

GENERAL SITE INFORMATION

PARCEL #: 0419036003 & 0419036002
 SITE ADDRESS: XXX 5TH STREET SE, PUYALLUP, WASHINGTON
 SITE AREA: 2.68 ACRES
 CODE: 9100-VACANT LAND UNDEVELOPED

SURVEYOR/ENGINEER
 CONTOUR ENGINEERING, LLC
 (253) 857-5454

ARCHITECT
 SYNTHESIS 9, LLC
 523 N. D ST.
 TACOMA, WA 98403
 (253) 468-4117

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

OWNER
 BRADBURY PLACE LLC
 7809 PACIFIC AVE
 TACOMA, WA 98408
 (253) 318-5711

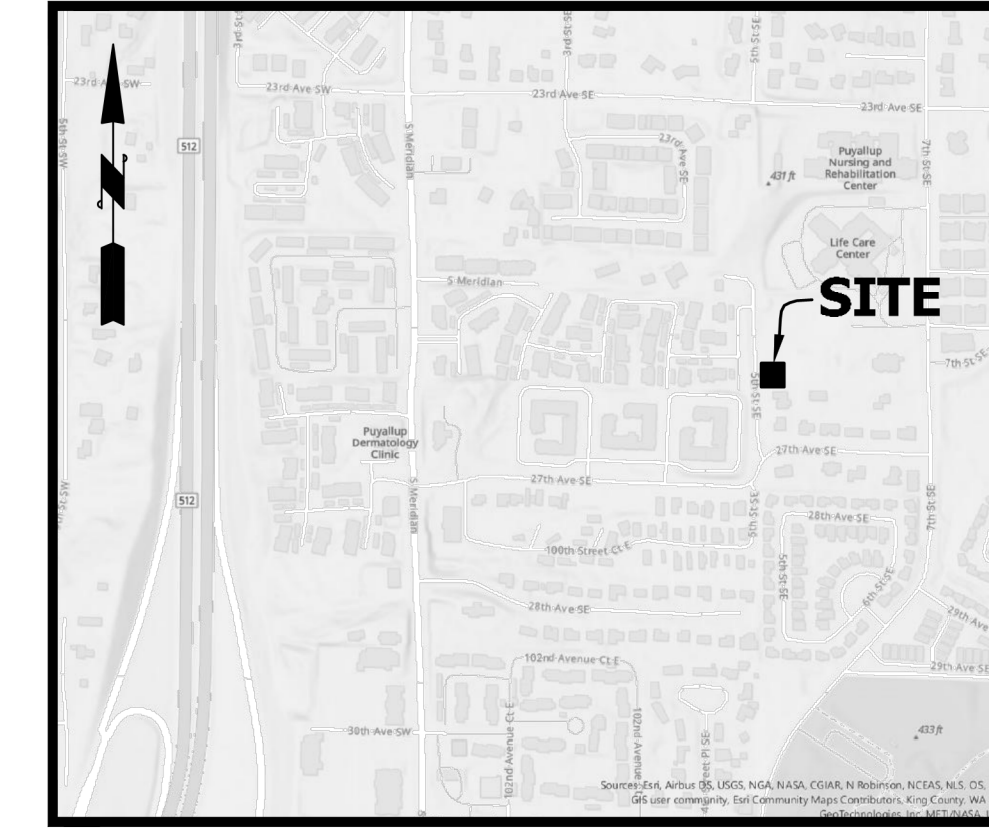
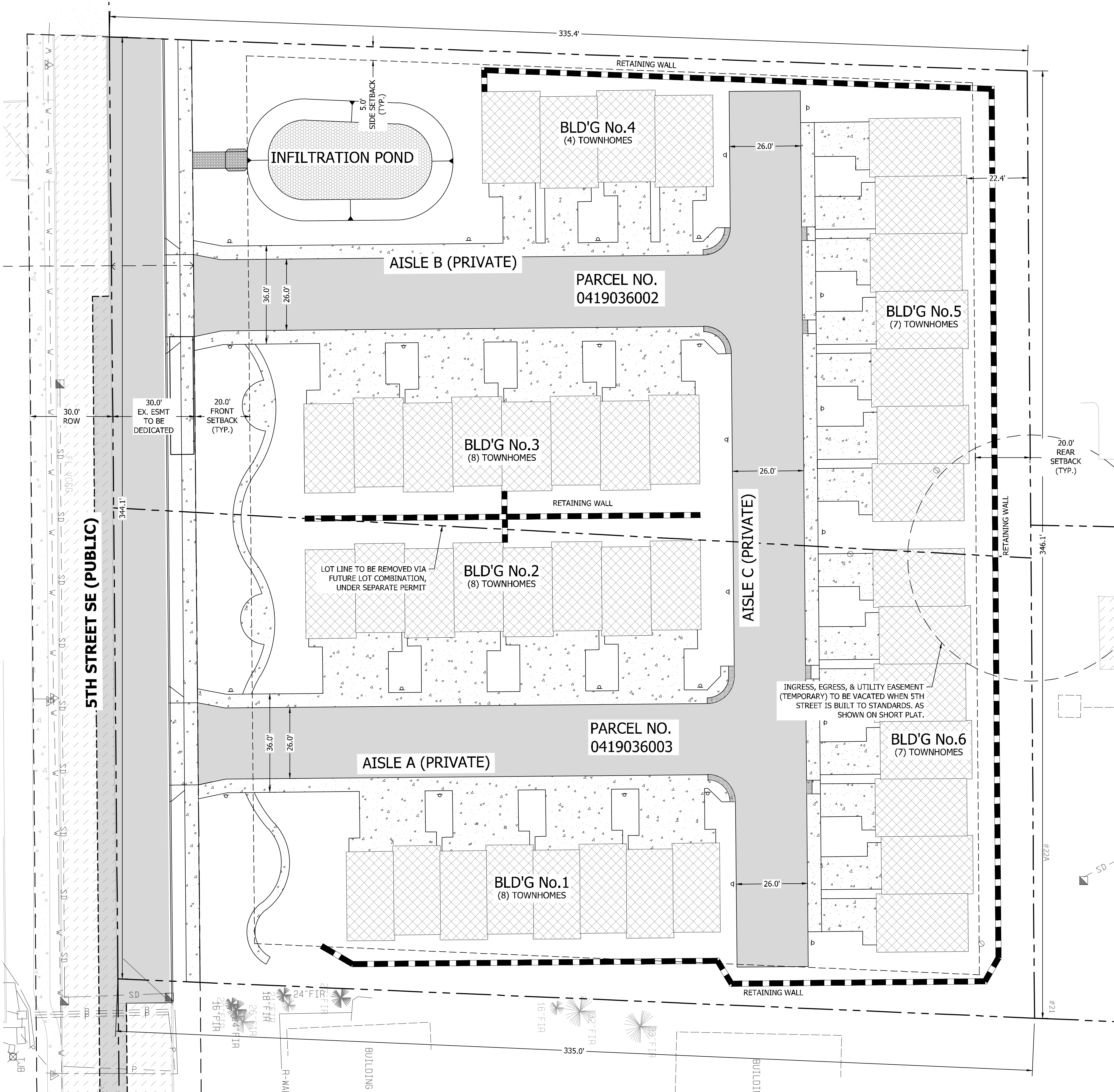
ONSITE DEVELOPED BASIN AREAS

