

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

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.

CALL BEFORE YOU DIG
IT IS THE LAW
811

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Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Puyallup City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards").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

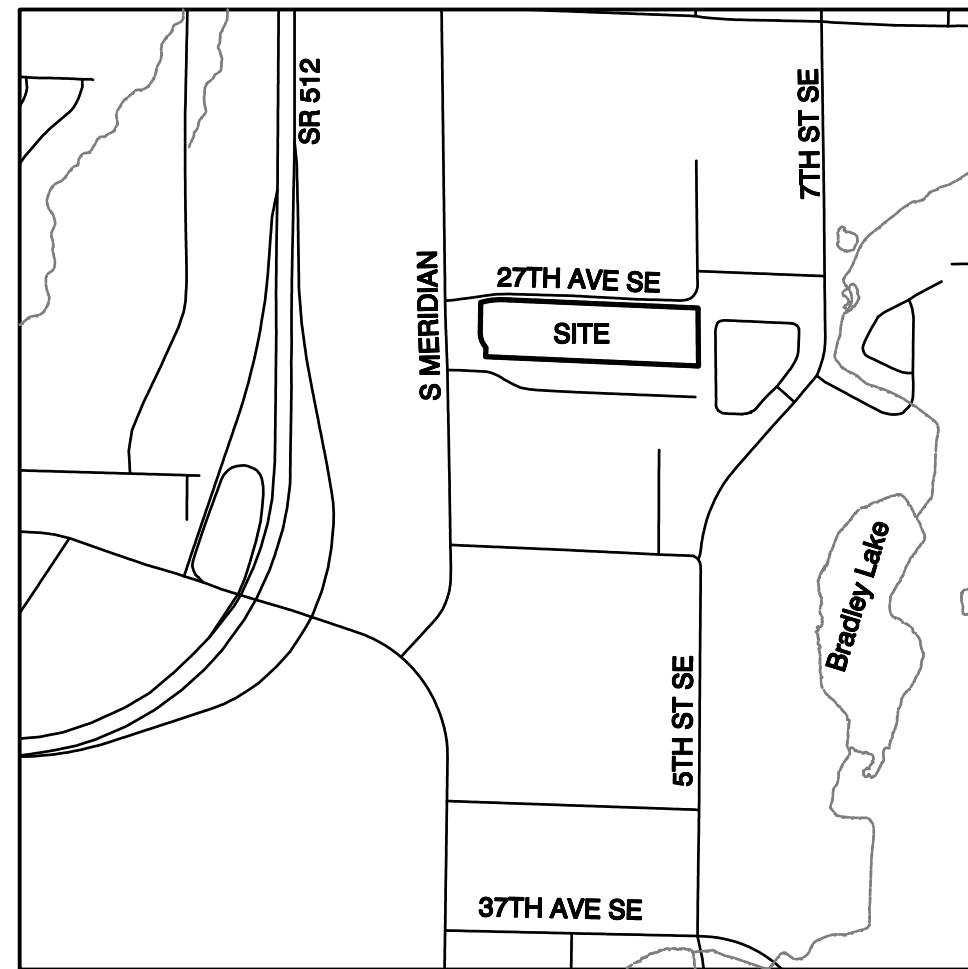
Contractor is responsible for protecting all survey monuments within the area of work. If it is necessary to disturb a survey monument, a permit must be requested in advance from the Department of Natural Resources. The developer must pay the cost of repairing or replacing the survey monument and is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

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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	

