

SURVEY INFORMATION:

HORIZONTAL DATUM AND BASIS OF BEARINGS:

NAD 83/91.
BASIS OF BEARINGS BEING N45°56'37"E, 7553.66' BETWEEN PIERCE COUNTY MONUMENTS PCWGS-463 (SW COR. S35, T20N, R4E, WM) AND PCWGS-86 (NE COR. S35, T20N, R4E, WM).

VERTICAL DATUM:

NAVD88 ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) USING NGS GEOID 2012B.

TAX PARCEL NUMBER - ADDRESS - LOT AREA:

0420354039 - 2007 SHAW RD - 320,127.14± S.F. (7.35± AC)

DATES OF SURVEY:

THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON 2/8/2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY AND FEBRUARY OF 2022.

FLOOD INFORMATION:

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FLOOD INSURANCE RATE MAP (FIRM) NO. 53053C0342E PANEL 342 OF 1375, DATED 3/7/2017. THE SUBJECT PROPERTY IS IN ZONE X (UNSHADED), AN AREA OF MINIMAL FLOOD HAZARD.

SURVEYOR'S NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORDED DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED SHOULD BE VERIFIED.
- THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS SHOWN HEREON ARE PER THE TITLE REPORT REFERENCED HEREON UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPATIONAL INDICATORS (IE. FENCE LINES, BUILDINGS, WALLS, ETC. -SEE MAP FOR PARTICULARS) PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF BARGHAUSEN CONSULTING ENGINEERS, INC.
- THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE R12i GPS AND A TRIMBLE S-7 ROBOTIC TOTAL STATION (TRIMBLE TSC7 DATA COLLECTOR) WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATION AND USED BY APPROPRIATELY TRAINED PERSONNEL.
- THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.
- ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS STATED WITHIN W.A.C. 332-130-145 FOR TOPOGRAPHIC MAPS, INCLUDING THE FOLLOWING: THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, BEING ONE HALF OF THE TWO FOOT CONTOUR INTERVAL. THE PURPOSE OF THIS SURVEY IS TO MAP THE CURRENT CONDITIONS FOR ENGINEERING DESIGN.

TITLE INFORMATION:

TITLE COMMITMENT:

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0223369-16 (REVISION 3RD COMMITMENT), DATED FEBRUARY 24, 2022 AT 08:00 AM. INCLUDED ARE APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION:

(AS PER ABOVE REFERENCED TITLE REPORT)

FOR APN/PARCEL ID(S): 042035-4039:

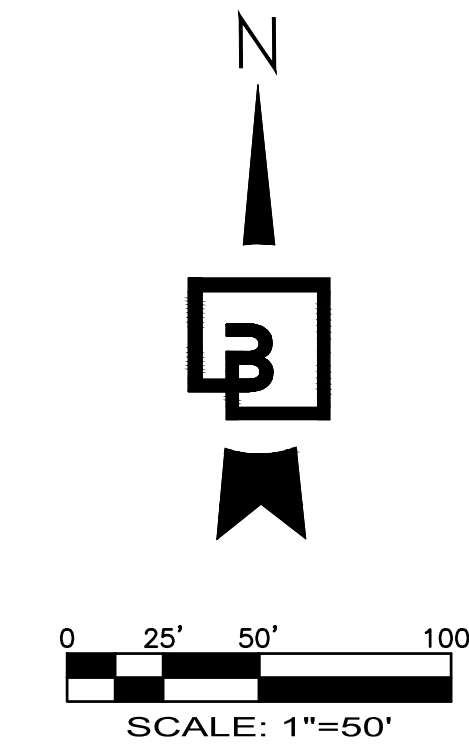
THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, LYING EASTERLY OF SHAW ROAD; EXCEPT THAT PORTION CONVEYED TO THE CITY OF PUYALLUP BY INSTRUMENT RECORDED OCTOBER 2, 1991 UNDER RECORDING NO. 9110020348, RECORDS OF PIERCE COUNTY, WASHINGTON; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF PUYALLUP BY INSTRUMENT RECORDED OCTOBER 22, 2009 UNDER RECORDING NO. 200910220021, RECORDS OF PIERCE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PRELIMINARY COVER SHEET

