

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 (814) 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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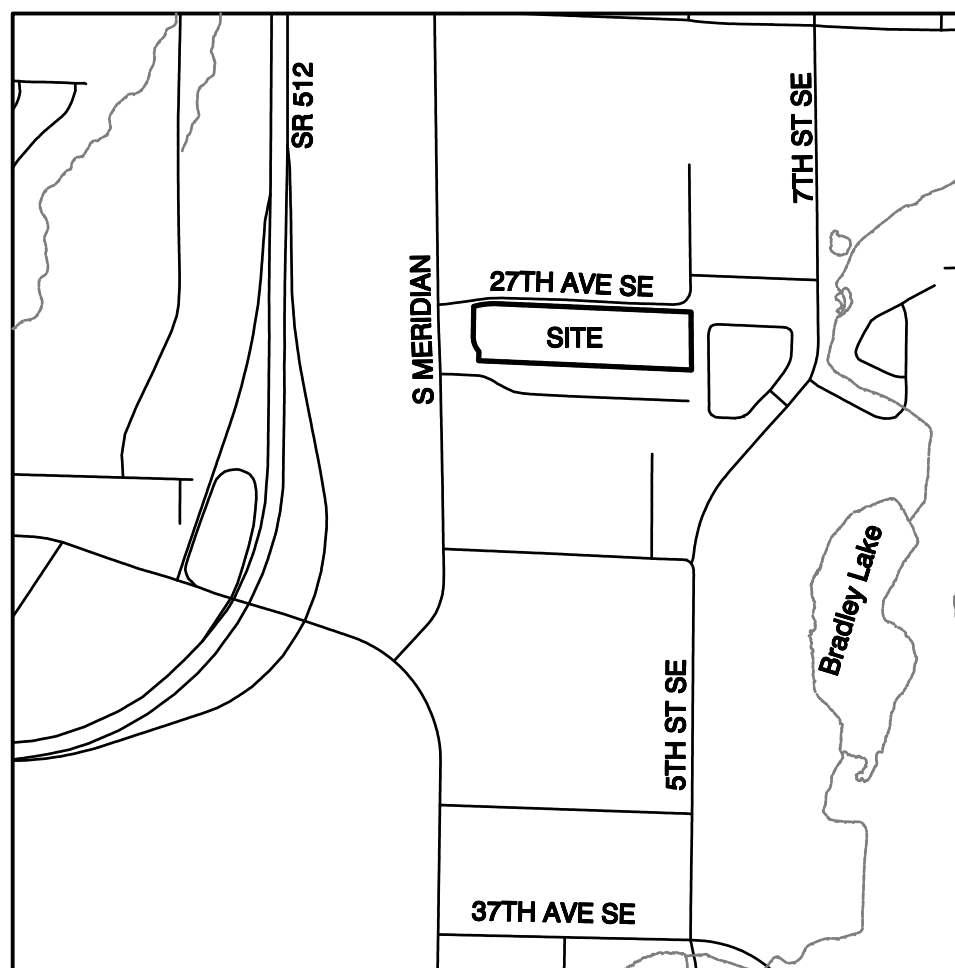
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EX. CONTOUR
DESIGN CONTOUR
LEGAL ROAD CENTERLINE
RIGHT-OF-WAY LINE
EX. PLAIN EDGE OF ASPHALT
PROPOSED PLAIN EDGE OF ASPHALT
EX. DITCH
PROJECT BOUNDARY
LOT LINE
EX. CATCH BASIN
EX. STORM
PROPOSED CB-TYPE 1
PROPOSED CB-TYPE 2
PROPOSED STORM
WATER MAIN
SANITARY SEWER
SANITARY SEWER MANHOLE
STANDARD MONUMENT
POWER POLE

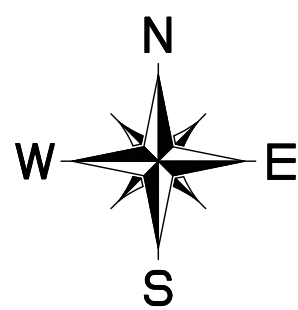
EX. HYDRANT
EX. STORM MANHOLE
WATER VALVE
EX. POWER LINE
EX. COMM. LINE
PROPOSED FIRE HYDRANT OR FDC
WATER METER
BACKFLOW PREVENTER
AIR/VAC ASSEMBLY
PIV
NEW ASPHALT PAVING
NEW CONCRETE

LEGEND

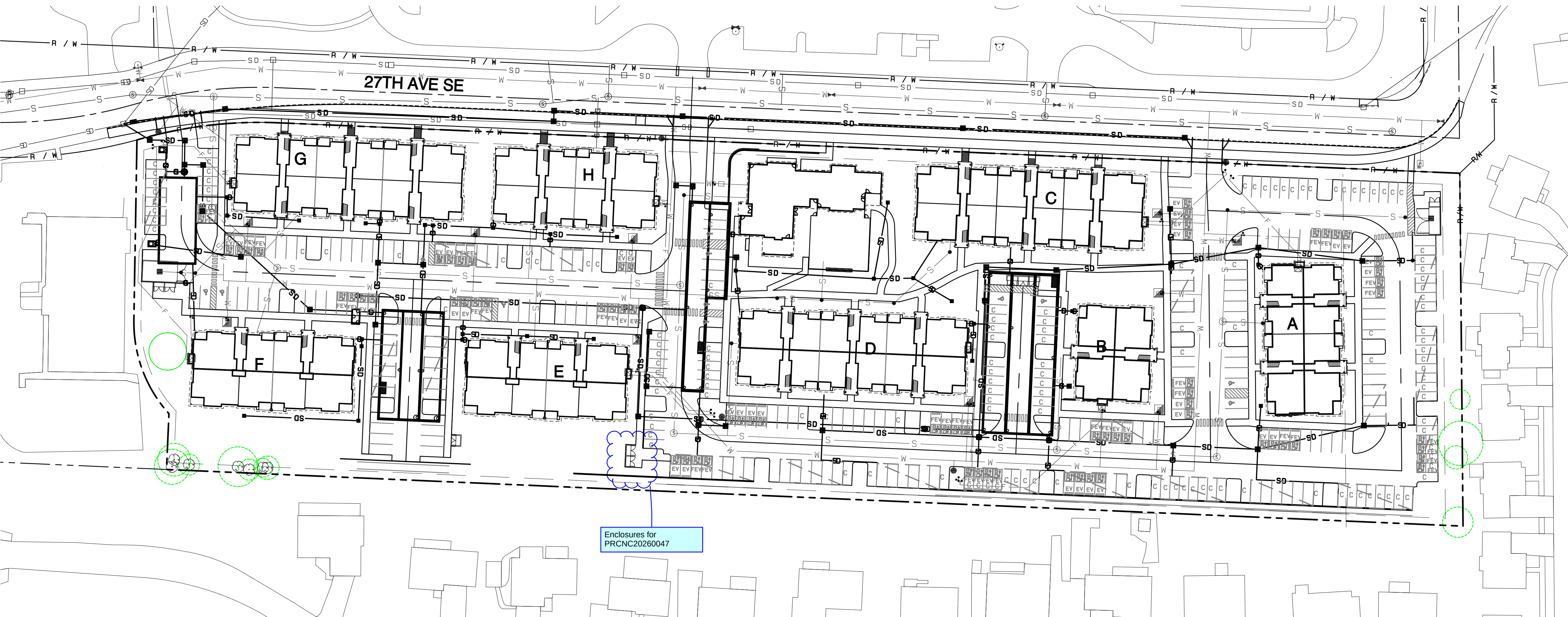
VICINITY MAP
SCALE: 1"=1000'



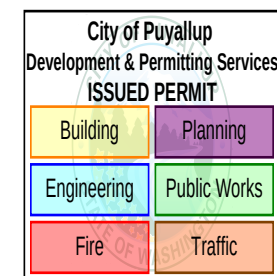
CALL BEFORE YOU DIG
IT IS THE LAW
811



GRAPHIC SCALE
1"=50'
0 50 100 150



Enclosures for
PRCNC20260047



City of Puyallup
Planning
Division
APPROVED
See permit conditions.
JHulseLew
02/17/2026
9:25:54 AM



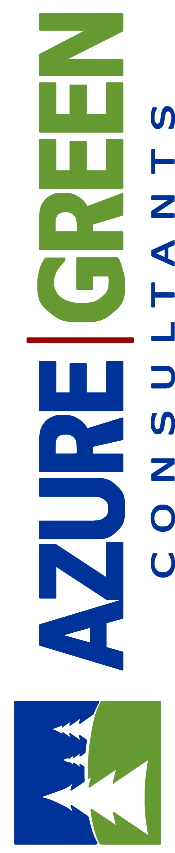
APPROVED
BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES
DATE:
NOTE:
THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

PRCNC20260047

Cover Sheet

Bradley Heights

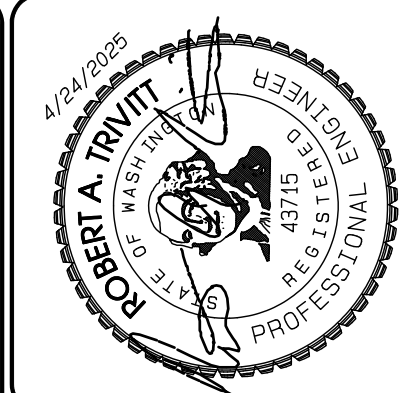
Timberlane Partners
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409 East Pioneer, Suite A - Puyallup, WA 98372
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BRADLEY HEIGHTS

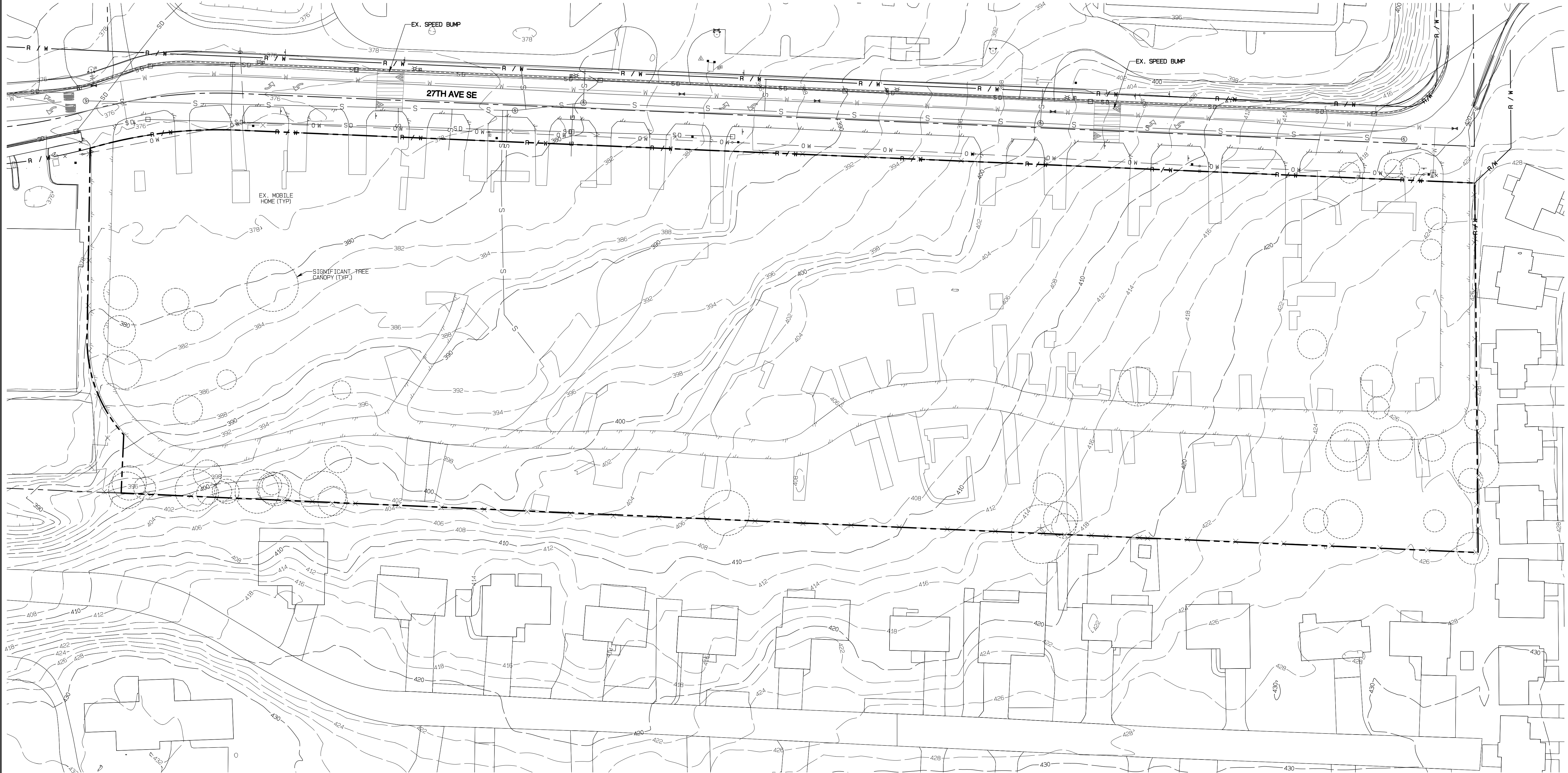
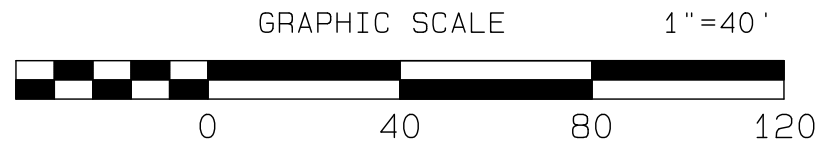
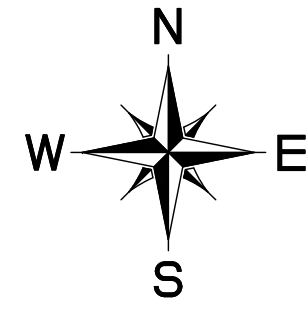
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G-1
SHEET
OF 60



REVISION	DATE	BY	DESCRIPTION
1	1/15/24	JHulseLew	1. Revised per City Review and Mail A adjustment.
2	4/17/24	JHulseLew	2. Revised per City Review.
3	4/27/25	JHulseLew	3. Revised per City & Rush Review.
4			4. Revised per City Review.
5			5. Revised per City Review.
6			6. Revised per City Review.
7			7. Revised per City Review.
8			8. Revised per City Review.
9			9. Revised per City Review.
10			10. Revised per City Review.

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

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



DEMO KEY NOTES

- ① OUT AND CAP EX. SS SERVICE AT MAIN
NOTE: 5 LOCATIONS IDENTIFIED ON PLANS
CITY DATA INDICATES THERE ARE 2 ADDITIONAL SERVICES
CONTRACTOR SHALL OBTAIN A CCTV INSPECTION REPORT
TO VERIFY NUMBER AND LOCATIONS OF SERVICES.

APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE:

NOTE:

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FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

Existing Conditions

Bradley Heights

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1816 11th Ave Unit C
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Phone 509.886.0326
Fax jordan@timberlanepartners.com

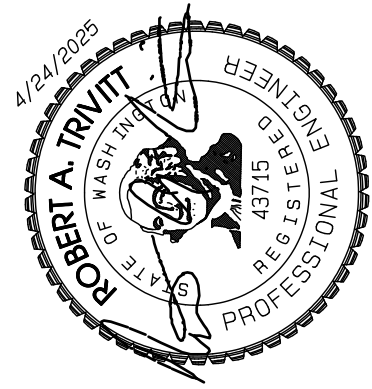
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G-2
SHEET OF 2
60

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

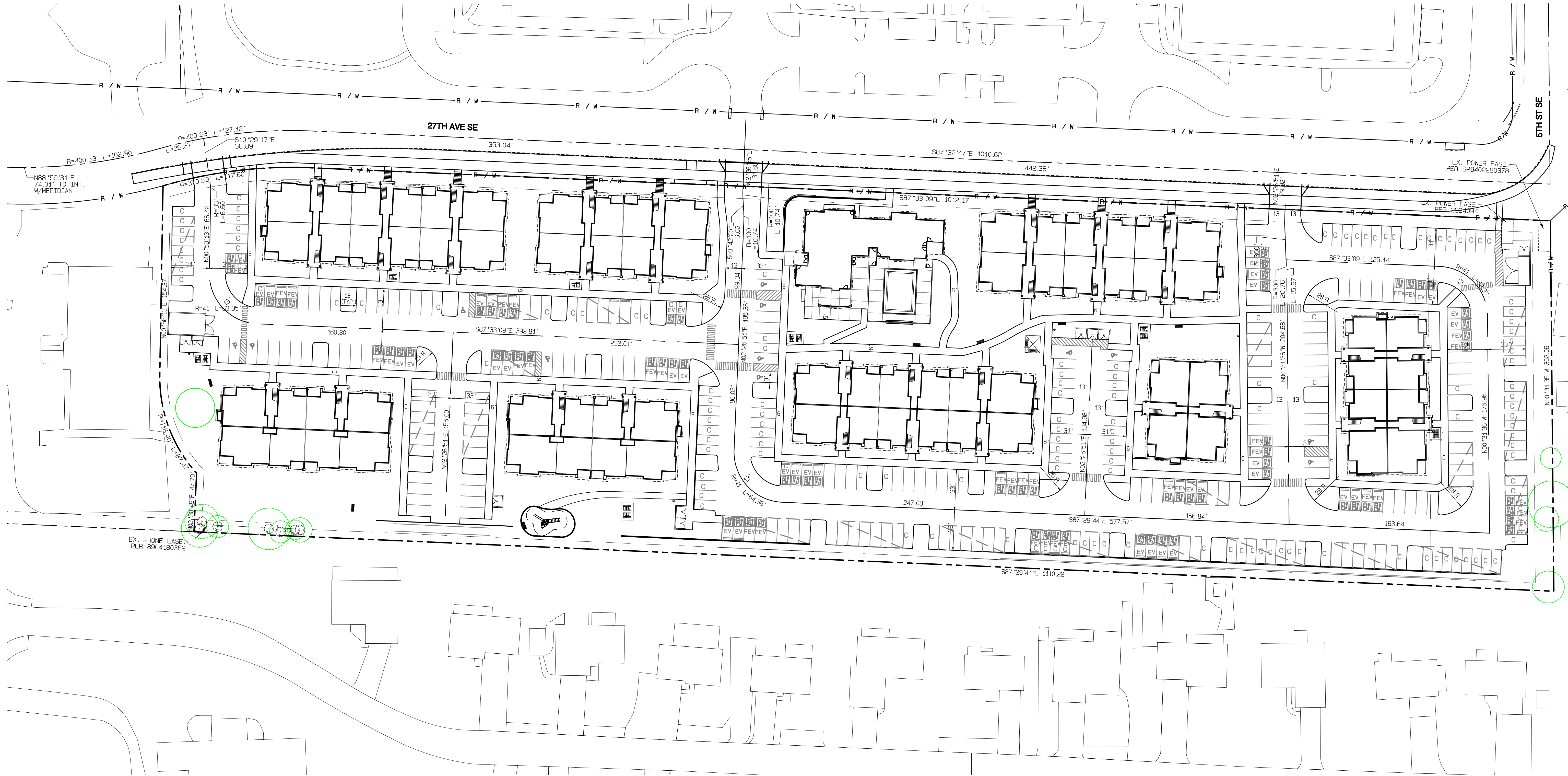
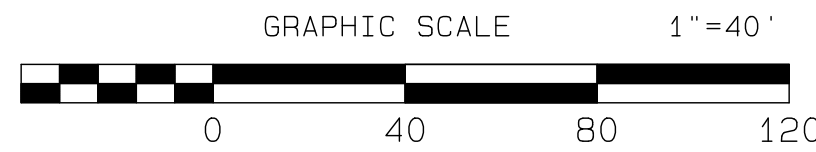
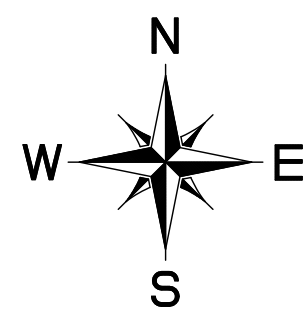
JOB NO. 3827
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Rob Trivitt
APPROVED BY: Paul Green

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

DATE
11/24/24
477/24
477/25



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



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Horizontal Control

Bradley Heights

Timberlane Partners
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Seattle, WA 98122
Phone 509.889.0326
Fax jordan@timberlanepartners.com

DRAWING
G-3
SHEET OF 3 60

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

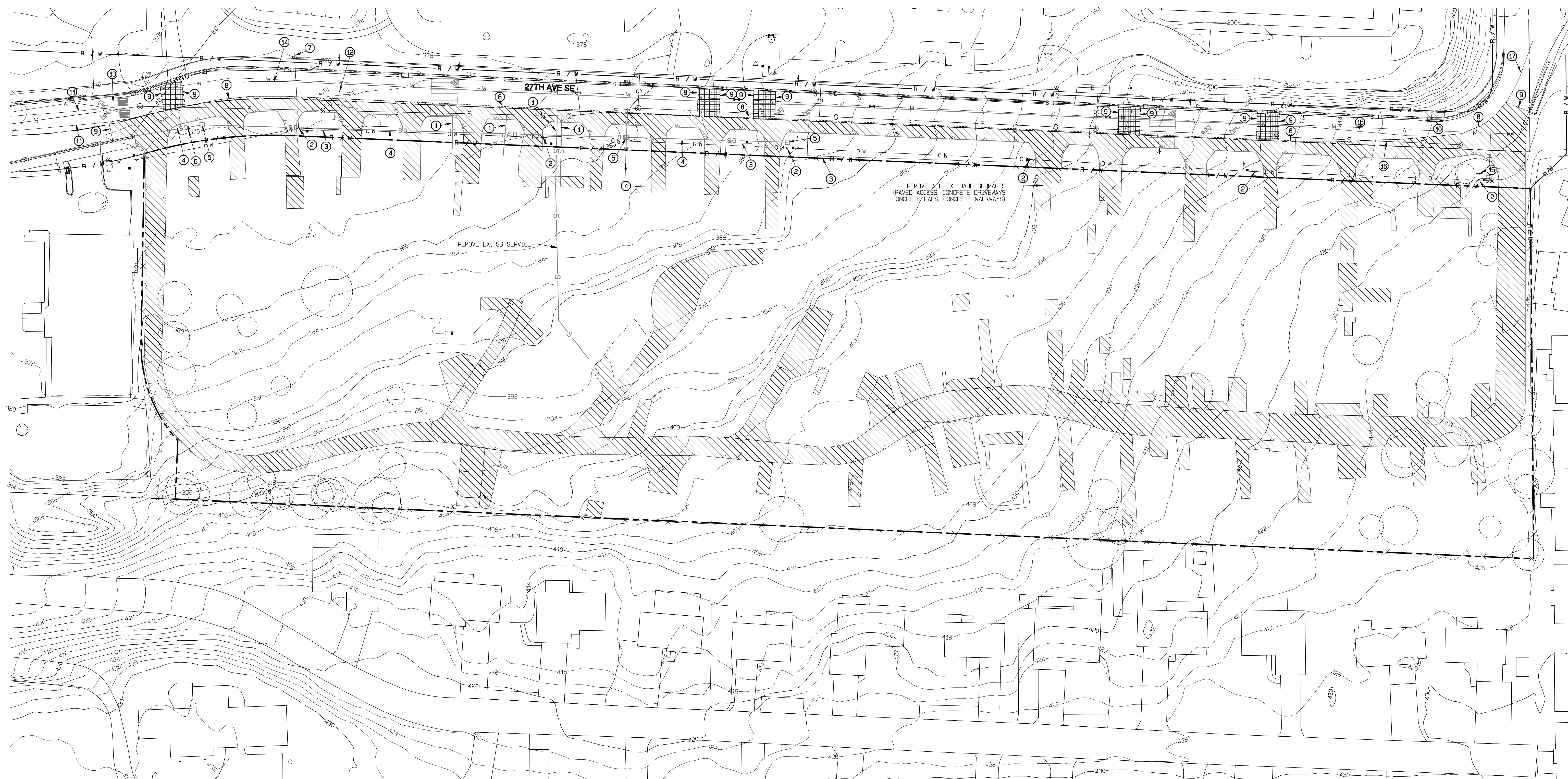
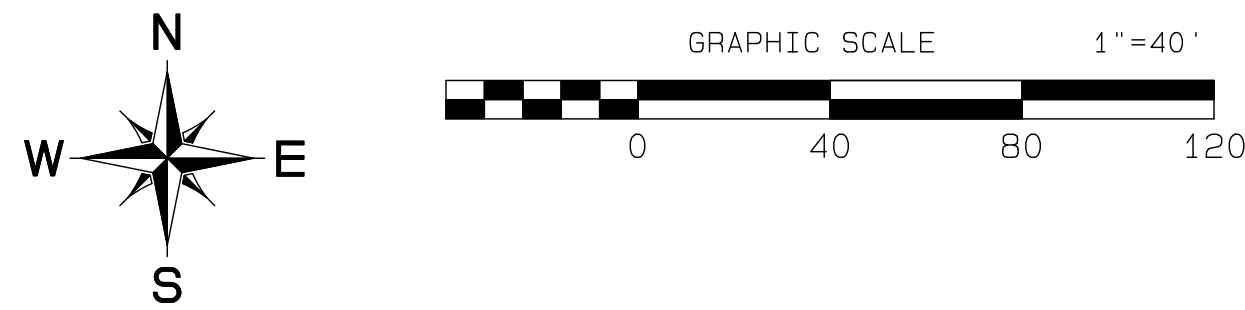
JOB NO. 3227
DATE: May 14, 2024
DESIGNED BY: R.D. Trivett
DRAWN BY: R.D. Trivett
CHECKED BY: R.D. Trivett
APPROVED BY: Paul Green

REVISION
1 Revised per City Review and Mail A Adjustment.
2 Revised per City Review.
3 Revised per City & RSN Review.
4 Revised per City & RSN Review.
5
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Bradley Heights

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



DEMO KEY NOTES

- 1 CUT AND CAP EX. SS SERVICE AT MAIN
4 LOCATIONS IDENTIFIED ON PLANS
PER CITY DATA THERE ARE THREE ADDITIONAL SERVICES
CONTRACTOR TO PROVIDE CCTV INSPECTION
FOR VERIFICATION OF NUMBER AND LOCATION OF SERVICES.
- 2 REMOVE POWER POLE
COORDINATE WITH UTILITY COMPANIES
- 3 REMOVE EX. FENCE
- 4 REMOVE EX. STORM PIPE
- 5 REMOVE EX. CATCH BASIN
- 6 RELOCATE EX. SIGN TO CLEAR NEW SIDEWALK
- 7 REMOVE ANCHOR POLE AND GUY ANCHOR
COORDINATE WITH UTILITY COMPANIES

- 8 SAWCUT ALONG EXISTING STRIPE
OBLITERATE ANY REMAINING STRIPE
- 9 TRANSVERSE SAWCUT
- 10 REMOVE CURB RAMP, CURB & GUTTER
- 11 OBLITERATE TURN POCKET STRIPE BACK TO STOP BAR
USE HYDRO-BLASTING FOR STRIPING REMOVAL
- 12 OBLITERATE TURN ARROWS
USE HYDRO-BLASTING FOR STRIPING REMOVAL
- 13 EX. ARROWS & "ONLY" TO REMAIN
- 14 OBLITERATE TWLT. STRIPE TO MATCH
POINT PER CHANNELIZATION PLAN
USE HYDRO-BLASTING FOR STRIPING REMOVAL
- 15 REMOVE EXISTING MOBILE HOME PARK SIGN

- 16 OBLITERATE TURN POCKET TAPER STRIPE
USE HYDRO-BLASTING FOR STRIPING REMOVAL
- 17 OBLITERATE DOUBLE YELLOW CENTER STRIPE
USE HYDRO-BLASTING FOR STRIPING REMOVAL

DEMO LEGEND

- REMOVE PAVING/CONCRETE
- 2" PAVEMENT GRIND

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.

Demolition Plan

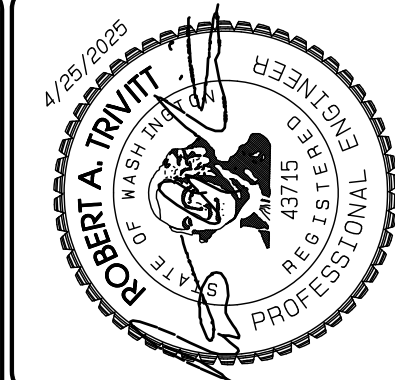
Bradley Heights

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Fax jordan@timberlanepartners.com

DRAWING

G-4

SHEET 4
OF 60

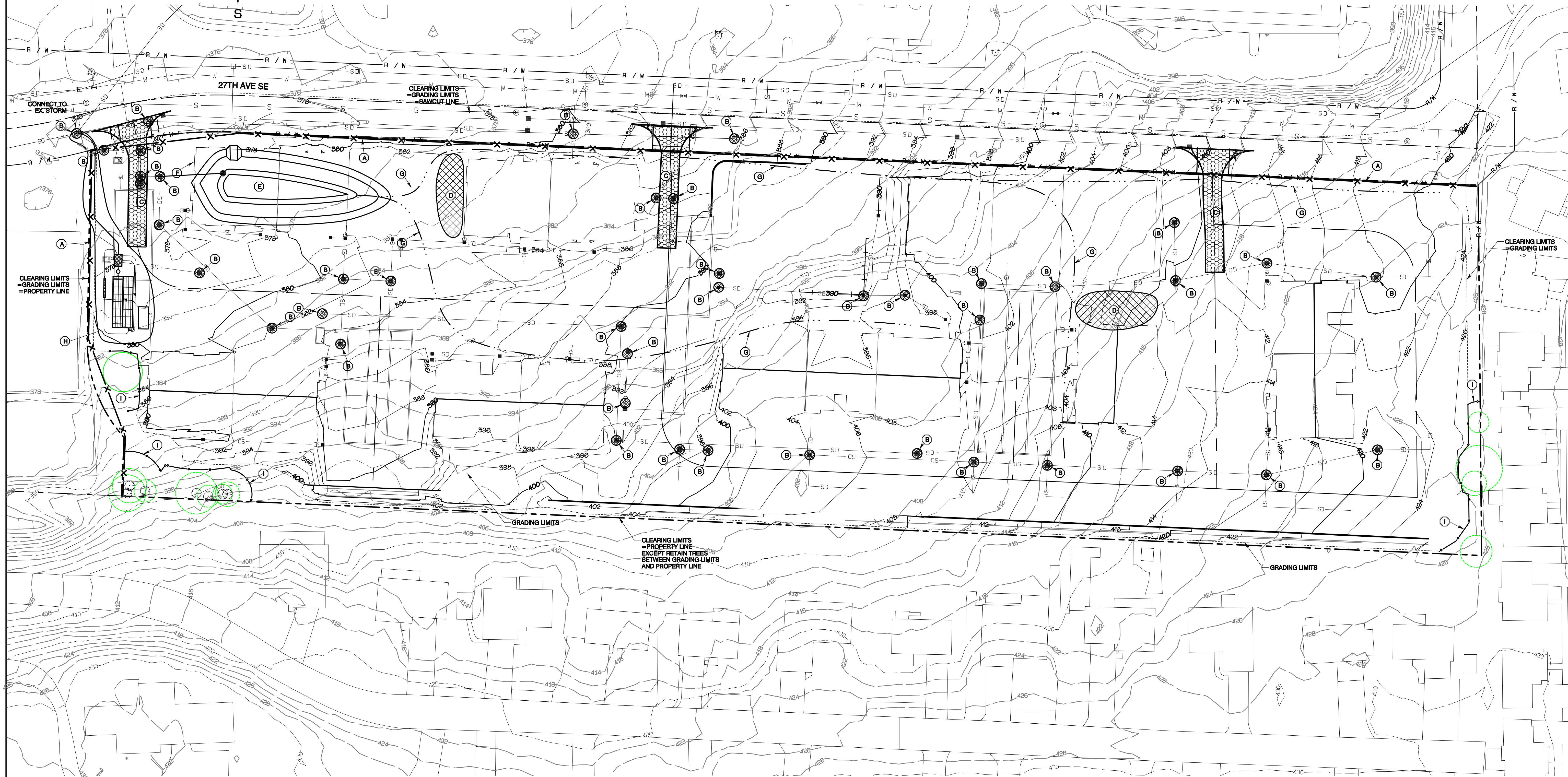
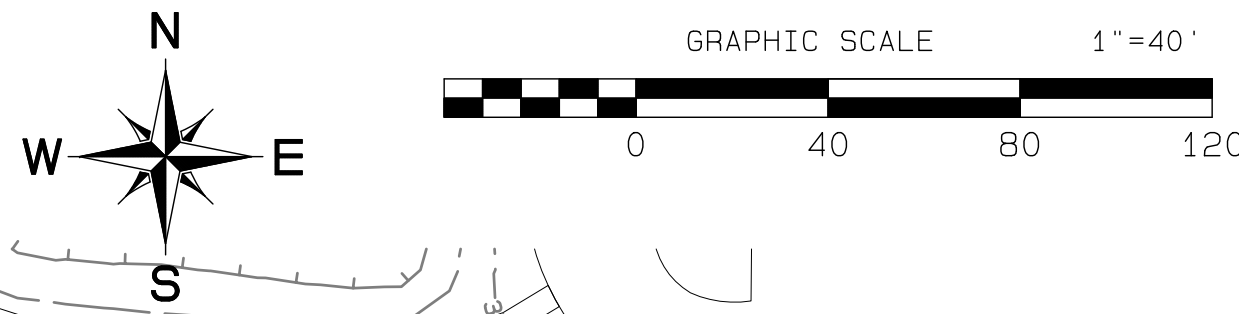


REVISION	DATE
1 Revised per City Review and Mail A Adjustment.	11/19/24
2 Revised per City Review.	4/7/25
3 Revised per City & Mail Review.	4/27/25
4 Revised per City & Mail Review.	
5	
6	
7	
8	
9	
10	

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



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



ESC KEY NOTES

- (A) INSTALL SILT FENCE PER STD 02.03.02, SHEET G-7
(B) INSTALL BAG FILTER, SEE DETAIL SHEET G-7
(C) INSTALL CONSTRUCTION ENTRANCE, SEE STD 05.01.01, SHEET G-7
(D) STOCKPILE AREA
(E) SEDIMENT POND
SEE NOTES TO RIGHT
SEE DETAILS SHEET G-7
ORIFICE:
I.E.=372.86
DIA.=3"
RISER
TOP=376.36
DIA.=18"
AREA @ TOP OF RISER=5,117 SF MIN.

- (F) 52LF 12" DIP @ 0.5% MIN.
TEMP CONNECTION TO NEW CB1-3

- (G) TEMPORARY INTERCEPTOR SWALES
TO COLLECT AND CONVEY CONSTRUCTION
RUNOFF TO SEDIMENT POND
EXACT LOCATIONS WILL VARY THROUGHOUT
CONSTRUCTION. INSTALL 12" CULVERT AS
NEEDED AT ACCESS CROSSINGS

- (H) CONCEPTUAL BAKER TANK SYSTEM WITH
SAND FILTER AND RECIRC. TO BE INSTALLED
IF IT IS DETERMINED THAT OTHER BMPs
ARE NOT ADEQUATE

- (I) TREE PROTECTION FENCING
SEE DETAIL SHEET G-7

SEDIMENT POND NOTES

SEDIMENT POND SHALL BE FUNCTIONAL BEFORE ANY
GROUND DISTURBING ACTIVITY TAKES PLACE.

INCLUDE RISER STICK IN POND WITH CLEAR MARKING
AT 1 FOOT ABOVE POND BOTTOM.

SEDIMENT TO BE REMOVED WHENEVER DEPTH REACHES
1 FOOT.

OVERFLOW SPILLWAY TO HAVE A BOTTOM LENGTH OF 6 FEET.

VAULT #2 MAY BE USED AS TEMPORARY SEDIMENT POND AND
IF THIS IS DONE, SURFACE POND MAY BE REMOVED.

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TESC Plan

Bradley Heights

Timberlane Partners
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Seattle, WA 98122
Phone 509.898.0326
Fax jordan@timberlanepartners.com

DRAWING

G-5

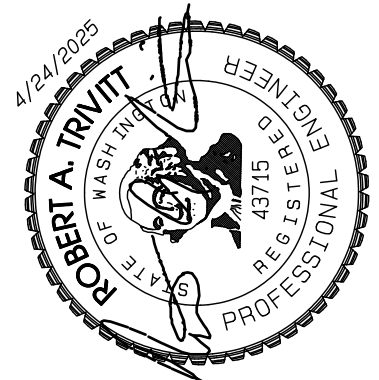
SHEET
OF 60

AZURE GREEN
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+feasibility +planning +engineering +surveying
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Phone 253.770.3144 Fax 253.770.3142

JOB NO. 3327
DATE: May 14, 2024
DESIGNED BY: Rob Trivett
DRAWN BY: Rob Trivett
CHECKED BY: Rob Trivett
APPROVED BY: Paul Green

REVISION
1 Revised per City review and No. 11 A adjustment.
2 Revised per City review.
3 Revised per City & Paul Green review.
4 Revised per City & Paul Green review.

DATE
11/26/24
4/7/25
4/27/25



Bradley Heights

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

TEMPORARY ESC MEASURES REQUIRED

1. Temporary Siltation Fencing
2. Vegetation and Stabilization of exposed surfaces
3. Catch Basin Inlet Protection
4. Additional measures may be required, see note 9 of Grading, Erosion & Sedimentation Control notes and Stormwater Pollution Prevention Plan (SWPPP) prepared for this project.

PERMANENT ESC MEASURES REQUIRED

1. Seeding and/or Landscaping of non-impervious surfaces

SPECIAL NOTES:

1. Contractor shall designate an erosion and sediment control leadperson, and shall comply with the stormwater pollution prevention plan prepared for the project.
2. Sediment-laden runoff shall not be allowed to discharge beyond the construction limits.
3. Exposed areas and soil stockpiles must be stabilized according to the following schedule:
 1. From April 1 to October 31 all disturbed areas at final grade and all exposed areas that are scheduled to remain unworked for more than 30 days shall be stabilized within 10 days.
 2. From November 1 to March 31 all exposed soils at final grade shall be stabilized immediately using permanent or temporary measures. Exposed soils with an area greater than 5,000 square feet that are scheduled to remain unworked for more than 24 hours and exposed areas of less than 5,000 square feet that will remain unworked for more than seven (7) days shall be stabilized immediately.All disturbed areas which are not planned to be constructed on within 90 days from time of clearing and grading shall be revegetated with the native vegetation.
4. No clearing, filling, grading or other alteration occurs within any critical areas or associated buffer unless specifically authorized pursuant to Chapter 21.06 Environmentally Critical Areas Management of the Puyallup Municipal Code.
5. If dewatering of excavations is required, dewatering must conform to the requirements of Section 504 of Puyallup City Standards.

MULCHING NOTES

1. Mulch materials used shall be hay or straw and shall be applied at a rate of 75-100 pounds per 1000 square feet, or 90-120 bales per acre to a min. depth of 2 inches.
2. Mulches shall be applied in all areas with exposed slopes greater than 2:1.
3. Mulching shall be used immediately after seeding or in areas which cannot be seeded because of the season.
4. All areas needed mulch shall be covered by November 1.

SEEDING NOTES (Erosion control seeding):

1. Seed mixture shall be 10% Redtop (92% purity, 90% germination); 40% Annual Rye (98% purity, 90% germination); 40% Chewink Fescue (97% purity, 60% germination); and 10% White Dutch clover (98% purity, 90% germination) and shall be applied at the rate of 120 pounds per acre.
2. Seed beds planted between May 1 and October 31 will require irrigation and other maintenance as necessary to foster and protect the root structure.
3. For seed beds planted between October 31 and April 30, amending of the seed bed will be necessary. (e.g., geotextiles, jute mat, clear plastic covering).
4. Before seeding, install needed surface runoff control measures such as gradient terraces, interceptor dikes, swales, level spreaders and sediment basins.
5. The seedbed shall be firm with a fairly fine surface, following surface roughening. Perform all operation across or at right angles to the slope.
6. Fertilizers are to be used according to suppliers recommendations. Amounts used should be minimized, especially adjacent to water bodies and wetlands.
7. Erosion control seeding shall not be used in areas subject to wear by construction traffic.
8. Erosion control seeding may be used in all areas of 5% or less slope. In areas between 5 and 10% slope, erosion control seeding may be used for a maximum horizontal distance of 100 feet. Use mulch or netting or other treatments for steeper and longer slopes.

SOIL STOCKPILE NOTES:

1. Stockpiles shall be stabilized (with plastic covering or other approved device) daily between November 1 and March 31.
2. In any season, sediment leaching from stock piles must be prevented.
3. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or when conditions exist that may otherwise be detrimental to proper grading or proposed sodding or seeding.
4. Previously established grades on the areas to be topsoiled shall be maintained according to the approved plan.
5. Stockpiles must be located more than 50 feet from all drainage features.

PLASTIC COVERING NOTES:

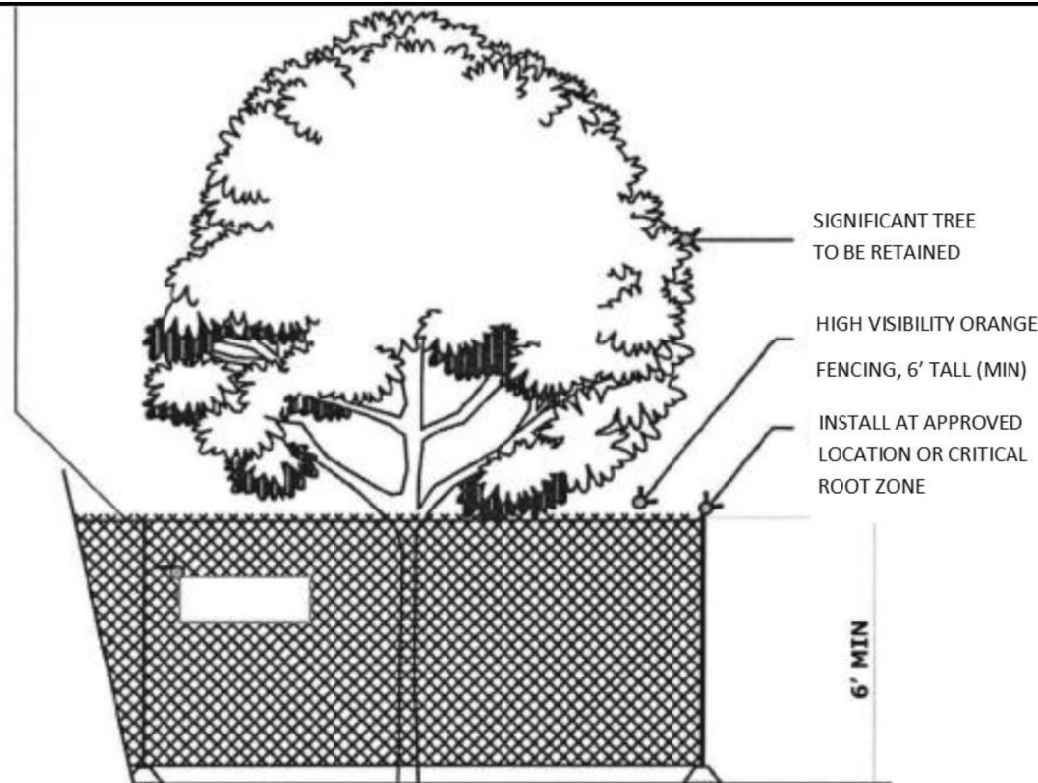
1. Plastic sheeting shall have a minimum thickness of 6 mils and shall meet the requirements of the STATE STANDARD SPECIFICATIONS Section 9-14.5.
2. Covering shall be installed and maintained tightly in place by using sandbags or tires on ropes with a maximum 10-foot g'x'd spacing in all directions. All seams shall be taped or weighted down full length and there shall be a least a 12 inch overlap of all seams.
3. Clear plastic covering shall be installed immediately on areas seeded between November 1 and March 31 and remain until vegetation is firmly established.
4. When the covering is used on un-seeded slopes, it shall be kept in place until the next seeding period.
5. Plastic covering sheets shall be buried two feet at the top of slopes in order to prevent surface water flow beneath sheets.
6. Proper maintenance includes regular checks for rips and dislodged ends.

CONSTRUCTION SEQUENCE

1. OBTAIN REQUIRED PERMITS AND HOLD A PRECONSTRUCTION MEETING WITH THE CITY.
2. ESTABLISH CLEARING AND GRADING LIMITS.
3. INSTALL SILT FENCE IF REQUIRED.
4. INSTALL CB INLET PROTECTION.
5. INSTALL CONSTRUCTION ENTRANCE.
6. SCHEDULE AN EROSION CONTROL INSPECTION WITH THE CITY.
7. IDENTIFY EROSION CONTROL MEASURES WHICH REQUIRE REGULAR MAINTENANCE. ENSURE EROSION CONTROL MEASURES IN PLACE ARE ADEQUATE. INSTALL ADDITIONAL MEASURES IF NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING SITE.
8. CLEAR AND REMOVE ORGANIC MATERIAL, PREP SUBGRADE FOR FOUNDATION AND PARKING LOT CONSTRUCTION.
9. MASS GRADE SITE AND CONSTRUCT RETAINING WALLS.
10. INSTALL SANITARY SEWER LINE.
11. INSTALL DETENTION VAULTS.
12. INSTALL STORM LINES.
13. INSTALL WATER MAIN.
14. INSTALL OTHER UTILITIES.
15. INSTALL GASE.
16. CONSTRUCT SIDEWALKS.
17. INSTALL TOP COURSE.
18. CONSTRUCT BUILDINGS.
19. PAVE PARKING LOT.
20. BRING UTILITIES TO FINAL GRADE.
21. VEGETATE EXPOSED AREAS AND STABILIZE STOCKPILES AS SOON AS PRACTICAL AND AS NEEDED TO PREVENT EROSION.
22. HYDROSEED AND/OR INSTALL PERMANENT LANDSCAPING TO PROVIDE PERMANENT EROSION CONTROL.
23. REMOVE TEMPORARY EROSION CONTROL MEASURES WHEN SITE IS STABLE.

TREE PROTECTION ZONE (TPZ)

NO ENTRY. NO GRADE CHANGES, STORAGE/STOCKPILING OF MATERIALS OR EQUIPMENT, PLACEMENT OF FILL OR TOP SOIL, TRENCHING OR VEHICULAR/FOOT TRAFFIC PERMITTED WITHIN THE TPZ. THIS TREE BARRIER SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM PUYALLUP PLANNING DEPARTMENT—SUBJECT TO FINES AND ENFORCEMENT ACTION BY THE CITY—to REPORT VIOLATIONS OR FOR MORE INFORMATION—CALL (253) 864-4165



- MINIMUM SIX (6) FEET HIGH TEMPORARY HIGH VISIBILITY ORANGE CONSTRUCTION FENCING SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE ON APPROVED FINAL LANDSCAPE PLAN SET. FENCING SHALL BE INSTALLED BEFORE PROTS BROWN INTO GROUND—PROT BROWN SHALL NOT BE USED. AVOID PROTS BROWN INTO ROOTS LARGER THAN 1" DIAMETER. FENCING SHALL BE INSTALLED PRIOR TO WORK COMMENCING ON SITE AND REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION—CALL THE CITY'S PLANNING DIVISION WITH REQUESTS TO MODIFY THE LOCATION OF THE TREE PROTECTION FENCING—(253) 864-4165
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH BAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE. OTHER PRE-TREATMENT MEASURES MAY BE REQUIRED TO PROTECT ROOT SYSTEM—SEE APPROVED TREE PROTECTION OR FINAL LANDSCAPE PLAN FOR FURTHER DETAILS
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, PLACEMENT OF TOP SOIL OR FILL MATERIAL, STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMITS OF THE ESTABLISHED FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING DIVISION. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE. ADDRESS WITH PRIOR WRITTEN APPROVAL BY THE CITY PLANNING DIVISION.
- THE ABOVE REFERENCED TPZ SIGNS SHALL BE PLACED EVERY 16 FEET ALONG THE FENCING AND SHALL REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION

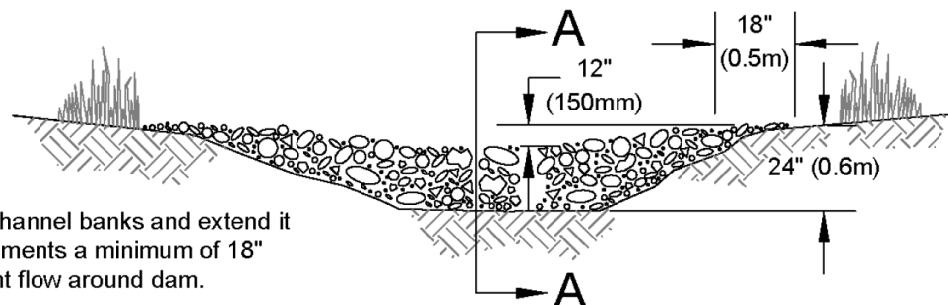


TREE PROTECTION FENCING DETAIL

(for public and private trees)

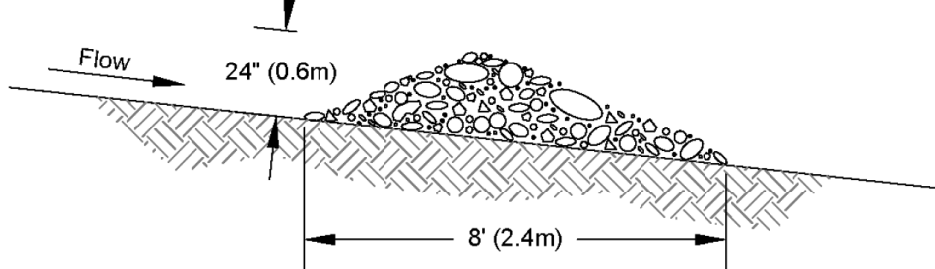
Figure II-3.16: Rock Check Dam

View Looking Upstream

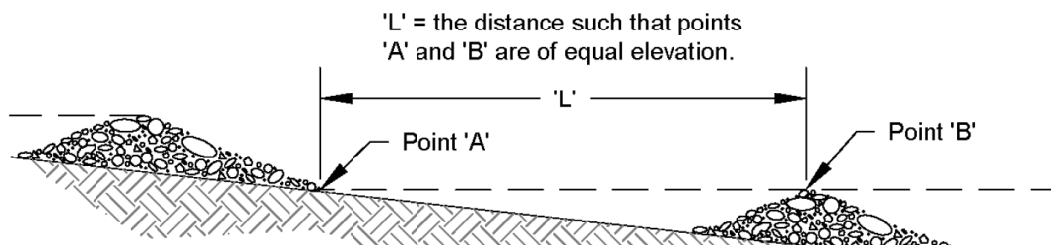


Note:
Key stone into channel banks and extend it beyond the abutments a minimum of 18" (0.5m) to prevent flow around dam.

Section A-A



Spacing Between Check Dams



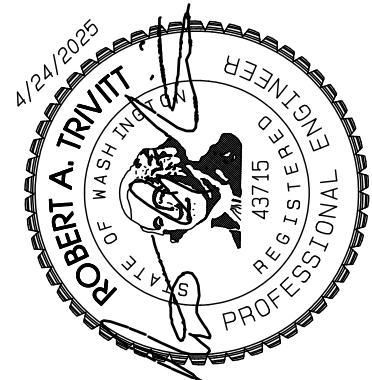
NOT TO SCALE



Rock Check Dam

Revised June 2016

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1. Revised per City Review and Mail A adjustment.	1/15/24
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3. Revised per City & Rush Review.	4/21/25
4. Revised per City & Rush Review.	4/21/25
5. Revised per City & Rush Review.	4/21/25
6. Revised per City & Rush Review.	4/21/25
7. Revised per City & Rush Review.	4/21/25
8. Revised per City & Rush Review.	4/21/25
9. Revised per City & Rush Review.	4/21/25
10. Revised per City & Rush Review.	4/21/25

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



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

TESC Notes

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone: 509.888.0326
Fax: jordan@timberlanepartners.com

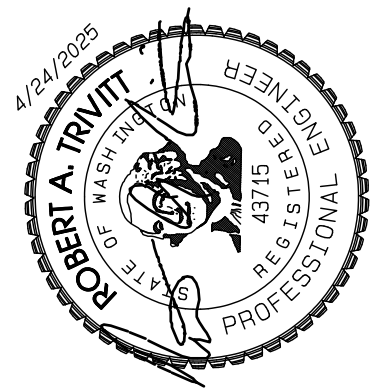
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G-6

SHEET 6
OF 60

Bradley Heights

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



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JOB NO.	3227
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DESIGNED BY:	Rob Trivitt
DRAWN BY:	Rob Trivitt
CHECKED BY:	Paul Green
APPROVED BY:	Paul Green

Azure Green Consultants

feasibility • planning • engineering • surveying

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TESC Details

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G-7

SHEET 7 OF 60

ALL LANDSCAPE AREAS

2"-4" WOOD CHIP MULCH (APPLIED AT EDGE OF PAVEMENT)

3" OF COMPOST INCORPORATED INTO SOIL TO 8" DEPTH FOR COMPOST BY VOLUME. SEE NOTE #8.

SUBSOIL SCARIFIED 4" BELOW COMPOST AMENDED LAYER (12" BELOW SOIL SURFACE)

NOTES:

- ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
- SUBSOIL SHOULD BE SCARIFIED (LOOSENE) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER. SEE NOTE BELOW REGARDING PLANTING STEPS FOR STREET TREES.
- COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
- PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 30-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL (8" OF LOOSE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTLING TO 4").
- SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.) WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 95% PROCTOR TO ENSURE A FIRM SURFACE.
- SEE SECTION 8.2(B) OF THE VMS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SOIL AMENDMENT AND DEPTH

DESIGNED BY	CHECKED BY	APPROVED BY	DATE	CITY
LINDA LEAN	COLLEEN HANSEN	PAUL GREEN	01.02.08a	PUYALLUP

NOTE:

- GEOTEXTILE MIRAFI 500 X OR APPROVED EQUAL SHALL BE PLACED UNDER THE ENTIRETY OF THE TEMPORARY ENTRANCE.
- ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
- IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE'S WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

TEMPORARY CONSTRUCTION ENTRANCE

DESIGNED BY	CHECKED BY	APPROVED BY	DATE	CITY
TRACY BERNI-POVEDORA	LINDA LEAN	COLLEEN HANSEN	05.01.01	PUYALLUP

NEWLY GRADED OR DISTURBED SIDE SLOPE

2x2 STAKE

20 GAGE WIRE TIEBACK

*FILTER FABRIC MATERIAL

2x4 DOUGLAS FIR

NOTES:

SILT FENCE SHALL BE INSTALLED ON CONTOUR. OTHER INSTALLATIONS ARE NOT EXCEPTABLE.

*FILTER FABRIC TO BE DETERMINED BY DESIGN ENGINEER

BURY BOTTOM OF FILTER FABRIC MATERIAL

PROVIDE 3/4" - 1.5" WASHED GRAVEL BACKFILL IN TRENCH AND ON BOTH SIDES OF FILTER FENCE FABRIC ON THE SURFACE

TYPICAL CROSS SECTION

ELEVATION

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SILTATION FENCE

DESIGNED BY	CHECKED BY	APPROVED BY	DATE	CITY
LINDA LEAN	COLLEEN HANSEN	PAUL GREEN	02.03.02	PUYALLUP

INLET PROTECTION NOTES:

- FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.

BAG FILTER

NOT TO SCALE

Figure 2 - 20. Catchbasin Filter

Figure II-3.28: Sediment Pond Plan View

NOT TO SCALE

Sediment Pond Plan View

Revised June 2016

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Figure II-3.29: Sediment Pond Cross Section

NOT TO SCALE

Sediment Pond Cross Section

Revised June 2016

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Figure II-3.30: Sediment Pond Riser Detail

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Sediment Pond Riser Detail

Revised June 2016

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DEVELOPMENT SERVICES

DATE:

NOTE:

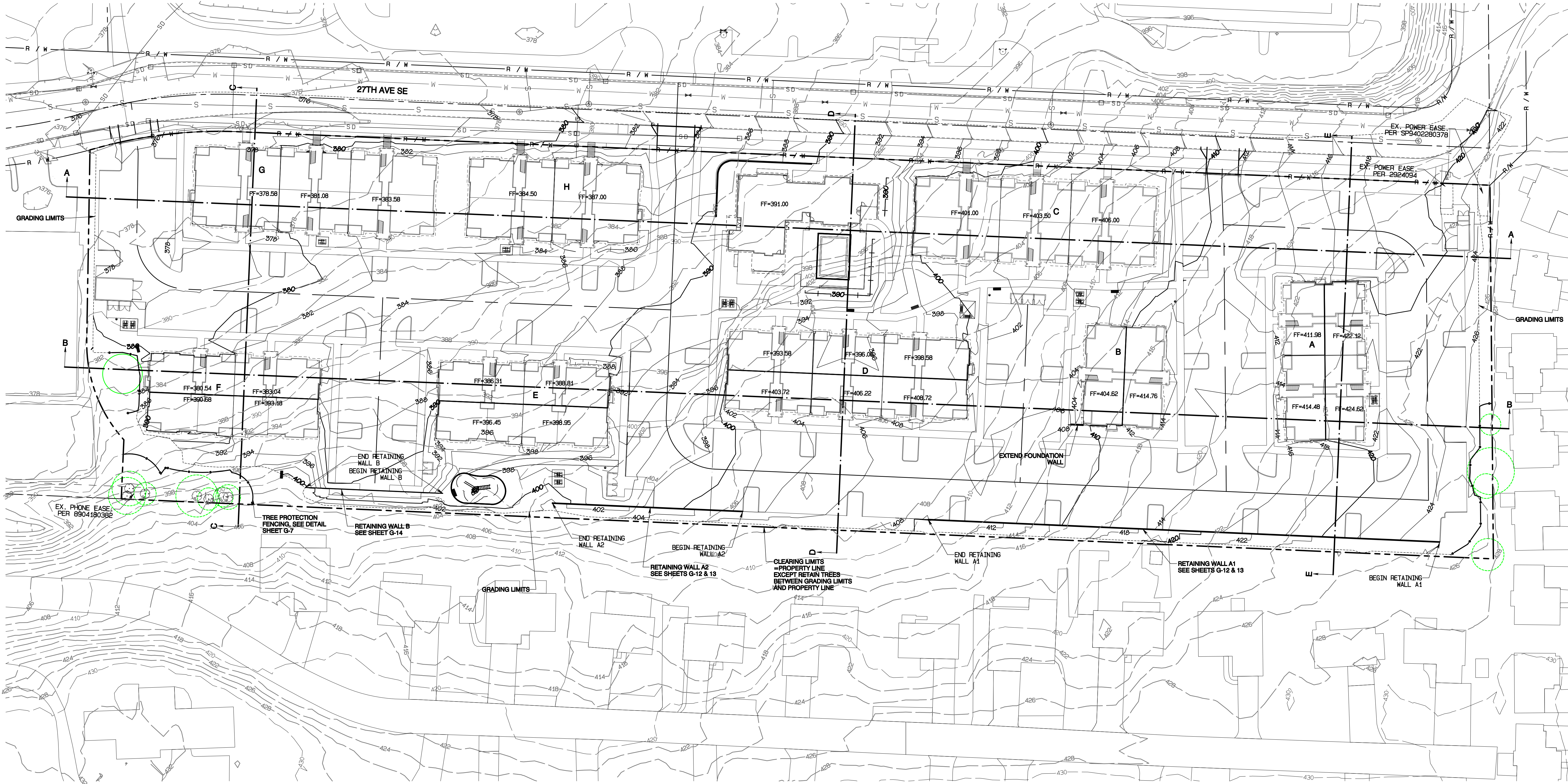
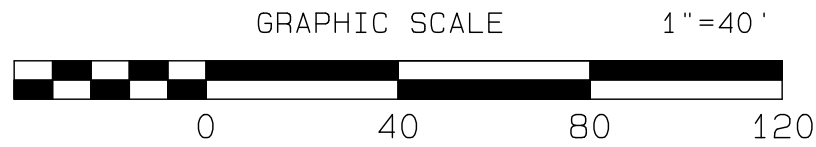
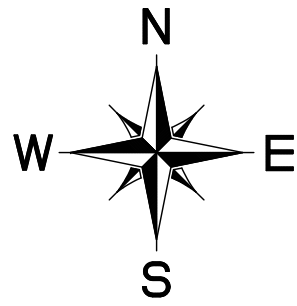
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THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.

FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

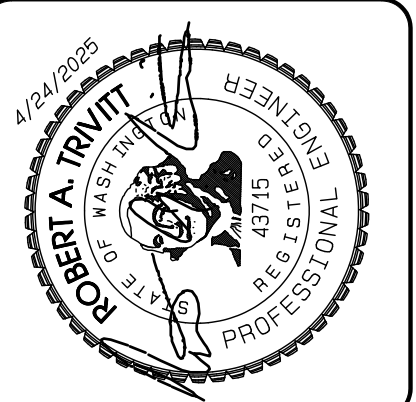
Bradley Heights

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



RETAINING WALLS A1, A2 AND B TO BE CONSTRUCTED UNDER PERMITS
PRMFW20240214, PRMFW20240216, AND PRMFW20240217, 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:
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DAYS FROM APPROVAL DATE.
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SERVICES MANAGER.



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1. Revised per City Review and Mail A Adjustment.	11/26/24
2. Revised per City Review.	4/7/25
3. Revised per City & Pugh Review.	4/27/25
4. Revised per City & Pugh Review.	
5. Revised per City & Pugh Review.	
6. Revised per City & Pugh Review.	
7. Revised per City & Pugh Review.	
8. Revised per City & Pugh Review.	
9. Revised per City & Pugh Review.	
10. Revised per City & Pugh Review.	

