

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 236 UNIT MULTI-FAMILY DEVELOPMENT.

SITE ADDRESS:
202 27TH AVE SE

PARCEL NUMBER
041903-6-006

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: Jorden Møllergaard
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.899.0326
jorden@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

1. 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.

2. 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.

3. 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").

4. A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.

5. 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.

6. 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.

7. Any structure and/or obstruction that requires removal or relocation relating to this project shall be done so at the developer's expense.

8. 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.

9. The contractor shall install, replace, or relocate all signs, as shown on the plans or as affected by construction, per City Standards.

10. 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.

11. 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.

12. 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.

13. Certified record drawings are required prior to project acceptance.

14. 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.

15. 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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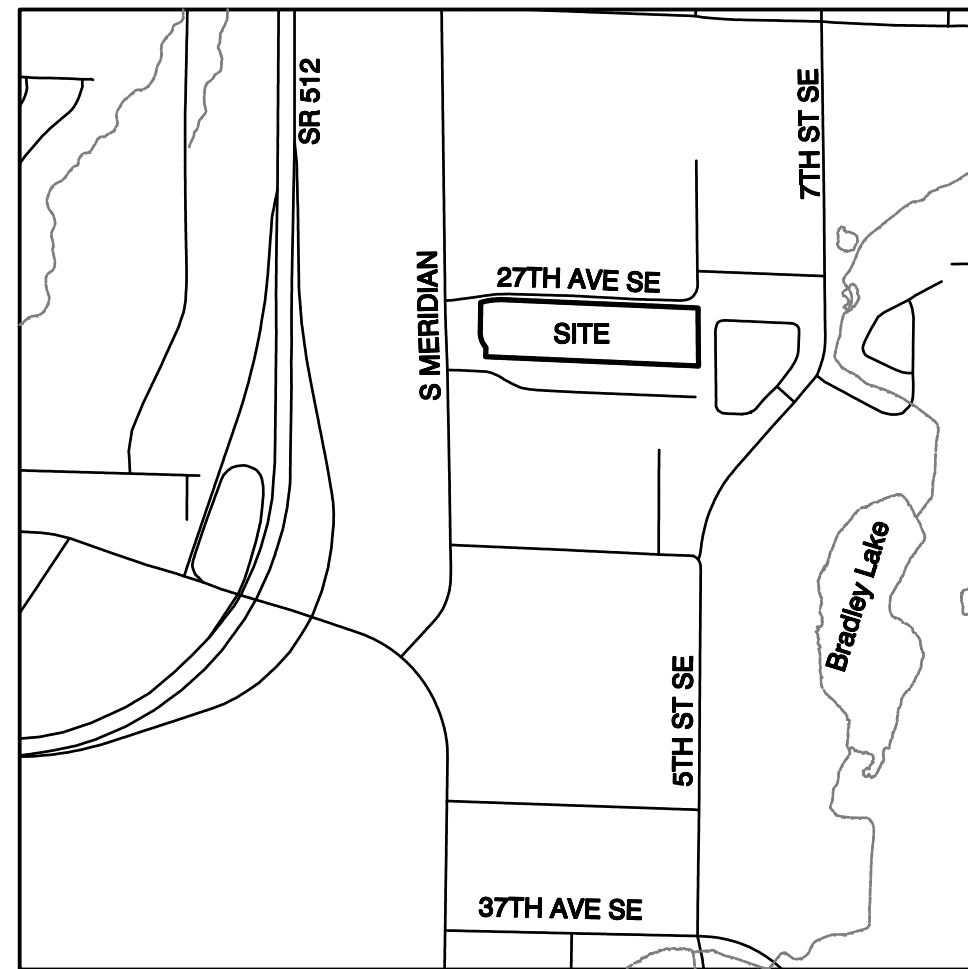
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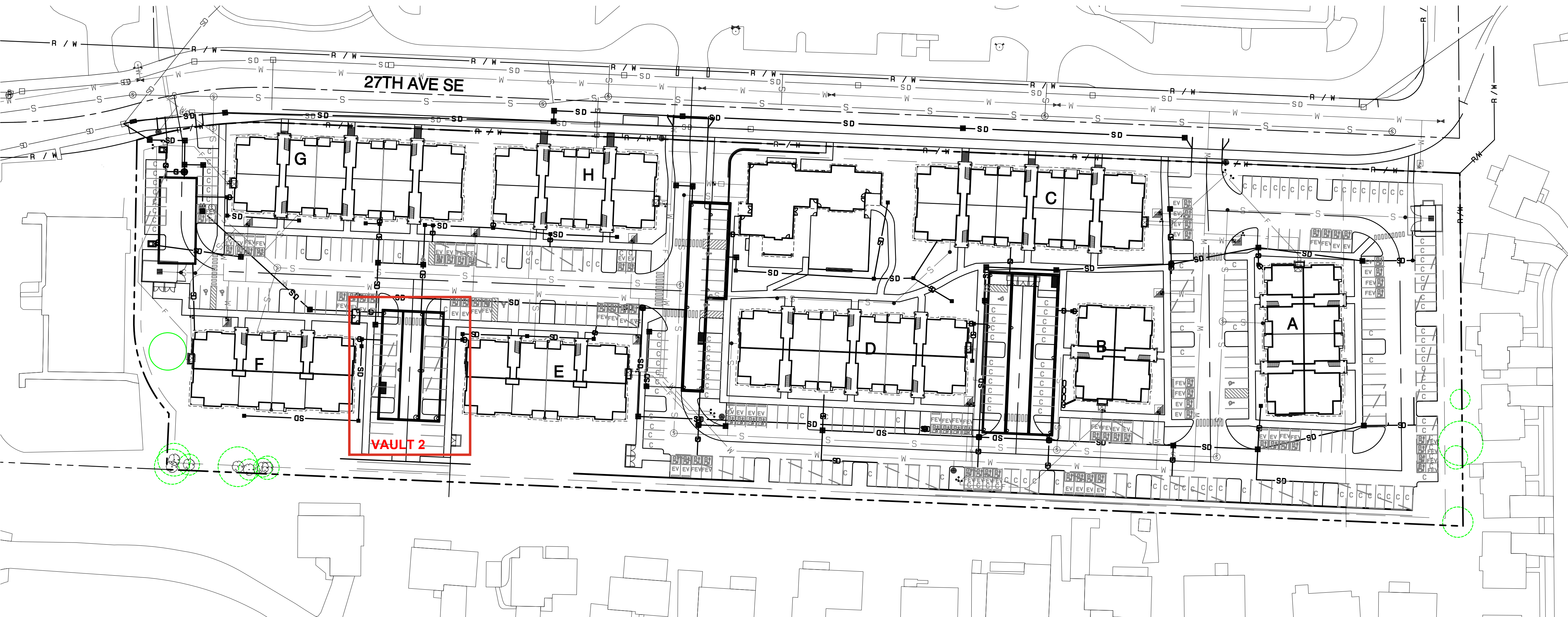
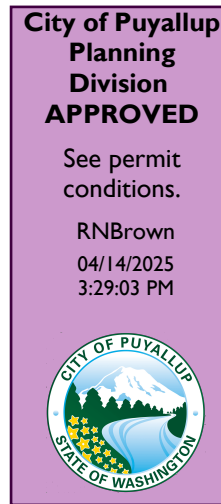
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VICINITY MAP
SCALE: 1"=1000'

LEGEND

- | | |
|--------------------------------|------------------------------|
| 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 | |



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.

Cover Sheet

Bradley Heights

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

DRAWING

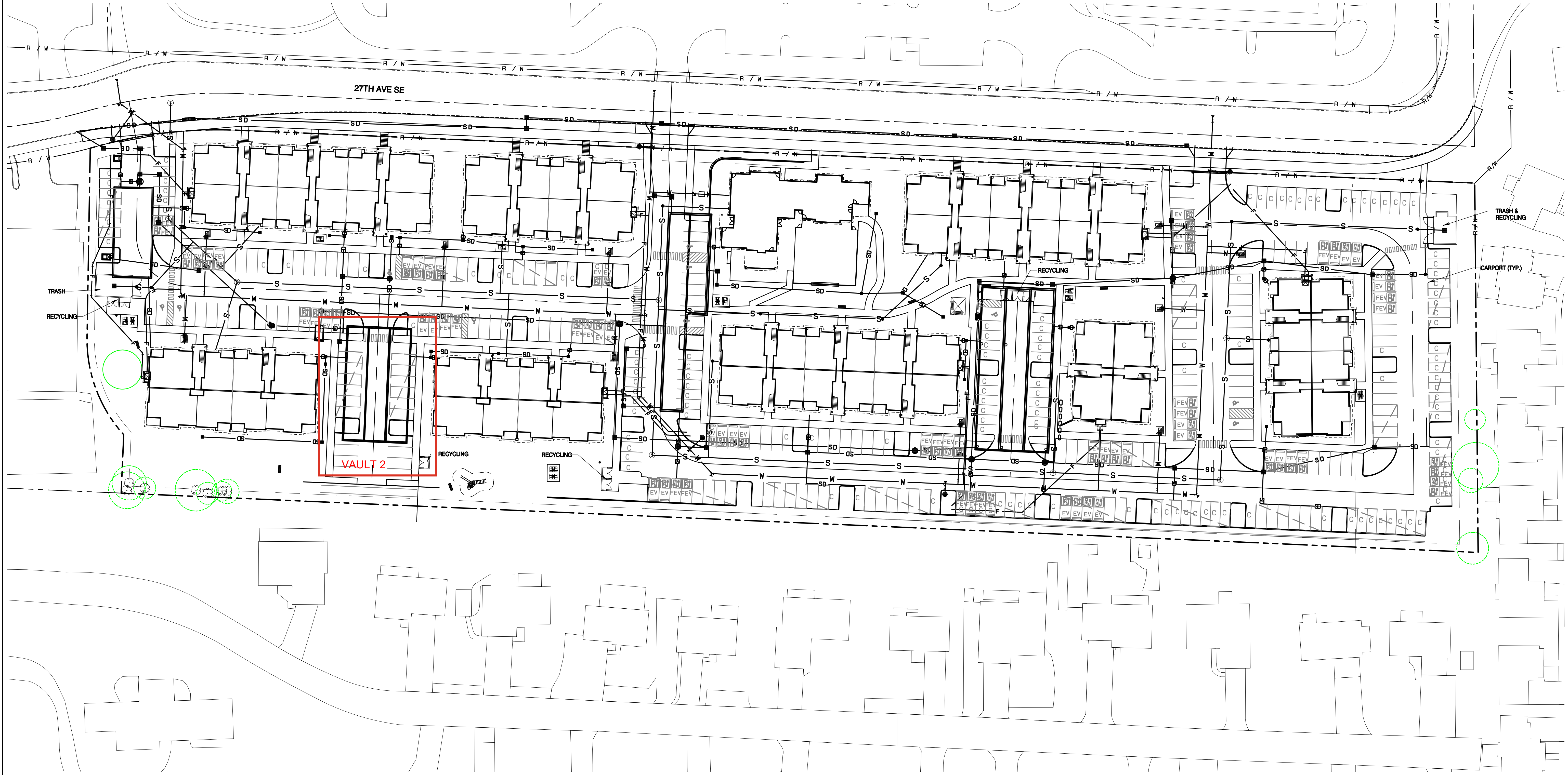
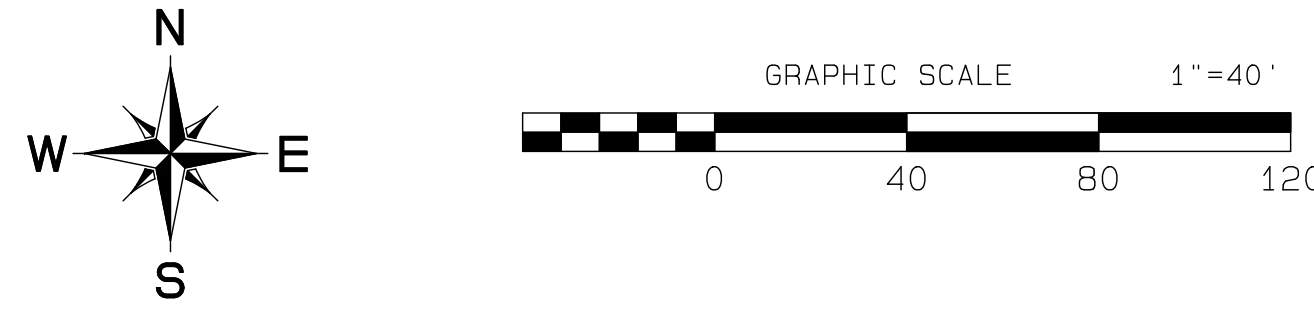
G-1

