

**APPROVED**

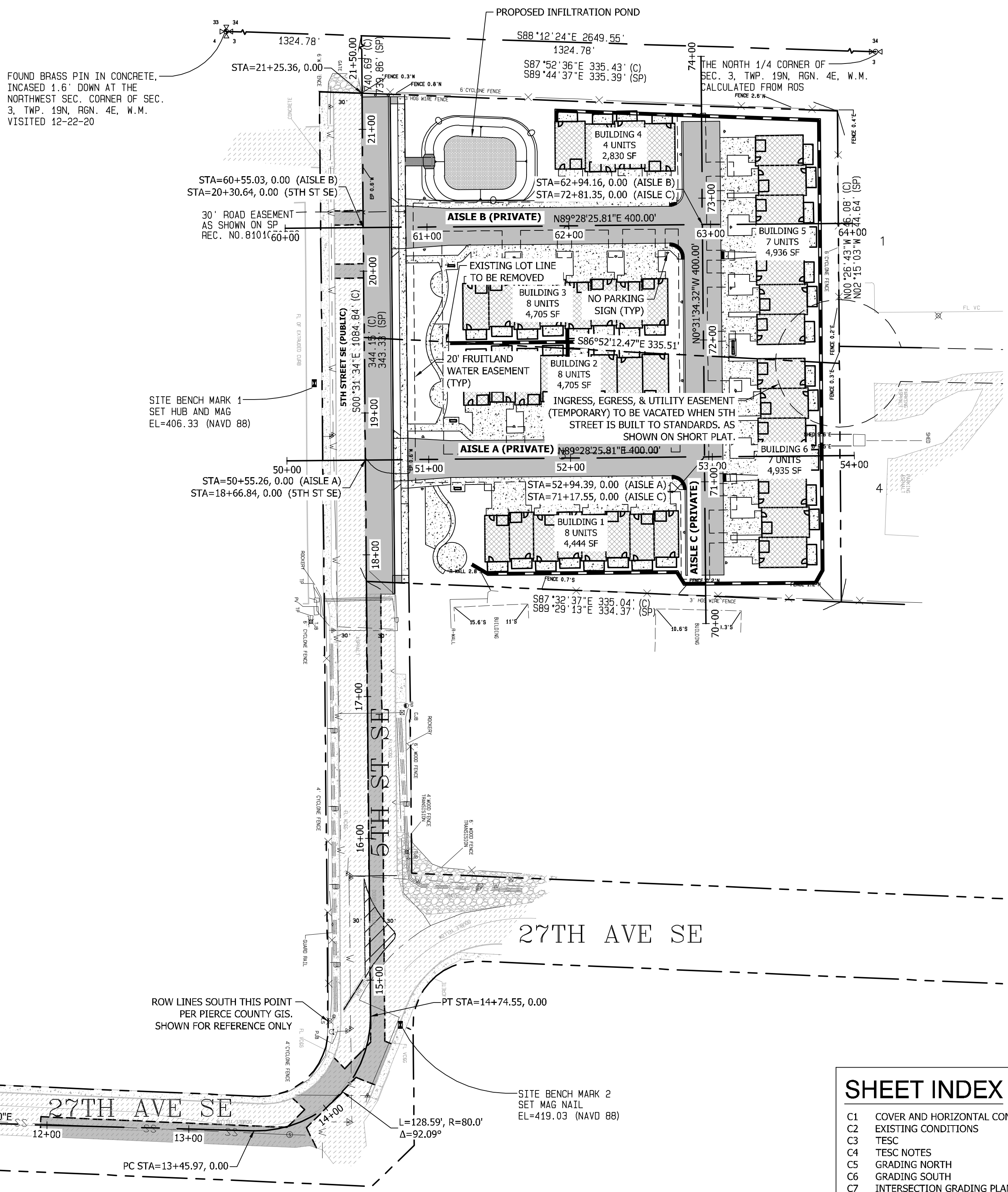
BY \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

This project is served by Fruitland Mutual Water Company. The proposed water system is not being reviewed by the City, and must be reviewed and approved by Fruitland Water. Add Fruitland Water Approval Block to any plan sheets associated with water design. See City Design Standards section 1.4. [Civils, pg. 1]

**BRADBURY PLACE TOWNHOMES**  
A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



**LEGEND**

SURVEY	PROPOSED
	CONTOURS
	PROPERTY LINE/RIGHT-OF-WAY
	RIGHT-OF-WAY DEDICATION
	RIGHT-OF-WAY CENTERLINE
	EASEMENT
	BUILDING SETBACK
	STORM DRAIN LINE
	SANITARY SEWER LINE
	UNDERGROUND POWER LINE
	WATER LINE
	TYPE 2 CATCHBASIN
	TYPE 1/TYPE 1L CATCHBASIN
	STORM DRAIN CLEANOUT (SDCO)
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT (SSCO)
	MONUMENT
	POWER POLE (PP)
	TELEPHONE JUNCTION BOX
	SIGN
	ASPHALT
	CONCRETE
	GRAVEL

**SURVEYOR**  
STEVE WOODS, PLS  
CONTOUR ENGINEERING LLC  
4706 97TH STREET NW, BUILDING #2  
P.O. BOX 949  
GIG HARBOR, WA 98335  
PHONE: (253) 857-5454

**ARCHITECT**  
SYNTHESIS 9  
523 N. D ST  
TACOMA, WA 98403  
(253) 468-1117

**GEOTECHNICAL**  
GEORESOURCES, LLC  
4809 PACIFIC HWY E.  
FIF, WA 98424  
(253) 896-1011

**OWNER**  
BRADBURY PLACE LLC  
7809 PACIFIC AVE  
TACOMA, WA 98480  
PHONE: (253) 318-5711  
EMAIL: KGRODY54@GMAIL.COM

**SITE INFORMATION**  
SITE ADDRESS: 2525 5TH ST SE  
PUYALLUP, WA 98374  
PARCEL NUMBERS: 0419036002 & 0419036003  
ZONING DISTRICT: RM-20  
TOTAL PARCEL AREA: 2.68 AC

**ENVIRONMENTAL CONSULTANT**  
SOUNDVIEW CONSULTANTS LLC  
2907 HARBORVIEW DR., SUITE D, GIG HARBOR, WA 98335  
(253)-514-8952

- GENERAL NOTES**
1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE APPROVED ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES AT (253-841-5568) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF APPROVED PLANS AT THE MEETING.
  2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
  3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
  4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
  5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
  6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
  7. ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
  8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY.
  9. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.
  10. POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, AND STORM) OF 5 FEET.
  11. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER.
  12. DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
  13. CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
  14. A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION CONTACT THE DEPARTMENT OF ECOLOGY, SOUTHWEST REGION OFFICE AT (360)407-6300.
  15. ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.

**UTILITY NOTES**  
EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS WAS OBTAINED FROM BEST AVAILABLE SOURCES AT THE TIME OF DESIGN. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND CONFLICTING UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.

**FILL SPECIFICATION**  
FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD. ONLY FILL MATERIAL SHALL BE PLACED IN FILLS.

**FLOODPLAIN NOTE**  
PROJECT IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

**SHEET INDEX**

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C13	AISLE C PLAN AND PROFILE
C14	AISLE B PLAN AND PROFILE
C15	AISLE A PLAN AND PROFILE
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C28	NOTES AND DETAILS

**VERIFICATION NOTE**  
ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

**PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.**

**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

BY					
DATE					
REVISION					
DESCRIPTION					

**CONTOUR ENGINEERING, LLC**  
SURVEYORS & LAND PLANNERS  
CIVIL ENGINEERS  
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com  
Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

**MICHAEL A. GOULARTE**  
REGISTERED PROFESSIONAL ENGINEER  
20150701  
26th March 2026

SHEET TITLE: COVER SHEET AND HORIZONTAL CONTROL

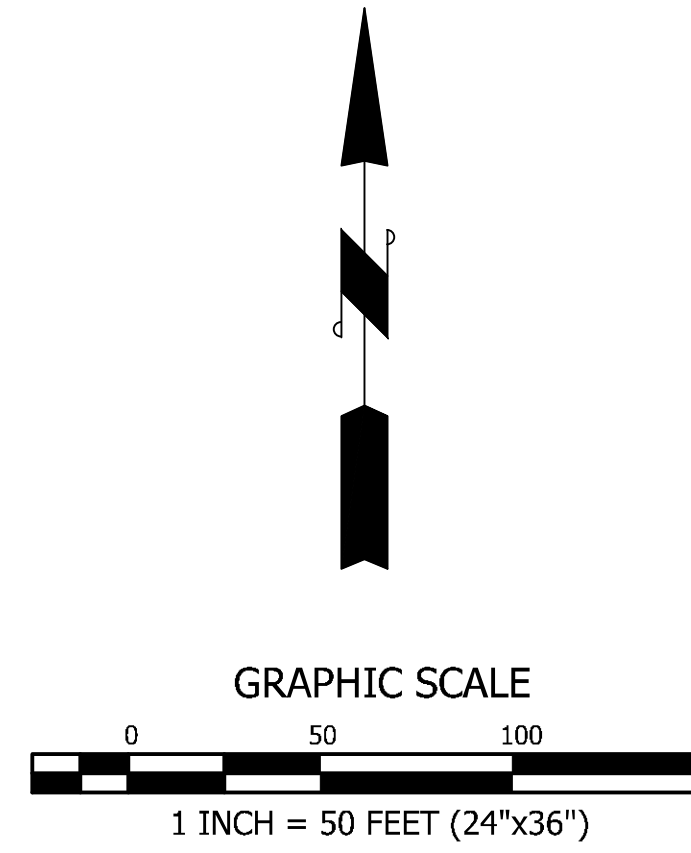
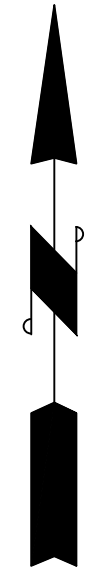
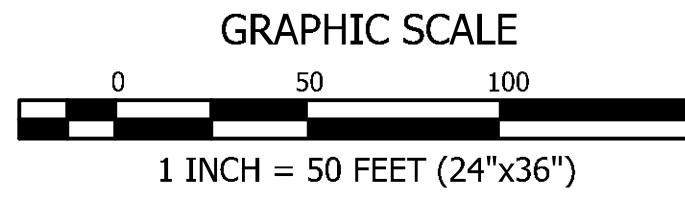
CLIENT: BRADBURY PLACE LLC  
7809 PACIFIC AVE  
TACOMA, WA 98408

CONTACT: KEN RODDY  
PHONE: (253) 318-5711

DESIGNER: M. GOULARTE  
ENGINEER: J. HAUG  
DRAWN: R. HENRETTA  
S 03 T 19 N R 04 E WM  
DATE: 3.17.2026  
REVISED:

PROJECT:	20-223
DWG NAME:	20-223 C
SHEET	REV.
C1	0
1 OF 28	

**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



FOUND BRASS PIN IN CONCRETE,  
 INCASED 1.6" DOWN AT THE  
 NORTHWEST CORNER OF SEC.  
 3, TWP. 19N, RGN. 4E, W.M.  
 VISITED 12-22-20

**LEGAL DESCRIPTION**

PARCELS A AND B, PIERCE COUNTY LOT COMBINATION RECORDED UNDER  
 RECORDING NO. 200104110218, RECORDS OF PIERCE COUNTY, WASHINGTON.  
 SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**BASIS OF BEARING**

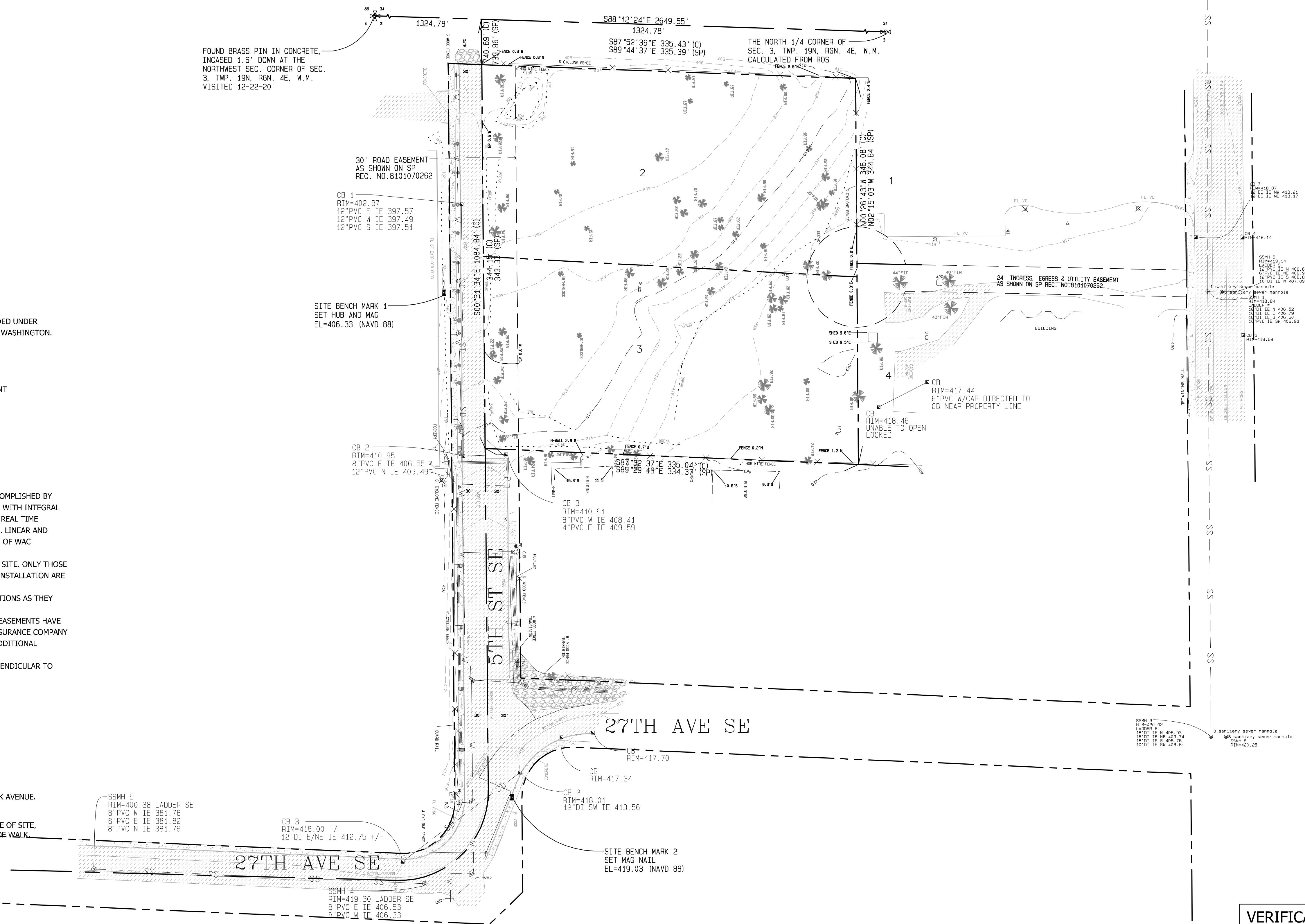
HELD BEARING OF SOUTH 87°44'39" EAST ALONG THE CENTER  
 LINE OF SOUTH 96TH STREET, BETWEEN CITY OF TACOMA POINT  
 NUMBERS 910 AND 720.  
 WASHINGTON STATE PLANE, NAD83/91, SOUTH ZONE

**SURVEYOR'S NOTES**

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A THREE (3) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S6) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (TRIMBLE R8). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 2) UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- 3) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED MARCH 11, 2020, THE DATE OF THIS FIELD SURVEY.
- 4) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 0198200-16, DATED DECEMBER 8, 2020. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 5) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.

**VERTICAL DATUM**

BASE:  
 COT 1468: 2" SURFACE BRASS DISK WITH "X" AT THE STREET  
 INTERSECTION OF SOUTH 92ND STREET AND EAST SOUTH PARK AVENUE.  
 ELEVATION 372.35' (NGVD 29)  
 SITE:  
 CONTROL #501, SET MAG NAIL IN SIDEWALK ON THE EAST SIDE OF SITE,  
 +/- 53' SOUTH OF THE NE CORNER OF SITE, 3.5' E-OF-BACK-OF-WALK  
 ELEVATION 333.56' (NGVD 29)



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BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

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 DETERMINED BY THE  
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 MANAGER.

**VERIFICATION NOTE**

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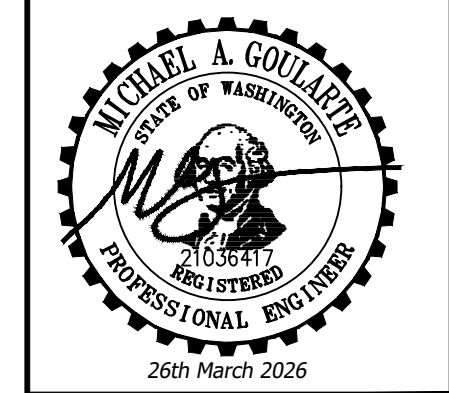
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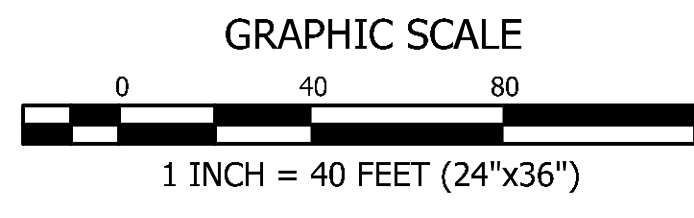
REVISION	DESCRIPTION	DATE	BY

SHEET TITLE: <b>EXISTING CONDITIONS</b>	DESIGNER: M. GOULARTE
	ENGINEER: J. HAUG
CLIENT: BRADBURY PLACE LLC 7809 PACIFIC AVE TACOMA, WA 98408	DRAWN: R. HENRETTA
	S 03 T 19 N R 04 E WM
CONTACT: KEN RODY	DATE: 3.17.2026
	REVISED:
PHONE: (253) 318-5711	PROJECT: 20-223
	DWG NAME: 20-223 C
	SHEET: <b>C2</b>
	REV.:
	2 OF 28

**CONTOUR**  
 ENGINEERING • LLC  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332





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**BRADBURY PLACE TOWNHOMES**  
A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

**TESC LEGEND**

	<b>PP</b> PRESERVE AND PROTECT AS NOTED
	<b>IP</b> INLET PROTECTION $\frac{1}{C3}$
	<b>FF</b> FILTER FABRIC FENCE $\frac{2}{C3}$
	<b>CL</b> CLEARING LIMITS (2.92 AC)
	<b>DE</b> DEMOLISH AND REMOVE AS NOTED
	<b>CE</b> CONSTRUCTION ENTRANCE $\frac{3}{C3}$

- CONSTRUCTION SEQUENCE**
- OBTAIN REQUIRED PERMITS AND HOLD A PRE-CONSTRUCTION MEETING WITH CITY.
  - FIELD LOCATE AND VERIFY ALL EXISTING SERVICES AND UTILITIES WITHIN PROJECT AREA.
  - ESTABLISH CLEARING AND GRADING LIMITS.
  - CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, INLET PROTECTION, FILTER FABRIC FENCES, AND OTHER EROSION CONTROL DEVICES AS SHOWN OR AS NEEDED PER FIELD CONDITIONS. PERMANENT STORM SYSTEM TO BE INSTALLED PRIOR TO GRADING.
  - CALL FOR TESC INSPECTION IF NEEDED BY CITY.
  - CONSTRUCT IMPROVEMENTS PER PLAN. **PRIOR TO INFILTRATION SYSTEM CONSTRUCTION, INFILTRATION TESTING SHALL BE PERFORMED. PROVIDE RESULTS TO THE PROJECT ENGINEER.**
  - NO UNCONTROLLED SURFACE WATER SHALL BE ALLOWED TO LEAVE THE SITE AT ANY TIME DURING THE CONSTRUCTION OPERATIONS.
  - ALL TESC MEASURES TO REMAIN IN PLACE AND MAINTAINED DURING CONSTRUCTION OF ONSITE IMPROVEMENTS.
  - ARRANGE FINAL INSPECTION WITH THE CITY.
  - REMOVE TESC MEASURES WHEN ALLOWED BY THE CITY.

**TREE CLEARING NOTE**  
ALL TREES ONSITE SHALL BE REMOVED UNLESS NOTED OTHERWISE. CONSULT WITH PROJECT ENGINEER PRIOR TO CLEARING WORK.

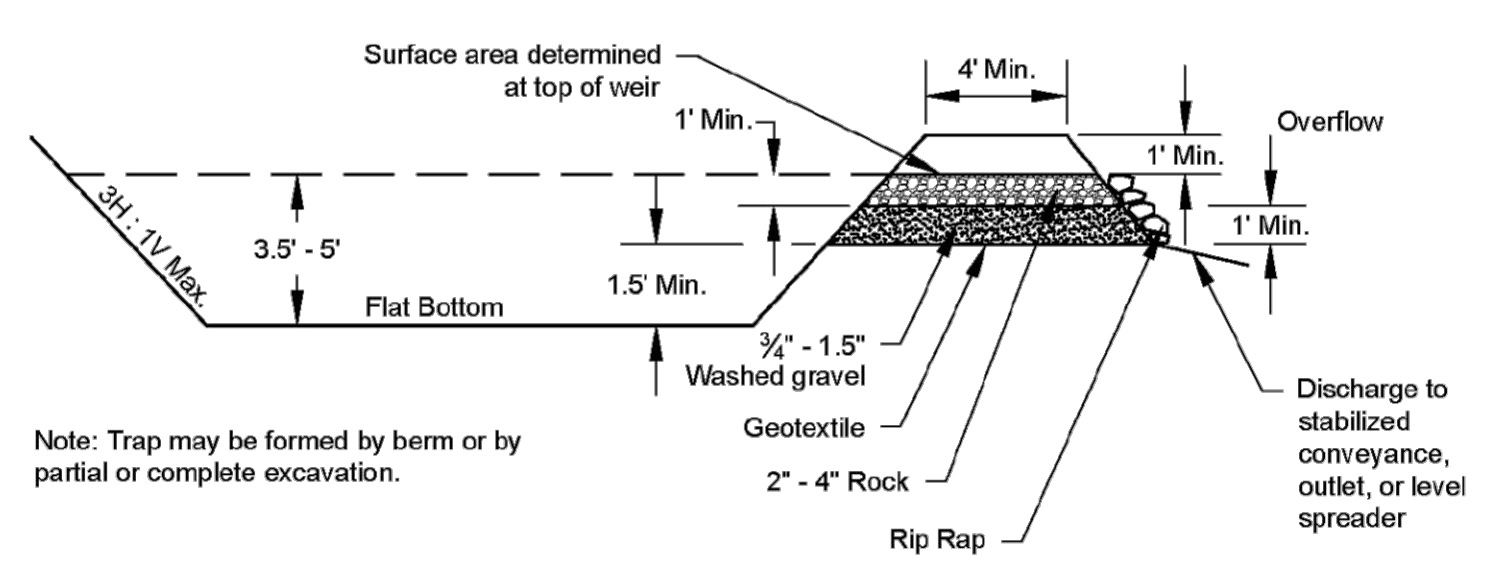
**SOIL AMENDMENT NOTE**  
SOIL AMENDMENTS ARE REQUIRED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH COP STD DETAIL 01.02.08a (SHEET C4, DETAIL 4)

**CALL IN INSPECTION LINE**  
TO SCHEDULE INSPECTIONS, CHECK THE DATE OF AN INSPECTION, CHECK THE STATUS OR RESULTS OF INSPECTION, CANCEL INSPECTIONS OR RESCHEDULE INSPECTIONS PLEASE CALL THE INSPECTIONS SCHEDULING LINE AT (253) 573-2587.

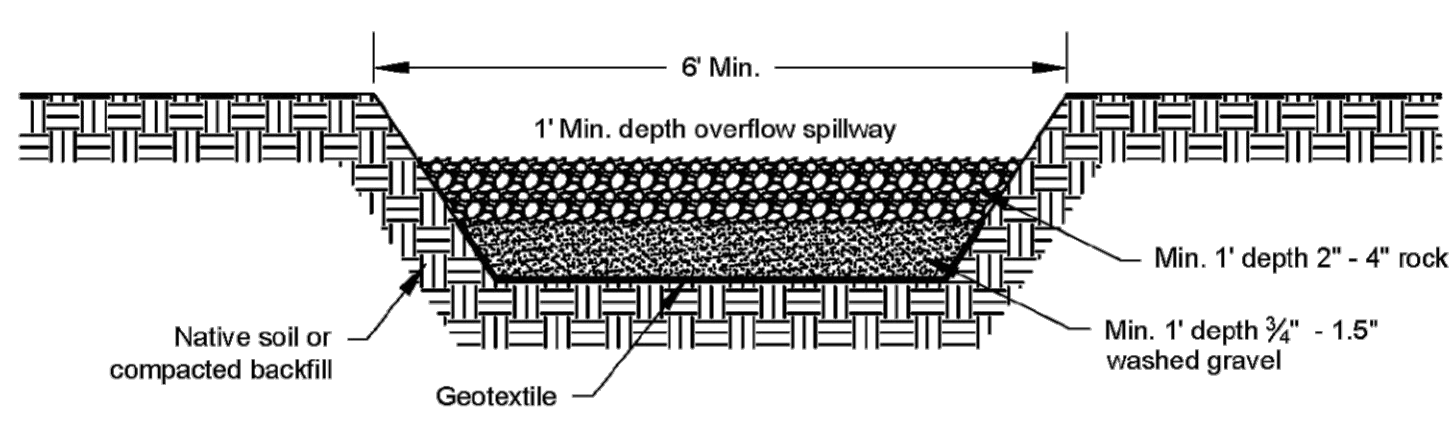
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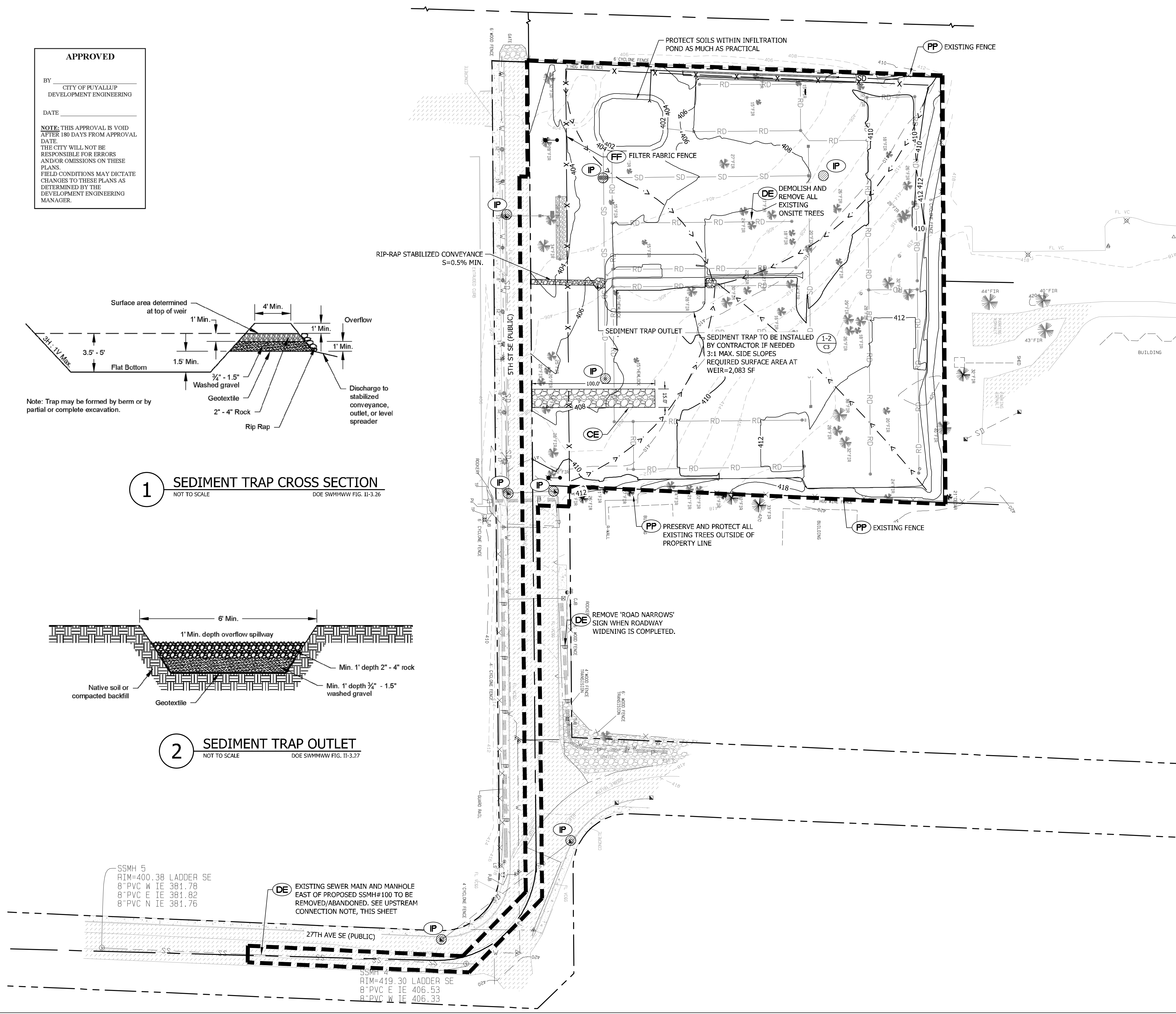
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**1 SEDIMENT TRAP CROSS SECTION**  
NOT TO SCALE  
DOE SWHHWW FIG. II-3.26



**2 SEDIMENT TRAP OUTLET**  
NOT TO SCALE  
DOE SWMMWW FIG. II-3.27



SSMH 5  
RIM=400.38 LADDER SE  
8\"/>

**DE** EXISTING SEWER MAIN AND MANHOLE EAST OF PROPOSED SSMH#100 TO BE REMOVED/ABANDONED. SEE UPSTREAM CONNECTION NOTE, THIS SHEET

SSMH 4  
RIM=419.30 LADDER SE  
8\"/>

BY	
DATE	
REVISION	
DESCRIPTION	

**CONTOUR ENGINEERING • LLC**  
ENGINEERS • SURVEYORS ~ LAND PLANNERS  
CIVIL ENGINEERS ~ P.E. Box 949, Gig Harbor, WA 98335  
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Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

**MICHAEL A. GOULARTE**  
REGISTERED PROFESSIONAL ENGINEER  
26th March 2026

**TESC PLAN**

SHEET TITLE: TESC PLAN

CLIENT: BRADBURY PLACE LLC  
7809 PACIFIC AVE  
TACOMA, WA 98408

CONTACT: KEN RODY  
PHONE: (253) 318-5711

DESIGNER: M. GOULARTE  
ENGINEER: J. HAUG  
DRAWN: R. HENRETTA  
S 03 T 19 N R 04 E WM  
DATE: 3.17.2026  
REVISED:

PROJECT: 20-223  
DWG NAME: 20-223 C

SHEET	REV:
C3	0

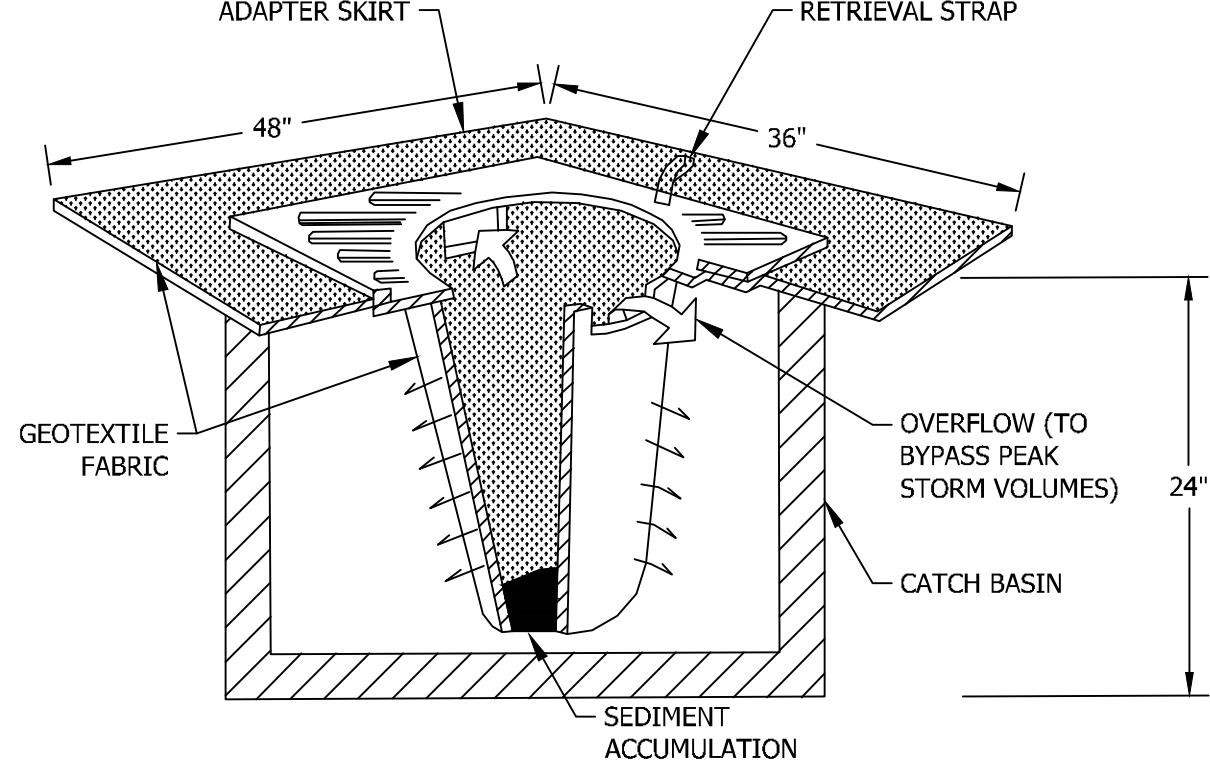
3 OF 28

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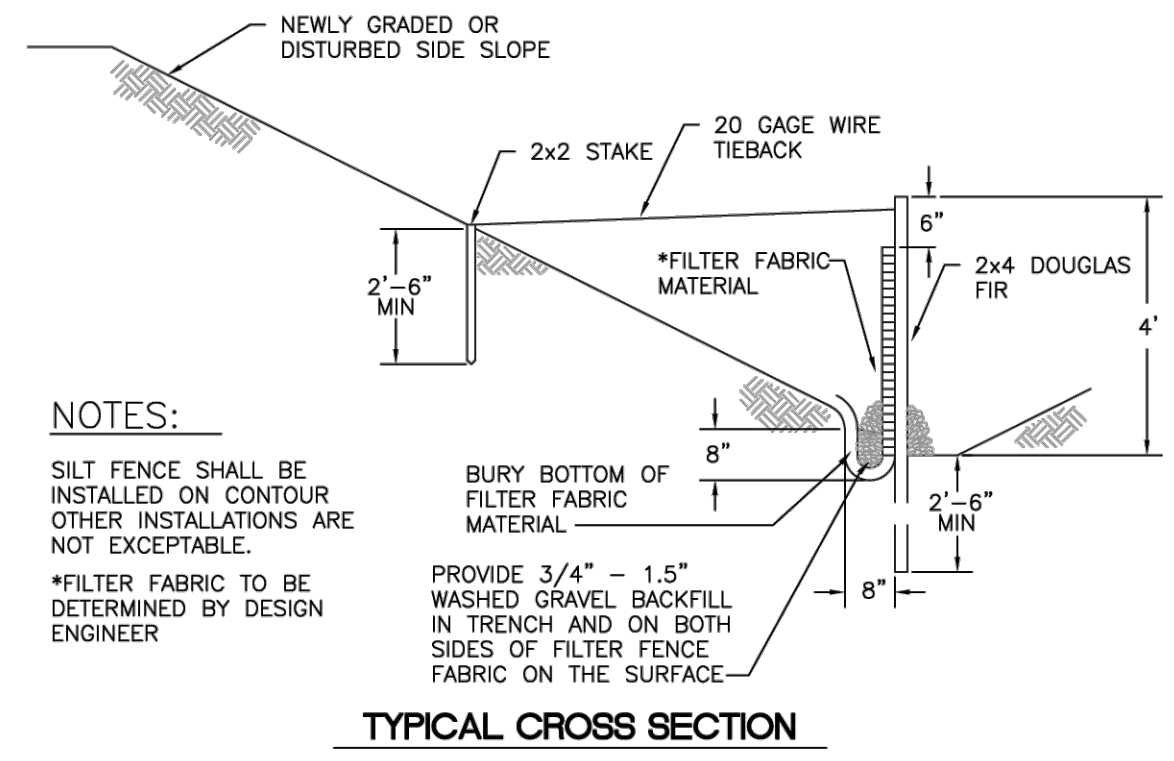


**INLET PROTECTION NOTES:**

1. FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.
2. ALL CATCH BASINS WITHIN 500' DOWNSLOPE OF PROJECT SITE SHALL AS WELL AS ANY OTHER CATCH BASINS THAT COULD POSSIBLE RECEIVE RUNOFF FROM THE CONSTRUCTION SITE SHALL HAVE INLET PROTECTION INSTALLED AND MAINTAINED.

**1 INLET PROTECTION**  
NOT TO SCALE

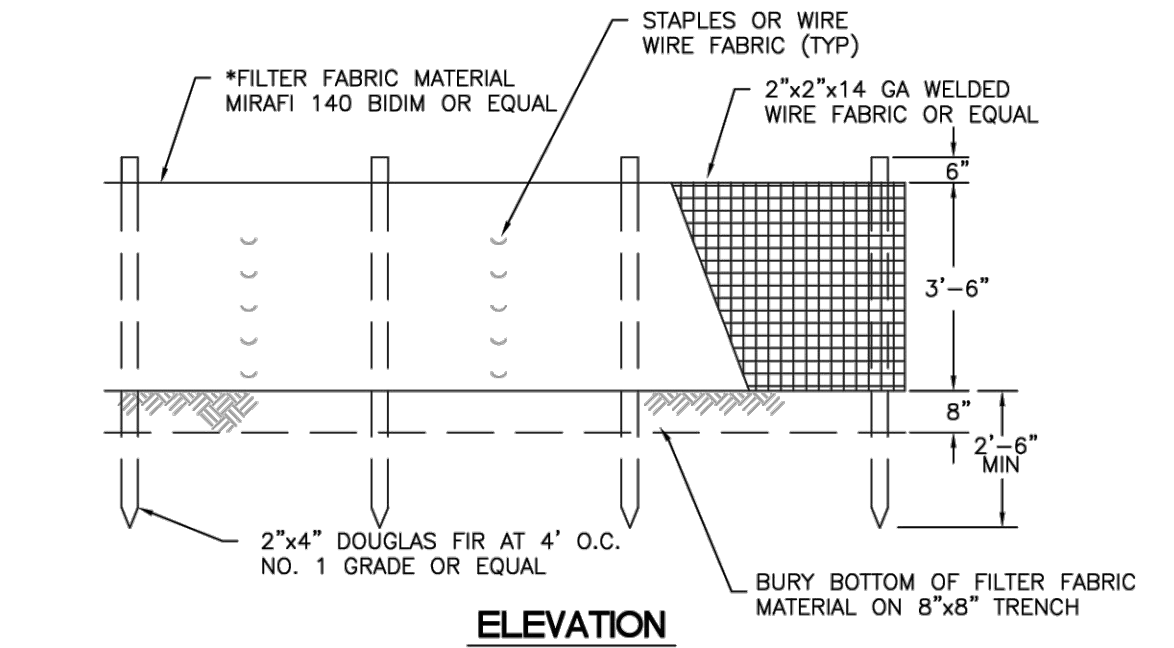
**BRADBURY PLACE TOWNHOMES**  
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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



**NOTES:**

- SILT FENCE SHALL BE INSTALLED ON CONTOUR OTHER INSTALLATIONS ARE NOT EXCEPTABLE.
- \*FILTER FABRIC TO BE DETERMINED BY DESIGN ENGINEER
- PROVIDE 3/4" - 1.5" WASHED GRAVEL BACKFILL IN TRENCH AND ON BOTH SIDES OF FILTER FABRIC FABRIC ON THE SURFACE.

