

LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF STATE HIGHWAY 5 WITH THE WEST LINE OF 4TH STREET NORTHWEST, AS CONVEYED TO THE CITY OF PUYALLUP BY DEED DATED JANUARY 25, 1965, AND RECORDING NO. 170983, THE INTERSECTION OF NORTH 0071°31' EAST) IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;

THENCE NORTH 69°21'30" WEST ALONG SAID NORTH LINE OF STATE HIGHWAY NO. 5, 570.00 FEET TO THE INTERSECTION OF SAID NORTH LINE OF STATE HIGHWAY NO. 5 AND THE LINE OF THE THENCE CONTINUING ALONG SAID NORTH LINE OF STATE HIGHWAY NO. 5, NORTH 69°21'30" WEST 705.72 FEET;

THENCE NORTH 60°38'30" 10.00 FEET;

THENCE 69°21'30" WEST 282.36 FEET TO THE BOUNDARY LINE AS DESCRIBED IN BOUNDARY LINE AGREEMENT RECORDED JANUARY 5, 1965 UNDER RECORDING NO. 208446 AND ALSO RECORDED IN DEED NO. 1965 UNDER RECORDING NO. 229165;

THENCE SAVING SAID BOUNDARY LINE OF STATE HIGHWAY NO. 5 AND RUNNING ALONG SAID BOUNDARY LINE 102°23'04" WEST 372.46 FEET;

THENCE SOUTH 78°23'44" EAST 40.00 FEET MORE OR LESS, TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 21;

THENCE NORTH ALONG SAID CENTER LINE 30.63 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE INTERCITY RIVER IMPROVEMENT RIGHT OF WAY FOR THE NEW CHANNEL OF THE RIVER;

THENCE EASTERLY ALONG SAID SOUTH LINE OF THE INTERCITY RIVER IMPROVEMENT RIGHT OF WAY TO A POINT BEARING NORTH 0071°31' EAST FROM A POINT LYING NORTH 0071°31' EAST 170.00 FEET FROM THE INTERSECTION OF THE NORTH LINE OF STATE HIGHWAY NO. 5 WITH THE WEST LINE OF SAID 4TH STREET NORTHWEST;

THENCE SOUTH 0071°31' WEST 468.33 FEET TO A LINE PARALLEL WITH AND 300.00 FEET NORTH OF THE NORTH LINE OF STATE HIGHWAY NO. 5;

THENCE ALONG PARALLEL LINE NORTH 69°21'30" WEST 149.81 FEET;

THENCE SOUTH 0071°31' WEST 300 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION IN THE NORTHWEST CORNER OF SAID PREMISES CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NO. 2766745 FOR THE INTERCOUNTY RIVER IMPROVEMENT ROAD(60TH STREET COURT EAST)

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION OF A PORTION OF THE PARCEL AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A GEOMAX ZOOM 90 2" ROBOTIC TOTAL STATION AND A TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THE DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE LEGAL DESCRIPTION IS PER RECORDS OF PIERCE COUNTY AUDITOR'S OFFICE, RECORDING NO. 202106281097, DATED JUNE 28, 2021.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN JUNE, 2022, NOVEMBER, 2022 & JULY, 2023 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MOVEMENTS WERE VISITED OR SET IN JUNE, 2022 & NOVEMBER, 2022 UNLESS OTHERWISE NOTED. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
7. 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.

HORIZONTAL DATUM

THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91 WASHINGTON STATE PLANE SOUTH ZONE, BASED ON RTK GPS OBSERVATION AND THE WASHINGTON STATE REFERENCE NETWORK

VERTICAL DATUM

THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88. TIES WERE MADE TO CITY OF PUYALLUP BENCHMARK #1412/NW-11-11 PUBLISHED ELEVATION OF 37.507 FEET(NGVD29) THEN CONVERTED TO NAVD88 USING CORPSCON (NGVD29+3.48=NAVD88) (37.507(NGVD29)+3.48=40.987(NAVD88)). THE MONUMENT IS LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF 11TH AVENUE NORTHWEST AND 11TH STREET NORTHWEST UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

- R1) RECORD OF SURVEY, RECORDING NO. 1382
R2) RECORD OF SURVEY, RECORDING NO. 3003
R3) CITY OF PUYALLUP SHORT PLAT, RECORDING NO. 8907280358

