City of Sumner
Shoreline Substantial Development Permit Application

(Please fill out ALL fields unless otherwise noted)

Community Development
1104 Maple Street, Suite 250
Sumner, WA 98390
Tel. (253)299-5530 Fax: (253)299-5539
www.ci.sumner.wa.us

File Number: _____

Site/Project Address (if available): Bridge Street Bridge		Parcel #: ROW, 0420243101, 0420243057, 0420243001, 0420243073		
Owner: City of Sumner	Phone: (253) 299-5700	Email: pw@ci.sumner.wa.us		
Owner Address: 1104 Maple Street, Suite 260		City: Sumner	State: WA	Zip: 98390
Surveyor/Engineer/Contractor: TBD		Phone:	Contractor License Number:	
Address:	Email:	City:	State:	Zip:
Contact Person: Ross Widener	Phone: (425) 503-3629	Fax:		
Contact Address: 10108 32nd Ave W Suite D	Email: rwidener@prodigy.net	City: Everett	State: WA	Zip: 98204

Description of Project:

The project will replace the existing structurally-deficient and functionally-obsolete bridge over the White River with a new standard precast concrete girder bridge directly downstream of the existing bridge. The project will also involve utility relocation and installation of decorative lighting.

Supporting Materials Required:

Office Applicant - (please check off all applicable "applicant" boxes)

☑ **This Application Form and Checklist**

☑ **Site Plan (1:40 scale - No site plan required for interior tenant improvements)** **1 - Copy 8.5" x 11"**

Vicinity map
Project zoning
Property line dimensions
All public and private roads, driveway access and all easements (specify type on or adjacent to the site)
Existing and proposed fire hydrant locations and all water main sizes; if no hydrants on site, distance to the nearest hydrants
All major man-made features; drainage ditches, railroad tracks, etc.
Proposed building locations; setbacks from property lines and distance between structures proposed and existing
Building dimensions including height and number of stories
Paved and parking areas including parking locations, maneuvering areas, loading areas, handicapped stalls, walkways, etc
Type of construction
Proposed uses
Proposed landscaped areas
Outside storage areas, including type of surface and product to be stored
Proposed trash dumpster location
Proposed on-site utilities including sanitary sewer, storm drainage, water services (both domestic fire irrigation)
Type of detention/retention system and treatment for stormwater
Environmental constraints identified and delineated
Is the project in a flood zone? What is the base flood elevation?

APPLICATION CONTINUED ON PAGE 2

Shoreline Substantial Development Permit Application

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PAGE 2

Supporting Materials Required:

Office Applicant - (please check off all applicable "Applicant" boxes)

☑	Shoreline Diagrams		5 - Copy or 11" x 17"
☐	Mailing list of all property owners within 500 ft, 1000 if project is in M1 zone		2 - Sets of labels
☑	Landscape Plan		5 - Copy or Reduction 11" X 17"
☑	Title Report		2 - Copy or Reduction 8.5" x 11"
☑	Legal Description		2 - Copy or Reduction 8.5" x 11"
☑	SEPA Checklist (Consult staff concerning fee)		5 - Copy or Reduction 8.5" x 11"
☑	Elevations (Design Review Required– please consult Planning staff)		5 - Copies- 11" x 17"
☑	Permit fee	(Please consult the Permit Specialist for the fee amount)	

NOTES:

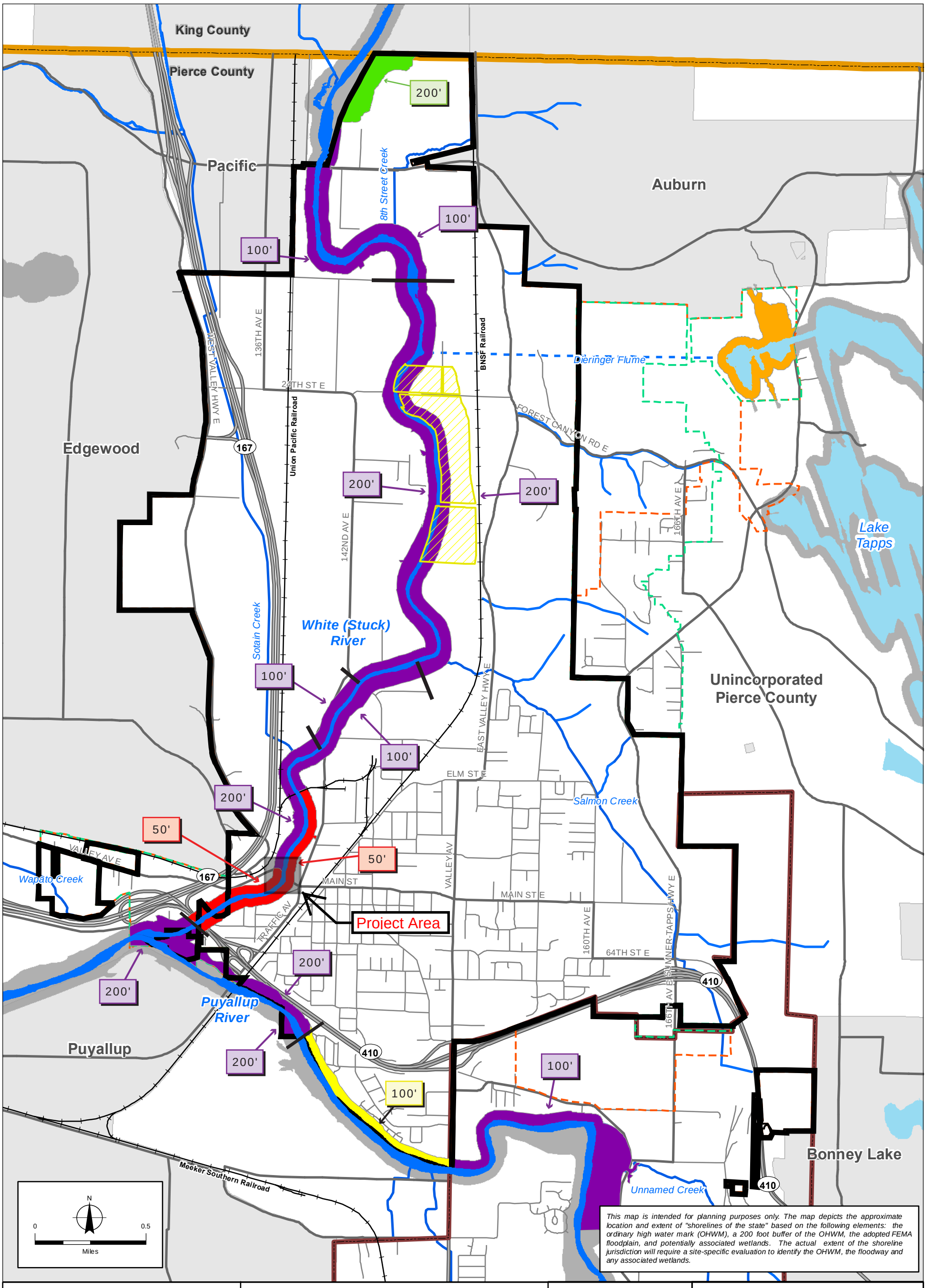
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

