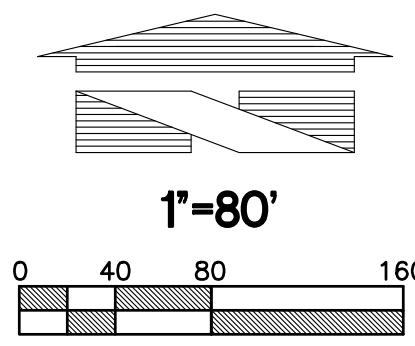
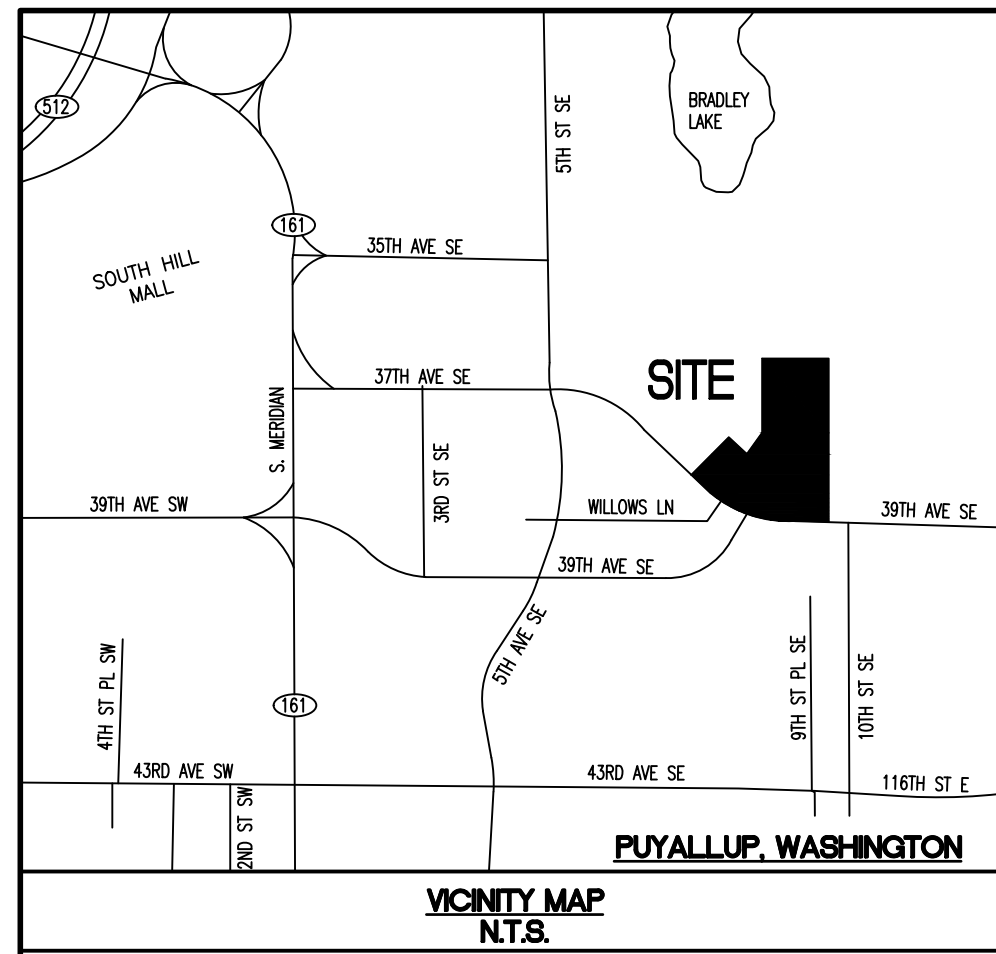


COVER SHEET

FOR

WESLEY HOMES PUYALLUP

DRT Review 002
April 2023
PLPSP20220108



PROPERTY ADDRESS:
707 39TH AVE. S.E. PUYALLUP, WA 98374

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY'S FILE NO. NCS-811513-WA1, DATED AUGUST 30, 2016 AT 7:30 A.M.)

PARCEL A:
REVISED PARCEL 2 OF CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO. 06-84-007, RECORDED AUGUST 18, 2006 UNDER RECORDING NO. 200608185003 AND AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED NOVEMBER 30, 2006 UNDER RECORDING NO. 200611300893, RECORDS OF PIERCE COUNTY, WASHINGTON.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED APRIL 26, 2007 UNDER RECORDING NO. 200704260812, IN PIERCE COUNTY, WASHINGTON.

HORIZONTAL DATUM (NAD 83/91)- BASIS OF BEARINGS
SOUTH 05°28'09" EAST, AS MEASURED BETWEEN W.S.D.O.T. MONUMENT ID 244 AND 4208.

VERTICAL DATUM - (NAVD 1988)

BENCHMARK: W.S.D.O.T. MONUMENT ID 244 (GP27512-17), BEING THE TOP OF A FOUND 3" BRASS DISK "1991 GP27512-17" ON NORTH SIDE OF MERIDIAN AVE., 30' EAST OF N.E. CORNER OF SR-512 OVERPASS
ELEV. = 409.93 US FEET

PROCEDURE / NARRATIVE

A FIELD TRAVERSE USING A "TOPCON QS" AND SPECTRA "FOCUS 30" TOTAL STATION, "TOPCON GR5" AND "TDS RANGER" DATA COLLECTOR SUPPLEMENTED WITH GPS AND FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

DATES OF SURVEYS:
FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN MAY 2015 AND SEPTEMBER 2016.
ALL MONUMENTS SHOWN AS FOUND WERE VISITED IN 2015.

