THE CAMPS AT BLACK DIAMOND

A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SEC. 17, TWP. 21 N., RNG. 6 E.
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON

150 0 75 150 300
1 inch = 150 feet.

SHEET INDEX

PPLT1	PRELIMINARY PLAT SITE PLAN
PPLT2	TOPOGRAPHIC SURVEY
PPLT3	DIMENSIONING PLAN – NORTHWEST
PPLT4	DIMENSIONING PLAN – NORTHEAST
PPLT5	DIMENSIONING PLAN – SOUTHWEST
PPLT6	DIMENSIONING PLAN – SOUTHEAST
PPLT7	210TH SAVE SE – PLAN & PROFILE (STA. 0+00–17+50)
PPLT8	210TH SAVE SE –PLAN & PROFILE (STA. 17+50–25+00)
PPLT9	TRACT "F" PRIVATE DRIVE A – PLAN & PROFILE
PPLT10	TRACT "G" PRIVATE ROAD B – PLAN & PROFILE
PPLT11	CONSTRUCTION NOTES & DETAILS

HORIZONTAL DATUM

NAD 83–2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, NORTH ZONE, PER THE WASHINGTON STATE REFERENCE NETWORK.

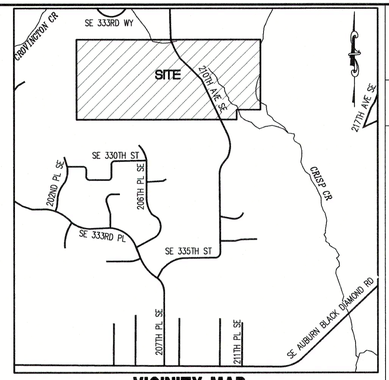
VERTICAL DATUM

NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK.)

EARTHWORK QUANTITIES

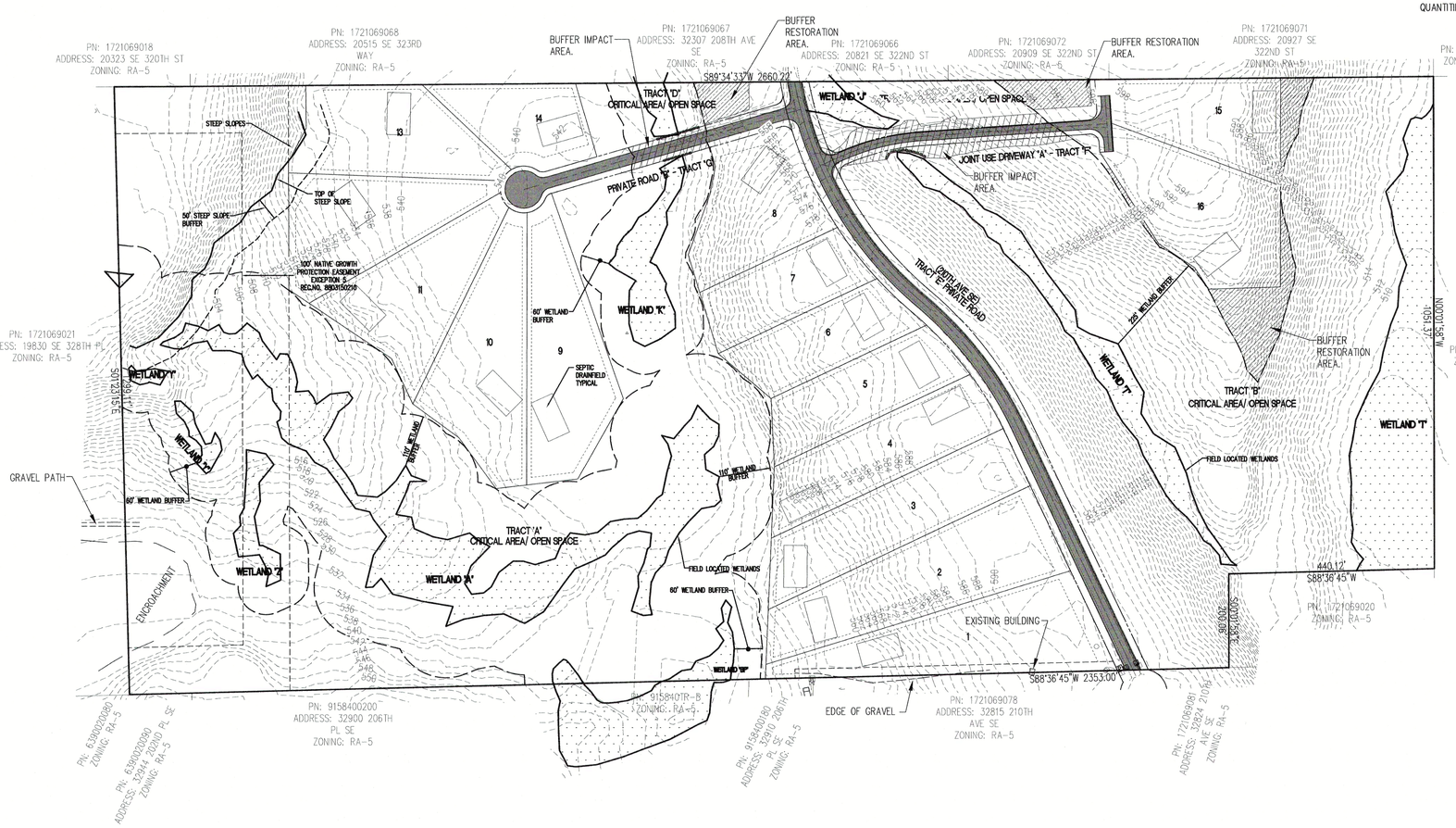
350 CY CUT
8,500 CY FILL

QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL VERIFY EARTHWORK QUANTITIES FOR BID PURPOSES.



VICINITY MAP

NTS



SITE ADDRESS

328XX 210TH AVENUE SE
AUBURN, WA 98092

PARCEL NUMBERS

1721069086, 1721069087

OWNER/DEVELOPER

GARRETTE CUSTOM HOMES
402 E 26TH ST, SUITE 200
TACOMA, WA. 98421
PH: (253) 802–7304

ENGINEER

C.E.S. NW INC
429 – 29TH STREET NE, SUITE D
PUYALLUP, WA 98372
(253) 848–4282

SURVEYOR

C.E.S. NW INC
429 – 29TH STREET NE, SUITE D
PUYALLUP, WA 98372
(253) 848–4282

UTILITIES

WATER:	COVINGTON WATER DISTRICT
SEWER:	SEPTIC
POWER:	PUGET SOUND ENERGY
TELEPHONE:	CENTURYLINK

TRACT TABLE:

TRACT "A" – WETLANDS, BUFFERS & OPEN SPACE = 1,211,315 SF/27.80 ACRES
TRACT "B" – WETLANDS, BUFFERS & OPEN SPACE = 900,661 SF/20.67 ACRES
TRACT "C" – WETLANDS, BUFFERS & OPEN SPACE = 64,815 SF/1.49 ACRES
TRACT "D" – WETLANDS, BUFFERS & OPEN SPACE = 43,707 SF/1.01 ACRES
TRACT "E" – PRIVATE ROAD = 88,095 SF/2.02 ACRES
TRACT "F" – JOINT USE DRIVEWAY = 21,170 SF/0.49 ACRES
TRACT "G" – PRIVATE ROAD = 33,901 SF/0.78 ACRES
TOTAL TRACT AREA = 2,363,664 SF/54.26 ACRES

PROJECT STATISTICS

PROJECT SITE AREA:	3,491,938 SF/80.16 ACRES
PARCEL NUMBERS:	1721069086, 1721069087
EXISTING ZONING:	RA–5
TOTAL LOTS PROPOSED:	16 LOTS
TOTAL LOT AREA:	1,128,238 SF/25.90 ACRES
SETBACKS	
FRONT/STREET:	30 FEET
SIDE:	10 FEET
REAR:	10 FEET
MINIMUM LOT SIZE:	46,146 SF
MINIMUM LOT WIDTH:	135 FEET
MAXIMUM IMPERVIOUS SURFACE:	20%
DENSITY CALCULATIONS	
BASE DENSITY:	0.2 D.U./ACRE
GROSS SITE AREA:	3,493,285 SF/80.19 ACRES
–TOTAL CRITICAL AREA:	2,220,498 SF/50.98 ACRES
NET DEVELOPABLE AREA:	1,292,063 SF/29.21 ACRES

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	MONUMENT	
	MONUMENT LINE	
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	GRAVEL/GRAVEL ROAD	
	EDGE OF PAVEMENT	
	SWALE	
300	CONTOURS	300
	STORM DRAIN LINE	SD
	STORM DRAIN CATCH BASIN	
	STORM DRAIN MANHOLE	
	STORM DRAIN CLEANOUT	
W	WATER MAIN	W
	FIRE HYDRANT	
	WATER VALVE	
	WATER METER	
	THRUST BLOCKING	
	POWER STUB	
	BLOCK WALL	
	TOP WALL / TOE WALL	TW= / BW=
	WETLAND	
	ASPHALT CONCRETE	
	ASPHALT OVERLAY	
	BUFFER IMPACT	
	BUFFER RESTORATION	

