

300 BUILDING - LARSON AUTOMOTIVE GROUP

CIVIL CONSTRUCTION PLANS (PERMIT PRCCP20220092)

RIGHT-OF-WAY PLANS (PERMIT PRCCP20220092)

APPROVED

BY: *[Signature]*
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING
 DATE: 7/22/2022

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.

OWNER / APPLICANT
 LARSON AUTOMOTIVE GROUP
 7815 SOUTH TACOMA WAY
 TACOMA, WA 98409
 CONTACT: MARK NELSON
 EMAIL: MARKNELSON@LOOKLARSON.COM
 PHONE: (253) 377-1645

CIVIL ENGINEER
 MOMENTUM CIVIL
 1145 BROADWAY, SUITE 115
 TACOMA, WA 98402
 CONTACT: MARC PUDISTS, P.E.
 EMAIL: MARCP@MOMENTUMCIVIL.COM
 PHONE: (253) 405-4474

CONTACT: DREW HARRIS, P.E.
 EMAIL: DREWH@MOMENTUMCIVIL.COM
 PHONE: (253) 319-1506

SURVEYOR
 INFORMED LAND SURVEY
 3215 SOUTH 12TH STREET
 TACOMA, WA 98405
 CONTACT: EVAN WAHLSTROM
 EMAIL: EW AHLSTROM@ILLANDSURVEY.COM
 PHONE: (253) 627-2070

ARCHITECT
 CASTINO ARCHITECTURE
 8911 71ST AVE NW
 GIG HARBOR, WA 98332
 CONTACT: JIM CASTINO
 EMAIL: JIMPL0T22@GMAIL.COM
 PHONE: (253) 973-6680

GEOTECHNICAL ENGINEER
 GEORESOURCES
 CONTACT: NEIL FERGUSON, P.E.
 4809 PACIFIC HIGHWAY EAST
 FIFE, WA 98424
 PHONE: (253) 896-1011

LANDSCAPE ARCHITECT
 LYON LANDSCAPE ARCHITECTS
 CONTACT: ERIC WILLIAMS, ASLA
 1015 PACIFIC AVENUE, SUITE #203
 TACOMA, WA 98402
 PHONE: (253) 678-4173

SITE ELECTRICAL ENGINEER
 DANARD ELECTRIC INC.
 CONTACT: STEVE DANARD
 18819 38TH AVE.
 TACOMA, WA 98446
 PHONE: (253) 875-8650

GENERAL NOTES

- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLAN TO THE CITY OF PUYALLUP FOR REVIEW AND OBTAIN APPROVED PLAN PRIOR TO THE PRECONSTRUCTION MEETING AND PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY. MOMENTUM CIVIL IS NOT RESPONSIBLE FOR TRAFFIC CONTROL.
- CONTRACTOR SHALL VERIFY THE LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. DEPTHS TO GRAVITY PIPE CONNECTIONS SHOULD BE POT HOLED. NOTIFY THE ENGINEER IF ELEVATIONS DIFFER FROM THE PLANS.
- ALL WORKMANSHIP AND MATERIALS SHALL FOLLOW THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, DATED 2021, UNLESS SUPERSEDED BY A CITY STANDARD, THIS PLAN SET, OR AN ORDER OF THE ENGINEER OR OWNER.
- ALL EARTHWORK SHALL BE PERFORMED ACCORDING TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT SPECIFIC GEOTECHNICAL REPORT BY GEORESOURCES, DATED THE 8TH OF AUGUST, 2021.
- CONTRACTOR TO INSTALL IRRIGATION SLEEVING AND ELECTRICAL AND LIGHTING CONDUIT BASED ON LANDSCAPE AND ELECTRICAL/LIGHTING PLANS, RESPECTIVELY.

SITE INFORMATION

PARCEL NUMBER(S): 0420214010, 0420214027, 0420281154*
 (*THIS PLAN SET IS BEING SUBMITTED CONCURRENTLY WITH A LOT COMBINATION APPLICATION THAT WILL COMBINE PARCELS 0420214027 AND 0420214010)
 PROJECT ADDRESS: 300 RIVER ROAD, PUYALLUP, WA 98371
 EXISTING ZONING: GENERAL COMMERCIAL
 PROPOSED ZONING: GENERAL COMMERCIAL
 TOTAL SITE AREA: 3.09 ACRES

REPLACED PGIS:	16,140 SF
NEW + REPLACED NON-PGIS:	13,130 SF
TOTAL NEW + REPLACED IMPERVIOUS SURFACE:	22,270 SF
TOTAL NEW LANDSCAPING:	1,475 SF
4TH STREET NW GRIND AND OVERLAY:	7,530 SF
TOTAL DISTURBED AREA:	38,275 SF

SITE VOLUME CALCULATIONS
 CUT VOLUME: 800+/- CY
 FILL VOLUME: 900+/- CY
 NET CUT-TO-FILL: 100+/- CY (FILL)

NOTE: ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING PURPOSES ONLY AND REPRESENT FINISH GRADE TO STRIPPED SUBGRADE. CONTRACTOR SHALL RELY ON THEIR OWN ESTIMATES FOR DETERMINING ACTUAL EARTHWORK QUANTITIES. THE VOLUMES LISTED ABOVE DO NOT ACCOUNT FOR TRENCHING, STRUCTURAL EXCAVATION, EXPANSION/COMPACTION FACTORS OR ANY SOIL TYPE RESTRICTIONS.

UTILITY PURVEYORS / SERVICES

SEWER: CITY OF PUYALLUP PUBLIC WORKS
 333 S. MERIDIAN
 PUYALLUP, WA 98371
 PHONE: (253) 841-5505

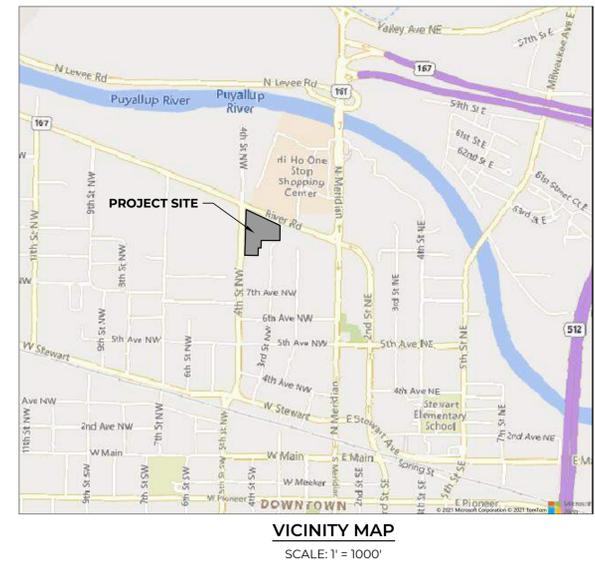
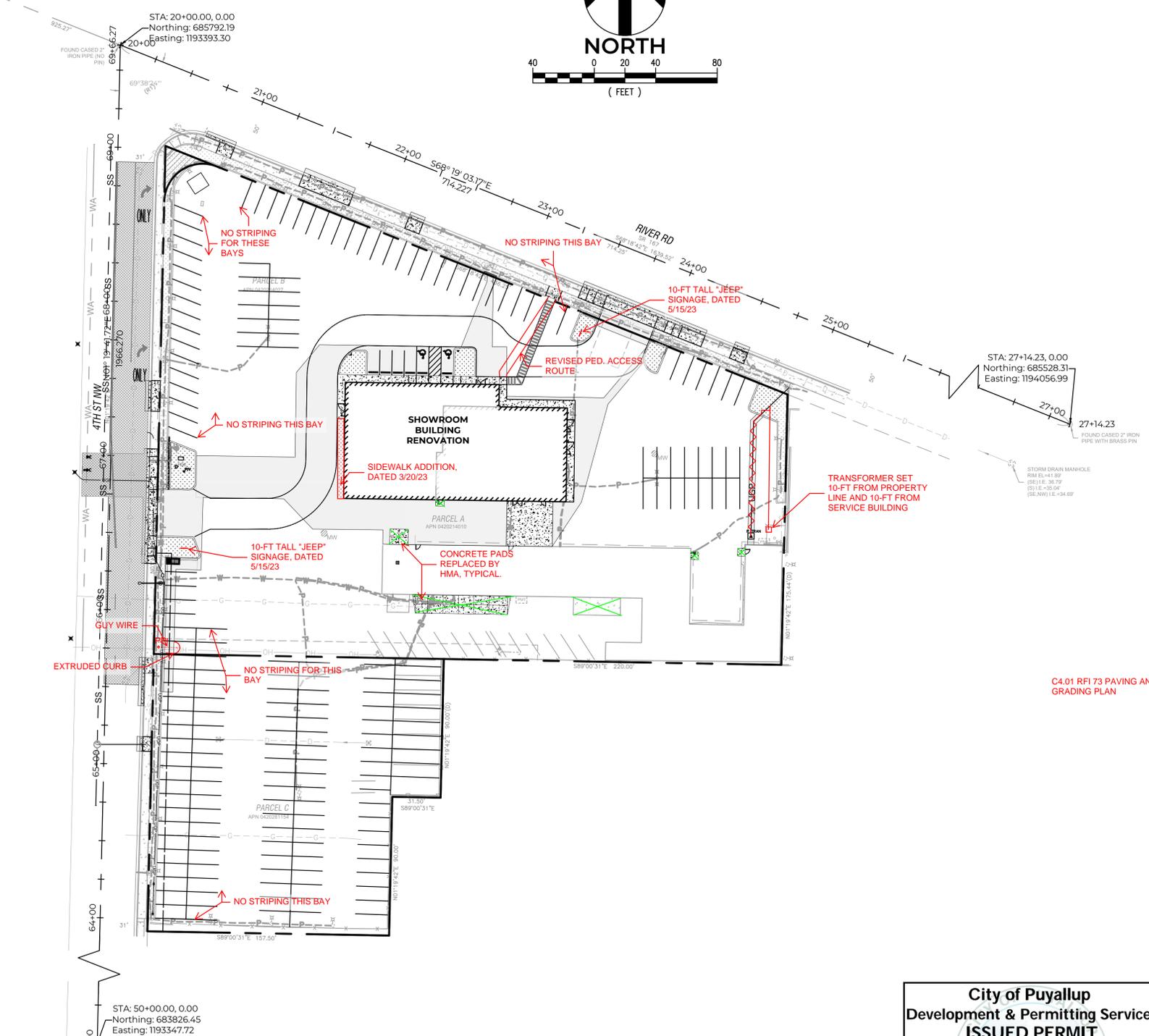
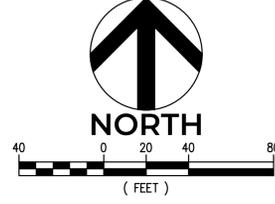
WATER: CITY OF PUYALLUP - WATER DIVISION
 333 S. MERIDIAN
 PUYALLUP, WA 98371
 PHONE: (253) 841-5505

FIRE: CITY OF PUYALLUP - FIRE SERVICES & PREVENTION
 333 S. MERIDIAN, 2ND FLOOR
 PUYALLUP, WA 98371
 PHONE: (253) 864-4171

POWER: PUGET SOUND ENERGY
 PHONE: (888) 225-5773

GAS: PUGET SOUND ENERGY
 PHONE: (888) 225-5773

811
 Know what's below.
 Call before you dig.



Civil Sheet Index

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25	ES1.00	Street Lighting Plan

THIS PLAN SET IS BEING SUBMITTED CONCURRENTLY WITH A LOT COMBINATION APPLICATION THAT WILL COMBINE PARCELS 0420214027 AND 0420214010

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23

NO.	DATE	REVISION DESCRIPTION
1	4/25/22	REVISIONS TO CITY COMMENTS 4/1/22
2	6/17/22	REVISIONS TO CITY COMMENTS DATED 6/10/22
3	6/29/22	REVISIONS TO SEWER AND WATER SERVICES
4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/19/22



PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
 CASTINO ARCHITECTURE
CIVIL COVER
 300 RIVER ROAD
 CITY OF PUYALLUP



CHECKED BY: M. PUDISTS
 DESIGNED BY: K. MURPHY
 DRAWN BY: K. MURPHY

HORIZ. DATUM: NAD83(11)
 VERT. DATUM: NAVD88

DATE: 7/19/22

PROJECT NO. LARS-0001

SHEET NO. 1 of 25

REFERENCE NO. C1.0

Plot Date: 7/19/2022 9:19 AM
 Save Date: 6/20/2022 10:30 AM
 By: Kyle Murphy
 File: P:\LARS0001\0400CAD\Sheets\Final\CVR-LARS0001.dwg

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

CITY OF PUYALLUP WATER SYSTEM NOTES

- 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.
- 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.
- 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.
- A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
- ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- VALVE MARKER POSTS SHALL BE INSTALLED WHERE VALVE BOXES ARE HIDDEN FROM VIEW OR IN UNPAVED AREAS. THE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL 03.01.02.
- 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.
- PIPE FITTING FOR WATER MAINS SHALL BE DUCTILE IRON AND SHALL BE MECHANICAL JOINT CONFORMING TO AWWA SPECIFICATION C111-72.
- WATER MAIN PIPE AND SERVICE CONNECTIONS SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
- 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.
- TRENCHING, BEDDING, AND BACKFILL FOR WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 06.01.01.
- 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.
- ANY LEAD JOINT FITTING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH A MECHANICAL JOINT FITTING AT THE CONTRACTOR'S EXPENSE.
- 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.
- 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.
- 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.
- 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.)
 - 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).
 - 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."
- NEW WATER MAIN INSTALLATION:
 - 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.
 - 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 WATER MAIN CONNECTION TO THE EXISTING WATER SYSTEM.
 - 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.

- 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.
- 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 ONSITE 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 (WPPC) 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.
- SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED AFTER FLUSHING AND AGAIN 24 HOURS AFTER THE FIRST SET OF SAMPLES.
- 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.

65% Calcium Hypochlorite Addition per Pipe Section					
Pipe Diameter (Inches)	Pipe Volume per 18 feet (gal)	5-gram tablets per pipe section	Hypochlorite Granules		Maximum Fill Rate (gpm)
			Ounces per 500 feet	Teaspoons per 18 feet	
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

CITY OF PUYALLUP SEWER SYSTEM NOTES

- 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.
- 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 SEWER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
- 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").
- A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
- ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- MINIMUM GRADE ON ALL 4 INCH RESIDENTIAL SIDE SEWERS SHALL BE 2 PERCENT AND 6 INCH COMMERCIAL SIDE SEWERS SHALL BE 1 PERCENT; MAXIMUM SHALL BE 8 PERCENT. ALL SIDE SEWERS SHALL BE 6 INCHES WITHIN CITY RIGHT-OF-WAY.
- SIDE SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD NOS. 04.03.01, 04.03.02, 04.03.03 AND 04.03.04. SIDE SEWER INSTALLATION WORK SHALL BE DONE IN ACCORDANCE WITH THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT (WISHA).
- ALL SEWER PIPE SHALL BE PVC, POLYPROPYLENE, OR DUCTILE IRON. PVC SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR35 FOR PIPE SIZES 15-INCH AND SMALLER AND ASTM F679 FOR PIPE SIZES 18- TO 27-INCH, DUCTILE IRON PIPE SHALL BE CLASS 51 OR GREATER, LINED WITH PROTECTO 401TM EPOXY LINING OR EQUIVALENT, UNLESS OTHERWISE NOTED. 12-INCH THROUGH 30-INCH POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVING A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. 36-INCH THROUGH 60-INCH PP PIPE SHALL BE TRIPLE WALLED AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. PP SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PI WHEN TESTED IN ACCORDANCE WITH ASTM D2412. TESTING SHALL BE PER ASTM F1417. TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD NO. 06.01.01. MINIMUM COVER ON PVC AND PP PIPE SHALL BE 3.0 FEET. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
- SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL CONFORM TO CITY STANDARD NO. 06.01.02.
- SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STANDARD NOS. 04.01.01, 04.01.02, 04.01.03 AND 04.01.04. ALL MANHOLES SHALL BE CHANNIELED FOR FUTURE LINES AS SPECIFIED ON THESE PLANS. MANHOLE STEPS AND LADDER SHALL CONFORM TO STANDARD NO. 06.01.03.
- SANITARY SEWER PIPE AND SIDE SEWERS SHALL BE 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES WITH THE EXCEPTION OF SIDE SEWERS THAT PROVIDE SERVICE TO A SINGLE-FAMILY RESIDENCE. AT THE DISCRETION OF THE REVIEW ENGINEER, A LICENSED PROFESSIONAL ENGINEER WILL BE REQUIRED TO STAMP THE DESIGN TO ACCOUNT FOR DEPTH OR PROXIMITY TO FOUNDATION, STEEP SLOPES, OR OTHER FACTORS.
- NO SIDE SEWERS SHALL BE CONNECTED TO ANY HOUSE OR BUILDING UNTIL ALL MANHOLES ARE ADJUSTED TO THE FINISHED GRADE OF THE COMPLETED ASPHALT ROADWAY AND THE ASPHALT PATCH AND SEAL AROUND THE RING ARE ACCEPTED.
- FOR COMMERCIAL DEVELOPMENTS IN WHICH SOURCES OF GREASE AND/OR OILS MAY BE INTRODUCED TO THE CITY SANITARY SEWER SYSTEM, A CITY APPROVED GREASE INTERCEPTOR SHALL BE INSTALLED DOWNSTREAM FROM THE SOURCE.
- ONCE SEWER AND ALL OTHER UTILITY CONSTRUCTION IS COMPLETED, ALL SANITARY SEWER MAINS AND SIDE SEWERS SHALL BE TESTED PER SECTION 406 OF THE CITY STANDARDS.

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

APPROVED

BY: 
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE: 7/22/2022

NOTE: THIS APPROVAL IS VOID AFTER 90 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.

NO.	DATE	REVISION DESCRIPTION
1	4/25/22	REVISIONS TO CITY COMMENTS 4/1/22
2	6/17/22	REVISIONS TO CITY COMMENTS DATED 6/10/22
3	6/29/22	REVISIONS TO SEWER AND WATER SERVICES
4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/19/22



PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
GENERAL NOTES
300 RIVER ROAD
CITY OF PUYALLUP



CHECKED BY: **M. PUDISTS**
 DESIGNED BY: **K. MURPHY**
 DRAWN BY: **K. MURPHY**
 HORIZ. DATUM: **NAD83(11)**
 VERT. DATUM: **NAVD88**
 DATE: **7/19/22**
 PROJECT NO. **LARS-0001**
 SHEET NO. **3 of 25**
 REFERENCE NO. **C1.2**

THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23

Plot Date: 7/19/2022 9:19 AM
 Save Date: 6/20/2022 10:30 AM
 By: Kyle Murphy
 File: P:\LARS\0001\0400CAD\Sheets\Final\CVR-LARS0001.dwg



TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL A (APN 0420214010):
 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:
 BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 4TH STREET NORTHWEST IN THE CITY OF PUYALLUP, WHICH IS 645.00 FEET NORTH 0°21'00" EAST OF THE CENTERLINE OF 7TH AVENUE NORTHWEST;
 THENCE EAST 410.00 FEET PARALLEL TO 7TH AVENUE NORTHWEST;
 THENCE NORTH 0°21'00" EAST 175.44 FEET PARALLEL TO 4TH STREET NORTHWEST TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 5;
 THENCE NORTH 69°18'10" WEST 277.31 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;
 THENCE SOUTH 0°21'00" WEST PARALLEL TO 4TH STREET NORTHWEST, 143.46;
 THENCE WEST 150.00 FEET PARALLEL TO 7TH AVENUE NORTHWEST TO THE EAST LINE OF 4TH STREET NORTHWEST;
 THENCE SOUTH 0°21'00" WEST 130.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING,
 EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP BY DEED RECORDED UNDER RECORDING NO. 200208290409,
 SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B (APN 0420214027):
 A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21, AND THE NORTHEAST QUARTER OF SECTION 28, ALL IN TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 4TH STREET NORTHWEST, IN THE CITY OF PUYALLUP, WHICH IS 775.00 FEET NORTH 0°21'00" EAST OF THE CENTERLINE OF 7TH AVENUE NORTHWEST;
 THENCE EAST 150.00 FEET PARALLEL WITH SAID CENTERLINE;
 THENCE NORTH 143.46 FEET PARALLEL TO SAID EAST RIGHT OF WAY LINE OF 4TH STREET NORTHWEST TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 5;
 THENCE NORTH 69°18'10" WEST 159.98 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO SAID EAST RIGHT OF WAY LINE OF 4TH STREET NORTHWEST;
 THENCE SOUTH 0°21'00" WEST 200 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP BY DEED RECORDED UNDER RECORDING NO. 200208290407.

