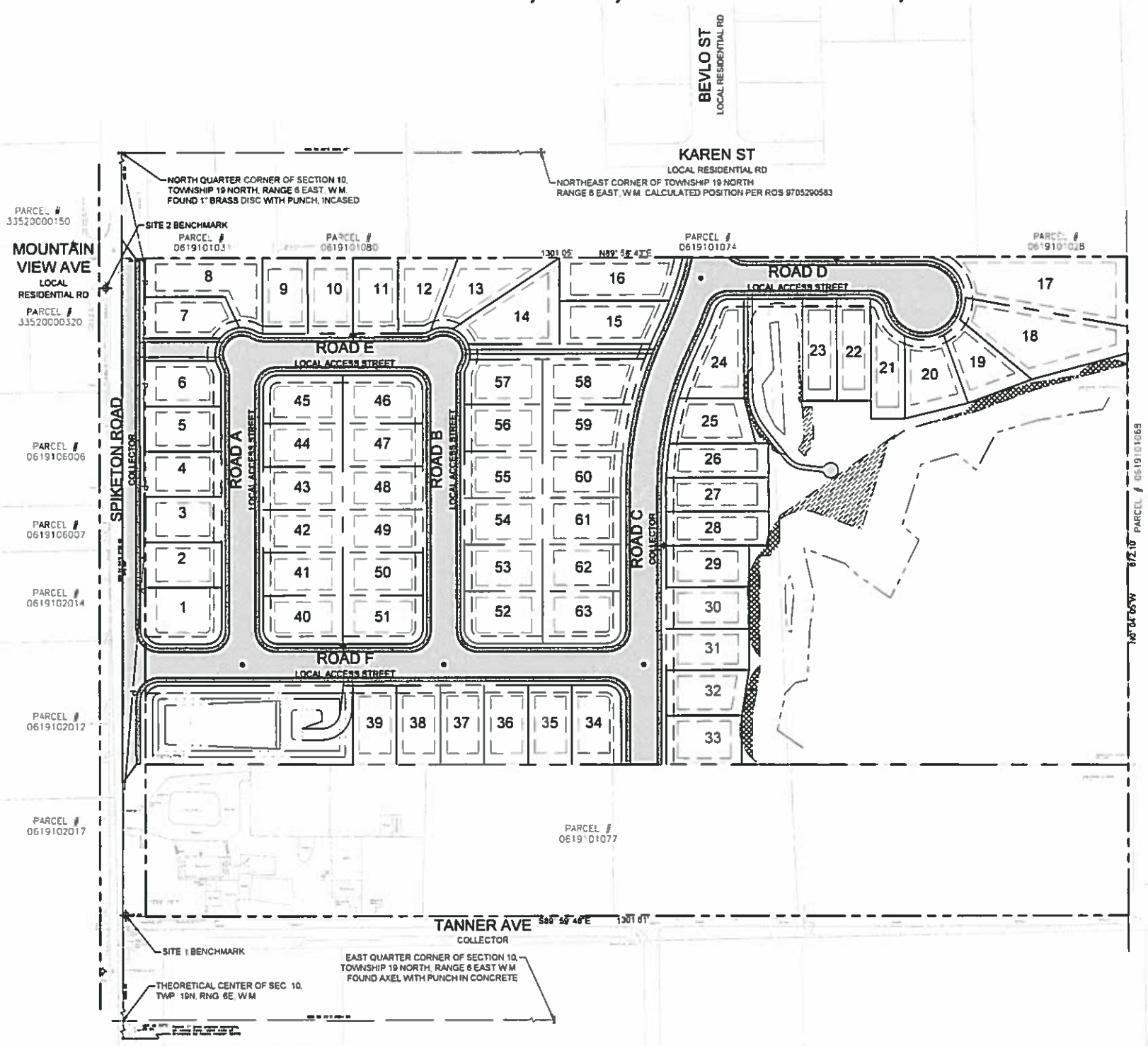
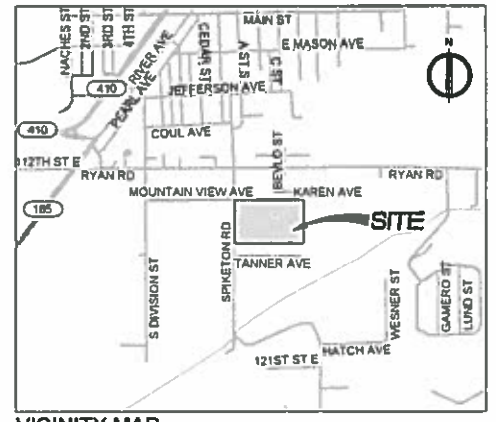
SPIKETON ROAD PRELIMINARY PLAT

A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 10, TWN. 19 N., RGE. 6 E., W.M., CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON



N

GRAPHIC SCALE
0 40 80 160
1" = 80 FEET



VICINITY MAP
1" = 1/4 MILE (1320')

OWNER/DEVELOPER
EVANS DEVELOPMENT WEST, LLC
P O BOX 1744
WENATCHEE, WA 98807-1744
CONTACT: MR. DAVE EVANS

SURVEYOR
CENTRE POINTE CONSULTANTS, INC., P.S.
14209 29TH STREET EAST, SUITE 105
SUMNER, WA 98390
PH: (253) 987-5924
FAX: (253) 987-7859
CONTACT: NORMAN E. LARSON, P.L.S.

CIVIL ENGINEER
AHBL ENGINEERS, PLANNERS, & SURVEYORS
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PH: (253) 383-2422
FAX: (253) 383-2572
CONTACT: MATT WEBER, P.E.

EARTHWORK QUANTITIES
CUT = 1,443
FIL = 18,293
NET = 16,850 (FILL)
EARTHWORK QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY, ARE AN ESTIMATE BASED ON PRELIMINARY DESIGN, AND MAY BE REVISED DURING FINAL PLAT APPROVAL. CONTRACTOR SHALL DETERMINE QUANTITIES FOR CONSTRUCTION.

PROJECT DESCRIPTION
THE PROJECT INCLUDES MULTIPLE PUBLIC RESIDENTIAL ROAD EXTENSIONS TO PROVIDE ACCESS AND UTILITIES TO 63 NEW SINGLE FAMILY RESIDENTIAL LOTS. UTILITIES INCLUDE STORM, SEWER, AND WATER MAIN EXTENSIONS.

EXISTING PARCEL NO	0619101076
EXISTING PARCEL AREA	18.63 ACRES
SITE ADDRESS	XXX SPIKETON ROAD
NUMBER OF PROPOSED UNITS/LOTS	63
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
ZONING	R-6,000

MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE IS NOT TO EXCEED 45%, PURSUANT TO BMC 19.20.020(2)(a)(ii). THE MAXIMUM OF ALL IMPERVIOUS COVERAGE, INCLUDING DRIVEWAYS AND SIDEWALKS, SHALL BE 60%

LEGEND

EXISTING	PROPOSED
● = Monument	●
◎ = Calculated monument position	
■ = Sanitary sewer manhole	●
Sanitary sewer	——S——
Force main	——FM——
⊗ = Gas meter(GM)	
⧋ = Gas vault(GV)	
✉ = Mail box(MB)	
⊖ = Power pole(PP)	•
⊡ = Power meter(PM)	
⊠ = Yard light	
(OP) = Overhead power	——P——
(PP/T) = Power pole with transformer	
⊠ = Telephone junction box(TJB)	
◊ = Sign	
⚐ = Flag pole	
⊗ = Water meter(WM)	
⧋ = Water valve(WV)	
⊽ = Hydrant(FH)	
Storm Catch Basin	■
Storm Drain line	——D——
= Concrete surface	
= Asphalt surface	
= Gravel surface	

STATISTICAL BREAKDOWN

GROSS SITE AREA	873,565 SF	20.0543 AC
WETLAND	166,067 SF	3.8124 AC
PUBLIC ROAD ROW	156,193 SF	3.5857 AC
LOTS PROPOSED	63	
LARGEST LOT SIZE (17)	16,388 SF	0.3762 AC
SMALLEST LOT SIZE (LOTS 9, 10, 11)	6,000 SF	0.1377 AC
AVERAGE LOT SIZE	6,797 SF	0.1560 AC
TOTAL IMPERVIOUS SURFACE (PUBLIC ROAD ROW AND 4,200 SF PER LOT)	393,037 SF	9.0229 AC
EXISTING ZONING - ONSITE	R6000	
PROPOSED ZONING - ONSITE	R6000	
EXISTING ZONING - ADJACENT NORTH	HDR	
EXISTING ZONING - ADJACENT WEST	R6000	
EXISTING ZONING - ADJACENT SOUTHEAST	NMU	
EXISTING ZONING - ADJACENT NORTHEAST	LI	