RECEIVED
02/28/2022
KING COUNTY DLS
PERMITTING DIVISION

No.	Revision:	Int.	Date:

DANIEL PAUL SMITH
STATE OF WASHINGTON
47022
REGISTERED PROFESSIONAL ENGINEER
2-22-22

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 – 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
Bus: (253) 848–4282
ceservices@cesnwinc.com

Project: THE CAMPS AT BLACK DIAMOND
PRELIMINARY PLAT
SITE PLAN

Client: GARRETTE CUSTOM HOMES
402 E. 26TH ST., SUITE 200, TACOMA, WA 98421
(253) 802-7304

Designed: DPS
Drawn: MRL
Checked: DPS

Scale: 1"=100'
Date: 02.22.22
Job No.: 21144

Sheet No.:
PPLT1
1 of 11 Sheets

2/22/2022 3:19:32 PM

THE CAMPS AT BLACK DIAMOND

A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SEC. 17, TWP. 21 N., RNG. 6 E.
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON

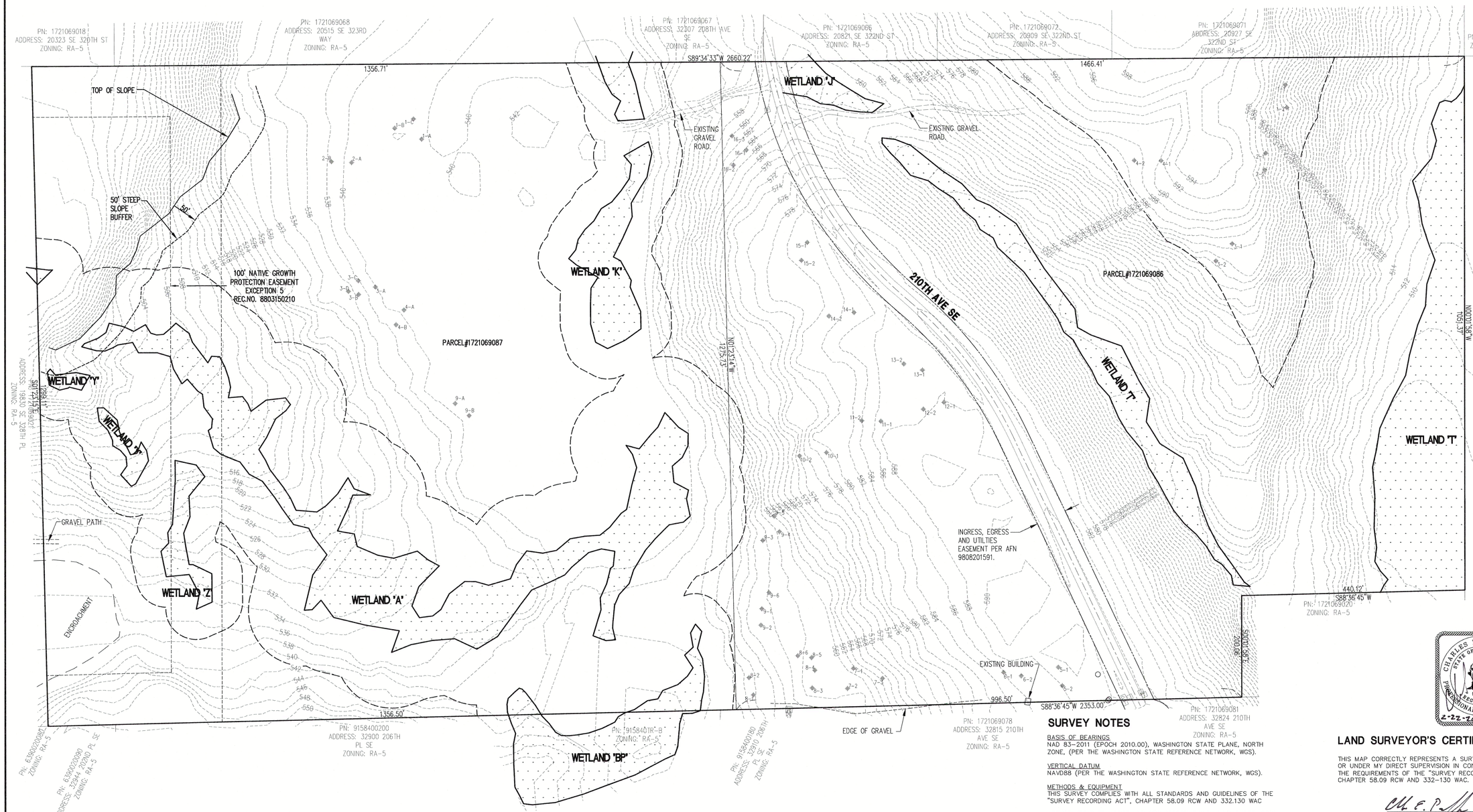
100 0 50 100 200
1 inch = 100 feet.

HORIZONTAL DATUM

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, NORTH ZONE, PER THE WASHINGTON STATE REFERENCE NETWORK.

VERTICAL DATUM

NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK.)



SURVEY NOTES

BASIS OF BEARINGS
NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, NORTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK, WGS).

VERTICAL DATUM
NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK, WGS).

METHODS & EQUIPMENT
THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332.130 WAC

METHOD: FIELD TRAVERSE AND GPS OBSERVATIONS IN NOVEMBER, 2021.

EQUIPMENT USED: FOCUS 30 TOTAL STATION AND TRIMBLE R8 GPS. ALL INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

CONTOUR INTERVAL: 2 FOOT.

CHARLES E. PODZALINE
STATE OF WASHINGTON
50986
REGISTERED
PROFESSIONAL LAND SURVEYOR
2-22-2022

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332-130 WAC.

2-22-2022

CHARLES E. PODZALINE
CERTIFICATE NO. 50986

No.	Revision:	Int.	Date:

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 - 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
Bus: (253) 848-4282
ceservices@cesnwinc.com

Project: **THE CAMPS AT BLACK DIAMOND TOPOGRAPHIC SURVEY**

Client: **UGB Reserve LLC**
11815 NE 99TH ST E1200, VANCOUVER, WA. 98682
(253) 802-7304

Designed: DPS
Drawn: MRL
Checked: DPS

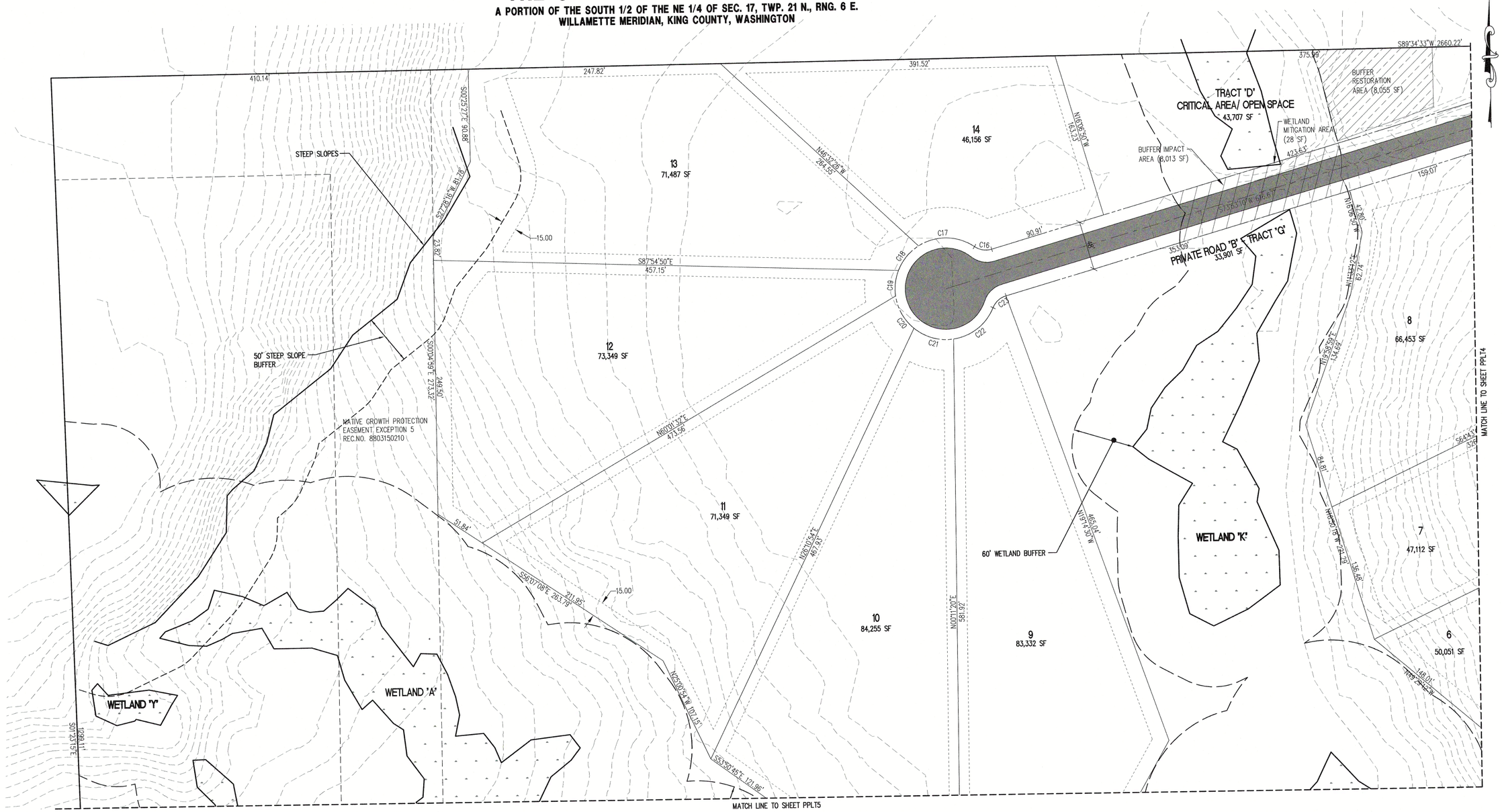
Scale: 1"=200'
Date: 02.22.22
Job No.: 21144

