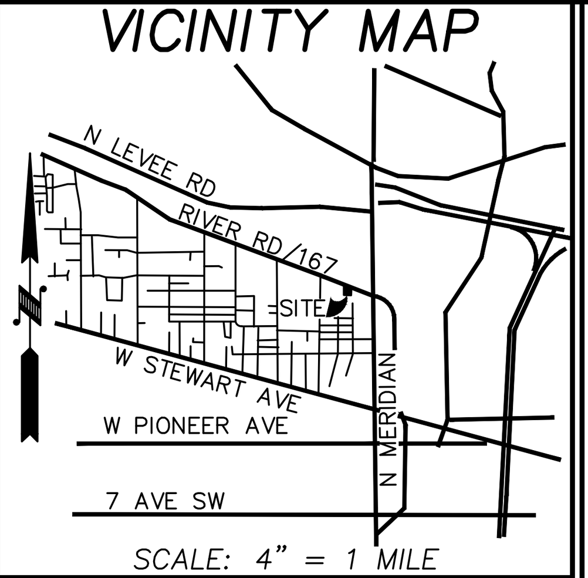
KORUM LINCOLN "VITRINE" DEALERSHIP EXPANSION FOR SOUTHWEST CORNER PROPERTIES

NE 1/4, NE 1/4, SEC.28, TWN.20 N., RNG. 4 E., W.M.

VICINITY MAP



SHEET INDEX

PARCEL NUMBER

0420281162

SITE ADDRESS

150 RIVER RD. PUYALLUP, WA 98371

PROPERTY DESCRIPTION

PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
GUARANTEE NUMBER 3179032.

PARCEL A:
TP 0420214031

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE POINT OF INTERSECTION OF SEVENTH AVENUE NORTHWEST AND THIRD STREET NORTHWEST;
THENCE NORTH 00°04'30" EAST 645 FEET ALONG THE CENTERLINE OF SAID THIRD STREET AND PARALLEL TO SECOND STREET NORTHWEST;
THENCE EAST 81.87 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE NORTH 00°21'00" EAST 175.44 FEET TO THE SOUTH RIGHT OF WAY FOR STATE HIGHWAY NO. 5;
THENCE SOUTH 69°18'10" EAST 84.58 FEET ALONG SAID RIGHT OF WAY TO A POINT 150.00 FEET WEST OF THE CENTERLINE OF SECOND STREET NORTHWEST;
THENCE SOUTH 00°04'30" WEST 145.55 FEET PARALLEL TO SAID SECOND STREET NORTHWEST;
THENCE WEST 80.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 74 FEET THEREOF

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL A-1:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY TO MAINTAIN AND REPAIR A BUILDING:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

THE NORTH 4 FEET OF THE SOUTH 74 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A POINT OF INTERSECTION OF SEVENTH AVENUE NORTHWEST AND THIRD STREET NORTHWEST;
THENCE NORTH 00°04'30" EAST 645.00 FEET ALONG THE CENTERLINE OF SAID THIRD STREET AND PARALLEL TO SECOND STREET NORTHWEST;
THENCE EAST 81.87 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE NORTH 00°21'00" EAST 175.44 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY NO. 5;
THENCE SOUTH 69°18'10" EAST 84.58 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT 150.00 FEET WEST OF THE CENTERLINE OF SAID SECOND STREET NORTHWEST;
THENCE SOUTH 00°04'30" WEST 145.55 FEET PARALLEL TO SAID SECOND STREET NORTHWEST;
THENCE WEST 80.00 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL A-2:

A NON-EXCLUSIVE EASEMENT FOR EXISTING STORM SEWER DRAIN UNDER THE FOLLOWING DESCRIBED PROPERTY WITH RIGHTS OF ACCESS THERETO FOR PURPOSES OF MAINTAINING AND REPAIRING SAID STORM SEWER DRAIN:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF SECOND STREET NORTHWEST WHICH IS 707 FEET NORTH 00°04'30" EAST OF THE CENTERLINE OF SEVENTH AVENUE NORTHWEST;
THENCE CONTINUING NORTH 00°04'30" EAST 8 FEET;
THENCE WEST 120.00 FEET PARALLEL WITH SAID SEVENTH AVENUE NORTHWEST;
THENCE NORTH 00°04'30" EAST PARALLEL WITH SAID SECOND STREET NORTHWEST OT THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL A;
THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 8 FEET;
THENCE SOUTH 00°04'30" WEST PARALLEL WITH SAID SECOND STREET NORTHWEST TO A POINT WEST OF THE POINT OF BEGINNING;
THENCE EAST 128 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B:
TP 0420281160

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF MERIDIAN STREET AND 5TH AVENUE NORTHWEST;
THENCE NORTH ALONG THE CENTERLINE OF SAID MERIDIAN STREET 755 FEET;
THENCE WEST 30 FEET TO THE WEST MARGIN OF SAID MERIDIAN STREET AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE NORTH ALONG SAID WEST MARGIN 356.95 FEET TO A POINT OF CURVATURE TO THE LEFT WHICH RADIUS BEARS SOUTH 88°56'51" WEST 110 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 35°54'34" AN ARC DISTANCE OF 68.94 FEET TO THE SOUTHERLY MARGIN OF STATE HIGHWAY NO. 5;
THENCE NORTH 70°09'19" WEST ALONG SAID SOUTHERLY MARGIN 293.60 FEET;
THENCE SOUTH 185.30 FEET;
THENCE EAST 76.07 FEET;
THENCE SOUTH 140 FEET;
THENCE EAST 20 FEET;
THENCE SOUTH 200 FEET;
THENCE EAST 200 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL C:
TP 0420281161

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF MERIDIAN STREET WITH THE CENTERLINE OF 5TH AVENUE NORTHWEST;
THENCE NORTH ALONG THE WEST MARGIN OF SAID MERIDIAN STREET 654.50 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 88°58'31" WEST 113.70 FEET;
THENCE NORTH 01°03'15" WEST 0.30 FEET;
THENCE SOUTH 89°14'31" WEST 48.65 FEET;
THENCE NORTH 01°03'15" WEST 0.10 FEET;
THENCE SOUTH 89°14'31" WEST 54.10 FEET;
THENCE NORTH 01°03'15" WEST 99.60 FEET;
THENCE NORTH 89°07'14" EAST 216.45 FEET;
THENCE SOUTH 01°03'15" EAST 100 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 5.32 FEET THEREOF;

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL D:
TP 0420281162

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF MERIDIAN STREET AND FIFTH AVENUE NORTHWEST;
THENCE NORTH ALONG THE CENTERLINE OF SAID MERIDIAN STREET 955 FEET;
THENCE WEST 411.73 FEET TO THE EAST MARGIN OF SECOND STREET NORTHWEST;
THENCE ALONG SAID EAST MARGIN NORTH 140 FEET;
THENCE EAST 22.81 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING EAST 92.19 FEET;
THENCE NORTH 185.30 FEET TO THE SOUTHERLY MARGIN OF RIVER ROAD;
THENCE NORTH 70°09'19" WEST ALONG SAID SOUTHERLY MARGIN 315.21 FEET;
THENCE SOUTH 75.74 FEET;
THENCE WEST 79.98 FEET;
THENCE SOUTH 70 FEET;
THENCE EAST 79.98 FEET;
THENCE SOUTH 90 FEET;
THENCE EAST 120 FEET TO THE WEST MARGIN OF SAID SECOND STREET NORTHWEST EXTENDED;
THENCE SOUTH 27.69 FEET TO A POINT OF CURVATURE WHICH RADIUS BEARS SOUTH 76°24'36" EAST AT 45 FEET;
THENCE SOUTHEASTERLY ALONG A CURVE HAVING A DELTA OF 194°58'00" AND AN ARC DISTANCE OF 153.13 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL E:
TP 0420281163

LOT B, RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT 200102125001, ACCORDING TO THE SURVEY THEREOF RECORDED FEBRUARY 12, 2001, RECORDS OF THE PIERCE COUNTY AUDITOR;

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

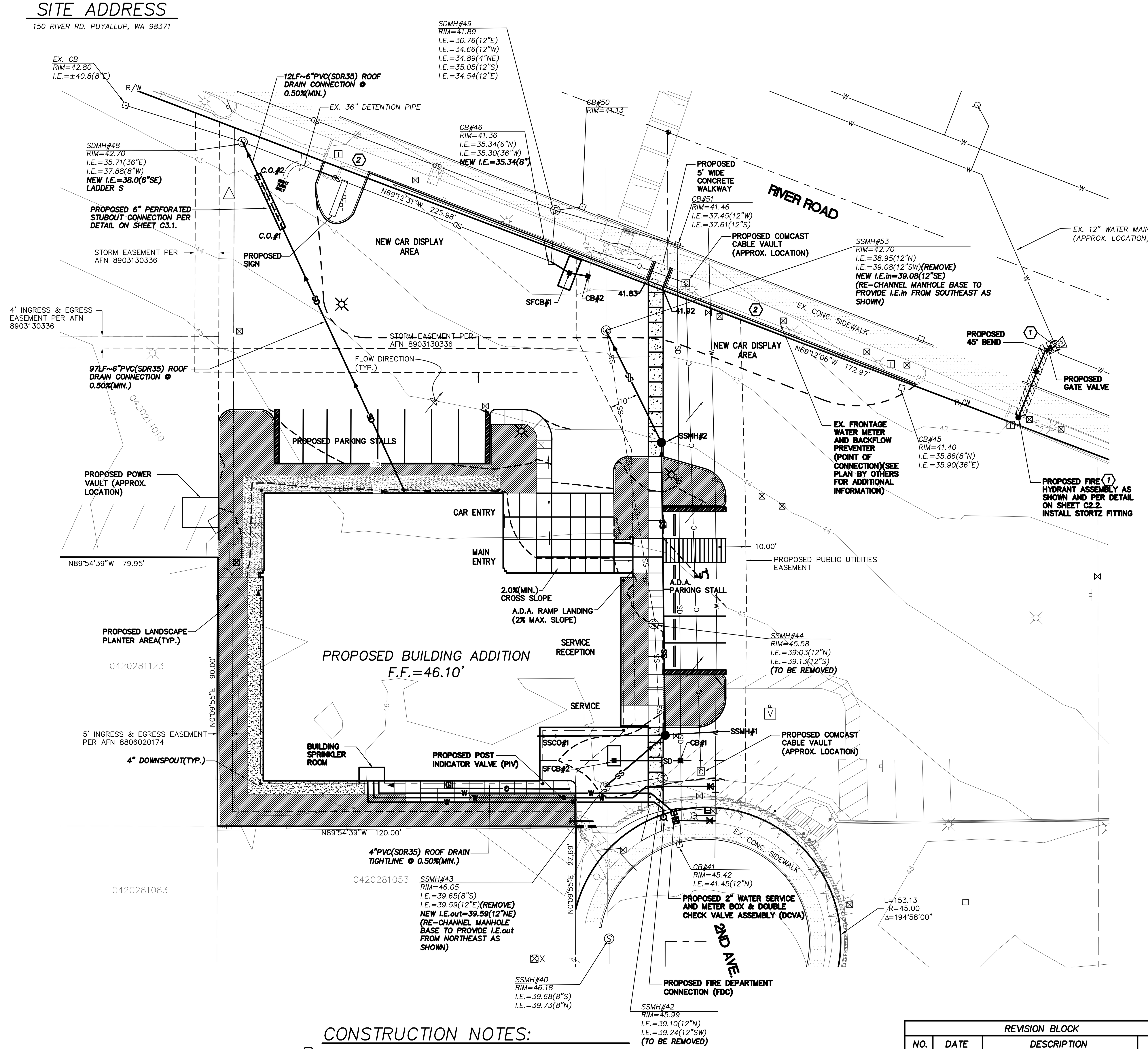
UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



CONSTRUCTION NOTES:

1. CONTRACTOR TO "WET TAP" EXISTING WATER MAIN TO CONSTRUCT A FIRE HYDRANT ASSEMBLY, INSTALL 45° BEND AND GATE VALVE AS SHOWN AND PER DETAIL ON SHEET C2.2. PAVEMENT, CURB/SIDEWALK TO BE SAWCUT, REMOVED AND REPLACED TO "LIKE KIND" AND PER CITY OF PUYALLUP REQUIREMENTS.
2. CONTRACTOR TO INSTALL ROOT BARRIERS, IN ACCORDANCE WITH CITY STANDARDS, ARE REQUIRED FOR ALL STREET TREES. A MINIMUM OF 8'OF LINEAR PROTECTION ALONG THE EDGE OF THE SIDEWALK ADJACENT TO THE STREET TREE SHALL BE PROVIDED, USING A MINIMUM 24"DEEP ROOT BARRIER PANELS. SEE CITY STANDARDS #01.02.07 AND #01.02.03 FOR FURTHER DETAILS

APPROVED

BY [illegible]

CITY OF PUYALLUP
ENGINEERING DEPARTMENT

DATE 7/9/2021

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

SCALE: 1"=20'
0 10 20 40

VERTICAL DATUM
(NAVD 88)

ESTABLISHED BY GPS USING A LICA GS16 PERFORMANCE SMART ANTENNA WITH LEICA SMARTNET NETWORK RTK SURVEY, WHICH USES GRS80 ELLIPSOID AND GEOID 09.

CONTOUR INTERVAL=2'

TOPOGRAPHY PREPARED BY SADLER-BARNARD & ASSOCIATES

SITE BENCH MARK

T.B.M.
TOP NORTHEAST FLANGE BOLT ON FIRE HYDRANT
ELEV = 45.83' (AS SHOWN)

LEGEND

—P/L—	PROPERTY LINE
—440—	EXISTING CONTOURS
---440---	PROPOSED CONTOURS
— — —	EASEMENT LINE
■	PROPOSED STORM CATCH BASIN
—SD—	PROPOSED STORM PIPE
Ⓓ	EXISTING STORM MANHOLE
SD——SD	EXISTING STORM MAIN
Ⓢ	EXISTING SANITARY SEWER MANHOLE
SS——SS	EXISTING SANITARY SEWER MAIN
SS— — —SS	EXISTING SANITARY SEWER TO BE REMOVED OR ABANDONED IN PLACE
□	EXISTING CATCH BASIN
—○—	EXISTING POWER POLE
⋈	EXISTING WATER GATE VALVE
⚲	EXISTING FIRE HYDRANT
W——W	EXISTING WATER MAIN
T	EXISTING TELEPHONE RISER
P	EXISTING POWER J-BOX
C	EXISTING CABLE J-BOX
⊗ 0.0	EXISTING GRADE ELEVATION
● 0.0	PROPOSED GRADE ELEVATION
▨	PROPOSED LANDSCAPE ISLAND/STRIP AREA
⊠	EXISTING WATER METER
⊠	PROPOSED WATER METER
C	PROPOSED COMCAST CABLE VAULT (APPROX. LOCATION) CONTRACTOR TO COORDINATE FINAL LOCATION WITH UTILITY COMPANY
—C—	PROPOSED COMCAST CABLE CONDUIT(4")
□	PROPOSED DOUBLE CHECK VALVE ASSEMBLY
G	PROPOSED GAS METER
—G—	PROPOSED GAS LINE
G	EXISTING GAS METER
—G—	EXISTING GAS LINE

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

GRANT J. MIDDLETON
STATE OF WASHINGTON
38802
REGISTERED PROFESSIONAL ENGINEER

[illegible]

7/6/2021

JOB NUMBER 9369

SCALE: HOR. 1"=20' VERT. N/A

DESIGNED GJM
DRAWN EAM
CHECKED GJM

PROPONENT:
KORUM AUTOMOTIVE GROUP INC.
100 RIVER ROAD
PUYALLUP, WA. 98371
ATT: JOHN HALL PH: (253)286-5236

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WA. 98444 (253) 474-3404

COVER SHEET

DATE 7-6-2021

DRAWING NO. 9369BASE

C0.0

SHEET 1 OF 9

\\RRL-FILE01\Shared\cad\PROJECTS\9369 - Korum Lincoln Building Addition\ENG\9369BASE.DWG, 7/6/2021 4:47:11 PM, _DWG To PDF.pc3

KORUM LINCOLN "VITRINE" DEALERSHIP EXPANSION FOR SOUTHWEST CORNER PROPERTIES

NE 1/4, NE 1/4, SEC.28, TWN.20 N., RNG. 4 E., W.M.

CONSTRUCTION NOTES

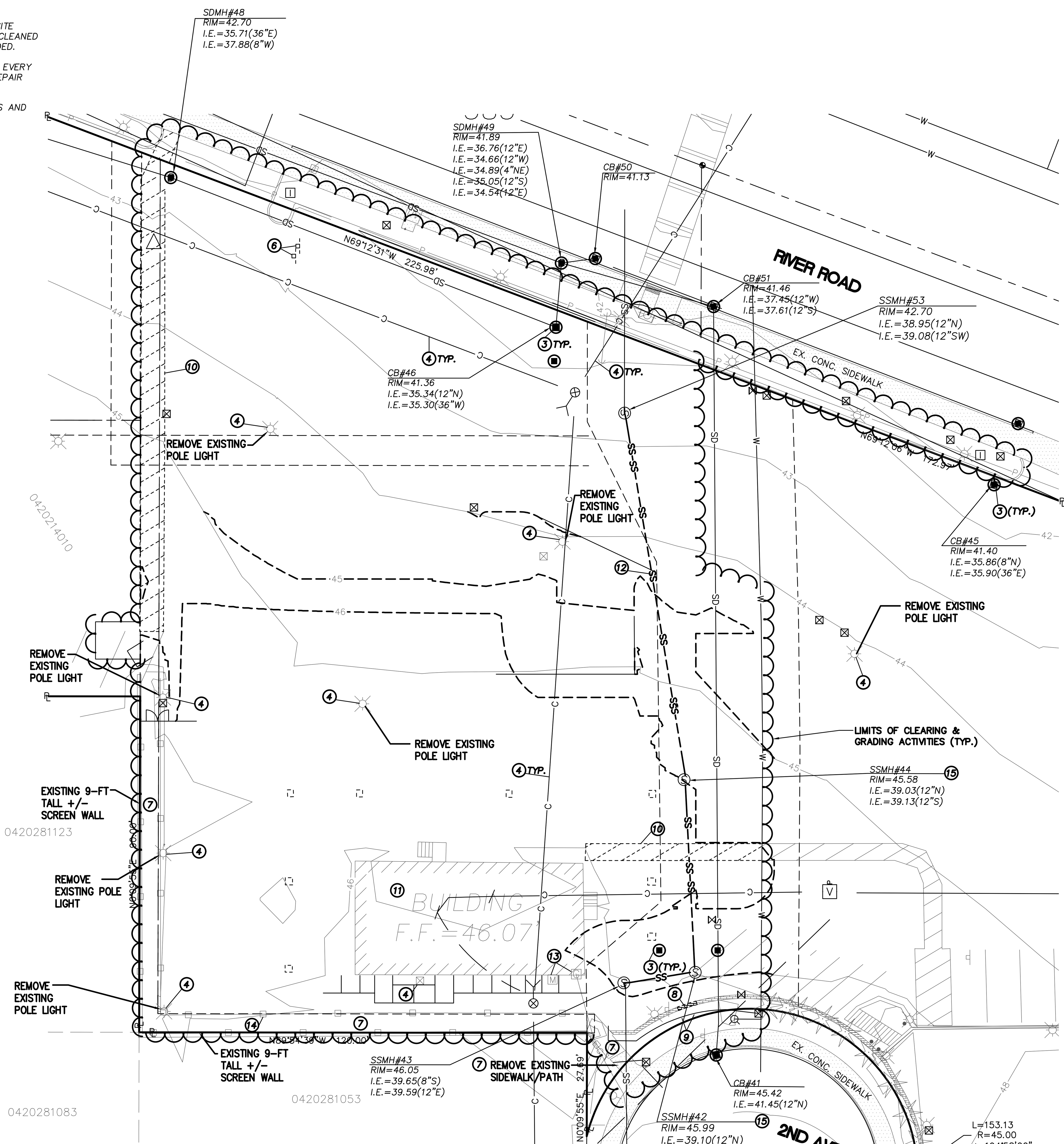
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE 30'W x 50'L PER SHEET C1.1
2. INSTALL TEMPORARY MIRAFI SILT FENCE AS SHOWN & PER SHEET C1.1
3. INSTALL INLET PROTECTION & TEMPORARY SEDIMENT CONTROL PER DETAIL ON SHEET C1.1
4. EXISTING UTILITY TO BE REMOVED OR RELOCATED. COORDINATE WORK WITH CITY OF PUYALLUP INSPECTOR & PROPER UTILITY COMPANY.
5. CONSTRUCT CONTRACTOR STORAGE, WASHDOWN, STAGING, FUELING & MAINTENANCE AREA. REPORT FUEL & LUBRICANT SPILLS TO DIVISION OF EMERGENCY MANAGEMENT (1-800-258-5990).
6. CONTRACTOR TO REMOVE EXISTING SIGN.
7. CONTRACTOR TO REMOVE EXISTING PEDESTRIAN CONCRETE PATH, FENCE AND HAND RAIL.
8. CONTRACTOR TO REMOVE EXISTING WALL AS NEEDED TO INSTALL NEW PEDESTRIAN PATH.
9. CONTRACTOR TO REMOVE EXISTING TREE.
10. CONTRACTOR TO REMOVE EXISTING PEDESTRIAN PATH STRIPING AS SHOWN.
11. CONTRACTOR TO PARTIALLY DEMO. AND EXPAND BUILDING FOOTPRINT.
12. CONTRACTOR TO REMOVE A PORTION OF EXISTING SEWER MAIN AS SHOWN BETWEEN EXISTING SEWER MANHOLES #43 AND #53.
13. EXISTING POWER AND GAS SERVICE TO BE RELOCATED TO SERVICE PROPOSED/REMODELED BUILDING. CONTRACTOR AND/OR OWNER TO COORDINATE RELOCATION WITH PROPER UTILITY COMPANY.
14. EXISTING HANDRAIL TO BE REMOVED.
15. EXISTING SANITARY SEWER MANHOLE #42 & #44 TO BE REMOVED.

INSPECTION SCHEDULE

1. CONSTRUCTION ENTRANCE SHALL BE INSPECTED WEEKLY & CLEANED AS NEEDED OR NEW SPALLS ADDED AS NEEDED TO MAINTAIN A ROUGH SURFACE.
2. THE EXISTING ACCESS ROUTES INTO THE PROJECT SITE SHALL BE INSPECTED EVERY 2 DAYS & SWEPT OR CLEANED ON A WEEKLY BASIS OR MORE FREQUENTLY IF NEEDED.
3. ALL CUT & FILL SIDE SLOPES SHALL BE INSPECTED EVERY 2 DAYS AND/OR AFTER EVERY STORM EVENT TO REPAIR ANY EROSION OR SLOPE SCOURING.
4. INSPECT CB. INLET PROTECTION ON A WEEKLY BASIS AND AFTER EVERY MAJOR STORM EVENT.

CONSTRUCTION SEQUENCE

1. HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY AND OBTAIN REQUIRED PERMITS.
2. ESTABLISH CLEARING AND GRADING LIMITS.
3. UTILIZE EXISTING PAVED ACCESS FOR CONSTRUCTION VEHICLE ACCESS.
4. INSTALL CATCH BASIN INLET PROTECTION AND SEDIMENT CONTROL DEVICES IN ALL EXISTING CATCH BASINS WITHIN DIRECT VICINITY OF THE PROJECT.
5. SCHEDULE AN EROSION CONTROL INSPECTION WITH THE CITY.
6. PARTIALLY REMOVE/DEMO. EXISTING STRUCTURE AND PAVEMENT AS INDICATED ON THE T.E.S.C. PLAN. ~ ACQUIRE APPROPRIATE DEMOLITION PERMITS.
7. CLEAR AND GRADE SITE AND CONSTRUCT STORM DRAIN SYSTEM PER APPROVED PLANS.
8. INSTALL UTILITIES (IE SANITARY, POWER, CABLE, ETC.)
9. PROVIDE C.B. INLET PROTECTION IN NEW CATCH BASINS UNTIL PARKING LOT STORM DRAIN SYSTEM IS COMPLETED AND THE SITE IS COMPLETELY STABILIZED AND PROTECTED FROM EROSION & SEDIMENTATION.
10. NOTE: THE BUILDING CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF STORM SYSTEM DURING BUILDING AND LANDSCAPE CONSTRUCTION.
11. HYDRO SEED AND/OR MULCH SLOPES AND OTHER EXPOSED AREAS IMMEDIATELY AFTER GRADING IS COMPLETED AS OUTLINED IN "EROSION CONTROL NOTES".
12. CLEAN OUT AND TEST ALL STORM DRAIN FACILITIES.
13. INSPECT AND MAINTAIN ALL EROSION CONTROL FACILITIES (I.E. CB INLET PROTECTION BMPs) AT REGULAR INTERVALS & COMPLETE REQUIRED REPORT. CLEAN AS REQUIRED UNTIL RISK OF SEDIMENTATION HAS PASSED.



NOTES:

1. ALL FILL SHALL BE CLEAN EARTHEN MATERIAL ONLY, WITH NO CONCRETE, GARBAGE, SOLID WASTE OR ANY OTHER UNACCEPTABLE MASS.
2. ALL ASBESTOS ENCOUNTERED MUST BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH PUGET SOUND AIR POLLUTION CONTROL AGENCY (PSAPCA) AND TACOMA-PIERCE COUNTY HEALTH DEPARTMENT REGULATIONS.
3. ALL DEMOLITION MATERIAL MUST GO TO A LICENSED SOLID WASTE HANDLING OR DISPOSAL FACILITY.
4. ALL SEPTIC TANKS SHALL BE PUMPED BY A CERTIFIED SEPTIC HAULER, FILLED WITH SOIL AND A DECOMMISSIONING APPLICATION COMPLETED PER TACOMA-PIERCE COUNTY HEALTH DEPARTMENT REQUIREMENTS.
5. CONTRACTOR SHALL OBTAIN DEMOLITION PERMIT AS REQUIRED PRIOR TO ANY DEMOLITION OR STRUCTURE REMOVAL.
6. ALL SLOPES SHALL MAINTAIN MINIMUM SETBACKS IN ACCORDANCE WITH THE GRADING NOTES ON SHEET TP2.
7. THE OWNER'S RETAINED GEOTECHNICAL ENGINEER SHALL TEST ALL FILL MATERIAL & OBTAIN SUFFICIENT COMPACTION TESTS TO VERIFY SOIL STABILITY.
8. EROSION CONTROL MEASURES OTHER THAN THOSE SPECIFIED MAY BE NEEDED TO PREVENT MIGRATION OF SEDIMENT. SEE SHEETS TP2 & TP3 FOR ADDITIONAL MEASURES.
9. CONTRACTOR TO HAVE EQUIPMENT AND MATERIALS I.E.: STRAW, 12" & 18" CMP, QUARRY SPALLS, TEMP RISER STRUCTURES, ETC. ON-SITE DURING CONSTRUCTION FOR EMERGENCY SITUATIONS. CONTRACTOR TO DEVELOP PLAN OF ACTION FOR EROSION MEASURES PRIOR TO STARTING CONSTRUCTION.
10. PRIOR TO START OF CONSTRUCTION, A NPDES PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF ECOLOGY IF NEEDED.
11. PRIOR TO START OF CONSTRUCTION, A FOREST PRACTICE PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF NATURAL RESOURCES, IF NEEDED.
12. TO LIMIT IMPACTS TO NEIGHBORING PROPERTIES, DUST CONTROL WILL BE REQUIRED.

UTILITY CONFLICT NOTE:

CAUTION:

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CALL BEFORE YOU DIG

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APPROVED

BY [illegible]

CITY OF PUYALLUP
ENGINEERING DEPARTMENT

DATE 7/9/2021

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

N

SCALE: 1"=30'
0 15 30 60

VERTICAL DATUM
(NAVD 88)

ESTABLISHED BY GPS USING A LICA GS16 PERFORMANCE SMART ANTENNA WITH LEICA SMARTNET NETWORK RTK SURVEY, WHICH USES GRS80 ELLIPSOID AND GEOID 09.

CONTOUR INTERVAL=2'

TOPOGRAPHY PREPARED BY SADLER-BARNARD & ASSOCIATES

SITE BENCH MARK

T.B.M.
TOP NORTHEAST FLANGE BOLT ON FIRE HYDRANT
ELEV = 45.83' (AS SHOWN)

LEGEND

◡◡◡◡◡◡	CLEARING LIMITS
—— 440 ——	EXISTING CONTOURS
- - - 440 - - -	PROPOSED CONTOURS
◙	CB INLET PROTECTION
Ⓓ	EXISTING STORM MANHOLE
SD——SD	EXISTING STORM MAIN
Ⓢ	EXISTING SANITARY SEWER MANHOLE
SS——SS	EXISTING SANITARY SEWER MAIN
SS- — — -SS	EXISTING SANITARY SEWER TO BE REMOVED OR ABANDONED IN PLACE
□	EXISTING CATCH BASIN
-○-	EXISTING POWER POLE
⋈	EXISTING WATER GATE VALVE
	EXISTING FIRE HYDRANT
W——W	EXISTING WATER MAIN
T	EXISTING TELEPHONE RISER
P	EXISTING POWER J-BOX
C	EXISTING CABLE J-BOX
⊠	EXISTING WATER METER
✳	EXISTING TREE(APPROX. LOCATION)
	EXISTING TREE TO BE REMOVED
G	PROPOSED GAS METER
—G—	PROPOSED GAS LINE
G	EXISTING GAS METER
— G —	EXISTING GAS LINE
M	EXISTING POWER METER

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

GRANT J. MIDDLETON
STATE OF WASHINGTON
38802
REGISTERED PROFESSIONAL ENGINEER

[illegible]

7/6/2021

C1.0

JOB NUMBER 9369

SCALE HOR. 1"=30' VERT. N/A

DESIGNED GJM
DRAWN EAM
CHECKED GJM

PROPONENT: KORUM AUTOMOTIVE GROUP INC.
100 RIVER ROAD
PUYALLUP, WA. 98371
ATT: JOHN HALL PH: (253)286-5236

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WA. 98444 (253) 474-3404

TESC AND DEMOLITION PLAN

DATE 7-6-2021

DRAWING NO. 9369BASE

SHEET 2 OF 9

KORUM LINCOLN "VITRINE" DEALERSHIP EXPANSION FOR SOUTHWEST CORNER PROPERTIES

NE 1/4, NE 1/4, SEC.28, TWN.20 N., RNG. 4 E., W.M.