**BY LEAVING THE CONTRACTOR INFORMATION SECTION BLANK, I HEREBY CERTIFY FURTHER THAT CONTRACTORS (GENERAL OR SUBCONTRACTORS) WILL NOT BE HIRED TO PERFORM ANY WORK IN ASSOCIATION WITH THIS PERMIT. (building permits only)

_____ _____ DATE: _____/_____/_____

SIGNATURE OF OWNER / AUTHORIZED AGENT PRINTED NAME

Shoreline Map



SHORELINE MASTER PROGRAM
CITY OF SUMNER

Map 4-1: Official Shoreline Map

Legend

Shoreline Environment Designation

- Natural and Buffers (200 FT)
- Shoreline Residential (100 FT)
- Tapps Reservoir (100 FT)
- Urban (50 FT)
- Urban Conservancy (100/200 FT)

NOTE: All areas waterward of the Ordinary High Water Mark (OHWM) have a Shoreline Environmental Designation of Aquatic.

NOTE: Setback is measured from the OHWM.

- Sumner City Limits
- Sumner UGA
- Proposed Sumner UGA
- Joint Planning Area
- Selected City Owned Property w/in Urban Conservancy
- Waterbodies
- Streams
- Flume (Pipe)
- Railroads
- Shoreline Planning Area Outside of Study Area
- Incorporated Cities

SOURCE: City of Sumner, 2007, 2008; Pierce County, 2008.

G:\ENVIR IMPACTS\2009 Projects\209439_SumnerSMP\05_Graphics_GIS_Modeling\Figures\March_2012\SED Revised Mar 2012.mxd ASW; 3/9/2012)
FILE NAME: Sumner_SED_Labels.ai / EDITED BY: JAB / DATE LAST UPDATED: 03/09/12

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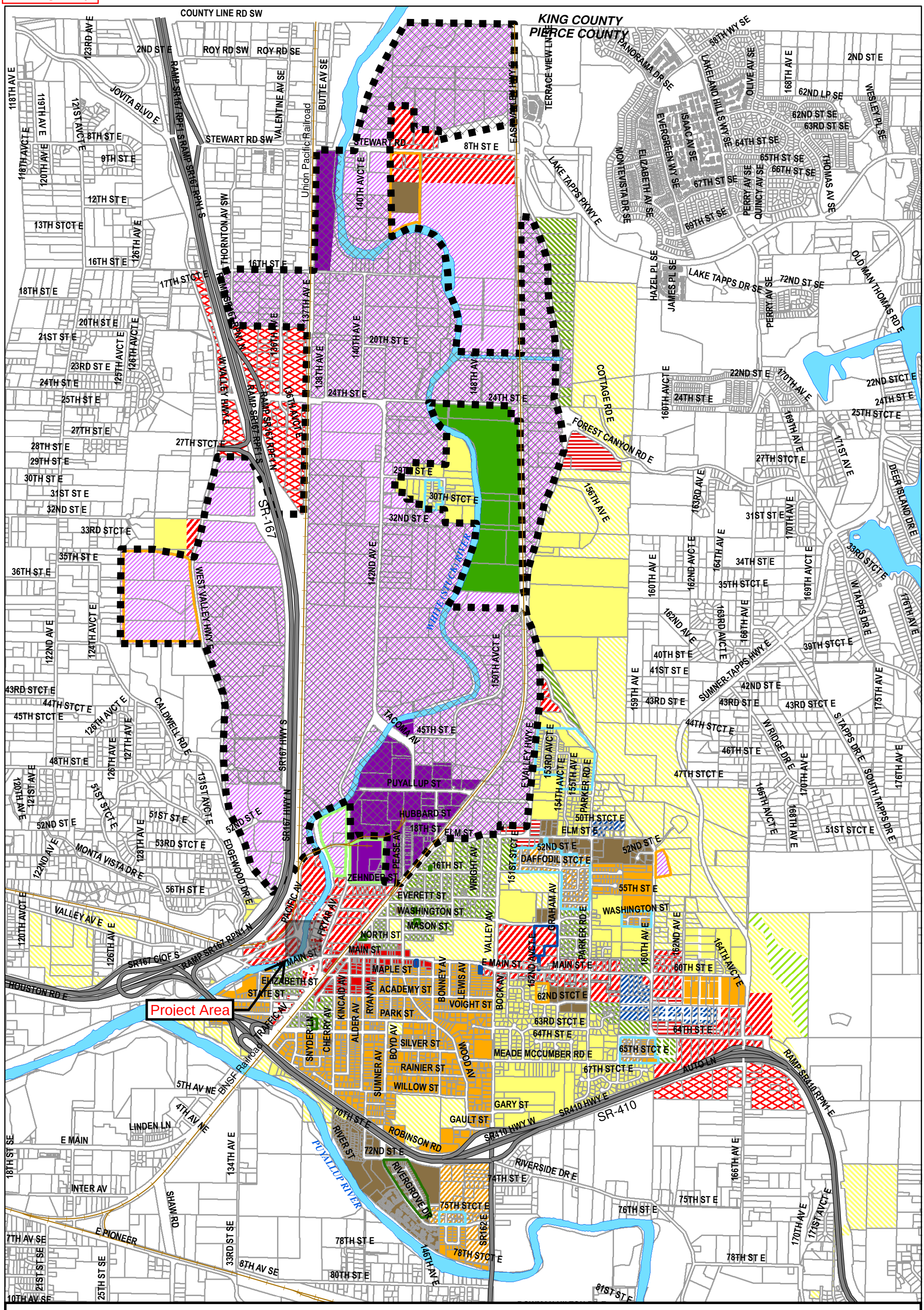
Zoning Map



