

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

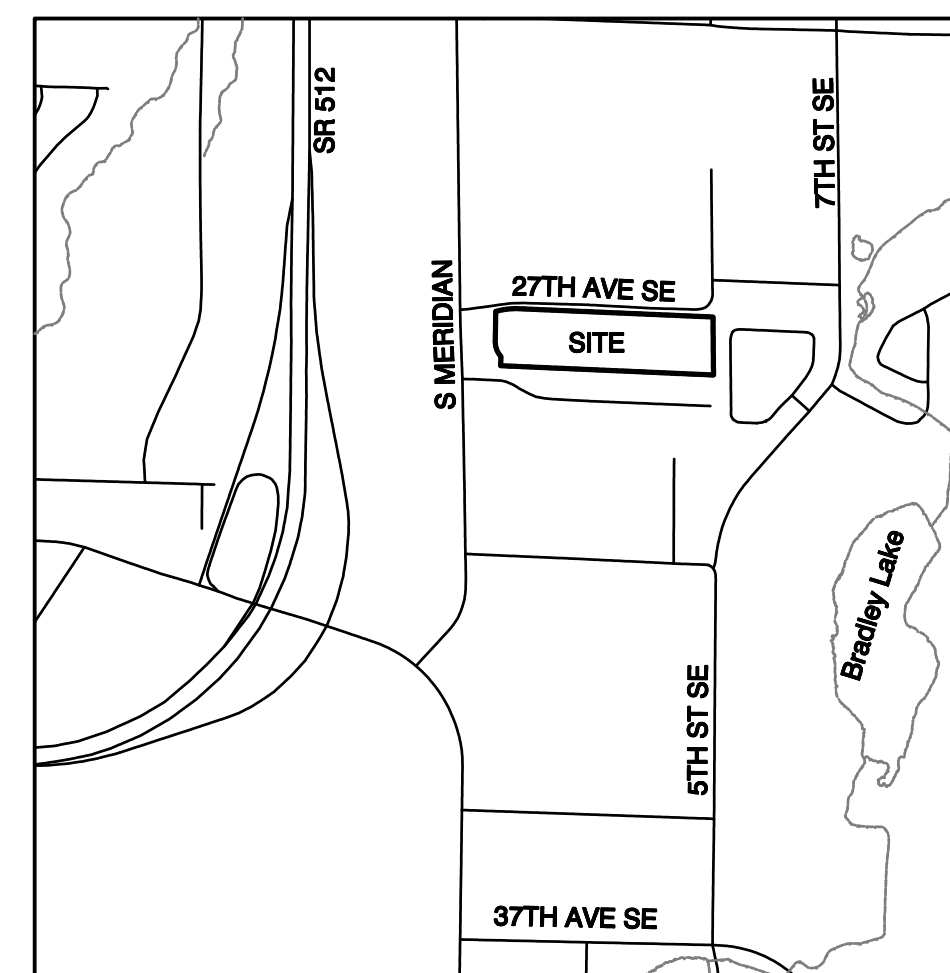
- All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the approved engineering plans, 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Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Puyallup City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards").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.
- An 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	
10 G-10 Grading Cross-Sections	50 SS-1 Sanitary Sewer Plan
11 G-11 Grading Cross-Sections	51 SS-2 Sanitary Sewer Plan
12 G-12 Retaining Wall A Plan	52 SS-3 SS Profiles
13 G-13 Retaining Wall A Plan	53 SS-4 SS Profiles
14 G-14 Retaining Wall B Plan	54 SS-5 SS Details
15 SD-1 Civil Composite	55 W-1 Water Plan
16 SD-2 27th Ave SE Plan & Profile	56 W-2 Water Plan
17 SD-3 Paving Storm Plan	57 W-3 Water Main Profiles
18 SD-4 Paving Storm Plan	58 W-4 FDC Line Profiles
19 SD-5 Storm Plan	59 W-5 Water Details
20 SD-6 Storm Plan	60 W-6 Water Details
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 StormTank Details	
35 SD-21 StormTank Details	
36 SD-22 StormTank 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	

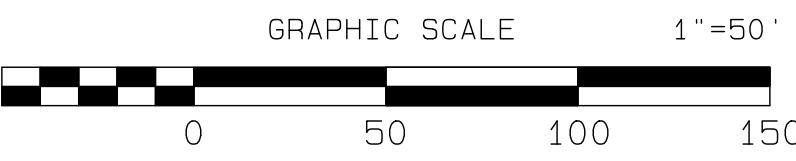
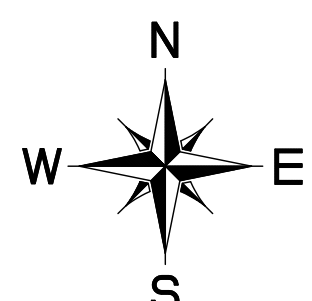


VICINITY MAP
 SCALE: 1"=1000'

