GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

3110 Ruston Way Suite E
Tacoma, WA 98402
Phone: (253) 272-4214
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SITE PLAN REVIEW RESUBMITTAL CASE #22-05

To: Jeff Boers
Jayne Westman
City of Fircrest
115 Ramsdell Street,
Fircrest, WA 98466

From: Jon Graves
Graves + Associates, PLLC
3110 Ruston Way Suite E
Tacoma, WA 98402

Date: 11/17/2022

Sent Via: E-mail/ Dropbox

Sub: Preliminary Site Plan Review Resubmittal Case #22-05
Prose Fircrest Center
2119 Mildred Street W, Fircrest WA 98466.
Our Job No- 2134

Parcel Number: 0220112005

Legal Description: SECTION 11 TOWNSHIP 20 RANGE 02 QUARTER 22: SW OF NW SUBJ TO CY OF TAC EASE LESS R/W FOR RD1

Project Description:

This parcel is a 413,384 SF lot; there are a total of 4 buildings. Buildings A & B are 5-story mixed-use buildings (with commercial on the first floor and residential units above) whereas Building C & D are 4-story residential buildings with parking garages at level 0. There are a total of 391 residential units and a retail/ commercial space of 9,968 SF approx.

This resubmittal is driven by the preliminary site plan review comments received from the City of Fircrest on July 26th & Aug 22nd of 2022. And the latest Text and Zoning Map amendments; the site plan and other project components have been impacted by these events.

*Note: 1) Traffic Concurrency being concurrently reviewed by the City of University Place since the right-of-way of this property is under University Place; traffic certificate will be submitted along with the final-major site plan review. 2) Sign plan is differed; it will be submitted in the next revision. 3) Photometric study is differed; it will be submitted in the next revision.

Attached Documents:

Quantity	Date	Description
1	06/10/2022	Preliminary Major Site Plan Review Application
1	06/10/2022	Land Use Application
1	05/19/2022	Certificate of Water Availability
1	06/14/2022	Property Owner Free Consent Forms
1	04/26/2022	Certificate of Fire Floe Availability
1	06/13/2022	SEPA/ Environmental Checklist
1	11/17/2022	AS-100 Colored Site Plan
1	11/17/2022	AS-101 Impervious Area Calculations
1	11/17/2022	AS-102 Spatial Site Elements
1	11/17/2022	A200-A201 Building A to D Exterior Elevations
1	11/17/2022	L1.00 Overall Landscape Plan
1	11/17/2022	L1.10-L1.14 Schematic Landscape Plan
1	11/17/2022	L2.00 & L3.00 Planting Schedule
1	12/08/2021	ALTA/NSPA Survey sheet 1 & 2
1	12/08/2021	Topo Boundary Survey sheet 1 & 2
1	11/17/2022	C4.0 Grading Plan- Keymap
1	11/17/2022	C4.1-C4.9 Grading Plan
1	11/17/2022	C6.1-C6.4 Drainage Plan

Major Site Plan Review - Preliminary Submittal

Submittal Items

Please included the following:

- ☒ Land Use Application
- ☒ All materials listed in FMC 22.72
- ☐ Traffic Concurrency Certificate or Application
- ☐ Traffic Impact Analysis*
- ☒ Drainage Plan
- ☐ Sensitive Area Affidavit N/A
- ☐ Sensitive Area Special Study*
- ☒ Environmental Checklist*
- ☒ Certificates of Water/Sewer Availability **
- ☐ Residential Project
  - ○ Intake fee: $400
  - ○ Deposit: $1000
- ☐ Nonresidential Project
  - ○ Intake fee: $750
  - ○ Deposit: $2000

* When applicable
** As required by Public Works

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

THE CITY OF FIRCREST

Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8902
www.cityoffircrest.net

Major site plan review consists of two separate reviews. The initial review (preliminary) is conducted by the hearing examiner and the second review is conducted by the director. The plans submitted for the initial review may be conceptual in detail. However, the greater the level of detail in the plans submitted for hearing examiner review, the greater the level of certainty the applicant will have in preparing detailed plans for final review.

Major Site Plan Review (please check):

- ☒ New buildings greater than 2,000 square feet of gross floor area
- ☐ Building additions which are greater than 2,000 square feet of gross floor area
- ☐ Parking lot improvements associated with development proposals listed in subsections (a) and (b) of this section.

Please demonstrate how the proposal is compliant with the following criteria: *(An answer of YES is not sufficient; Use additional sheet, if necessary.)*

How will the proposed use and site design not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity?

Use proposed will improve public health, safety, and welfare by remediating contamination from multiple sources. In addition, use will improve property and surrounding aesthetics by removing aging abandoned structure and adding much needed area housing, commercial space, and parks/recreation/open space.

How will the proposed use and site design meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification?

Proposed use and plans meet or exceed all relevant Fircrest Municipal Code guidelines and development standards relating to design, construction, and landscaping, except where text based amendments apply. Otherwise, proposed is consistent with guidelines required for both use and zoning classification/location.

How will the proposed use and site design will be consistent and compatible with the goals, objectives and policies of the comprehensive plan?

Proposed seeks to add to much needed housing density in a way that is consistent with the existing community fabric. Project proposes facilities and services to meet the needs of the community. In addition, development provides a mix of commercial/dwelling units types. Careful thought has been given to improvement with consideration to preservation of natural and built environments.

For complete development regulations, please see FMC Chapter 22.72.

Land Use Application

Type of Project

Please check all that apply and attach submittal sheet(s):

- [ ] Administrative Design Review
- [ ] Administrative Use Permit
- [ ] Boundary Line Adjustment
- [ ] Amendment – Comprehensive Plan
- [ ] Amendment – Zoning Regulations
- [ ] Amendment – Zoning Map *
- [ ] Conditional Use Permit *
- [ ] Conditional Use – Amendment *
- [ ] Detached Accessory Structure *
- [ ] Development Plan – Preliminary *
- [ ] Development Plan – Final
- [ ] Development Plan – Amendment*
- [ ] Plat Subdivision – Preliminary *
- [ ] Plat Subdivision – Final *
- [ ] Plat – Alteration/Vacation *
- [ ] Reasonable Use Exception
- [x] SEPA Checklist
- [ ] Short Plat
- [ ] Site Plan Review – Minor
- [x] Site Plan Review – Major *
- [ ] Site Plan Review – Final
- [ ] Site Plan Review – Amendment*
- [ ] Variance – Major *
- [ ] Variance – Minor*
- [ ] Variance – Sign
- [ ] Other:

**Pre-application conference recommended*

THE CITY OF FIRCREST

Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8902
www.cityoffircrest.net

Applicant Name: Jon Graves | Graves + Associates

Address: 3110 Ruston Way Suite E, Tacoma WA 98402

Representative (if different):

Phone: (253)272-4214 Email: jcgraves@gravesassoc.com

Property Owners (if different): Garrett Hodgins

Phone: (206)350-4851 Email: ghodgins@allresco.com

Project Address: 2119 Mildred Street W, Fircrest WA 98466

Brief Description of Project: Mixed Use with 389 residential units of various size/layouts with ground floor retail. Parks, recreation, open space, and through street connections are proposed. Parking is both surface and structured.

Parcel Number(s): 0220112005

Site Area (square footage): 9.49 Acres

Land Use Designation: Commercial Mixed Use

Zoning Designation: MUU/MUN

Environmental sensitive areas on or within 150': (●) Yes ( ) No

Physical Characteristics of Site: 9.49 acre site, partially developed, with notable grades on the east half

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will result in the cancellation of this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with FMC 22.05.

Signature: _____ Date: 6/10/2022

Signature: _____ Date: _____

THE CITY OF FIRCREST

Public Works Department
Location: 120 Ramsdell St · Fircrest, WA 98466 · Ph. (253) 564-8900 ·
Fax: (253) 564-3640 · Email: vwalston@cityoffircrest.net

CERTIFICATE OF WATER AVAILABILITY

PART A to be Completed by Applicant

Project Address: 2119 Mildred Street Parcel #: 0220112005

Related Permit #(s): TBD *(If available)*

Applicant Name: Garrett Hodgins – Alliance Residential Company

Applicant Contact #: 206.462.0142 Email: ghodgins@allresco.com

Proposed water usage: 1-2 (number of connections)

Customer type (check one) ☐ Residential ☐ Multi-Family ☐ Commercial
☒ Other: Mixed Use

I, the undersigned or my appointed representative, have requested the City of Fircrest to certify willingness and ability to provide the indicated service(s). I have read and understand the information provided by the City of Fircrest on this Certificate and acknowledge that the proposed project may require improvements to the water and or sewer system which would incur my financial obligation. Prior to final approval for construction of the water and/or sewer facilities, it is understood that a legal contract between myself and the City of Fircrest which specifies the terms of water service, operational responsibility, and financial obligation may be required.

Signature: _____ Date 5/19/2022

Address: 1100 N Northlake Way Suite 236 City, State Seattle, WA

PART B to be Completed by Water Purveyor

TO BE COMPLETED BY WATER SYSTEM OFFICIAL

System/Purveyor: City of Fircrest

✓ **Check One:**

✓ The above system will provide water service to the project address requested above.

___ The above system will **NOT** provide water service to the projected address requested above.

Reason: _____

Water System Official: Tyler Bamis Phone: (253) 564-8900

Title: Public Works Director

Signature: _____ Date: 5/19/2022

Should the Development Permit related to this Certificate expire, this Certificate also expires.

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, **Troy Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.

SIGNATURE

JUNE 14, 2022
DATE

1 of 1

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____DAY OF _____, 20 _____

(Notary Seal)

_____
Notary Signature

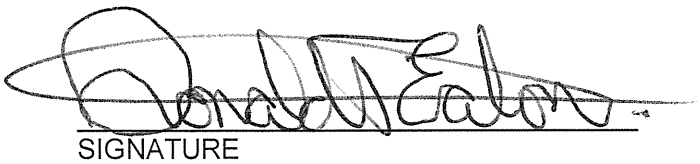
Notary Public in and for the State of

_____, residing at _____

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, **Donald Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.



SIGNATURE

6-9-2022

DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____DAY OF _____, 20 _____

(Notary Seal)

_____

Notary Signature

Notary Public in and for the State of

_____, residing at _____

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, **Gina Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.

Gina Eaton
SIGNATURE

6-9-2022
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____DAY OF _____, 20 _____

(Notary Seal)

_____
Notary Signature

Notary Public in and for the State of

_____, residing at _____

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, **Ronald Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.

SIGNATURE

4/9/22
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____DAY OF _____, 20 _____

(Notary Seal)

_____
Notary Signature

Notary Public in and for the State of

_____, residing at _____

ADVANCED FIRE PROTECTION INC.

P.O. Box 1543 - 19738 - 144th Ave. N.E.
Woodinville, Washington 98072
A WASHINGTON CORPORATION

HYDRANT FLOW TEST REPORT

Project: Prose Fircrest

Date/Time: 4/26/2022, 9:00 AM

Address: 2119 Mildred St W
Fircrest WA 98466

Performed by: Tom Rice, AFP
Witnessed by: Jeff Davis, City of Fircrest

Test #1 (12" main)

Non-Flowing Hydrant

Location: 1501 Regents Blvd W

Elevation:[1] 328 feet

Static: 55 psi

Residual: 52 psi

Flowing Hydrant

Location: Southwest corner of Regents Blvd W and Arondale Dr

Elevation: 307 feet

Orifice Size: (2) 2-1/2" Hose Monsters (no insert used)

Pitot: 18 psi (each hose)

Flow[2] (Q_f): 716 gpm x 2 = 1432 gpm

Flow @ 20 psi (Q_r) = $Q_f (h_r / h_f)^{0.54}$ (h_r = pressure drop to 20 psi; h_f =measured pressure drop)

$Q_r = 1432(35/3)^{0.54}$ = 5396.3

The estimated flow[3] at a residual of 20 psi is **5396.3 gpm**

---

[1] All elevations are approximate based on Google Earth and are not a substitute for a proper survey.

[2] Per FM-Approved Hose Monster flow chart.

[3] This value is an estimate dervied using the calculation procedures in NFPA 291 "Recommended Practice for Water Flow Testing and Marking of Hydrants." Due to daily fluctuations in the water system the actual flow may vary.

Test #2 (6" main)

Non-Flowing Hydrant

Location: 1345 Regents Blvd W (NE corner of Fircrest Apartment Homes parking lot)

Elevation: 306 feet

Static: 63 psi

Residual: 42 psi

Flowing Hydrant

Location: 1375 Regents Blvd W (parking lot of Cost Less pharmacy)

Elevation: 314 feet

Orifice Size: (2) 2-1/2" Hose Monsters (no insert used)

Pitot: 7 psi (hose #1), 6 psi (hose #2)

Flow[4] (Q_f): 447 gpm (hose #1) + 414 gpm (hose #2) = 861 gpm

Flow @ 20 psi (Q_r) = $Q_r = 861(43/21)^{0.54}$ = 1267.8

The estimated flow[3] at a residual of 20 psi is **1267.8 gpm**

[4] Calculated using $Q=29.84c_d d^2\sqrt{p}$ where c_d = coefficient of discharge (0.906) and d = orifice diameter in inches (2.5)


Skateworld Tacoma
Law Offices of Mark C. Wagner
Paul Tretter | Real Estate
Mildred St W
2119 Mildred St W
Fircrest, WA 98466
Fircrest Family Townhomes
6478 A-
This hydrant is in Tacoma water district
Approx. hydrant location for 6" water line
X
63 psi static
42 residual/ 868gpm
Jiffy Lube
next hydrant on 6" main
2 x 2.5" HM 7/6 on pitots
7 = 447gpm
6 = 414 gpm
Fashion Fittings
Clothing alteration service
23rd St W
Johnson Stone & Pagano, PS
Columbia Bank
*6" main dead ends here
Hydrant for 12" water line
55 psi static
52 residual/ 1,432 gpm
Lilith Pole Aerial Dance
Floss is Boss Dentistry for Children
2 x 2.5" HM 18 on pitots
= 716 gpm per hose
next hydrant on 12" main

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:
   Alliance – Fircrest

2. Name of applicant:
   Jon Graves

3. Address and phone number of applicant and contact person:
   Jon Graves | 253-272-4214
   3110 Ruston Way Ste E, Tacoma, WA 98402

4. Date checklist prepared:
   6/13/2022

5. Agency requesting checklist:
   City of Fircrest

6. Proposed timing or schedule (including phasing, if applicable):
   Phasing proposed for construction of first two buildings in front, then the other two toward the back.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   - Geotechnical Recommendations – Pan Geo (Jon Rehkopf)
   - Phase I Environmental Site Assessment PES Environmental, Inc. (Dan Balbiani)
   - Cleanup Action Plan PES Environmental, Inc. (Dan Balbiani)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   None currently.

10. List any government approvals or permits that will be needed for your proposal, if known.

Commercial Building Permit or equivalent (including associated site development and utility permits)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Project site is approx. 413,384ft sq (9.49 Acres). Proposed is a mixed use multifamily complex of approx. 389 units in 4 buildings. Through block connections are planned running in opposing directions. Parks, recreation, and open space are included. Surface and structured parking are proposed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

2119 Mildred Street W, Fircrest, WA 98466.

Legal Description: Section 11 Township 20 Range 02 Quarter 22 : SW OF NW OF NW SUBJ TO CY OF TAC EASE LESS R/W FOR RD

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site: Generally flat or rolling, only has a small area of steep slopes

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

Steepest slope approximately 56%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Approximately 5-10 feet of fill on the western half of the site over dense glacial till. Approximately 25-30 feet of fill on the eastern half of the site over dense glacial till. Fill consists of gravel with sand, silty sand, etc.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no surface indications of unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The entire site (approx. 10 acres) will be disturbed and is proposed to be a multi-family development. The approximate cut and fill quantities will be equal (approx. 9,000 CY) depending if on-site soils can be re-used for fill. If on-site soils cannot be used for fill, import will be required.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion will occur as a result of clearing/construction unless appropriate erosion control measures are put in place. These measures included but are not limited to: stabilized construction entrance, wheel wash, filter fabric fence, swales with checkdams, temporary sediment trap. These erosion control measures are temporary and will ensure that construction stormwater runoff from clearing of existing vegetation and infrastructure as well as proposed construction will be intercepted and mitigated before leaving the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 90% of the site will be covered with impervious surfaces

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Stock piling, interceptor swales, sediment trap, construction entrance, CB inserts, filter fabric fence, etc.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions associated with use of combustion engines anticipated during construction (construction equipment/vehicles). Upon completion, the project will not contribute any unusual or uncommon emissions into the air

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Trucks and equipment will be inspected to ensure any emission control devices installed by the manufacturer are properly functional. All construction machinery will be in good mechanical condition to minimize exhaust fumes. Watering the ground as needed during construction will control dust particles. Vehicles that are not being used in construction activities will be shut off.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-rounD and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies within the immediate vicinity of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Surface water will not be withdrawn or diverted from the site.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater will not be withdrawn from the site for any purpose.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, thenumber of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Sewage will not discharge into the ground. Sewage will discharge to the city's piped sanitary sewer system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Sources of stormwater runoff include roof, paved, and landscaped areas. Stormwater runoff from the site will be collected and conveyed to detention systems sized using a stormwater model.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Proposed measures to mitigate stormwater runoff will adhere to the 2014 Stormwater Management Manual for Western Washington (DOE Manual). Flow control is required for this project and must match pre-developed durations defined in the DOE Manual. The geotechnical engineer recommends that infiltration not be used due to poor soils. Therefore, detention systems will be used to mitigate stormwater runoff.

4. Plants [help]

a. Check the types of vegetation found on the site:

__x__deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other

____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Very few trees exist on site. Most trees have already been cleared. Vegetation is minimal. Minor vegetation which remains will require removal.

c. List threatened and endangered species known to be on or near the site.
None known on or near site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Proposed landscaping will meet or exceed Fircrest Municipal Code requirements.

e. List all noxious weeds and invasive species known to be on or near the site.
None known on or near site.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: ___x___ (pigeon, crow)
mammals: deer, bear, elk, beaver, other: ___x___ (rodent, raccoon, possum)
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
None known on or near site.

c. Is the site part of a migration route? If so, explain.
Unknown - migratory bird flight path not available on publicly available GIS sources.

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed.

e. List any invasive animal species known to be on or near the site.

None known on or near site.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for lighting, heating, and hot water.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Project will not affect the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Insulated building heating spaces, insulated glass, set-back thermostats, typical measures used in contemporary buildings of a similar nature and in compliance with the Washington State Energy Code.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The completed project would have no known environmental health hazards that could occur as a result of this proposal.

Previous environmental investigations conducted at the property have indicated contaminants (petroleum hydrocarbons and limited volatile organic compound [VOCs]) are present in soil beneath an area adjacent to the southeast corner of the existing building on the property. In addition the investigations indicate the presence of arsenic in the fill soil place over the eastern portion of the Property.

Two underground concrete vaults or underground storage associated with previous operations at the site are located east of the existing building.

1) Describe any known or possible contamination at the site from present or past uses.

The property was formerly operated for the design and manufacture of marine automatic pilots and other marine navigational aids (e.g., compasses) from approximately 1957 to 2000. As indicated previously, between the years 1972 and 2000, soil fill was deposited throughout the central and eastern portions of the site. During the course of operations at the property, there have been documented releases of certain VOCs, primarily perchloroethene (PCE) to the ground east of the existing building. In addition, a release of paraffin oil from the north adjoining property affected soil near the northern end of the property. Cleanup actions were performed in 1993, 2000, and 2012 to remove and properly dispose of all of the contaminated soil above the applicable cleanup levels in the affected areas. Low concentrations (below cleanup levels) of PCE and paraffin oil may be present in these areas. Perched groundwater in the vicinity and down gradient of these areas did not contain contamination (PCE and/or paraffin oil) at concentrations exceeding cleanup levels. The results of these cleanup actions were reported to the Washington Department of Ecology (Ecology) under its Voluntary Cleanup Program (VCP). Ecology issued an opinion letter in July 2015, indicating that the site meets the cleanup standards for PCE and petroleum hydrocarbons in soil.

Previous investigations of the fill material present in the central and eastern portions of he property indicated the presence of arsenic at concentrations exceeding the CUL predominantly at depths of 15 feet or greater and widely dispersed. The property is located in the Tacoma Smelter Plume (Asarco Area Wide Contamination Plume) and the presence of arsenic at the property is attributed to the historic operation of the Asarco Smelter Plant. The investigation also found arsenic in perched groundwater in 2 of the 6 wells tested at concentrations slightly exceeding the cleanup level. In Ecology's July 2015 opinion letter, Ecology stated that the source of the arsenic is likely attributed to the former operation of the Tacoma Asarco Smelter Plant and the fill material that was imported to the subject property as part of historical grading activities.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Soil containing concentrations of PCE may be present in soil near the southeast corner of the existing building and petroleum hydrocarbons may be present along the central portion of the northern property boundary. Based on the results of the previous cleanup action, the PCE and petroleum hydrocarbons are expected to be below applicable cleanup levels. Arsenic is present in the fill soil located within the central and eastern portions of the property. Arsenic is present in perched groundwater within a limited area in the eastern portion of the property.

The current development design includes approximately 9,000 CYDs of cut/fill. If existing soil is not suitable for use as fill on the property, soil removed from the property will require appropriate screening, segregation, and management to insure its proper disposal.

There are two concrete vaults located east of the existing building that were previously used in the manufacturing operations which will be removed during construction

Based on its date of construction, the existing building may contain hazardous building material (e.g., asbestos or lead based paint). Prior to construction the building will be assessed for the presence of hazardous building materials and appropriately abated as needed.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During the construction phase of the project, chemicals and fuel associated with construction equipment will be present and properly managed. No hazardous chemicals are anticipated in association with the completed project.

4) Describe special emergency services that might be required.

No special emergency services will be required. The project will rely on police, emergency medical and fire protection services already available in the area.

5) Proposed measures to reduce or control environmental health hazards, if any:

Ecology has been contacted regarding the presence of arsenic in soil and perched groundwater at the site resulting from impacts due to the Asarco Smelter Plume. A Cleanup Action Plan is being prepared to address the arsenic consistent with the requirements of Ecology's 2019 guidance document for cleanups conducted within the Tacoma Smelter plume (*Tacoma Smelter Plume Model Remedies Guidance, Sampling and Cleanup of Arsenic and Lead Contaminated Soils. Publication Number 19-09-101).* Consistent with Ecology's guidance, the Cleanup Action Plan will utilize the impervious surfaces created by the proposed project (approximately 90 percent of the property) to cap and isolate soil containing arsenic at concentrations exceeding cleanup levels. The Cleanup Action Plan will address impacts to groundwater through an environmental covenant prohibiting the future use of groundwater at the property. The Cleanup Action Plan will be submitted to Ecology for review and approval under the VCP.

In addition to the measures described above, the following measures will be implemented to control potential environmental health hazards;

- A contaminated media management plan (CMMP) will be prepared that describes the actions that will be taken during construction of the proposed development in response to the known soil contamination present at the property. The CMMP will include the following:
    - A requirement that the earthwork contractor performing excavation activities have a health and safety plan in place that describes worker protection methods if contaminated soils encountered;
    - Procedures to properly decommission the existing concrete vaults and remove them form the property; and
    - Procedures to manage contaminated soil when it is encountered during construction.
- Preparation of a Construction Stormwater Pollution Prevention

Plan.

At the conclusion of the implementation of the approved Cleanup Action Plan, removal and disposal of contaminated soil (if any), and removal of the concrete vaults, a report documenting the work completed will be prepared and submitted to the Department of Ecology consistent with the applicable regulations and guidance.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise from adjacent residential uses; minimal street noise from Mildred St.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noise associated with heavy machinery anticipated to last for duration of construction; post construction long term noise would be commensurate with residential use.

3) Proposed measures to reduce or control noise impacts, if any:

BMP's (Best Management Practices) will be implemented to minimize noise levels to the greatest extent possible during construction.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is current undeveloped. Adjacent properties to north, south, and west are commercial. Zoning east of property is residential.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No

c. Describe any structures on the site.
Structure remaining from industrial use fronts ROW. Two small sheds are located centrally.

d. Will any structures be demolished? If so, what?
All structures will require demolition.

e. What is the current zoning classification of the site?
Current zoning is split Mix Use Urban/Mix Use Neighborhood (MUU/MUN).

f. What is the current comprehensive plan designation of the site?
Commercial Mix Use

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable; no shoreline

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No

i. Approximately how many people would reside or work in the completed project?
Presuming total occupancy is reached, proposed would house at least 389 residents (or more assuming some units will house multiple occupants).

j. Approximately how many people would the completed project displace?
None

k. Proposed measures to avoid or reduce displacement impacts, if any:
None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Preapplication meeting with city staff; design and site plan review; periodic internal review of Fircrest Municipal Code; frequent interface with City of Fircrest reviewers.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

NA

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The 389 units proposed are of various sizes and intended to serve a diverse range of incomes.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

No housing impacts anticipated

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Tallest building proposed is 65'. Exterior materials are primarily fiber cement.

b. What views in the immediate vicinity would be altered or obstructed?

Mt Rainier might be visible from the higher units and would potentially obstruct views from structures of a similar height or smaller directly behind the development.

b. Proposed measures to reduce or control aesthetic impacts, if any:

Project is designed to improve area aesthetics in compliance with Fircrest Municipal Code design guidelines.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Early morning glare (sunrise) on east facing windows and evening (sunset) glare on west facing windows is expected to be minimal. Times will vary due to seasonal shift.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None proposed

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

Property is located near shopping, restaurants, and other retail/commercial spaces. Project will add public recreational/commercial spaces to area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Proposed parks, recreation, and open space will add recreational opportunities for residents, guests, and the community in general.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

NA

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site is currently served by Mildred with extensions proposed east/west connection

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Site is currently about 800' from Pierce Transit Connection Center. Busses to nearly every part of the city can be caught at this location. In addition, route 53 stops within a few feet of proposed development site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Currently there are 7 stalls. Total proposed is 511 with 64 spots dedicated in ROW to City.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

A Transportation Impact Analysis is being prepared and will be submitted/reviewed by City of University Place and the City of Fircrest. Any transportation improvements required to off-set the impacts per agency criteria will be identified in that report.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project is expected to generation approximately 1,854 weekday daily trips, with 174 occurring during the AM peak hour and 189 occurring during the PM peak hour. The trip generation projections are based on the proposed development plan and trip rates identified in the ITE Trip Generation manual, 11th Edition (2021).