Sheet No.:
PPLT2
2 of 11 Sheets

2/22/2022 12:31:54 PM

THE CAMPS AT BLACK DIAMOND

A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SEC. 17, TWP. 21 N., RNG. 6 E.
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C16	17.82'	20.00'	51°03'19"
C17	58.24'	50.00'	66°44'00"
C18	31.59'	50.00'	36°11'52"
C19	25.65'	50.00'	29°23'50"
C20	37.27'	50.00'	42°42'36"
C21	41.61'	50.00'	47°41'07"
C22	51.82'	50.00'	59°23'13"
C23	17.82'	20.00'	51°03'19"

No.	Revision:	Int.	Date:

DANIEL PAUL SMITH
STATE OF WASHINGTON
47026
REGISTERED PROFESSIONAL ENGINEER

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 - 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
Bus: (253) 848-4282
cesservices@cesnwinc.com

Project:
THE CAMPS AT BLACK DIAMOND
DIMENSIONING PLAN NORTHWEST

Client:
GARRETTE CUSTOM HOMES
402 E. 267TH ST., SUITE 200, TACOMA, WA 98421
(253) 802-7304

Designed: DPS
Drawn: MRL
Checked: DPS

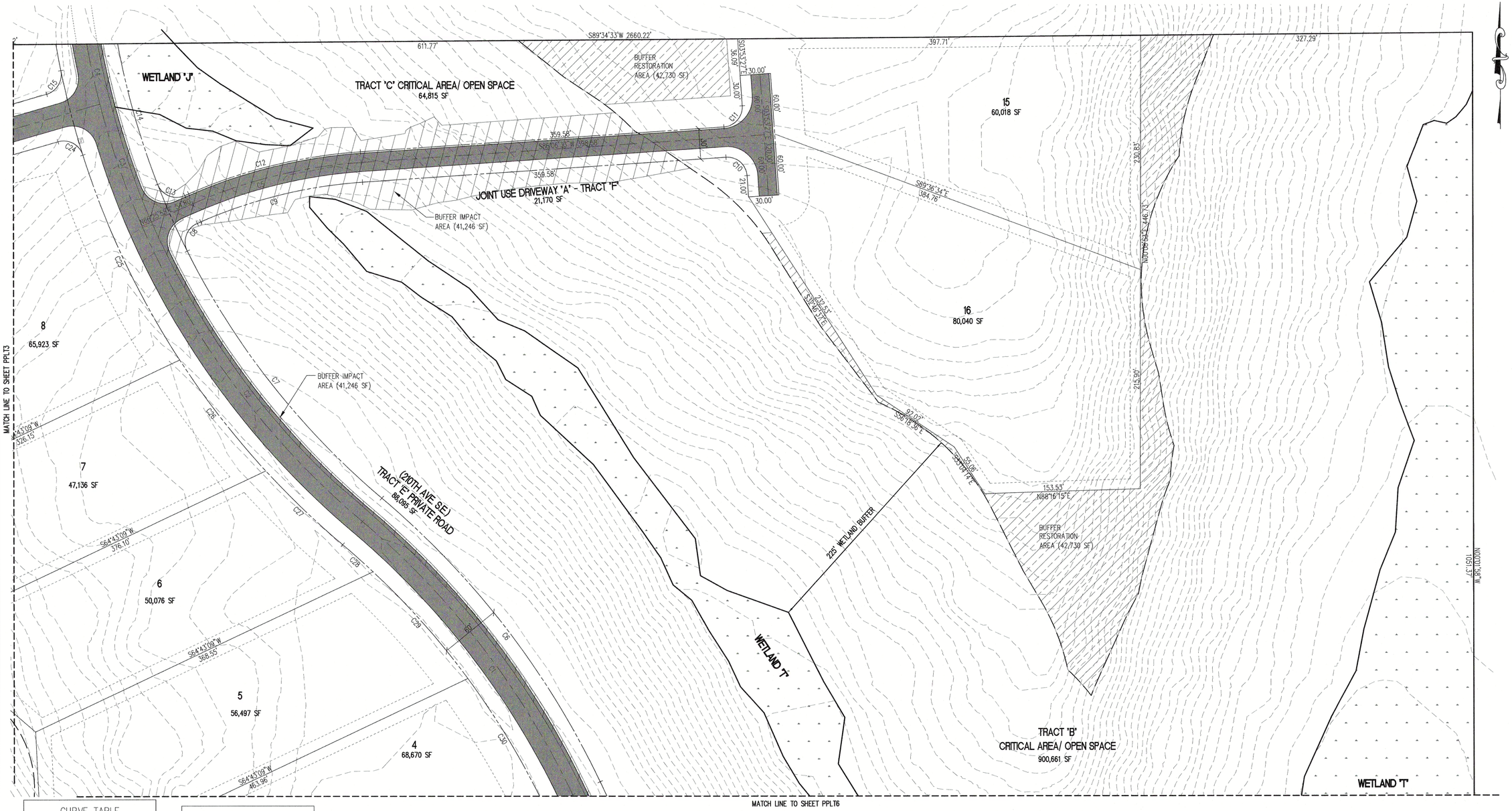
Scale: 1"=100'
Date: 02.22.22
Job No.: 21144

Sheet No.:
PPLT3
3 of 11 Sheets

2/22/2022 12:32:51 PM

THE CAMPS AT BLACK DIAMOND

A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SEC. 17, TWP. 21 N., RNG. 6 E.
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C6	355.22'	830.00'	24°31'16"
C7	311.93'	770.00'	23°12'40"
C8	32.47'	20.00'	93°01'22"
C9	165.02'	480.50'	19°40'39"
C10	30.63'	19.50'	90°00'00"
C11	30.63'	19.50'	90°00'00"
C12	175.32'	510.50'	19°40'39"
C13	32.23'	20.00'	92°19'37"
C14	144.28'	770.00'	10°44'10"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C15	29.84'	20.00'	85°28'40"
C24	30.92'	20.00'	88°35'08"
C25	224.05'	830.00'	15°28'00"
C26	138.43'	830.00'	9°33'22"
C27	105.03'	830.00'	7°15'02"
C28	40.14'	770.00'	2°59'13"
C29	140.85'	770.00'	10°28'49"
C30	135.92'	770.00'	10°06'50"
C31	12.63'	770.00'	0°56'24"

No.	Revision:	Int.	Date:

DANIEL VACT SMITH
STATE OF WASHINGTON
47083
REGISTERED
PROFESSIONAL ENGINEER
2-22-22

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 – 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
Bus: (253) 848-4282
ceservices@cesnwinc.com

