

Bradley Heights

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

PROJECT DESCRIPTION
 SITE DEVELOPMENT IMPROVEMENTS, INCLUDING CLEARING, GRADING, RETAINING WALLS, PARKING LOT, STORM DRAINAGE, SANITARY SEWER MAIN, WATER MAIN FOR 236 UNIT MULTI-FAMILY DEVELOPMENT.

SITE ADDRESS: 202 27TH AVE SE
PARCEL NUMBER: 041903-6-006

ZONING: RM-CORE

ENGINEER/SURVEYOR:
 AZURE GREEN CONSULTANTS
 409 EAST PIONEER
 PUYALLUP, WA 98372
 PHONE: 253.770.3144

OWNER:
 BRADLEY HEIGHTS SS, LLC
 614 BOYLSTON AVE E
 SEATTLE, WA 98102

APPLICANT

Timberlane Partners
 Contact: Jorden Møllergaard
 1816 11th Ave Unit C
 Seattle, WA 98122
 Phone 509.899.0326
 jorden@timberlanepartners.com

DATUM: NAVD88

BENCHMARK

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

TOPOGRAPHIC INFORMATION

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

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

EROSION & SEDIMENT INSPECTION:
 PRIOR TO STARTING SITE WORK, REQUEST AN INSPECTION FOR EROSION AND SEDIMENT INSPECTION CODE THROUGH THE PERMIT PORTAL OR BY CONTACTING THE INSPECTOR DIRECTLY.

BROKEN CURB, GUTTER, OR SIDEWALK:
 ANY PUBLIC CURB, GUTTER, OR SIDEWALK BROKEN NOW OR DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED AND REPLACED PER CITY STANDARDS.

GENERAL NOTES

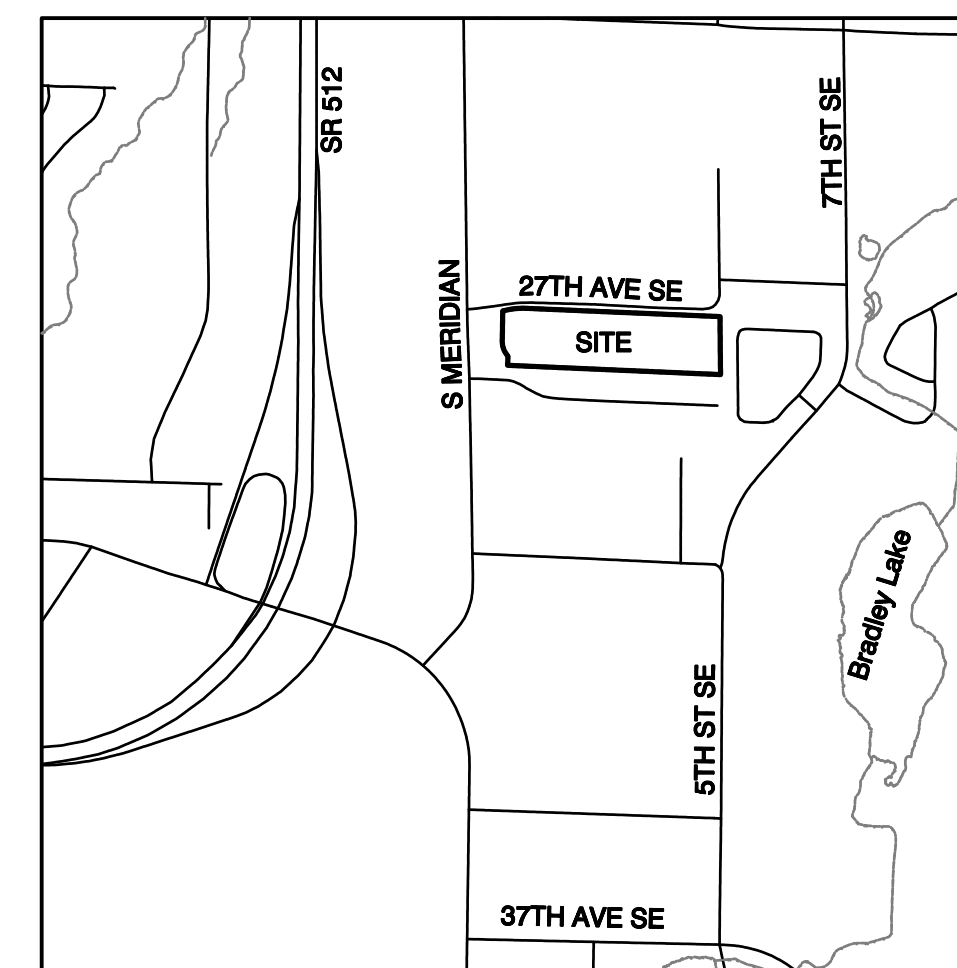
- All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the approved engineering plans, representatives from all applicable utility companies, the project owner and appropriate city staff. Contact Engineering Services at (253-841-5558) to schedule the meeting. The contractor is responsible to have their own set of approved plans at the meeting.
- After completion of all items shown on these plans and before acceptance of the project the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of sanitary sewer service.
- All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Puyallup City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards").
- A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
- Any revisions made to these plans must be reviewed and approved by the developer's engineer and the City prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
- The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
- Any structure and/or obstruction that requires removal or relocation relating to this project shall be done so at the developer's expense.
- Locations of existing utilities are approximate. It shall be the contractor's responsibility to determine the true elevations and locations of hidden utilities. All visible items shall be the engineer's responsibility.
- The contractor shall install, replace, or relocate all signs, as shown on the plans or as affected by construction, per City Standards.
- Power, street light, cable, and telephone lines shall be in a trench located within a 10-foot utility easement adjacent to public right-of-way. Right-of-way crossings shall have a minimum horizontal separation from other utilities (sewer, water, and storm) of 5 feet.
- All construction surveying for extensions of public facilities shall be done under the direction of a Washington State licensed land surveyor or a Washington State licensed professional civil engineer.
- During construction, all public streets adjacent to this project shall be kept clean of all material deposits resulting from on-site construction, and existing structures shall be protected as directed by the City.
- Certified record drawings are required prior to project acceptance.
- A NPDES Stormwater General Permit may be required by the Department of Ecology for this project. For information contact the Department of Ecology, Southwest Region Office at (360)407-6300.
- Any disturbance or damage to Critical Areas and associated buffers, or significant trees designated for preservation and protection shall be mitigated in accordance with a Mitigation Plan reviewed and approved by the City's Planning Division. Preparation and implementation of the Mitigation Plan shall be at the developer's expense.