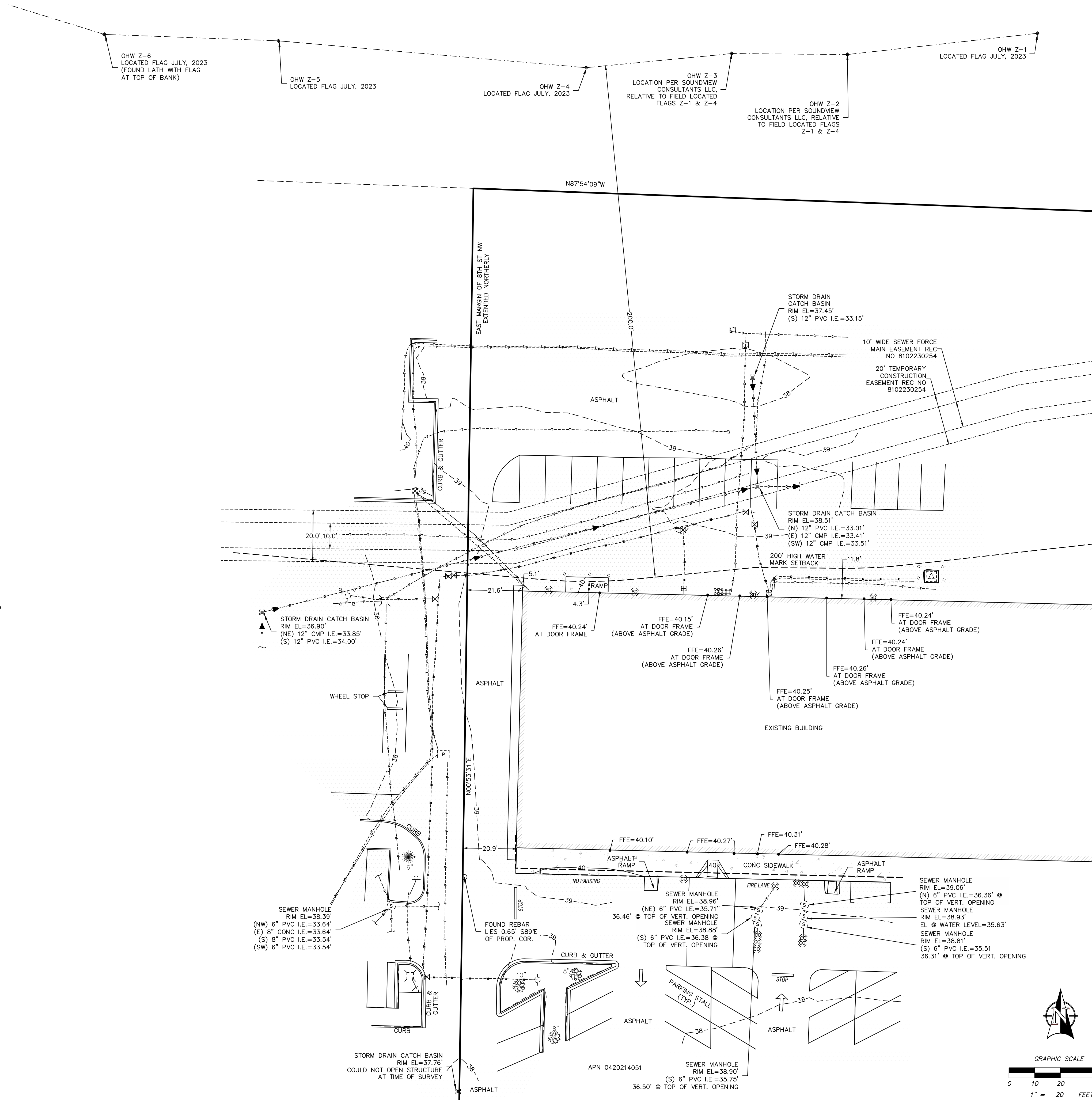
RECORDS OF PIERCE COUNTY AUDITOR'S OFFICE

LEGEND

- FOUND REBAR & CAP (AS SHOWN)
- ⊕ ORDINARY HIGH WATER FLAG
- ⌚ POWER VAULT
- ⚡ POWER TRANSFORMER
- ⌚ GAS METER
- ⌚ GAS VALVE
- ⊕ STORM DRAIN CLEANOUT
- ⊕ STORM DRAIN CATCH BASIN
- ⌚ SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⌚ GUARD POST
- ⌚ SIGN
- ⊕ COMMUNICATION PEDESTAL
- ⌚ CEDAR TREE
- ☀ FRUIT TREE
- ⌚ FIRE DEPARTMENT CONNECT
- ⌚ FIRE HYDRANT
- ⊕ WATER METER
- ⌚ WATER VALVE
- ⌚ LIGHT POLE

F.F.E. FINISHED FLOOR ELEVATION

-D-----D-----D-----D-----
 STORM DRAIN LINE
 -S-----S-----S-----S-----
 SEWER LINE
 -G-----G-----G-----G-----
 GAS PAINT LINE
 -W-----W-----W-----W-----
 WATER PAINT LINE
 -T-----T-----T-----T-----
 TELEPHONE PAINT LINE
 -P-----P-----P-----P-----
 POWER PAINT LINE



City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

APPROVED

BY Lance H. Hollingsworth
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE 8/2/2023