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

A Transportation Impact Analysis is being prepared and will be submitted/reviewed by City of University Place and the City of Fircrest. Any transportation improvements required to off-set the impacts per agency criteria will be identified in that report.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Any necessary increase in public services will be determined by the City of Fircrest.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The project design intends to follow sustainable practices relative to the integration of local endurable products and high efficiency and performing systems. The campus design includes pedestrian and bicycle pathways and the provision of electric car parking and charging stations to promote reducing dependency on fossil fuels. The project will meet or exceed the current Washington State Energy Code. The storm drainage system proposed will reduce the dependence on the public storm system currently connecting to 19th by integrating an onsite detention system that reduces outflow compared to the current site storm system. The project will include fair contribution to impact fees to further support public services.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Proposed utilities include water, sanitary sewer, and electricity. Utility connections on adjacent properties will be required for sanitary sewer and water. On-site construction activities will include laying pipe/duct banks for utility installation. City of Fircrest to provide water. Electricity provided by TPU.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:_____

Name of signee _____Jon Graves_____

Position and Agency/Organization ___ Principal Architect/G+A _____

Date Submitted: _____ 6-13-2022_____

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction
with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of
activities likely to result from the proposal, would affect the item at a greater intensity or
at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; pro-
duction, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

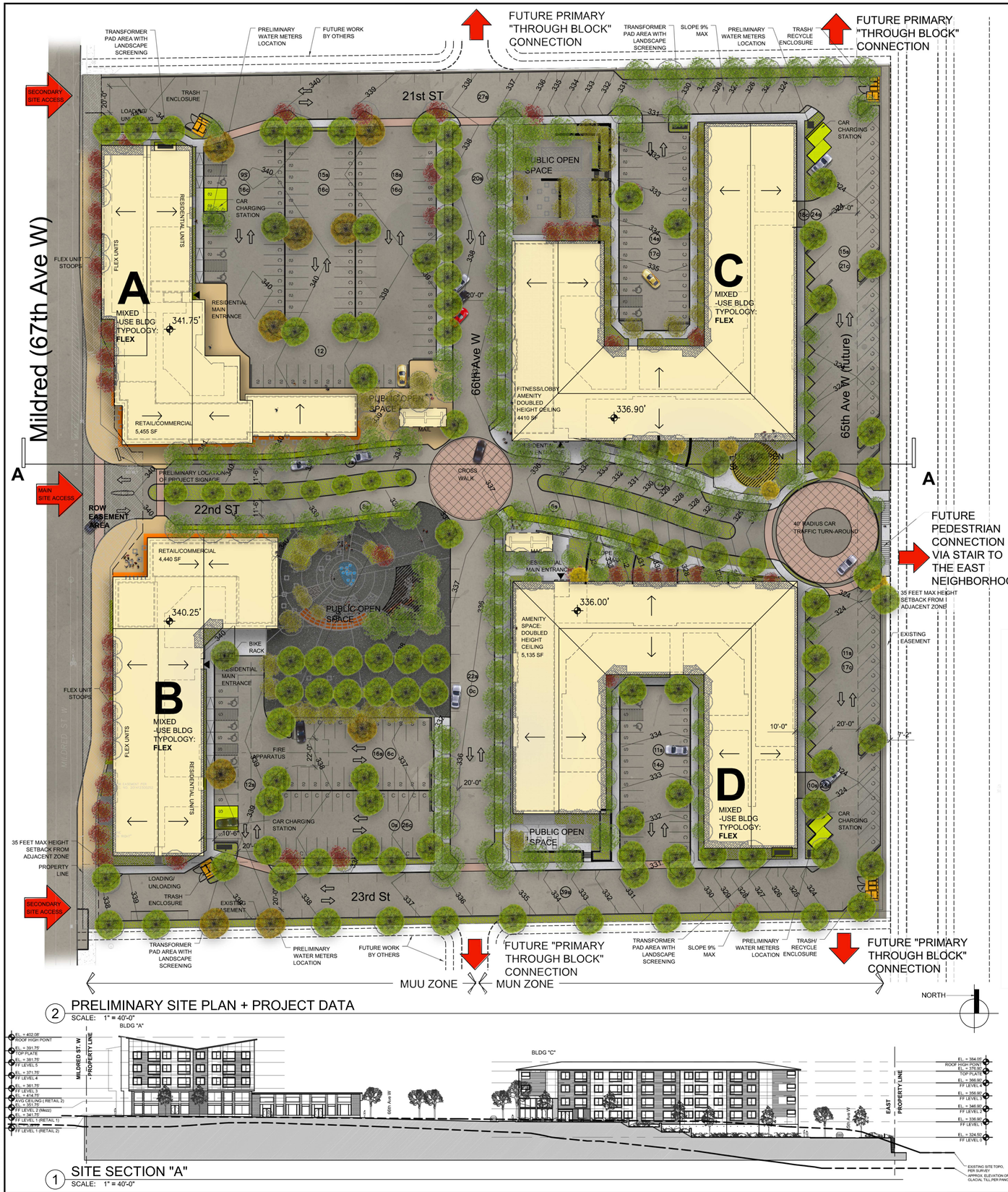
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



2 PRELIMINARY SITE PLAN + PROJECT DATA

SCALE: 1" = 40'-0"

1 SITE SECTION "A"

SCALE: 1" = 40'-0"

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"X36"

PROJECT DATA

Building A	# of Units	L0	L1	L2	L3	L4	L5	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	13		2	2	3	3	3	505.00	17.57	6565
1 BR/1 BA	12		1	2	3	3	3	757.00	16.22	9084
1 BR/1 BA (w/ push in)	21		0	0	7	7	7	740.00	28.38	15540
1 BR+Den	10		2	2	2	2	2	779.00	13.51	7790
2 BR/2 BA	11		1	1	3	3	3	1088.00	14.86	11968
Studio LOFT	0							606.00	0.00	0
1 BR LOFT	7		7					910.00	9.46	6370
2 BR LOFT	0							1554.00	0.00	0
	0									
Total	**74**	0	13	7	18	18	18		100.00	57317
Retail	2									5547
Amenity	0									
Circulation/Common Areas	5									13477
Total										**76341**

Building B	# of Units	L0	L1	L2	L3	L4	L5	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	15		3	3	3	3	3	505.00	18.29	7575
1 BR/1 BA	7		0	1	2	2	2	757.00	8.54	5299
1 BR/1 BA (w/ push in)	26		1	1	8	8	8	740.00	31.71	19240
1 BR+Den	10		2	2	2	2	2	779.00	12.20	7790
2 BR/2 BA	17		1	1	5	5	5	1088.00	20.73	18496
Studio LOFT	0							606.00	0.00	0
1 BR LOFT	7		7					913.00	8.54	6391
2 BR LOFT	0		0					1554.00	0.00	0
	0									
Total	**82**		14	8	20	20	20		100.00	64791
Retail	2									4437
Active Space	0									
Circulation/Common Areas	5									14137
Total										**83365**

Building C	# of Units	L0	L1	L2	L3	L4	L5	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	24		6	6	6	6		505.00	19.67	12120
1 BR/1 BA	29		6	7	8	8		757.00	23.77	21953
1 BR/1 BA (w/ push in)	20		4	4	6	6		740.00	16.39	14800
1 BR+Den	16		4	4	4	4		779.00	13.11	12464
2 BR/2 BA	33		7	8	9	9		1088.00	27.05	35904
Studio LOFT									0.00	
1 BR LOFT									0.00	
2 BR LOFT									0.00	
Total	**122**		27	29	33	33	0		100.00	97241
Garage	1									15797
Retail	0									
Fitness/lobby/amenity	1									4413
Circulation/Common Areas	4									19235
Total										**136686**

Building D	# of Units	L0	L1	L2	L3	L4	L5	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	20		5	5	5	5		505.00	17.70	10100
1 BR/1 BA	23		5	6	6	6		757.00	20.35	17411
1 BR/1 BA (w/ push in)	17		2	3	6	6		740.00	15.04	12580
1 BR+Den	16		4	4	4	4		779.00	14.16	12464
2 BR/2 BA	37		8	9	10	10		1088.00	32.74	40256
Studio LOFT									0.00	
1 BR LOFT									0.00	
2 BR LOFT									0.00	
Total	**113**		24	27	31	31	0		100.00	92811
Garage	1									13167
Retail	0									
Fitness/lobby/amenity	0									5135
Circulation/Common Areas	4									18896
Total										**130009**

All Buildings (Units)	# of Units	L0	L1	L2	L3	L4	L5	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	72		16	16	17	17	6	505.00	18.41	36360
1 BR/1 BA	71		12	16	19	19	5	757.00	18.16	53747
1 BR/1 BA (w/ push in)	84		7	8	27	27	15	740.00	21.48	62160
1 BR+Den	52		12	12	12	12	4	779.00	13.30	40508
2 BR/2 BA	98		17	19	27	27	8	1088.00	25.06	106624
Studio LOFT								606.00		
1 BR LOFT	14		7	0	0	0	0	910.00	3.58	
2 BR LOFT								1554.00		
Total	**391**		**71**	**71**	**102**	**102**	**38**		**100.00**	**299399**

Total Area	**426400**

Overall Parking	Standard							Compact	Total
Total Parking Available	300							193	**493**
Parking Residential @ 1 to 1.2 ratio									**469**
Parking Commercial/Retail @2/1000	19.936							0	**20**
ADA Parking total	**22**								
Residential ADA	20							*	
Residential ADA VAN (included in Res ADA)	3							*	
Commercial ADA	1							1	
Commerical ADA VAN	1							1	
Charging Stations	8								
Loading Unloading	4							4	
Total parking Required	20							0	**489**
Extra									4

* Based on 5% of total of Residnetial Units for Type A Units at 1 stall per Unit

* Based on 5% of total of Residnetial Units for Type A Units at 1 stall per Unit

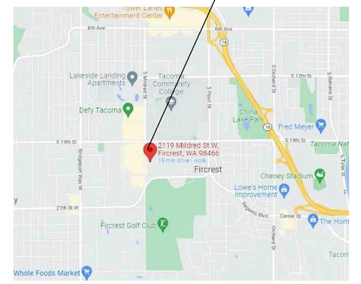
ZONING MAP



- Parcels
- Mixed Use Urban (MUU)
- Mixed Use Neighborhood (MUN)
- Residential 30 (R30)
- Parks, Recreation, and Open Space (PROS)
- Project Site

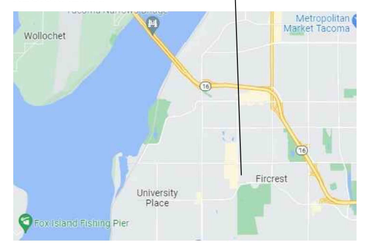
PROJECT LOCATION
2119 MILDRED STREET W
FIRCREST, WA 9846

VICINITY MAP



PROJECT LOCATION
2119 MILDRED STREET W
FIRCREST, WA 9846

REGIONAL MAP



- BUILDING-PROPOSED
- PARKING/DRIVE ASPHALT
- SIDEWALK CONCRET
- CROSSWALK
- RECREATIONAL AREAS
- PLAZA SPACES
- LANDSCAPE
- SHOPFRONT OVERLAY
- EV CAR CHARGING STATION

ALLIANCE RESIDENTIAL COMPANY
1900 N NORTHLAKE WAY
SUITE 237,SEATTLE, WA 98103
PHONE: 206-330-0620

GRAVES + ASSOCIATES
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT
3110 RUSTON WAY, SUITE E
TACOMA, WA 98402
PHONE: 253-272-4214

ALLIANCE PROPOSE FIRCREST MIXED-USE PROJECT

2119 MILDRED ST W
FIRCREST, WA 98466

REVISIONS DESCRIPTION	DATE YEAR-MO-DAY

PROJECT: 2134
PM: BC/JM

LAND–USE ENTITLEMENT RESUBMITTAL 11.17.2022

NOT FOR CONSTRUCTION

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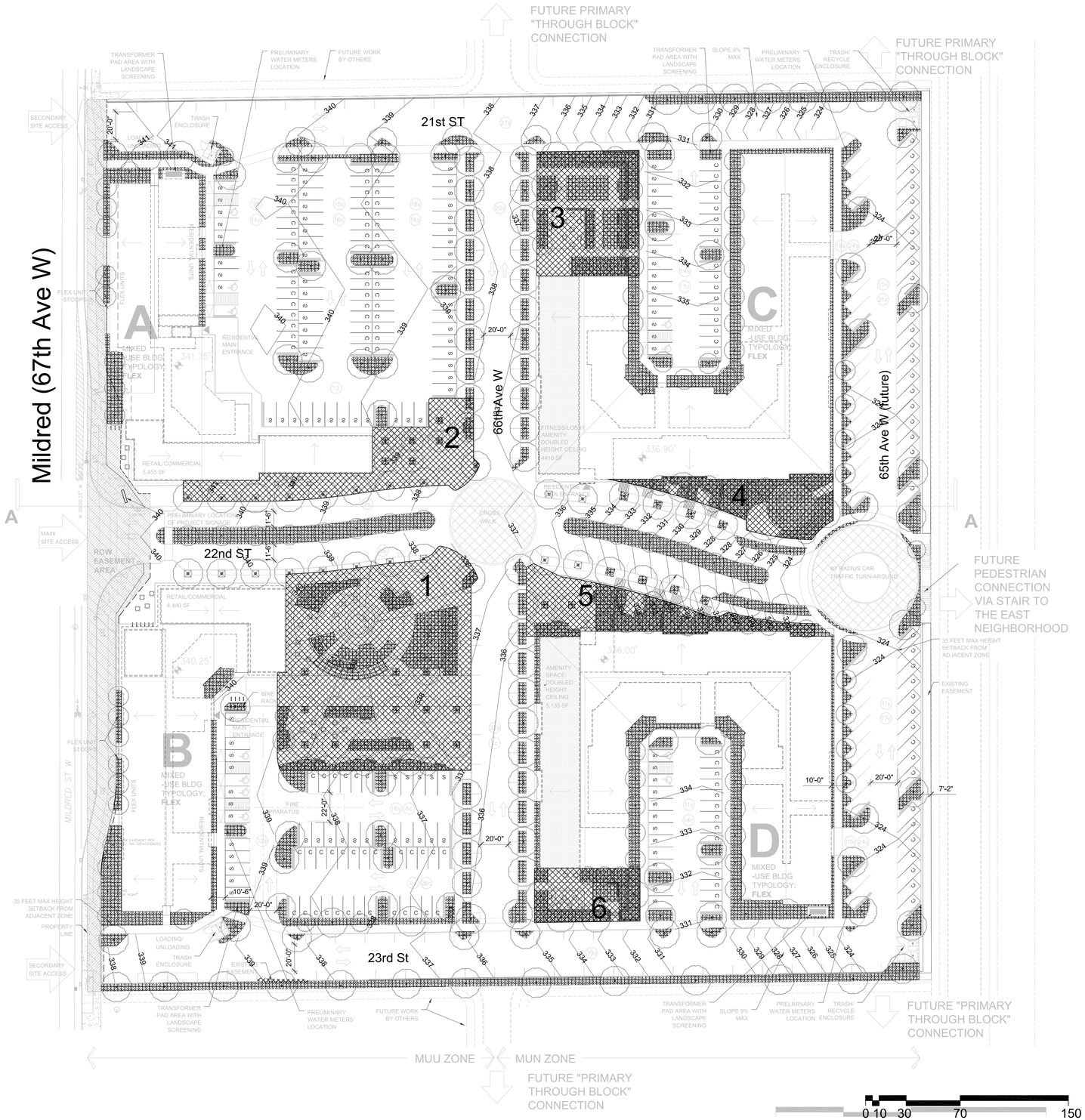


1 PRELIMINARY SITE PLAN with OPEN SPACE+PERVIOUS AREAS
SCALE: 1" = 40'-0"

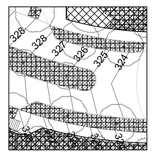
PROJECT DATA

Open Space Calculation	
Total Site Area in Sq. Ft.	411,725
Required Space: 5% of entire site	20,585
Total Provided	**47,275**
Total Area Exceeding minimum requirement	**26,690**
Open Space Areas:	
1-Building B Space-Square	21,400
2-Building A Space	6,435
3-Building C Space-North	6,976
4-Building C Space-South	4,165
5-Building D Space-North	5,212
6-Building D Space-South	3,087
Indoor Space Areas (Private)	**9,510**
Building C-Indoor	4,410
Buildind D-Indoor	5,100
Total Overall	**56,785**



OPEN SPACE

IMPERVIOUS AREAS	
Total Pervious	55,239
Total Site	411,725
Total % of Impervious areas	86.58



PERVIOUS AREAS

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3110 RUSTON WAY, SUITE E
TACOMA, WA 98402
PHONE: 253-272-4214

PROPOSED ALLIANCE MIXED-USE FIRCREST
2119 MILDRED ST W
FIRCREST, WA 98466

REVISIONS	
DESCRIPTION	DATE
	YEAR-MO-DAY

PROJECT: 2134
PM: BC/JM

LAND-USE ENTITLEMENT RESUBMITTAL 11.17.2022

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AS-101

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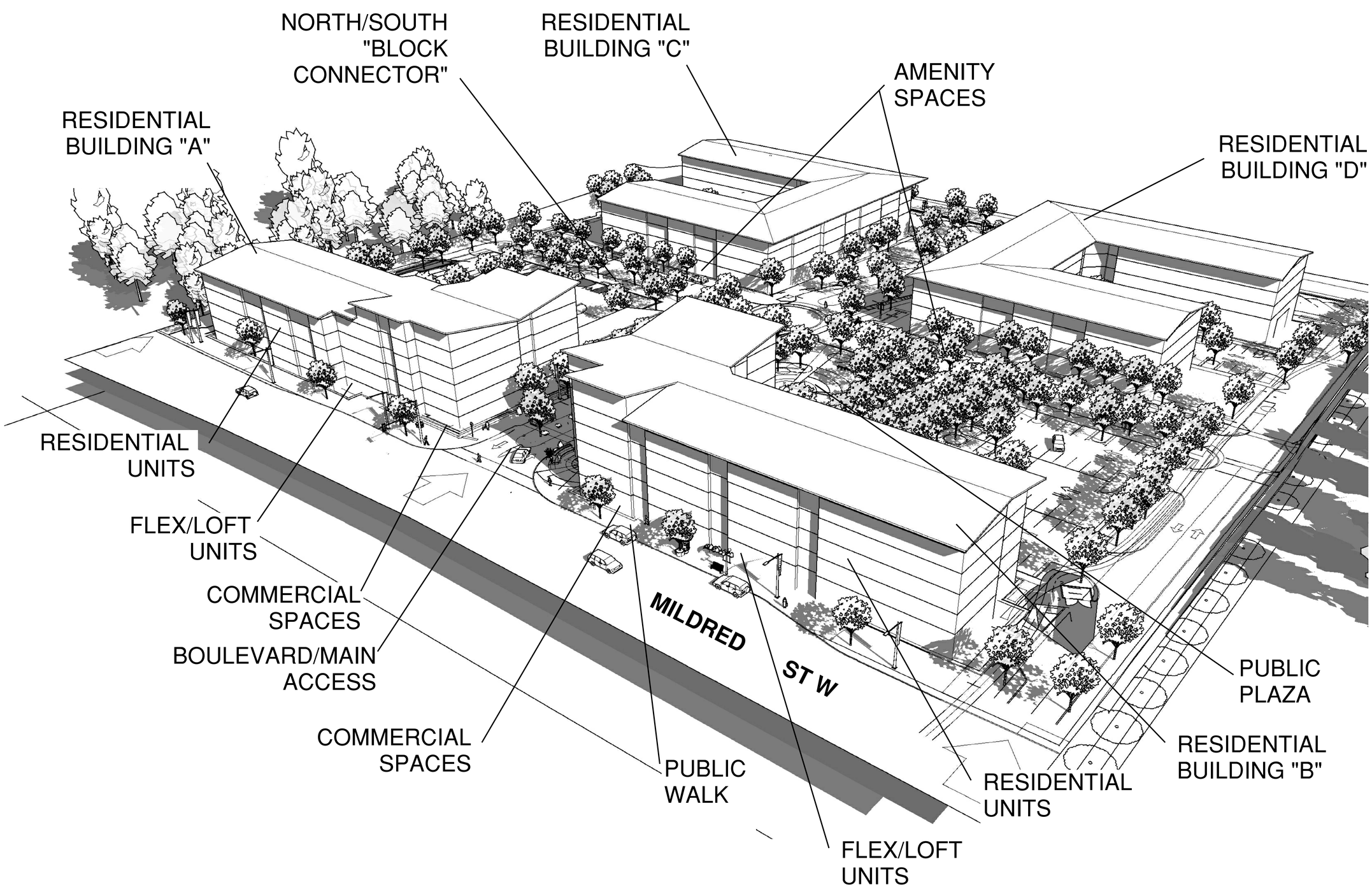

1 SPACIAL MASSING EXHIBIT
SCALE: NO SCALE

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ALLIANCE RESIDENTIAL COMPANY
1900 N. NORTHLAKE WAY
SUITE 237,SEATTLE, WA 98103
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PHONE: 253-272-4214

ALLIANCE
PROSE FIRCREST
MIXED-USE PROJECT
2119 MILDRED ST W
FIRCREST, WA 98466

REVISIONS		DATE
#	DESCRIPTION	YEAR.MO.DAY

PROJECT: 2134
PM: BC/JM

LAND-USE ENTITLEMENT
RESUBMITTAL 11.17.2022

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SK-102



1 BLDG A-WEST ELEVATION
SCALE: 3/32" = 1'-0"

0 10 20 40 80



2 BLDG A-SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

0 10 20 40 80

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"X36"

KEYNOTE LEGEND

- A FIBER CEMENT LAP SIDING COLOR : TBD
- B FIBER CEMENT ARCHITECTURAL PANEL COLOR: TBD
- C PAINTED FASCIA/TRIM COLOR: TBD
- D BRICK VENEER STAGGERED COLOR AND FINISH: TBD
- E WINDOW VINYL COLOR: WHITE
- F STOREFRONT COLOR: BLACK ANODIZED
- G POWDER COATED ALUMINUM RAILING COLOR: TBD
- H FIBER CEMENT SOFFIT COLOR: TBD
- J 3-TAB ASPHALT SHINGLE COLOR: TBD
- K CONCRETE
- L METAL CANOPY COLOR: TBD
- M FIBER CEMENT PANEL
- N FIBERGLASS DOOR

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ALLIANCE
PROSE FIRCREST
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PRELIMINARY
BUILDING ELEVATIONS
A200



1 BLDG A-EAST ELEVATION
SCALE: 3/32" = 1'-0"

0 10 20 40 80



2 BLDG A-NORTH ELEVATION
SCALE: 3/32" = 1'-0"

0 10 20 40 80

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KEYNOTE LEGEND

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- L METAL CANOPY COLOR: TBD
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PRELIMINARY
BUILDING ELEVATIONS
A201



1 BLDG B-WEST ELEVATION
SCALE: 3/32" = 1'-0"

0 10 20 40 80



2 BLDG B-SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

0 10 20 40 80

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PRELIMINARY
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A200



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0 10 20 40 80



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SCALE: 3/32" = 1'-0"

0 10 20 40 80

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PRELIMINARY
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A201

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1 BLDG C-WEST ELEVATION
SCALE: 3/32" = 1'-0"

0 10 20 40 80

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2 BLDG C-SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

0 10 20 40 80

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A201



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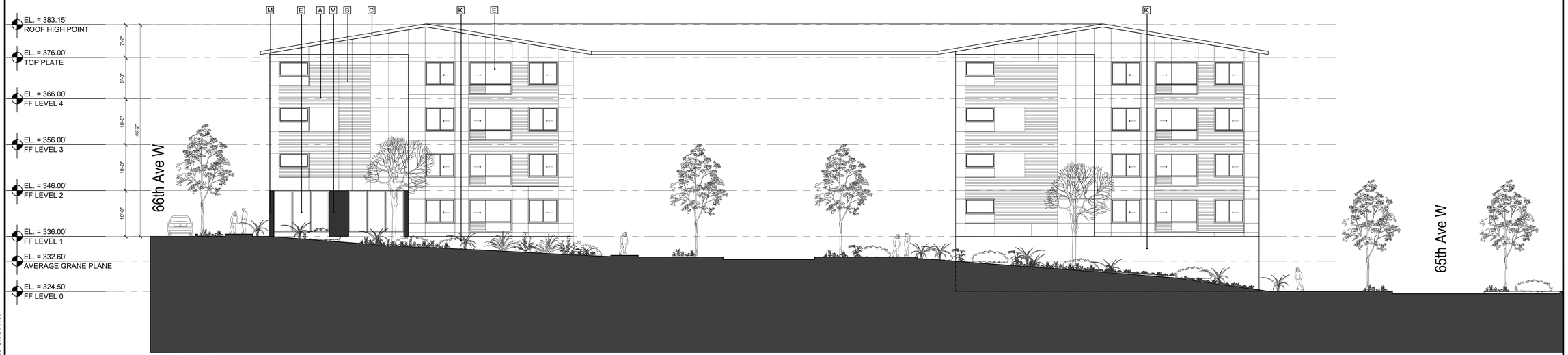
SCALE: 3/32" = 1'-0"

0 10 20 40 80



2 BLDG D-SOUTH ELEVATION
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ALLIANCE PROSE FIRCREST MIXED-USE PROJECT BLDG D

2119 MILDRED ST W
FIRCREST, WA 98466

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PRELIMINARY
BUILDING ELEVATIONS
A200



