

Hearing Examiner

Burnham Drive Apartments

PL-SPP-18-0001 et al

Exhibit B

SECTION 6, TOWNSHIP 21N, RANGE 02E, W.M.

BURNHAM DRIVE APARTMENTS

PROJECT No. PL-SPP-18-0001

Firm's PROJECT No. 15-204



CONTOUR ENGINEERING LLC

MAILING: P.O. BOX 949

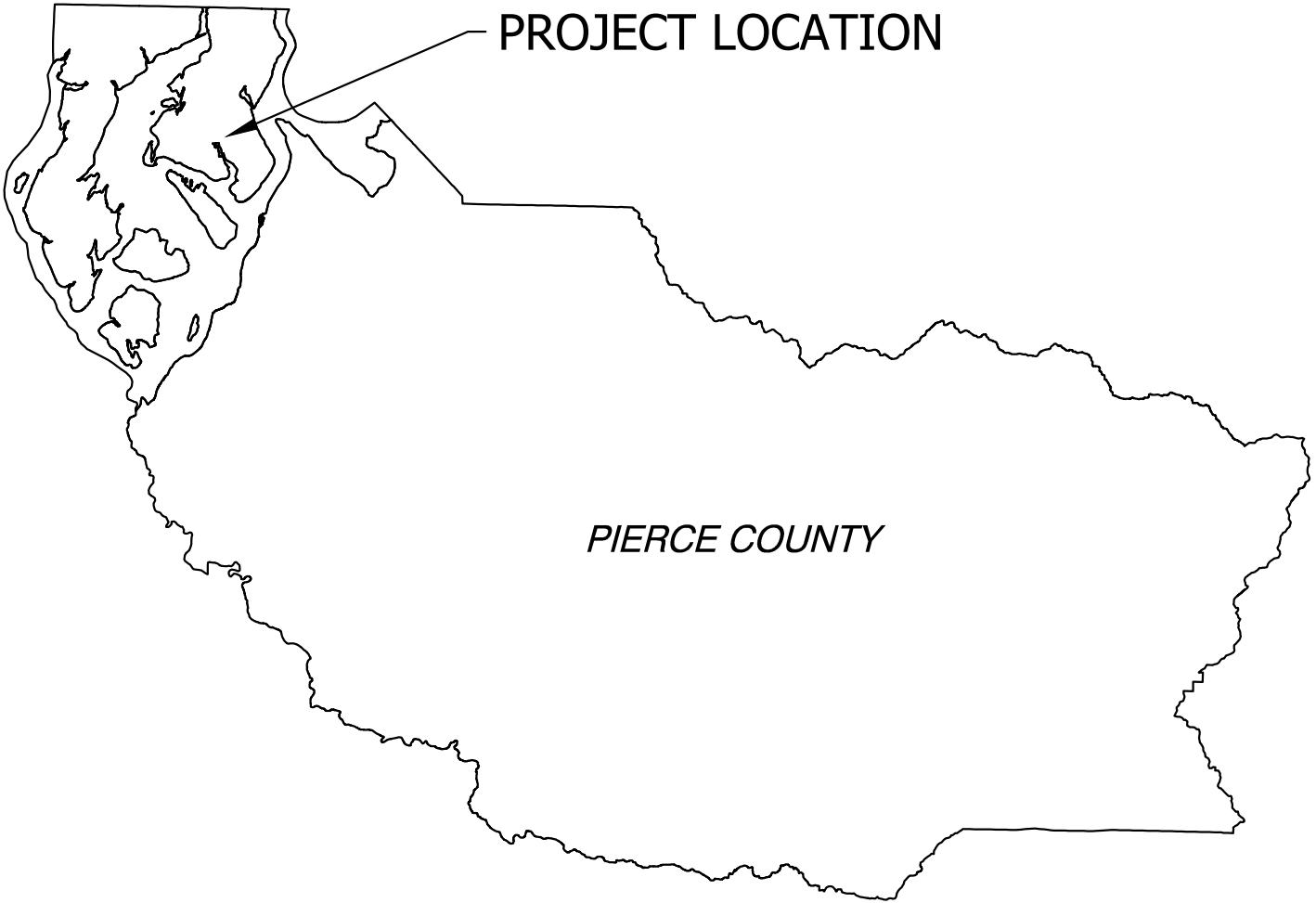
PHYSICAL: 4706 97TH ST NW SUITE 100

GIG HARBOR, WA 98335

(253) 857-5454

VICINITY MAP

SCALE: N.T.S.



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ISSUED FOR CONSTRUCTION FOR THE CITY OF GIG HARBOR

DATE: _____

A portion of the NW 1/4 of the NE 1/4 of Section 06, Township 21 N., Range 2 E., W.M.
City of Gig Harbor, Pierce County, Washington

THE NORTH HALF OF THE FOLLOWING:
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE
MERIDIAN, LYING EASTERLY OF THE G16 HARBOR-LONGBRANCH COUNTY ROAD,
EXCEPT THE NORTH HALF OF THE G16 HARBOR-LONGBRANCH COUNTY ROAD;
OF THE NORTHEAST QUARTER OF SAID SECTION 6;

ALSO EXCEPT THE SOUTH 547 FEET THEREOF;

ALSO EXCEPT FROM SAID NORTH HALF, THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST
QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE
WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF
OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE
MERIDIAN; AND PROCEEDING SOUTHWEST ALONG THE WEST BOUNDARY OF
SAYD QUARTER, SAID PORTION BEING APPROXIMATELY SOUTH 0° 28' 00"
WEST 149 FEET TO THE CORNER OF THE NORTH QUARTER OF THE NORTHEAST QUARTER
OF SECTION 6;

THENCE WITH BR 94° 143' 04" EAST 378 FEET;
THENCE SOUTH 0° 14' 10" WEST 150 FEET;
THENCE NORTH BR 94° 043' 04" WEST 215.95 FEET TO THE EAST BOUNDARY OF
G16 HARBOUR-LONGBRANCH COUNTY ROAD;
THENCE ON THE CURVE TO THE LEFT THE RADIUS OF WHICH IS 550.87 FEET
ALONG THE EAST LINE OF SAID COUNTY ROAD, A DISTANCE OF 223.95 FEET
TO THE POINT BEGINNING.

EXCEPT THAT PORTION LYING WITHIN PARCEL, A OF RECORD OF SURVEY
BOUNDARY LINE RESOLUTION, RECORDED UNDER RECORDING NO. 201709075001.
RECORDS OF PIERCE COUNTY, WASHINGTON.

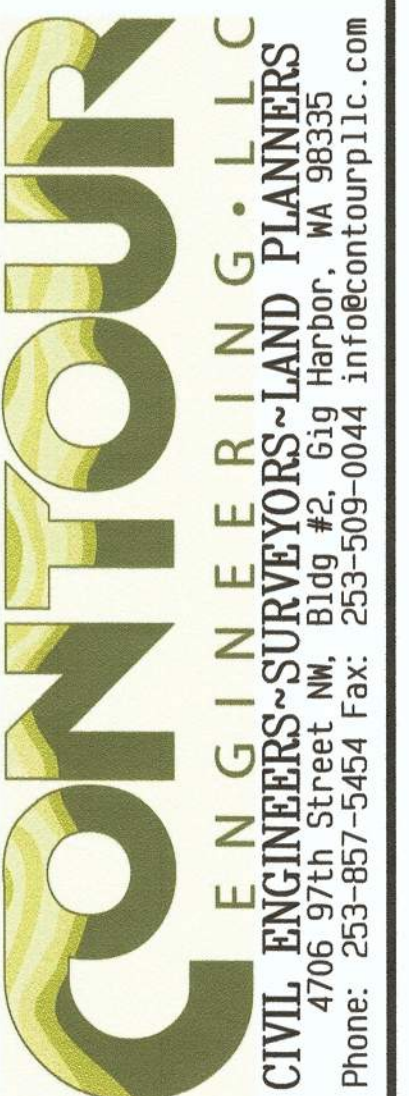
SITUATE IN THE COUNTY OF PIERCE AND STATE OF WASHINGTON.

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A THREE (3) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METHOD (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF MAC 332-130-090.
- 2) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED MARCH 02, 2016, THE DATE OF THIS FIELD SURVEY.
- 3) LEGAL DESCRIPTION PROVIDED BY CLIENT. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 4) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- 5) IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY EFFECT THIS SITE.

GRID NORTH. BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT
GRID WASHINGTON STATE SOUTH ZONE COORDINATES, THE NORTH AMERICAN
DATUM OF 1983/2011 (ND 83/2011 EPOCH 2010.00) GRID COORDINATES
WERE FOUND TO BE 740613.52 / 1122532.19 AT A PUNCH IN
3" SURFACED BRASS DISK AT THE NORTHEAST CORNER OF SECTION 6,
TOWNSHIP 21N, RANGE 3E, ZONE 10N. THE GRID COORDINATES
OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999948326
AND THE GRID SCALE FACTOR OF 1.000027780 WAS APPLIED
TO THE GRID COORDINATES FOR SHOWN GRID DISTANCES.

BASE: COUNTY CORS STATION "PRDY"
ELEVATION= 345.462' (NAVD 88)

⊙	= FOUND MONUMENT AS NOTED.	⦿	= GUY WIRE ANCHOR (GW)
⊙	= FOUND CORNER AS NOTED	⦿	= POWER METER (PM)
⊙	= SANITARY SEWER MANHOLE (SSMH)	PP/T =	POWER POLE WITH TRANSFORMER
◇	= SANITARY SEWER STUB (SSSO)	PP/UP =	POWER POLE WITH UNDERGROUND POWER
⊙	= SANITARY CLEAN OUT (SSCO)	⦿	= TELEPHONE POLE (TP)
■	= CATCH BASIN (CB)	⦿	= TELEPHONE JUNCTION BOX (TJB)
△	= WATER VALVE (WV)	TV	= TELEPHONE VAULT
⊙	= WATER METER (WM)	⦿	= GUY WIRE ANCHOR (GW)
⊙	= HYDRANT (FH)	⦿	= POWER METER (PM)
⊙	= WATER BLOWOFF (WBO)	⦿	= BOLLARD
⊙	= FAUCET	◇	= SIGN
		⦿	= MAIL BOX (MB)
		EMG =	EDGE OF MAINTAINED GROUND

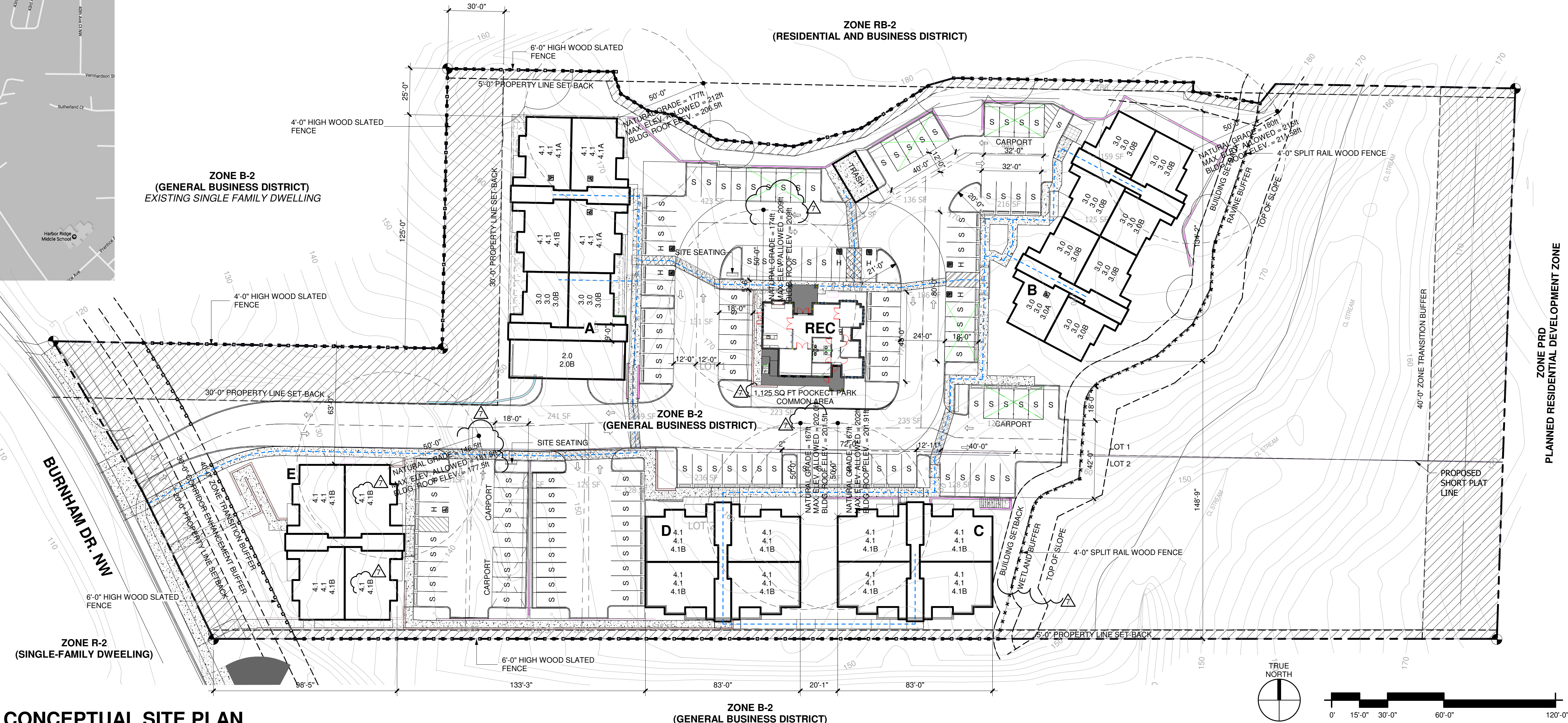
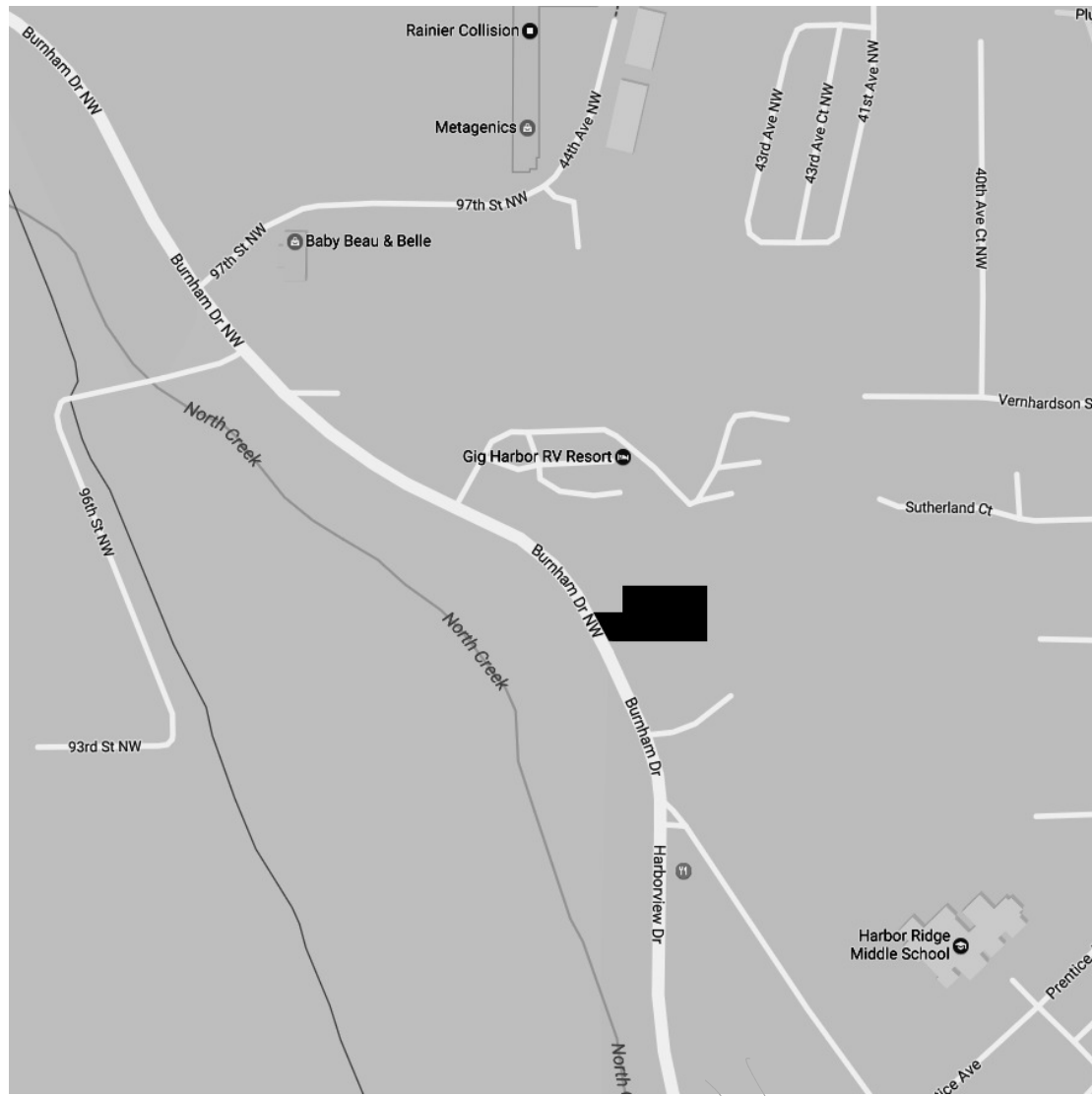


SHEET TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

P.O. Box 883
Gig Harbor, WA 98335

DRAWN BY: LN
SURVEYOR: S. WOODS, PLS
CHECKED: SW
SEC 06 T 21N R 2E WM
DATE: FEB 11, 2016
REVISED: DEC 7, 2017
PROJECT: 15-204
DWG NAME: 15-204B

SHEET	REV.
S-1	
1 OF 1	



CONCEPTUAL SITE PLAN

1" = 30'-0"

PROJECT STATISTICS

PROJECT SCOPE	PROPOSED MULTI-FAMILY RESIDENCES
LEGAL DESCRIPTION	A PORTION OF THE NE 1/4 OF SECTION 06, TOWNSHIP 21 N, RANGE 02 E, W.M
PROJECT LOCATION	9411 BURNHAM DR. GIG HARBOR, WASHINGTON
ZONING JURISDICTION	CITY OF GIG HARBOR
SITE ZONING	B-2
SET BACK - FRONT YARD:	20'-0"
SET BACK - REAR YARD:	20'-0"
SET BACK - SIDE YARD:	5'-0"
SET BACK - FLANKING STREET:	10'-0"
SET BACK - ZONE TRANSITION:	40'-0"
SET BACK - SIDE YARD:	30'-0" (SINGLE-FAMILY DWELLING)
UNIT DENSITY / PER ACRE:	27.9 UNITS PER ACRE 27.9 X 2.797 ACRES = 78 78 UNITS ALLOWED
BUILDING HEIGHT LIMIT	35'-0" (GHMC 17.36.080)
LOT COVERAGE TOTAL:	2.797 ACRES / 104,532 sq.ft.

SITE AREA

PROPERTY	AREA	ACCESS ROAD LOOP	AREA (SF)
SITE AREA	2.797 acres	-17,305 SF	104,532 SF

NOTES:
THIS PROJECT WILL PLEA FOR EXEMPTION FOR THE ROUTE OF TRAVEL REQUIREMENT DUE TO "SITE STEEP SLOPES"

CODE ANALYSIS

CODE:	2015 IBC 2015 WSEC 2009 ICC A117.1-2009
OCCUPANCY:	R-2 (RESIDENTIAL) B (RECREATIONAL) U (PRIVATE GARAGE)
CONSTRUCTION TYPE:	VB - APARTMENTS VB - RECREATIONAL
BUILDING TYPE:	3 STORY (APARTMENTS)
FIRE SPRINKLERS:	NFPA 13R
BASE ALLOWABLE AREA (APARTMENTS):	7,000 S.F. (TABLE 506.2)
ALLOWABLE HEIGHT (APARTMENTS):	3 STORIES PER 2015 IBC SECTION 504.2)

STRUCTURES ON SITE

STRUCTURES	FIRE SPRINKLERS	OCCUPANCY	CONSTRUCTION TYPE	BUILDING TYPE	COUNT
APARTMENT BUILDINGS	N/A	R-2	VB	3-STORY	7
CARPORTS	N/A	U	VB	1-STORY	7
RECREATIONAL BUILDING	N/A	A-3, B	VB	1-STORY	1
TRASH ENCLOSURE	N/A	U	VB	1-STORY	1
TOTAL STRUCTURES ON SITE:					14

UNIT MATRIX - NET AREAS

UNIT #	UNIT NAME	AREA
2.0		
2.0	LIVING SPACE	960 SF
2.0	PATIO	110 SF
2.0	STORAGE	20 SF
		1,090 SF
3.0		
3.0	LIVING SPACE	620 SF
3.0	PATIO	80 SF
3.0	STORAGE	20 SF
		720 SF
4.1		
4.1	LIVING SPACE	900 SF
4.1	PATIO	70 SF
4.1	STORAGE	20 SF
		990 SF
		2,810 SF

NOTE:
NO MINIMUM DENSITY IS SPECIFIED WITHIN THE B-2 ZONE.

BUILDING AREA (GROSS)

NAME	LEVEL	AREA
BUILDING A		
BUILDING A (GARAGE)	L0	8,740 SF
BUILDING A	L1	7,940 SF
BUILDING A	L2	7,500 SF
BUILDING A	L3	6,000 SF
		30,180 SF
BUILDING B		
BUILDING B	L1	7,500 SF
BUILDING B	L2	6,650 SF
BUILDING B	L3	6,650 SF
		20,800 SF
BUILDING C		
BUILDING C	L1	4,900 SF
BUILDING C	L2	4,680 SF
BUILDING C	L3	4,500 SF
		14,070 SF
BUILDING D		
BUILDING D	L1	4,910 SF
BUILDING D	L2	4,490 SF
BUILDING D	L3	4,490 SF
		13,890 SF
BUILDING E		
BUILDING E (BASEMENT)	L0	2,390 SF
BUILDING E	L1	4,840 SF
BUILDING E	L2	4,630 SF
		11,860 SF
BUILDING F		
2BDR / 2BA	Not Placed	0 SF
		0 SF
RECREATION		
RECREATION	L1	1,910 SF
OFFICE	L2	1,730 SF
		3,630 SF
TRASH ENCLOSURE		
TRASH ENCLOSURE	L1	220 SF
		220 SF
TOTAL AREA		94,650 SF

BUILDING MATRIX

BUILDING #	UNIT COUNTS
BUILDING A	20
BUILDING B	24
BUILDING C	12
BUILDING D	12
BUILDING E	10
TOTAL UNITS	78

UNIT / PARKING MATRIX (APT.)

UNIT #	BED COUNT	UNIT COUNT	PARKING/DU	STALLS REQUIRED
2.0	2	1	2	2
2.0B	2	1	2	2
3.0	1	20	1.5	30
3.0A	1	1	1.5	1.5
3.0B	1	9	1.5	13.5
4.1	2	28	2	56
4.1A	2	3	2	6
4.1B	2	15	2	30
		78		141

UNIT / PARKING MATRIX (REC)

UNIT #	COUNT	1/300S.F.	STALLS PROVIDED
RECREATION (LEASING OFFICE)	1	12	12
	1		12

PARKING STATISTICS

DESCRIPTION	TYPE	STALLS PROVIDED
GARAGE (8'-0" x 18'-0")	G	24
HANDICAP (8'-0" x 18'-0")	H	7
STANDARD (8'-0" x 18'-0")	S	122
STALLS REQUIRED: 153		153

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

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PR-CONCEPTUAL SITE PLAN

PR0.1

R D + A

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PUYALLUP, WASHINGTON 98372
P. 253.840.9405
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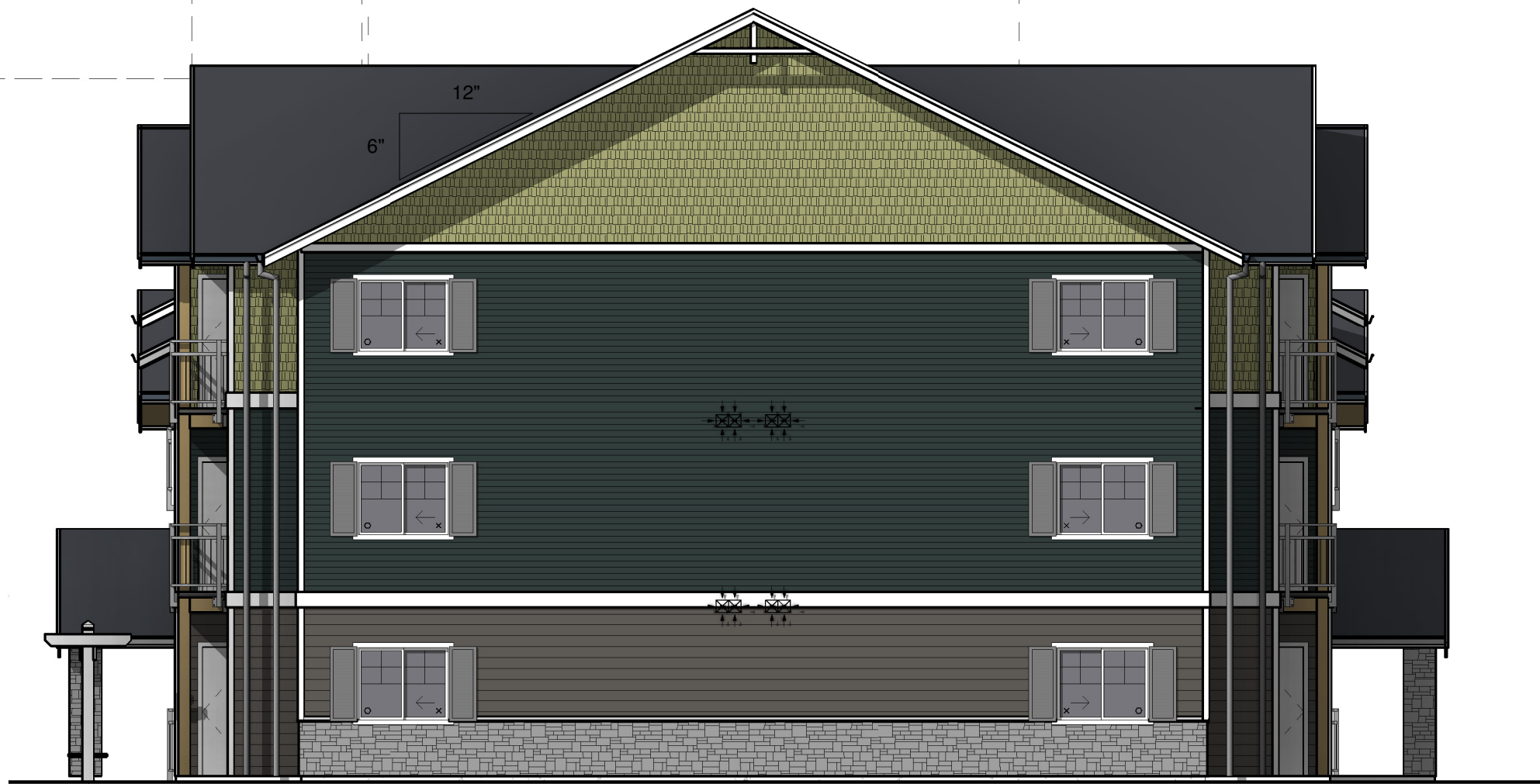
BUILDING 'A' - FRONT ELEVATION - EAST -

1/8" = 1'-0"



BUILDING 'A' - LEFT ELEVATION - SOUTH -

1/8" = 1'-0"



BUILDING 'A' - RIGHT ELEVATION - NORTH -

1/8" = 1'-0"



BUILDING 'A' - REAR ELEVATION - WEST -

1/8" = 1'-0"

BUILDING 'A' SOUTH WALL FENESTRATION %:

WALL AREA: 745 SF
FENESTRATION: 209 SF / 745 SF = 28.05%

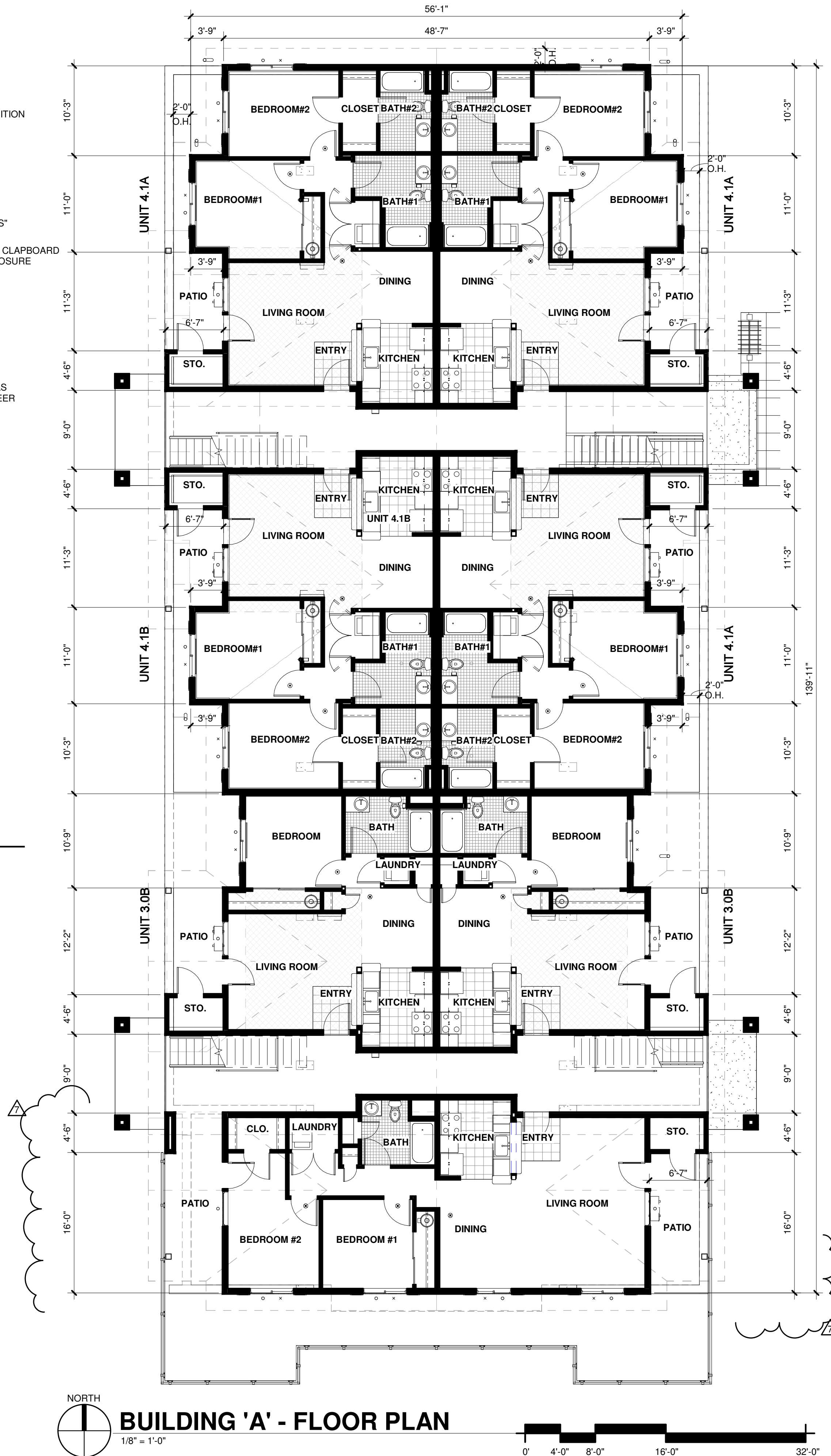
BUILDING 'A' EAST WALL FENESTRATION %:

WALL AREA: 2,949 SF
FENESTRATION: 1,095 SF / 2,949 SF = 37.13%



BUILDING 'A' - FLOOR PLAN

1/8" = 1'-0"



BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

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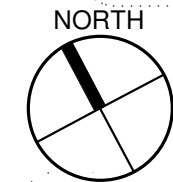
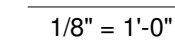
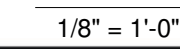
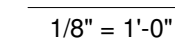
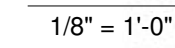
PR-CONCEPTUAL PLANS & ELEVATIONS

