

Bradley Heights

Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington

PROJECT DESCRIPTION
 SITE DEVELOPMENT IMPROVEMENTS, INCLUDING CLEARING, GRADING, RETAINING WALLS, PARKING LOT, STORM DRAINAGE, SANITARY SEWER MAIN, WATER MAIN FOR 238 UNIT MULTI-FAMILY DEVELOPMENT.

SITE ADDRESS: 202 27TH AVE SE
PARCEL NUMBER: 041903-0-006

ZONING: RM-CORE

ENGINEER/SURVEYOR:
 AZURE GREEN CONSULTANTS
 409 EAST PIONEER
 PUYALLUP, WA 98372
 PHONE: 253.770.3144

OWNER:
 BRADLEY HEIGHTS SS, LLC
 614 BOYLSTON AVE E
 SEATTLE, WA 98102

APPLICANT:
 Timberlane Partners
 Contact: Jordan Møllergaard
 1816 11th Ave Unit C
 Seattle, WA 98122
 Phone 509.899.0326
 jordan@timberlanepartners.com

DATUM: NAVD88

BENCHMARK:
 WSDOT BM 27512-17
 MON ID 244
 PUBLISHED ELEVATION 409.95' NAVD88

TOPOGRAPHIC INFORMATION:
 FRONTAGE TOPOGRAPHICAL DATA IS PER PER FIELD SURVEY PERFORMED BY AZURE GREEN CONSULTANTS IN MARCH 2022.
 ONSITE TOPOGRAPHICAL DATA IS PER 2010 LIDAR AS OBTAINED BY PIERCE COUNTY.

100-YEAR FLOOD:
 THE SITE DOES NOT CONTAIN A 100-YEAR FLOODPLAIN.

EROSION & SEDIMENT INSPECTION:
 PRIOR TO STARTING SITE WORK, REQUEST AN INSPECTION FOR EROSION AND SEDIMENT. INSPECTION CODE THROUGH THE PERMIT PORTAL OR BY CONTACTING THE INSPECTOR DIRECTLY.

BROKEN CURB, GUTTER, OR SIDEWALK:
 ANY PUBLIC CURB, GUTTER, OR SIDEWALK BROKEN NOW OR DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED AND REPLACED PER CITY STANDARDS.

GENERAL NOTES

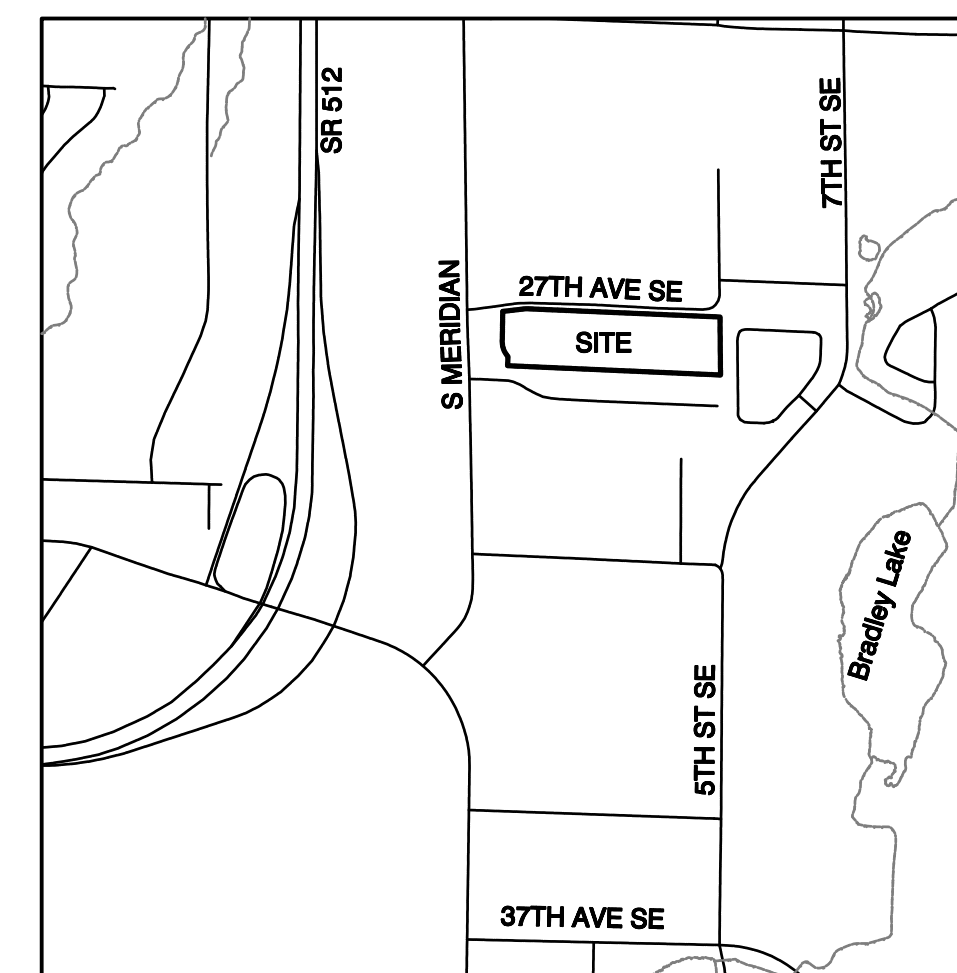
- All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the approved engineering plans, representatives from all applicable utility companies, the project owner and appropriate city staff. Contact Engineering Services at (253-841-5568) to schedule the meeting. The contractor is responsible to have their own set of approved plans at the meeting.
- After completion of all items shown on these plans and before acceptance of the project the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of sanitary sewer service.
- All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Puyallup City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards").
- A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
- Any revisions made to these plans must be reviewed and approved by the developer's engineer and the City prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
- The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
- Any structure and/or obstruction that requires removal or relocation relating to this project shall be done so at the developer's expense.
- Locations of existing utilities are approximate. It shall be the contractor's responsibility to determine the true elevations and locations of hidden utilities. All visible items shall be the engineer's responsibility.
- The contractor shall install, replace, or relocate all signs, as shown on the plans or as affected by construction, per City Standards.
- Power, street light, cable, and telephone lines shall be in a trench located within a 10-foot utility easement adjacent to public right-of-way. Right-of-way crossings shall have a minimum horizontal separation from other utilities (sewer, water, and storm) of 5 feet.
- All construction surveying for extensions of public facilities shall be done under the direction of a Washington State licensed land surveyor or a Washington State licensed professional civil engineer.
- During construction, all public streets adjacent to this project shall be kept clean of all material deposits resulting from on-site construction, and existing structures shall be protected as directed by the City.
- Certified record drawings are required prior to project acceptance.
- A NPDES Stormwater General Permit may be required by the Department of Ecology for this project. For information contact the Department of Ecology, Southwest Region Office at (360)407-6300.
- Any disturbance or damage to Critical Areas and associated buffers, or significant trees designated for preservation and protection shall be mitigated in accordance with a Mitigation Plan reviewed and approved by the City's Planning Division. Preparation and implementation of the Mitigation Plan shall be at the developer's expense.

SURVEY MONUMENTS

Contractor is responsible for protecting all survey monuments within the area of work. If it is necessary to disturb a survey monument, a permit must be requested in advance from the Department of Natural Resources. The developer must pay the cost of repairing or replacing the survey monument and is responsible for all contractors working for them. Reference WAC 332-120.