SURVEY MONUMENTS

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

SHEET INDEX

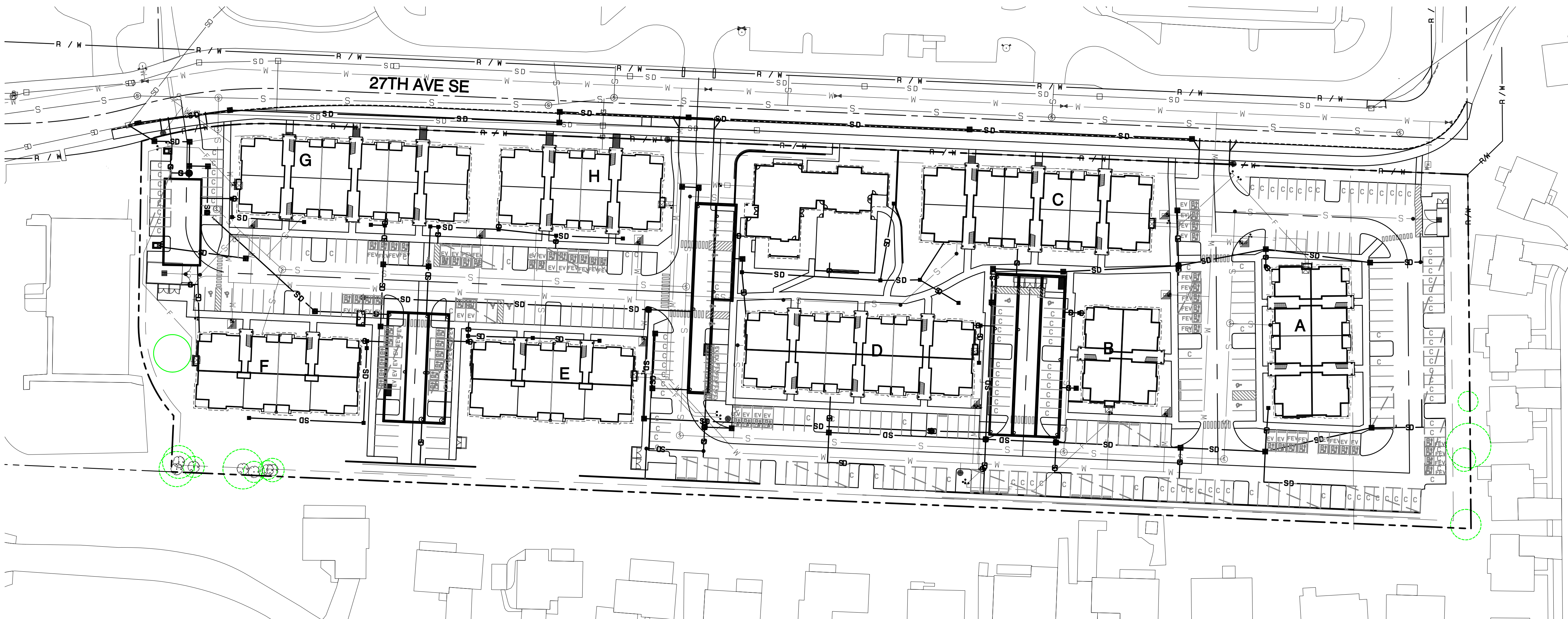
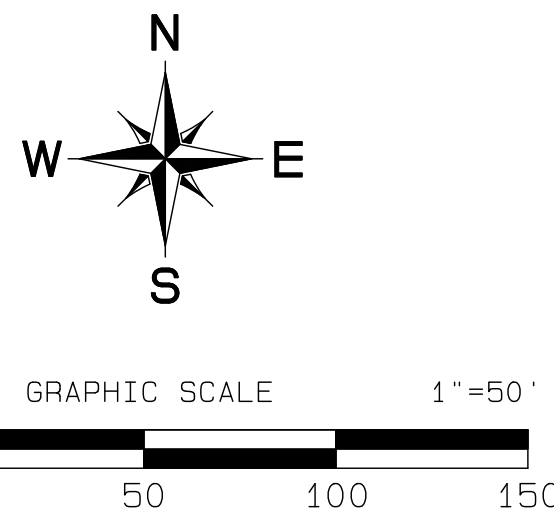
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VICINITY MAP
 SCALE: 1"=1000'

LEGEND

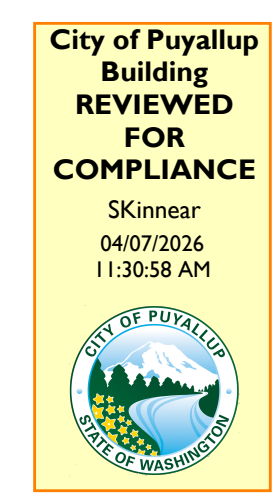
350	EX. CONTOUR	EX. HYDRANT
350	DESIGN CONTOUR	EX. STORM MANHOLE
R/W	LEGAL ROAD CENTERLINE	WATER VALVE
E	RIGHT-OF-WAY LINE	EX. POWER LINE
T	EX. PLAIN EDGE OF ASPHALT	EX. COMM. LINE
E/P	PROPOSED PLAIN EDGE OF ASPHALT	PROPOSED FIRE HYDRANT OR FDC
	EX. DITCH	WATER METER
	PROJECT BOUNDARY	BACKFLOW PREVENTER
	LOT LINE	AIR/VAC ASSEMBLY
	EX. CATCH BASIN	PIV
SD	EX. STORM	NEW ASPHALT PAVING
	PROPOSED CB-TYPE 1	NEW CONCRETE
	PROPOSED CB-TYPE 2	
SD	PROPOSED STORM	
W	WATER MAIN	
S	SANITARY SEWER	
⊙	SANITARY SEWER MANHOLE	
⊙	STANDARD MONUMENT	
+	POWER POLE	