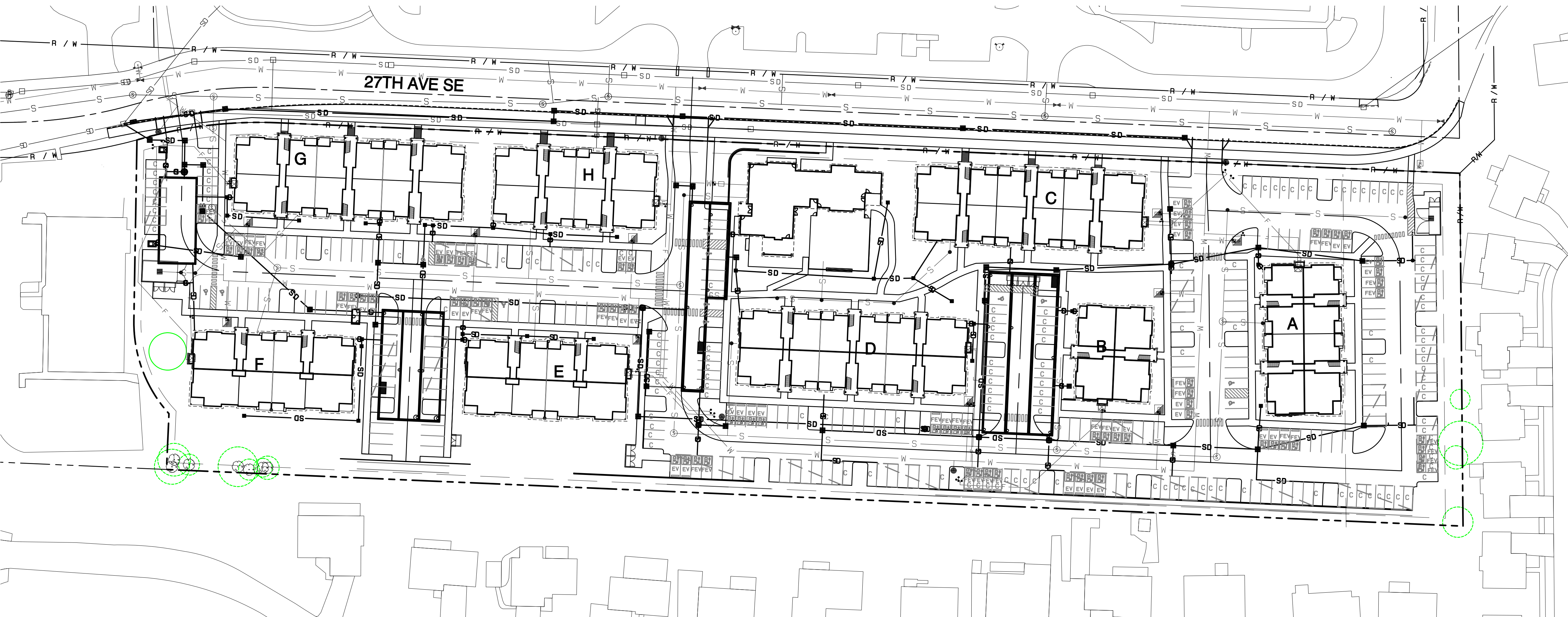
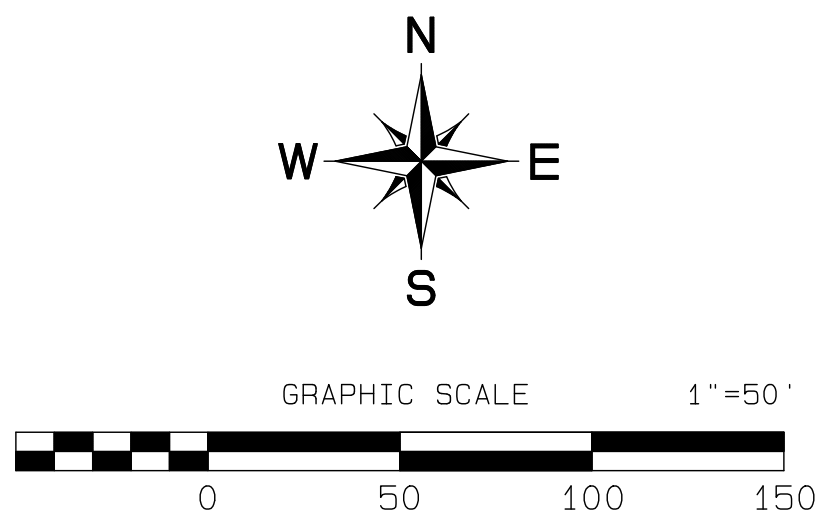


VICINITY MAP
SCALE: 1"=1000'

