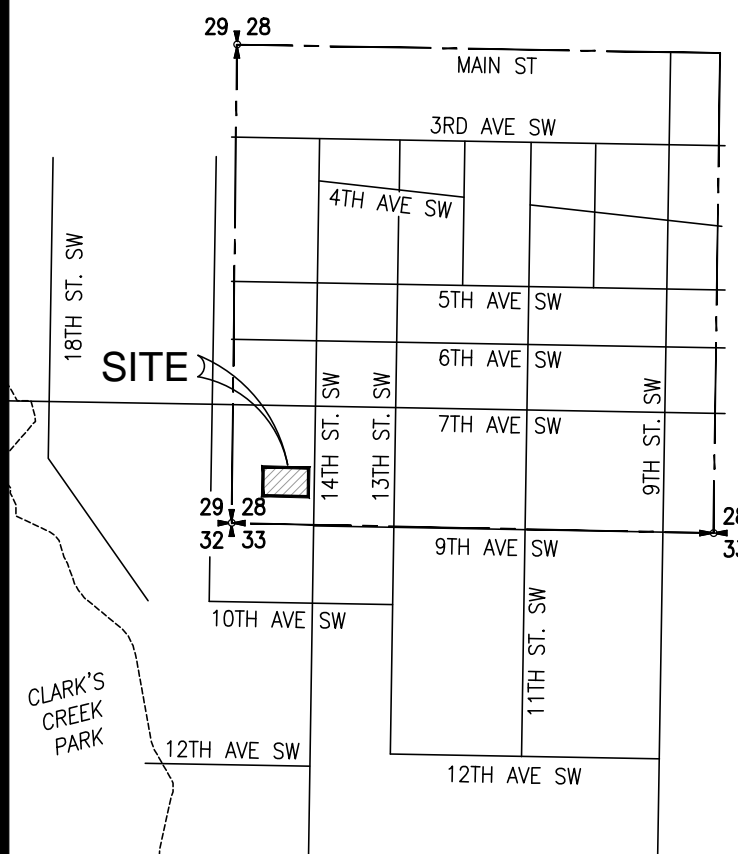


VICINITY MAP



EXISTING LEGAL DESCRIPTION:

THE LAND IN THE COUNTY OF PIERCE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 5, BLOCK 57, THIRD MAPLEWOOD ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 88, RECORDS OF PIERCE COUNTY, WASHINGTON.

NEW LEGAL DESCRIPTIONS:

LOT 1:

A PORTION OF LOT 5, BLOCK 57, THIRD MAPLEWOOD ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 88, RECORDS OF PIERCE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;
 THENCE NORTH 00°56'36" EAST, ALONG THE WEST MARGIN OF 14TH STREET SOUTHWEST, 60.00 FEET;
 THENCE NORTH 88°26'05" WEST, 254.04 FEET TO THE WEST LINE OF SAID LOT 5;
 THENCE SOUTH 00°55'26" WEST, 60.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;
 THENCE SOUTH 88°26'05" EAST, 254.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,241 SQUARE FEET, MORE OR LESS.

LOT 2:

A PORTION OF LOT 5, BLOCK 57, THIRD MAPLEWOOD ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 88, RECORDS OF PIERCE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;
 THENCE NORTH 00°56'36" EAST, ALONG THE WEST MARGIN OF 14TH STREET SOUTHWEST, 60.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 00°56'36" EAST, ALONG SAID WEST MARGIN, 99.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
 THENCE NORTH 88°21'48" WEST, 254.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 5;
 THENCE SOUTH 00°55'26" WEST, ALONG THE WEST LINE OF SAID LOT 5, 60.00 FEET;
 THENCE SOUTH 88°26'05" EAST, 254.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,381 SQUARE FEET, MORE OR LESS.

SHARED DRIVEWAY & FIRE TRUCK ACCESS EASEMENT:

A 22.00 FOOT WIDE STRIP OF LAND OVER A PORTION OF LOT 5, BLOCK 57, THIRD MAPLEWOOD ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 88, RECORDS OF PIERCE COUNTY, WASHINGTON, LYING 11.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;
 THENCE NORTH 00°56'36" EAST, ALONG THE WEST MARGIN OF 14TH STREET SOUTHWEST, 59.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 88°26'05" WEST, 115.00 FEET TO THE POINT OF TERMINUS.