Project: **THE CAMPS AT BLACK DIAMOND DIMENSIONING PLAN NORTHEAST**

Client: **GARRETTE CUSTOM HOMES**
402 E. 26TH ST., SUITE 200, TACOMA, WA 98421 (253) 802-7304

Designed: DPS
Drawn: MRL
Checked: DPS

Scale: 1"=100'
Date: 02.22.22
Job No.: 21144

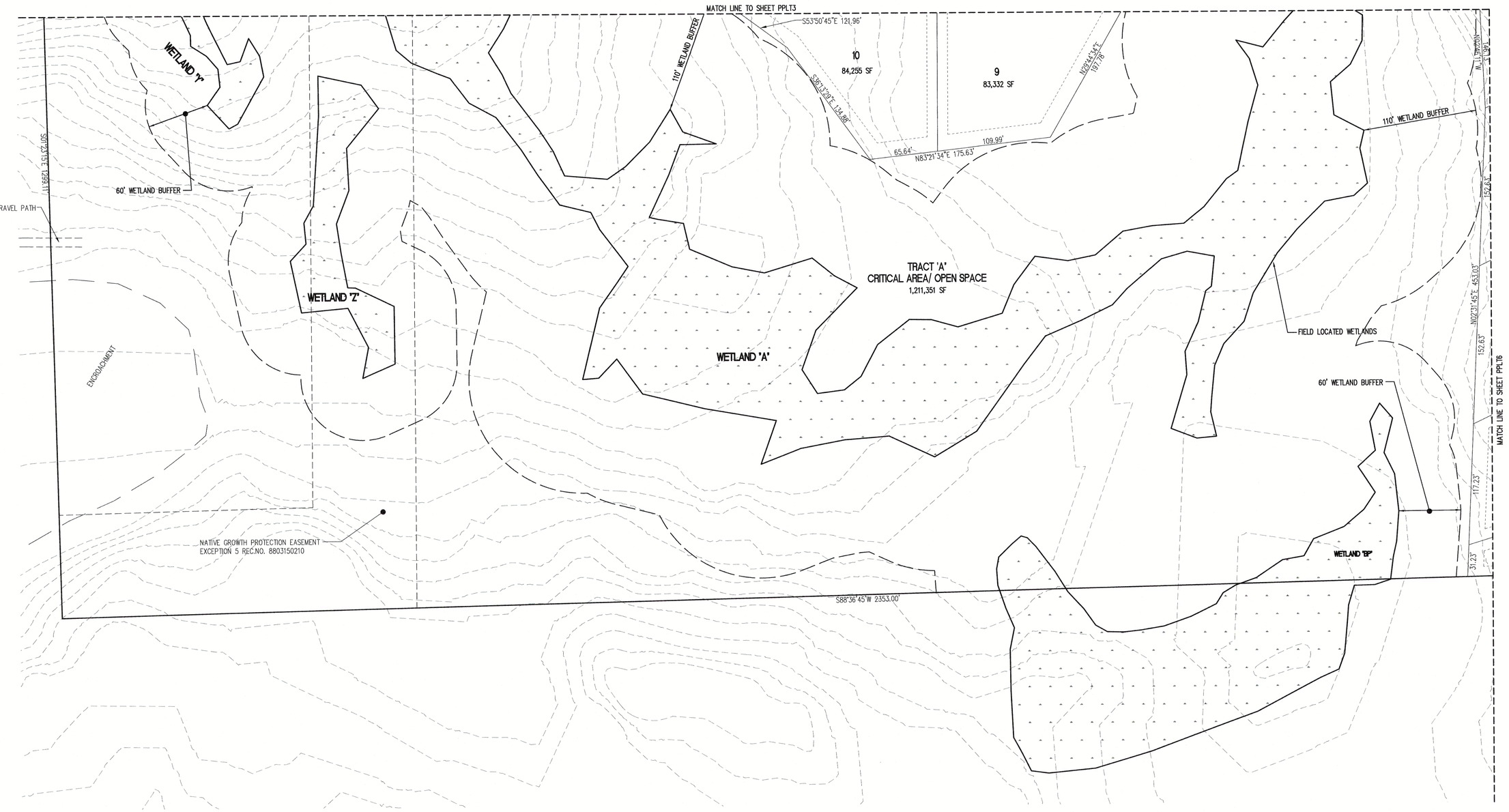
Sheet No.:
PPLT4
4 of 11 Sheets

2/22/2022 12:33:20 PM

THE CAMPS AT BLACK DIAMOND

A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SEC. 17, TWP. 21 N., RNG. 6 E.
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON

50 0 25 50 100
1 inch = 50 feet.



No.	Revision:	Int.	Date:

DANIEL PAUL SMITH
STATE OF WASHINGTON
47022
REGISTERED
PROFESSIONAL ENGINEER
2-22-22

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 – 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
Bus: (253) 848-4282
cesservices@cesnwinc.com

Project:
THE CAMPS AT BLACK DIAMOND
DIMENSIONING PLAN SOUTHWEST

Client:
GARRETTE CUSTOM HOMES
402 E. 26TH ST., SUITE 200, TACOMA, WA 98421
(253) 802-7304

Designed:	DPS
Drawn:	MRF
Checked:	DPS
Scale:	1"=100'
Date:	02.22.22
Job No.:	21144

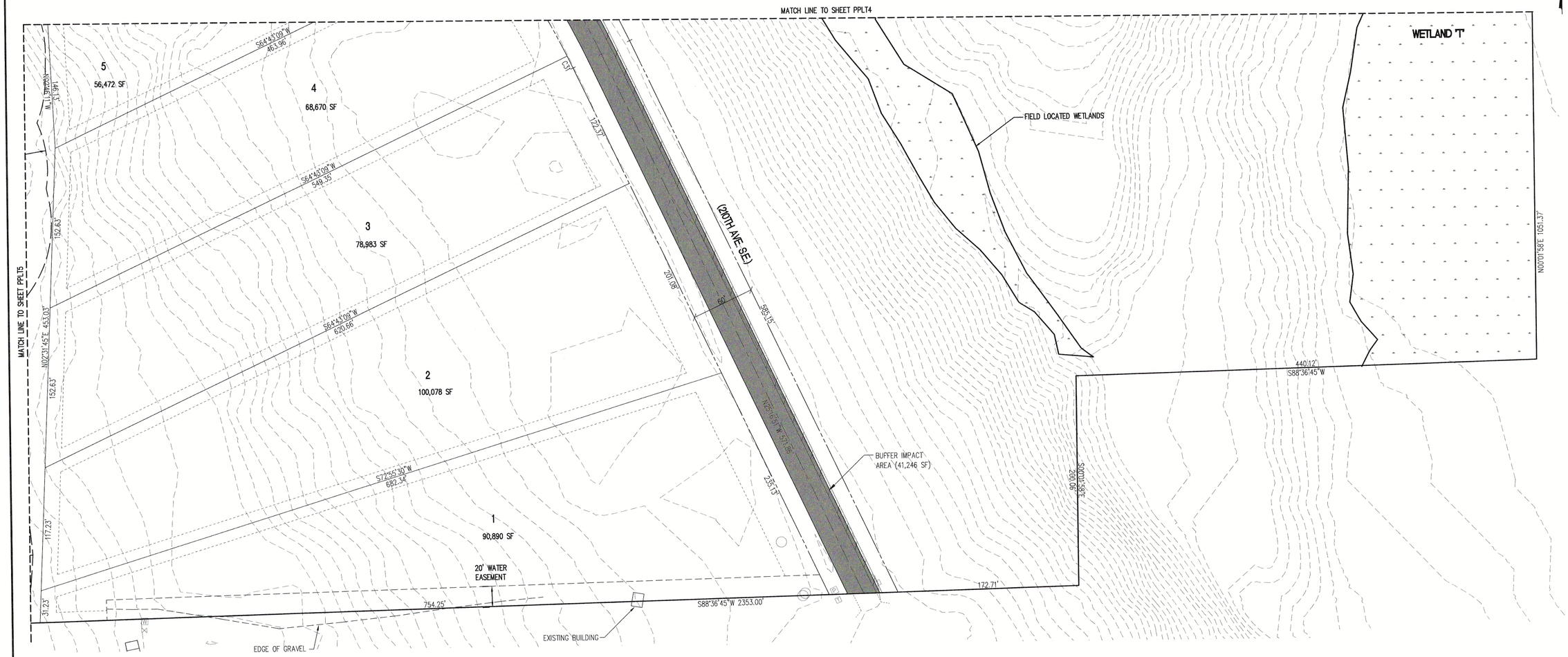
Sheet No.:
PPLT5
5 of 11 Sheets

2/22/2022 12:33:50 PM

THE CAMPS AT BLACK DIAMOND

A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SEC. 17, TWP. 21 N., RNG. 6 E.
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON

50 0 25 50 100
1 inch = 50 feet.



