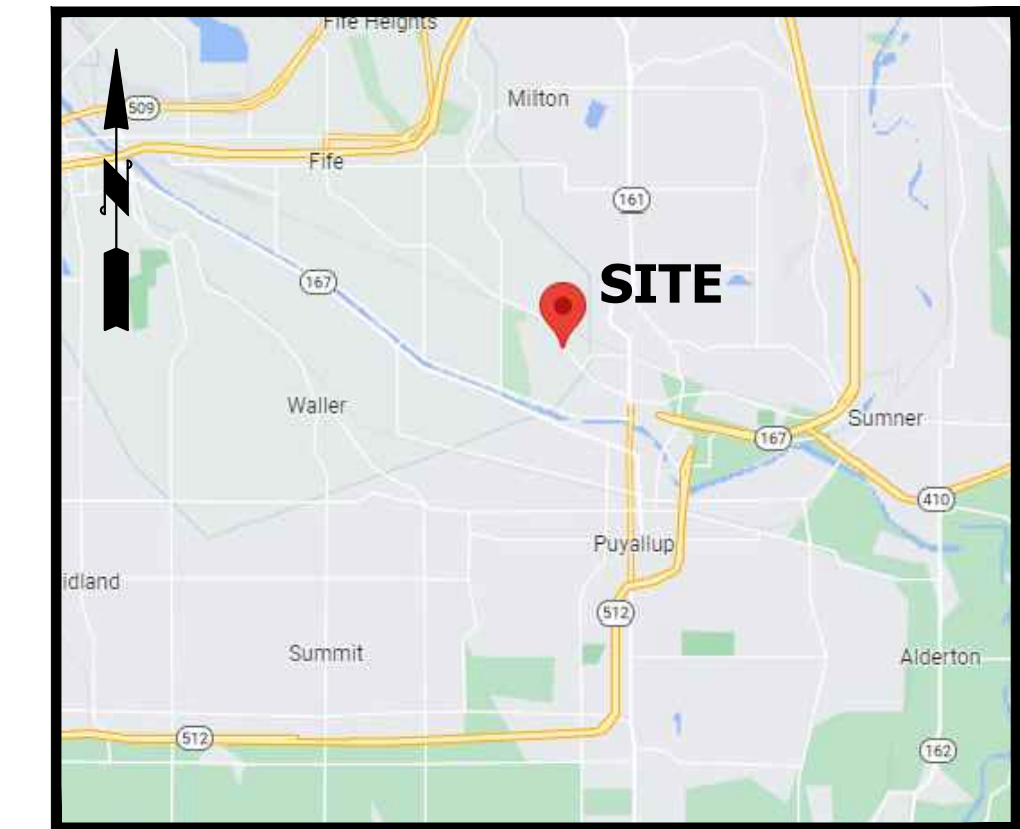
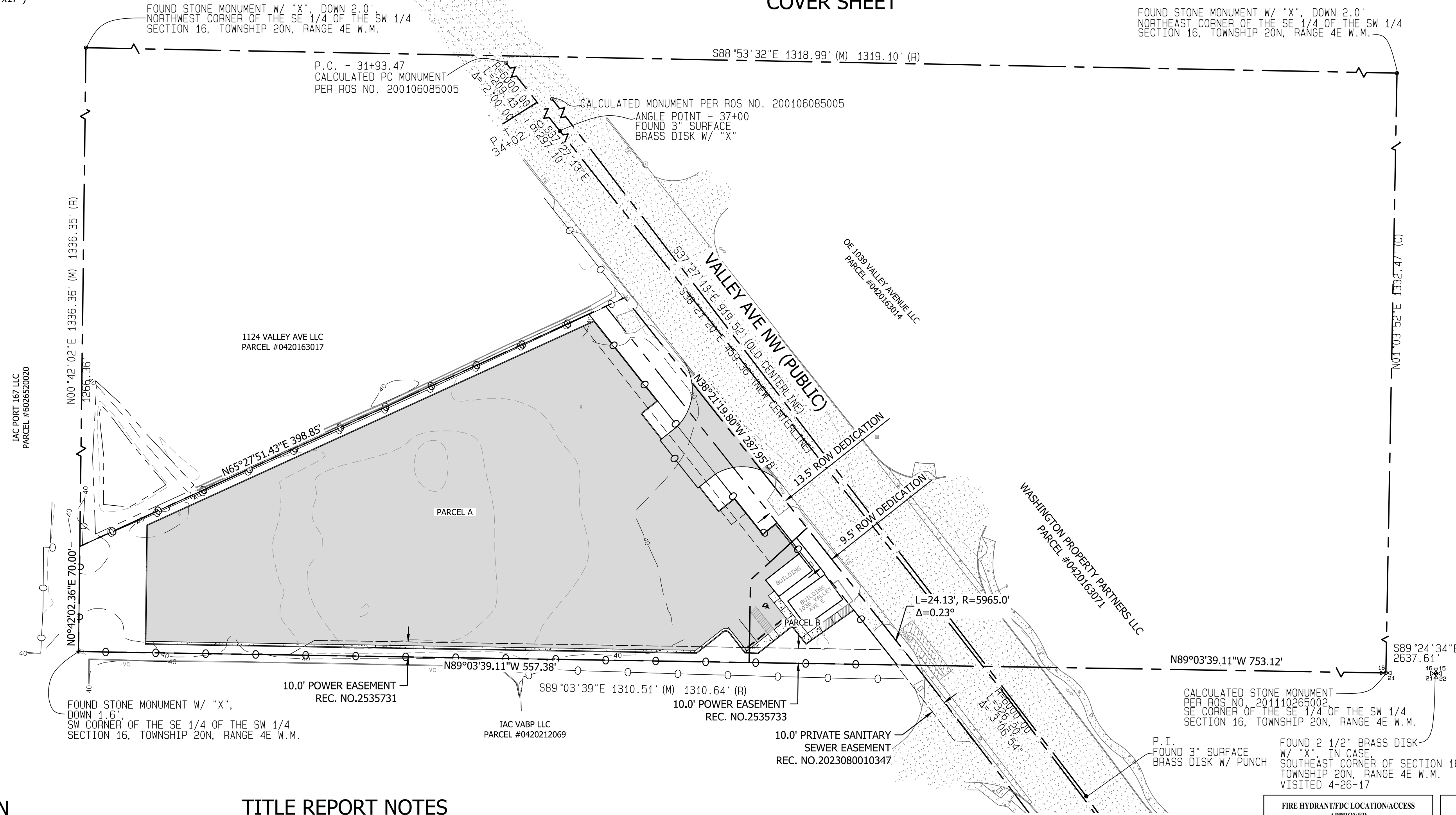


VALLEY AVE YARD

A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., CITY OF PUYALLUP, WASHINGTON COVER SHEET



VICINITY MAP
NOT TO SCALE

LEGEND

SURVEY	PROPOSED
	CONTOURS
	PROPERTY LINE/RIGHT-OF-WAY
	RIGHT-OF-WAY DEDICATION
	RIGHT-OF-WAY CENTERLINE
	EASEMENT
	BUILDING SETBACK
	STORM DRAIN LINE
	SANITARY SEWER LINE
	SANITARY SEWER FORCE MAIN LINE
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	GAS LINE
	WATER LINE
	TYPE 2 CATCHBASIN
	TYPE 1/TYPE 1L CATCHBASIN
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT (SSCO)
	HYDRANT
	WATER VALVE
	WATER METER
	FIRE DEPARTMENT CONNECTION (FDC)
	GAS MARKING POST
	GAS METER (GM)
	GAS VALVE (GV)
	MONUMENT
	POWER POLE (PP)
	GUY WIRE (GW)
	WATER MARKING POST (WMP)
	LIGHT STANDARD/YARD LIGHT (LS/YL)
	POWER MANHOLE (PMH)
	POWER VAULT
	TRANSFORMER PAD
	TELEPHONE JUNCTION BOX
	CABLE JUNCTION BOX (CJB)
	SIGNAL BOX (SB)
	MONITORING WELL
	BOLLARD
	ASPHALT
	CONCRETE
	GRAVEL

LEGAL DESCRIPTION

PARCEL A:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 20, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON; THENCE EAST 140 FEET; THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE OLD PACIFIC HIGHWAY WHICH IS 219 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID ROAD AND THE SOUTH LINE OF SECTION 16; THENCE NORTHWESTERLY ALONG SAID ROAD 96 FEET MORE OR LESS; THENCE SOUTHWESTERLY TO A POINT 70 FEET NORTH OF BEGINNING; THENCE SOUTH TO BEGINNING;

EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9204090448.

PARCEL B:
TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT SAID SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 140 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE OLD PACIFIC HIGHWAY WHICH IS 219 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID ROAD AND THE SOUTH LINE OF SECTION 16;
THENCE SOUTHEASTERLY ALONG SAID ROAD 96 FEET;
THENCE SOUTHWESTERLY TO A POINT THAT LIES 55 FEET NORTH OF A POINT THAT IS 120 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF SECTION 16 AND THE SOUTHWESTERLY LINE OF OLD PACIFIC HIGHWAY;
THENCE SOUTH TO SAID POINT;
THENCE WEST 320 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9111010472.

ALL SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON; (ALSO KNOWN AS REVISED PARCEL A OF DELARATION OF LOT COMBINATION RECORDED UNDER RECORDING NO. 202209270351, RECORDS OF PIERCE COUNTY, WASHINGTON)

TITLE REPORT NOTES

- A POWER AND COMMUNICATIONS EASEMENT RECORDED UNDER RECORDING NUMBER 194388. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFOR CANNOT BE SHOWN.
- A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 857566. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFOR CANNOT BE SHOWN.
- A WELL EASEMENT RECORDED UNDER RECORDING NUMBER 2528051. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFOR CANNOT BE SHOWN.
- A WELL EASEMENT RECORDED UNDER RECORDING NUMBER 2528052. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFOR CANNOT BE SHOWN.
- A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 2535731. SHOWN HEREON.
- A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 2535733. SHOWN HEREON.
22. NON-SURVEY RELATED ITEMS.

SURVEYOR'S NOTES

- THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S-6) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (TRIMBLE R-12). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE, ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED FEBRUARY 9, 2022, THE DATE OF THIS FIELD SURVEY. FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 611301826-SECOND DATED NOVEMBER 9, 2021 AT 8:00 AM. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- THE PURPOSE OF THIS SURVEY IS TO SUPPORT FUTURE DEVELOPMENT.
- ELEVATION CONTOURS SHOWN HEREON ARE DERIVED FROM FIELD MEASUREMENTS AND MEET OR EXCEED THE MINIMUM ACCURACY CRITERIA OF THE NATIONAL MAPPING STANDARD, BEING ONE-HALF THE CONTOUR INTERVAL.

BASIS OF BEARING

GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 690850.68 / 1194622.69 AT A 2 1/2" BRASS DISK WITH "X", AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999998593 AND THE GRID SCALE FACTOR OF 0.9999747156 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

VERTICAL DATUM

BASE: HELD STATION TACO AS PUBLISHED ON WASHINGTON STATE REFERENCE NETWORK WEBSITE (<http://www.wsrn3.org/>)
ELEVATION: 541.54' (NAVD88)

SITE #1: CE 601 SET HUB AND MAG ON THE EAST SIDE OF VALLEY AVENUE EAST AS SHOWN HEREON.
ELEVATION: 42.68' (NAVD88)

SITE #2: CE 604 SET HUB AND MAG EAST OF THE SOUTHEAST CORNER OF 1106 VALLEY AVENUE EAST AS SHOWN HEREON.
ELEVATION: 35.72' (NAVD88)

PROJECT INFORMATION

PARCEL NUMBERS: 0420163077 AND 0420163042
ADDRESS: 1042 VALLEY AVE NW, PUYALLUP, WA 98371
CITY OF PUYALLUP
LIMITED MANUFACTURING (ML)
1.70 AC (PARCEL #0420163077)
0.14 AC (PARCEL #0420163042)
TOTAL: 79,953 SF (1.84 AC)
63,746 SF (1.46 AC)
81,603 SF (1.87 AC)

APPLICANT/OWNER

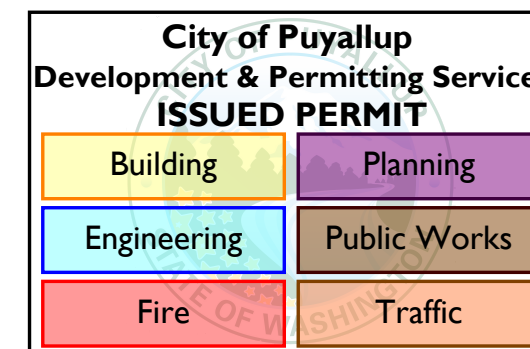
KERMIT JORGENSEN
550 S MICHIGAN STREET,
SEATTLE, WA 98108
(206)787-1475

CIVIL ENGINEER/SURVEYOR

CONTOUR ENGINEERING LLC
P.O. BOX 949
GIG HARBOR, WA 98335
PHONE: (253) 857-5454

GEOTECHNICAL ENGINEER

GEORESOURCES, LLC
4809 PACIFIC HIGHWAY E.
FIFE, WA 98424
PHONE: (253) 896-1011



FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED

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

DATE: 12/28/2023

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 FIRE CODE OFFICIAL.

APPROVED

BY: *[Signature]*
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE: 12/28/2023

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 DEVELOPMENT ENGINEERING MANAGER.

SHEET INDEX

C1	COVER
C2	SITE PLAN
C3	TESC PLAN
C4	TESC NOTES & DETAILS
C5	TEMPORARY SEDIMENT POND
C6	DEMOLITION PLAN
C7	GRADING PLAN
C8	ADA GRADING PLAN
C9	DRAINAGE PLAN
C10	DRAINAGE PLAN & PROFILE
C11	DRAINAGE NOTES & DETAILS
C12	DRAINAGE NOTES & DETAILS
C13	DRAINAGE NOTES & DETAILS
C14	SEWER PLAN & PROFILE
C15	WATER PLAN
C16	SEWER & WATER NOTES & DETAILS
C17	SIGHT DISTANCE ANALYSIS
L1	PLANTING PLAN
L2	LANDSCAPE DETAILS & NOTES

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

BY	DATE	REVISION	DESCRIPTION

2023-11-17

SHEET TITLE: COVER SHEET

VALLEY AVE YARD

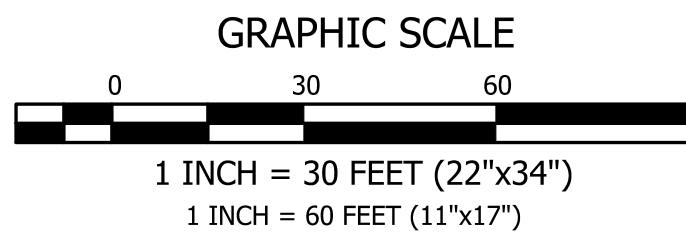
CLIENT: 1124 VALLEY AVE, LLC
550 S MICHIGAN STREET
SEATTLE, WA 98108

CONTACT: KERMIT JORGENSEN
PHONE: (206) 787-1475

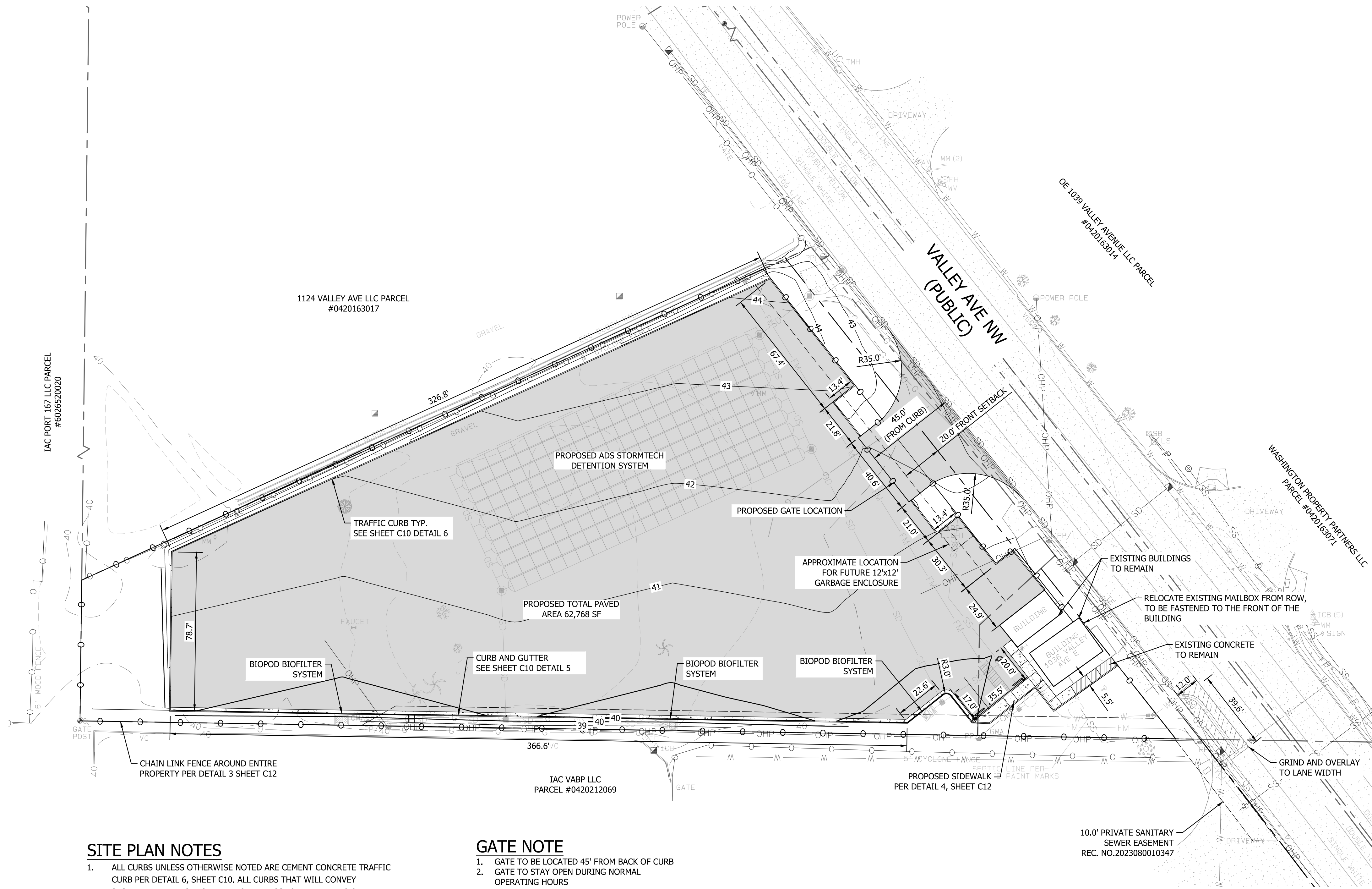
DESIGNER: K. MAUREN
ENGINEER: B. ALLEN
DRAWN: K. MAUREN
S 16 T 20N R 04E WM
DATE: 2023-08-10
REVISED: ---

PROJECT: 21-247
DWG NAME: 21-247-C

SHEET	REV.
C1	1
1 OF 17	1



VALLEY AVE YARD
 A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.,
 CITY OF PUYALLUP, WASHINGTON
 SITE PLAN



SITE PLAN NOTES

- ALL CURBS UNLESS OTHERWISE NOTED ARE CEMENT CONCRETE TRAFFIC CURB PER DETAIL 6, SHEET C10. ALL CURBS THAT WILL CONVEY STORMWATER RUNOFF SHALL BE CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER DETAIL 5, SHEET C10, UNLESS OTHERWISE NOTED.
- ALL SIDEWALK SHALL BE CONSTRUCTED PER DETAIL 4, SHEET 12.
- AN ASPHALT PAVEMENT SECTION IS DELINEATED AND SPECIFIED ON DETAIL 4, SHEET C6.
- A 13.5' RIGHT OF WAY DEDICATION IS REQUIRED ON PARCEL A AND 9.5' RIGHT OF WAY DEDICATION IS REQUIRED ON PARCEL B ADJACENT TO VALLEY AVE NW.

Details are on Sheet C11 not C10

GATE NOTE

- GATE TO BE LOCATED 45' FROM BACK OF CURB
- GATE TO STAY OPEN DURING NORMAL OPERATING HOURS
- GATE PERMIT TO BE SUBMITTED BY OTHERS

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

APPROVED

BY: *[Signature]*
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING
 DATE: 12/28/2023

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 DEVELOPMENT ENGINEERING MANAGER.

GENERAL 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 APPROVED ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES AT (253-841-5568) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF APPROVED 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").
- 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 CITY 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 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 THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY.
- THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.
- POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, AND STORM) OF 5 FEET.
- ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER.
- DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
- CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
- A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION CONTACT THE DEPARTMENT OF ECOLOGY, SOUTHWEST REGION OFFICE AT (360)407-6300.
- ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

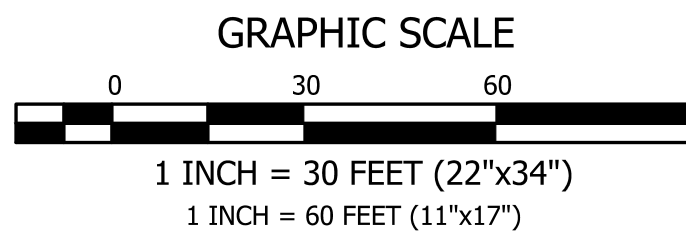
PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

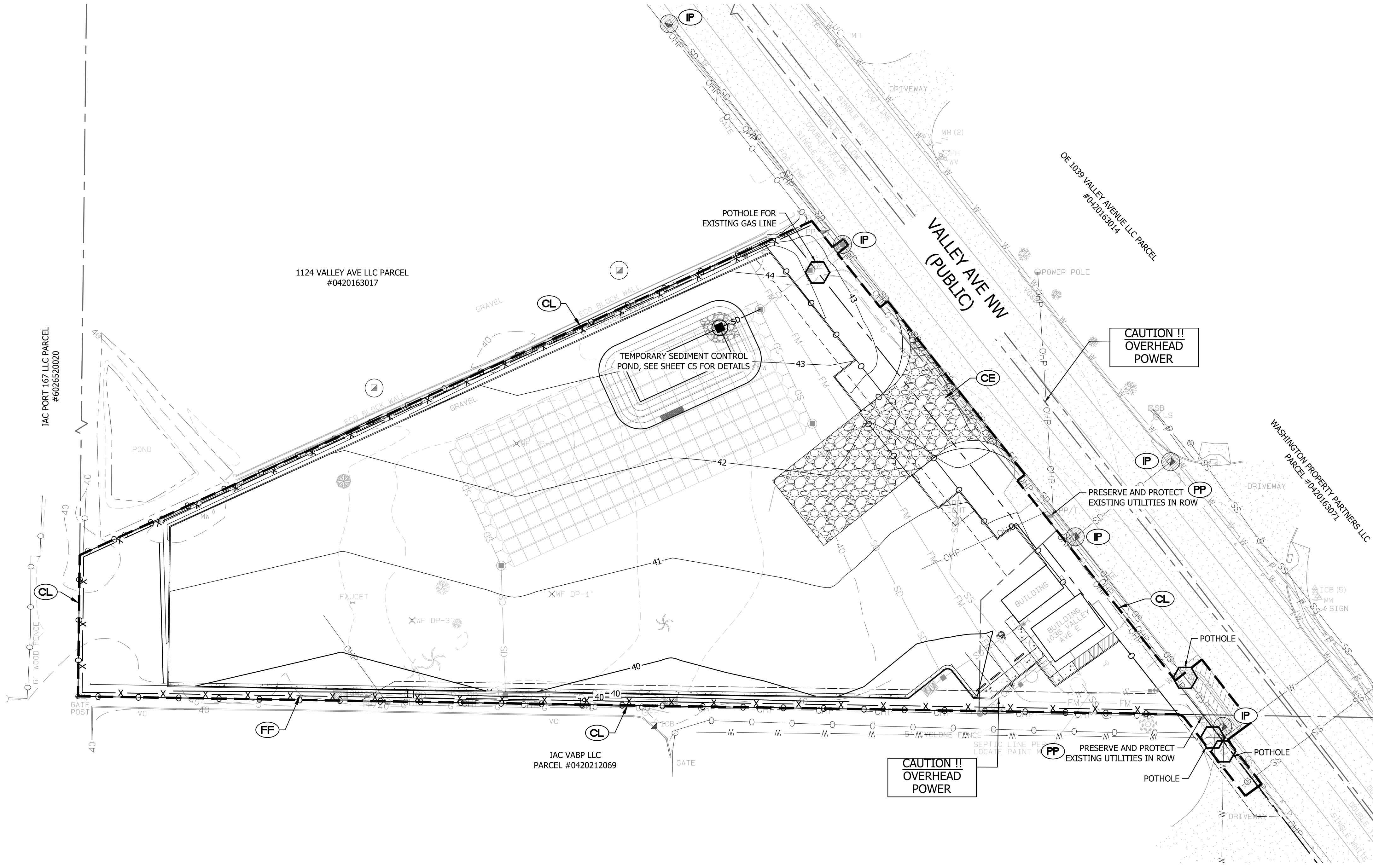
REVISION	DESCRIPTION	DATE	BY

<p align="center">PROFESSIONAL ENGINEER</p> <p align="center">BRETT M. ALLEN</p> <p align="center">REGISTERED PROFESSIONAL ENGINEER</p> <p align="center">2023-11-17</p>	<p align="center">CLIENT: 1124 VALLEY AVE, LLC 550 S MICHIGAN STREET SEATTLE, WA 98108</p>	<p align="center">PHONE: (206) 787-1475</p>
	<p align="center">CONTACT: KERMIT JORGENSEN</p>	<p align="center">PHONE: (206) 787-1475</p>

SHEET TITLE: SITE PLAN	
DESIGNER: K. MAUREN	ENGINEER: B. ALLEN
DRAWN: K. MAUREN	DATE: 2023-08-10
PROJECT: 21-247	REVISED: - - - - -
DWG NAME: 21-247-C	
SHEET	REV.
C2	0
2 OF 17	



VALLEY AVE YARD
 A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.,
 CITY OF PUYALLUP, WASHINGTON
 TESC PLAN



TESC LEGEND

	CL	CLEARING/GRADING/DISTURBED LIMITS
	CE	CONSTRUCTION ENTRANCE SEE DETAIL 1, SHEET C4
	PP	PRESERVE AND PROTECT AS NOTED
	IP	STORM DRAIN INLET PROTECTION SEE DETAIL 1, SHEET C4
	FF	SILTATION FENCE SEE DETAIL 3, SHEET C4
		POTHOLE REQUIRED PRIOR TO CONSTRUCTION. SEE NOTE THIS SHEET

POTHOLE NOTE
 ALL PROPOSED UTILITY CROSSINGS MUST BE POTHOLED PRIOR TO CONSTRUCTION. SUPPLY POTHOLES INFORMATION TO PROJECT ENGINEER, AND NOTIFY THE PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS DISCOVERED.