LEGEND

EX. CONTOUR	EX. HYDRANT
DESIGN CONTOUR	EX. STORM MANHOLE
LEGAL ROAD CENTERLINE	WATER VALVE
RIGHT-OF-WAY LINE	EX. POWER LINE
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SANITARY SEWER	
SANITARY SEWER MANHOLE	
STANDARD MONUMENT	
POWER POLE	

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



City of Puyallup
Planning Division
APPROVED

See permit conditions.
RNBrown
05/30/2025
2:00:31 PM



City of Puyallup
Building Division
REVIEWED FOR COMPLIANCE

SKinnear
05/23/2025
11:07:37 AM



APPROVED

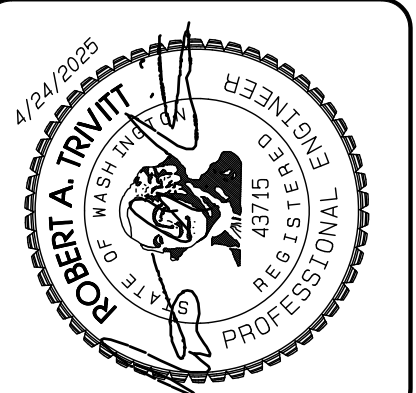
BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES
DATE:

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	BY	DESCRIPTION
1	11/26/24	477/28	1. Revised per City Review and Mail A Adjustment.
2	4/7/25		2. Revised per City Review.
3	4/21/25		3. Revised per City & Rush Review.
4			4. Revised per City & Rush Review.

PRRWF20250216

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

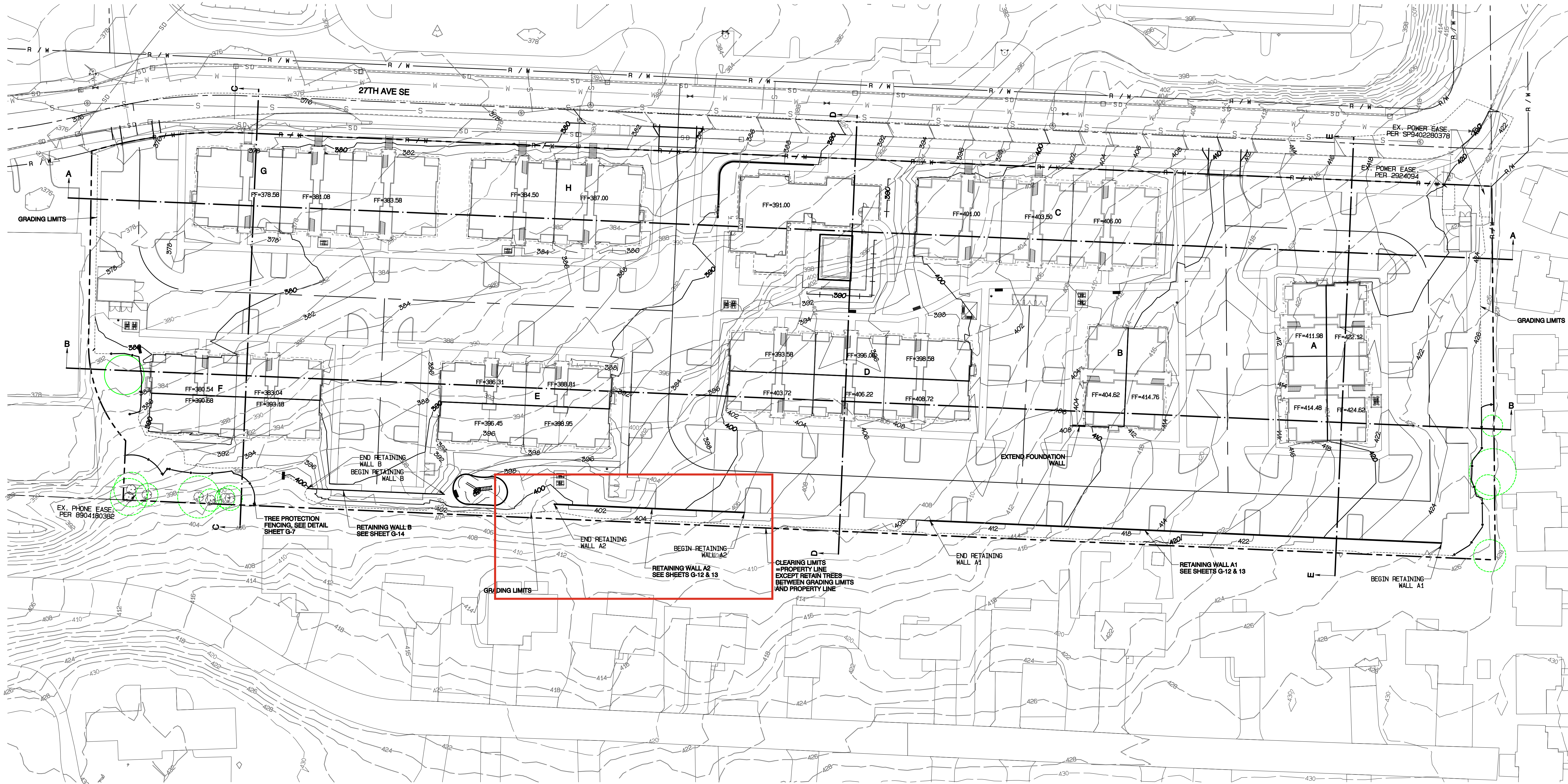
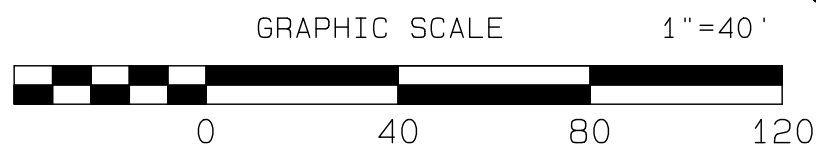
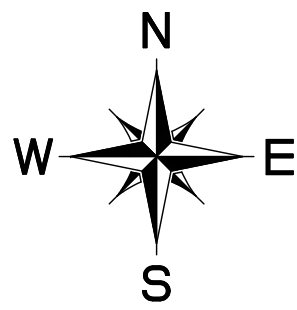
AZURE GREEN CONSULTANTS
+feasibility +planning +engineering +surveying
409 East Pioneer, Suite A - Puyallup, WA 98372
phone: 253.770.3144 fax: 253.770.3142

