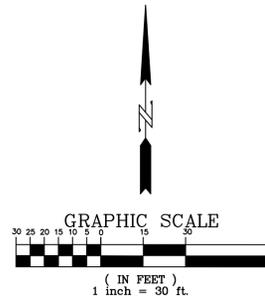
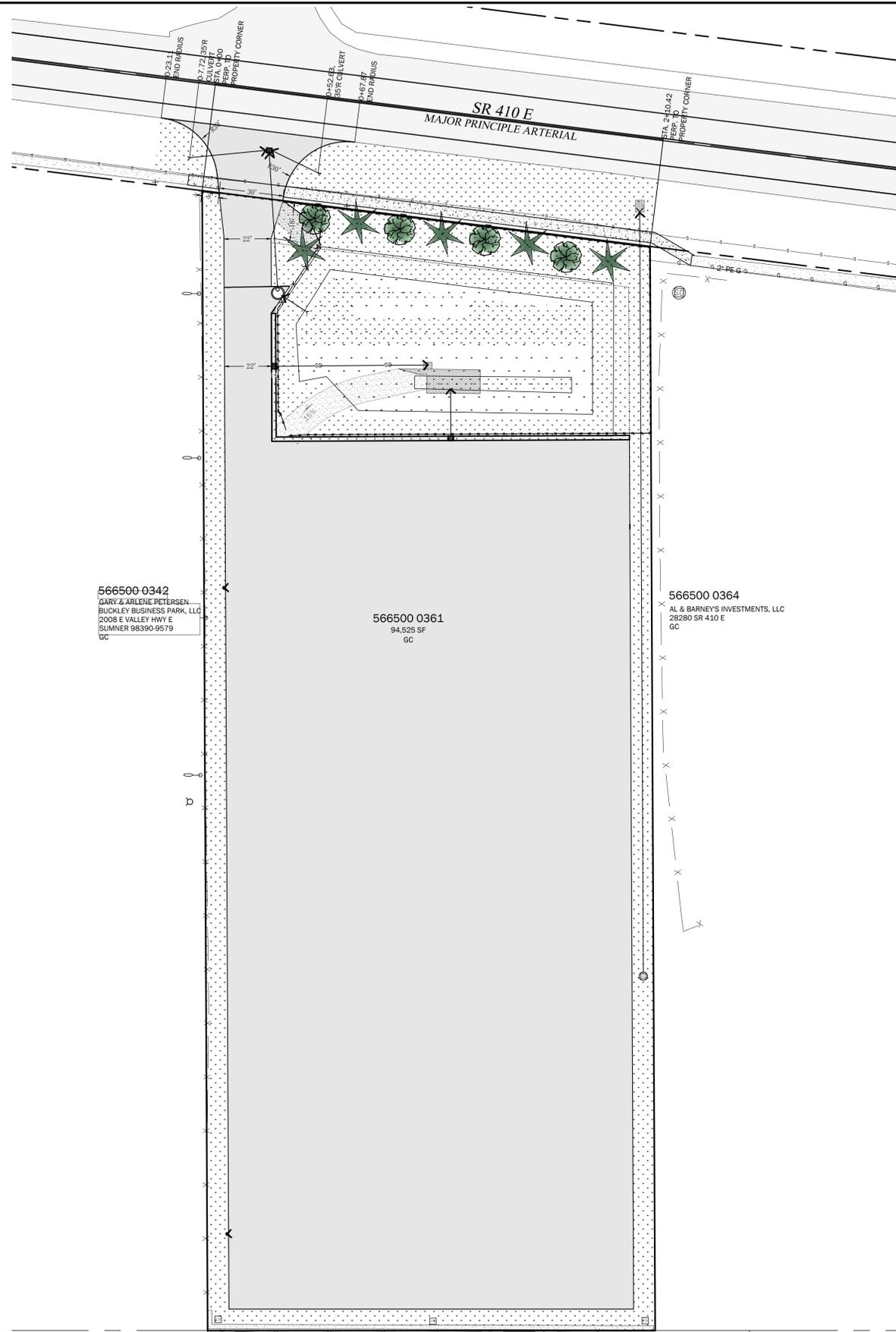


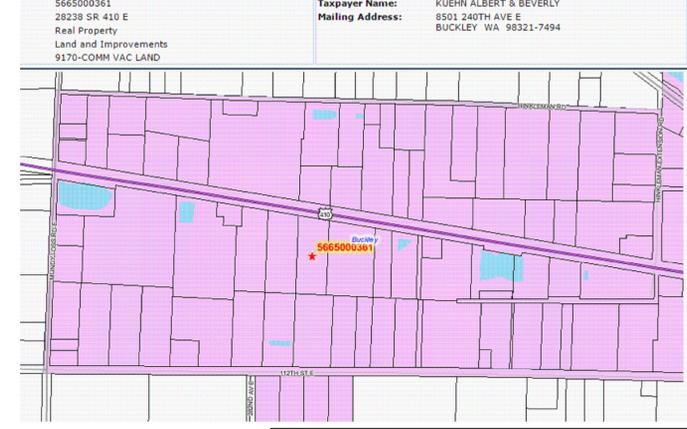
SW 04, T 19 N, R 06 E, W.M.,



LEGEND

- OTHER CORNERS FOUND
BOARD FENCE
CHAINLINK FENCE
SEWER MANHOLE
STORM DRAIN MANHOLE
STORM DRAIN CATCH BASIN
MONUMENT LINE
R/W LINE
WATER METER
WATER VALVE
FIRE HYDRANT
POWER POLE
TELEPHONE PEDESTAL
POWER METER
OVERHEAD POWER LINES
GAS VALVE
SIGN

VICINITY MAP



Taxpayer Name: KUEHN ALBERT & BEVERLY
Mailing Address: 8501 240TH AVE E, BUCKLEY WA 98321-7494

NOTES:
1. ALL WORK, INCLUDING STORM SYSTEM, IS PRIVATE EXCEPT THAT PORTION THAT LIES WITHIN RIGHT-OF-WAY OF SR 410 E.
2. NO DRY UTILITIES, NOR WELLS OR SEPTIC SYSTEMS ARE PROPOSED UNDER THIS PERMIT APPLICATION.
3. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CITY PRIOR TO COMMENCING STAKING...