CONTAINING 2,530 SQUARE FEET, MORE OR LESS.

THE SIDELINES OF THE ABOVE DESCRIBED STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED TO INTERSECT THE EXTERIOR LIMITS OF SAID LOT 5, ALL LINES ARE PERPENDICULAR TO DESCRIBED TERMINI.

ACKNOWLEDGEMENTS

WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASERS OR OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS SHORT PLAT AND HAVE NO RIGHT, TITLE OR INTEREST OF ANY KIND IN ANY UNPLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS SHORT PLAT. THIS SHORT PLAT IS MADE IN ACCORDANCE WITH OUR DESIRES.

KRISTIAN J. MULLAN JOANN C. MULLAN
 STATE OF WASHINGTON SS.
 COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KRISTIAN J. MULLAN IS THE PERSON WHO APPEARED BEFORE ME, AND THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT
 PRINTED NAME
 COMMISSION EXPIRES
 STATE OF WASHINGTON SS.
 COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOANN C. MULLAN IS THE PERSON WHO APPEARED BEFORE ME, AND THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT
 PRINTED NAME
 COMMISSION EXPIRES

TITLE NOTES:

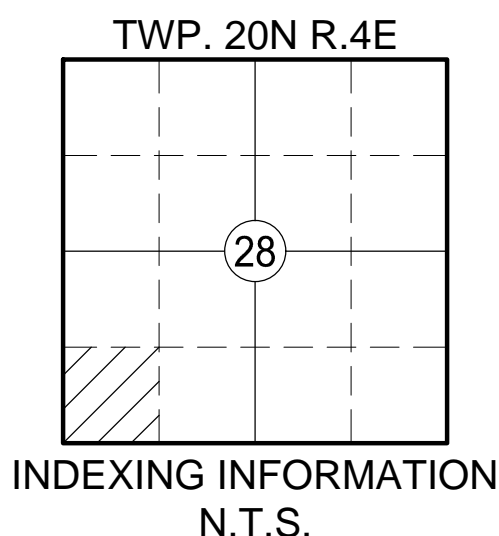
(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 3820623 DATED SEPTEMBER 01, 2021)

ITEMS 1-3 ARE NOT SURVEY RELATED. SEE THE TITLE REPORT FOR THE DETAILS ON THESE ITEMS.

1. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF THIRD MAPLEWOOD ADDITION TO PUYALLUP RECORDED IN VOLUME 5 OF PLATS, PAGE(S) 88. (REFERENCED FOR THIS SURVEY)

Mark-up Legend

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



CITY OF PUYALLUP SHORT PLAT NO. PLSHP20220003

A PORTION OF SW1/4 OF SW1/4, SECTION 28
 TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.

ORIGINAL TRACT ASSESSOR'S PARCEL NO.'S:
 550530-0831

* NOTICE:
 THE LAND CONTAINED WITHIN THIS SHORT PLAT MAY NOT BE FURTHER DIVIDED BY ANYONE WITHIN FIVE (5) YEARS OF THE ORIGINAL RECORDING DATE OF THIS SHORT PLAT WITHOUT A FORMAL SUBDIVISION HAVING BEEN FILED WITH THE PIERCE COUNTY AUDITOR.

* FUTURE PERMITS:
 THE APPROVAL OF THIS SHORT PLAT IN NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

SURVEY INFORMATION:

HORIZONTAL DATUM:

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91 PER WSDOT. WSDOT MONUMENT ID NO. 4222 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT 4222 AND WSDOT MONUMENT ID NO. 4221 WAS HELD FOR ROTATION, BEING NORTH 69°04'44" WEST.

VERTICAL DATUM:

VERTICAL DATUM FOR THIS SURVEY IS NAVD88 PER WSDOT. WSDOT MONUMENT ID NO. 4222 WAS HELD FOR ELEVATION, BEING 34.390' (NAVD88). THE SOURCE OF CONTOURS SHOWN ON SUBJECT PROPERTY ARE BASED UPON DIRECT FIELD OBSERVATIONS IN CONJUNCTION WITH PERIMETER CONTOURS BASED UPON LIDAR DATA.