**TYPICAL CROSS SECTION**

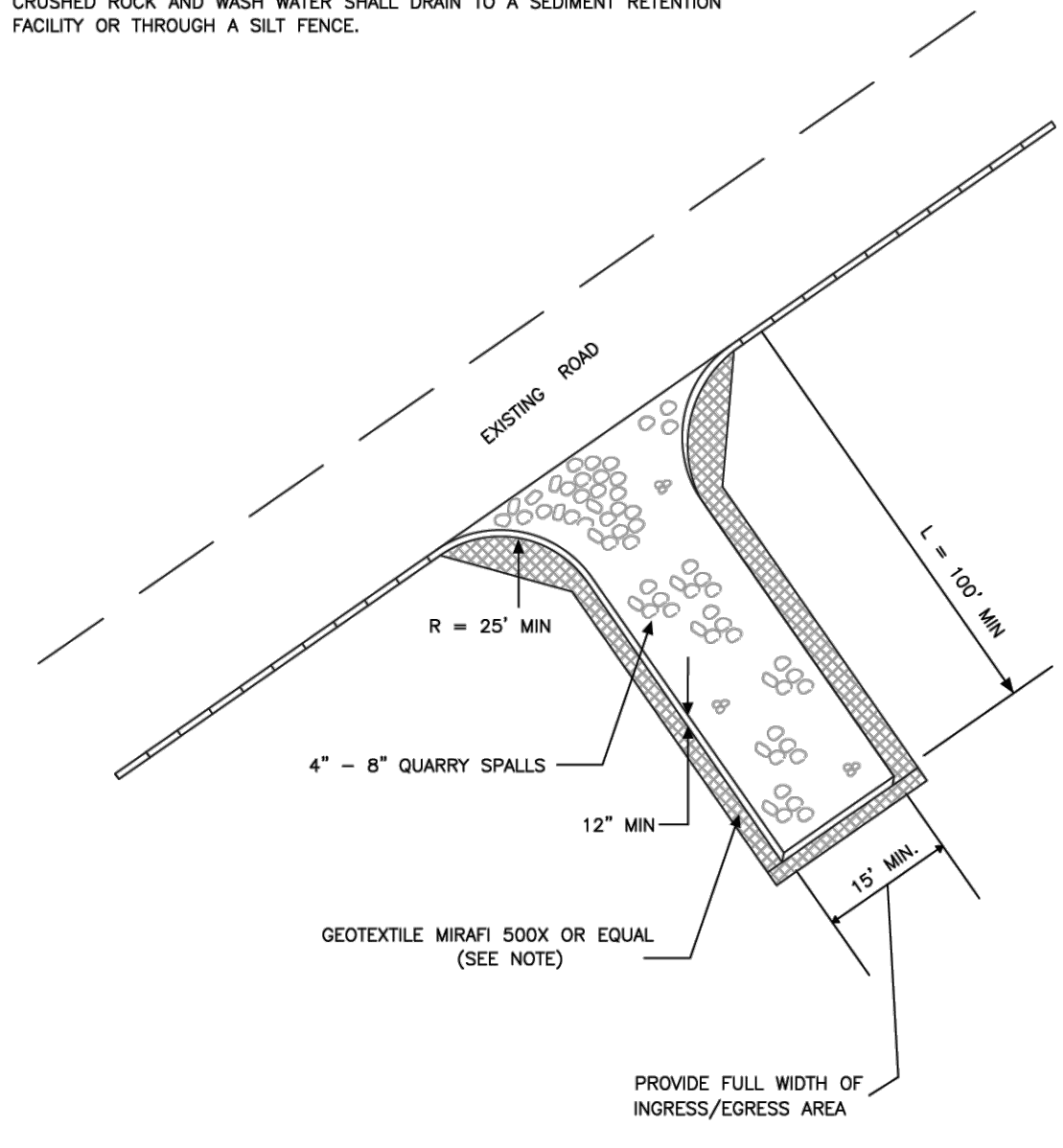


**ELEVATION**

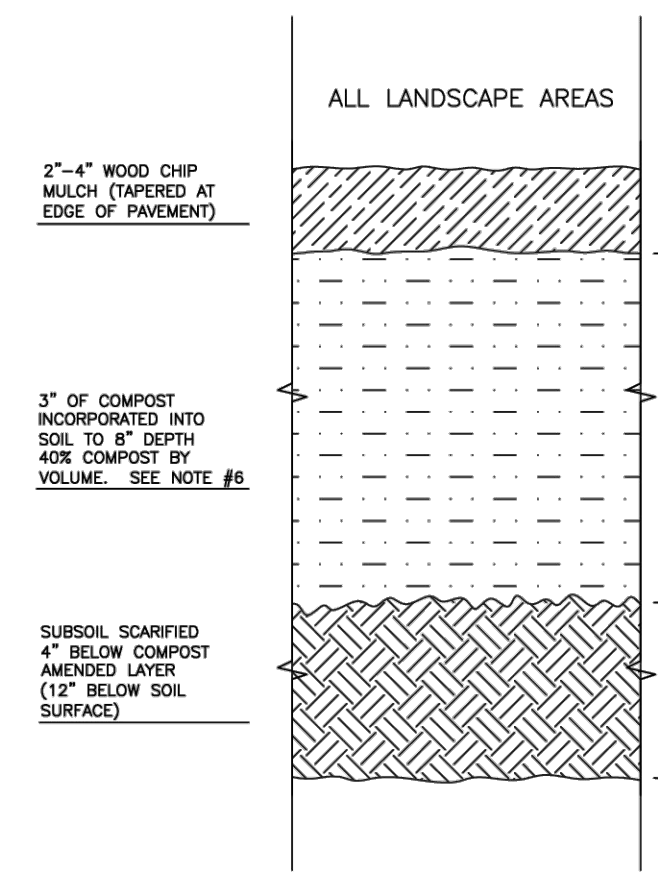
**2 FILTER FABRIC FENCE DETAIL**  
NOT TO SCALE  
COP STD. 02.03.02

**NOTE:**

1. GEOTEXTILE MIRAFI 500 X OR APPROVED EQUAL SHALL BE PLACED UNDER THE ENTIRETY OF THE TEMPORARY ENTRANCE.
2. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
3. 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.



**3 CONSTRUCTION ENTRANCE**  
NOT TO SCALE  
COP STD. 05.01.01



**NOTES:**

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 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 STRIPS FOR STREET TREES.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 INCHES OF ARBORET WOOD CHIP MULCH OR APPROVED EQUAL (6" OF LOOSE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTLING TO 4").
5. 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 50% PROCTOR TO ENSURE A FIRM SURFACE.
6. 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.

**4 SOIL AMENDMENT AND DEPTH**  
NOT TO SCALE  
COP STD. 01.02.08a

**GRADING, EROSION AND SEDIMENTATION CONTROL 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 ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF 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 ENGINEER PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS HOURS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
8. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
9. THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
10. APPROVAL OF THESE PLANS IS FOR GRADING, TEMPORARY DRAINAGE, EROSION AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
11. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
12. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
13. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.

**SEDIMENT FENCES**

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER FABRIC SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM SIX-INCH (6") OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE GROUND CONTOURS (WHERE FEASIBLE).
3. WHEN STANDARD LENGTH FILTER FABRIC IS USED, A WIRE SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UP-SLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE INCH (1") LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF FOUR INCHES. AT LEAST TWENTY-FOUR (24) INCHES OR MORE OF THE FENCE SHALL BE ABOVE THE GROUND.
4. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
5. THE TRENCH SHALL BE BACKFILLED WITH 3/4-INCH MINIMUM DIAMETER WASHED GRAVEL.
6. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
7. THE FILTER FABRIC FENCE SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
8. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF TWELVE INCHES (12"). ALL EXCAVATED MATERIAL FROM THE FILTER FABRIC FENCE INSTALLATION SHALL BE INSTALLED AS BACKFILL AND COMPACTED ALONG THE ENTIRE DISTURBED AREA.
9. THE CONTRACTOR SHALL IMMEDIATELY MAKE ANY REPAIRS TO THE FILTER FABRIC.

**MAINTENANCE OF FILTER FENCES**

1. FILTER FABRIC FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SEDIMENT SHALL BE REMOVED WHEN IT REACHES APPROXIMATELY ONE-THIRD THE HEIGHT OF THE FENCE (EIGHT INCH MAXIMUM), ESPECIALLY IF HEAVY RAINS ARE EXPECTED.
3. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE FILTER FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

**SEQUENCE OF CONTROL MEASURES**

1. FILTER FENCE BARRIERS, STAKED STRAW BALES, GRAVEL FILTERS, AND CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN ON THE PLANS.
2. SILTATION BASINS SHALL BE CONSTRUCTED TO THE SIZE INDICATED ON THE PLANS.
3. SITE CLEARING AND GRADING MAY PROCEED FOLLOWING THE INSTALLATION OF THE ABOVE ITEMS.
4. ALL SILTATION BARRIERS AND BASINS SHALL BE MAINTAINED TO PROVIDE THE REQUIRED PROTECTION.
5. BARRIERS MAY NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETED AND FINAL SITE STABILIZATION IS IN PLACE AND FUNCTIONAL.

**REQUIRED INSPECTIONS FOR TESC FACILITIES**

AFTER EVERY RAINFALL OR ONCE A WEEK, THE TESC LEAD SHALL INSPECT ALL OF THE FOLLOWING AND KEEP A RECORD/LOG:

1. INSPECT ALL INSTALLED CATCH BASINS FOR ACCUMULATION OF SEDIMENT/DEBRIS.
2. FILTER FENCE SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND TEARS IN FABRIC.
3. INLET PROTECTION ON CATCH BASINS SHOULD BE CLEANED/REPLACED IF FULL OF SEDIMENT.
4. INTERCEPTOR DITCHES SHALL BE INSPECTED FOR EROSION. IF EROSION IS OCCURRING CONTRACTOR SHALL INSTALL ROCK CHECK DAMS AS NEEDED TO PREVENT EROSION.
5. FILL/CUT SLOPES SHALL BE INSPECTED FOR EROSION.
6. TESC LEAD RESPONSIBLE FOR NOTIFYING ENGINEER IF ADDITIONAL MEASURES ARE WARRANTED.

**SEEDING NOTES**

1. SEED MIXTURE SHALL BE AS BELOW OR AS APPROVED BY THE CITY OF POUABSBO AND SHALL BE APPLIED AT THE RATE RECOMMENDED BY THE SUPPLIER
 

GERMINATION REDTOP (AGROSTIS ALBA)	5%
PERENNIAL RYE (LOLIUM PERENNE)	50%
CHEWING FESCUE (FESTUCA RUBRA COMMUTATA)	40%
WHITE DUTCH CLOVER (TRIFOLIUM REPENS)	5%
2. FOR 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. BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
4. THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
5. FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIER'S RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

**TEMPORARY AND PERMANENT HYDROSEEDING**

1. ALL AREAS DISTURBED DURING CONSTRUCTION WHERE PERMANENT LANDSCAPING WILL NOT BE PROVIDED WITHIN 60 DAYS SHALL BE HYDROSEEDED, OR OTHERWISE STABILIZED, AS REQUIRED. STRAW MULCHING OR PLASTIC SHEETING ARE ACCEPTABLE ALTERNATIVES TO TEMPORARY HYDROSEEDING DURING PERIODS OF SLOW GROWTH.
2. PERMANENT SEEDING IN ALL DISTURBED AREAS WITHIN THE PROJECT BOUNDARY SHALL ADHERE TO THE FOLLOWING SPECIFICATIONS: **MINIMUM 80 LBS./ACRE MIXTURE OF:**
  - 20% ANNUAL, PERENNIAL RYEGRASS FERTILIZER-400 LBS./ACRE OF 10-20-20
  - 40% CREEPING RED FESCUE MULCH-2000 LBS./ACRE
  - 40% WHITE CLOVER

**PLASTIC COVERING NOTES**

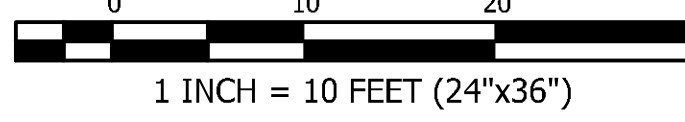
1. PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MILS AND SHALL MEET THE REQUIREMENTS OF THE STATE STANDARD SPECIFICATIONS SECTION 9-14.5.
2. COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10-FOOT GRID SPACING IN ALL DIRECTIONS. ALL 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.

**CONTRACTOR'S NOTES**

1. CONTRACTOR SHALL VERIFY EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES AND STUBS AT ALL PROPOSED CONNECTION POINTS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITIES. IF VERTICAL AND/OR HORIZONTAL LOCATIONS DIFFER FROM WHAT IS SHOWN ON PLANS, CONTACT PROJECT ENGINEER IMMEDIATELY FOR POSSIBLE DESIGN CHANGES.
2. A MINIMUM OF 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER AND SEWER MAINS. MINIMUM VERTICAL SEPARATION CAN BE REDUCED TO 1.5' BY MEANS OF CONCRETE ENCASEMENT OF SEWER OR THE USE OF DUCTILE IRON PIPE PER CITY STANDARDS.
3. A MINIMUM OF 5' HORIZONTAL AND 1.0' VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN STORM AND WATER, AND STORM AND SEWER.
4. THE FINISH GRADE RIM ELEVATION MAY NEED TO BE ADJUSTED FROM WHAT IS SHOWN ON PLANS DUE TO SUCH THINGS AS FIELD CONDITIONS, VARIATIONS IN PAVING SURFACE, ETC. FINAL RIM ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
5. ALL SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PER CITY OF POUABSBO STANDARDS. DUCTILE IRON PIPE SHALL BE USED IF ADEQUATE COVER CAN NOT BE PROVIDED.
6. ALL SANITARY SEWER LATERALS SHALL BE 6" AT A MINIMUM SLOPE OF 2.0%. CLEANOUTS SHALL BE PLACED PER THE STANDARDS SET FORTH BY THE CITY OF POUABSBO. CLEANOUTS IN AREAS SUBJECT TO ANY VEHICULAR TRAFFIC SHALL HAVE TRAFFIC BEARING LIDS AND FRAMES. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DISTURBED AREAS AS NEEDED SO TO RESTORE TO PRE-CONSTRUCTION CONDITION.
7. BARE GALVANIZED METAL SHALL NOT BE USED FOR MATERIALS THAT CONVEY STORMWATER, SUCH AS SEDIMENT RISERS, ROOFS, CANOPIES, SIDING, GUTTERS, DOWNSPOUTS, ROOF DRAINS, AND PIPES. ANY GALVANIZED MATERIALS SHALL HAVE AN INERT, NON-LEACHABLE FINISH, SUCH AS A BAKED ENAMEL, FLUOROCARBON PAINT (SUCH AS KYNAR OR HYLAR), FACTORY-APPLIED EPOXY, PURE ALUMINUM, OR ASPHALT COATING. ACRYLIC PAINT, POLYESTER PAINT, FIELD-APPLIED, AND ZINC-ALUMINUM ALLOY (SUCH AS GALVALUME OR ZINCALUME) COATINGS ARE NOT ACCEPTABLE. HIGH CONCENTRATIONS OF ZINC CAN BE TOXIC TO AQUATIC LIFE. (ADDITIONAL BACKGROUND INFORMATION ABOUT ISSUES REGARDING UNCOATED GALVANIZED METAL ROOFS IS AVAILABLE AT <http://www.sitesolutionsmag.com/pdf/v2i2/focusonbmp.pdf>)

BY		DATE	
REVISION			
DESCRIPTION			
<b>CONSTRUCTION ENGINEERING • LLC</b> CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@conctrpllc.com Mailing Address: P.O. Box 949, Gig Harbor, WA 98335 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332			
SHEET TITLE: TESC NOTES AND DETAILS		PHONE: (253) 318-5711	
CLIENT: BRADBURY PLACE LLC 7809 PACIFIC AVE TACOMA, WA 98408		CONTACT: KEN RODY	
DESIGNER: M. GOULARTE			
ENGINEER: J. HAUG			
DRAWN: R. HENRETTA			
S 03 T 19 N R 04 E WM			
DATE: 3.17.2026			
REVISED:			
PROJECT: 20-223			
DWG NAME: 20-223 C			
SHEET	REV.		
<b>C4</b>		0	
4 OF 28			

GRAPHIC SCALE



**APPROVED**

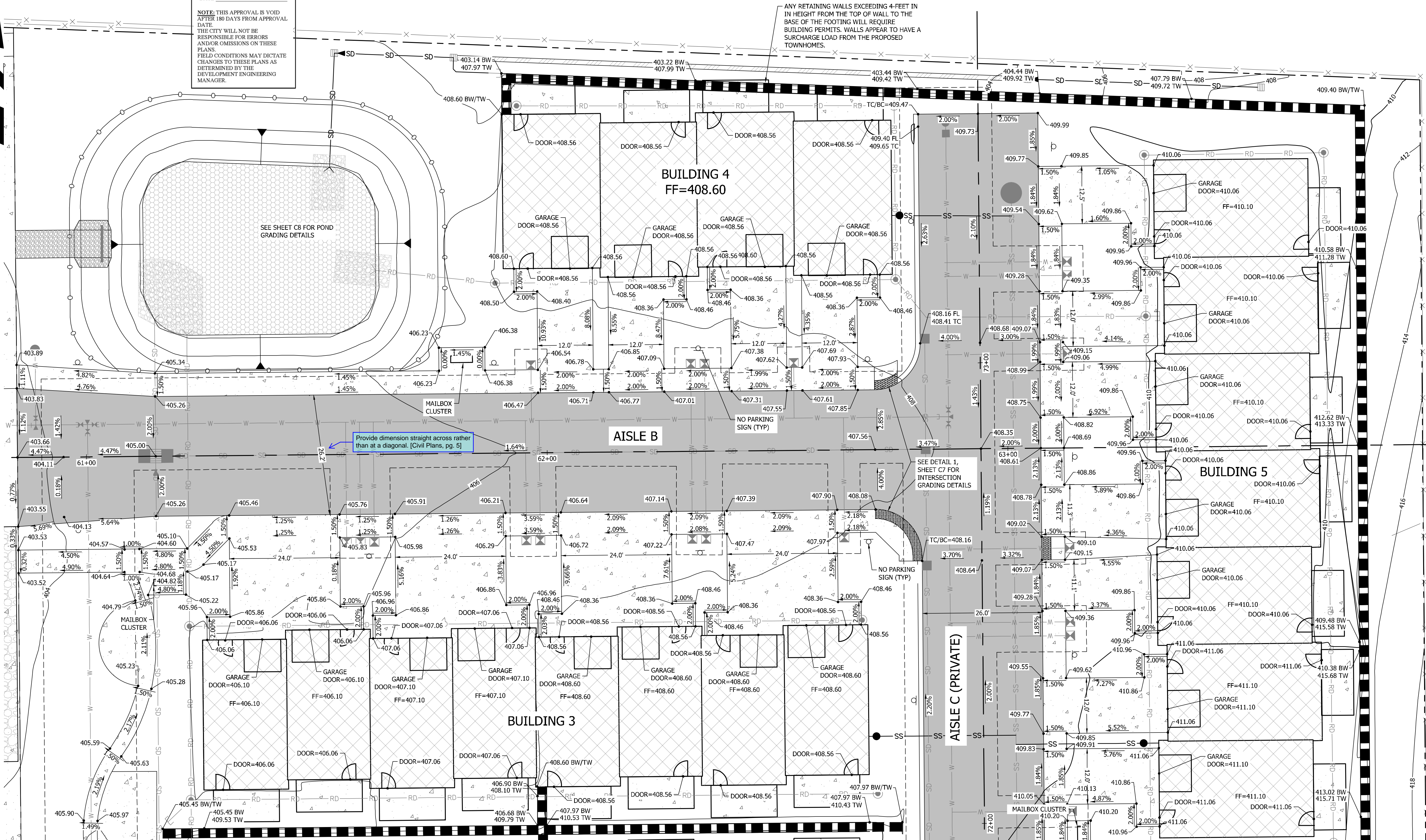
BY \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

**BRADBURY PLACE TOWNHOMES**  
A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

ANY RETAINING WALLS EXCEEDING 4-FEET IN HEIGHT FROM THE TOP OF WALL TO THE BASE OF THE FOOTING WILL REQUIRE BUILDING PERMITS. WALLS APPEAR TO HAVE A SURCHARGE LOAD FROM THE PROPOSED TOWNHOMES.



Provide dimension straight across rather than at a diagonal. [Civil Plans, pg. 5]

SEE DETAIL 1, SHEET C7 FOR INTERSECTION GRADING DETAILS

AISLE C (PRIVATE)

**VERIFICATION NOTE**

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

BY	
DATE	
REVISION	
DESCRIPTION	

**ON SITE GRADING NORTH**

SHEET TITLE: ON SITE GRADING NORTH

CLIENT: BRADBURY PLACE LLC  
7809 PACIFIC AVE  
TACOMA, WA 98408

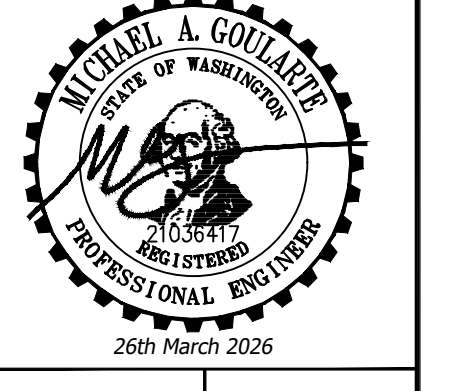
CONTACT: KEN RODY  
PHONE: (253) 318-5711

DESIGNER: M. GOULARTE  
ENGINEER: J. HAUG  
DRAWN: R. HENRETTA  
S 03 T 19 N R 04 E WM  
DATE: 3.17.2026  
REVISED:

PROJECT: 20-223	REV.
DWG NAME: 20-223 C	
SHEET C5	REV.
5 OF 28	

**CONTOUR**

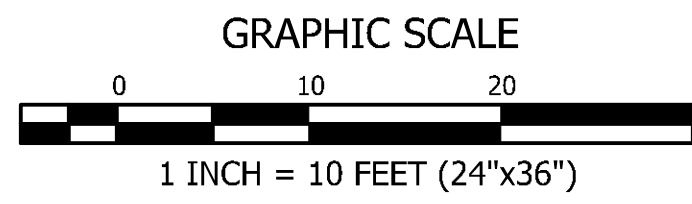
ENGINEERING • LLC  
SURVEYORS ~ LAND PLANNERS  
CIVIL ENGINEERS ~ PHOTOGRAMMETRY  
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com  
Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



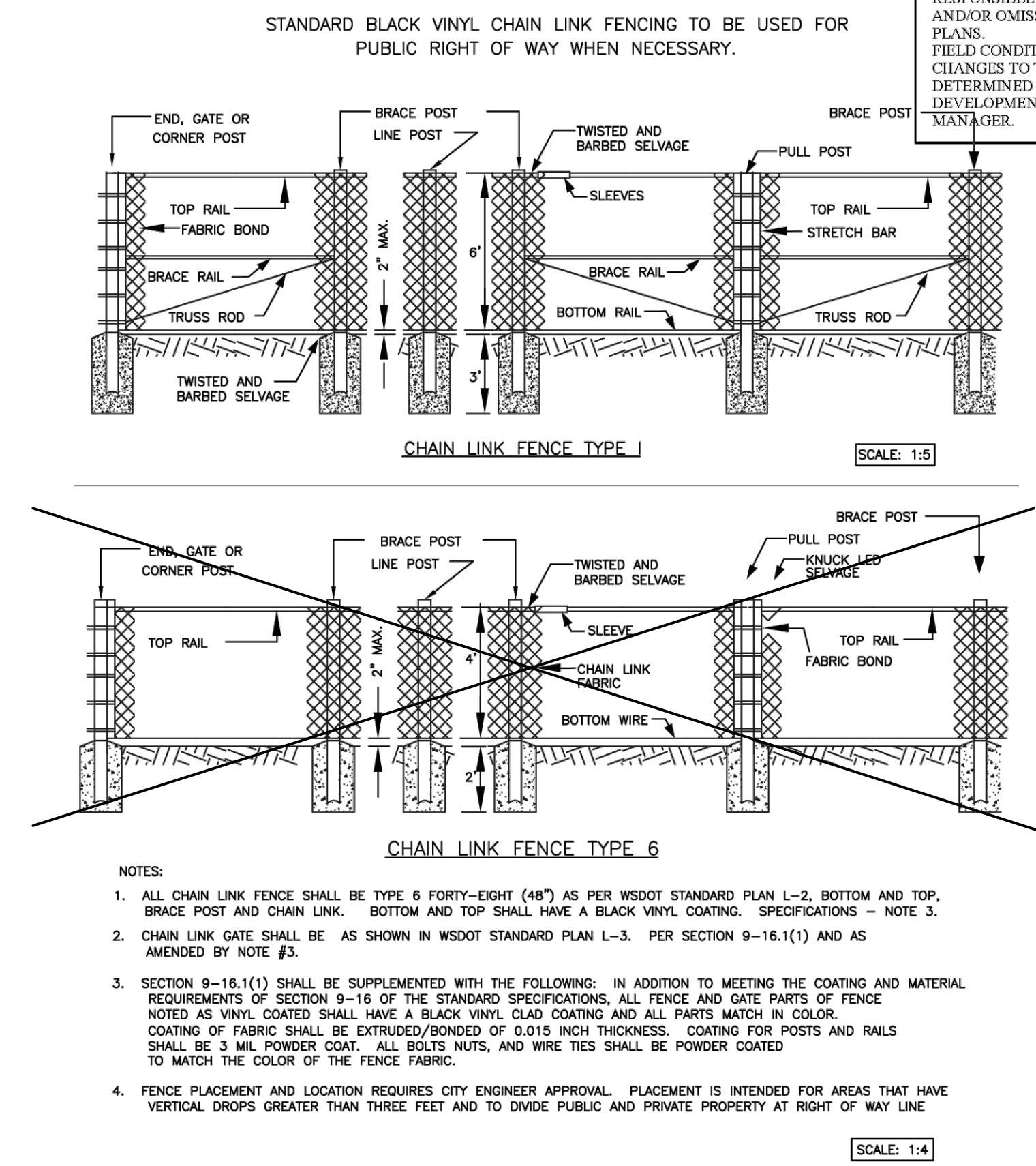
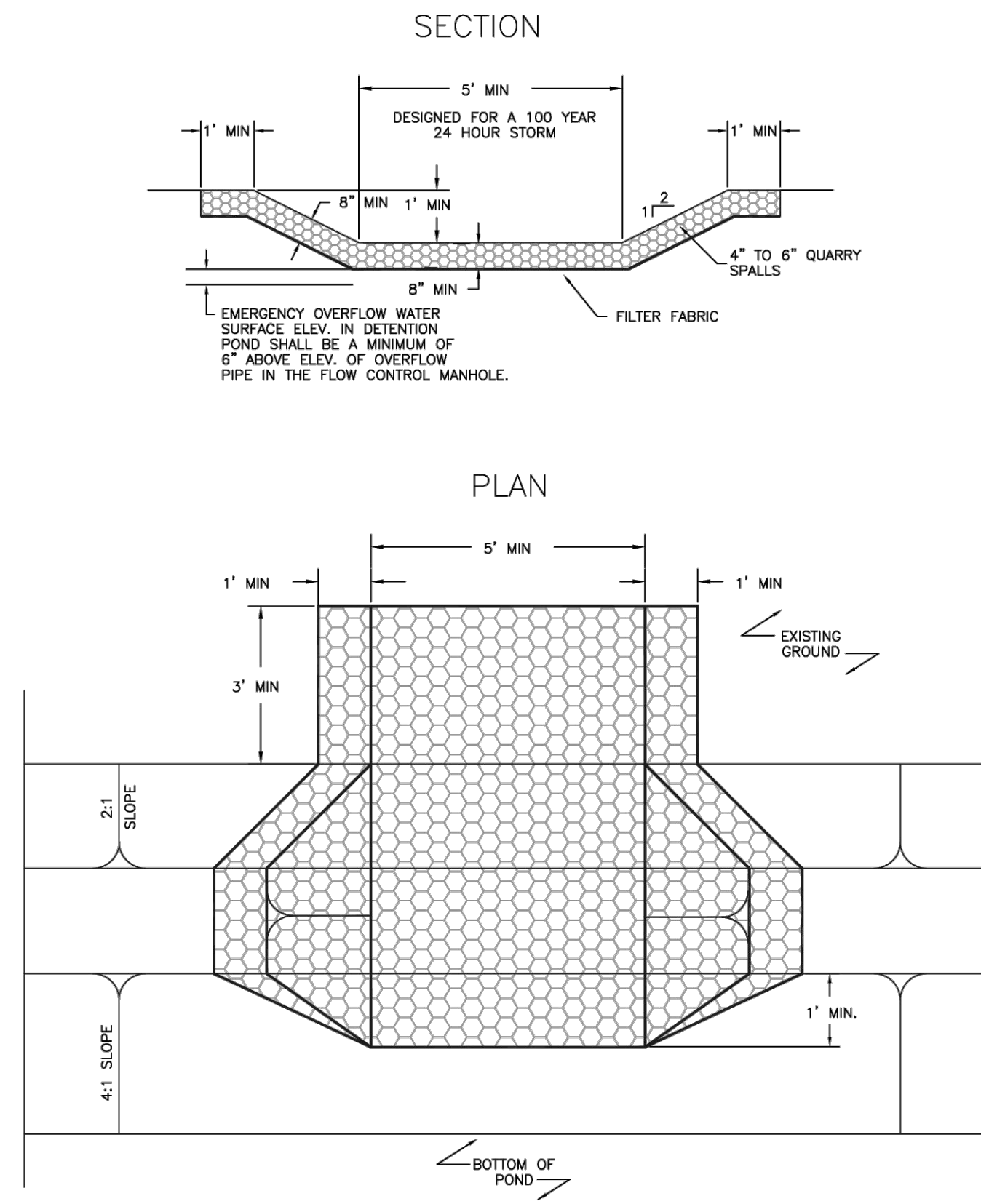
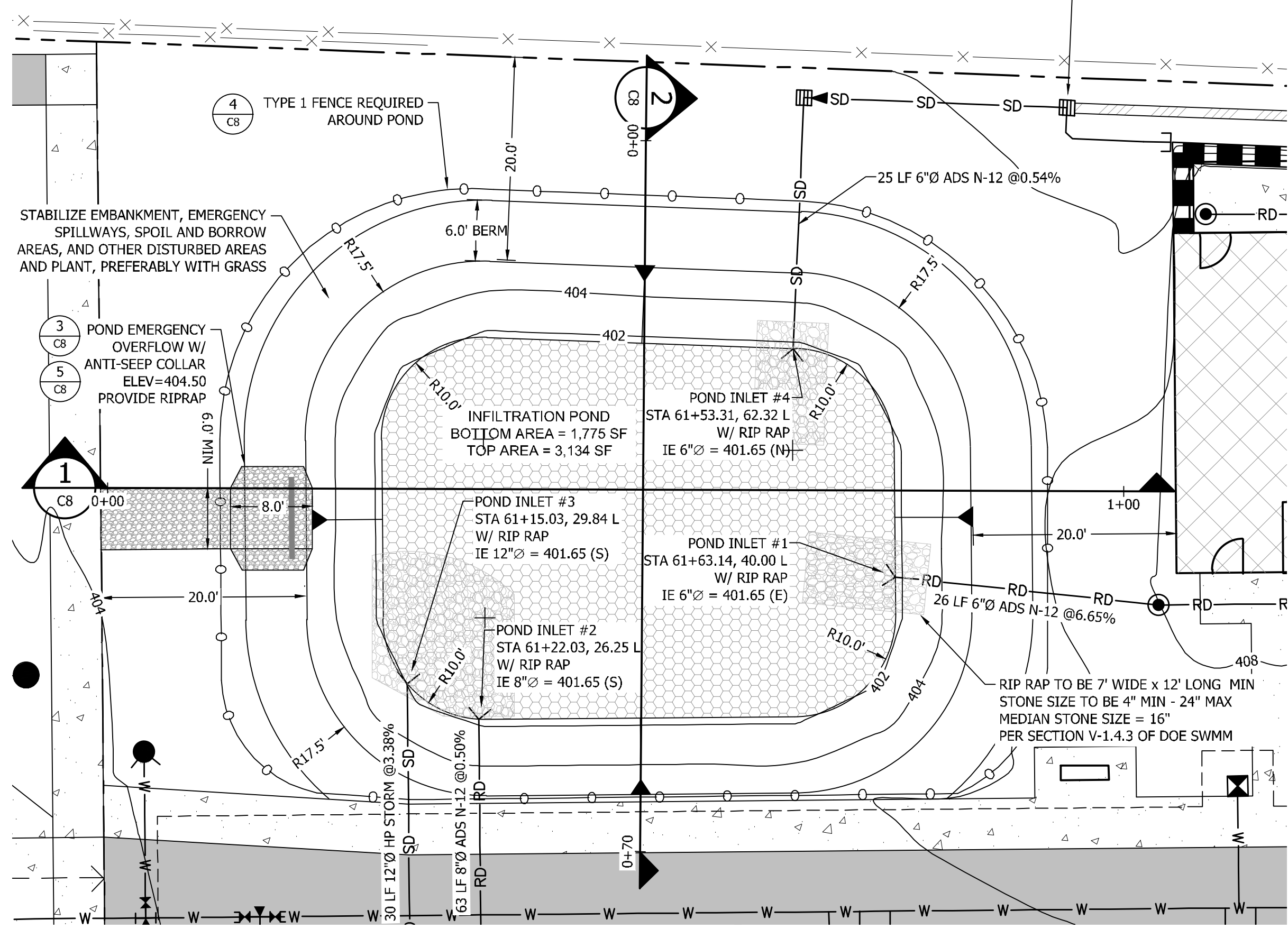




**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



Note that the private storm mains are labeled as HP. Per City standards, "Polypropylene Pipe (PP) shall be dual walled, have a smooth interior and exterior corrugations and meet WSDOT 9-05.24(1). 12-inch through 30-inch pipe shall meet or exceed ASTM F2736 and AASHTO M330, Type S, or Type D." [Civil Plans, pg. 8]



**APPROVED**

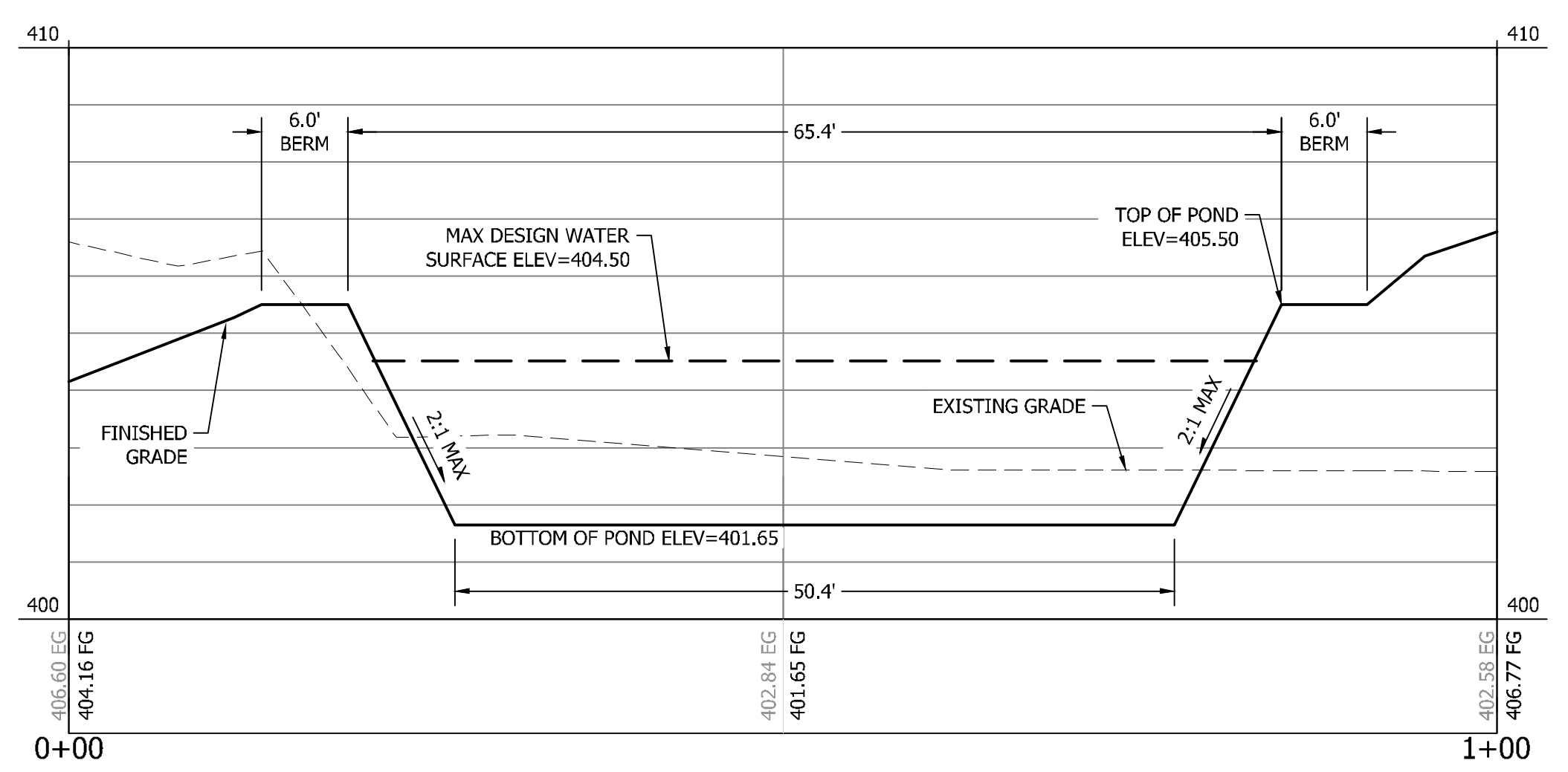
BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

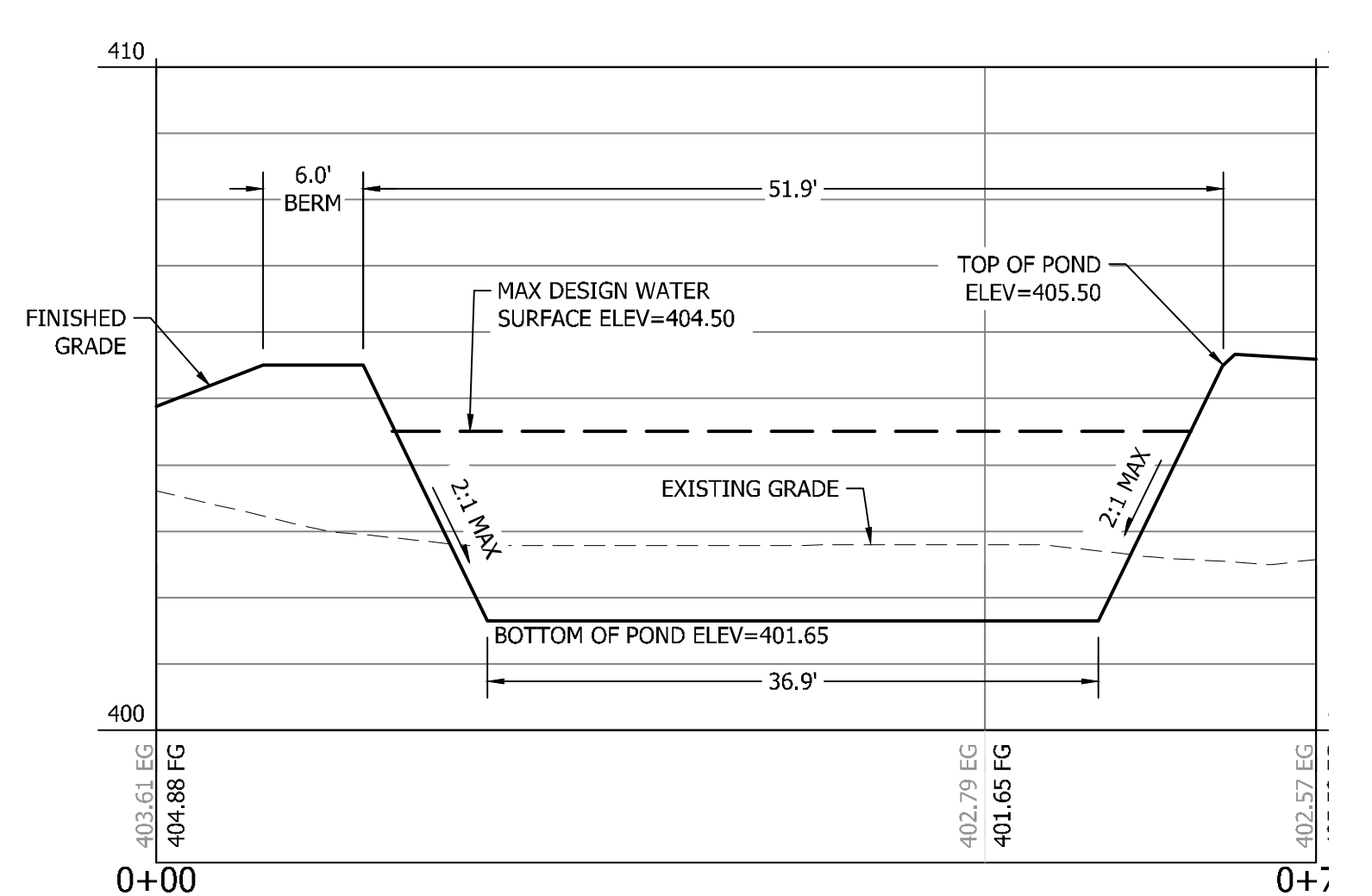
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

**3 EMERGENCY OVERFLOW SPILLWAY**  
 NOT TO SCALE  
 COP STD 02.03.01

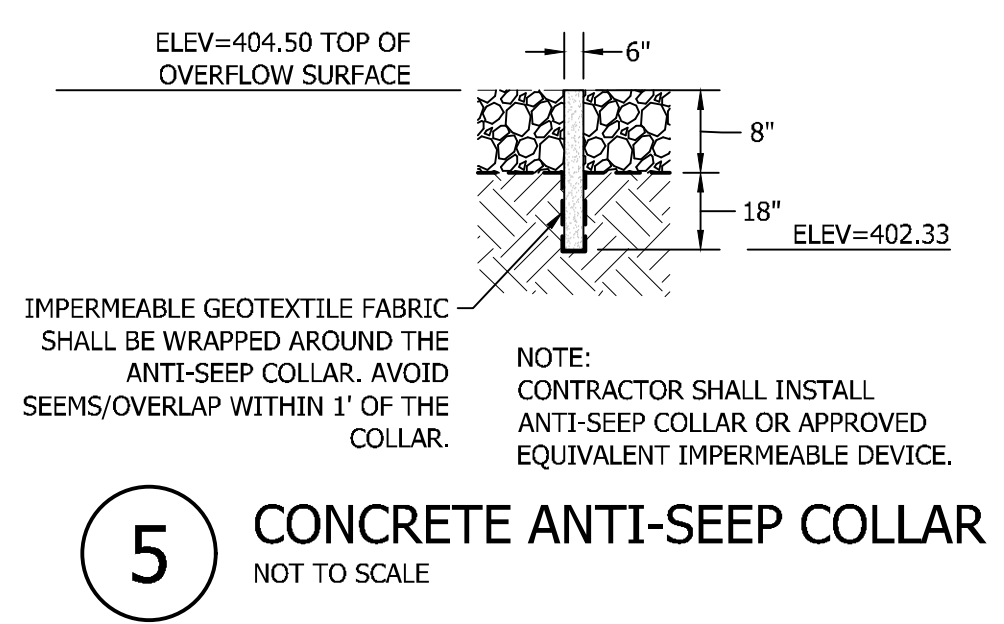
**4 CHAIN LINK FENCE TYPE 1**  
 NOT TO SCALE  
 COP STD 06.01.08



**1 POND X-SECTION EAST/WEST**



**2 POND X-SECTION NORTH/SOUTH**



**5 CONCRETE ANTI-SEEP COLLAR**  
 NOT TO SCALE

**INFILTRATION VERIFICATION NOTE**

CONTRACTOR SHALL COORDINATE WITH GEOTECHNICAL ENGINEER FOR INSPECTION OF NATIVE SOILS AT POND BOTTOM ONCE FULLY EXCAVATED.

GEOTECHNICAL ENGINEER SHALL VERIFY THAT SOILS AT BOTTOM OF POND MEET OR EXCEED THE RECOMMENDED DESIGN INFILTRATION RATE PROVIDED. ADDITIONAL INFILTRATION TESTING OR DEEPER EXPLORATIONS SHOULD BE DONE IF DETERMINED TO BE REQUIRED BY GEOTECHNICAL ENGINEER TO MEET REQUIREMENTS OF THE CURRENT STORMWATER MANUAL.

IF SOILS AT BOTTOM OF POND DO NOT MEET RECOMMENDED DESIGN INFILTRATION RATE, CONTACT PROJECT ENGINEER FOR POSSIBLE DESIGN CHANGES.

