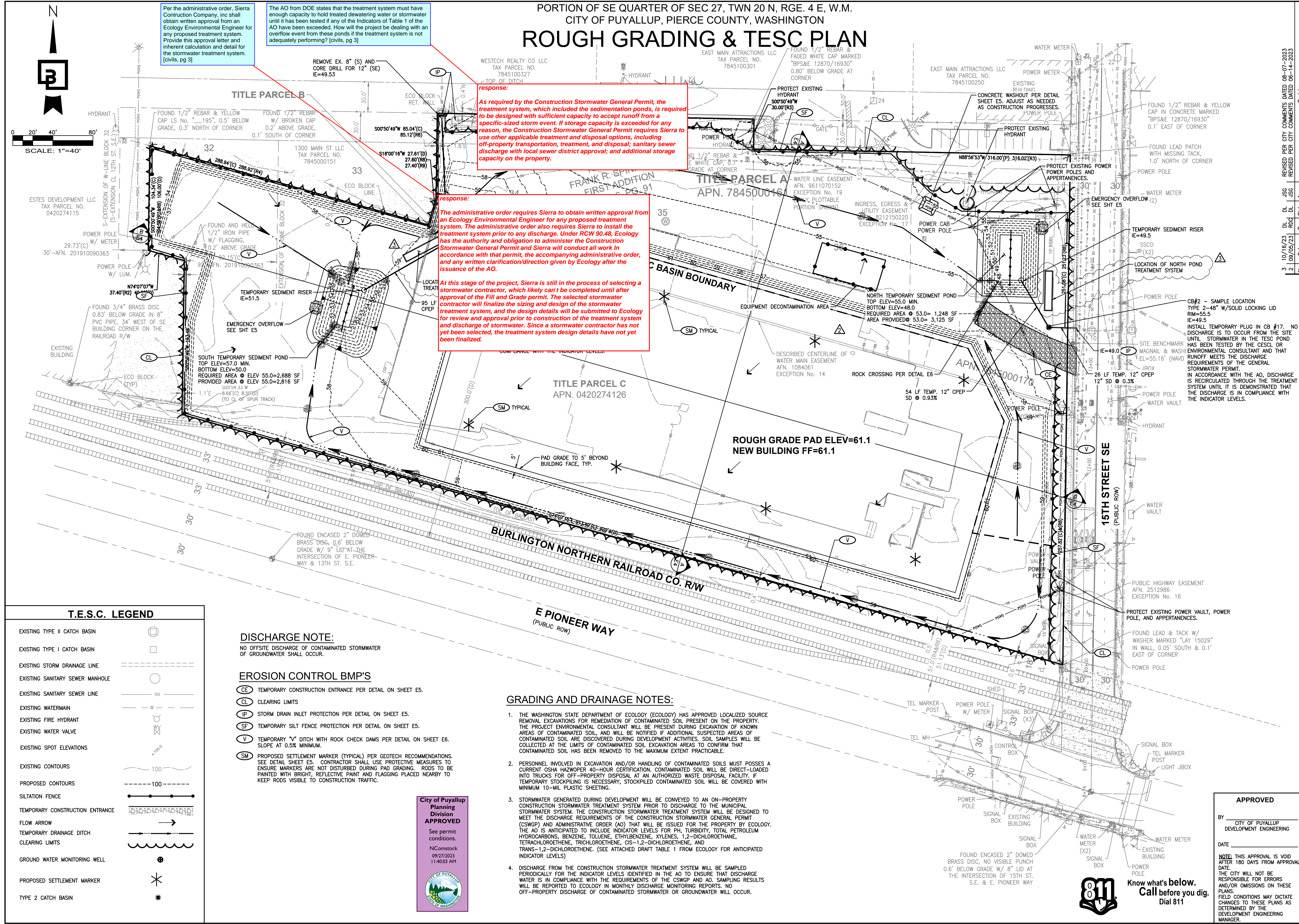


PORTION OF SE QUARTER OF SEC 27, TWN 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON
ROUGH GRADING & TESC PLAN



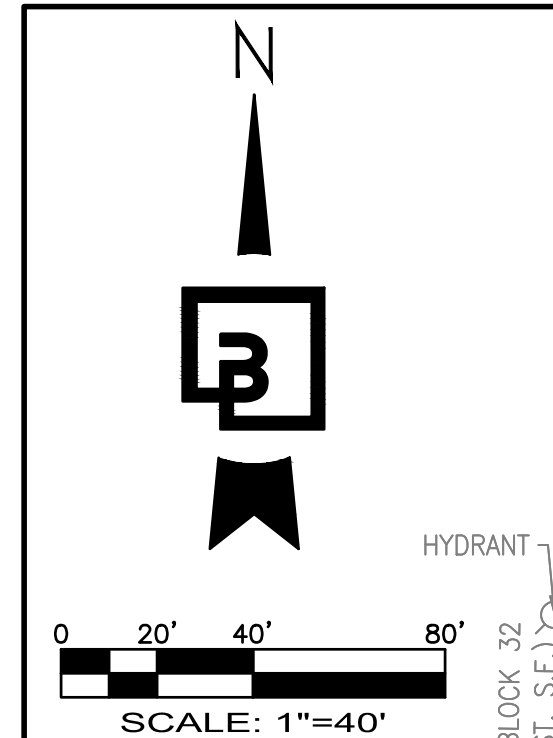
Per the administrative order, Sierra Construction Company, inc shall obtain written approval from an Ecology Environmental Engineer for any proposed treatment system. Provide this approval letter and inherent calculation and detail for the stormwater treatment system. [civils, pg 3]

The AO from DOE states that the treatment system must have enough capacity to hold treated dewatering water or stormwater until it has been tested if any of the Indicators of Table 1 of the AO have been exceeded. How will the project be dealing with an overflow event from these ponds if the treatment system is not adequately performing? [civils, pg 3]

response:
As required by the Construction Stormwater General Permit, the treatment system, which included the sedimentation ponds, is required to be designed with sufficient capacity to accept runoff from a specific-sized storm event. If storage capacity is exceeded for any reason, the Construction Stormwater General Permit requires Sierra to use other applicable treatment and disposal options, including off-property transportation, treatment, and disposal; sanitary sewer discharge with local sewer district approval; and additional storage capacity on the property.

response:
The administrative order requires Sierra to obtain written approval from an Ecology Environmental Engineer for any proposed treatment system. The administrative order also requires Sierra to install the treatment system prior to any discharge. Under RCW 90.48, Ecology has the authority and obligation to administer the Construction Stormwater General Permit and Sierra will conduct all work in accordance with that permit, the accompanying administrative order, and any written clarification/direction given by Ecology after the issuance of the AO.