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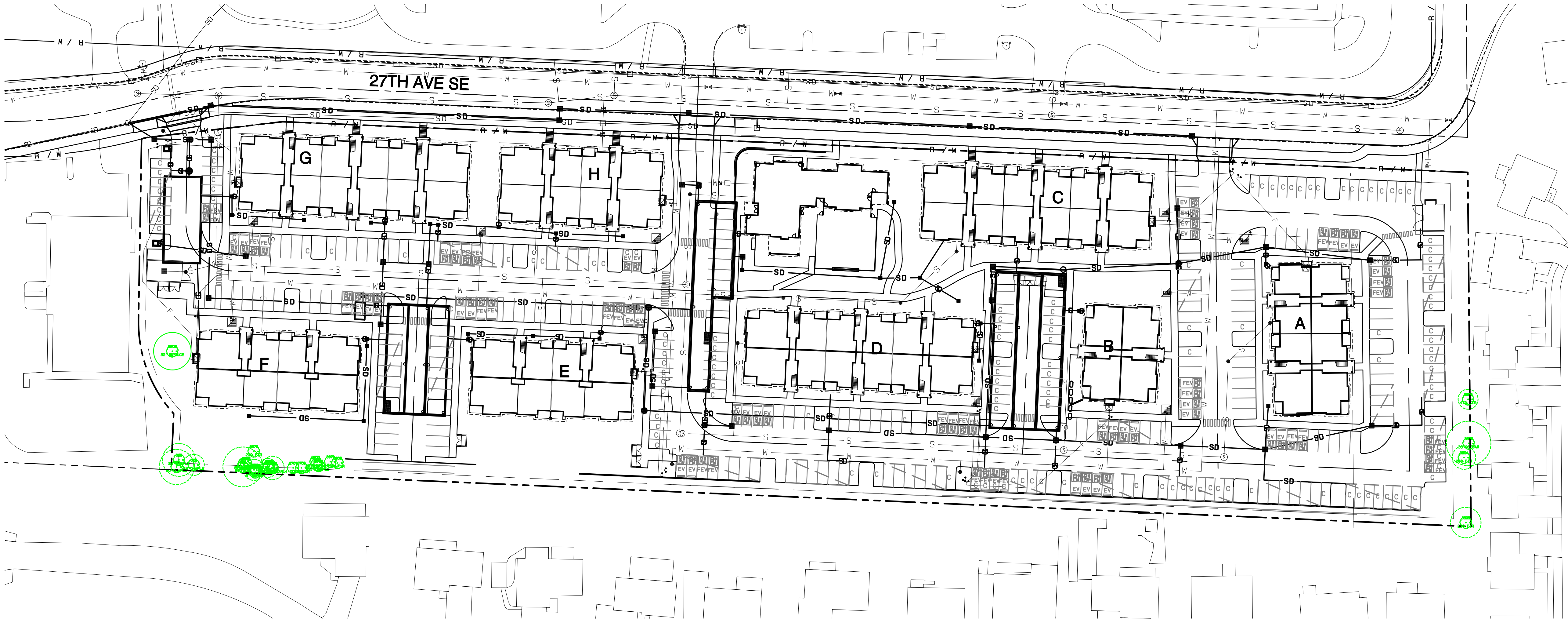
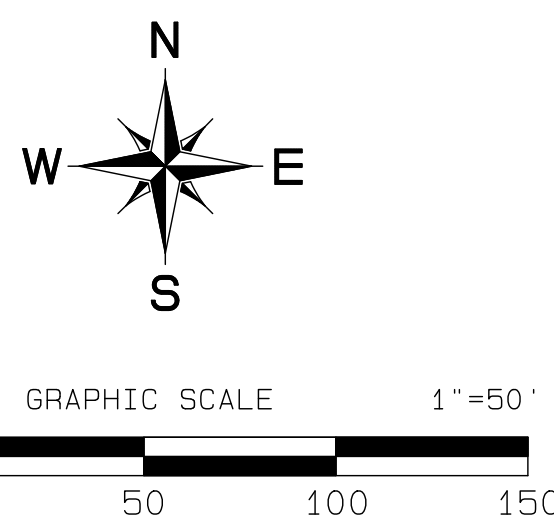


VICINITY MAP
 SCALE: 1"=1000'

LEGEND

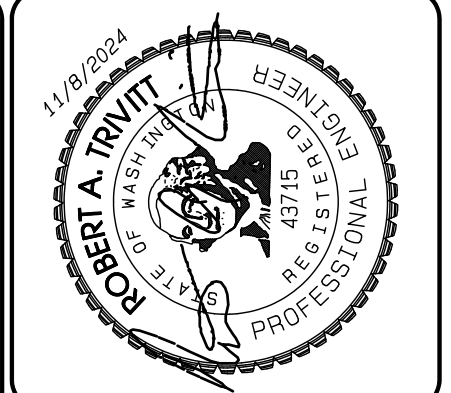
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|--------------------------------|------------------------------|-------------|
| 350 | EX. CONTOUR | EX. HYDRANT |
| DESIGN CONTOUR | EX. STORM MANHOLE | |
| LEGAL ROAD CENTERLINE | WATER VALVE | |
| RIGHT-OF-WAY LINE | EX. POWER LINE | |
| EX. PLAIN EDGE OF ASPHALT | EX. COMM. LINE | |
| PROPOSED PLAIN EDGE OF ASPHALT | PROPOSED FIRE HYDRANT OR FDC | |
| EX. DITCH | WATER METER | |
| PROJECT BOUNDARY | BACKFLOW PREVENTER | |
| LOT LINE | AIR/VAC ASSEMBLY | |
| EX. CATCH BASIN | PIV | |
| EX. STORM | NEW ASPHALT PAVING | |
| PROPOSED CB-TYPE 1 | NEW CONCRETE | |
| PROPOSED CB-TYPE 2 | | |
| PROPOSED STORM | | |
| WATER MAIN | | |
| SANITARY SEWER | | |
| SANITARY SEWER MANHOLE | | |
| STANDARD MONUMENT | | |
| POWER POLE | | |

CALL BEFORE YOU DIG
 IT IS THE LAW
811



APPROVED
 BY: CITY OF PUYALLUP
 DEVELOPMENT SERVICES
 DATE: _____
 NOTE:
 THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
 THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
 FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

PRRWF20250233



REVISION	DATE	DESCRIPTION
1	11/29/24	1. Revised per City review and Mail A adjustment.
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JOB NO. 3327
 DATE: May 14, 2024
 DESIGNED BY: Rob Trivitt
 DRAWN BY: Rob Trivitt
 CHECKED BY: Rob Green
 APPROVED BY: Rob Green

AZURE GREEN CONSULTANTS
 *feasibility *planning *engineering *surveying
 409 East Pioneer, Suite A - Puyallup, WA 98372
 Phone: 253.770.3144, Fax: 253.770.3142

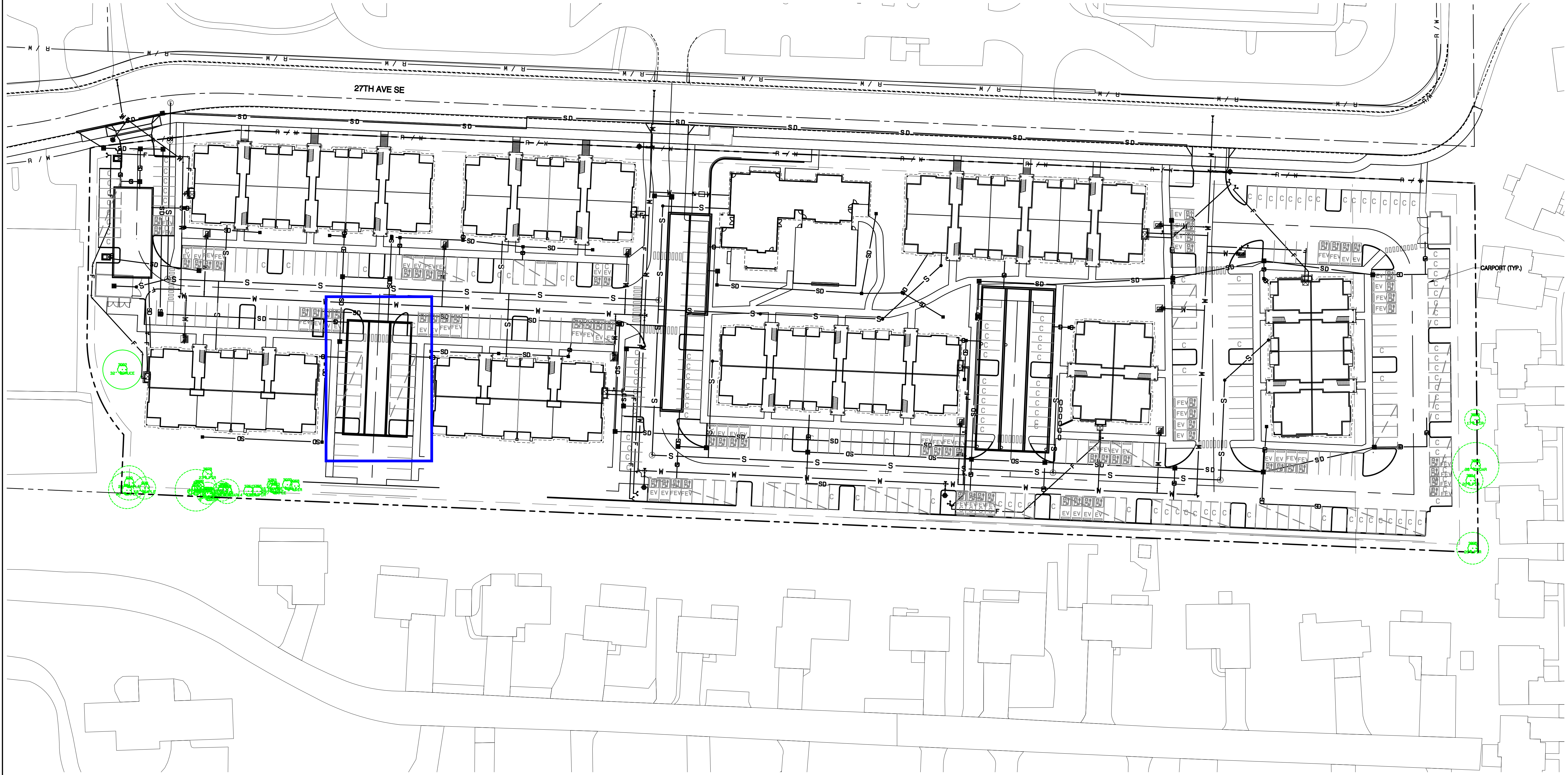
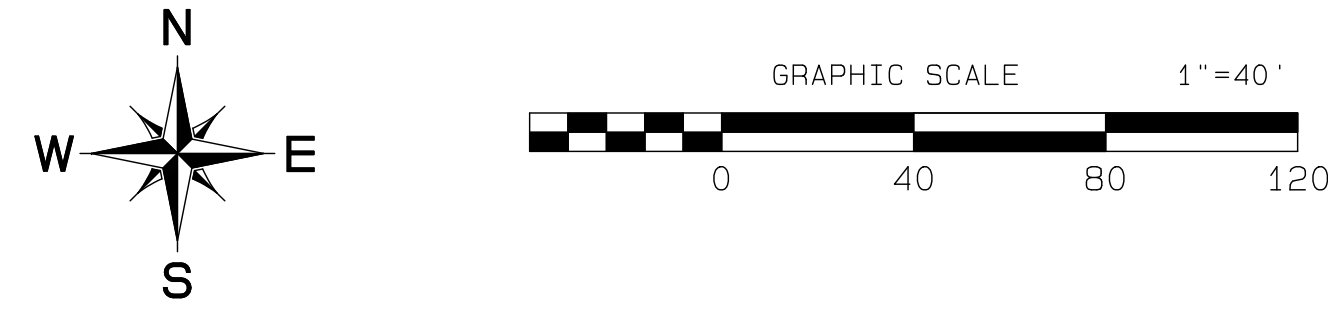
Cover Sheet
 Bradley Heights
 Timberlane Partners
 1816 11th Ave Unit C
 Seattle, WA 98122
 Phone 509.899.0326
 Fax jordan@timberlanepartners.com

