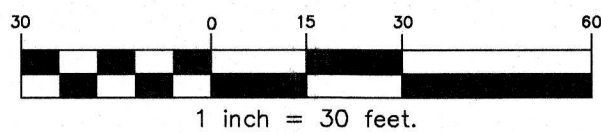


BPLC NORTH
A PORTION OF NW1/4 OF THE SE1/4 OF SEC. 26, T20N, R04E
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT
ENGINEERING MANAGER.

SHEET INDEX

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E-001-703	ELECTRICAL PLANS

ADDRESS

2511 INTER AVE.
PUYALLUP, WA 98372

PARCEL NUMBERS

2105200180, 2105200191, 2105200192

OWNER/DEVELOPER

BPLC PROPERTIES, LLC
2412 INTER AVE.
PUYALLUP, WA 98372

ENGINEER

C.E.S. NW INC.
429 29TH ST NE SUITE D
PUYALLUP, WA 98372

SITE DATA

PARCEL 2105200180:
AREA: 40,569 SF (0.93 AC)

PARCEL 2105200191:
AREA: 10,200 SF (0.23 AC)

PARCEL 2105200192:
AREA: 30,366 SF (0.70 AC)

TOTAL SITE AREA: 81,135 SF (1.86 AC)
ZONING: ML (LIMITED MANUFACTURING)
SOIL TYPE: PUYALLUP SANDY LOAM

UTILITIES

WATER: CITY OF PUYALLUP
SEWER: CITY OF PUYALLUP
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY
TELEPHONE: COMCAST/CENTURY LINK

SURVEY BY

CES NW, INC.
429 - 29TH STREET NE, SUITE D
PUYALLUP, WA 98372
PHONE: 253-848-4282

BASIS OF BEARING

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH
ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK). THE
MONUMENTED CENTERLINE OF INTER AVENUE SOUTHEAST, BEARS
N88°49'56"W.

LEGAL DESCRIPTION

PARCEL A, TPN. 2105200191

THE WEST 85 FEET OF THE SOUTH 120 FEET OF THE WEST HALF OF
TRACT 10 OF ACKERSON'S SECOND ADDITION TO PUYALLUP,
ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8 OF
PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.

PARCEL B, TPN. 2105200192

THE WEST HALF OF BLOCK 10 OF ACKERSON'S SECOND ADDITION TO
PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME
8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.

EXCEPT THE SOUTH 120 FEET OF THE WEST 85 FEET THEREOF.

PARCEL C, TPN. 2105200180

THE EAST ONE-HALF OF BLOCK 10 OF ACKERSON'S SECOND ADDITION
TO PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY,
WASHINGTON.

ALL SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

FILL SPECIFICATION

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR
SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH
OTHERWISE VIOLATE ANY STATE, FEDERAL OR LOCAL LAW, ORDINANCE,
CODE, REGULATION, RULE, ORDER, OR STANDARD. ONLY EARTH
MATERIAL SHALL BE PLACED IN FILLS.

TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE
FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF
WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE
CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND
CES NW INC. ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY
SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON
INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

EARTHWORK QUANTITIES

1,015 CY CUT
3,418 CY FILL
2,403 CY NET
QUANTITIES ARE FOR PERMIT PURPOSES ONLY.
CONTRACTOR SHALL VERIFY EARTHWORK
QUANTITIES FOR BID PURPOSES.

PROPERTY DEVELOPMENT STANDARDS

MIN. LOT AREA PER BUILDING SITE: 10,000 SF
MIN. LOT WIDTH: 75'
MIN. LOT DEPTH: 100'
MIN. FRONT YARD SETBACK: 20'
MIN. REAR YARD SETBACK: 0'
MIN. INTERIOR SIDE YARD SETBACK: 0'
MIN. STREET SIDE YARD SETBACK: 10'
MIN. STREET FRONTAGE: 25'
MAX. LOT COVERAGE: 65%
MAX. BUILDING HEIGHT: 50'
MIN. LANDSCAPED AREA: 10%

PARCEL A PARKING REQUIREMENTS:

EX HOUSE - 1 SPACE PER 300 SF OF GROSS FLOOR AREA
1,680/300 = 6 SPACES

PARCEL B & C PARKING REQUIREMENTS:

WAREHOUSE - 1 SPACE PER 2,000 SF OF GROSS FLOOR AREA
8,860/2000 = 5 SPACES

OFFICE - 1 SPACE PER 300 SF OF GROSS FLOOR AREA
3,867/300 = 13 SPACES

TOTAL PARKING SPACES REQUIRED = 24
TOTAL PARKING SPACES PROVIDED = 32

PARKING BREAKDOWN:

ADA STALL = 1
STANDARD STALLS = 22
COMPACT STALLS = 9
TRUCK STALLS = 27

ASPHALT/CONCRETE AREA:

NEW CONCRETE SIDEWALK = 2,193 SF
NEW ASPHALT PAVEMENT = 4,662 SF
NEW PERMEABLE PAVEMENT = 26,705 SF
TOTAL ASPHALT/CONCRETE = 35,480 SF