GENERAL NOTES (STREET CONSTRUCTION)
All workmanship and materials shall be in accordance with current City of Buckley Standards and current amendments thereto...
The contractor shall be responsible for all traffic control in accordance with the MUTCD manual...

COMPLIANCE WITH BMC 19.33.030
(1) (a) THE FILING FEE IS THE RESPONSIBILITY OF THE DEVELOPER.
(b) A VICINITY MAP IS INCLUDED (THIS SHEET)
(c) LEGAL DESCRIPTIONS INCLUDED (THIS SHEET)
(d) ENVIRONMENTAL CHECKLIST NOT REQUIRED.

AREA OF PARCEL - 107,763 SF
EXISTING IMPERVIOUS AREA - 0 SF
NEW IMPERVIOUS H.M.A. ON SITE - 78,674 SF
NEW IMPERVIOUS H.M.A. DRIVEWAY - 1,352 SF
NEW IMPERVIOUS POND (FULL) - 12,371 SF
TOTAL NEW IMPERVIOUS 92,397 SF = 2.12 A
NEW TYPE OF PERVIOUS - 15,366 SF = 0.35 A

TABLE OF CONTENTS
1 - COVER SHEET
2 - GRADING & STORM DRAINAGE
3 - WATER & SEWER
4 - WATER DETAILS
5 - WATER, SEWER, & STORM DETAILS
6 - SEWER DETAILS
7 - SECTIONS, LANDSCAPING & HIGHWAY STRIPING
8 - FLOW CONTROL STRUCTURE, DETAILS
9 - EXISTING CONDITIONS & TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

BENCH MARK
TOP OF CONCRETE MONUMENT IN CASE MONUMENT AT THE INTERSECTION OF MASON AVENUE AND NACHES STREET IN THE CITY OF BUCKLEY, PIERCE COUNTY WASHINGTON. ELEVATION 713.28 (NGVD 1929)

NOTE:
THE OWNER SHALL COORDINATE WITH THE BUCKLEY FIRE DEPT TO MAKE THE ROLLING GATE OPERATION ACCESSIBLE TO THE FIRE DEPT IN CASE OF EMERGENCY.

061904 3012 JOHANSEN EXCAVATING
061904 7004 DOUGLAS THOMPSON
061904 7005 GEORGE PRIES

CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

APPROVED FOR CONSTRUCTION
BY: \_\_\_\_\_ DATE: \_\_\_\_\_
FOR CITY OF BUCKLEY
THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON...