Azure Green
CONSULTANTS

feasibility • planning • engineering • surveying

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phone 253.770.3144 fax 253.770.3142

Grading Plan

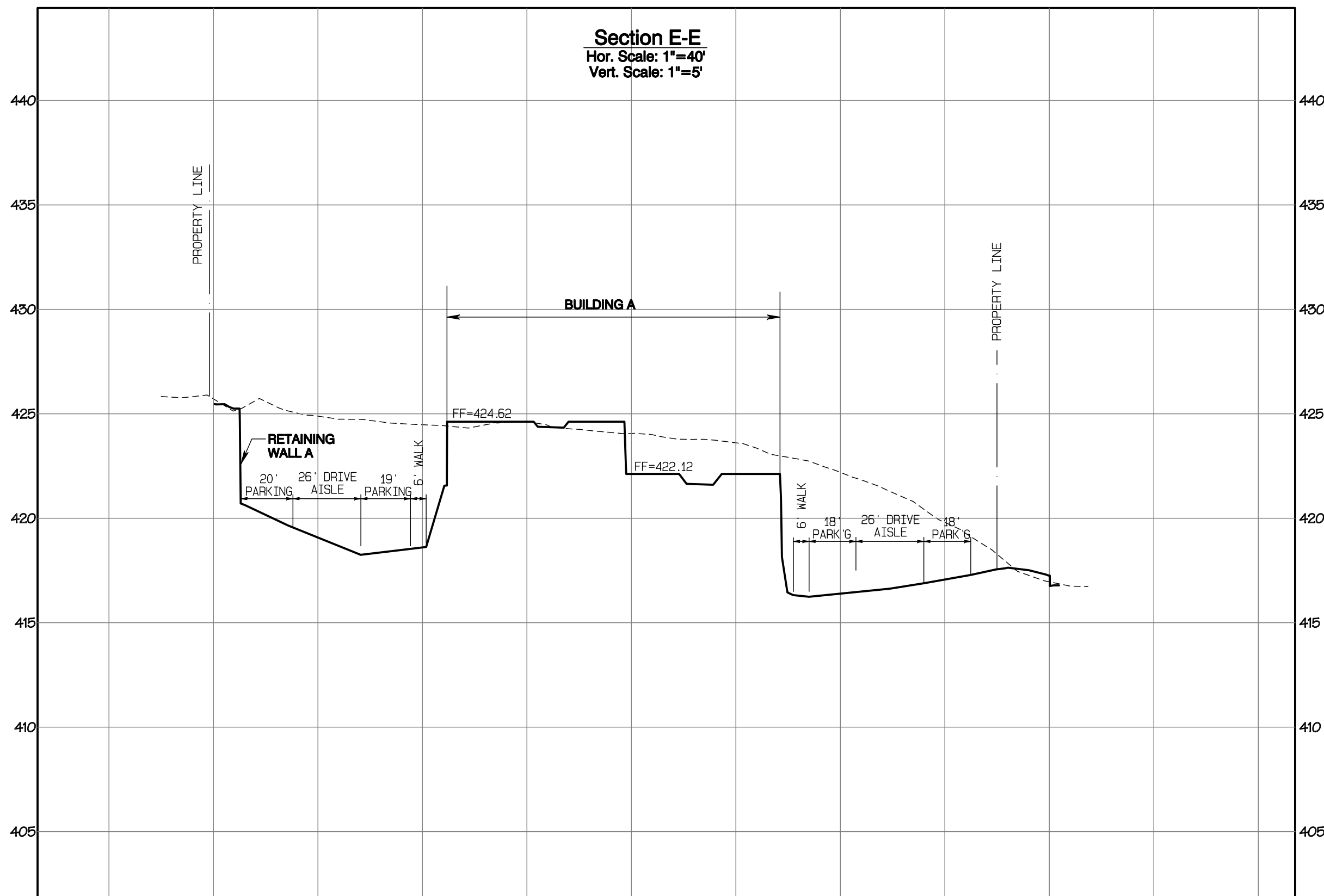
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Seattle, WA 98122
Phone 509.886.0326
Fax jordan@timberlanepartners.com

Project Desc.: Bradley Heights
Plan: F:\Jobs\3227 - Bradley Heights
Title: F:\Jobs\3227 - Bradley Heights
Date: 4/24/2025
Time: 10:18:18 AM

Bradley Heights

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



Grading Cross-Sections

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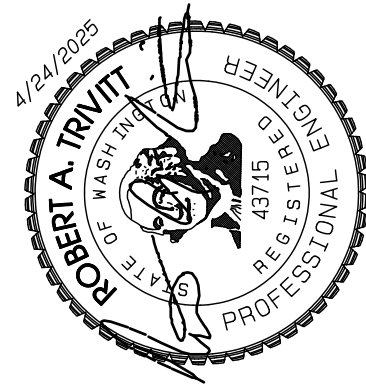


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JOB NO. 3227
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Rob Trivitt
APPROVED BY: Paul Green

REVISION
1 Revised per City review and mail adjustment.
2 Revised per City review.
3 Revised per City & Paul review.
4 Revised per City & Paul review.
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4/7/25
4/27/25

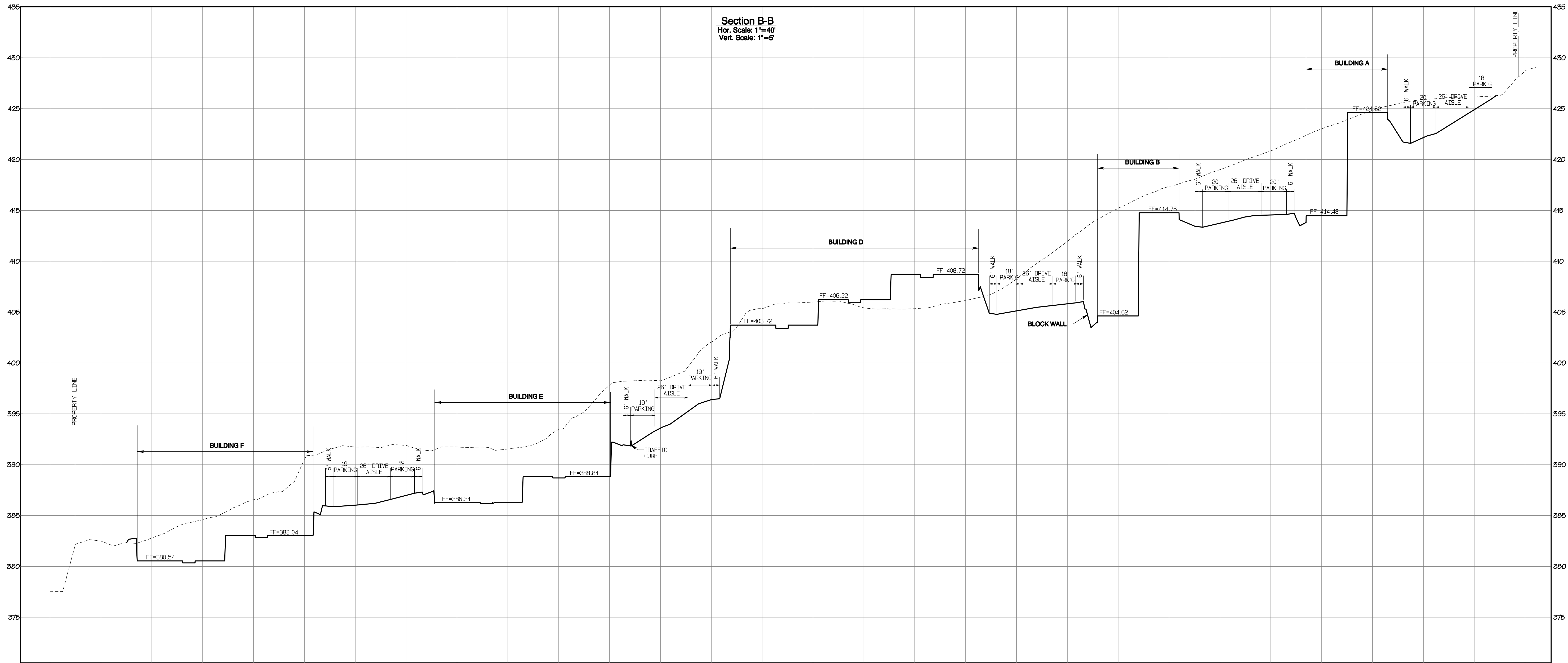


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SHEET 9
OF 60

Project Desc.: Bradley Heights
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Title: F: Bradley Heights
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Time: 10:18:58 AM

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



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BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

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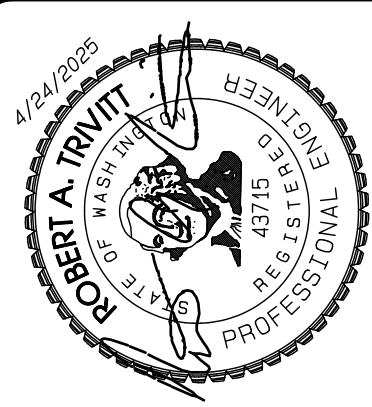


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CHECKED BY: Paul Green
APPROVED BY: Paul Green

REVISION

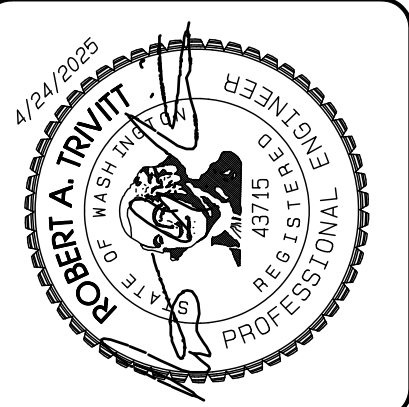
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3	Revised per City & Pugh review.	DATE	4/27/25
4	Revised per City & Pugh review.	DATE	
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6		DATE	
7		DATE	
8		DATE	
9		DATE	
10		DATE	



Project Desc.: Bradley Heights
Plan: F:\Jobs\3227 - Bradley Heights\Drawings\Bradley Heights 20250424 EWS.dwg
Plot Date/Time: 4/24/2025 7:19:15PM

Bradley Heights

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



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DATE: May 14, 2024
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DRAWN BY: Rob Trivitt
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APPROVED BY: Paul Green

**AZURE GREEN**
CONSULTANTS

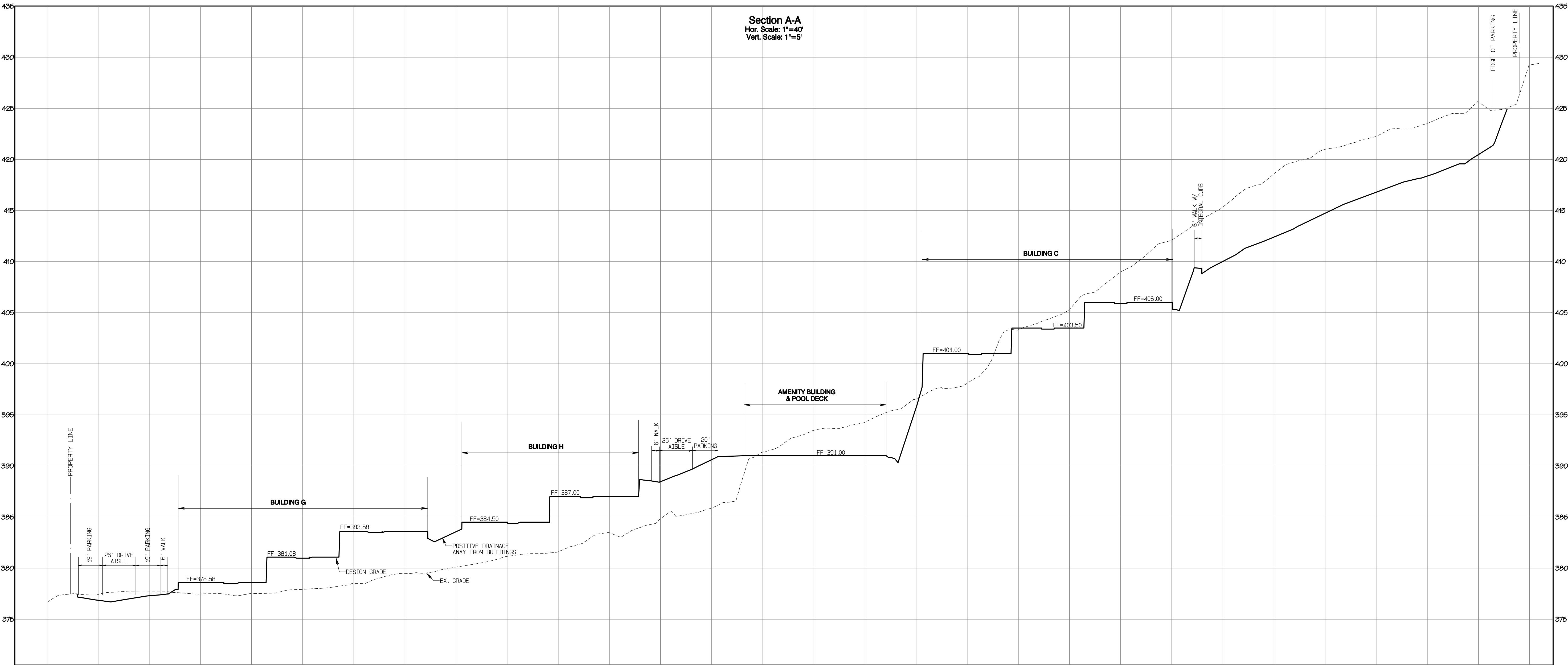
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OF 60



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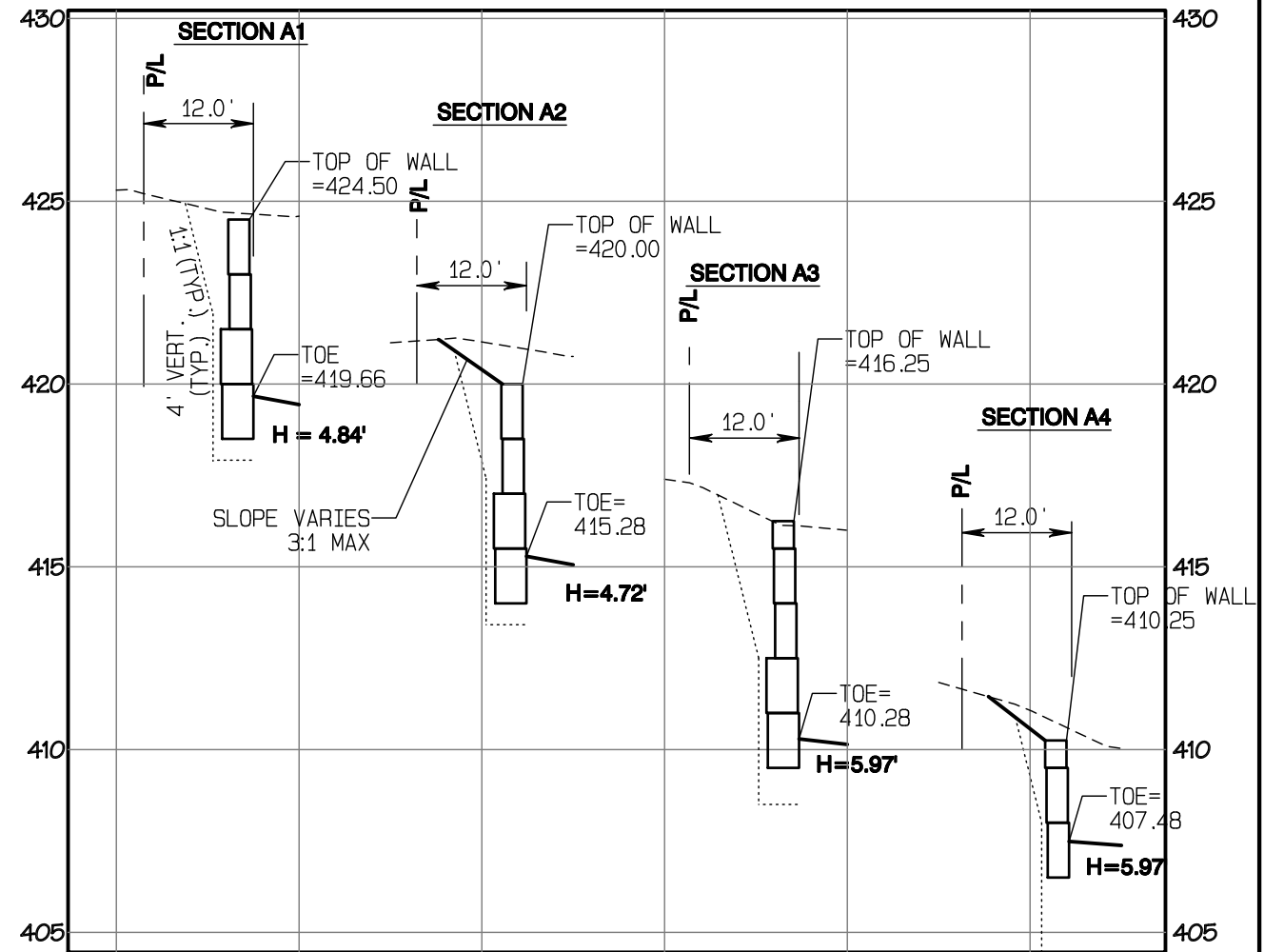
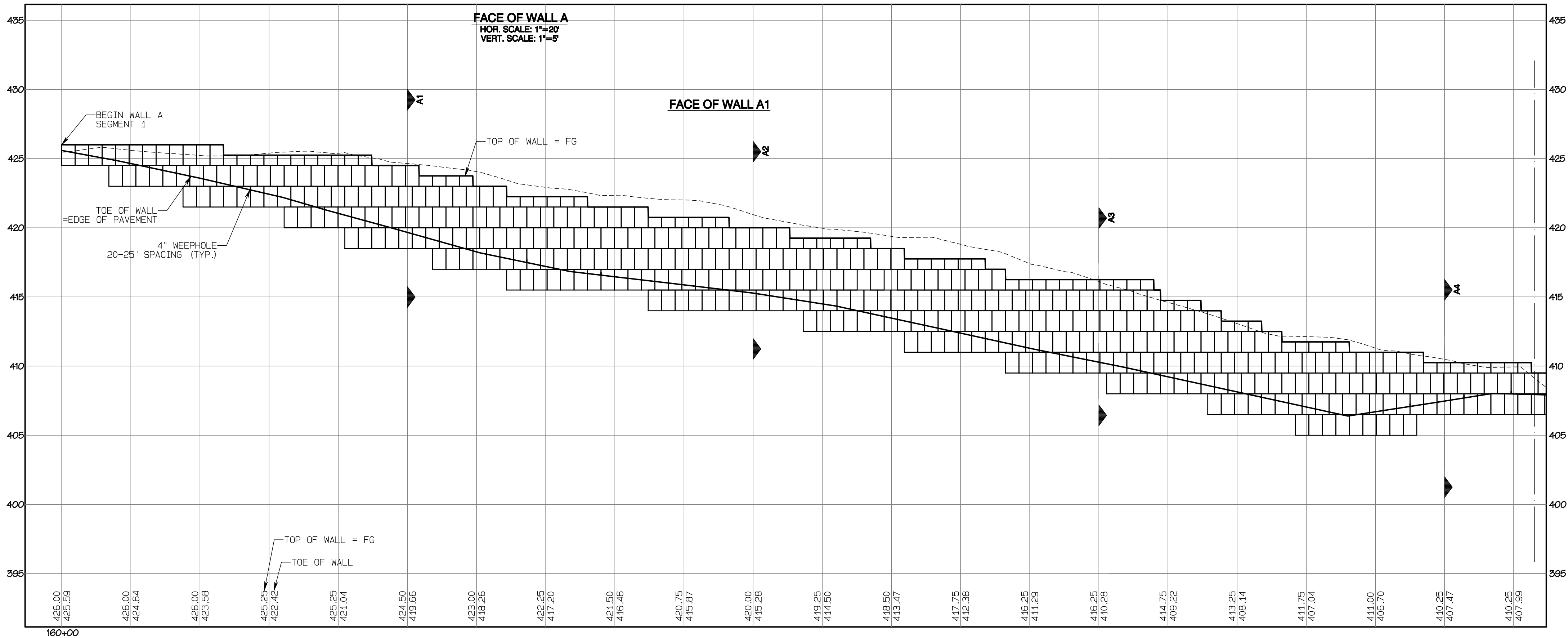
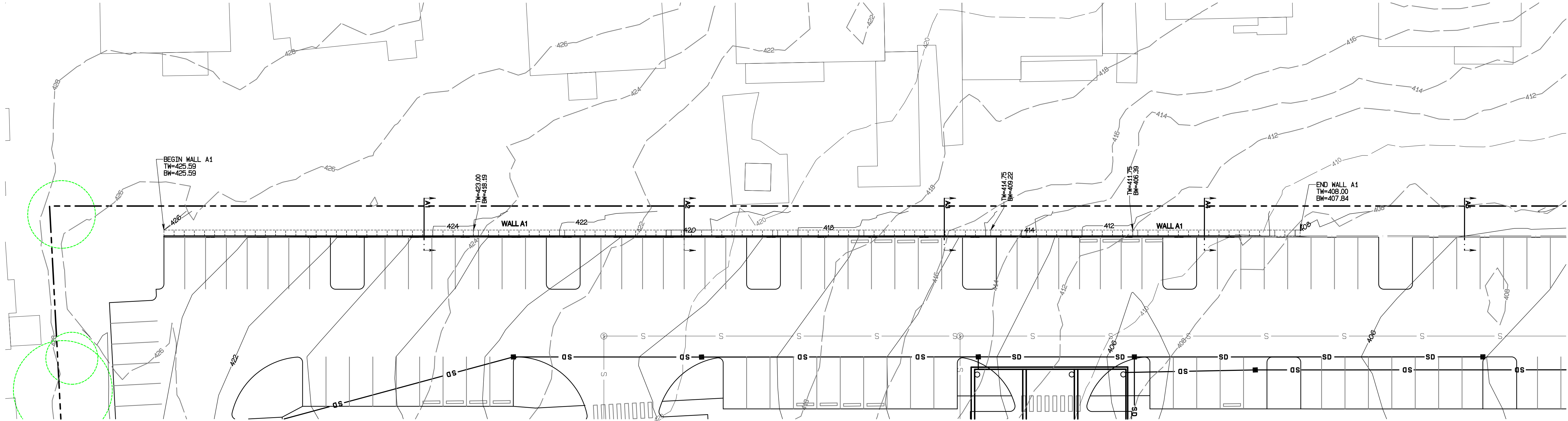
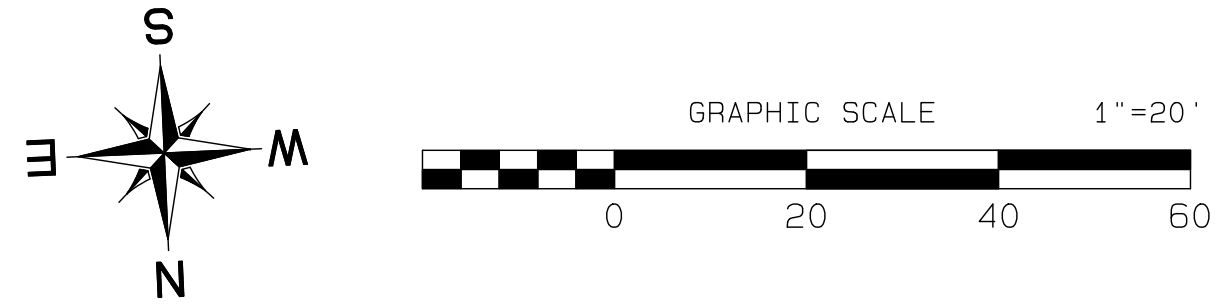
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Bradley Heights
Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington

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.



APPROVED
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DEVELOPMENT SERVICES
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SERVICES MANAGER.

Retaining Wall A Plan

Bradley Heights

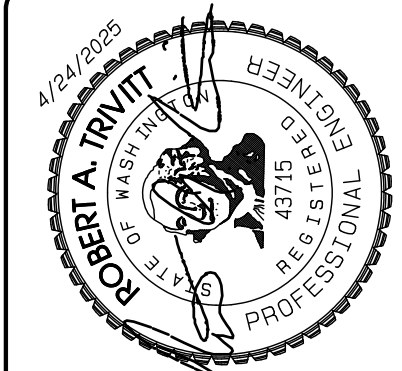
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Seattle, WA 98122
Phone 509.886.0326
Fax jordan@timberlanepartners.com

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AZURE GREEN
CONSULTANTS
+feasibility +planning +engineering +surveying
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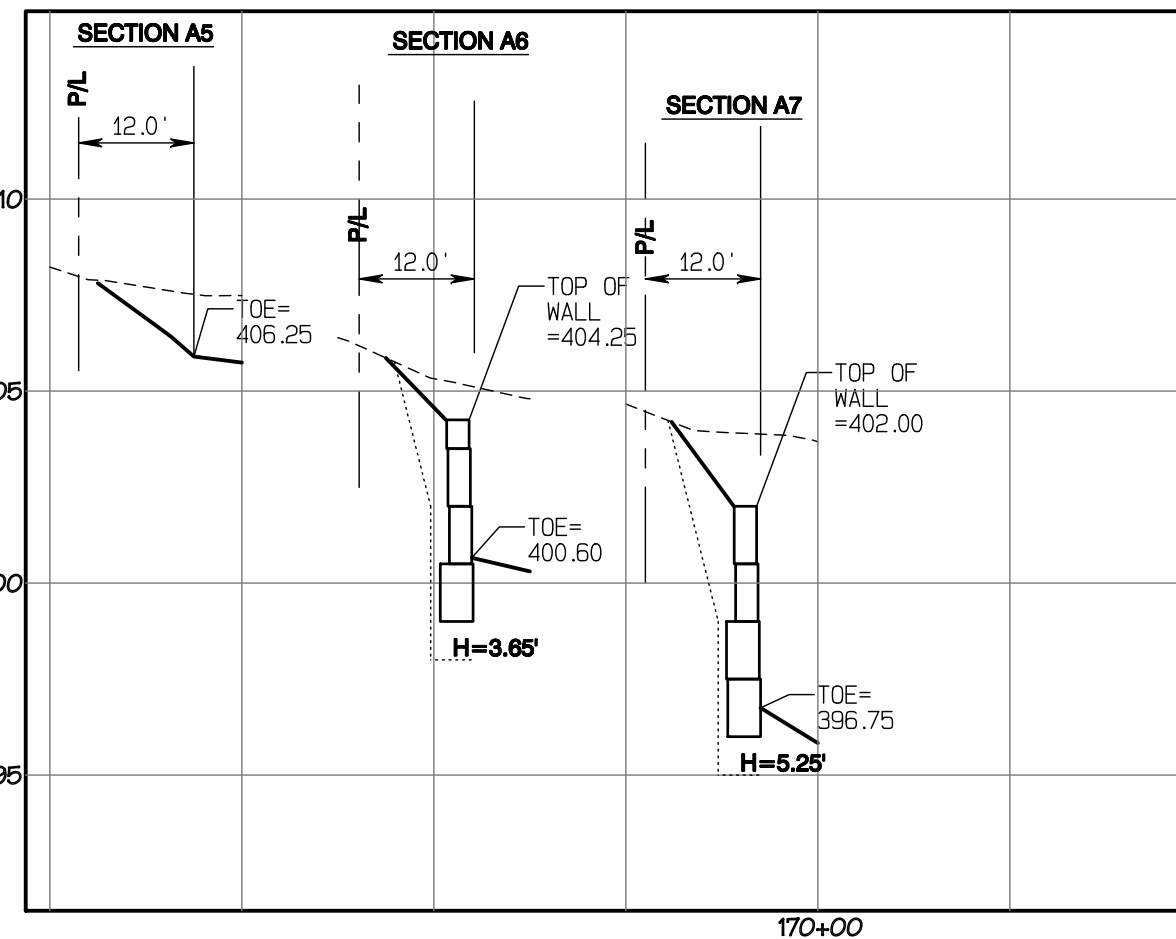
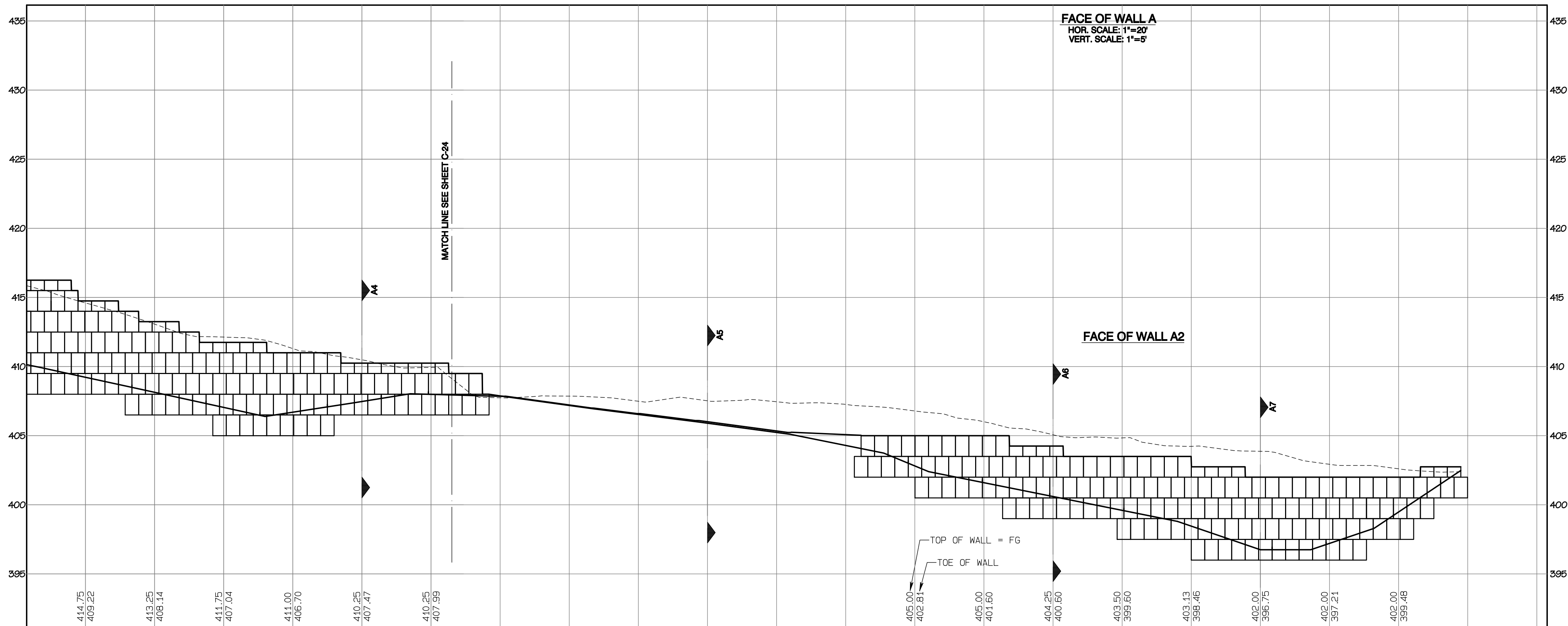
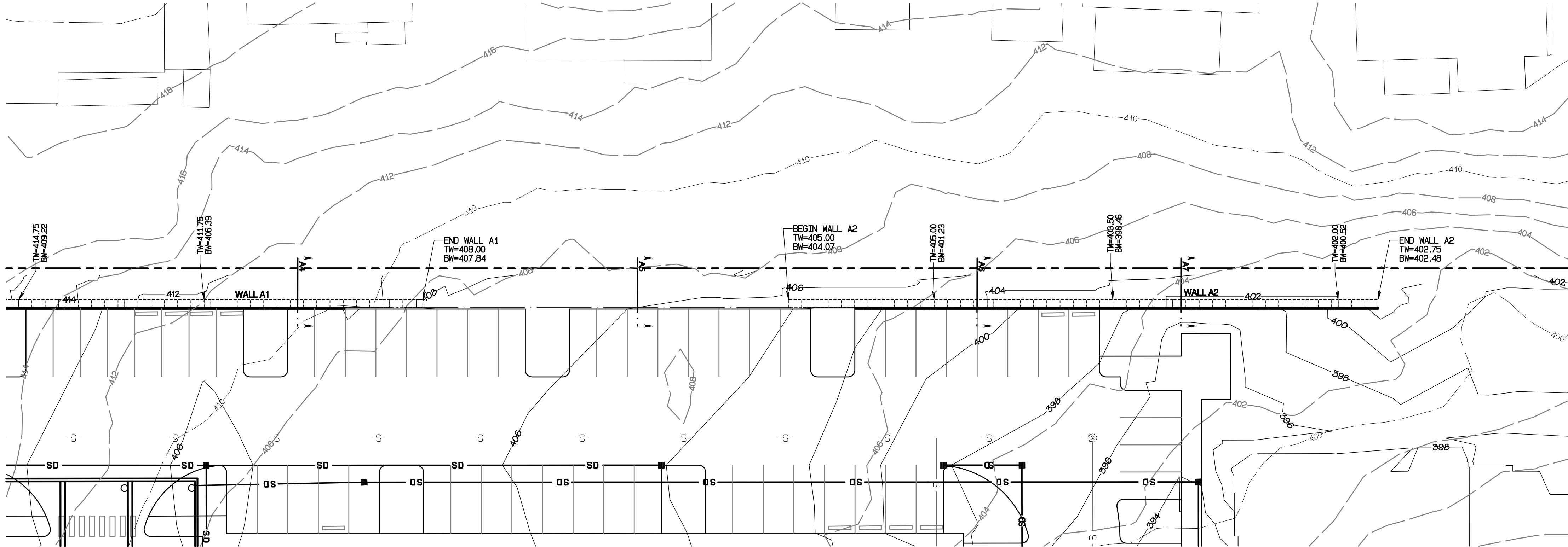
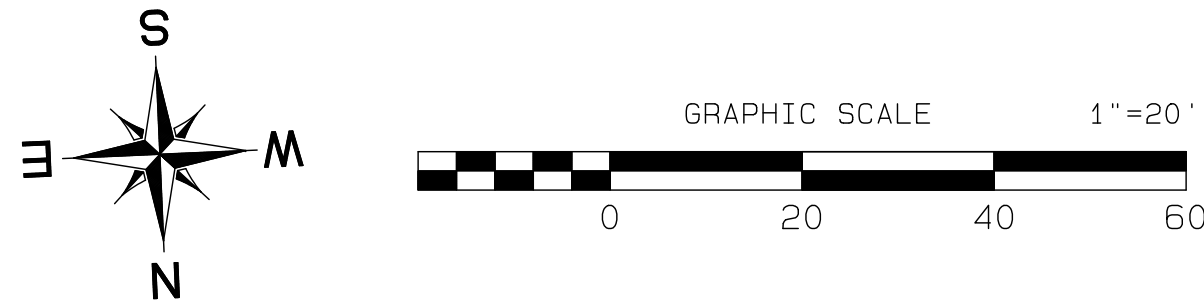
JOB NO. 3227
DATE: May 14, 2024
DESIGNED BY: Bob Trivitt
DRAWN BY: Bob Trivitt
CHECKED BY: Paul Green
APPROVED BY: Paul Green

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 & Paul Green review.	4/21/25
4 Revised per City & Paul Green review.	4/21/25
5	
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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.



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.

Retaining Wall A Plan

Bradley Heights

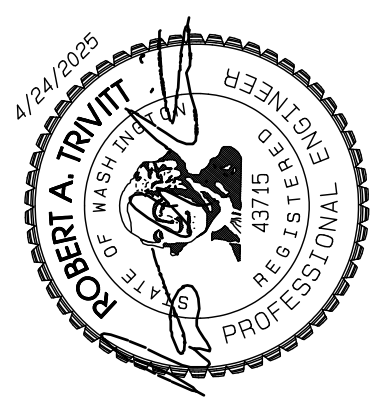
Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.898.0326
Fax jordan@timberlanepartners.com

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. 3327
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Rob Trivitt
APPROVED BY: Paul Green

REVISION
1 Revised per City review and Wall A adjustment.
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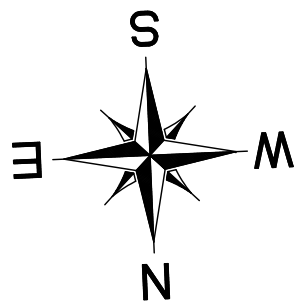
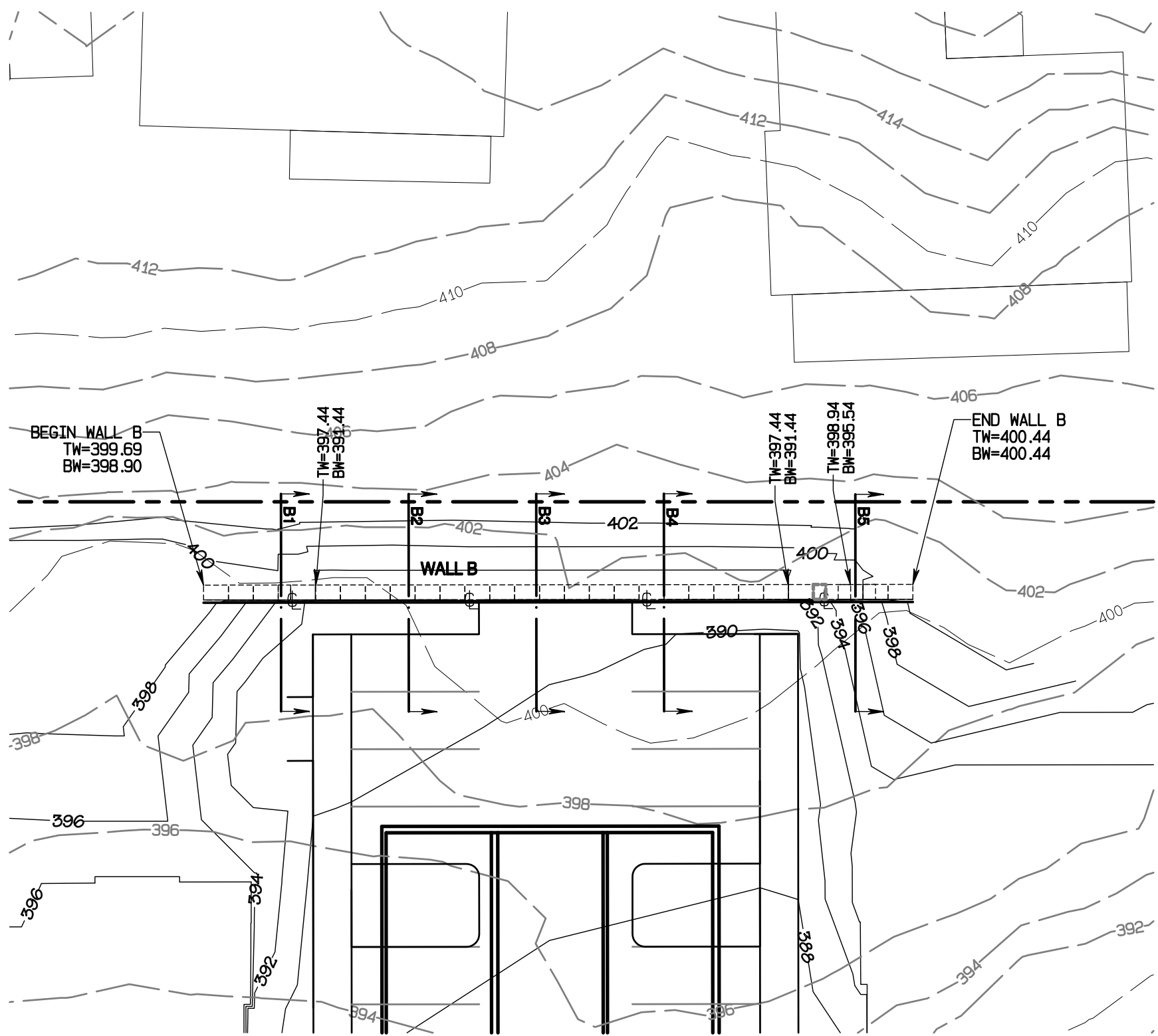
DATE
11/19/24
4/7/25
4/27/25



DRAWING
G-13
SHEET 13
OF 60

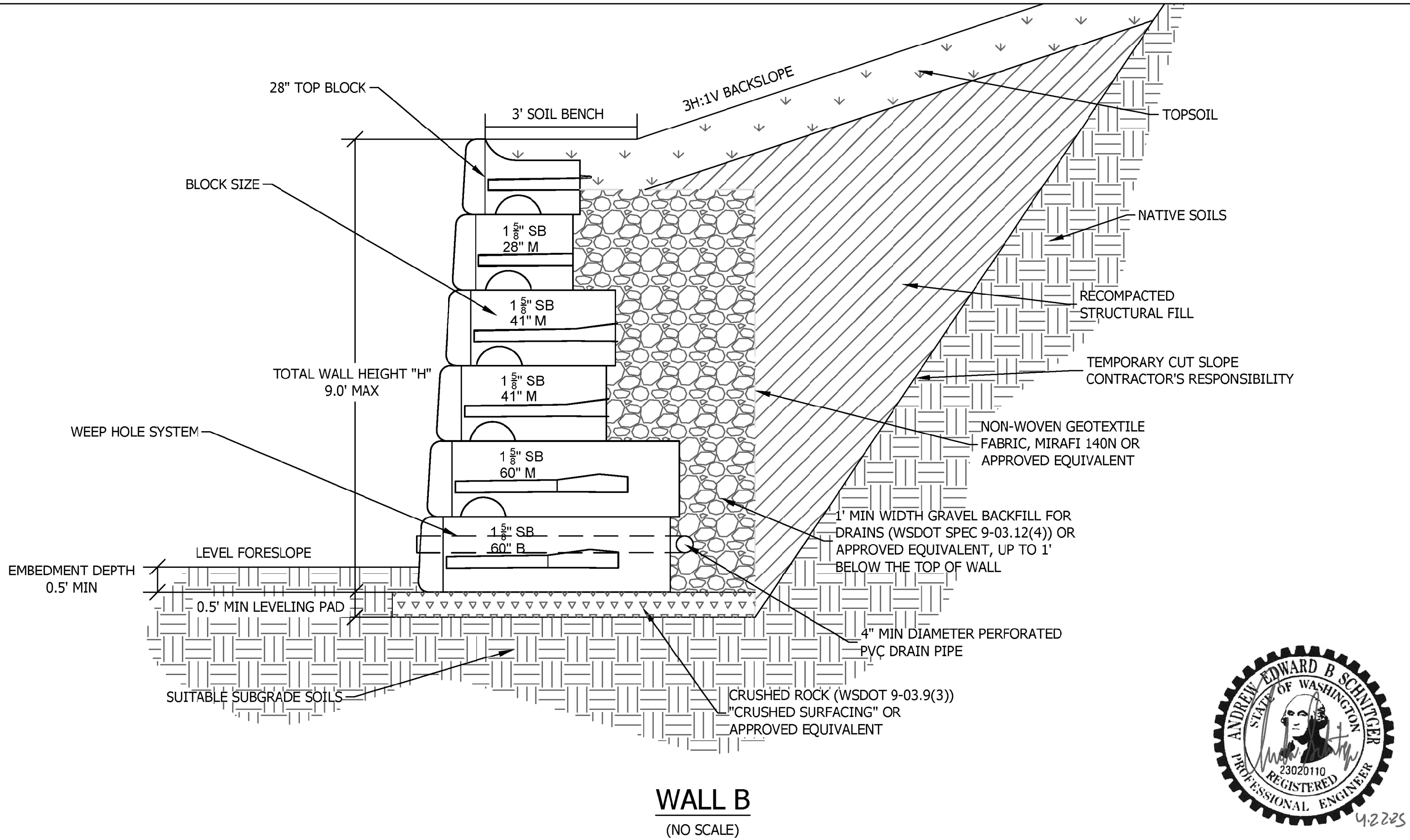
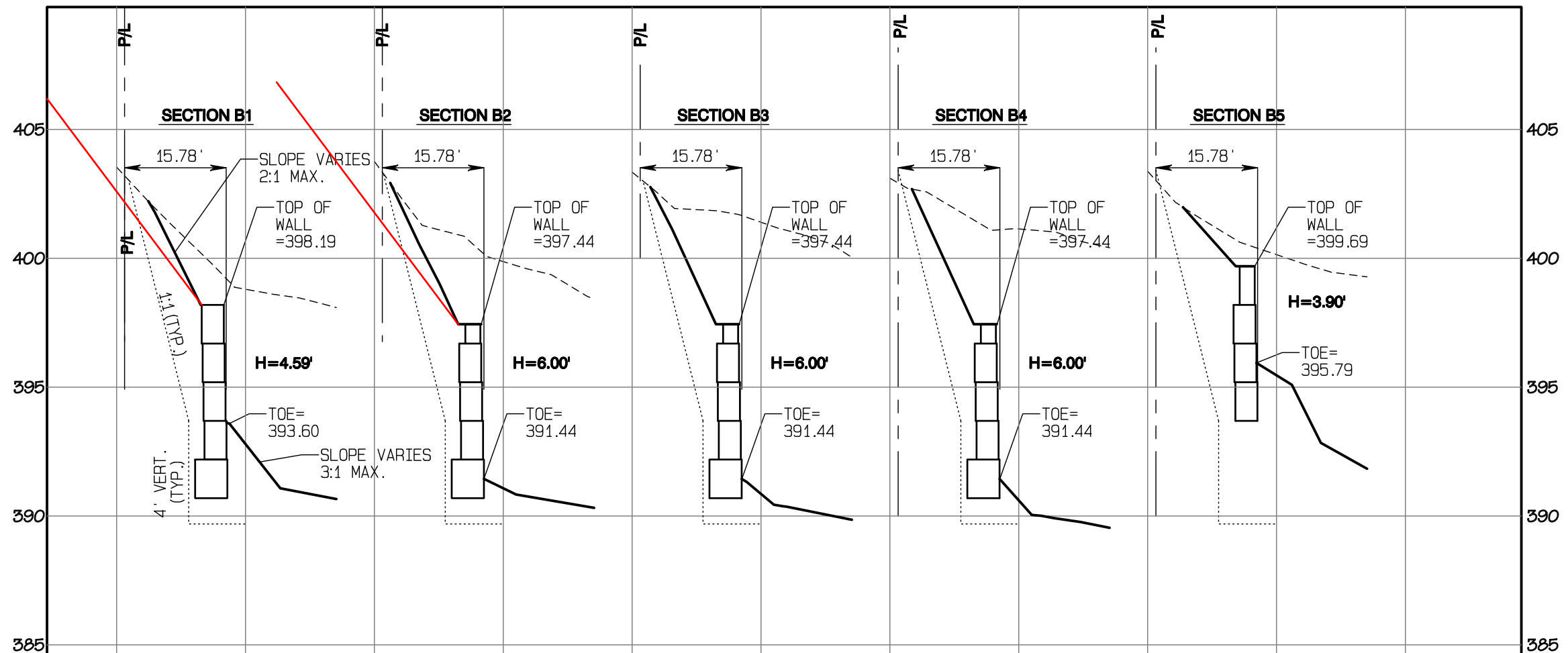
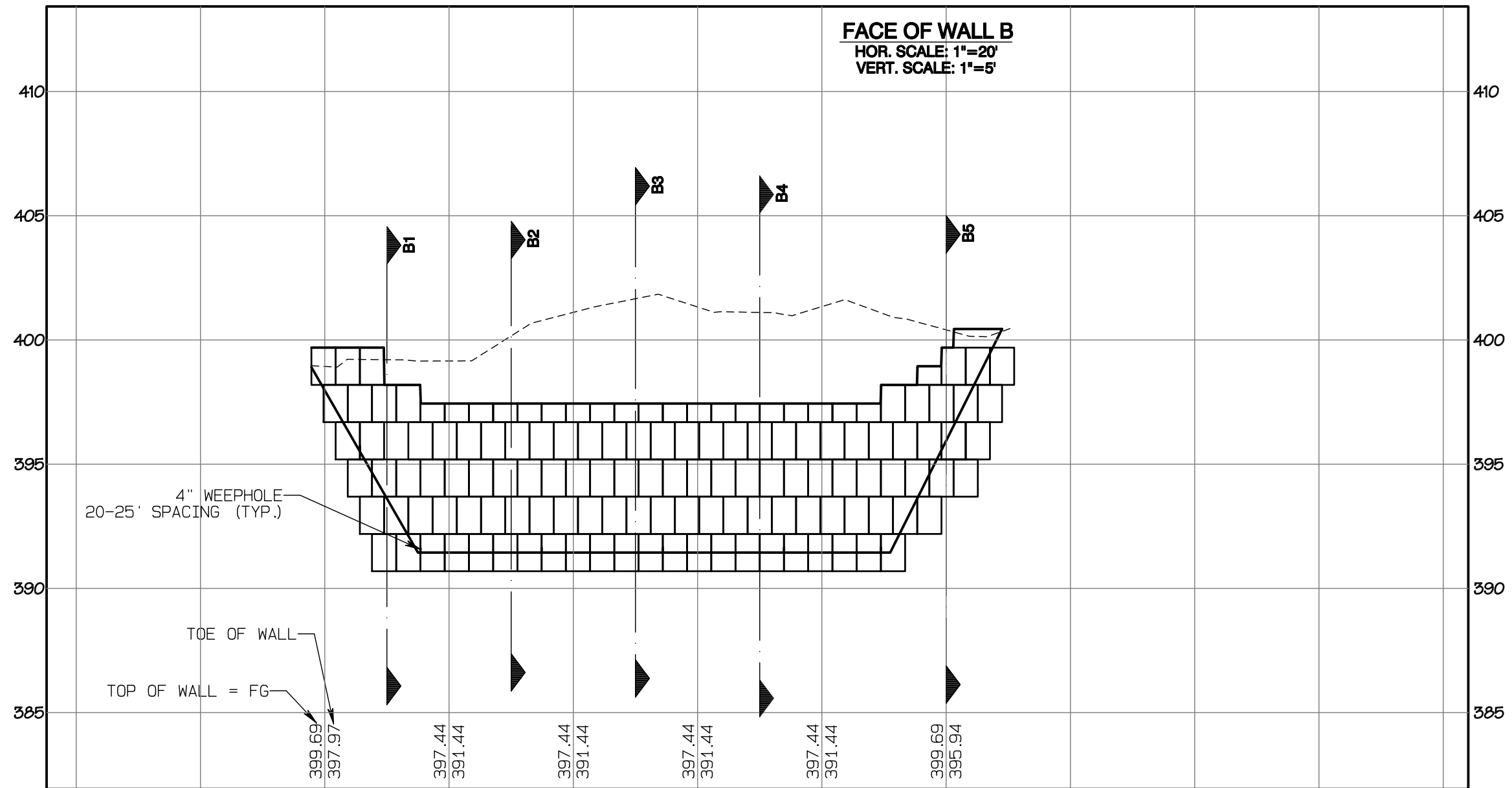
Bradley Heights

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



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

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

GEORESOURCES
earth science & geotechnical engineering
4809 Pacific Hwy. E. | Fife, WA 98424 | 253.896.1011 | www.georesources.rocks

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:

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THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.

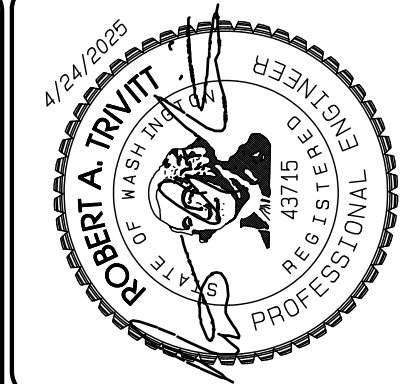
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

Retaining Wall B Plan

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.898.0326
Fax jordan@timberlanepartners.com

DRAWING
G-14
SHEET 14
OF 60

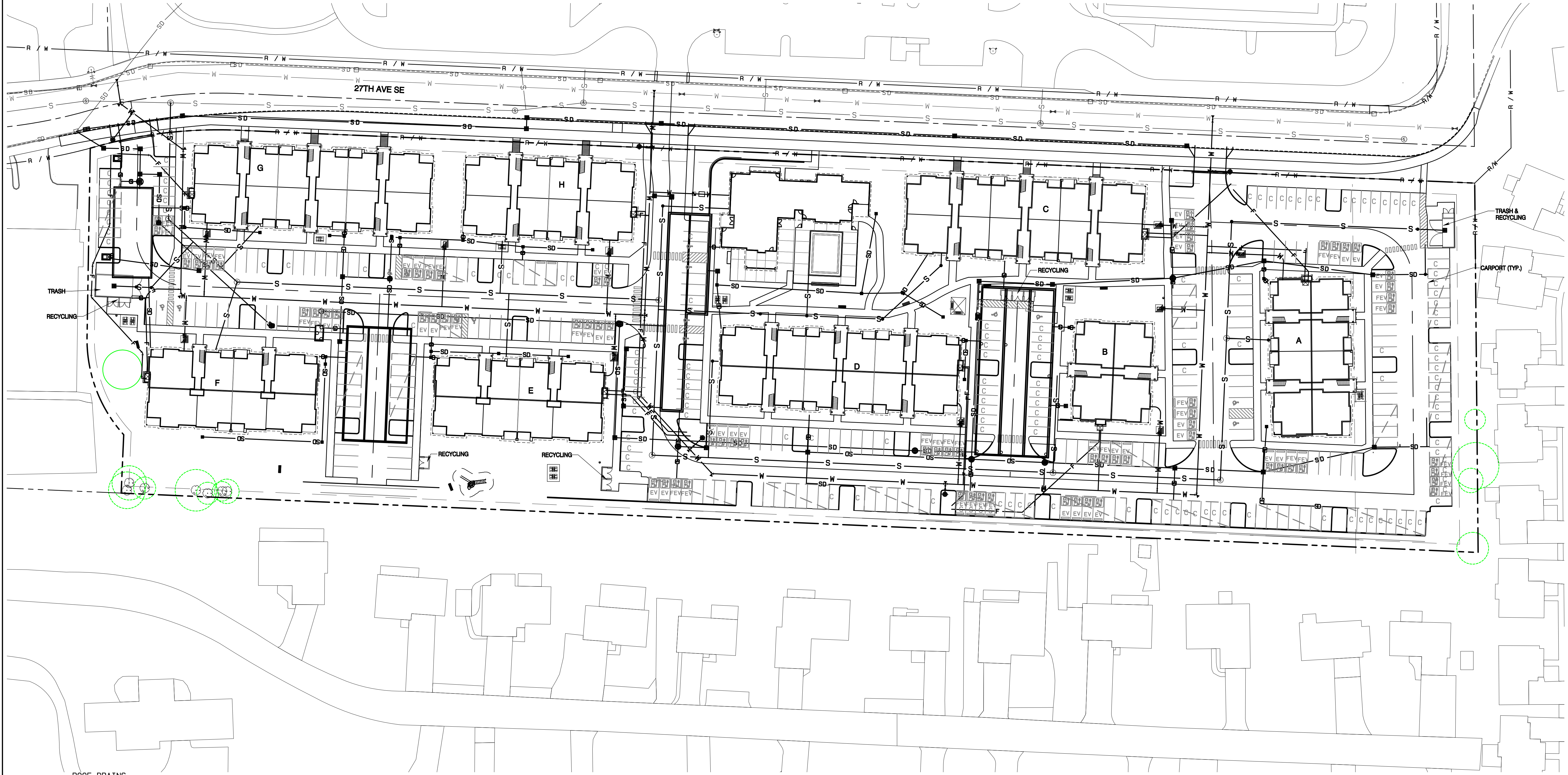
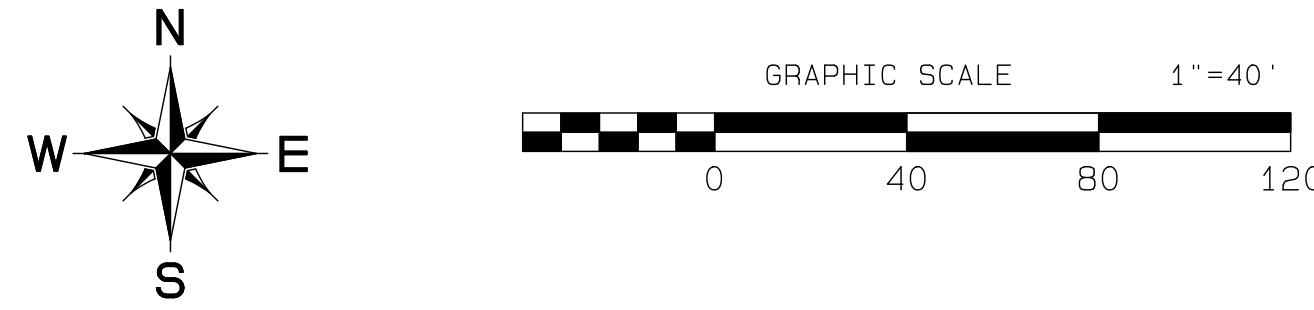


REVISION	DATE
1 Revised per City review and Wall A adjustment.	11/26/24
2 Revised per City review.	4/7/25
3 Revised per City & Pugh review.	4/27/25
4 Revised per City & Pugh review.	
5	
6	
7	
8	
9	
10	

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



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



ROOF DRAINS
ALL BUILDINGS WILL HAVE PERIMETER ROOF DRAINS CONNECTED TO DOWNSPOUTS ROUTED TO THE ROOF DRAIN LEADERS SHOWN ON THIS PLAN. PERIMETER ROOF DRAINS SHALL BE MINIMUM 4" PVC SDR-35 WITH MIN. SLOPE OF 0.5% FOR UP TO TWO DOWNSPOUTS ON A SINGLE RUN. ONCE MORE THAN TWO DOWNSPOUTS ARE CONNECTED TO A RUN, DRAINS SHALL BE PER TABLE BELOW, UNLESS OTHERWISE DIRECTED/DESIGNED BY MEP.

BUILDING	MIN. SLOPE	MIN. SLOPE	MATERIAL
REC.	0.5%	0.5%	PVC SDR-35
A	0.5%	0.5%	PVC SDR-35
B	1.0%	0.5%	PVC SDR-35
C	0.5%	0.5%	PVC SDR-35
D	0.5%	0.5%	PVC SDR-35
E	0.5%	0.5%	PVC SDR-35
F	0.5%	0.5%	PVC SDR-35
G	0.5%	0.5%	PVC SDR-35
H	0.5%	0.5%	PVC SDR-35
I	0.5%	0.5%	PVC SDR-35
CARPORT	4.0%	0.5%	PVC SDR-35
			DI IN DRIVING AREAS
			ELSE, PVC SDR-35

APPROVED
BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES
DATE: _____
NOTE:
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FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

REVISION
1 Revised per City Review and Mail A Adjustment.
2 Revised per City Review.
3 Revised per City & Mail Review.
4 Revised per City & Mail Review.

DATE
11/24/2023
3/4/24
4/21/25

JOB NO. 3327
DATE: May 14, 2024
DESIGNED BY: Bob Trivitt
DRAWN BY: Bob Trivitt
CHECKED BY: Bob Trivitt
APPROVED BY: Paul Green

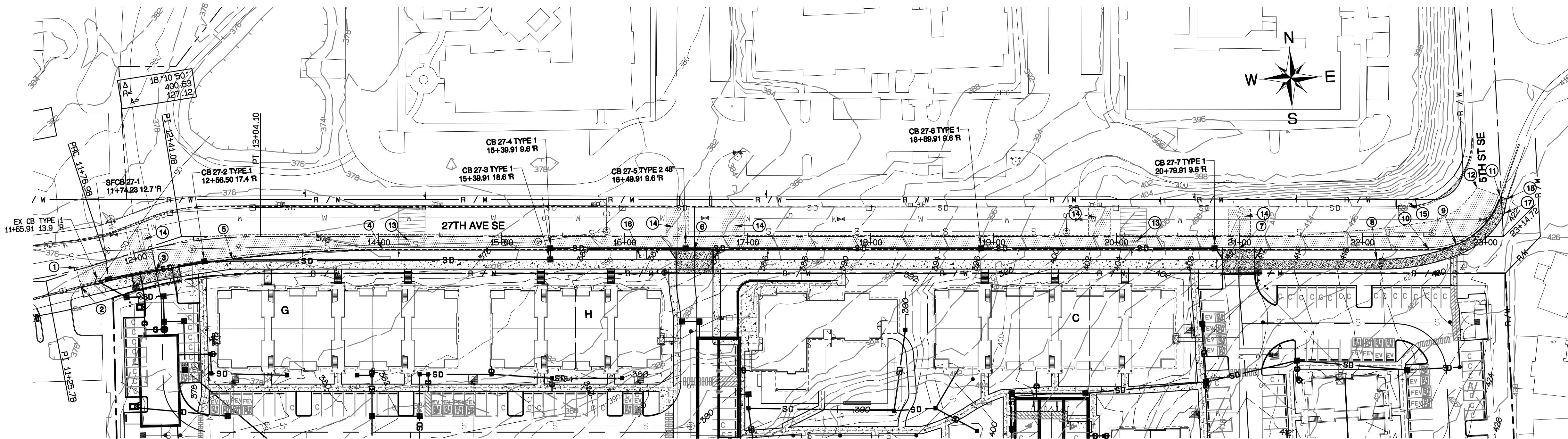
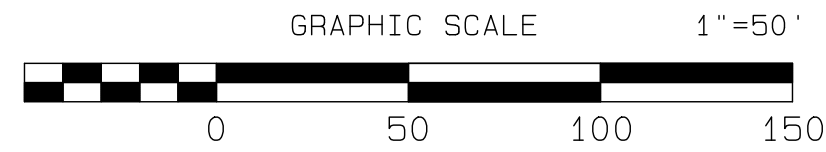
409 East Pioneer, Suite A - Puyallup, WA 98372
phone: 253.770.3144 fax: 253.770.3142

Civil Composite
Bradley Heights

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

DRAWING
SD-1
SHEET 15
OF 60

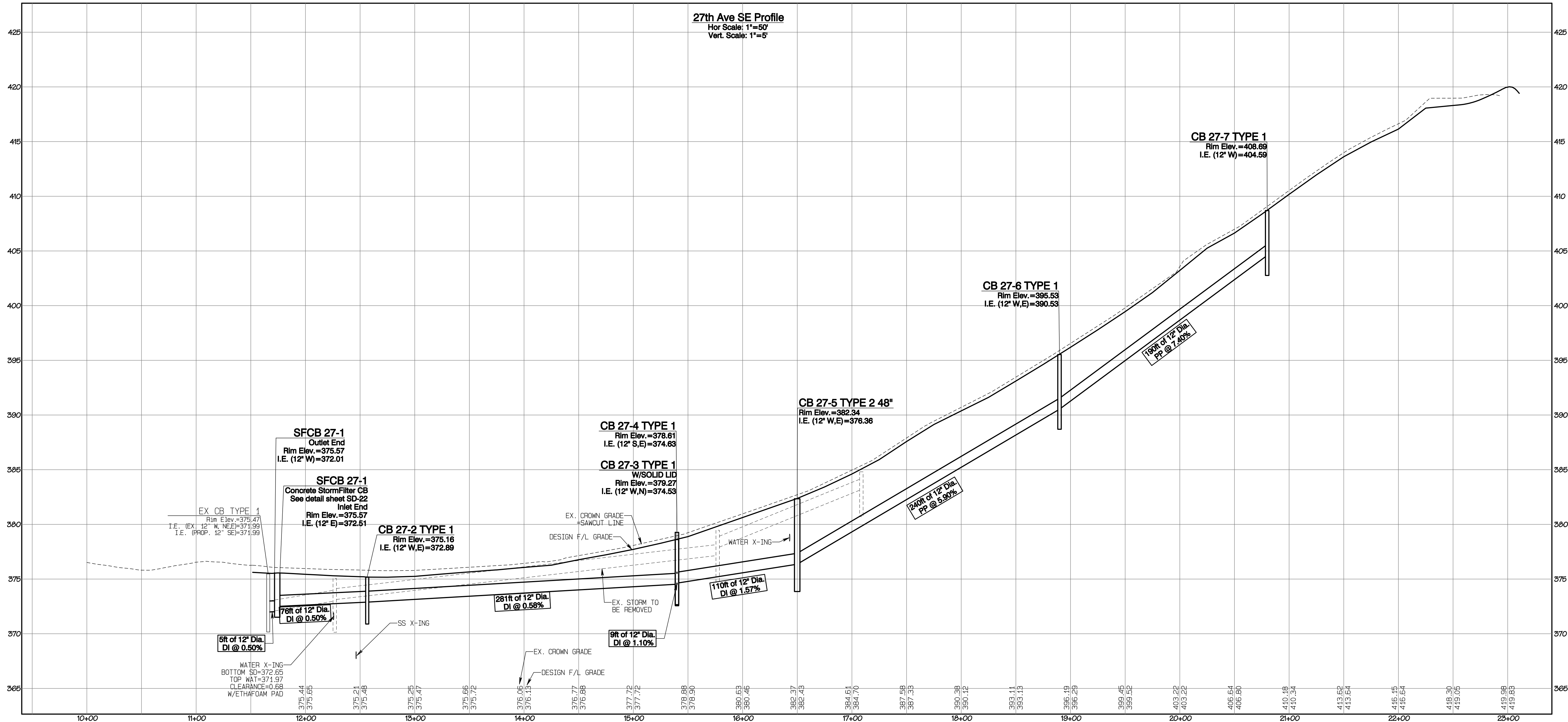
Bradley Heights
Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington



CONSTRUCTION KEY NOTES

- 11+51.70 1.8 L
BEGIN HALF STREET IMPROVEMENT
- PC 11+51.69 14.3 R 1000' RAD.
FLOWLINE, BEGIN CURB & GUTTER
& 8' SIDEWALK, MATCH EXISTING
- 12+14.47 18.2 R
CENTER 30' WIDE APPROACH
STD 01.02.18
- 14+03.80 10.5 R
FLOWLINE, PT 1000' RAD.
- 12+80.31 17.8 R
BEGIN BUFFER TRANSITION
- 16+57.15 10.5 R
CENTER 30' WIDE APPROACH
STD 01.02.18
- 20+99.53 10.5 R
CENTER 30' WIDE APPROACH
STD 01.02.18, TAPER TO 28'
BEHIND SIDEWALK
- 22+15.85 18.5 R
BEGIN BUFFER TRANSITION
- 22+76.38 6.8 R
END BUFFER TRANSITION
- 22+54.15 10.5 R
FLOWLINE, PC 80' RAD.
- 23+11.97 38.1 L
FLOWLINE, PT 80' RAD.
END CURB & GUTTER/SIDEWALK
MATCH EXISTING
- 22+93.34 39.6 L
END HALF-STREET IMPROVEMENT
- RESTORE SPEED TABLE PER
01.03.16, SHEET SD-24
- 18' WIDE 2" GRIND & OVERLAY
PER 01.01.20 NOTE 8 OPTION B, SHEET SD-17
- INSTALL 16.5LF OF SIDEWALK, CURB, & GUTTER
PER 01.02.01 & 01.02.09
- SCHOOL BUS WAITING AREA: ADDITIONAL CONCRETE WALK
7.5' x 8' BETWEEN MAIN WALK AND CURB, 3.5' x 16' BEHIND MAIN WALK
- 23+15.34 18.7 L
BEGIN SIDEWALK TAPER
- 23+17.44 30.5 L
END SIDEWALK, MATCH EXISTING

27th Ave SE Profile
Hor Scale: 1"=50'
Vert. Scale: 1"=5'



APPROVED
BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES
DATE:

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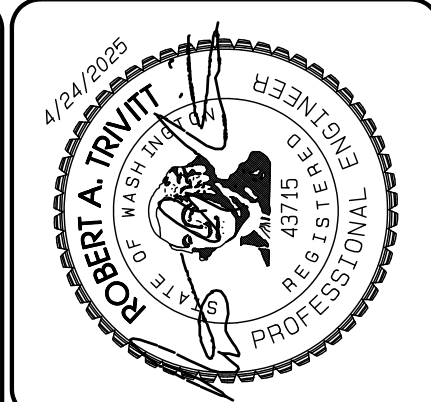
27th Ave SE Plan & Profile

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.898.0326
Fax jordan@timberlanepartners.com

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

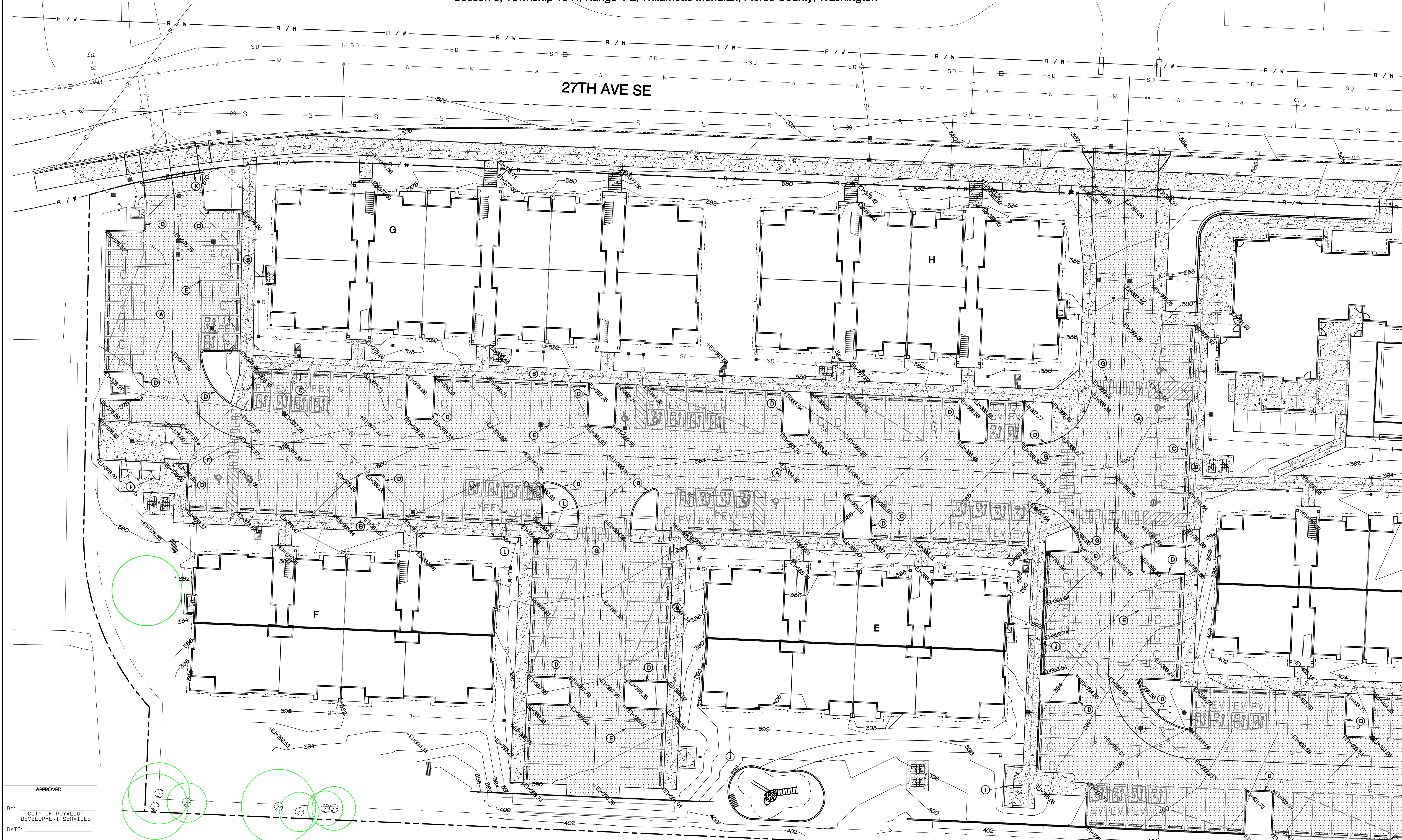
JOB NO. 3327
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Rob Trivitt
APPROVED BY: Paul Green



Bradley Heights

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

27TH AVE SE

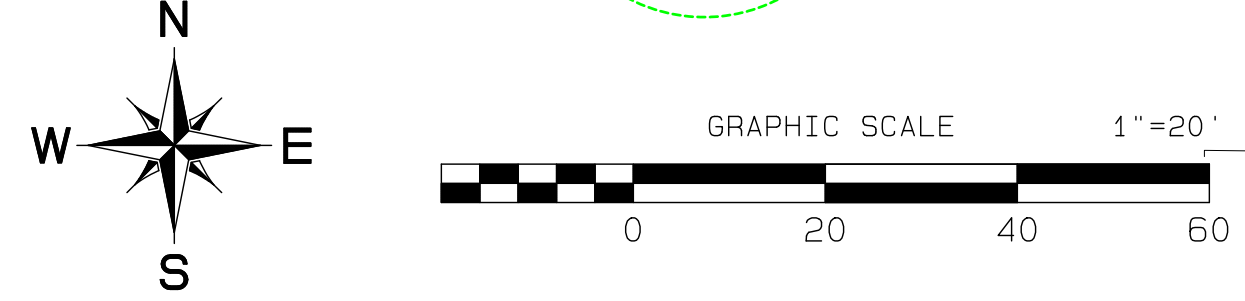


APPROVED

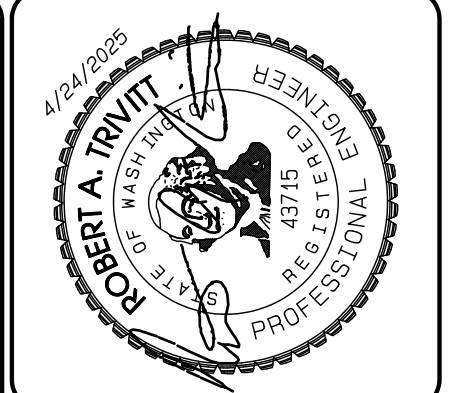
BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE:

NOTE:
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FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.



- KEY NOTES**
- (A) ASPHALT PAVING - SEE SECTION SHEET SD-17
 - (B) CONCRETE SIDEWALK - SEE SECTION SHEET SD-17
 - (C) WHEEL STOP - SEE DETAIL SHEET SD-17
 - (D) 6" EXTRUDED CURB, SEE DETAIL SHEET SD-17
 - (E) 4" WHITE PARKING STRIPE
 - (F) 4" WIDE CROSS-WALK MARKINGS
 - (G) 6" WIDE CROSSWALK MARKINGS
 - (H) 4" WHITE STRIPES, 45° 2' O.C.
 - (I) CONCRETE PAD, 4" THICK, MIN.
 - (J) CEMENT CONCRETE TRAFFIC CURB, SEE DETAIL SHEET SD-17
 - (K) STEEL TUBE GATE, SEE DETAIL SHEET SD-17
 - (L) SIDEWALK W/INTEGRAL CURB, SEE DETAIL SHEET SD-17
SEE SHEETS AD-1 THROUGH AD-8 FOR DETAILED GRADING/REVEAL



REVISION	DATE	BY	FOR
1	11/26/24	Paul Trivitt	Revised per City Review and Mail A adjustment.
2	3/4/25	Paul Trivitt	Revised per City Review.
3	4/27/25	Paul Trivitt	Revised per City & Paul Green.
4		Paul Trivitt	Revised per City & Paul Green.
5		Paul Trivitt	Revised per City & Paul Green.
6		Paul Trivitt	Revised per City & Paul Green.
7		Paul Trivitt	Revised per City & Paul Green.
8		Paul Trivitt	Revised per City & Paul Green.
9		Paul Trivitt	Revised per City & Paul Green.
10		Paul Trivitt	Revised per City & Paul Green.