PR0.2

R D + A

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$$1/8'' = 1'-0''$$

WALL AREA:	1,086 SF	GLAZING AREA:	280 SF
FENESTRATION:	280 SF / 1,086 SF = 25.78%		

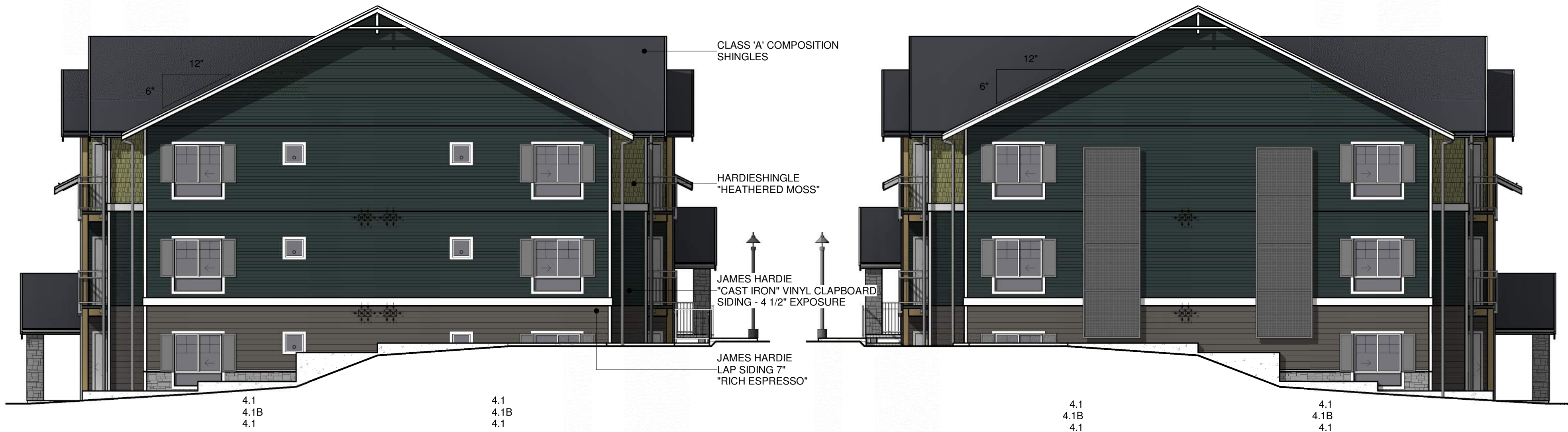
PR0.3

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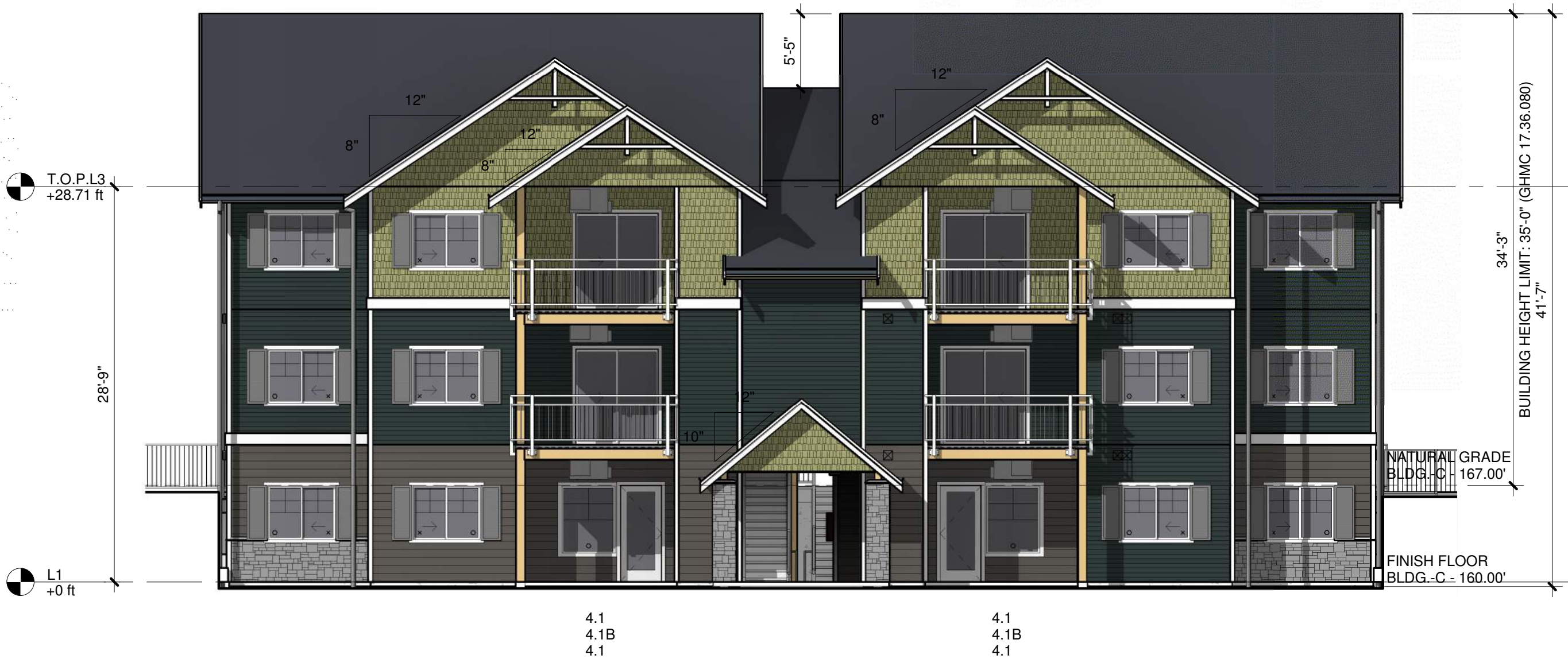


BUILDING 'C' - FRONT ELEVATION - NORTH
1/8" = 1'-0"

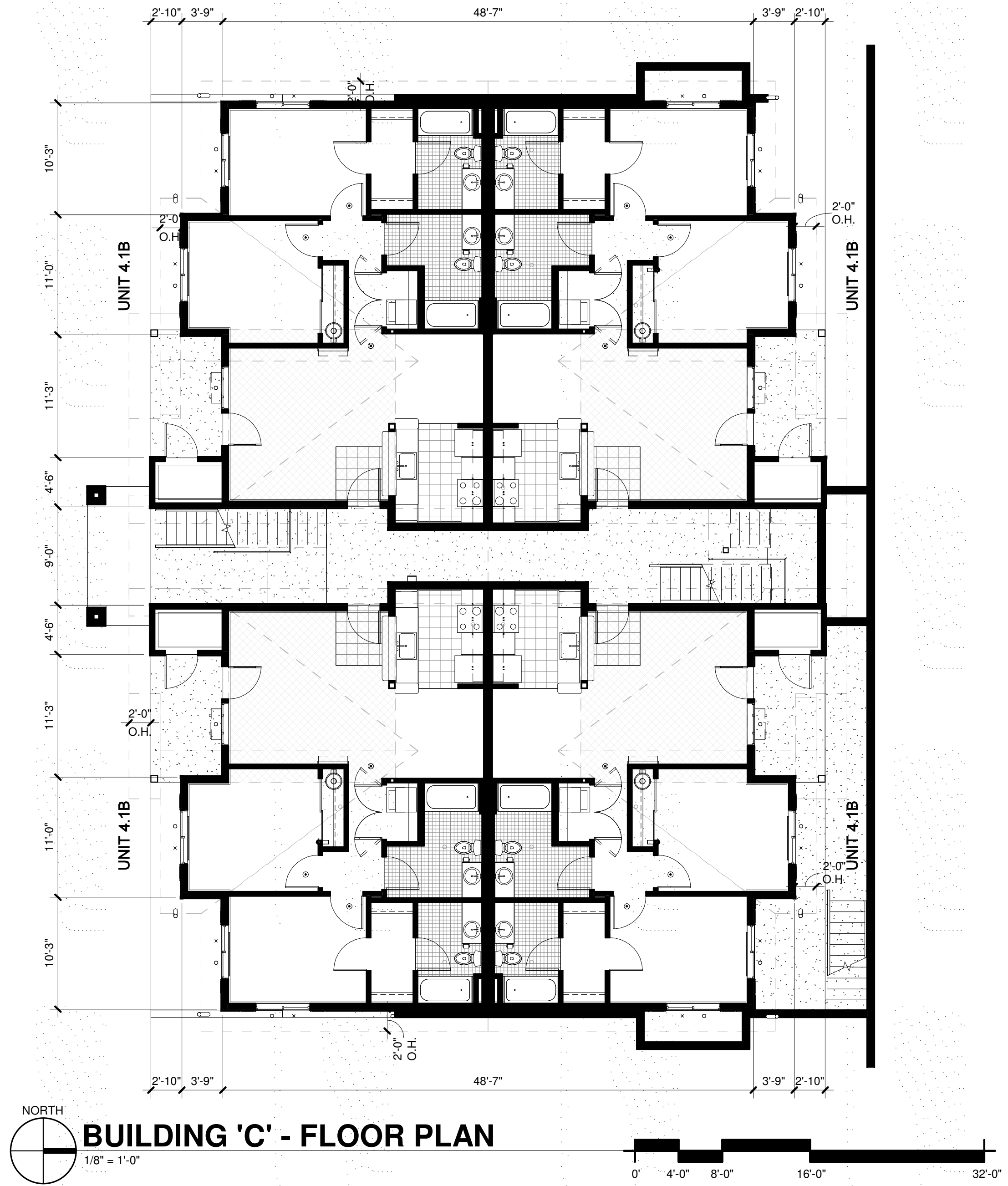


BUILDING 'C' - LEFT ELEVATION - EAST
1/8" = 1'-0"

BUILDING 'C' - RIGHT ELEVATION - WEST
1/8" = 1'-0"



BUILDING 'C' - REAR ELEVATION - SOUTH
1/8" = 1'-0"



BUILDING 'C' - FLOOR PLAN
1/8" = 1'-0"

BUILDING 'C' NORTH WALL FENESTRATION %:

WALL AREA:	2,021 SF	GLAZING AREA:	795 SF
FENESTRATION:	795 SF / 2,021 SF = 39.34%		

BUILDING 'C' EAST WALL FENESTRATION %:

WALL AREA:	1,218 SF	GLAZING AREA:	354 SF
FENESTRATION:	354 SF / 1,218 SF = 29.06%		

PR-CONCEPTUAL PLANS &
ELEVATIONS

PR0.4

R D + A

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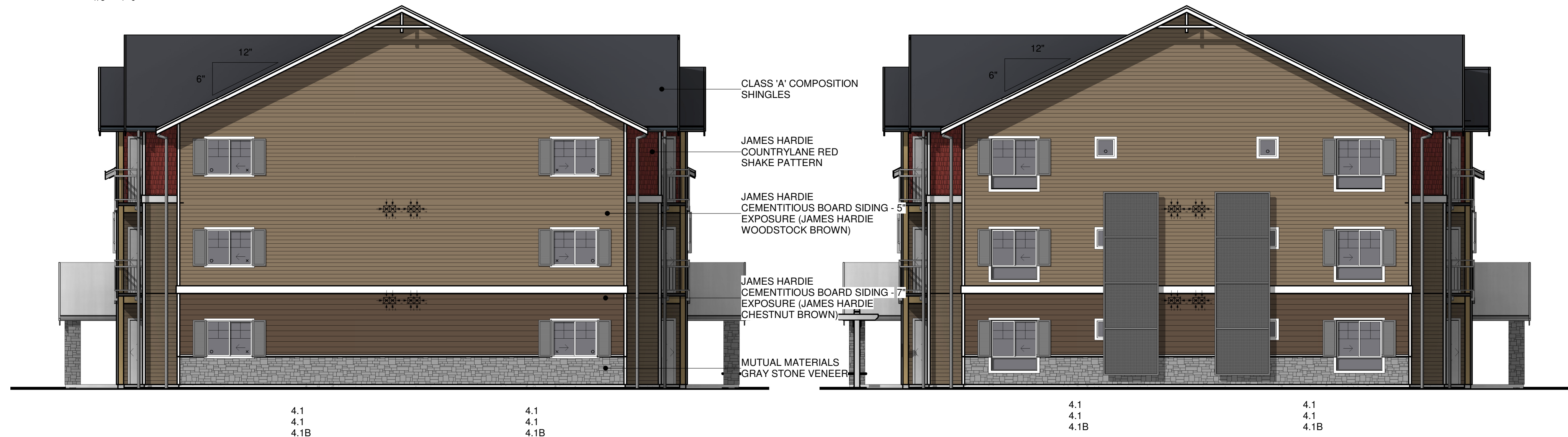
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BUILDING 'D' - FRONT ELEVATION - NORTH

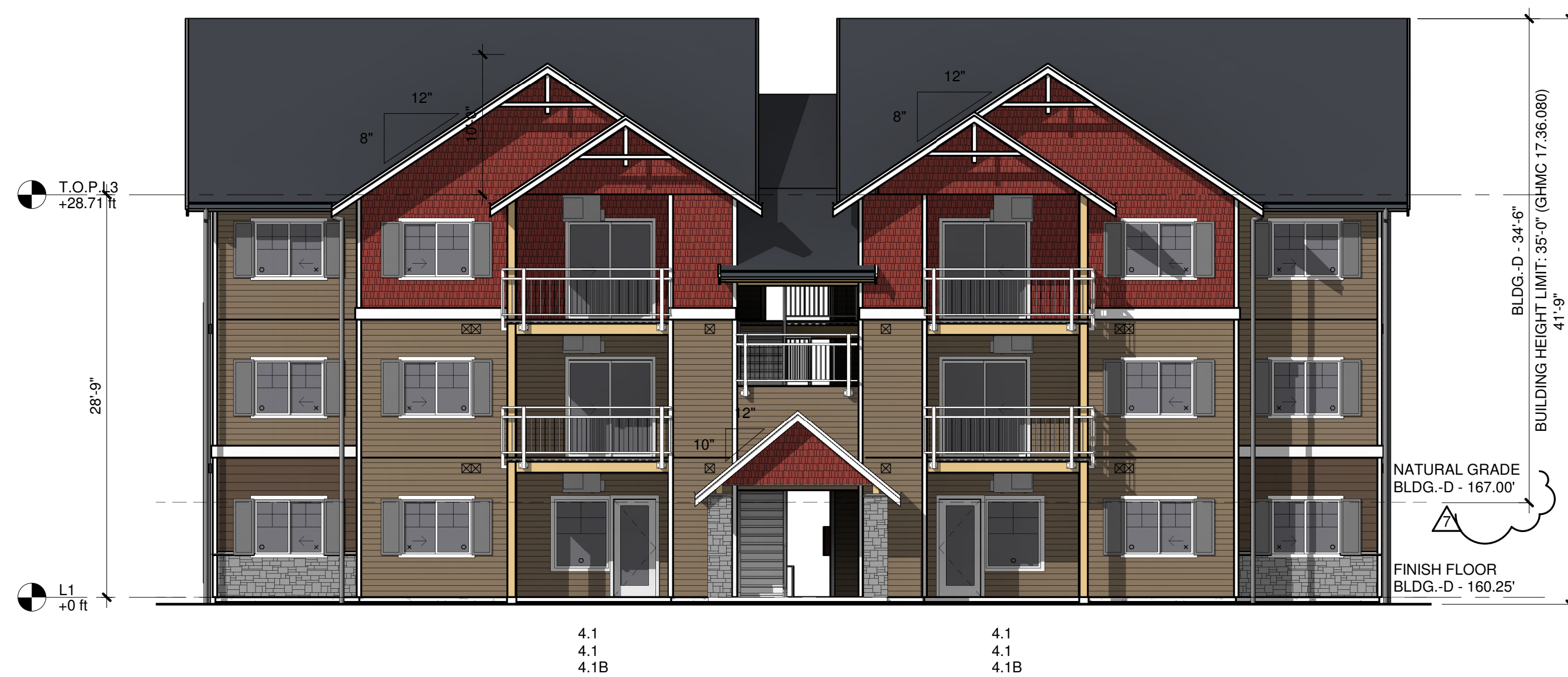
$$1/8'' = 1'-0''$$


BUILDING 'D' - LEFT ELEVATION - EAST

1/8" = 1'-0"

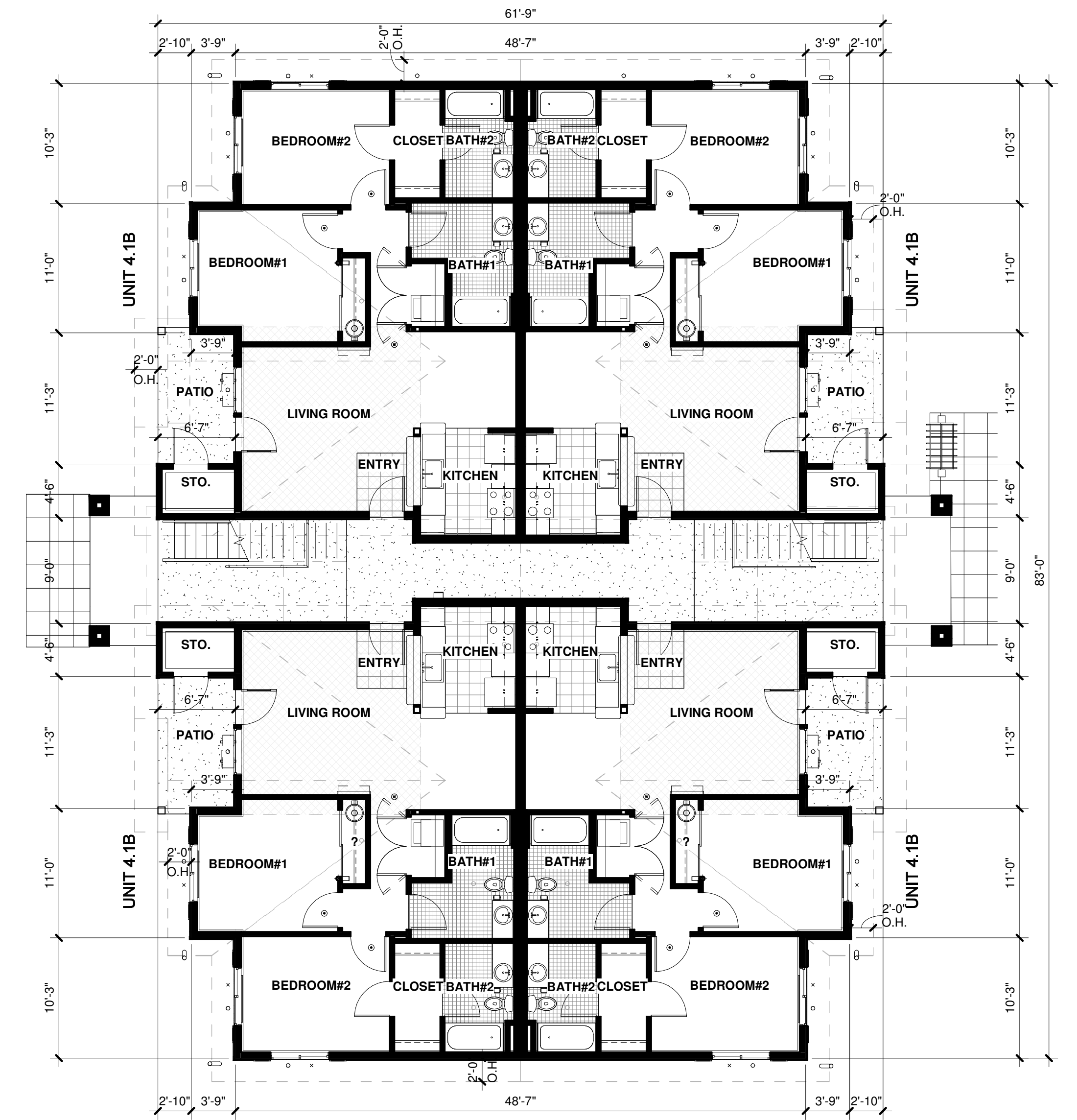
BUILDING 'D' - RIGHT ELEVATION - WEST

1/8" = 1'-0"



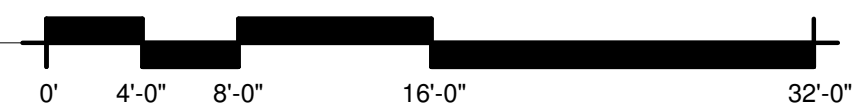
BUILDING 'D' - REAR ELEVATION - SOUTH

$1/8" = 1'-0"$



BUILDING 'D' - FLOOR PLAN

1/8" = 1'-0"



BUILDING 'D' NORTH WALL FENESTRATION %:

WALL AREA:	2,021 SF	GLAZING AREA:	795 SF
FENESTRATION:	795 SF / 2,021 SF = 39.34%		

BUILDING 'D' WEST WALL FENESTRATION %:

WALL AREA:	1,218 SF	GLAZING AREA:	354 SF
FENESTRATION:	354 SF / 1,218 SF = 29.06%		

PR-CONCEPTUAL PLANS & ELEVATIONS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

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PR0.5

R D + A

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BUILDING 'E' - FRONT ELEVATION - EAST

1/8" = 1'-0"

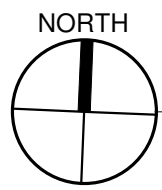
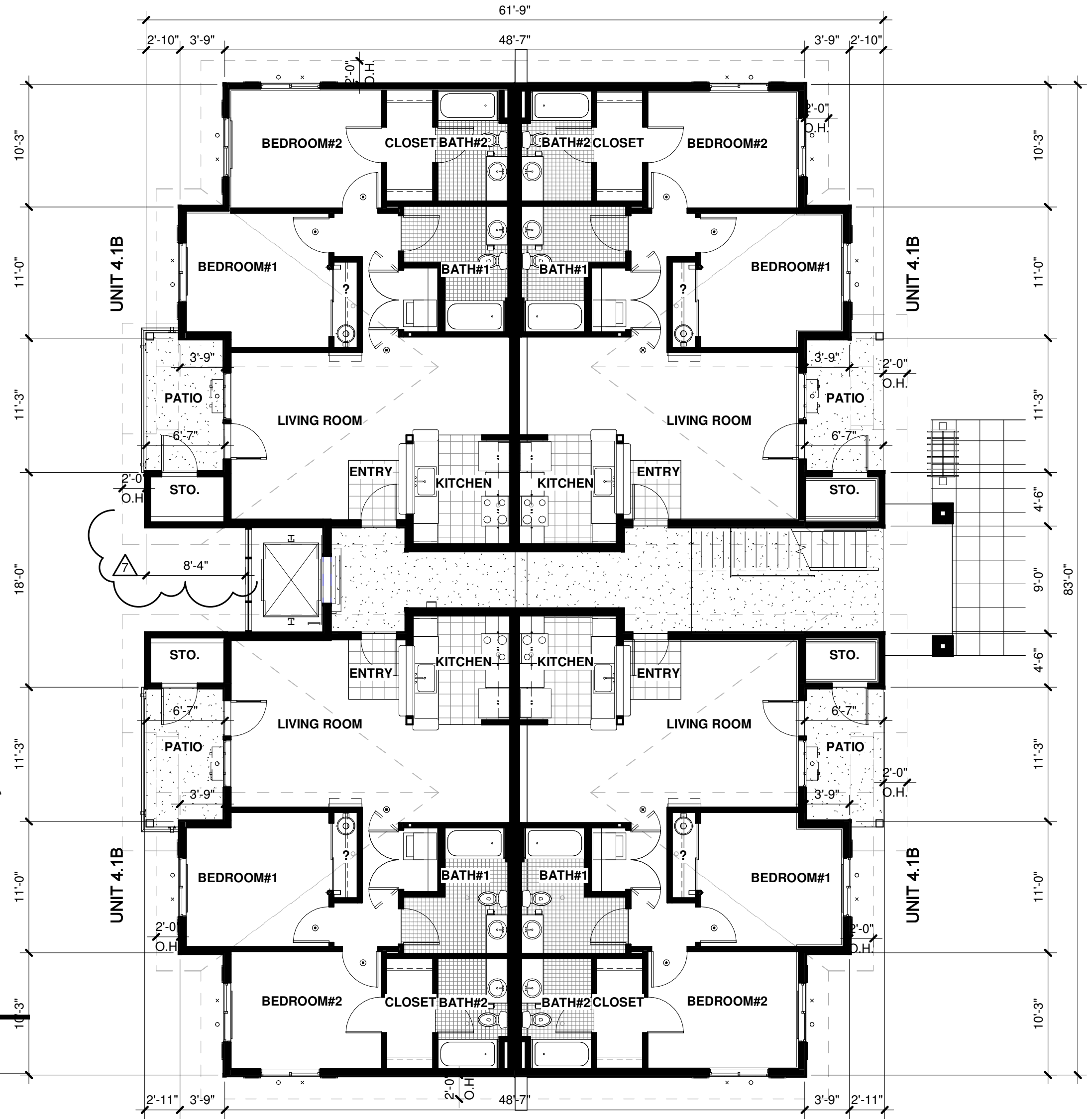


BUILDING 'E' - LEFT ELEVATION - NORTH

1/8" = 1'-0"

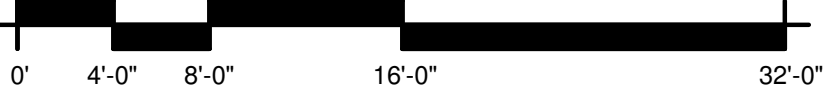
BUILDING 'E' - RIGHT ELEVATION - SOUTH

1/8" = 1'-0"



BUILDING 'E' - FLOOR PLAN

1/8" = 1'-0"



BUILDING 'E' - REAR ELEVATION - WEST

1/8" = 1'-0"

BUILDING 'E' NORTH WALL FENESTRATION %:

WALL AREA:	1,011 SF	GLAZING AREA:	138 SF
FENESTRATION:	138 SF / 1,011 SF = 13.65%		

BUILDING 'E' WEST WALL FENESTRATION %:

WALL AREA:	1,793 SF	GLAZING AREA:	961 SF
FENESTRATION:	961 SF / 1,793 SF = 53.6%		

BUILDING 'E' EAST WALL FENESTRATION %:

WALL AREA:	1,852 SF	GLAZING AREA:	795 SF
FENESTRATION:	795 SF / 1,852 SF = 42.93%		

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

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PR-CONCEPTUAL PLANS & ELEVATIONS

PR0.6

R D + A

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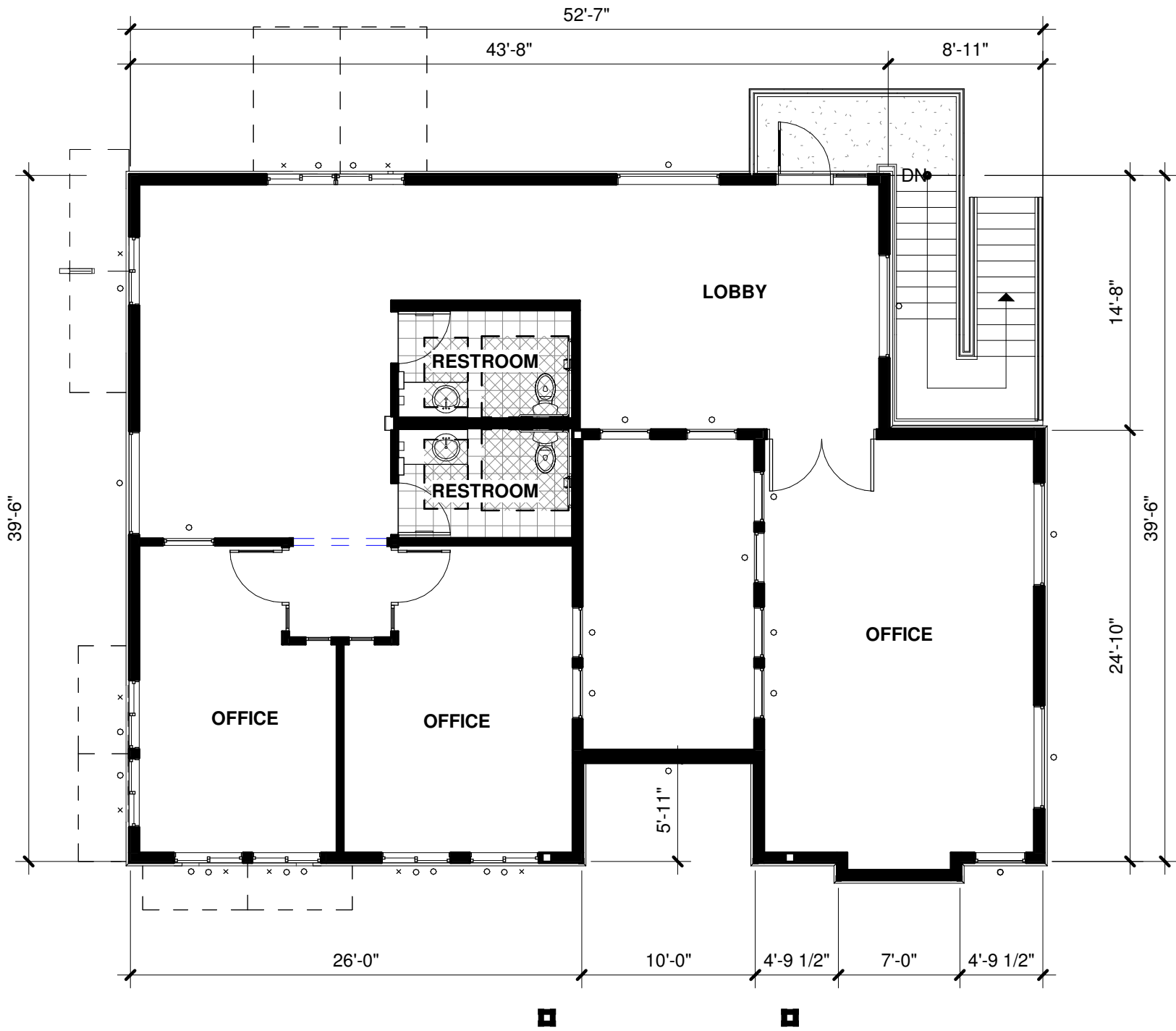
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REC NORTH WALL FENESTRATION %:

WALL AREA: 1,140 SF GLAZING AREA: 312 SF
FENESTRATION: 312 SF / 1,140 SF = 27.37%

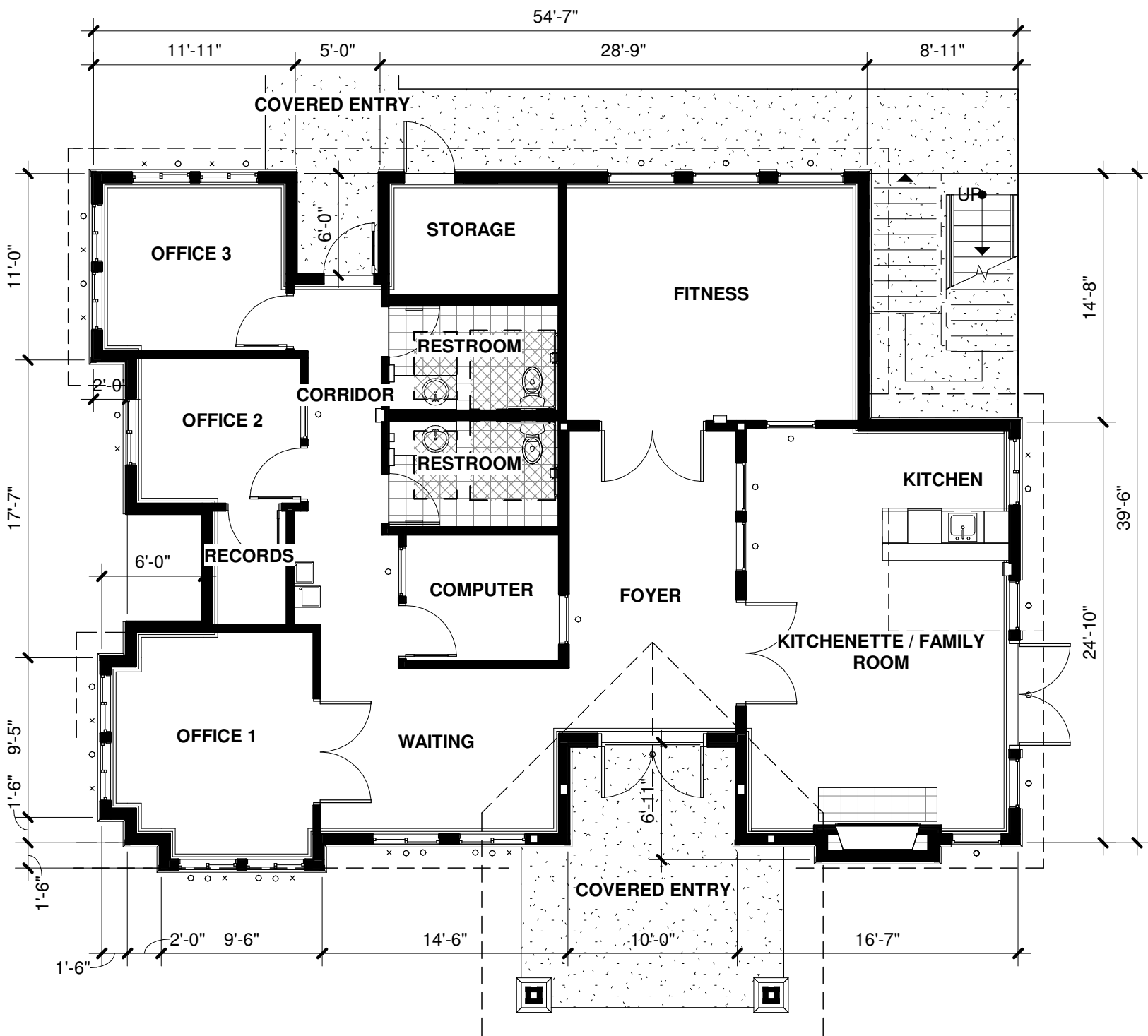
REC WEST WALL FENESTRATION %:

WALL AREA: 786 SF GLAZING AREA: 206.5 SF
FENESTRATION: 206.5 SF / 786 SF = 26.27%



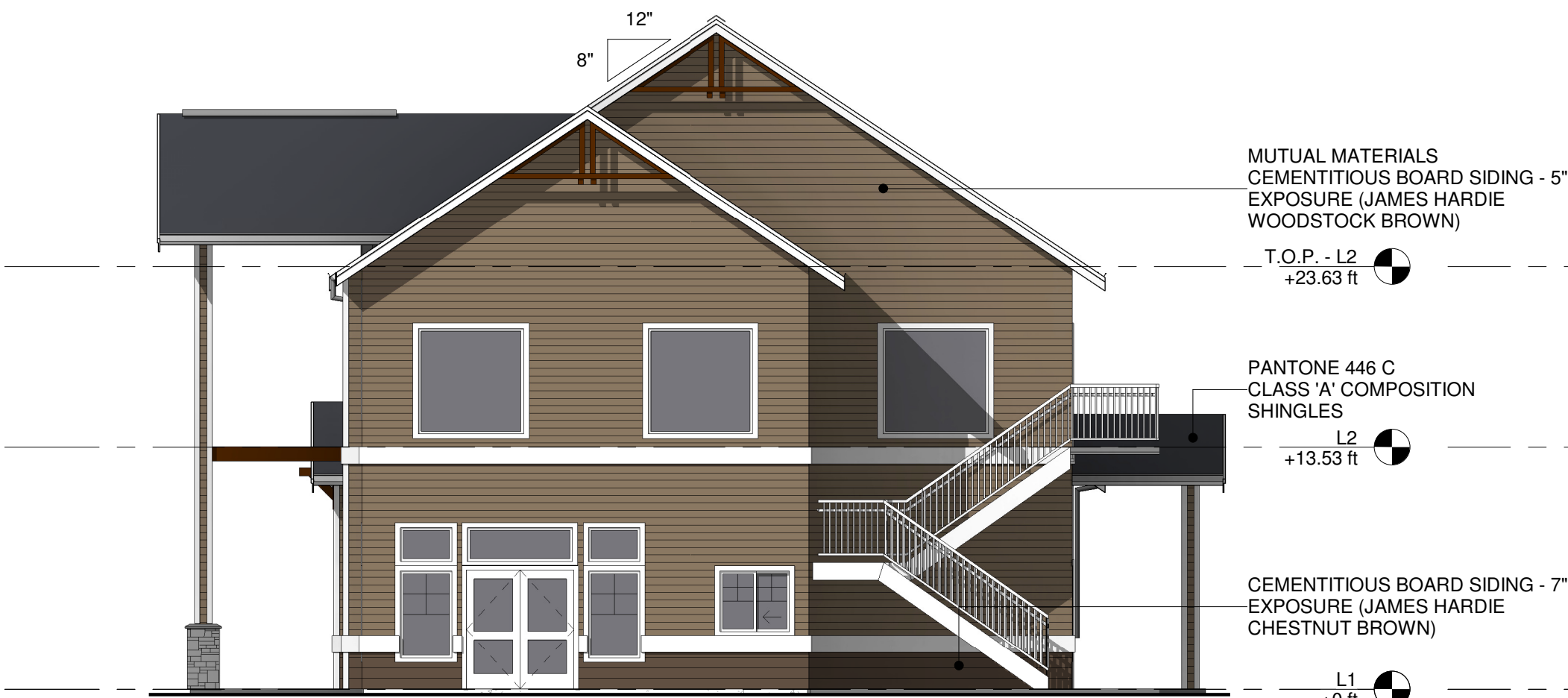
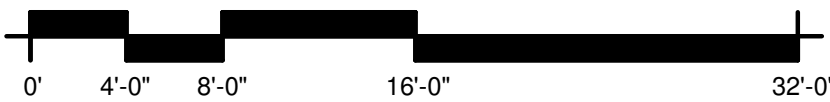
RECREATIONAL - L2