* 55.8% < 60% MAXIMUM

BUILDING SETBACKS

FRONT YARD	15 FEET
REAR YARD	15 FEET
SIDE YARD	6 FEET
CORNER LOT SIDE YARD	15 FEET

TRACT	PURPOSE	OWNERSHIP / MAINTENANCE
A	STORMWATER FACILITY	PROPERTY OWNER'S ASSOCIATION
B	PEDESTRIAN ACCESS & POTENTIAL EMERGENCY VEHICLE	PROPERTY OWNER'S ASSOCIATION
C	PEDESTRIAN ACCESS	PROPERTY OWNER'S ASSOCIATION
D	OPEN SPACE	PROPERTY OWNER'S ASSOCIATION
--	PEDESTRIAN PATH	PROPERTY OWNER'S ASSOCIATION

TRACT BREAKDOWN

TOTAL OPEN SPACE	289,197 SF	6.6390 AC
TRACT 'A'	28,621 SF	0.6570 AC
TRACT 'B'	1,912 SF	0.0439 AC
TRACT 'C'	4,702 SF	0.1079 AC
TRACT 'D'	253,962 SF	5.8302 AC

SHEET INDEX

Sheet No	Sheet Title
C0.1	COVER SHEET
C0.2	PRELIMINARY PLAT MAP
C1.1	CONCEPTUAL GRADING AND DRAINAGE PLAN
C2.1	ROAD F AND SPIKETON ROAD PLAN & PROFILE
C2.2	ROADS A, E, AND B PLAN & PROFILE
C2.3	ROADS C AND D PLAN & PROFILE
C3.1	CONCEPTUAL UTILITY PLAN
C4.1	LANDSCAPE PLAN

BENCHMARK
BASE:
PIERCE COUNTY BENCHMARK #86-7F FOUND BRASS DISC, INCASED, STAMPED "PCPW BM #86-7F" AT THE INTERSECTION OF NACHES AND MASON. ELEVATION 716.02 FEET

SITE 1:
FOUND PK NAIL AND WASHER STAMPED "APEX LS 16902" IN ASPHALT, 3.7' EAST OF EAST FOG-LINE, AT THE INTERSECTION OF SPIKETON ROAD AND TANNER AVENUE. ELEVATION 762.22 FEET

SITE 2:
SET COTTON-GIN SPIKE IN CONCRETE SIDEWALK SEAM AT SOUTHWEST QUADRANT INTERSECTION OF MOUNTAIN VIEW AVENUE AND SPIKETON ROAD, 0.3' WEST OF EAST EDGE OF WALK, 5.3' SOUTH OF SOUTH EDGE OF HANDICAP RAMP. ELEVATION 727.72 FEET

VERTICAL DATUM
NATIONAL GEODETIC VERTICAL DATUM OF 1929 - NGVD 29 (PIERCE COUNTY)

BASIS OF BEARING
TRUE NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS). LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 01°06'30.78" COUNTERCLOCKWISE WAS APPLIED AT A PUNCH MARK IN MONUMENT CASE AT THE INTERSECTION OF RYAN ROAD AND SPIKETON ROAD. THE MONUMENT IS THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN. THE NORTH AMERICAN DATUM OF 1983/1991 (NAD 83/91) GRID COORDINATES WERE FOUND TO BE 668526.309 / 1260764.494 AT THAT POINT. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.999968401 AND THE GRID SCALE FACTOR OF 0.999964342 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

LEGAL DESCRIPTION
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN LYING SOUTHERLY OF THE NORTH 15 ACRES OF SAID SUBDIVISION EXCEPT THAT PORTION LYING WITHIN SPIKETON ROAD RIGHT-OF-WAY

DATE: July 14, 2016 FILENAME: Q:\2014\2140645\10_CIVIL\CAD\2140645_SH_COVR.dwg

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2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
SPIKETON ROAD PRELIMINARY PLAT

Client:
EVANS DEVELOPMENT WEST, LLC
PO BOX 1744
WENATCHEE, WA 98807-1744
MR. DAVE EVANS
(509) 670-3431

Job No.
2140645.10

Issue Set & Date:
PRELIMINARY PLAT
2/29/2016

J. MATTHEW WEBER
STATE OF WASHINGTON
24808
REGISTERED PROFESSIONAL ENGINEER
6/12/2016

NOTICE
IT IS A VIOLATION OF THE APPLICABLE STATE LAW(S) FOR ANY PERSON, UNLESS HE OR SHE HAS FIRST COMPLIED WITH THE REQUIREMENTS OF CHAPTER 19.122 RCW, TO DAMAGE, DESTROY, OR REMOVE ANY MONUMENT OR MARKER ERECTED TO PERPETUATE THE LOCATION OF ANY LINE OF SURVEY OR BOUNDARY OF ANY LOT OR TRACT OF LAND, OR ANY MONUMENT ERECTED TO PERPETUATE THE LOCATION OF ANY CONTROLLING CORNER OR BENCHMARK.

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AUG 17 2016

1	CITY COMMENTS	8/15/16	JK
2	CITY COMMENTS	8/17/16	JK

Revisions:

Sheet Title:
COVER SHEET

Designed by: JK
Drawn by: JK
Checked by: MW

Sheet No.
C0.1
1 of 8 Sheets

SPIKETON ROAD PRELIMINARY PLAT

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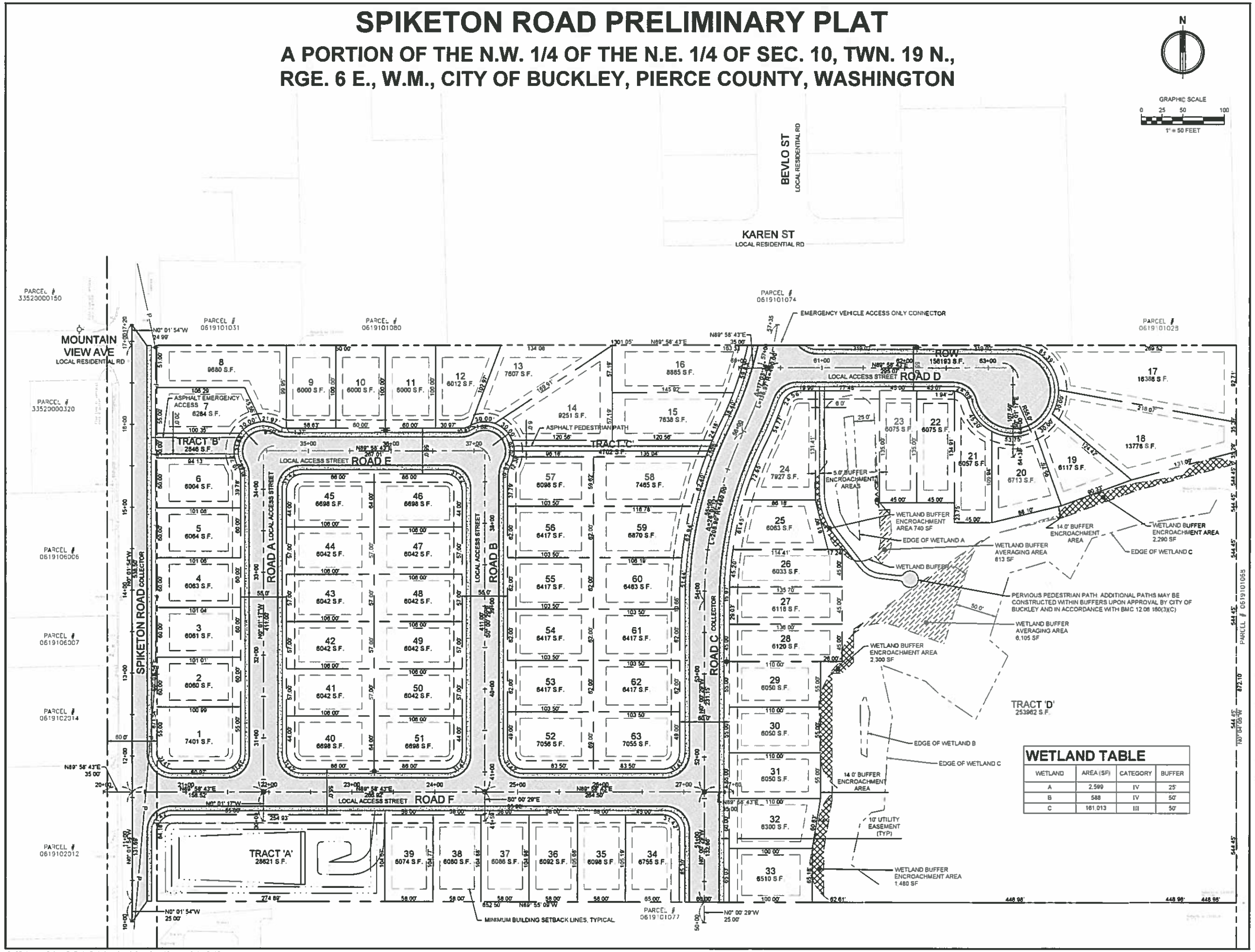