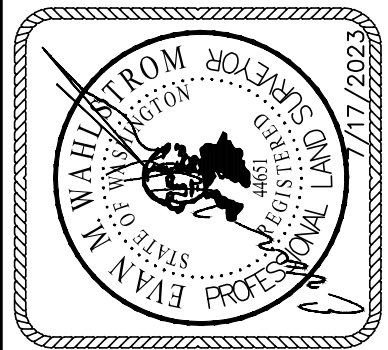
NOTE: THIS APPROVAL IS VOID
AFTER 180 DAYS FROM
APPROVAL DATE.
THE CITY WILL NOT BE
RESPONSIBLE FOR ERRORS
AND/OR OMISSIONS ON THESE
PLANS.
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE CITY
ENGINEER

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

SHT. 1 LOCATED IN SW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 20N., RANGE 4E., W.1/4M.	FOR: MOMENTUM CIVIL ENGINEERING CONSULTANTS CITY OF PUYALLUP, PIERCE COUNTY, WA
--	--

TOPOGRAPHIC SURVEY	DRAFTED: AG	CHECKED: EMW
	DATE: 7/17/2023	JOB NO.: MOMENI-2204242
	SCALE: 1"=20'	FIELD CREW: DA, TB, MW,



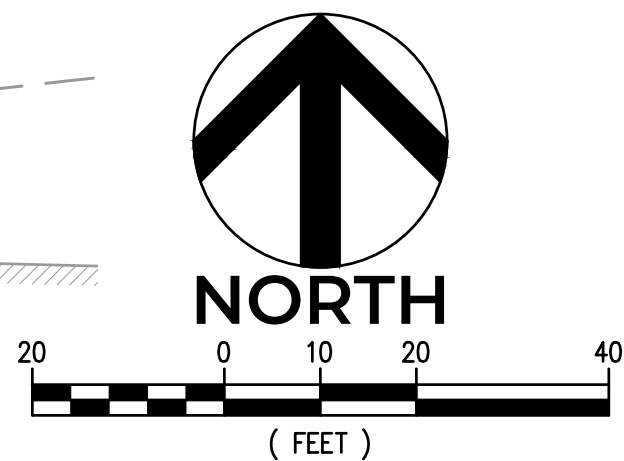
621 RIVER RD
PUYALLUP, WA 98371
TAX PARCEL NO. 0420214051 & 0420214049



informed land survey

PO Box 5137
Tacoma, WA 98415-0137
Phone: 253-627-2070
admin@landsurvey.com
www.Landsurvey.com

LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT



APPROVED
BY Lance R. Hingorani
CITY OF PUYALLUP
ENGINEERING SERVICES
DATE 8/2/2023

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 CITY ENGINEER

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

1. All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the City of Puyallup. The City of Puyallup shall be represented by the City Engineer on the engineering plans, representatives from all applicable Utility Companies, the project owner and appropriate City staff. Contact Engineering Services to schedule the meeting (253) 841-5568. The contractor is responsible to have their own approved set of plans at the meeting.
2. The City Engineer will review the plans and, if approved, will sign and seal the plans. 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.
3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, 1995 edition. All materials and workmanship shall also conform to the City of Puyallup City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards").
4. The City Engineer will approve plans and applicable developer specifications and details shall be on site during construction.
5. Any revisions made to these plans must be reviewed and approved by the developer's engineer and the Engineering Services Staff prior to any implementation in the field. The City shall not be responsible for any and all revisions made to the plans.
6. 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.
7. Any structure and/or obstruction which require removal or relocation relating to this project shall be removed at the contractor's expense.
8. 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 in diameter.
9. 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).
10. All 4 inch and 6 inch 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 Protective 40TME epoxy lining or equivalent, unless otherwise noted. 12-inch through 30-inch Polypropylene pipe (PP) shall be available in 10' lengths and 30-inch and larger shall be available in 20' lengths. All 4 inch pipe shall meet or exceed ASTM F7266, 36-inch through 60-inch PP pipe shall be triple walled and meet WSDOT 9-05.2(42). It shall meet or exceed ASTM F7264. PP pipe shall have a minimum pipe stiffness of 461 when tested in accordance with ASTM D2422. Testing shall be per ASTM F417, 30-inch and larger shall be tested 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.
11. Sanitary sewer manhole frames and covers shall conform to City Standard No. 06.01.02.
12. 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 changed for future use as specified on these plans. Manhole steps and ladder shall conform to Standard No. 06.01.03.
13. Sanitary sewer pipe and side sewers shall be 10 feet away from building and/or roof lines with the exception of side sewers that provide service to a single-family residence. At the time of construction the City Engineer will inspect and approve the design. The City will stamp the design to account for depth or proximity to foundation, steep slopes, or other factors.
14. No side sewers shall be connected to any house or building until all manholes are adjusted to the correct depth and the adjacent asphalt roadway and the asphalt patch and seal around the ring are accepted.
15. 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 of the source.
16. 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.

