

Bradley Heights

206 27th AVE SE, PUYALLUP, WA 98373

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: 041903-6-006

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: 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.
ONSITE TOPOGRAPHICAL DATA IS PER 2010 LIDAR AS OBTAINED BY PIERCE COUNTY.

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

Prior to filling the pool, the contractor shall verify that the premise isolation 2" RPBA supply the clubhouse and pool has been registered and certified by Fruitland Mutual Water Company, the site's water purveyor.

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

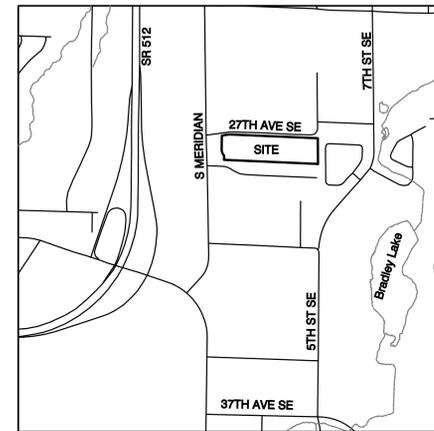
Contractor is responsible for protecting all survey monuments within the area of work. If it is necessary to disturb a survey monument, a permit must be requested in advance from the Department of Natural Resources. The developer must pay the cost of repairing or replacing the survey monument and is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

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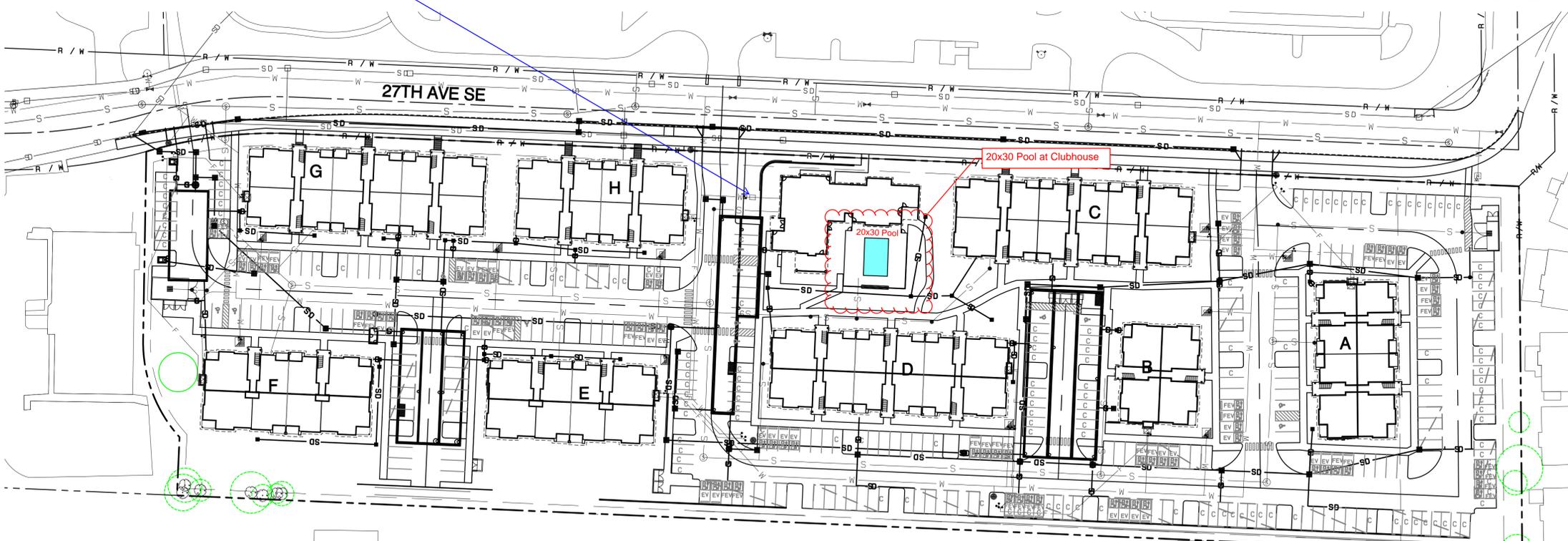
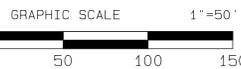
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EX. CONTOUR	EX. HYDRANT
DESIGN CONTOUR	EX. STORM MANHOLE
LEGAL ROAD CENTERLINE	WATER VALVE
RIGHT-OF-WAY LINE	EX. POWER LINE
EX. PLAIN EDGE OF ASPHALT	EX. COMM. LINE
PROPOSED PLAIN EDGE OF ASPHALT	PROPOSED FIRE HYDRANT OR FDC
EX. DITCH	WATER METER
PROJECT 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



