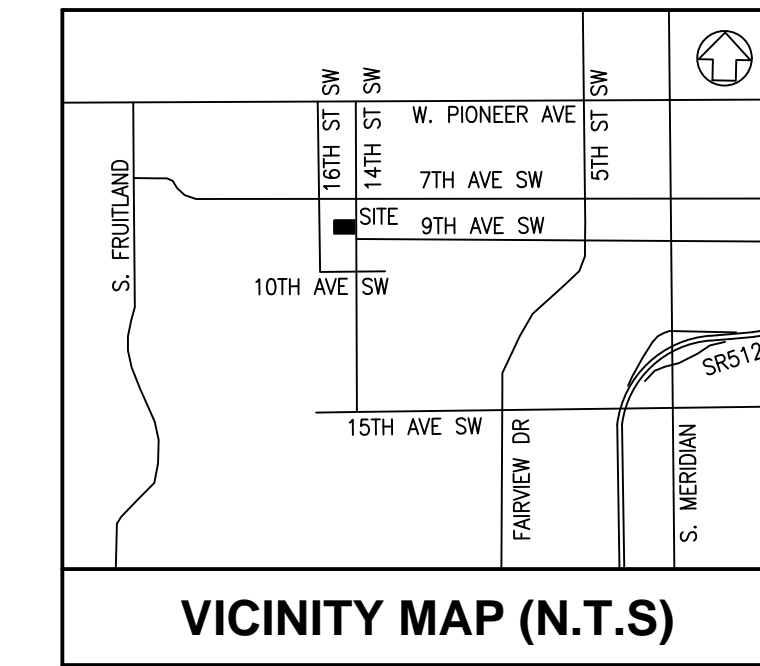
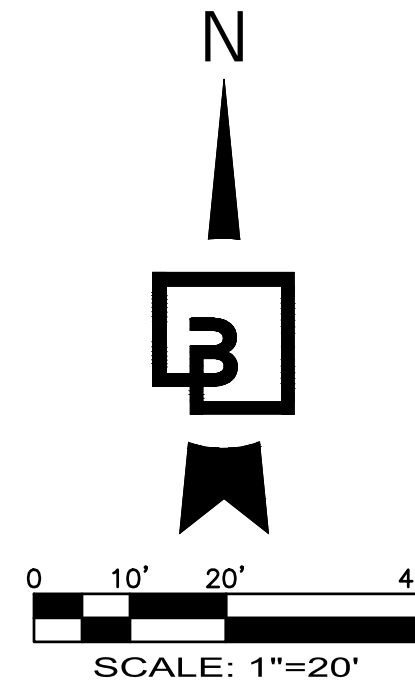


GRADING AND UTILITY PLAN
FOR
MULLAN SHORT PLAT
 A PORTION OF SECTION 28, TOWNSHIP 20 N., RANGE 04 E., W.M.
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



EXISTING:	PROPOSED:
	LUMINAIRE (LUM.)
	POWER POLE
	CATCH BASIN (CB)
	STORM MANHOLE (SDMH)
	SANITARY SEWER MANHOLE (SSMH)
	WATER VALVE (WV)
	FIRE HYDRANT (FH)
	WATER METER
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAINAGE LINE
	POWER OVERHEAD
	CHAIN LINK FENCE
	HOGWIRE FENCE
	WOOD FENCE
	TREES
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	PROJECT BOUNDARY LINE
	RIGHT-OF-WAY CENTERLINE
	LOT LINE
	CONCRETE
	GRAVEL
	PAVEMENT



FLOODPLAIN FILL AND COMPENSATORY STORAGE

ALL DISTURBED AREAS DUE TO THIS DEVELOPMENT (NOT INCLUDING THE LOT 1 SINGLE-FAMILY RESIDENCE) WILL MATCH EXISTING GRADE ELEVATIONS WHEN LOCATED WITHIN THE ZONE AE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOODPLAIN) TO AVOID CREATING ANY FLOOD PLAIN FILL.

