

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

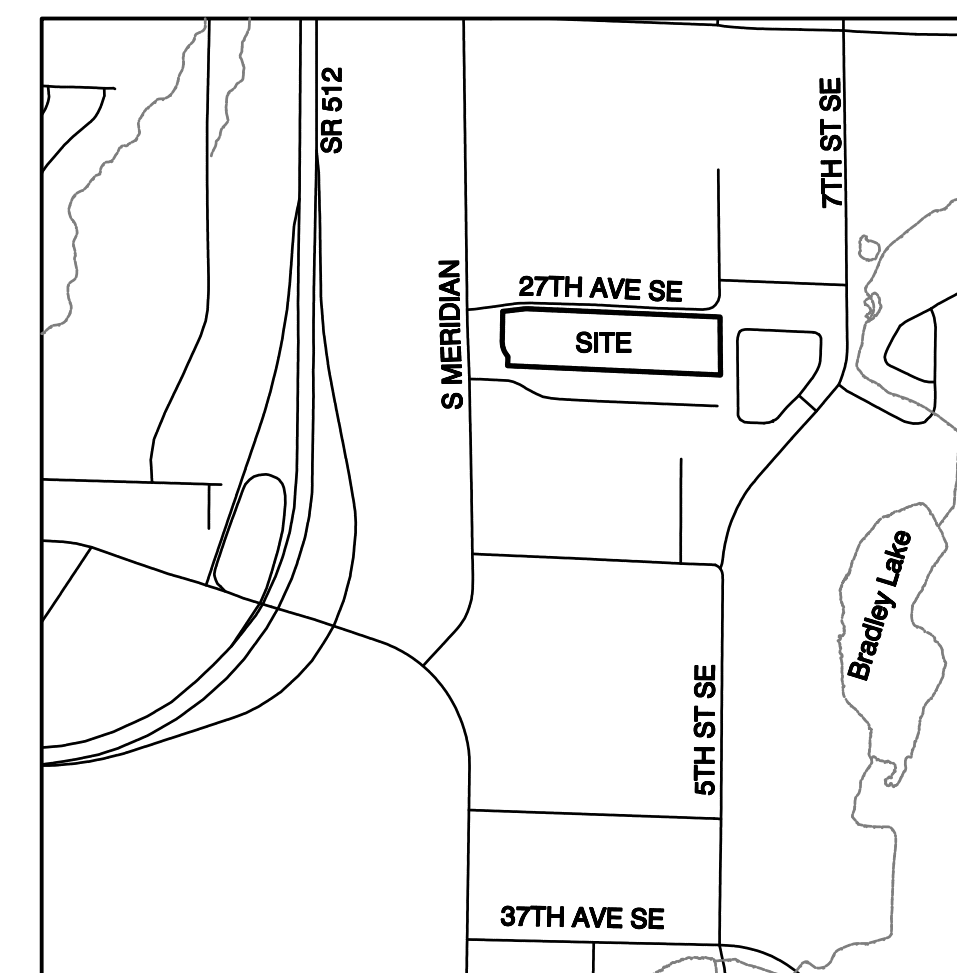
- All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the approved engineering plans, 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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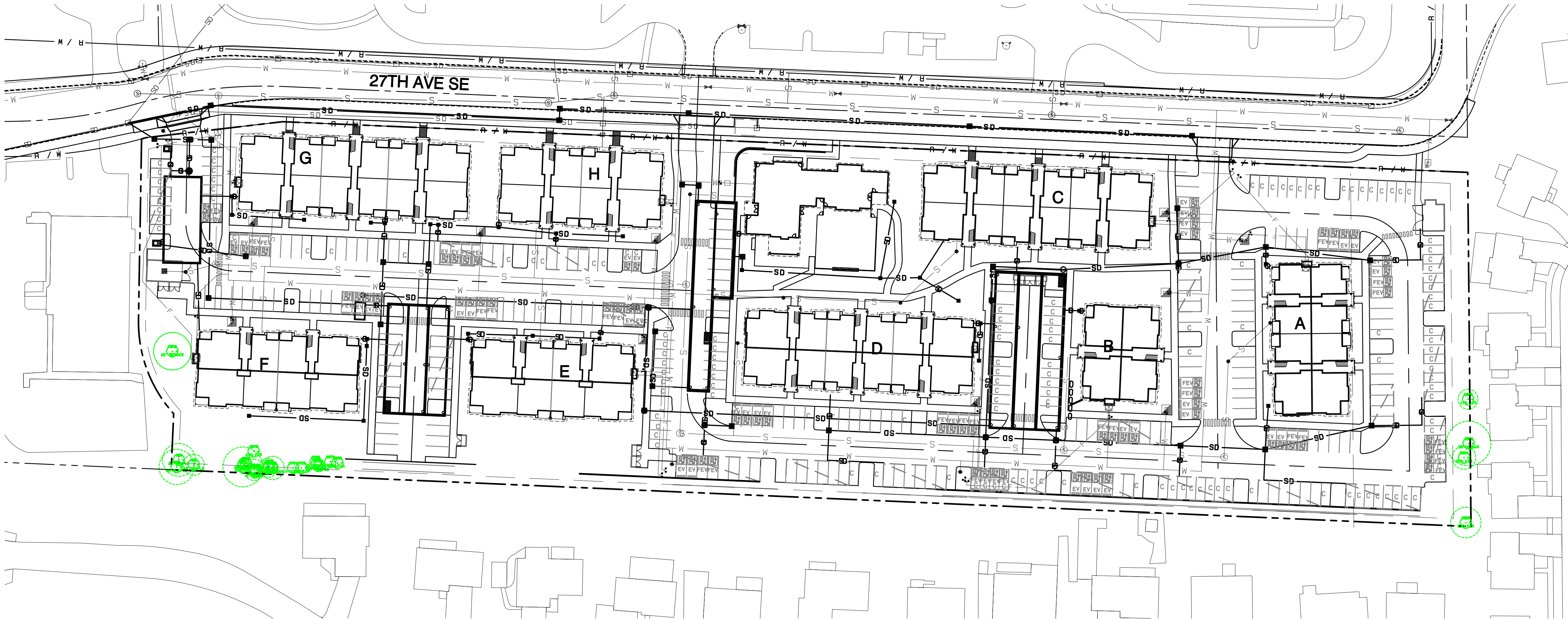
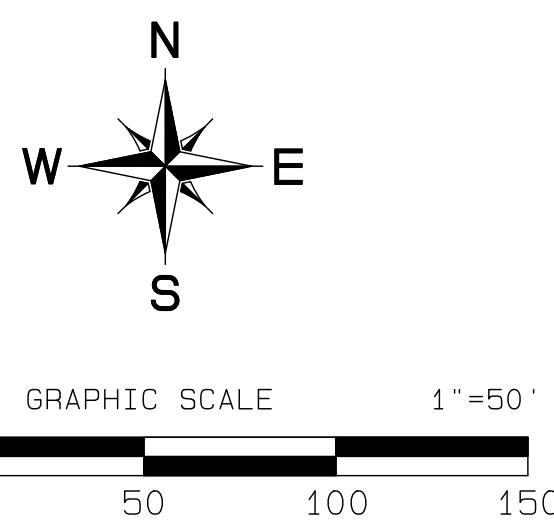