TAX ACCOUNT NUMBERS:

0419037014

CALCULATED AREA:

625,733.52± SQ. FT. (14.36± ACRES)

PROPERTY ADDRESS:

707 39TH AVE. S.E.
PUYALLUP, WA 98374

SURVEYORS NOTES:

1. UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE VERIFIED.
2. ALL DISTANCES ARE IN US FEET
3. NO BUILDINGS ARE WITHIN THE SURVEYED AREA
4. THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE FIELD SURVEY.
5. THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED AT THE TIME OF THE FIELD SURVEY.
6. NO PARKING OR STRIPING WAS FOUND ON SITE.
7. FLAGGED WETLANDS SHOWN AS LOCATED IN THE FIELD IN 2015.
8. NO ZONING INFORMATION HAS BEEN PROVIDED AS OF OCTOBER 13, 2016

REFERENCE SURVEYS:

1. R.O.S., REC. NO. 8410300247
2. R.O.S., REC. NO. 8603170340
3. R.O.S., REC. NO. 8604080409
4. PUYALLUP B.L.A. REC. NO. 200608185003

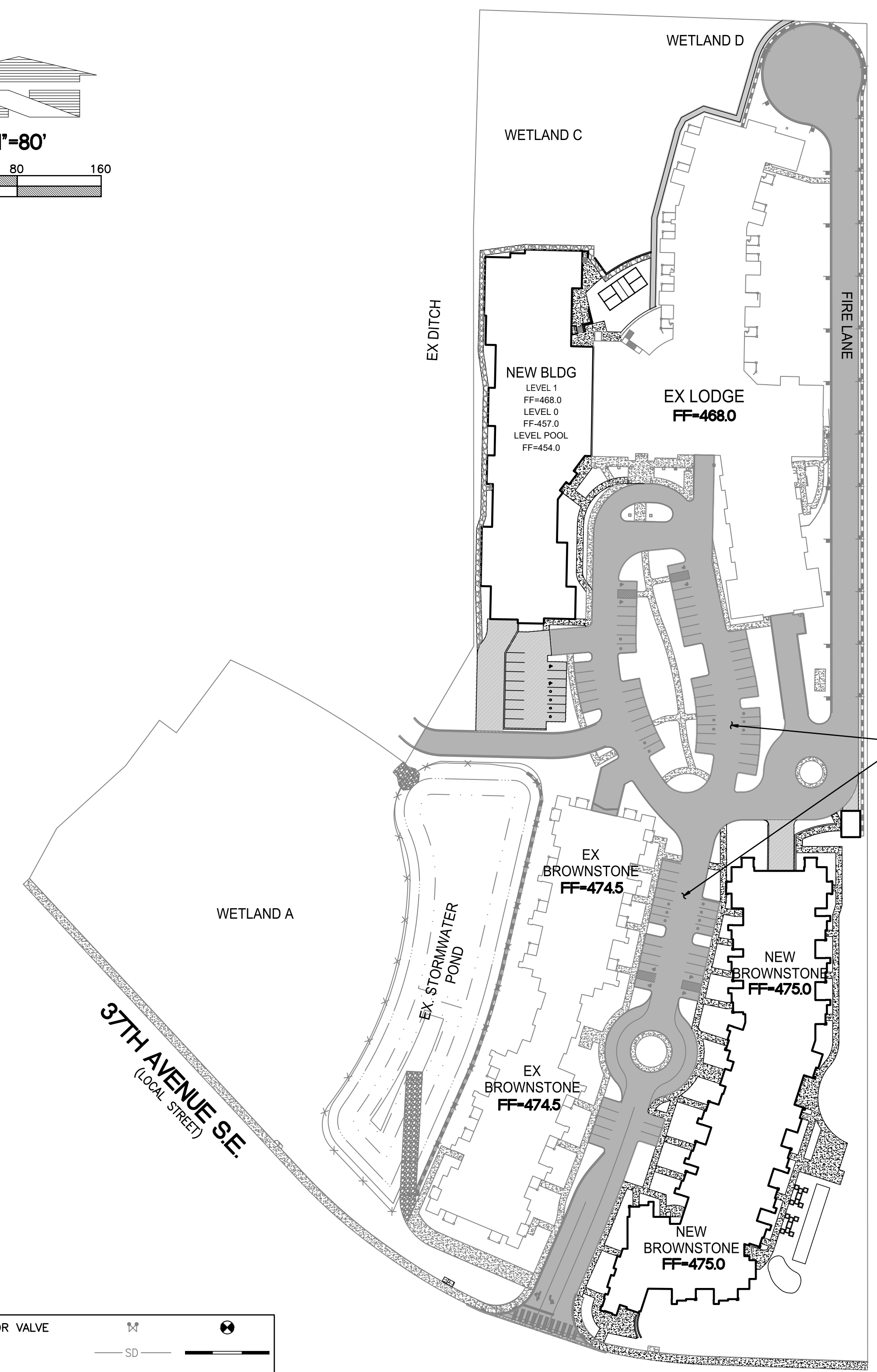
ZONING: "CB" COMMUNITY BUSINESS.

APPROVED

BY _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE _____
NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR 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.

LEGEND			
EXISTING	PROPOSED		
—	=	POST INDICATOR VALVE	⊕
—	=	STORM LINE	—SD—
—	=	CATCH BASIN TYPE 1	□
—	=	CATCH BASIN TYPE 2	⊙
—	=	SANITARY SEWER LINE	—SS—
—	=	SANITARY SEWER MANHOLE	○
—	=	CLEANOUT (AS NOTED)	○
—	=	POWER OVERHEAD	—P (OH)—
—	=	POWER UNDERGROUND	—P (UG)—
—	=	POWER METER	⊠
—	=	UTILITY POLE	◇
—	=	JUNCTION BOX (TYPE 1,2,3)	⊠
—	=	LUMINAIRE	⊙
—	=	YARD LIGHT	⊠
—	=	TELEPHONE	—T(UG)—
—	=	GAS	—C—
—	=	GAS METER	⊠
—	=	GAS VALVE	⊠
—	=	CURB AND GUTTER	—
—	=	BARRIER CURB	—
—	=	CONCRETE	—
—	=	ASPHALT	—
—	=	PAINT STRIPING	—
—	=	DIRECTIONAL ARROW	→
—	=	SAWCUT	—
—	=	BOLLARD	○
—	=	SIGN	⊠
—	=	BUILDING LINE	—
—	=	CONTOURS	—432—
—	=	WATER LINE	—W—
—	=	FIRE HYDRANT	⊠
—	=	WATER METER	⊠
—	=	WATER VALVE	⊠
—	=	FIRE DEPARTMENT CONN.	—



INDEX OF SHEETS:

C1	OF	8	COVER SHEET
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C3	OF	8	EXISTING SITE AND TESC PLAN
C4	OF	8	PRELIMINARY GRADING AND DRAINAGE PLAN
C5	OF	8	PRELIMINARY GRADING AND DRAINAGE PLAN
C6	OF	8	PRELIMINARY WATER AND SEWER PLAN
C7	OF	8	PRELIMINARY WATER AND SEWER PLAN
C8	OF	8	CONSTRUCTION NOTES

