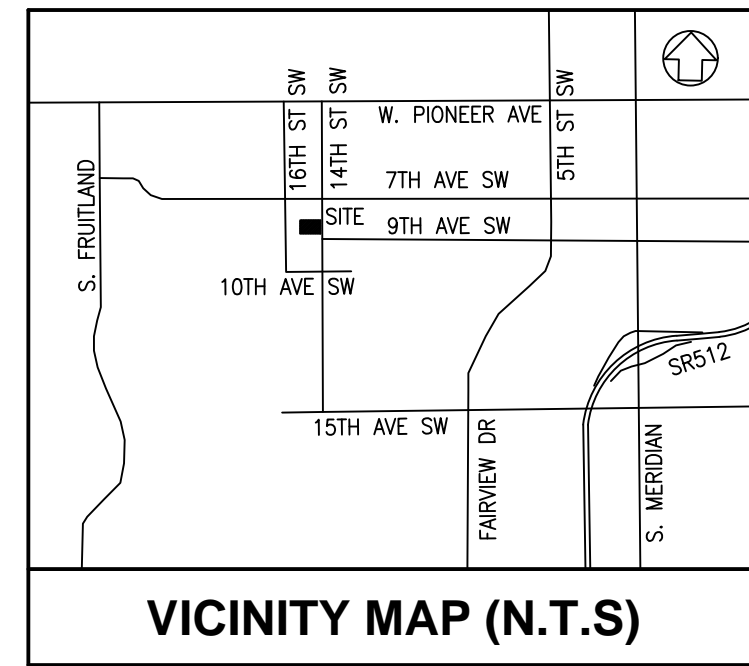
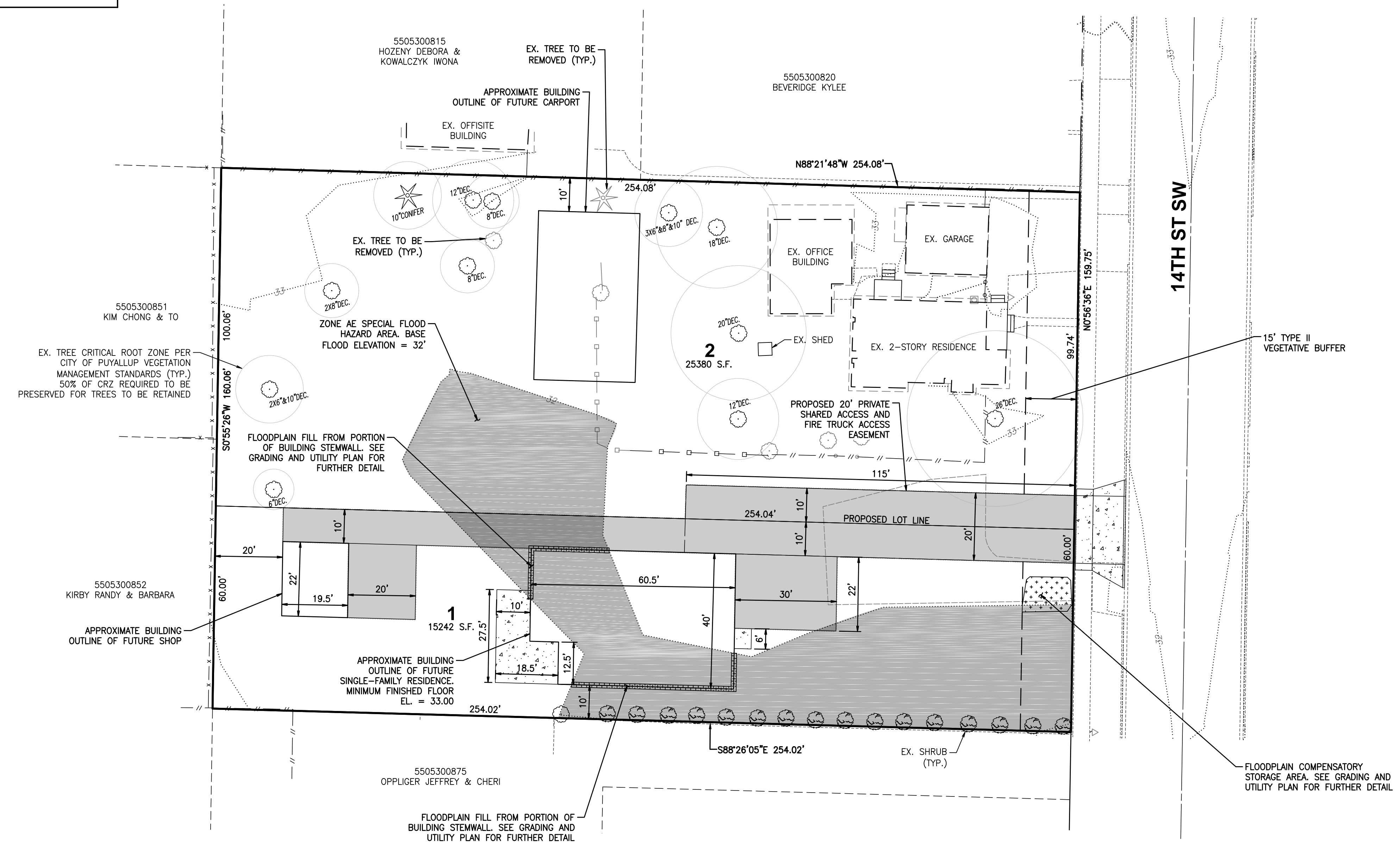
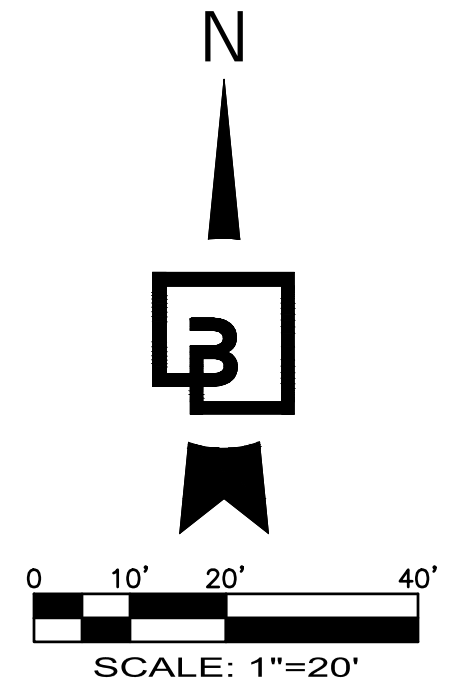