VICINITY MAP
 SCALE: 1"=1000'

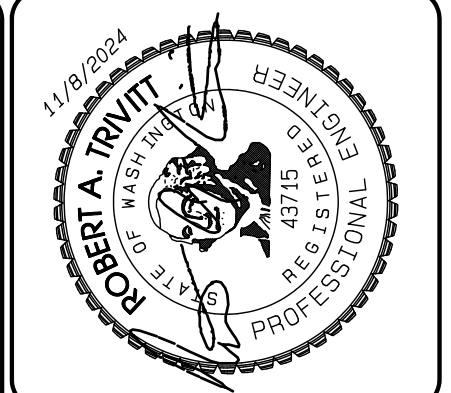
LEGEND

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|-------------|--------------------------------|-----|------------------------------|
| --- 350 --- | EX. CONTOUR | ⊕ | EX. HYDRANT |
| --- 350 --- | 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.



REVISION	DATE
1	11/29/24
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JOB NO. 2327
 DATE: May 14, 2024
 DESIGNED BY: Rob Trivitt
 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

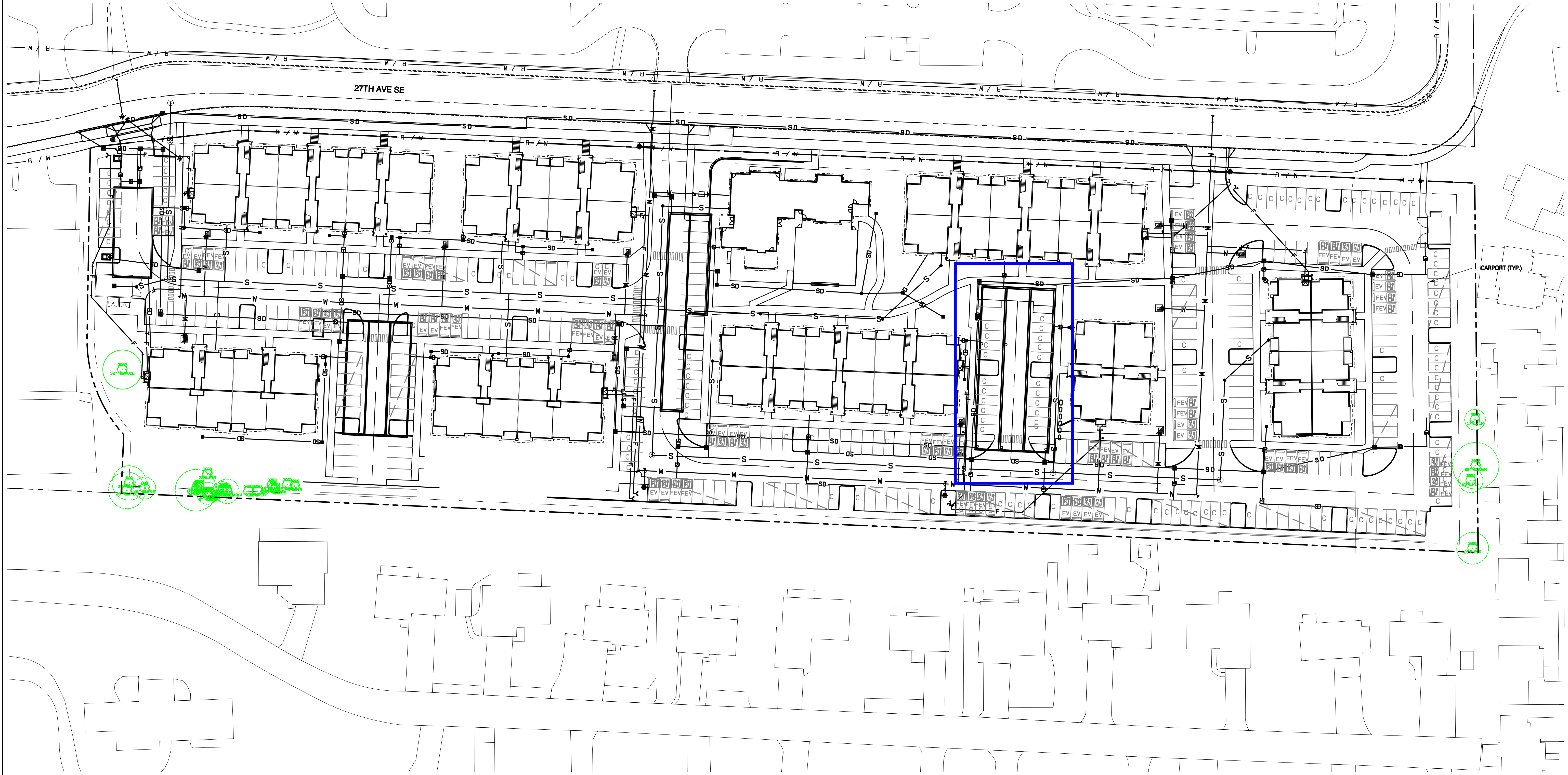
Cover Sheet
 Bradley Heights
 Timberlane Partners
 1816 11th Ave Unit C
 Seattle, WA 98122
 Phone 509.899.0326
 Fax jordan@timberlanepartners.com

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G-1
 SHEET 1
 OF 47

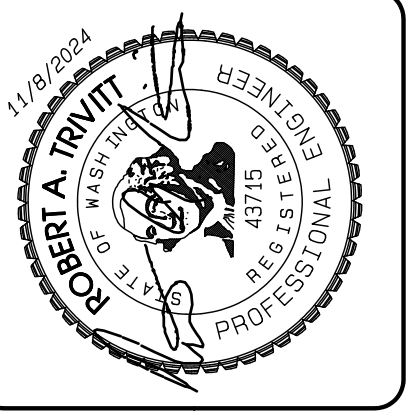
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Bradley Heights

