

SURVEYOR'S NOTES

- THIS "ALTA/NSPS LAND TITLE SURVEY" HAS BEEN PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS" AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2021.
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 4266-3758963, DATED JUNE 17, 2021. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THE LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS THAT SHOWN PER SAID TITLE COMMITMENT. GAPS, GORES OR OVERLAPS WITH PARCELS INCLUDED IN SAID REPORT OR ADJACENT TO IT/THEM AND ARE DESCRIBED HEREON.
- THIS PROPERTY HAS LEGAL ACCESS TO 5TH AVENUE SE AND 33RD STREET SE SHOWN HEREON AS PUBLIC RIGHT-OF-WAY. PHYSICAL ACCESS MAY BE LIMITED BY IMPROVEMENTS, OR LACK THEREOF, AS SHOWN ON THE SURVEY.
- APPROXIMATE BUILDING AND FOUNDATION REMNANT LOCATION ARE SHOWN HEREON. BUILDINGS ARE DILAPIDATED AND WALLS HAVE FALLEN.
- CORE DESIGN, INC. DID NOT LOCATE THE EXTENTS OF ANY UNDERGROUND FOUNDATIONS OR SLABS FOR THIS SURVEY.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN FROM PAINT MARKINGS AS EVIDENCE OF POSSIBLE OR PROBABLE UNDERGROUND UTILITIES PER A CONTRACTED UTILITY LOCATE SERVICE SPECIFICALLY ENGAGED FOR THIS PROJECT. THE USER OF THIS SURVEY SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
- CORE DESIGN, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF ANY CEMETERIES, GRAVE SITES, BURIAL GROUNDS, RUBBISH FILLS, SLOUGHS, SPRINGS, FILLED-IN WELLS, CISTERNS, OR SEEP HOLES ON THE PROPERTY.
- THERE ARE NO RAILROAD TRACKS ON THE SITE OR ON PARCELS CONTIGUOUS TO THE SITE.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 20, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST OF 2021.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AT GROUND LEVEL.
- THIS IS A FIELD TRAVERSE AND GPS/GNSS SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION AND GPS/GNSS UNIT WITH OPUS/ASRS CORRECTIONS 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 WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THOSE PARTIES LISTED IN THE SURVEYOR'S CERTIFICATE. RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY CORE DESIGN, INC. AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.
- ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
CONTOUR INTERVAL= 2-FEET

TABLE A OPTIONS

- MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE PROPERTY AS SHOWN HEREON.
 - ADDRESSES OF THE SURVEYED PROPERTY ARE SHOWN HEREON.
 - FLOOD ZONE DESIGNATION = X. AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP ("FIRM") NOS. 5305300334E, 5305300335E, 5305300336E, 5305300337E, 5305300338E, 5305300339E, 5305300340E, 5305300341E, 5305300342E, 5305300343E, 5305300344E, 5305300345E, 5305300346E, 5305300347E, 5305300348E, 5305300349E, 5305300350E, 5305300351E, 5305300352E, 5305300353E, 5305300354E, 5305300355E, 5305300356E, 5305300357E, 5305300358E, 5305300359E, 5305300360E, 5305300361E, 5305300362E, 5305300363E, 5305300364E, 5305300365E, 5305300366E, 5305300367E, 5305300368E, 5305300369E, 5305300370E, 5305300371E, 5305300372E, 5305300373E, 5305300374E, 5305300375E, 5305300376E, 5305300377E, 5305300378E, 5305300379E, 5305300380E, 5305300381E, 5305300382E, 5305300383E, 5305300384E, 5305300385E, 5305300386E, 5305300387E, 5305300388E, 5305300389E, 5305300390E, 5305300391E, 5305300392E, 5305300393E, 5305300394E, 5305300395E, 5305300396E, 5305300397E, 5305300398E, 5305300399E, 5305300400E.
 - PROPERTY AREA:
PARCEL A = 184,713 ± SQUARE FEET (4.240 ± ACRES)
PARCEL B = 311,633 ± SQUARE FEET (7.154 ± ACRES)
TOTAL = 496,346 ± SQUARE FEET (11.394 ± ACRES)
 - VERTICAL RELIEF IS SHOWN HEREON. SOURCE INFORMATION IS FROM A GROUND SURVEY. THE CONTOUR INTERVAL, VERTICAL DATUM AND ORIGINATING BENCHMARK ARE NOTED HEREON.
- 6(A) N/A
6(B) N/A
7(A) N/A
7(B) N/A
7(B)1 N/A
7(B)2 N/A
7(C) N/A
- SUBSTANTIAL FEATURES AS OBSERVED IN THE FIELD ARE SHOWN HEREON.
 - N/A
 - 10(A) N/A
 - THE LOCATION OF THE UTILITIES UPON OR SERVING THE SURVEYED PROPERTY ARE SHOWN HEREON AS DETERMINED BY:
(A) PLANS AND/OR REPORTS PROVIDED BY THE CLIENT
(B) MARKINGS COORDINATED BY THE SURVEYOR OR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST
 - N/A
 - NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
 - THE DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN HEREON.
 - N/A
 - EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE NOT OBSERVED WHILE CONDUCTING THE FIELDWORK.
 - THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES SHOWN HEREON PER THE CITY OF PUYALLUP. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE NOT OBSERVED WHILE CONDUCTING THE FIELDWORK.
 - NO OFFSITE EASEMENTS OR SERVITUDES WERE DISCLOSED IN ANY DOCUMENTS PROVIDED TO THE SURVEYOR.
 - PROFESSIONAL LIABILITY INSURANCE HAS BEEN OBTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CLIENT THROUGHOUT THE TERM OF THE CONTRACT.