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C31	12.63'	770.00'	0°56'24"

No.	Revision:	Int.	Date:

DANIEL PAUL SMITH
STATE OF WASHINGTON
47023
REGISTERED
PROFESSIONAL ENGINEER
2-22-22

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 – 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
Bus: (253) 848-4282
ceservices@cesnwinc.com
(253) 802-7304

Project:
THE CAMPS AT BLACK DIAMOND
DIMENSIONING PLAN SOUTHEAST

Client:
GARRETTE CUSTOM HOMES
402 E. 26TH ST., SUITE 200, TACOMA, WA 98421

Designed: DPS
Drawn: MRL
Checked: DPS

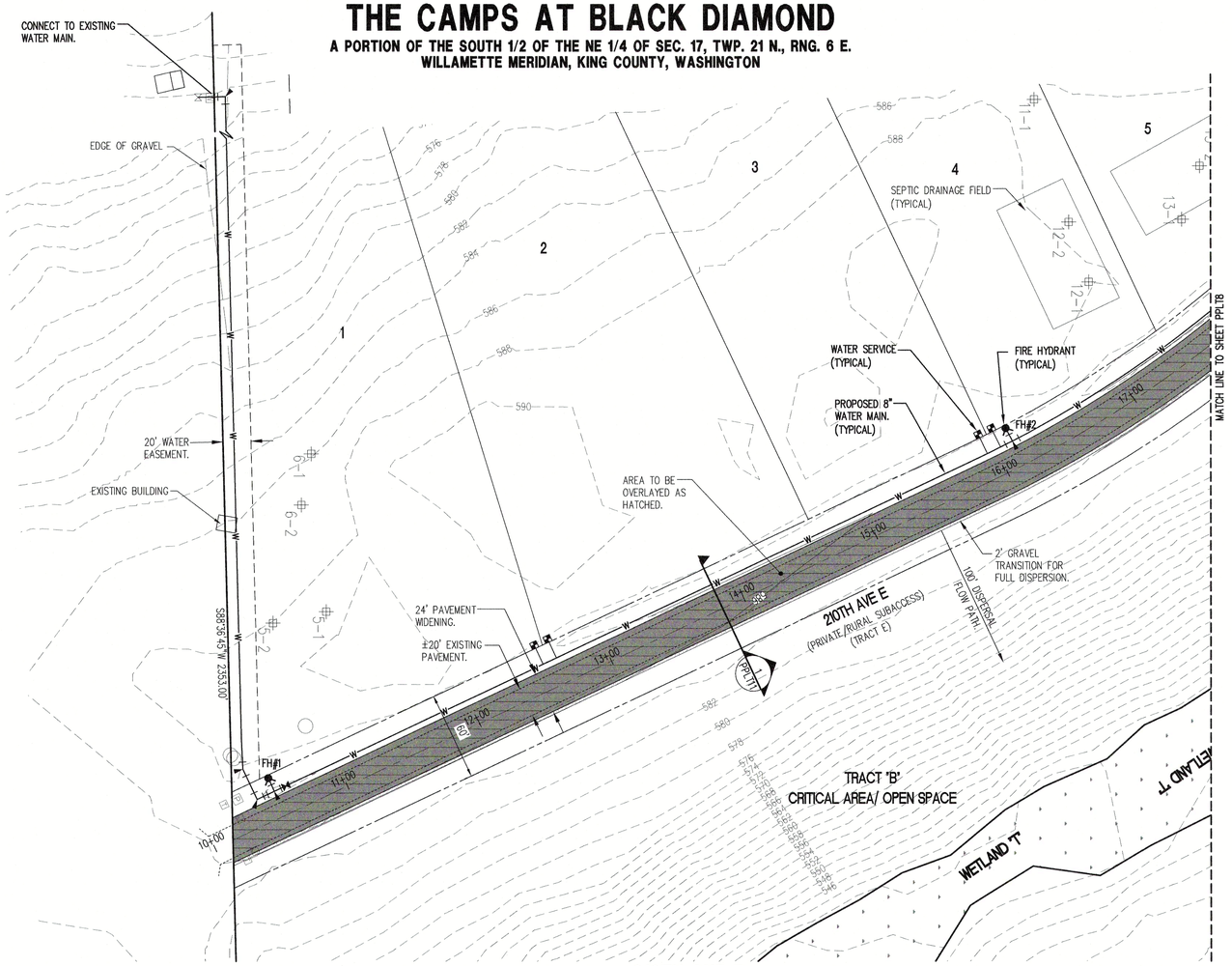
Scale: 1"=100'
Date: 02.22.22
Job No.: 21144

Sheet No.:
PPLT6
6 of 11 Sheets

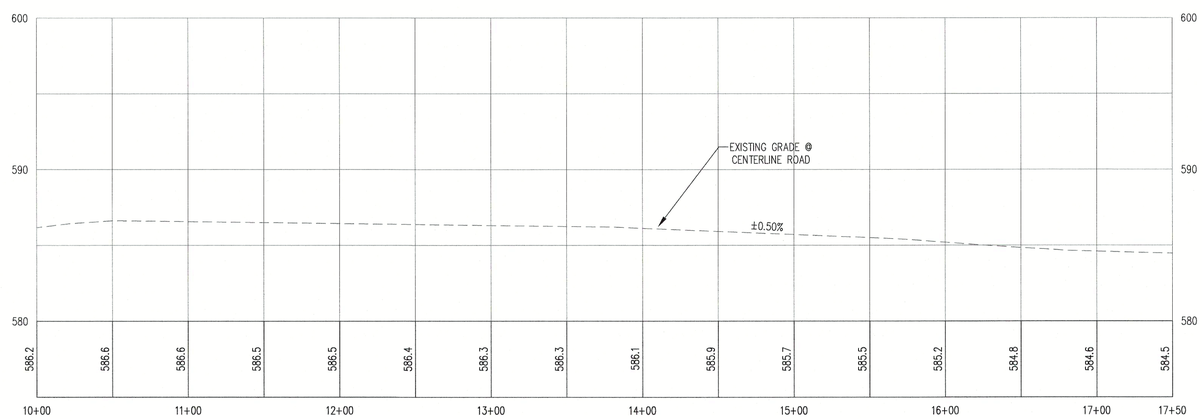
2/22/2022 12:34:17 PM

THE CAMPS AT BLACK DIAMOND

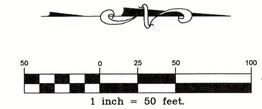
A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SEC. 17, TWP. 21 N., RNG. 6 E.
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON



210TH AVE E
(RURAL SUBACCESS)
HORIZONTAL: 1"=50'



210TH AVE E
(RURAL SUBACCESS)
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



No.	Revision:	Int.	Date:

DANIEL PAUL SMITH
STATE OF WASHINGTON
47022
REGISTERED PROFESSIONAL ENGINEER
2-22-22

C.E.S. NW, INC.
CIVIL ENGINEERING & SURVEYING
429 – 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
Bus: (253) 848-4282
ceservices@cesnwinc.com

Project:
THE CAMPS AT BLACK DIAMOND
210TH AVE E - PLAN & PROFILE
STA. 10+00 - 17+50

Client:
GARRETTE CUSTOM HOMES
402 E. 26TH ST., SUITE 200, TACOMA, WA 98421
(253) 802-7304

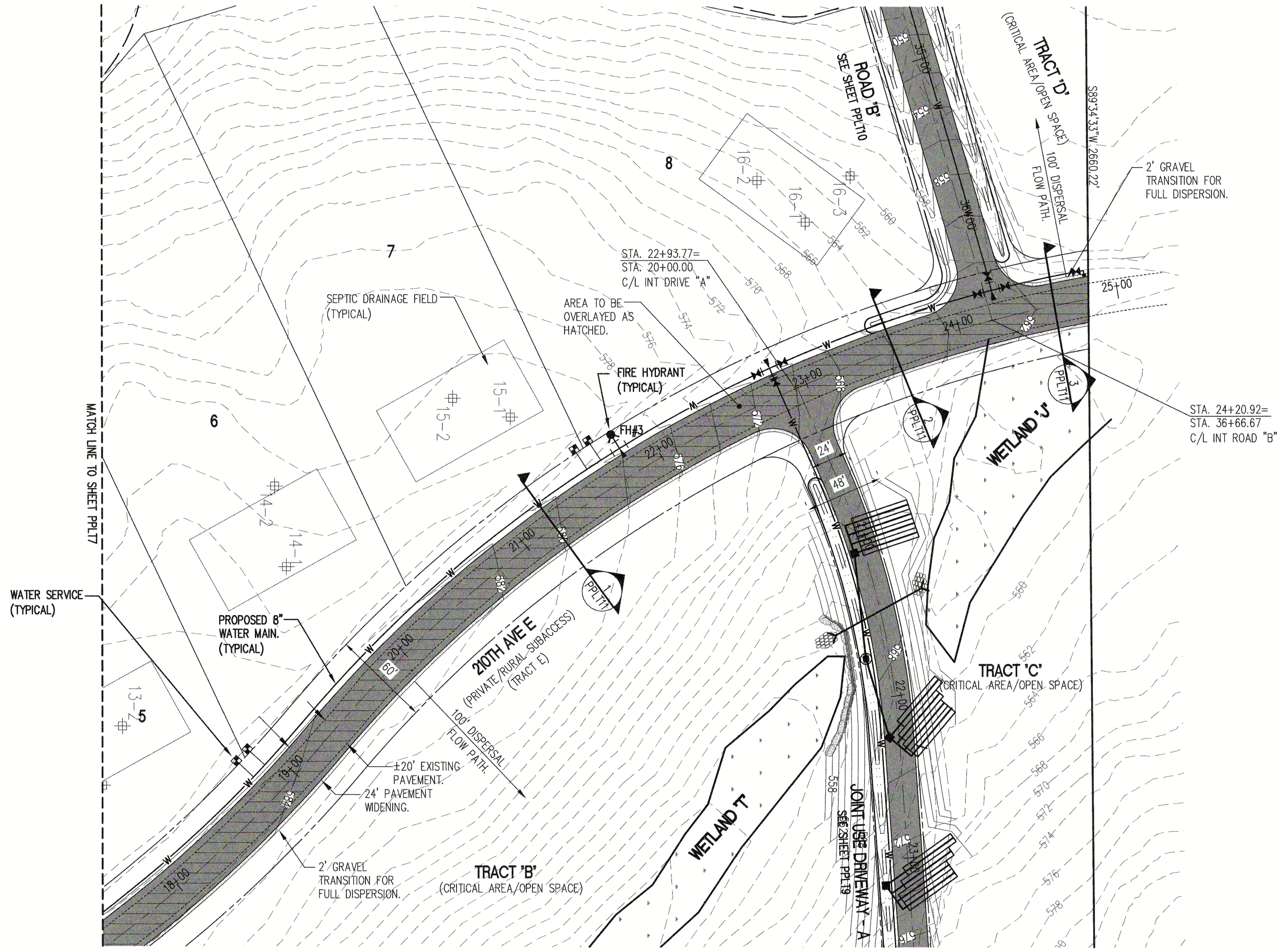
Designed:	DPS
Drawn:	MRL
Checked:	DPS
Scale:	1"=50"
Date:	02.22.22
Job No.:	21144