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



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

JOB NO. 3227
 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

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Civil Composite

Bradley Heights

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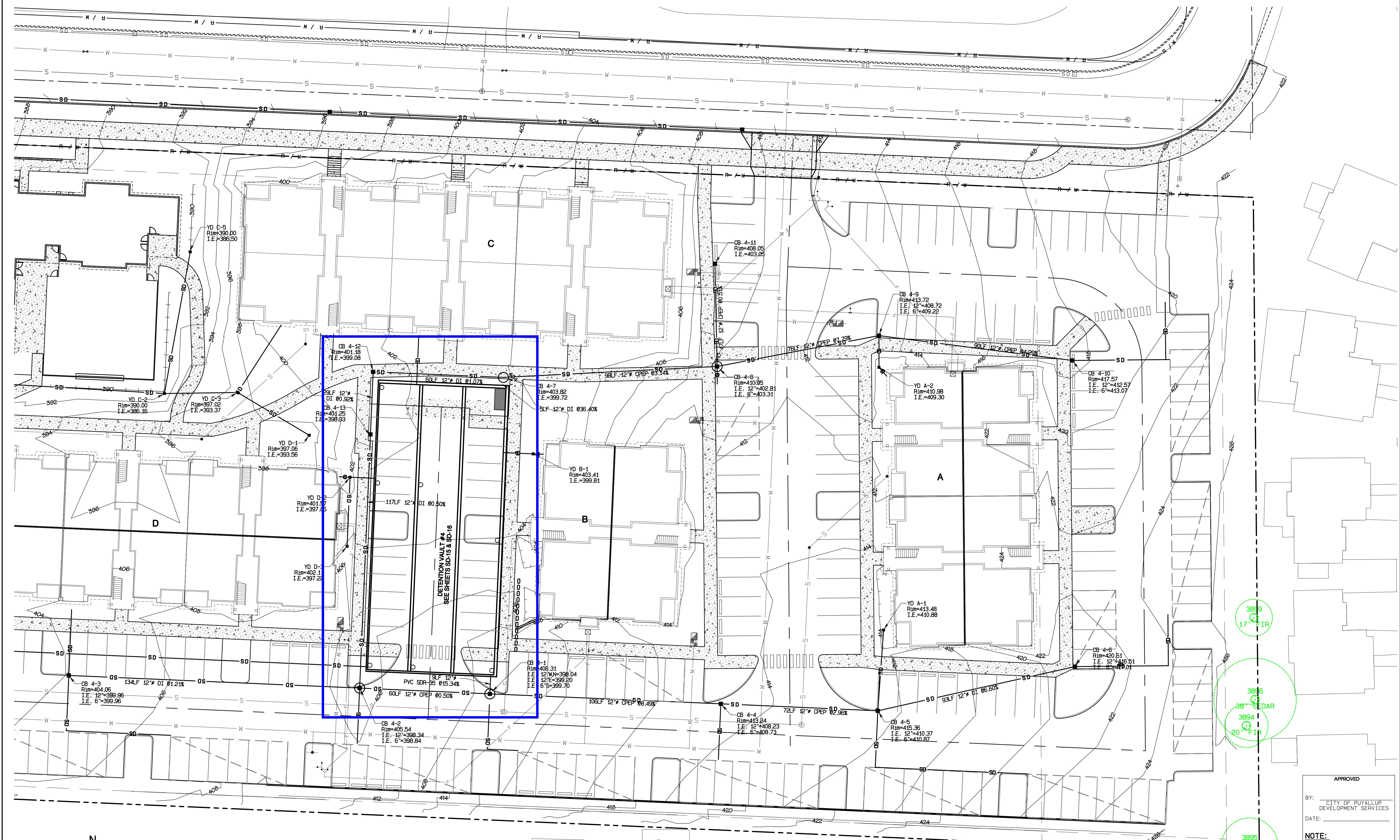
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 OF 47