1 BLDG D-EAST ELEVATION
SCALE: 3/32" = 1'-0"

0 10 20 40 80



2 BLDG D-NORTH ELEVATION
SCALE: 3/32" = 1'-0"

0 10 20 40 80

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A201

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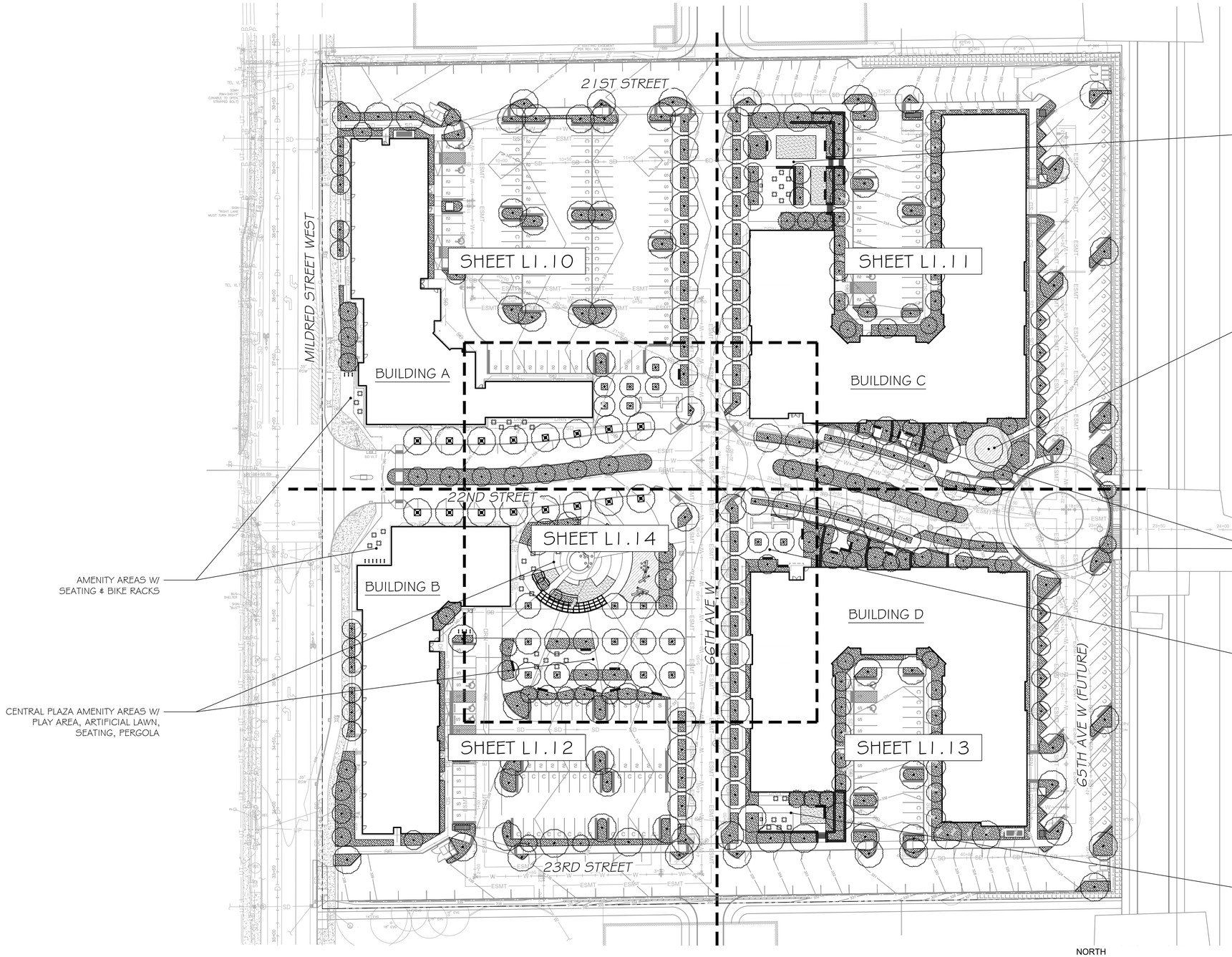

1 OVERALL LANDSCAPE PLAN
1" = 40'

LANDSCAPE DATA	
TOTAL TREES	308 TREES
TOTAL PLANTING AREA	46,760 SF

GENERAL NOTES

1. SEE L1.00 SHEET SERIES FOR ADDITIONAL PLANS AND INFORMATION.
2. SEE L2.00 FOR PLANTING SCHEDULE.
3. SEE L3.00 FOR PLANTING DETAILS.
4. ALL PLANTING IN PUBLIC R.O.W. PER CITY OF FIRCREST STANDARD PLANS AND SPECIFICATIONS; CURRENTLY AN EXISTING CONDITION TO REMAIN.
5. ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM THAT INCLUDES TRADITIONAL IRRIGATION HEADS AND/OR DRIP IRRIGATION, SLEEVING, LATERALS, CONTROL VALVES, GATE VALVES AND QUICK COUPLERS.
6. MASTER CONTROLLER TO BE LOCATED IN BUILDING DURING CONSTRUCTION DOCUMENT PHASE.

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FAZIO ASSOCIATES INC.
LANDSCAPE ARCHITECTS
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Seattle, WA 98107
T: 206-774-9490
www.fazioassociates.com

ALLIANCE
PROSE FIRCREST
MIXED-USE PROJECT
2119 MILDRED ST W
FIRCREST, WA 98466

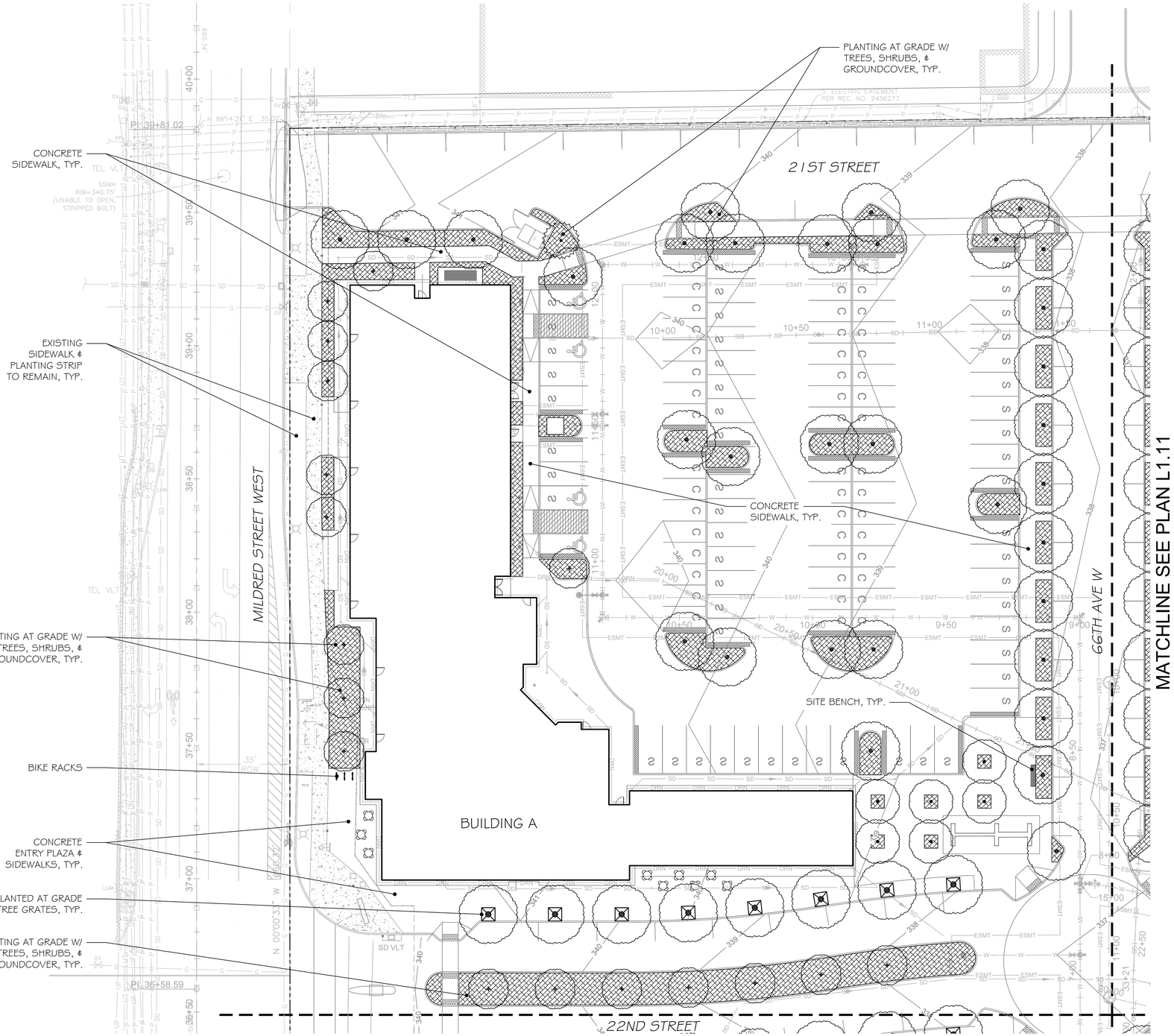
REVISIONS DESCRIPTION	DATE YEAR MO DAY

PROJECT: 22-002
PM: RJF

SITE PLAN REVIEW
11.18.2022

NOT FOR CONSTRUCTION
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
ROBERT J. FAZIO
CERTIFICATE NO. 966

OVERALL LANDSCAPE PLAN
L1.00



1 SCHEMATIC LANDSCAPE PLAN
1" = 20'

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ALLIANCE PROSE FIRCREST MIXED-USE PROJECT

2119 MILDRED ST W
FIRCREST, WA 98466

DATE (YEAR MO DAY)	REVISIONS DESCRIPTION

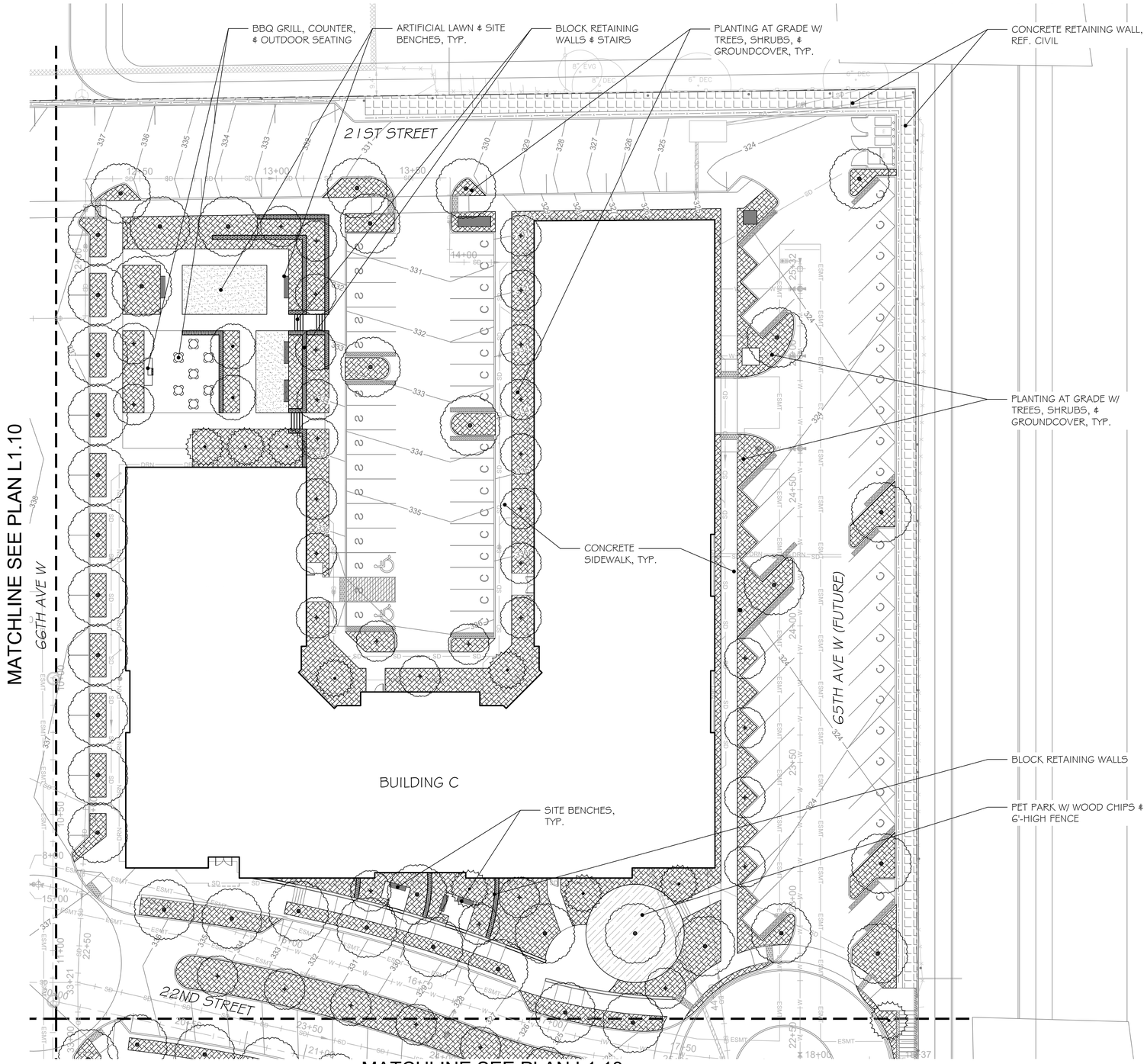
PROJECT: 22-002
PM: RJF

SITE PLAN REVIEW
11.18.2022

NOT FOR CONSTRUCTION

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
ROBERT J. FAZIO
CERTIFICATE NO. 986

SCHEMATIC LANDSCAPE PLAN
L1.10



NORTH

0 20' 40'

1 SCHEMATIC LANDSCAPE PLAN
1" = 20'

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REVISIONS DESCRIPTION	DATE YEAR MO DAY
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PROJECT 22-002
PM RJF

SITE PLAN REVIEW
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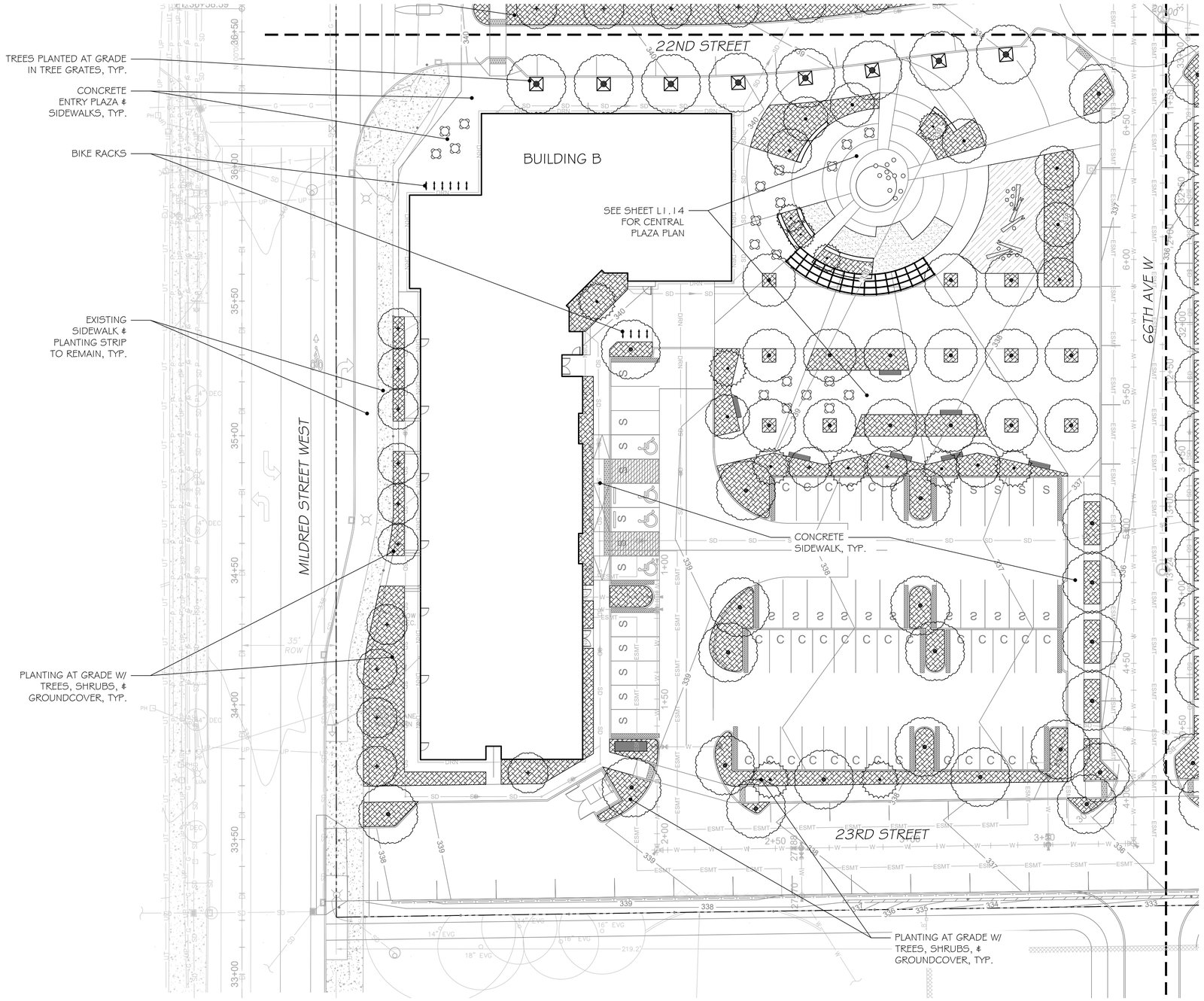
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
ROBERT J. FAZIO
CERTIFICATE NO. 966

SCHEMATIC LANDSCAPE PLAN
L1.11



NORTH

0 20' 40'

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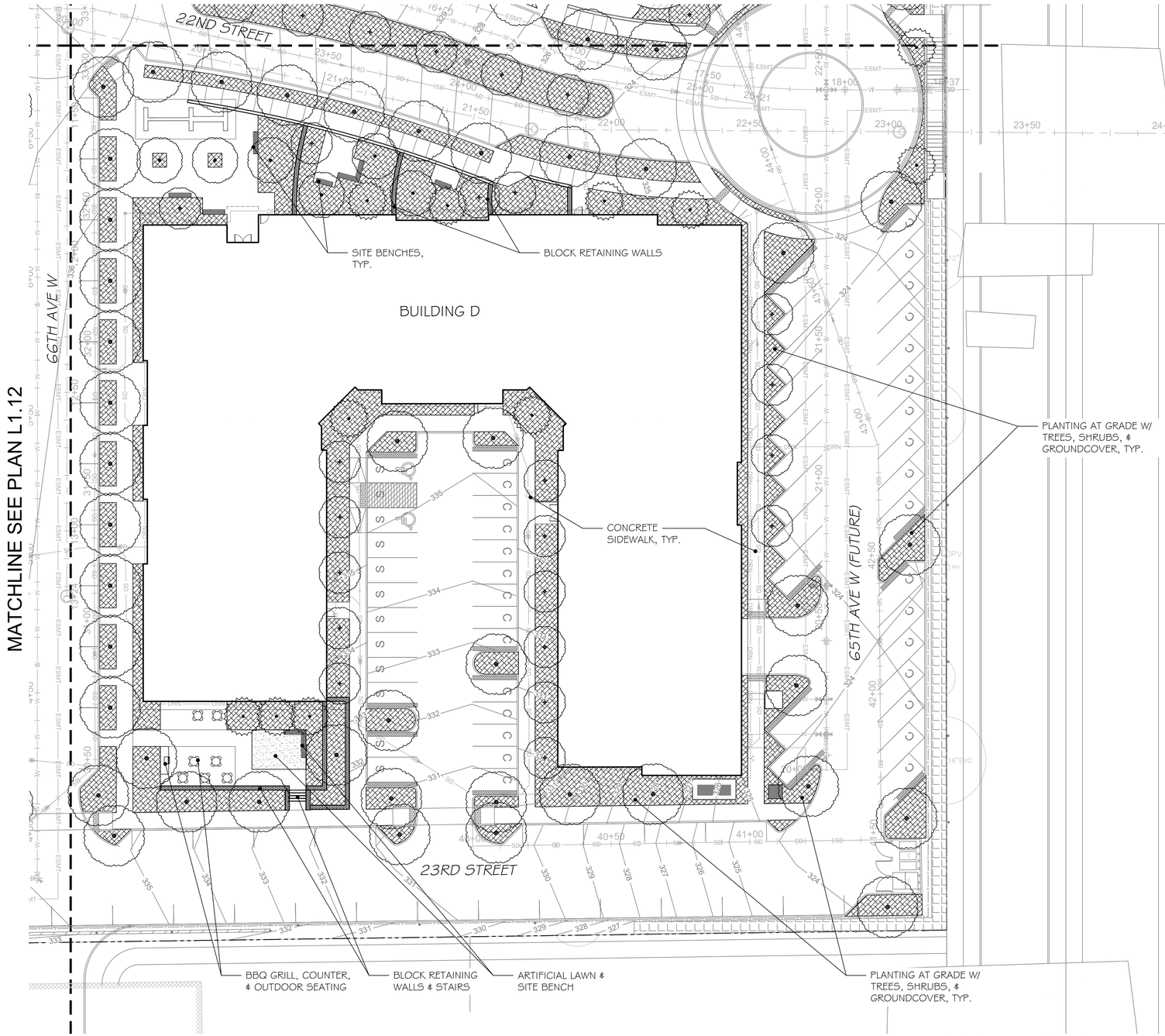
SCHEMATIC LANDSCAPE PLAN
L1.12



NORTH

0 20' 40'

1 SCHEMATIC LANDSCAPE PLAN
1" = 20'

GENERAL NOTES

1. SEE L1.00 SHEET SERIES FOR ADDITIONAL PLANS AND INFORMATION.
2. SEE L2.00 FOR PLANTING SCHEDULE.
3. SEE L3.00 FOR PLANTING DETAILS.
4. ALL PLANTING IN PUBLIC R.O.W. PER CITY OF FIRCREST STANDARD PLANS AND SPECIFICATIONS; CURRENTLY AN EXISTING CONDITION TO REMAIN.
5. ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM THAT INCLUDES TRADITIONAL IRRIGATION HEADS AND/OR DRIP IRRIGATION, SLEEVING, LATERALS, CONTROL VALVES, GATE VALVES AND QUICK COUPLERS.
6. MASTER CONTROLLER TO BE LOCATED IN BUILDING DURING CONSTRUCTION DOCUMENT PHASE.