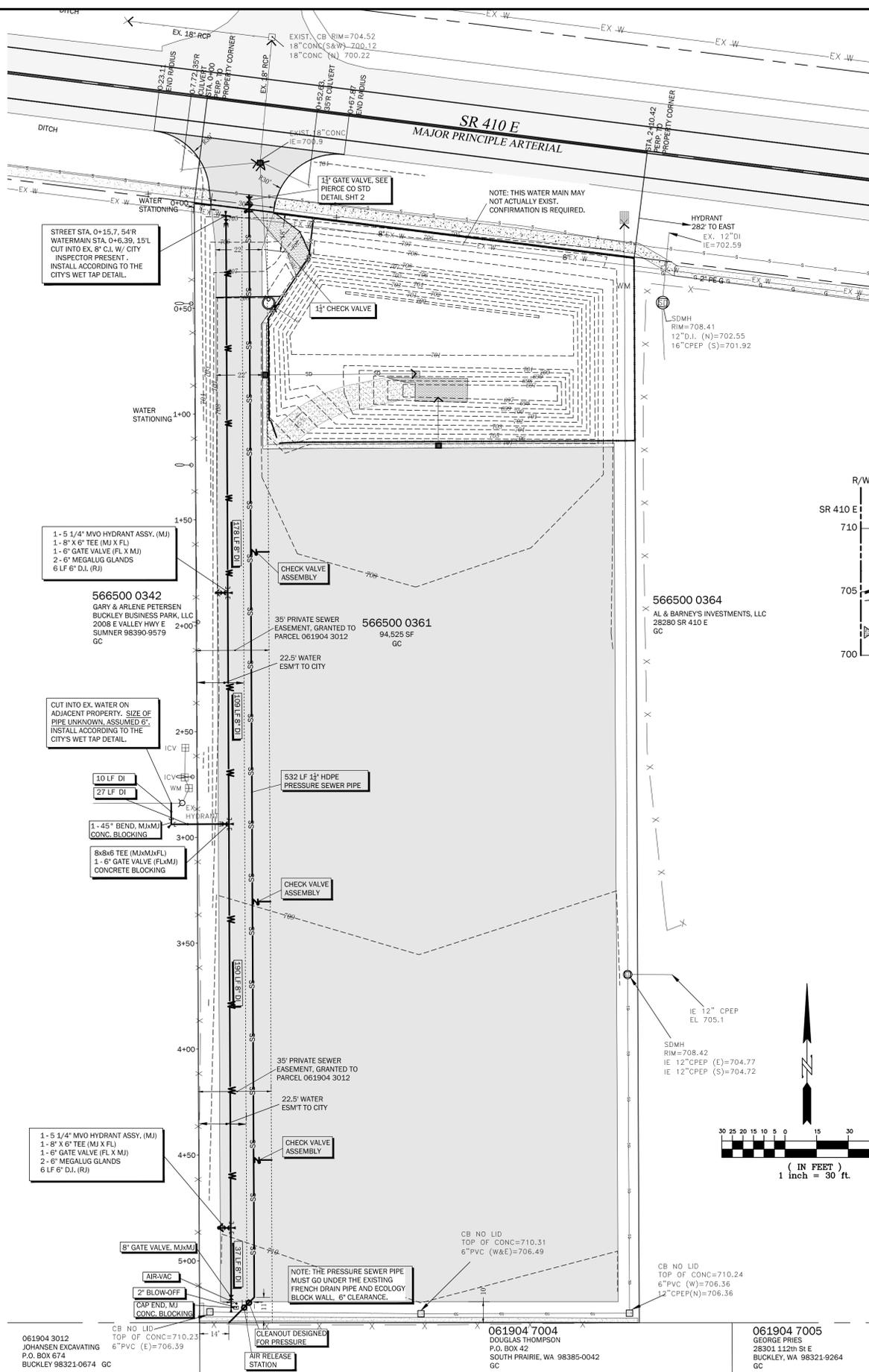


DESIGNED BY D. ALFREDSON
DRAWN BY D. ALFREDSON

PLAT & SITE CIVIL DESIGN, LLC
ENGINEER: ALBERT KUEHN
APPLICANT: ALBERT KUEHN

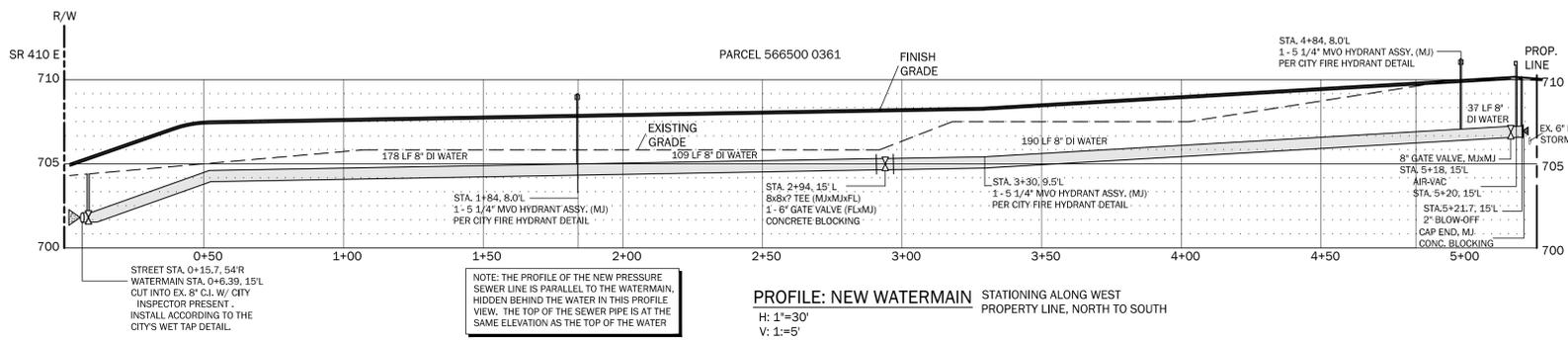
GRADING AND PAVING PARCEL 566500 0361
28238 SR 410 E
FILE #
PARCEL # 566500 0361
COVER SHEET





NOTES:

1. NO DRY UTILITIES ARE PROPOSED UNDER THIS PERMIT APPLICATION.
2. THE PROJECT OWNER WILL COORDINATE WITH THE OWNER OF THE PARCEL TO THE WEST TO ALLOW THE CONNECTION TO BE MADE TO THE EXISTING WATER ON THAT PROPERTY AS SHOWN.
3. RESTRAINED JOINTS SHALL BE PUSH ON PIPE JOINT WITH 'FIELD LOK' GASKETS AS FURNISHED BY U.S. PIPE FOR 12-INCH AND SMALLER WATER MAINS.



NOTES:

1. CONTRACTOR SHALL MAINTAIN SUITABLE ACCESS AT ALL TIMES TO THE EXISTING FIRE HYDRANTS. THE HYDRANTS SHALL BE PROTECTED DURING GRADING AND CONSTRUCTION TO AVOID DAMAGE
2. AS-BUILT DRAWINGS IN ACCORDANCE WITH SECTION 3.08 OF CITY STANDARDS, WHICH INCLUDE CONTRACTOR'S FIELD MARK-UPS, ARE REQUIRED TO BE SUBMITTED TO THE CITY WITHIN 30 CALENDAR DAYS OF COMPLETION.
3. CROSSINGS OF LESS THAN 18 INCHES VERTICAL CLEARANCE SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF).

CALL 48 HOURS BEFORE YOU DIG  
1-800-424-5555

APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

FOR CITY OF BUCKLEY

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD THE CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS.

