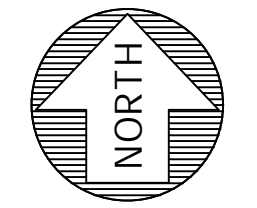
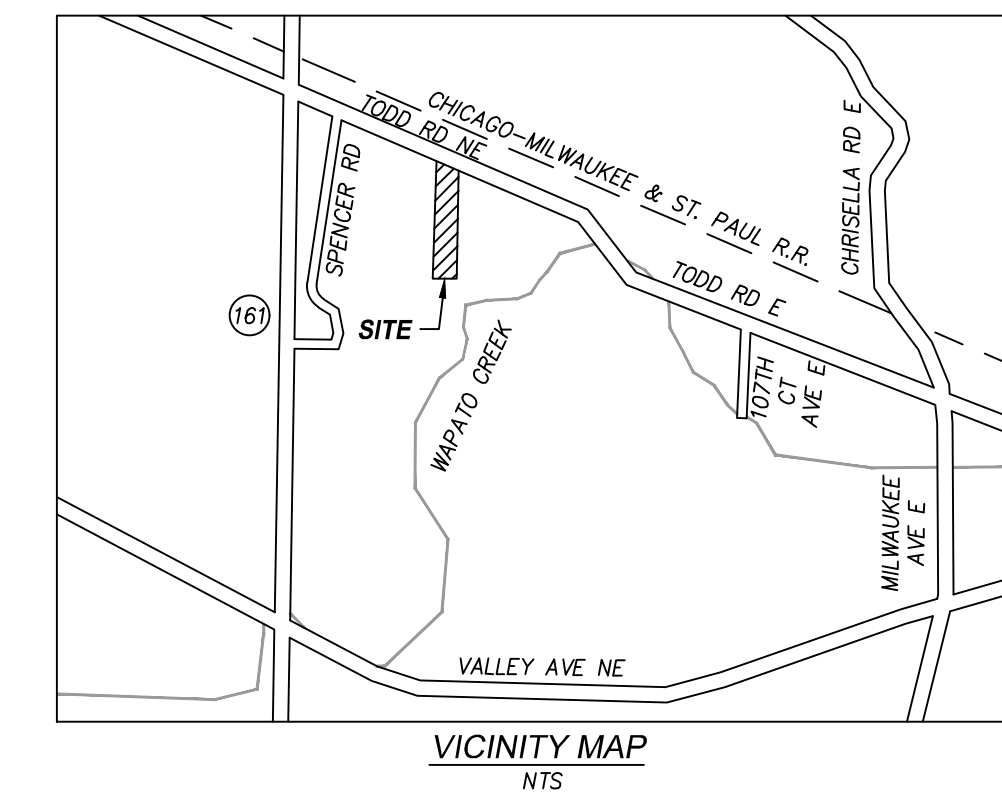