OWNER/DEVELOPER

WESLEY HOMES
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209
CONTACT: KEVIN ANDERSON

ARCHITECT:

IN-SITE ARCHITECTS
2324 UNIVERSITY AVE. WEST, SUITE 105
ST. PAUL, MN 55114
(612) 252-4822
CONTACT: JILL KRANCE

ENGINEER/SURVEYORS

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222
CONTACT: DAN BALMELLI, P.E. (ENGINEERING)
CONTACT: BRIAN GILLOOLY, P.L.S. (SURVEY)

ESTIMATED CUT AND FILL QUANTITIES:
CUT: 5,000 CY
FILL: 10,000 CY
NET: 5,000 CY

CALL BEFORE YOU DIG:
1-800-424-5555

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

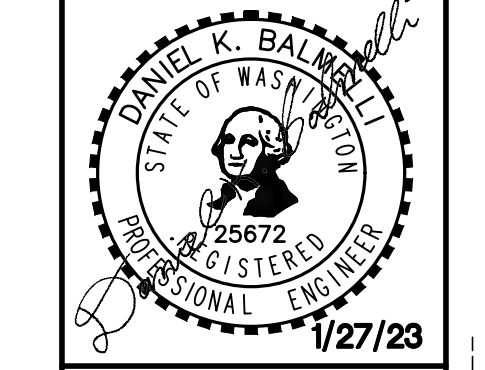
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

Revision
Appr.
Cdd.
By
Date
No.

COVER SHEET
FOR
PRELIMINARY PHASE 2
WESLEY BRADLEY PARK

WESLEY HOMES
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209

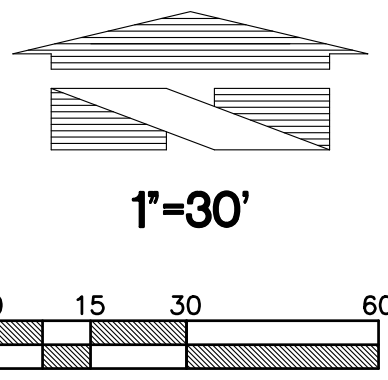


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Designed	CP		CP	
Drawn	BOK		CP	
Checked	CP		CP	
Approved	CP		CP	
Date		12/14/19		

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

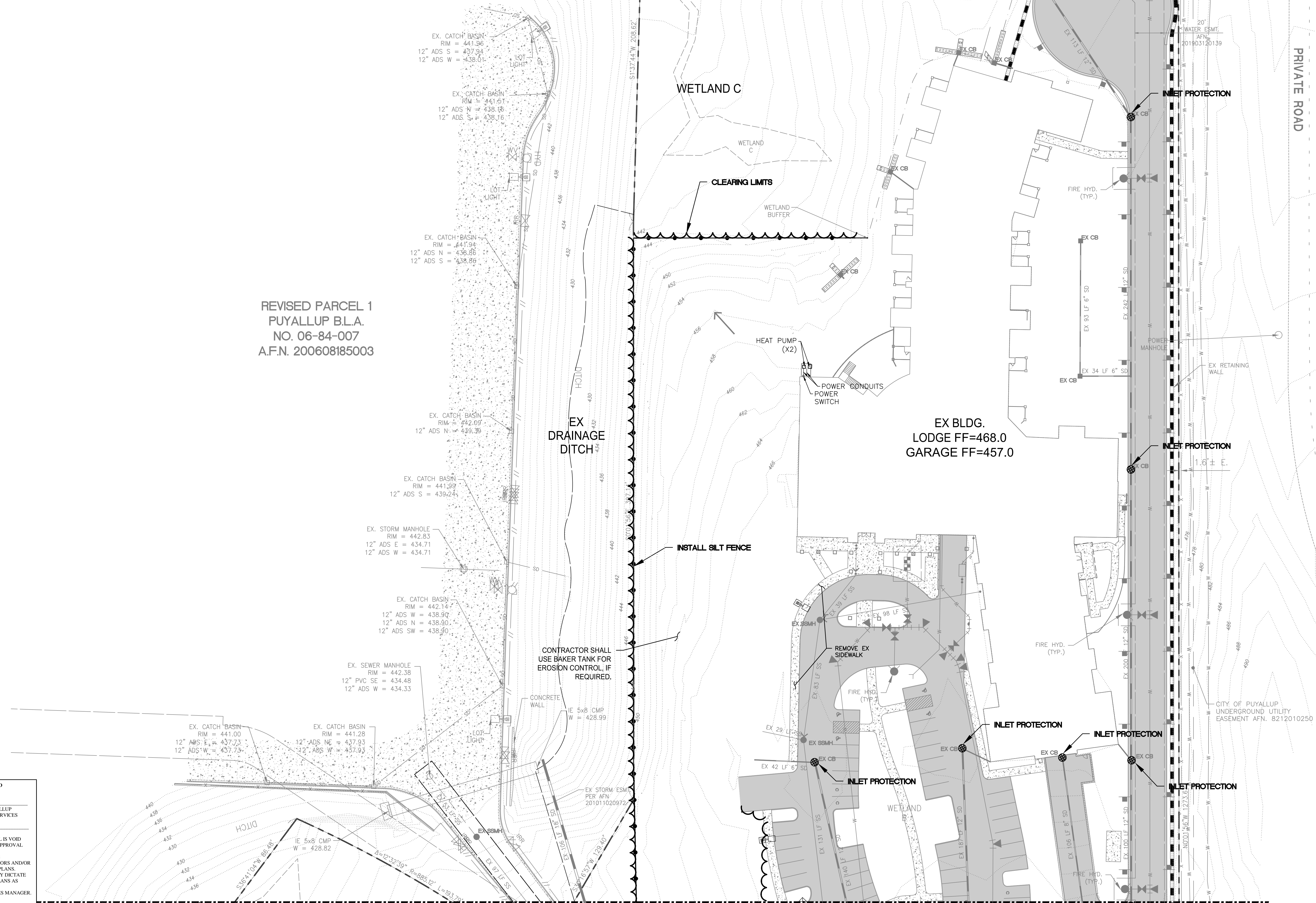
Job Number
16718

Sheet
C1 of **8**



EXISTING SITE AND TESC PLAN

REVISED PARCEL 1
PUYALLUP B.L.A.
NO. 06-84-007
A.F.N. 200608185003



APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

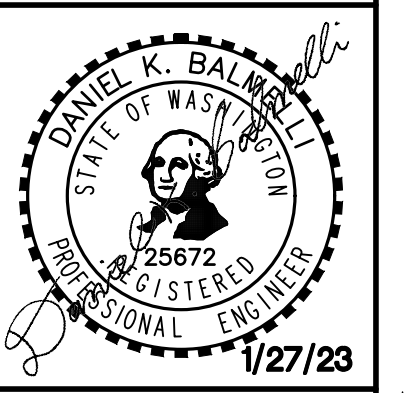
DATE: _____

NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR 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.