BUILDING FOOTPRINT

PROPERTY BOUNDARY

EXISTING MINOR CONTOUR 19

EXISTING MAJOR CONTOUR 20

PROPOSED MINOR CONTOUR 19

PROPOSED MAJOR CONTOUR 20

FULL DEPTH PAVEMENT SAWCUT LINE

EXISTING SANITARY SEWER LINE S

NEW SANITARY SEWER LINE

SANITARY SEWER CLEANOUT

HMA PAVEMENT

CONCRETE PAVEMENT

0 2' C2.1

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

- 1 PROTECT DOWNSTREAM INLETS PER DETAIL 1 ON SHEET C2.1.
- 2 REMOVE EXISTING RAMP, RAILING, AND BOLLARDS.
- 3 EXISTING BOLLARD TO REMAIN.
- 4 FULL-DEPTH SAWCUT AND REMOVE EXISTING PAVING/CONCRETE AS NECESSARY TO INSTALL NEW CONCRETE RAMPS.

1. CONNECT TO EXISTING SANITARY SEWER MAIN WITH ROMAC STYLE "CB" SEWER SADDLE PER CITY STANDARD 04.02.01 ON SHEET C2.2. CONTRACTOR TO POTHOLE AND VERIFY LOCATION AND ELEVATION OF EXISTING SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF A DISCREPANCY IS FOUND.
2. INSTALL SIDE SEWER PER CITY STANDARD 04.03.04 ON SHEET C2.2 WITH PIPE BEDDING AND BACKFILL PER 06.01.01 ON SHEET C2.2. PIPE TO BE PVC CONFORMING TO ASTM D-3034, SDR 35.
3. OIL/WATER SEPARATOR, OLDCASTLE MODEL 25-CP5. SEE DETAIL 1 ON SHEET C2.2. CONTRACTOR TO PROVIDE UPSTREAM AND DOWNSTREAM SAMPLING TEES WITHIN VAULT AS SHOWN ON DETAIL. CONTRACTOR TO PROVIDE SHUTOFF VALVE IMMEDIATELY DOWNSTREAM OF VAULT. CONTRACTOR TO PROVIDE RISERS AS NECESSARY TO SET FRAME AND LID.
4. CONNECT TO BUILDING SEWER WITH APPROPRIATE ADAPTER. VERIFY LOCATION AND INVERT ELEVATION WITH MEP PLANS.
5. RE-ROUTE ROOF DRAINS AS REQUIRED AND RECONNECT TO STORM DRAIN.
6. INSTALL 6" BOLLARD PER DETAIL 3 ON SHEET C2.1.
7. HMA PAVEMENT PATCH SHALL MATCH EXISTING PAVEMENT SECTION. MINIMUM 3" HMA OVER 4" CSTC OVER GRAVEL BASE BACKFILL.

