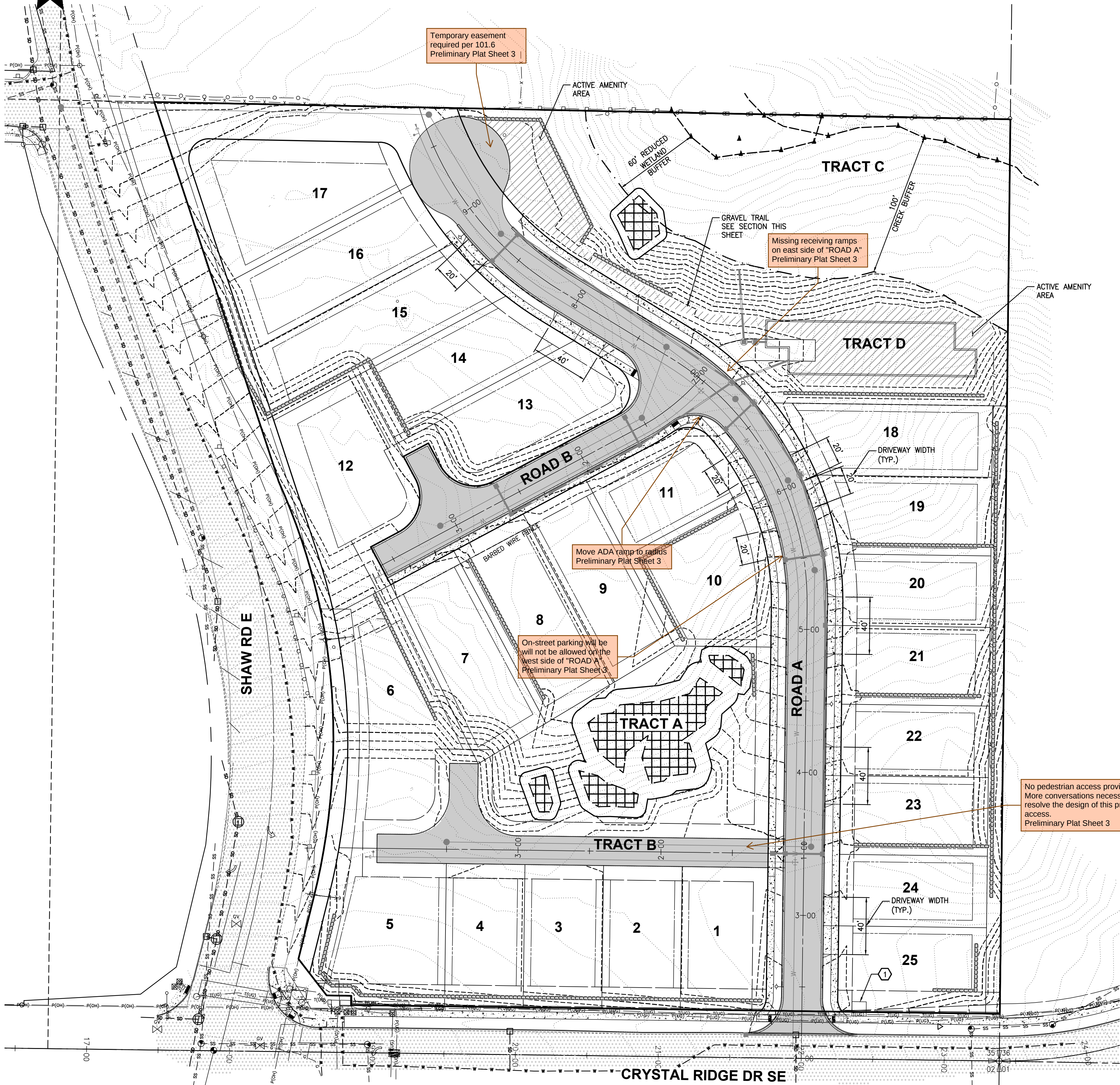
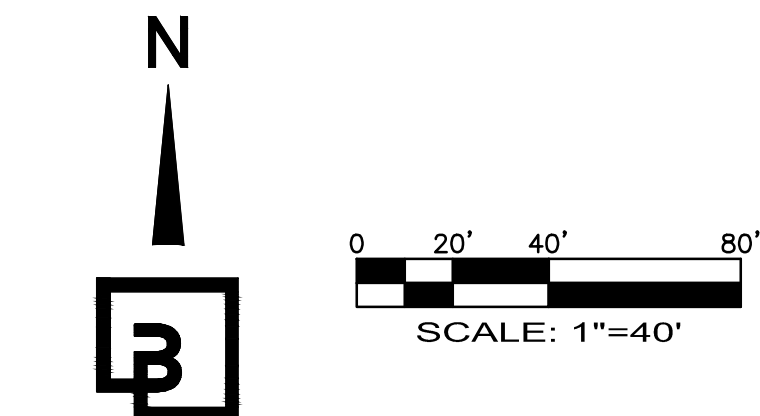
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425.251.6222
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Job Number
12663

Sheet
2 of 12

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



SPECIFIC DEVELOPMENT STANDARD 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)
- 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
- PROPOSED MIN. LOT AREA: 5,165 SF
- GROSS PARCEL AREA (EXCLUDING PUBLIC ROW): 264,324 SF
- COMMON OPEN SPACE REQ'D: 26,432 SF (10%)
- COMMON OPEN SPACE PROVIDED: 84,292 SF (32%)
- NET LOT AREA: 173,223 SF
- AMENITY AREA REQ'D: 8,661 SF (5%)
- AMENITY AREA PROVIDED: 10,453 SF (6%)
- MAX BASE HEIGHT OF BUILDINGS: 36 FEET
- PROPOSED SETBACKS:
FRONT: 10 FT
GARAGE: 20 FT
INTERIOR SIDE YARD: 5 FT
STREET SIDE YARD: 15 FT
REAR YARD: 10 FT
MAX LOT COVERAGE: 45%
MAXIMUM FLOOR AREA RATIO: 0.65
PROPOSED REAR YARD GARAGES (20%): LOTS 1 THRU 5
PROPOSED SHARED DRIVEWAYS (40%): LOTS 13 & 14, 18-25
- RETAINING WALL LOT LINE / PROPERTY LINE SETBACK: 6 FT
- RETAINING WALL BUILDING OFFSET: 4 FT
- CURB CUT CALCULATION:
TOTAL STREET FRONTAGE: ±1,885 LF
CURB CUT PER LOT (APPROACH WIDTH): 20 FT
MIN. LOT WIDTH: 50 FT
CURB CUT % PER LOT: 20 LF MAX/ 50 FT = 40%
LOTS ALONG CURB FRONTAGE: 17 LOTS
TOTAL (LF) OF CURB CUT: 20 FT X 17 LOTS = 340 LF
TOTAL CURB CUT %: 340 LF / 1,885 LF = 18%

LOT AREA TABLE			
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	5,990	16	7,592
2	5,498	17	9,630
3	5,496	18	6,808
4	5,495	19	6,214
5	8,732	20	5,194
6	11,335	21	5,678
7	7,244	22	5,165
8	7,438	23	5,684
9	6,633	24	5,171
10	7,556	25	6,202
11	5,526	TRACT A	21,414
12	9,607	TRACT B	6,809
13	8,328	TRACT C	30,067
14	6,460	TRACT D	28,560
15	8,547	TRACT E	4,251

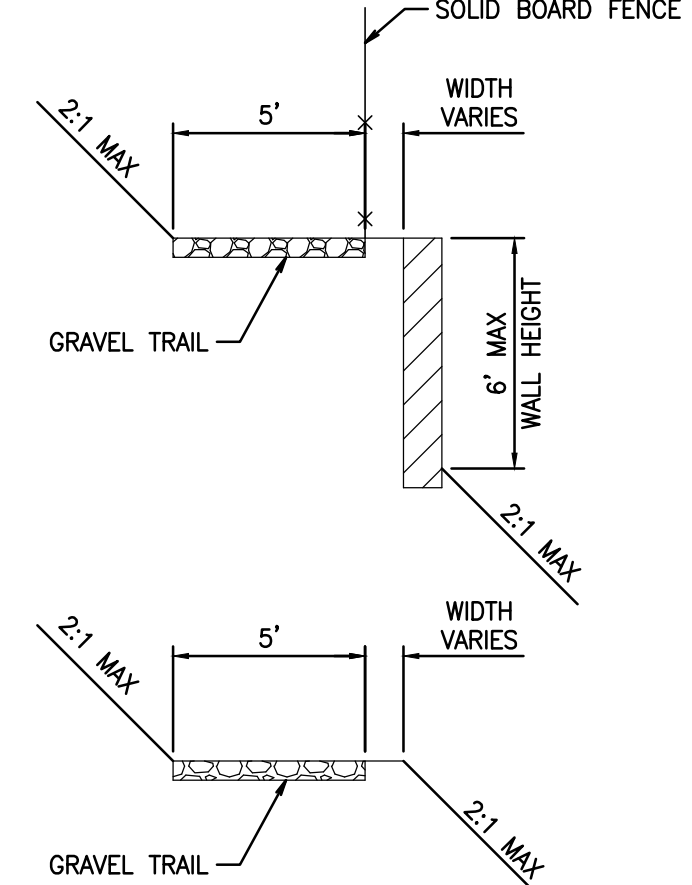
COMMON OPEN SPACE		
LOT NO.	AREA (SF)	DESCRIPTION
TRACT A	21,414	CRITICAL AREA
TRACT C	30,067	CRITICAL AREA
TRACT D	28,560	STORM FACILITY
TRACT E	4,251	OPEN SPACE

KEYNOTES:

① INSTALL SCHOOL BUS WAITING AREA

LEGEND

AMENITY AREA/ACTIVE RECREATION



MASTER SITE PLAN

Title:

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

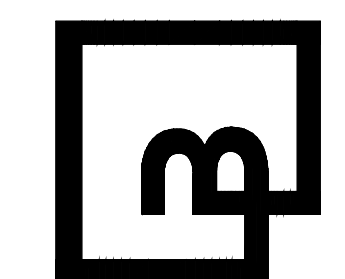
For:



