

LARSON RIVER ROAD AUTO STORAGE

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

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OWNER/APPLICANT

LARSON AUTOMOTIVE GROUP
1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
PHONE: (253) 778-7027
EMAIL: JOSH.LARSON@LOOKLARSON.COM
CONTACT: JOSH LARSON

CIVIL ENGINEER

AHBL, INC.
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PHONE: (253) 383-2422
EMAIL: TSAWIN@AHBL.COM
CONTACT: TODD SAWIN, PE

SURVEYOR

AHBL, INC.
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PHONE: (253) 383-2422
EMAIL: DFOLLANSBEE@AHBL.COM
CONTACT: DAVID FOLLANSBEE, P.L.S.

GEOTECHNICAL ENGINEER

SOUTH SOUND GEOTECHNICAL CONSULTING
P.O. BOX 39500
LAKEWOOD, WA 98496
PHONE: (253) 973-0515
EMAIL: TROBERTS@SSGEOTECHNICAL.COM
CONTACT: TIM ROBERTS, P.E., P.G.

VERTICAL DATUM

NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS OBSERVATIONS USING WSRN AND GEOID 2012A.

BASIS OF BEARING

NAD 1983 WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

SITE ADDRESS

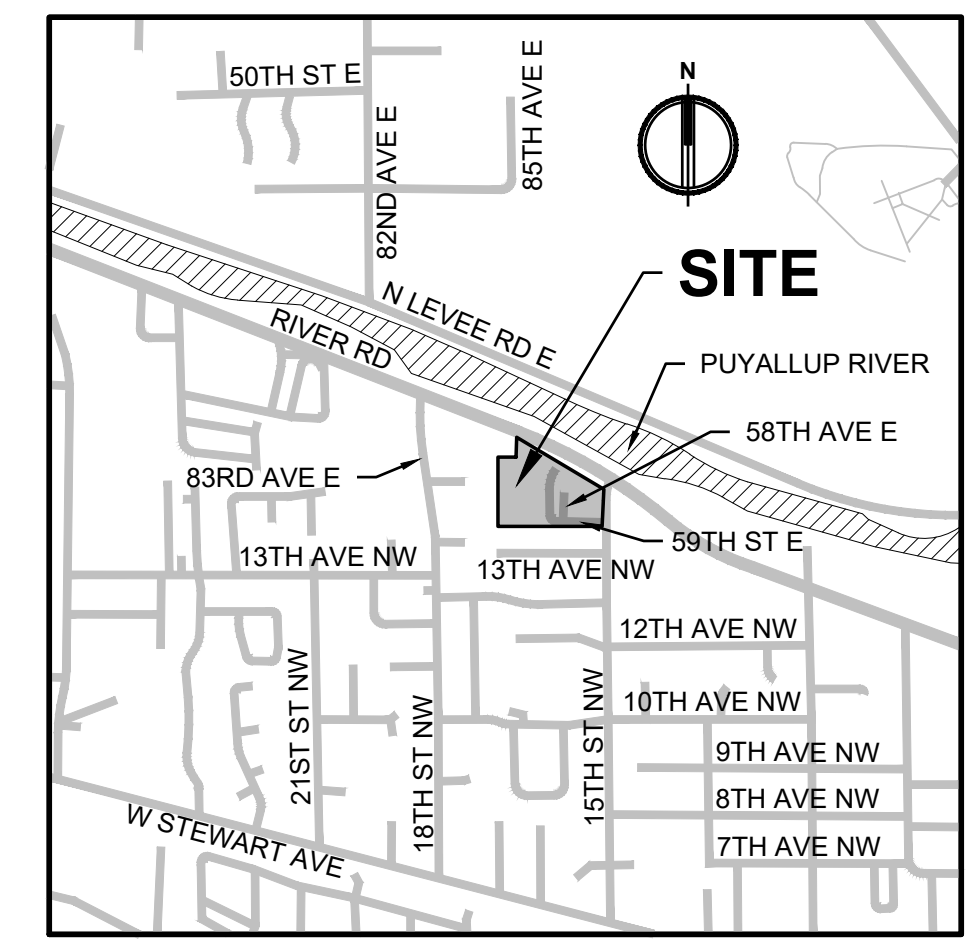
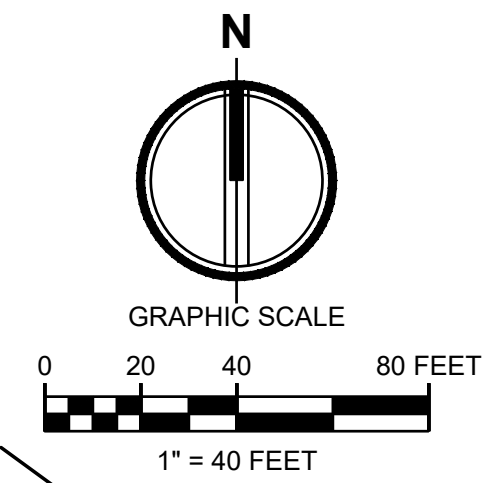
8424 RIVER ROAD
PUYALLUP, WA 98371

PARCEL NUMBERS

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0420204059, 0420204047,
0420208030, 0420208040,
0420208027, 0420208039,
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0420204267

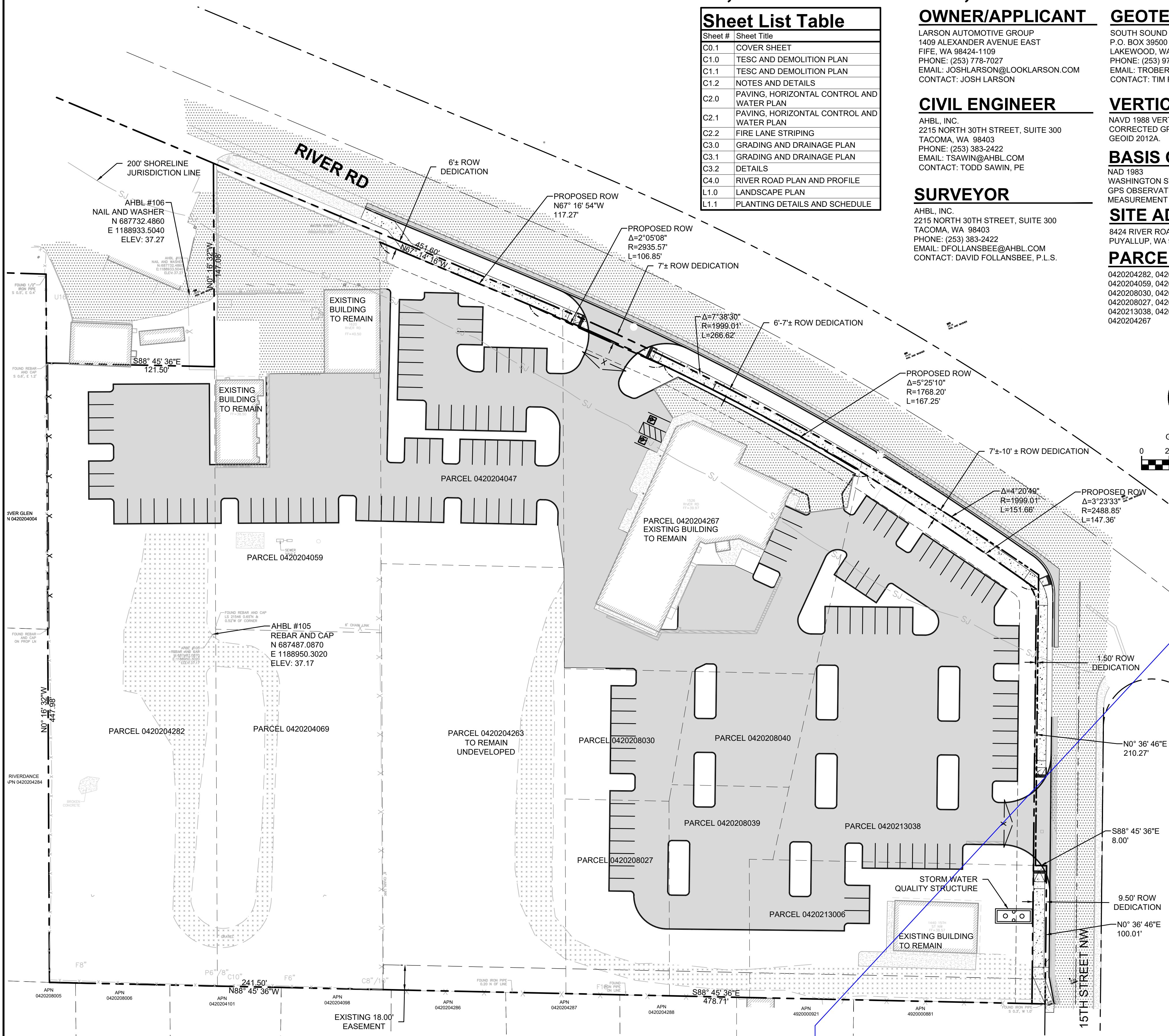
LEGEND

EXISTING	PROPOSED
△	SET NAIL AND WASHER
●	SET REBAR AND CAP
○	FOUND PROPERTY CORNER
□	BOLLARD
○	STORM CATCH BASIN
○	STORM MANHOLE
○	GUY ANCHOR
○	UTILITY POWER POLE
○	JUNCTION BOX
○	POWER METER
○	LUMINAIRE
○	WATER VALVE
○	C-CEDAR, F-FIR, P-PINE
○	U-UNKNOWN
---	STORM LINE
---	GAS LINE
---	ELECTRICAL LINE
---	OHP
---	FENCE
---	EXTRUDED CURB
---	PROPERTY SET BACK
SJ	SHORELINE JURISDICTION
▭	ASPHALT
▭	CONCRETE
▭	GRAVEL



VICINITY MAP

SCALE: 1" = 1/4 MILE (1320')



FILL SPECIFICATION

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT STANDARD SPECIFICATIONS SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND AHBL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

UTILITY NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHBL ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

AUTOCAD FILE

AN AUTOCAD DRAWING FILE IS AVAILABLE TO ASSIST WITH SITE LAYOUT. PLEASE NOTE THAT ELECTRONIC FILES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND SHALL NOT REPLACE NOR BE USED TO SUBSTITUTE THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT LAYOUT ACCORDING TO CONTRACT DOCUMENTS AND COST FOR ELECTRONIC AUTOCAD FILES.

LEGAL DESCRIPTION

PARCEL NO. 0420204069
BEGINNING 365.1 FEET NORTH AND 971.5 FEET OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 13, SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE NORTH 258 FEET; THENCE EAST 120 FEET; THENCE SOUTH 258 FEET; THENCE WEST 120 FEET TO THE POINT OF BEGINNING.
PARCEL NO. 0420204282
PARCEL 'B' OF BOUNDARY LINE ADJUSTMENT FILED UNDER AUDITOR'S FEE NO. 9502090328, RECORDS OF PIERCE COUNTY, WASHINGTON.

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1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
JOSH LARSON

Job No.
2160102.10

Issue Set & Date:
PERMIT SET
07/28/2023

Revisions:

Sheet Title:
COVER SHEET

APPROVED
BY: CITY OF PUYALLUP
ENGINEERING SERVICES
DATE:
NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR 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 ENGINEERING SERVICES MANAGER.
Designed by: MH
Drawn by: SBK
Checked by: TCS

Sheet No.
C0.1
1 of 13 Sheets

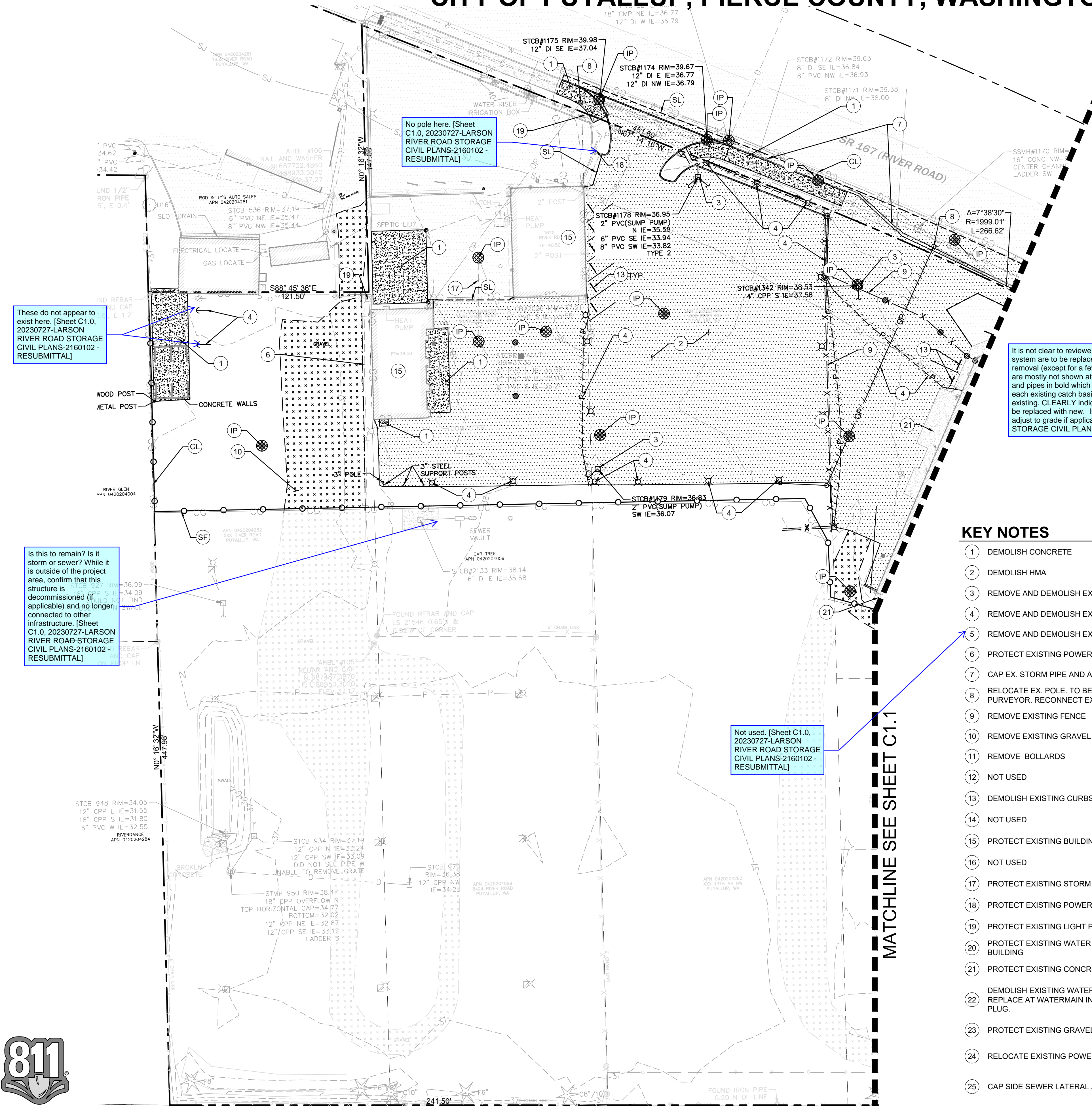
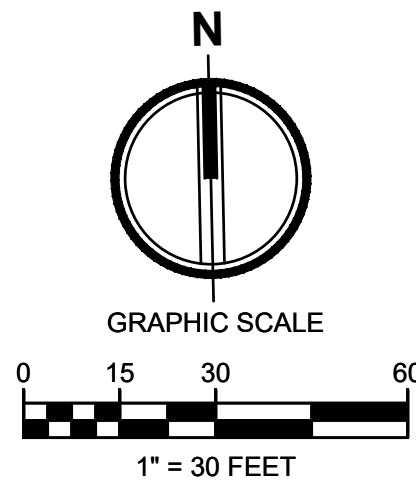


Provide cut and fill quantities in cubic yards on the plans. [Sheet C0.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]

Include CoP fire approval stamp on cover page and water page. [Sheet C0.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]

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A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



These do not appear to exist here. [Sheet C1.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]

No pole here. [Sheet C1.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]

Is this to remain? Is it storm or sewer? While it is outside of the project area, confirm that this structure is decommissioned (if applicable) and no longer connected to other infrastructure. [Sheet C1.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]

Not used. [Sheet C1.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]

It is not clear to reviewers if the on-site catch basins and pipes for the existing storm system are to be replaced or retained, or which ones. The demo plan is not showing removal (except for a few spots outside of the future system), and the existing pipes are mostly not shown at all. The grading and drainage plan shows the catch basins and pipes in bold which we presume to be new, yet the demo plan shows only IP for each existing catch basin and the design of the CBs places them right on top of existing. CLEARLY indicate which CBs and pipes are to be retained and which are to be replaced with new. Include all existing and proposed elevations and notes to adjust to grade if applicable. [Sheet C1.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]

LEGEND

---	RIGHT-OF-WAY / PROPERTY LINE
CL	CLEARING / PROJECT LIMITS
CE	CONSTRUCTION ENTRANCE PER CITY OF PUYALLUP STD DETAIL 05-01-01
[Pattern]	REMOVE EXISTING ASPHALT
[Pattern]	REMOVE EXISTING CONCRETE
[Pattern]	2" ASPHALT GRIND AND OVERLAY
SF	SILT FENCE
IP	INLET PROTECTION
SL	INTERCEPTOR SWALE
CD	SAWCUT LINE
[Symbol]	ROCK CHECK DAM
[Symbol]	REMOVE EXISTING UTILITY
[Symbol]	REMOVE EXISTING TREE
[Symbol]	EXISTING TREE TO REMAIN
D	STORM LINE
G	GAS LINE
P	ELECTRICAL LINE
OHP	OVERHEAD UTILITIES
X	FENCE
[Pattern]	ASPHALT
[Pattern]	GRAVEL
[Symbol]	BOLLARD
[Symbol]	STORM CATCH BASIN
[Symbol]	STORM MANHOLE
[Symbol]	GUY ANCHOR
[Symbol]	UTILITY POWER POLE
[Symbol]	JUNCTION BOX
[Symbol]	POWER METER
[Symbol]	LUMINAIRE

KEY NOTES

- 1 DEMOLISH CONCRETE
- 2 DEMOLISH HMA
- 3 REMOVE AND DEMOLISH EXISTING STORM CB AND PIPE
- 4 REMOVE AND DEMOLISH EXISTING LIGHTS AND POWER
- 5 REMOVE AND DEMOLISH EXISTING TELEPHONE LINE
- 6 PROTECT EXISTING POWER
- 7 CAP EX. STORM PIPE AND ABANDON IN PLACE
- 8 RELOCATE EX. POLE. TO BE COORDINATED WITH UTILITY PURVEYOR. RECONNECT EXISTING POWER.
- 9 REMOVE EXISTING FENCE
- 10 REMOVE EXISTING GRAVEL
- 11 REMOVE BOLLARDS
- 12 NOT USED
- 13 DEMOLISH EXISTING CURBSTOP
- 14 NOT USED
- 15 PROTECT EXISTING BUILDING AND UTILITY CONNECTIONS
- 16 NOT USED
- 17 PROTECT EXISTING STORM LINE
- 18 PROTECT EXISTING POWER LINE AND POLE
- 19 PROTECT EXISTING LIGHT POLE
- 20 PROTECT EXISTING WATER METER AND SERVICE TO BUILDING
- 21 PROTECT EXISTING CONCRETE TO REMAIN
- 22 DEMOLISH EXISTING WATER SERVICE LINES TO BUILDINGS. REPLACE AT WATERMAIN IN 15TH STREET SW WITH BRASS PLUG.
- 23 PROTECT EXISTING GRAVEL ROAD
- 24 RELOCATE EXISTING POWER SERVICE
- 25 CAP SIDE SEWER LATERAL AT SEWER MAIN.
- 26 DEMOLISH EXISTING WATER SERVICE LINES TO BUILDINGS. CAP ONE WATER SERVICE LINE, MAINTAIN OTHER WATER METER FOR PROPOSED IRRIGATION METER

DEMOLITION NOTES

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5. DEMOLITION WORK MAY OCCUR OUTSIDE OF PROJECT LIMIT.
6. CONTRACTOR TO VERIFY ELECTRICAL SERVICE LOCATIONS PRIOR TO DEMO TO ENSURE POWER IS MAINTAINED TO BUILDINGS BEING KEPT.