Sheet No.:
PPLT7
7 of 11 Sheets

2/22/2022 12:48:39 PM

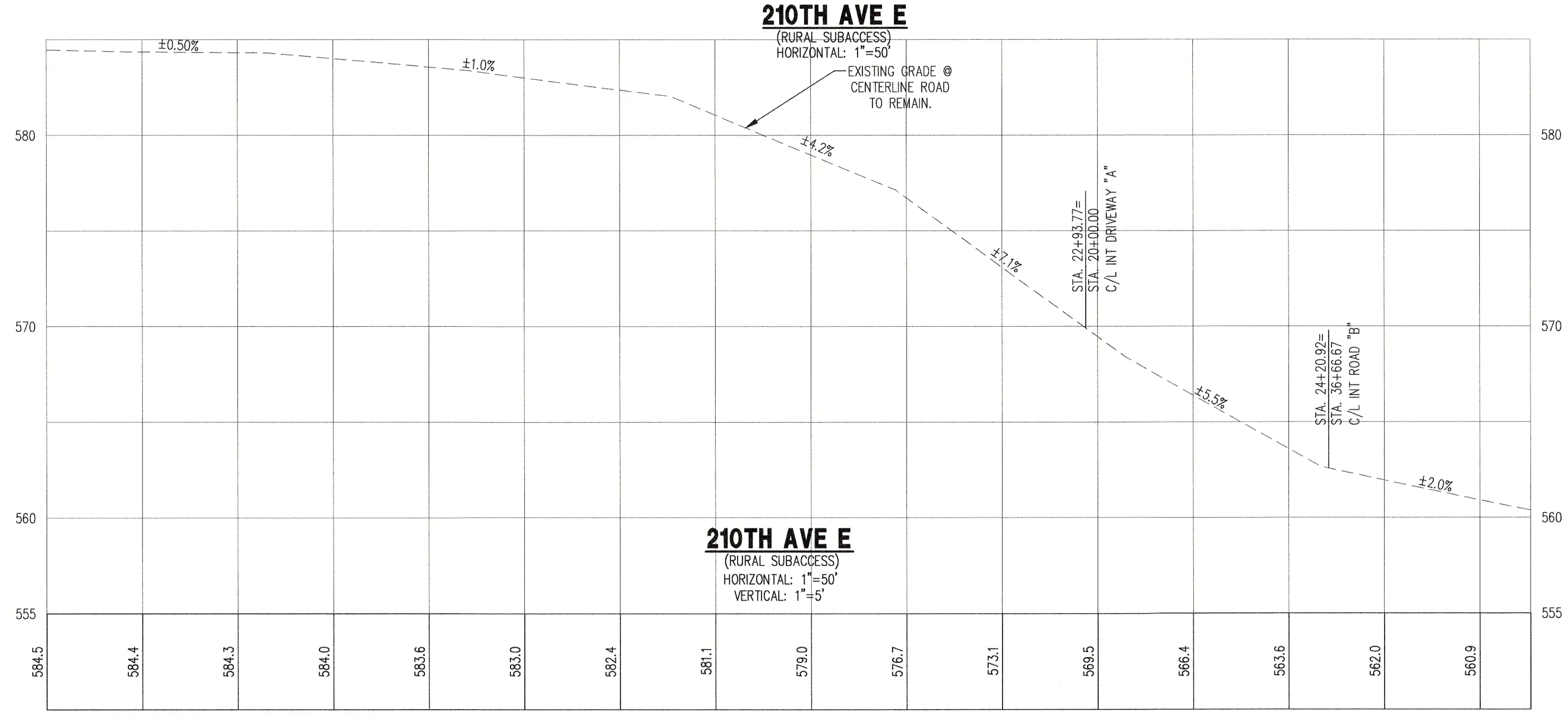
THE CAMPS AT BLACK DIAMOND

**A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SEC. 17, TWP. 21 N., RNG. 6 E.
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON**



210TH AVE E

(RURAL SUBACCESS)
HORIZONTAL: 1"=50'



210TH AVE E

(RURAL SUBACCESS)
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

1 inch = 50 feet.

No.	Revision:	Int.	Date:

DANIEL PAUL SMITH
STATE OF WASHINGTON
47023
REGISTERED
PROFESSIONAL ENGINEER
2-22-22

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 – 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
Bus: (253) 848-4282
ceservices@cesnwinc.com