- CONSTRUCTION SEQUENCE**
- HOLD A PRECONSTRUCTION MEETING WITH THE CITY AND OBTAIN REQUIRED PERMITS.
 - ESTABLISH CLEARING AND GRADING LIMITS.
 - CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE.
 - CONSTRUCT PERIMETER DITCHES, SILT FENCES, AND OTHER EROSION CONTROL DEVICES AS SHOWN.
 - CONSTRUCT PROTECTION DEVICES FOR CRITICAL AREAS AND SIGNIFICANT TREES PROPOSED FOR RETENTION.
 - SCHEDULE AN EROSION CONTROL INSPECTION WITH THE CITY.
 - CONSTRUCT STORM DRAINAGE RETENTION/DETENTION (CONTROL AND STORAGE) FACILITIES. PROVIDE EMERGENCY OVERFLOW AS APPLICABLE.
 - ALL DITCHES AND SWALES AS SHOWN SHALL BE PROVIDED TO DIRECT ALL SURFACE WATER TO THE RETENTION/DETENTION AND SEDIMENTATION POND AS CLEARING AND GRADING PROGRESSES. NO UNCONTROLLED SURFACE WATER SHALL BE ALLOWED TO LEAVE THE SITE OR BE DISCHARGED TO A CRITICAL AREA AT ANY TIME DURING THE GRADING OPERATIONS.
 - CLEARLY STATE AT WHAT POINT GRADING ACTIVITIES CAN BEGIN, USUALLY ONLY AFTER ALL DRAINAGE AND EROSION CONTROL MEASURES ARE IN PLACE.
 - IDENTIFY EROSION CONTROL MEASURES WHICH REQUIRE REGULAR MAINTENANCE.

VERIFICATION NOTE
 ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

APPROVED

BY
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

DATE: **12/28/2023**

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 DEVELOPMENT ENGINEERING MANAGER.

REVISION	DESCRIPTION	DATE	BY

CONTOUR ENGINEERING • L.L.C.
 CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

2023-11-17

SHEET TITLE: TESC PLAN

CLIENT: 1124 VALLEY AVE, LLC
 550 S MICHIGAN STREET
 SEATTLE, WA 98108

CONTACT: KERMIT JORGENSEN
 PHONE: (206) 787-1475

DESIGNER: K. MAUREN
 ENGINEER: B. ALLEN
 DRAWN: K. MAUREN
 DATE: 2023-08-10
 REVISED: ---

PROJECT: 21-247
 DWG NAME: 21-247-C

SHEET	REV.
C3	0
3 OF 17	

VALLEY AVE YARD
A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.,
CITY OF PUYALLUP, WASHINGTON
TESC NOTES & DETAILS

NOTE:

- GEOTEXTILE MIRAFI 500 X OR APPROVED EQUAL SHALL BE PLACED UNDER THE ENTIRETY OF THE TEMPORARY ENTRANCE.
- ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
- 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.

CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

DESIGNED BY JIM ERWIN-SVOBODA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY XXXX	CITY STANDARD
FILE NAME P:\PROJECTS\2023\TESC\CITY\20046_2023\04.01.23	DATE APPROVED 07/10/2023	DATE REVISED XXXXXX	SCALE AS SHOWN	DATE 05.01.01

1 CONSTRUCTION ENTRANCE
 NTS

PERMANENT STABILIZATION NOTES

- ALL EXPOSED SLOPES SHALL BE SEEDED AFTER CONSTRUCTION HAS BEEN COMPLETED. SILT FENCE SHALL REMAIN FOR A MINIMUM OF 30 DAYS AFTER THE FINAL STABILIZATION OF THE SLOPES HAS OCCURRED.
- DRIVEWAY SHALL HAVE ALL WEATHER SURFACE.
- ALL TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED 30 DAYS AFTER FINAL STABILIZATION HAS OCCURRED.

SEEDING NOTES

- SEED MIXTURE SHALL BE AS BELOW AND SHALL BE APPLIED AT THE RATE RECOMMENDED BY THE SUPPLIER

GERMINATION REDTOP	(<u>AGROSTIS ALBA</u>)	10 PERCENT
ANNUAL RYE	(<u>LOLIUM MULTIFLORUM</u>)	40 PERCENT
CHEWING FESCUE	(<u>FESTUCA RUBRA COMMUTATA</u>)	40 PERCENT
	(<u>JAMESTOWN, BANNER, SHODOW, OR KOKET</u>)	
WHITE DUTCH CLOVER	(<u>TRIFOLIUM REPENS</u>)	10 PERCENT
- SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
- FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY. (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING).
- BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
- THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING, PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
- FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIER'S RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

INLET PROTECTION NOTES

- FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.
- ALL CATCH BASINS WITHIN 500' DOWNSLOPE OF PROJECT SITE SHALL INSTALL INLET PROTECTION, AS WELL AS ANY OTHER CATCH BASINS THAT COULD POSSIBLE RECEIVE RUNOFF FROM THE CONSTRUCTION SITE SHALL HAVE INLET PROTECTION INSTALLED AND MAINTAINED

CONTRACTOR TESC NOTES

- SILTATION FENCE SHALL BE INSTALLED AS NEEDED OR AS PER CITY INSPECTOR, AND SHALL BE PER DETAIL 2 LOCATED ON THIS SHEET.
- NO TRACKING OF DIRT OR MUD IS ALLOWED ONTO THE COUNTY ROAD. ROADWAY SHALL BE SWEEPED IF THIS OCCURS OR AS NEEDED. A WHEEL WASH MAY NEED TO BE INSTALLED IS CONDITIONS WARRANT.
- ADJACENT PROPERTIES, PUBLIC RIGHT-OF-WAYS AND CRITICAL AREAS AND BUFFERS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION OF THE PROJECT.

REQUIRED INSPECTIONS FOR TESC FACILITIES

- AFTER EVERY RAINFALL OR ONCE A WEEK, THE TESC LEAD SHALL INSPECT ALL OF THE FOLLOWING AND KEEP A RECORD/LOG:
- FILTER FENCE SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND TEARS IN FABRIC (IF APPLICABLE).
 - INTERCEPTOR DITCHES SHALL BE INSPECTED FOR EROSION (IF APPLICABLE). IF EROSION IS OCCURRING CONTRACTOR SHALL INSTALL ROCK CHECK DAMS AS NEEDED TO PREVENT EROSION.
 - FILL/CUT SLOPES SHALL BE INSPECTED FOR EROSION.
 - TESC LEAD RESPONSIBLE FOR NOTIFYING ENGINEER IF ADDITIONAL MEASURES ARE WARRANTED.

PLASTIC COVERING NOTES

- PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MILS AND SHALL MEET THE REQUIREMENTS OF THE STATE STANDARD SPECIFICATIONS SECTION 9-14.5.
- COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10-FOOT GRID SPACING IN ALL DIRECTIONS. ALL SEAMS SHALL BE TAPED OR WEIGHTED DOWN FULL LENGTH AND THERE SHALL BE A LEAST A 12 INCH OVERLAP OF ALL SEAMS.
- CLEAR PLASTIC COVERING SHALL BE INSTALLED IMMEDIATELY ON AREAS SEEDED BETWEEN NOVEMBER 1 AND MARCH 31 AND REMAIN UNTIL VEGETATION IS FIRMLY ESTABLISHED.
- WHEN THE COVERING IS USED ON UN-SEEDED SLOPES, IT SHALL BE KEPT IN PLACE UNTIL THE NEXT SEEDING PERIOD.
- PLASTIC COVERING SHEETS SHALL BE BURIED TWO FEET AT THE TOP OF SLOPES IN ORDER TO PREVENT SURFACE WATER FLOW BENEATH SHEETS
- PROPER MAINTENANCE INCLUDES REGULAR CHECKS FOR RIPS AND DISLODGED ENDS.

CONTRACTOR NOTES

- INLET PROTECTION SHALL BE INSTALLED IN ALL NEWLY CONSTRUCTED CATCH BASINS PER DETAIL 3 ON THIS SHEET.
- INLET PROTECTION SHALL BE INSTALLED ALONG ALL IMPACTED FRONTAGE AND OFFSITE AREAS PER THE REQUIREMENTS OF THE CITY INSPECTOR.

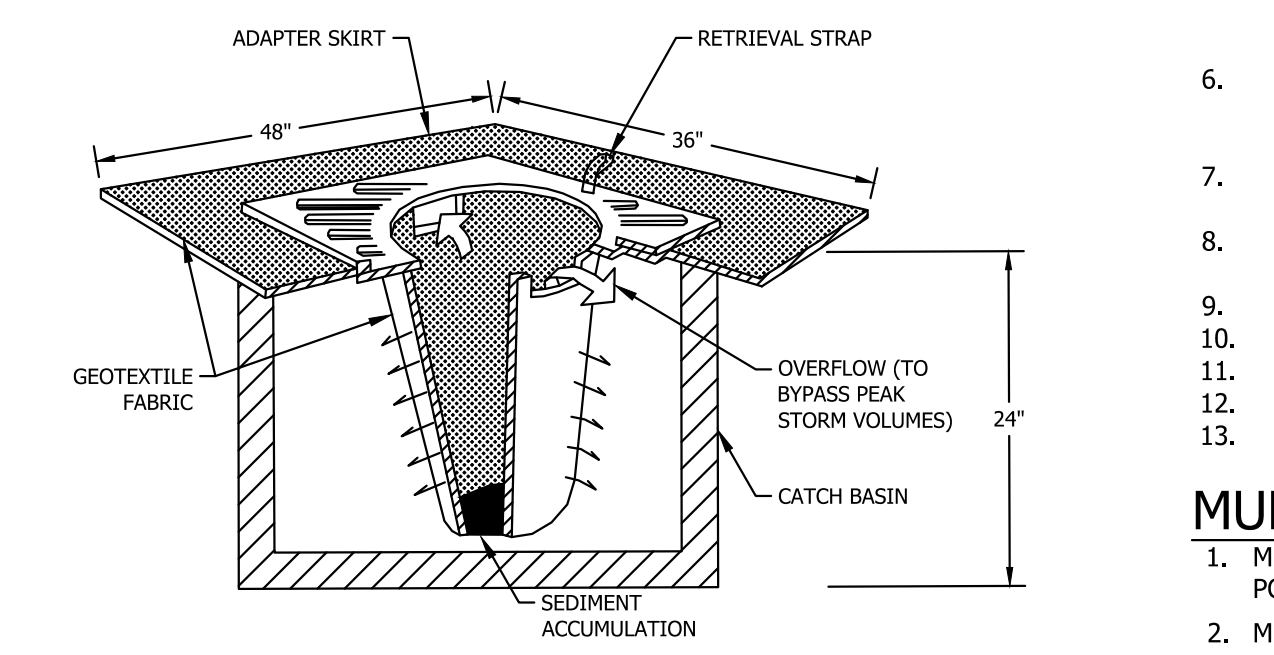
- CONSTRUCTION FENCE CAN BE UTILIZED IN PLACE OF FILTER FABRIC FENCE ONLY IN AREAS WHERE THE GRADES DO NOT ALLOW THE POTENTIAL FOR ANY STORMWATER TO LEAVE THE SITE.

- BASED ON THE NATIVE SOILS ONSITE, IT IS ASSUMED THAT IF THE SITE IS WORKED IT THE 'DRY SEASON' SILT FENCE SHALL BE ADEQUATE TO CONTROL STORMWATER AND AND SEDIMENTATION. IF SITE WORK IS PERFORMED IN THE 'WET SEASON' ADDITIONAL EROSION AND SEDIMENT CONTROL BMP'S MAY BE NEEDED.

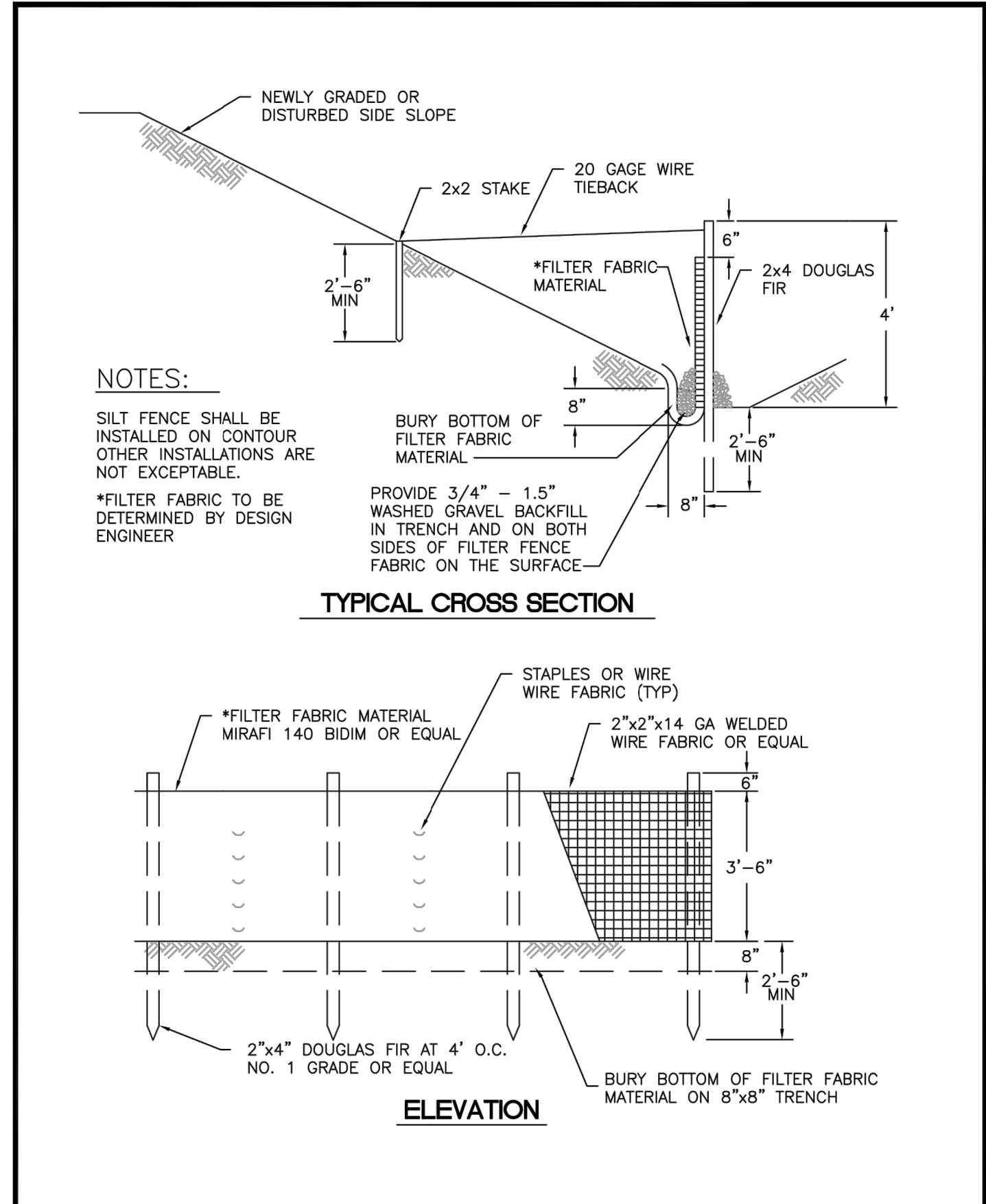
- ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN (7) DAYS DURING THE DRY SEASON OR TWO (2) DAYS DURING THE WET SEASON, SHALL BE COVERED WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR OTHER EQUIVALENT BMP MEASURES.

- CONTRACTOR SHALL DESIGNATE A WASHINGTON DEPT OF ECOLOGY CERTIFIED EROSION CONTROL LEAD PERSON, AND SHALL COMPLY WITH THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.

- SEDIMENT LADEN RUNOFF SHALL NOT BE ALLOWED TO DISCHARGE BEYOND THE LIMITS OF THE IMPROVEMENTS. ADDITIONAL MEASURES SHALL BE INSTALLED AS NEEDED.
- AT ANY TIME DURING CONSTRUCTION IT IS DETERMINED BY THE CITY THAT MUD AND DEBRIS ARE BEING TRACKED ONTO PUBLIC STREETS WITH INSUFFICIENT CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL THIS CONDITION IS CORRECTED. THE CONTRACTOR AND/OR THE OWNER SHALL IMMEDIATELY TAKE ALL STEPS NECESSARY TO PREVENT FUTURE TRACKING OF MUD AND DEBRIS INTO THE PUBLIC ROW, WHICH MAY INCLUDE THE INSTALLATION OF A WHEEL WASH FACILITY ON-SITE.



2 INTEL PROTECTION
 NTS



CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

DESIGNED BY LINDA LANSING	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY XXXX	CITY STANDARD
FILE NAME P:\PROJECTS\2023\TESC\CITY\20046_2023\04.01.23	DATE APPROVED 07/10/2023	DATE REVISED XXXXXX	SCALE AS SHOWN	DATE 02.03.02

3 SILTATION FENCE
 NTS

FILTER FABRIC FENCE NOTES

- FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POSTS.
- POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UP SLOPE FROM THE BARRIER. THIS TRENCH SHALL BE BACKFILLED WITH WASHED GRAVEL. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
- FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SILT FENCES WILL BE INSTALLED PARALLEL TO ANY SLOPE CONTOURS.
- CONTRIBUTING LENGTH TO FENCE WILL NOT BE GREATER THAN 100 FEET.
- DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
- INSTALL DOWNSLOPE OF EXPOSED AREAS.
- DO NOT DRIVE OVER OR FILL OVER SILT FENCES.

MULCHING NOTES

- MULCH MATERIALS USED SHALL BE STRAW OR HAY, AND SHALL BE APPLIED AT THE RATE OF 75-100 POUNDS PER 1000 SQ. FT. (APPX 2" THICK).
- MULCHES SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 2:1.
- MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON.
- ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER 1.

GRADING, EROSION AND SEDIMENTATION CONTROL 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").
- 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 CITY ENGINEER 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 HOURS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
- ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
- ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
- THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- APPROVAL OF THESE PLANS IS FOR GRADING, TEMPORARY DRAINAGE, EROSION AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
- ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
- IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
- 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.

