

# 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

**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**

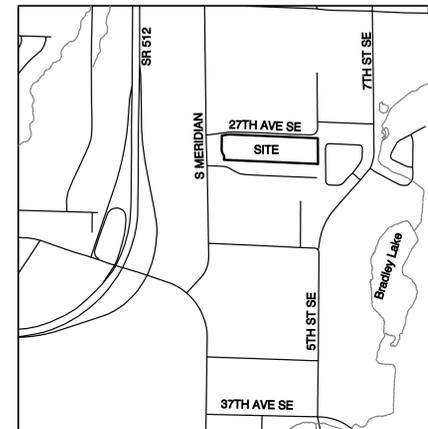
- All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the approved engineering plans,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

**SHEET INDEX**

1 G-1	Cover Sheet	42 AD-1	ADA Route/Grading Detail
2 G-2	Existing Conditions	43 AD-2	ADA Route/Grading Detail
3 G-3	Horizontal Control	44 AD-3	ADA Route/Grading Detail
4 G-4	Demolition Plan	45 AD-4	ADA Route/Grading Detail
5 G-5	TESC Plan	46 AD-5	ADA Route/Grading Detail
6 G-6	TESC Notes	47 AD-6	ADA Route/Grading Detail
7 G-7	TESC Details	48 AD-7	ADA Route/Grading Detail
8 G-8	Grading Plan	49 AD-8	ADA Route/Grading Detail
9 G-9	Grading Cross-Sections	50 SS-1	Sanitary Sewer Plan
10 G-10	Grading Cross-Sections	51 SS-2	Sanitary Sewer Plan
11 G-11	Grading Cross-Sections	52 SS-3	SS Profiles
12 G-12	Retaining Wall A Plan	53 SS-4	SS Profiles
13 G-13	Retaining Wall A Plan	54 SS-5	SS Details
14 G-14	Retaining Wall B Plan	55 W-1	Water Plan
15 SD-1	Civil Composite	56 W-2	Water Plan
16 SD-2	27th Ave SE Plan & Profile	57 W-3	Water Main Profiles
17 SD-3	Paving Storm Plan	58 W-4	FDC Line Profiles
18 SD-4	Paving Storm Plan	59 W-5	Water Details
19 SD-5	Storm Plan	60 W-6	Water Details
20 SD-6	Storm Plan		
21 SD-7	Storm Profiles		
22 SD-8	Storm Profiles		
23 SD-9	Roof/Yard Drain Profiles		
24 SD-10	Detention Gallery #1 Plan		
25 SD-11	Vault #2 Plan		
26 SD-12	Vault #2 Cross-Sections		
27 SD-13	Vault #3 Plan		
28 SD-14	Vault #3 Cross-Sections		
29 SD-15	Vault #4 Plan		
30 SD-16	Vault #4 Cross-Sections		
31 SD-17	Details		
32 SD-18	Storm Details		
33 SD-19	Storm Details		
34 SD-20	Storm Tank Details		
35 SD-21	Storm Tank Details		
36 SD-22	Storm Tank Details		
37 SD-23	Channelization Plan		
38 SD-24	Channelization Details		
39 SD-25	Street Light Plan		
40 SD-26	Street Light Details		
41 SD-27	Fire Lane Plan		



**VICINITY MAP**  
 SCALE: 1"=1000'

**LEGEND**

350	EX. CONTOUR	⊕	EX. HYDRANT
350	DESIGN CONTOUR	⊕	EX. STORM MANHOLE
R/W	LEGAL ROAD CENTERLINE	+	WATER VALVE
R/W	RIGHT-OF-WAY LINE	—E—	EX. POWER LINE
E/P	EX. PLAIN EDGE OF ASPHALT	—T—	EX. COMM. LINE
E/P	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
SD	EX. STORM	▨	NEW ASPHALT PAVING
SD	PROPOSED CB-TYPE 1	▨	NEW CONCRETE
SD	PROPOSED CB-TYPE 2		
SD	PROPOSED STORM		
W	WATER MAIN		
S	SANITARY SEWER		
⊕	SANITARY SEWER MANHOLE		
⊕	STANDARD MONUMENT		
+	POWER POLE		