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Job No. 2160102.10

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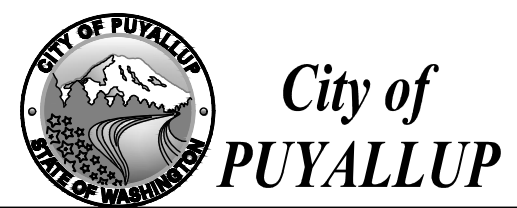
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Revisions:

Sheet Title: **TESC AND DEMOLITION PLAN**

Designed by: MH Drawn by: SBK Checked by: TCS

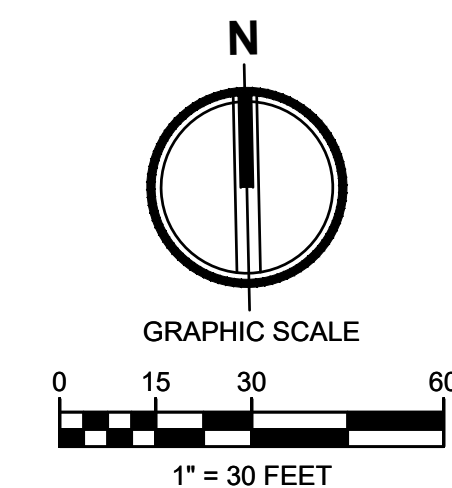
Sheet No. **C1.0**



Know what's below. Call before you dig.

LARSON RIVER ROAD AUTO STORAGE

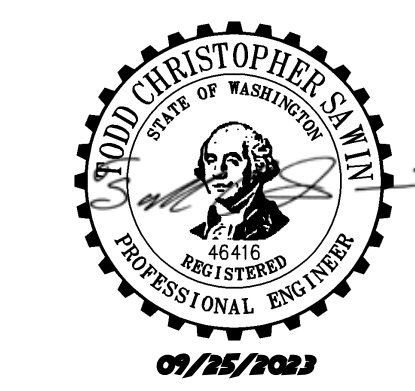
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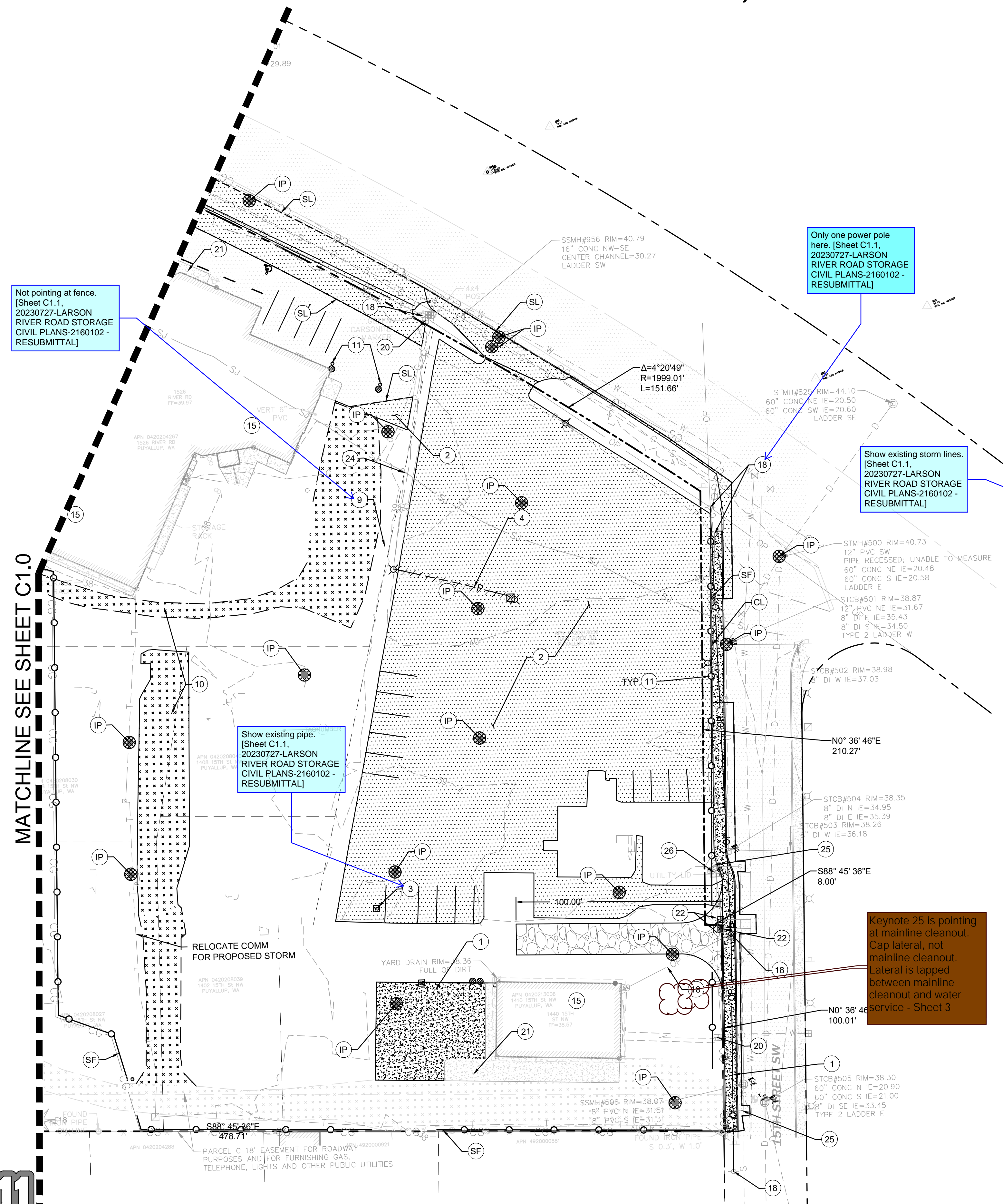
TACOMA · SEATTLE · SPOKANE · TRI-CITIES
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Include on the plans City of Puyallup Standard General Notes (Section 2.4 CoP Design Standards) and replace the TESC Notes on Sheet C1.2 with City of Puyallup Standard Grading, Erosion and Sediment Control Notes (Section 505 CoP Design Standards). [Sheet C1.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]

APPROVED
BY: CITY OF PUYALLUP ENGINEERING SERVICES
DATE:
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Designed by: MH
Drawn by: SBK
Checked by: TCS

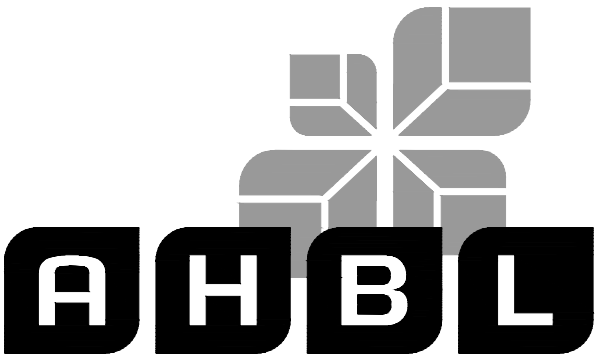
Sheet No. C1.1

3 of 13 Sheets



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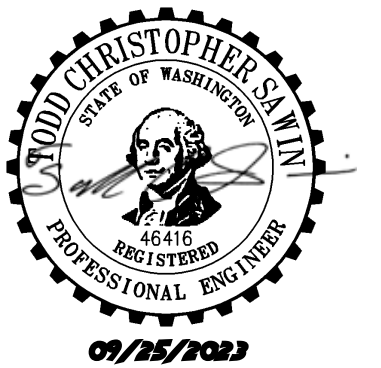
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Revisions:

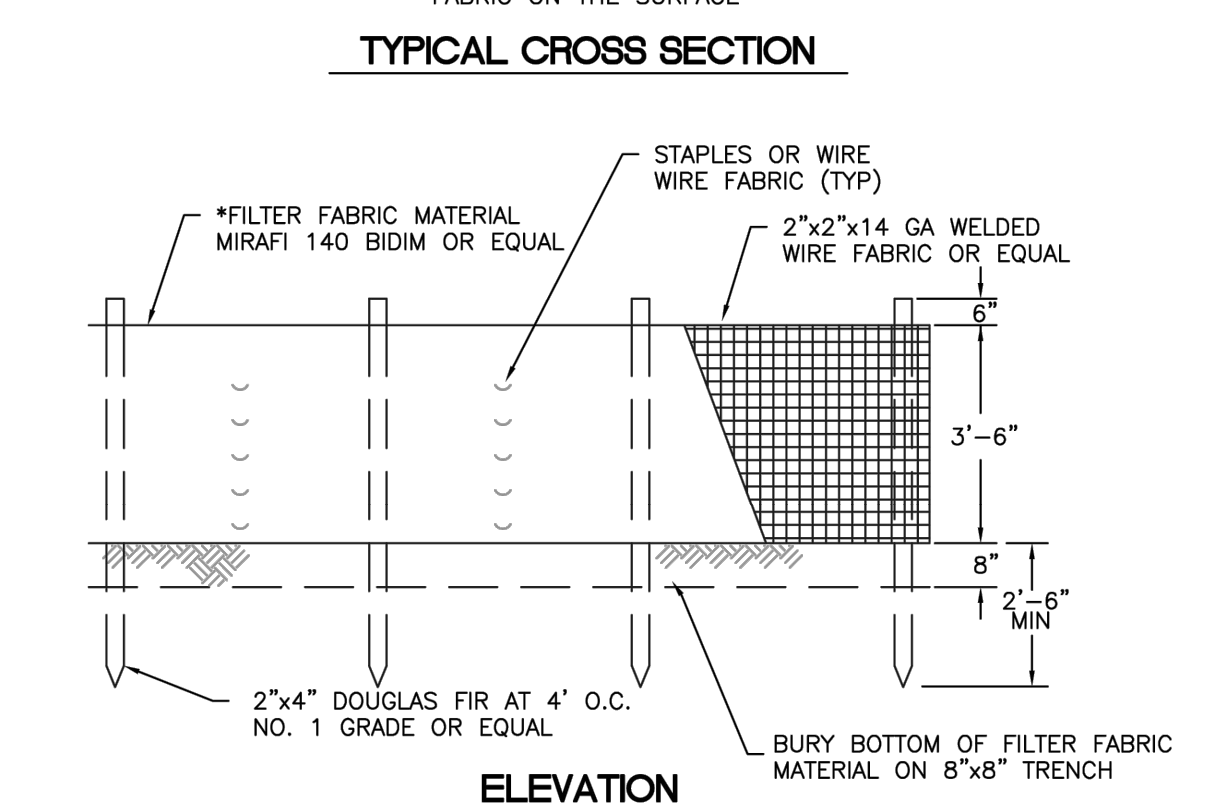
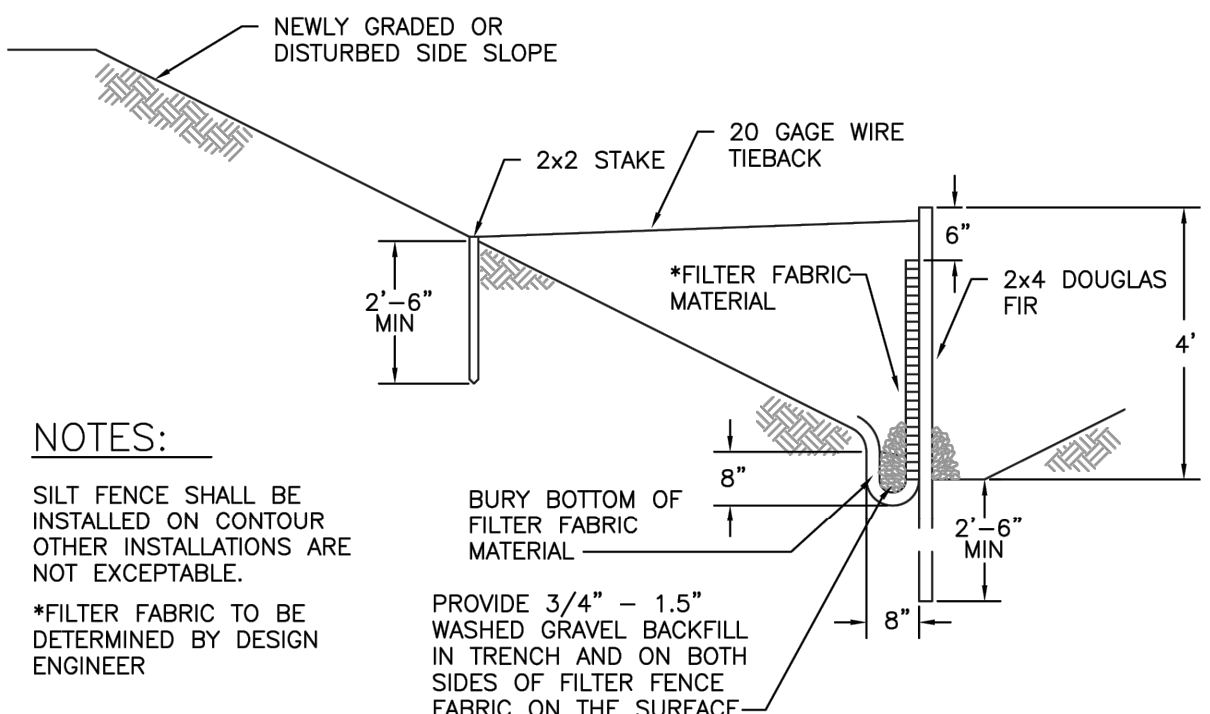
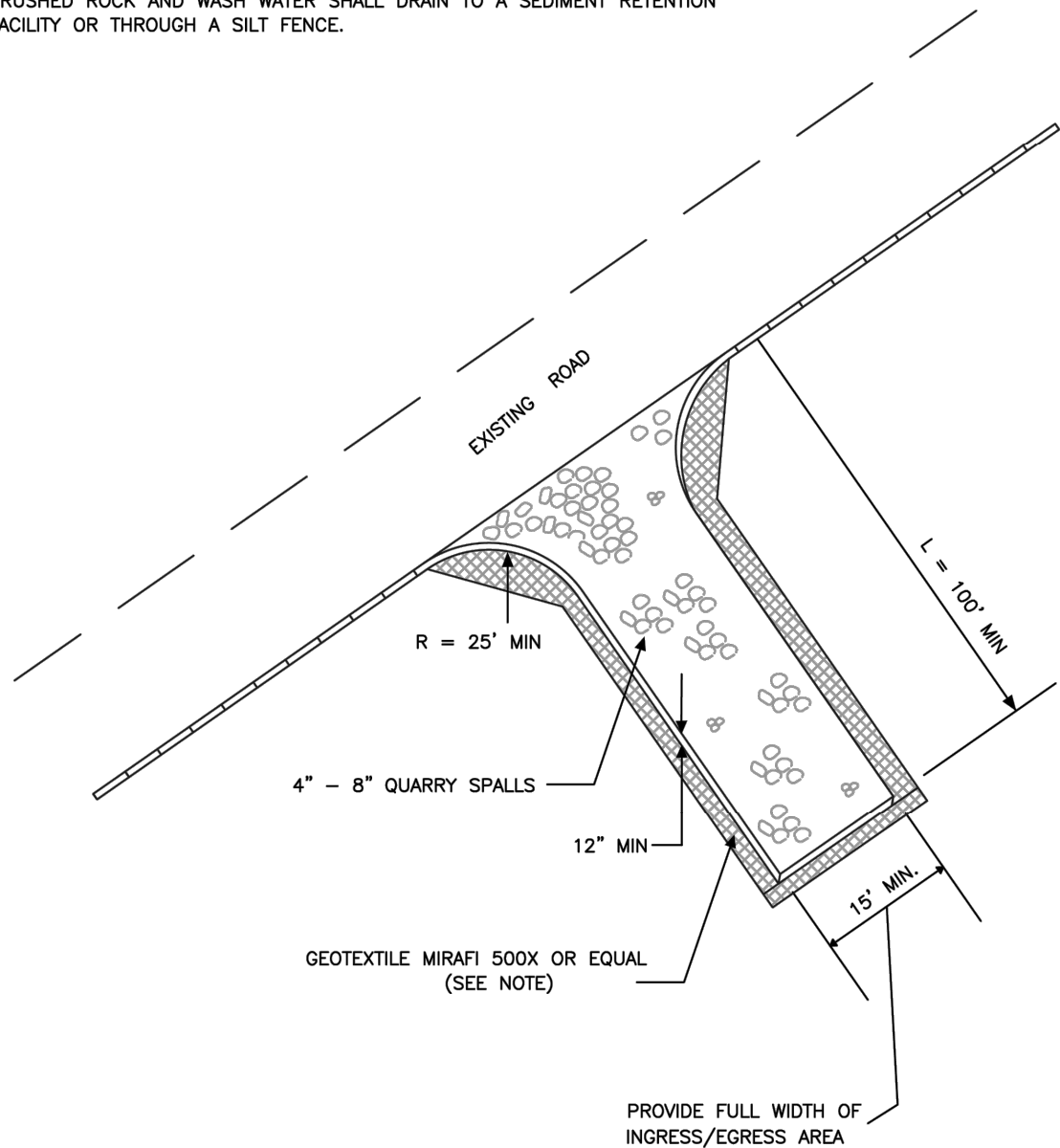
Sheet Title:
NOTES AND DETAILS

Designed by: MH
Drawn by: SBK
Checked by: TCS

Sheet No.

C1.2
4 of 13 Sheets

- NOTE:
1. GEOTEXTILE MIRAFI 500 X OR APPROVED EQUAL SHALL BE PLACED UNDER THE ENTIRETY OF THE TEMPORARY ENTRANCE.
 2. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
 3. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE'S WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.

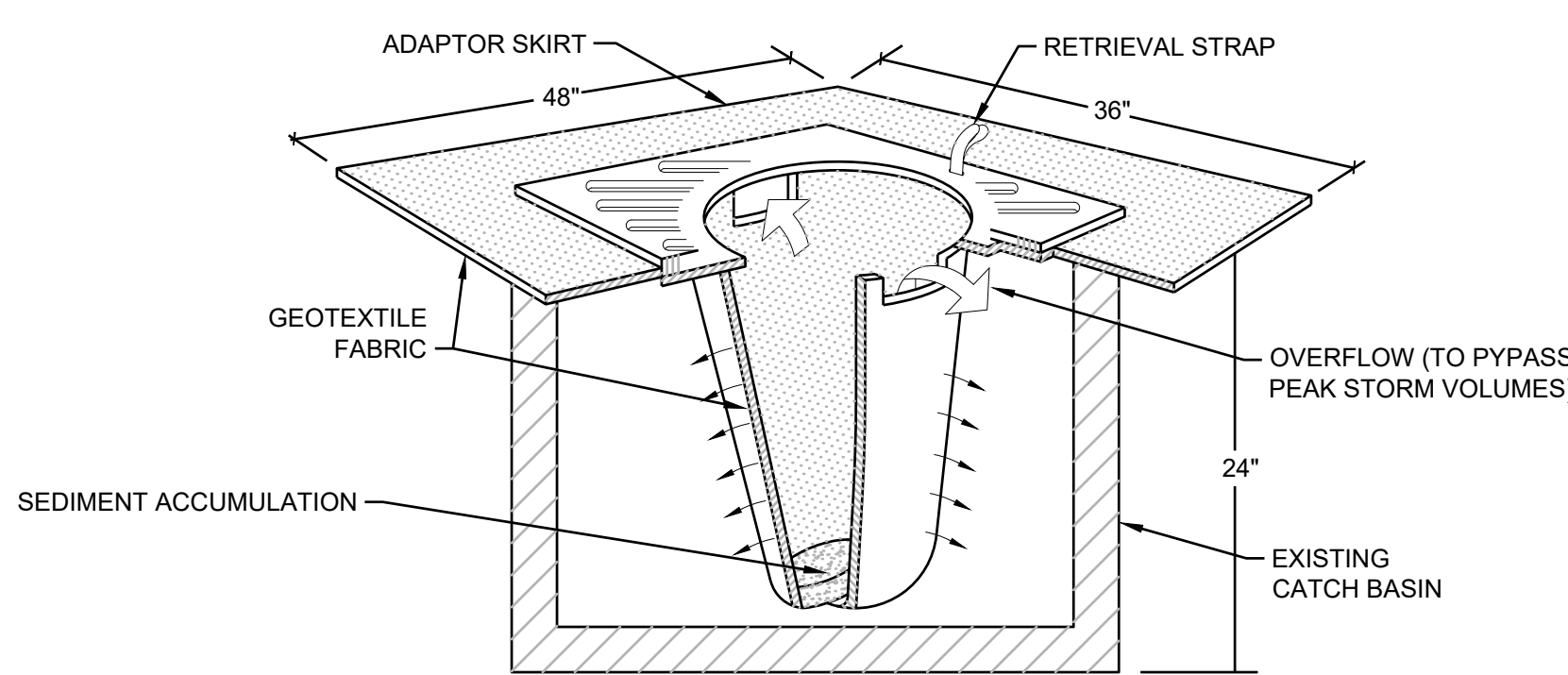


TESC NOTES

1. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THESE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
2. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.
3. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION ACTIVITIES TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER ANY EXISTING DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE EROSION AND SEDIMENTATION CONTROL SYSTEM MEASURES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, ADDITIONAL MEASURES MAY BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION RELATED ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT SITES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
5. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 10 DAYS OR MORE DURING THE DRY SEASON (JULY 1-SEPT 30) OR 5 DAYS OR MORE IN THE WET SEASON (OCT 1-JUNE 30), SHALL BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF MAY THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE CONTRACTOR BUT SHALL BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT.
6. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.
7. WATER SITE AS NECESSARY TO CONTROL DUST.
8. TOPSOIL SHALL NOT BE PLACED WHILE SUBGRADE IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR WHEN CONDITIONS EXIST THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING.
9. ON-SITE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY PROBLEMS OCCURRING BEFORE FINAL STABILIZATION OF THE SITE SHALL BE CORRECTED BY THE CONTRACTOR.
10. IF EROSION OR SEDIMENTATION OCCURS ON ADJACENT SITES, ALL CONSTRUCTION WORK WITHIN THE PROJECT LIMITS THAT WILL AGGRAVATE THE SITUATION MUST CEASE AND THE CONTRACTOR SHALL IMMEDIATELY COMMENCE RESTORATION OR MITIGATION MEASURES. RESTORATION ACTIVITY SHALL CONTINUE UNTIL SUCH TIME AS THE PROBLEM IS RECTIFIED.
11. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THESE DRAWINGS SHALL BE INSTALLED PRIOR TO, OR AS THE FIRST STAGE OF SITE PREPARATION.
12. SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THESE DRAWINGS NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT SITES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
13. ALL WORK ASSOCIATED WITH STABILIZING THE DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE 2012 WESTERN WASHINGTON DOE MANUAL.
14. ALL NECESSARY FACILITIES SHALL BE MAINTAINED ON SITE TO PREVENT DEBRIS, DUST, AND MUD FROM ACCUMULATING ON ADJACENT ROADWAYS.
15. THE CONTRACTOR SHALL BE REQUIRED TO CALL 1-800-424-5555 OR '811' A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES TO DETERMINE FIELD LOCATIONS OF ALL UNDERGROUND UTILITIES.
16. RUNOFF SHALL NOT BE ALLOWED TO DRAIN INTO THE STORM DRAINAGE SYSTEM DURING CONSTRUCTION. PROVIDE TEMPORARY PROTECTION FOR YARD DRAINS AS REQUIRED TO PREVENT RUNOFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
17. INSTALL INLET PROTECTION IN ALL EXISTING CATCH BASINS WITHIN 300 FEET DOWNSTREAM OF THE PROJECT. INSTALL CATCH BASIN INLET PROTECTION IN ALL NEW CATCH BASINS AS SOON AS THEY ARE INSTALLED.
18. MAINTAIN EXISTING ASPHALT TO THE MAXIMUM EXTENT AND DURATION POSSIBLE TO PREVENT EROSION AND SEDIMENT TRACKING OFFSITE. PROVIDE CONSTRUCTION ENTRANCE IF ASPHALT CANNOT BE MAINTAINED.