BASIS OF BEARINGS

N00°44'18"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST BETWEEN THE FOUND MONUMENTS AT THE EAST QUARTER CORNER AND THE SOUTHEAST SECTION CORNER PER S.P. P-14-0002.

REFERENCES

- CITY OF PUYALLUP SHORT PLAT P-14-0002 RECORDED UNDER RECORDING NUMBER 201612125002 RECORDS OF PIERCE COUNTY, WASHINGTON.
- CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-15-0101 RECORDED UNDER RECORDING NUMBER 201512245001 RECORDS OF PIERCE COUNTY, WASHINGTON.

SCHEDULE B ITEMS

- PER PROVIDED TITLE REPORT, SEE SURVEYORS NOTE 2
- THIS SITE IS SUBJECT TO A RECIPROCAL ACCESS EASEMENT AGREEMENT BETWEEN CAR WASH ENTERPRISES, INC. AND THOMAS P. MASKAL AND GLENNA A. MASKAL AND PUYALLUP 5TH AVE, LLC AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 201601260381. SHOWN HEREON.

DATUM

HORIZONTAL: NAD 83(1991) PER REF. 1
VERTICAL: NAVD 88

BENCHMARK

WSDOT MONUMENT ID NO. 3851
EL. = 79.419 (NAVD 88)

LEGAL DESCRIPTION

THOMAS P. MASKAL AND GLENNA A. MASKAL, HUSBAND AND WIFE AS TO PARCEL A AND THOMAS P. MASKAL, AS HIS SOLE AND SEPARATE PROPERTY AS TO PARCEL B

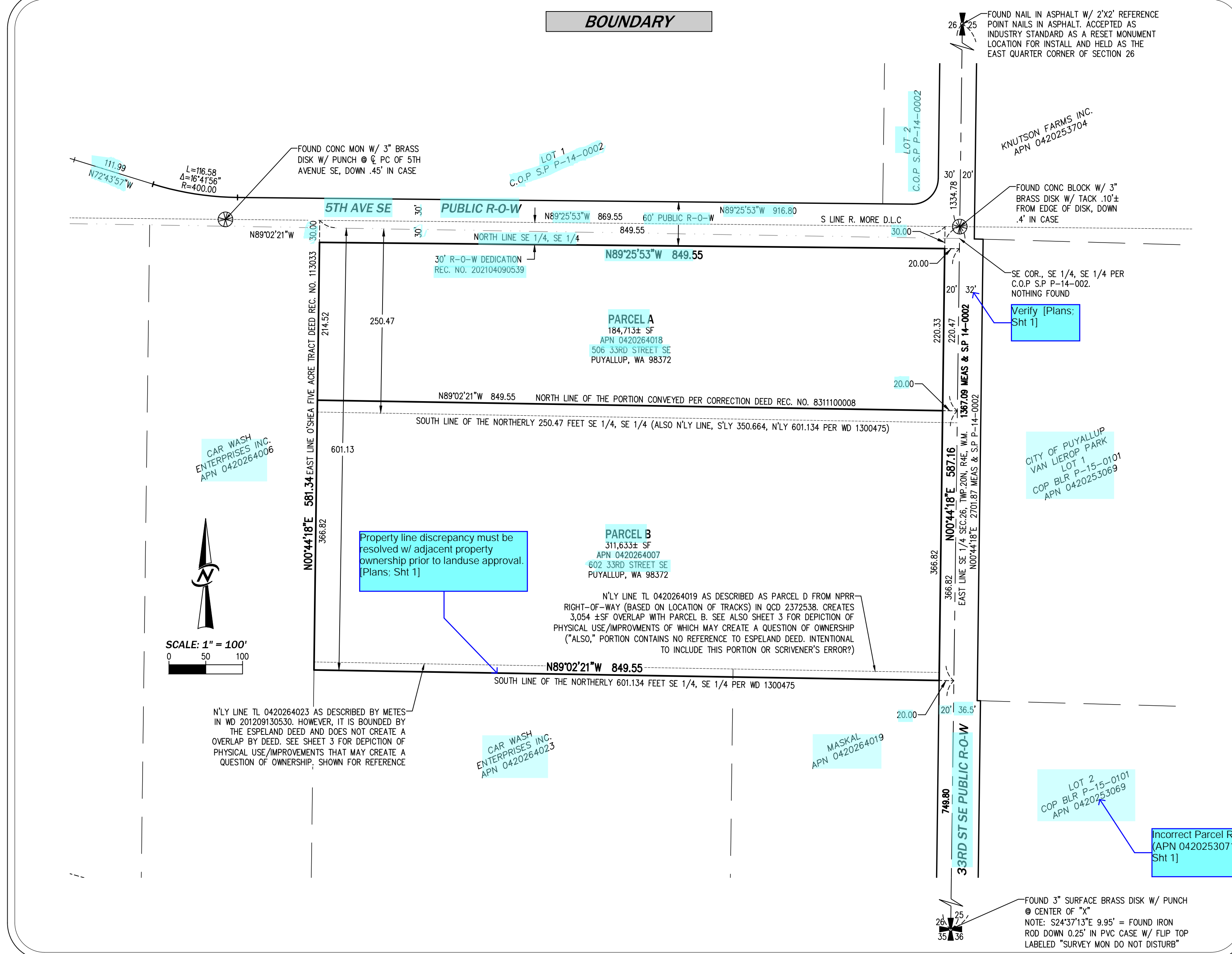
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIERCE, STATE OF WA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
THE NORTHERLY 250.47 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., IN PIERCE COUNTY, WASHINGTON.
THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 13.17 1/2 CHAINS TO THE NORTHEAST CORNER OF THE FIVE ACRE TRACT OF LAND CONVEYED BY THOMAS DONNELLY TO E. O'SHEA, BY DEED RECORDED UNDER RECORDING NO. 113033;
THENCE SOUTH, ALONG THE EAST LINE OF SAID FIVE ACRE TRACT, 14.87 CHAINS TO THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILROAD COMPANY;
THENCE EASTERLY, ALONG THE RIGHT OF WAY OF SAID NORTHERN PACIFIC RAILROAD COMPANY, 13.77 CHAINS, TO THE EAST LINE OF SAID SECTION 26;
THENCE NORTH, ALONG SAID SECTION LINE, 18.45 CHAINS, TO THE POINT OF BEGINNING.
EXCEPT THE EAST 20 FEET THEREOF CONVEYED TO PIERCE COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 578370.
AND EXCEPT ANY PORTION THEREOF CONVEYED TO GILBERT E. TEITZEL AND MARY A. TEITZEL, HUSBAND AND WIFE, BY CORRECTION DEED RECORDED UNDER RECORDING NO. 831100008.
EXCEPT THAT PORTION CONVEYED TO CITY OF PUYALLUP BY DEED RECORDED UNDER RECORDING NO. 202104090539 SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