**APPLICANT**

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

**DATUM**

NAVD88

**BENCHMARK**

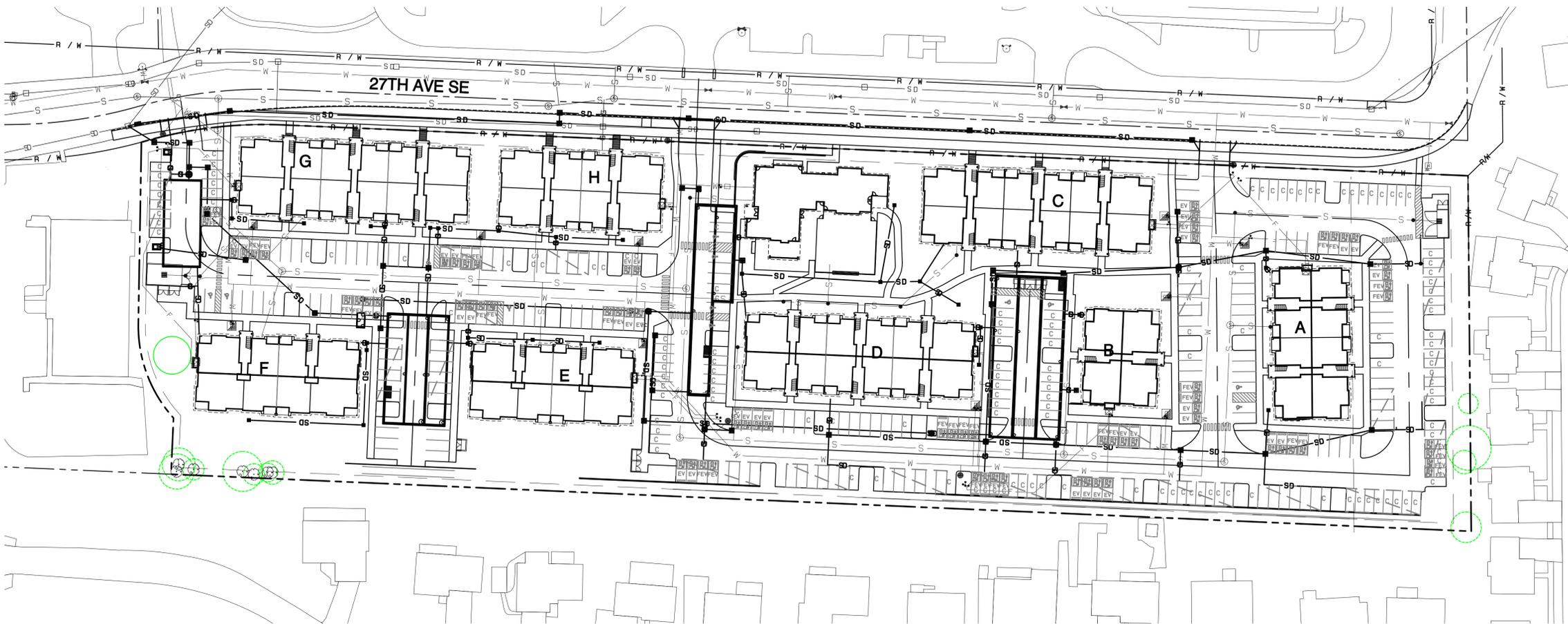
WSDOT BM 27512-17  
 MON ID 244  
 PUBLISHED ELEVATION 409.95' NAVD88

**TOPOGRAPHIC INFORMATION**

FRONTAGE TOPOGRAPHICAL DATA IS PER PER FIELD SURVEY PERFORMED BY AZURE GREEN CONSULTANTS IN MARCH 2022. ON-SITE TOPOGRAPHICAL DATA IS PER 2010 LIDAR AS OBTAINED BY PIERCE COUNTY.