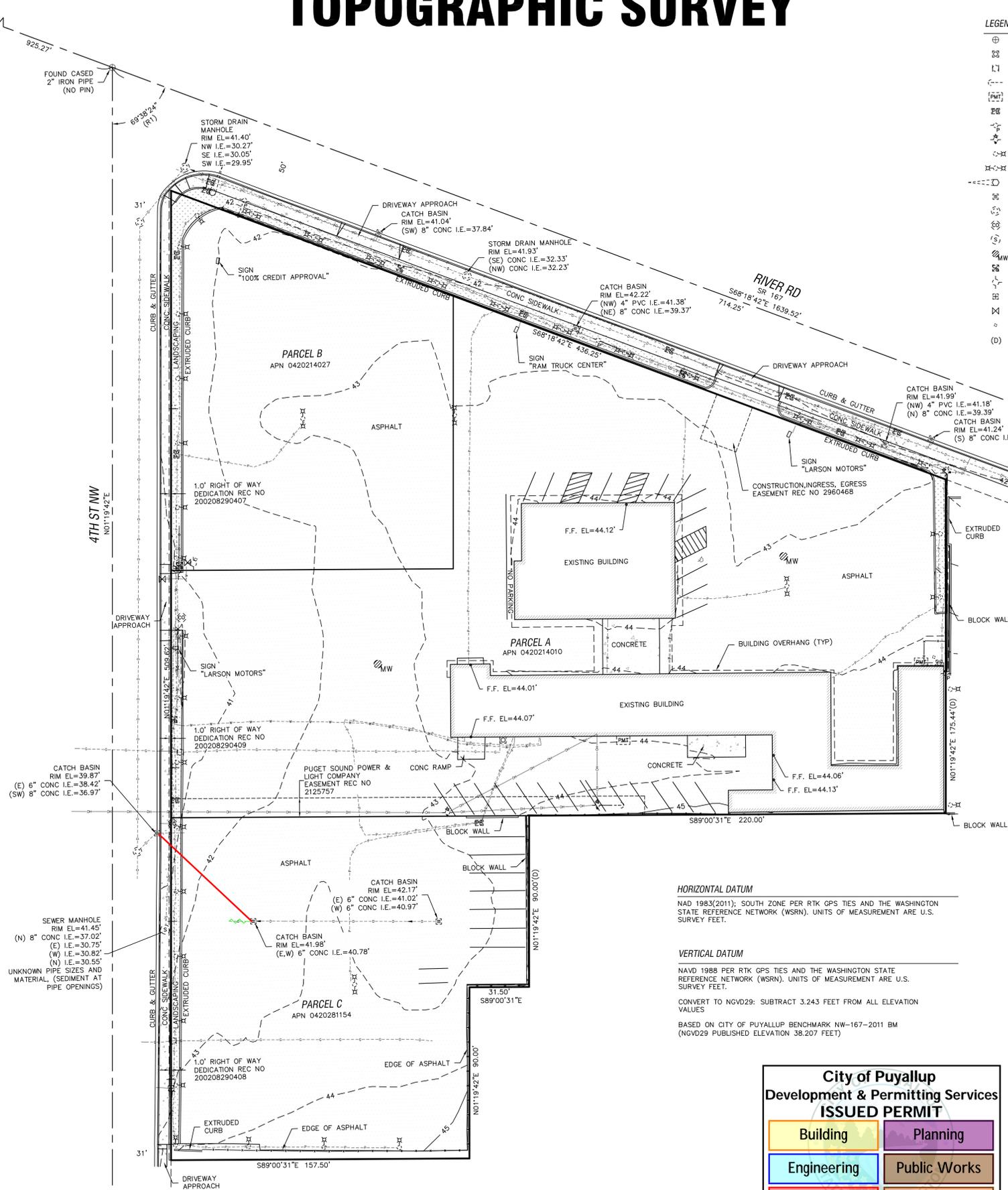
PARCEL C (APN 0420281154):
 THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF 7TH AVENUE NORTHWEST WITH THE EAST LINE OF 4TH STREET NORTHWEST;
 THENCE NORTH 437.6 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 178.40 FEET;
 THENCE EAST 190 FEET;
 THENCE SOUTH 90 FEET;
 THENCE WEST 31.5 FEET;
 THENCE SOUTH 90 FEET;
 THENCE WEST 158.5 FEET TO THE POINT OF BEGINNING,
 EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP BY DEED RECORDED UNDER RECORDING NO. 200208290408,
 SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

SURVEYOR'S NOTES

- THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
- THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A GEOMAX ZOOM 90 2" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE TITLE REPORT WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY, GUARANTEE NO. G-0000-78968308B, DATED APRIL 19, 2021 AT 8:30AM.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MAY, 2021 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN MAY, 2021. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
- OVERHEAD UTILITY LINES SHOWN ON THIS MAP ARE INTENDED TO SHOW THE DIRECTION OF THE OVERHEAD UTILITY LINES ONLY AND DO NOT REPRESENT THE ACTUAL WIDTH, NUMBER OR LOCATION OF LINE(S) ON THE UTILITY POLES.
- PARCELS A & B ARE SUBJECT TO PUGET SOUND POWER & LIGHT COMPANY EASEMENT RECORDING NUMBER 1107010, THE DESCRIPTION CONTAINED IN THE EASEMENT DOCUMENT IS INSUFFICIENT TO DETERMINE THE EXACT LOCATION OF THE EASEMENT.

NOTE:
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
 1-800-424-5555



LEGEND

- ⊕ FOUND CASED MONUMENT (AS SHOWN)
- ⊗ GAS METER
- ⊕ GAS VALVE
- ⊕ GUY ANCHOR
- ⊕ POWER METER
- ⊕ POWER PULL BOX
- ⊕ POWER BOX
- ⊕ POWER POLE W/T TRANSFORMER & DROP
- ⊕ LOT LIGHT WITH ARM
- ⊕ LOT LIGHT DOUBLE ARM
- ⊕ TRAFFIC SIGNAL WITH ARM
- ⊕ STORM DRAIN CATCH BASIN
- ⊕ STORM DRAIN MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ SEWER MANHOLE
- ⊕ MONITORING WELL
- ⊕ IRRIGATION CONTROL BOX
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GUARD POST
- (D) DISTANCE PER DEED

LINE TYPE LEGEND

- IRON GATE
- x— CHAIN LINK FENCE
- WOOD FENCE
- G— GAS PAINT LINE
- OH— OVERHEAD UTILITY LINE
- D— STORM DRAIN LINE
- S— SEWER LINE
- P— POWER PAINT LINE
- W— WATER PAINT LINE

HORIZONTAL DATUM

NAD 1983(2011); SOUTH ZONE PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
 CONVERT TO NGVD29: SUBTRACT 3.243 FEET FROM ALL ELEVATION VALUES
 BASED ON CITY OF PUYALLUP BENCHMARK NW-167-2011 BM (NGVD29 PUBLISHED ELEVATION 38.207 FEET)

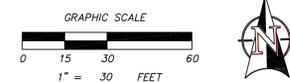
REFERENCE SURVEYS

- R1) RECORD OF SURVEY, RECORDING NO. 9607120263
 - R2) RECORD OF SURVEY, RECORDING NO. 1382
- RECORDS OF PIERCE COUNTY AUDITOR'S OFFICE

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23



SHT. 1 OF 1

A PORTION OF THE SE 1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN & THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN.
 FOR: **MOMENTUM CIVIL ENGINEERING CONSULTANTS**
 CITY OF PUYALLUP, PIERCE COUNTY, WA

TOPOGRAPHIC SURVEY
 CHECKED: EW
 JOB NO.: MOMEN-210408
 FIELD DRAWN: ES
 DRAFTED: JR
 DATE: 5/10/2021
 SCALE: 1"=30'



300 RIVER RD
 PUYALLUP, WA 98371
 TAX PARCEL NO. 0420214010,
 0420214027, 0420281154

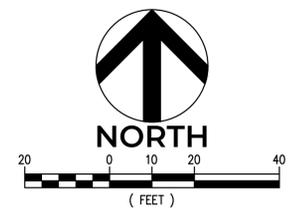
informed land survey
 PO Box 5137
 Tacoma, WA 98415-0137
 Phone: 361.622.2070
 admin@informedlandsurvey.com
 www.informedlandsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
7/22/2022
DATE:

NOTE: THIS APPROVAL IS VOID AFTER 90 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.

NOTE: ALL IMPROVEMENTS NOT EXPLICITLY CALLED OUT FOR DEMOLITION/REMOVAL SHALL BE PROTECTED AND PRESERVED THROUGHOUT CONSTRUCTION. COORDINATE WITH ENGINEER IF ADDITIONAL DEMOLITION IS REQUIRED FOR PROPOSED IMPROVEMENTS AND IF CONFLICT ARISES WITH EXISTING IMPROVEMENTS/CONDITIONS.

TESC AND DEMOLITION LEGEND

- PROPERTY LINE
- FULL DEPTH PAVEMENT SAWCUT LINE (BMP C152)
- UTILITY LINE REMOVAL/ABANDONMENT
- TRIANGULAR FOAM SILT DIKE (BMP C208) ² C2.2
- BUILDING DEMOLITION
- HMA PAVEMENT REMOVAL
- CONCRETE SIDEWALK REMOVAL
- SD INLET PROTECTION (BMP C220) ¹ C2.2

CIVIL KEYNOTES

- 1 DEMOLISH EXISTING BUILDING. CONTRACTOR SHALL ACQUIRE NECESSARY BUILDING DEMOLITION PERMITS AS REQUIRED. SEE ARCHITECTURAL PLANS FOR ACTUAL DEMOLITION GUIDANCE.
- 2 REMOVE EXISTING SITE LUMINAIRE AND DEMOLISH EXISTING FOUNDATION. SALVAGE LIGHT POST AND DELIVER TO OWNER FOR FUTURE USE.
- 3 DEMOLISH EXISTING DRIVEWAY APPROACH. REMOVE CEMENT CONCRETE PANELS TO NEAREST FULL DEPTH EXPANSION JOINT BEYOND THE LIMITS SHOWN. PROTECT EXISTING UTILITIES WITHIN DRIVEWAY FOOTPRINT WHICH ARE TO REMAIN.
- 4 REMOVE EXISTING "LARSON MOTORS" COMMERCIAL SIGN. DEMOLISH SIGNAGE FOOTING AS REQUIRED TO PROVIDE CLEAR PATH FOR NEW DRIVEWAY APPROACH ALIGNMENT.
- 5 REMOVE TUBULAR STEEL TRAFFIC GATE. DEMOLISH GATE FOOTINGS AS REQUIRED TO PROVIDE CLEAR PATH FOR NEW DRIVEWAY APPROACH ALIGNMENT.
- 6 DEMOLISH PROTRUDING BAY OF EXISTING CAR WASH - REFER TO ARCHITECTURAL PLANS FOR ACTUAL DEMOLITION GUIDANCE.
- 7 DEMOLISH EXISTING CURBING.
- 8 PROTECT EXISTING SIGN THROUGHOUT CONSTRUCTION - DESIGNATED TO REMAIN.
- 9 REMOVE EXISTING LUMINAIRE AND DEMOLISH EXISTING FOUNDATION. SALVAGE LIGHT POST AND RELOCATE TO LOCATION SHOWN ON C3.0. RE-INSTALL AT NEW LOCATION IN SIMILAR MANNER. COORDINATE WITH ELECTRICAL PLANS.
- 10 PROTECT EXISTING FIRE HYDRANT THROUGHOUT CONSTRUCTION - DESIGNATED TO REMAIN.
- 11 REMOVE AND REPLACE EXISTING SANITARY SEWER CLEANOUT AND SIDE SEWER TO MAIN - REFER TO SHEET C5.0 FOR PROPOSED SIDE SEWER SERVICE.
- 12 THIS POWER LINE APPEARS TO BE ABANDONED. VERIFY REMOVAL WITH ELECTRICAL ENGINEER.
- 13 PROTECT EXISTING SANITARY SEWER MANHOLE AND ADJUST RIM TO FINISH GRADE AS REQUIRED.
- 14 PROTECT EXISTING POWER POLE THROUGHOUT CONSTRUCTION - DESIGNATED TO REMAIN.
- 15 PROTECT EXISTING PULLBOX THROUGHOUT CONSTRUCTION - DESIGNATED TO REMAIN. ADJUST RIM TO FINISH GRADE AS REQUIRED.
- 16 EXISTING SEWER SERVICE LOCATION TO BUILDING. CONTRACTOR TO POTHOLE AND VERIFY DEPTH, SIZE, MATERIAL, AND LOCATION PRIOR TO COMMENCING WORK. CONTACT ENGINEER IF VARIES FROM WHAT IS SHOWN.
- 17 EXISTING WATER SERVICE LOCATION TO BUILDING. CONTRACTOR TO POTHOLE AND VERIFY DEPTH, SIZE, MATERIAL, AND LOCATION PRIOR TO COMMENCING WORK. CONTACT ENGINEER IF VARIES FROM WHAT IS SHOWN.
- 18 REMOVE EXISTING BOLLARD.
- 19 DECOMMISSION AND REMOVE EXISTING WATER METER AND WATER SERVICE TO EXISTING 6-INCH MAIN - SEE SHEET C5.0 FOR NEW LOCATION.
- 20 DECOMMISSION EXISTING GAS SERVICE METER - COORDINATE WITH GAS PURVEYOR.
- 21 DECOMMISSION EXISTING OVERHEAD POWER SERVICE TO BUILDING. COORDINATE WITH POWER PURVEYOR. **THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23**

RECOMMENDED CONSTRUCTION SEQUENCE

1. ATTEND PRE-CONSTRUCTION MEETING WITH CITY.
 2. MARK CLEARING AND DEMOLITION LIMITS.
 3. INSTALL INLET PROTECTION AROUND EXISTING STORM DRAIN INLETS.
 4. INSTALL TRIANGULAR SILT DIKE, MECHANICAL FILTRATION DEVICES, AND CONSTRUCTION FENCES ON THE SITE.
 5. INSTALL NEW OIL/WATER SEPARATOR AND SEWER CONNECTION.
 6. INSTALL PERMANENT STORMWATER CONVEYANCE SYSTEM. INSTALL INLET PROTECTION IN STRUCTURES AS THEY ARE INSTALLED.
 7. BEGIN DEMOLITION.
 8. GRADE SITE.
 9. INSTALL UTILITIES, IRRIGATION SLEEVES, CURBS AND GUTTERS.
 10. PREPARE SITE FOR PAVING.
 11. PAVE SITE.
 12. COMPLETE PAVING AND PERMANENTLY STABILIZE THE SITE.
 13. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER SITE IS PERMANENTLY STABILIZED.
- DEMOLITION NOTES:**
1. CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY PURVEYORS REGARDING CONFLICTS, REMOVAL, OR RELOCATION OF EXISTING FACILITIES.
 2. CONTRACTOR SHALL PROTECT ALL UTILITIES / STRUCTURES TO REMAIN, AND ADJUST RIMS TO FINISHED GRADE.
 3. CONTRACTOR TO POTHOLE AND VERIFY PROPOSED CROSSINGS AND CONNECTIONS WITH EXISTING UTILITIES. VERIFY PIPE SIZE AND INVERTS. NOTIFY ENGINEER OF ANY CONFLICT WITH DESIGN.
 4. PROTECT AND PRESERVE ALL ADJACENT IMPROVEMENTS. COORDINATE WITH OWNER/ENGINEER IF CONFLICTS EXIST OR CONDITIONS ARE DIFFERENT THAN SHOWN. PROTECT AND PRESERVE ALL SITE IMPROVEMENTS NOT DESIGNATED FOR DEMOLITION.

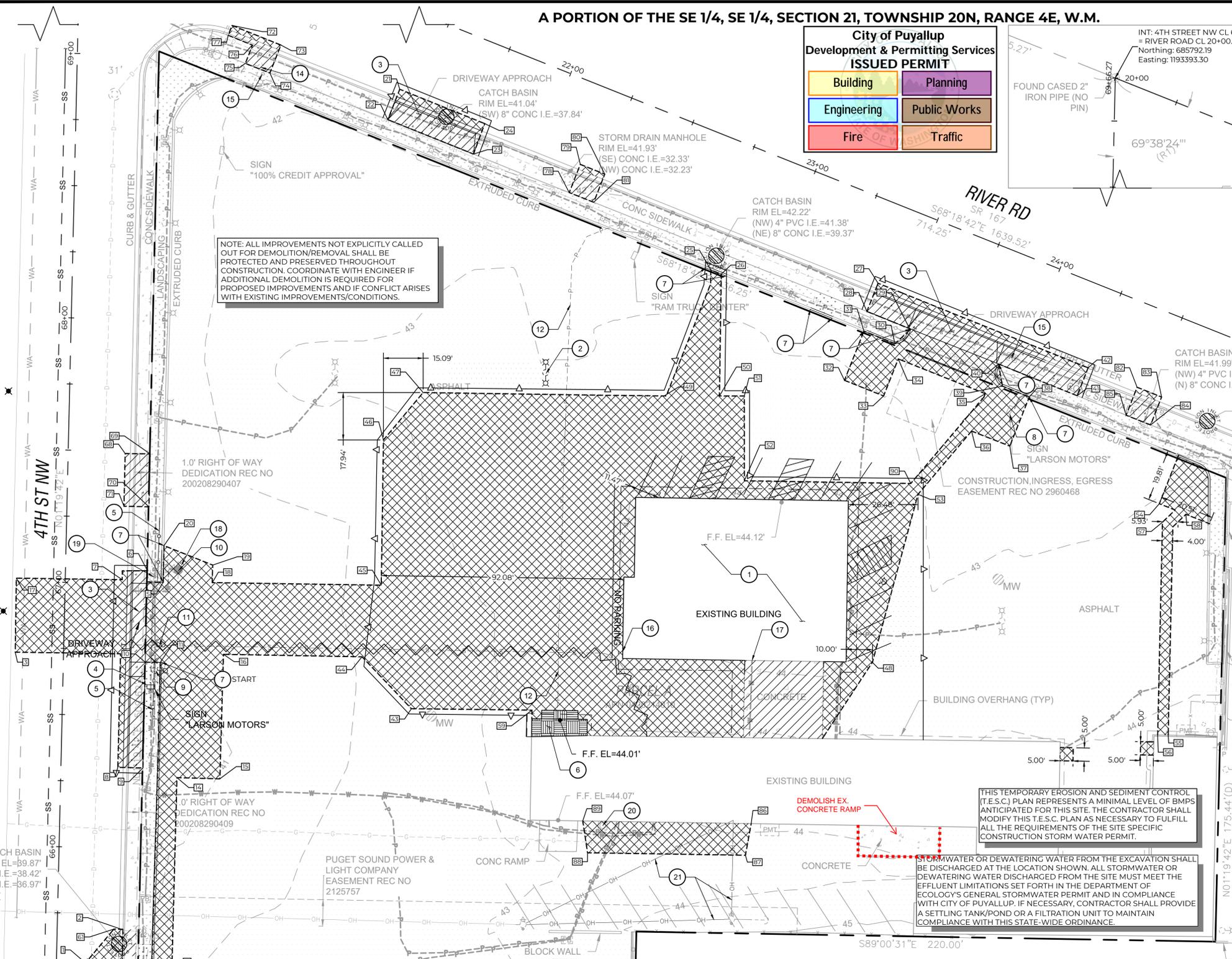
NO.	DATE	REVISION DESCRIPTION
1	4/25/22	REVISIONS TO CITY COMMENTS 4/1/22
2	6/17/22	REVISIONS TO CITY COMMENTS DATED 6/10/22
3	6/29/22	REVISIONS TO SEWER AND WATER SERVICES
4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/16/22

PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
TESC & DEMOLITION PLAN
300 RIVER ROAD
CITY OF PUYALLUP



CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY
VERT. DATUM: NAD83(11)
HORZ. DATUM: NAVD88
DATE: 7/19/22
PROJECT NO. LARS-0001
SHEET NO. 5 of 25
REFERENCE NO. C2.1



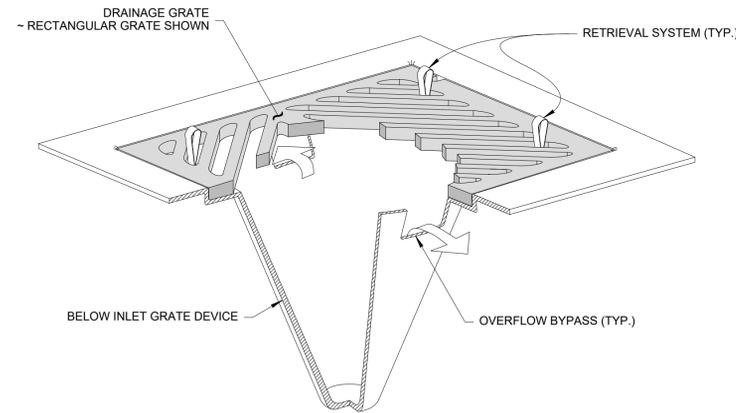
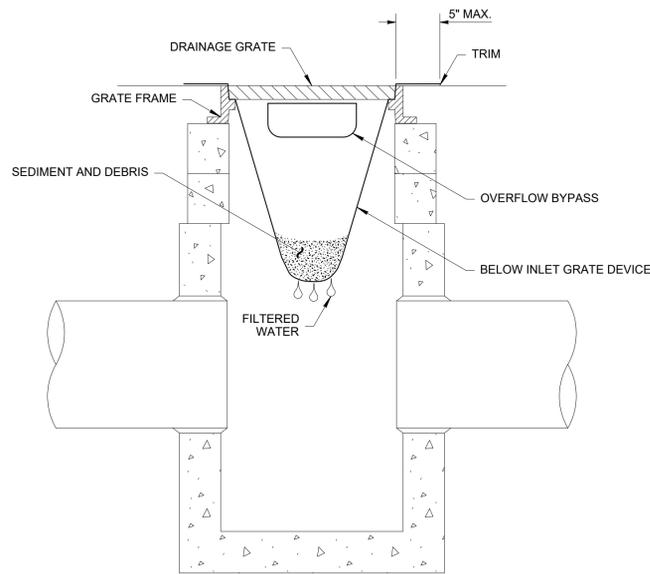
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2	685394.61	1193409.05	15	685451.72	1193445.89	28	685628.40	1193691.68	41	685596.54	1193771.58	54	685555.70	1193802.79	67	685334.20	1193403.91
3	685499.58	1193368.14	16	685498.76	1193447.25	29	685621.89	1193707.94	42	685607.09	1193775.73	55	685468.24	1193806.15	68	685574.69	1193409.91
4	685377.48	1193394.21	17	685527.58	1193368.57	30	685616.23	1193702.31	43	685478.20	1193518.64	56	685468.33	1193802.15	69	685574.53	1193419.41
5	685526.01	1193424.38	18	685525.87	1193443.02	31	685620.97	1193690.57	44	685497.84	1193499.89	57	685548.72	1193803.98	70	685554.54	1193418.93
6	685530.33	1193418.41	19	685532.51	1193443.16	32	685602.37	1193683.18	45	685524.90	1193507.20	58	685551.69	1193812.88	71	685554.75	1193409.45
7	685526.97	1193408.79	20	685539.86	1193424.67	33	685596.45	1193698.04	46	685579.81	1193508.03	59	685477.66	1193564.46	72	685736.53	1193450.52
8	685456.03	1193407.12	21	685712.40	1193514.22	34	685610.46	1193703.61	47	685597.75	1193523.12	60	685377.11	1193405.20	73	685729.13	1193469.08
9	685455.81	1193416.64	22	685700.91	1193509.69	35	685597.32	1193736.66	48	685495.74	1193693.78	61	685394.89	1193405.64	74	685718.55	1193464.89
10	685495.78	1193417.56	23	685687.90	1193542.24	36	685583.17	1193731.45	49	685596.57	1193614.86	62	685363.57	1193408.81	75	685722.18	1193455.57
11	685495.72	1193423.23	24	685699.41	1193546.52	37	685577.50	1193745.99	50	685596.45	1193635.68	63	685363.70	1193404.81	76	685729.13	1193458.20
12	685372.71	1193420.47	25	685644.09	1193632.40	38	685596.07	1193753.38	51	685596.45	1193645.12	64	685343.70	1193404.19	77	685732.82	1193449.03
13	685372.52	1193427.47	26	685642.50	1193636.38	39	685600.17	1193743.18	52	685564.39	1193645.15	65	685343.45	1193413.66	78	685673.34	1193578.61

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By: Kyle Murphy
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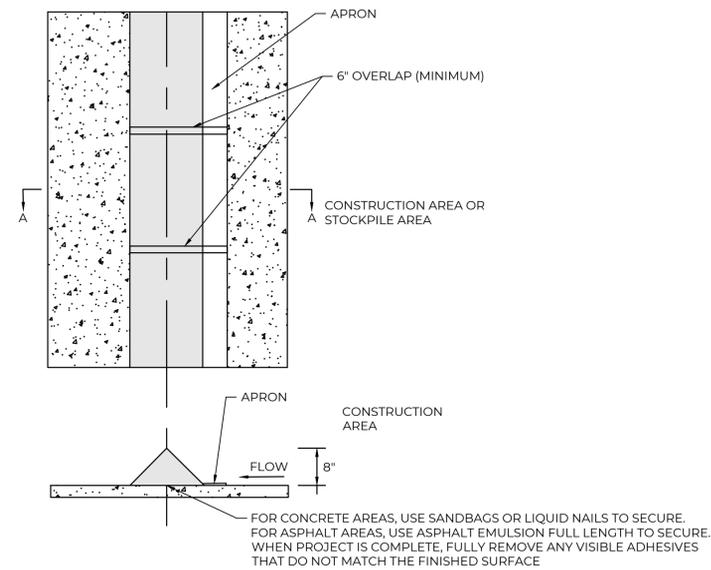


A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with WSDOT Standard Specification 8-01.3(15).