JOB NO. 3237
DATE: May 14, 2024
DESIGNED BY: Paul Trivitt
DRAWN BY: Paul Trivitt
CHECKED BY: Paul Trivitt
APPROVED BY: Paul Trivitt

AZURE GREEN
CONSULTANTS

Feasibility • Planning • Engineering • Surveying

409 East Pioneer, Suite A - Puyallup, WA 98372
Phone: 253.770.3144 Fax: 253.770.3142

Paving Plan

Bradley Heights

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

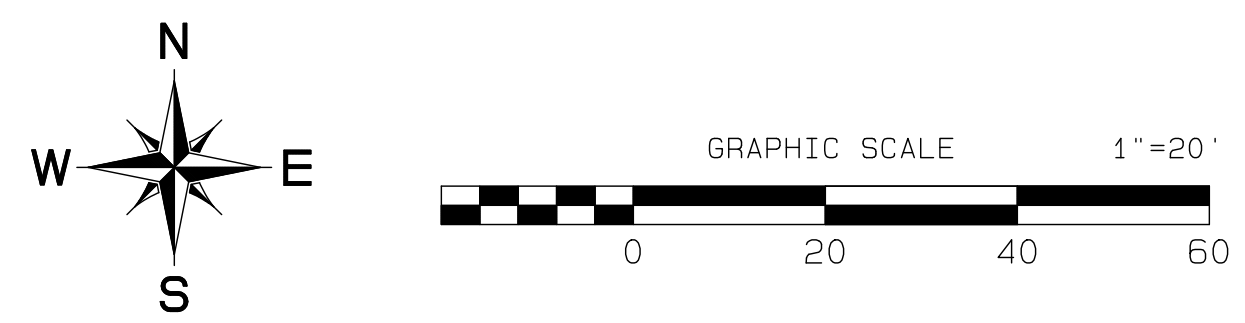
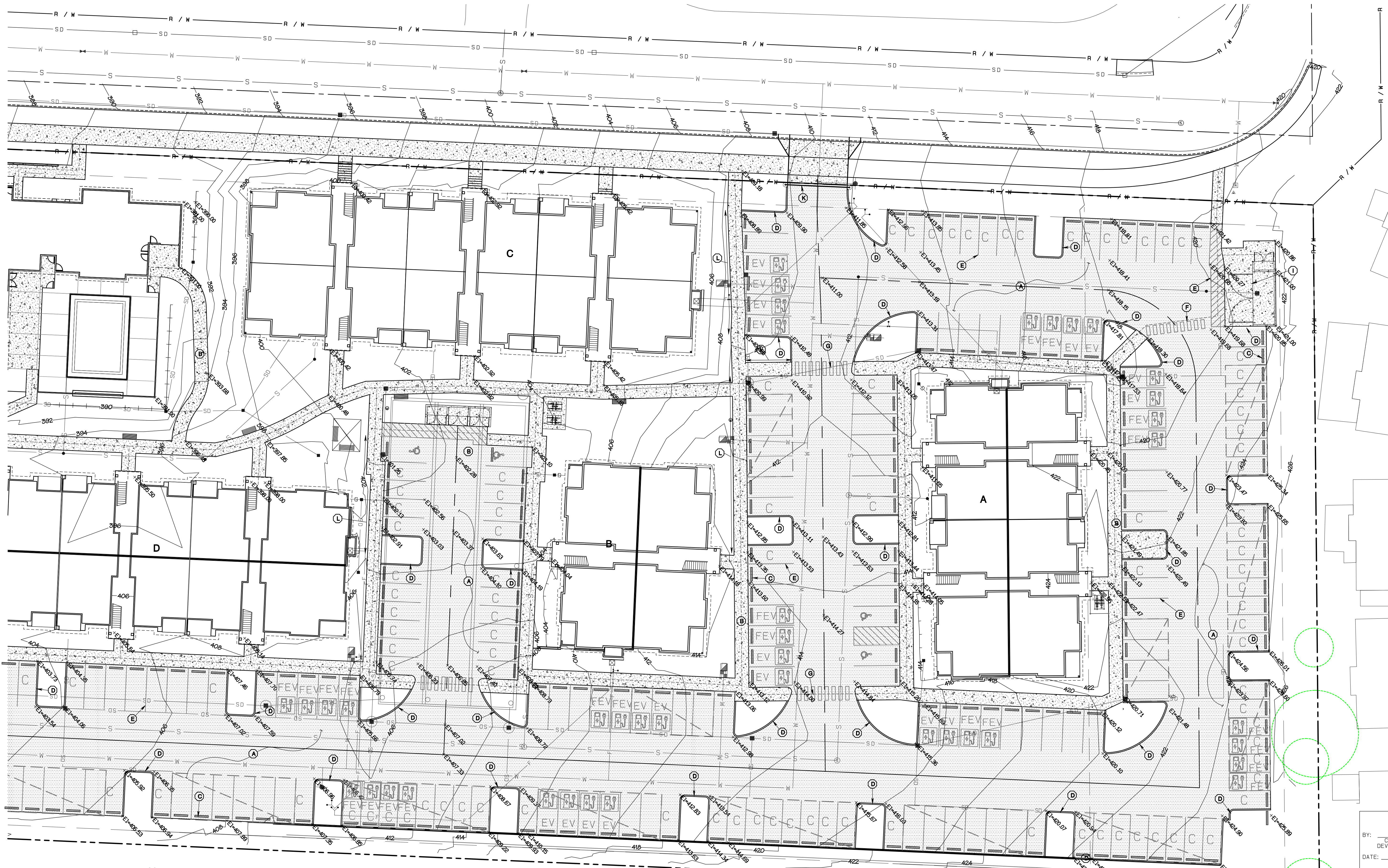
DRAWING

SD-3

SHEET 17
OF 60

Bradley Heights

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



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

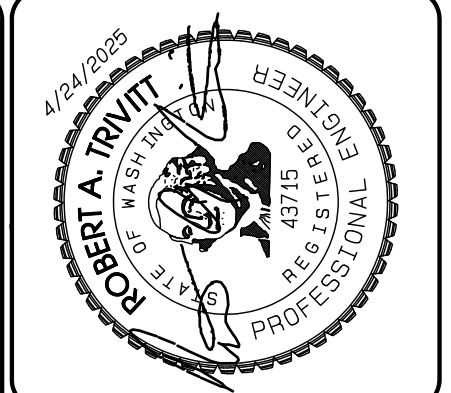
DATE:

NOTE:

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REVISION	DATE
1 Revised per City Review and Mail A adjustment.	11/26/24
2 Revised per City Review.	3/4/25
3 Revised per City & Paul Green review.	4/27/25
4 Revised per City & Paul Green review.	
5	
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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

AZURE GREEN
CONSULTANTS

feasibility • planning • engineering • surveying

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

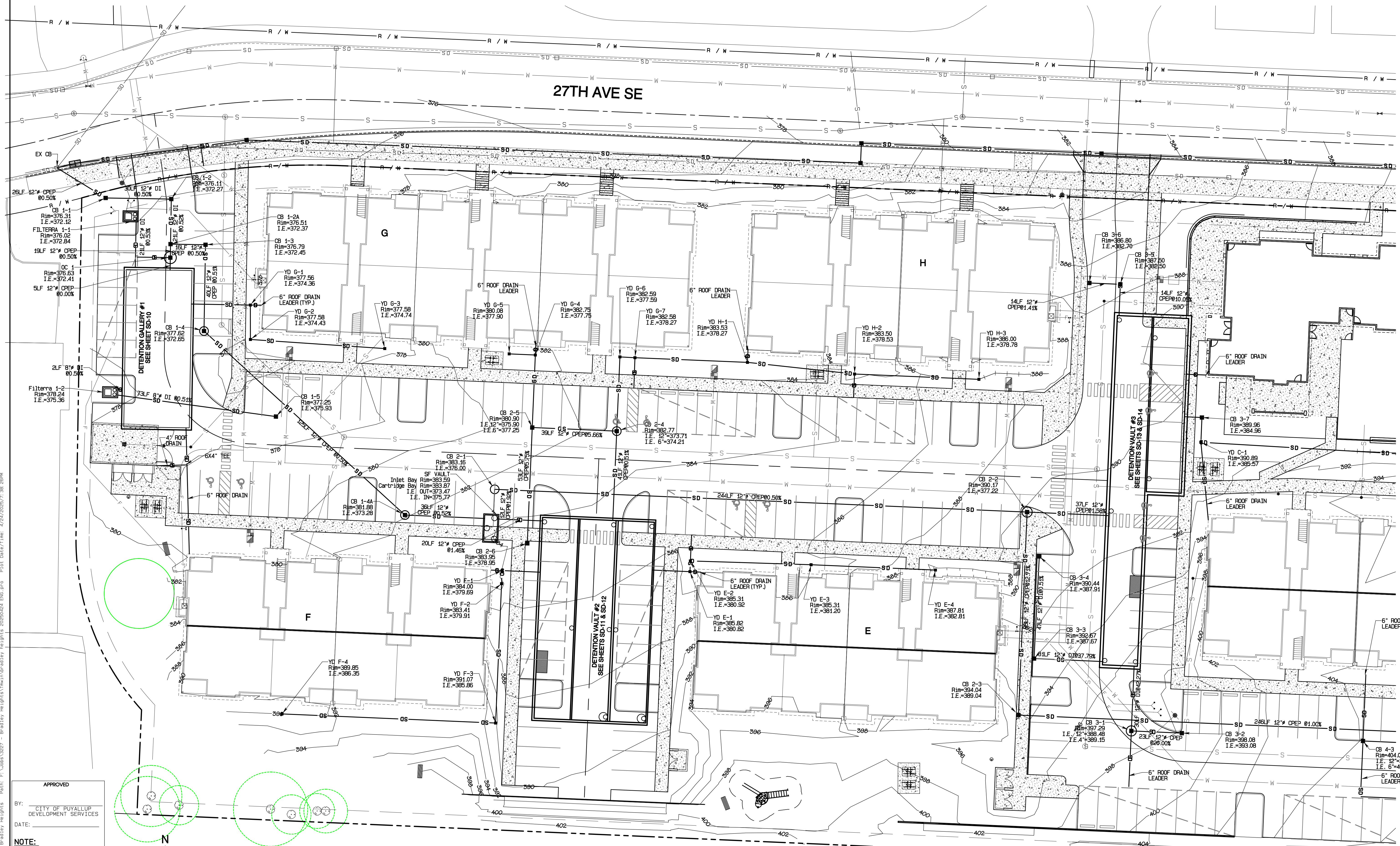
Bradley Heights

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

DRAWING
SD-4
SHEET 18
OF 60

Bradley Heights

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



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE:

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Project Desc.: Bradley Heights

Date: 11/26/24

Drawn By: R. J. JORDAN

Checked By: R. J. JORDAN

Approved By: R. J. JORDAN

GRAPHIC SCALE 1"=20'

0 20 40 60

W N E S

Storm Plan

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.898.0326
Fax jordan@timberlanepartners.com

DRAWING

SD-5

SHEET 19 OF 60

REVISIONS

NO.	DATE	DESCRIPTION
1	11/26/24	REVISED PER CITY REVIEW AND MAIL A ADJUSTMENT.
2	11/26/24	REVISED PER CITY REVIEW.
3	11/26/24	REVISED PER CITY REVIEW.
4	11/26/24	REVISED PER CITY & RUSH REVIEW.
5	11/26/24	REVISED PER CITY & RUSH REVIEW.
6	11/26/24	REVISED PER CITY & RUSH REVIEW.
7	11/26/24	REVISED PER CITY & RUSH REVIEW.
8	11/26/24	REVISED PER CITY & RUSH REVIEW.
9	11/26/24	REVISED PER CITY & RUSH REVIEW.
10	11/26/24	REVISED PER CITY & RUSH REVIEW.

DESIGNED BY: R. J. JORDAN

DRAWN BY: R. J. JORDAN

CHECKED BY: R. J. JORDAN

APPROVED BY: R. J. JORDAN

DATE: May 14, 2024

DESIGNED BY: R. J. JORDAN

DRAWN BY: R. J. JORDAN

CHECKED BY: R. J. JORDAN

APPROVED BY: R. J. JORDAN

PROJECT NO.: 2024-0001

DATE: May 14, 2024

DESIGNED BY: R. J. JORDAN

DRAWN BY: R. J. JORDAN

CHECKED BY: R. J. JORDAN

APPROVED BY: R. J. JORDAN

409 East Pioneer, Suite A - Puyallup, WA 98372

Phone 253.770.3144 Fax 253.770.3142

Azure Green

CONSULTANTS

feasibility planning engineering surveying

PROFESSIONAL ENGINEER

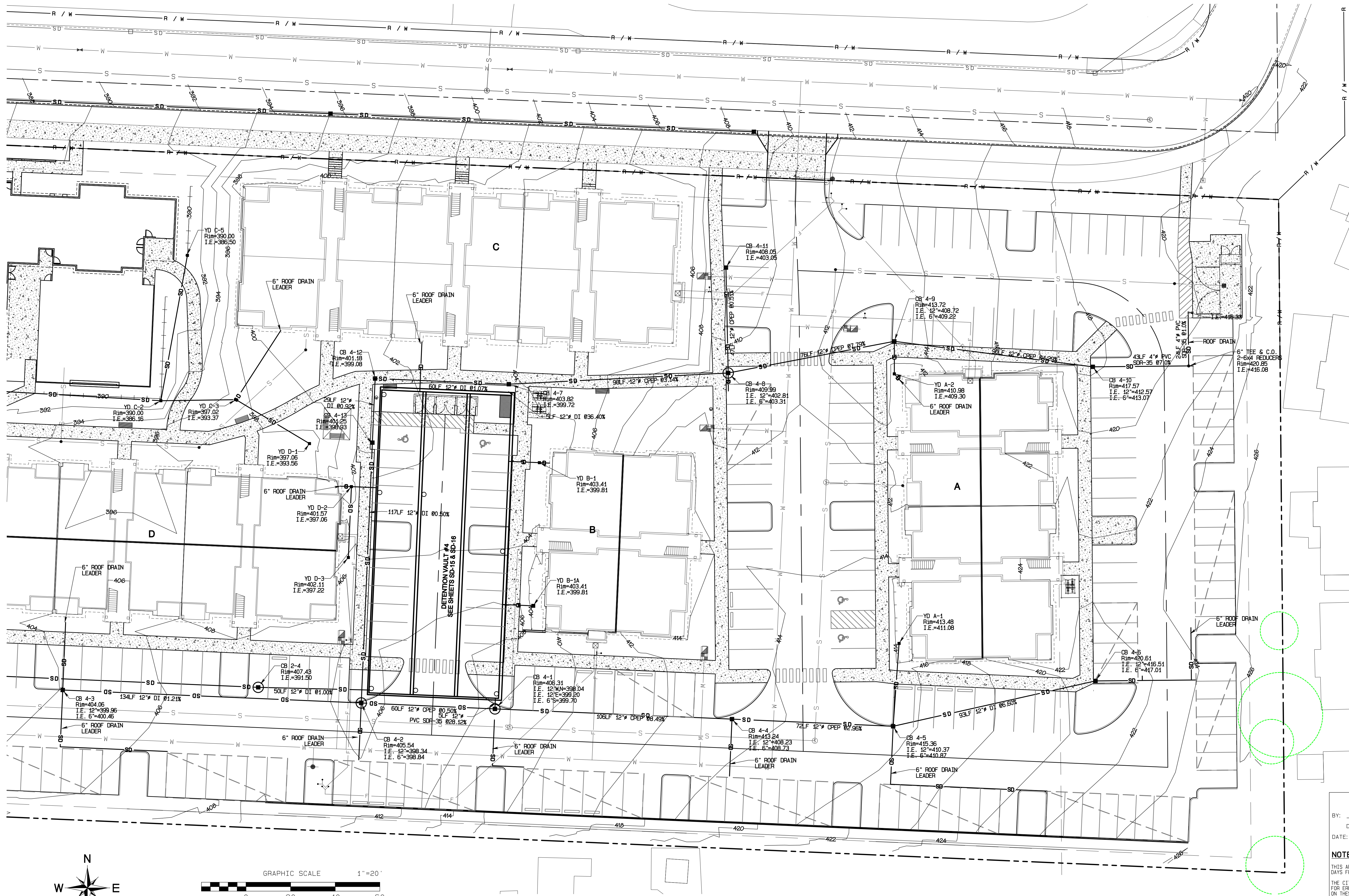
ROBERT A. TRIVITT

WASHINGTON STATE

43715

4/24/2020

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



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE: _____

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Storm Plan

Bradley Heights

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

DRAWING

SD-6

SHEET 20
OF 60

AZURE GREEN
CONSULTANTS

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

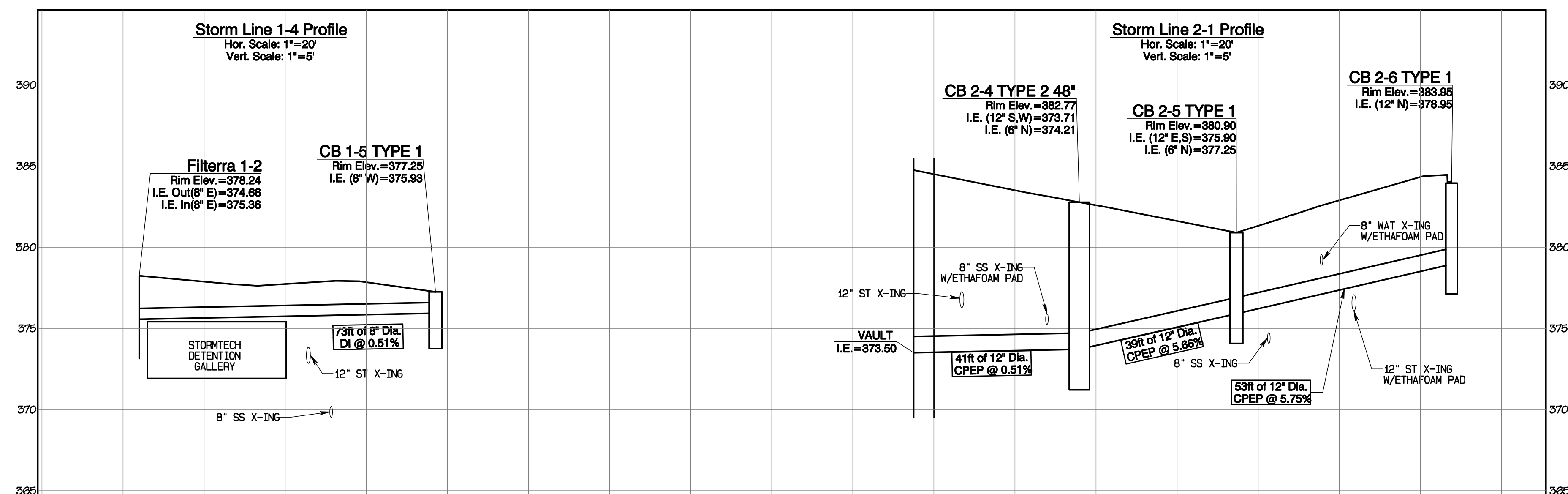
Robert A. Trivitt
P.E.
Professional Engineer
No. 43715

REVISION
1 Revised per City Review and Mail A adjustment.
2 Revised per City Review.
3 Revised per City & Rush Review.
4 Revised per City & Rush Review.
5 Revised per City & Rush Review.
6 Revised per City & Rush Review.
7 Revised per City & Rush Review.
8 Revised per City & Rush Review.
9 Revised per City & Rush Review.
10 Revised per City & Rush Review.

DATE
11/19/24
3/4/25
4/27/25

Project Desc.: Bradley Heights
Plan: F:\Jobs\3227 - Bradley Heights\Drawings\20250424 EIR.dwg
Title: Date/Time: 4/24/2025 7:38:02PM

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



1	REVISION per CIV review and BGL's recommendation.	10/15
2	REVISION per CIV review.	11/16
3	REVISION per CIV review.	3/4/25
4	REVISION per CIV & BGL review.	4/21/25
5		
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JOB NO: 3227
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Paul Green
APPROVED BY: Paul Green



Storm Profiles

Bradley Heights

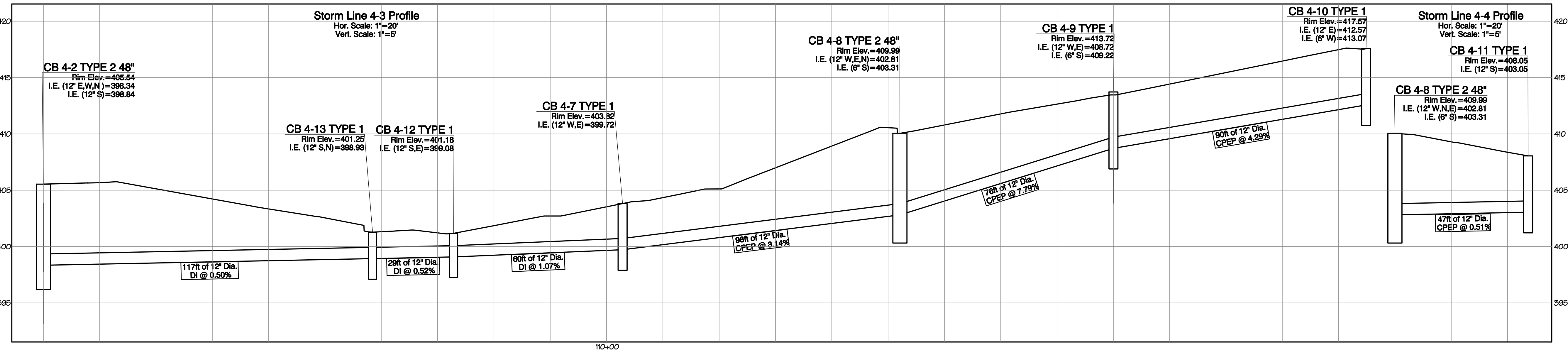
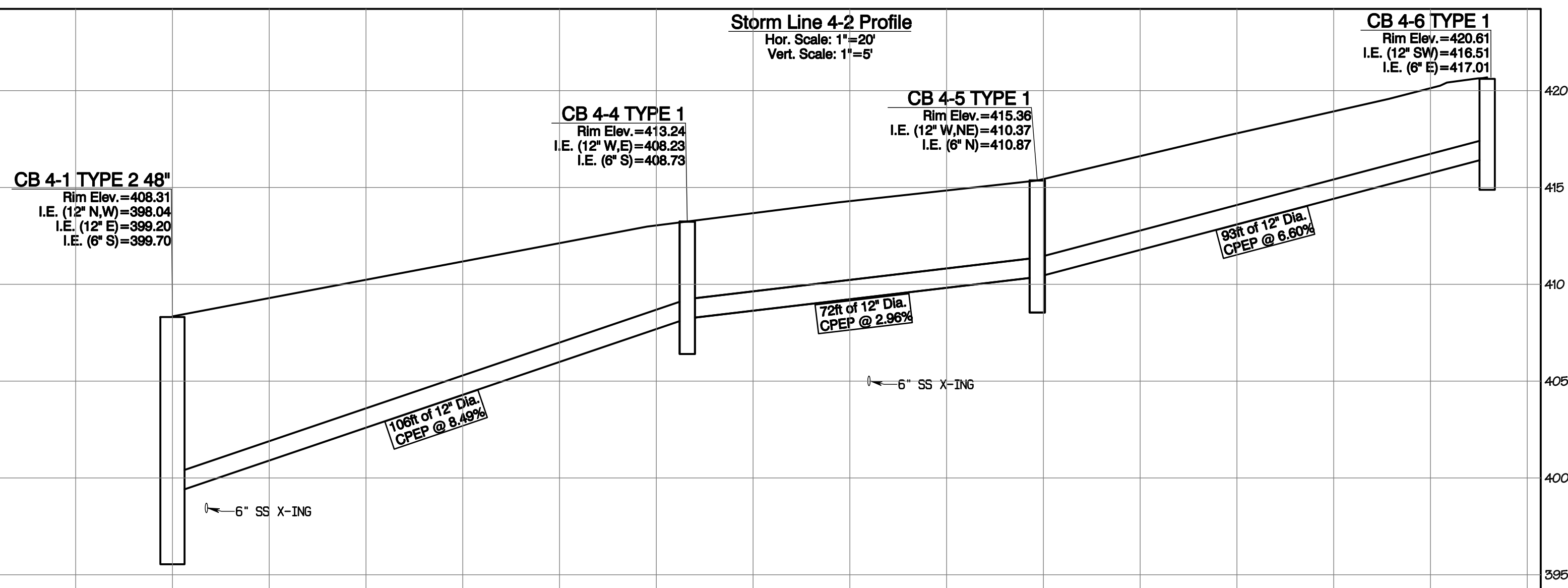
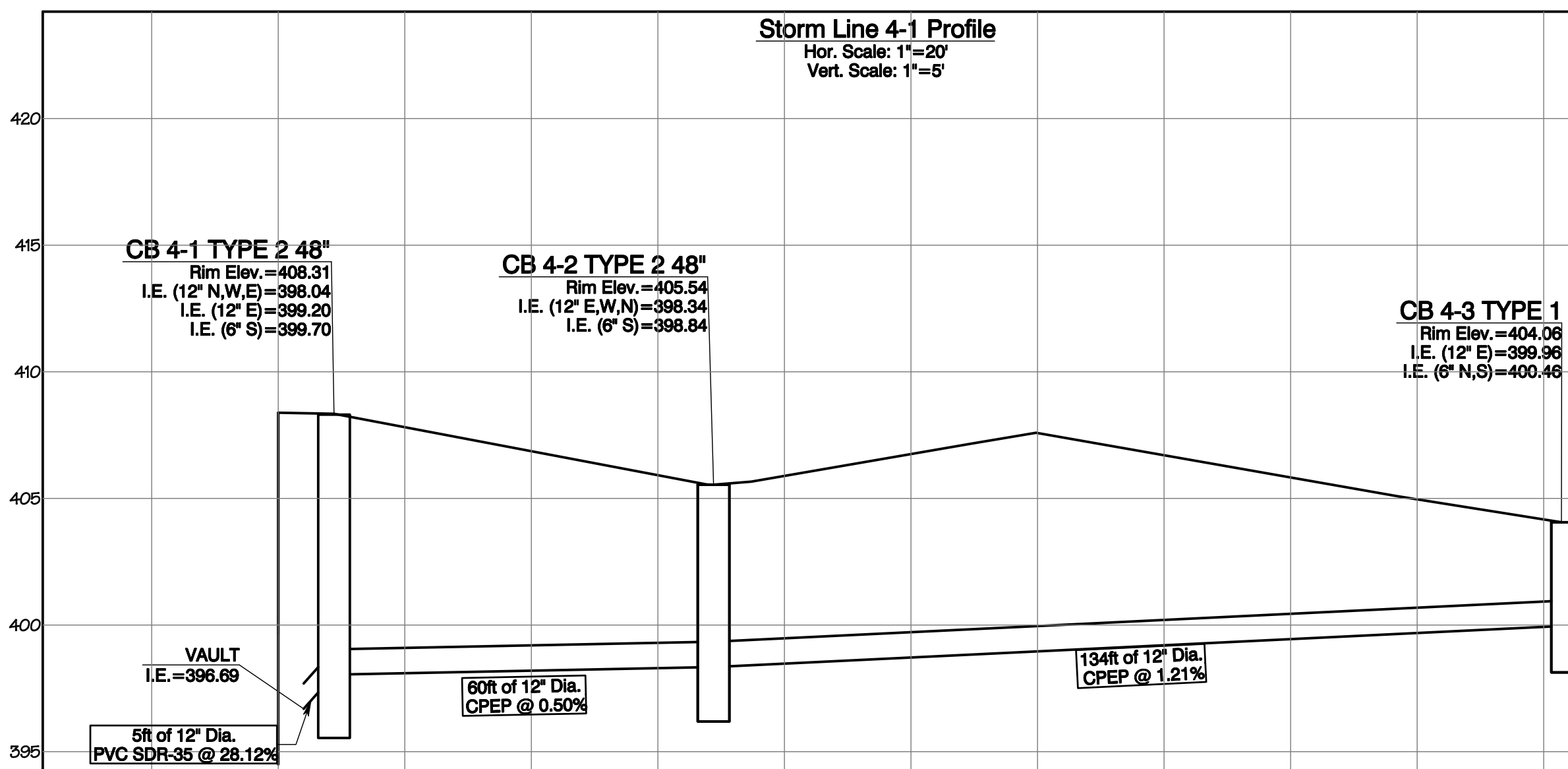
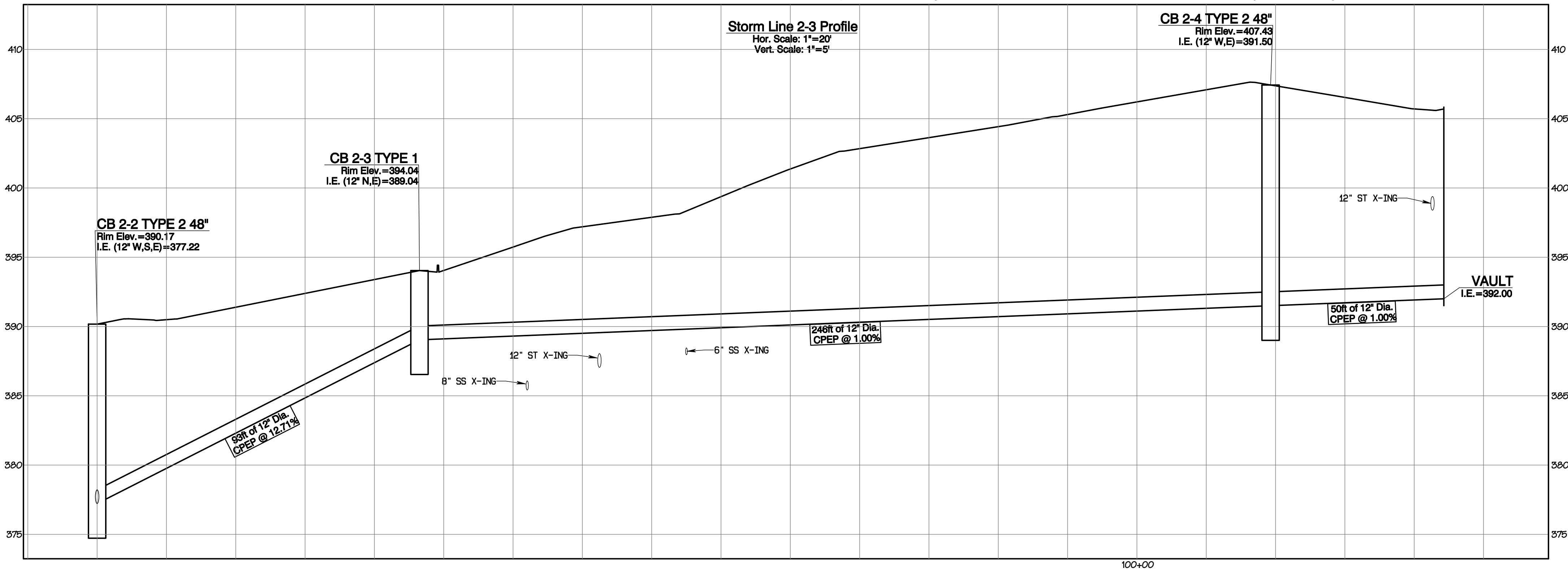
Timberlane Partners
1816 11th Ave Unit C
Seattle, WA, 98122
Phone 509.889.0326
Fax jorden@timberlanepartners.com

DRAWING
SD-7
SHEET 21
 OF 60

Project Desc.: Bradley Heights Path: F:\Jobs\3227 - Bradley Heights\Tmwin\bradley heights 20250424 EN5.pro Plot Date/Time: 4/24/2025/7:41:49PM

Bradley Heights

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



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

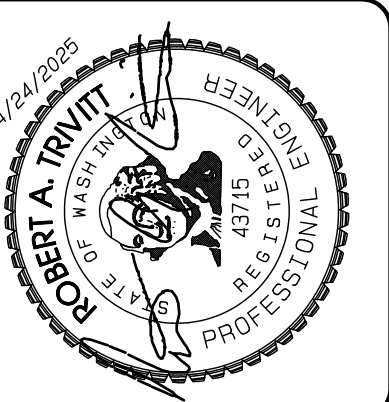
DATE:

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 Mail A adjustment.	11/26/24
2 Revised per City review.	3/4/25
3 Revised per City & Mail review.	4/21/25
4 Revised per City & Mail review.	
5 Revised per City & Mail review.	
6 Revised per City & Mail review.	
7 Revised per City & Mail review.	
8 Revised per City & Mail review.	
9 Revised per City & Mail review.	
10 Revised per City & Mail review.	

JOB NO. 3327
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Paul Green
APPROVED BY: Paul Green

AZURE GREEN
CONSULTANTS

planning *engineering *surveying

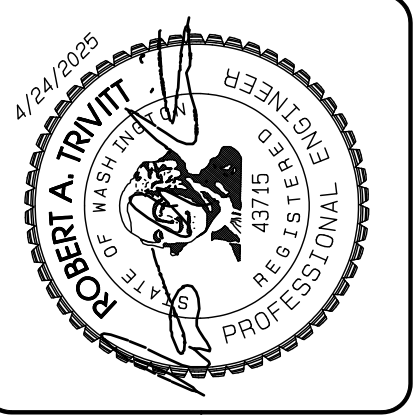
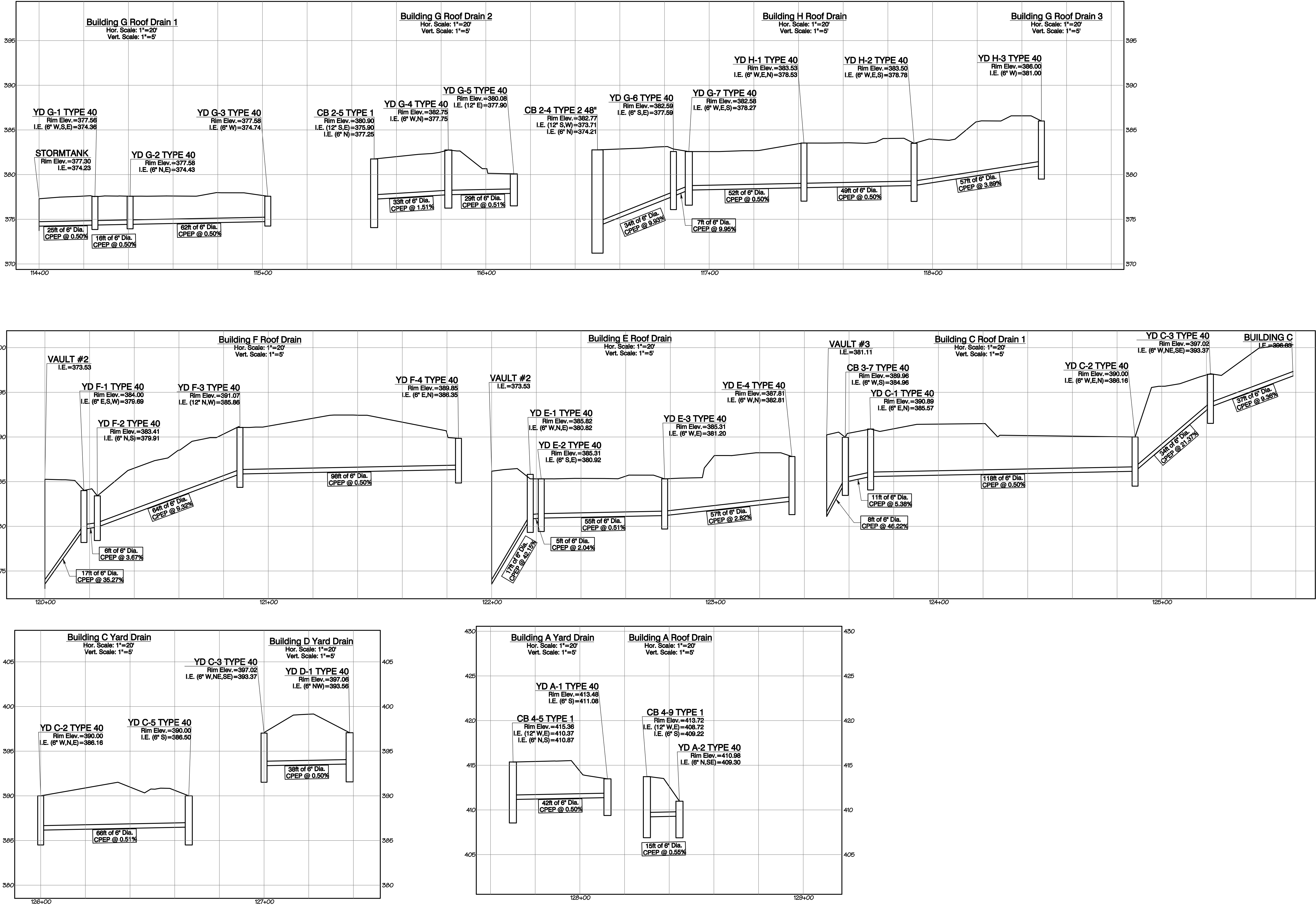
409 East Pioneer, Suite A - Puyallup, WA 98372
Phone: 253.770.3144 Fax: 253.770.3142

Storm Profiles

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 206.896.0326
Fax Jordan@timberlanepartners.com

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



REVISION	DATE
1	11/20/24
2	3/4/25
3	4/21/25
4	
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DESIGNED BY: R. Trivitt
DRAWN BY: R. Trivitt
CHECKED BY: R. Trivitt
APPROVED BY: Paul Green

AZURE GREEN CONSULTANTS

planning • engineering • surveying

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

Roof/Yard Drain Profiles

Bradley Heights

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

DRAWING

SD-9

SHEET 23 OF 60

APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE:

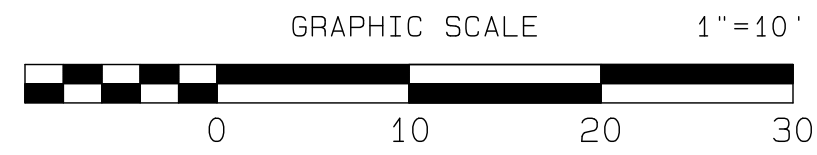
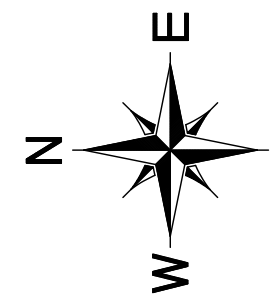
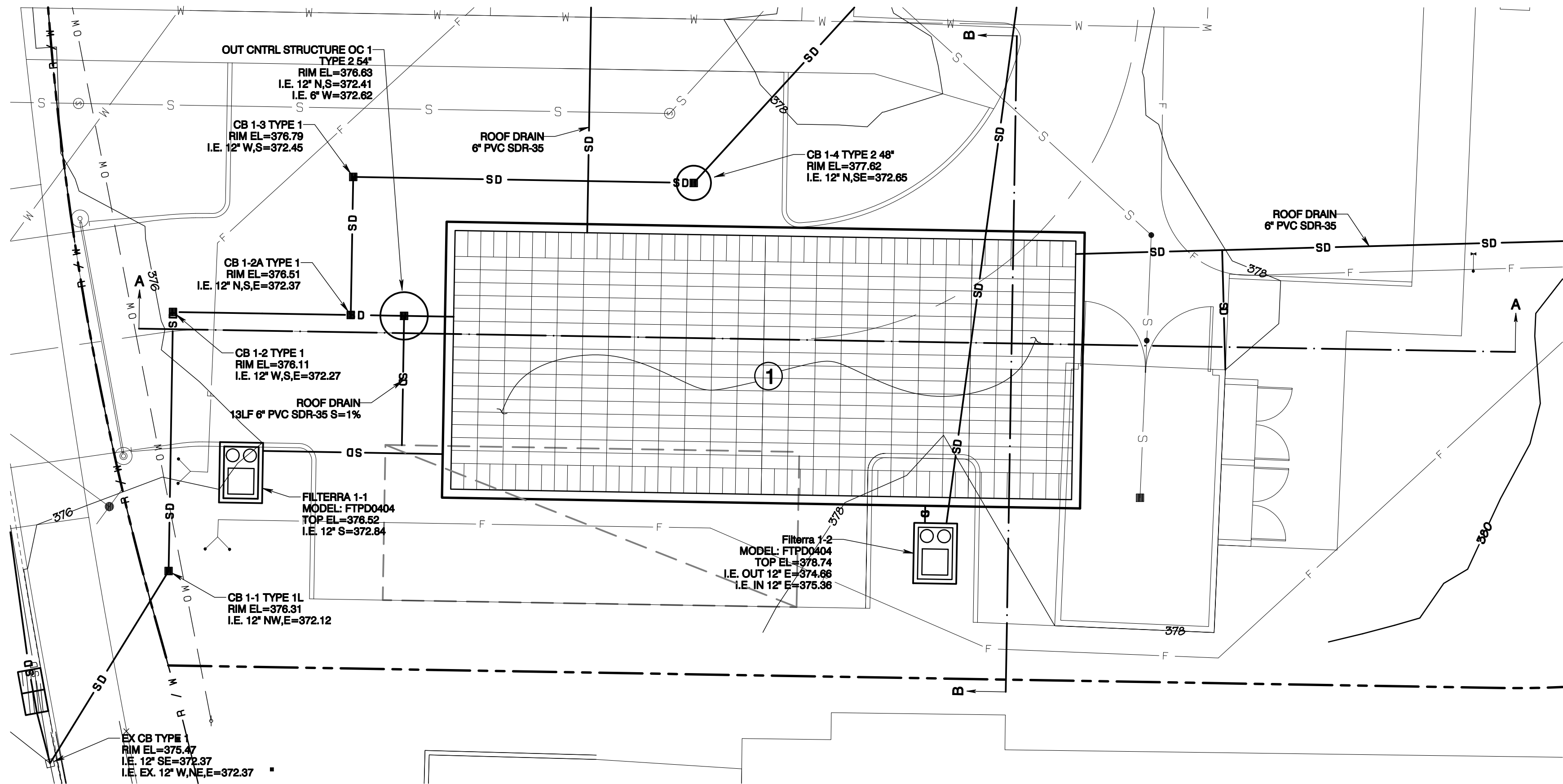
NOTE:

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.

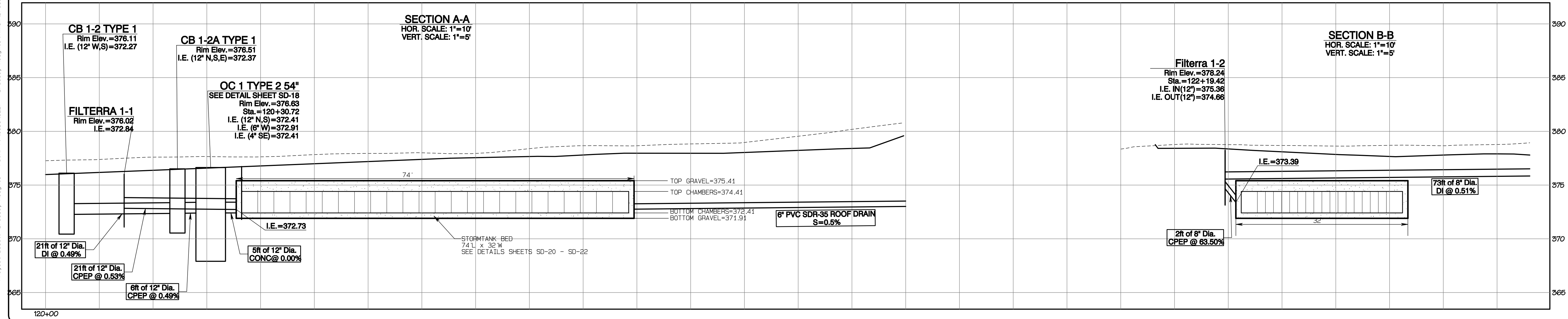
Bradley Heights
Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington



CONSTRUCTION KEY NOTES

- ① STORMTANK UNDERGROUND GALLERY
TOTAL BED=32' W X 74' L
SEE DETAILS SHEETS SD-20 - SD-22

Project Desc.: Bradley Heights
Drawn: F. Johns/3227 - Bradley Heights
Title: Detention Gallery #1 Plan
Date: 4/24/2025 7:55:21PM



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE:

NOTE:

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Detention Gallery #1 Plan

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.889.0326
Fax jordan@timberlanepartners.com

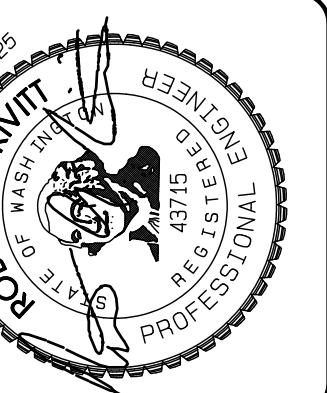
AZURE GREEN
CONSULTANTS

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

feasibility planning engineering surveying

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

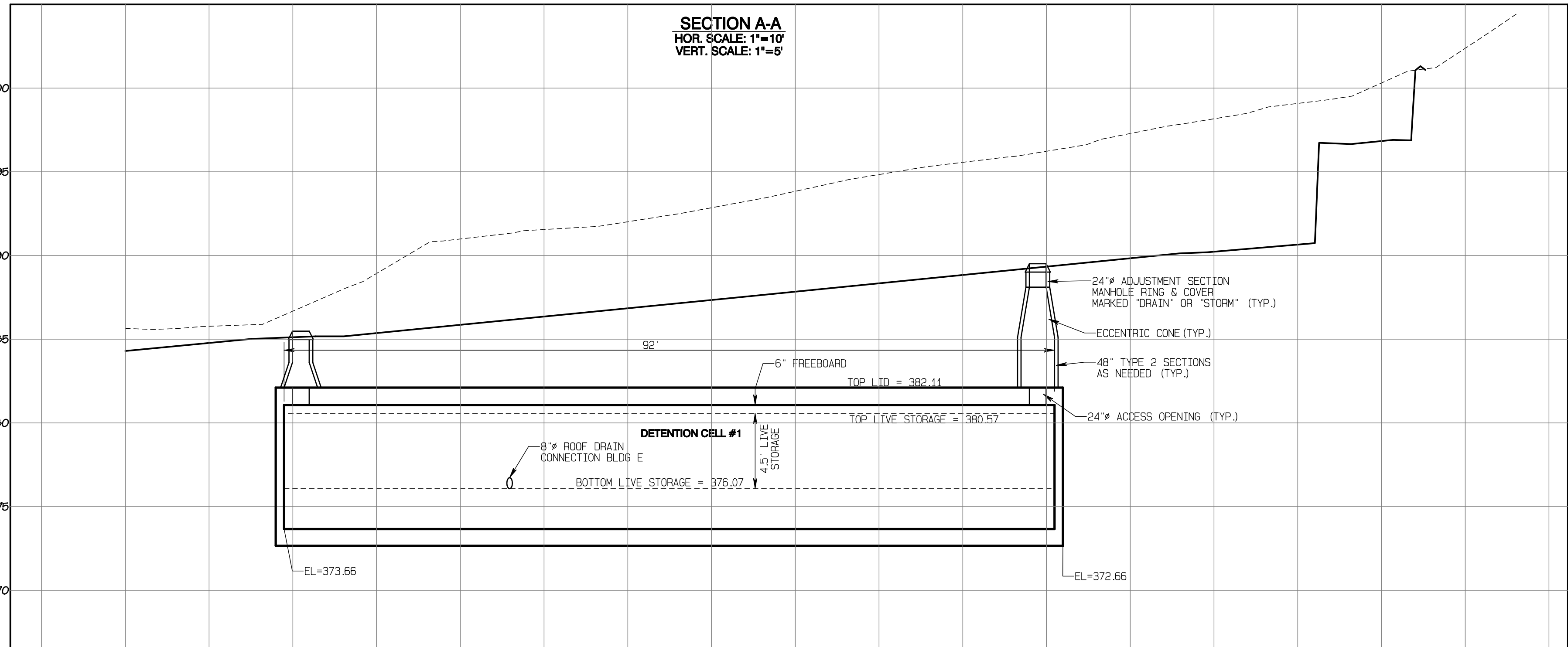
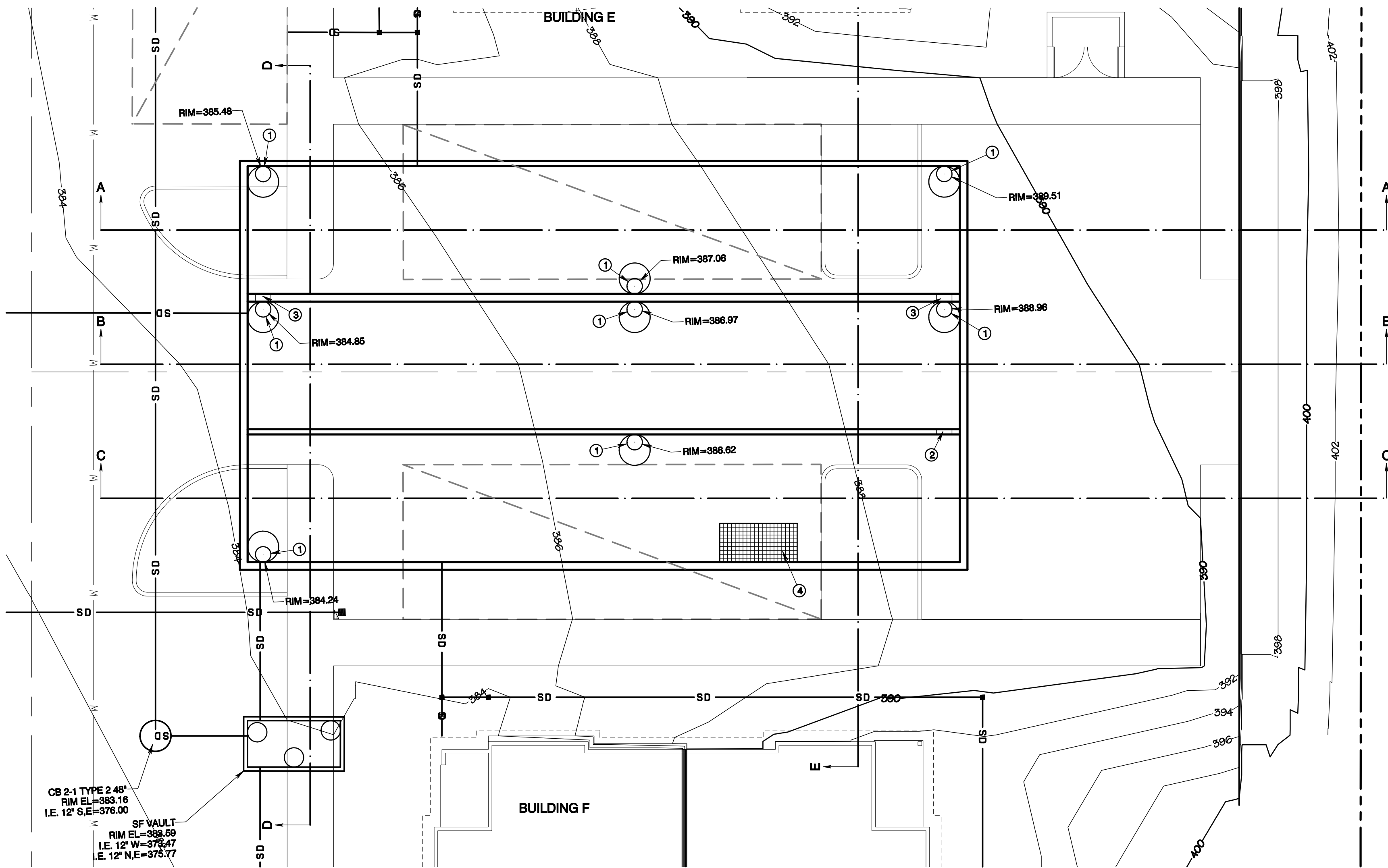
REVISION
1 Revised per City review and Mail A adjustment.
2 Revised per City review.
3 Revised per City & Paul review.
4 Revised per City & Paul review.
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DRAWING
SD-10
SHEET 24
OF 60

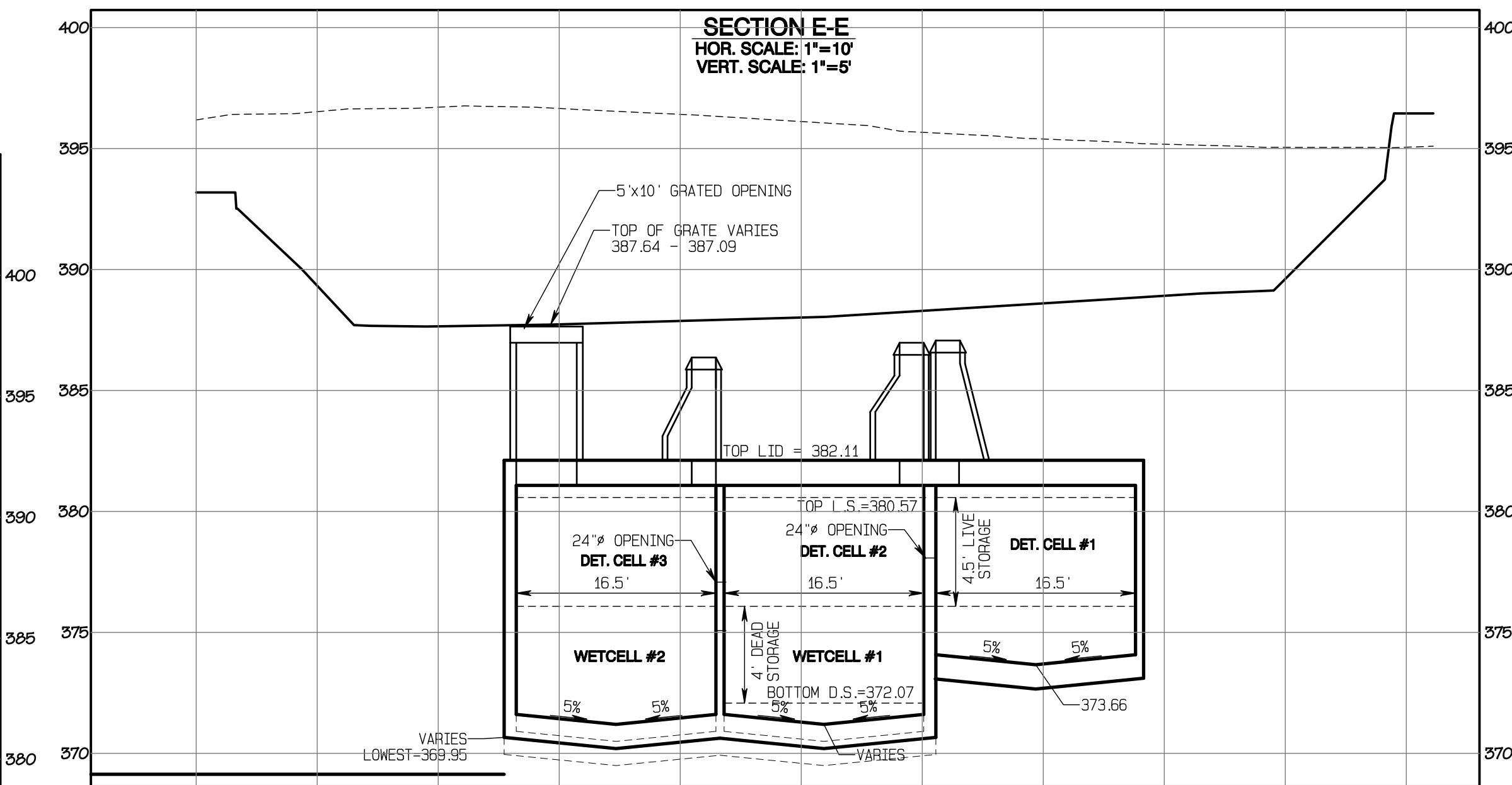
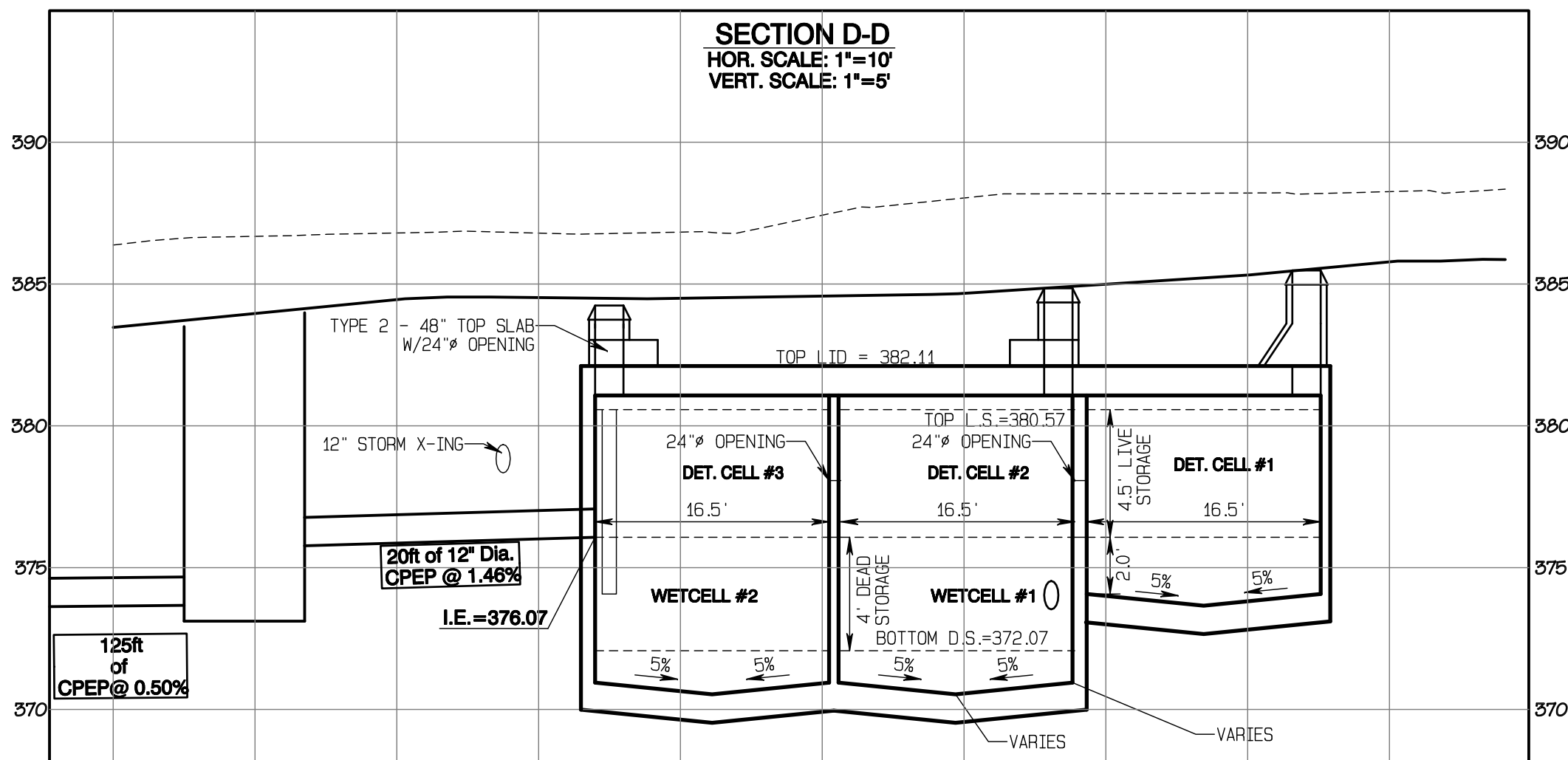
Bradley Heights

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



CONSTRUCTION KEY NOTES

- 24" ACCESS LID MARKED "DRAIN" (TYP.) W/LADDER PER STD 06.01.04, SHEET SD-22 & W/OSHA CONFINED ENTRY WARNING SIGN
- 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 & W/OSHA CONFINED ENTRY WARNING SIGN



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE:

NOTE:

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FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

Vault #2 Plan

Bradley Heights

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

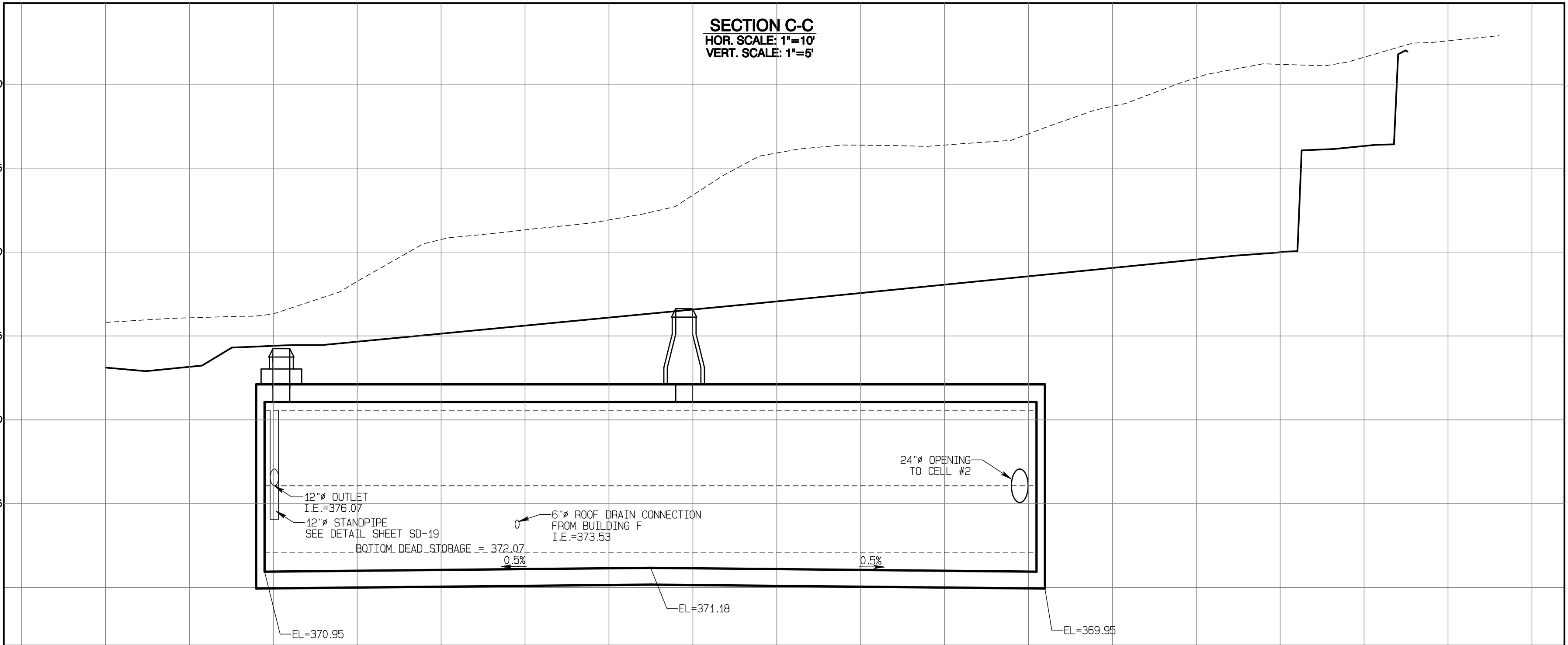
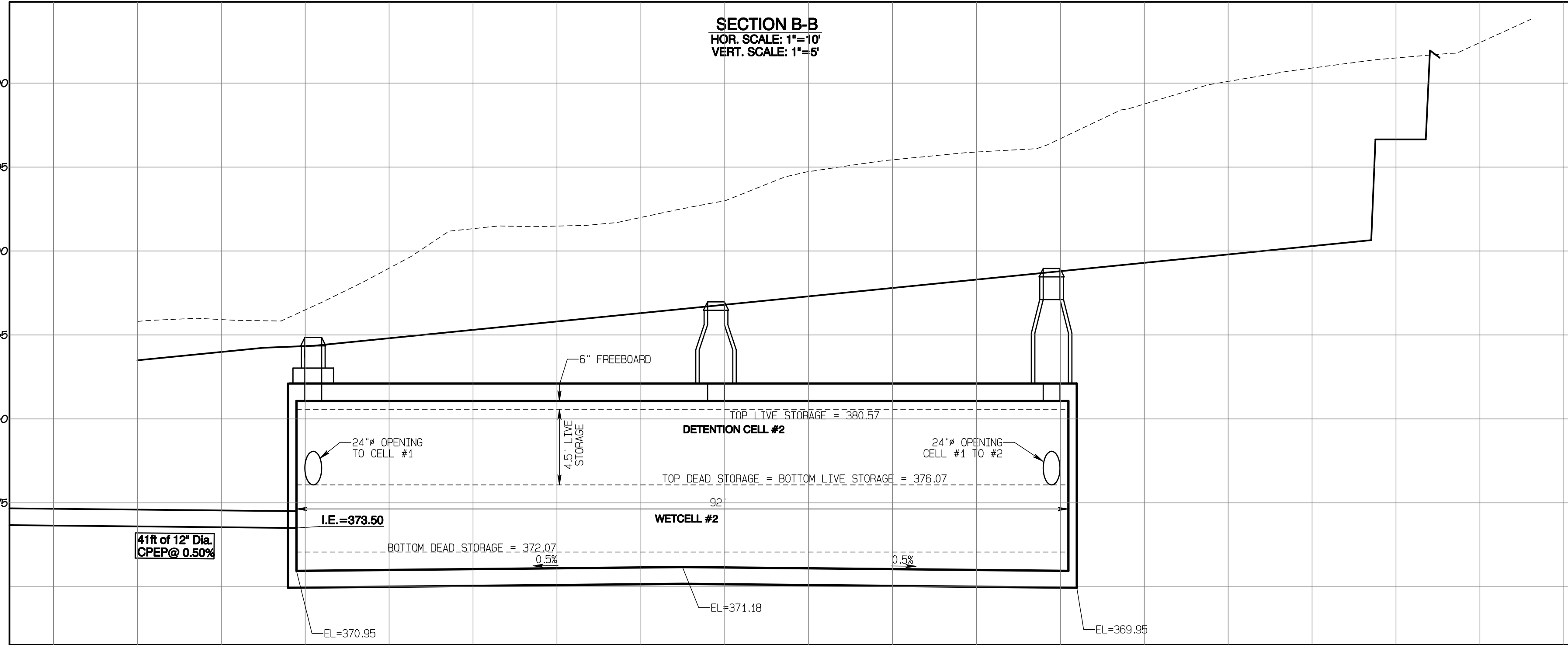
AZURE GREEN
CONSULTANTS
+feasibility +planning +engineering +surveying
409 East Pioneer, Suite A - Puyallup, WA 98372
Phone 253.770.3144 Fax 253.770.3142

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

REVISION	DATE
1 Revised per City Review and Mail A adjustment.	11/29/24
2 Revised per City Review.	3/4/25
3 Revised per City & Rush Review.	4/21/25
4 Revised per City & Rush Review.	4/21/25
5 Revised per City & Rush Review.	4/21/25
6 Revised per City & Rush Review.	4/21/25
7 Revised per City & Rush Review.	4/21/25
8 Revised per City & Rush Review.	4/21/25
9 Revised per City & Rush Review.	4/21/25
10 Revised per City & Rush Review.	4/21/25

DRAWING
SD-11
SHEET 25
OF 60

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



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE:

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Vault #2 Cross-Sections

Bradley Heights

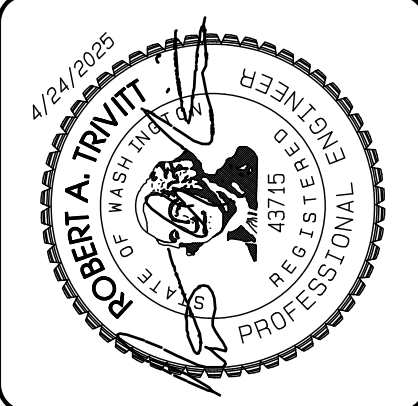
Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.886.0326
Fax jordan@timberlanepartners.com

DRAWING
SD-12
SHEET 26
OF 60

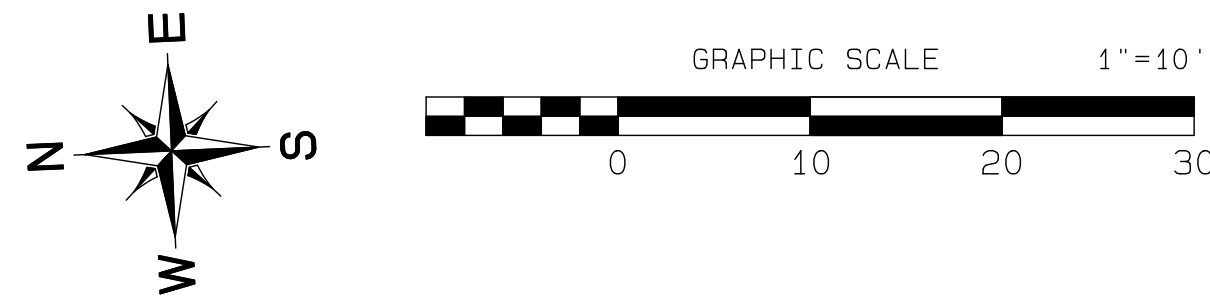
AZURE GREEN
CONSULTANTS
+feasibility +planning +engineering +surveying
409 East Pioneer Suite A - Puyallup, WA 98372
phone 253.770.3144 fax 253.770.3142

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

REVISION	DATE
1 Revised per City review and Neil A adjustment.	11/9/24
2 Revised per City review.	3/4/25
3 Revised per City & Paul review.	4/27/25
4 Revised per City & Paul review.	
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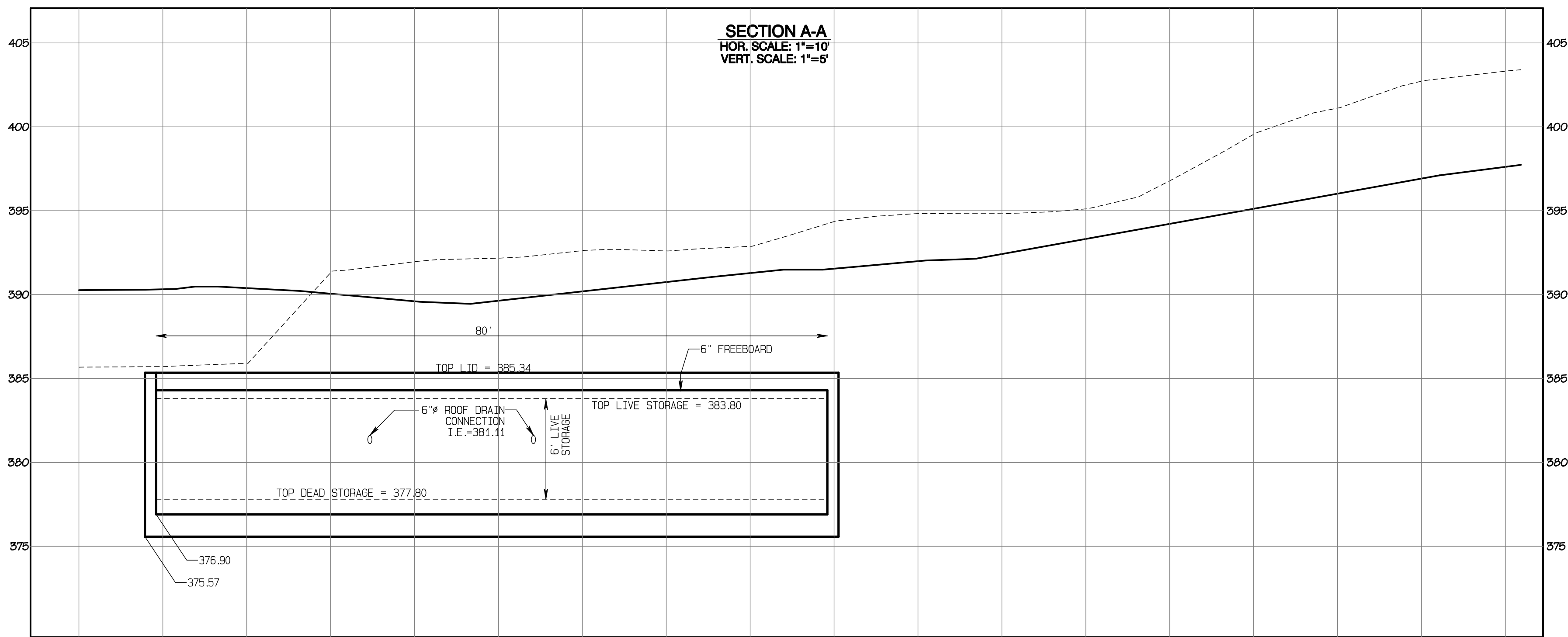
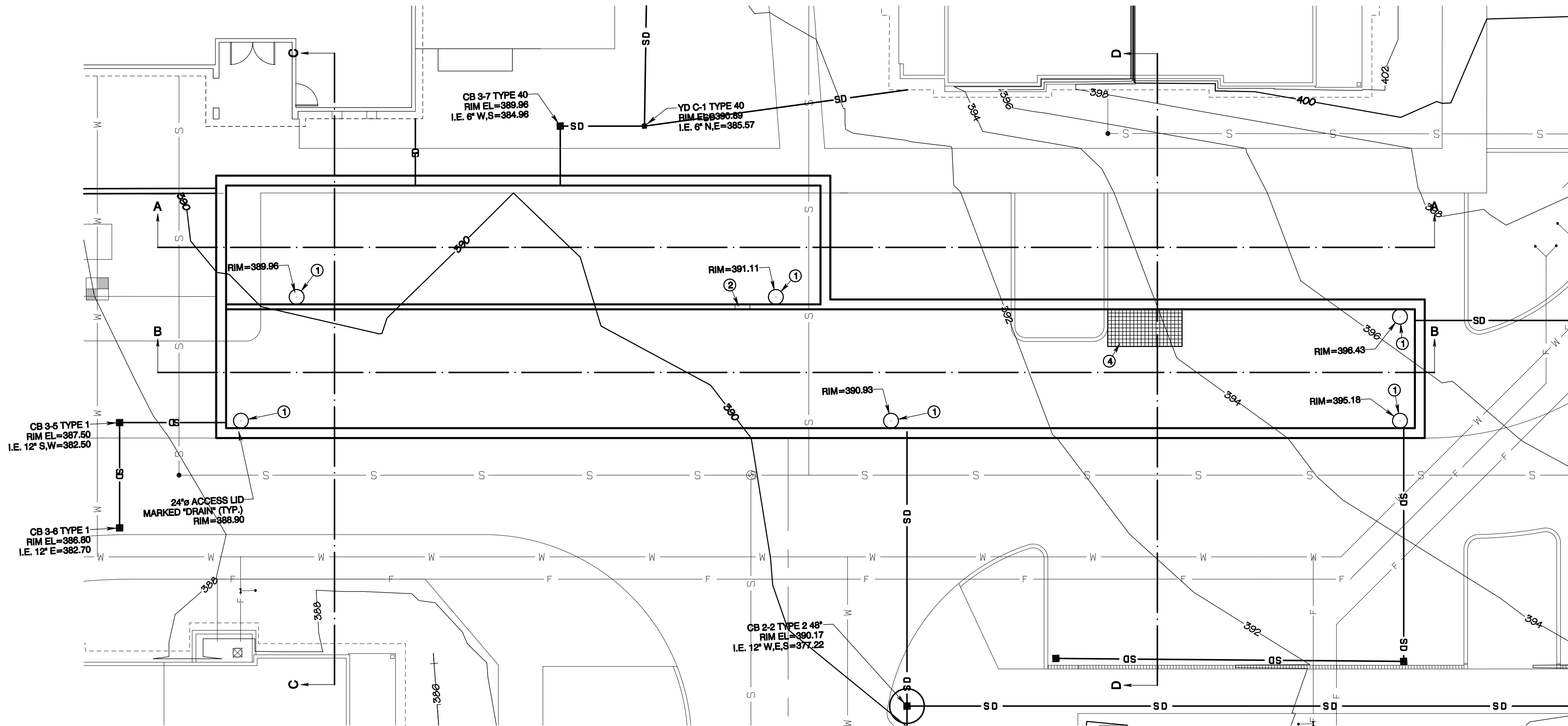


Bradley Heights
Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington



CONSTRUCTION KEY NOTES

- 24" ACCESS LID
MARKED "DRAIN" (TYP.)
W/LADDER PER STD. 06.01.04, SHEET SD-22
& W/OSHA CONFINED ENTRY WARNING SIGN
- 24" CONNECTION BETWEEN CELLS
I.E. = 377.80
- 5'x10' GRATED OPENING, TRAFFIC RATED
W/LADDER PER STD. 06.01.04, SHEET SD-22
& W/ BILCO LADDER-UP
& W/OSHA CONFINED ENTRY WARNING SIGN



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE:

NOTE:

THIS APPROVAL IS VOID AFTER 180
DAYS FROM APPROVAL DATE.

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FOR ERRORS AND/OR OMISSIONS
ON THESE PLANS.

FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE ENGINEERING
SERVICES MANAGER.

Vault #3 Plan

Bradley Heights

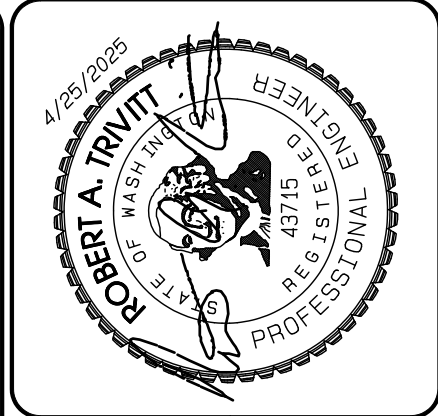
Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.886.0326
Fax jordan@timberlanepartners.com

AZURE GREEN
CONSULTANTS

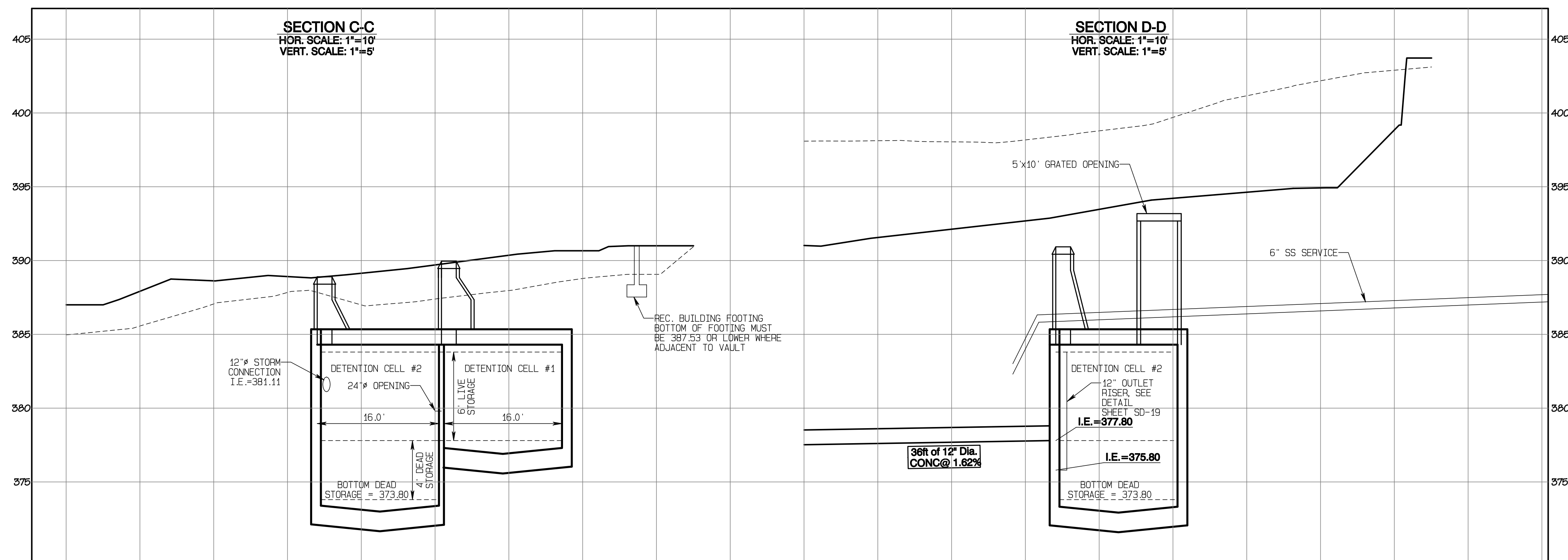
409 East Pioneer, Suite A - Puyallup, WA 98372
phone 253.770.3144 fax 253.770.3142

JOB NO. 3327
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Rob Trivitt
APPROVED BY: Paul Green

REVISION	DATE
1 Revised per City review and Mail A adjustment.	11/29/24
2 Revised per City review.	3/4/25
3 Revised per City & Paul Green.	4/27/25
4 Revised per City & Paul Green.	
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Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington



APPROVED

BY: _____
CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE: _____

NOTE:

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DETERMINED BY THE ENGINEERING
SERVICES MANAGER.

Vault #3 Cross-Sections

Bradley Heights

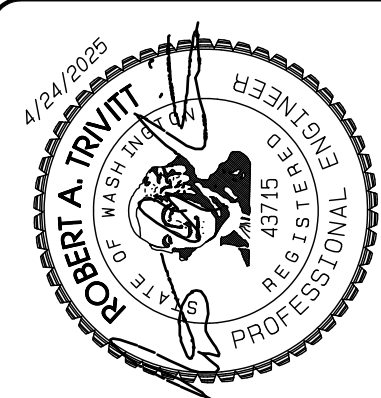
Timberlane Partners
1816 11th Ave Unit C
Seattle, WA, 98122
Phone 509.899.0326
Fax jorden@timberlanepartners.com

Fax jorden@timerlanepartners.com

DRAWING

SD-14

SHEET 28
OF 60



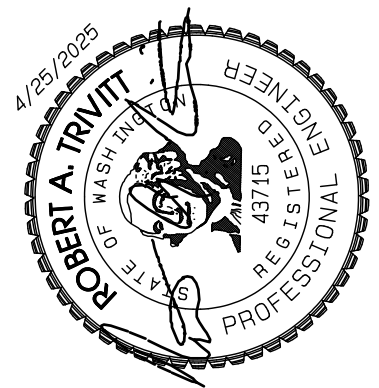
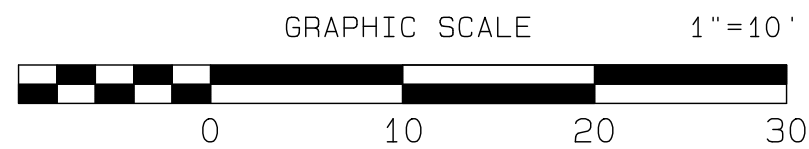
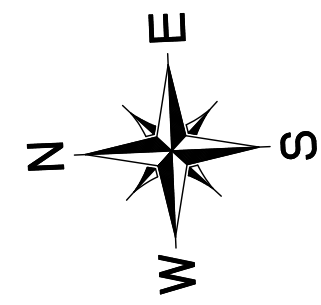
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2	3/1/24
3	3/1/24
4	4/21/25
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JOB NO: 3227
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Paul Green
APPROVED BY: Paul Green

AZURE **GREEN**
CONSULTANTS
+ feasibility + planning + engineering + surveying
400 East Pioneer Suite A • Pullman WA 99177
Phone: 509.770.3144 Fax: 509.770.3142

Bradley Heights

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



REVISION	DATE
1	11/29/24
2	3/4/25
3	4/21/25
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REVISION	DATE
1	11/29/24
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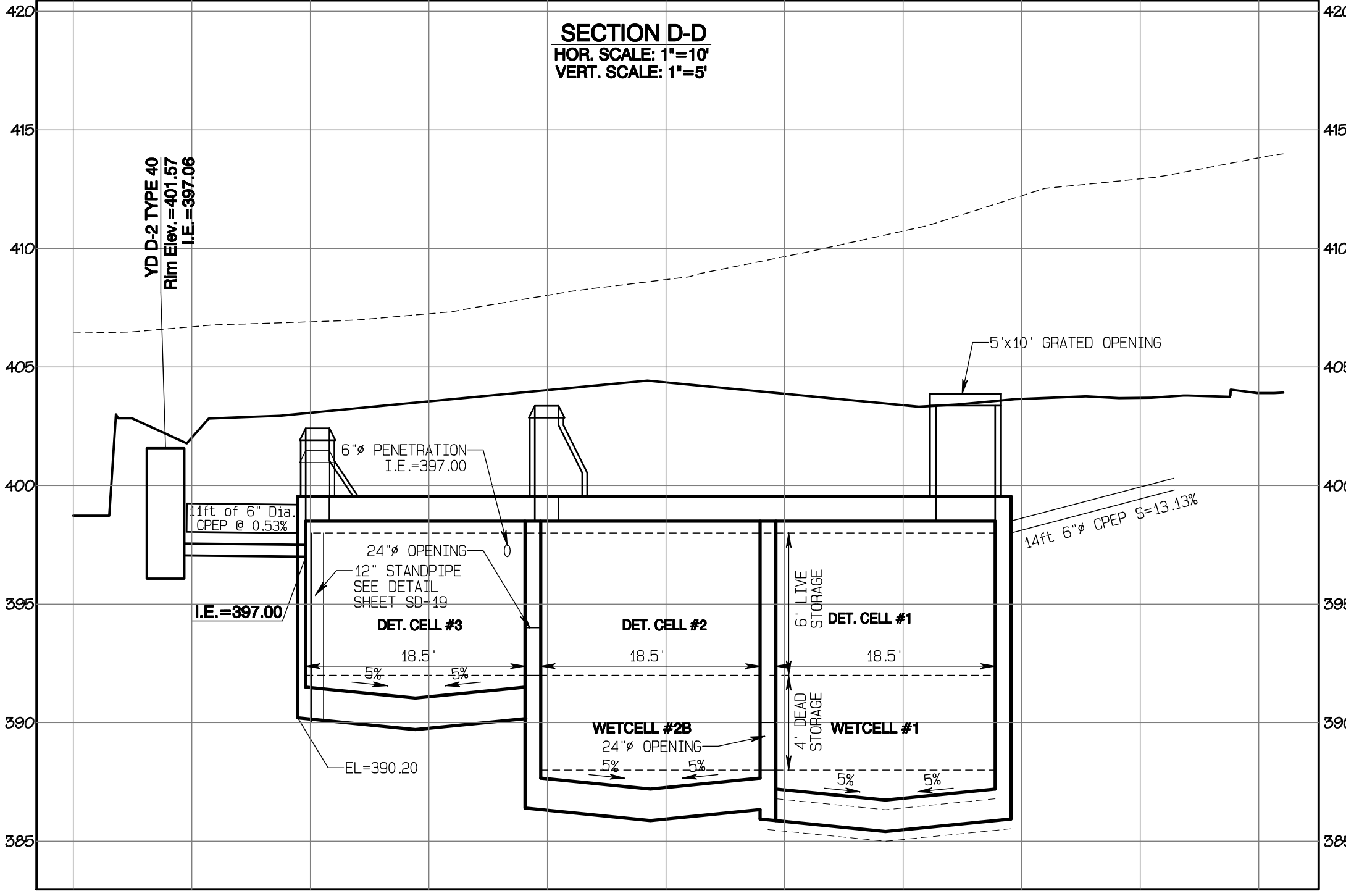
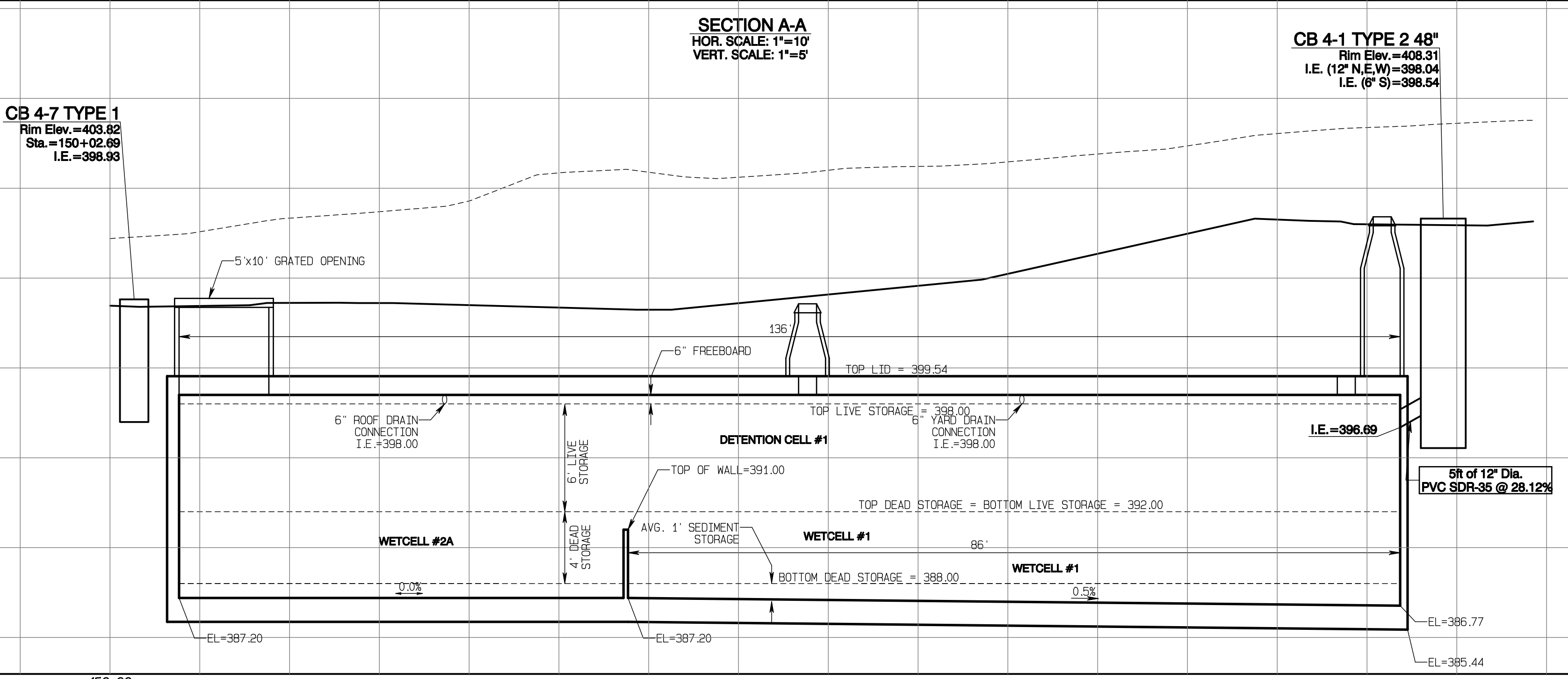
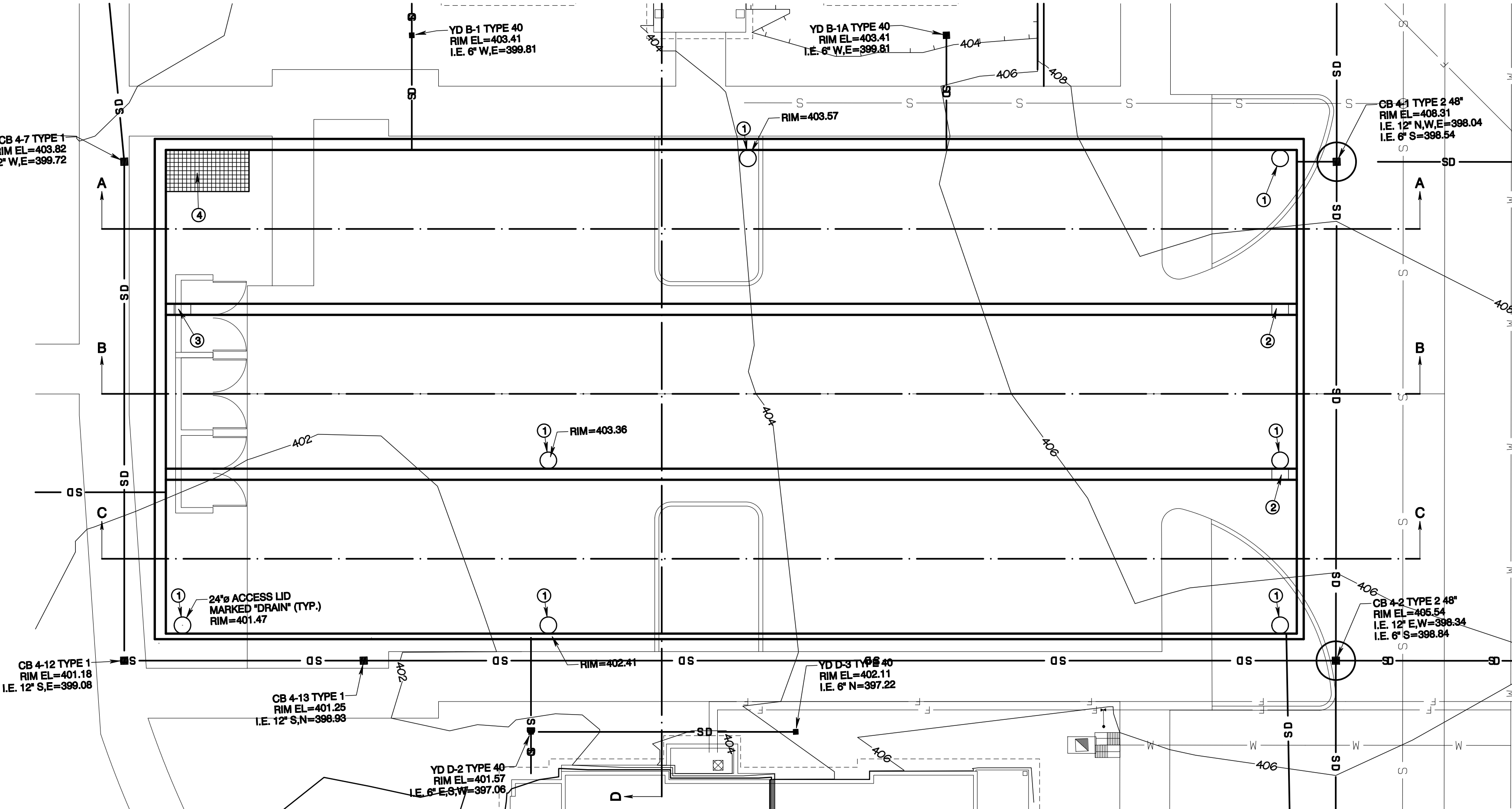
AZURE GREEN
CONSULTANTS
+feasibility +planning +engineering +surveying
409 East Pioneer Suite A - Puyallup, WA 98372
Phone: 253.770.3144 Fax: 253.770.3142

Bradley Heights
Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone: 509.888.0326
Fax: jordan@timberlanepartners.com

DRAWING
SD-15
SHEET 29
OF 60

CONSTRUCTION KEY NOTES

- 24" ACCESS LID MARKED "DRAIN" (TYP.) W/LADDER PER STD. 06.01.04, SHEET SD-22 & W/OSHA CONFINED ENTRY WARNING SIGN
- 24" CONNECTION BETWEEN CELLS I.E. = 392.00
- 24" CONNECTION BETWEEN CELLS I.E. = 398.00
- 5'x10' GRATED OPENING W/LADDER PER STD. 06.01.04, SHEET SD-22 & W/STILLO LADDER-UP & W/OSHA CONFINED ENTRY WARNING SIGN

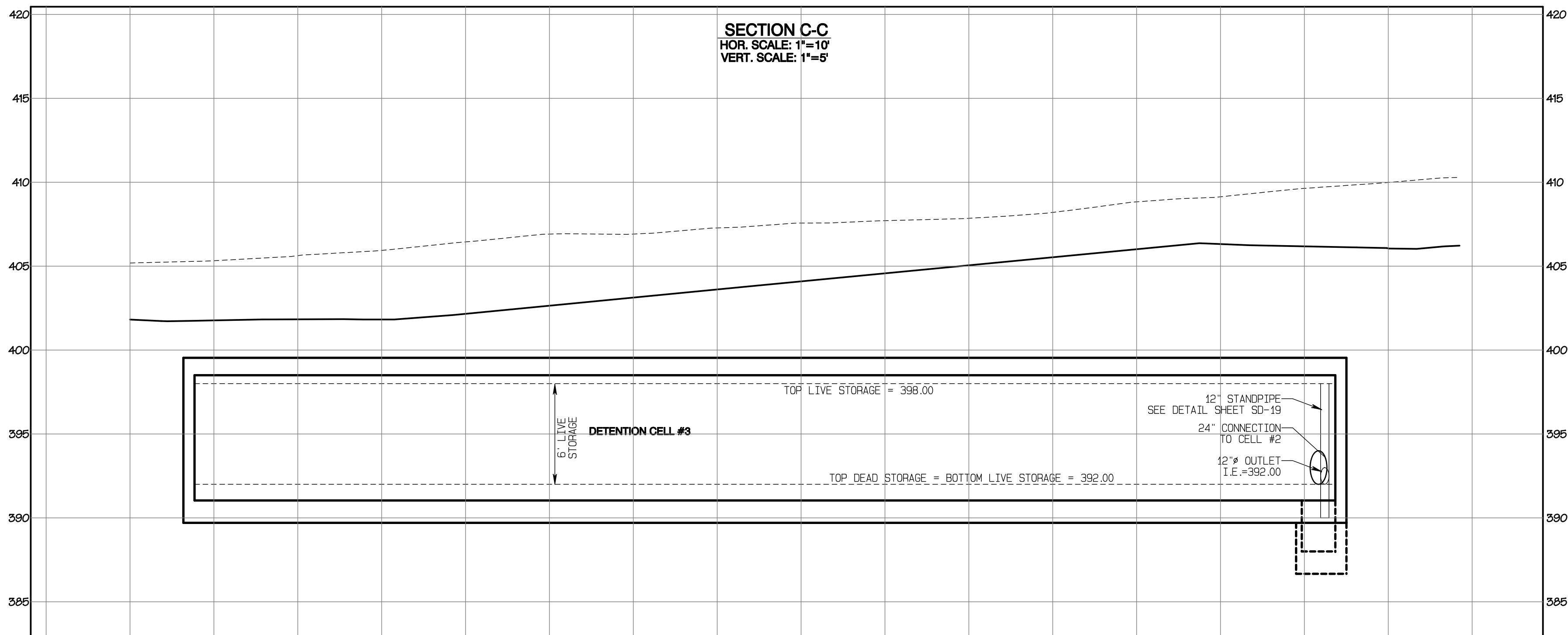
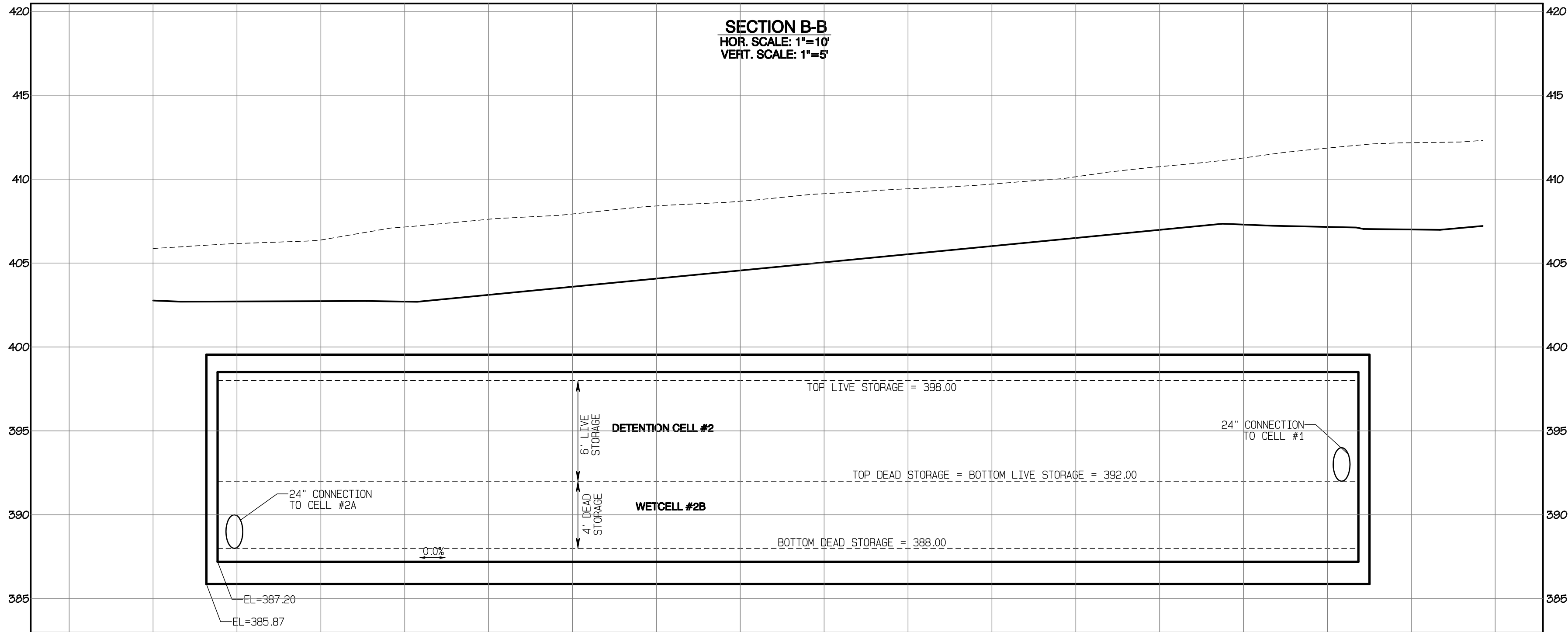


APPROVED
BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES
DATE:
NOTE:
THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

Project Desc.: Bradley Heights
Path: F:\Jobs\3227 - Bradley Heights\Drawings\Bradley Heights 20250424 EWS.dwg
Plot Date/Time: 4/24/2025 9:04:25PM

Bradley Heights

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



APPROVED

BY: _____
CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE: _____

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Vault #4 Cross-Sections

Bradley Heights

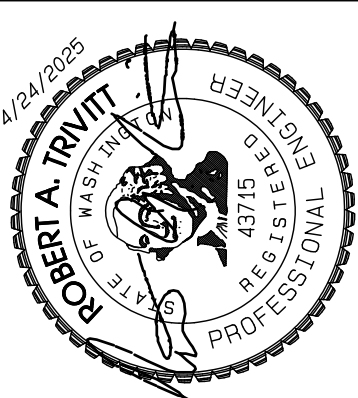
Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.886.0326
Fax jordan@timberlanepartners.com

DRAWING
SD-16
SHEET 30
OF 60

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

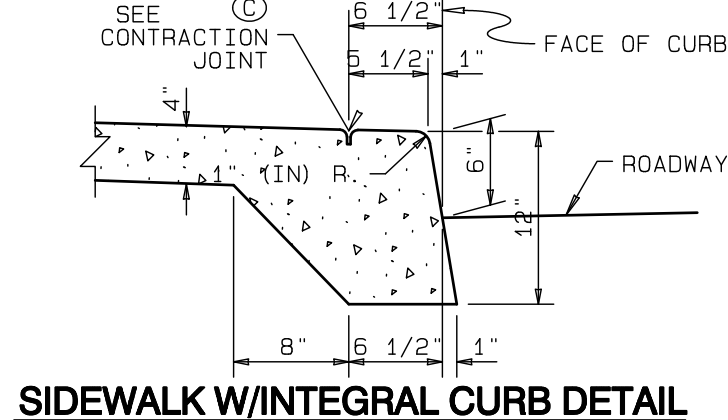
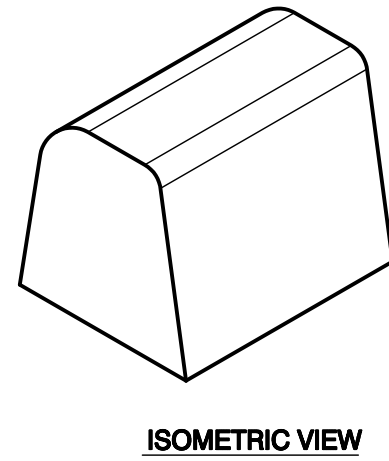
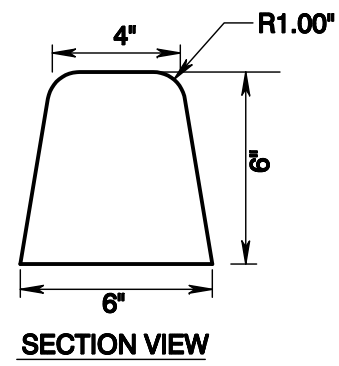
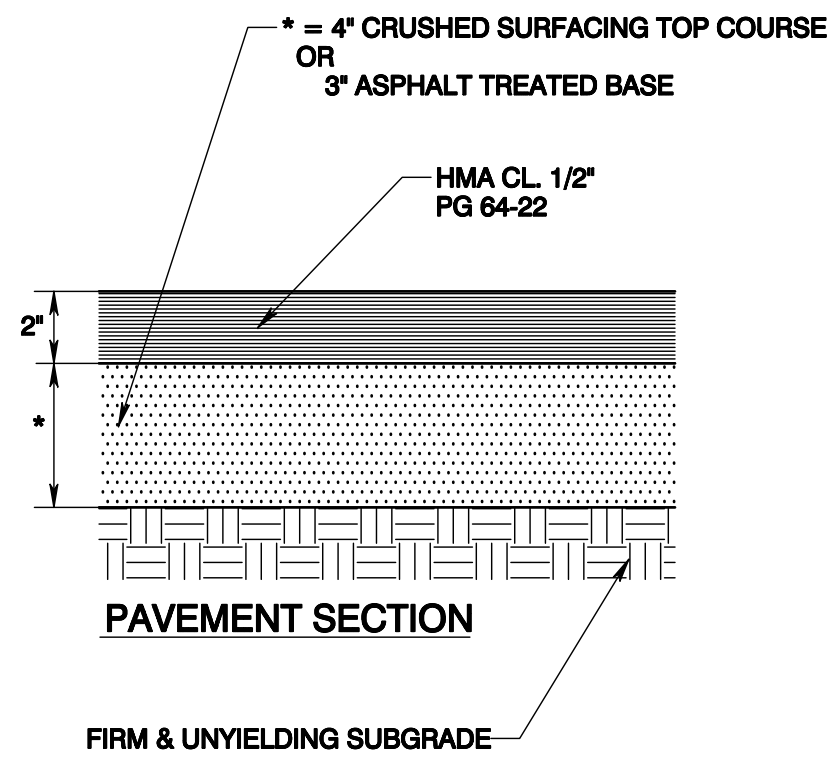
JOB NO. 3227
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Paul Green
APPROVED BY: Paul Green

REVISION	DATE
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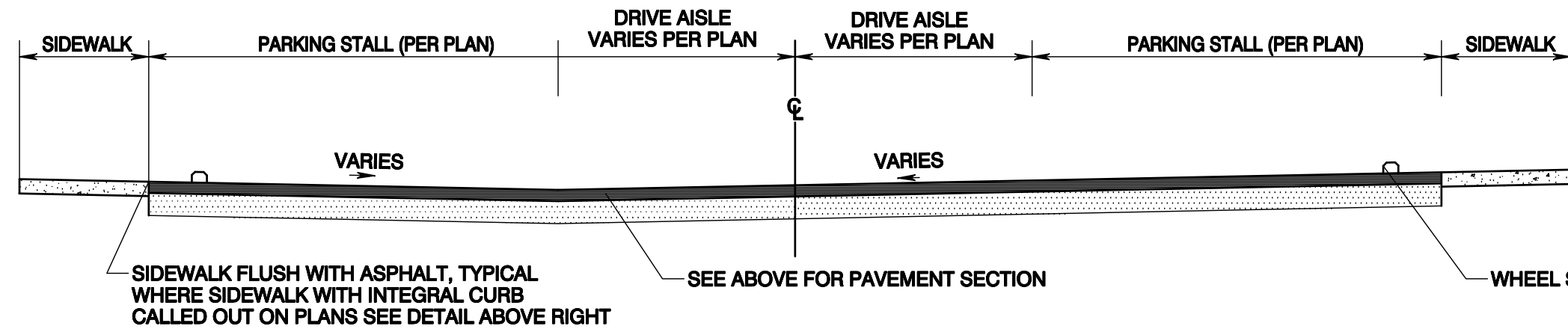
Bradley Heights

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

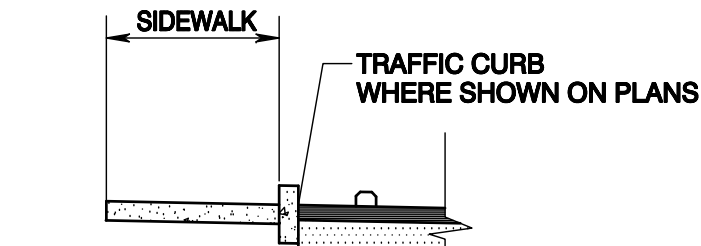


- NOTES:
1. CONCRETE SHALL BE CLASS 3000 OR COMMERCIAL WITH AIR-ENTRAINMENT.
 2. CONCRETE TO BE ANCHORED WITH ADHESIVE MEETING REQUIREMENTS OF SECTION 9-20 OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR TYPE II EPOXY RESIN.
 3. CONTROL JOINTS SHALL BE PLACED NOT TO EXCEED 10' CLS.

EXTRUDED CURB DETAIL

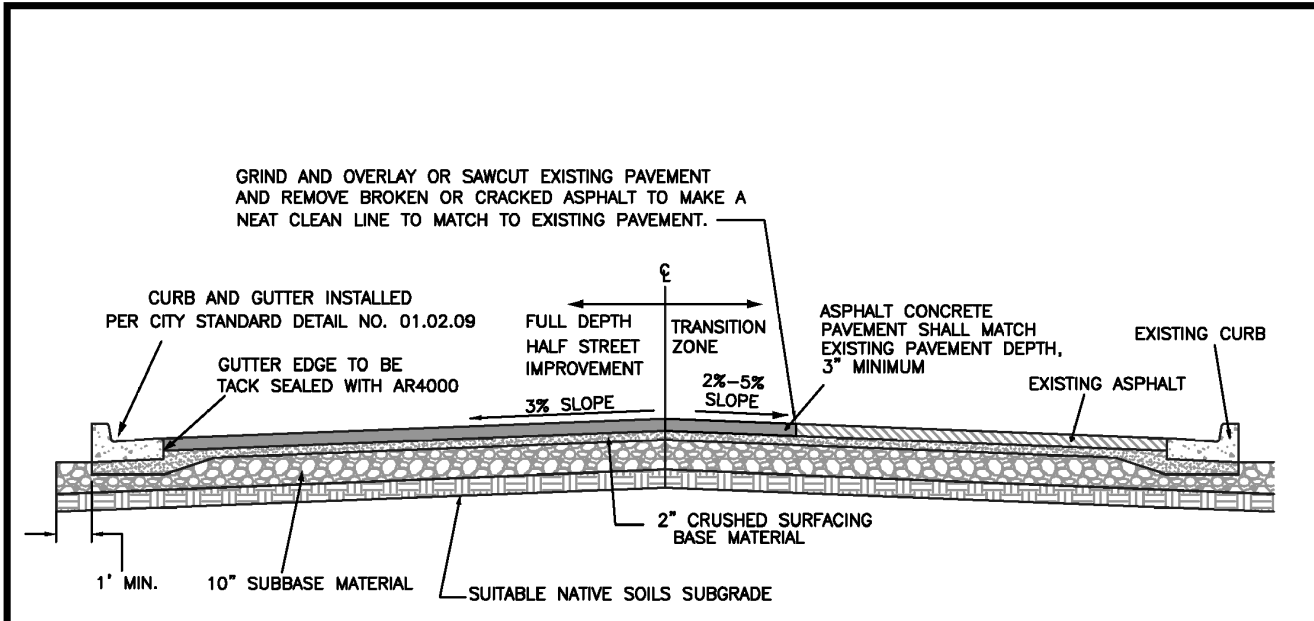


CEMENT CONCRETE TRAFFIC CURB DETAIL



LAYOUT W/TRAFFIC CURB

LANDSCAPE ISLAND LAYOUT

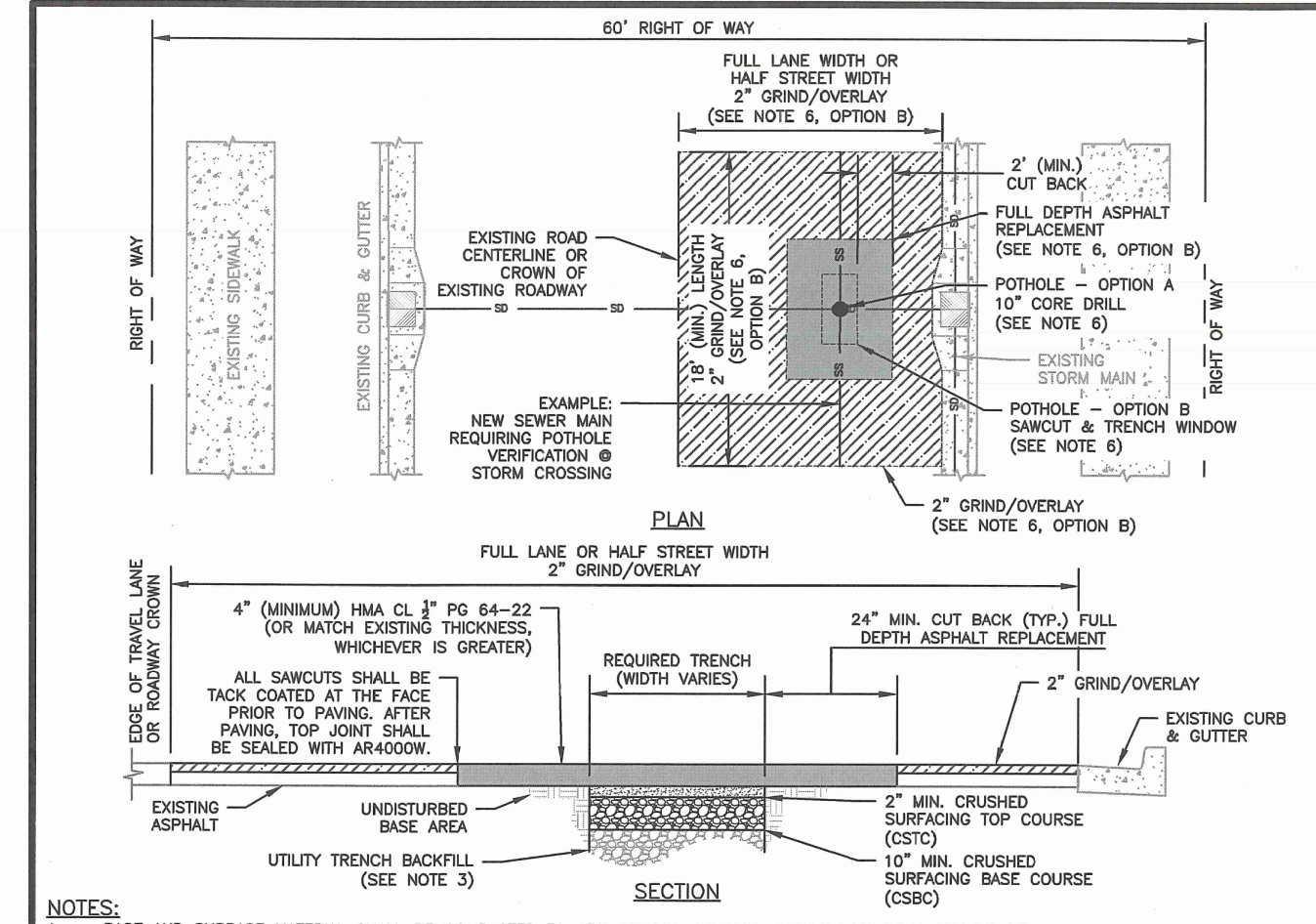


- NOTES:
1. ALL DEPTHS ARE MINIMUM COMPACTED DEPTHS.
 2. SUBGRADE PREPARATION SHALL MEET THE REQUIREMENTS OF WSDOT STANDARD SPEC. 2-06.3(1). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE COMPACTION REQUIREMENTS AND CONTROL ALL WORK. THE CITY OF PUYALLUP RESERVES THE RIGHT TO REQUIRE TESTS AT THE CONTRACTOR'S EXPENSE.
 3. SUBBASE MATERIAL SHALL BE GRAVEL BORROW MEETING THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.14(1) OR CRUSHED BALLAST MEETING THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.9(1). CRUSHED SURFACING SHALL MEET THE GRADATION REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.9(3). THE SUBBASE AND BASE MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 4-04.
 4. SOIL STABILIZATION FABRIC MAY BE REQUIRED BY THE DEVELOPMENT REVIEW ENGINEER TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE MATERIAL. WHEN REQUIRED, THE CONTRACTOR SHALL PLACE A GEOTEXTILE FABRIC OVER THE PREPARED SUBGRADE WITH A TWO FOOT MINIMUM OVERLAP. THE FABRIC SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 5. ASPHALT CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC 5-04. DESIGN ENGINEER SHALL SUBMIT A STATE APPROVED HMA MIX FOR APPROVAL.
 6. TEMPERATURE SHALL NOT EXCEED 325°F AT DISCHARGE OF THE PLANT NOR BE LESS THAN 185°F LEAVING THE SPREADER BOX.
 7. THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT SHALL MEET WSDOT STANDARD SPEC. 5-04.3(0) TO A MINIMUM AVERAGE COMPACTED DRY DENSITY OF 91 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY WSDOT TEST METHOD SPECIFIED IN STANDARD SPEC. 5-04.3(10)B. PERIODIC COMPLIANCE TESTS SHALL BE MADE BY A CERTIFIED TESTING AGENCY AT THE EXPENSE OF THE CONTRACTOR.
 8. THE FACE OF THE GUTTER LIP AND EDGES OF EXISTING ASPHALT MEET LINES SHALL BE TACK COATED PRIOR TO PAVEMENT PLACEMENT. WHEN SUCCESSIVE LIFTS OF ASPHALT ARE REQUIRED, A TACK COAT SHALL BE DISTRIBUTED UNIFORMLY OVER THE PREVIOUS LIFT AT A RATE OF 0.06-0.08 GALLONS PER SQUARE YARD AT A TEMPERATURE OF 100°F AND SHALL BE ALLOWED TO SET TO A TACKY STATE PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
 9. ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEET LINES SHALL BE CLEANED AND TACK COATED.
 10. ANY CHANGES TO THE STANDARD PAVEMENT SECTION SHALL REQUIRE APPROVAL BY THE DEVELOPMENT REVIEW ENGINEER. A STRUCTURAL PAVEMENT CROSS SECTION DESIGN WITH CALCULATIONS SHALL BE REQUIRED.
 11. ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.
 12. ASPHALT SHALL BE HMA CL 1/2 PG 64-22



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and
PUBLIC WORKS DEPARTMENTS

HALF STREET IMPROVEMENT
DESIGNED BY: JIM BRENNEN, CIVIL ENGINEER
CHECKED BY: LINDA LIAN, CIVIL ENGINEER
APPROVED BY: COLLIER HARRIS, CIVIL ENGINEER
DATE APPROVED: 01/01/20
SCALE: AS SHOWN
CITY STANDARD: 01.01.19

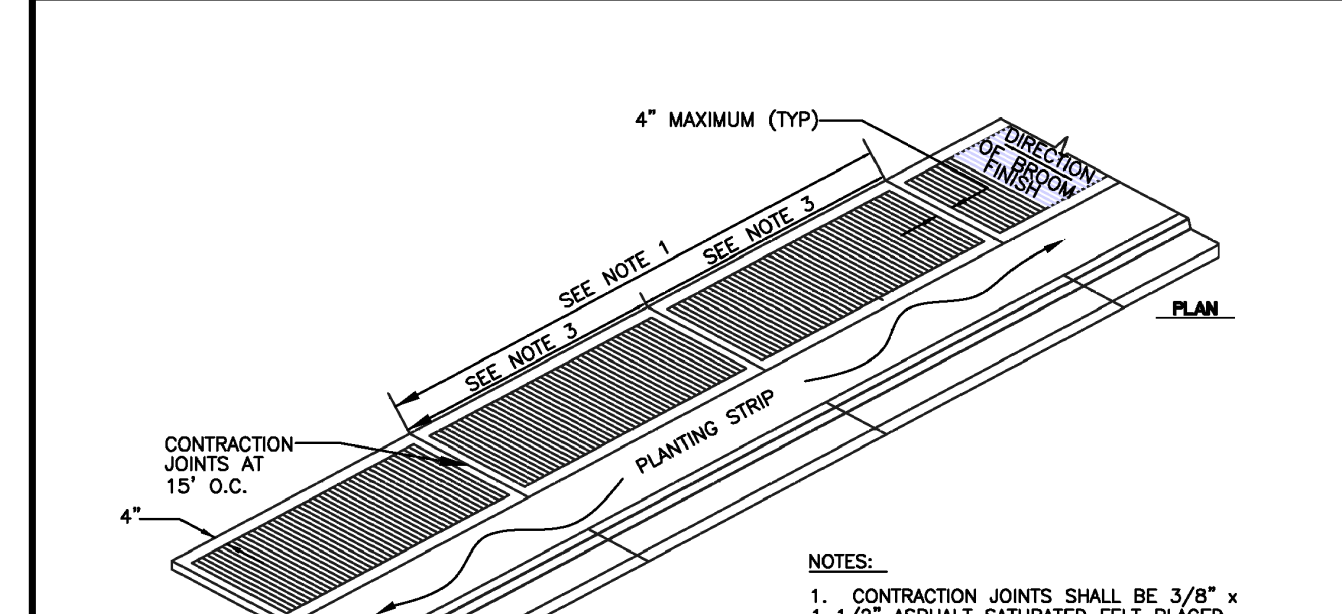


- NOTES:
1. BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
 2. ALL DEPTHS INDICATED ARE A MINIMUM COMPACTED DEPTH.
 3. INITIAL BACKFILLING SHALL BE PERFORMED ONLY AFTER INSPECTION AND APPROVAL OF THE INSTALLED PIPE OR STRUCTURE. THE TRENCH BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL NO. 06.01.01.
 4. ALL BACKFILL FOR PIPE TRENCHES SHALL BE MECHANICALLY COMPACTED BY A POWER-OPERATED MECHANICAL TAMPERS AS SPECIFIED IN WSDOT STANDARD SPEC. 2-03.3 (14)c, COMPACTING EARTH EMBANKMENTS, METHOD C OF THE WSDOT STANDARD SPECIFICATIONS.
 5. IF PAVING SURFACES ADJACENT TO THE TRENCH OPENING MAY BE DAMAGED WHERE TRENCHES ARE MADE PARALLEL TO THE STREET, OR WHERE A NUMBER OF CROSS TRENCHES ARE LAID IN CLOSE PROXIMITY TO ONE ANOTHER OR WHERE THE EQUIPMENT USED MAY CAUSE SUCH DAMAGE, THE CITY ENGINEER MAY REQUIRE A REQUESTED CONTRIBUTION FROM THE PERMITTEE FOR RESURFACING IN LIEU OF PATCHING.
 6. PATCHING FOR UTILITIES:
OPTION A - UP TO A 10" DIAMETER CORE DRILL IS ALLOWED. CORE HOLES MADE DURING UTILITY PATCHES SHALL BE BACKFILLED WITH CDF TO WITHIN 4" OF FINISHED GRADE. 4" OF HMA SHALL THEN BE PLACED AND COMPACTED, FLUSH WITH EXISTING GRADE.
OPTION B - FOR POT HOLE REPAIRS LARGER THAN 10" IN DIAMETER OR TRENCHES COMPLETED IN EXISTING ROADWAY, THE CONTRACTOR SHALL MEET CITY STANDARD 06.01.01 FOR PATCHING AND BACKFILL REQUIREMENTS. PAVEMENT RESTORATION SHALL BE ACCOMPLISHED BY INSTALLING THE TRENCH PATCH, AS SHOWN HEREIN, AND THEN GRINDING/OVERLAYING TO A MINIMUM DEPTH OF 2" THE LIMITS OF THE REQUIRED GRIND/OVERLAY SHALL BE TO THE NEAREST LANE LINE, OR HALF STREET, AND SHALL BE A MINIMUM OF 18 FEET LONG (LONGITUDINALLY ALONG ROADWAY) CENTERED AT LOCATION OF PATCH. NOTE: IF EXISTING ASPHALT THICKNESS IS LESS THAN 3", FULL DEPTH PAVEMENT REPLACEMENT, IN LIEU OF GRIND/OVERLAY, TO MEET A MINIMUM ASPHALT THICKNESS OF 4" WILL BE REQUIRED.
 7. WHERE LOCATION OF TRENCH OR POT HOLE WINDOW INTERSECTS ROAD CENTERLINE, A MINIMUM GRIND AND OVERLAY OF ONE FULL LANE WIDTH (12') IS REQUIRED CENTERED ON ROADWAY. NO LONGITUDINAL JOINTS WILL BE ALLOWED IN THE WHEEL PATH.
 8. ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.



CITY OF PUYALLUP
OFFICE
OF THE CITY ENGINEER

STREET PATCH
DESIGNED BY: JIM BRENNEN, CIVIL ENGINEER
CHECKED BY: LINDA LIAN, CIVIL ENGINEER
APPROVED BY: COLLIER HARRIS, CIVIL ENGINEER
DATE APPROVED: 01/01/20
SCALE: AS SHOWN
CITY STANDARD: 01.01.20



NOTES:

1. CONTRACTION JOINTS SHALL BE 3/8" x 1/2" ASPHALT SATURATED FELT PLACED AT 15' O.C.
2. THRU JOINTS SHALL BE 3/8" x 4" ASPHALT SATURATED FELT PLACED AT DRIVEWAYS, ALLEY RETURNS AND WHEELCHAIR RAMPS AND RAILS.
3. V-GROOVEMARKS SHALL BE 1/8" DEEP AND 1/4" WIDE PLACED AT 5' O.C. FOR 5' SIDEWALKS AND 7.5' O.C. FOR 8' SIDEWALKS.
4. ALL JOINTS SHALL BE CLEAN AND EGGED TO A 1/4" RADIUS. JOINTS SHALL BE FLUSH WITH THE FINISHED SURFACE.
5. ALL UTILITY POLES AND STREET SIGN POSTS IN SIDEWALK AREA NOT REQUIRED TO BE RELOCATED SHALL HAVE A SQUARE SECTION OF CONCRETE SURROUNDED BY 3/8" EXPANSION JOINT MATERIAL AROUND THE POLE. THE JOINT SHALL BE NO CLOSER THAN 6" TO ANY SIDE OF THE POLE SIDE OF THE POLE.
6. FORMS SHALL BE EITHER WOOD OR STEEL AND SHALL MEET ALL REQUIREMENTS OF THESE SPECIFICATIONS.
7. CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, ASHTO GRADING 487 COARSE AGGREGATE, NO FLY ASH.
8. SIDEWALK MINIMUM UNDISTURBED CLEAR WIDTH SHALL BE 4', EXCLUSIVE OF THE WIDTH OF THE CURB.
9. GRADINGS, ACCESS COVERS, JUNCTION BOXES, CABLE VAULTS, PULL BOXES AND OTHER APPURTENANCES WITHIN THE SIDEWALK (RIGHT OF WAY) MUST HAVE SLIP RESISTANT SURFACES AND MATCH THE GRADE OF THE SIDEWALK.
10. CURB RAMPS SHALL BE CONSTRUCTED AT INTERSECTIONS USING A DESIGN PREPARED BY A LICENSED PROFESSIONAL ENGINEER. WHEN A RAMP DESIGN FAILS TO MEET ALL APPLICABLE DESIGN STANDARDS, THE ENGINEER SHALL DOCUMENT WHY THE PROPOSED RAMP ACHIEVES DESIGN STANDARDS TO THE MAXIMUM EXTENT FEASIBLE.

MINIMUM SIDEWALK WIDTHS:

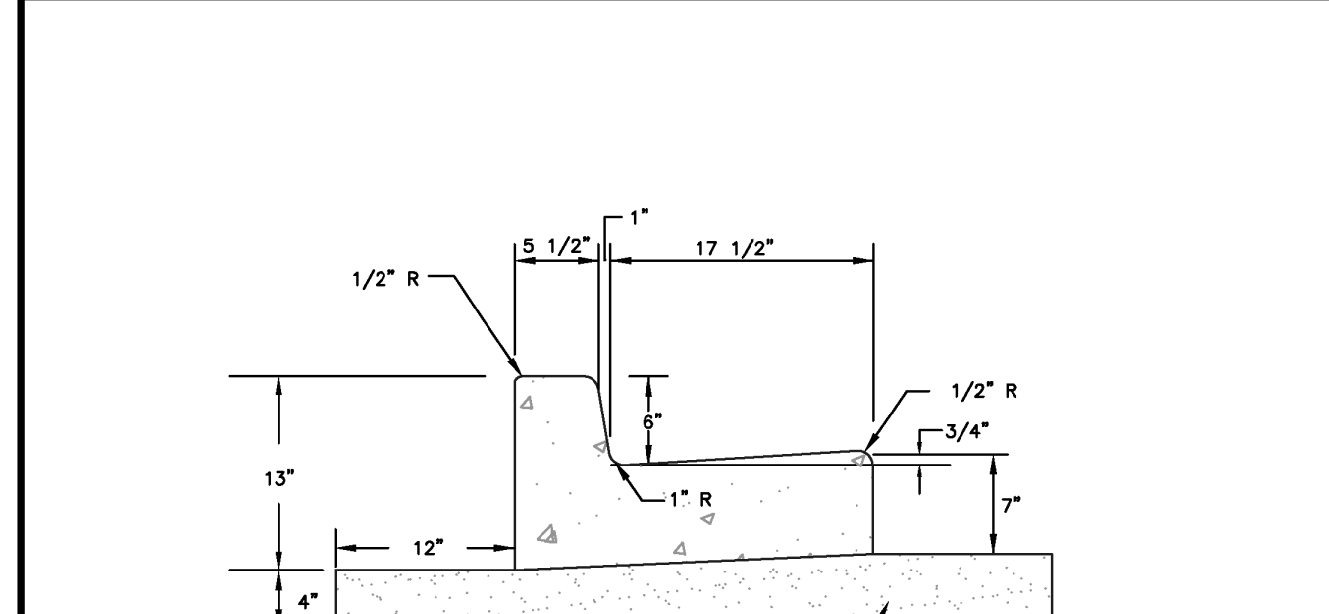
- 5'(RS ZONES) SINGLE FAMILY RESIDENTIAL AREAS (DETACHED DWELLINGS)
- 8'(RS ZONES) COMMERCIAL USES, WHEN REQUIRED BY DEVELOPMENT SERVICES MANAGER
- 8'(RM ZONES) MEDIUM AND HIGH DENSITY MULTI-FAMILY RESIDENTIAL AREAS
- 8'(ML ZONES) INDUSTRIAL AREAS
- 8'(CG, CSD ZONES) COMMERCIAL AREAS
- 8'(PF ZONES) PUBLIC FACILITIES AREAS
- 8'(F ZONES) FAIR AREAS
- * MATCH GREATEST WIDTH FOR ANY ADJACENT ZONE

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PUYALLUP AND THE Pierce County Department of Public Works.



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and
PUBLIC WORKS DEPARTMENTS

SIDEWALK WITH PLANTING STRIP
DESIGNED BY: JIM BRENNEN, CIVIL ENGINEER
CHECKED BY: LINDA LIAN, CIVIL ENGINEER
APPROVED BY: COLLIER HARRIS, CIVIL ENGINEER
DATE APPROVED: 01/01/20
SCALE: AS SHOWN
CITY STANDARD: 01.02.02



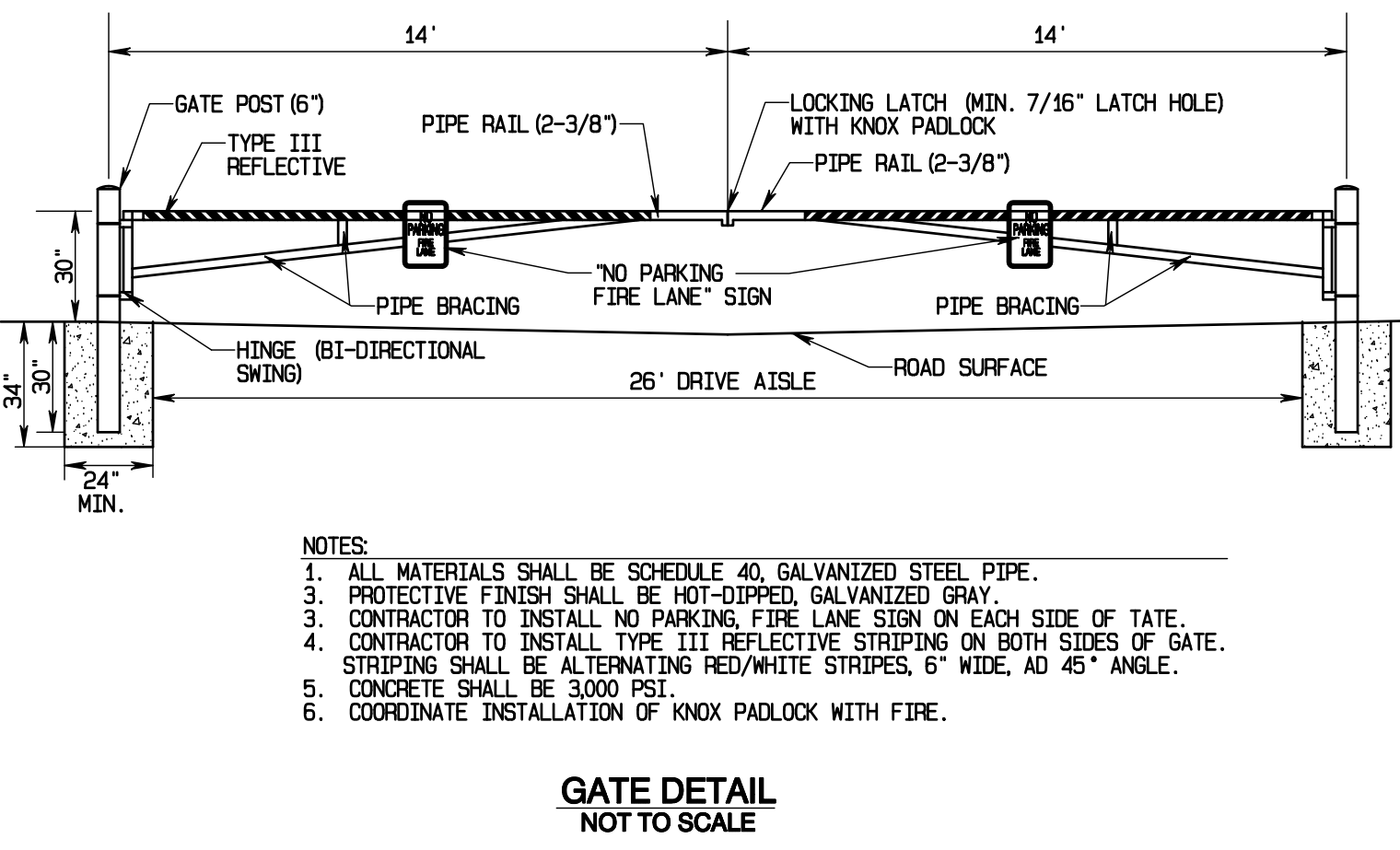
NOTES:

1. CONTRACTION JOINTS SHALL BE 3/8" x 2 1/4" ASPHALT SATURATED FELT PLACED IN ALL EXPOSED SURFACES OF CURB AND GUTTER AND SPACED AT 15' MAX. 10' MIN. O.C.
2. THRU JOINTS SHALL BE 3/8" ASPHALT SATURATED FELT PLACED AT POINTS OF TRANSITION ON CURVES, AT CATCH BASINS, AND AT EDGES OF ALLEY AND DRIVEWAYS. THE MAXIMUM DISTANCE BETWEEN THRU JOINTS SHALL BE 100'.
3. CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, ASHTO GRADING 487 COARSE AGGREGATE, NO FLY ASH.
4. FORMS SHALL BE STEEL UNLESS PRIOR APPROVAL IS GIVEN BY THE CITY ENGINEER. FORMS SHALL BE SET TRUE TO LINE AND GRADE AND SECURELY STAKED PRIOR TO CONCRETE PLACEMENT. FULL DEPTH DIVISION PLATES ARE ONLY TO BE USED WHERE THRU JOINTS ARE TO BE PLACED.
5. THE 1" RADIUS ON THE UPPER FACE OF THE CURB MAY BE FORMED BY AN EDGER TOOL OR BUILT INTO THE FACE FORM. THE 1" RADIUS AT THE BOTTOM FACE OF THE CURB SHALL BE FORMED BY THE FACE FORM.



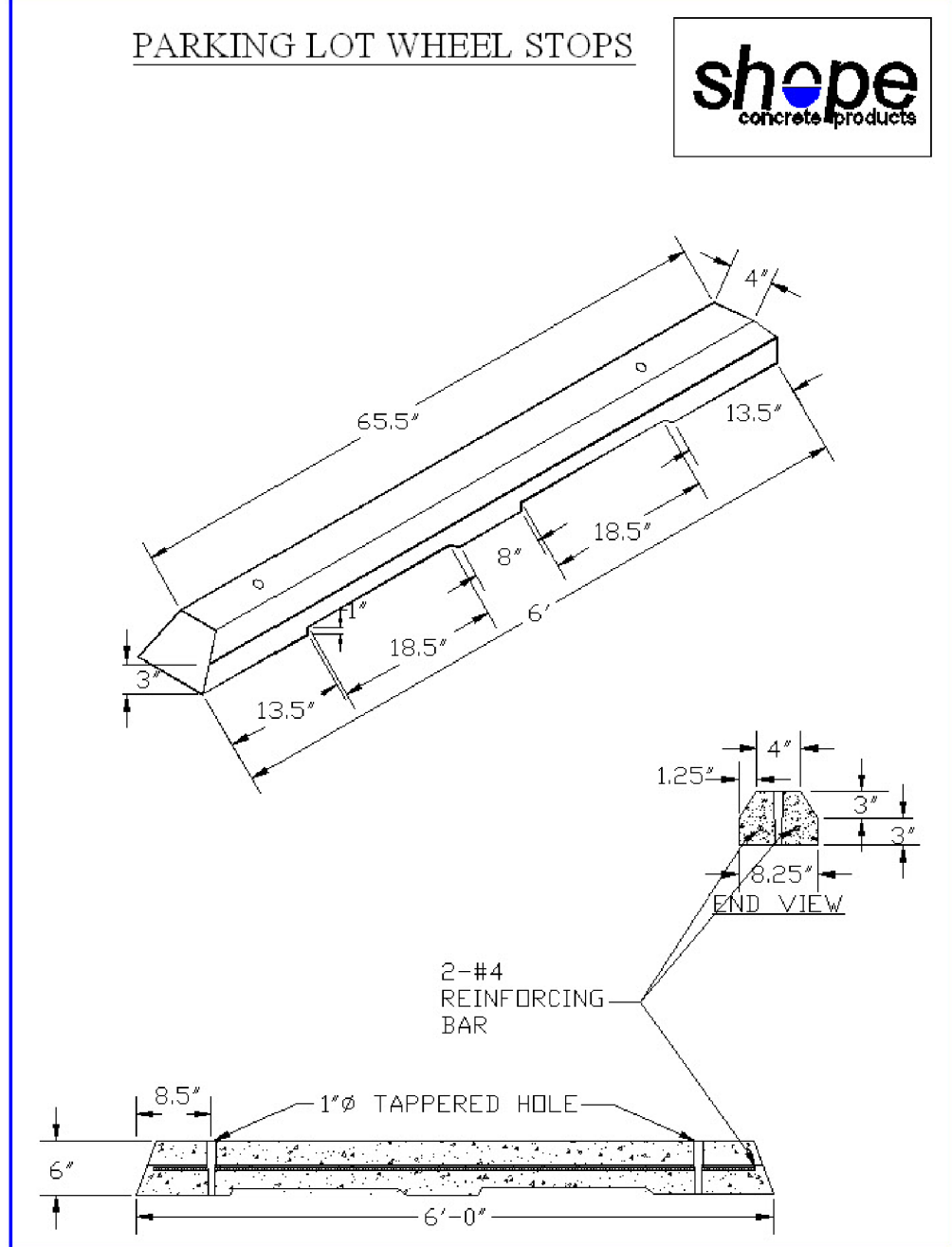
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and
PUBLIC WORKS DEPARTMENTS

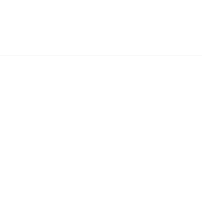
CURB AND GUTTER
DESIGNED BY: JIM BRENNEN, CIVIL ENGINEER
CHECKED BY: LINDA LIAN, CIVIL ENGINEER
APPROVED BY: COLLIER HARRIS, CIVIL ENGINEER
DATE APPROVED: 01/01/20
SCALE: AS SHOWN
CITY STANDARD: 01.02.09



- NOTES:
1. ALL MATERIALS SHALL BE SCHEDULE 40, GALVANIZED STEEL PIPE.
 2. PROTECTIVE FINISH SHALL BE HOT-DIPPED, GALVANIZED GRAY.
 3. CONTRACTOR TO INSTALL NO PARKING, FIRE LANE SIGN ON EACH SIDE OF TATE.
 4. CONTRACTOR TO INSTALL TYPE III REFLECTIVE STRIPING ON BOTH SIDES OF GATE. STRIPING SHALL BE ALTERNATING RED/WHITE STRIPES, 6" WIDE, AT 45° ANGLE.
 5. CONCRETE SHALL BE 3000 PSI.
 6. COORDINATE INSTALLATION OF KNOX PADLOCK WITH FIRE.

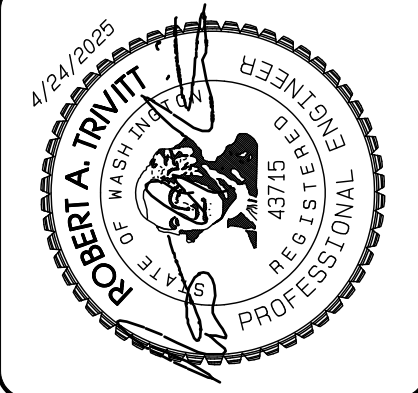
GATE DETAIL
NOT TO SCALE





CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and
PUBLIC WORKS DEPARTMENTS

PARKING LOT WHEEL STOPS
DESIGNED BY: JIM BRENNEN, CIVIL ENGINEER
CHECKED BY: LINDA LIAN, CIVIL ENGINEER
APPROVED BY: COLLIER HARRIS, CIVIL ENGINEER
DATE APPROVED: 01/01/20
SCALE: AS SHOWN
CITY STANDARD: 01.02.02



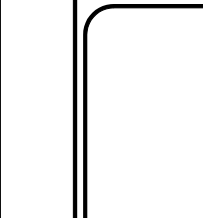
REVISION	DATE	BY	FOR
1	11/26/24	REVISED PER CITY REVIEW AND MAIL A REVISION.	
2	3/4/25	REVISED PER CITY REVIEW.	
3	4/21/25	REVISED PER CITY & RUSH REVIEW.	
4	7/1/25	REVISED PER CITY & RUSH REVIEW.	
5	7/1/25	REVISED PER CITY & RUSH REVIEW.	
6	7/1/25	REVISED PER CITY & RUSH REVIEW.	
7	7/1/25	REVISED PER CITY & RUSH REVIEW.	
8	7/1/25	REVISED PER CITY & RUSH REVIEW.	
9	7/1/25	REVISED PER CITY & RUSH REVIEW.	
10	7/1/25	REVISED PER CITY & RUSH REVIEW.	