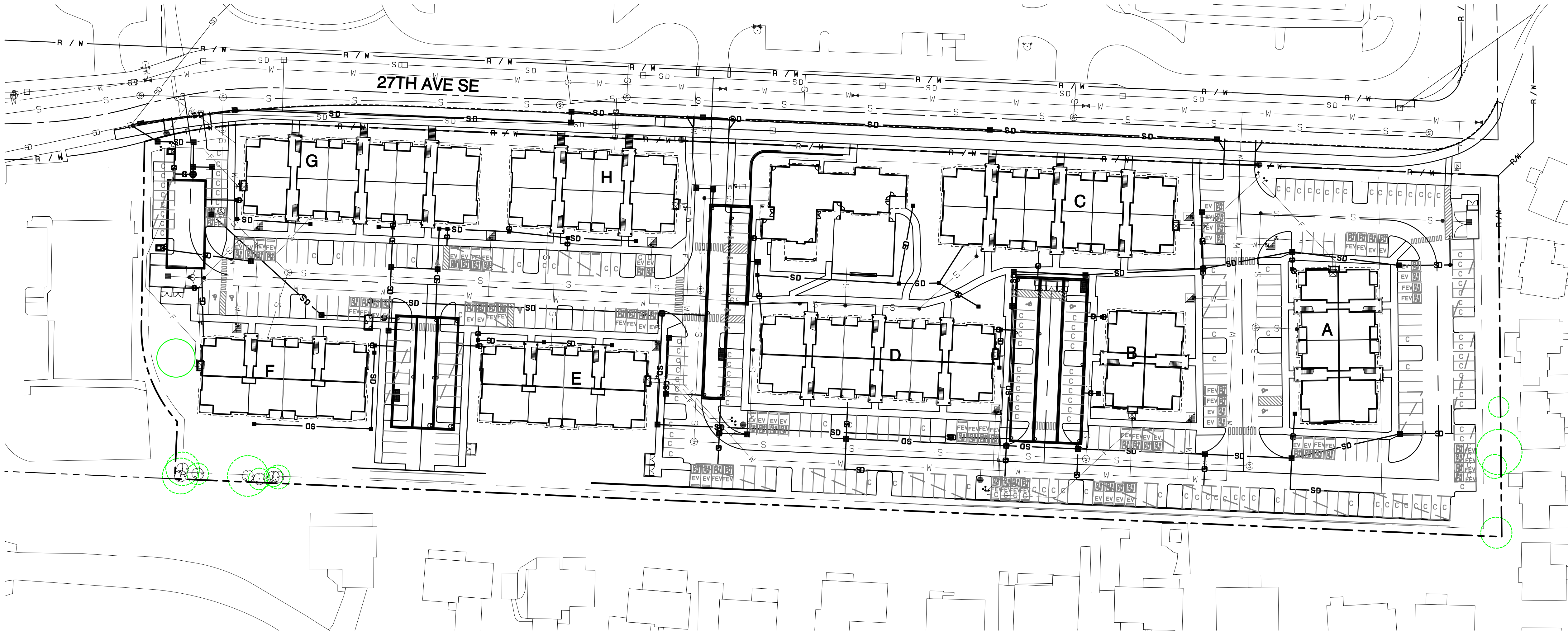
LEGEND

350	EX. CONTOUR	EX. HYDRANT
350	DESIGN CONTOUR	EX. STORM MANHOLE
R/W	LEGAL ROAD CENTERLINE	WATER VALVE
R/W	RIGHT-OF-WAY LINE	EX. POWER LINE
E/P	EX. PLAIN EDGE OF ASPHALT	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	

CALL BEFORE YOU DIG
 IT IS THE LAW
811



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



City of Puyallup
 Development & Permitting Services
ISSUED PERMIT
 Building Planning
 Engineering Public Works
 Fire Traffic

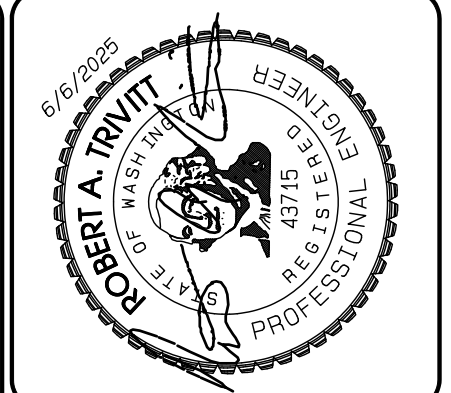
For site development and approved erosion control methods, refer to civil construction permit PRCCP20240845.

