FIVE RIVERS

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., CITY OF SUMNER, WASHINGTON

COVER SHEET

GRAPHIC SCALE

0 40 80

1 INCH = 40 FEET (22"x34")

1 INCH = 80 FEET (11"x17")

APPLICANT
SHIAD INVESTMENT
3611 19TH AVE CT SE
PUYALLUP, WA 98372

ENGINEER/SURVEYOR
CONTOUR ENGINEERING LLC
3309 56TH ST NW, SUITE 106
GIG HARBOR, WA 98335

GEOTECHNICAL ENGINEER
GEORESOURES, LLC.
5007 PACIFIC HWY E,
FIFE, WA 98424

LANDSCAPE ARCHITECT
NATURE BY DESIGN
1320 ALAMEDA AVENUE, SUITE B
FIRCREST, WA 98466

BIOLOGIST
SOUNDVIEW CONSULTANTS LLC
2907 HARBORVIEW DRIVE, SUITE #D
GIG HARBOR, WA 98335

PARKING INFORMATION
PROPOSED TRUCK AND TRAILER PARKING STALLS = 23
DIMENSIONS
LENGTH = 70.0'
WIDTH = 12.0'

PROPOSED TRAILER PARKING STALLS = 19
DIMENSIONS
LENGTH = 55.0'
WIDTH = 12.0'

PROPOSED PASSENGER VEHICLE PARKING STALLS = 15
DIMENSIONS
LENGTH = 18.0'
WIDTH = 8.5'

FLOOD ZONE CLASSIFICATION
THE SUBJECT PROPERTY IS LOCATED PARTIALLY WITH ZONE X (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD) AND WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED)

100-YEAR FLOOD LINE DETERMINED PER FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 5301470005D, DATED 06/18/1987.

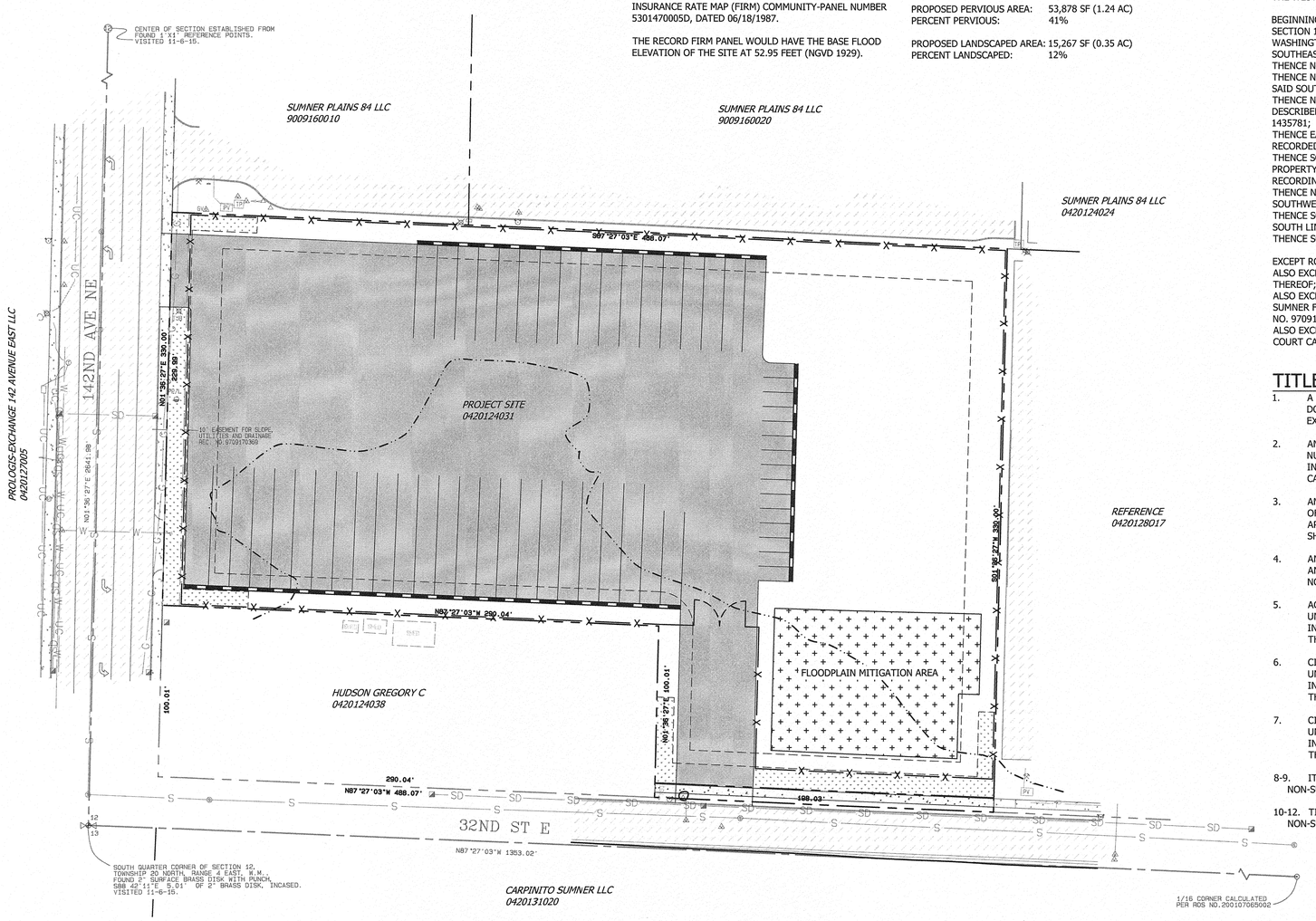
THE RECORD FIRM PANEL WOULD HAVE THE BASE FLOOD ELEVATION OF THE SITE AT 52.95 FEET (NGVD 1929).

PROJECT INFORMATION

PARCEL NUMBER:	0420124031
JURISDICTION:	CITY OF SUMNER
COUNTY:	PIERCE
ADDRESS:	3113 142ND AVE EAST SUMNER, WA 98390
ZONING:	LIGHT MANUFACTURING DISTRICT (M-1)
PROPOSED USE:	TRUCK TERMINAL

BUILDING SETBACKS
FRONT = 20 FT
INTERIOR = 20 FT
REAR = 20 FT

LANDSCAPING SETBACKS:	12 FT FROM PUBLIC ROADWAYS
TOTAL SITE AREA:	132,036 SF (3.03 AC)
TOTAL SITE AREA: (MINUS R/W DEDICATION)	130,056 SF (2.99 AC)
PROPOSED IMPERVIOUS:	76,178 SF (1.75 AC)
PERCENT IMPERVIOUS:	59%
PROPOSED PERVIOUS AREA:	53,878 SF (1.24 AC)
PERCENT PERVIOUS:	41%
PROPOSED LANDSCAPED AREA:	15,267 SF (0.35 AC)
PERCENT LANDSCAPED:	12%



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) GRID COORDINATES WERE FOUND TO BE 698590.54 / 1205515.53 AT A PUNCH IN 1" BRASS DISK, IN A MONUMENT CASE AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 20N, RANGE 4E, W.M.. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999998357 AND THE GRID SCALE FACTOR OF 0.9999791332 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

VERTICAL DATUM
PIERCE COUNTY BM 68-4: TOP OF NORTHEAST CORNER OF FIRST CONCRETE STEP UP FROM THE CONCRETE SIDEWALK AT BACK PORCH OF NORTHEAST CORNER OF RESIDENCE 15919 MEAD- MCCUMBER, NORTHWEST QUADRANT OF 160TH AVENUE EAST AND 64TH STREET EAST.
ELEVATION 67.56 (NGVD 29)

LEGAL DESCRIPTION
THE WEST 4 ACRES OF THE FOLLOWING DESCRIBED PROPERTY:

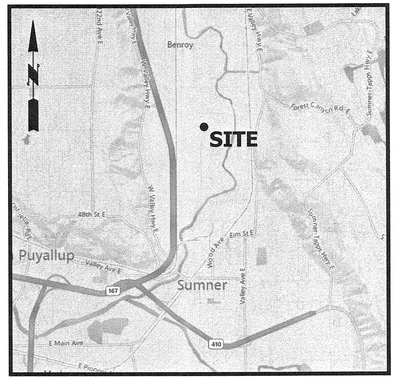
BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, 30 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;
THENCE NORTH 0° 3' WEST 330 FEET;
THENCE NORTH 89° 4' EAST TO A POINT 536 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER;
THENCE NORTH 195 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DEED RECORDED DECEMBER 23, 1946, UNDER RECORDING NO. 1435781;
THENCE EAST 253 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN DEED RECORDED APRIL 6, 1946, UNDER RECORDING NO. 1405549;
THENCE SOUTH ON SAID WEST LINE 195 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN DEED RECORDED AUGUST 7, 1945, UNDER RECORDING NO. 1377042;
THENCE NORTH 89° 4' EAST 564.23 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
THENCE SOUTH 0° '30" EAST 330 FEET TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 12;
THENCE SOUTH 89° 4' WEST 1,353.87 FEET TO THE POINT OF BEGINNING;

EXCEPT ROADS;
ALSO EXCEPT THE SOUTHERLY 100 FEET OF THE WESTERLY 300 FEET THEREOF;
ALSO EXCEPT THE WEST 10 FEET THEREOF CONVEYED TO THE CITY OF SUMNER FOR 142ND AVENUE EAST BY DEED RECORDED UNDER RECORDING NO. 9709170368;
ALSO EXCEPT THAT PORTION CONDEMNED IN PIERCE COUNTY SUPERIOR COURT CAUSE NO. 98-2-08168-1 FOR 142ND AVENUE EAST.

TITLE REPORT ITEM NOTES
1. A POWER EASEMENT RECORDED UNDER RECORDING NO.1456212. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFORE CANNOT BE SHOWN.
2. AN INGRESS AND EGRESS EASEMENT RECORDED UNDER RECORDING NUMBERS 1652395 AND 1652396. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFORE CANNOT BE SHOWN.
3. AN EASEMENT FOR CONSTRUCTION, INSTALLATION AND MAINTENANCE OF SLOPES, UTILITIES AND DRAINAGE STRUCTURES AND APPURTENANCES RECORDED UNDER RECORDING NO.9709170369. SHOWN HEREON.
4. AN EASEMENT FOR SLOPES, UTILITIES AND DRAINAGE STRUCTURES AND APPURTENANCES RECORDED UNDER COURT CAUSE NO.98-2-08168-1. SHOWN HEREON.
5. AGREEMENT TO MAINTAIN STORMWATER FACILITIES RECORDED UNDER RECORDING NO.200903090594. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFORE CANNOT BE SHOWN.
6. CITY OF SUMNER, WASHINGTON, ORDINANCE NO.1673 RECORDED UNDER RECORDING NO.9701311008. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFORE CANNOT BE SHOWN.
7. CITY OF SUMNER, WASHINGTON, ORDINANCE NO.1673 RECORDED UNDER RECORDING NO.9808190366. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFORE CANNOT BE SHOWN.

8-9. ITEMS CONCERNING FISCAL RESPONSIBILITY IN THE PROPERTY. NON-SURVEY RELATED.

10-12. TITLE COMPANY CONCERNS. NON-SURVEY RELATED ITEMS. NON-SURVEY RELATED.



VICINITY MAP
NOT TO SCALE

LEGEND

SURVEY		PROPOSED
	PROPERTY LINE/RIGHT-OF-WAY	
	RIGHT-OF-WAY DEDICATION	
	RIGHT-OF-WAY CENTERLINE	
	EASEMENT	
	BUILDING SETBACK	
SD	STORM DRAIN LINE	SD
SS	SANITARY SEWER LINE	SS
UC	UNDERGROUND CABLE	UC
G	GAS LINE	G
W	WATER LINE	W
	TYPE 2 CATCHBASIN	
	TYPE 1/TYPE 1L CATCHBASIN	
	SANITARY SEWER MANHOLE	
	HYDRANT	
	WATER VALVE	
	WATER METER	
	FIRE STAND PIPE (FSP)	
	FIRE DEPARTMENT CONNECTION (FDC)	
	PRESSURE RELEASE VALVE (PRV)	
	GAS MARKING POST	
	GAS METER (GM)	
	GAS VALVE (GV)	
	MONUMENT	
	POWER POLE (PP)	
	GUY WIRE (GW)	
	WATER MARKING POST (WMP)	
	LIGHT STANDARD/YARD LIGHT (LS/YL)	
	POWER MANHOLE (PMH)	
PV	POWER VAULT	
TP	TRANSFORMER PAD	
	TELEPHONE JUNCTION BOX	
	CABLE JUNCTION BOX (CJB)	
	SIGNAL BOX (SB)	
WS	WHEEL STOP	
	SIGN	
	BOLLARD	
	ASPHALT	
	CONCRETE	