AS REQUIRED BY SECTION 21.07.060 OF THE PMC, THE FUTURE SINGLE-FAMILY RESIDENCE LOCATED WITHIN LOT 1 WILL BE CONSTRUCTED SO THE LOWEST FLOOR ELEVATION IS ELEVATED BY A MINIMUM OF ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF 32' FOR THIS AREA OF THE FLOODPLAIN. THE ENCLOSED CRAWLSPACE AREA OF THIS HOME SHALL MEET THE REQUIREMENTS OF SECTION 21.07.060 OF THE PMC TO ALLOW FOR THE ENTRY AND EXIT OF FLOODWATERS, THUS AVOIDING ANY FLOODPLAIN FILL WITHIN THE CRAWLSPACE AREA OF THE FUTURE BUILDING.

THE ONLY FLOODPLAIN FILL CREATED BY THE SINGLE-FAMILY RESIDENCE RESULTS FROM PORTIONS OF THE FOOTING STEMWALL LOCATED WITHIN THE 100-YEAR FLOODPLAIN. THE LOCATIONS OF THE FLOODPLAIN FILLS FROM PORTIONS OF THE STEMWALL ARE SHOWN ON THIS SHEET AND RESULT IN 1.4 CY OF FLOODPLAIN FILL.

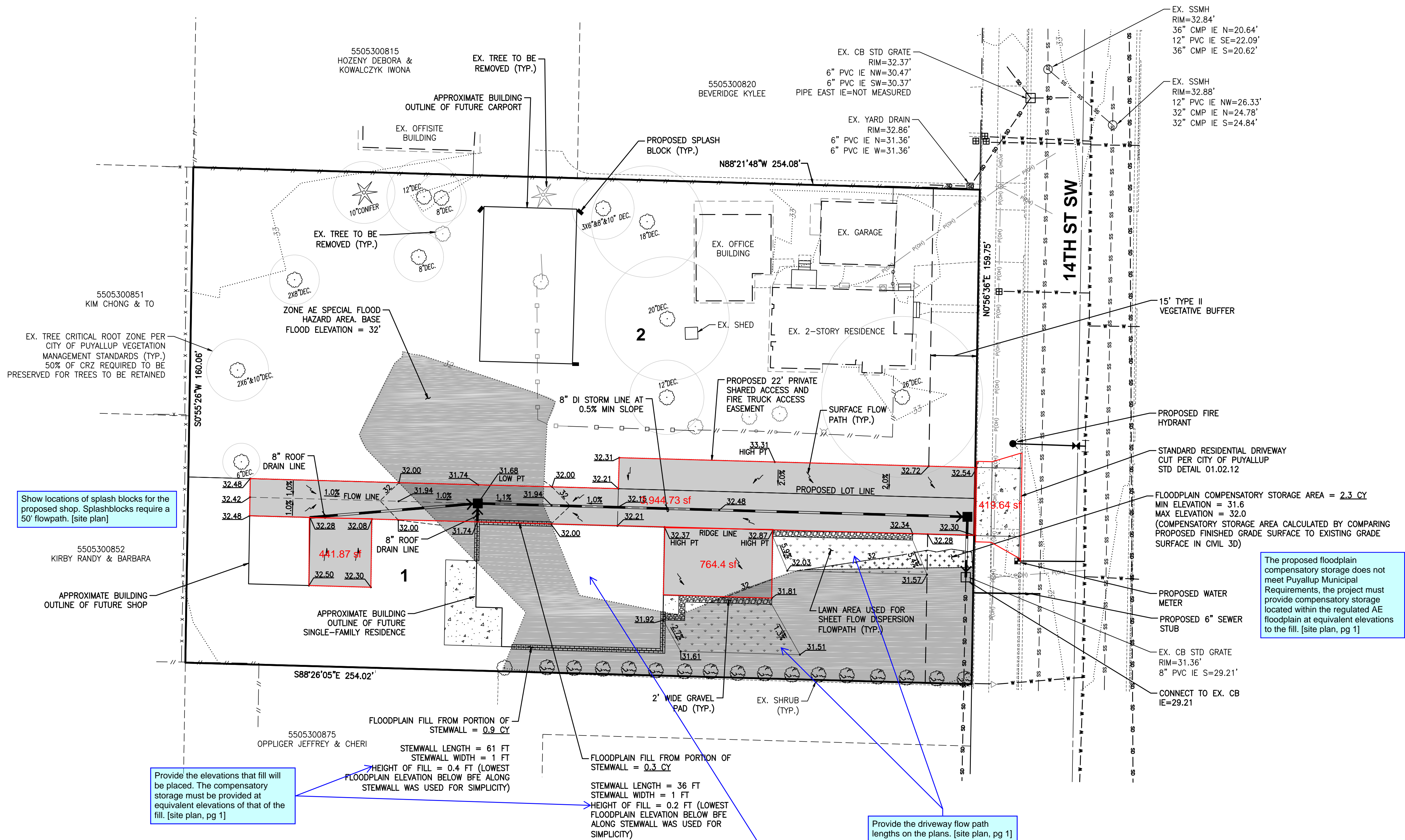
A COMPENSATORY STORAGE AREA OF 2.3 CY WILL BE PROVIDED NEAR THE ENTRANCE OF THE SHARED ACCESS DRIVEWAY TO MITIGATE THE FLOODPLAIN FILL DUE TO THE SINGLE-FAMILY RESIDENCE STEMWALL. THIS AREA IS ALSO SHOWN ON THIS PLAN SHEET.