DESIGNED BY D. ALFREDSON  
DRAWN BY D. ALFREDSON

---

**PLAT & SITE CIVIL DESIGN, LLC**  
37702 280th Pl SE  
ENUMCLAW, WA 98022 (253) 334-6990

APPLICANT:  
**ALBERT KUEHN**  
BUCKLEY, WA 98321-7484

OWNER:  
**ALBERT KUEHN**  
8501 240th Ave E  
BUCKLEY, WA 98321-7484

---

**GRADING AND PAVING PARCEL 566500 0361**  
28238 SR 410 E  
FILE #  
**PARCEL # 566500 0361**  
**WATER AND SEWER PLAN**

---

061904 3012  
JOHANSEN EXCAVATING  
P.O. BOX 674  
BUCKLEY 98321-0674 GC

061904 7004  
DOUGLAS THOMPSON  
P.O. BOX 42  
SOUTH PRAIRIE, WA 98385-0042 GC

061904 7005  
GEORGE PRIES  
28301 112th St E  
BUCKLEY, WA 98321-9264 GC

---

SHEET 3 OF 9



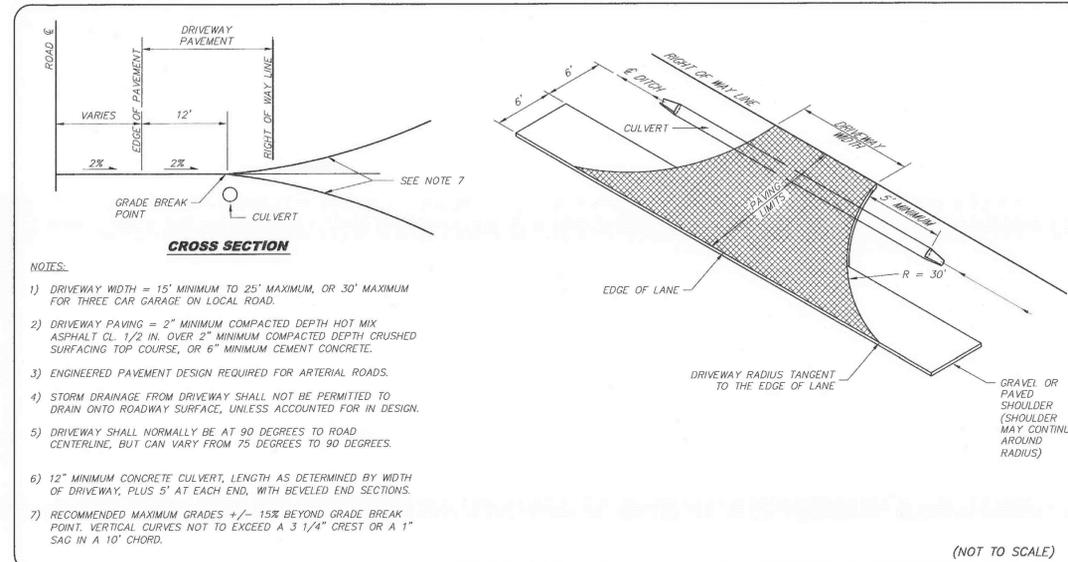






INSTALL ON NORTH SLOPE OF POND.

FILL IN TELEPHONE NUMBER WHERE INDICATED.  
POND NAME IS "PARCEL 566500 0361 POND".  
NO POND NUMBER HAS BEEN ASSIGNED.



**Pierce County**  
Public Works and Utilities  
Office of the County Engineer  
Tacoma Mall Office Building  
4301 South Pine Street, Suite 446  
Tacoma, Washington 98409-7207  
An APWA Accredited Agency

**BRIAN D. STACY, P.E.**  
COUNTY ENGINEER

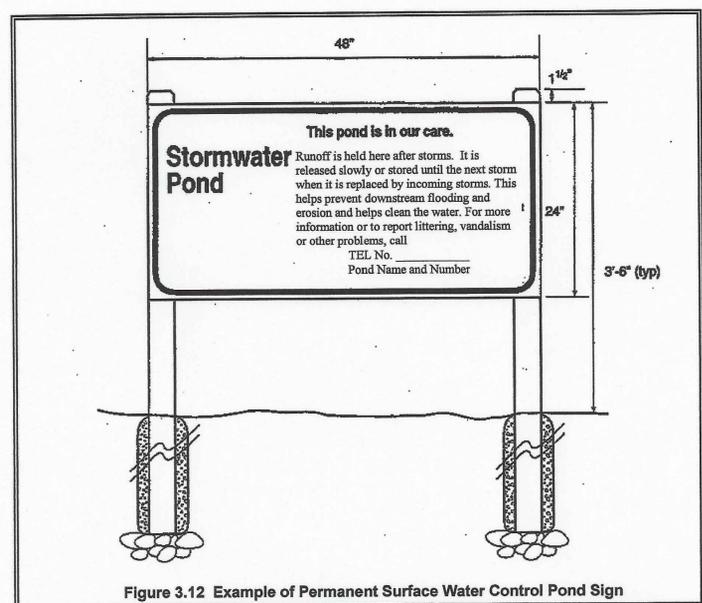
**MAJOR DRIVEWAY APPROACH, SHOULDER AND OPEN DRAINAGE**