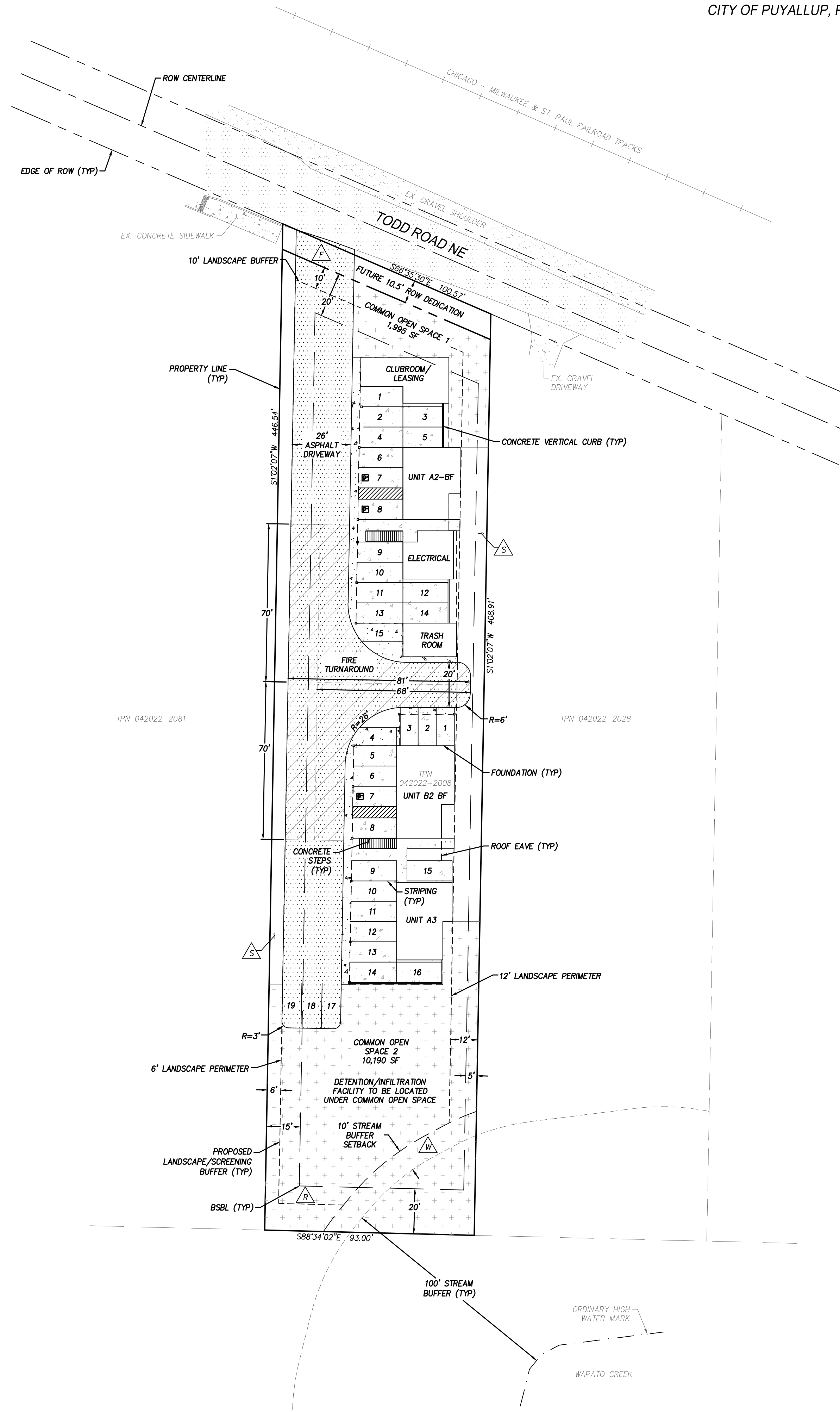


