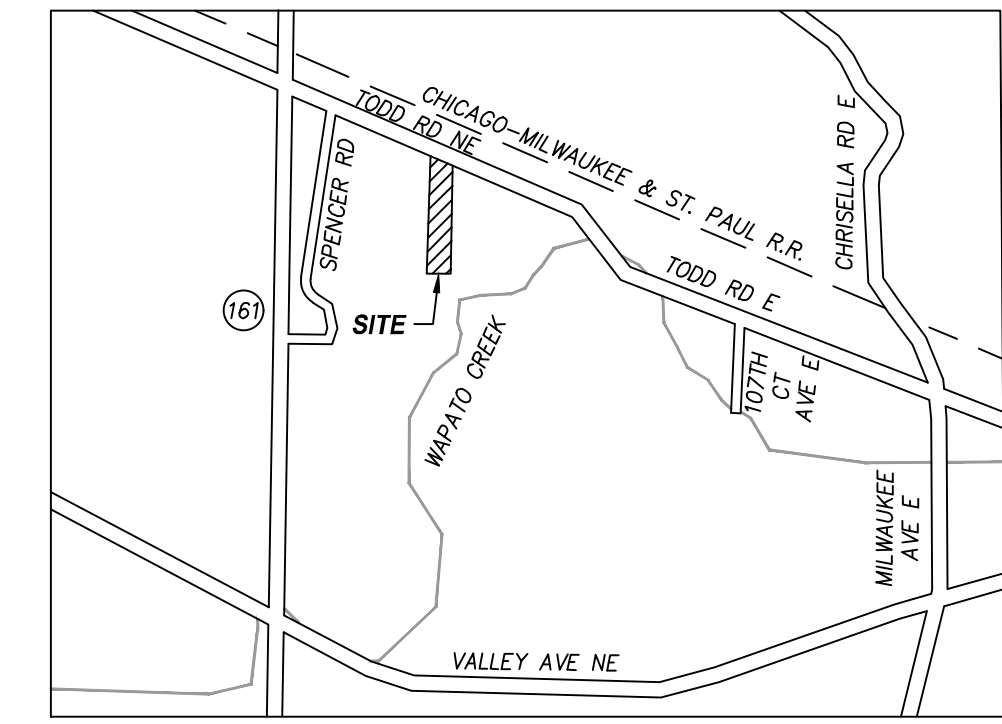


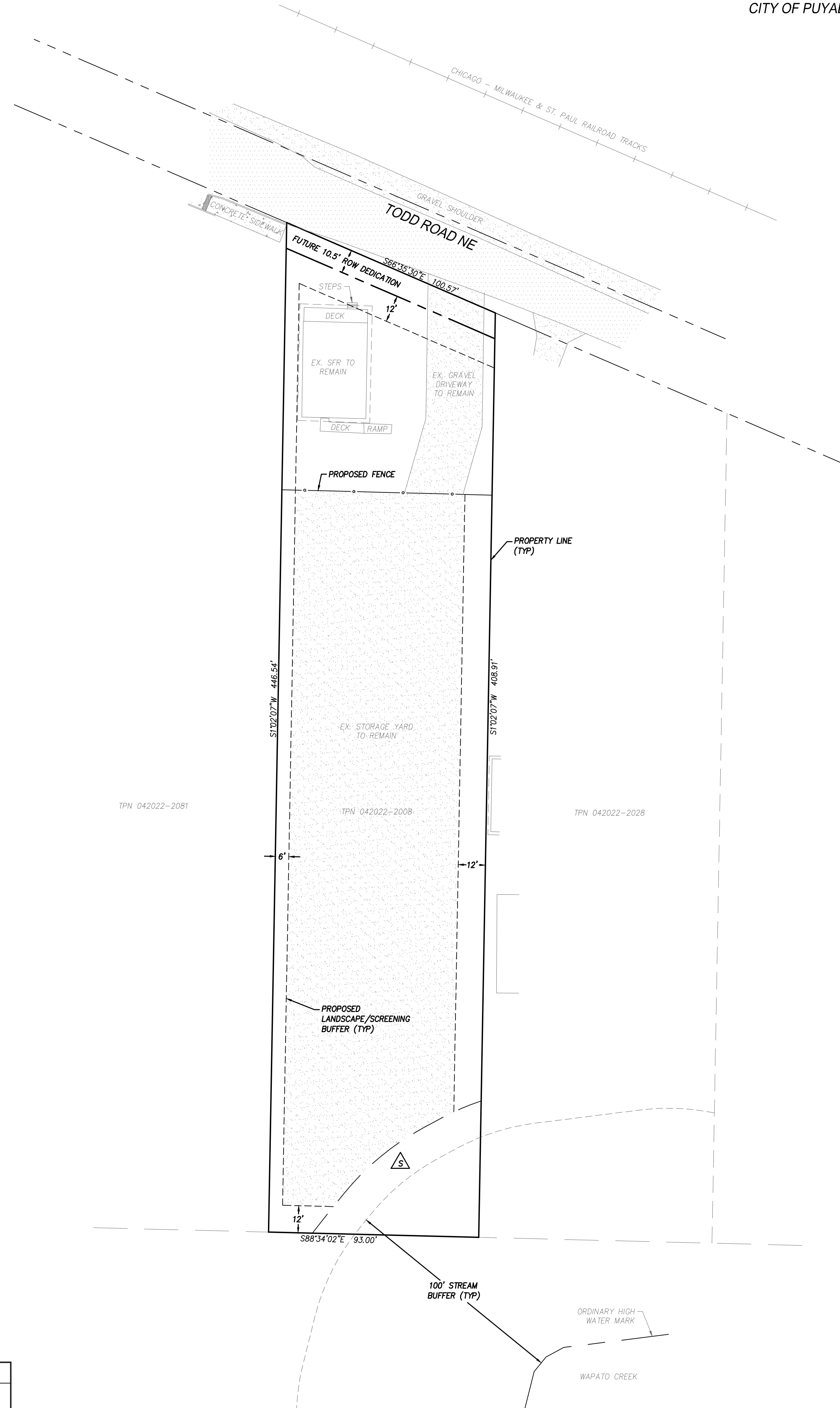
0 5 10 20 30  
SCALE 1" = 30'