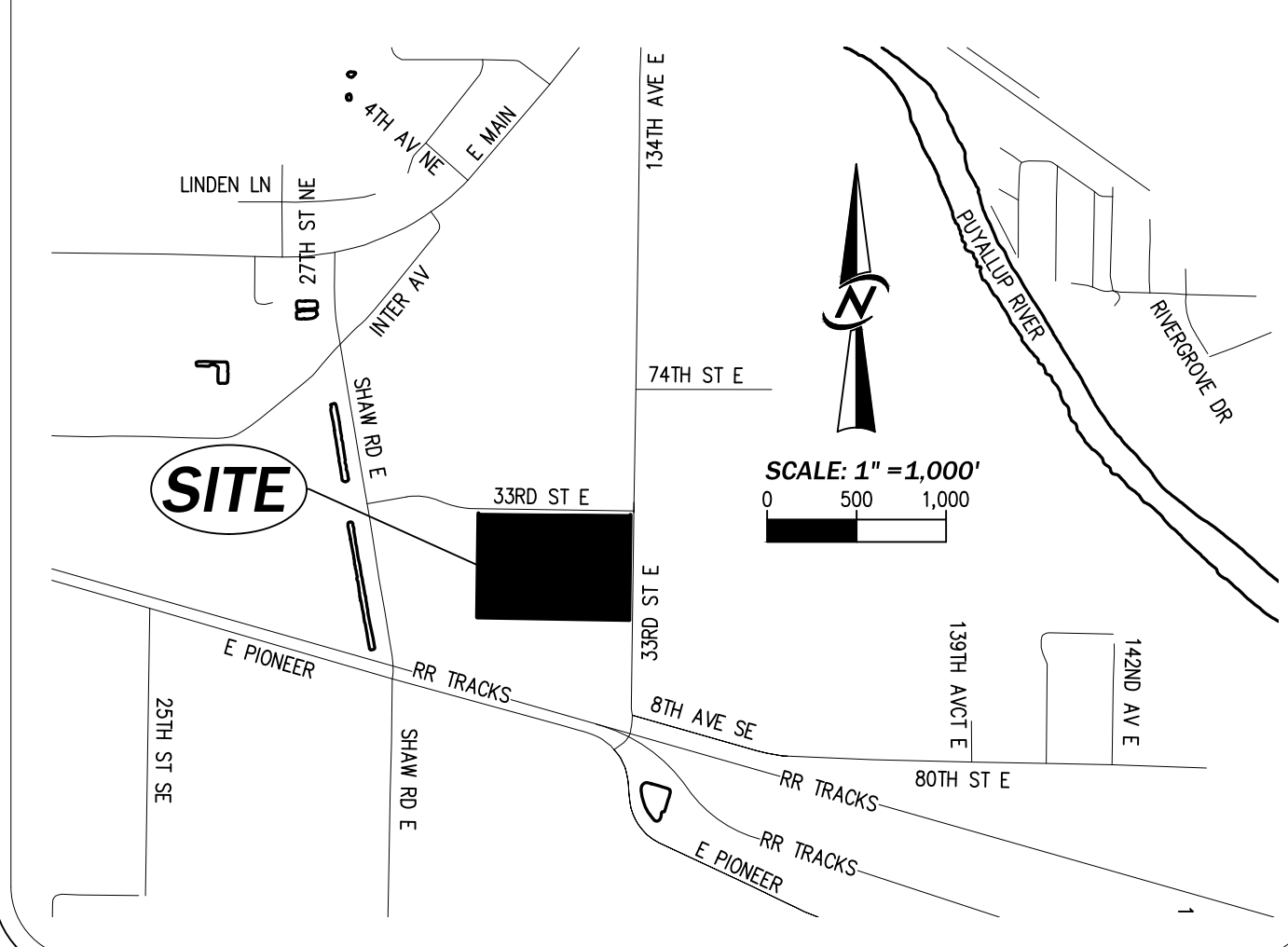
PARCEL B:
BEGINNING 250.47 FEET SOUTH OF A POINT 16.15 FEET NORTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 04 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON.
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION LINE, 876.5 FEET, MORE OR LESS, TO THE EAST LINE OF THAT CERTAIN TRACT OF LAND DEEDED TO E. O'SHEA BY DEED DATED JUNE 30, 1897 AND RECORDED JULY 5, 1897 UNDER AUDITOR'S NO. 113033;
THENCE SOUTH ALONG THE EAST LINE OF SAID O'SHEA TRACT, 366.81 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL C CONTRACTED TO BE CONVEYED IN CONTRACT OF SALE RECORDED UNDER AUDITOR'S NO. 2967518;
THENCE EAST ALONG THE NORTH LINE OF SAID TRACT AND THE NORTH LINE OF A TRACT OF LAND CONVEYED IN DEED RECORDED UNDER AUDITOR'S NO. 2372538, TO THE EAST LINE OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, TO THE POINT OF BEGINNING.
EXCEPT THE EAST 20 FEET FOR TURNER ROAD (134TH AVENUE EAST).
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

