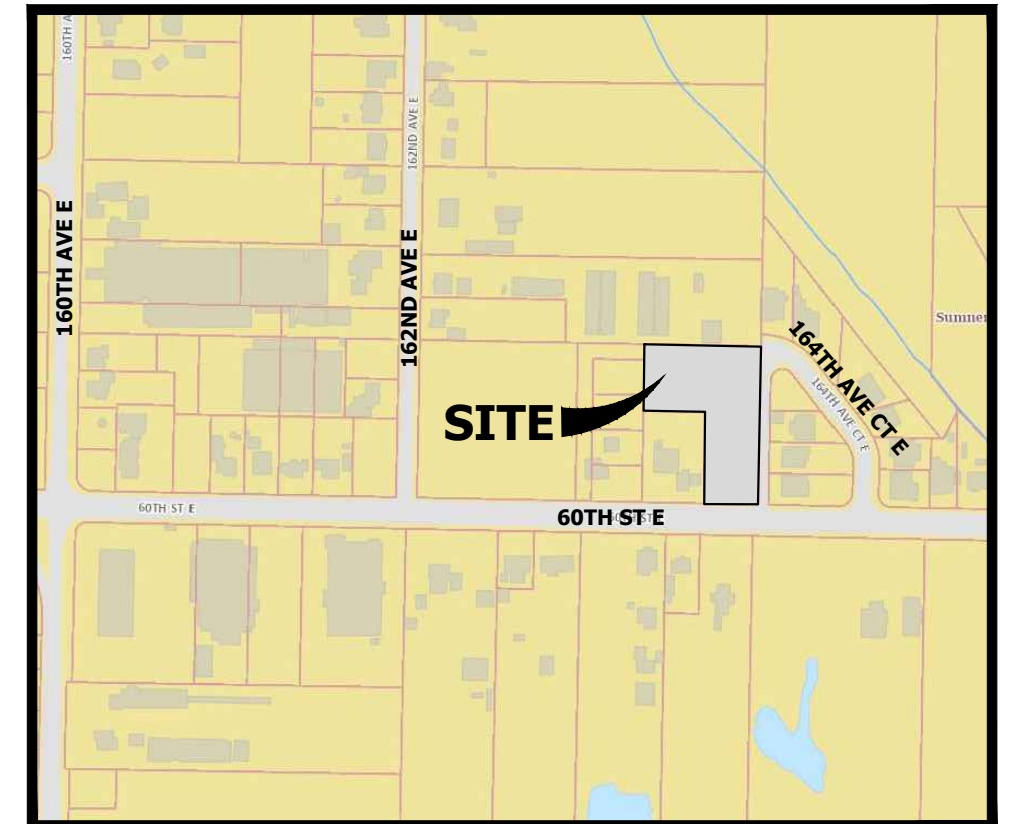
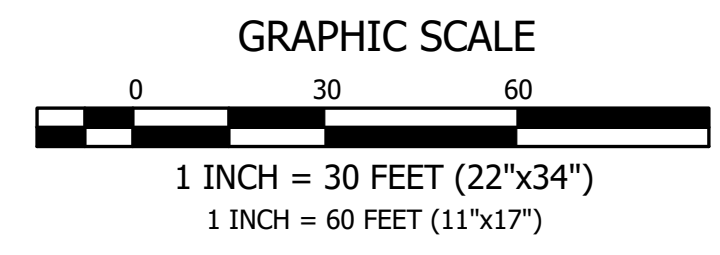