OF

NORMANDY HEIGHTS

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



Mark-up Legend

Building Review
Engineering Review
Fire Review
Planning Review
Public Works Review
Traffic Review

Revision

No.	Date	By	Clkd.	Appr.
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Title: **PRELIMINARY COVER SHEET OF NORMANDY HEIGHTS**

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



Scale:

Horizontal	1"=50'
Vertical	N/A

Designed: MSC
Drawn: MSC
Checked: CMV
Approved: CMV
Date: 5/25/22

LEGEND:

EXISTING:	PROPOSED:

SHEET INDEX

- 1 OF 3 PRELIMINARY COVER SHEET
- 2 OF 3 PRELIMINARY PLAT MAP
- 3 OF 3 PRELIMINARY GRADING AND UTILITY LAYOUT
- L1 OF 2 LANDSCAPE PLAN
- L2 OF 2 LANDSCAPE PLAN

OWNER:

KOLOWINSKI, CARRIE A
ADDRESS: C/O SHERRIE KLEINHUIZEN
1401 18TH ST NW
PUYALLUP, WA 98371-3821

ENGINEER:

BARGHAUSEN CONSULTING ENGINEERS
CONTACT: CARA VISINTAINER, PE
ADDRESS: 18215 72ND AVENUE SOUTH
KENT, WA 98032
PHONE: (425) 251-6222

SURVEYOR:

BARGHAUSEN CONSULTING ENGINEERS
CONTACT: MARK DUFFNER, P.L.S.
ADDRESS: 18215 72ND AVENUE SOUTH
KENT, WA 98032
PHONE: (425) 251-6222

GEOTECHNICAL ENGINEER:

EARTH SOLUTIONS NW LLC
CONTACT: SCOTT RIEGEL, L.G.
ADDRESS: 2881 152ND AVE NE
REDMOND, WA, 98052
PHONE: (425) 284-3300

BIOLOGIST:

SOUNDVIEW CONSULTANTS LLC
ADDRESS: 2907 HARBORVIEW DRIVE,
SUITE D
GIG HARBOR, WA 98335
CONTACT: JON PICKETT

APPLICANT:

RM HOMES
ADDRESS: 2913 5TH AVE. NE
SUITE 201
PUYALLUP, WA 98372
CONTACT: JAMES KERBY

GENERAL SITE DATA:

ADDRESS: 2007 SHAW RD
0420354039
RS-10 LOW URBAN DENSITY SINGLE FAMILY
EXISTING ZONING: 320,127.14± SF (7.35± AC)
GROSS SITE AREA:
WETLAND AREA: 4,367 SF (0.10 AC)
PUBLIC ROAD R.O.W.: 35,268 SF (0.81 AC)
NET SITE AREA: 280,492 S.F. (6.44 AC)
MINIMUM DENSITY: NO MINIMUM
MAXIMUM DENSITY: NO MAXIMUM
SITE DENSITY: 20 DU / 6.44 NET ACRES = 3.1 DU/AC
SMALLEST PROPOSED LOT (10,000 SF MIN): 10,017 SF
LARGEST PROPOSED LOT: 16,699 SF
FRONT SETBACK: 25 FT
SIDE YARD SETBACK: 5 FT MIN, 16 FT TOTAL
SIDE YARD ADJ. TO ROW: 15 FT
REAR YARD SETBACK: 25 FT
WETLAND BUFFER SETBACK: 15 FT

UTILITY CONTACT LIST

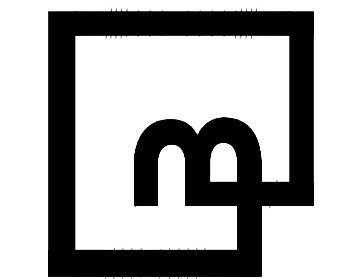
WATER / SEWER: CITY OF PUYALLUP
333 S MERIDIAN
FLOOR 3
PUYALLUP, WA 98371
(253) 841-5550
POWER/GAS: PUGET SOUND ENERGY
CUSTOMER CONSTRUCTION SERVICES
14616 SE 192ND ST
RENTON, WA 98058
(253) 630-9900
CABLE/TEL: COMCAST CABLE COMMUNICATIONS
4020 AUBURN WAY NORTH
PUYALLUP, WA 98371
(253) 288-7538
FIRE: CENTRAL PIERCE FIRE AND RESCUE
17520 22ND AVE. E
SPANAWAY, WA 98387
(253) 538-6400