0420264018 AND 0420264007
506 & 602 33RD ST SE
PUYALLUP, WASHINGTON 98372

BOUNDARY



VICINITY MAP



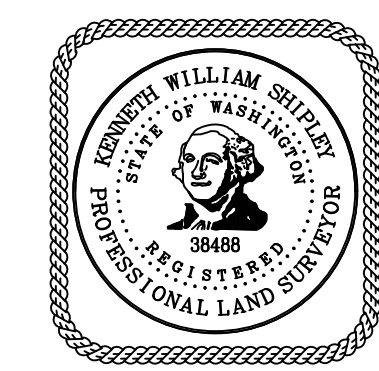
ALTA/NSPS LAND TITLE SURVEY
PUYALLUP-MASKAL PROPERTIES
BLUE FERN DEVELOPMENT

1414 MARKET STREET, SUITE 200
KIRKLAND, WA 98033

SURVEYOR'S CERTIFICATION

TO THOMAS P. AND GLENNA A. MASKAL, BLUE FERN DEVELOPMENT, FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(A)(B), AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 2021-08-20.

DATE OF PLAT OR MAP: 2021-09-03

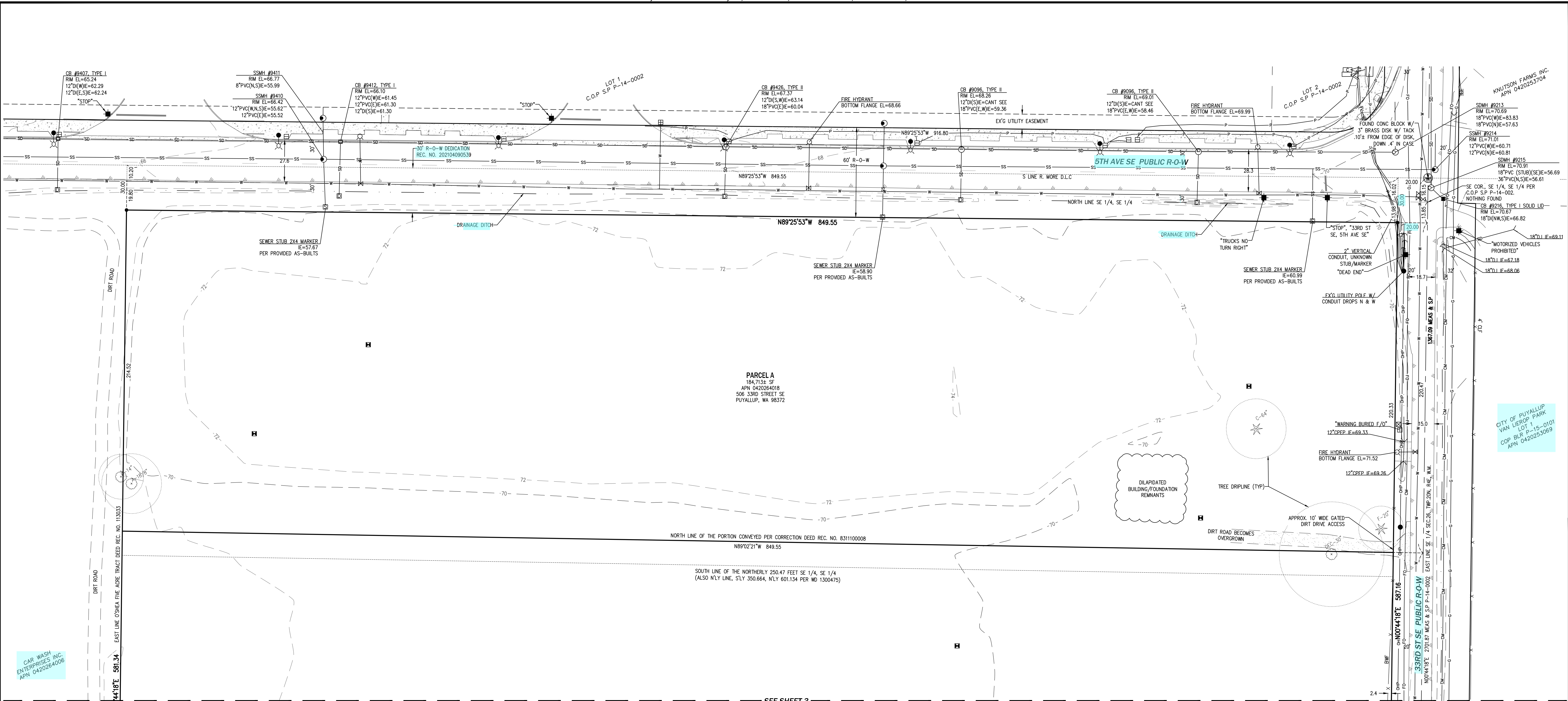


KENNETH W. SHIPLEY, PLS
CERTIFICATE NO. 38488
KWD@COREDESIGN.COM

DATE OF SURVEY	2021-09-03	SHEET	OF
DRAWN	NATHAN R. RUSTAD	1	3
PROJECT MANAGER	HOLLI H. HEAVRIN, PE	PROJECT NO.	
REVISIONS		21243	