1 INLET PROTECTION
SCALE: NTS



2 TRIANGULAR SILT FOAM DIKE
SCALE: NTS

APPROVED
BY:
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE: 7/22/2022
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.

NO.	DATE	REVISION DESCRIPTION	BY	CHK
1	4/25/22	REVISIONS TO CITY COMMENTS 4/1/22	JKM	MAP
2	6/17/22	REVISIONS TO CITY COMMENTS DATED 6/10/22	JKM	MAP
3	6/29/22	REVISIONS TO SEWER AND WATER SERVICES	MAP	MAP
4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/19/22	JKM	MAP



PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
TESC DETAILS
300 RIVER ROAD
CITY OF PUYALLUP



CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY
HORZ. DATUM: NAD83(11)
VERT. DATUM: NAVD88
DATE: 7/19/22
PROJECT NO. LARS-0001
SHEET NO. 6 of 25
REFERENCE NO. C2.2

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23

Plot Date: 7/19/2022 9:19 AM
Save Date: 6/20/2022 10:31 AM
By: Kyle Murphy
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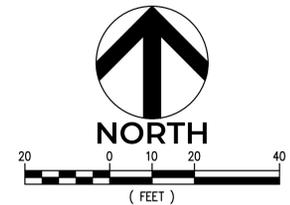


A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

FIRE HYDRANT/EDC LOCATION/ACCESS APPROVED
 BY: [Signature]
 CITY OF PUYALLUP
 FIRE CODE OFFICIAL
 DATE: July 25, 2022

APPROVED
 BY: [Signature]
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING
 DATE: 7/22/2022

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.



NOTE: ALL CITY SIGNAGE MUST BE PRESERVED AND PROTECTED DURING AND POST CONSTRUCTION

NOTE: ALL CITY SIGNAGE MUST BE PRESERVED AND PROTECTED DURING AND POST CONSTRUCTION

CIVIL KEYNOTES

- 1 CEMENT CONCRETE SIDEWALK PER DETAIL 1 ON SHEET C3.1. WITHIN THE RIGHT-OF-WAY, REPLACE SIDEWALK TO NEAREST EXISTING EXPANSION JOINT BEYOND THE LIMITS SHOWN.
- 2 CEMENT CONCRETE SIDEWALK WITH THICKENED EDGE PER DETAIL 3 ON SHEET C3.2. CONTRACTOR TO PROVIDE A NEAT BROOM FINISH ON THICKENED EDGE. SEE GRADING SHEET C4.0 FOR SPOT ELEVATIONS.
- 3 EXTRUDED CURB PER DETAIL 1 ON SHEET C3.2.
- 4 CEMENT CONCRETE CURB AND GUTTER PER DETAIL 3 ON SHEET C3.1. FOR WORK WITHIN ROW, REFER TO DETAILS 4 & 6 ON SHEET C3.1 FOR HMA TRENCH PATCH AND REPLACE CURB AND GUTTER TO NEAREST EXISTING EXPANSION JOINT BEYOND LIMITS SHOWN. STATION & OFFSETS ARE SHOWN TO FACE OF CURB.
- 5 COMMERCIAL DRIVEWAY APPROACH PER DETAIL 5 ON SHEET C3.1. REFER TO GRADING ENLARGEMENTS ON SHEET C4.1 FOR FINISH GRADING INFORMATION. STATION & OFFSETS ARE SHOWN TO FACE OF CURB AT CENTER OF DRIVEWAY.
- 6 STORMFILTER CATCH BASIN - SEE SHEET C4.0 FOR STORM PLAN AND DETAIL 1 ON SHEET C4.2 FOR STORMFILTER DETAIL.
- 7 EXISTING BUILDING FOOTPRINT (TO BE DEMOLISHED), FOR REFERENCE ONLY.
- 8 ACCESSIBLE PARKING STALL STRIPING AND SIGNAGE PER DETAILS 5 AND 6 ON SHEET C3.2.
- 9 CONCRETE WHEEL STOP PER DETAIL 2 ON SHEET C3.2. INSTALL TWO FEET CLEAR FROM FACE OF CURB/SIDEWALK AND CENTERED IN STALL.
- 10 5-FOOT WIDE PEDESTRIAN ACCESS ROUTE. PROVIDE 4" WIDE WHITE PAINT STRIPING 12-INCHES O.C. PROVIDE TWO COATS FOR ALL PAINT ON PAVEMENT PER STRIPING SPECIFICATIONS ON SHEET C1.1.
- 11 CUSTOMER PARKING STALLS: 4-INCH WHITE PARKING LOT PAINT LINE, TYPICAL. PROVIDE TWO COATS FOR ALL PAINT ON PAVEMENT PER STRIPING SPECIFICATIONS ON SHEET C1.1.
- 12 FIRE LANE STRIPING IN CONFORMANCE WITH PUYALLUP MUNICIPAL CODE 16.04.015 AND THE 2018 IFC. CONTRACTOR SHALL PROVIDE 4" WIDE LINE AND BLOCK LETTERS 2 FEET HIGH, PAINTED IN THE LANE, AT 50 FOOT INTERVALS STATING "EMERGENCY VEHICLES ONLY". COLOR TO BE DETERMINED BY THE FIRE CODE OFFICIAL (YELLOW).
- 13 FIRE LANE VERTICAL SIGNAGE PER MUNICIPAL CODE 16.04.015 AND THE 2018 IFC. POST SIGNAGE STATING "EMERGENCY VEHICLES ONLY - NO PARKING - VIOLATOR VEHICLES SUBJECT TO IMPOUND". SIGNS SHALL BE 12"x18" AND BE INSTALLED ON SIGN POST PER DETAIL 7 ON SHEET C3.2 OR BE MOUNTED ON BUILDING. SIGNS SHALL BE POSTED AT AN INCREMENT NO FURTHER THAN 50 FEET APART.
- 14 RELOCATE PARKING LOT LUMINAIRE TO THIS LOCATION - REFER TO ELECTRICAL PLANS FOR DETAILS.
- 15 NEW STREET LIGHT - SEE ELECTRICAL PLANS (E51.00) FOR DETAILS.
- 16 ELECTRICAL SERVICE CABINET FOR STREET LIGHT - SEE ELECTRICAL PLANS (E51.00) FOR DETAILS.
- 17 JEEP "MOUNTAIN ROCK" DISPLAY FIXTURE BY JEEP VENDOR.
- 18 FOG SEAL EXISTING PARKING LOT AND NEW HMA PAVEMENT PATCHES WITHIN PARKING LOT ON PARCELS A AND B ONLY. FOG SEAL MATERIALS AND APPLICATIONS SHALL CONFORM TO WSDOT STANDARD SPECIFICATIONS SECTION 5-02 AND SEALER SHALL MEET CSSI-H ASPHALT EMULSION AND SELECTED FILLERS. SEALER SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL BE APPLIED WITH DILUTION NOT TO EXCEED 40 SF PER GALLON. APPLY SINGLE COAT.
- 19 ~~NOT USED - CEMENT CONCRETE TRAFFIC CURB~~
- 20 CONCRETE CHANNEL FLOW THROUGH PER DETAIL 5 ON SHEET C4.2.
- 21 HALF STREET GRIND AND OVERLAY FOR 4TH STREET NW PER DETAIL 7 ON SHEET C3.1. KEEP EXISTING CURB/GUTTER EXCEPT WHERE CALLED OUT FOR REPLACEMENT ON PLAN.
- 22 ~~NEW 6" THICK CEMENT CONCRETE RAMP TO TRANSITION FROM HMA TO BUILDING FINISH FLOOR~~
- 23 ~~NEW 6" THICK CEMENT CONCRETE RAMP~~
- 24 NEW CONCRETE SLAB PER STRUCTURAL PLANS.
- 25 NEW UNDERGROUND POWER SERVICE TO BUILDING - REFER TO ELECTRICAL PLANS FOR INFORMATION AND COORDINATE WITH POWER PURVEYOR.
- 26 PROPOSED POWER TRANSFORMER LOCATION - REFER TO ELECTRICAL PLANS. PROVIDE BOLLARDS FOR VEHICULAR PROTECTION IN ACCORDANCE WITH POWER PURVEYOR STANDARDS.
- 27 ~~5'x5' CONCRETE PAD AT ALL MAN-DOOR THRESHOLDS. 6" CONCRETE PAVEMENT OVER 4" CRUSHED ROCK SLOPE AT 18" AWAY FROM THE BUILDING (TYP.)~~
- 28 296.67 SQUARE FEET OF RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF PUYALLUP.
- 29 THE DESIGN SURVEY DID NOT EXTEND TO WEST SIDE OF 4TH STREET NW. REPLACE ANY DISTURBED CURB, GUTTER, SIDEWALK AND ASPHALTIC PAVEMENT TO ALLOW FOR CONSTRUCTION OF NEW WATER MAIN AND ELECTRICAL CONDUIT AS REQUIRED. REPLACE DISTURBED CURB, GUTTER, AND SIDEWALK TO THE NEAREST FULL DEPTH EXPANSION JOINT BEYOND THE LIMITS SHOWN AND MATCH EXISTING GRADES. REFER TO DETAILS 1 AND 3 ON SHEET C3.1 FOR SIDEWALK, CURB, AND GUTTER STANDARD DETAILS.

NO.	DATE	REVISION DESCRIPTION
1	7/19/22	REVISIONS TO CITY COMMENTS 4/1/22
2	6/17/22	REVISIONS TO CITY COMMENTS DATED 6/10/22
3	6/29/22	REVISIONS TO SEWER AND WATER SERVICES
4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/19/22



PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
 CASTINO ARCHITECTURE
CIVIL SITE PLAN
 300 RIVER ROAD
 CITY OF PUYALLUP



CHECKED BY: M. PUDISTS
 DESIGNED BY: K. MURPHY
 DRAWN BY: K. MURPHY
 HORIZ. DATUM: NAD83(11)
 VERT. DATUM: NAVD88
 DATE: 7/19/22
 PROJECT NO. LARS-0001
 SHEET NO. 7 of 25
 REFERENCE NO. C3.0

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

CIVIL LEGEND

[Hatched Box]	BUILDING FOOTPRINT
[Dashed Line]	PROPERTY BOUNDARY
[Solid Grey Box]	EXISTING ONSITE HMA PAVEMENT
[Patterned Box]	NEW ONSITE HMA PAVEMENT (C3.1)
[Patterned Box]	NEW CONCRETE PAVEMENT (C3.1)
[Patterned Box]	HMA GRIND AND OVERLAY (C3.1)
[Patterned Box]	FULL DEPTH AMENDED TOPSOIL (C3.1)
[Patterned Box]	R.O.W. DEDICATION TO CITY OF PUYALLUP

THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23

Plot Date: 7/19/2022 10:33 AM By: Kyle Murphy
 Save Date: 7/19/2022 10:31 AM By: Kyle Murphy
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A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

1 SIDEWALK WITHOUT PLANTING STRIP
SCALE: NTS

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SIDEWALK WITHOUT PLANTING STRIP

APPROVED BY	DATE	CITY STANDARD
APPROVED BY: [Signature]	DATE: 01.02.01	CITY STANDARD: 01.02.01

2 SOIL AMENDMENT AND DEPTH
SCALE: NTS

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SOIL AMENDMENT AND DEPTH

APPROVED BY	DATE	CITY STANDARD
APPROVED BY: [Signature]	DATE: 01.02.08	CITY STANDARD: 01.02.08

3 CURB AND GUTTER
SCALE: NTS

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CURB AND GUTTER

APPROVED BY	DATE	CITY STANDARD
APPROVED BY: [Signature]	DATE: 01.02.09	CITY STANDARD: 01.02.09

FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED

BY: [Signature]
CITY OF PUYALLUP
FIRE CODE OFFICIAL

DATE: July 25, 2022

APPROVED

BY: [Signature]
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE: 7/22/2022

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.

City of Puyallup
Development & Permitting Services

ISSUED PERMIT

Building Planning
Engineering Public Works
Fire Traffic

NO.	DATE	REVISION DESCRIPTION
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PERMIT SET

Professional Engineer Seal: [Signature]

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
CIVIL DETAILS
300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL

1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY

HORIZ. DATUM: NAD83(11)
VERT. DATUM: NAVD88

DATE: 7/19/22

PROJECT NO. LARS-0001

SHEET NO. 8 of 25
REFERENCE NO. C3.1

4 CURB CUT
SCALE: NTS

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CURB CUT

APPROVED BY	DATE	CITY STANDARD
APPROVED BY: [Signature]	DATE: 01.02.10	CITY STANDARD: 01.02.10

5 DRIVEWAY APPROACH
SCALE: NTS

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

URBAN COMMERCIAL APPROACH ALTERNATE 2

APPROVED BY	DATE	CITY STANDARD
APPROVED BY: [Signature]	DATE: 01.02.18	CITY STANDARD: 01.02.18

6 STREET PATCH
SCALE: NTS

CITY OF PUYALLUP
OFFICE OF THE CITY ENGINEER

STREET PATCH

APPROVED BY	DATE	CITY STANDARD
APPROVED BY: [Signature]	DATE: 01.01.20	CITY STANDARD: 01.01.20

7 HALF STREET IMPROVEMENT
SCALE: NTS

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

HALF STREET IMPROVEMENT

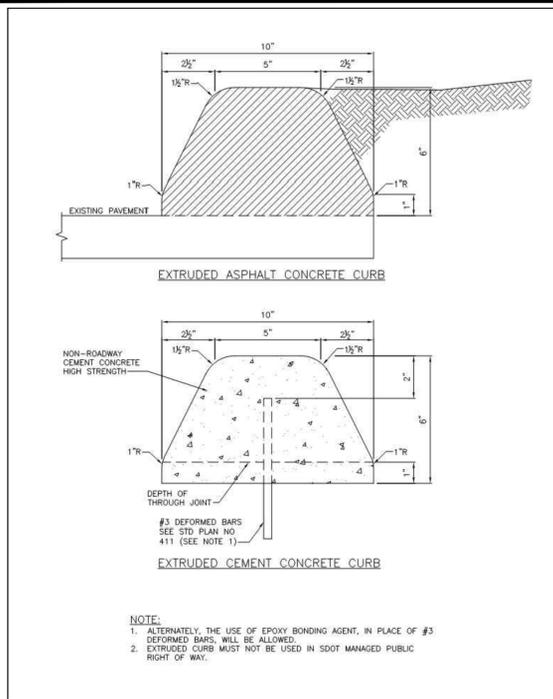
APPROVED BY	DATE	CITY STANDARD
APPROVED BY: [Signature]	DATE: 01.01.19	CITY STANDARD: 01.01.19

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By: Kyle Murphy
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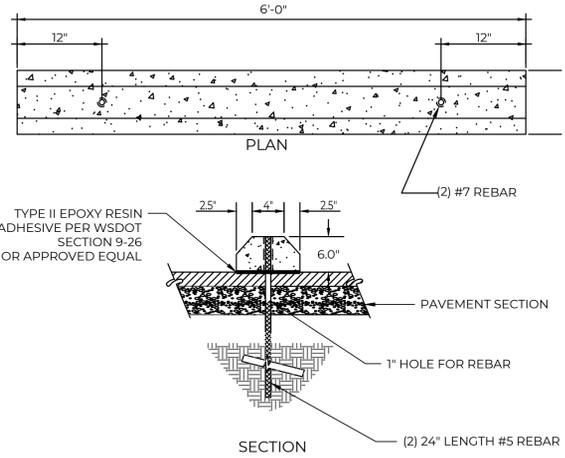
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Know what's below.
Call before you dig.

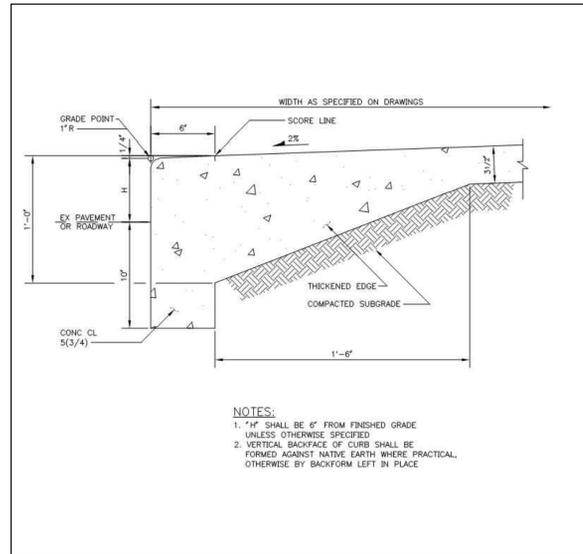
A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



1 EXTRUDED CURB
SCALE: NTS



2 CONCRETE WHEEL STOP
SCALE: NTS



3 SIDEWALK WITH THICKENED EDGE
SCALE: NTS

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED

BY: *Kyle Murphy*
CITY OF PUYALLUP
FIRE CODE OFFICIAL

DATE: **July 25, 2022**

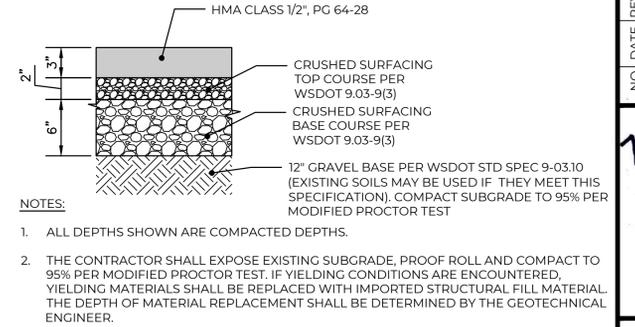
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE FIRE CODE OFFICIAL.