CITY OF PUYALLUP CONSTRUCTION NOTES

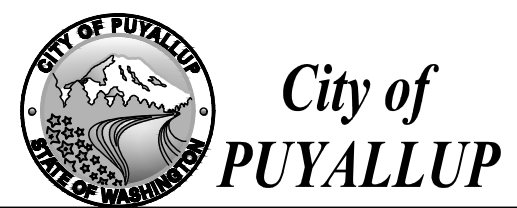
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3. THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS AND NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
4. APPROVAL OF THESE PLANS IS FOR GRADING TEMPORARY DRAINAGE, EROSION, AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AND, APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE, OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
5. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORKS IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
6. IN CASE EROSION OR SEDIMENTATION OCCUR TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
7. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.



- NOTES:
1. FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.
 2. INSTALL INLET PROTECTION IN ALL NEW STORM STRUCTURES THAT WILL COLLECT STORMWATER AS THEY ARE INSTALLED.

3 INLET PROTECTION

NOT TO SCALE



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BY: _____
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ENGINEERING SERVICES
DATE: _____
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CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS
DESIGNED BY: JIM ERWIN-SVORODA
CHECKED BY: LINDA LIAN
APPROVED BY: COLLEEN HARRIS
DATE APPROVED: 07/28/2023
DATE REVISION: N/A
SCALE: 1/4"
CITY STAMPED: 05.01.01

1 CONSTRUCTION ENTRANCE

NOT TO SCALE

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS
DESIGNED BY: LINDA LIAN
CHECKED BY: LINDA LIAN
APPROVED BY: COLLEEN HARRIS
DATE APPROVED: 07/28/2023
DATE REVISION: N/A
SCALE: 1/4"
CITY STAMPED: 02.03.02

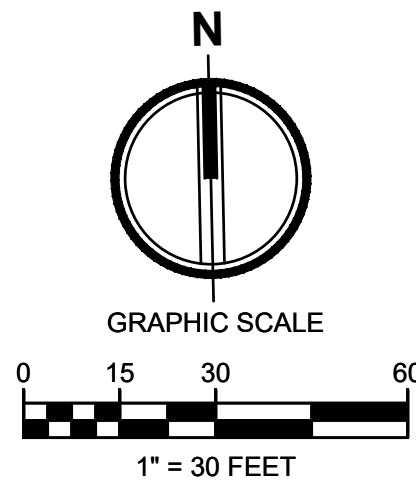
2 SILT FENCE

NOT TO SCALE



LARSON RIVER ROAD AUTO STORAGE

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
LARSON RIVER ROAD STORAGE

Client:
LARSON AUTOMOTIVE GROUP
1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
JOSH LARSON

Job No.
2160102.10

Issue Set & Date:
PERMIT SET
07/28/2023



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PAVING NOTES

- THE EXISTING SITE SOILS REQUIRE PROPER COMPACTION PRIOR TO PLACEMENT OF PAVING AND UTILITY IMPROVEMENTS.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PAVED AND NON-PAVED AREAS, AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF SURFACE WATER.
- THE SPOT ELEVATIONS INDICATED ON THESE PLANS REPRESENTS THE DESIGN TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
- ADA ROUTES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL UNLESS HANDRAILS ARE PROVIDED. LANDINGS AT NO MORE THAN 2% SHALL BE PROVIDED FOR EVERY 2.5 FEET OF RISE. CROSS SLOPE SHALL NOT EXCEED 2%.
- TOP OF WALL AND BOTTOM OF WALL SPOT ELEVATIONS SHOWN ON THESE PLANS REPRESENT THE TOP OF PAVEMENT OR TOPSOIL ADJACENT TO THE WALL. REFER TO STRUCTURAL DRAWINGS FOR ACTUAL WALL ELEVATIONS.
- TYPICAL CURB HEIGHT IS SIX INCHES UNLESS NOTED OTHERWISE.

KEYNOTES

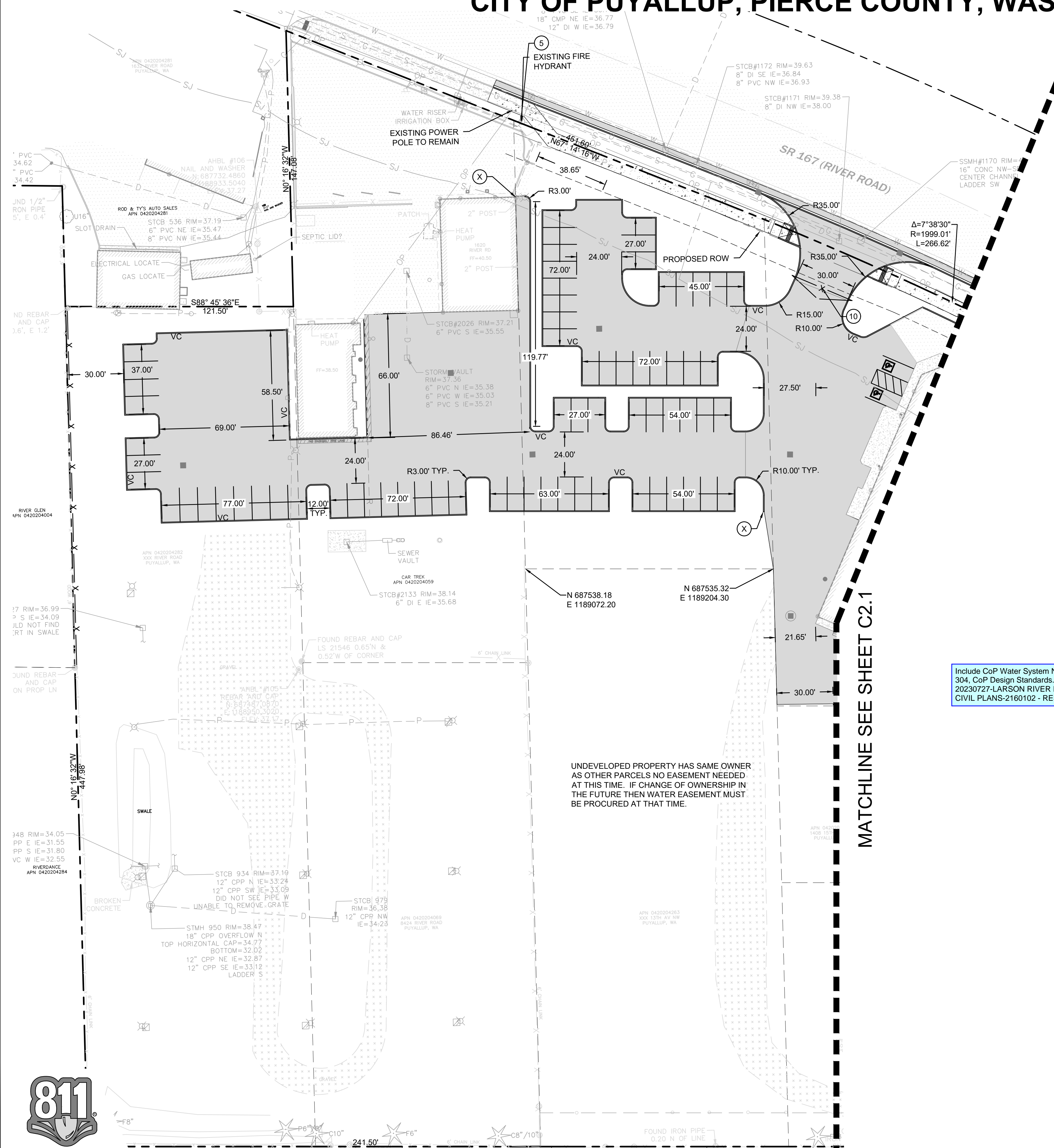
- NOT USED
- ADA-COMPLIANT PARKING STALL. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
- PERPENDICULAR CURB RAMP PER WSDOT STANDARD PLAN F-40.15-04.
- PARALLEL CURB RAMP PER WSDOT STANDARD PLAN F-40.12-03.
- ADD STORZ FITTING TO EXISTING FIRE HYDRANT.
- CONNECT PROPOSED FIRE HYDRANT TO WATERMAIN
- PROPOSED FIRE HYDRANT
- INSTALL 3/4" DCVA ON EXISTING WATER SERVICE PER C3.2
- INSTALL NEW 1" WATERLINE FROM TAP AT MAIN. RELOCATE EXISTING WATER METERS BEHIND PROPOSED SIDEWALK
- INSTALL GATE ACROSS 30' WIDE ACCESS DRIVEWAY. GATE MUST BE REFLECTORIZED WITH ALTERNATING RED AND WHITE VERTICAL STRIPES SPACED 16" O.C.
- EXTEND EXISTING SERVICE AND INSTALL 3/4" DCVA IN LANDSCAPING FOR IRRIGATION SERVICE PER C3.2, C2.1

GATE NOTES

- IF FENCING AND GATES ARE INSTALLED ON THE SITE ALL GATES SHALL HAVE KNOX BOXES INSTALLED FOR FIRE ACCESS

LEGEND:

- RIGHT-OF-WAY/PROPERTY LINE
- CENTERLINE
- FENCING - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.
- ASPHALT PAVEMENT - STANDARD DUTY (C3.2)
- CEMENT CONCRETE - STANDARD DUTY (C3.2)
- BOLLARD PROTECTION
- CEMENT CONCRETE WHEEL STOP
- ADA ACCESSIBLE PARKING STALL
- CHANGE IN CURB TYPE / END CURB
- EDGE OF PAVEMENT WITH 12" WIDE CSBC AT EDGE OF PAVEMENT
- VERTICAL CURB (C3.2)
- GRAVEL SURFACING



Include CoP Water System Notes (Section 304, CoP Design Standards, Sheet 2.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL)

MATCHLINE SEE SHEET C2.1

UNDEVELOPED PROPERTY HAS SAME OWNER AS OTHER PARCELS NO EASEMENT NEEDED AT THIS TIME. IF CHANGE OF OWNERSHIP IN THE FUTURE THEN WATER EASEMENT MUST BE PROCURED AT THAT TIME.



APPROVED
BY: CITY OF PUYALLUP
ENGINEERING SERVICES
DATE:
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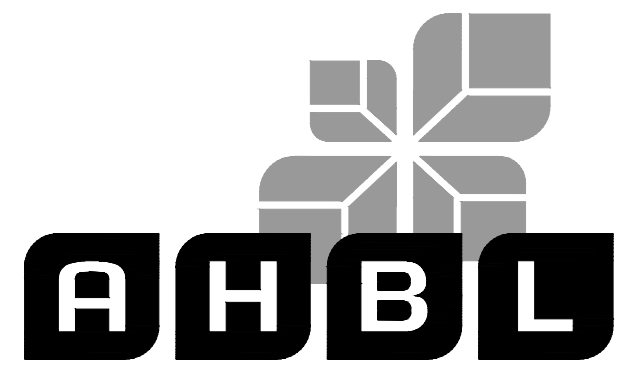
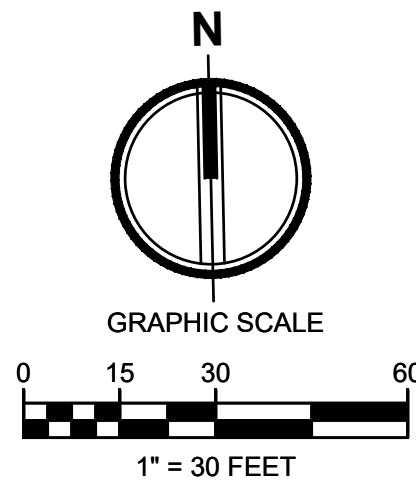
Sheet Title:
PAVING, HORIZONTAL CONTROL AND WATER PLAN

Designed by: Drawn by: Checked by:
MH SBK TCS

Sheet No.
C2.0
5 of 13 Sheets

LARSON RIVER ROAD AUTO STORAGE

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



TACOMA • SEATTLE • SPOKANE • TRI-CITIES
2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
LARSON RIVER ROAD STORAGE

Client:
LARSON AUTOMOTIVE GROUP
1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
JOSH LARSON

Job No.
2160102.10

Issue Set & Date:
PERMIT SET

07/28/2023



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PAVING NOTES

- THE EXISTING SITE SOILS REQUIRE PROPER COMPACTION PRIOR TO PLACEMENT OF PAVING AND UTILITY IMPROVEMENTS.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PAVED AND NON-PAVED AREAS, AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF SURFACE WATER.
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- TYPICAL CURB HEIGHT IS SIX INCHES UNLESS NOTED OTHERWISE.

LEGEND:

- RIGHT-OF-WAY/PROPERTY LINE
- CENTERLINE
- FENCING - REFER TO LANDSCAPE ARCHITECTS DRAWINGS.
- ASPHALT PAVEMENT - STANDARD DUTY (1 C3.2)
- CEMENT CONCRETE - STANDARD DUTY (2 C3.2)
- BOLLARD PROTECTION
- CEMENT CONCRETE WHEEL STOP
- ADA ACCESSIBLE PARKING STALL
- CHANGE IN CURB TYPE / END CURB
- EDGE OF PAVEMENT WITH 12" WIDE CSBC AT EDGE OF PAVEMENT
- VERTICAL CURB (3 C3.2)
- GRAVEL SURFACING

KEYNOTES

- NOT USED
- ADA-COMPLIANT PARKING STALL. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
- PERPENDICULAR CURB RAMP PER WSDOT STANDARD PLAN F-40.15-04.
- PARALLEL CURB RAMP PER WSDOT STANDARD PLAN F-40.12-03.
- ADD STORZ FITTING TO EXISTING FIRE HYDRANT.
- CONNECT PROPOSED FIRE HYDRANT TO WATERMAIN
- PROPOSED FIRE HYDRANT
- INSTALL 3/4" DCVA ON EXISTING WATER SERVICE PER (6 C3.2)
- INSTALL NEW 1" WATERLINE FROM TAP AT MAIN. RELOCATE EXISTING WATER METERS BEHIND PROPOSED SIDEWALK
- INSTALL GATE ACROSS 30' WIDE ACCESS DRIVEWAY. GATE MUST BE REFLECTORIZED WITH ALTERNATING RED AND WHITE VERTICAL STRIPES SPACED 16" O.C.
- EXTEND EXISTING SERVICE AND INSTALL 3/4" DCVA IN LANDSCAPING FOR IRRIGATION SERVICE PER (6 C3.2) (1 C2.1)

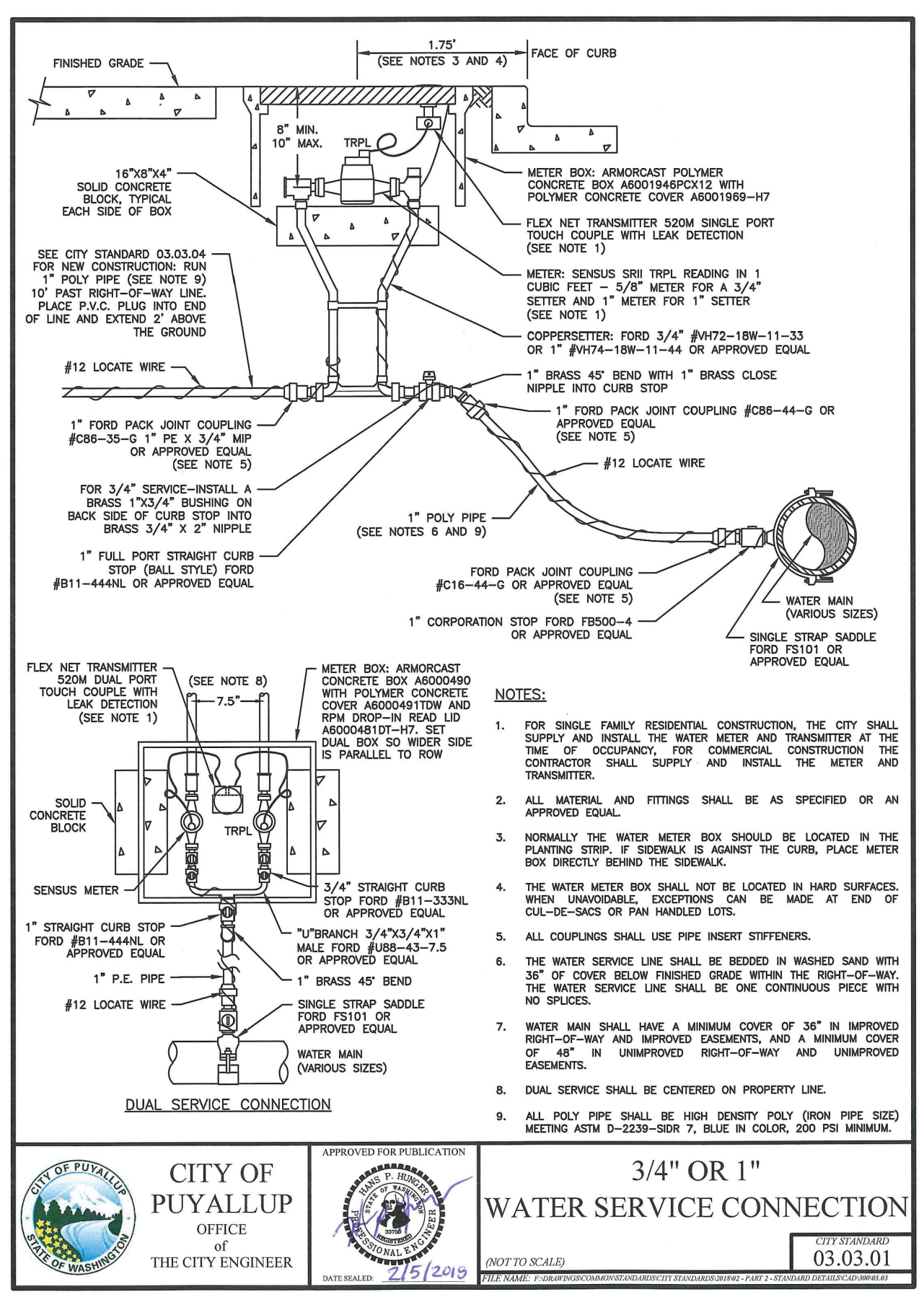
Civil Sheet C2.1: This revised plan does not have a proposed fire hydrant. Remove Keynotes 6 and 7.

Civil Sheet C2.1: In this revised plan there is not a driveway approach that interferes with the existing dual water service on River Rd. These dual water meters do not need to be relocated to back of sidewalk, but they must be up to grade meeting City standard requirements and placed out of a hard surface. Note 9 can be removed.