12100 NE 195TH STREET, SUITE 300
Bothell, Washington 98011
425.885.7877





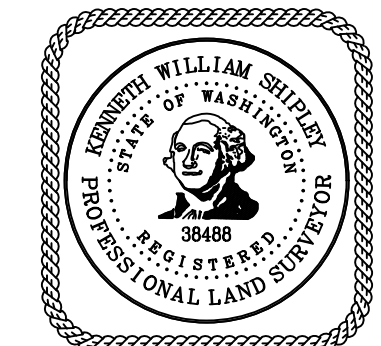
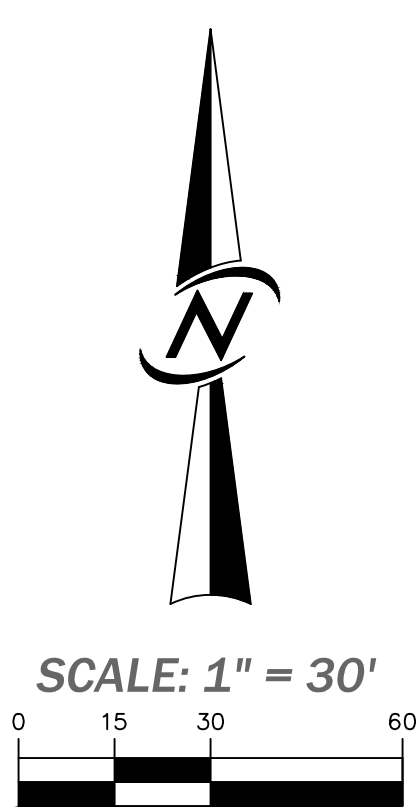
SEE SHEET 3

CAR WASH ENTERPRISES INC
APN 0420264006

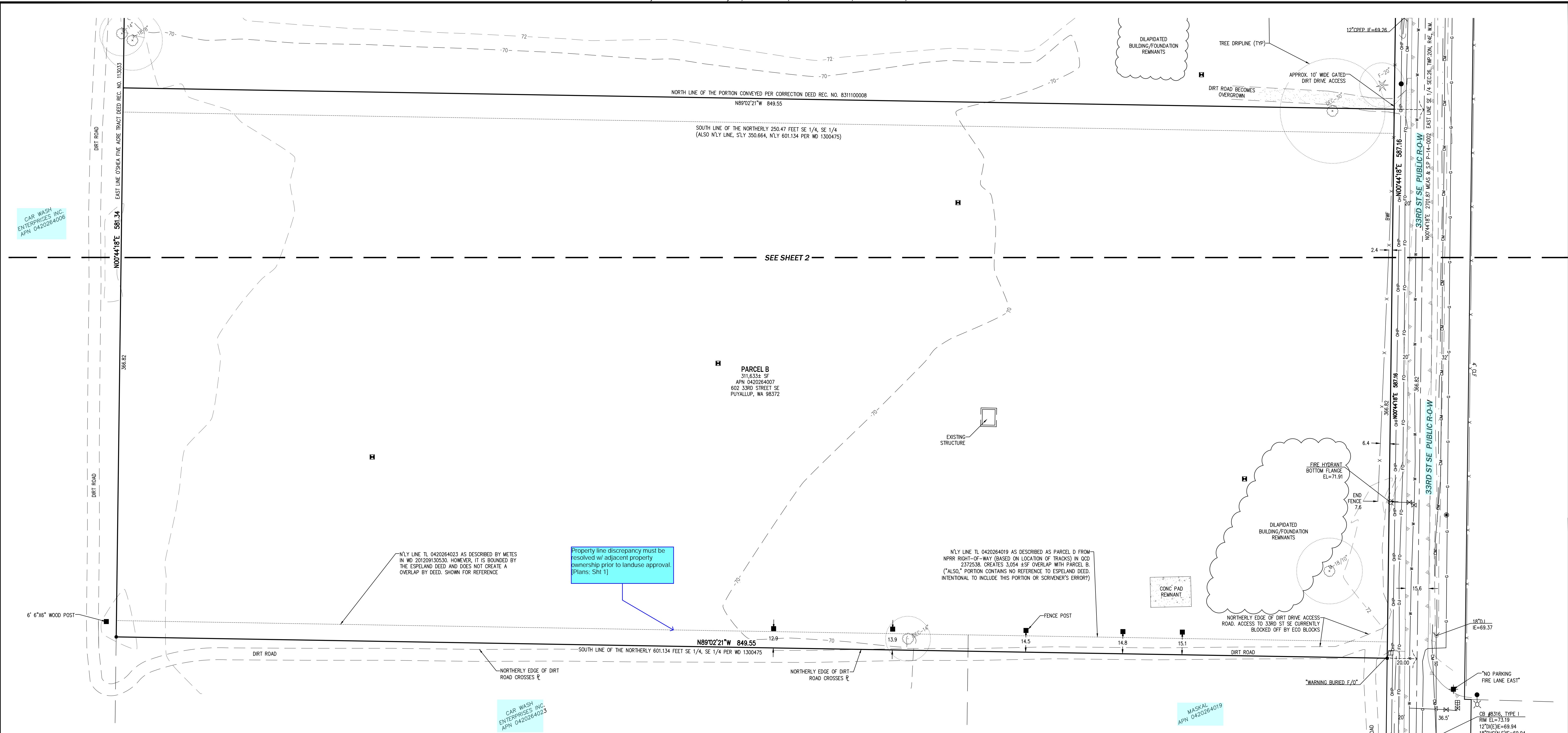
CITY OF PUTALLUP
VAN LEROP PARK
LOT 1
COP. BLR P-15-0101
APN 0420253069