City Of Sumner

Zoning Map

ADOPTED: 01-25-13
ORDINANCE NO: 2421
PLOTTED ON: 11-2013, JAM

SOURCE: City Of Sumner
Coumminity Develpment
Deparment, 2013

N
W E
S

DISCLAIMER
The City of Sumner does not make any warranties or representations with regard to the accuracy of this map. No reliance should be placed upon this map for the location of any easement, street, road, highway, or boundary line or other matter shown on this map, and no liability is assumed by the City of Sumner for the correctness thereof.

Scale: Not To Scale

LEGEND:
- Sumner City Limits
- Highways
- Railroads
- Town Center Area
- MIC Zone
- MIC Core Overlay

ZONING AMENDMENTS:
- Cross-Access Cooridors/Combined Driveways (deeded)
- Cross-Access Cooridors/Combined Driveways (not deeded)
- Detached Single-Family Development
- Mixed Use Commercial
- Special Restrictions & Agreement
- Traditional Neighborhood Design Option
- PMUD
- Parcels

SUMNER ZONING DESIGNATIONS:
- Central Business District (CBD)
- General Commercial (GC)
- Interchange Commercial (IC)
- Neighborhood Commercial (NC)
- Mixed Use Development (MUD)
- Heavy Industrial (M-2)
- Light Industrial (M-1)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Low Density Residential 12000 (LDR-12)
- Low Density Residential 8500 (LDR-8.5)
- Low Density Residential 7200 (LDR-7.2)
- Low Density Residential 6000 (LDR-6)
- Low Density Residential 4000 (LDR-4)
- Residential Protection (RP)
- Agriculture (AG)

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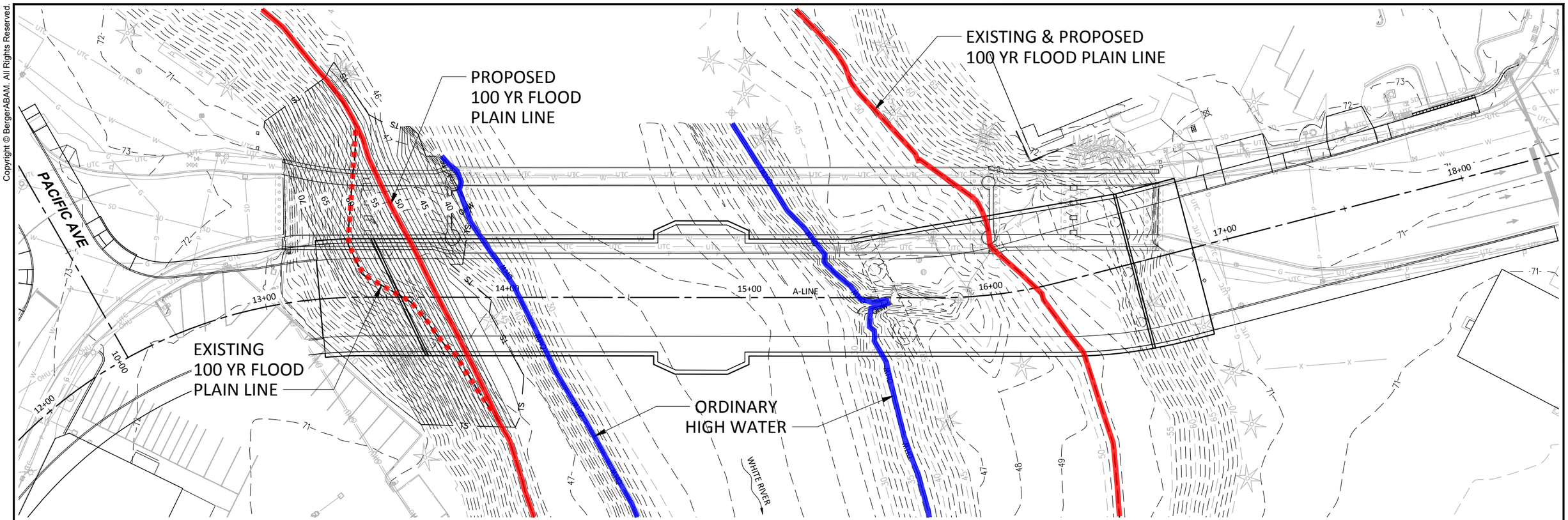
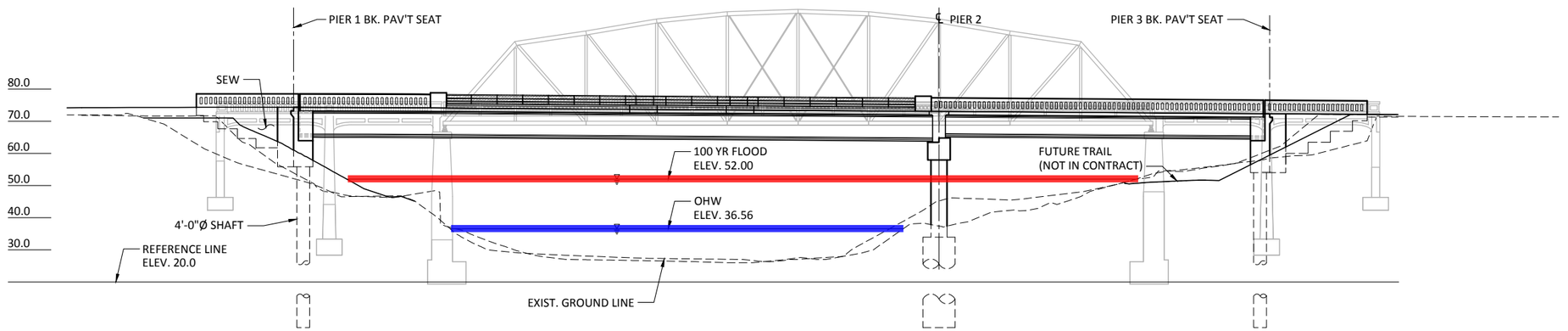