AMERICAN PRIDE LENDING, LLC TOWNHOMES

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



0 5 10 20 30
SCALE 1" = 30'



PROJECT TEAM:
APPLICANT: AMERICAN PRIDE LENDING, LLC
 PO BOX 1226
 KENT, WA 98035
 (206) 871-9839
 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
ARCHITECT: VEER ARCHITECTURE PLLC
 520 112TH AVE NE, SUITE 250
 BELLEVUE, WA 98004
 (425) 401-6828
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
PROPOSED USE: APARTMENTS
TOTAL PROPOSED LOTS: 1
MAX. NET DENSITY: 14 DU/ACRE
MAX. ALLOWABLE DENSITY: 16 DU/ACRE
PROPOSED DENSITY: 17 UNITS
 (SEE A101 OF ARCHITECTURAL PLANS FOR DISCUSSION OF DENSITY CREDITS)
MAX LOT COVERAGE: 55%
PARKING REQUIRED: 2 PER DWELLING

SETBACKS:
 FRONT SETBACK: 20'
 INTERIOR SETBACK: 15'/5' NEXT TO RM-20
 REAR SETBACK: 20'
 STREAM BUFFER SETBACK: 10'

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:
 ROOF EAVES: 10,195 SF
 UNCOVERED ASPHALT DRIVEWAY (ON-SITE): 10,145 SF
 UNCOVERED CONCRETE WALKWAYS/PARKING: 1,440 SF
 TOTAL: 21,780 SF (56.25%)
 *NOTE: AN ADDITIONAL 328 SF OF ASPHALT DRIVEWAY IS PROPOSED OFF-SITE IN THE PUBLIC ROW

GRADING VOLUMES
 CUT: 310 CY ±
 FILL: 10 CY ±
 NET: 300 CY ± (CUT)
 *TO BE VERIFIED BY CONTRACTOR

CURRENT CONDITIONS SUMMARY:
 EXISTING HOUSE FOOT PRINT: 1,653 SF
 GRAVELED AREA: 34,121 SF
 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:
 1. THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.
 2. CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES.

LEGEND:

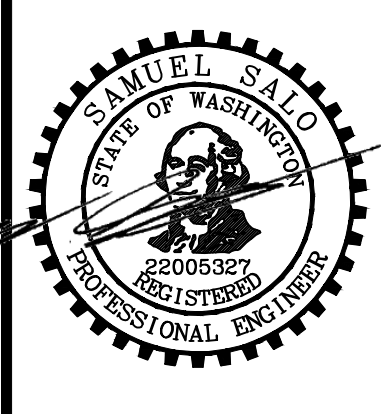
- ASPHALT
- UNCOVERED CONCRETE
- COVERED CONCRETE
- COMMON OPEN SPACE
- FIRE TURNAROUND

SHEET INDEX

NO.	NAME
1 of 4	COVER SHEET
2 of 4	BOUNDARY & TOPOGRAPHIC SURVEY
3 of 4	GRADING & DRAINAGE PLAN
4 of 4	SANITARY SEWER & WATER PLAN

REVISIONS

DESCRIPTION	BY	DATE



04/15/2024
 AMERICAN PRIDE LENDING, LLC TOWNHOMES
 AMERICAN PRIDE LENDING, LLC
 COVER SHEET

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Suite 201 Issaquah, WA 98027 Phone: (425) 392-0250
 Eastern Washington Division
 407 Stillwater Blvd. Ch. Egan, WA 98922 Phone: (509) 674-7433