APPROVED

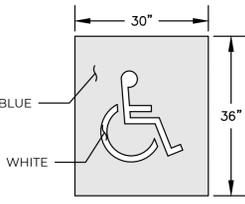
BY: *Joseph Kyle Murphy*
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE: **7/22/2022**

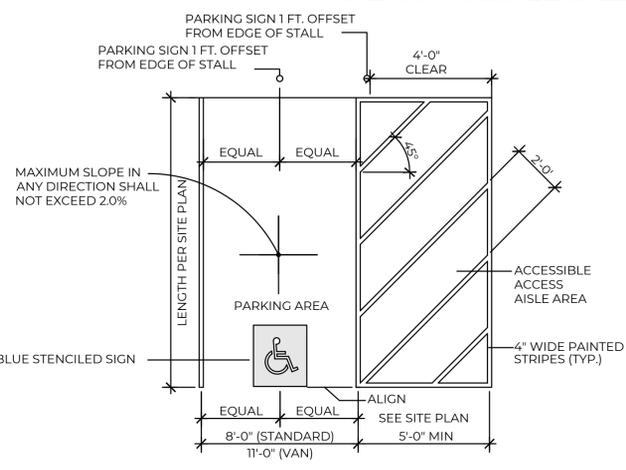
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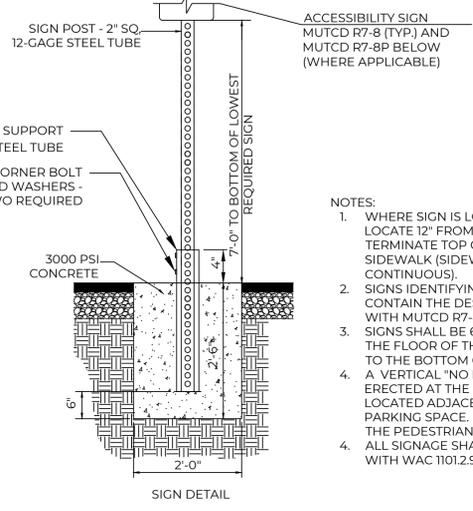
4 ONSITE HMA PAVEMENT SECTION
SCALE: NTS



- NOTES
1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 1:50 IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS AISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
 2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY'S STANDARDS (SMC) IF DIFFERENT THAN WHAT IS SHOWN ON THE SITE LAYOUT PLAN.
 3. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
 4. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
 5. ALL PAINT MARKINGS SHALL BE INSTALLED WITH TWO COATS.

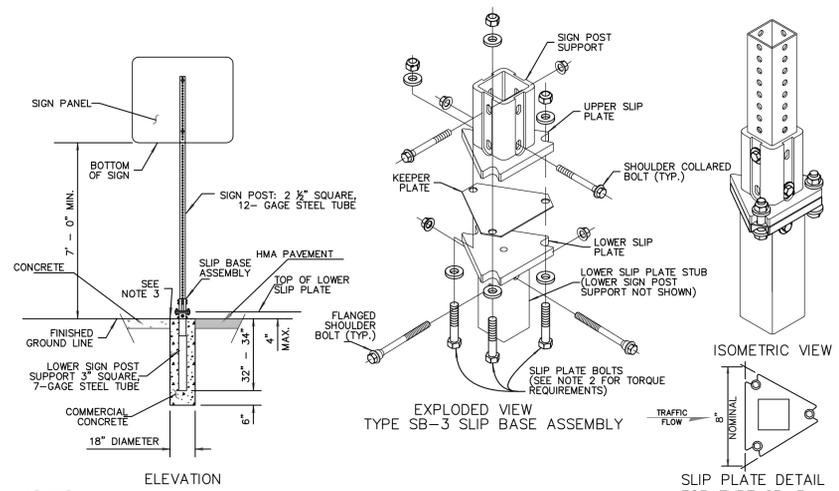


5 ACCESSIBLE PARKING AND ACCESS AISLE
SCALE: NTS



- NOTES:
1. WHERE SIGN IS LOCATED WITHIN SIDEWALK, LOCATE 12" FROM FACE OF CURB, AND TERMINATE TOP OF SIGN FOUNDATION BELOW SIDEWALK (SIDEWALK SURFACE MUST BE CONTINUOUS).
 2. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE" WITH MUTCD R7-8P.
 3. SIGNS SHALL BE 60-INCHES MINIMUM ABOVE THE FLOOR OF THE PARKING SPACE, MEASURED TO THE BOTTOM OF THE SIGN.
 4. A VERTICAL "NO PARKING" SIGN SHALL BE ERRECTED AT THE HEAD OF EACH ACCESS AISLE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE. SIGNAGE SHALL NOT BLOCK THE PEDESTRIAN ACCESS ROUTE.
 4. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH WAC 1101.29

6 ACCESSIBILITY SIGN INSTALLATION
SCALE: NTS



- NOTES:
1. DIMENSIONS FOR THE PARTS USED TO ASSEMBLE THE BASE CONNECTIONS ARE INTENTIONALLY NOT SHOWN. BASE CONNECTIONS ARE PATENTED, MANUFACTURED PRODUCTS THAT ARE IN COMPLIANCE WITH NCHRP 350 CRASH TEST CRITERIA. THE BASE CONNECTION DETAILS ARE ONLY SHOWN TO ILLUSTRATE HOW PARTS ARE ASSEMBLED.
 2. DO NOT TIGHTEN ANY SINGLE SLIP PLATE BOLT TO THE RECOMMENDED TORQUE BEFORE PRE-TIGHTENING THE OTHER BOLTS. PROGRESSIVELY TIGHTEN THE THREE SLIP PLATE BOLTS IN 10 FT-LB INCREMENTS, ALTERNATELY, TO A FINAL TORQUE OF 40 FT-LB ON EACH.
 3. TOP OF CONCRETE FOUNDATION SHALL BE SMOOTH, DENSE AND UNIFORM TO FINISHED GROUND LINE.

7 FIRE LANE VERTICAL SIGNAGE POST INSTALLATION
SCALE: NTS

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3	6/29/22	REVISIONS TO SEWER AND WATER SERV/CE/S
4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/19/22



PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
CIVIL DETAILS
300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
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PHONE: 253.319.1504

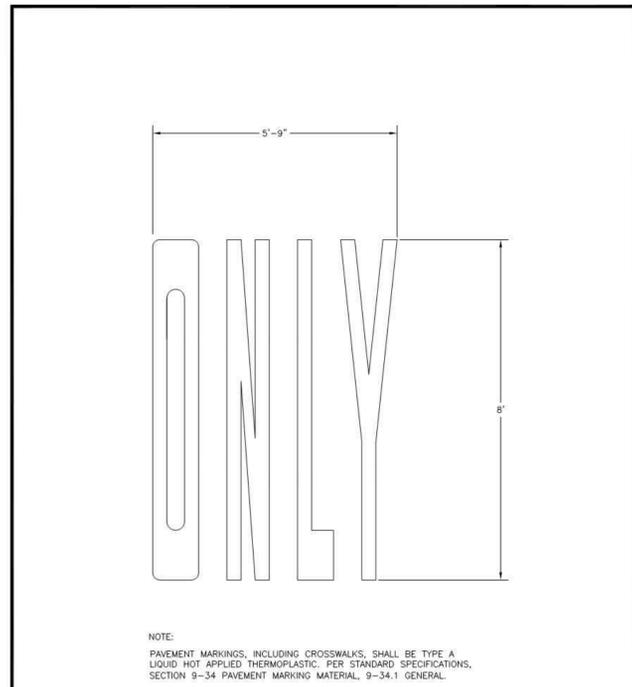
CHECKED BY: **M. PUDISTS**
DESIGNED BY: **K. MURPHY**
DRAWN BY: **K. MURPHY**
HORZ. DATUM: **NAD83(11)**
VERT. DATUM: **NAVD88**
DATE: **7/19/22**
PROJECT NO. **LARS-0001**
SHEET NO. **9** of **25**
REFERENCE NO. **C3.2**

Plot Date: 7/19/2022 9:20 AM
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By: Kyle Murphy
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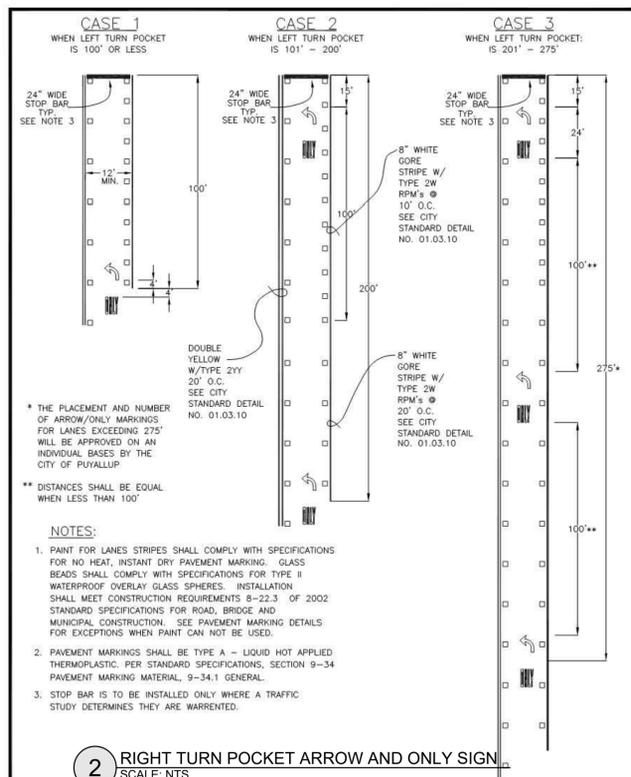
A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



NOTE:
PAVEMENT MARKINGS, INCLUDING CROSSWALKS, SHALL BE TYPE A LIQUID HOT APPLIED THERMOPLASTIC, PER STANDARD SPECIFICATIONS, SECTION 9-34. PAVEMENT MARKING MATERIAL, 9-34.1 GENERAL.

1 PAVEMENT MARKER ONLY
SCALE: NTS

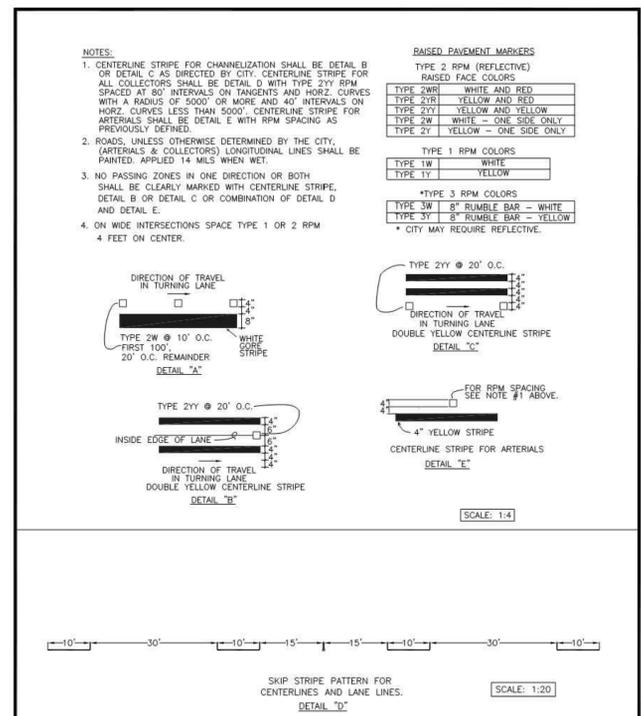
<p>CITY OF PUYALLUP DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS</p>	PAVEMENT MARKER "ONLY"			
	<small>DESIGNED BY</small> DM EDWIN-SVORODKA <small>DESIGNED BY</small> LINDA LIAN <small>APPROVED BY</small> CHOLEN HARRIS <small>REVIEWED BY</small> LINDA LIAN <small>CITY STANDARD</small> 01.03.15			



NOTE:
1. PAINT FOR LANES STRIPES SHALL COMPLY WITH SPECIFICATIONS FOR NO HEAT, INSTANT DRY PAVEMENT MARKING. GLASS BEADS SHALL COMPLY WITH SPECIFICATIONS FOR TYPE II WATERPROOF OVERLAY GLASS SPHERES. INSTALLATION SHALL MEET CONSTRUCTION REQUIREMENTS 8-22.3 OF 2002 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. SEE PAVEMENT MARKING DETAILS FOR EXCEPTIONS WHEN PAINT CAN NOT BE USED.
2. PAVEMENT MARKINGS SHALL BE TYPE A - LIQUID HOT APPLIED THERMOPLASTIC, PER STANDARD SPECIFICATIONS, SECTION 9-34 PAVEMENT MARKING MATERIAL, 9-34.1 GENERAL.
3. STOP BAR IS TO BE INSTALLED ONLY WHERE A TRAFFIC STUDY DETERMINES THEY ARE WARRANTED.

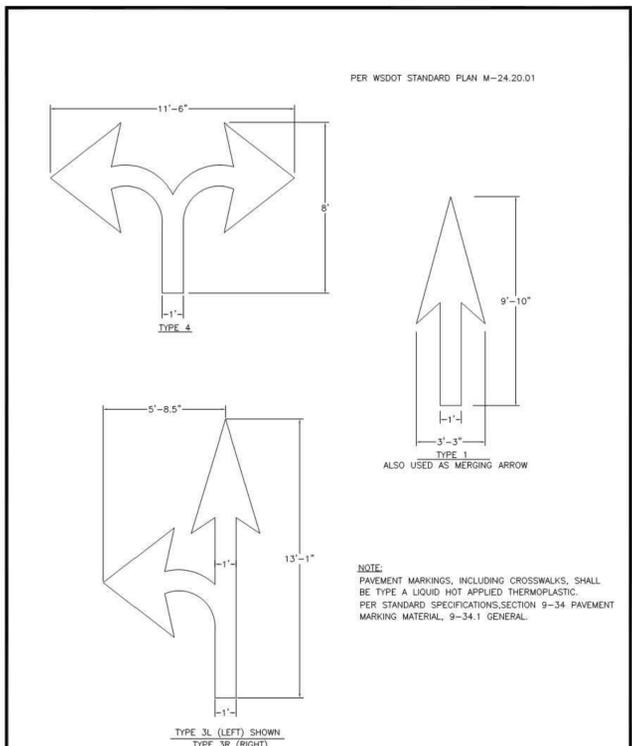
2 RIGHT TURN POCKET ARROW AND ONLY SIGN
SCALE: NTS

<p>CITY OF PUYALLUP DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS</p>	LEFT/RIGHT TURN POCKET ARROW AND ONLY LAYOUT			
	<small>DESIGNED BY</small> DM EDWIN-SVORODKA <small>DESIGNED BY</small> LINDA LIAN <small>APPROVED BY</small> CHOLEN HARRIS <small>REVIEWED BY</small> LINDA LIAN <small>CITY STANDARD</small> 01.03.06			



3 PAVEMENT MARKING DETAILS
SCALE: NTS

<p>CITY OF PUYALLUP DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS</p>	PAVEMENT MARKING DETAILS			
	<small>DESIGNED BY</small> DM EDWIN-SVORODKA <small>DESIGNED BY</small> LINDA LIAN <small>APPROVED BY</small> CHOLEN HARRIS <small>REVIEWED BY</small> LINDA LIAN <small>CITY STANDARD</small> 01.03.10			



NOTE:
PAVEMENT MARKINGS, INCLUDING CROSSWALKS, SHALL BE TYPE A LIQUID HOT APPLIED THERMOPLASTIC, PER STANDARD SPECIFICATIONS, SECTION 9-34. PAVEMENT MARKING MATERIAL, 9-34.1 GENERAL.

4 PAVEMENT ARROWS
SCALE: NTS

<p>CITY OF PUYALLUP DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS</p>	PAVEMENT ARROWS			
	<small>DESIGNED BY</small> DM EDWIN-SVORODKA <small>DESIGNED BY</small> LINDA LIAN <small>APPROVED BY</small> CHOLEN HARRIS <small>REVIEWED BY</small> LINDA LIAN <small>CITY STANDARD</small> 01.03.14			

APPROVED
BY: *[Signature]*
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
7/12/2022
DATE

NOTE: THIS APPROVAL IS VOID AFTER 30 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.

NO.	DATE	REVISION DESCRIPTION
1	4/25/22	REVISIONS TO CITY COMMENTS 4/1/22
2	6/17/22	REVISIONS TO CITY COMMENTS DATED 6/10/22
3	6/29/22	REVISIONS TO SEWER AND WATER SERVICES
4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/19/22



PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
CHANNELIZATION DETAILS
300 RIVER ROAD
CITY OF PUYALLUP



1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY
HORZ. DATUM: NAD83(11)
VERT. DATUM: NAVD88
DATE: 7/19/22
PROJECT NO. LARS-0001
SHEET NO. 11 of 25
REFERENCE NO. C3.4

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

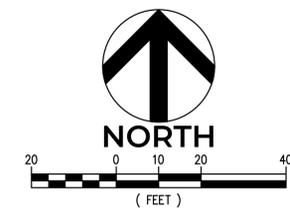
THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23

Plot Date: 7/19/2022 9:20 AM
Save Date: 7/12/2022 3:21 PM
By: Kyle Murphy
File: P:\LARS0001\0400CAD\Sheets\Final\DT-LARS0001.dwg

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



APPROVED

BY: *[Signature]*
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE: 7/22/2022

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DRAINAGE & GRADING LEGEND

- BUILDING FOOTPRINT
- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- ROOF DRAIN LINE
- FOOTING DRAIN LINE
- STORM DRAIN CLEANOUT/ROOF DOWNSPOUT
- STORMFILTER CATCH BASIN
- EXISTING HMA PAVEMENT
- EXISTING CONCRETE PAVEMENT
- NEW ONSITE HMA PAVEMENT
- NEW CONCRETE PAVEMENT
- HMA GRIND AND OVERLAY
- FULL DEPTH AMENDED TOPSOIL
DETAIL 2 ON SHEET C3.1

- EG 282.4± EXISTING GRADE
- ME 282.4± MATCH EXISTING
- FG 282.00 FINISH GRADE
- TC 282.00 TOP OF CURB
- BC 282.00 BOTTOM OF CURB
- FL 282.00 FLOWLINE
- HP 282.00 HIGH POINT
- TR 282.00 TOP OF PED. RAMP
- BR 282.00 BOTTOM OF RAMP
- FC 282.00 FLUSH CURB

NOTE: ALL SPOT ELEVATIONS SHOWN ARE EXTERIOR TO STRUCTURE UNLESS OTHERWISE NOTED. NO SPOT ELEVATIONS ON THE CIVIL PLANS ARE INTENDED TO SPECIFY GRADES WITHIN BUILDINGS/STRUCTURES.

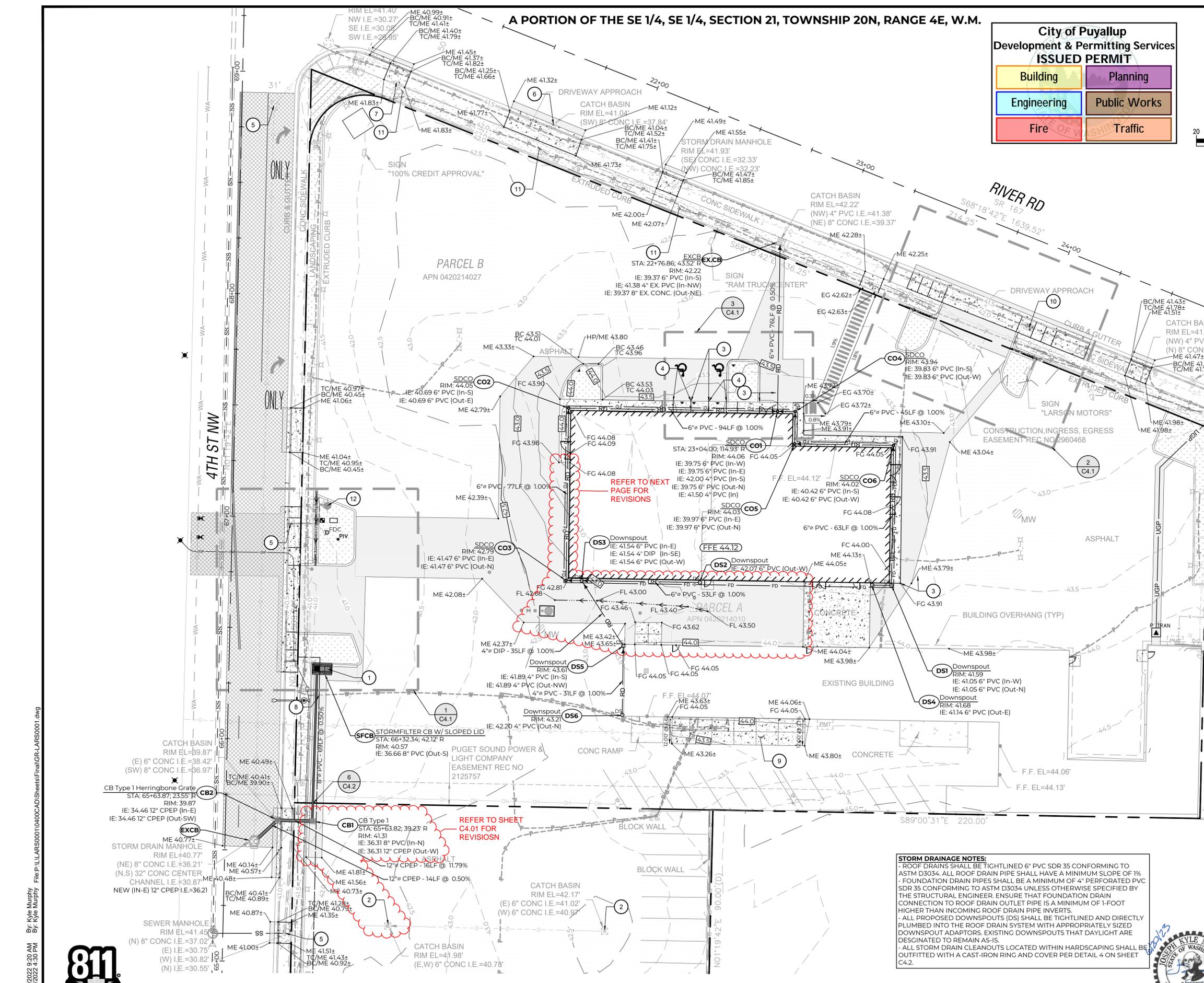
CIVIL KEYNOTES

- 1 MEDIA FILTER DEVICE PER DETAIL 1 ON SHEET C4.2.
- 2 INSTALL DOWNTURNED ELBOW WITHIN EXISTING CATCH BASIN PER DETAIL 2 ON SHEET C4.2 TO PROVIDE FOR SPILL PROTECTION AND OIL CONTROL.
- 3 FLUSH CURB/SIDEWALK ALONG THIS LENGTH. NO THICKENED EDGE FOR SIDEWALK IS REQUIRED ALONG FLUSH EDGE LENGTH.
- 4 TAPER SIDEWALK REVEAL FROM FLUSH TO FULL HEIGHT (6-INCHES) ALONG THIS LENGTH. PROVIDE THICKENED EDGE PER DETAIL 3 ON SHEET C3.2.
- 5 ADJUST EXISTING UTILITY RIM/COVER TO FINISH GRADE.
- 6 PROVIDE GUTTER PAN FOR CATCH BASIN SURROUNDING PER DETAIL 7 ON SHEET C4.2. REPLACE EXISTING CB HORIZONTAL GRATE WITH HERRINGBONE GRATE PER WSDOT STANDARD PLAN B-30.50-03
- 7 PROVIDE FULL DEPTH EXPANSION JOINTS IN SIDEWALK SURROUNDING POWER POLE WITH MINIMUM OFFSET OF 1-FT FROM POLE.
- 8 CONTRACTOR TO RE-ROUTE WATER LINE IF IT CONFLICTS WITH NEW STORM LINE.
- 9 RE-PAVE AREA TO RAMP UP TO NEW ROLL-UP DOOR. SLOPE TO DRAIN. 8" CONCRETE SLAB WITH 6"x6"x10 GA WELDED WIRE MESH M1 SLAB. PROVIDE EXPANSION JOINTS IN SLAB A MAXIMUM OF 10-FT APART EACH DIRECTION.
- 10 ADJUST EXISTING UTILITY RIM/COVER TO FINISH GRADE. RIM SHALL HAVE SLIP RESISTANT COATING FROM ONE OF THE FOLLOWING MANUFACTURERS:
1. HARSCO INDUSTRIAL, IKG, MEBAC #1 - STEEL: M1
W.S. MOLNAR CO, SLIPNOT GRADE 3 - COARSE: S3
THERMION, SAFTRAX TH604 GRADE 1 - COARSE: I1
- 11 AFTER CONSTRUCTION REPLACE ROCKS WITH CLEAN 1 1/2" - 4" COBBLES TO ALLOW FLOW OF STORMWATER. COBBLE LAYER TO BE 6-INCH THICK AND 2-FEET WIDE.
- 12 FIRE HYDRANT TO REMAIN. ADJUST HYDRANT AND VALVE BOX TO FINISH GRADE.

