



Tacoma-Pierce County

Health Department

Healthy People in Healthy Communities

Application Approved

6/28/2022

Professional Engineer / Surveyor

Apex Engineering
Tim McDaniel
2601 S 35th St Ste 200
Tacoma, WA98409

Applicant

Apex Septic Design, LLC
Larry Purdham
5411 34th Ave.
Gig Harbor, WA98335

Site Address: 29401 SR 507 S, Roy
Application Type: Plat Preliminary Review - Septic
Project Name: Oakview

Application ID: SR0273495
Parcel Number: 0217036009
Application Received Date: 05/13/2022

Water Status: APPROVED 6/28/2022

Issued By: Michelle Harris
(253) 649-1801
mharris@tpchd.org

Sewage Disposal Status: APPROVED 6/15/2022

Approval Requirement

Issued By: George Waun
(253) 798-6485
gwaun@tpchd.org

- 1 Permit Condition(s)

Comments: Approved given that existing septic tank on large lot will be located and properly decommissioned in conjunction with final plat. No final approval until completed.

Project Status: APPROVED 06/28/2022

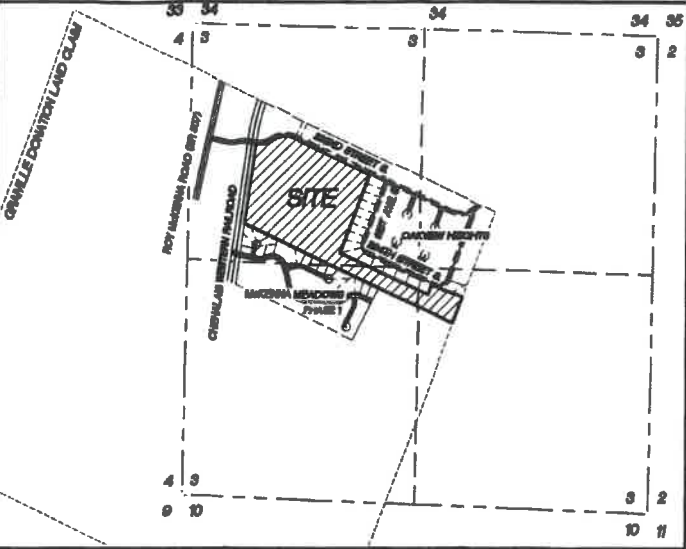
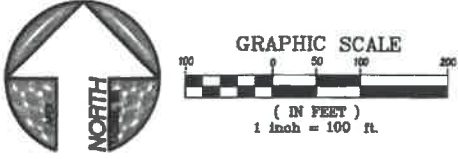
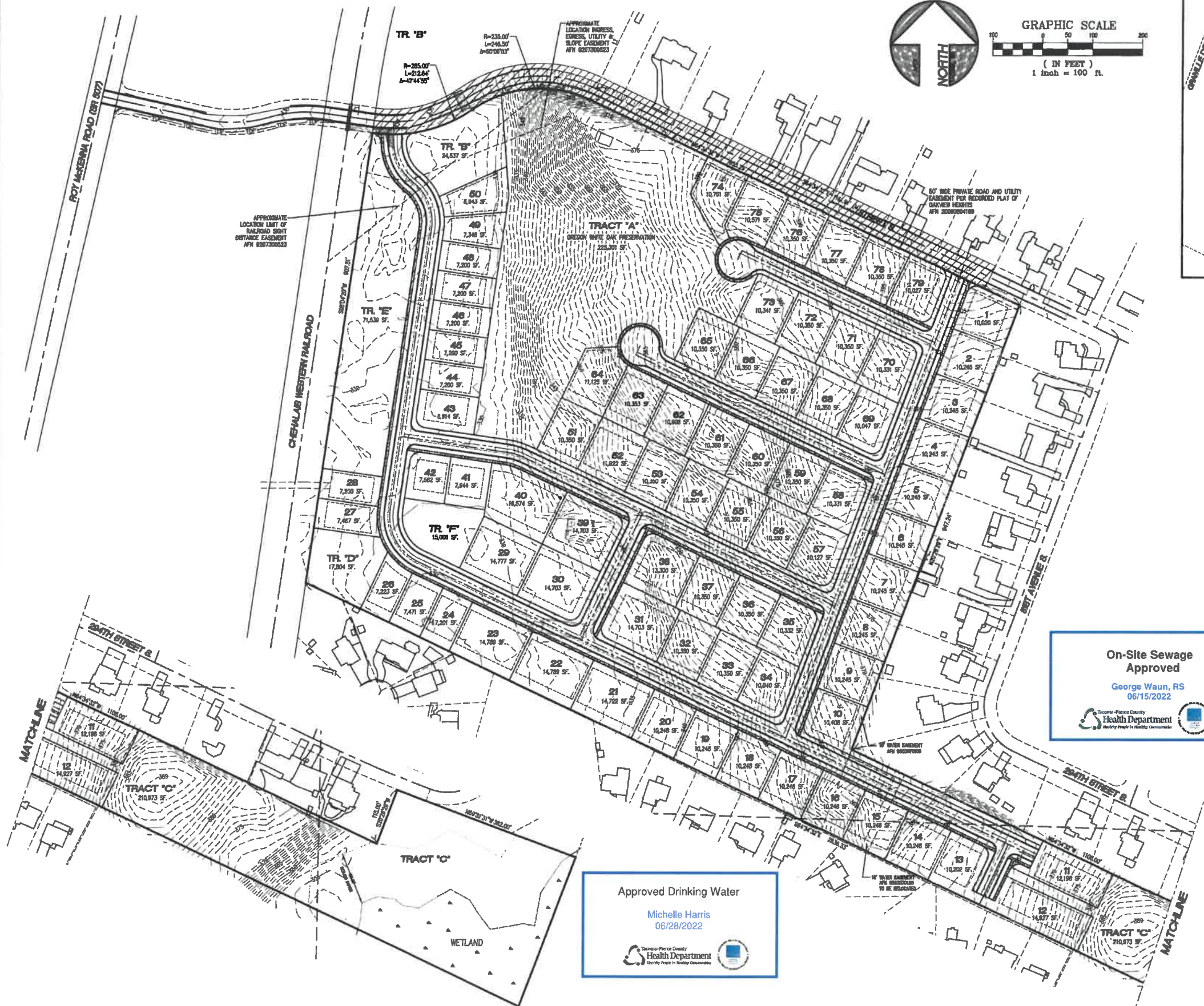
Next Steps:

1. Final Plat application and fee can be submitted once your preliminary plat is approved by your building official.
2. Final Plat review and approval is required for final project approval.

Note: Any plat amendment or changes to the preliminary plat will require a new Health Department application, fee, review and approval.

OAKVIEW PRELIMINARY PLAT

PORTIONS THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 17 NORTH, RANGE 02 EAST, W.M.
CITY OF ROY, PIERCE COUNTY, WASHINGTON



VICINITY MAP
SCALE: 1"=1000'

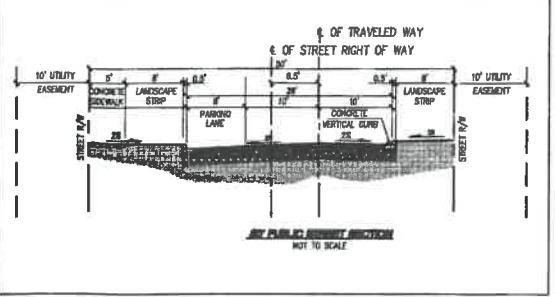
LEGAL DESCRIPTION
LOT 3, TOWN OF ROY SHORT PLAT RECORDED OCTOBER 11, 2006 UNDER RECORDING NUMBER 20061015003, RECORDS OF PIERCE COUNTY AUDITOR;
SITUATE IN THE CITY OF ROY, COUNTY OF PIERCE, STATE OF WASHINGTON.

UTILITIES
WATER: CITY OF ROY
SEWER: INDIVIDUAL SEPTIC / COMMUNITY SEPTIC SYSTEMS
POWER: CITY OF TACOMA
TELEPHONE: CENTURYLINK / COMCAST
CABLE TV: COMCAST

PLAT DATA
PLAT AREA: 1,670,933+/- SF. (38.36+/- ACRES) ASSessor'S RECORDS
PARCEL NUMBER: 021703-0-009
EXISTING ZONING: SFR
JURISDICTION: CITY OF ROY, WASHINGTON
SITE ADDRESS: 29401 SR 507 S.
NUMBER OF LOTS: 79
MIN. LOT AREA: 7,200 SF.
AVG. LOT AREA: 10,454+/- SF.
GROSS DENSITY: 2.05 DUS./AC.
NUMBER OF TRACTS: 6
TRACT 'A' = 225,301+/- SF. OREGON WHITE OAK PRESERVATION
TRACT 'B' = 24,537+/- SF. OPEN SPACE/PRIMARY & RESERVE DRAINFIELDS
TRACT 'C' = 210,973+/- SF. OPEN SPACE/WETLAND AND W.L. BUFFER
TRACT 'D' = 17,804+/- SF. OPEN SPACE/PRIMARY & RESERVE DRAINFIELDS
TRACT 'E' = 71,530+/- SF. STORM FACILITY
TRACT 'F' = 15,006+/- SF. OPEN SPACE/PRIMARY & RESERVE DRAINFIELDS
TOTAL TRACT AREA: 665,160+/- SF. (12.97+/- ACRES)
STREETS: 5,405+/- LF. 50' PUBLIC STREET R/W, 278,845+/- SF. (6.42+/- SF.)
YARD SETBACKS: FRONT YARD = 15 FEET DWELLING, 20 FEET GARAGE
SIDE YARD = INTERIOR 5 FEET FIRST FLOOR, 8 FEET SECOND FLOOR
STREET SIDE YARD = 15 FEET DWELLING, 20 FEET GARAGE
REAR YARD = 20 FEET
NOTE: SETBACKS SHOWN FOR DWELLING FIRST FLOOR

On-Site Sewage Approved
George Waun, RS
06/15/2022
Pierce County Health Department

Approved Drinking Water
Michelle Harris
06/28/2022
Pierce County Health Department



REV. NO.	REVISION DESCRIPTION	DATE BY

Apex Engineering
2601 South 35th Street, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4484 FAX: (253) 473-0595

**OAKVIEW
PRELIMINARY PLAT**
CLIENT ROY MEADOWS DEVELOPMENT GROUP, LLC
1000 2ND AVE SUITE 800
SEATTLE, WA 98104-8774
(206) 829-8847

TITLE
DATE SEALED 3/13/2022



PROJECT MANAGER
TRES KIRZED
DESIGN KTB
DRAWN KTB
CHECKED J.M.
SEC 03 T 07N R 02E
FILE NO. 3486-03-02
DATE 06-15-22
SCALE 1"=500'
SHEET 1 OF 1
FILE NO. 34816
APEX ENGINEERING LLC 2022

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