SHEET
OF 59

PRRWF20250233

AZURE GREEN
CONSULTANTS
+feasibility +planning +engineering +surveying
409 East Pioneer, Suite A - Puyallup, WA 98372
phone 253.770.3144 fax 253.770.3142

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



Project Desc.: Bradley Heights
Plan: F:\Jobs\3227 - Bradley Heights\Drawings\Bradley Heights 20250225 EIR.dwg
Title Date/Time: 2/26/2025 10:44:53AM

APPROVED
BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES
DATE: _____
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Civil Composite

Bradley Heights

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SD-1

SHEET 15
OF 59

AWR GREEN
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feasibility planning engineering surveying

Robert A. Trivitt
Professional Engineer
No. 43715
State of Washington

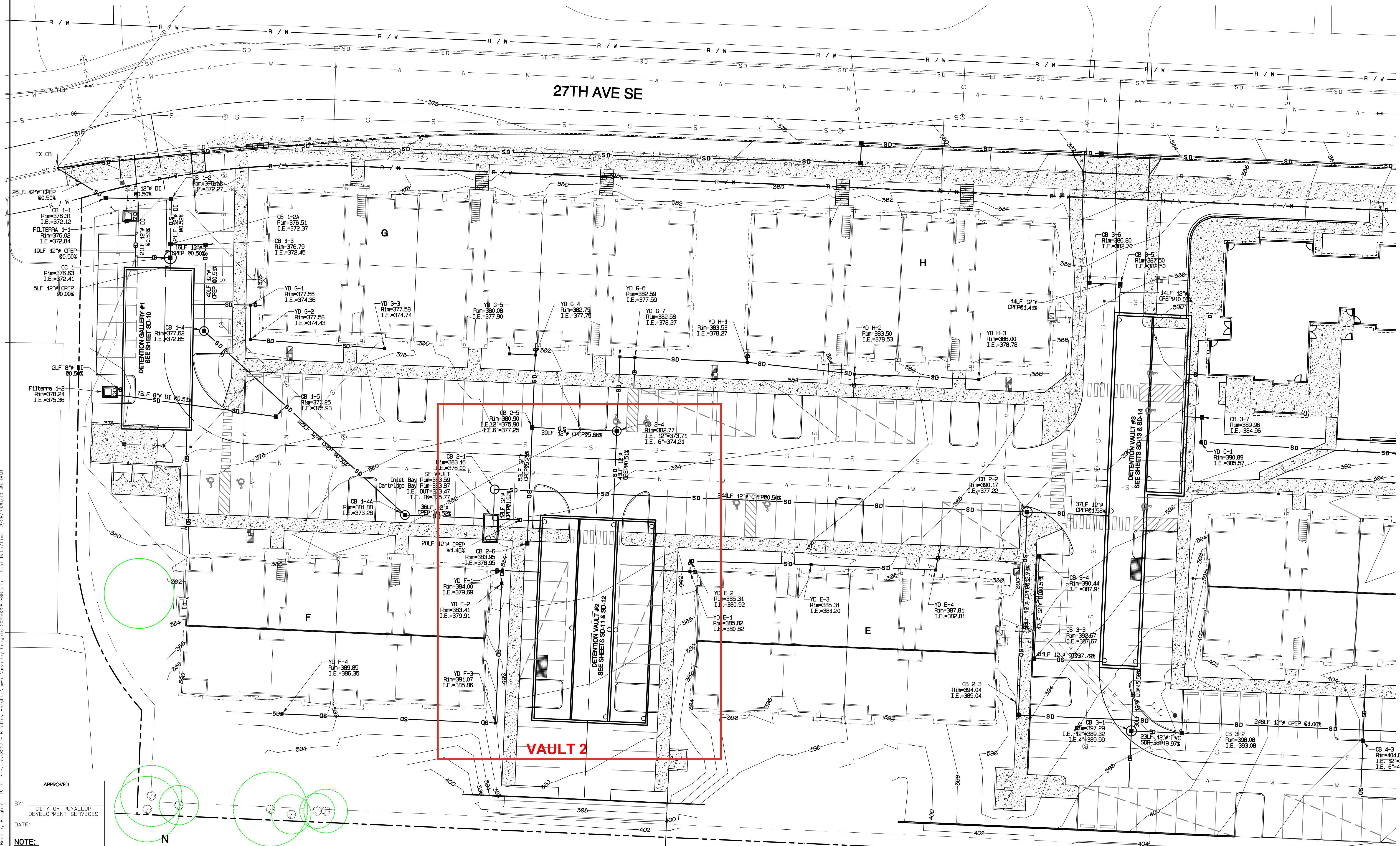
REVISION
1 Revised per City Review and Mail A Adjustment.
2 Revised per City Review.
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DATE
11/26/24
3/4/25

JOB NO. 3227
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Rob Trivitt
APPROVED BY: Paul Green

Bradley Heights

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



Project Desc.: Bradley Heights
Date: 11/28/2023
Drawn By: R. J. L. / R. J. L.
Checked By: R. J. L. / R. J. L.
Approved By: R. J. L. / R. J. L.

APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE:

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Storm Plan

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
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Phone 206.896.0326
Fax jordan@timberlanepartners.com

DRAWING

SD-5

SHEET 19
OF 59

AZURE GREEN
CONSULTANTS

feasibility • planning • engineering • surveying

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Phone 253.770.3144, Fax 253.770.3142

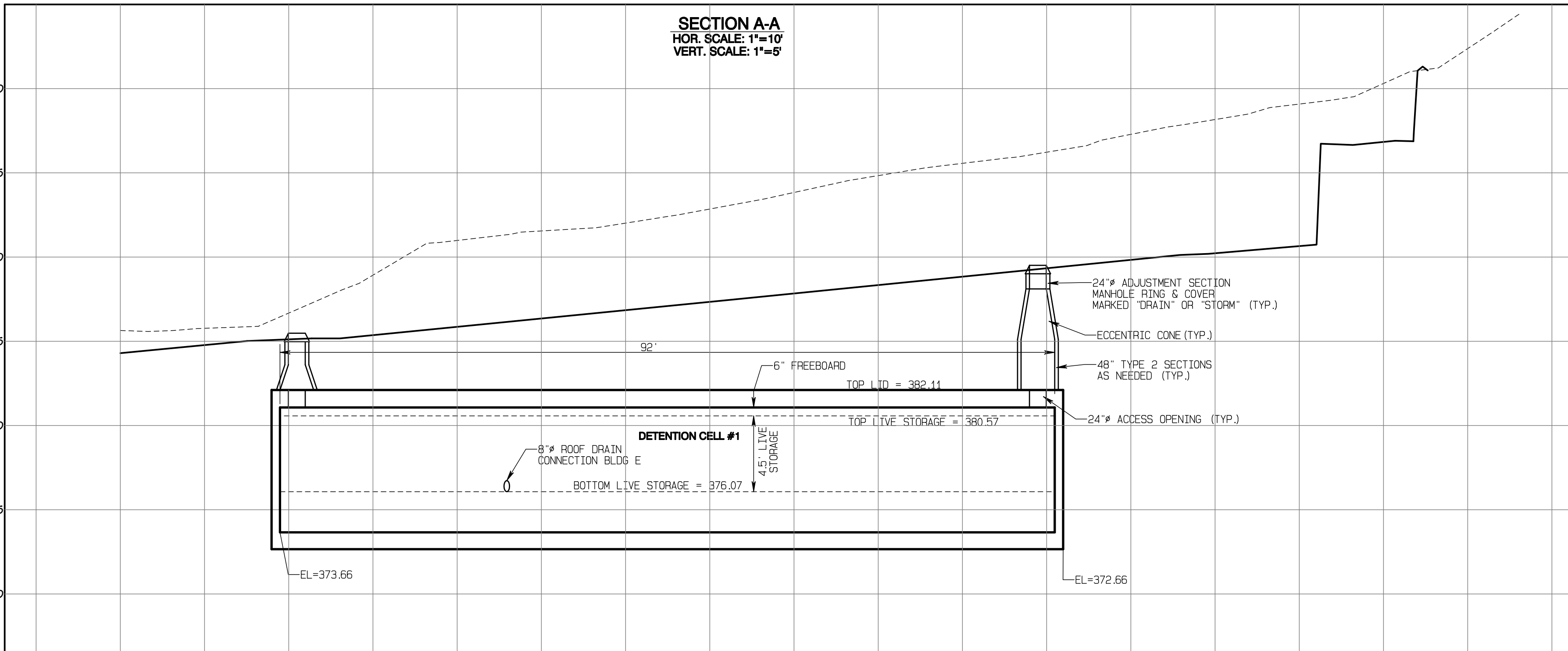
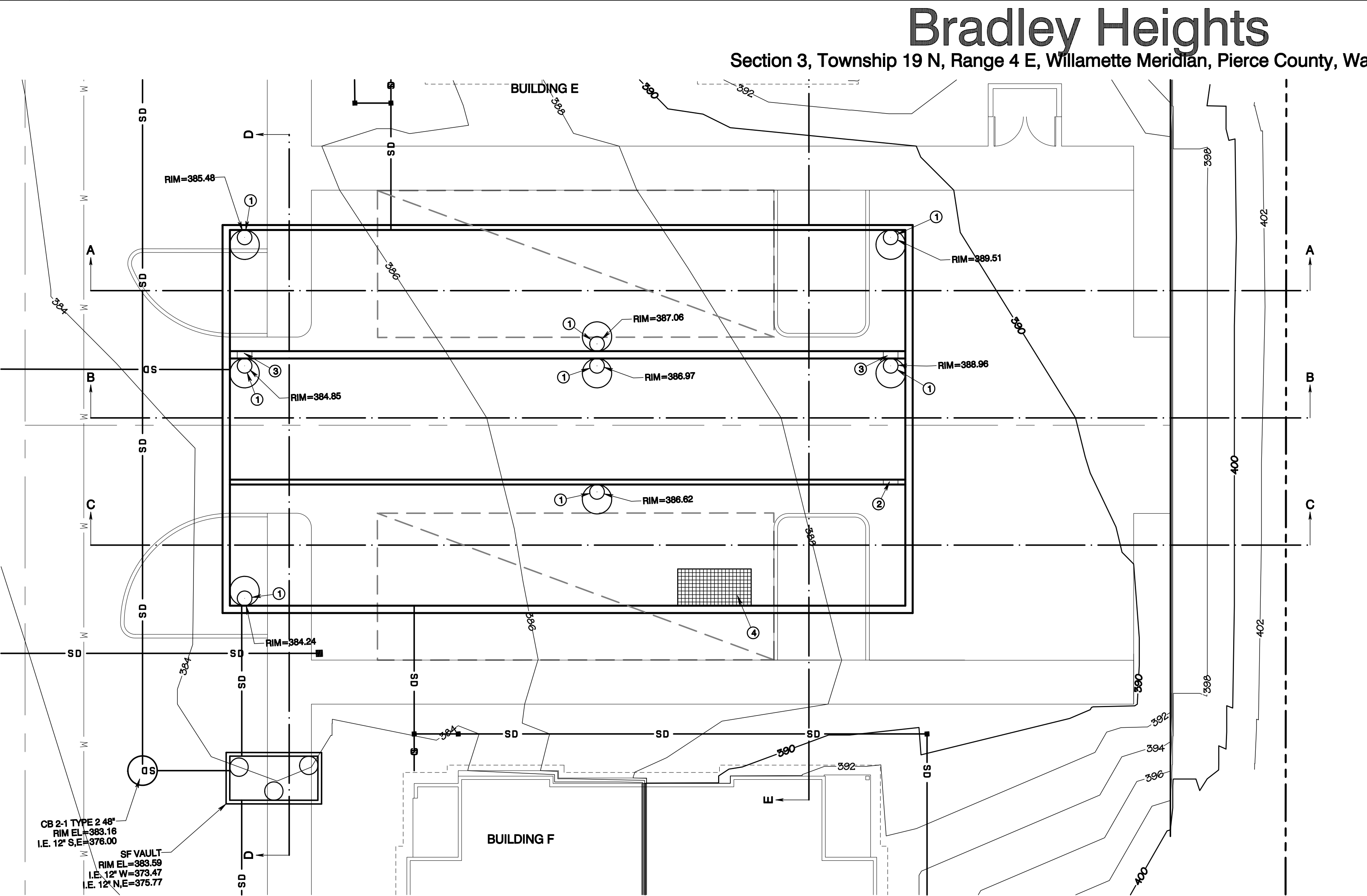
REVISIONS