PROPOSED HARD SURFACES

REPLACED HARD SURFACES = 0 SF
 NEW HARD SURFACES = 9,583 SF

LOT 1 SHOP NOTE

THE SHOP CURRENTLY SHOWN ON THE WEST SIDE OF LOT 1 SHALL NOT BE AN ADU UNLESS THE 12-FOOT DRIVEWAY ACCESSING THE SHOP IS MODIFIED TO MEET THE FIRE DEPARTMENT WIDTH AND TURNAROUND STANDARDS



Provide a calculation for the number of splashblocks required for the future shop. [site plan]

Show locations of splash blocks for the proposed shop. Splashblocks require a 50' flowpath. [site plan]

Provide the elevations that fill will be placed. The compensatory storage must be provided at equivalent elevations of that of the fill. [site plan, pg 1]

Provide the driveway flow path lengths on the plans. [site plan, pg 1]

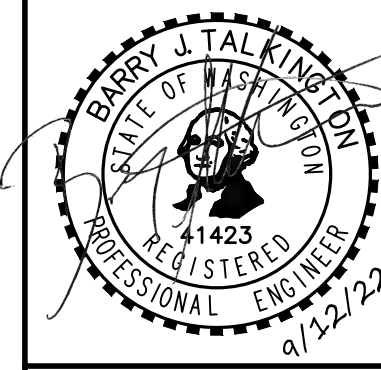
Provide the finish floor elevation of the proposed structure. [site plan, pg1]

The proposed floodplain compensatory storage does not meet Puyallup Municipal Requirements, the project must provide compensatory storage located within the regulated AE floodplain at equivalent elevations to the fill. [site plan, pg 1]

No.	Date	By	Chd.	Appr.	Revision

Title: **GRADING AND UTILITY PLAN**

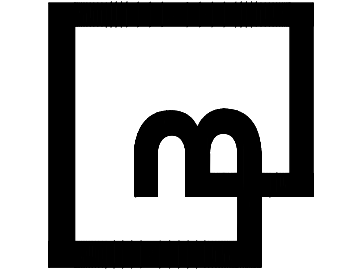
For: **KRISTIAN J. MULLAN AND
 JOANN C. MULLAN
 808TH 14TH ST SW
 PUYALLUP, WA 98371**



Scale: Horizontal 1"=20' Vertical N/A

Designed: [blank] Drawn: [blank] Checked: [blank] Approved: [blank] Date: 9/12/22

Barghausen Consulting Engineers, Inc.
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 425.251.6222
 barghausen.com



Job Number: **22001**
 Sheet: **2** of **2**