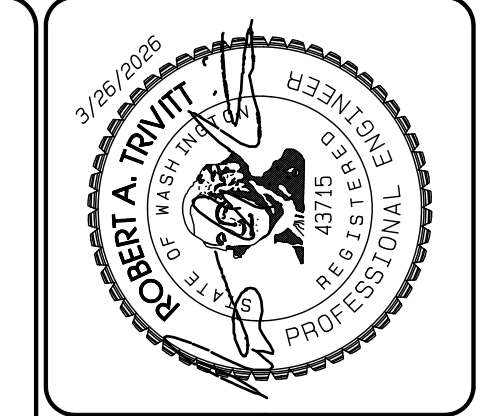
Approval of submitted plans is not an approval of omissions or oversights by this office or non compliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable codes and regulations of the local government.

The approved construction plans, documents, and all engineering must be posted on the job at all inspections in a visible and readily accessible location.

Full sized legible color plans are required to be provided by the permittee on site for inspection.



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



REVISION	DATE
1 Revised per City review and Mail A adjustment.	11/09/24
2 Revised per City review.	4/7/25
3 Revised per City review.	6/6/25
4 Added revisions, clarified annotations. Sheets 6-12, -14, -15, -16, -17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27, -28, -29, -30, -31, -32, -33, -34, -35, -36, -37, -38, -39, -40, -41, -42, -43, -44, -45, -46, -47, -48, -49, -50, -51, -52, -53, -54, -55, -56, -57, -58, -59, -60.	3/19/26
5 Add Mail C	
6	
7	
8	
9	
10	

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

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

City of Puyallup Building Reviewed for Compliance
 SKinner
 04/07/2026
 11:30:58 AM