INFILTRATION POND = 2,898 SF (0.07 AC)
 LAWNS AND LANDSCAPE = 46,442 SF (1.06 AC)
 PARKING AND SIDEWALKS = 33,505 SF (0.77 AC) (PGIS)
 ROOF = 26,553 SF (0.61 AC)
TOTAL IMPERVIOUS AREA = 62,956 SF (1.45 AC)

RECYCLE AND REFUSE NOTE

REFUSE AND RECYCLE TO BE COLLECTED BY BINS ASSIGNED TO INDIVIDUAL TOWNHOMES

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



VICINITY MAP
 NOT TO SCALE

LEGEND

SURVEY	PROPOSED

SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING CONDITIONS
- C3 PRELIMINARY OVERALL GRADING PLAN
- C4 PRELIMINARY OVERALL UTILITY PLAN
- C5 PRELIMINARY LIGHTING AND SIGNAGE PLAN
- C6 AUTO TURN ANALYSIS
- C7 CRITICAL AREAS MAP

VERIFICATION NOTE

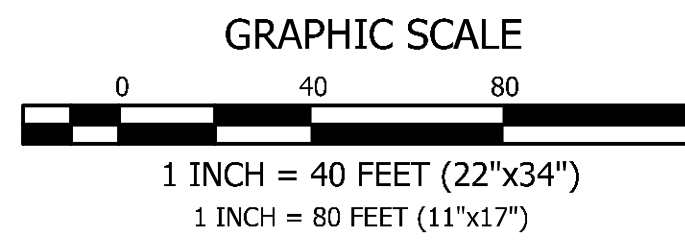
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CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

REVISION	DESCRIPTION	DATE	BY

SHEET TITLE:	PRELIMINARY SITE PLAN	DESIGNER: M. GOULARTE
	COVER SHEET	
	BRADBURY PLACE APARTMENTS	
	CLIENT: BRADBURY PLACE LLC	
	7809 PACIFIC AVE	
TACOMA, WA 98408	ENGINEER: J. HAUG	
CONTACT: KEN RODY	DRAWN: R. HENRETTA	
PHONE: (253) 318-5711	S 03 T 19N R 04 E WM	
	DATE: 6.13.2024	
	REVISED:	
PROJECT: 20-223		
DWG NAME: 20-223-SITE		
SHEET C1	REV. 0	
1 OF 7		



LEGAL DESCRIPTION

LOTS 2 AND 3 OF SHORT PLAT AS RECORDED JANUARY 7, 1981, UNDER PIERCE COUNTY AUDITOR'S FEE NO. 8101070262.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

BASIS OF BEARING

GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 671989.970 / 1194413.516 AT A BRASS PIN IN CONCRETE, INCASED AT THE WEST 1/4 CORNER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, OF THE W.M.. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999824053 AND THE GRID SCALE FACTOR OF 0.9999653352 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

VERTICAL DATUM

BASE: HELD STATION TACO AS PUBLISHED ON WASHINGTON STATE REFERENCE NETWORK WEBSITE (<http://www.wstrn3.org/>)

ELEVATION: 341.348' (NAVD 88)