WETLAND TABLE

WETLAND	AREA (SF)	CATEGORY	BUFFER
A	2,599	IV	25'
B	588	IV	50'
C	161,013	III	50'

DATE: August 15, 2016 FILENAME: Q:\2014\2140645\10_CIV\CAD\2140645_SH_PLAT.dwg

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STATE OF WASHINGTON
PROFESSIONAL ENGINEER
8/15/2016

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Revisions
CITY COMMENTS 07/15/16
CITY COMMENTS 08/23/16

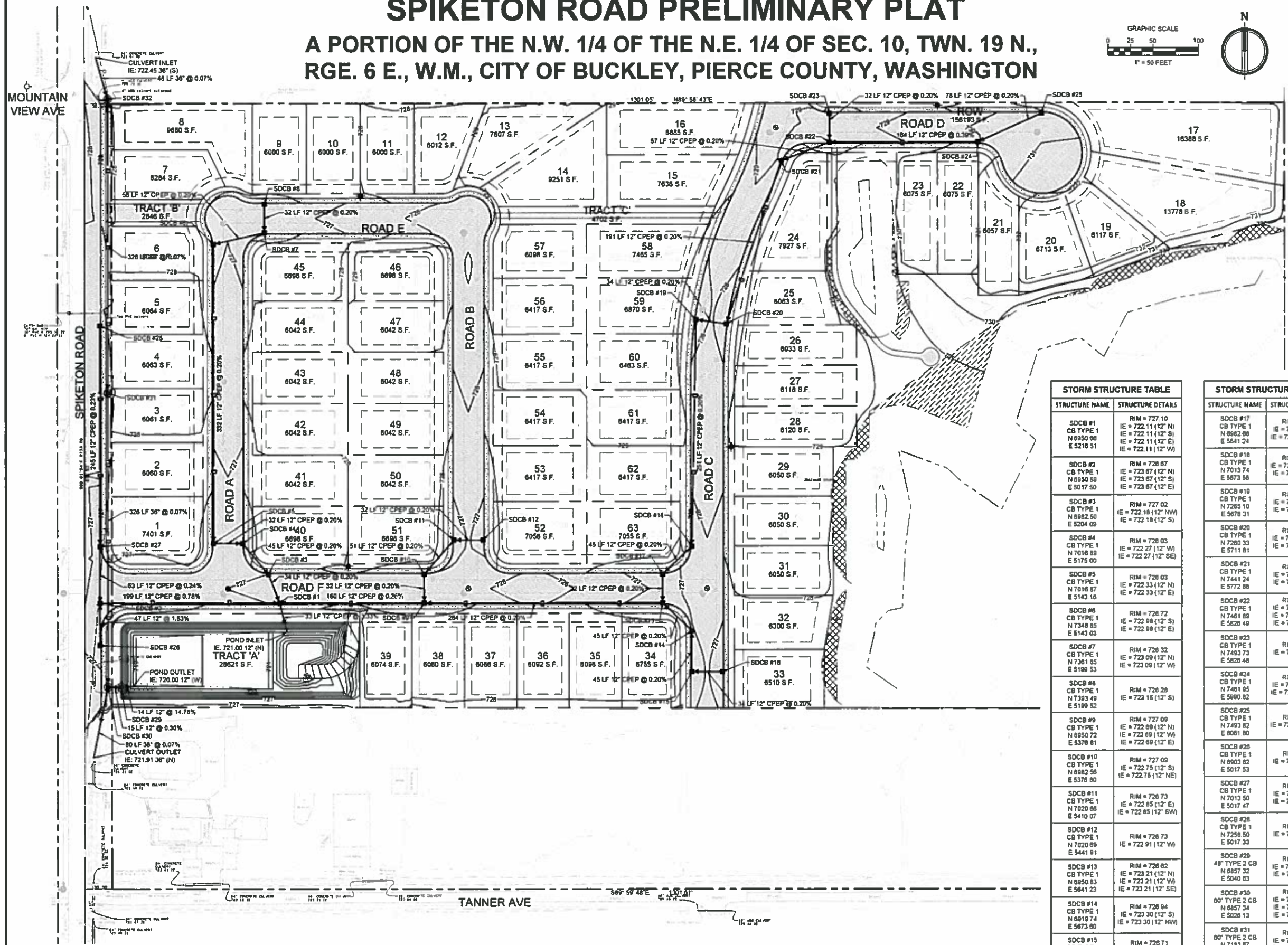
Sheet Title
PRELIMINARY PLAT MAP

Designed by: JK
Drawn by: JK
Checked by: MW

Sheet No.
C0.2
2 of 6 Sheets

SPIKETON ROAD PRELIMINARY PLAT

A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 10, TWN. 19 N., RGE. 6 E., W.M., CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON



STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SDCB #1 CB TYPE 1 N 6950 66 E 5216 51	RIM = 727.10 IE = 722.11 (12" N) IE = 722.11 (12" S) IE = 722.11 (12" E) IE = 722.11 (12" W)
SDCB #2 CB TYPE 1 N 6950 59 E 5017 50	RIM = 726.67 IE = 723.67 (12" N) IE = 723.67 (12" S) IE = 723.67 (12" E)
SDCB #3 CB TYPE 1 N 6982 50 E 5204 09	RIM = 727.02 IE = 722.18 (12" NW) IE = 722.18 (12" S)
SDCB #4 CB TYPE 1 N 7016 89 E 5175 00	RIM = 726.03 IE = 722.27 (12" W) IE = 722.27 (12" SE)
SDCB #5 CB TYPE 1 N 7016 87 E 5143 16	RIM = 726.03 IE = 722.33 (12" N) IE = 722.33 (12" E)
SDCB #6 CB TYPE 1 N 7348 85 E 5143 03	RIM = 726.72 IE = 722.98 (12" S) IE = 722.98 (12" E)
SDCB #7 CB TYPE 1 N 7361 65 E 5199 53	RIM = 726.32 IE = 723.09 (12" N) IE = 723.09 (12" W)
SDCB #8 CB TYPE 1 N 7393 49 E 5199 52	RIM = 726.28 IE = 723.15 (12" S)
SDCB #9 CB TYPE 1 N 6950 72 E 5376 81	RIM = 727.09 IE = 722.69 (12" N) IE = 722.69 (12" W) IE = 722.69 (12" E)
SDCB #10 CB TYPE 1 N 6982 56 E 5376 80	RIM = 727.09 IE = 722.75 (12" S) IE = 722.75 (12" NE)
SDCB #11 CB TYPE 1 N 7020 66 E 5410 07	RIM = 726.73 IE = 722.85 (12" E) IE = 722.85 (12" SW)
SDCB #12 CB TYPE 1 N 7020 69 E 5441 91	RIM = 726.73 IE = 722.91 (12" W)
SDCB #13 CB TYPE 1 N 6950 83 E 5641 23	RIM = 726.62 IE = 723.21 (12" N) IE = 723.21 (12" W) IE = 723.21 (12" SE)
SDCB #14 CB TYPE 1 N 6919 74 E 5673 60	RIM = 726.94 IE = 723.30 (12" S) IE = 723.30 (12" NW)
SDCB #15 CB TYPE 1 N 6874 45 E 5673 60	RIM = 726.71 IE = 723.39 (12" E) IE = 723.39 (12" N)
SDCB #16 CB TYPE 1 N 6874 45 E 5707 44	RIM = 726.71 IE = 723.46 (12" W)