DRAWING
G-1
 SHEET 1
 OF 47

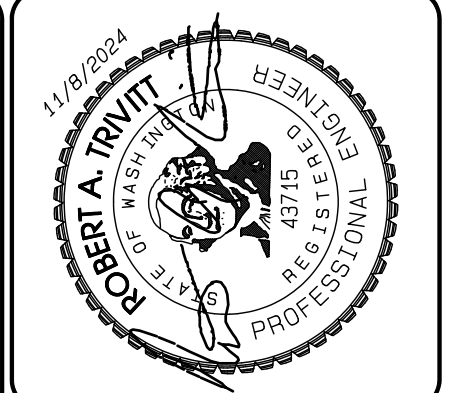
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Bradley Heights

Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington



Project Desc.: Bradley Heights Date: 11/09/2024 11:08 AM PLOT DATE: 11/09/24 2:28 PM



REVISION	DATE
1. Revised per City review and Matt A. adjustment.	11/09/24

JOB NO. 2327
 DATE: May 14, 2024
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 DRAWN BY: Rob Trivitt
 CHECKED BY: Rob Trivitt
 APPROVED BY: Rob Trivitt



AZURE GREEN
CONSULTANTS

• feasibility • planning • engineering • surveying

409 East Pioneer, Suite A - Puyallup, WA 98372
 Phone: 253.770.3144 Fax: 253.770.3142

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Civil Composite

Bradley Heights

Timberlane Partners
 1816 11th Ave Unit C
 Seattle, WA 98122
 Phone 509.889.0326
 Fax jordan@timberlanepartners.com

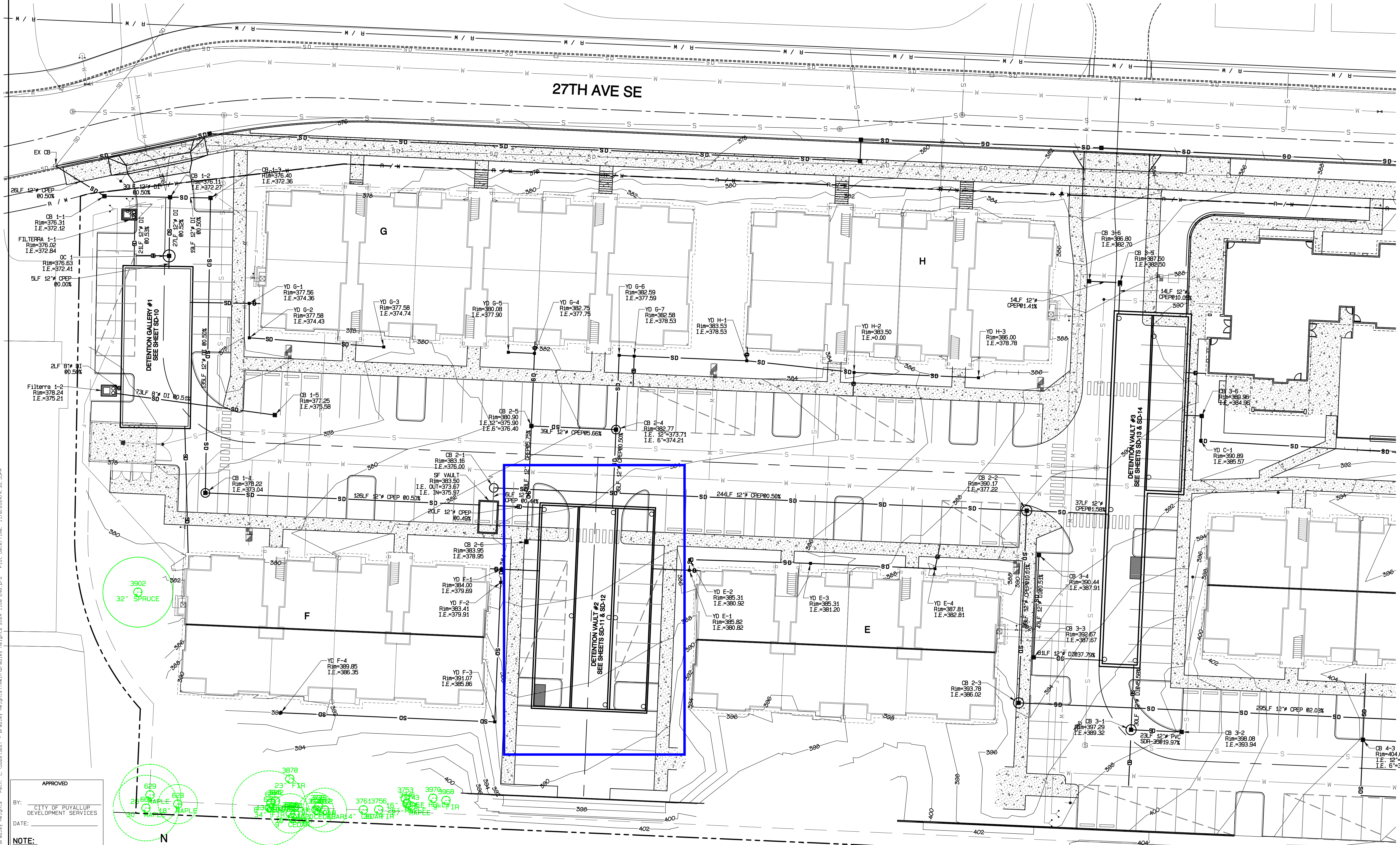
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OF 47

Bradley Heights

Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington



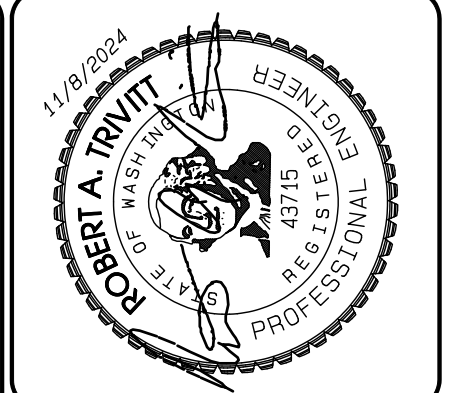
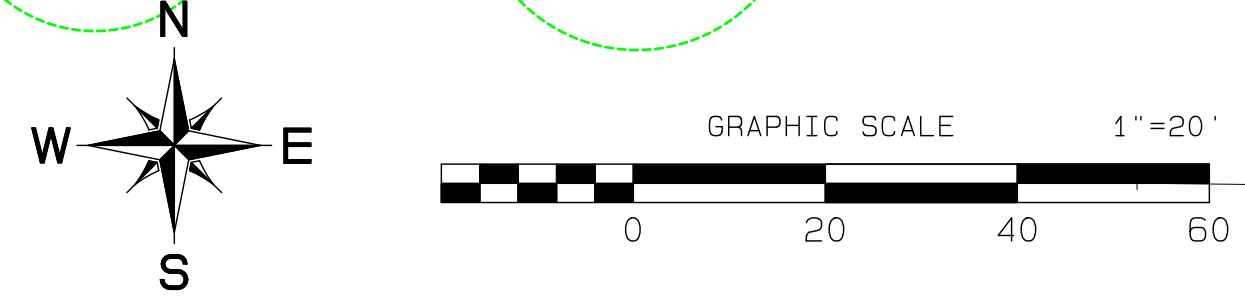
Project Date: 11/18/2024; Drawn By: R. Trivett; Designated By: R. Trivett; Approved By: R. Trivett; Date: 11/19/24

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DEVELOPMENT SERVICES

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10		10. Revised per City review and Mail A adjustment.