GRADING, EROSION & SEDIMENT CONTROL NOTES

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HERINAFTER REFERRED TO AS THE "CITY STANDARDS").
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY ENGINEER PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS HOURS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
8. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
9. THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
10. APPROVAL OF THESE PLANS IS FOR GRADING, TEMPORARY DRAINAGE, EROSION AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
11. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
12. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
13. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.

INLET PROTECTION NOTES

1. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, SO THAT THE OPEN END FACE OUTWARD, NOT UPWARD. THE ENDS OF ADJACENT BLOCKS SHALL ABUT. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING COMBINATIONS OF BLOCKS THAT ARE 4 INCHES, AND 12 INCHES WIDE. THE ROW OF BLOCKS SHALL BE AT LEAST 12 INCHES BUT NO GREATER THAN 24 INCHES HIGH.
2. PLACE WIRE MESH OVER THE OUTSIDE VERTICAL FACE (OPEN END) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE BLOCKS. USE HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS.
3. PILE STONE AGAINST THE WIRE MESH TO THE TOP OF THE BLOCKS. USE 3/4-INCH TO 3-INCH GRAVEL.
4. PLACE WIRE MESH OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. USE HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, OVERLAP THE STRIPS. PLACE FILTER FABRIC OVER WIRE MESH.
5. PLACE 3/4 INCH GRAVEL OVER THE WIRE MESH. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. EXTEND THE STONE BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY FROM THE INLET AND CLEANED OR REPLACED.

SEEDING NOTES

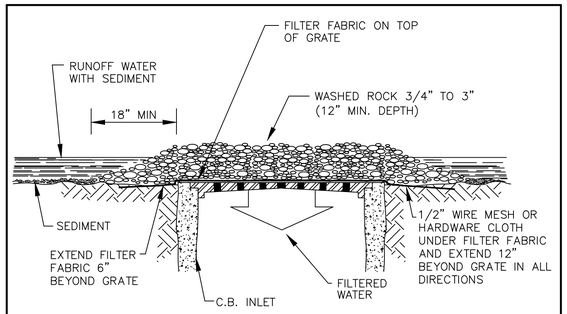
1. SEED MIXTURE SHALL BE 10%RED TOP, 40% ANNUAL RYE, 40% CHEWING FESCUE, 10% WHITE DUTCH CLOVER, AND SHALL BE APPLIED AT THE RATE OF 225 LBS. PER ACRE.
2. SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
3. FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY. (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING).
4. BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
5. THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
6. FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

TOPSOILING NOTES

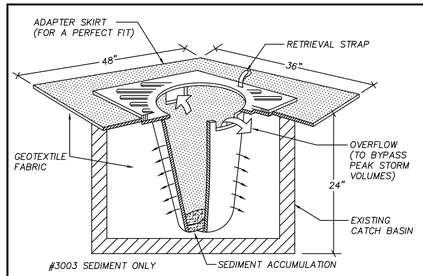
1. APPLY TOPSOIL TO AREAS WITH HIGHLY DENSE OR IMPERMEABLE SOILS.
2. APPLY WHERE MULCH AND FERTILIZER ALONE WOULD NOT PROVIDE A SUITABLE GROWTH MEDIUM.
3. APPLY WHERE SLOPES DO NOT EXCEED 2:1.
4. TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SAND CLAY LOAM, CLAY LOAM).
5. TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR WHEN CONDITIONS EXIST THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING.
6. PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOP SOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLAN.
7. STOCKPILES SHALL BE STABILIZED (WITH PLASTIC COVERING OR OTHER APPROVED DEVICE) DAILY BETWEEN NOVEMBER 1 AND MARCH 31.
8. IN ANY SEASON, SEDIMENT LEACHING FROM STOCKPILES MUST BE PREVENTED.

SOD NOTES

1. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4-INCH AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.
2. STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED BY THE END OF A 3 FOOT SECTION.
3. SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
4. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.



INLET SEDIMENT PROTECTION (BEFORE PAVING) NOT TO SCALE



PROVIDE CATCH BASIN SEDIMENT PROTECTION WITH
STREAMGUARD BASIN INSERT #3003, FROM FOSS ENVIRONMENTAL
7440 W. MARGINAL WAY S.
SEATTLE, WA 98108-4141
PHONE: 1-800-909-3677

INLET SEDIMENT PROTECTION (AFTER PAVING) NOT TO SCALE

APPROVED
BY _____
CITY OF PUYALLUP
ENGINEERING DEPARTMENT
DATE 7/9/2021

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

JOB NUMBER 9369

DESIGNED	JLC	SCALE	
DRAWN	EAM	HOR.	N/A
CHECKED	JLC	VERT.	N/A

PROPONENT:
KORUM AUTOMOTIVE GROUP INC.
100 RIVER ROAD 98371
PUYALLUP, WA.
ATT: JOHN HALL
PH: (253)286-5236

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WA. 98444 (253) 474-3404

T.E.S.C. SPECIFICATIONS

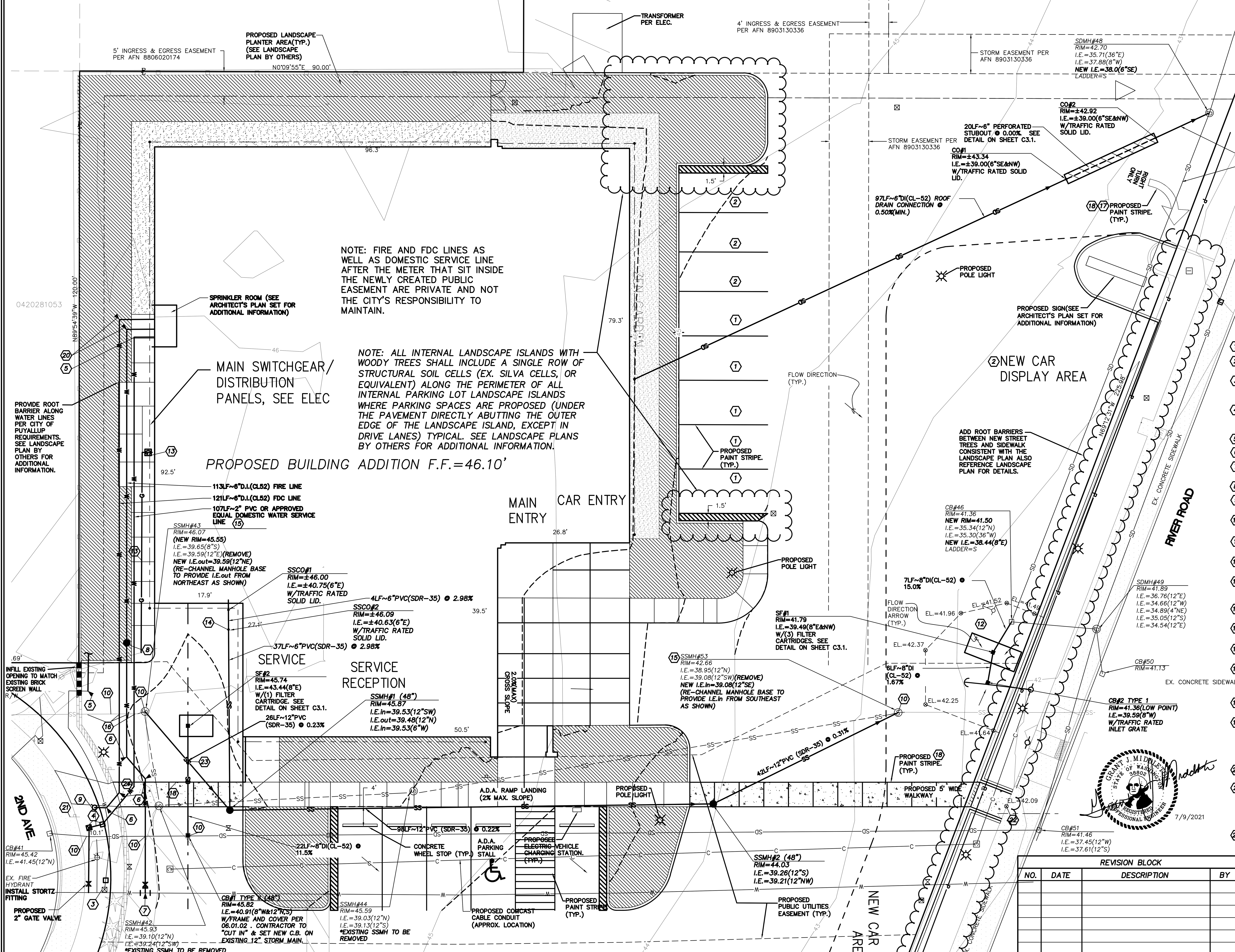
REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

GRANT J. MIDDLETON STATE OF WASHINGTON 38802 REGISTERED PROFESSIONAL ENGINEER
7/6/2021

DATE 7-6-2021
DRAWING NO. 9369BASE
C1.1
SHEET 3 OF 9

KORUM LINCOLN "VITRINE" DEALERSHIP EXPANSION FOR SOUTHWEST CORNER PROPERTIES

NE 1/4, NE 1/4, SEC.28, TWN.20 N., RNG. 4 E., W.M.



FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED

BY Ray Cockerham
CITY OF PUYALLUP
FIRE CODE OFFICIAL

DATE July 12, 2021

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE FIRE CODE OFFICIAL.

APPROVED

BY [illegible]
CITY OF PUYALLUP
ENGINEERING DEPARTMENT

DATE 7/9/2021

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

SCALE: 1"=10'

0 15 10 20

VERTICAL DATUM
(NAVD 88)

ESTABLISHED BY GPS USING A LICA GS16 PERFORMANCE SMART ANTENNA WITH LEICA SMARTNET NETWORK RTK SURVEY, WHICH USES GRS80 ELLIPSOID AND GEOID 09.

CONTOUR INTERVAL=2'

TOPOGRAPHY PREPARED BY SADLER-BARNARD & ASSOCIATES

SITE BENCH MARK

T.B.M.
TOP NORTHEAST FLANGE BOLT ON FIRE HYDRANT
ELEV = 45.83' (AS SHOWN)

CONSTRUCTION NOTES:

1. PROPOSED STANDARD PARKING STALLS(9'Wx18'L) TYP.
2. PROPOSED COMPACT PARKING STALLS (8'W x 18'L) (TYP.).
3. EX. DOMESTIC WATER METER FOR THE PARCEL TO BE RE-PURPOSED AS IRRIGATION METER FOR BUILDING PERIMETER LANDSCAPING. CONTRACTOR TO PROVIDE DOUBLE CHECK VALVE ASSEMBLY(DCVA) BEHIND EXISTING WATER METER PER CITY OF PUYALLUP REQUIREMENTS.
4. CONTRACTOR TO INSTALL NEW 2" WATER SERVICE "TAP" W/ 2" GATE VALVE AND DOMESTIC METER W/DOUBLE CHECK VALVE ASSEMBLY(DCVA) TO SERVICE THE NEW BUILDING AS SHOWN AND PER DETAILS ON SHEETS C2.1 AND C2.2.
5. 2" PVC 90° BEND (TYP.).
6. 6" D.I.(CL52) 45° BEND WITH THRUST BLOCK (TYP.).
7. CONTRACTOR TO PROVIDE 6" D.I.(CL52) FIRE LINE "TAP" OF EXISTING 6" WATER AS SHOWN AND PER CITY OF PUYALLUP REQUIREMENTS.
8. PROPOSED POST INDICATOR VALVE(PIV). SEE DETAIL ON SHEET C2.1.
9. PROPOSED FIRE DEPARTMENT CONNECTION(FDC) WITH INDOOR DOUBLE DETECTOR-CHECK VALVE ASSEMBLY. SEE DETAIL ON SHEET. C2.1 AND C2.2.
10. POTHOLE UTILITIES PRIOR TO CONSTRUCTION TO VERIFY UTILITY SIZE, TYPE, CONDITION, LOCATION AND DEPTH. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
11. CONTRACTOR TO "WET TAP" EXISTING WATER MAIN TO CONSTRUCT A FIRE HYDRANT ASSEMBLY AS SHOWN ON SHEET C0.0 AND PER DETAIL ON SHEET C2.2.
12. CONTRACTOR TO REGRADE PAVEMENT (AS NECESSARY) TO DIRECT SURFACE RUNOFF TO THE NEW "LOW POINT" CB#2 AS SHOWN.
13. CONTRACTOR TO RELOCATE EXISTING GAS METER AND EXTEND EXISTING GAS LINE TO NEW BUILDING AS SHOWN. CONTRACTOR AND/OR OWNER TO COORDINATE ACTUAL GAS METER AND SERVICE LINE RELOCATION WITH PROPER UTILITY COMPANY.
14. CONTRACTOR TO INSTALL SAMPLING CONNECTION AS SHOWN AND PER C.O.P DETAIL 04.03.03 .
15. CONTRACTOR TO REMOVE EXISTING PIPE FROM OUTSIDE OF STRUCTURE, AND FULLY GROUT THE EXISTING OPENING IN THE MANHOLE.
16. CONTRACTOR TO ENCASE WATER MAIN WITH A 20' PVC SLEEVE AT SEWER CROSSING. CONTRACTOR TO FULLY GROUTED ON EACH END OF PIPE.
17. CONTRACTOR TO INSTALL "RIGHT TURN" AND "ONLY" AS SHOWN AND PER WSDOT M-24.40-02. & STANDARD DETAIL 01.03.15
18. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
19. CONTRACTOR TO INSTALL AN MUTCD R5-1 SIGN AS SHOWN, SIGN SHALL BE PLACED FACING POTENTIAL INBOUND LEFT VEHICLES. SIGN SHALL BE PLACED PER STANDARD DETAIL 01.04.01.
20. 6" D.I.(CL52) 90° BEND (TYP.).
21. CONTRACTOR TO RELOCATE EXISTING SIGN TO ENSURE 3'(MIN.) CLEAR DISTANCE AROUND FIRE HYDRANT & FIRE DEPARTMENT CONNECTION. COORDINATE RELOCATION W/ CITY INSPECTOR.
22. CONTRACTOR TO ENSURE PROPOSED CONCRETE WALKWAY CONNECTION TO EXISTING SIDEWALK IN RIVER RD. IS OUTSIDE OF EXISTING ADA SIDEWALK RAMP/WING AS THE EXISTING ADA SIDEWALK RAMP SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
23. CONTRACTOR TO ENSURE 0.5'(MIN.) VERTICAL SEPARATION BETWEEN STORM & SEWER MAINS AT "CROSSING" LOCATIONS.
24. 2" PVC 45° BEND (TYP.)

LEGEND

—P/L—	PROPERTY LINE
—440—	EXISTING CONTOURS
---440----	PROPOSED CONTOURS
— — — —	EASEMENT LINE
●	PROPOSED STORM DRAIN MANHOLE
■	PROPOSED STORM CATCH BASIN
—SD—	PROPOSED STORM PIPE
Ⓓ	EXISTING STORM MANHOLE
SD——SD	EXISTING STORM MAIN
Ⓢ	EXISTING SANITARY SEWER MANHOLE
SS——SS	EXISTING SANITARY SEWER MAIN
SS— — —SS	EXISTING SANITARY SEWER TO BE REMOVED OR ABANDONED IN PLACE
□	EXISTING CATCH BASIN
—○—	EXISTING POWER POLE
⋈	EXISTING WATER GATE VALVE
	EXISTING FIRE HYDRANT
W——W	EXISTING WATER MAIN
T	EXISTING TELEPHONE RISER
P	EXISTING POWER J-BOX
C	EXISTING CABLE J-BOX
▨	PROPOSED LANDSCAPE ISLAND/STRIP AREA
●	PROPOSED SEWER MANHOLE

GRANT J. MIDDLETON
STATE OF WASHINGTON
38802
REGISTERED PROFESSIONAL ENGINEER
7/9/2021

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

JOB NUMBER 9369

SCALE HOR. 1"=10' VERT. N/A

DESIGNED GJM
DRAWN EAM
CHECKED GJM

PROPONENT: KORUM AUTOMOTIVE GROUP INC.
100 RIVER ROAD
PUYALLUP, WA. 98371
ATT: JOHN HALL PH: (253)286-5236

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WA. 98444 (253) 474-3404

UTILITY SITE PLAN

C2.0

DATE 7-9-2021

DRAWING NO. 9369BASE

SHEET 4 OF 9

KORUM LINCOLN "VITRINE" DEALERSHIP EXPANSION FOR SOUTHWEST CORNER PROPERTIES

NE 1/4, NE 1/4, SEC.28, TWN.20 N., RNG. 4 E., W.M.

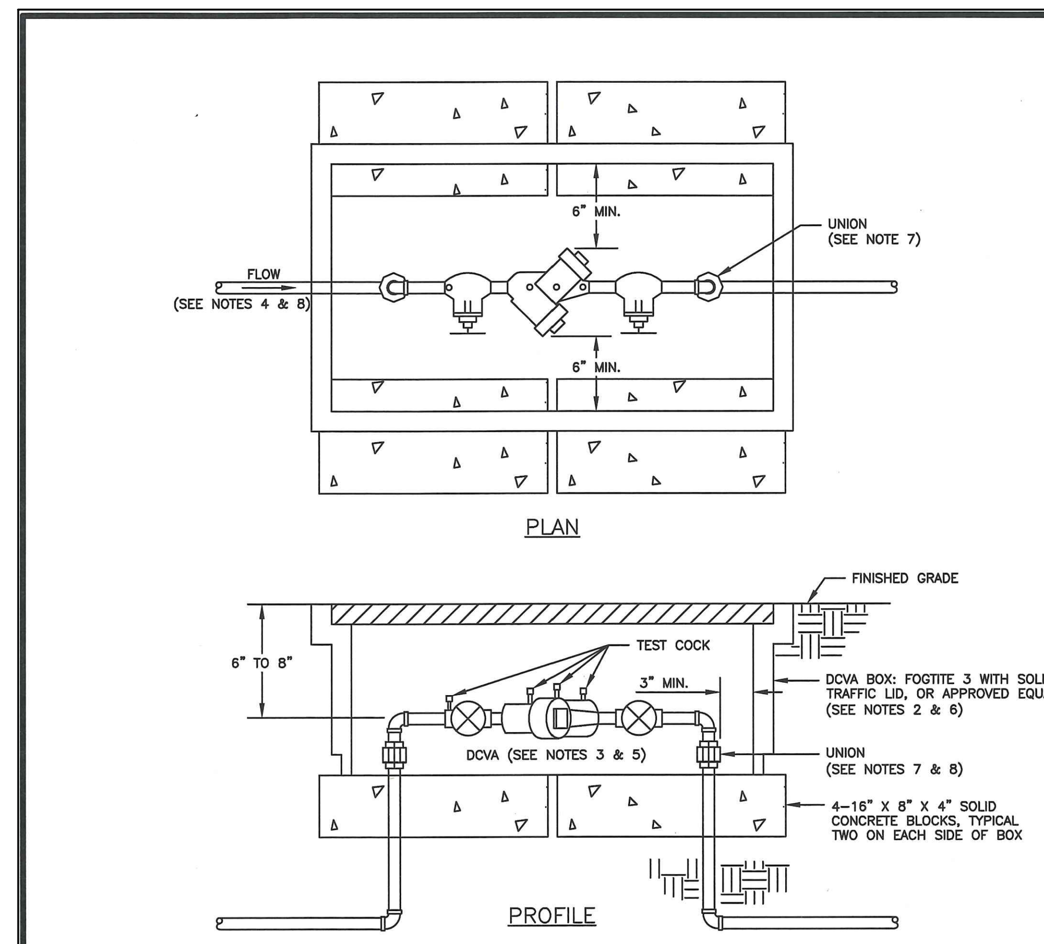
WATER SYSTEM NOTES

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS"), OR AS DIRECTED BY FRUITLAND MUTUAL WATER COMPANY (FMWC), VALLEY WATER (VW), OR TACOMA CITY WATER (TCW) IS THE PURVEYOR.
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER, THE ENGINEERING SERVICES STAFF, AND THE FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR, PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. BACTERIOLOGICAL (COLIFORM AND IRON BACTERIA) TEST SAMPLES WILL BE TAKEN BY THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) AND PAID FOR BY THE CONTRACTOR, EXCEPT FOR CAPITAL IMPROVEMENT PROJECTS (CIP) WHICH SHALL BE PAID FOR BY THE CITY.
9. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES FROM PAVED FINAL GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48 INCHES IN UNIMPROVED RIGHT-OF WAY AND UNIMPROVED EASEMENTS.
10. PIPE FOR WATER MAINS SHALL BE DUCTILE IRON CONFORMING TO SECTION 7-09 OF THE STANDARD SPECIFICATIONS, CLASS 52 WITH TYTON OR APPROVED EQUAL JOINTS. PIPE SHALL BE CEMENT LINED IN ACCORDANCE WITH A.S.A. SPECIFICATION A 21.4-1964.
11. CONNECTIONS TO EXISTING WATER MAINS TYPICALLY SHALL BE WET TAPS THROUGH A TAPPING TEE AND TAPPING VALVE AND SHALL BE MADE BY A CITY APPROVED CONTRACTOR. THE TAPPING SLEEVE SHALL BE ROMAC SST ALL STAINLESS STEEL TAPPING SLEEVE OR APPROVED EQUAL. A TWO-PIECE EPOXY COATED OR DUCTILE IRON TAPPING SLEEVE MAY BE USED ON DUCTILE IRON PIPE, WHEN THE TAP IS SMALLER THAN THE WATER MAIN SIZE I.E. 6-INCH TAP ON 8-INCH PIPE. THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) SHALL APPROVE THE TIME AND LOCATION FOR THESE CONNECTIONS.
12. ALL WATER MAINS AND APPURTENANCES SHALL BE HYDROSTATICALLY TESTED AT 200 PSI IN ACCORDANCE WITH STANDARD SPECIFICATION 7-09.3(23). PRESSURE TESTING SHALL NOT BE PERFORMED UNTIL SATISFACTORY PURITY SAMPLES HAVE BEEN RECEIVED, EXCEPT WHEN NEW WATER MAINS ARE INSTALLED INDEPENDENTLY FROM THE WATER SYSTEM PIPING.
13. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 03.05.01 AND AS DIRECTED BY THE CITY OF PUYALLUP FIRE CODE OFFICIAL.
14. VALVE MARKER POSTS SHALL BE INSTALLED WHERE VALVE BOXES ARE HIDDEN FROM VIEW OR IN UNPAVED THE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL 03.01.02.
15. RESILIENT SEATED WEDGE GATE VALVES SHALL BE USED FOR 10-INCH MAINS AND SMALLER. BUTTERFLY VALVES SHALL BE USED FOR MAINS GREATER THAN 10 INCHES.
16. PIPE FITTING FOR WATER MAINS SHALL BE DUCTILE IRON AND SHALL BE MECHANICAL JOINT CONFORMING TO AWWA SPECIFICATION C111-72.
17. WATER MAIN PIPE AND SERVICE CONNECTIONS SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
18. WHERE A WATER MAIN CROSSES THE NORTHWEST GAS PIPELINE, THE WATER LINE SHALL BE CASED WITH PVC PIPE A MINIMUM OF 10 FEET BEYOND EACH SIDE OF THE GAS LINE EASEMENT. CONTACT WILLIAMS NORTHWEST PIPELINE BEFORE THE CROSSING IS MADE.
19. TRENCHING, BEDDING, AND BACKFILL FOR WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 06.01.01.
20. ALL COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, IRRIGATION SYSTEMS, AND MULTI-FAMILY WATER SERVICE CONNECTIONS SHALL BE PROTECTED BY A DOUBLE CHECK VALVE ASSEMBLY OR A REDUCED PRESSURE BACKFLOW ASSEMBLY AS DIRECTED BY THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) CONFORMING TO CITY STANDARD DETAILS 03.04.01, 03.04.02, AND 03.04.03.
21. ANY LEAD JOINT FITTING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH A MECHANICAL JOINT FITTING AT THE CONTRACTOR'S EXPENSE.
22. WHEN HYDRAULIC FIRE FLOW MODELING IS REQUIRED FOR A PROJECT, THE CITY WILL ISSUE A PERMIT. THE HYDRAULIC MODELING CRITERIA IS BASED ON THE PROJECTED 2030 WATER DEMAND, WHILE MAINTAINING A MINIMUM SYSTEM PRESSURE OF 20 POUNDS PER SQUARE INCH AND A MAXIMUM VELOCITY OF 10 FEET PER SECOND.
23. WHEN USING A FIRE HYDRANT FOR NON-FIREFIGHTING PURPOSES, A CITY HYDRANT METER MUST BE USED. COORDINATE THE ACQUISITION OF THE HYDRANT METER WITH THE CITY'S UTILITY BILLING DIVISION AT PUYALLUP CITY HALL. A CITY APPROVED BACKFLOW PROTECTION ASSEMBLY SHALL BE INSTALLED BY THE PERSON REQUESTING USE OF A FIRE HYDRANT. THE ASSEMBLY SHALL BE ACCOMPANIED BY A CURRENT BACKFLOW ASSEMBLY TEST REPORT. THE TEST REPORT SHALL BE AVAILABLE AT THE SITE FOR THE DURATION OF THE HYDRANT USE.
24. SHOULD A BREAK OCCUR ON ANY CITY WATER MAIN, THE CONTRACTOR SHALL FOLLOW THE CITY'S ADOPTED "WATER MAIN BREAK PROCEDURE" ISSUED TO THEM AT THE PRE-CONSTRUCTION MEETING AND NOTIFY THOSE CONNECTED TO THE SYSTEM IN THE IMPACTED AREA AS OUTLINED IN THE PROCEDURE.
25. WATER MAIN REPAIRS (REFERENCES: AWWA C651-14 AND WSDOT STANDARD SPECIFICATION SECTION 7-09)
 (NOTE: A PLANNED WATER MAIN REPAIR SHALL BE APPROVED BY THE CITY INSPECTOR AND/OR WATER DIVISION SUPERVISOR PRIOR TO COMMENCING WORK.)
 a. REPAIR WITHOUT DEPRESSURIZATION -SMALL LEAKS SHALL BE REPAIRED USING REPAIR BANDS WHILE MAINTAINING POSITIVE PRESSURE IN THE WATER MAIN. VALVES SURROUNDING THE LEAK WILL BE PARTIALLY SHUT BY THE CITY WATER DEPARTMENT TO REDUCE THE FLOW AND PRESSURE TO THE AREA. BLOWOFFS AND HYDRANTS IN THE REDUCED PRESSURE AREA MAY BE OPENED AS NEEDED TO FURTHER REDUCE THE PRESSURE. THE WATER MAIN TRENCH SHALL BE OVER-EXCAVATED TO ALLOW WATER IN THE TRENCH TO BE PUMPED OUT AND MAINTAINED BELOW THE LEVEL OF THE WATER MAIN. THE REPAIR SHALL BE COMPLETED WITH THE WATER MAIN PRESSURE REMAINING POSITIVE. AFTER THE REPAIR IS MADE, THE SYSTEM SHALL BE FULLY PRESSURIZED AND A VISUAL LEAK INSPECTION WILL BE COMPLETED. THE WATER MAIN IN THE AFFECTED AREA SHALL BE FLUSHED TO ACHIEVE THREE PIPE VOLUMES PULLED FROM THE PIPE (DISTANCE MEASURED FROM VALVE OPENED FOR FLUSHING TO THE EXIT HYDRANT OR BLOWOFF).
 b. REPAIR/CUT-IN WITH DEPRESSURIZATION - TRENCH SHALL BE OVER EXCAVATED AND DEWATERED BELOW THE WATER MAIN. FLUSH WATER FROM PIPE FROM EACH DIRECTION UNTIL IT RUNS CLEAR. IMMEDIATELY PRIOR TO INSTALLATION OF A NEW PIPE SECTION FOR REPAIR OR CUT IN TEE, ALL NEW FITTINGS AND PIPE SPOOLS SHALL BE SWABBED WITH A FIVE PERCENT (5%) CHLORINE SOLUTION (MINIMUM). THE INTERIOR OF THE EXISTING PIPE SHALL BE SWABBED WITH A FIVE PERCENT (5%) CHLORINE SOLUTION AT LEAST 6 FEET IN EACH DIRECTION FROM EXPOSED CUT ENDS. THE WATER MAIN IN THE AFFECTED AREA SHALL BE FLUSHED TO ACHIEVE THREE PIPE VOLUMES PULLED FROM THE PIPE (DISTANCE MEASURED FROM THE VALVE OPENED FOR FLUSHING TO THE EXIT HYDRANT OR BLOWOFF). CUSTOMERS SHALL BE NOTIFIED AFTER THE WATER MAIN IS FLUSHED AND REPAIRS HAVE BEEN COMPLETED, AS OUTLINED IN THE "WATER MAIN BREAK PROCEDURE."
26. NEW WATER MAIN INSTALLATION:
 a. EACH NEW WATER MAIN SECTION SHALL BE DELIVERED, STACKED AND STORED ONSITE WITH ENDS PLUGGED. THE PLUGS SHALL REMAIN IN THE PIPE UNTIL EACH PARTICULAR SECTION IS INSTALLED. NATIONAL SANITATION FOUNDATION (NSF) APPROVED SIXTY-FIVE PERCENT (65%) CALCIUM HYPOCHLORITE SHALL BE ADDED TO THE UPSTREAM END OF EACH PIPE SECTION, AND AT EACH HYDRANT TEE IN THE AMOUNT GIVEN IN THE TABLE BELOW (OR PER APPROVED MANUFACTURER SPECIFICATIONS). THE MINIMUM AMOUNT OF CALCIUM HYPOCHLORITE ADDED SHOULD BE SUFFICIENT TO ACHIEVE A 50 MG/L CONCENTRATION WITHIN THE IMPACTED AREA.