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

DRAWING
G-1
SHEET 1
OF 60

Bradley Heights

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



RETAINING WALLS A1, A2 AND B TO BE CONSTRUCTED UNDER PERMITS
PRRWF20240214, PRRWF20240216, AND PRRWF20240217, RESPECTIVELY.
ALL ACCESS AND WORK FOR THE CONSTRUCTION OF THE PROPOSED WALLS SHALL BE
CONDUCTED ON TAX PARCEL 0419036006 AND THAT THE CITY OF PUYALLUP DOES NOT
AUTHORIZE ACCESS TO OR WORK ON ANY NEIGHBORING PROPERTIES UNDER THIS
CIVIL PERMIT NOR THE ABOVE LISTED BUILDING PERMITS.

APPROVED
BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES
DATE: _____
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SERVICES MANAGER.

Grading Plan

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.886.0326
Fax jordan@timberlanepartners.com

DRAWING

G-8

SHEET 8
OF 60

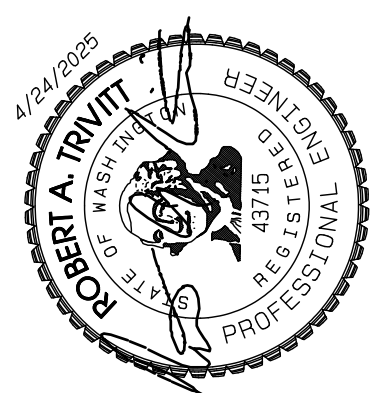


409 East Pioneer Suite A - Puyallup, WA 98372
phone 253.770.3144 fax 253.770.3142

DESIGNED BY: Paul Trivett
DRAWN BY: Paul Trivett
CHECKED BY: Paul Trivett
APPROVED BY: Paul Trivett

