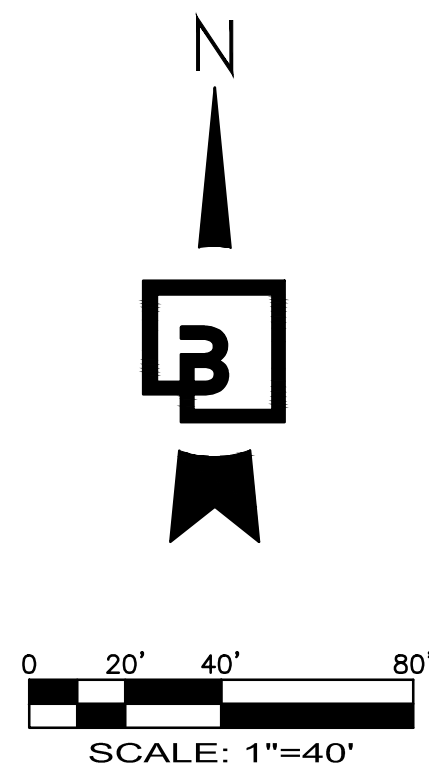


COVER SHEET



LEGEND

RIPRAP	
PROPOSED TYPE II CATCH BASIN	
PROPOSED TYPE I CATCH BASIN (CB)	
EXISTING TYPE II CATCH BASIN	
EXISTING TYPE I CATCH BASIN	
PROPOSED STORM DRAINAGE LINE	
EXISTING STORM DRAINAGE LINE	
EXISTING STORM DRAINAGE LINE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER LINE	
EXISTING WATERMAIN	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED WATER LINE	
PROPOSED FIRE HYDRANT (FH)	
PROPOSED SEWER MANHOLE	
PROPOSED SEWER PIPE	
PROPOSED SPOT ELEVATIONS	
EXISTING CONTOURS	
EXISTING GRAVEL	
RIDGE LINE	
PROPOSED ASPHALT	
SECTION LINE	
WETLAND BUFFER	

REVIEW #1
SEPA-2024-0005

INDEX TO SHEETS:

- P1 OF 3 COVER SHEET
- P2 OF 3 EXISTING CONDITIONS AND DEMOLITION PLAN
- P3 OF 3 PRELIMINARY SITE PLAN

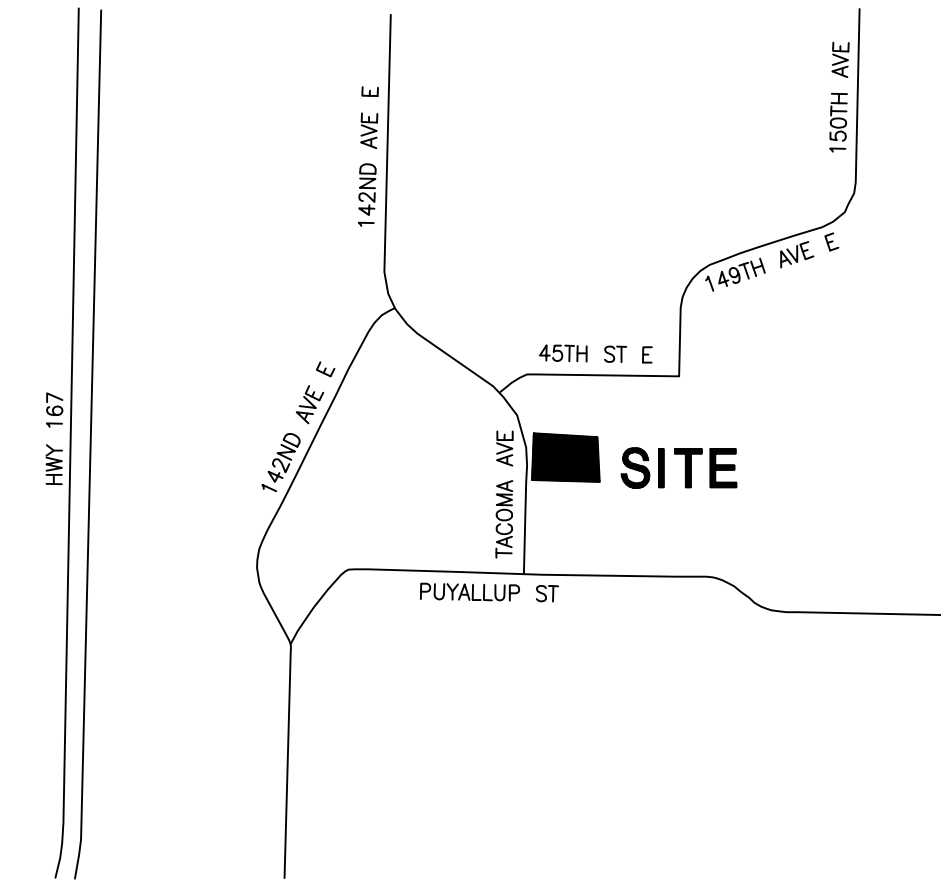
UTILITY CONFLICT NOTE

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
801 98th AVE S.E.
OLYMPIA, WASHINGTON 98501-7019

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

VICINITY MAP SUMNER, WASHINGTON



LEGAL DESCRIPTION:

LOT 2, CITY OF SUMNER SHORT PLAT, ACCORDING TO THE SHORT PLAT THEREOF RECORDED MARCH 11, 2002, UNDER RECORDING NO. 200203115001, IN PIERCE COUNTY, WASHINGTON.

BASIS OF BEARINGS:

ACCEPTED THE BEARING OF N 88°52'31" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF PUYALLUP ST, PER REFERENCE NO. 1.

VERTICAL DATUM:

NAVD 88 PER GPS OBSERVATIONS

REFERENCES:

- R1. SHORT PLAT, AUDITOR'S FILE NO. 200203115001, RECORDS OF PIERCE COUNTY, WASHINGTON.

SURVEYOR'S NOTES:

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2023 AND MARCH OF 2024. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
2. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
3. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
4. SUBJECT PROPERTY TAX PARCEL NO. 0420138020
5. APPROXIMATE SUBJECT PROPERTY AREA IS: 101,353 SQ FT +/- (2.33 ACRES)
6. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.
7. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 232666-SC, WITH AN EFFECTIVE DATE OF AUGUST 17, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 5305300353E, WITH AN EFFECTIVE DATE OF MARCH 7, 2017 FOR COMMUNITY NO. 530147, IN PIERCE COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
9. ZONING INFORMATION: A ZONING REPORT HAS NOT BEEN PROVIDED BY THE CLIENT PER THE 2021 ALTA STANDARDS.
10. THERE WERE NO OBSERVED STRIPED PARKING SPACES ON THE PROPERTY.
11. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY AT THE TIME OF THE SURVEY.

Revision
Appr.
Ckd.
By
Date
No.

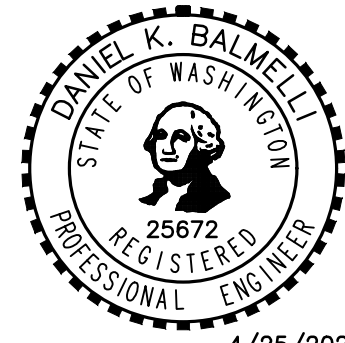
COVER SHEET

4611 TACOMA AVE LLC

Title:

NEWMARK
10900 NE 4TH STREET, SUITE 1430
BELLEVUE, WA 98004
(425) 362-1388

For:

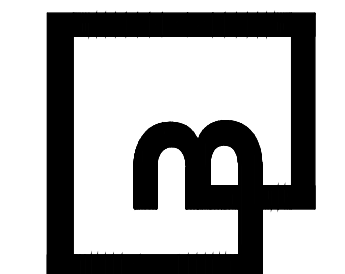


4/25/2024

Scale:
Horizontal 1"=40'
Vertical NA

Designed VMS
Drawn VMS
Checked KEH
Approved JGH
Date 04/15/24

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



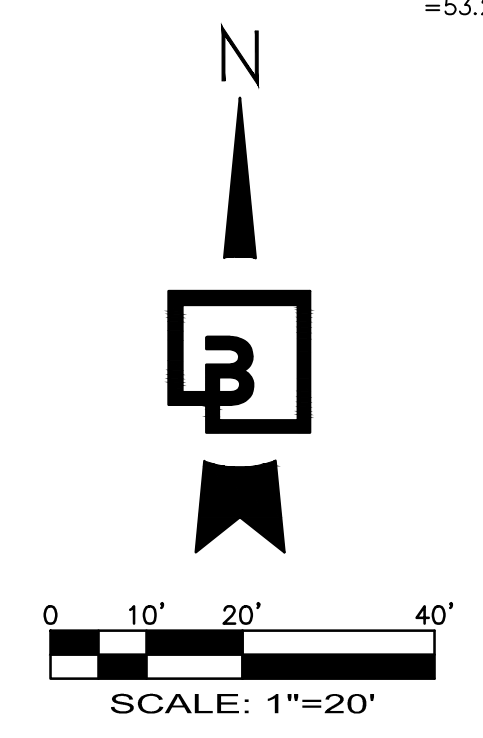
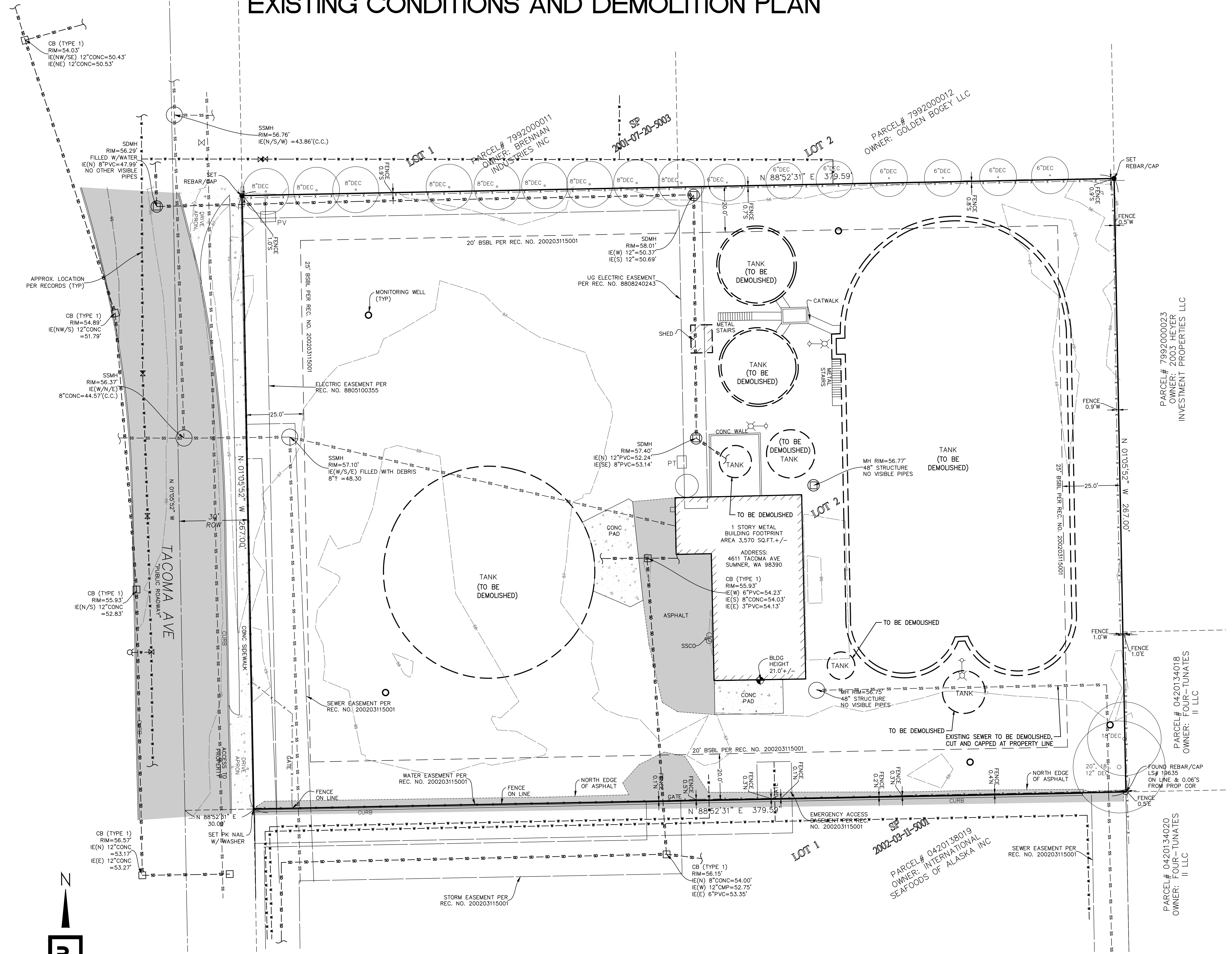
Job Number
22474