SITE #1:
SET HUB AND MAG NAIL WESTERLY OF SITE SHOWN HEREON

ELEVATION: 406.33 (NAVD 88)

SITE #2:
SET MAG NAIL SOUTH OF SITE SHOWN HEREON

ELEVATION: 419.03 (NAVD 88)

SURVEYOR NOTES

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S6) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) (TRIMBLE R10). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 2) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED DECEMBER 22, 2020, THE DATE OF THIS FIELD SURVEY. 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) THE LEGAL DESCRIPTION SHOWN HEREON IS AS PROVIDED BY THE CLIENT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 4) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- 5) THE PURPOSE OF THIS SURVEY IS TO SUPPORT FUTURE POTENTIAL DEVELOPMENT.
- 6) ELEVATION CONTOURS SHOWN HEREON ARE DERIVED FROM FIELD MEASUREMENTS AND MEET OR EXCEED THE MINIMUM ACCURACY CRITERIA OF THE NATIONAL MAPPING STANDARD, BEING ONE-HALF THE CONTOUR INTERVAL.

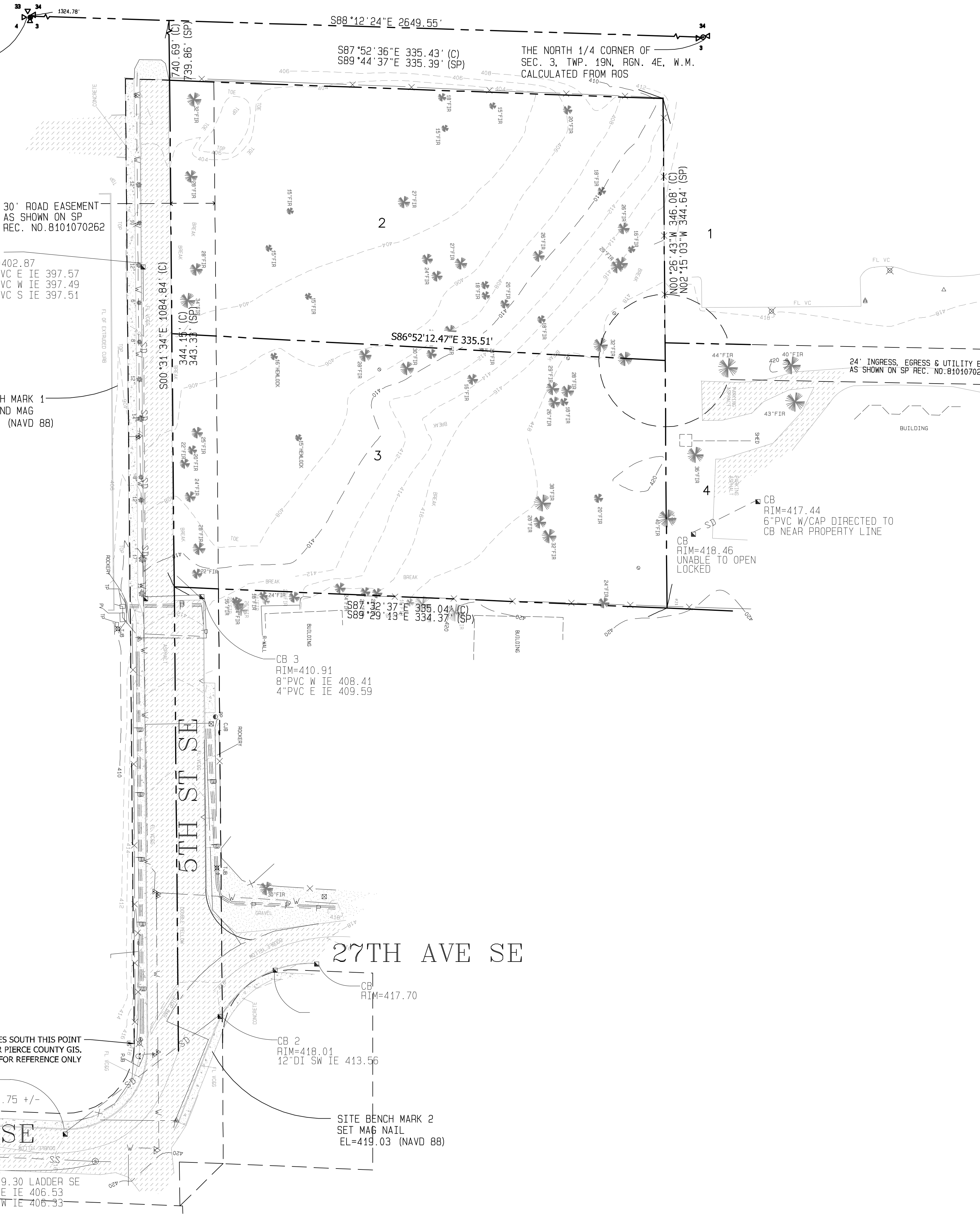
FOUND BRASS PIN IN CONCRETE, INCASED 1.6' DOWN AT THE NORTHWEST CORNER OF SEC. 3, TWP. 19N, RGN. 4E, W.M. VISITED 12-22-20

30' ROAD EASEMENT AS SHOWN ON SP REC. NO. 8101070262

CB 1
RIM=402.87
12\"/>

SITE BENCH MARK 1
SET HUB AND MAG
EL=406.33 (NAVD 88)