No.	Date	By	Chd.	Appr.

Title:
EXISTING SITE AND TESC PLAN
FOR
PRELIMINARY PHASE 2
WESLEY BRADLEY PARK

For:
WESLEY HOMES
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209



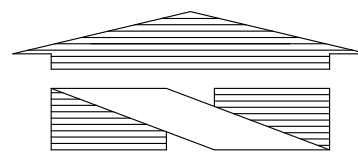
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Designed	CP	Drawn	BCK	Checked	CP	Approved	CP	Date	12/14/19

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

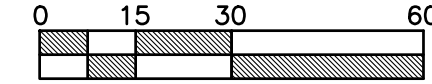
Job Number: **16718**
Sheet: **C2** of **8**

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EXISTING SITE AND TESC PLAN

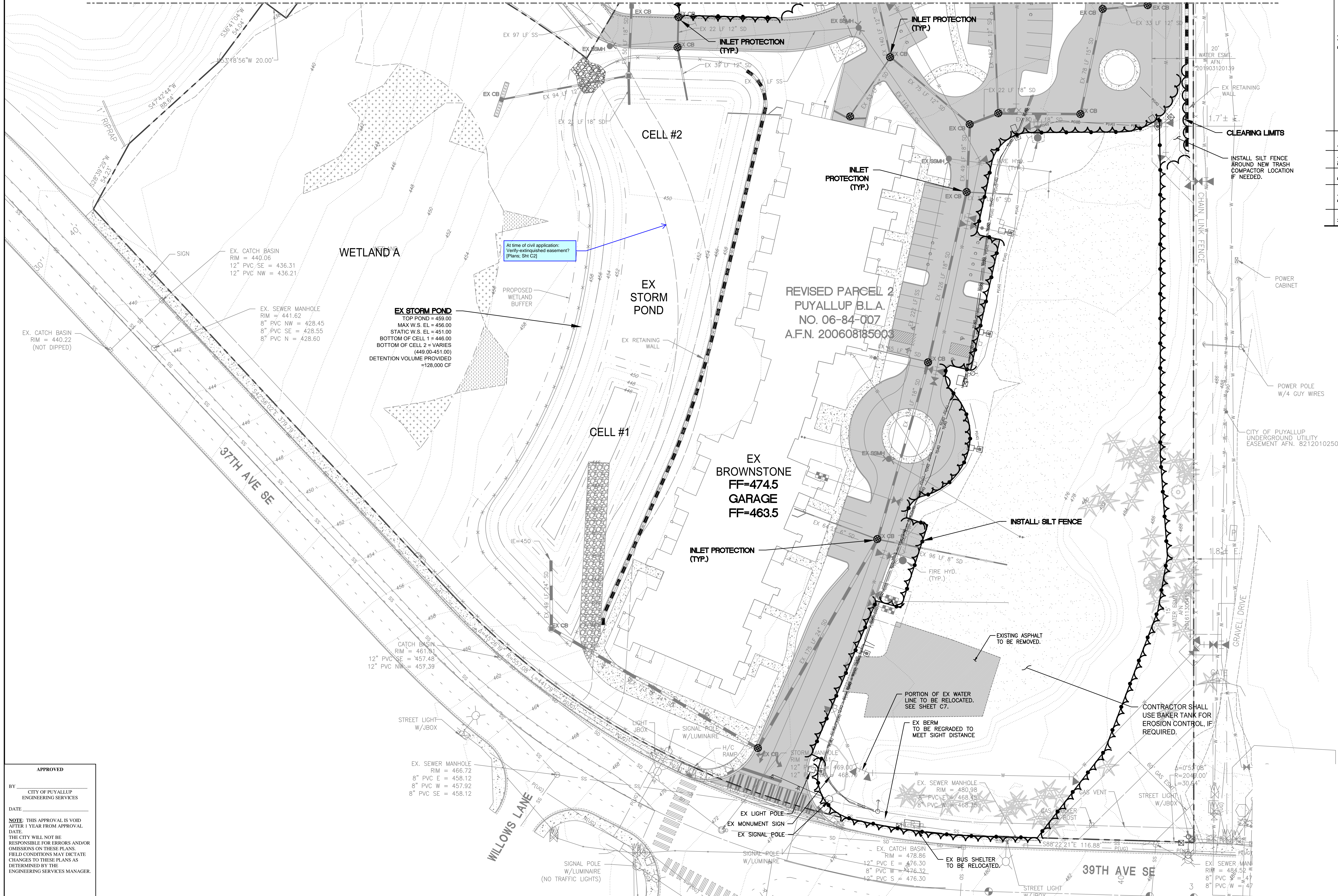


1"=30'



MATCH LINE SEE SHEET C2

MATCH LINE SEE SHEET C2



EX. CATCH BASIN
RIM = 440.06
12" PVC SE = 436.31
12" PVC NW = 436.21

WETLAND 'A'

EX STORM POND
TOP POND = 459.00
MAX W.S. EL = 456.00
STATIC W.S. EL = 451.00
BOTTOM OF CELL 1 = 446.00
BOTTOM OF CELL 2 = VARIES
(449.00-451.00)
DETENTION VOLUME PROVIDED
= 128,000 CF

EX BROWNSTONE
FF-474.5
GARAGE
FF-463.5

REVISED PARCEL 2
PUYALLUP B.L.A.
NO. 06-84-007
A.F.N. 200608185003

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

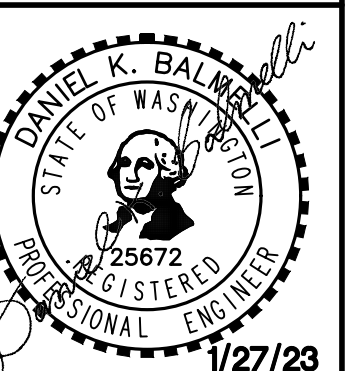
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DETERMINED BY THE
ENGINEERING SERVICES MANAGER.