NO.	DATE	DESCRIPTION
1	11/28/24	Revised per City Review and Mail A Adjustment.
2	3/4/25	Revised per City Review.
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DESIGNED BY: R. J. L. / R. J. L.
DRAWN BY: R. J. L. / R. J. L.
CHECKED BY: R. J. L. / R. J. L.
APPROVED BY: R. J. L. / R. J. L.

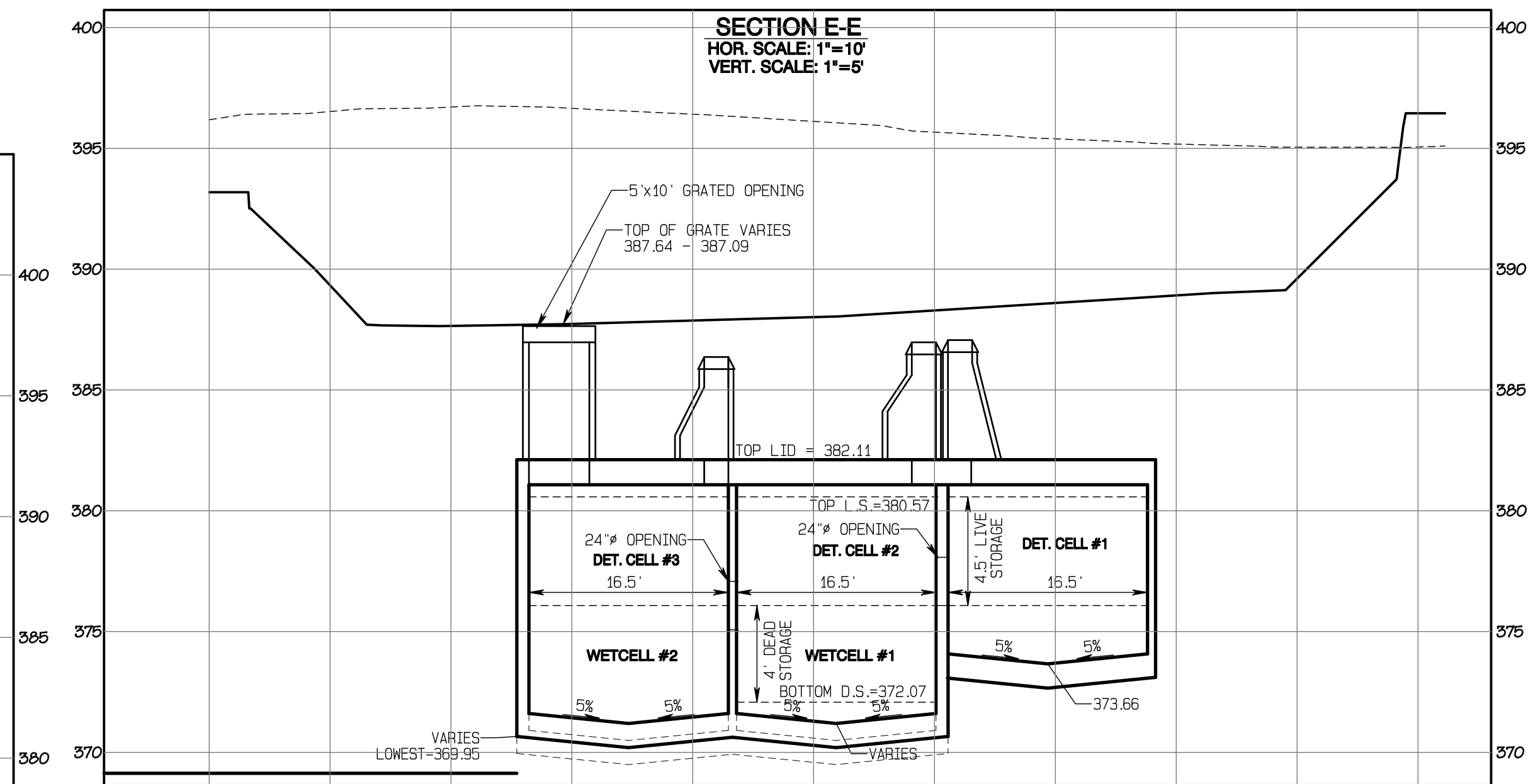
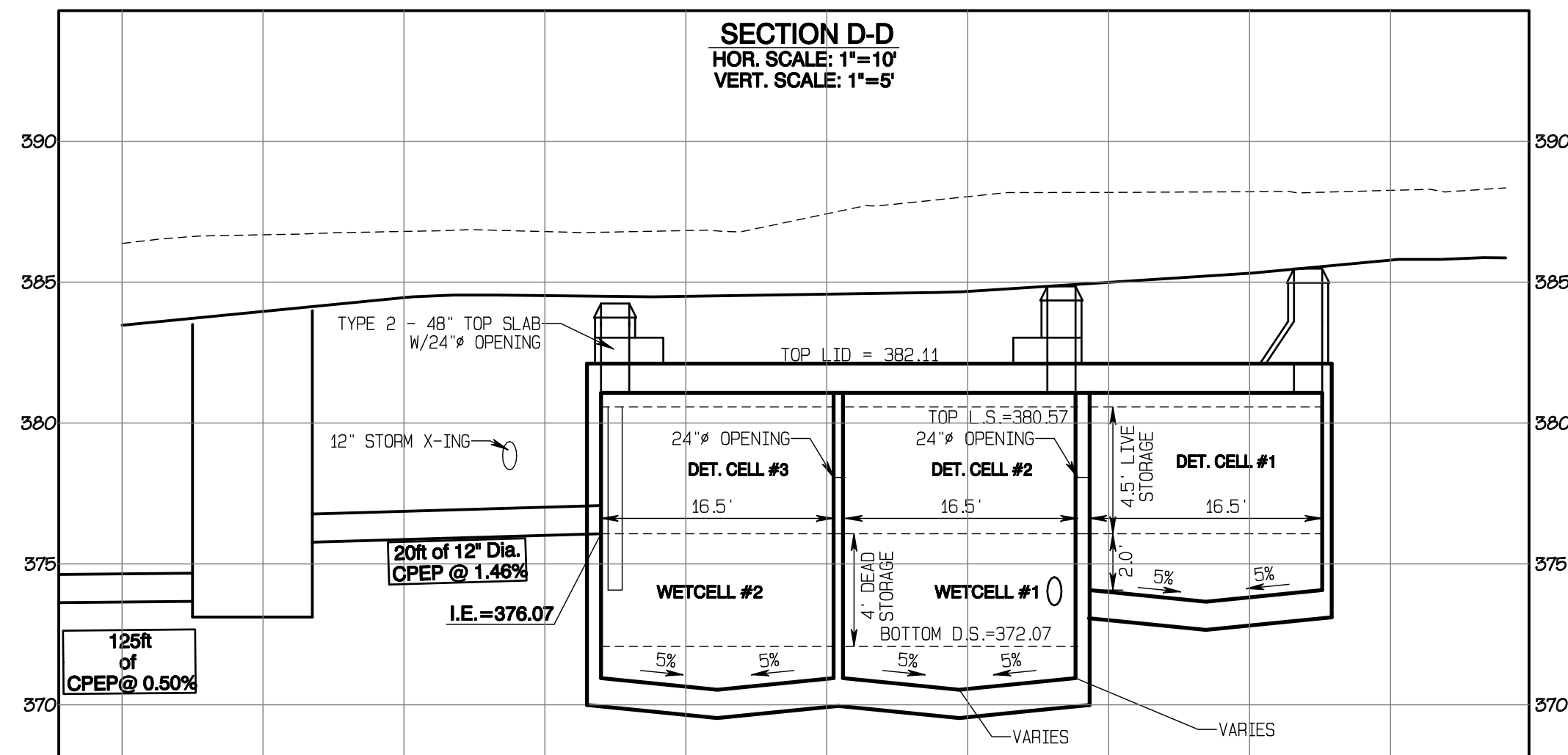
PROFESSIONAL ENGINEER
ROBERT A. TRIVITT
P.E.
WASHINGTON STATE
43715
PROFESSIONAL

Project Desc.: Bradley Heights
Drawn By: F. Woods/3227 - Bradley Heights
Date: 3/10/2025
Pkg Date/Time: 3/10/2025 2:08:40 PM



CONSTRUCTION KEY NOTES

- 24" ACCESS LID MARKED "DRAIN" (TYP.) W/LADDER PER STD 06.01.04, SHEET SD-22
- 24" CONNECTION BETWEEN CELLS I.E. = 375.57
- 24" CONNECTION BETWEEN CELLS I.E. = 376.07
- 5'x10' GRATED OPENING, TRAFFIC RATED W/LADDER PER STD 06.01.04, SHEET SD-22 & W/ BILCO LADDER-UP



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE: _____

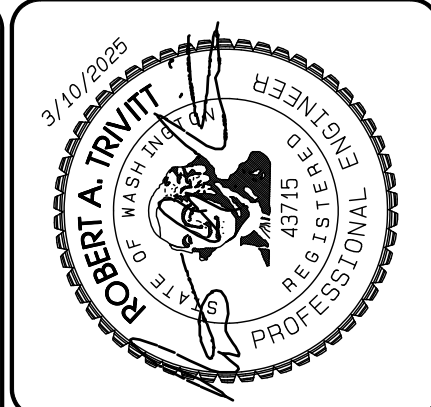
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PRRWF20250217