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SDCB #17 CB TYPE 1 N 6982 66 E 5641 24	RIM = 726.62 IE = 723.27 (12" S) IE = 723.27 (12" NE)
SDCB #18 CB TYPE 1 N 7013 74 E 5673 58	RIM = 727.80 IE = 723.36 (12" SW) IE = 723.36 (12" N)
SDCB #19 CB TYPE 1 N 7265 10 E 5678 31	RIM = 727.72 IE = 723.86 (12" E) IE = 723.86 (12" S)
SDCB #20 CB TYPE 1 N 7260 33 E 5711 81	RIM = 727.72 IE = 723.93 (12" W) IE = 723.93 (12" N)
SDCB #21 CB TYPE 1 N 7441 24 E 5772 88	RIM = 728.90 IE = 724.31 (12" E) IE = 724.31 (12" S)
SDCB #22 CB TYPE 1 N 7461 89 E 5828 49	RIM = 728.26 IE = 724.42 (12" N) IE = 724.42 (12" W) IE = 724.42 (12" E)
SDCB #23 CB TYPE 1 N 7493 73 E 5828 48	RIM = 728.26 IE = 724.48 (12" S)
SDCB #24 CB TYPE 1 N 7481 95 E 5980 82	RIM = 729.80 IE = 725.06 (12" W) IE = 725.06 (12" NE)
SDCB #25 CB TYPE 1 N 7493 62 E 6061 80	RIM = 730.51 IE = 725.21 (12" SW)
SDCB #26 CB TYPE 1 N 6903 82 E 5017 53	RIM = 726.51 IE = 724.39 (12" N)
SDCB #27 CB TYPE 1 N 7013 50 E 5017 47	RIM = 726.82 IE = 723.82 (12" S) IE = 723.82 (12" N)
SDCB #28 CB TYPE 1 N 7258.50 E 5017 33	RIM = 727.38 IE = 724.38 (12" S)
SDCB #29 48" TYPE 2 CB N 6857 32 E 5040 63	RIM = 727.00 IE = 722.00 (12" W) IE = 722.00 (12" E)
SDCB #30 60" TYPE 2 CB N 6857 34 E 5026 13	RIM = 727.70 IE = 721.96 (36" N) IE = 721.96 (36" S) IE = 721.96 (12" E)
SDCB #31 60" TYPE 2 CB N 7183 67 E 5025 95	RIM = 727.64 IE = 722.18 (36" N) IE = 722.18 (36" S)
SDCB #32 60" TYPE 2 CB N 7510 01 E 5025 77	RIM = 726.59 IE = 722.42 (36" N) IE = 722.42 (36" S)

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PO BOX 1744
WENATCHEE, WA 98807-1744
MR DAVE EVANS
(509) 670-3431

Job No
2140645.10

Issue Set & Date
PRELIMINARY PLAT
2/29/2016

JONATHAN WEBER — STATE OF WASHINGTON — 21626 — REGISTERED PROFESSIONAL ENGINEER
8/12/2016

NOTICE
In the event of any discrepancy between the recorded drawings and the reproduced drawings, the recorded drawings shall govern. The reproduced drawings may not be used for any purpose whatsoever in the field unless and until they are signed and stamped "released for final" and are made part of the project record.

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Revisions
1
2
CITY COMMENTS 8/2016
CITY COMMENTS 8/2016

Sheet Title
CONCEPTUAL GRADING AND DRAINAGE PLAN

Designed by:	Drawn by:	Checked by:
JK	JK	MW

Sheet No
C1.1
3 of 8 Sheets

DATE: August 12, 2016 FILENAME: Q:\2014\2140645\10_CIVICAD\2140645_SH_GRAD-STRM.dwg

SPIKETON ROAD PRELIMINARY PLAT

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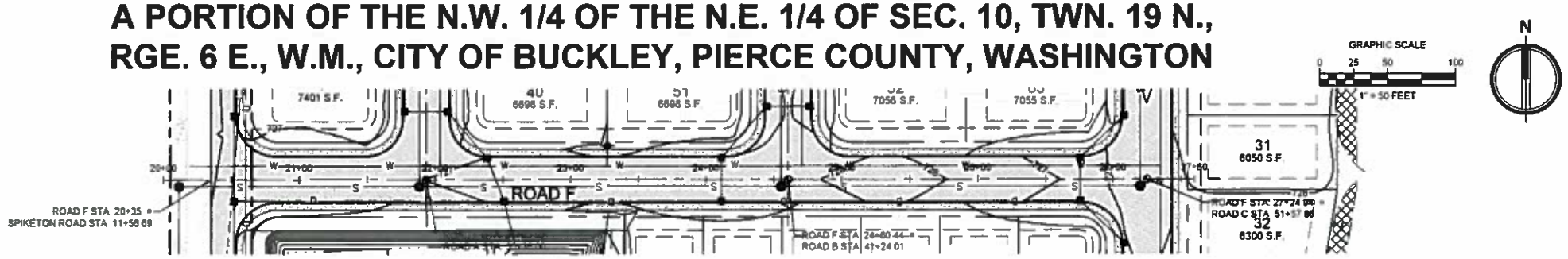
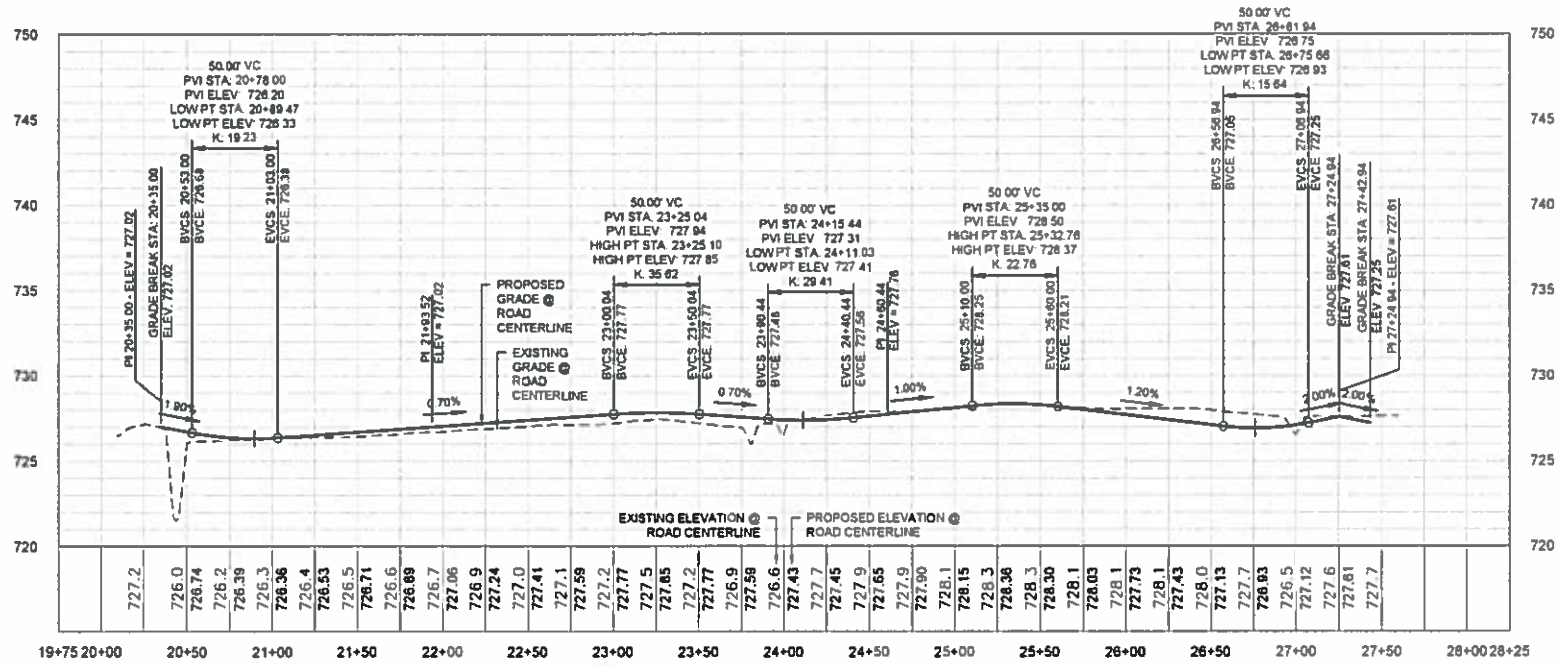
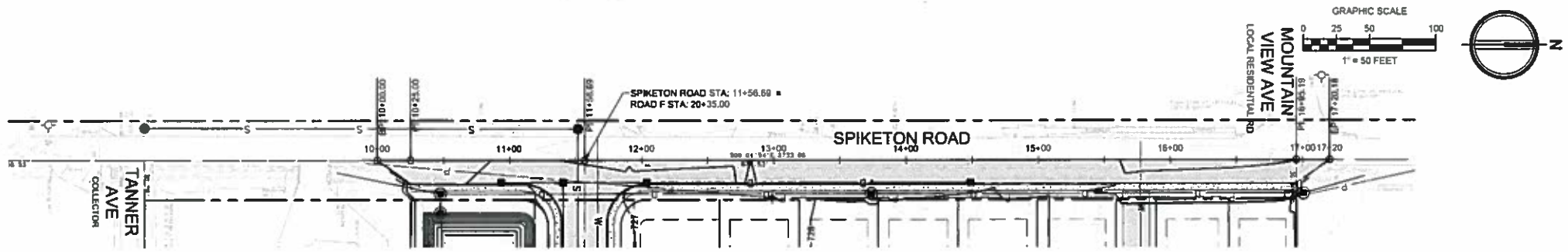