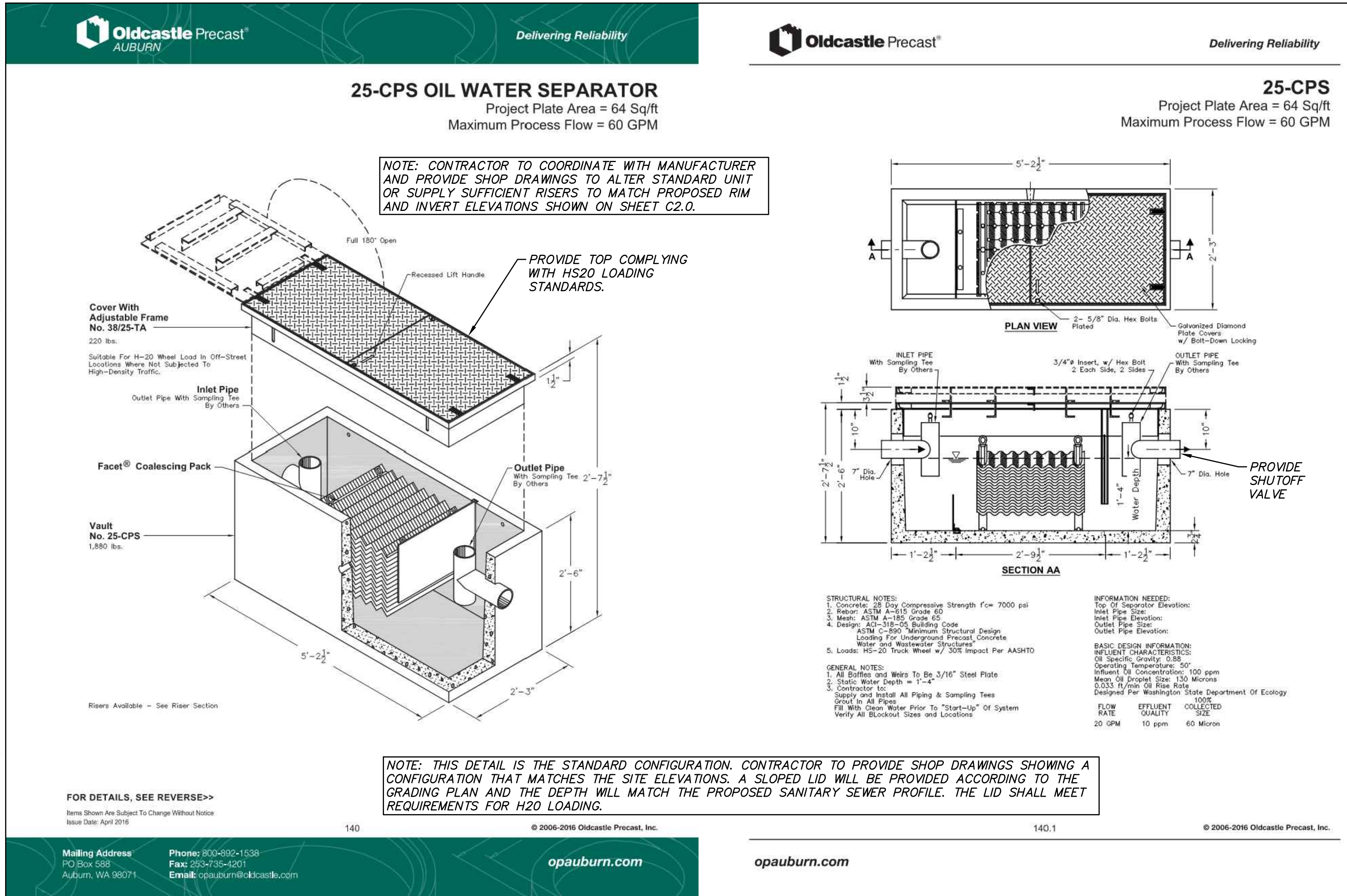
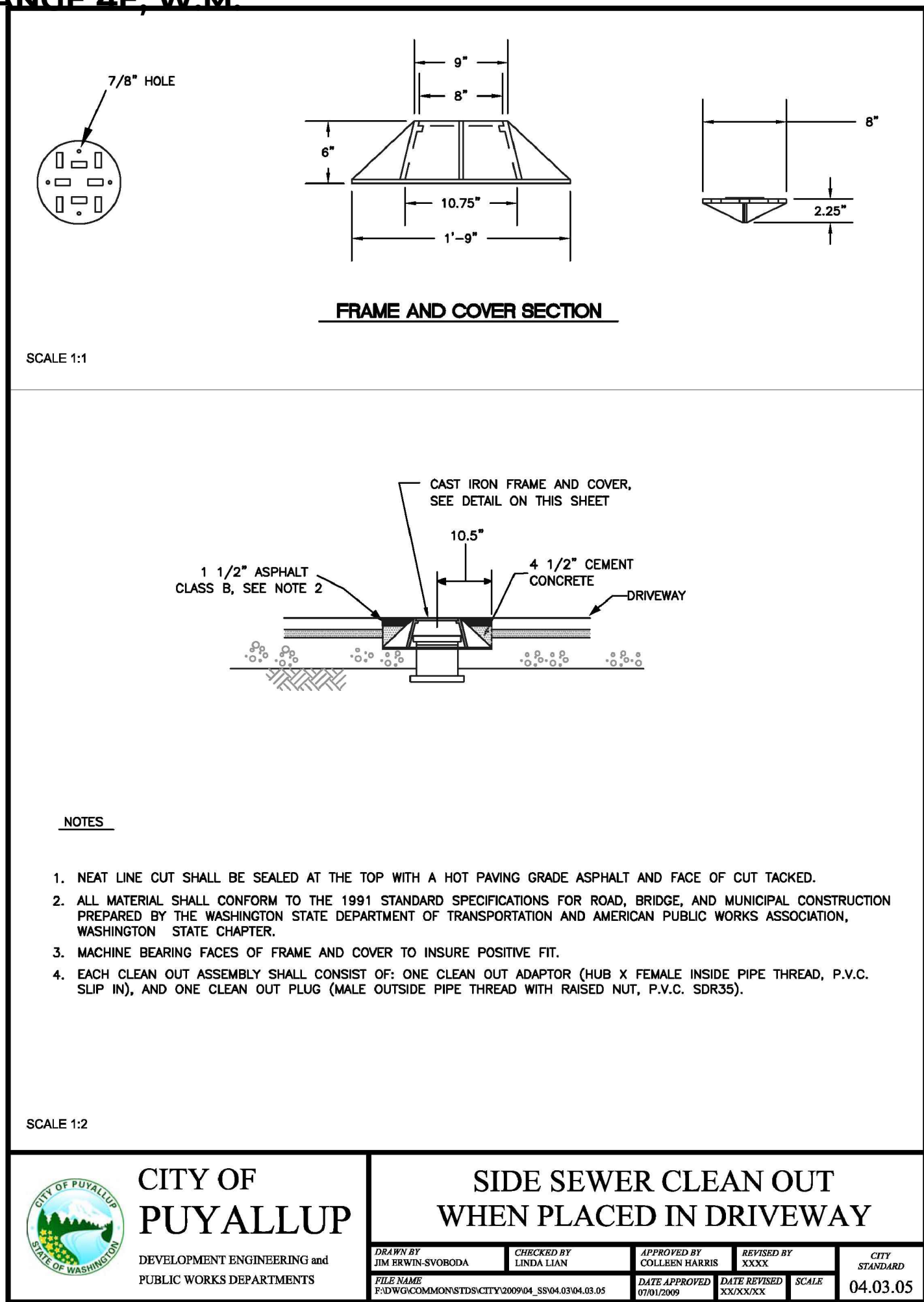
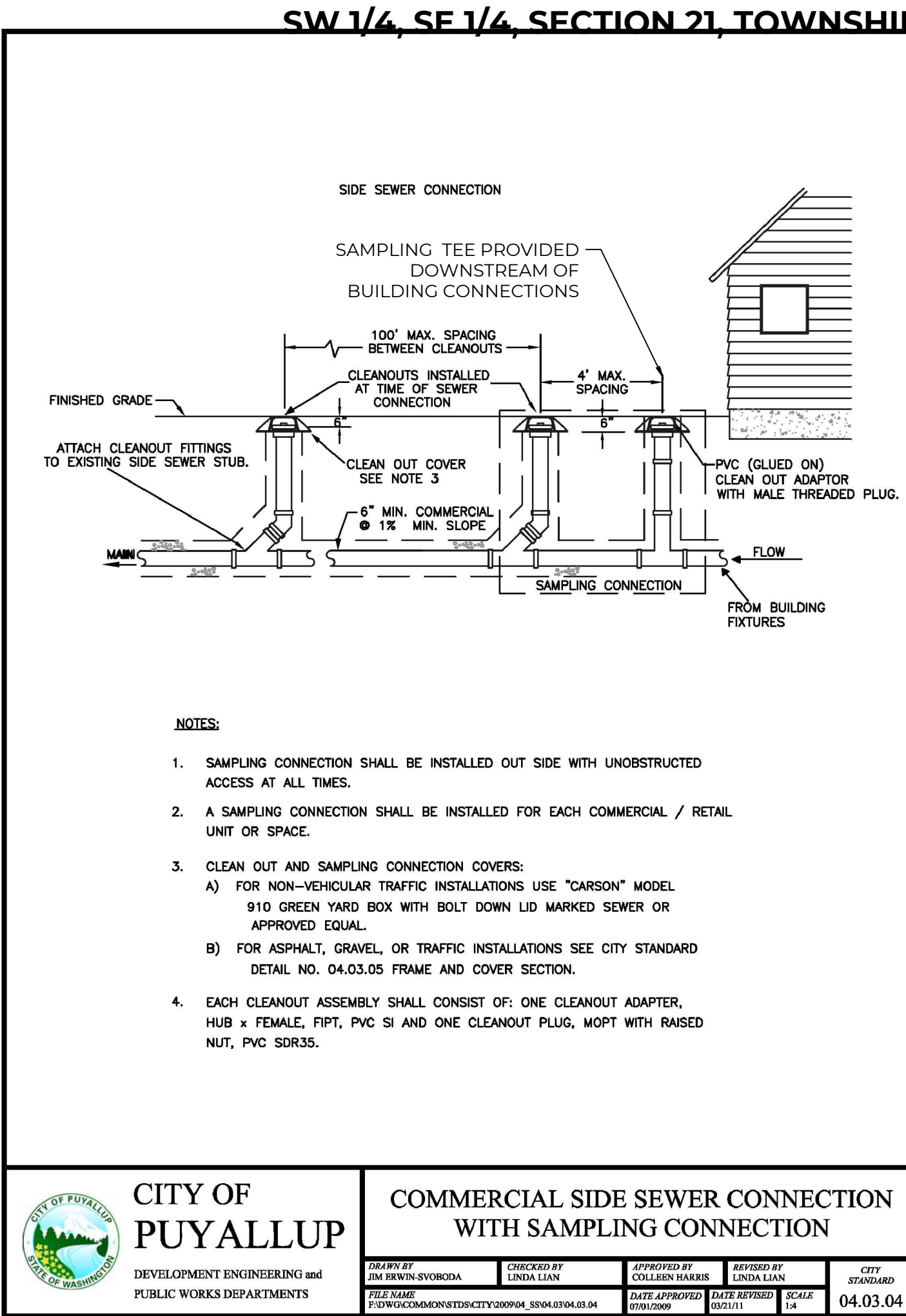
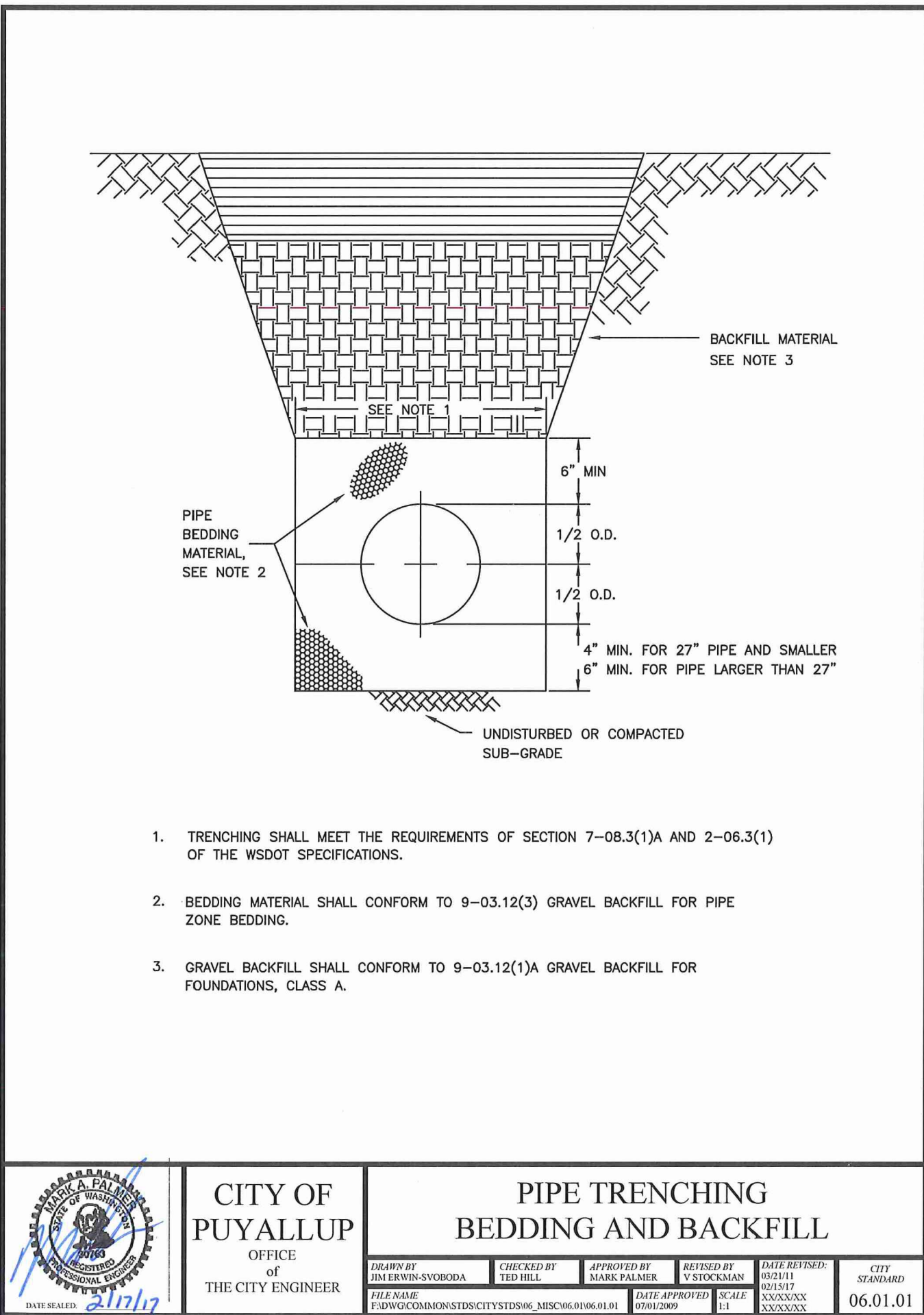