**VERIFICATION NOTE**

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES, CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

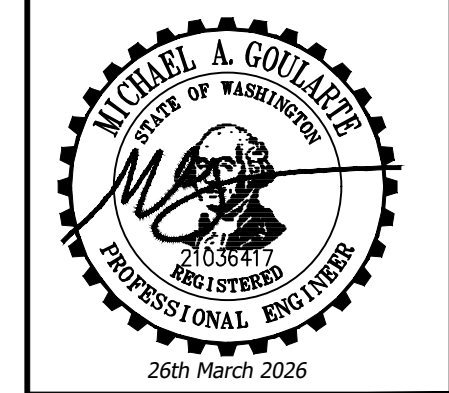
BY	
DATE	
REVISION	
DESCRIPTION	

SHEET TITLE:	POND PLAN AND PROFILE
CLIENT:	BRADBURY PLACE LLC 7809 PACIFIC AVE TACOMA, WA 98408
CONTACT:	KEN RODY
PHONE:	(253) 318-5711
DESIGNER:	M. GOULARTE
ENGINEER:	J. HAUG
DRAWN:	R. HENRETTA
DATE:	3.17.2026
REVISED:	
PROJECT:	20-223
DWG NAME:	20-223 C
SHEET	REV.
C8	△
8 OF 28	

**GOULARTE ENGINEERING**

ENGINEERS SURVEYORS LAND PLANNERS  
 CIVIL ENGINEERS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

Several of the Roadway Notes from Section 104 of the City's standards were left off of this list. Update to include all notes. [Civil Plans, pg. 9]

**ROADWAY NOTES:**

- MONUMENTS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS, AT ANGLE POINTS, AND POINTS OF CURVATURE IN EACH STREET. ALL BOUNDARY MONUMENTS MUST BE INSTALLED ACCORDING TO THE WASHINGTON STATE SUBDIVISION LAWS.
- CURB AND GUTTER INSTALLATION SHALL CONFORM TO CITY STANDARD DETAIL 01.02.09.
- SIDEWALKS AND DRIVEWAYS SHALL BE INSTALLED AS LOTS ARE BUILT ON. SIDEWALKS AND DRIVEWAYS SHALL CONFORM TO CITY STANDARD DETAIL 01.02.01, 01.02.02 AND 01.02.12. IF ASPHALT IS DAMAGED DURING REPLACEMENT OF CURB AND GUTTER, THE REPAIR SHALL CONFORM TO CITY STANDARD DETAIL 01.02.10.
- THE SURROUNDING GROUND (5 FEET BEYOND THE BASE) FOR ALL POWER TRANSFORMERS, TELEPHONE/TV PEDESTALS, AND STREET LIGHT MAIN DISCONNECTS SHALL BE GRADED TO A POSITIVE 2 PERCENT SLOPE FROM TOP OF CURB.
- SIGNAGE AND TRAFFIC CONTROL DEVICES ARE SAFETY ITEMS AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY OR PLAT APPROVAL. HOWEVER, IN LARGER DEVELOPMENTS, EXACT LOCATIONS OF STOP AND YIELD SIGNS MAY NEED TO BE DETERMINED AFTER FULL BUILDOUT WHEN TRAFFIC PATTERNS HAVE BEEN ESTABLISHED. IN THIS CASE, CONTRACTOR SHALL PROVIDE INDICATED "CITY-PLACED" SIGNS, SIGNPOSTS, AND BRACKETS TO THE CITY SIGN SPECIALIST (253) 841-5471 FOR LATER INSTALLATION BY THE CITY. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO ANY SIGN OR STRIPING INSTALLATION OR REMOVAL THE CONTRACTOR SHALL CONTACT THE CITY SIGN SPECIALIST (253) 841-5471 TO ARRANGE FOR AN ON-SITE MEETING TO DISCUSS PLACEMENT AND UNIFORMITY.
- NEW OR REVISED STOP SIGNS OR YIELD SIGNS SHALL BE ADVANCE WARNED USING THE PROCEDURE OUTLINED IN THE MUTCD. ADVANCE WARNING SIGNS AND FLAGS SHALL BE MAINTAINED BY INSTALLER FOR 30 DAYS AND THEN REMOVED.

**CROSSING TABLE**

CROSSING #	STORM	SANITARY	WATER	SEPARATION
25	---	CR=395.19	IE=415.22	20.03'

**CROSSING TABLE**

CROSSING #	SANITARY	POWER	GAS	SEPARATION
26	CR=395.08	---	IE=414.84	19.76'

**GRADING NOTES**

- SPOT ELEVATIONS SHOWN ARE FOR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- CONTOUR LINES ARE FOR VISUAL REFERENCE. GRADING SHALL BE PER SPOT ELEVATIONS.

**APPROVED**

BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

MATCHLINE C10

**UPSTREAM CONNECTION NOTE**

CONTRACTOR SHALL ENSURE EXISTING CONNECTIONS ARE PRESENT WITHIN THE VICINITY OF THE SEWER MAIN TO BE REMOVED/ABANDONED AND THAT NO UPSTREAM CONNECTIONS EXIST EAST OF EX.SSMH#4.

IF EXISTING CONNECTIONS ARE FOUND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY FOR FURTHER INSTRUCTIONS.

ALL EXISTING SERVICES MUST BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. AT NO TIME SHALL AN EXISTING SERVICE CONNECTION BE BLOCKED OR REMOVED WITHOUT PROVIDING AN ALTERNATIVE OR TEMPORARY MEANS OF SERVICE. ANY REVISIONS TO EXISTING SERVICES SHALL BE COORDINATED WITH THE PROJECT ENGINEER AND CITY PRIOR TO REMOVAL AND/OR MODIFICATION.

**VERIFICATION NOTE**

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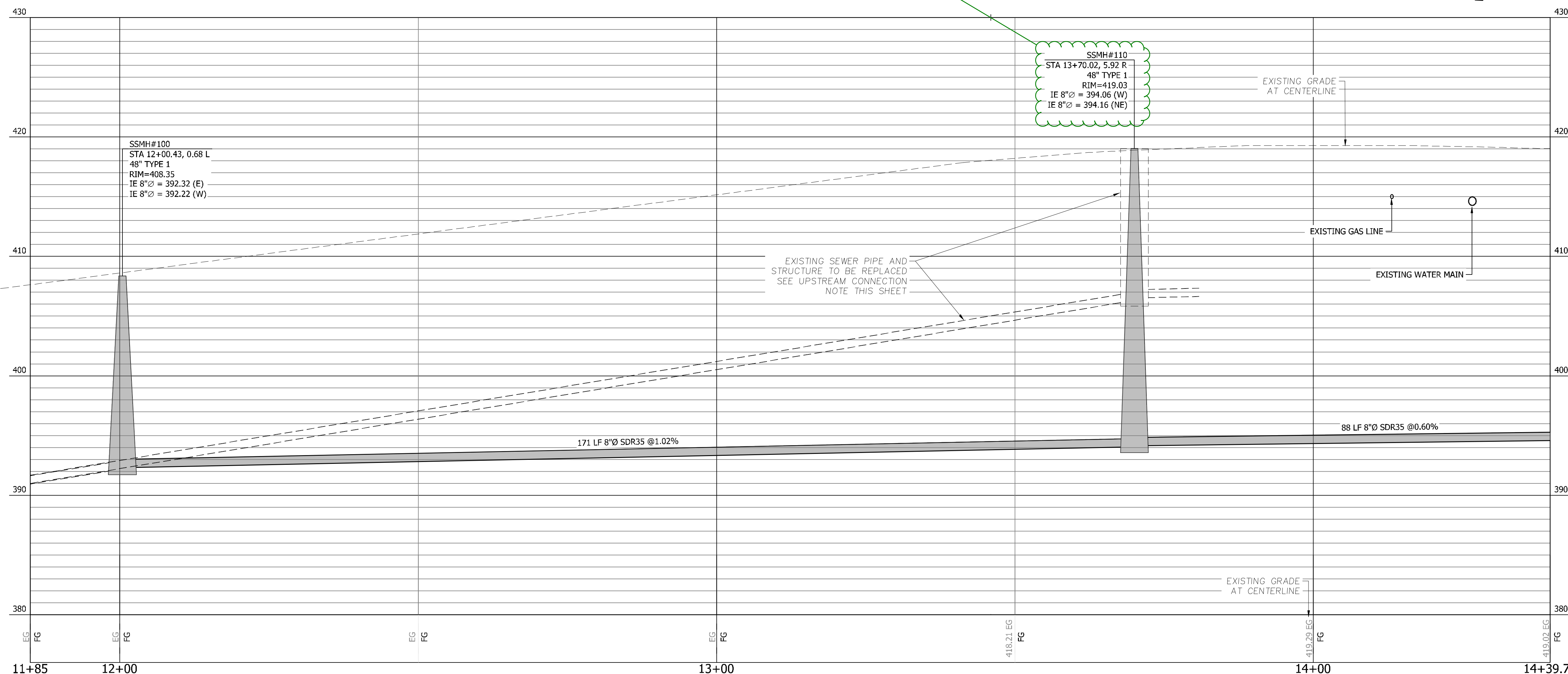
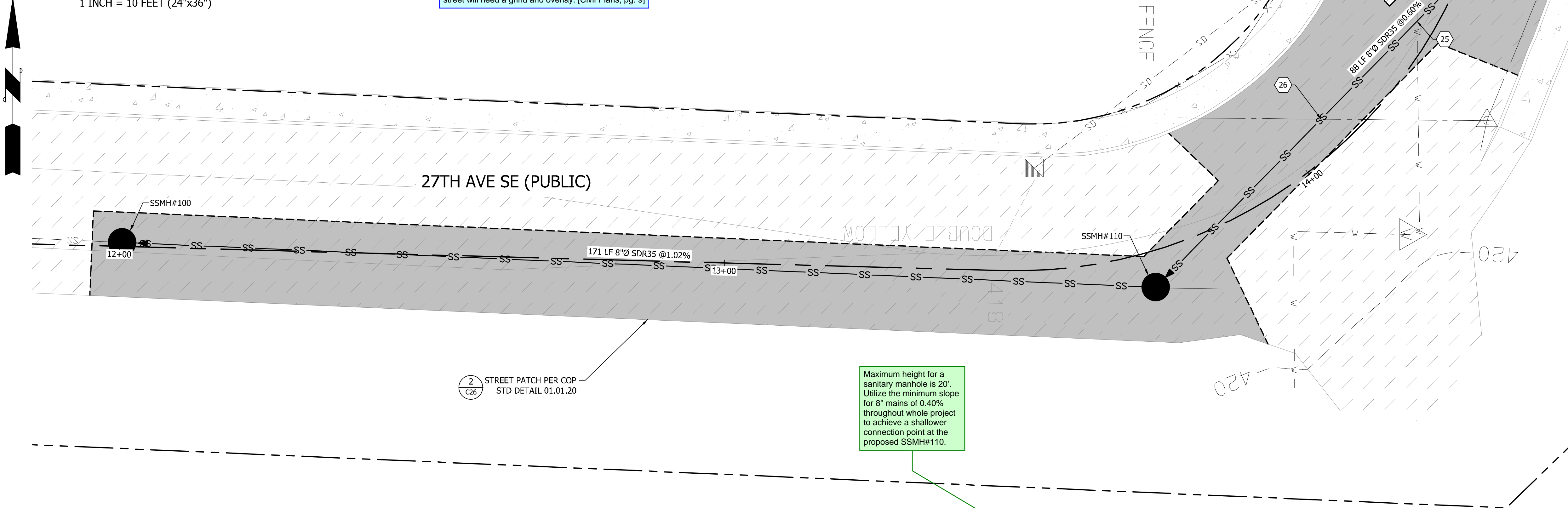
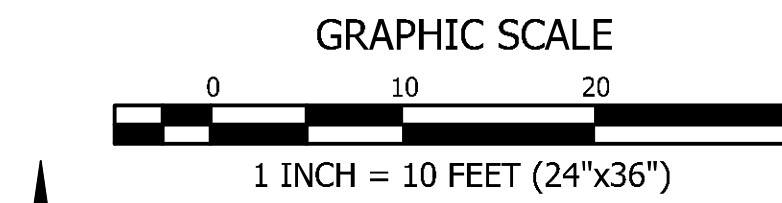
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The pavement restoration limits shown is closer to being shown correctly. Where the disturbance will impact a lane/half street, the full width of that half street will need a grind and overlay. [Civil Plans, pg. 9]

Maximum height for a sanitary manhole is 20'. Utilize the minimum slope for 8" mains of 0.40% throughout whole project to achieve a shallower connection point at the proposed SSMH#110.

2 STREET PATCH PER COP  
 STD DETAIL 01.01.20



**27TH AVE SE PROFILE**  
 HORIZONTAL SCALE: 1"=10'  
 VERTICAL SCALE: 1"=5'

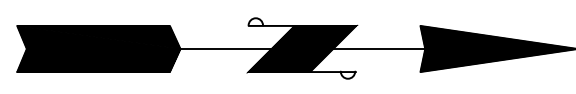
BY		DATE		
REVISION		DESCRIPTION		

**CONTOUR ENGINEERING • L.L.C.**  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
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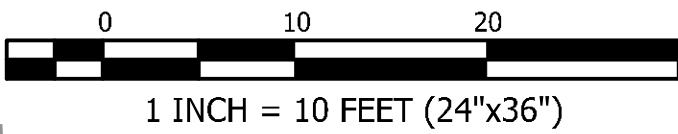
**MICHAEL A. GOULARTE**  
 STATE OF WASHINGTON  
 2015  
 PROFESSIONAL ENGINEER  
 26th March 2026

SHEET TITLE: 27TH AVE SE PLAN AND PROFILE CLIENT: BRADBURY PLACE LLC 7809 PACIFIC AVE TACOMA, WA 98408 CONTACT: KEN RODY PHONE: (253) 318-5711	DESIGNER: M. GOULARTE ENGINEER: J. HAUG DRAWN: R. HENRETTA S 03 T 19 N R 04 E WM DATE: 3.17.2026 REVISED: PROJECT: 20-223 DWG NAME: 20-223 C
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SHEET	REV.
C9	0
9 OF 28	



GRAPHIC SCALE



BRADBURY PLACE TOWNHOMES  
A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

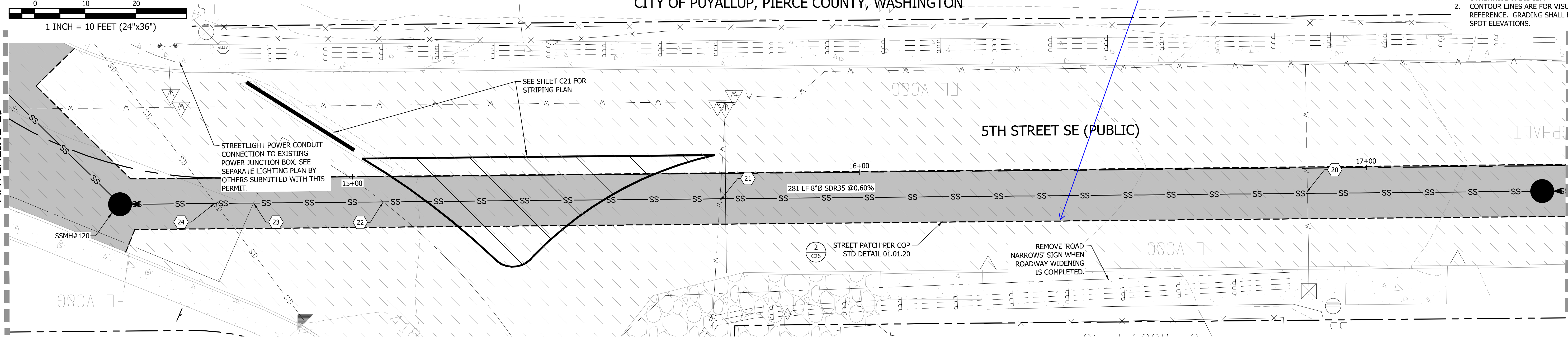
This will need to be a full half street grind and overlay. [Civil Plans, pg. 10]

GRADING NOTES

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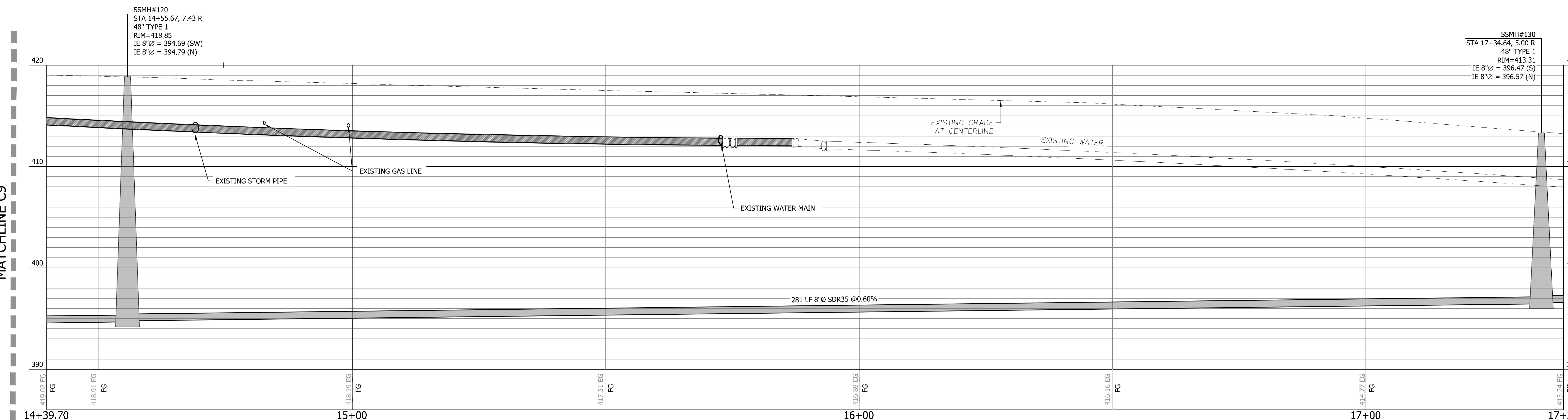
MATCHLINE C9

MATCHLINE C11



MATCHLINE C9

MATCHLINE C11



5TH ST SE PROFILE

HORIZONTAL SCALE: 1"=10'  
VERTICAL SCALE: 1"=5'

CROSSING TABLE

CROSSING #	STORM	SANITARY	WATER	SEPARATION
20	---	CR=396.88	IE=410.02	13.14'
21	---	CR=396.17	IE=412.19	16.02'
24	IE=413.31	CR=395.51	---	17.80'

CROSSING TABLE

CROSSING #	SANITARY	POWER	GAS	SEPARATION
22	CR=395.68	---	IE=413.89	18.21'
23	CR=395.63	---	IE=414.13	18.50'

APPROVED

BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

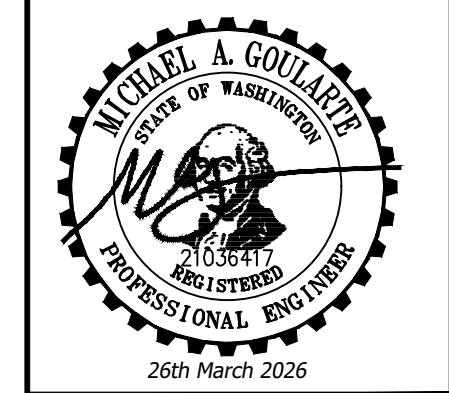
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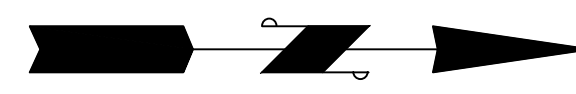
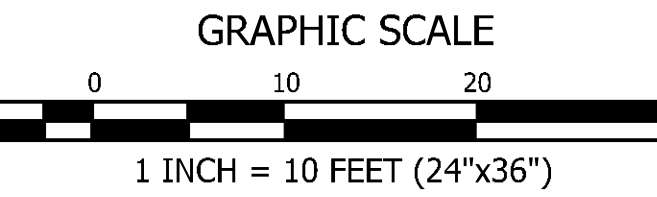
**CONTOUR**  
ENGINEERING • LLC  
SURVEYORS ~ LAND PLANNERS  
CIVIL ENGINEERS ~ CIVIL ENGINEERS  
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Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
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SHEET TITLE: 5TH ST SE PLAN AND PROFILE  
CLIENT: BRADBURY PLACE LLC  
7809 PACIFIC AVE  
TACOMA, WA 98408  
CONTACT: KEN RODY  
PHONE: (253) 318-5711

DESIGNER: M. GOULARTE  
ENGINEER: J. HAUG  
DRAWN: R. HENRETTA  
S 03 T 19 N R 04 E WM  
DATE: 3.17.2026  
REVISED:  
PROJECT: 20-223  
DWG NAME: 20-223 C  
SHEET: C10  
REV.: 0  
10 OF 28

REVISION	DESCRIPTION	DATE	BY



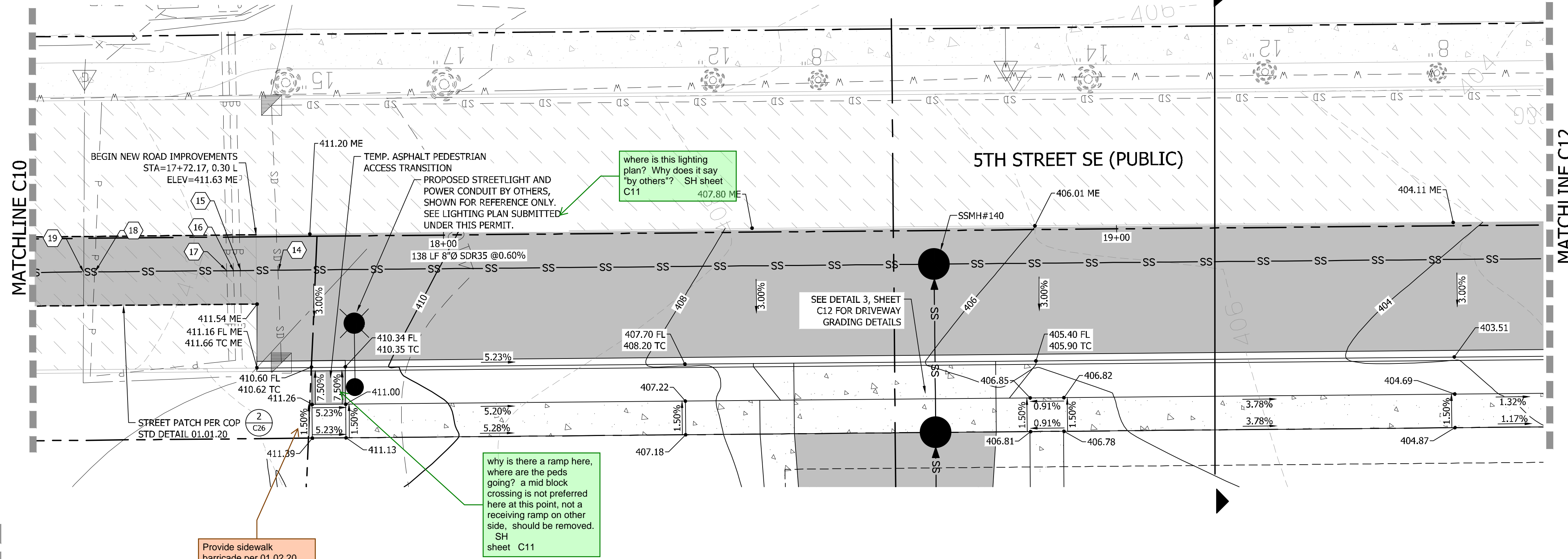
**APPROVED**

BY \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

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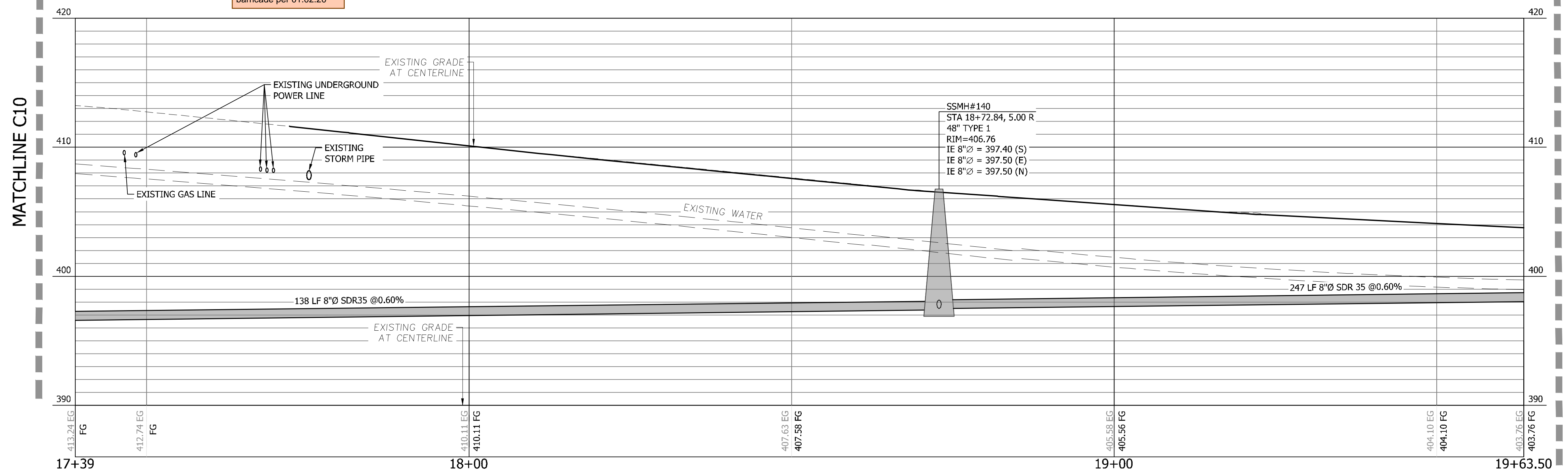
**BRADBURY PLACE TOWNHOMES**  
A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



- GRADING NOTES**
- SPOT ELEVATIONS SHOWN ARE FOR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE SPECIFIED.
  - CONTOUR LINES ARE FOR VISUAL REFERENCE. GRADING SHALL BE PER SPOT ELEVATIONS.

are there illumination plans? spare conduit required through entire project extents SH Sheet C11

- ILLUMINATION NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF PUYALLUP PUBLIC WORKS STANDARDS AND WSDOT STANDARDS AND SPECIFICATIONS.
  - THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION START.
  - UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY ILLUMINATION WORK.
  - ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH AFFECTED UTILITY AGENCIES THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
  - CONDUIT LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
  - CONTRACTOR SHALL COORDINATE WITH THE CITY SIGNAL/ILLUMINATION TECHNICIAN AT 253.405.4390 PRIOR TO CONSTRUCTION.
  - THE LOCATION OF ALL CONDUITS, JUNCTION BOXES, POLES, AND CABINETS SHOWN ON THIS PLAN MAY BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS AND MEET ADA REQUIREMENTS. ALL FINAL LOCATIONS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO CONSTRUCTION.
  - JUNCTION BOX LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. JUNCTION BOXES SHALL BE FIELD LOCATED BY THE CONTRACTOR WITH DIRECTION FROM THE CITY.
  - CONTRACTOR SHALL ADJUST JUNCTION BOX LIDS TO BE FLUSH WITH TOP OF SIDEWALK.
  - ANY NEW JUNCTION BOX WHICH WILL BE LOCATED WITHIN OR PARTIALLY WITHIN SIDEWALK SHALL HAVE LIDS AND FRAMES WITH A NON-SLIP COATING ON THE TOP SURFACE EQUAL TO MEBAC1 OR SLIPNOT#3.



**5TH ST SE PROFILE**  
HORIZONTAL SCALE: 1"=10'  
VERTICAL SCALE: 1"=5'

CROSSING TABLE				
CROSSING #	SANITARY	POWER	GAS	SEPARATION
15	CR=397.43	IE=408.04	---	10.61'
16	CR=397.42	IE=408.06	---	10.64'
17	CR=397.46	IE=408.14	---	10.68'
18	CR=397.34	IE=409.25	---	11.91'
19	CR=397.33	---	IE=409.41	12.08'

CROSSING TABLE				
CROSSING #	STORM	SANITARY	WATER	SEPARATION
14	IE=407.72	CR=397.50	---	10.22'

\*EXISTING UTILITY ELEVATION ASSUMED; CONTRACTOR TO POTHOLE AND VERIFY ELEVATIONS

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**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

BY	
DATE	
REVISION	
DESCRIPTION	

**CONTOUR ENGINEERING • LLC**  
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
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**MICHAEL A. GOULARTE**  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
26th March 2026

**SHEET TITLE: 5TH ST SE PLAN AND PROFILE**

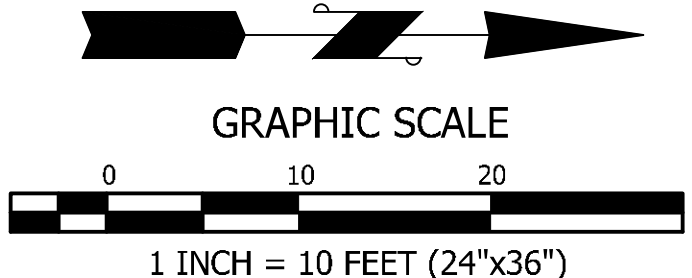
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S 03 T 19 N R 04 E WM  
DATE: 3.17.2026  
REVISED:

PROJECT: 20-223  
DWG NAME: 20-223 C

SHEET	REV.
C11	0
11 OF 28	



CROSSING TABLE				
CROSSING #	STORM	SANITARY	WATER	SEPARATION
9	IE=400.55	CR=398.95	---	1.60'
10	---	CR=396.96	IE=398.46	1.50'

**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

**APPROVED**

BY: CITY OF PUYALLUP DEVELOPMENT ENGINEERING

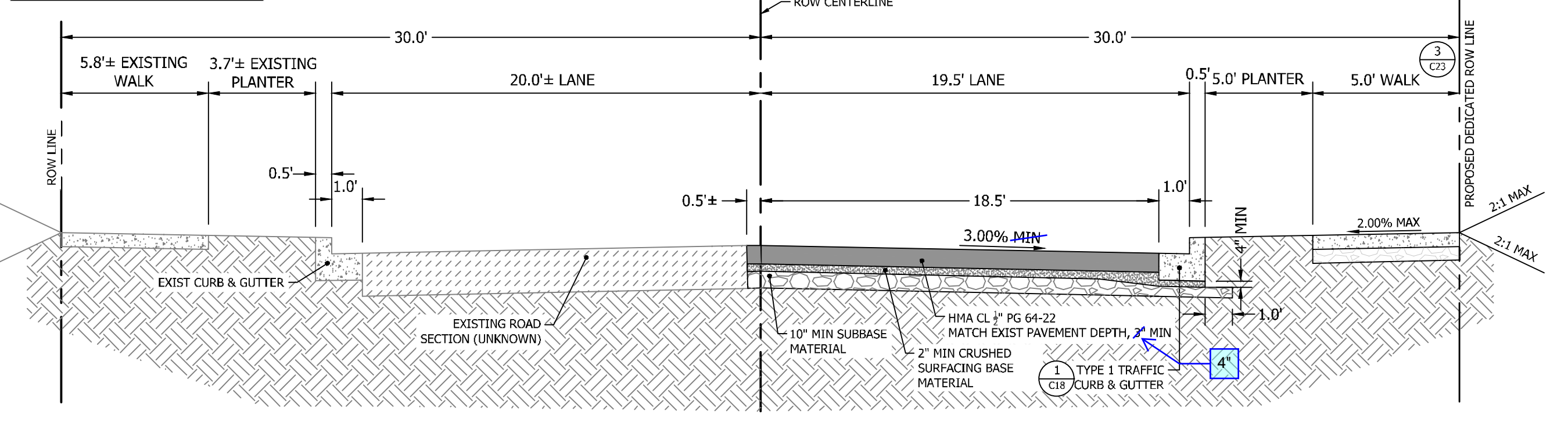
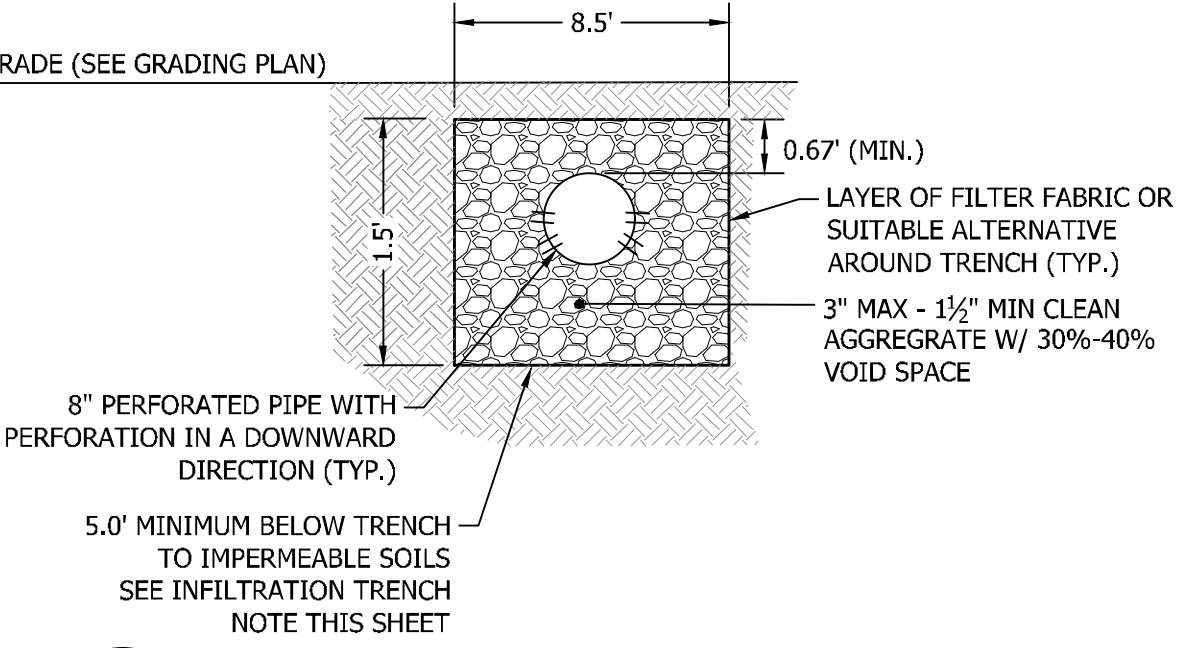
DATE: \_\_\_\_\_