REFERENCE SURVEYS:

- (R1) RECORD OF SURVEY, JERRY BROADUS, LS 17660, AFN 3251, MAY 15, 1980.
- (R2) PLAT OF THIRD MAPLEWOOD ADDITION TO PUYALLUP, VOL. 5 OF PLATS, PAGE 88, OCTOBER 11, 1890.
- (R3) RECORD OF SURVEY, DALE OAKS, LS 19635, AFN 200503235003, MARCH 23, 2005.
- (R4) RECORD OF SURVEY, JERRY BROADUS, LS 17660, AFN 200409085004, SEPTEMBER 8, 2004.

DATE OF SURVEY:

THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS AND SITE CONDITIONS EXISTING ON OCTOBER 5, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER OF 2021.

NARRATIVE:

THIS IS A FIELD TRAVERSE SURVEY. TOPCON GT ROBOTIC TOTAL STATION, TOPCON HYPER HR GPS, AND A DELL TABLET WITH TOPCON DATA COLLECTION SOFTWARE WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE 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' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.

SURVEYOR'S NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS.
- THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, ONE HALF OF THE CONTOUR INTERVAL (1').

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KRIS MULLAN.

THIS 22nd DAY OF August, 2022.

MATTHEW K. ABBAS LICENSE NO. 20109892
 PROFESSIONAL LAND SURVEYOR

OFFICE OF THE CITY ENGINEER

CITY ENGINEER DATE

DEVELOPMENT SERVICES DEPARTMENT

DEVELOPMENT SERVICES DIRECTOR DATE

FIRE PREVENTION DIVISION

FIRE CODE OFFICIAL DATE

ASSESSOR/TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE SHORT PLATTED PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR/TREASURER DATE

BY

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____

AT THE REQUEST OF _____

AUDITOR'S FEE NO. _____

FEE: \$ _____

DEPUTY COUNTY AUDITOR

ORIGINAL TRACT OWNERS

NAME: KRISTIAN J. & JOANN C. MULLAN

ADDRESS: 808 14TH ST. SW

CITY/STATE/ZIP: PUYALLUP, WA 98371

EXISTING ZONING: RS-08 - MED. DEN. SINGLE FAM.

SOURCE OF WATER: CITY OF PUYALLUP

SEWER SYSTEM: CITY OF PUYALLUP

WIDTH AND TYPE OF ACCESS: 14TH ST. SW (60' R/W)

NUMBER OF SHORT PLATTED LOTS: 2

SCALE: N/A

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

DWN. BY	KMA	DATE	8/19/2022	JOB NO.	22001
CHKD. BY	MKA	SCALE	N/A	SHEET	1 OF 2

SHORT PLAT NOTES:

1. THE SHARED DRIVEWAY & FIRE TRUCK ACCESS EASEMENT IS FOR THE BENEFIT OF LOTS 1 & 2 AND SAID LOTS SHALL SHARE EQUALLY IN THE MAINTENANCE OF THE DRIVEWAY SURFACE LOCATED WITHIN SAID EASEMENT AREA. THE STORMWATER FROM THE SHARED ACCESS EASEMENT WILL BE MITIGATED ON LOT 1.
2. LOTS 1 AND 2 CONTAIN CRITICAL AQUIFER RECHARGE AREAS. A CRITICAL AQUIFER RECHARGE AREA NOTE FOR EACH AFFECTED LOT SHALL INDICATE: "THE SITE IS WITHIN A HIGH SUSCEPTIBILITY/CRITICAL AQUIFER RECHARGE AREA. USES AND ACTIVITIES ON THIS SITE SHALL COMPLY WITH THE CITY'S CRITICAL AREA ORDINANCE (PUYALLUP MUNICIPAL CODE 21.06, ARTICLE XI). ACTIVITIES THAT DO NOT CAUSE DEGRADATION OF GROUNDWATER QUALITY AND WILL NOT ADVERSELY AFFECT THE RECHARGING OF THE AQUIFER MAYBE PERMITTED IN A CRITICAL AQUIFER RECHARGE AREA AND DO NOT REQUIRE PREPARATION OF A CRITICAL AREA REPORT; PROVIDED, THAT THEY COMPLY WITH THE CITY STORM WATER MANAGEMENT REGULATIONS AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS."
3. LOTS 1 AND 2 CONTAIN A VOLCANIC HAZARD AREA. A VOLCANIC HAZARD AREA NOTE FOR EACH LOT AFFECTED SHALL INDICATE: "THE SITE IS WITHIN A VOLCANIC HAZARD AREA IN THE EVENT OF AN ERUPTION OF MT. RAINIER, THE SITE IS EXPECTED TO BE NUNDATED BY PYROCLASTIC FLOWS, LAVA FLOWS, DEBRIS AVALANCHE, INUNDATION BY DEBRIS FLOWS, LAHARS, MUDFLOWS, OR RELATED FLOODING RESULTING FROM VOLCANIC ACTIVITIES. USES AND ACTIVITIES ON THIS SITE SHALL COMPLY WITH THE CITY'S CRITICAL AREA ORDINANCE (PUYALLUP MUNICIPAL CODE 21.06, ARTICLE XII, SECTION 21.06.1260, OR SUCCEEDING SECTION, REGARDING VOLCANIC HAZARD AREAS."
4. LOTS 1 AND 2 CONTAIN 100-YEAR FLOODPLAIN AREAS. A NOTE SHALL BE INCLUDED ON THE FACE OF THE PLAT FOR EACH AFFECTED LOT INDICATING: "THIS LOT CONTAINS A 100-YEAR FLOODPLAIN AREAS, CONTAINING A 1% CHANCE EVERY YEAR OF FLOODING/INUNDATION THAT COULD AFFECT LIFE, PROPERTY, STRUCTURES AND IMPROVEMENTS. ALL DEVELOPMENT AND LAND MODIFICATIONS OF FLOODPLAIN AREAS REQUIRES CITY APPROVAL AND CONSISTENCY WITH THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), THE ENDANGERED SPECIES ACT (ESA), CRITICAL AREAS ORDINANCE (PMC 21.06) AND FLOOD PROTECTION ORDINANCE (PMC 21.07), AS WELL AS ANY OTHER APPLICABLE STATE, FEDERAL AND LOCAL LAWS. MODIFICATION OF LAND OR VEGETATION, ESPECIALLY LAND FILLING THAT COULD REDUCE FLOOD STORAGE CAPACITY, AND/OR ENCROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR GOVERNMENT APPROVAL."
5. THE PROJECT SITE IS DESIGNATED A SPECIAL FLOOD HAZARD ZONE AND WAS DETERMINED BY EXAMINATION OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 53053C0341E, DATED MARCH 7, 2017. PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL, A FEMA ELEVATION CERTIFICATE MUST BE SUBMITTED AND APPROVED BY THE CITY OF PUYALLUP ENGINEERING SERVICES DEPARTMENT VERIFYING THAT THE STRUCTURE HAS BEEN CONSTRUCTED AND ELEVATED IN ACCORDANCE WITH THE CITY'S FLOODPLAIN MANAGEMENT REGULATIONS.
6. NO BUILDING PERMITS WILL BE ISSUED FOR LOTS 1 AND LOT 2 UNTIL CITY APPROVED UTILITY AND ROAD IMPROVEMENTS ARE COMPLETED TO INCLUDE CURB, GUTTER, SIDEWALK, ROADWAY BASE, PAVEMENT, WATER, SANITARY SEWER, STORM INFRASTRUCTURE AND STREET LIGHTING."
7. A PRELIMINARY STORM DRAINAGE PLAN IS ON FILE FOR THIS SHORT PLAT. NO BUILDING PERMITS WILL BE ISSUED FOR ANY LOTS IN THIS SHORT PLAT UNTIL ALL NECESSARY DRAINAGE IMPROVEMENTS ARE APPROVED AND PERMITTED BY DEVELOPMENT SERVICES ENGINEERING. COMPLIANCE MAY REQUIRE THE PROPERTY OWNER/BUILDER TO RETAIN A PROFESSIONAL ENGINEER TO DESIGN THE STORMWATER CONTROLS FOR THE INDIVIDUAL LOTS.