VERIFICATION NOTE

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PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

APPROVED

BY *[Signature]*
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

12/28/2023

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.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

BY	DATE	DESCRIPTION	REVISION

WASHINGTON ENGINEERING • LLC
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

BRETT M. ALLEN
 P.E. OF WASHINGTON
 PROFESSIONAL ENGINEER

2023-11-17

VALLEY AVE YARD

CLIENT: 1124 VALLEY AVE, LLC
 550 S MICHIGAN STREET
 SEATTLE, WA 98108

CONTACT: KERMIT JORGENSEN
 PHONE: (206) 787-1475

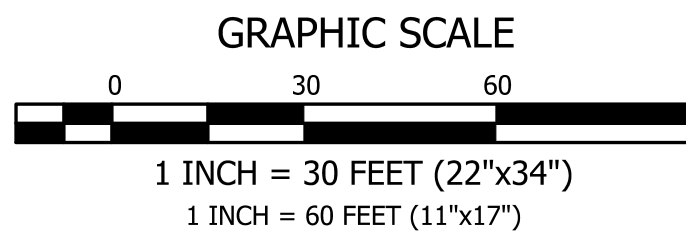
SHEET TITLE: TESC NOTES & DETAILS

DESIGNER: K. MAUREN
 ENGINEER: B. ALLEN
 DRAWN: K. MAUREN
 S 16 T 20N R 04E WM
 DATE: 2023-08-10
 REVISED: --,--

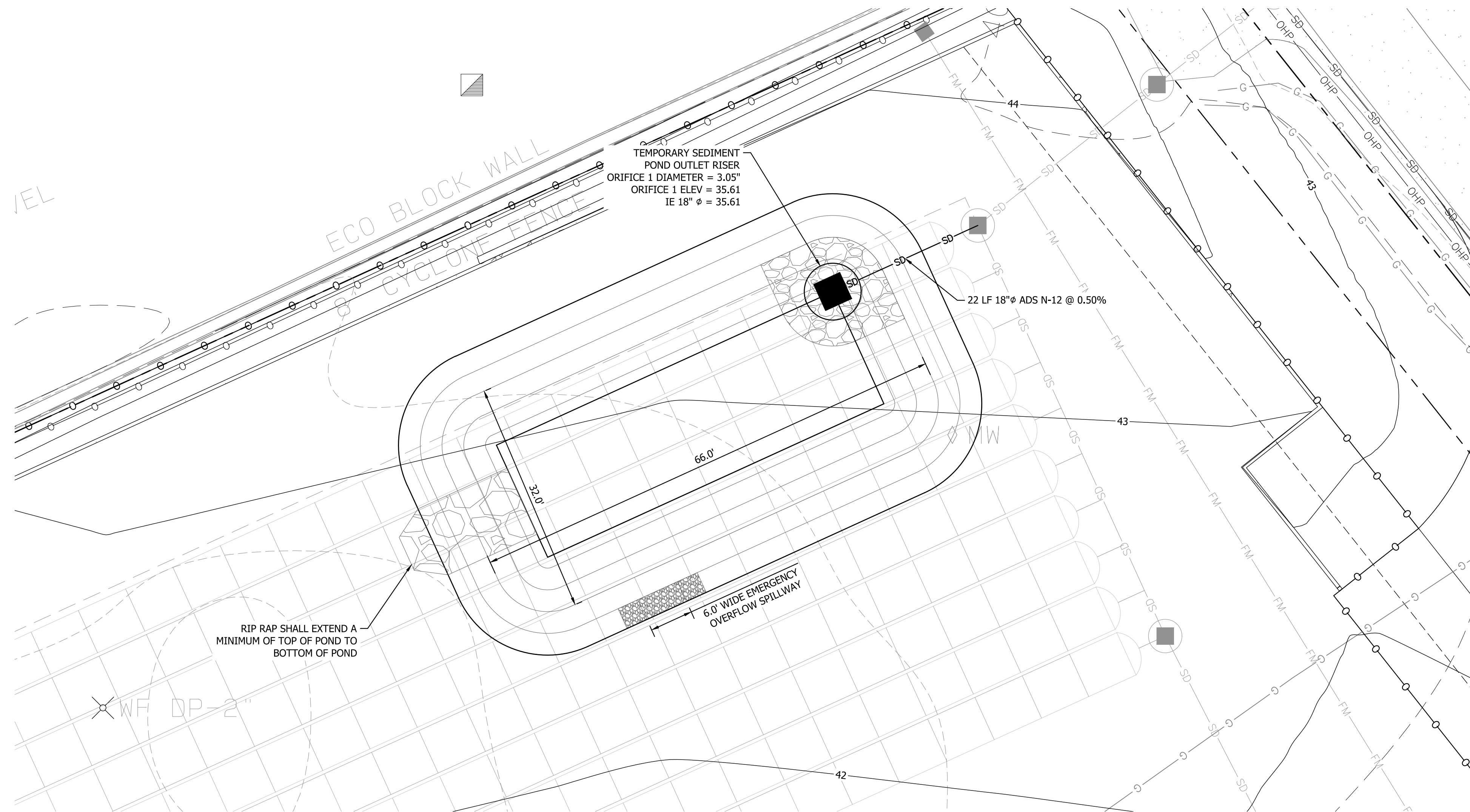
PROJECT: 21-247
 DWG NAME: 21-247-C

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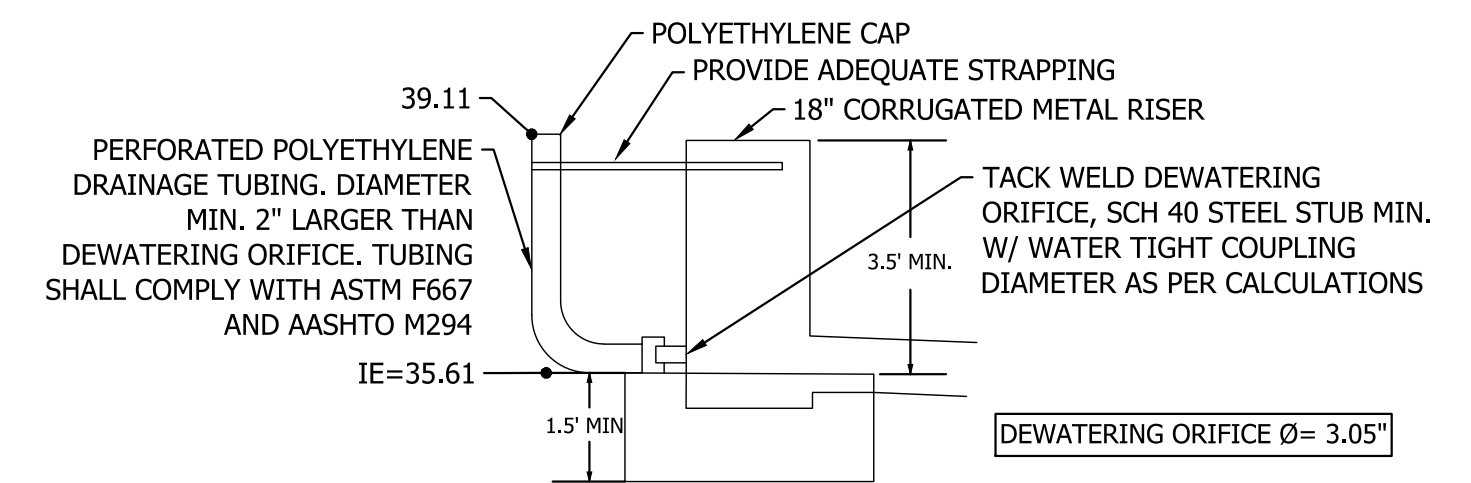


VALLEY AVE YARD
 A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.,
 CITY OF PUYALLUP, WASHINGTON
 TEMPORARY SEDIMENT POND



TEMPORARY SEDIMENT POND NOTE

A TEMPORARY SEDIMENT POND IS REQUIRED FOR PROJECTS LARGER THAN ONE ACRE. CONTRACTOR TO COORDINATE WITH COUNTY INSPECTOR ON REQUIREMENT TO INSTALL TEMPORARY SEDIMENT POND. THE TEMPORARY POND SHALL HAVE THE FOLLOWING REQUIREMENTS:
 MINIMUM 3:1 LENGTH TO WIDTH
 AREA AT TOP PROVIDED= 2,064 SF
 4.5' DEPTH (INCLUDING 1' OF FREEBOARD)
 3.05" ORIFICE



2 TEMPORARY SEDIMENT POND RISER
 NOT TO SCALE

1 TEMPORARY SEDIMENT POND
 NOT TO SCALE

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

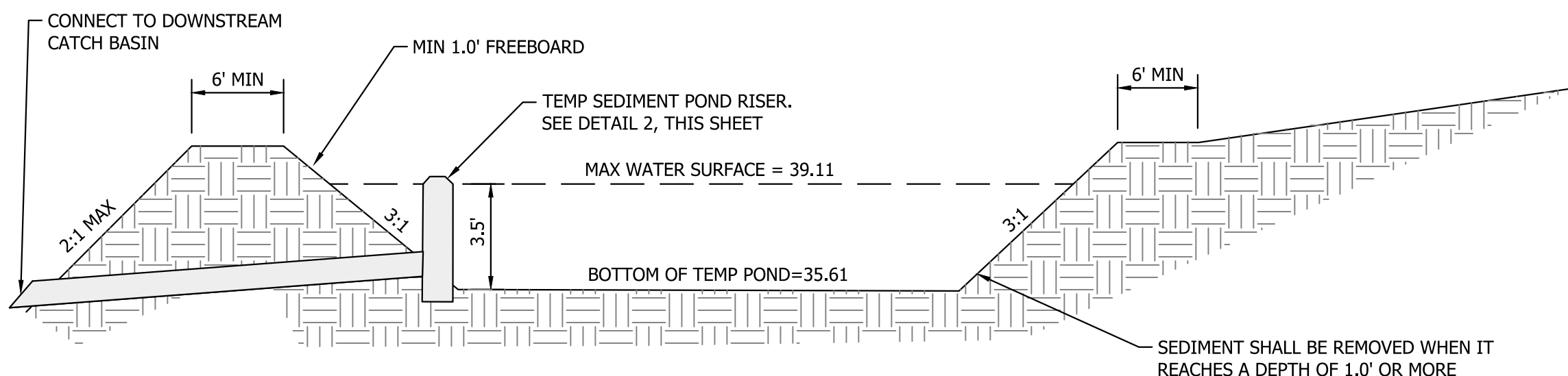
Building	Planning
Engineering	Public Works
Fire	Traffic

APPROVED

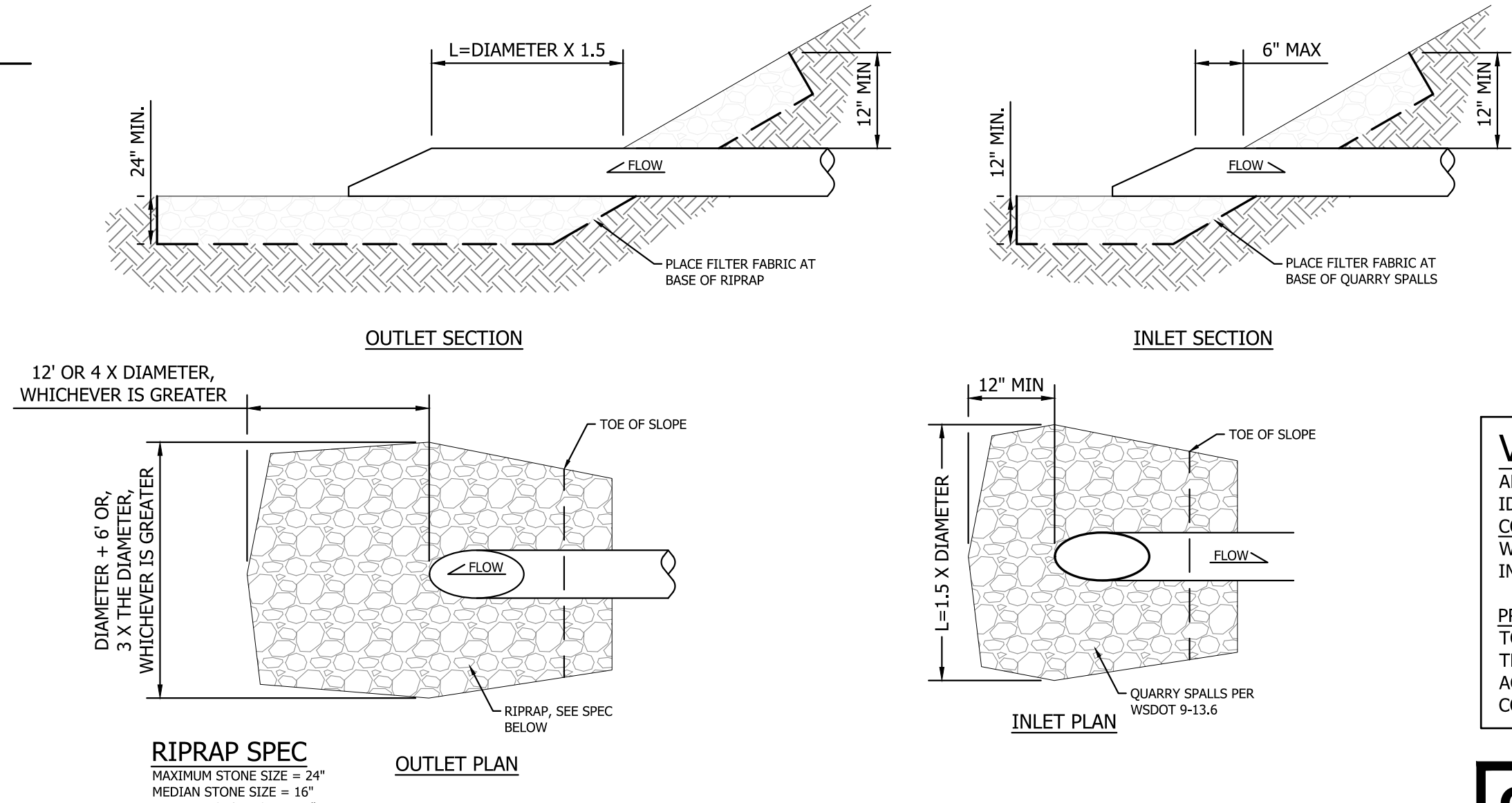
BY: *[Signature]*
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

DATE: 12/28/2023

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3 TEMPORARY SEDIMENT POND SECTION
 NOT TO SCALE



4 INLET/OUTLET PROTECTION DETAIL
 NOT TO SCALE

VERIFICATION NOTE

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PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

BY	DATE	DESCRIPTION	REVISION

CONTOUR ENGINEERING • L.L.C.
 CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

BRETT M. ALLEN
 CITY OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
 3765
 2023-11-17

SHEET TITLE: TEMPORARY SEDIMENT POND

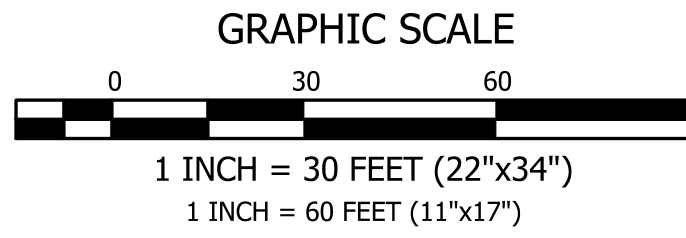
CLIENT: 1124 VALLEY AVE, LLC
 550 S MICHIGAN STREET
 SEATTLE, WA 98108

CONTACT: KERMIT JORGENSEN
 PHONE: (206) 787-1475

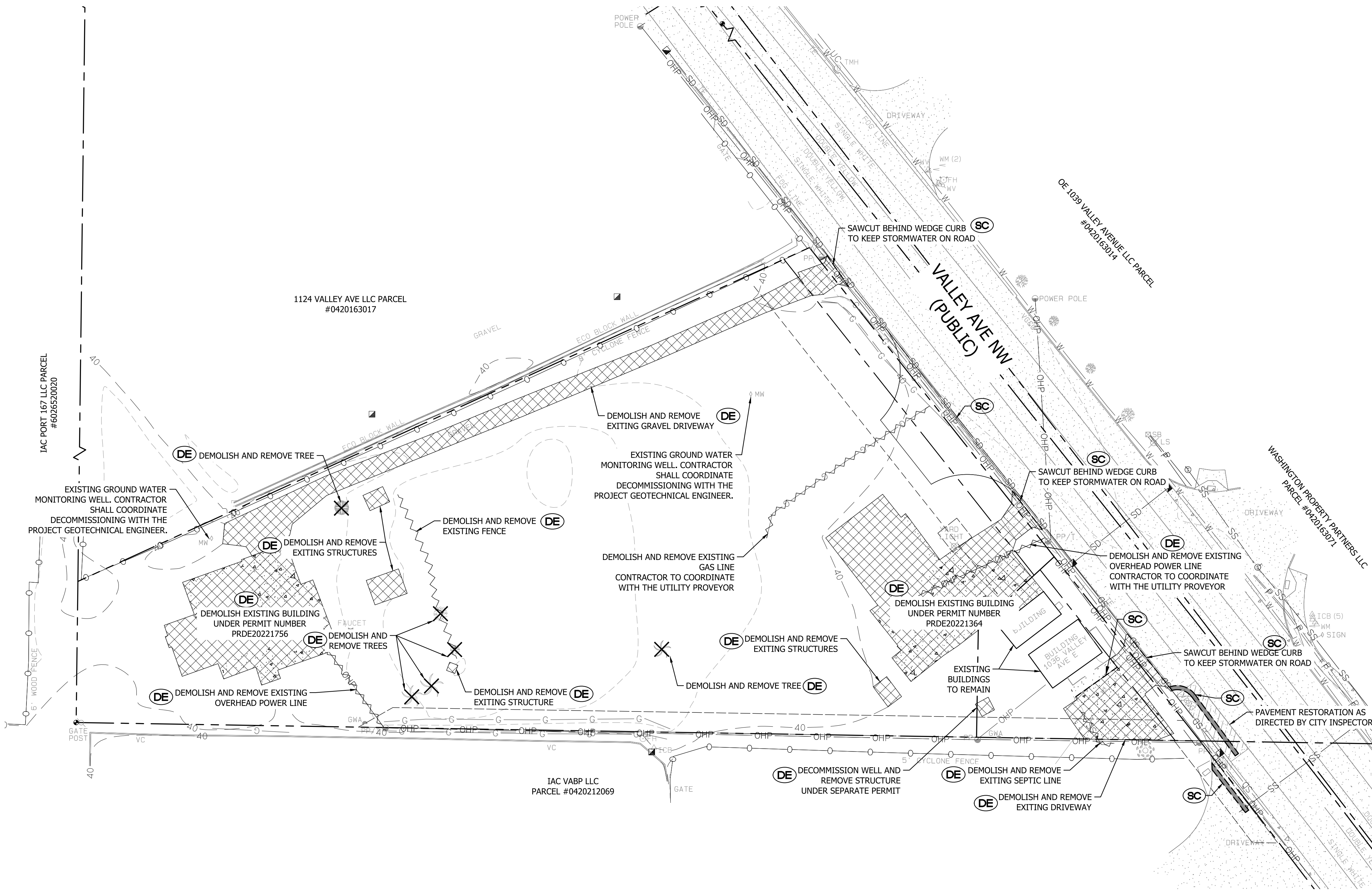
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 S 16 T 20N R 04E WM
 DATE: 2023-08-10
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PROJECT: 21-247
 DWG NAME: 21-247-C

SHEET	REV.
C5	
5 OF 17	



VALLEY AVE YARD
 A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.,
 CITY OF PUYALLUP, WASHINGTON
DEMOLITION PLAN



DEMOLITION LEGEND

	DE	DEMOLISH AND REMOVE TREES INSIDE CLEARING LIMITS
	DE	DEMOLISH AND REMOVE STRUCTURES AND PAVEMENT INSIDE CLEARING LIMITS
	DE	DEMOLISH AND REMOVE POWER LINES AND FENCES INSIDE CLEARING LIMITS
	SC	FULL DEPTH SAWCUT. CONTRACTOR SHALL ADJUST SAWCUT LINE AS NEEDED TO INSTALL IMPROVEMENTS.

DEMOLITION NOTE

- ALL DEMOLITION MATERIAL SHALL BE RECYCLED OR DISPOSED OF AT AN APPROVED WASTE HANDLING FACILITY. CONCRETE AND ASPHALT DEBRIS AT NO TIME SHALL BE UTILIZED AS FILL.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING DISCONNECTIONS AND REMOVAL OF ALL UTILITIES AND OBTAINING ALL NECESSARY PERMITS. ALL UTILITIES SHALL BE REMOVED TO EXISTING STRUCTURES, OR UNDERGROUND UTILITIES CUT AND CAPPED AT PROPERTY LINE UNLESS OTHERWISE NOTED.
- IF CONTRACTOR DETERMINES THERE ARE SIGNS OF POLLUTION AND/OR CONTAMINATION TO SITE SOILS, CONTRACTOR SHALL IMMEDIATELY CEASE WORK IN THE AFFECTED AREA AND CONTACT OWNER, ENGINEER, AND COUNTY INSPECTOR FOR CONSULTATION AND DIRECTION.
- ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, COUNTY OR STATE.

VERIFICATION NOTE

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City of Puyallup
Development & Permitting Services
ISSUED PERMIT

APPROVED

BY
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING
 DATE 12/28/2023

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 DEVELOPMENT ENGINEERING MANAGER.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

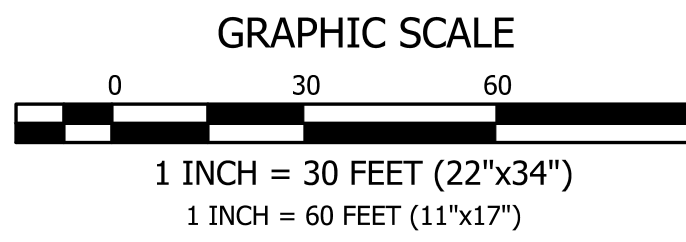
REVISION	DESCRIPTION	DATE	BY

CONTOUR
 ENGINEERING • LLC
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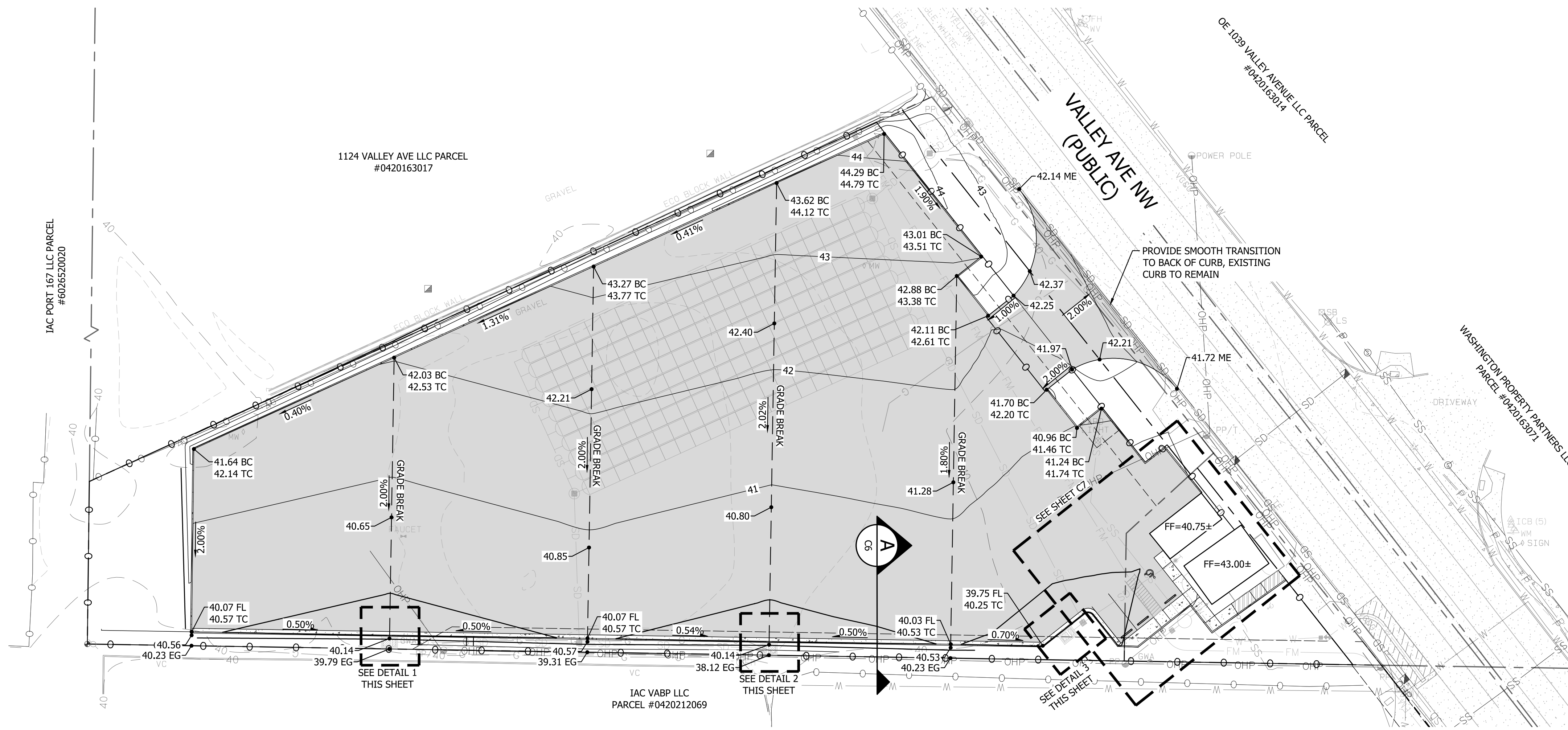
SHEET TITLE: DEMOLITION PLAN	
CLIENT: 1124 VALLEY AVE, LLC 550 S MICHIGAN STREET SEATTLE, WA 98108	CONTACT: KERMIT JORGENSEN
DESIGNER: K. MAUREN	ENGINEER: B. ALLEN
DRAWN: K. MAUREN	PROJECT: 21-247
DATE: 2023-08-10	DWG NAME: 21-247-C
REVISED: ---	SHEET
6 OF 17	REV.