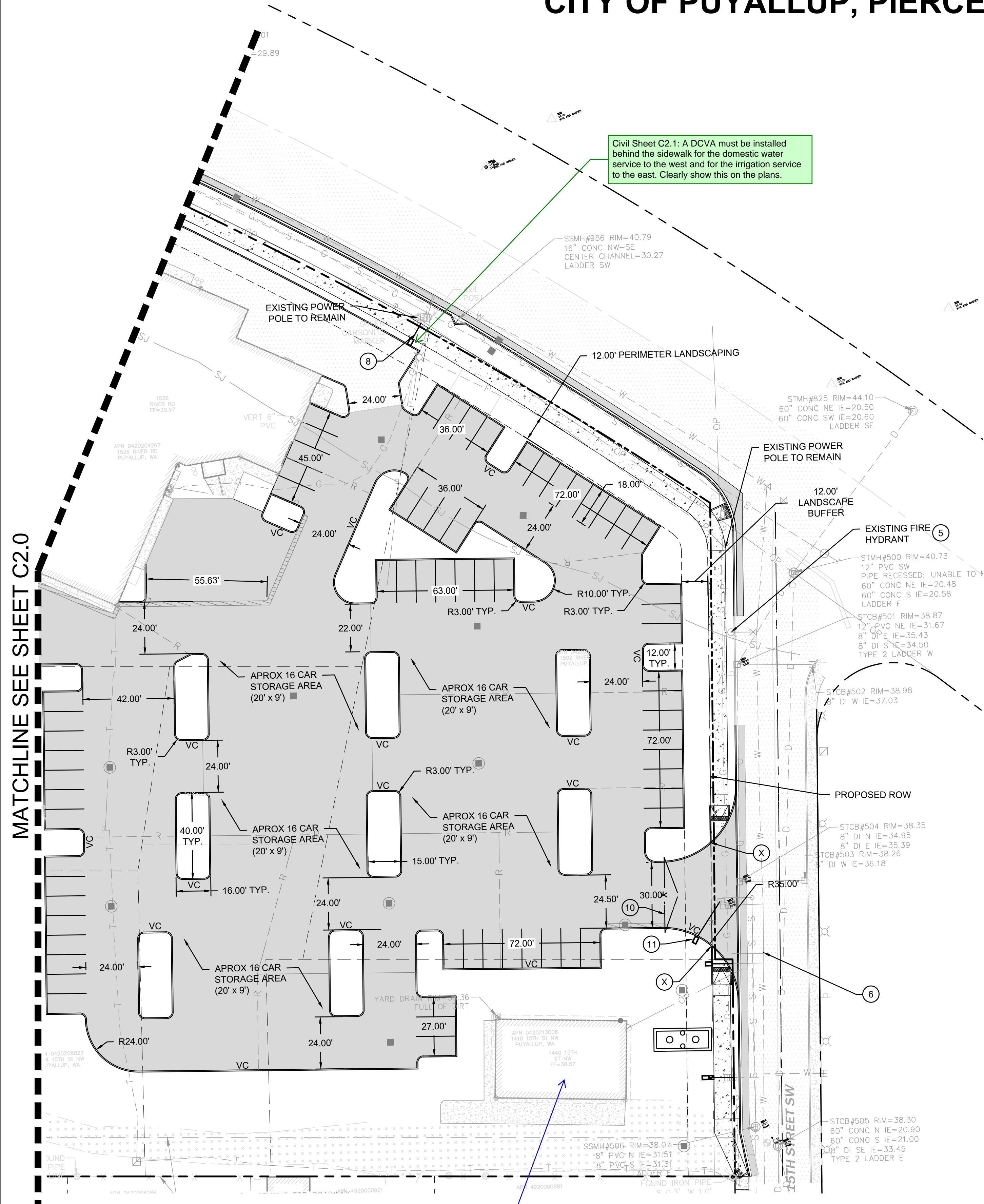
Civil Sheet C2.1: Keynote 11 calls for relocating a water service that has been removed from the water main on 15th St NW. Please note that the east dual water service on River Rd can be used for irrigation, so a water service on 15th St NW is not needed.

GATE NOTES

- IF FENCING AND GATES ARE INSTALLED ON THE SITE ALL GATES SHALL HAVE KNOX BOXES INSTALLED FOR FIRE ACCESS



1 WATER SERVICE CONNECTION 0.75" OR " NOT TO SCALE



MATCHLINE SEE SHEET C2.0

Civil Sheet C2.1: A DCVA must be installed behind the sidewalk for the domestic water service to the west and for the irrigation service to the east. Clearly show this on the plans.

Access to this building seems limited. Provide walkway or parking configuration that tends to pedestrian access of building. [Sheet C2.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102-RESUBMITTAL]



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BY: CITY OF PUYALLUP ENGINEERING SERVICES
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Revisions:

Sheet Title:
PAVING, HORIZONTAL CONTROL AND WATER PLAN

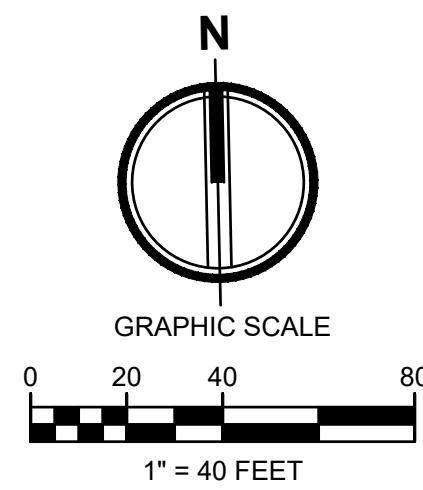
Designed by: MH Drawn by: SBK Checked by: TCS

Sheet No.

C2.1
6 of 13 Sheets

LARSON RIVER ROAD AUTO STORAGE

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



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Project Title:
**LARSON
RIVER ROAD
STORAGE**

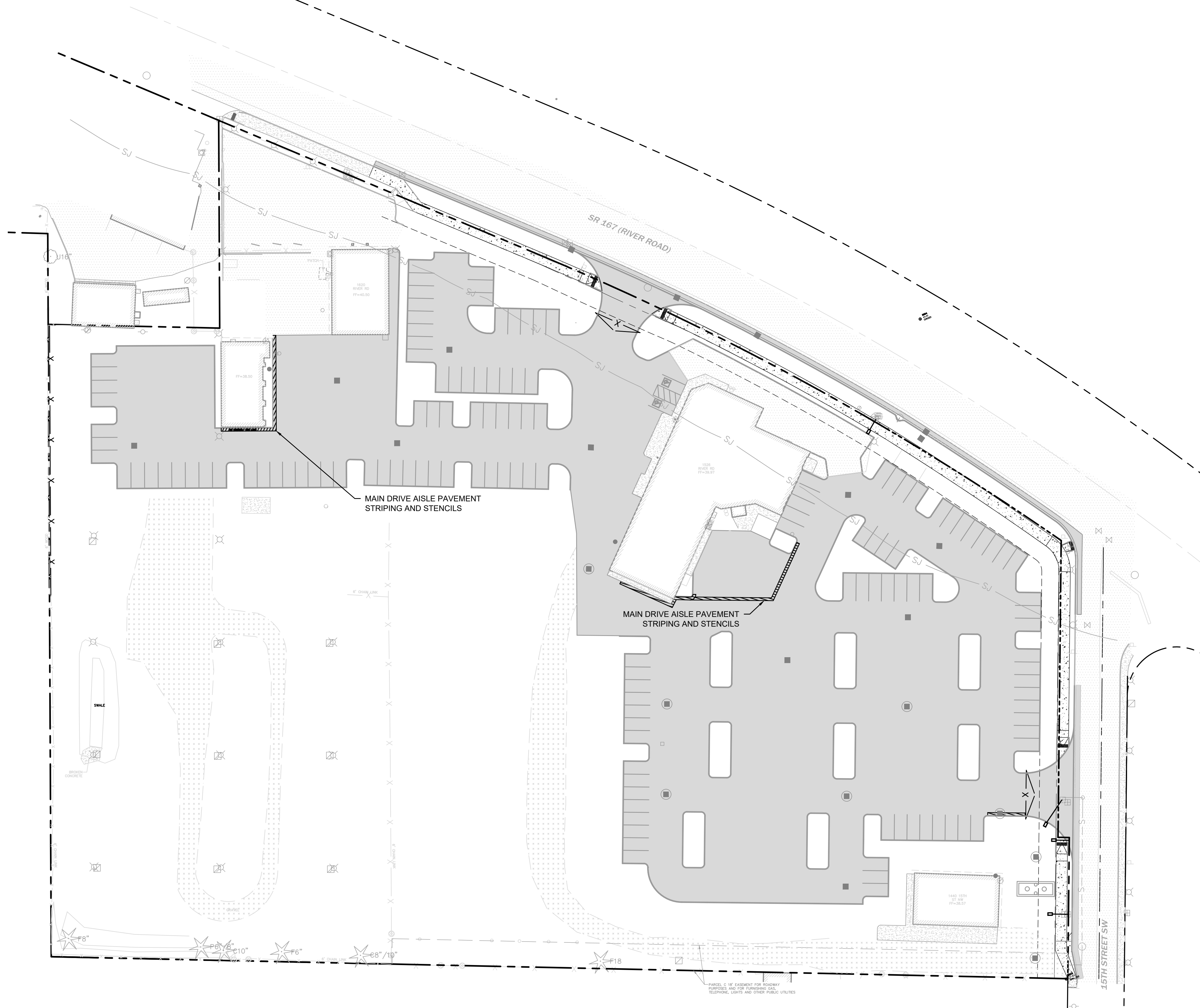
Client:
**LARSON
AUTOMOTIVE GROUP**
1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
JOSH LARSON

Job No.
2160102.10

Issue Set & Date:
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07/28/2023



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ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.



FIRE LANE STRIPING

CURBS ALONG THE MAIN DRIVE AISLE, AND ALL CURBS IN THE PARKING AREAS THAT DON'T HAVE PARKING STALLS, SHALL BE PAINTED RED AND STENCIL-PAINTED FIRE LANE NO PARKING PER FIRE DISTRICT REQUIREMENTS.

MAIN DRIVE AISLE SHALL HAVE RED STRIPING WITH NO PARKING STENCILS PAINTED AS SHOWN ON THE PLANS

- △
 - △
 - △
 - △
- Revisions:

Sheet Title:
FIRE LANE STRIPING

APPROVED
BY: _____
CITY OF PUYALLUP
ENGINEERING SERVICES
DATE: _____
NOTE: THIS APPROVAL IS VOID
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OMISSIONS ON THESE PLANS.
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE ENGINEERING
SERVICES MANAGER.

Designed by: MH Drawn by: SBK Checked by: TCS

Sheet No.

C2.2
7 of 13 Sheets

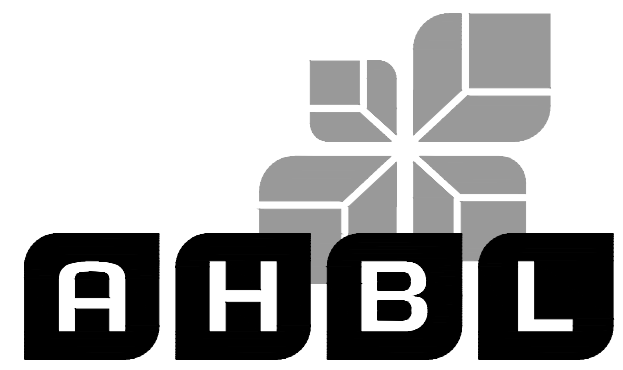
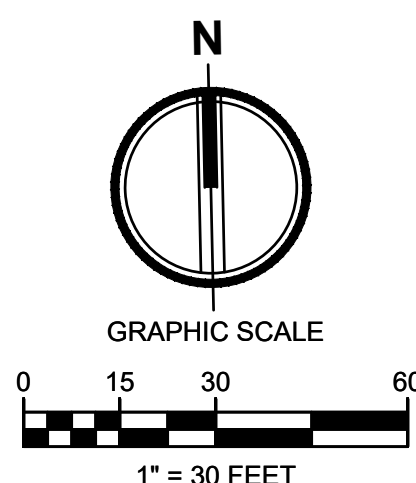


Know what's below.
Call before you dig.

LARSON RIVER ROAD AUTO STORAGE

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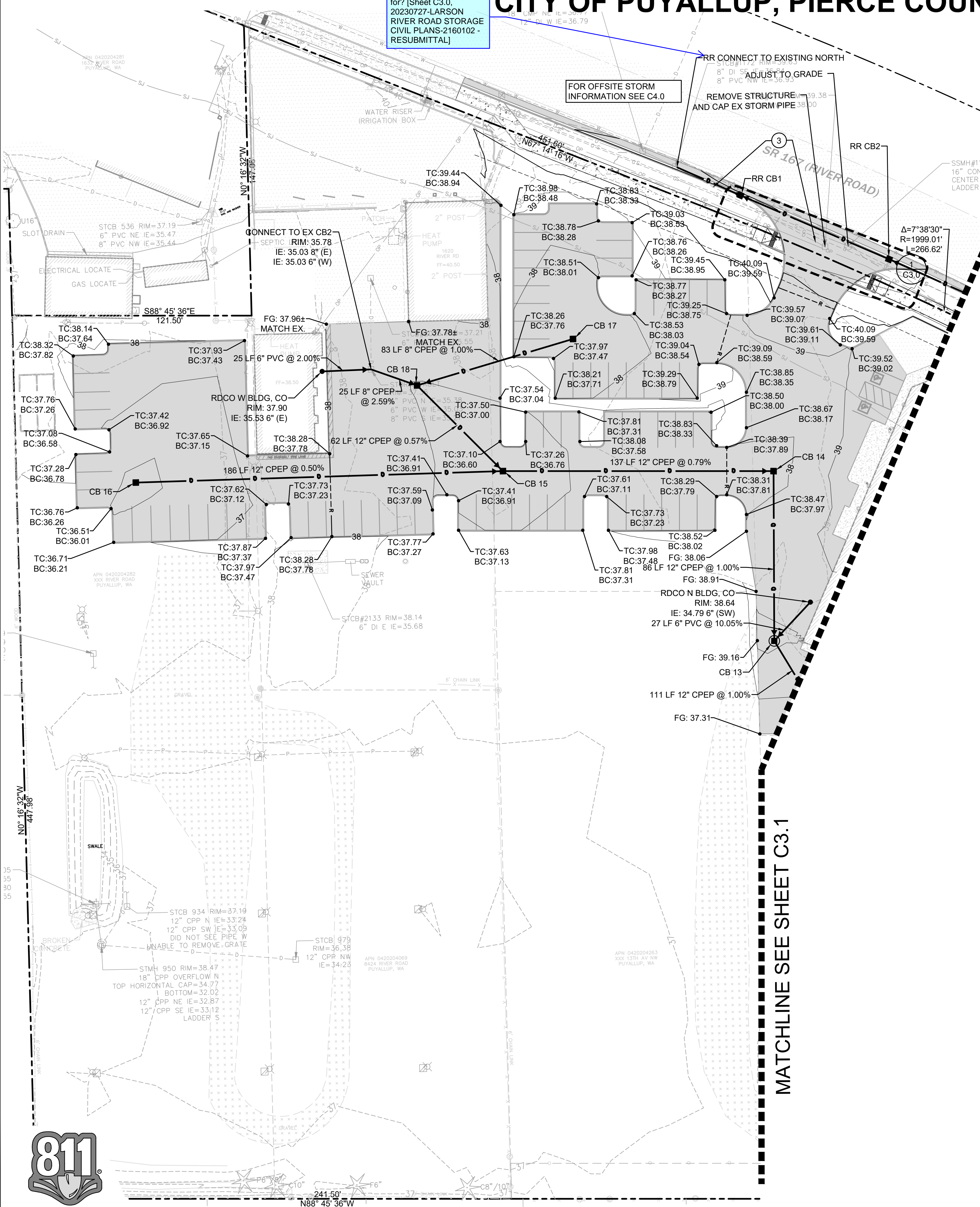
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07/28/2023



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What does "RR" stand for?
Sheet C3.0
20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL



STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB 13 48" TYPE 2 N 687510.02 E 1189212.98	RIM = 39.32 IE = 32.09 (12" N) IE = 32.09 (12" SE) IE = 32.09 (6" NE)
CB 14 TYPE 1 N 687596.12 E 1189214.49	RIM = 37.62 IE = 32.95 (12" W) IE = 32.95 (12" S)
CB 15 TYPE 1 N 687599.09 E 1189077.27	RIM = 36.49 IE = 34.04 (12" W) IE = 34.04 (12" NW) IE = 34.04 (12" E)
CB 16 TYPE 1 N 687597.31 E 1188891.00	RIM = 36.52 IE = 34.97 (12" E)
CB 17 TYPE 1 N 687665.30 E 1189114.25	RIM = 37.22 IE = 35.22 (8" W)
CB 18 TYPE 1 N 687643.46 E 1189034.66	RIM = 36.94 IE = 34.39 (12" SE) IE = 34.39 (8" W) IE = 34.39 (8" E)

GRADING NOTES

- THE EXISTING SITE SOILS REQUIRE PROPER COMPACTION PRIOR TO PLACEMENT OF PAVING AND UTILITY IMPROVEMENTS.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PAVED AND NON-PAVED AREAS, AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF SURFACE WATER.
- THE SPOT ELEVATIONS INDICATED ON THESE PLANS REPRESENTS THE DESIGN TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
- VEGETATED AREAS LOCATED ADJACENT TO THE BUILDING SHALL BE 6" MIN BELOW FINISH FLOOR ELEVATION UNLESS NOTED OTHERWISE.
- ADA ROUTES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL UNLESS HANDRAILS ARE PROVIDED. LANDINGS AT NO MORE THAN 2% SHALL BE PROVIDED FOR EVERY 2.5 FEET OF RISE. CROSS SLOPE SHALL NOT EXCEED 2%.
- TYPICAL CURB HEIGHT IS SIX INCHES UNLESS NOTED OTHERWISE.