8. EROSION AND STORMWATER CONTROL PLANS SHALL BE REQUIRED FOR ANY NEW RESIDENTIAL DEVELOPMENT PRIOR TO BUILDING PERMIT ISSUANCE ON LOT 1 THROUGH LOT 2.
9. NO PERMANENT STRUCTURES(S) SHALL BE ERRECTED WITHIN THE EASEMENT AREA(S). PERMANENT STRUCTURE(S) SHALL MEAN ANY CONCRETE FOUNDATION, CONCRETE SLAB, WALL, ROCKERY, POND, STREAM, BUILDING, DECK, OVERHANGING STRUCTURE, FILL MATERIAL, TREE, RECREATIONAL SPORT COURT, CARPORT, SHED, PRIVATE UTILITY, FENCE, OR OTHER SITE IMPROVEMENT THAT RESTRICTS OR UNREASONABLY INTERFERES WITH THE NEED TO ACCESS OR CONSTRUCT UTILITIES IN SAID EASEMENTS(S). PERMANENT STRUCTURE(S) SHALL NOT MEAN IMPROVEMENTS SUCH AS FLOWERS, GROUND COVER AND SHRUBS LESS THAN 3- FEET IN HEIGHT, LAWN GRASS, ASPHALT PAVING, GRAVEL, OR OTHER SIMILAR SITE IMPROVEMENTS THAT DO NOT PREVENT THE ACCESS OF MEN, MATERIAL, AND MACHINERY ACROSS, ALONG, AND WITHIN THE SAID EASEMENT AREA. LAND RESTORATION BY THE CITY WITHIN THE SAID EASEMENT AREA DUE TO CONSTRUCTION, SHALL MEAN PLANTING GRASS SEED OR GRASS SOD, ASPHALT PAVING, OR GRAVEL UNLESS OTHERWISE DETERMINED BY THE CITY OF PUYALLUP."
10. THE PROJECT SITE IS DESIGNATED A SPECIAL FLOOD HAZARD ZONE AND WAS DETERMINED BY EXAMINATION OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 53053C0341E, DATED MARCH 7, 2017. PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL, A FEMA ELEVATION CERTIFICATE MUST BE SUBMITTED AND APPROVED BY THE CITY OF PUYALLUP ENGINEERING SERVICES DEPARTMENT VERIFYING THAT THE STRUCTURE HAS BEEN CONSTRUCTED AND ELEVATED IN ACCORDANCE WITH THE CITY'S FLOODPLAIN MANAGEMENT REGULATIONS. THE PROJECT SITE IS LOCATED IN THE REGULATED AE FLOODPLAIN. ANY NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS IN THIS ZONE MUST CONSTRUCT THE LOWEST FLOOR, INCLUDING BASEMENT, A MINIMUM ONE FOOT OR MORE ABOVE THE ESTABLISHED BASE FLOOD ELEVATION.
11. PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH LOT WITHIN THIS SHORT PLAT, INDIVIDUAL LOT STORMWATER REPORTS WILL NEED TO BE SUBMITTED TO VERIFY THE CALCULATIONS IN THE STORMWATER REPORT SUBMITTED DURING SHORT PLAT REVIEW. THE STORMWATER REPORTS SUBMITTED DURING BUILDING PERMIT REVIEW ARE REQUIRED TO CONTAIN SATURATED HYDRAULIC CONDUCTIVITY TESTING AND GROUND WATER MONITORING DURING THE WEST SEASON IN ACCORDANCE WITH THE CURRENTLY ADOPTED STORMWATER MANUAL AND CITY STANDARDS.
12. A 15-FOOT "NATIVE VEGETATION PROTECTION EASEMENT (NVPE)" AREA IS REQUIRED ALONG THE FRONTAGE OF LOT 1. THE NVPE IS MEANT TO PROMOTE THE VISUAL QUALITY OF THE STREETSCAPES AND PROVIDE ADDITIONAL BUFFERING FROM MAJOR STREET CORRIDORS. A LANDSCAPE PLAN MEETING CITY STANDARD SHALL BE PROVIDED BY THE APPLICANT AND THE FOLLOWING SHALL BE REQUIRED: THE NVPE SHALL BE PRESERVED IN ACCORDANCE WITH A FINAL LANDSCAPE PLAN AND SHALL NOT BE MODIFIED, DISTURBED OR OTHERWISE DISPLACED WITHOUT PRIOR APPROVAL FROM THE CITY'S PLANNING DEPARTMENT; AND: IT IS THE RIGHT OF THE CITY TO ENFORCE THE TERMS OF THE RESTRICTION IN THE EASEMENT AREA.
13. THIS SHORT PLAT CONTAINS A PRIVATE STORM DRAINAGE SYSTEM. PRIVATE STORM DRAINAGE SYSTEMS ARE THE SOLE RESPONSIBILITY OF THE OWNERS, SUCCESSORS, AND ASSIGNEES FOR ALL LOTS BEING SERVED BY THE PRIVATE STORM DRAINAGE SYSTEM. RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTING, MAINTAINING, AND ALLOWING CITY INSPECTION OF THE PRIVATE STORM SYSTEM IN ACCORDANCE WITH A SEPARATELY RECORDED STORMWATER MANAGEMENT FACILITIES AGREEMENT RECORDED WITH PIERCE COUNTY UNDER AFN _____.