1/8" = 1'-0"



RECREATIONAL - L1

1/8" = 1'-0"



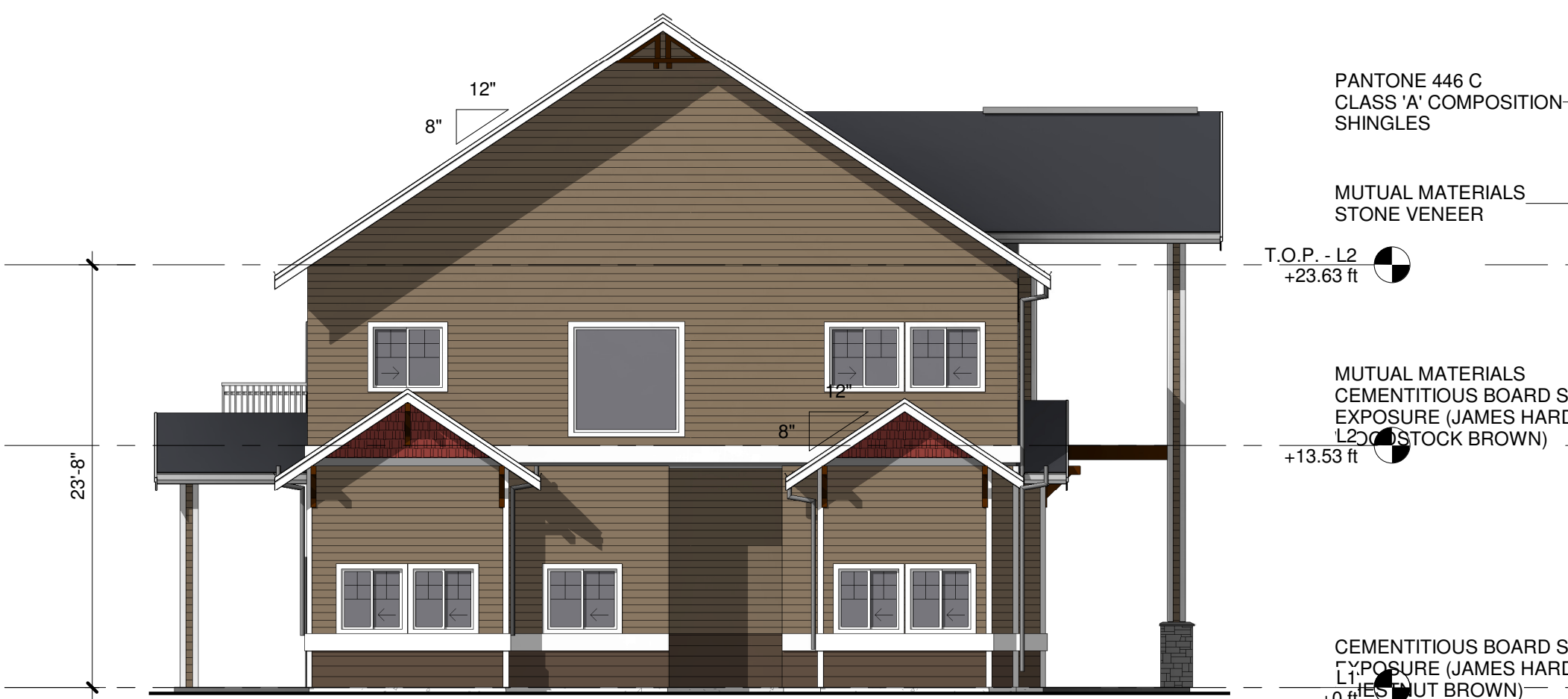
RECREATIONAL BUILDING - RIGHT ELEVATION

1/8" = 1'-0"



RECREATIONAL BUILDING - BACK ELEVATION

1/8" = 1'-0"



RECREATIONAL BUILDING - LEFT ELEVATION

1/8" = 1'-0"



RECREATIONAL BUILDING - FRONT ELEVATION

1/8" = 1'-0"

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

SHEET ISSUE DATE: 10/26/2021 5:12:41 PM

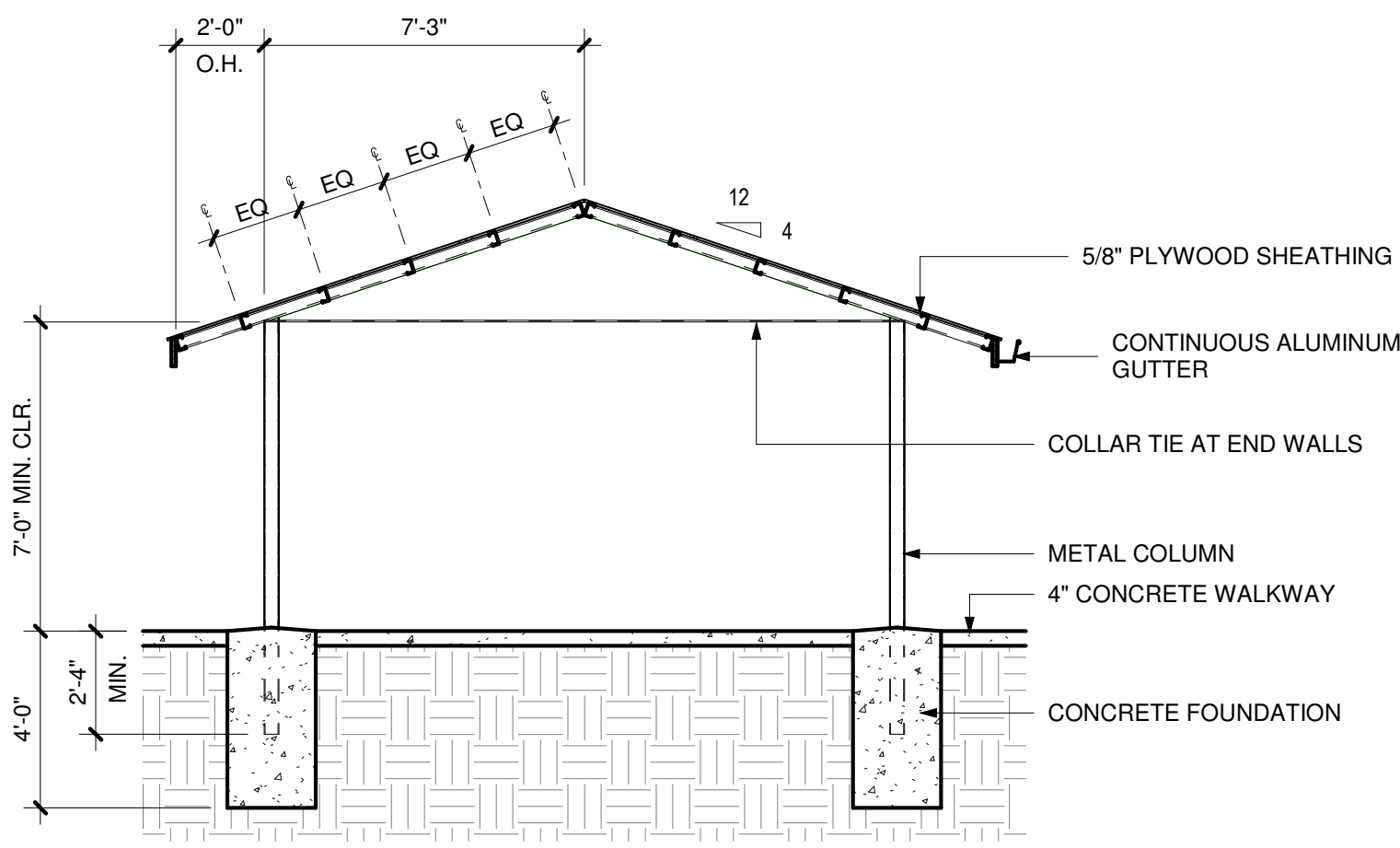
PR-CONCEPTUAL PLANS & ELEVATIONS

PR0.7

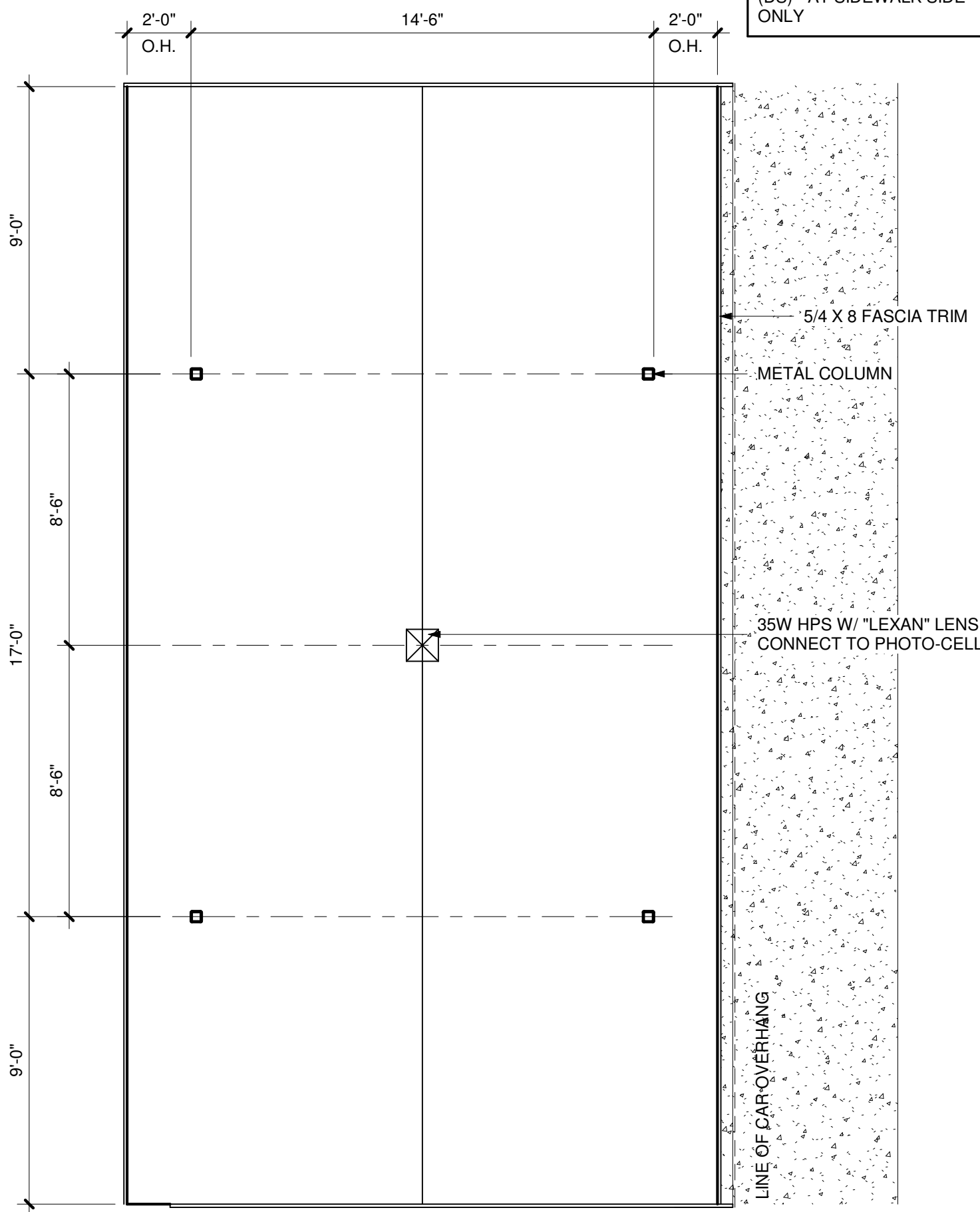
R D + A

ROSS DECKMAN & ASSOCIATES INC.

207 4th AVENUE SOUTHEAST,
PUYALLUP, WASHINGTON 98372
P. 253.840.9405
F. 253.840.9503

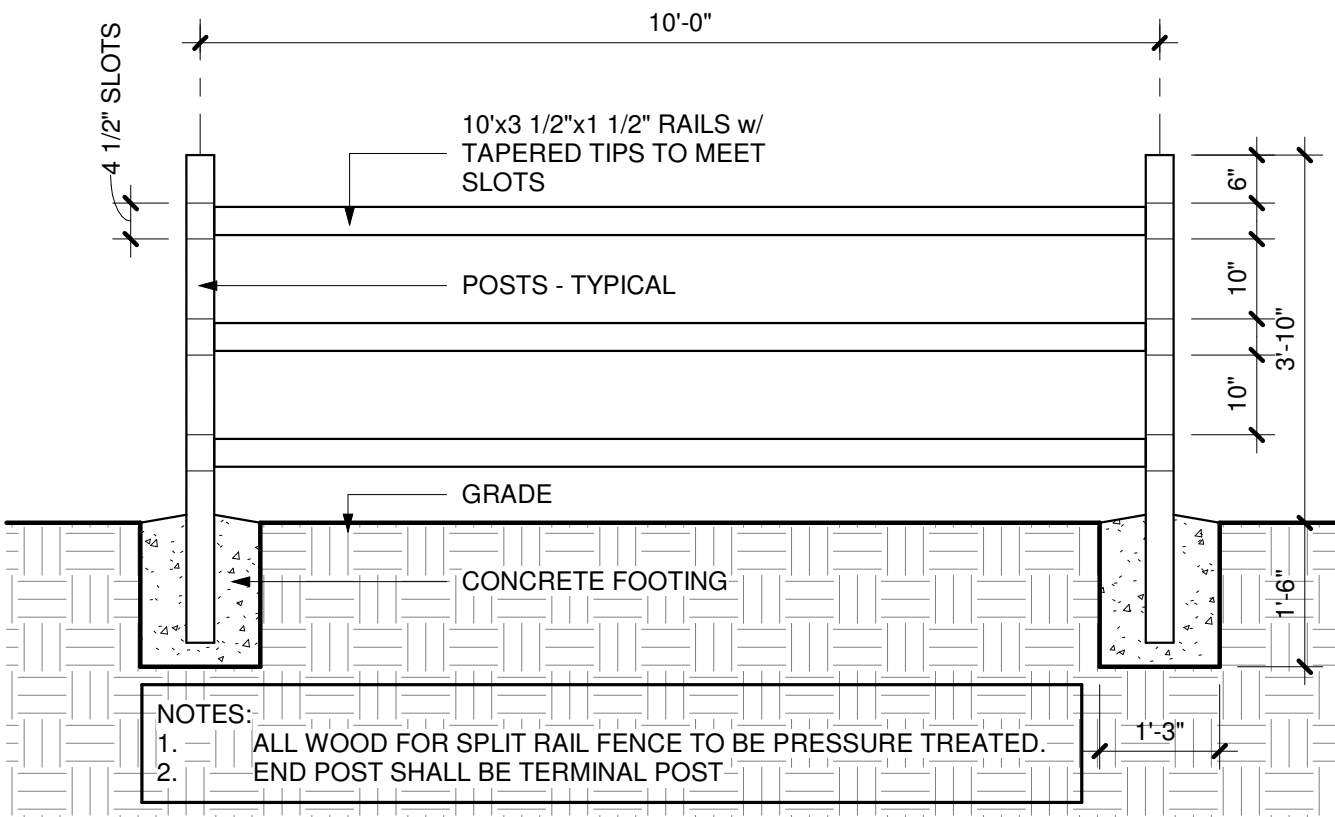


NOTE:
CONTINUOUS ALUMINUM GUTTER & DOWNSPOUT (DS) - AT SIDEWALK SIDE ONLY



PREFABRICATED METAL CARPORT FRAMING PLANS

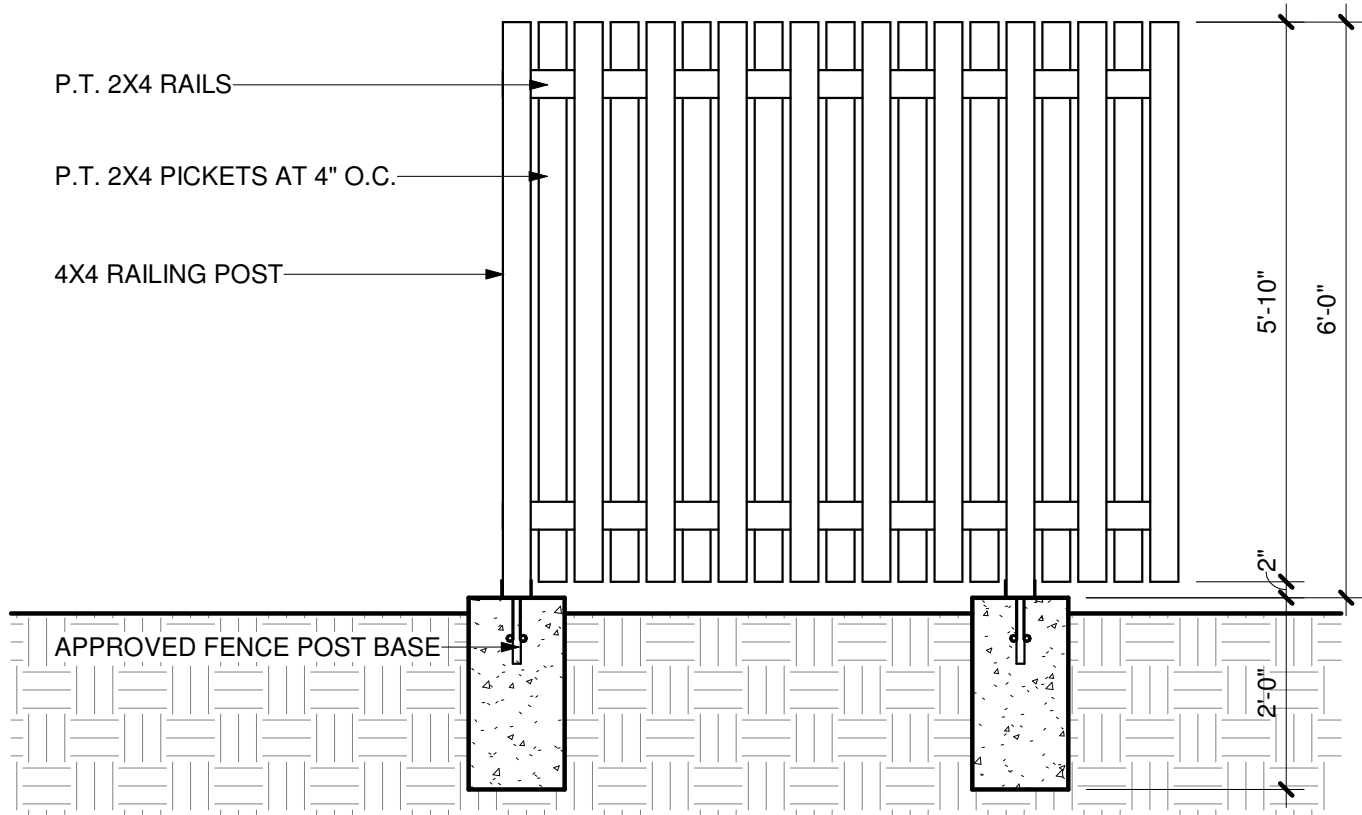
1/4" = 1'-0"



NOTES:
1. ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.
2. END POST SHALL BE TERMINAL POST

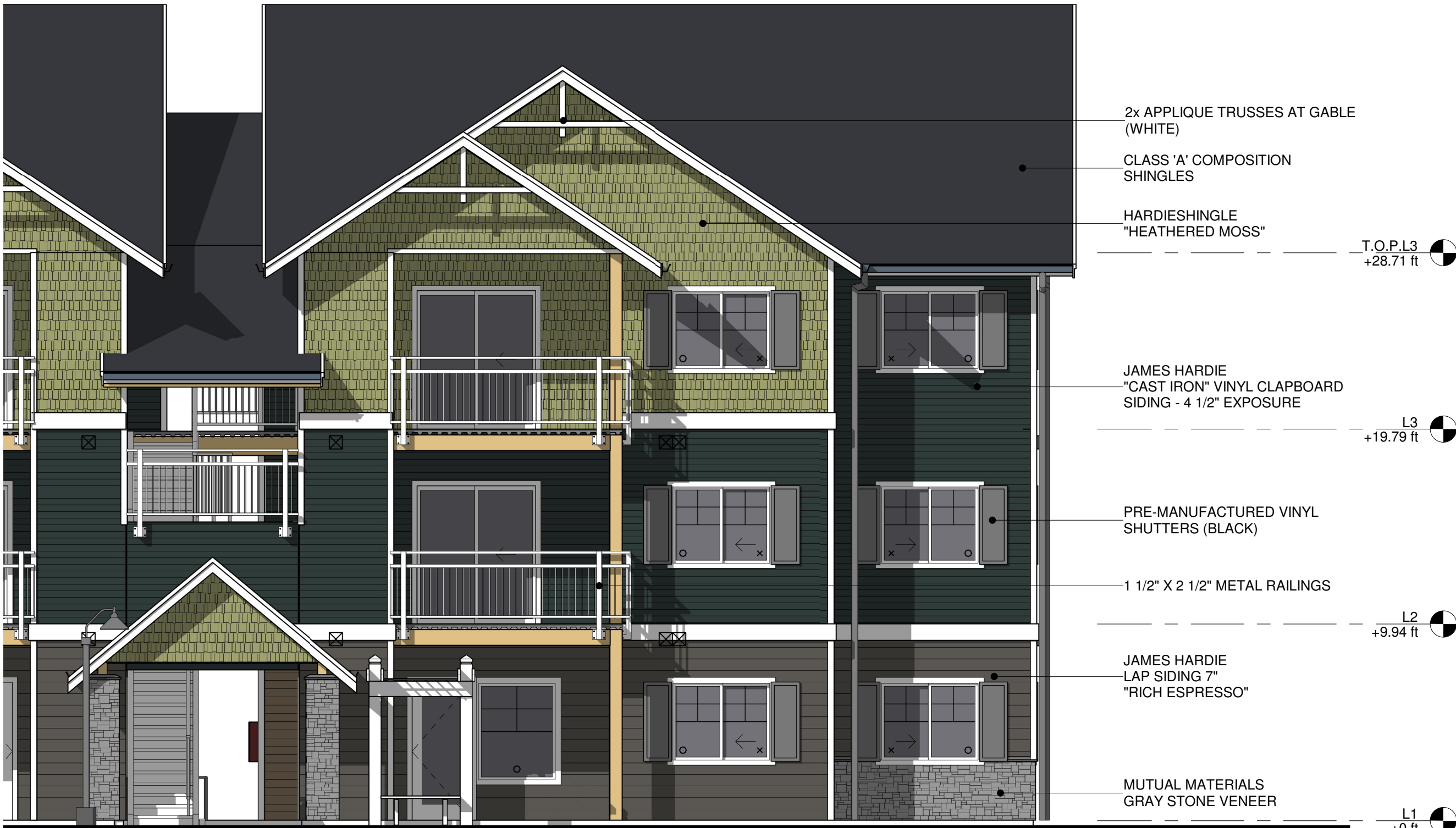
SPLIT RAIL FENCE ELEVATION - TYP.

1/2" = 1'-0"



FENCE ELEVATION FROM INSIDE

1/2" = 1'-0"



ELEVATION - COLOR SCHEME

3/16" = 1'-0"



ELEVATION - COLOR SCHEME 2

3/16" = 1'-0"

BURNHAM DRIVE APARTMENTS

9411 BURNHAM DRIVE, GIG HARBOR, WASHINGTON

SHEET ISSUE DATE: 10/26/2021 5:12:49 PM

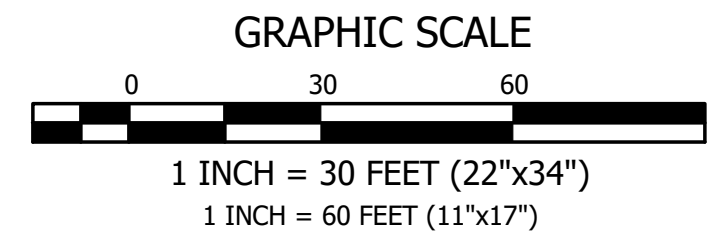
PR-CONCEPTUAL ELEVATION - COLOR SCHEME

PR0.8

R D + A

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207 4th AVENUE SOUTHEAST, PUYALLUP, WASHINGTON 98372
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F. 253.840.9503



ARCHITECT

ROSS DECKMAN ASSOCIATES
207 4TH AVE SE
PUYALLUP WA 98372
253-840-9405

PROJECT MANAGER

JEFF REED
SMCI
PO BOX 883
GIG HARBOR WA 98335
253-820-8771

OWNER/APPLICANT

PAUL CONAN
P.O. BOX 883
GIG HARBOR WA 98335
253-820-8771

FIRE LANE NOTE

ALL CURBS ALONG ACCESS WAYS, OTHER THAN THOSE LOCATED AT DESIGNATED PARKING STRIPS, ARE TO BE MARKED AND SIGNED AS FIRE LANES THOUGHT THE DEVELOPMENT. AT THE TIME OF THE CIVIL PERMIT APPROVAL ALL FIRE LANE MARKINGS AND SIGNAGE WILL BE DELINEATED.

GEOTECHNICAL ENGINEER

GEORESOURCES LLC
5007 PACIFIC HWY SUITE 16
FIFE WA 98424
253-896-1011

LANDSCAPE ARCHITECT

KATHY OWENS
NATURE BY DESIGN, INC
1320 ALAMEDA AVE, SUITE B
FIRCREST WA 98466
253-460-6067

MATERIAL NOTES

1. ACCESS WAYS AND PARKING STALLS WILL BE PAVED WITH ASPHALT.
2. SIDEWALKS, RAMPS, AND WALKWAYS WILL BE CONCRETE
3. CROSSWALKS WILL BE STAMPED CONCRETE IN A HERRINGBONE PATTERN WITH A BRICK RED COLOR, OR SIMILAR PER OWNER. CROSSWALKS SHALL BE OF A DIFFERENT LOOKING MATERIAL TO BE DISTINGUISHABLE.

UTILITY NOTES

EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS WAS OBTAINED FROM BEST AVAILABLE SOURCES AT THE TIME OF DESIGN. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND CONFLICTING UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.

ROAD NOTE

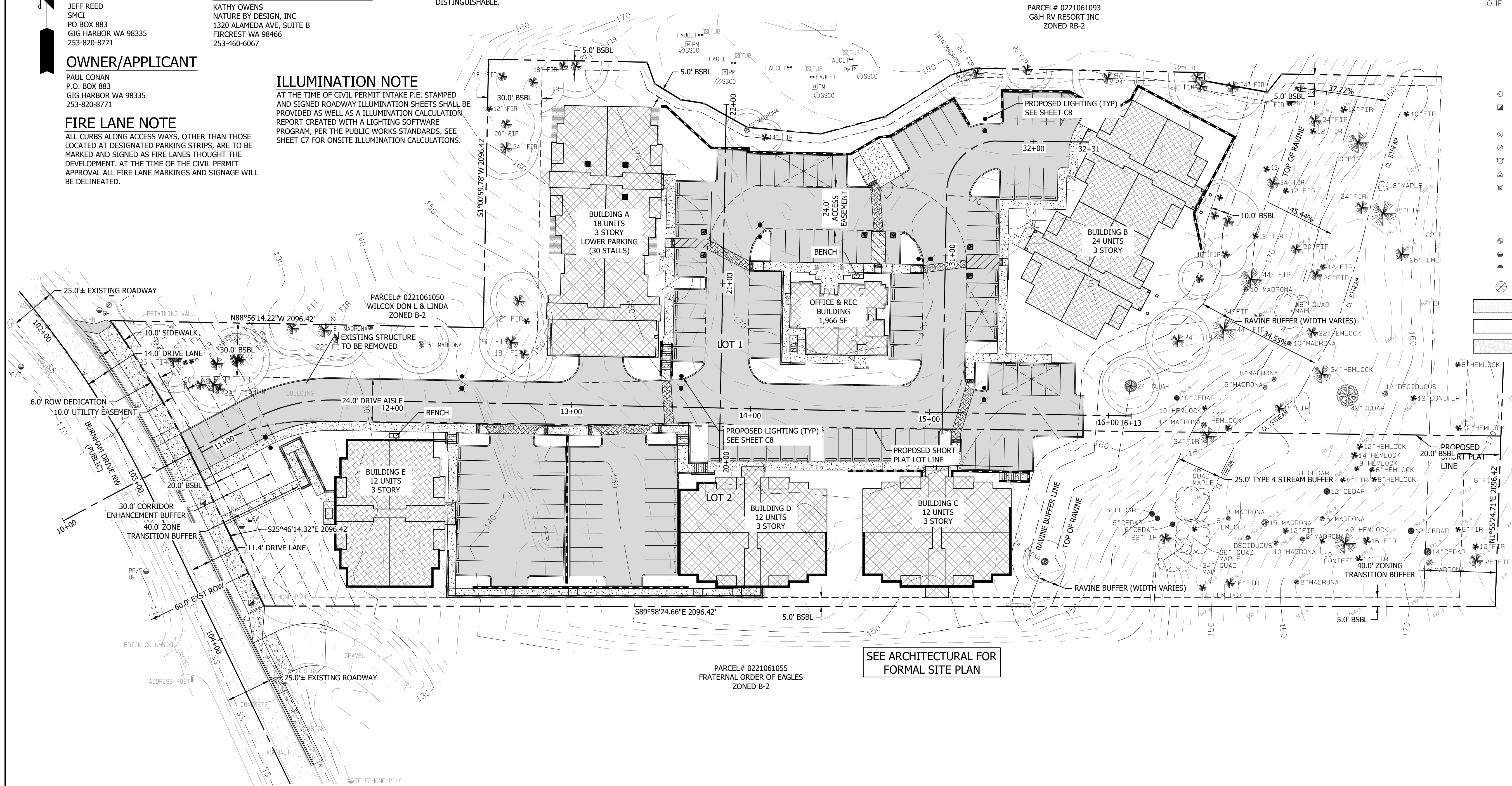
AT THE TIME OF CIVIL PERMIT INTAKE ALL PUBLIC AND PRIVATE ROADWAYS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

RAMP NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL PROPOSED CURB RAMPS DEPICTED ON PUBLIC STREETS IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE MOST RECENT WSDOT STANDARD F-PLAN.

ILLUMINATION NOTE

AT THE TIME OF CIVIL PERMIT INTAKE P.E. STAMPED AND SIGNED ROADWAY ILLUMINATION SHEETS SHALL BE PROVIDED AS WELL AS A ILLUMINATION CALCULATION REPORT CREATED WITH A LIGHTING SOFTWARE PROGRAM, PER THE PUBLIC WORKS STANDARDS. SEE SHEET C7 FOR ONSITE ILLUMINATION CALCULATIONS.



LEGEND		
SURVEY	PROPOSED	
	CONTOURS	
	PROPERTY LINE/RIGHT-OF-WAY	
	RIGHT-OF-WAY CENTERLINE	
	EASEMENT	
	BUILDING SETBACK	
	STORM DRAIN LINE	
	SANITARY SEWER LINE	
	ROOF DRAIN LINE	
	OVERHEAD POWER LINE	
	UNDERGROUND POWER LINE	
	WATER LINE	
	FIRE LINE	
	FDC LINE	
	TREE PROTECTION FENCING	
	TYPE 2 CATCHBASIN	
	TYPE 1/TYPE 1L CATCHBASIN	
	STORM DRAIN CLEANOUT (SDCO)	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEANOUT (SSCO)	
	HYDRANT	
	WATER VALVE	
	WATER METER	
	FDC	
	DOUBLE CHECK DETECTOR VALVE	
	MONUMENT	
	POWER POLE (PP)	
	GUY WIRE (GW)	
	TEST PIT	
	ASPHALT	
	CONCRETE	
	GRAVEL	

UTILITY PROVIDER NOTE

SANITARY SEWER AND WATER WILL BE SERVICED BY THE CITY OF GIG HARBOR MUNICIPAL SYSTEMS

DRIVEWAY NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL DRIVEWAY APPROACH LOCATIONS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

EXISTING WELL NOTE

THERE ARE NO KNOWN DE-COMMISSIONED OR EXISTING WELLS ON-SITE. IF EXISTING WELLS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE DE-COMMISSIONED AS NECESSARY.

EXISTING SEPTIC NOTE

THERE ARE NO KNOWN DE-COMMISSIONED OR EXISTING SEPTIC TANKS OR DRAINFIELDS ON-SITE. IF EXISTING SEPTIC TANKS OR DRAINFIELDS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE DE-COMMISSIONED AS NECESSARY.