**100-YEAR FLOOD**

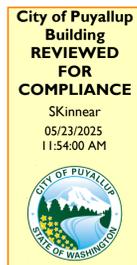
THE SITE DOES NOT CONTAIN A 100-YEAR FLOODPLAIN.



REVISION	DATE
1 Revised per City review and Mail A adjustment.	11/26/24
2 Revised per City review.	4/7/25
3 Revised per City & Ashi review.	4/21/25
4	
5	

PRRWF20250217

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



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**  
 \*planning \*engineering \*surveying  
 409 East Pioneer, Suite A - Puyallup, WA 98372  
 phone: 253.770.3144, fax: 253.770.3142

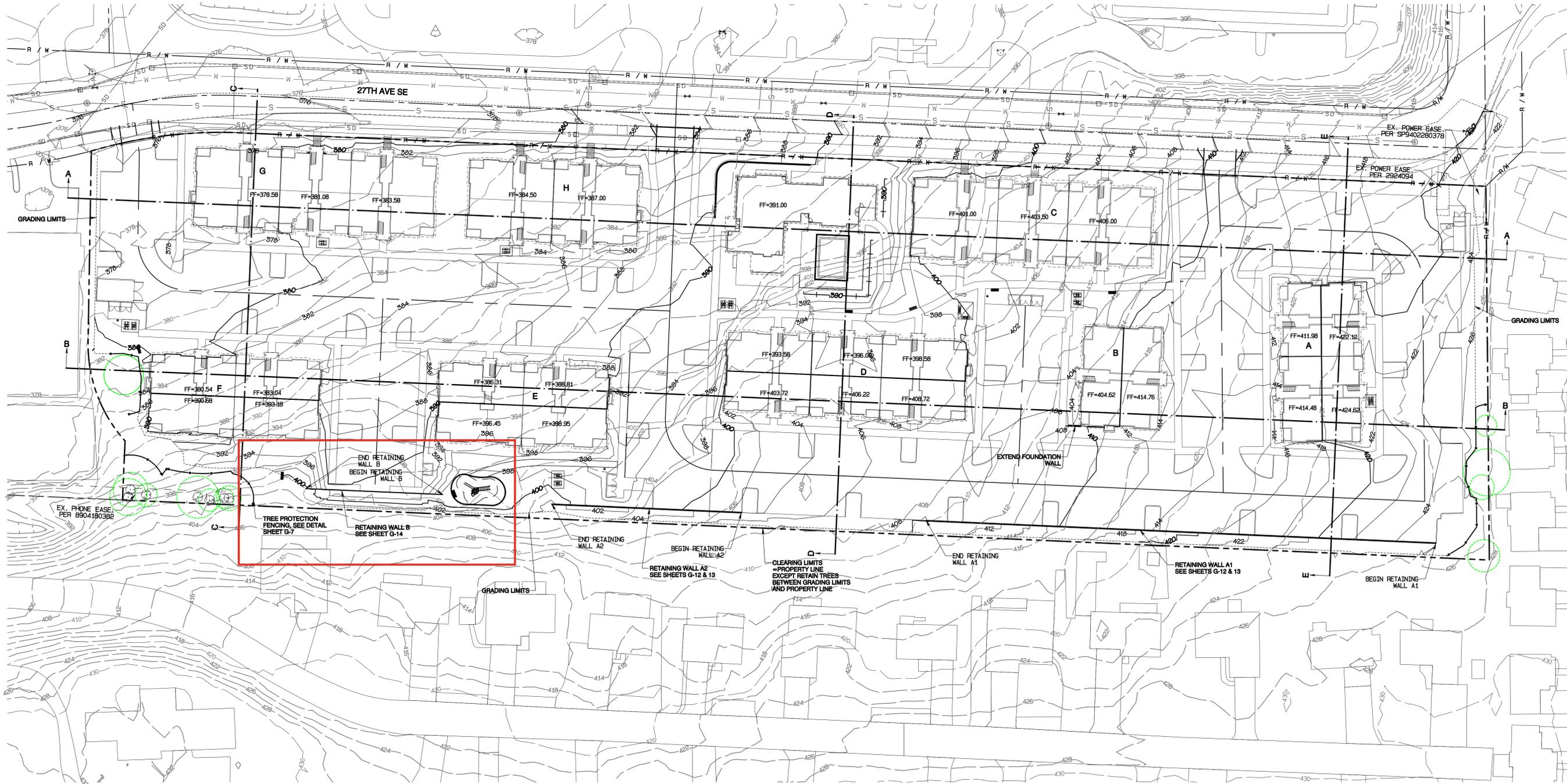
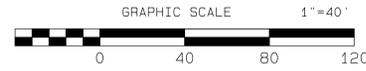
**Cover Sheet**  
 Bradley Heights  
 Timberlane Partners  
 1816 11th Ave Unit C  
 Seattle, WA 98122  
 Phone 509.899.0326  
 Fax jordan@timberlanepartners.com