Scale:
Horizontal 1"=40'
Vertical

Designed BOK
Drawn BOK
Checked BOK
Approved CMW
Date 5/13/25

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18215 72nd Avenue South
Kent, WA 98032
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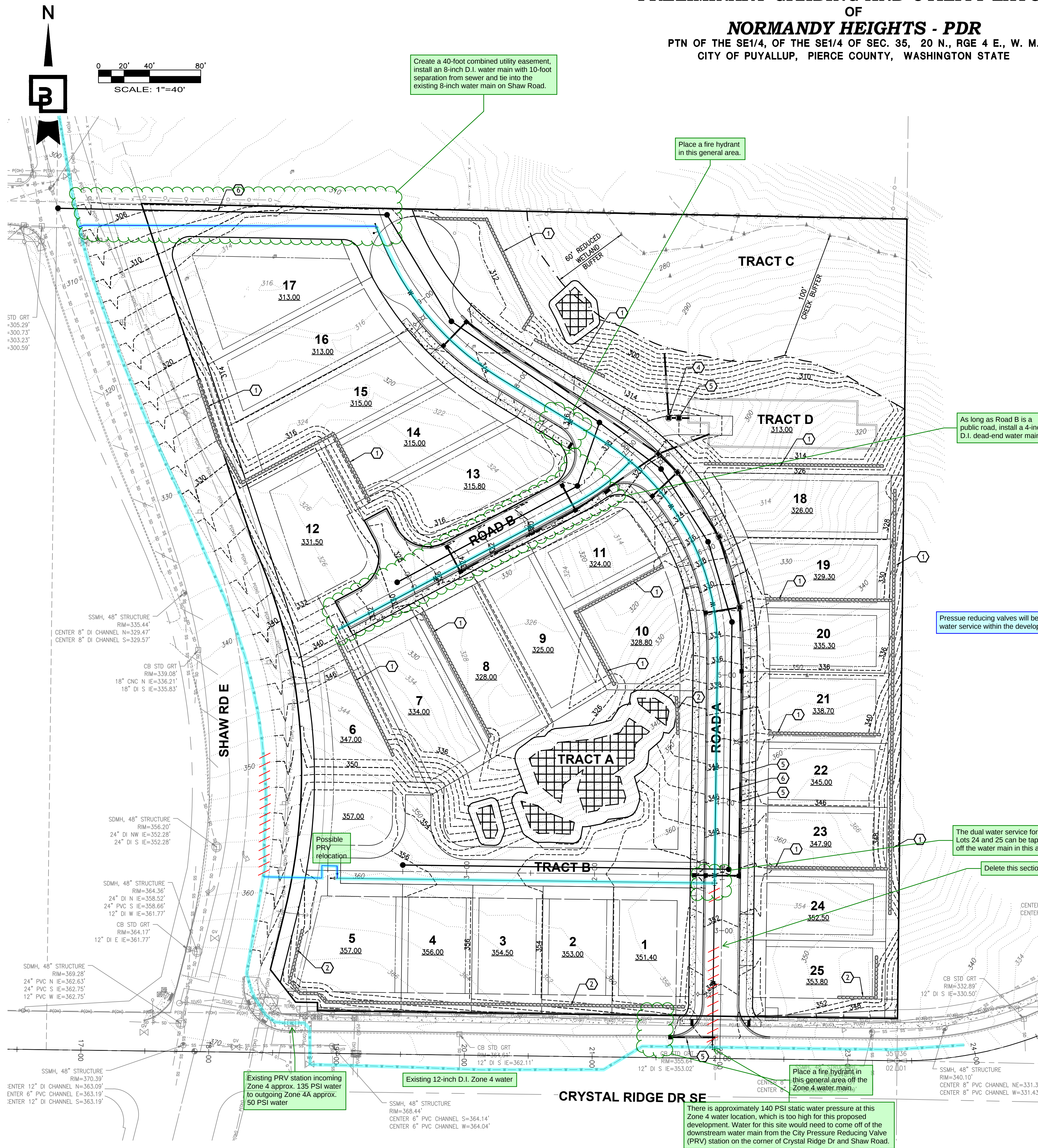


Job Number
12663
Sheet
3 of 12

PRELIMINARY GRADING AND UTILITY LAYOUT

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



TRACT D - STORMWATER FACILITY
DETENTION VAULT:

DETENTION VAULT
LIVE STORAGE DEPTH = 14 FT
TOP OF TANK EL = 311.50
DESIGN WATER SURFACE EL = 310.00
BOTTOM DETENTION EL = 295.00
VOLUME REQUIRED = 68,600 CF
VOLUME PROVIDED = 70,238 CF

ESTIMATED EARTHWORK:

CUT: 40,900 CY
FILL: 22,736 CY
NET: 18,164 CY (CUT)

EARTHWORK QUANTITIES PROVIDED ARE PRELIMINARY ESTIMATES AND REPRESENT THE CUT/FILL VOLUME DIFFERENCE BETWEEN DESIGN AND EXISTING GROUND SURFACE. THESE ESTIMATES ARE INTENDED FOR PLANNING ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION OR BIDDING PURPOSES.

KEYNOTES:

- ① 6 FT MAX HEIGHT WALL
- ② 3.5 FT MAX HEIGHT WALL
- ③ STORMWATER CONTROL STRUCTURE
- ④ STORMWATER FACILITY WATER QUALITY STORMFILTER
- ⑤ PROPOSED STORMWATER SYSTEM
- ⑥ PROPOSED SANITARY SEWER SYSTEM
- ⑦ PROPOSED WATER SYSTEM

GENERAL STORMWATER
REQUIREMENTS:

1. THE GENERAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR THE CITY OF PUYALLUP SHALL BE THOSE CONTAINED IN THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION; AND THE UNIFORM PLUMBING CODE AS ADOPTED BY THE WASHINGTON STATE BUILDING CODE COUNCIL, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP DESIGN STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").

GENERAL SEWER
REQUIREMENTS:

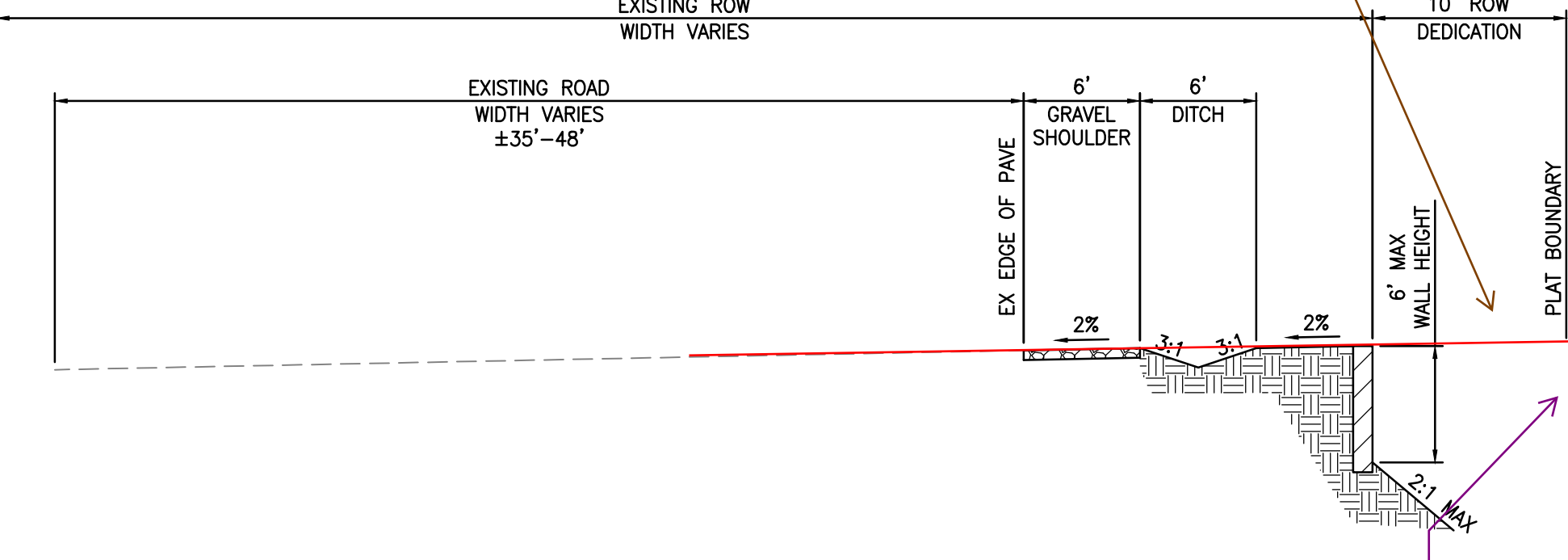
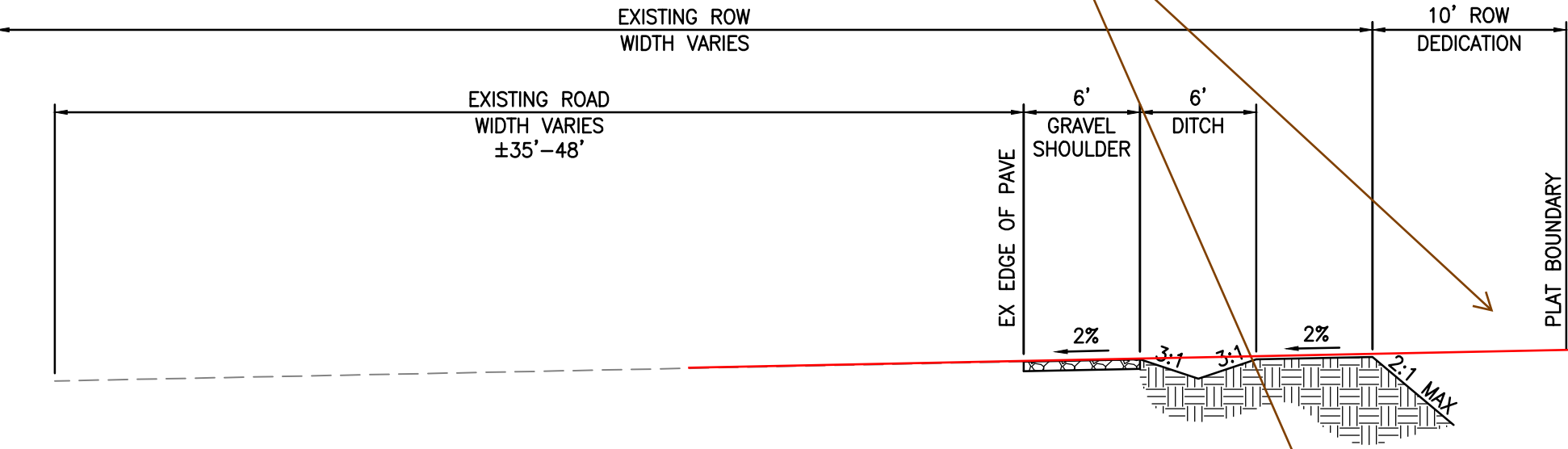
1. THE DESIGN OF SANITARY SEWERS SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE STATE OF WASHINGTON, DEPARTMENT OF ECOLOGY MANUAL, CRITERIA FOR SEWAGE WORKS DESIGN, REVISED AUGUST 2008, AS THERE AFTER; AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
2. SIDE SEWERS SHALL BE INSTALLED FROM THE CITY SEWER MAIN TO 15 FEET BEYOND THE PROPERTY LINE AT ALL BUILDING SITES AND SHALL BE A MINIMUM OF 6 INCHES IN DIAMETER WITH A 0.02 FOOT PER FOOT MINIMUM SLOPE. THE DEPTH AT THE PROPERTY LINE SHALL BE A MINIMUM OF 5 FEET.