16313 60TH AVE E TOWNHOUSES

A PORTION OF SECTION 19, TOWNSHIP 20, RANGE 05, W.M., CITY OF SUMNER, WASHINGTON

PRELIMINARY SITE PLAN



PROJECT INFORMATION

PARCEL#S: 09225000529
ADDRESS: 16313 60TH AVE E
GROSS SITE AREA: 45,545 SQ.FT. OR 1.046 ACRES
ROAD AREA: 8,035 SQ.FT. (30-FT HALF-STREET DEDICATION) + 3,736 FOR NEW PRIVATE DRIVEWAYS
NET DEV. AREA: 45,545 SQ.FT.(-) 11,771 SQ.FT. (ROAD AREA) = 33,774 SQ.FT. OR 0.775 ACRES
ZONING: HIGH DENSITY RESIDENTIAL (HDR)
COMMUNITY PLAN: EAST SUMNER URBAN VILLAGE -ESUV
PROPOSED USE: TOWNHOUSE-TRI-PLEX
IMPERVIOUS AREAS: LIMITED TO 65% OF THE SITE
 PROPOSED APPROXIMATELY 64% OF SITE AS IMPERVIOUS
BUILDING SETBACKS: TYPICAL BUILDING SETBACKS
 FRONT: 10 FT
 GARAGE: 20 FT
 INTERIOR: 5 FT
 SIDE YARD (STREET): 10 FT
 REAR: 10 FT
 REVERSED CORNER: 10 FT
BUILDING HEIGHT: UNDETERMINED BUILDING WITH LIKELY BE 2 TO 3 FLOORS.
 MAXIMUM BUILDING HEIGHT IS 35FT
LANDSCAPE: 10% OF THE SITE AREA OR 4,555 SQ. FT.
PARKING: 2 STALLS PER DWELLING WITH 2 GUEST STALLS (3 BEDROOM DWELLINGS ARE
 ASSUMED)
TRACT NOTE: TRACT A IS UTILITY, ACCESS TO LOTS 7-9, AND COMMON SPACE
ACCESS NOTE: NO DIRECT VEHICULAR ACCESS TO LOTS 7-9 FROM 60TH AVE E
SEWER: EXISTING PRESSURE MAIN IS LOCATED IN THE EXISTING ALLEY
WATER: EXISTING 8" MAINS IN 60TH AVE E AND AT THE TERMINUS OF 164TH AVE CT E.
 A MAIN EXTENSION IS ASSUMED ALONG THE FRONTAGE OF THE NEW HALF-STREET

