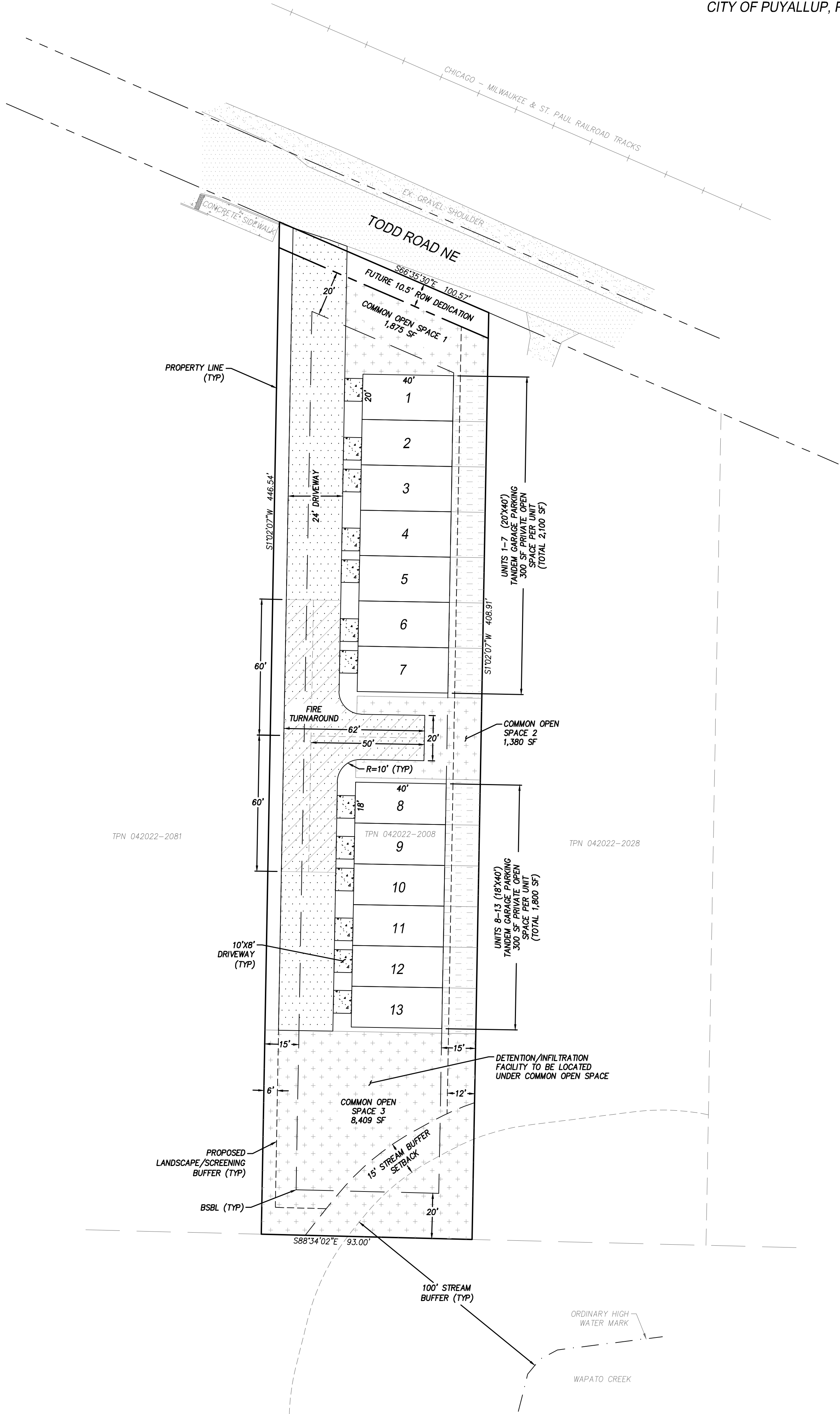
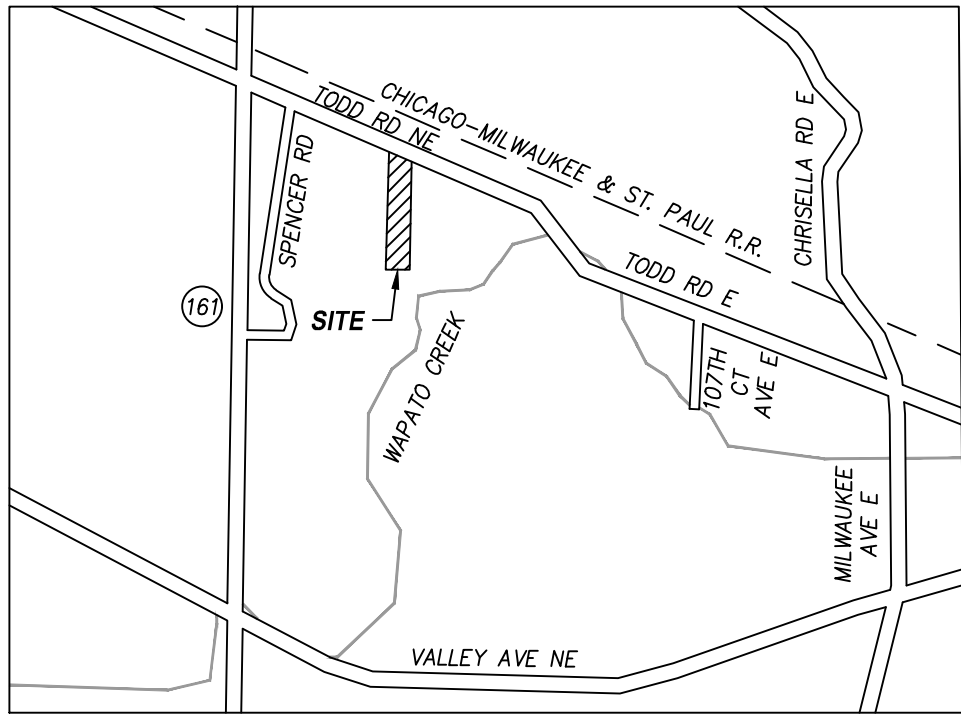