PLAN



ELEVATION

ELEVATIONS ARE FINAL GRADE MEASURED AT THE TOP OF ROADWAY ALONG THE A-LINE

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Federal Way, Washington 98003-2600
(206) 431-2300 Fax: (206) 431-2250

CITY OF SUMNER WASHINGTON

DRAWN BY LWC
DESIGN BY MJH
CHECK BY GAB
PROJ MGR CWS

CITY OF SUMNER

BRIDGE STREET BRIDGE REPLACEMENT

FIGURE 1

DRAWING NO. **JARPA-1**
PROJECT NO. A13.0302
DATE: 1/19/15
SHEET NO.

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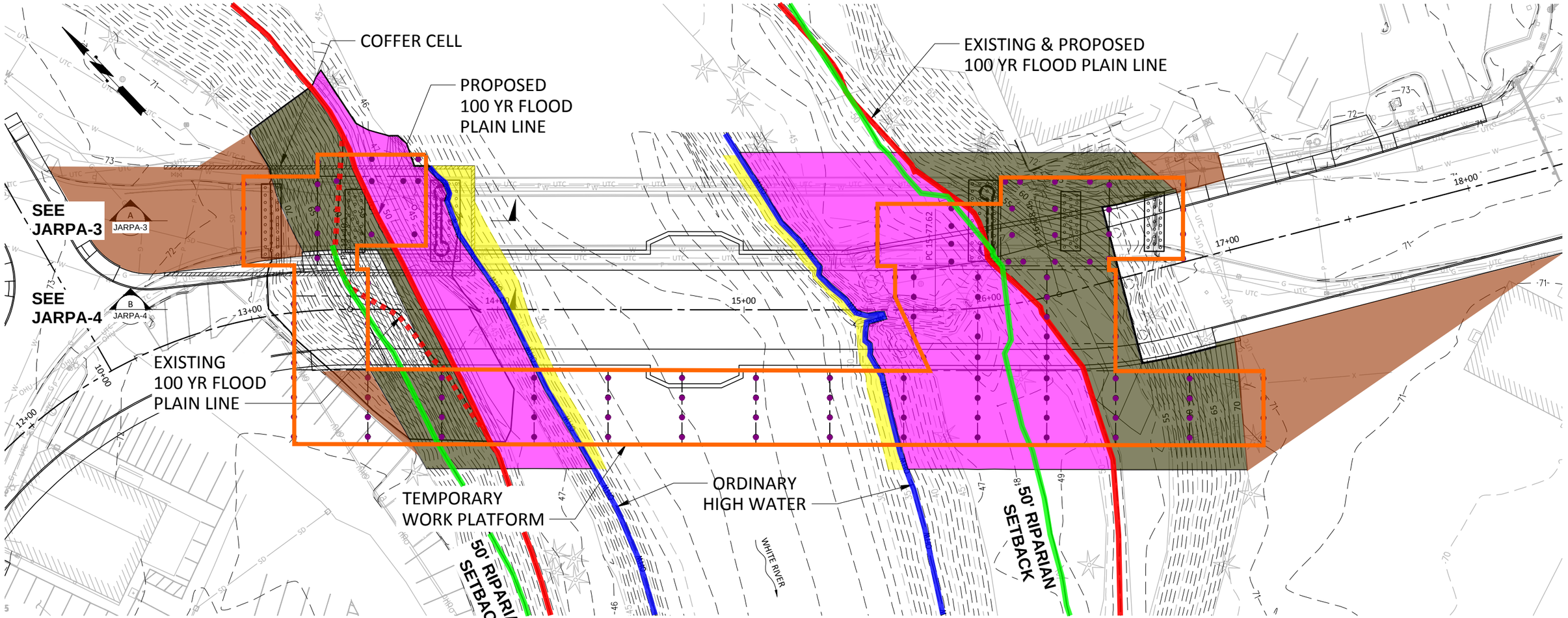

PLAN

PLANTING ZONE DESCRIPTION:

PLANTING ZONE 1:
BETWEEN OHWM AND THE "AVERAGE FLOW STAGE", EMERGENT GRASSES AND SEDGES OR PLANTS LIKE SALMONBERRY AND WILLOWS THAT CAN WITHSTAND WATER VELOCITIES AND LEVEL OF INUNDATION OCCURRING IN THIS ZONE

PLANTING ZONE 2:
BETWEEN OHWM AND THE 100 YEAR FLOOD, WOULD BE AMENDED WITH COMPOST, SEEDED WITH A MIX OF NATIVE RIPARIAN GRASSES AND PLANTED WITH LIVE STAKES CONSISTING OF A VARIETY OF NATIVE WILLOW SPECIES AND REDTWIG DOGWOOD

PLANTING ZONE 3:
BETWEEN 100 YEAR FLOOD AND TOP OF BANK, WILL BE AMENDED WITH COMPOST, SEEDED WITH A MIX OF UPLAND GRASSES AND PLANTED WITH CEDARS AND DOUGLAS FIRS AT 10' ON CENTER, WHILE ALLOWING FOR A SETBACK OF 15' MINIMUM FROM THE PROPOSED BRIDGE