ENGINEER/SURVEYOR OWNER

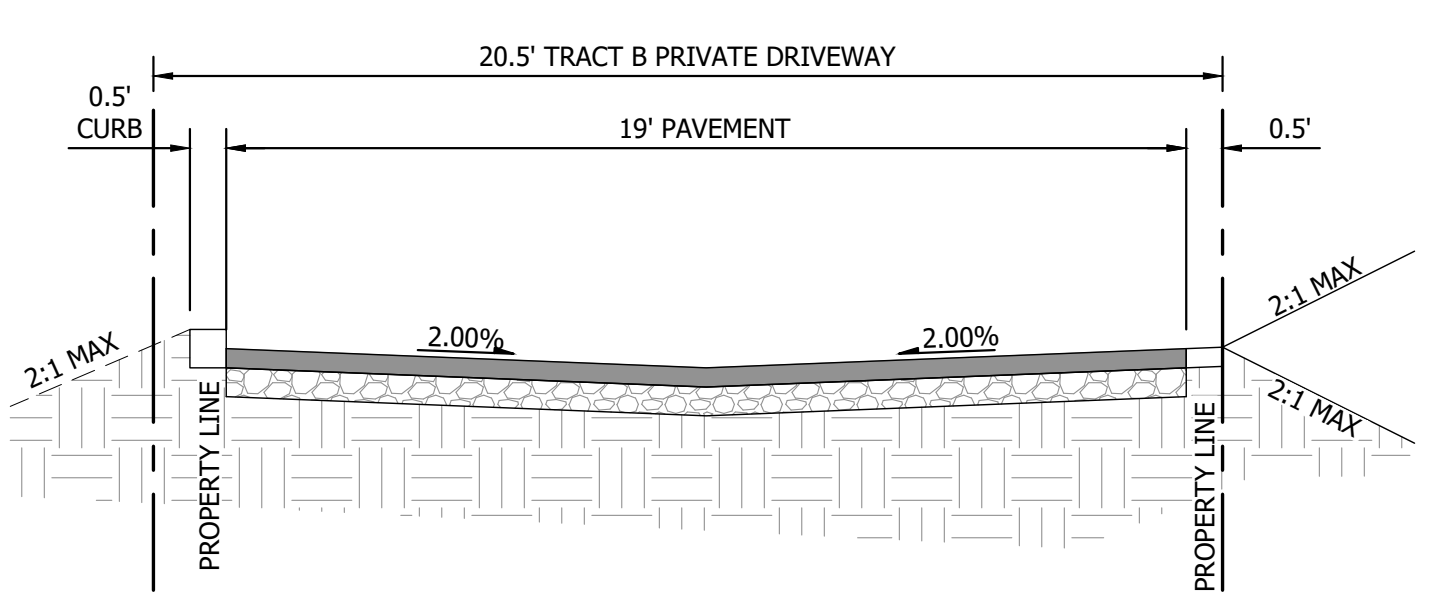
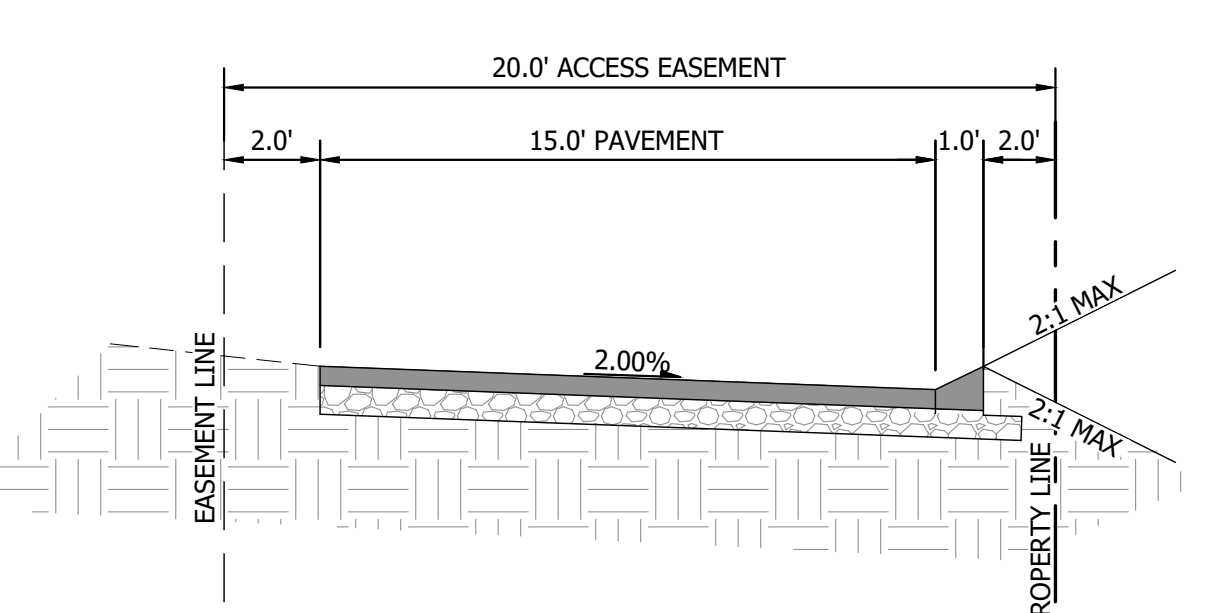
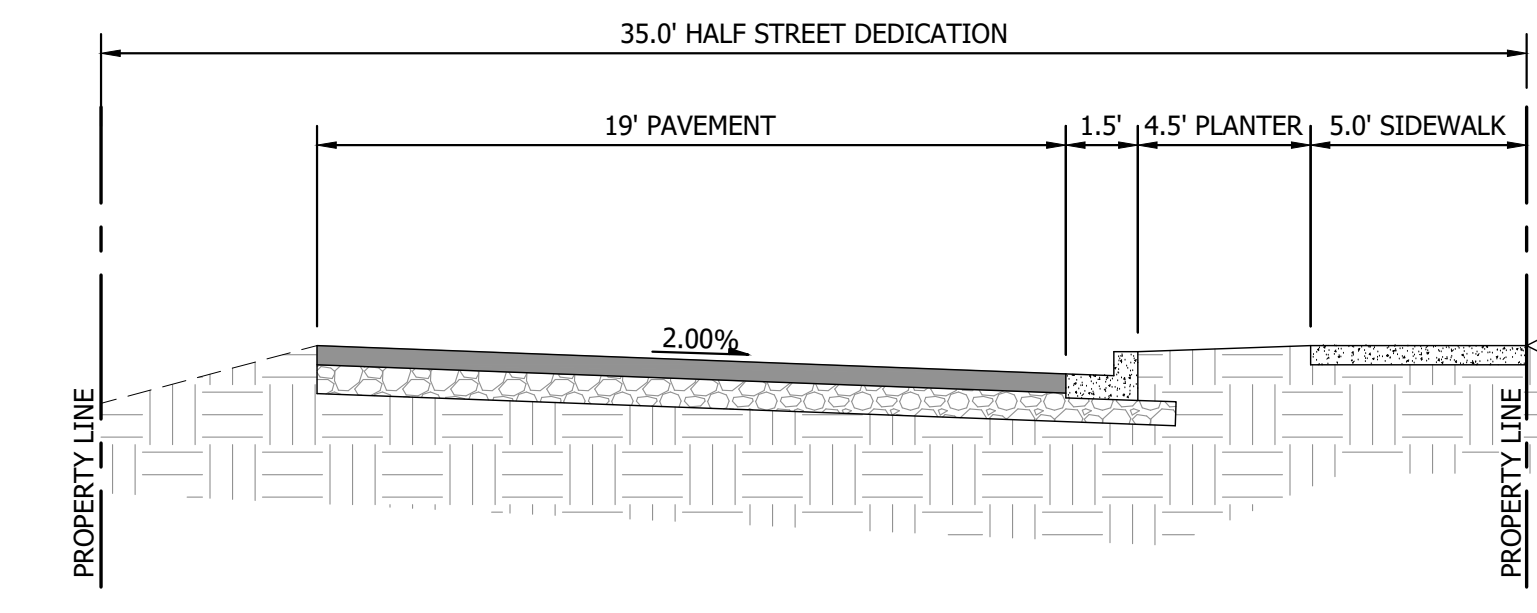
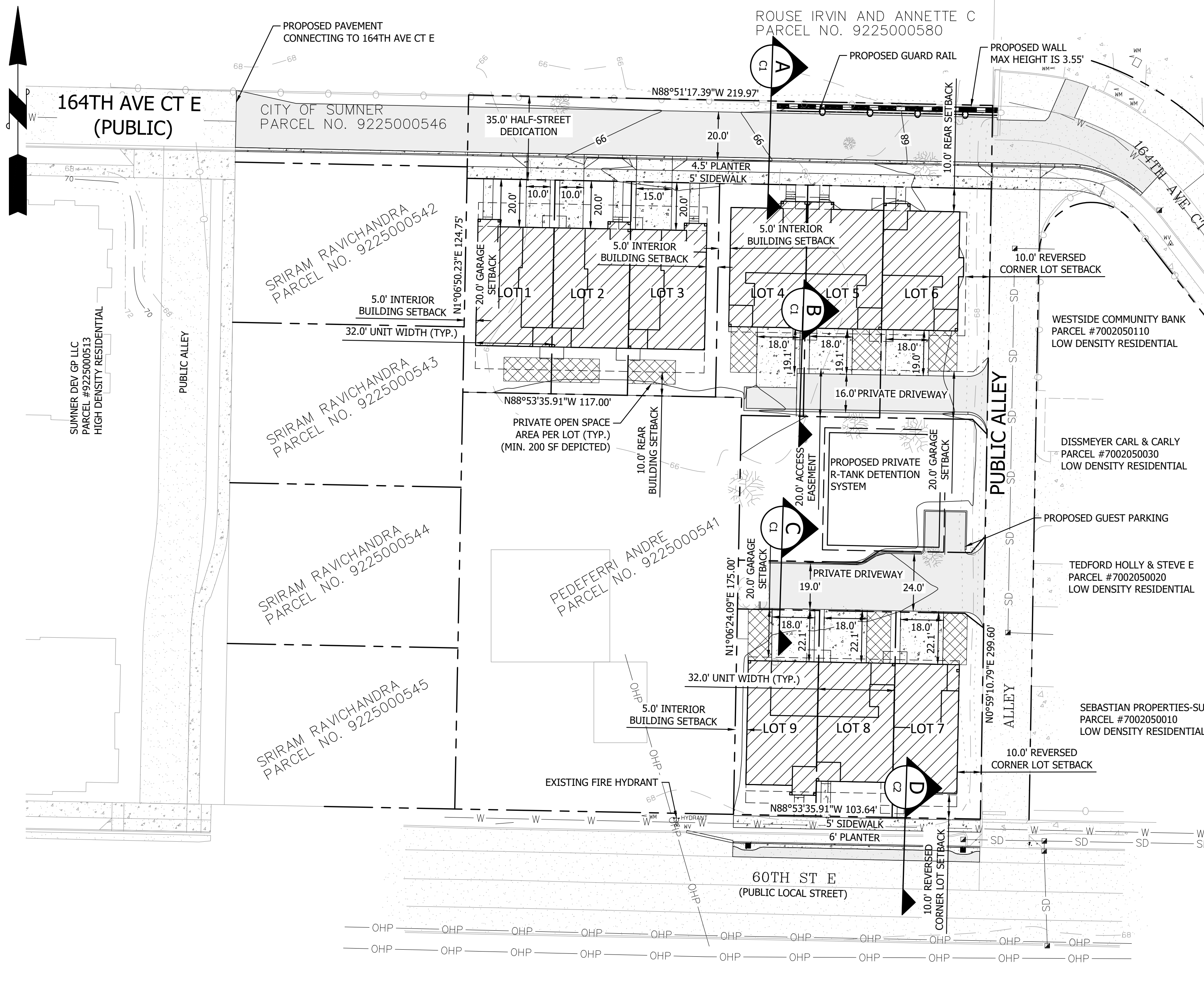
CONTOUR ENGINEERING LLC
 PO BOX 949
 GIG HARBOR, WA 98335
 (253) 857-5454
JUSTIN REYNOLDS
 17703 - 107TH ST CT E
 BONNEY LAKE, WA 98391
 (253) 753-0757

VICINITY MAP

NOT TO SCALE

LEGEND

SURVEY	PROPOSED
	CONTOURS
	PROPERTY LINE/RIGHT-OF-WAY
	RIGHT-OF-WAY DEDICATION
	RIGHT-OF-WAY CENTERLINE
	EASEMENT
	BUILDING SETBACK
	STORM DRAIN LINE
	SANITARY SEWER LINE
	ROOF DRAIN LINE
	SANITARY SEWER FORCE MAIN LINE
	COMMON UTILITY TRENCH
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	GAS LINE
	WATER LINE
	TYPE 2 CATCHBASIN
	TYPE 1/TYPE 1L CATCHBASIN
	STORM DRAIN CLEANOUT (SDCO)
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT (SSCO)
	HYDRANT
	WATER VALVE
	WATER METER
	FIRE STAND PIPE (FSP)
	FIRE DEPARTMENT CONNECTION (FDC)
	PRESSURE RELEASE VALVE (PRV)
	GAS VALVE (GV)
	MONUMENT
	POWER POLE (PP)
	GUY WIRE (GW)
	WATER MARKING POST (WMP)
	LIGHT STANDARD/YARD LIGHT (LS/YL)
	TELEPHONE JUNCTION BOX
	REQUIRED 200 SF PRIVATE OPEN SPACE PER LOT
	ASPHALT
	CONCRETE



A 164TH AVE CT E HALF-STREET CROSS SECTION
NOT TO SCALE

B PRIVATE DRIVEWAY CROSS SECTION
NOT TO SCALE

C PRIVATE DRIVEWAY CROSS SECTION
NOT TO SCALE

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

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BY	DATE	DESCRIPTION	REVISION

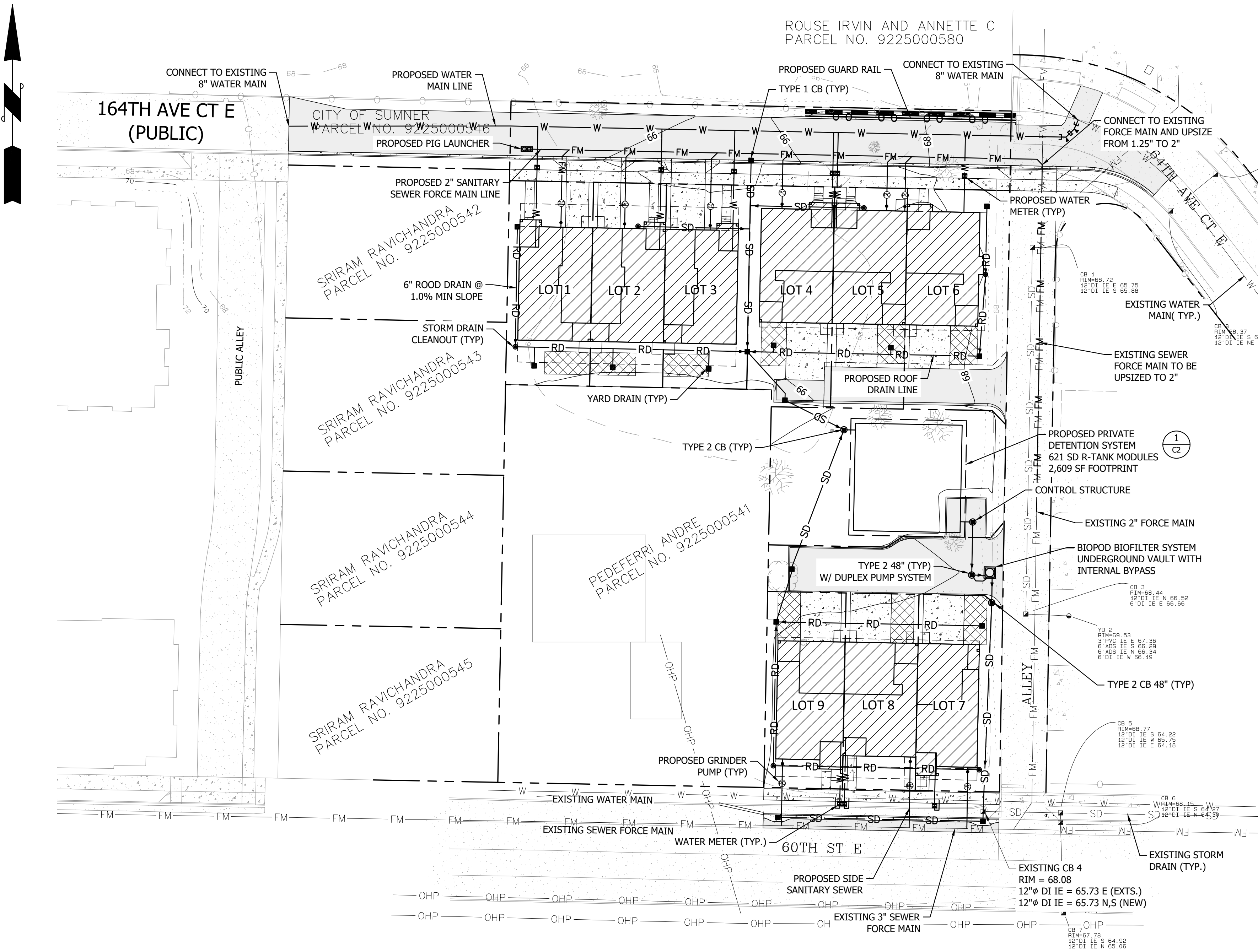
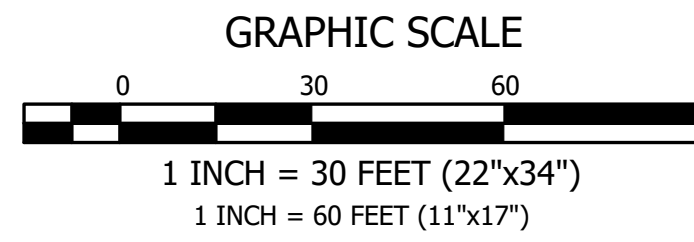
PRELIMINARY SITE PLAN
 SHEET TITLE: PRELIMINARY SITE PLAN
 DESIGNER: C. JUST
 ENGINEER: J. HAUG
 DRAWN: C. JUST
 S 19 T 20 N R 05E WM
 DATE: 2023-05-08
 REVISED: 2024-07-25
 PROJECT: 22-136
 DWG NAME:

SHEET	REV.
C1	1

CLIENT: JUSTIN REYNOLDS
 17703 - 107TH STREET COURT EAST
 BONNEY LAKE, WASHINGTON 98391
 CONTACT: JUSTIN REYNOLDS PHONE: (253)753-0757

16313 60TH AVE E TOWNHOUSES
 A PORTION OF SECTION 19, TOWNSHIP 20, RANGE 05, W.M.,
 CITY OF SUMNER, WASHINGTON
 PRELIMINARY UTILITY PLAN

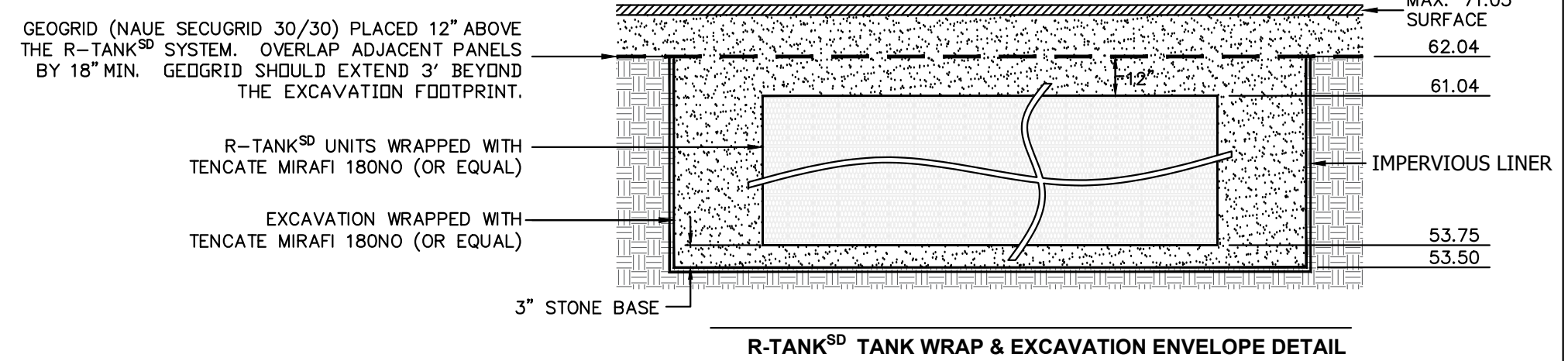
ROUSE IRVIN AND ANNETTE C
 PARCEL NO. 9225000580



R-TANK [®] MODULE TYPE	DODECA
TRAFFIC LOAD	HS-20
# OF DODECA R-TANKS	621
TOTAL SYSTEM STORAGE	16,153 CF
R-TANK STORAGE VOLUME	13,215 CF
STONE STORAGE VOLUME(35% VOID RATIO)	2,938 CF
TOP OF COVER STONE ELEV. (12")	62.04
NAUE SECUGRID30/30 GEOGRID ELEV.	62.04
TANK INVERT	61.04
INVERT OF STONE BASE (3")	53.50
MIN. STONE PERIMETER WIDTH	2 Ft

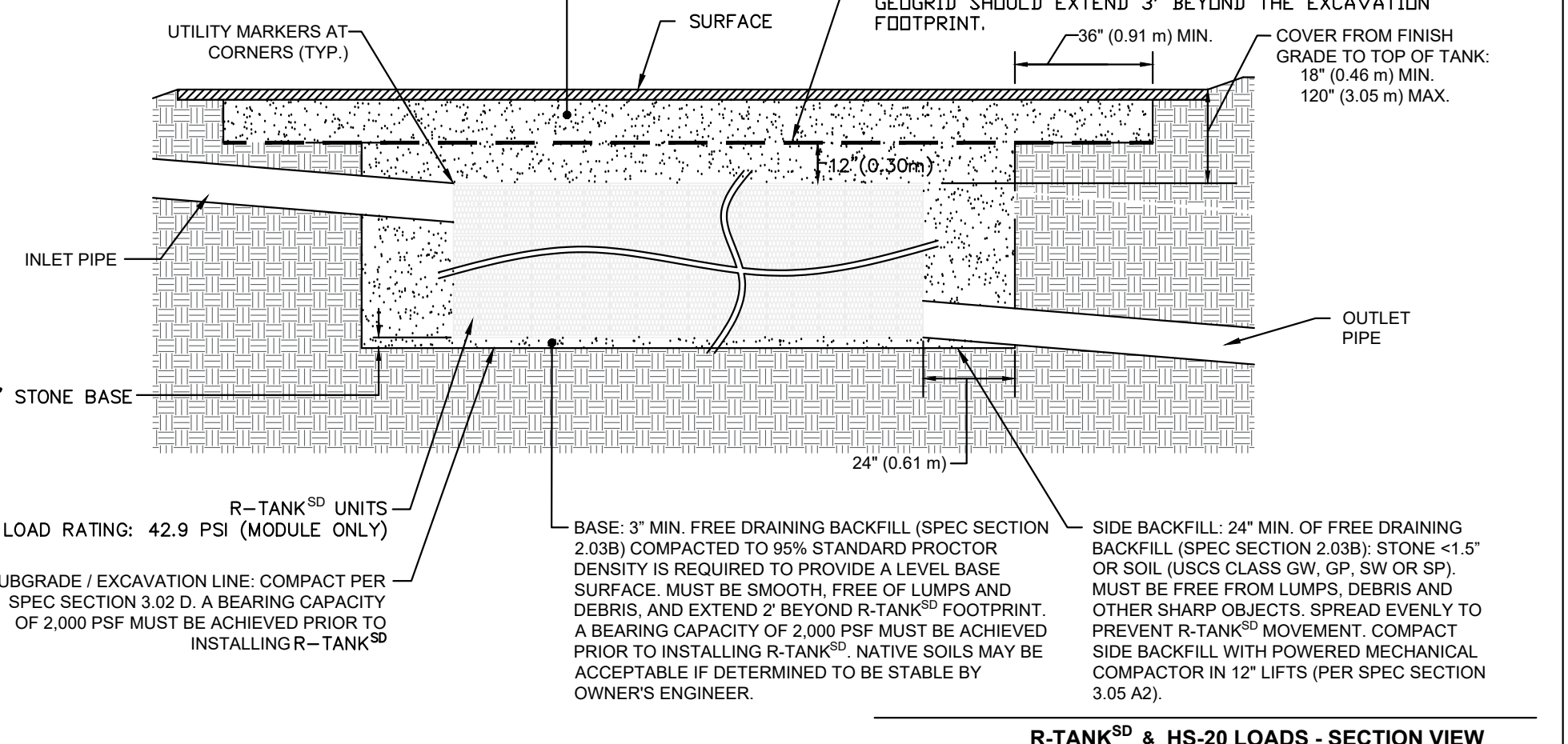
OUTLET CONTROL STRUCTURE

RIM=68.56
 IE (12")=53.75
 ORIFICE 1 DIA = 0.56"
 ORIFICE 1 ELEVATION = 53.75'
 ORIFICE 2 DIA = 1.01"
 ORIFICE 2 HEIGHT = 58.35'
 ORIFICE 3 DIA = 0.54"
 ORIFICE 3 HEIGHT = 59.47'