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



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

ROW LINES SOUTH THIS POINT PER PIERCE COUNTY GIS. SHOWN FOR REFERENCE ONLY

CB 3
RIM=418.00 +/-
12\"/>

27TH AVE SE

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

SITE BENCH MARK 2
SET MAG NAIL
EL=419.03 (NAVD 88)

VERIFICATION NOTE

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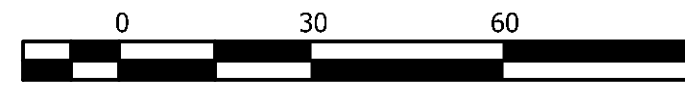
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CLIENT: BRADBURY PLACE APARTMENTS 7809 PACIFIC AVE TACOMA, WA 98408
CONTACT: KEN RODY
PHONE: (253) 318-5711
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ENGINEER: J. HAUG
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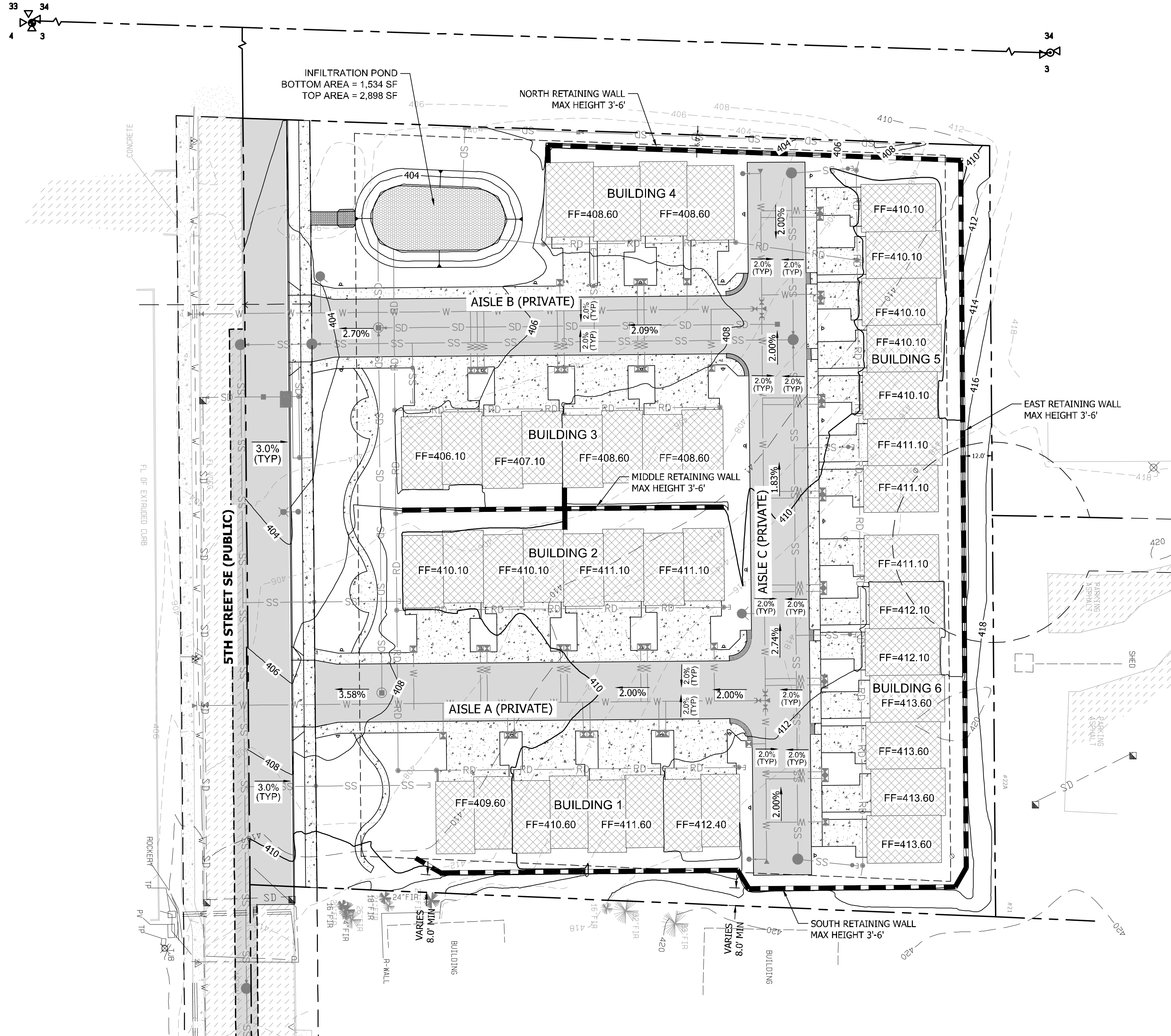
GRAPHIC SCALE



1 INCH = 30 FEET (22"x34")

1 INCH = 60 FEET (11"x17")

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



GRADING QUANTITIES

CUT = 7,500 CU YD±
FILL = 4,900 CU YD±
NET = 2,600 CU YD± CUT

THIS CALCULATION IS FOR REVIEW AND PERMITTING PURPOSES ONLY. THE NUMBERS SHOWN ARE GENERATED FROM THE FINISHED GROUND SURFACE (I.E. TOP OF PAVEMENT, TOP OF CONCRETE, TOP OF PAD, ETC.) TO THE SURVEYED EXISTING GROUND SURFACE AS NOTED ABOVE. CONTRACTOR SHALL DO THEIR OWN CALCULATION BASED ON THE INFORMATION PROVIDED WITHIN THESE PLANS.