Similar to the previous submittal, walls must be located on private property. Per previous coordination with the City, grading must be provided along the Shaw Rd frontage. Top of wall must be a minimum 1-ft above proposed Shaw Road finished grade.

From the City Engineer (Hans Hunger):

The city is in agreement that obligations for Normandy's frontage improvements along Shaw Road will be met with ROW dedication, rough grading of shoulder area from existing pavement to the proposed retaining walls, and the construction of the retaining walls based on a wall design agreeable to the city. It will be Normandy's responsibility to design, permit, and construct the walls as well as implementing any mitigation if any is identified during the permitting process (I'm thinking if the wall design encroached on a wetland). With the fulfillment of these obligations, no further payment of fee in lieu will be necessary.

Preliminary Plat Sheet 4



SHAW ROAD IMPROVEMENTS

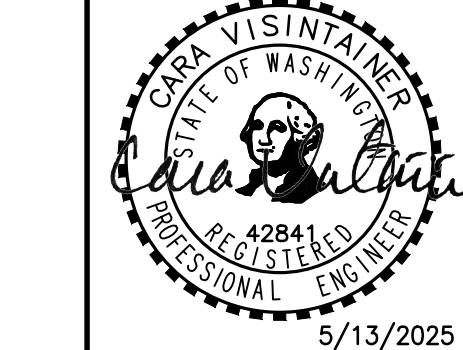
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Previous Planning Comments regarding retaining walls do not apply to these walls proposed along the plat boundaries. Planning incorrectly understood the proposed walls along the plat boundary to be positioned several feet above the road rather than several feet below the road. Disregard all comments referencing PMC 20.50.005.

Revision
1 14/14/25 BSK CMW
No. Date By Ctd. Appr.

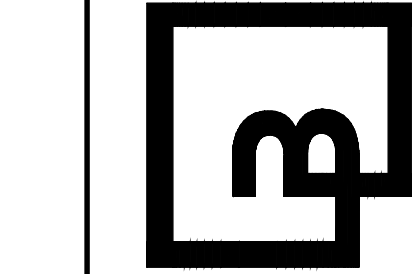
RM HOMES
2913 5TH AVE. N.E.
SUITE 201
PUYALLUP, WA 98372

For:



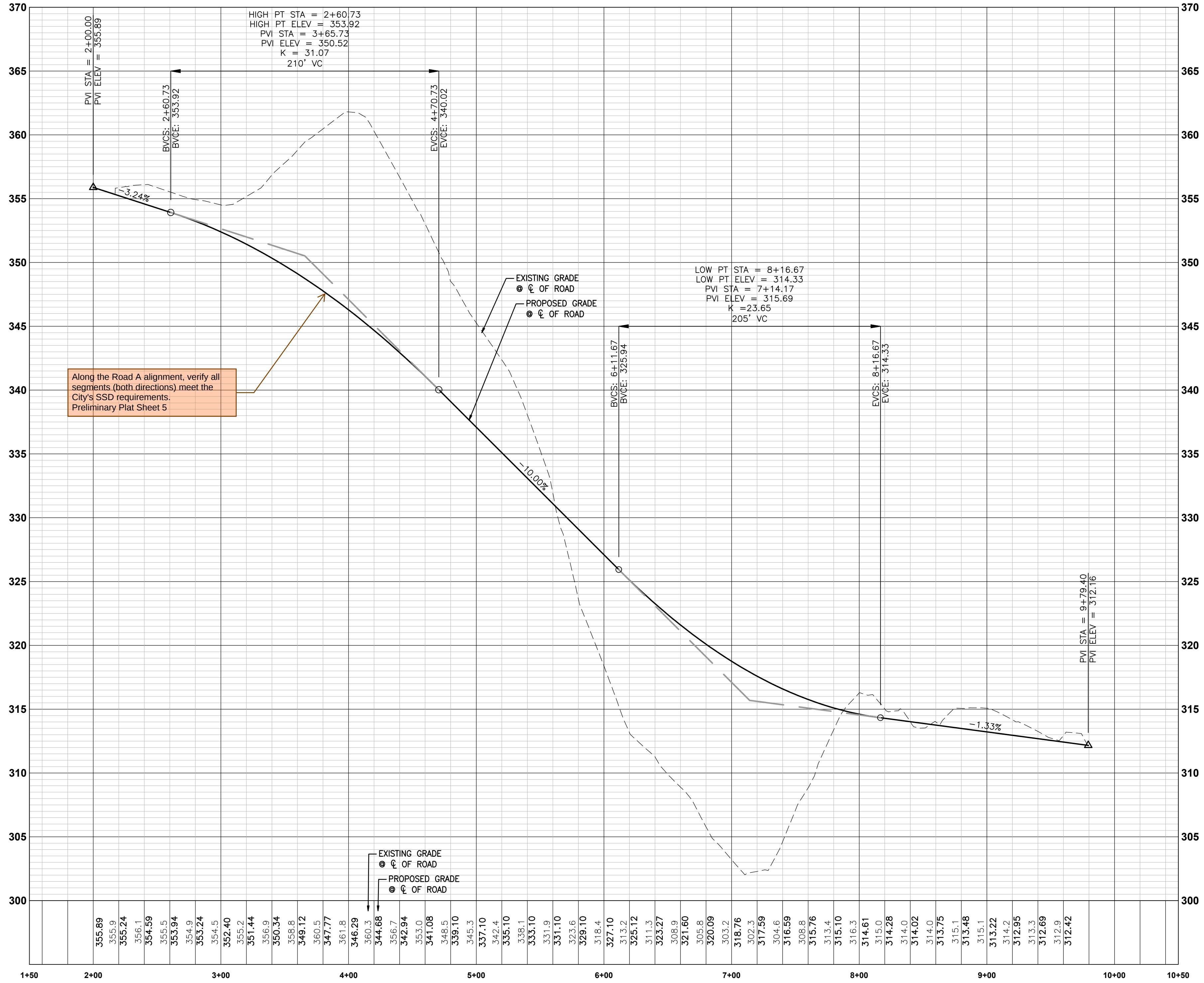
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Drawn BSK
Checked BSK
Approved CMW
Date 5/13/25

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Job Number
12663
Sheet
4 of 12

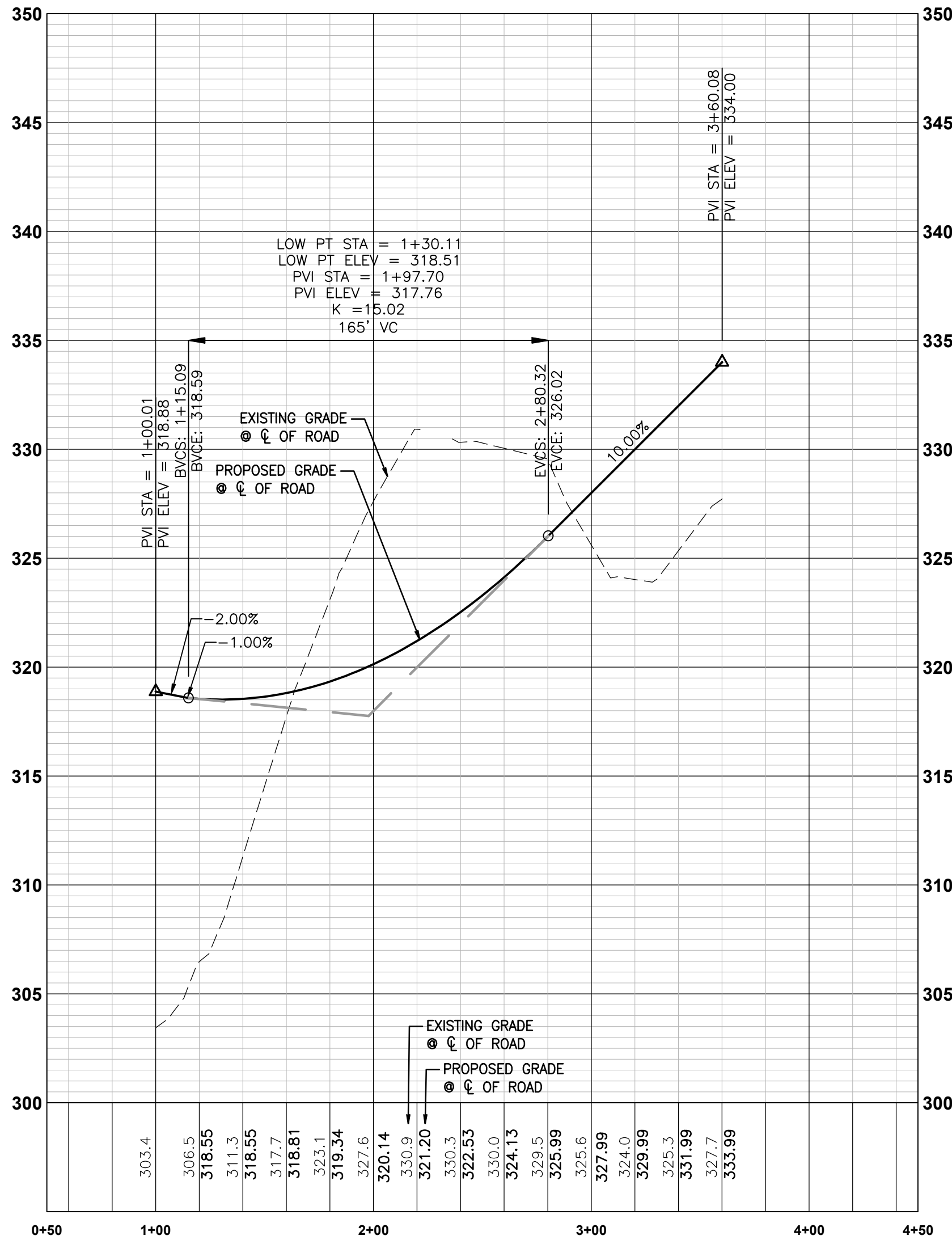
ROAD A PLAN AND PROFILE
OF
NORMANDY HEIGHTS - PDR
PTN OF THE SE1/4, OF THE SE1/4 OF SEC. 35, 20 N., RGE 4 E., W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON STATE