At this stage of the project, Sierra is still in the process of selecting a stormwater contractor, which likely can't be completed until after approval of the Fill and Grade permit. The selected stormwater contractor will finalize the sizing and design of the stormwater treatment system, and the design details will be submitted to Ecology for review and approval prior to construction of the treatment system and discharge of stormwater. Since a stormwater contractor has not yet been selected, the treatment system design details have not yet been finalized.



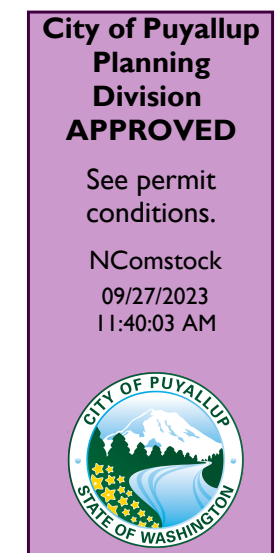
T.E.S.C. LEGEND

EXISTING TYPE II CATCH BASIN	
EXISTING TYPE I CATCH BASIN	
EXISTING STORM DRAINAGE LINE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER LINE	
EXISTING WATERMAIN	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING SPOT ELEVATIONS	
EXISTING CONTOURS	
PROPOSED CONTOURS	
SILTATION FENCE	
TEMPORARY CONSTRUCTION ENTRANCE	
FLOW ARROW	
TEMPORARY DRAINAGE DITCH	
CLEARING LIMITS	
GROUND WATER MONITORING WELL	
PROPOSED SETTLEMENT MARKER	
TYPE 2 CATCH BASIN	

DISCHARGE NOTE:
NO OFFSITE DISCHARGE OF CONTAMINATED STORMWATER OF GROUNDWATER SHALL OCCUR.

- EROSION CONTROL BMP'S**
- TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL ON SHEET E5.
 - CLEARING LIMITS
 - STORM DRAIN INLET PROTECTION PER DETAIL ON SHEET E5.
 - TEMPORARY SILT FENCE PROTECTION PER DETAIL ON SHEET E5.
 - TEMPORARY "V" DITCH WITH ROCK CHECK DAMS PER DETAIL ON SHEET E6. SLOPE AT 0.5% MINIMUM.
 - PROPOSED SETTLEMENT MARKER (TYPICAL) PER GEOTECH RECOMMENDATIONS. SEE DETAIL SHEET E5. CONTRACTOR SHALL USE PROTECTIVE MEASURES TO ENSURE MARKERS ARE NOT DISTURBED DURING PAD GRADING. RODS TO BE PAINTED WITH BRIGHT, REFLECTIVE PAINT AND FLAGGING PLACED NEARBY TO KEEP RODS VISIBLE TO CONSTRUCTION TRAFFIC.