PLANTING ZONE 4:
FROM TOP OF BANK AND BEYOND WILL BE PLANTED AS APPROPRIATE FOR THE ADJACENT LAND USES

- PLANTING ZONE 1
- PLANTING ZONE 2
- PLANTING ZONE 3
- PLANTING ZONE 4

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CITY OF SUMNER
BRIDGE STREET BRIDGE REPLACEMENT

FIGURE 2

DRAWING NO. **JARPA-2**
PROJECT NO. A13.0302
DATE: 1/19/15
SHEET NO. 2 OF 4

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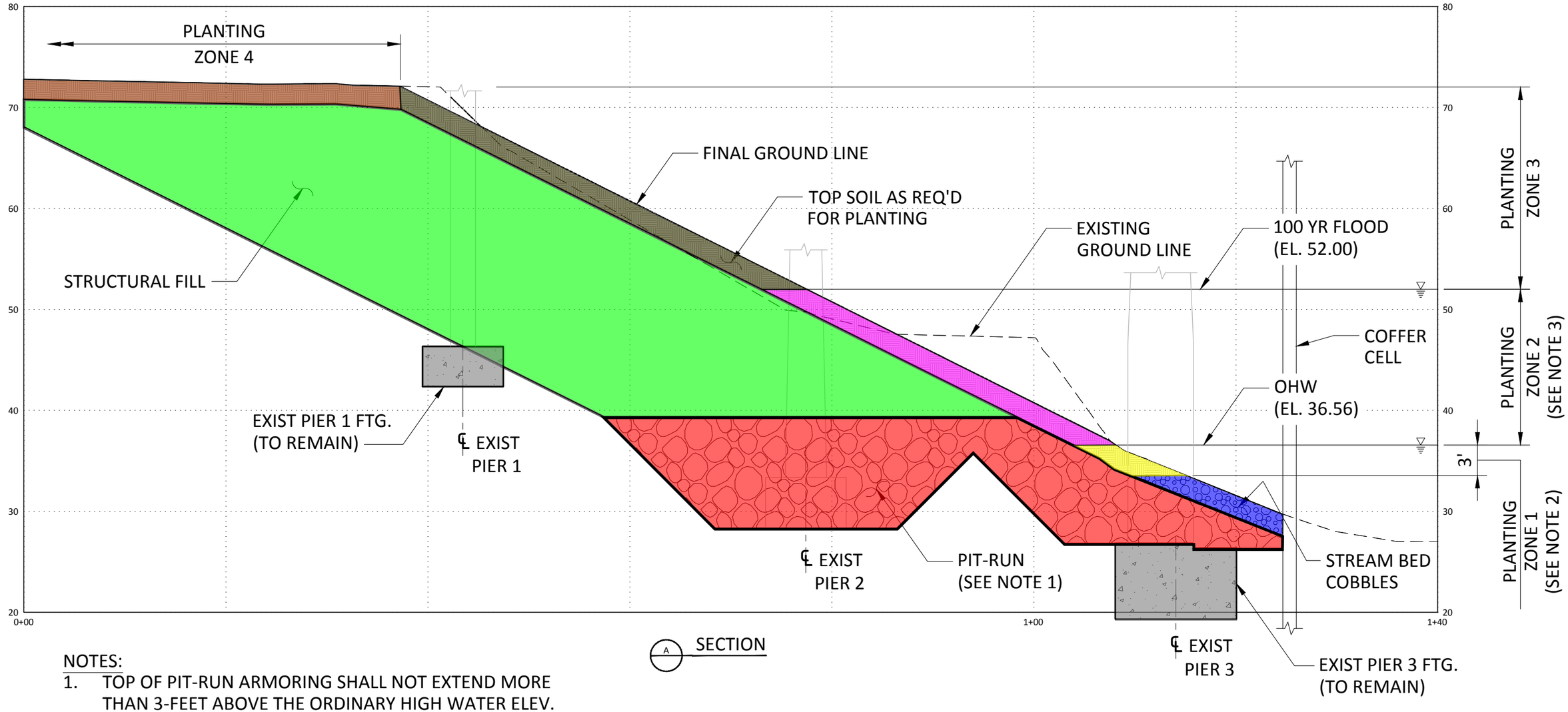

A SECTION

NOTES:

1. TOP OF PIT-RUN ARMORING SHALL NOT EXTEND MORE THAN 3-FEET ABOVE THE ORDINARY HIGH WATER ELEV.
2. USE COIR MATS AND LIVE STAKES AS REQUIRED WITHIN PLANTING ZONE 1.
3. JUTE NETTING AND LIVE STAKES SHALL BE USED WITHIN PLANTING ZONE 2.

PIT-RUN BACKFILL (TOPPED W/ STREAM BED COBBLES AT RIVER)

STRUCTURAL FILL TOPPED WITH TOP SOIL FOR SOFT BACK ARMORING

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CITY OF SUMNER

BRIDGE STREET BRIDGE REPLACEMENT

FIGURE 3

DRAWING NO. **JARPA-3**
PROJECT NO. A13.0302
DATE: 1/19/15
SHEET NO. 3 OF 4

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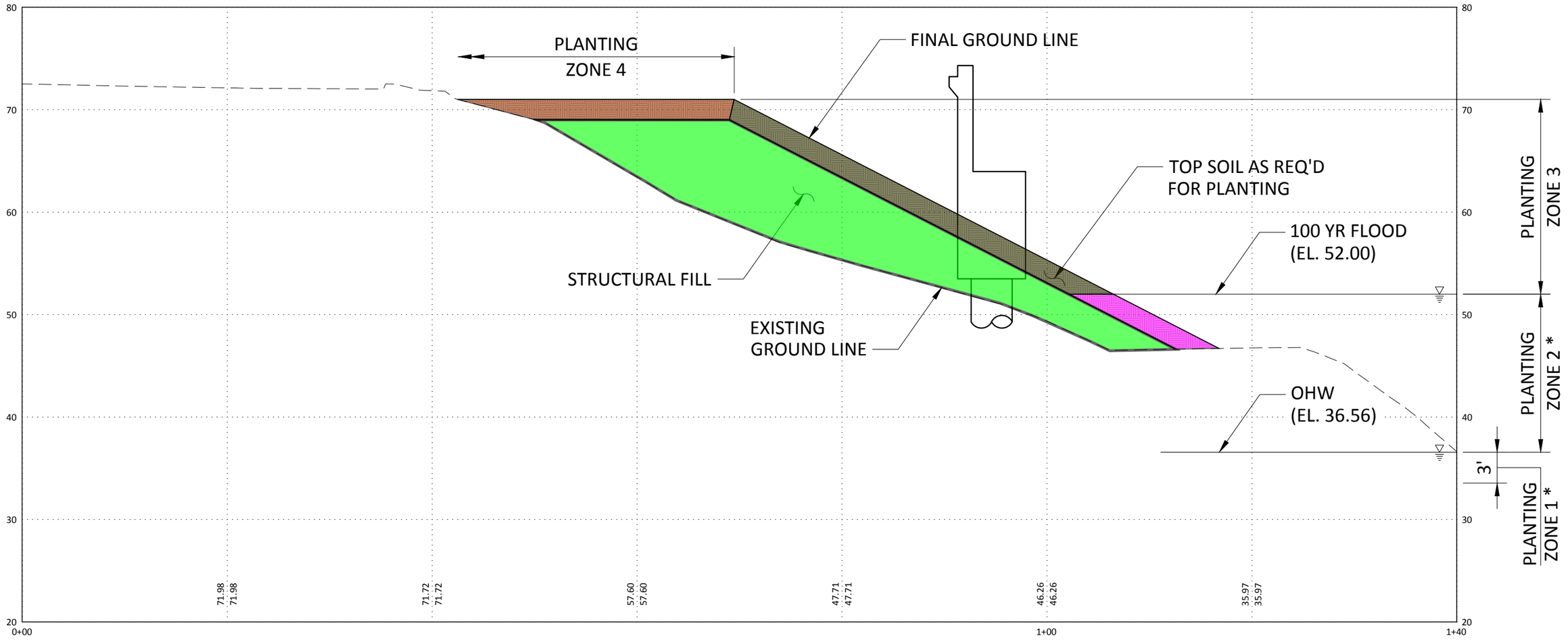