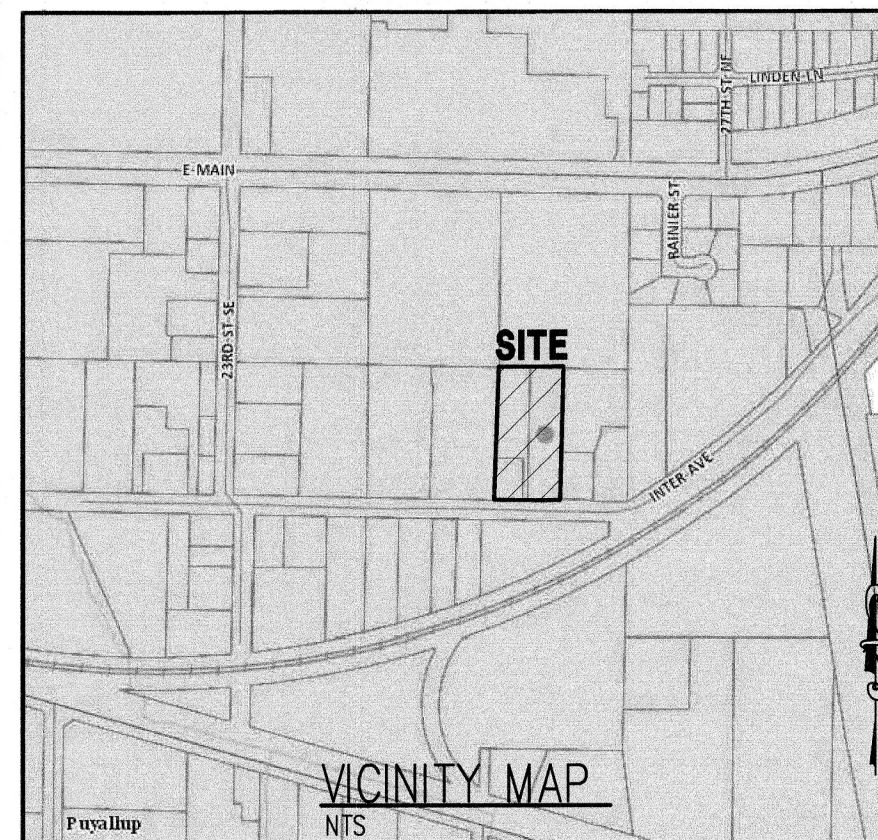
LANDSCAPE AREA:

LANDSCAPE AREA INTERIOR = 7,317 SF
LANDSCAPE AREA PERIMETER = 6,128 SF
LANDSCAPE AREA PROVIDED = 13,445 SF

CLEARED AREA = 48,615 SF

LEGEND

EXISTING	DESCRIPTION	PROPOSED
⊕	MONUMENT	⊙
---	MONUMENT LINE	---
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
---	EASEMENT LINE	---
⊕	CHAIN LINK FENCE	⊕
---	CURB & GUTTER	---
---	EDGE OF PAVEMENT	---
---	CONTOURS	---
⊕	STREET SIGN	⊕
⊕	STORM DRAIN CATCH BASIN	⊕
⊕	STORM DRAIN MANHOLE	⊕
⊕	STORM DRAIN CLEANOUT	⊕
⊕	STORM DRAIN LINE	⊕
⊕	WALL DRAIN LINE	⊕
⊕	SANITARY SEWER MANHOLE	⊕
⊕	SANITARY SEWER CLEANOUT	⊕
⊕	SANITARY SEWER LINE	⊕
⊕	SANITARY SEWER STUB	⊕
⊕	FIRE HYDRANT	⊕
⊕	WATER VALVE	⊕
⊕	WATER METER	⊕
⊕	THRUST BLOCKING	⊕
⊕	WATER MAIN	⊕
⊕	LUMINAIRE	⊕
⊕	POWER/UTILITY POLE	⊕
⊕	SAWCUT LINE	⊕
⊕	ASPHALT CONCRETE	⊕
⊕	CEMENT CONCRETE	⊕
⊕	PERMEABLE ASPHALT	⊕
⊕	GRIND/OVERLAY	⊕
⊕	LANDSCAPE AREAS	⊕
⊕	LANDSCAPE WALL	⊕



NOTES:

- THESE PLANS ARE PRELIMINARY UNLESS THE JURISDICTIONAL APPROVAL BOX HAS BEEN SIGNED.
- CAD FILE WILL BE PROVIDED BY ENGINEER TO AID IN ESTABLISHING HORIZONTAL CONTROL.
- SEE SEPARATE LANDSCAPE PLANS FOR LANDSCAPING REQUIREMENTS.

**CALL 48 HOURS
BEFORE YOU DIG
DIAL 811**



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

**BPLC NORTH
COVER SHEET**

Project: BPLC PROPERTIES, LLC
Client: 2412 INTER AVE, PUYALLUP, WA 98372
Designed: DPG
Drawn: MFB
Checked: CAD
Scale: 1"=30'
Date: 4/21/2025
Job No.: 20083
Sheet No.: **C1**
1 of 20 Sheets