LEGEND

	FOUND SECTION CORNER, AS NOTED		POWER CONDUIT		FENCE LINE
	FOUND QUARTER CORNER, AS NOTED		POWER VAULT		EDGE OF ASPHALT
	FOUND SURVEY MONUMENT, AS NOTED		POWER JUNCTION BOX		CONCRETE
	SET SURVEY MARKER, AS NOTED		COMMUNICATIONS MANHOLE		GRAVEL
	SEWER MANHOLE		TELEPHONE PEDESTAL		
	SEWER MARKER		TV PEDESTAL		
	CATCH BASIN TYPE I		TRAFFIC SIGN, AS NOTED		
	CATCH BASIN TYPE II		CONFERSOUS TREE		
	STORM DRAIN MANHOLE		DECIDUOUS TREE		
	STORM DRAIN MARKER		FVC FLOWLINE VERTICAL CURB		
	CULVERT END		CLF CHAIN LINK FENCE		
	FIRE HYDRANT		BWF BARB WIRE FENCE		
	WATER VALVE		SS SEWER LINE		
	WATER METER		SD STORM DRAINAGE LINE		
	EXCAVATED TEST PIT LOCATIONS		W WATER LINE		
	GAS VALVE		G GAS LINE		
	UTILITY POLE		OP OVERHEAD POWER LINE		
	LIGHT POLE		OC OVERHEAD COMMUNICATIONS LINE		
	GUY ANCHOR		UP UNDERGROUND POWER LINE		
			UC UNDERGROUND COMMUNICATIONS LINE		



DATE OF SURVEY	2021-09-03	SHEET	OF	 12100 NE 195TH STREET, SUITE 300 Bothell, Washington 98011 425.885.7877
DRAWN	NATHAN R. RUSTAD	2	3	
PROJECT MANAGER	HOLLI H. HEAVRIN, PE	PROJECT NO.		
REVISIONS		21243		



CAR WASH ENTERPRISES INC. APN 0420264006

Property line discrepancy must be resolved w/ adjacent property ownership prior to landuse approval. [Plans: Sht 1]

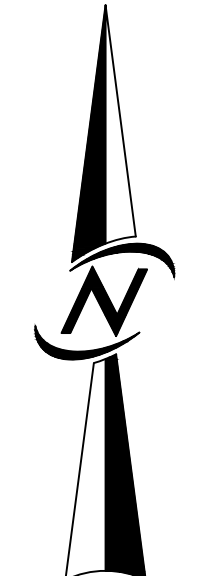
NLY LINE TL 0420264019 AS DESCRIBED AS PARCEL D FROM NPRR RIGHT-OF-WAY (BASED ON LOCATION OF TRACKS) IN OGD 2372538. CREATES 3,054 ±SF OVERLAP WITH PARCEL B. ("ALSO," PORTION CONTAINS NO REFERENCE TO ESPELAND DEED. INTENTIONAL TO INCLUDE THIS PORTION OR SCRIVENER'S ERROR?)

6" 6"x6" WOOD POST

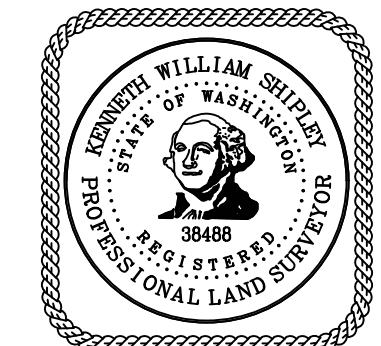
CAR WASH ENTERPRISES INC. APN 0420264023

MASKAL APN 0420264019

LEGEND			
	FOUND SECTION CORNER, AS NOTED		FENCE LINE
	FOUND QUARTER CORNER, AS NOTED		EDGE OF ASPHALT
	FOUND SURVEY MONUMENT, AS NOTED		CONCRETE
	SET SURVEY MARKER, AS NOTED		GRAVEL
	SEWER MANHOLE		POWER CONDUIT
	SEWER MARKER		POWER VAULT
	CATCH BASIN TYPE I		POWER JUNCTION BOX
	CATCH BASIN TYPE II		COMMUNICATIONS MANHOLE
	STORM DRAIN MANHOLE		TELEPHONE PEDESTAL
	STORM DRAIN MARKER		TV PEDESTAL
	CULVERT END		TRAFFIC SIGN, AS NOTED
	FIRE HYDRANT		CONFIFEROUS TREE
	WATER VALVE		DECIDUOUS TREE
	WATER METER		FLOWLINE VERTICAL CURB
	EXCAVATED TEST PIT LOCATIONS		CHAIN LINK FENCE
	GAS VALVE		BARB WIRE FENCE
	UTILITY POLE		SEWER LINE
	LIGHT POLE		STORM DRAINAGE LINE
	GUY ANCHOR		WATER LINE
			GAS LINE
			OVERHEAD POWER LINE
			OVERHEAD COMMUNICATIONS LINE
			UNDERGROUND POWER LINE
			UNDERGROUND COMMUNICATIONS LINE

