

| SITE DATA:                 |  |
|----------------------------|--|
| OWNERS:                    | GAFFNEY PROPERTIES LLC   |
| PARCEL NUMBER:             | 0420233054   |
| SITE ADDRESS:              | XXX VALLEY AVE<br>SUMNER, WA 98390 E   |
| ZONING:                    | LDR-12   |
| TOTAL GROSS AREA:          | 26,888 SF (0.62 AC)  |
| PROPOSED USE:              | FUNERAL HOME (18.12.040.R.)  |
| CRITICAL AREAS:            | NONE   |
| SEWER DISTRICT:            | CITY OF SUMNER   |
| SEWER:                     | CITY OF SUMNER   |
| FIRE DISTRICT:             | CITY OF SUMNER   |
| SCHOOL DISTRICT:           | CITY OF SUMNER   |
| MAX BUILDING HEIGHT:       | 30'  |
| MINIMUM PARKING:           | 1 STALL/2000SF   |
| MAX COVERAGE:              | 35%  |
| ENVIRONMENTAL CONSTRAINTS: | NONE   |
| YARD SETBACKS:             |  |
| FRONT:                     | 25'  |
| REAR:                      | 30'  |
| SIDES:                     | 10'+5'   |
| PROPOSED PARKING:          | 4 STALLS (W/ THE EXECUTION OF A<br>SHARED ACCESS & PARKING EASEMENT<br>W/ PARCELS 0420233192 & 0420233193) |

# GAFFNEY COOL BUILDING

NE 1/4, SW 1/4, SEC.23, TWN.20 N., RNG. 4 E., W.M.

CITY OF SUMNER, PIERCE COUNTY, WA

## PRELIMINARY SITE PLAN

**LEGAL DESCRIPTION:**

ALL THAT PORTION OF THE ISAAC WOOLERY DONATION LAND CLAIM NO. 43, IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF VALLEY AVENUE, AT THE SOUTHWEST CORNER OF THE OLD PIONEER CEMETERY, PIERCE COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 849637;

THENCE NORTH 0°54'34" EAST ALONG THE WEST LINE OF SAID OLD PIONEER CEMETERY, 232.76 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 87°34' WEST ALONG THE SOUTH LINE OF SUMNER CEMETERY SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 3, RECORDS OF PIERCE COUNTY, WASHINGTON, 150 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF;

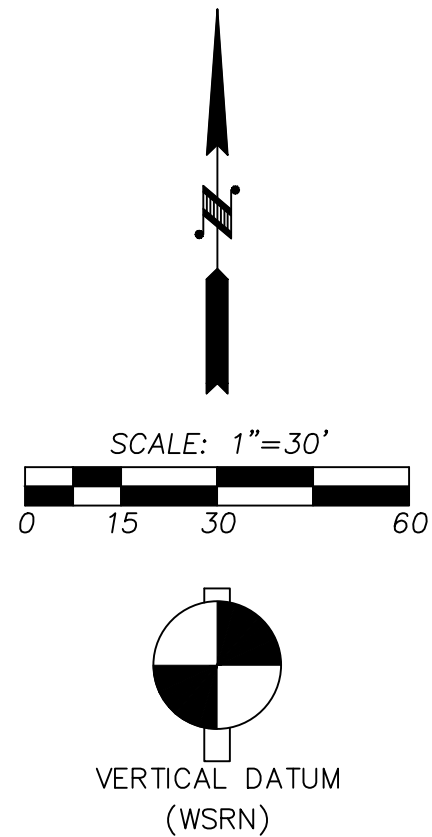
THENCE NORTH 92°8' EAST ALONG THE WEST LINE OF SAID SUMNER CEMETERY SECOND ADDITION, 120 FEET, MORE OR LESS TO THE SOUTHERLY LINE OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILROAD RIGHT OF WAY;

THENCE NORTH 79°36'50" WEST ALONG SAID SOUTHERLY LINE, 83.2 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO LOUIS G. GEISERT AND EVA MAE GEISERT, HUSBAND AND WIFE, BY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 2157468;

THENCE SOUTH 10°45'30" WEST ALONG THE EAST LINE OF SAID GEISERT TRACT TO THE NORTH LINE OF VALLEY AVENUE;

THENCE SOUTH 75°02' EAST ALONG SAID NORTH LINE, 276.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THOSE PORTIONS THEREOF, IF ANY, CONVEYED FOR USE OR FUTURE USE FOR THE PURPOSE OF IN EARTH INTERMENTS, MAUSOLEUM, CRYPT OR COLUMBARIUM PURPOSES.