**CALL BEFORE YOU DIG:
1-800-424-5555**

UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, 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 @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS 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 BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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



Job Number: **12663**
Sheet: **1** of **3**

PRELIMINARY PLAT MAP

OF

NORMANDY HEIGHTS

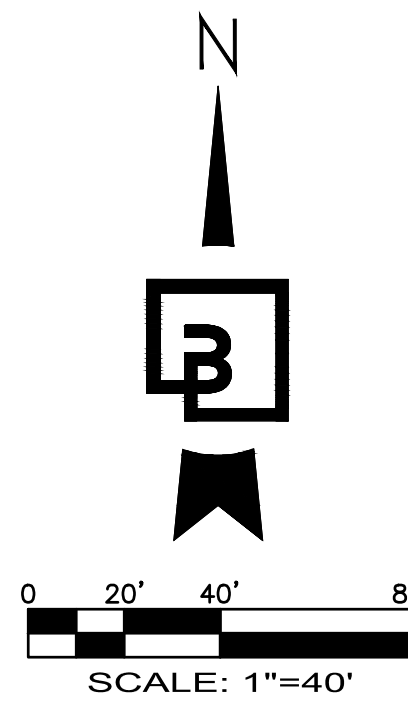
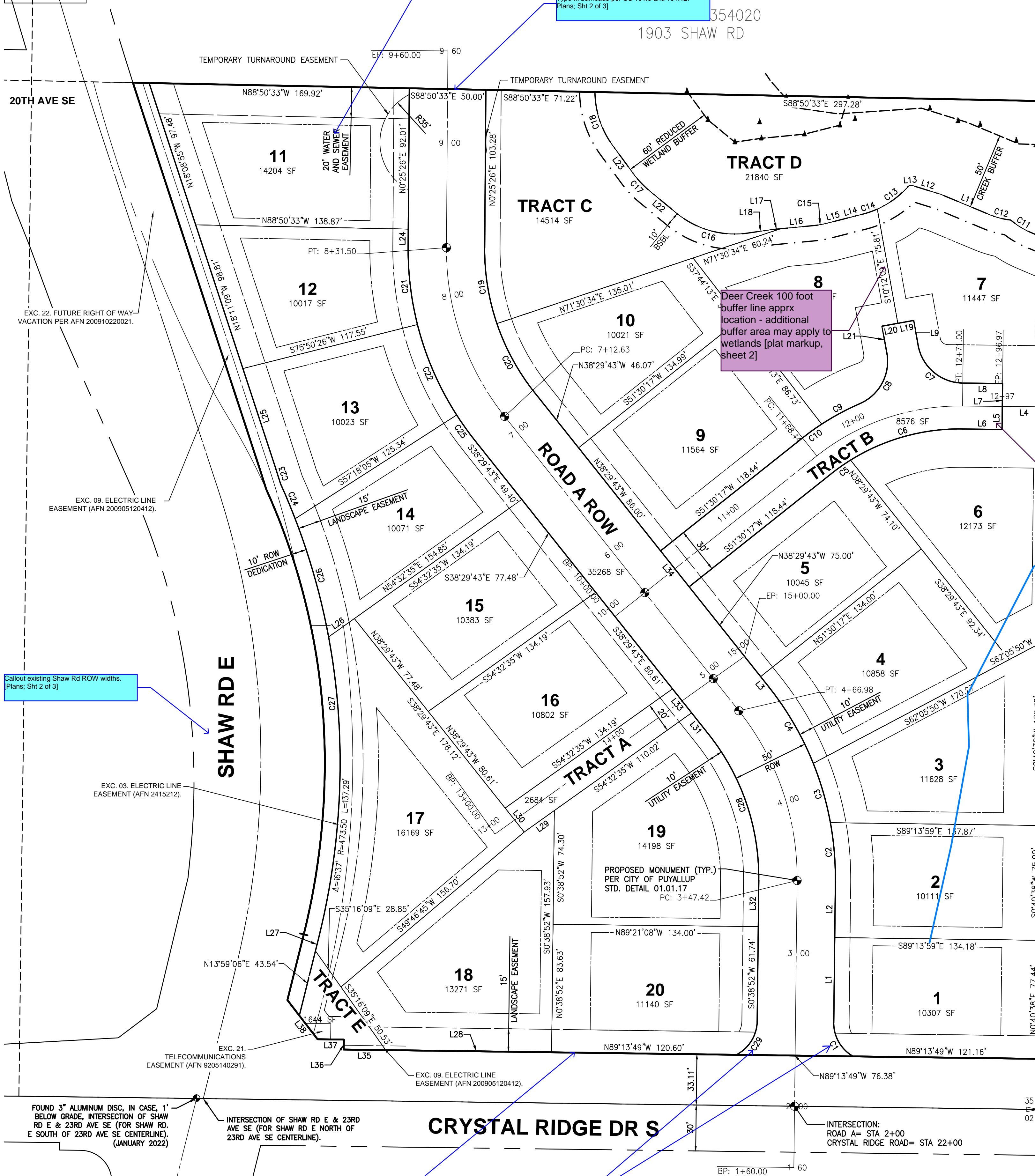
PTN OF THE SE1/4, OF THE SE1/4 OF SEC. 35, 20 N., RGE 4 E., W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON STATE