City of Puyallup
 Development Engineering
APPROVED
 See permit conditions.
 ycharitou
 07/07/2025
 2:23:14 PM

City of Puyallup
 Planning Division
APPROVED
 See permit conditions.
 RNBrown
 05/30/2025
 2:00:31 PM

City of Puyallup
 Building 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
1	11/26/24
2	4/7/25
3	6/16/25
4	6/16/25

1. REVISED PER CITY REVIEW AND MAIL A. ADJUSTMENT.
 2. REVISED PER CITY REVIEW.
 3. REVISED PER CITY REVIEW.
 4. IMPROVED PROFILES, CHANGED MANHOLE SIZES: 6'-12", 13", 6'-14", 9'-14", 9'-14", 6'-25", 6'-40", 9'-40", 6'-25"

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

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

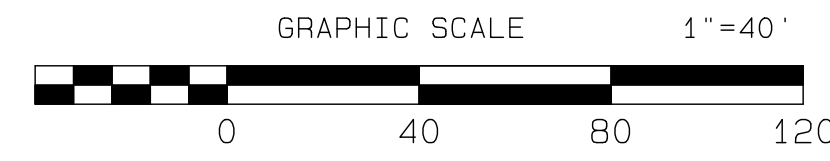
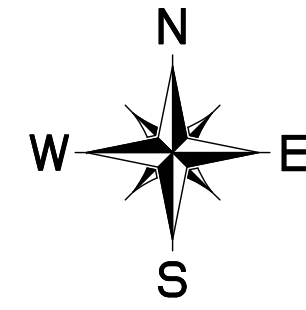
Bradley Heights
 Timberlane Partners
 1816 11th Ave Unit C
 Seattle, WA 98122
 Phone 509.899.0326
 Fax jordan@timberlanepartners.com

DRAWING
G-1
 SHEET 1
 OF 60

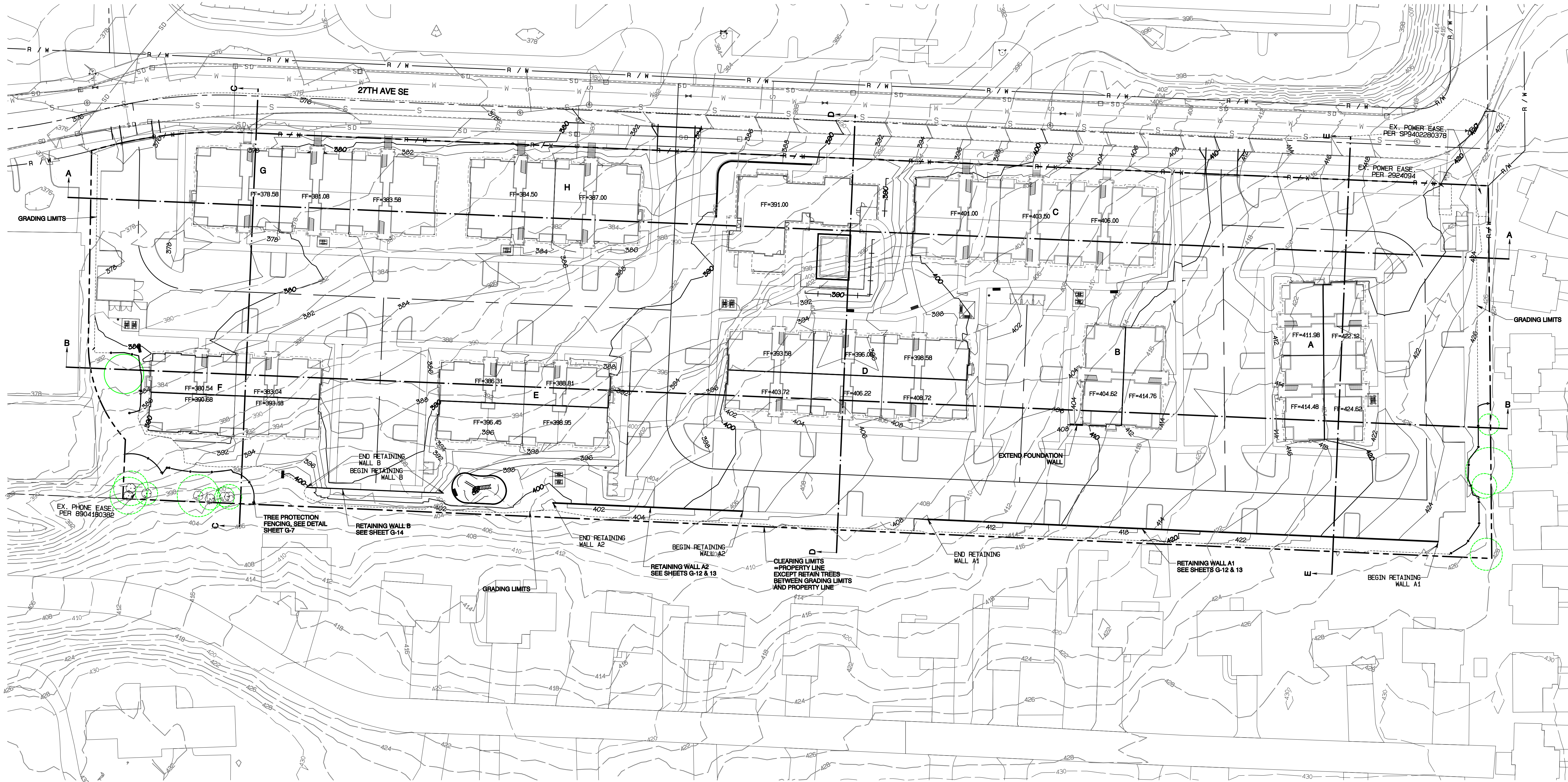
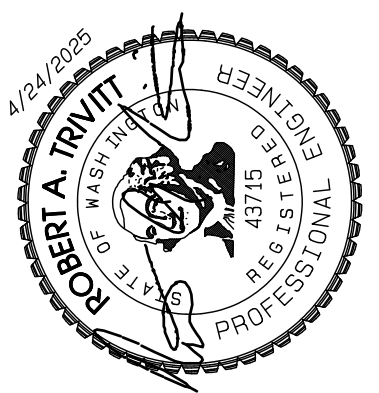
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Bradley Heights