No.	Date	By	Chd.	Appr.

EXISTING SITE AND TESC PLAN
FOR
PRELIMINARY PHASE 2
WESLEY BRADLEY PARK

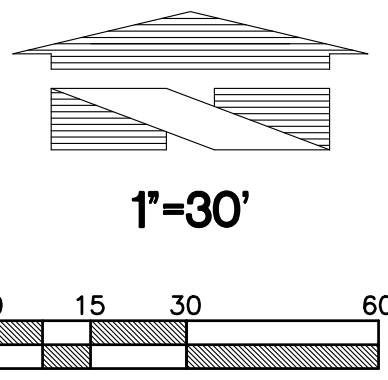
WESLEY HOMES
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209



Scale:	Horizontal	1" = 30'	Vertical	N/A
Designed _CP_	Drawn _BGK_	Checked _CP_	Approved _CP_	Date 12/14/19

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number **16718**
Sheet **C3** of **8**



PRELIMINARY GRADING AND DRAINAGE PLAN

REVISED PARCEL 1
 PUYALLUP B.L.A.
 NO. 06-84-007
 A.F.N. 200608185003

City Stats 204.7 requires backup power and alarm in addition to other criteria for pumping of stormwater. At time of civil application, discuss operation, maintenance, and safety (flooding) of this pump system if not meeting the criteria of 204.7. [Plans, Sht C4]

- NOTES:**
1. RELOCATE EX. UTILITY STUB TO NEW FACE OF BUILDING. (CONNECT EX STORM DRAIN PIPE TO NEW ROOF DRAIN SYSTEM.)
 2. INSTALL OIL/WATER SEPARATOR AND CONNECT TRENCH DRAIN AT BOTTOM OF ACCESS DRIVE. PUMP STORMWATER FROM OIL/WATER SEPARATOR TO EXISTING CATCH BASIN.

APPROVED

BY: CITY OF PUYALLUP
 ENGINEERING SERVICES

DATE: _____

NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR 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.

MATCH LINE SEE SHEET C5

MATCH LINE SEE SHEET C5

No.	Date	By	Chd.	Appr.

Title:
 PRELIMINARY GRADING AND DRAINAGE PLAN
 FOR
 PRELIMINARY PHASE 2
 WESLEY BRADLEY PARK

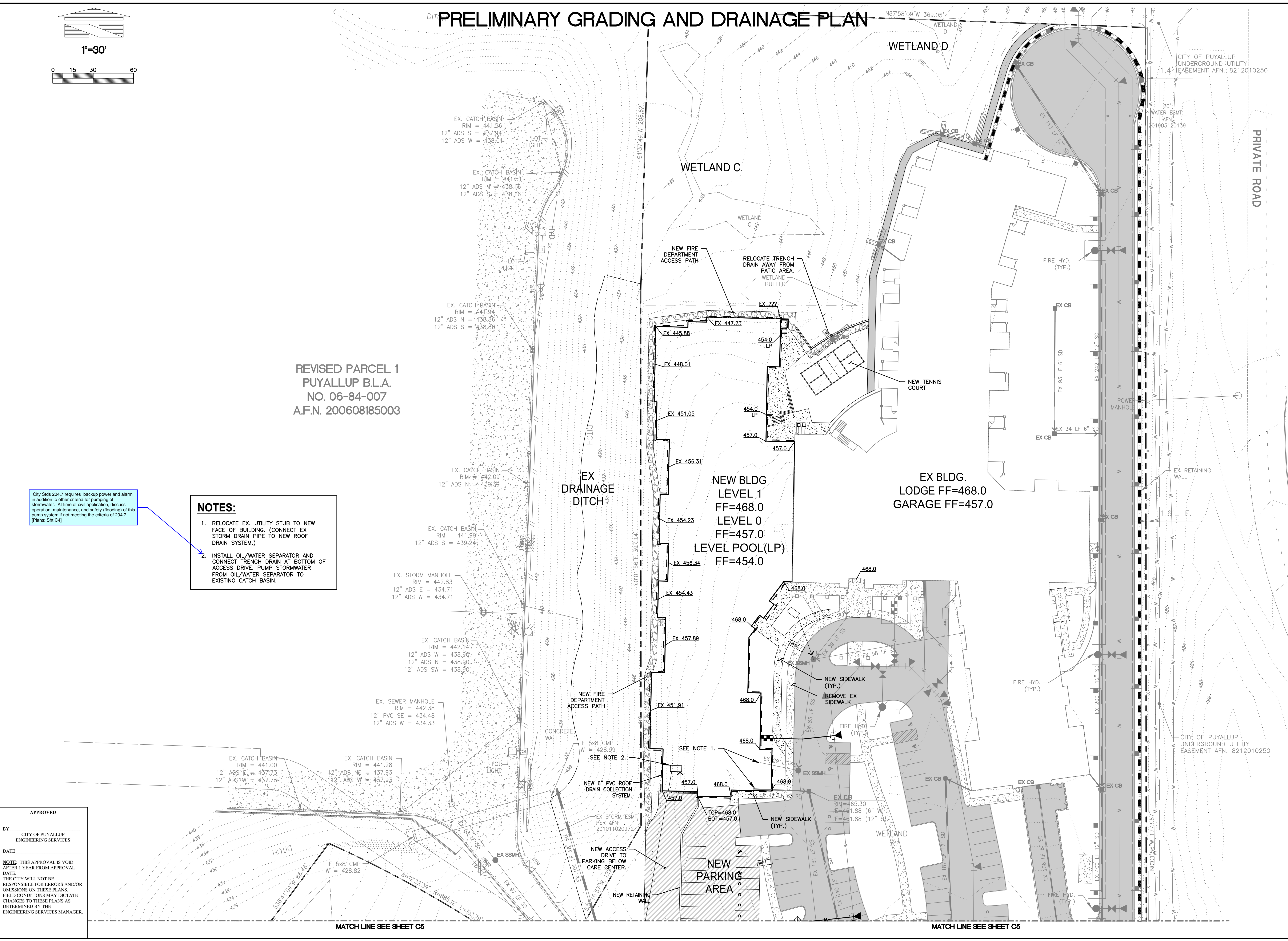
For:
 WESLEY HOMES
 815 SOUTH 216TH STREET
 DES MOINES, WA 98190
 (206) 870-1209