ALLIANCE RESIDENTIAL COMPANY
1900 N NORTHLAKE WAY
SUITE 237,SEATTLE, WA 98103
PHONE: 206-330-0620

FAZIO ASSOCIATES INC.
LANDSCAPE ARCHITECTS
102 NW Canal Street
Seattle, WA 98107
T: 206-774-9490
www.fazioassociates.com

ALLIANCE
PROSE FIRCREST
MIXED-USE PROJECT
2119 MILDRED ST W
FIRCREST, WA 98466

REVISIONS DESCRIPTION	DATE YEAR MO DAY

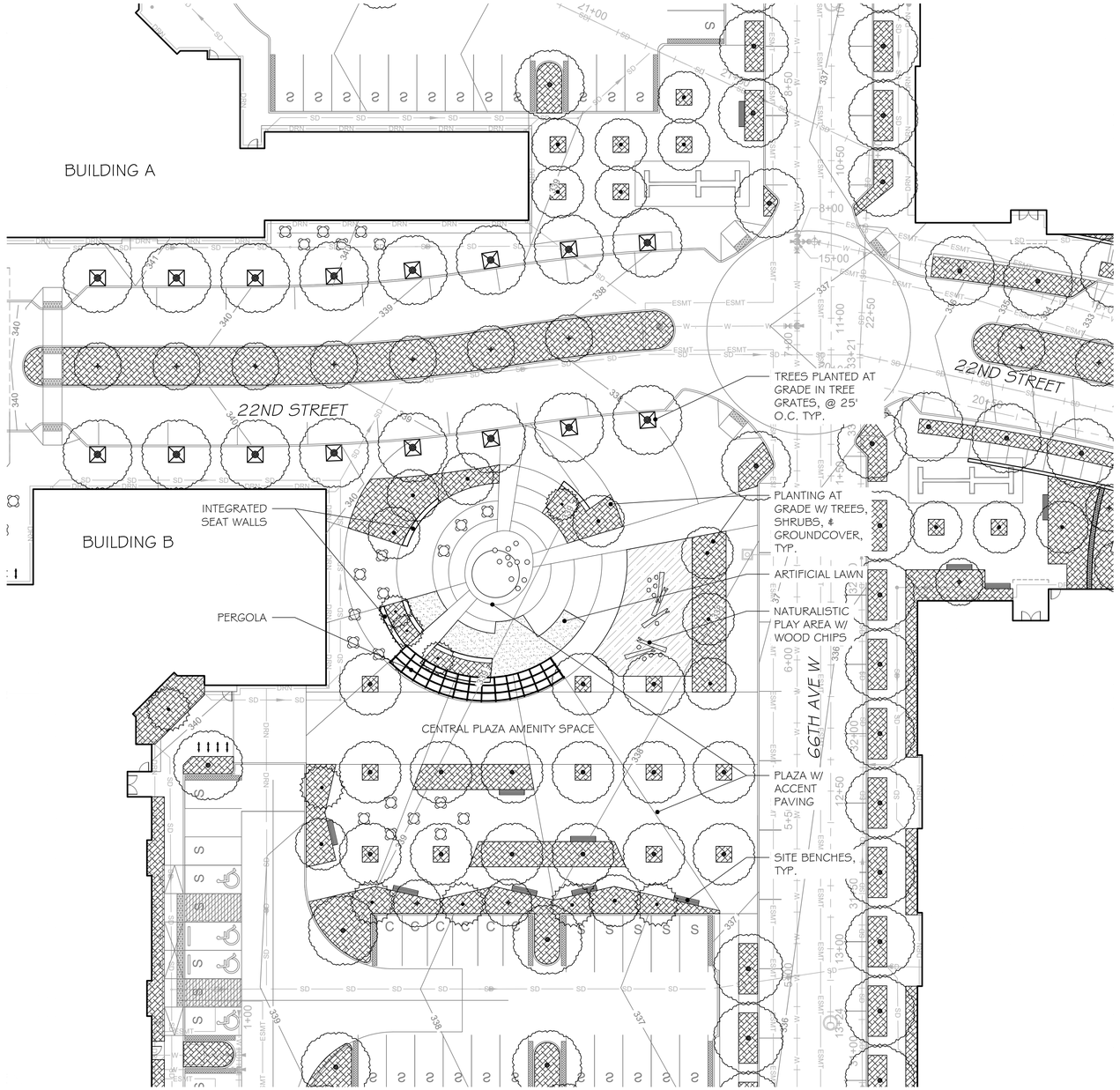
PROJECT: 22-002
PM: RJF

SITE PLAN REVIEW
11.18.2022

NOT FOR CONSTRUCTION

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
ROBERT J. FAZIO
CERTIFICATE NO. 966

SCHEMATIC LANDSCAPE PLAN
L1.13



1 SCHEMATIC LANDSCAPE PLAN
1" = 20'













GENERAL NOTES

1. SEE L1.00 SHEET SERIES FOR ADDITIONAL PLANS AND INFORMATION.
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SCHEMATIC LANDSCAPE PLAN
L1.14

PLANTING SCHEDULE

SYMBOL	QTY	TYPE	SIZE

TREES FROM APPROVED CITY OF FIRCREST LIST IN "DESIGN STANDARDS AND GUIDELINES FOR STREETSCAPE ELEMENTS"

WWN = WESTERN WASHINGTON NATIVE
WCN = WEST COAST NATIVE
DT = DROUGHT TOLERANT



TREES FOR PLANTING STRIPS 4' WIDE AND UP, OK UNDER POWER LINES

- TSUGA MERTENSIANA / MOUNTAIN HEMLOCK (EVERGREEN, WWN, DT) — 6' MIN. HT., B&B
- ACER CIRCINATUM / VINE MAPLE (WWN) — 2" CAL., B&B
- CORNUS 'MILKY WAY' / MILKY WAY DOGWOOD — 2" CAL., B&B
- MAGNOLIA STELLATA / STAR MAGNOLIA — 2" CAL., B&B
- STYRAX JAPONICUS / JAPANESE SNOWBELL — 2" CAL., B&B

TREES FOR PLANTING STRIPS 4' WIDE AND UP

- ZELKOVA SERRATA / ZELKOVA (DT) — 2" CAL., B&B

TREES FOR PLANTING STRIPS 6' WIDE AND UP, OK UNDER POWER LINES

- ACER PALMATUM / JAPANESE MAPLE — 2" CAL., B&B
- ACER GRISEUM / PAPERBARK MAPLE — 2" CAL., B&B

TREES FOR PLANTING STRIPS 6' WIDE AND UP

- CERCIDIPHYLLUM JAPONICUM / KATSURA — 2" CAL., B&B
- QUERCUS PALUSTRIS / PIN OAK — 2" CAL., B&B

TREES FOR PLANTING STRIPS 8' WIDE AND UP

- CHAMAECYPARIS LAWSONIANA / LAWSON CYPRESS (EVERGREEN, WCN, DT) — 6' MIN. HT., B&B
- PINUS CONTORTA (EVERGREEN, WCN, DT) — 6' MIN. HT., B&B
- ACER TRUNCATUM X PLATANOIDES 'WARRENRED' / PACIFIC SUNSET MAPLE — 2" CAL., B&B
- GINKGO BILOBA / MAIDENHAIR TREE — 2" CAL., B&B
- PARROTIA PERSICA / PERSIAN IRONWOOD — 2" CAL., B&B

TREES FOR PLANTING STRIPS 10' WIDE AND UP

- THUJA PLICATA / WESTERN REDCEDAR (EVERGREEN, WWN, DT) — 6' MIN. HT., B&B
- ACER RUBRUM / RED MAPLE — 2" CAL., B&B
- ACER SACCARUM / SUGAR MAPLE — 2" CAL., B&B



SHRUBS & GROUNDCOVER

- BERBERIS THUNBERGII 'ROSE GLOW' / ROSE GLOW BARBERRY — 24" MIN. HT., SEE PLANS
- BLECHNUM SPICANT / DEER FERN — 18" MIN. HT., SEE PLANS
- CAMELLIA SASANQUA / SASANQUA CAMELLIA — 24" MIN. HT., SEE PLANS
- CHOISYA TERNATA 'SUNDANCE' / SUNDANCE MEXICAN ORANGE — 18" MIN. HT., SEE PLANS
- CONRUS SERICEA / RED-OSIER DOGWOOD — 18" MIN. HT., SEE PLANS
- CORNUS SERICEA 'KELSEYI' / KELSEY DOGWOOD — 18" MIN. HT., SEE PLANS
- GAULTHERIA SHALLON / SALAL — 18" MIN. HT., SEE PLANS
- DAPHNE ODORA 'MARGINATA' / VARIEGATED FRAGRANT DAPHNE — 24" MIN. HT., SEE PLANS
- LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER — 18" MIN. HT., SEE PLANS
- MAHONIA AQUIFOLIUM / OREGON GRAPE — 20" MIN. HT., SEE PLANS
- MAHONIA NERVOSA / DWARF OREGON GRAPE — 18" MIN. HT., SEE PLANS
- MAHONIA REPENS / CREEPING MAHONIA — 1 GAL. @ 12" O.C.
- NANDINA DOMESTICA 'GULF STREAM' / COMPACT HEAVENLY BAMBOO — 18" MIN. HT., SEE PLANS
- PHYSOCARPUS OPULIFOLIUS 'DIABOLO' / DIABOLO NINEBARK — 18" MIN. HT., SEE PLANS
- POLYSTICHUM MUNITUM / SWORD FERN — 20" MIN. HT., SEE PLANS
- PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL — 1 GAL. @ 24" O.C.
- ROSMARINUS OFFICINALIS / ROSEMARY — 24" MIN. HT., SEE PLANS
- SARCOCOCCA CONFUSA / SWEETBOX — 18" MIN. HT., SEE PLANS
- SPIRAEA JAPONICA 'GOLDFLAME' / GOLDFLAME SPIREA — 18" MIN. HT., SEE PLANS
- SYMPHORICARPOS ALBUS / SNOWBERRY — 18" MIN. HT., SEE PLANS
- VIBURNUM TINUS / LAURUSTINUS — 24" MIN. HT., SEE PLANS
- VINCA MINOR / DWARF PERIWINKLE — 1 GAL. @ 12" O.C.

PLANTING NOTES

1. ALL PLANTING AREAS ON THE GROUND-PLANE (ALL R.O.W., PLANTERS, ETC.) SHALL HAVE A TRADITIONAL IRRIGATION SYSTEM TO BE INTEGRATED WITH A CONTROLLER. RAIN SENSORS AND OTHER EQUIPMENT WILL BE INCORPORATED INTO DESIGN TO MAXIMIZE EFFICIENCY AND LOWER OVERALL MAINTENANCE.
2. ALL SHRUBS AND GROUNDCOVERS TO BE LAYED OUT IN FIELD AND APPROVED BY A LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. AMENDED SOILS IN PLANTER STRIP PER COF STANDARDS.
4. ALL PLANTING IN PUBLIC R.O.W. PER COF STANDARD PLANS AND SPECIFICATIONS; CURRENTLY AN EXISTING CONDITION TO REMAIN.
5. SEE CIVIL SHEETS FOR PROPOSED GRADING, STREET PROFILES AND UTILITY LOCATIONS.

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REVISIONS DESCRIPTION	DATE YEAR MO DAY

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PM RJF

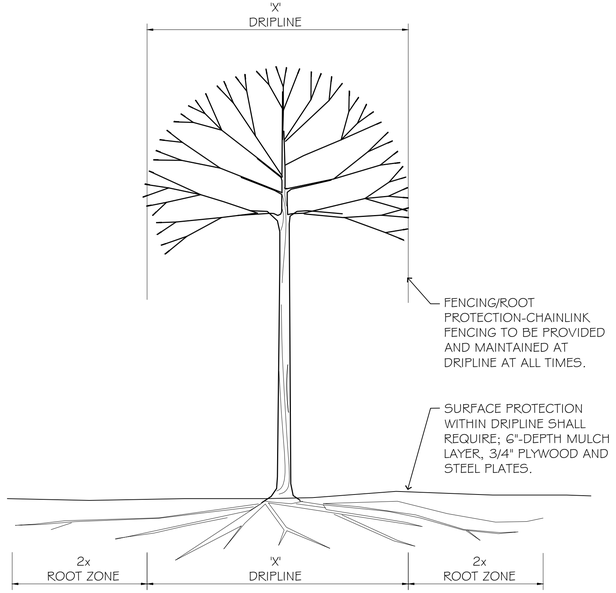
SITE PLAN REVIEW
11.18.2022

NOT FOR CONSTRUCTION

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
ROBERT J. FAZIO
CERTIFICATE NO. 986

PLANTING SCHEDULE

L2.00



DRIPLINE ZONE-

1. OPERATION OF HEAVY EQUIPMENT AND PILING OF HEAVY MATERIALS PROHIBITED.
2. LIMITED TRENCHING ALLOWED. EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MUST BE APPROVED BY ENGINEER.
3. SEVERING OF ROOTS LARGER THAN 2" DIA. REQUIRES ENGINEER'S APPROVAL.

ROOT ZONE-

1. OPERATION OF HEAVY EQUIPMENT AND PILING OF HEAVY MATERIALS REQUIRES ENGINEER'S APPROVAL.
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED UNDER ENGINEER'S SUPERVISION AND IF 2/3 OR MORE OF THE ROOT ZONE IS UNDISTURBED.

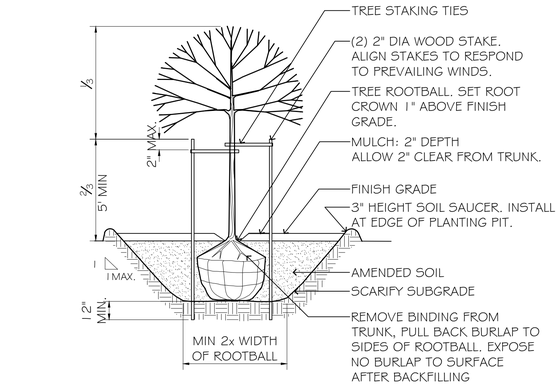
ADDITIONAL NOTES-

1. 6' HIGH CHAINLINK FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
2. TREATMENT OF ROOTS EXPOSED/DAMAGED DURING CONSTRUCTION: ROOTS OVER 1" DIAM., MAKE A CLEAN STRAIGHT CUT TO REMOVED DAMAGED PORTIONOF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL AS SOON AS POSSIBLE.

1 TREE PROTECTION

NOT TO SCALE

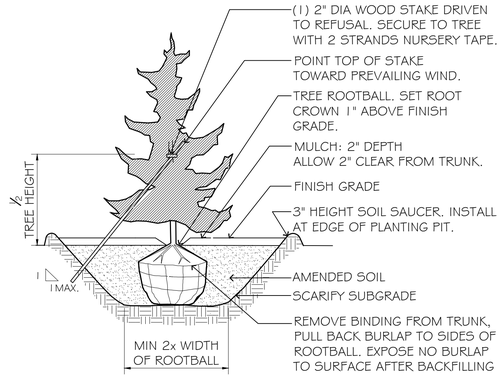
TREE_PROT



2 DECIDUOUS TREE PLANTING & STAKING

NOT TO SCALE

P_dectree



3 CONIFER TREE STAKING / PLANTING

NOT TO SCALE

P_conifer2

4 SHRUB PLANTING

NOT TO SCALE

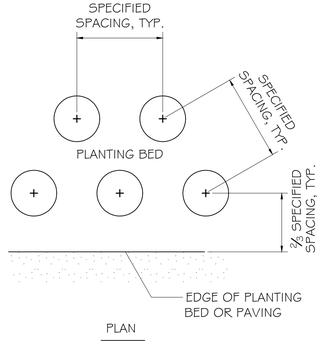
P_shrub

SECTION

5 GROUND COVER PLANTING

NOT TO SCALE

P_grdcvr

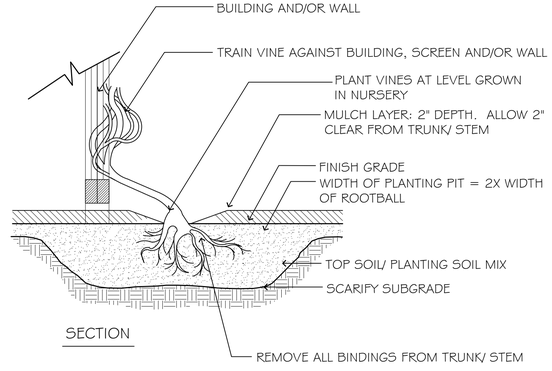


PLAN

6 SHRUB & GROUND COVER SPACING

NOT TO SCALE

P_spacing



SECTION

7 TYPICAL VINE PLANTING

NOT TO SCALE

Pvine planting

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ALLIANCE
PROSE FIRCREST
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2119 MILDRED ST W
FIRCREST, WA 98466

REVISIONS DESCRIPTION	DATE YEAR MO DAY

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PM: RJF

SITE PLAN REVIEW
11.18.2022

NOT FOR CONSTRUCTION

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
ROBERT J. FAZIO
CERTIFICATE NO. 966

PLANTING DETAILS

L3.00

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN COUNTY OF PIERCE, WASHINGTON;

EXCEPT THE WEST 35 FEET THEREOF FOR MILDRED STREET WEST, ALSO KNOWN AS 67TH AVENUE WEST.

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 00°00'33" W , BETWEEN MONUMENTS FOUND IN CASE ALONG THE CENTERLINE OF MILDRED ST W, PER REFERENCE NO. 1.

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN NOVEMBER OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
2. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
3. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
4. SUBJECT PROPERTY TAX PARCEL NO. 0220112005.
5. APPROXIMATE SUBJECT PROPERTY AREA IS: 411,725 SQ FT +/– (9.45 ACRES)
6. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.
7. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1095598-PHX1, WITH AN EFFECTIVE DATE OF OCTOBER 13, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 53053C0282E, WITH AN EFFECTIVE DATE OF MARCH 07, 2017 FOR COMMUNITY NO. 530332, IN PIERCE COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
9. A ZONING REPORT HAS NOT BEEN PROVIDED BY THE CLIENT PER THE 2021 ALTA STANDARDS.
10. UTILITY INFORMATION: ALL FIELD OBSERVED UTILITIES ARE SHOWN HEREON IN ADDITION TO ANY UTILITY PLANS AND/OR MAPS PROVIDED BY THE CLIENT AS WELL AS ANY PRIVATE UTILITY LOCATE MARKINGS PER THE 2021 ALTA STANDARDS. EXCAVATION MAY BE NECESSARY TO ACCURATELY, COMPLETELY AND RELIABLY DEPICT THE EXACT LOCATION OF UNDERGROUND FEATURES.
11. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 7, INCLUDING 0 DESIGNATED DISABLED SPACES.
12. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
13. THERE WAS NO INFORMATION PROVIDED TO US BY THE CONTROLLING JURISDICTION OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF OUR SURVEY.

SURVEYOR'S CERTIFICATE

TO: EATON FAMILY LLC, A WASHINGTON LIMITED COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18 AND 19, OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 17, 2021.

Jacob S Miller 05/24/22

JACOB GOODMAN MILLER CERTIFICATE NO. 56654 DATE

SCHEDULE B ITEMS

12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: MARCH 02, 1959
RECORDING INFORMATION: 846129
IN FAVOR OF: CITY OF TACOMA
FOR: INSTALL POLES AND ONE ANCHOR, WITH EQUIPMENT ON AND STRING DISTRIBUTION SERVICE AND GUY
AFFECTS: AS DESCRIBED THEREIN.
(PLOTTED APPROX. LOCATION)

13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: JULY 11, 1966
RECORDING INFORMATION: 2153352
IN FAVOR OF: CITY OF TACOMA, ITS SUCCESSORS AND ASSIGNS
FOR: INSTALL A POWER LINE WITH ALL NECESSARY EQUIPMENT AND WIRES
AFFECTS: AS DESCRIBED THEREIN.
(PLOTTED)

14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: JULY 24, 1972
RECORDING INFORMATION: 2456277
IN FAVOR OF: CITY OF TACOMA, ITS SUCCESSORS AND ASSIGNS
FOR: INSTALL POLES, ANCHORS, EQUIPMENT, DISTRIBUTION, SERVICE AND GUY
AFFECTS: AS DESCRIBED THEREIN.
(PLOTTED)

15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: JUNE 13, 1996
RECORDING INFORMATION: 9606130052
IN FAVOR OF: CITY OF FIRCREST, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
FOR: ELECTRICAL, WATER, SEWER, TELEPHONE, TV CABLE, GAS OR OTHER UNDERGROUND UTILITIES
AFFECTS: AS DESCRIBED THEREIN.
(PLOTTED)
A DOCUMENT RECORDED NOVEMBER 20, 2001 AS RECORDING NO. 200111200306 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO CITY OF TACOMA ON BEHALF OF ITS DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER).
(BLANKET IN NATURE)

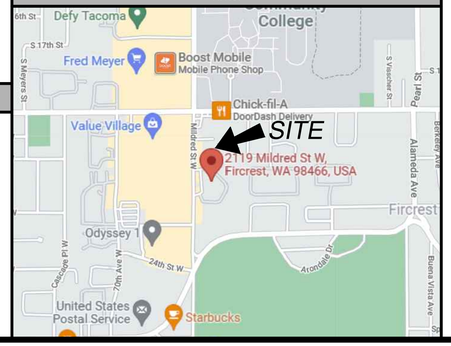
16. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY , RECORDED FEBRUARY 3, 2000 UNDER RECORDING NO. 200002035004 OF SURVEYS, IN PIERCE COUNTY, WASHINGTON.
(CURRENT CONDITIONS SHOWN)

17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: DECEMBER 30, 2014
RECORDING INFORMATION: 201412300252
IN FAVOR OF: CITY OF UNIVERSITY PLACE
FOR: TRANSPORTATION AND UTILITY FACILITIES
AFFECTS: AS DESCRIBED THEREIN.
(PLOTTED)

OFFSITE STORM EASEMENT UNDER RECORDING NUMBER 2622617. DOCUMENT PROVIDED BY THE CLIENT, NOT LISTED ON THE TITLE REPORT. (PLOTTED)

VICINITY MAP

N.T.S.

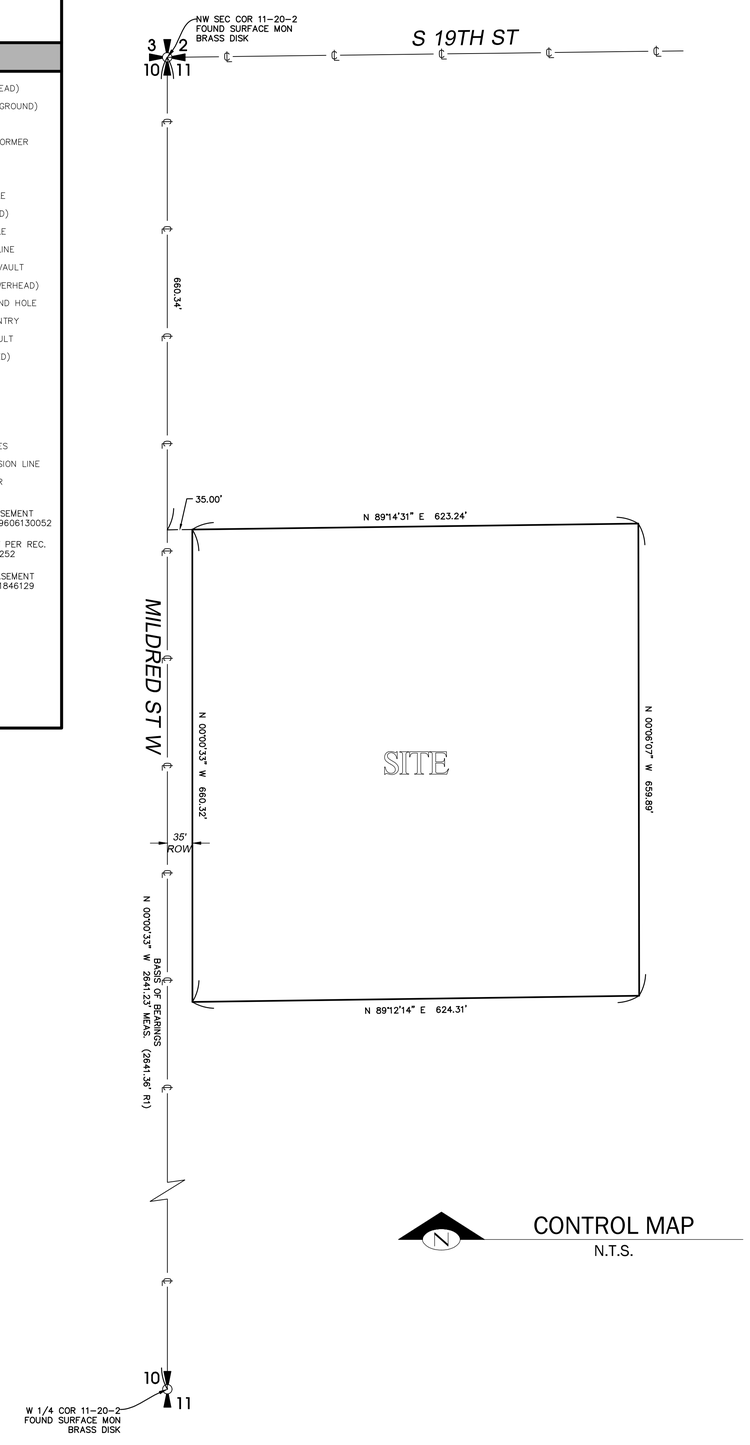


REFERENCES

R1. RECORD OF SURVEY, AUDITOR'S FILE NO. 200002035004, RECORDS OF PIERCE COUNTY, WASHINGTON.

LEGEND

AREA DRAIN	P — POWER (OVERHEAD)
ASPHALT SURFACE	UP — POWER (UNDERGROUND)
BRICK SURFACE	PP — POWER POLE
BUILDING	PT — POWER TRANSFORMER
CENTERLINE ROW	PV — POWER VAULT
CULVERT PIPE	SS — SEWER LINE
CONCRETE SURFACE	SEWER MANHOLE
RETAINING WALL	SIGN (AS NOTED)
FENCE LINE (CHAIN LINK)	STORM MANHOLE
FENCE LINE (WOOD)	SD — STORM DRAIN LINE
FENCE LINE (WIRE)	SD VLT — STORM DRAIN VAULT
FIRE HYDRANT	T — TELEPHONE (OVERHEAD)
G — GAS LINE	TEL HH — TELEPHONE HAND HOLE
G — GAS METER	TEL SENTRY — TELEPHONE SENTRY
GV — GAS VALVE	TEL VLT — TELEPHONE VAULT
GUY ANCHOR	TREE (AS NOTED)
INLET (TYPE 1)	UT — UTILITY LINE
INLET (SOLID)	W — WATER LINE
LUM — LUMINAIRE	WM — WATER METER
MONUMENT IN CASE (FOUND)	WV — WATER VALVE
MONUMENT (SURFACE, FOUND)	PARKING SPACES
PST — POST	OHPT — OHP TRANSMISSION LINE
PH — POWER HAND HOLE	HB — HOSE BIB RISER
P — POWER METER	BO — BLOW OFF
10' ELECTRIC EASEMENT PER REC. NO. 2153352	7.5' UTILITY EASEMENT PER REC. NO. 9606130052
10' ELECTRIC EASEMENT PER REC. NO. 1846129	ROW EASEMENT PER REC. NO. 201412300252
5' ELECTRIC EASEMENT PER REC. NO. 2456277	2' ELECTRIC EASEMENT PER REC. NO. 1846129
STORM EASEMENT PER REC. NO. 2622617	



CONTROL MAP

N.T.S.

INDEXING INFORMATION

NW 1/4 NW 1/4
SECTION: 11
TOWNSHIP: 20N
RANGE: 02E, W.M.
COUNTY: PIERCE

We are the measure | terrane.net

ALTA/NSPS LAND TITLE SURVEY
TAX PARCEL NO. 0220112005

2119 MILDRED ST
2119 MILDRED ST W
FIRCREST, WA 98466

TERRANE
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

05/24/22

JOB NUMBER:	212357
DATE:	12/08/2021
DRAFTED BY:	JAK
CHECKED BY:	JGM/DRT
SCALE:	N.T.S.