NAVD 88 ESTABLISHED USING GPS RTK ROVER  
CONSTRAINED TO THE WASHINGTON STATE  
REFERENCE NETWORK (WSRN) STATIONS

**CONTOUR INTERVAL=1'**

TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

**HORIZONTAL DATUM**

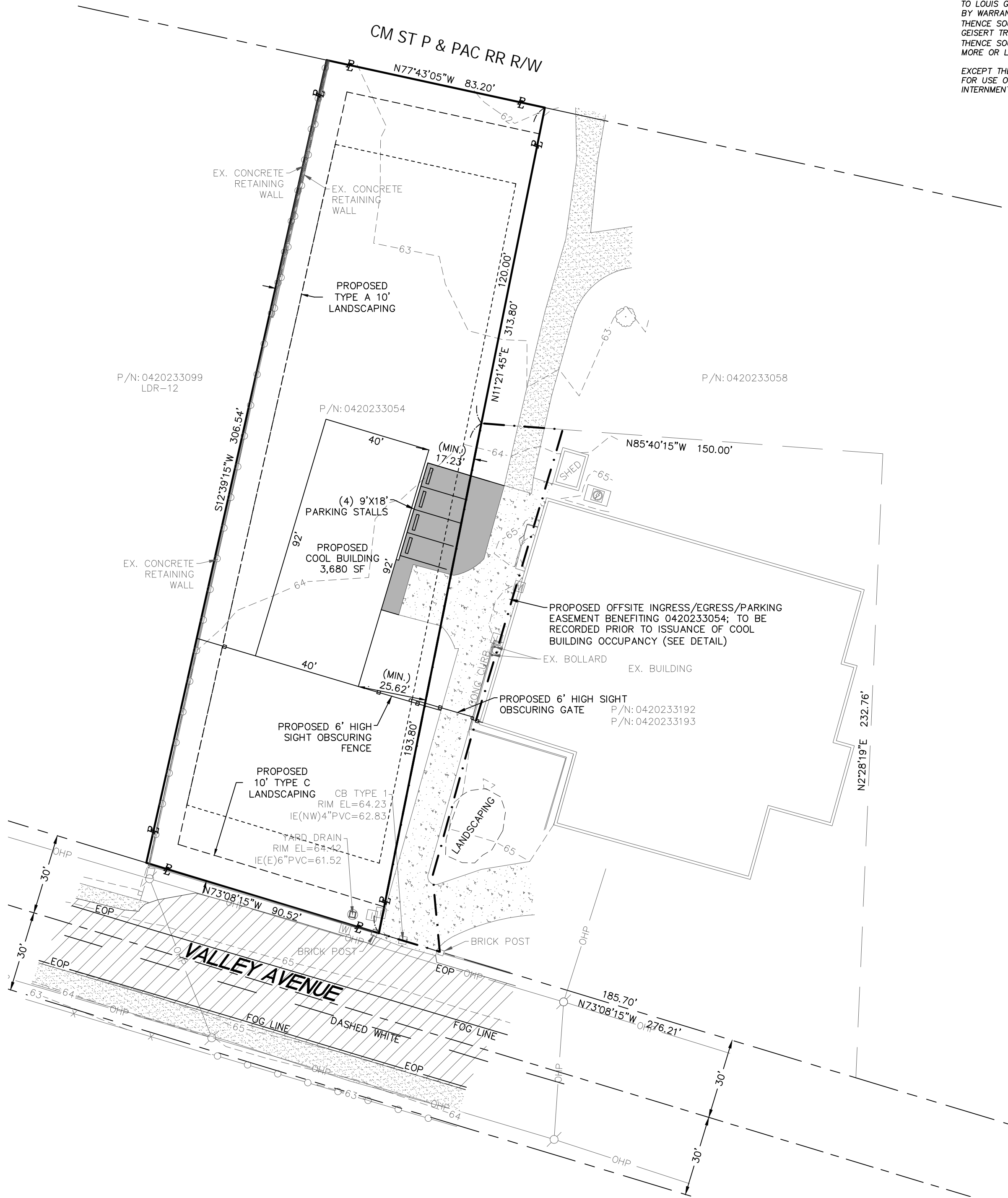