PC-F5.1

**Table 10.1 – Emergent Wetland Plant Species Recommended for Wetponds**

Species	Common Name	Notes	Maximum Depth
<b>INUNDATION TO 1-FOOT</b>			
<i>Agrostis exarata</i> <sup>(1)</sup>	Spike bent grass	Prairie to coast	to 2 feet
<i>Carex stipata</i>	Sawbeak sedge	Wet ground	
<i>Eleocharis palustris</i>	Spike rush	Margins of ponds, wet meadows	to 2 feet
6.1.1.1.1.1.1.1 <i>Glyceria occidentalis</i>	Western mannagrass	Marshes, pond margins	to 2 feet
<i>Juncus tenuis</i>	Slender rush	Wet soils, wetland margins	
<i>Oenanthe sarmentosa</i>	Water parsley	Shallow water along stream and pond margins; needs saturated soils all summer	
<i>Scirpus atrocinctus</i> (formerly <i>S. cyperinus</i> )	Woolgrass	Tolerates shallow water; tall clumps	
<i>Scirpus microcarpus</i>	Small-fruited bulrush	Wet ground to 18 inches depth	18 inches
<i>Sagittaria latifolia</i>	Arrowhead		
<b>INUNDATION 1 TO 2 FEET</b>			
<i>Agrostis exarata</i> <sup>(1)</sup>	Spike bent grass	Prairie to coast	
<i>Alisma plantago-aquatica</i>	Water plantain		
<i>Eleocharis palustris</i>	Spike rush	Margins of ponds, wet meadows	
<i>Glyceria occidentalis</i>	Western mannagrass	Marshes, pond margins	
<i>Juncus effusus</i>	Soft rush	Wet meadows, pastures, wetland margins	
<i>Scirpus microcarpus</i>	Small-fruited bulrush	Wet ground to 18 inches depth	18 inches
<i>Sparganium emersum</i>	Bur reed	Shallow standing water, saturated soils	
<b>INUNDATION 1 TO 3 FEET</b>			
<i>Carex obtusa</i>	Slough sedge	Wet ground or standing water	1.5 to 3 feet
<i>Beckmannia syzigachne</i> <sup>(1)</sup>	Western sloughgrass	Wet prairie to pond margins	
<i>Scirpus acutus</i> <sup>(2)</sup>	Hardstem bulrush	Single tall stems, not clumping	to 3 feet
<i>Scirpus validus</i> <sup>(2)</sup>	Softstem bulrush		
<b>INUNDATION GREATER THAN 3 FEET</b>			
<i>Nuphar polysepalum</i>	Spatterdock	Deep water	3 to 7.5 feet
<i>Nymphaea odorata</i> <sup>(1)</sup>	White waterlily	Shallow to deep ponds	to 6 feet

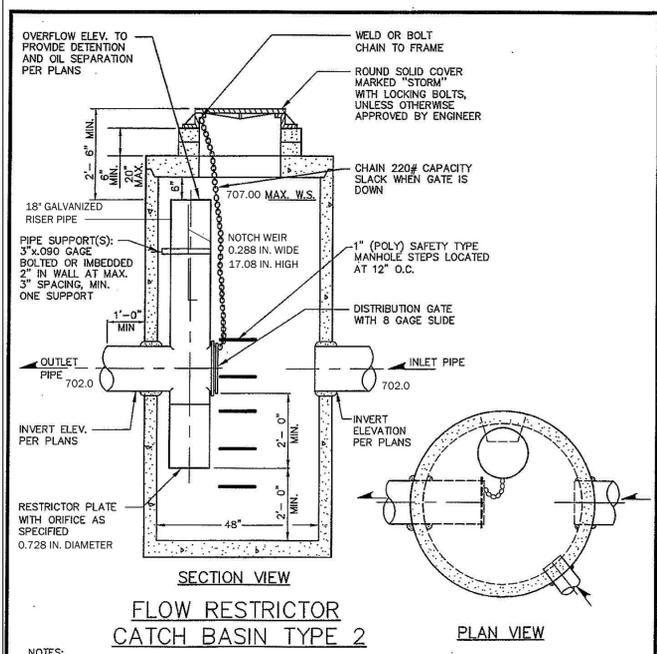
**Notes:**  
(1) Non-native species. *Beckmannia syzigachne* is native to Oregon. Native species are preferred.  
(2) *Scirpus* tubers must be planted shallower for establishment, and protected from foraging waterfowl until established. Emerging aerial stems should project above water surface to allow oxygen transport to the roots.  
Primary sources: Municipality of Metropolitan Seattle, *Water Pollution Control Aspects of Aquatic Plants*, 1990. Hortus Northwest, *Wetland Plants for Western Oregon*, Issue 2, 1991. Hitchcock and Cronquist, *Flora of the Pacific Northwest*, 1973.



**Sample Specifications:**

**Size:** 48 inches by 24 inches  
**Material:** 0.125-gauge aluminum  
**Face:** Non-reflective vinyl or 3 coats outdoor enamel (sprayed).  
**Lettering:** Silk screen enamel where possible, or vinyl letters.  
**Colors:** Beige background, teal letters.  
**Type face:** Helvetica condensed. Title: 3 inch; Sub-Title: 1½ inch; Text: 1 inch; Outer border: 1/8 inch border distance from edge: 1/4 inch; all text 1¼ inch from border.  
**Posts:** Pressure treated, beveled tops, 1½ inch higher than sign.  
**Installation:** Secure to chain link fence if available. Otherwise install on two 4"x4" posts, pressure treated, mounted atop gravel bed, installed in 30-inch concrete filled post holes (8-inch minimum diameter). Top of sign no higher than 42 inches from ground surface.  
**Placement:** Face sign in direction of primary visual or physical access. Do not block any access road. Do not place within 6 feet of structural facilities (e.g. manholes, spillways, pipe inlets).  
**Special Notes:** This facility is lined to protect groundwater (if a liner that restricts infiltration of stormwater exists).