VALLEY AVE YARD

A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., CITY OF PUYALLUP, WASHINGTON

GRADING PLAN



REQUIRED INSPECTIONS

THE INSPECTIONS LISTED BELOW ARE IN ADDITION TO THOSE REQUIRED BY PERMIT OR BY THE CITY INSPECTOR. THESE INSPECTIONS MAY BE ACCOMPLISHED BY THE PROJECT GEOTECHNICAL ENGINEER OR MATERIALS TESTING COMPANY WITH DIRECTION AND APPROVAL BY THE PROJECT ENGINEER. REQUEST FOR INSPECTIONS SHALL BE MADE AT LEAST 48 HOURS IN ADVANCE.

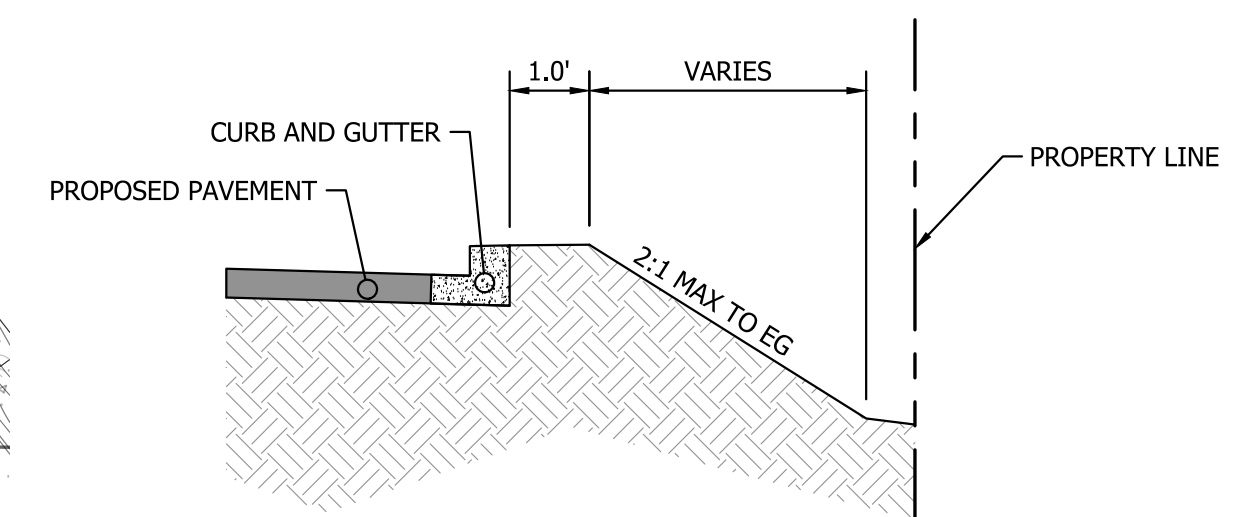
- PRIOR TO PLACING ANY FILL, ALL EXPOSED BEARING SURFACES SHALL BE INSPECTED TO VERIFY SOIL CONDITIONS ARE AS EXPECTED AND SUITABLE FOR THE SUPPORT OF THE NEW FILL.
- DENSITY TESTING IS REQUIRED FOR ALL PLACED STRUCTURAL FILL AND SHALL BE CERTIFIED BY THE PROJECT GEOTECHNICAL ENGINEER. CONTRACTOR SHALL COORDINATE TESTING WITH THE PROJECT GEOTECHNICAL ENGINEER.
- AT A STATE AFTER SUBGRADE HAS BEEN COMPACTED AND PRIOR TO PLACING GRAVEL BASE, NO PLACEMENT OF GRAVEL SHALL OCCUR WITHOUT APPROVAL FROM THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER SHALL PROVIDE WEEKLY REPORTS TO ENGINEER DURING CONSTRUCTION AND NOTE ANY DEFICIENCIES.
- AT A STATE AFTER GRAVEL BASE HAS BEEN PLACED AND PRIOR TO PAVING, NO PAVING SHALL OCCUR WITHOUT APPROVAL FROM THE PROJECT GEOTECHNICAL ENGINEER.
- DURING PAVING ACTIVITIES.

GRADING NOTES

- FOR PLAN READABILITY PURPOSES - ONLY BOTTOM OF CURB (BC) OR FLOW LINE (FL) ELEVATIONS HAVE BEEN PROVIDED. ALL CONCRETE CURBS ARE 0.5' HIGH UNLESS OTHERWISE NOTED. ELEVATIONS NOTED WITH TC/BC HAVE THE SAME BOTTOM AND TOP OF CURB ELEVATION.
- FINISH GROUND ELEVATIONS ALONG THE EXTERIOR OF STRUCTURES SHALL BE GRADED TO 6-INCH BELOW THE ASSOCIATED FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY DEPICTED IS FROM A TOPOGRAPHIC SURVEY PERFORMED ON FEBRUARY 2022. CONTRACTOR SHALL VERIFY THAT THE EXISTING TOPOGRAPHY DEPICTED IS CONSISTENT WITH THE PLANS PRIOR TO CONSTRUCTION.

CUT/FILL SLOPE AND GRADING NOTES

A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE PROJECT SITE BY GEORESOURCES LLC. CONTRACTOR SHALL REVIEW THE REPORT PRIOR TO CONSTRUCTION AND ADHERE TO RECOMMENDATIONS REGARDING EXCAVATIONS, SITE PREPARATION, STRUCTURAL FILL, CUT AND FILL SLOPES, WET WEATHER CONSTRUCTION CONSIDERATIONS, ETC.



A CURB, AND GUTTER CROSS SECTION
NOT TO SCALE DETAIL REFERENCE

ACRONYMS

- ME MATCH EXISTING
- EG EXISTING GRADE
- FG FINISH GRADE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- MP MID POINT
- FL FLOWLINE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- CL CENTERLINE
- ROW RIGHT OF WAY

APPROVED

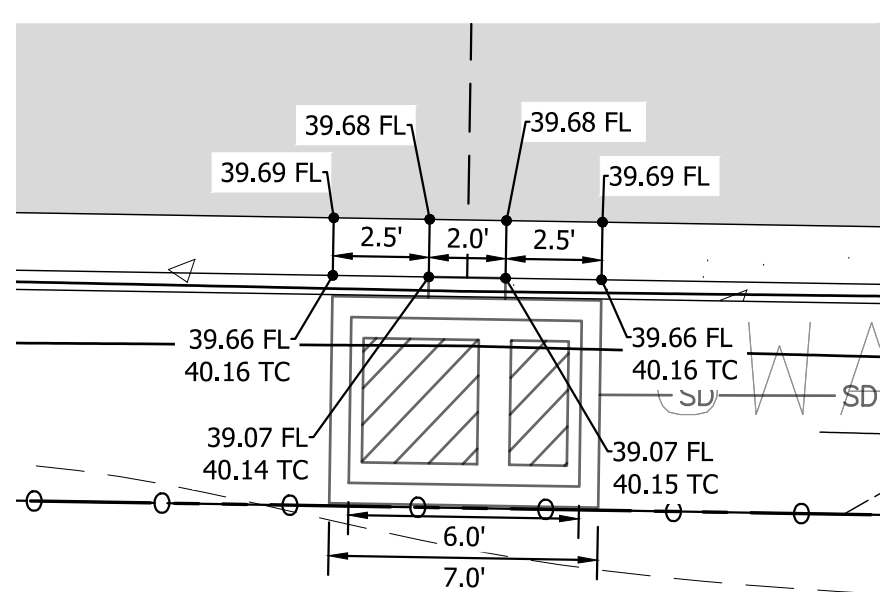
BY: *[Signature]*
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE: 12/28/2023

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 DEVELOPMENT ENGINEERING MANAGER.

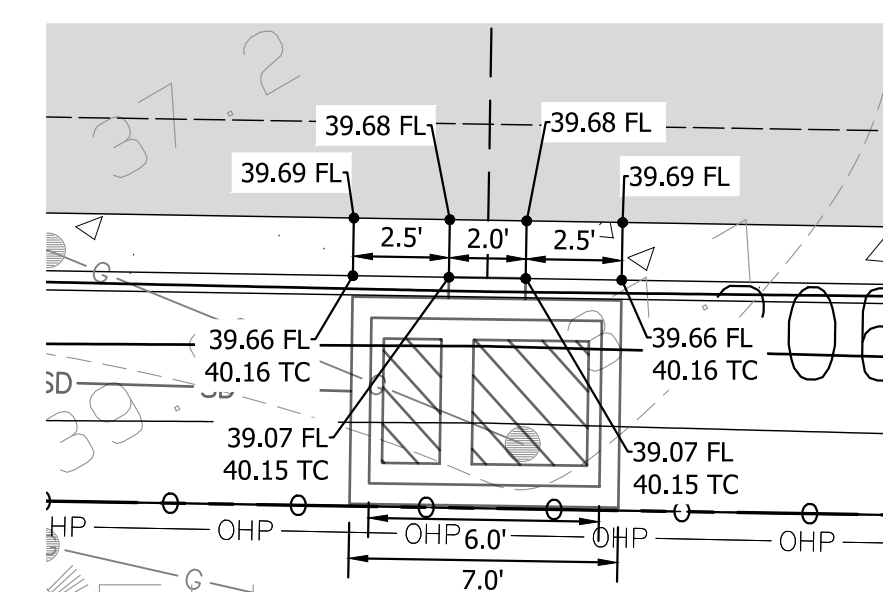
VERIFICATION NOTE

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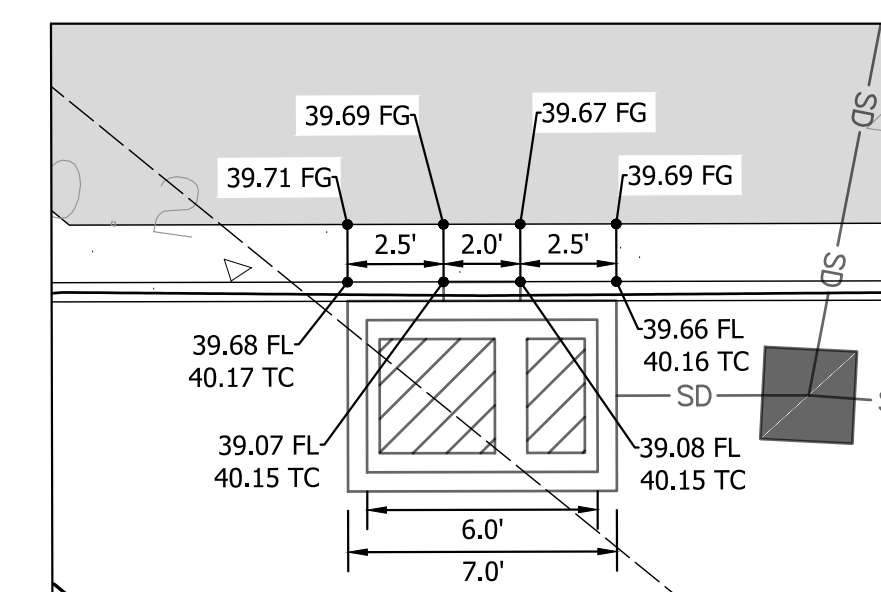
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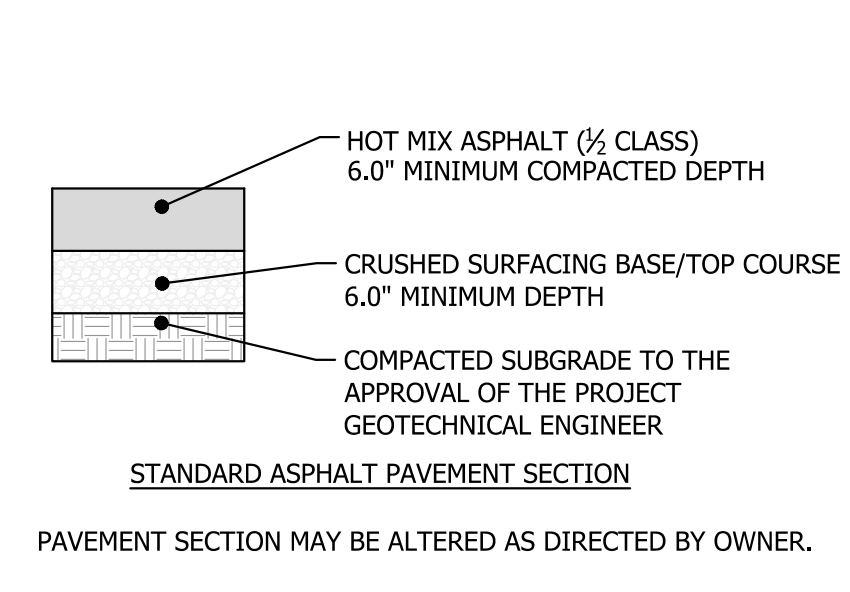
1 BIPOD FILTRATION SYSTEM
NOT TO SCALE OLDCASTLE INFRASTRUCTURE



2 BIPOD FILTRATION SYSTEM
NOT TO SCALE OLDCASTLE INFRASTRUCTURE



3 BIPOD FILTRATION SYSTEM
NOT TO SCALE OLDCASTLE INFRASTRUCTURE



4 PAVEMENT SECTION
NOT TO SCALE

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

BY	DATE	DESCRIPTION	REVISION

OLDCASTLE

ENGINEERING • L.L.C.

CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS

Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@oldcastlellc.com
Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



2023-11-17

SHEET TITLE: GRADING PLAN

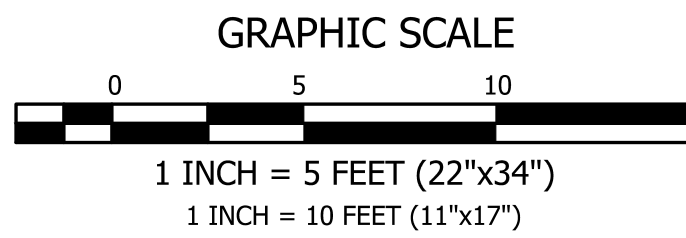
VALLEY AVE YARD

CLIENT: 1124 VALLEY AVE, LLC
550 S MICHIGAN STREET
SEATTLE, WA 98108

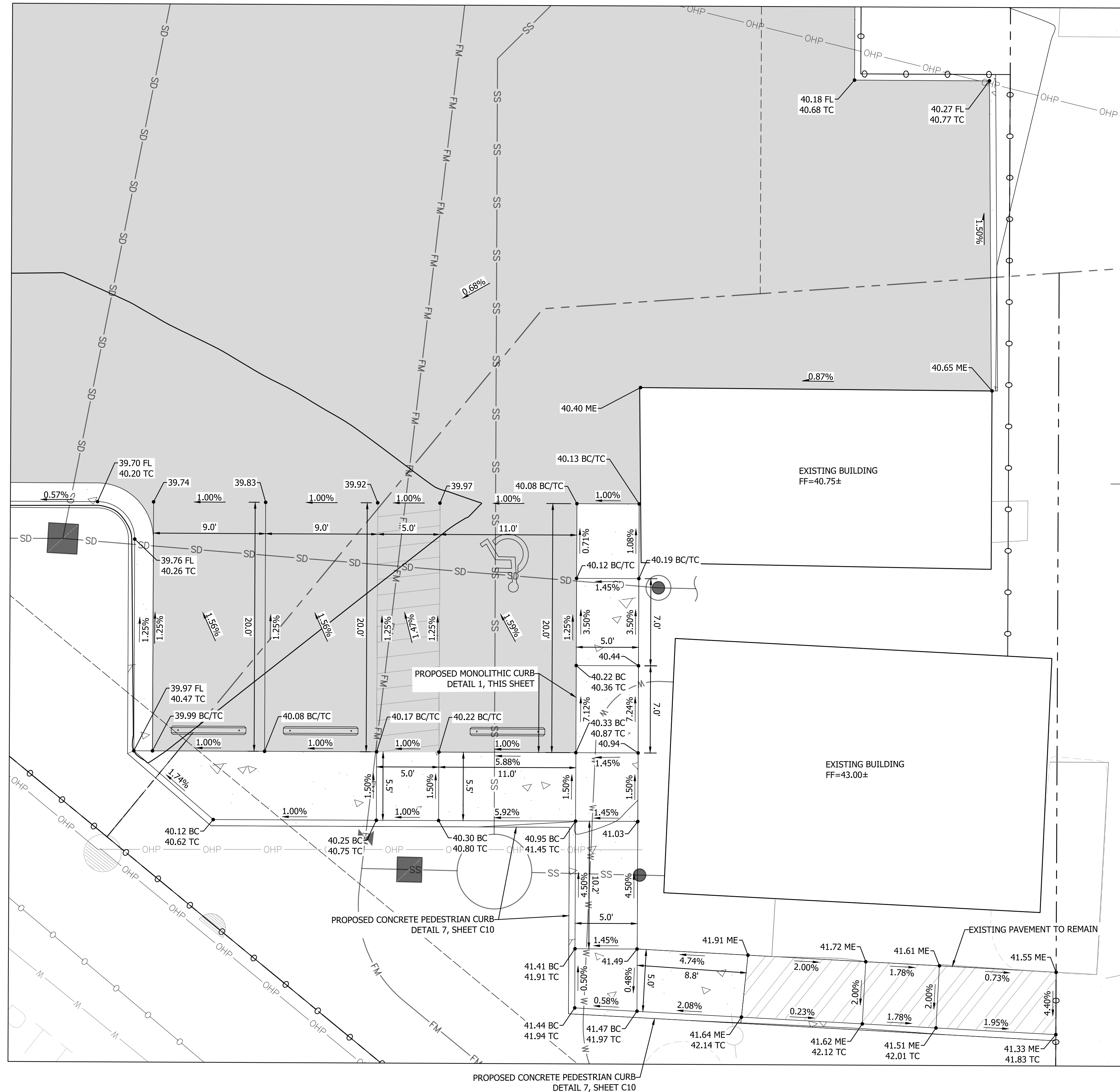
CONTACT: KERMIT JORGENSEN

PHONE: (206) 787-1475

DESIGNER: K. MAUREN	ENGINEER: B. ALLEN
DRAWN: S 16 T20N R04E WM	DATE: 2023-08-10
REVISION: ---	PROJECT: 21-247
DWG NAME: 21-247-C	SHEET: C7
7 OF 17	△



VALLEY AVE YARD
 A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.,
 CITY OF PUYALLUP, WASHINGTON
 ADA GRADING PLAN



REQUIRED INSPECTIONS

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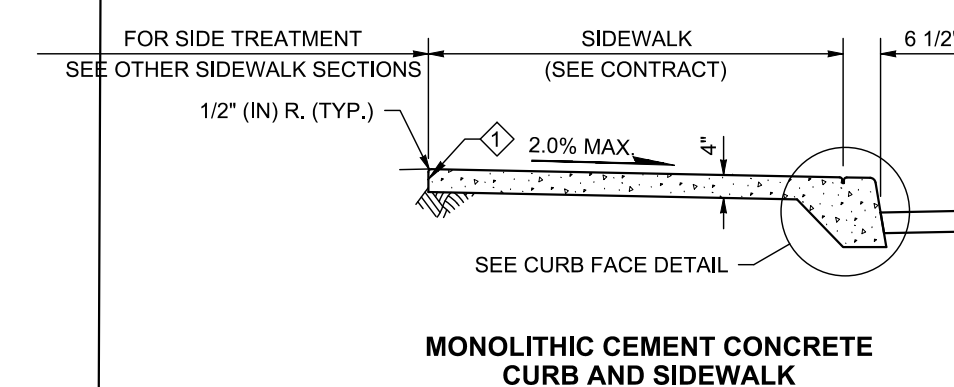
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5. DURING PAVING ACTIVITIES.

GRADING NOTES

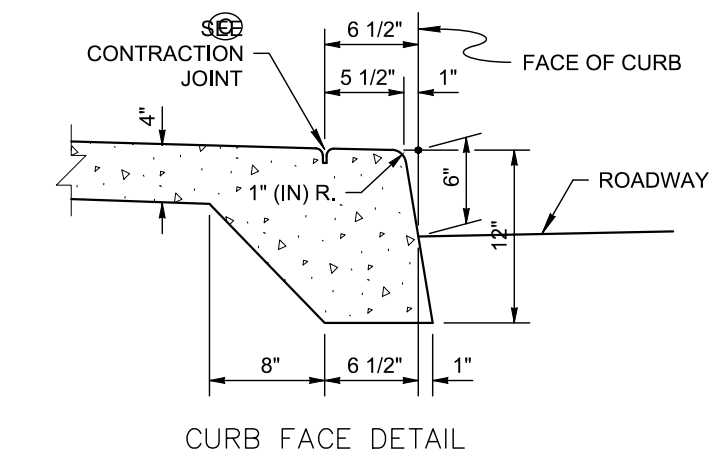
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- NOTE
1. Gratings, Access Covers, Junction Boxes, Cable Vaults, Pull Boxes and other appurtenances within the sidewalk must have slip resistant surfaces, be flush with surface, and match grade of the sidewalk.