B SECTION

* SURFACE PREPARATION OF EXISTING CONDITIONS REQUIRED FOR PLANTING NOT SHOWN

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BRIDGE STREET BRIDGE REPLACEMENT

FIGURE 4

DRAWING NO. **JARPA-4**
PROJECT NO. A13.0302
DATE: 1/19/15
SHEET NO. 4 OF 4

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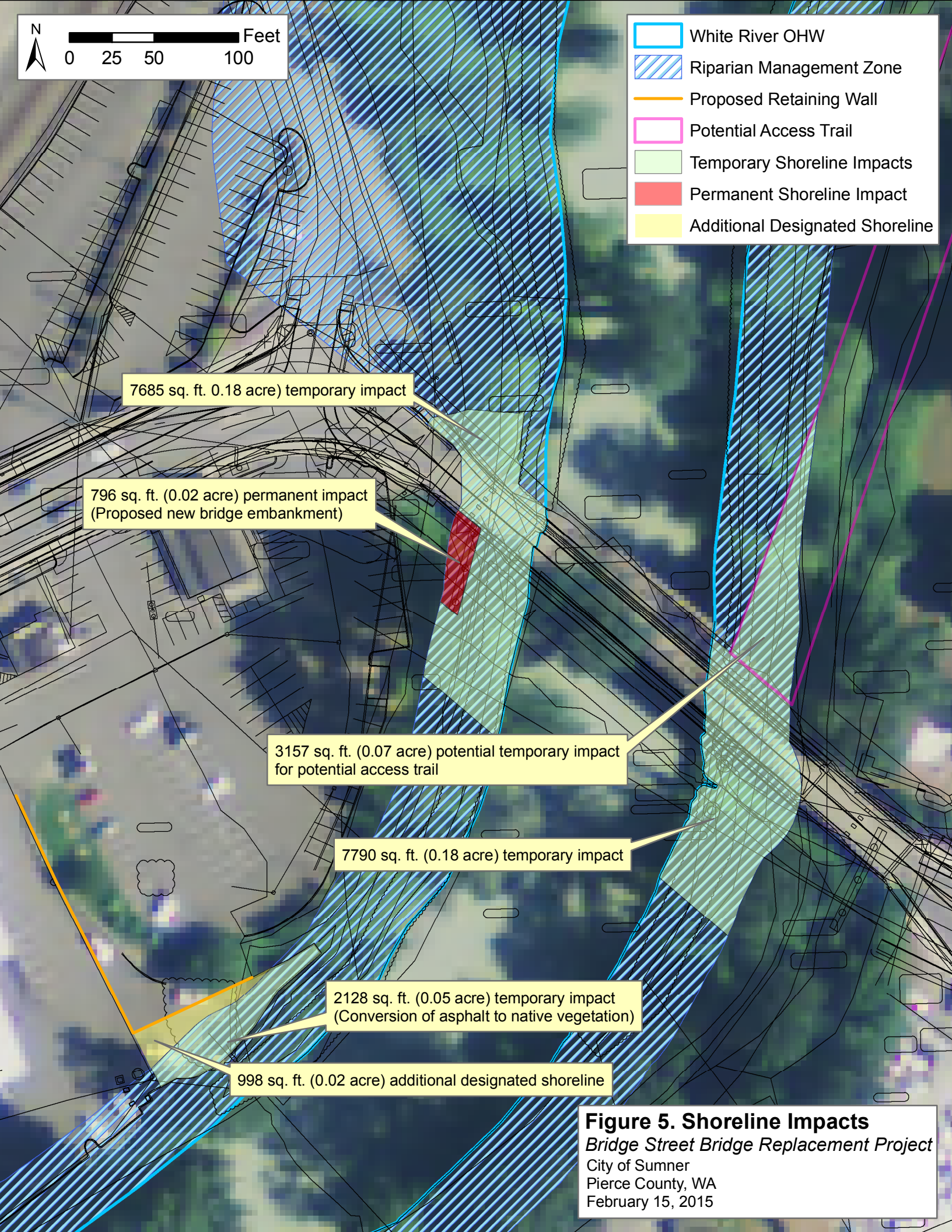

Figure 5. Shoreline Impacts
Bridge Street Bridge Replacement Project
City of Sumner
Pierce County, WA
February 15, 2015