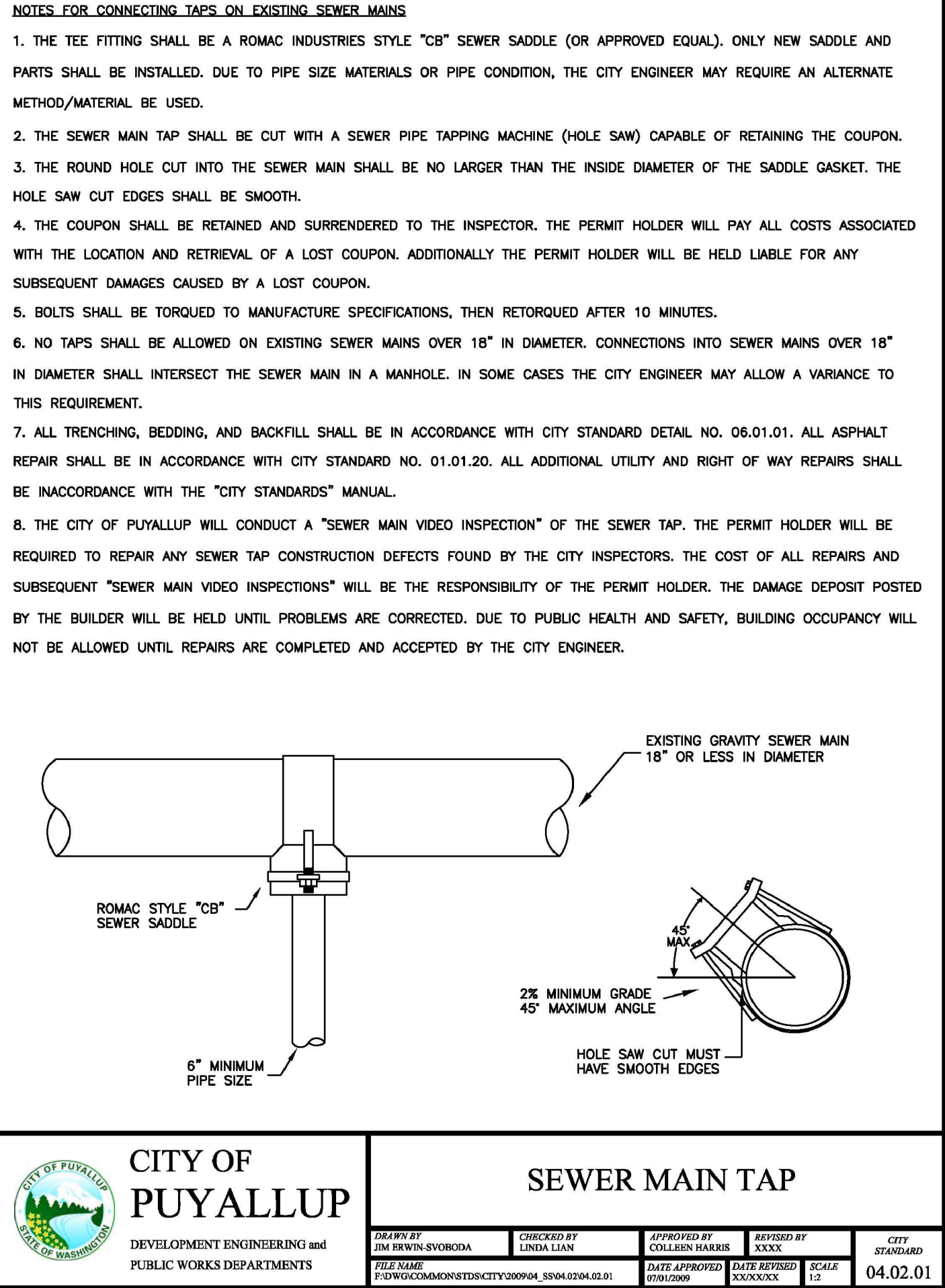
NOTE: THE PROPERTY OWNER IS RESPONSIBLE FOR AND SHALL RETAIN OWNERSHIP OF OIL/WATER SEPARATOR AND SIDE SEWER LINES. SERVICE/MAINTENANCE RECORDS SHALL BE KEPT ON THE PREMISES AT ALL TIMES AND SHALL BE IMMEDIATELY AVAILABLE TO THE CITY UPON REQUEST.