AMERICAN PRIDE LENDING, LLC TOWNHOMES

A PORTION OF THE NW 1/4 OF NW 1/4 OF SECTION 22, T. 20 N., R. 04 E., W.M.
CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON



LEGEND:

	ASPHALT
	CONCRETE
	PRIVATE OPEN SPACE
	COMMON OPEN SPACE
	FIRE TURNAROUND

PROJECT TEAM:

APPLICANT:	AMERICAN PRIDE LENDING, LLC PO BOX 1226 KENT, WA 98035 (206) 917-9839 CONTACT SIKANDER SEKHON
ENGINEER/ SURVEYOR/ PLANNER:	SAM SALO, PE / STEVE MCCASKEY, PLS / AMY DONLAN ENCOMPASS ENGINEERING & SURVEYING 165 N.E. JUNIPER STREET, SUITE 201 ISSAQUAH, WA 98027 (425) 392-0250
GEOTECH:	HENRY WRIGHT, PE EARTH SOLUTIONS NW LLC 15365 NE 90TH STREET, SUITE 100 REDMOND, WA 98052 (425) 449-4704
WETLAND ECOLOGIST:	JOHN ALTMANN ALTMANN OLIVER ASSOCIATES, LLC PO BOX 578 CARNATION, WA 98014 (425) 333-4535

SITE DATA:

SITE ADDRESS:	212 TODD RD NE PUYALLUP, WA 98371
SITE AREA:	39,779 SF (0.91 AC) - AS SURVEYED
TAX PARCEL:	042022-2008
ZONING:	RM-20 HIGH DENSITY MF RESIDENTIAL
MAX. NET DENSITY:	14 DU/ACRE
MAX. ALLOWABLE DENSITY:	16 DU/ACRE
PROPOSED USE:	TOWNHOMES
TOTAL PROPOSED LOTS:	1
LOT COVERAGE:	55%
PARKING:	2 PER DWELLING
OPEN SPACE, COMMON:	30% OF LOT AREA
OPEN SPACE, PRIVATE:	100 SF PER UNIT

SETBACKS:

FRONT SETBACK:	RM-20 20'
INTERIOR SETBACK:	15'
REAR SETBACK:	20'
STREAM BUFFER SETBACK:	15'

UTILITY DISTRICT INFORMATION:

SANITARY SEWER:	CITY OF PUYALLUP (253) 841-5505
WATER:	CITY OF PUYALLUP (253) 841-5505
FIRE:	CENTRAL PIERCE FIRE & RESCUE (253) 538-6400
PHONE/CABLE:	CENTURY LINK (866) 642-0444
ELECTRIC/NATURAL GAS:	PUGET SOUND ENERGY (888) 225-5773