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CHECKED BY: R. Trivett
APPROVED BY: R. Trivett

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+ feasibility + planning + engineering + surveying

419 East Pioneer, Suite A - Puyallup, WA 98372
phone: 253.770.3144, fax: 253.770.3142

Storm Plan

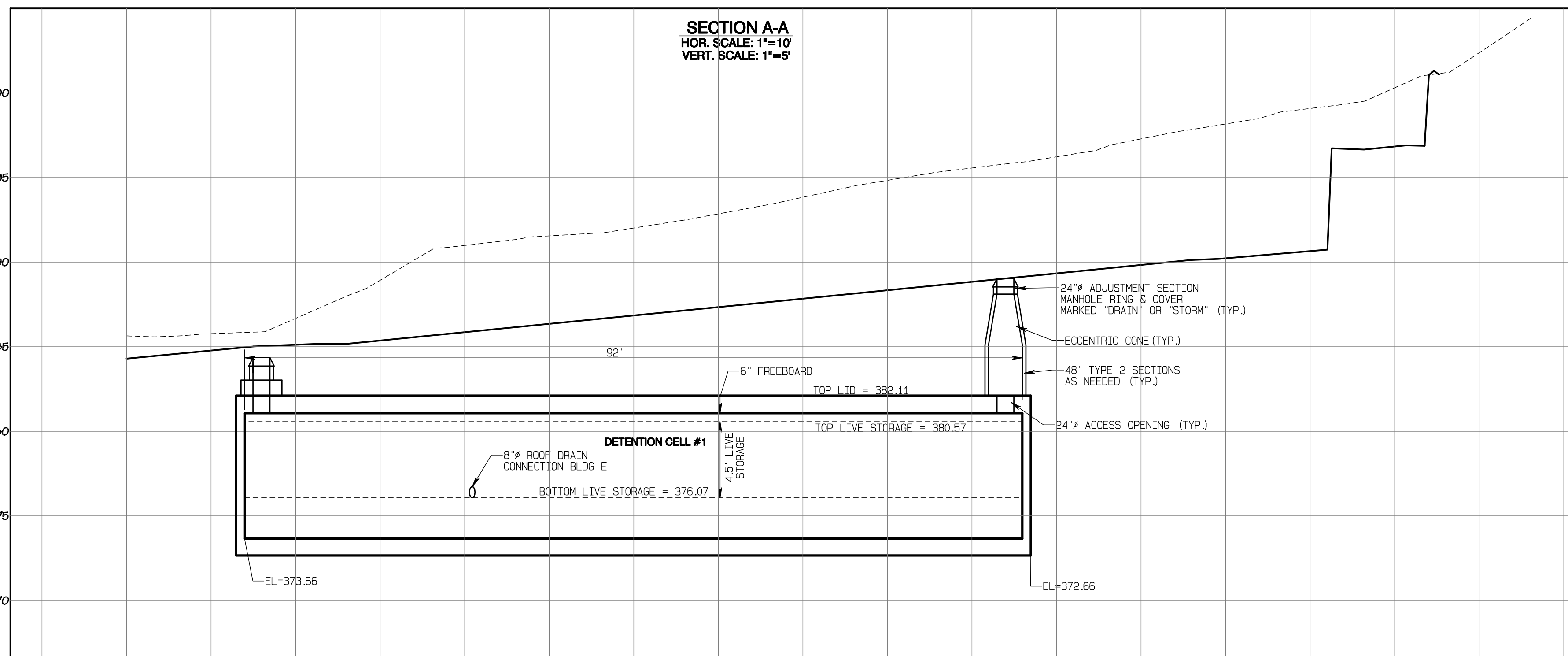
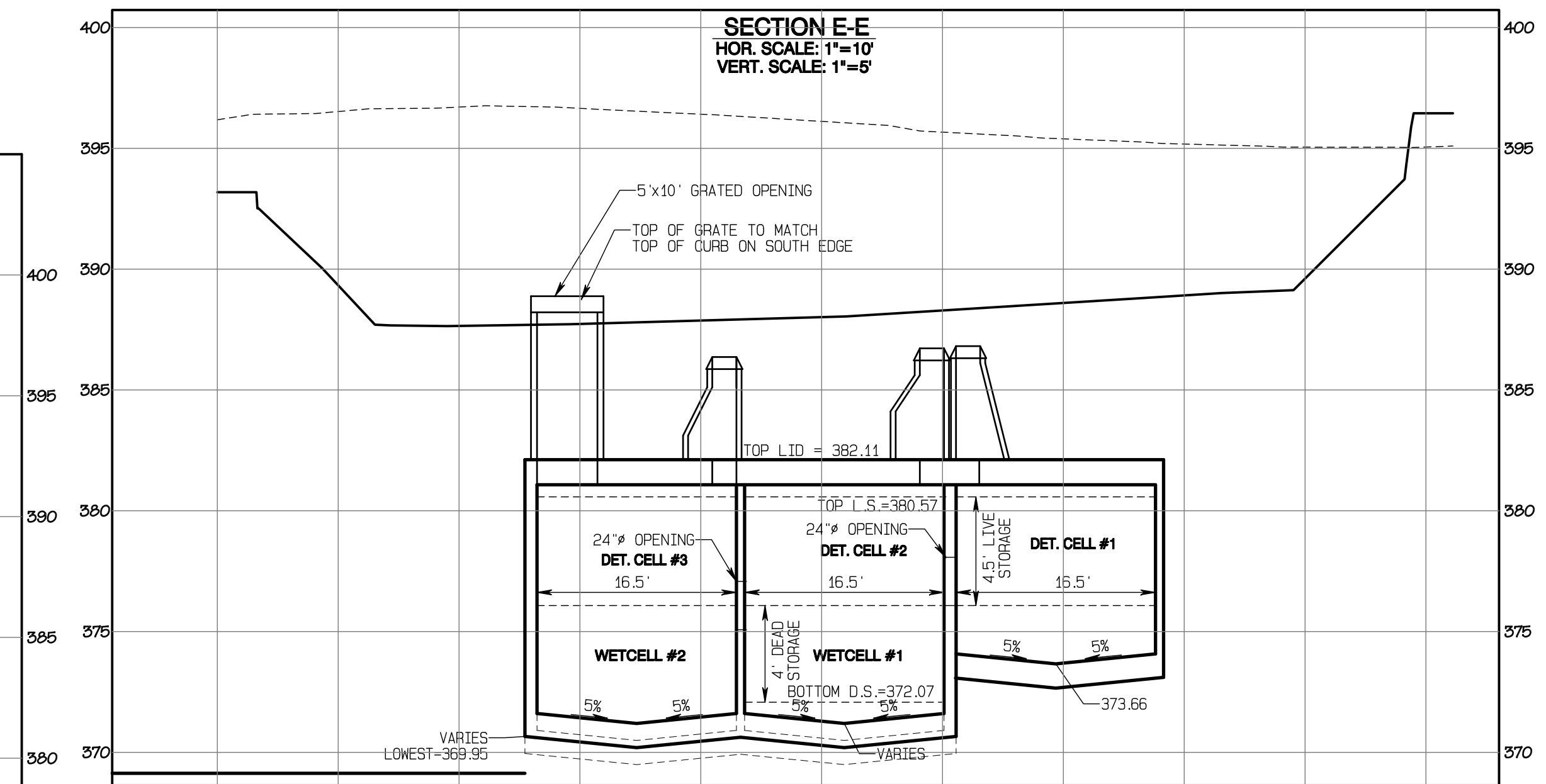
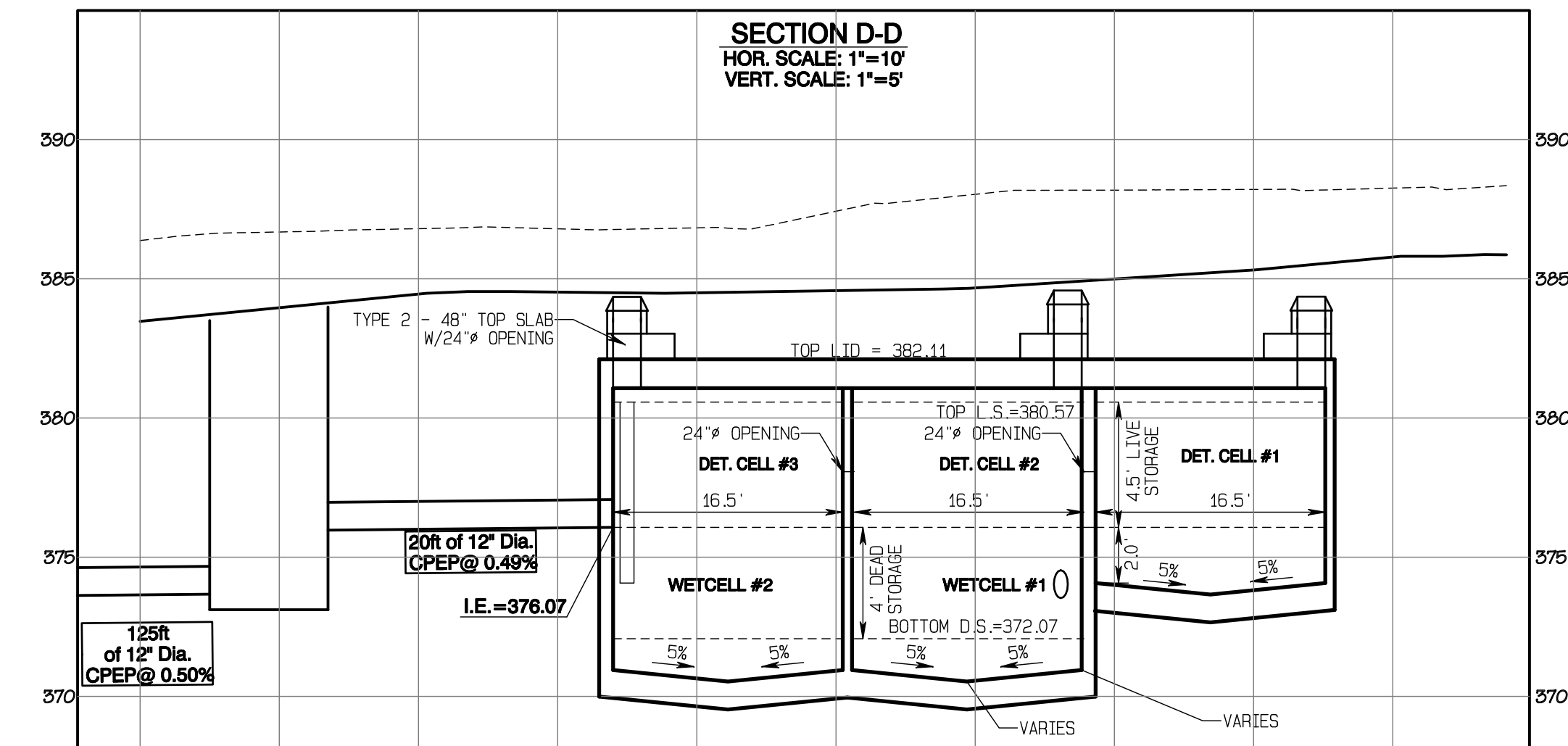
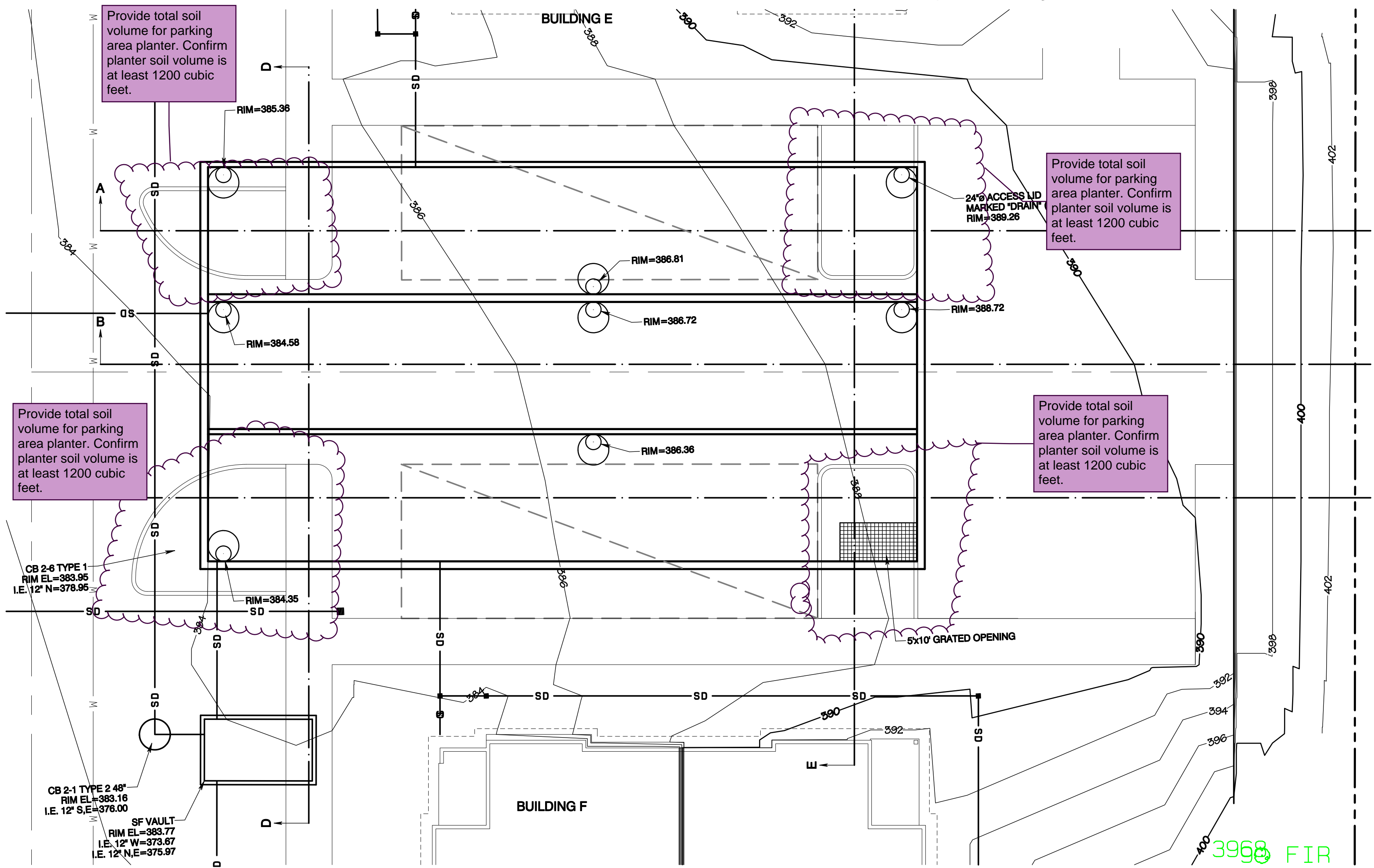
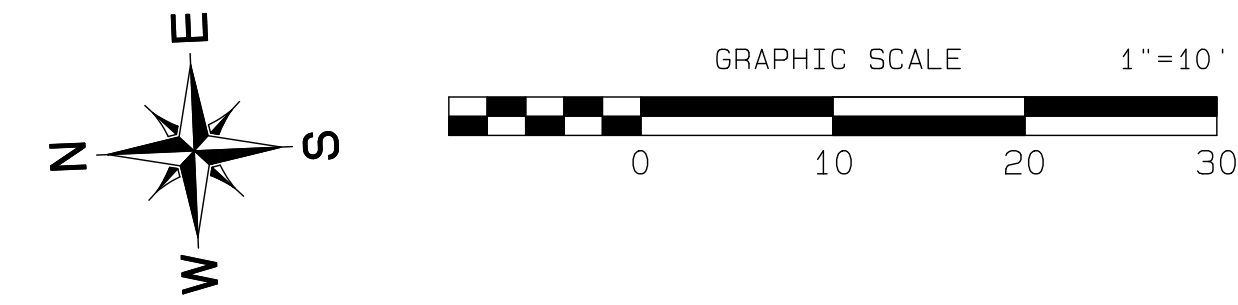
Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.896.0326
Fax jordan@timberlanepartners.com