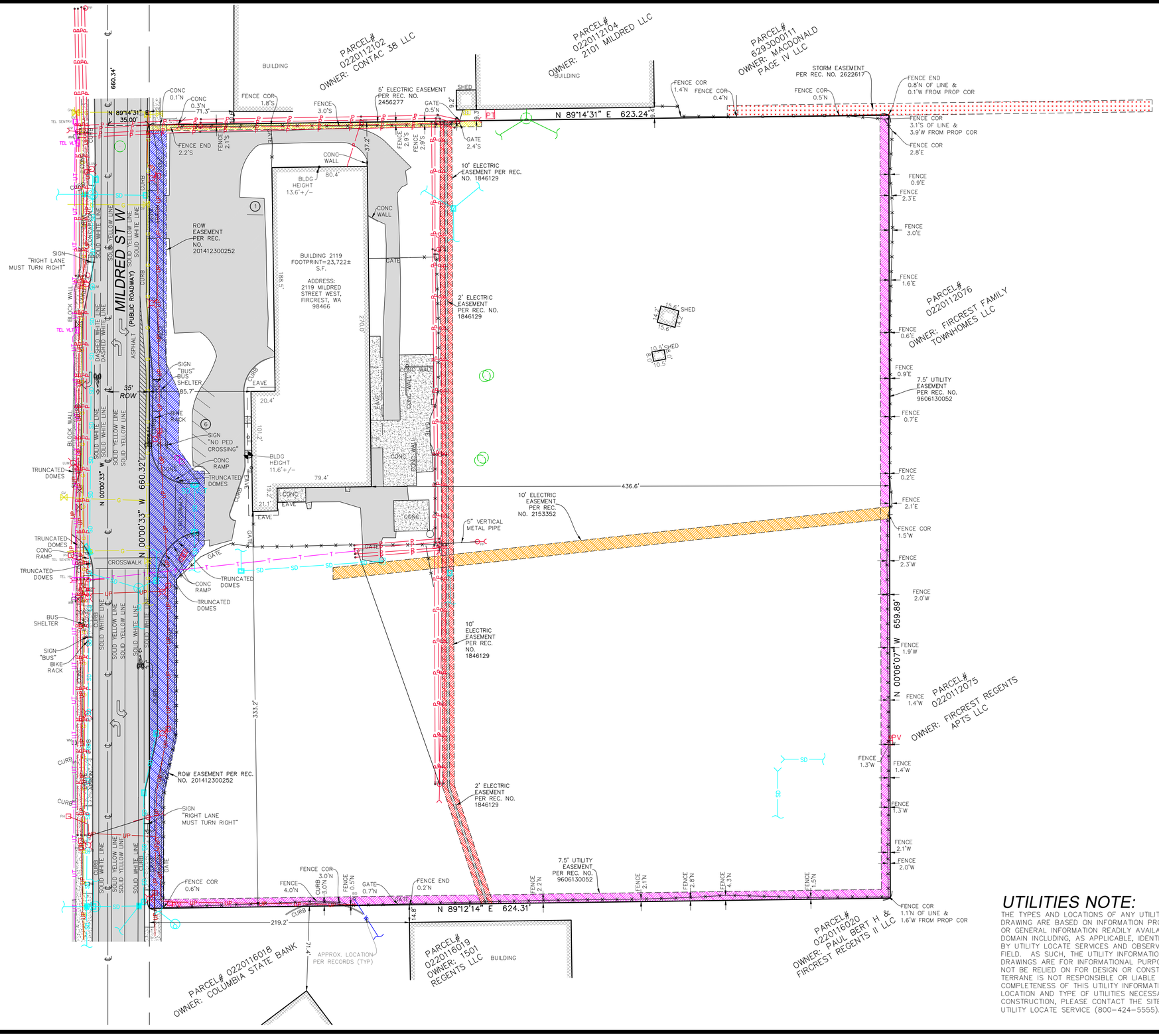
REVISION HISTORY

05/24/22	OFFSITE ESM'T

SHEET NUMBER

1 OF 2

ALTA/NSPS LAND TITLE SURVEY



INDEXING INFORMATION

NW 1/4 NW 1/4
SECTION: 11
TOWNSHIP: 20N
RANGE: 02E, W.M.
COUNTY: PIERCE

(IN FEET)
1 INCH = 40 FT.

LEGEND

- AREA DRAIN
- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CULVERT PIPE
- CONCRETE SURFACE
- RETAINING WALL
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- FENCE LINE (WIRE)
- FIRE HYDRANT
- GAS LINE
- GAS METER
- GAS VALVE
- GUY ANCHOR
- INLET (TYPE 1)
- INLET (SOLID)
- LUMINAIRE
- MONUMENT IN CASE (FOUND)
- MONUMENT (SURFACE, FOUND)
- POST
- POWER HAND HOLE
- POWER METER
- POWER (OVERHEAD)
- POWER (UNDERGROUND)
- POWER POLE
- POWER TRANSFORMER
- POWER VAULT
- SEWER LINE
- SEWER MANHOLE
- SIGN (AS NOTED)
- STORM MANHOLE
- STORM DRAIN LINE
- STORM DRAIN VAULT
- TELEPHONE (OVERHEAD)
- TELEPHONE HAND HOLE
- TELEPHONE SENTRY
- TELEPHONE VAULT
- TREE (AS NOTED)
- UTILITY LINE
- WATER LINE
- WATER METER
- WATER VALVE
- PARKING SPACES
- OHP TRANSMISSION LINE
- HOSE BIB RISER
- BLOW OFF
- 10' ELECTRIC EASEMENT PER REC. NO. 2153352
- 10' ELECTRIC EASEMENT PER REC. NO. 1846129
- 5' ELECTRIC EASEMENT PER REC. NO. 2456277
- 7.5' UTILITY EASEMENT PER REC. NO. 9606130052
- ROW EASEMENT PER REC. NO. 201412300252
- 2' ELECTRIC EASEMENT PER REC. NO. 1846129
- STORM EASEMENT PER REC. NO. 2622617

UTILITIES NOTE:

THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).

We are the measure | terrane.net

ALTA/NSPS LAND TITLE SURVEY
TAX PARCEL NO. 0220112005

2119 MILDRED ST

2119 MILDRED ST W
FIRCREST, WA 98466

TERRANE
10801 Main Street, Suite 102
Bellevue, WA 98004
p. 425-458-4488 | e: info@terrane.net

JOB NUMBER:	212357
DATE:	12/08/2021
DRAFTED BY:	JAK
CHECKED BY:	JGM/DRT
SCALE:	1"= 40'

REVISION HISTORY	
05/24/22	OFFSITE ESM'T

SHEET NUMBER
2 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN COUNTY OF PIERCE, WASHINGTON;

EXCEPT THE WEST 35 FEET THEREOF FOR MILDRED STREET WEST, ALSO KNOWN AS 67TH AVENUE WEST.

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 00°00'33" W., BETWEEN MONUMENTS FOUND IN CASE ALONG THE CENTERLINE OF MILDRED ST W, PER REFERENCE NO. 1.

REFERENCES

R1. RECORD OF SURVEY, AUDITOR'S FILE NO. 200002035004, RECORDS OF PIERCE COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 29 PER GPS OBSERVATIONS

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN NOVEMBER OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 0220112005
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 411,725 S.F. (9.45 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1095598-PHX1, WITH AN EFFECTIVE DATE OF OCTOBER 13, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
5. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

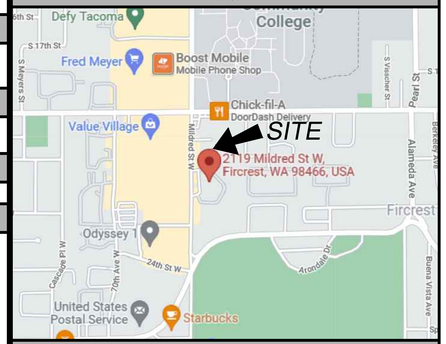
LEGEND

	AREA DRAIN	P	POWER (OVERHEAD)
	ASPHALT SURFACE	UP	POWER (UNDERGROUND)
	BRICK SURFACE	PP	POWER POLE
	BUILDING	PT	POWER TRANSFORMER
	CENTERLINE ROW	PV	POWER VAULT
	CULVERT PIPE	SS	SEWER LINE
	CONCRETE SURFACE		SEWER MANHOLE
	RETAINING WALL		SIGN (AS NOTED)
	FENCE LINE (CHAIN LINK)		STORM MANHOLE
	FENCE LINE (WOOD)	SD	STORM DRAIN LINE
	FENCE LINE (WIRE)	SD VLT	STORM DRAIN VAULT
	FIRE HYDRANT	T	TELEPHONE (OVERHEAD)
G	GAS LINE	TEL HH	TELEPHONE HAND HOLE
G	GAS METER	TEL SENTRY	TELEPHONE SENTRY
GV	GAS VALVE	TEL VLT	TELEPHONE VAULT
	GUY ANCHOR	SIZE TYPE	TREE (AS NOTED)
	INLET (TYPE 1)	UT	UTILITY LINE
	INLET (SOLID)	W	WATER LINE
LUM	LUMINAIRE	WM	WATER METER
	MONUMENT IN CASE (FOUND)	WV	WATER VALVE
	MONUMENT (SURFACE, FOUND)	7	PARKING SPACES
PST	POST	OHPT	OHP TRANSMISSION LINE
PH	POWER HAND HOLE	HB	HOSE BIB RISER
P	POWER METER	BO	BLOW OFF

- 10' ELECTRIC EASEMENT PER REC. NO. 2153352
- 7.5' UTILITY EASEMENT PER REC. NO. 9606130052
- 10' ELECTRIC EASEMENT PER REC. NO. 1846129
- ROW EASEMENT PER REC. NO. 201412300252
- 5' ELECTRIC EASEMENT PER REC. NO. 2456277
- 2' ELECTRIC EASEMENT PER REC. NO. 1846129
- STORM EASEMENT PER REC. NO. 2622617

VICINITY MAP

N.T.S.



SCHEDULE B ITEMS

12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: MARCH 02, 1959
RECORDING INFORMATION: 846129
IN FAVOR OF: CITY OF TACOMA
FOR: INSTALL POLES AND ONE ANCHOR, WITH EQUIPMENT ON AND STRING DISTRIBUTION SERVICE AND GUY
AFFECTS: AS DESCRIBED THEREIN.
(PLOTTED APPROX. LOCATION)

13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: JULY 11, 1966
RECORDING INFORMATION: 2153352
IN FAVOR OF: CITY OF TACOMA, ITS SUCCESSORS AND ASSIGNS
FOR: INSTALL A POWER LINE WITH ALL NECESSARY EQUIPMENT AND WIRES
AFFECTS: AS DESCRIBED THEREIN.
(PLOTTED)

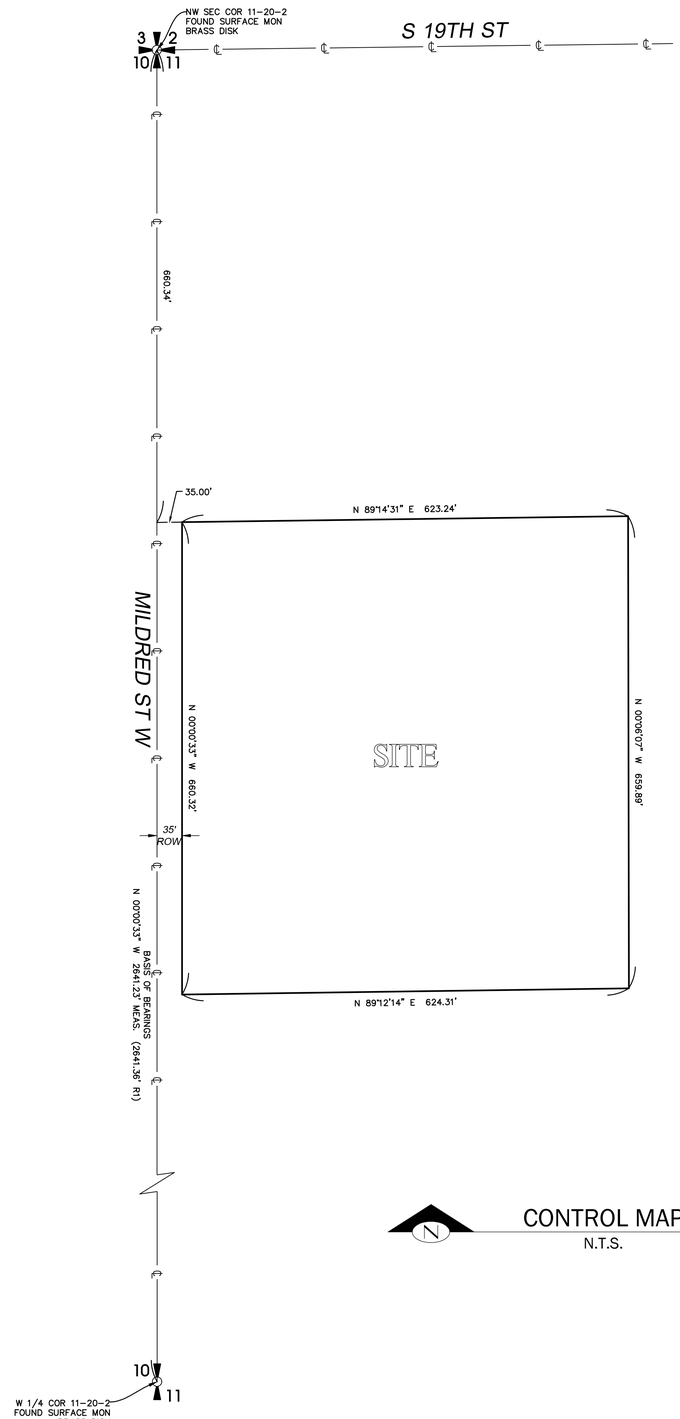
14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: JULY 24, 1972
RECORDING INFORMATION: 2456277
IN FAVOR OF: CITY OF TACOMA, ITS SUCCESSORS AND ASSIGNS
FOR: INSTALL POLES, ANCHORS, EQUIPMENT, DISTRIBUTION, SERVICE AND GUY
AFFECTS: AS DESCRIBED THEREIN.
(PLOTTED)

15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: JUNE 13, 1996
RECORDING INFORMATION: 9606130052
IN FAVOR OF: CITY OF FIRCREST, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
FOR: ELECTRICAL, WATER, SEWER, TELEPHONE, TV CABLE, GAS OR OTHER UNDERGROUND UTILITIES
AFFECTS: AS DESCRIBED THEREIN.
(PLOTTED)
A DOCUMENT RECORDED NOVEMBER 20, 2001 AS RECORDING NO. 200111200306 OF OFFICIAL RECORDS PROVIDES THAT THE INTEREST OF THE EASEMENT HOLDER WAS TRANSFERRED TO CITY OF TACOMA ON BEHALF OF ITS DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER).
(BLANKET IN NATURE)

16. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY , RECORDED FEBRUARY 3, 2000 UNDER RECORDING NO. 200002035004 OF SURVEYS, IN PIERCE COUNTY, WASHINGTON.
(CURRENT CONDITIONS SHOWN)

17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: DECEMBER 30, 2014
RECORDING INFORMATION: 201412300252
IN FAVOR OF: CITY OF UNIVERSITY PLACE
FOR: TRANSPORTATION AND UTILITY FACILITIES
AFFECTS: AS DESCRIBED THEREIN.
(PLOTTED)

OFFSITE STORM EASEMENT UNDER RECORDING NUMBER 2622617. DOCUMENT PROVIDED BY THE CLIENT, NOT LISTED ON THE TITLE REPORT. (PLOTTED)



CONTROL MAP

N.T.S.

INDEXING INFORMATION

NW 1/4 NW 1/4
SECTION: 11
TOWNSHIP: 20N
RANGE: 02E, W.M.
COUNTY: PIERCE

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TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 0220112005

2119 MILDRED ST
2119 MILDRED ST W
FIRCREST, WA 98466

GOODMAN MILLER JACOB — STATE OF WASHINGTON — 22010 — REGISTERED PROFESSIONAL LAND SURVEYOR — 05/24/22

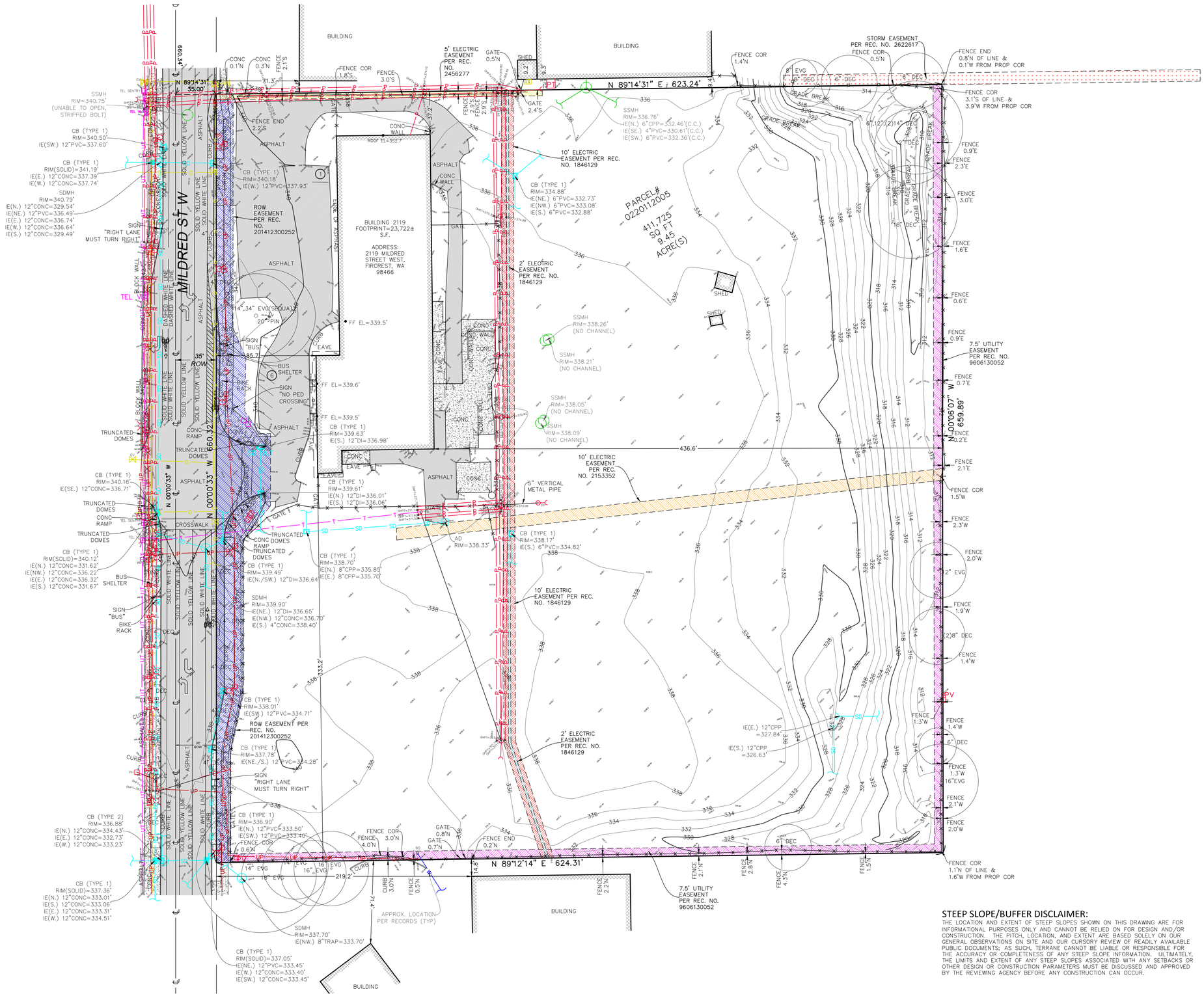
TERRANE
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	212357
DATE:	12/08/21
DRAFTED BY:	JAK
CHECKED BY:	JGM/DRT
SCALE:	N.T.S.

REVISION HISTORY	
05/24/22	OFFSITE ESM'T

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY



STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

INDEXING INFORMATION

NW 1/4 NW 1/4
SECTION: 11
TOWNSHIP: 20N
RANGE: 02E, W.M.
COUNTY: PIERCE

(IN FEET)
1 INCH = 40 FT.

LEGEND

- AREA DRAIN
- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CULVERT PIPE
- CONCRETE SURFACE
- RETAINING WALL
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- FENCE LINE (WIRE)
- FIRE HYDRANT
- GAS LINE
- GAS METER
- GAS VALVE
- GUY ANCHOR
- INLET (TYPE 1)
- INLET (SOLID)
- LUMINAIRE
- MONUMENT IN CASE (FOUND)
- MONUMENT (SURFACE, FOUND)
- POST
- POWER HAND HOLE
- POWER METER
- POWER (OVERHEAD)
- POWER (UNDERGROUND)
- POWER POLE
- POWER TRANSFORMER
- POWER VAULT
- SEWER LINE
- SEWER MANHOLE
- SIGN (AS NOTED)
- STORM MANHOLE
- STORM DRAIN LINE
- STORM DRAIN VAULT
- TELEPHONE (OVERHEAD)
- TELEPHONE HAND HOLE
- TELEPHONE SENTRY
- TELEPHONE VAULT
- TREE (AS NOTED)
- UTILITY LINE
- WATER LINE
- WATER METER
- WATER VALVE
- PARKING SPACES
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- HOSE BIB RISER
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- 10' ELECTRIC EASEMENT PER REC. NO. 2153352
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- STORM EASEMENT PER REC. NO. 2622617

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TOPOGRAPHIC & BOUNDARY SURVEY
TAX PARCEL NO. 0220112005

2119 MILDRED ST
2119 MILDRED ST W
FIRCREST, WA 98466

JACOB GOODMAN MILLER — STATE OF WASHINGTON — 22010 — REGISTERED LAND SURVEYOR — PROFESSIONAL LAND SURVEYOR

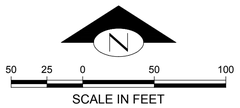
TERRANE
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

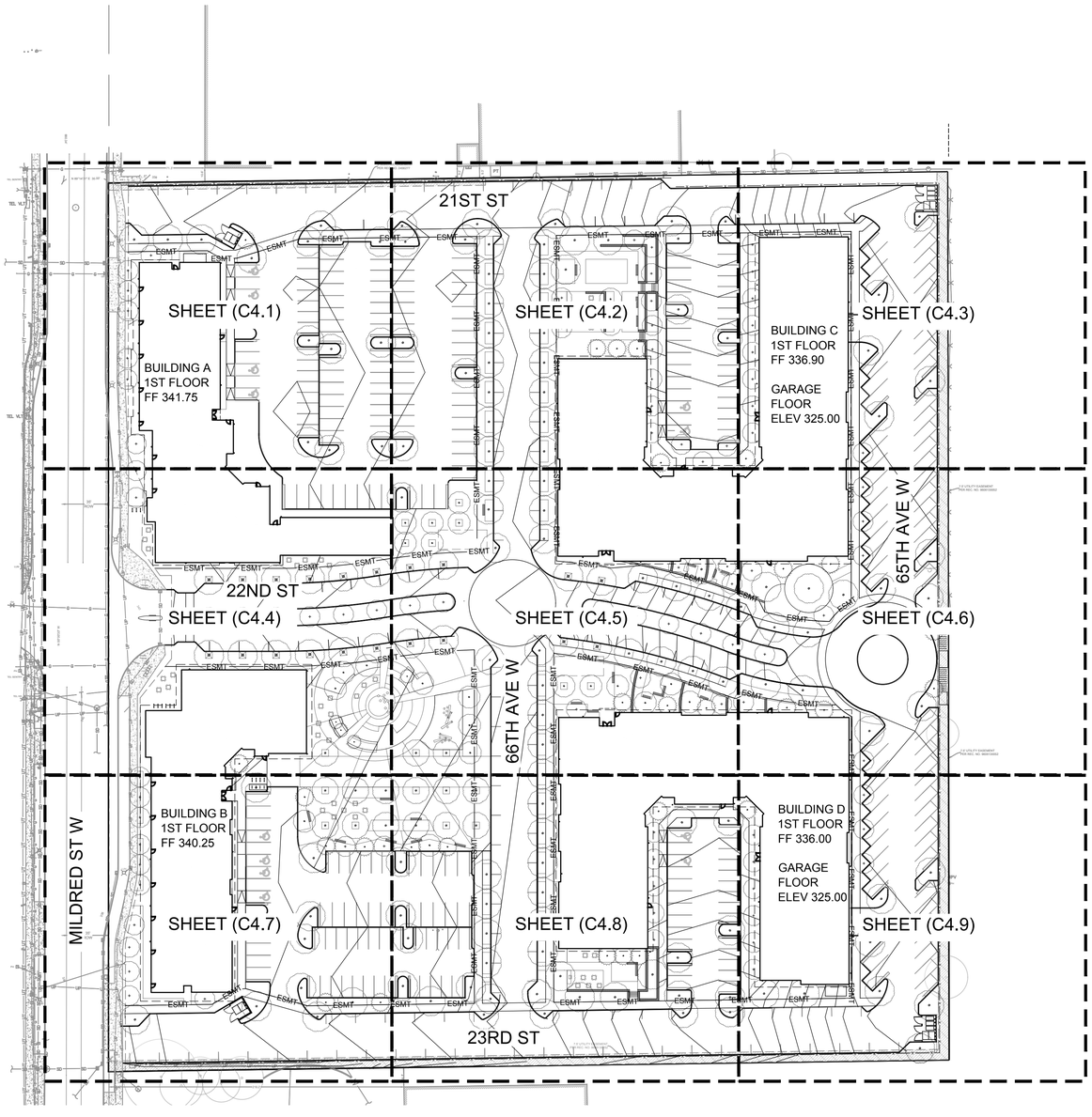
JOB NUMBER:	212357
DATE:	12/08/2021
DRAFTED BY:	JAK
CHECKED BY:	JGM/DRT
SCALE:	1"= 40'

REVISION HISTORY

05/24/22	OFFSITE ESM'T

SHEET NUMBER
2 OF 2





CAD FILE NUMBER: P:\CLIENTS-CIVIL\ALLIANCE RESIDENTIAL\2119 MILDRED STREET WEST FIRCREST\DWG\DRAWINGS\C4.0 GRADING PLAN.DWG
LAST MODIFIED BY: RYAN - SAVE DATE: 11/14/2022 5:23 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)
AUTOCAD VERSION: CIVIL 3D 2013

No.	DATE	BY	REVISION

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WA 98003
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(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

ERIC D. SCHOOSON
STATE OF WASHINGTON
47126
REGISTERED
PROFESSIONAL ENGINEER
PRELIMINARY

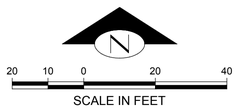
BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER: ALLIANCE RESIDENTIAL COMPANY
1900 N NORTHLAKE WAY, STE 237
SEATTLE, WA 98103

PROJECT: PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466
GRADING PLAN KEYMAP