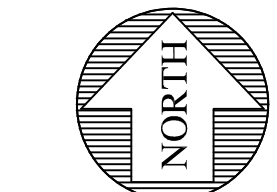
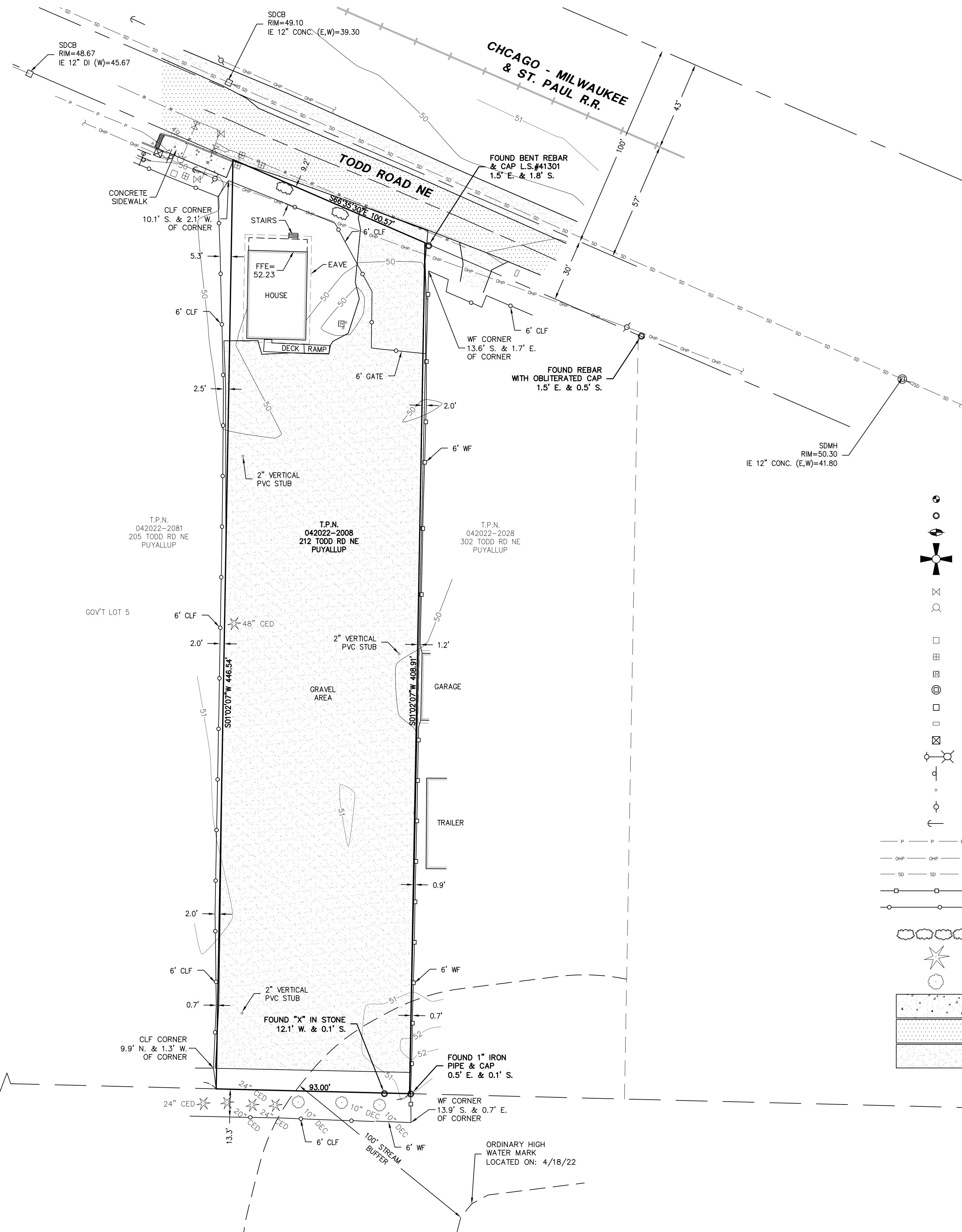
JOB NO.	21715
DATE	04/15/2024
SCALE	1"=30'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	CJA
SHEET	1 of 4



FILENAME: J:\2171715 - WSW (PUYALLUP)\ENGINEERING\DRAW SHEETS\PRELIM\21715 - COVER.DWG

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



0 5 10 20 30
SCALE 1" = 30'

LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR & CAP
- BENCHMARK
- SECTION CORNER
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE BOX
- WATER METER
- IRRIGATION CONTROL VALVE
- STORM MANHOLE
- CATCH BASIN
- MAILBOX
- JUNCTION BOX
- LIGHT POLE
- SIGN POST
- POST
- UTILITY POLE
- GUY ANCHOR
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- STORM LINE
- WOOD FENCE (WF)
- CHAIN LINK FENCE (CLF)
- HEDGE LINE
- EVERGREEN TREE
- DECIDUOUS TREE
- CONCRETE
- ASPHALT
- GRAVEL

TAX PARCEL

042022-2008

VERTICAL DATUM

NAVD 88

BENCHMARK

HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7
CONVERTED NVD 29 ELEVATION OF 39.65' TO NAVD 88
ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSON
DATA CONVERSION SOFTWARE

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

BASIS OF BEARINGS

HELD A BEARING OF S 01°02'07" W ALONG THE WEST LINE
OF GOVT LOT 5 FROM THE FOUND MONUMENT AT THE NW
CORNER THEREOF TO A MONUMENT LOCATED ALONG THE
EXTENSION OF SAID WEST LINE LOCATED AT THE CENTER OF
INTERSECTION OF MERIDIAN AVE AND SPENCER RD E

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.