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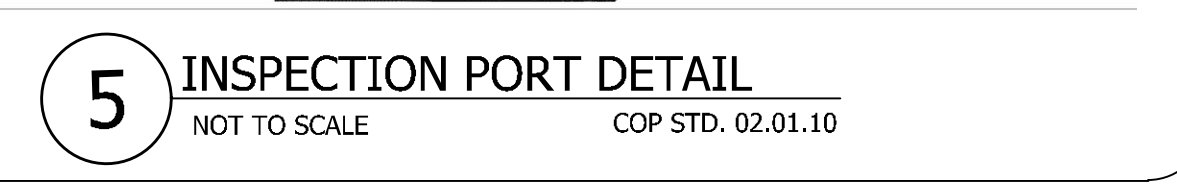
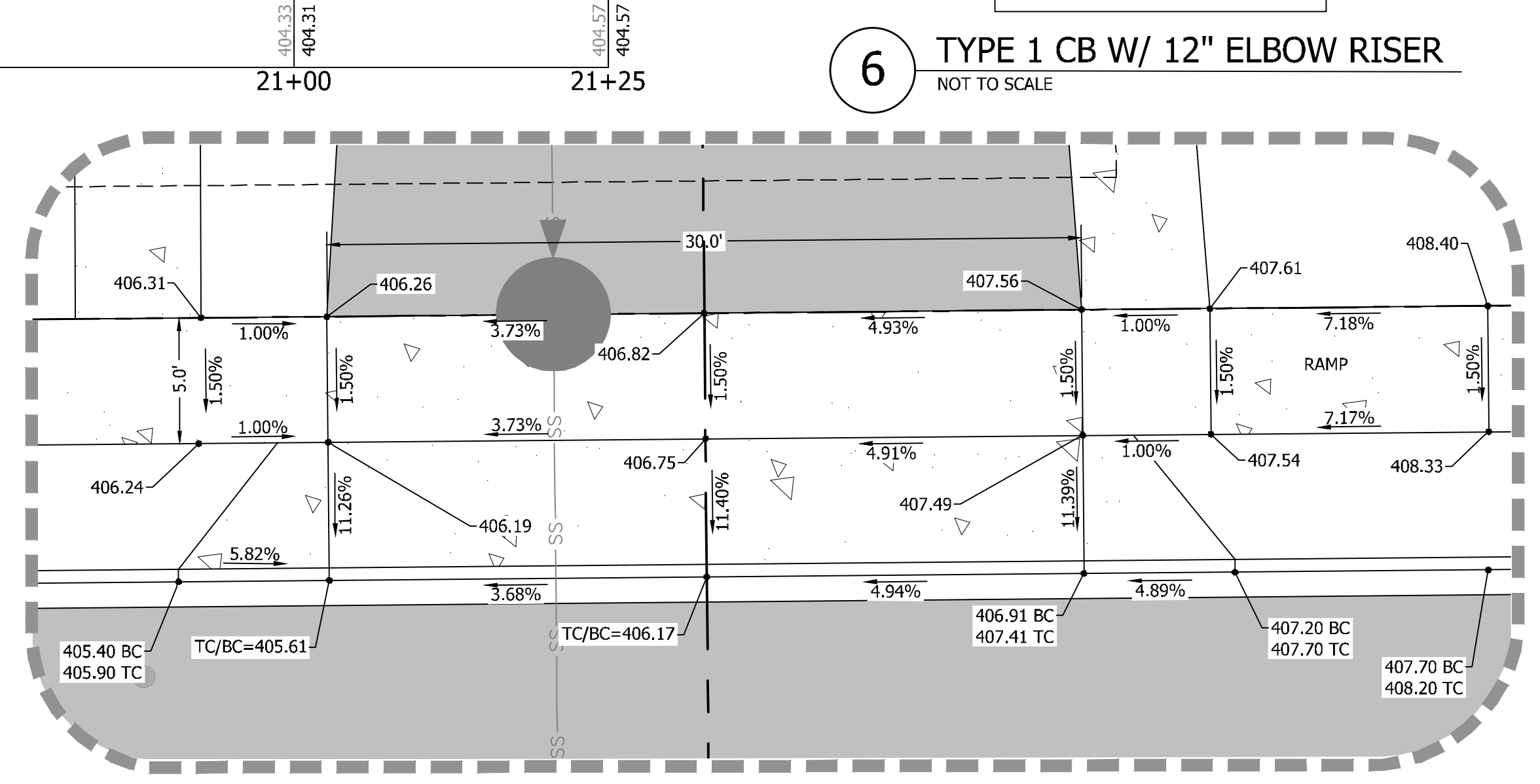
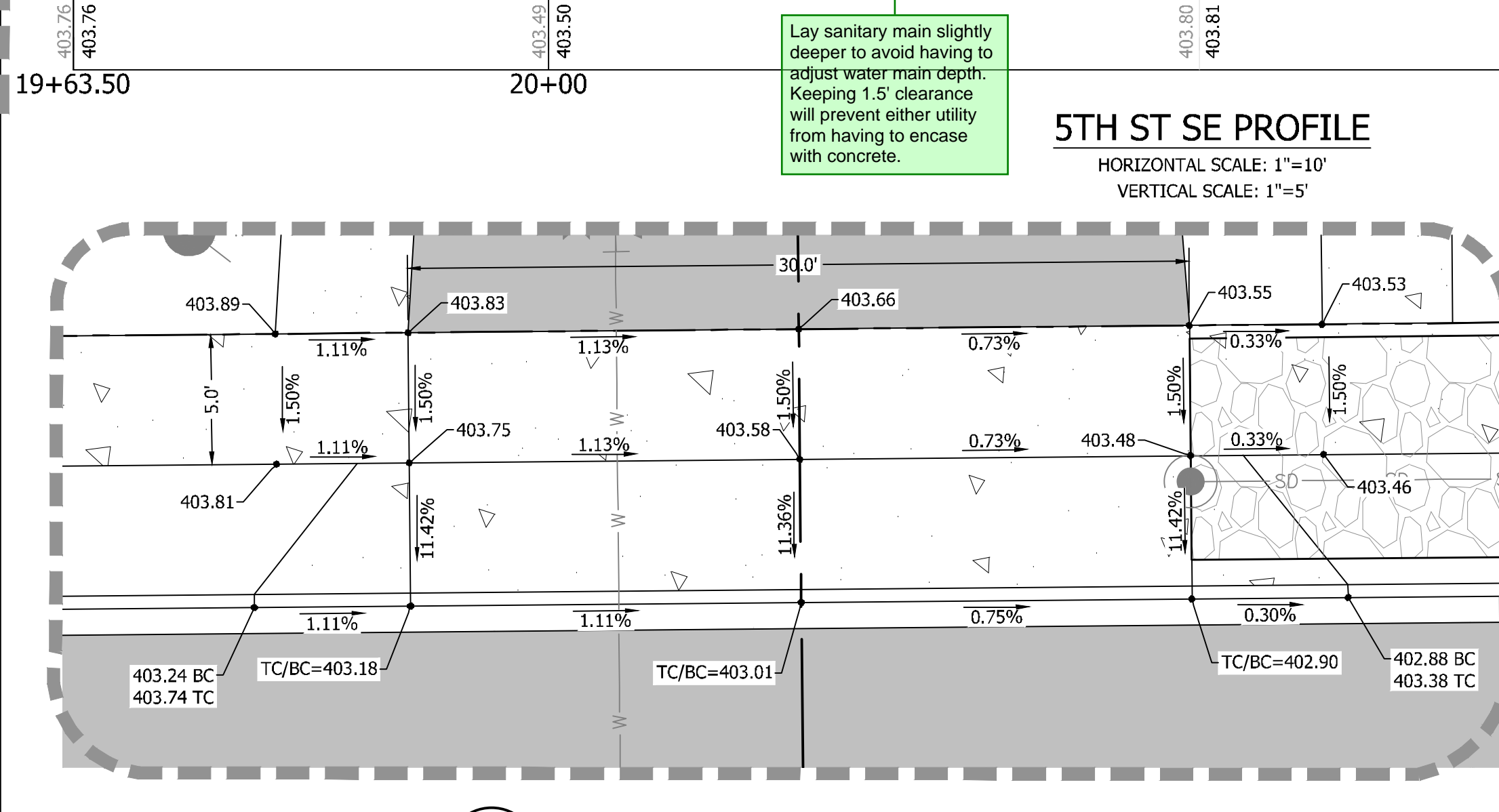
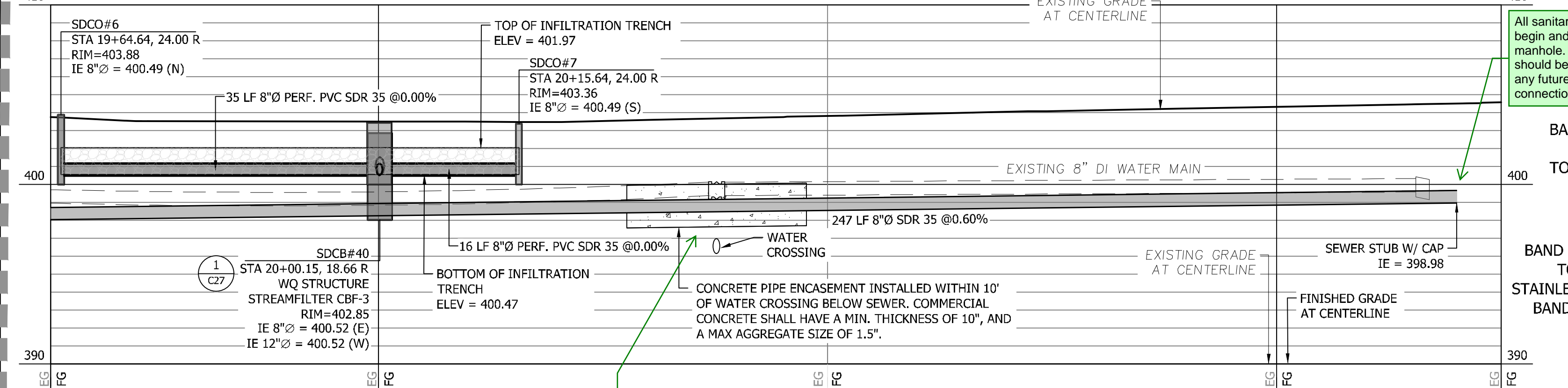
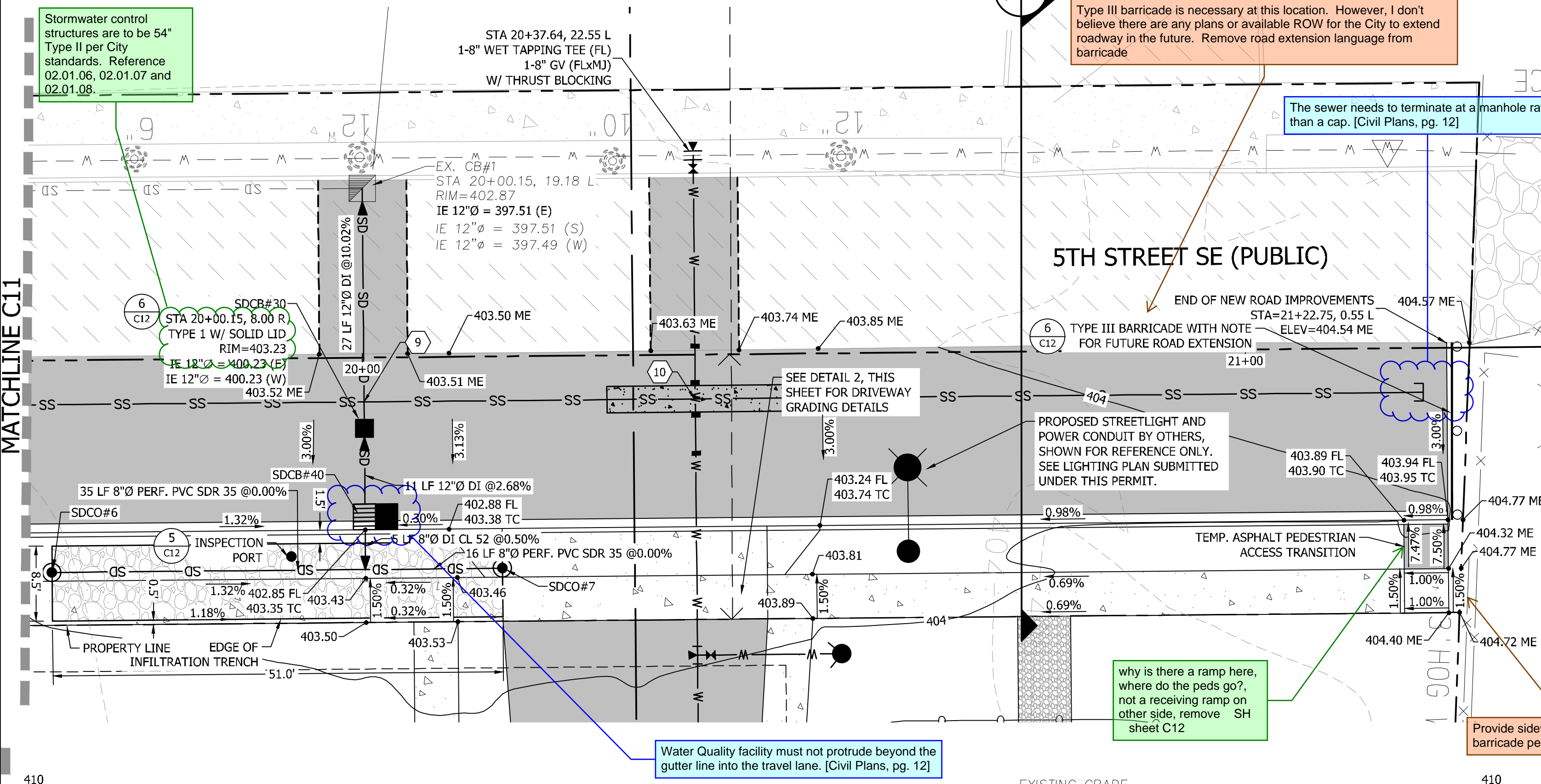
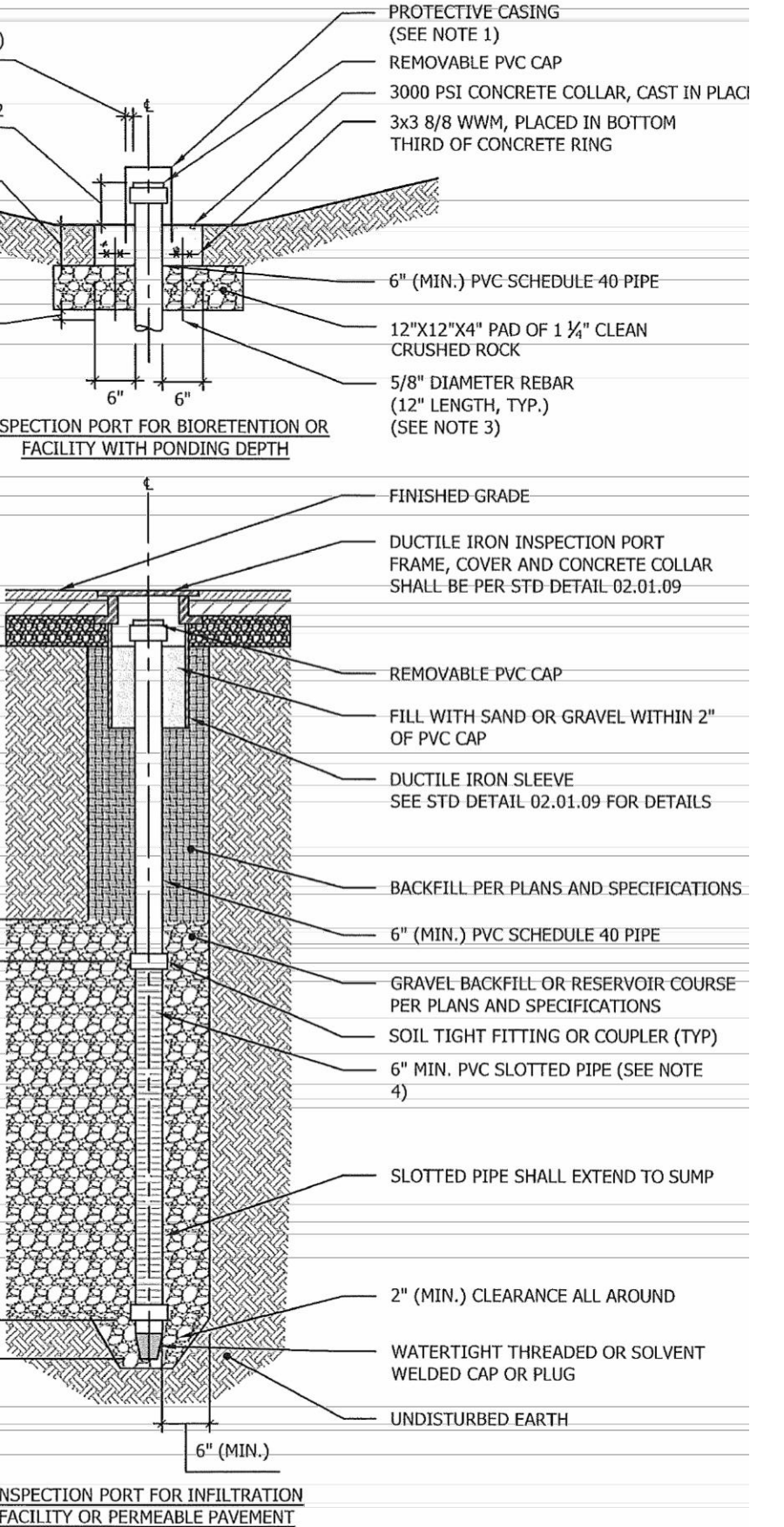
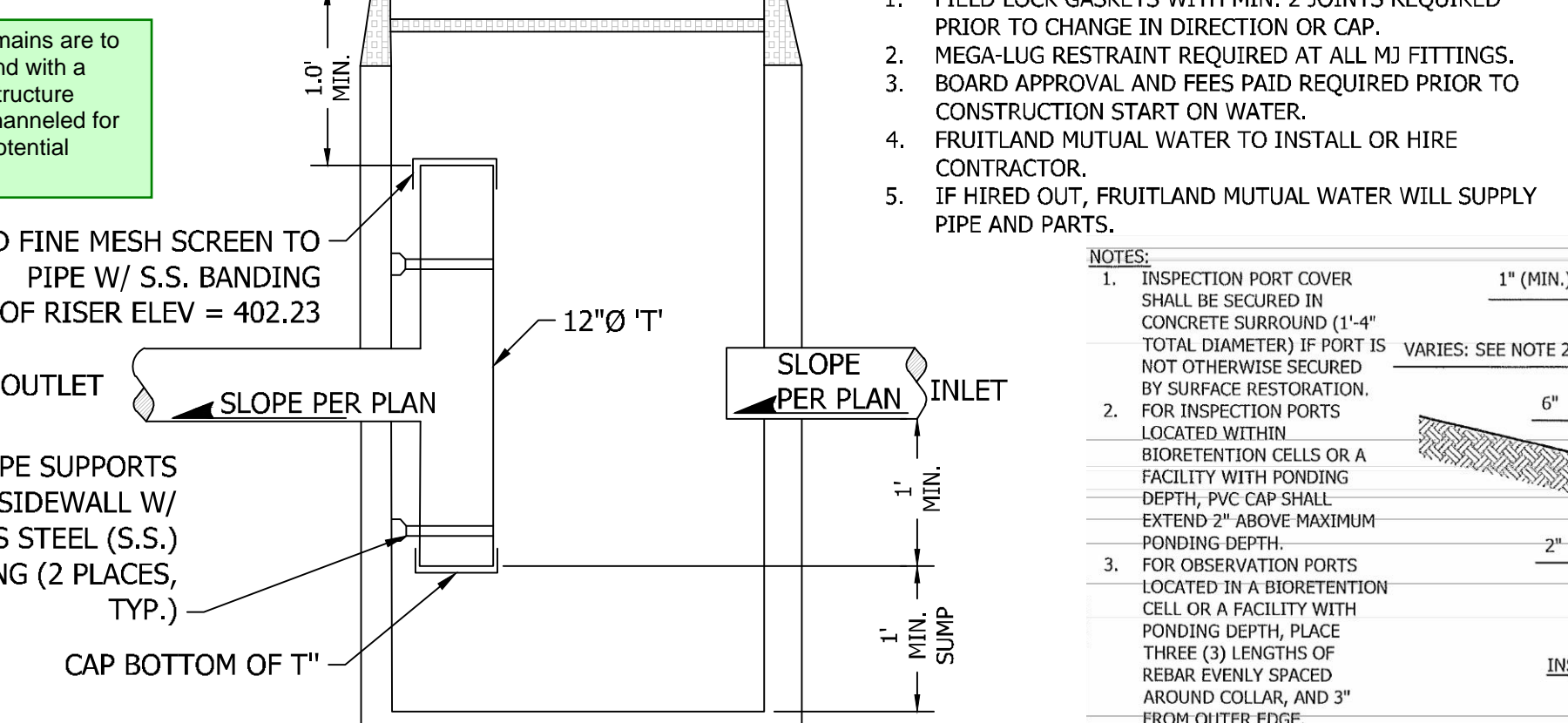
**INFILTRATION VERIFICATION NOTE**

CONTRACTOR SHALL COORDINATE WITH GEOTECHNICAL ENGINEER FOR INSPECTION OF NATIVE SOILS AT TRENCH BOTTOM ONCE FULLY EXCAVATED.

GEOTECHNICAL ENGINEER SHALL VERIFY THAT SOILS AT BOTTOM OF TRENCH MEET OR EXCEED THE RECOMMENDED DESIGN INFILTRATION RATE PROVIDED. ADDITIONAL INFILTRATION TESTING OR DEEPER EXPLORATIONS SHOULD BE DONE IF DETERMINED TO BE REQUIRED BY GEOTECHNICAL ENGINEER TO MEET REQUIREMENTS OF THE CURRENT STORMWATER MANUAL.

IF SOILS AT BOTTOM OF TRENCH DO NOT MEET RECOMMENDED DESIGN INFILTRATION RATE, CONTACT PROJECT ENGINEER FOR POSSIBLE DESIGN CHANGES.

- WATER NOTES**
- FIELD LOCK GASKETS WITH MIN. 2 JOINTS REQUIRED PRIOR TO CHANGE IN DIRECTION OR CAP.
  - MEGA-LUG RESTRAINT REQUIRED AT ALL M J FITTINGS.
  - BOARD APPROVAL AND FEES PAID REQUIRED PRIOR TO CONSTRUCTION START ON WATER.
  - FRUITLAND MUTUAL WATER TO INSTALL OR HIRE CONTRACTOR.
  - IF HIRED OUT, FRUITLAND MUTUAL WATER WILL SUPPLY PIPE AND PARTS.



BY	
DATE	
REVISION	
DESCRIPTION	

**CONTOUR**

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 REGISTERED PROFESSIONAL ENGINEER  
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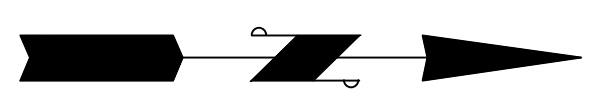
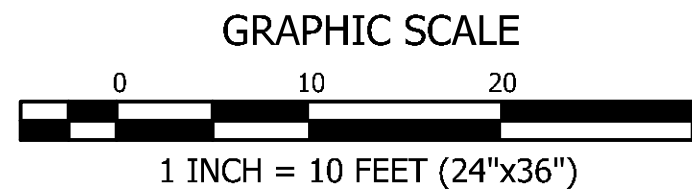
SHEET TITLE: 5TH ST SE PLAN AND PROFILE

CLIENT: BRADBURY PLACE LLC  
 7809 PACIFIC AVE  
 TACOMA, WA 98408

CONTACT: KEN RODY  
 PHONE: (253) 318-5711

DESIGNER: M. GOULARTE  
 ENGINEER: J. HAUG  
 DRAWN: R. HENRETTA  
 S 03 T 19 N R 04 E WM  
 DATE: 3.17.2026  
 REVISED:

PROJECT:	20-223
DWG NAME:	20-223 C
SHEET	REV.
C12	0
12 OF 28	



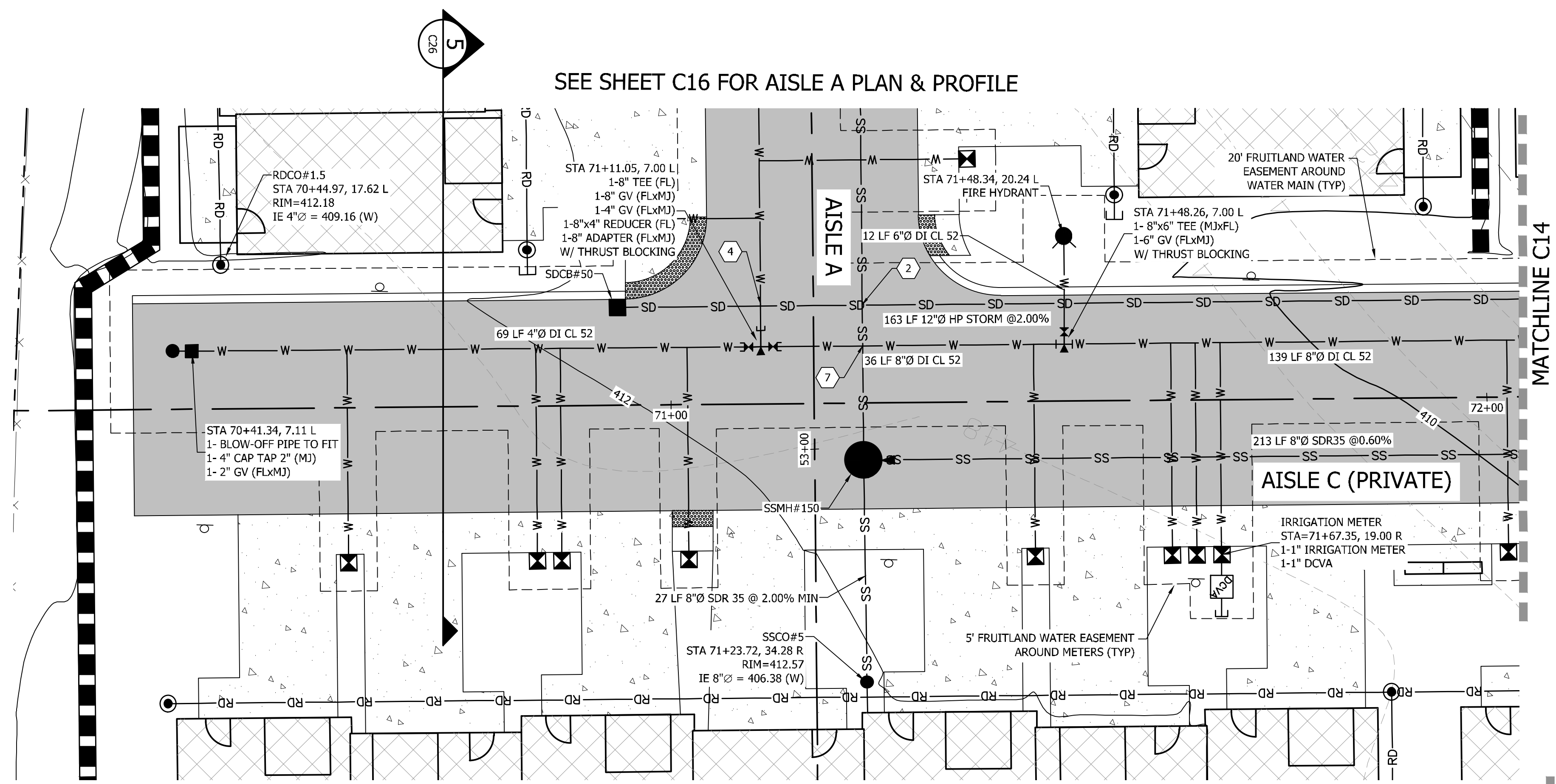
**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

**APPROVED**

BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

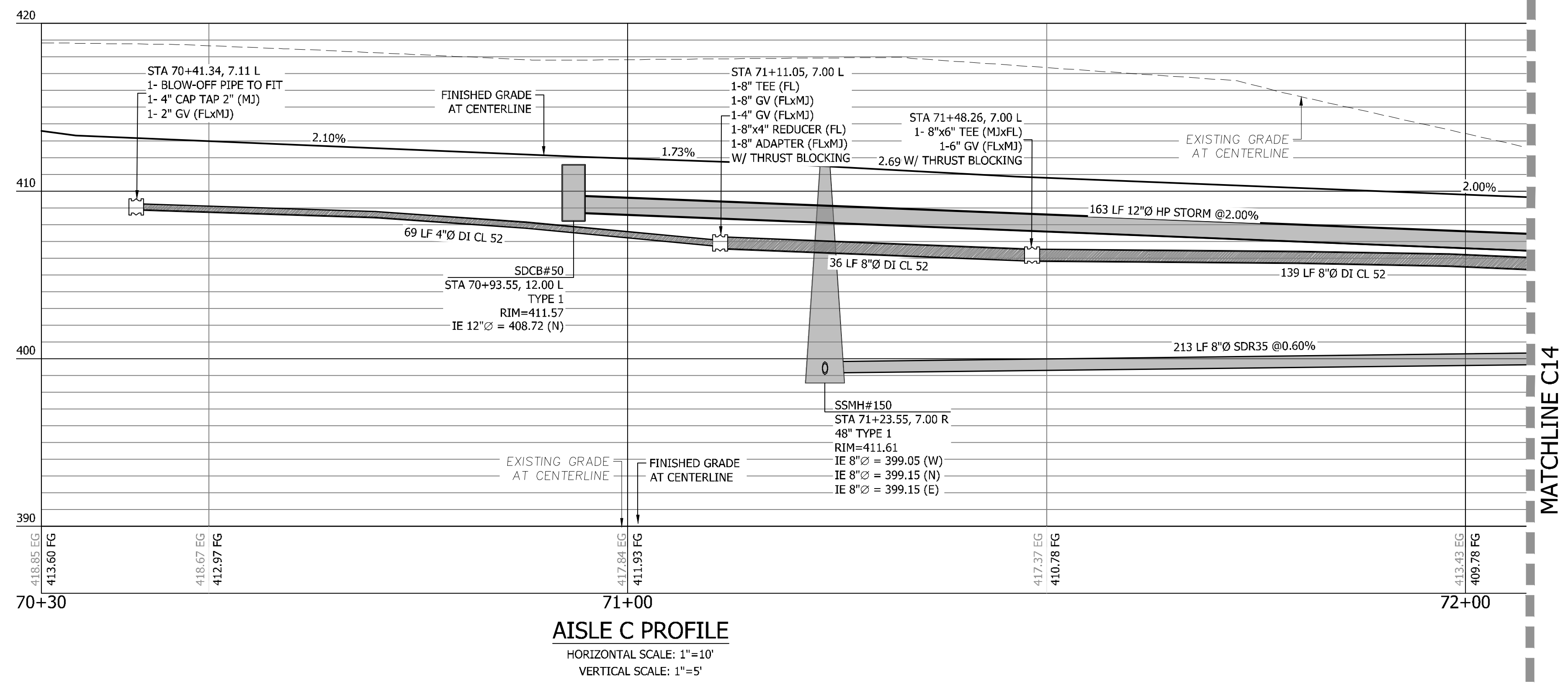
DATE \_\_\_\_\_

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 DEVELOPMENT ENGINEERING MANAGER.



- WATER NOTES**
1. FIELD LOCK GASKETS WITH MIN. 2 JOINTS REQUIRED PRIOR TO CHANGE IN DIRECTION OR CAP.
  2. MEGA-LUG RESTRAINT REQUIRED AT ALL MJ FITTINGS.
  3. BOARD APPROVAL AND FEES PAID REQUIRED PRIOR TO CONSTRUCTION START ON WATER.
  4. FRUITLAND MUTUAL WATER TO INSTALL OR HIRE CONTRACTOR.
  5. IF HIRED OUT, FRUITLAND MUTUAL WATER WILL SUPPLY PIPE AND PARTS.

CROSSING TABLE				
CROSSING #	STORM	SANITARY	WATER	SEPARATION
2	IE=408.10	---	CR=399.62	8.48'
4	IE=408.35	---	CR=407.28	1.07'
7	---	CR=399.65	IE=406.29	6.64'



**VERIFICATION NOTE**

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES, CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

BY	
DATE	
REVISION	
DESCRIPTION	

**CONTOUR ENGINEERING • LLC**  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

**MICHAEL A. GOULARTE**  
 STATE OF WASHINGTON  
 20257  
 PROFESSIONAL ENGINEER  
 26th March 2026

SHEET TITLE: AISLE C PLAN AND PROFILE

CLIENT: BRADBURY PLACE LLC  
 7809 PACIFIC AVE  
 TACOMA, WA 98408

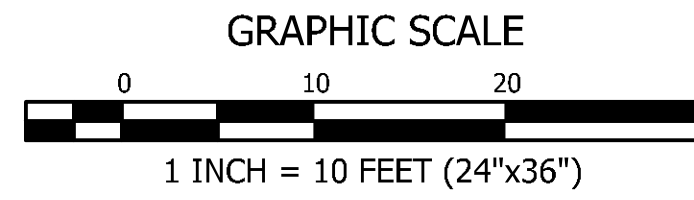
CONTACT: KEN RODY  
 PHONE: (253) 318-5711

DESIGNER: M. GOULARTE  
 ENGINEER: J. HAUG  
 DRAWN: R. HENRETTA  
 S 03 T 19 N R 04 E WM  
 DATE: 3.17.2026  
 REVISED:

PROJECT: 20-223  
 DWG NAME: 20-223 C

SHEET	REV.
C13	0
13 OF 28	



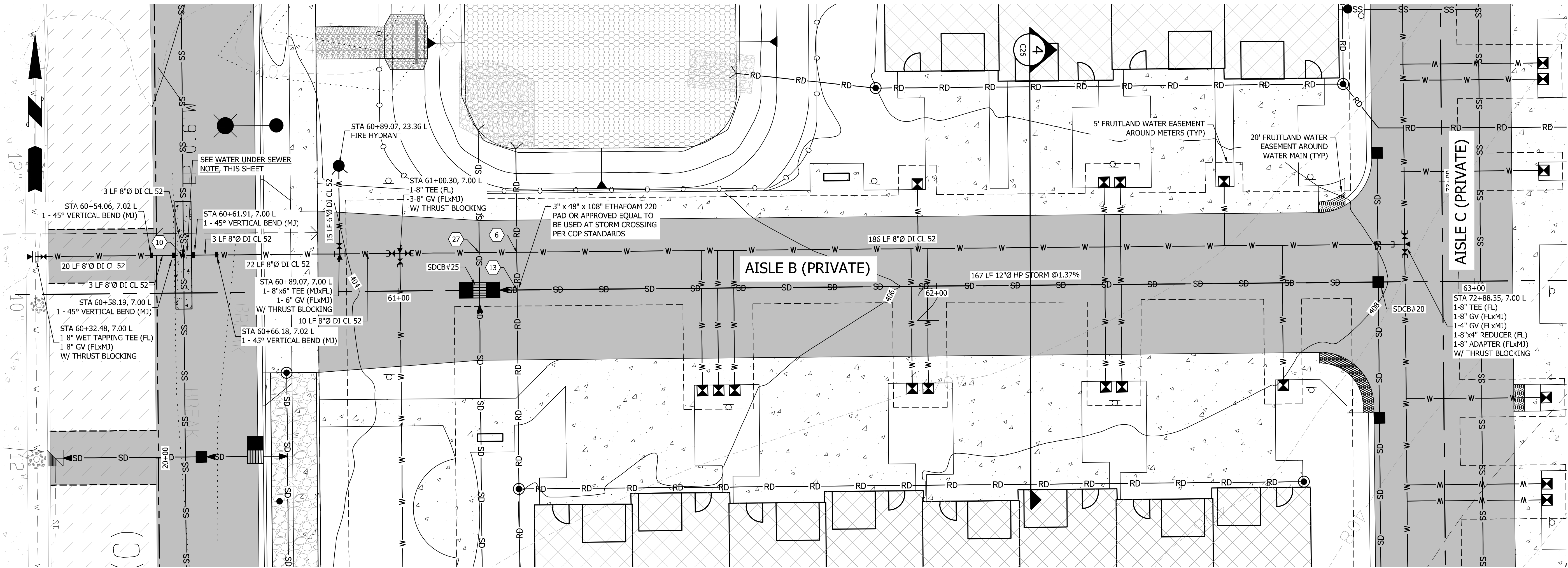


Minimum cover for polypropylene pipe is 3-feet. Depths provided for the new storm system do not meet this requirement. Either revise to provide a minimum 3-feet of cover for the proposed storm system, or revise to use ductile iron, which only requires 1-foot of cover. [Civil Plans, pg. 15]

### BRADBURY PLACE TOWNHOMES

A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

SEE SHEET C14 FOR AISLE C PLAN & PROFILE



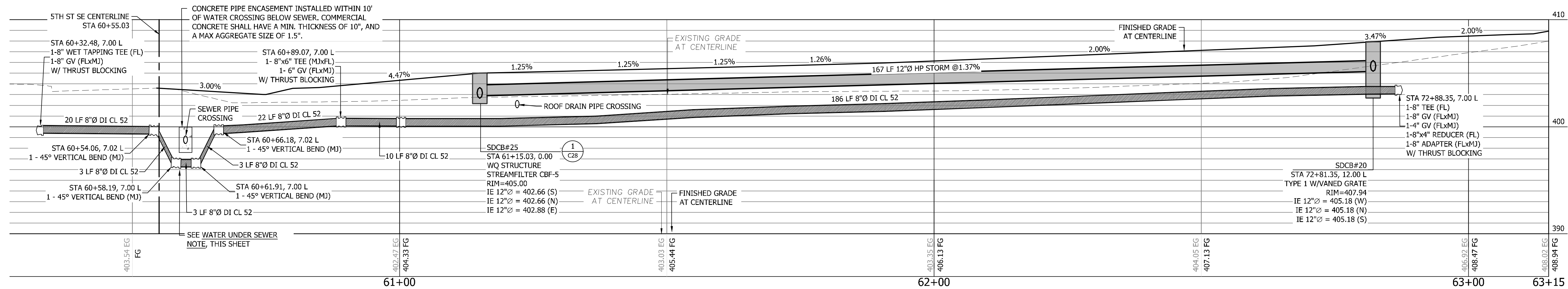
**APPROVED**

BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

SEE SHEET C13 FOR AISLE A PLAN & PROFILE



**AISLE B PROFILE**  
HORIZONTAL SCALE: 1"=10'  
VERTICAL SCALE: 1"=5'

CROSSING TABLE				
CROSSING #	STORM	SANITARY	WATER	SEPARATION
6	IE=401.88	---	CR=400.86	1.01'
10	---	CR=396.96	IE=398.46	1.50'
27	IE=402.47	---	CR=400.77	1.70'

CROSSING TABLE			
CROSSING #	STORM	STORM	SEPARATION
13	IE=402.99	CR=402.47	0.52'

**WATER UNDER SEWER NOTE**  
PER DOE CRITERIA FOR SEWAGE WORKS DESIGN MANUAL (ORANGE BOOK), WATER PIPE PASSING UNDER SEWER PIPE SHALL BE ENCASED IN CONCRETE OR IN A ONE QUARTER-INCH THICK CONTINUOUS STEEL, DUCTILE IRON, OR PRESSURE RATED PVC PIPE WITH A DIMENSION RATIO (DR) (THE RATIO OF THE OUTSIDE DIAMETER TO THE PIPE WALL THICKNESS) OF 18 OR LESS, WITH ALL VOIDS PRESSURE-GROUTED WITH SAND-CEMENT GROUT OR BENTONITE. COMMERCIALY AVAILABLE PIPE SKIDS AND END SEALS ARE ACCEPTABLE. WHEN USING STEEL OR DUCTILE IRON CASING, DESIGN CONSIDERATION FOR CORROSION PROTECTION SHOULD BE CONSIDERED.

- WATER NOTES**
- FIELD LOCK GASKETS WITH MIN. 2 JOINTS REQUIRED PRIOR TO CHANGE IN DIRECTION OR CAP.
  - MEGA-LUG RESTRAINT REQUIRED AT ALL MJ FITTINGS.
  - BOARD APPROVAL AND FEES PAID REQUIRED PRIOR TO CONSTRUCTION START ON WATER.
  - FRUITLAND MUTUAL WATER TO INSTALL OR HIRE CONTRACTOR.
  - IF HIRED OUT, FRUITLAND MUTUAL WATER WILL SUPPLY PIPE AND PARTS.

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**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

BY	
DATE	
REVISION	
DESCRIPTION	

**CONTOUR ENGINEERING • LLC**  
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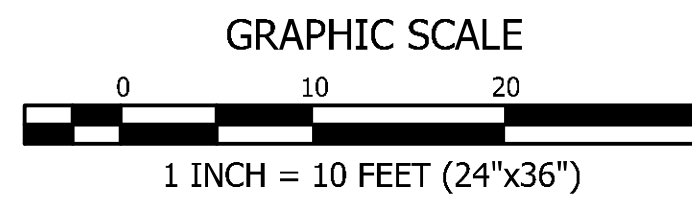
**MICHAEL A. GOULARTE**  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
26th March 2026

SHEET TITLE: AISLE B PLAN AND PROFILE  
CLIENT: BRADBURY PLACE LLC  
7809 PACIFIC AVE  
TACOMA, WA 98408  
CONTACT: KEN RODY  
PHONE: (253) 318-5711

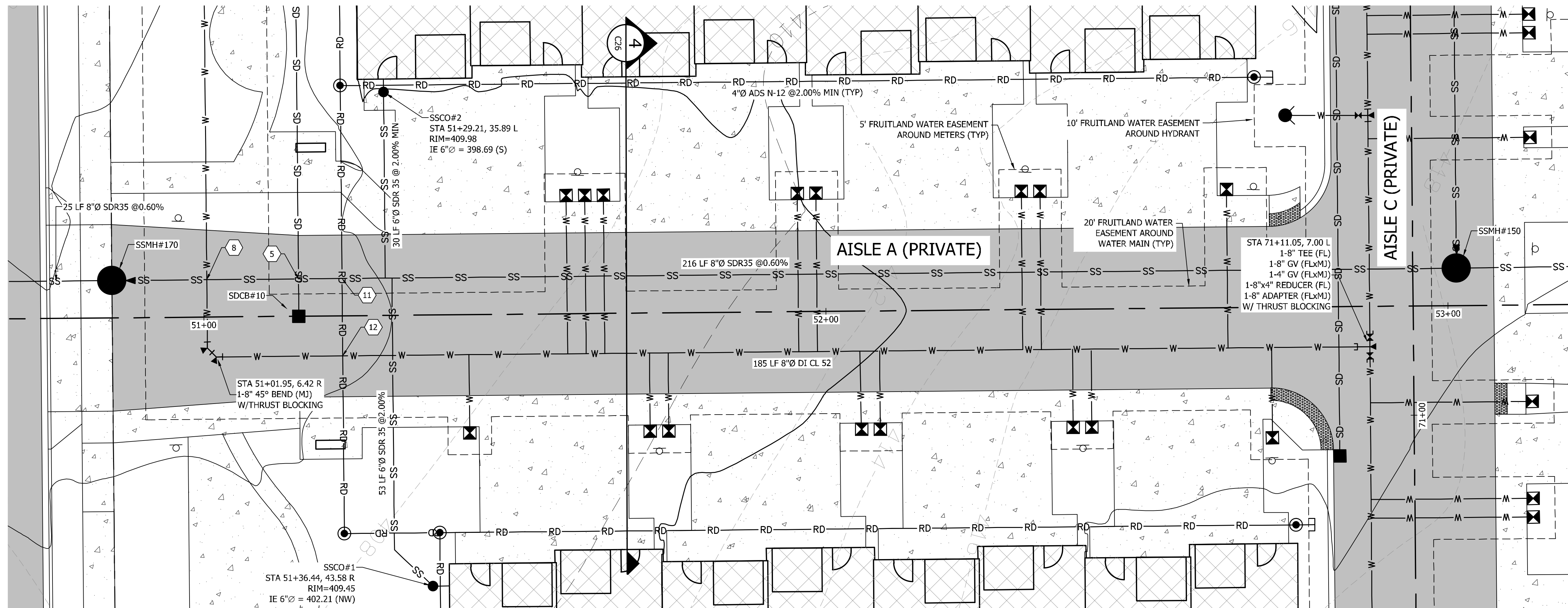
DESIGNER: M. GOULARTE  
ENGINEER: J. HAUG  
DRAWN: R. HENRETTA  
S 03 T 19 N R 04 E WM  
DATE: 3.17.2026  
REVISED:  
PROJECT: 20-223  
DWG NAME: 20-223 C

SHEET	REV.
C15	0
15 OF 28	

**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



SEE SHEET C13-C14 FOR AISLE C PLAN & PROFILE

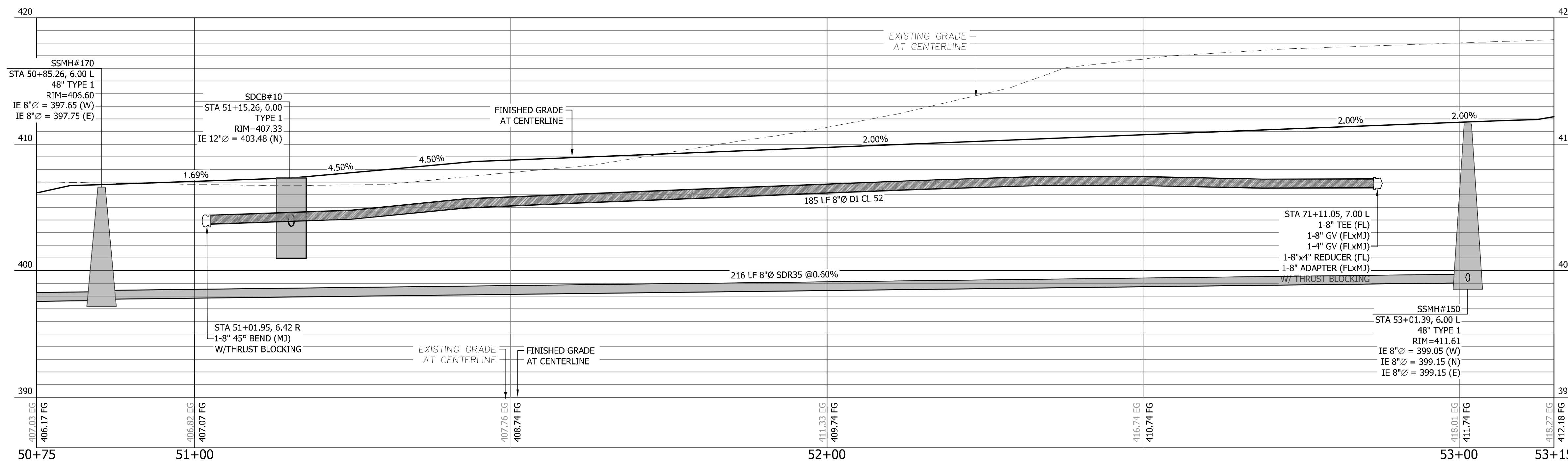


CROSSING TABLE				
CROSSING #	STORM	SANITARY	WATER	SEPARATION
5	IE=404.06	CR=398.53	---	5.44'
8	---	CR=398.53	IE=403.05	4.52'
11	IE=406.08	CR=398.66	---	7.42'
12	IE=406.21	---	CR=404.74	1.47'

**WATER NOTES**

1. FIELD LOCK GASKETS WITH MIN. 2 JOINTS REQUIRED PRIOR TO CHANGE IN DIRECTION OR CAP.
2. MEGA-LUG RESTRAINT REQUIRED AT ALL MJ FITTINGS.
3. BOARD APPROVAL AND FEES PAID REQUIRED PRIOR TO CONSTRUCTION START ON WATER.
4. FRUITLAND MUTUAL WATER TO INSTALL OR HIRE CONTRACTOR.
5. IF HIRED OUT, FRUITLAND MUTUAL WATER WILL SUPPLY PIPE AND PARTS.