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OF 47

Bradley Heights

Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington



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 BY: CITY OF PUYALLUP
 DEVELOPMENT SERVICES
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PRRWF20250217



REVISION	DATE
1 Revised per City review and Matt A adjustment.	11/02/24
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JOB NO. 2027
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 CHECKED BY: Rob Trivitt
 APPROVED BY: Rob Trivitt



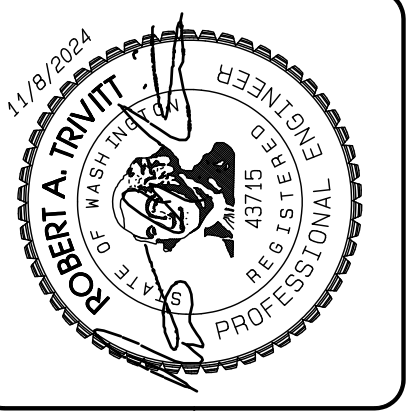
Vault #2 Plan
 Bradley Heights
 Timberlane Partners
 1816 11th Ave Unit C
 Seattle, WA 98122
 Phone 509.886.0326
 Fax jordan@timberlanepartners.com

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 SHEET 25
 OF 47

Project Desc.: Bradley Heights; Path: C:\Users\3227 - Bradley Heights\Time\Bradley Heights 2024-1108 ENG.dwg; Plot Date/Time: 11/02/2024 4:44:20PM