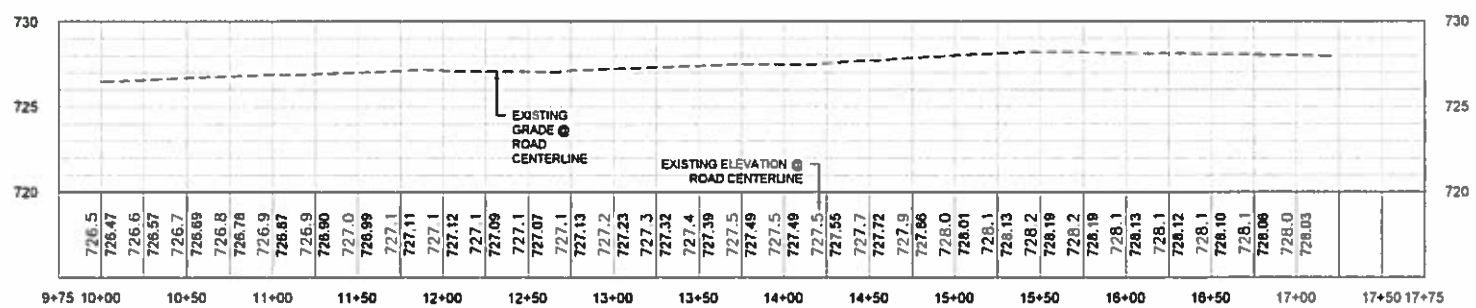
ROAD F
SCALE: 1" = 50'



ROAD F PROFILE - LOCAL ACCESS STREET
SCALE: H 1" = 50' V 1" = 5'



SPIKETON ROAD
SCALE: 1" = 50'



SPIKETON ROAD PROFILE - HALF COLLECTOR STREET
SCALE: H 1" = 50' V 1" = 5'

DATE: July 14, 2016 FILENAME: Q:\2016\2140645\10_CIVIL\CAD\2140645_SH_ROAD.dwg

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Issue Set & Date
PRELIMINARY PLAT
2/29/2016

JAMES K. KOCH — STATE OF WASHINGTON — 19008 — REGISTERED PROFESSIONAL ENGINEER — 8/17/2016

NOTICE

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1	
2	
3	CITY COMMENTS 07/15/16
4	CITY COMMENTS 08/23/16

Revisions

Sheet Title
ROAD F AND SPIKETON ROAD PLAN & PROFILE

Designed by: JK | Drawn by: JK | Checked by: MW

Sheet No.
C2.1
4 of 8 Sheets

SPIKETON ROAD PRELIMINARY PLAT

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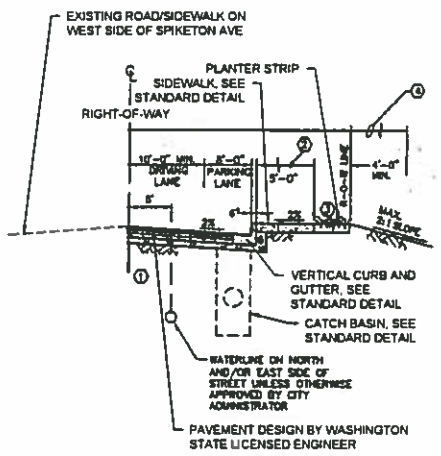
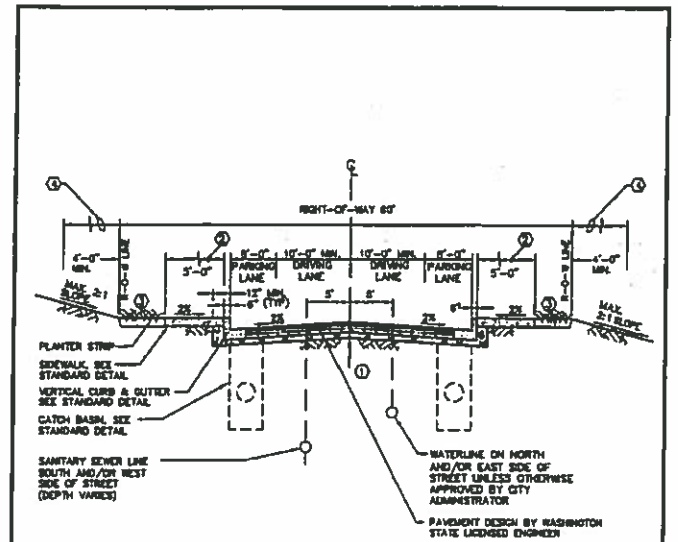


NOTE

1. ROAD PROFILE GRADE SHALL NOT EXCEED 12% NOR SHALL IT BE LESS THAN 7%
2. SEE MINIMUM STREET DESIGN STANDARDS FOR SIDEWALK REQUIREMENTS
3. SEE MINIMUM STREET DESIGN STANDARDS FOR PLANTER REQUIREMENTS
4. 10' ROAD AND/OR UTILITY EASEMENT MAY BE REQUIRED (BOTH SIDES)

HALF COLLECTOR STREET



NOTE

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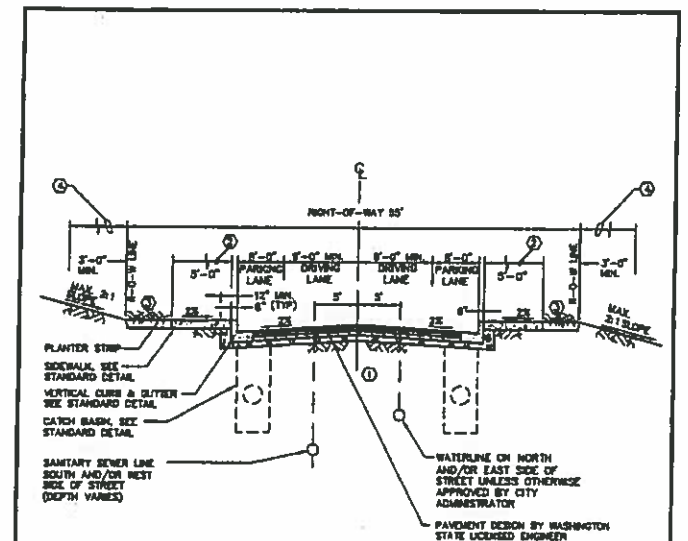
4. 10' ROAD AND/OR UTILITY EASEMENT MAY BE REQUIRED (BOTH SIDES)

CITY OF BUCKLEY			
COLLECTOR STREET SECTION			
APPROVED: PUBLIC WORKS DEPT.	12/11/08 DATE		DWG. NO. ST-2A
DATE: REV 10/08	DRWN: R.R.	CHKD: D.M.	SCALE: NONE