STORM DRAINAGE NOTES:

- ROOF DRAINS SHALL BE TIGHTLINED 6" PVC SDR 35 CONFORMING TO ASTM D3034. ALL ROOF DRAIN PIPE SHALL HAVE A MINIMUM SLOPE OF 1%
- FOUNDATION DRAIN PIPES SHALL BE A MINIMUM OF 4" PERFORATED PVC SDR 35 CONFORMING TO ASTM D3034 UNLESS OTHERWISE SPECIFIED BY THE STRUCTURAL ENGINEER. ENSURE THAT FOUNDATION DRAIN CONNECTION TO ROOF DRAIN OUTLET PIPE IS A MINIMUM OF 1-FOOT HIGHER THAN INCOMING ROOF DRAIN PIPE INVERTS.
- ALL PROPOSED DOWNSPOUTS (DS) SHALL BE TIGHTLINED AND DIRECTLY PLUMBED INTO THE ROOF DRAIN SYSTEM WITH APPROPRIATELY SIZED DOWNSPOUT ADAPTORS. EXISTING DOWNSPOUTS THAT DAYLIGHT ARE DESIGNATED TO REMAIN AS-IS.
- ALL STORM DRAIN CLEANOUTS LOCATED WITHIN HARDSCAPING SHALL BE OUTFITTED WITH A CAST-IRON RING AND COVER PER DETAIL 4 ON SHEET C4.2.

THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23



NO.	DATE	REVISION DESCRIPTION
1	6/17/22	REVISIONS TO CITY COMMENTS DATED 6/10/22
2	6/29/22	REVISIONS TO SEWER AND WATER SERVICES
3	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/16/22

PERMIT SET



300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
GRADING AND DRAINAGE PLAN
300 RIVER ROAD
CITY OF PUYALLUP



CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY
VERT. DATUM: NAD83(11)
DATE: 7/19/22
PROJECT NO. LARS-0001
SHEET NO. 12 of 25
REFERENCE NO. C4.0

Plot Date: 7/19/2022 9:20 AM
Save Date: 6/20/2022 4:30 PM
By: Kyle Murphy
File Path: L:\ARS0001\0400CAD\Sheets\Final\GR_LARS0001.dwg



PARCEL B
APN 0420214027

SIGN
"RAM TRUCK CENTER"

APPROVED
BY: _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE: _____
NOTE: THIS APPROVAL IS VOID AFTER 90 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.

DRAINAGE & GRADING LEGEND

- BUILDING FOOTPRINT
- PROPERTY BOUNDARY
- 19 EXISTING MINOR CONTOUR
- 20 EXISTING MAJOR CONTOUR
- 19 PROPOSED MINOR CONTOUR
- 20 PROPOSED MAJOR CONTOUR
- RD ROOF DRAIN LINE
- FD FOOTING DRAIN LINE
- DS STORM DRAIN CLEANOUT/ROOF DOWNSPOUT
- STORMFILTER CATCH BASIN
- EXISTING HMA PAVEMENT
- EXISTING CONCRETE PAVEMENT
- NEW ONSITE HMA PAVEMENT
- NEW CONCRETE PAVEMENT
- HMA GRIND AND OVERLAY
- FULL DEPTH AMENDED TOPSOIL
DETAIL 2 ON SHEET C3.1

- EG 282.4± EXISTING GRADE
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- FL 282.00 FLOWLINE
- HP 282.00 HIGH POINT
- TR 282.00 TOP OF PED. RAMP
- BR 282.00 BOTTOM OF RAMP
- FC 282.00 FLUSH CURB

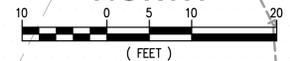
NOTE: ALL SPOT ELEVATIONS SHOWN ARE EXTERIOR TO STRUCTURE UNLESS OTHERWISE NOTED. NO SPOT ELEVATIONS ON THE CIVIL PLANS ARE INTENDED TO SPECIFY GRADES WITHIN BUILDINGS/STRUCTURES.

CIVIL KEYNOTES

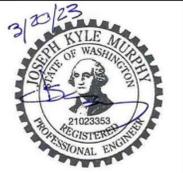
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4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/16/22
5	1/2/23	RF1018 PSE ELECTRICAL SERVICE
6	2/23/23	RF173 STORM ADJUSTMENT CB-A TO CB1



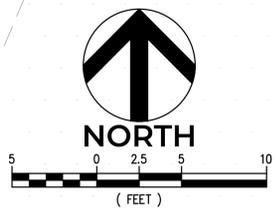
CONSTRUCTION

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
GRADING AND DRAINAGE PLAN
300 RIVER ROAD
CITY OF PUYALLUP



CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY
VERT. DATUM: NAD83(11)
HORZ. DATUM: NAVD88
DATE: 3/20/23
PROJECT NO. LARS-0001
SHEET NO. 12 of 25
REFERENCE NO. C4.0

Plot Date: 3/20/2023 8:19 AM
 Save Date: 3/20/2023 8:18 AM
 By: Kyle Murphy
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APPROVED

BY: _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE: _____

NOTE: THIS APPROVAL IS VOID AFTER 30 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.

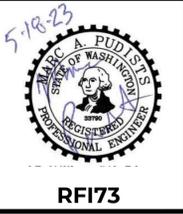
DRAINAGE & GRADING LEGEND

[Symbol]	BUILDING FOOTPRINT
[Symbol]	PROPERTY BOUNDARY
[Symbol]	EXISTING MINOR CONTOUR
[Symbol]	EXISTING MAJOR CONTOUR
[Symbol]	PROPOSED MINOR CONTOUR
[Symbol]	PROPOSED MAJOR CONTOUR
[Symbol]	RD - ROOF DRAIN LINE
[Symbol]	FD - FOOTING DRAIN LINE
[Symbol]	STORM DRAIN CLEANOUT/ROOF DOWNSPOUT
[Symbol]	STORMFILTER CATCH BASIN
[Symbol]	EXISTING HMA PAVEMENT
[Symbol]	EXISTING CONCRETE PAVEMENT
[Symbol]	NEW ONSITE HMA PAVEMENT
[Symbol]	NEW CONCRETE PAVEMENT
[Symbol]	HMA GRIND AND OVERLAY
[Symbol]	FULL DEPTH AMENDED TOPSOIL DETAIL 2 ON SHEET C3.1

- EG 282.4± EXISTING GRADE
 - ME 282.4± MATCH EXISTING
 - FG 282.00 FINISH GRADE
 - TC 282.00 TOP OF CURB
 - BC 282.00 BOTTOM OF CURB
 - FL 282.00 FLOWLINE
 - HP 282.00 HIGH POINT
 - TR 282.00 TOP OF PED. RAMP
 - BR 282.00 BOTTOM OF RAMP
 - FC 282.00 FLUSH CURB
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- CIVIL KEYNOTES**
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THERMION, SAFTRAX TH604 GRADE 1 - COARSE: 11
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NO.	DATE	REVISION DESCRIPTION
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4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/19/22
5	1/9/23	RF1018 PSE ELECTRICAL SERVICE
6	5/18/23	RF173 STORM ADJUSTMENT CB-A TO CB1
8	5/4/23	SIGNAGE



RF173

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE

RFI 73 PAVING AND GRADING PLAN
300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98402
PHONE: 253.319.1504

CHECKED BY: **M. PUDISTS**
DESIGNED BY: **K. MURPHY**
DRAWN BY: **K. MURPHY**

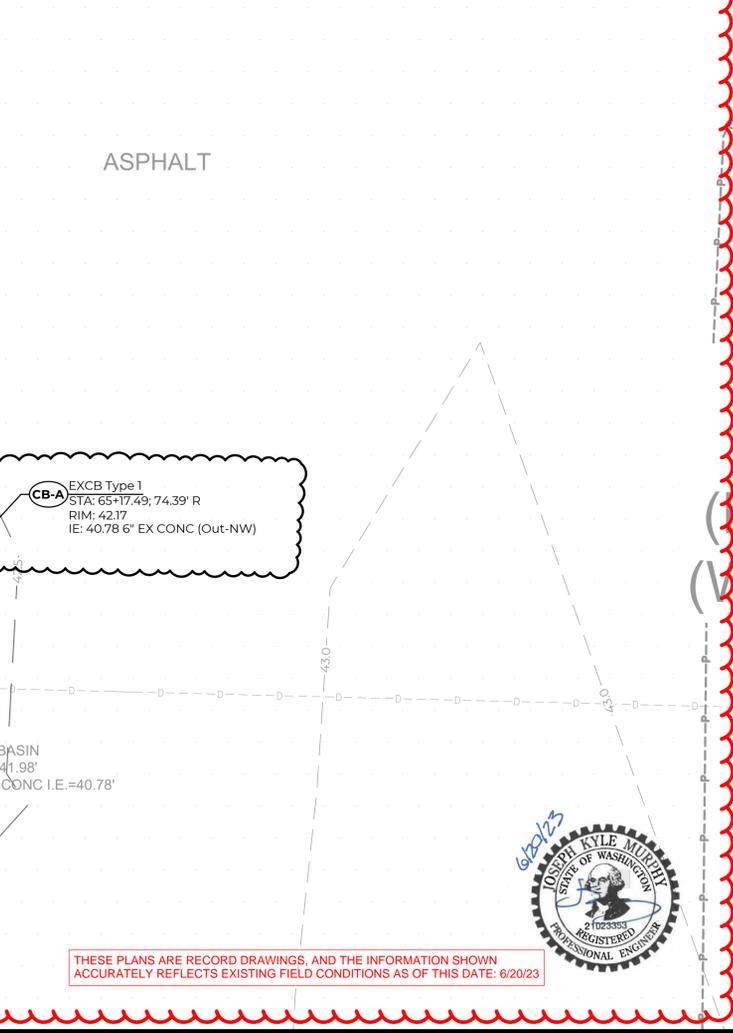
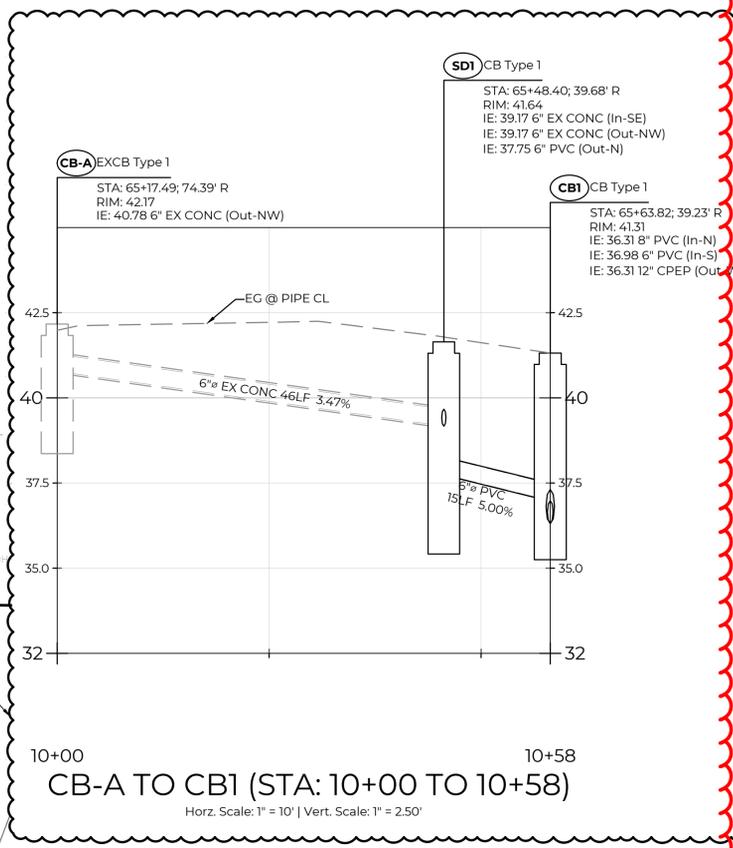
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VERT. DATUM: **NAVD88**

DATE: **5/18/23**

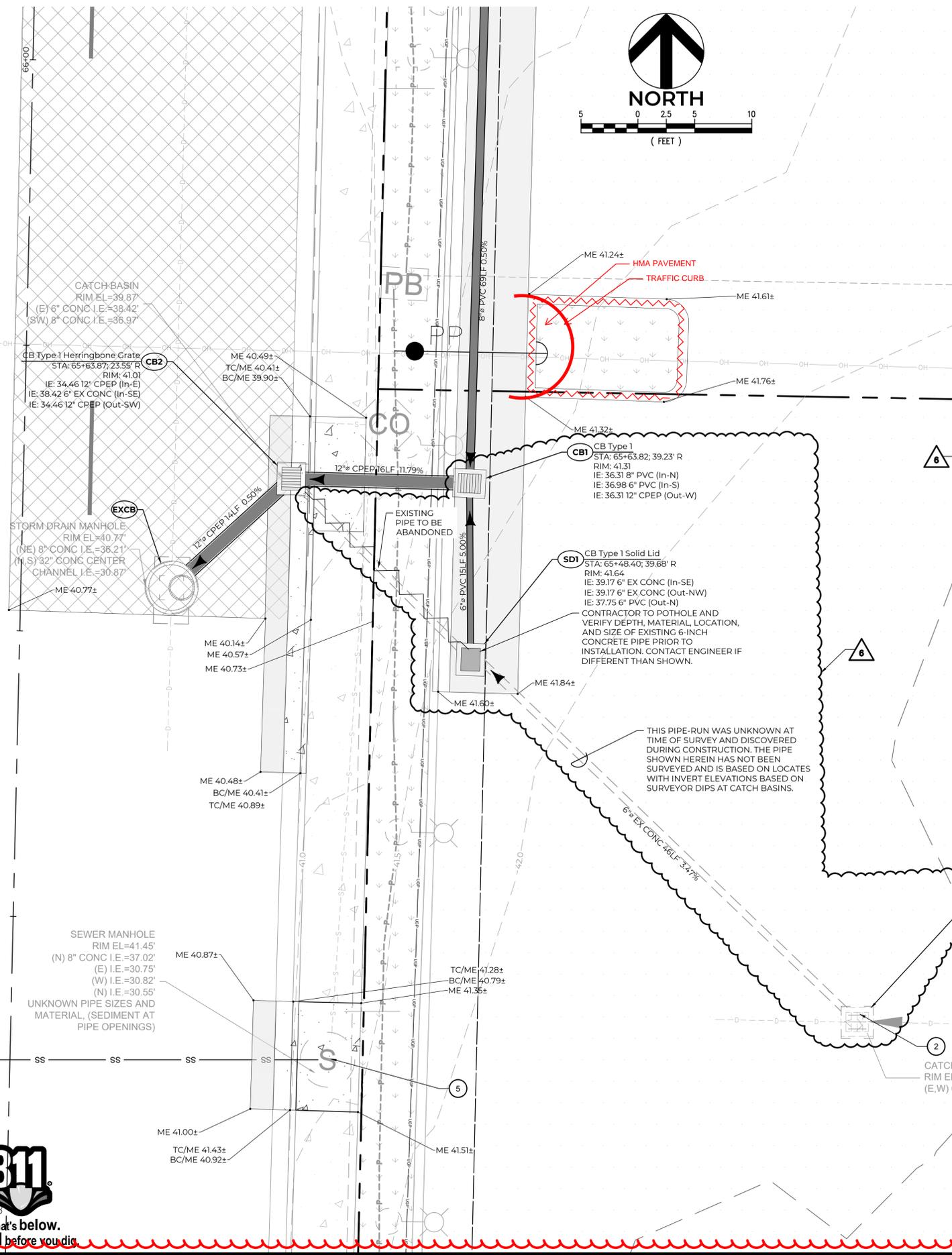
PROJECT NO. **LARS-0001**

SHEET NO. **121** OF **25**

REFERENCE NO. **C4.01**



THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23

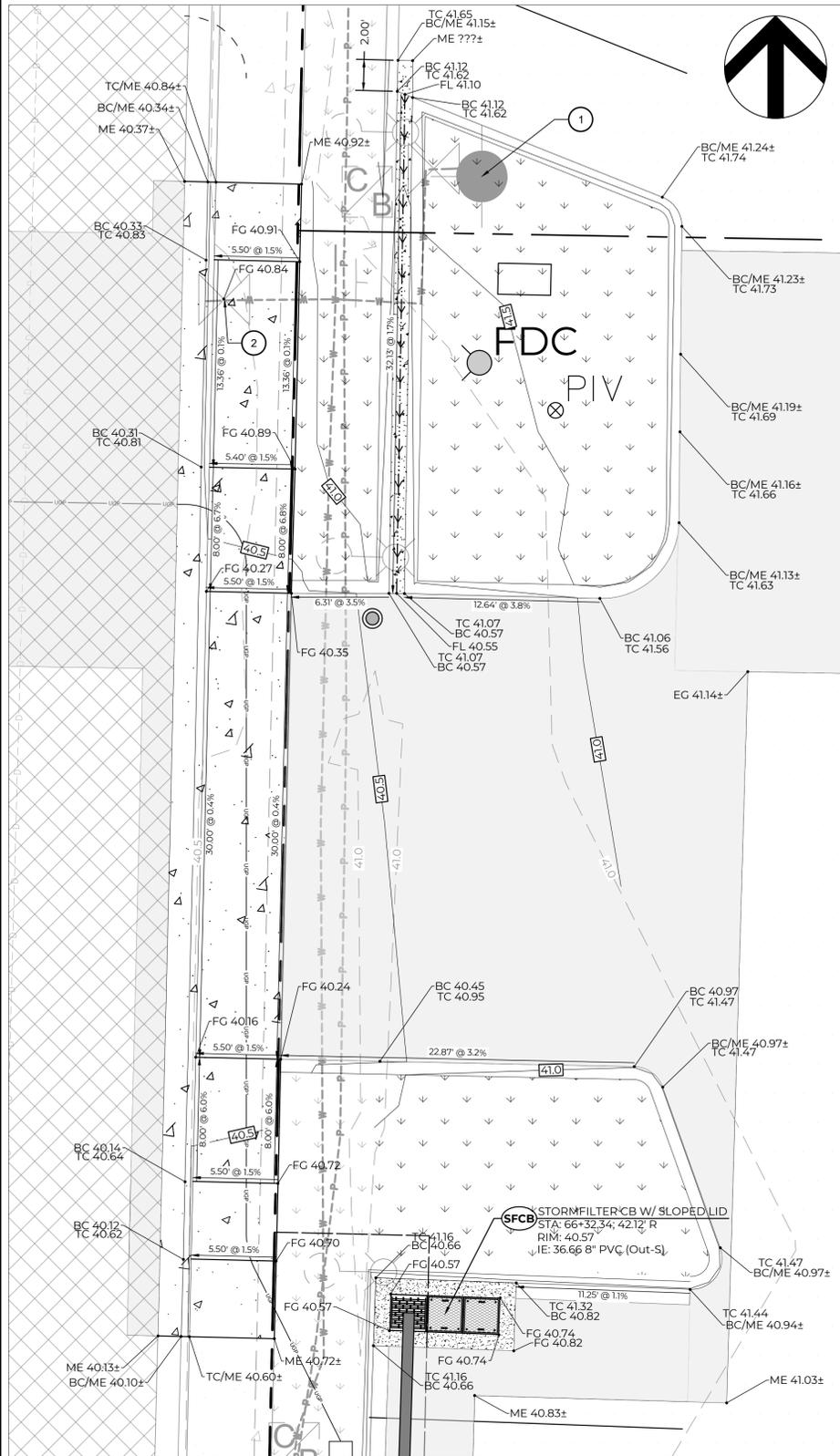


Plot Date: 5/18/2023 8:23 AM
Scale: 1/8" = 1'-0"