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



City of Puyallup Development & Permitting Services ISSUED PERMIT	
Building	Planning
Engineering	Public Works
Fee	Traffic



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.

JOB NO.	3327
DATE	May 14, 2024
DESIGNED BY	Rob Trivitt
DRAWN BY	Rob Trivitt
CHECKED BY	Rob Trivitt
APPROVED BY	Rob Trivitt
REVISION	
1	Revised per City review and Mail A adjustment.
2	Revised per City review.
3	Revised per City & Public review.
4	Revised per City & Public review.
5	Revised per City & Public review.
6	Revised per City & Public review.
7	Revised per City & Public review.
8	Revised per City & Public review.
9	Revised per City & Public review.
10	Revised per City & Public review.

PRRWF20250216



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 206.886.0326
Fax jordan@timberlanepartners.com

DRAWING
G-8
SHEET OF 8
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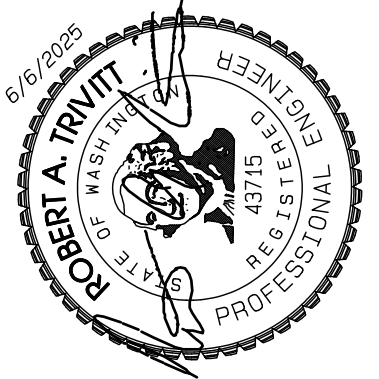
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Bradley Heights

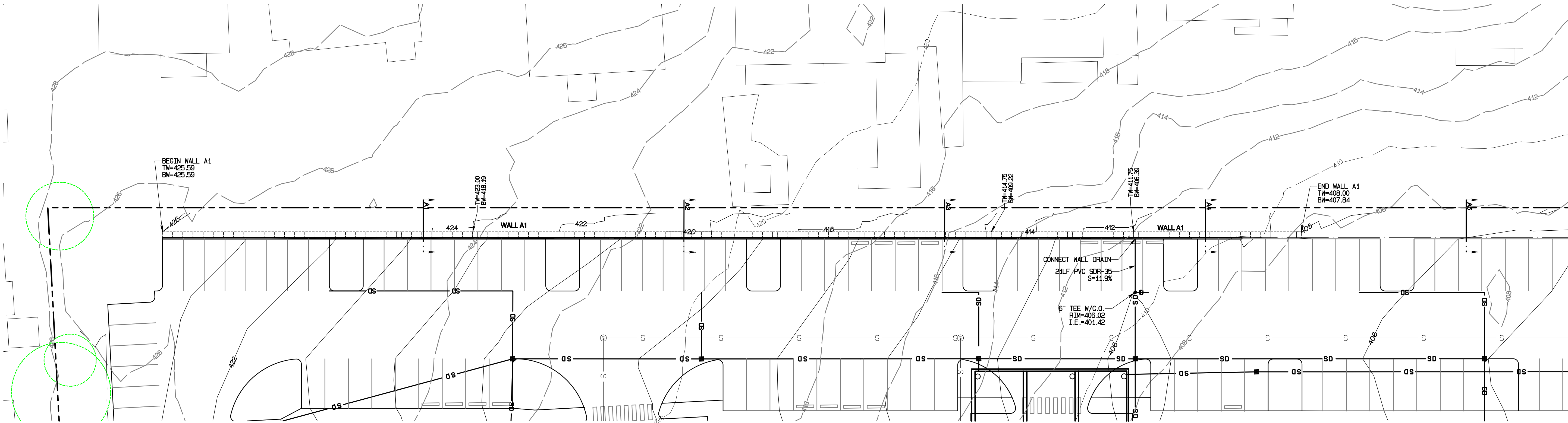
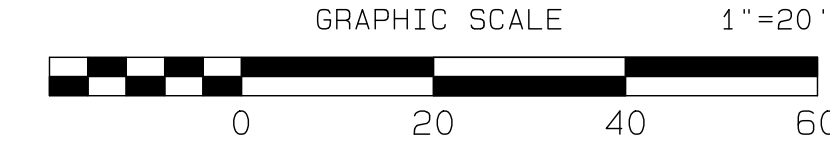
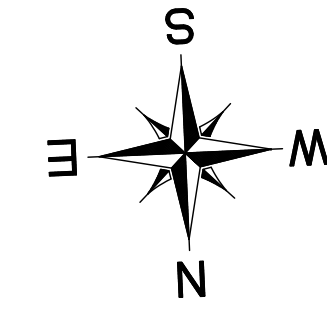
Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington

City of Puyallup
Development & Permitting Services
Bridged Permit

Building Planning
Engineering Public Works
Fee Traffic



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.