REVISION	DATE
1 Revised per City Review and Mail A adjustment.	11/20/24
2 Revised per City Review.	3/4/25
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JOB NO. 3227
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Rob Trivitt
APPROVED BY: Paul Green



Vault #2 Plan

Bradley Heights

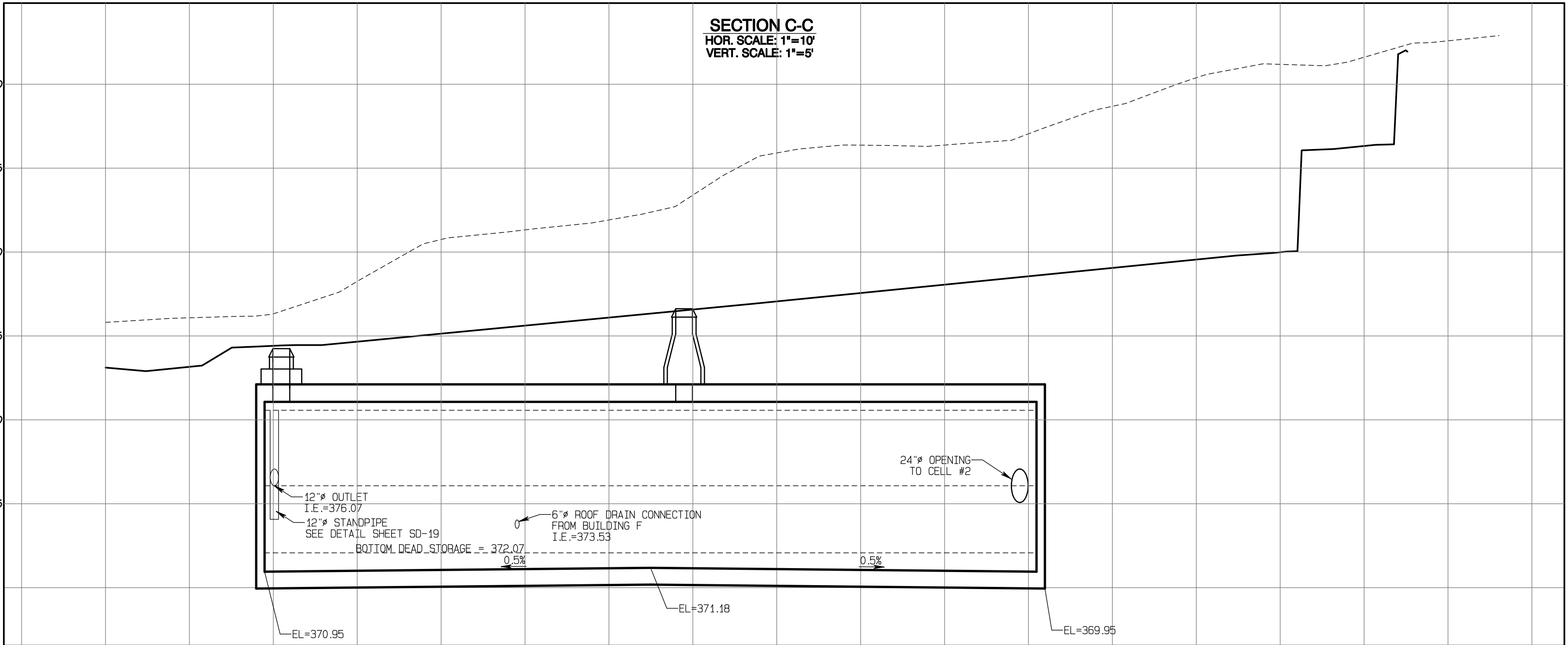
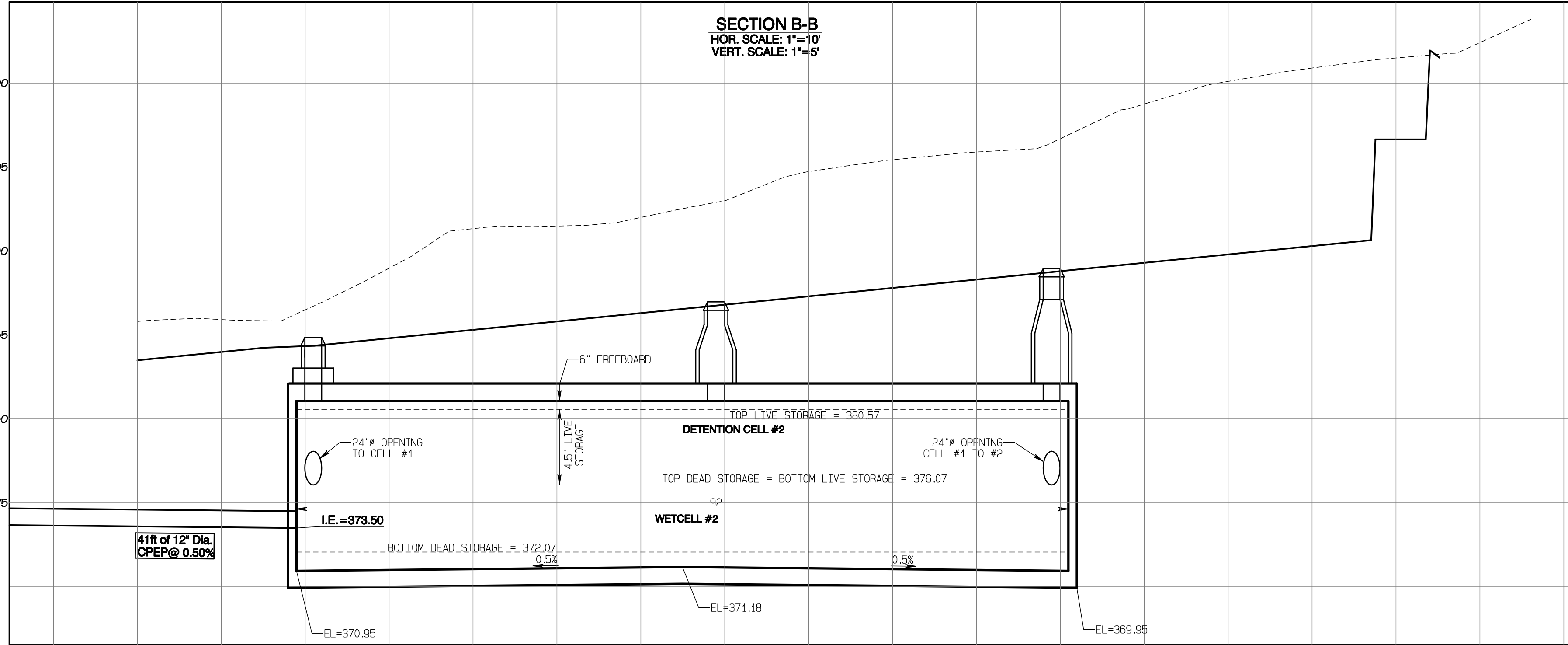
Timberlane Partners
1816 11th Ave Unit C
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Fax jordan@timberlanepartners.com

DRAWING

SD-11

SHEET 25
OF 59

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



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

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Vault #2 Cross-Sections

Bradley Heights

Timberlane Partners
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Fax jordan@timberlanepartners.com

DRAWING
SD-12
SHEET 26
OF 59

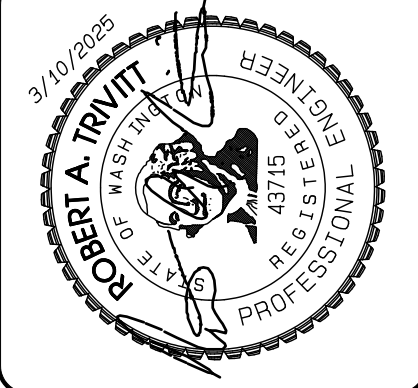
AZURE GREEN
CONSULTANTS

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feasibility planning engineering surveying