By: Kyle Murphy
Checked: Kyle Murphy
File Path: \\P:\Projects\104000\2023\104000-Castino\RFI73-LARS001.dwg

811
Know what's below.
Call before you dig.

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



1 4TH ST NW DRIVEWAY APPROACH ENLARGEMENT
SCALE: 1" = 5'

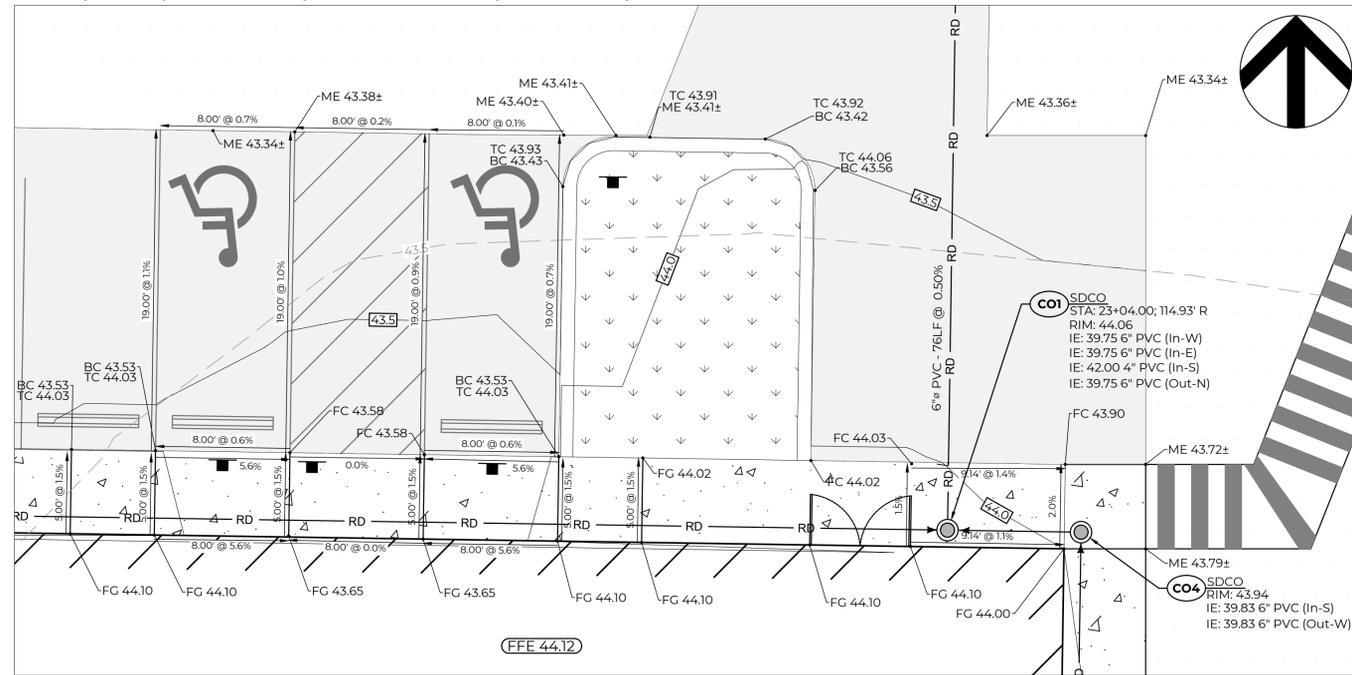
GRADING LEGEND

EG 282.4±	EXISTING GRADE
ME 282.4±	MATCH EXISTING
FG 282.00	FINISH GRADE
TC 282.00	TOP OF CURB
BC 282.00	BOTTOM OF CURB
FL 282.00	FLOWLINE
HP 282.00	HIGH POINT
TR 282.00	TOP OF PED. RAMP
BR 282.00	BOTTOM OF RAMP
FC 282.00	FLUSH CURB
FG MAJOR CONTOUR	285.0
FG MINOR CONTOUR	286.0
EG MAJOR CONTOUR	285.0
EG MINOR CONTOUR	286.0

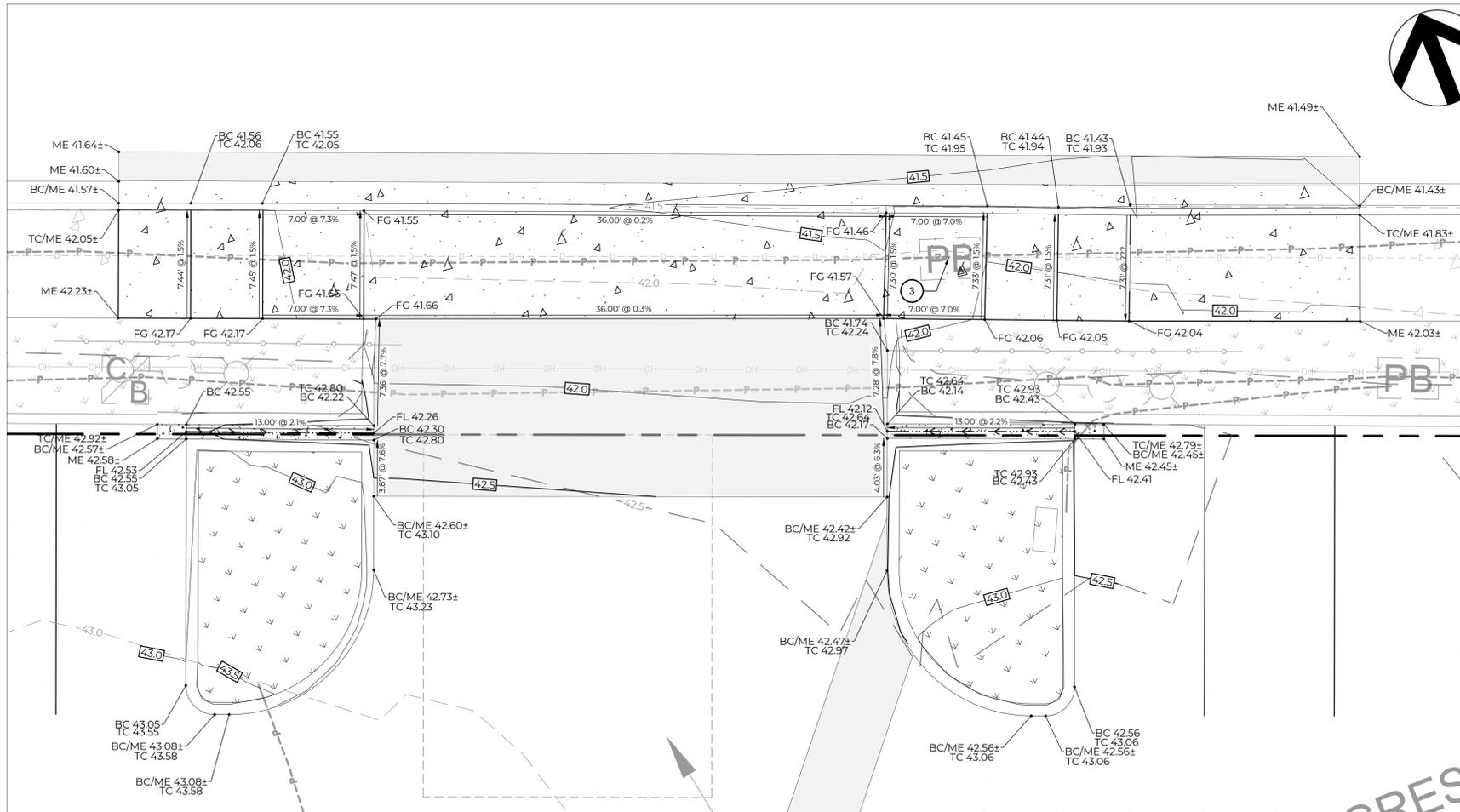
NOTE: ALL SPOT ELEVATIONS SHOWN ARE EXTERIOR TO STRUCTURE UNLESS OTHERWISE NOTED. NO SPOT ELEVATIONS ON THE CIVIL PLANS ARE INTENDED TO SPECIFY GRADES WITHIN BUILDINGS/STRUCTURES.

CIVIL KEYNOTES

- EXISTING FIRE HYDRANT TO REMAIN. ADJUST HYDRANT/VALVE BOX TO FINISH GRADE AS REQUIRED.
- ADJUST GATE VALVE RIM TO FINISH GRADE.
- ADJUST PULL BOX TO FINISH GRADE.



3 ACCESSIBLE PARKING STALL ENLARGEMENT
SCALE: 1" = 5'



2 RIVER ROAD DRIVEWAY APPROACH ENLARGEMENT
SCALE: 1" = 5'

APPROVED
BY: *[Signature]*
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
7/22/2022
DATE

NOTE: THIS APPROVAL IS VOID AFTER 30 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.

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4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/19/22

7-19-22
MARC WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
GRADING ENLARGEMENTS
300 RIVER ROAD
CITY OF PUYALLUP

MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
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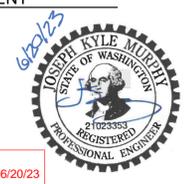
City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

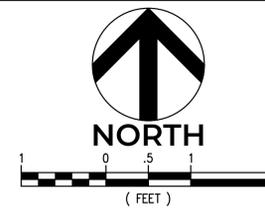
CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY
HORIZ. DATUM: NAD83(11)
VERT. DATUM: NAVD88
DATE: 7/19/22
PROJECT NO. LARS-0001
SHEET NO. 13 of 25
REFERENCE NO. C4.1

THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23

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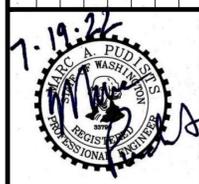
A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



APPROVED
 BY: *[Signature]*
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING
 DATE: 7/22/2022

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.

NO.	DATE	REVISION DESCRIPTION
1	4/25/22	REVISIONS TO CITY COMMENTS 4/1/22
2	6/17/22	REVISIONS TO CITY COMMENTS DATED 6/10/22
3	6/29/22	REVISIONS TO SEWER AND WATER SERVICES
4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/19/22

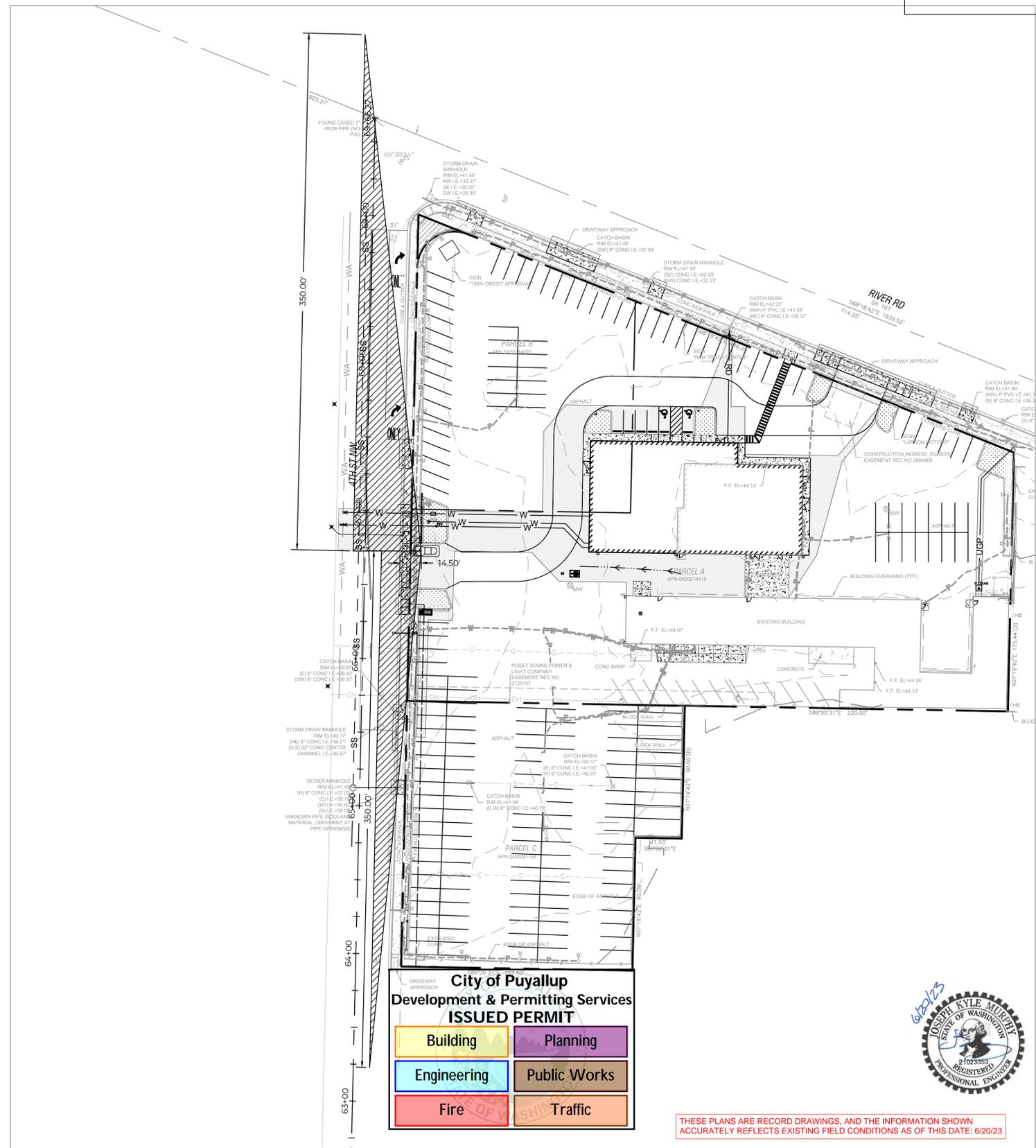


PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
DRIVEWAY SIGHT DISTANCE
 300 RIVER ROAD
 CITY OF PUYALLUP



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 DESIGNED BY: K. MURPHY
 DRAWN BY: K. MURPHY
 HORZ. DATUM: NAD83(11)
 VERT. DATUM: NAVD88
 DATE: 7/19/22
 PROJECT NO. LARS-0001
 SHEET NO. 15 of 25
 REFERENCE NO. C4.3



City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

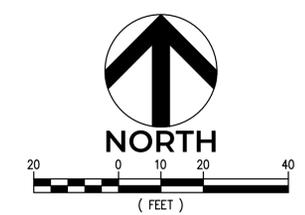
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A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED BY: <i>Kyle Colburn</i> CITY OF PUYALLUP FIRE CODE OFFICIAL DATE: July 25, 2022		APPROVED BY: <i>[Signature]</i> CITY OF PUYALLUP DEVELOPMENT ENGINEERING DATE: 7/22/2022	
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.		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.	



UTILITY LEGEND

- BUILDING FOOTPRINT
- PROPERTY BOUNDARY
- WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER SERVICE
- POWER JUNCTION BOX
- FIRE DEPARTMENT CONNECTION/FIRE HYDRANT/POST INDICATOR VALVE/FITTINGS
- EXISTING HMA PAVEMENT
- NEW HMA PAVEMENT
- NEW CONCRETE PAVEMENT
- HMA GRIND AND OVERLAY
- FULL DEPTH AMENDED TOPSOIL
- OIL & WATER SEPARATOR/CAR WASH DRAIN

- ### UTILITY KEYNOTES
- EXISTING FIRE HYDRANT TO REMAIN. CONTRACTOR SHALL PROVIDE STORZ COUPLING ADAPTOR ON EXISTING HYDRANT PER DETAIL 5 ON SHEET C5.1.
 - 4" FIRE DEPARTMENT CONNECTION (FDC) PER DETAIL 2 ON SHEET C5.1. CONNECT TO FIRE PANEL. COORDINATE WITH FIRE ALARM PLANS.
 - POST INDICATOR VALVE PER DETAIL 1 ON SHEET C5.1.
 - DOUBLE CHECK VALVE ASSEMBLY FOR DOMESTIC WATER SERVICE PER DETAIL 6 ON SHEET C5.1.
 - FIRE SERVICE CONNECTION TO BUILDING - COORDINATE BUILDING PENETRATION WITH PLUMBING PLANS. REFER TO MECHANICAL PLANS FOR DDCA WITHIN BUILDING. SEE DETAIL 3 ON SHEET C5.2 FOR DDCA NOTES.
 - FDC LINE TO BUILDING - COORDINATE BUILDING PENETRATION WITH PLUMBING PLANS.
 - 2" DOMESTIC WATER SERVICE CONNECTION WITH RESILIENT SEATED GATE VALVE. THE EXISTING DOMESTIC WATER SERVICE CONNECTION SHALL BE ABANDONED AND THE EXISTING CORPORATION STOP AT THE WATER MAIN SHALL BE REPLACED WITH A BRASS PLUG. COORDINATE WATER MAIN SHUTDOWN WITH THE WATER DIVISION.
 - NOT USED
 - CONNECTION TO EXISTING SANITARY SEWER SERVICE. INTERIOR SANITARY SEWER PLUMBING TO REMAIN. CONTRACTOR TO POTHOLE AND VERIFY EXISTING PIPE LOCATION, DEPTH, SIZE AND CONDITION PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONDITIONS VARY FROM WHAT IS SHOWN ON PLANS.
 - CONNECT PIPE TO EXISTING FLOOR DRAIN SUMP. DISCONNECT OLD PUMP SYSTEM AND GROUND OUT PIPE PENETRATIONS.
 - TERMINATE EXISTING POWER SERVICE IN TRAFFIC RATED JUNCTION BOX. REFER TO ELECTRICAL PLANS FOR INFORMATION.
 - 8"x4" WET TAP (ROMAC SST OR APPROVED EQUAL) PER CITY OF PUYALLUP CONSTRUCTION STANDARDS. CONTRACTOR SHALL POTHOLE PRIOR TO WET TAP TO FIELD VERIFY LOCATION, DEPTH, MATERIAL AND CONDITION OF EXISTING 8-INCH DIP.
 - 4" CI GATE VALVE WITH TWO PIECE, ADJUSTABLE CAST IRON VALVE BOX AND LID STAMPED WITH THE WORD "SEWER"
 - PROPOSED POWER TRANSFORMER LOCATION - REFER TO ELECTRICAL PLANS. PROVIDE BOLLARDS FOR VEHICULAR PROTECTION IN ACCORDANCE WITH POWER PURVEYOR STANDARDS.
 - 2" DOMESTIC WATER METER AND BOX PER DETAIL 7 ON SHEET C5.1. PROVIDE 2" POLY SERVICE FROM WATER MAIN TO BUILDING.
 - EXISTING IRRIGATION CONTROL BOX TO REMAIN.
 - REFER TO SHEET ES1.00 FOR STREET LIGHT ELECTRICAL COMPONENTS.
 - CONTRACTOR SHALL POTHOLE AND VERIFY DEPTH, LOCATION, SIZE, AND MATERIAL OF EXISTING 18-INCH CONCRETE SEWER MAIN. INVERT ELEVATION AT CONNECTION POINT IS UNKNOWN - CONTRACTOR SHALL ADJUST SERVICE LATERAL DEPTH AS REQUIRED TO CONNECT TO SEWER WHILE MAINTAINING A MINIMUM SLOPE OF 1% AND A MINIMUM PIPE COVER OF 3'-FT. CONTACT ENGINEER IF DIFFERENT THAN SHOWN.
 - CONNECT IRRIGATION SERVICE TO 2" DOMESTIC WATER POLY LINE BETWEEN METER AND DDCA. PROVIDE SEPARATE DDCA FOR IRRIGATION SERVICE PER DETAIL 6 ON SHEET C5.1. MAINTAIN EXISTING PIPE SIZES FOR IRRIGATION COMPONENTS.