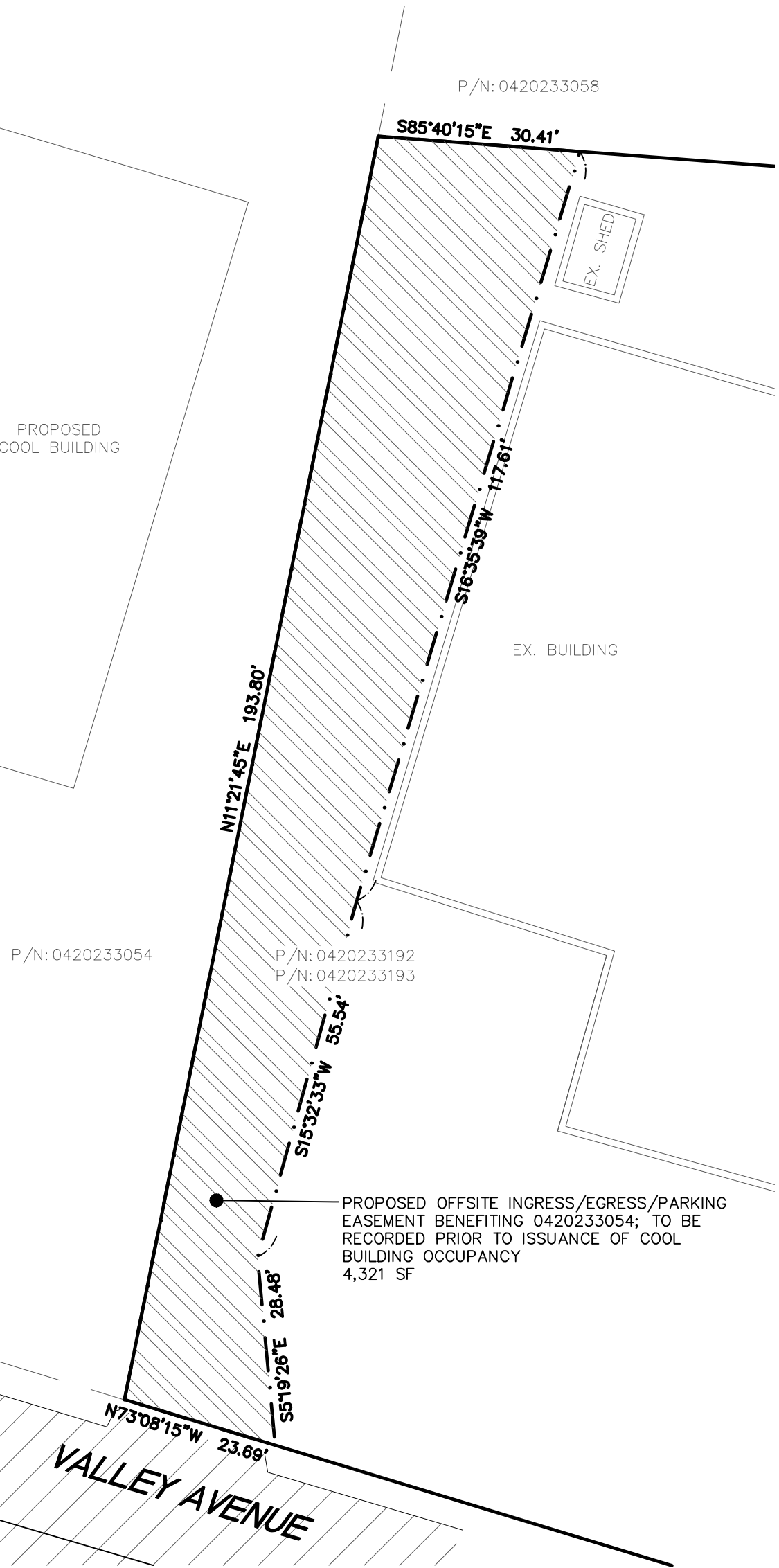
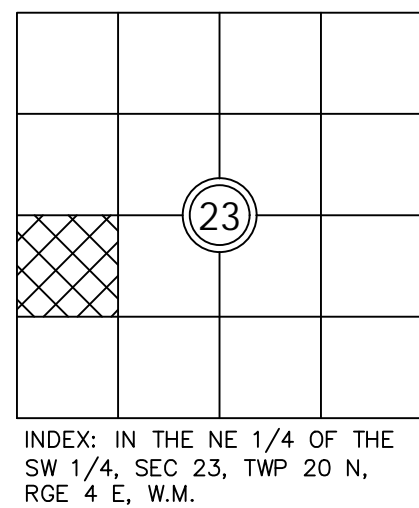
NAD 83/11 WASHINGTON SOUTH ZONE  
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE  
WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