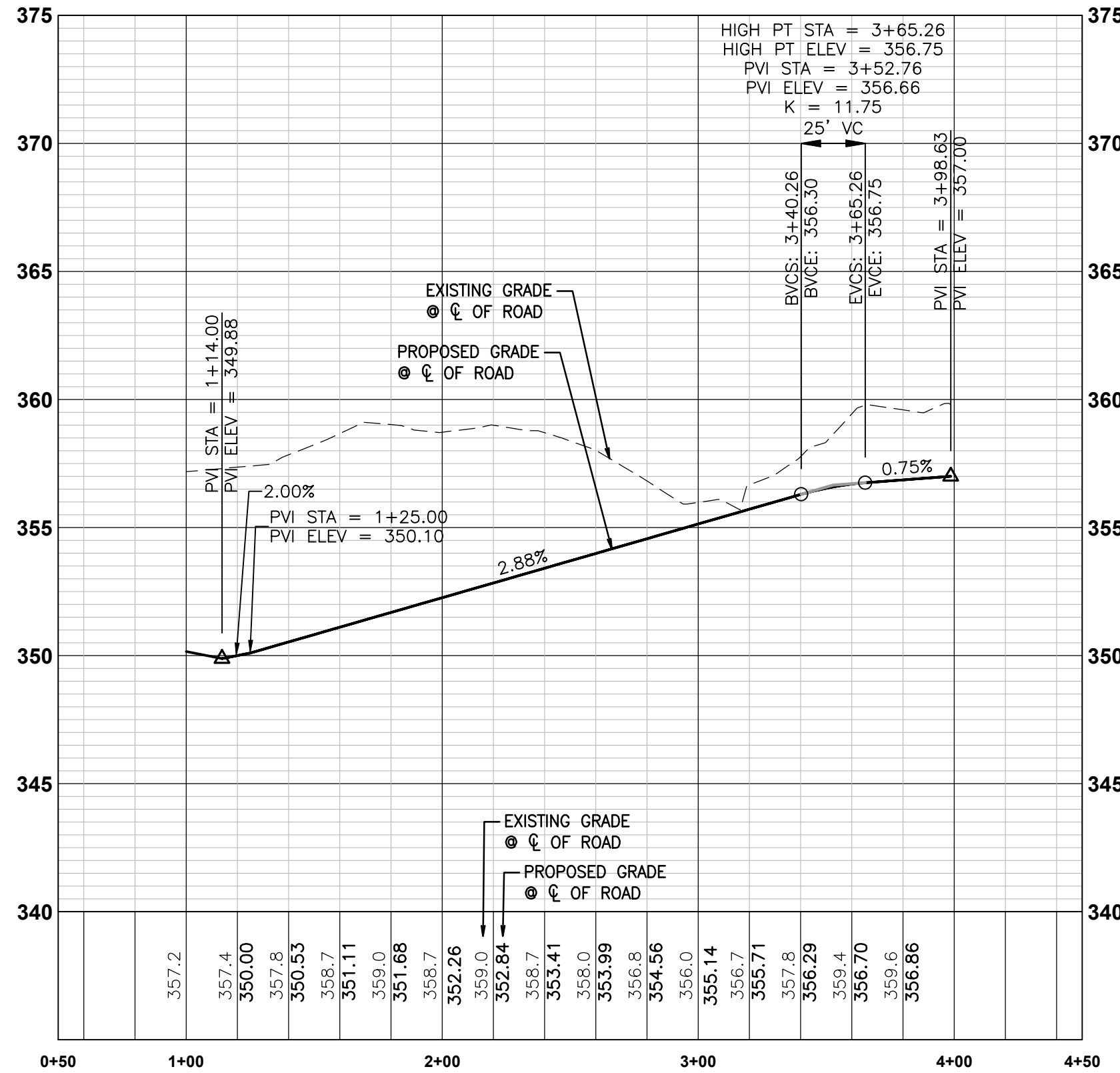
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Job Number 12663		Sheet 5 of 12	
Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		For: RM HOMES 2913 5TH AVE. N.E. SUITE 201 PUYALLUP, WA 98372	
Title: ROAD A PLAN AND PROFILE PRELIMINARY CIVIL PLANS NORMANDY HEIGHTS - PDR		Revision 1 1/4/14/25 BSK CMW REVISED PER DRT LETTER 9/17/24 No. Date By Ctd. Appr.	

ROAD B AND TRACT B ALLEY PLAN AND PROFILE
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



ROAD B
SCALE: H:1"=50' V:1"=5'



TRACT B - ALLEY
SCALE: H:1"=50' V:1"=5'

No.	Date	By	Ckd.	Appr.	Revision
1	4/14/25	BCK	BCK	CMV	REVISED PER DRT LETTER 9/17/24

Title:

ROAD B AND TRACT B ALLEY
PLAN AND PROFILE
PRELIMINARY CIVIL PLANS
NORMANDY HEIGHTS - PDR

For:

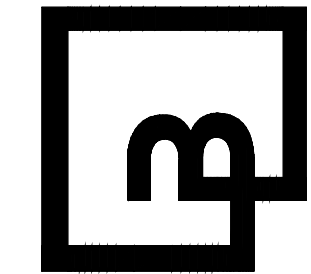
RM HOMES
2913 5TH AVE. N.E.
SUITE 201
PUYALLUP, WA 98372

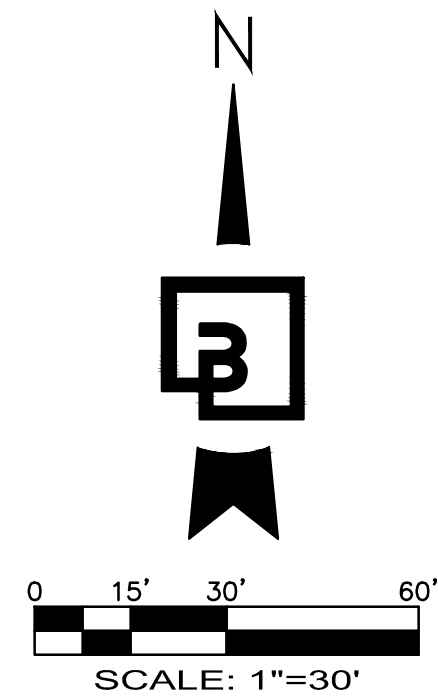


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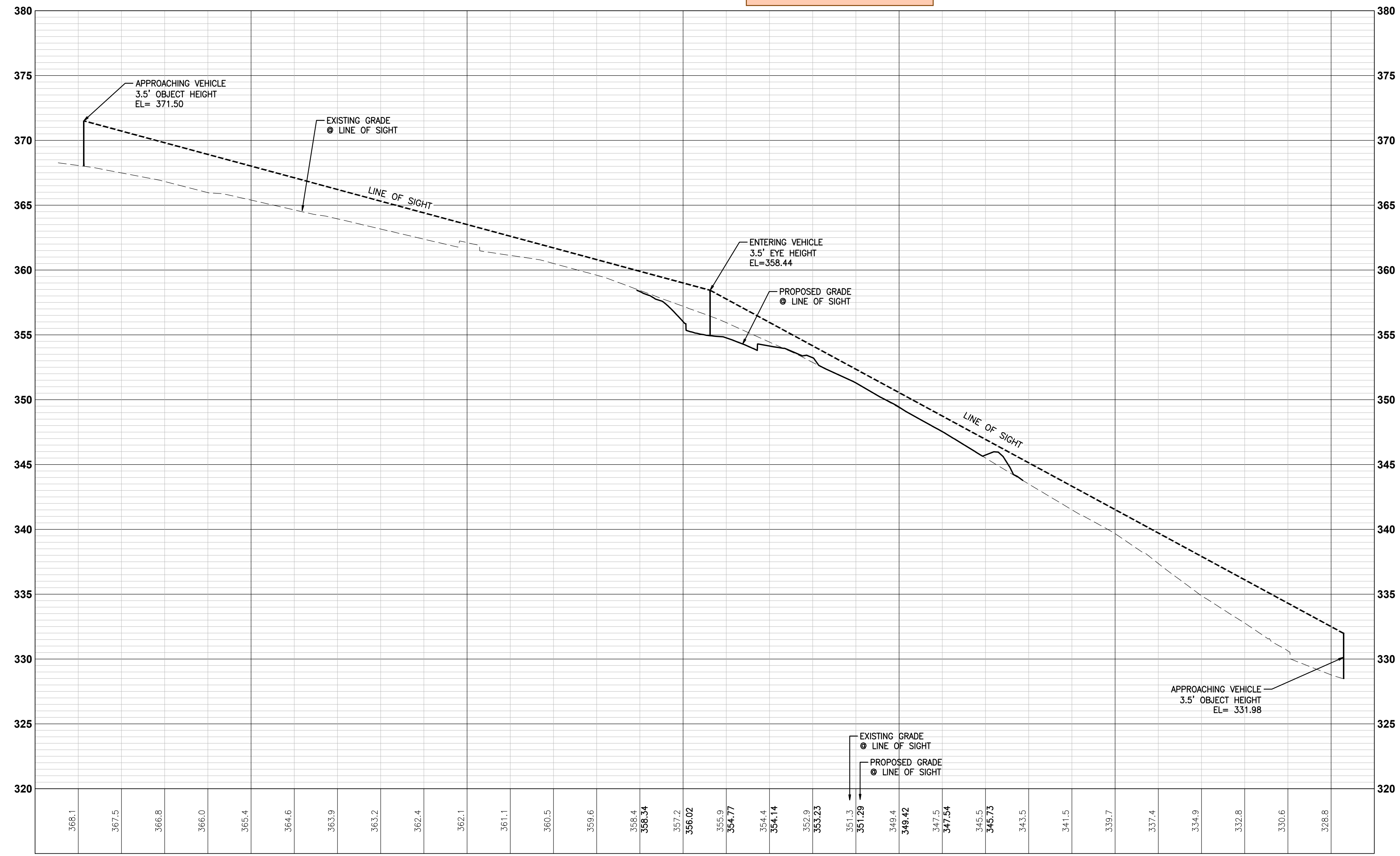
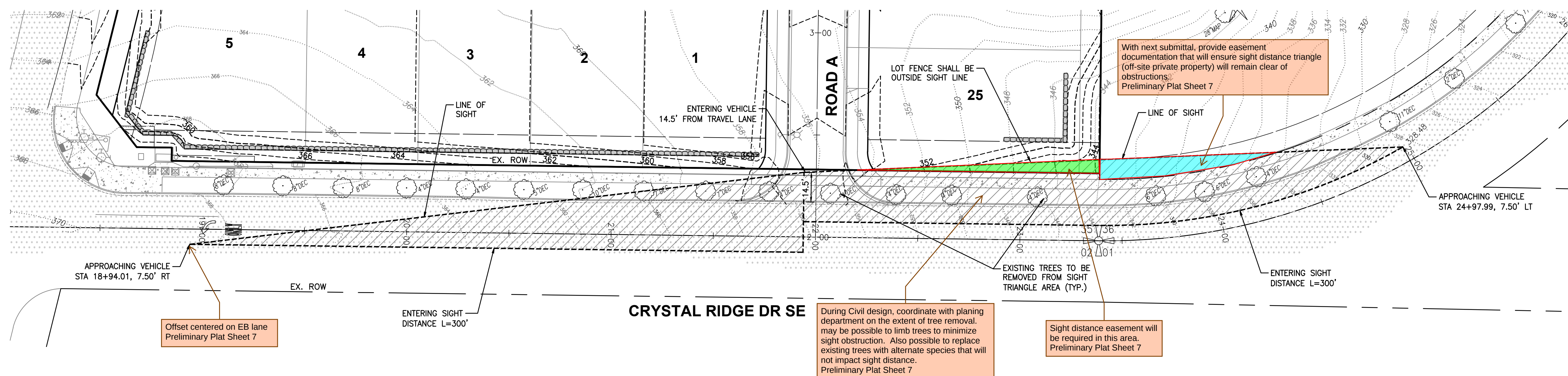
Designed	BCK
Drawn	BCK
Checked	BCK
Approved	CMV
Date	5/13/25