# APL PROPERTIES

A PORTION OF THE NW 1/4 OF NW 1/4 OF SECTION 22, T. 20 N., R. 04 E., W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON



VICINITY MAP  
NTS



**PROJECT TEAM:**

**APPLICANT:** AMERICAN PRIDE LENDING, LLC  
PO BOX 1226  
KENT, WA 98035  
(206) 817-9839  
CONTACT SIKANDER SEKHON

**ENGINEER/SURVEYOR/PLANNER:** SAM SALO, PE / STEVE MCCASKEY, PLS / AMY DONLAN  
ENCOMPASS ENGINEERING & SURVEYING  
165 NE JUNIPER STREET, SUITE 201  
ISSAQUAH, WA 98027  
(425) 392-0250

**GEO TECH:** HENRY WRIGHT, PE  
EARTH SOLUTIONS NW LLC  
15365 NE 90TH STREET, SUITE 100  
REDMOND, WA 98052  
(425) 449-4704

**WETLAND ECOLOGIST:** JOHN ALTMANN  
ALTMANN OLIVER ASSOCIATES, LLC  
PO BOX 578  
CARNATION, WA 98014  
(425) 333-4535

**SITE DATA:**

**SITE ADDRESS:** 212 TODD RD NE  
PUYALLUP, WA 98371

**SITE AREA:** 39,779 SF (0.91 AC) - AS SURVEYED

**TAX PARCEL:** 042022-2008

**ZONING:** RM-20 HIGH DENSITY  
MF RESIDENTIAL

**MAX. NET DENSITY:** 14 DU/ACRE

**MAX. ALLOWABLE DENSITY:** 16 DU/ACRE

**PROPOSED USE:** LIGHT MANUFACTURING - ML  
CONTRACTOR SHOP & STORAGE YARD

**TOTAL PROPOSED LOTS:** 1

**SETBACKS:**

	RM-20	ML
FRONT SETBACK:	20'	20'
INTERIOR SETBACK:	20'	0'
REAR SETBACK:	15'	0'
STREAM BUFFER SETBACK:	15'	

**UTILITY DISTRICT INFORMATION:**

**SANITARY SEWER:** CITY OF PUYALLUP (253) 841-5505

**WATER:** CITY OF PUYALLUP (253) 841-5505

**FIRE:** CENTRAL PIERCE FIRE & RESCUE (253) 538-6400

**PHONE/CABLE:** CENTURY LINK (866) 642-0444

**ELECTRIC/NATURAL GAS:** PUGET SOUND ENERGY (888) 225-5773

**IMPERVIOUS SURFACES:**

EXISTING RESIDENCE (ROOF):	1,653 SF
EXISTING UNCOVERED STEPS/RAMP/DECK:	140 SF
EXISTING STORAGE YARD GRAVEL:	22,395 SF
<b>TOTAL:</b>	<b>24,188 (60.80%)</b>