Scale:
 Horizontal 1" = 30'
 Vertical N/A

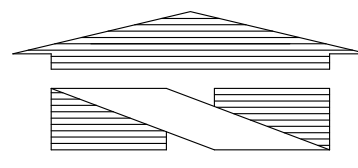
Designed CP: _____
 Drawn: _____
 Checked CP: _____
 Approved CP: _____
 Date: 12/14/19

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com

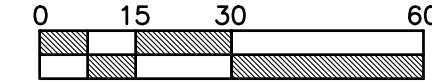
Job Number: 16718
 Sheet: C4 of 8



PRELIMINARY GRADING AND DRAINAGE PLAN



1"=30'

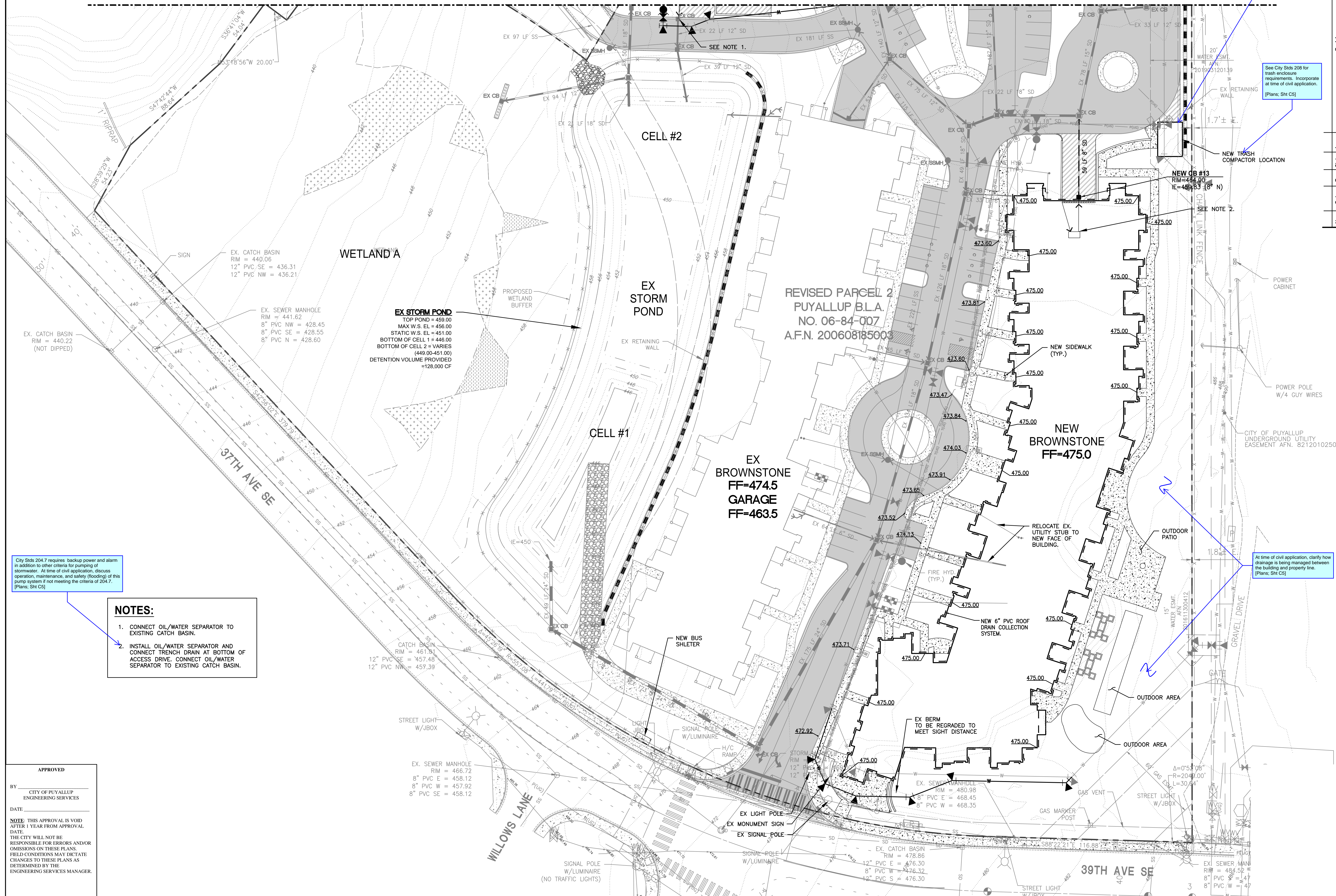


MATCH LINE SEE SHEET C4

MATCH LINE SEE SHEET C4

Do not locate trash enclosure within the easement. (Plans: Sht C5)

See City Sids 208 for trash enclosure requirements. Incorporate at time of civil application. (Plans: Sht C5)



City Sids 204.7 requires backup power and alarm in addition to other criteria for pumping of stormwater. At time of civil application, discuss operation, maintenance, and safety (flooding) of this pump system if not meeting the criteria of 204.7. (Plans: Sht C5)

- NOTES:**
1. CONNECT OIL/WATER SEPARATOR TO EXISTING CATCH BASIN.
 2. INSTALL OIL/WATER SEPARATOR AND CONNECT TRENCH DRAIN AT BOTTOM OF ACCESS DRIVE. CONNECT OIL/WATER SEPARATOR TO EXISTING CATCH BASIN.

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

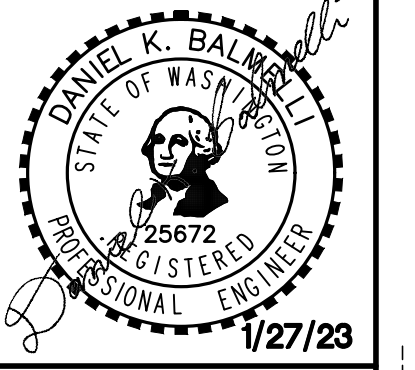
DATE: _____

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No.	Date	By	Chd.	Appr.