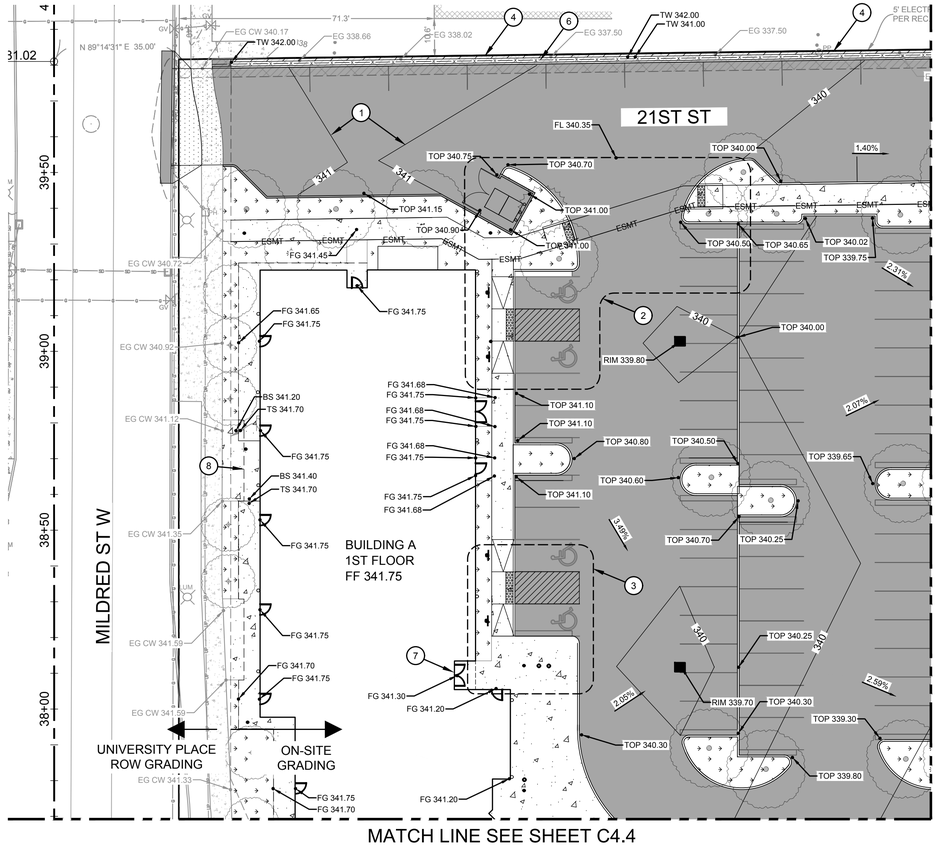
PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN
DATE: 11/17/2022	REV. A
SHEET ---- OF #####	

SHEET NUMBER
C4.0



KEY NOTES

KEY	DESCRIPTION	DETAIL/ SHEET
1	PROPOSED CONTOURS (TYP)	-
2	SEE DETAIL FOR RAMP GRADING	1/C4.10
3	SEE DETAIL FOR RAMP GRADING	2/C4.10
4	BLOCK WALL PER LA DWGS, 4' MAX HEIGHT MAINTAIN 6" BURY DEPTH FOR TOP OF WALL FOOTING. REF WALL PLAN FOR TOE OF WALL ELEVATIONS	-
5	EX CONTOUR (TYP)	-
6	SLOPE MAX 3:1 IN LANDSCAPED AREA ADJACENT TO WALL	-
7	SEE ARCH PLANS FOR INTERIOR RAMPING FROM ENTRY	-
8	ROOF ABOVE (TYP)	-



SHEET INDEX
NTS

NW	N	NE
W	C	E
SW	S	SE

GRADING PLAN NOTES

1. CONTRACTOR SHALL HAVE A COPY OF & BE FAMILIAR W/ THE GEOTECHNICAL EVALUATION PERFORMED BY PANGEO IN JULY 2022
2. ALL BLDG & PAVEMENT SUBGRADE SHALL BE PREPARED PER GEOTECHNICAL ENGINEERING EVALUATION
3. SEE ARCHITECTURAL & ENGINEERED SITE PLANS FOR ADDITIONAL INFORMATION
4. ALL SPOT ELEVS REPRESENT TOP OR FG, U.N.O. PAVEMENT SLOPE IS CONSTANT BTWN SPOT ELEVS, U.N.O. TOC SHALL BE 6" (0.50') ABOVE SPOT ELEVS EXCEPT CURB RAMPS WHERE TOP & TOC ARE FLUSH
5. SUBGRADE SHALL BE SET TO 6" MIN CLEARANCE BTWN TOP OF VEGETATION & BOT OF SIDING
6. CONTRACTOR SHALL COORDINATE UTILITY CROSSING LOCATIONS & SLEEVE REQUIREMENTS W/ UTILITY PURVEYOR PRIOR TO PLACING PAVEMENT BASE
7. CONTRACTOR SHALL COORDINATE IRRIGATION CROSSING LOCATIONS & SLEEVE REQUIREMENTS W/ LSCAPE PLAN PRIOR TO PLACING PAVEMENT BASE
8. SLOPES OF CURB RAMPS IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1V:12H (8.33%) U.N.O. LANDINGS AT THE TOP OF EACH CURB RAMP SHALL NOT EXCEED 2.00% IN ANY DIRECTION (4' MINIMUM LANDING DEPTH)
9. THE BASE OF EACH CURB RAMP SHALL HAVE A TRUNCATED DOME WHICH SHALL BE NON-CONCRETE, POLYMER, COMPOSITE, CAST IN PLACE UNITS COMPLIANT WITH ADA STANDARDS. COLOR SHALL BE UNIFORMLY INTEGRAL THROUGHOUT THE CROSS SECTION AND CONTRASTING COLOR WITH ADJACENT WALKWAY SURFACES PER ADA STANDARDS. SUBMIT SAMPLE TO CITY FOR APPROVAL PRIOR TO INSTALLATION.
10. CROSS SLOPES OF SIDEWALKS SHALL NOT EXCEED 2.00%, 1.50% (TYP)
11. CONTRACTOR SHALL FIELD VERIFY SLOPES OF ALL ACCESSIBLE ROUTES, CURB RAMPS & SIDEWALKS PRIOR TO CONSTRUCTION & NOTIFY DESIGN ENGINEER OF ANY CONFLICTS
12. CONTRACTOR SHALL GRADE OPEN AREAS AWAY FROM BLDGS TO ENSURE POSITIVE DRAINAGE & SHALL INSTALL YARD DRAINS AT LOW POINTS WHERE RUNOFF COULD BE TRAPPED
14. ROOF DOWNSPOUTS TO BE CONNECTED TO SD TIGHTLINE SYSTEM PER DRAINAGE PLANS

LEGEND:

- CONCRETE
- ASPHALT
- CONCRETE PER LA
- 300 — PROPOSED CONTOUR
- —x—x—x— PROPOSED GUARDRAIL
- FG 300.00 — FINISHED GRADE ELEVATION
- TOC 300.00 — TOP OF CURB ELEVATION
- TOP 300.00 — TOP OF PVMT ELEVATION
- FL 300.00 — FLOW LINE ELEVATION
- CW 300.00 — CONC WALK ELEVATION
- BS 300.00 — BOTTOM OF STAIRS ELEVATION
- TS 300.00 — TOP OF STAIRS ELEVATION
- TW 300.00 — TOP OF WALL ELEVATION

No.	DATE	BY	REVISION

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ERIC D. SCHOSSOW
STATE OF WASHINGTON
47726
REGISTERED
PROFESSIONAL ENGINEER
PRELIMINARY

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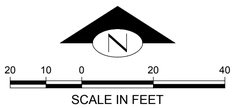
OWNER: ALLIANCE RESIDENTIAL COMPANY
1900 N NORTHLAKE WAY, STE 237
SEATTLE, WA 98103

PROJECT: PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466
GRADING PLAN

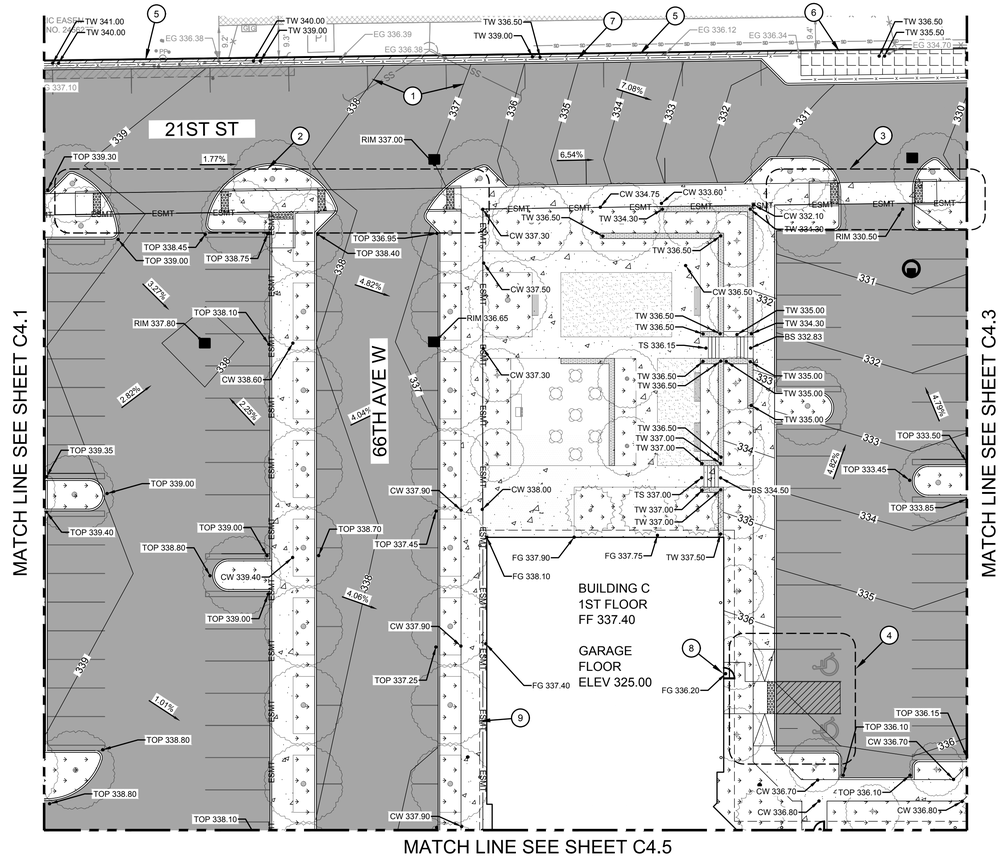
PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN
DATE: 11/17/2022	REV. A
SHEET ##### OF #####	

SHEET NUMBER
C4.1

CAD FILE NUMBER: P:\CLIENTS-CIVIL\ALLIANCE RESIDENTIAL\2119 MILDRED STREET WEST FIRCREST\DWG\DRAWING\C4.0 GRADING PLAN.DWG
LAST MODIFIED BY: RYAN - SAVE DATE: 11/14/2022 5:25 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)
AUTOCAD VERSION: CIVIL 3D 2013



KEY NOTES		
KEY	DESCRIPTION	DETAIL/ SHEET
1	PROPOSED CONTOURS (TYP)	-
2	SEE DETAIL FOR RAMP GRADING	3/C4.10
3	SEE DETAIL FOR RAMP GRADING	1/C4.11
4	SEE DETAIL FOR RAMP GRADING	2/C4.11
5	BLOCK WALL PER LA DWGS, 4' MAX HEIGHT MAINTAIN 6" BURY DEPTH FOR TOP OF FOOTING. REF WALL PLAN FOR TOE OF WALL ELEVATIONS	-
6	MSE RETAINING WALL PER STRUCTURAL DWGS MAINTAIN 6" BURY DEPTH FOR TOP OF FOOTING. REF WALL PLAN FOR TOE OF WALL ELEVATIONS	-
7	SLOPE MAX 3:1 IN LANDSCAPED AREA ADJACENT TO WALL	-
8	SEE ARCH PLANS FOR INTERIOR RAMPING FROM ENTRY	-
9	ROOF ABOVE (TYP)	-



NW	N	NE
W	C	E
SW	S	SE

SHEET INDEX
NTS

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- CONCRETE PER LA
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- BS 300.00 — BOTTOM OF STAIRS ELEVATION
- TS 300.00 — TOP OF STAIRS ELEVATION
- TW 300.00 — TOP OF WALL ELEVATION

CAD FILE NUMBER: P:\CLIENTS-CIVIL\ALLIANCE RESIDENTIAL\2119 MILDRED STREET WEST FIRCREST\DWG\DRAWING\C4.0 GRADING PLAN.DWG
LAST MODIFIED BY: RYAN - SAVE DATE: 11/14/2022 5:25 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)
AUTOCAD VERSION: CIVIL 3D 2013

No.	DATE	BY	REVISION

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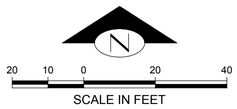
PROJECT: PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466
GRADING PLAN

PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN

DATE:	REV.	SHEET
11/17/2022	A	----- OF #####

SHEET NUMBER
C4.2



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KEY	DESCRIPTION	DETAIL/ SHEET
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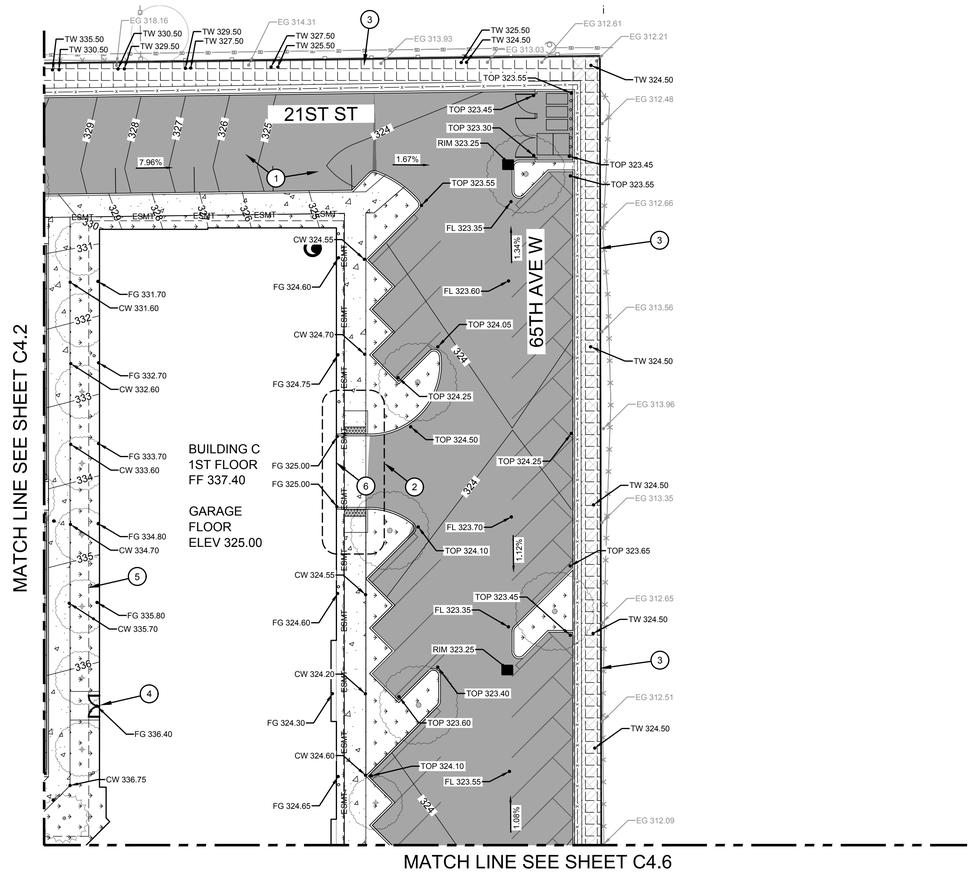
4	SEE ARCH PLANS FOR INTERIOR RAMPING FROM ENTRY	-
5	ROOF ABOVE (TYP)	-
6	SEE ARCH PLANS FOR PARKING GARAGE GRADING	-



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PROJECT: PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466
GRADING PLAN

PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN
DATE: 11/17/2022	REV. A
SHEET ##### OF #####	

SHEET NUMBER
C4.3

CAD FILE NUMBER: P:\CLIENTS-CIVIL\ALLIANCE RESIDENTIAL\2119 MILDRED STREET WEST FIRCREST\DWG\DRAWING\C4.0 GRADING PLAN.DWG
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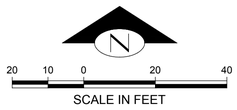

KEY NOTES		
KEY	DESCRIPTION	DETAIL/ SHEET
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4	EX CONTOUR (TYP)	-
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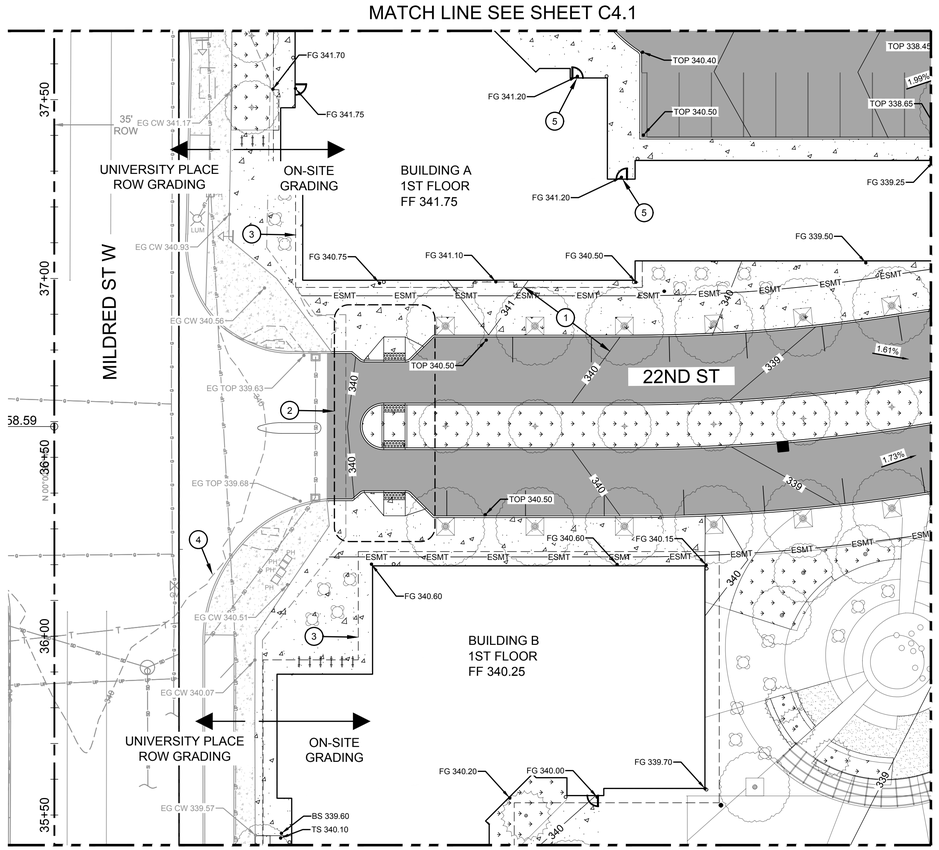

NW	N	NE
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SW	S	SE

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NTS

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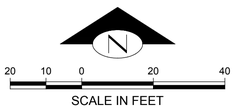
PROJECT: PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466
GRADING PLAN

PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN

DATE:	REV.	SHEET ## OF #####
11/17/2022	A	

SHEET NUMBER
C4.4



KEY NOTES		
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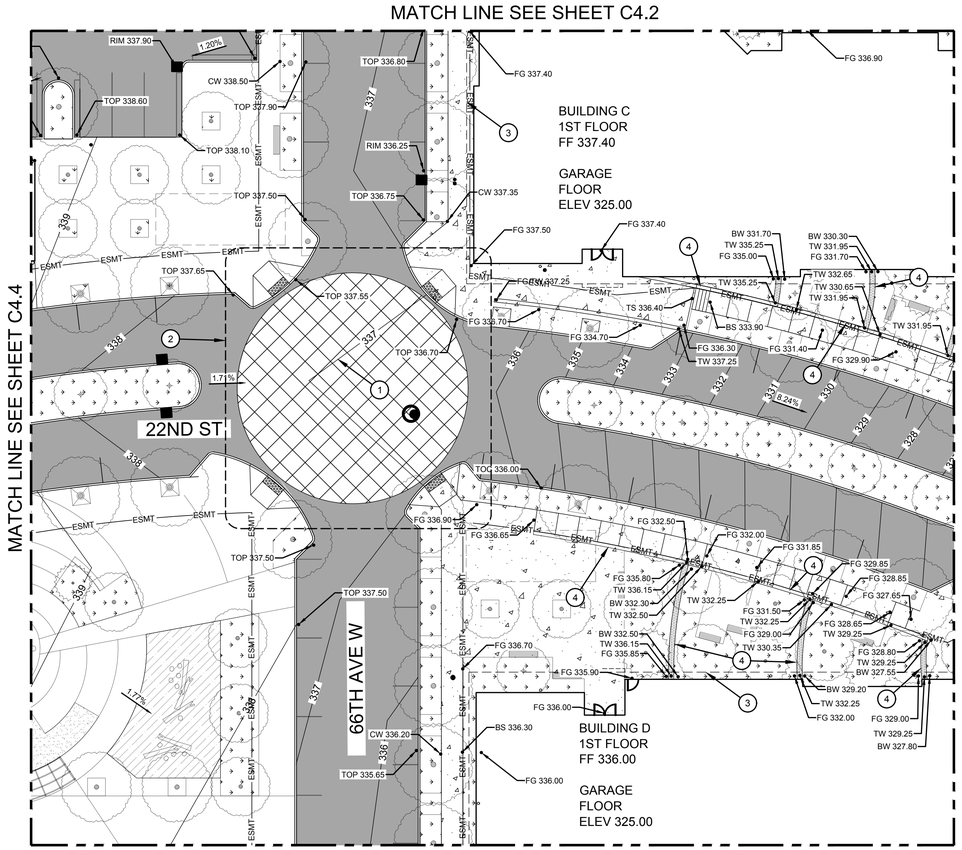

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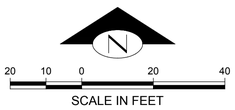

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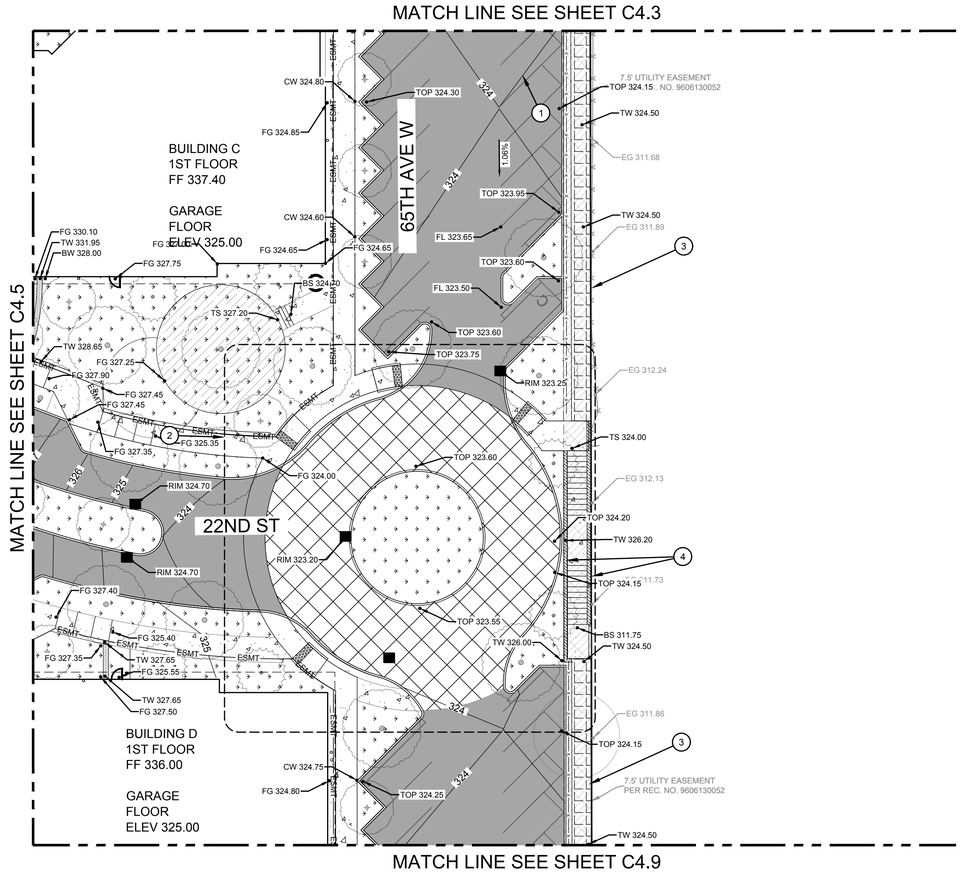

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4. ALL SPOT ELEVS REPRESENT TOP OR FG, U.N.O. PAVEMENT SLOPE IS CONSTANT BTWN SPOT ELEVS, U.N.O. TOC SHALL BE 6" (0.50') ABOVE SPOT ELEVS EXCEPT CURB RAMPS WHERE TOP & TOC ARE FLUSH
5. SUBGRADE SHALL BE SET TO 6" MIN CLEARANCE BTWN TOP OF VEGETATION & BOT OF SIDING
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14. ROOF DOWNSPOUTS TO BE CONNECTED TO SD TIGHTLINE SYSTEM PER DRAINAGE PLANS

LEGEND:

- CONCRETE
- ASPHALT
- CONCRETE PER LA
- 300 — PROPOSED CONTOUR
- PROPOSED GUARDRAIL
- FG 300.00 — FINISHED GRADE ELEVATION
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- BS 300.00 — BOTTOM OF STAIRS ELEVATION
- TS 300.00 — TOP OF STAIRS ELEVATION
- TW 300.00 — TOP OF WALL ELEVATION

No.	DATE	BY	REVISION

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OWNER: ALLIANCE RESIDENTIAL COMPANY
1900 N NORTHLAKE WAY, STE 237
SEATTLE, WA 98103