REVISIONS

CONTOUR

ENGINEERING • LLC

CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS

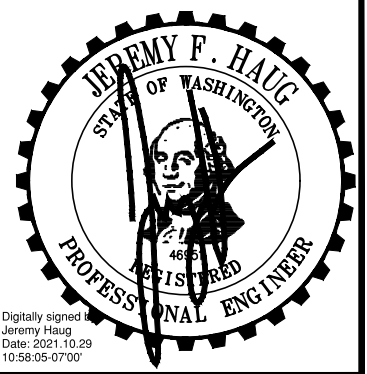
PO Box 949 Gig Harbor, WA 98335

Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

BURNHAM DRIVE APARTMENTS

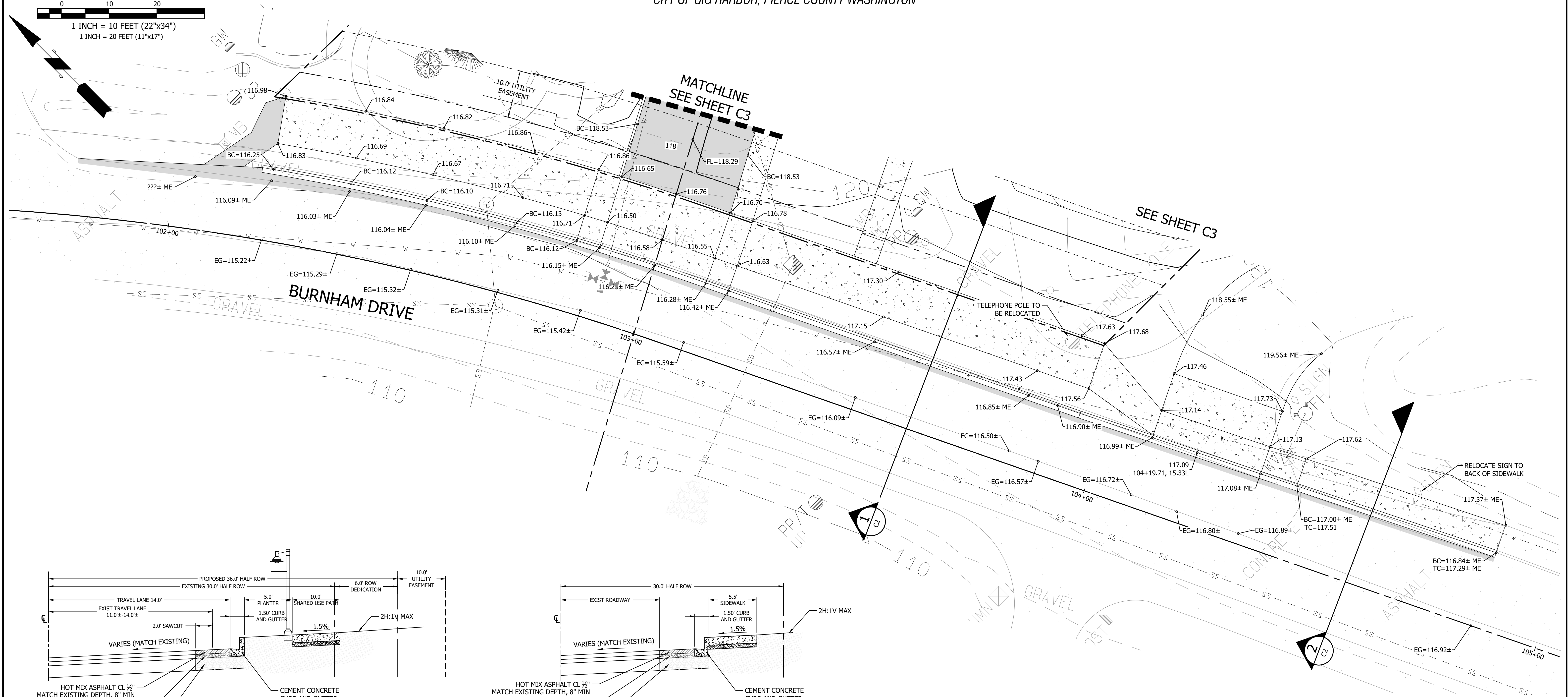
PRELIMINARY SET	GENERAL PLAN	
	PERMIT NO.	PL-SPP-18-0001
	DRAWING NO.	15-204
	SHEET	C1



GRAPHIC SCALE

0 10 20

1 INCH = 10 FEET (22"x34")
1 INCH = 20 FEET (11"x17")



2 BURNHAM DRIVE CROSS SECTION

[illegible]

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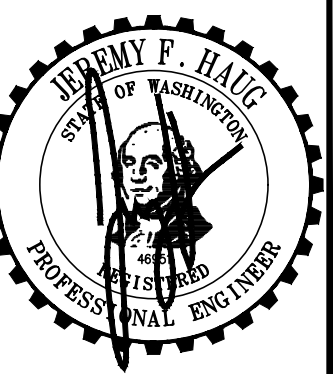
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OTHER:	

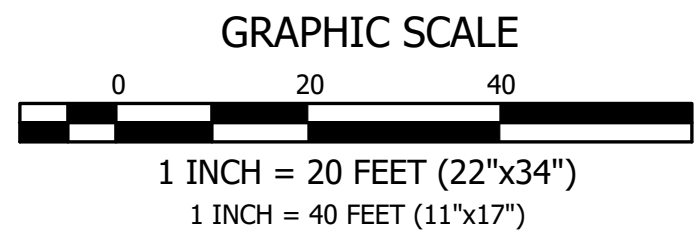
BURNHAM DRIVE APARTMENTS

PRELIMINARY SET

GRADING PLAN

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	OF C2





GRADING ACRONYMS

BC = BOTTOM OF CURB
TC = TOP OF CURB
EG = EXISTING GRADE
FG = FINISH GRADE
ME = MATCH EXISTING GRADE
BW = BOTTOM OF WALL
TW = TOP OF WALL
LP = LOW POINT
FF = FINISH FLOOR
FL = FLOW LINE
HP = HIGH POINT
TS = TOP OF STEP
EF = EXTEND FOUNDATION

GRADING QUANTITIES

TOTAL CUT = 13,950 CU. YD. ± *

TOTAL FILL = 8,735 CU. YD. ± **

NET = 5,215 CU. YD. ± (CUT)

5,215/13,950 = 37% - CUT/FILL QUANTITY PER CURRENT PLAN

5,580/13,950 = 40% - CUT/FILL PROJECTION, FOR REQUESTED RANGE

- * INCLUDES TOTAL CUT FROM DETENTION SYSTEM (2,224 CU. YD.) AND PAVEMENT SECTION (1,700 CU. YD.)
- ** INCLUDES TOTAL FILL OF DETENTION SYSTEM ROCK (1,035 CU. YD.) AND PAVEMENT SECTION (1,700 CU. YD.)

THIS CALCULATION IS FOR REVIEW AND PERMITTING PURPOSES ONLY. THE NUMBERS SHOWN ARE GENERATED FROM THE FINISHED GROUND SURFACE TO THE EXISTING GROUND PROVIDED BY THE SURVEY. CONTRACTOR SHALL DO THEIR OWN CALCULATION BASED ON THE INFORMATION PROVIDED WITHIN THESE PLANS.

THE QUANTITIES MAY VARY BASED ON THE FOLLOWING FACTORS:

- SHRINK/SWELL OF EXISTING SOILS
- VARIANCE OF VEGETATION THICKNESS AND UNSUITABLE TOPSOIL
- SUBBASE REQUIREMENTS FOR THE BUILDING FOUNDATION BASED ON THE FINAL STRUCTURAL DESIGN
- TRENCHING EXCAVATION FOR PROPOSED UTILITIES
- ADDITIONAL CUT/FILL MAY BE REQUIRED FOR FUTURE UTILIZATION OF THE SITE

ROAD NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL PUBLIC AND PRIVATE ROADWAYS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

DRIVEWAY NOTE

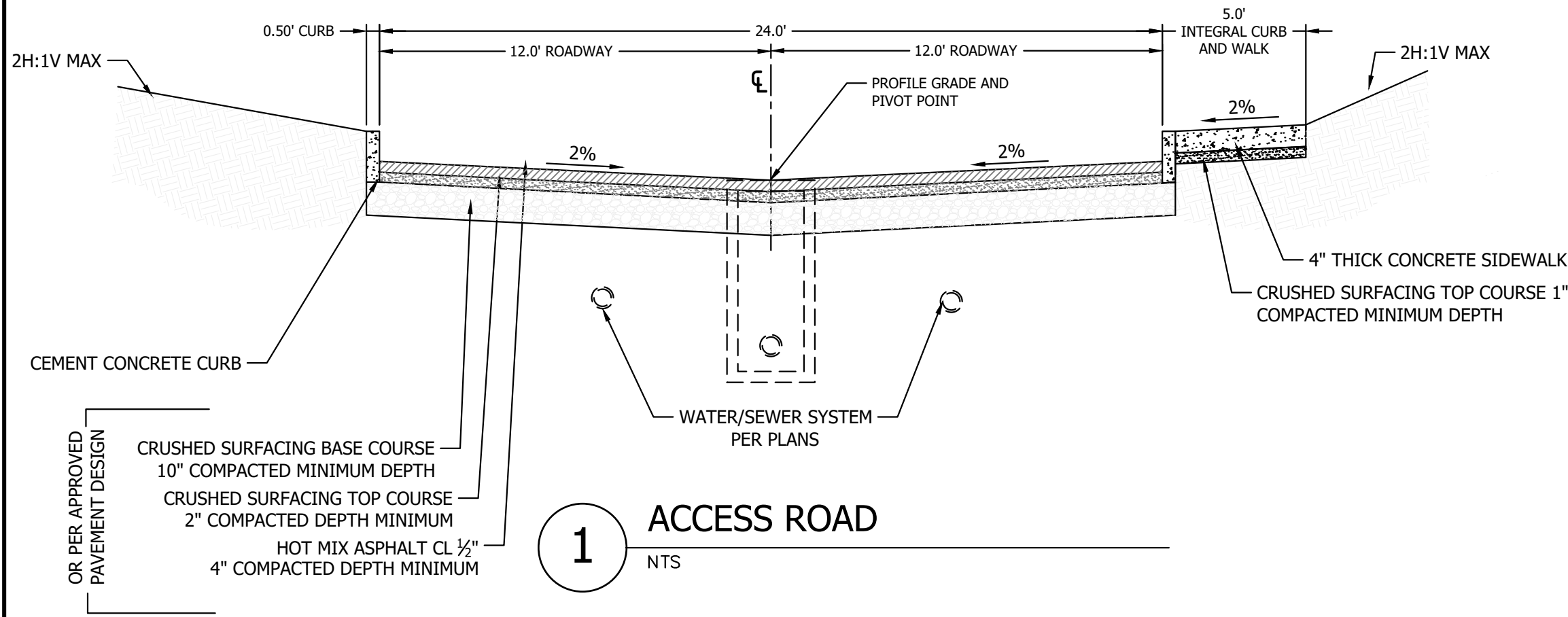
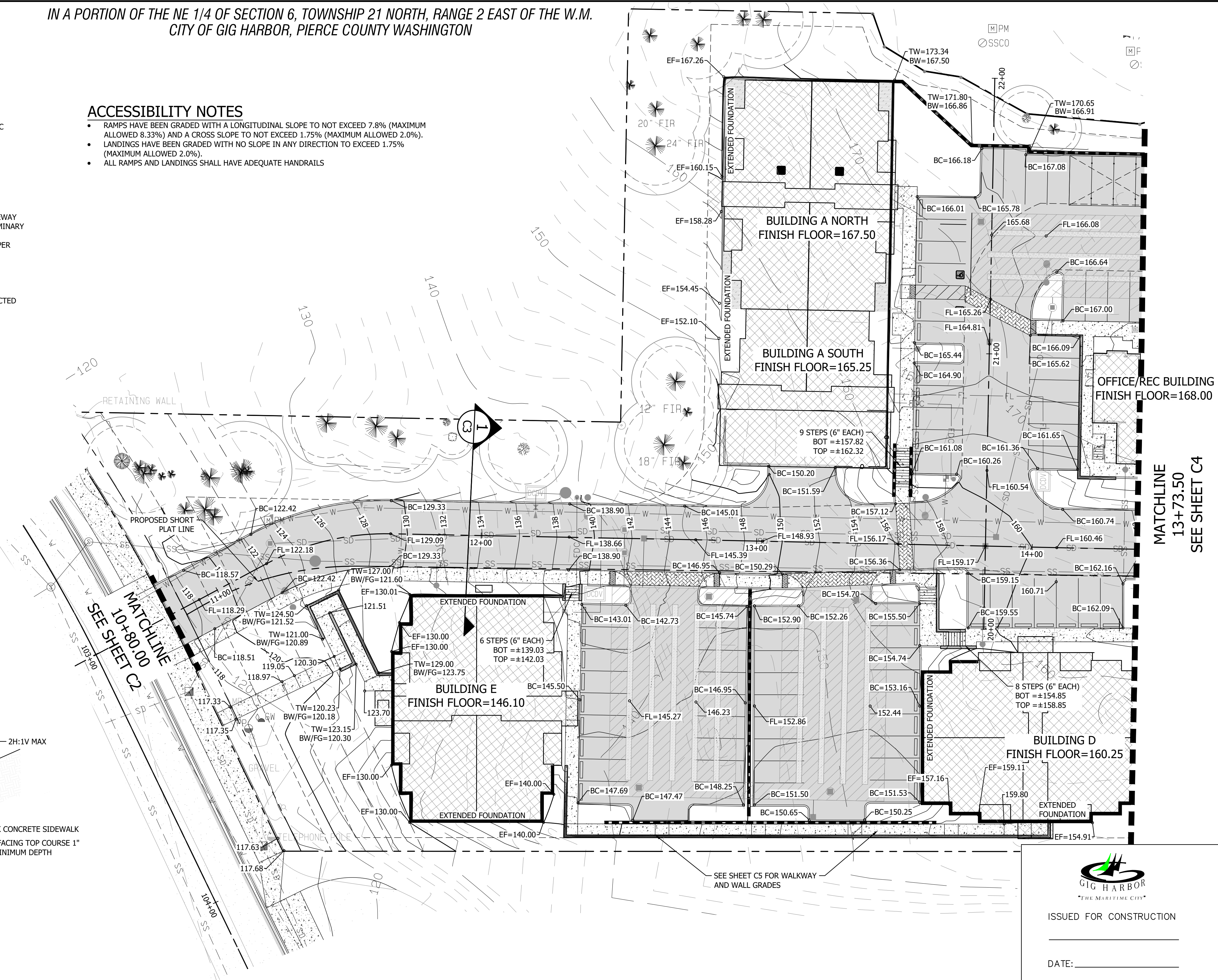
AT THE TIME OF CIVIL PERMIT INTAKE ALL DRIVEWAY APPROACH LOCATIONS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

WALL NOTE

WALLS OVER 4 FEET IN HEIGHT TO BE CONSTRUCTED UNDER A SEPARATE BUILDING PERMIT.

ACCESSIBILITY NOTES

- RAMPS HAVE BEEN GRADED WITH A LONGITUDINAL SLOPE TO NOT EXCEED 7.8% (MAXIMUM ALLOWED 8.33%) AND A CROSS SLOPE TO NOT EXCEED 1.75% (MAXIMUM ALLOWED 2.0%).
- LANDINGS HAVE BEEN GRADED WITH NO SLOPE IN ANY DIRECTION TO EXCEED 1.75% (MAXIMUM ALLOWED 2.0%).
- ALL RAMPS AND LANDINGS SHALL HAVE ADEQUATE HANDRAILS



1 ACCESS ROAD

NTS

REVISIONS

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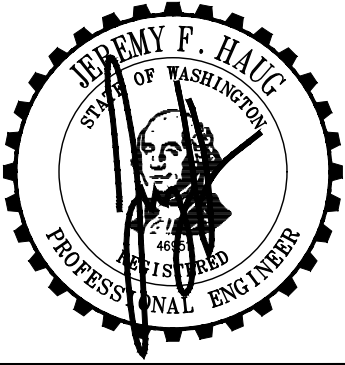
DESIGNED BY:	KJR
DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

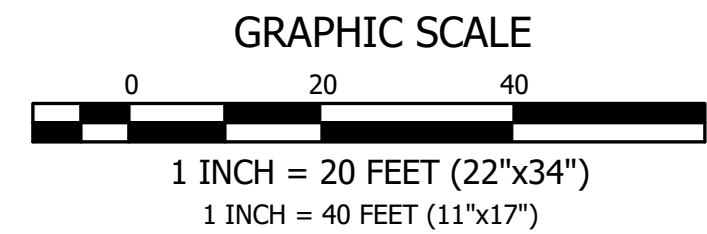
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

GRADING PLAN

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	OF
C3	





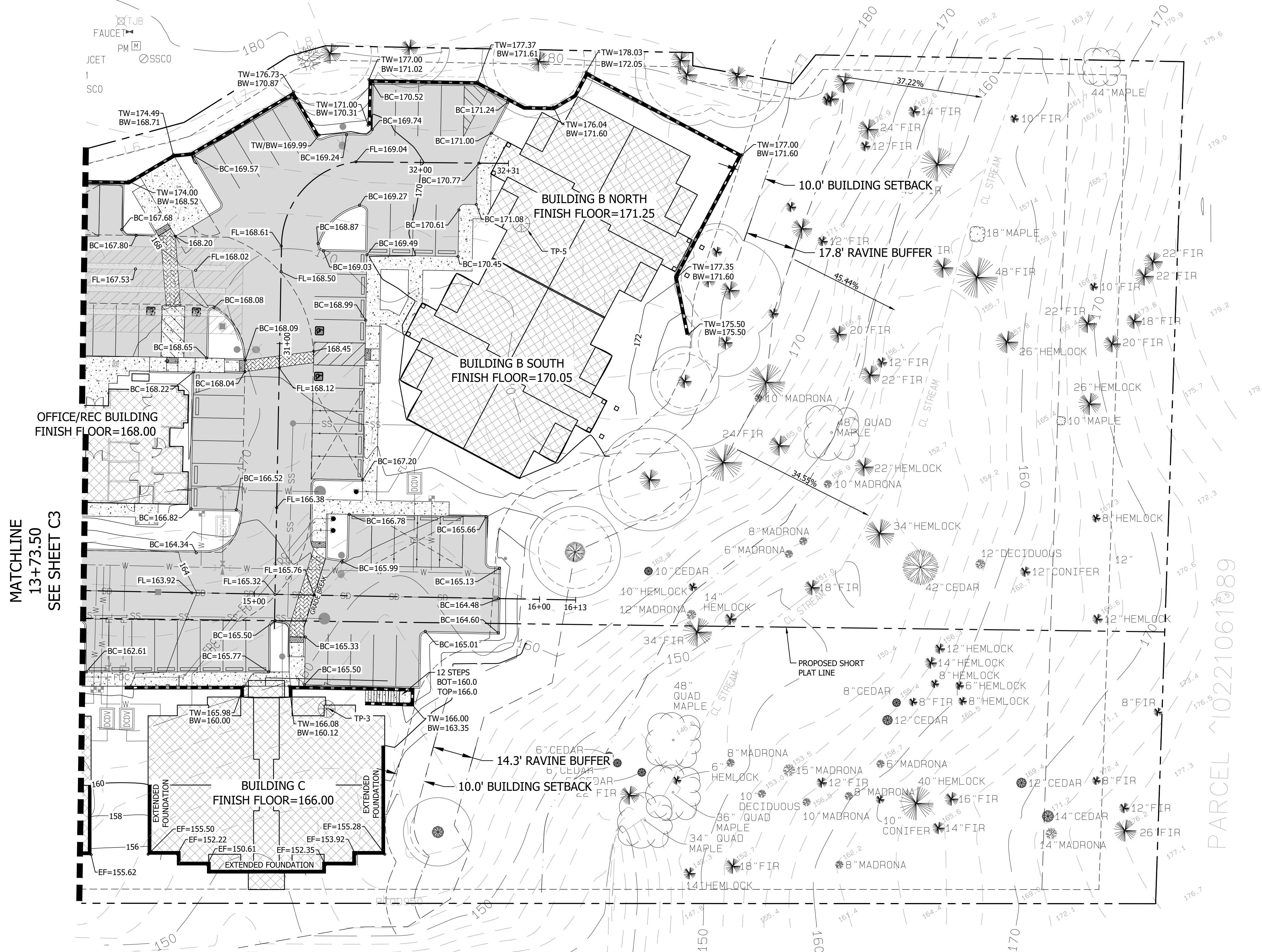
ROAD NOTE

AT THE TIME OF CIVIL PERMIT INTAKE ALL PUBLIC AND PRIVATE ROADWAYS DEPICTED IN THIS PRELIMINARY PLAN SET SHALL COMPLY WITH MAXIMUM SLOPE PERCENTAGES AND ALL OTHER REQUIREMENTS, PER THE PUBLIC WORKS STANDARDS.

WALL NOTE

WALLS OVER 4 FEET IN HEIGHT TO BE CONSTRUCTED UNDER A SEPARATE BUILDING PERMIT.

IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



MATCHLINE
13+73.50
SEE SHEET C3

PARCEL 10221061089



ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS

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Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

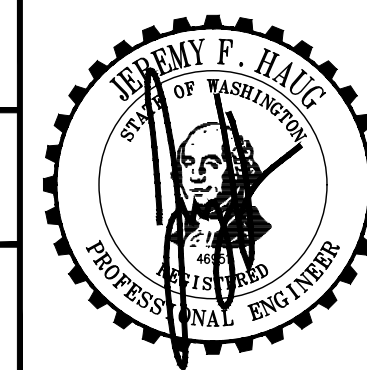
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APPROVED BY: JFH
SCALE: AS NOTED
OTHER:

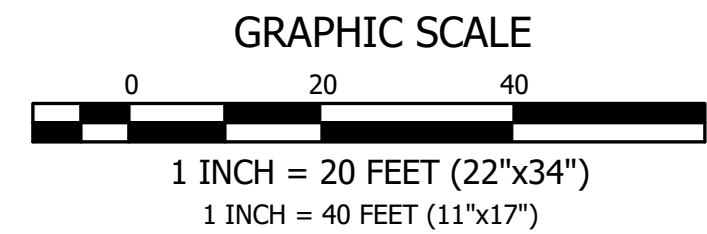
**BURNHAM DRIVE
APARTMENTS**

PRELIMINARY SET

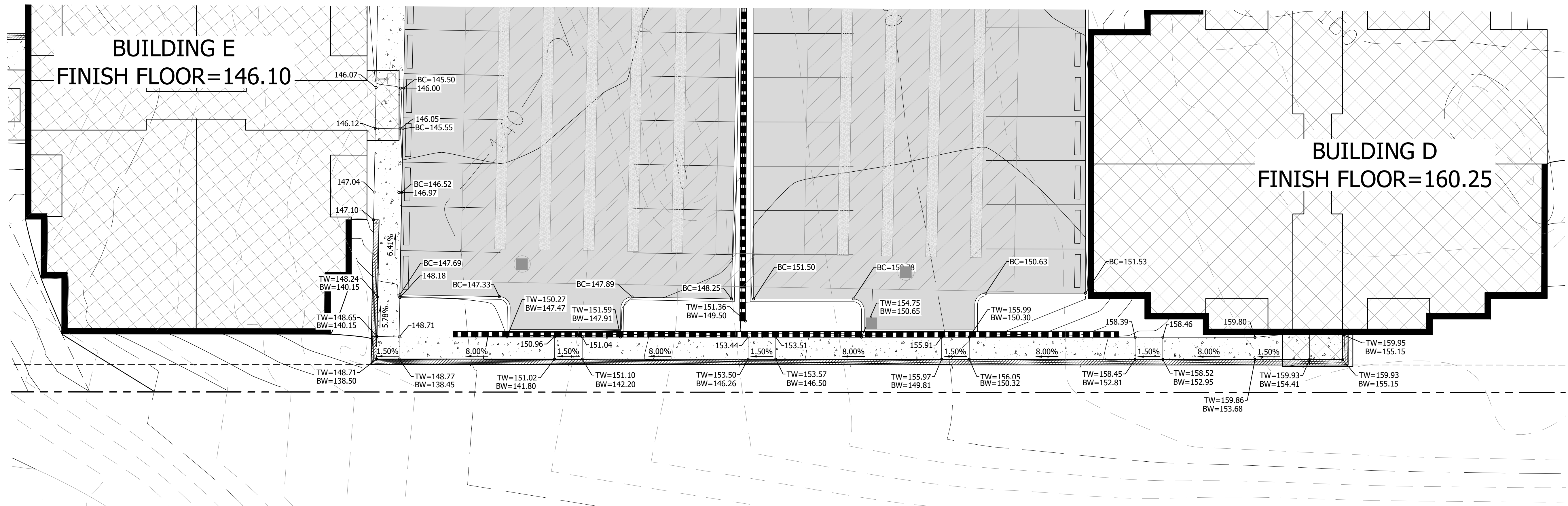
GRADING PLAN

PERMIT NO.
PL-SPP-18-0001
DRAWING NO.
15-204
SHEET
C4





IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



REVISIONS

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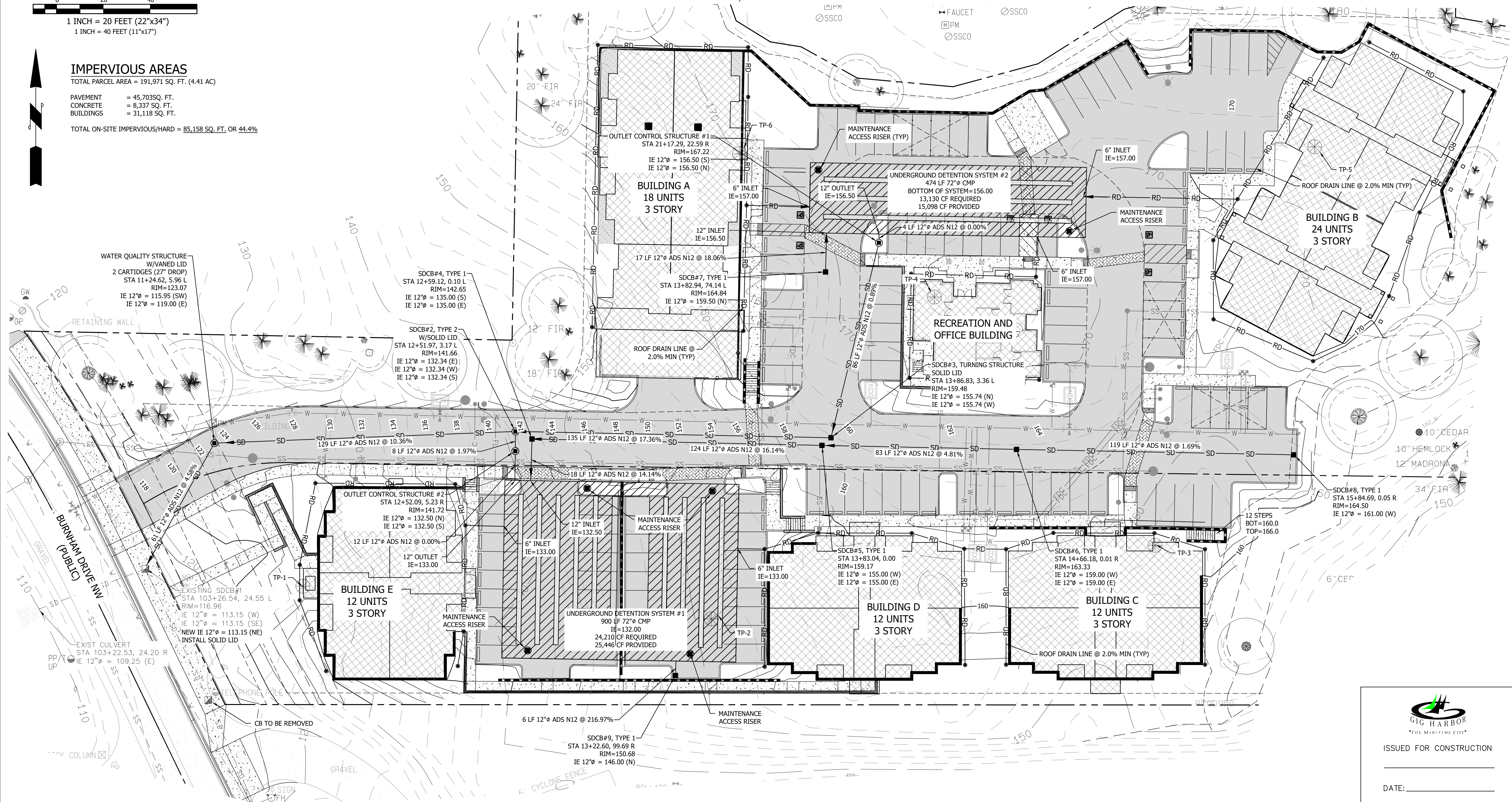
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET	PERMIT NO.	
	PL-SPP-18-0001	
	DRAWING NO.	
GRADING PLAN - WALKWAY	15-204	SHEET OF
	C5	



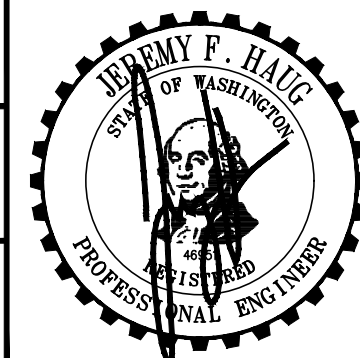
TOTAL PARCEL AREA = 191,971 SQ. FT. (4.41 AC)

TOTAL ON-SITE IMPERVIOUS/HARD = 85,158 SQ. FT. OR 44.4%



DATE: _____

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C6



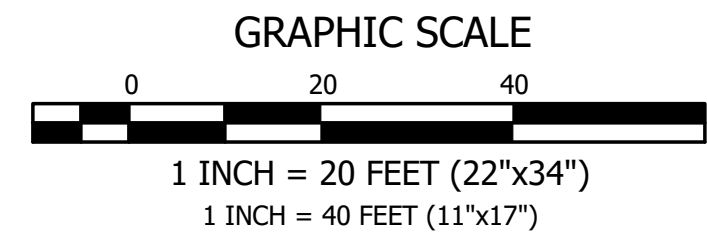
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DRAWN BY:	KJR
CHECKED BY:	JFH
APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

BURNHAM DRIVE APARTMENTS

PRELIMINARY SET

DRAINAGE PLAN



EXISTING SEPTIC NOTE

THERE ARE NO KNOWN DE-COMMISSIONED OR EXISTING SEPTIC TANKS OR DRAINFIELDS ON-SITE. IF EXISTING SEPTIC TANKS OR DRAINFIELDS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE DE-COMMISSIONED AS NECESSARY.

UTILITY NOTES

EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS WAS OBTAINED FROM BEST AVAILABLE SOURCES AT THE TIME OF DESIGN. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND CONFLICTING UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.

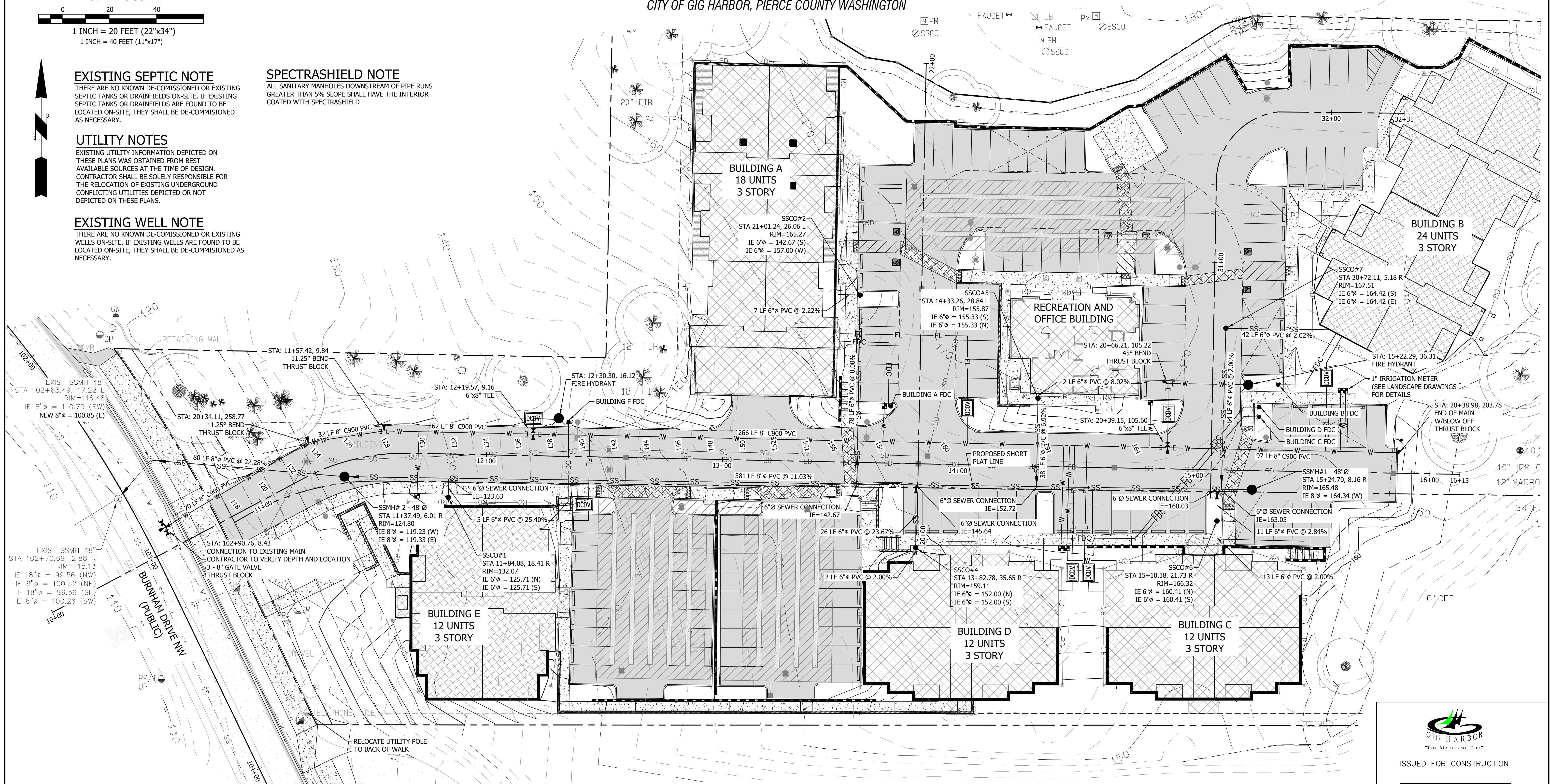
EXISTING WELL NOTE

THERE ARE NO KNOWN DE-COMMISSIONED OR EXISTING WELLS ON-SITE. IF EXISTING WELLS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE DE-COMMISSIONED AS NECESSARY.