Project:
THE CAMPS AT BLACK DIAMOND
210TH AVE E - PLAN & PROFILE
STA. 17+50 - 25+00

Client:
GARRETTE CUSTOM HOMES
402 E. 26TH ST., SUITE 200, TACOMA, WA 98421
(253) 802-7304

Designed: DPS
Drawn: MRL
Checked: DPS

Scale: 1"=50'
Date: 02.22.22
Job No.: 21144

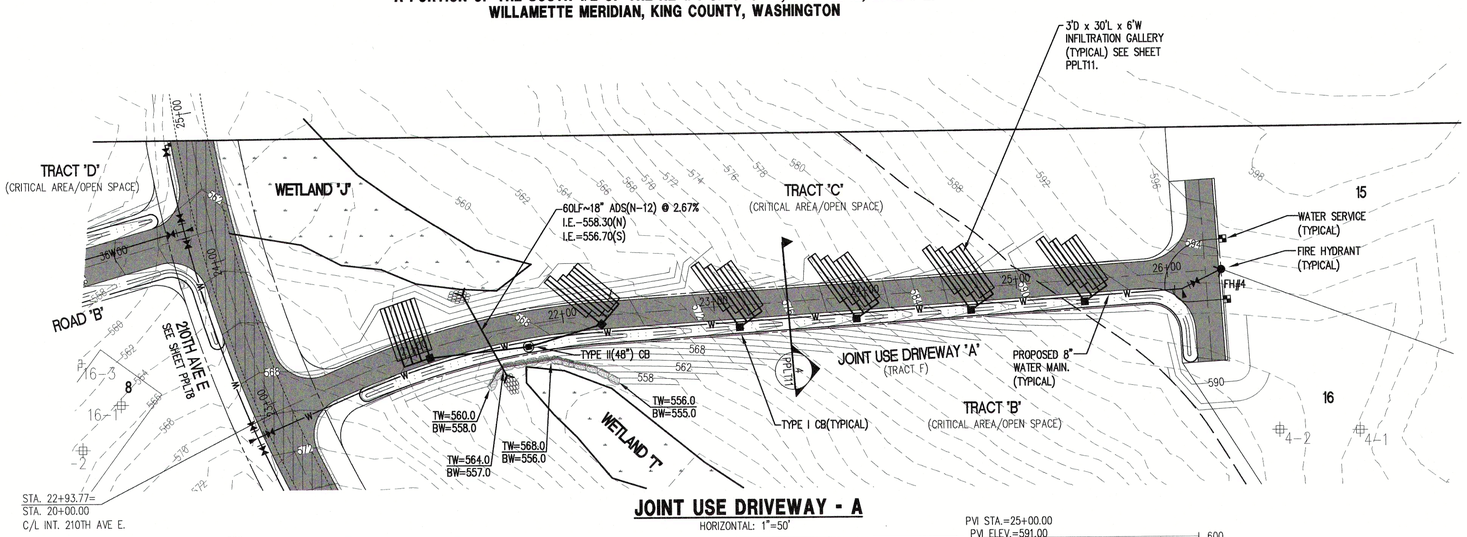
Sheet No.:
PPLT8

2/22/2022 12:50:17 PM

THE CAMPS AT BLACK DIAMOND

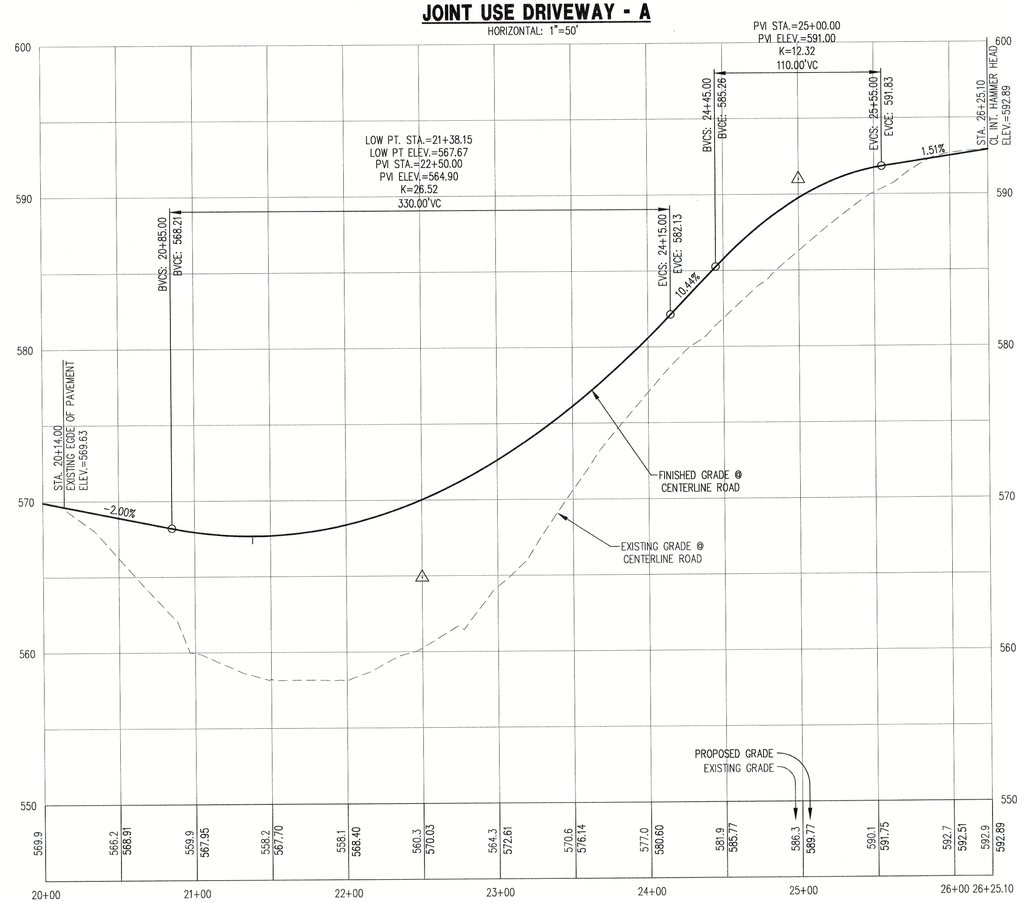
A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SEC. 17, TWP. 21 N., RNG. 6 E.
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON

1 inch = 50 feet.



JOINT USE DRIVEWAY - A

HORIZONTAL: 1"=50'



JOINT USE DRIVEWAY - A

HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

No.	Revision:	Int.	Date:

DANIEL VAUGHN SMITH, STATE OF WASHINGTON, 47052, REGISTERED PROFESSIONAL ENGINEER
2-22-22

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 - 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
Bus: (253) 848-4282
ceservices@cesnwinc.com

Project: THE CAMPS AT BLACK DIAMOND
JOINT USE DRIVEWAY - A
PLAN & PROFILE

Client: GARRETTE CUSTOM HOMES
402 E. 26TH ST., SUITE 200, TACOMA, WA 98421
(253) 802-7304

Designed:	DPS
Drawn:	MRL
Checked:	DPS
Scale:	1"=50"
Date:	02.22.22
Job No.:	21144

Sheet No.: **PPLT9**

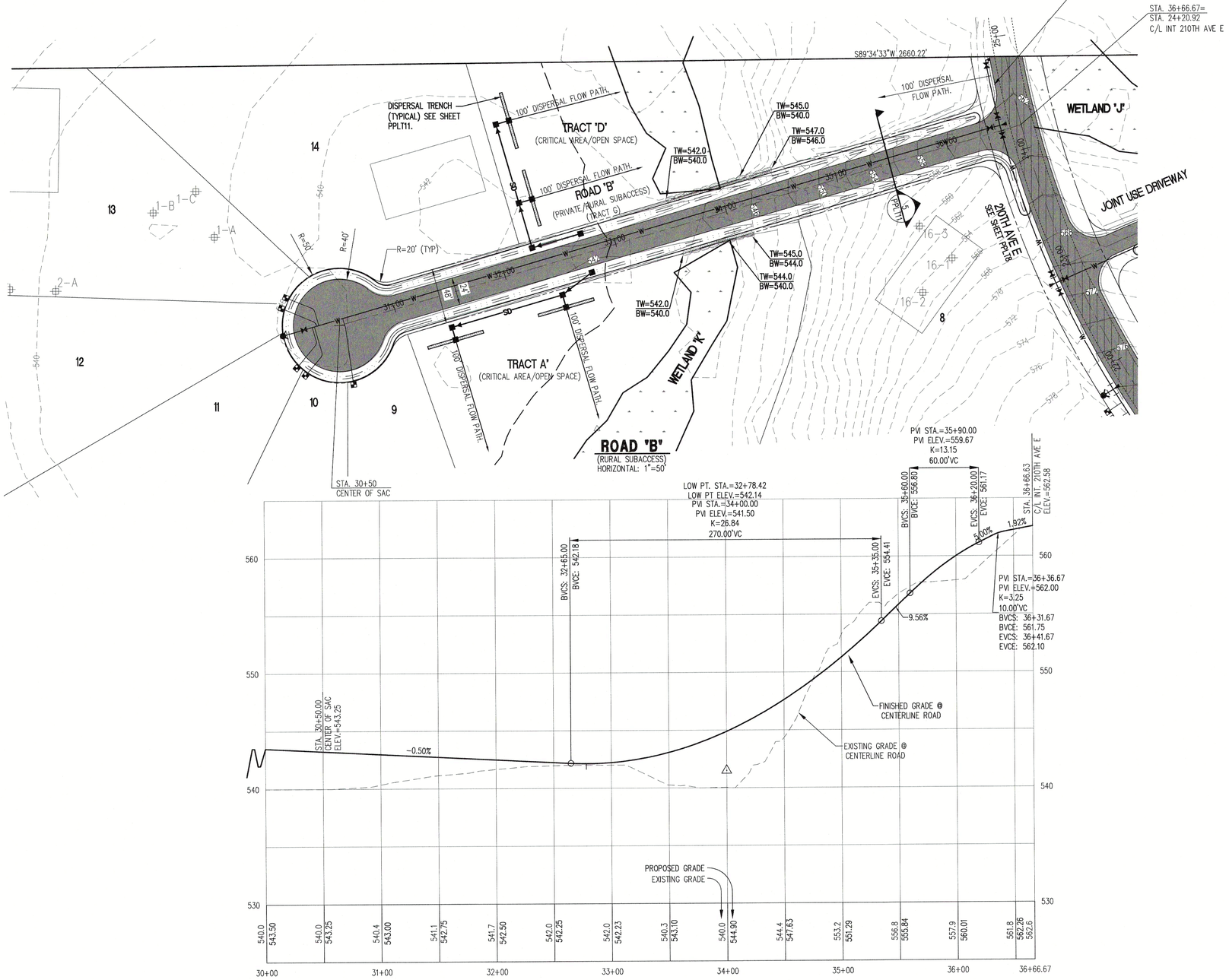
9 of 11 Sheets

2/22/2022 12:50:42 PM

THE CAMPS AT BLACK DIAMOND

A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SEC. 17, TWP. 21 N., RNG. 6 E.
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON

1 inch = 50 feet.