1 MONOLITHIC CURB
 NOT TO SCALE WSDOT STD F-30.10-04

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

- ACRONYMS**
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APPROVED

BY *[Signature]*
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

DATE **12/28/2023**

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 INDICATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

VERIFICATION NOTE

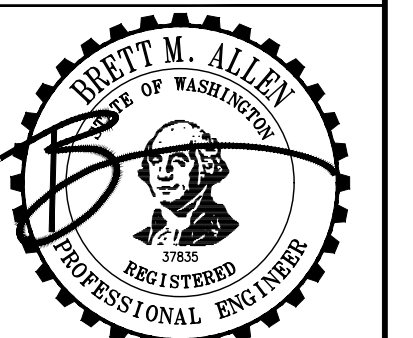
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CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

REVISION	DESCRIPTION	DATE	BY

CONTOUR ENGINEERING • LLC
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

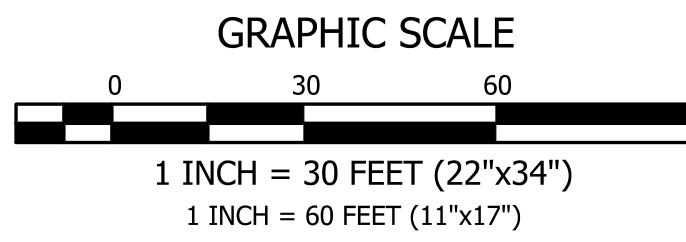


2023-11-17

SHEET TITLE: ADA GRADING PLAN

VALLEY AVE YARD
 CLIENT: 1124 VALLEY AVE, LLC
 550 S MICHIGAN STREET
 SEATTLE, WA 98108
 CONTACT: KERMIT JORGENSEN
 PHONE: (206) 787-1475

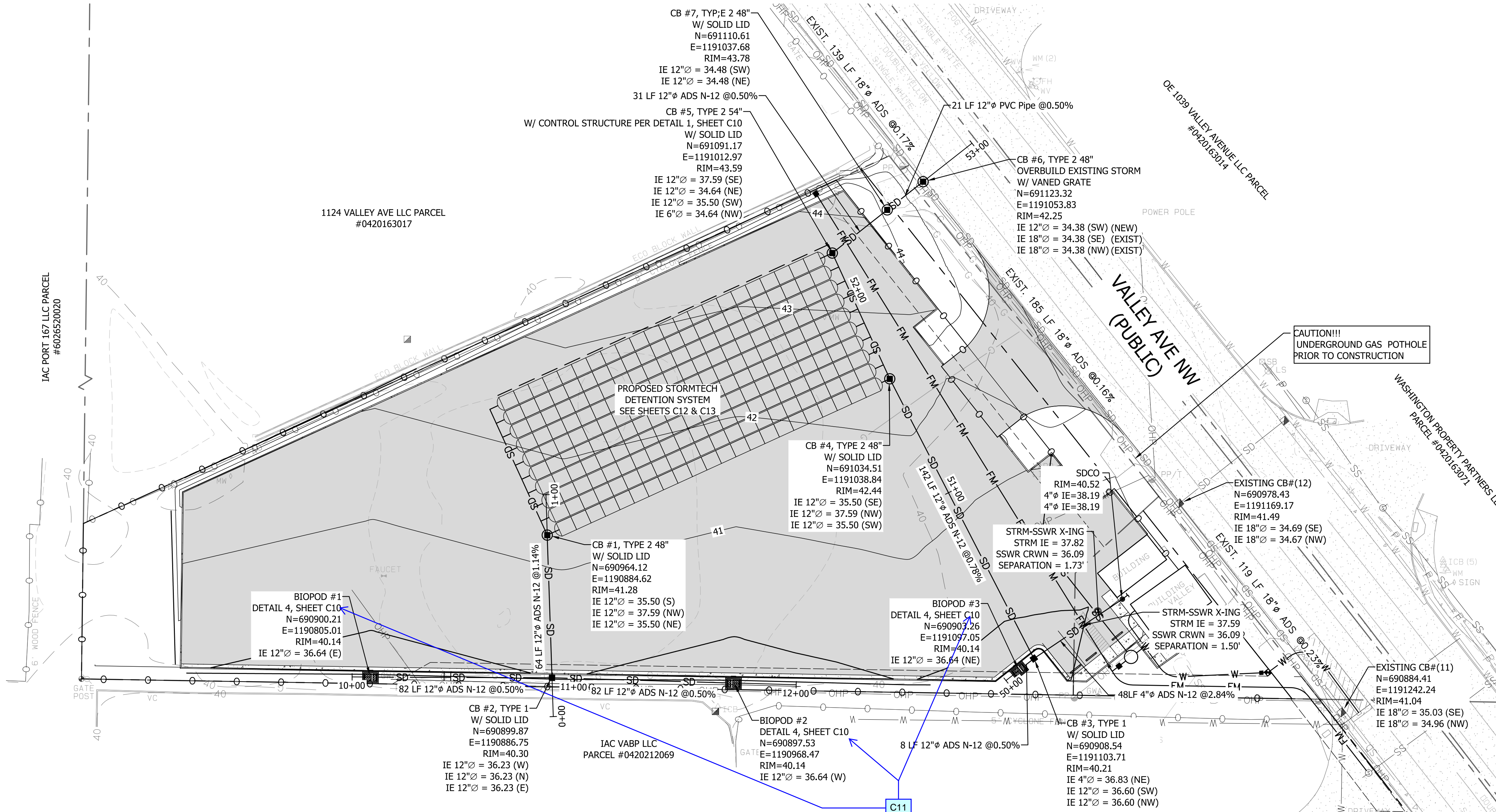
DESIGNER: K. MAUREN	ENGINEER: B. ALLEN
DRAWN: K. MAUREN	DATE: 2023-08-10
PROJECT: 21-247	DWG NAME: 21-247-C
SHEET	REV.
C8	8 OF 17



VALLEY AVE YARD

A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., CITY OF PUYALLUP, WASHINGTON

DRAINAGE PLAN



ROADWAY NOTES

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- 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 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").
- 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.
- MONUMENTS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS, AT ANGLE POINTS, AND POINTS OF CURVATURE IN EACH STREET. ALL BOUNDARY MONUMENTS MUST BE INSTALLED ACCORDING TO THE WASHINGTON STATE SUBDIVISION LAWS.
- CURB AND GUTTER INSTALLATION SHALL CONFORM TO CITY STANDARD DETAIL 01.02.09.
- SIDEWALKS AND DRIVEWAYS SHALL BE INSTALLED AS LOTS ARE BUILT ON. SIDEWALKS AND DRIVEWAYS SHALL CONFORM TO CITY STANDARD DETAIL 01.02.01, 01.02.02 AND 01.02.12. IF ASPHALT IS DAMAGED DURING REPLACEMENT OF CURB AND GUTTER, THE REPAIR SHALL CONFORM TO CITY STANDARD DETAIL 01.02.10.
- THE SURROUNDING GROUND (5 FEET BEYOND THE BASE) FOR ALL POWER TRANSFORMERS, TELEPHONE/TV PEDESTALS, AND STREET LIGHT MAIN DISCONNECTS SHALL BE GRADED TO A POSITIVE 2 PERCENT SLOPE FROM TOP OF CURB.
- SIGNAGE AND TRAFFIC CONTROL DEVICES ARE SAFETY ITEMS AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY OR PLAT APPROVAL. HOWEVER, IN LARGER DEVELOPMENTS, EXACT LOCATIONS OF STOP AND YIELD

DRAINAGE NOTES

- CATCH BASIN NORTHING/EASTING LOCATION SPECIFIED IS TO CENTER OF STRUCTURE.
- ALL CATCH BASINS SHALL BE MARKED WITH "DUMP NO WASTE" STENCIL.
- PIPE ZONE BEDDING AND BACK FILL PER DETAIL 2, SHEET C12.
- TYPE 1 AND 2 CATCH BASINS AND OUTLET CONTROL STRUCTURE DETAILS 1-3, SHEET C11.
- STORMTECH DETENTION SYSTEM PER SHEET C12 AND DETAIL 1 SHEET C13.

DETENTION CHAMBERS SUMMARY

BOTTOM OF SYSTEM ELEVATION	= 34.64
MAX DESIGN WATER SURFACE	= 39.14
TOP OF SYSTEM ELEVATION	= 40.14
TOP OF GRAVEL	= 35.39
DESIGN STORAGE VOLUME	= 35,327 CF

OUTLET CONTROL STRUCTURE

RIM ELEVATION	= 43.59
RISER DIAMETER	= 18 INCH
RESTRICTOR PLATE DIAMETER	= 0.625 INCH
ORIFICE #2 DIAMETER	= 0.875 INCH
ORIFICE #2 ELEVATION	= 37.44
ORIFICE #3 DIAMETER	= 0.75 INCH
ORIFICE #3 ELEVATION	= 37.84
TOP OF RISER	= 39.14

ACRONYMS

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EG	EXISTING GRADE
FG	FINISH GRADE
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APPROVED

BY: *[Signature]*
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE: 12/28/2023

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STORMWATER NOTES

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- ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENTS.
- ALL STORM MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.01. FLOW CONTROL MANHOLE/OIL WATER SEPARATOR SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.06 AND 02.01.07.
- MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL 06.01.02.
- CATCH BASINS TYPE I SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.02 AND 02.01.03 AND SHALL BE USED ONLY FOR DEPTHS LESS THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CATCH BASINS TYPE II SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.04 AND SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.05. GRATE SHALL BE MARKED WITH "DRAINS TO STREAM". SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-30.20-04 (OLYMPIC FOUNDRY NO. SM60 OR EQUAL). VANED GRATES SHALL CONFORM TO WSDOT STANDARD PLAN B-30.30-03 (OLYMPIC FOUNDRY NO. SM60V OR EQUAL).
- STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE, DUCTILE IRON, OR DUAL WALLED POLYPROPYLENE PIPE.
 - THE USE OF ANY OTHER TYPE SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING SERVICES STAFF PRIOR TO INSTALLATION.
 - PVC PIPE SHALL BE PER ASTM D3034, SDR 35 FOR PIPE SIZE 15-INCH AND SMALLER AND F679 FOR PIPE SIZES 18 TO 27 INCH. MINIMUM COVER ON PVC PIPE SHALL BE 3.0 FEET.
 - CONCRETE PIPE SHALL CONFORM TO THE WSDOT STANDARD SPECIFICATIONS FOR CONCRETE UNDERDRAIN PIPE. MINIMUM COVER ON CONCRETE PIPE SHALL NOT BE LESS THAN 3.0 FEET.
 - DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO AWWA C151. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
 - POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(1). 12-INCH THROUGH 30-INCH PIPE SHALL MEET OR EXCEED ASTM F2736 AND AASHTO M330, TYPE S, OR TYPE D. 36-INCH THROUGH 60-INCH PIPE SHALL MEET OR EXCEED ASTM F2881 AND AASHTO M330, TYPE S, OR TYPE D. TESTING SHALL BE PER ASTM F1417. MINIMUM COVER OVER POLYPROPYLENE PIPE SHALL BE 3-FEET.
- TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.01. PER DETAIL 2 SHEET C12.
- STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
- ALL STORM DRAIN MAINS SHALL BE TESTED AND INSPECTED FOR ACCEPTANCE AS OUTLINED IN SECTION 406 OF THE CITY OF PUYALLUP SANITARY SEWER SYSTEM STANDARDS.
- 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.

VERIFICATION NOTE

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

Building	Planning
Engineering	Public Works
Fire	Traffic

REVISION	DESCRIPTION	DATE	BY

BRETT M. ALLEN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
2023-11-17

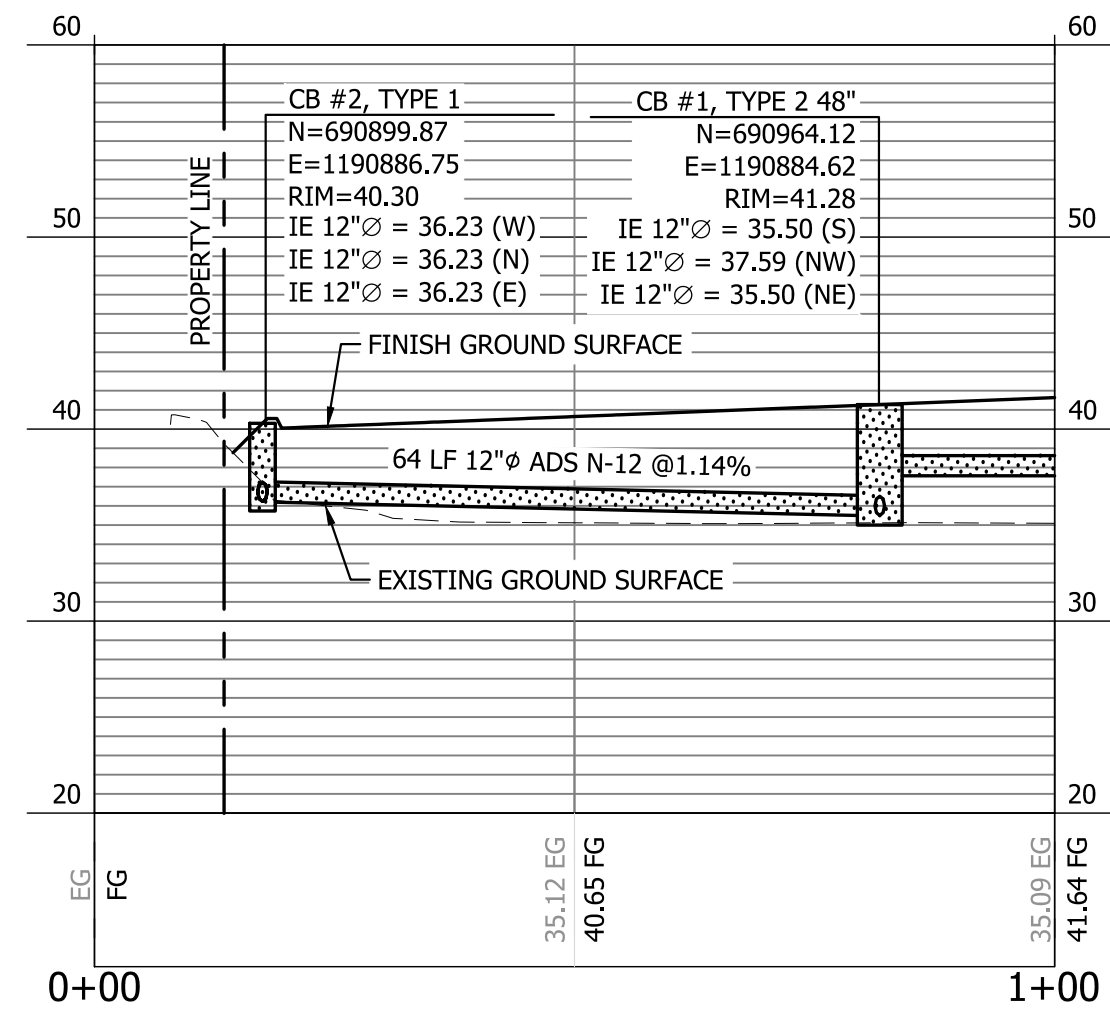
SHEET TITLE: **DRAINAGE PLAN**

CLIENT: 1124 VALLEY AVE, LLC
550 5 MICHIGAN STREET
SEATTLE, WA 98108

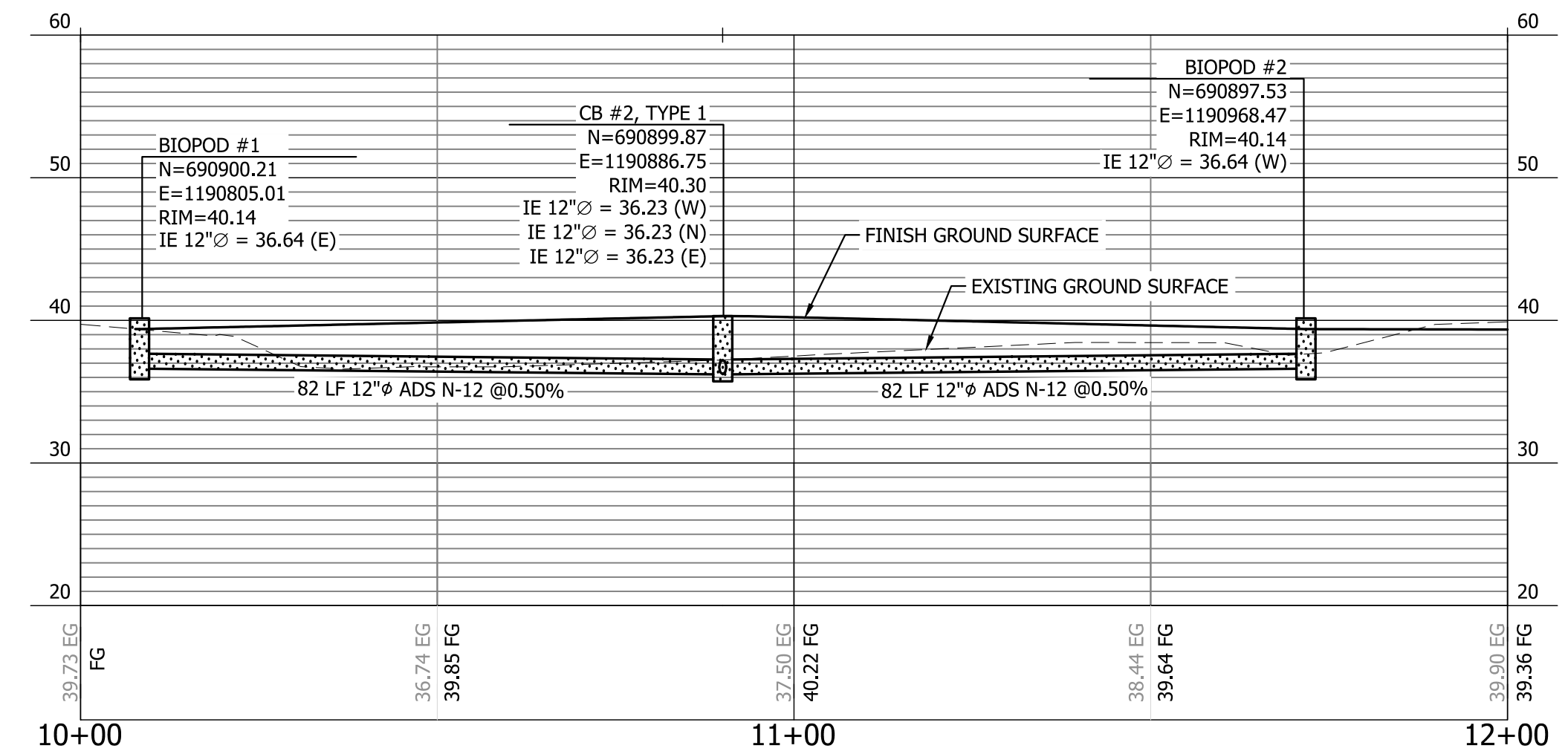
CONTACT: KERMIT JORGENSEN
PHONE: (206) 787-1475

DESIGNER: K. MAUREN	ENGINEER: B. ALLEN
DRAWN: K. MAUREN	DATE: 2023-08-10
REVISED: ---	PROJECT: 21-247
DWG NAME: 21-247-C	SHEET: C9
9 OF 17	REV.:

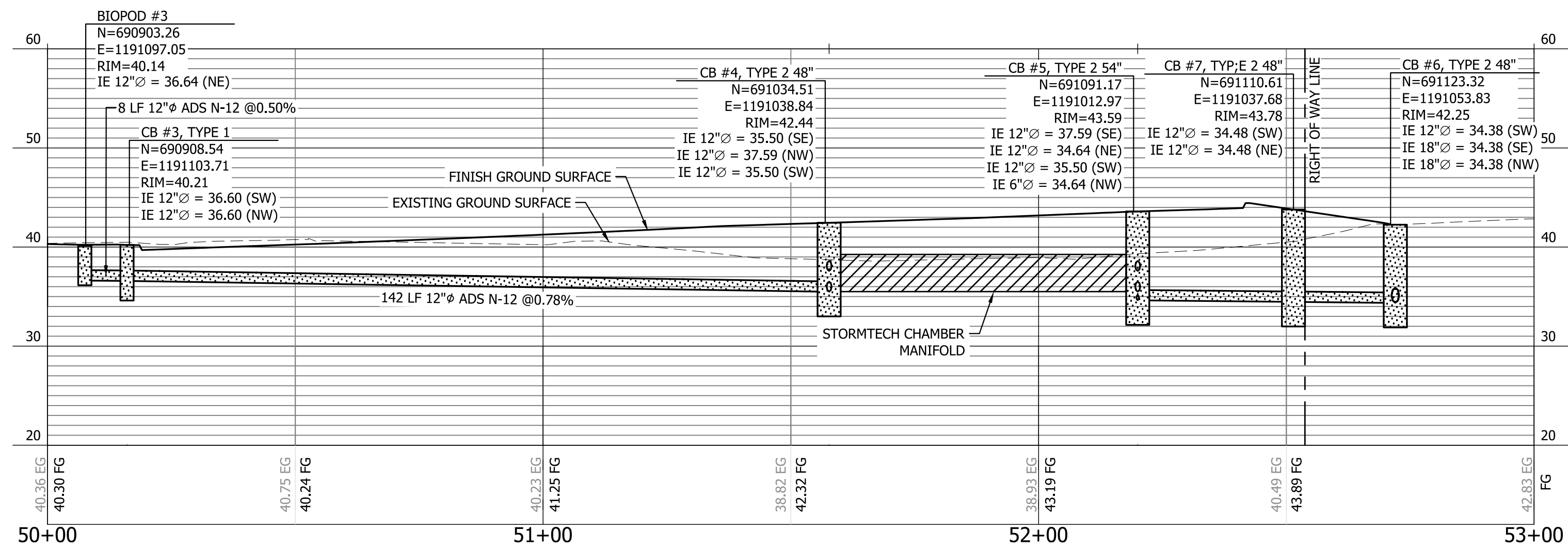
VALLEY AVE YARD
 A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.,
 CITY OF PUYALLUP, WASHINGTON
 DRAINAGE PLAN & PROFILE



WEST STORMWATER PROFILE
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=10'



WEST STORMWATER PROFILE
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=10'



ON-SITE EAST STORMWATER PROFILE
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=10'

APPROVED
 BY: *[Signature]*
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING
 DATE: **12/28/2023**

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 DEVELOPMENT ENGINEERING MANAGER.

VERIFICATION NOTE
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PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