SPECTRASHIELD NOTE

ALL SANITARY MANHOLES DOWNSTREAM OF PIPE RUNS GREATER THAN 5% SLOPE SHALL HAVE THE INTERIOR COATED WITH SPECTRASHIELD

IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



ISSUED FOR CONSTRUCTION

DATE: _____

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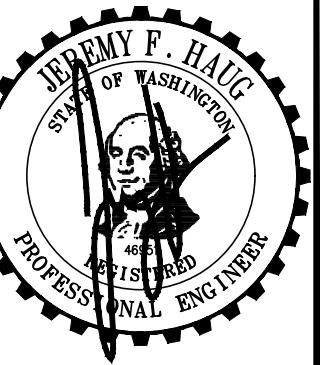
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OTHER:

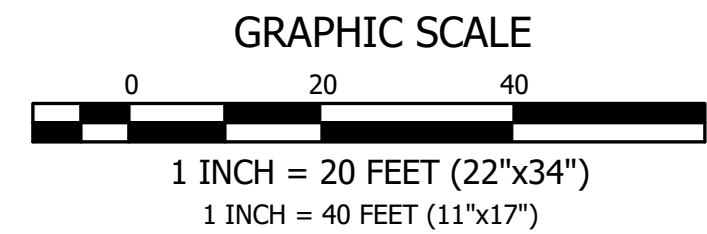
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

UTILITY PLAN

PERMIT NO.
PL-SPP-18-0001
DRAWING NO.
15-204
SHEET
C7





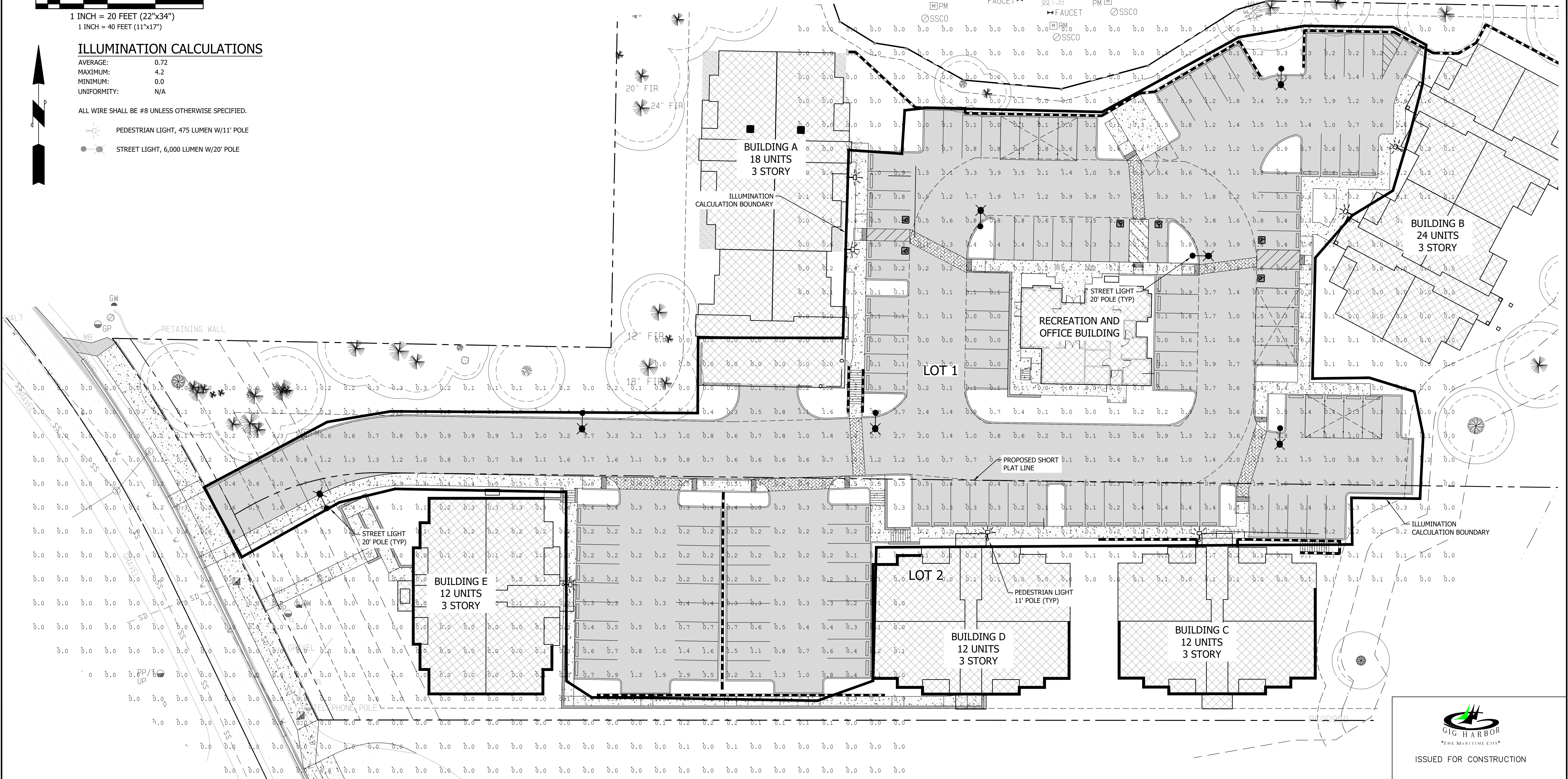
ILLUMINATION CALCULATIONS

AVERAGE: 0.72
MAXIMUM: 4.2
MINIMUM: 0.0
UNIFORMITY: N/A

ALL WIRE SHALL BE #8 UNLESS OTHERWISE SPECIFIED.

- PEDESTRIAN LIGHT, 475 LUMEN W/11' POLE
- STREET LIGHT, 6,000 LUMEN W/20' POLE

IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



ISSUED FOR CONSTRUCTION

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REVISIONS

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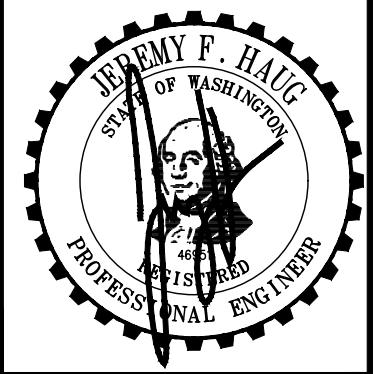
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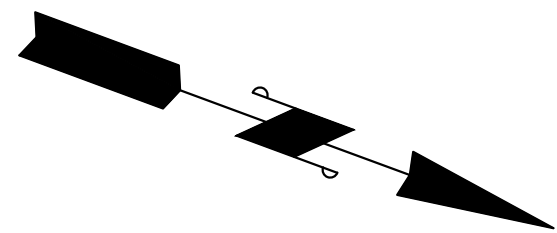
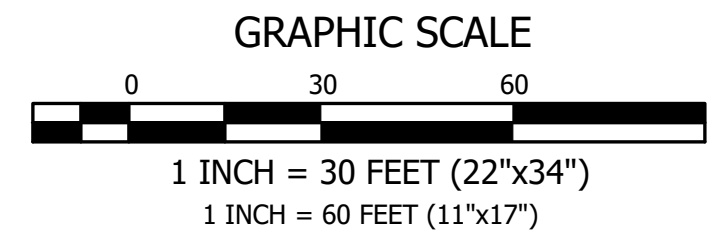
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

ONSITE
ILLUMINATION PLAN

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C8

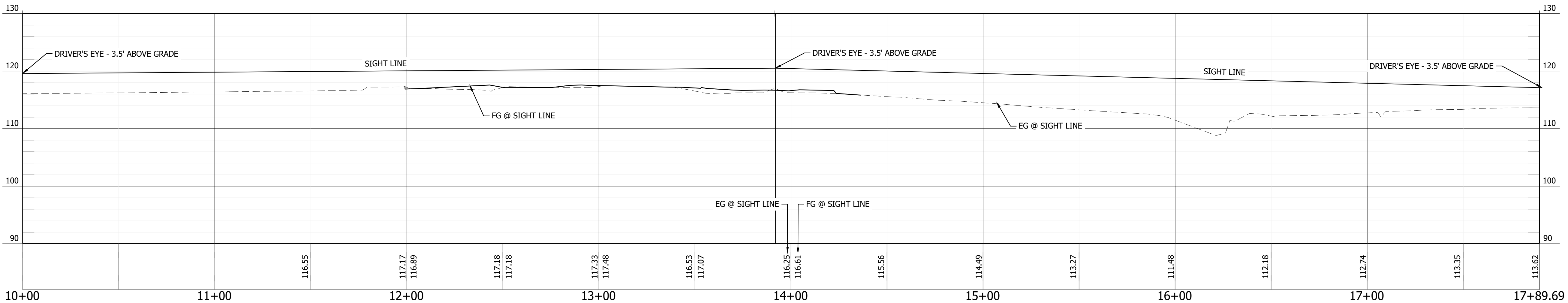
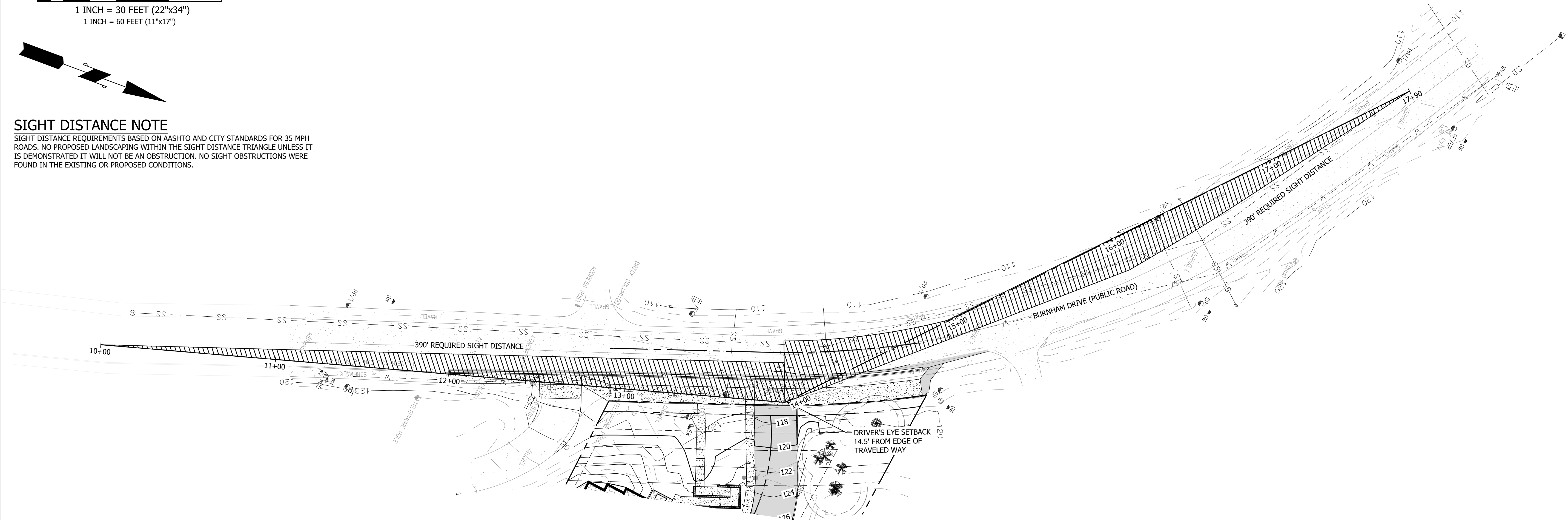




SIGHT DISTANCE NOTE

SIGHT DISTANCE REQUIREMENTS BASED ON AASHTO AND CITY STANDARDS FOR 35 MPH ROADS. NO PROPOSED LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE UNLESS IT IS DEMONSTRATED IT WILL NOT BE AN OBSTRUCTION. NO SIGHT OBSTRUCTIONS WERE FOUND IN THE EXISTING OR PROPOSED CONDITIONS.

IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



BURNHAM SIGHT LINE

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'

REVISIONS

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OTHER:	

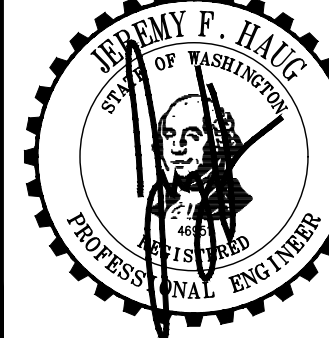
BURNHAM DRIVE
APARTMENTS

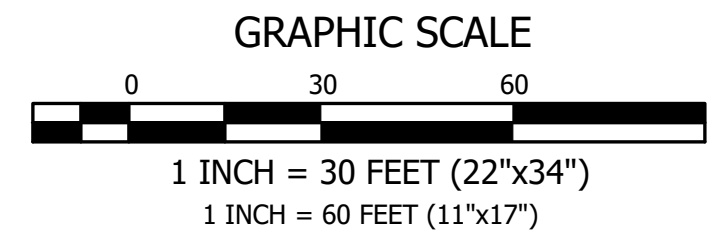
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SIGHT DISTANCE
DIAGRAM


ISSUED FOR CONSTRUCTION

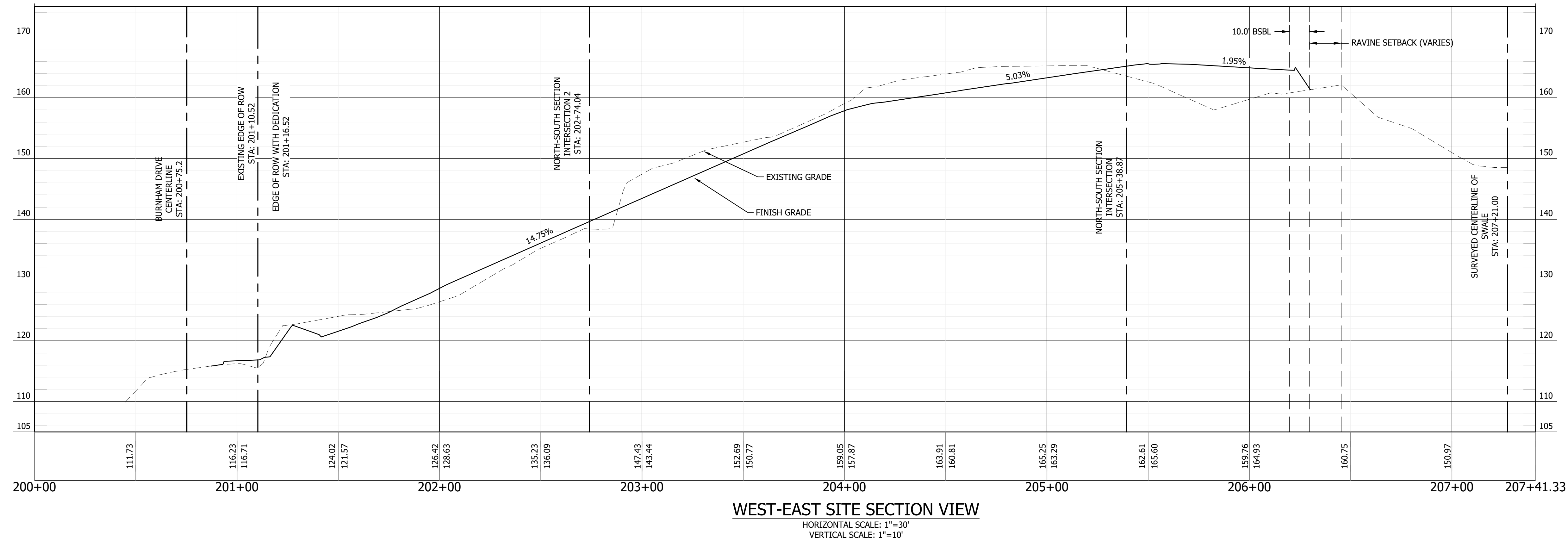
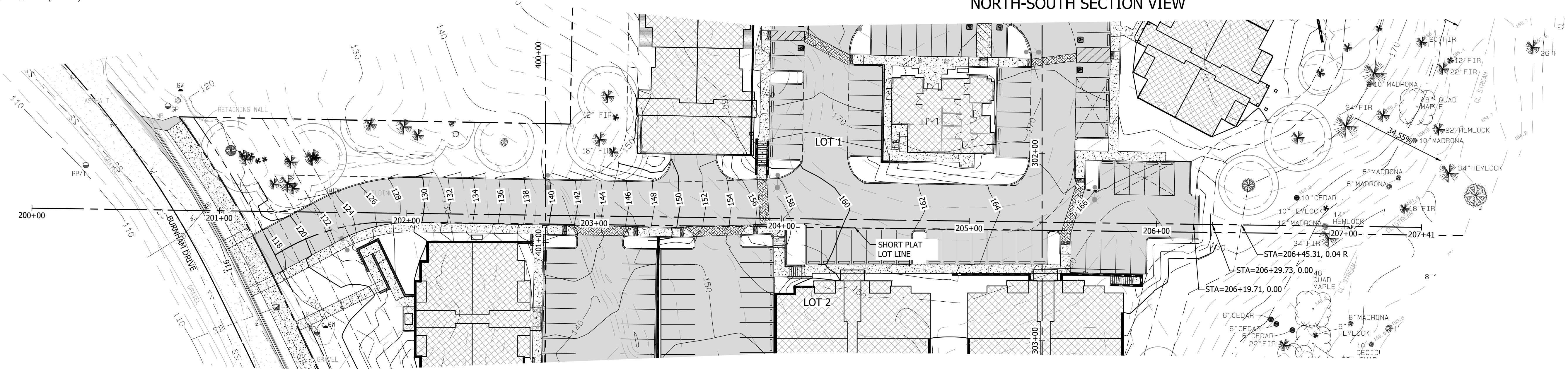
DATE: _____

PERMIT NO. PL-SPP-18-0001	
DRAWING NO. 15-204	
SHEET C9	



IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON

SEE SHEET C11 FOR
NORTH-SOUTH SECTION VIEW



WEST-EAST SITE SECTION VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=10'



ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS

CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

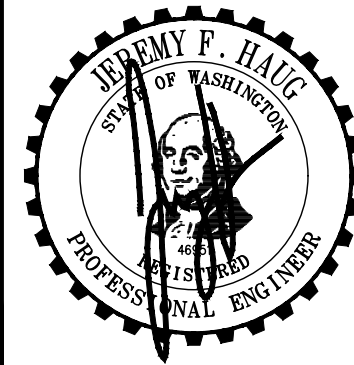
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CHECKED BY: JFH
APPROVED BY: JFH
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OTHER:

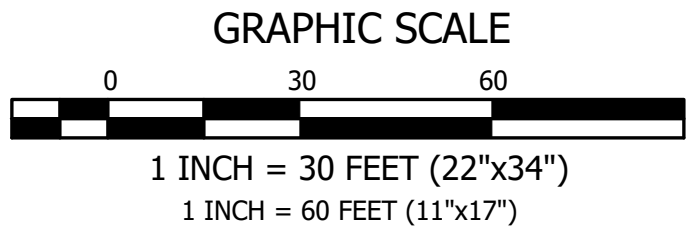
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

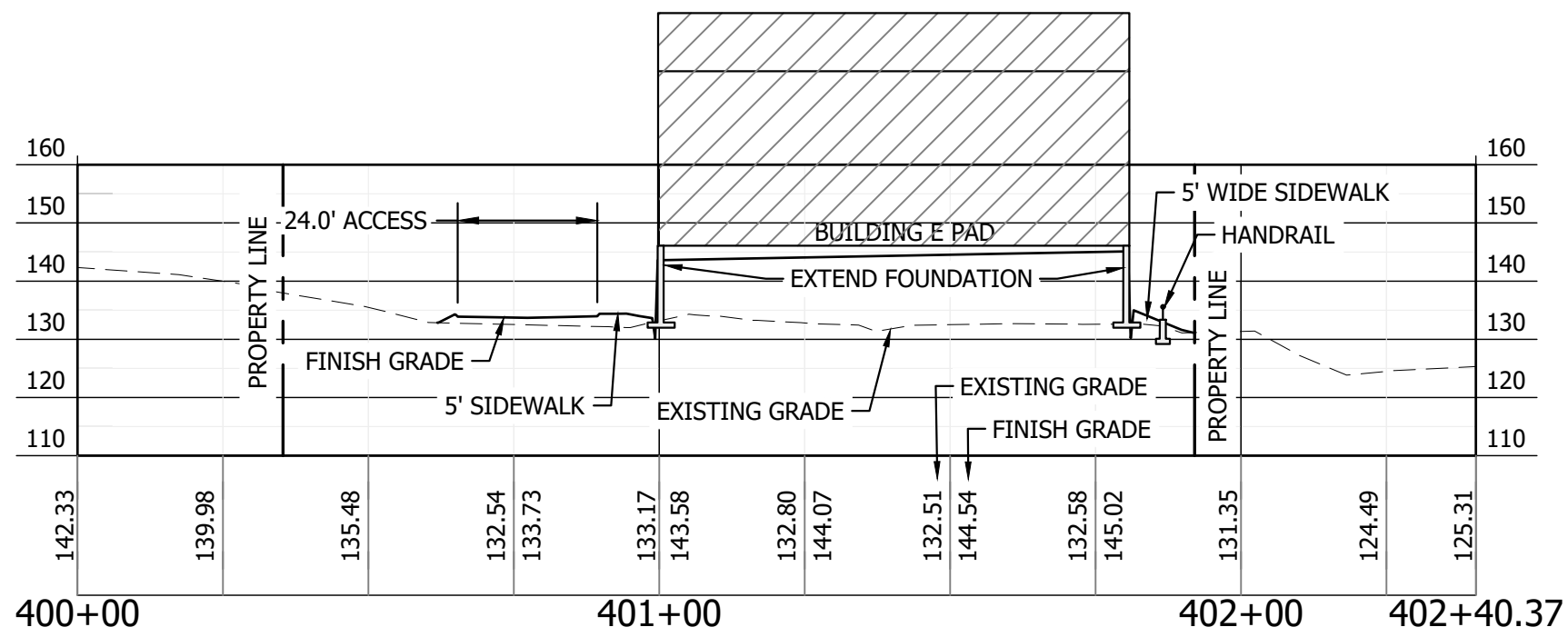
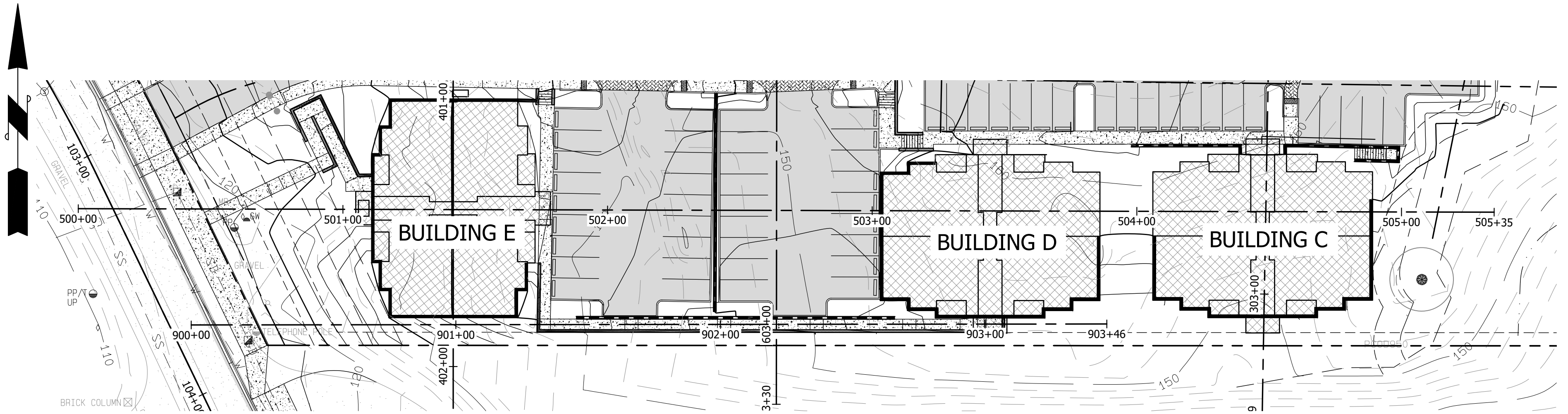
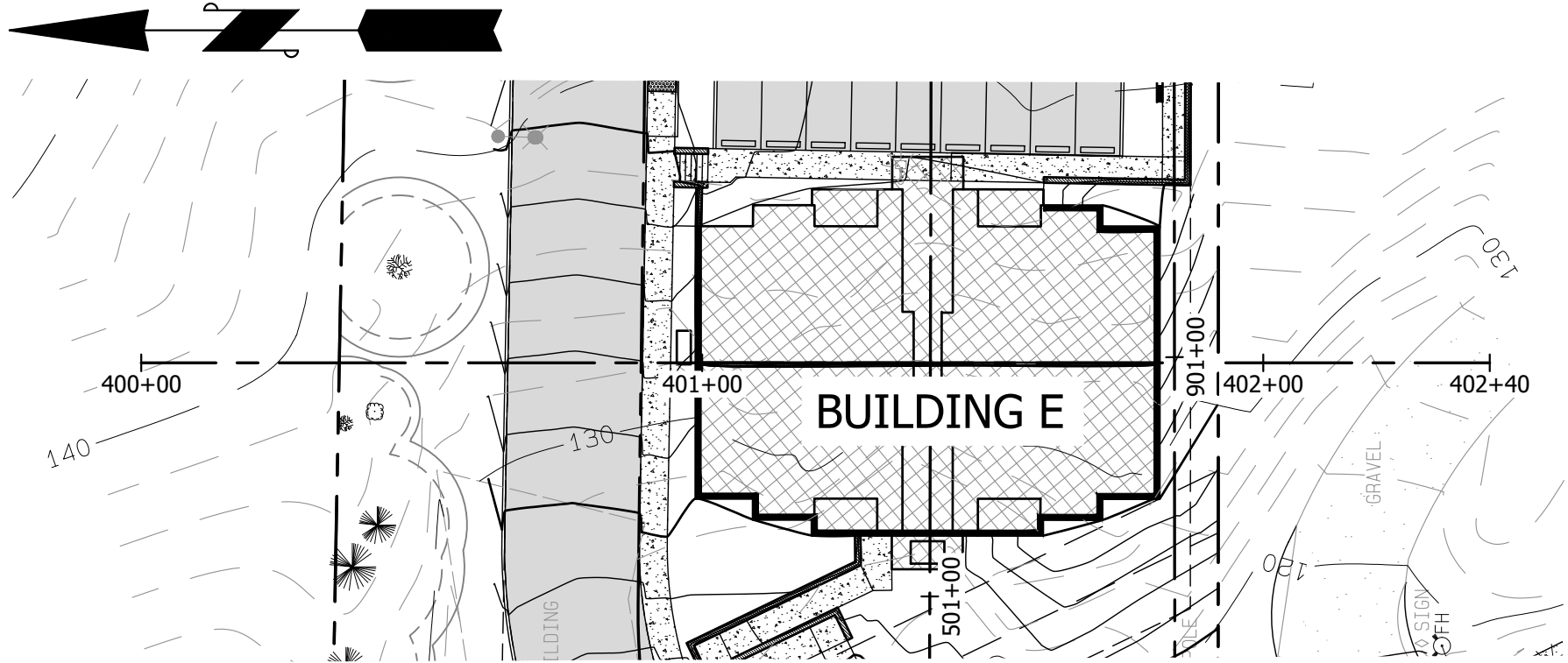
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PERMIT NO.
PL-SPP-18-0001
DRAWING NO.
15-204
SHEET
C10

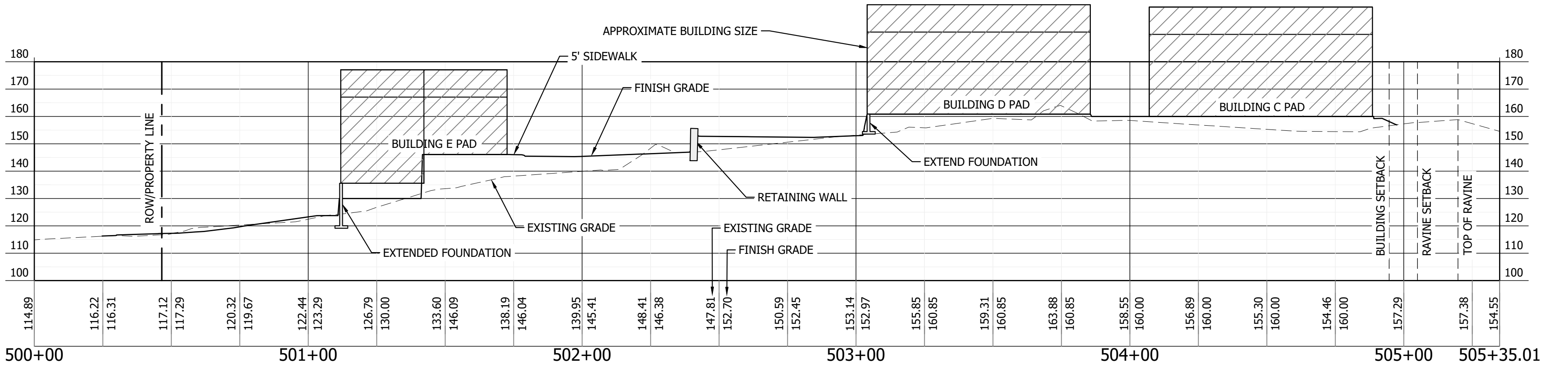




IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



NORTH-SOUTH SITE SECTION VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'



WEST-EAST SITE SECTION VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'

REVISIONS

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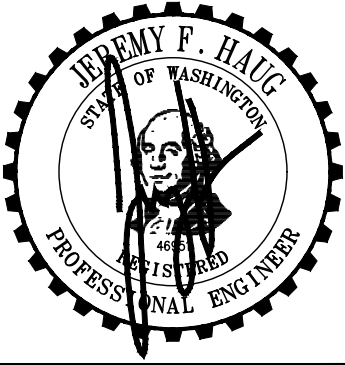
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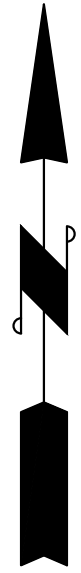
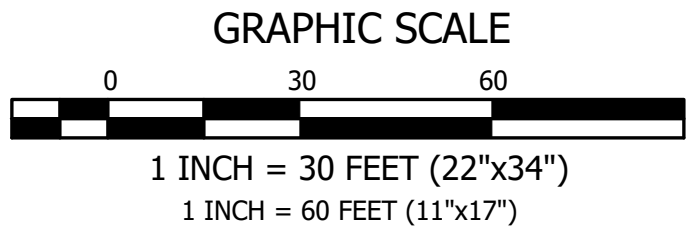
**BURNHAM DRIVE
APARTMENTS**

PRELIMINARY SET

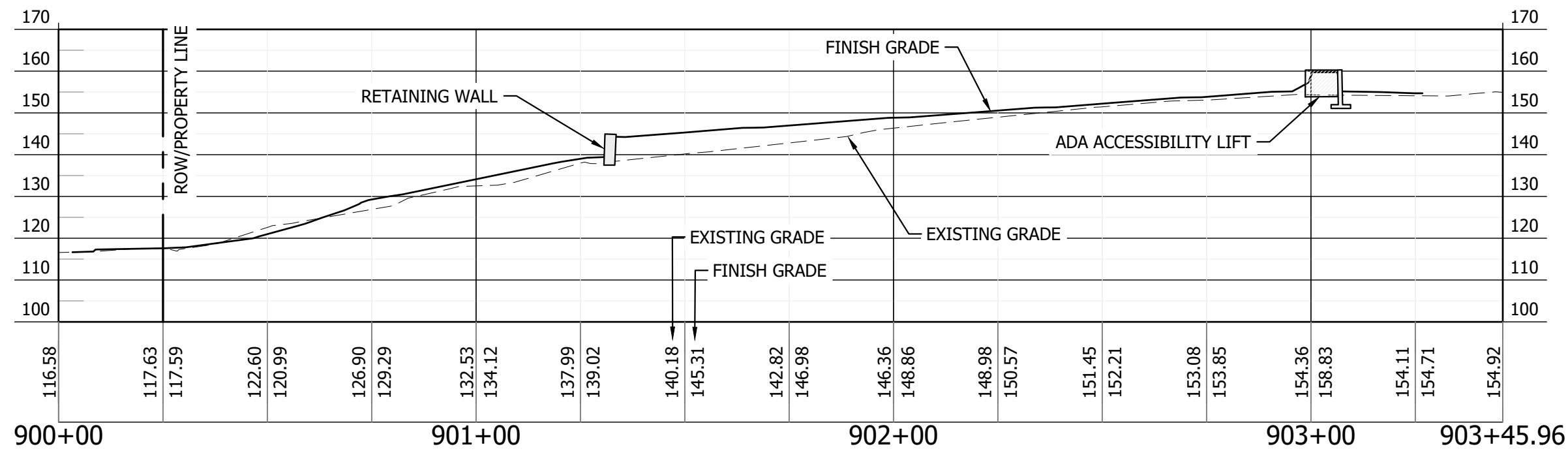
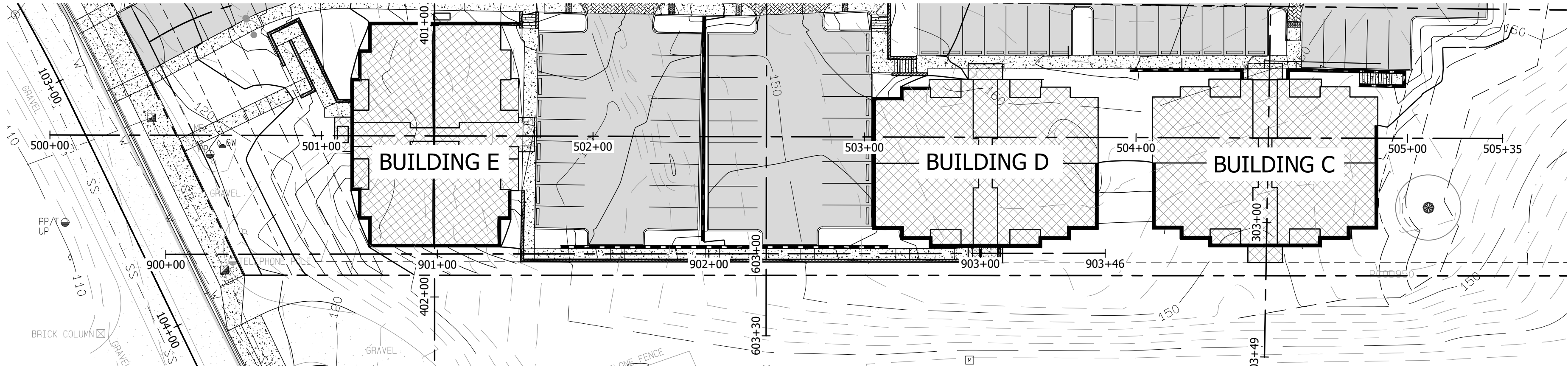
SECTION VIEW SHEET 2

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C11





IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



WALKWAY SECTION VIEW

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'



ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS

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Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

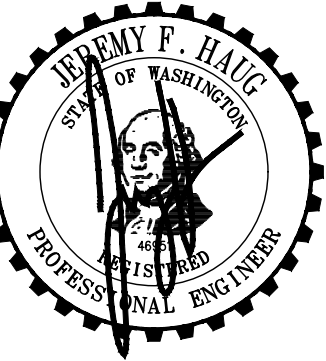
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DRAWN BY:	KJR
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APPROVED BY:	JFH
SCALE:	AS NOTED
OTHER:	

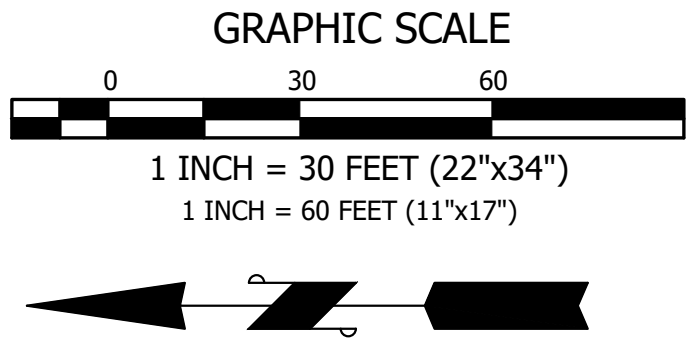
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