**DRAWING**  
**G-1**  
 SHEET 1 OF 60

Project Desc.: Bradley Heights Date: E:\Jobs\2327 - Bradley Heights\Drawings\Title\041903-0-006.dwg PLOT Date: 5/23/2025 11:06AM

# 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: \_\_\_\_\_  
 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
2	4/7/25
3	4/21/25
4	4/27/25
5	
6	

1 Revised per City review and Mail A adjustment.  
 2 Revised per City review.  
 3 Revised per City & PRR review.  
 4 Revised per City & PRR review.  
 5  
 6

PRRWF20250217

JOB NO. 3327  
 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  
 419 East Pioneer, Suite A • Puyallup, WA 98372 • phone: 253.770.3144 • fax: 253.770.3142

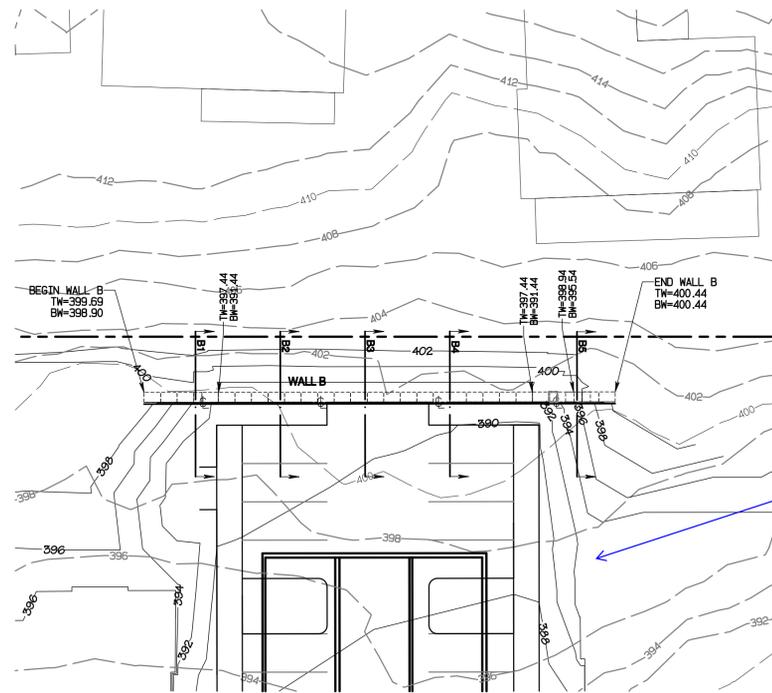
**Grading Plan**  
**Bradley Heights**  
 Timberlane Partners  
 1816 11th Ave Unit C  
 Seattle, WA 98122  
 Phone 509.899.0326  
 Fax jordan@timberlanepartners.com

**DRAWING**  
**G-8**  
 SHEET 8  
 OF 60

Project Desc.: Bradley Heights; Date: E:\sub\3327 - Bradley Heights\Timberlane\Bradley Heights 20250217.dwg; PLOT Date/Time: 4/24/2025 7:17:51 PM