65% Calcium Hypochlorite Addition per Pipe Section

Pipe Diameter (Inches)	Pipe Volume per 18 feet (gal)	5-gram tablets per pipe section	Hypochlorite Granules: Ounces per 500 feet	Hypochlorite Granules: Teaspoons per 18 feet	Maximum Fill Rate (gpm)
4	35	1	1.7	0.2	40
6	53	1	3.8	0.4	90
8	70	2	6.7	0.7	150
12	106	4	15.1	1.4	350
16	141	6	27	2.5	600

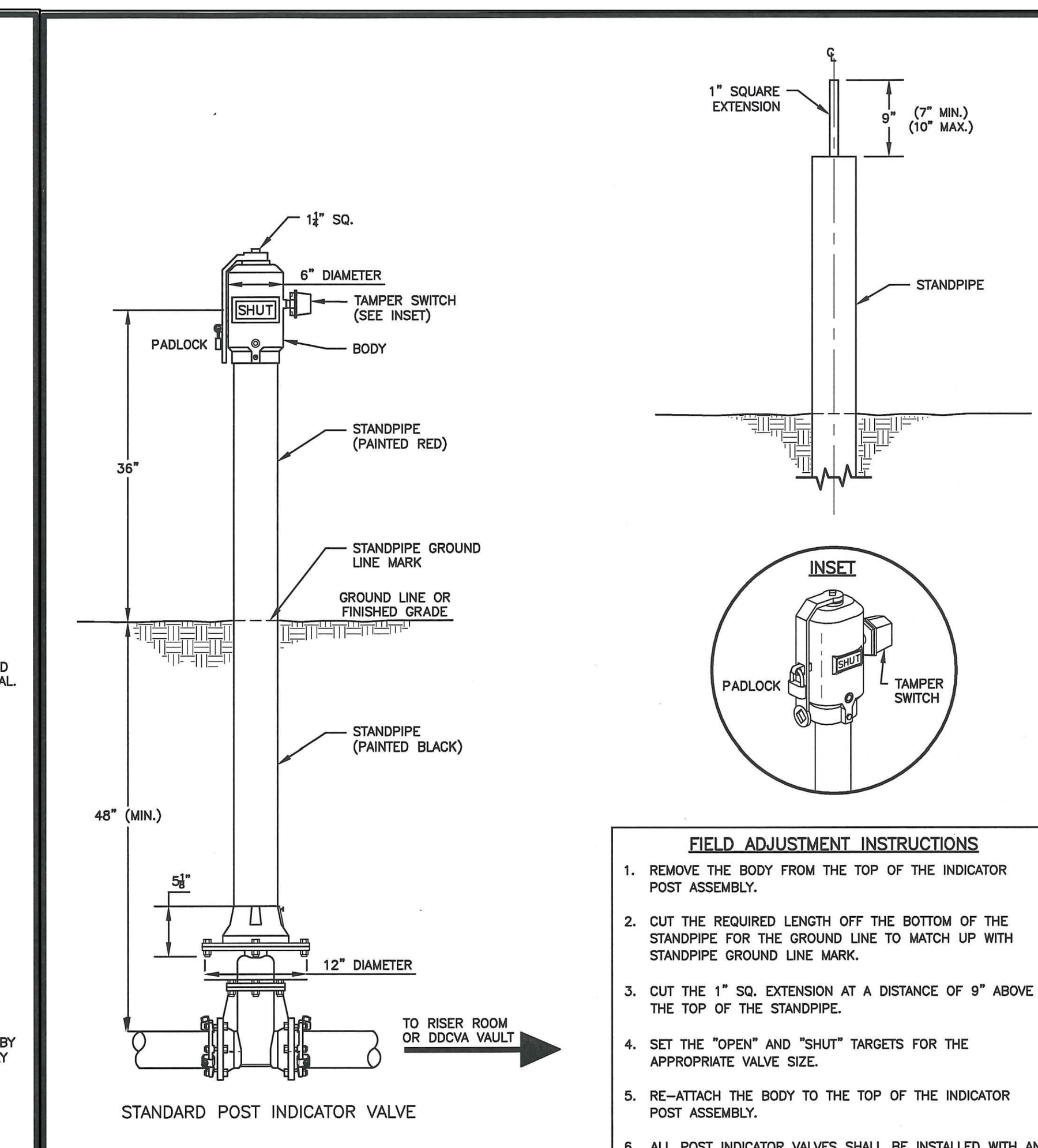
 b. NEW WATER MAINS SHALL BE FILLED USING AN APPROVED BACKFLOW PREVENTION ASSEMBLY. THE WATER MAIN SHALL BE FILLED FROM THE LOWER ELEVATION END SO THAT AS THE WATER MAIN IS FILLED, THE CHORINE IS CONTACTED, DISSOLVED AND SPREAD RELATIVELY UNIFORM THROUGH THE LENGTH OF THE NEW WATER MAIN. THE FILL RATE SHALL BE MINIMIZED SO THAT THE VELOCITY OF THE WATER IS LESS THAN 1 FT/SEC (SEE TABLE ABOVE). SUCCESSFUL PRESSURE TEST AND BACTERIOLOGICAL TESTS SHALL BE COMPLETED AND PROVIDED TO THE CITY PRIOR TO ANY NEW MATER MAIN CONNECTION TO THE EXISTING WATER SYSTEM.
 c. THE CHLORINATED WATER WILL BE ALLOWED TO REMAIN IN CONTACT WITH THE NEW WATER MAIN SYSTEM FOR 24 TO 72 HOURS. AFTER 24 HOURS, WATER MAY BE ADDED TO THE WATER MAIN FOR THE PURPOSES OF PRESSURE TESTING. THE WATER IN THE MAIN USED FOR PRESSURE TESTING MUST REMAIN IN THE WATER MAIN UNTIL PRESSURE TEST IS COMPLETED. IF NECESSARY, LIQUID CHLORINE SHALL BE INJECTED INTO THE WATER MAIN WITH FILL WATER TO MAINTAIN A CONCENTRATION IN THE WATER MAIN ABOVE 50 MG/L. UNDER NO CIRCUMSTANCE SHALL "SUPER" CHLORINATED WATER BE ALLOWED TO SIT WITHIN A NEW WATER MAIN FOR MORE THAN 5 DAYS.
 d. PRESSURE TESTING INCLUDES TESTING AGAINST NEW VALVES AND HYDRANTS. EACH VALVE SHALL BE TESTED BY CLOSING EACH IN TURN AND REDUCING THE PRESSURE BEYOND THE VALVE. THE PRESSURE ON THE BACK SIDE OF THE VALVE SHOULD NOT BE ELIMINATED. CARE MUST BE TAKEN THAT, DURING THIS PROCESS, POSITIVE PRESSURE REMAINS THROUGHOUT THE SYSTEM BEING TESTED AT ALL TIMES. ALL HYDRANT FOOT VALVES SHALL BE OPEN DURING PRESSURE TESTING SO THAT THE PRESSURE TEST IS AGAINST THE HYDRANT VALVE. PRESSURE TESTING WILL NOT BE ALLOWED AGAINST ANY EXISTING VALVES.
 e. AFTER SUCCESSFUL PRESSURE TESTING, THE WATER MAIN SHALL BE THOROUGHLY FLUSHED TO REMOVE ALL "SUPER" CHLORINATED WATER FROM THE NEW WATER MAIN. FLUSHING OF NEW OR EXTENDED WATER MAINS SHALL BE CONDUCTED PER WSDOT SPECIFICATION 7-09.3(24)A WITH A MINIMUM VELOCITY DEVELOPED WITHIN THE PIPE WHILE FLUSHING OF 2.5 FEET PER SECOND (FPS). ALL FLUSHED WATER SHALL BE DECHLORINATED PRIOR TO DISPOSAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL CHLORINATED WATER FLUSHED FROM MAINS. THE CITY SHALL APPROVE THE DISPOSAL METHOD PRIOR TO IMPLEMENTATION IN THE FIELD. THE CONTRACTOR SHALL UTILIZE ON SITE DISPOSAL METHODS, IF AVAILABLE. DISPOSAL OF FLUSH WATER TO THE SANITARY SEWER SYSTEM SHALL NOT BE ALLOWED WITHOUT WRITTEN PERMISSION FROM THE WATER POLLUTION CONTROL PLANT SUPERVISOR. ANY PLANNED DISCHARGE TO A STORMWATER SYSTEM SHALL BE DECHLORINATED TO A CONCENTRATION OF 0.1 PPM OR LESS, PH ADJUSTED (IF NECESSARY) TO BE BETWEEN 6.5 AND 8.5, AND VOLUMETRICALLY AND VELOCITY CONTROLLED TO PREVENT ANY RESUSPENSION OF SEDIMENTS. THE CITY WILL REQUIRE INDEPENDENT TESTING THROUGHOUT THE WATER DISCHARGE PROCESS TO ENSURE COMPLIANCE OF THESE STANDARDS ARE MET.
 f. SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED AFTER FLUSHING AND AGAIN 24 HOURS AFTER THE FIRST SET OF SAMPLES.
 g, ALL CLOSURE/FINAL CONNECTION FITTINGS SHALL BE SPRAYED CLEAN AND THEN SWABBED WITH A FIVE PERCENT (5%) CHLORINE SOLUTION IMMEDIATELY PRIOR TO INSTALLATION PER AWWA STANDARD C651. ADDITIONAL SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED FROM THE IMMEDIATE VICINITY OF THE NEW OR REPLACED WATER MAIN AND ANALYZED AFTER THE FINAL CONNECTIONS ARE MADE. IF NECESSARY, ADDITIONAL FLUSHING SHALL BE CONDUCTED AND ADDITIONAL SAMPLES SHALL BE COLLECTED UNTIL SATISFACTORY RESULTS ARE OBTAINED.



NOTES:

1. BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.
2. THE DCVA SHALL BE INSTALLED WITH ADEQUATE SPACE TO FACILITATE MAINTENANCE AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION, BY A WASHINGTON STATE CERTIFIED BACK-FLOW ASSEMBLY TESTER, TO INSURE ITS SATISFACTORY OPERATION BEFORE OCCUPANCY, AND ANNUALLY THEREAFTER. SEND TEST RESULTS TO: CITY OF PUYALLUP, WATER QUALITY OPERATIONS, 1100 39TH AVE SE, PUYALLUP, WA 98374.
3. DCVA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
4. DCVA SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF WATER METER. WHEN IRRIGATION SYSTEM IS CONNECTED OFF DOMESTIC WATER LINE, IRRIGATION DCVA SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF THE BRANCH CONNECTION.
5. DCVA SHALL BE SIZED EQUAL OR COMPARABLE TO METER SIZE.
6. METER BOX SHALL BE LARGE ENOUGH TO ALLOW THE MINIMUM SETBACKS ILLUSTRATED ABOVE. METER BOX LID SHALL BE A TRAFFIC LID WITH A H-20 LOADING.
7. DIELECTRIC UNIONS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS.
8. USE ONLY BRASS OR COPPER BETWEEN THE METER AND THE UNION ON THE CUSTOMER'S SIDE OF THE DCVA.

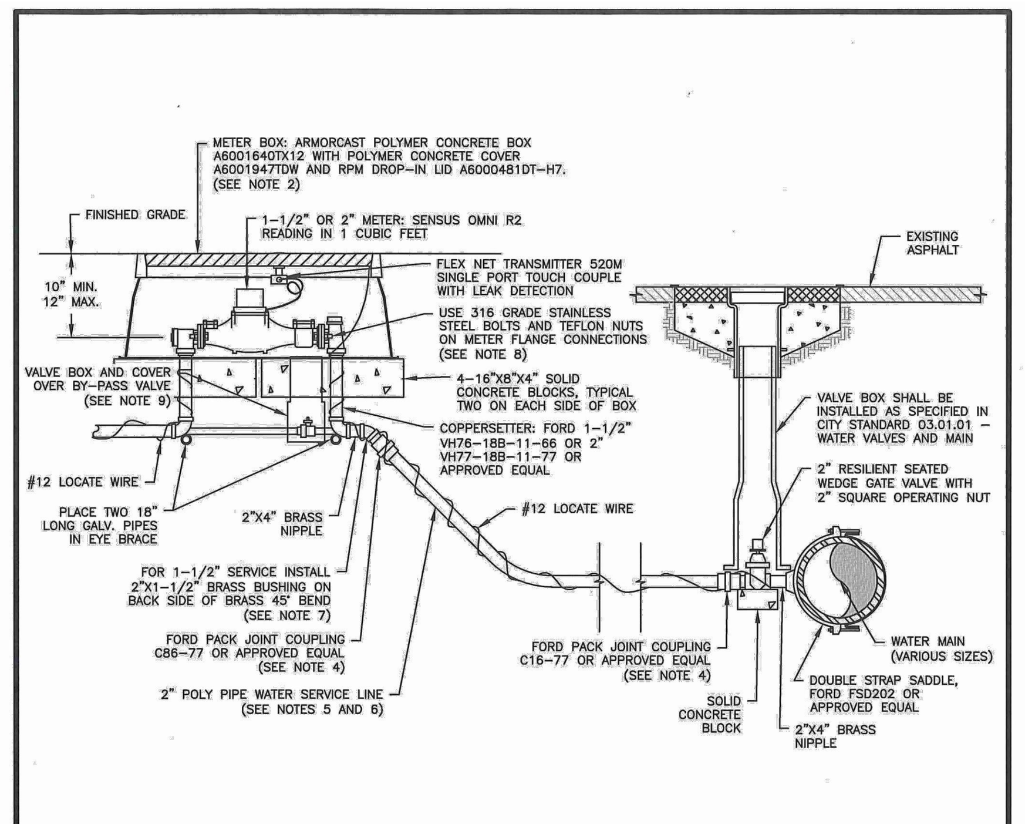
CITY OF PUYALLUP OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION DATE SEALED: 2/5/2019 | 2" AND SMALLER DOUBLE CHECK VALVE ASSEMBLY INSTALLATION (NOT TO SCALE) CITY STANDARD 03.04.01



FIELD ADJUSTMENT INSTRUCTIONS

1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.
5. RE-ATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL POST INDICATOR VALVES SHALL BE INSTALLED WITH AN ELECTRONIC UL LISTED TAMPER SWITCH.
7. THERE SHALL BE 36" OF UNOBSTRUCTED CLEARANCE AROUND THE PERIMETER OF ALL POST INDICATOR VALVES.
8. POST INDICATOR VALVE SHALL BE LOCATED AT A MINIMUM 5-ft FROM BUILDING.

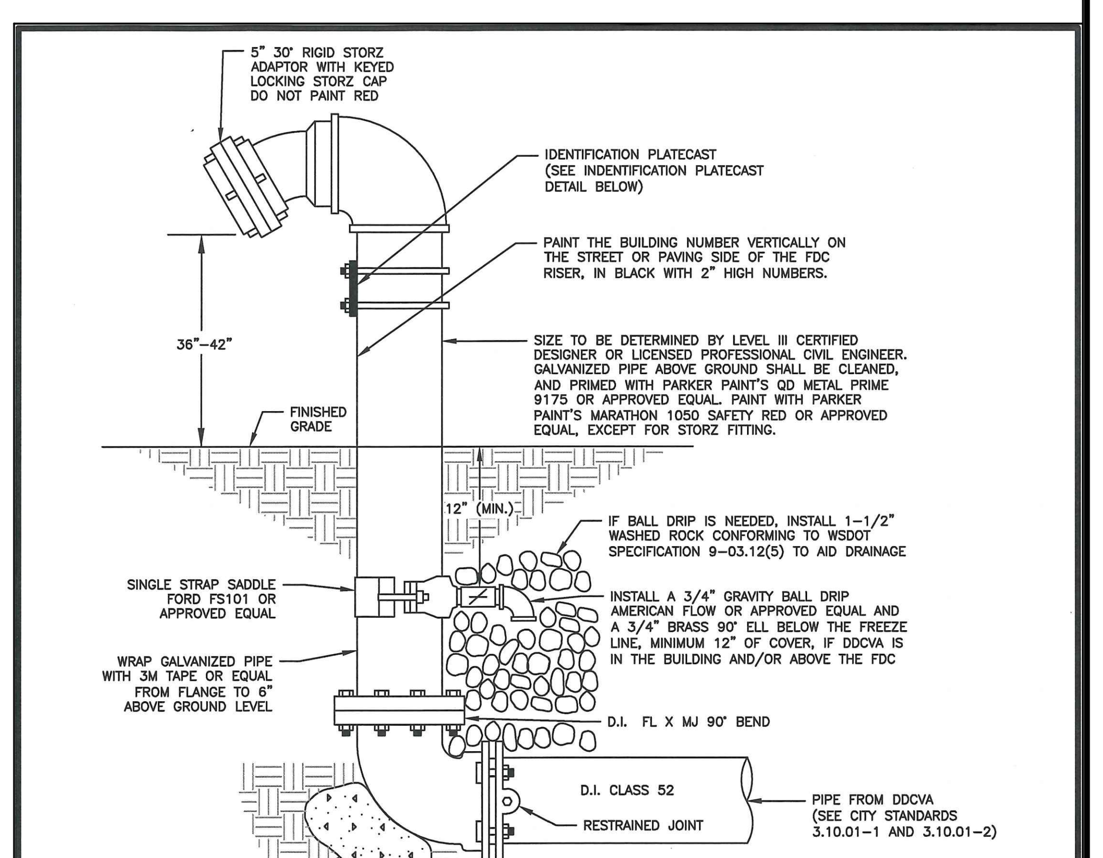
CITY OF PUYALLUP OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION DATE SEALED: 2/5/2018 | POST INDICATOR VALVE (NOT TO SCALE) CITY STANDARD 03.10.03



NOTES:

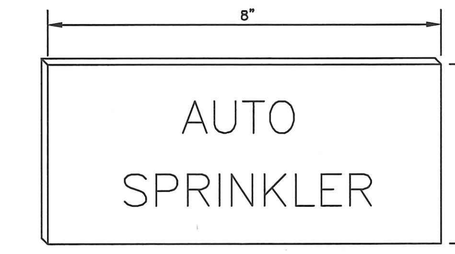
1. ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
2. NORMALLY THE WATER METER BOX SHOULD BE LOCATED IN THE PLANTING STRIP. IF SIDEWALK IS AGAINST THE CURB, PLACE METER BOX DIRECTLY BEHIND THE SIDEWALK. THE WATER METER BOX SHALL NOT BE LOCATED IN HARD SURFACES. WHEN UNAVOIDABLE, EXCEPTIONS CAN BE MADE AT END OF CUL-DE-SACS OR PAN HANDLED LOTS.
3. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
4. ALL POLY PIPE COUPLINGS SHALL USE PIPE INSERT STIFFENERS.
5. THE WATER SERVICE LINE SHALL BE BEDDED IN WASHED SAND WITH 36" OF COVER BELOW FINISHED GRADE WITHIN THE RIGHT-OF-WAY. THE WATER SERVICE LINE SHALL BE ONE CONTINUOUS PIECE WITH NO SPLICES.
6. ALL POLY PIPE SHALL BE HIGH DENSITY POLY (IRON PIPE SIZE) MEETING ASTM D-2239-SIDR 7, BLUE IN COLOR, 200 PSI MINIMUM.
7. FOR A 1-1/2" WATER SERVICE, ALL MATERIAL SHALL BE 2" FROM THE WATER MAIN TO THE COPPERSETTER. REDUCE FROM 2" TO 1-1/2" IMMEDIATELY BEFORE COPPERSETTER.
8. THE STAINLESS STEEL METER FLANGE BOLTS SHALL BE 5/8" DIAMETER FOR THE 1-1/2" METER, AND 3/4" DIAMETER FOR THE 2" METER.
9. PROVIDE A 6" CIRCULAR VALVE BOX WITH COVER (APPLIED ENGINEERING PRODUCT MODEL 708 WITH GREEN LID OR AN APPROVED EQUAL) OVER BY-PASS VALVE.

CITY OF PUYALLUP OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION DATE SEALED: 10/15/2019 | 1-1/2" AND 2" WATER SERVICE CONNECTION (NOT TO SCALE) CITY STANDARD 03.03.02



FIRE DEPARTMENT CONNECTION (FDC) NOTES:

1. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED WITHIN 15 FEET OF A FIRE HYDRANT, BUT NOT LESS THAN 10 FEET.
2. THE FDC SHALL BE A MINIMUM OF 50 FEET FROM THE BUILDING, UNLESS APPROVED BY THE FIRE CODE OFFICIAL, BUT NEVER LESS THAN 5 FEET FROM BUILDING.



IDENTIFICATION PLATECAST DETAIL

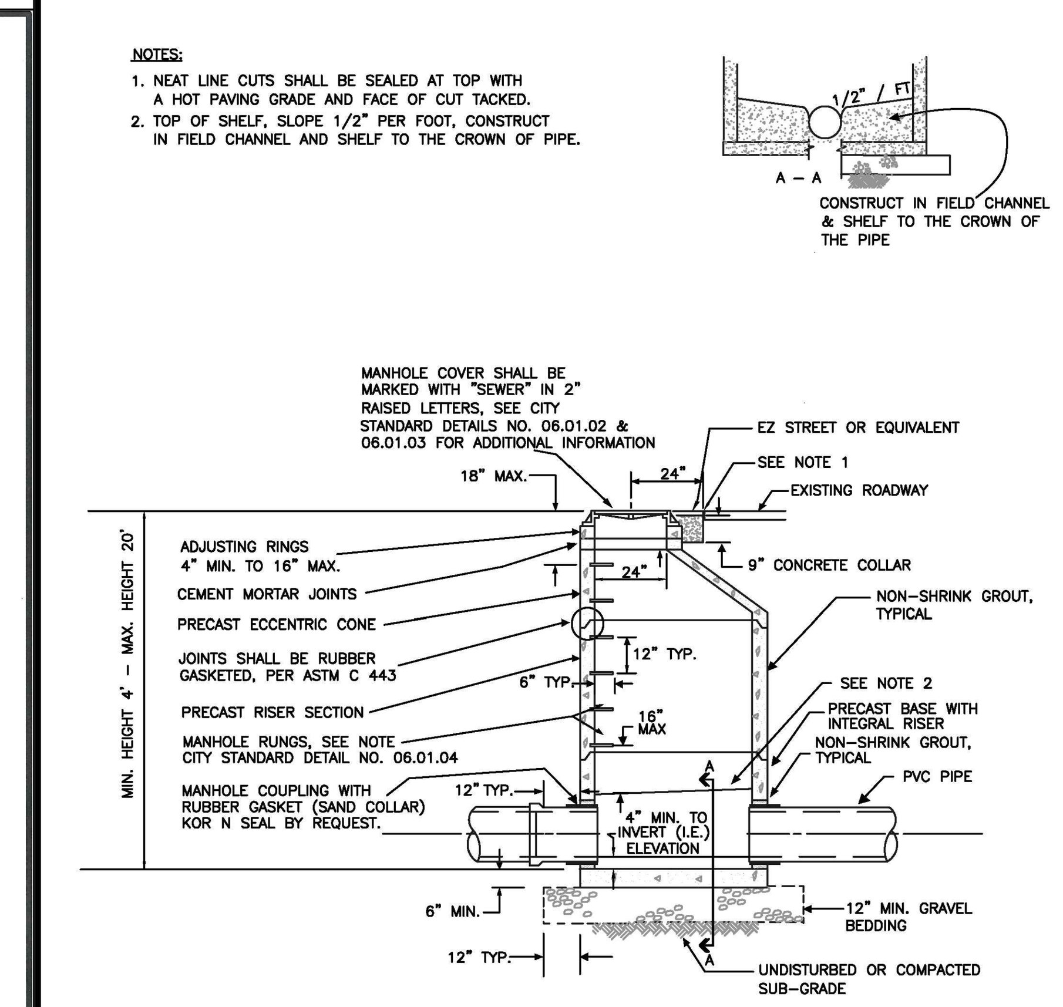
IDENTIFICATION PLATECAST DETAIL NOTES:

1. IDENTIFICATION PLATECAST WILL BE BRASS
2. IDENTIFICATION PLATECAST WILL BE 1/4" THICK
3. LETTERS WILL BE ONE INCH HIGH AND RAISED
4. USE TWO (2) ZINC U-BOLTS TO AFFIX TO PIPE

CITY OF PUYALLUP OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION DATE SEALED: 2/5/2018 | FIRE DEPARTMENT CONNECTION (FDC) (NOT TO SCALE) CITY STANDARD 03.10.02

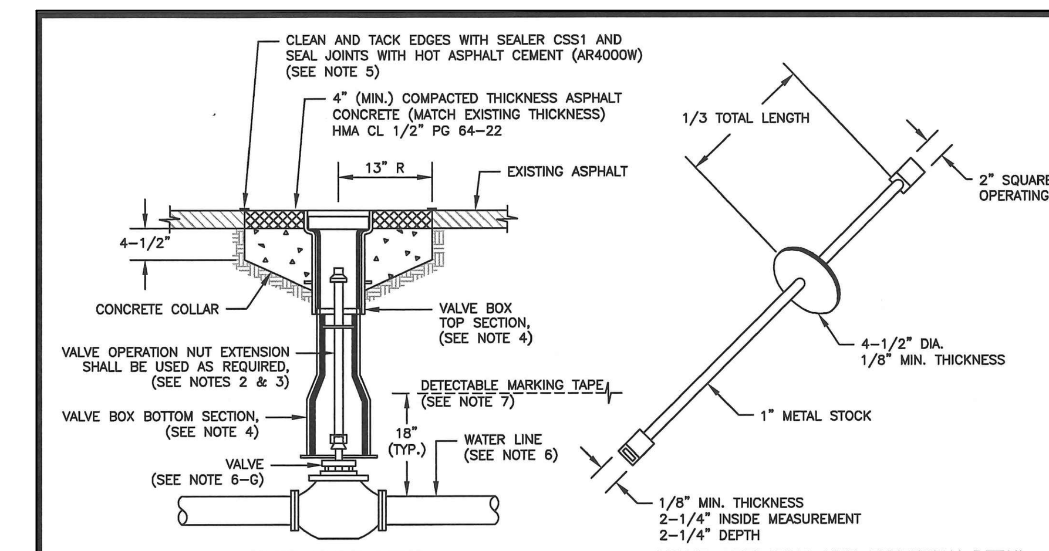
NOTES:

1. NEAT LINE CUTS SHALL BE SEALED AT TOP WITH A HOT PAVING GRADE AND FACE OF CUT TACKED.
2. TOP OF SHELF, SLOPE 1/2" PER FOOT, CONSTRUCT IN FIELD CHANNEL AND SHELF TO THE CROWN OF PIPE.



CITY OF PUYALLUP DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS | SANITARY SEWER MANHOLE

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	04.01.01
FILE NAME F:\DWG\COMMON\STDS\CITY\2009\04_SS\04.01\04.01.01		DATE APPROVED 07/01/2009	DATE REVISED 05/23/12	SCALE 1"=4'



NOTES:

1. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" FROM PAVED FINAL GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
2. VALVE OPERATING NUT EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN FIVE (5) FEET BELOW FINISHED GRADE. EXTENSIONS ARE TO BE A MINIMUM OF TWO (2) FEET LONG, ONLY ONE EXTENSION TO BE USED PER VALVE. TOP OF EXTENSION SHALL BE 2 FEET 6 INCHES TO 3 FEET BELOW FINISHED GRADE.
3. ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO COATS OF METAL PAINT.
4. VALVE BOXES SHALL BE TWO-PIECE, ADJUSTABLE, CAST IRON WITH EXTENSION PIECES (IF NECESSARY), AS MANUFACTURED BY THE VANRICH #940 SEATTLE OR APPROVED EQUAL. THE WORD "WATER" SHALL BE CAST IN RELIEF ON THE VALVE BOX COVER. VALVE BOX TOPS INSTALLED IN ARTERIAL ROADWAYS SHALL BE MANUFACTURED BY EAST JORDAN (EJ) IRONWORKS MODEL 8555 WITH VALVE BOX COVER MODEL 6800 OR APPROVED EQUAL.
5. NEAT LINE CUTS SHALL BE SEALED WITH A HOT PAVING GRADE ASPHALT AND FACE OF CUT TACKED.
6. WATER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH DIVISION 7 OF THE WSDOT STANDARD SPECIFICATIONS SUPPLEMENTED WITH THE FOLLOWING:
 A. DUCTILE IRON PIPE SHALL CONFORM TO AWWA C 151, THICKNESS CLASS 52, AND THE EXTERIOR SHALL BE COATED WITH COAL TAR VARNISH. PIPE AND FITTINGS SHALL BE MORTOR LINED AND SHALL CONFORM TO AWWA C 104. THE THICKNESS OF THE LINING SHALL BE NOT LESS THAN 1/16" THICK FOR 3" TO 12" PIPE, 3/32" THICK FOR 14" TO 24" PIPE, AND 1/8" THICK FOR 30" TO 54" PIPE. THE CEMENT LINING SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 150.
 B. JOINTS SHALL BE TYTON PUSH-ON JOINTS, OR APPROVED EQUAL, OR MECHANICAL JOINT TYPE PER AWWA C 111 EXCEPT WHERE FLANGED JOINTS ARE REQUIRED TO CONNECT TO VALVES OR OTHER EQUIPMENT.
 C. BOLTS AND NUTS FOR BURIED FLANGES LOCATED OUTDOORS, ABOVE GROUND, OR IN OPEN VAULTS IN STRUCTURES SHALL BE TYPE 316 STAINLESS STEEL COMFORMING TO ASTM A 193, GRADE B8M FOR BOLTS, AND ASTM A 194, GRADE 8M FOR NUTS. BOLTS AND NUTS LARGER THAN ONE AND ONE-QUARTER (1-1/4) INCHES SHALL BE STEEL, ASTM A 307, GRADE B, WITH CADMIUM PLATING, ASTM A 165, TYPE NS.
 D. BOLTS USED IN FLANGE INSTALLATION SETS SHALL CONFORM TO ASTM B 193, GRADE B7. NUTS SHALL COMPLY WITH ASTM A 194, GRADE 2H.
 E. PROVIDE A WASHER FOR EACH NUT, WHERE NEEDED. WASHERS SHALL BE OF THE SAME MATERIAL AS THE NUTS.
 F. ALL FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C 110 AND AWWA C 111.
 G. RESILIENT SEATED WEDGE GATE VALVES SHALL BE USED FOR TEN (10) INCH MAINS AND SMALLER. BUTTERFLY VALVES SHALL BE USED FOR MAINS GREATER THAN TEN (10) INCHES.
  1) RESILIENT SEATED WEDGE GATE VALVE: GATE VALVES SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS FOR COLD WATER, DOUBLE-DISK GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED, BRONZE MOUNTED, NON-RISING STEM, WITH TWO (2) INCH SQUARE NUT. COUNTER-CLOCKWISE OPENING, MECHANICAL JOINT AND / OR FLANGED ENDS (6" VALVES ON FIRE HYDRANT LINES WHICH SHALL BE MECHANICAL JOINTS BY FLANGED). VALVE STEMS SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
  2) BUTTERFLY VALVES: BUTTERFLY VALVES CONFORMING WITH AWWA C 504, CLASS 150 AND SHALL HAVE STANDARD AWWA TWO (2) INCH SQUARE NUT.
7. DETECTABLE MARKING TAPE SHALL BE INSTALLED 18" ABOVE PIPE, BE BLUE IN COLOR, AND READ "CAUTION WATER LINE BELOW" MEETING WSDOT SPEC. 9-15.18.