Title: PRELIMINARY GRADING AND DRAINAGE PLAN FOR PRELIMINARY PHASE 2 WESLEY BRADLEY PARK

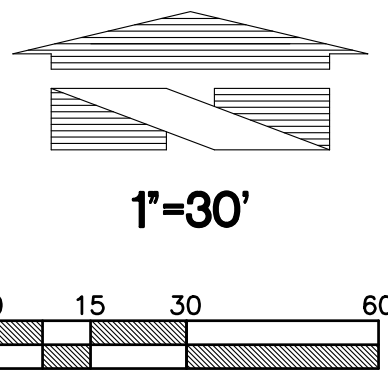
For: WESLEY HOMES
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209



Scale:	Horizontal	1" = 30'	Vertical	N/A
Designed:	CP			
Drawn:	BCK			
Checked:	CP			
Approved:	CP			
Date:	12/14/19			

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number: 16718
Sheet: C5 of 8



PRELIMINARY WATER AND SEWER PLAN

REVISED PARCEL 1
PUYALLUP B.L.A.
NO. 06-84-007
A.F.N. 200608185003

- NOTES:**
- ALL 12" VALVES TO BE BUTTERFLY VALVES PER CITY STANDARDS.
 - NO TREES TO BE PLANTED WITHIN 5 FEET OF THE WATER MAIN.
 - ALL FDCs SHALL BE LOCATED WITHIN 15 FEET OF THE ADJACENT FIRE HYDRANT, BUT NOT LESS THAN 10 FEET.

10-ft per City Stds. Incorporate at time of civil application. (Plans: Sht C6)

At time of civil application, refer to City Stds 402.3 for venting and pipe requirements. (Plans: Sht C6)

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

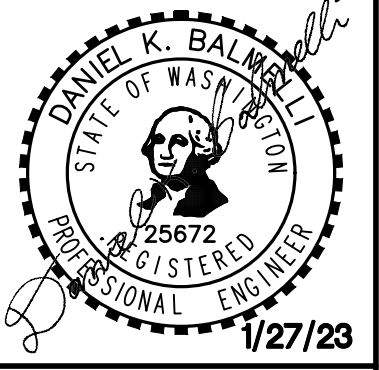
DATE: _____

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No.	Date	By	Chd.	Appr.

Title:
PRELIMINARY WATER AND SEWER PLAN
FOR
PRELIMINARY PHASE 2
WESLEY BRADLEY PARK

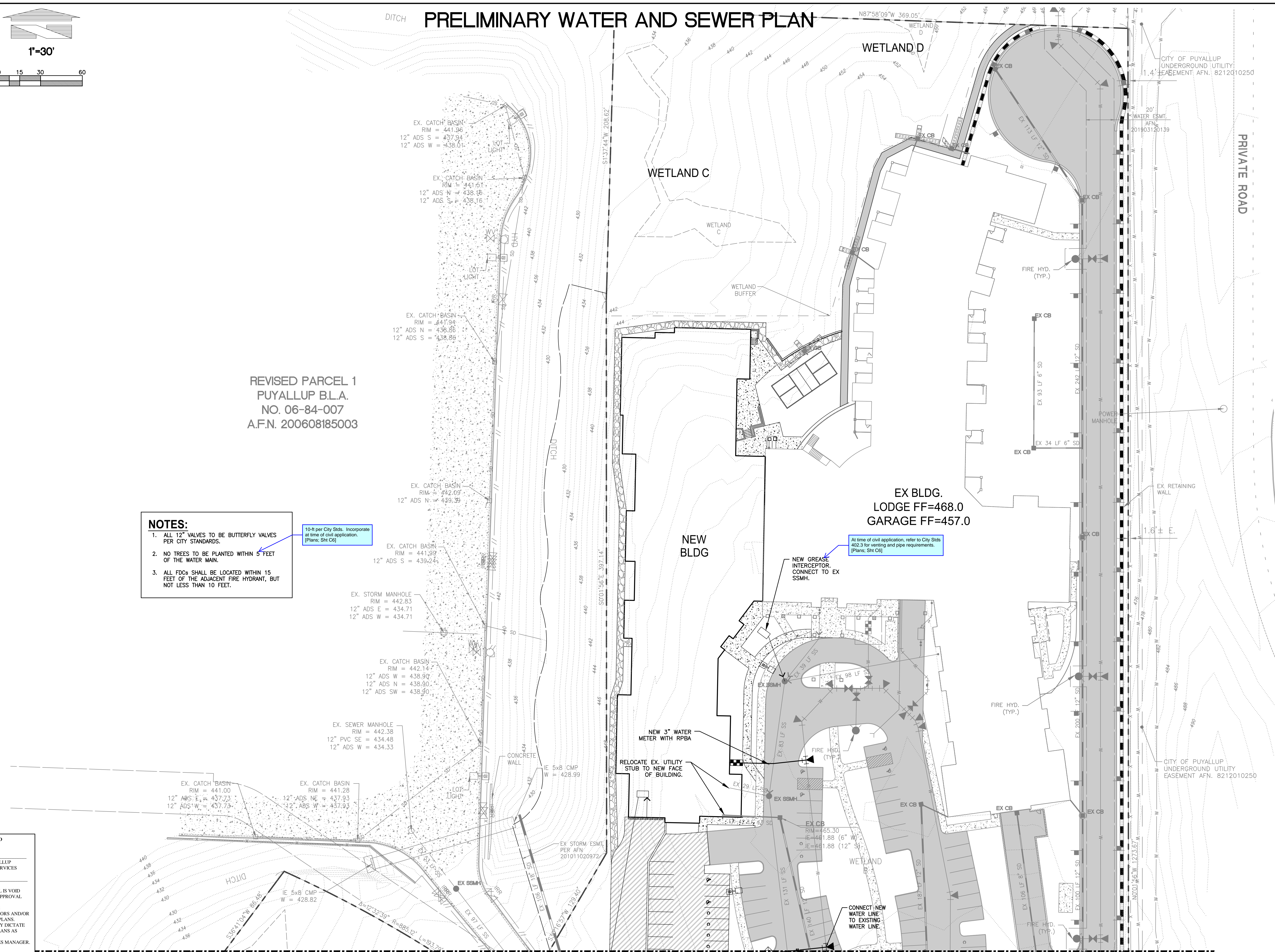
For:
WESLEY HOMES
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209