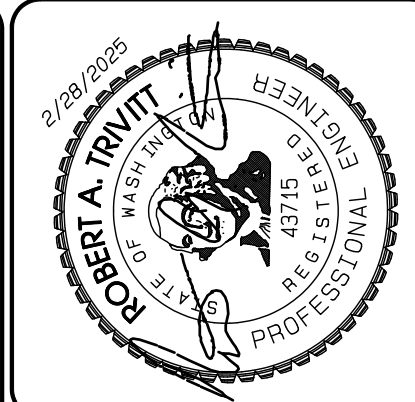
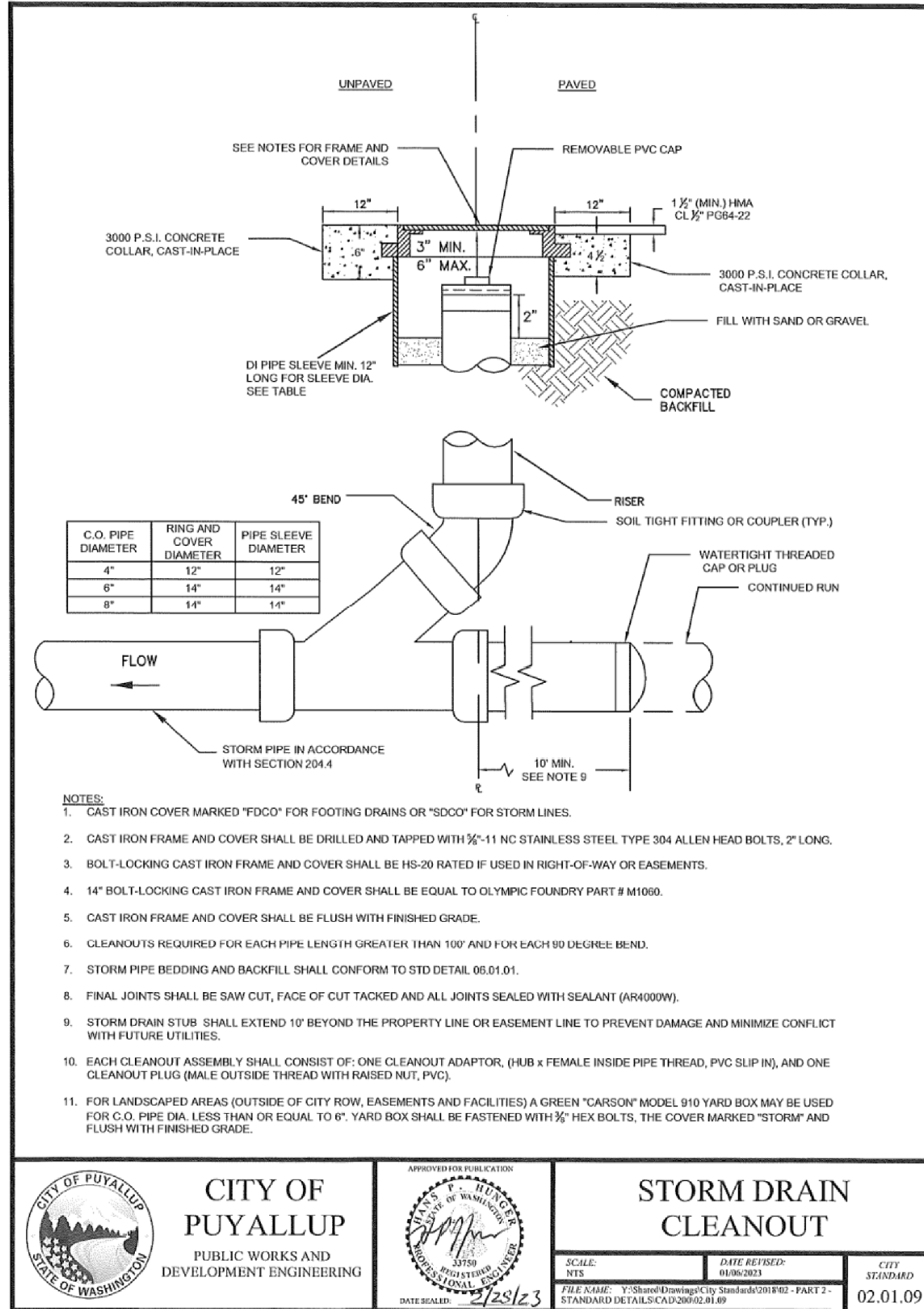
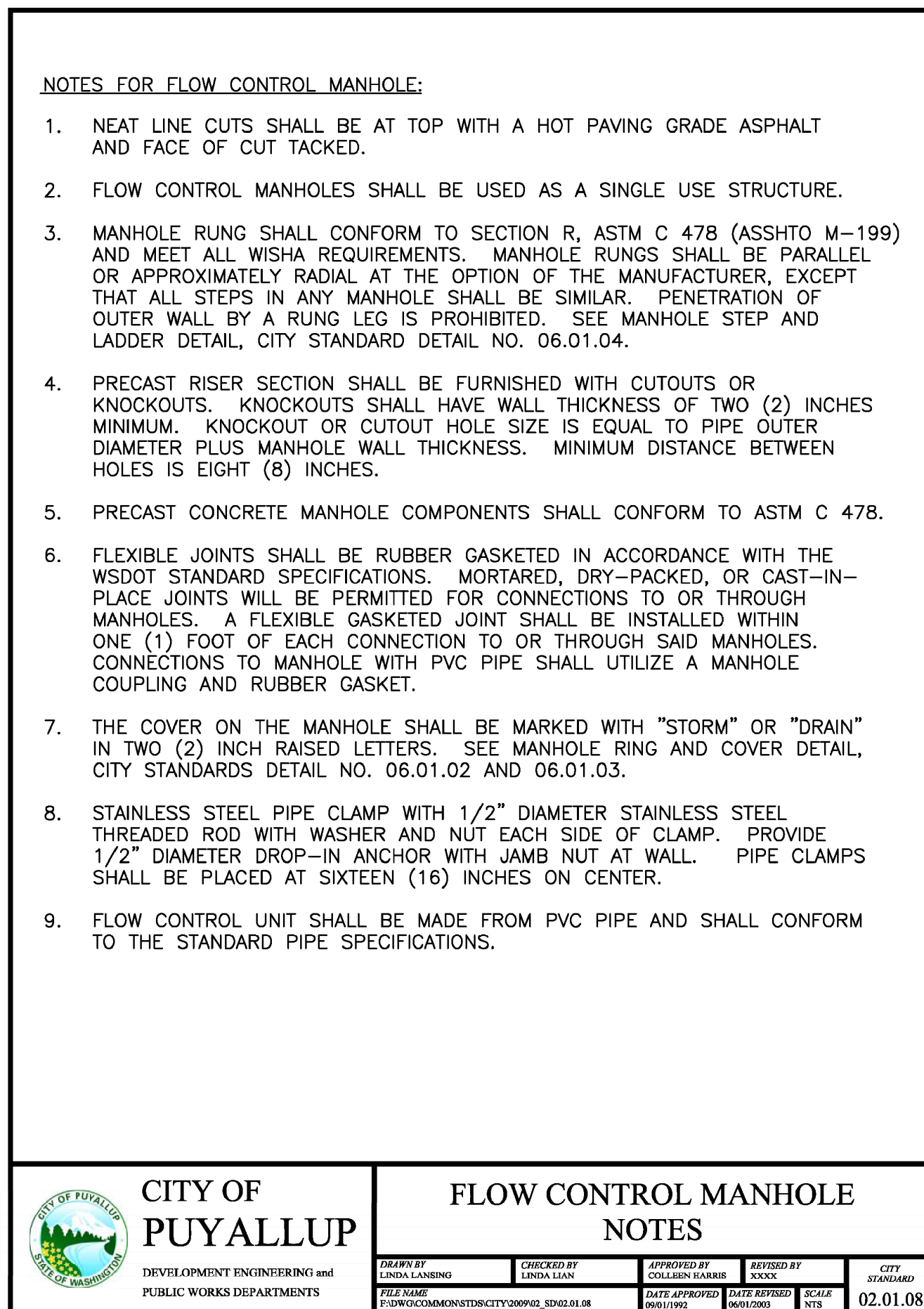
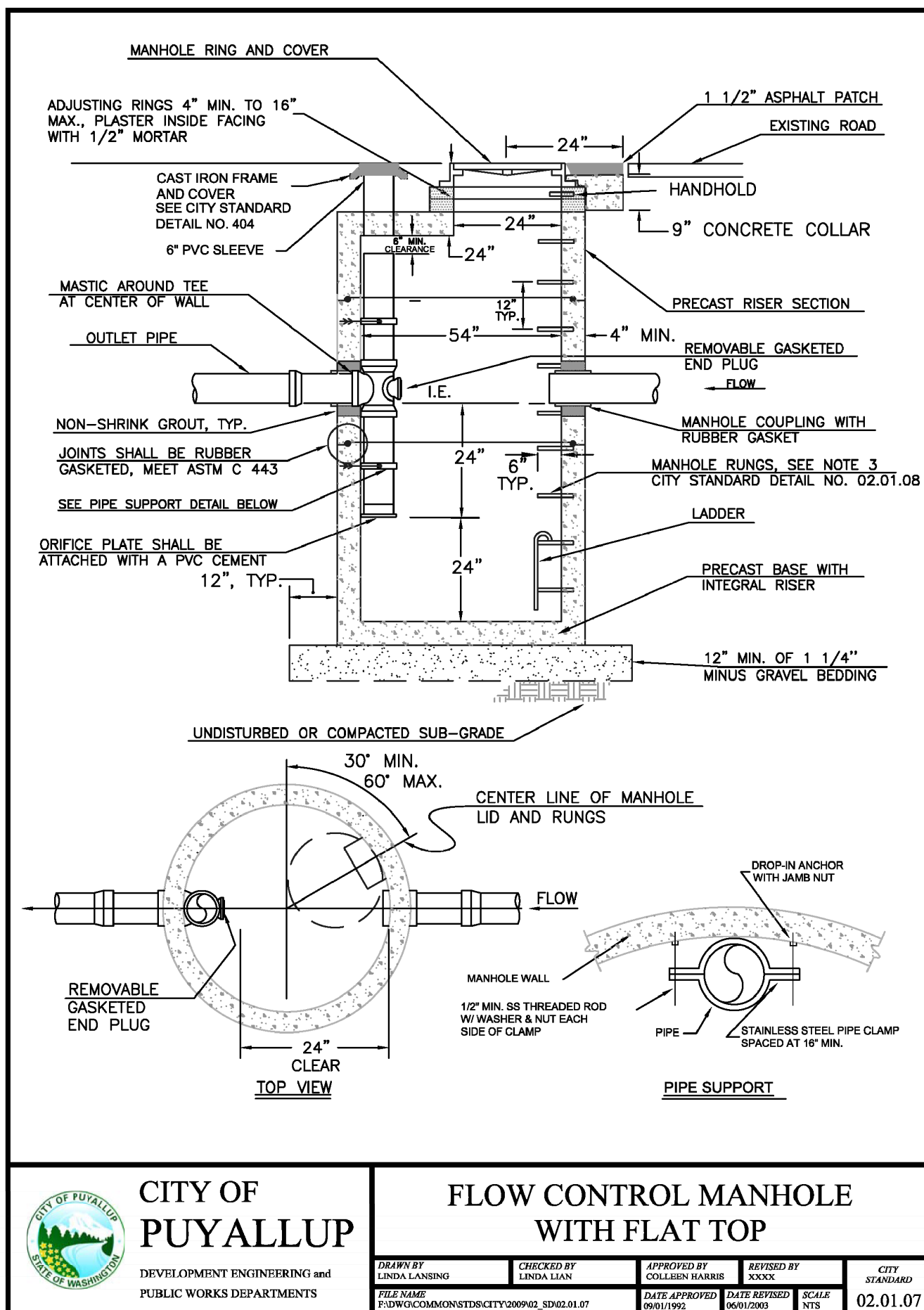
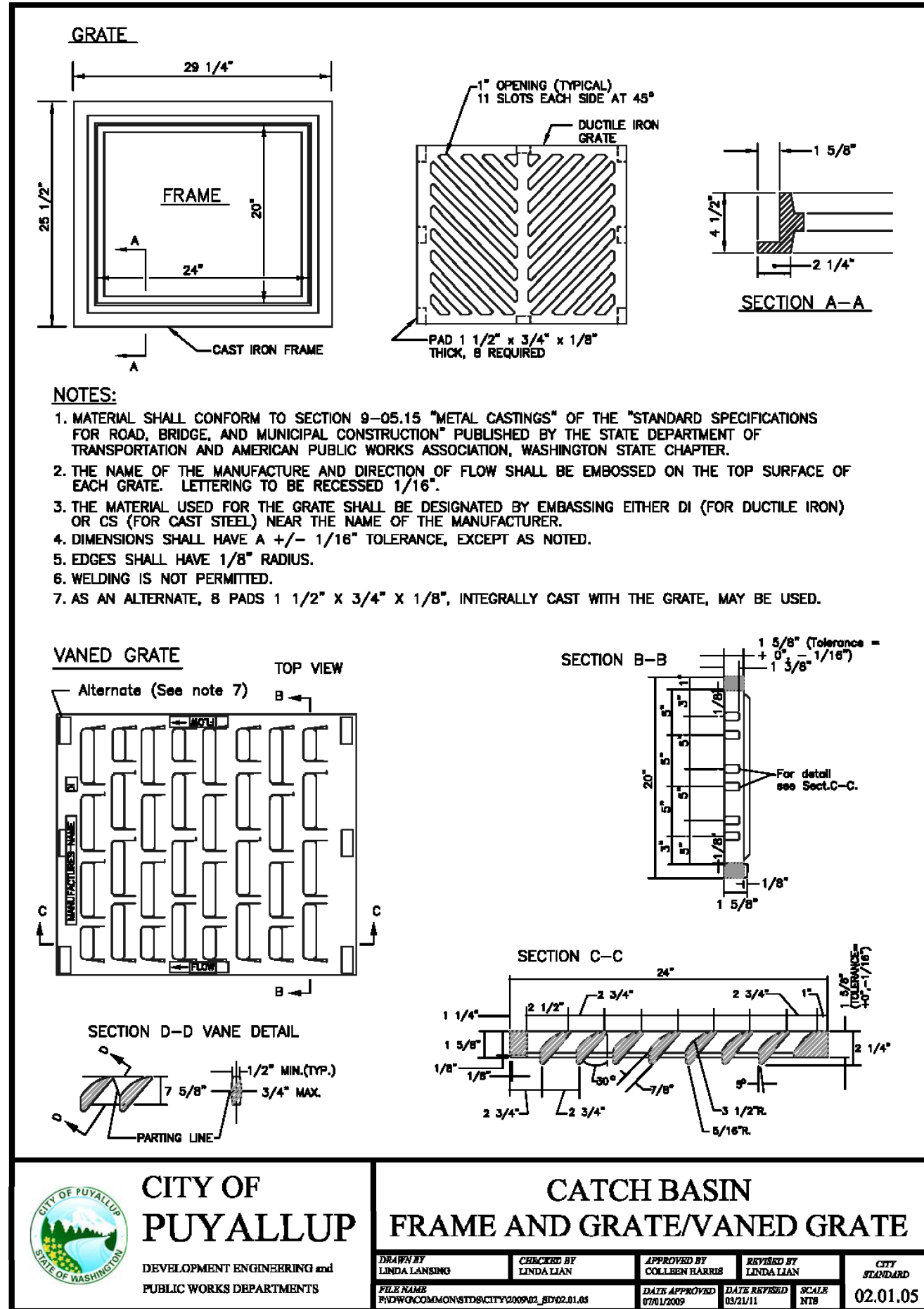
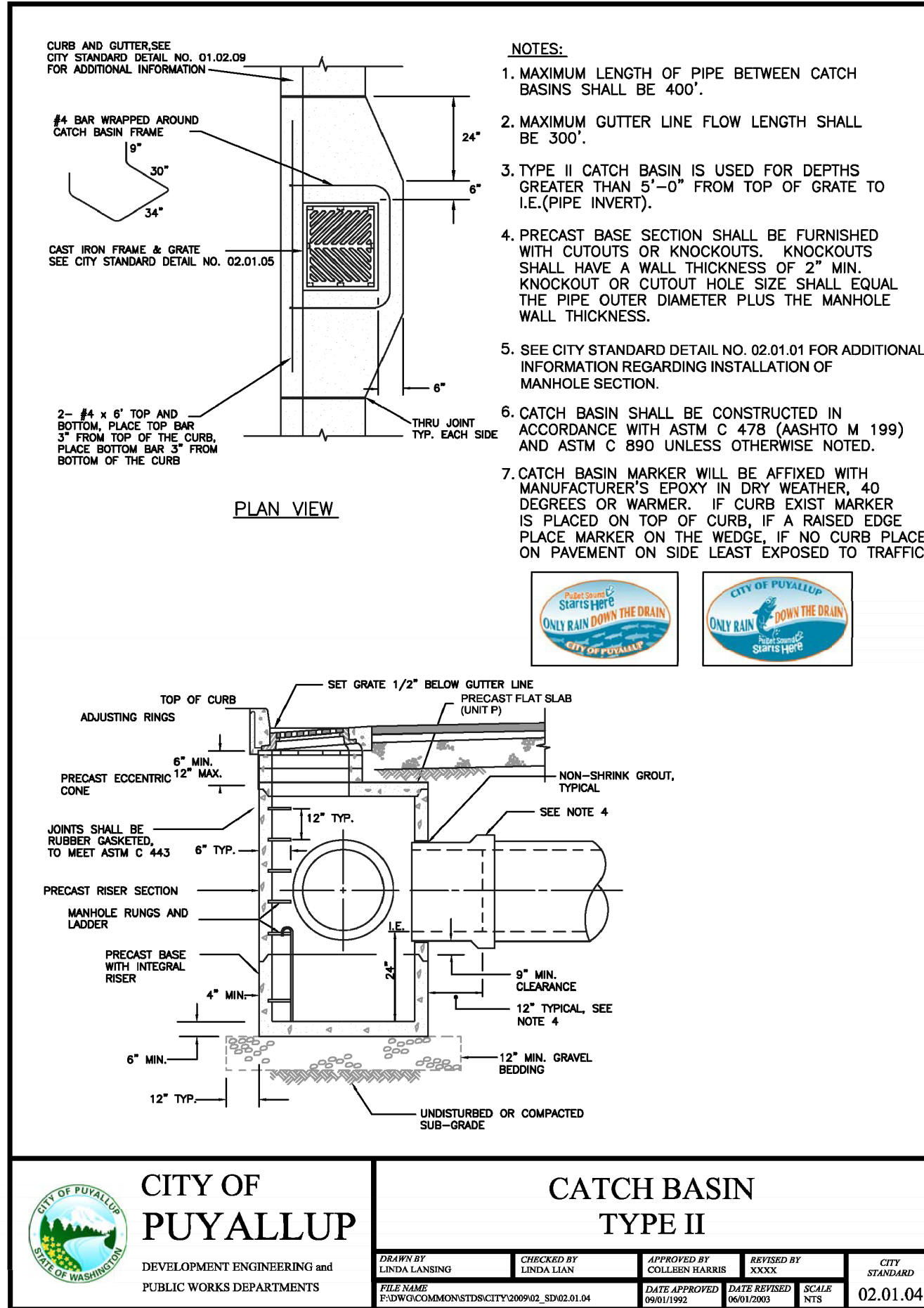