CITY OF PUYALLUP OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION DATE SEALED: 2/5/2018 | WATER VALVES AND MAINS (NOT TO SCALE) CITY STANDARD 03.01.01

FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED

BY Ray Cockerham
CITY OF PUYALLUP FIRE CODE OFFICIAL
DATE July 12, 2021

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE FIRE CODE OFFICIAL.

APPROVED

BY Joseph Berkey
CITY OF PUYALLUP ENGINEERING DEPARTMENT
DATE 7/9/2021

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

GRANT J. MIDDLETON, STATE OF WASHINGTON, 38802, REGISTERED PROFESSIONAL ENGINEER
7/6/2021

JOB NUMBER 9369
SCALE HOR. 1"=10' VERT. N/A
DESIGNED GJM DRAWN EAM CHECKED GJM

PROPONENT: KORUM AUTOMOTIVE GROUP INC. 100 RIVER ROAD PUYALLUP, WA. 98371 ATT: JOHN HALL PH: (253)286-5236

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WA. 98444 (253) 474-3404

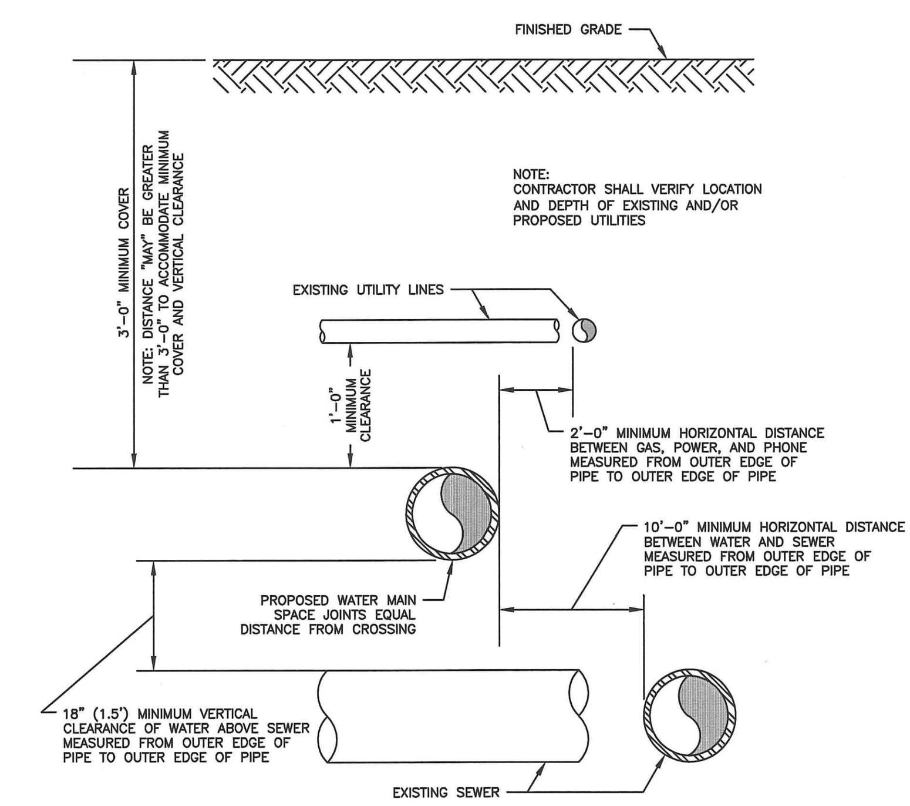
DETAILS AND SPECIFICATIONS

DATE 7-6-2021
DRAWING NO. 9369BASE
C2.1
SHEET 5 OF 9

\\RRL-FILE01\Shared\cad\PROJECTS\9369 - Korum Lincoln Building Addition\ENG\9369BASE.DWG, 7/6/2021 4:47:31 PM, _DWG To PDF.pc3

KORUM LINCOLN "VITRINE" DEALERSHIP EXPANSION FOR SOUTHWEST CORNER PROPERTIES

NE 1/4, NE 1/4, SEC.28, TWN.20 N., RNG. 4 E., W.M.



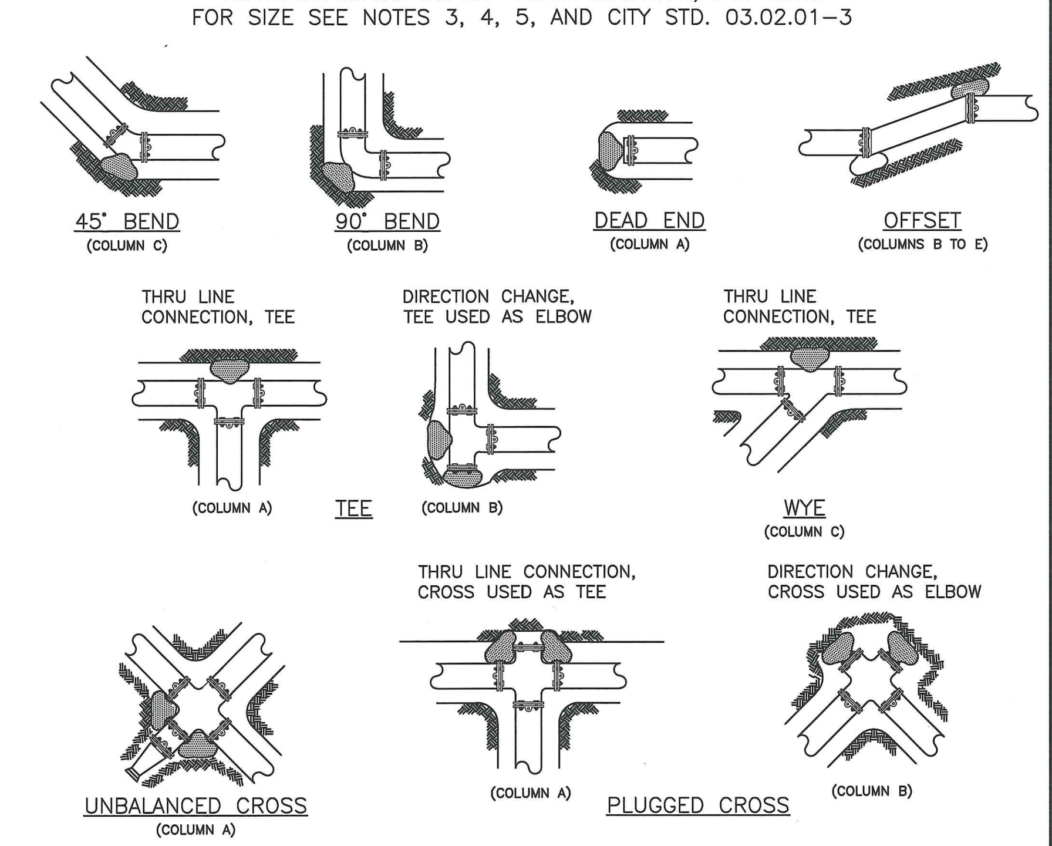
SEE CITY STANDARD 03.01.03-2 FOR ADDITIONAL NOTES FOR THIS DETAIL

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE SEALED: 2/5/2018

WATER MAIN CROSSING OTHER UTILITIES

(NOT TO SCALE)
CITY STANDARD 03.01.03-1
FILE NAME: F:\DRAWINGS\COMMON\STANDARDS\CITY STANDARDS\2018\02 - PART 2 - STANDARD DETAILS\CAD\300\03.01

NOTE: DRAWINGS DEPICT BLOCK LOCATION, NOT SIZE.
FOR SIZE SEE NOTES 3, 4, 5, AND CITY STD. 03.02.01-3



NOTES:

1. THE FOLLOWING PRECAUTIONS MUST BE OBSERVED WHEN CONSTRUCTING THRUST BLOCKS:
   A. BLOCKS MUST BE POURED OR PLACED AGAINST UNDISTURBED SOIL.
   B. THE PIPE FITTING(S) AND BOLTS MUST BE ACCESSIBLE. WRAP IN PLASTIC BEFORE POURING CONCRETE BLOCKING.
   C. CONCRETE SHOULD BE CURED FOR AT LEAST 5 DAYS AND SHOULD HAVE A MINIMUM COMPRESSION STRENGTH OF 3,000 PSI AT 28 DAYS.
   D. RESTRAINED JOINTS SHALL BE INSTALLED, IN ADDITION TO CONCRETE THRUST BLOCKING.
   E. BLOCKS MUST BE POSITIONED TO COUNTERACT THE DIRECTION OF THE RESULTANT THRUST FORCE.
2. ALL PIPE SHALL BE PROPERLY BEDDED, SEE CITY OF PUYALLUP STANDARD BEDDING DETAIL NO. 06.01.01.
3. CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE.
4. DIVIDE THRUST BY SAFE BEARING LOAD TO DETERMINE REQUIRED AREA (IN SQUARE FEET) OF CONCRETE TO DISTRIBUTE LOAD.
5. BEARING SURFACE AREAS TO BE ADJUSTED BY THE ENGINEER FOR OTHER PRESSURE AND/OR SOIL CONDITIONS.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE SEALED: 2/5/2018

HORIZONTAL THRUST BLOCKING

(NOT TO SCALE)
CITY STANDARD 03.02.01-1
FILE NAME: F:\DRAWINGS\COMMON\STANDARDS\CITY STANDARDS\2018\02 - PART 2 - STANDARD DETAILS\CAD\300\03.02

TABLE 2: THRUST AT FITTINGS AT 200 PSI

SIZE	TEST PRESSURE (PSI)	A: TEE AND DEAD ENDS	B: 90° BEND	C: 45° BEND	D: 22.5° BEND	E: 11.25° BEND
		THRUST FITTINGS AT 200 PSI				
4"	200	3,140	4,440	2,405	1,225	615
6"	200	7,070	9,995	5,410	2,760	1,385
8"	200	12,565	17,770	9,620	4,905	2,465
10"	200	19,635	27,770	15,030	7,660	3,850
12"	200	28,275	39,985	21,640	11,030	5,545
14"	200	38,485	54,425	29,455	15,015	7,545
16"	200	50,265	71,085	38,470	19,615	9,855

TABLE 3: BEARING VALUE OF SOIL

SOIL TYPE	SAFE BEARING LOAD LBS/SF
MUCK, PEAT, ETC.	0
SOFT CLAY/ALLUVIAL SOIL	1,000
SAND	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

SEE CITY STANDARDS 03.02.01-1 AND 03.02.01-2 FOR ADDITIONAL INFORMATION.

NOTES:

① TO DETERMINE THRUST AT PRESSURES OTHER THAN PSI SHOWN, MULTIPLY THE THRUST OBTAINED IN TABLE 2 BY THE RATIO OF THE PRESSURE TO 200 PSI.
EXAMPLE:
THE THRUST ON A 12 INCH, 90° BEND AT 300 PSI.
$39{,}985 \times \frac{300\ PSI}{200\ PSI} = 59{,}978$ LBS

② TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (SF):
SEE TABLE 3, BEARING VALUE OF SOIL
EXAMPLE:
FOR SAND AND GRAVEL BEARING VALUE FROM TABLE 3 IS 3,000 LBS/SF
59,978 LBS ÷ 3000 LB/SF = 20 SF OF AREA

③ CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE

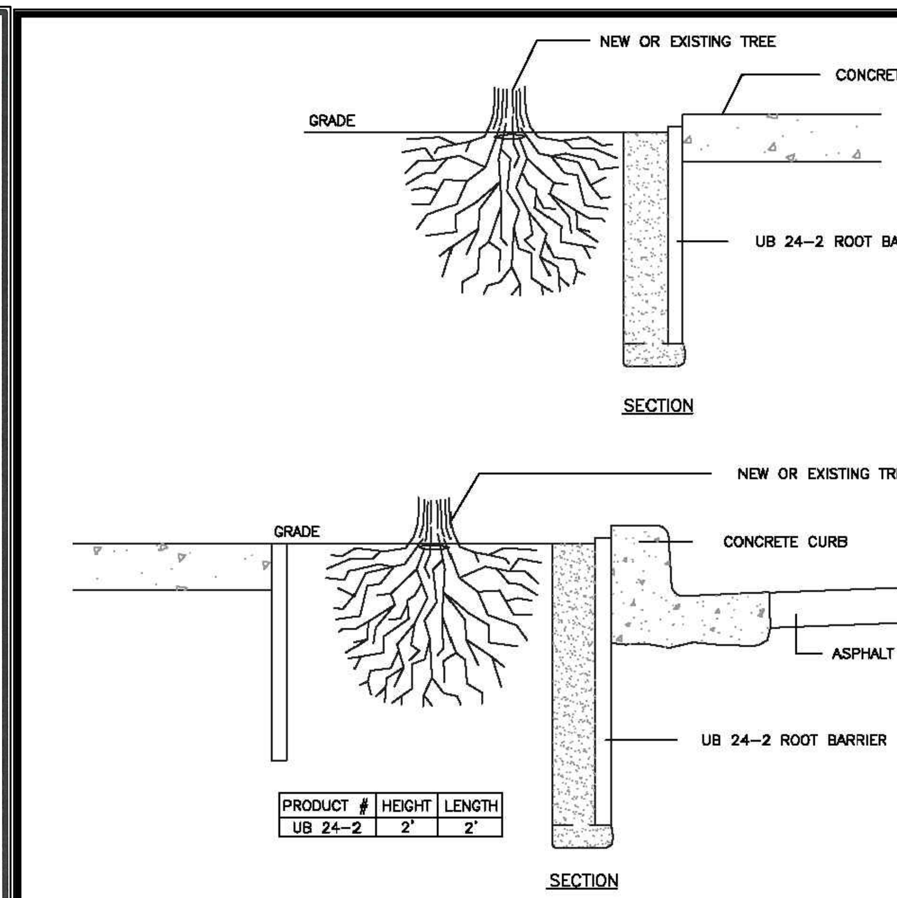
④ AREAS SHALL BE ADJUSTED FOR OTHER PRESSURE CONDITIONS.

⑤ NO WATER MAIN SHALL DEAD END AGAINST A MAIN LINE VALVE. DEAD END WATER MAINS SHALL BE BLOCKED AGAINST A RESTRAINED MECHANICAL JOINT (M.J.) PLUG OR CAP.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE SEALED: 2/5/2018

THRUST BLOCKING TABLE

(NOT TO SCALE)
CITY STANDARD 03.02.01-3
FILE NAME: F:\DRAWINGS\COMMON\STANDARDS\CITY STANDARDS\2018\02 - PART 2 - STANDARD DETAILS\CAD\300\03.02



PRODUCT #	HEIGHT	LENGTH
UB 24-2	2'	2'

NOTES:

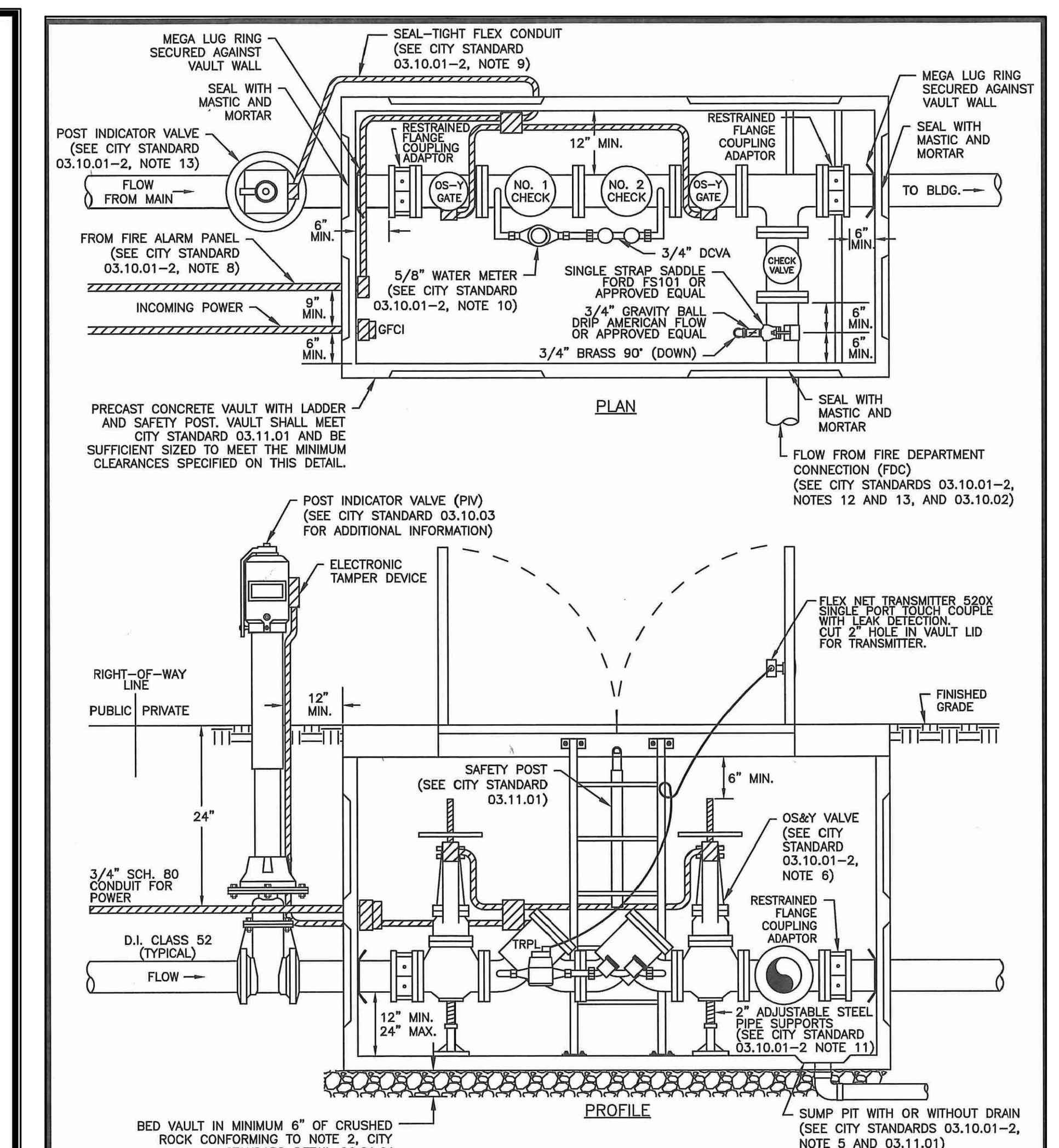
1. ROOT BARRIERS SHALL BE REQUIRED IN ALL STREET TREE PLANTING INSTALLATIONS WHETHER NEW OR EXISTING, WHEN STREET TREES ARE INSTALLED IN RIGHT-OF-WAY OR IN A PLANTING EASEMENT*.
2. ROOT BARRIERS USED SHALL BE DeepRoot ROOT BARRIERS OR EQUIVALENT.
3. UB - 24 SHALL BE USED
4. ROOT BARRIERS SHALL BE INSTALLED IF REQUIRED BY THE CITY.
5. INSTALLATION OF ROOT BARRIERS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. THE PANEL SHALL BE INSTALLED SO THE VERTICAL RIBS FACE THE ROOTS OF THE TREE. A MINIMUM OF FOUR (4) PANELS SHALL BE INSTALLED ON EACH SIDE OF ROOT BALL FOR 8' OF PROTECTION.
7. FOR PRODUCT INFORMATION VISIT:
   http://www.deeproot.com/template.php?sec=products&nav=treeRoot&content=rb_app&sub=2&lsel=1

*"PLANTING EASEMENT" SHALL MEAN THAT PORTION OF LAND MADE AVAILABLE AS A PUBLIC EASEMENT FOR THE PURPOSE OF PLANTING AND MAINTAINING CITY STREET TREES. ALL STREET TREES PLANTED WITHIN A PLANTING EASEMENT SHALL BE PLANTED WITHIN THREE FEET OF RIGHT-OF-WAY.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

ROOT BARRIER DETAIL

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	CHRIS BEALE	COLLEEN HARRIS	LINDA LIAN	01.02.03
FILE NAME: F:\DWG\COMMON\STDS\CITY\2009\01_STR\01.02\01.02.03		DATE APPROVED: 07/01/2009	DATE REVISED: 08/01/2015	SCALE: 1:1



INSTALLATION LOCATION NOTE:
DOUBLE DETECTOR-CHECK VALVE ASSEMBLY (DDCVA) MAY BE INSTALLED WITHIN A BUILDING. THE PLAN AND PROFILE VIEW OF THIS DETAIL SHOWS ALTERNATIVE EXTERIOR VAULT INSTALLATION.

CITY STANDARD 03.10.01-2 COVERS ADDITIONAL NOTES FOR THIS DETAIL.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE SEALED: 10/15/2019

DOUBLE DETECTOR-CHECK VALVE ASSEMBLY INSTALLATION

(NOT TO SCALE)
CITY STANDARD 03.10.01-1
FILE NAME: Y:\SHARED\DRAWINGS\CITY STANDARDS\2018\02 - PART 2 - STANDARD DETAILS\CAD\300\03.10

NOTES FOR WATER MAIN CROSSING OTHER UTILITIES
CITY STANDARD 03.01.03-1

WHEN LOCAL CONDITIONS PREVENT THE SEPARATIONS DESCRIBED ON CITY STANDARD 03.01.03-1, A SEWER MAY BE LAID CLOSER THAN 10-FEET HORIZONTALLY OR 18-INCHES VERTICALLY TO A WATER LINE, PROVIDED THE GUIDELINES BELOW ARE FOLLOWED:

UNUSUAL CONDITIONS (PARALLEL SYSTEMS)

1. SEWER LINE IS LAID IN A SEPARATE TRENCH FROM THE WATER LINE.
2. WHEN 18-INCHES VERTICAL SEPARATION CANNOT BE OBTAINED, THE SEWER SHALL BE CONSTRUCTED OF MATERIALS AND JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
3. THE WATER LINE SHALL BE PLACED ON A BENCH OF UNDISTURBED EARTH WITH THE BOTTOM OF THE WATER PIPE AT LEAST 18-INCHES ABOVE THE CROWN OF THE SEWER, AND SHALL HAVE AT LEAST 5-FEET OF HORIZONTAL SEPARATION AT ALL TIMES. THE CITY RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL MITIGATION EFFORTS, SUCH AS IMPERMEABLE BARRIERS OR OTHER MEANS, FOR ADDITIONAL PROTECTION.
4. THE SEWER SHALL NOT BE INSTALLED IN THE SAME DITCH AS A POTABLE WATER LINE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF PUYALLUP.

UNUSUAL CONDITIONS (PERPENDICULAR SYSTEMS)

CONDITION A - GRAVITY SEWERS PASSING UNDER WATER LINES (ALL OF THE FOLLOWING APPLY)

1. ONE FULL SEGMENT (NOT LESS THAN 18-FEET LONG) OF DUCTILE IRON CLASS 52 WATER PIPE, AND THE LONGEST STANDARD SEWER PIPE LENGTH AVAILABLE FROM THE MANUFACTURER SHALL BE USED WITH THE PIPES CENTERED TO MAXIMIZE JOINT SEPARATION.
2. STANDARD GRAVITY-SEWER MATERIAL ENCASED IN CONCRETE OR IN A ONE-QUARTER-INCH THICK CONTINUOUS STEEL, DUCTILE IRON, OR PRESSURE RATED PVC PIPE WITH A DIMENSION RATIO (THE RATIO OF THE OUTSIDE DIAMETER TO THE PIPE WALL THICKNESS) OF 18 OR LESS, WITH ALL VOIDS PRESSURE-GROUTED WITH SAND-CEMENT GROUT OR BENTONITE.

   EXAMPLE OF DIMENSION RATIO (DR): OUTSIDE PIPE DIAMETER DIVIDED BY THE WALL THICKNESS OR OD/T.
   FOR 8-INCH SCH. 80 PVC PIPE (T=0.5 INCHES), THE DR IS 8.625/0.5=17.25

CONDITION B - GRAVITY SEWER PASSING OVER WATER LINES

WATER LINES SHALL BE PROTECTED BY PROVIDING:

1. A VERTICAL SEPARATION OF AT LEAST 18-INCHES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATER LINE.
2. ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING OF THE WATER LINE.
3. THE SEWER PIPE SHALL BE THE LONGEST STANDARD SEWER PIPE LENGTH AVAILABLE FROM THE MANUFACTURER WITH THE WATER AND SEWER PIPES CENTERED TO MAXIMIZE JOINT SEPARATION.
4. THE SEWER LINE CASING EQUIVALENT TO THAT SPECIFIED IN A(2) ABOVE.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE SEALED: 2/5/2018

WATER MAIN CROSSING OTHER UTILITIES (NOTES)

(NOT TO SCALE)
CITY STANDARD 03.01.03-2
FILE NAME: F:\DRAWINGS\COMMON\STANDARDS\CITY STANDARDS\2018\02 - PART 2 - STANDARD DETAILS\CAD\300\03.01

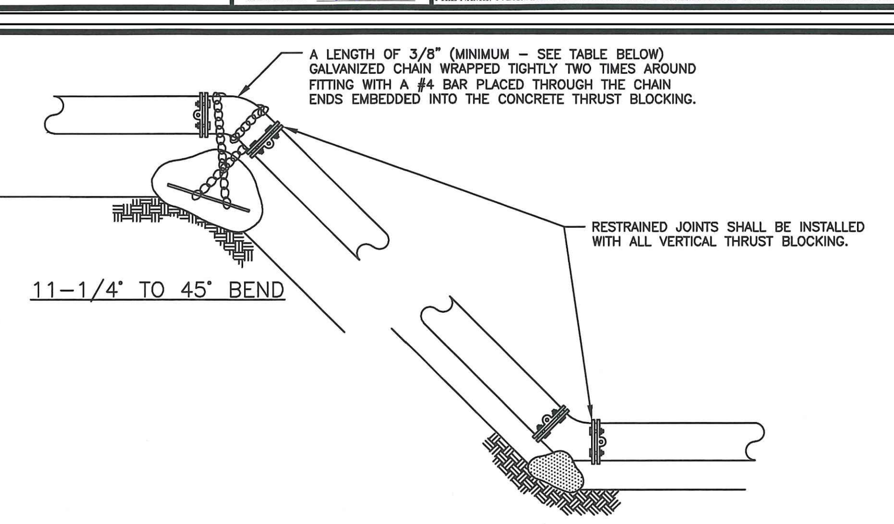


TABLE 1: CONCRETE BLOCKING FOR VERTICAL BENDS

PIPE DIAMETER (INCHES)	TEST PRESSURE (PSI)	BEND ANGLE (DEG)	CONCRETE VOLUME (FT^3)	CUBE SIZE (FEET)	CHAIN SIZE (INCHES)	CHAIN EMBEDMENT (INCHES)
4"	200	11.25°	6	1.8	3/8"	17"
		22.5°	12	2.3		
		45°	22	2.8		
6"	200	11.25°	14	2.4	3/8"	17"
		22.5°	27	3.0		
		45°	50	3.7		
8"	200	11.25°	25	2.9	3/8"	17"
		22.5°	48	3.6		
		45°	89	4.5		
10"	200	11.25°	38	3.4	3/8"	17"
		22.5°	75	4.2		
		45°	139	5.2		
12"	200	11.25°	55	3.8	3/8"	17"
		22.5°	108	4.8		
		45°	200	5.8	1/2"	24"
14"	200	11.25°	75	4.2	3/8"	17"
		22.5°	147	5.3	1/2"	20"
		45°	272	6.5	1/2"	27"
16"	200	11.25°	98	4.6	3/8"	17"
		22.5°	192	5.8	1/2"	24"
		45°	355	7.1	3/4"	30"

ALL NOTES ON CITY STANDARD 03.02.01-1 SHALL APPLY TO THIS DETAIL.
SEE CITY STANDARD 03.02.01-3 FOR ADDITIONAL INFORMATION.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
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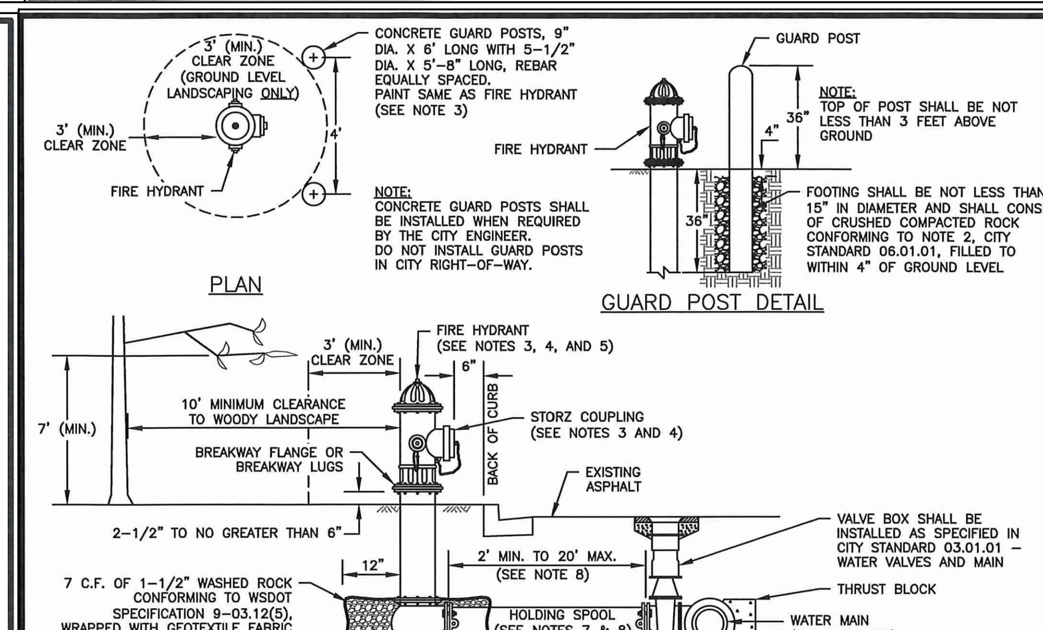
VERTICAL THRUST BLOCKING