STORM DRAINAGE NOTES

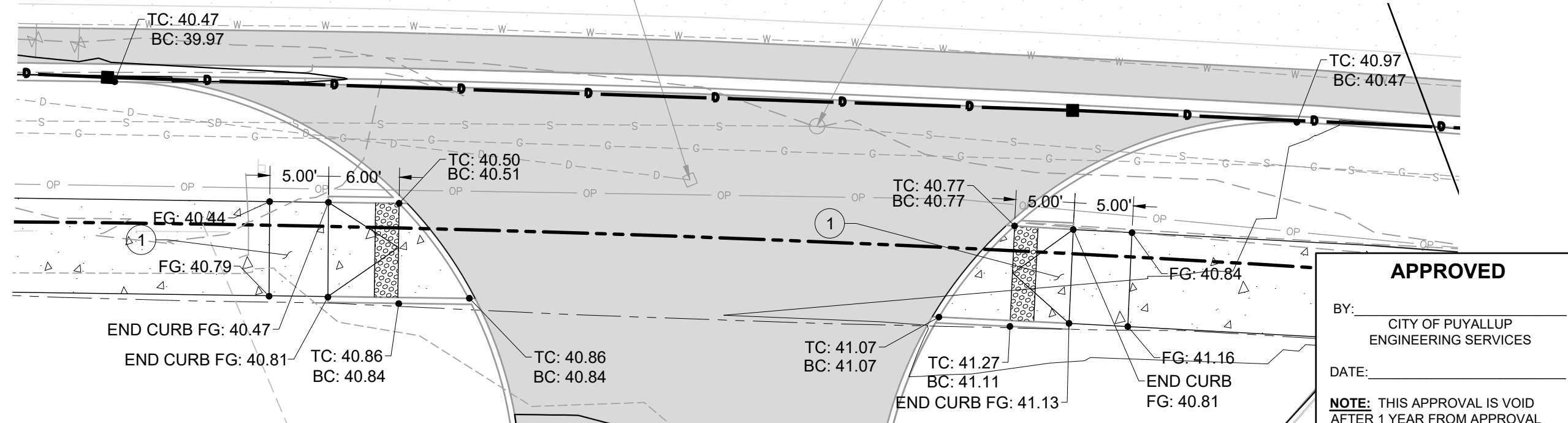
- BARE GALVANIZED METAL SHALL NOT BE USED FOR MATERIALS THAT CONVEY STORMWATER, SUCH AS ROOFS, CANOPIES, SIDING, GUTTERS, DOWNSPOUTS, ROOF DRAINS AND PIPES. ANY GALVANIZED MATERIALS SHALL HAVE AN INERT, NON-LEACHABLE FINISH, SUCH AS BAKED ENAMEL, FLUOROCARBON PAINT (SUCH AS KYNAR OR HYLAR), FACTORY APPLIED EPOXY, PURE ALUMINUM, OR ASPHALT COATING. ACRYLIC PAINT, POLYESTER PAINT, FIELD-APPLIED, AND PART ZINC (SUCH AS GALVALUME) COATINGS ARE NOT ACCEPTABLE.
- BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. PRIOR TO INSTALLATION OF ANY PROJECT IMPROVEMENTS, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES. IN THE EVENT OF ANY DISCREPANCY FROM THE INFORMATION PRESENTED ON THESE PLANS, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- CONSTRUCT ALL UTILITIES IN CONFORMANCE WITH THE STORM AND ROOF DRAIN TRENCH SECTION DETAIL UNLESS NOTED OTHERWISE.
- ALL STORM PIPES CONNECTING TO CONCRETE STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ROOF TIGHT LINES ARE LOCATED ON DRAWINGS FOR CLARITY AND ARE TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES. ALL STORM DRAINAGE AND ROOF DRAIN LINE CLEANOUTS SHALL COMPLY WITH THE CLEANOUT DETAIL.
- ALL CATCH BASINS ARE TO BE SITUATED SUCH THAT THE OUTSIDE EDGE OF THE FRAME IS AT THE FACE OF THE CURB OF FLOW LINE OF GUTTER (WHERE APPLICABLE).
- ALL STORM DRAINAGE PIPE SHALL BE CPEP UNLESS NOTED OTHERWISE.
- ALL ROOF DRAINS SHALL BE 6" WITH A MINIMUM SLOPE OF 1.00% AND MINIMUM COVER OF 3" UNLESS NOTED OTHERWISE. PIPE MATERIAL SHALL BE PVC SDR35 UNLESS NOTED OTHERWISE.
- ALL TYPE 2 CATCH BASINS SHALL HAVE AN INSIDE DIAMETER OF 48" UNLESS NOTED OTHERWISE.
- ALL AREA DRAIN STRUCTURES SHALL BE 12" (INSIDE DIAMETER) NYOPLAST STRUCTURES, OR APPROVED EQUIVALENT, UNLESS OTHERWISE NOTED.
- ALL STRUCTURE GRATES SHALL BE LOCKING UNLESS NOTED OTHERWISE. GRATES SHALL CONFORM TO THE FOLLOWING UNLESS NOTED OTHERWISE:
VANED - WSDOT STANDARD PLAN B-30.30-01
HERRINGBONE - WSDOT STANDARD PLAN B-30.50-01
SOLID - WSDOT STANDARD PLANS B-30.20-02 AND B-30.70-03
BEEHIVE - OLYMPIC FOUNDRY PART NO. SM60BH OR APPROVED EQUIVALENT

LEGEND

- RIGHT-OF-WAY / PROPERTY LINE
- CENTERLINE
- BUILDING OUTLINE
- 123 --- PROPOSED MINOR CONTOUR
- 123 --- PROPOSED MAJOR CONTOUR
- 123.45 --- SPOT ELEVATION
- 1.0% OR 3:1 --- SLOPE
- RIDGE
- TW 123.45 --- TOP OF WALL
- BW 123.45 --- BACK OF WALL
- HP 123.45 --- HIGH POINT
- SEGMENTAL BLOCK WALL
- CATCH BASIN - TYPE II
- CATCH BASIN - TYPE I
- STORM DRAINAGE CLEANOUT
- STORM DRAINAGE PIPING
- ROOF DRAIN PIPING
- FOOTING DRAIN/PERFORATED UNDERDRAIN
- SANITARY SIDE SEWER
- SANITARY SEWER MAIN
- FM --- SANITARY SEWER FORCE MAIN
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- METER AS NOTED
- POST INDICATOR VALVE (PIV)
- GATE VALVE
- THRUST BLOCKING
- FITTINGS AS NOTED
- FIRE SERVICE PIPING
- RIDGE
- VALLEY

KEYNOTES

- SIDEWALK RAMP PER CITY OF PUYALLUP STD. DETAIL 01.02.19
- PARALLEL CURB RAMP PER WSDOT STANDARD PLAN F-40.12-03.
- CAP EXISTING STORM PIPE AND ABANDON IN PLACE
- STORM WATER QUALITY STRUCTURE (S C3.2)



1 NW DRIVEWAY ADA RAMPS

1"=10'

APPROVED

BY: CITY OF PUYALLUP ENGINEERING SERVICES
DATE: _____
NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR 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 ENGINEERING SERVICES MANAGER.

Revisions:

GRADING AND DRAINAGE PLAN

Designed by: MH Drawn by: SBK Checked by: TCS

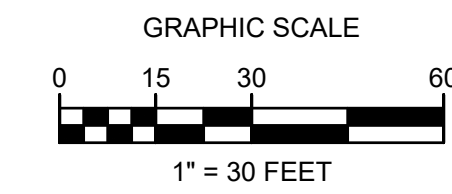
Sheet No.

C3.0
8 of 13 Sheets



LARSON RIVER ROAD AUTO STORAGE

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

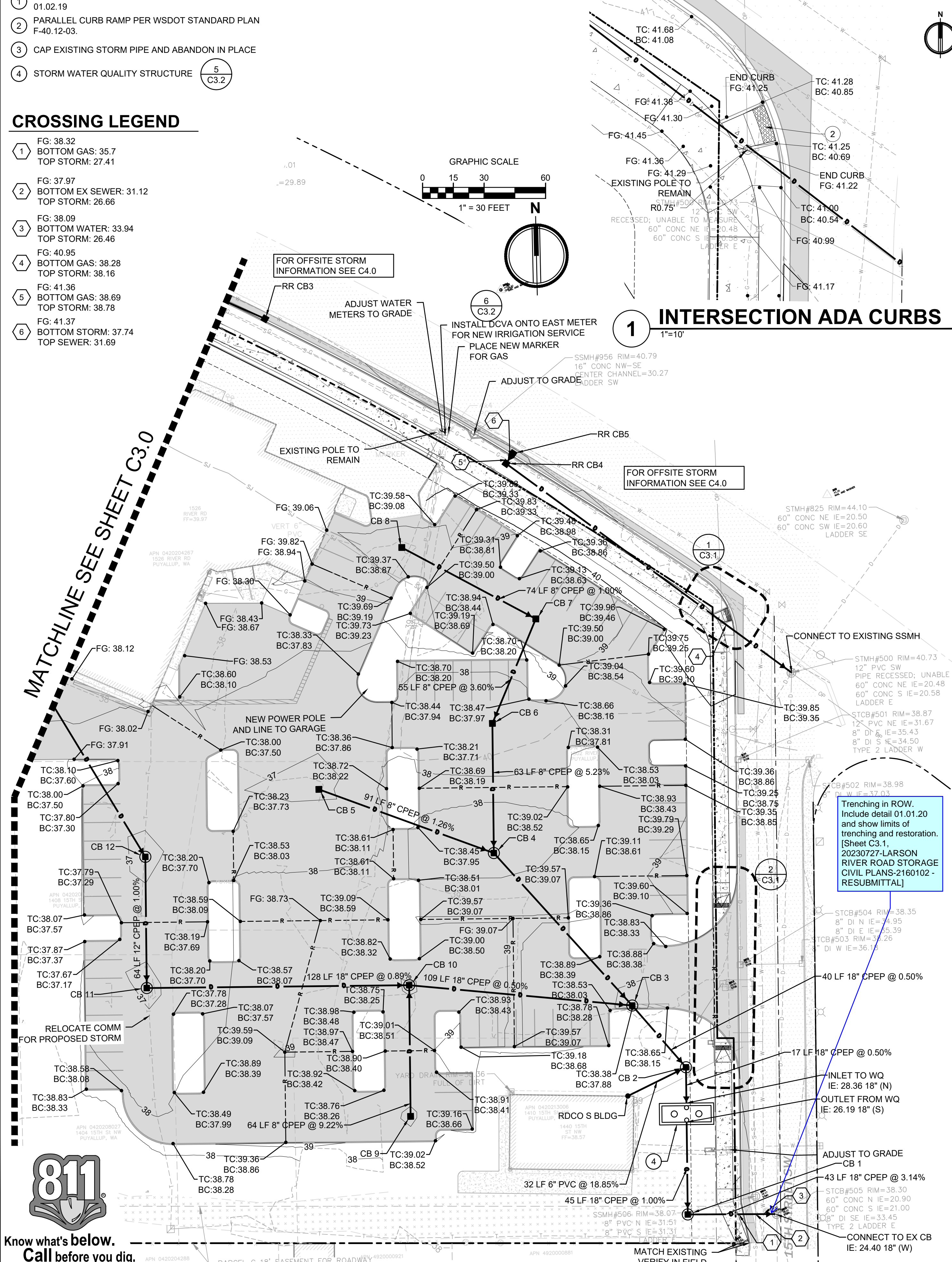


KEYNOTES

- 1 SIDEWALK RAMP PER CITY OF PUYALLUP STD. DETAIL 01.02.19
- 2 PARALLEL CURB RAMP PER WSDOT STANDARD PLAN F-40.12-03.
- 3 CAP EXISTING STORM PIPE AND ABANDON IN PLACE
- 4 STORM WATER QUALITY STRUCTURE 5 C3.2

CROSSING LEGEND

- 1 FG: 38.32
BOTTOM GAS: 35.7
TOP STORM: 27.41
- 2 FG: 37.97
BOTTOM EX SEWER: 31.12
TOP STORM: 26.66
- 3 FG: 38.09
BOTTOM WATER: 33.94
TOP STORM: 26.46
- 4 FG: 40.95
BOTTOM GAS: 38.28
TOP STORM: 38.16
- 5 FG: 41.36
BOTTOM GAS: 38.69
TOP STORM: 38.78
- 6 FG: 41.37
BOTTOM STORM: 37.74
TOP SEWER: 31.69



GRADING NOTES

1. THE EXISTING SITE SOILS REQUIRE PROPER COMPACTION PRIOR TO PLACEMENT OF PAVING AND UTILITY IMPROVEMENTS.
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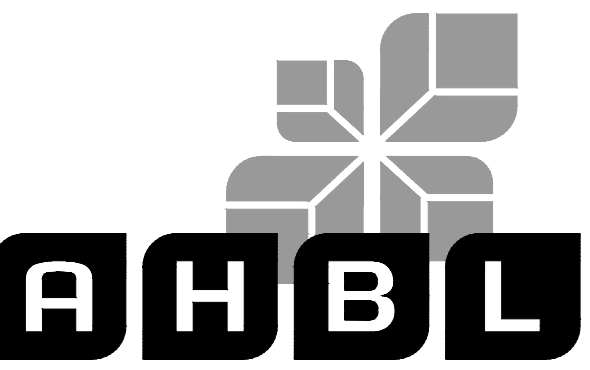
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- POST INDICATOR VALVE (PIV)
- GATE VALVE
- THRUST BLOCKING
- FITTINGS AS NOTED
- FIRE SERVICE PIPING
- RIDGE
- VALLEY

Include CoP Stormwater Notes (Section 207, CoP Design Standards). (Sheet 3.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL)



TACOMA • SEATTLE • SPOKANE • TRI-CITIES
2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title: **LARSON RIVER ROAD STORAGE**

Client: **LARSON AUTOMOTIVE GROUP**
1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
JOSH LARSON

Job No: 2160102.10

Issue Set & Date: **PERMIT SET**
07/28/2023



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15TH STREET ADA CURB RAMPS

2 1"=10'

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
CB 1 48" TYPE 2 N 687234.21 E 1189529.09	RIM = 38.47 IE = 25.74 (18" E) IE = 25.74 (18" N)
CB 2 48" TYPE 2 N 687306.00 E 1189529.78	RIM = 38.79 IE = 28.45 (18" S) IE = 29.58 (6" SW) IE = 28.45 (18" NW)
CB 3 48" TYPE 2 N 687336.70 E 1189504.20	RIM = 37.78 IE = 28.65 (18" SE) IE = 28.65 (18" W) IE = 29.15 (12" NW)
CB 4 48" TYPE 2 N 687412.52 E 1189438.33	RIM = 37.35 IE = 30.48 (8" N) IE = 30.15 (12" SE) IE = 30.48 (8" W)
CB 5 TYPE 1 N 687445.43 E 1189353.68	RIM = 36.65 IE = 31.62 (8" E)
CB 6 TYPE 1 N 687475.77 E 1189439.01	RIM = 37.10 IE = 33.79 (8" S) IE = 33.79 (8" NE)
CB 7 TYPE 1 N 687526.28 E 1189461.28	RIM = 38.03 IE = 35.78 (8" NW) IE = 35.78 (8" SW)
CB 8 TYPE 1 N 687562.50 E 1189396.67	RIM = 38.52 IE = 36.52 (8" SE)

STORM STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
CB 9 TYPE 1 N 687284.97 E 1189394.97	RIM = 37.93 IE = 35.90 (8" N)
CB 10 48" TYPE 2 N 687348.97 E 1189395.65	RIM = 37.93 IE = 29.20 (18" E) IE = 29.20 (18" W) IE = 30.00 (8" S)
CB 11 48" TYPE 2 N 687350.34 E 1189267.66	RIM = 36.81 IE = 30.34 (12" N) IE = 30.34 (18" E)
CB 12 48" TYPE 2 N 687414.34 E 1189268.34	RIM = 36.81 IE = 30.98 (12" NW) IE = 30.98 (12" S)
RDCO S BLDG CO N 687292.62 E 1189501.13	RIM = 38.59 IE = 35.54 (6" NE)



Know what's below. Call before you dig.



APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES
DATE:
NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR 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 ENGINEERING SERVICES MANAGER.

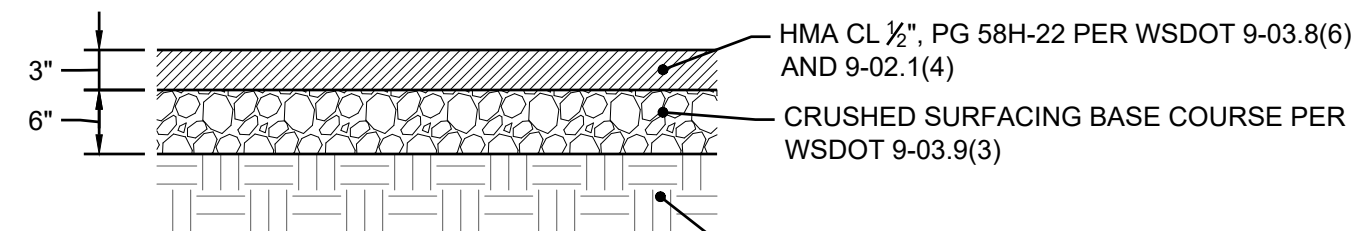
GRADING AND DRAINAGE PLAN

Designed by: MH Drawn by: SBK Checked by: TCS

Sheet No. **C3.1**

LARSON RIVER ROAD AUTO STORAGE

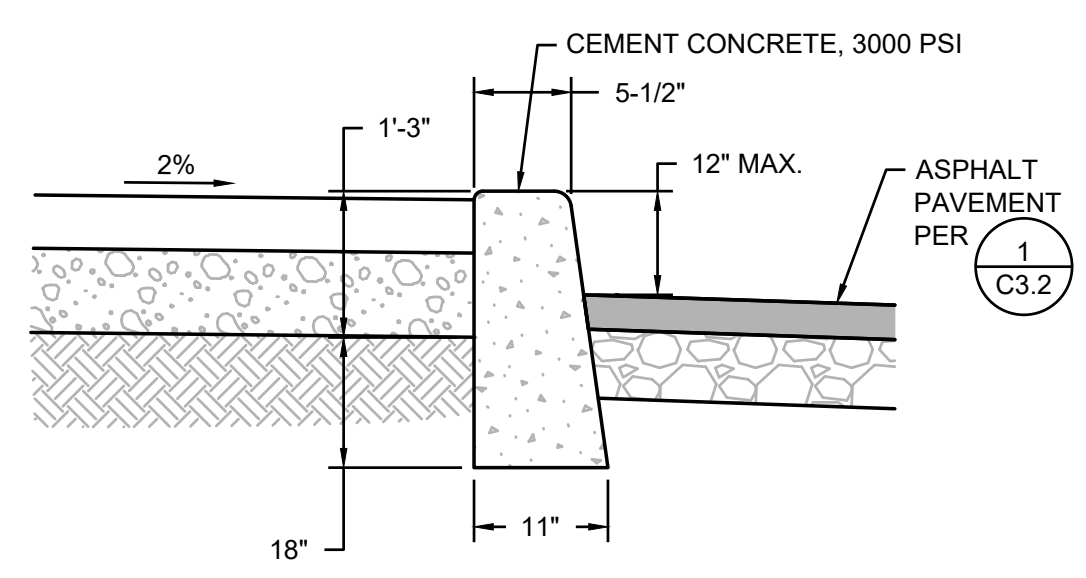
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



- NOTES:**
1. DEPTHS INDICATED ARE COMPACTED THICKNESS.
 2. HMA SHALL BE COMPACTED TO A DENSITY OF 92% BASED ON THE RICE THEORETICAL MAXIMUM DENSITY PER ASTM D-2041.
 3. ALL ASPHALT BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% BASED ON THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557.
 4. SUBGRADE SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION PRIOR TO PLACEMENT OF ANY PAVEMENT LAYERS. ANY LOCALIZED ZONES OF SOFT, ORGANIC-RICH, OR DEBRIS-LADEN SOILS SHOULD BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL MATERIAL.