**GRADING VOLUMES**

CUT: 5 CY ±  
FILL: 5 CY ±  
NET: 0 CY ±  
\*TO BE VERIFIED BY CONTRACTOR

**SITE AREAS SUMMARY:**

BUILDING FOOT PRINT: 1,804 SF  
GRAVELED AREA: ENTIRE SITE

SITE WORK: THE SITE AND HOUSE ON-SITE WERE IN SERIOUS DISREPAIR WHEN THE OWNER TOOK POSSESSION OF THE PROPERTY. THE HOUSE WAS CLEANED UP, PAINTED AND REPAIRED TO BE HABITABLE. THE SITE WAS CLEARED OF ALL ACCESSORY STRUCTURES/CONTAINERS, A LARGE AMOUNT OF GARBAGE AND TRANSCIENTS THAT WERE SQUATTING ON-SITE. AFTER THE DEBRIS WAS REMOVED, THE SITE WAS LEVELED AND GRAVELED TO PROPERTY LINES. THE OWNER WOULD LIKE TO ADDRESS CORRECTIVE ACTION REQUIRED BY THE CITY.

**LEGAL DESCRIPTION:**

BEGINNING AT A POINT 683 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 IN SECTION 22, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH PARALLEL WITH THE WEST BOUNDARY OF SAID LOT, 442 FEET MORE OR LESS TO THE RIGHT OF WAY OF CHICAGO, MILWAUKEE & ST PAUL RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY 100 FEET; THENCE SOUTH PARALLEL WITH AND 93 FEET DISTANCE FROM EAST BOUNDARY OF TRACT 478 FEET MORE OR LESS TO A POINT 93 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 93 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 15 FEET FOR TODD ROAD NORTHEAST.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

**VERTICAL DATUM:**

NAVD 88

**HORIZONTAL DATUM:**

NAD 83/(2011) WASHINGTON SOUTH ZONE PER THE WASHINGTON STATE REFERENCE NETWORK - CHECKED TO PIERCE COUNTY REFERENCE NETWORK VIA TIES TO FOUND MONUMENTS SM 3572 AND SM 3662

**BENCHMARK:**

HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7  
CONVERTED NVD 29 ELEVATION OF 39.68' TO NAVD 88 ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSCON DATA CONVERSION SOFTWARE

**BASIS OF BEARINGS:**

HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7  
CONVERTED NVD 29 ELEVATION OF 39.68' TO NAVD 88 ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSCON DATA CONVERSION SOFTWARE

**INSTRUMENTATION:**

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

**EXISTING UTILITY NOTE:**

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

**CONTRACTOR RESPONSIBILITY:**

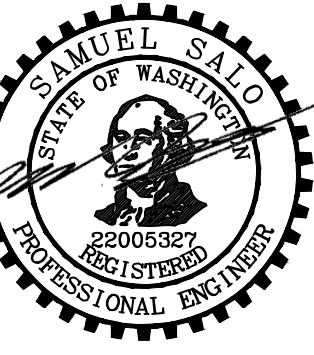
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

**DISCREPANCIES:**

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

**CONTRACTOR NOTES:**

1. THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.
2. CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES.



1/10/2023

APL PROPERTIES  
AMERICAN PRIDE LENDING, LLC  
COVER SHEET



Encompass  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250  
Eastern Washington Division  
407 Stillwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433

**SHEET INDEX**

TITLE	NO.
COVER SHEET	1 of 5
BOUNDARY TOPOGRAPHIC SURVEY	2 of 5
TESC PLAN & DETAILS	3 of 5
GRADING & DRAINAGE PLAN	4 of 5
CONSTRUCTION DETAILS	5 of 5



Know what's below.  
Call before you dig.

JOB NO.	21715
DATE	1/10/2023
SCALE	1"=10'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	CJA

SHEET 1 of 5

THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

FILENAME: J:\21715 - NW PUYALLUP\ENCOMPASS\PLAN SHEETS\PRELIM\21715 - COVER.DWG