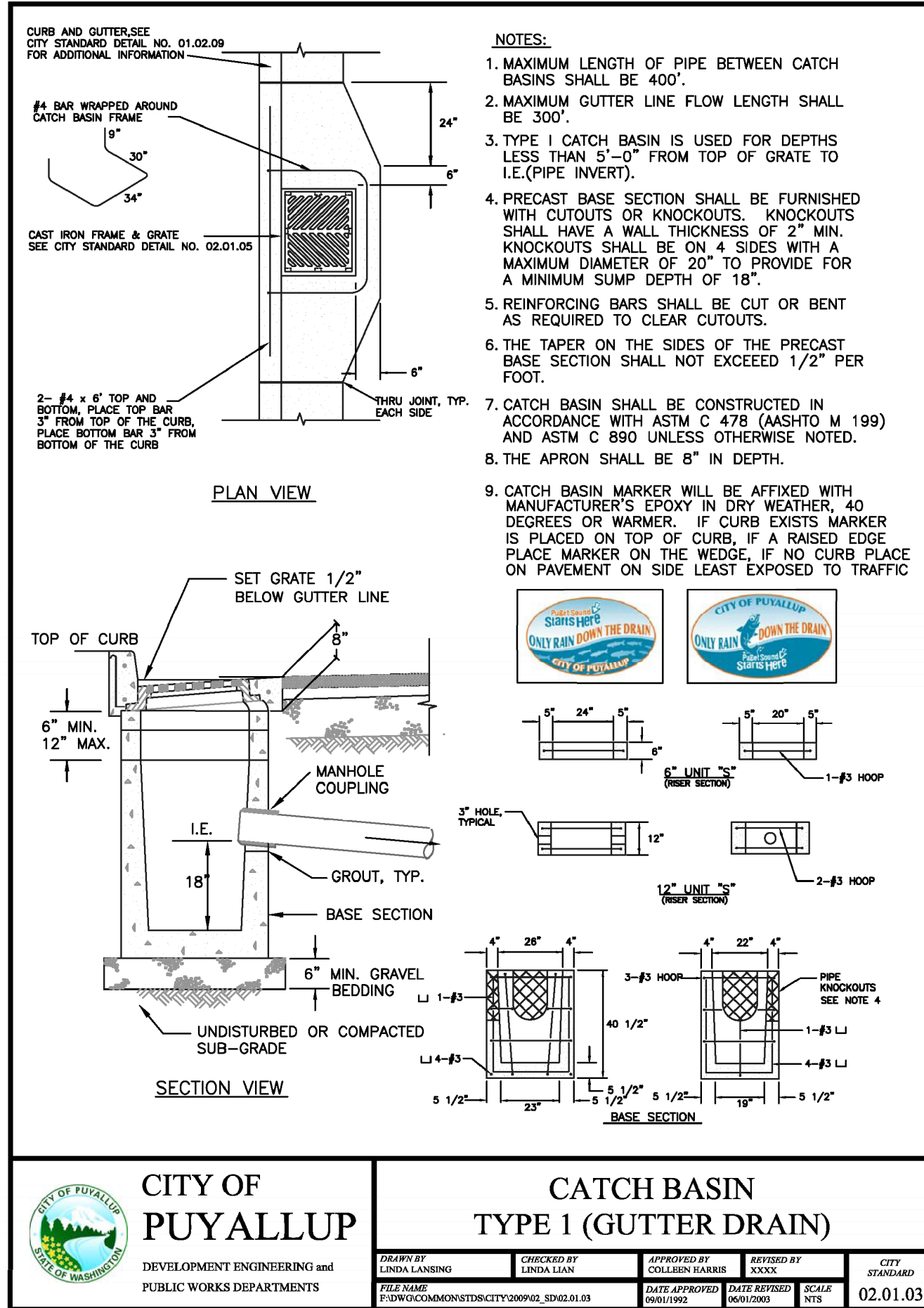
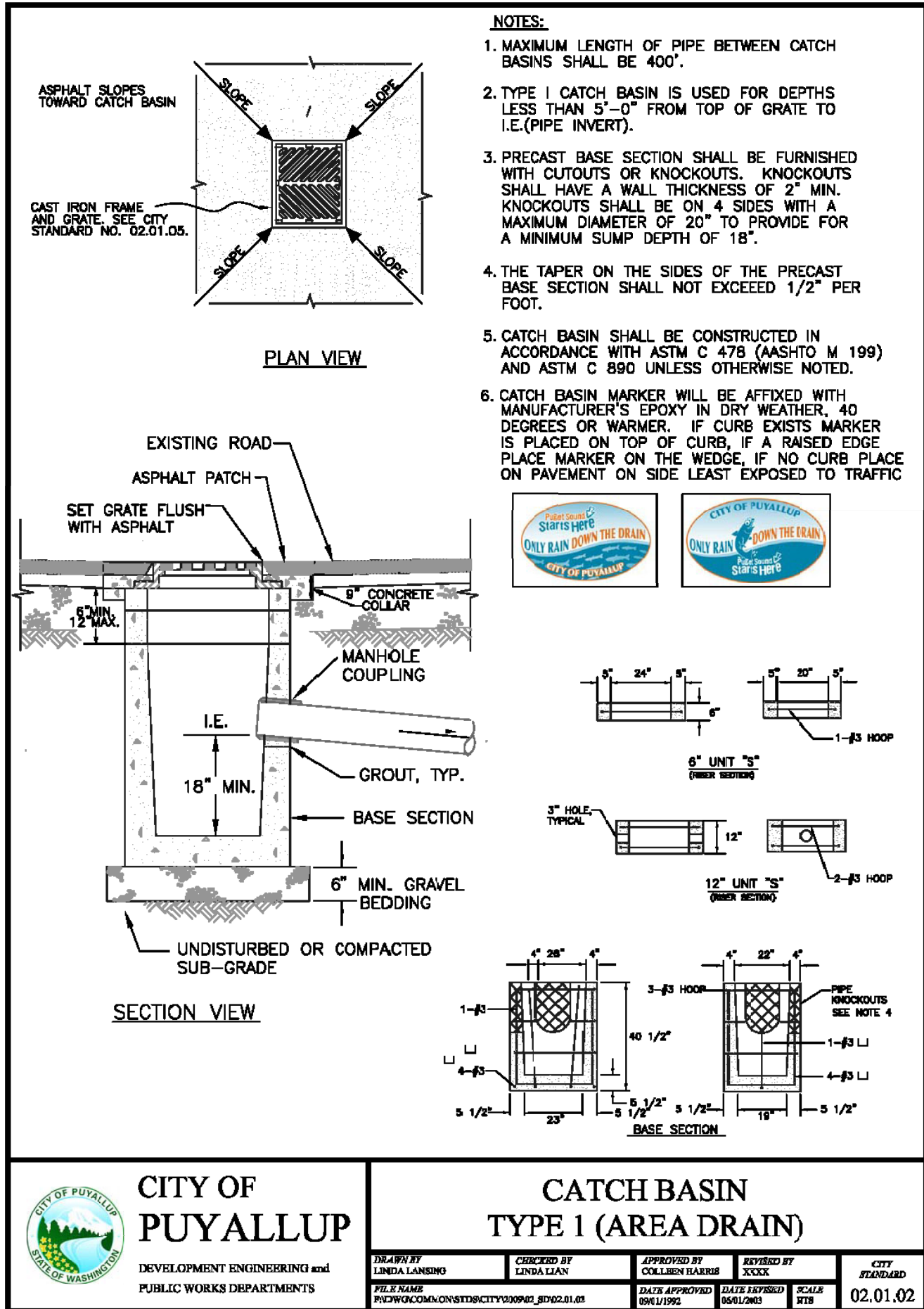
JOB NO. 3227
DATE: May 14, 2024
DESIGNED BY: Rod Trivitt
DRAWN BY: Rod Trivitt
CHECKED BY: Paul Green
APPROVED BY: Paul Green