1 ASPHALT PAVEMENT - STANDARD DUTY

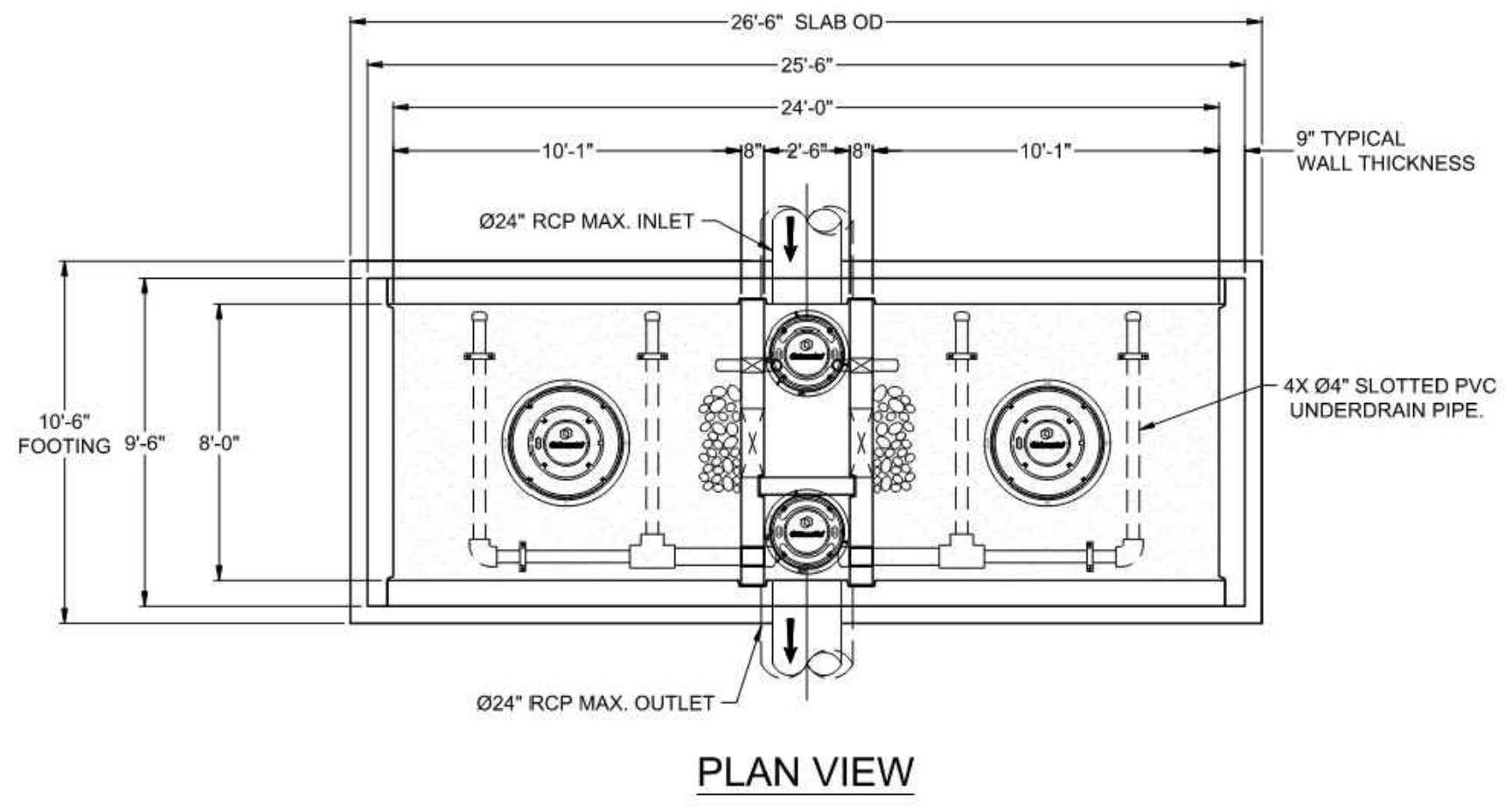
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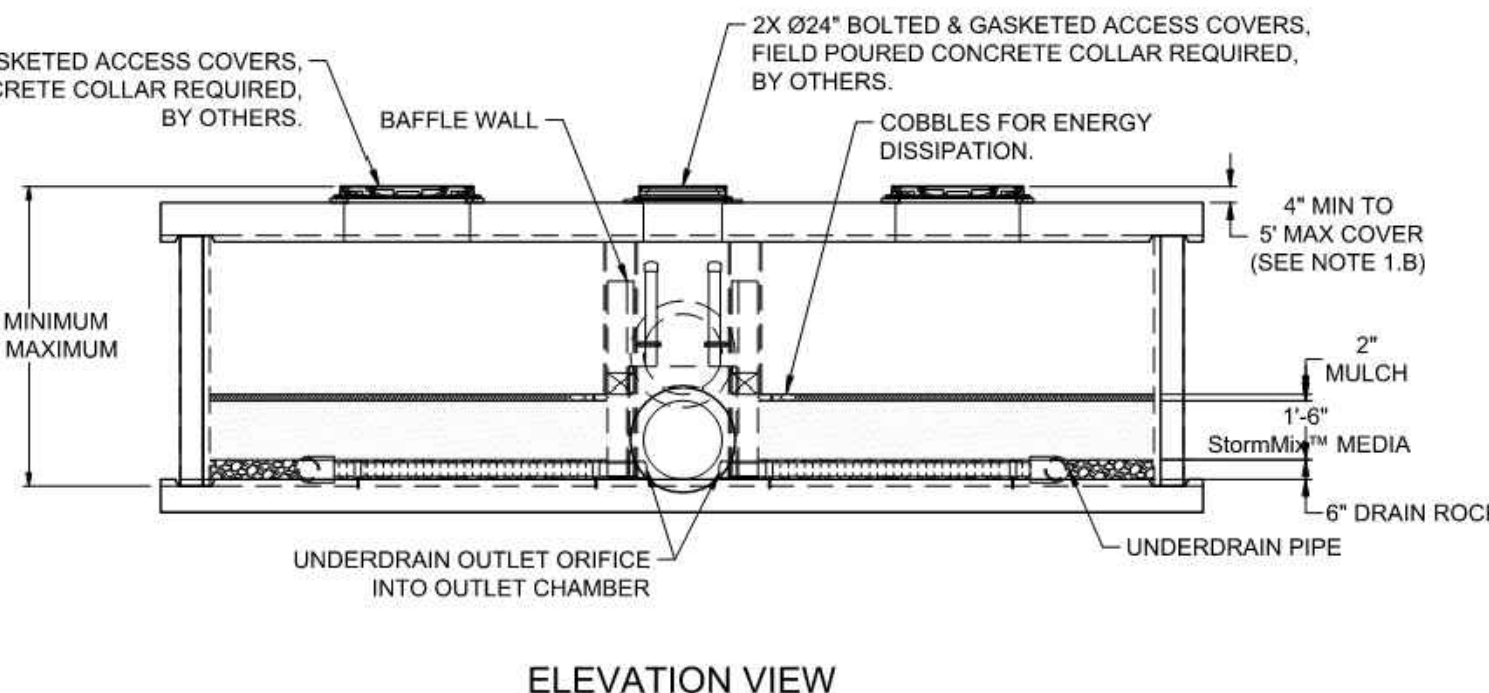
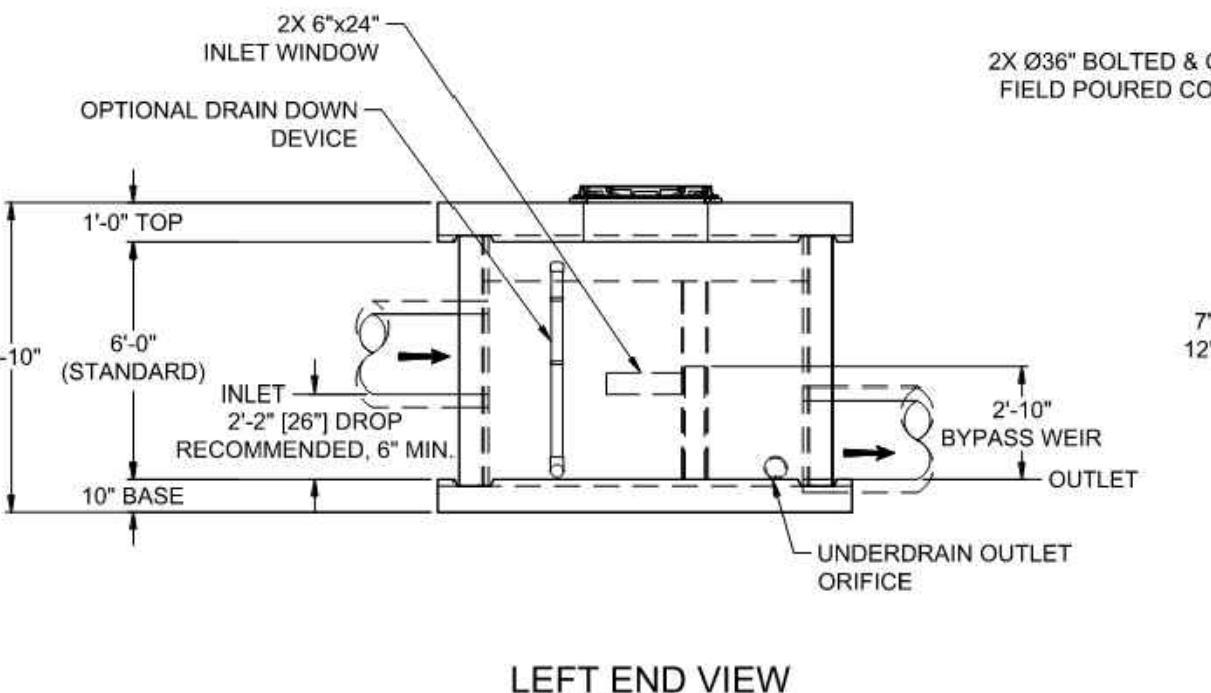
3 VERTICAL CURB

NOT TO SCALE

SITE SPECIFIC DATA			
Structure ID		ID	
Treatment Flow Rate (cfs)		0.31 CFS	
Peak Flow Rate (cfs)		3.91 CFS	
Rim Elevation		38.70	
Top of Vault Elevation		33.20	
Pipe Data	Pipe Location	Pipe Size	Pipe Type
Inlet	NORTH	18"	CPEP
Outlet	SOUTH	18"	CPEP
Notes:			
PERFORMANCE SPECIFICATIONS			
Treatment Flow Capacities:			
NJDEP 80% Removal, 75 micron	0.642 cfs		
WA Ecology GULD - Basic, Enhanced & Phosphorus	0.570 cfs		
Bypass Capacity	20.00 cfs		
*Contact Oldcastle for alternative treatment flow capacities.			



- NOTES:**
1. DESIGN LOADINGS:
 - A. AASHTO HS-20-44 (WITH IMPACT)
 - B. DESIGN SOIL COVER: 5'-0" MAXIMUM
 - C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
 - D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
 - E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
 - F. UNILATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
 2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
 3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
 4. MESH REINFORCEMENT: ASTM A1064, S1.2, GRADE 80
 5. CEMENT: ASTM C150
 6. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
 7. REFERENCE STANDARD:
 - A. ASTM C890
 - B. ASTM C913
 - C. ACI 318-14
 8. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/ARCHITECT SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
 9. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS.
 10. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
 11. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
 12. ADAPTORS/ANGLES AND EXTERNAL PIPING BY OTHERS.
 13. SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
 14. MAXIMUM PICK WEIGHTS:
 - A. TOP SLAB: XX,XXX LBS
 - B. PANELS: XX,XXX LBS
 - C. BASE SLAB: XX,XXX LBS
 15. INTERNALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK STORMIN™ MEDIA, MULCH DIVIDER WALLS, BAFFLE WALLS, BYPASS WEIR AND OPTIONAL DRAIN DOWN.
 16. SYSTEM SHIPPED EMPTY. INTERNALS INSTALLED BY CONTRACTOR.
 17. CONTRACTOR RESPONSIBLE FOR OFF-LOAD AND INSTALLATION. OLDCASTLE REPRESENTATIVE TO BE ON SITE TO OVERSEE THE INSTALLATION OF ALL INTERNAL COMPONENTS.



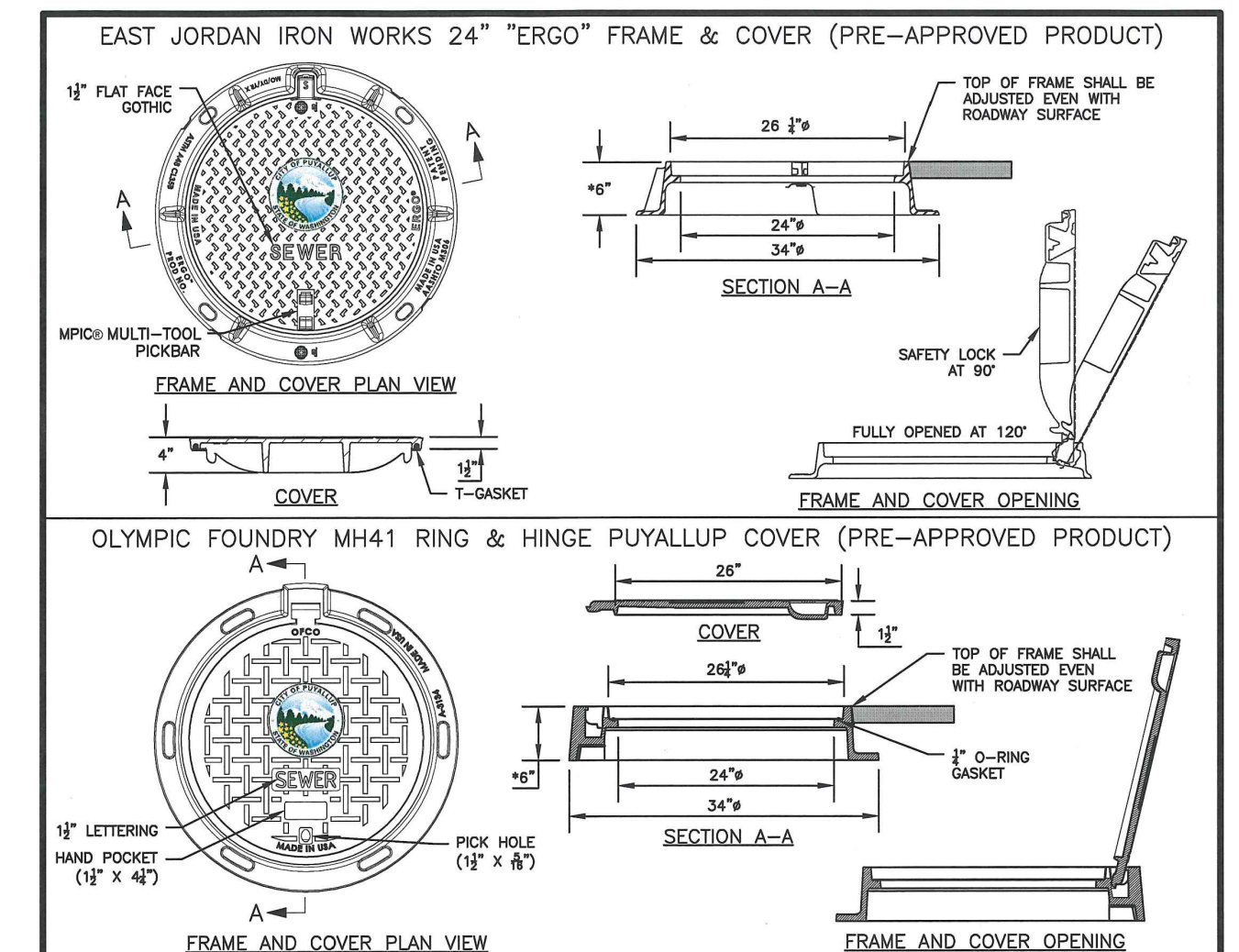
5 WQ STRUCTURE

NOT TO SCALE

2 CEMENT CONCRETE - STANDARD DUTY

NOT TO SCALE

- NOTES:**
1. DEPTHS ARE COMPACTED THICKNESS.
 2. DUMMY JOINTS CONSISTING OF 3/16" BE 2" PREMOLDED JOINT MATERIAL SHALL BE PLACED AT MAXIMUM 18 FOOT INTERVALS.
 3. PROVIDE A TOOLED CONSTRUCTION JOINT AT MAXIMUM 6 FOOT INTERVAL.
 4. THE CONTRACTOR SHALL EXPOSE EXISTING FILL, PROOF ROLL AND COMPACT TO 95%. IF YIELDING CONDITIONS ARE ENCOUNTERED, YIELDING MATERIALS SHALL BE REPLACED WITH IMPORTED STRUCTURAL FILL MATERIAL. THE DEPTH OF MATERIAL REPLACEMENT SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.

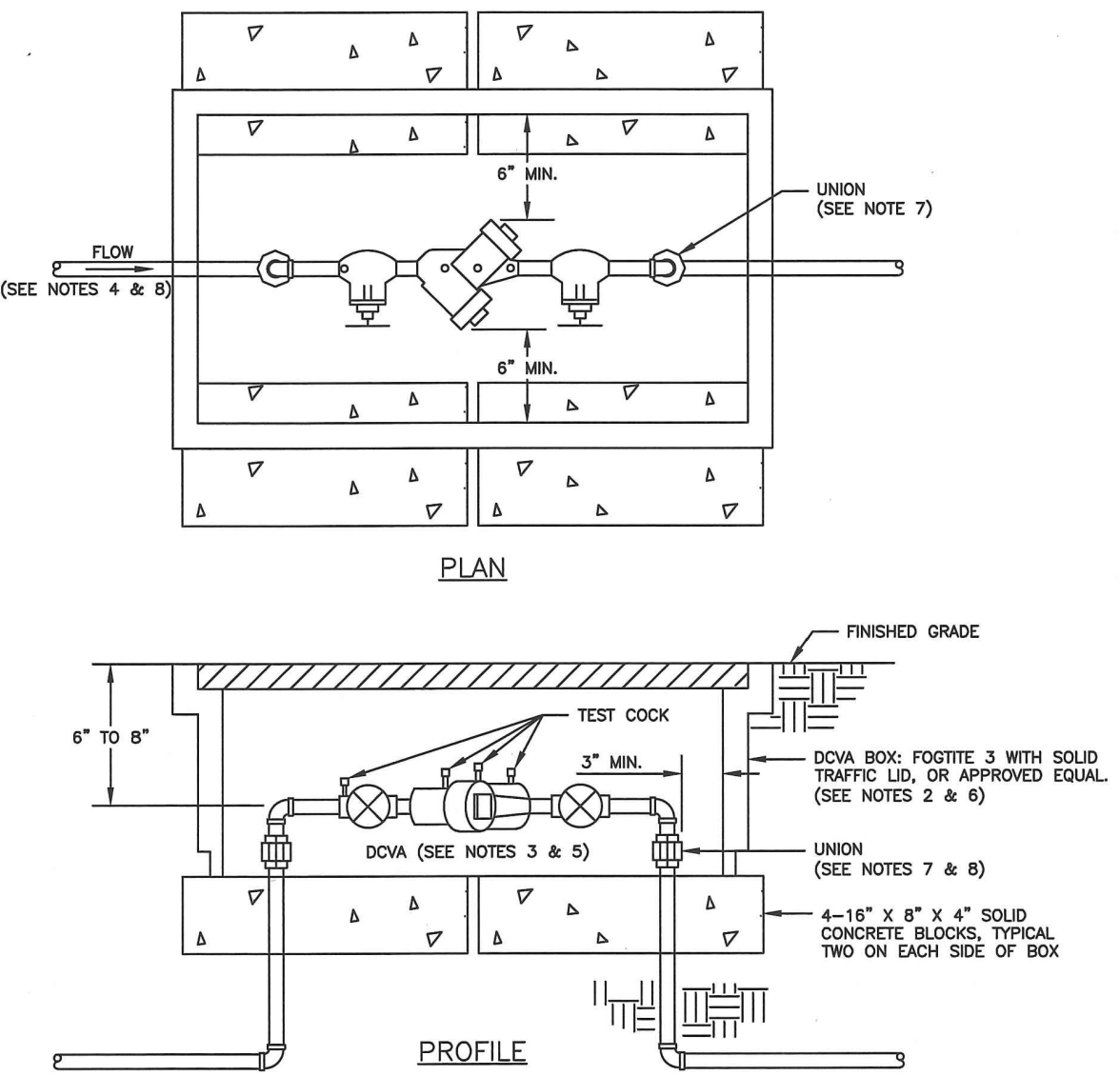


- NOTES:**
1. EAST JORDAN IRON WORKS 24" "ERGO" and OLYMPIC FOUNDRY M41 RING & HINGE PUYALLUP COVER ARE PRE-APPROVED PRODUCTS AND SHALL BE USED FOR PUBLICLY-OWNED INFRASTRUCTURE. ALL OTHERS REQUIRE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO INSTALLATION.
 2. MANHOLE FRAME AND COVERS SHOULD NOT BE LOCATED IN PEDESTRIAN PATHWAYS (E.G. SIDEWALKS, CROSSWALKS, ETC.) WHERE EXISTING OR PROPOSED CONDITIONS REQUIRE A MANHOLE FRAME AND COVER TO BE INSTALLED WITHIN A PEDESTRIAN PATHWAY, THE MANHOLE FRAME AND COVER SHALL BE ADA COMPLIANT.
 3. NON-ROCKING FIT FOR MANHOLE COVERS.
 4. CASTING TO BE SHOT BLASTED AND FREE FROM SURFACE SAND AND SCALE.
 5. CASTING TO BE SMOOTH, TRUE TO PATTERN, FREE FROM BLOWHOLES, POROSITY, HARD SPOTS, SHRINK HOLES, WARP, OR ANY OTHER DEFECTS WHICH COULD IMPAIR SERVICEABILITY.
 6. CASTINGS SHALL BE UNCOATED.
 7. FOR STORM APPLICATIONS CAST LETTERS SHALL READ "STORM".
 8. INSTALL FRAME AND COVER IN ROADWAY WITH HINGED SIDE OF ASSEMBLY POINTED TOWARD ONCOMING TRAFFIC.
 9. THE CITY SHALL HAVE THE RIGHT TO REQUIRE INSPECTION AND APPROVAL OF ALL CASTINGS PRIOR TO PAINTING.
 10. REPAIR OR DEFECTS BY WELDING, OR BY THE USE OF "SMOOTH-ON" OR SIMILAR MATERIAL WILL NOT BE PERMITTED.
 11. MANHOLE RING AND COVER SHALL BE FREE OF POROSITY, SHRINK CAVITIES, COLD SHUTS OR CRACKS OR ANY SURFACE DEFECTS WHICH FRAME HEIGHT MAY BE 4" FOR OVERLAYS AND PAVEMENT REHABILITATION PROJECTS, WITH WRITTEN APPROVAL BY THE CITY ENGINEER.

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER
MANHOLE FRAME AND COVER
DATE: 2/15/2018
APPROVED FOR PUBLICATION: 06.01.02

4 MANHOLE FRAME & COVER

NOT TO SCALE



- NOTES:**
1. BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.
 2. THE DCVA SHALL BE INSTALLED WITH ADEQUATE SPACE TO FACILITATE MAINTENANCE AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION, BY A WASHINGTON STATE CERTIFIED BACK-FLOW ASSEMBLY TESTER, TO INSURE ITS SATISFACTORY OPERATION BEFORE OCCUPANCY, AND ANNUALLY THEREAFTER. SEND TEST RESULTS TO: CITY OF PUYALLUP, WATER QUALITY OPERATIONS, 1100 30TH AVE SE, PUYALLUP, WA 98374.
 3. DCVA MUST BE PURCHASED AS A UNIT, NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
 4. DCVA SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF WATER METER. WHEN IRRIGATION SYSTEM IS CONNECTED OFF DOMESTIC WATER LINE, IRRIGATION DOWN SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF THE METER CONNECTION.
 5. DCVA SHALL BE SIZED EQUAL OR COMPAREABLE TO METER SIZE.
 6. METER BOX SHALL BE LARGE ENOUGH TO ALLOW THE MINIMUM SETBACKS ILLUSTRATED ABOVE. METER BOX LID SHALL BE A TRAFFIC LID WITH A H-20 LOADING.
 7. DIELECTRIC UNIONS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS.
 8. USE ONLY BRASS OR COPPER BETWEEN THE METER AND THE UNION ON THE CUSTOMER'S SIDE OF THE DCVA.