Mark-up Legend

- Building Review
- Engineering Review
- Fire Review
- Planning Review
- Public Works Review
- Traffic Review

An easement is allowed by the City in lieu of ROW dedication. City Standards require a minimum 40-ft wide public easement. An Alternative Methods Request must be submitted and approved to allow any easement reduction. If an AMR is submitted, engineering staff cannot support the reduction request since the existing property is undeveloped and the proposed lot layout can be adjusted to accommodate the standard. [Plans; Sht 2 of 3]

At time of civil application, provide signage and Type III barricade per CS 101.6 and 101.12. [Plans; Sht 2 of 3]



PARCEL LINE TABLE

Line #	Length	Direction
L1	55.54	N0° 38' 52.31"E
L2	36.96	N0° 38' 52.31"E
L3	8.59	N38° 29' 42.71"W
L4	28.87	N89° 19' 22.11"W
L5	15.00	N0° 40' 37.89"E
L6	25.98	S89° 19' 22.11"E
L7	15.00	S0° 40' 37.89"W
L8	25.96	N89° 19' 22.11"W
L9	16.46	N10° 12' 01.47"W
L10	12.85	S66° 49' 55.46"E
L11	34.57	S67° 24' 58.77"E
L12	19.26	S72° 45' 30.09"E
L13	2.35	N86° 05' 07.66"E
L14	13.75	N75° 47' 08.75"E
L15	10.07	N75° 47' 08.75"E
L16	21.38	N84° 32' 10.80"E
L17	5.42	S84° 32' 10.80"W
L18	15.95	S81° 41' 59.30"W
L19	10.50	S79° 47' 58.53"W
L20	10.50	S79° 47' 58.53"W
L21	18.03	S10° 12' 01.47"E
L22	22.88	N50° 22' 58.54"W
L23	23.20	N36° 16' 23.14"W
L24	11.91	N0° 25' 26.11"E

PARCEL LINE TABLE

Line #	Length	Direction
L25	67.71	S18° 11' 09.25"E
L26	20.66	N54° 32' 35.30"E
L27	8.60	S13° 59' 05.67"W
L28	108.38	S89° 13' 49.23"E
L29	24.17	S54° 32' 35.30"W
L30	20.03	N38° 29' 42.71"W
L31	18.13	N38° 29' 42.71"W
L32	30.37	N0° 38' 52.31"E
L33	20.03	N38° 29' 42.71"W
L34	30.00	N38° 29' 42.71"W
L35	27.38	N89° 13' 49.23"W
L36	6.50	N0° 46' 10.77"E
L37	17.15	N89° 13' 49.23"W
L38	19.52	N37° 37' 21.78"W