Bradley Heights

Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington



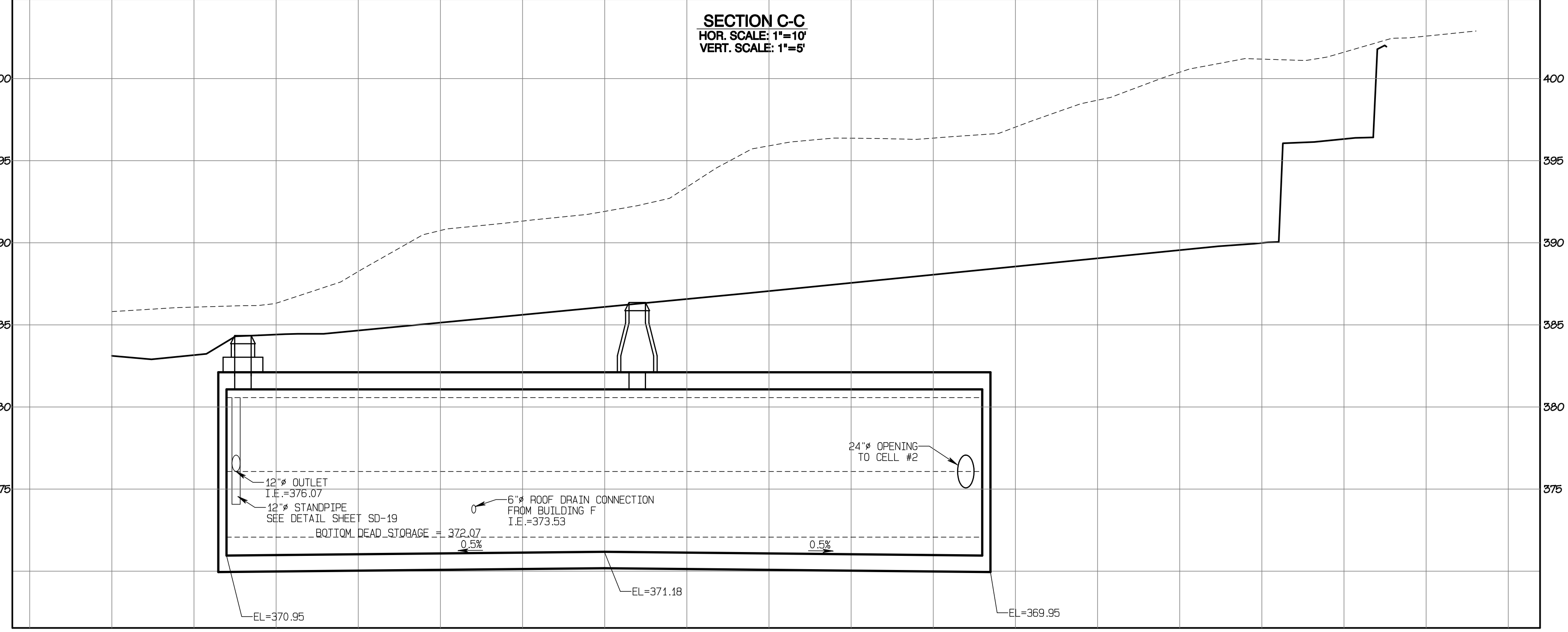
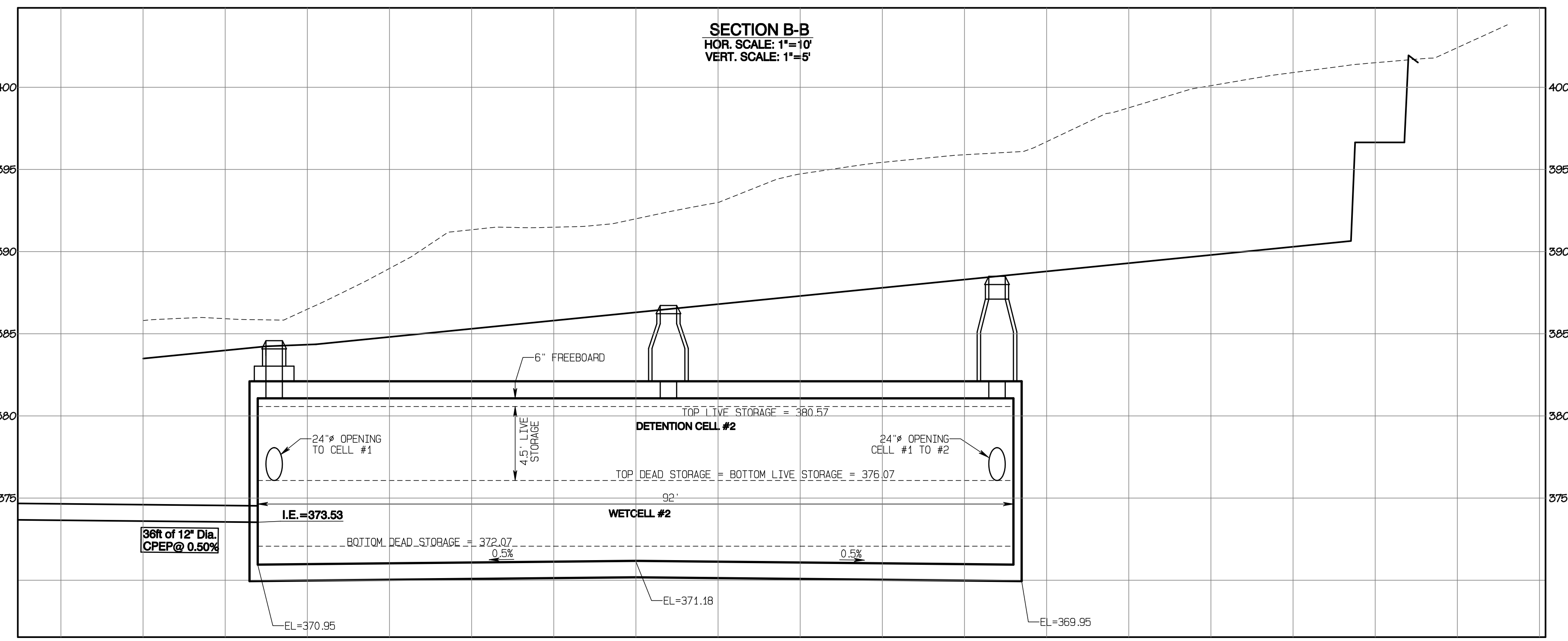
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 DESIGNED BY: Rob Trivitt
 DRAWN BY: Rob Trivitt
 CHECKED BY: Matt Green
 APPROVED BY: Matt Green

AZURE GREEN
 CONSULTANTS

+ feasibility + planning + engineering + surveying

409 East Pioneer, Suite A - Puyallup, WA 98372 Phone: 253.770.3144 Fax: 253.770.3142



APPROVED

BY: CITY OF PUYALLUP
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Vault #2 Cross-Sections

Bradley Heights

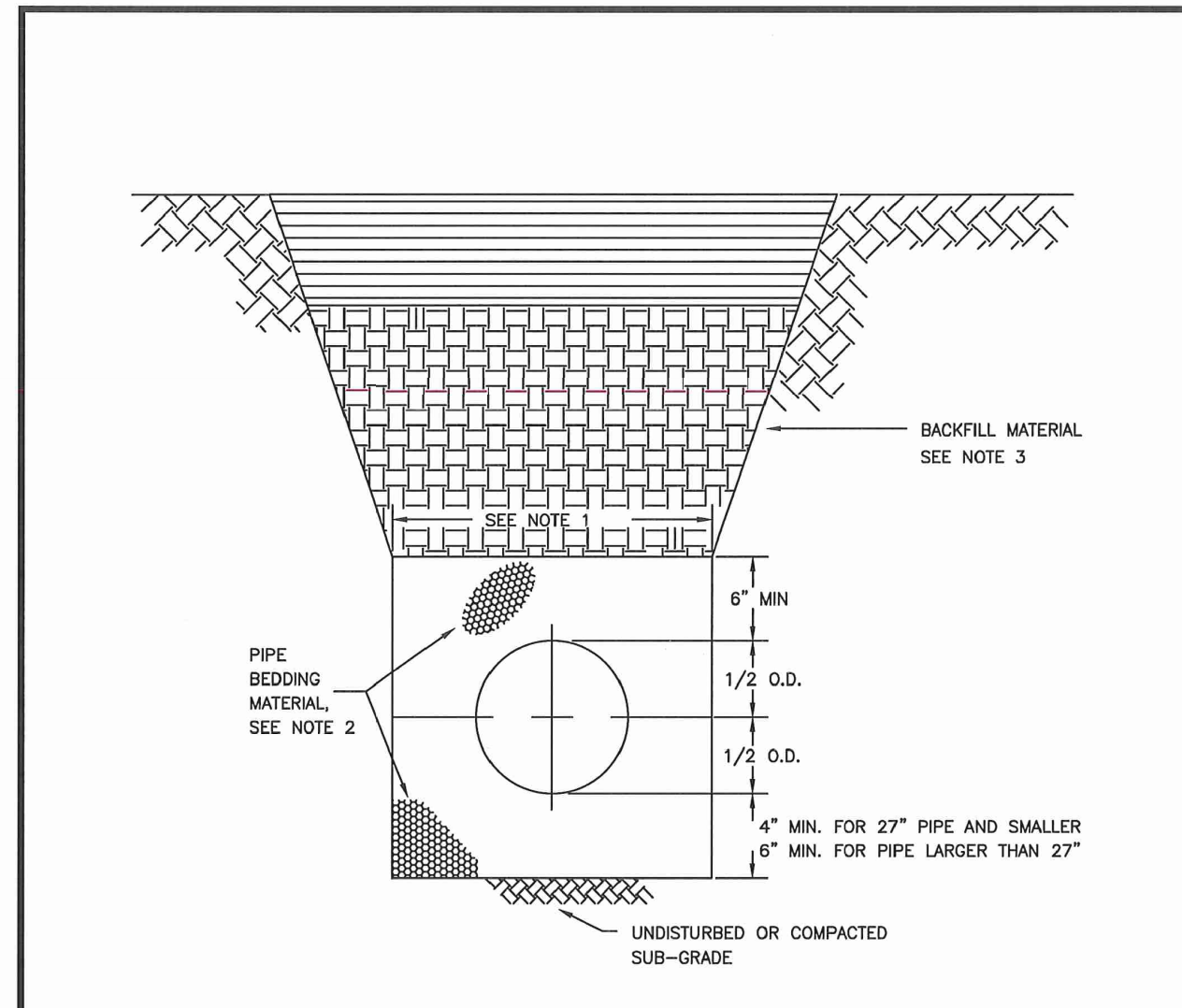
Timberlane Partners
 1816 11th Ave Unit C
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 Phone 509.886.0326
 Fax jordan@timberlanepartners.com