Delineate the existing lot lines using a heavy dashed line, and the proposed lot lines shown using a heavy solid line (PMC 19.02.100 (g)). In the most recent submittal, all the lines are heavy solid lines [short plat, pg. 2]

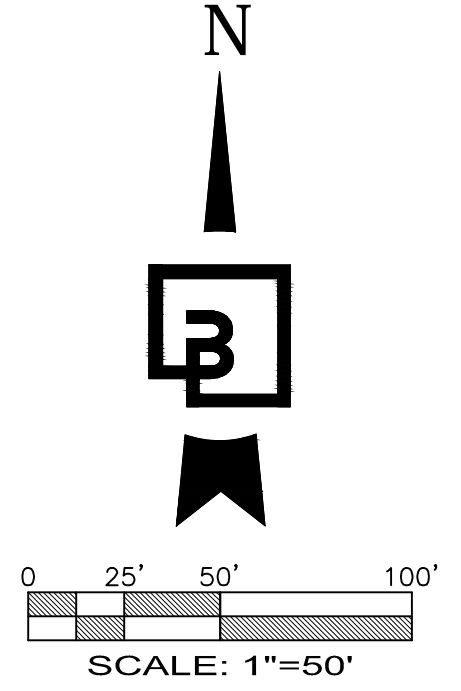
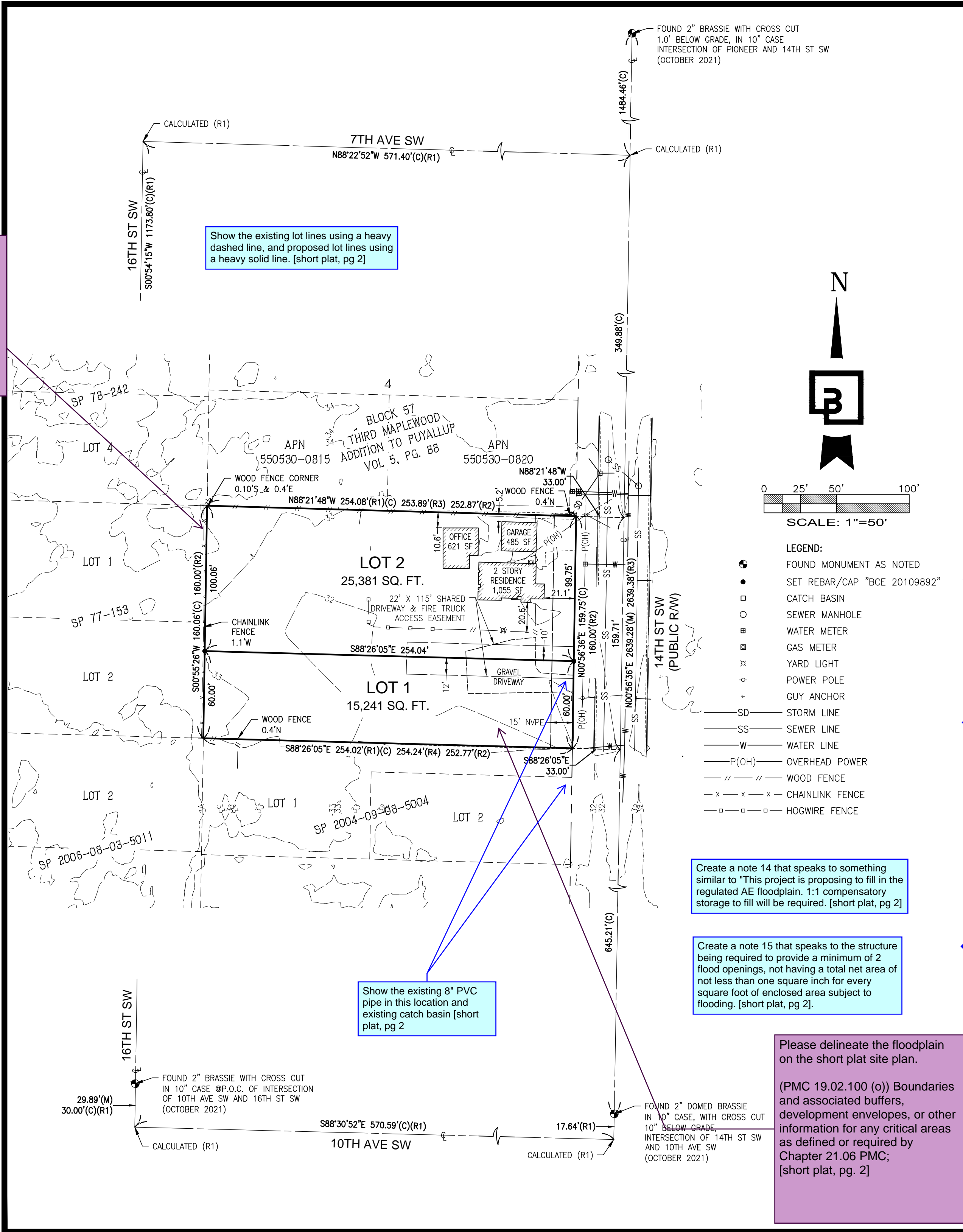
Show the existing lot lines using a heavy dashed line, and proposed lot lines using a heavy solid line. [short plat, pg 2]