- THE QUANTITIES MAY VARY BASED ON THE FOLLOWING FACTORS:
- SHRINK/SWELL OF EXISTING SOILS
 - VARIANCE OF VEGETATION THICKNESS AND UNSUITABLE TOPSOIL
 - SUBBASE REQUIREMENTS FOR THE ROAD SECTIONS
 - SUBBASE REQUIREMENTS FOR THE BUILDING FOUNDATION BASED ON THE FINAL STRUCTURAL DESIGN
 - TRENCHING EXCAVATION FOR PROPOSED UTILITIES
 - ADDITIONAL CUT/FILL MAY BE REQUIRED FOR FUTURE UTILIZATION OF THE SITE

STRIPPING QUANTITIES

STRIPPING DEPTH ASSUMED = 12"
STRIPPING VOLUME = 8,234 C.Y.

- THIS CALCULATION IS FOR REVIEW AND PERMITTING PURPOSES ONLY. THE NUMBERS SHOWN ARE GENERATED FROM THE EXISTING GROUND SURFACE
- STRIPPING DEPTH IS BASED UPON GEOTECHNICAL RECOMMENDATION OF 9-15".

GRADING, EXCAVATION, AND EROSION CONTROL NOTES

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SOILS REPORT, THE MOST CURRENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE CURRENT 2019 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
- WHEN CONSTRUCTION OPERATIONS ARE SUCH THAT DEBRIS FROM THE WORK IS DEPOSITED ON THE STREETS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY DEPOSITS OR DEBRIS WHICH MAY ACCUMULATE ON THE ROADWAY SURFACE. IF THE CONTRACTOR FAILS TO KEEP THE STREETS FREE FROM DEPOSITS AND DEBRIS RESULTING FROM THE WORK, THE CONTRACTOR SHALL, UPON ORDER OF THE CITY OF PUYALLUP INSPECTOR, PROVIDE FACILITIES FOR, AND REMOVE ALL CLAY, DIRT, OR OTHER DEPOSITS FROM THE TIRES OR BETWEEN WHEELS BEFORE TRUCKS OR OTHER EQUIPMENT WILL BE ALLOWED TO TRAVEL OVER PAVED STREETS. SHOULD THE CONTRACTOR FAIL OR REFUSE TO CLEAN THE STREETS IN QUESTION, OR THE TRUCKS OR EQUIPMENT IN QUESTION, THE CITY OF PUYALLUP INSPECTOR MAY ORDER THE WORK SUSPENDED AT THE CONTRACTOR'S RISK UNTIL COMPLIANCE WITH THE CONTRACTOR'S OBLIGATIONS IS ASSURED, OR THE CITY OF PUYALLUP INSPECTOR MAY ORDER THE STREETS IN QUESTION CLEANED BY OTHERS AND SUCH COSTS INCURRED BY THE CITY IN ACHIEVING COMPLIANCE WITH THESE REQUIREMENTS, INCLUDING CLEANING OF THE STREETS, SHALL BE DEDUCTED FROM THE WORK ORDER ACCOUNT.
- THE CONTRACTOR SHALL PROTECT EXISTING DRAINAGE STRUCTURES USING ACCEPTABLE METHODS AND MATERIALS AS SHOWN ON THIS PLAN. IF THE METHODS AND MATERIALS AS SHOWN ON THIS PLAN ARE NOT ADEQUATE, THE CITY OF PUYALLUP INSPECTOR MAY REQUIRE ADDITIONAL/ALTERNATIVE METHODS FOR EROSION CONTROL AND/OR PROTECTION OF EXISTING DRAINAGE STRUCTURES. ADDITIONAL OR ALTERNATIVE METHODS SHALL BE SUBMITTED BY THE DESIGN ENGINEER AND ACCEPTED BY THE CITY OF PUYALLUP INSPECTOR. ANY DAMAGE CAUSED TO THE CITY OF PUYALLUP STORMWATER SYSTEM AS A RESULT OF THE WORK OUTLINED ON THIS PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. RESOLVING SAID DAMAGE MAY INCLUDE, BUT NOT BE LIMITED TO, THE CLEANING OF THE DRAINAGE SYSTEM IN QUESTION BY THE CONTRACTOR.
- WATERING PROVISIONS WHEN APPLICABLE MUST BE IN PLACE TO PREVENT DUST FROM BECOMING AIR BORNE. VIOLATION OF THIS CONDITION WILL RESULT IN A STOP OF WORK UNTIL CORRECTED.
- FILL THAT WILL SUPPORT A STREET SECTION OR OTHER STRUCTURES SHALL BE PLACED UNDER THE INSPECTION OF A WASHINGTON STATE LICENSED GEOTECHNICAL ENGINEER. SOIL TO BE PLACED SHALL BE TESTED AND COMPACTED TO 95 PERCENT OF ITS MAXIMUM DENSITY. ENGINEER SHALL DOCUMENT EXISTING SITE CONDITIONS, SOIL AND ITS PLACEMENT AND ALLOWABLE BEARING CAPACITY SUBMITTED. STANDARD REQUIREMENTS FOR CUTS AND FILL ARE CONTAINED IN THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGES, AND MUNICIPAL CONSTRUCTION.
- A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED FOR ALL WORK ORDER PROJECTS. THE PLAN MUST BE IN ACCORDANCE WITH THE CURRENT STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