CONTRACTOR TO PROVIDE ANY DEWATERING DESIGN IF NEEDED FOR SIDE SEWER INSTALLATION. ALL STORMWATER OR DEWATERING WATER DISCHARGED FROM THE SITE MUST MEET THE EFFLUENT LIMITATIONS SET FORTH IN THE DEPARTMENT OF ECOLOGY'S GENERAL STORMWATER PERMIT. IF NECESSARY, CONTRACTOR SHALL PROVIDE A SETTLING TANK/POND OR A FILTRATION UNIT TO MAINTAIN COMPLIANCE WITH WASHINGTON STATE DOE REGULATIONS.

CONTRACTOR SHALL COORDINATE BUILDING PENETRATION LOCATIONS WITH PLUMBING PLANS.

ALL SEWER AND WATER CONSTRUCTION SHALL COMPLY WITH THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARD PLANS.





APPROVED
BY *Lance D. Hollingsworth*
CITY OF PUYALLUP
ENGINEERING SERVICES
DATE 8/2/2023

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 CITY ENGINEER

**City of Puyallup
Development & Permitting Services
ISSUED PERMIT**

Building	Planning
Engineering	Public Works
Fire	Traffic

BY	CHK	TAB	AKH
NO.	DATE	REVISION DESCRIPTION	
1	8/1/23	PAVEMENT PATCH THICKNESS	

PERMIT SET

ENTERPRISE PUYALLUP
EEAN HOLDINGS, LLC
UTILITY DETAILS
733 RIVER ROAD
CITY OF PUYALLUP

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

CHECKED BY: **M. PUDISTS**
DESIGNED BY: **T. BALIAN**
DRAWN BY: **T. BALIAN**

HORIZ. DATUM: **NAD83**
VERT. DATUM: **NAVD88**

DATE: **8/1/23**

PROJECT NO. **ENTP008**

SHEET NO. **5 of 5**

REFERENCE NO. **C2.2**