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER
2" AND SMALLER DOUBLE CHECK VALVE ASSEMBLY INSTALLATION
DATE: 2/15/2018
APPROVED FOR PUBLICATION: 03.04.01

6 2" DCVA

NOT TO SCALE

APPROVED
BY: CITY OF PUYALLUP ENGINEERING SERVICES
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2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
LARSON RIVER ROAD STORAGE

Client:
LARSON AUTOMOTIVE GROUP

1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
JOSH LARSON

Job No:
2160102.10

Issue Set & Date:
PERMIT SET
07/28/2023



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Revisions:

Sheet Title:
DETAILS

Designed by: MH
Drawn by: SBK
Checked by: TCS

Sheet No.:

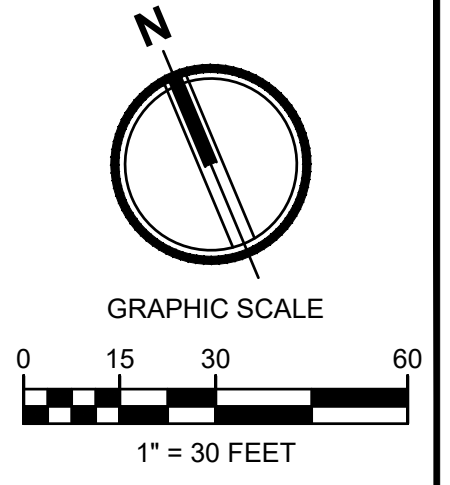
C3.2
10 of 13 Sheets



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A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M. CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



Project Title:
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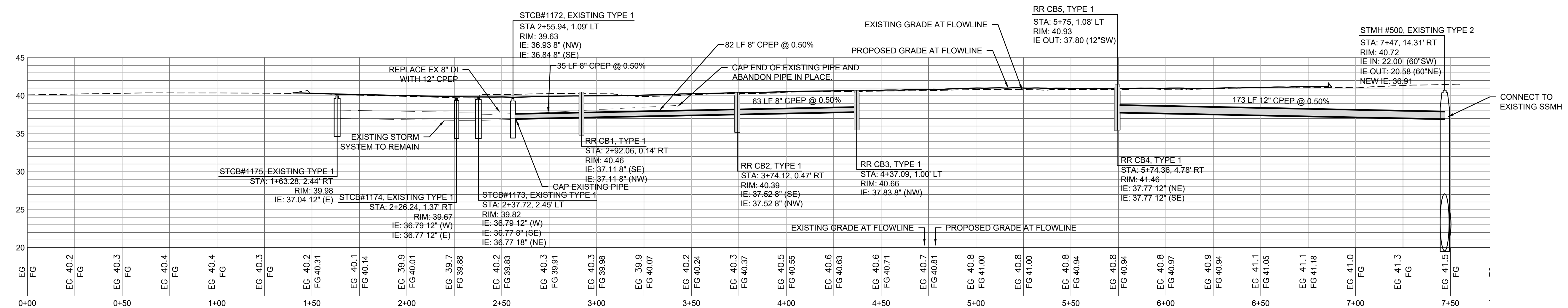
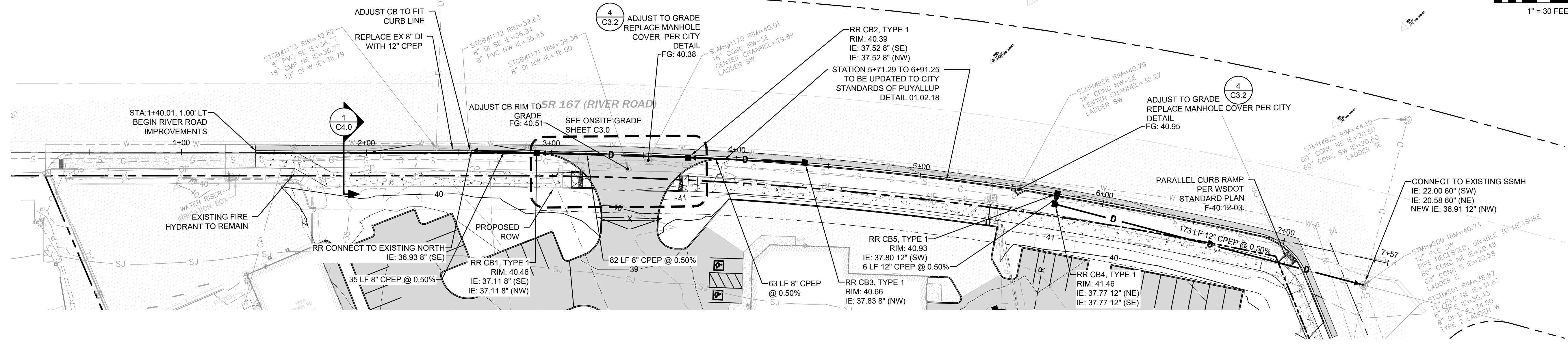
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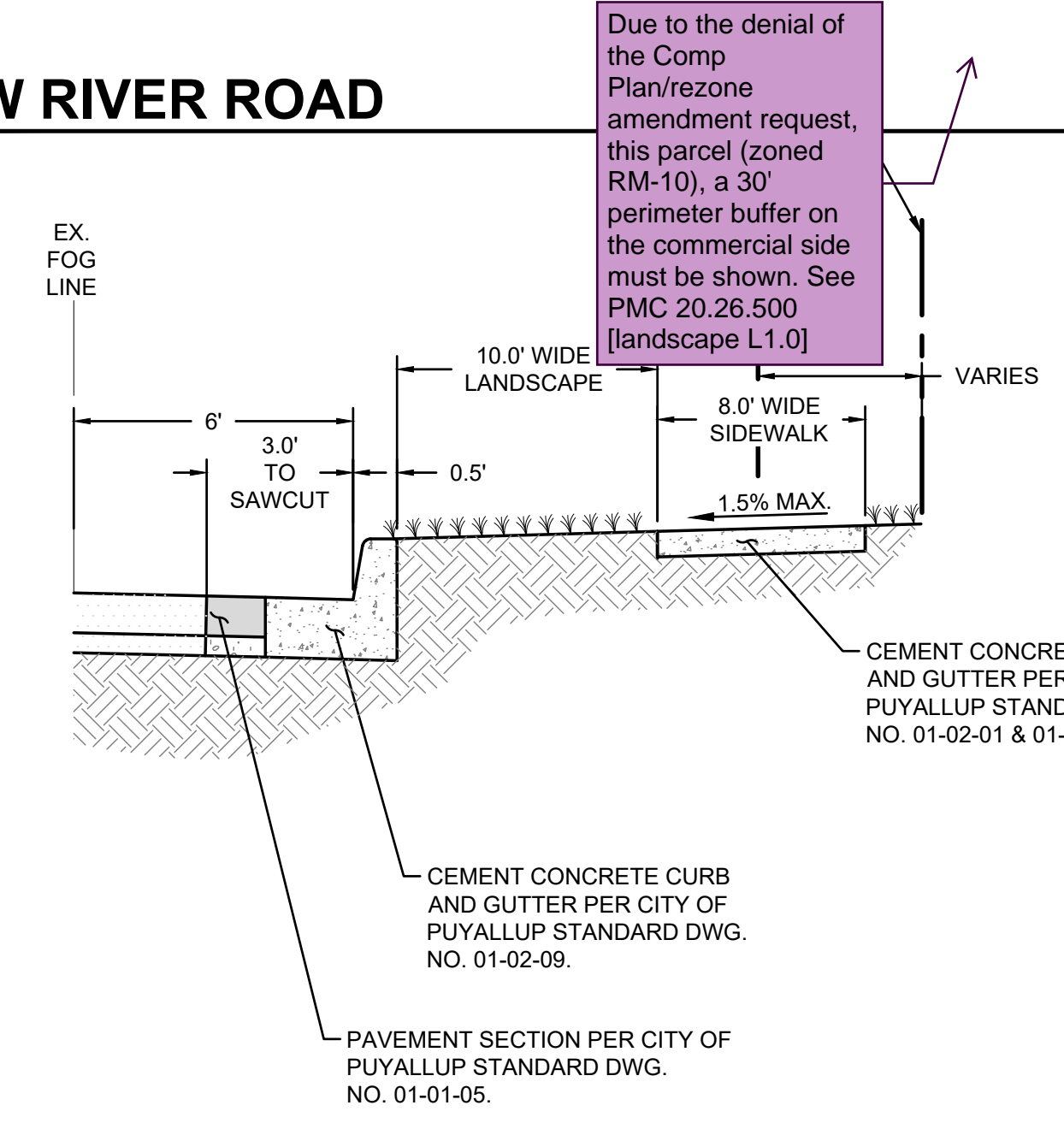
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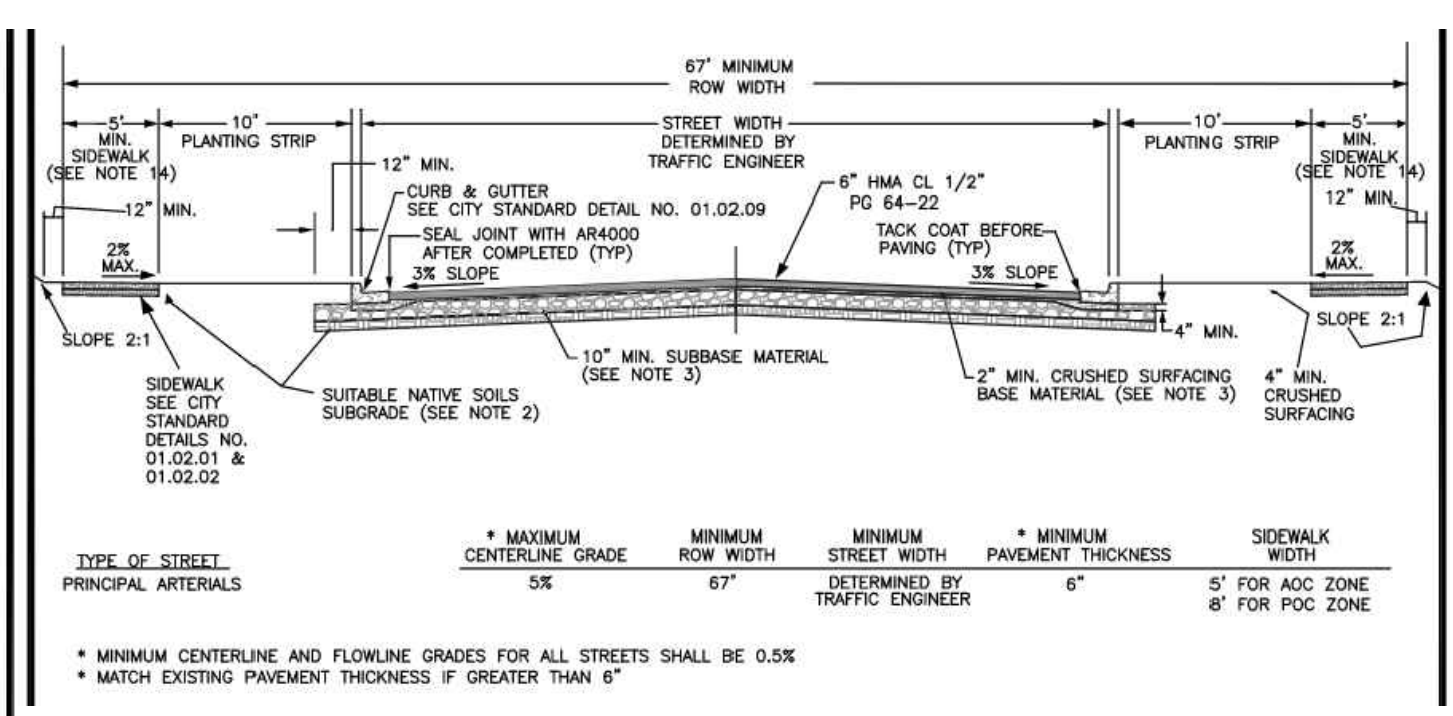


1 PROFILE VIEW RIVER ROAD
SCALE: 1"=30'H; 1"=2'V



1 SECTION VIEW
NOT TO SCALE

- NOTES:**
- ALL DEPTHS ARE MINIMUM COMPACTED DEPTHS.
 - SUBGRADE PREPARATION SHALL MEET THE REQUIREMENTS OF WSDOT STANDARD SPEC. 2-06.3(1). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE COMPACTION REQUIREMENTS AND CONTROL ALL WORK. THE CITY OF PUYALLUP RESERVES THE RIGHT TO REQUIRE COMPLIANCE TESTS AT THE CONTRACTOR'S EXPENSE.
 - SUBBASE MATERIAL SHALL BE GRAVEL BORROW MEETING THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.1(4)(1) OR CRUSHED BALLAST MEETING THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.8(1). CRUSHED SURFACING SHALL MEET THE GRADATION REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.8(3). THE SUBBASE AND BASE MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 4-04.
 - SOIL STABILIZATION FABRIC MAY BE REQUIRED BY THE DEVELOPMENT REVIEW ENGINEER TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE MATERIAL. WHEN REQUIRED, THE CONTRACTOR SHALL PLACE A GEOTEXTILE FABRIC OVER THE PREPARED SUBGRADE WITH A 2 FOOT MINIMUM OVERLAP. THE FABRIC SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 - ASPHALT CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 5-04. DESIGN ENGINEER SHALL SUBMIT A STATE APPROVED IMA MIX FOR APPROVAL.
 - TEMPERATURE SHALL NOT EXCEED 325°F AT DISCHARGE OF THE PLANT NOR BE LESS THAN 185°F LEAVING THE SPREADER BOX.
 - THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT SHALL MEET WSDOT STANDARD SPEC. 5-04.3(9) TO A MINIMUM AVERAGE COMPACTED DRY DENSITY OF 91 PERCENT OF THE MAXIMUM SPECIFIED IN STANDARD SPEC. 5-04.3(10). PERIODIC COMPLIANCE TESTS SHALL BE MADE BY A CERTIFIED TESTING AGENCY AT THE EXPENSE OF THE CONTRACTOR.
 - THE FACE OF THE GUTTER LIP AND EDGES OF EXISTING ASPHALT MEET LINES SHALL BE TACK COATED PRIOR TO PAVEMENT PLACEMENT. WHEN SUCCESSIVE LIFTS OF ASPHALT ARE REQUIRED, A TACK COAT SHALL BE DISTRIBUTED UNIFORMLY OVER THE PREVIOUS LIFT AT A RATE OF 0.06-0.08 GALLONS PER SQUARE YARD AT A TEMPERATURE OF 100°F AND SHALL BE ALLOWED TO SET TO A TACKY STATE PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
 - ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEET LINES SHALL BE CLEANED AND TACK COATED.
 - ANY CHANGES TO THE STANDARD PAVEMENT SECTION SHALL REQUIRE APPROVAL BY THE DEVELOPMENT REVIEW ENGINEER. A STRUCTURAL PAVEMENT CROSS SECTION DESIGN WITH CALCULATIONS SHALL BE REQUIRED.
 - ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.
 - ADDITIONAL BIKE LANES AND/OR ON-STREET PARKING MAY BE REQUIRED PER TRAFFIC ENGINEER.
 - A UTILITY EASEMENT OF 10' SHALL BE PROVIDED ON BOTH SIDES OF THE ROADWAY.
 - SIDEWALK WIDTH SHALL BE 5' IF ARTERIAL IS LOCATED IN AN ACC ZONE, OR SHALL BE 8' IF ARTERIAL IS LOCATED IN A POO ZONE ACCORDING TO THE CITY COMPREHENSIVE PLAN.
 - PLANTING STRIP SHALL BE PLANTED AS DIRECTED BY CITY PLANNING DEPARTMENT.



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

PUBLIC ROADWAY PRINCIPAL ARTERIAL CROSS SECTION

DESIGNED BY: LINDA LIAN	CHECKED BY: COLLEEN HARRIS	DATE APPROVED: 07/28/2023	SCALE: 1"=30'
FILE NAME: I:\PROJECTS\2160102\CITY\2160102_SHEET_01.DWG	DATE PLOTTED: 07/28/2023	SCALE: 1"=30'	01.01.05

APPROVED

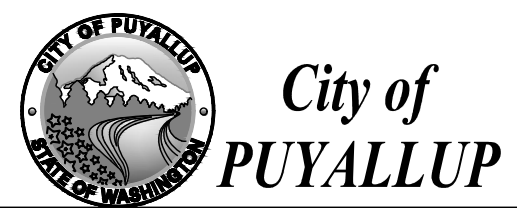
BY: CITY OF PUYALLUP ENGINEERING SERVICES

DATE: _____

DESIGNED BY: MH **DRAWN BY:** SBK **CHECKED BY:** TCS

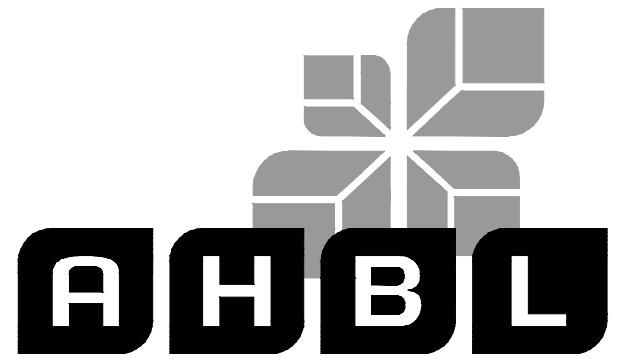
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Sheet No.: C4.0
11 of 13 Sheets



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A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



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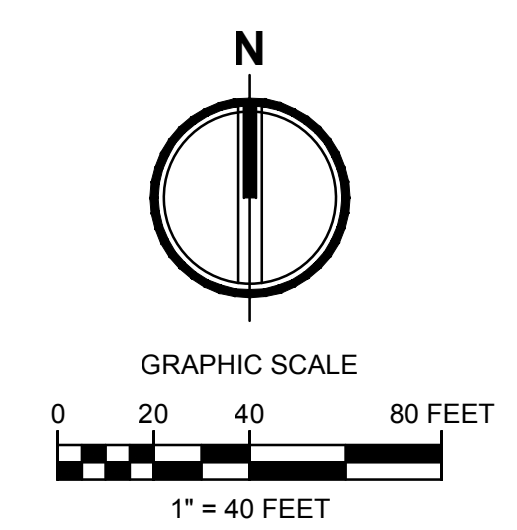
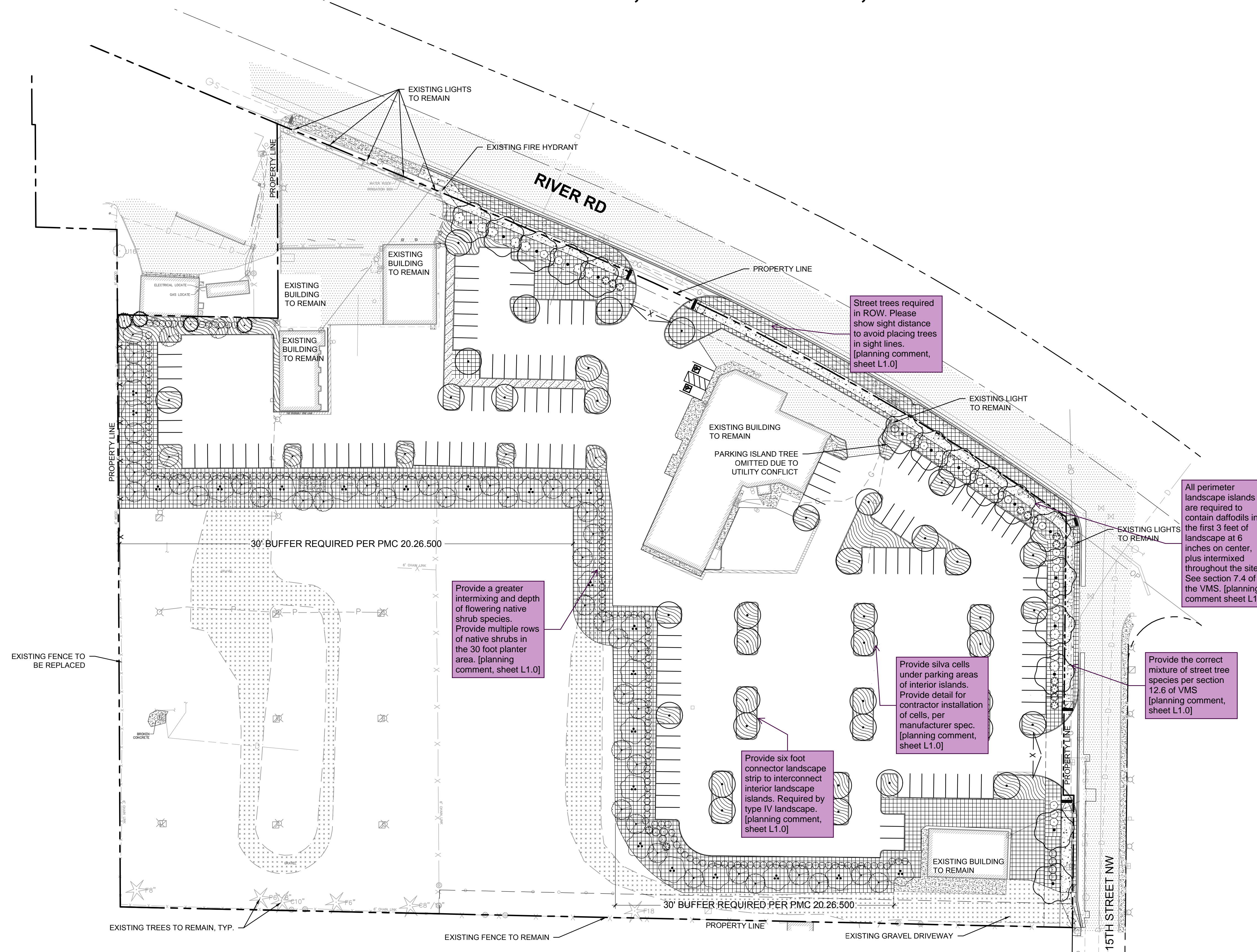
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- NOTES:
1. LIGHT POLES ARE SCHEMATIC. BIDDER TO PROVIDE LIGHTING DESIGN FOR OWNER APPROVAL.
 2. BIDDER DESIGNED IRRIGATION SYSTEM.