(NOT TO SCALE)
CITY STANDARD 03.02.01-2
FILE NAME: F:\DRAWINGS\COMMON\STANDARDS\CITY STANDARDS\2018\02 - PART 2 - STANDARD DETAILS\CAD\300\03.02



NOTES:

1. ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
2. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
3. THE FIRE HYDRANT AND CONCRETE GUARD POSTS SHALL BE PAINTED, RUST-OLEUM SAFETY YELLOW #7543 (TWO COATS) OR AN APPROVED EQUAL. THE STORZ FITTING SHALL NOT BE PAINTED.
4. FIRE HYDRANTS SHALL HAVE TWO 2-1/2" HOSE PORTS (NATIONAL STANDARD THREAD) WITH CAPS AND CHAINS AND ONE 4" PUMPER PORT (#8 TACOMA STEAMER PORT THREAD) WITH A 5" 'STORZ' COUPLING AND BLIND CAP INSTALLED ON THE STEAMER PORT, (STEAMER PORT SHALL FACE THE STREET), 1-1/4" PENTAGONAL OPERATING NUT (COUNTER-CLOCKWISE OPENING), O-RING TYPE STUFFING BOX, AUTOMATIC BARREL DRAINS AND 5-1/4" MAIN VALVE OPENING. HYDRANTS SHALL BE DESIGNED IN A MANNER THAT WILL PREVENT BARREL BREAKAGE WHEN STRUCK BY A VEHICLE. HYDRANTS SHALL CONFORM TO THE LATEST REVISION OF AWWA SPECIFICATIONS NO. C 502-73 FOR FIRE HYDRANTS FOR ORDINARY WATER SERVICE. FIRE HYDRANTS SHALL INCLUDE THE ENTIRE ASSEMBLY COMPLETE, INCLUDING HYDRANT, GATE VALVE AND BOX, CONNECTING PIPING, FITTINGS, AND ACCESSORIES.
5. FIRE HYDRANTS SHALL BE AVK, CLOW MEDALLION, M & H 129S, MUELLER CENTURION, OR WATEROUS.
6. GATE VALVES SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS FOR COLD WATER, RESILIENT SEATED WEDGE GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED BRONZE-MOUNTED, NON-RISING STEM, COUNTER-CLOCKWISE OPENING, MECHANICAL JOINT BY FLANGED. VALVE STEMS SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
7. THE HOLDING SPOOL SHALL BE A MECHANICAL-JOINT (M.J.) HOLDING SPOOL, WITH THE USE OF MEGA-LUG CONNECTORS OR APPROVED EQUAL WITH CLASS 52 DUCTILE IRON PIPE.
8. IF DISTANCE BETWEEN WATER MAIN AND FIRE HYDRANT IS GREATER THAN 17 FEET, RESTRAINED JOINTS ARE REQUIRED ON ANY ADDITIONAL JOINTS. THE MAXIMUM 6-INCH HYDRANT RUN ALLOWED IS 20 FEET. ANY PROPOSED HYDRANT RUN EXCEEDING 20' IN LENGTH SHALL BE SIZED USING AN ENGINEERED HYDRAULIC FIRE FLOW MODEL. ANY HYDRANT RUN EXCEEDING 50 FEET IN LENGTH SHALL BE NO LESS THAN 8-INCHES IN DIAMETER.
9. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM A BUILDING OR STRUCTURE.
10. THE CONTRACTOR SHALL PLACE A 6 OZ. GEOTEXTILE FABRIC AROUND THE WASHED ROCK AREA, ENDS TO OVERLAP.
11. A FLUORESCENT ORANGE BAG MUST COVER AND BE SECURED TO THE FIRE HYDRANT UNTIL APPROVED FOR USE BY CITY ENGINEER.
12. A MINIMUM THREE FOOT (3') RADIUS UNOBSTRUCTED CLEAR ZONE (WORK AREA) SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS. ADDITIONALLY, NO WOODY LANDSCAPE SHALL BE PLANTED WITHIN TEN FEET (10') OF ANY FIRE HYDRANT. OVERREACHING BRANCHES OF TREES ADJACENT TO HYDRANTS SHALL HAVE A MAINTAINED VERTICAL CLEARANCE OF SEVEN (7') FEET ABOVE FINISHED GRADE OF THE FIRE HYDRANT.

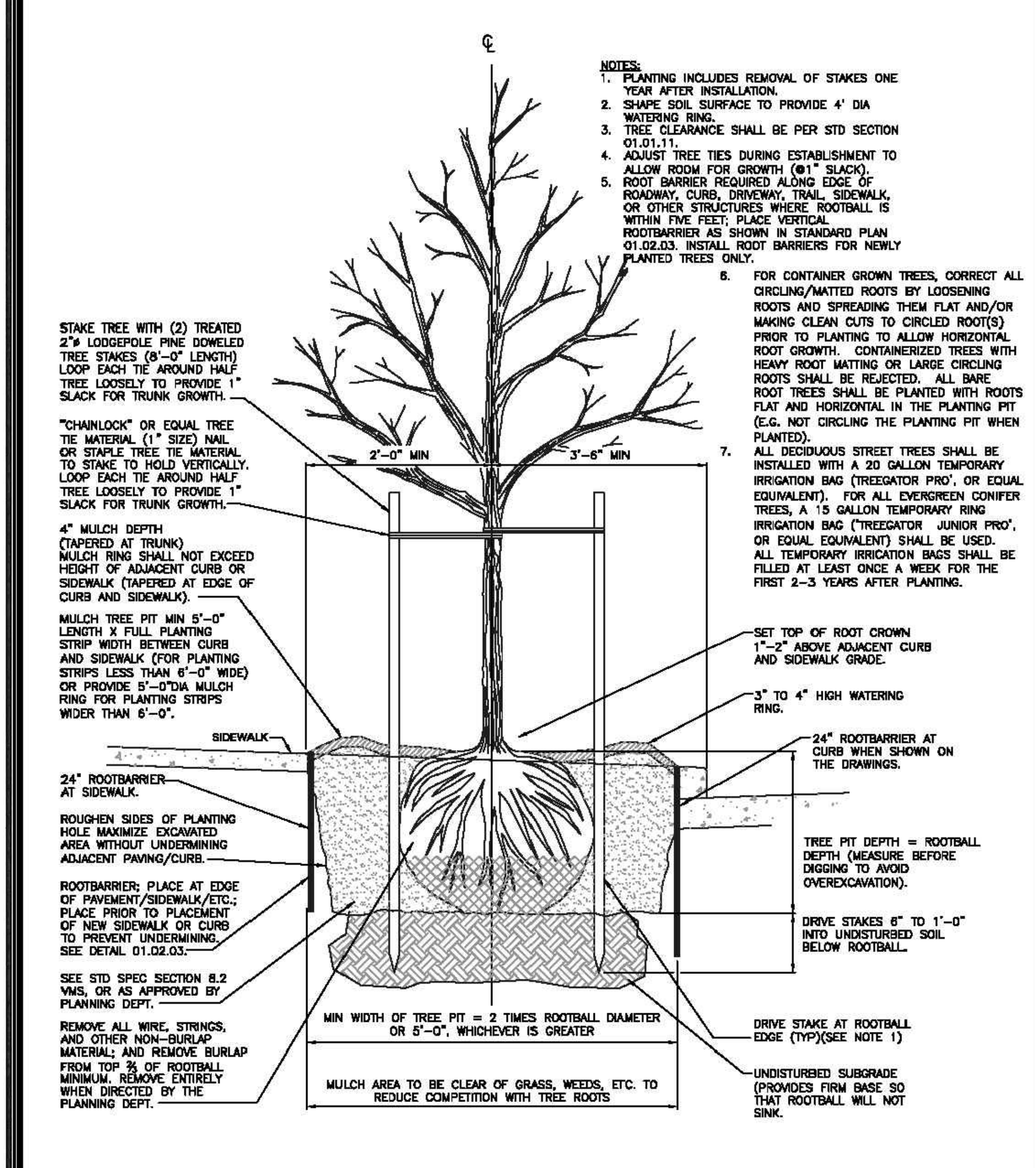
CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE SEALED: 11/17/2020

FIRE HYDRANT ASSEMBLY

(NOT TO SCALE)
CITY STANDARD 03.05.01
FILE NAME: Y:\SHARED\DRAWINGS\CITY STANDARDS\2018\02 - PART 2 - STANDARD DETAILS\CAD\300\03.05

NOTES:

1. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
2. SHAPE SOIL SURFACE TO PROVIDE 4' DIA WATERING RING.
3. TREE CLEARANCE SHALL BE PER STD SECTION 01.01.11.
4. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (@1" SLACK).
5. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN FIVE FEET; PLACE VERTICAL ROOTBARRIER AS SHOWN IN STANDARD PLAN 01.02.03. INSTALL ROOT BARRIERS FOR NEWLY PLANTED TREES ONLY.
6. FOR CONTAINER GROWN TREES, CORRECT ALL CIRCLING/MATTED ROOTS BY LOOSENING ROOTS AND SPREADING THEM FLAT AND/OR MAKING CLEAN CUTS TO CIRCLED ROOT(S) PRIOR TO PLANTING TO ALLOW HORIZONTAL ROOT GROWTH. CONTAINERIZED TREES WITH HEAVY ROOT MATTING OR LARGE CIRCLING ROOTS SHALL BE REJECTED. ALL BARE ROOT TREES SHALL BE PLANTED WITH ROOTS FLAT AND HORIZONTAL IN THE PLANTING PIT (E.G. NOT CIRCLING THE PLANTING PIT WHEN PLANTED).
7. ALL DECIDUOUS STREET TREES SHALL BE INSTALLED WITH A 20 GALLON TEMPORARY IRRIGATION BAG (TREEGATOR PRO', OR EQUAL EQUIVALENT). FOR ALL EVERGREEN CONIFER TREES, A 15 GALLON TEMPORARY RING IRRIGATION BAG ("TREEGATOR JUNIOR PRO', OR EQUAL EQUIVALENT) SHALL BE USED. ALL TEMPORARY IRRIGATION BAGS SHALL BE FILLED AT LEAST ONCE A WEEK FOR THE FIRST 2-3 YEARS AFTER PLANTING.



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STREET TREE PLANTING IN PLANTING STRIP

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LIAN	CHRIS BEALE	COLLEEN HARRIS	LINDA LIAN	01.02.07
FILE NAME: F:\DWG\COMMON\STDS\CITYSTDS\STR\01.02.07		DATE APPROVED: 08/01/2015	DATE REVISED: 08/01/2015	SCALE: 1:1

NOTES FOR: DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) INSTALLATION CITY STANDARD 03.10.01-1

1. BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.
2. THE DDCVA SHALL BE INSTALLED WITH ADEQUATE SPACE TO FACILITATE MAINTENANCE AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION, BY A WASHINGTON STATE CERTIFIED BACK-FLOW ASSEMBLY TESTER, TO INSURE ITS SATISFACTORY OPERATION BEFORE OCCUPANCY, AND ANNUALLY THEREAFTER. SEND TEST RESULTS TO: CITY OF PUYALLUP, WATER QUALITY OPERATIONS, 1100 39TH AVE SE, PUYALLUP, WA 98374.
3. DDCVA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
4. DDCVA IS ALLOWED TO BE LOCATED WITHIN A BUILDING AS APPROVED BY THE FIRE CODE OFFICIAL. WHEN THE DDCVA IS LOCATED WITHIN A BUILDING, THE FIRE DEPARTMENT CONNECTION (FDC) BALL DRIP SHALL DRAIN TO THE NEAREST APPROVED ON-SITE STORM DRAINAGE STRUCTURE.
5. IN A VAULT INSTALLATION, IF VAULT CANNOT BE DRAINED TO DAYLIGHT, A 1/4 HP SUMP PUMP SHALL BE INSTALLED IN THE SUMP PIT OF THE VAULT. IT SHALL BE WIRED PER WASHINGTON STATE ELECTRICAL CODE, AND INSPECTED BY A STATE ELECTRICAL INSPECTOR. THE DISCHARGE PIPE SHALL BE CONNECTED TO THE NEAREST APPROVED ON-SITE STORM DRAINAGE STRUCTURE.
6. DDCVA OUTSIDE STEM AND YOKE (OS&Y) GATE VALVES, AND THE POST INDICATOR VALVE (PIV), SHALL HAVE SUPERVISED TAMPER SWITCHES.
7. ALL ELECTRICAL SHALL BE INSPECTED BY A WASHINGTON STATE ELECTRICAL INSPECTOR.
8. IN A VAULT INSTALLATION, RUN TWO 3/4" SCHEDULE 80 P.V.C. CONDUITS TO THE VAULT. ONE WILL BE USED FOR A GFCI PROTECTED OUTLET, AND ONE WILL BE FOR LOW VOLTAGE COMING FROM THE FIRE ALARM PANEL. INSTALL AN APPLETON FSCA OR FDCA CAST DEVICE BOX OR APPROVED EQUAL ON THE VAULT WALL AT THE CONDUIT PENETRATION.
9. IN A VAULT INSTALLATION, RUN LOW VOLTAGE WIRE INSIDE VAULT AND TO PIV THROUGH SEAL-TIGHT FLEX CONDUIT. CONDUIT SHALL BE SECURELY FASTENED PERPENDICULAR OR HORIZONTALLY TO THE WALLS OF THE VAULT.
10. WATER METER SHALL BE A SENSUS SRII TRPL READING IN 1 CUBIC FEET.
11. PIPE SUPPORTS SHALL BE RUST-PROTECTED WITH ALUMINUM PAINT.
12. THE FDC SHALL BE LOCATED WITHIN 15 FEET OF A FIRE HYDRANT, BUT NOT LESS THAN 10 FEET.
13. THE FDC AND PIV SHALL BE A MINIMUM OF 50 FEET FROM A BUILDING, UNLESS APPROVED BY THE CITY OF PUYALLUP FIRE CODE OFFICIAL, BUT NEVER LESS THAN 5 FEET FROM BUILDING.
14. A DDCVA INSTALLED MORE THAN 5 FEET ABOVE THE FLOOR LEVEL MUST HAVE A PLATFORM UNDER IT FOR THE TESTER OR MAINTENANCE PERSON TO STAND ON. THE PLATFORM MUST BE OSHA APPROVED AND MEET ALL APPLICABLE SAFETY STANDARDS AND CODES.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE SEALED: 2/5/2019

DOUBLE DETECTOR-CHECK VALVE ASSEMBLY INSTALLATION (NOTES)

(NOT TO SCALE)
CITY STANDARD 03.10.01-2
FILE NAME: F:\DRAWINGS\COMMON\STANDARDS\CITY STANDARDS\2018\02 - PART 2 - STANDARD DETAILS\CAD\300\03.10

APPROVED
BY [signature]
CITY OF PUYALLUP
ENGINEERING DEPARTMENT
DATE 7/9/2021

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

JOB NUMBER 9369
SCALE: HOR. 1"=10' VERT. N/A
DESIGNED GJM
DRAWN EAM
CHECKED GJM

PROPONENT:
KORUM AUTOMOTIVE GROUP INC.
100 RIVER ROAD
PUYALLUP, WA. 98371
ATT: JOHN HALL PH: (253)286-5236

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WA. 98444 (253) 474-3404

DETAILS

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

GRANT J. MIDDLETON
STATE OF WASHINGTON
38802
REGISTERED PROFESSIONAL ENGINEER
7/6/2021

C2.2

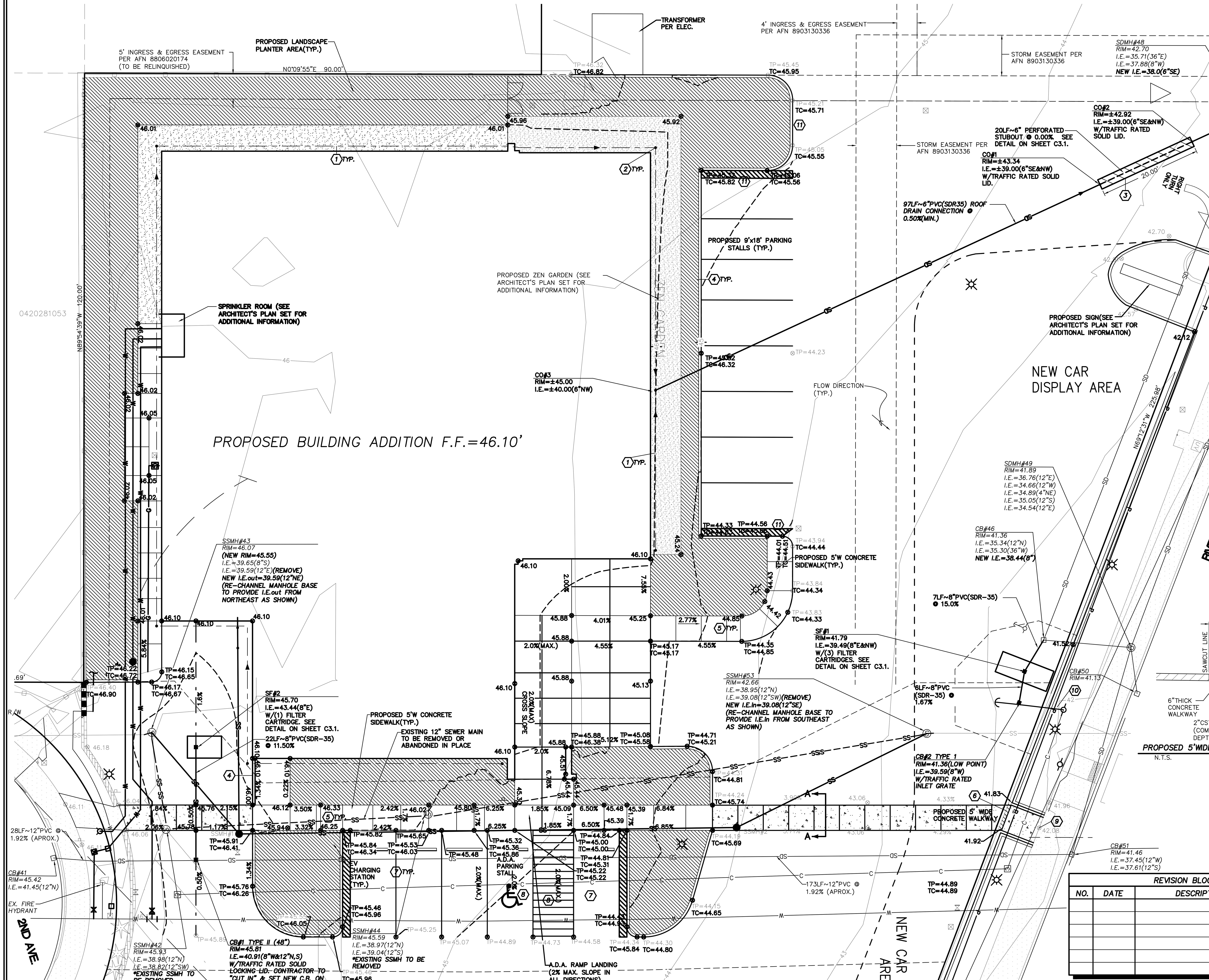
DATE 7-6-2021
DRAWING NO. 9369BASE
SHEET 6 OF 9

KORUM LINCOLN "VITRINE" DEALERSHIP EXPANSION FOR SOUTHWEST CORNER PROPERTIES

NE 1/4, NE 1/4, SEC.28, TWN.20 N., RNG. 4 E., W.M.

SCALE: 1"=10'

0 15 10 20



APPROVED

BY [illegible]

CITY OF PUYALLUP ENGINEERING DEPARTMENT

DATE 7/9/2021

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

VERTICAL DATUM (NAVD 88)

ESTABLISHED BY GPS USING A LICA GS16 PERFORMANCE SMART ANTENNA WITH LEICA SMARTNET NETWORK RTK SURVEY, WHICH USES GRS80 ELLIPSOID AND GEOID 09.

CONTOUR INTERVAL=2'

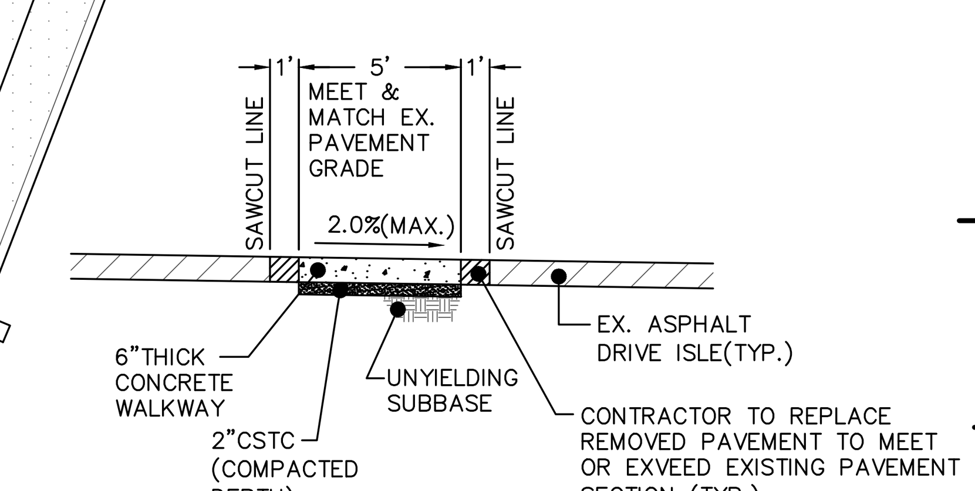
TOPOGRAPHY PREPARED BY SADLER-BARNARD & ASSOCIATES

SITE BENCH MARK

T.B.M.
TOP NORTHEAST FLANGE BOLT ON FIRE HYDRANT
ELEV = 45.83' (AS SHOWN)

CONSTRUCTION NOTES:

1. CONTRACTOR TO INSTALL 6"PVC(SDR35) ROOF DRAIN TIGHTLINE AROUND PERIMETER OF BUILDING WITH ASSOCIATED 4"DOWNSPOUT CONNECTIONS AS DEFINED IN THE ARCHITECT'S PLAN SET.
2. 4"DOWNSPOUT AND STORM CLEANOUT LOCATION(TYP.).
3. CONTRACTOR TO PROVIDE 6" ROOF DRAIN TIGHLTINE AND PERFORATED STUBOUT CONNECTION TO THE EXISTING ONSITE STORM SYSTEM AS SHOWN AND PER THE PERFORATED STUBOUT DETAIL PROVIDED ON SHEET 3.1.
4. PROPOSED CONCRETE EXTRUDED CURB AS SHOWN AND PER DETAIL ON SHEET C3.1.
5. PROPOSED CONCRETE SIDEWALK AS SHOWN AND PER DETAIL ON SHEET C3.1.
6. CONTRACTOR TO REMOVE EXISTING CONCRETE CURB(AS NECESSARY) TO ALLOW FOR NEW CONCRETE WALKWAY CONNECTION TO EX. CONCRETE SIDEWALK IN RIVER RD. MEET & MATCH EX. SIDEWALK GRADES AT CONNECTION POINT..
7. ELECTRIC VEHICLE CHARGING PARKING STALL (TYP.)(9'W x 18'L).
8. (1) BARRIER FREE ADA PARKING STALL (2% MAX. SLOPE IN ALL DIRECTIONS).
9. CONTRACTOR TO ENSURE PROPOSED CONCRETE WALKWAY CONNECTION TO EX. SIDEWALK IN RIVER RD. IS OUTSIDE OF EX. ADA SIDEWALK RAMP/WING AS THE EX. ADA SIDEWALK RAMP SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
10. EXISTING UTILITY POLE "GUY" WIRE TO BE TEMPORARILY RELOCATED OR TEMPORARY ANCHORING PUT IN PLACE TO ALLOW FOR STORM SYSTEM CONSTRUCTION PRIOR TO RETURNING "GUY" WIRE TO ORIGINAL LOCATION OR A NEW LOCATION AGREED TO BY THE UTILITY COMPANY. COORDINATE THIS WORK WITH UTILITY COMPANY.
11. ALL INTERNAL LANDSCAPE ISLANDS SHALL INCLUDE A SINGLE ROW OF STRUCTURAL SOIL CELLS (SILVA CELLS OR EQUAL) ALONG THE PERIMETER OF ALL INTERNAL PARKING LOT LANDSCAPE ISLANDS WHERE PARKING SPACES ARE PROPOSED (UNDER THE PAVEMENT DIRECTLY ABUTTING THE OUTER EDGE OF THE LANDSCAPE ISLAND, EXCEPT IN DRIVE LANES.) SEE LANDSCAPE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.



PROPOSED 5'WIDE CONCRETE WALKWAY DETAIL (A-A)

N.T.S.

GRANT J. MIDDLETON STATE OF WASHINGTON 38802 REGISTERED PROFESSIONAL ENGINEER

7/6/2021

LEGEND

P/L	PROPERTY LINE
— — —	EASEMENT LINE
●	PROPOSED STORM DRAIN MANHOLE
■	PROPOSED STORM CATCH BASIN
—SD—	PROPOSED STORM PIPE
Ⓓ	EXISTING STORM MANHOLE
SD———SD	EXISTING STORM MAIN
Ⓢ	EXISTING SANITARY SEWER MANHOLE
SS———SS	EXISTING SANITARY SEWER MAIN
SS- - - - -SS	EXISTING SANITARY SEWER TO BE REMOVED OR ABANDONED IN PLACE
□	EXISTING CATCH BASIN
-○-	EXISTING POWER POLE
⋈	EXISTING WATER GATE VALVE
	EXISTING FIRE HYDRANT
W———W	EXISTING WATER MAIN
T	EXISTING TELEPHONE RISER
P	EXISTING POWER J-BOX
C	EXISTING CABLE J-BOX
	PROPOSED PARKING LOT LIGHT POLE (SEE ILLUMINATION BY OTHERS FOR ADDITIONAL INFO.)
⊗ 0.0	EXISTING GRADE ELEVATION
⊗ 0.0	PROPOSED GRADE ELEVATION
⊗ TP=	TOP OF PAVEMENT ELEVATION
⊗ TC=	TOP OF CURB ELEVATION
▨	PROPOSED LANDSCAPE STRIP AREA

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

JOB NUMBER	9369
SCALE	HOR. 1"=10' VERT. N/A
DESIGNED	GJM
DRAWN	EAM
CHECKED	GJM

PROPONENT: KORUM AUTOMOTIVE GROUP INC. 100 RIVER ROAD PUYALLUP, WA. 98371 ATT: JOHN HALL PH: (253)286-5236

LARSON and ASSOCIATES surveyors, engineers & planners 9027 PACIFIC AVENUE, SUITE 4 TACOMA, WA. 98444 (253) 474-3404

STORMWATER AND GRADING PLAN

DATE 7-6-2021

DRAWING NO. 9369BASE

C3.0

SHEET 7 OF 9

KORUM LINCOLN "VITRINE" DEALERSHIP EXPANSION FOR SOUTHWEST CORNER PROPERTIES

NE 1/4, NE 1/4, SEC.28, TWN.20 N., RNG. 4 E., W.M.

STORM NOTES

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.

2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST"PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.

3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").

4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.

5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE ENGINEERING SERVICES STAFF PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.

6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.

7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.

8. DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENTS.

9. ALL STORM MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.01. FLOW CONTROL MANHOLE/OIL WATER SEPARATOR SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.06 AND 02.01.07.

10. MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL 06.01.02.

11. CATCH BASINS TYPE I SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.02 AND 02.01.03 AND SHALL BE USED ONLY FOR DEPTHS LESS THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.

12. CATCH BASINS TYPE II SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.04 AND SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE..

13. CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.05. GRATE SHALL BE MARKED WITH "DRAINS TO STREAM". SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-30.20-04 (OLYMPIC FOUNDRY NO. SM60 OR EQUAL). VANED GRATES SHALL CONFORM TO WSDOT STANDARD PLAN B-30.30-03 (OLYMPIC FOUNDRY NO. SM60V OR EQUAL).

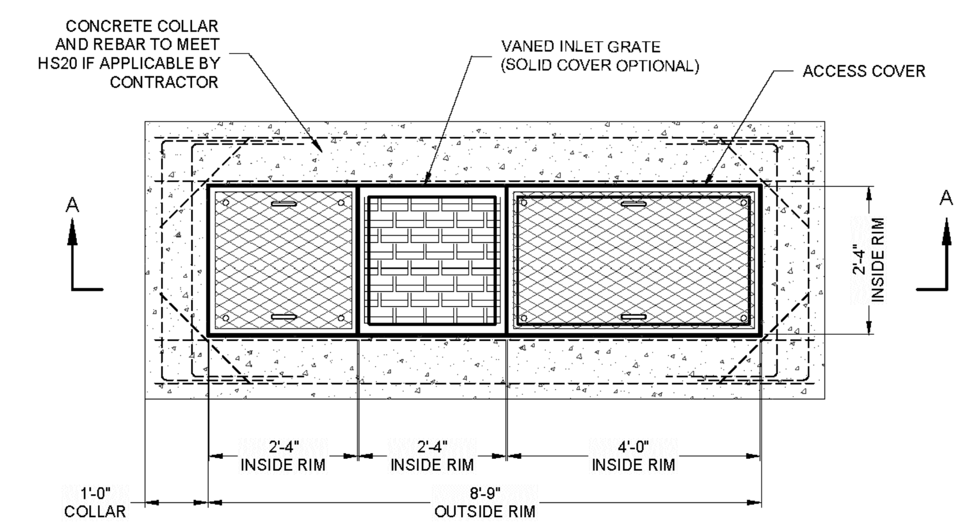
14. STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE, DUCTILE IRON, OR DUAL WALLED POLYPROPYLENE PIPE.
   a. THE USE OF ANY OTHER TYPE SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING SERVICES STAFF PRIOR TO INSTALLATION.
   b. PVC PIPE SHALL BE PER ASTM D3034, SDR 35 FOR PIPE SIZE 15-INCH AND SMALLER AND F679 FOR PIPE SIZES 18 TO 27 INCH. MINIMUM COVER ON PVC PIPE SHALL BE 3.0 FEET.
   c. CONCRETE PIPE SHALL CONFORM TO THE WSDOT STANDARD SPECIFICATIONS FOR CONCRETE UNDERDRAIN PIPE. MINIMUM COVER ON CONCRETE PIPE SHALL NOT LESS THAN 3.0 FEET.
   d. DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO AWWA C151. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
   e. POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(1). 12-INCH THROUGH 30-INCH PIPE SHALL MEET OR EXCEED ASTM F2736 AND AASHTO M330, TYPE S, OR TYPE D. 36-INCH THROUGH 60-INCH PIPE SHALL MEET OR EXCEED ASTM F2881 AND AASHTO M330, TYPE S, OR TYPE D. TESTING SHALL BE PER ASTM F1417. MINIMUM COVER OVER POLYPROPYLENE PIPE SHALL BE 3-FEET.

15. TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.01.

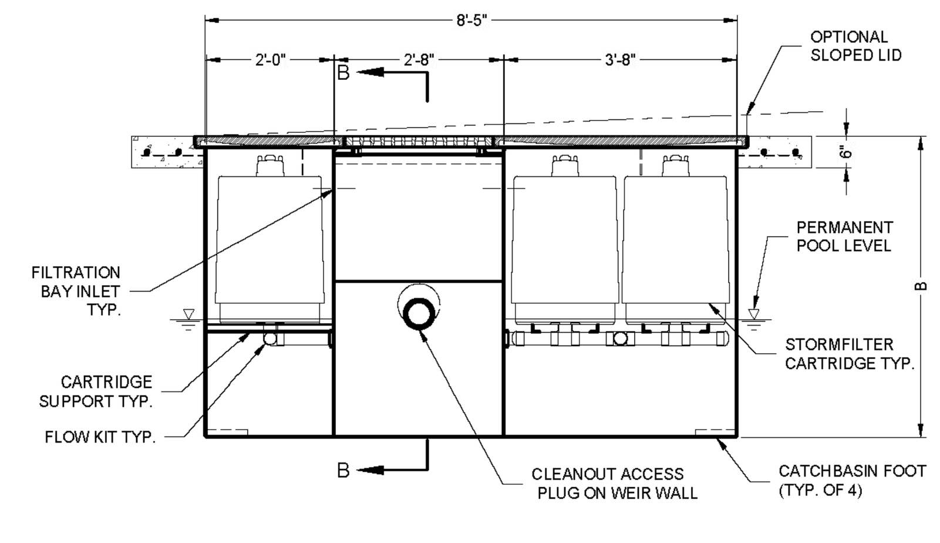
16. STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.

17. ALL STORM DRAIN MAINS SHALL BE TESTED AND INSPECTED FOR ACCEPTANCE AS OUTLINED IN SECTION 406 OF THE CITY OF PUYALLUP SANITARY SEWER SYSTEM STANDARDS.

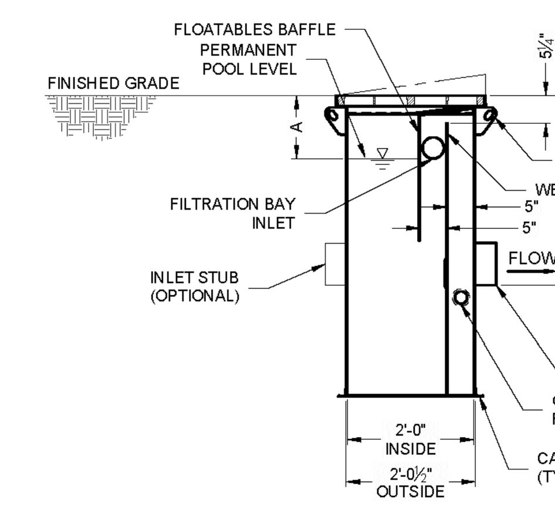
18. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.



PLAN VIEW



SECTION A-A



SECTION B-B

STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 3 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF THREE CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL.
PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			18" DEEP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			3.3'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			1.8		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-9"			3'-9"			4'-9"		

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ANGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

3-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	SF#1
WATER QUALITY FLOW RATE (cfs)	0.05
PEAK FLOW RATE (<1 cfs)	0.202
RETURN PERIOD OF PEAK FLOW (yrs)	100
CARTRIDGE FLOW RATE (gpm)	7.5
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG
RIM ELEVATION	41.79

PIPE DATA:	I.E.	DIAMETER
INLET STUB	35.39	8"
OUTLET STUB	35.39	8"

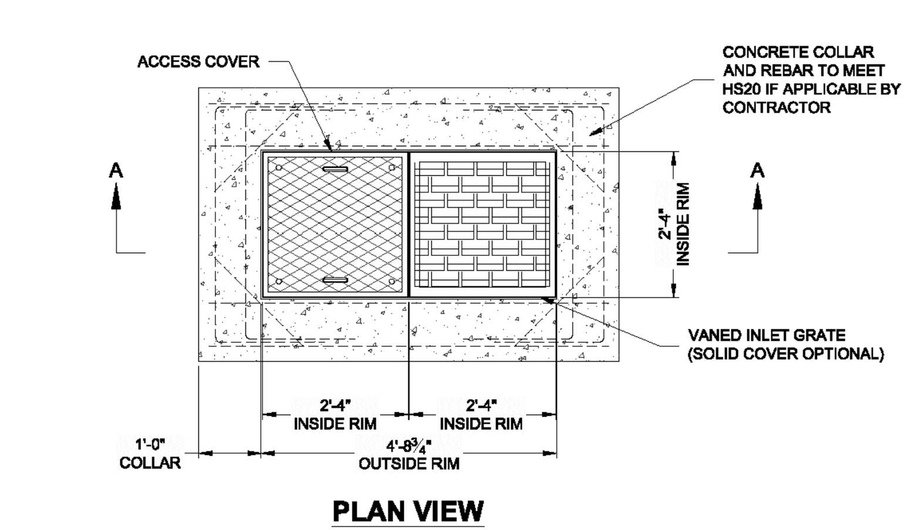
CONFIGURATION: OUTLET / INLET ; OUTLET / INLET

SLOPED LID	YES\NO
SOLID COVER	YES\NO
NOTES/SPECIAL REQUIREMENTS:	

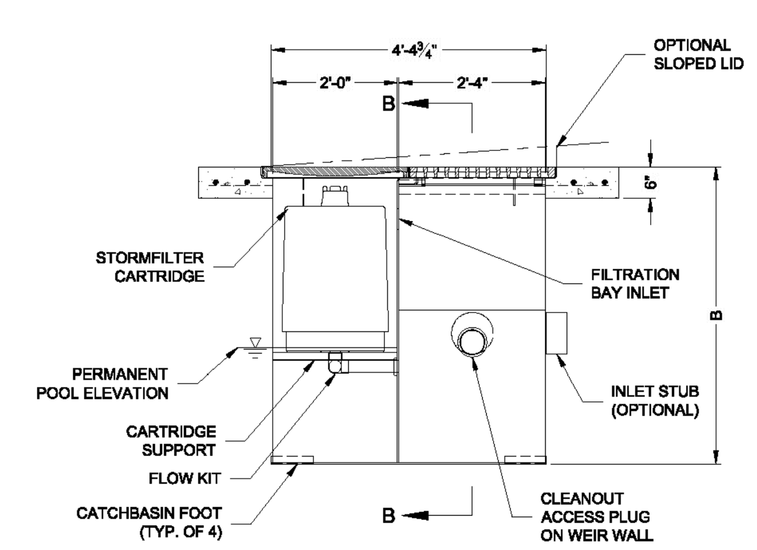
The Stormwater Management StormFilter®

CONTECH® ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-526-3999 513-645-7000 513-645-7993 FAX

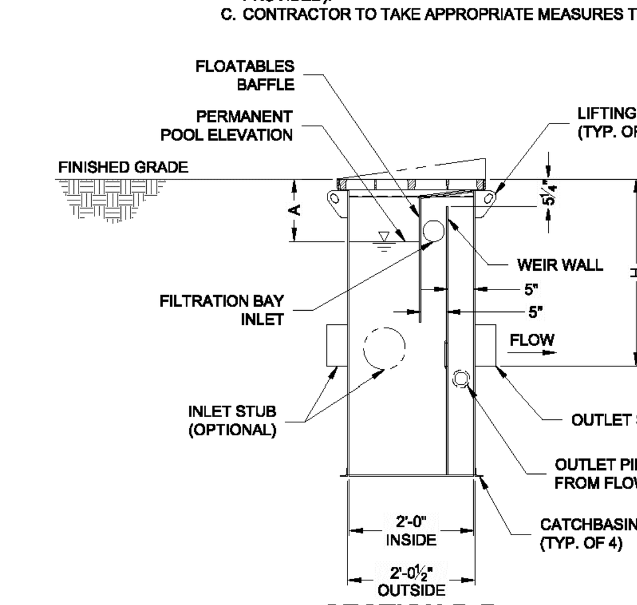
3 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL



PLAN VIEW



SECTION A-A



SECTION B-B

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PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			18" DEEP		
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CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			1.8		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-9"			3'-9"			4'-9"		

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
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9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	SF#2
WATER QUALITY FLOW RATE (cfs)	0.01
PEAK FLOW RATE (<1 cfs)	0.021
RETURN PERIOD OF PEAK FLOW (yrs)	100
CARTRIDGE HEIGHT (27", 18", 18" DEEP)	18"
CARTRIDGE FLOW RATE (gpm)	7.5
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG
RIM ELEVATION	45.74

PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	XX"
OUTLET STUB	41.13	8"

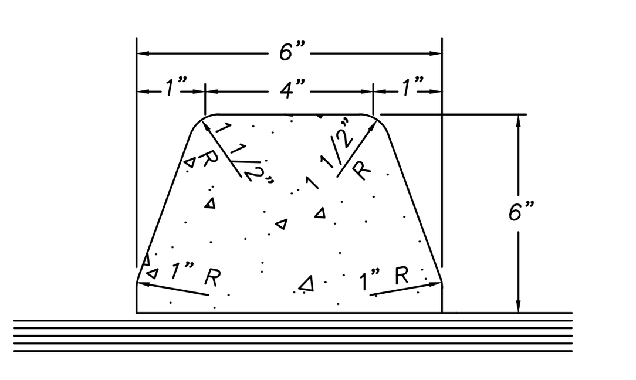
CONFIGURATION: OUTLET / INLET / INLET ; OUTLET / INLET / INLET

SLOPED LID	YES\NO
SOLID COVER	YES\NO
NOTES/SPECIAL REQUIREMENTS:	

The Stormwater Management StormFilter®

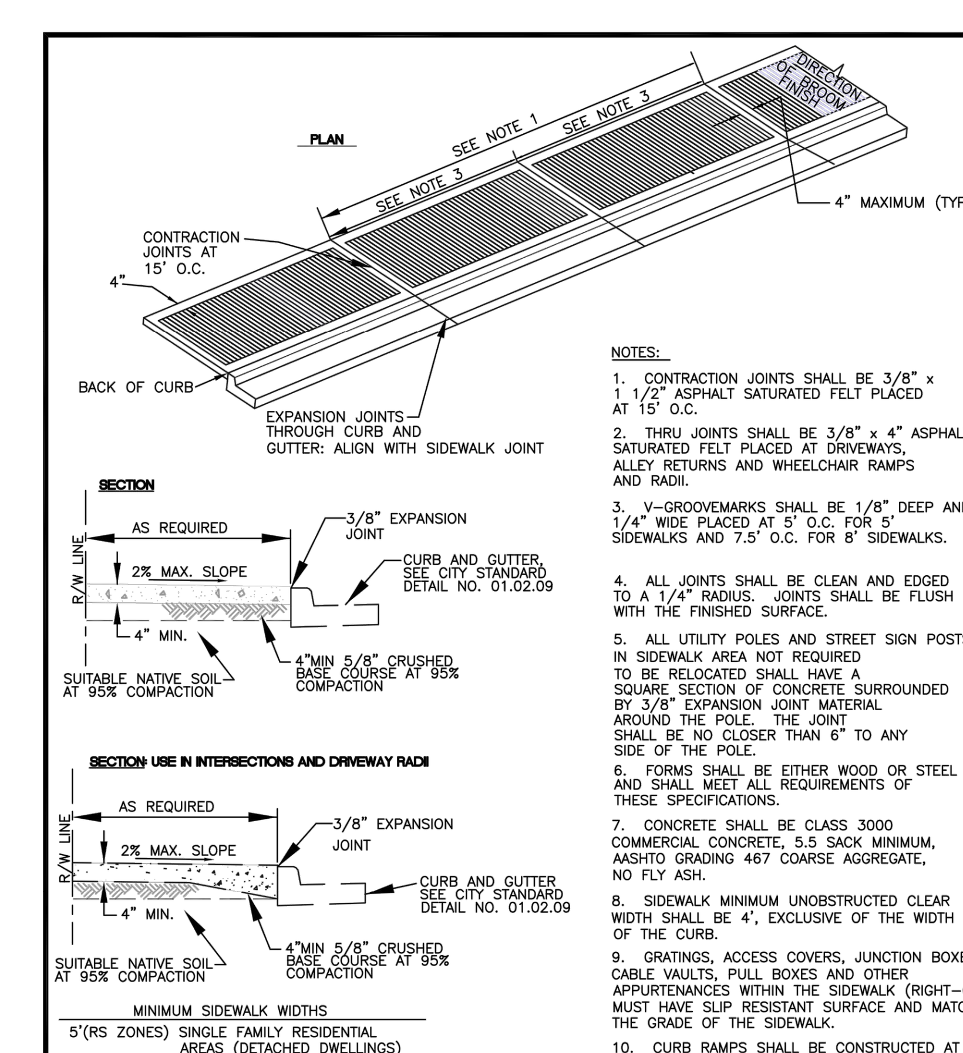
CONTECH® ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-526-3999 513-645-7000 513-645-7993 FAX

1 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL



EXTRUDED CURB DETAIL

N.T.S.



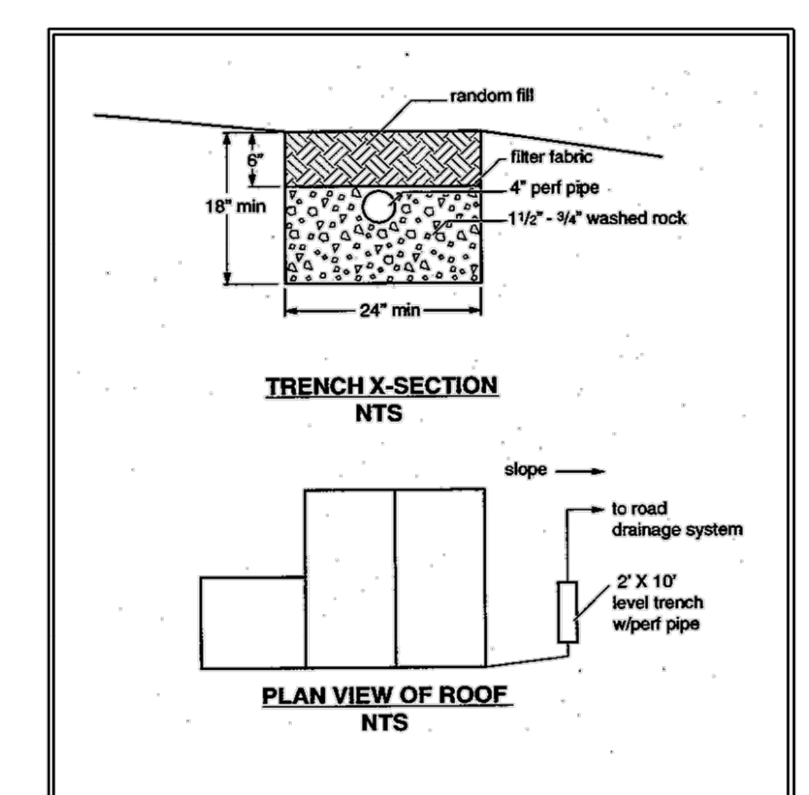
MINIMUM SIDEWALK WIDTHS
5'(RS ZONES) SINGLE FAMILY RESIDENTIAL AREAS (DETACHED DWELLINGS)
8'(RS ZONES) COMMERCIAL USES, WHEN REQUIRED BY DEVELOPMENT SERVICES MANAGER
8'(RM ZONES) MEDIUM AND HIGH DENSITY MULTI-FAMILY RESIDENTIAL AREAS
8'(ML ZONES) INDUSTRIAL AREAS
8'(CG, CBD ZONES) COMMERCIAL AREAS
8'(PF ZONES) PUBLIC FACILITIES AREAS
8'(F ZONES) FAIR AREAS
* MATCH GREATEST WIDTH FOR ANY ADJACENT ZONE

NOTES:
1. CONTRACTION JOINTS SHALL BE 3/8" x 1 1/2" ASPHALT SATURATED FELT PLACED AT 15' O.C.
2. THRU JOINTS SHALL BE 3/8" x 4" ASPHALT SATURATED FELT PLACED AT DRIVEWAYS, ALLEY RETURNS AND WHEELCHAIR RAMPS AND RADII.
3. V-GROOVEMARKS SHALL BE 1/8" DEEP AND 1/4" WIDE PLACED AT 5' O.C. FOR 5' SIDEWALKS AND 7.5' O.C. FOR 8' SIDEWALKS.
4. ALL JOINTS SHALL BE CLEAN AND EDGED TO A 1/4" RADIUS. JOINTS SHALL BE FLUSH WITH THE FINISHED SURFACE.
5. ALL UTILITY POLES AND STREET SIGN POSTS IN SIDEWALK AREA NOT REQUIRED TO BE RELOCATED SHALL HAVE A SQUARE SECTION OF CONCRETE SURROUNDED BY 3/8" EXPANSION JOINT MATERIAL AROUND THE POLE. THE JOINT SHALL BE NO CLOSER THAN 6" TO ANY SIDE OF THE POLE.
6. FORMS SHALL BE EITHER WOOD OR STEEL AND SHALL MEET ALL REQUIREMENTS OF THESE SPECIFICATIONS.
7. CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, AASHTO GRADING 467 COARSE AGGREGATE, NO FLY ASH.
8. SIDEWALK MINIMUM UNOBSTRUCTED CLEAR WIDTH SHALL BE 4', EXCLUSIVE OF THE WIDTH OF THE CURB.
9. GRATINGS, ACCESS COVERS, JUNCTION BOXES, CABLE VAULTS, PULL BOXES AND OTHER APPURTENANCES WITHIN THE SIDEWALK (RIGHT-OF-WAY) MUST HAVE SLIP RESISTANT SURFACE AND MATCH THE GRADE OF THE SIDEWALK.
10. CURB RAMPS SHALL BE CONSTRUCTED AT INTERSECTIONS USING A DESIGN PREPARED BY A LICENSED PROFESSIONAL ENGINEER. WHEN A RAMP DESIGN FAILS TO MEET ALL APPLICABLE DESIGN STANDARDS, THE ENGINEER SHALL DOCUMENT WHY THE PROPOSED RAMP ACHIEVES DESIGN STANDARDS TO THE MAXIMUM EXTENT FEASIBLE.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SIDEWALK WITHOUT PLANTING STRIP

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	01.02.01
FILE NAME: F:\DWG\COMMON\STDS\CITY\2009\01_STR\01.02\01.02.01		DATE APPROVED 07/01/2009	DATE REVISED 03/21/11	SCALE 1:8



Source: King County

Figure 3.1.8 - Perforated Stub-Out Connection

APPROVED
BY [illegible]
CITY OF PUYALLUP ENGINEERING DEPARTMENT
DATE 7/9/2021

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY

7/6/2021
GRANT J. MIDDLETON
STATE OF WASHINGTON
38802
REGISTERED PROFESSIONAL ENGINEER

C3.1

JOB NUMBER 9369
SCALE HOR. 1"=10' VERT. N/A
DESIGNED GJM
DRAWN EAM
CHECKED GJM

PROPONENT: KORUM AUTOMOTIVE GROUP INC.
100 RIVER ROAD
PUYALLUP, WA. 98371
ATT: JOHN HALL PH: (253)286-5236

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WA. 98444 (253) 474-3404

DETAILS AND SPECIFICATIONS

DATE 7-6-2021
DRAWING NO. 9369BASE
SHEET 8 OF 9

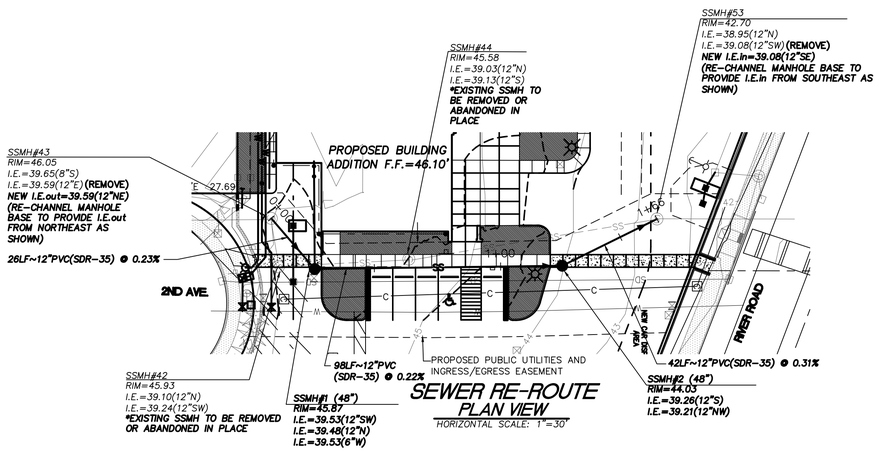
\\RRL-FILE01\Shared\cad\PROJECTS\9369 - Korum Lincoln Building Addition\ENG\9369BASE.DWG, 7/6/2021 4:47:46 PM, _DWG To PDF.pc3

KORUM LINCOLN "VITRINE" DEALERSHIP EXPANSION FOR SOUTHWEST CORNER PROPERTIES

NE 1/4, NE 1/4, SEC.28, TWN.20 N., RNG. 4 E., W.M.

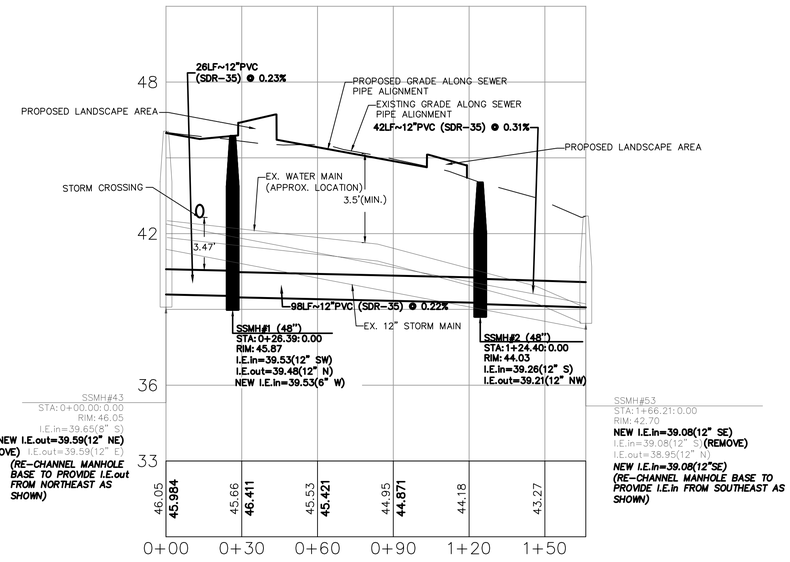
APPROVED
BY _____
CITY OF PUYALLUP
ENGINEERING DEPARTMENT
DATE 7/9/2021

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.



SEWER RE-ROUTE
PLAN VIEW
HORIZONTAL SCALE: 1"=30'

SCALE: 1"=30'
0 15 30 60



SEWER RE-ROUTE
PROFILE VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

GRANT J. MIDDLETON STATE OF WASHINGTON 38802 REGISTERED PROFESSIONAL ENGINEER
7/6/2021

JOB NUMBER 9369
SCALE: HOR. 1"=30' VERT. 1"=3'
DESIGNED GJM DRAWN EAM CHECKED GJM

PROPONENT:
KORUM AUTOMOTIVE GROUP INC.
100 RIVER ROAD
PUYALLUP, WA. 98371
ATT: JOHN HALL
PH: (253)286-5236

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVENUE, SUITE 4
TACOMA, WA. 98444 (253) 474-3404

SEWER RE-ROUTE PLAN & PROFILE

DATE 7-6-2021
DRAWING NO. 9369BASE
SHEET 9 OF 9

C3.2

PLANT LEGEND

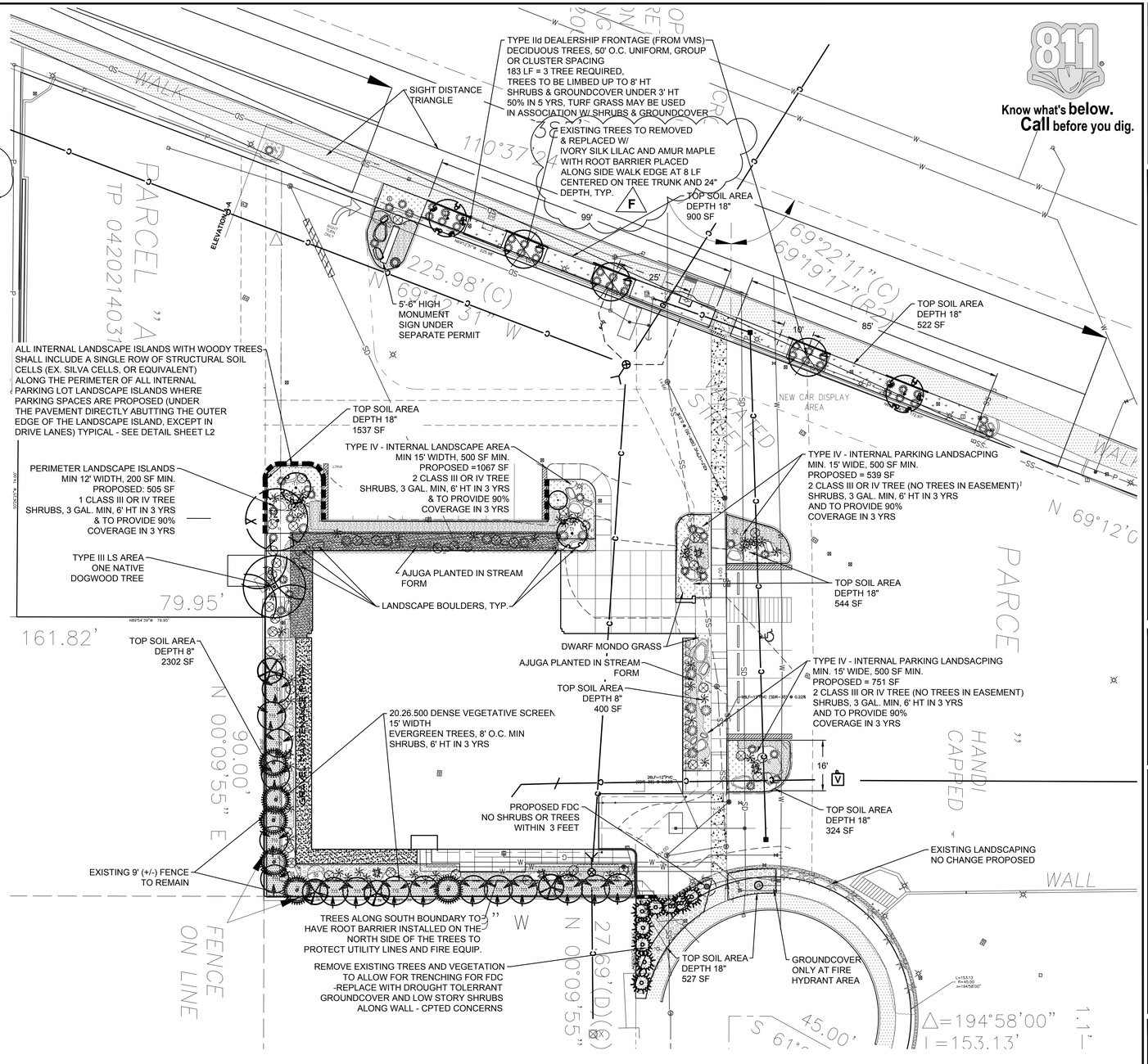
SYMBOL	QTY	DESCRIPTION	SIZE
TREES			
	3	Acer ginnala Amur Maple	1" Cal. Min Well Formed / 8' Min. Ht.
	2	Syringa reticulata 'Ivory Silk' Ivory Silk Lilac	1" Cal. Min Well Formed / 8' Min. Ht.
	16	Cedrus deodara 'Karl Fuchs' Karl Fuchs Deodar Cedar	8' Ht. Min. Well Formed
	4	Chamaecyparis lawsoniana 'Grayswood Pillar' Lawson's Cypress 'Grayswood Pillar'	8' Ht. Min. Well Formed
	6	Picea omorika 'Pendula' Weeping Serbian Spruce	8' Ht. Min. Well Formed
F	2	Pinus nigra 'Pom Pom form Black Pine	8' Ht Min. 5 pom poms
	1	Parrotia persica Persian Parrotia	1" Cal. Min Well Formed / 8' Min. Ht.
F	1	Chamaecyparis lawsoniana 'Wissel's Saguaro' Wissel's Saguaro False Cypress	8' Ht. Min. B&B
	1	Cornus nutallii NATIVE Flowering Dogwood	2" Cal. Min Well Formed
SHRUBS & GROUND COVERS			
S3	41	Pinus mugo pumillo or combination of similar dwarf Dwarf Mugo Pine	3 Gal. Min.
S5	4	Myrica californica NATIVE Pacific Wax Myrtle	3 Gal. Min.
F S7	5	Nandina domestica compacta 'Gulf Stream' Gulf Stream Nandina	3 Gal. Min.
	58	Carex testacea Orange Sedge	2 Gal. Min.
	12	Hakonechloa macra 'Aureola' Japanese Forest Grass	2 Gal. Min.
	59	Mahonia confusa 'Narihira' Narihira Mahonia	3 Gal. Min.
	9	Taxus baccata 'Fastigiata' Irish Yew	3 Gal. Min.
S13	17	Thuja plicata 'Little Gem' Little Gem Arborvitae	5 Gal. or B&B
		Fragaria chiloensis NATIVE Wild Strawberry	1 Gal. Min.
		Ophiopogon planicans 'nigra' Black Mondo Grass @20" OC Triangular Spacing	1 Gal. Min.
		Arctostophyllus uva ursi 'Massachusetts' NATIVE Kinnickinnick @24" OC Triangular Spacing	1 Gal. Min.
		Ophiopogon japonica 'nana' Dwarf Mondo Grass @2" OC Triagular Spacing - split gallon pots into plugs and spread throughout area at 2" spacing	1 Gal. Min
		Ajuga reptans 'Chocolate Chip' Choclate Chip Carpet Bugle at 18" OC Triangular Spacing	1 Gal. Min.
	24 - One man 5 - Two man 5 - Three man	Landscape Boulders - Granite w/ Smooth Edges Interesting Formation	
		Sod - Low Grow Low Water Seed mix	

NOTE: CONTRACTOR SHALL SUBMIT PLANT LIST PRIOR TO PURCHASING AND INSTALLING PLANT MATERIAL. ANY SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND CITY.