SEE SHEET C13 FOR AISLE C PLAN & PROFILE



**AISLE C PROFILE**  
 HORIZONTAL SCALE: 1"=10'  
 VERTICAL SCALE: 1"=5'

**APPROVED**

BY: CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

**VERIFICATION NOTE**

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**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

BY	
DATE	
REVISION	
DESCRIPTION	

SHEET TITLE: AISLE A PLAN AND PROFILE

CLIENT: BRADBURY PLACE LLC  
 7809 PACIFIC AVE  
 TACOMA, WA 98408

CONTACT: KEN RODY  
 PHONE: (253) 318-5711

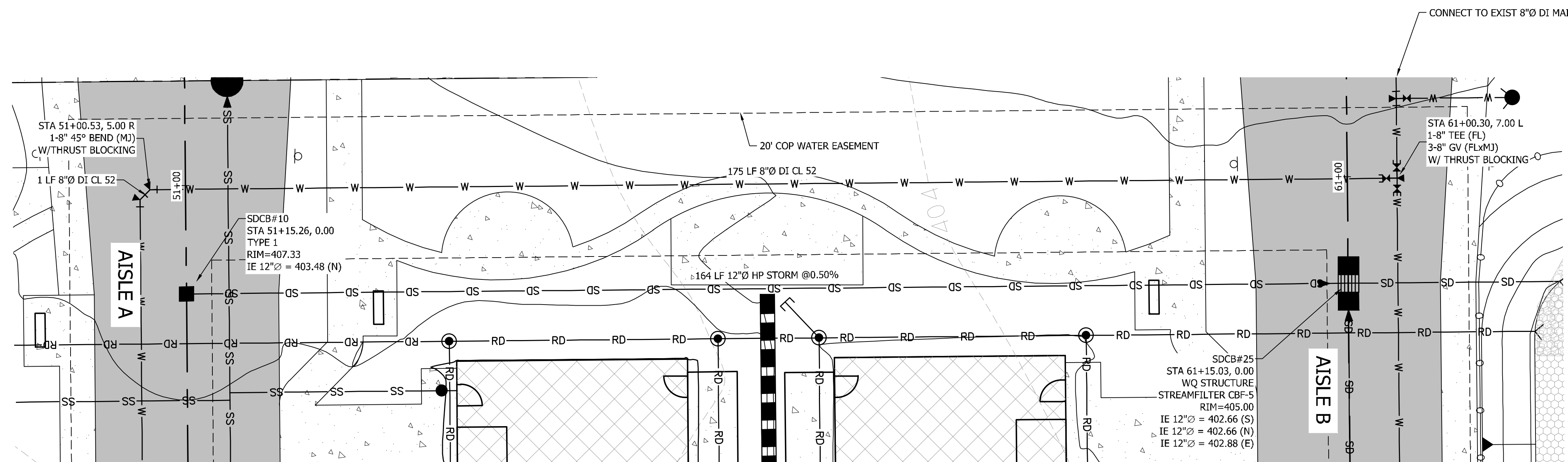
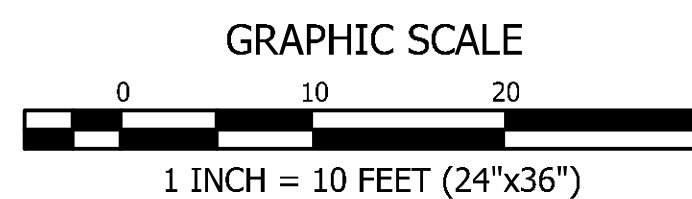
DESIGNER: M. GOULARTE  
 ENGINEER: J. HAUG  
 DRAWN: R. HENRETTA  
 S 03 T 19 N R 04 E WM  
 DATE: 3.17.2026  
 REVISED:

PROJECT: 20-223  
 DWG NAME: 20-223 C

SHEET	REV.
C16	0

16 OF 28

**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



SEE SHEET C16 FOR AISLE A PLAN & PROFILE

SEE SHEET C15 FOR AISLE B PLAN & PROFILE

Several of the Stormwater Notes from Section 207 of the City's standards were left off of this list. Update to include all notes. [Civil Plans, pg. 17]

Several of the Sanitary Sewer Notes from Section 304 of the City's standards were left off of this list. Update to include all notes. [Civil Plans, pg. 17]

Several of the Water System Notes from Section 304 of the City's standards were left off of this list. Update to include all notes. [Civil Plans, pg. 17]

**STORMWATER NOTES**

- ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENTS.
- ALL STORM MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.01. FLOW CONTROL MANHOLE/OIL WATER SEPARATOR SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.06 AND 02.01.07.
- MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL 06.01.02.
- CATCH BASINS TYPE I SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.02 AND 02.01.03 AND SHALL BE USED ONLY FOR DEPTHS LESS THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CATCH BASINS TYPE II SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.04 AND SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.05. GRATE SHALL BE MARKED WITH "DRAINS TO STREET". SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-30.20-04 (OLYMPIC FOUNDRY NO. SM60 OR EQUAL). VANED GRATES SHALL CONFORM TO WSDOT STANDARD PLAN B-30.30-03 (OLYMPIC FOUNDRY NO. SM60V OR EQUAL).
- STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE, DUCTILE IRON, OR DUAL WALLED POLYPROPYLENE PIPE.
  - THE USE OF ANY OTHER TYPE SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING SERVICES STAFF PRIOR TO INSTALLATION.
  - PVC PIPE SHALL BE PER ASTM D3034, SDR 35 FOR PIPE SIZE 15-INCH AND SMALLER AND F679 FOR PIPE SIZES 18 TO 27 INCH. MINIMUM COVER ON PVC PIPE SHALL BE 3.0 FEET.
  - CONCRETE PIPE SHALL CONFORM TO THE WSDOT STANDARD SPECIFICATIONS FOR CONCRETE UNDERDRAIN PIPE. MINIMUM COVER ON CONCRETE PIPE SHALL NOT LESS THAN 3.0 FEET.
  - DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO AWWA C151. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
  - POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(1). 12-INCH THROUGH 30-INCH PIPE SHALL MEET OR EXCEED ASTM F2736 AND AASHTO M330, TYPE S, OR TYPE D. 36-INCH THROUGH 60-INCH PIPE SHALL MEET OR EXCEED ASTM F2881 AND AASHTO M330, TYPE S, OR TYPE D. TESTING SHALL BE PER ASTM F1417. MINIMUM COVER OVER POLYPROPYLENE PIPE SHALL BE 3- FEET.
  - TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.01.
  - STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
  - ALL STORM PIPE SHALL BE TESTED AND INSPECTED FOR ACCEPTANCE AS OUTLINED IN SECTION 209 OF THE CITY OF PUYALLUP STORMWATER MANAGEMENT STANDARDS.
  - ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.
  - REGISTRATION IS REQUIRED FOR ALL CLASS V UIC WELLS WITHIN PUBLIC DRAINAGE TRACTS OR PUBLIC RIGHT-OF-WAY AND MUST BE SUBMITTED SIXTY (60) DAYS PRIOR TO WELL CONSTRUCTION. A COPY OF THE ONLINE REGISTRATION SHALL BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.

**SANITARY SEWER NOTES**

- MINIMUM GRADE ON ALL 4 INCH RESIDENTIAL SIDE SEWERS SHALL BE 2 PERCENT AND 6 INCH COMMERCIAL SIDE SEWERS SHALL BE 1 PERCENT; MAXIMUM SHALL BE 8 PERCENT. ALL SIDE SEWERS SHALL BE 6 INCHES WITHIN CITY RIGHT-OF-WAY.
- SIDE SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD NOS. 04.03.01, 04.03.02, 04.03.03 AND 04.03.04. SIDE SEWER INSTALLATION WORK SHALL BE DONE IN ACCORDANCE WITH THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT (WISHA).
  - ALL SEWER PIPE SHALL BE PVC, POLYPROPYLENE, OR DUCTILE IRON. PVC SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR35 FOR PIPE SIZES 15-INCH AND SMALLER AND ASTM F679 FOR PIPE SIZES 18- TO 27-INCH, DUCTILE IRON PIPE SHALL BE CLASS 51 OR GREATER, LINED WITH PROTECTO 401TM EPOXY LINING OR EQUIVALENT, UNLESS OTHERWISE NOTED. 12-INCH THROUGH 30-INCH POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. 36-INCH THROUGH 60-INCH PP PIPE SHALL BE TRIPLE WALLED AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. PP SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PI WHEN TESTED IN ACCORDANCE WITH ASTM D2412. TESTING SHALL BE PER ASTM F1417. TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD NO. 06.01.01. MINIMUM COVER ON PVC AND PP PIPE SHALL BE 3.0 FEET. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
- SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL CONFORM TO CITY STANDARD NO. 06.01.02.
- SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STANDARD NOS. 04.01.01, 04.01.02, 04.01.03 AND 04.01.04. ALL MANHOLES SHALL BE CHANNIELED FOR FUTURE LINES AS SPECIFIED ON THESE PLANS. MANHOLE STEPS AND LADDER SHALL CONFORM TO STANDARD NO. 06.01.03.
- SANITARY SEWER PIPE AND SIDE SEWERS SHALL BE 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES WITH THE EXCEPTION OF SIDE SEWERS THAT PROVIDE SERVICE TO A SINGLE-FAMILY RESIDENCE. AT THE DISCRETION OF THE REVIEW ENGINEER, A LICENSED PROFESSIONAL ENGINEER WILL BE REQUIRED TO STAMP THE DESIGN TO ACCOUNT FOR DEPTH OR PROXIMITY TO FOUNDATION, STEEP SLOPES, OR OTHER FACTORS.
- NO SIDE SEWERS SHALL BE CONNECTED TO ANY HOUSE OR BUILDING UNTIL ALL MANHOLES ARE ADJUSTED TO THE FINISHED GRADE OF THE COMPLETED ASPHALT ROADWAY AND THE ASPHALT PATCH AND SEAL AROUND THE RING ARE ACCEPTED.
- FOR COMMERCIAL DEVELOPMENTS IN WHICH SOURCES OF GREASE AND/OR OILS MAY BE INTRODUCED TO THE CITY SANITARY SEWER SYSTEM, A CITY APPROVED GREASE INTERCEPTOR SHALL BE INSTALLED DOWNSTREAM FROM THE SOURCE.
- ONCE SEWER AND ALL OTHER UTILITY CONSTRUCTION IS COMPLETED, ALL SANITARY SEWER MAINS AND SIDE SEWERS SHALL BE TESTED PER SECTION 406 OF THE CITY STANDARDS.

**WATER SYSTEM NOTES**

- BACTERIOLOGICAL (COLIFORM AND IRON BACTERIA) TEST SAMPLES WILL BE TAKEN BY THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) AND PAID FOR BY THE CONTRACTOR, EXCEPT FOR CAPITAL IMPROVEMENT PROJECTS (CIP) WHICH SHALL BE PAID FOR BY THE CITY. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES FROM PAVED FINAL GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48 INCHES IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
- PIPE FOR WATER MAINS SHALL BE DUCTILE IRON CONFORMING TO SECTION 7-09 OF THE STANDARD SPECIFICATIONS, CLASS 52 WITH TYTON OR APPROVED EQUAL JOINTS. PIPE SHALL BE CEMENT LINED IN ACCORDANCE WITH A.S.A. SPECIFICATION A 21.4-1964.
- 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 AWWA 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.
- HYDRAULIC FIRE FLOW MODELING SHALL BE REQUIRED FOR FORMAL PLATS WITHIN OR TO BE ANNEXED INTO THE CITY OF PUYALLUP'S WATER SERVICE AREA. THE DEVELOPER SHALL BE RESPONSIBLE TO APPLY FOR A HYDRAULIC MODEL PERMIT PRIOR TO PLAT REVIEW. THE HYDRAULIC MODELING CRITERIA IS BASED ON THE PROJECTED WATER DEMAND WHILE MAINTAINING A MINIMUM SYSTEM PRESSURE OF 20 POUNDS PER SQUARE INCH (PSI) AND A MAXIMUM VELOCITY OF 10 FEET PER SECOND.

**65% Calcium Hypochlorite Addition per Pipe Section**

Pipe Diameter (inches)	Pipe Volume per 18 feet (gal)	5-grm tablets per pipe section	Hypochlorite Granules		Maximum Fill Rate (gpm)
			Ounces per 500 feet	Teaspoons per 18 feet	
4	53	1	3.8	0.4	90
6	70	2	6.7	0.7	150
12	106	4	15.1	1.4	350
16	141	6	27	2.5	600

**WATER NOTES**

- FIELD LOCK GASKETS WITH MIN. 2 JOINTS REQUIRED PRIOR TO CHANGE IN DIRECTION OR CAP.
- MEGA-LUG RESTRAINT REQUIRED AT ALL MJ FITTINGS.
- BOARD APPROVAL AND FEES PAID REQUIRED PRIOR TO CONSTRUCTION START ON WATER.
- FRUITLAND MUTUAL WATER TO INSTALL OR HIRE CONTRACTOR.
- IF HIRED OUT, FRUITLAND MUTUAL WATER WILL SUPPLY PIPE AND PARTS.

**APPROVED**

BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

**VERIFICATION NOTE**

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PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES, CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

- NEW WATER MAINS SHALL BE FILLED USING AN APPROVED BACKFLOW PREVENTION ASSEMBLY. THE WATER MAIN SHALL BE FILLED FROM THE LOWER ELEVATION END SO THAT AS THE WATER MAIN IS FILLED, THE CHORINE IS CONTACTED, DISSOLVED AND SPREAD RELATIVELY UNIFORM THROUGH THE LENGTH OF THE NEW WATER MAIN. THE FILL RATE SHALL BE MINIMIZED SO THAT THE VELOCITY OF THE WATER IS LESS THAN 1 FT/SEC (SEE TABLE ABOVE). SUCCESSFUL PRESSURE TEST AND BACTERIOLOGICAL TESTS SHALL BE COMPLETED AND PROVIDED TO THE CITY PRIOR TO ANY NEW WATER MAIN CONNECTION TO THE EXISTING WATER SYSTEM.
- THE CHLORINATED WATER WILL BE ALLOWED TO REMAIN IN CONTACT WITH THE NEW WATER MAIN SYSTEM FOR 24 TO 72 HOURS. AFTER 24 HOURS, WATER MAY BE ADDED TO THE WATER MAIN FOR THE PURPOSES OF PRESSURE TESTING. THE WATER IN THE MAIN USED FOR PRESSURE TESTING MUST REMAIN IN THE WATER MAIN UNTIL PRESSURE TEST IS COMPLETED. IF NECESSARY, LIQUID CHLORINE SHALL BE INJECTED INTO THE WATER MAIN WITH FILL WATER TO MAINTAIN CONCENTRATION IN THE WATER MAIN ABOVE 50 MG/L. UNDER NO CIRCUMSTANCE SHALL "SUPER" CHLORINATED WATER BE ALLOWED TO SIT WITHIN A NEW WATER MAIN FOR MORE THAN 5 DAYS.
- PRESSURE TESTING INCLUDES TESTING AGAINST NEW VALVES AND HYDRANTS. EACH VALVE SHALL BE TESTED BY CLOSING EACH IN TURN AND REDUCING THE PRESSURE BEYOND THE VALVE. THE PRESSURE ON THE BACK SIDE OF THE VALVE SHOULD NOT BE ELIMINATED. CARE MUST BE TAKEN THAT, DURING THIS PROCESS, POSITIVE PRESSURE REMAINS THROUGHOUT THE SYSTEM BEING TESTED. ALL TIMES. ALL HYDRANT FOOT VALVES SHALL BE OPEN DURING PRESSURE TESTING SO THAT THE PRESSURE TEST IS AGAINST THE HYDRANT VALVE. PRESSURE TESTING WILL NOT BE ALLOWED AGAINST ANY EXISTING VALVES.
- AFTER SUCCESSFUL PRESSURE TESTING, THE WATER MAIN SHALL BE THOROUGHLY FLUSHED TO REMOVE ALL "SUPER" CHLORINATED WATER FROM THE NEW WATER MAIN. FLUSHING OF NEW OR EXTENDED WATER MAINS SHALL BE CONDUCTED PER WSDOT SPECIFICATION 7-09.3(24)A WITH A MINIMUM VELOCITY DEVELOPED WITHIN THE PIPE WHILE FLUSHING OF 2.5 FEET PER SECOND (FPS). ALL FLUSHED WATER SHALL BE DECHLORINATED PRIOR TO DISPOSAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL CHLORINATED WATER FLUSHED FROM MAINS. THE CITY SHALL APPROVE THE DISPOSAL METHOD PRIOR TO IMPLEMENTATION IN THE FIELD. THE CONTRACTOR SHALL UTILIZE ONSITE DISPOSAL METHODS, IF AVAILABLE. DISPOSAL OF FLUSH WATER TO THE SANITARY SEWER SYSTEM SHALL NOT BE ALLOWED WITHOUT WRITTEN PERMISSION FROM THE WATER POLLUTION CONTROL PLAN (WPCP) SUPERVISOR. ANY PLANNED DISCHARGE TO A STORMWATER SYSTEM SHALL BE DECHLORINATED TO A CONCENTRATION OF 0.1 PPM OR LESS, PH ADJUSTED (IF NECESSARY) TO BE BETWEEN 6.5 AND 8.5, AND VOLUMETRICALLY AND VELOCITY CONTROLLED TO PREVENT ANY RESUSPENSION OF SEDIMENTS. THE CITY WILL REQUIRE INDEPENDENT TESTING THROUGHOUT THE WATER DISCHARGE PROCESS TO ENSURE COMPLIANCE OF THESE STANDARDS ARE MET.
- SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED AFTER FLUSHING AND AGAIN 24 HOURS AFTER THE FIRST SET OF SAMPLES.
- ALL CLOSURE/FINAL CONNECTION FITTINGS SHALL BE SPRAYED CLEAN AND THEN SWABBED WITH A FIVE PERCENT (5%) CHLORINE SOLUTION IMMEDIATELY PRIOR TO INSTALLATION PER AWWA STANDARD C651. ADDITIONAL SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED FROM THE IMMEDIATE VICINITY OF THE NEW OR REPLACED WATER MAIN AND ANALYZED AFTER THE FINAL CONNECTIONS ARE MADE. IF NECESSARY, ADDITIONAL FLUSHING SHALL BE CONDUCTED AND ADDITIONAL SAMPLES SHALL BE COLLECTED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

**WEST ONSITE UTILITY PLAN**

DESIGNER: M. GOULARTE  
 ENGINEER: J. HAUG  
 DRAWN: R. HENRETTA  
 S 03 T 19 N R 04 E WM  
 DATE: 3.17.2026  
 REVISED:  
 PROJECT: 20-223  
 DWG NAME: 20-223 C

SHEET: **C17** REV. 0  
 17 OF 28

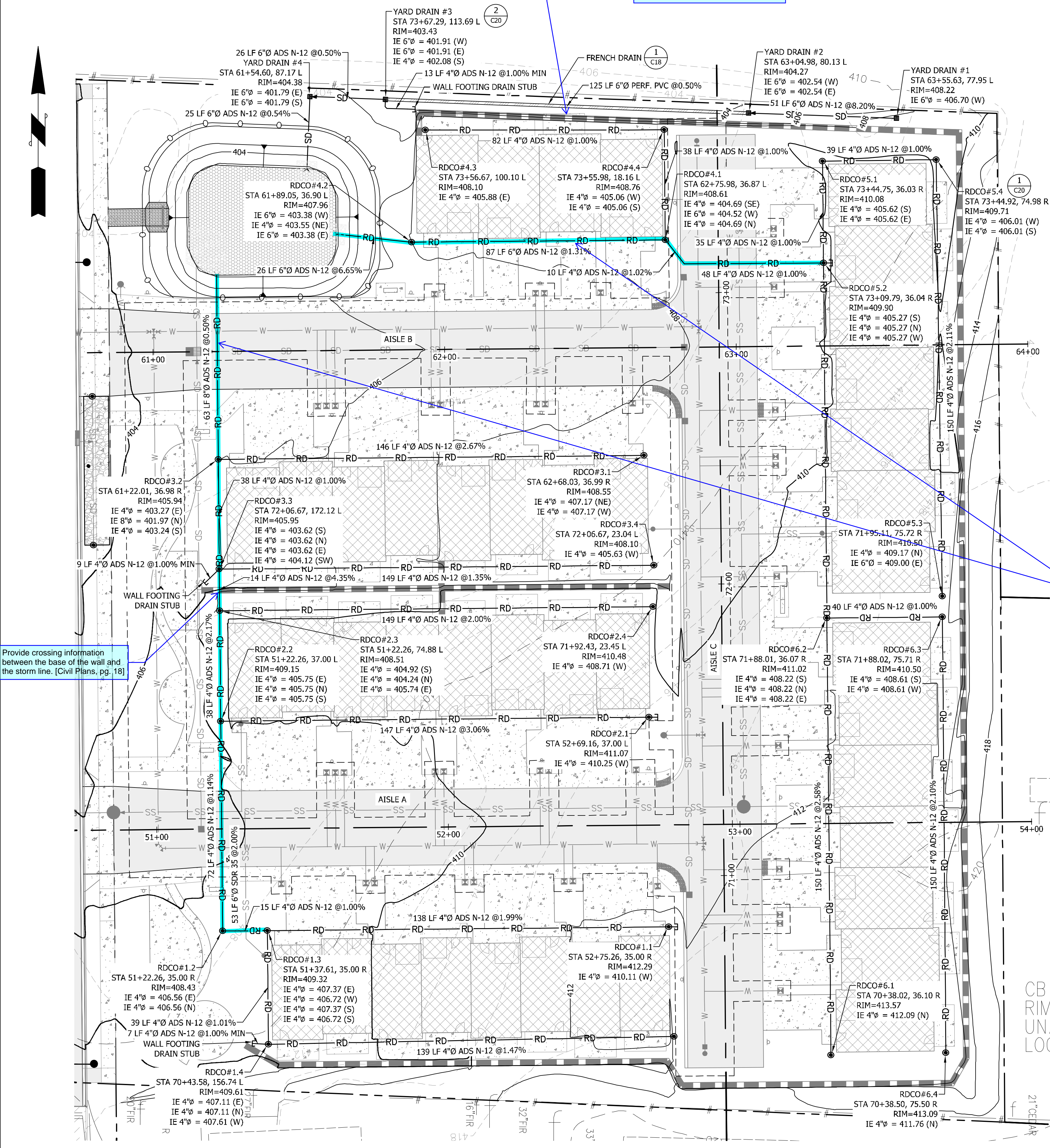
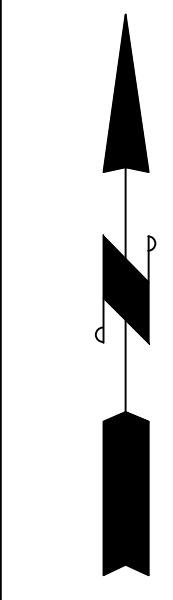
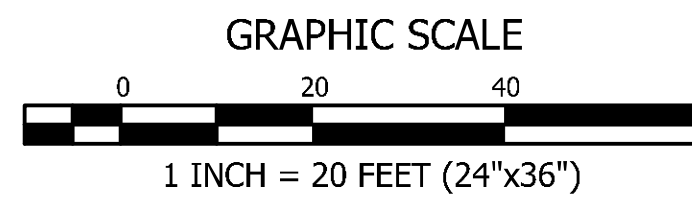
CLIENT: BRADBURY PLACE LLC  
 7809 PACIFIC AVE  
 TACOMA, WA 98408

CONTACT: KEN RODY  
 PHONE: (253) 318-5711

PHYSICAL ADDRESS: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

ENGINEERING • LLC  
 SURVEYORS ~ LAND PLANNERS  
 CIVIL ENGINEERS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335

**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



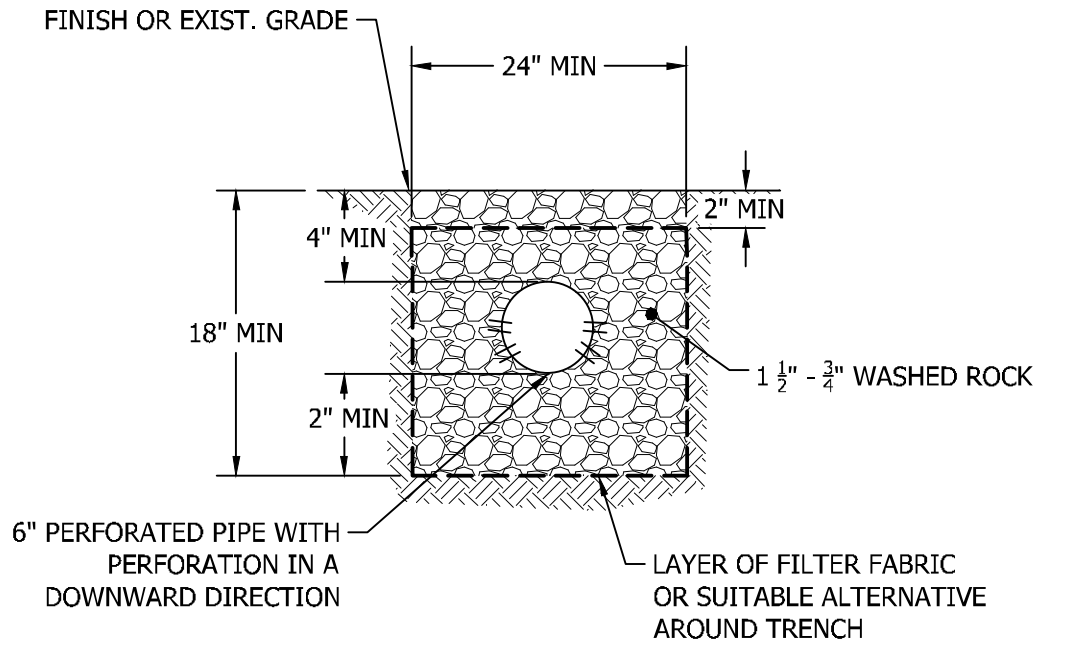
Provide crossing information between the base of the wall and the storm line. [Civil Plans, pg. 18]

Several of these patios intersect with the proposed wall. Deconflict, and consider where the edge of the constructed wall will end up. [Civil Plans, pg. 18]

Show how the runoff generated from the patios will be conveyed to the storm system (typ.) [Civil Plans, pg. 18]

ADS N-12 is not an approved roof drain pipe material. Refer to section 204.4.7 of the City's Stormwater Standards for guidance on approved pipe materials. [Civil Plans, pg. 18]

The highlighted portions of pipe labeled as roof drain are conveying a significant amount of runoff. After the roof drains leave the building, they are considered to be laterals, and will need to be upsized to meet the City's standard for laterals. Refer to section 204.3 of the city's design standards. [Civil Plans, pg. 18]



**1 FRENCH DRAIN DETAIL (TYP.)**  
NOT TO SCALE

**APPROVED**

BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

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**VERIFICATION NOTE**

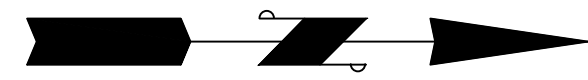
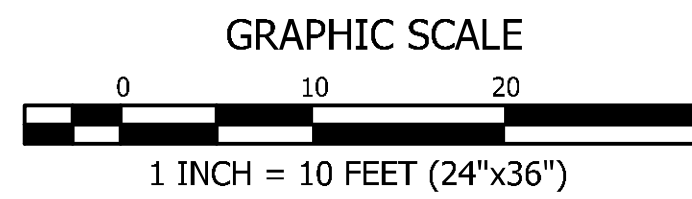
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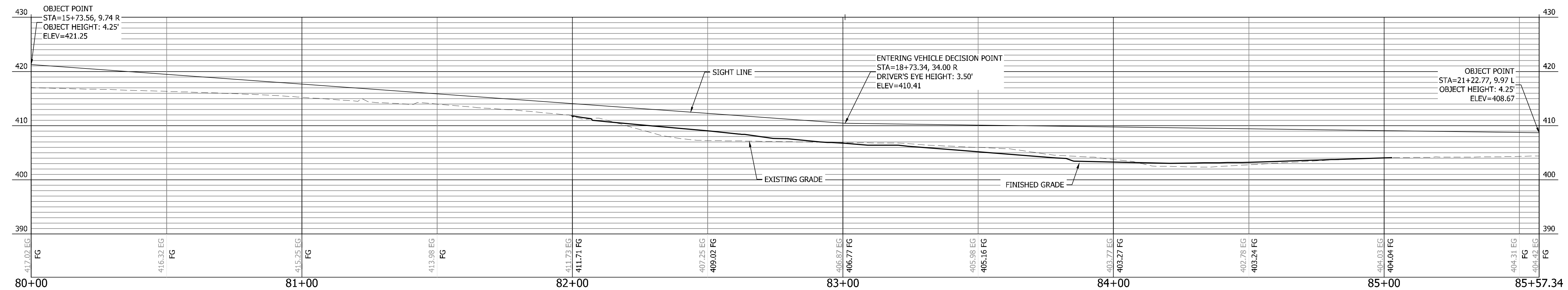
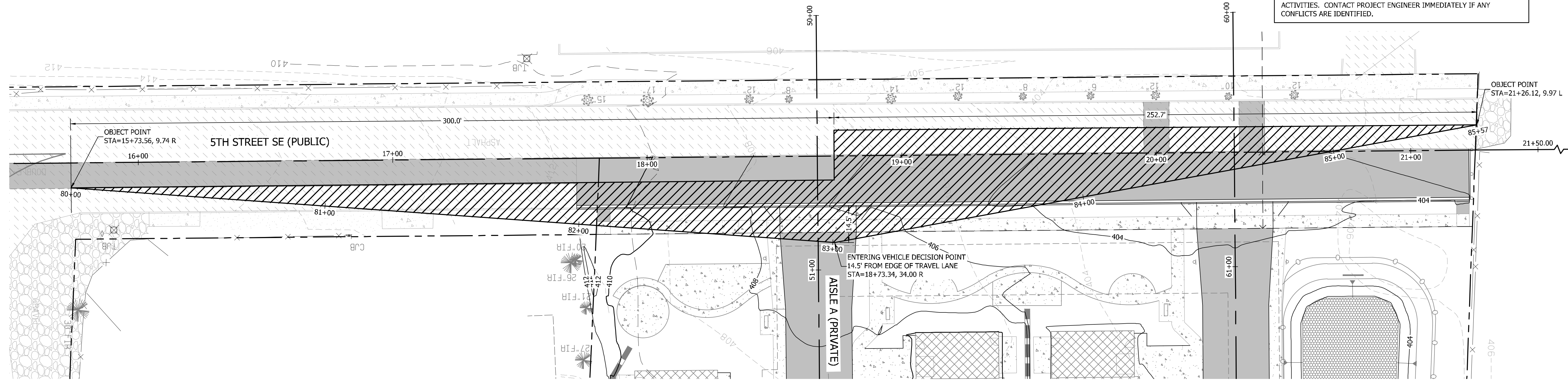
BY	
DATE	
DESCRIPTION	
REVISION	
SHEET TITLE: <b>ROOF AND YARD DRAIN PLAN</b>	
CLIENT: BRADBURY PLACE LLC 7809 PACIFIC AVE TACOMA, WA 98408	
CONTACT: KEN RODY PHONE: (253) 318-5711	
DESIGNER: M. GOULARTE	ENGINEER: J. HAUG
DRAWN: R. HENRETTA	S 03 T 19 N R 04 E WM
DATE: 3.17.2026	REVISED:
PROJECT: 20-223	DWG NAME: 20-223 C
SHEET	REV.
<b>C18</b>	18 OF 28

**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



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**INTERSECTION SIGHT DISTANCE NOTE**

THE SIGHT DISTANCE TRIANGLES FOR A VEHICLE TURNING ONTO 5TH ST SE FROM ROAD A AND ROAD B WERE CALCULATED AND DEPICTED BASED UPON THE REQUIREMENTS OF SECTION 9.5 OF AASHTO'S POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND ROADWAYS AS REQUIRED BY SECTION 100 AND TABLE 100-2 OF THE CITY OF PUYALLUP CITY STANDARDS.

S 5TH ST SE POSTED SPEED = 25 MPH  
 DRIVER'S EYE = 14.5' FROM THE EDGE OF THE MAJOR ROAD TRAVELED WAY

LEFT TURN ONTO S 5TH ST SE  
 TYPE: CASE B1 - LEFT TURN FROM ROAD A  
 ISD = 300 FEET FOR RESIDENTIAL PER CITY OF PUYALLUP DESIGN STANDARDS

RIGHT TURN ONTO S 5TH ST SE  
 TYPE: CASE B2 - RIGHT TURN FROM ROAD A  
 ISD = 300 FEET FOR RESIDENTIAL PER CITY OF PUYALLUP DESIGN STANDARDS (252.7 FEET AVAILABLE)

**APPROVED**

BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

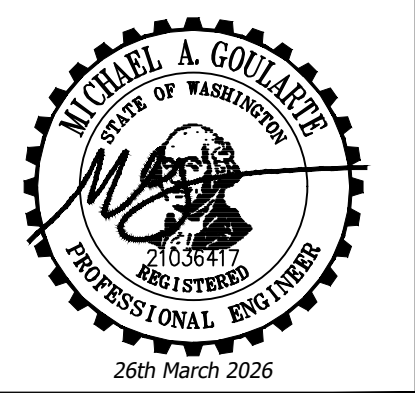
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BY	
DATE	
REVISION	
DESCRIPTION	

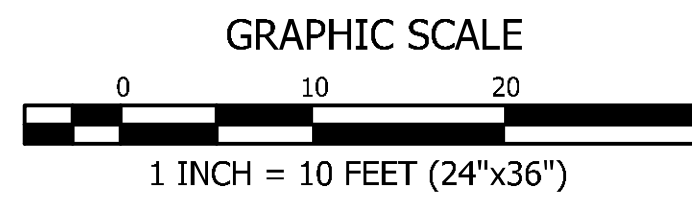
  

SHEET TITLE	ENTERING SIGHT DISTANCE - AISLE A
	CLIENT: BRADBURY PLACE LLC 7809 PACIFIC AVE TACOMA, WA 98408 CONTACT: KEN RODY
DESIGNER:	M. GOULARTE
ENGINEER:	J. HAUG
DRAWN:	R. HENRETTA
DATE:	3.17.2026
REVISED:	
PROJECT:	20-223
DWG NAME:	20-223 C
SHEET	REV.
C19	0
19 OF 28	

**CONTOUR**  
 ENGINEERING • LLC  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
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 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

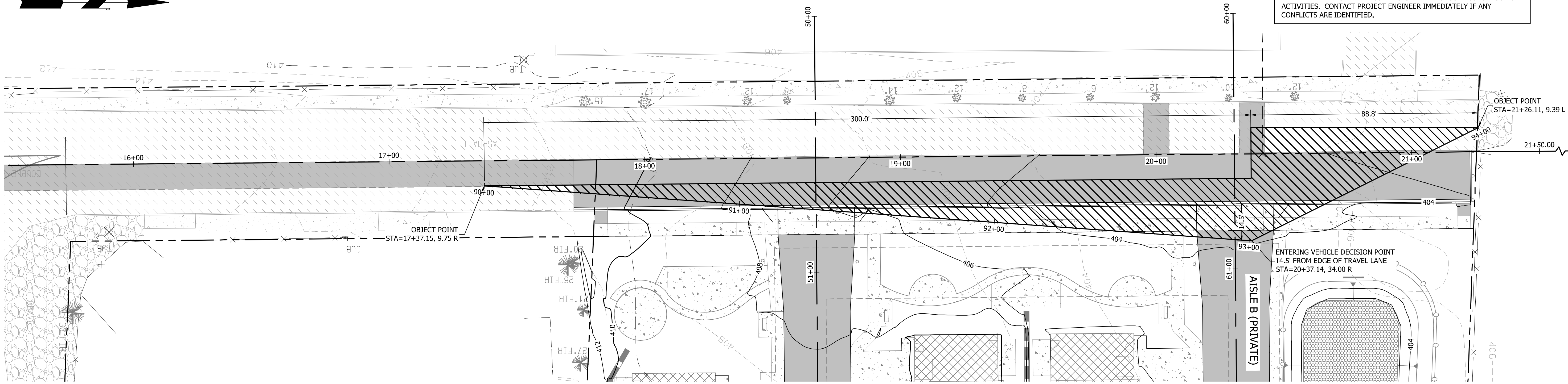


**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



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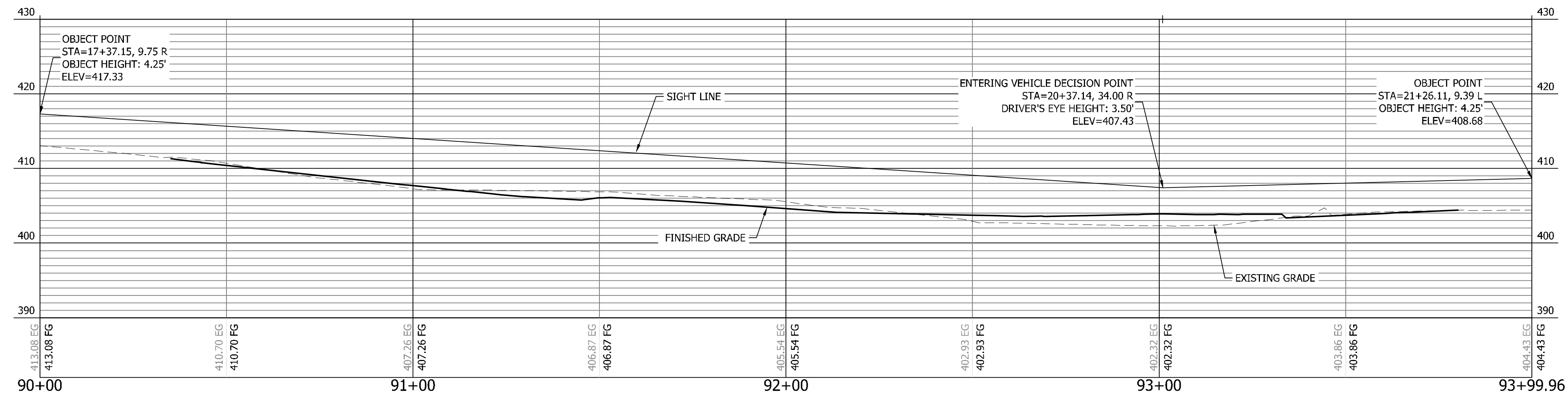
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**LEFT TURN ONTO S 5TH ST SE**  
 TYPE: CASE B1 - LEFT TURN FROM ROAD B  
 ISD = 300 FEET FOR RESIDENTIAL PER CITY OF PUYALLUP DESIGN STANDARDS

**RIGHT TURN ONTO S 5TH ST SE**  
 TYPE: CASE B2 - RIGHT TURN FROM ROAD B  
 ISD = 300 FEET FOR RESIDENTIAL PER CITY OF PUYALLUP DESIGN STANDARDS (88.8 FEET AVAILABLE)



**APPROVED**

BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

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REVISION	DESCRIPTION	DATE	BY

SHEET TITLE: ENTERING SIGHT DISTANCE - AISLE B	CLIENT: BRADBURY PLACE LLC 7809 PACIFIC AVE TACOMA, WA 98408	PHONE: (253) 318-5711
	CONTACT: KEN RODY	

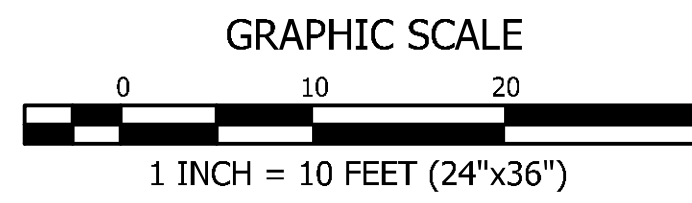
DESIGNER: M. GOULARTE	ENGINEER: J. HAUG
DRAWN: R. HENRETTA	S 03 T 19 N R 04 E WM
DATE: 3.17.2026	REVISED:
PROJECT: 20-223	DWG NAME: 20-223 C
SHEET: <b>C20</b>	REV: <b>0</b>
20 OF 28	

**CONTOUR**  
 ENGINEERING • LLC  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

26th March 2026

**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

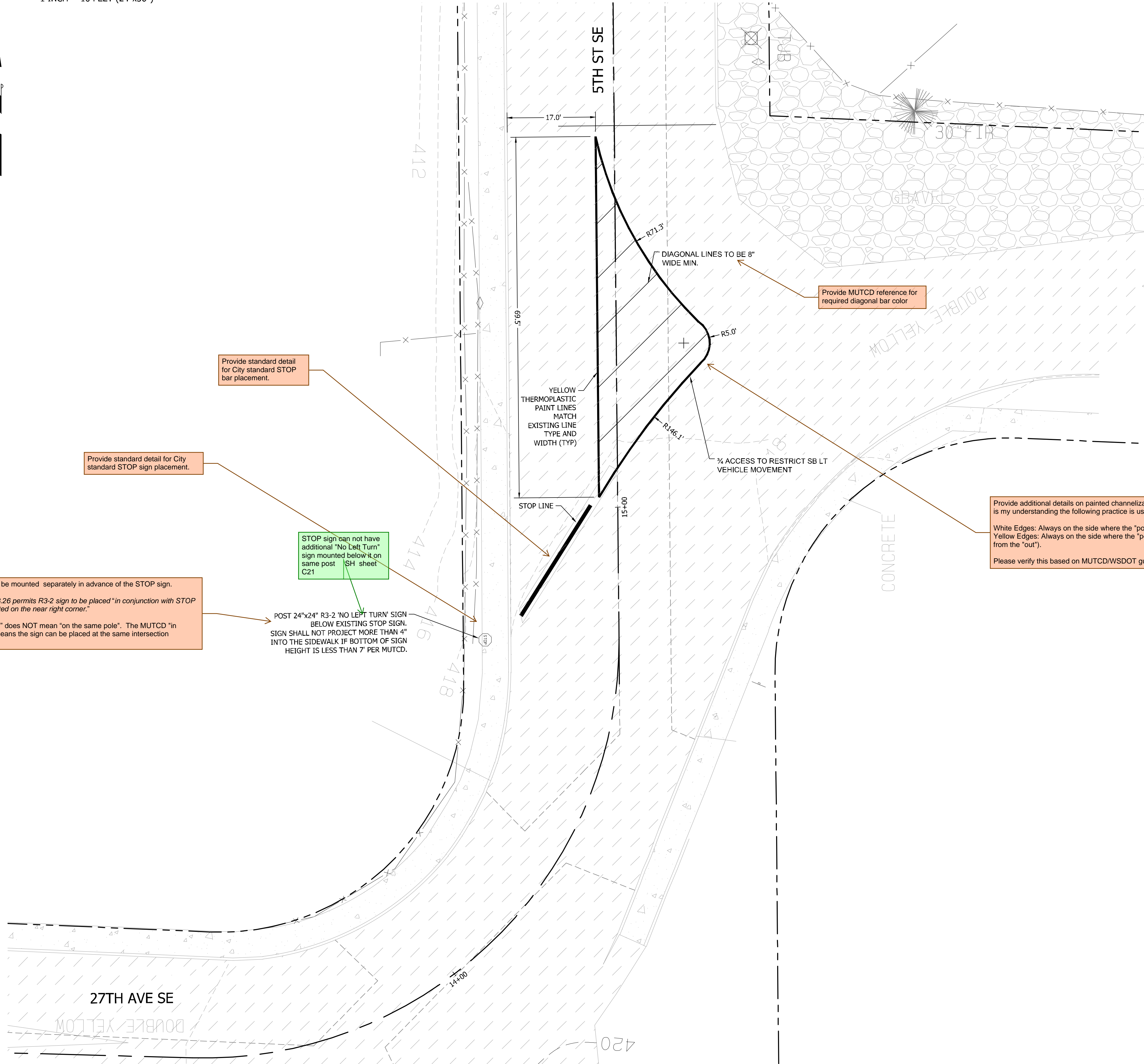


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Provide standard detail for City standard STOP bar placement.

Provide standard detail for City standard STOP sign placement.

STOP sign can not have additional "No Left Turn" sign mounted below it on same post (SH sheet C21)

R3-2 signage must be mounted separately in advance of the STOP sign.  
 MUTCD section 2B.26 permits R3-2 sign to be placed "in conjunction with STOP or YIELD sign located on the near right corner."  
 "In conjunction with" does NOT mean "on the same pole". The MUTCD "in conjunction with" means the sign can be placed at the same intersection approach.

POST 24"x24" R3-2 'NO LEFT TURN' SIGN BELOW EXISTING STOP SIGN. SIGN SHALL NOT PROJECT MORE THAN 4" INTO THE SIDEWALK IF BOTTOM OF SIGN HEIGHT IS LESS THAN 7' PER MUTCD.

Provide MUTCD reference for required diagonal bar color

Provide additional details on painted channelization island. For painted or raised channelization devices, it is my understanding the following practice is used for determining the color of the outer edges:  
 White Edges: Always on the side where the "porkchop" meets the main road (traffic moving the same way).  
 Yellow Edges: Always on the side where the "porkchop" meets the driveway/side-street (separating the "in" from the "out").  
 Please verify this based on MUTCD/WSDOT guidance.