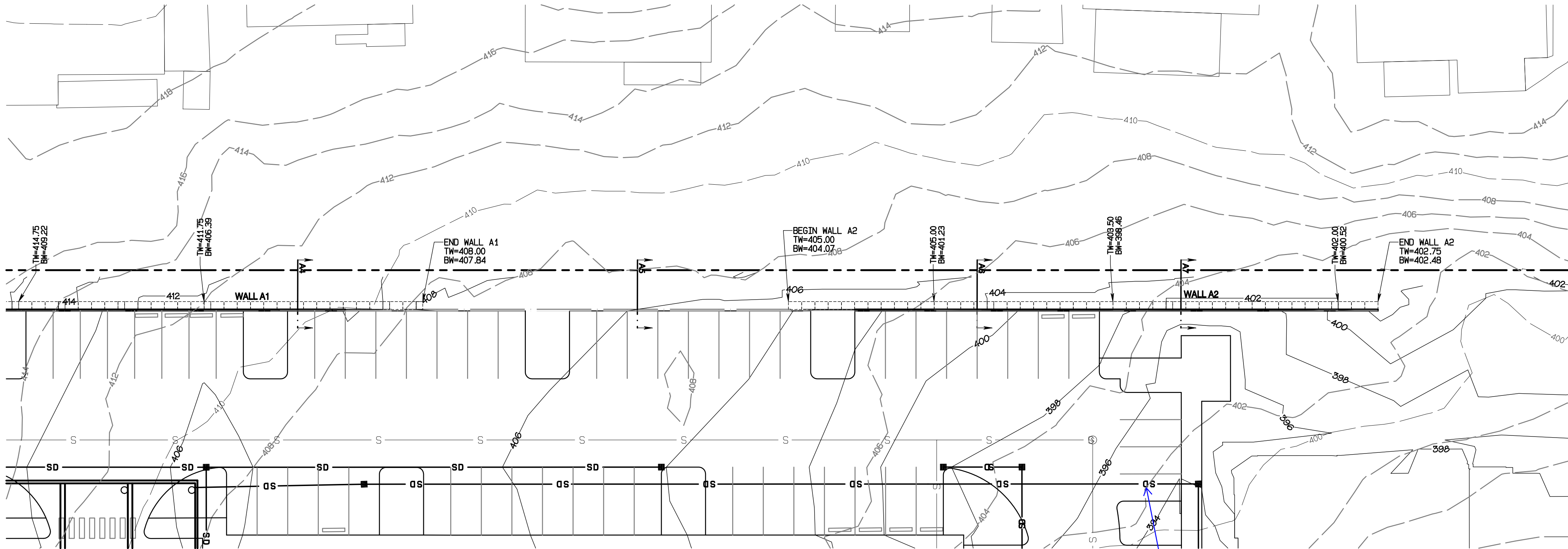
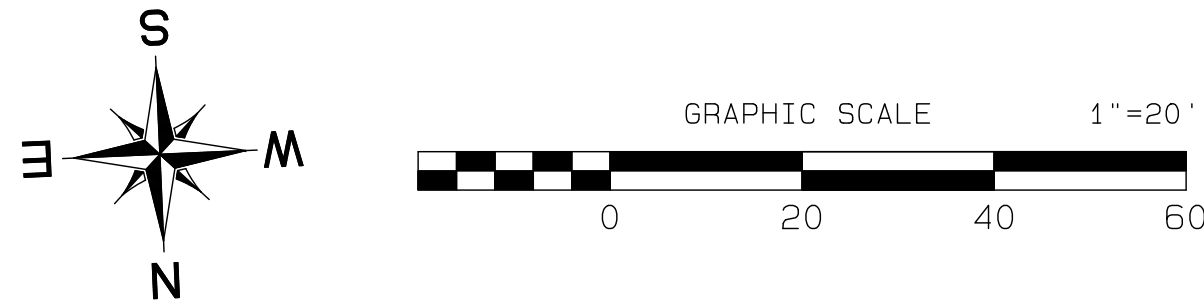
REVISION
1. Revised per City review and Wall A adjustment.
2. Revised per City review.
3. Revised per City & Paul review.
4. Revised per City & Paul review.
5. Revised per City & Paul review.
6. Revised per City & Paul review.
7. Revised per City & Paul review.
8. Revised per City & Paul review.
9. Revised per City & Paul review.
10. Revised per City & Paul review.