DRAWING
SD-12
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 OF 47

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Bradley Heights

Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington

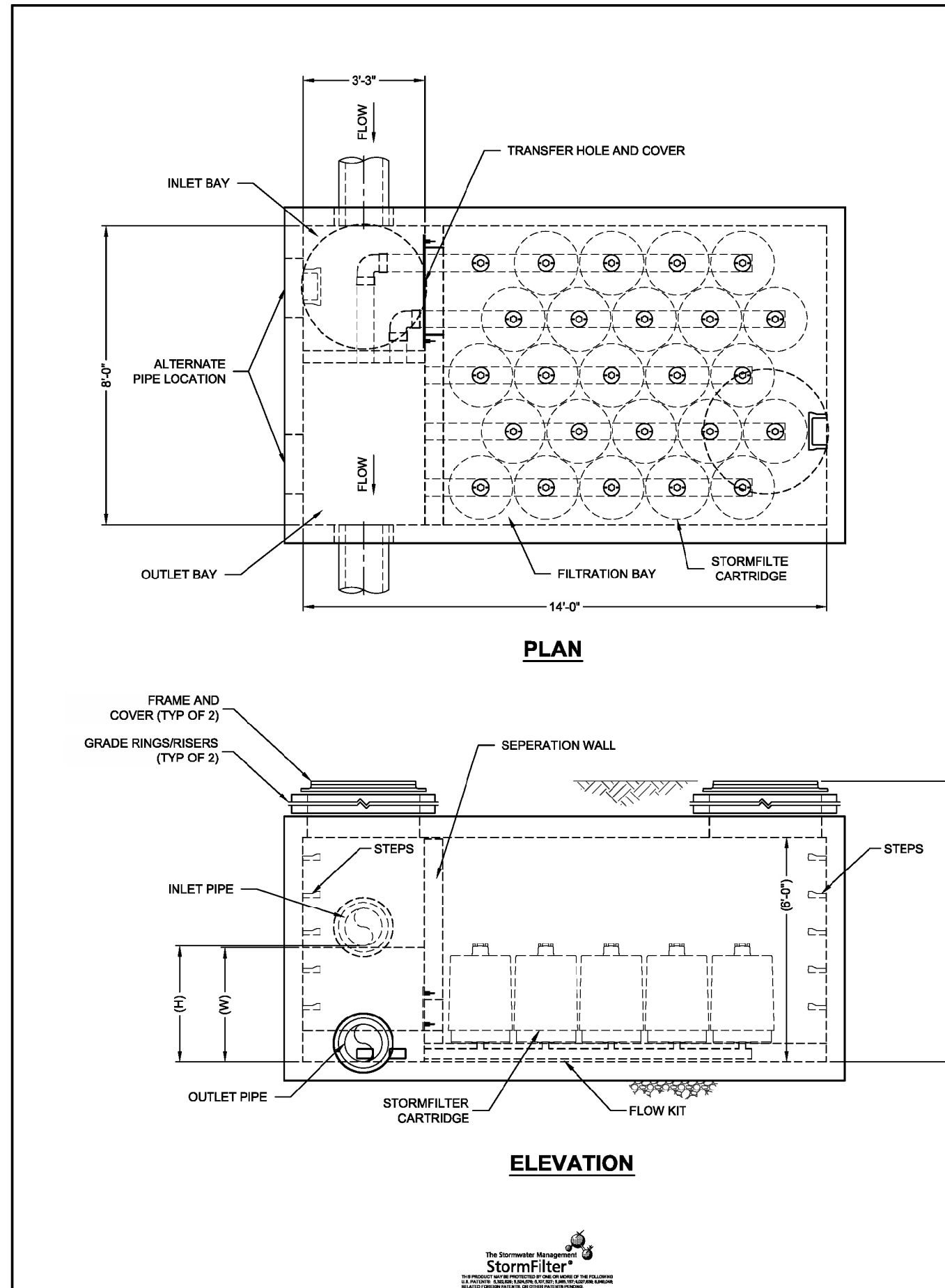


- TRENCHING SHALL MEET THE REQUIREMENTS OF SECTION 7-08.3(1) AND 2-06.3(1) OF THE WSDOT SPECIFICATIONS.
- BEDDING MATERIAL SHALL CONFORM TO 9-03.12(3) GRAVEL BACKFILL FOR PIPE ZONE BEDDING.
- GRAVEL BACKFILL SHALL CONFORM TO 9-03.12(1) GRAVEL BACKFILL FOR FOUNDATIONS, CLASS A.

CITY OF PUYALLUP
OFFICE OF THE CITY ENGINEER

PIPE TRENCHING BEDDING AND BACKFILL

DATE: 06.01.01

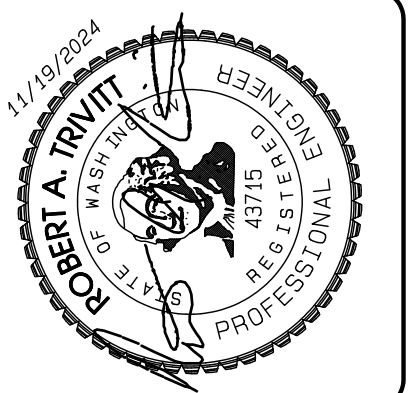


CONTECH ENGINEERED SOLUTIONS LLC

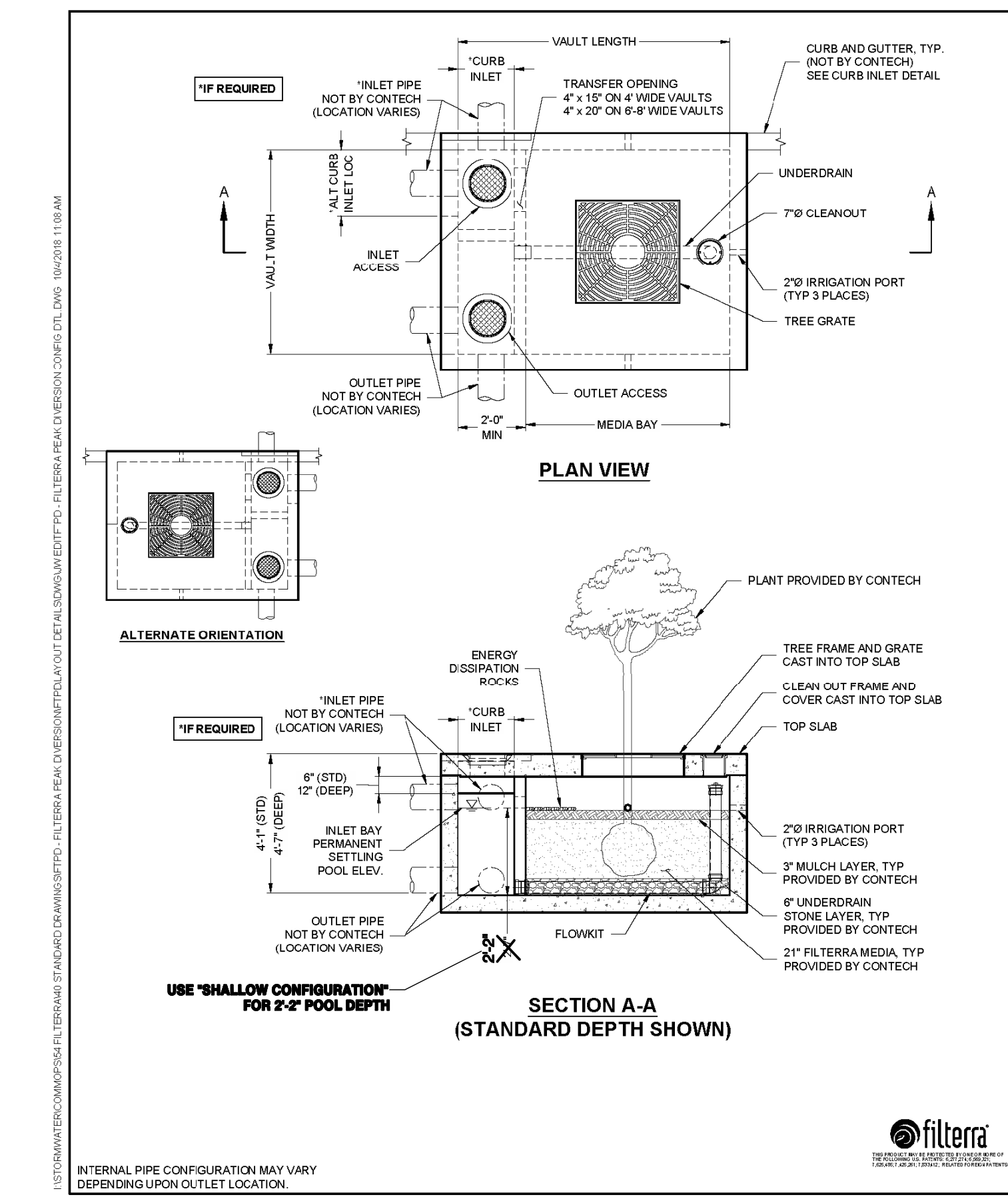
THE STORMWATER MANAGEMENT STORMFILTER
8' x 14' PEAK DIVERSION STORMFILTER
STANDARD DETAIL