DATE: May 14, 2024	DESIGNED BY: JIM BRENNEN	CHECKED BY: LINDA LIAN	APPROVED BY: COLLIER HARRIS
DRAWN BY: JIM BRENNEN	CITY STANDARD: 01.01.20	SCALE: AS SHOWN	APPROVED BY: PAUL GREEN



AZURE GREEN
CONSULTANTS

BRADLEY HEIGHTS
409 East Pioneer, Suite A - Puyallup, WA 98372
Phone: 253.770.3144 Fax: 253.770.3142

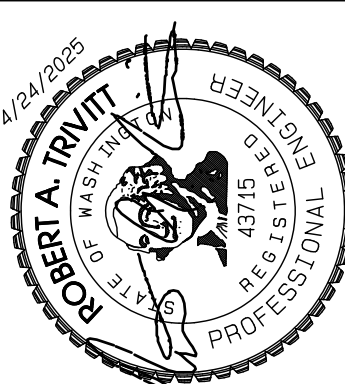
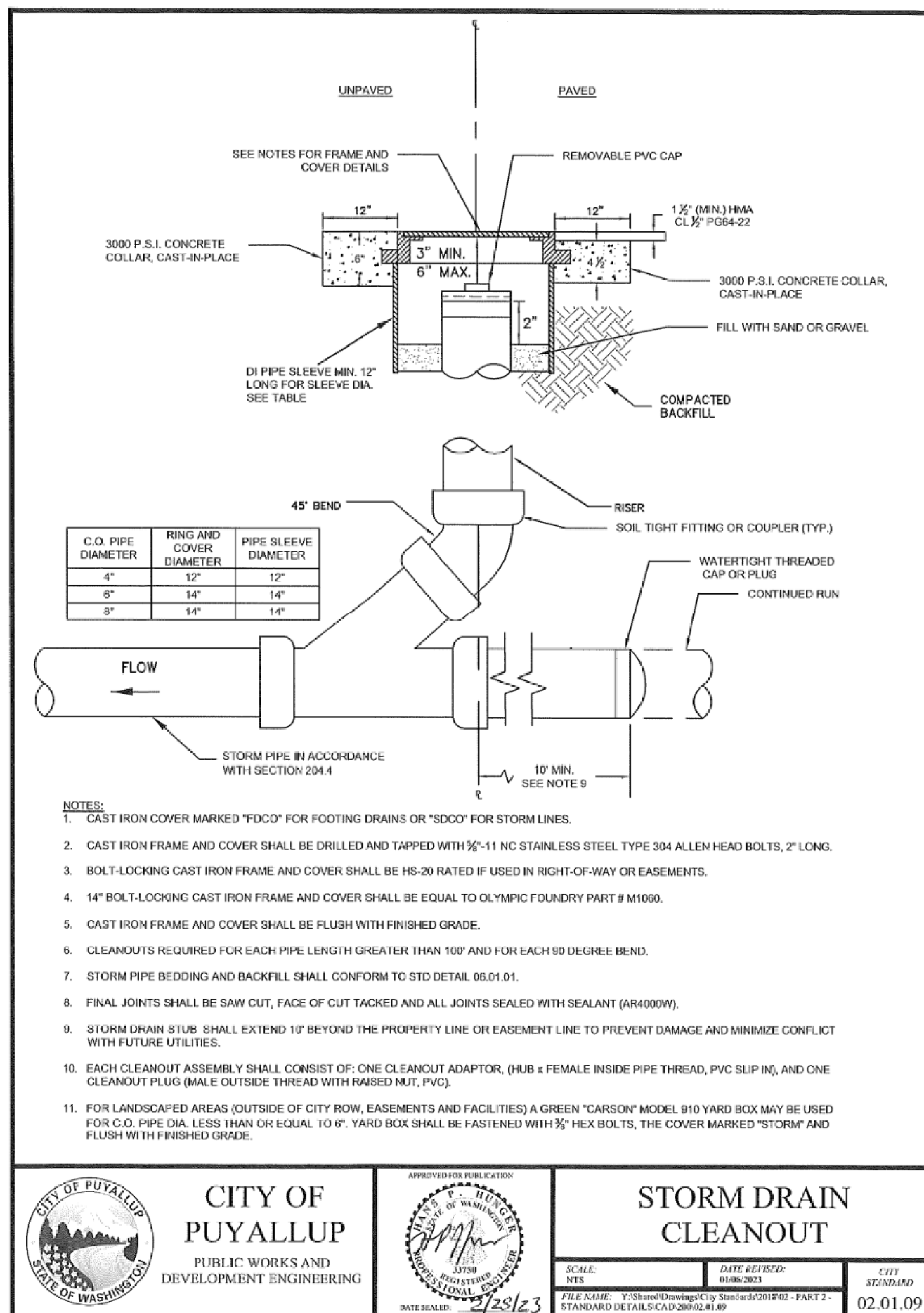
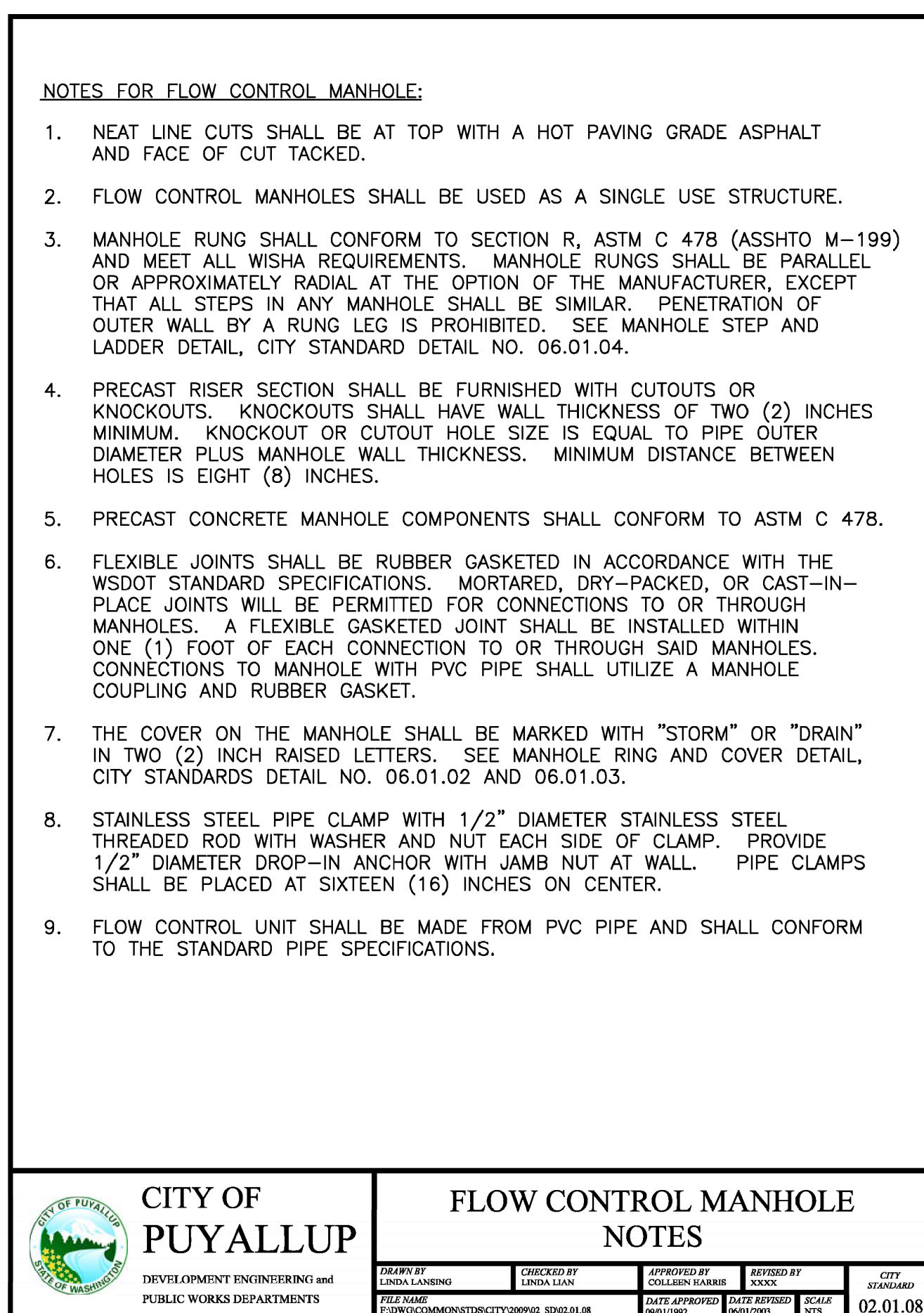
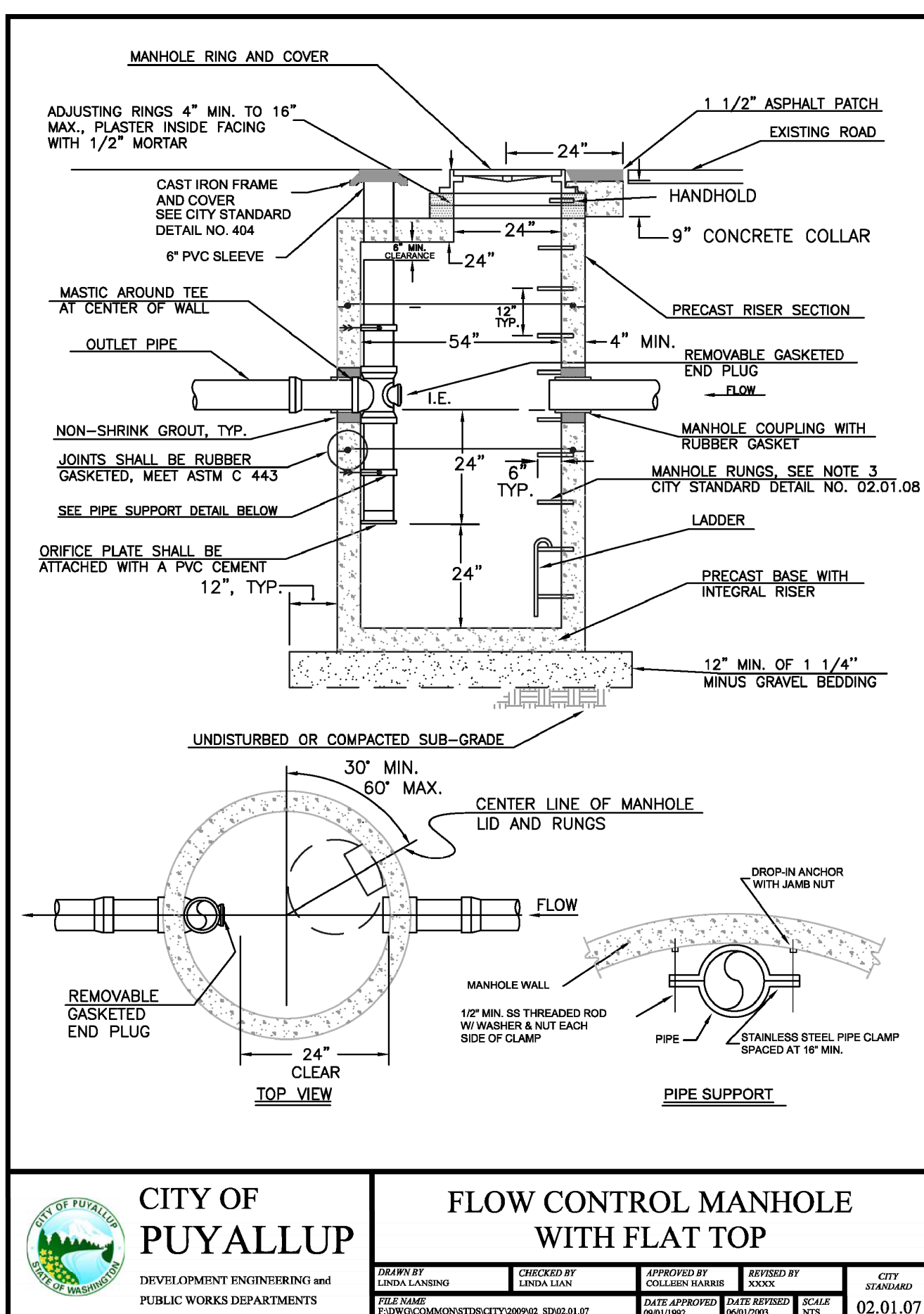
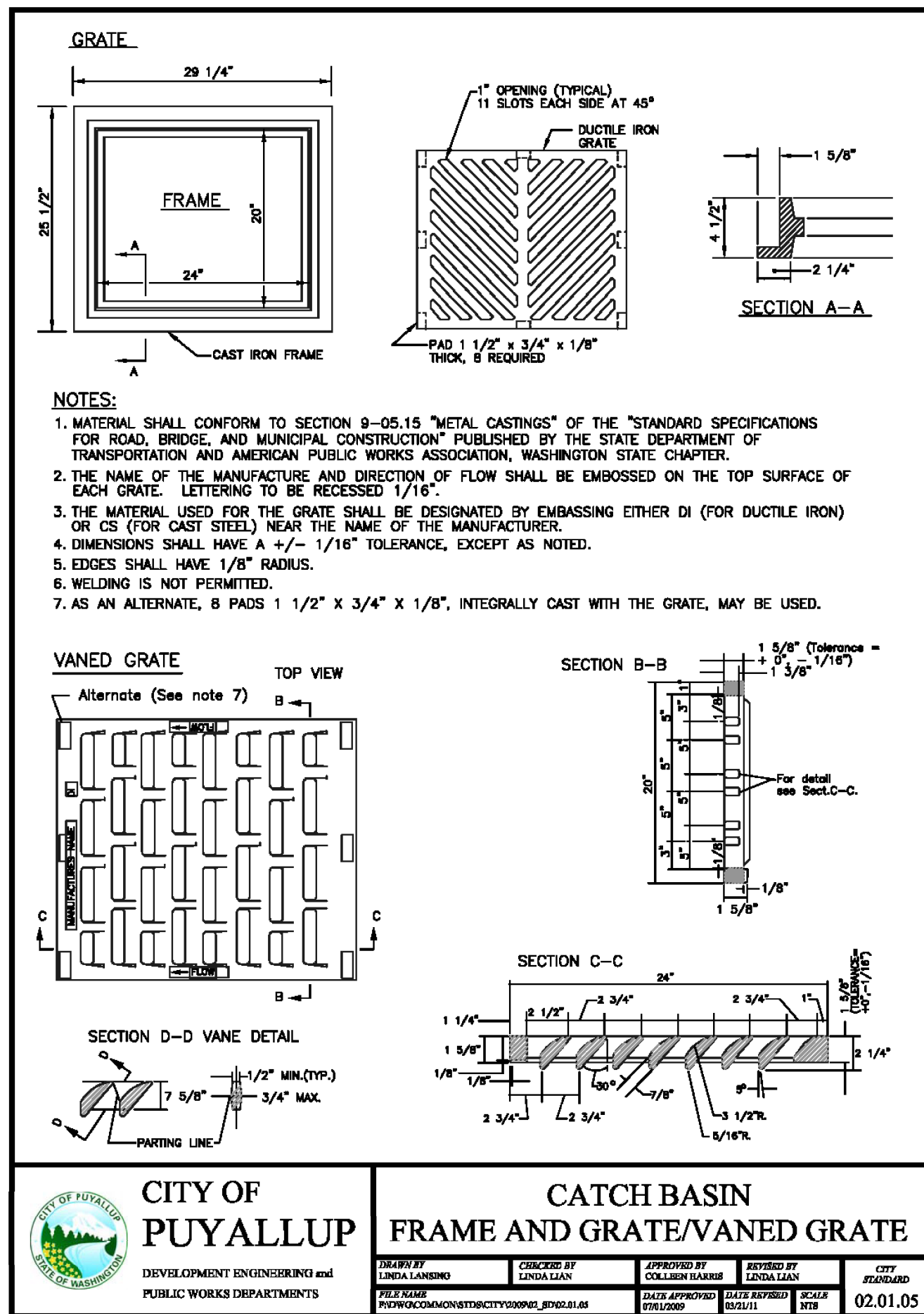
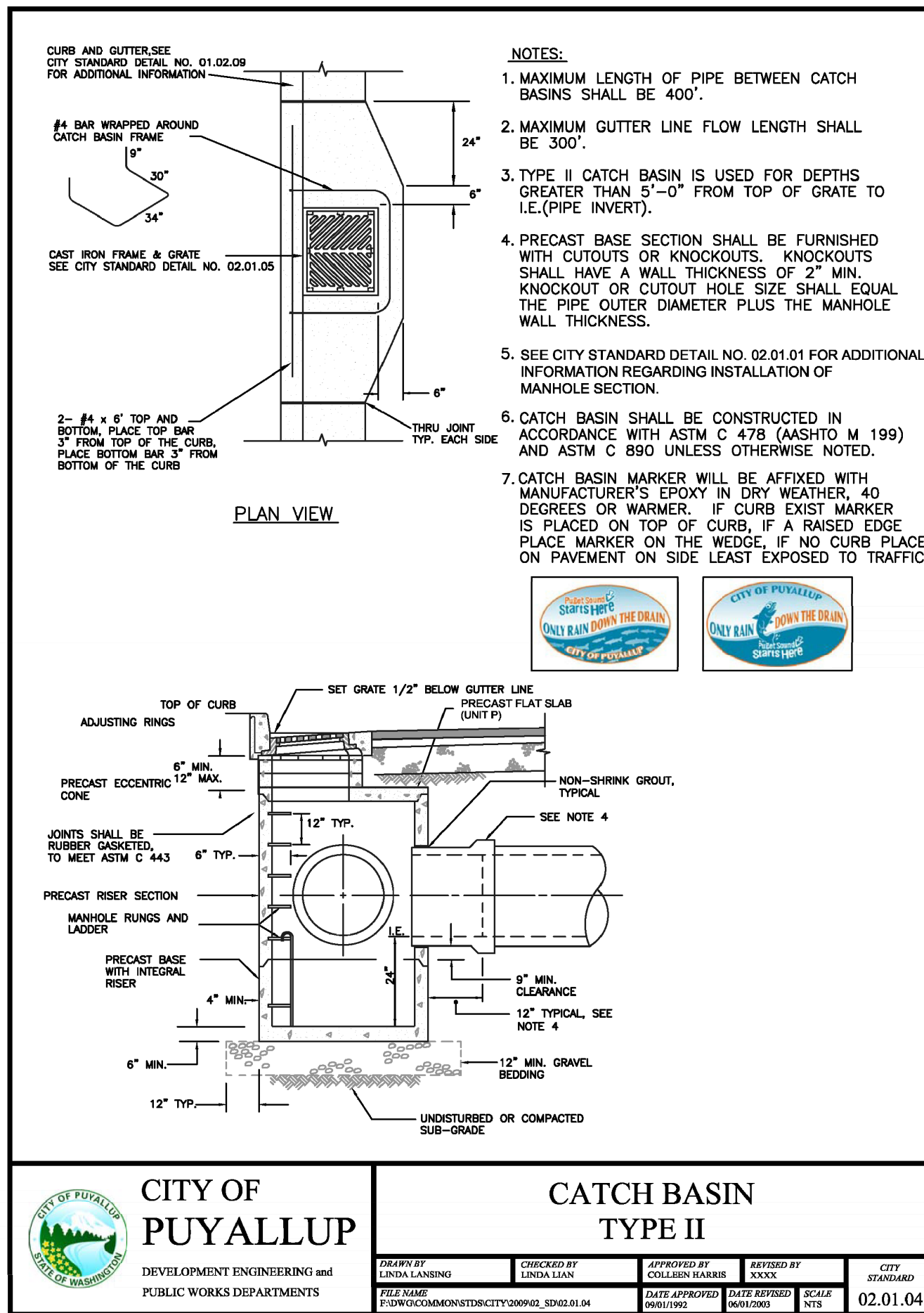
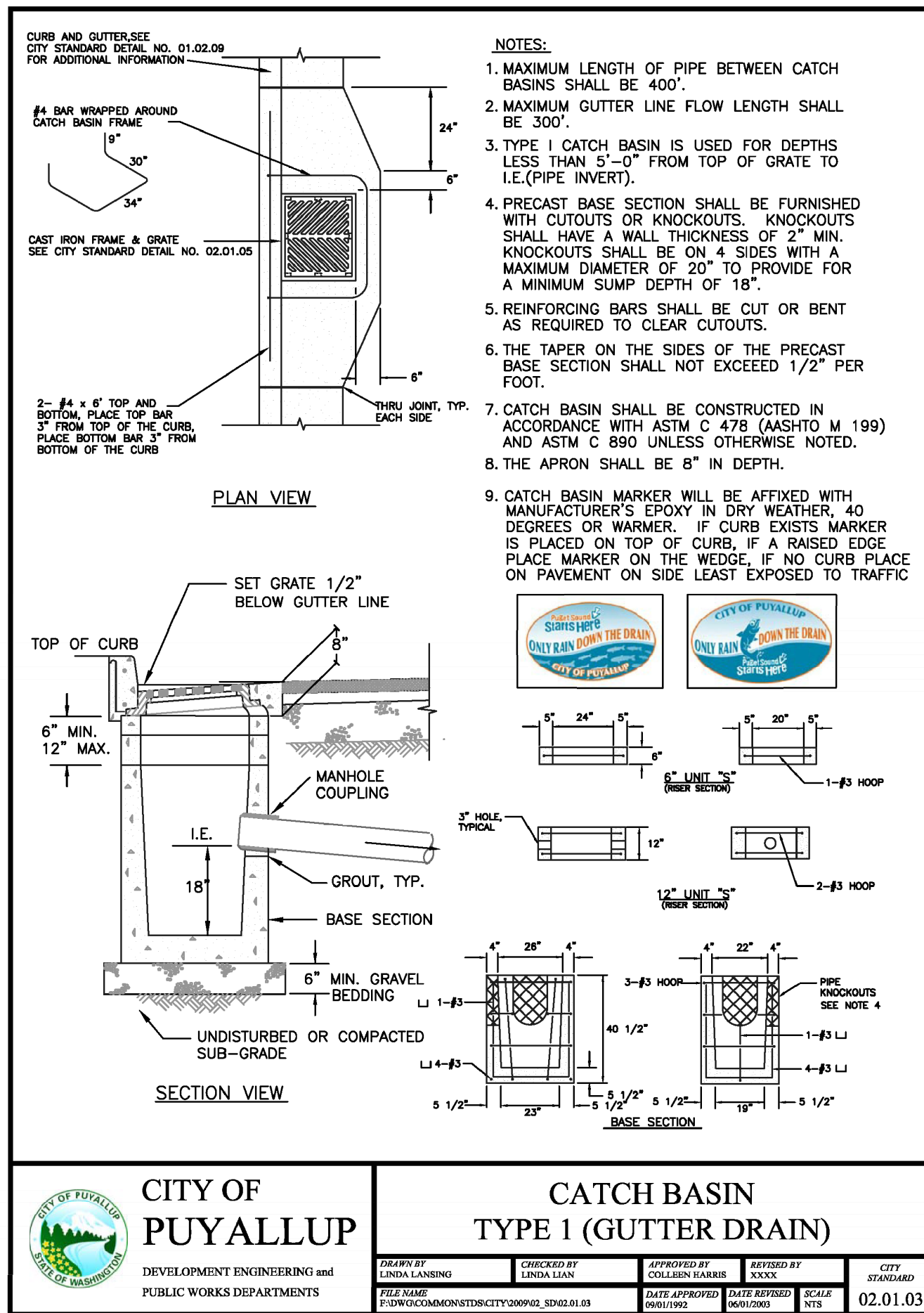
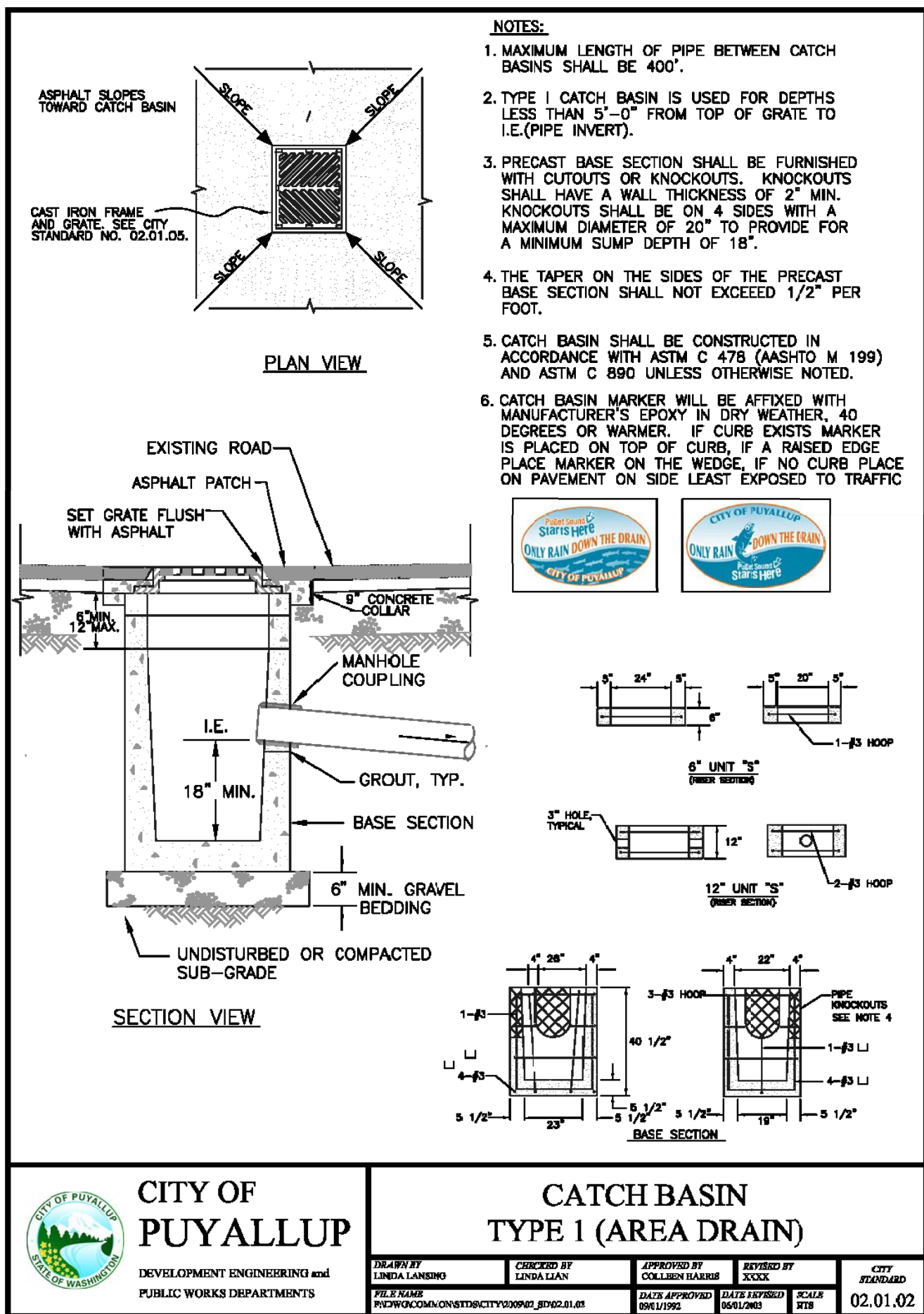


Timberlane Partners
1816 11th Ave Unit C
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BRADLEY HEIGHTS
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Phone: 253.770.3144 Fax: 253.770.3142

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	Revised per City Review
2	3/4/25	Paul Green	Revised per City Review
3	4/21/25	Paul Green	Revised per City Review
4	7/1/25	Paul Green	Revised per City Review
5	7/1/25	Paul Green	Revised per City Review
6	7/1/25	Paul Green	Revised per City Review
7	7/1/25	Paul Green	Revised per City Review
8	7/1/25	Paul Green	Revised per City Review
9	7/1/25	Paul Green	Revised per City Review
10	7/1/25	Paul Green	Revised per City Review

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

Bradley Heights

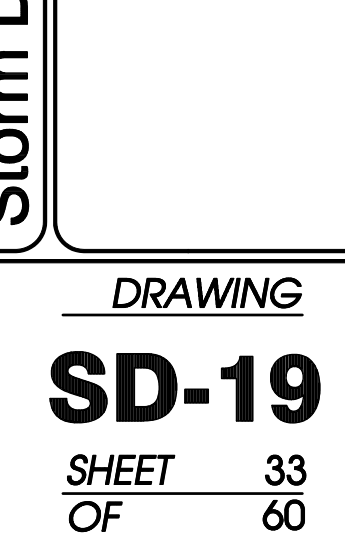
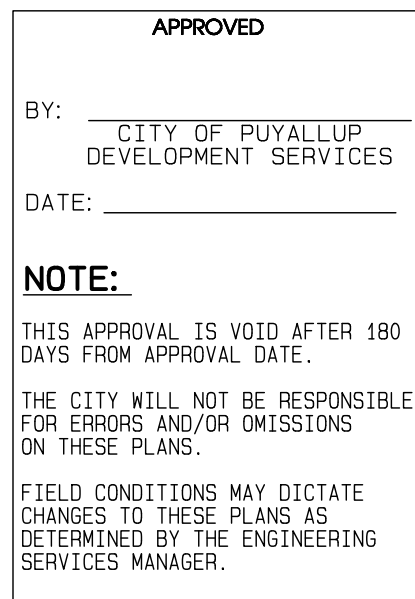
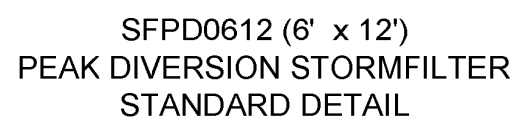
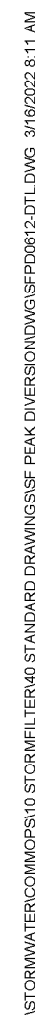
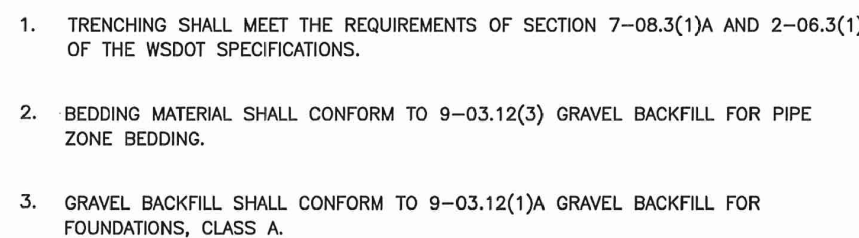
Timberlane Partners
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Seattle, WA 98122
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DRAWING

SD-18

SHEET 32 OF 60

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

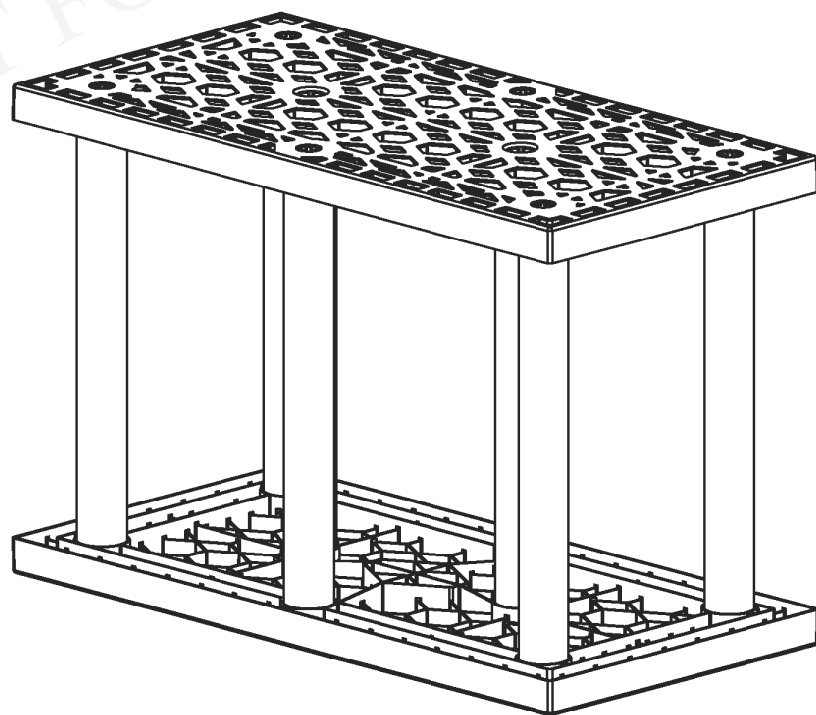




BRENTWOOD STORMTANK MODULE LAYOUT DRAWINGS

BRADLEY HEIGHTS APARTMENTS

Puyallup, WA



Pages:

Cover Page	01 OF 07
Module Layout	02 OF 07
TYP. Construction Details	03 OF 07
TYP. Pipe Penetration Details	04 OF 07
TYP. Debris Row Details	05 OF 07
Supplementary Notes	06 OF 07
Supplementary Notes	07 OF 07

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REFER TO STORMTANK
INSTALLATION INSTRUCTIONS



SINGLE STACK MODULE SYSTEM

Total Storage Volume	4,154.88 ft ³
Module Storage Volume	4,154.88 ft ³
Stone Storage Volume	----
System Footprint	2,368 ft ²
Estimated Geotextile Fabric	NuBarrier 677 yd ²
Estimated Liner	1,168 yd ²
Estimated Stone Volume	146.96 yd ³
Minimum Excavation Required	394.67 yd ³
Minimum Excavation Depth	4.50 ft
Stone Type	3/4" Clear Stone
Stone Void Space	40%
Model Type	25 Series ST-24

Bradley Heights Apartments

Puyallup, WA

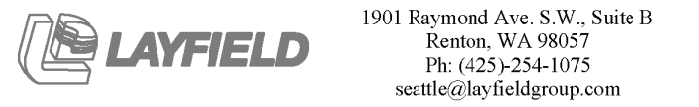
REV	Record of Changes	Date	By
1	Preliminary Drawing	15SEP2023	AK
2	Tank Re-Design	08NOV2024	GM

Project Number: OP2023-7367	Page Name: Cover Page
Drawn by: AK	Checked by: JF
Scale: NTS	Date: 19SEP2023

THIS LAYOUT DRAWING WAS PREPARED TO SUPPORT THE ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO REVIEW THE INFORMATION AND ENSURE THAT THE LAYOUT AND DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS AND THAT THE STORMTANK SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH BRENTWOOD'S REQUIREMENTS. LAYFIELD DOES NOT REVIEW OR APPROVE PLANS, SIZING OR DESIGNS.

Sheet: **01 OF 07**

ANSI B Size Page (Horizontal)



SINGLE STACK MODULE SYSTEM

Total Storage Volume	4,154.88 ft ³
Module Storage Volume	4,154.88 ft ³
Stone Storage Volume	----
System Footprint	2,368 ft ²
Estimated Geotextile Fabric	NuBarrier 677 yd ²
Estimated Liner	1,168 yd ²
Estimated Stone Volume	146.96 yd ³
Minimum Excavation Required	394.67 yd ³
Minimum Excavation Depth	4.50 ft
Stone Type	3/4" Clear Stone
Stone Void Space	40%
Model Type	25 Series ST-24

Bradley Heights Apartments

Puyallup, WA

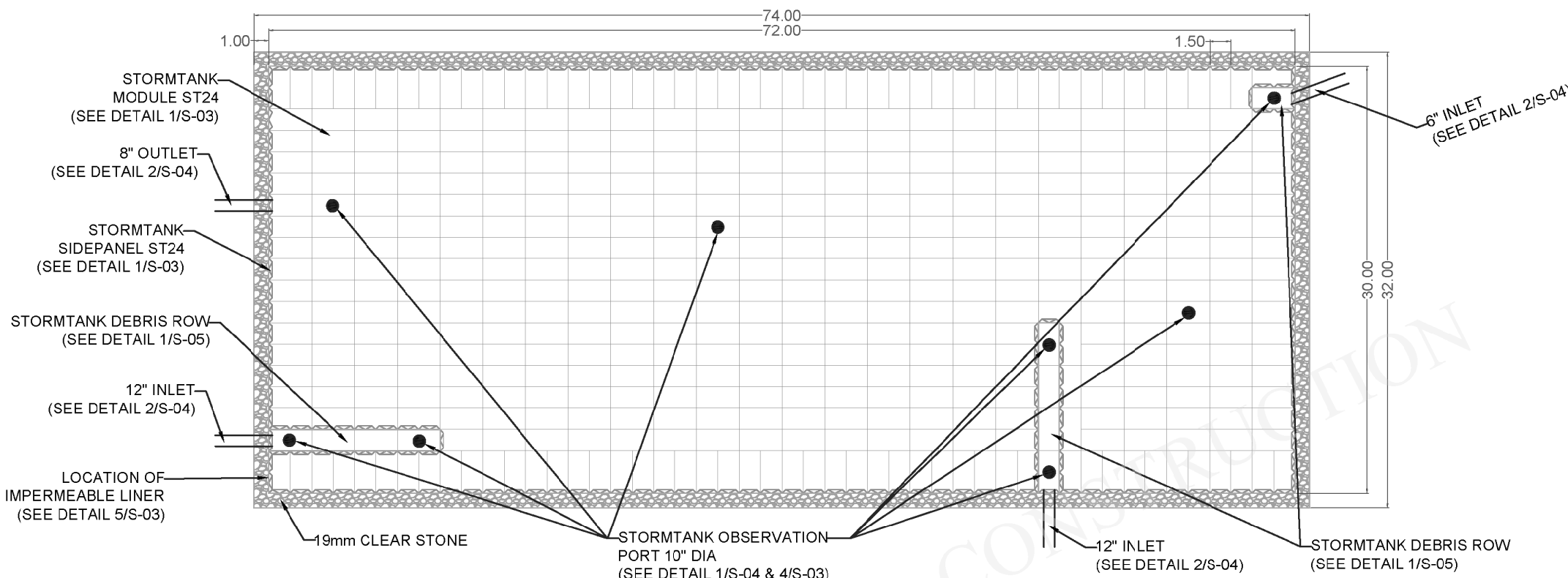
REV	Record of Changes	Date	By
1	Preliminary Drawing	15SEP2023	AK
2	Tank Re-Design	08NOV2024	GM

Project Number: OP2023-7367	Page Name: TYP. Construction Details
Drawn by: AK	Checked by: JF
Scale: NTS	Date: 19SEP2023

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Sheet: **03 OF 07**

ANSI B Size Page (Horizontal)



NOTES

- All dimensions are measured in feet unless noted otherwise.
- Reference Brentwood Industries standard drawings and notes for detailed information.
- Reference current Brentwood Module installation instructions for proper installation practices.
- Engineer of record to confirm conformance to manufacturer's allowable proximity to other structures and slopes.
- All inlet and pipe locations and designs by others.
- The sub-grade and side backfill needs to be compacted to 95%, unless noted otherwise.
- During and after installation, the Brentwood Module area should be clearly marked and roped off to prevent unauthorized construction and equipment trafficking over the modules.
- Top of Ground water is to be maintained 610 mm (2 ft) below the module to prevent buoyancy, unless otherwise noted by engineer.
- The quantities related to stone and geosynthetics are estimated values as the roll size, overlaps, waste, ect. may vary.
- Materials must be stored in a manner to prevent prolonged exposure to UV light.
- Materials shall not be handled in temperatures lower than 4.4 °C to prevent damage.
- Tank System is not considered complete until completely backfilled, including top backfill, to finished grade. Installer must ensure the project site remains dry until top backfill is complete to avoid damage due to buoyancy.

Material Quantity (ST-24)

ST-24	480
Platens	960
24" Columns	3840
24" Side Panels	175
10" Observation Port	8
6" Saddle Port (By Others)	0

Elevations

Leveling Stone Bottom	371.91
Module Bottom	372.41
Module Invert	372.56
Top of Module	374.41
Top of Stone Backfill	375.41
Minimum Finished Grade	376.41
Maximum Finished Grade	383.41

Contractor to confirm that quantities shipped to site match those listed above. Please report any discrepancy or damage to Layfield immediately.

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SINGLE STACK MODULE SYSTEM

Total Storage Volume	4,154.88 ft ³
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Stone Storage Volume	----
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Estimated Geotextile Fabric	NuBarrier 677 yd ²
Estimated Liner	1,168 yd ²
Estimated Stone Volume	146.96 yd ³
Minimum Excavation Required	394.67 yd ³
Minimum Excavation Depth	4.50 ft
Stone Type	3/4" Clear Stone
Stone Void Space	40%
Model Type	25 Series ST-24

Bradley Heights Apartments

Puyallup, WA

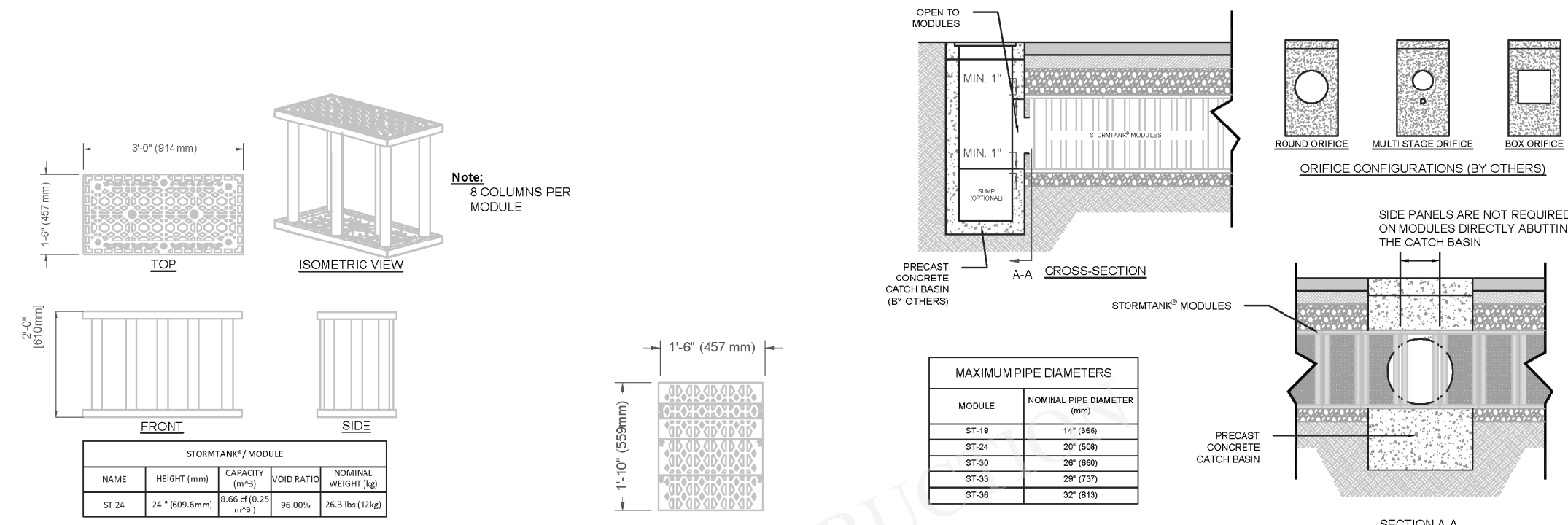
REV	Record of Changes	Date	By
1	Preliminary Drawing	19SEP2023	AK
2	Tank Re-Design	08NOV2024	GM

Project Number: OP2023-7367	Page Name: Module Layout
Drawn by: AK	Checked by: JF
Scale: NTS	Date: 19SEP2023

THIS LAYOUT DRAWING WAS PREPARED TO SUPPORT THE ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO REVIEW THE INFORMATION AND ENSURE THAT THE LAYOUT AND DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS AND THAT THE STORMTANK SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH BRENTWOOD'S REQUIREMENTS. LAYFIELD DOES NOT REVIEW OR APPROVE PLANS, SIZING OR DESIGNS.

Sheet: **02 OF 07**

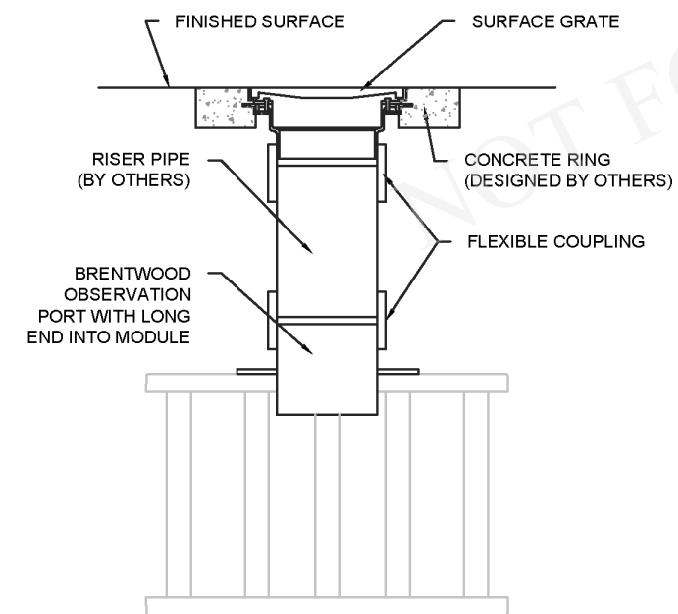
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24" (610 mm) MODULE DETAIL

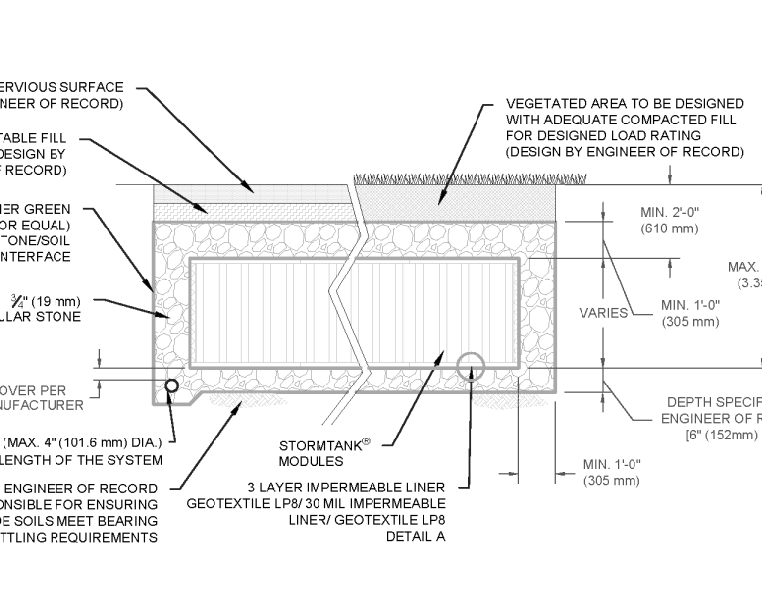
24" (610 mm) SIDE PANEL DETAIL

TYP. CATCH BASIN ABUTMENT DETAIL (IF APPLICABLE)



SINGLE STACK OBSERVATION PORT DETAIL

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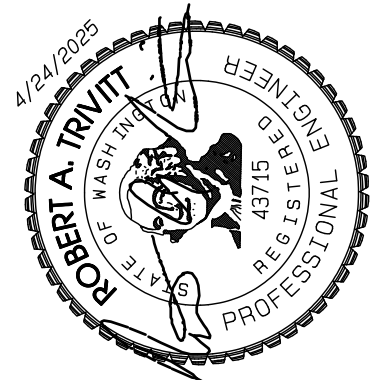


TYPICAL SINGLE STACKED SYSTEM BASIC CROSS-SECTION

REV	Record of Changes	Date	By
1	Preliminary Drawing	15SEP2023	AK
2	Tank Re-Design	08NOV2024	GM

Sheet: **03 OF 07**

ANSI B Size Page (Horizontal)



REVISION	DATE
1	11/26/24
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DESIGNED BY: R. Trivitt	DATE: May 14, 2024
DRAWN BY: R. Trivitt	
CHECKED BY: R. Trivitt	
APPROVED BY: Paul Green	

Azure Green Consultants

409 East Pioneer, Suite A - Puyallup, WA 98372
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StormTank Details

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.889.0326
Fax jordan@timberlanepartners.com

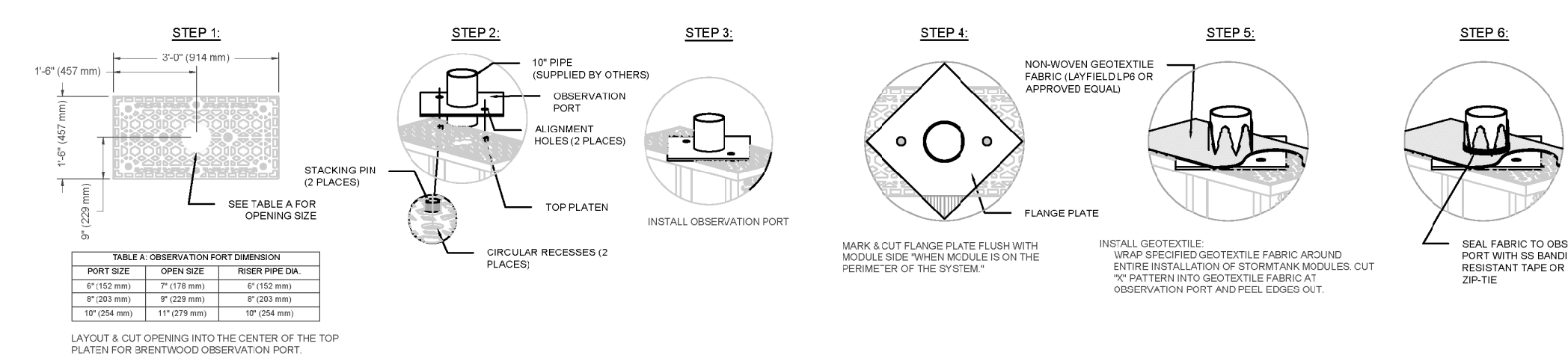
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SD-20

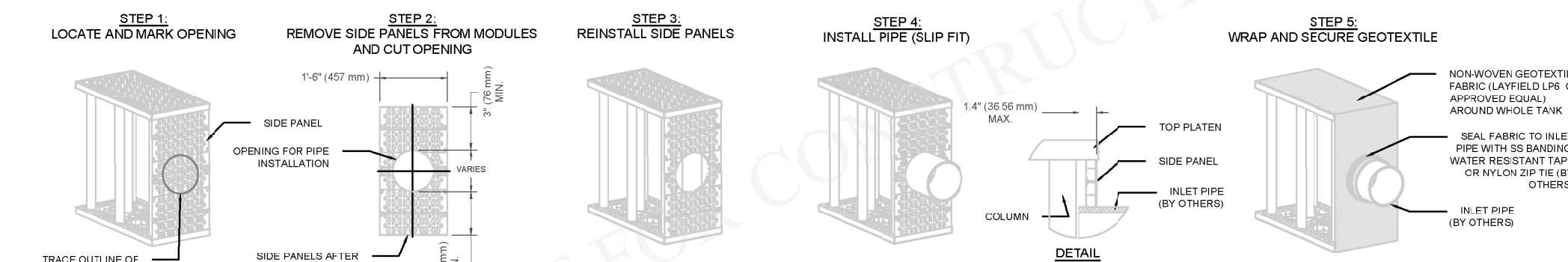
SHEET 34
OF 60

Bradley Heights

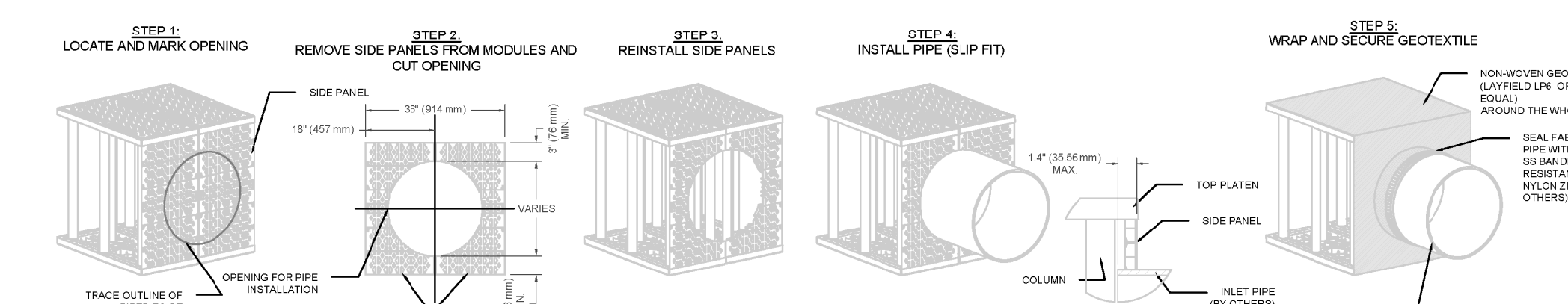
Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington



1 TYP. OBSERVATION PORT S-04 INSTALLATION DETAIL



2 SMALL DIAMETER (14" [356 mm] AND SMALLER) S-04 PIPE CONNECTION DETAIL



3 LARGE DIAMETER (15" [381 mm] AND GREATER) S-04 PIPE CONNECTION DETAIL

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LAYFIELD
1901 Raymond Ave. S.W., Suite B
Renton, WA 98057
Ph: (425)-254-1075
seattle@layfieldgroup.com

SINGLE STACK MODULE SYSTEM

Total Storage Volume	4,154.88 ft ³
Module Storage Volume	4,154.88 ft ³
Stone Storage Volume	---- ft ³
System Footprint	2,368 ft ²
Estimated Geotextile Fabric	NuBarrier 677 yd ² LPS 1,168 yd ²
Estimated Liner	5,254 ft ²
Estimated Stone Volume	146.96 yd ³
Minimum Excavation Required	394.67 yd ³
Minimum Excavation Depth	4.50 ft
Stone Type	3/4" Clear Stone
Stone Void Space	40%
Model Type	25 Series ST-24

Bradley Heights Apartments
Puyallup, WA

REV	Record of Changes	Date	By
1	Preliminary Drawing	19SEPT2023	AK
2	Tank Re-Design	08NOV2024	GM

Project Number: OP2023-7367

Page Name: TYP. Pipe Penetration Details

Drawn by: AK Checked by: JF

Scale: NTS Date: 19SEPT2023

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Sheet:

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ANSI B Size Page (Horizontal)

- ### General Conditions
- Review installation procedures and coordinate the installation with other construction activities, such as grading, excavation, utilities, construction access, erosion control, etc.
 - Engineered Contract Drawings supersede all provided documentation, as the information furnished in this document is based on a typical installation.
 - Coordinate the installation with manufacturer's representative/distributor to be on-site to review start up procedures and installation instructions.
 - Components shall be unloaded, handled and stored in an area protected from traffic and in a manner to prevent damage.
 - Assembled modules may be walked on, but vehicular traffic is prohibited until backfilled per Manufacturer's requirements. Protect the installation against damage with highly visible construction tape, fencing, or other means until construction is complete.

Ensure all construction occurs in accordance with Federal, Provincial and Local Laws, Ordinances, Regulations and Safety Requirements.

- Extra care and caution should be taken when temperatures are at or below 40° F (4.4° C).

NOT FOR CONSTRUCTION

These drawings shall not be used for construction until they have been reviewed for all design aspects (structural, geotechnical, stormwater) and approved by the Engineer of Record for the Project.

It is the Buyer's responsibility to ensure that the design into which the Product will be used has been approved by the Engineer of Record (not Layfield) with a review that may include, but not be limited to, inlet and outlet configurations including inverts and pipe connections, storage volume, system footprint, Stormtank elevations including cover soil requirements, and proximity to structures and slopes.

Site design / engineering elements may include but not be limited to the following:

- Review elevations and if necessary adjust grading to ensure the chamber cover requirements are met.
- Evaluating site-specific information on soil conditions and/or bearing capacity.
- Assessing the bearing resistance (allowable bearing capacity) of the sub-grade soils and the depth of foundation stone with consideration for the range of expected soil moisture conditions

1.0 StormTank® Assembly

StormTank® Modules:
StormTank® modules are delivered to the site as palletized components requiring simple assembly. No special equipment, tools or bonding agents are required, only a rubber mallet. A single worker can typically assemble a module in two minutes.

ASSEMBLY INSTRUCTIONS:

- Place a platen on a firm level surface and insert the eight (8) columns into the platen receiver cups. Firmly tap each column with a rubber mallet to ensure the column is seated.
- Place a second platen on a firm level surface. Flip the previously assembled components upside down onto the second platen, aligning the columns into the platen receiver cups.
- Once aligned, seat the top assembly by alternating taps, with a rubber mallet at each structural column until all columns are

firmly seated.

SIDE PANEL

- If side panels are required, firmly tap the top platen upward to raise the top platen. Insert the side panel into the bottom platen.
- Align the top of the side panel with the top platen and firmly seat the top platen utilizing a rubber mallet.

GENERAL NOTES:

- Remove packaging material and check for any damage. Report any damaged components to a StormTank® Distributor or Brentwood personnel.
- StormTank® components are backed by a one year warranty, when installed per manufacturer's recommendations.

2.0 Basin Excavation

- Stake out and excavate to elevations per approved plans/Excavation Requirements.
 - Sub-grade excavation must be a minimum of 6" (152 mm) below designed StormTank® Module invert.
 - The excavation should extend a minimum of 12" (305 mm) beyond the StormTank® dimensions in each length and width (an additional 24" [610 mm] in total length and total width) to allow for adequate placement of side backfill material.
- Remove objectionable material encountered within the excavation, including protruding material from the walls.
- Furnish, install, monitor and maintain excavation support (e.g., shoring, bracing, trench boxes, etc.) as required by Federal, Provincial and Local Laws, Ordinances, Regulations and Safety Requirements.

3.0 Sub-Grade Requirements

- Sub-grade shall be unfrozen, level (plus or minus 1%), and free of lumps or debris with no standing water, mud or muck. Do not use materials nor mix with materials that are frozen and/or coated with ice or frost.
- Unstable, unsuitable and/or compromised areas should be brought to the Engineer's attention and mitigating efforts determined prior to compacting the sub-grade.
- Sub-grade must be compacted to 95% Standard Proctor Density or as approved by the Engineer of Record. If code requirements restrict subgrade compaction, it is the requirement of the geotechnical Engineer to verify that the bearing capacity and settlement criteria for support of the system are met.

* The Engineer of Record shall reference Brentwood StormTank Module Installation document Appendix A for minimum soil bearing capacity required based on Load Rating and top cover depth. Minimum soil bearing capacity is required so that settlements are less than 1" through the entire sub-grade and do not exceed long-term 1/2" differential settlement between any two adjacent units within the system. Sub-grade must be designed to ensure soil bearing capacity is maintained throughout all soil saturation levels.

4.0 Leveling Bed Installation

- Install geotextile fabric and/or liner material, as specified.
 - Geotextile fabric shall be placed per manufacturer's recommendations.

- Additional material to be utilized for wrapping above the system must be protected from damage until use.
- After the geotextile is secured, place a minimum 6" (152 mm) Leveling Bed.
 - Material should be a 3/4" (19 mm) angular stone meeting Appendix B – Acceptable Fill Material.
 - Material should be raked free of voids, lumps, debris, sharp objects and plate vibrated to a level with a maximum 1% slope.
- Correct any unsatisfactory conditions.

5.0 StormTank® Module Placement

- Install geotextile fabric and/or liner material, as specified.
 - Geotextile fabric shall be placed per manufacturer's recommendations.
 - Additional material to be utilized for wrapping above the system must be protected from damage until use.
- Mark the footprint of the modules for placement.
 - Ensure module perimeter outline is square or similar prior to Module placement.
 - Care should be taken to note any connections, ports or other irregular units to be placed.
- Install the individual modules by hand, as detailed below.
 - The modules should be installed as shown in the StormTank® submittal drawings with the short side of perimeter modules facing outward, except as otherwise required.
 - Make sure the top/bottom platens are in alignment in all directions to within a maximum 1/4" (6.4 mm).
 - For double stack configurations:
 - Install the bottom module first. DO NOT INTERMIX VARIOUS MODULE HEIGHTS ACROSS LAYERS. Backfilling prior to proceeding to second layer is optional.
 - Insert stacking pins (2 per module) into the top platen of the bottom module.
 - Place the upper module directly on top of the bottom module in the same direction, making sure to engage the pins.
- Install the modules to completion, taking care to avoid damage to the geotextile and/or liner material.

- Locate any ports or other penetration of the StormTank®.
 - Install ports/penetrations in accordance with the approved submittals, contract documents and manufacturer's recommendations.
- Upon completion of module installation, wrap the modules in geotextile fabric and/or liner.
 - Geotextile fabric shall be wrapped and secured per manufacturer's recommendations.
 - Seal any ports/penetrations per Manufacturer's requirements

Notes:

- If damage occurs to the geotextile fabric or impermeable liner, repair the material in accordance with the geotextile/liner Manufacturer's recommendations.

LAYFIELD
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Renton, WA 98057
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seattle@layfieldgroup.com

SINGLE STACK MODULE SYSTEM

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Module Storage Volume	4,154.88 ft ³
Stone Storage Volume	---- ft ³
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Stone Void Space	40%
Model Type	25 Series ST-24

Bradley Heights Apartments
Puyallup, WA

REV	Record of Changes	Date	By
1	Preliminary Drawing	19SEPT2023	AK
2	Tank Re-Design	08NOV2024	GM

Project Number: OP2023-7367

Page Name: Supplementary Notes

Drawn by: AK Checked by: JF

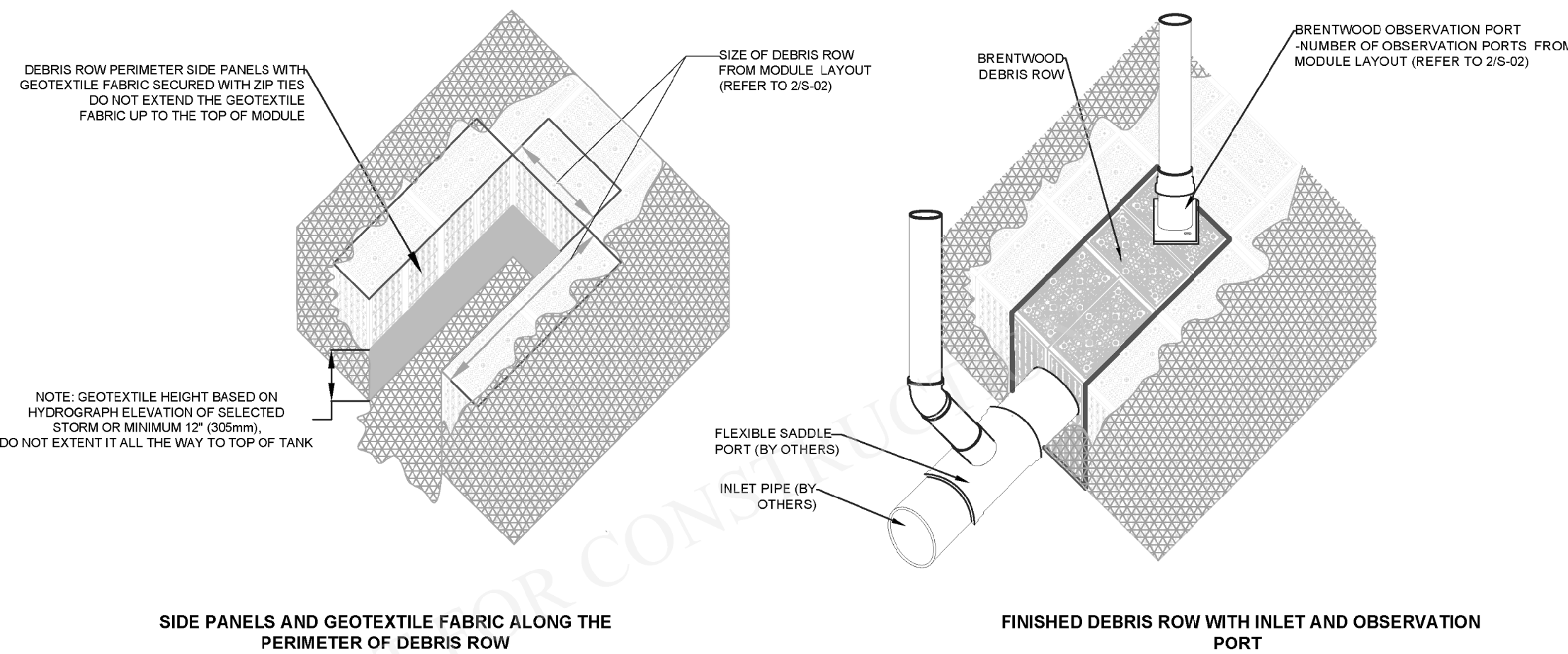
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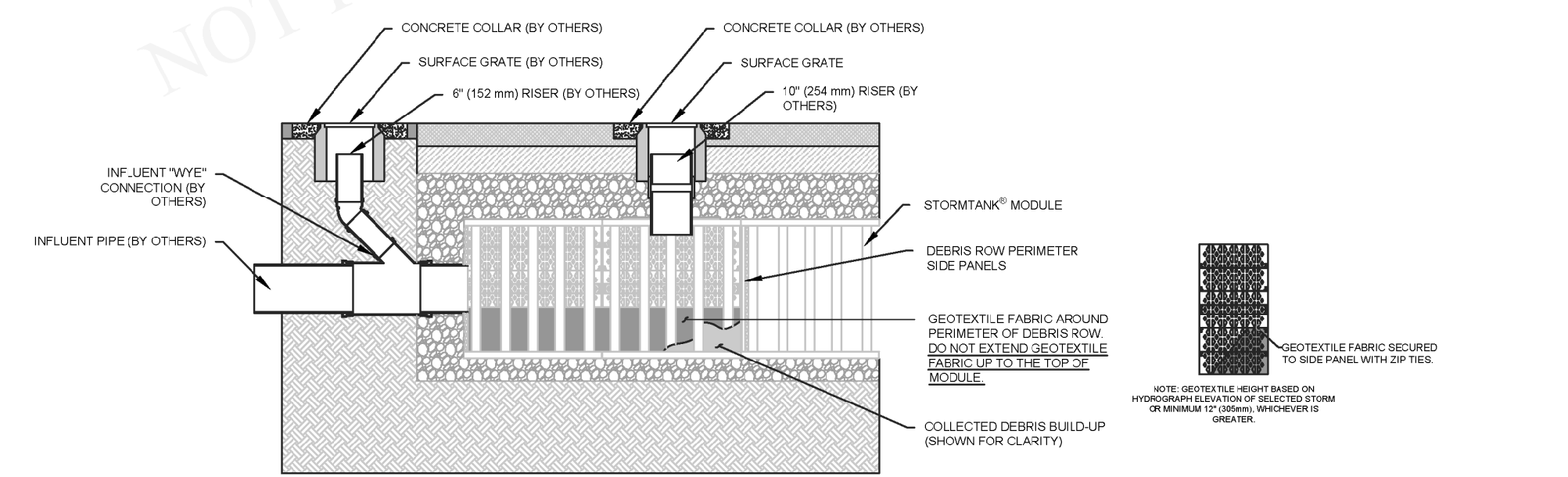
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SIDE PANELS AND GEOTEXTILE FABRIC ALONG THE PERIMETER OF DEBRIS ROW

FINISHED DEBRIS ROW WITH INLET AND OBSERVATION PORT



TYP. DEBRIS ROW CROSS SECTION

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1 TYP. DEBRIS ROW DETAIL S-05 SINGLE STACK SYSTEM

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1901 Raymond Ave. S.W., Suite B
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seattle@layfieldgroup.com

SINGLE STACK MODULE SYSTEM

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Bradley Heights Apartments
Puyallup, WA

REV	Record of Changes	Date	By
1	Preliminary Drawing	19SEPT2023	AK
2	Tank Re-Design	08NOV2024	GM

Project Number: OP2023-7367

Page Name: TYP. Debris Row Details

Drawn by: AK Checked by: JF

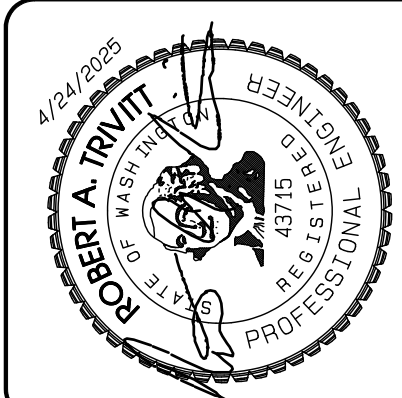
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Sheet:

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REVISION	DATE	BY	DESCRIPTION
1	11/26/24		REVISED DEP. CITY REVIEW AND MAIL A. ADJUSTMENT.
2	3/4/25		REVISED DEP. CITY REVIEW.
3	4/21/25		REVISED DEP. CITY & RUSH REVIEW.
4			REVISED DEP. CITY & RUSH REVIEW.
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JOB NO.	3327
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

StormTank Details

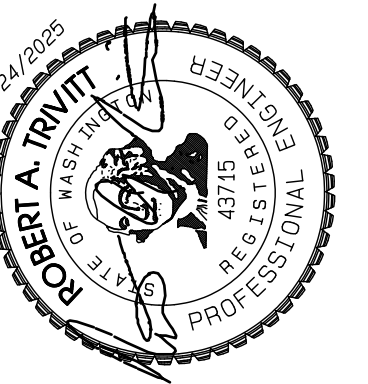
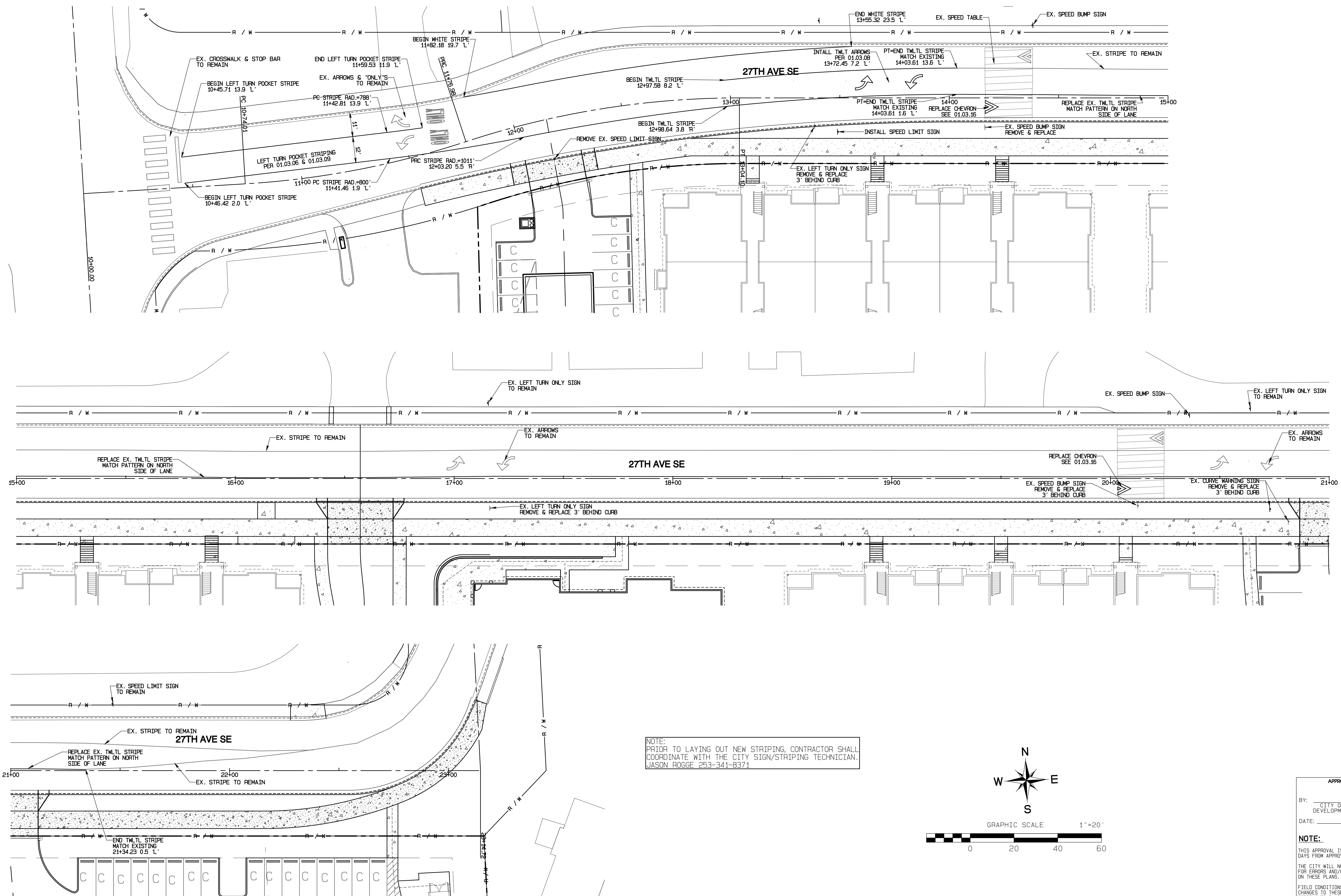
Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.896.0326
Fax jordan@timberlanepartners.com

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OF 60

Bradley Heights

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



	Revised per City review and Neil A adjustment.	11/08/24
4	Revised per City & Rishi review.	4/21/26
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DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Paul Green
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

Channelization Plan

Bradley Heights

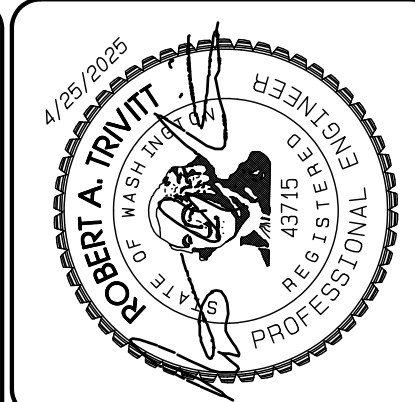
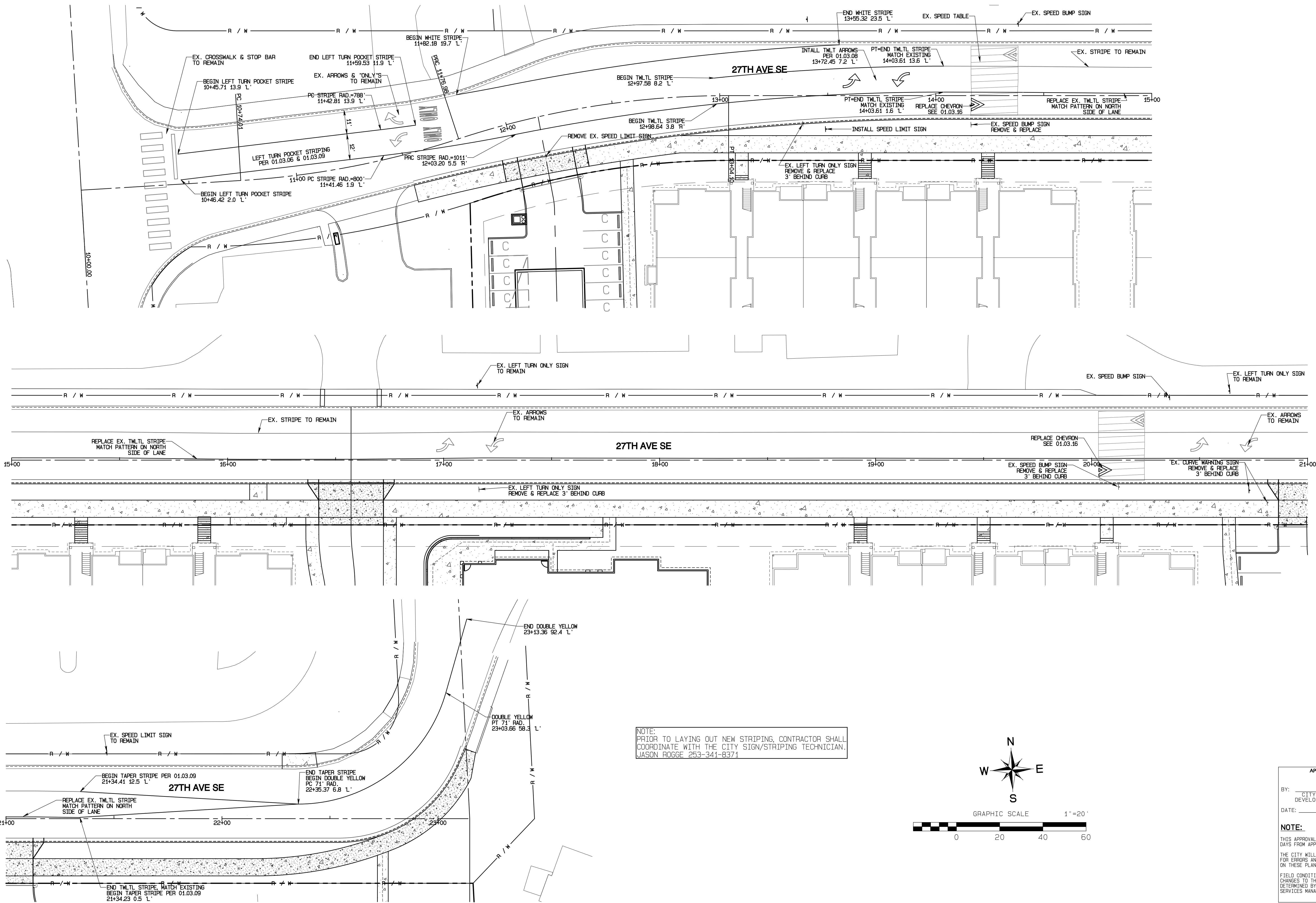
1816 11th Ave Unit C
Seattle, WA, 98122
Phone 509.899.0326
Fax jorden@timerlanepartners.com

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OF 60

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



REVISION	DATE
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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

AZURE GREEN
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409 East Pioneer, Suite A - Puyallup, WA 98372
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Channelization Plan
Bradley Heights
Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.889.0326
Fax jordan@timberlanepartners.com

DRAWING
SD-23
SHEET 37
OF 60

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.