Bradley Heights

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



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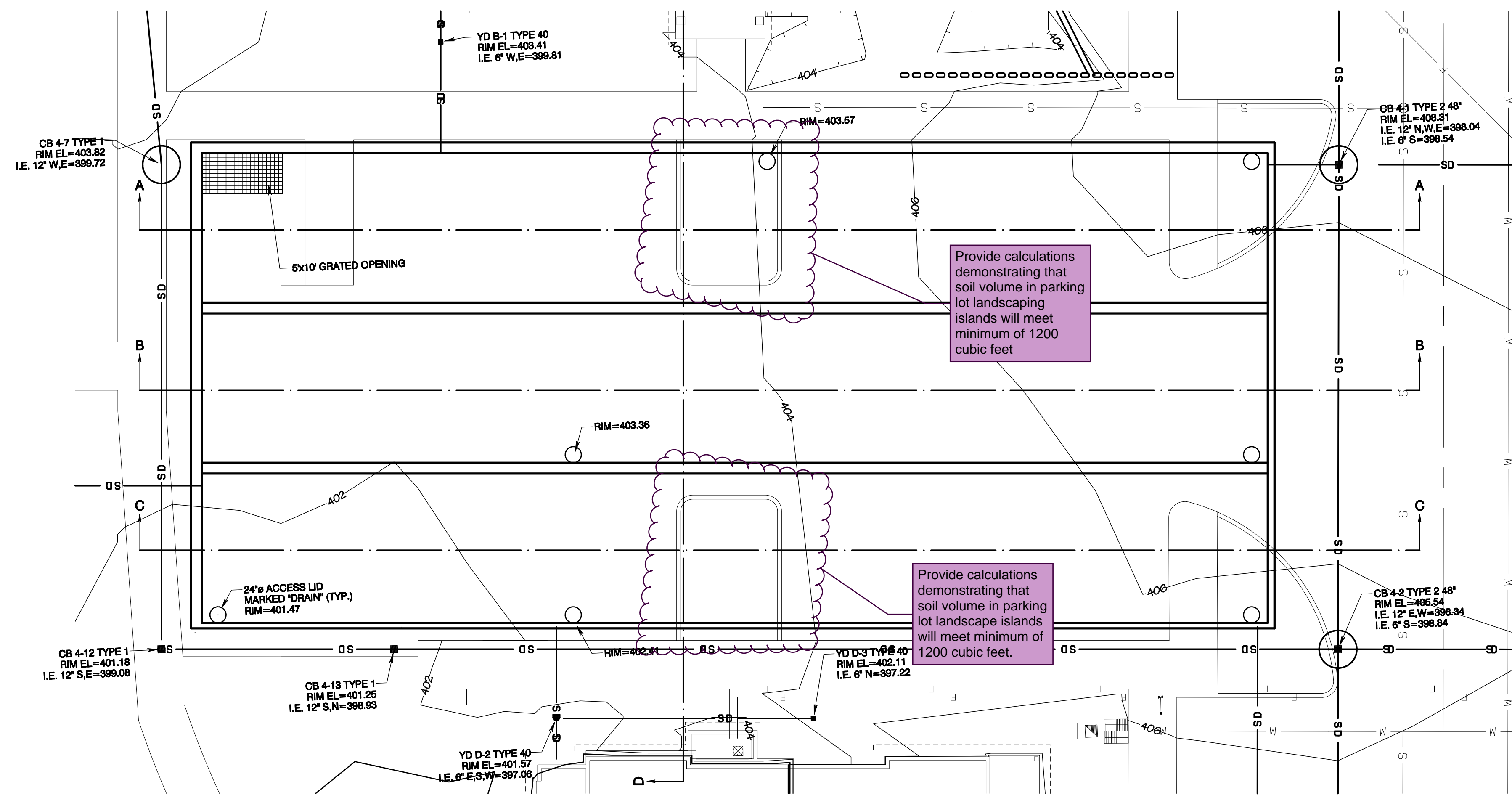
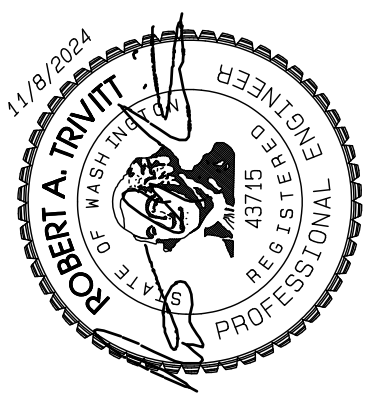
