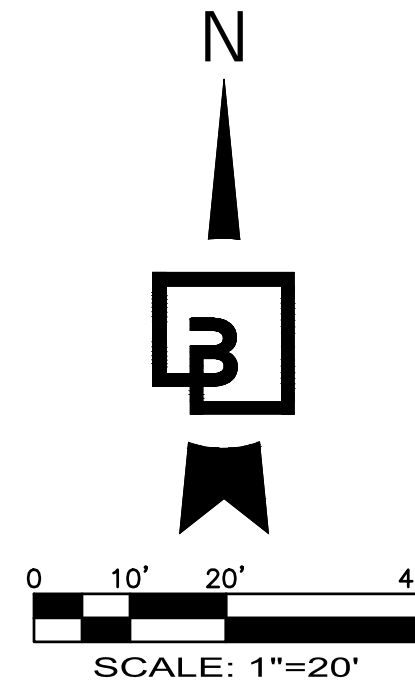


GRADING AND UTILITY PLAN
FOR
MULLAN SHORT PLAT
A PORTION OF SECTION 28, TOWNSHIP 20 N., RANGE 04 E., W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



LEGEND:	
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)
	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 ALONG WITH A TABLE BREAKDOWN OF THE FILL VOLUMES AT EACH ELEVATION.

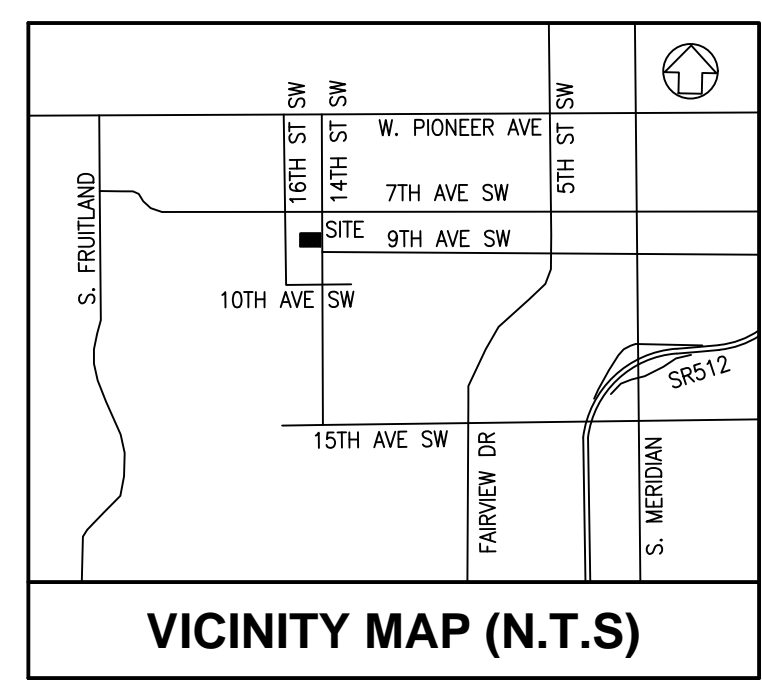
A COMPENSATORY STORAGE AREA WILL BE PROVIDED NEAR THE ENTRANCE OF THE SHARED ACCESS DRIVEWAY TO MITIGATE THE FLOODPLAIN FILL DUE TO THE SINGLE-FAMILY RESIDENCE STEMWALL. THE COMPENSATORY STORAGE VOLUMES AT EACH ELEVATION ARE ALSO PROVIDED IN THE TABLE ON THIS SHEET.

PROPOSED HARD SURFACES

REPLACED HARD SURFACES = 119 SF
 NEW HARD SURFACES = 9,493 SF

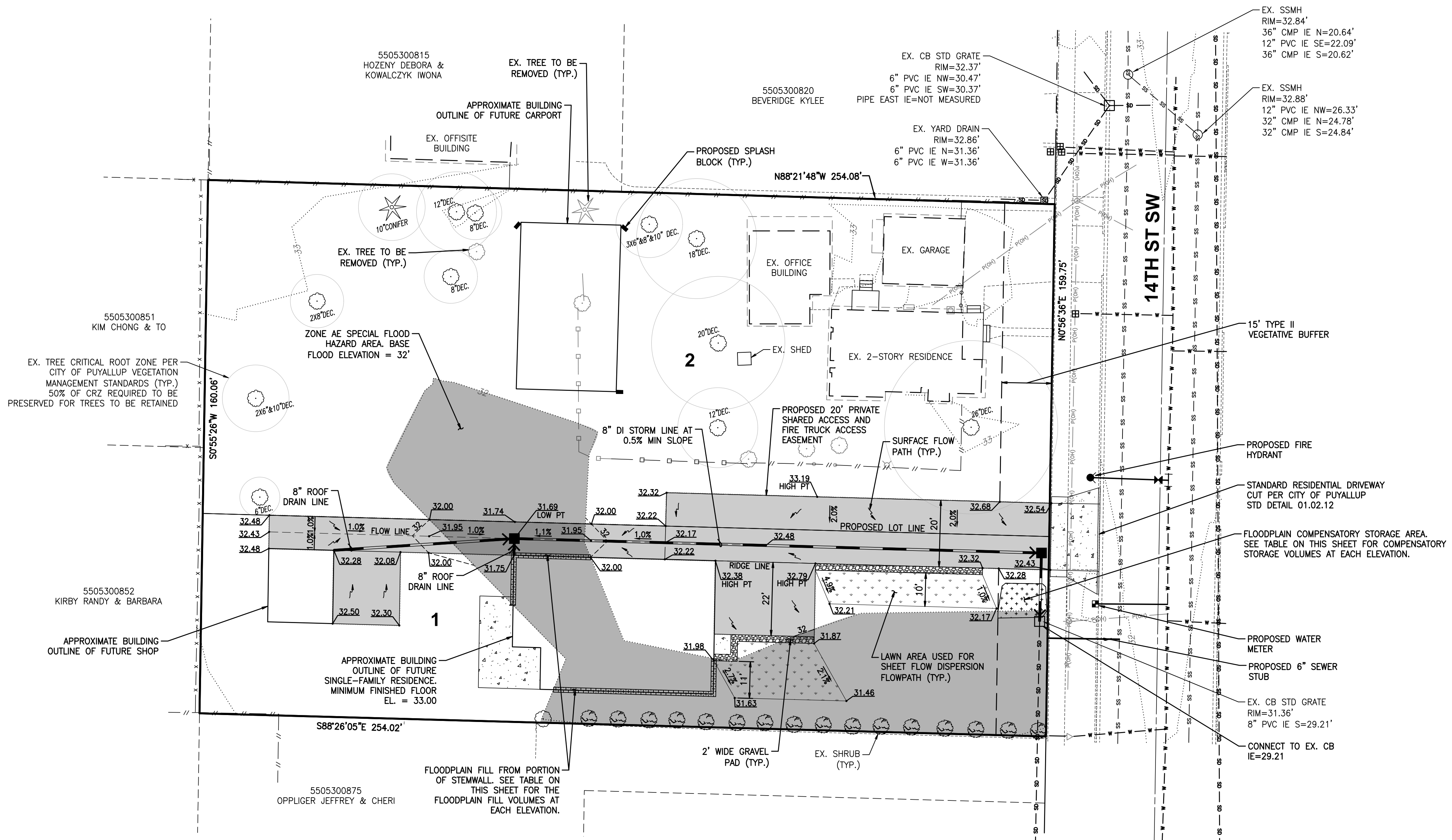
LOT 1 SHOP NOTE

THE SHOP CURRENTLY SHOWN ON THE WEST SIDE OF LOT 1 SHALL NOT BE AN ADU UNLESS THE 10-FOOT DRIVEWAY ACCESSING THE SHOP IS MODIFIED TO MEET THE FIRE DEPARTMENT WIDTH AND TURNAROUND STANDARDS



FLOODPLAIN FILL AND COMPENSATORY STORAGE VOLUME

ELEVATION	FILL VOLUME	COMPENSATORY VOLUME
< 31.6	0 CY	0 CY
31.6-31.7	0.1 CY	0.2 CY
31.7-31.8	0.2 CY	0.2 CY
31.8-31.9	0.3 CY	0.4 CY
31.9-32.0	0.5 CY	0.5 CY

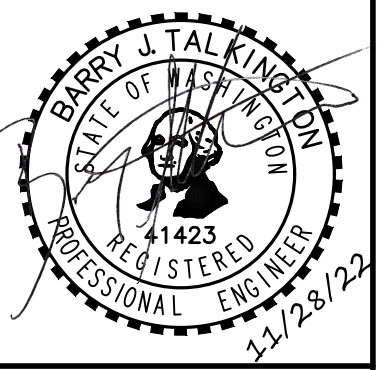


No.	Date	By	Appr.	Rev.	Comments
1	11/28/22	VV	BJT	BJT	REVISED PER CITY COMMENTS
2	11/28/22	VV	BJT	BJT	REVISED PER CITY COMMENTS

Title:

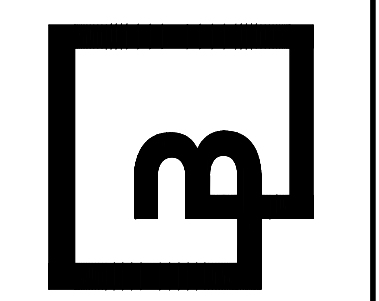
**KRISTIAN J. MULLAN AND
 JOANN C. MULLAN
 808TH 14TH ST SW
 PUYALLUP, WA 98371**

For:



Designed	Drawn	Checked	Approved	Date
VV	VV	BJT	BJT	11/28/22

Barghausen Consulting Engineers, Inc.
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Job Number
22001
 Sheet
2 of **2**