REVISION	DATE
1 Revised per City review and Wall A adjustment.	11/29/24
2 Revised per City review.	4/7/25
3 Revised per City review.	4/7/25
4 WRP2 REVISIONS, CLARIFIED NOTATIONS. SHEETS 6-12, -13, -14, 99-3, 4, -11, -12, -23, & 40-2 ONLY.	6/6/25

PRRWF20250216

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

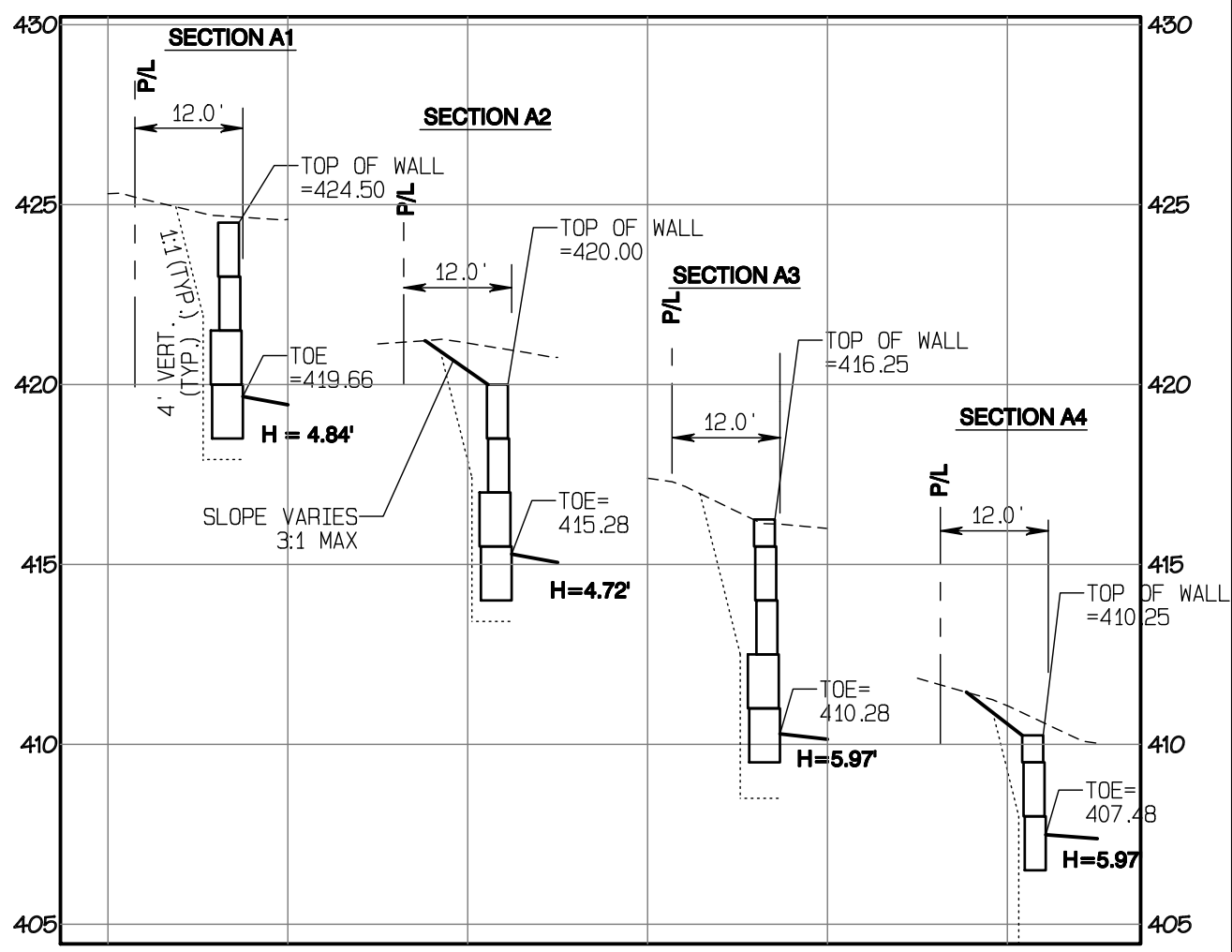
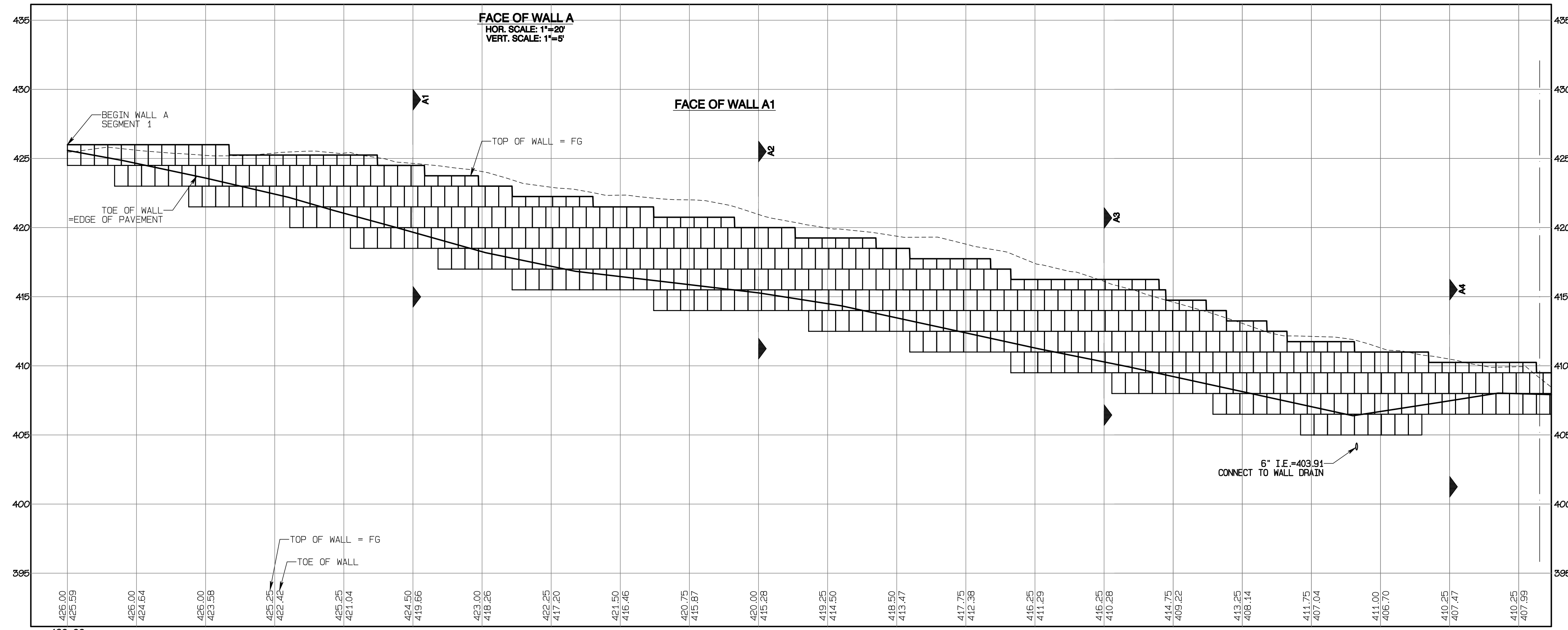
+ feasibility + planning + engineering + surveying