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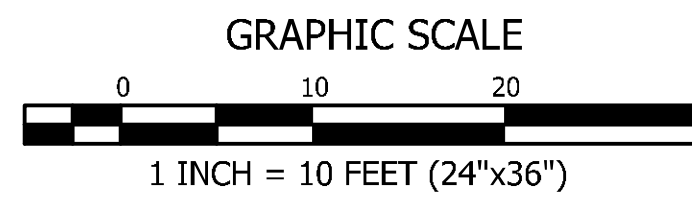
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REVISION	DESCRIPTION	DATE	BY

<p align="center"><b>CONTOUR</b>                  ENGINEERING • LLC                  CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS                  Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com                  Mailing Address: P.O. Box 949, Gig Harbor, WA 98335                  Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332</p>	
	<p align="center">SHEET TITLE: SIGNAGE AND STRIPING - OFFSITE</p> <p>CLIENT: BRADBURY PLACE LLC                  7809 PACIFIC AVE                  TACOMA, WA 98408</p> <p>CONTACT: KEN RODY                  PHONE: (253) 318-5711</p>
DESIGNER: M. GOULARTE ENGINEER: J. HAUG DRAWN: R. HENRETTA S 03 T 19 N R 04 E WM DATE: 3.17.2026 REVISED:	PROJECT: 20-223 DWG NAME: 20-223 C
SHEET <b>C21</b> 21 OF 28	REV. 0

**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



**APPROVED**

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 DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

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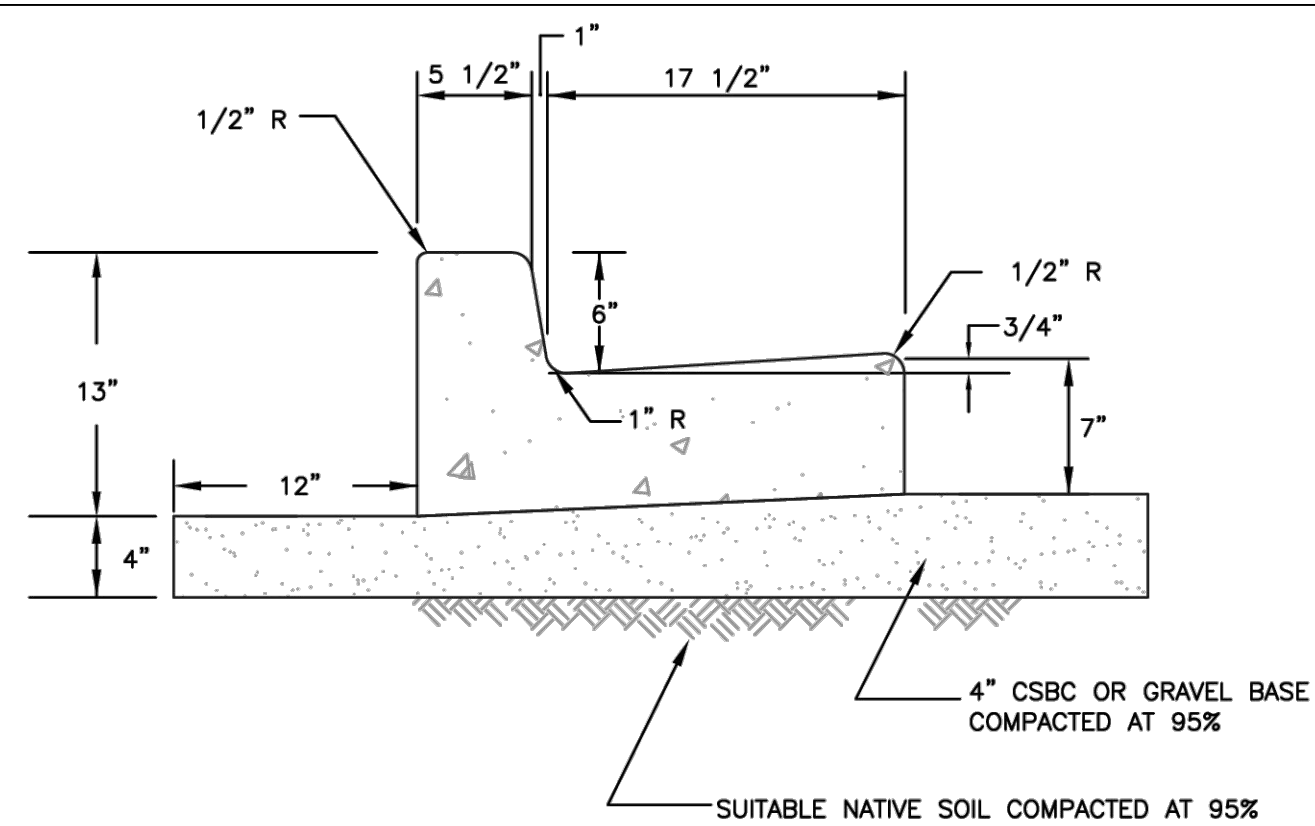
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SHEET TITLE: SIGNAGE AND STRIPING - ONSITE		PHONE: (253) 318-5711	
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DESIGNER: M. GOULARTE		ENGINEER: J. HAUG	
DRAWN: R. HENRETTA		S 03 T 19 N R 04 E WM	
DATE: 3.17.2026		REVISED:	
PROJECT: 20-223		DWG NAME: 20-223 C	
SHEET	REV.		
<b>C22</b>	0		
22 OF 28			

**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



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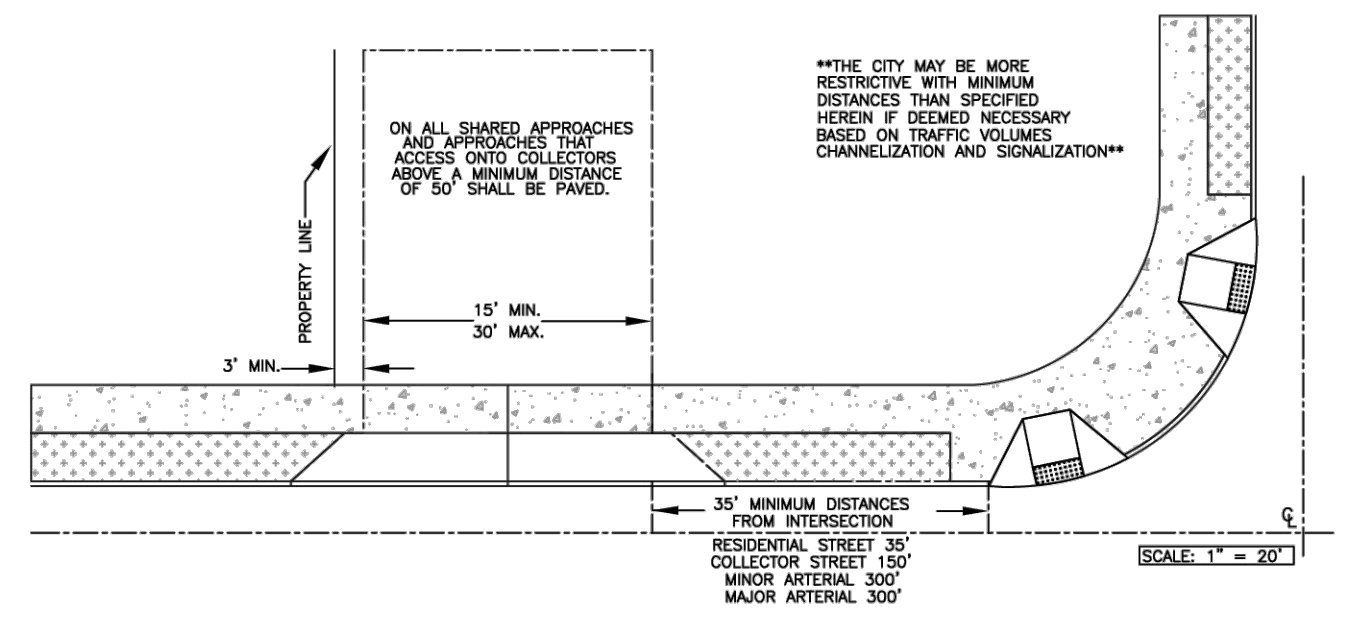
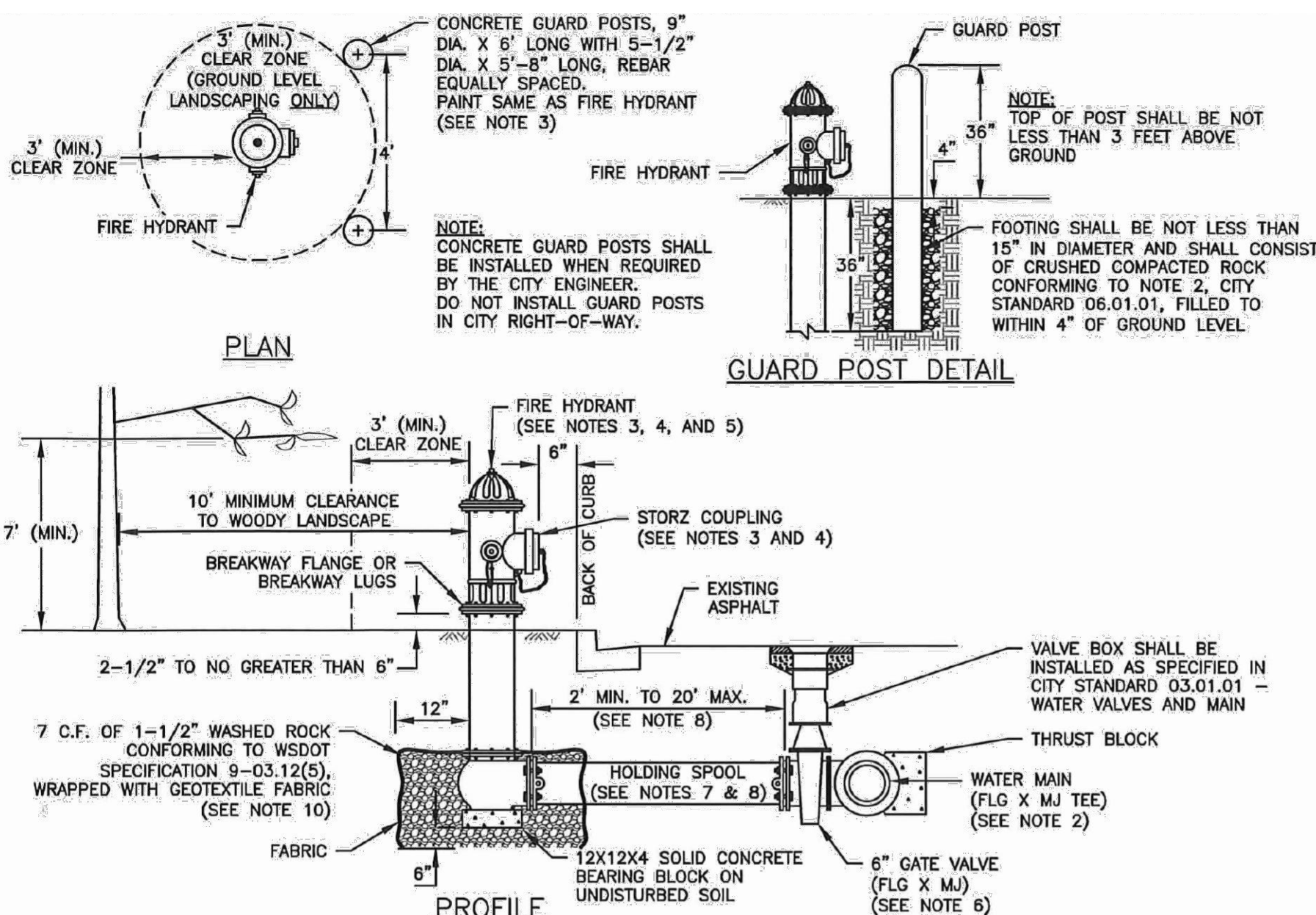
BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

- NOTES:**
- 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.
  - THRU JOINTS SHALL BE 3/8" ASPHALT SATURATED FELT PLACED AT POINTS OF TANGENCY ON CURVES, AT CATCH BASINS, AND AT EDGES OF ALLEY AND DRIVEWAYS. THE MAXIMUM DISTANCE BETWEEN THRU JOINTS SHALL BE 100'.
  - CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, AASHTO GRADING 467 COARSE AGGREGATE, NO FLY ASH.
  - 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.
  - 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.

**1 CURB AND GUTTER**  
 NOT TO SCALE COP STD. 01.02.09

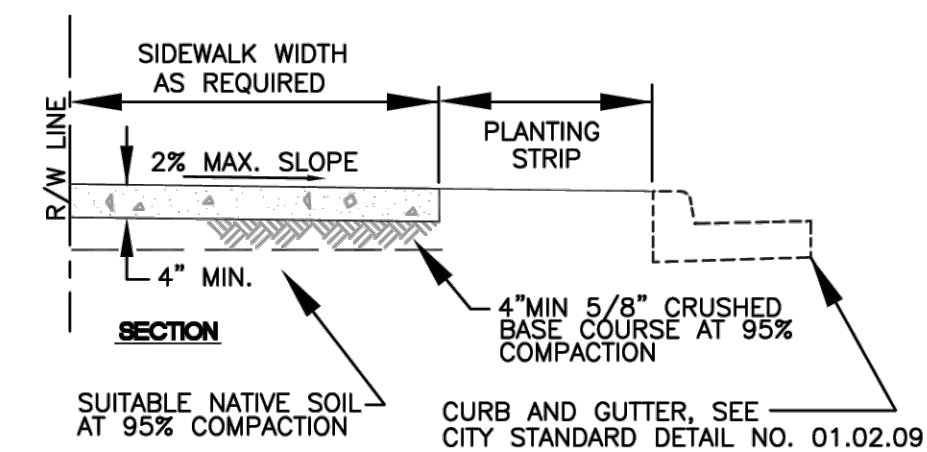


- NOTES:**
- CONTRACTION JOINTS SHALL BE 3/8" x 1 1/2" ASPHALT SATURATED FELT PLACED AT 15' O.C.
  - THRU JOINTS SHALL BE 3/8" x 4" ASPHALT SATURATED FELT PLACED AT DRIVEWAYS, ALLEY RETURNS AND WHEELCHAIR RAMPS AND RADII.
  - V-GROOVEMARKS SHALL BE 1/8" DEEP AND 1/4" WIDE PLACED AT 5' O.C. FOR 5' SIDEWALKS AND 7.5' O.C. FOR 8' SIDEWALKS.
  - ALL JOINTS SHALL BE CLEAN AND EDGED TO A 1/4" RADIUS. JOINTS SHALL BE FLUSH WITH THE FINISHED SURFACE.
  - 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.
  - FORMS SHALL BE EITHER WOOD OR STEEL AND SHALL MEET ALL REQUIREMENTS OF THESE SPECIFICATIONS.
  - CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, AASHTO GRADING 467 COARSE AGGREGATE, NO FLY ASH.
  - SIDEWALK MINIMUM UNOBSTRUCTED CLEAR WIDTH SHALL BE 4', EXCLUSIVE OF THE WIDTH OF THE CURB.
  - GRATINGS, 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.
  - 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**

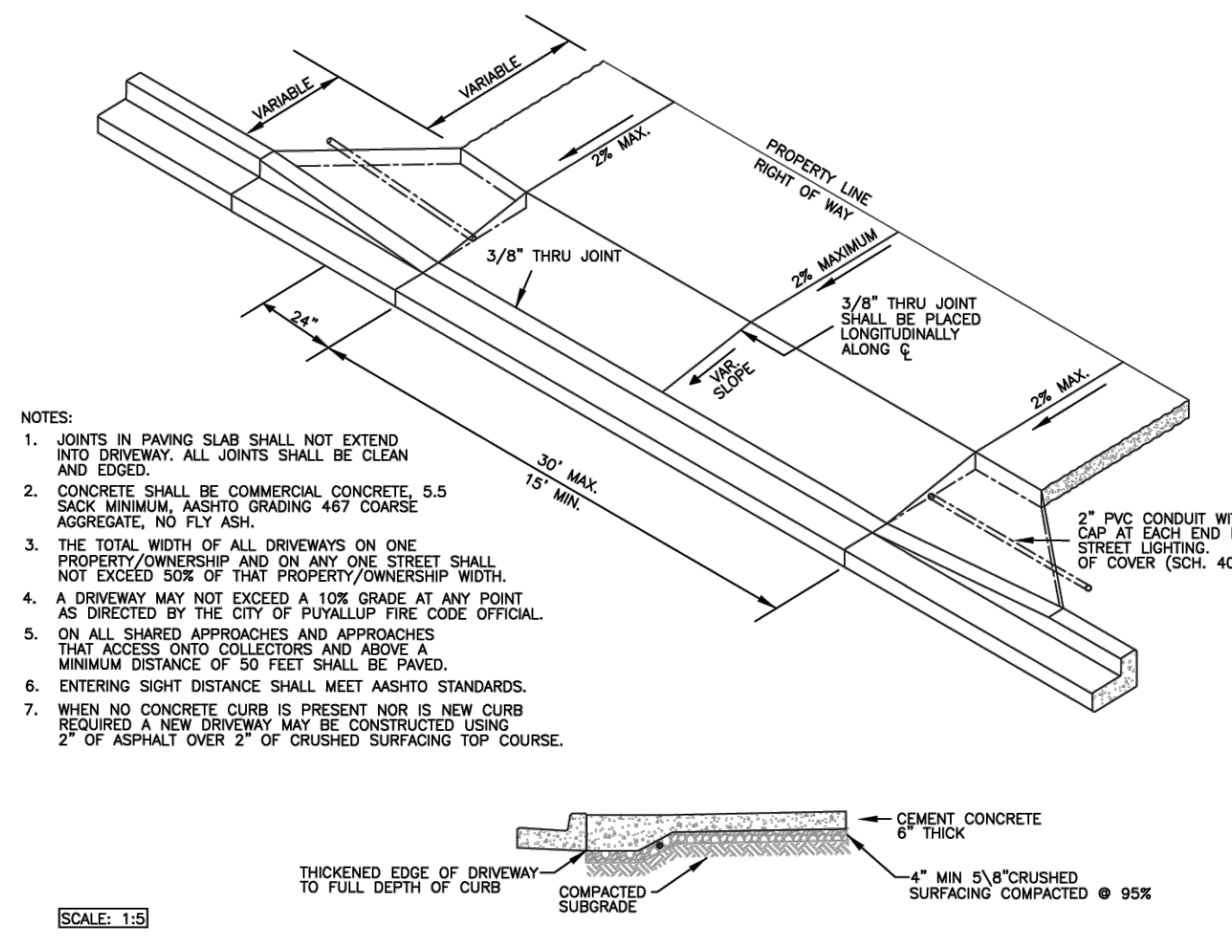
5'(RS ZONES) SINGLE FAMILY RESIDENTIAL AREAS (DETACHED DWELLINGS)
8'(RS ZONES) COMMERCIAL USES, WHEN REQUIRED BY DEVELOPMENT SERVICES MANAGER
8'(RM ZONES) MEDIUM AND HIGH DENSITY MULTI-FAMILY RESIDENTIAL AREAS
8'(ML ZONES) INDUSTRIAL AREAS
8'(CG, CBD ZONES) COMMERCIAL AREAS
8'(PF ZONES) PUBLIC FACILITIES AREAS
8'(F ZONES) FAIR AREAS

\* MATCH GREATEST WIDTH FOR ANY ADJACENT ZONE



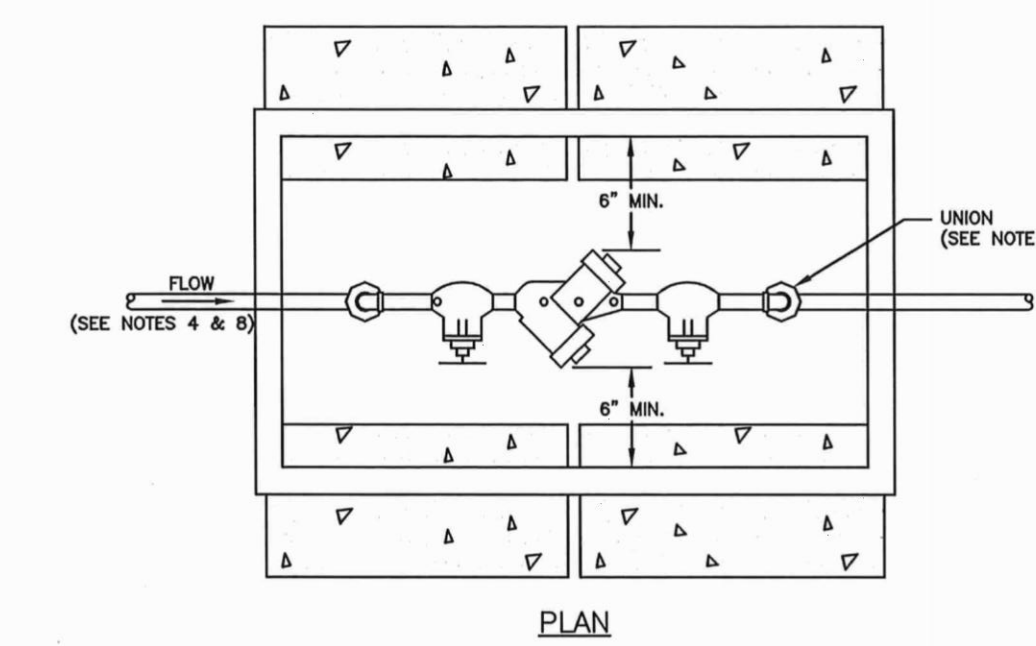
- NOTES:**
- ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
  - WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
  - THE FIRE HYDRANT AND CONCRETE GUARD POSTS SHALL BE PAINTED, RUST-OLEUM SAFETY YELLOW #7543 (TWO COATS) OR AN APPROVED EQUAL. THE STORZ FITTING SHALL NOT BE PAINTED.
  - FIRE HYDRANTS SHALL HAVE TWO 2-1/2" HOSE PORTS (NATIONAL STANDARD THREAD) WITH CAPS AND CHAINS 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" PENTAGONAL OPERATING NUT (COUNTER-CLOCKWISE OPENING), O-RING TYPE STUFFING BOX, AUTOMATIC BARREL DRAINS AND 5-1/4" MAN 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 REVISION OF AWWA SPECIFICATIONS NO. C 502-73 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 129S, MUELLER CENTURION, OR WATEROUS.
  - GATE VALVES SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS FOR COLD WATER, RESILIENT SEATED WEDGE GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED BRONZE-MOUNTED, NON-REISING 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-LUG 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 LOCATED A MINIMUM OF 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 BAG 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. OVERRRACHING BRANCHES OF TREES ADJACENT TO HYDRANTS SHALL HAVE A MAINTAINED VERTICAL CLEARANCE OF SEVEN (7') FEET ABOVE FINISHED GRADE OF THE FIRE HYDRANT.

**4 FIRE HYDRANT ASSEMBLY**  
 NOT TO SCALE COP STD. 03.05.01



**5 CATCH BASIN TYPE 1 (AREA DRAIN)**  
 NOT TO SCALE COP STD. 02.01.02

**3 SIDEWALK WITH PLANTING STRIP**  
 NOT TO SCALE COP STD. 01.02.02



- 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 DCVA 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 30TH AVE SE, PUYALLUP, WA 98374.
  - DCVA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
  - DCVA SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF WATER METER. WHEN IRRIGATION OR A NON FLOW-THROUGH FIRE SPRINKLER SYSTEM IS CONNECTED OFF THE DOMESTIC WATER LINE, DCVA SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF THE BRANCH CONNECTION.
  - DCVA 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 14-20 LANDING.
  - 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 DCVA.

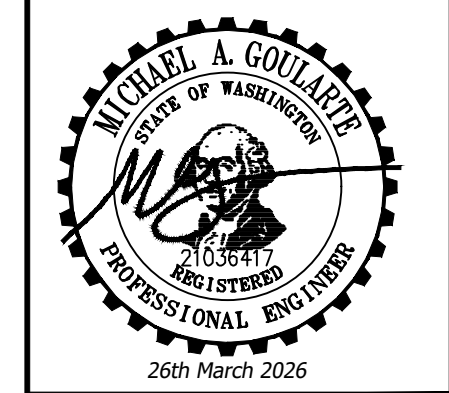
**6 2" AND SMALLER DCVA INSTALLATION**  
 NOT TO SCALE COP STD. 03.04.01

BY	
DATE	
REVISION	
DESCRIPTION	

DESIGNER:	M. GOULARTE
ENGINEER:	J. HAUG
DRAWN:	R. HENRETTA
S 03 T 19 N R 04 E WM	
DATE:	3.17.2026
REVISED:	
PROJECT:	20-223 C
DWG NAME:	20-223 C
SHEET	REV.
C23	0
23 OF 28	

**ENGINEERING • LLC**  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



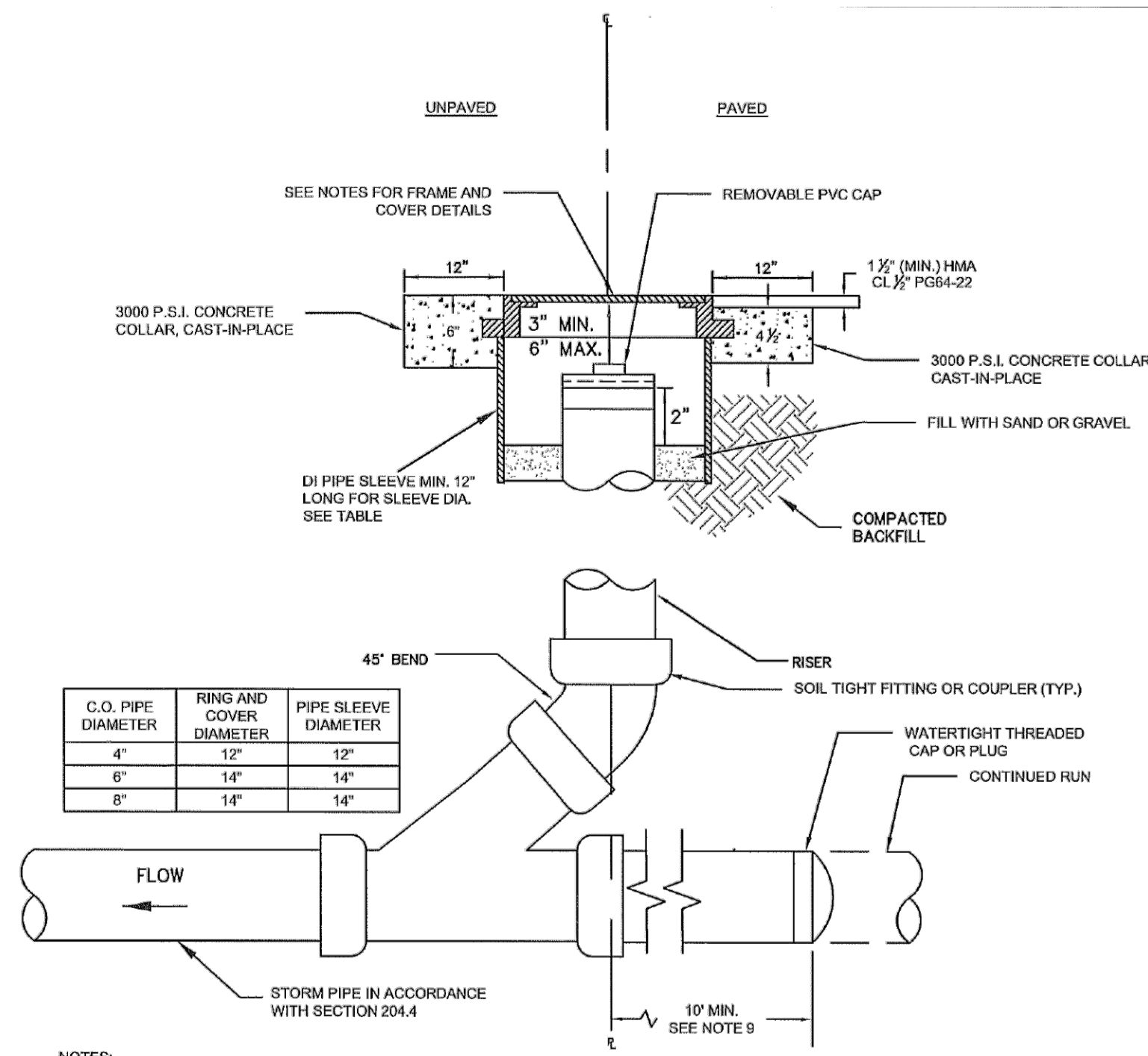
**NOTES AND DETAILS**

SHEET TITLE:

CLIENT: BRADBURY PLACE LLC  
 7809 PACIFIC AVE  
 TACOMA, WA 98108

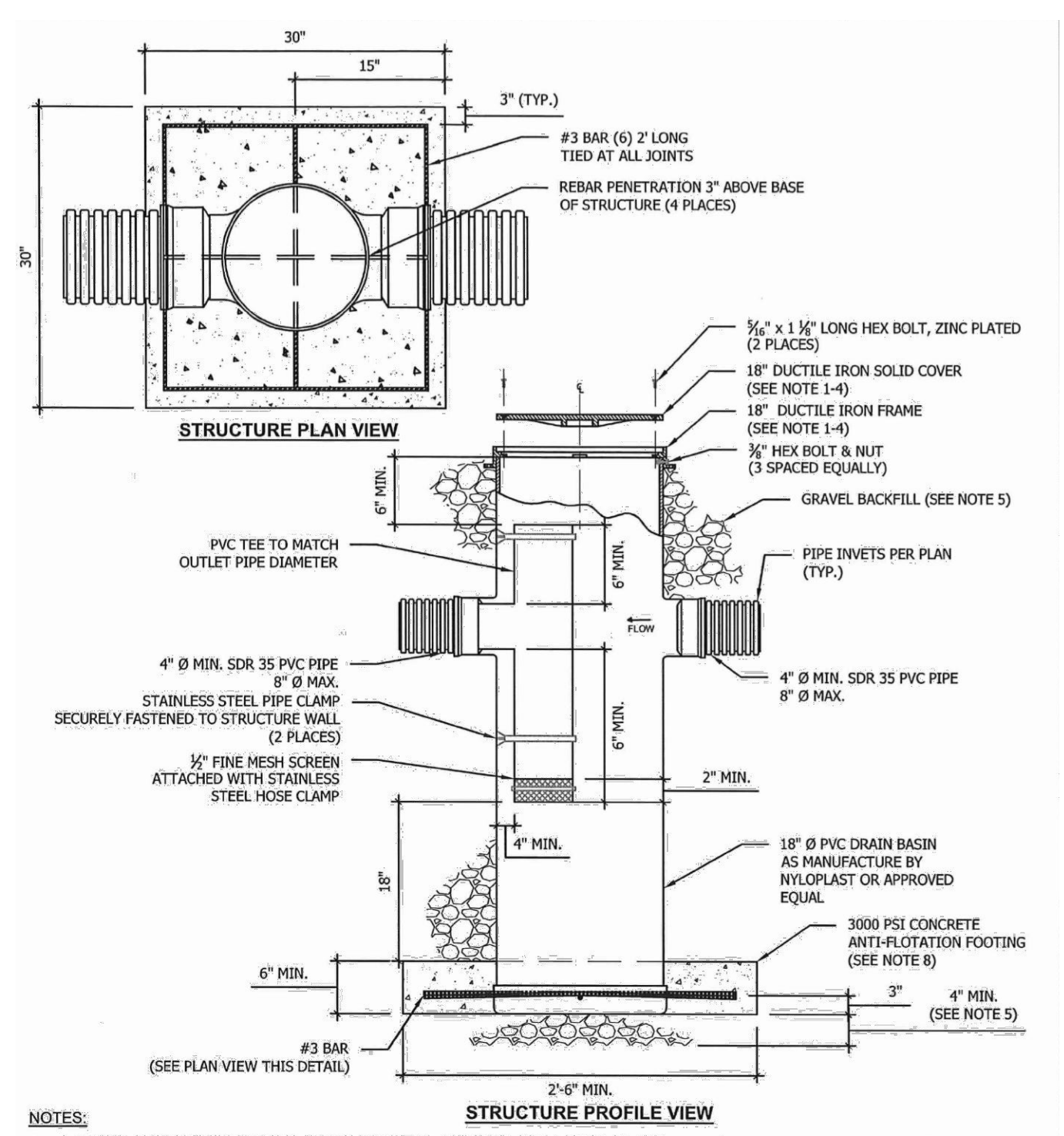
CONTACT: KEN RODY  
 PHONE: (253) 318-5711

**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



- NOTES:**
- CAST IRON COVER MARKED "FDCO" FOR FOOTING DRAINS OR "SDCO" FOR STORM LINES.
  - CAST IRON FRAME AND COVER SHALL BE DRILLED AND TAPPED WITH 1/2" - 1 NC STAINLESS STEEL TYPE 304 ALLEN HEAD BOLTS, 2" LONG.
  - BOLT-LOCKING CAST IRON FRAME AND COVER SHALL BE HS-20 RATED IF USED IN RIGHT-OF-WAY OR EASEMENTS.
  - 14" BOLT-LOCKING CAST IRON FRAME AND COVER SHALL BE EQUAL TO OLYMPIC FOUNDRY PART # M1060.
  - CAST IRON FRAME AND COVER SHALL BE FLUSH WITH FINISHED GRADE.
  - CLEANOUTS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90 DEGREE BEND.
  - STORM PIPE BEDDING AND BACKFILL SHALL CONFORM TO STD DETAIL 06.01.01.
  - FINAL JOINTS SHALL BE SAW CUT, FACE OF CUT TACKED AND ALL JOINTS SEALED WITH SEALANT (ARMD009).
  - STORM DRAIN STUB SHALL EXTEND 10' BEYOND THE PROPERTY LINE OR EASEMENT LINE TO PREVENT DAMAGE AND MINIMIZE CONFLICT WITH FUTURE UTILITIES.
  - EACH CLEANOUT ASSEMBLY SHALL CONSIST OF: ONE CLEANOUT ADAPTOR, (HUB X FEMALE INSIDE PIPE THREAD, PVC SLP IN), AND ONE CLEANOUT PLUS (MALE OUTSIDE THREAD WITH RAISED NUT, PVC).
  - FOR LANDSCAPED AREAS (OUTSIDE OF CITY ROW, EASEMENTS AND FACILITIES) A GREEN "CARSON" MODEL 910 YARD BOX MAY BE USED FOR C.O. PIPE DIA. LESS THAN OR EQUAL TO 6". YARD BOX SHALL BE FASTENED WITH 1/2" HEX BOLTS, THE COVER MARKED "STORM" AND FLUSH WITH FINISHED GRADE.

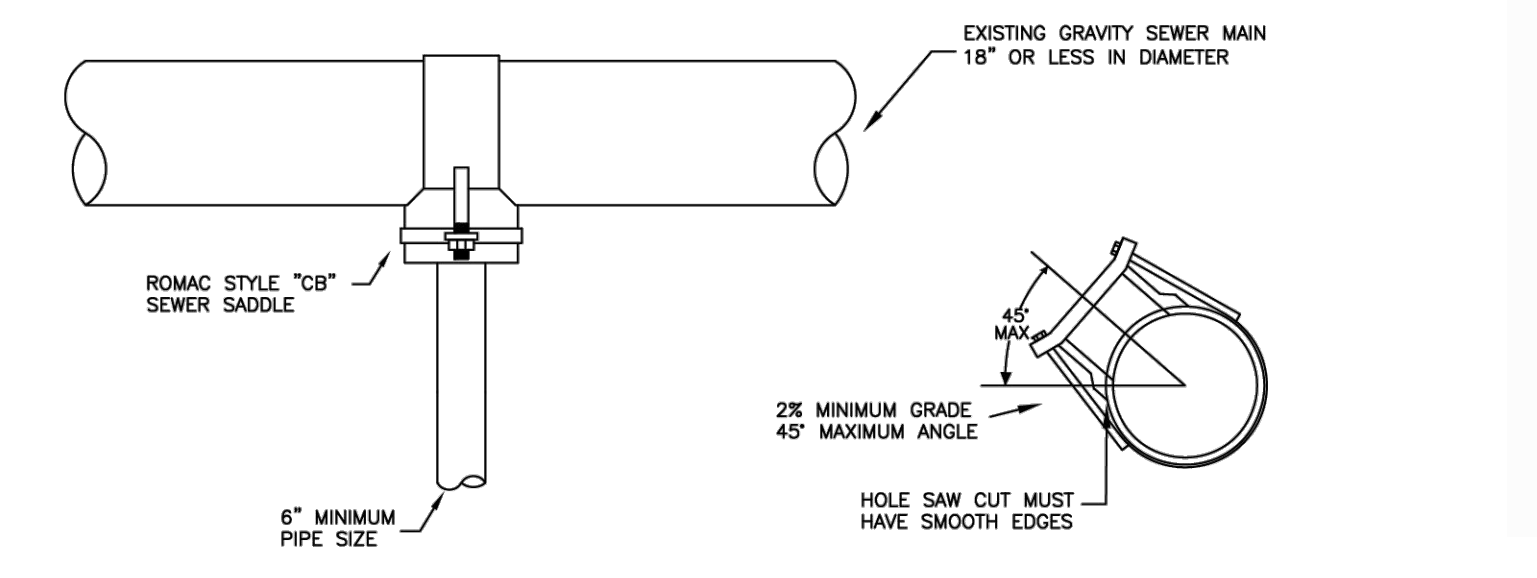
**1 STORM DRAIN CLEANOUT**  
 NOT TO SCALE COP STD. 02.01.09



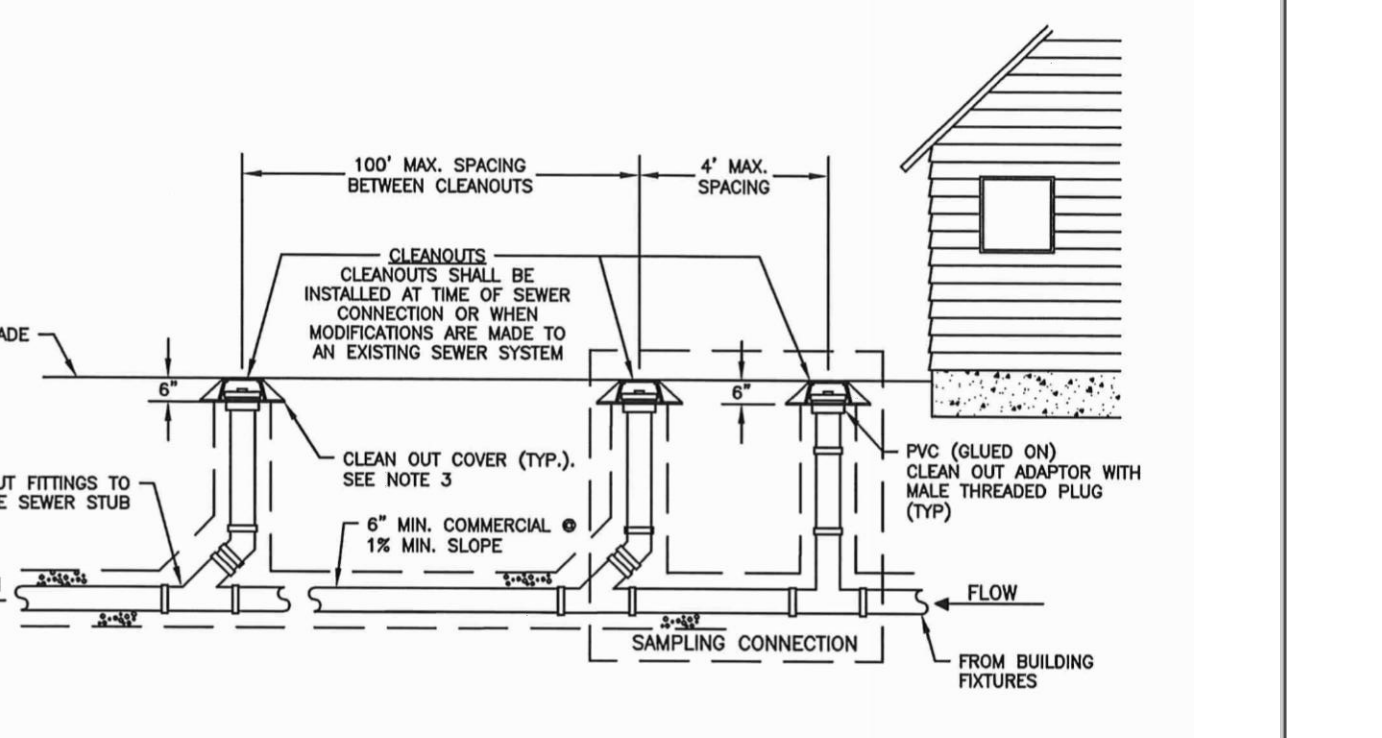
- NOTES:**
- TRAFFIC APPLICATIONS SHALL BE HS-20 RATED, NOT FOR USE IN PUBLIC RIGHT-OF-WAY, PUBLIC EASEMENTS, OR TRACTS.
  - 18" SOLID LOCKING DUCTILE IRON FRAME AND COVER BY NYLOPLAST - TYPE C OR APPROVED EQUAL.
  - DUCTILE IRON FRAME AND COVER SHALL BE DRILLED AND TAPPED WITH 1/2" - 8 ZINC-PLATED HEX BOLT 1 1/2" LONG.
  - DUCTILE IRON FRAME AND COVER SHALL BE FLUSH WITH FINISHED GRADE.
  - STORM PIPE AND STRUCTURE BEDDING AND BACKFILL SHALL CONFORM TO STD DETAIL 06.01.01.
  - ALL BOLT HOLES DRILLED IN THE STRUCTURE SHALL BE WATER TIGHT WITH RUBBER SEALING WASHERS OR APPROVED EQUAL.
  - ALL PIPE JOINTS SHALL BE WATER TIGHT.
  - A CONCRETE FOOTING SHALL BE PROVIDED AT THE BASE OF THE STRUCTURE WHEN THE BOTTOM ELEVATION OF THE STRUCTURE IS WITHIN 6" OF HIGH GROUNDWATER.
  - THE MAXIMUM DEPTH FROM FINISHED GRADE TO THE PIPE INVERT IS 5'-0".