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Kent, WA 98032
425.251.6222 barghausen.com





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 DR SE ENTERING SIGHT DISTANCE
SCALE: H: 1"=30' V: 1"=5'

CRYSTAL RIDGE DRIVE SE
POSTED SPEED: 25 MPH
DESIGN SPEED: 35 MPH

No.	Date	By	Chd.	Appr.	Revision
1	4/14/25	BCK	BCK	CMW	REVISED PER DRT LETTER 9/17/24

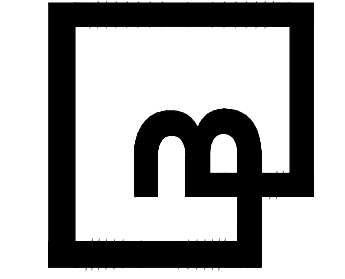
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OF
PRELIMINARY CIVIL PLANS
NORMANDY HEIGHTS - PDR

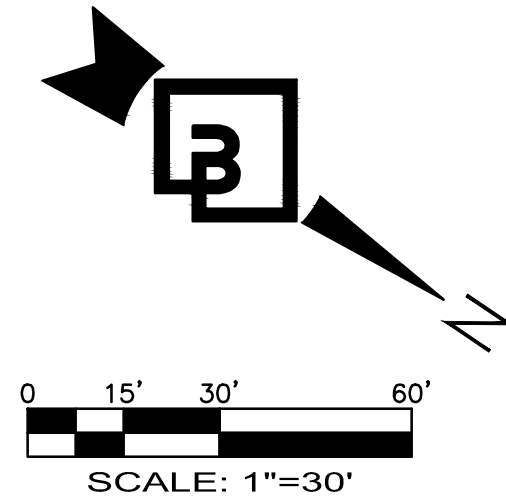
For: RM HOMES
2913 5TH AVE. N.E.
SUITE 201
PUYALLUP, WA 98372



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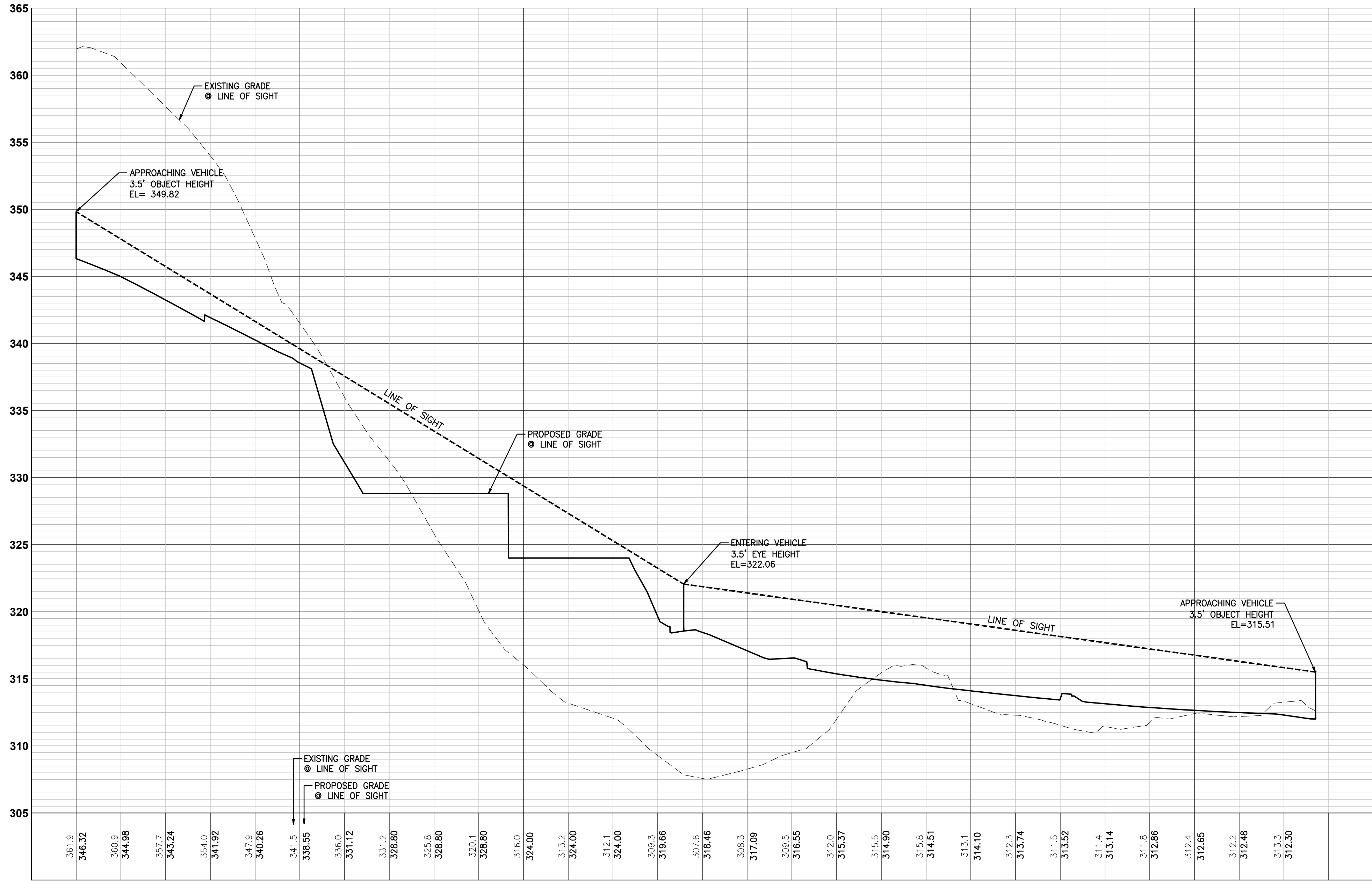
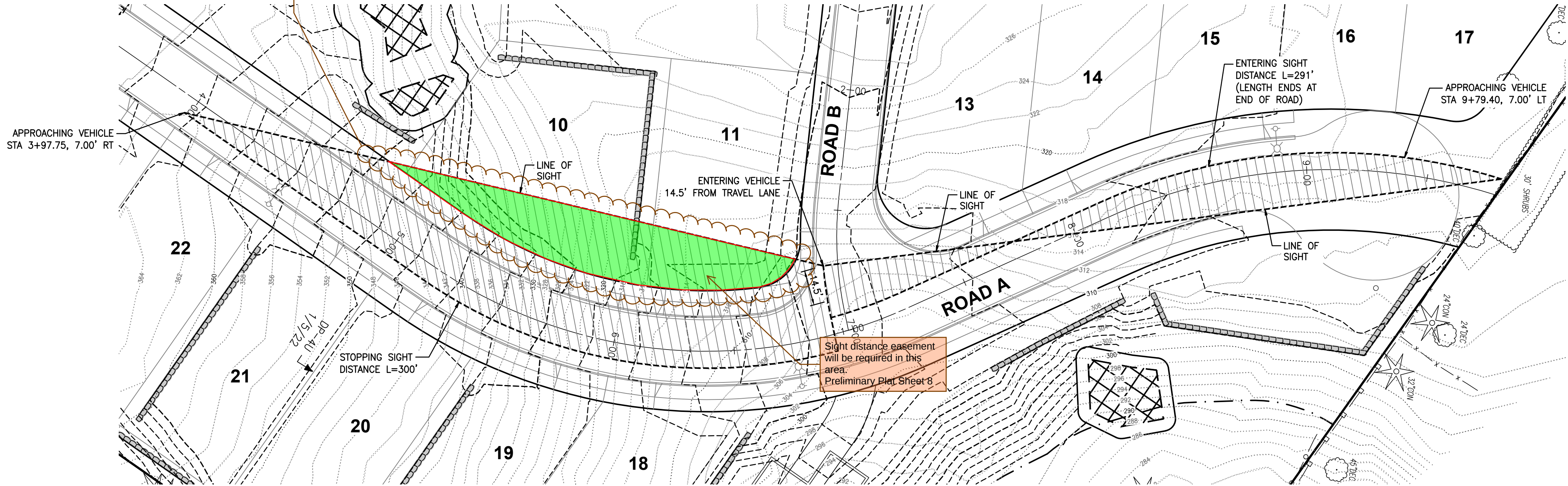
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Kent, WA 98032
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There will be no driveways, parking, trees, fences, landscaping, etc. along lot 10 & 11 "Road A" frontage due to sight distance conflicts. Adjust site plan accordingly. Sight distance easement will be required in this area. Preliminary Plat Sheet 8

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



ROAD A
POSTED SPEED: 25 MPH
DESIGN SPEED: 35 MPH

ROAD B ENTERING SIGHT DISTANCE

SCALE: H: 1"=30' V: 1"=5'

No.	Date	By	Chk.	Appr.	Revision
1	4/14/25	BCK	BCK	CMW	REVISED PER DRT LETTER 9/17/24

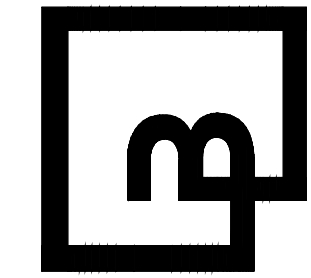
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OF
PRELIMINARY CIVIL PLANS
NORMANDY HEIGHTS - PDR

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

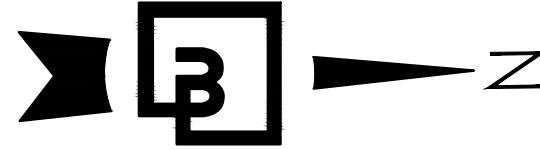


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Drawn	BCK	
Checked	BCK	
Approved	CMW	
Date	5/13/25	

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Job Number
12663
Sheet
8 of 12



0 15' 30' 60'
SCALE: 1"=30'