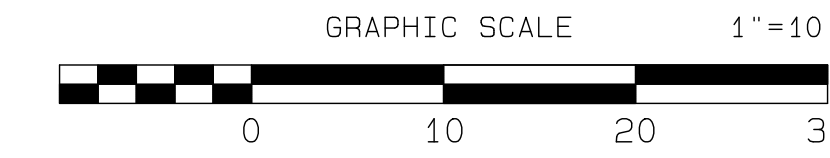
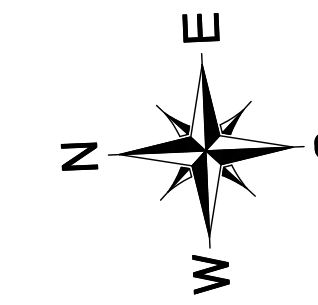
Storm Plan
 Bradley Heights
 Timberlane Partners
 1816 11th Ave Unit C
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 Phone 206.886.0326
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 SHEET 20
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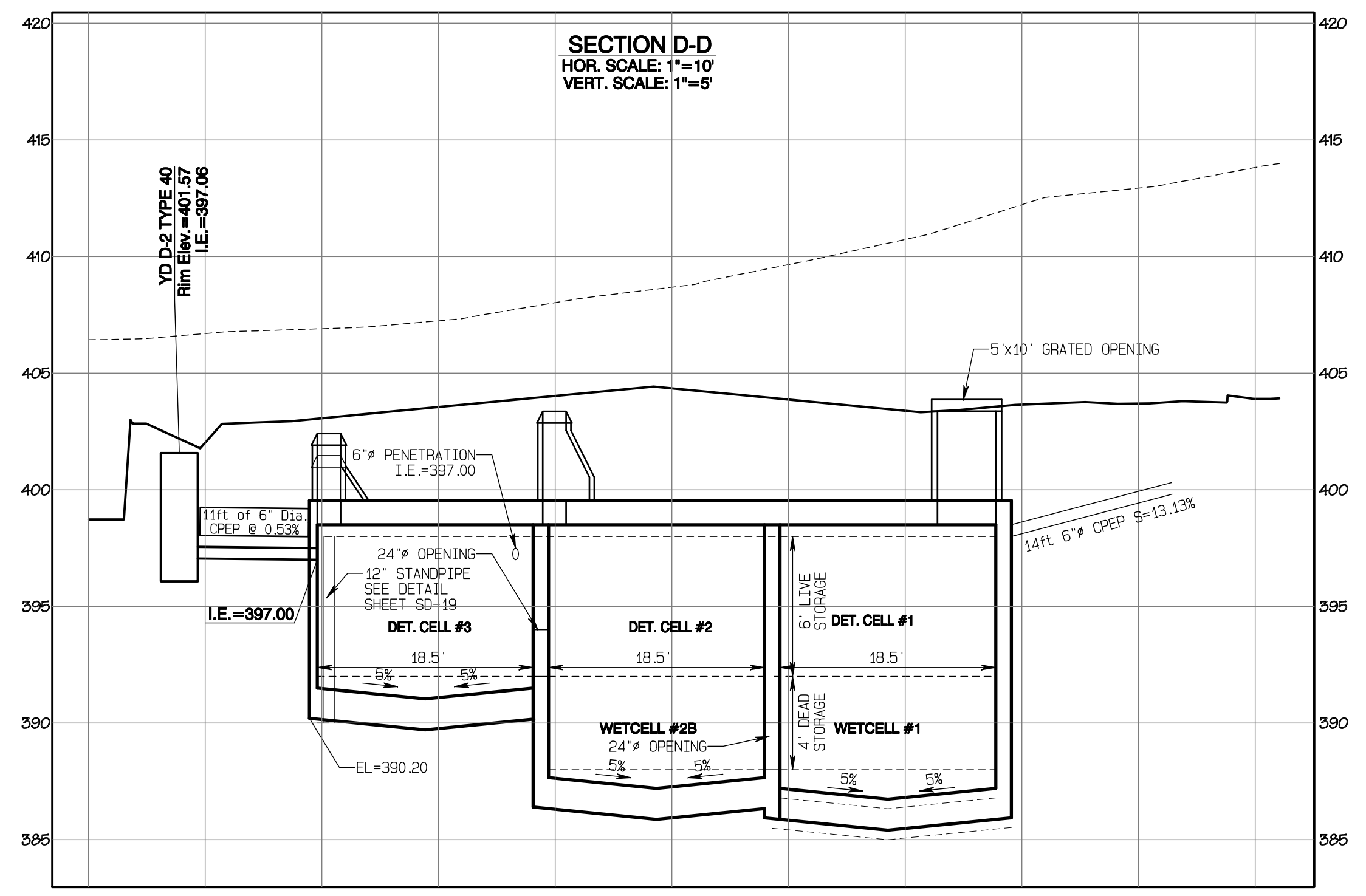
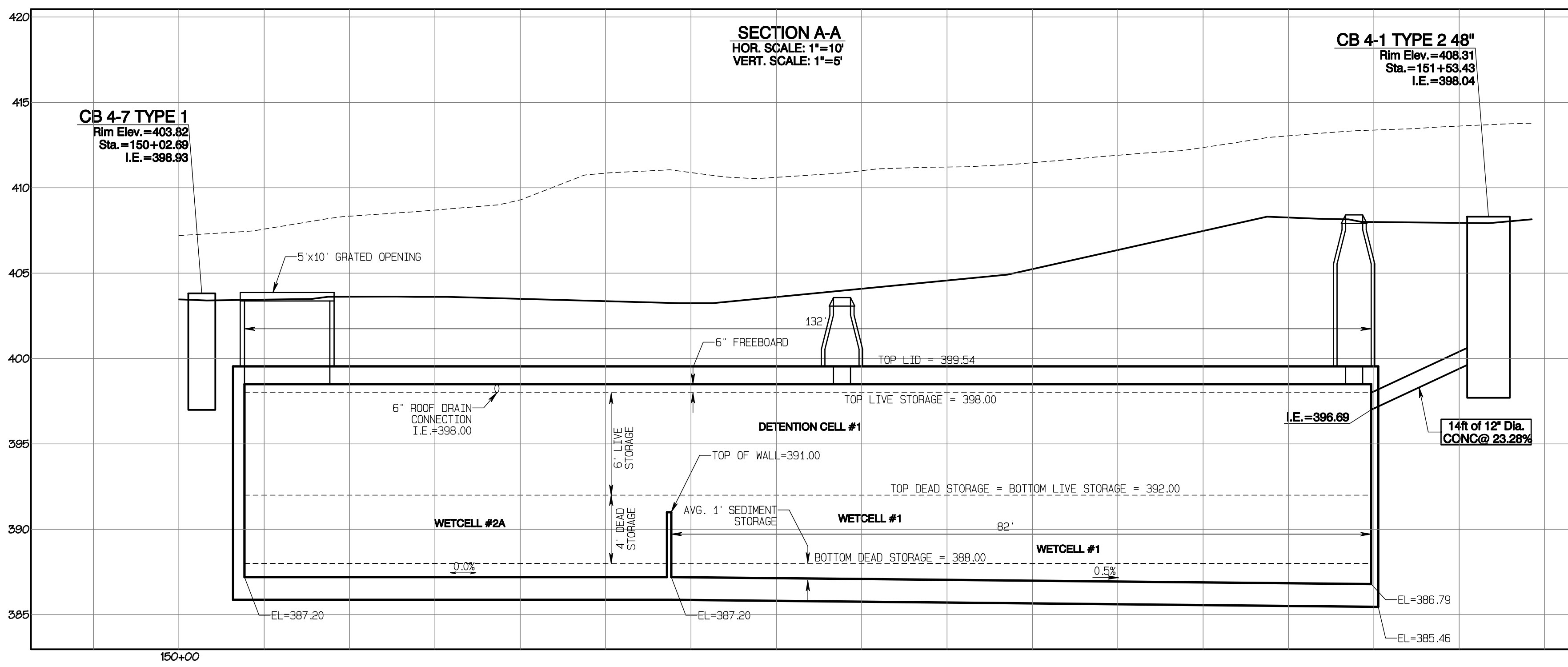
Bradley Heights