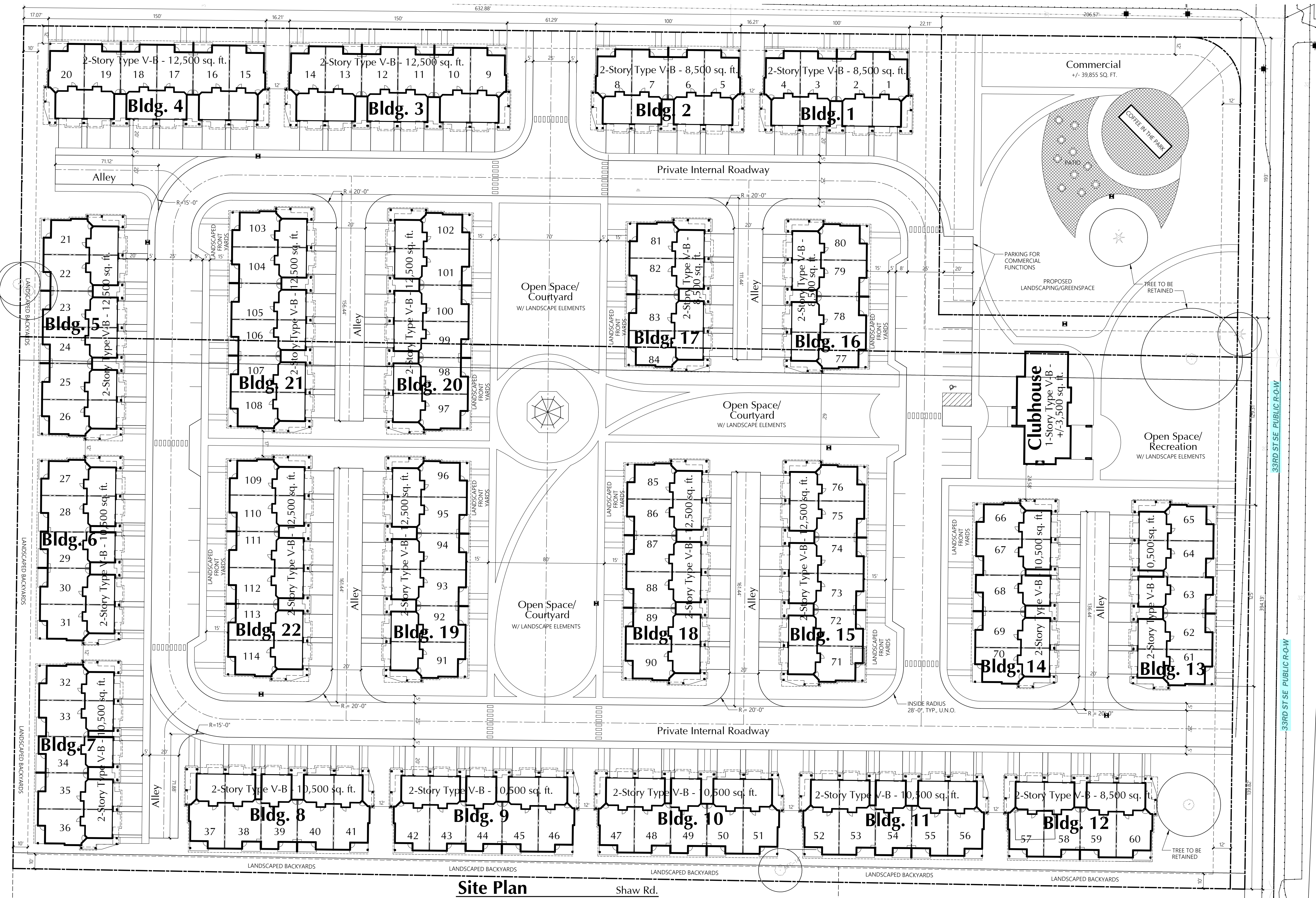


SCALE: 1" = 30'



DATE OF SURVEY	2021-09-03	SHEET	OF	<p>12100 NE 195TH STREET, SUITE 300 Bothell, Washington 98011 425.885.7877</p>
DRAWN	NATHAN R. RUSTAD	3	3	
PROJECT MANAGER	HOLLI H. HEAVRIN, PE	PROJECT NO.		
REVISIONS		21243		

CITY OF PUYALLUP
VAN LIEROP PARK
LOT
COP. BLR 7-15-0101
APN 0420253969



Site Plan
Shaw Rd.
1" = 30'

SITE SUMMARY
ADDRESS: 506 33RD ST. SE & 602 33RD ST. SE PUYALLUP, WA 98372
PARCEL NUMBERS: 0420264018 & 0420264007
SITE AREA: +/-11.4 ACRES (496,346.27 SQ. FT.)
ZONING: CMX
OVERLAY: AGRICULTURAL
COMP PLAN:
DENSITY:
MIN = 4 UNITS PER ACRE
MAX = 10 UNITS PER ACRE
PROPOSED = 114 UNITS/11.4 = 10.0 DU/A
SETBACKS:
FRONT YARD - 12'-20"
INTERIOR SIDE YARD - 6'
STREET SIDE YARD - 12'-20"
REAR YARD - 10'
PROPOSED:
FRONT - 12"
INTERIOR SIDE YARD - N/A
STREET SIDE YARD - 12"
REAR YARD - 10"
BUILDING HEIGHT:
MIN. 24' (2 STORIES)
MAX = 40' (3 STORIES)
PROPOSED = 2 STORIES
MAX. LOT COVERAGE: 85%
REQUIRED PARKING:
MIN. 1.5 STALLS/UNIT FOR RESIDENTIAL
PROPOSED = 2 STALLS PER UNIT (GARAGE) + 28 GUEST STALLS (ON-STREET) + APRONS
REQUIRED OPEN SPACE:
PRIVATE OPEN SPACE (GROUND FLOOR UNIT) = 200 SQ. FT.
COMMON OPEN SPACE = N/A
PROPOSED: PRIVATE FRONT/REAR YARD @ MIN. 200 SF + COMMON COURTYARD AND RECREATION SPACES
UNIT COUNT: 114 UNITS (3 BED/3 BATH 2 STORY TOWNHOMES)
DESIGN GUIDELINES FOR CMX ZONE:
• FARMHOUSE STYLE DESIGN
• BUILDINGS ORIENTED TOWARD PUBLIC REALM
TRASH AND RECYCLING:
1 FACILITY PER 25 UNITS, NO MORE THAN 200 FT. FROM UNITS
PROPOSED: INDIVIDUAL BINS STORED IN GARAGE
STREET FRONT REQUIREMENTS:
TOTAL FRONTAGE = 394' + 633' = 1027'
MIN. FRONTAGE = 50% * 1027' = 514'
TOTAL BUILDING FRONTAGE = 625'