LEGAL DESCRIPTION

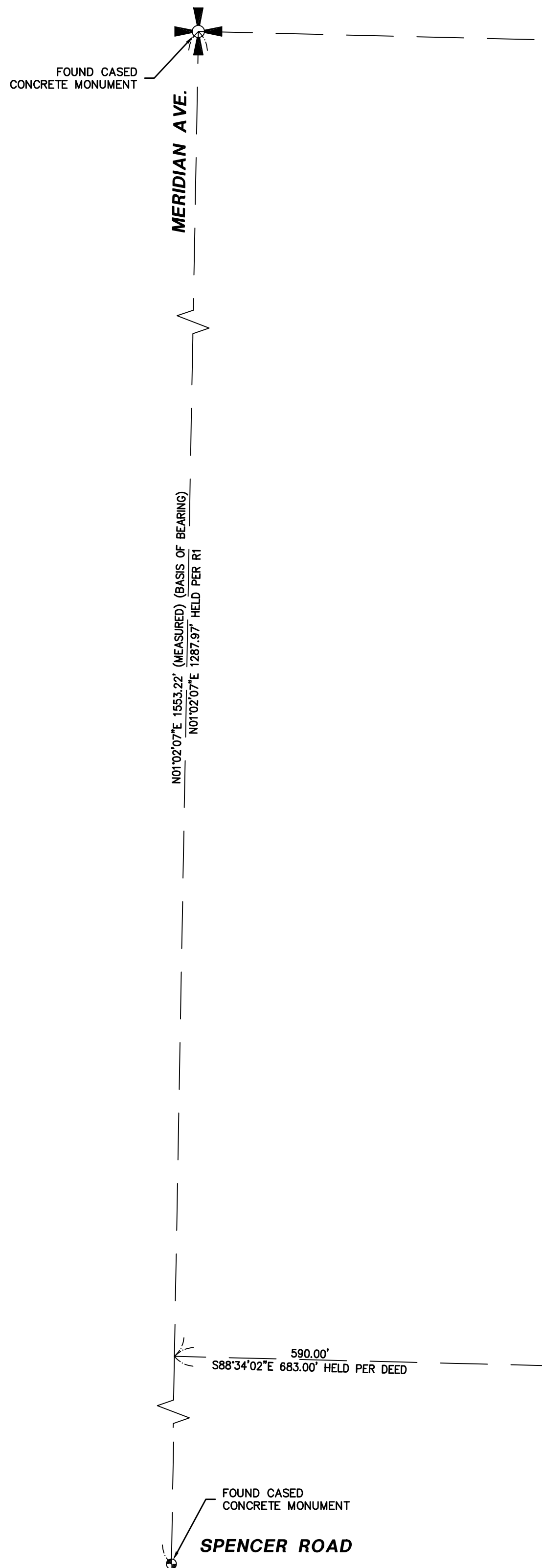
BEGINNING AT A POINT 683 FEET EAST OF THE SOUTHWEST
CORNER OF LOT 5 IN SECTION 22, TOWNSHIP 20 NORTH,
RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH PARALLEL WITH THE WEST BOUNDARY OF
SAID LOT, 442 FEET MORE OR LESS TO THE RIGHT OF WAY
OF CHICAGO, MILWAUKEE & ST PAUL RAILWAY COMPANY;
THENCE NORTHWESTERLY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

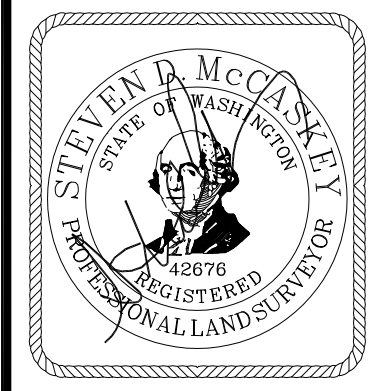
SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE,
STATE OF WASHINGTON.