Create a note 14 that speaks to something similar to "This project is proposing to fill in the regulated AE floodplain. 1:1 compensatory storage to fill will be required. [short plat, pg 2]

Create a note 15 that speaks to the structure being required to provide a minimum of 2 flood openings, not having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. [short plat, pg 2].

Please delineate the floodplain on the short plat site plan. (PMC 19.02.100 (o)) Boundaries and associated buffers, development envelopes, or other information for any critical areas as defined or required by Chapter 21.06 PMC; [short plat, pg. 2]

Show the existing 8" PVC pipe in this location and existing catch basin [short plat, pg 2]



- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET REBAR/CAP "BCE 20109892"
 - CATCH BASIN
 - SEWER MANHOLE
 - WATER METER
 - ⊗ GAS METER
 - ⊗ YARD LIGHT
 - ◇ POWER POLE
 - ⊕ GUY ANCHOR
 - SD — STORM LINE
 - SS — SEWER LINE
 - W — WATER LINE
 - P(OH) — OVERHEAD POWER
 - // — WOOD FENCE
 - x - x - x - CHAINLINK FENCE
 - □ - □ - □ - HOGWIRE FENCE



Barghausen Consulting Engineers, Inc.

18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

DWN. BY	KMA	DATE	8/19/2022	JOB NO.	22001
CHKD. BY	MKA	SCALE	1" = 50'	SHEET	2 OF 2