**2 YARD DRAIN**  
 NOT TO SCALE COP STD. 02.05.02

- NOTES FOR CONNECTING TAPS ON EXISTING SEWER MAINS**
- THE TEE FITTING SHALL BE A ROMAC INDUSTRIES STYLE "CS" SEWER SADDLE (OR APPROVED EQUAL). ONLY NEW SADDLE AND PARTS SHALL BE INSTALLED. DUE TO PIPE SIZE MATERIALS OR PIPE CONDITION, THE CITY ENGINEER MAY REQUIRE AN ALTERNATE METHOD/MATERIAL BE USED.
  - THE SEWER MAIN TAP SHALL BE CUT WITH A SEWER PIPE TAPPING MACHINE (HOLE SAW) CAPABLE OF RETAINING THE COUPON.
  - THE ROUND HOLE CUT INTO THE SEWER MAIN SHALL BE NO LARGER THAN THE INSIDE DIAMETER OF THE SADDLE GASKET. THE HOLE SAW CUT EDGES SHALL BE SMOOTH.
  - THE COUPON SHALL BE RETAINED AND SURRENDERED TO THE INSPECTOR. THE PERMIT HOLDER WILL PAY ALL COSTS ASSOCIATED WITH THE LOCATION AND RETRIEVAL OF A LOST COUPON. ADDITIONALLY THE PERMIT HOLDER WILL BE HELD LIABLE FOR ANY SUBSEQUENT DAMAGES CAUSED BY A LOST COUPON.
  - BOLTS SHALL BE TORQUED TO MANUFACTURE SPECIFICATIONS, THEN RETORQUED AFTER 10 MINUTES.
  - NO TAPS SHALL BE ALLOWED ON EXISTING SEWER MAINS OVER 18" IN DIAMETER. CONNECTIONS INTO SEWER MAINS OVER 18" IN DIAMETER SHALL INTERSECT THE SEWER MAIN IN A MANHOLE. IN SOME CASES THE CITY ENGINEER MAY ALLOW A VARIANCE TO THIS REQUIREMENT.
  - ALL TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL NO. 06.01.01. ALL ASPHALT REPAIR SHALL BE IN ACCORDANCE WITH CITY STANDARD NO. 01.01.20. ALL ADDITIONAL UTILITY AND RIGHT OF WAY REPAIRS SHALL BE IN ACCORDANCE WITH THE "CITY STANDARDS" MANUAL.
  - THE CITY OF PUYALLUP WILL CONDUCT A "SEWER MAIN VIDEO INSPECTION" OF THE SEWER TAP. THE PERMIT HOLDER WILL BE REQUIRED TO REPAIR ANY SEWER TAP CONSTRUCTION DEFECTS FOUND BY THE CITY INSPECTORS. THE COST OF ALL REPAIRS AND SUBSEQUENT "SEWER MAIN VIDEO INSPECTIONS" WILL BE THE RESPONSIBILITY OF THE PERMIT HOLDER. THE DAMAGE DEPOSIT POSTED BY THE BUILDER WILL BE HELD UNTIL PROBLEMS ARE CORRECTED. DUE TO PUBLIC HEALTH AND SAFETY, BUILDING OCCUPANCY WILL NOT BE ALLOWED UNTIL REPAIRS ARE COMPLETED AND ACCEPTED BY THE CITY ENGINEER.

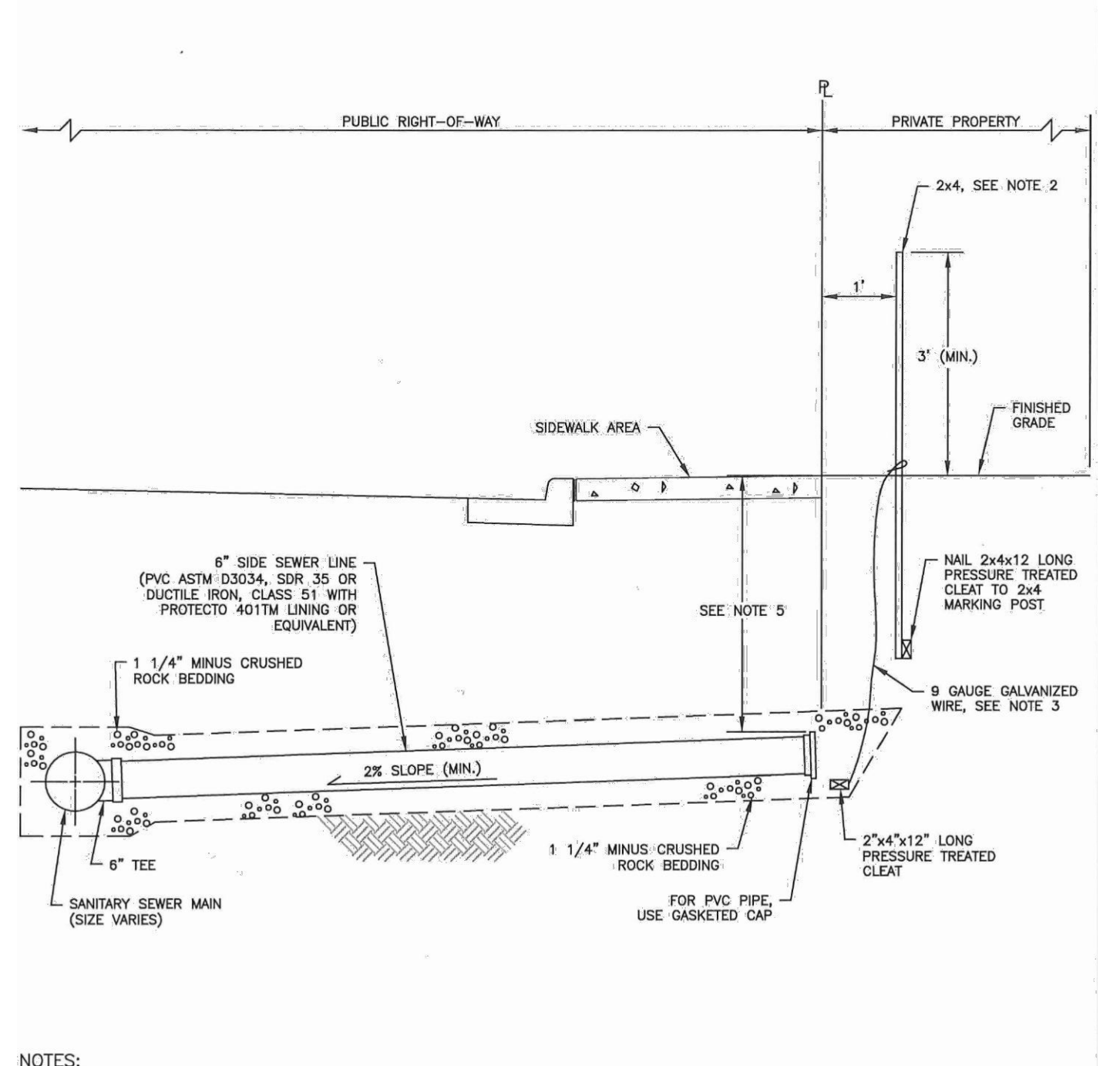


**3 SANITARY MAIN TAP**  
 NOT TO SCALE COP STD. 04.02.01



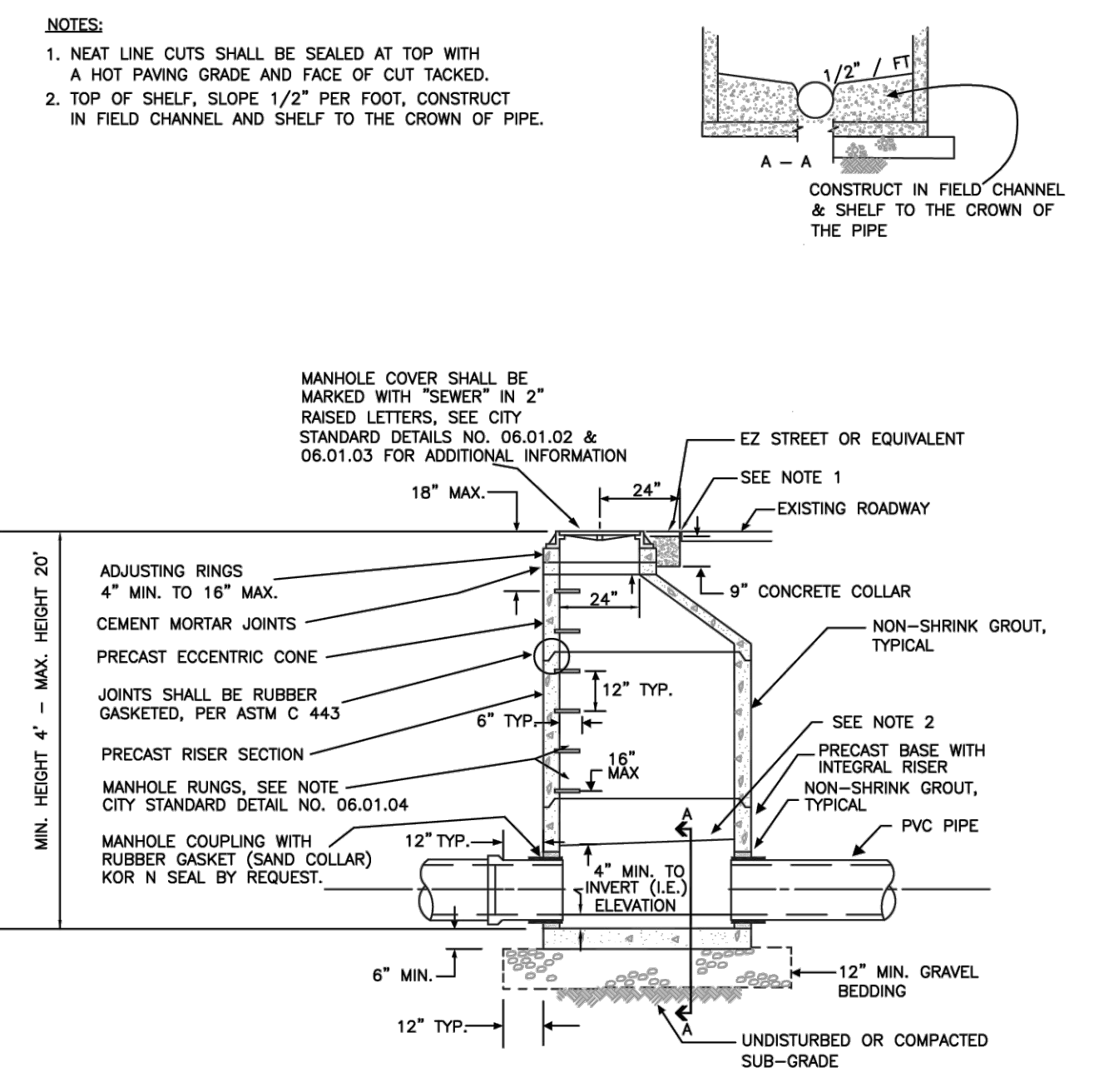
- NOTES:**
- SAMPLING CONNECTION SHALL BE INSTALLED OUTSIDE WITH UNOBSTRUCTED ACCESS AT ALL TIMES.
  - SAMPLING CONNECTION SHALL BE INSTALLED FOR EACH COMMERCIAL / RETAIL UNIT OR SPACE.
  - CLEAN OUT AND SAMPLING CONNECTION COVERS:
    - A) FOR NON-VEHICULAR TRAFFIC INSTALLATIONS USE "CARSON" MODEL 910 GREEN YARD BOX WITH BOLT DOWN LID MARKED SEWER OR APPROVED EQUAL.
    - B) FOR ASPHALT, GRAVEL, OR TRAFFIC INSTALLATIONS, SEE CITY STANDARD DETAIL NO. 04.03.05 FOR FRAME AND COVER SECTION.
  - EACH CLEANOUT ASSEMBLY SHALL CONSIST OF: ONE CLEANOUT ADAPTER, HUB X FEMALE, FIT, PVC SI AND ONE CLEANOUT PLUG, MPT WITH RAISED NUT, PVC SDR35.

**4 RESIDENTIAL SIDE SEWER CONNECTION**  
 NOT TO SCALE COP STD. 04.03.04



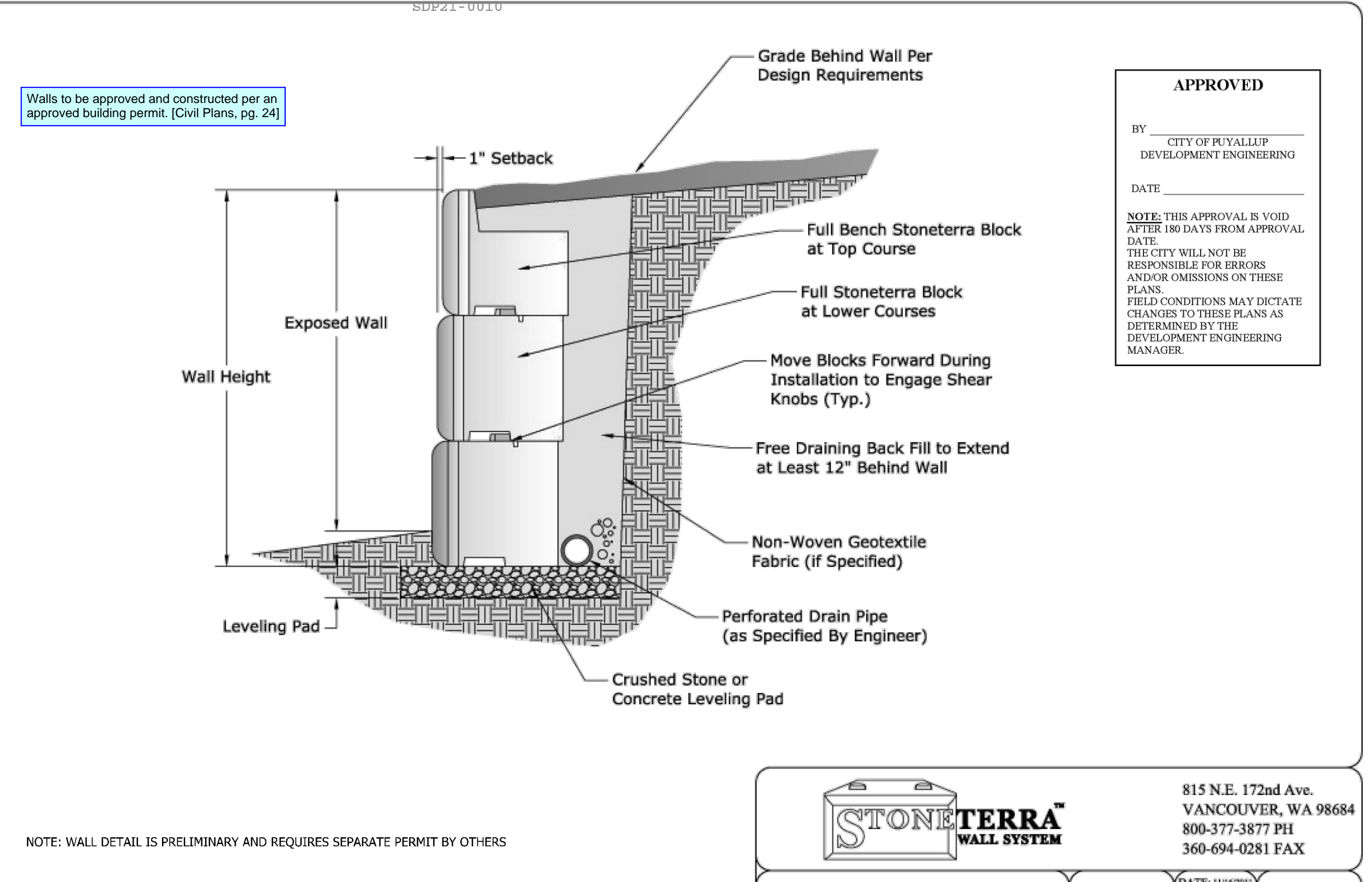
- NOTES:**
- SIDE SEWER STUBS SHALL BE INSTALLED TO EACH BUILDING LOT DURING PLAT CONSTRUCTION. WHEN A LOT IS BUILT ON, THE SIDE SEWER CONNECTION SHALL BE COMPLETED AS SHOWN IN CITY STANDARD DETAIL NO. 04.03.03.
  - THE TOP ONE (1) FOOT OF THE 2X4X12-0" LONG PRESSURE TREATED SIDE SEWER MARKER SHALL BE EXPOSED, AND SHALL BE PAINTED TRAFFIC YELLOW AND THE DEPTH PAINTED IN BLACK ON BOTH SIDES OF THE MARKER.
  - NINE (9) GAUGE GALVANIZED WIRE TO BE ATTACHED TO THE 2X4X12 CLEAT AND ATTACHED TO THE MARKER POST ABOVE FINISHED GRADE.
  - IN LOCATION WHERE SIDEWALKS ARE NOT PRESENT NOR REQUIRED THE CONTRACTOR SHALL POUR A CONCRETE COLLAR AS DIRECTED BY THE CITY ENGINEER. SEE CITY STANDARD DETAIL NO. 04.03.05 FOR FRAME AND COVER INFORMATION.
  - END OF SIDE SEWER SHALL HAVE A FIVE (5) FOOT MINIMUM COVER AT THE PROPERTY LINE.
  - SEWER PIPE TRENCHING, BEDDING AND BACKFILL SHALL CONFORM TO CITY STANDARD 06.01.01.

**5 SIDE SEWER STUB - NO EASEMENT**  
 NOT TO SCALE COP STD. 04.03.02



- NOTES:**
- NEAT LINE CUTS SHALL BE SEALED AT TOP WITH A HOT PAVING GRADE AND FACE OF CUT TACKED.
  - TOP OF SHELF, SLOPE 1/2" PER FOOT, CONSTRUCT IN FIELD CHANNEL AND SHELF TO THE CROWN OF THE PIPE.
- MANHOLE COVER SHALL BE MARKED WITH "SEWER" IN 2" RAISED LETTERS. SEE CITY STANDARD DETAILS NO. 06.01.02 & 06.01.03 FOR ADDITIONAL INFORMATION.

**6 SANITARY SEWER MANHOLE**  
 NOT TO SCALE COP STD. 04.01.01



**7 WALL DETAIL**  
 NOT TO SCALE

NOTE: WALL DETAIL IS PRELIMINARY AND REQUIRES SEPARATE PERMIT BY OTHERS

**\*\* PRELIMINARY -BLOCK LAYOUTS TO BE APPROVED BY ENGINEER\*\***

**STONE TERRA WALL SYSTEM**

815 N.E. 172nd Ave.  
 VANCOUVER, WA 98684  
 800-377-3877 PH  
 360-694-0281 FAX

TITLE: Stoneterra - Gravity Wall DRAWN BY: MLN DATE: 11/02/01 SCALE: NTS SHEET #: ST-01

BY	
DATE	
REVISION	
DESCRIPTION	

**NOTES AND DETAILS**

SHEET TITLE: **NOTES AND DETAILS**

DESIGNER: M. GOULARTE  
 ENGINEER: J. HAUG  
 DRAWN: R. HENRETTA  
 S 03 T 19 N R 04 E WM  
 DATE: 3.17.2026  
 REVISED:

PROJECT: 20-223  
 DWG NAME: 20-223 C

CLIENT: BRADBURY PLACE LLC  
 7809 PACIFIC AVE  
 TACOMA, WA 98408

CONTACT: KEN RODY  
 PHONE: (253) 318-5711

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**ENGINEERING • LLC**  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
 Phone: 253-509-0044 ~ Fax: 253-509-0044 ~ info@contourplc.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

**MICHAEL A. GOULARTE**  
 ENGINEER OF WASHINGTON  
 PROFESSIONAL ENGINEER  
 26th March 2026

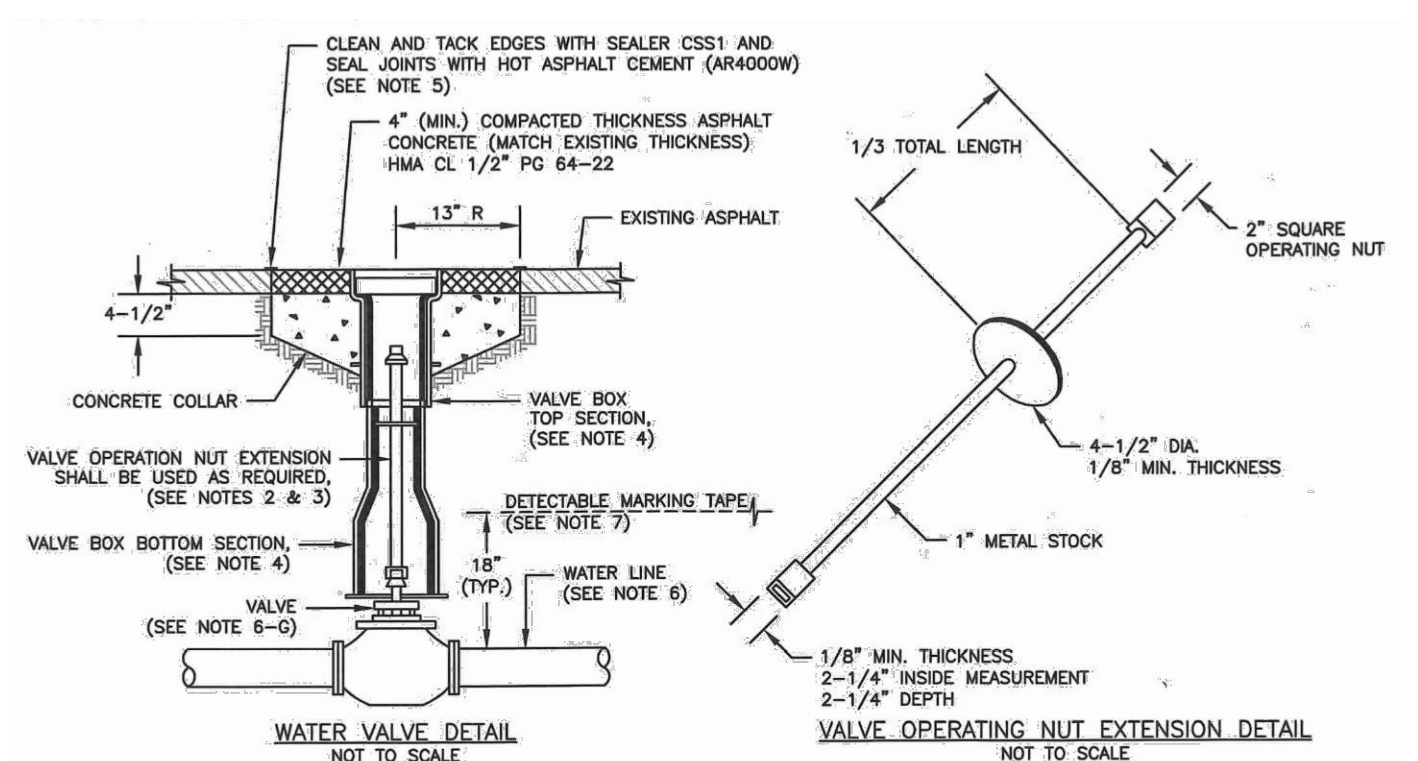
**BRADBURY PLACE TOWNHOMES**  
 A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
 CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

**APPROVED**

BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

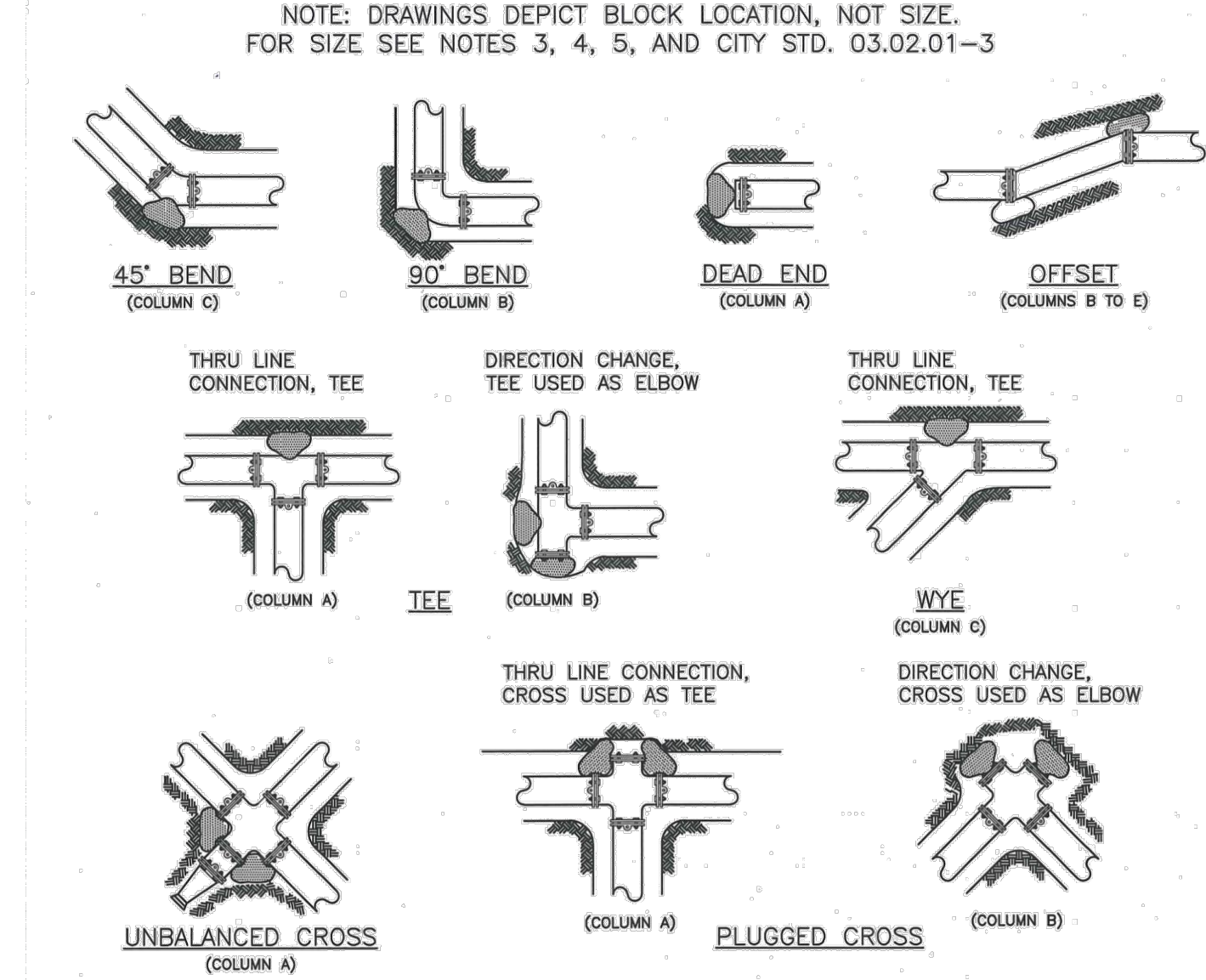
DATE \_\_\_\_\_

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 DEVELOPMENT ENGINEERING MANAGER.



- NOTES:**
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" FROM FINISHED GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
  - VALVE OPERATING NUT EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN FIVE (5) FEET BELOW FINISHED GRADE. EXTENSIONS ARE TO BE A MINIMUM OF TWO (2) FEET LONG, ONLY ONE EXTENSION TO BE USED PER VALVE. TOP OF EXTENSION SHALL BE 2 FEET BELOW FINISHED GRADE.
  - ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO COATS OF METAL PAINT.
  - VALVE BOXES SHALL BE TWO-PIECE, ADJUSTABLE, CAST IRON WITH EXTENSION PIECES (IF NECESSARY), AS MANUFACTURED BY THE VARRICH #940 SEATTLE OR APPROVED EQUAL. THE WORD "WATER" SHALL BE CAST IN RELIEF ON THE VALVE BOX COVER. VALVE BOX TOPS INSTALLED IN ARTIFICIAL ROADWAYS SHALL BE MANUFACTURED BY EAST JORDAN (EJ) (IRONWORKS MODEL 8555 WITH LOCKING VALVE BOX COVER MODEL 8600 (PART# 08800250)) OR APPROVED EQUAL.
  - NEAT LINE CUTS SHALL BE SEALED WITH A HOT TAPING GRADE ASPHALT AND FACE OF CUT TACKED.
  - WATER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH DIVISION 7 OF THE WSDOT STANDARD SPECIFICATIONS SUPPLEMENTED WITH THE FOLLOWING:
    - DUCTILE IRON PIPE SHALL CONFORM TO ANNA C 151, THICKNESS CLASS 52, AND THE EXTERIOR SHALL BE COATED WITH COAL TAR VARNISH. PIPE AND FITTINGS SHALL BE WORKER LINED AND SHALL CONFORM TO ANNA C 104. THE THICKNESS OF THE LINING SHALL BE NOT LESS THAN 1/16" THICK FOR 3" TO 12" PIPE, 3/32" THICK FOR 14" TO 24" PIPE, AND 1/8" THICK FOR 30" TO 54" PIPE. THE CEMENT LINING SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 150.
    - JOINTS SHALL BE TYTON PUSH-ON JOINTS, OR APPROVED EQUAL, OR MECHANICAL JOINT TYPE PER ANNA C 111 EXCEPT WHERE FLANGED JOINTS ARE REQUIRED TO CONNECT TO VALVES OR OTHER EQUIPMENT.
    - BOLTS AND NUTS FOR BURIED FLANGES LOCATED OUTDOORS, ABOVE GROUND, OR IN OPEN VAULTS IN STRUCTURES SHALL BE TYPE 316 STAINLESS STEEL CONFORMING TO ASTM A 193, GRADE B3M FOR BOLTS, AND ASTM A 194, GRADE B3M FOR NUTS. BOLTS AND NUTS LARGER THAN ONE AND ONE-QUARTER (1-1/4) INCHES SHALL BE STEEL, ASTM A 307, GRADE B, WITH CADMIUM PLATING, ASTM A 185, TYPE NC.
    - BOLTS USED IN FLANGE INSTALLATION SETS SHALL CONFORM TO ASTM A 193, GRADE B7. NUTS SHALL COMPLY WITH ASTM A 194, GRADE 2H.
    - PROVIDE A WASHER FOR EACH NUT, WHERE NEEDED. WASHERS SHALL BE OF THE SAME MATERIAL AS THE NUTS.
    - ALL FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ANNA C 110 AND ANNA C 111.

**1 WATER VALVES AND MAINS**  
 NOT TO SCALE COP STD. 03.01.01



- NOTE: DRAWINGS DEPICT BLOCK LOCATION, NOT SIZE. FOR SIZE SEE NOTES 3, 4, 5, AND CITY STD. 03.02.01-3**
- NOTES:**
- THE FOLLOWING PRECAUTIONS MUST BE OBSERVED WHEN CONSTRUCTING THRUST BLOCKS:
    - BLOCKS MUST BE POURED OR PLACED AGAINST UNDISTURBED SOIL.
    - THE PIPE FITTING(S) AND BOLTS MUST BE ACCESSIBLE. WRAP IN PLASTIC BEFORE POURING CONCRETE BLOCKING.
    - CONCRETE SHOULD BE CURED FOR AT LEAST 5 DAYS AND SHOULD HAVE A MINIMUM COMPRESSION STRENGTH OF 3,000 PSI AT 28 DAYS.
    - RESTRAINED JOINTS SHALL BE INSTALLED, IN ADDITION TO CONCRETE THRUST BLOCKING.
    - BLOCKS MUST BE POSITIONED TO COUNTERACT THE DIRECTION OF THE RESULTANT THRUST FORCE.
  - ALL PIPE SHALL BE PROPERLY BEDDED, SEE CITY OF PUYALLUP STANDARD BEDDING DETAIL NO. 06.01.01.
  - CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE.
  - DIVIDE THRUST BY SAFE BEARING LOAD TO DETERMINE REQUIRED AREA (IN SQUARE FEET) OF CONCRETE TO DISTRIBUTE LOAD.
  - BEARING SURFACE AREAS TO BE ADJUSTED BY THE ENGINEER FOR OTHER PRESSURE AND/OR SOIL CONDITIONS.

**2 HORIZONTAL THRUST BLOCKING**  
 NOT TO SCALE COP STD. 03.02.01-1

**TABLE 2: THRUST AT FITTINGS AT 200 PSI**

SIZE	TEST PRESSURE (PSI)	THRUST FITTINGS AT 200 PSI				
		TEE AND DEAD ENDS	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	200	3,140	4,440	2,405	1,225	615
6"	200	7,070	9,995	5,410	2,760	1,385
8"	200	12,565	17,770	9,820	4,905	2,465
10"	200	19,635	27,770	15,030	7,660	3,850
12"	200	28,275	39,885	21,640	11,030	5,545
14"	200	38,485	54,425	29,455	15,015	7,545
16"	200	50,285	71,085	38,470	19,615	9,855

**TABLE 3: BEARING VALUE OF SOIL**

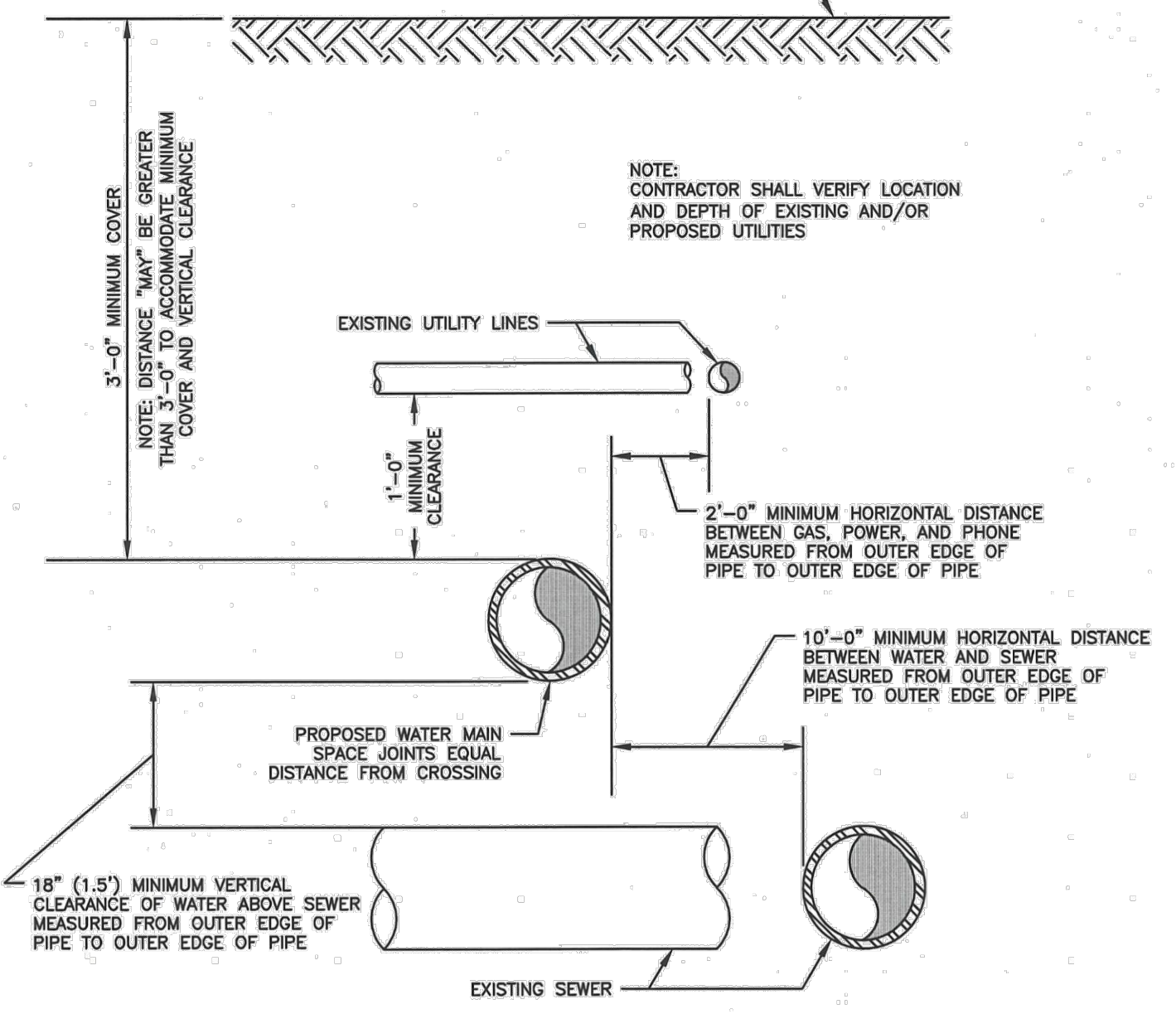
SOIL TYPE	SAFE BEARING LOAD (LB/SF)
MUCK, PEAT, ETC.	0
SOFT CLAY/ALLUVIAL SOIL	1,000
SAND	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

SEE CITY STANDARDS 03.02.01-1 AND 03.02.01-2 FOR ADDITIONAL INFORMATION.

- NOTES:**
- TO DETERMINE THRUST AT PRESSURES OTHER THAN PSI SHOWN, MULTIPLY THE THRUST OBTAINED IN TABLE 2 BY THE RATIO OF THE PRESSURE TO 200 PSI.
  - EXAMPLE: THE THRUST ON A 12 INCH, 90° BEND AT 300 PSI.  
 $30,985 \times \frac{300 \text{ PSI}}{200 \text{ PSI}} = 59,978 \text{ LBS}$
  - TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (SF):  
 SEE TABLE 3, BEARING VALUE OF SOIL.
  - EXAMPLE: FOR SAND AND GRAVEL BEARING VALUE FROM TABLE 3 IS 3,000 LBS/SF  
 $59,978 \text{ LBS} \div 3,000 \text{ LBS/SF} = 20 \text{ SF OF AREA}$
  - CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE.
  - AREAS SHALL BE ADJUSTED FOR OTHER PRESSURE CONDITIONS.
  - NO WATER MAIN SHALL DEAD END AGAINST A MAIN LINE VALVE. DEAD END WATER MAINS SHALL BE BLOCKED AGAINST A RESTRAINED MECHANICAL JOINT (MJ) PLUG OR CAP.

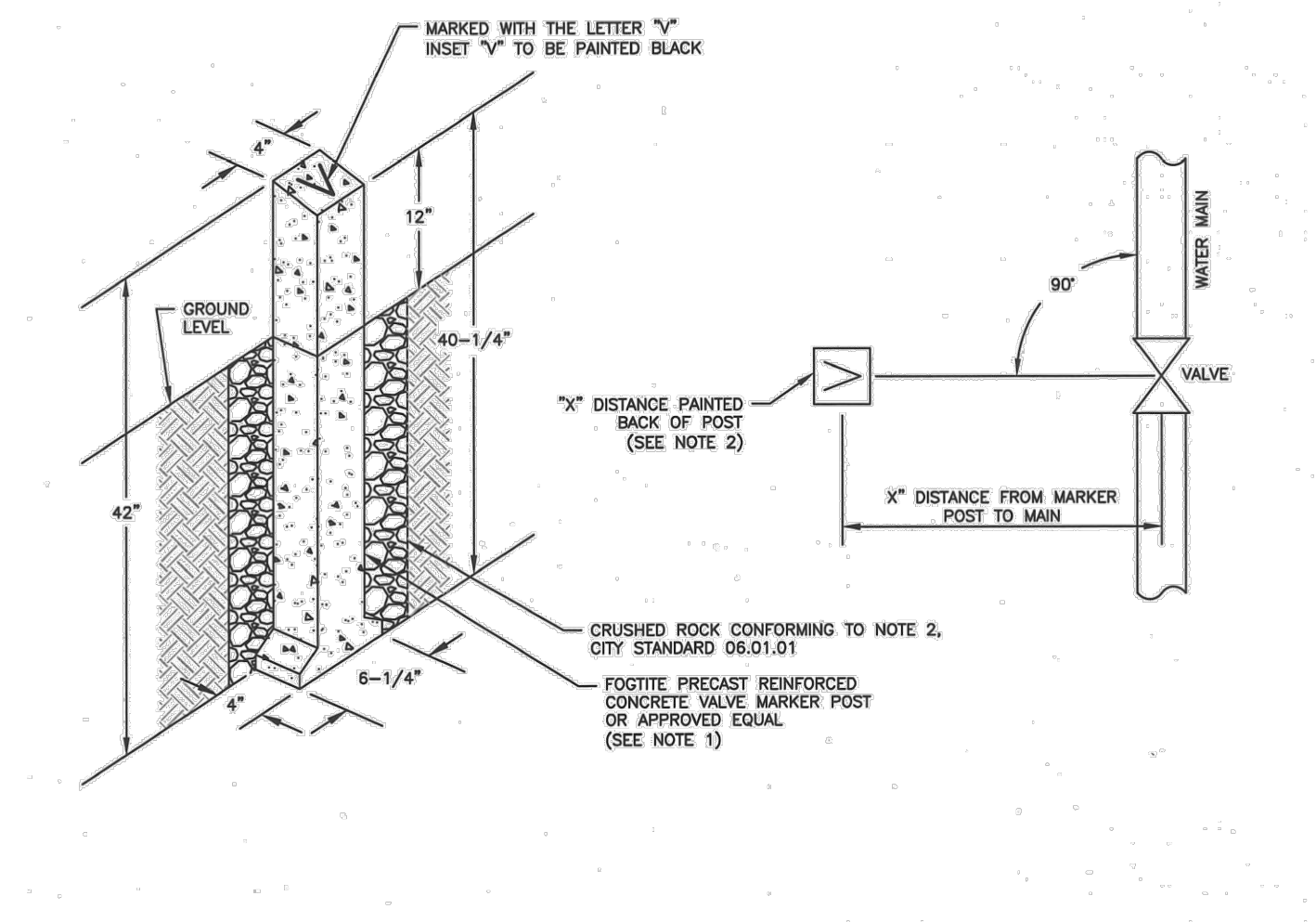
**3 THRUST BLOCKING TABLE**  
 NOT TO SCALE COP STD. 03.02.01-3

- NOTES FOR WATER MAIN CROSSING OTHER UTILITIES**  
 CITY STANDARD 03.01.03-1
- WHEN LOCAL CONDITIONS PREVENT THE SEPARATIONS DESCRIBED ON CITY STANDARD 03.01.03-1, A SEWER MAY BE LAID CLOSER THAN 10-FEET HORIZONTALLY OR 18-INCHES VERTICALLY TO A WATER LINE, PROVIDED THE GUIDELINES BELOW ARE FOLLOWED:
- UNUSUAL CONDITIONS (PARALLEL SYSTEMS)**
- SEWER LINE IS LAID IN A SEPARATE TRENCH FROM THE WATER LINE.
  - WHEN 18-INCHES VERTICAL SEPARATION CANNOT BE OBTAINED, THE SEWER SHALL BE CONSTRUCTED OF MATERIALS AND JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
  - THE WATER LINE SHALL BE PLACED ON A BENCH OF UNDISTURBED EARTH WITH THE BOTTOM OF THE WATER PIPE AT LEAST 16-INCHES ABOVE THE CROWN OF THE SEWER, AND SHALL HAVE AT LEAST 5-FEET OF HORIZONTAL SEPARATION AT ALL TIMES. THE CITY RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL MITIGATION EFFORTS, SUCH AS IMPERMEABLE BARRIERS OR OTHER MEANS, FOR ADDITIONAL PROTECTION.
  - THE SEWER SHALL NOT BE INSTALLED IN THE SAME DITCH AS A POTABLE WATER LINE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF PUYALLUP.
- UNUSUAL CONDITIONS (PERPENDICULAR SYSTEMS)**
- CONDITION A - GRAVITY SEWERS PASSING UNDER WATER LINES (ALL OF THE FOLLOWING APPLY)**
- ONE FULL SEGMENT (NOT LESS THAN 18-FEET LONG) OF DUCTILE IRON CLASS 52 WATER PIPE, AND THE LONGEST STANDARD SEWER PIPE LENGTH AVAILABLE FROM THE MANUFACTURER SHALL BE USED WITH THE PIPES CENTERED TO MAXIMIZE JOINT SEPARATION.
  - STANDARD GRAVITY-SEWER MATERIAL ENCASED IN CONCRETE OR IN A ONE-QUARTER-INCH THICK CONTINUOUS STEEL, DUCTILE IRON, OR PRESSURE RATED PVC PIPE WITH A DIMENSION RATIO (THE RATIO OF THE OUTSIDE DIAMETER TO THE PIPE WALL THICKNESS) OF 18 OR LESS, WITH ALL JOINTS PRESSURE-GROUTED WITH SAND-CEMENT GROUT OR BENTONITE.
- EXAMPLE OF DIMENSION RATIO (DR): OUTSIDE PIPE DIAMETER DIVIDED BY THE WALL THICKNESS OR OD/T.  
 FOR 8-INCH SCH. 80 PVC PIPE (1.6 INCHES), THE DR IS 8.625/0.5=17.25
- CONDITION B - GRAVITY SEWER PASSING OVER WATER LINES**
- WATER LINES SHALL BE PROTECTED BY PROVIDING:
- A VERTICAL SEPARATION OF AT LEAST 18-INCHES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATER LINE.
  - ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING OF THE WATER LINE.
  - THE SEWER PIPE SHALL BE THE LONGEST STANDARD SEWER PIPE LENGTH AVAILABLE FROM THE MANUFACTURER WITH THE WATER AND SEWER PIPES CENTERED TO MAXIMIZE JOINT SEPARATION.
  - THE SEWER LINE CASING EQUIVALENT TO THAT SPECIFIED IN (A)2 ABOVE.