City of Puyallup
 Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

REVISION	DESCRIPTION	DATE	BY

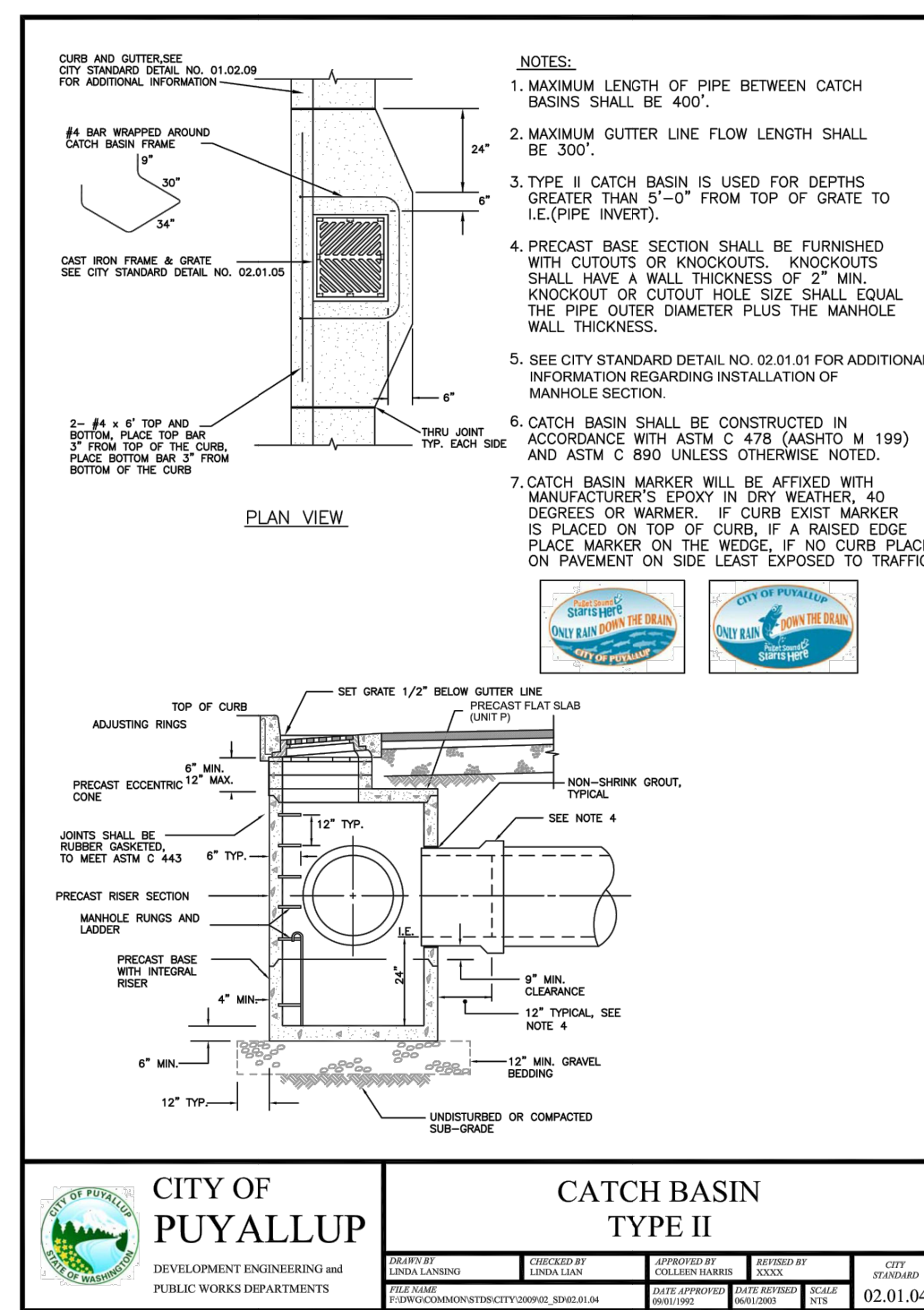
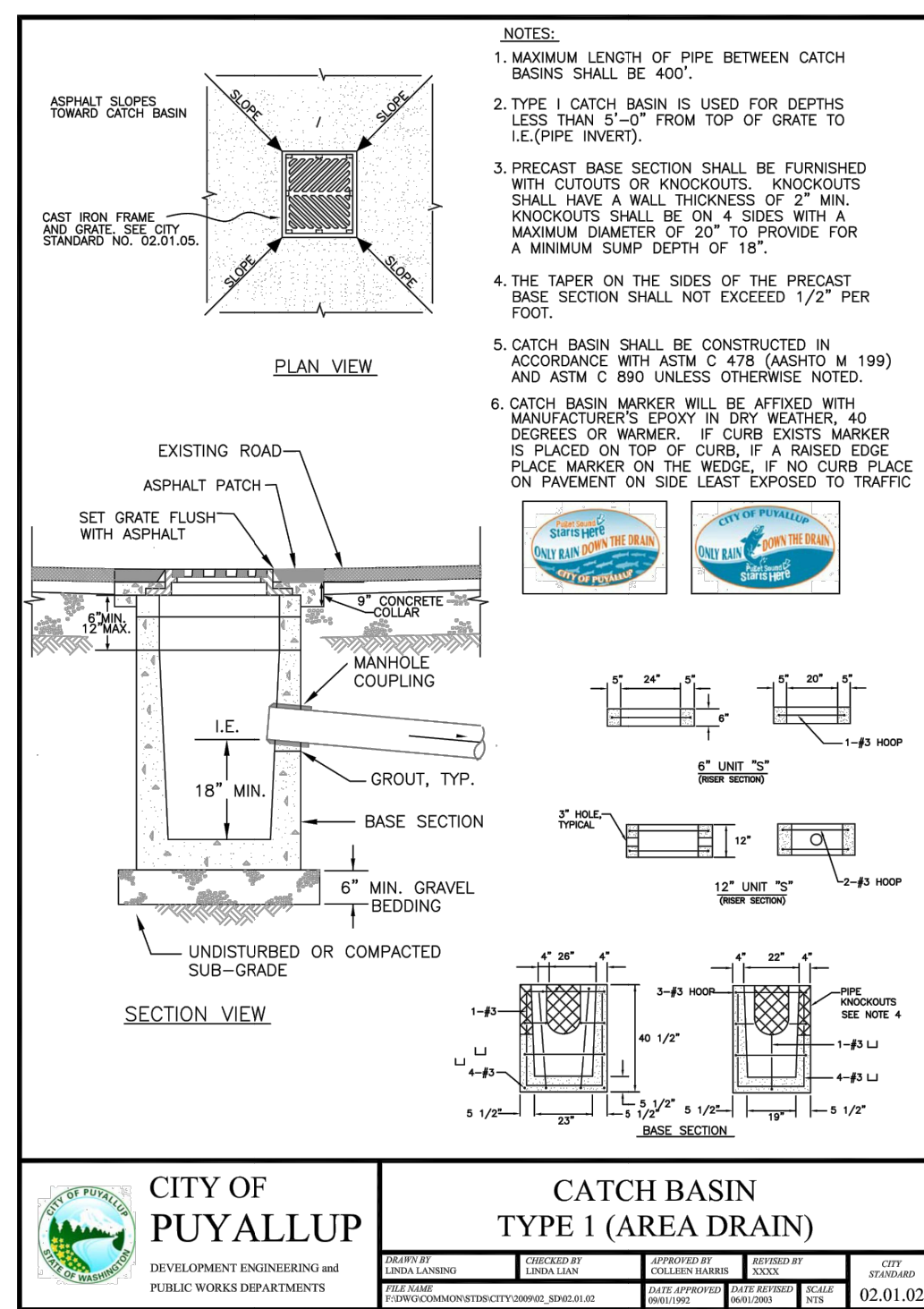
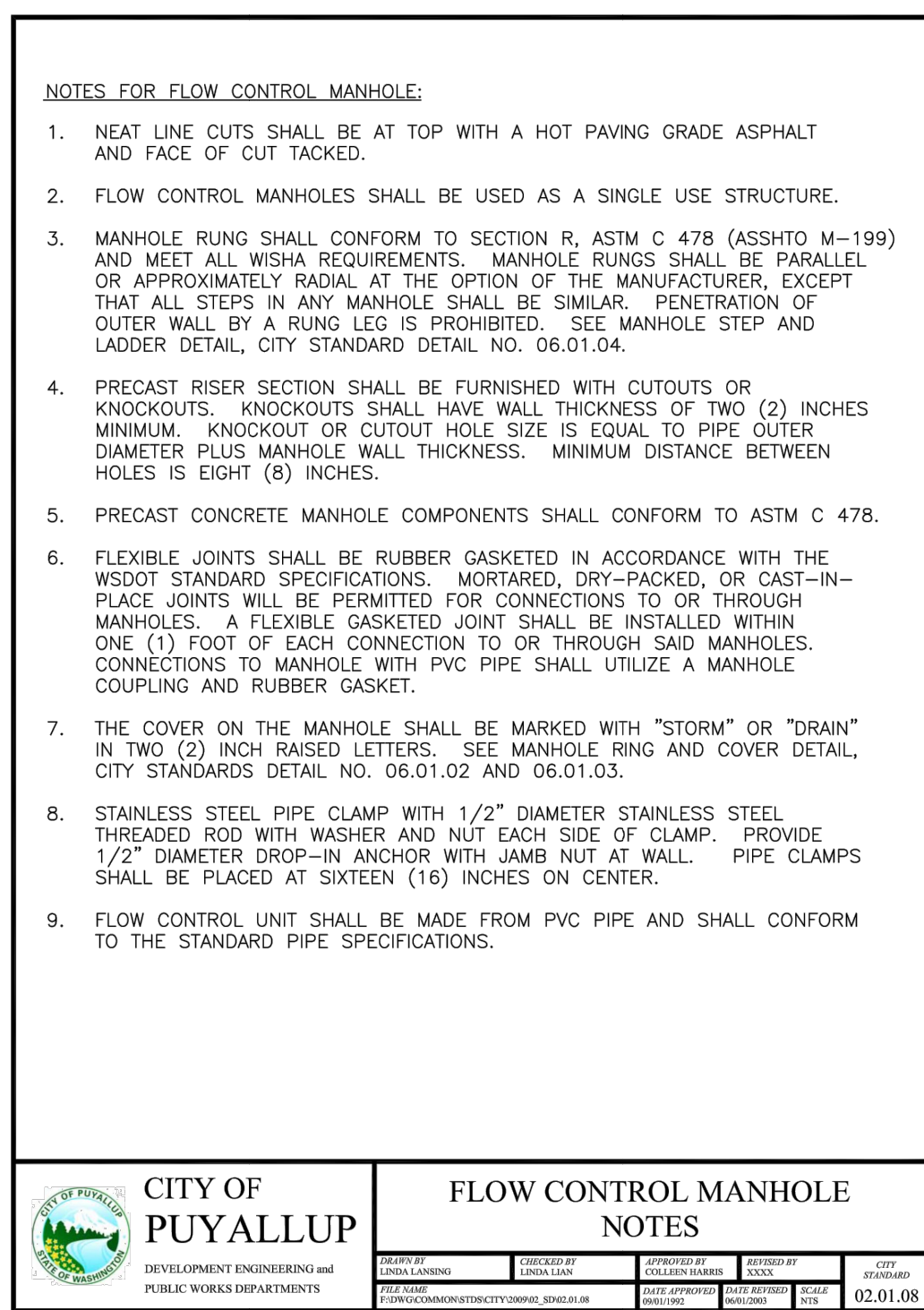
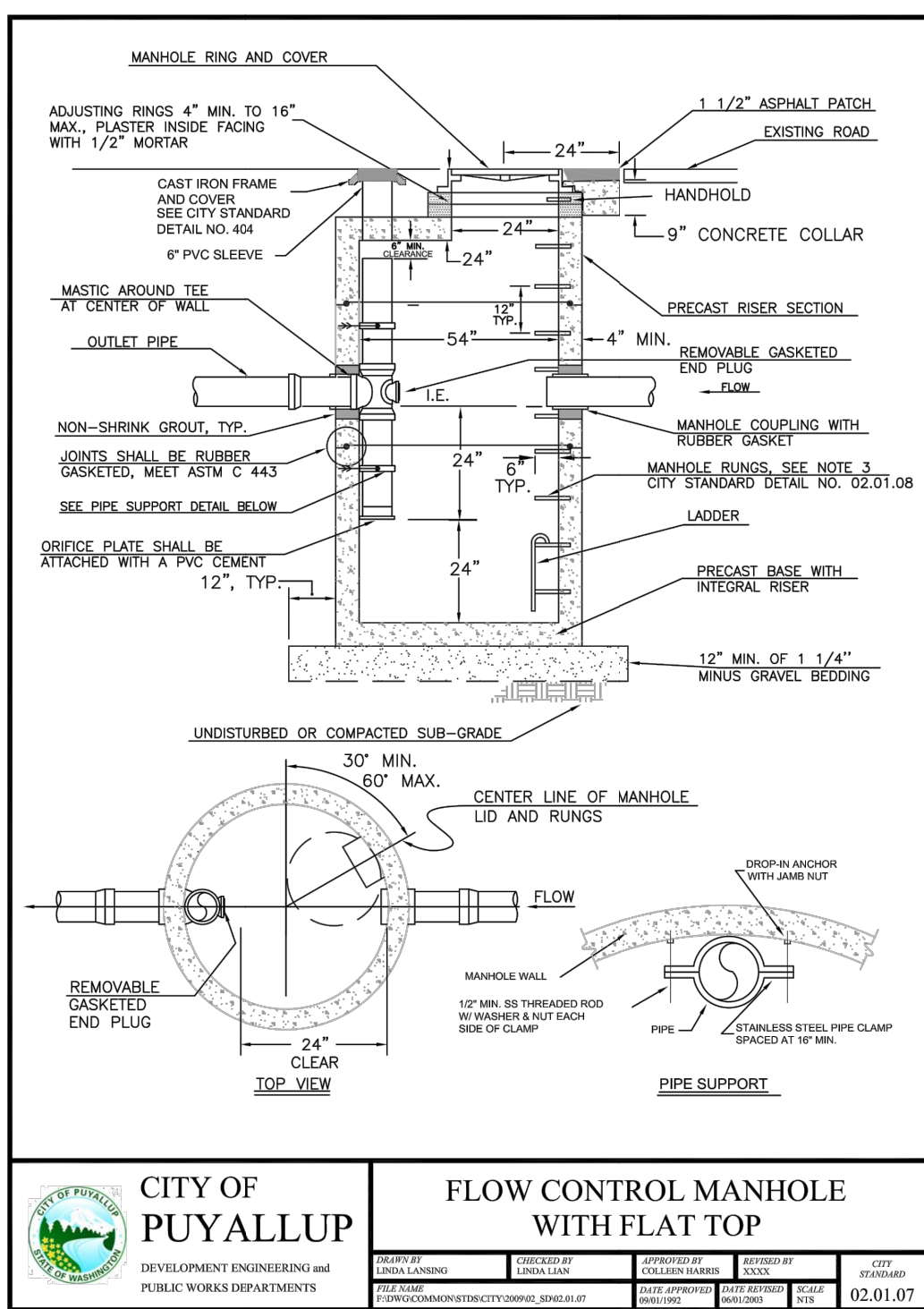
BENTON ENGINEERING
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@bentoneng.com
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

BRETT M. ALLEN
 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
 2023-11-17

SHEET TITLE: DRAINAGE PLAN & PROFILE	PHONE: (206) 787-1475
VALLEY AVE YARD	CLIENT: 1124 VALLEY AVE, LLC 550 S MICHIGAN STREET SEATTLE, WA 98108
DESIGNER: K. MAUREN	ENGINEER: B. ALLEN
DRAWN: K. MAUREN	DATE: 2023-08-10
PROJECT: 21-247	REVIS: ---
DWG NAME: 21-247-C	SHEET: C10
10 OF 17	0

VALLEY AVE YARD

A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., CITY OF PUYALLUP, WASHINGTON DRAINAGE NOTES & DETAILS



OUTLET CONTROL STRUCTURE

RIM ELEVATION	= 43.59
RISER DIAMETER	= 18 INCH
RESTRICTOR PLATE DIAMETER	= 0.625 INCH
ORIFICE #2 DIAMETER	= 0.875 INCH
ORIFICE #2 ELEVATION	= 37.44
ORIFICE #3 DIAMETER	= 0.75 INCH
ORIFICE #3 ELEVATION	= 37.84
TOP OF RISER	= 39.14

DETENTION CHAMBERS SUMMARY

BOTTOM OF SYSTEM ELEVATION	= 34.64
MAX DESIGN WATER SURFACE	= 39.14
TOP OF SYSTEM ELEVATION	= 40.14
TOP OF GRAVEL	= 35.39
DESIGN STORAGE VOLUME	= 35,327 CF

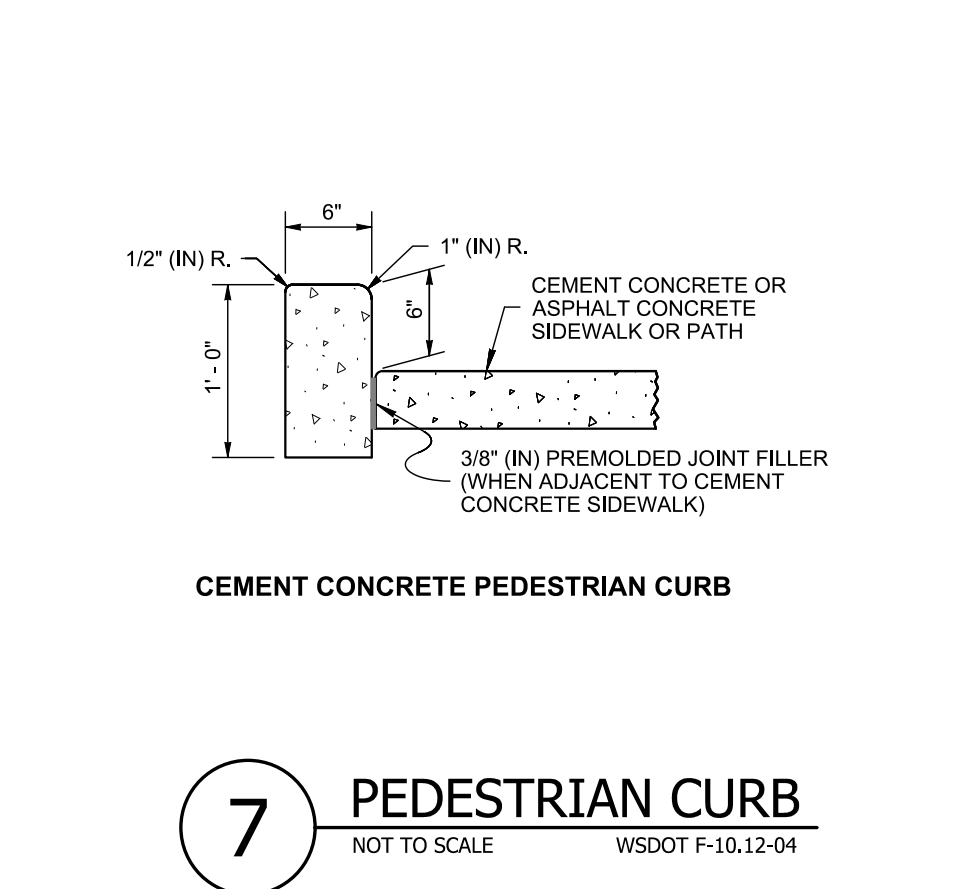
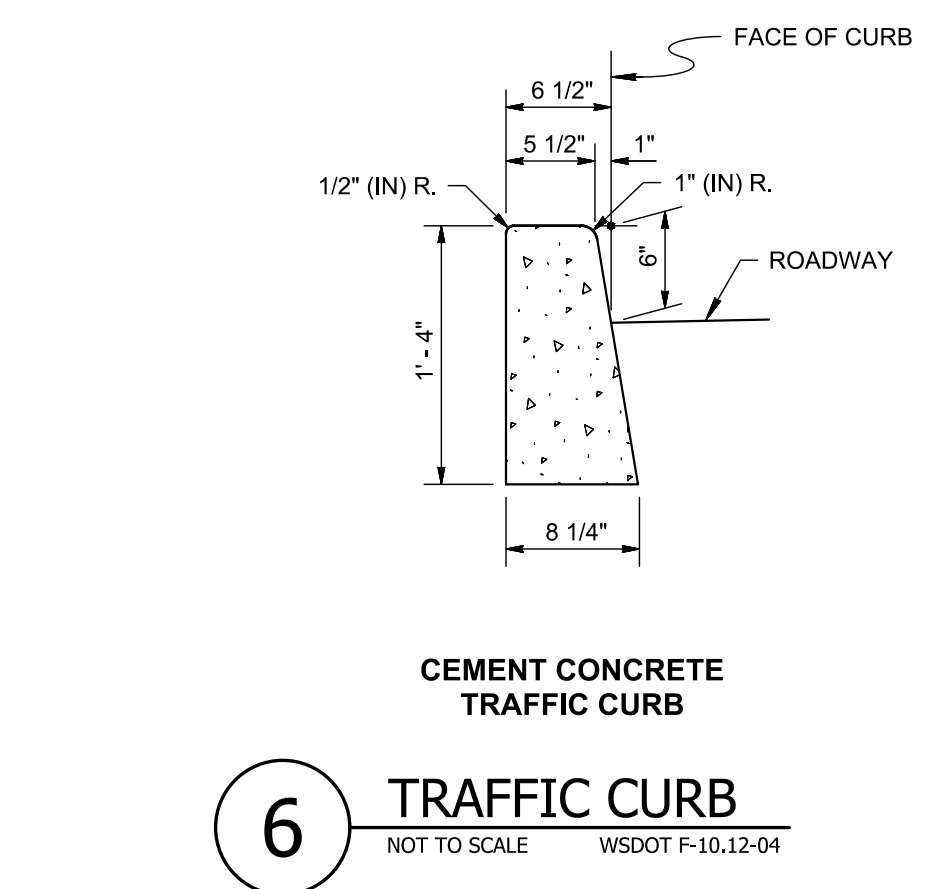
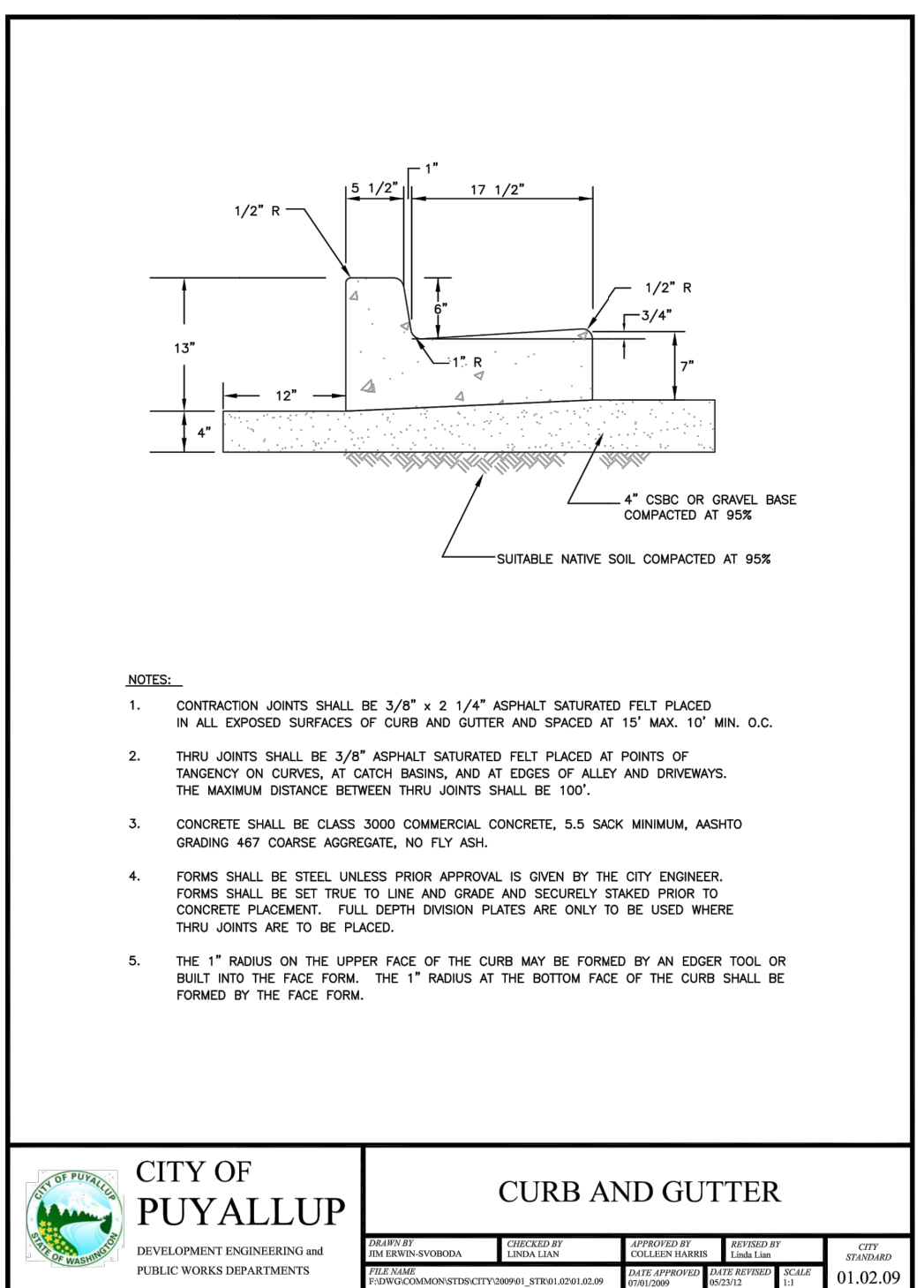
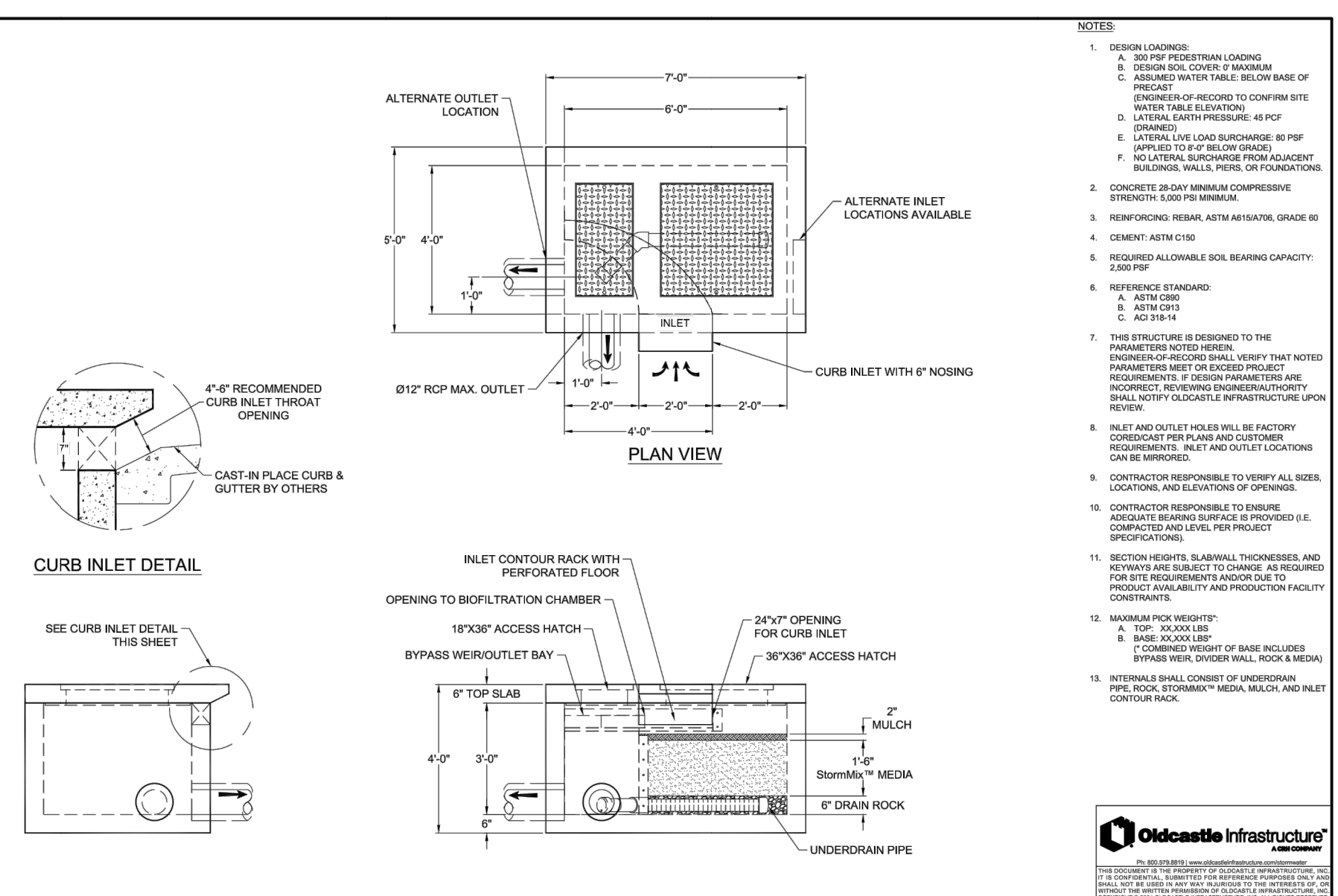


SITE SPECIFIC DATA

Structure ID	BIOPOD#1
Treatment Flow Rate (cfs)	0.2122
Peak Flow Rate (cfs)	0.4180
Rim Elevation	40.14
Flow Data	Pipe Location Pipe Size Pipe Type Invert Elevation
Outlet	EAST 12" ADS 36.64

PERFORMANCE SPECIFICATIONS

Treatment Flow Capacities:	
NUTREX 80% Removal	75 micron 0.083 cfs
WA Ecology GULLD - Basic Enhancers & Phosphorus	0.074 cfs
Bypass Capacity	2.0 cfs



APPROVED

BY: *[Signature]*
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
12/28/2023
DATE:

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BY	
DATE	
DESCRIPTION	
REVISION	

ENGINEERING • LLC
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com
Physical Address: P.O. Box 949, Gig Harbor, WA 98335
Mailing Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

2023-11-17

SHEET TITLE: DRAINAGE NOTES & DETAILS

DESIGNER: K. MAUREN
ENGINEER: B. ALLEN
DRAWN: K. MAUREN
DATE: 2023-08-10
REVISED: ---

PROJECT: 21-247
DWG NAME: 21-247-C

SHEET	REV.
C11	
11 OF 17	

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

VALLEY AVE YARD

A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., CITY OF PUYALLUP, WASHINGTON DRAINAGE NOTES & DETAILS

PROJECT INFORMATION table with columns for ENGINEERED, PRODUCT, MANAGER, ADS SALES REP, and PROJECT NO.