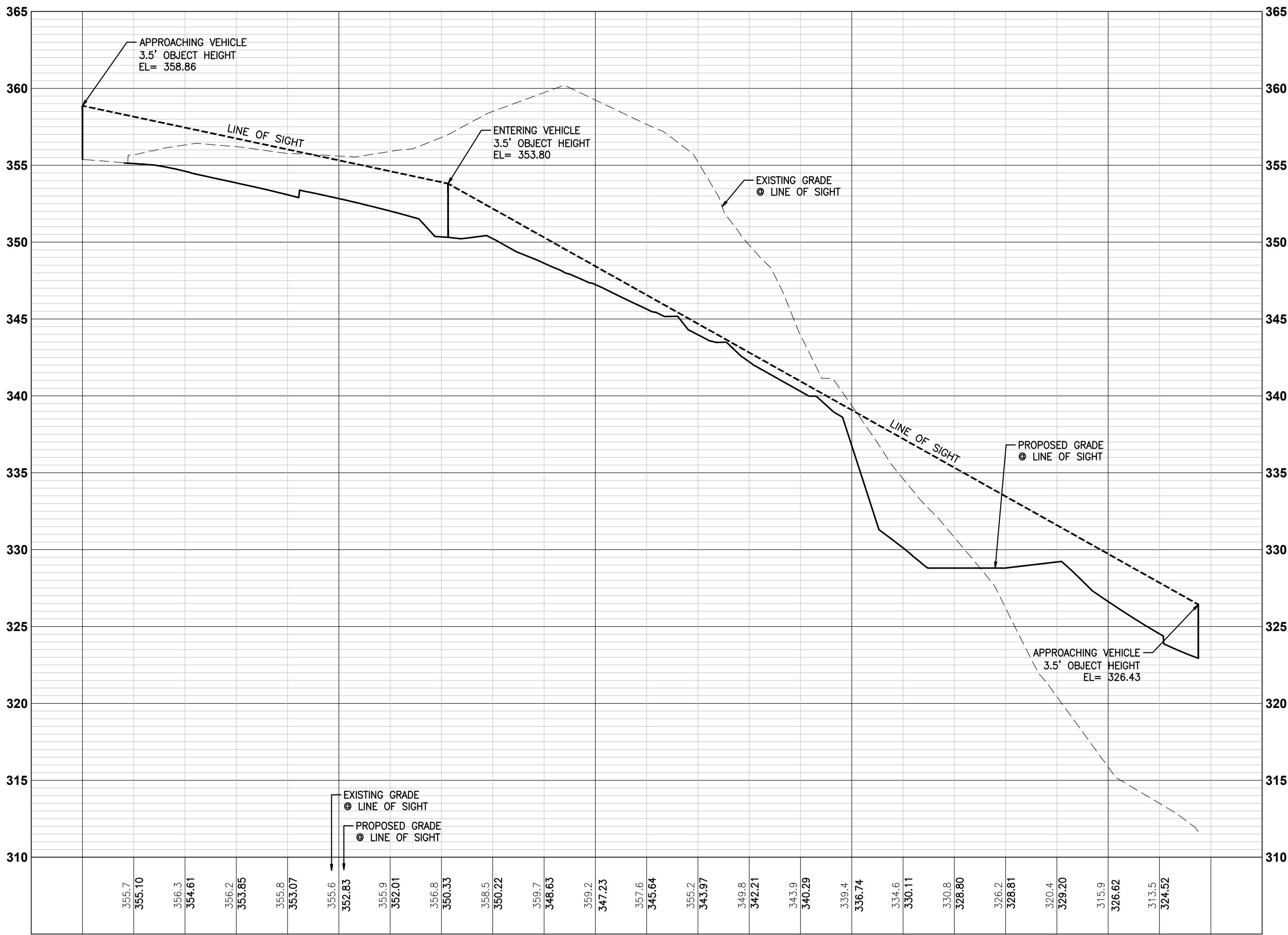
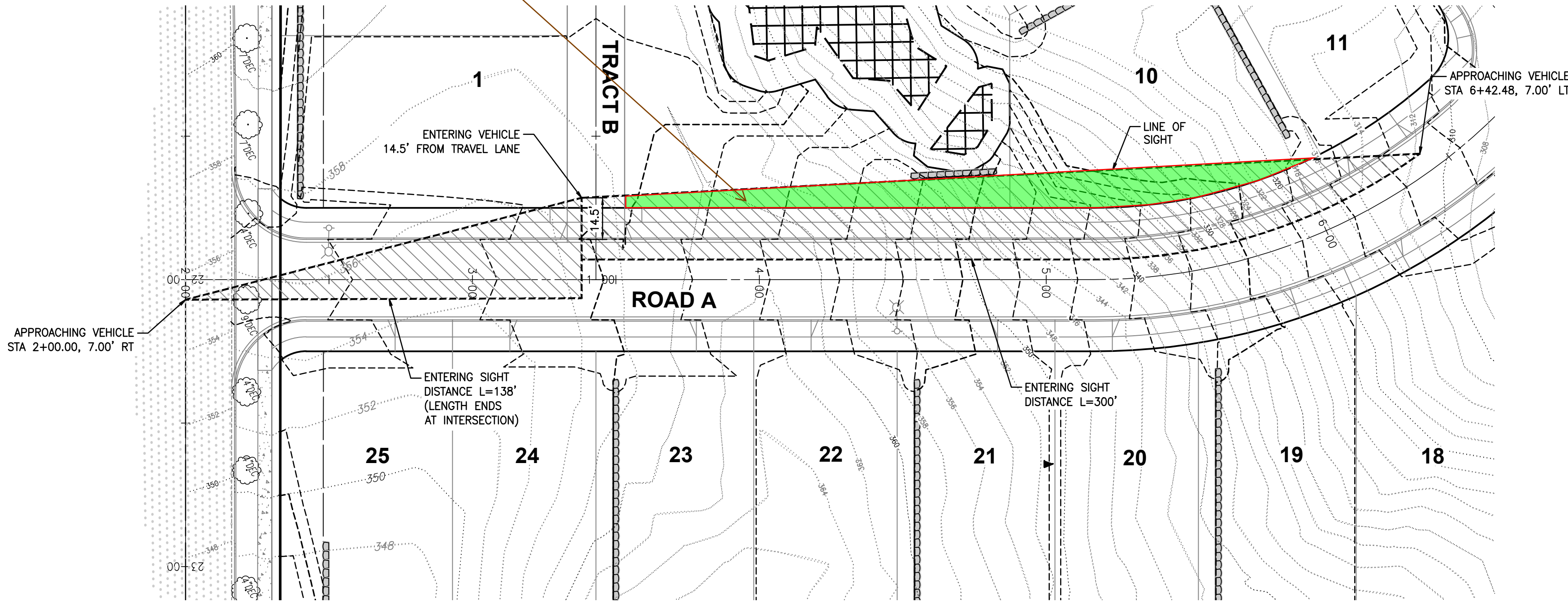
ENTERING SIGHT DISTANCE EXHIBIT

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

Sight distance easement
will be required in this
area.
Preliminary Plat Sheet 9



TRACT B ENTERING SIGHT DISTANCE

SCALE: H: 1"=30' V: 1"=5'

ROAD A

POSTED SPEED: 25 MPH
DESIGN SPEED: 35 MPH

1 14/14/25 BSK BSK CMW REVISED PER DRT LETTER 9/17/24
No. Date By Ctd. Appr. Revision

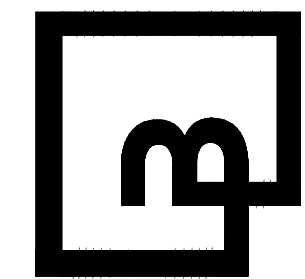
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OF
PRELIMINARY CIVIL PLANS
NORMANDY HEIGHTS - PDR

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



Scale: Horizontal 1"=30' Vertical 1"=5'
Designed BSK Drawn BSK Checked BSK Approved CMW Date 5/13/25

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Consulting Engineers, LLC.
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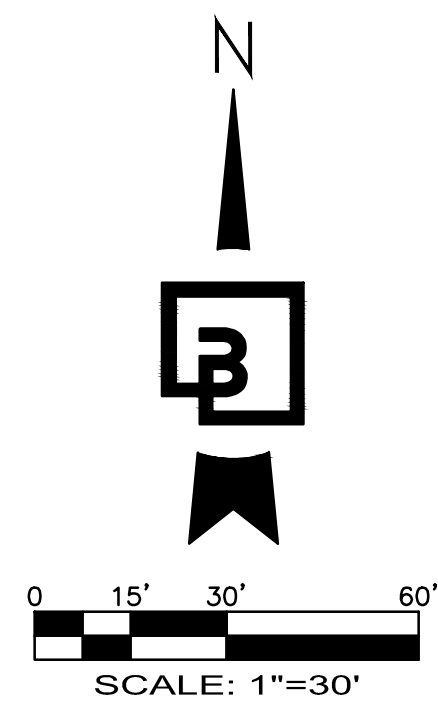