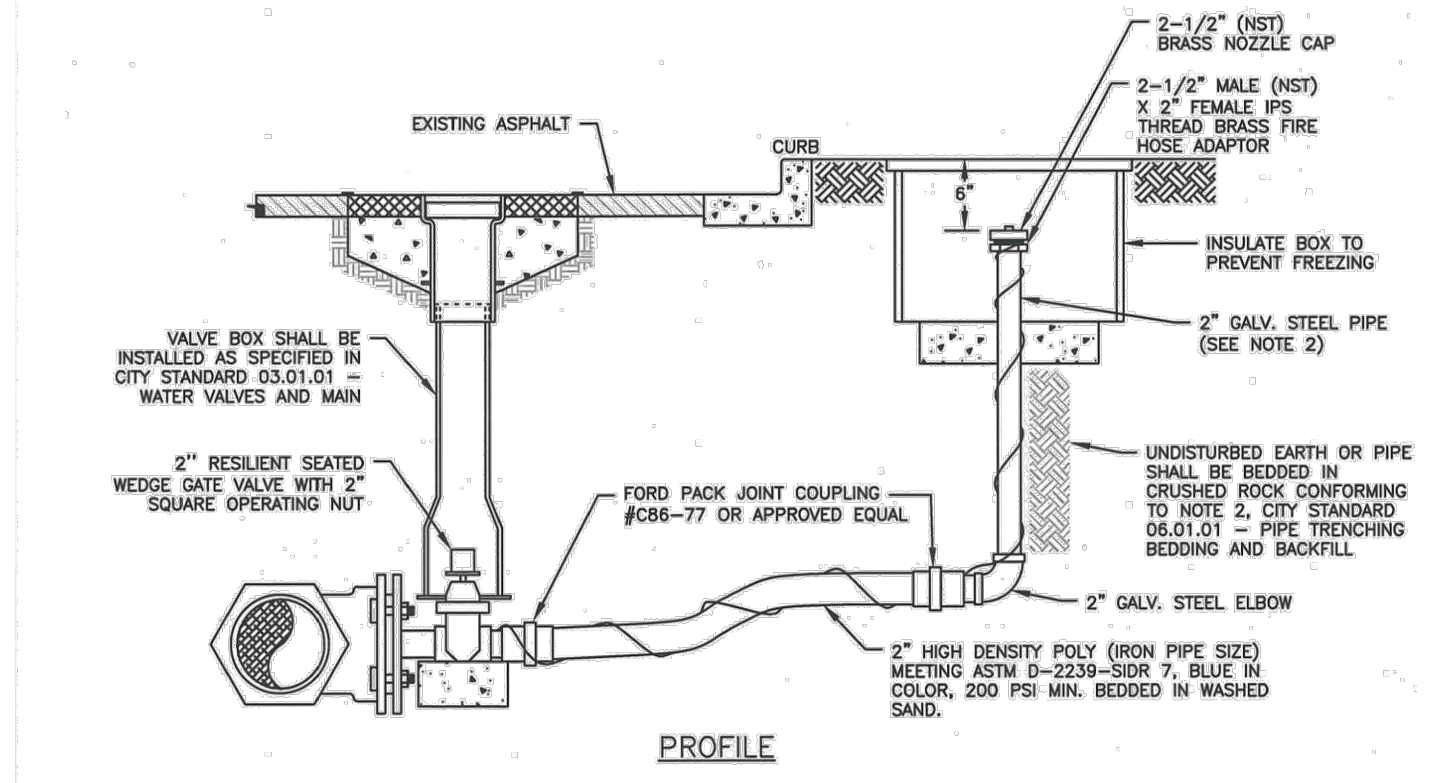
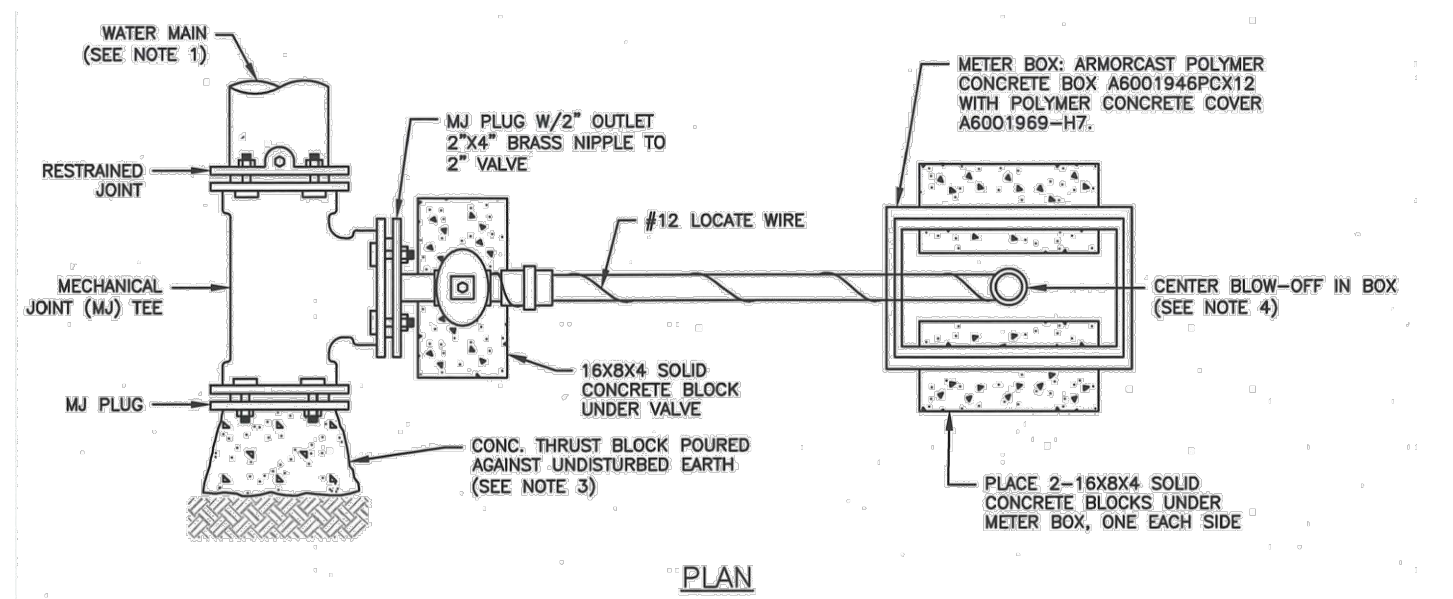
SEE CITY STANDARD 03.01.03-2 FOR ADDITIONAL NOTES FOR THIS DETAIL

**6 WATER CROSSING OTHER UTILITIES**  
 NOT TO SCALE COP STD. 03.01.03-1



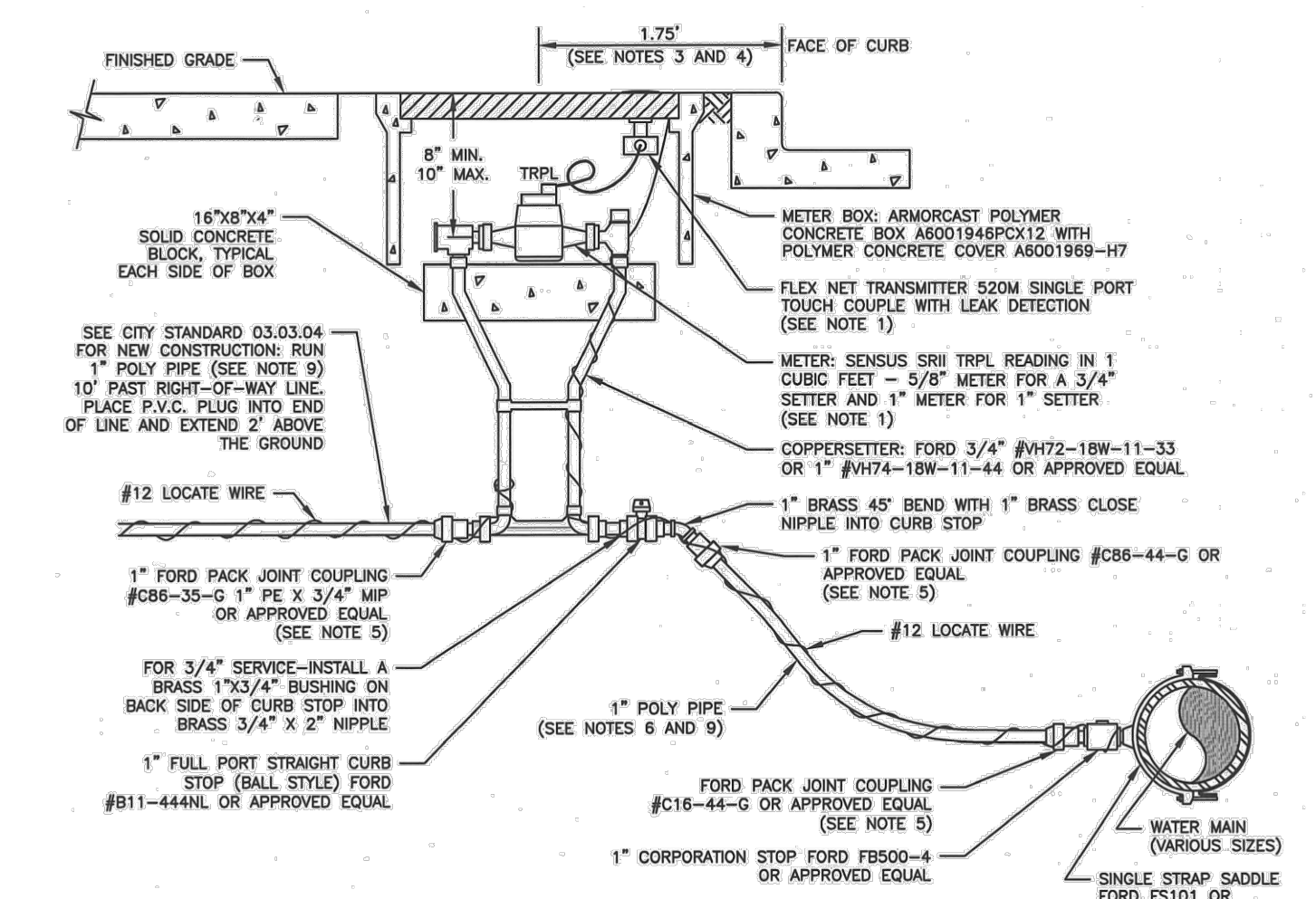
- NOTES:**
- PAINT MARKER POST WITH RUST-OLEUM SAFETY YELLOW #7543 OR APPROVED EQUAL.
  - THE DISTANCE FROM THE MARKER POST TO THE WATER MAIN SHALL BE PAINTED ON THE BACKSIDE OF THE MARKER POST, IN BLACK WITH A 2" HIGH NUMBER.
  - VALVE MARKER POST SHALL BE REQUIRED WHEN EVER THE WATER VALVE IS LOCATED IN AN UNPAVED AREA.
  - THE POST WILL ALSO BE REQUIRED FOR BLOW-OFF ASSEMBLIES IN THE SAME CONDITION AS WATER VALVES.
  - LOCATION OF VALVE MARKER POSTS SHALL BE OFFSET AT RIGHT ANGLES TO EACH LINE VALVE.

**5 VALVE MARKER POST**  
 NOT TO SCALE COP STD. 03.01.02



- 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.
  - OVERSAL LENGTH OF RISER IS 6" SHORTER THAN NORMAL DEPTH OF BURRY.
  - 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 HARD SURFACES.

**4 2\"/>
 NOT TO SCALE COP STD. 03.06.01**



- NOTES:**
- FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION, THE CITY SHALL SUPPLY AND INSTALL THE WATER METER AND TRANSMITTER AT THE TIME OF OCCUPANCY. FOR COMMERCIAL CONSTRUCTION THE CONTRACTOR SHALL SUPPLY AND INSTALL THE METER AND TRANSMITTER.
  - ALL MATERIAL AND FITTINGS SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
  - NORMALLY THE WATER METER BOX SHOULD BE LOCATED IN THE PLANTING STRIP. IF SIDEWALK IS AGAINST THE CURB, PLACE METER BOX DIRECTLY BEHIND THE SIDEWALK.
  - THE WATER METER BOX SHALL NOT BE LOCATED IN HARD SURFACES, WHEN UNAVOIDABLE, EXCEPTIONS CAN BE MADE AT END OF CURB-OR-SACS OR PAV HANDLED LOTS.
  - ALL COUPLINGS SHALL USE PIPE INSERT STIFFENERS.
  - THE WATER SERVICE LINE SHALL BE BEDDED IN WASHED SAND WITH 3/4\"/>

**8 3/4\"/>
 NOT TO SCALE COP STD. 03.03.01-1**

BY	
DATE	
DESCRIPTION	
REVISION	

**CONTOUR**

**ENGINEERING • LLC**  
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS  
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourplc.com  
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

**MICHAEL A. GOULARTE**  
 STATE OF WASHINGTON  
 REGISTERED PROFESSIONAL ENGINEER  
 26th March 2026

**NOTES AND DETAILS**

SHEET TITLE: BRADBURY PLACE TOWNHOMES

CLIENT: BRADBURY PLACE LLC  
 7809 PACIFIC AVE  
 TACOMA, WA 98408

CONTACT: KEN RODDY  
 PHONE: (253) 318-5711

DESIGNER: M. GOULARTE  
 ENGINEER: J. HAUG  
 DRAWN: R. HENRETTA  
 S 03 T 19 N R 04 E WM  
 DATE: 3.17.2026  
 REVISED:

PROJECT: 20-223  
 DWG NAME: 20-223 C

SHEET	REV.
C25	0
25 OF 28	

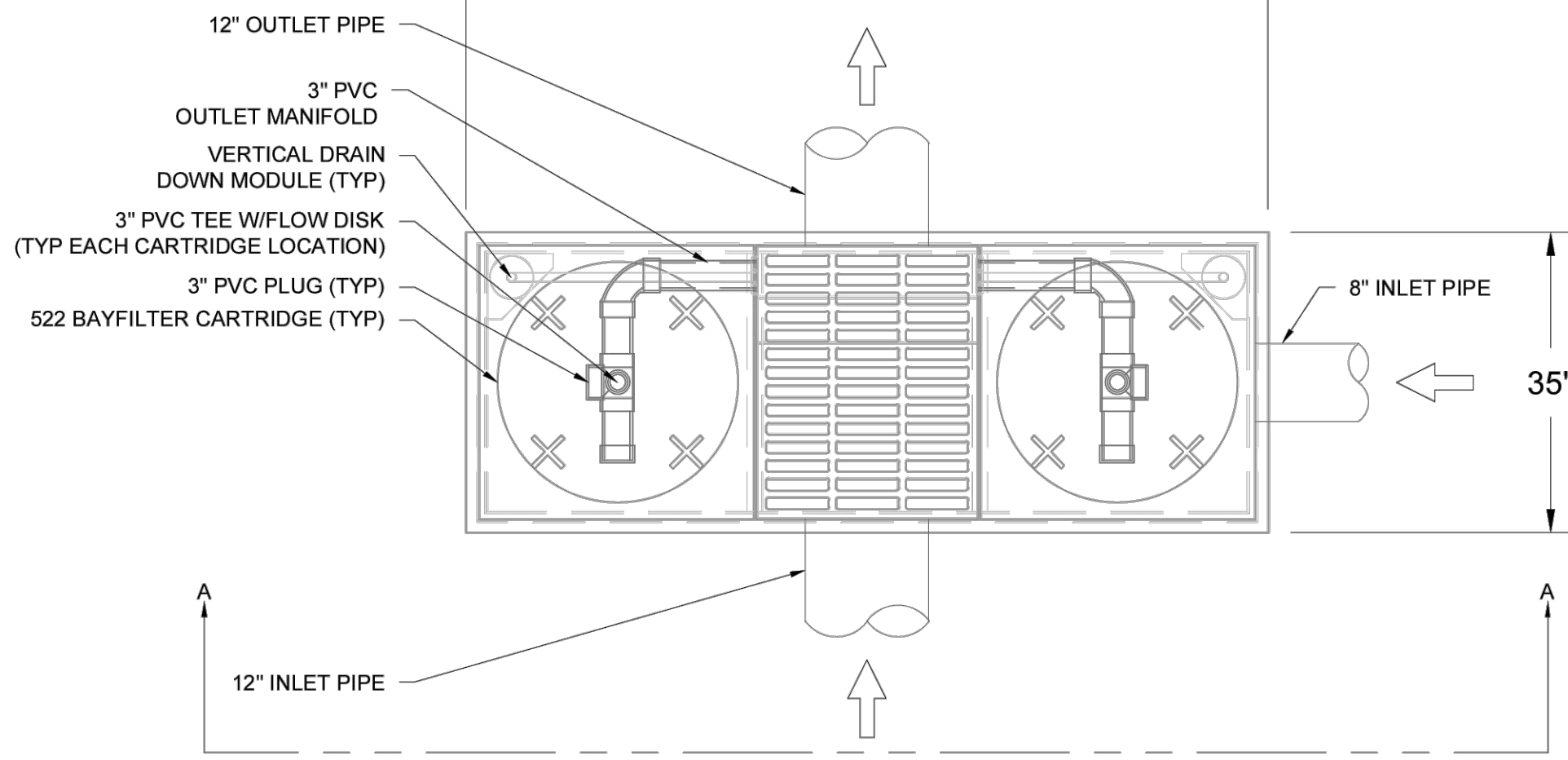
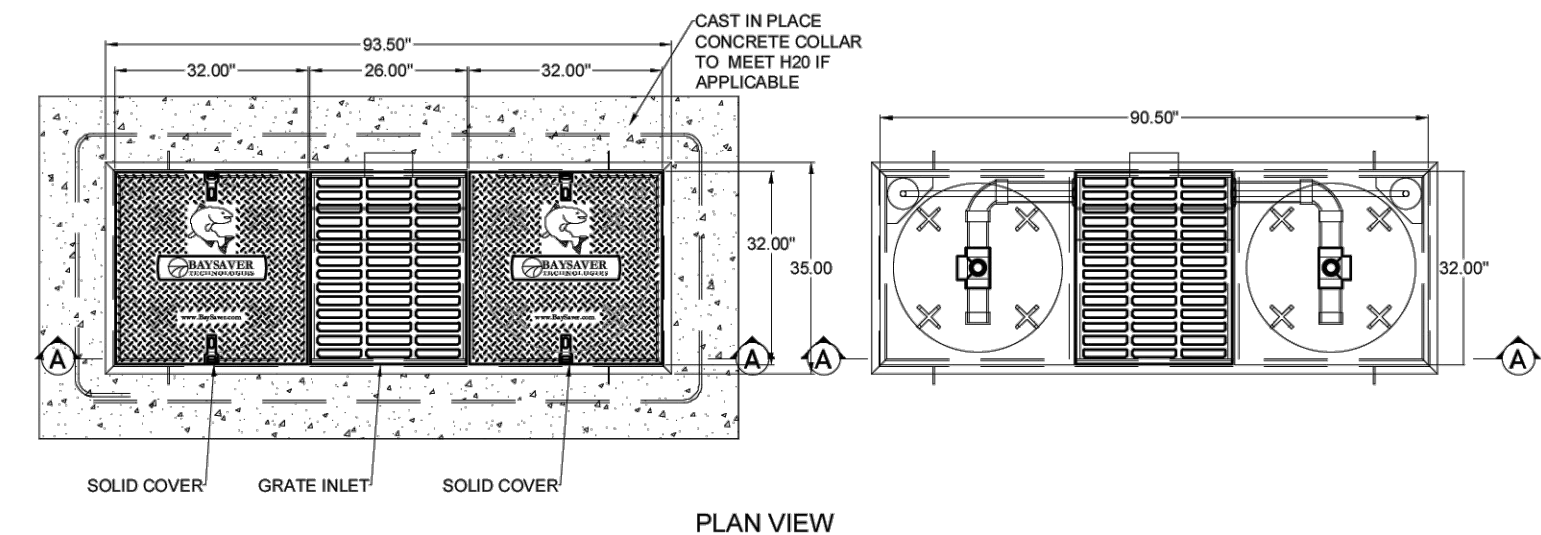
**APPROVED**

BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE:

NOTE: THIS APPROVAL IS VOID  
IF 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  
DEVELOPMENT ENGINEERING  
MANAGER.

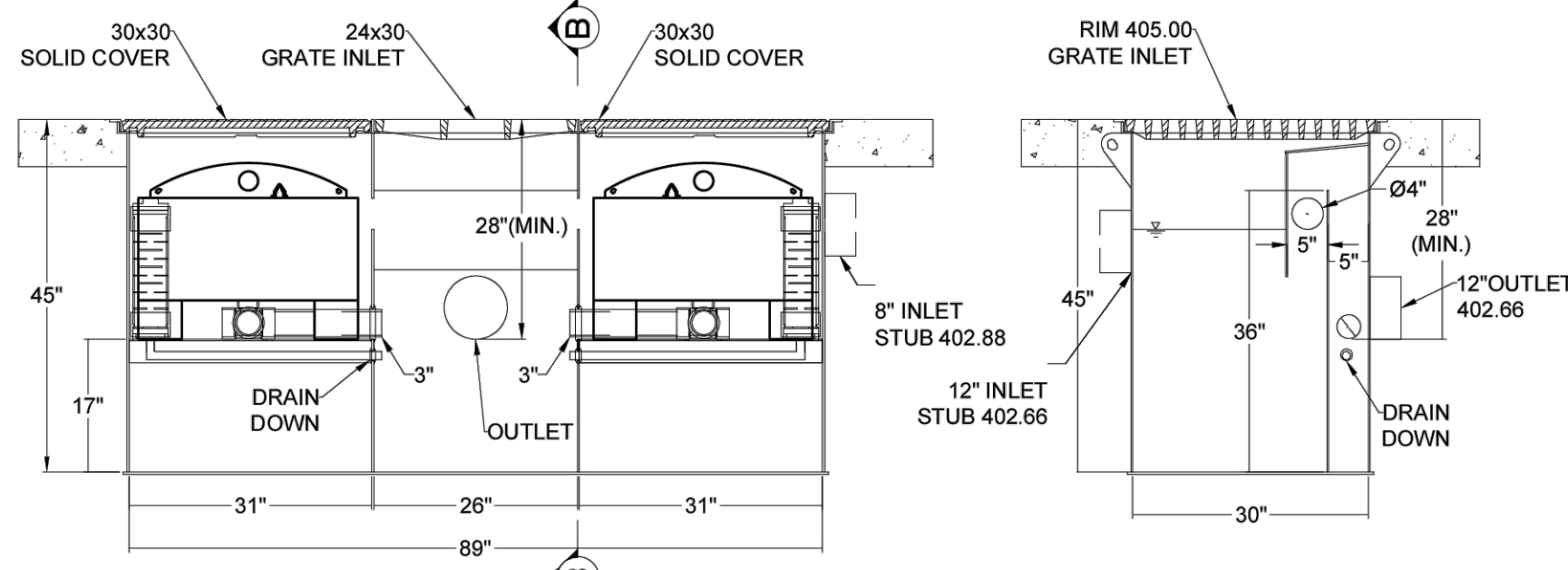
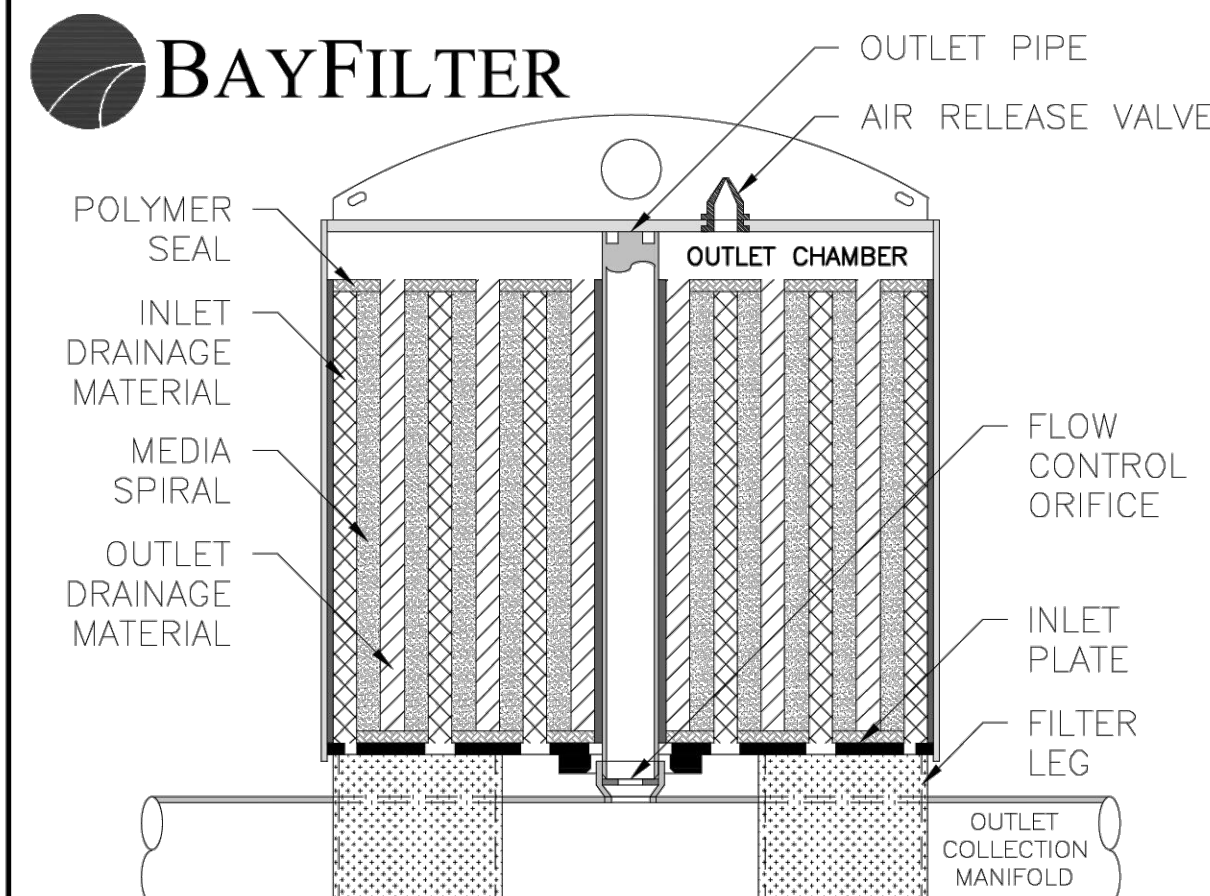
**BRADBURY PLACE TOWNHOMES**  
A PORTION OF SECTION 3, TOWNSHIP 19N, RANGE 04 E, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



**PLAN VIEW**  
SCALE: 1/2" = 1'

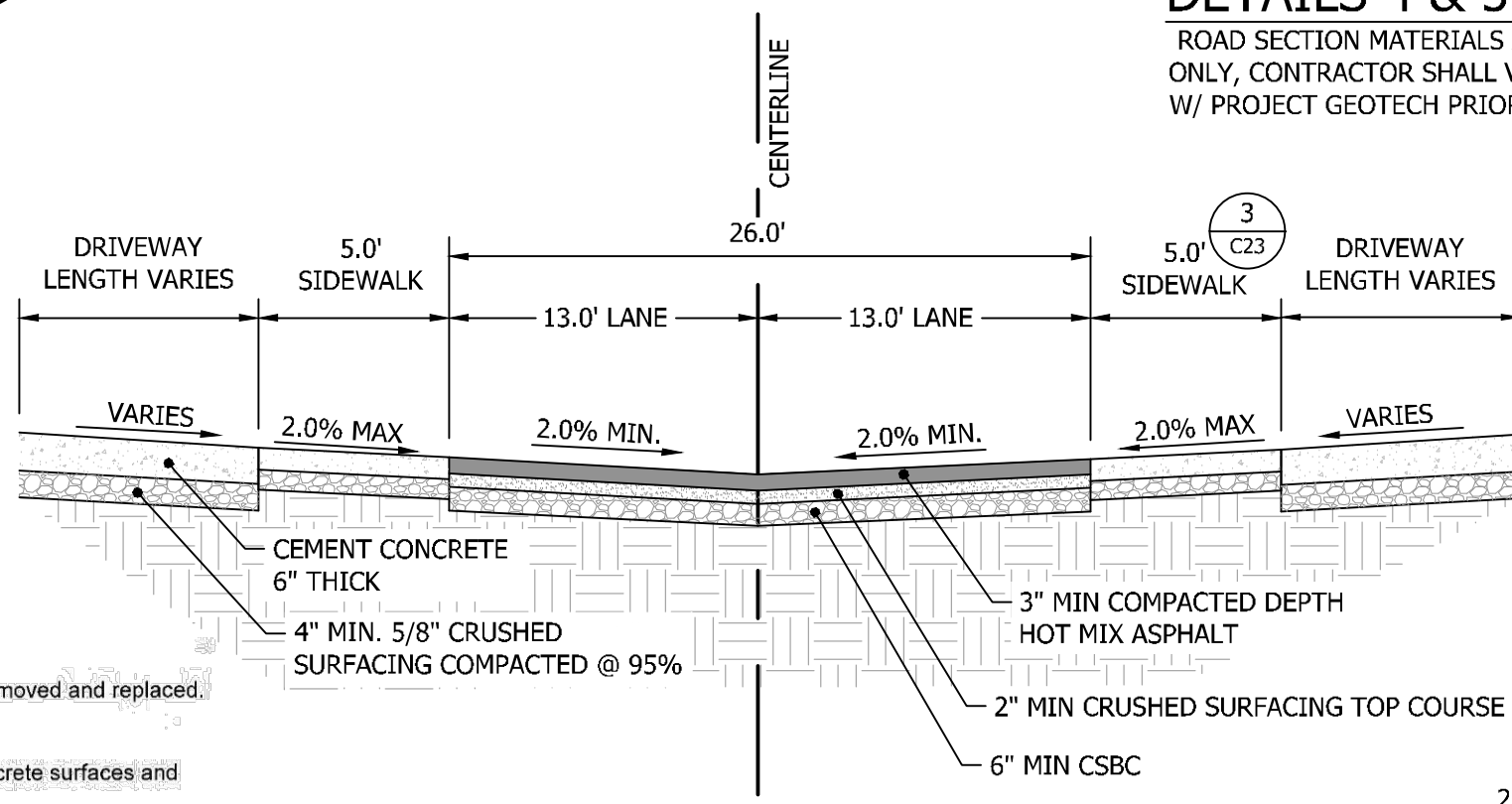
PROJECT	BRADBURY TOWNHOMES
LOCATION	PUYALLUP, WA
WATER QUALITY FLOW	0.074 CFS
DRAINAGE AREA	
CARTRIDGE DESIGN FLOW RATE	22.5 GPM
# BAYFILTER CARTRIDGES	2
TREATED SEDIMENT CAPACITY	350 LBS

THE BAYFILTER STORMWATER MANAGEMENT SYSTEM IS A STORMWATER FILTRATION DEVICE DESIGNED TO REMOVE FINE SEDIMENTS, HEAVY METALS, AND PHOSPHORUS. THE BAYFILTER SYSTEM RELIES ON A SPIRAL WOUND MEDIA FILTER CARTRIDGE WITH APPROXIMATELY 45 SQUARE FEET OF FILTRATION AREA. THE FILTER CARTRIDGES REMOVE POLLUTANTS FROM RUNOFF BY FILTRATION (INTERCEPTION/ATTACHMENT) AND ADSORPTION.



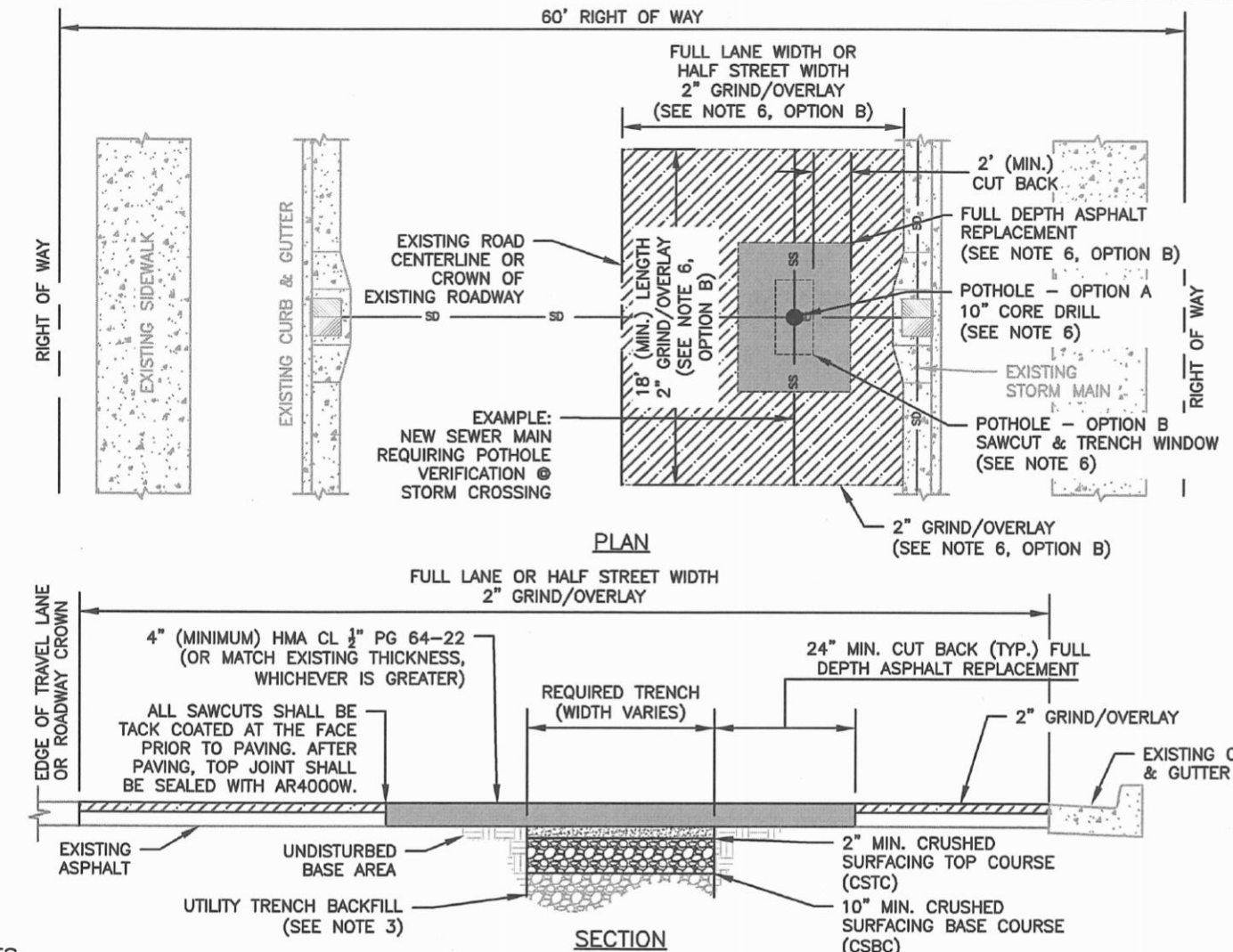
**NOT TO SCALE**

**1 ONSITE STREAMFILTER CATCH BASIN**  
NOT TO SCALE



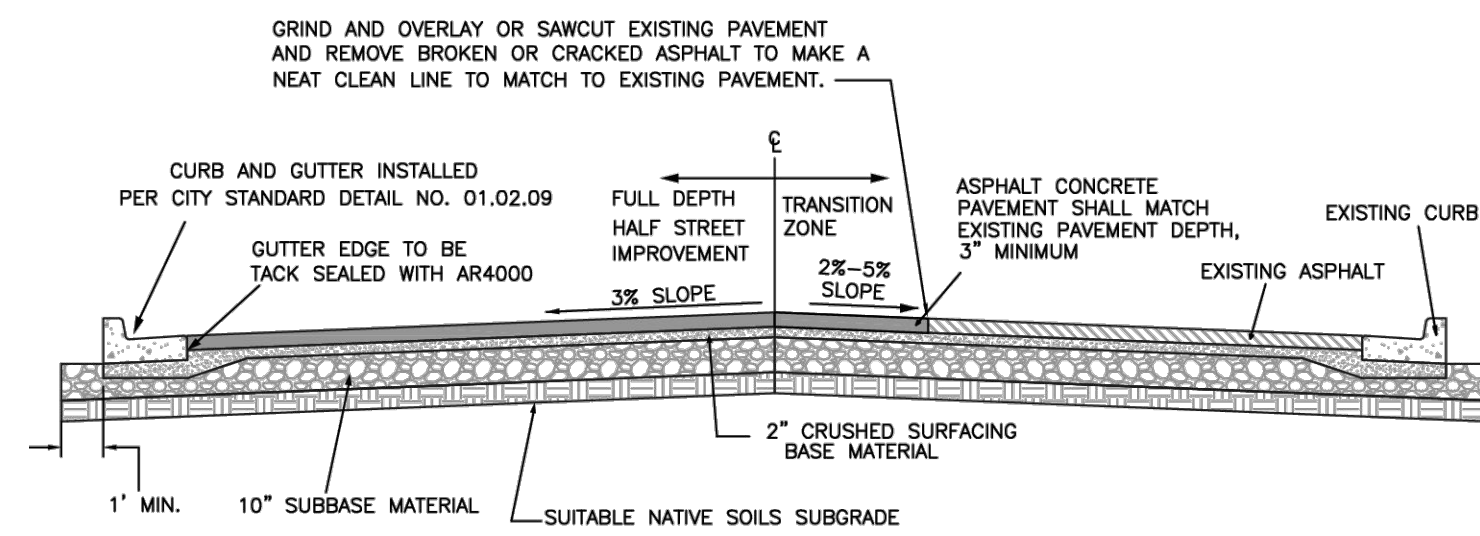
**4 AISLE A & B ROAD SECTION**  
NOT TO SCALE

**5 AISLE C ROAD SECTION**  
NOT TO SCALE



- NOTES:**
- BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
  - ALL DEPTHS INDICATED ARE A MINIMUM COMPACTED DEPTH.
  - 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.
  - ALL BACKFILL FOR PIPE TRENCHES SHALL BE MECHANICALLY COMPACTED BY A POWER-OPERATED MECHANICAL TAMPER(S) AS SPECIFIED IN WSDOT STANDARD SPEC. 2-03.3 (14)C, COMPACTING EARTH EMBANKMENTS, METHOD C OF THE WSDOT STANDARD SPECIFICATIONS.
  - 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 NEGOTIATED CONTRIBUTION FROM THE PERMITTEE FOR RESURFACING IN LIEU OF PATCHING.
  - POTHOLES FOR UTILITIES:**  
OPTION A - UP TO A 10" DIAMETER CORE DRILL IS ALLOWED. CORE HOLES MADE DURING UTILITY POTHOLES SHALL BE BACKFILLED WITH COP TO WITHIN 4" OF FINISHED GRADE. 4" OF HMA SHALL THEN BE PLACED AND COMPACTED, FLUSH WITH EXISTING GRADE.  
OPTION B - FOR POTHOLE WINDOWS LARGER THAN 10" IN DIAMETER OR TRENCHING COMPLETED IN EXISTING ROADWAY, THE CONTRACTOR SHALL MEET CITY STANDARD 06.01.01 FOR PIPE BEDDING 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.
  - WHERE LOCATION OF TRENCH OR POTHOLE 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.
  - 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.

**2 STREET PATCH**  
NOT TO SCALE  
COP STD DETAIL 01.01.20



- NOTES:**
- ALL DEPTHS ARE MINIMUM COMPACTED DEPTHS.
  - 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.
  - 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.
  - 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.
  - 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.
  - TEMPERATURE SHALL NOT EXCEED 325°F AT DISCHARGE OF THE PLANT NOR BE LESS THAN 185°F LEAVING THE SPREADER BOX.
  - THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT SHALL MEET WSDOT STANDARD SPEC. 5-04.3(9) 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.
  - 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.
  - ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEET LINES SHALL BE CLEANED AND TACK COATED.
  - 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.
  - 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.
  - ASPHALT SHALL BE HMA CL 1/2" PG 64-22

**3 HALF STREET IMPROVEMENT**  
NOT TO SCALE  
COP STD DETAIL 01.01.19

**BRADBURY PLACE TOWNHOMES**  
PUYALLUP, WA  
DATE: 02-05-25 DRAWN: TSG PROJECT #: S452666 CHECKED: C/JF

**AS NOTED**

4640 TRUENMAN BLVD  
HILLIARD, OH 43026

**ADS**

2 SHEET OF 2

**NOTES AND DETAILS**

SHEET TITLE: NOTES AND DETAILS

DESIGNER: M. GOULARTE  
ENGINEER: J. HAUG  
DRAWN: R. HENRETTA  
DATE: 3.17.2026  
REVISED:

PROJECT: 20-223  
DWG NAME: 20-223 C

CITY OF TACOMA STD DWG SU-03A

C26

26 OF 28

CLIENT: BRADBURY PLACE LLC  
7809 PACIFIC AVE  
TACOMA, WA 98108

CONTACT: KEN RODY  
PHONE: (253) 318-5711

PHYSICAL ADDRESS: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

PHONE: 253-509-0044 ~ FAX: 253-509-0044 ~ INFO@CONTOUTPLC.COM

ENGINEERING • LLC  
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS