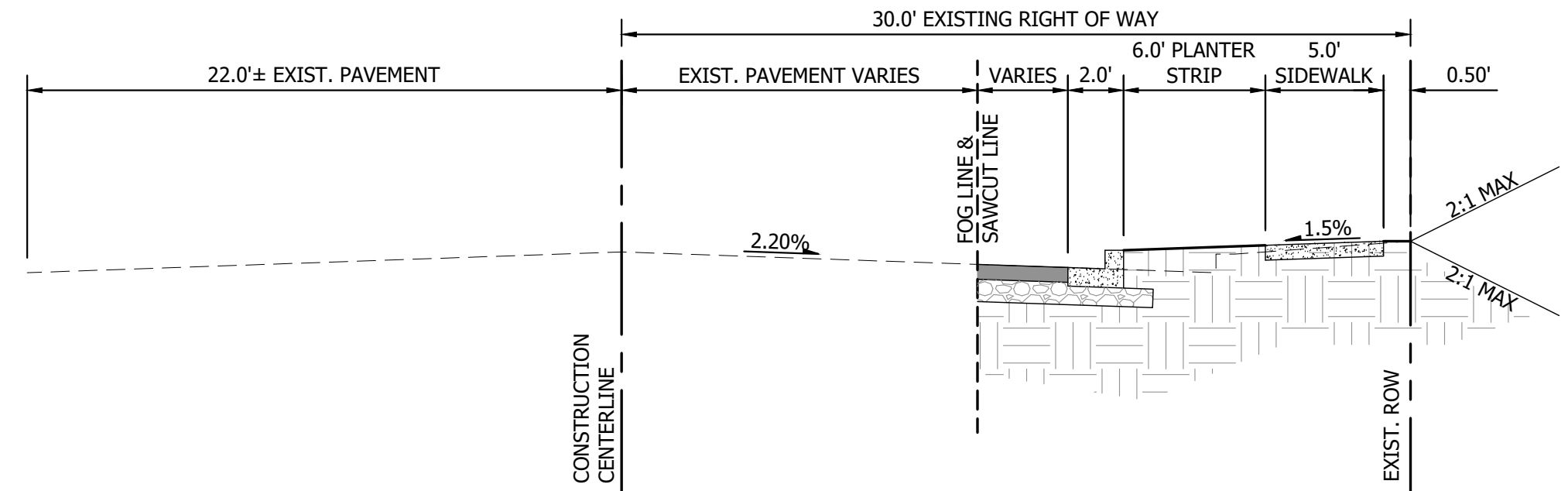


TOTAL COVER: 18" MINIMUM AND 120" MAXIMUM. FIRST 12" MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B). STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C). STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT<10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4. A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK[®] SYSTEM AT ALL TIMES. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 10'. CONTACT ACF ENVIRONMENTAL IF MORE THAN 10' OR LESS THAN 18" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

NOTES:
 1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK[®] MODULE SHEET.
 2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
 3. PRE-TREATMENT STRUCTURES NOT SHOWN.
 4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE TENCATE MIRAFI FW-402 WOVEN (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK[®] FOOTPRINT.
 5. GEOGRID (ACF BX12) PLACED 12" ABOVE THE R-TANK[®] SYSTEM. OVERLAP ADJACENT PANELS BY 18". GEOGRID SHOULD EXTEND 3' BEYOND THE EXCAVATION FOOTPRINT.



1 R-TANK DETAIL
 NOT TO SCALE



D 60TH ST E HALF-STREET CROSS SECTION
 NOT TO SCALE

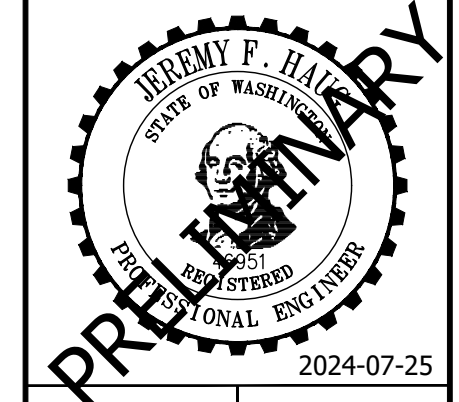
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REYNOLDS ENGINEERING
 ENGINEERS • SURVEYORS • LAND PLANNERS
 CIVIL ENGINEERS • SURVEYORS • INFRASTRUCTURE
 Phone: 253-857-5454 • Fax: 253-509-0044 • info@reng.com
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
 Physical Address: 4706 97th Street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



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