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Provide calculations demonstrating that soil volume in parking lot landscaping islands will meet minimum of 1200 cubic feet

Provide calculations demonstrating that soil volume in parking lot landscape islands will meet minimum of 1200 cubic feet.



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Vault #4 Plan

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

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 phone: 253.770.3144, fax: 253.770.3142

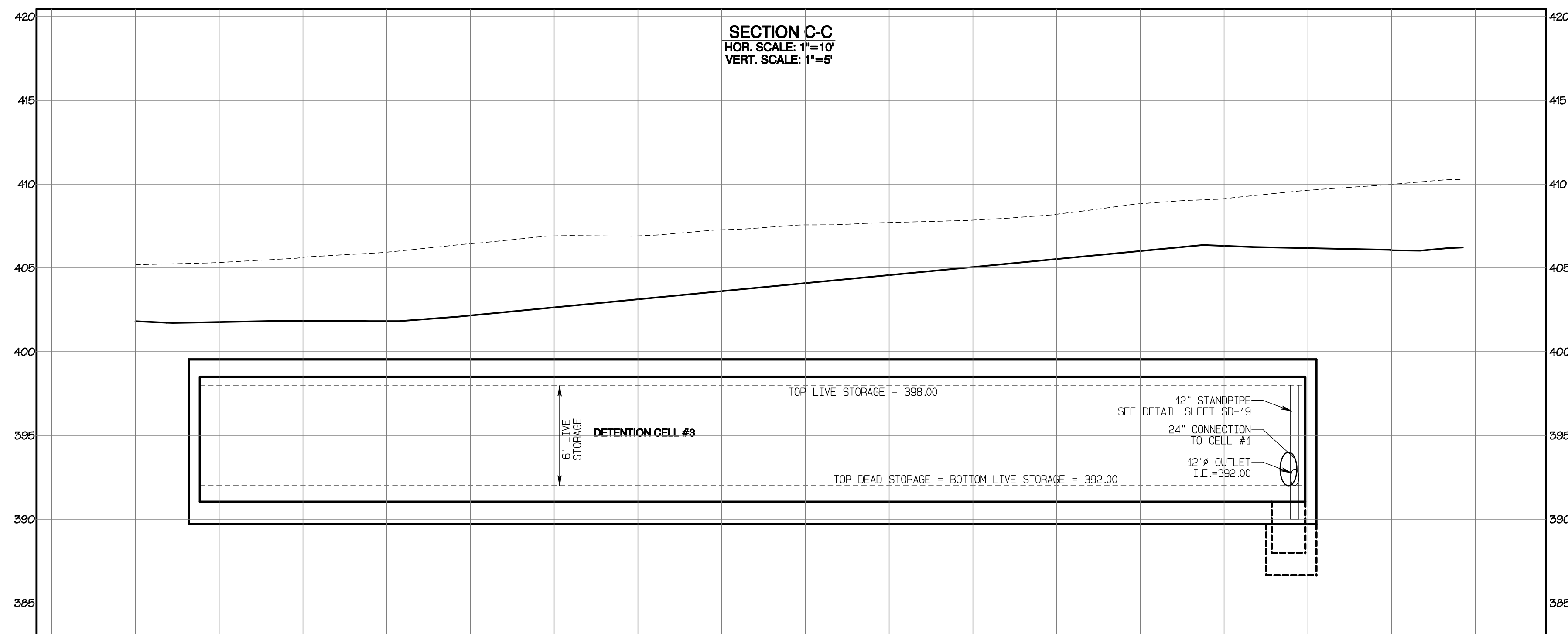
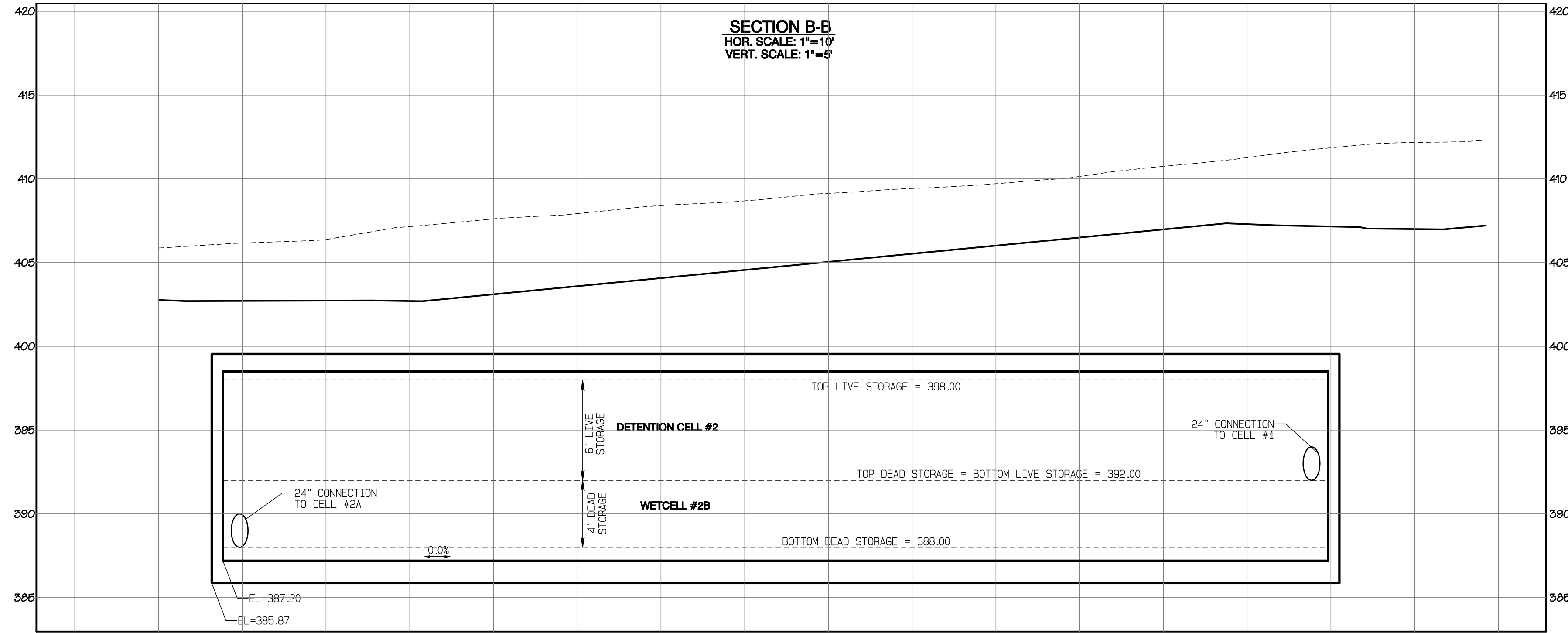
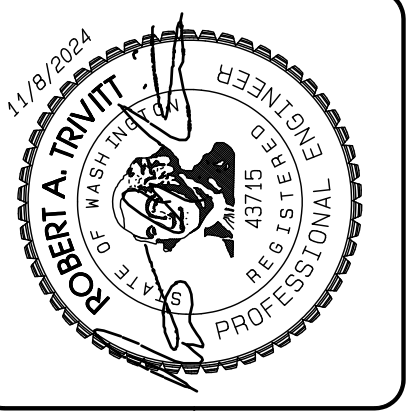
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 OF 47

Bradley Heights

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



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CITY OF PUYALLUP
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*feasibility *planning *engineering *surveying

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phone: 253.770.3144 fax: 253.770.3142

Vault #4 Cross-Sections

Bradley Heights

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

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OF 47

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