REFERENCES

- ROS 201604295004 (R1)
- ROS 202012225005
- ROS 9005230358
- CHICAGO, MILWAUKEE AND ST PAUL RR NORTH PUYALLUP
TRACK MAPS



REVISIONS	DESCRIPTION	BY	DATE



04/15/2024

AMERICAN PRIDE LENDING, LLC TOWNHOMES
AMERICAN PRIDE LENDING, LLC
BOUNDARY & TOPOGRAPHIC SURVEY

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (206) 392-0230
Eastern Washington Division
407 Stillwater Blvd. • C/O. Tum. WA 98022 • Phone: (509) 674-7433

JOB NO.	21715
DATE	04/15/2024
SCALE	1" = 30'
DESIGNED	N/A
DRAWN	LFM
CHECKED	SDM
APPROVED	SDM

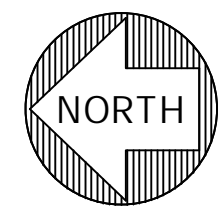
SHEET 2 of 4



Know what's below.
Call before you dig.

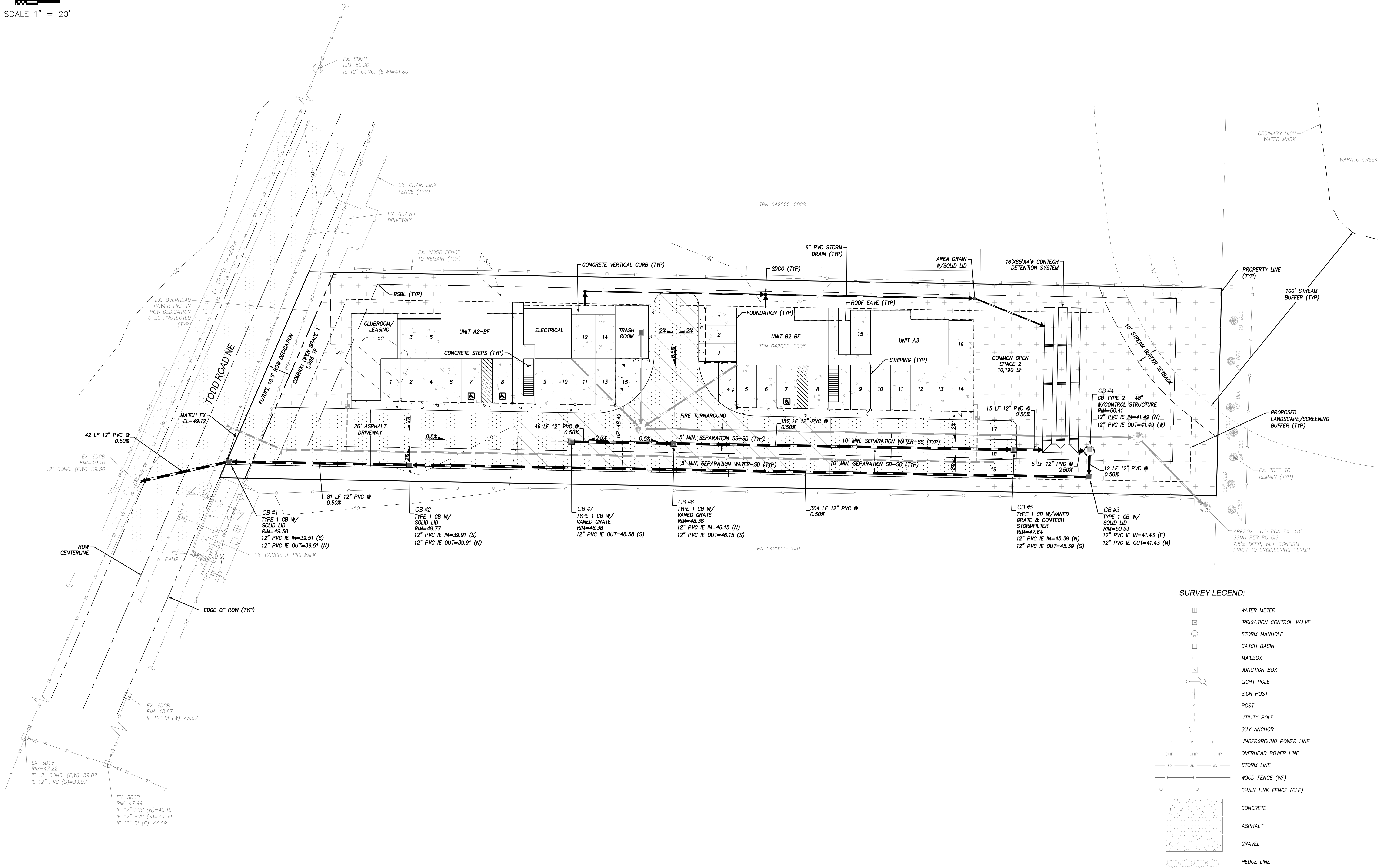
AMERICAN PRIDE LENDING, LLC TOWNHOMES

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



0 5 10 20
SCALE 1" = 20'

FILENAME: J:\21715 - VSW (PUYALLUP)\ENGINEERING\RAW SHEETS\PRELIM\21715 - 090.DWG



SURVEY LEGEND:

	WATER METER
	IRRIGATION CONTROL VALVE
	STORM MANHOLE
	CATCH BASIN
	MAILBOX
	JUNCTION BOX
	LIGHT POLE
	SIGN POST
	POST
	UTILITY POLE
	GUY ANCHOR
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	STORM LINE
	WOOD FENCE (WF)
	CHAIN LINK FENCE (CLF)
	CONCRETE
	ASPHALT
	GRAVEL
	HEDGE LINE
	EVERGREEN TREE
	DECIDUOUS TREE

REVISIONS

DESCRIPTION	BY	DATE



AMERICAN PRIDE LENDING, LLC TOWNHOMES
AMERICAN PRIDE LENDING, LLC
GRADING & DRAINAGE PLAN
04/15/2024

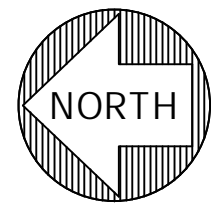


JOB NO.	21715
DATE	04/15/2024
SCALE	1"=20'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	CJA
SHEET	3 of 4