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Pool/hot tub/spas should preferably discharge to the sanitary sewer system. If no sanitary sewer line is available, the pool/hot tub/spa may be discharged to the stormwater system if it meets the conditions outlined in PMC 21.11.040. Prior to entering the City's storm system, discharged water directed to the storm system shall be dechlorinated/debrominated to a total residual concentration of 0.1 ppm or less, free from sodium chloride, pH-adjusted, and reoxygenated if necessary, volumetrically and velocity controlled to prevent re-suspension of sediments in the municipal separate storm sewer system (MS4). Discharges to storm shall be thermally controlled to prevent an increase in temperature of the receiving water. Swimming pool cleaning wastewater and filter backwash shall not be discharged to the municipal separate storm sewer system (MS4). Filter backwash and waters used for cleaning must always discharge to sanitary sewer in accordance with PMC 21.11.040 and WAC 246-260-031.

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

City of Puyallup Planning Division APPROVED
See permit conditions.
YCharitou
02/17/2026
4:14:15 PM

Condition of approval:
There shall be no opening in the pool barrier fence that is greater than four (4) inches wide.
Per PMC 20.25.040 (7): "All swimming pools having a depth of 12 or more inches shall maintain a protective fence, wall or enclosure not less than six feet in height, with no opening greater than four inches wide and equipped with self-closing gate surrounding said pool. Hot tubs or other manmade bodies of water shall maintain a similar enclosure or shall be covered when not in use so as to prevent access to the water."

APPROVED
BY: J. Mellergaard
CITY OF PUYALLUP DEVELOPMENT SERVICES
DATE: 06/06/2025
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 Mail A adjustment.	11/29/24
2 Revised per City review.	4/7/25
3 Revised per City review.	6/12/25
4 WAC 246-260-031, 246-260-032, 246-260-033, 246-260-034, 246-260-035, 246-260-036, 246-260-037, 246-260-038, 246-260-039, 246-260-040, 246-260-041, 246-260-042, 246-260-043, 246-260-044, 246-260-045, 246-260-046, 246-260-047, 246-260-048, 246-260-049, 246-260-050, 246-260-051, 246-260-052, 246-260-053, 246-260-054, 246-260-055, 246-260-056, 246-260-057, 246-260-058, 246-260-059, 246-260-060, 246-260-061, 246-260-062, 246-260-063, 246-260-064, 246-260-065, 246-260-066, 246-260-067, 246-260-068, 246-260-069, 246-260-070, 246-260-071, 246-260-072, 246-260-073, 246-260-074, 246-260-075, 246-260-076, 246-260-077, 246-260-078, 246-260-079, 246-260-080, 246-260-081, 246-260-082, 246-260-083, 246-260-084, 246-260-085, 246-260-086, 246-260-087, 246-260-088, 246-260-089, 246-260-090, 246-260-091, 246-260-092, 246-260-093, 246-260-094, 246-260-095, 246-260-096, 246-260-097, 246-260-098, 246-260-099, 246-260-100.	6/6/25

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Cover Sheet

DRAWING
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