**POND SIGN**  
N.S.



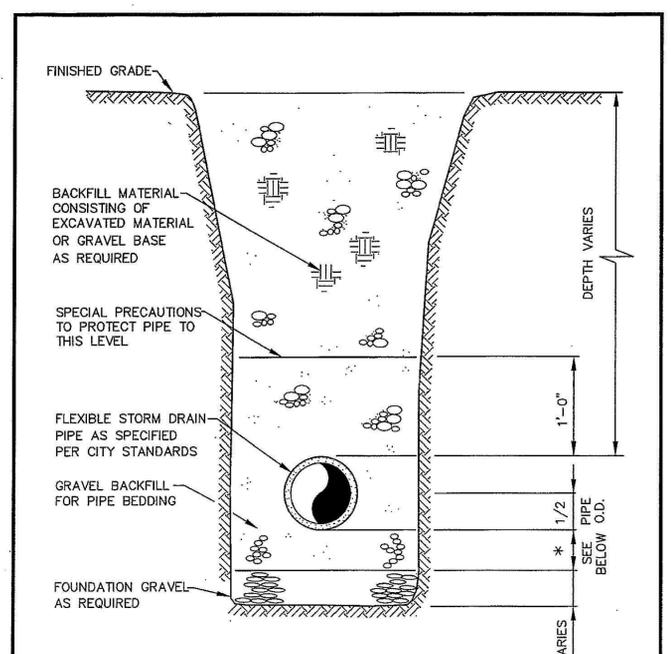
**NOTES:**

1. PIPE SIZES AND SLOPES: PER PLANS
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS
3. METAL PARTS: CORROSION RESISTANT. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1
4. FRAME AND LADDER OR STEPS OFFSET SO:
  - A. CLEANOUT GATE IS VISIBLE FROM TOP
  - B. CLIMB-DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE
  - C. FRAME IS CLEAR OF CURB
5. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4"

**CITY OF BUCKLEY**  
**FLOW RESTRICTOR CATCH BASIN TYPE 2**

APPROVED:	DWG. NO.
PUBLIC WORKS DEPT.	CB-2
DATE: 8/93	SCALE: NONE
DRWN: E.S.T.	CHKD: T.J.O.

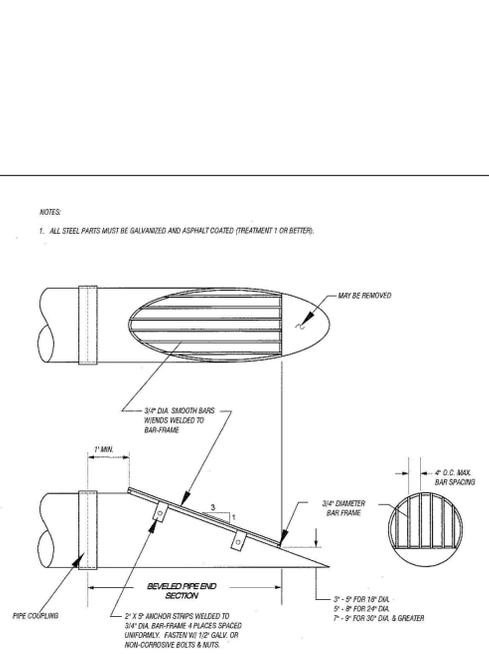
**FLOW CONTROL STRUCTURE**



**CITY OF BUCKLEY**  
**STORM DRAIN PIPE TRENCH SECTION**

APPROVED:	DWG. NO.
PUBLIC WORKS DEPT.	STOM-6
DATE: 7/95	SCALE: NONE
DRWN: S.L.B.	CHKD: T.J.O.

\* 4-INCHES FOR PIPE 18-INCH DIA. AND LESS 6-INCHES FOR PIPE GREATER THAN 18-INCH DIA.



**CITY OF BUCKLEY**  
**DEBRIS BARRIER**  
N.S.

CALL 48 HOURS BEFORE YOU DIG  
1-800-424-5555

**APPROVED FOR CONSTRUCTION**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FOR CITY OF BUCKLEY

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD THE CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS.

**GRADING AND PAVING PARCEL 566500 0361**  
28238 SR 410 E  
FILE #  
PARCEL # 566500 0361  
**FLOW CONTROL STRUCTURE DETAILS**

ENGINEER: **FSP** PLAT & SITE CIVIL DESIGN, LLC  
37702 280th PI SE  
ENUNCLAW, WA 98022 (253) 394-6990

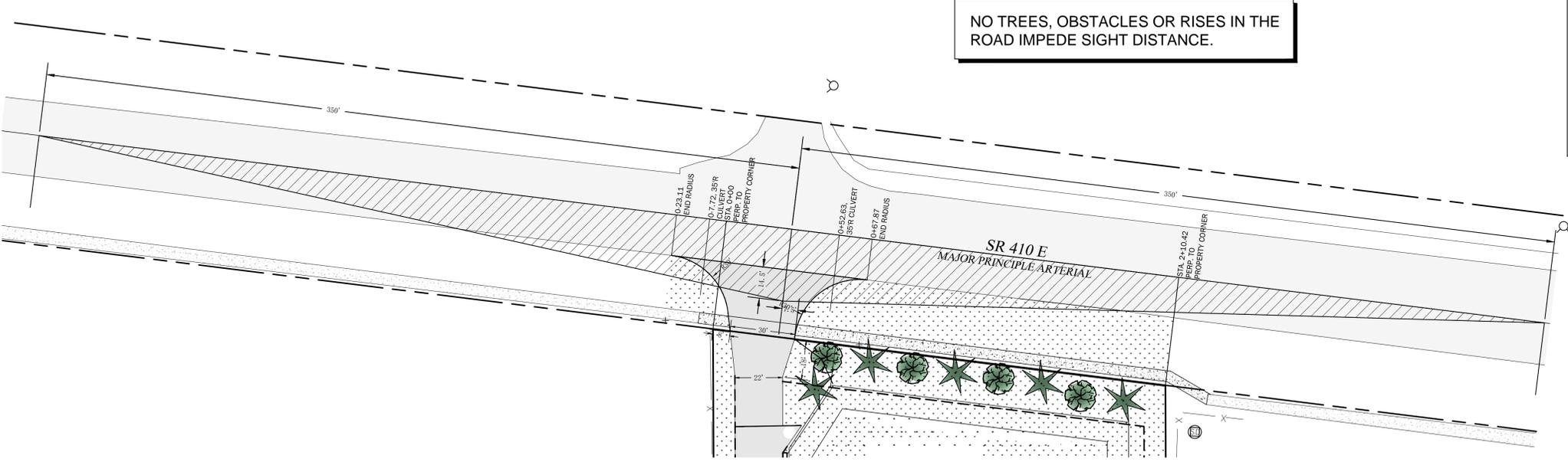
DESIGNED BY: D. ALFREDSON  
DRAWN BY: D. ALFREDSON