TOTAL TOP SOIL AND MULCH CALCULATIONS

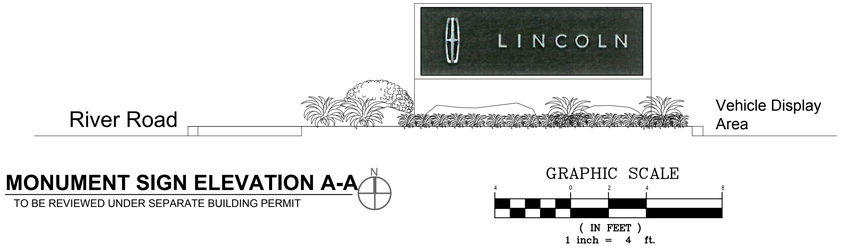
SOIL DEPTH	TOTAL LANDSCAPE AREA SOILS
8"	2702 X (8") .66 / 27=66 CUBIC YARDS
18"	4354 X (18") 1.5 / 27 = 242 CUBIC YARDS

NOTE: A MINIMUM OF 25 PERCENT OF THE SHRUBS AND GROUND COVERS USED IN PROJECTS UNDER THE REQUIREMENTS OF THE PMC AND THE VMS SHALL BE NATIVE TO THE PUGET SOUND REGION (VMS 7.3). 3 NATIVE SHRUBS / GC VARIETIES PROPOSED / 11 SHRUBS = 27%



LANDSCAPE PLAN

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



MONUMENT SIGN ELEVATION A-A

TO BE REVIEWED UNDER SEPARATE BUILDING PERMIT

GRAPHIC SCALE
4 0 2 4 8
(IN FEET)
1 inch = 4 ft.

Know what's **below.** **Call** before you dig.

Nature By Design
Landscape Architecture
1320 Alameda Avenue, Suite B, Fircrest, WA 98466
www.naturebydesigninc.com
253.460.6067

PROJECT:
KORUM LINCOLN
150 RIVER ROAD
PUYALLUP, WA

REVISIONS:

C. REVISED TO NEW SITE LAYOUT & AGENCY COMMENTS

E. REVISED TO NEW SITE LAYOUT & AGENCY COMMENTS
F. REVISED PER AGENCY COMMENTS
E-21-0239 LS Comments 2 –
KORUM LINCOLN "VINTRINE" DEALERSHIP EXPANSION

DRAWING ISSUED FOR:
AGENCY REVIEW
DATE: JULY 7, 2021

STATE OF WASHINGTON
KATHERINE OWENS
NO. 697 • EXP. APRIL 2021
LICENSED LANDSCAPE ARCHITECT

PROJECT NO.:	2077
FILE NAME:	2077LSF
X-REFS:	CIVIL
DRAWN BY:	KLO
CHECKED BY:	KLO
PLOT SCALE:	1:1
DRAWING SCALES:	1:20 1:4

DRAWING CONTENTS
LANDSCAPE PLANTING PLAN, NOTES & DETAILS

DRAWING NO.:
L1
1 OF 4

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff: KWals
Date: 07/09/2021

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING DIRECTOR, DESIGNEE, OR PROJECT PLANNER.

NOTE: If street trees are required, Call Planning Division for final inspection: (253) 864-4165 (Option 3) Root barriers are required around street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards - field verification required. Failure to install top soil and root barriers in accordance with the city standards may result in rejection of installation.

GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (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 BASED ON VEGETATIVE MANGAGEMENT STANDARDS REQUIREMENTS:**
a. Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.

Soil Preparation.

a. Excavate soil - Excavate existing soil to a depth of 24" (or equal to the root ball depth, whichever is greater) and width of 8' (or three times (3X) wider than the root ball or root mass, whichever is greater). Stockpile excavated soil on a tarp away from the street and storm water catch basins.
b. Prepare the planting strip -After excavating all materials from the planter strip, scarify and rip the sub-base (by mechanical means or hand tools) to a depth of 6" with multiple passes, 90 degrees to each Prior to planting the tree, re-compact the tree base where the street tree will be planted to avoid setting of the root ball. At this stage, if the tree is to be planted when the planter strip is backfilled with amended top soil, the contractor/installer should measure the depth of the root bal l to determine when to place the tree in the pit during the backfilling process. If the root ball or root mass (in the case of bare root trees) is less than 24", the street tree shall be planted in a manner in which the root flare is level with or at least 1" above grade at the time of finished planting. This may require the root ball be placed on a compacted sub-base of the compost amended top soil as backfilling is occurring,
c. Install root barrier panels - at this stage the contractor/installer shall place 24" deep root barrier panels (UB-24) along the edge of the sidewalk and curb line for a total of eight feet (8') of lineal protection along either side of the planting area. The panels shall be installed perpendicular to the edge of paved surface in accordance with the manufacturer's standards for a 'linear' application; the root barrier panels shall not be installed in the planting pit as a 'surround' application, unless specified on the final landscape plans. The top of the root barrier panel shall be installed such that½" of the root barrier is above the finished grade.
d. Compost amended top soils required **-** The top soil shall be amended on site during installation with compost to achieve a 40 percent by volume top soil mix in the right-of-way planter strip. Imported top soil may be used by the contractor/installer if data 'cut sheets' are available from the supplier certifying compost amendment equaling 40 percent by volume using one of the approved compost sources below. Compost shall only be sourced from:
Cascade Compost - (also known as PREP/LRI) (available through Pierce County Recycling, Composting & Disposal, 10308 Sales Road, Tacoma, Washington 98499, or retail/wholesale landscape material suppliers)
Tagro Compost Mix - available through City of Tacoma, 2201 Portland Avenue, Gate 6, Tacoma, WA, 98421, or retail/wholesale landscape material suppliers)
Cedar Grove Compost - (available through Cedar Grove Compost, 17825 Cedar Grove Road S.E., Maple Valley, 98038, or retail/wholesale landscape material suppliers)
e. Install and amend top soils - To avoid stratified layers, first place seven inches (7") of approved top soil in the prepared/scarified planting strip area and mechanically till in five inches (5") of approved compost; follow this procedure twice to achieve the total 24" top soil depth. Finished grade of top soil should be 1/2" below the edge of sidewalk to allow the root barrier panel to be properly installed above finished grade.
f. Install tree stakes and finish mulch - Placement of four inches (4") of wood chip mulch, water basin rings, tree staking and temporary irrigation bags (where required) shall follow city standard #01.02.07.\

2. Mulching of Newly Planted or Replanted Areas.
In a planter strip which already exists and a new street tree shall be installed, the following procedures shall be followed to achieve a top soil mix with 40 percent compost by volume

a. Mulches must be applied to the following depths: a minimum 4 (four) inches over bare soil, and two inches where plant materials will cover.
b. Mulches must include organic materials, organic compost mulch material or wood chips over a properly cleaned, amended and graded surface.
c. Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
d. Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.

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, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootbal into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.

15. Street trees shall have caliper size of at least 1" measure per American Association of Nurserymen Standards for Deciduous Trees Plant sizes: 5' Minimum height for Evergreen trees; 2 Gal. Min. for shrubs.

16. Street trees shall be high branching with canopy that starts at least 6' above finish grade.

17. 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.

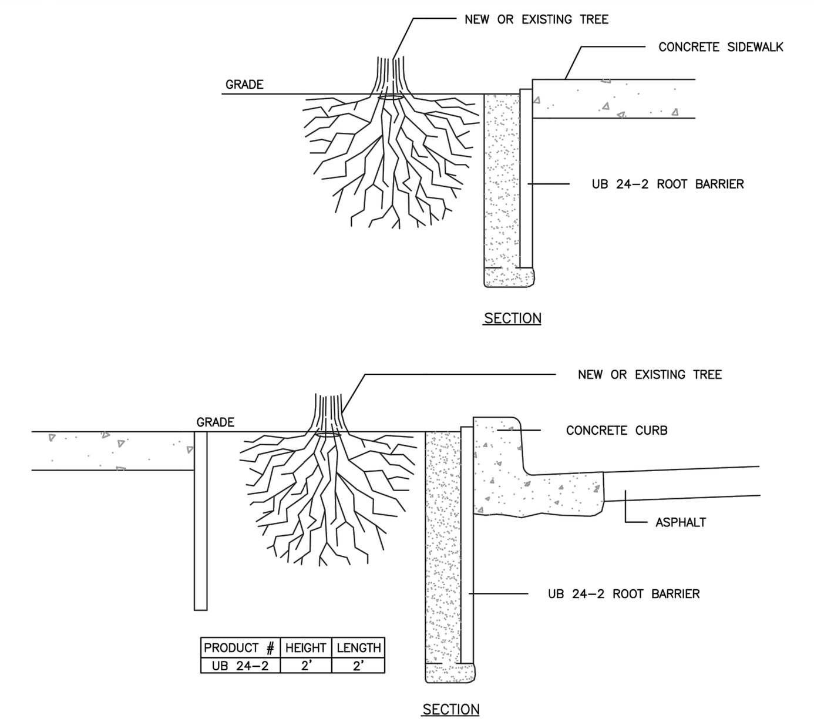
18. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.

19. 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.

20. Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. A Permanent Irrigation system will be designed upon approval of preliminary landscape plan.

21. All landscaping strips and islands internal to the site as paved areas/parking lots shall be designed and installed using a minimum of 1.5 (18) of top soil depth; Subsoils below the topsoil layer shall be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers.

22. A minimum of eight (8) inches of top soil, containing ten percent dry weight in planting beds, and 5% organic mater content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight (8) inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least six (6) inches with some incorporation of the upper material to avoid the stratified layers, where feasible. Installation of the eight (8) inches of top soil, as described above, shall generally be achieved by placing five (5) (sub-base scarified four (4) inches) with a three (3) inch layer of compost tilled into the entire depth.

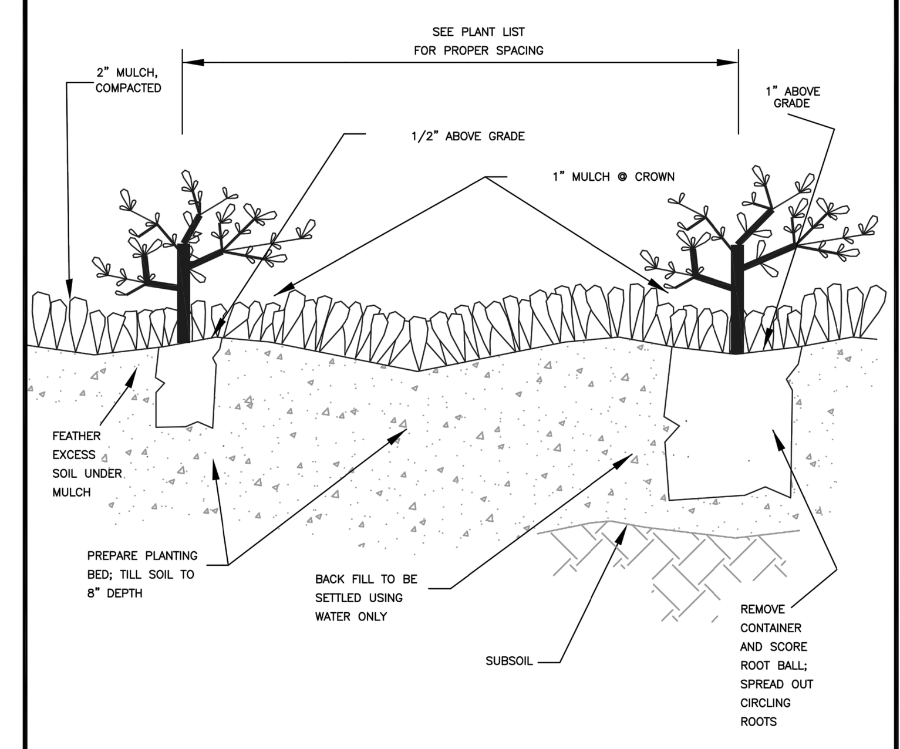


NOTES:
1. ROOT BARRIERS SHALL BE REQUIRED IN ALL STREET TREE PLANTING INSTALLATIONS WHETHER NEW OR EXISTING, WHEN STREET TREES ARE INSTALLED IN RIGHT-OF-WAY OR IN A PLANTING EASEMENT*.
2. ROOT BARRIERS USED SHALL BE DeepRoot ROOT BARRIERS OR EQUIVALENT.
3. UB – 24 SHALL BE USED
4. ROOT BARRIERS SHALL BE INSTALLED IF REQUIRED BY THE CITY.
5. INSTALLATION OF ROOT BARRIERS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
6. THE PANEL SHALL BE INSTALLED SO THE VERTICAL RIBS FACE THE ROOTS OF THE TREE. A MINIMUM OF FOUR (4) PANELS SHALL BE INSTALLED ON EACH SIDE OF ROOT BALL FOR 8' OF PROTECTION.
7. FOR PRODUCT INFORMATION VISIT:
http://www.deeproot.com/template.php?sec=products&nav=treeRoot&content=rb_app&sub=2&lsel=1
*"PLANTING EASEMENT" SHALL MEAN THAT PORTION OF LAND MADE AVAILABLE AS A PUBLIC EASEMENT FOR THE PURPOSE OF PLANTING AND MAINTAINING CITY STREET TREES. ALL STREET TREES PLANTED WITHIN A PLANTING EASEMENT SHALL BE PLANTED WITHIN THREE FEET OF RIGHT-OF-WAY.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

ROOT BARRIER DETAIL

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	CHRIS BEALE	COLLEEN HARRIS	LINDA LIAN	01.02.03
FILE NAME F:\DWG\COMMON\STDS\CITY\2009\01_STR\01.02\01.02.03	DATE APPROVED 07/01/2009	DATE REVISED 08/01/2015	SCALE 1:1	



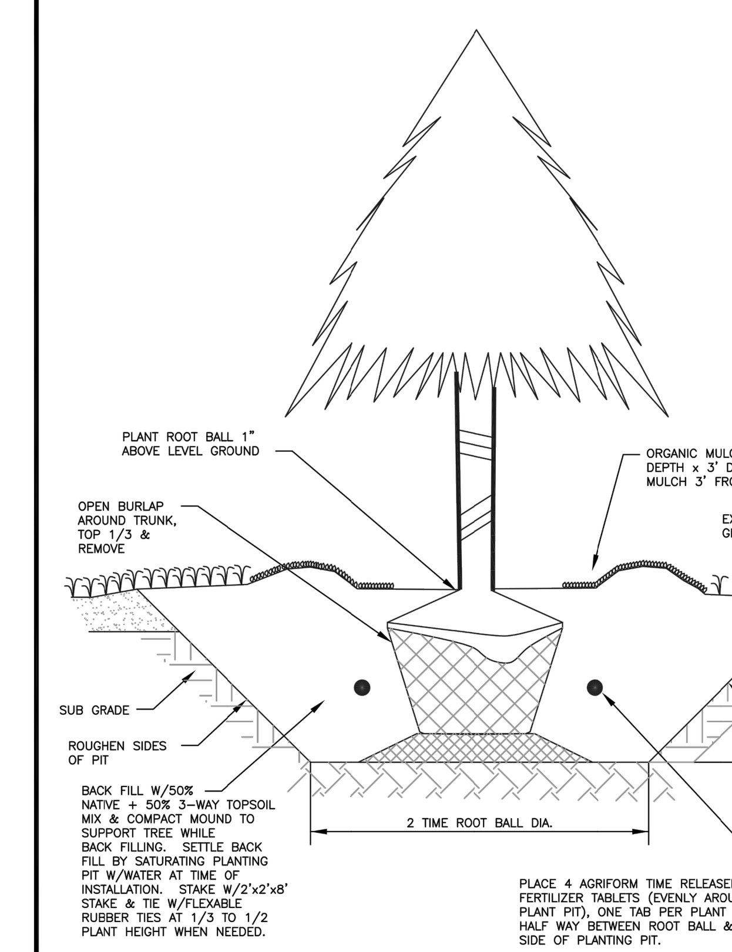
LESS THAN 1 GALLON CONTAINER (PLANTED AFTER MULCH)

1 GALLON CONTAINER AND LARGER (PLANTED BEFORE MULCH)

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

GROUND COVER PLANTING DETAIL

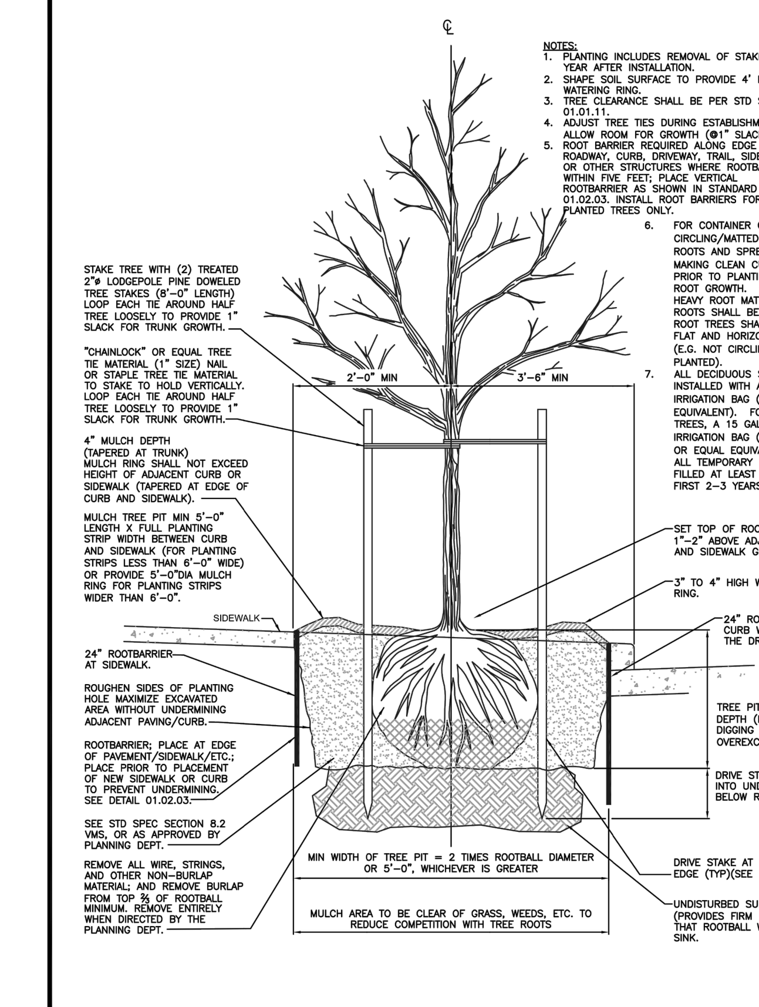
DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	01.02.05
FILE NAME F:\DWG\COMMON\STDS\CITY\2009\01_STR\01.02\01.02.05	DATE APPROVED 07/01/2009	DATE REVISED XX/XX/XX	SCALE 4:1	



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

BALL AND BURLAP PLANTING DETAIL

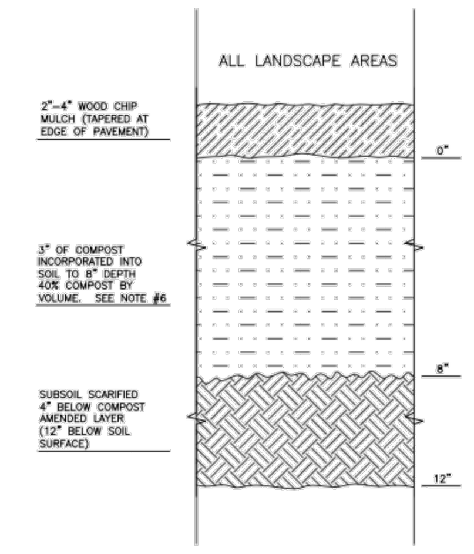
DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	01.02.08
FILE NAME F:\DWG\COMMON\STDS\CITY\2009\01_STR\01.02\01.02.08	DATE APPROVED 07/01/2009	DATE REVISED XX/XX/XX	SCALE 1:5	



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STREET TREE PLANTING IN PLANTING STRIP

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LIAN	CHRIS BEALE	COLLEEN HARRIS	LINDA LIAN	01.02.07
FILE NAME F:\DWG\COMMON\STDS\CITYSTDS\STR\01.02.07	DATE APPROVED 08/01/2015	DATE REVISED 08/01/2015	SCALE 1:1	

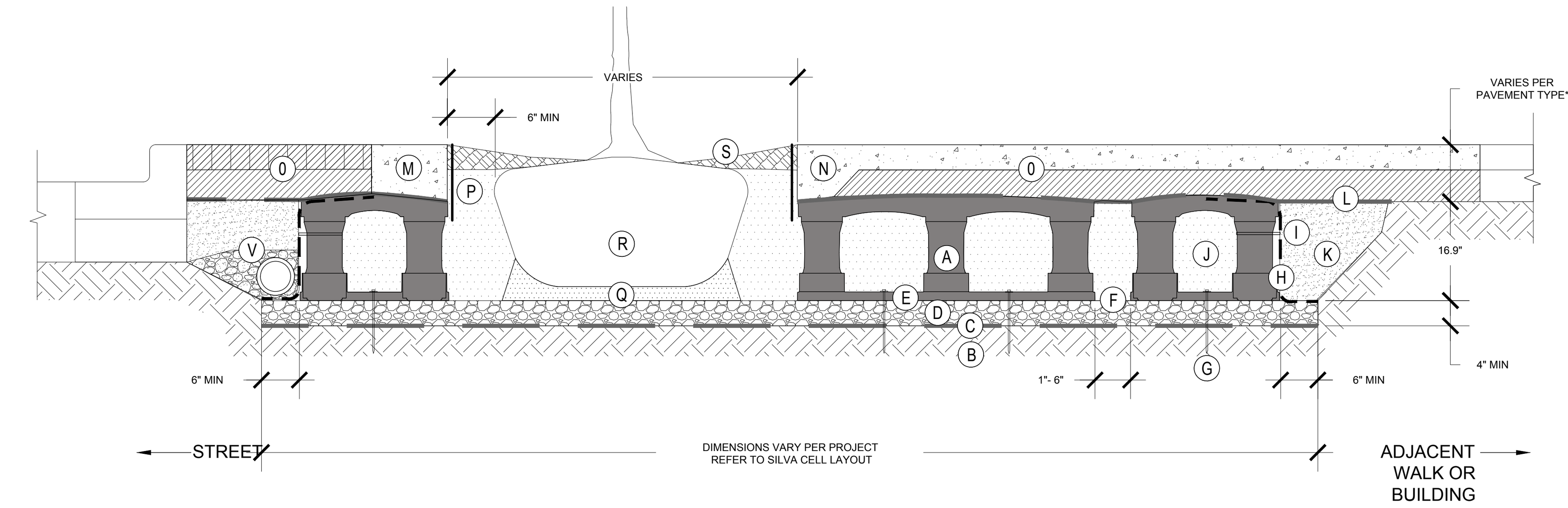


NOTES:
1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER. SEE NOTE BELOW REGARDING PLANTING STEPS FOR STREET TREES.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL (6" OF LOOSE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTLING TO 4").
5. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 95% PROCTOR TO ENSURE A FIRM SURFACE.
6. SEE SECTION 8.2(B) OF THE VMS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SOIL AMENDMENT AND DEPTH

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LIAN	CHRIS BEALE	COLLEEN HARRIS	XXXX	01.02.08a
FILE NAME F:\DWG\COMMON\STDS\CITYSTDS\STR\01.02.08	DATE APPROVED 08/01/2015	DATE REVISED XX/XX/XX	SCALE 1:1	



SILVA CELL SYSTEM 1X

NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85%
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 18", DEPTH. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT COURSE	+ AGGREGATE BASE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

NOTES
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

Know what's **below.**
Call before you dig.

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff: KWals
Date: 07/09/2021

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING DIRECTOR, DESIGNEE, OR PROJECT PLANNER.

NOTE: If street trees are required, Call Planning Division for final inspection: (253) 864-4165 (Option 3) Root barriers are required around street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards - field verification required. Failure to install top soil and root barriers in accordance with the city standards may result in rejection of installation.

Nature By Design
Landscape Architecture
1320 Alameda Avenue, Suite B, Fircrest, WA 98466
www.naturebydesigninc.com
253.460.6067

PROJECT:
KORUM LINCOLN
150 RIVER ROAD
PUYALLUP, WA

REVISIONS:

C. REVISED TO NEW SITE LAYOUT & AGENCY COMMENTS

E. REVISED TO NEW SITE LAYOUT & AGENCY COMMENTS
F. REVISED PER AGENCY COMMENTS
E-21-0239 LS Comments 2 –
KORUM LINCOLN "VINTRINE" DEALERSHIP EXPANSION

DRAWING ISSUED FOR:
AGENCY REVIEW
DATE: JULY 7, 2021

STATE OF WASHINGTON
KATHERINE OWENS
[illegible]
NO. 692 • EXP. APRIL 2021
LICENSED LANDSCAPE ARCHITECT

PROJECT NO.:	2077
FILE NAME:	2077LSF
X-REFS:	CIVIL
DRAWN BY:	KLO
CHECKED BY:	KLO
PLOT SCALE:	1:1
DRAWING SCALES:	NO SCALE

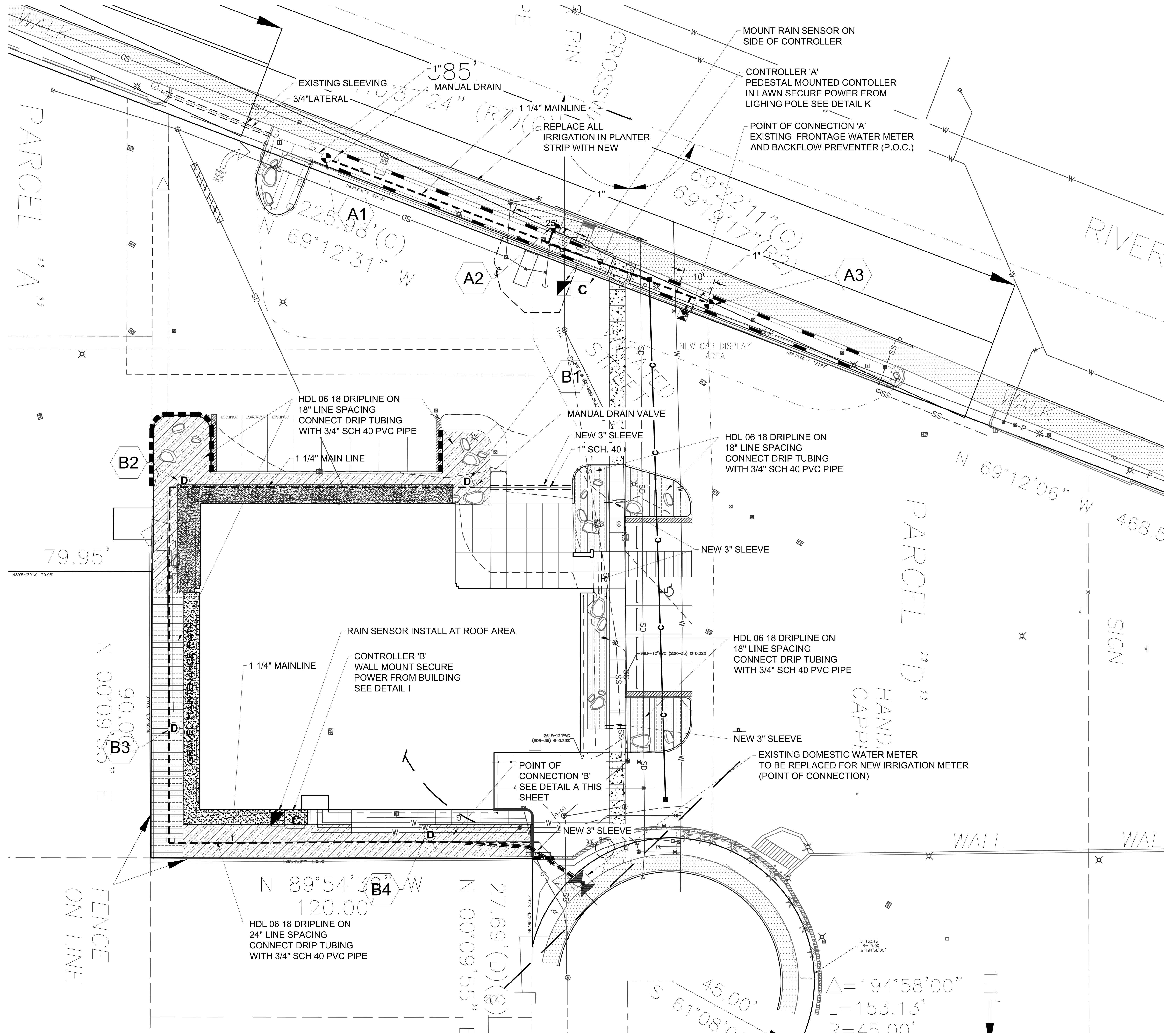
DRAWING CONTENTS
NOTES
&
DETAILS

DRAWING NO.:
L2

2 OF 4

EQUIPMENT LEGEND

CATALOG NUMBER	SYMBOL	DESCRIPTION	PSI	RADIUS
PROS-4-PRS30		HUNTER POP-UP LAWN BODIES	30	
PROS-6-PRS30		HUNTER POP-UP SHRUB BODIES	30	
6 A SERIES	◔⊖○	HUNTER POP-UP SPRAY HEAD SPRINKLER	30	6'
MP-530-SS-PRS	▬	HUNTER POP-UP SPRAY HEAD SPRINKLER	30	5'x15'
MP-515-RCS-PRS	⧅	HUNTER POP-UP SPRAY HEAD SPRINKLER	30	5'x15'
MP-515-LCS-PRS	⧄	HUNTER POP-UP SPRAY HEAD SPRINKLER	30	5'x15'
TS-585-66-LF-SERIES	⋈	NIBCO BRONZE FULL PORT BALL VALVE, SIZE AS SHOWN		
850 SERIES	⊕⊕	FEBCO DOUBLE CHECK VALVE, SIZE AS SHOWN		
44 NP-1.00"	⊠	RAINBIRD QUICK COUPLING VALVE W/ MATCHING KEY		
75IGVW-0.75"	⊞	LAWN LIFE INVERTED NOSE GARDEN VALVE W/ WHEEL HANDLE		
75SV-0.75"	▶	LAWN LIFE MANUAL DRAIN VALVE W/ RISING SWIVEL		
ICV-SERIES	◑	HUNTER AUTO-CONTROL VALVE		
ICZ-101LF	Ⓓ	HUNTER AUTO-CONTROL DRIP ZONE VALVE		
HCC - 800 SERIES	C	HUNTER AUTO-CONTROLLER		
RAIN CLICK	◩	HUNTER AUTO-RAIN SENSOR		
HDL-06-18	NONE	HUNTER DRIP LINE ON 24" LINE SPACING W/ 1 EA. AVR-075		
	NONE	AIR RELIEF VLAVE AND AFV-B FLUSH VALVE PER ZONE		
195101-17"x30"x18"	NONE	BACKFLOW BOX W/ LOCKING LID		
190106-14"x20"x12"	NONE	DRIP CONTROL VALVE BOX W/ LOCKING LID		
170106-10"x15"x12"	NONE	AUTO CONTROL VALVE BOX W/ LOCKING LID		
181104-9"x10"	NONE	GATE AND MANUAL DRAIN VALVE BOX W/ LOCKING LID		
SCH-40	- - -	SOLVENT WELD PVC MAINLINE, SIZE AS SHOWN		
6L-200	—	SOLVENT WELD PVC LATERAL, SIZE AS SHOWN		
SCH-40	=====	SOLVENT WELD PVC SLEEVING, SIZE AS SHOWN		
14UF-1	NONE	DIRECT BURY CONTROL WIRING, USE WHITE FOR COMMON, RED AS SIGNAL		
14UF-1	NONE	AND YELLOW FOR SPARES		