# Bradley Heights

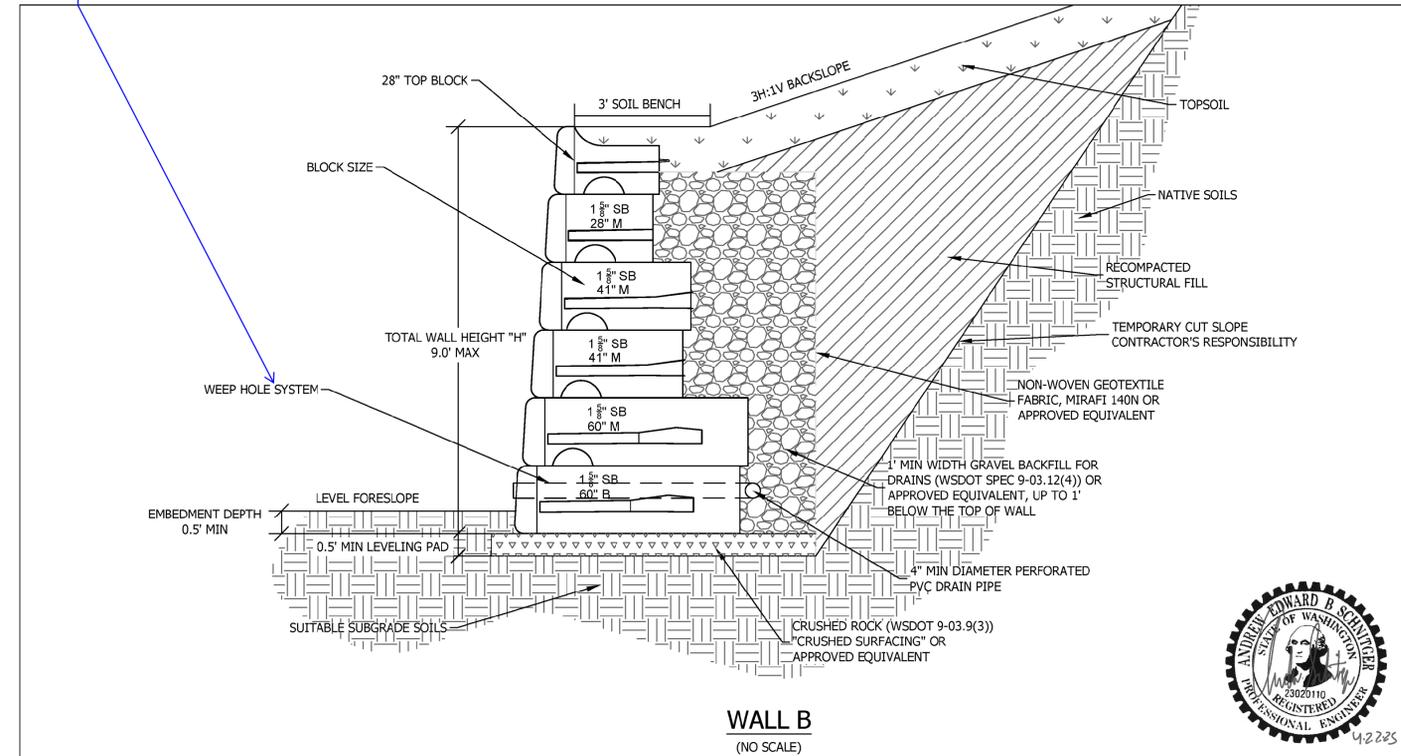
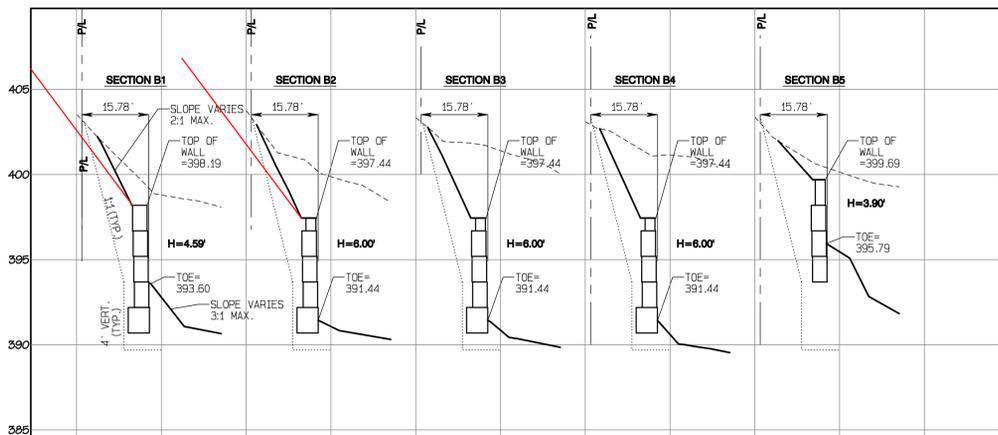
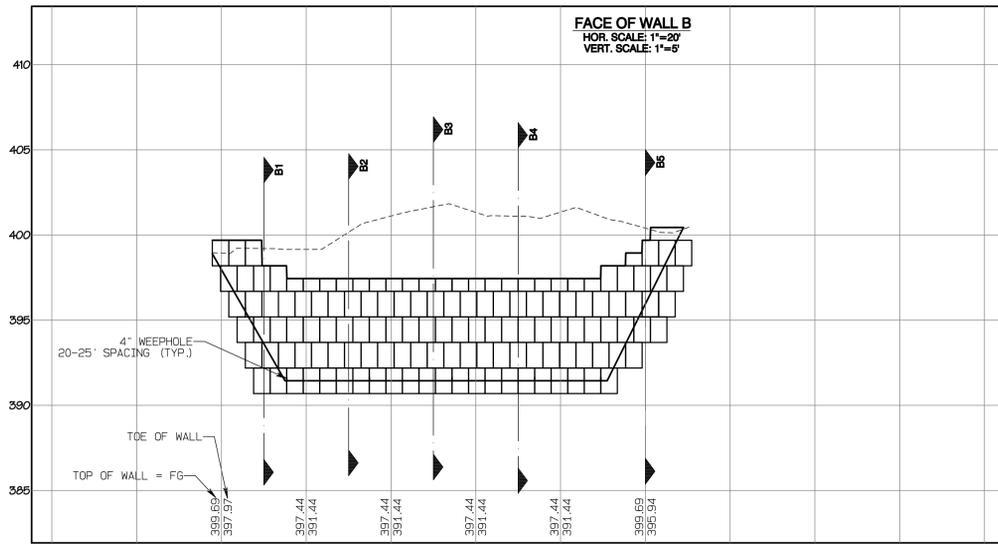
Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington



**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 weep hole 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. The additional stormwater pipes may need to be depicted on the PRCCP20240845 plans.

**CROSS-SECTION IS SPECIFICALLY FOR WALL A1 AND IS FOR REFERENCE SEE RETAINING WALL DESIGN UNDER:**  
WALL A1: PRRWF20250214  
WALL A2: PRRWF20250216  
WALL B: PRRWF20250217



- Notes**
- SEE RETAINING WALL DESIGN LETTER FOR FURTHER DETAILS
  - WALLS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER'S AND GEORESOURCES' RECOMMENDATION



**Wall B Typical Detail**  
Proposed Redi-Rock Walls  
Bradley Heights  
202 - 27th Avenue East  
Puyallup, Washington  
PN: 0419036006

DocID: Timberlane.BradleyHeights.F | April 2025 | Figure 2c

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 Revised per City review and No. 1 A adjustment.	11/26/24
2 Revised per City review.	4/7/25
3 Revised per City & Pugh review.	4/27/25
4	
5	
6	

PRRWF20250217

JOB NO. 3327  
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

**Retaining Wall B Plan**  
Bradley Heights  
Timberlane Partners  
1816 11th Ave Unit C  
Seattle, WA 98122  
Phone: 509.896.0326  
Fax: jordan@timberlanepartners.com

Project Desc.: Bradley Heights; Date: F:\sub3\3327 - Bradley Heights\Timberlane\Bradley Heights 20250217.dwg; PLOT Date: 4/24/2025 7:31:23PM