CURVE TABLE

Curve #	Length	Radius	Delta
C1	26.73	25.00	61.26
C2	38.28	200.00	10.97
C3	40.42	200.00	11.58
C4	57.94	200.00	16.60
C5	15.59	135.00	6.62
C6	76.71	135.00	32.56
C7	41.43	30.00	79.12
C8	40.27	30.00	76.90
C9	28.34	165.00	9.84
C10	15.42	165.00	5.36
C11	15.20	50.00	17.42
C12	14.35	50.00	16.44
C13	25.81	60.00	24.65
C14	10.37	60.00	9.90
C15	9.16	60.00	8.75
C16	50.18	60.00	47.92
C17	14.78	60.00	14.11
C18	37.45	60.00	35.76
C19	50.28	150.00	19.20
C20	51.61	150.00	19.71
C21	50.91	200.00	14.58
C22	64.71	200.00	18.54
C23	11.50	613.00	1.07
C24	24.69	440.00	3.22
C25	20.23	200.00	5.80
C26	80.37	440.00	10.47
C27	61.03	440.00	7.95
C28	102.48	150.00	39.14
C29	27.21	25.00	62.36

Provide a 10' (8' paved with 1' gravel shoulders) public ROW pathway to meet pedestrian block length requirements PMC 19.12.050 (2)(E) [plat markup, sheet 2]

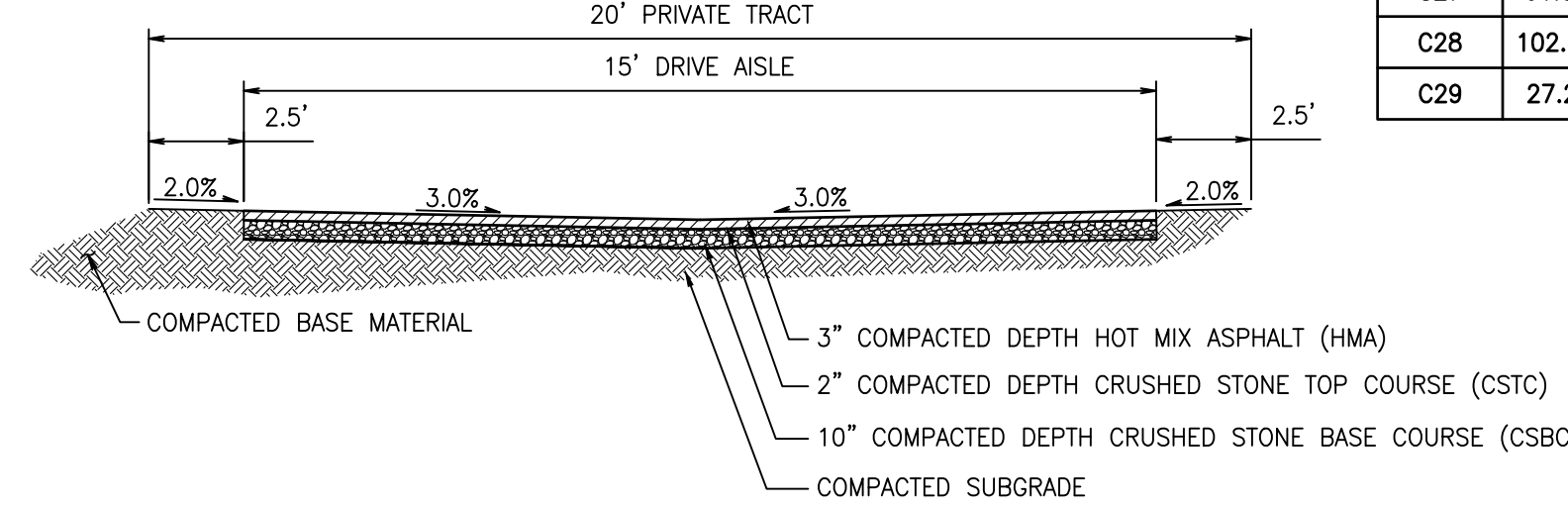
Provide Distance and Bearing. [Plans; Sht 2 of 3]