9025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7993 FAX

- STORMWATER NOTES:**
- All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the engineering plans, representatives from all applicable Utility Companies, the project owner and appropriate City staff. Contact Engineering Services to schedule the meeting (253) 841-5568. The contractor is responsible to have their own approved set of plans at the meeting.
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 - The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
 - Any structure and/or obstruction which require removal or relocation relating to this project, shall be done so at the developer's expense.
 - During construction, all existing and newly installed drainage structures shall be protected from sediments.
 - All storm manholes shall conform to City Standard Detail No. 02.01.01. Flow control manhole/oil water separator shall conform to City Standard Detail No. 02.01.06 and 02.01.07.
 - Manhole ring and cover shall conform to City Standard Detail 06.01.02.
 - Catch basins Type I shall conform to City Standard Detail No.02.01.02 and 02.01.03 and shall be used only for depths less than 5 feet from top of the grate to the invert of the storm pipe.
 - Catch basins Type II shall conform to City Standard Detail No.02.01.04 and shall be used for depths greater than 5 feet from top of the grate to the invert of the storm pipe.
 - Cast iron or ductile iron frame and grate shall conform to City Standard Detail No.02.01.05. Grate shall be marked with drains to stream. Solid catch basin lids (square unless noted as round) shall conform to WSDOT Standard Plan B-30.20-04 (Olympic Foundry No. SM60 or equal). Vaned grates shall conform to WSDOT Standard Plan B-30.30-03 (Olympic Foundry No. SM60V or equal).
 - Stormwater pipe shall be only PVC, concrete, ductile iron pipe, or dual walled Polypropylene pipe.
 - The use of any other type shall be reviewed and approved by the Engineering Services Staff prior to installation.
 - PVC pipe shall be per ASTM D3034, SDR 35 for pipe size 15-inch and smaller and F679 for pipe sizes 18 to 27 inch. Minimum cover on PVC pipe shall be 3.0 feet.
 - Concrete pipe shall conform to the WSDOT Standard Specifications for concrete underdrain pipe. Minimum cover on concrete pipe shall not less than 3.0 feet.
 - Ductile iron pipe shall be Class 50, conforming to AWWA C151. Minimum cover on ductile iron pipe shall be 10 feet.
 - Polypropylene Pipe (PP) shall be dual walled, have a smooth interior and exterior corrugations and meet WSDOT 9-05.24(d). 12-inch through 30-inch pipe shall meet or exceed ASTM F2736 and AASHTO M330, Type S, or Type D. 36-inch through 60-inch pipe shall meet or exceed ASTM F2884 and AASHTO M330, Type S, or Type D. Testing shall be per ASTM F1417. Minimum cover over Polypropylene pipe shall be 3-feet.
 - Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 06.01.01.
 - Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines.
 - All storm drain mains shall be tested and inspected for acceptance as outlined in Section 406 of the City of Puyallup Sanitary Sewer System Standards.
 - All temporary sedimentation and erosion control measures, and protective measures for critical areas and significant trees shall be installed prior to initiating any construction activities.



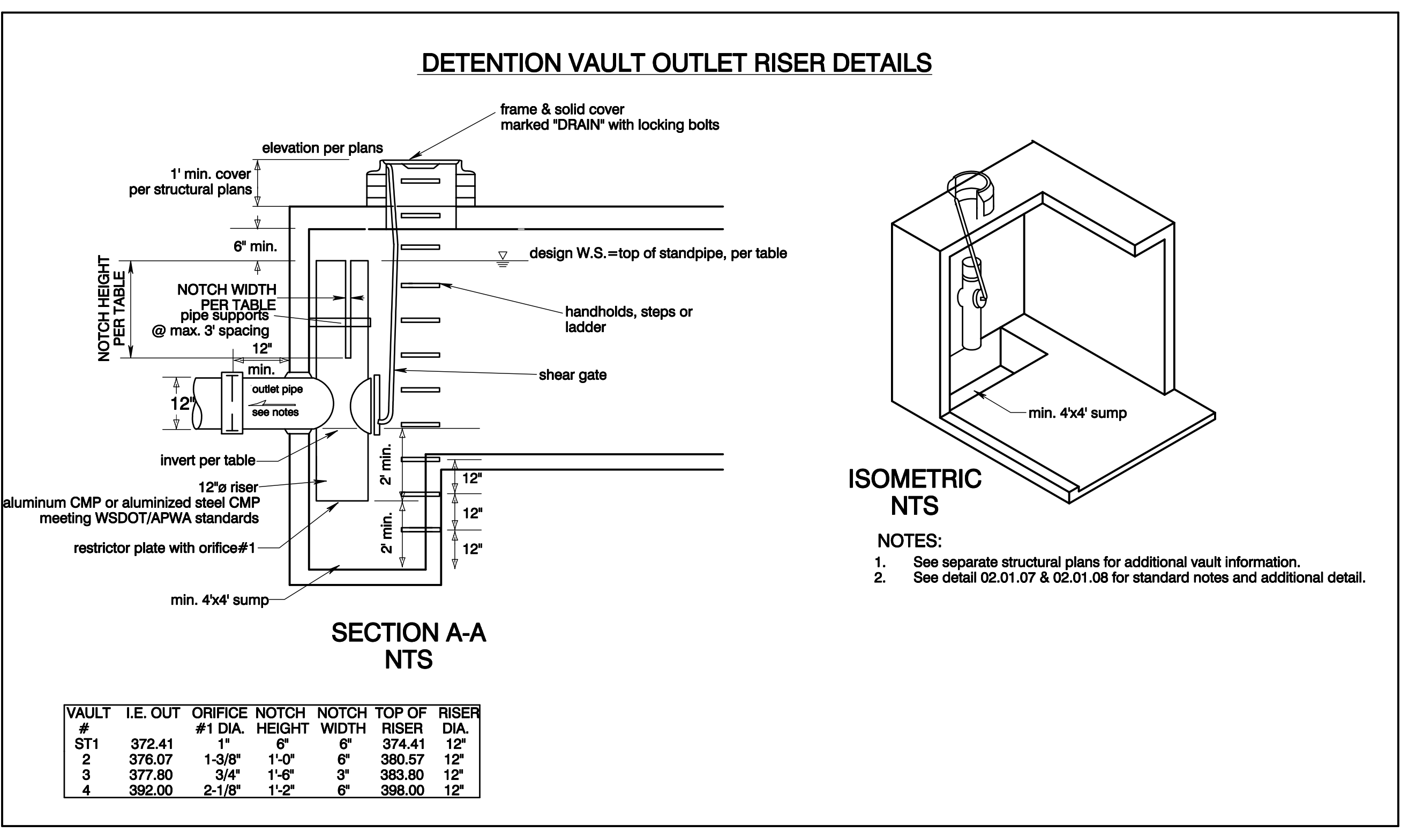
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CONTECH ENGINEERED SOLUTIONS LLC

FILTERRA PEAK DIVERSION (FTP-D) CONFIGURATION DETAIL

9025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7993 FAX



APPROVED

BY: CITY OF PUYALLUP DEVELOPMENT SERVICES

DATE:

NOTE:

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.

THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.

FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

AZURE GREEN CONSULTANTS

feasibility • planning • engineering • surveying

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Storm Details

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1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.896.0326
Fax jordan@timberlanepartners.com

DRAWING

SD-19

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