APPLICANT: **ALBERT KUEHN**  
2801 240th AVE E  
BUCKLEY, WA 98021-7494

REGISTERED PROFESSIONAL ENGINEER  
STATE OF WASHINGTON  
NO. 34441  
EXPIRES 12/31/2008

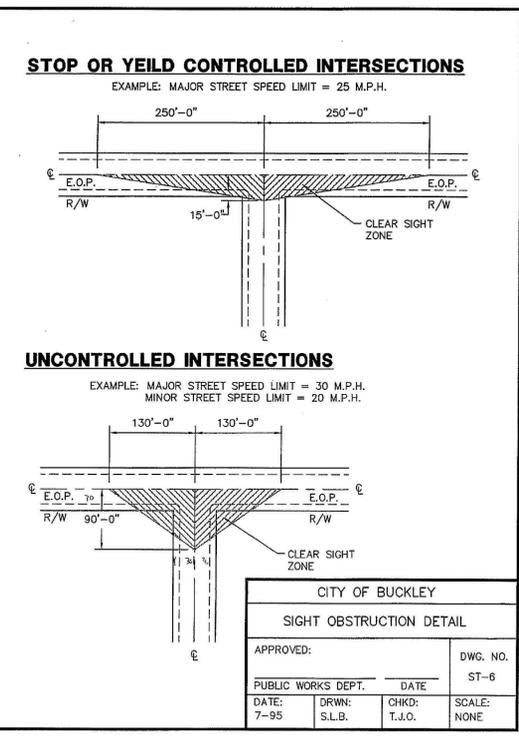
SHEET 8 OF 9





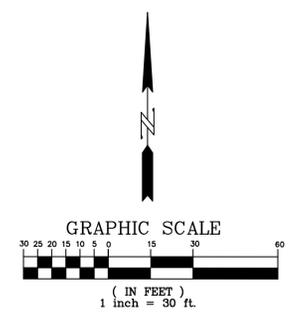
NO TREES, OBSTACLES OR RISES IN THE ROAD IMPEDE SIGHT DISTANCE.

SIGHT DISTANCE



DESIGNED BY D. ALFREDSON  
DRAWN BY D. ALFREDSON

**PLAT & SITE CIVIL DESIGN, LLC**  
37702 280th PI SE  
ENUMCLAW, WA 98022 (253) 334-6990  
APPLICANT: ALBERT KUEHN  
BUCKLEY, WA 98321-7494  
OWNER: ALBERT KUEHN  
8801 280th Ave E  
BUCKLEY, WA 98321-7494



CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555

APPROVED FOR CONSTRUCTION  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FOR CITY OF BUCKLEY  
THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD THE CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS.

GRADING AND PAVING PARCEL 566500 0361  
28238 SR 410 E  
FILE #  
PARCEL # 566500 0361  
SIGHT DISTANCE EXHIBIT

# TOPOGRAPHIC SURVEY

## 28238 SR 410 EAST

A portion of the SE1/4 of the SW 1/4 SEC04-TWP19N-R6E, W.M.  
SITE CONDITIONS AS OF 05/08/2015

### NOTES

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED THIS SURVEY. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.