IRRIGATION PLAN

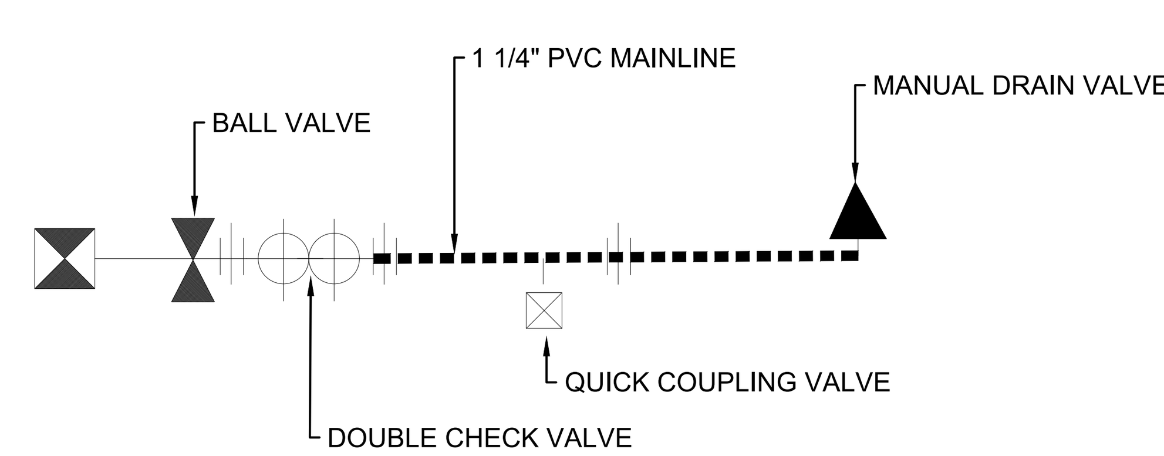
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

IRRIGATION NOTES

1. Irrigation system engineering based on a 1" existing water meter connection. The installer to verify adequate static water pressure at time of installation.
2. Irrigation lines are that are shown within hard surface areas for clarity, shall be located within landscape planting areas or underground sleeves. All valves shall be installed within protective boxes installed flush and level with finished grade.
3. Install all equipment per state and local codes. Call Line Locaters prior to digging at 1-800-424-5555. The installer shall be responsible for all permits, tests and inspections as required.
4. See civil drawings to verify all utility locations.
5. Coordinate with the general contractor for the required power and installation of sleeving,
6. Install manual drains at all low points and record all locations on the "Record Drawings".
7. Adjust radius on all sprinkler heads to maximize the coverage and minimize overspray on all hard surfaces. Add anti-drain check valves to low heads to eliminate drainage and run-off.
8. Install the Controller as per detail, coordinate with the General Contractor for 110 volt power required. Provide and install rain sensors on an eight foor post near each controller.
9. Main line & wiring to have a minimum cover of 18" and all lateral piping 12".
10. Use select "rock free" SAND OR TOPSOIL to backfill all trenches and compact to 85% density for landscape areas and 95% for areas under concrete or asphalt.
11. As part of the contract, the landscape contractor is to winterize in the fall and activate the system in the spring for one year.
12. From controller (2) two spare Yellow wires to valves A1, A3 B1 and B4.
13. The contractor shall provide an exact As Built drawing of the installed system to the Lanscape Architect and the Project proponent.

VALVE SCHEDULE

NO.	GPM	SIZE	AREA	TYPE OF ZONE
A1	6.1	1.00	SHRUB	SPRAY HEAD
A2	18.2	1.00	LAWN	SPRAY HEAD
A3	15.6	1.00	LAWN	SPRAY HEAD
B1	8.0	1.00	SHRUB	DRIP LINE
B2	10.0	1.00	SHRUB	DRIP LINE
B3	12.0	1.00	SHRUB	DRIP LINE
B4	10.0	1.00	SHRUB	DRIP LINE



A 'B' P.O.C. PLAN VIEW
N.T.S.

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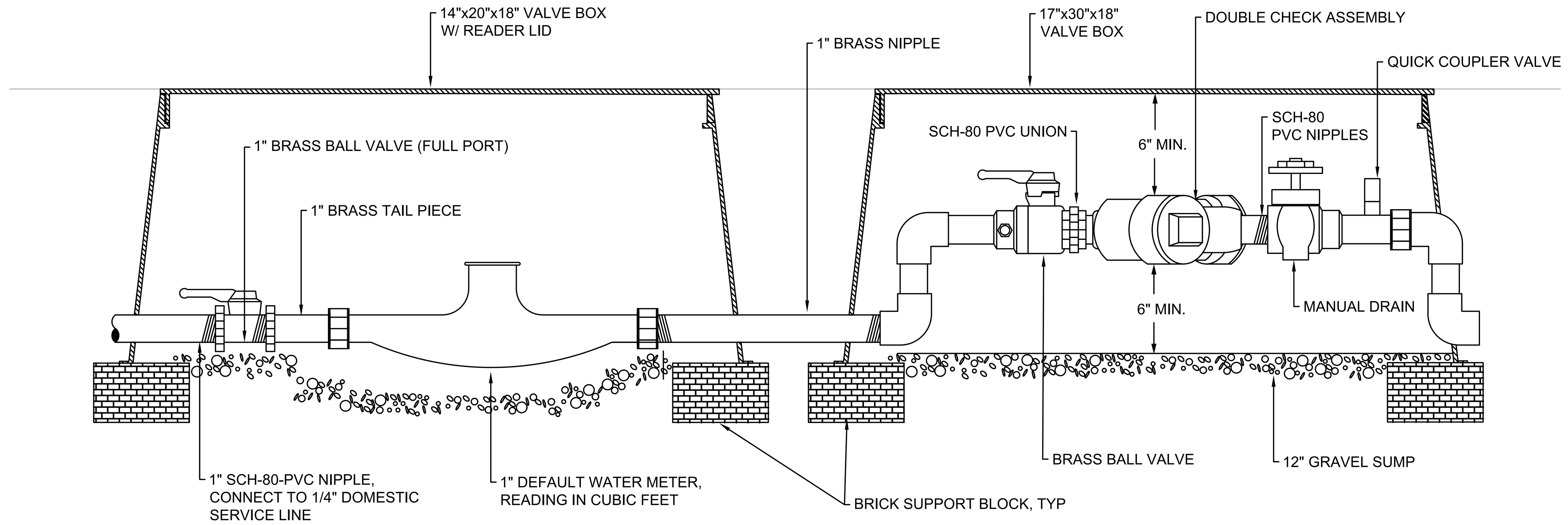
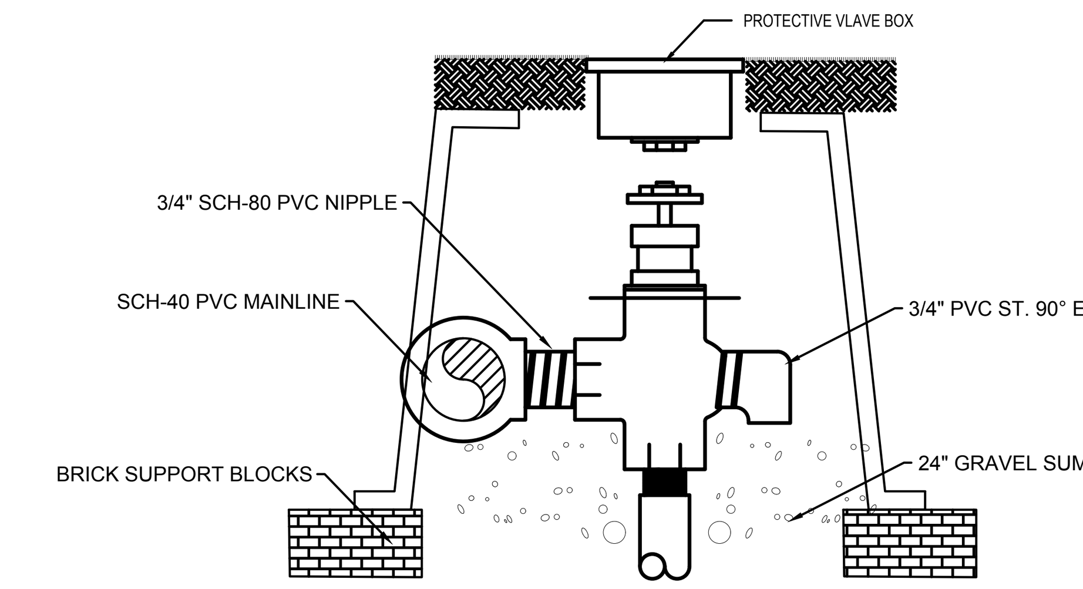
DRAWING SCALES:	1:20

DRAWING CONTENTS
IRRIGATION PLAN NOTES & DETAILS

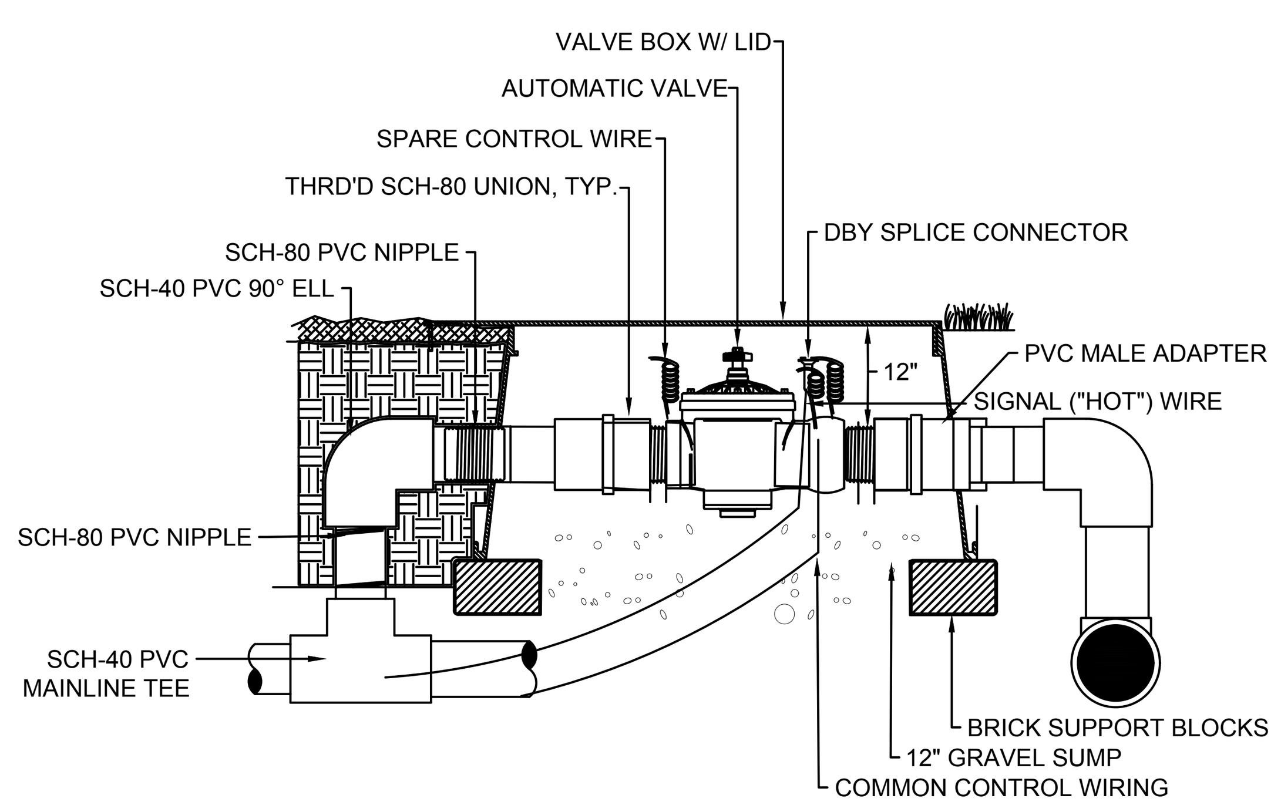
DRAWING NO.:
L3
3 OF 4



F BACK FLOW POINT OF CONNECTION
N.T.S.

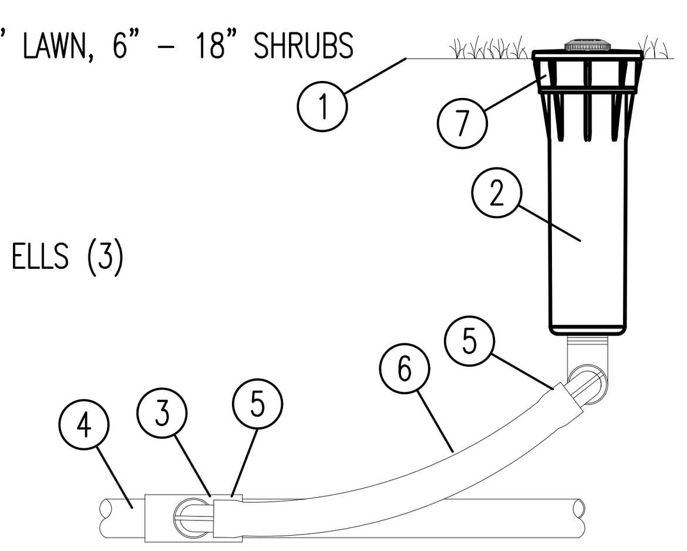


J MANUAL ASSEMBLY DRAIN
N.T.S.

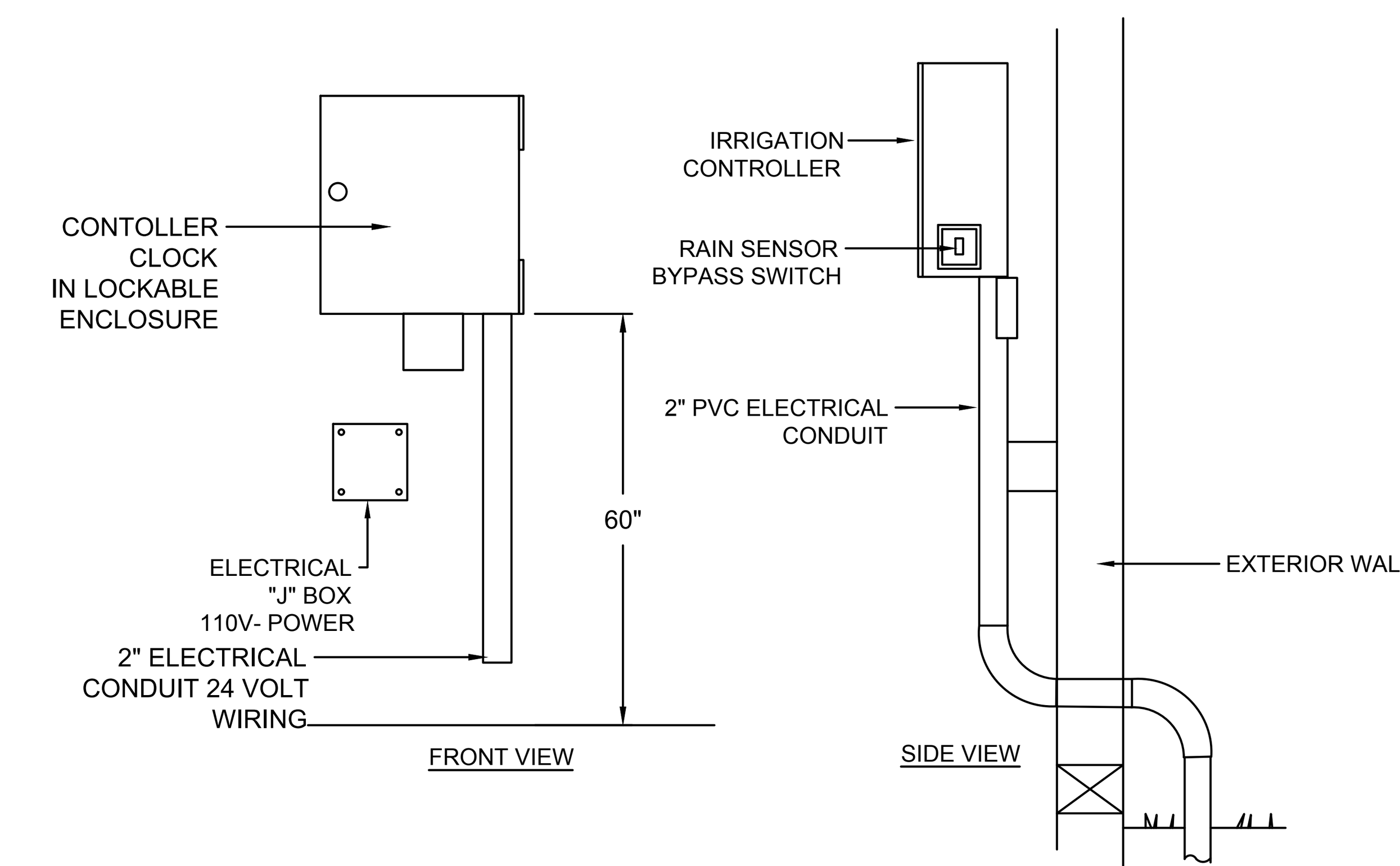


C CONTROL VALVE
N.T.S.

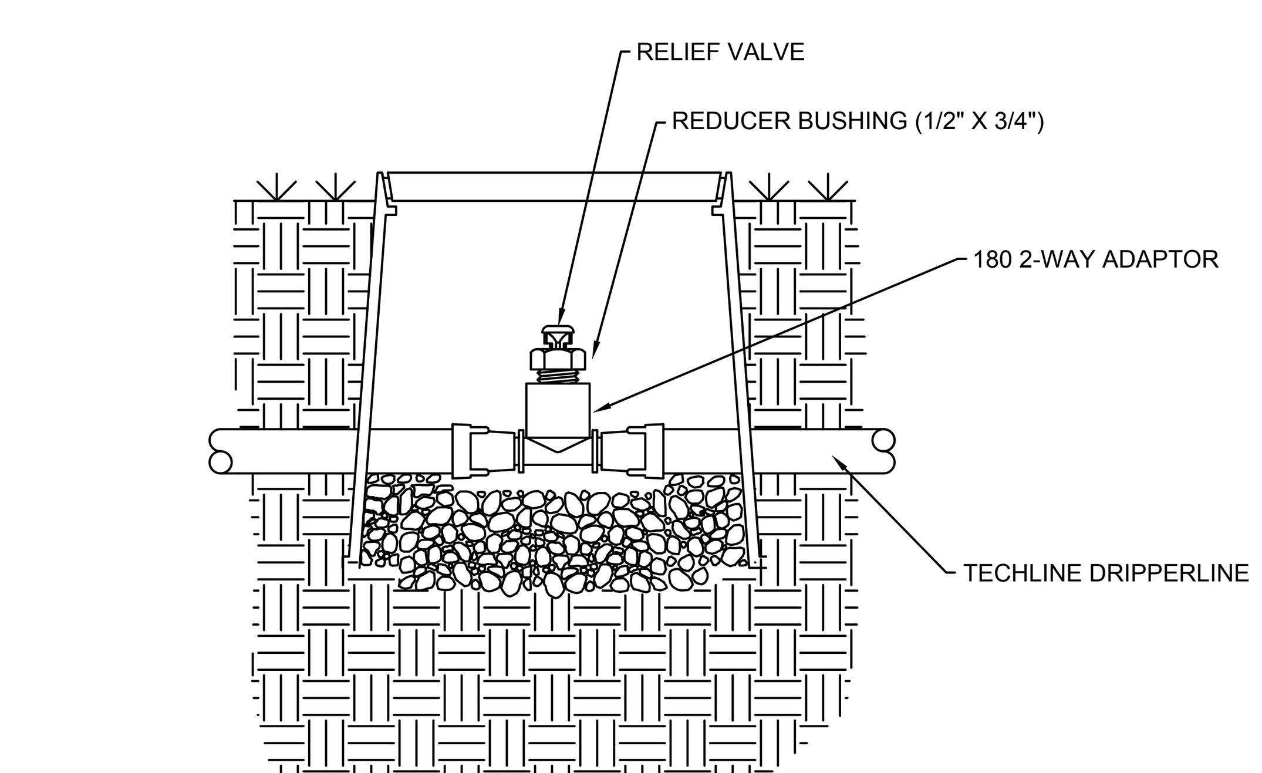
1. FINISH GRADE
2. MP ROTATOR BODY 4" LAWN, 6" - 18" SHRUBS
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. 1/2" MARLEX STREET ELLS (3)
6. SCH 80 NIPPLE
7. RECLAIMED CAP



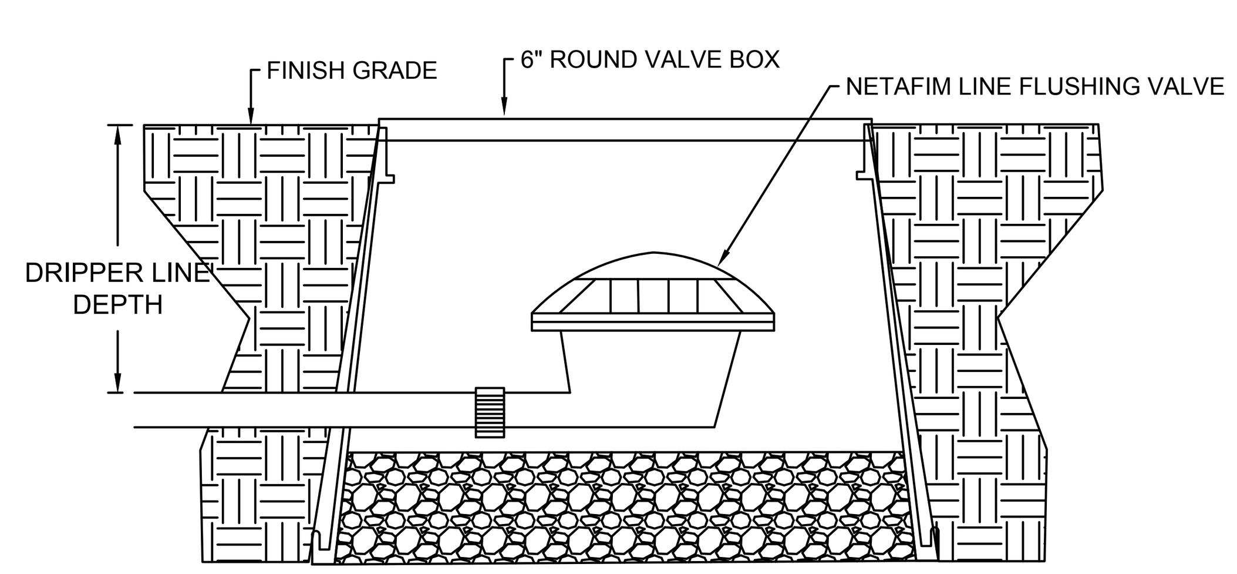
G MP ROTATOR SPRINKLER
N.T.S.



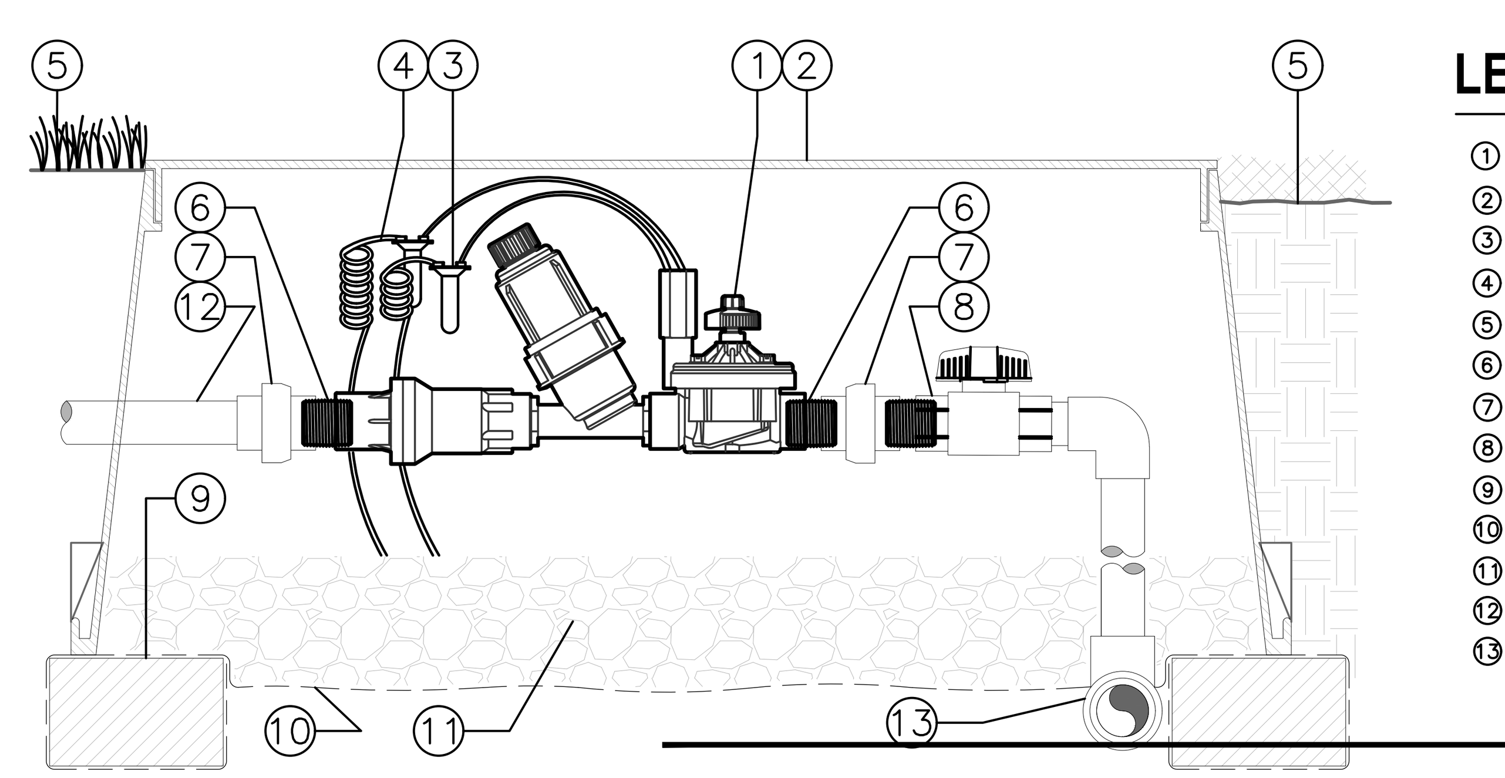
I AUTO CONTROLLER 'B'
N.T.S.



D AIR RELIEF VALVE
N.T.S.



E FLUSH DRAIN VALVE
N.T.S.



H DRIP ZONE IN - LINE KIT (ICZ-101)
N.T.S.

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2"
3. LETTERS
4. WATERPROOF CONNECTORS (2)
5. 18"-24" COILED WIRE TO CONTROLLER
6. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
7. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
8. PVC SLIP X FPT UNION
9. ISOLATION VALVE, SIZE AND TYPE PER PLAN
10. BRICK SUPPORTS (4)
11. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
12. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
13. IRRIGATION LATERAL

MAINLINE LATERAL AND FITTINGS

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