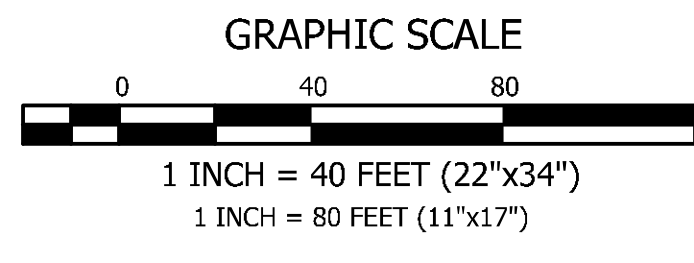
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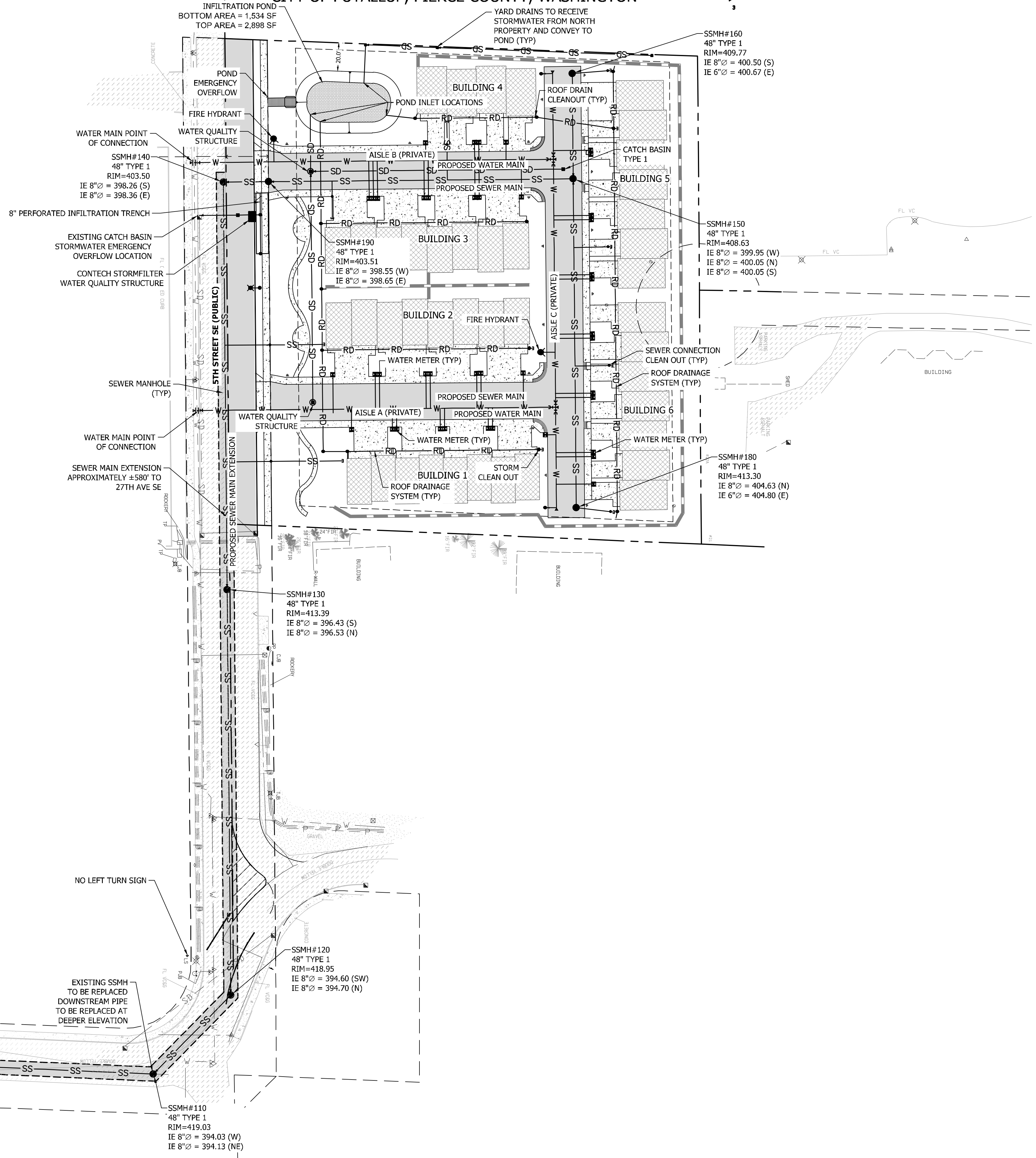
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BY	
DATE	
REVISION	
DESCRIPTION	
<p>CONTOUR ENGINEERING • LLC CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com Mailing Address: P.O. Box 949, Gig Harbor, WA 98335 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332</p>	
<p>6.13.2024</p>	
<p>PRELIMINARY OVERALL GRADING PLAN BRADBURY PLACE APARTMENTS CLIENT: BRADBURY PLACE LLC 7809 PACIFIC AVE TACOMA, WA 98408 CONTACT: KEN RODY PHONE: (253) 318-5711</p>	
<p>DESIGNER: M. GOULARTE ENGINEER: J. HAUG DRAWN: R. HENRETTA S 03 T 19 N R 04 E WM DATE: 6.13.2024 REVISED:</p>	
<p>PROJECT: 20-223 DWG NAME: 20-223-SITE</p>	
SHEET	REV.
C3	0
3 OF 7	