Sheet
P1 of 3

EXISTING CONDITIONS AND DEMOLITION PLAN

- LEGEND**
- CENTERLINE ROW
 - - - FENCE LINE (CHAIN LINK)
 - ⊗ MONUMENT (IN CASE, FOUND)
 - ⊙ NAIL AS NOTED
 - - - PROPERTY LINES (ADJACENT)
 - - - PROPERTY LINE (SUBJECT)
 - ⊕ REBAR & CAP (SET)
 - ⊕ REBAR AS NOTED (FOUND)
 - ▬ RETAINING WALL
 - ▬ RIGHT-OF-WAY LINES
 - ▬ BUILDING
 - BOLLARD
 - ▬ ASPHALT SURFACE
 - ▬ CONCRETE SURFACE
 - ⊕ GAS METER
 - ⊕ LIGHT POLE
 - ⊕ POWER METER
 - ⊕ POWER TRANSFORMER
 - ⊕ POWER VAULT
 - ⊕ INLET (TYPE 1)
 - ⊕ STORM MANHOLE
 - ⊕ CLEANOUT
 - ⊕ SEWER MANHOLE
 - ⊕ GAS VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ▬ WATER LINE
 - ▬ STORM DRAIN LINE
 - ▬ SEWER LINE
 - SIZE TYPE TREE (AS NOTED)

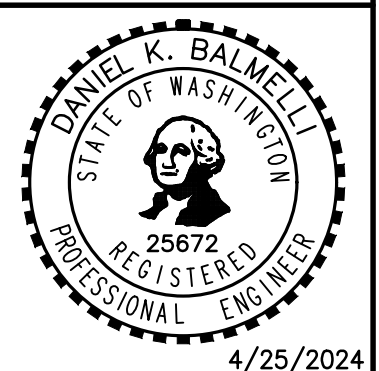
- BSBL BUILDING SETBACK KLINE
- CB CATCH BASIN
- CONC CONCRETE
- COR CORNER
- MEAS MEASURED
- MON MONUMENT
- PROP PROPERTY
- SDMH SERVICE DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE



No.	Date	By	Chk.	Appr.	Revision

Title:
EXISTING CONDITIONS AND DEMOLITION PLAN
 4611 TACOMA AVE LLC

For:
NEWMARK
 10900 NE 4TH STREET, SUITE 1430
 BELLEVUE, WA 98004
 (425) 362-1388



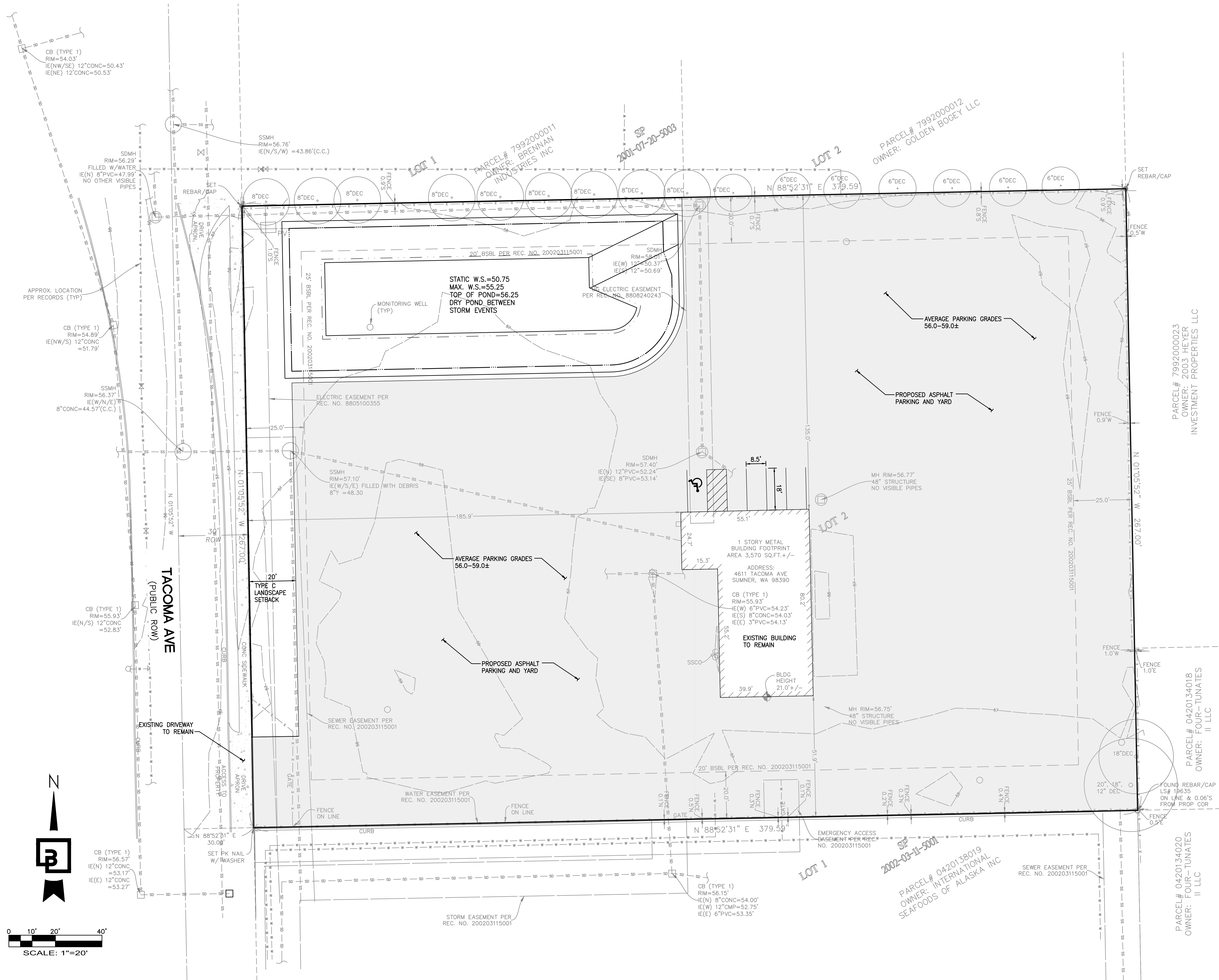
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Designed	VMS			
Drawn	VMS			
Checked	KEH			
Approved	JSH			
Date	04/15/24			

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

Job Number
22474
 Sheet
P2 of **3**

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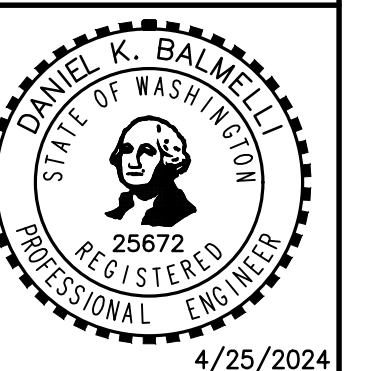
PRELIMINARY SITE PLAN



No.	Date	By	Chk.	Appr.	Revision

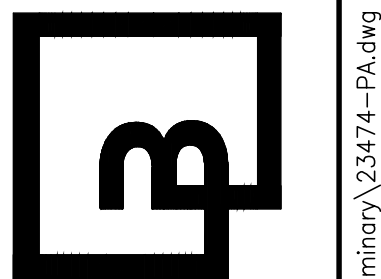
PRELIMINARY SITE PLAN
4611 TACOMA AVE LLC

NEWMARK
 10900 NE 4TH STREET, SUITE 1430
 BELLEVUE, WA 98004
 (425) 362-1388



Scale:	Horizontal	1"=20'	Vertical	NA					
Designed	VMS	Drawn	VMS	Checked	KEH	Approved	JSH	Date	04/15/24

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Job Number
22474
 Sheet
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