Tract B exceeds length allowed for private tract roadway. This will need to be a public street. Pedestrian access shall be stubbed to P/L. See Traffic Engineering notes for further detail [plat markup, sheet 2]

APN 6020980120
N/A

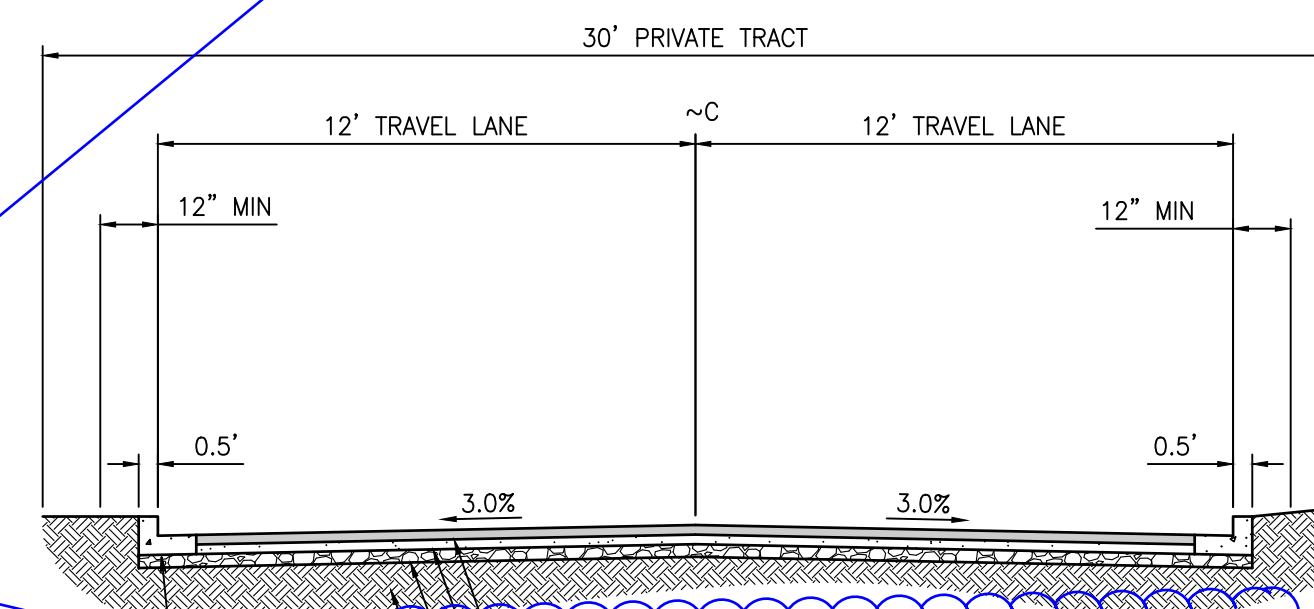
Per comments in the Preliminary Storm Report, additional clarification/justification is needed regarding the feasibility of permeable pavements. [Plans; Sht 2 of 3]

Verify Section 367 [Plans; Sht 2 of 3]