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



STORMWATER MANUAL NOTES

THE FOLLOWING STORMWATER MINIMUM REQUIREMENTS SHALL BE APPLIED TO THE FINAL DEVELOPMENT OF THIS PROPOSED SITE PLAN PER THE DEPARTMENT OF ECOLOGY 2019 STORMWATER MANAGEMENT MANUAL.

MINIMUM REQUIREMENTS #1-#9 APPLY

MINIMUM REQUIREMENT #1-5: THESE MINIMUM REQUIREMENTS SHALL BE ADDRESSED AT TIME OF FINAL CONSTRUCTION DOCUMENTS AND PERMITTING.

MINIMUM REQUIREMENT #6: WATER QUALITY TREATMENT SHALL BE PROVIDED FOR THIS PROPOSED DEVELOPMENT AT TIME OF FINAL CONSTRUCTION DOCUMENTS AND PERMITTING.

MINIMUM REQUIREMENT #7: THE PROPOSED DEVELOPMENT IS TO PROVIDE AN INFILTRATION POND AND TRENCH FACILITY TO MITIGATE FOR THE FLOW CONTROL REQUIREMENT.

MINIMUM REQUIREMENT #8: THE PROPOSED DEVELOPMENT DOES NOT APPEAR TO HAVE ANY PRESENT SIGNS OF A WETLAND ONSITE PER THE CITY OF PUYALLUP CRITICAL AREAS APP.

MINIMUM REQUIREMENT #9: THE OPERATION AND MAINTENANCE REQUIREMENT SHALL BE ADDRESSED AT TIME OF FINAL CONSTRUCTION DOCUMENTS AND PERMITTING.

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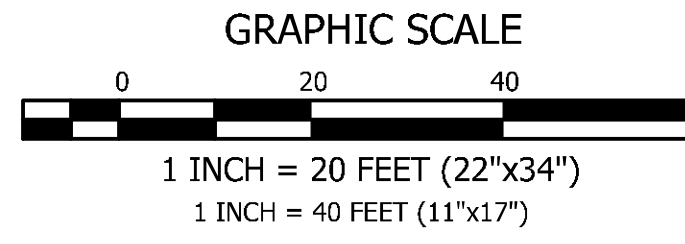
REVISION	DESCRIPTION	DATE	BY

<p align="center">PRELIMINARY OVERALL UTILITY PLAN BRADBURY PLACE APARTMENTS</p>		<p align="center">SHEET TITLE: PRELIMINARY OVERALL UTILITY PLAN PROJECT: 20-223 DWG NAME: 20-223-SITE</p>	<p align="center">DATE: 6.13.2024 REVISED:</p>
<p>SHEET: C4</p>	<p>REV.:</p>		