NOTE

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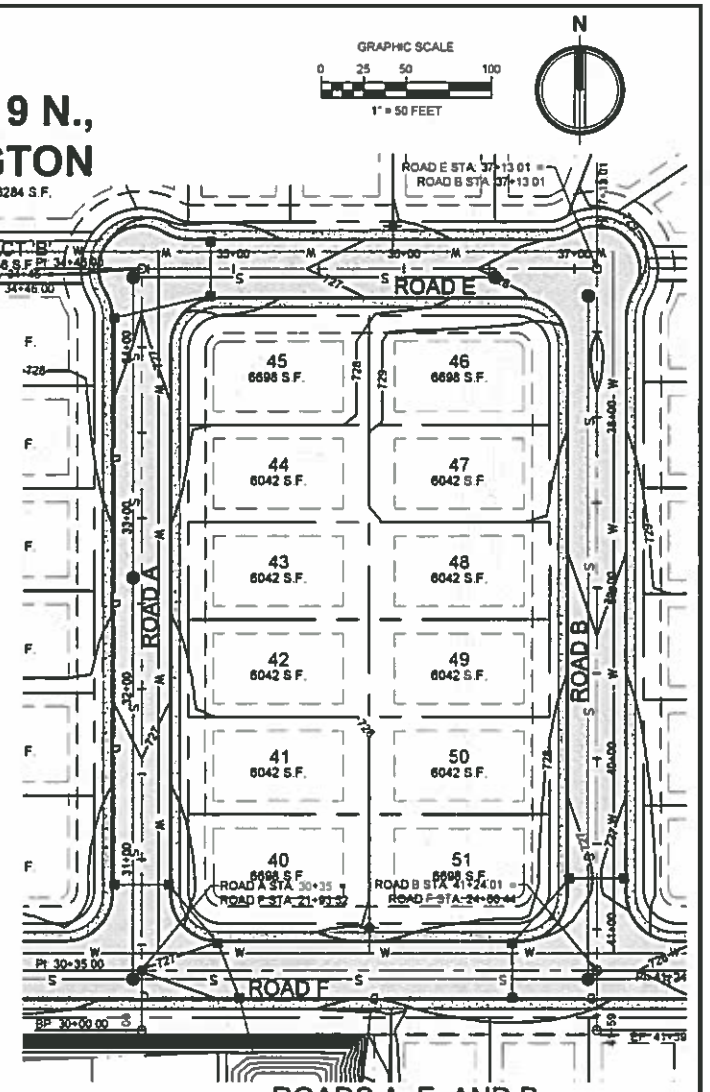
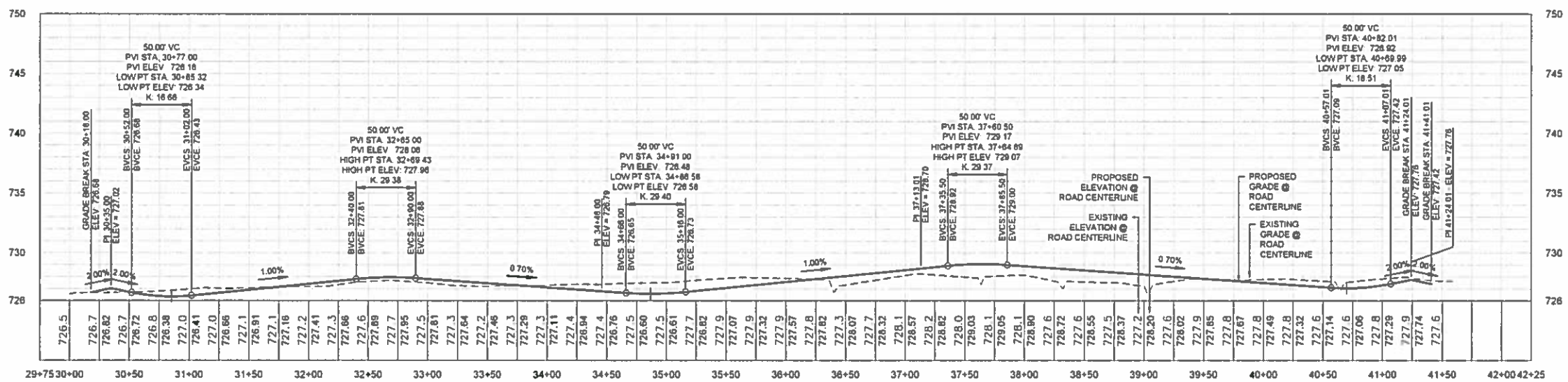
CITY OF BUCKLEY			
LOCAL ACCESS STREET SECTION			
APPROVED: PUBLIC WORKS DEPT.	12/11/08 DATE		DWG. NO. ST-2B
DATE: REV 10/08	DRWN: R.R.	CHKD: D.M.	SCALE: NONE



ROADS A, E, AND B

SCALE: 1" = 50'



ROADS A, E, AND B PROFILE - LOCAL ACCESS STREETS

SCALE: H 1" = 50' V 1" = 5'

DATE: July 14, 2016 FILENAME: Q:\2014\2140845\10_CIVICAD\2140845_SH_ROAD.dwg

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2215 North 30th Street, Suite 300, Tacoma, WA 98403
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Project Title
SPIKETON ROAD PRELIMINARY PLAT

Client
EVANS DEVELOPMENT WEST, LLC
PO BOX 1744
WENATCHEE, WA 98807-1744
MR DAVE EVANS
(509) 670-3431

Job No
2140845.10

Issue Set & Date
PRELIMINARY PLAT
2/29/2016

MATTHEW W. EDER — STATE OF WASHINGTON — 21608 — REGISTERED PROFESSIONAL ENGINEER — 8/12/2016

NOTICE
A REVISION OF THE ORIGINAL PLAN, CHANGING OR OBLITERATING ANY OF THE STATEMENTS, FINDINGS OR CONDITIONS OF THE ORIGINAL PLAN, MAY REMOVE THAT PERSON, FIRM OR CORPORATION MAKING THE REVISION FROM ANY RESPONSIBILITY FOR THE PLAT AND MAY RENDER THE PLAT VOID AND SUBJECT TO THE FULL FORCE OF THE LAW UNDER THAT CIRCUMSTANCE.

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Revisions
1 CITY COMMENTS 7/15/16
2 CITY COMMENTS 8/12/16

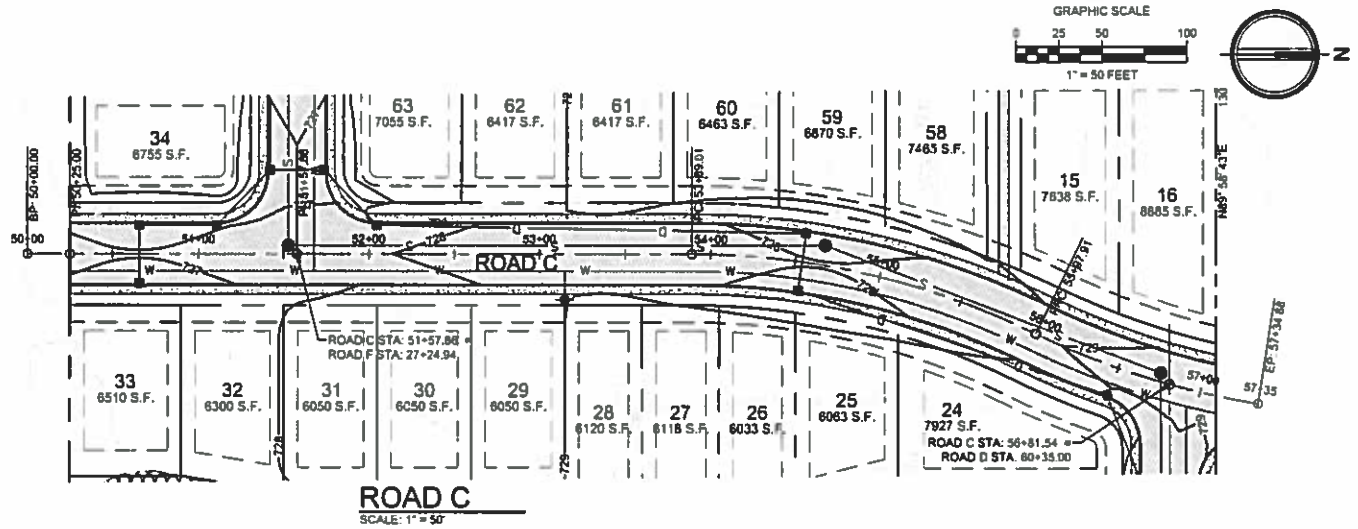
Sheet Title
ROADS A, E, AND B PLAN & PROFILE

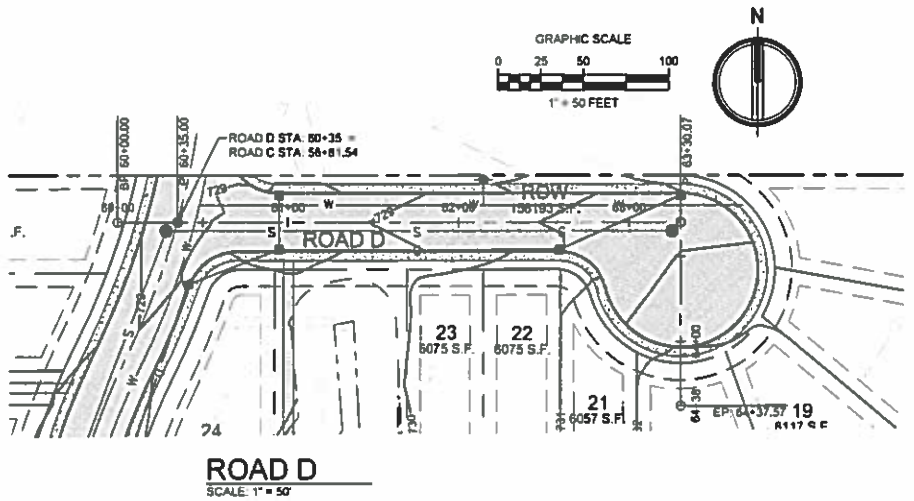
Designed by	Drawn by	Checked by
JK	JK	MW