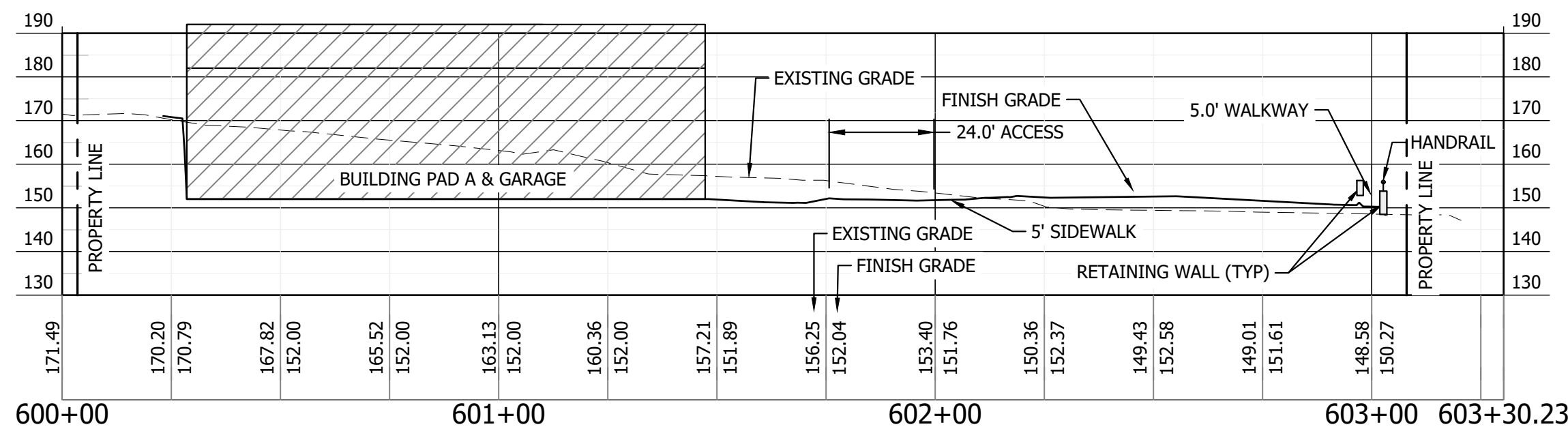
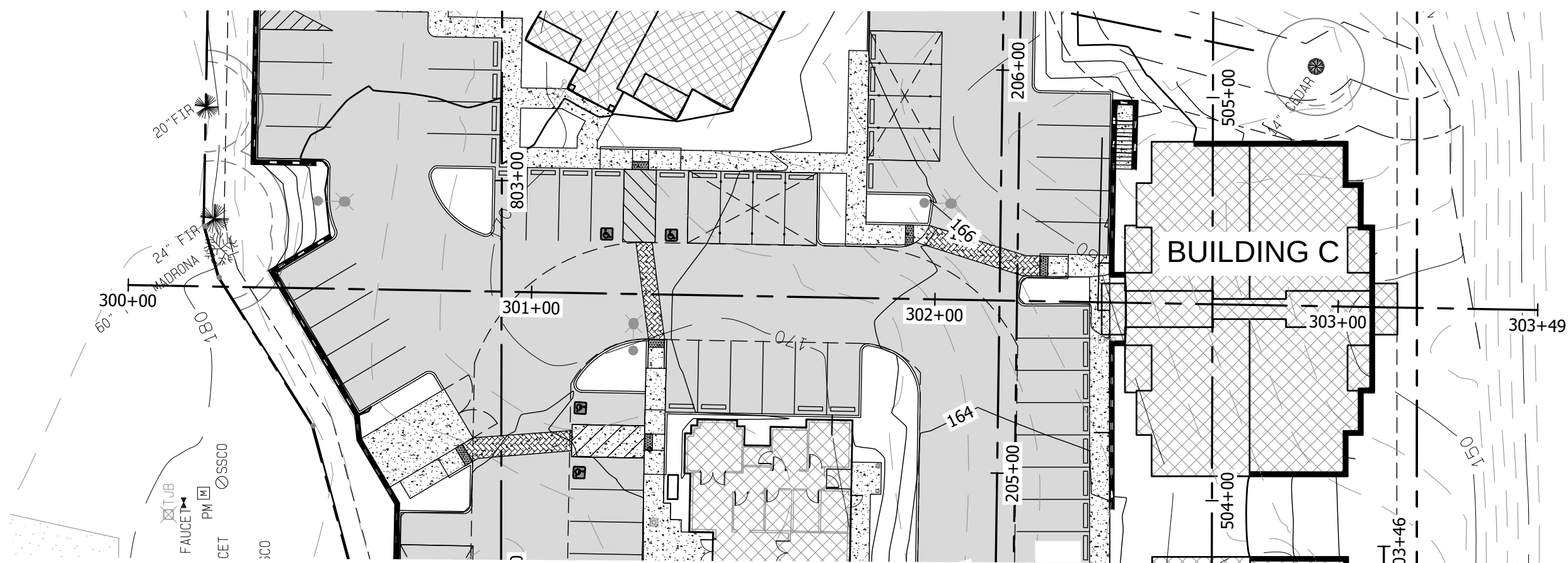
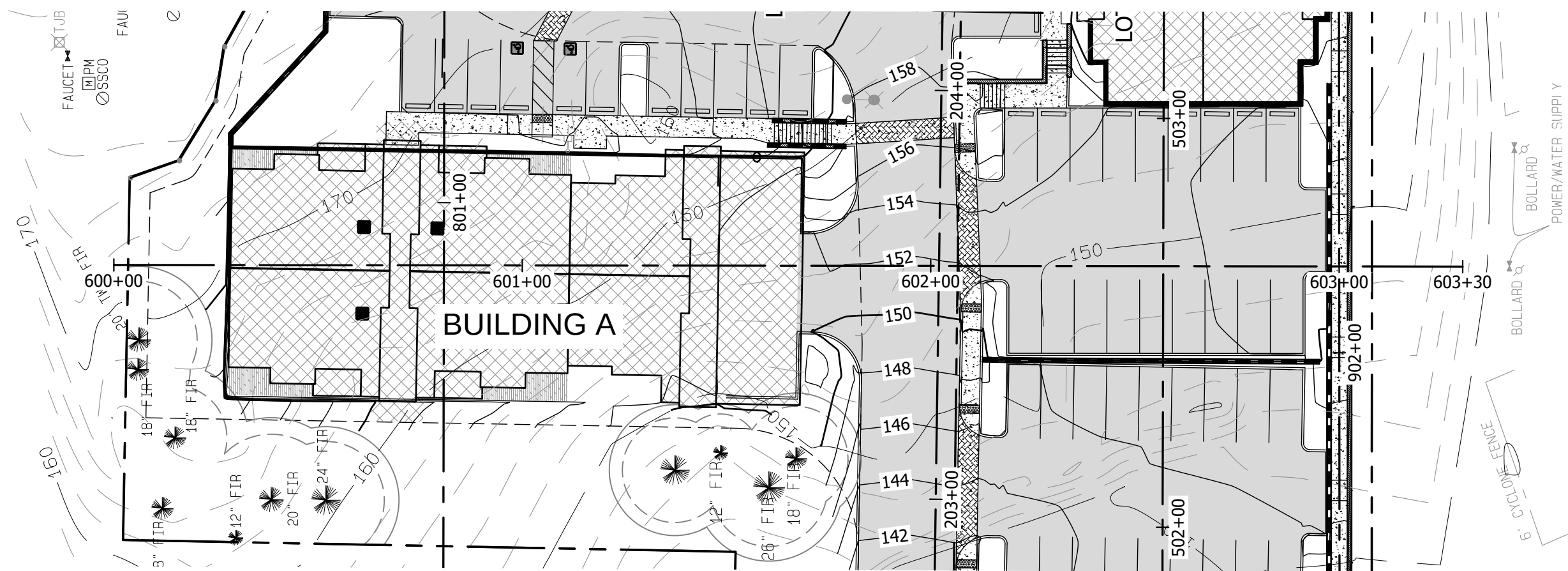
SECTION VIEW SHEET 3

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C12

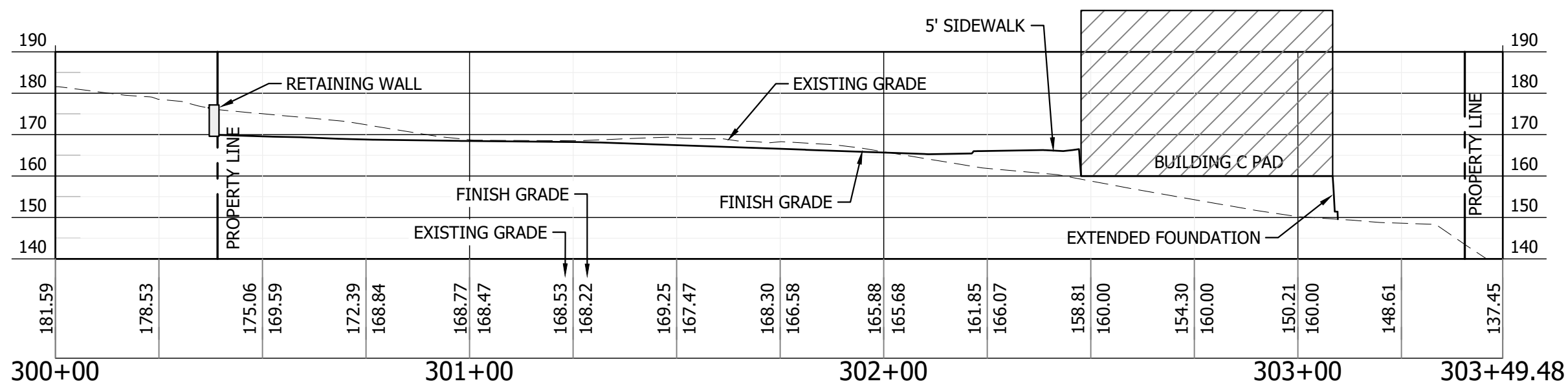




IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



NORTH-SOUTH SITE SECTION
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'



NORTH-SOUTH SITE SECTION
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'

REVISIONS

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Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

DESIGNED BY: KJR

DRAWN BY: KJR

CHECKED BY: JFH

APPROVED BY: JFH

SCALE: AS NOTED

OTHER:

BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

SECTION VIEW SHEET 4

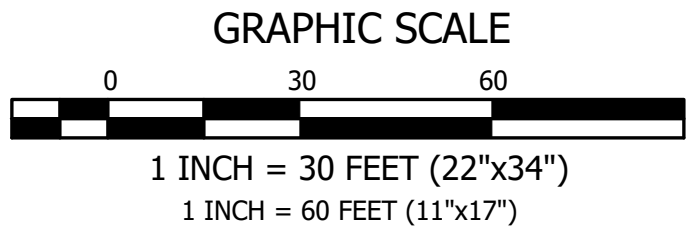
ISSUED FOR CONSTRUCTION

DATE: _____

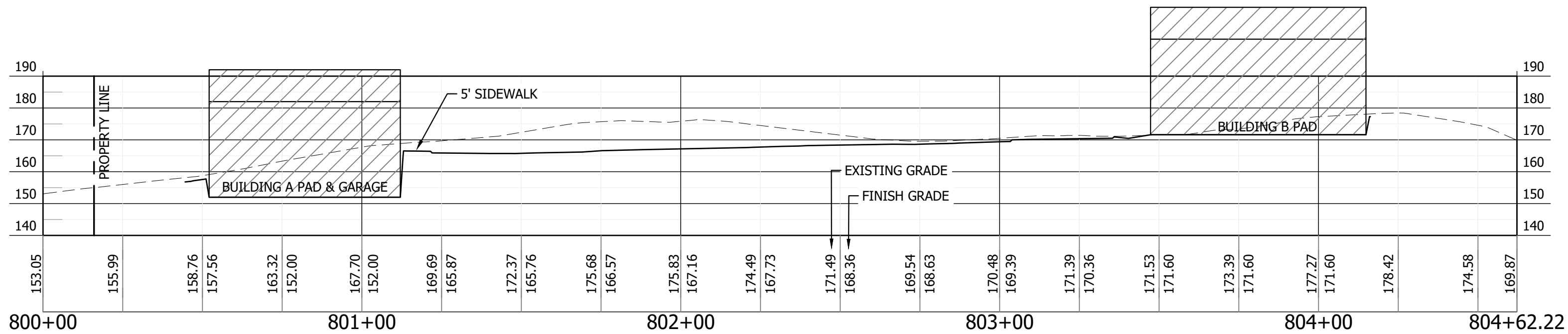
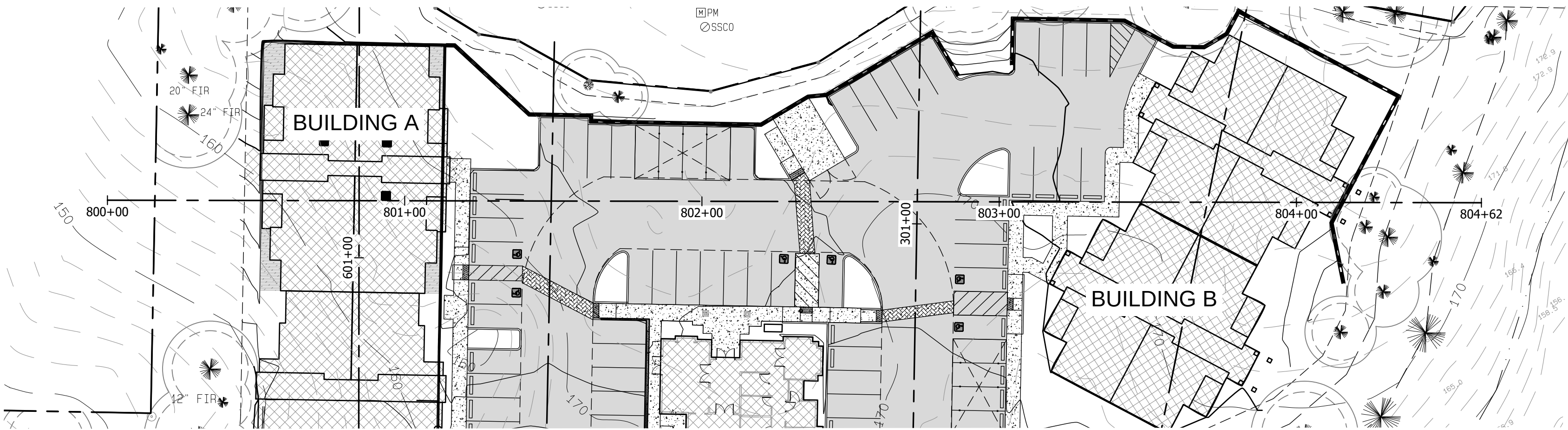
PERMIT NO.
PL-SPP-18-0001

DRAWING NO.
15-204

SHEET
C13



IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



WEST-EAST SITE SECTION
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'



ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS

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ENGINEERING • LLC
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PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

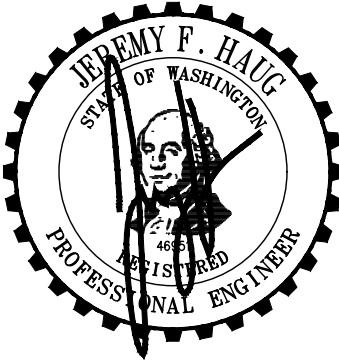
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SCALE:	AS NOTED
OTHER:	

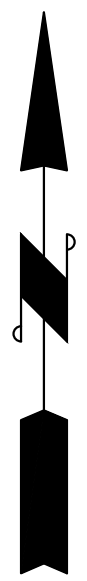
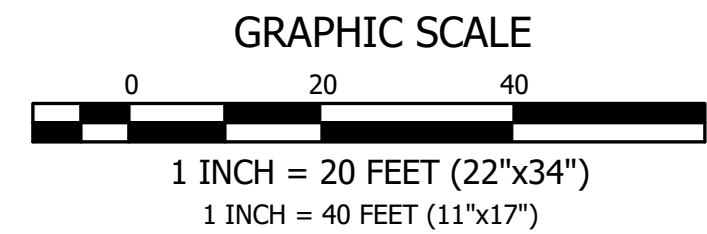
BURNHAM DRIVE
APARTMENTS

PRELIMINARY SET

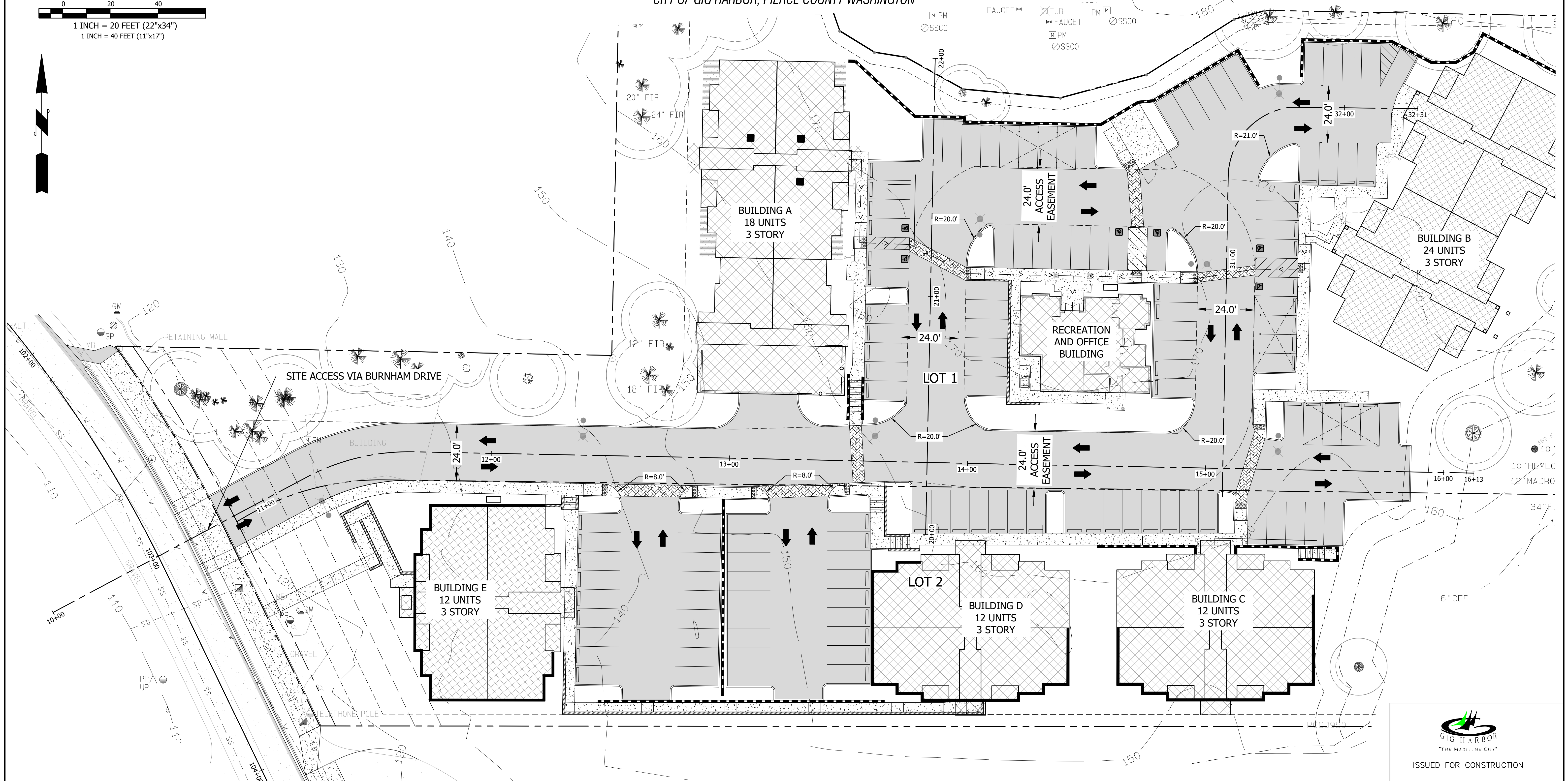
SECTION VIEW SHEET 5

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C14





IN A PORTION OF THE NE 1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF GIG HARBOR, PIERCE COUNTY WASHINGTON



ISSUED FOR CONSTRUCTION

DATE: _____

REVISIONS

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PO Box 949 Gig Harbor, WA 98335
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourpllc.com

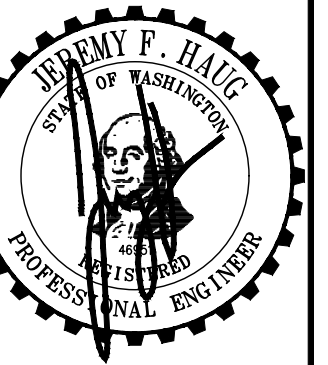
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OTHER:	

BURNHAM DRIVE APARTMENTS

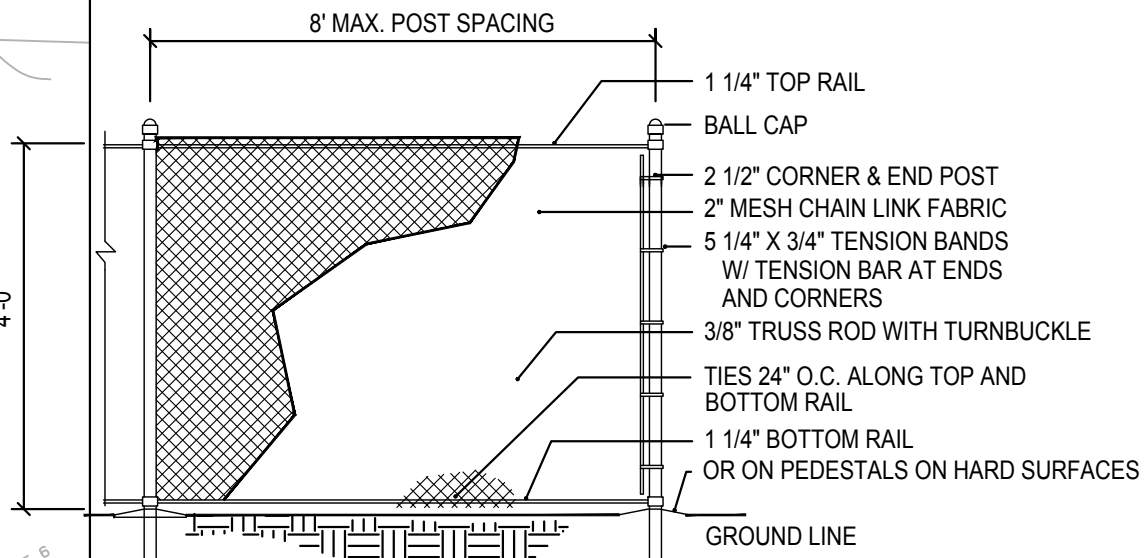
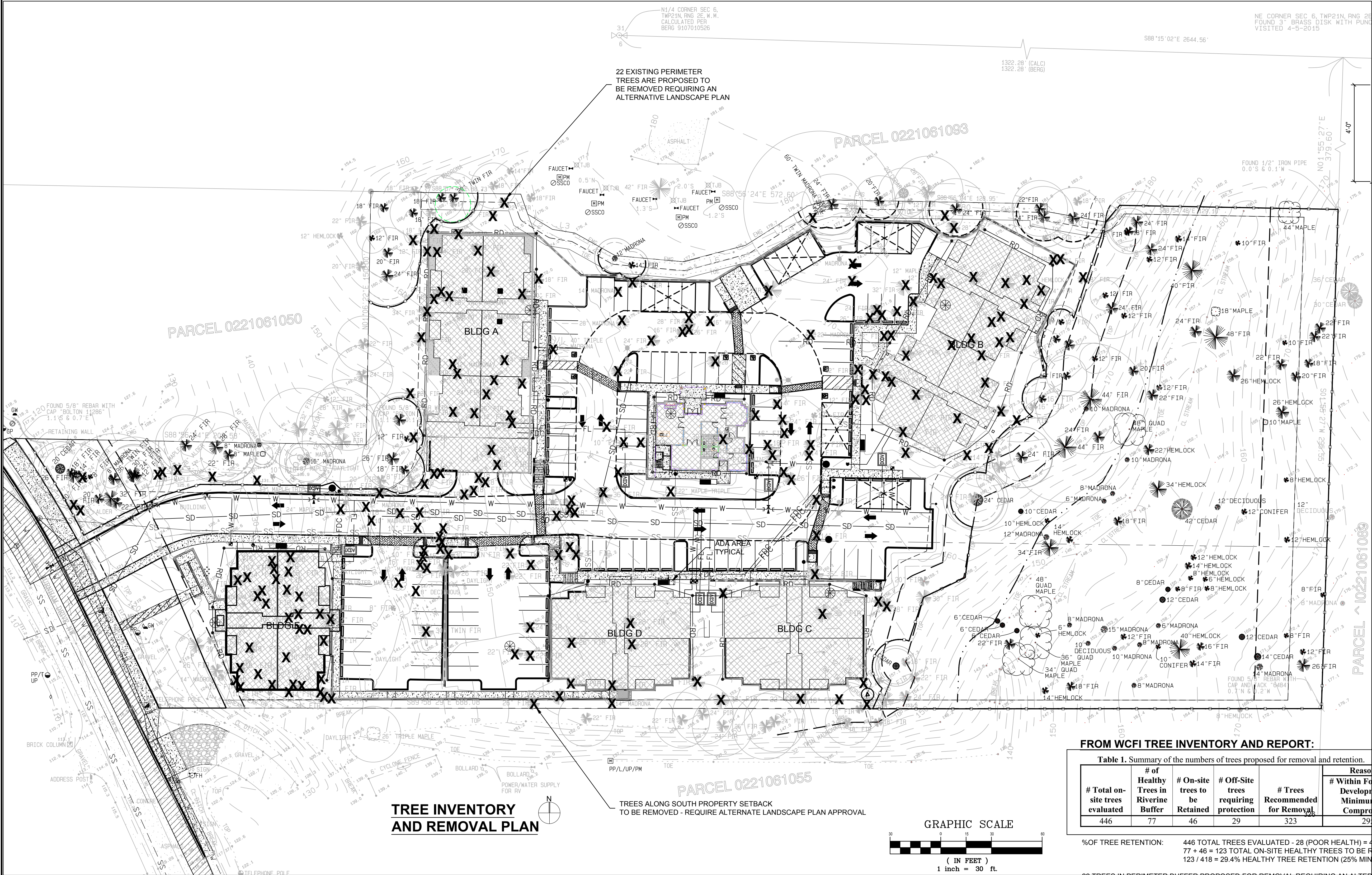
PRELIMINARY SET

CIRCULATION PLAN

PERMIT NO.	PL-SPP-18-0001
DRAWING NO.	15-204
SHEET	C15



NOTE:
TREE INVENTORY AND RETENTION REPORT / PLAN BY WASHINGTON FORESTRY CONSULTANTS, INC. - PLEASE REFER TO THAT REPORT FOR ALL TREE RETENTION DIRECTION. INCLUDED ON THIS SHEET ARE PIECES OF THAT REPORT.



TEMPORARY CHAIN LINK DRIVEN POST FENCE DETAIL

TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER INTO THE ROOT PROTECTION ZONE (RPZ). ALL BRUSH CLEAN UP WITHIN THE RPZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS. NO CUTS / FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RISE WATER SHOULD IMPACT THE RPZ. NO WIRES, CABLES OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.

IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT THE LANDSCAPE ARCHITECT OR PROJECT ARBORIST PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

FROM WCFI TREE INVENTORY AND REPORT:

Table 1. Summary of the numbers of trees proposed for removal and retention.

# Total on-site trees evaluated	# of Healthy Trees in Riverine Buffer	# On-site trees to be Retained	# Off-Site trees requiring protection	# Trees Recommended for Removal	Reason for Removal	
					# Within Footprint of Development or Minimum RPZ Compromised	# in Poor Health
446	77	46	29	323	295	28

%OF TREE RETENTION: 446 TOTAL TREES EVALUATED - 28 (POOR HEALTH) = 418 TREES
77 + 46 = 123 TOTAL ON-SITE HEALTHY TREES TO BE RETAINED
123 / 418 = 29.4% HEALTHY TREE RETENTION (25% MINIMUM)

22 TREES IN PERIMETER BUFFER PROPOSED FOR REMOVAL REQUIRING AN ALTERNATE LANDSCAPE PLAN



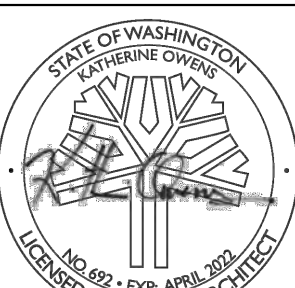
KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

PERMIT NO. --

DRAWING NO. L1

SHEET 1 OF 8



REVISIONS

G. REVISED PER AGENCY
H. REVISED PER UPDATED SITE PLAN
I. REVISED PER UPDATED SITE PLAN
J. REVISED PER UPDATED SITE PLAN
K. REVISED PER UPDATED SITE PLAN (3.11.21)
L. REVISED PER AGENCY COMMENTS DATED: 09/30/2021



NATURE BY DESIGN
LANDSCAPE ARCHITECTURE
1320 ALAMEDA AVE SUITE B
FIRCREST, WA 98466
253.460.6067
WWW.NATUREBYDESIGN.COM

DESIGNED BY:	KLO
DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

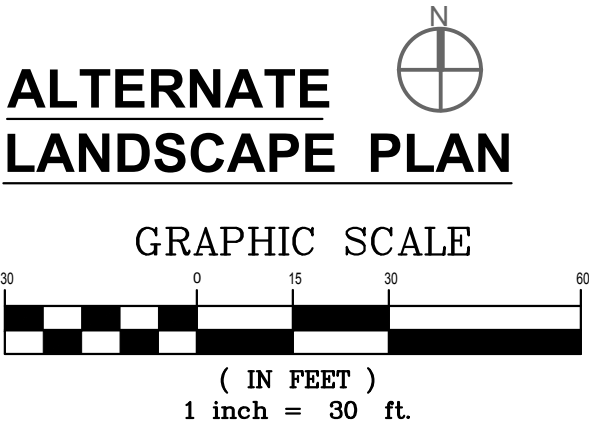
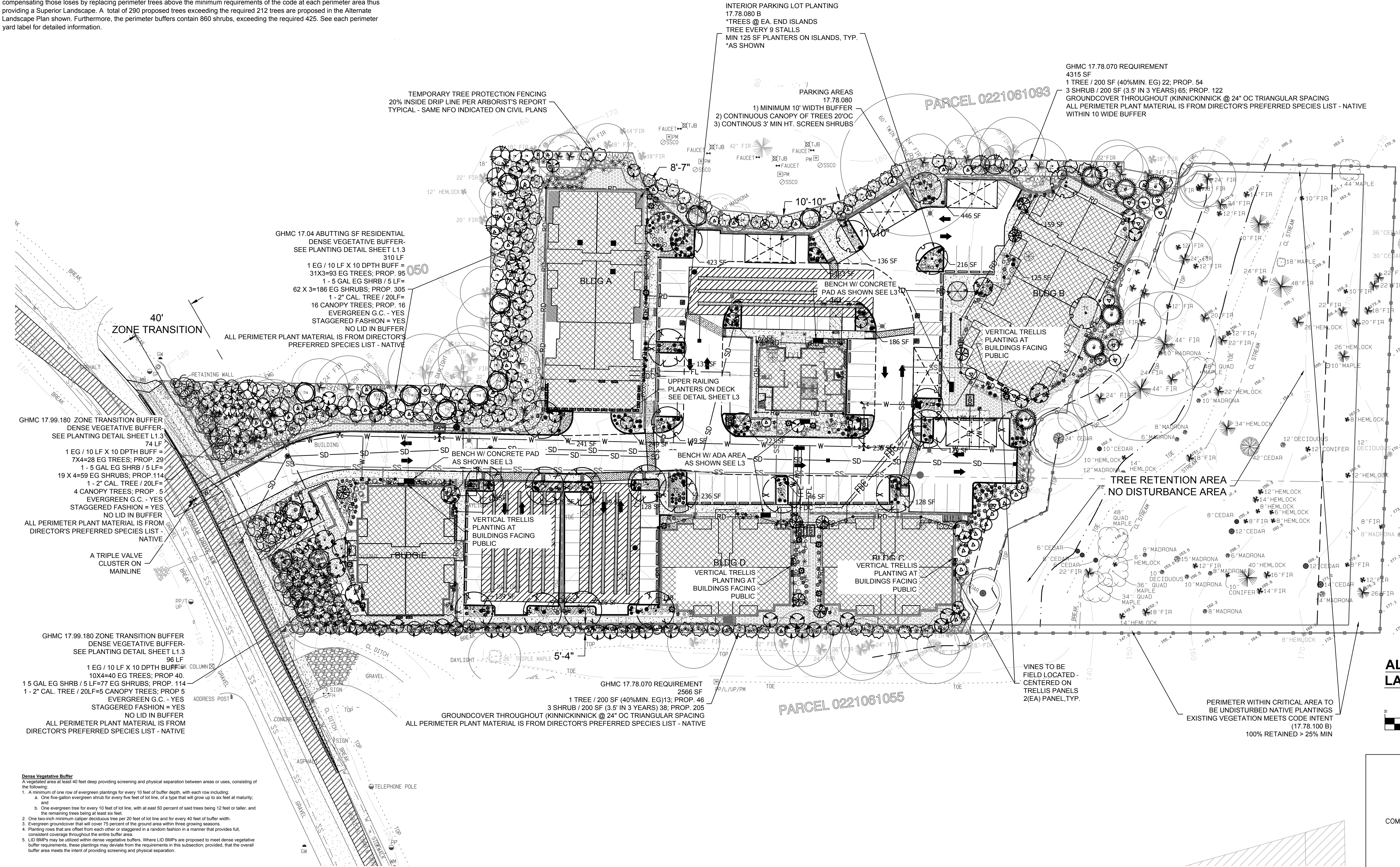
BURNHAM DR APTS
XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSL

TREE RETENTION PLAN
NOTES & DETAILS

ALTERNATE LANDSCAPE PLAN NARRATIVE

22 the perimeter trees (existing) cannot be retained due poor health or proximity building foot prints or grading and retaining walls encroaching into the root zones creating unsafe trees. The proposed alternate landscape plan addresses the available options for compensating those losses by replacing perimeter trees above the minimum requirements of the code at each perimeter area thus providing a Superior Landscape. A total of 290 proposed trees exceeding the required 212 trees are proposed in the Alternate Landscape Plan shown. Furthermore, the perimeter buffers contain 860 shrubs, exceeding the required 425. See each perimeter yard label for detailed information.