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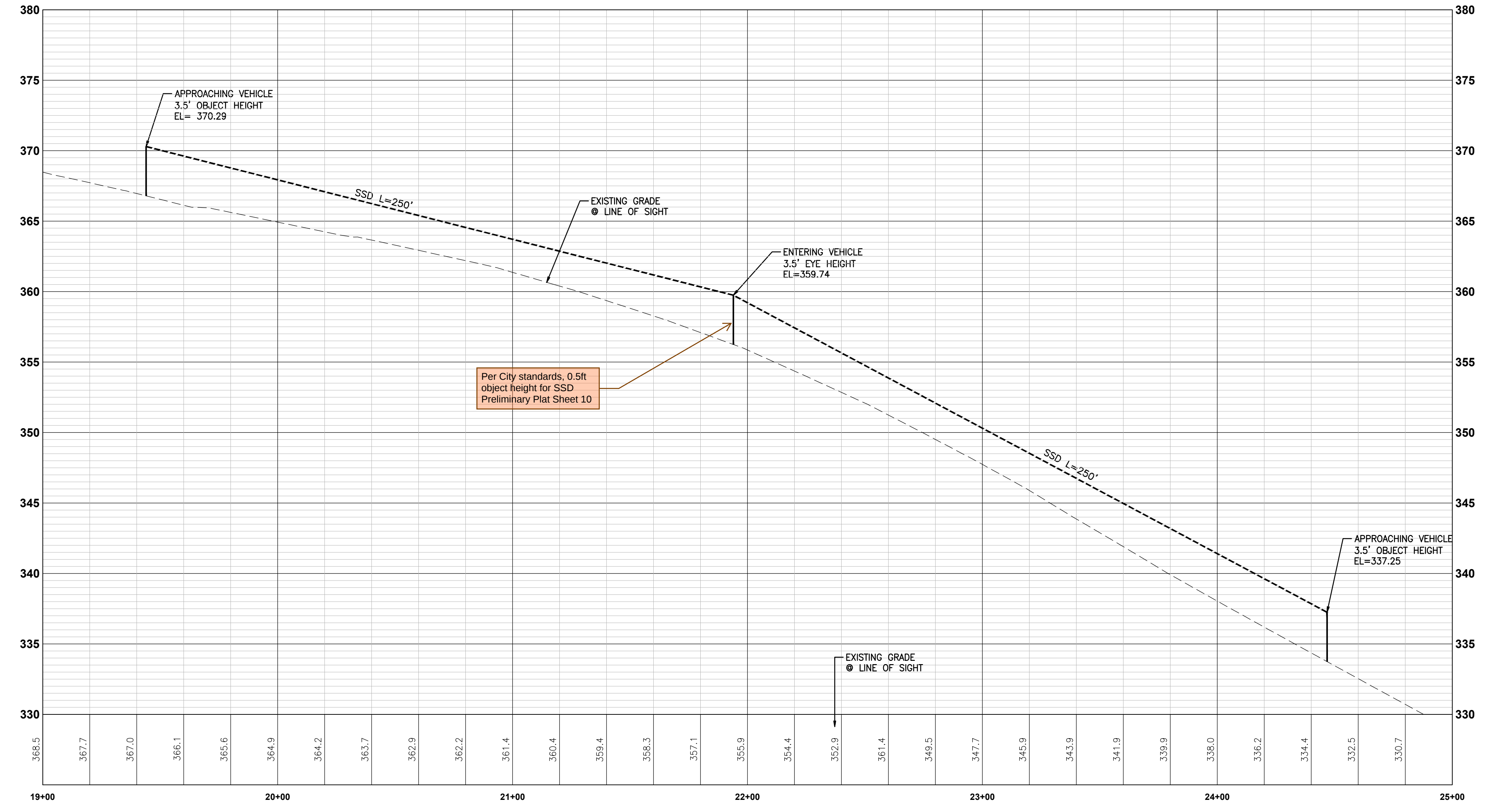
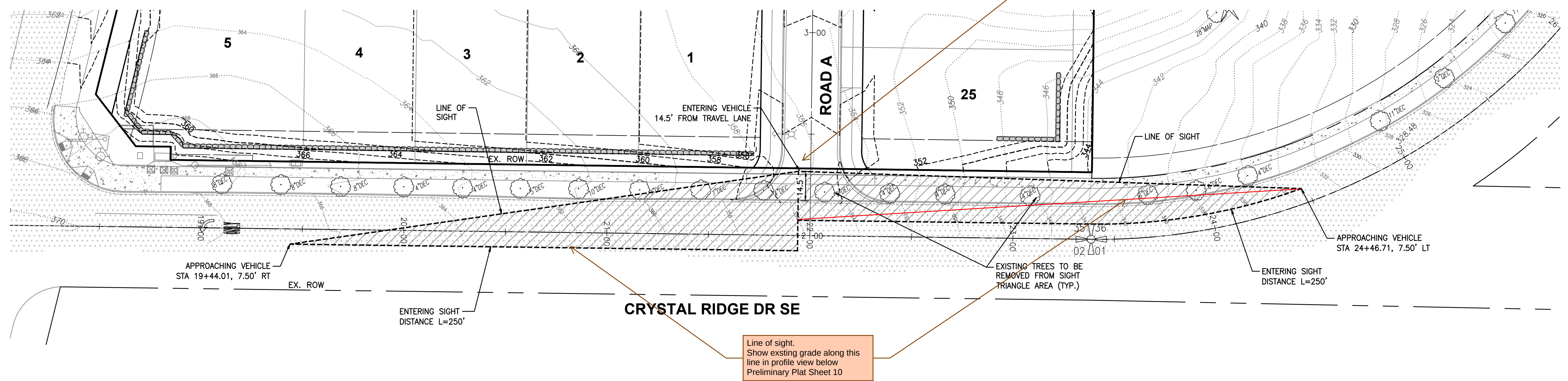
9 of 12

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STOPPING 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

SSD exhibit should not use ESD setback location to establish sight lines. SSD should evaluate horz/vert sight line conflicts within the upcoming vehicle path to ensure available sight distance. See example in upper right of this sheet. Update other SSD exhibits in this submittal.
Preliminary Plat Sheet 10



CRYSTAL RIDGE DR SE STOPPING SIGHT DISTANCE
SCALE: H: 1"=30' V: 1"=5'

CRYSTAL RIDGE DRIVE SE
POSTED SPEED: 25 MPH
DESIGN SPEED: 35 MPH

No.	Date	By	Chd.	Appr.	Rev
1	4/14/25	BCK	BCK	CMW	REVISED PER DRT LETTER 9/17/24

Title: **STOPPING SIGHT DISTANCE EXHIBIT**
OF
PRELIMINARY CIVIL PLANS
NORMANDY HEIGHTS - PDR

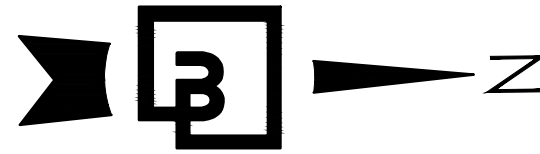
For: **RM HOMES**
2913 5TH AVE. N.E.
SUITE 201
PUYALLUP, WA 98372



Scale:	Horizontal	1"=30'	Vertical	1"=5'					
Designed	BGK	Drawn	BGK	Checked	BGK	Approved	CMW	Date	5/13/25

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

P:\12000a\12663\preliminary\12663-HESD.dwg 4/16/2025 4:19 PM BKUNZ



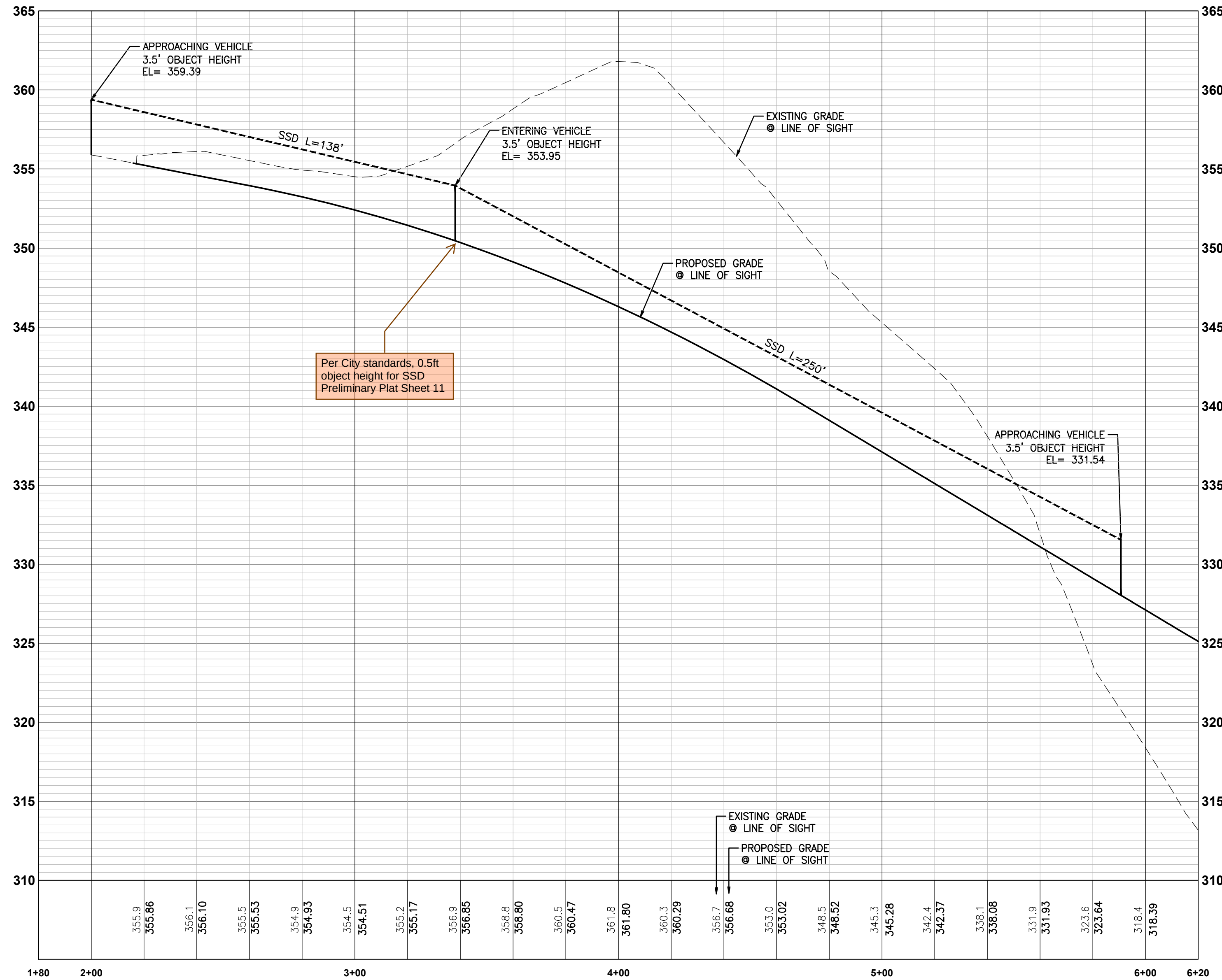
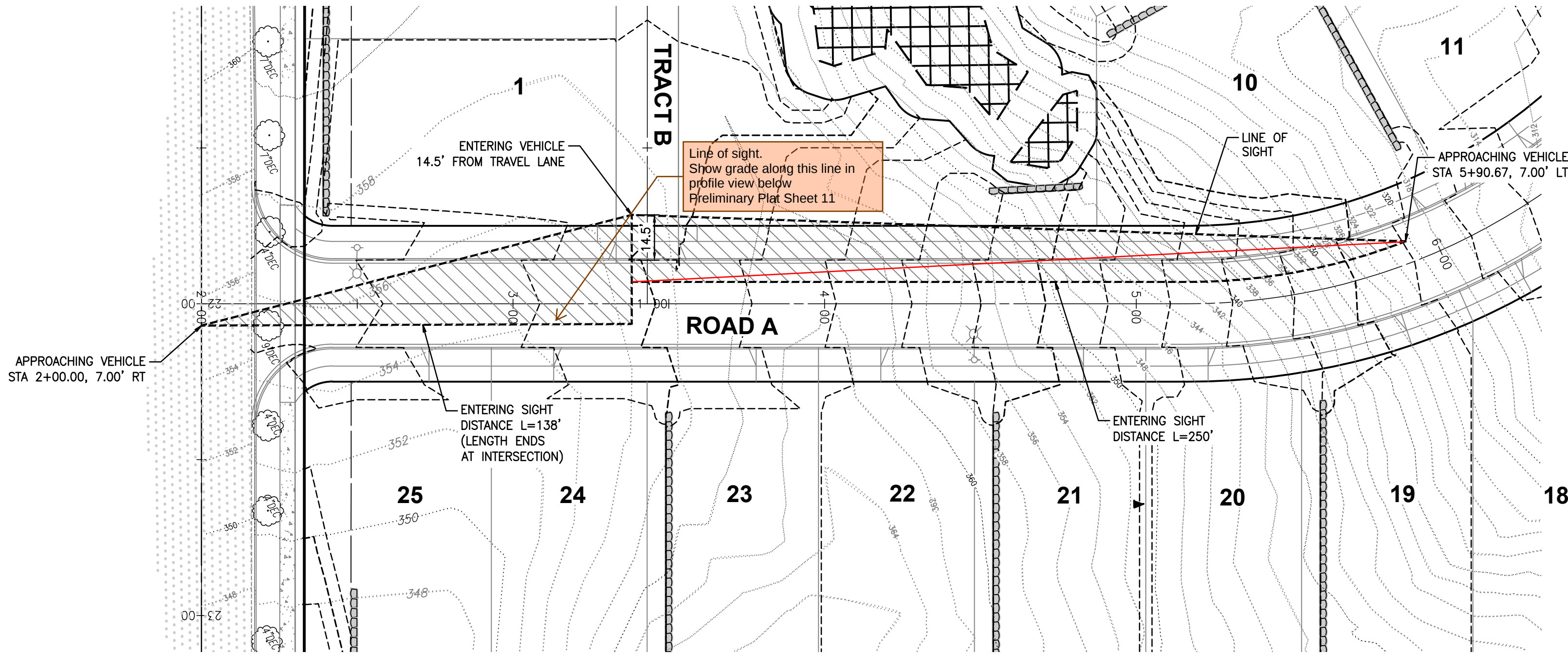
0 15' 30' 60'
SCALE: 1"=30'