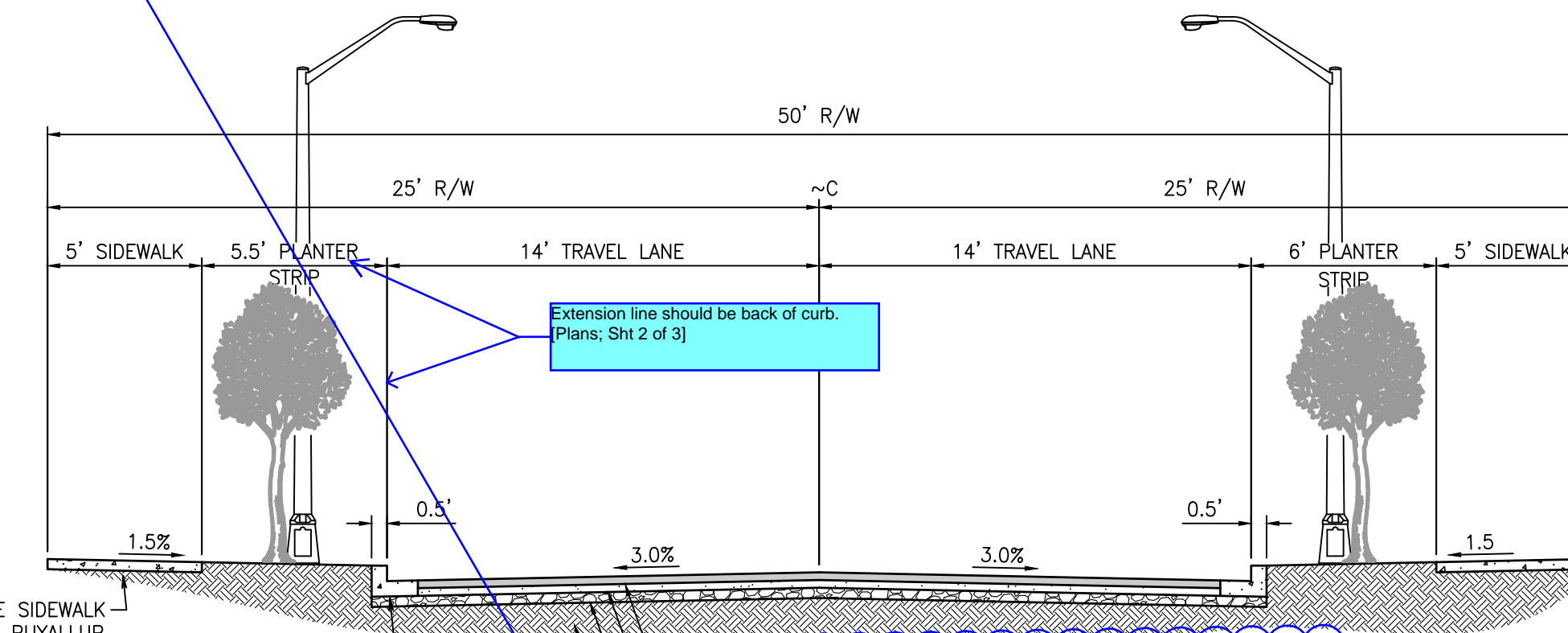
TRACT A - 20' PRIVATE TRACT

SCALE: NTS



TRACT B - 30' PRIVATE TRACT

SCALE: NTS



ROAD A - 28' PUBLIC ROAD

SCALE: NTS

BUILDING SETBACKS

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

1-ft No Access Easement along Lot 1, 18, and 20 [Plans; Sht 2 of 3]

85-ft curb radius per Table 2 (residential to collector). [Plans; Sht 2 of 3]

Callout existing Shaw Rd ROW widths. [Plans; Sht 2 of 3]

Revision: _____

No. _____ Date _____ By _____ Ckd. _____ Appr. _____

Title: **PRELIMINARY PLAT MAP OF NORMANDY HEIGHTS**

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

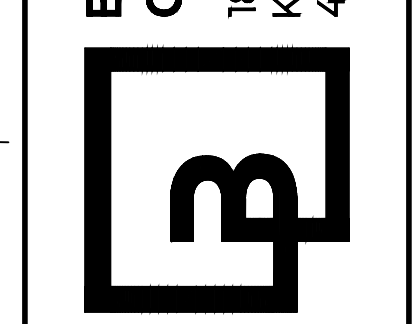
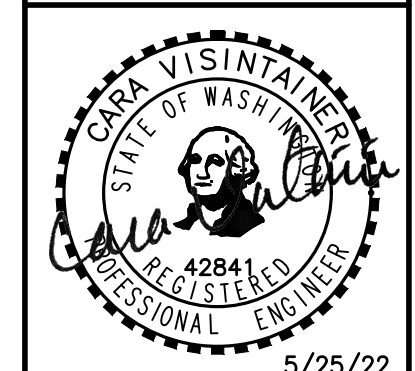
Scale: Horizontal 1"=40' Vertical N/A