PROJECT: PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466
GRADING PLAN

PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN

DATE:	REV.	SHEET ##### OF #####
11/17/2022	A	

SHEET NUMBER
C4.6

CAD FILE NUMBER: P:\CLIENTS-CIVIL\ALLIANCE RESIDENTIAL\2119 MILDRED STREET WEST FIRCREST\DWG\DRAWING\C4.0 GRADING PLAN.DWG
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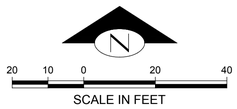
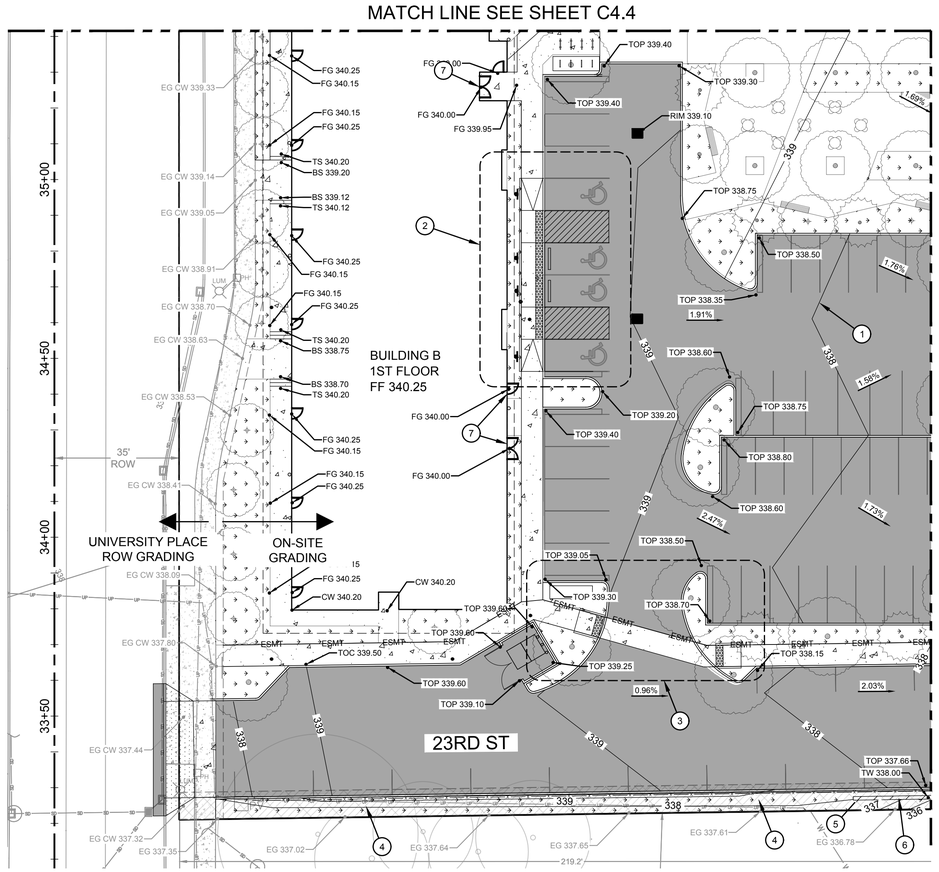
AUTOCAD VERSION: CIVIL 3D 2013



KEY NOTES		
KEY	DESCRIPTION	DETAIL/ SHEET
1	PROPOSED CONTOURS (TYP)	-
2	SEE DETAIL FOR RAMP GRADING	1/C4.14
3	SEE DETAIL FOR RAMP GRADING	2/C4.14
4	SLOPE MAX 3:1 SLOPE, MATCH FG @ PL	-
5	SLOPE MAX 3:1 IN LANDSCAPED AREA ADJACENT TO WALL (TYP)	-
6	BLOCK WALL PER LA DWGS, 4' MAX HEIGHT MAINTAIN 6" BURY DEPTH FOR TOP OF WALL FOOTING. REF WALL PLAN FOR TOE OF WALL ELEVATIONS	-
7	SEE ARCH PLANS FOR INTERIOR RAMPING FROM ENTRY	-



NW	N	NE
W	C	E
SW	S	SE

SHEET INDEX
NTS

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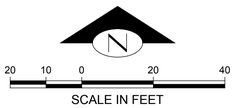
PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN
DATE: 11/17/2022	REV. A
SHEET ##### OF #####	

SHEET NUMBER
C4.7



KEY NOTES		
KEY	DESCRIPTION	DETAIL/ SHEET
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3	SEE DETAIL FOR RAMP GRADING	4/C4.14
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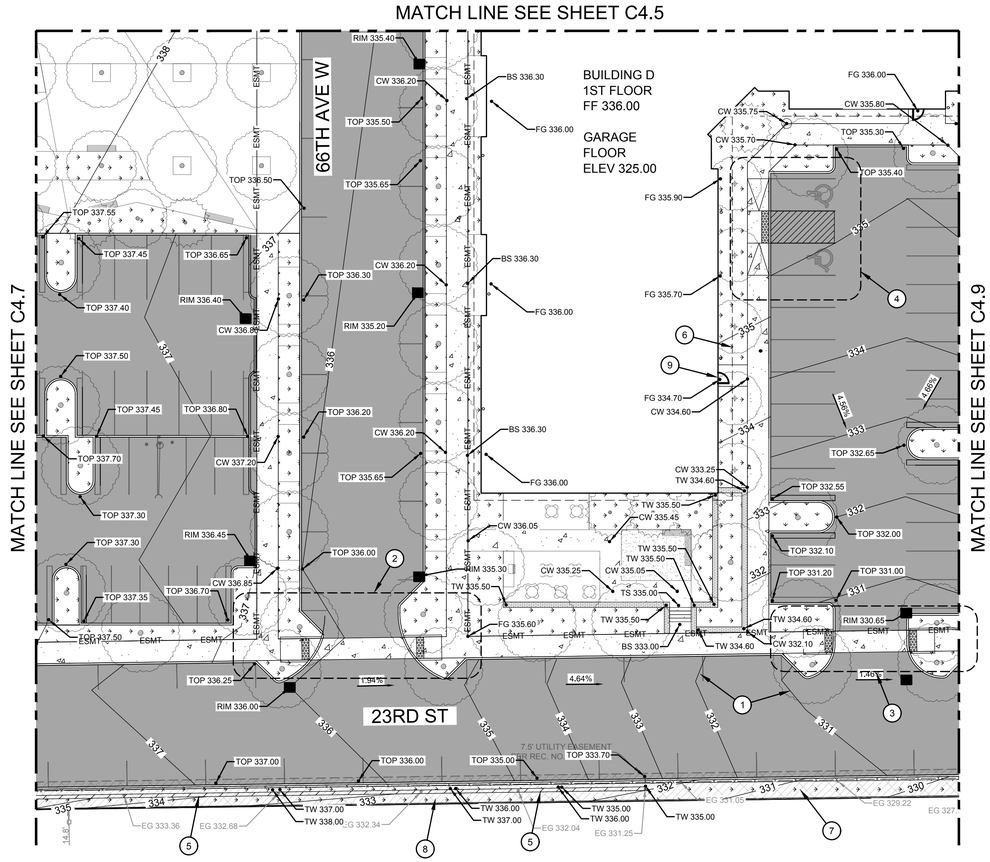

NW	N	NE
W	C	E
SW	S	SE

SHEET INDEX
NTS

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2119 MILDRED ST W, FIRCREST, WA 98466
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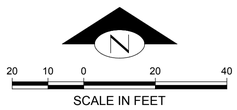
PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN
DATE: 11/17/2022	REV. A
SHEET ##### OF #####	

SHEET NUMBER
C4.8



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KEY	DESCRIPTION	DETAIL/ SHEET
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4	ROOF ABOVE (TYP)	
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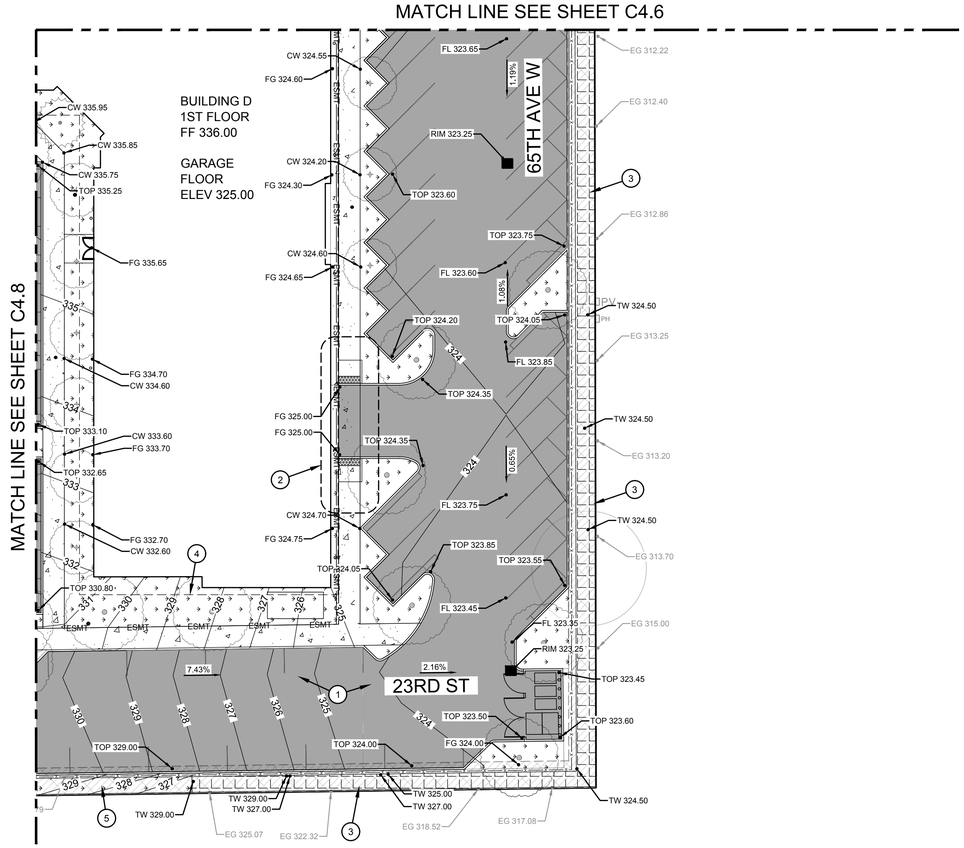

NW	N	NE
W	C	E
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PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN
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SHEET ##### OF #####	

SHEET NUMBER
C4.9

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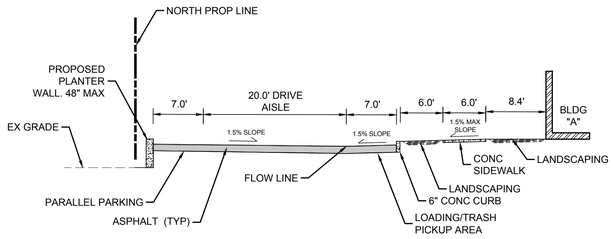
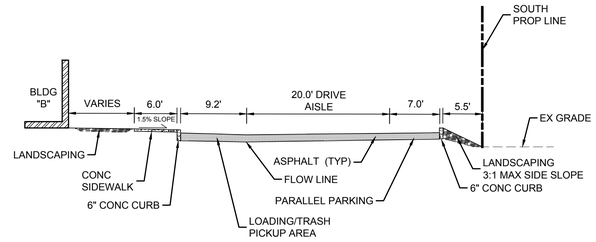


SECTION A-A - 21ST ST

SHEET C3.1

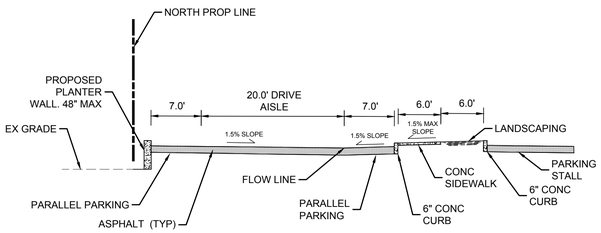
NTS



SECTION D-D - 23RD ST

SHEET C3.2

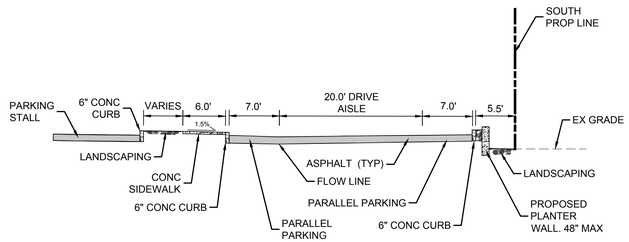
NTS



SECTION B-B - 21ST ST

SHEET C3.1

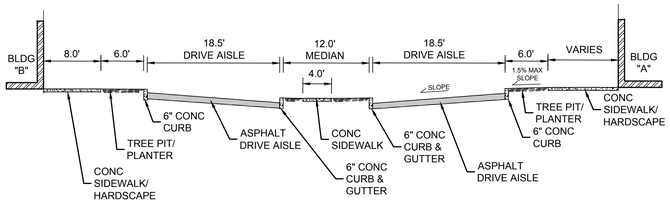
NTS



SECTION E-E - 23RD ST

SHEET C3.2

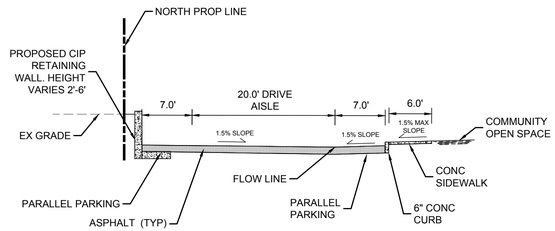
NTS



SECTION C-C - 22ND ST

SHEET C3.1, C3.2

NTS



SECTION F-F - 21ST ST

SHEET C3.3

NTS

CAD FILE NUMBER: P:\CLIENTS-CIVIL\ALLIANCE RESIDENTIAL\2119 MILDRED STREET WEST FIRCREST\DWG\DRAWING\C3.0 SITE PLAN.DWG
LAST MODIFIED BY: RYAN - SAVE DATE: 11/7/2022 4:26 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)
AUTOCAD VERSION: CIVIL 3D 2013

No.	DATE	BY	REVISION

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OWNER: ALLIANCE RESIDENTIAL COMPANY
1900 N NORTHLAKE WAY, STE 237
SEATTLE, WA 98103

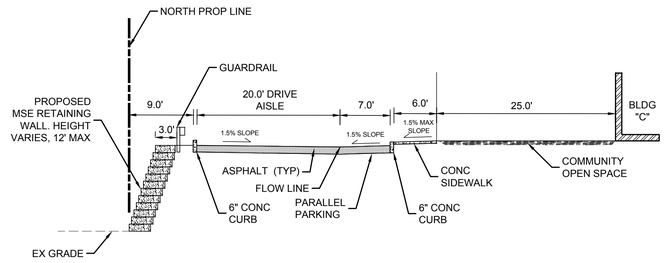
PROJECT: PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466
SECTIONS

PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN

DATE:	REV.	SHEET
11/7/2022	A	---- OF #####

SHEET NUMBER

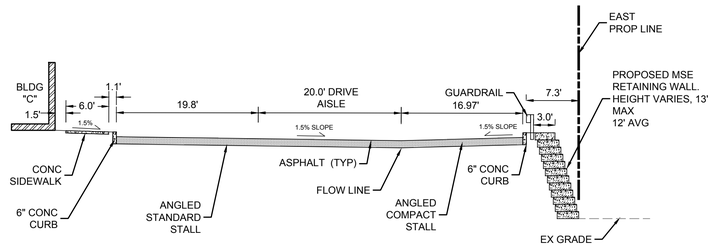
C3.6



SECTION G-G - 21ST ST

SHEET C3.3

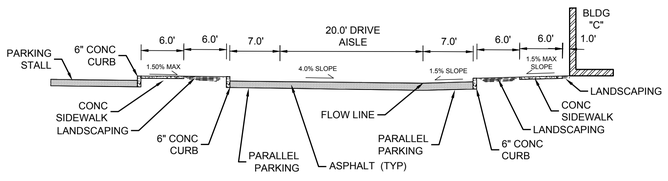
NTS



SECTION J-J - 65TH AVE W

SHEET C3.3

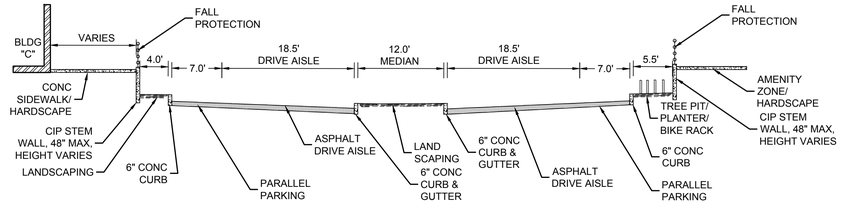
NTS



SECTION H-H - 66TH AVE W

SHEET C3.3

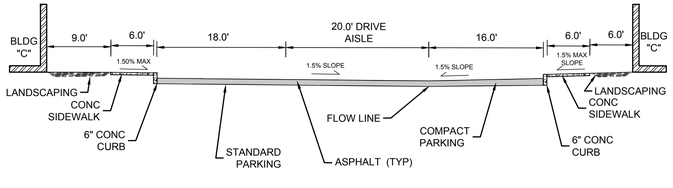
NTS



SECTION K-K - 22ND ST

SHEET C3.3,C3.4

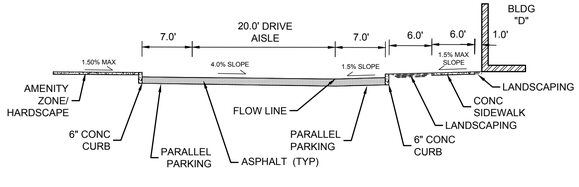
NTS



SECTION I-I - BUILDING "C" PARKING LOT

SHEET C3.3

NTS



SECTION L-L - 66TH AVE W

SHEET C3.4

NTS

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SEATTLE, WA 98103

PROJECT: PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466

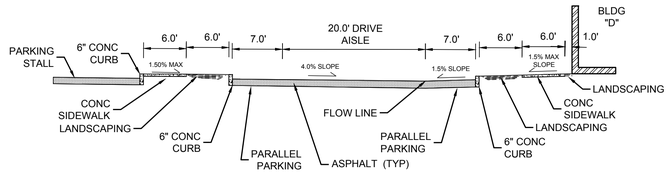
SECTIONS

PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN

DATE:	REV.	SHEET ----- OF #####
11/7/2022	A	

SHEET NUMBER

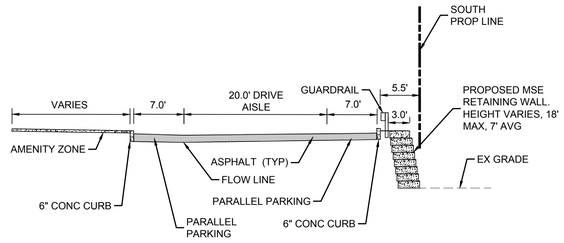
C3.7



SECTION M-M - 66TH AVE W

SHEET C3.4

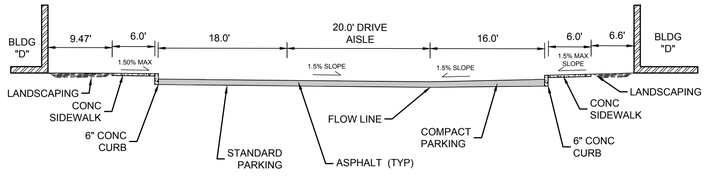
NTS



SECTION P-P - 23RD ST

SHEET C3.4

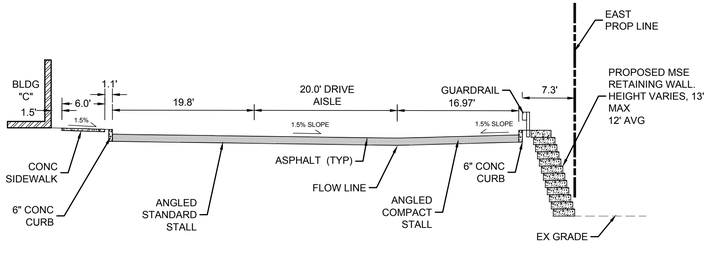
NTS



SECTION N-N - BUILDING "C" PARKING LOT

SHEET C3.4

NTS



SECTION O-O - 65TH AVE W

SHEET C3.4

NTS

C3.8

SECTIONS

No.	DATE	BY	REVISION

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PROJECT: PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466

PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN
DATE: 11/7/2022	REV. A
SHEET	OF ####
SHEET NUMBER	

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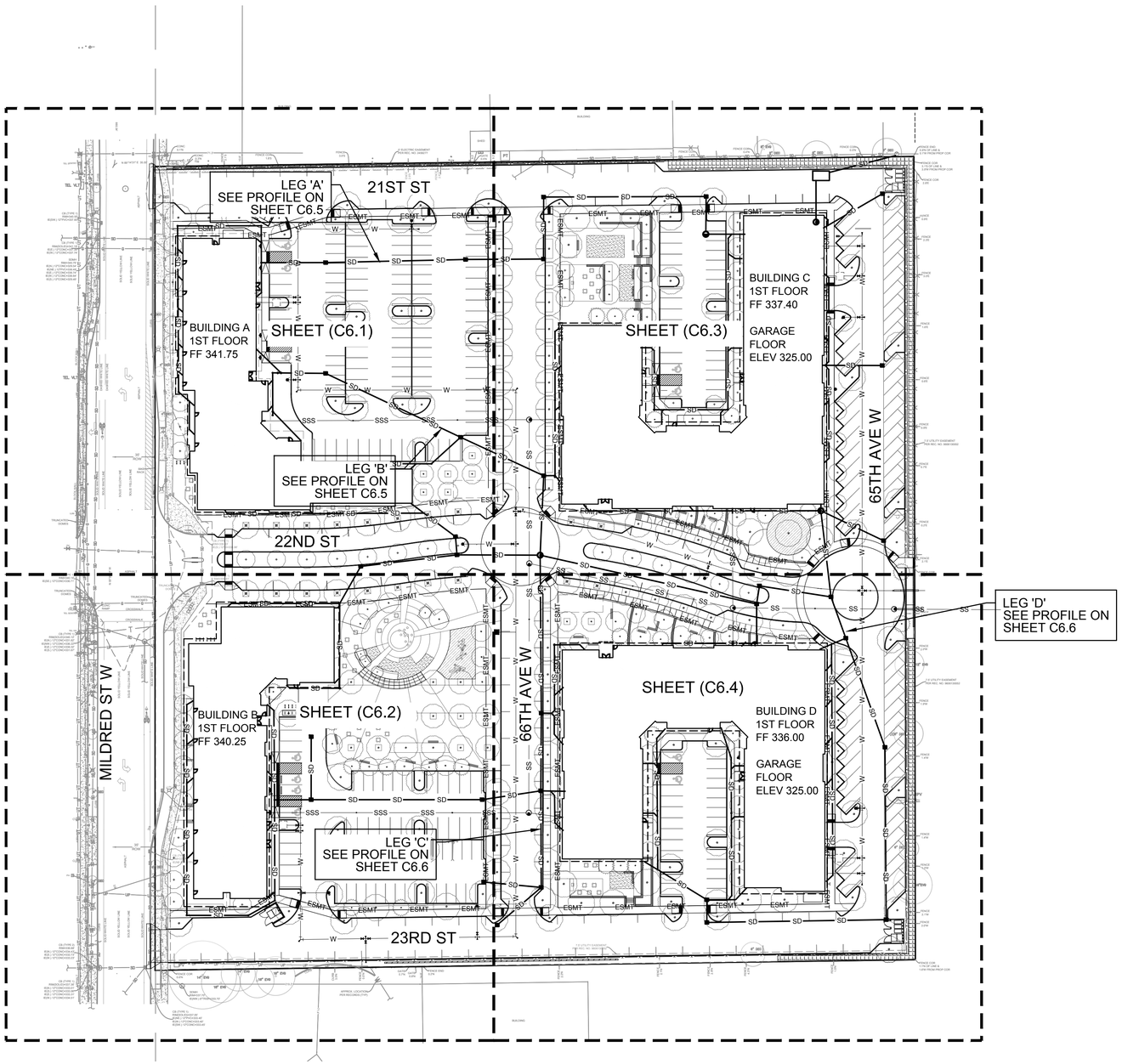

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ERIC D. SCHOOSON
STATE OF WASHINGTON
47726
REGISTERED
PROFESSIONAL ENGINEER

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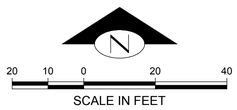
OWNER: ALLIANCE RESIDENTIAL COMPANY
1900 N NORTHLAKE WAY, STE 237
SEATTLE, WA 98103

PROJECT: PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466
DRAINAGE PLAN

PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN
DATE: 11/17/2022	REV. A
SHEET ____ OF #####	