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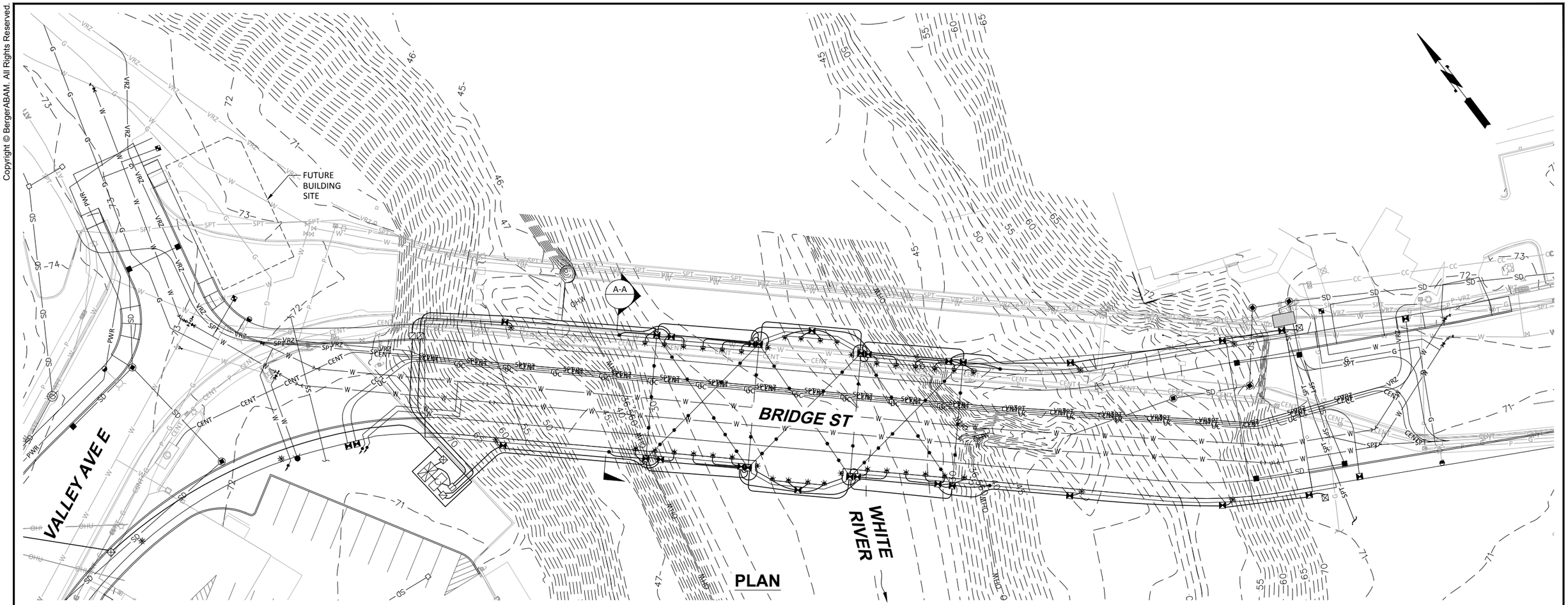

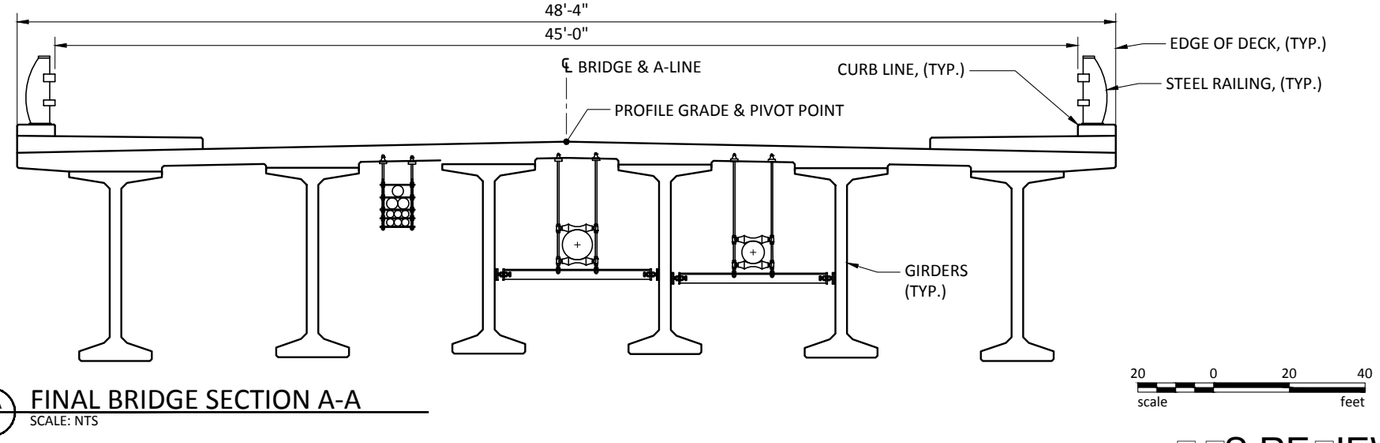

A-A FINAL BRIDGE SECTION A-A
SCALE: NTS

□□S RE□IEW

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CITY OF SUMNER
BRIDGE STREET BRIDGE REPLACEMENT
FIGURE 6 - UTILITY PLAN