Dense Vegetative Buffer
A vegetated area at least 40 feet deep providing screening and physical separation between areas or uses, consisting of the following:
1. A minimum of one row of evergreen plantings for every 10 feet of buffer depth, with each row including:
a. One five-gallon evergreen shrub for every five feet of lot line, of a type that will grow up to six feet at maturity; and
b. One evergreen tree for every 10 feet of lot line, with at least 50 percent of said trees being 12 feet or taller, and the remaining trees being at least six feet.
2. One two-inch minimum caliper deciduous tree per 20 feet of lot line and for every 40 feet of buffer width.
3. Evergreen groundcover that will cover 75 percent of the ground area within three growing seasons.
4. Planting rows that are offset from each other or staggered in a random fashion in a manner that provides full, consistent coverage throughout the entire buffer area.
5. LID BMPs may be utilized within dense vegetative buffers. Where LID BMPs are proposed to meet dense vegetative buffer requirements, these plantings may deviate from the requirements in this subsection; provided, that the overall buffer area meets the intent of providing screening and physical separation.

REVISIONS	
G. REVISED PER AGENCY	
H. REVISED PER UPDATED SITE PLAN	
I. REVISED PER UPDATED SITE PLAN	
J. REVISED PER UPDATED SITE PLAN	
K. REVISED PER UPDATED SITE PLAN (3.11.21)	
L. REVISED PER AGENCY COMMENTS DATED: 09/30/2021	



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LANDSCAPE ARCHITECTURE
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FIRCREST, WA 98466
253.460.6067
WWW.NATUREBYDESIGN.COM

DESIGNED BY:	KLO
DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

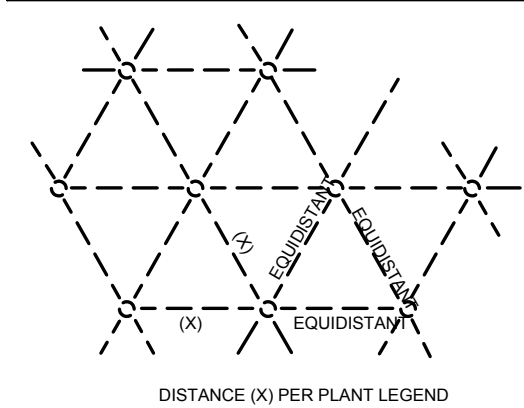
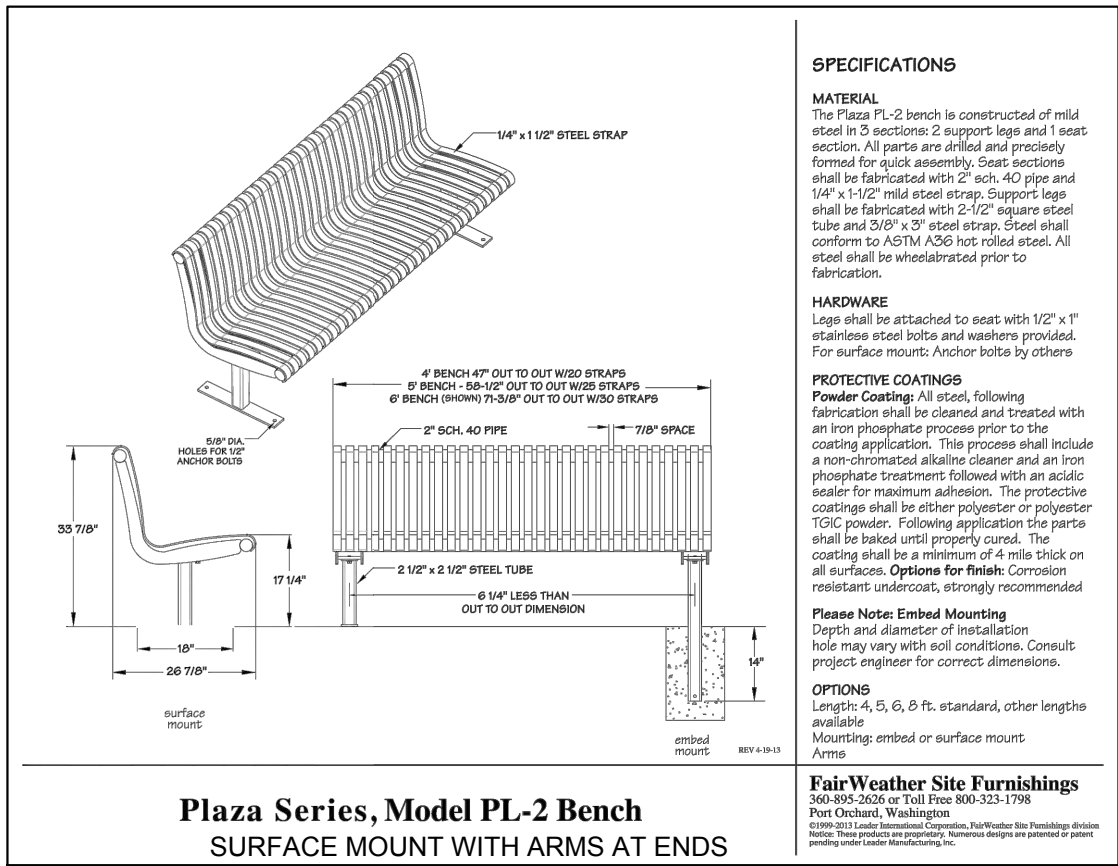
BURNHAM DR APTS
XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSL
ALTERNATE LANDSCAPE PLAN

PERMIT NO. --	
DRAWING NO. L2	
SHEET OF 2 OF 8	

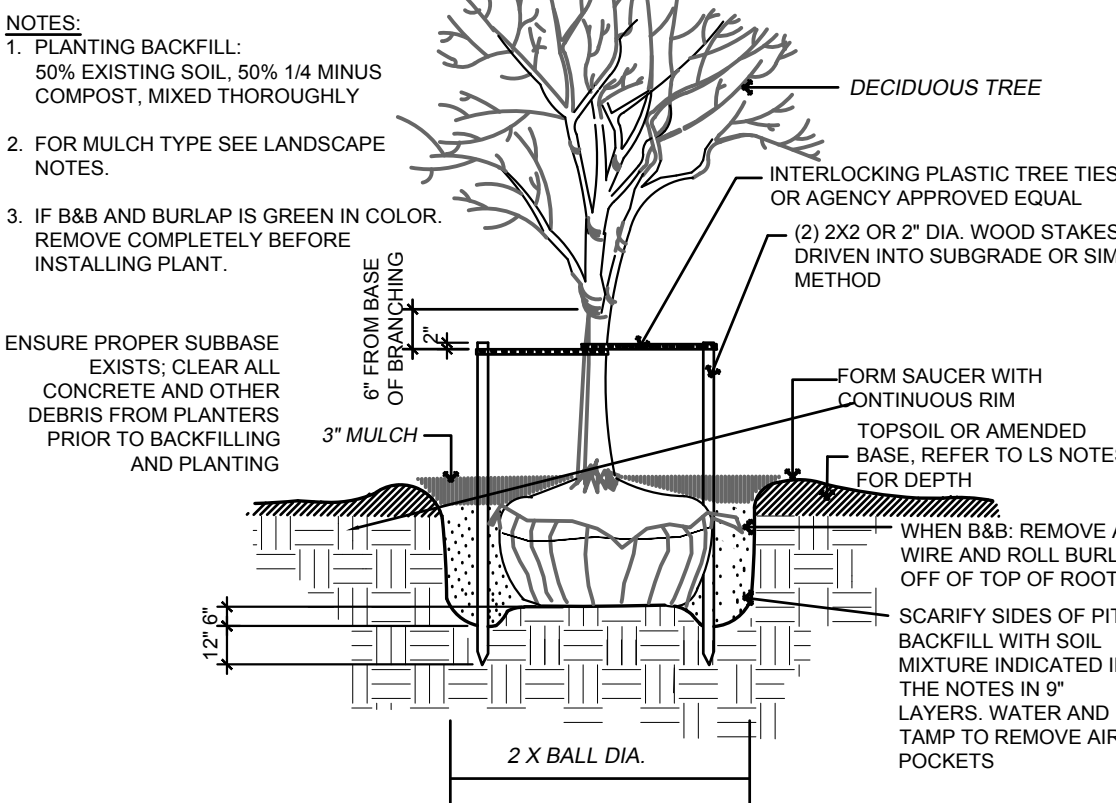
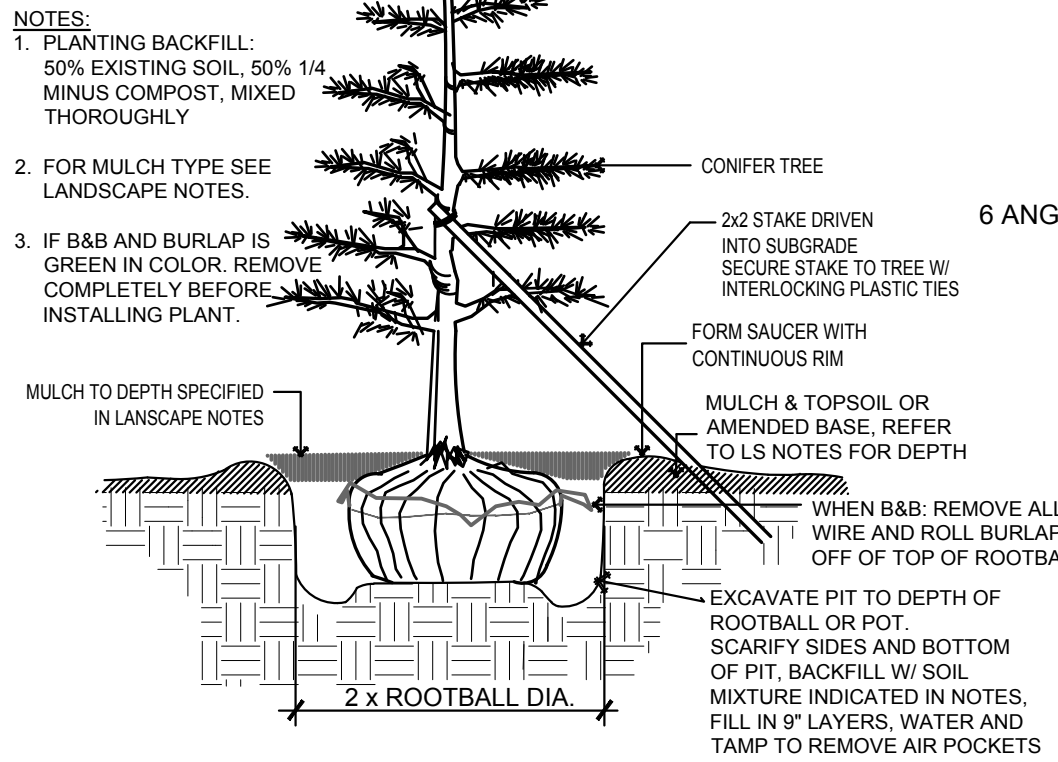
GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Location (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
5. **Grade Preparation:**
All planting areas shall be cleaned of all construction and native debris, rocks 1" and larger, and any other objects considered harmful to plant life. The debris shall be hauled off site. All planting bed areas shall have the soil rototilled to a depth of 6 inches prior to topsoil installation.
Lawn Areas to receive a min. 4" layer of sandy loam topsoil (3-way mix or equivalent) free of weeds, sticks, rocks, and other debris. Care under existing Oak trees shall taken to not disturb the soils or roots of the trees minimal topsoil shall be placed to establish new lawn areas.
Planting bed Areas to receive a min. 6" layer of sandy loam topsoil (3-way mix or equivalent) free of weeds, sticks, rocks, and other debris. Contractor responsible for ensuring appropriate sub grade exists in all parking area planters. If sub grade is inadequate, it is contractor's responsibility to coordinate costs and work required to prep beds for planting.
6. **Mulching:** All planting beds at building foundations to receive a minimum of 3" of Organic Black Bark Mulch (Cedar Grove or Sim.). Top of all Mulching shall be 1/2" below - flush to the top of all paving surfaces. Provide for a min. 6" clearance of all mulches and lawns that are immediately adjacent to any building faces measured from the bottom of siding to the top of landscape surface. Parking islands to receive 3" min. depth of clean river rock 2"-4" size placed on top of landscape fabric.
7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
14. When planting 'Balled and Burlapped' product, gently place root ball in prepared hole with burlap still on the root ball. Remove all wire from any B&B plant material, cut guy strings and roll burlap off top of root ball. If burlap is green in color, carefully remove the entire burlap bag and all binding from the root ball.
15. An irrigation system is to be installed per plan.
16. Street trees shall have caliper size of at least 2" measure per American Association of Nurserymen Standards.
17. Street trees shall be high branching with canopy that starts at least 6' above finish grade.
18. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
19. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.
20. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
21. See Irrigation Plans for irrigation layout - at Final Landscape Plan submittal.



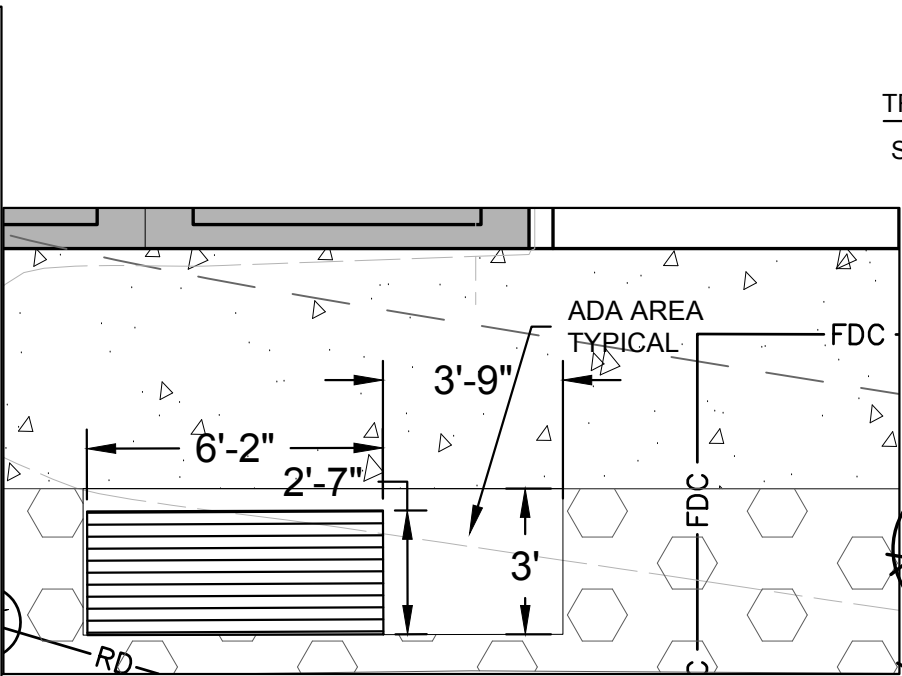
GROUNDCOVER PLANTING DETAIL

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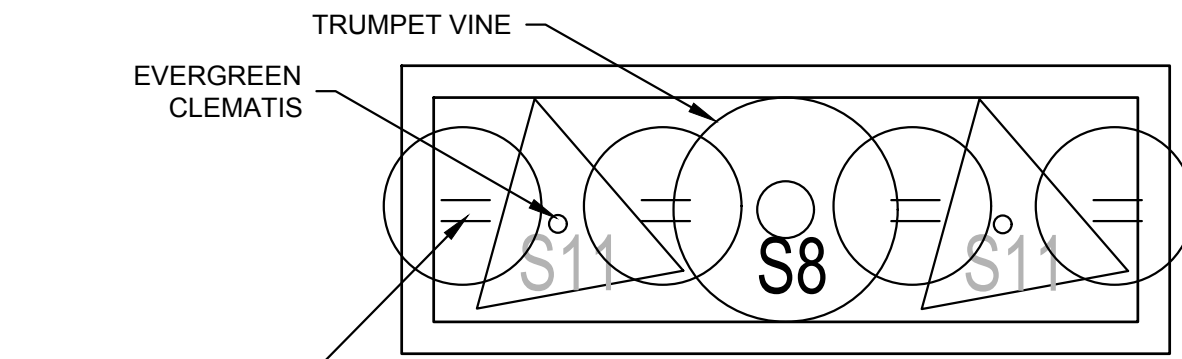


SHRUB PLANTING DETAIL

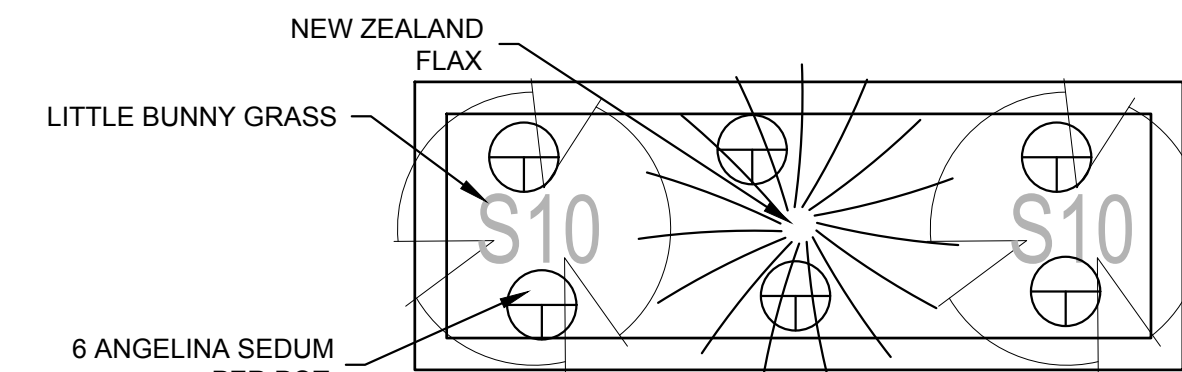
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TYPICAL BENCH LAYOUT FOR CONCRETE PAD UNDER BENCH AND ACCESSIBLE WAITING AREA



TRELLIS PLANTER TYPICAL (13)



RAILING PLANTER BUILDING A (18)

PLANT LEGEND

TREES (80% Approved City List in Perimeters Min. - 100% proposed)			
SYMBOL	QTY	DESCRIPTION	SIZE
	9	Acer palmatum RED Varieties Japanese Maple Varieties - RED Leafed Multi Trunk Ok	8' Ht Min
	16	Pinus contorta Shore Pine *	6' Ht Min. Well Formed
	3	Stewartia japonica Japanese Stewartia	2' Cal. Min. Well Formed
	103	Pseudotsuga menziesii Douglas Fir *	6' Ht. (50%) 12' Ht (50%)
	8	Malus fusca (Pyrus fusca) Flowering Crab Apple *	2' CAL. Well Formed
	101	Abies grandis Grand Fir *	6' Ht. (50%) 12' HT (50%)
	14	Picea sitchensis Sitka Spruce *	6' HT. (50%) 12 HT (50%)
	6	Thuja plicata Western Red Cedar *	12' Ht. Min. Full / Compact
	8	Acer griseum Paper Bark Maple	2' CAL. Well Formed
	16	Cupressus sempervirens 'Stricta' or sim. Columnar Italian Cypress	6' Ht. Min. Well formed
	15	Tsuga heterophylla Mountain Hemlock *	6' Ht. (50%) 12 HT. (50%)
	10	Cornus nuttallii Pacific Dogwood	2' Cal. Min.

NOTE: * Plant material is from City of Gig Harbor's Director's Preferred Species list. Plant selections may not be substituted without approval of the City of Gig Harbor

INERT LANDSCAPE ELEMENTS

	Landscape Boulder - Columbia Basalt OR Granite (Owner's Choice)
10	1 man rocks
36	2 man rocks
7	3 man rocks

PLANTER BOXES AT BUILDING A AND TRELLIS'

	108	Sedum angelina Angelina Yellow Sedum	4" Pot Groundcover
	13	Campsis radicans Trumpet Vine	1 GAL.
	52	Juniperus squamata 'Blue Star' Blue Star Juniper	1 GAL.
	31	Tournesol planter boxes - wilshire 24" wide x 48" long x 24" high www.tournesol.com	

SITE FURNISHINGS

SYMBOL	QTY	DESCRIPTION
	5	TOURNESOL BENCH 'PLAZA' PZ-0200-72 with PZ-02A arms SURFACE MOUNT

SHRUBS & GROUND COVERS

SYMBOL	QTY	DESCRIPTION	SIZE
	9	Euphorbia 'Ruby Glow' & Martini 'Ascot' Ruby Glow & Ascot Euphorbia & other varieties	1 Gal. 24" HT MATURE
	48	Carex testacea Orange Sedge	1 Gal. 24" HT MATURE
	38	Azalea 'Hino Crimson' Hino Crimson Azalea	3 Gal. 36" HT MATURE
	27	Clematis armandi Evergreen Clematis	1 gal. 15' CLIMBING
	49	Berberis cordifolia Berberis	1 Gal. 24" HT MATURE
	13	Ligustrum muscari Big Blue Big Blue Lilyturf	1 Gal. 24" HT MATURE
	72	Nandina domestica c. 'Gulf Stream' or 'Moonbay' Gulf Stream Heavenly Bamboo	2 Gal. 36" HT MATURE
	45	Small Rhododendron Varieties or sim. Evergreen Shrub Anna Rose Whitney, Black Satin, Cherry Cheesecake, Pearce's American Beauty	3 gal. 24" HT MATURE
	28	Pinus mugo & Dwarf Mugo Pine Standard Mugo Pine	5 Gal. / 2 Gal. 60" HT MATURE (STD) / 36" HT MATURE (DWF)
	25	Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	1 Gal. 24" HT MATURE
	110	Carex oshimensis 'Everillo' Everillo Yellow Sedge	1 Gal. 12" HT MATURE
	12	Crocosmia 'Lucifer' and other varieties Lucifer Crocosmia	1 Gal. 36" HT MATURE
	18	Phorium sundowner New Zealand Flax	1 GAL. 36" HT MATURE
	36	Pennisetum alopecuroides "Little Bunny" Fountain Grass	1 GAL. 24" HT MATURE

NATIVE SHRUBS & GROUND COVERS (80% Approved City List in Perimeters Min. - 100% proposed)

SYMBOL	QTY	DESCRIPTION	SIZE
	49	Amelanchier alnifolia Sealthrift	1 Gal. 15" HT MATURE
	74	Cornus canadensis Bunchberry	1 Gal. 12" HT MATURE
	58	Deschampsia cespitosa Tufted Hair Grass	1 Gal. 24" HT MATURE
	319	Asarum canadense Wild Ginger	1 Gal. 12" HT MATURE
	77	Acer circinnatum Vine Maple	5 GAL. 20" HT MATURE
	212	Mahonia aquifolium Tall Oregon Grape	5 GAL. 6" HT MATURE
	314	Mahonia nervosa Oregon Grape	5 GAL. 30" HT MATURE
	286	Gautheria shallon Salal	5 GAL. 60" HT MATURE
	87	Symphoricarpos albus snowberry	5 GAL. 48" HT MATURE
	343	Polystichum munifitum Sword Fern	5 GAL. 36" HT MATURE
	160	Blechnum spicant Deer Fern	1 GAL. 24" HT MATURE
		Groundcover: Mahonia repens Low Oregon Grape 4" @ 18" OC or 1 Gal @ 24" OC	
		Groundcover: Gautheria shallon Salal and Low Oregon Grape 1 Gal. @ 36" OC Triangular Spacing	
		Groundcover: Cornus canadensis Bunchberry 4" @ 18" OC or 1 Gal @ 24" OC	
		Groundcover: Arctostaphylos uva-ursi 'Massachusetts' Kinnikinnick 4" @ 18" OC or 1 Gal @ 24" OC	



KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

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J. REVISED PER UPDATED SITE PLAN
K. REVISED PER UPDATED SITE PLAN (3.11.21)
L. REVISED PER AGENCY COMMENTS DATED: 09/30/2021

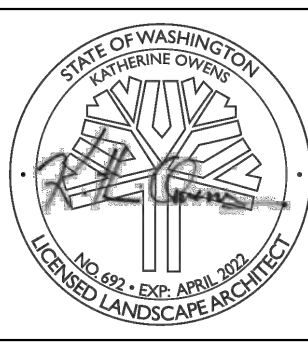


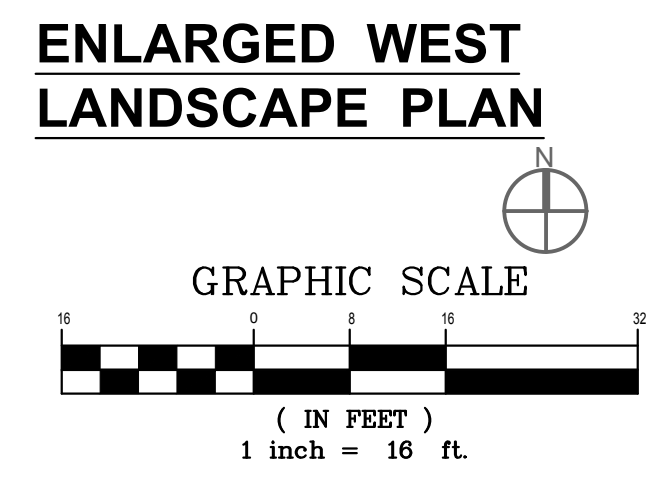
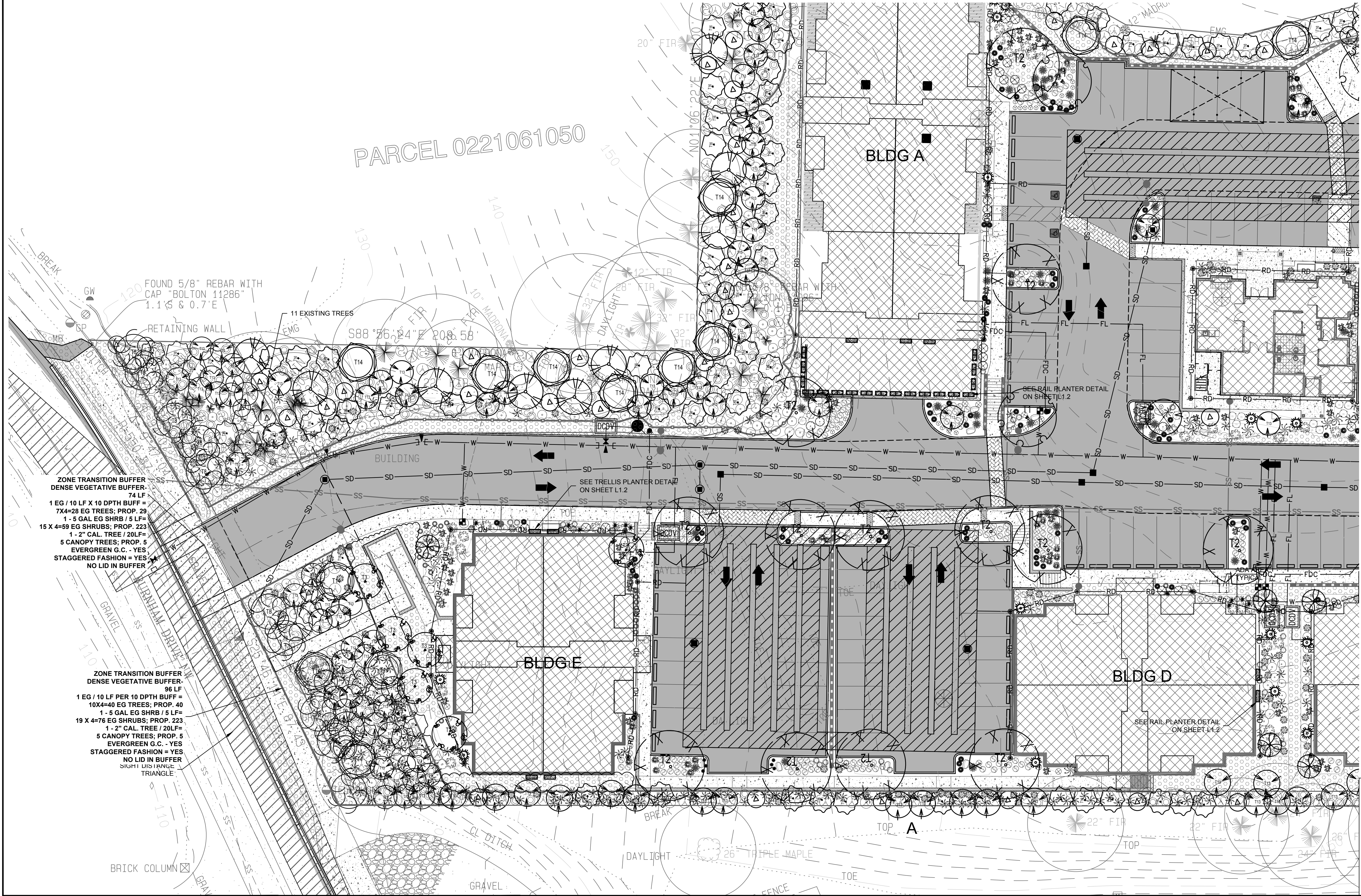
NATURE BY DESIGN
LANDSCAPE ARCHITECTURE
1320 ALAMEDA AVE SUITE B
FIRCREST, WA 98466
253.460.6067
WWW.NATUREBYDESIGN.COM

DESIGNED BY:	KLO
DRAWN BY:	SR
CHECKED BY:	KLO
APPROVED BY:	KLO
SCALE:	
OTHER:	

BURNHAM DR APTS
XXX BURNHAM DR
GIG HARBOR, WA 98332

1724LSL	PERMIT NO. --
LANDSCAPE NOTES LEGEND & DETAILS	DRAWING NO. L3
	SHEET OF 3 OF 8





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GIG HARBOR, WA 98332

1724LSL

ENLARGED WEST PLANTING PLAN

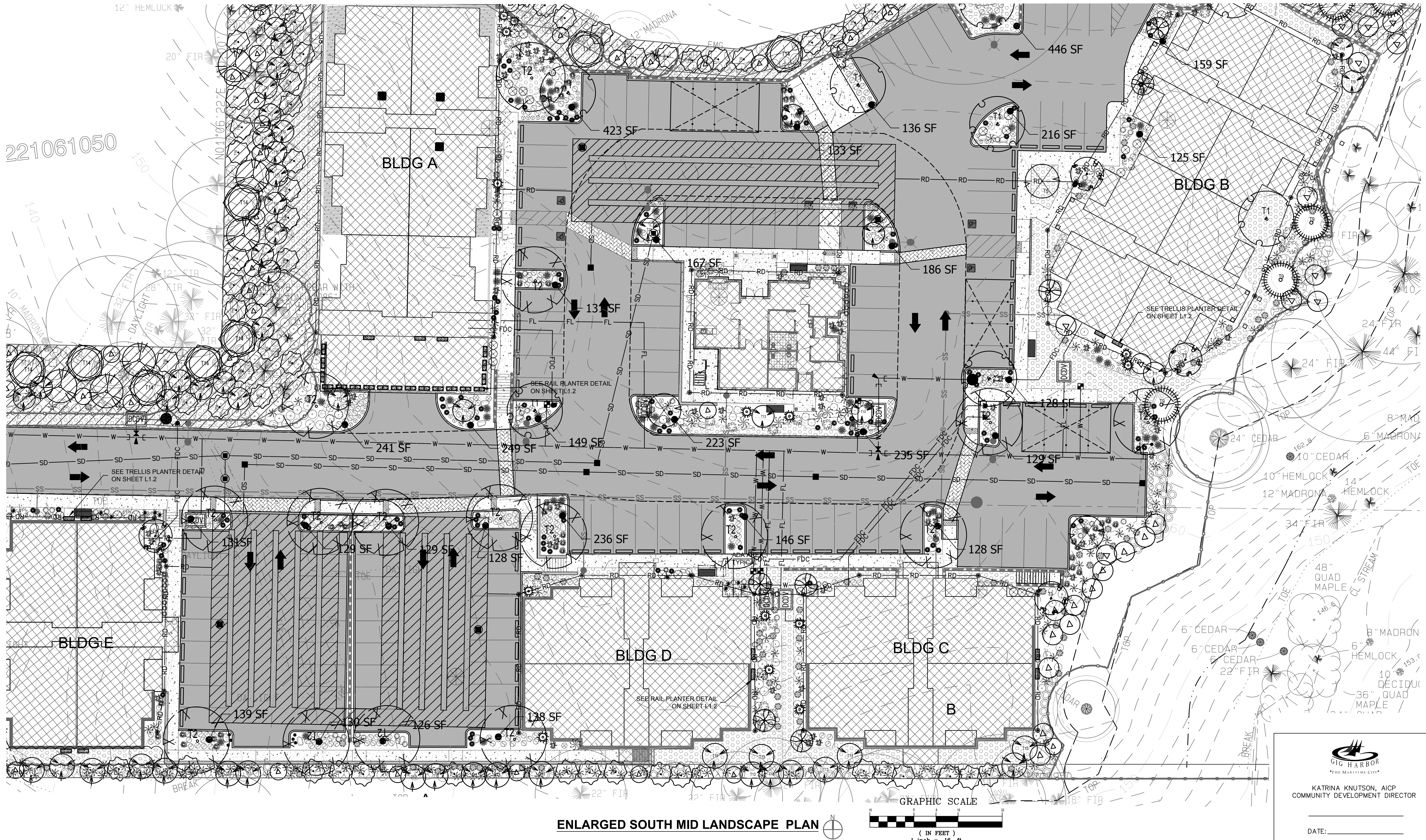
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COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

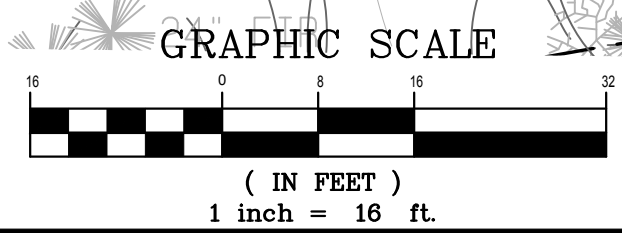
PERMIT NO. --

DRAWING NO. **L4**

SHEET OF 4 OF 8



ENLARGED SOUTH MID LANDSCAPE PLAN



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G. REVISED PER AGENCY	
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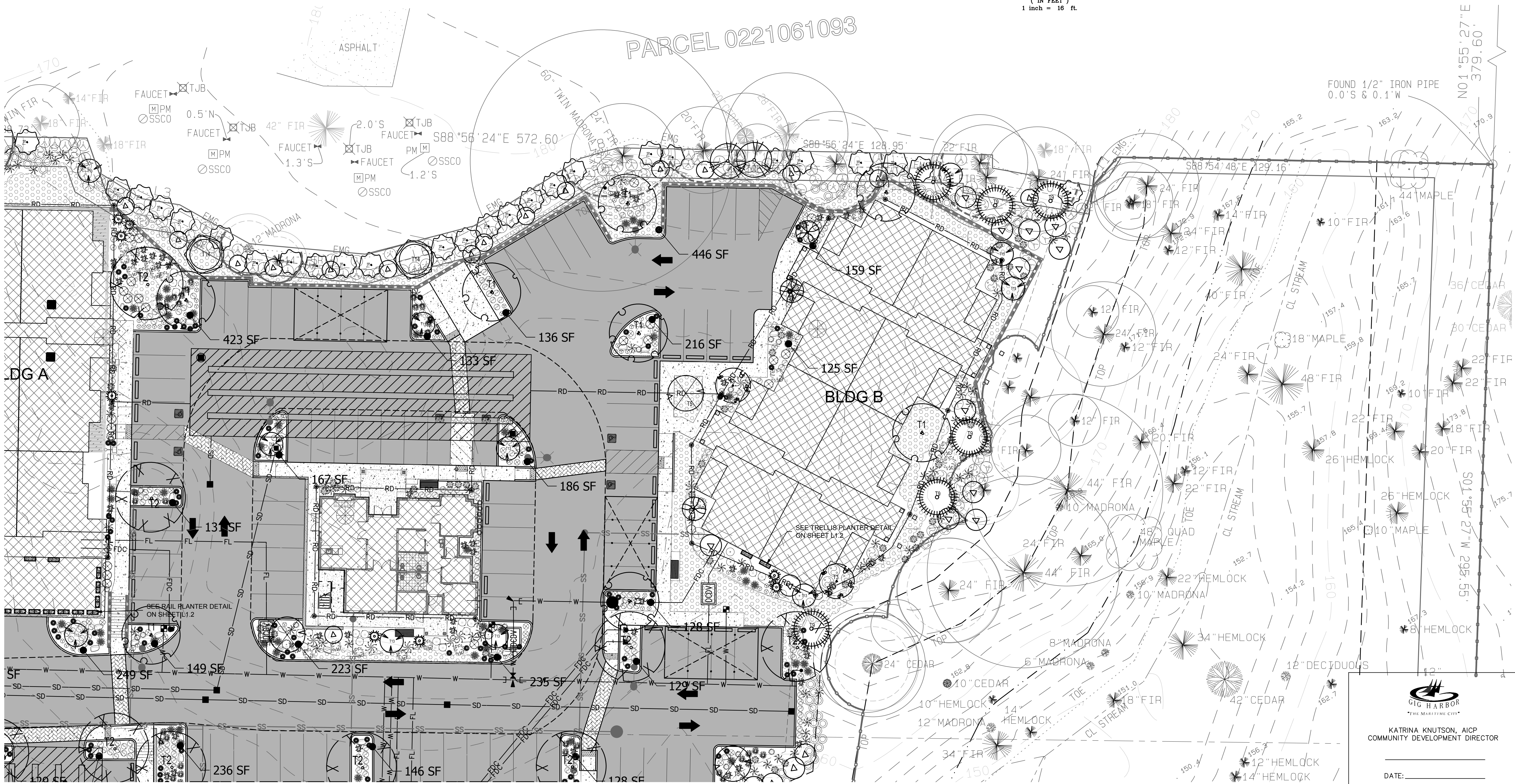
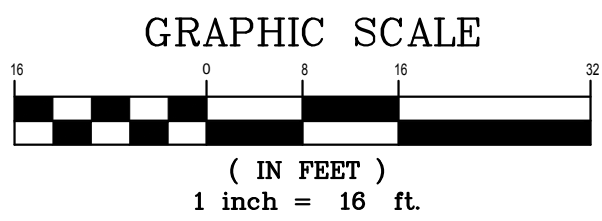
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SCALE:	
OTHER:	

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XXX BURNHAM DR
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1724LSL	PERMIT NO. --	
ENLARGED SOUTH LANDSCAPE PLAN	DRAWING NO. L5	
	SHEET OF 5 OF 8	

ENLARGED NORTHEAST LANDSCAPE PLAN



REVISIONS

- G. REVISED PER AGENCY
- H. REVISED PER UPDATED SITE PLAN
- I. REVISED PER UPDATED SITE PLAN
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- L. REVISED PER AGENCY COMMENTS DATED: 09/30/2021



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LANDSCAPE ARCHITECTURE

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SCALE:
OTHER:

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ENLARGED NORTH
PLANTING PLAN

PERMIT NO.