Designed: MSC. Drawn: MSC. Checked: CMV. Approved: CMV. Date: 5/25/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
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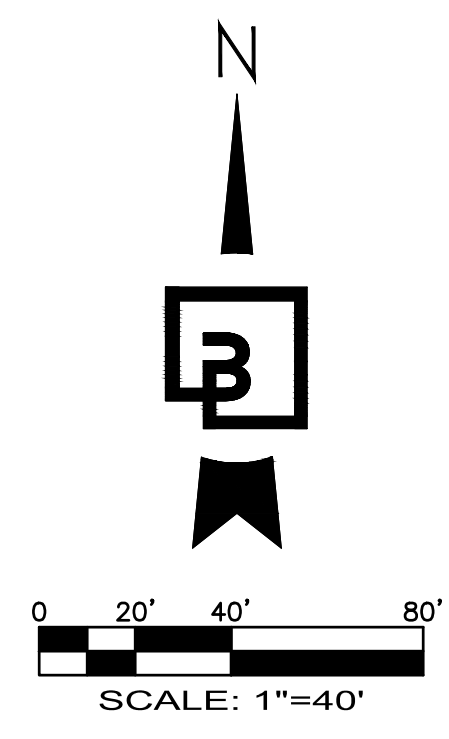
Sheet: **2** of **3**



P:\12000a\12663\preliminary\12663 - phorz.dwg 5/27/2022 7:25 AM BSJTEY

PRELIMINARY GRADING AND UTILITY LAYOUT OF NORMANDY HEIGHTS

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



Mark-up Legend	
	Building Review
	Engineering Review
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	Planning Review
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	Traffic Review



ESTIMATED EARTHWORK QUANTITIES:
CUT: 37,643 CY
FILL: 38,261 CY
NET: 617 CY (FILL)

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

TRACT C
 DETENTION VAULT
 RISER OVERFLOW WATER SURFACE EL = 308.45
 DESIGN WATER SURFACE EL = 308.45
 BOTTOM DETENTION EL = 294.45
 VOLUME REQUIRED = 52,640 CF
 VOLUME PROVIDED = 53,760 CF

Large areas of steeply graded and wooded portions of the site are proposed to be fully cleared and graded. PMAC 19.12.020 requires principles of Low Impact Development be incorporated into the development. Low Impact Development Principles: General principles of low impact development to be reflected in many subdivision layout include: (a) Emphasizing natural resource conservation; (b) Minimizing impervious surfaces, loss of existing vegetation and storm water runoff; (c) Incorporating any natural drainage features; (d) Minimizing grading of the large, native wooded topographical features of the site may not be consistent with this standard. Please consider a design that incorporates the retention of more of the natural grade and native trees on site; areas meeting the 40% slope critical area definition may need to be set aside by virtue of critical area designation. [plat markup, sheet 3]

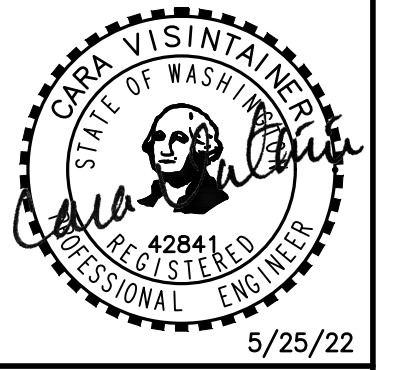
**CALL BEFORE YOU DIG:
1-800-424-5555**

UTILITY CONFLICT NOTE:
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Revision	No.	Date	By	Clkd.	Appr.

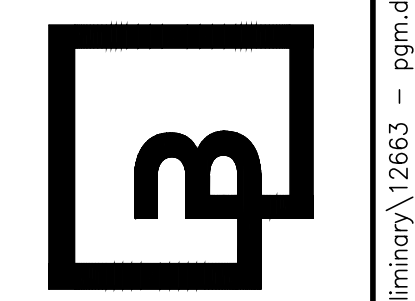
Title: PRELIMINARY GRADING AND UTILITY LAYOUT OF NORMANDY HEIGHTS

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



Scale:	Horizontal	1"=40'	Vertical	N/A
Designed	MSC			
Drawn	MSC			
Checked	CMV			
Approved	CMV			
Date		5/25/22		

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



Job Number: **12663**
 Sheet: **3** of **3**