- GRADING AND DRAINAGE NOTES:**
- THE WASHINGTON STATE DEPARTMENT OF ECOLOGY (ECOLGY) HAS APPROVED LOCALIZED SOURCE REMOVAL EXCAVATIONS FOR REMEDIATION OF CONTAMINATED SOIL PRESENT ON THE PROPERTY. THE PROJECT ENVIRONMENTAL CONSULTANT WILL BE PRESENT DURING EXCAVATION OF KNOWN AREAS OF CONTAMINATED SOIL, AND WILL BE NOTIFIED IF ADDITIONAL SUSPECTED AREAS OF CONTAMINATED SOIL ARE DISCOVERED DURING DEVELOPMENT ACTIVITIES. SOIL SAMPLES WILL BE COLLECTED AT THE LIMITS OF CONTAMINATED SOIL EXCAVATION AREAS TO CONFIRM THAT CONTAMINATED SOIL HAS BEEN REMOVED TO THE MAXIMUM EXTENT PRACTICABLE.
 - PERSONNEL INVOLVED IN EXCAVATION AND/OR HANDLING OF CONTAMINATED SOILS MUST POSSESS A CURRENT OSHA HAZWOPER 40-HOUR CERTIFICATION. CONTAMINATED SOIL WILL BE DIRECT-LOADED INTO TRUCKS FOR OFF-PROPERTY DISPOSAL AT AN AUTHORIZED WASTE DISPOSAL FACILITY. IF TEMPORARY STOCKPILING IS NECESSARY, STOCKPILED CONTAMINATED SOIL WILL BE COVERED WITH MINIMUM 10-MIL PLASTIC SHEETING.
 - STORMWATER GENERATED DURING DEVELOPMENT WILL BE CONVEYED TO AN ON-PROPERTY CONSTRUCTION STORMWATER TREATMENT SYSTEM PRIOR TO DISCHARGE TO THE MUNICIPAL STORMWATER SYSTEM. THE CONSTRUCTION STORMWATER TREATMENT SYSTEM WILL BE DESIGNED TO MEET THE DISCHARGE REQUIREMENTS OF THE CONSTRUCTION STORMWATER GENERAL PERMIT (CSWGP) AND ADMINISTRATIVE ORDER (AO) THAT WILL BE ISSUED FOR THE PROPERTY BY ECOLOGY. THE AO IS ANTICIPATED TO INCLUDE INDICATOR LEVELS FOR PH, TURBIDITY, TOTAL PETROLEUM HYDROCARBONS, BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, 1,2-DICHLOROETHANE, TETRACHLOROETHENE, TRICHLOROETHENE, CIS-1,2-DICHLOROETHENE, AND TRANS-1,2-DICHLOROETHENE. (SEE ATTACHED DRAFT TABLE 1 FROM ECOLOGY FOR ANTICIPATED INDICATOR LEVELS)
 - DISCHARGE FROM THE CONSTRUCTION STORMWATER TREATMENT SYSTEM WILL BE SAMPLED PERIODICALLY FOR THE INDICATOR LEVELS IDENTIFIED IN THE AO TO ENSURE THAT DISCHARGE WATER IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE CSWGP AND AO. SAMPLING RESULTS WILL BE REPORTED TO ECOLOGY IN MONTHLY DISCHARGE MONITORING REPORTS. NO OFF-PROPERTY DISCHARGE OF CONTAMINATED STORMWATER OR GROUNDWATER WILL OCCUR.



APPROVED

BY: _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE: _____

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

Job Number: 22085
Sheet: E3 of 7

For: CREF3 PUYALLUP OWNER LLC
11611 SAN VICENTE BLVD
10TH FLOOR
LOS ANGELES, CA 90049

Scale: Horizontal 1"=40', Vertical N/A

Designed: RDC, Drawn: RDC, Checked: DL, Approved: JGH, Date: 10/24/22

Professional Engineer Seal: JASON GUY HUBBARD, STATE OF WASHINGTON, No. 38850, REGISTERED PROFESSIONAL ENGINEER, 10/16/2023

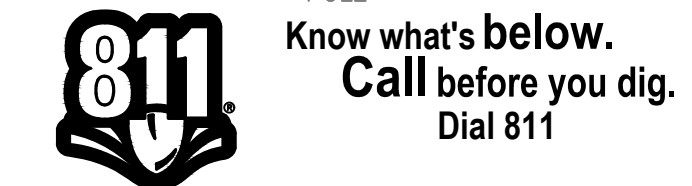
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

10/16/2023 3:27 PM DLAWOTTE

Revision:
3 10/16/23 JSG
2 09/05/23 RDC
1 08/07/23 JSG

Revised Per City Comments Dated 08-07-2023
Revised Per City Comments Dated 06-14-2023

Title: ROUGH GRADING & TESC PLAN
FORTRESS - PUYALLUP



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