STEPHEN H. WOODS — STATE OF WASHINGTON — 38965 — REGISTERED PROFESSIONAL LAND SURVEYOR — 10-4-16

REVISION	DESCRIPTION	DATE	BY

CONTOUR ENGINEERING, LLC
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com
Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

BRETT M. ALLEN — STATE OF WASHINGTON — 10/4/16 — REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE: COVER SHEET

5 RIVERS

CLIENT: SHIAD INVESTMENTS
3611 19TH AVE CT SE
PUYALLUP, WA 98372

CONTACT: GURDEV SOHAL PHONE: (253) 678-8900

DESIGNER: K. MAUREN
ENGINEER: B. ALLEN
DRAWN: K. MAUREN
S 12 T 20N R 04E WM
DATE: 1.27.2016
REVISED: 10.4.2016

PROJECT: 15-245
DWG NAME: 15-245-A

SHEET	REV.
SP-1	2
1 OF 2	

GRAPHIC SCALE

0 20 40

1 INCH = 20 FEET (22"x34")

1 INCH = 40 FEET (11"x17")

FIVE RIVERS

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., CITY OF SUMNER, WASHINGTON

142ND AVE NE

40.0' EXIS. HALF R/W

50.0'

10.0'

335.5'

S87°27'03"E 488.07'

ONE BLOCK HIGH ECOLOGY BLOCK/BOULDER BARRIER (OR APPROVED EQUIVALENT)

DO NOT ENTER (R5-1) SIGN

AUTOMATIC SLIDING GATE

EXIT ONLY

43.0' EXIST. DRIVEWAY TO REMAIN

20.0' BUILDING SETBACK

TRAILER PARKING STALL (TYPICAL)

55.0' (TYP)

55.7'

R2.0'

130.1'

12.0' (TYP)

13.9'

R5.0'

18.0' (TYP)

8.5' (TYP)

PASSENGER VEHICLE PARKING STALL (TYPICAL)

100-YEAR FLOOD LINE

ASPHALT SURFACING

80.0' AISLE

N01°36'27"E 330.00'

S01°36'27"W 330.00'

229.99

10' EASEMENT FOR SLOPE, UTILITIES AND DRAINAGE REC. NO.9709170369

FENCE SHALL NOT BE LOCATED ON TOP OF LANDSCAPING BERM.

12.0' WIDE 4.0' HIGH LANDSCAPING BERM

12.0' (TYP)

TRUCK AND TRAILER PARKING STALL (TYPICAL)

70.0' (TYP)

55.0' (TYP)

127.5'

30.0' MANUAL GATE

18.0'

290.0'

N87°27'03"W 290.04'

10.0'

50.0'

SHED

BLACK/GREEN CHAIN LINK FENCE

ONE BLOCK HIGH ECOLOGY BLOCK/BOULDER BARRIER (OR APPROVED EQUIVALENT)

100.01'

92.0'

92.8'

ENTRANCE ONLY

180.8'

COMPENSATORY FLOODPLAIN STORAGE AND HABITAT MITIGATION AREA (LANDSCAPED PER HABITAT MANAGE PLAN PAGE 23)

FENCE SHALL NOT BE LOCATED ON TOP OF LANDSCAPING BERM.

45.0' NEW DRIVEWAY

50.0'

8.5' R/W DEDICATION

12.0' WIDE 4.0' HIGH LANDSCAPING BERM

NEW 5.0' SIDEWALK

198.03'

290.04'

N87°27'03"W 488.07'

HYDRANT TO BE RELOCATED 60.0' EAST

32ND ST E

30.0' EXIST. R/W

STEPHEN H. WOODS — STATE OF WASHINGTON — 38965 — REGISTERED PROFESSIONAL LAND SURVEYOR

BRETT M. ALLEN — STATE OF WASHINGTON — 10/4/16 — REGISTERED PROFESSIONAL ENGINEER

REVISION	DESCRIPTION	DATE	BY

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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: SITE PLAN

5 RIVERS

CLIENT: SHIAD INVESTMENTS
3611 19TH AVE CT SE
PUYALLUP, WA 98372

CONTACT: GURDEV SOHAL PHONE: (253) 678-8900

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SHEET	REV.
SP-2	2
2 OF 2	