Scale:	Horizontal	1" = 30'	Vertical	N/A					
Designed	CP	Drawn	BCK	Checked	CP	Approved	CP	Date	12/14/19

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number: **16718**
Sheet: **C6** of **8**



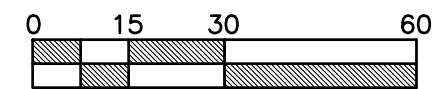
MATCH LINE SEE SHEET C7

MATCH LINE SEE SHEET C7

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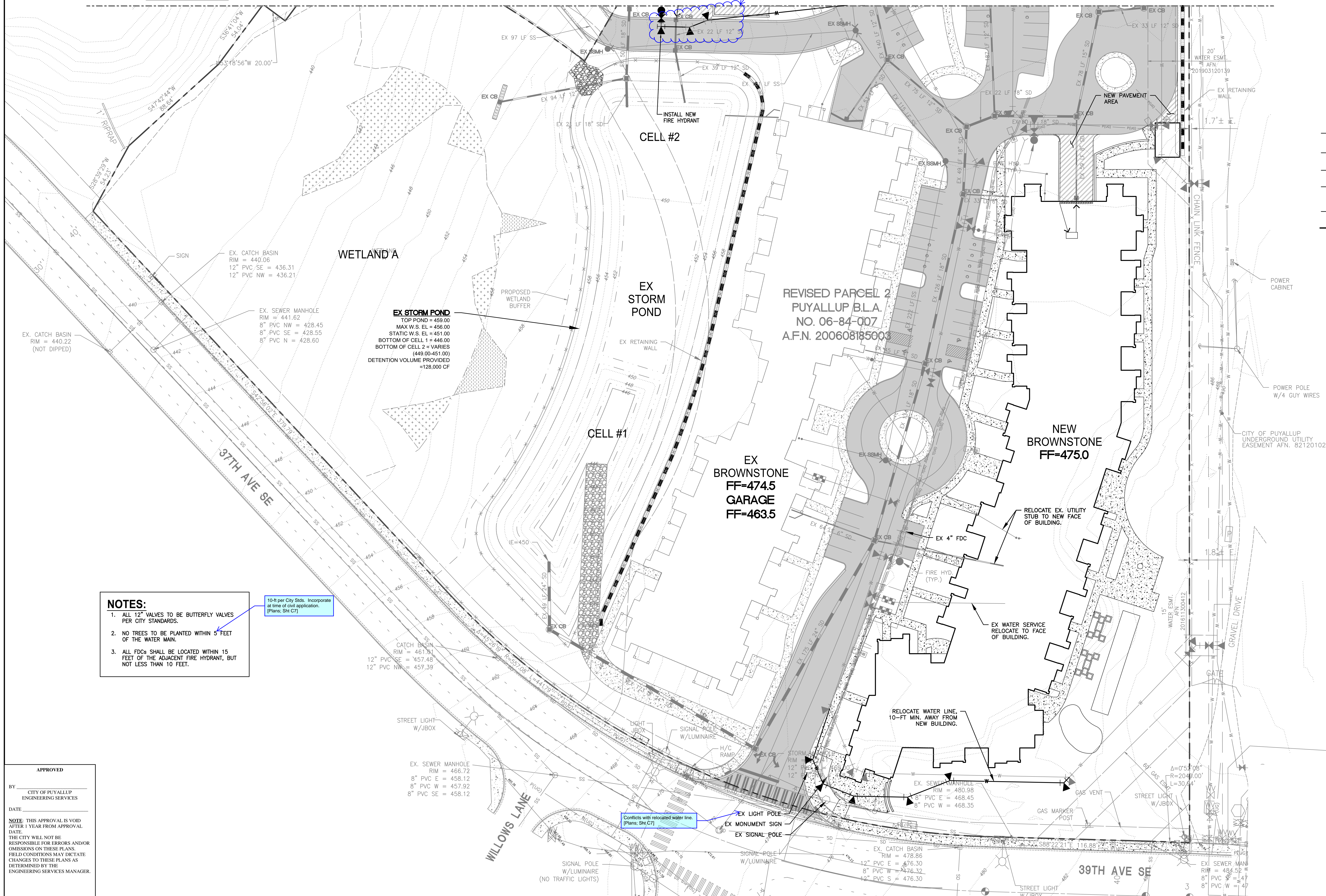
PRELIMINARY WATER AND SEWER PLAN

1"=30'



MATCH LINE SEE SHEET C6

MATCH LINE SEE SHEET C6



- NOTES:**
1. ALL 12" VALVES TO BE BUTTERFLY VALVES PER CITY STANDARDS.
 2. NO TREES TO BE PLANTED WITHIN 5 FEET OF THE WATER MAIN.
 3. ALL FDCs SHALL BE LOCATED WITHIN 15 FEET OF THE ADJACENT FIRE HYDRANT, BUT NOT LESS THAN 10 FEET.

10-ft per City Specs. Incorporate at time of civil application. (Plans; SH C7)

Conflicts with relocated water line. (Plans; SH C7)

At time of civil application, confirm pipe alignment. (Plans; SH C7)

APPROVED

BY: _____
CITY OF PUYALLUP
ENGINEERING SERVICES

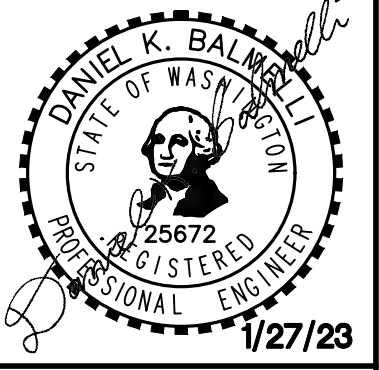
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No.	Date	By	Chd.	Appr.

Title: PRELIMINARY WATER AND SEWER PLAN
FOR
PRELIMINARY PHASE 2
WESLEY BRADLEY PARK

For: WESLEY HOMES
815 SOUTH 216TH STREET
DES MOINES, WA 98190
(206) 870-1209



Scale:	Horizontal	1" = 30'	Vertical	N/A
Designed	CP			
Drawn	BGK			
Checked	CP			
Approved	CP			
Date	12/14/19			

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number: 16718
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