NOTE: West side of 33rd and area south of 5th stormwater flows westward under Shaw Road. At Inter Avenue, the flow splits and is conveyed westward to Deer Creek and northward to the Payalag River. The applicant may discharge to the existing stormwater trunkline provided pre-development flows are maintained and discharged westward (MRB analysis). (Plans: SH-5)

City/Agenc preferred sewer connection location (Plans: SH-5)

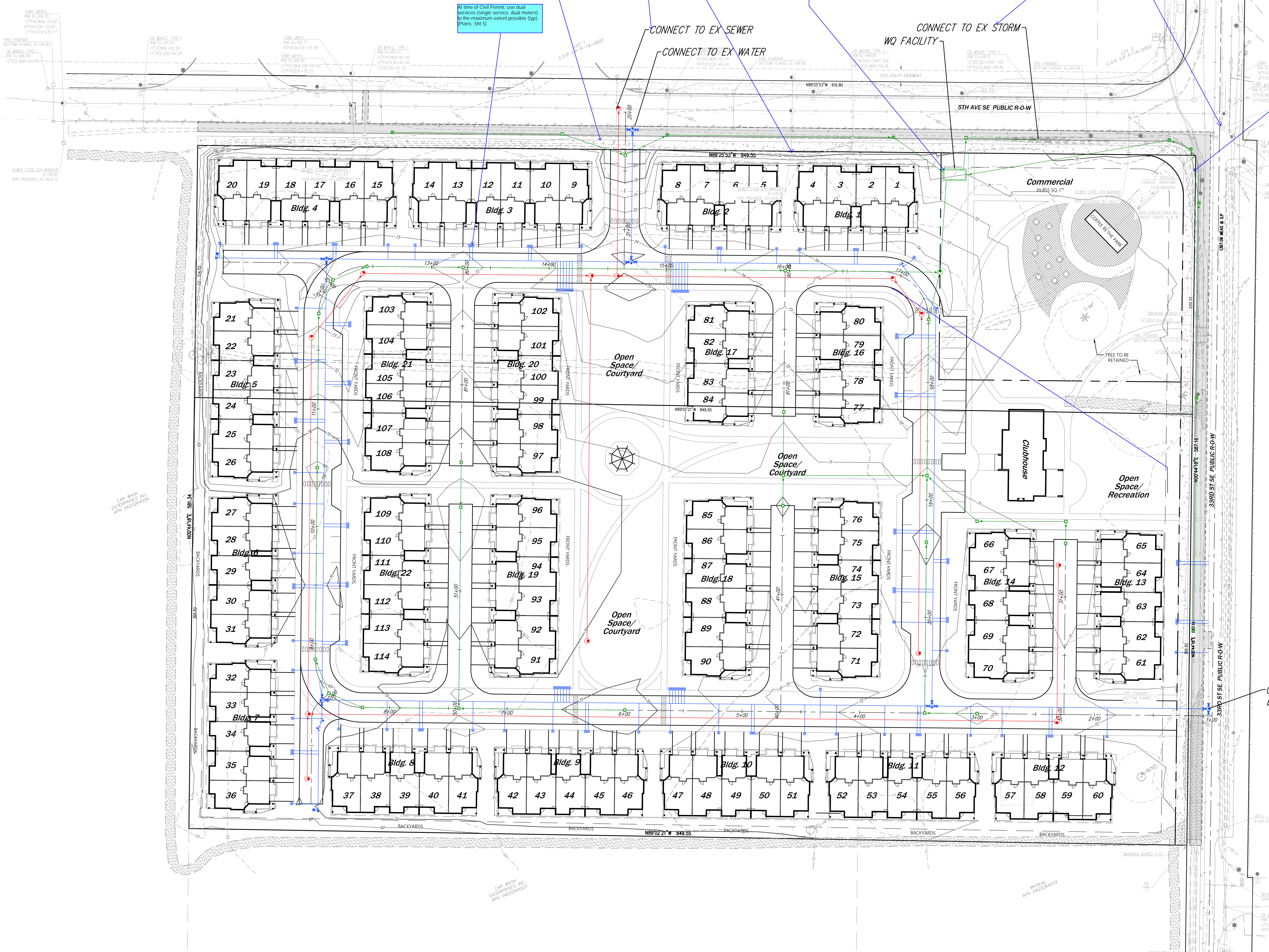
Confirm entrance location considering future access to the Car Wash properties and distance to intersection. (Plans: SH-5)

At time of Civil Permit, use dual services (single service, dual meters) to the maximum extent possible (typ). (Plans: SH-5)

Public storm must be separated from private stormwater facilities. (Plans: SH-5)

Extend storm trunkline across frontage of 33rd St SE. Connect on-site storm tributary to the trunkline at 33rd St SE. 5th Ave stormwater (public) to be conveyed separately. (Plans: SH-5)

See City SH-01-01-14 for public storm alignments. (Do not cut corner) (Plans: SH-5)



SCALE: 1" = 30'

LEGEND

	STORM PIPE
	SEWER PIPE
	WATER MAIN
	WATER METER

UTILITY PIPES	UTILITY PIPE LENGTHS
SEWER	2,448 LF
STORM	3,371 LF
WATER	2,304 LF

EARTHWORK	UTILITY PIPE LENGTHS
CUT	1,426 CY
FILL	16,230 CY
NET	14,804 CY IMPORT

CORE DESIGN
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
 12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

SHAW ROAD PROPERTY

17/08/2025 2:44 PM 1:20:11 12100 NE 195th St, Suite 300 Bothell, WA 98011