IMPERVIOUS SURFACES:

BUILDING 1 (UNITS 1-7):	5,600 SF
BUILDING 2 (UNITS 8-13):	4,320 SF
ASPHALT DRIVEWAY (ON-SITE*):	8,907 SF
CONCRETE DRIVEWAYS:	1,040 SF
TOTAL:	19,867 SF (51.30%)

*NOTE: AN ADDITIONAL 301 SF OF ASPHALT DRIVEWAY IS PROPOSED OFF-SITE IN THE PUBLIC ROW

GRADING VOLUMES

CUT:	CY ±
FILL:	CY ±
NET:	CY ±
*TO BE VERIFIED BY CONTRACTOR	

SITE AREAS SUMMARY:

BUILDING FOOT PRINT:	1,804 SF
GRAVELED AREA:	ENTIRE SITE

SITE WORK: THE SITE AND HOUSE ON-SITE WERE IN SERIOUS DISREPAIR WHEN THE OWNER TOOK POSSESSION OF THE PROPERTY. THE HOUSE WAS CLEANED UP, PAINTED AND REPAIRED TO BE HABITABLE. THE SITE WAS CLEARED OF ALL ACCESSORY STRUCTURES/CONTAINERS, A LARGE AMOUNT OF GARBAGE AND TRANSIENTS THAT WERE SQUATTING ON-SITE. AFTER THE DEBRIS WAS REMOVED, THE SITE WAS LEVELED AND GRAVELED TO PROPERTY LINES. THE OWNER WOULD LIKE TO ADDRESS CORRECTIVE ACTION REQUIRED BY THE CITY.

LEGAL DESCRIPTION:

BEGINNING AT A POINT 683 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 IN SECTION 22, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH PARALLEL WITH THE WEST BOUNDARY OF SAID LOT, 442 FEET MORE OR LESS TO THE RIGHT OF WAY OF CHICAGO, MILWAUKEE & ST. PAUL RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY 100 FEET; THENCE SOUTH PARALLEL WITH AND 93 FEET DISTANCE FROM EAST BOUNDARY OF TRACT 478 FEET MORE OR LESS TO A POINT 93 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 93 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 15 FEET FOR TODD ROAD NORTHEAST.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

VERTICAL DATUM:

NAVD 88

HORIZONTAL DATUM:

NAD 83/(2011) WASHINGTON SOUTH ZONE PER THE WASHINGTON STATE REFERENCE NETWORK - CHECKED TO PIERCE COUNTY REFERENCE NETWORK VIA TIES TO FOUND MONUMENTS SM 3572 AND SM 3662

BENCHMARK:

HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7
CONVERTED NGVD 29 ELEVATION OF 39.68' TO NAVD 88 ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSCON DATA CONVERSION SOFTWARE

BASIS OF BEARINGS:

HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7
CONVERTED NGVD 29 ELEVATION OF 39.68' TO NAVD 88 ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSCON DATA CONVERSION SOFTWARE

INSTRUMENTATION:

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

EXISTING UTILITY NOTE:

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:

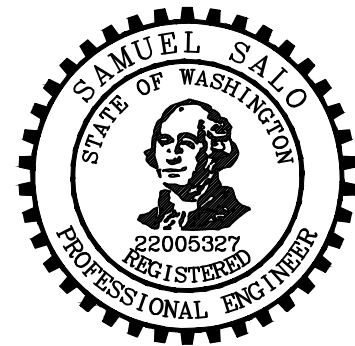
IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

CONTRACTOR NOTES:

- THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.
- CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES.

AREA TABLE

BUILDING 1	5,600 SF
BUILDING 2	4,320 SF
COMMON OPEN SPACE 1	1,875 SF
COMMON OPEN SPACE 2	1,380 SF
COMMON OPEN SPACE 3	8,409 SF
ROW DEDICATION	1,056 SF
DRIVEWAY	9,208 SF
PERIMETER LANDSCAPE	6,924 SF
STREAM BUFFER ON-SITE	2,711 SF



07/14/2023

AMERICAN PRIDE LENDING, LLC TOWNHOMES
AMERICAN PRIDE LENDING, LLC
CONCEPTUAL SITE PLAN



JOB NO.	21715
DATE	07/14/2023
SCALE	1"=30'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	CJA

SHEET 1 of 1



Know what's below.
Call before you dig.