PRRWF20250216

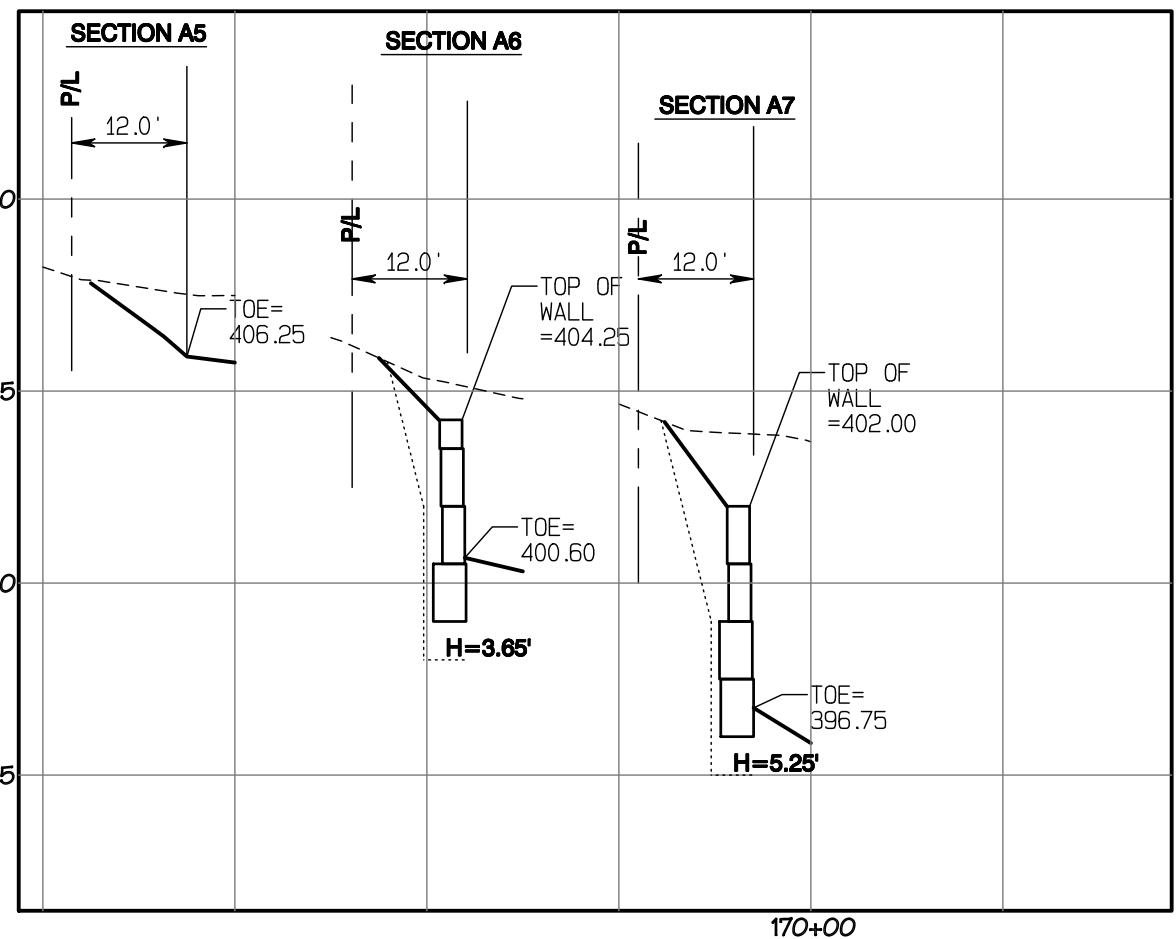
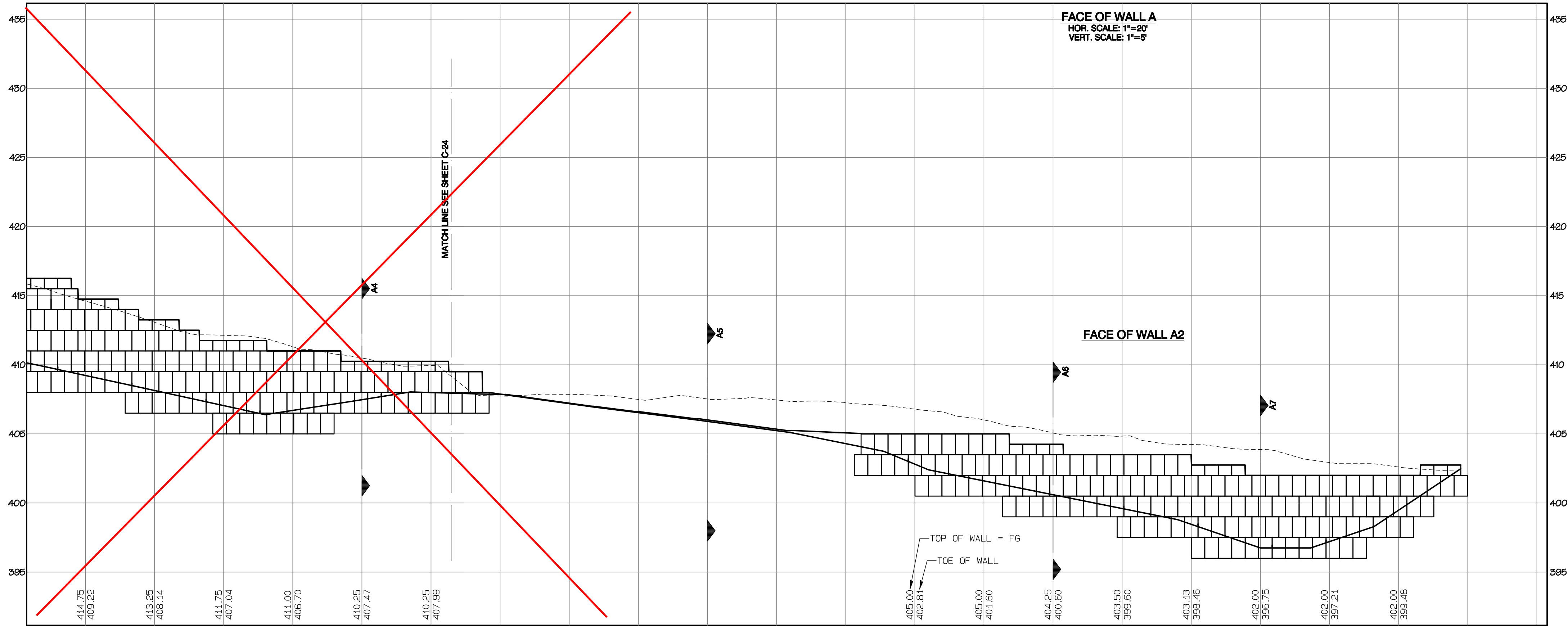