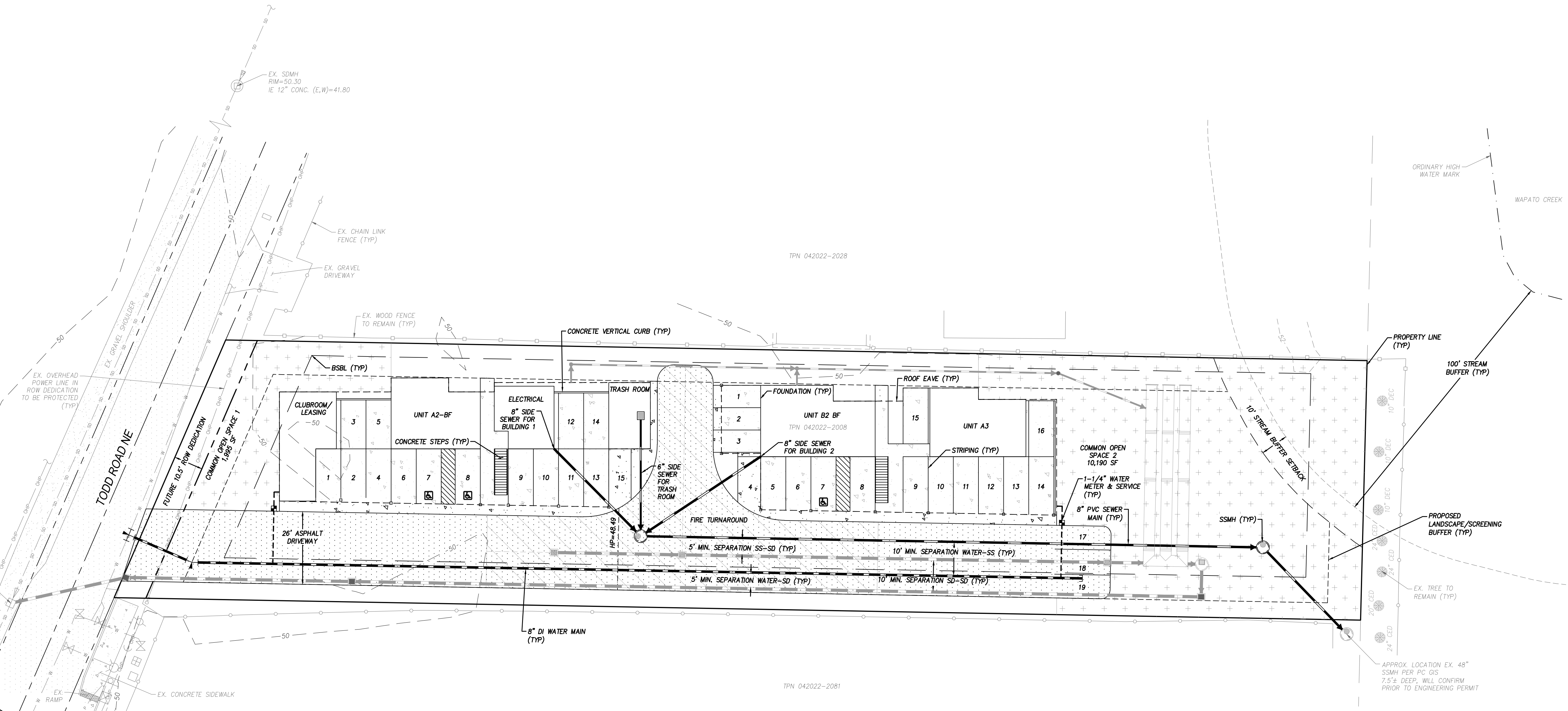
AMERICAN PRIDE LENDING, LLC TOWNHOMES

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



0 5 10 20
SCALE 1" = 20'

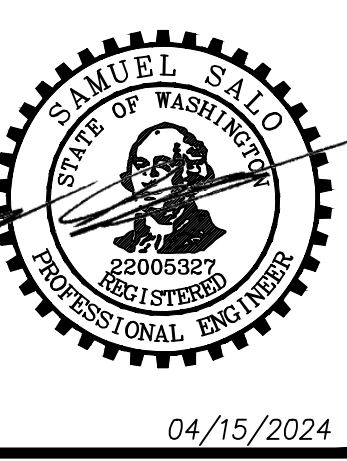
EX. SDCB RIM=49.10 IE 12" CONC. (E,W)=39.30
EX. SDCB RIM=47.22 IE 12" CONC. (E,W)=39.07 IE 12" PVC (S)=39.07
EX. SDCB RIM=47.99 IE 12" PVC (N)=40.19 IE 12" PVC (S)=40.39 IE 12" DI (E)=44.09
EX. SDCB RIM=48.67 IE 12" DI (W)=45.67



SURVEY LEGEND:

	WATER METER
	IRRIGATION CONTROL VALVE
	STORM MANHOLE
	CATCH BASIN
	MAILBOX
	JUNCTION BOX
	LIGHT POLE
	SIGN POST
	POST
	UTILITY POLE
	GUY ANCHOR
	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
	STORM LINE
	WOOD FENCE (WF)
	CHAIN LINK FENCE (CLF)
	CONCRETE
	ASPHALT
	GRAVEL
	HEDGE LINE
	EVERGREEN TREE
	DECIDUOUS TREE

REVISIONS	DESCRIPTION	BY	DATE



AMERICAN PRIDE LENDING, LLC TOWNHOMES
AMERICAN PRIDE LENDING, LLC
SANITARY SEWER & WATER PLAN



JOB NO.	21715
DATE	04/15/2024
SCALE	1"=20'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	CJA

SHEET 4 of 4



FILENAME: J:\21715 - PUY (PUYALLUP)\ENGINEERING\RAW SHEETS\PRELIM\21715 - UTIL.WG