Bradley Heights

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

STREET LIGHTING SPECIFICATIONS

1. 30-FOOT STEEL STREETLIGHT STANDARD

a. DIMENSIONS

STREETLIGHT STANDARDS SHALL PROVIDE A FIXTURE MOUNTING HEIGHT OF 30'0" PLUS OR MINUS 6" WITH A TYPICAL 12 FOOT MAST ARM WITH A THREE FOOT OVERHANG.

BASE PLATE SHALL HAVE SLOTTED HOLES TO ACCOMMODATE 1-INCH ANCHOR BOLTS, AND 1 1/2" BOLT CIRCLE WITH MINIMUM CLEARANCE OF 1" BETWEEN BOLT AND POLE.

HANDHOLE CENTER SHALL BE LOCATED APPROXIMATELY 12 INCHES FROM THE BASE PLATE, ROTATED 270 DEGREES FROM MAST ARM SO AS THE HANDHOLE IS LOCATED ON THE SIDE OPPOSING ONCOMING TRAFFIC.

b. STRENGTH

POLES SHALL MEET ALL STRENGTH REQUIREMENTS OF AASHTO FOR 90 MPH ISOTACH WHEN USED WITH A LUMINAIRE WEIGHING 48 POUNDS WITH A E.P.A. OF 1.1 SQUARE FEET. ALL ATTACHING BOLTS AND SCREWS THAT ARE NOT GALVANIZED SHALL BE STAINLESS STEEL.

c. FINISH

THE POLES AND ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED, MINIMUM 3 MIL THICKNESS.

d. MAST ARM ATTACHMENT SHALL BE SECURED BY 3 BOLTS.

e. EACH POLE SHALL HAVE HANDHOLE (WITH COVER), GROUND LUG AND REMOVABLE POLE CAP.

f. EACH CITY POLE SHALL HAVE A BLACK 4" TO 8" LETTER C STENCILED ON ROADWAY SIDE OF POLE 16" ABOVE GRADE.

2. ANCHORAGE

a. POLES SHALL BE ANCHORED WITH 4 BOLTS, 1"x36"x4" #BUNC WITH HOT DIPPED GALVANIZING AFTER THREADS ARE CUT. GALVANIZED AREA SHALL EXTEND FROM THREADED END FOR A MINIMUM OF 12 INCHES. BOLTS SHALL BE PROVIDED WITH 2 GALVANIZED NUTS AND FLAT WASHERS FOR LEVELING. SHIMS WILL NOT BE USED.

b. A NON-SHRINKING GROUT SHALL BE INSTALLED WITH ONE 1/2" DRAIN HOLE UNDER THE BASE PLATE AFTER THE ENGINEER HAS APPROVED THE POLE INSTALLATION.

3. CONDUIT

ALL CONDUIT SHALL BE BURIED A MINIMUM OF 24 INCHES DEEP. ALL ROADWAY CROSSINGS SHALL BE RIGID METALLIC OR SCHEDULE 80 PVC. CONDUIT SHALL CONFORM TO SECTION 9-29 OF WSDOT STANDARD SPECIFICATIONS. SCHEDULE 80 PVC MAY BE USED IN LOCATIONS OTHER THAN ROADWAY CROSSINGS.

(STR LIGHT SPECS CONTINUED)

4. JUNCTION BOXES (WHEN REQUIRED)

JUNCTION BOXES SHALL BE INSTALLED AT LOCATIONS AS SHOWN ON THE PLANS. THEY WILL CONFORM TO WSDOT STANDARD PLAN J-40.10-02, TYPE 1. THEY SHALL BE LEVEL WITH THE SIDEWALK GRADE AND FINISH BEDED TO PREVENT FUTURE SETTLEMENT. JUNCTION BOXES ARE PREFERRED NOT TO BE INSTALLED IN THE SIDEWALK. THE COVER SHALL BE GALVANIZED AND GROUND. THE LETTERS "JT" SHALL BE ETCHED ON THE COVER. (SEE CITY STANDARD DETAIL NO. 01.06.01). IF THE JUNCTION BOX IS NOT IN THE SIDEWALK THEN IT SHALL HAVE A CONCRETE COLLAR. IF THE JUNCTION BOX IS IN THE SIDEWALK THEN IT SHALL HAVE A NON-SLIP SURFACE TREATMENT. SEE CITY STANDARD DETAIL NO. 01.06.01.

5. CONDUCTORS, WIRES, ETC.

WIRE CONDUCTORS FOR UNDERGROUND FEEDER RUNS AND FOR CIRCUITRY FROM THE IN-LINE FUSE IN THE POLES TO THE JUNCTION BOX SHALL BE 600 VOLT, SINGLE CONDUCTOR STRANDED COPPER AND INSULATED WITH USE GRADE POLYVINYL CHLORIDE COMPOUND (XLP) OR APPROVED EQUAL IN ACCORDANCE WITH THE INSULATED POWER CABLE ENGINEER'S ASSOCIATION SPECIFICATIONS. AN AWG NO. 8 GREEN INSULATED STRANDED COPPER WIRE WILL BE RUN TO THE SERVICE GROUND LUG ON EACH POLE. FEEDERS SHALL BE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. WIRES INSIDE THE POLE BETWEEN BALLAST AND IN-LINE FUSES SHALL BE ROME 20 AWG 10 STRANDED POLE AND BRACKET WIRE OR APPROVED EQUAL. SPLICES WILL BE ALLOWED IN JUNCTION BOXES AND POLE BASES ONLY. NO MORE THAN 2 CONDUITS WILL BE ALLOWED INSIDE THE STREET POLE.

6. FUSES

LUMINAIRE FUSING AND ELECTRICAL CONNECTIONS AT LIGHT STANDARD BASES SHALL CONFORM TO SECTION 8-29.7 OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS AND AS SHOWN ON THE UNIFORM LUMINAIRE WIRING DETAIL IN THE APPENDIX. IN-LINE FUSE HOLDERS SHALL BE SEC MODEL 1791-SF WITH FNM-5 FUSES OR APPROVED EQUAL. (REFER TO CITY STANDARD DETAIL NO. 01.06.01)

7. LUMINAIRES AND LAMPS

~~RESIDENTIAL STREETS AND NEIGHBORHOOD COLLECTOR:~~ LEOTEK 54W GC18-30J-MV-40K-2R-GY-080-X00
LEOTEK LED OCT-1-4E-MV-NW-2-530 (49 WATT LED)

~~ARTERIALS AND COMMERCIAL COLLECTORS:~~
GE EVOLVE LED ERS2-E-0-HX-CX-5-40 (130 WATT LED)

THE CITY WILL ENERGIZE THE STREET LIGHTS WHEN A HOME IS OCCUPIED ADJACENT TO A STREET LIGHT OR IMMEDIATELY ACROSS THE STREET. AT THE DEVELOPER'S REQUEST, STREET LIGHTS MAY BE ENERGIZED PRIOR TO OCCUPANCY OF HOMES. HOWEVER, THE DEVELOPER OR BUILDER SHALL ASSUME FULL RESPONSIBILITY FOR ELECTRICAL POWER COSTS AND REPAIR COSTS DUE TO VANDALISM, THEFT, OR CONSTRUCTION.

8. SAFE WIRING LABELS

THE CONTRACTOR IS ADVISED THAT SAFE WIRING LABELS REQUIRED BY LABOR AND INDUSTRIES SHALL APPLY ON THIS PROJECT. (ELECTRICAL INSPECTION STICKER)

9. GUARANTEE

THE CONTRACTOR SHALL SURRENDER TO THE CITY OF PUYALLUP ANY GUARANTEE OR WARRANTY ACQUIRED BY HIM AS A NORMAL TRADE PRACTICE IN CONNECTION WITH THE PURCHASE OF ANY MATERIALS OR ITEMS USED IN THE CONSTRUCTION OF THE ILLUMINATION.

10. LOCATION

SEE CITY STANDARD SECTION 01.01 ROADWAY DESIGN.

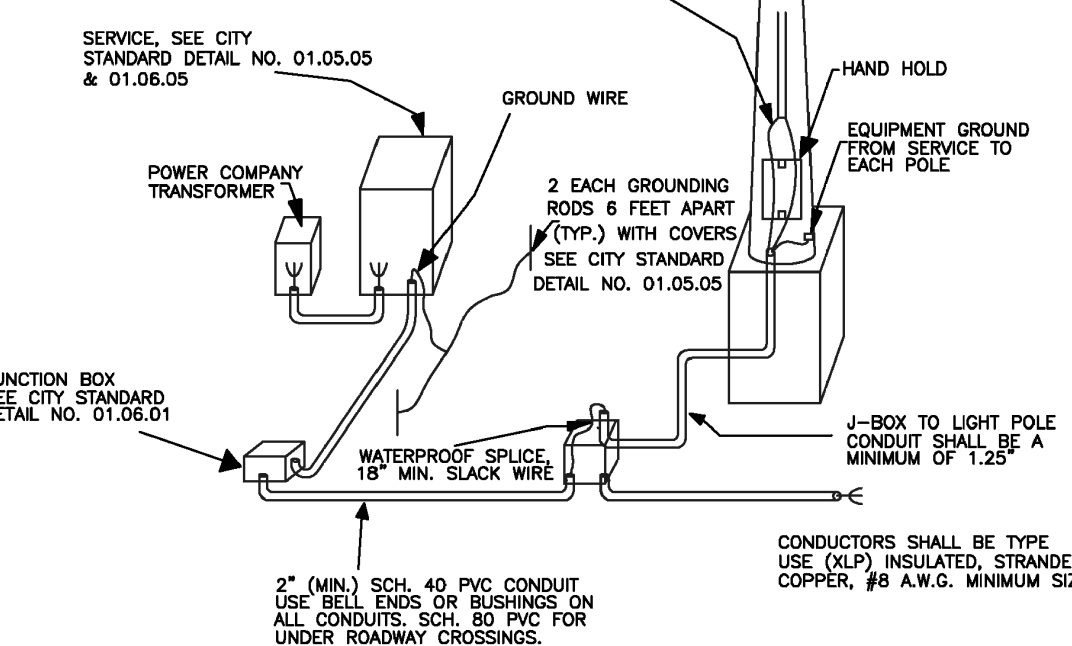
SEE CITY STANDARD DETAIL NO. 01.05.02 FOR LUMINAIRE SPECIFICATION

ARM END WIRE SUPPORT, SEE CITY STANDARD DETAIL NO. 01.05.07

NOTES:

1. A METER SERVICE DISCONNECT IS REQUIRED FOR EACH BRANCH CIRCUIT. SEE CITY STANDARD DETAIL NO. 01.05.05
2. INSTALLATION SHALL CONFORM TO NATIONAL ELECTRICAL CODE, WSDOT, AND CITY STANDARDS.
3. PHASING TAPE IS NOT ALLOWED.
4. ALL WIRES SHALL BE INSTALLED IN CONDUIT AS SPECIFIED ABOVE.
5. ALL SPLICES SHALL BE MADE IN A JUNCTION BOX. WIRE NUTS WILL NOT BE ALLOWED. SPLICES SHALL BE CENTERED AND ENCASED IN 3M SCOTCHCAST EPOXY KIT TYPE 82-A1, 82-B1, OR CITY APPROVED EQUAL. OTHER GEL TAP SPLICE KITS AND DIRECT BURIAL AND SUBMERSIBLE SPLICES TO BE ALLOWED IF APPROVED BY THE CITY.
6. GROUND ROD COVER SHALL BE UTILITY VAULT #9VB-924 OR APPROVED EQUIVALENT.

IN-LINE FUSED WATER TIGHT ELECTRICAL DISCONNECT SEE CITY STANDARD DETAIL NO. 01.05.02 NOTE #6

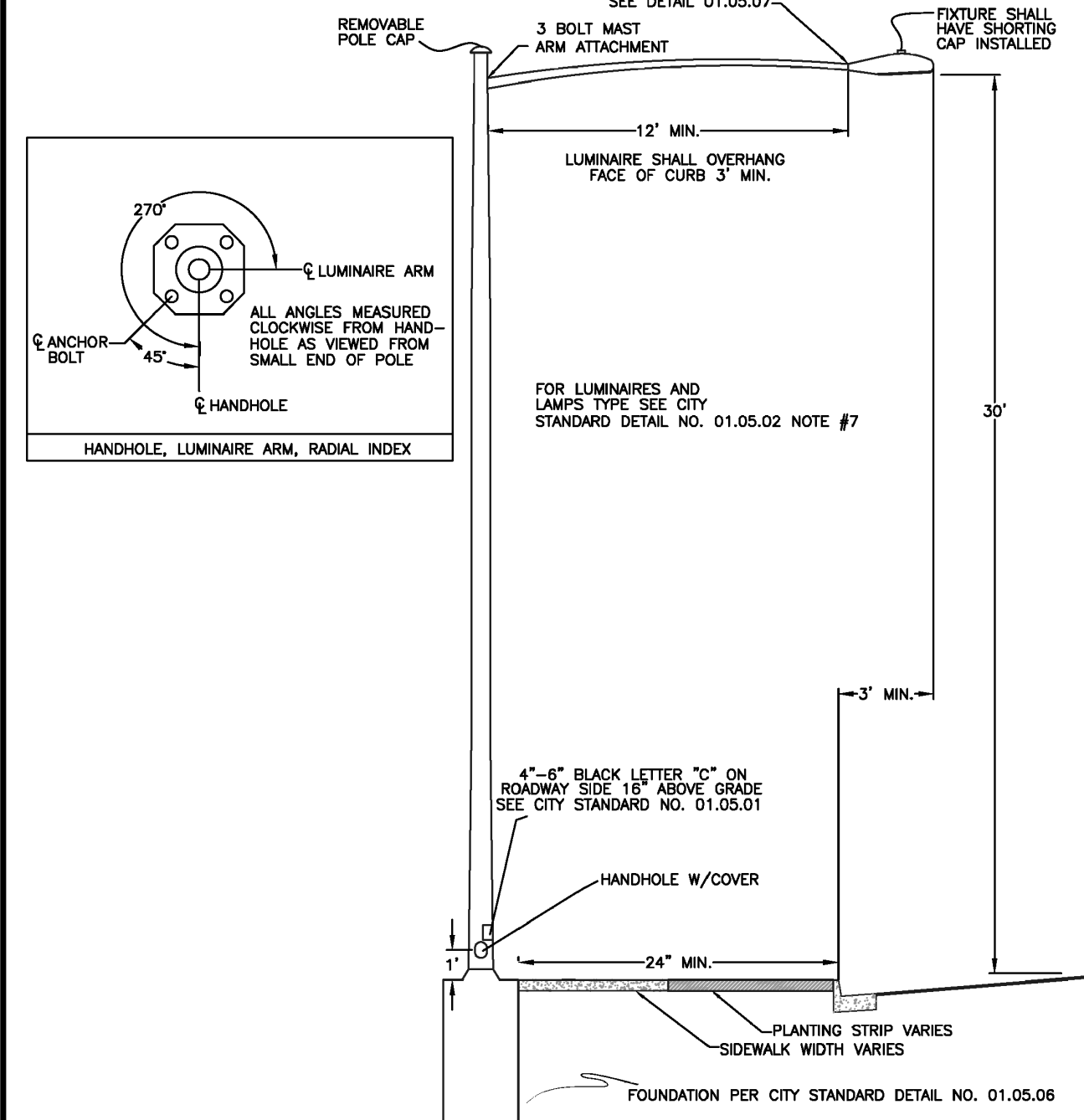


CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

TYPICAL STREET LIGHT INSTALLATION

DESIGNED BY: JIM BROWN, CIVIL ENGINEER
CHECKED BY: LINDA LEAN
APPROVED BY: COLLIER HARRIS
DATE APPROVED: 01/05/04
SCALE: 1/2\"/>



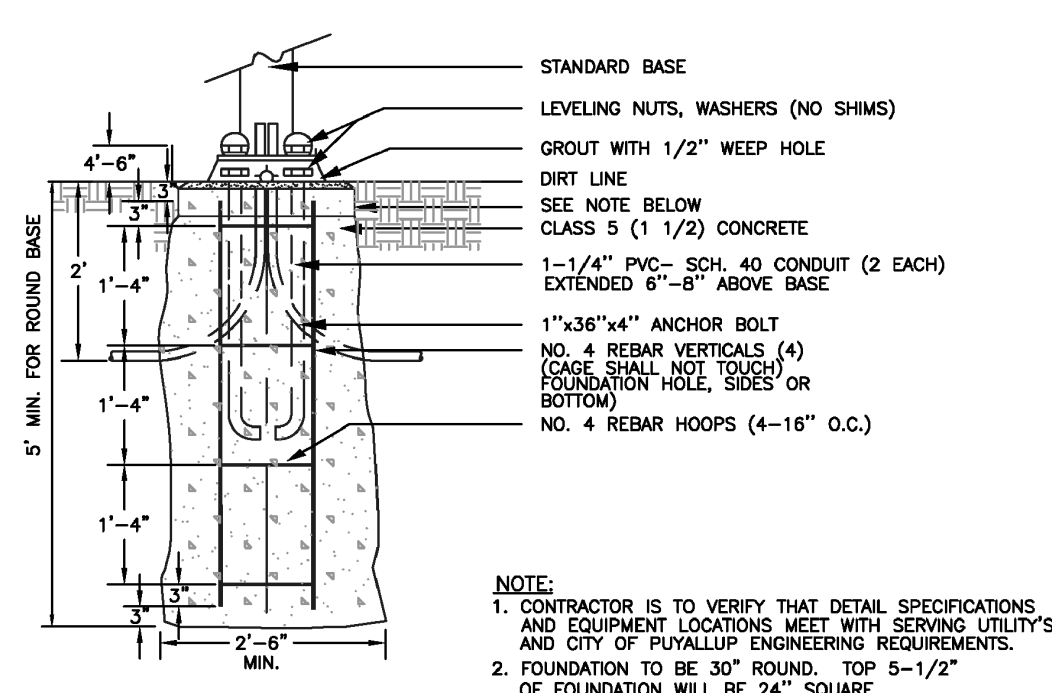
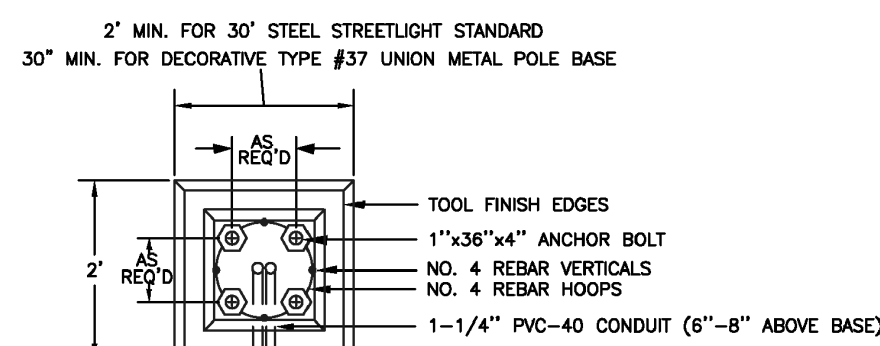
- NOTE:
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF THE STREET LIGHT SYSTEM WITH ALL UTILITIES, PRIVATE AND PUBLIC, TO AVOID SCHEDULE AND LOCATION CONFLICTS.
 2. FOR RESIDENTIAL STREET LIGHTING THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ONE METER FOR THE PLANT'S LIGHTING SYSTEM PER PUESET SOUND ENERGY REQUIREMENTS ON VERY LARGE PLANT'S PUESET SOUND ENERGY MAY REQUIRE MORE THAN ONE METER.
 3. LUMINAIRE TO BE FLAT LENS GLASS WITH CUT OFF, 150W FOR SIGNALIZED INTERSECTIONS, 150W OR 200W FOR COMMERCIAL AREA AND 100W FOR RESIDENTIAL.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STREET LIGHT

DESIGNED BY: JIM BROWN, CIVIL ENGINEER
CHECKED BY: LINDA LEAN
APPROVED BY: COLLIER HARRIS
DATE APPROVED: 01/05/04
SCALE: 1/2\"/>



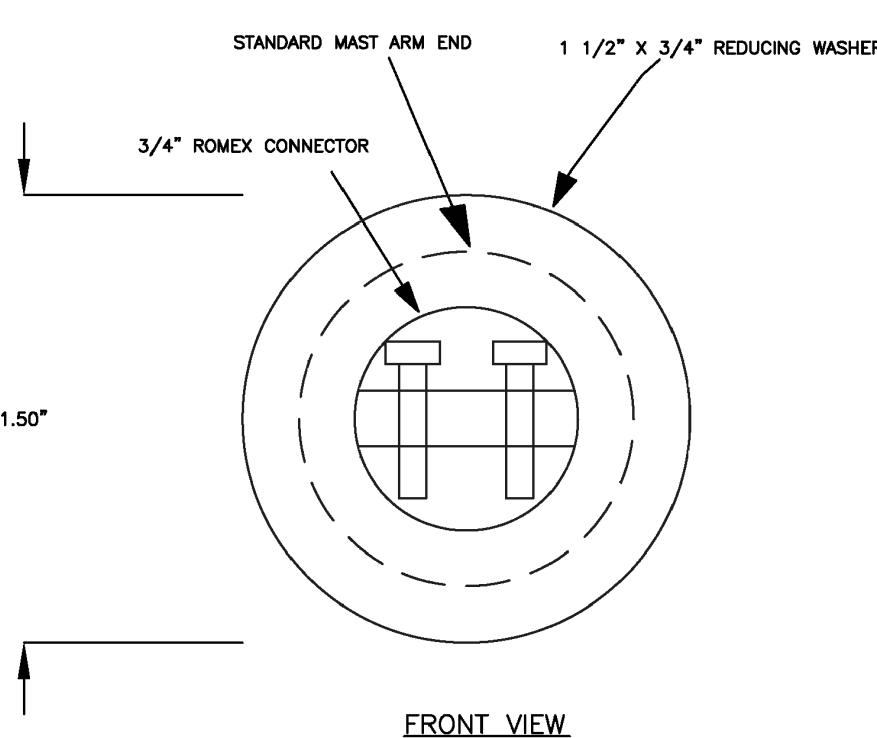
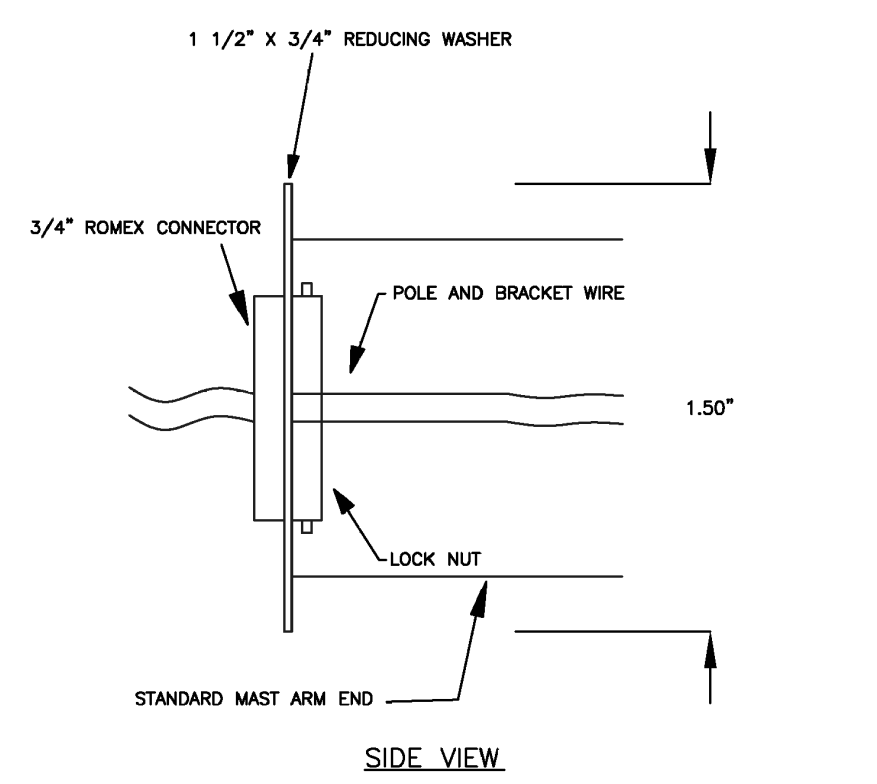
TEMPLATE FOR ANCHOR BOLT CIRCLE WILL BE A SINGLE PIECE OF 3/4\"/>

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CONCRETE STREETLIGHT FOUNDATION TYPICAL

DESIGNED BY: JIM BROWN, CIVIL ENGINEER
CHECKED BY: LINDA LEAN
APPROVED BY: COLLIER HARRIS
DATE APPROVED: 01/05/04
SCALE: 1/2\"/>

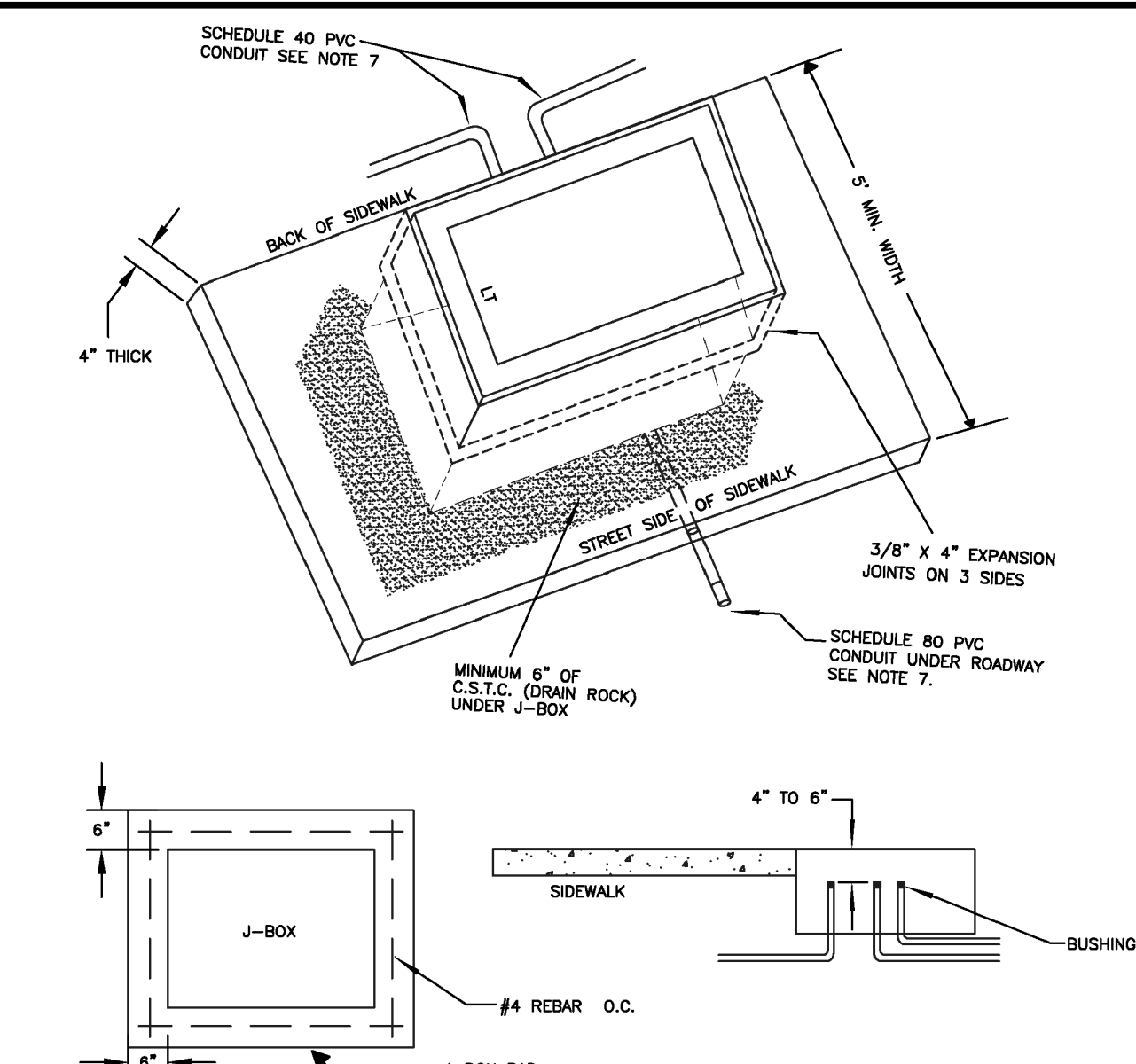


CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STREET LIGHT POLE AND BRACKET WIRE SUPPORT AT ARM END

DESIGNED BY: JIM BROWN, CIVIL ENGINEER
CHECKED BY: LINDA LEAN
APPROVED BY: COLLIER HARRIS
DATE APPROVED: 01/05/04
SCALE: 1/2\"/>



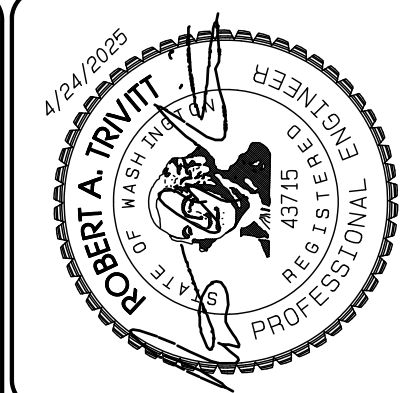
- NOTES:
1. SEE W.S.D.O.T. STANDARD PLAN J-40.10-03 FOR J-BOX TYPE AND SIZE.
 2. ALL LIDS SHALL BE GALVANIZED STEEL AND MARKED WITH AN "JT" OR "TS" PER W.S.D.O.T. STANDARD PLAN J-40.10-03. NON-SLIP SURFACE TREATMENT SHALL BE MEBAC1 OR SlipNOT #3.
 3. TYPE III SHALL BE DUAL HINGED.
 4. IF NO SIDEWALK EXISTS, A CONCRETE COLLAR SHALL BE CONSTRUCTED 6" THICK, 6" WIDE, COMPLETELY SURROUNDING THE J-BOX WITH ONE #4 REBAR ON CENTER EACH SIDE AND TIED AT CORNERS.
 5. CLASS 5 (1 1/2) CONCRETE SHALL BE USED. BY PERMISSION, COLLAR MAY ENCOMPASS JUNCTION BOX AND STREET LIGHT. PREFERRED LOCATION OF JUNCTION BOX SHOULD NOT BE IN THE SIDEWALK, BUT RATHER AT THE BACK OF SIDEWALK WITH 3-SIDED COLLAR.
 6. CONDUIT RUNS SHALL NOT EXCEED 195 FEET BETWEEN JUNCTION BOXES.
 7. JUNCTION BOX SHALL BE LOCATED WITHIN 10 FEET OF EACH LUMINAIRE POLE AND AT ROAD CROSSING.
 8. CONDUIT MATERIAL SHALL BE AS SPECIFIED IN WSDOT STANDARD SPECIFICATION 8-20.3(5) OR AS MODIFIED ON SPECIAL PROVISIONS.
 9. STREET LIGHT JUNCTION BOXES SHALL BE WELDED SHUT, 2"-2" LONG WELDS MIN., IMMEDIATELY AFTER L & I AND CITY INSPECTIONS TO HELP PREVENT WIRE THEFT. OTHER THEFT PREVENTION METHODS MAY BE USED IF APPROVED BY THE CITY.

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

JUNCTION BOX

DESIGNED BY: JIM BROWN, CIVIL ENGINEER
CHECKED BY: LINDA LEAN
APPROVED BY: COLLIER HARRIS
DATE APPROVED: 01/06/01
SCALE: 1/2\"/>



REVISION	DATE	BY	FOR
1	11/26/24	JTB	Revised per City review and mail a adjustment.
2	3/4/25	JTB	Revised per City review.
3	4/21/25	JTB	Revised per City & Pugh review.
4		JTB	Revised per City & Pugh review.
5		JTB	Revised per City & Pugh review.
6		JTB	Revised per City & Pugh review.
7		JTB	Revised per City & Pugh review.
8		JTB	Revised per City & Pugh review.
9		JTB	Revised per City & Pugh review.
10		JTB	Revised per City & Pugh review.

DESIGNED BY: JIM BROWN, CIVIL ENGINEER	DATE: May 14, 2024
DRAWN BY: JTB	DATE: May 14, 2024
CHECKED BY: COLLIER HARRIS	DATE: May 14, 2024
APPROVED BY: Paul Green	DATE: May 14, 2024

Azure Green
CONSULTANTS

Feasibility • Planning • Engineering • Surveying

409 East Pioneer, Suite A - Puyallup, WA 98372
Phone: 253.770.3144 Fax: 253.770.3142

Street Light Details

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone: 509.898.0326
Fax: jordan@timberlanepartners.com

DRAWING

SD-26

SHEET 40 OF 60

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

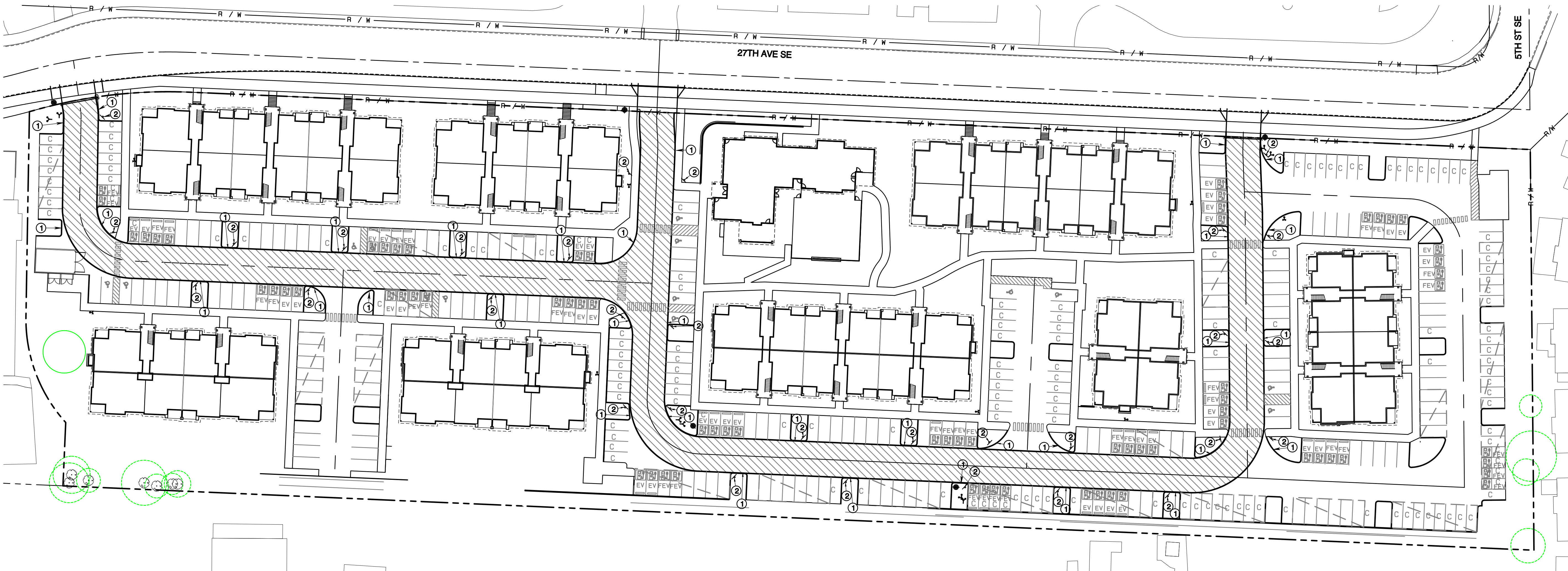
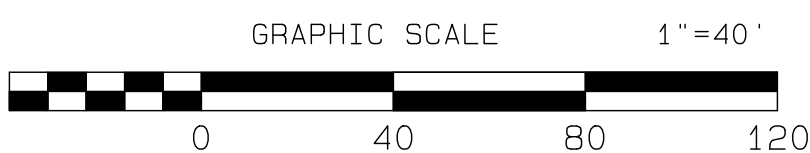
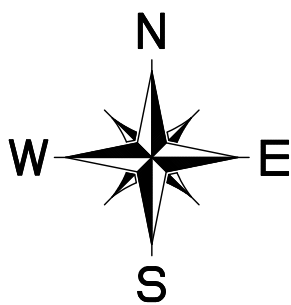
FIRE LANE IDENTIFICATION
EACH SIDE OF THE ACCESS FOR PARKING LOT C/L A AND C/L B SHALL BE IDENTIFIED BY A 4-INCH WIDE LINE OR BY PAINTING THE CURB IN A BRIGHT YELLOW COLOR AND SHALL BE MARKED WITH SIGNS PER ACC 10.36.175 READING:

NO PARKING	3 INCH LETTERS - CLASS C WIDTH 3 INCH LETTERS - CLASS B WIDTH
FIRE LANE	2 INCH LETTERS - CLASS B WIDTH 2 INCH LETTERS - CLASS C WIDTH

- SIGNS SHALL BE 12 INCHES WIDE BY 18 INCHES HIGH
- SIGNS SHALL BE REFLECTIVE IN NATURE
- LETTERS SHALL BE IN RED WITH WHITE BACKGROUND
- SIGNS SHALL BE PLACED AT 50 FOOT INTERVALS
- SIGNS SHALL BE NO LESS THAN 4 FEET OFF GROUND
- SIGNS SHALL BE PLACED AT A 45° ANGLE TO THE DRIVE AISLE

FIRE LANE LEGEND/KEY NOTES

-  FIRE LANE - 26' WIDE
- ① 6" WIDE RED STRIPE WITH "FIRE LANE - NO PARKING" IN 4" WHITE LETTERS, REPEATED ON 15' SPACING. REQUIRED ANY LOCATION WHERE CURB OR SIDEWALK IS IMMEDIATELY ADJACENT TO FIRE LANE.
- ② FIRE LANE SIGN, SEE NOTES TO LEFT



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.

Fire Lane Plan

Bradley Heights

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

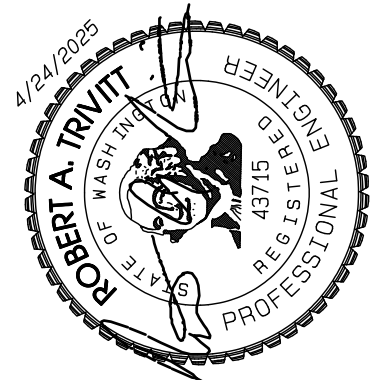
AZURE GREEN
CONSULTANTS

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

feasibility planning engineering surveying

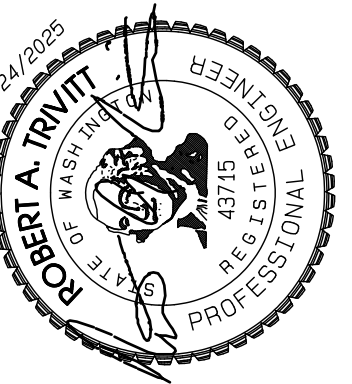
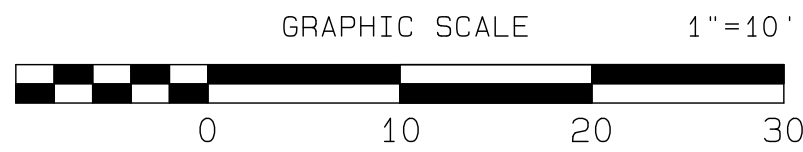
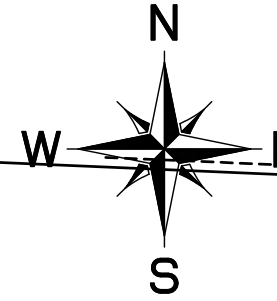
JOB NO. 3227
DATE: May 14, 2024
DESIGNED BY: Bob Trivitt
DRAWN BY: Bob Trivitt
CHECKED BY: Paul Green
APPROVED BY: Paul Green

REVISION	DATE	DESCRIPTION
1	11/29/24	1 Revised per City review and No. 11 A adjustment.
2	3/4/25	2 Revised per City review.
3	4/27/25	3 Revised per City & Paul Green.
4		4 Revised per City & Paul Green.
5		5 Revised per City & Paul Green.
6		6 Revised per City & Paul Green.
7		7 Revised per City & Paul Green.
8		8 Revised per City & Paul Green.
9		9 Revised per City & Paul Green.
10		10 Revised per City & Paul Green.



Bradley Heights

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



1	Revised per City review and Roll A adjustment.	11/9/24
2	Revised per City review	3/4/25
3	Revised per City & Roll A review.	4/21/25
4		
5		
6		
7		
8		
9		
10		

DATE: March 4, 2025
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY: Paul Green



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

ADA Route/Grading Details

Bradley Heights

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

Fax jorden@timerlanepartners.com

DRAWING

AD-1

SHEET	42
OF	60

APPROVED

BY: _____
CITY OF PUYALLUP
DEVELOPMENT SERVICES

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.

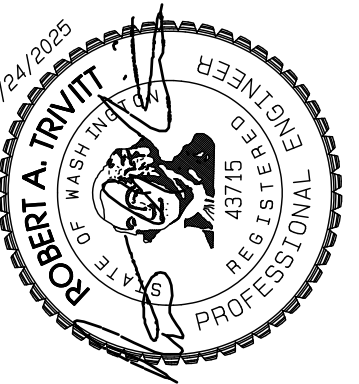
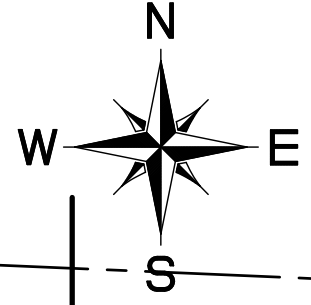
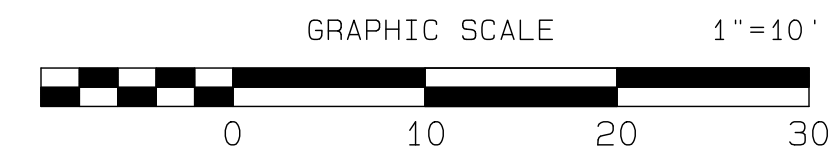
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE ENGINEERING
SERVICES MANAGER.

Project Desc.: Bradley Heights
Drawn: F. Woods/3227 - Bradley Heights
Date: 2/24/2025
File: 4/24/2025
Time: 3:11:17PM

- KEY NOTES
- 1 EXTRUDED CURB TOP=6" ABOVE PAVING OR LANDSCAPE GRADE
 - 2 SIDEWALK FLUSH WITH PAVEMENT
 - 3 SIDEWALK WITH INTEGRAL CURB
 - 4 TRAFFIC CURB TOP=6" ABOVE PAVING OR LANDSCAPE GRADE

Bradley Heights

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



REVISION	DATE	BY
1	11/19/24	DESIGNED BY: PAUL GREEN
2	3/4/25	DRAWN BY: PAUL GREEN
3	4/21/25	CHECKED BY: PAUL GREEN
4		APPROVED BY: PAUL GREEN

JOB NO.	DATE	DESIGNED BY
3227	March 4, 2025	PAUL GREEN
		DRAWN BY: PAUL GREEN
		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

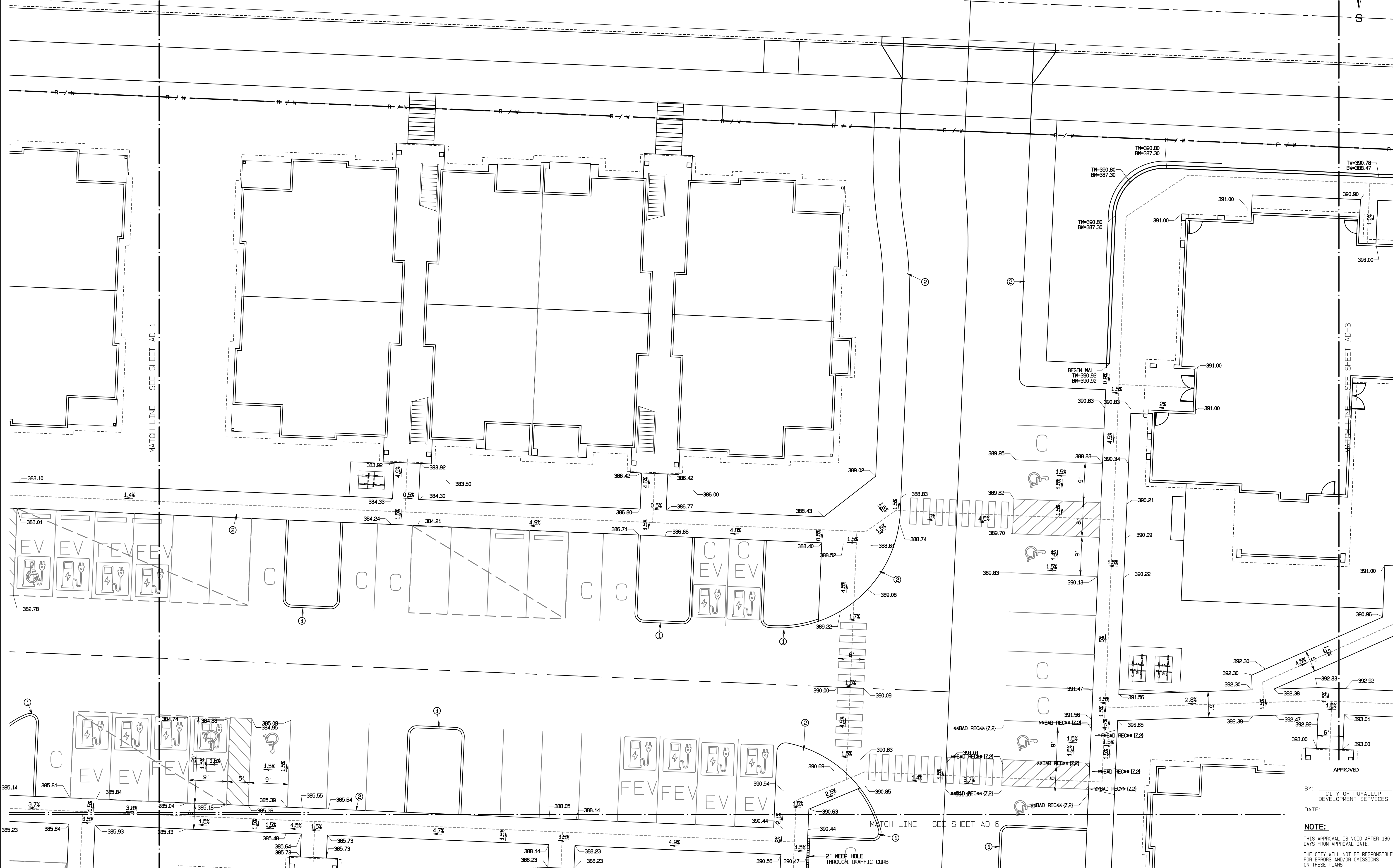
ADA Route/Grading Details

Bradley Heights

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

DRAWING

AD-2
SHEET 43
OF 60



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE:

NOTE:

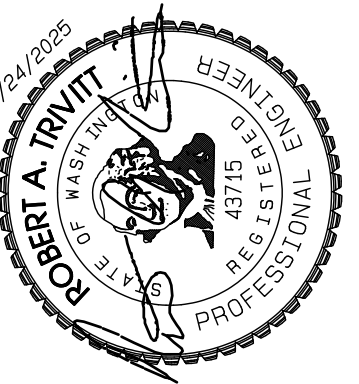
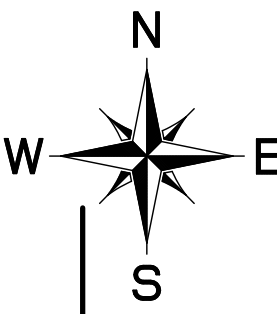
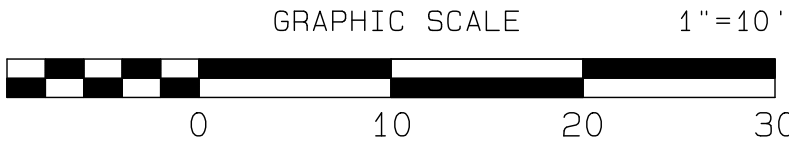
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Bradley Heights

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



1	Revised per City review and Roll A adjustment.	11/9/24
2	Revised per City review	3/4/25
3	Revised per City & Roll A review.	4/21/25
4		
5		
6		
7		
8		
9		
10		

DATE: March 4, 2025
DESIGNED BY:
DRAWN BY:
CHECKED BY:
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

ADA Route/Grading Details

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA, 98122
Phone 509.899.0326
Eay.jorden@timberlanepartners.com

111016 303.033.0020
Eay jordan@timedatanpartners.com

DRAWING

AD-3

SHEET	44
OF	60

APPROVED

BY: _____
CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE: _____

NOTE:

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DAYS FROM APPROVAL DATE.

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FOR ERRORS AND/OR OMISSIONS
ON THESE PLANS.

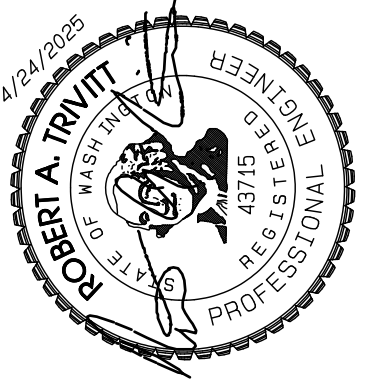
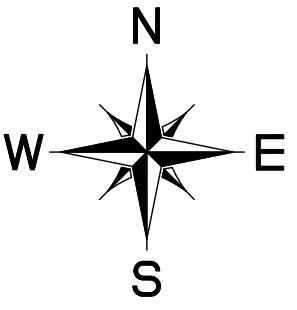
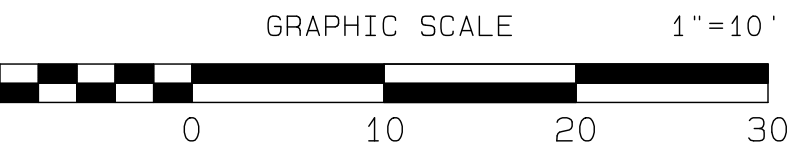
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE ENGINEERING
SERVICES MANAGER.

Project Desc.: Bradley Heights Plan: F:\Jobs\3227 - Bradley Heights\Drawings\Grading\Grading.dwg Plot Date/Time: 4/24/2025 10:31:45 PM

- KEY NOTES
- ① EXTRUDED CURB TOP=6" ABOVE PAVING OR LANDSCAPE GRADE
 - ② SIDEWALK FLUSH WITH PAVEMENT
 - ③ SIDEWALK WITH INTEGRAL CURB
 - ④ TRAFFIC CURB TOP=6" ABOVE PAVING OR LANDSCAPE GRADE

Bradley Heights

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



REVISION	DATE
1 Revised per City review and mail adjustment.	11/26/24
2 Revised per City review.	3/4/25
3 Revised per City & Rush review.	4/27/25
4	
5	
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8	
9	
10	

JOB NO.	3227
DATE: March 4, 2025	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
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

ADA Route/Grading Details

Bradley Heights

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

DRAWING
AD-4
SHEET 45
OF 60

APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

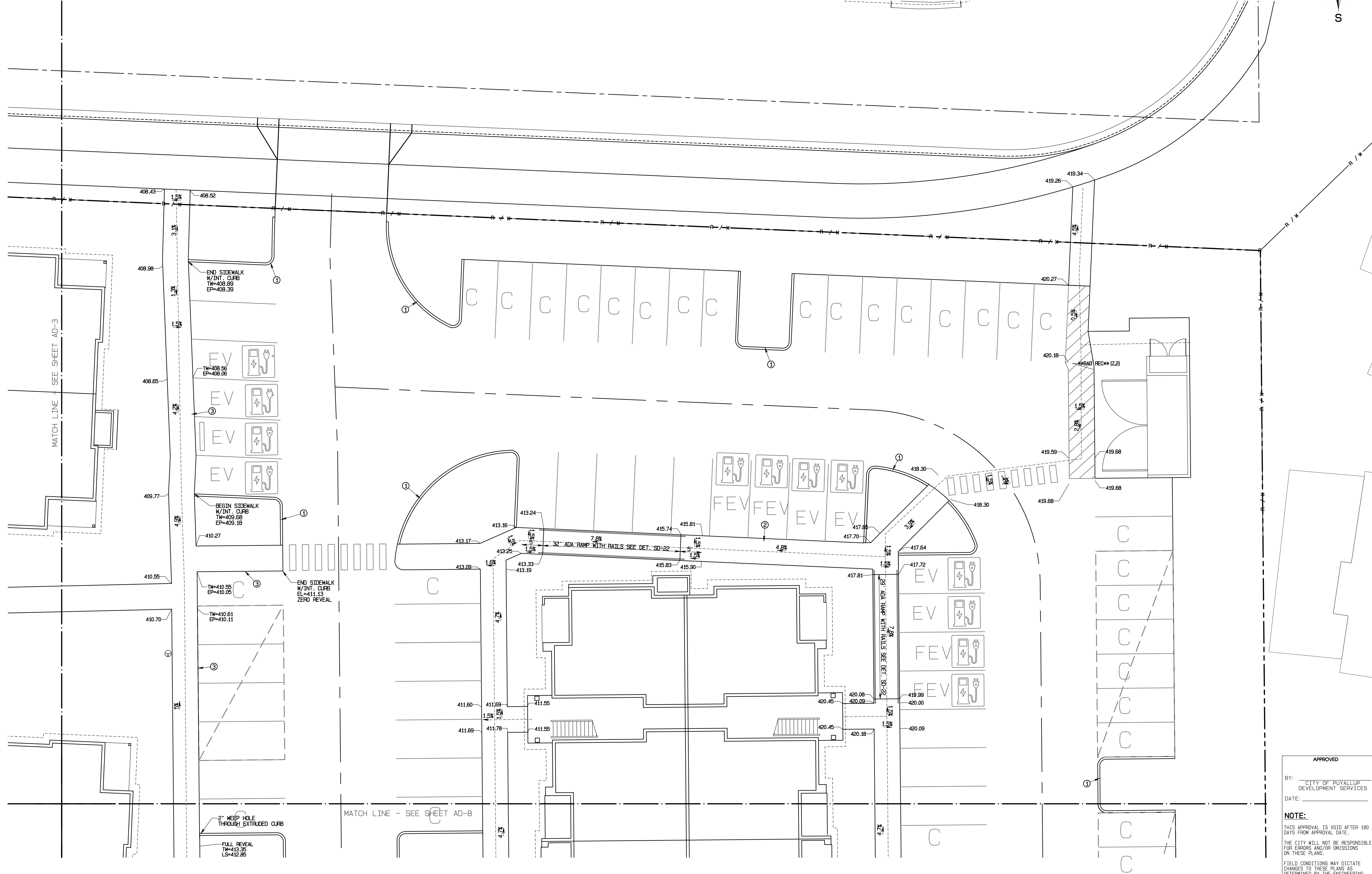
DATE:

NOTE:

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.

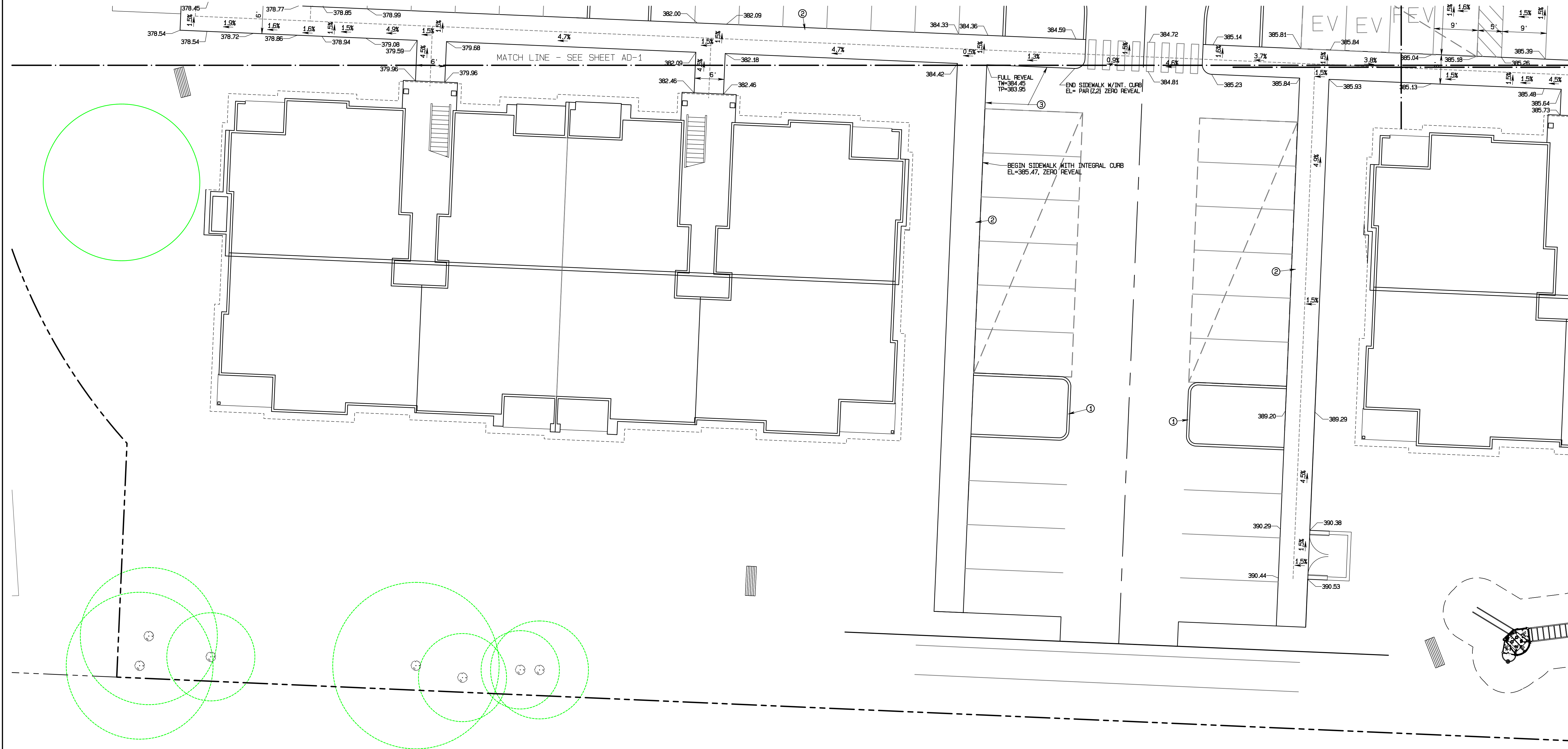
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.

FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

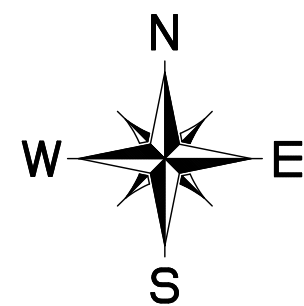
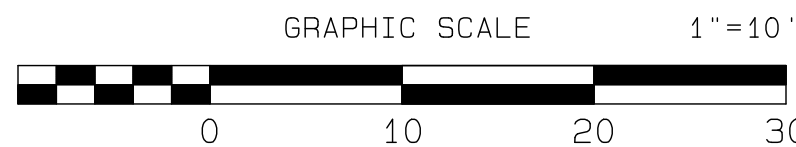


Bradley Heights

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



- KEY NOTES**
- ① EXTRUDED CURB TOP=6" ABOVE PAVING OR LANDSCAPE GRADE
 - ② SIDEWALK FLUSH WITH PAVEMENT
 - ③ SIDEWALK WITH INTEGRAL CURB
 - ④ TRAFFIC CURB TOP=6" ABOVE PAVING OR LANDSCAPE GRADE



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE: _____

NOTE:

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ADA Route/Grading Details

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.889.0326
Fax jordan@timberlanepartners.com

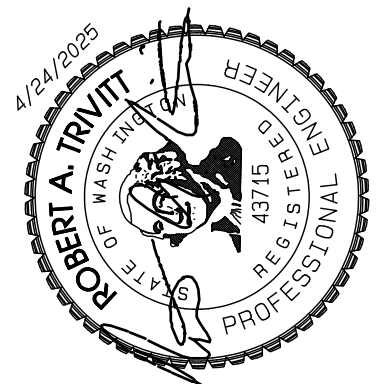
DRAWING
AD-5
SHEET 46
OF 60

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. 3327
DATE: March 4, 2025
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY: PAUL GREEN

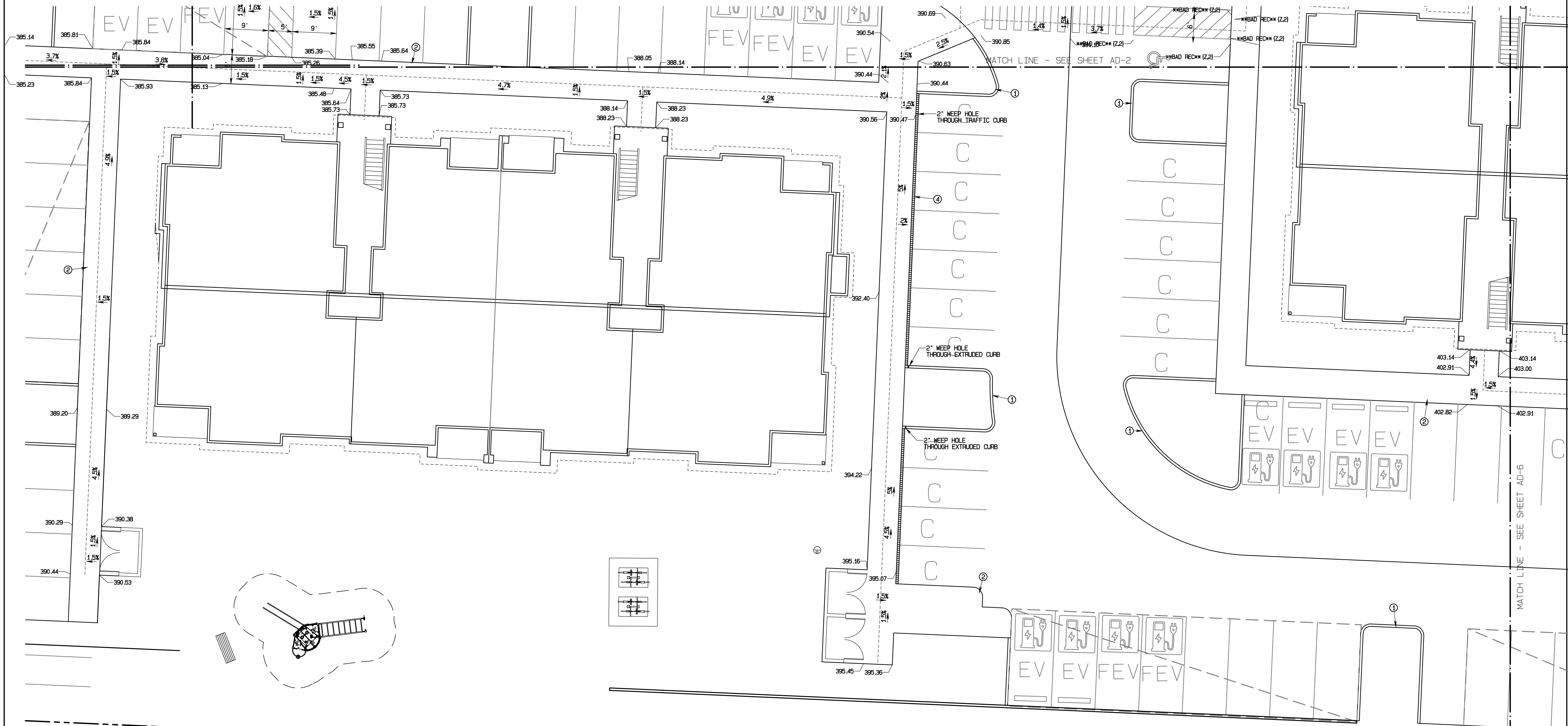
REVISION
1 Revised per City review and mail a adjustment.
2 Revised per City review.
3 Revised per City & Paul review.
4 Revised per City & Paul review.