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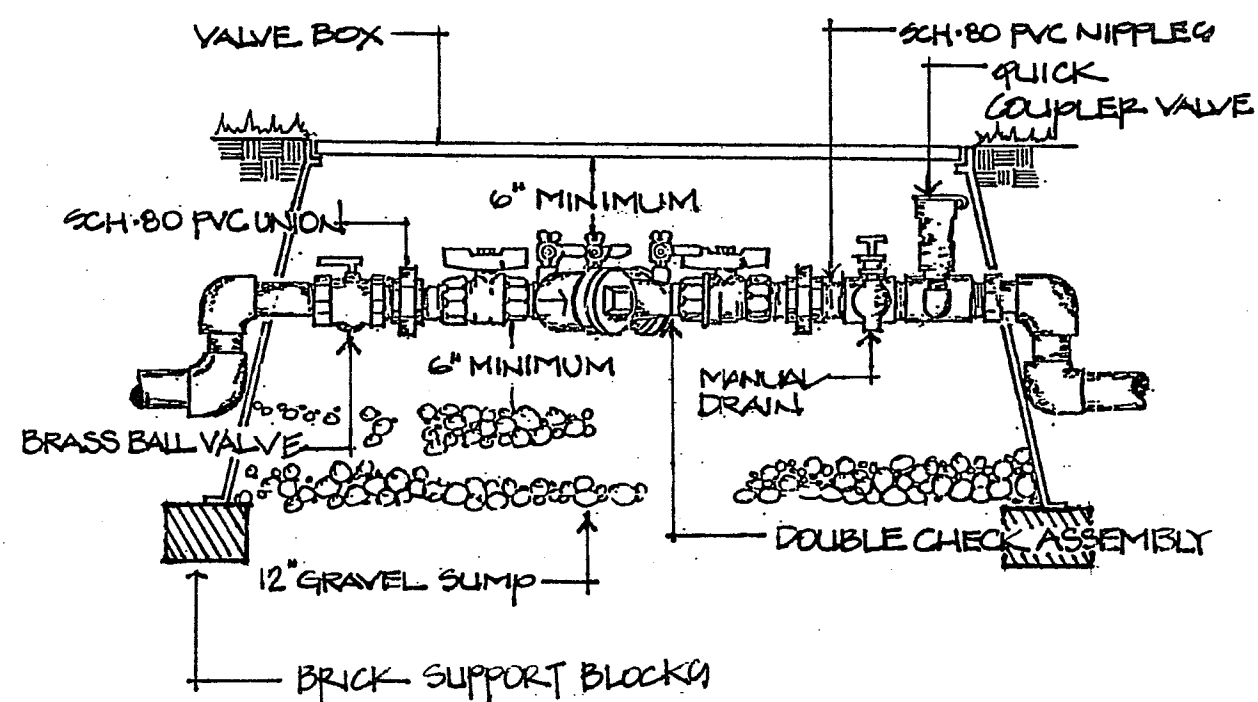
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L6

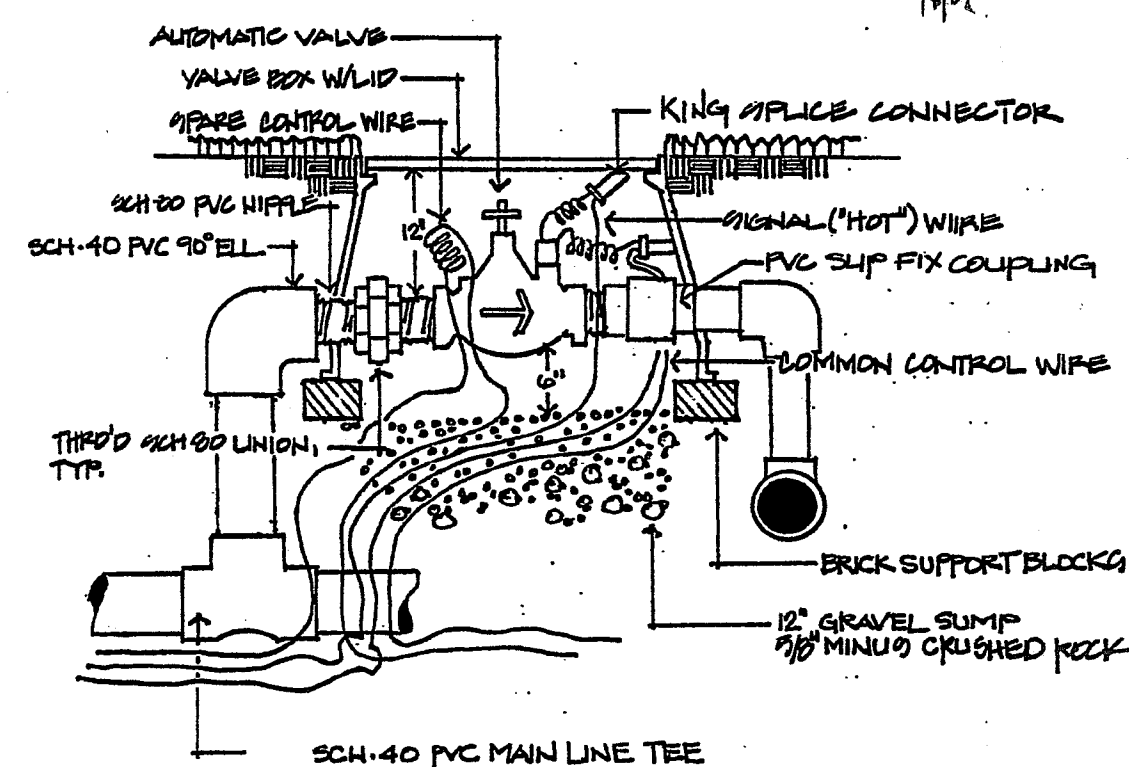
SHEET OF

6 OF 8

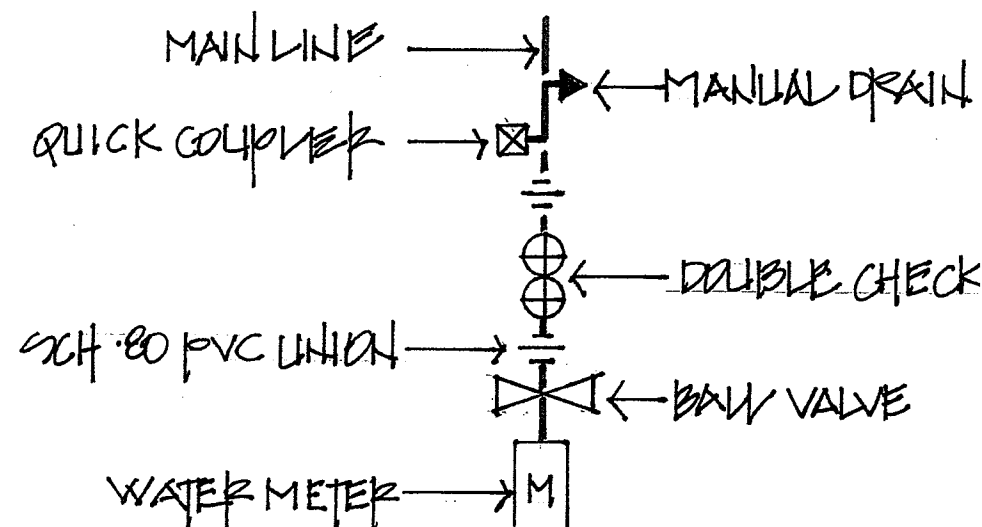




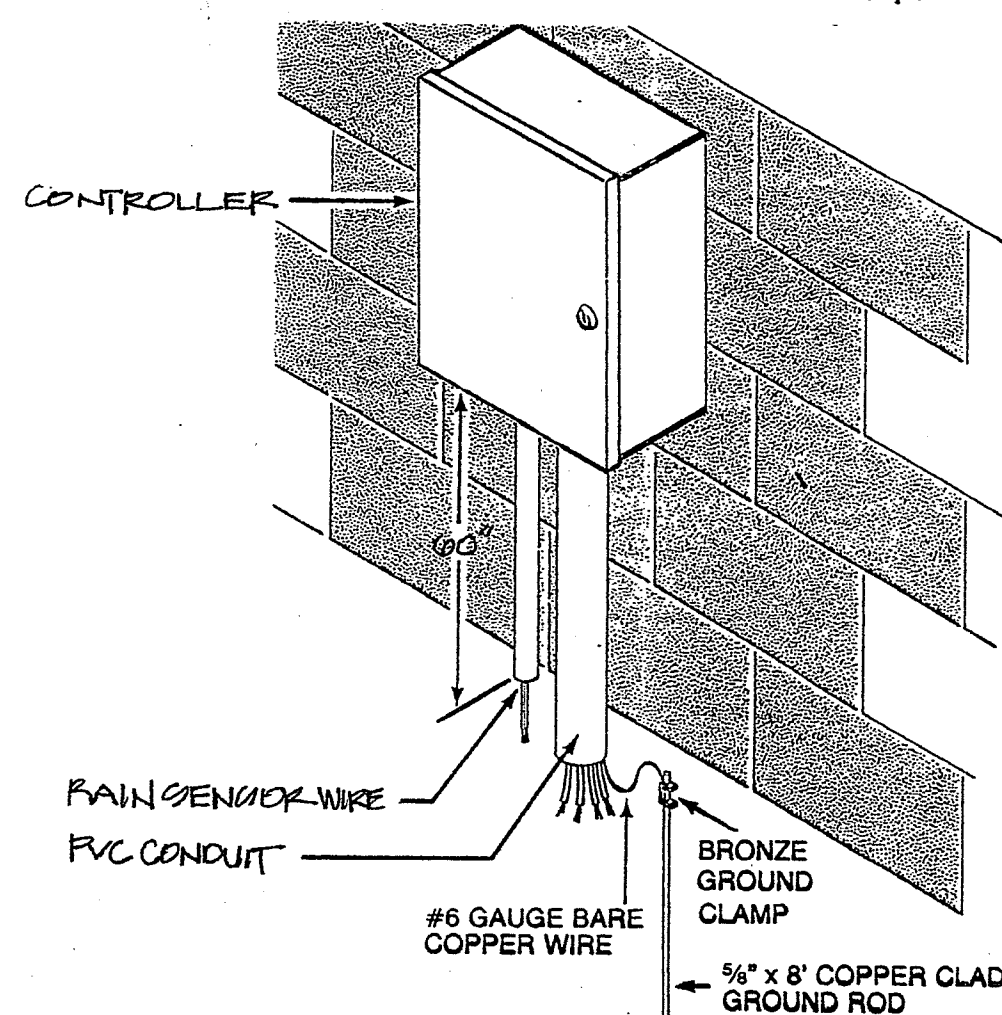
Backflow Preventer Detail



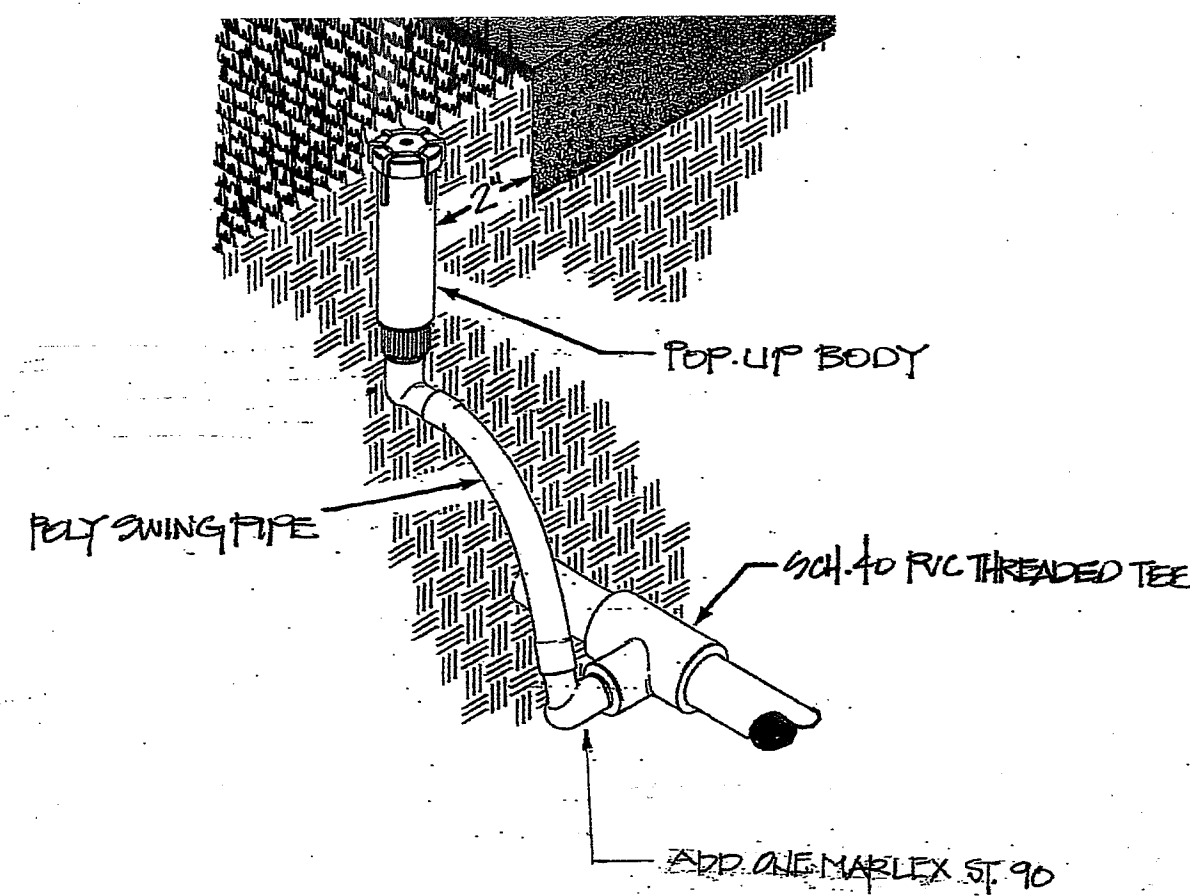
Control Valve Detail



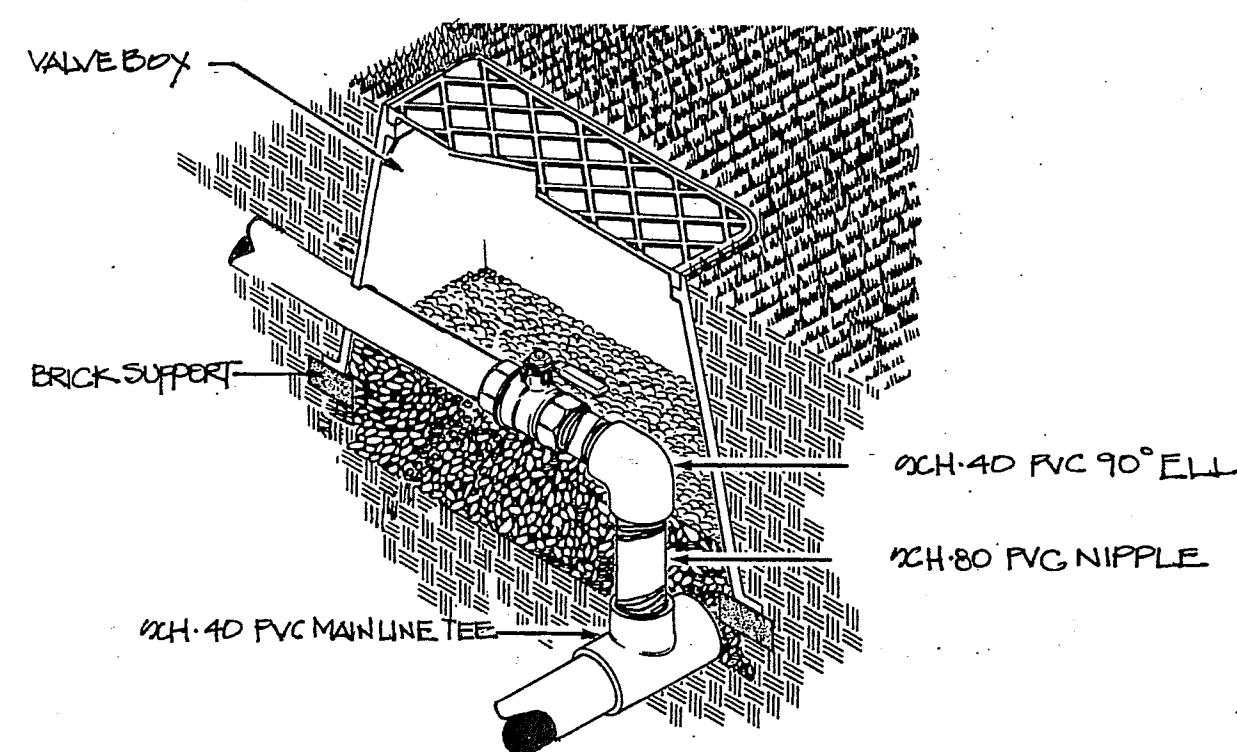
Point Of Connection Detail



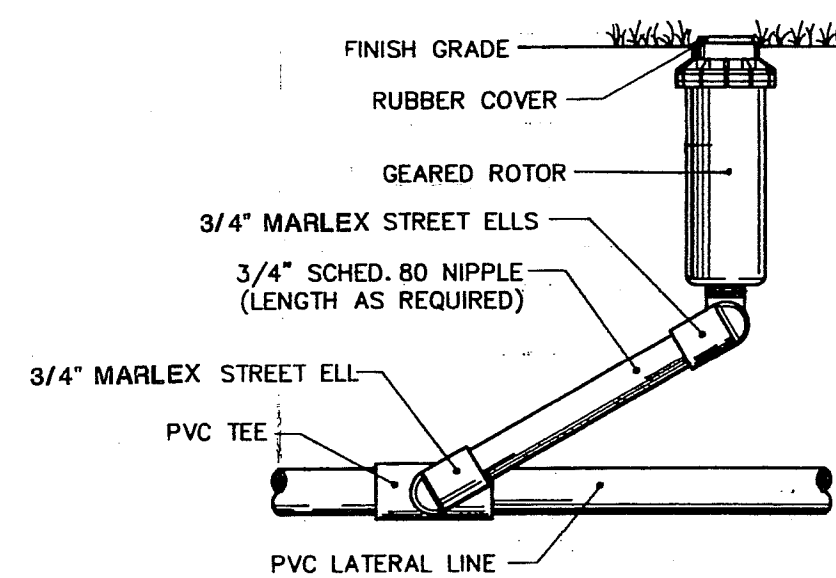
Auto Controller Detail



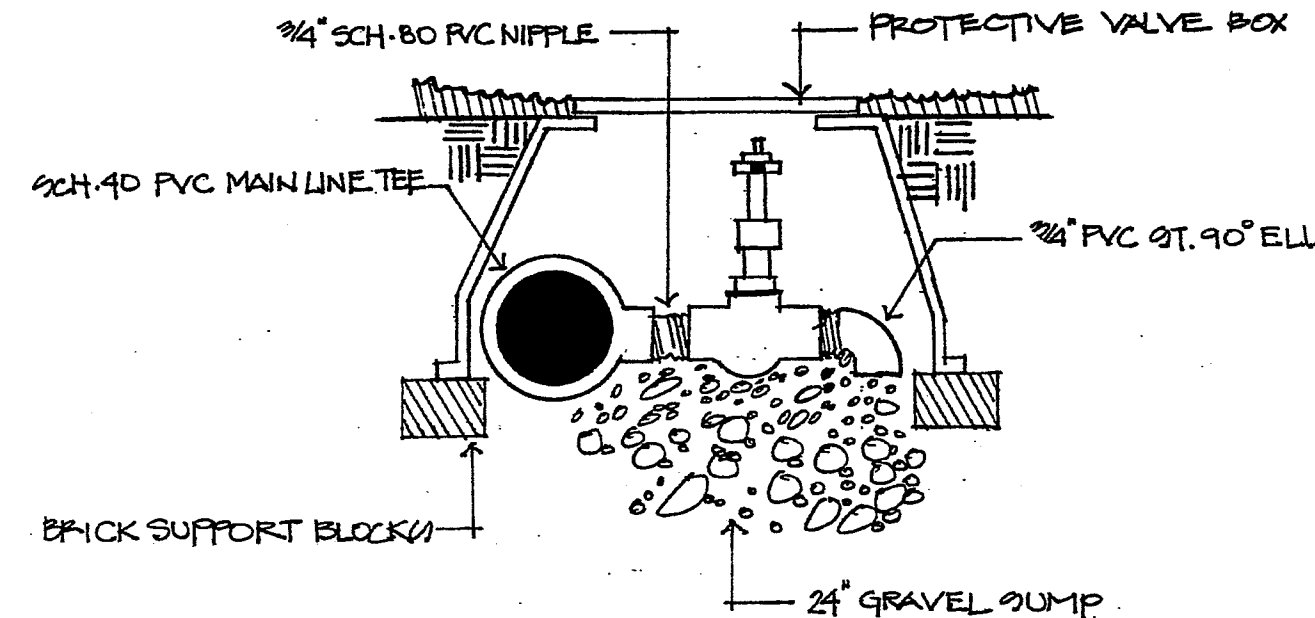
Spray Head Detail



Isolation Valve Detail



Rotary Sprinkler Detail



Manual Drain Detail

Valve Schedule

NUMBER	G.P.M.	AREA & TYPE
1	20.71	SHED ROTARY SPRINKLER HEAD
2	20.20	SPRAY HEAD SPRINKLER
3	20.94	ROTARY SPRINKLER HEAD
4	20.70	SPRAY HEAD SPRINKLER
5	24.10	ROTARY SPRINKLER HEAD
6	20.14	SPRAY HEAD SPRINKLER
7	20.04	
8	25.14	
9	24.92	
10	29.52	
11	25.67	
12	20.79	
13	23.73	
14	20.30	
15	27.30	
16	27.73	

Equipment Legend

CATALOG NUMBER	SYMBOL	DESCRIPTION	PSI	RADIUS
PAF-04-FRB-STD NOZ.	●	HUNTER POP-UP ROTARY SPRINKLER HEAD	45	30'
PAF-04-FRB-REP NOZ.	○	RAIN BIRD POP-UP SPRAY HEAD SPRINKLER	45	25'
1000-PRG-SAM-16 MPR	●	RAIN BIRD POP-UP SPRAY HEAD SPRINKLER	30	15'
	○			12'
	●			10'
	○			8'
	○			6'
	●	BUBBLER SPRINKLER		1'
	□	SPRAY HEAD SPRINKLER		4'x16'
	RCU			
	VC9			
	90T			
200BVT-FHAM-2.00"	⌵	HAMMON BRASS FULL PORT BALL VALVE		
150 BVT-FHAM-1.50"	⌵	FEBCO DOUBLE CHECK ASSEMBLY		
B5D-1.50"	⌵	RAIN BIRD QUICK COUPLING VALVE W/MATCHING KEY & HOSE END		
44 NP-1.00"	⌵	RAIN BIRD QUICK COUPLING VALVE W/MATCHING KEY & HOSE END		
TS SV-0.75"	▲	LAWN LIFE MANUAL DRAIN VALVE WITH RISING SWIVEL		
PEB-150-FRM	⌵	RAIN BIRD AUTO CONTROL VALVE		
ESP-ME-16 STATION	⌵	CONTROLLER WALL MT. WITH LINK WIFI MODULE		
RSD-BEX	⌵	RAIN SENSOR		
220BCB-17"x30"x18"	NONE	NDS BACKFLOW BOX W/ BOLT DOWN COVER		
34 BC-14"x19"x12"		CONTROL VALVE & 150 LATERAL VALVE BOX W/LID		
312 BC-9"x10"		MANUAL DRAIN BOX W/LID		
2CH-40	---	SOVELT WELD PVC MAIN LINE, SIZE AS SHOWN		
CL-200	---	LATERAL		
2CH-40	---	SLEEVING		
14-1-UP	NONE	DIRECT BURST CONTROL WIRING, USE WHITE FOR COMMON, RED AS SIGNAL AND YELLOW FOR SPARE.		

Project Notes:

- Irrigation Engineering design based on a new 1.00" irrigation meter with 100 + static water pressure. Verify prior to starting project.
- Install all equipment per State and City of Gig Harbor Codes and specifications.
- Prior to any excavation contact Utility Locators for all utility locations.
- Install the sleeving, main line and control wiring with 18" of cover and 12" for all lateral piping.
- Prior to backfill, pressure test the main line with line pressure for (1) one hour with 0 loss. The completed test sheet is to be signed, dated and turned over to the Landscape Architect.
- Backfill materials shall be rock free native soil or clean sand.
- After the backflow assembly is installed it shall be certified by a licensed BAT. The completed form is to be turned into the City of Gig Harbor Water Department.
- From the controller draw (2) two spare yellow wires to each valve No. 1, 6, 12 & 16. All control valve boxes shall have the spare yellow wires visible inside.
- Wire splices shall be within the valve boxes only using 3M DBY splice kits. Do not splice the red signal wire between the valve and the controller.
- Mark all control valves using plastic valve tags. Number the valves as per the engineering plan.
- Adjust the radius and arc on all sprinkler heads so that the spray pattern conforms within the landscape areas.
- Install equipment as per the details shown.
- The installer is to provide an exact "as-built drawing" of the installed system and the control wiring routing.
- As part of the contract the installer shall perform (1) one of each function. System Winterization and Spring Start-up. The Spring Start-up includes a complete system review to ensure that it is operating correctly. Adjust and repair as required.

IRRIGATION SLEEVING NOTE:

THE IRRIGATION MAIN LINE SHALL BE SLEEVED NA 4.0" SCH 40 PVC PIPE WHEN GOING UNDER HARD SURFACES. NOTE: A 2.00" SCH 40 PVC PIPE SHALL ALSO BE INSTALLED FOR THE 24" VOLT CONTROL WIRING.

PRESSURE REGULATING CONTROL VALVES:

ADJUST ALL PRESSURE REGULATING CONTROL VALVES TO THE CORRECT OPERATING PRESSURE OF SPRINKLER HEAD WITHIN EACH ZONE.

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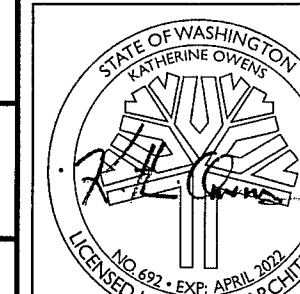
IRRIGATION
NOTES & DETAILS

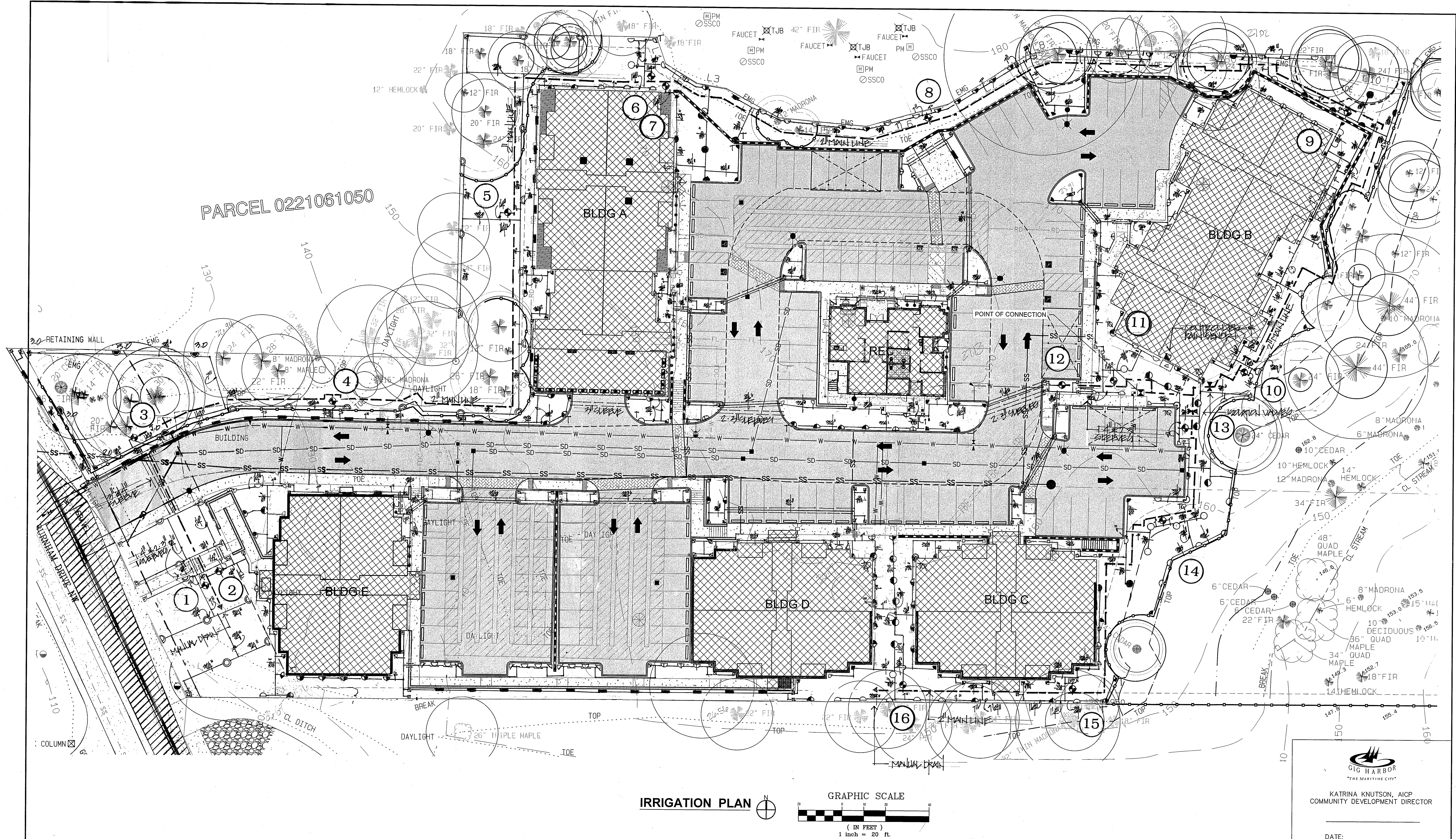
PERMIT NO.	---
DRAWING NO.	1724
SHEET OF	7 OF 8



KATRINA KNUTSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____





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 Nature By Design LANDSCAPE ARCHITECTURE	NATURE BY DESIGN LANDSCAPE ARCHITECTURE 1320 ALAMEDA AVE SUITE B FIRCREST, WA 98466 253.460.6067 WWW.NATUREBYDESIGN.COM	DESIGNED BY: KLO DRAWN BY: SR CHECKED BY: KLO APPROVED BY: KLO SCALE: OTHER:	BURNHAM DR APTS XXX BURNHAM DR GIG HARBOR, WA 98332	1724LSL OVERALL CONCEPTUAL IRRIGATION PLAN	PERMIT NO. --	
					DRAWING NO. 1724 SHEET 8 OF 8	