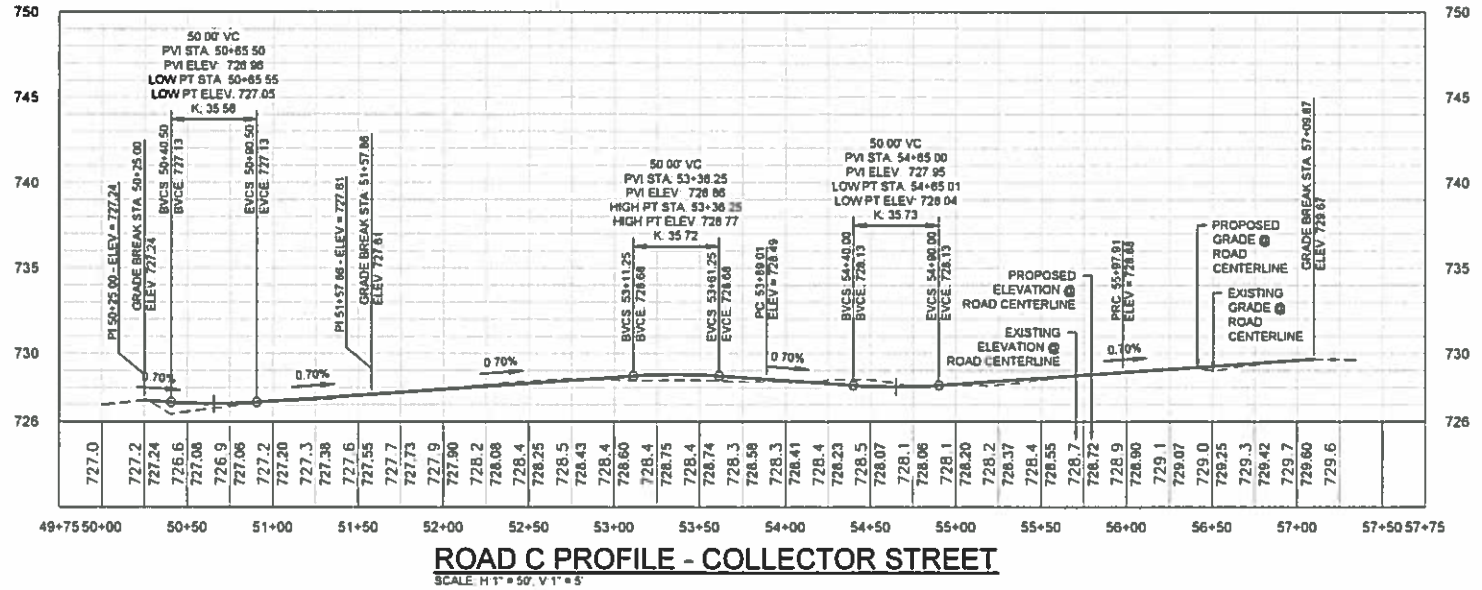
Sheet No
C2.2
5 of 8 Sheets

SPIKETON ROAD PRELIMINARY PLAT

A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 10, TWN. 19 N., RGE. 6 E., W.M., CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON

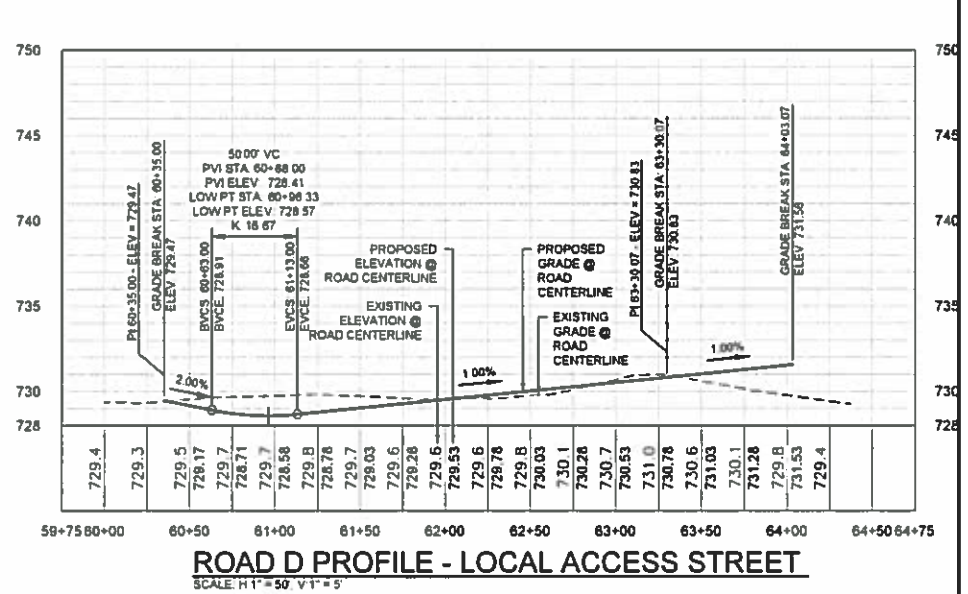






ROAD C PROFILE - COLLECTOR STREET

SCALE: H 1" = 50', V 1" = 5'



ROAD D PROFILE - LOCAL ACCESS STREET

SCALE: H 1" = 50', V 1" = 5'

DATE: July 14, 2016 FILENAME: Q:\2014\2140645\10_CIVICAD\2140645_SH_ROAD.dwg

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Project Title
SPIKETON ROAD PRELIMINARY PLAT

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Job No.
2140645.10

Issue Set & Date
PRELIMINARY PLAT
7/29/2016

MATTHEW R. VOGT
STATE OF WASHINGTON
21611
PROFESSIONAL ENGINEER
8/15/2016

NOTICE
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Revisions
1 CITY COMMENTS 8/15/16
2 CITY COMMENTS 8/17/16

Sheet Title
ROADS C AND D PLAN & PROFILE

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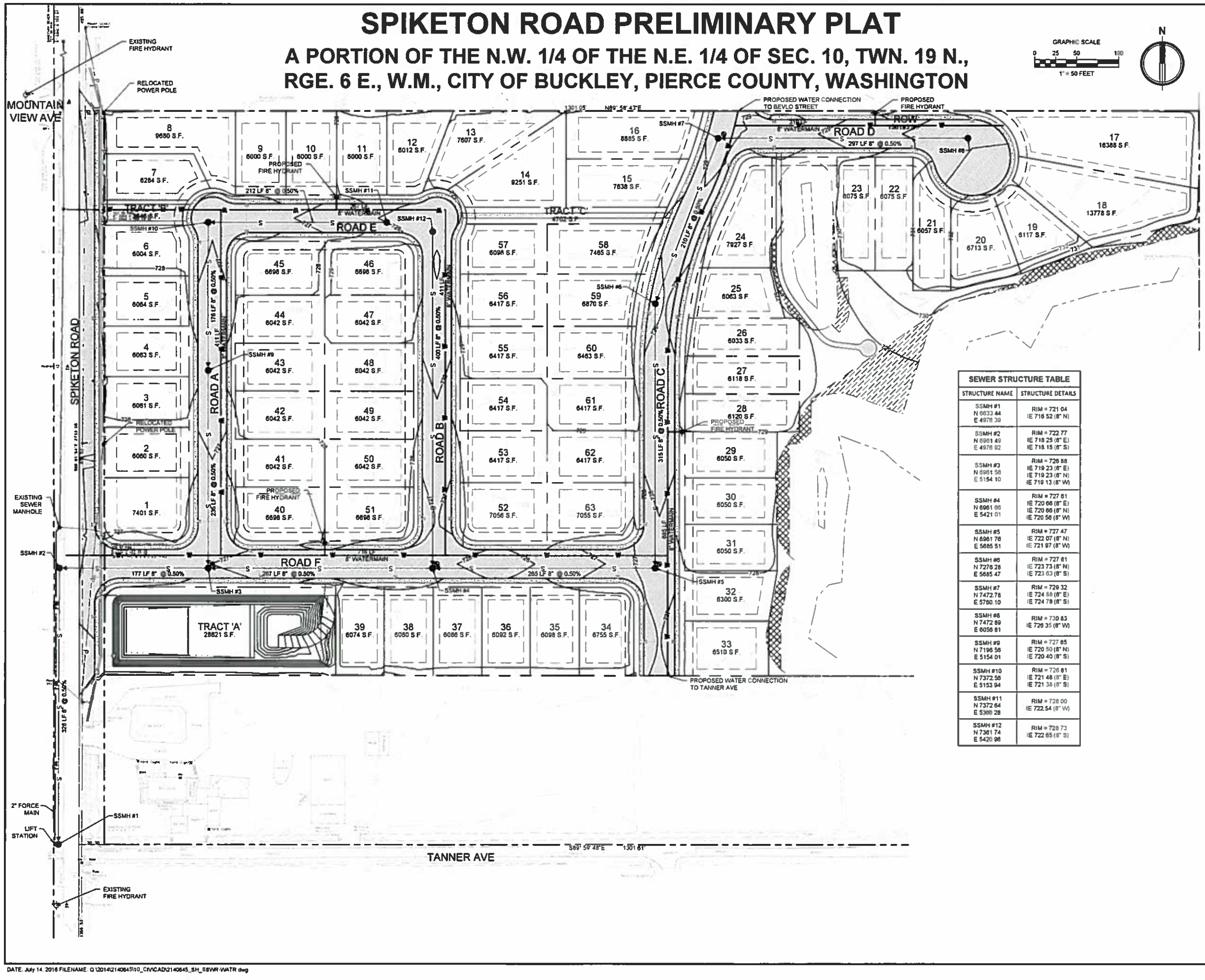
Sheet No.
C2.3
6 of 8 Sheets