### LEGAL DESCRIPTIONS

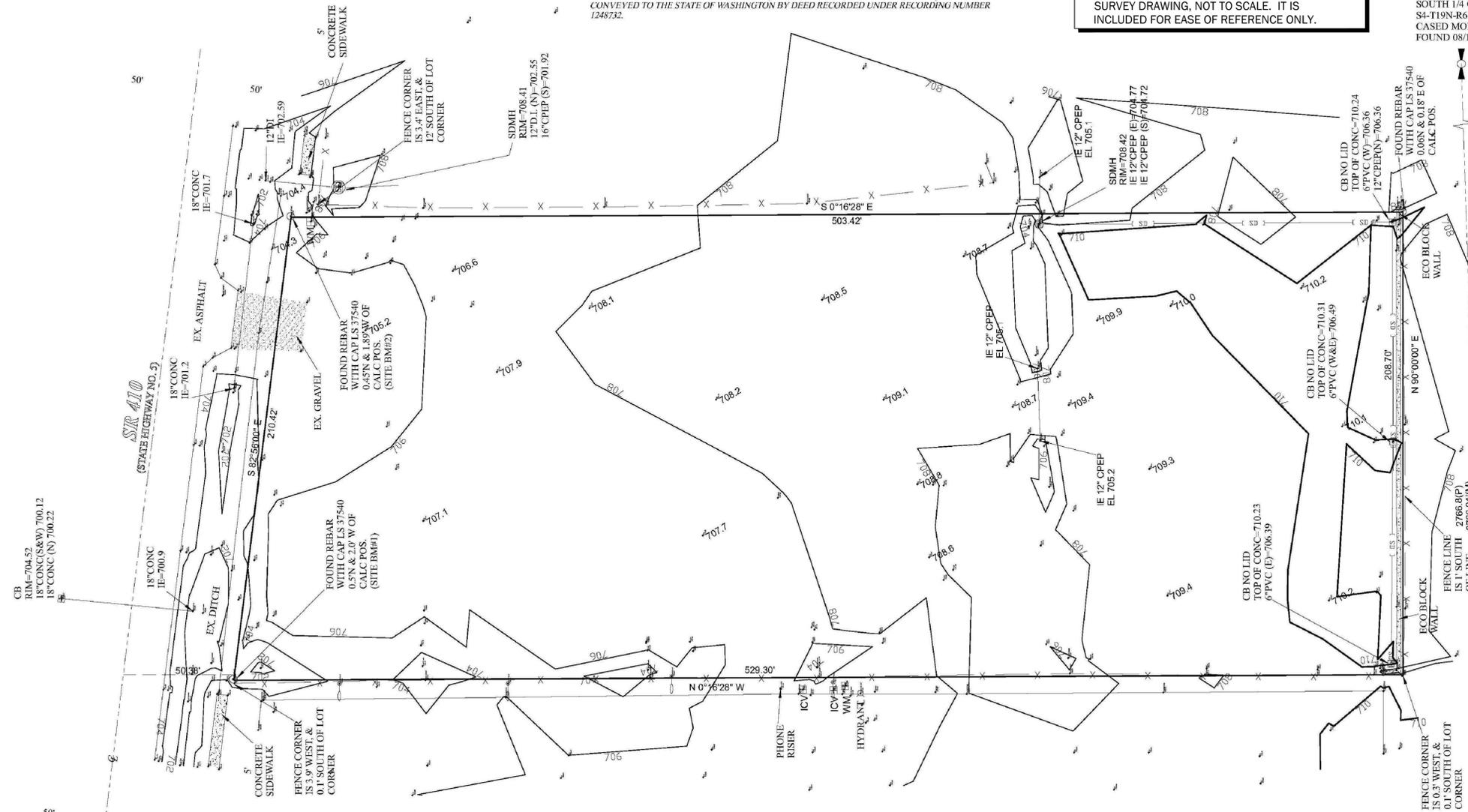
THAT PORTION OF TRACT 49, MCHUGH TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 100, IN PIERCE COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTH MARGIN OF STATE ROUTE 410 (ALSO KNOWN AS STATE HIGHWAY NO. 5) WHICH WAS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 1248732.

THIS IS A REPRODUCTION OF THE ORIGINAL SURVEY DRAWING, NOT TO SCALE. IT IS INCLUDED FOR EASE OF REFERENCE ONLY.

### LEGEND

- OTHER CORNERS FOUND
- × BOARD FENCE
- CHAINLINK FENCE
- ⊙ SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ STORM DRAIN CATCH BASIN
- MONUMENT LINE
- R/W LINE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ POWER POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ POWER METER
- ⊕ OVERHEAD POWER LINES
- ⊕ GAS VALVE
- ⊕ SIGN

SOUTH 1/4 CORNER  
S4-T19N-R6E, W.M.  
CASED MONUMENT  
FOUND 08/1993



### REFERENCE SURVEYS

MCHUGH TRACT VOLUME 8 OF PLATS, PAGE 100  
RECORD OF SURVEY REC#8611120577  
RECORD OF SURVEY REC#8701060355

### BENCH MARK

TOP OF CONCRETE MONUMENT IN CASE MONUMENT AT THE INTERSECTION OF MASON AVENUE AND NACHES STREET IN THE CITY OF BUCKLEY, PIERCE COUNTY WASHINGTON.  
ELEVATION 713.28(NGVD 1929)

### SITE BENCH MARKS

SITE BM# 1. REBAR WITH CAP LS 37540 NEAR THE NORTHWEST PROPERTY CORNER ELEVATION = 702.91 (NGVD29)  
SITE BM# 2. REBAR WITH CAP LS 37540 NEAR THE NORTHEAST PROPERTY CORNER ELEVATION = 704.63 (NGVD29)

### BASIS OF BEARING

N 82°56'00" W

WEST LINE OF THE SOUTHWEST QUARTER S4-T19N-R6E, W.M. PER MCHUGH TRACT VOL 8, PAGE 100 RECORDS OF PIERCE COUNTY

### EQUIPMENT USED

LEICA TCPR 1203-R1000 TOTAL STATION  
LEICA SMARTWORX VIVA DATA COLLECTOR

### SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE

REQUEST OF ALBERT KUEHN

THIS 12TH DAY OF MAY 2015.

CERTIFICATE NO. L.S. 45788  
PROFESSIONAL LAND SURVEYOR PAUL KUHNLE



WEST 1/4 CORNER  
S4-T19N-R6E, W.M.  
SURFACE BRASSY  
FOUND 08/1993  
VISITED 08/2014

SOUTHWEST CORNER  
S4-T19N-R6E, W.M.  
CASED MONUMENT  
FOUND 08/1993  
VISITED 08/2014

1162.53'

1369.52'  
S 0°00'00" E  
2532.05'(M)  
2512.9'(P)

GRAPHIC SCALE  
1"=30'

TOPOGRAPHIC SURVEY  
**ALBERT KUEHN**  
A PORTION OF S4-T19N-R6E, W.M.  
PIERCE COUNTY, WASHINGTON

HOLMVIK, DEWITT, GALLION & ASSOC., LLC.  
LAND SURVEYING & ENGINEERING SUPPORT  
1036 COLE STREET, ENUNUKLAH, WA 98022 (360) 925-6963  
www.hdgallion.com



**PKUHNLE**  
DRAWN BY  
05/12/2015  
DATE  
**KUEHN**  
PROJECT NAME

SHEET 1

NO REVISIONS

DATE