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Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington

RETAINING WALL NOTE:
RETAINING WALL IS DESIGNED AS A REDIROCK GRAVITY WALL. THIS PLAN
IS FOR LAYOUT AND GRADING PLAN PURPOSES. A SEPARATE BUILDING
PERMIT WITH ENGINEERED DESIGN WILL BE REQUIRED.



The proposed retaining wall weepholes drain system is not permitted, especially when the outlet pipe discharges to a hard surface like a paved parking lot. On the site plan, indicate how and where the retaining wall footing drain will connect to the site's storm system designed under civil construction permit application PRCCP20240845. Moreover, verify that the entire footing drain will have adequate slope to drain to a discharge pipe due to the significant elevation change along the wall. The additional stormwater pipes may need to be depicted on the PRCCP20240845 plans.



APPROVED
BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES
DATE: _____
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SERVICES MANAGER.

Retaining Wall A Plan

Bradley Heights

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Fax jordan@timberlanepartners.com

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

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

REVISION	DATE	DESCRIPTION
1	11/29/24	Revised per City review and Wall A adjustment.
2	4/7/25	Revised per City review.
3	4/27/25	Revised per City & Paul Green.
4		Revised per City & Paul Green.
5		Revised per City & Paul Green.
6		Revised per City & Paul Green.
7		Revised per City & Paul Green.
8		Revised per City & Paul Green.
9		Revised per City & Paul Green.
10		Revised per City & Paul Green.

PRRWF20250216