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

Retaining Wall A Plan

Bradley Heights

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



APPROVED

BY: _____
CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE: _____

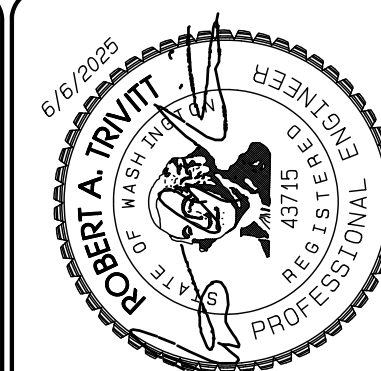
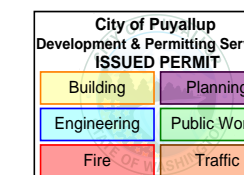
NOTE:
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DRAWING
G-12
SHEET 12
OF 60

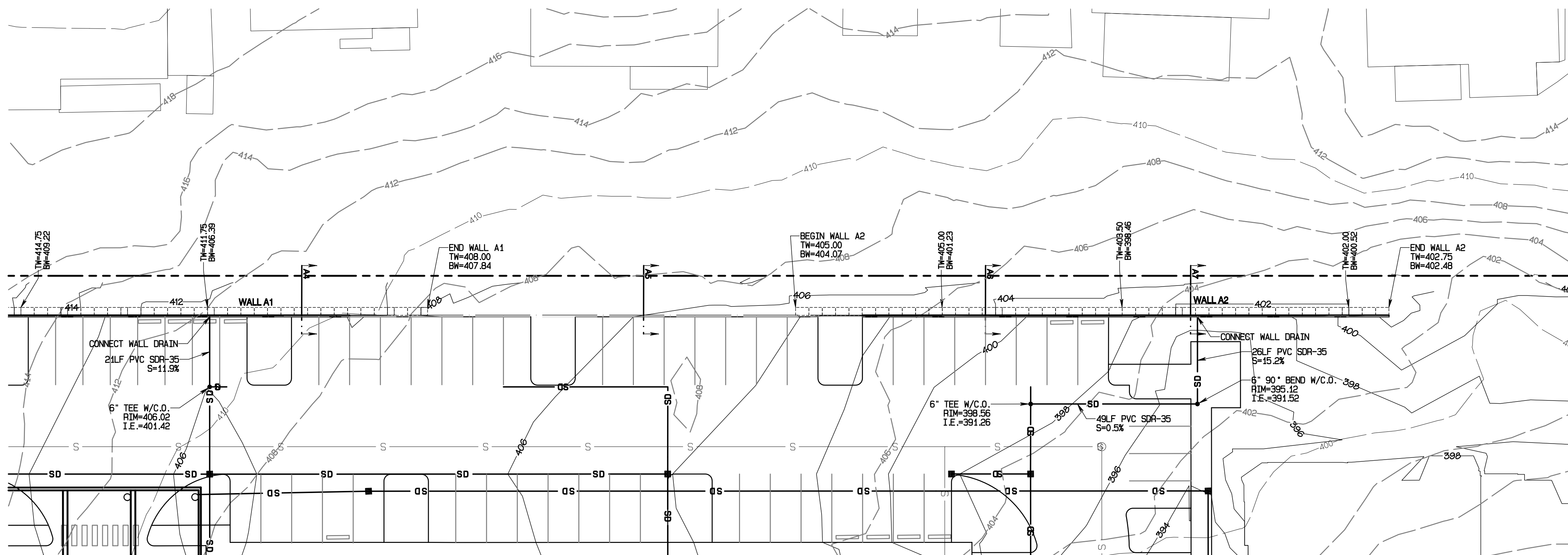
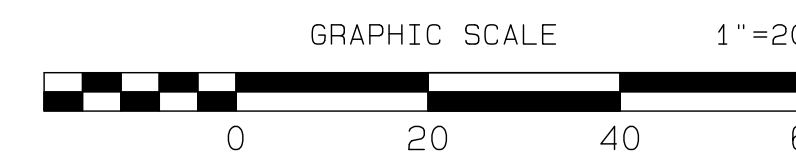
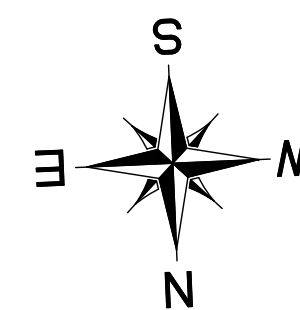
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Bradley Heights