VALLEY AVENUE YARD PUYALLUP, WA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- 1. CHAMBERS SHALL BE STORMTECH MC-3500. 2. CHAMBERS SHALL BE ARCH-SHAPED... 3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418... 4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE... 5. THE STRUCTURAL DESIGN OF THE CHAMBERS... 6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS... 7. REQUIREMENTS FOR HANDLING AND INSTALLATION... 8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER... 9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- 1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING... 2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE'... 3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS... 4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS... 5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE... 6. MAINTAIN MINIMUM -6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS... 7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS... 8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M33 DESIGNATION OF #3 OR #4... 9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING... 10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER... 11. ADS RECOMMENDS THE USE OF 'FLEXSTORM CATCH IT' INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- 1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE'... 2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED: NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS... NO RUBBER Tired LOADER, DUMP TRUCK OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED... WITH THE 'STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE'... WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE 'STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE'... 3. FILL 30" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE 'DUMP AND PUSH' METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2984 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT

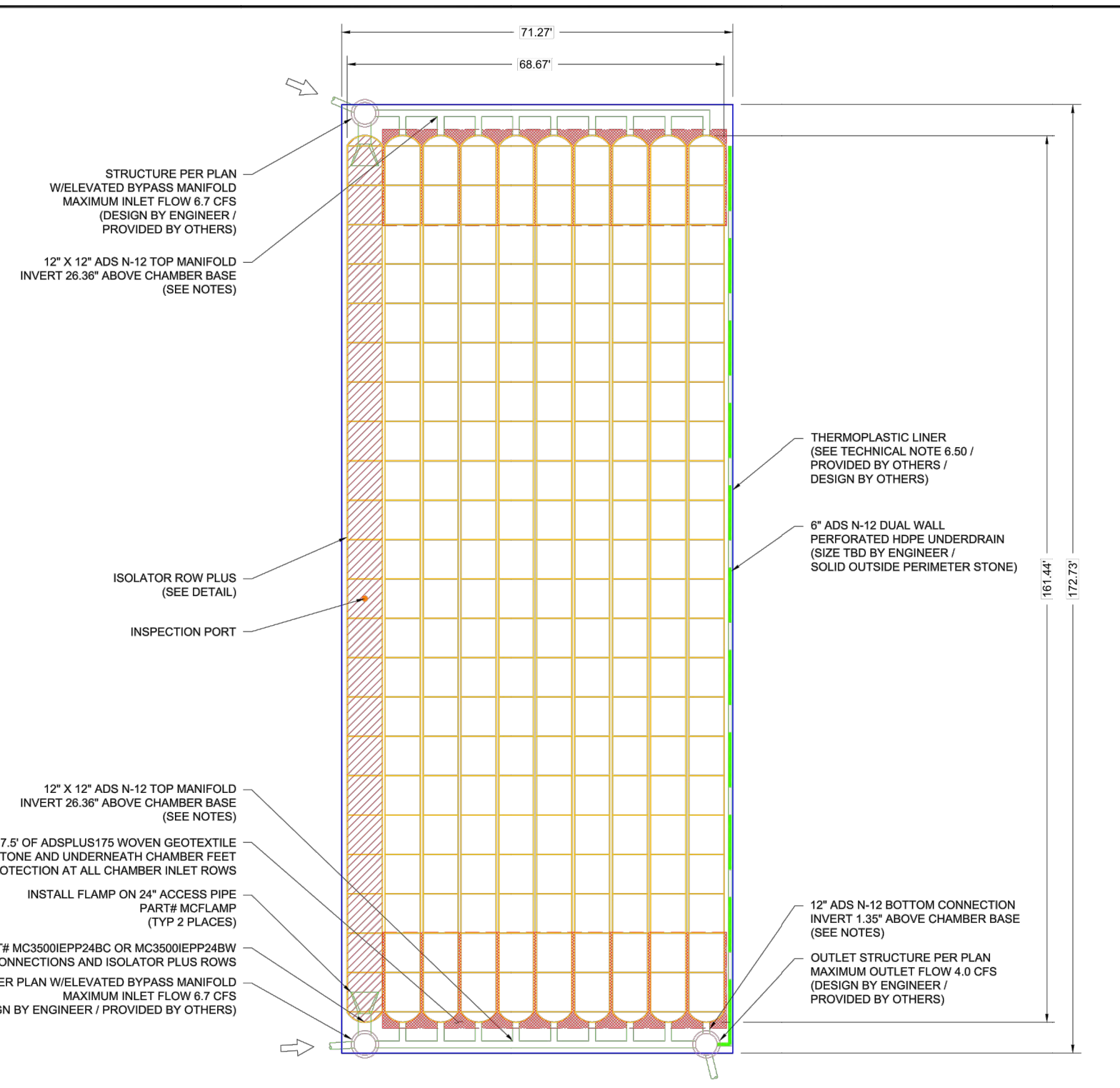
PROPOSED LAYOUT table with columns for height and description (e.g., STORMTECH MC-3500 CHAMBERS, STONE ABOVE, STONE BELOW, SYSTEM AREA, SYSTEM PERIMETER)

PROPOSED ELEVATIONS

PROPOSED ELEVATIONS table with columns for elevation and description (e.g., MAXIMUM ALLOWABLE GRADE, MINIMUM ALLOWABLE GRADE UNPAVED, MINIMUM ALLOWABLE GRADE UNPAVED NO TRAFFIC, MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT), MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT), TOP OF STONE, TOP OF MC-3500 CHAMBER, 12" TOP MANIFOLD INVERT, 24" ISOLATOR ROW PLUS CONNECTION INVERT, 12" BOTTOM CONNECTION INVERT, BOTTOM OF MC-3500 CHAMBER, UNDERDRAIN INVERT, BOTTOM OF STONE)

NOTES

- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 4.32 FOR MANHOLE SIZING GUIDANCE... DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS... ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS... THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTECHNICAL PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

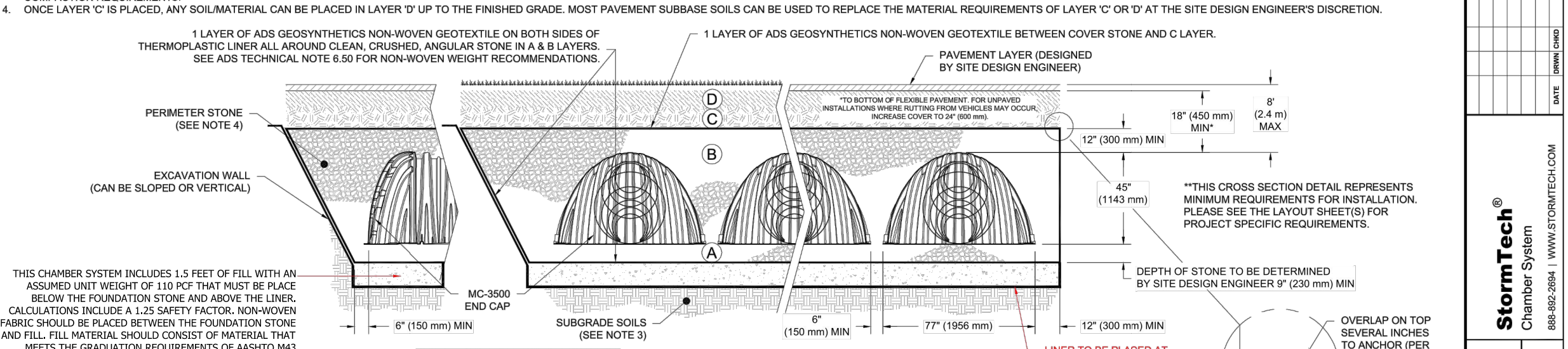


VALLEY AVENUE YARD project information including location (PUYALLUP, WA), dates, and contact information for StormTech and ADS.

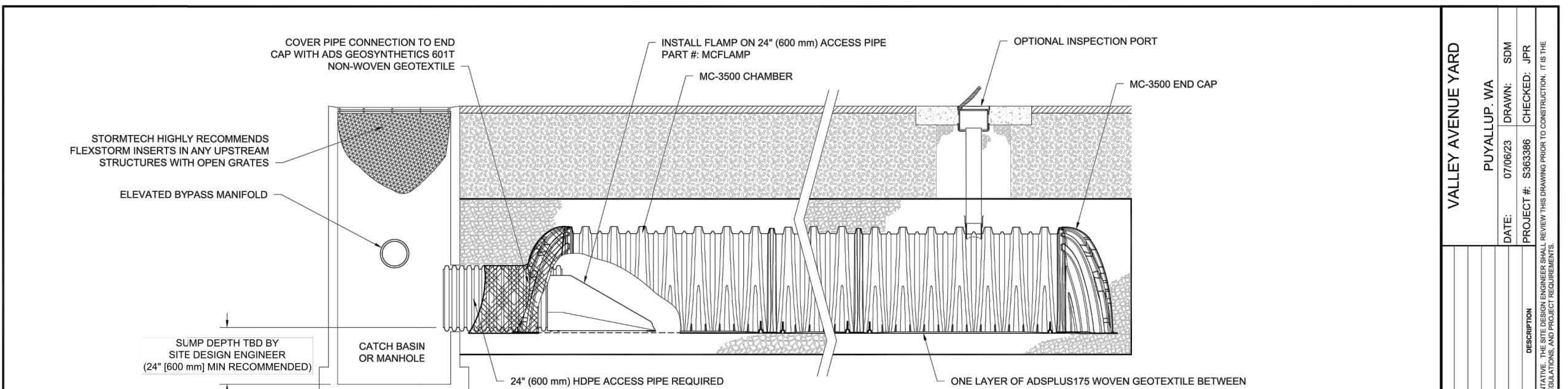
ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

Table with columns: MATERIAL LOCATION, DESCRIPTION, AASHTO MATERIAL CLASSIFICATIONS, COMPACTION / DENSITY REQUIREMENT. Rows include Final Fill, Initial Fill, Embodiment Stone, and Foundation Stone.

PLEASE NOTE: 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY... 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS... 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION... 4. ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE...



- NOTES: 1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418... 2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787... 3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY... 4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL... 5. REQUIREMENTS FOR HANDLING AND INSTALLATION... TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING... TO ENSURE A SECURE JOINT DURING INSTALLATION... TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION...



- INSPECTION & MAINTENANCE STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT... A.1. REMOVE/OPEN LID ON NYLOPLAST IN-LINE DRAIN... A.2. REMOVE AND CLEAN FLEXIDRAIN FILTER... A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT... A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION... A.5. IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 1. B. ALL ISOLATOR PLUS ROWS: B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END... B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE... B.3. IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3. STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS... A. A FIXED-GUANT CLEANING NOZZLE WITH REAR-FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED... B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAR... C. VACUUM STRUCTURE SLUMP AS REQUIRED. STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS. STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

- NOTES: 1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION... 2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

City of Puyallup Development & Permitting Services ISSUED PERMIT. Includes a color-coded permit status box (Issued, Planning, Engineering, Public Works, Fire, Traffic) and an approval stamp with the name of the development engineer and date (12/28/2023).

VALLEY AVENUE YARD SHEET TITLE: DRAINAGE NOTES & DETAILS. Includes designer information (K. MAUREN), engineer information (B. ALLEN), project information (PROJECT: 21-247), and sheet information (SHEET C12, 12 OF 17).

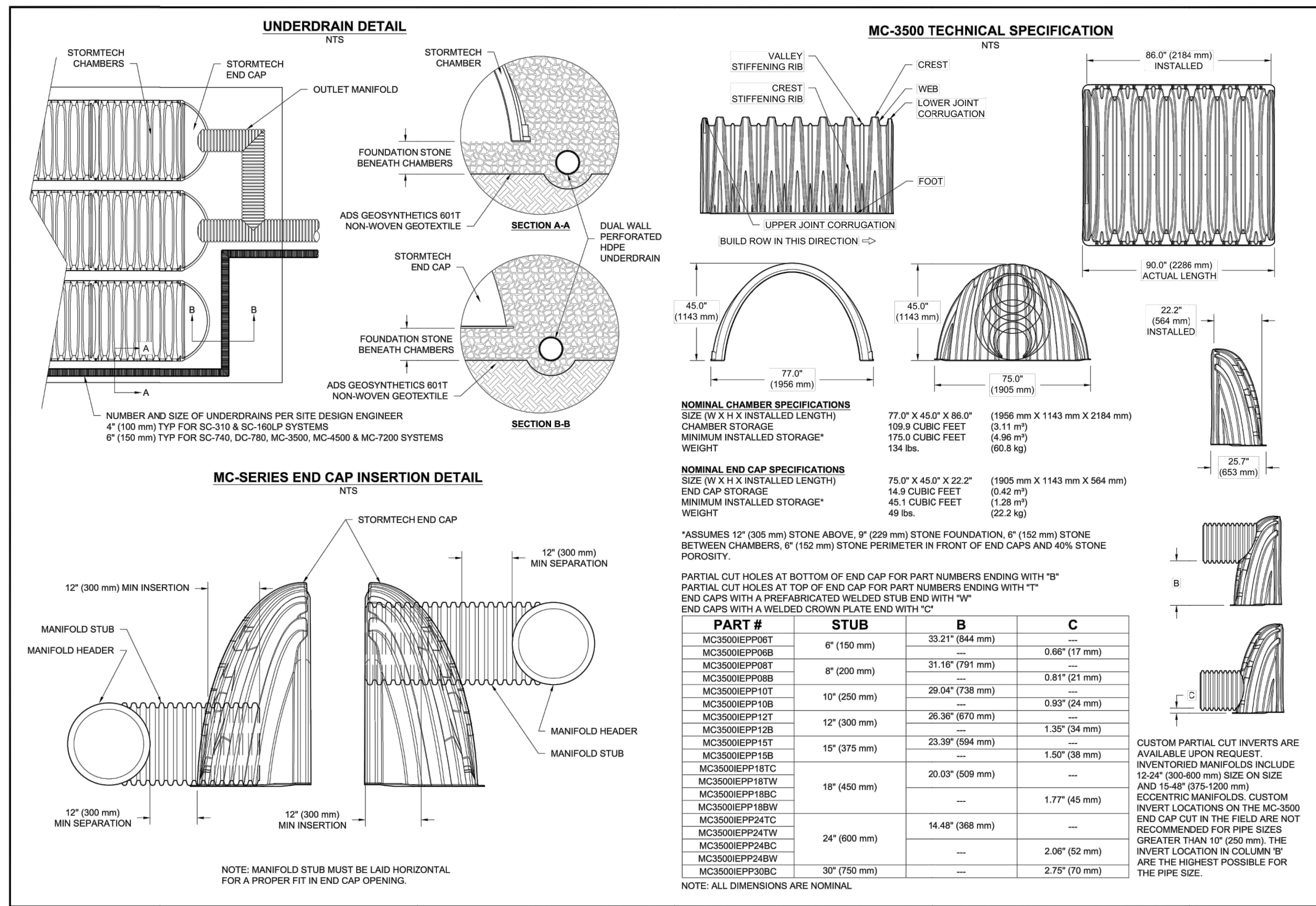
1 MC-3500 STORMTECH CHAMBER NOT TO SCALE

VALLEY AVENUE YARD project information and sheet details for the second page (SHEET 4 OF 5).

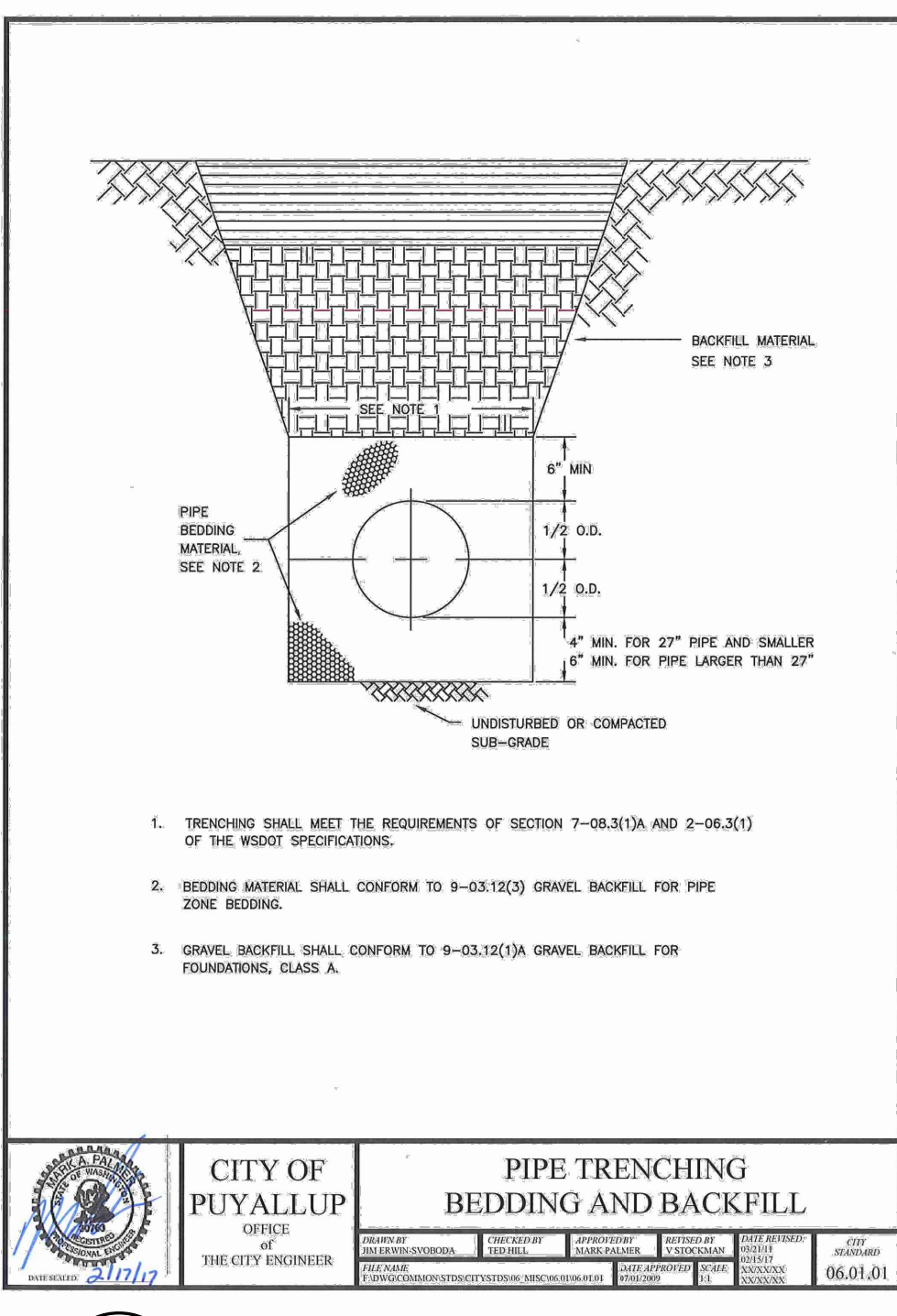
VALLEY AVENUE YARD project information and sheet details for the second page (SHEET 4 OF 5).