DATE
11/19/24
3/4/25
4/21/25

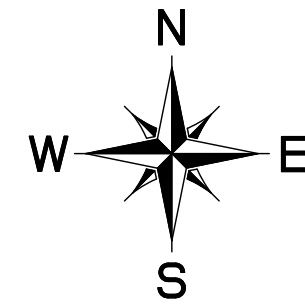
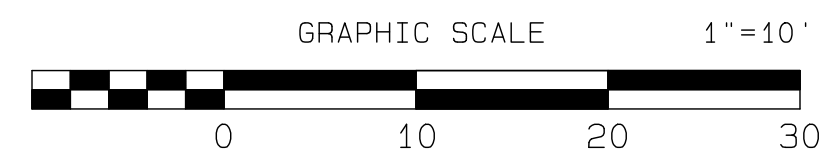


Bradley Heights

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



- KEY NOTES
- ① EXTRUDED CURB TOP=6" ABOVE PAVING OR LANDSCAPE GRADE
 - ② SIDEWALK FLUSH WITH PAVEMENT
 - ③ SIDEWALK WITH INTEGRAL CURB
 - ④ TRAFFIC CURB TOP=6" ABOVE PAVING OR LANDSCAPE GRADE



APPROVED

BY: _____
CITY OF PUYALLUP
DEVELOPMENT SERVICES

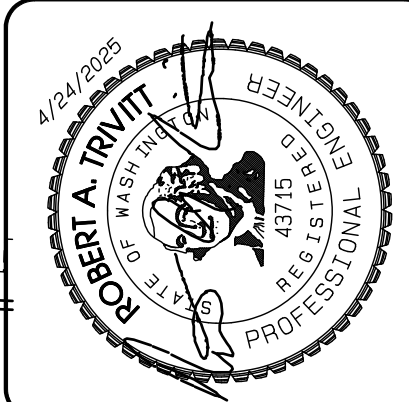
DATE: _____

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 Mail A adjustment.	11/8/24
2 Revised per City review and Mail A adjustment.	11/19/24
3 Revised per City & Bush review.	4/27/25
4	
5	
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9	
10	

JOB NO: 3227
DATE: March 4, 2025
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY: Paul Green



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

ADA Route/Grading Details

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA, 98122
Phone 509.899.0326
len@timberlanepartners.com

Phone 509.899.0326
Fax jorden@timerlanepartners.com

DRAWING

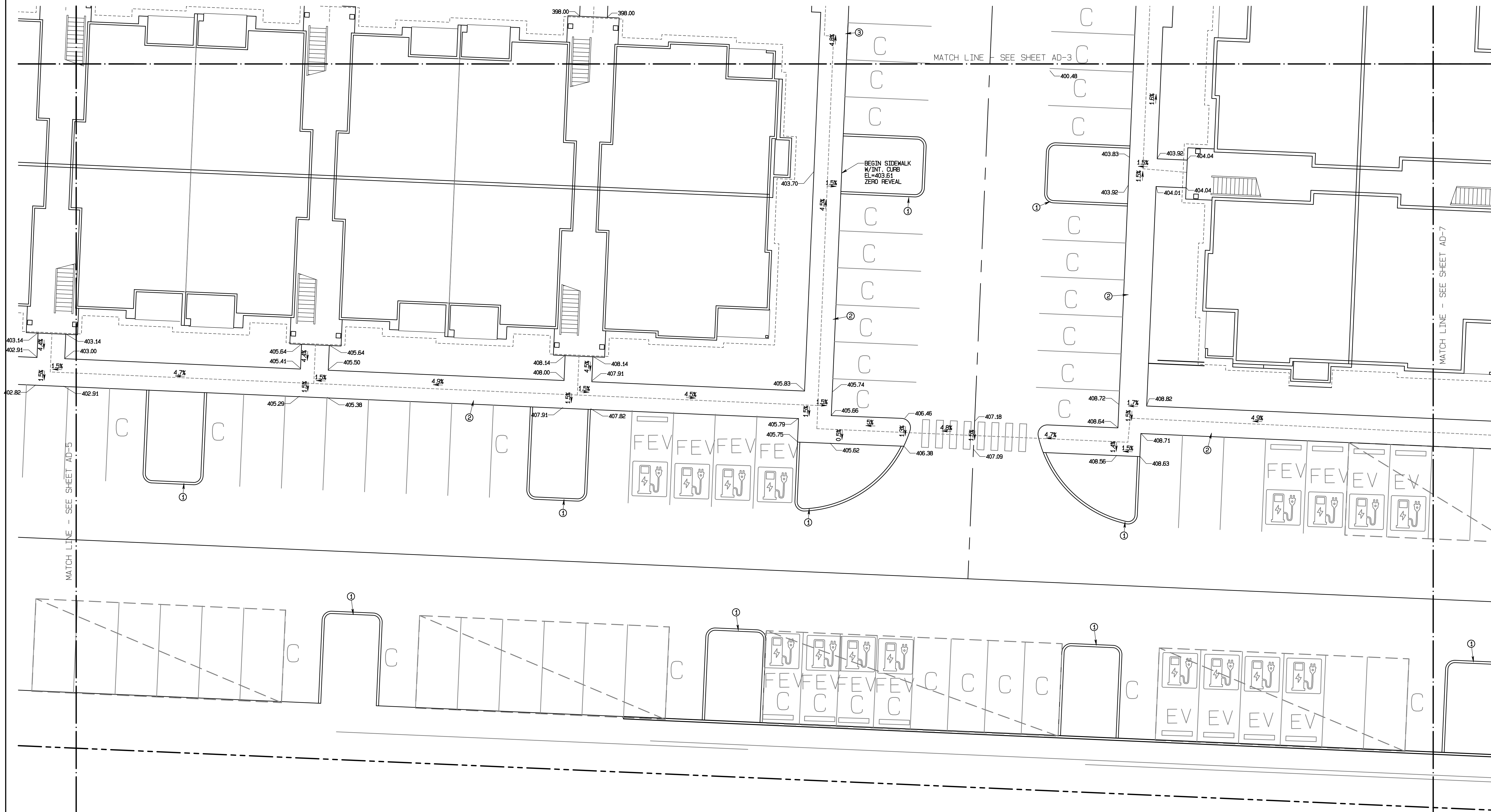
AD-6

<i>SHEET</i>	47
<i>OF</i>	60

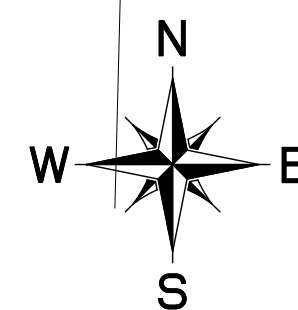
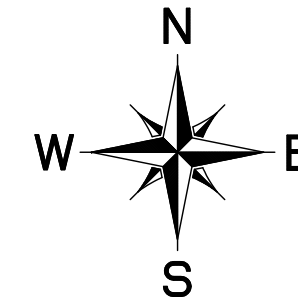
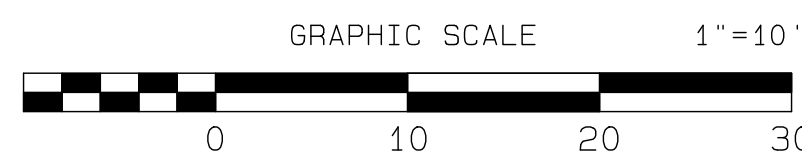
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Plan: F:\Jobs\3227 - Bradley Heights\Drawings\Bradley Heights 20250424 EWB.dwg
Title: Date: /Time: 4/24/2025 9:32:42PM

Bradley Heights

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



- KEY NOTES
- ① EXTRUDED CURB TOP=6" ABOVE PAVING OR LANDSCAPE GRADE
 - ② SIDEWALK FLUSH WITH PAVEMENT
 - ③ SIDEWALK WITH INTEGRAL CURB
 - ④ TRAFFIC CURB TOP=6" ABOVE PAVING OR LANDSCAPE GRADE



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE:

NOTE:

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FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

ADA Route/Grading Details

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.896.0326
Fax jordan@timberlanepartners.com

DRAWING
AD-7
SHEET 48
OF 60

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

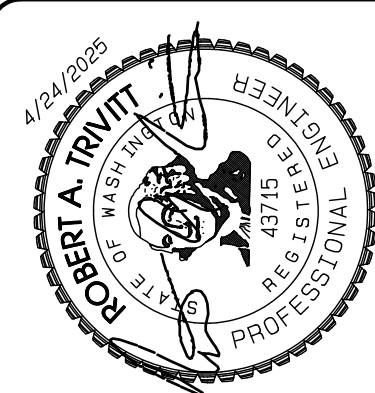
JOB NO. 3227
DATE: March 4, 2025
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY: Paul Green

REVISION

1	Revised per City review and Mail A adjustment.
2	Revised per City review.
3	Revised per City & Paul review.
4	Revised per City & Paul review.
5	
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DATE

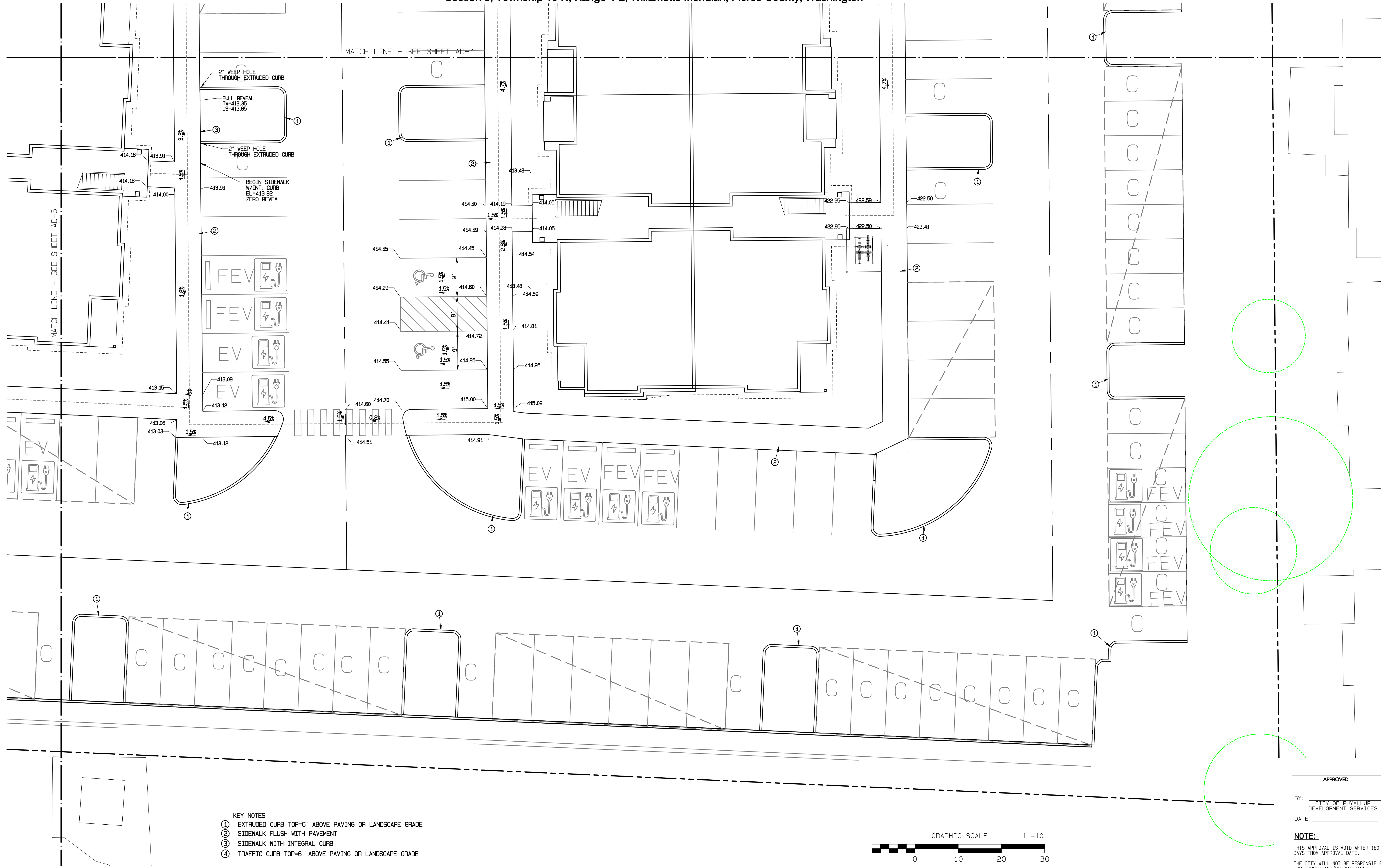
11/26/24
3/4/25
4/21/25



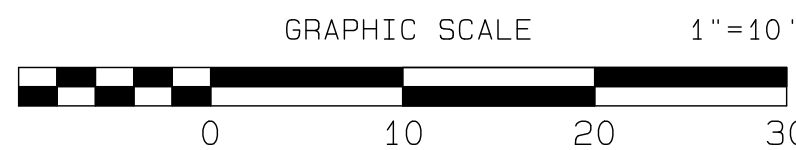
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Bradley Heights

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



- KEY NOTES**
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 - ③ SIDEWALK WITH INTEGRAL CURB
 - ④ TRAFFIC CURB TOP=6" ABOVE PAVING OR LANDSCAPE GRADE



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE: _____

NOTE:

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ADA Route/Grading Details

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.898.0326
Fax jordan@timberlanepartners.com

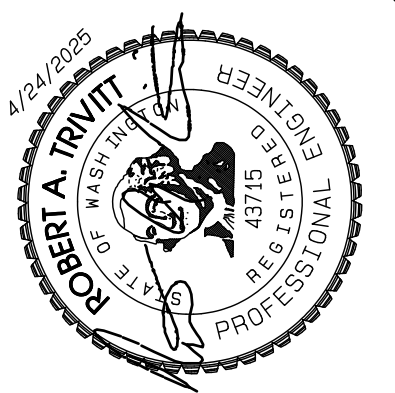
AZURE GREEN
CONSULTANTS

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

feasibility planning engineering surveying

JOB NO.	3227
DATE:	March 4, 2025
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	Paul Green

REVISION	DATE
1 Revised per City review and Neil A adjustment.	11/24/24
2 Revised per City review.	3/4/25
3 Revised per City & Paul review.	4/27/25
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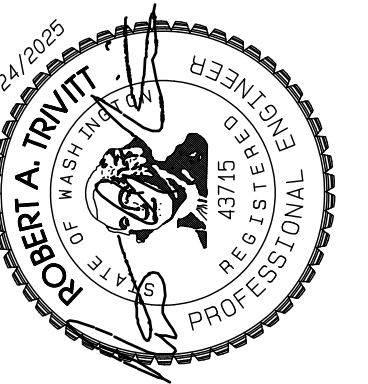
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AD-8

SHEET 49
OF 60

Bradley Heights

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



1	Revised per City review and Wall A adjustment.	11/9/24
2		
3	Revised per City review.	3/4/25
4	Revised per City & Month review.	4/17/25
5		
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DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Paul Green
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

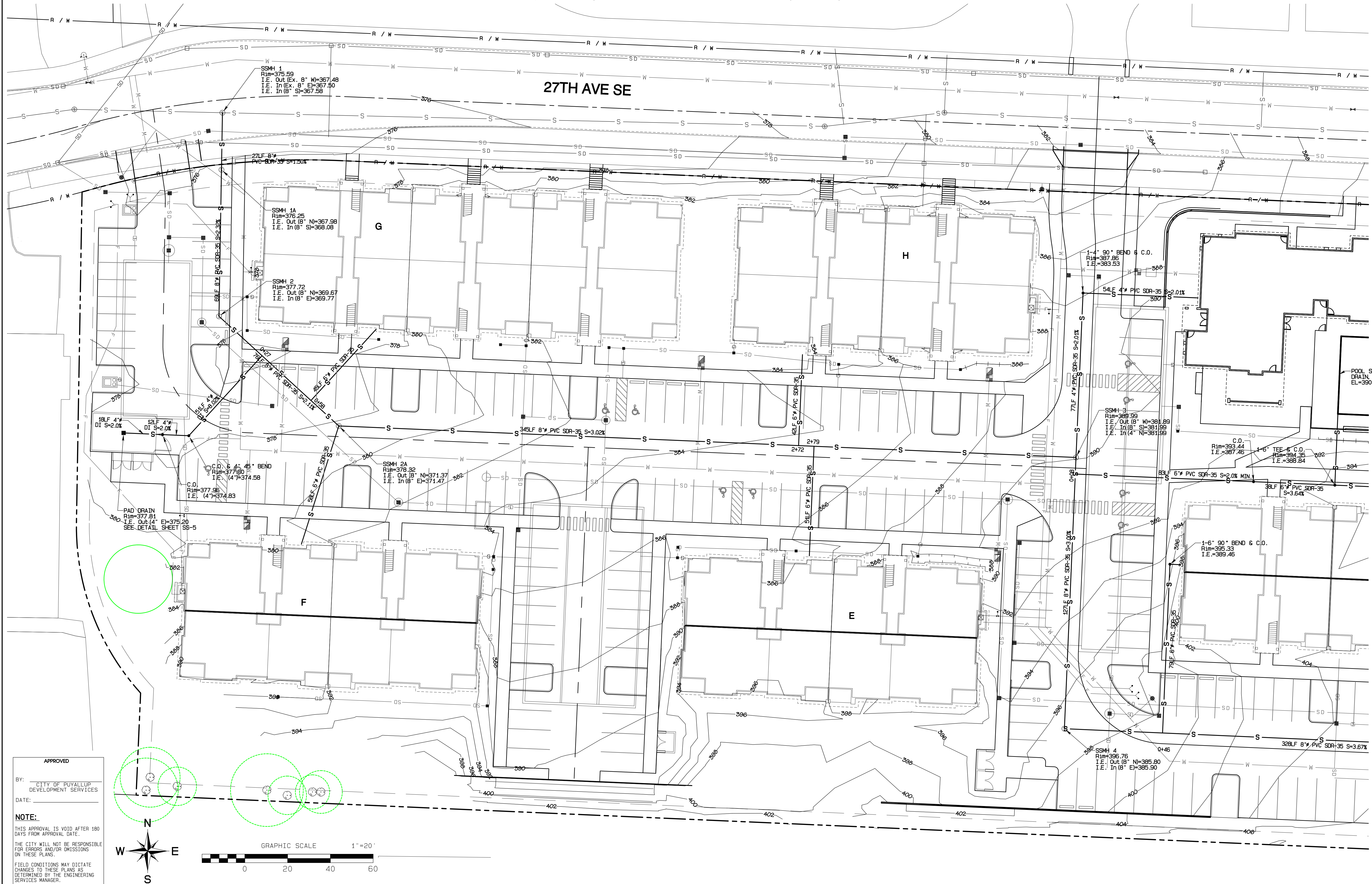
Bradley Heights

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

DRAWING

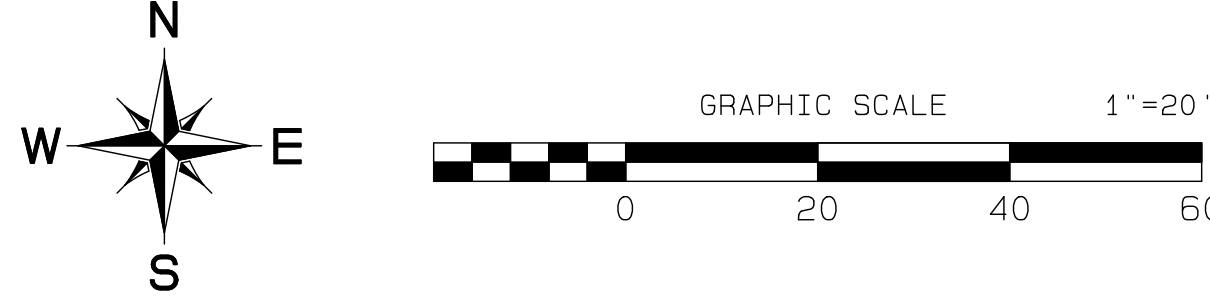
SS-1

SHEET	50
OF	60



Bradley Heights

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



APPROVED

BY: _____
CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE: _____

NOTE:

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.

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FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

SS Plan

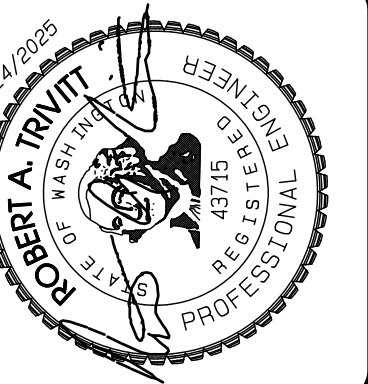
Bradley Heights

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Phone 509.899.0326
Fax jorden@timberlanepartners.com

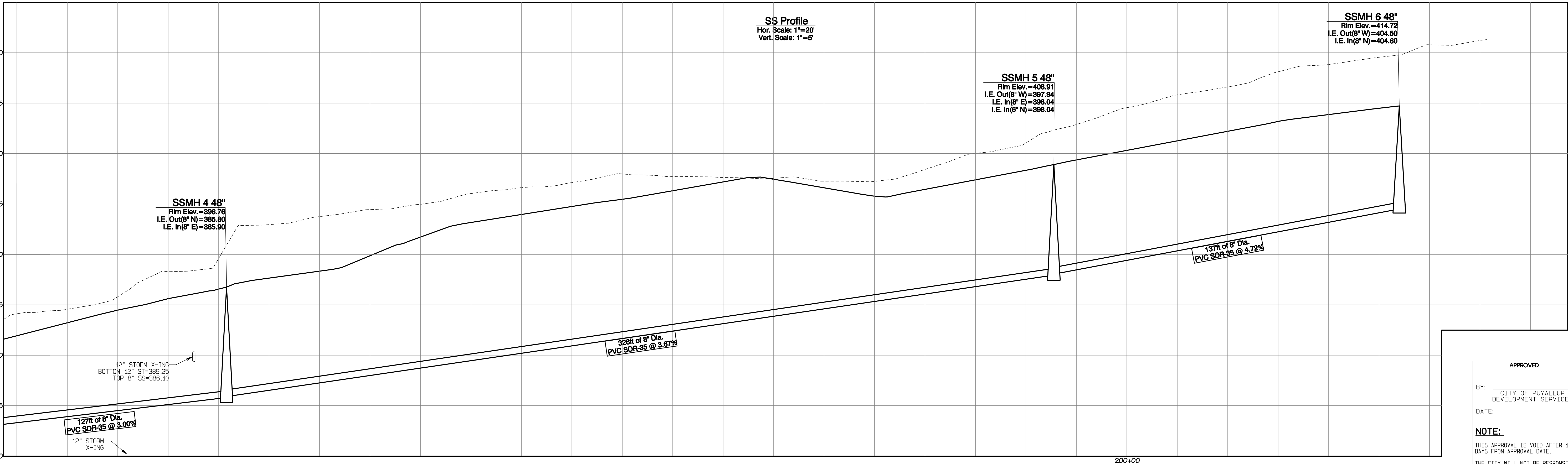
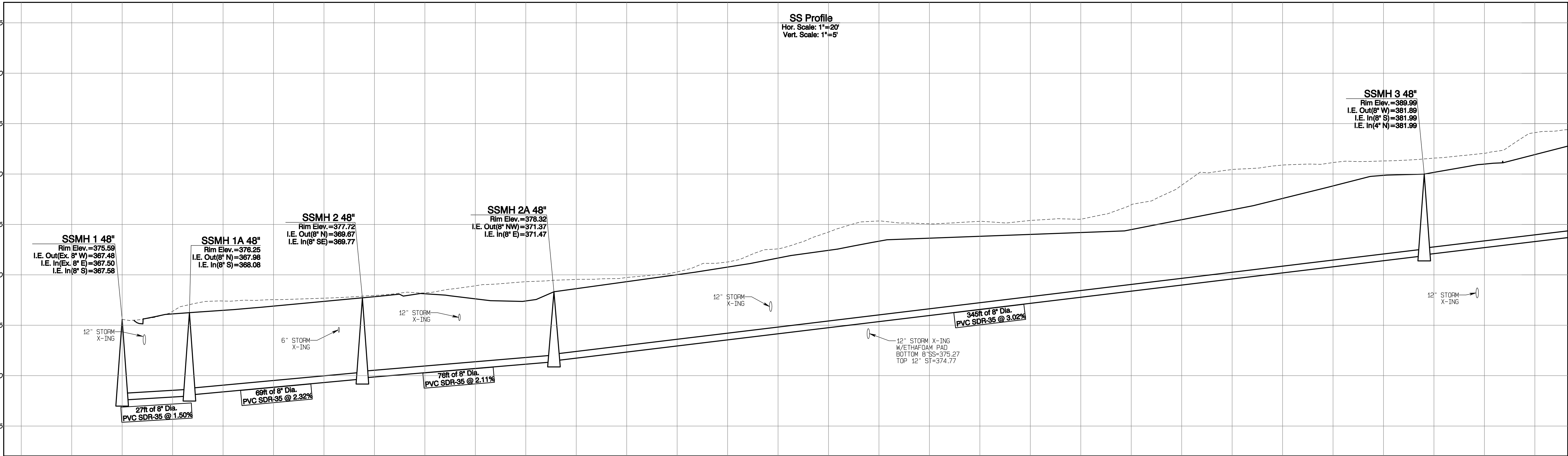
 **AZURE GREEN**
CONSULTANTS
+ feasibility + planning + engineering + surveying
East Pioneer, Suite A - Puyallup, WA 98372 phone: 253.770.3144 fax: 253.770.3142

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

1	Revised per City & Rosh review.	3/1/25
2	Revised per City & Rosh review.	3/1/25
3	Revised per City & Rosh review.	3/1/25
4	Revised per City & Rosh review.	3/1/25
5	Revised per City & Rosh review.	3/1/25
6	Revised per City & Rosh review.	3/1/25
7	Revised per City & Rosh review.	3/1/25
8	Revised per City & Rosh review.	3/1/25
9	Revised per City & Rosh review.	3/1/25
10	Revised per City & Rosh review.	3/1/25



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



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

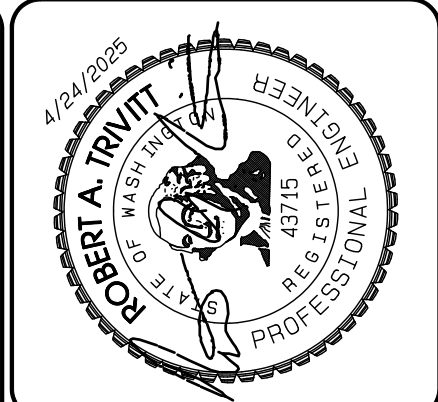
DATE:

NOTE:

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REVISION	DATE
1 Revised per City review and Mail A adjustment.	11/20/24
2 Revised per City review.	3/4/25
3 Revised per City & Rush review.	4/21/25
4	
5	
6	
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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

AZURE GREEN
CONSULTANTS

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

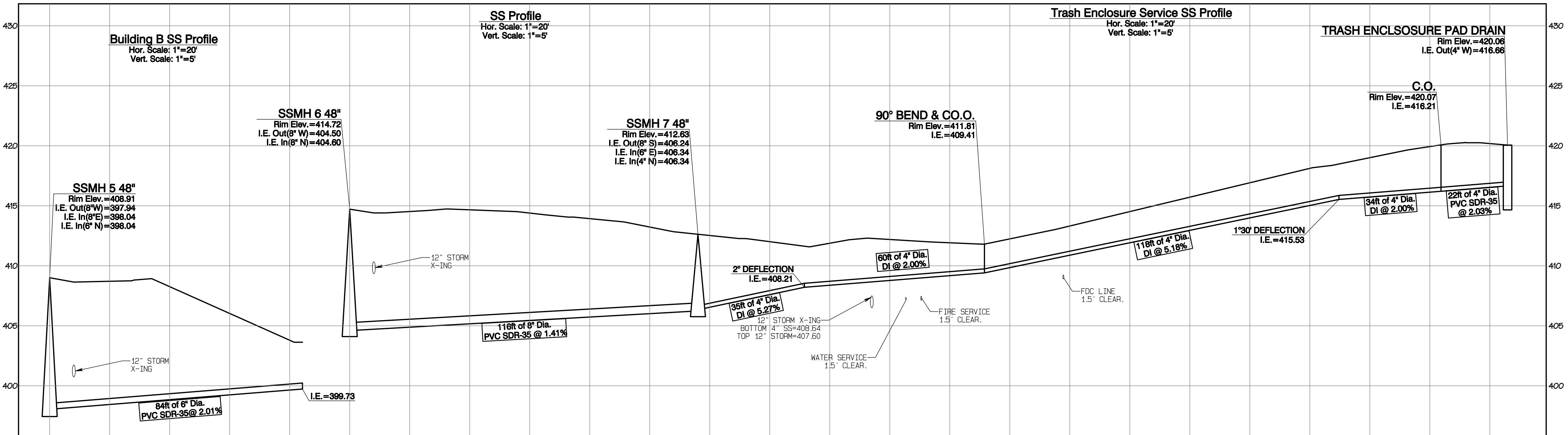
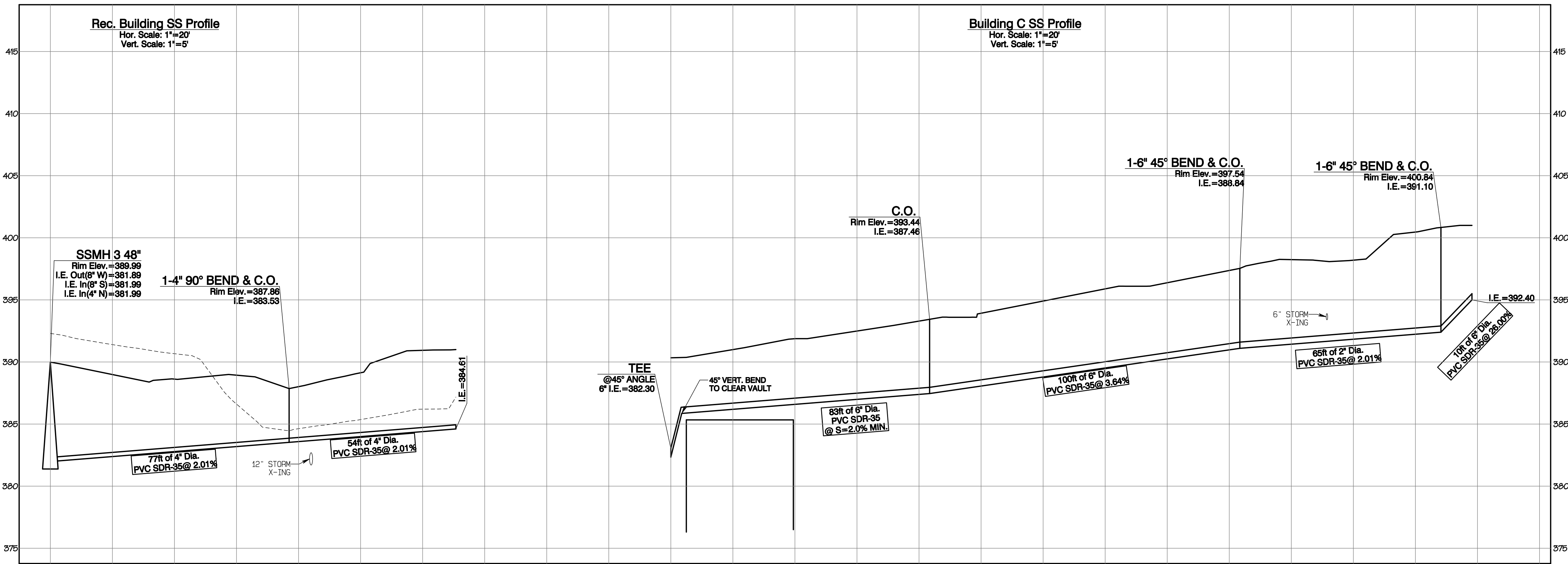
*feasibility *planning *engineering *surveying

Bradley Heights

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

DRAWING
SS-3
SHEET 52
OF 60

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



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

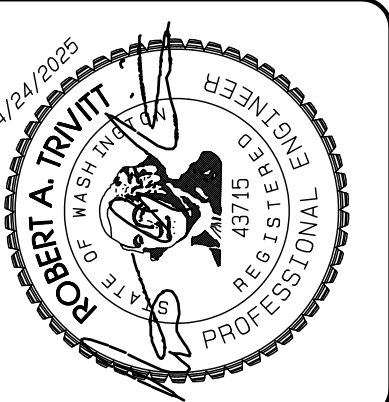
DATE:

NOTE:

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DAYS FROM APPROVAL DATE.

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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.	11/20/24
2 Revised per City review.	3/4/25
3 Revised per City & Rush review.	4/27/25
4	
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6	
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JOB NO. 3227
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob 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

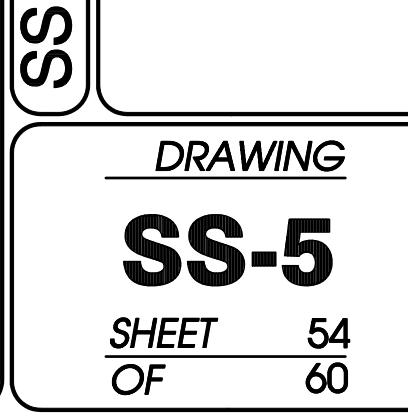
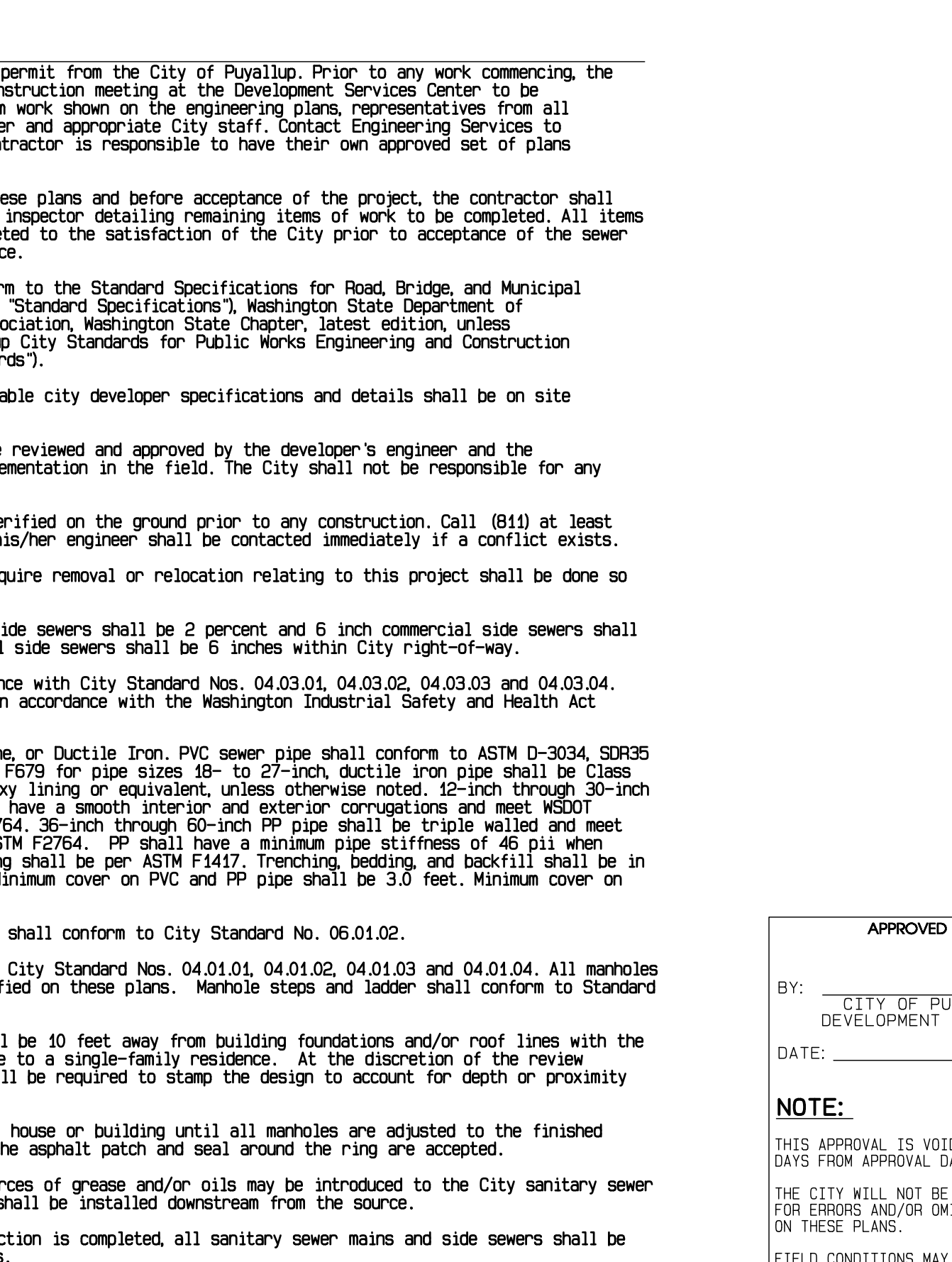
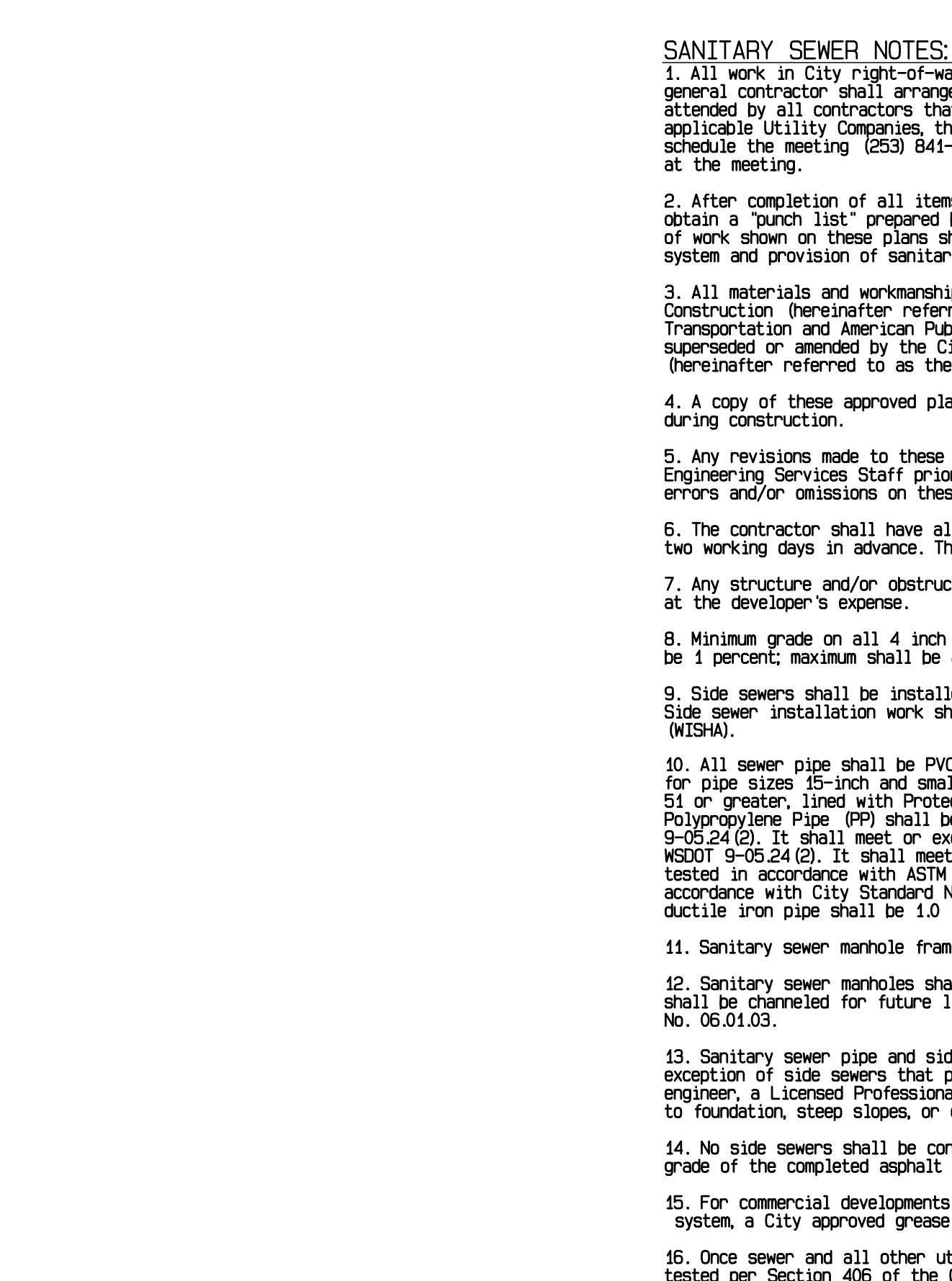
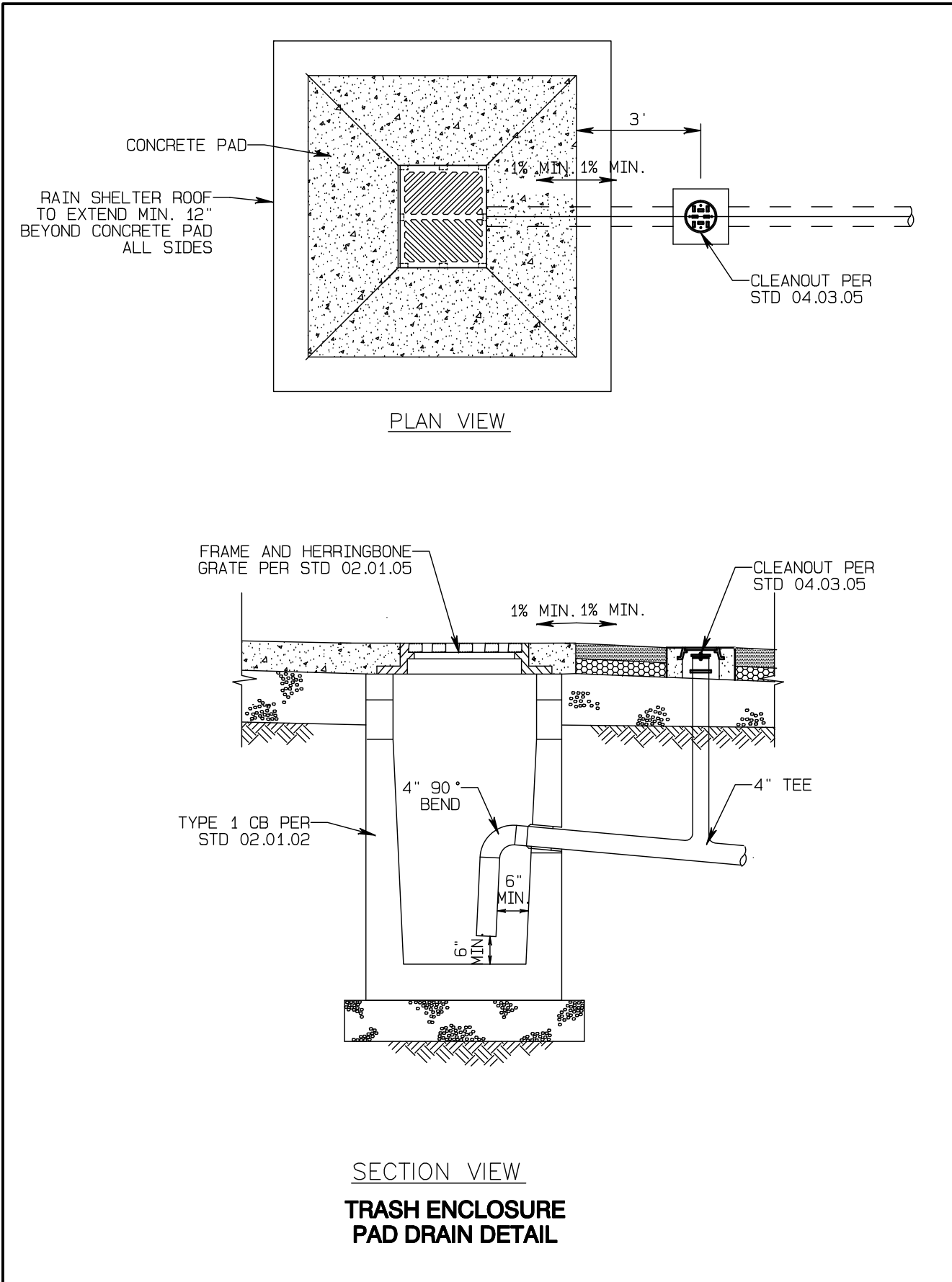
SS Profiles

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.889.0326
Fax jordan@timberlanepartners.com

DRAWING
SS-4
SHEET 53
OF 60

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

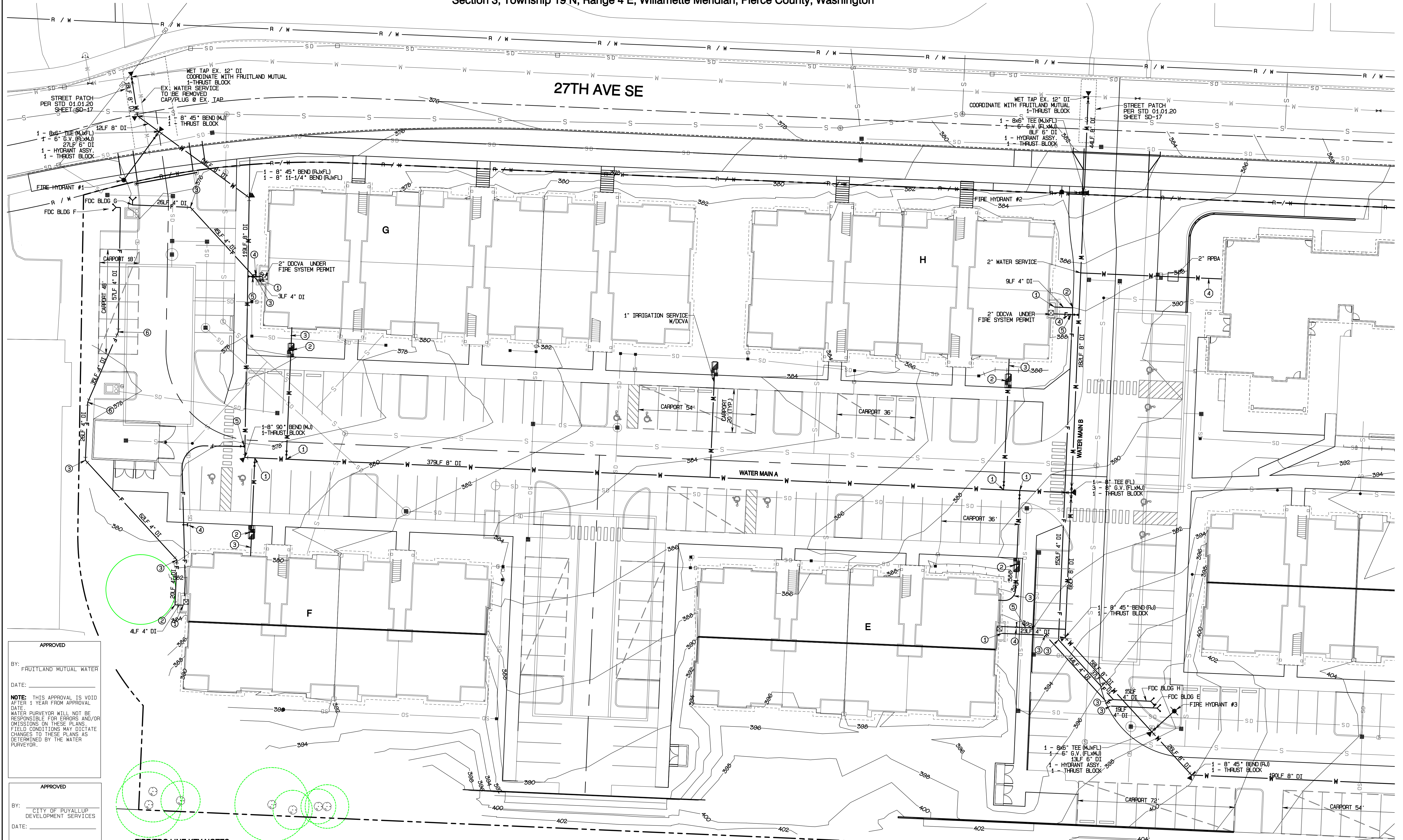


Timberlane Partners
1816 11th Ave Unit C
Seattle, WA, 98122
Phone 509.899.0326

Phone 509.899.0326
Fax jorden@timerlanepartners.com

Bradley Heights

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



APPROVED

BY: FRUITLAND MUTUAL WATER

DATE: _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. WATER PURVEYOR WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE WATER PURVEYOR.

APPROVED

BY: CITY OF PUYALLUP DEVELOPMENT SERVICES

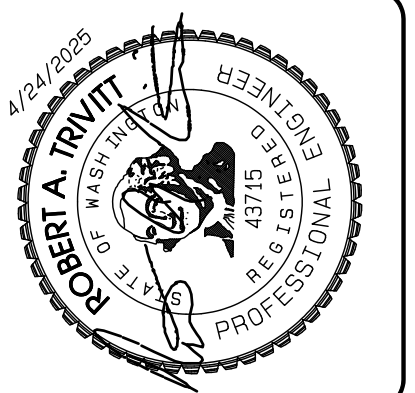
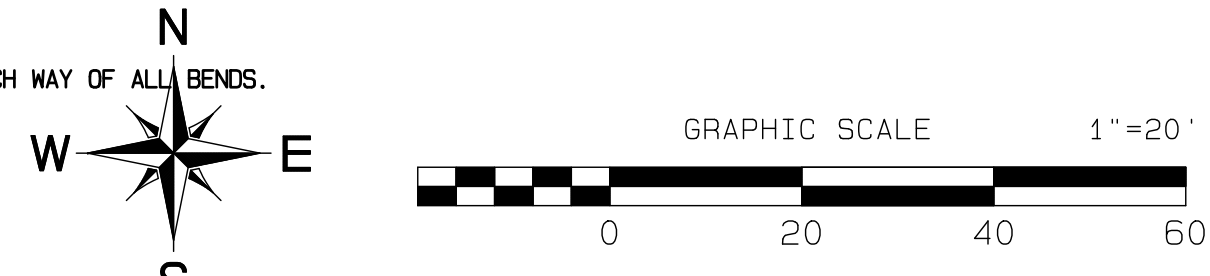
DATE: _____

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- FIRE/FDC LINE KEY NOTES**
- 1 ENTRY TO BUILDING, COORDINATE WITH SPRINKLER SYSTEM DESIGN DCVA INSIDE BUILDING
 - 2 1-4" 90° BEND (RJ)
 - 3 1-4" 45° BEND (RJ)
 - 4 PIV
 - 5 2" FIRE SERVICE CONNECTION
 - 6 1-4" 22-1/2° BEND (RJ)
- WATER SERVICE KEY NOTES**
- 1 1-1/2" DOMESTIC SERVICE PER STD 03.03.02
 - 2 1-1/2" METER & DCVA PER STD 03.03.02 & 03.04.01
 - 3 1-1/2" HOPE SIDR 7 TO BUILDING COORDINATE WITH PLUMBING PLAN
 - 4 2" HOPE SIDR 7 TO BUILDING COORDINATE WITH PLUMBING PLAN

- GENERAL NOTES:**
1. DOMESTIC & IRRIGATION SERVICES: FRUITLAND WATER WILL SET A METER SETTLER WITH BOX AND A TAIL PIECE TO WHICH CONNECT.
 2. FIRE LINES: FRUITLAND WATER WILL SET THE VALVE ON THE MAIN BUT OWNER'S CONTRACTOR WILL CONSTRUCT FROM THAT POINT ON.
 3. FRUITLAND WATER WILL CONSTRUCT OR HIPE THE PROJECT OUT. IF HIPED OUT, FRUITLAND WATER WILL PURCHASE PIPE AND FITTINGS.

- WATER NOTES:**
1. USE MEGALUGS ON ALL MJ FITTINGS.
 2. FIELD LOCK GASKETS REQUIRED TWO JOINTS EACH WAY OF ALL BENDS.
 3. DCVA REQUIRED ON ALL DOMESTIC LINES.
 4. STANDARD REQUIRED COVER IS 3.5'.



REVISION	DATE
1	11/20/24
2	3/1/25
3	4/27/25
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1. Revised per City Review and Mail A adjustment.
2. Revised per City Review.
3. Revised per City & Rush Review.
4. Revised per City & Rush Review.

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

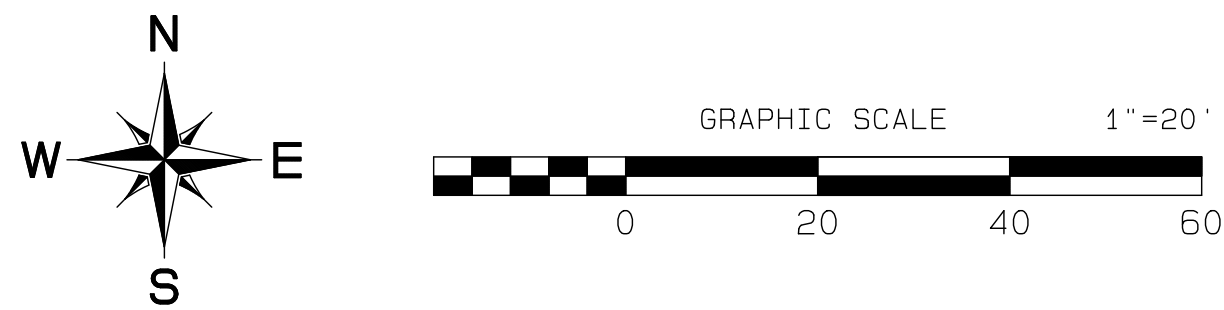
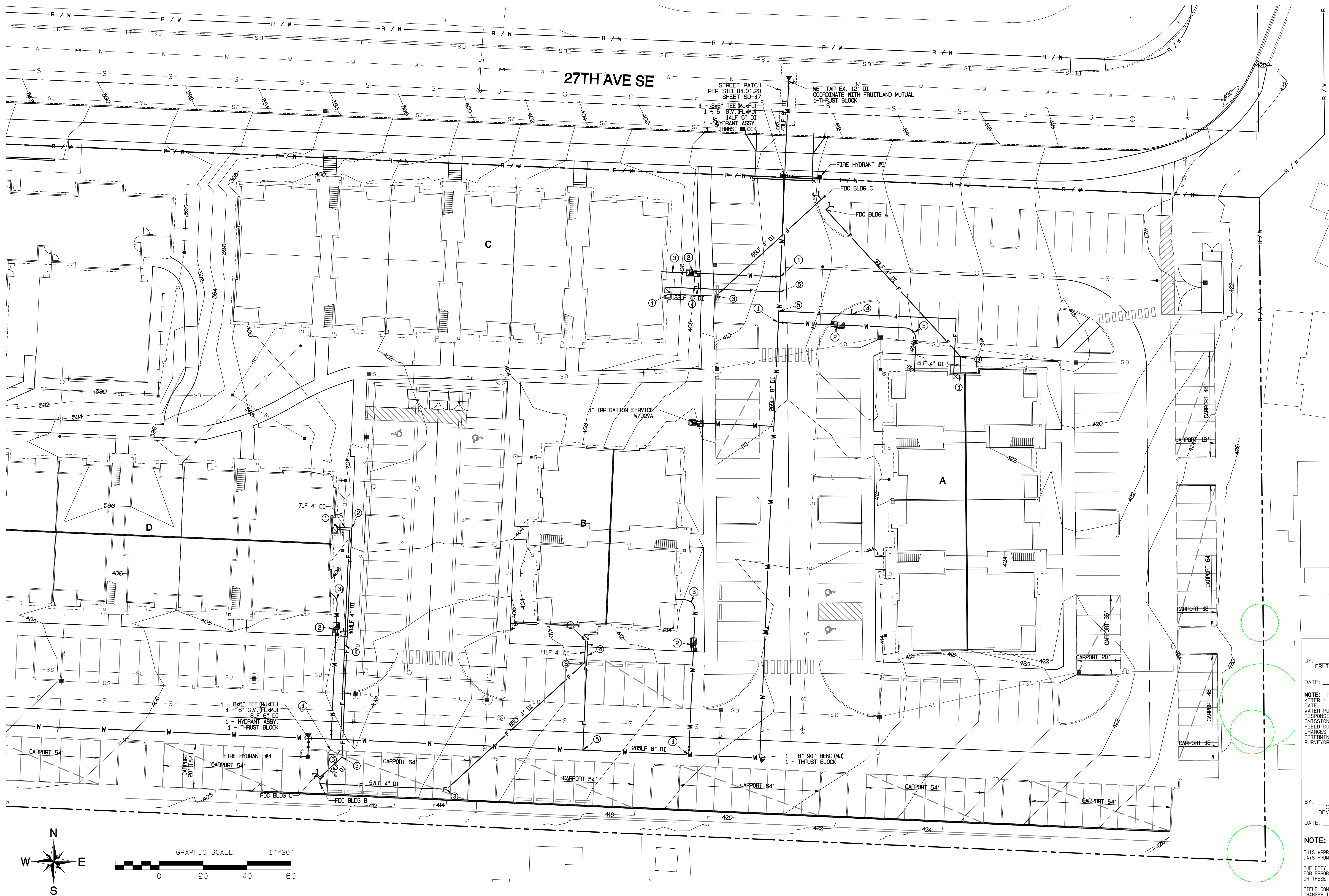
Water Plan

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 206.886.0326
Fax jordan@timberlanepartners.com

Bradley Heights

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



APPROVED

BY: FRUITLAND MUTUAL WATER

DATE:

NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE. WATER PURVEYOR WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE WATER PURVEYOR.

APPROVED

BY: CITY OF PUYALLUP DEVELOPMENT SERVICES

DATE:

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Water Plan

Bradley Heights

Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.898.0326
Fax jordan@timberlanepartners.com

DRAWING

W-2

SHEET 56
OF 60

AZURE GREEN
CONSULTANTS

feasibility • planning • engineering • surveying

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

REVISION

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

DESIGNED BY: R. D. Trivitt
DRAWN BY: R. D. Trivitt
CHECKED BY: R. D. Trivitt
APPROVED BY: Paul Green

DATE: May 14, 2024

JOB NO.: 3227

PROFESSIONAL ENGINEER

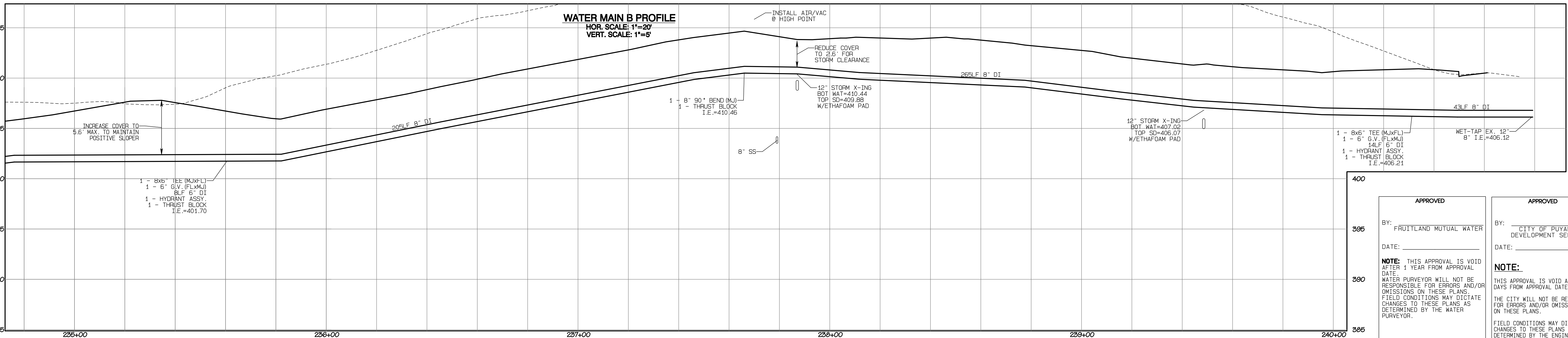
ROBERT A. TRIVITT

STATE OF WASHINGTON

43715

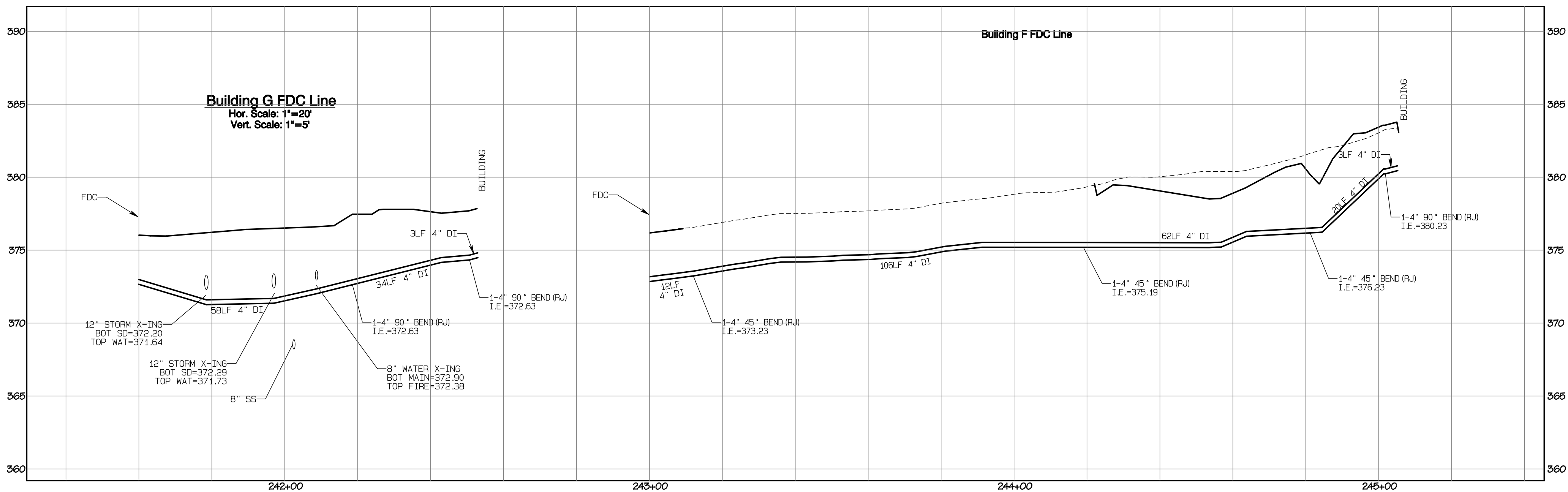
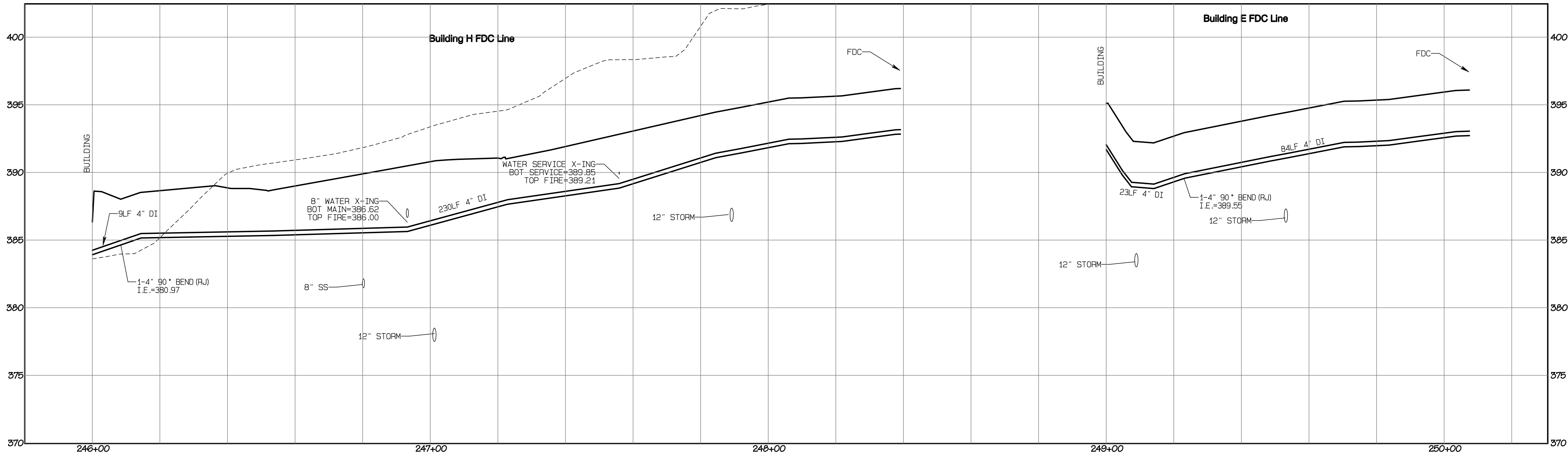
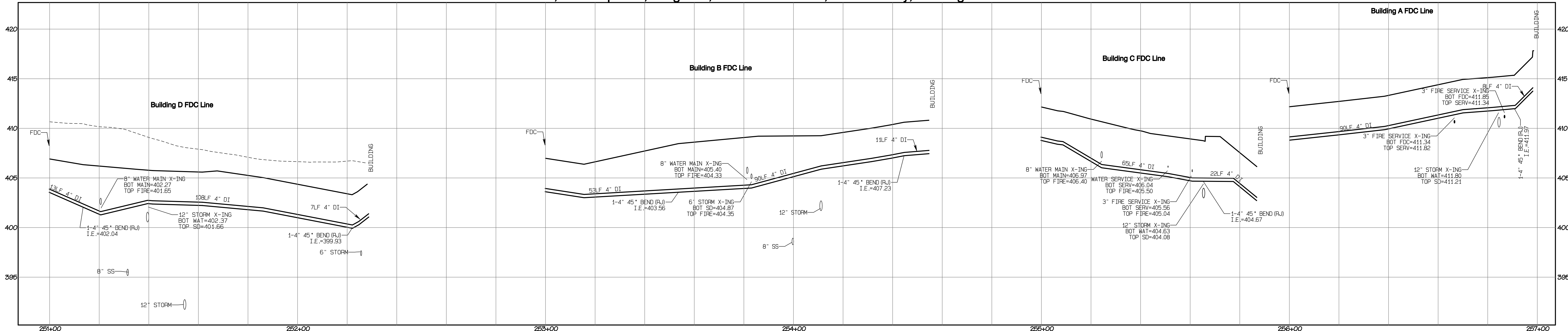
4/24/2025

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



Bradley Heights

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



APPROVED
BY: FRUITLAND MUTUAL WATER
DATE: _____
NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE.
WATER PURVEYOR WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE WATER PURVEYOR.