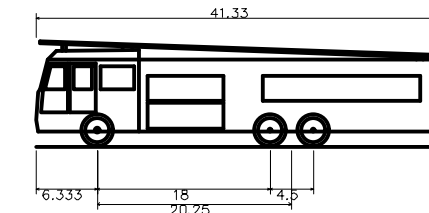
<p>CLIENT: BRADBURY PLACE LLC 7809 PACIFIC AVE TACOMA, WA 98408</p>	<p>PHONE: (253) 318-5711</p>
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<p>DESIGNER: M. GOULARTE ENGINEER: J. HAUG DRAWN: R. HENRETTA S 03 T 19 N R 04 E WM DATE: 6.13.2024</p>	
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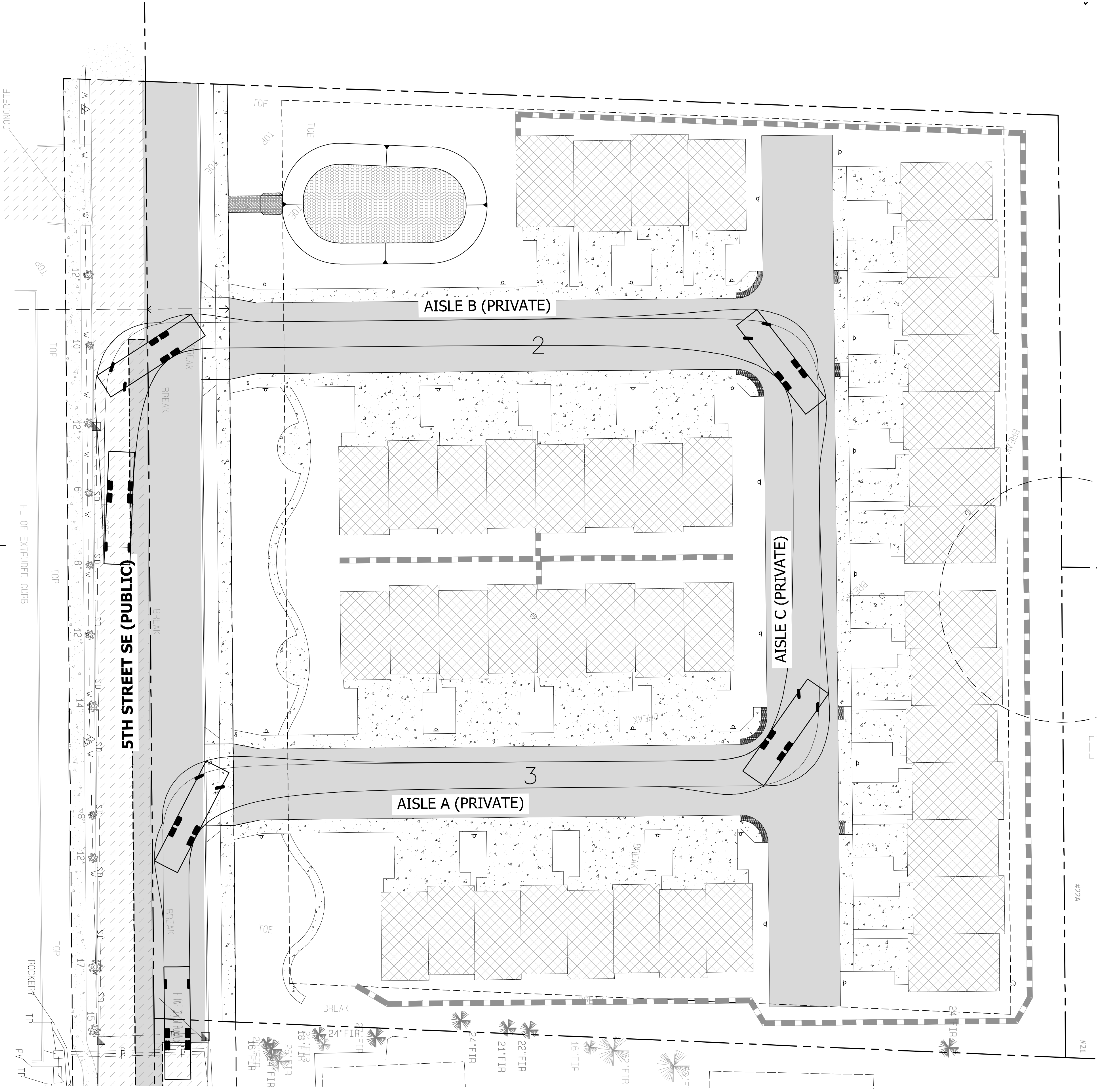


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F-ONE City of Puyallup
 Overall Length 41.330ft
 Overall Width 6.330ft
 Overall Body Height 11.000ft
 Min. Body Ground Clearance 5.500ft
 Track Width 9.435ft
 Lock-to-lock time 6.000min
 Curb-to-curb Turning Radius 33.000ft

1 TURNING VEHICLE DETAIL
 NOT TO SCALE

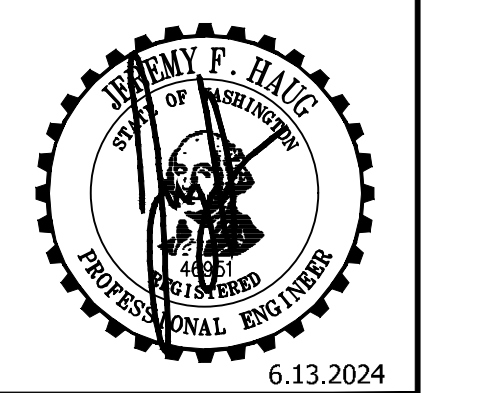


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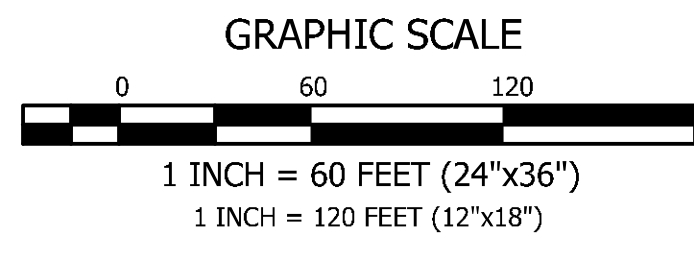
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 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



SHEET TITLE: FIRE APPARATUS TURNING PLAN	
CLIENT: BRADBURY PLACE LLC 7809 PACIFIC AVE TACOMA, WA 98408	
CONTACT: KEN RODY PHONE: (253) 318-5711	
DESIGNER: M. GOULARTE	ENGINEER: J. HAUG
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BRADBURY PLACE APARTMENTS
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CRITICAL AREA	SYMBOL/HATCH	DISTANCE FROM PROJECT
AQUIFER RECHARGE		WITHIN PROJECT SITE
WELL-HEAD PROTECTION		WITHIN PROJECT SITE
MODERATE LANDSLIDE HAZARD		WITHIN PROJECT SITE
HIGH LANDSLIDE HAZARD		WITHIN 200 FEET OF SITE

NOTE: CRITICAL AREAS SHOWN ON THIS EXHIBIT ARE BASED ON ONLINE PUYALLUP GIS INFORMATION.



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7 OF 7	