**METHOD OF SURVEY AND FIELD EQUIPMENT UTILIZED:**

CONVENTIONAL FIELD TRAVERSE METHODS  
(UTILIZING A TRIMBLE S5 AND/OR SX12 TOTAL  
STATION) AND GPS RTK ROVER METHODOLOGY

THIS SURVEY COMPLIES WITH ALL  
STANDARDS AND GUIDELINES OF THE  
"SURVEY RECORDING ACT" CHAPTER  
58.09 RCW AND 332-130 WAC

- LEGEND**
- PROPERTY LINE
  - EXISTING CONTOUR
  - RIGHT OF WAY LINE
  - EXISTING OVERHEAD POWER
  - EXISTING HAND RAILING
  - EXISTING METAL FENCE
  - EXISTING CHAINLINK FENCE
  - PROPOSED 6' HIGH SIGHT OBSCURING FENCE
  - PROPOSED OFFSITE INGRESS/EGRESS/PARKING EASEMENT
  - EXISTING SIGN
  - EXISTING BOLLARD
  - EXISTING POWER METER
  - EXISTING POWER GENERATOR
  - EXISTING UTILITY POLE
  - EXISTING GAS METER
  - EXISTING WATER SERVICE METER
  - EXISTING IRRIGATION CONTROL VALVE
  - EXISTING YARD DRAIN
  - EXISTING CATCH BASIN
  - EXISTING GRAVEL
  - EXISTING ASPHALT
  - EXISTING CONCRETE
  - PROPOSED ASPHALT OR CONCRETE
  - PROPOSED EASEMENT AREA
  - EXISTING TREE



10088-10088B (SHARED) CAD PROJECTS 10088 - GAFFNEY COOL BUILDING PLANNING 10088B BASELINES 8/26/2025 10:38 AM DWG TO REV/AC/2

|   |                |                 |  |
|---|----------------|-----------------|--|
| JOB NUMBER<br>10088   |                |                 |  |
| SCALE<br>1"=30'   | HOR.<br>1"=30' | VERT.<br>N/A    |  |
| DESIGNED G.M.   | DRAWN<br>MEH   | CHECKED<br>G.M. |  |
| PROPOSED BY: GAFFNEY GROUP<br>1002 S. YAKIMA AVE<br>TACOMA, WA 98405  |                |                 |  |
| CONTACT: COREY GAFFNEY<br>PH: 253-597-7347  |                |                 |  |
| LARSON and ASSOCIATES<br>surveyors, engineers & planners<br>9027 PACIFIC AVENUE, SUITE 4<br>TACOMA, WA 98444 (253) 474-3404 |                |                 |  |
| COVER SHEET   |                |                 |  |
| DATE<br>8/26/2025   |                |                 |  |
| DRAWING NO.<br>10088BASE  |                |                 |  |
| SHEET 1 OF 1  |                |                 |  |

CVR