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Revisions:

Sheet Title:
LANDSCAPE PLAN

Designed by: MH Drawn by: SBK Checked by: TCS

Sheet No.

L1.0

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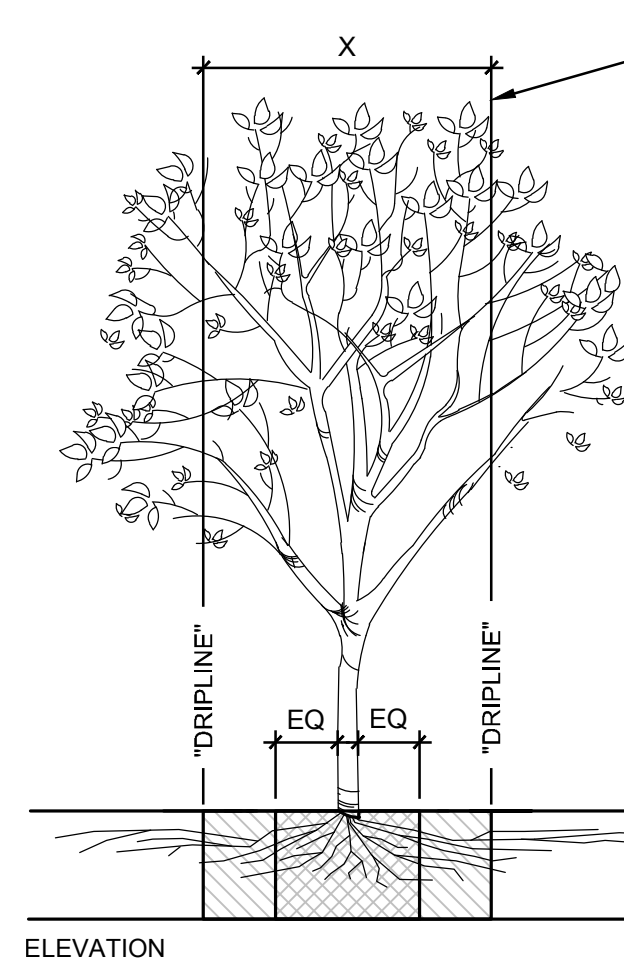
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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY	
	ACE BUE	ACER BUERGERIANUM	TRIDENT MAPLE	1.5" CAL	16	
	AB	ACER SACCHARINUM 'BONFIRE'	SILVER MAPLE	1.5" CAL	39	
	PV	PARROTIA PERSICA 'VANESSA'	PERSIAN PARROTIA	2" CAL	36	
	TE	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	8" HT. MIN.	78	
	TV	THUJA PLICATA 'VIRESCENS'	WESTERN RED CEDAR	6" HT MIN.	4	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	MA	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	14	
	RK	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	2 GAL	13	
	R4	ROSA NOOTKA	NOOTKA ROSE	2 GAL	14	
	SJ	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET JAPANESE SPIREA	2 GAL	18	
	VT	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	5 GAL	203	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	AE	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	36" o.c.	4,915
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	36" o.c.	137
	PM	PRUNUS LAUROCERASUS MT. VERNON	MT. VERNON LAUREL	1 GAL	24" o.c.	3,732



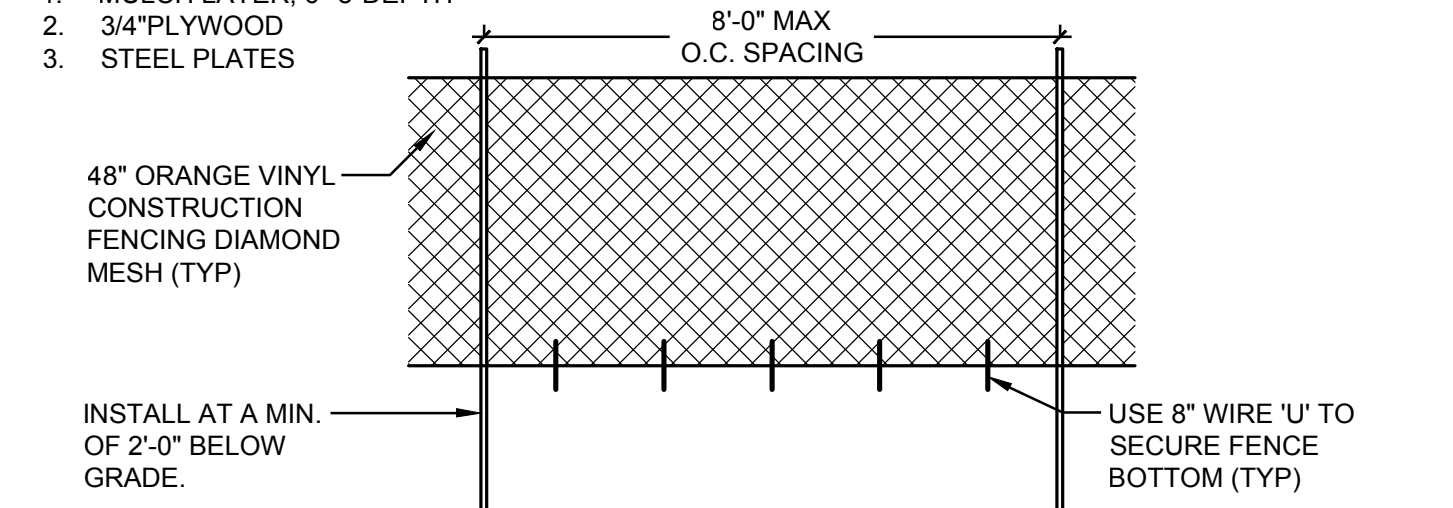
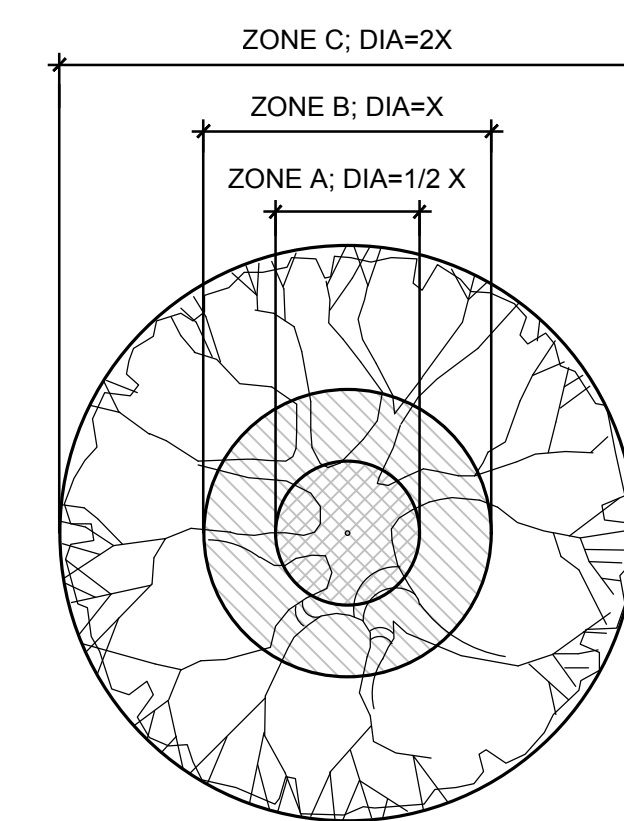
FENCING/ROOT PROTECTION
FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE
LANDSCAPE ARCHITECT'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

TRENCHING/EXCAVATION
ZONE A (CRITICAL ROOT ZONE)
1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
2. SEVERANCE OF ROOTS LARGER THAN 2" DIA REQUIRES LANDSCAPE ARCHITECT'S APPROVAL
3. TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

ZONE B (DRIPLINE)
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL. SURFACE PROTECTION* MEASURES REQUIRED
2. TRENCHING ALLOWED AS FOLLOWS:
• EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
• LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
3. TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

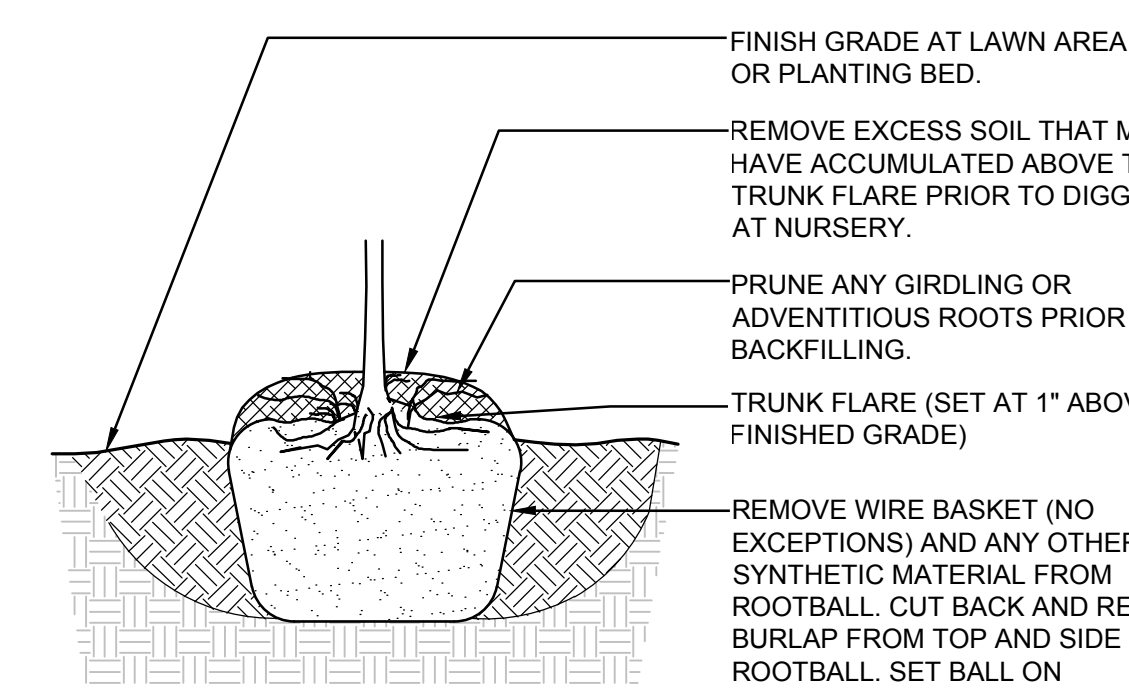
ZONE C (FEEDER ROOT ZONE)
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.
2. SURFACE PROTECTION* MEASURES MAY BE REQUIRED TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
• MINIMIZE TRENCH WIDTH
• MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION

***SURFACE PROTECTION MEASURES**
1. MULCH LAYER, 6"-8" DEPTH
2. 3/4" PLYWOOD
3. STEEL PLATES



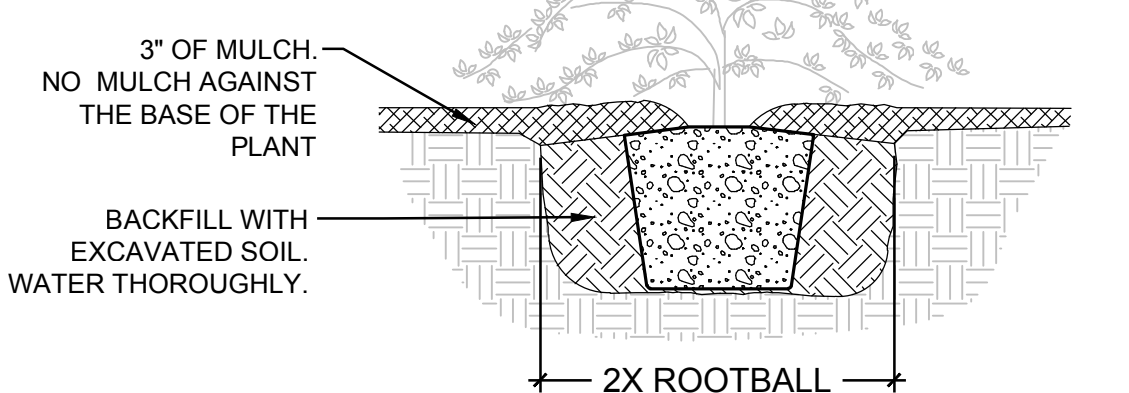
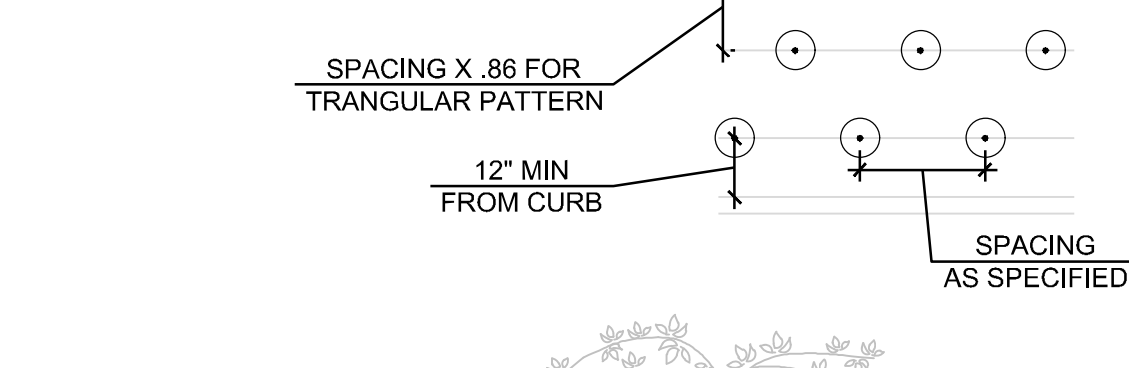
1. THE TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT GRADING AND CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER INTO THE ROOT PROTECTION ZONE (RPZ). ALL BRUSH CLEANUP WITHIN THE RPZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS. NO CUTS OR FILLS OF UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, ETC. SHALL IMPACT THE RPZ. NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.
2. IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREES HEALTH.
3. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

NOTES:
1. TREES PLANTED TOO DEEP WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED AND SHALL BE REMOVED AND REPLANTED AT PROPER DEPTH.
2. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.



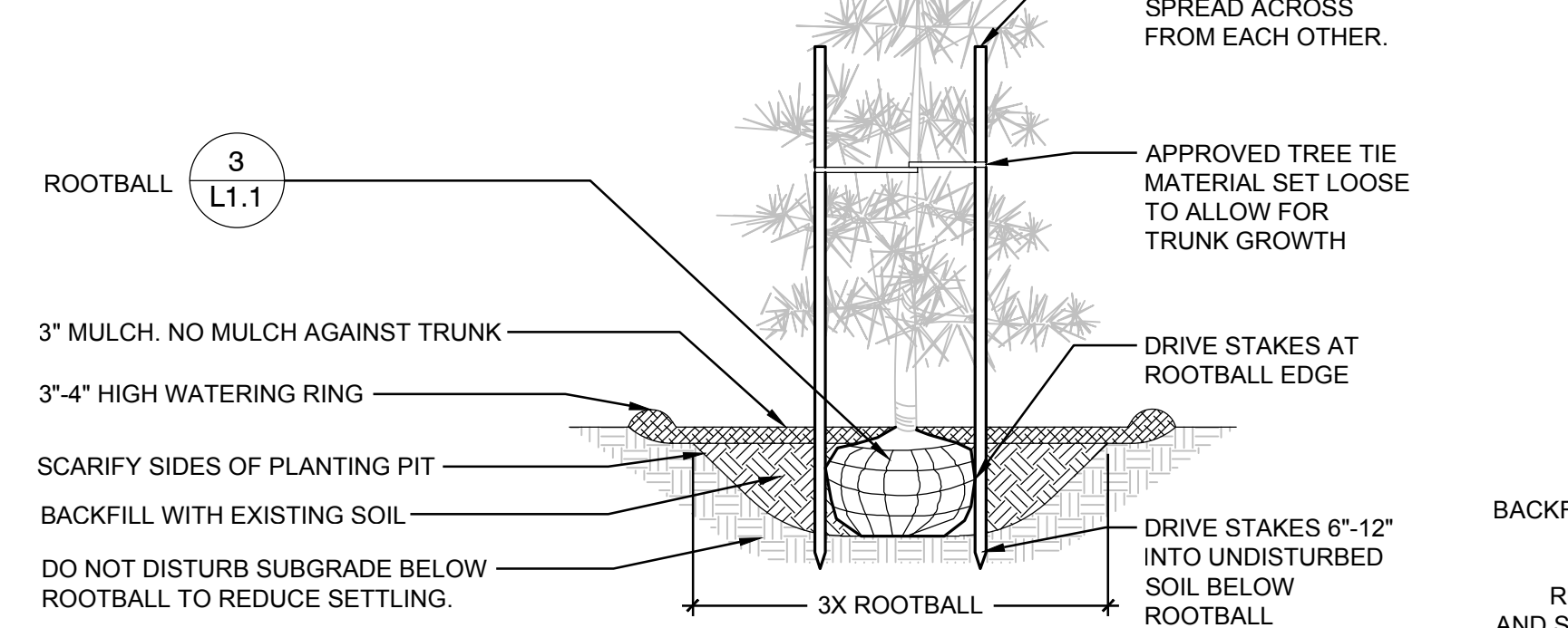
3 ROOTBALL

NOTE:
1. ALL GROUNDCOVER TO BE PLANTED AT EQUAL TRIANGULAR SPACING PER O.C. SPACING ON LEGEND.



4 GROUNDCOVER PLANTING

NOTES:
1. TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
2. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.



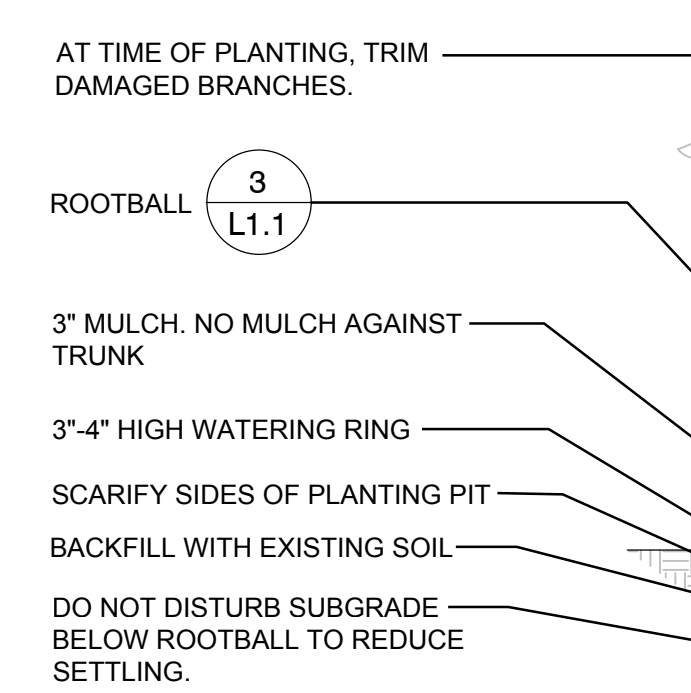
5 CONIFER TREE PLANTING W/ STAKE

6 SHRUB PLANTING



1 TREE PROTECTION

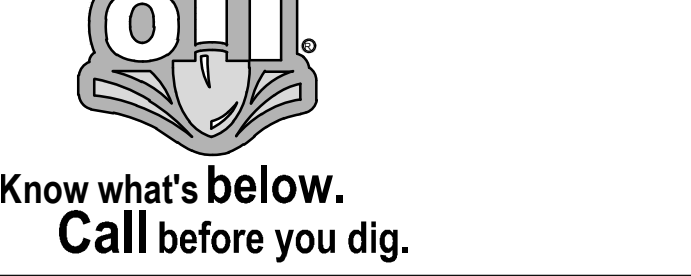
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2 DECIDUOUS TREE PLANTING



3



Revisions:

PLANTING DETAILS AND SCHEDULE

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