REVISION	DATE
1 Revised per City review and Mail A adjustment.	11/26/24
2 Revised per City review.	3/4/25
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Bradley Heights

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



REVISION	DATE	BY	FOR
1	11/26/24	Paul Green	City Review and Mail Adjustment
2	3/4/25	Paul Green	Revised per City Review
3			
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JOB NO. 3327	DATE: May 14, 2024
DESIGNED BY: Paul Trivitt	DRAWN BY: Paul Trivitt
CHECKED BY: Paul Green	APPROVED BY: Paul Green

AZURE GREEN CONSULTANTS

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

*feasibility *planning *engineering *surveying

Storm Details

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Fax jordan@timberlanepartners.com

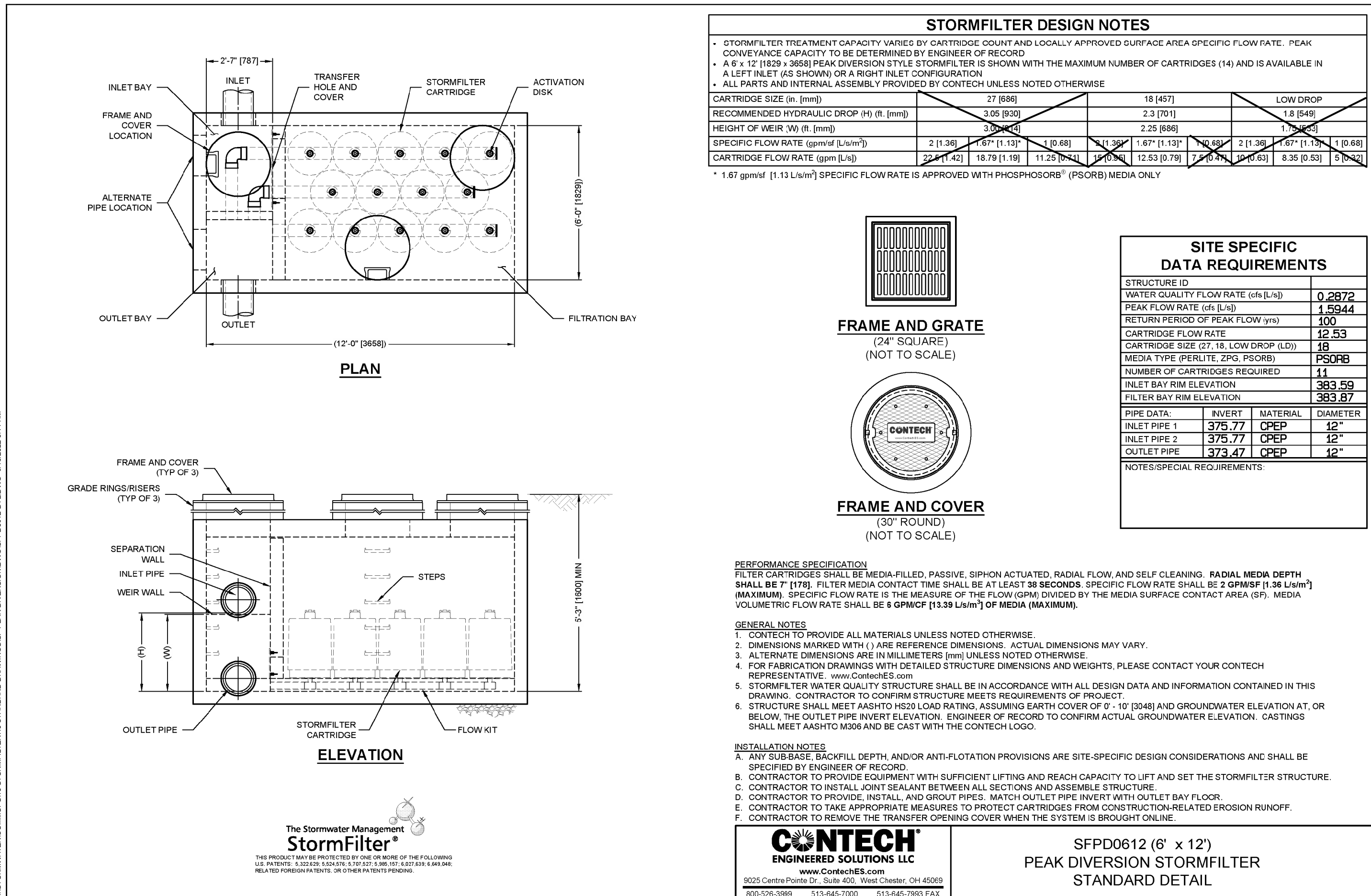
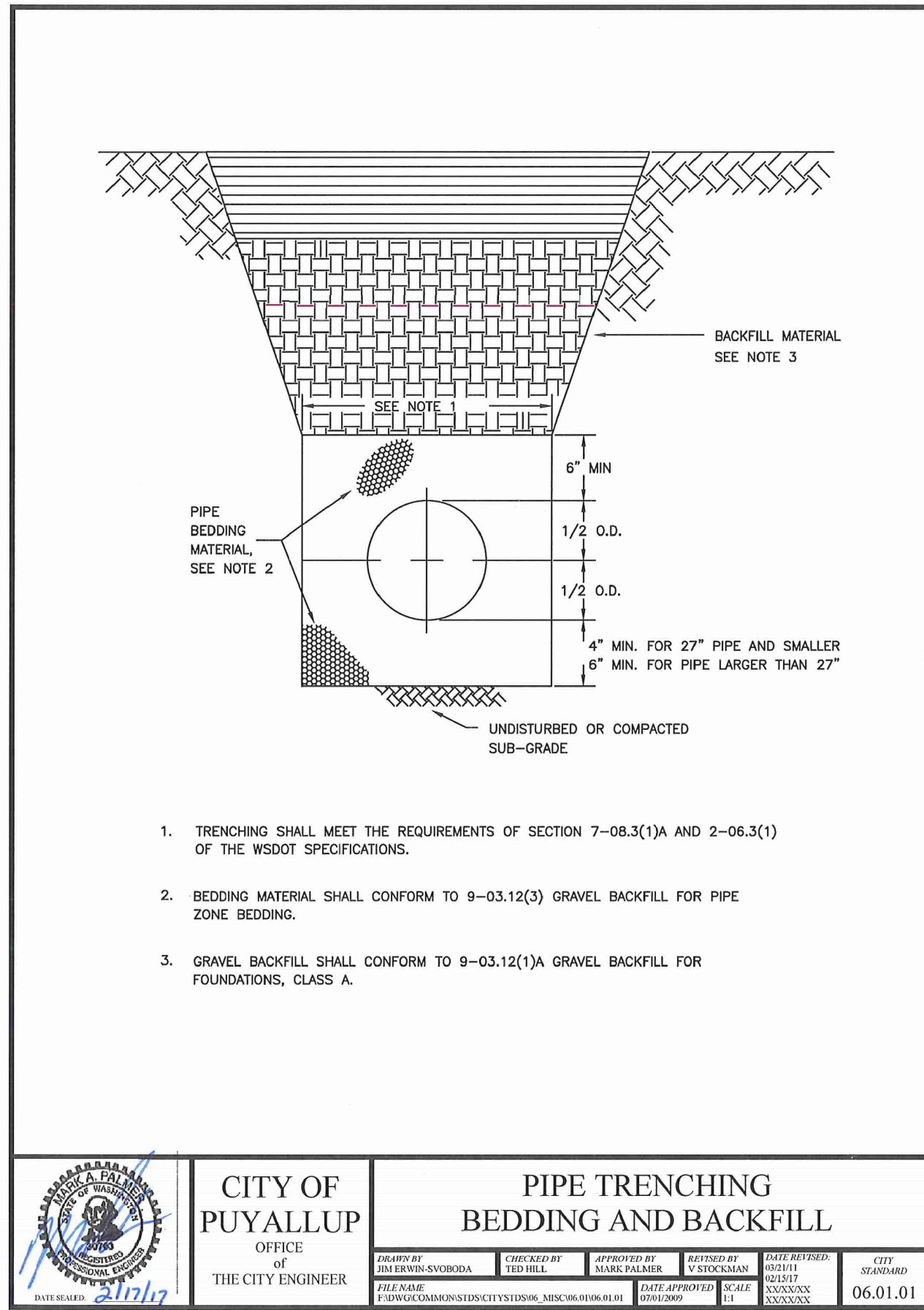
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SHEET 32 OF 59