SHEET NUMBER
C6.0

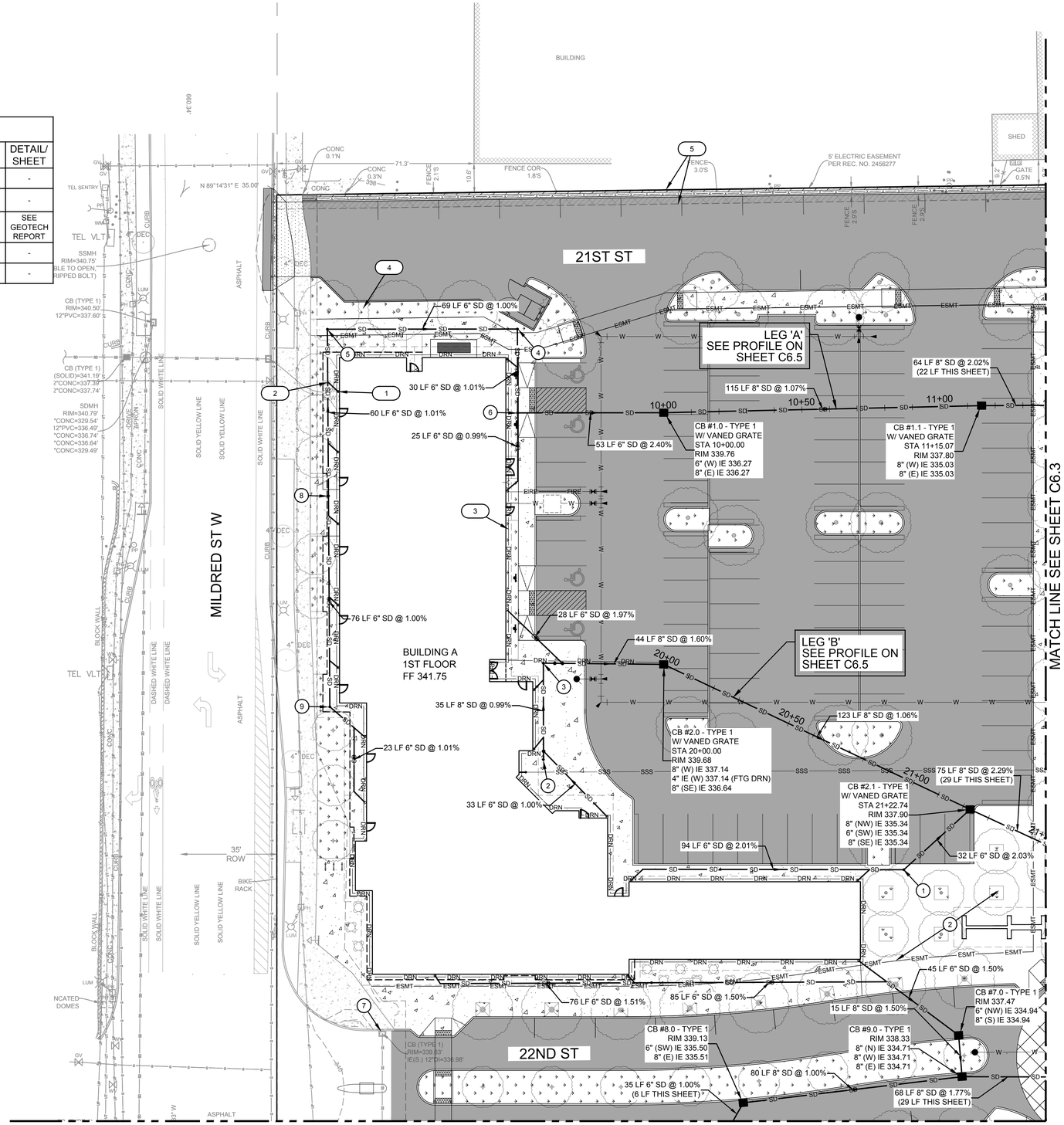


KEY NOTES

KEY	DESCRIPTION	DETAIL/ SHEET
1	SDCO RIM TO FG 6" IE 336.00	-
2	SDCO RIM TO FG 6" IE 338.20	-
3	SDCO RIM TO FG 6" IE 337.85	-
4	SDCO RIM TO FG 6" IE 339.04	-
5	SDCO RIM TO FG 6" IE 339.38	-
6	SDCO RIM TO FG 6" IE 338.89	-
7	EXISTING STORM INFRASTRUCTURE TO REMAIN. EXISTING STORM INFRASTRUCTURE DOES NOT ENTER THE SITE	-
8	SDCO RIM TO FG 6" IE 339.14	-
9	SDCO RIM TO FG 6" IE 339.90	-
10	SEE LANDSCAPE PLANS FOR SURFACING DETAILS	-

GENERAL KEY NOTES

KEY	DESCRIPTION	DETAIL/ SHEET
1	4" ROOF DOWNSPOUT (TYP)	-
2	CONNECT ROOF DOWNSPOUT TO 6" MAINLINE CONVEYANCE PIPE (TYP)	-
3	4" PERFORATED PVC BUILDING/WALL PERIMETER FOOTING DRAIN (TYP)	SEE GEOTECH REPORT
4	SOIL AMENDMENT (TYP)	-
5	EX 5.0' ELECTRICAL EASEMENT	-



NW	NE
SW	SE

SHEET INDEX
NTS

LEGEND:

- CONCRETE
- ASPHALT
- SURFACING PER LA
- LANDSCAPING
- SD — STORM DRAIN LINE
- DRN — FOOTING DRAIN
- 48" Ø SDMH
- 48" Ø TYPE 2 CB
- TYPE 1 CB
- DOWNSPOUT

SITE IMPERVIOUS SURFACES

ROOF AREA - 95,621 SF (2.20 ACRES)
CONCRETE/SIDEWALKS - 86,102 SF (1.98 ACRES)
ROADS/PARKING - 149,805 SF (0.809 ACRES)

TOTAL IMPERVIOUS - 338,046 SF (7.76 ACRES)
TOTAL PERVIOUS - 61,345 SF (1.42 ACRES)
TOTAL SITE - 399,391 SF (9.18 ACRES)

GENERAL NOTES:

1. ALL FOOTING DRAINS MUST CONNECT DIRECTLY TO A CB STRUCTURE AND MAY NOT TIE-IN TO THE ROOF DOWNSPOUT SYSTEM.
2. ENHANCED WATER QUALITY TREATMENT FOR ALL POLLUTION GENERATING SURFACES REQUIRED AS PROJECT EXCEEDS 5,000 SF OF NEW POLLUTION GENERATING HARD SURFACES.
3. SEE DETAILS 3-5 ON SHEET C6.9 FOR SOLID LIDS AND VANED GRATE DETAILS
4. MINIMUM REQUIREMENTS #1-9 FROM THE 2019 DOE MANUAL APPLY TO ALL NEW AND REPLACED HARD SURFACES.
5. SEE SHEET C0.1 FOR COF STANDARD DRAINAGE NOTES.
6. CONTRACTOR TO MAINTAIN 12" VERTICAL CLEARANCE BETWEEN STORM/SANITARY AND 12" VERTICAL CLEARANCE BETWEEN STORM/WATER.
7. SD PIPES W/ GREATER THAN 18" OF COVER SHALL BE PVC SDR-35. SD PIPES WITH 18" OF COVER OR LESS SHALL BE DUCTILE IRON CL 52.
8. DOWNSPOUTS SHALL TIE INTO PROPOSED 6" STORM LINE AS SHOWN ON PLANS AT MIN 0.50%.
9. SEE DETAIL 4/C6.8 FOR PIPE BEDDING AND BACKFILL.
10. ALL PERIMETER DRAINAGE SHALL ENSURE ADVERSE STORM RUNOFF CONDITIONS ARE NOT CREATED ON ADJACENT PROPERTIES. CONTRACTOR SHALL ADJUST PLANS AS NEEDED.

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ERIC D. SCHOSSOW
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
PRELIMINARY

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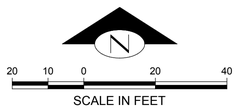
ALLIANCE RESIDENTIAL COMPANY
1900 N NORTHLAKE WAY, STE 237
SEATTLE, WA 98103

PROJECT:
PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466
DRAINAGE PLAN (NW)

PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN
DATE: 11/17/2022	REV. A
	SHEET — OF ####

SHEET NUMBER
C6.1



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KEY	DESCRIPTION	DETAIL/ SHEET
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2	SDCO RIM TO FG 6" IE 336.02	-
3	SDCO RIM TO FG 6" IE 336.55	-
4	SDCO RIM TO FG 6" IE 335.77	-
5	SDCO RIM TO FG 6" IE 335.22	-
6	SDCO RIM TO FG 6" IE 335.66	-
7	SEE LANDSCAPE PLANS FOR SURFACING DETAILS	-

GENERAL KEY NOTES

KEY	DESCRIPTION	DETAIL/ SHEET
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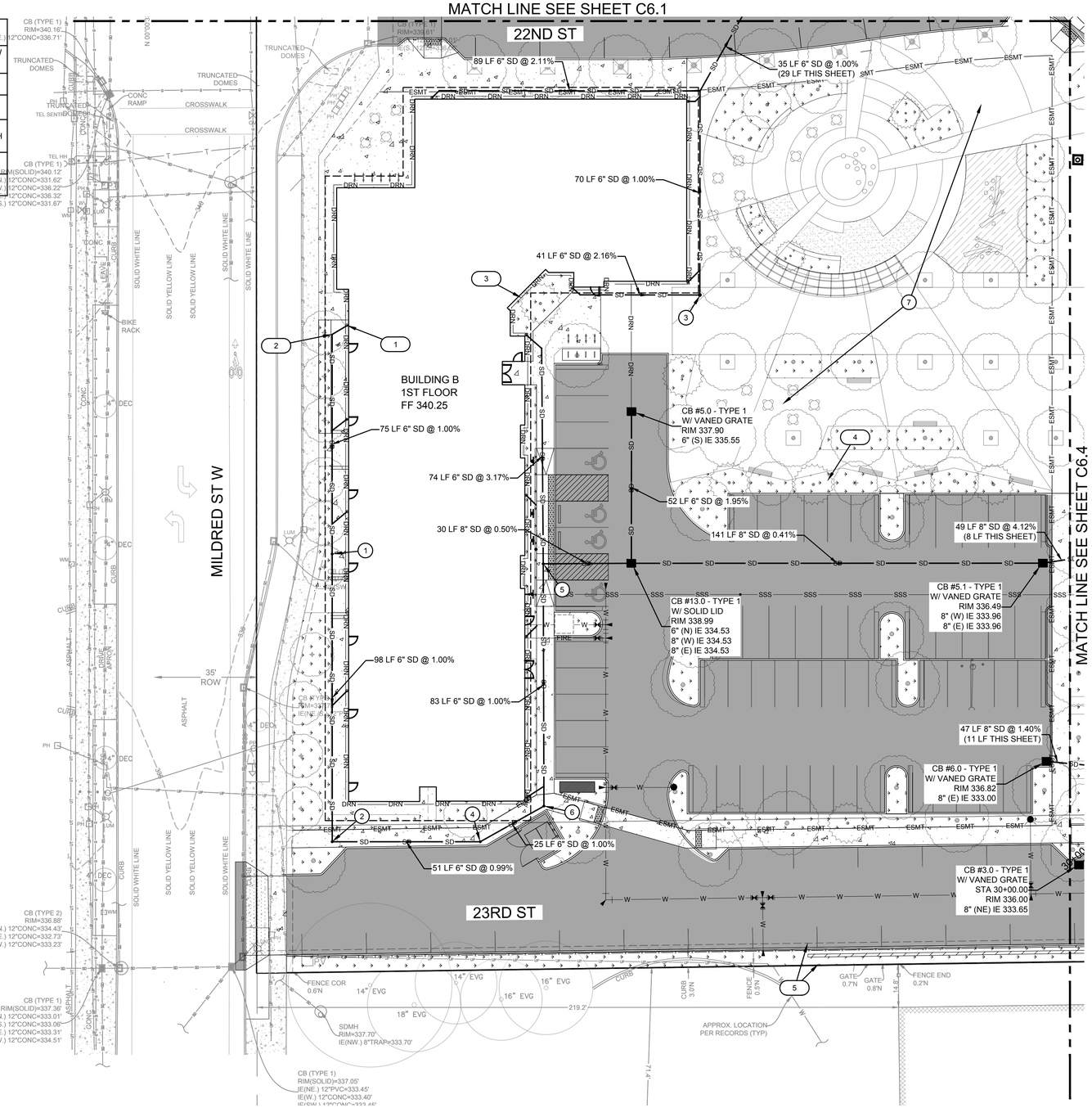
3	4" PERFORATED PVC BUILDING/WALL PERIMETER FOOTING DRAIN (TYP)	SEE GEOTECH REPORT
4	SOIL AMENDMENT (TYP)	-
5	EX 7.5' UTILITY EASEMENT	-



NW	NE
SW	SE

SHEET INDEX
NTS

LEGEND:

- CONCRETE
- ASPHALT
- SURFACING PER LA
- LANDSCAPING
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PROJECT: PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466
DRAINAGE PLAN (SW)

PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN
DATE: 11/17/2022	REV. A
SHEET ## OF #####	

SHEET NUMBER
C6.2

GENERAL KEY NOTES

KEY	DESCRIPTION	DETAIL/ SHEET
1	4" ROOF DOWNSPOUT (TYP)	-
2	CONNECT ROOF DOWNSPOUT TO 6" MAINLINE CONVEYANCE PIPE (TYP)	-
3	4" PERFORATED PVC BUILDING/WALL PERIMETER FOOTING DRAIN (TYP)	SEE GEOTECH REPORT
4	SOIL AMENDMENT (TYP)	-
5	EX 7.5' UTILITY EASEMENT	-

N

20 10 0 20 40

SCALE IN FEET

KEY NOTES

KEY	DESCRIPTION	DETAIL/ SHEET
1	SEE LANDSCAPE PLANS FOR SURFACING DETAILS	-
2	SDCO RIM TO FG 6" IE 333.90	-
3	SDCO RIM TO FG 6" IE 329.13	-
4	SDCO RIM TO FG 6" IE 327.00	-
5	239'L x 64'W x 17' D STORMWATER DETENTION VAULT. VAULT TOP INSIDE ELEV: 321.00 VAULT BOTTOM INSIDE ELEV: 304.00 VAULT PERIMETER SHALL MATCH THE PROPOSED BASEMENT WALLS. SEE SHEET C6.7 FOR DETENTION VAULT PLAN SEE STRUCTURAL DRAWINGS FOR DETAILS	-
6	DETENTION VAULT INLET 12" IE 318.15	-
7	SDCO RIM TO FG 6" IE 322.93	-
8	DETENTION VAULT INLET 12" IE 320.00	-
9	DETENTION VAULT INLET 12" IE 319.35	-
10	DETENTION VAULT INLET 12" IE 320.00	-
11	DETENTION VAULT OUTLET 12" IE 303.50	-
12	PROPOSED WATER QUALITY TREATMENT FACILITY	-
13	EX SDMH SHOWN SCHEMATICALLY. CONTRACTOR SHALL VERIFY EXISTING SDMH INVERT ELEVATIONS BEFORE STORM DRAIN CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES	-
14	CONNECT PROPOSED STORM DRAIN LINE TO EXISTING SDMH RIM 313.07 18" IE (E) 300.67 12" IE (SW) 303.58 6" IE (W) 305.79 6" IE (W) 309.57 12" IE (SW) 300.79	
15	SDCO RIM TO FG 6" IE 325.68	-

NW	NE
SW	SE

SHEET INDEX
NTS

LEGEND:

- CONCRETE
- ASPHALT
- SURFACING PER LA
- LANDSCAPING
- SD — STORM DRAIN LINE
- DRN — FOOTING DRAIN
- 48" Ø SDMH
- 48" Ø TYPE 2 CB
- TYPE 1 CB
- DOWNSPOUT

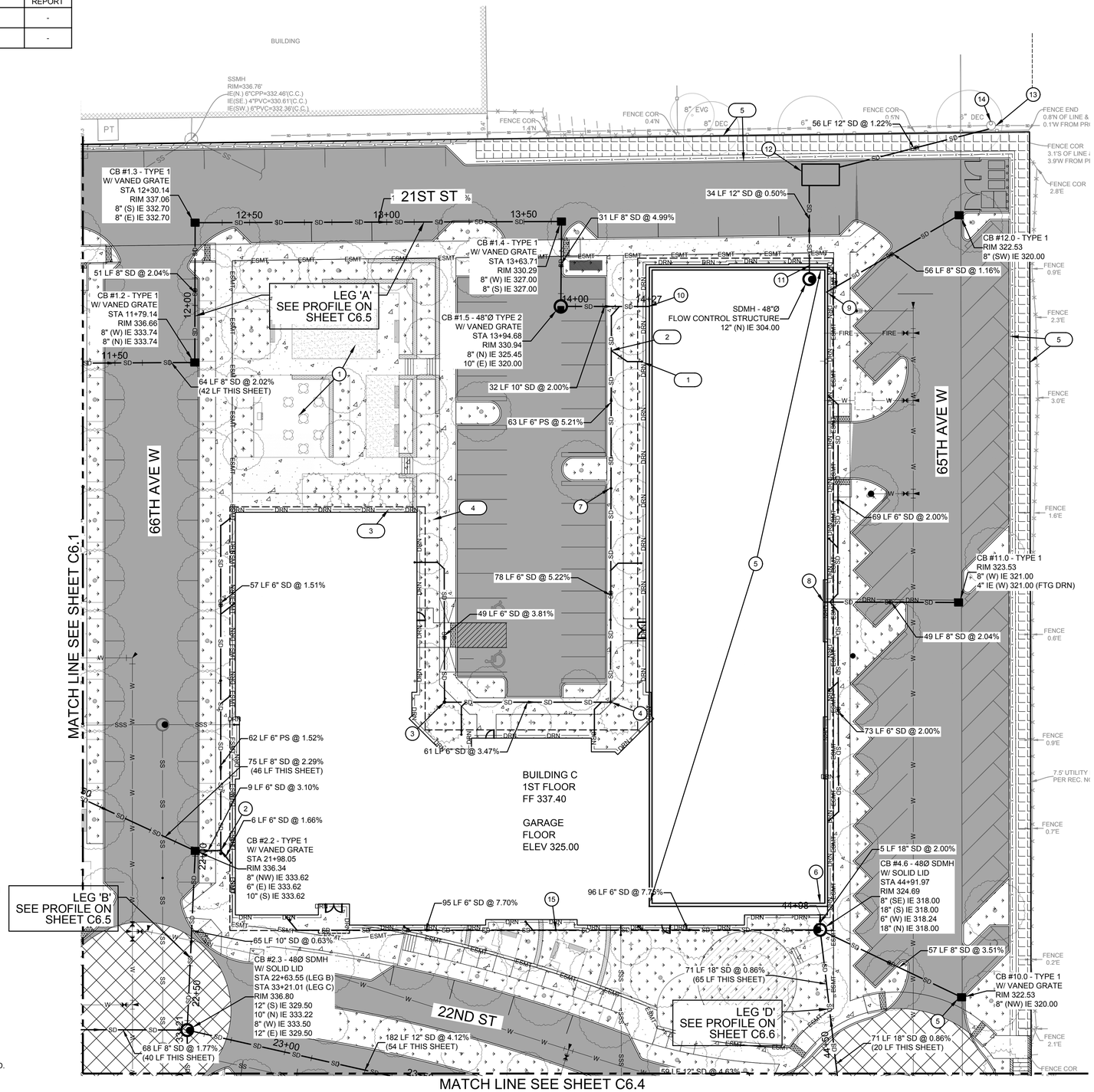
SITE IMPERVIOUS SURFACES

ROOF AREA - 95,621 SF (2.20 ACRES)
CONCRETE/SIDEWALKS - 86,102 SF (1.98 ACRES)
ROADS/PARKING - 149,805 SF (0.809 ACRES)

TOTAL IMPERVIOUS - 338,046 SF (7.76 ACRES)
TOTAL PERVIOUS - 61,345 SF (1.42 ACRES)
TOTAL SITE - 399,391 SF (9.18 ACRES)

GENERAL NOTES:

1. ALL FOOTING DRAINS MUST CONNECT DIRECTLY TO A CB STRUCTURE AND MAY NOT TIE-IN TO THE ROOF DOWNSPOUT SYSTEM.
2. ENHANCED WATER QUALITY TREATMENT FOR ALL POLLUTION GENERATING SURFACES REQUIRED AS PROJECT EXCEEDS 5,000 SF OF NEW POLLUTION GENERATING HARD SURFACES.
3. SEE DETAILS 3-5 ON SHEET C6.9 FOR SOLID LIDS AND VANED GRATE DETAILS
4. MINIMUM REQUIREMENTS #1-9 FROM THE 2019 DOE MANUAL APPLY TO ALL NEW AND REPLACED HARD SURFACES.
5. SEE SHEET C0.1 FOR COF STANDARD DRAINAGE NOTES.
6. CONTRACTOR TO MAINTAIN 12" VERTICAL CLEARANCE BETWEEN STORM/SANITARY AND 12" VERTICAL CLEARANCE BETWEEN STORM/WATER.
7. SD PIPES W/ GREATER THAN 18" OF COVER SHALL BE PVC SDR-35. SD PIPES WITH 18" OF COVER OR LESS SHALL BE DUCTILE IRON CL 52.
8. DOWNSPOUTS SHALL TIE INTO PROPOSED 6" STORM LINE AS SHOWN ON PLANS AT MIN 0.50%.
9. SEE DETAIL 4/C6.8 FOR PIPE BEDDING AND BACKFILL.
10. ALL PERIMETER DRAINAGE SHALL ENSURE ADVERSE STORM RUNOFF CONDITIONS ARE NOT CREATED ON ADJACENT PROPERTIES. CONTRACTOR SHALL ADJUST PLANS AS NEEDED.



CAD FILE NUMBER: P:\CLIENTS-CIVIL\ALLIANCE RESIDENTIAL\2119 MILDRED STREET WEST FIRCREST\DWG\DRAWINGS\C6.0 DRAINAGE PLAN.DWG
LAST MODIFIED BY: RYAN - SAVE DATE: 11/16/2022 4:35 PM - SHEET SET: XXXX - ORIGINAL SHEET SIZE: ANSI FULL BLEED D (34.00 X 22.00 INCHES)
AUTOCAD VERSION: CIVIL 3D 2013

No.	DATE	BY	REVISION

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STATE OF WASHINGTON
47726
REGISTERED
PROFESSIONAL ENGINEER

PRELIMINARY

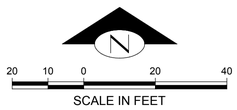
BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. DCG CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES, & ALL OTHER EX FEATURES & CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN &/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN, CONTACT DCG PRIOR TO CONSTRUCTION.

OWNER: ALLIANCE RESIDENTIAL COMPANY
1900 N NORTHLAKE WAY, STE 237
SEATTLE, WA 98103

PROJECT: PROSE FIRCREST MIXED-USE
2119 MILDRED ST W, FIRCREST, WA 98466
DRAINAGE PLAN (NE)

PROJ. MANAGER:	ES
DESIGNED BY:	ES
DRAWN BY:	GR
CHECKED BY:	RY
SCALE:	AS SHOWN
DATE: 11/17/2022	REV. A
	SHEET — OF ####

SHEET NUMBER
C6.3



KEY NOTES

KEY	DESCRIPTION	DETAIL/ SHEET
1	4" PERFORATED PVC BUILDING/WALL PERIMETER FOOTING DRAIN (TYP)	-
2	SDCO RIM TO FG 6" IE 333.58	-
3	SDCO RIM TO FG 6" IE 322.60	-
4	SDCO RIM TO FG 6" IE 327.00	-
5	SDCO RIM TO FG 6" IE 320.48	-
6	SDCO RIM TO FG 6" IE 330.82	-
7	SDCO RIM TO FG 6" IE 331.85	-
8	SEE LANDSCAPE PLANS FOR SURFACING DETAILS	-

GENERAL KEY NOTES

KEY	DESCRIPTION	DETAIL/ SHEET
1	4" ROOF DOWNSPOUT (TYP)	-
2	CONNECT ROOF DOWNSPOUT TO 6" MAINLINE CONVEYANCE PIPE (TYP)	-
3	4" PERFORATED PVC BUILDING/WALL PERIMETER FOOTING DRAIN (TYP)	SEE GEOTECH REPORT
4	SOIL AMENDMENT (TYP)	-
5	EX 7.5' UTILITY EASEMENT	-

NW	NE
SW	SE

SHEET INDEX
NTS

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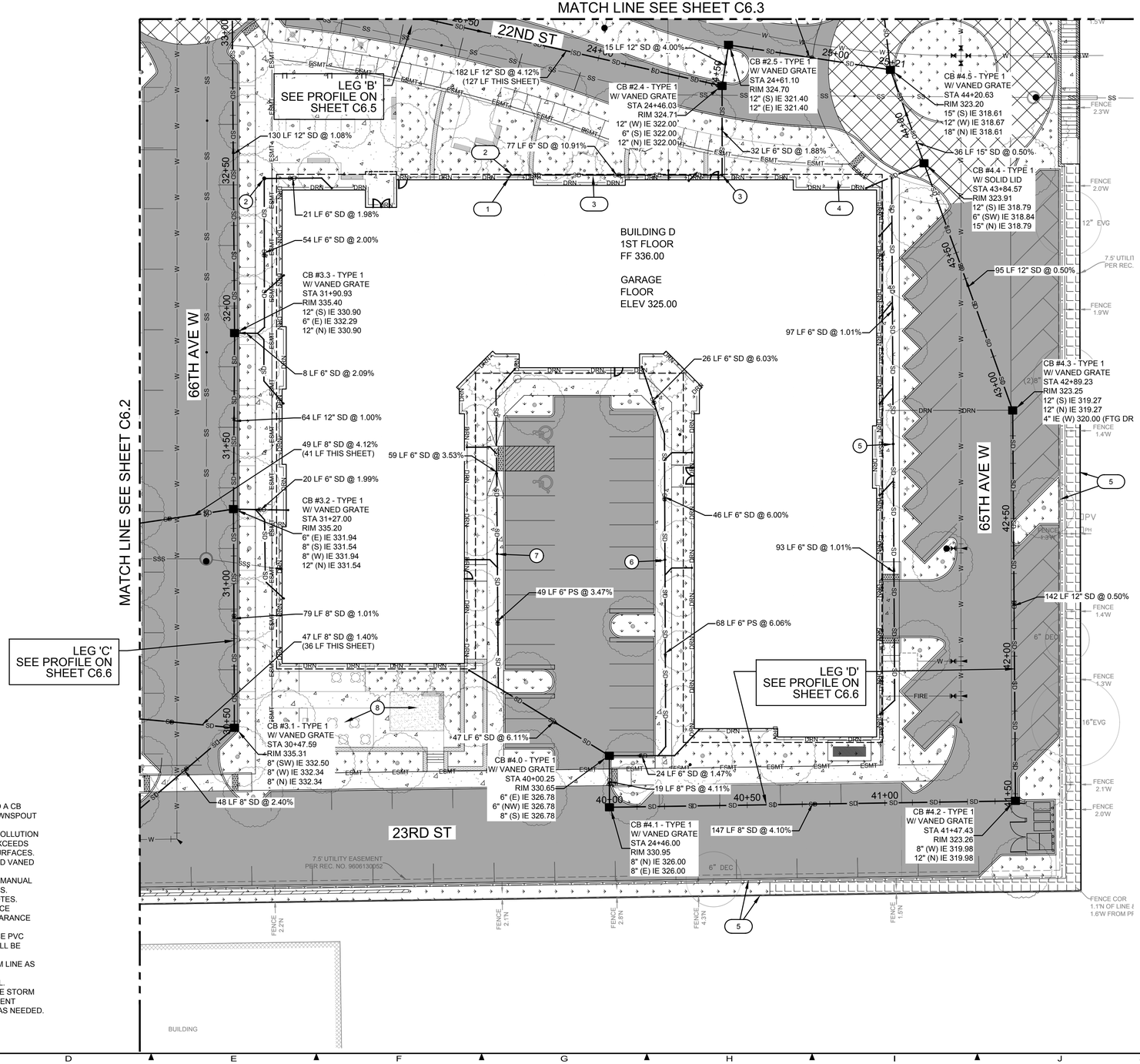

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SHEET NUMBER
C6.4