Bradley Heights
 PRRWF-20260482
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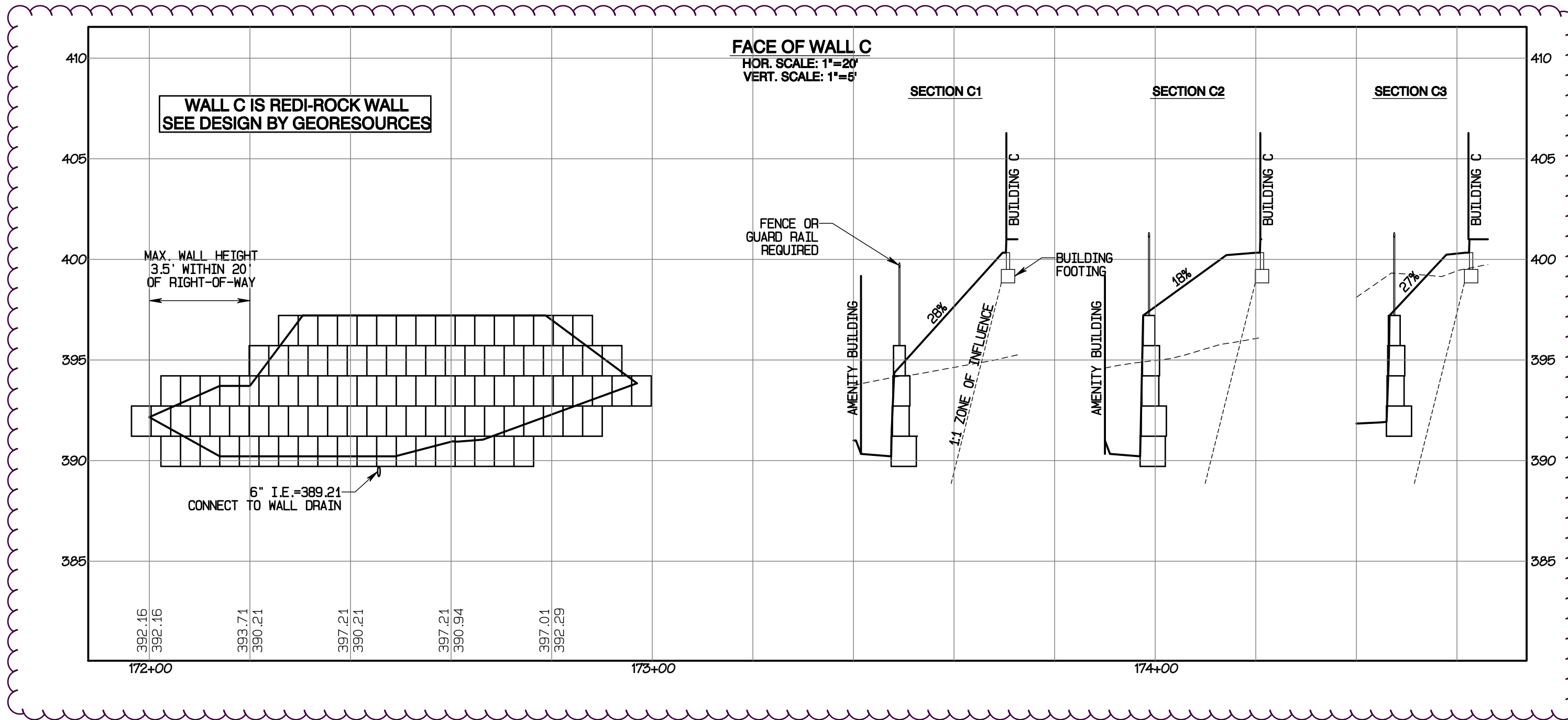
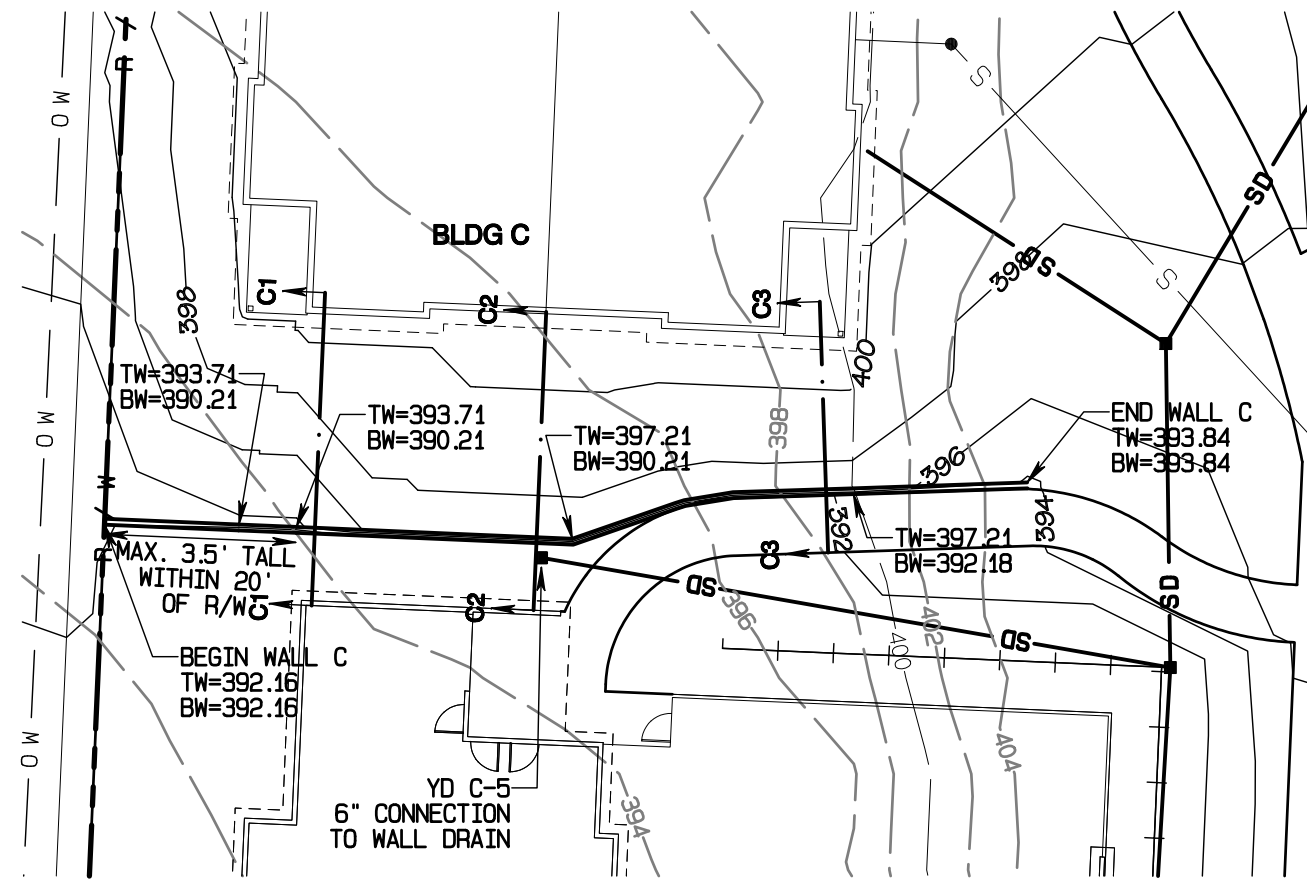
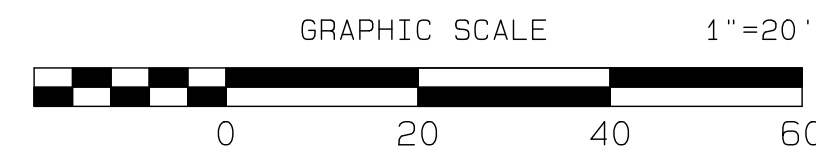
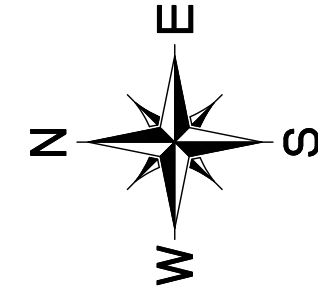
DRAWING
G-1
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Project Desc.: Bradley Heights Date: F:\urban\3227 - Bradley Heights\Drawings\190424\190424.dwg Plot Date/Time: 3/26/2026 2:44:57PM