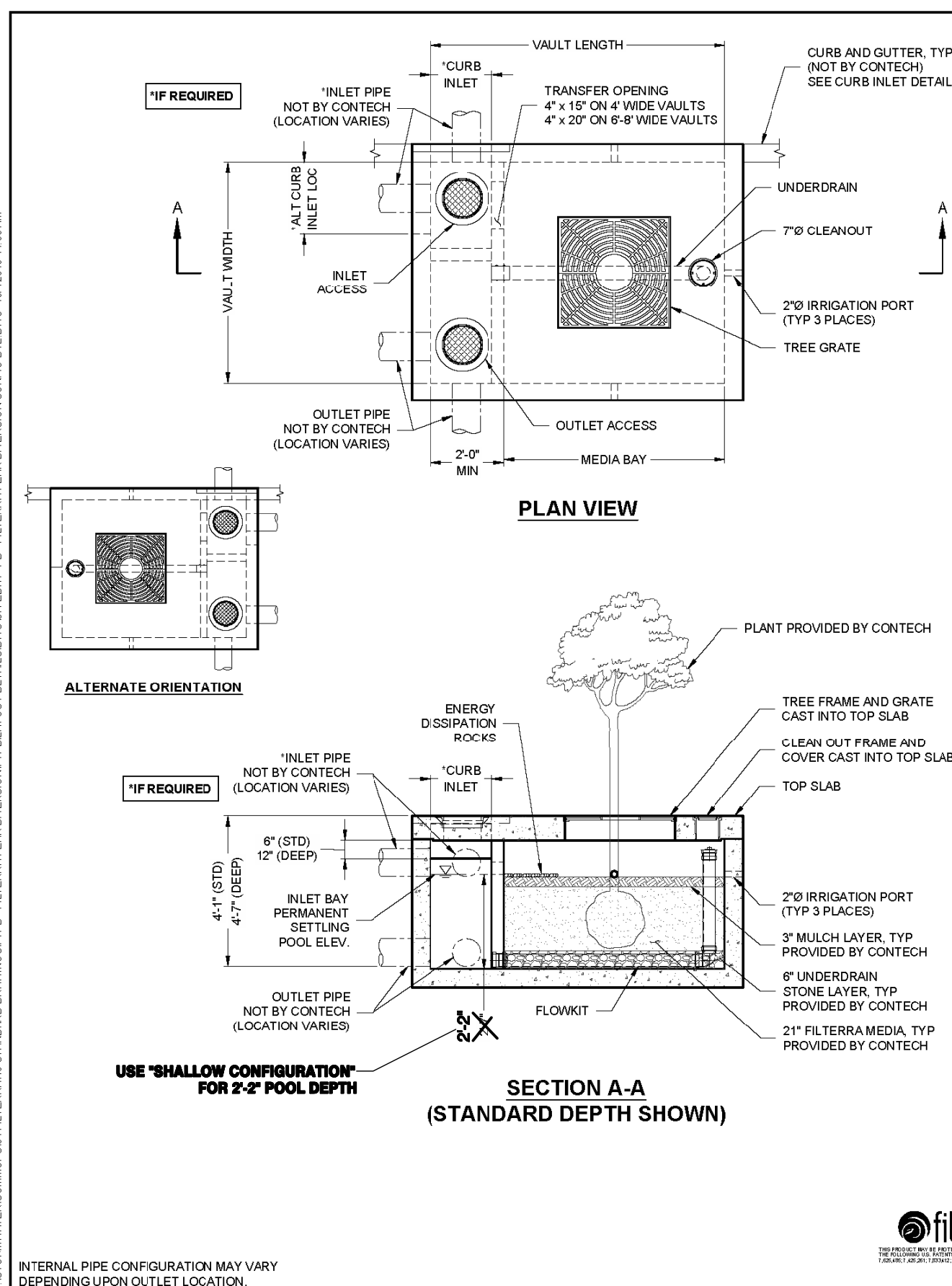
Bradley Heights

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



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.
- 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.
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- Any revisions made to these plans must be reviewed and approved by the developer's engineer and the Engineering Services Staff 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 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). Vented 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 1.0 foot.
 - 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 F2684 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.



FTPD STANDARD HEIGHT CONFIGURATION							
DESIGNATION (OPTIONS: P, T, PT)	AVAILABILITY	MEDIA BAY SIZE	VAULT SIZE (W x L)	WEIR LENGTH/ MAX CURB OPENING	*MAX BYPASS FLOW (CFS)	INLET/ OUTLET ACCESS DIA.	TREE GRATE QTY & SIZE
FTPD0604	N/A CA	4 x 4	4 x 6	1'-8"	1.4	12 1/2"	(1) 3' x 3'
FTPD0606	CA ONLY	6 x 6	6 x 8	1'-8"	1.4	12 1/2"	(1) 3' x 3'
FTPD0608	N/A MID-ATL	4 x 6	4 x 8	1'-8"	1.4	12 1/2"	(1) 3' x 3'
FTPD0608-D	MID-ATL ONLY	4.5 x 5.83	4.5 x 7.83	1'-8"	1.4	12 1/2"	(1) 3' x 3'
FTPD0604-D	ALL	6 x 6	6 x 8	1'-8"	1.4	12 1/2"	(1) 3' x 3'
FTPD0606-D	ALL	6 x 6	6 x 8	1'-8"	1.4	12 1/2"	(1) 3' x 3'
FTPD0608-D	ALL	6 x 8	6 x 10	1'-8"	1.4	12 1/2"	(1) 4' x 4'
FTPD0810	ALL	6 x 10	6 x 12	1'-8"	1.4	12 1/2"	(1) 4' x 4'
FTPD0710	ALL	7 x 10	7 x 13	2'-0"	2.1	24 1/2"	(1) 4' x 4'
FTPD0810S	ALL	8 x 10.5	8 x 14	3'-0"	2.5	24 1/2"	(1) 4' x 4'
FTPD0812S	ALL	8 x 12.5	8 x 16	3'-0"	2.5	24 1/2"	(1) 4' x 4'

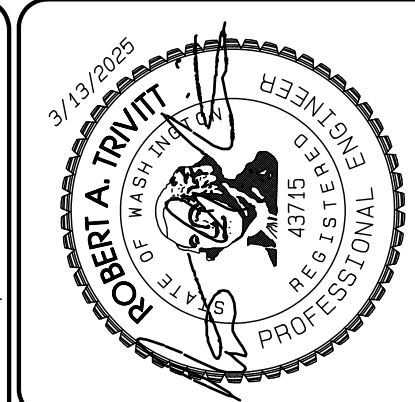
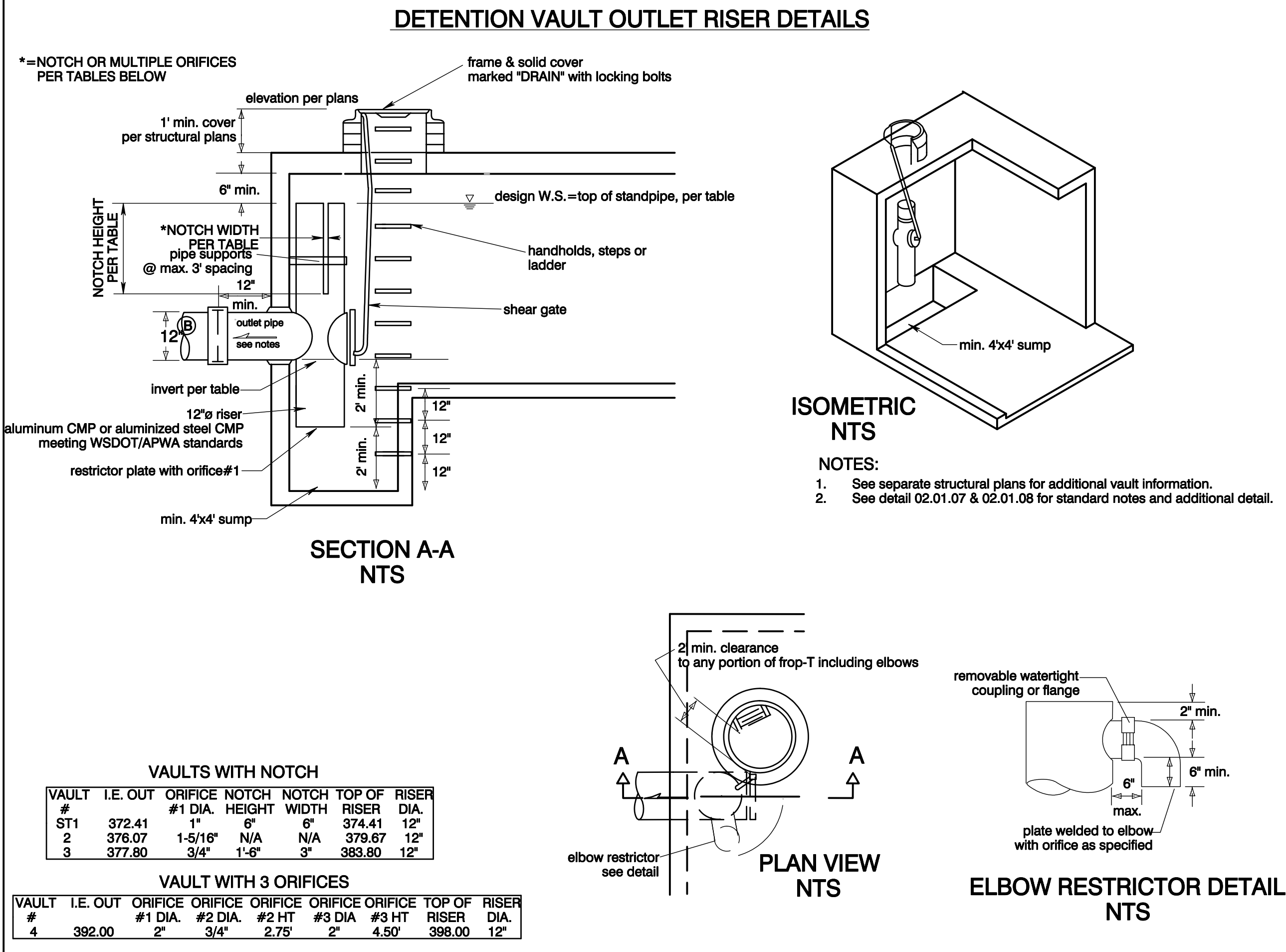
N/A = NOT AVAILABLE

FTPD-D DEEP OPTION CONFIGURATION							
DESIGNATION (OPTIONS: P, T, PT)	AVAILABILITY	MEDIA BAY SIZE	VAULT SIZE (W x L)	WEIR LENGTH/ MAX CURB OPENING	*MAX BYPASS FLOW (CFS)	INLET/ OUTLET ACCESS DIA.	TREE GRATE QTY & SIZE
FTPD0604-D	N/A CA	4 x 4	4 x 6	1'-8"	4.6	19 1/2"	(1) 3' x 3'
FTPD0604S-D	CA ONLY	4 x 4.5	4 x 6	1'-8"	4.6	12 1/2"	(1) 3' x 3'
FTPD0606-D	N/A MID-ATL	4 x 6	4 x 8	1'-8"	4.6	12 1/2"	(1) 3' x 3'
FTPD0608-D	MID-ATL ONLY	4.5 x 5.83	4.5 x 7.83	1'-8"	4.6	12 1/2"	(1) 3' x 3'
FTPD0604S-D	ALL	6 x 4	6 x 6	1'-8"	4.6	12 1/2"	(1) 3' x 3'
FTPD0606S-D	ALL	6 x 6	6 x 8	1'-8"	4.6	12 1/2"	(1) 3' x 3'
FTPD0608S-D	ALL	6 x 8	6 x 10	1'-8"	4.6	12 1/2"	(1) 4' x 4'
FTPD0810S-D	ALL	6 x 10	6 x 12	1'-8"	4.6	12 1/2"	(1) 4' x 4'
FTPD0710S-D	ALL	7 x 10	7 x 13	2'-0"	8.8	24 1/2"	(1) 4' x 4'
FTPD0810S-D	ALL	8 x 10.5	8 x 14	3'-0"	8.2	24 1/2"	(1) 4' x 4'
FTPD0812S-D	ALL	8 x 12.5	8 x 16	3'-0"	8.2	24 1/2"	(1) 4' x 4'

N/A = NOT AVAILABLE

*MAX BYPASS FLOW IS INTERNAL WEIR FLOW. SITE SPECIFIC ANALYSIS IS REQUIRED TO DETERMINE CURB INLET FLOW CAPACITY

CURB INLET DETAIL



REVISION	DATE	DESCRIPTION
1	11/26/24	Revised per City Review and Mail Adjustment.
2	3/4/25	Revised per City Review.
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY: R. Trivitt	DATE: May 14, 2024
DRAWN BY: R. Trivitt	
CHECKED BY: R. Trivitt	
APPROVED BY: Paul Green	

AZURE GREEN CONSULTANTS

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Storm Details

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DRAWING

SD-19

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