DRAWING NO.	FIG 6
PROJECT NO.	A13.0302
DATE:	2/25/15
SHEET NO.	-

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CITY OF SUMNER

BRIDGE STREET BRIDGE REPLACEMENT

FIGURE 7 - LIGHTING DESIGN

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PROJECT NO. A13.0302
DATE: 1/19/15
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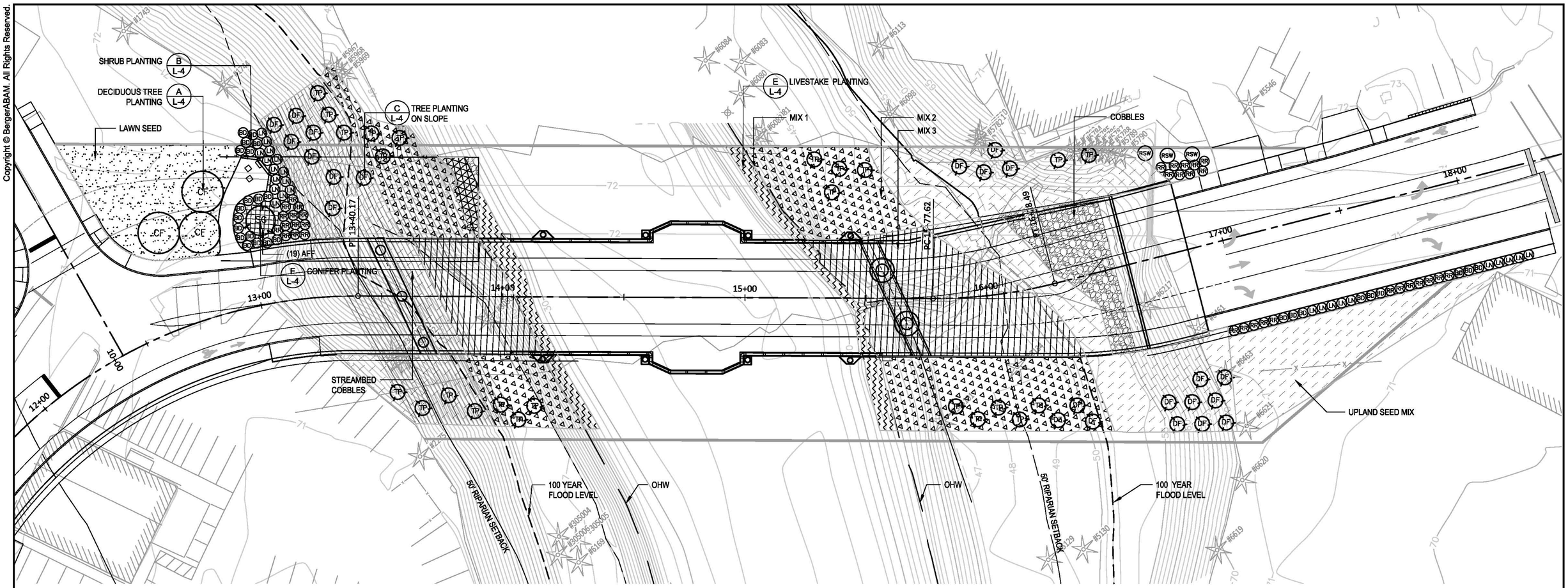

PLANT LIST:

CONIFERS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
SG	SEQUOIADENDRUM GIGANTIUM	GIANT SEQUOIA	8–10'	B & B	AS SHOWN
DF	PSEUDOTSUGA MENZESII	DOUGLAS FIR	2 GAL	CONTAINER	AS SHOWN
TP	THUJA PLICATA	WESTERN RED CEDAR	2 GAL	CONTAINER	AS SHOWN

DECIDUOUS TREES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
CF	CORNUS FLORIDA 'WEAVER'S WHITE'	WEAVER'S WHITE FLOWERING DOGWOOD	1–1/2" CAL	B&B/ CONTAINER	AS SHOWN

SMALL SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
AFF	ATHYRIUM FILIX-FEMINA	LADY FERN	1 GAL	CONTAINER	36" O.C.
BD	BERBERIS DARWINII 'COMPACTA'	DARWIN'S BARBERRY	1 GAL	CONTAINER	AS SHOWN
LN	LONICERA NITIDA 'RED TIPS'	BOXLEAF HONEYSUCKLE	1 GAL	CONTAINER	AS SHOWN
RSW	RHODODENDRON 'SCARLET WONDER'	SCARLET WONDER RHODODENDRON	24"–36" HT	CONTAINER	AS SHOWN
RR	ROSA RUGOSA 'SNOW PAVEMENT'	SNOW PAVEMENT ROSE	1 GAL	CONTAINER	AS SHOWN

LIVESTAKE MIX 1*

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
SS	SALIX SCOULERIANA	SCOULER'S WILLOW	18"	LIVESTAKE	24" O.C.
SSI	SALIX SITCHENSIS	SITKA WILLOW	18"	LIVESTAKE	24" O.C.

LIVESTAKE MIX 2*

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
SL	SALIX LUCIDA SSP. LASIANDRA	PACIFIC WILLOW	18"	LIVESTAKE	24" O.C.
SS	SALIX SCOULERIANA	SCOULER'S WILLOW	18"	LIVESTAKE	24" O.C.
SSI	SALIX SITCHENSIS	SITKA WILLOW	18"	LIVESTAKE	24" O.C.

LIVESTAKE MIX 3*

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
CS	CORNUS SERICEA	RED TWIG DOGWOOD	18"	LIVESTAKE	24" O.C.
SS	SALIX SCOULERIANA	SCOULER'S WILLOW	18"	LIVESTAKE	24" O.C.

*RIPARIAN RESTORATION SEEDING WITH MIXES 1, 2, &3

LIVESTAKE MIX 1 WITH STREAMBED COBBLES

UPLAND SEED MIX

LAWN SEED MIX

NOTES:

1. INSTALL JUTE NETTING ON ALL SLOPES 2:1 OR STEEPER
2. INSTALL COIR FABRIC ON ALL SLOPES 1-1/2:1 OR STEEPER, AND BELOW ELEVATION 47'
3. SEE SPECS FOR SEED MIXES
4. SOIL PREPARATION: RIP EXISTING SOIL TO 10" DEPTH, PLACE 3" COMPOST AND TILL TO 10" DEPTH. APPLY DOLOMITE LIME
5. APPLY 3" BARK MULCH IN ALL PLANTING BEDS. CONTAINER TREES TO RECEIVE 2' DIAMETER MULCH CIRCLES, 3" DEEP. LARGE TREES TO RECEIVE 4' DIAMETER MULCH CIRCLES.

DRAFT 60% SUBMITTAL

MARK	REVISION DESCRIPTION	BY	APP.	DATE

j.a. brennan associates PLLC
Landscape Architecture & Planning
100 S King Street, Suite 200
Seattle, WA 98104
t. 206.583.0620 f.206.583.0623
www.jabrennan.com

CITY OF SUMNER WASHINGTON

DRAWN BY EG
DESIGN BY TW
CHECK BY JB
PROJ MGR TW

CITY OF SUMNER
BRIDGE STREET BRIDGE REPLACEMENT
FIGURE 8 - PLANTING PLAN

DRAWING NO. FIG 8
PROJECT NO. A13.0302
DATE: 2/26/2015
SHEET NO. XX OF 46

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