NO.	DATE	REVISION DESCRIPTION
1	7/19/22	REVISIONS TO CITY COMMENTS DATED 8/10/22
2	7/19/22	REVISIONS TO CITY COMMENTS DATED 8/10/22
3	7/19/22	REVISIONS TO CITY COMMENTS DATED 8/10/22
4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/19/22



PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
 CASTINO ARCHITECTURE
UTILITY PLAN
 300 RIVER ROAD
 CITY OF PUYALLUP

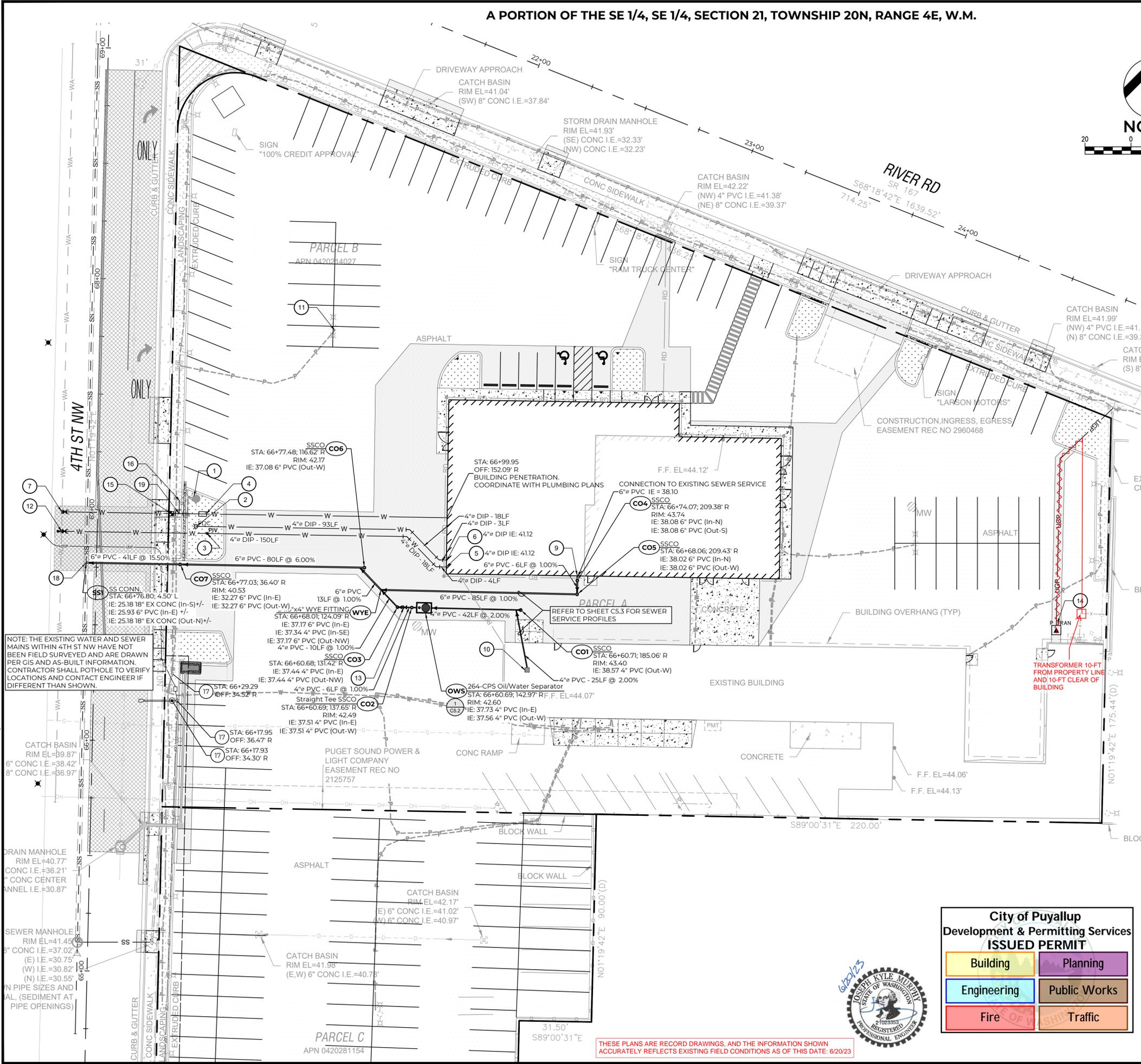


CHECKED BY: M. PUDISTS
 DESIGNED BY: K. MURPHY
 DRAWN BY: K. MURPHY
 HORZ. DATUM: NAD83(11)
 VERT. DATUM: NAVD88
 DATE: 7/19/22
 PROJECT NO. LARS-0001
 SHEET NO. 16 of 25
 REFERENCE NO. C5.0

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

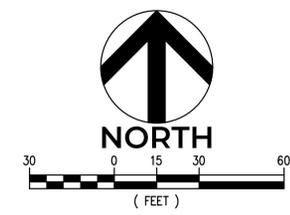
THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 8/20/23



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A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

<p>FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED</p> <p>BY: <i>Kyle Colaban</i></p> <p>CITY OF PUYALLUP FIRE CODE OFFICIAL</p> <p>DATE: July 25, 2022</p> <p><small>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.</small></p>	<p>APPROVED</p> <p>BY: <i>J. P. D. M.</i></p> <p>CITY OF PUYALLUP DEVELOPMENT ENGINEERING</p> <p>DATE: 7/22/2022</p> <p><small>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.</small></p>
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UTILITY LEGEND

- BUILDING FOOTPRINT
- PROPERTY BOUNDARY
- WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER SERVICE
- POWER JUNCTION BOX
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- NEW CONCRETE PAVEMENT
- HMA GRIND AND OVERLAY
- FULL DEPTH AMENDED TOPSOIL
- OIL & WATER SEPARATOR/CAR WASH DRAIN

LANDSCAPE PLAN PREPARED BY LYON LANDSCAPE ARCHITECTURE, DATED 6/29/2022. REFER TO SHEETS L1.0-L2.0 FOR FULL LANDSCAPE AND PLANTING PLAN.

NO.	DATE	REVISION DESCRIPTION
1	4/25/22	REVISIONS TO CITY COMMENTS 4/1/22
2	6/17/22	REVISIONS TO CITY COMMENTS DATED 6/10/22
3	6/29/22	REVISIONS TO SEWER AND WATER SERVICES
4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/16/22



PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
UTILITY AND LANDSCAPE OVERLAY PLAN
 300 RIVER ROAD
 CITY OF PUYALLUP

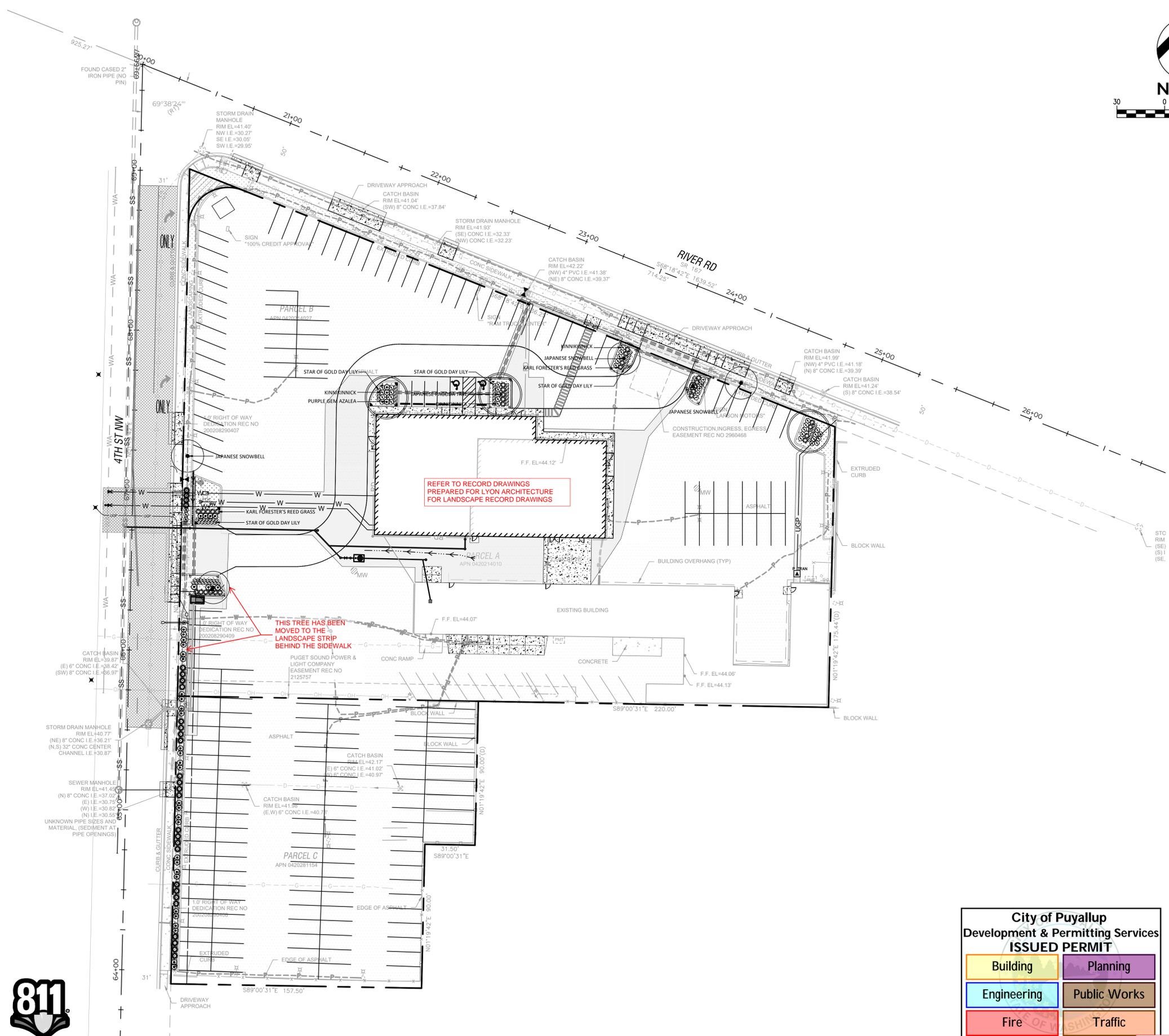


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 DESIGNED BY: **K. MURPHY**
 DRAWN BY: **K. MURPHY**
 HORZ. DATUM: **NAD83(11)**
 VERT. DATUM: **NAVD88**
 DATE: **7/19/22**
 PROJECT NO. **LARS-0001**
 SHEET NO. **17** OF **25**
 REFERENCE NO. **C5.01**

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

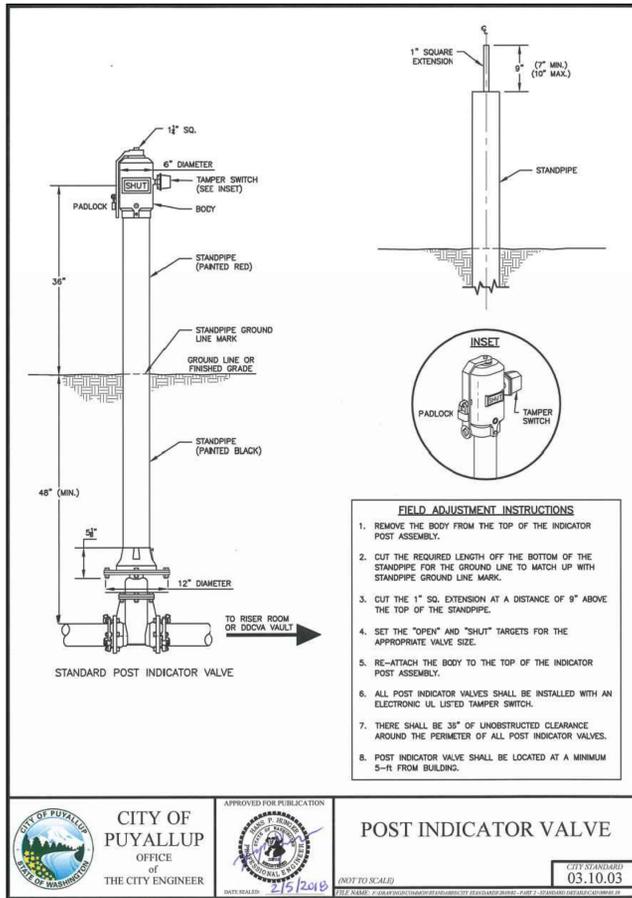
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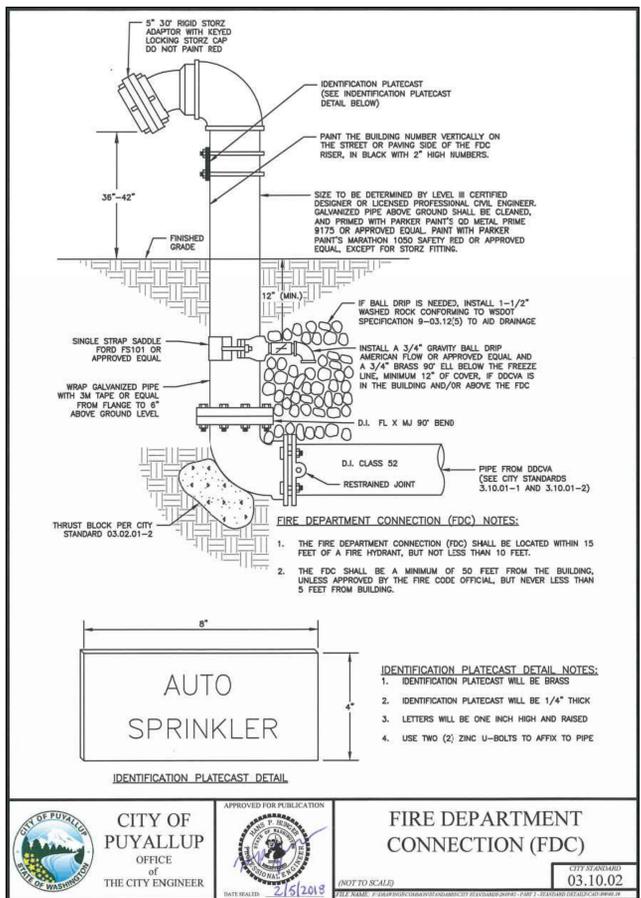
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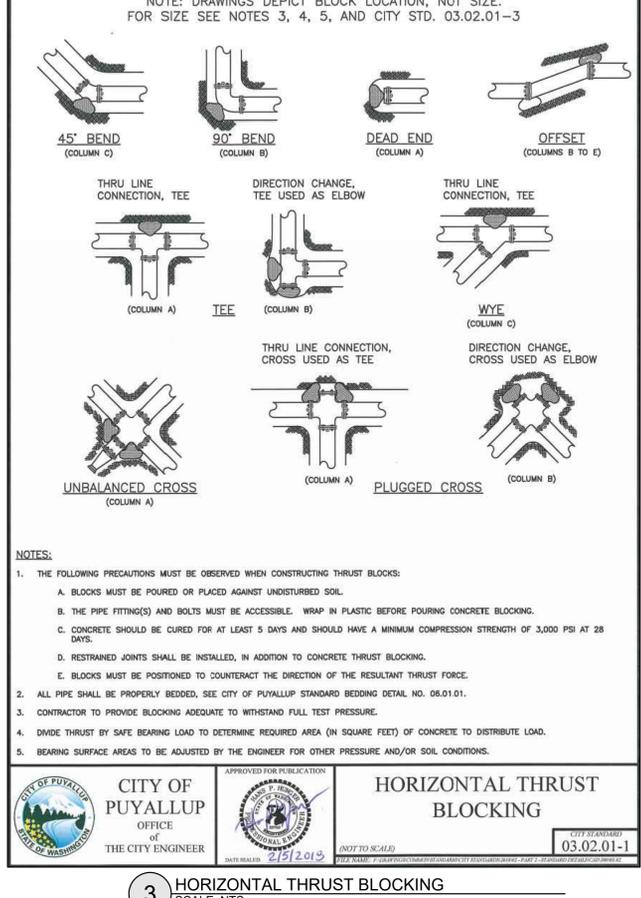
A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.



1 POST INDICATOR VALVE
SCALE: NTS



2 FIRE DEPARTMENT CONNECTION
SCALE: NTS



3 HORIZONTAL THRUST BLOCKING
SCALE: NTS

FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED
BY: *Kyle Colburn*
CITY OF PUYALLUP
FIRE CODE OFFICIAL
DATE: July 25, 2022

APPROVED
BY: *[Signature]*
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE: 7/22/2022

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.

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City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

NO.	DATE	REVISION DESCRIPTION
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4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/19/22

PERMIT SET

7-19-22

MURPHY CASTINO ARCHITECTURE
KYLE MURPHY
REGISTERED PROFESSIONAL ENGINEER

THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23

TABLE 2: THRUST AT FITTINGS AT 200 PSI

SIZE	TEST PRESSURE (PSI)	THRUST FITTINGS AT 200 PSI				
		A	B	C	D	E
4"	200	3,140	4,440	2,405	1,225	615
6"	200	7,070	9,985	5,410	2,760	1,385
8"	200	12,565	17,770	9,820	4,905	2,465
10"	200	19,635	27,770	15,030	7,660	3,850
12"	200	28,275	39,985	21,840	11,030	5,545
14"	200	38,485	54,425	29,455	15,015	7,545
16"	200	50,285	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/ALLIUMAL SOIL	1,000
SAND	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

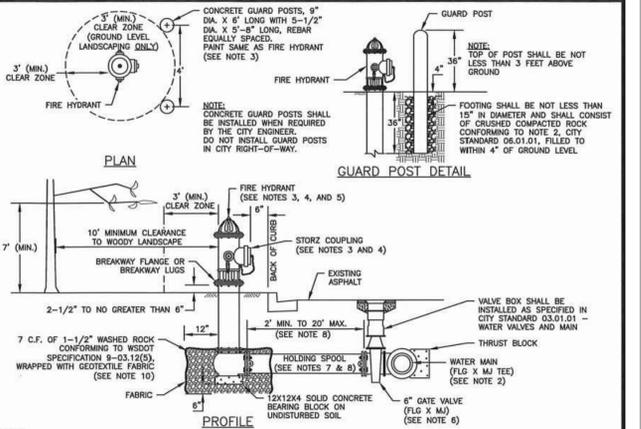
SEE CITY STANDARDS 03.02.01-1 AND 03.02.01-2 FOR ADDITIONAL INFORMATION.

- NOTES:**
- 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 x $\frac{300}{200}$ = 59,978 LBS
 - 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 ÷ 3,000 LBS/SF = 20 SF OF AREA
 - CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE
 - AREAS SHALL BE ADJUSTED FOR OTHER PRESSURE CONDITIONS.
 - 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: 7/15/2018
CITY STANDARD: 03.02.01-3

THRUST BLOCKING TABLE
SCALE: NTS

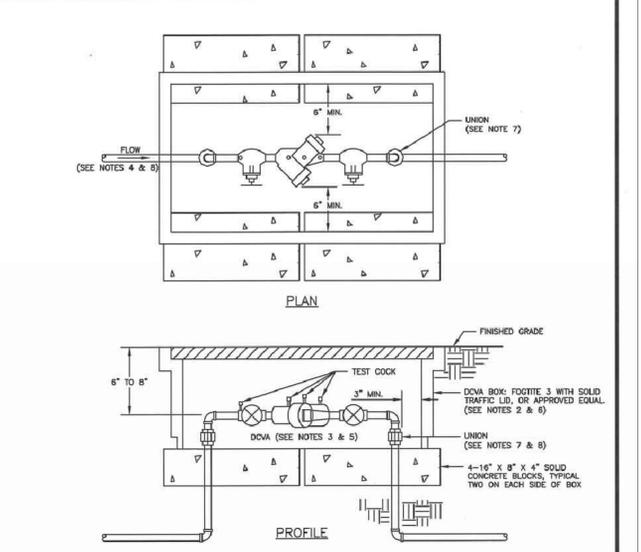


- NOTES:**
- ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
 - WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
 - THE FIRE HYDRANT AND CONCRETE GUARD POSTS SHALL BE PAINTED, RUST-OLEUM SAFETY YELLOW #7543 (TWO COATS) OR AN APPROVED EQUAL. THE STORE FITTING SHALL NOT BE PAINTED.
 - FIRE HYDRANTS SHALL HAVE TWO 2-1/2" HOSE PORTS (NATIONAL STANDARD THREAD) WITH CAPS AND CHAINS AND ONE 4" PUMPER PORT (88 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 DRAINING 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, C 502-73 FOR FIRE HYDRANTS FOR ORDINARY WATER SERVICE. FIRE HYDRANTS SHALL INCLUDE THE ENTIRE ASSEMBLY INCLUDING HYDRANT, GATE VALVE AND BOX, CONNECTING PIPING, FITTINGS, AND ACCESSORIES.
 - FIRE HYDRANTS SHALL BE AWK, CLOW MEDALLION, M & H 1295, MUELLER CENTURION, OR WATERLOUS.
 - 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 STEM SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MANUFACTURER OR APPROVED EQUAL.
 - THE HOLDING SPOOL SHALL BE A MECHANICAL-JOINT (M.J.) HOLDING SPOOL, WITH THE USE OF MEGA-LOG CONNECTORS OR APPROVED EQUAL WITH CLASS 52 DUCTILE IRON PIPE.
 - 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.
 - FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM A BUILDING OR STRUCTURE.
 - THE CONTRACTOR SHALL PLACE A 6 OZ. GEOTEXTILE FABRIC AROUND THE WASHED ROCK AREA, ENDS TO OVERLAP.
 - A FLOURESCENT ORANGE BAG MUST COVER AND BE SECURED TO THE FIRE HYDRANT UNTIL APPROVED FOR USE BY CITY ENGINEER.
 - 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. OVERHANGING 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: 11/17/2020
CITY STANDARD: 03.05.01

FIRE HYDRANT ASSEMBLY
SCALE: NTS

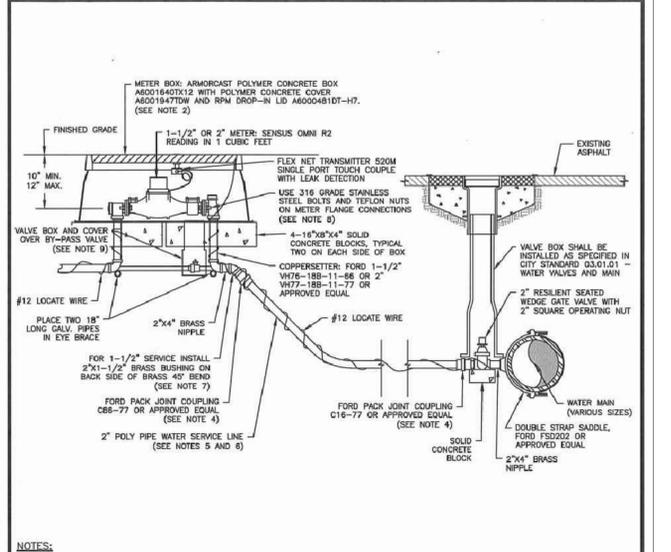


- NOTES:**
- BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.
 - THE DCVA SHALL BE INSTALLED WITH ADEQUATE SPACE TO FACILITATE MAINTENANCE AND TESTING. IT SHALL BE TESTED 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.
 - DCVA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
 - 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.
 - DCVA SHALL BE SIZED EQUAL OR COMPARABLE TO METER SIZE.
 - METER BOX SHALL BE LARGE ENOUGH TO ALLOW THE MINIMUM SETBACKS ILLUSTRATED ABOVE. METER BOX LID SHALL BE A TRAFFIC LID WITH H-20 LOADING.
 - ELECTRIC UNIONS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS.
 - 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: 2/15/2013
CITY STANDARD: 03.04.01