APPROVED
BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES
DATE: _____
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FDC Profiles

Bradley Heights

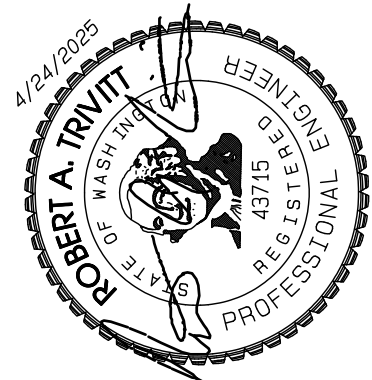
Timberlane Partners
1816 11th Ave Unit C
Seattle, WA 98122
Phone 509.886.0326
Fax jordan@timberlanepartners.com

DRAWING
W-4
SHEET 58
OF 60

AZURE GREEN
CONSULTANTS
*feasibility *planning *engineering *surveying
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phone 253.770.3144 fax 253.770.3142

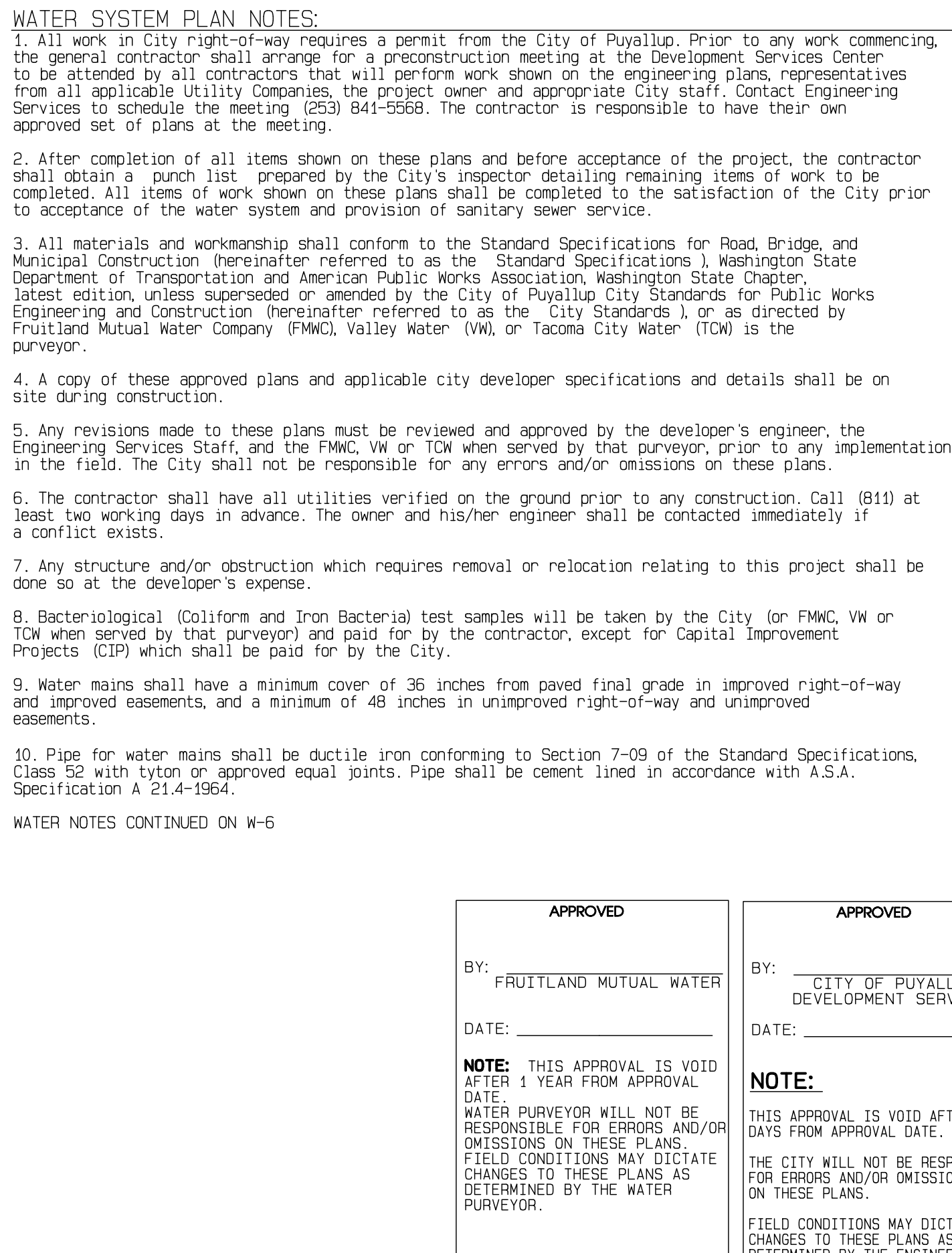
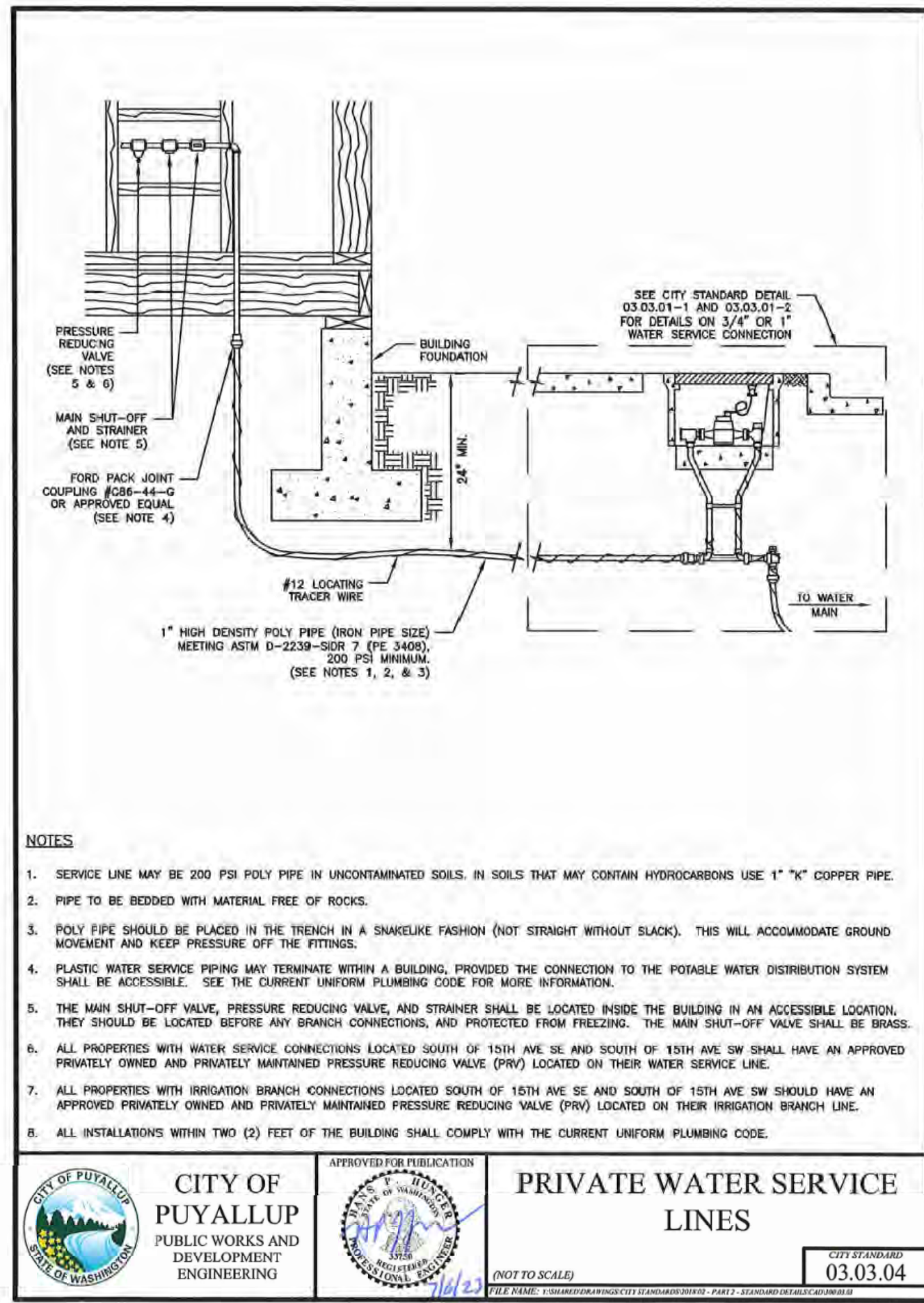
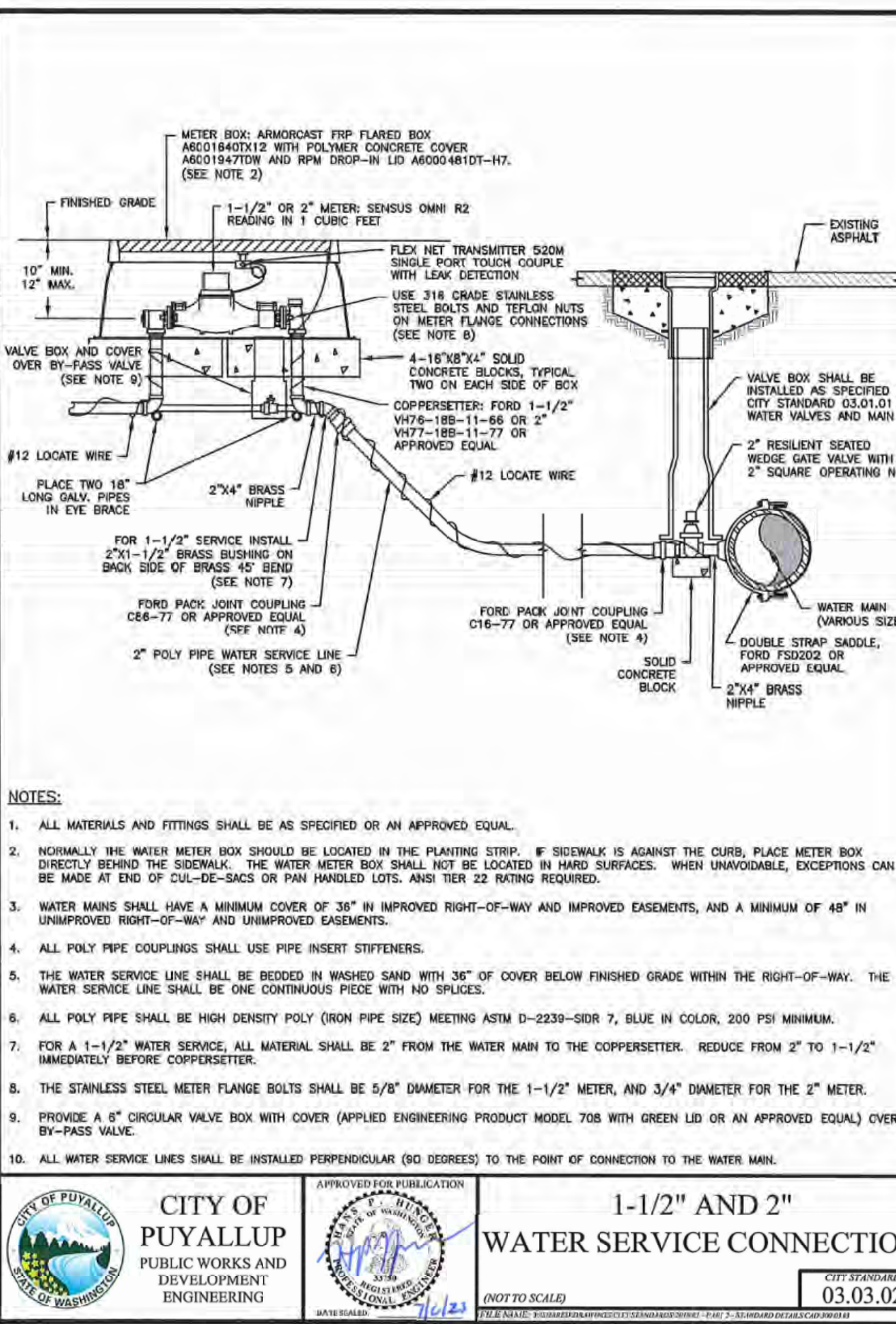
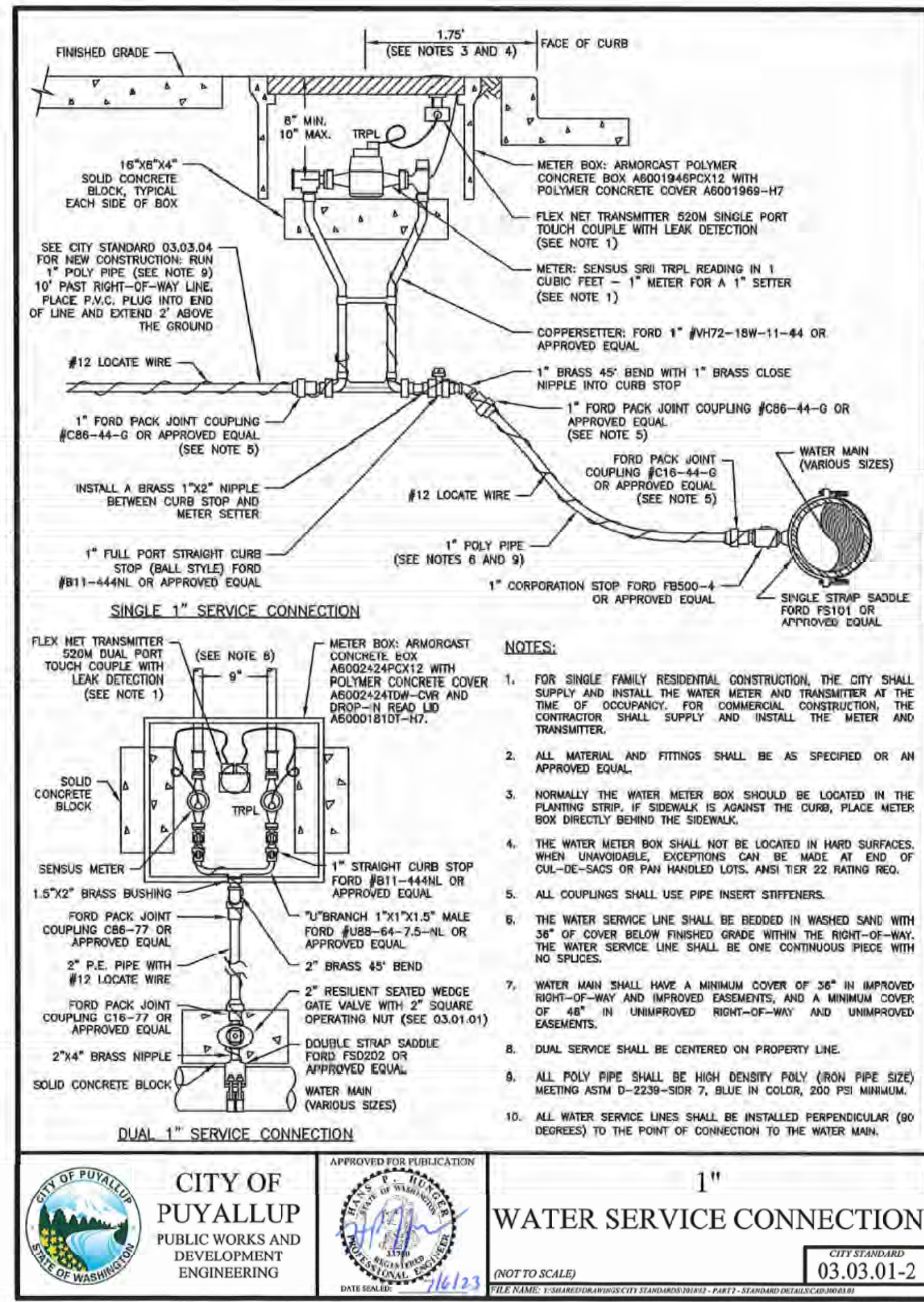
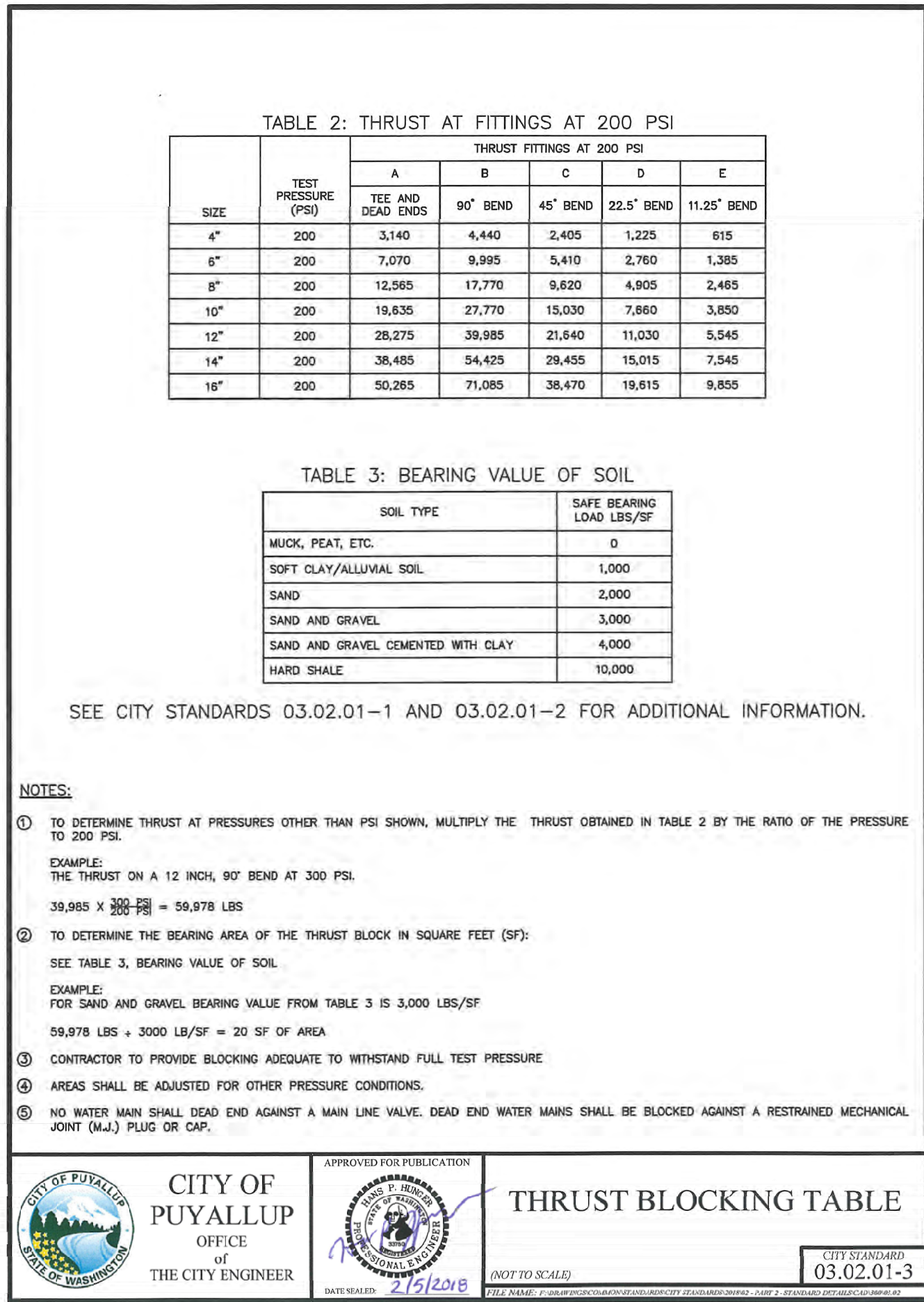
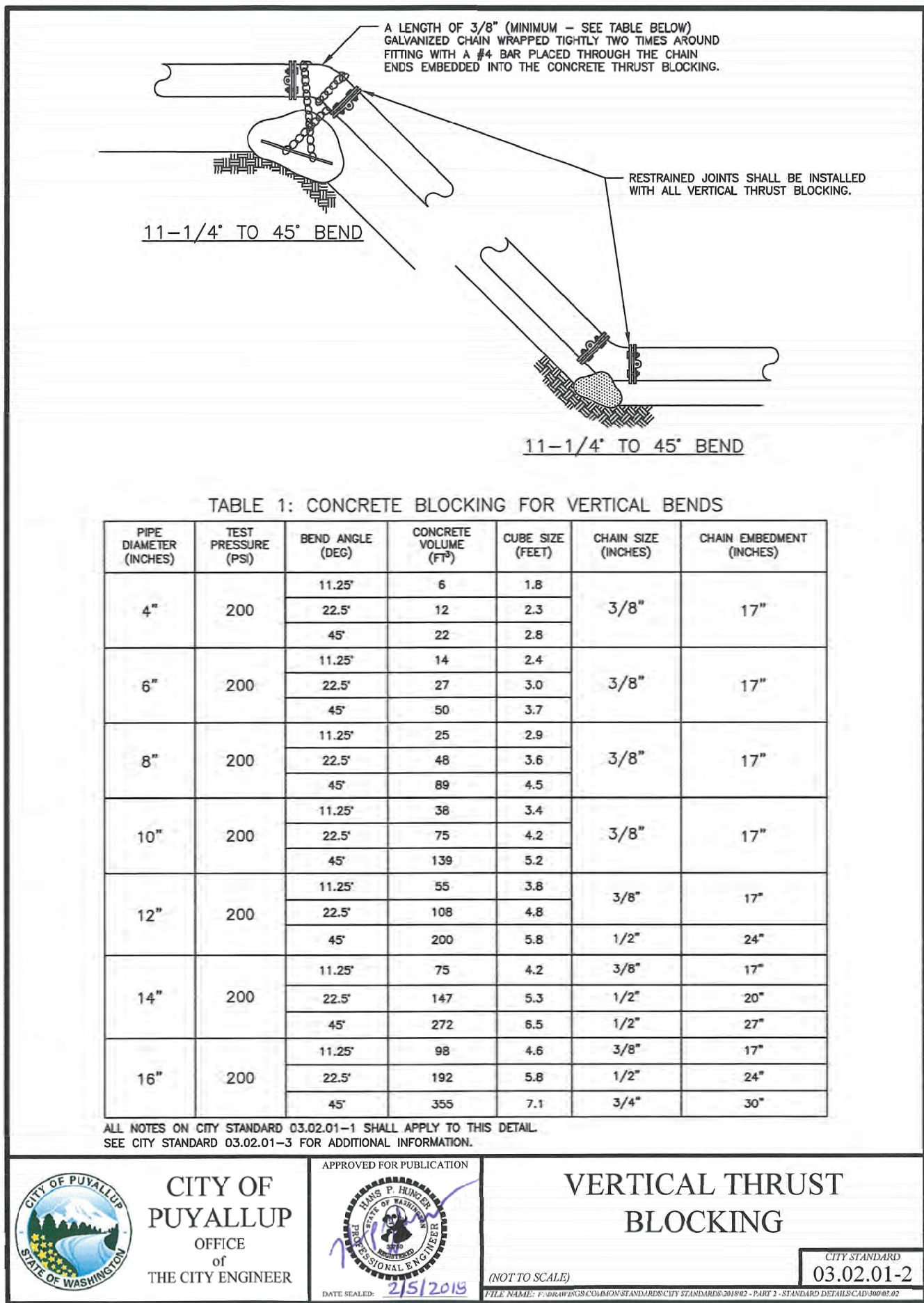
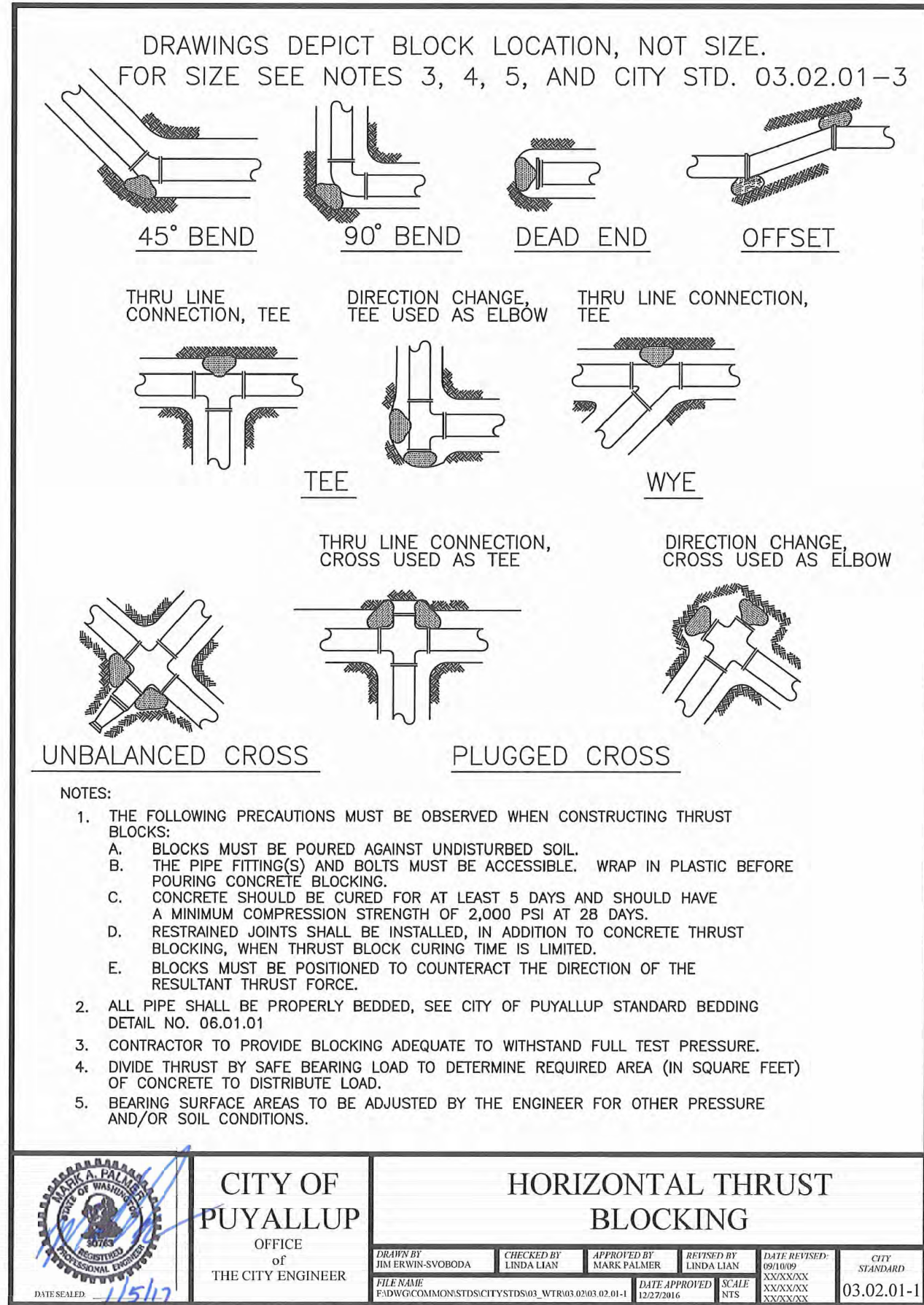
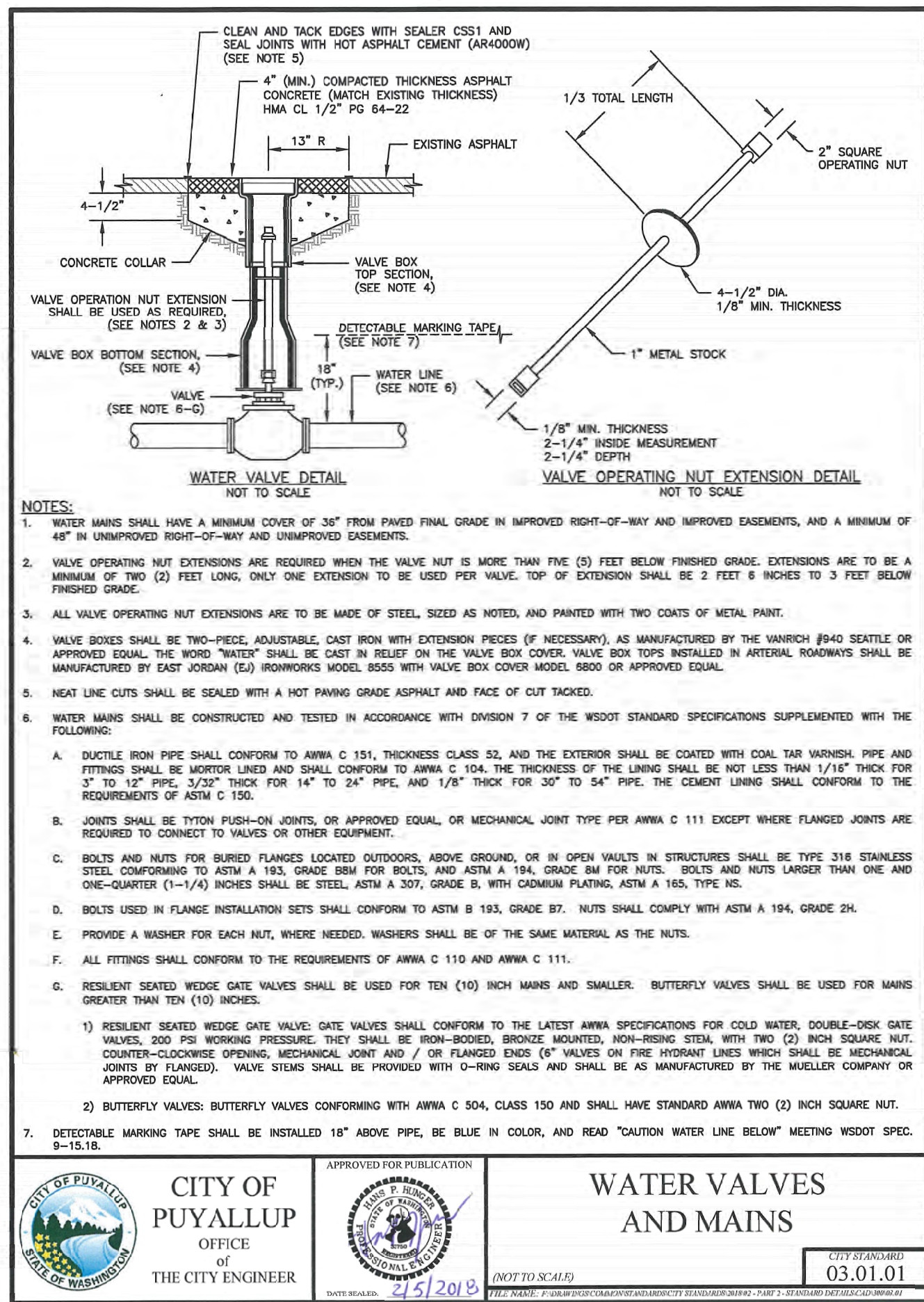
JOB NO. 3327
DATE: May 14, 2024
DESIGNED BY: Rob Trivitt
DRAWN BY: Rob Trivitt
CHECKED BY: Rob Trivitt
APPROVED BY: Paul Green

REVISION	DATE
1 Revised per City review and mail a adjustment.	11/29/24
2 Revised per City review.	3/1/25
3 Revised per City & Pugh review.	4/27/25
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Bradley Heights

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



REVISION
1. Revised per City Review and Mail A adjustment.
2. Revised per City Review.
3. Revised per City & RASH Review.
4. Revised per City & RASH Review.
5. Revised per City & RASH Review.
6. Revised per City & RASH Review.
7. Revised per City & RASH Review.
8. Revised per City & RASH Review.
9. Revised per City & RASH Review.
10. Revised per City & RASH Review.

DATE: May 14, 2024
DESIGNED BY: D. Trivitt
DRAWN BY: D. Trivitt
CHECKED BY: D. Trivitt
APPROVED BY: D. Trivitt

JOB NO. 3257
DATE: May 14, 2024
DESIGNED BY: D. Trivitt
DRAWN BY: D. Trivitt
CHECKED BY: D. Trivitt
APPROVED BY: D. Trivitt

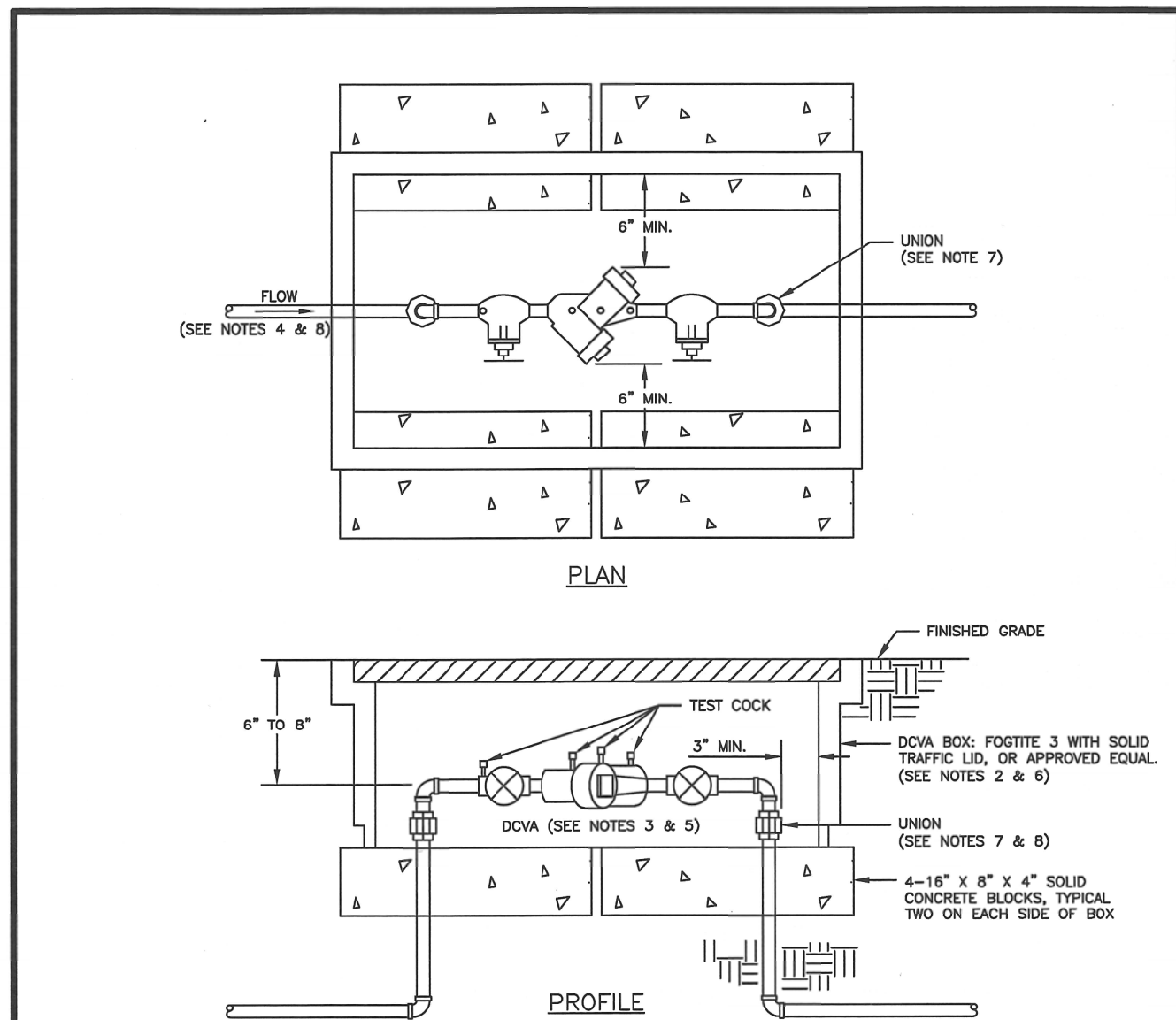
AZURE GREEN CONSULTANTS
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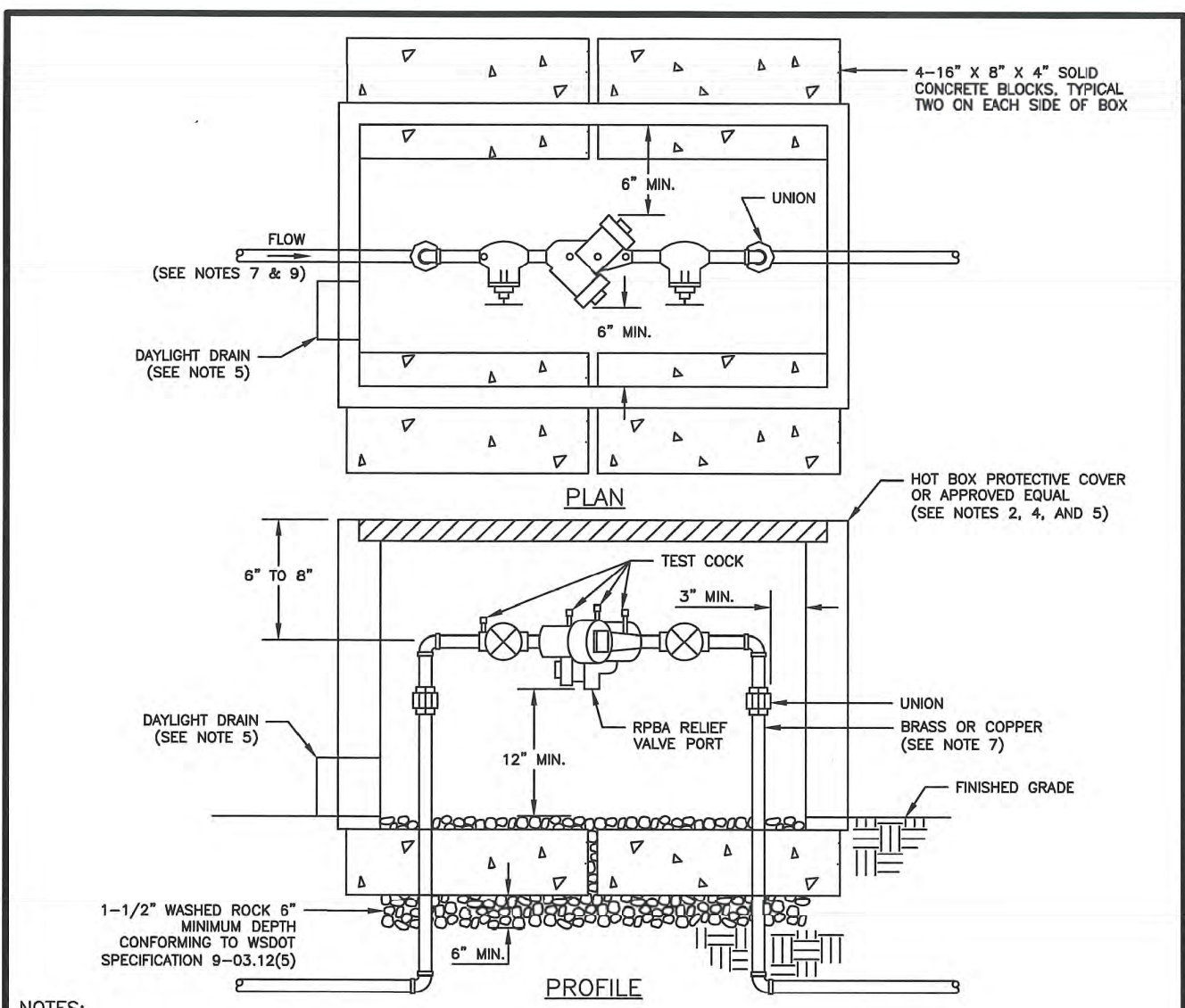
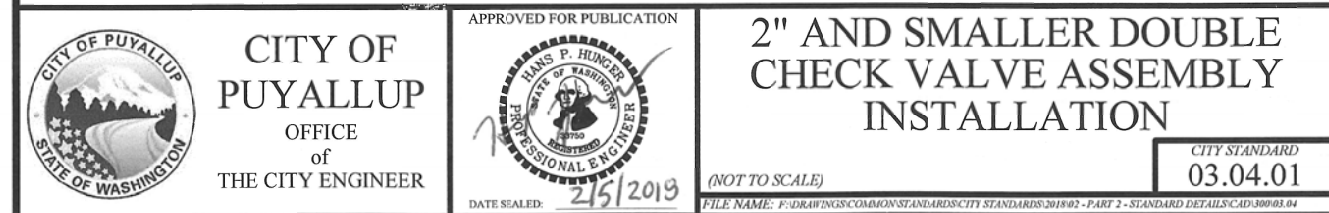
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Bradley Heights

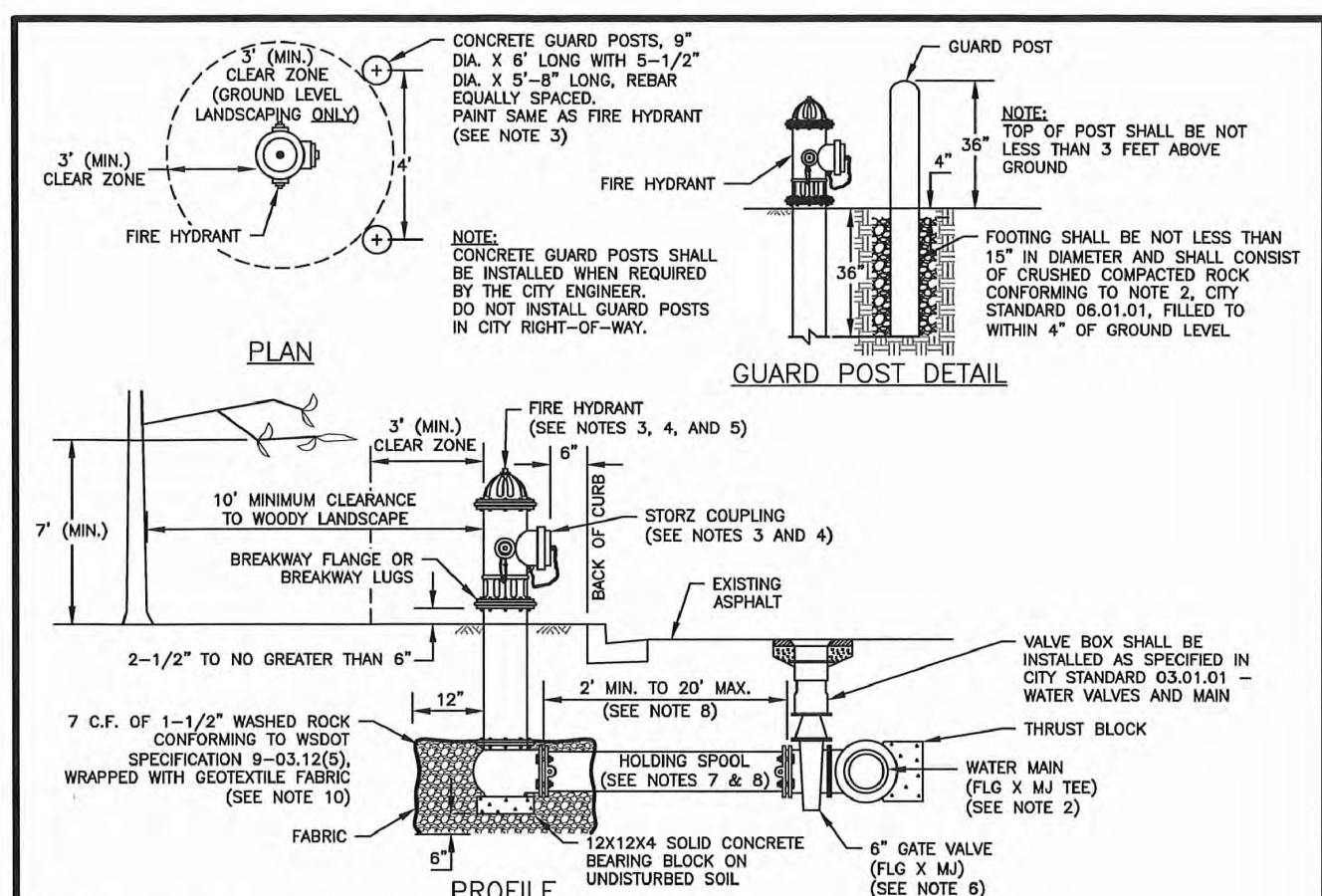
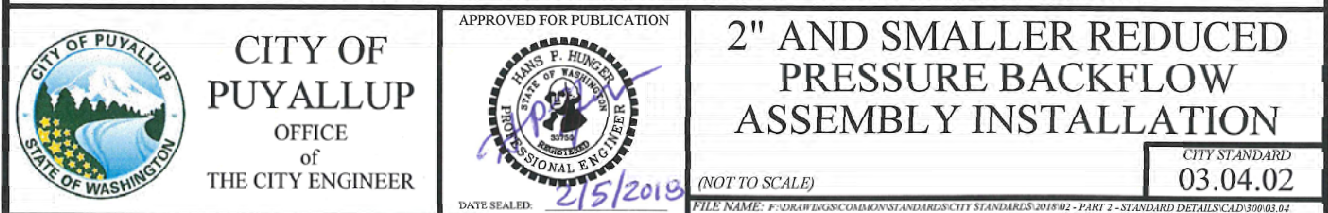
Section 3, Township 19 N, Range 4 E, Willamette Meridian, Pierce County, Washington



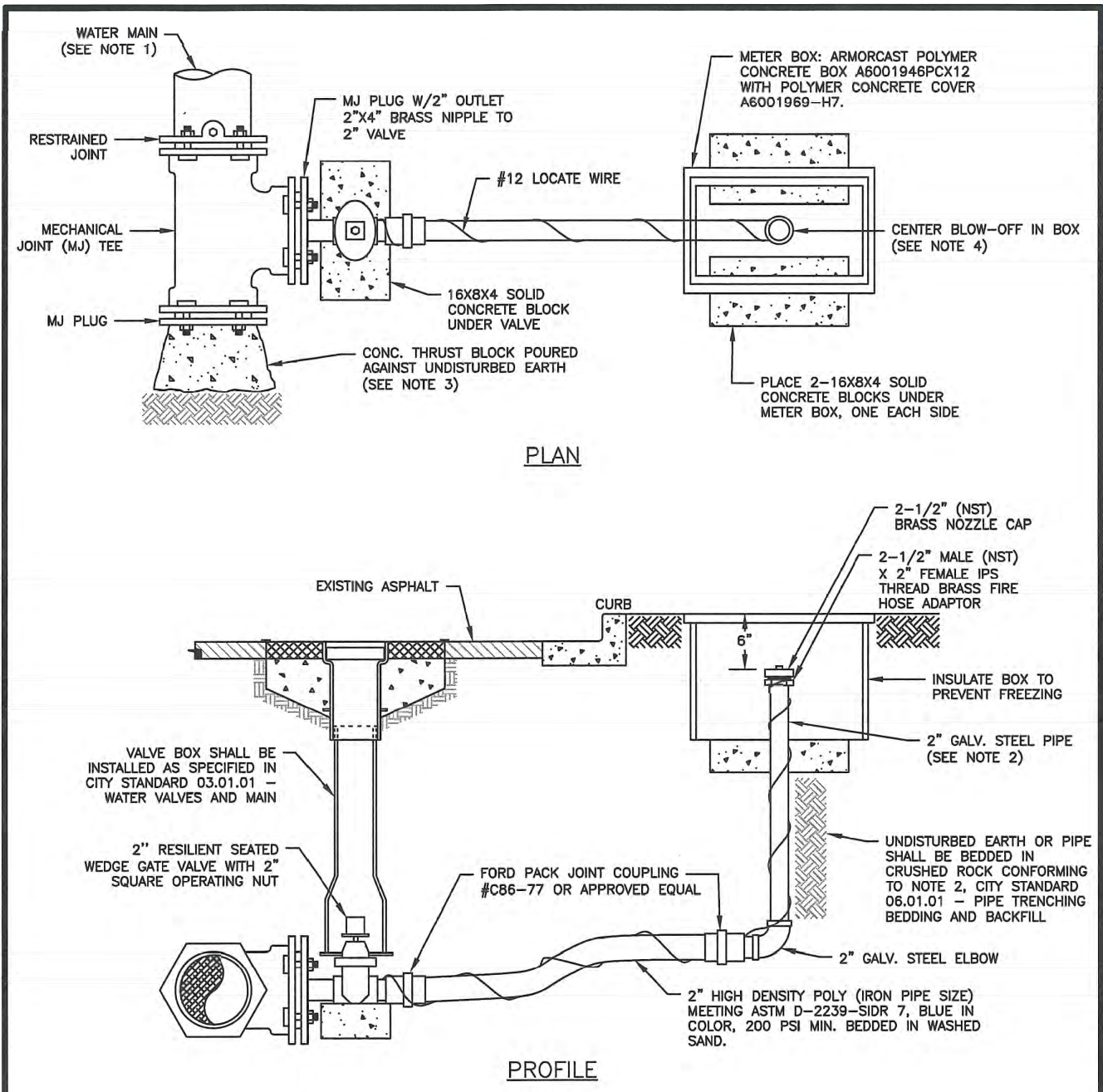
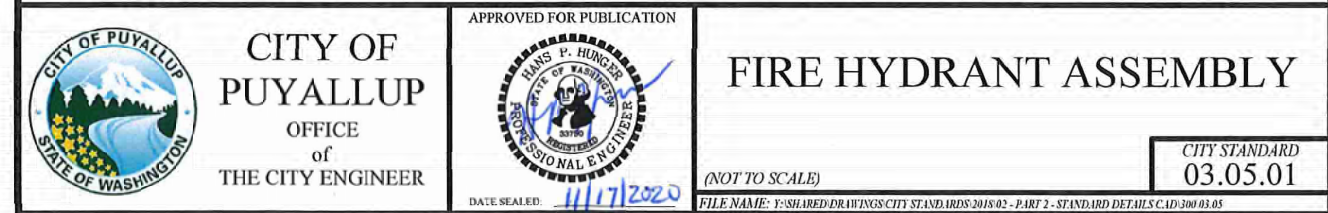
- NOTES:**
- BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.
 - THE DOVA SHALL BE INSTALLED WITH ADEQUATE SPACE TO FACILITATE MAINTENANCE AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION, BY A WASHINGTON STATE CERTIFIED BACK-FLOW ASSEMBLY TESTER, TO INSURE ITS SATISFACTORY OPERATION BEFORE OCCUPANCY, AND ANNUALLY THEREAFTER. SEND TEST RESULTS TO: CITY OF PUYALLUP, WATER QUALITY OPERATIONS, 1100 39TH AVE SE, PUYALLUP, WA 98374.
 - DOVA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
 - DOVA SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF WATER METER. WHEN IRRIGATION SYSTEM IS CONNECTED OFF DOMESTIC WATER LINE, IRRIGATION DOVA SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF THE BRANCH CONNECTION.
 - DOVA SHALL BE SIZED EQUAL OR COMPARABLE TO METER SIZE.
 - METER BOX SHALL BE LARGE ENOUGH TO ALLOW THE MINIMUM SETBACKS ILLUSTRATED ABOVE. METER BOX LID SHALL BE A TRAFFIC LID WITH A H-20 LOADING.
 - DI-ELECTRIC UNIONS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS.
 - USE ONLY BRASS OR COPPER BETWEEN THE METER AND THE UNION ON THE CUSTOMER'S SIDE OF THE DOVA.



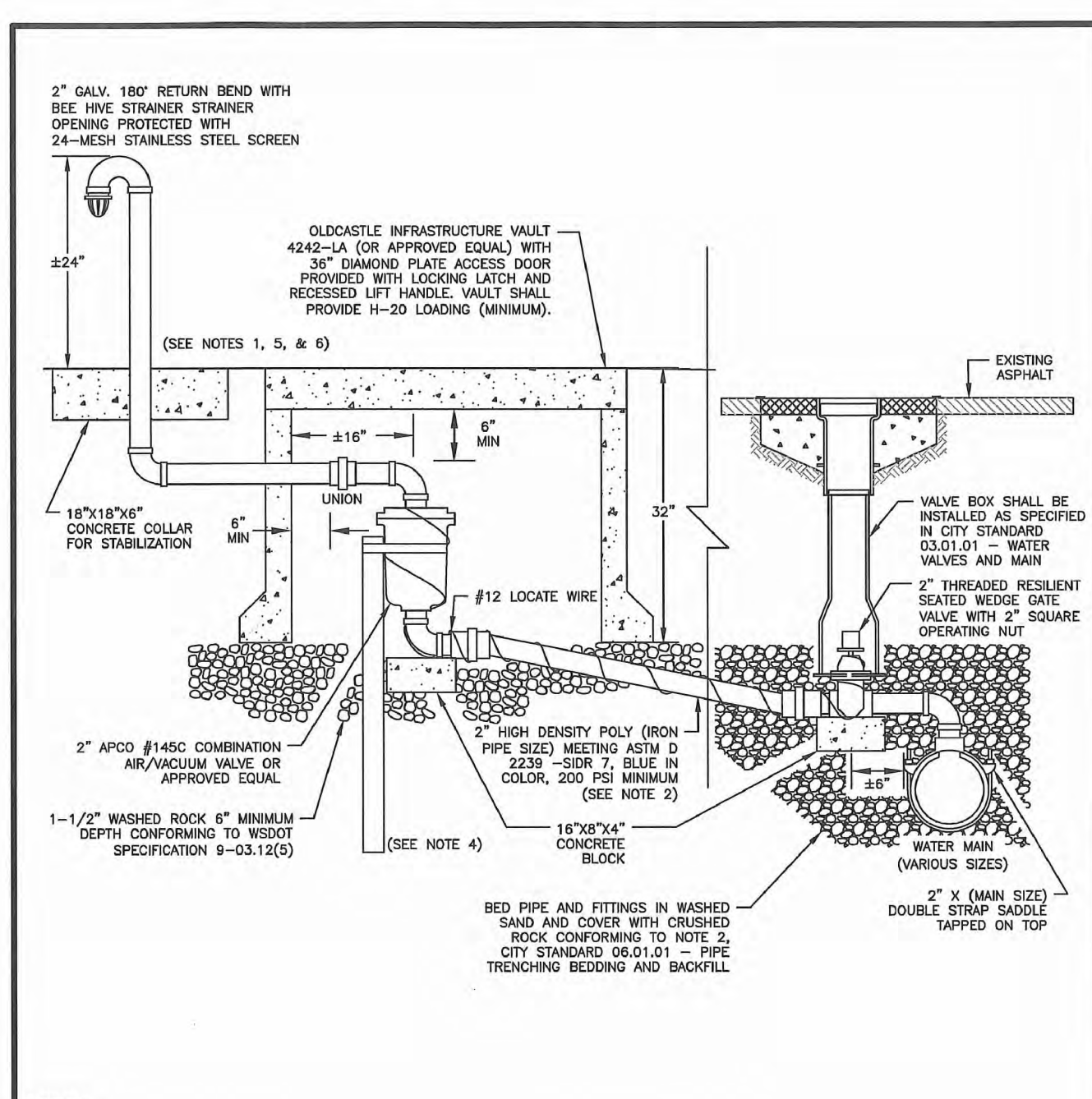
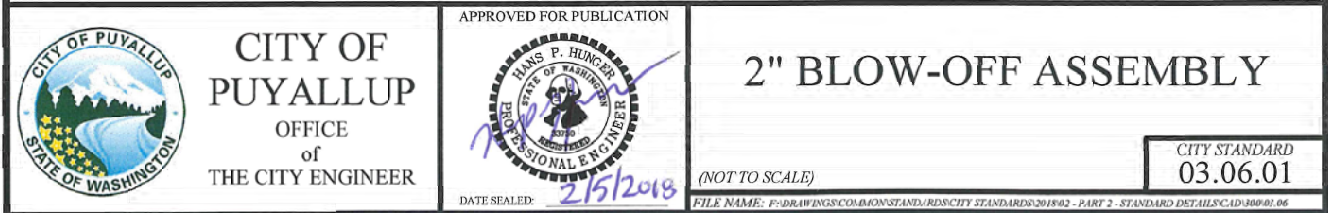
- NOTES:**
- BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.
 - THE RPBA SHALL BE INSTALLED WITH ADEQUATE SPACE TO FACILITATE MAINTENANCE AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION, BY A WASHINGTON STATE CERTIFIED BACK-FLOW ASSEMBLY TESTER, TO INSURE ITS SATISFACTORY OPERATION BEFORE OCCUPANCY, AND ANNUALLY THEREAFTER. SEND TEST RESULTS TO: CITY OF PUYALLUP, WATER QUALITY OPERATIONS, 1100 39TH AVE SE, PUYALLUP, WA 98374.
 - THE RPBA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
 - THE RPBA SHALL NOT BE INSTALLED IN A PIT BELOW GROUND LEVEL.
 - THE PROTECTIVE COVERING FOR THE RPBA, WHICH PROTECTS THE ASSEMBLY FROM FREEZING, MUST INCLUDE A DAYLIGHT DRAIN. THE DRAIN MUST BE INSTALLED ABOVE GROUND OR ABOVE THE MAXIMUM FLOOD LEVEL, WHICHEVER IS HIGHER. THE DRAIN MUST BE A MINIMUM OF TWICE THE SIZE OF THE RPBA, TO BE ABLE TO HANDLE THE VOLUME OF WATER THAT POTENTIALLY COULD BE DISCHARGED FROM THE RELIEF VALVE PORT.
 - THE RPBA SHALL BE SIZED EQUAL OR COMPARABLE TO THE METER SIZE.
 - USE ONLY BRASS OR COPPER BETWEEN THE METER AND THE BOTTOM VERTICAL 90 DEGREE BEND ON THE CUSTOMER'S SIDE OF THE RPBA.
 - DI-ELECTRIC UNIONS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS.
 - THE RPBA SHOULD BE LOCATED IMMEDIATELY DOWN STREAM OF THE METER, AND SHOULD NOT BE INSTALLED INSIDE A BUILDING.
 - AN RPBA INSTALLED MORE THAN FIVE (5) FEET ABOVE FLOOR LEVEL MUST HAVE A PLATFORM UNDER IT FOR THE TESTER OR MAINTENANCE PERSON TO STAND ON. THE PLATFORM MUST BE OSHA APPROVED AND MEET ALL APPLICABLE SAFETY STANDARDS AND CODES.



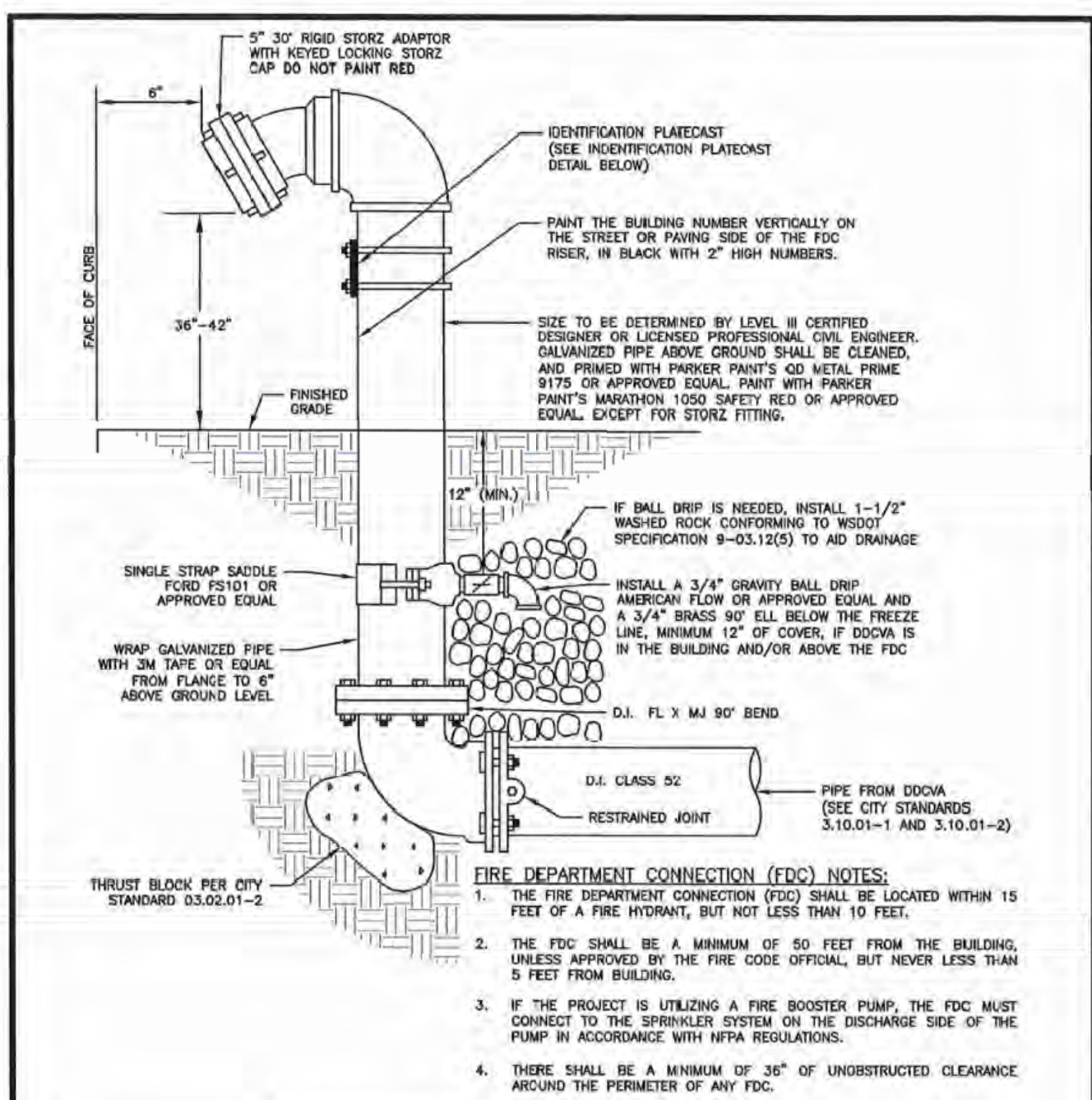
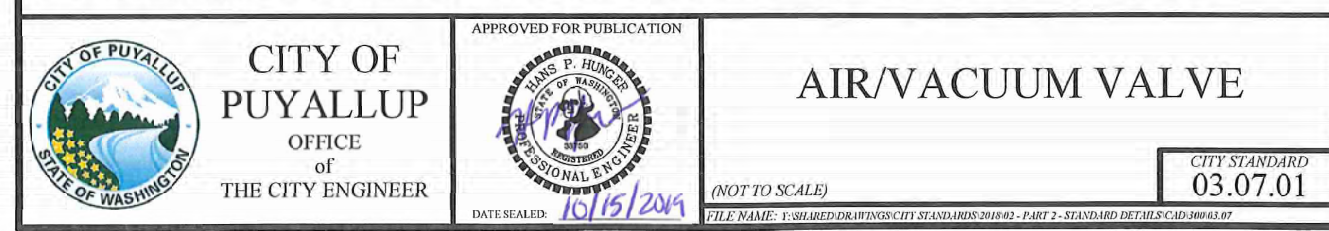
- NOTES:**
- ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
 - WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
 - THE FIRE HYDRANT AND CONCRETE GUARD POSTS SHALL BE PAINTED, RUST-OLEUM SAFETY YELLOW #7543 (TWO COATS) OR AN APPROVED EQUAL. THE STAKE FITTING SHALL NOT BE PAINTED.
 - FIRE HYDRANTS SHALL HAVE TWO 2-1/2" HOSE PORTS (NATIONAL STANDARD THREAD) WITH CAPS AND CHANG AND ONE 4" PUMPER PORT (8" TACOMA STEAMER PORT THREAD) WITH A 5" STORZ COUPLING AND BLIND CAP INSTALLED ON THE STEAMER PORT. (STEAMER PORT SHALL FACE THE STREET). 1-1/4" PORTLAND CEMENT OPERATING NUT (COUNTER-CLOCKWISE OPENING), 6-RING TYPE STUFFING BOX, AUTOMATIC SHUTTER DRAINS AND 2-1/4" MAIN VALVE OPENING. HYDRANTS SHALL BE DESIGNED IN A MANNER THAT WILL PREVENT BARREL BREAKAGE WHEN STRUCK BY A VEHICLE. HYDRANTS SHALL CONFORM TO THE LATEST EDITION OF ANSA SPECIFICATIONS NO. 1-200-23 FOR FIRE HYDRANTS FOR ORDINARY WATER SERVICE. FIRE HYDRANTS SHALL INCLUDE THE ENTIRE ASSEMBLY COMPLETE, INCLUDING HYDRANT, GATE VALVE AND BOX, CONNECTING PIPING, FITTINGS, AND ACCESSORIES.
 - FIRE HYDRANTS SHALL BE AWK, CLOW MEDALLION, M & H 1200, MUELLER CENTURION, OR WATERLOO.
 - GATE VALVES SHALL CONFORM TO THE LATEST ANSA SPECIFICATIONS FOR COLD WATER, RESILIENT SEATED WEDGE GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED BRONZE-MOUNTED, NON-RISING STEM, COUNTER-CLOCKWISE OPENING, MECHANICAL JOINT BY FLANGED. VALVE STEMS SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
 - THE HOLDING SPOOL SHALL BE A MECHANICAL-JOINT (M.J.) HOLDING SPOOL, WITH THE USE OF MEGA-LOG CONNECTORS OR APPROVED EQUAL WITH CLASS 52 DUCTILE IRON PIPE.
 - IF DISTANCE BETWEEN WATER MAIN AND FIRE HYDRANT IS GREATER THAN 17 FEET, RESTRAINED JOINTS ARE REQUIRED ON ANY ADDITIONAL JOINTS. THE MAXIMUM 6-INCH HYDRANT RUN ALLOWED IS 20 FEET. ANY PROPOSED HYDRANT RUN EXCEEDING 20' IN LENGTH SHALL BE SIZED USING AN ENGINEERED HYDRAULIC FIRE FLOW MODEL. ANY HYDRANT RUN EXCEEDING 50 FEET IN LENGTH SHALL BE NO LESS THAN 8-INCHES IN DIAMETER.
 - FIRE HYDRANTS SHALL BE UNIMPROVED OR 50 FEET FROM A BUILDING OR STRUCTURE.
 - THE CONTRACTOR SHALL PLACE A 6" OZ. GEOTEXTILE FABRIC AROUND THE WASHED ROCK AREA, ENDS TO OVERLAP.
 - A FLUORESCENT ORANGE BKG MUST COVER AND BE SECURED TO THE FIRE HYDRANT UNTIL APPROVED FOR USE BY CITY ENGINEER.
 - A MINIMUM THREE FOOT (3') RADIUS UNOBSTRUCTED CLEAR ZONE (WORK AREA) SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS. ADDITIONALLY, NO WOODY LANDSCAPE SHALL BE PLANTED WITHIN TEN FEET (10') OF ANY FIRE HYDRANT. OVERHANGING BRANCHES OF TREES ADJACENT TO HYDRANTS SHALL HAVE A MAINTAINED VERTICAL CLEARANCE OF SEVEN (7) FEET ABOVE FINISHED GRADE OF THE FIRE HYDRANT.



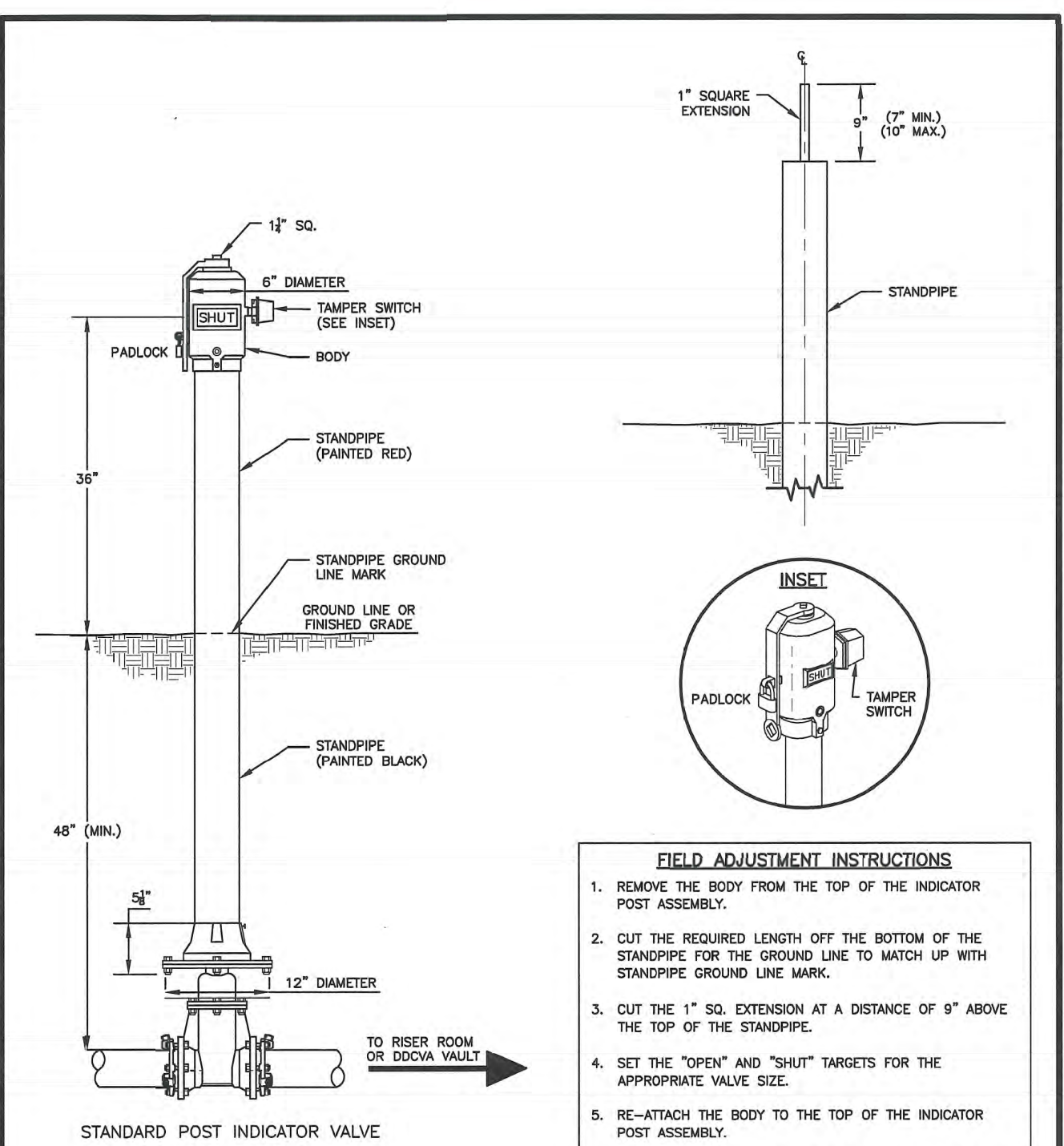
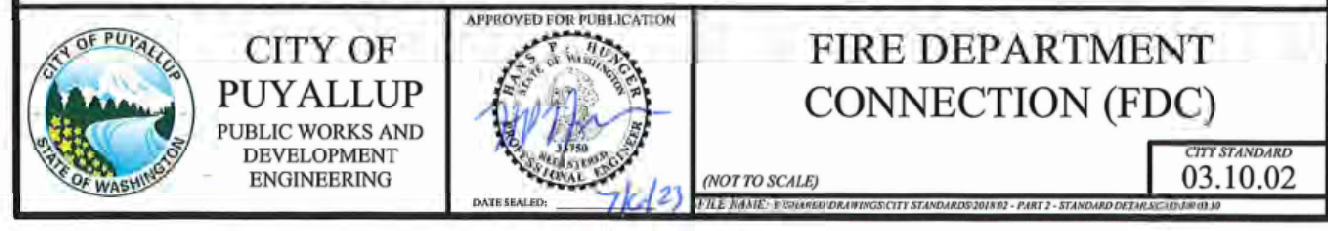
- NOTES:**
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
 - OVERALL LENGTH OF RISER IS 6" SHORTER THAN NORMAL DEPTH OF BURIAL.
 - THE PIPE JOINT AND BOLTS MUST BE ACCESSIBLE. WRAP IN PLASTIC BEFORE POURING CONCRETE BLOCKING.
 - PLACE BLOW-OFF ASSEMBLY IN CENTER OF UTILITY STRIP. IF NO UTILITY STRIP, PLACE BLOW-OFF ASSEMBLY 2' OFF EDGE OF ROAD. THE BLOW-OFF BOX SHALL NOT BE LOCATED IN WARD SURFACES.



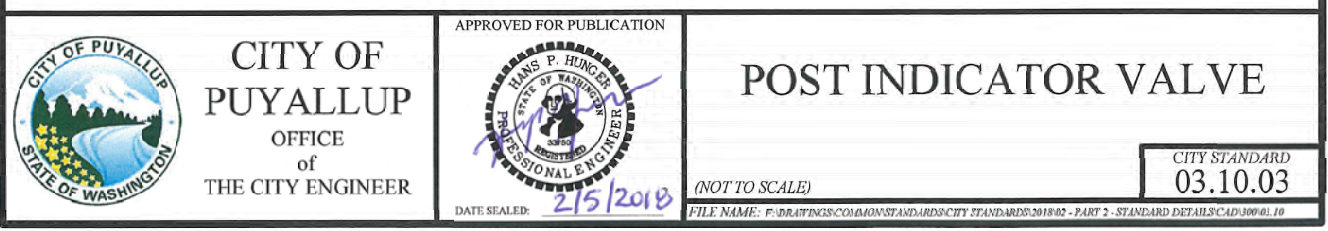
- NOTES:**
- ALL FITTINGS FROM THE WATER MAIN TO THE BOTTOM OF THE AIR/VACUUM VALVE SHALL BE BRASS. ALL FITTINGS ABOVE THE AIR/VACUUM VALVE SHALL BE GALVANIZED STEEL. WRAP GALVANIZED PIPE BELOW GROUND WITH 3M TAPE OR EQUAL TO 1" ABOVE GROUND LEVEL.
 - 2" HIGH DENSITY POLY PIPE SHALL MAINTAIN A MINIMUM ONE-DEGREE RISE FROM THE WATER MAIN TO THE AIR/VACUUM VALVE.
 - AIR/VACUUM VALVE VAULT AND RISER TO BE INSTALLED OUT OF THE STREET. EXACT LOCATION TO BE DETERMINED BY THE CITY ENGINEER.
 - TO STABILIZE AIR/VACUUM VALVE, BURY A 4 FOOT LONG 2" GALVANIZED PIPE ALONG SIDE VALVE. SECURE WITH STAINLESS STEEL STRAP. SET TOP OF GALVANIZED PIPE 2" BELOW AIR/VACUUM FLANGE.
 - VENT RISER AND RETURN BEND SHALL BE PAINTED, RUST-OLEUM SAFETY YELLOW #7543 OR APPROVED EQUAL.
 - IF NEW PLAT, INCLUDE EASEMENT BEHIND SIDEWALK FOR VENT RISER. VENT RISER SHALL BE NO MORE THAN 2 FOOT BEHIND SIDEWALK.



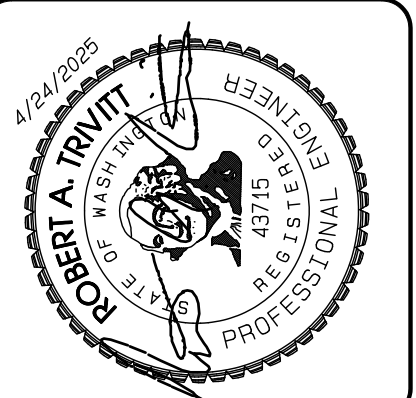
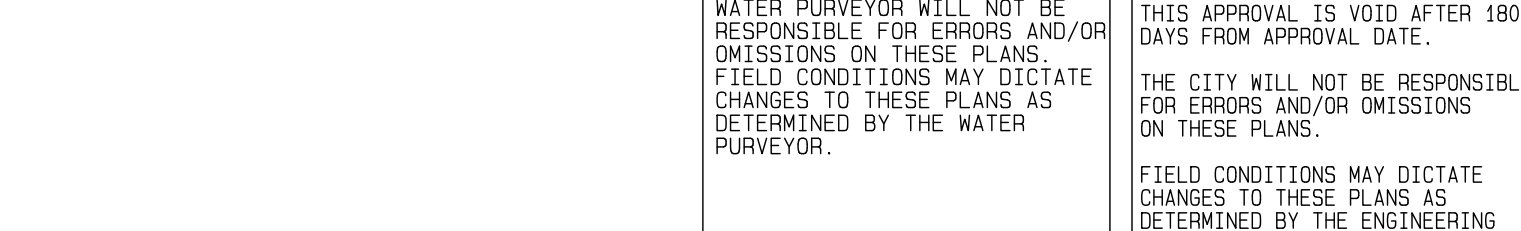
- NOTES:**
- THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED WITHIN 15 FEET OF A FIRE HYDRANT, BUT NOT LESS THAN 10 FEET.
 - THE FDC SHALL BE A MINIMUM OF 50 FEET FROM THE BUILDING, UNLESS APPROVED BY THE FIRE CODE OFFICIAL, BUT NEVER LESS THAN 5 FEET FROM BUILDING.
 - IF THE PROJECT IS UTILIZING A FIRE BOOSTER PUMP, THE FDC MUST CONNECT TO THE SPRINKLER SYSTEM ON THE DISCHARGE SIDE OF THE PUMP IN ACCORDANCE WITH NFPA REGULATIONS.
 - THERE SHALL BE A MINIMUM OF 36" OF UNOBSTRUCTED CLEARANCE AROUND THE PERIMETER OF ANY FDC.
 - SEE STANDARD DETAIL C03.05.01 FOR GUARD POST DETAIL AND SPACING.



- FIELD ADJUSTMENT INSTRUCTIONS**
- REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
 - CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
 - CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
 - SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.
 - RE-ATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
 - ALL POST INDICATOR VALVES SHALL BE INSTALLED WITH AN ELECTRONIC UL LISTED TAMPER SWITCH.
 - THERE SHALL BE 36" OF UNOBSTRUCTED CLEARANCE AROUND THE PERIMETER OF ALL POST INDICATOR VALVES.
 - POST INDICATOR VALVE SHALL BE LOCATED AT A MINIMUM 5-IN FROM BUILDING.



- WATER NOTES CONTINUED FROM SHEET W-5
- Connections to existing water mains typically shall be wet taps through a tapping tee and tapping valve and shall be made by a city approved contractor. The tapping sleeve shall be Romac SST all stainless steel tapping sleeve or approved equal. A two-piece epoxy coated or ductile iron tapping sleeve may be used on ductile iron pipe, when the tap is smaller than the water main size i.e. 6 inch tap on 8 inch pipe. The City (or FMWC, VW or TCW when served by that purveyor) shall approve the time and location for these connections.
 - All water mains and appurtenances shall be hydrostatically tested at 200 psi in accordance with Standard Specification 7-09.3(23). Pressure testing shall not be performed until satisfactory purity samples have been received, except when new water mains are installed independently from the water system piping.
 - Fire hydrants shall be installed in accordance with City Standard Detail 03.05.01 and as directed by the City of Puyallup Fire Code Official.
 - Valve marker posts shall be installed where valve boxes are hidden from view or in unpaved areas. The installation shall be in accordance with City Standard Detail 03.01.02.
 - Resilient seated wedge gate valves shall be used for 10-inch mains and smaller. Butterfly valves shall be used for mains greater than 10 inches.
 - Pipe fitting for water mains shall be ductile iron and shall be mechanical joint conforming to ANWA Specification C111-72.
 - Water main pipe and service connections shall be a minimum of 10 feet away from building foundations and/or roof lines.
 - Where a water main crosses the Northwest Gas pipeline, the water line shall be cased with PVC pipe a minimum of 10 feet beyond each side of the gas line easement. Contact Williams Northwest Pipeline before the crossing is made.
 - Trenching, bedding, and backfill for water mains shall be installed in accordance with City Standard Detail 06.01.01.
 - All commercial and industrial developments, irrigation systems, and multi-family water service connections shall be protected by a double check valve assembly or a reduced pressure backflow assembly as directed by the City (or FMWC, VW or TCW when served by that purveyor) conforming to City Standard Details 03.04.01, 03.04.02, and 03.04.03.
 - Any lead joint fitting disturbed during construction shall be replaced with a mechanical joint fitting at the contractor's expense.
 - When hydraulic fire flow modeling is required for a project, the City will issue a permit. The hydraulic modeling criteria is based on the projected 2030 water demand, while maintaining a minimum system pressure of 20 pounds per square inch and a maximum velocity of 10 feet per second.
 - When filling a new water main for purity with highly concentrated chlorine water, that super chlorinated water cannot sit inside the new water main for greater than 5 days.
 - When using a fire hydrant for non-firefighting purposes, a city hydrant meter must be used. Coordinate the acquisition of the hydrant meter with the City's Utility Billing Division at Puyallup City Hall. A city approved backflow protection assembly shall be installed by the person requesting use of a fire hydrant. The assembly shall be accompanied by a current backflow assembly test report. The test report shall be available at the site for the duration of the hydrant use.



REVISION	DATE	BY	DESCRIPTION
1	11/19/24	REVISED BY: J. D. Trivitt	REVISED PER CITY REVIEW AND MAIL A. ADJUSTMENT.
2	3/1/25	REVISED BY: J. D. Trivitt	REVISED PER CITY REVIEW.
3	4/21/25	REVISED BY: J. D. Trivitt	REVISED PER CITY & RASHI REVIEW.
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DESIGNED BY: J. D. Trivitt	DATE: May 14, 2024
DRAWN BY: J. D. Trivitt	
CHECKED BY: J. D. Trivitt	
APPROVED BY: J. D. Trivitt	

AZURE GREEN CONSULTANTS

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Water Details

Bradley Heights

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DRAWING

W-6

SHEET 60 OF 60