STOPPING 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



TRACT B STOPPING SIGHT DISTANCE

SCALE: H: 1"=30' V: 1"=5'

ROAD A

POSTED SPEED: 25 MPH
DESIGN SPEED: 35 MPH

1 14/14/25 BSK BSK CMW REVISED PER DRT LETTER 9/17/24

No. Date By Ctd. Appr.

Revision

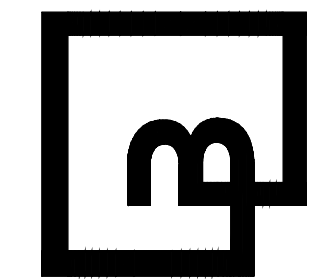
Title: STOPPING SIGHT DISTANCE EXHIBIT
OF
PRELIMINARY CIVIL PLANS
NORMANDY HEIGHTS - PDR

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



Scale: Horizontal 1"=30' Vertical 1"=5'
Designed BSK Drawn BSK Checked BSK Approved CMW Date 5/13/25

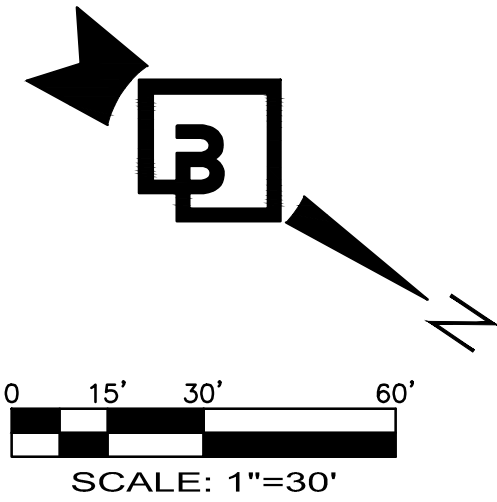
Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
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425.251.6222 barghausen.com



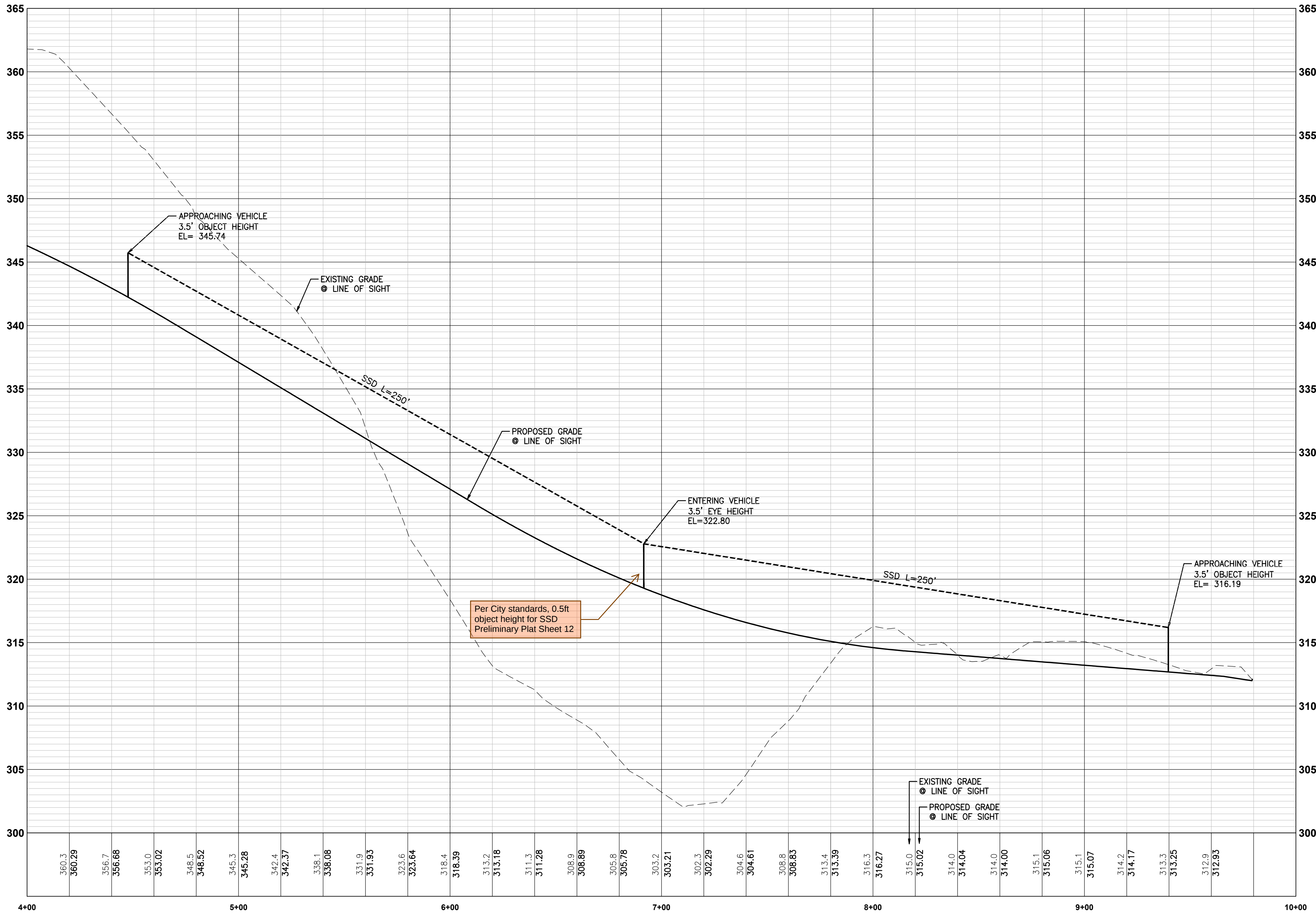
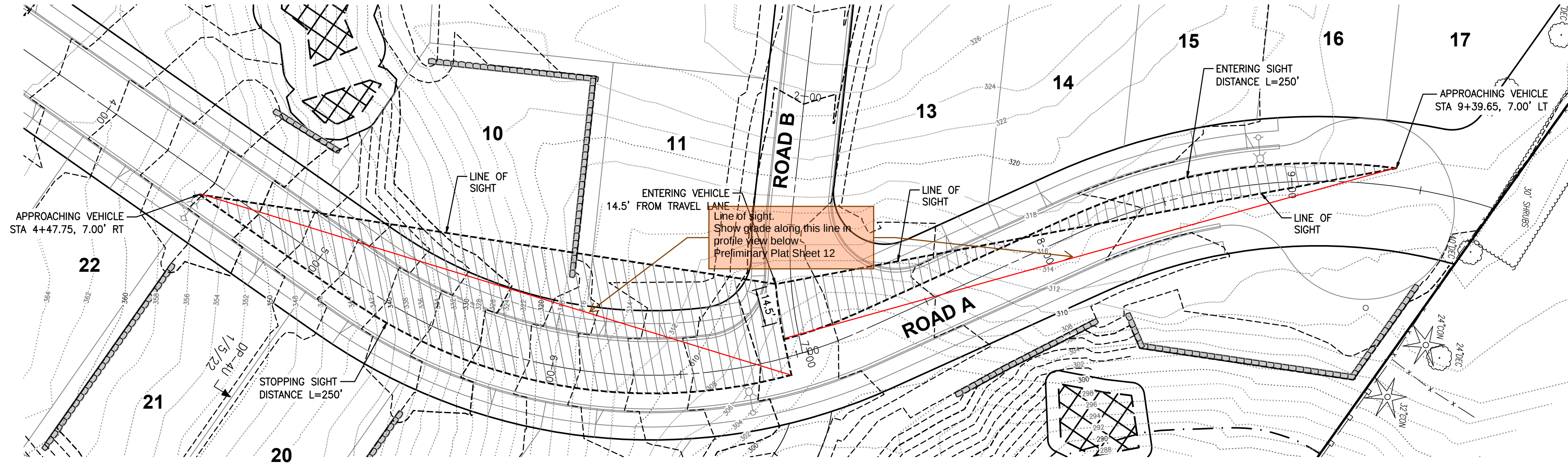
Job Number
12663

Sheet
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STOPPING 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



ROAD B STOPPING SIGHT DISTANCE

SCALE: H: 1"=30' V: 1"=5'

ROAD A
POSTED SPEED: 25 MPH
DESIGN SPEED: 35 MPH

No.	Date	By	CHK	CMW	Appr.	Revision
1	4/14/25	BCK	BCK	CMW		REVISED PER DRT LETTER 9/17/24

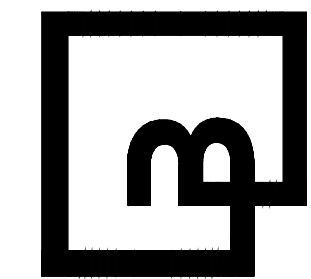
Title: STOPPING SIGHT DISTANCE EXHIBIT
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NORMANDY HEIGHTS - PDR

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



Scale:	Horizontal 1"=30'	Vertical 1"=5'
Designed	BCK	
Drawn	BCK	
Checked	BCK	
Approved	CMW	
Date	5/13/25	

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Job Number
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