Bradley Heights

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

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



Please identify the material proposed for the fence and comply with PMC 20.25.040 (5)(a), "Performance standards -- RM zones" below:

(5) Fences and Walls. Except as regulated in subsection (10) of this section, and as regulated in PMC 20.58.005 (2), fences and walls constructed in the RM zones shall not exceed a maximum height above the adjoining grade as set forth in this subsection:

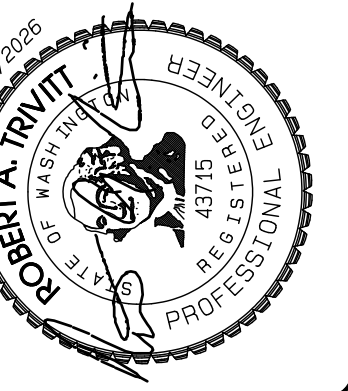
(a) "Fences and walls located within 20 feet of a front lot line shall not exceed a height of three and one-half feet, except that open-wire, welded-wire, chain-link, split-rail or similar fences may be as tall as five feet in height."

Additionally, the fence must be set back one foot from the top of the proposed retaining wall C.

UPDATE:
 The current section details do not identify that the proposed fencing is to be set back 1 foot away from the top of the retaining wall. Please correct section details C1, C2, and C3 to identify the setback of the fence.

See "SITE PLAN", sheet 3 of 3.

Project Desc.: Bradley Heights Print: F:\Jobs\3327 - Bradley Heights\Drawings\Bradley Heights 2026024 EIS.dwg Plot Date/Time: 4/24/2026/10:16:54AM



REVISION	DATE
1 Revised Per City review and Matt A adjustment.	11/9/24
2 Revised Per City review.	4/7/25
3 Revised Per City & Matt review.	6/27/25
4 Add notes to clarify proposed proposals. Remove 6-12, -13, -14, 50-5, -6, -11, -12, -22, 6 60-2 60-3	6/27/25
5 Add Matt C height. Minimum height. Remove 6-12, -13, -14, 50-5, -6, -11, -12, -22, 6 60-2 60-3	3/26/26
6 Limit Matt C height within 20' of R/W.	4/24/26
7	
8	
9	
10	

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

AZURE GREEN
 CONSULTANTS

*feasibility *planning *engineering *surveying

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

Retaining Wall C

PRRWF 202604 EIS

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DRAWING
G-15
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