SITE PLAN
FOR
MULLAN SHORT PLAT
A PORTION OF SECTION 28, TOWNSHIP 20 N., RANGE 04 E., W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

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



LEGEND:	
EXISTING:	PROPOSED:
- x - x -	CHAIN LINK FENCE
- □ - □ -	HOGWIRE FENCE
- // - // -	WOOD FENCE
(Tree symbols)	TREES
.....	CONTOUR (MAJOR)
.....	CONTOUR (MINOR)
- - - - -	PROJECT BOUNDARY LINE
- - - - -	RIGHT-OF-WAY CENTERLINE
- - - - -	LOT LINE
[Hatched pattern]	CONCRETE
[Dotted pattern]	GRAVEL
[Solid grey]	PAVEMENT



- SITE DATA**
- TAX #: 5505300831
 - SITE AREA PER ASSESSOR: 40,622 ± S.F. (0.933 ± AC)
 - SITE ADDRESS: 808 14TH ST SW, PUYALLUP, WA 98371
 - EXISTING USE: SINGLE FAMILY RESIDENTIAL
 - PROPOSED USE: 2-SINGLE FAMILY RESIDENTIAL LOTS
 - EXISTING ZONING: RS-08 (MAX 5 DU/ACRE)
 - REQUIRED MIN. LOT SIZE: 8,000 SF
 - REQUIRED MIN. LOT WIDTH: 40 FEET
 - REQUIRED MIN. SETBACKS:
FRONT: 20 FEET
SIDE STREET: 15 FEET
SIDE YARD: 5 FEET
REAR: 20 FEET
 - MAX BASE HEIGHT OF SINGLE-FAMILY BUILDINGS: 36 FEET
 - MAX LOT COVERAGE: 45 PERCENT
 - SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY: BARGHAUSEN CONSULTING ENGINEERS, INC., OCTOBER 2021

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

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.

OWNER
KRISTIAN J. MULLAN AND JOANN C. MULLAN
808 14TH STREET SW
PUYALLUP, WA 98371

ENGINEER/PLANNER/SURVEYOR
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
PHONE: (425) 251-6222
FAX: (425) 251-8782
CONTACT: BARRY TALKINGTON P.E./CHERYL EBSWORTH/
MATTHEW ABBAS, P.L.S.

GEOTECHNICAL ENGINEER
EARTH SOLUTIONS NW
15365 NE 90TH STREET, SUITE 100
PHONE: (425) 449-4704
FAX: (425) 449-4711
CONTACT: KEVEN HOFFMANN

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

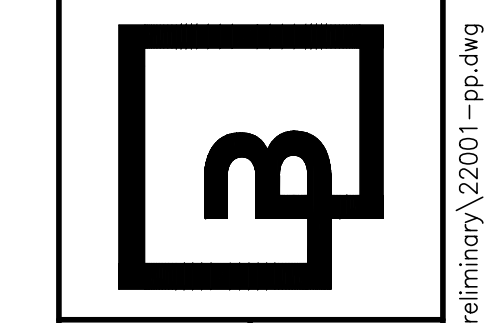
SITE PLAN
FOR
MULLAN SHORT PLAT

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



Scale:	Horizontal	Vertical
	1"=20'	N/A
Designed	Drawn	Checked
BY	BY	BY
Approved	BY	BY
Date	11/28/22	

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



Job Number
22001
Sheet
1 of **2**