ROAD 'B'
(RURAL SUBACCESS)
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

No.	Revision:	Int.	Date:

DANIEL PAUL SMITH, STATE OF WASHINGTON, 37023, REGISTERED PROFESSIONAL ENGINEER
2-22-22

C.E.S.NW INC.
CIVIL ENGINEERING & SURVEYING
429 - 28TH ST. NE, SUITE D
PUYALLUP, WA 98372
Bus: (253) 848-4282
cesservices@cesnwinc.com

Project: **THE CAMPS AT BLACK DIAMOND ROAD 'B' PLAN & PROFILE**

Client: **GARRETTE CUSTOM HOMES**
402 E. 26TH ST., SUITE 200, TACOMA, WA 98421 (253) 802-7304

Designed: DPS
Drawn: MRL
Checked: DPS

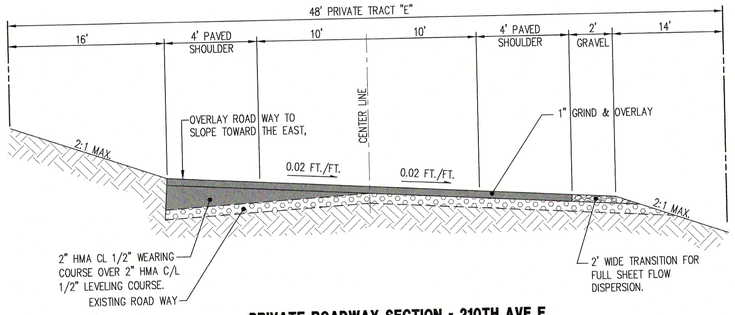
Scale: 1"=50"
Date: 02.22.22
Job No.: 21144

Sheet No.: **PPLT10**
10 of 11 Sheets

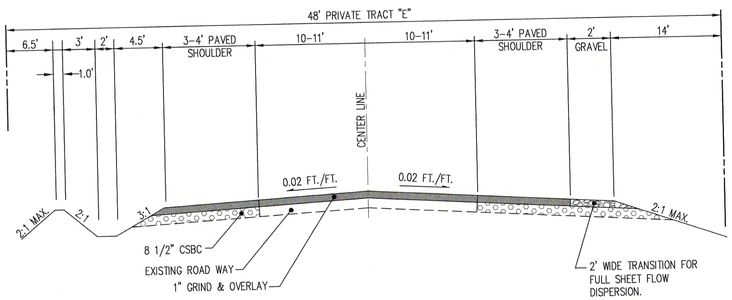
2/22/2022 12:51:15 PM

THE CAMPS AT BLACK DIAMOND

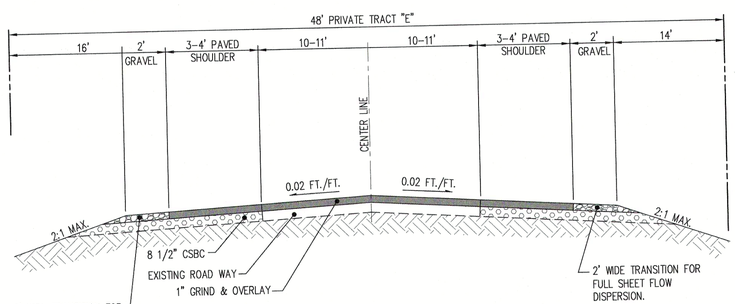
A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SEC. 17, TWP. 21 N., RNG. 6 E.
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON



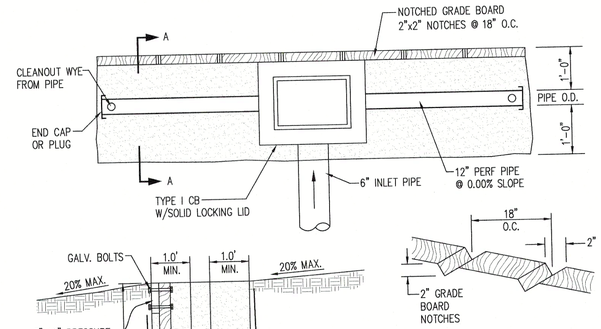
PRIVATE ROADWAY SECTION - 210TH AVE E
STA. 10+13.29 - STA. 23+50.00
1 NTS (PRIVATE/RURAL SUBACCESS)



PRIVATE ROADWAY SECTION - 210TH AVE E
STA. 23+50 - STA. 24+20.92
2 NTS (PRIVATE/RURAL SUBACCESS)



PRIVATE ROADWAY SECTION - 210TH AVE E
STA. 24+20.92 - STA. 24+81.55
3 NTS (PRIVATE/RURAL SUBACCESS)



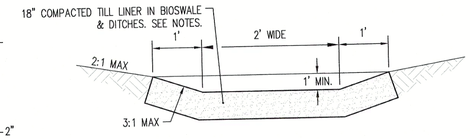
SECTION 'A-A'

NOTES:

1. THIS TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. TRENCHES MAY BE PLACED NO CLOSER THAN 50 FEET TO ONE ANOTHER.
3. TRENCH AND GRADE BOARD MUST BE LEVEL ALIGN TO FOLLOW CONTOURS OFF SITE.
4. GRADE BOARD SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS.

DISPERSAL TRENCH

NTS

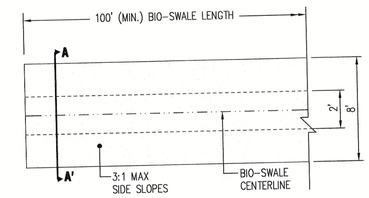


SECTION A-A'

COMPACTED TILL LINERS NOTES:

1. LINER THICKNESS SHALL BE 18 INCHES AFTER COMPACTION.
2. SOIL SHALL BE COMPACTED TO 95% MINIMUM DRY DENSITY, MODIFIED PROCTOR METHOD (ASTM D-1557).
3. SOIL SHOULD BE PLACED IN 6 INCH LIFTS.
4. SOILS MAY BE USED THAT MEET THE FOLLOWING GRADATION:

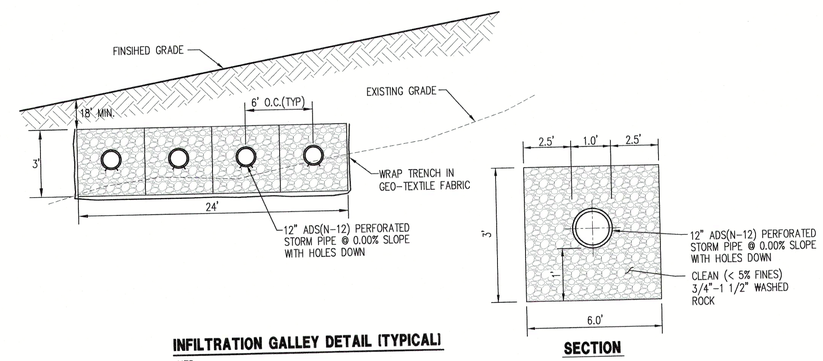
SIEVE SIZE	PERCENT PASSING
6 INCH	100%
4 INCH	90%
#4	70-100%
#200	30-100%



PLAN

BIOSWALE DETAIL

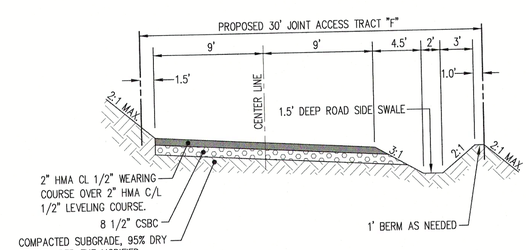
N.T.S.



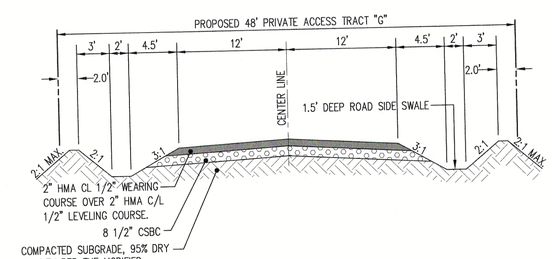
INFILTRATION GALLEY DETAIL (TYPICAL)

NTS

SECTION



JOINT USE - SECTION 'A'
4 NTS (JOINT USE DRIVEWAY)



PRIVATE ROADWAY SECTION - "B"
5 NTS (PRIVATE/RURAL SUBACCESS)

No.	Revision:	Int.	Date:

DANIEL PAUL SMITH — STATE OF WASHINGTON — 47023 — REGISTERED PROFESSIONAL ENGINEER
2-22-22

C.E.S. NW, INC.
CIVIL ENGINEERING & SURVEYING
409 - 28TH ST. NE, SUITE D
PUYALLUP, WA 98372
Bus: (253) 848-4282
ceservices@cesnwinc.com

Project: **THE CAMPS AT BLACK DIAMOND CONSTRUCTION NOTES & DETAILS**

Client: **GARRETTE CUSTOM HOMES** (253) 802-7304
402 E. 26TH ST., SUITE 200, TACOMA, WA 98421

Designed:	DPS
Drawn:	MRL
Checked:	DPS
Scale:	N.T.S.
Date:	02.22.22
Job No.:	21144

Sheet No.: **PPLT11**

11 of 11 Sheets

2/22/2022 12:37:25 PM