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



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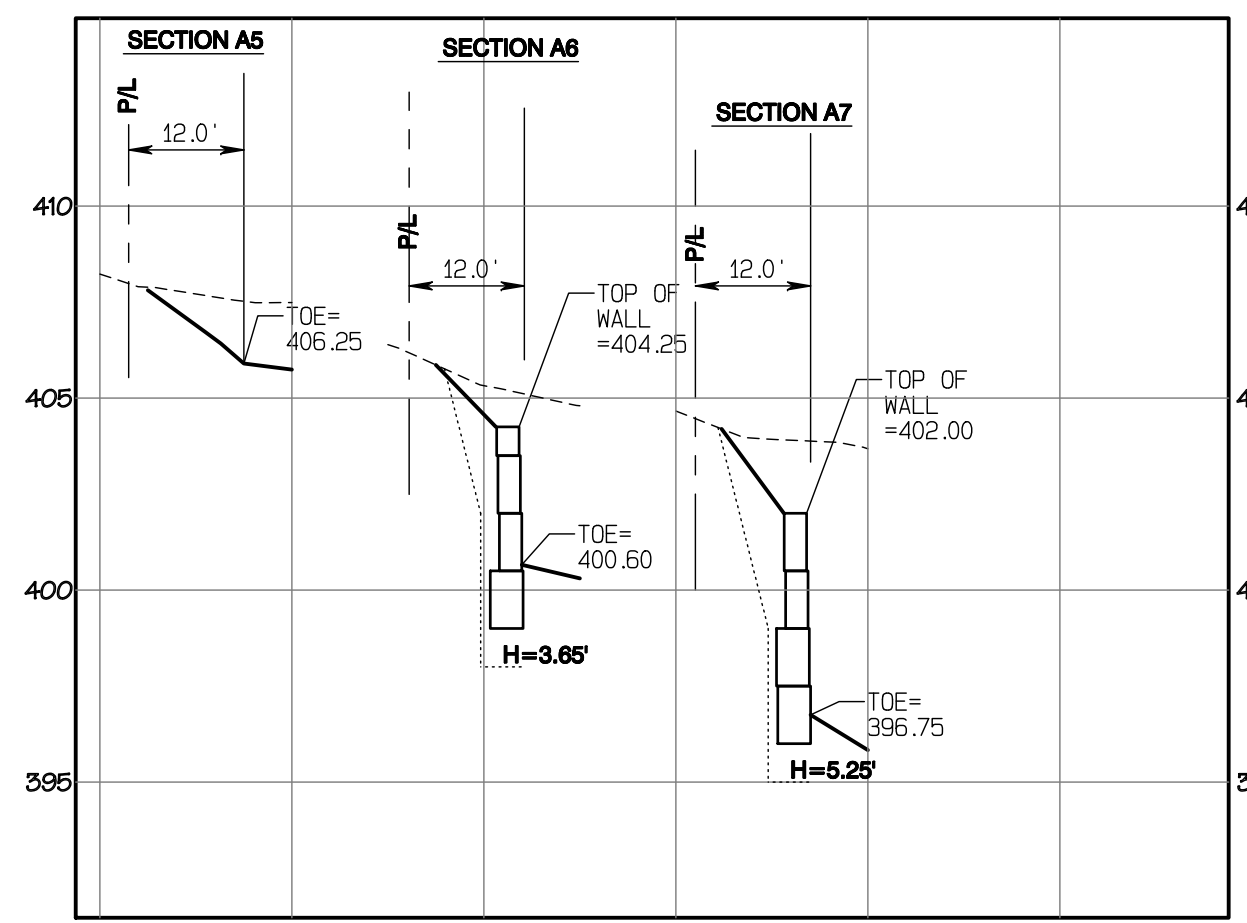
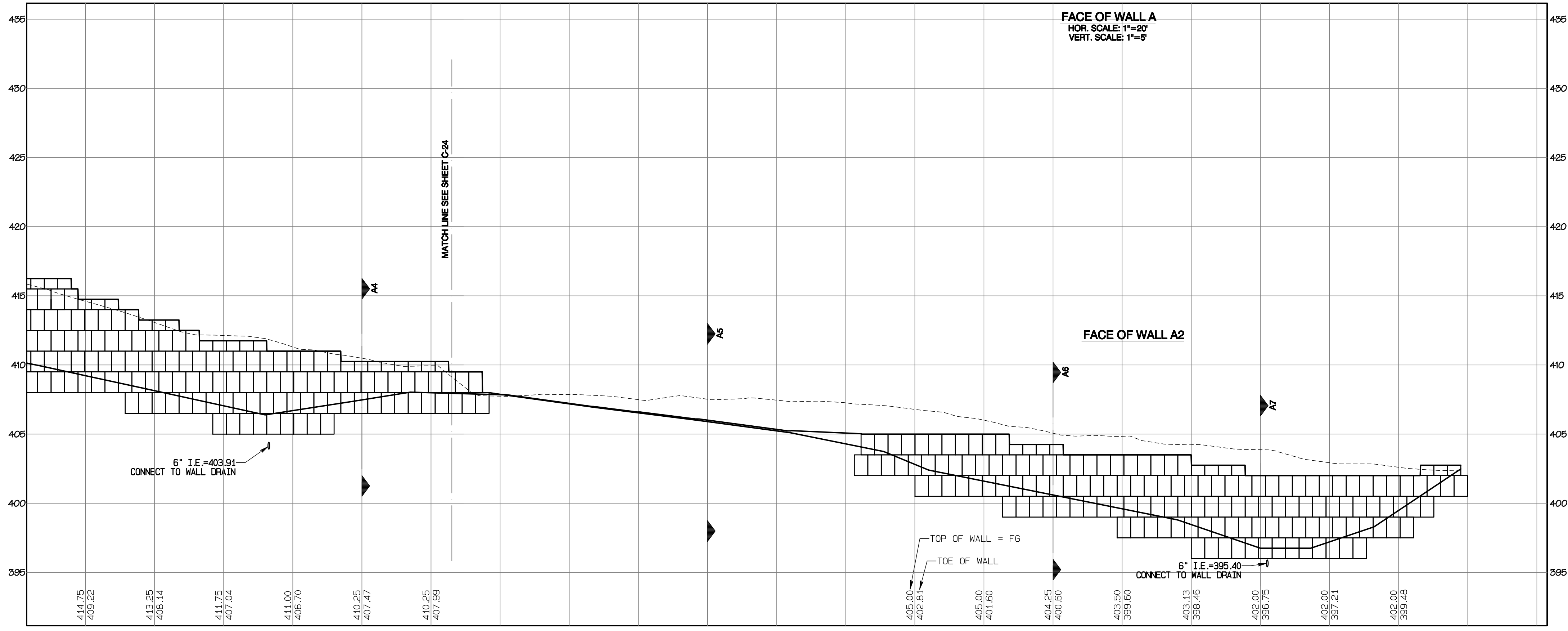
REVISION	DATE
1 Revised per City review and Mail A adjustment.	11/29/24
2 Revised per City review.	4/7/25
3 Revised per City review.	6/16/25
4 WIPZ REVISIONS, CLIPBOARD MODIFICATIONS: SHEETS 6-12, -13, -14, 99-3, 4, -11, -12, -23, & 40-2 ONLY.	6/16/25
5	
6	
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8	
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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: 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



APPROVED

BY: CITY OF PUYALLUP DEVELOPMENT SERVICES

DATE: _____

NOTE:
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Retaining Wall A Plan

Bradley Heights

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Phone 509.896.0326
Fax jordan@timberlanepartners.com

DRAWING
G-13
SHEET 13
OF 60

Project Desc.: Bradley Heights; Path: F:\urban\3227 - Bradley Heights\Timberlane\Bradley Heights 20250606 EWB.dwg; PLOT Date/Time: 6/16/2025/10:36:12AM