SPIKETON ROAD PRELIMINARY PLAT

A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 10, TWN. 19 N., RGE. 6 E., W.M., CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON

GRAPHIC SCALE
0 25 50 100
1" = 50 FEET

N



SEWER STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SSMH #1 N 6633.44 E 4978.39	RIM = 721.04 IE 716.52 (8" N)
SSMH #2 N 6961.49 E 4978.92	RIM = 722.77 IE 718.25 (8" E) IE 718.15 (8" S)
SSMH #3 N 6961.58 E 5154.10	RIM = 726.88 IE 719.23 (8" E) IE 719.23 (8" N) IE 719.13 (8" W)
SSMH #4 N 6961.66 E 5421.01	RIM = 727.61 IE 720.66 (8" E) IE 720.66 (8" N) IE 720.56 (8" W)
SSMH #5 N 6961.78 E 5685.51	RIM = 727.47 IE 722.07 (8" N) IE 721.97 (8" W)
SSMH #6 N 7276.28 E 5685.47	RIM = 727.81 IE 723.73 (8" N) IE 723.63 (8" S)
SSMH #7 N 7472.78 E 5760.10	RIM = 729.32 IE 724.88 (8" E) IE 724.78 (8" S)
SSMH #8 N 7472.89 E 6056.81	RIM = 730.83 IE 726.35 (8" W)
SSMH #9 N 7196.56 E 5154.01	RIM = 727.85 IE 720.50 (8" N) IE 720.40 (8" S)
SSMH #10 N 7372.56 E 5153.94	RIM = 726.81 IE 721.48 (8" E) IE 721.38 (8" S)
SSMH #11 N 7372.64 E 5366.28	RIM = 728.00 IE 722.54 (8" W)
SSMH #12 N 7361.74 E 5420.98	RIM = 728.73 IE 722.65 (8" S)

DATE: July 14, 2016 FILENAME: Q:\2014\2140645\10_CIVICAD\2140645_SH_SSWR-WATR.dwg

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Project Title
SPIKETON ROAD PRELIMINARY PLAT

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MR DAVE EVANS
(509) 670-3431

Job No.
2140645.10

Issue Set & Date
PRELIMINARY PLAT
2/29/2016

JMATTHEW WEBER
STATE OF WASHINGTON
24894
REGISTERED PROFESSIONAL ENGINEER
6/17/2016

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Revisions	
1	
2	
3	CITY COMMENTS
4	CITY COMMENTS

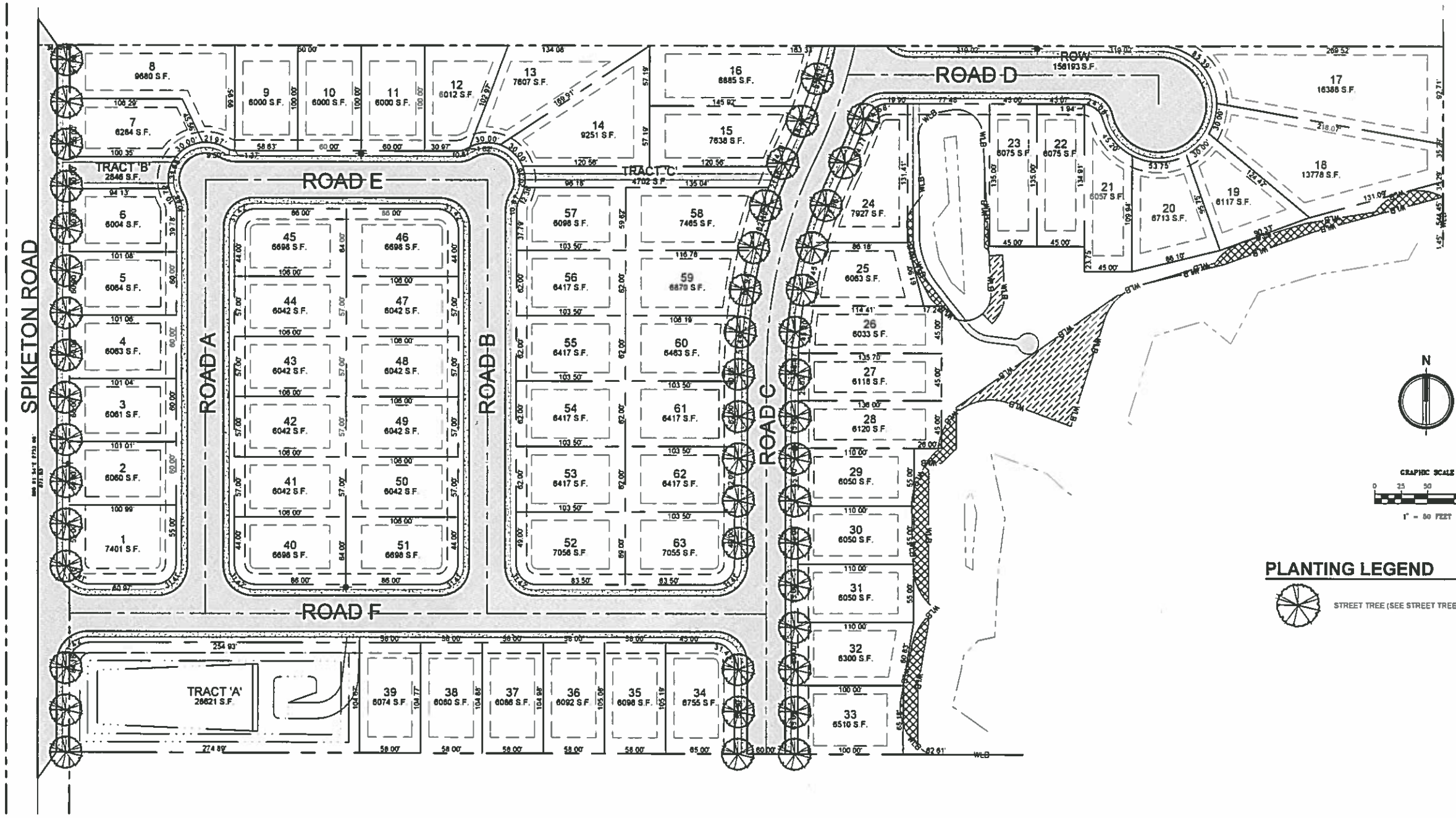
Sheet Title
CONCEPTUAL UTILITY PLAN

Designed by	Drawn by	Checked by
JK	JK	MW

Sheet No.
C3.1
7 of 8 Sheets

SPIKETON ROAD PRELIMINARY PLAT

A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 10, TWN. 19 N., RGE. 6 E., W.M., CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON



PLANTING LEGEND

STREET TREE (SEE STREET TREE NOTES)

FINAL APPROVAL

THE DEVELOPER SHALL PROVIDE THE CITY WITH A MORE SPECIFIC STREET TREE PLANTING PLAN WITH SPECIFIC STREET TREES PRIOR TO LOCATING AND PLANTING STREET TREES

STREET TREE PLANTING NOTES

1. STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE BUCKLEY CITY'S LANDSCAPING STANDARDS BMC 19 29 LOCATED WITHIN THE MUNICIPAL CODE.
2. STREET TREES SHALL BE SELECTED FROM TREES THAT HAVE BEEN IDENTIFIED AS BEING WELL SUITED FOR THE BUCKLEY AREA FROM THE CITY OF BUCKLEY SELECTED STREET TREE LIST

DATE: July 14, 2016 FILENAME: Q:\2014\2140645\10_CIVICAD\2140645_SH_TREE.dwg

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SPIKETON ROAD PRELIMINARY PLAT

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MR DAVE EVANS
(509) 670-3431

Job No.
2140645.10

Issue Set & Date
PRELIMINARY PLAT
2/29/2016

JAMES MATTHEW WEBB — STATE OF WASHINGTON — 21008 — REGISTERED PROFESSIONAL ENGINEER
8/12/2016

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1	
2	
3	CITY COMMENTS 07/15/16
4	CITY COMMENTS 08/23/16
Revisions	
Sheet Title	CONCEPTUAL LANDSCAPE PLAN

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Sheet No.
C4.1
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