2" AND SMALLER DOUBLE CHECK VALVE ASSEMBLY INSTALLATION
SCALE: NTS



- NOTES:**
- ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
 - 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 HWY SURFACES. WHEN UNAVOIDABLE, EXCEPTIONS CAN BE MADE AT END OF CURB-DE-SACS OR PAN HANDLED LOTS.
 - 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.
 - ALL POLY PIPE COUPLINGS SHALL USE PIPE INSERT STIFFENERS.
 - 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.
 - ALL POLY PIPE SHALL BE HIGH DENSITY POLY (HDPE) PIPE (IRON PIPE SIZES) MEETING ASTM D-2239-SIDR 7, BLUE IN COLOR, 200 PSI MINIMUM.
 - 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.
 - 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.
 - 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: 10/6/2019
CITY STANDARD: 03.03.02

1-1/2" AND 2" WATER SERVICE CONNECTION
SCALE: NTS

300 BUILDING - LARSON AUTOMOTIVE GROUP
CASTINO ARCHITECTURE
WATER DETAILS
300 RIVER ROAD
CITY OF PUYALLUP

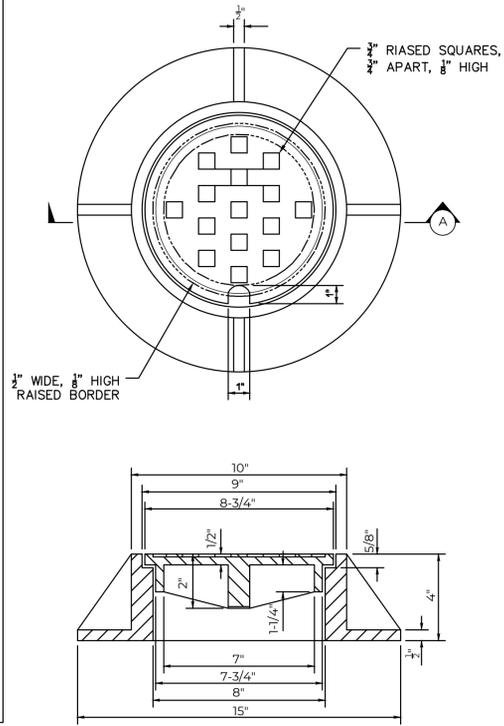
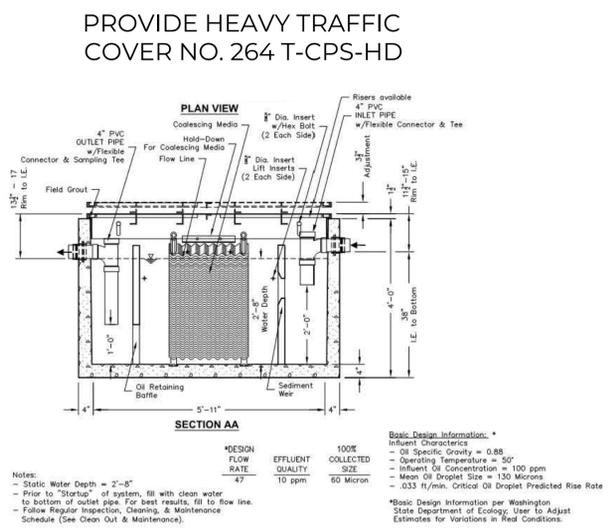
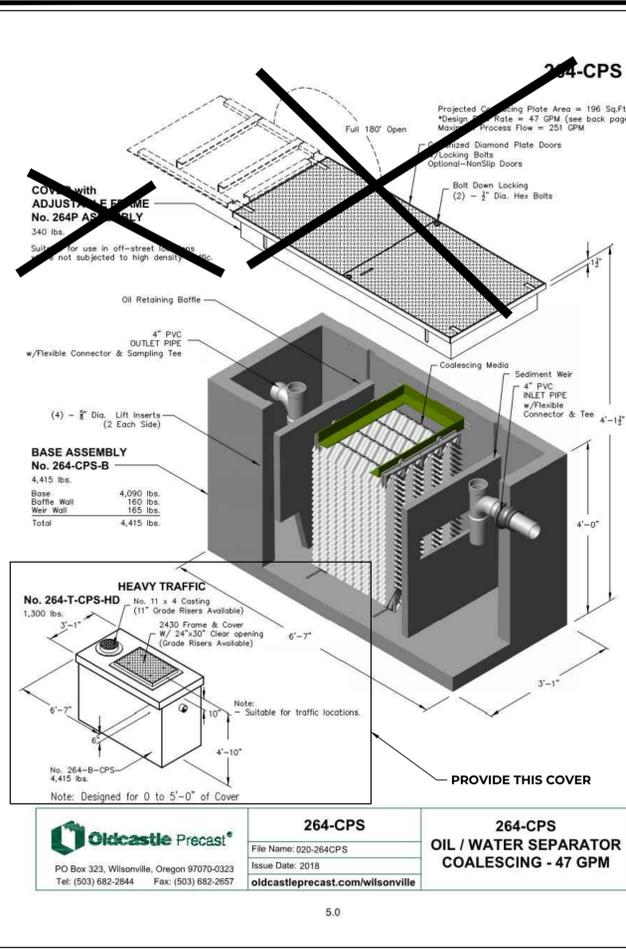
MOMENTUM CIVIL
1145 BROADWAY, SUITE 115
TACOMA, WA 98405
PHONE: 253.319.1504

CHECKED BY: M. PUDISTS
DESIGNED BY: K. MURPHY
DRAWN BY: K. MURPHY

HORIZ. DATUM: NAVD83(11)
VERT. DATUM: NAVD88
DATE: 7/19/22

PROJECT NO. LARS-0001
SHEET NO. 18 OF 25
REFERENCE NO. C5.1

Plot Date: 7/19/2022 9:22 AM
Save Date: 7/12/2022 1:34 PM
By: Kyle Murphy
Save Date: 7/12/2022 1:34 PM
File Path: L:\LARS0001\0400CAD\Shenans\Final\WAL-LARS0001.dwg



City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

APPROVED

BY: *[Signature]*
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE: 7/22/2022

NOTE: THIS APPROVAL IS VOID AFTER 90 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.

NO.	DATE	REVISION DESCRIPTION
1	4/25/22	REVISIONS TO CITY COMMENTS 4/1/22
2	6/17/22	REVISIONS TO CITY COMMENTS DATED 6/10/22
3	6/29/22	REVISIONS TO SEWER AND WATER SERVICES #
4	7/19/22	REVISIONS TO CITY COMMENTS DATED 7/19/22

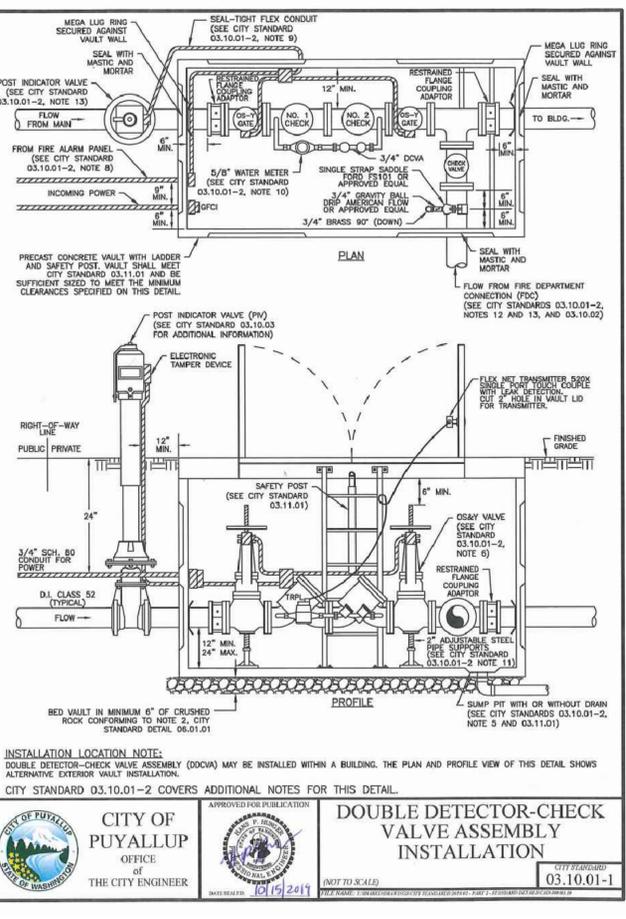


PERMIT SET

1 OIL & WATER SEPARATOR
SCALE: NTS

2 CAST IRON RING AND COVER - CLEANOUT DETAIL
SCALE: NTS

THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23

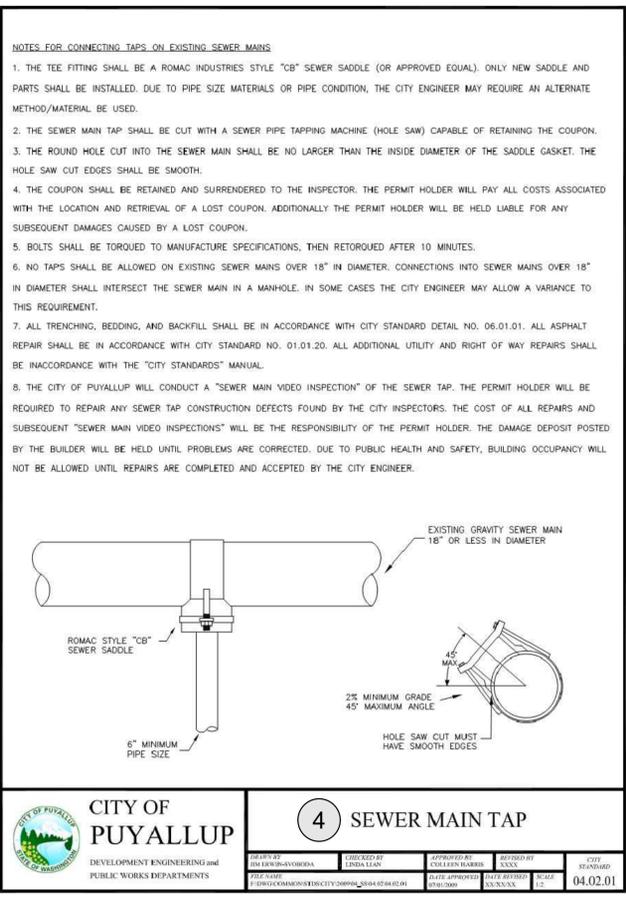


NOTES FOR DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) INSTALLATION CITY STANDARD 03.10.01-1

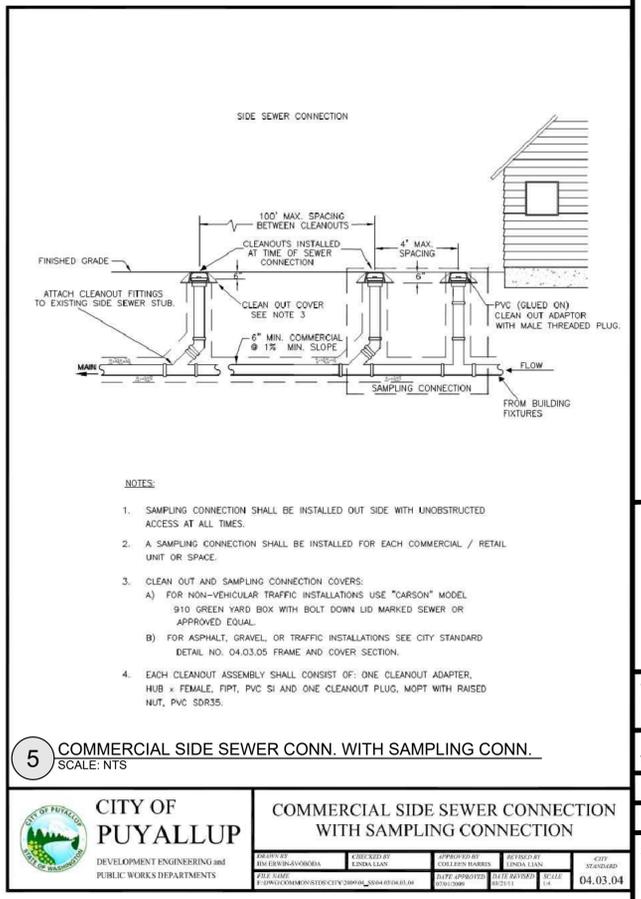
- BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.
- THE DDCVA SHALL BE INSTALLED WITH ADEQUATE MAINTENANCE AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION, BY A WASHINGTON 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.
- DDCVA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
- 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.
- 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.
- DDCVA OUTSIDE STEM AND YOKE (OS&Y) GATE VALVES, AND THE POST INDICATOR VALVE (PIV), SHALL HAVE SUPERVISED TAMPER SWITCHES.
- ALL ELECTRICAL SHALL BE INSPECTED BY A WASHINGTON STATE ELECTRICAL INSPECTOR.
- 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 FSCA CAST DEVICE BOX OR APPROVED EQUAL ON THE VAULT WALL AT THE CONDUIT PENETRATION.
- 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 FSCA CAST DEVICE BOX OR APPROVED EQUAL ON THE VAULT WALL AT THE CONDUIT PENETRATION.
- WATER METER SHALL BE A SENSUS SRI TRP READING IN 1 CUBIC FEET.
- THE FDC SHALL BE LOCATED WITHIN 15 FEET OF A FIRE HYDRANT, BUT NOT LESS THAN 10 FEET.
- 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 3 FEET FROM BUILDING.
- 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 DCA, APPROVED AND MEET ALL APPLICABLE SAFETY STANDARDS AND CODES.

NOTE: THE PERMITEE IS SEEKING TO PLACE DDCVA WITHIN BUILDING - THIS DETAIL IS BEING FURNISHED FOR THE SAKE OF ITS NOTES AND COMPLIANCE WITH CITY OF PUYALLUP STANDARDS.

3 DOUBLE DETECTOR CHECK VALVE ASSEMBLY
SCALE: NTS



4 SEWER MAIN TAP
SCALE: NTS



5 COMMERCIAL SIDE SEWER CONN. WITH SAMPLING CONN.
SCALE: NTS

CITY OF PUYALLUP
OFFICE OF THE CITY ENGINEER

DOUBLE DETECTOR CHECK VALVE ASSEMBLY INSTALLATION
(NOT TO SCALE)
CITY STANDARD 03.10.01-1

CITY OF PUYALLUP
OFFICE OF THE CITY ENGINEER

DOUBLE DETECTOR CHECK VALVE ASSEMBLY INSTALLATION (NOTES)
(NOT TO SCALE)
CITY STANDARD 03.10.01-1

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

4 SEWER MAIN TAP
SCALE: NTS

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

COMMERCIAL SIDE SEWER CONNECTION WITH SAMPLING CONNECTION
SCALE: NTS

300 BUILDING - LARSON AUTOMOTIVE GROUP
 CASTINO ARCHITECTURE
SEWER AND WATER DETAILS
 300 RIVER ROAD
 CITY OF PUYALLUP



CHECKED BY: **M. PUDIST**
 DESIGNED BY: **K. MURPHY**
 DRAWN BY: **K. MURPHY**
 HORZ. DATUM: **NAD83(11)**
 VERT. DATUM: **NAVD88**
 DATE: **7/19/22**
 PROJECT NO. **LARS-0001**
 SHEET NO. **19** OF **25**
 REFERENCE NO. **C5.2**

By: Kyle Murphy
 Save Date: 7/19/2022 9:22 AM
 File Path: L:\ARS0001\0400CAD\Sheets\Final\VA-LARS0001.dwg

A PORTION OF THE SE 1/4, SE 1/4, SECTION 21, TOWNSHIP 20N, RANGE 4E, W.M.

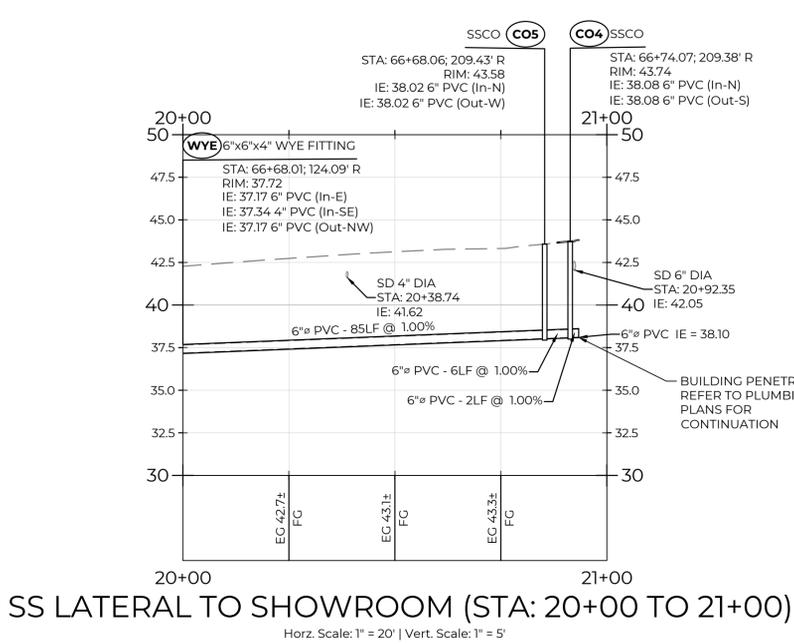
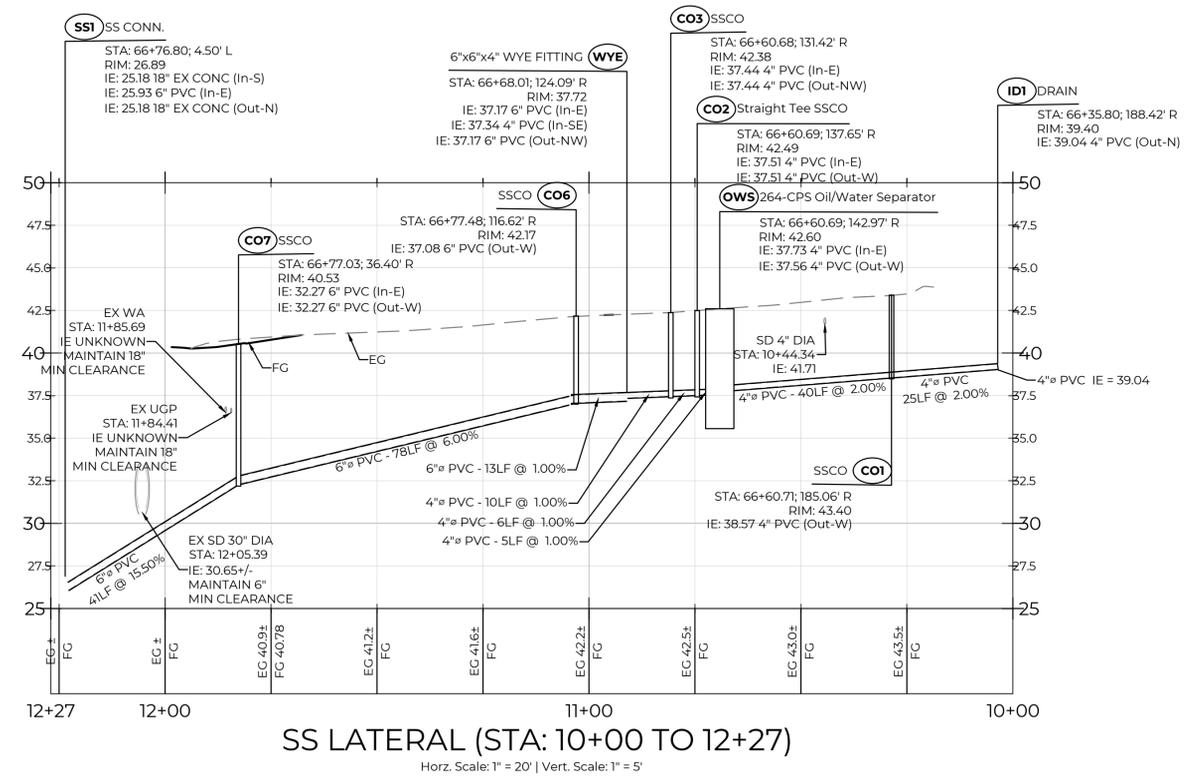
FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED
 BY: *Kyle Murphy*
 CITY OF PUYALLUP
 FIRE CODE OFFICIAL
 DATE: **July 25, 2022**

APPROVED
 BY: *[Signature]*
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING
 DATE: **7/22/2022**

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.

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.

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PERMIT SET

300 BUILDING - LARSON AUTOMOTIVE GROUP
 CASTINO ARCHITECTURE
SEWER SERVICE PROFILES
 300 RIVER ROAD
 CITY OF PUYALLUP



CHECKED BY: **M. PUDISTS**
 DESIGNED BY: **K. MURPHY**
 DRAWN BY: **K. MURPHY**
 HORZ. DATUM: NAD83(11)
 VERT. DATUM: NAVD88
 DATE: **7/19/22**
 PROJECT NO. **LARS-0001**
 SHEET NO. **20 of 25**
 REFERENCE NO. **C5.3**

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

THESE PLANS ARE RECORD DRAWINGS, AND THE INFORMATION SHOWN ACCURATELY REFLECTS EXISTING FIELD CONDITIONS AS OF THIS DATE: 6/20/23

Plot Date: 7/19/2022 9:22 AM
 Save Date: 7/12/2022 1:34 PM
 File: P:\LARS0001\0400CAD\Sheets\Final\VA-LARS0001.dwg
 By: Kyle Murphy
 S: Kyle Murphy