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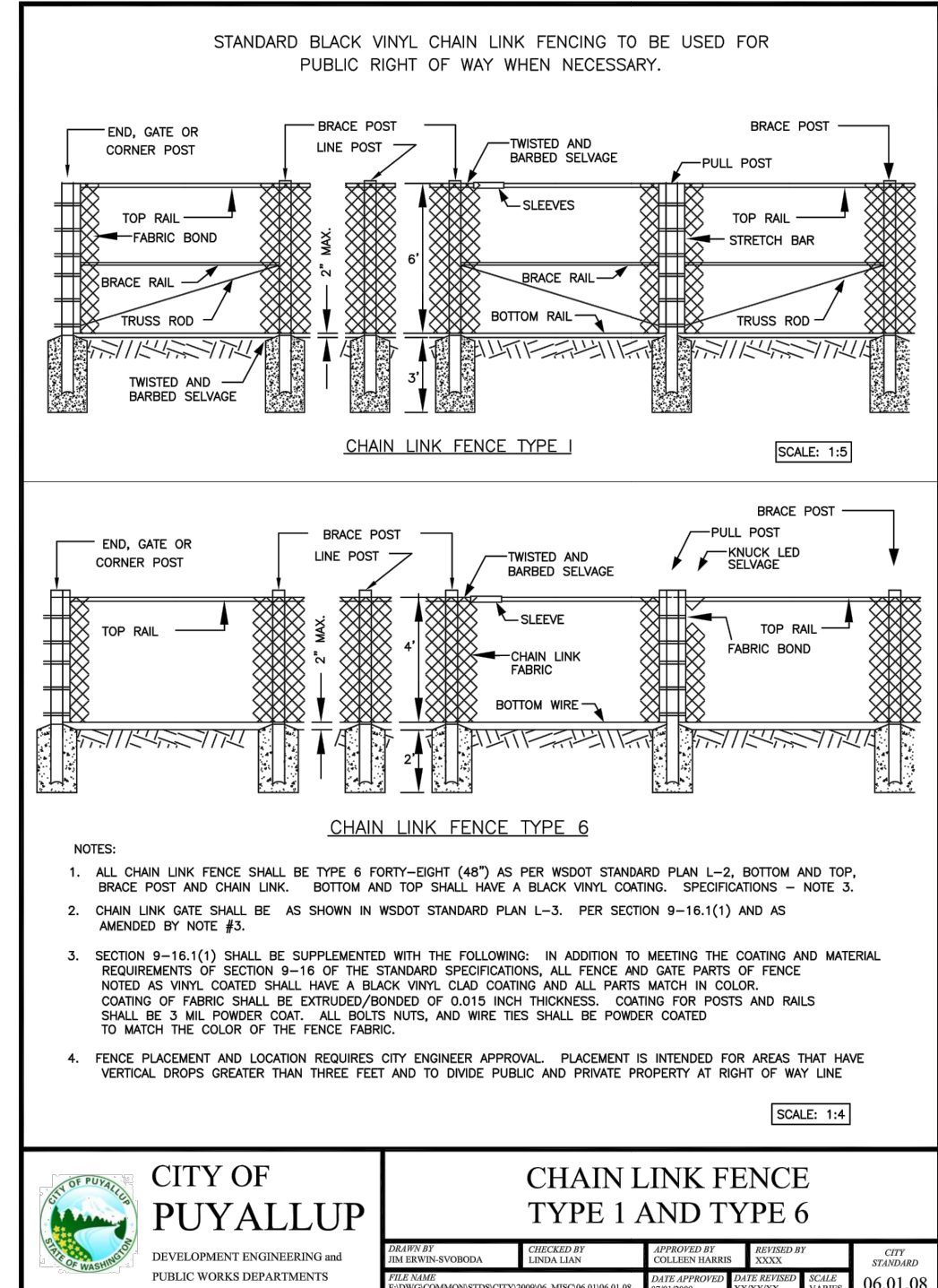
VALLEY AVE YARD
A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.,
CITY OF PUYALLUP, WASHINGTON
DRAINAGE NOTES & DETAILS



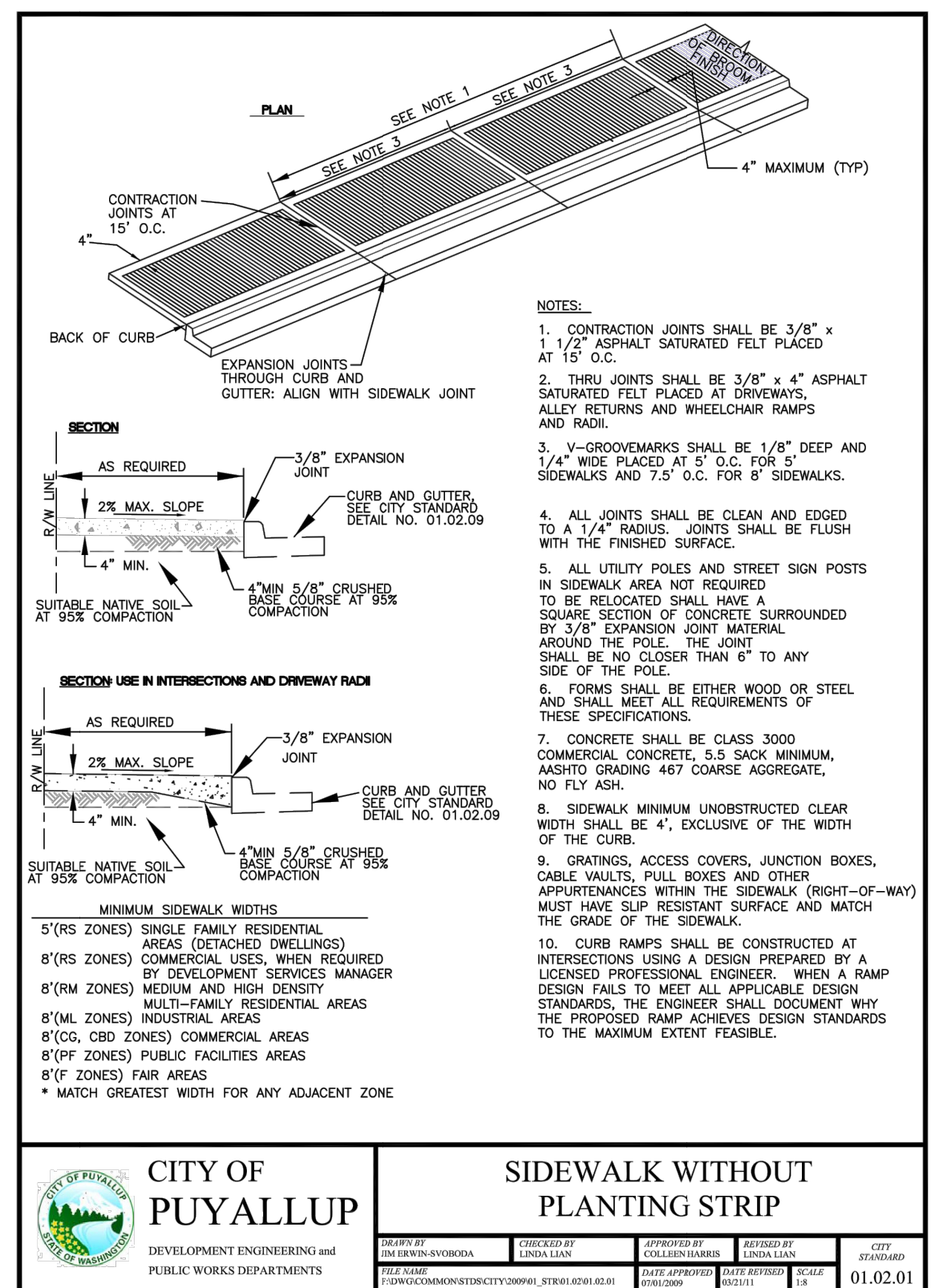
1 MC-3500 STORMTECH CHAMBER
 NOT TO SCALE
 ADS



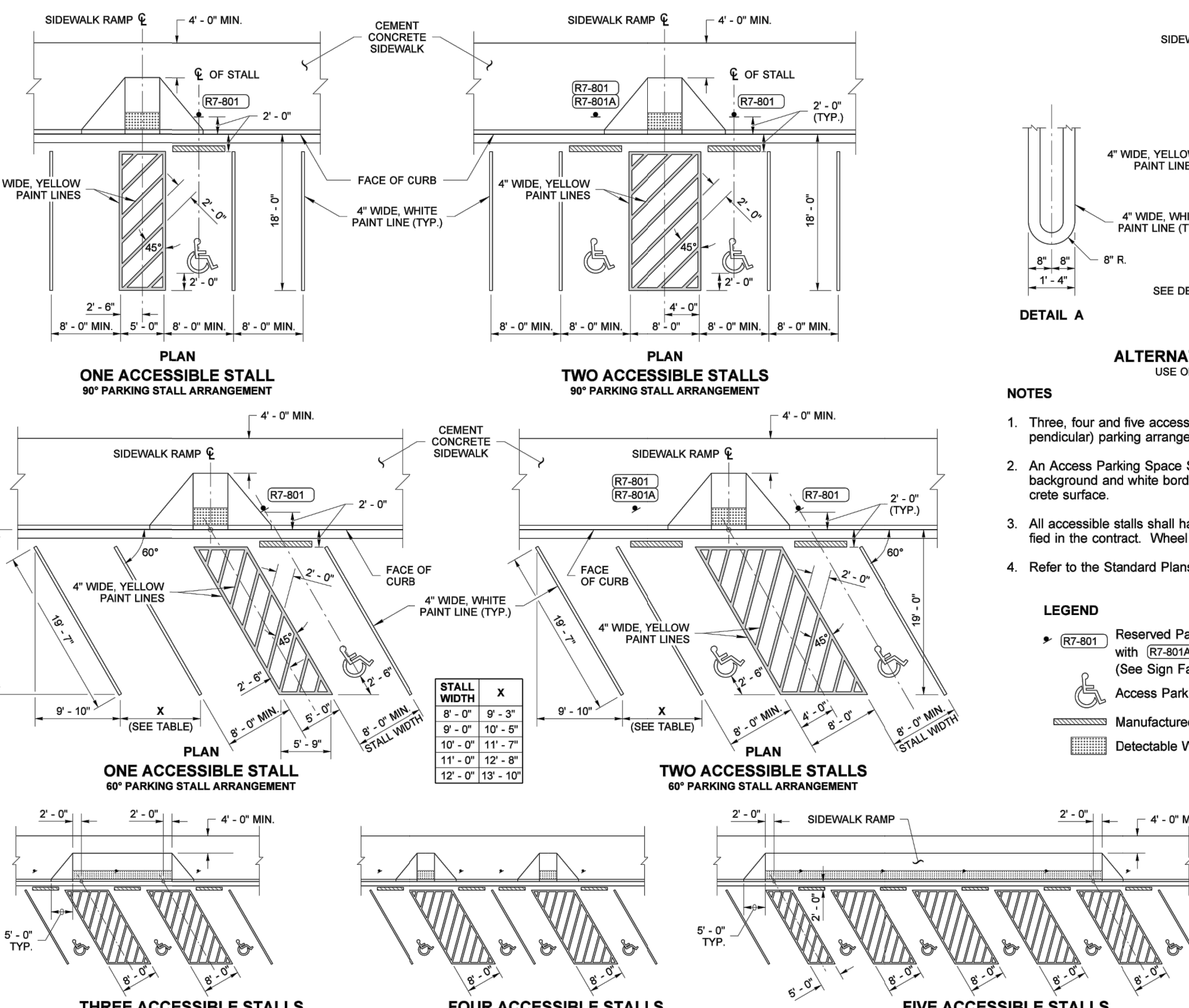
2 PIPE BEDDING AND BACKFILL
 NOT TO SCALE
 CITY OF PUYALLUP



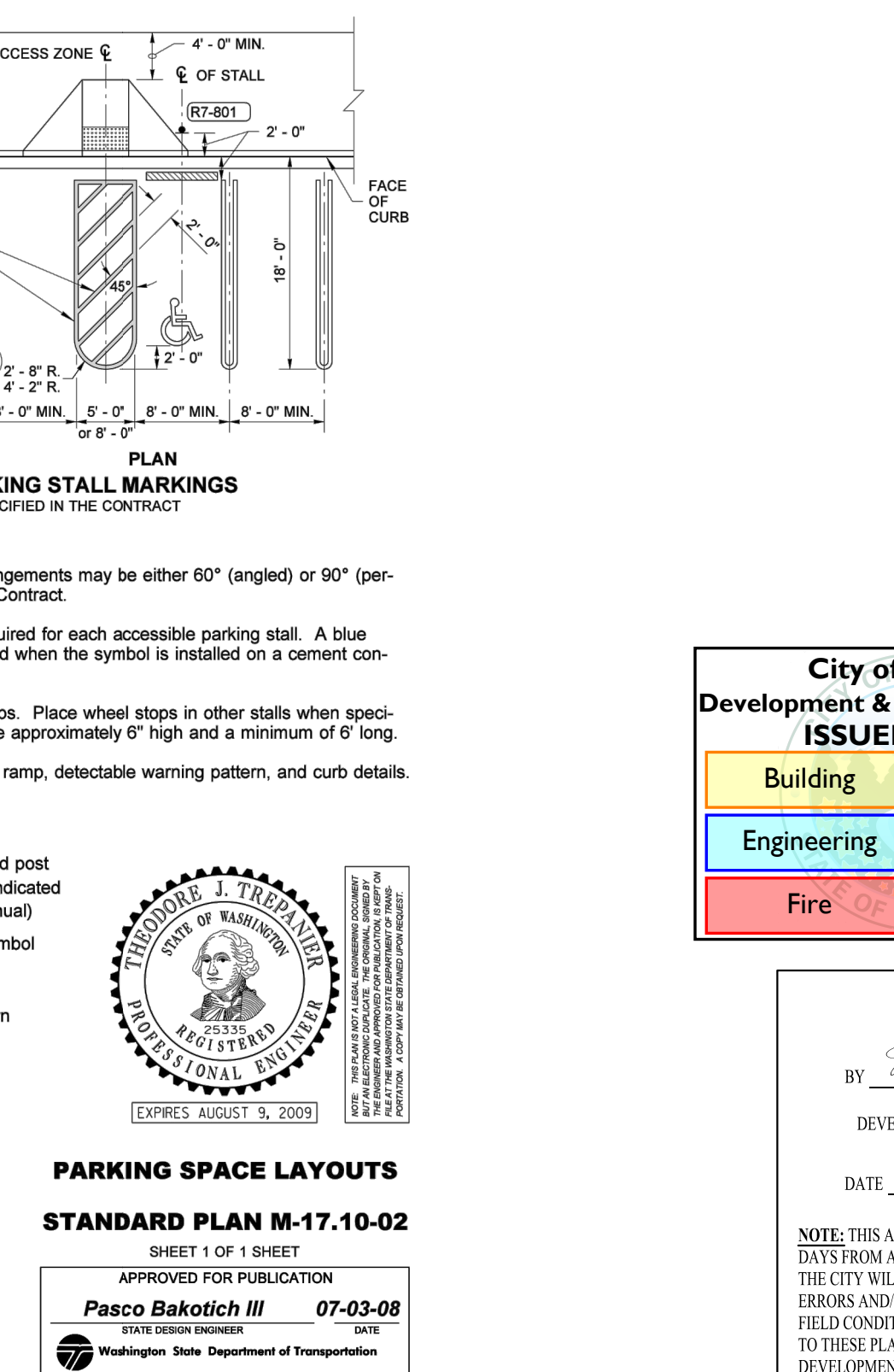
3 CHAIN LINK FENCE
 NOT TO SCALE
 CITY OF PUYALLUP



4 SIDEWALK DETAIL
 NOT TO SCALE
 CITY OF PUYALLUP



5 ADA PARKING DETAIL
 NOT TO SCALE
 WSDOT STD M-17.10-02



ALTERNATIVE PARKING STALL MARKINGS
 USE ONLY WHEN SPECIFIED IN THE CONTRACT

PARKING SPACE LAYOUTS
STANDARD PLAN M-17.10-02
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
Pasco Bakotich III 07-03-08
 STATE DESIGN ENGINEER
 Washington State Department of Transportation

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

APPROVED
 BY: *[Signature]*
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING
 DATE: 12/28/2023

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BY	DATE	DESCRIPTION	REVISION

DRAINAGE NOTES & DETAILS

VALLEY AVE YARD

CLIENT: 1124 VALLEY AVE, LLC
 550 S MICHIGAN STREET
 SEATTLE, WA 98108

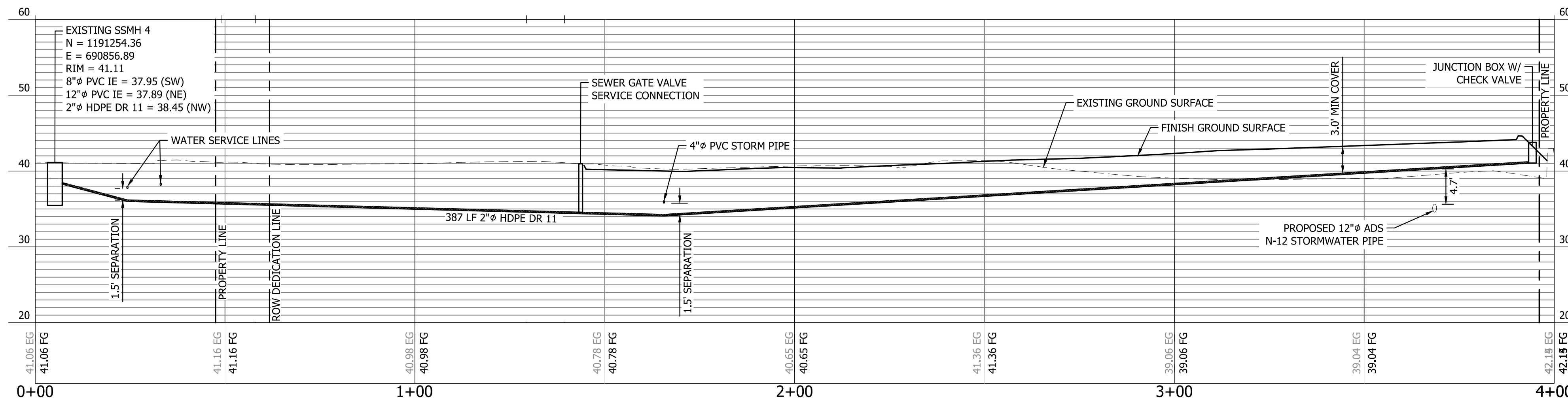
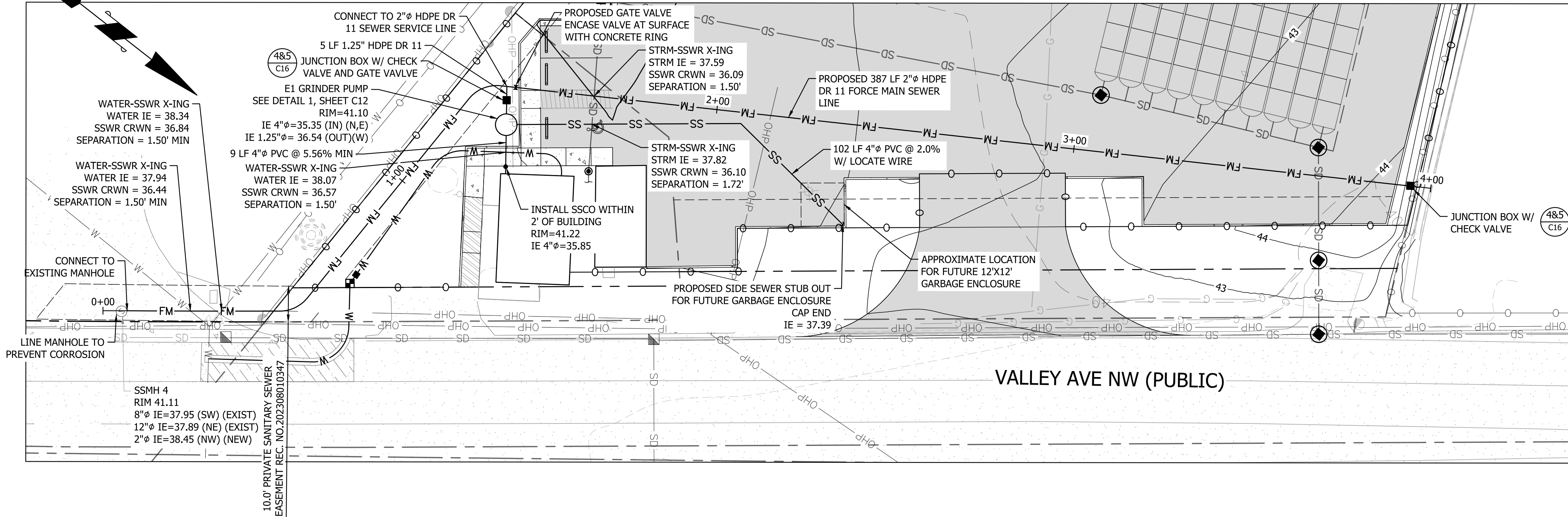
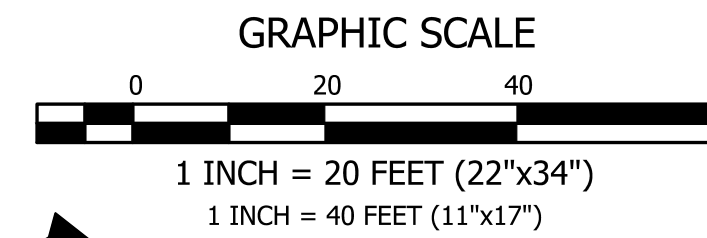
DESIGNER: K. MAUREN
 ENGINEER: B. ALLEN
 DRAWN: K. MAUREN
 S16 T20N R04E WM
 DATE: 2023-08-10
 REVISED: ---
 PROJECT: 21-247
 DWG NAME: 21-247-C

SHEET **C13** REV. **13 OF 17**

BOZON ENGINEERING, LLC
LAND PLANNERS
 CIVIL ENGINEERS ~ SURVEYORS ~ INFRASTRUCTURE CONSULTANTS
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@bozoneng.com
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 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

BRETT M. ALLEN
 REGISTERED PROFESSIONAL ENGINEER
 2023-11-17

VALLEY AVE YARD
A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.,
CITY OF PUYALLUP, WASHINGTON
SEWER PLAN & PROFILE



PROPOSED FORCE MAIN SEWER LINE PROFILE

HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=10'

MINIMUM GRINDER PUMP REQUIREMENTS

LIFT STATION PACKAGE: E/ONE WH231-73 STATION
 PUMP TYPE: E/ONE W200P10AAF
 SIZE OF PUMP: 1 HP, 1,725 RPM, HIGH TORQUE CAPACITOR START, THERMALLY PROTECTED, 120/240 V / 60HZ, ONE PHASE
 PIPE OUTLET: 1-1/4"
 PIPE SIZE: 1-1/4" (MIN)
 CONTROL PANEL/ALARM: E/ONE SENTRY

FINISH FLOOR (FT)	WET WELL BASE (FT)	PUMP OFF (FT)	PUMP ON (FT)	ALARM ELEV (FT)	INVERT IN ELEV (FT)	WET WELL TOP (FT)	INVERT OUT ELEV (FT)
43.00	33.64	34.62	34.96	35.62	35.74	42.12	36.77

ACRONYMS

- ME MATCH EXISTING
- EG EXISTING GRADE
- FG FINISH GRADE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- MP MID POINT
- FL FLOWLINE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- CL CENTERLINE
- ROW RIGHT OF WAY

APPROVED

BY: *[Signature]*
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING
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 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.

CITY OF PUYALLUP SANITARY SEWER 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. ANY STRUCTURES AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- MINIMUM GRADE ON ALL 4 INCHES 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, HAVE 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 TRIPLED WALLED AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. PP SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PII 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 CHANNLED 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 LICENSE 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.

EXISTING UTILITY NOTE

EXISTING UTILITIES DEPICTED BASED UPON FIELD SURVEY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES.

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

BY	DATE	DESCRIPTION	REVISION

SEWER PLAN & PROFILE

VALLEY AVE YARD

CLIENT: 1124 VALLEY AVE, LLC
550 S MICHIGAN STREET
SEATTLE, WA 98108

CONTACT: KERMIT JORGENSEN

DESIGNER: K. MAUREN
ENGINEER: B. ALLEN
DRAWN: K. MAUREN
DATE: 2023-08-10
REVISED: ---
PROJECT: 21-247
DWG NAME: 21-247-C

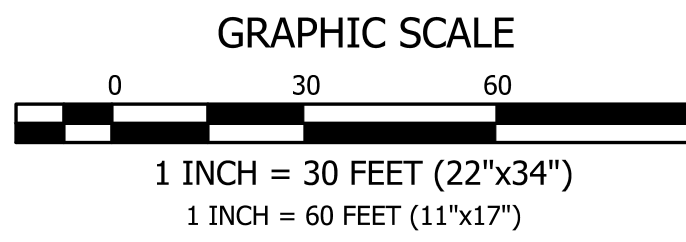
PHONE: (206) 787-1475

2023-11-17

SHEET: **C14**

14 OF 17

ENGINEERING • LLC
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



VALLEY AVE YARD

A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., CITY OF PUYALLUP, WASHINGTON WATER PLAN

CITY OF PUYALLUP WATER SYSTEM NOTES:

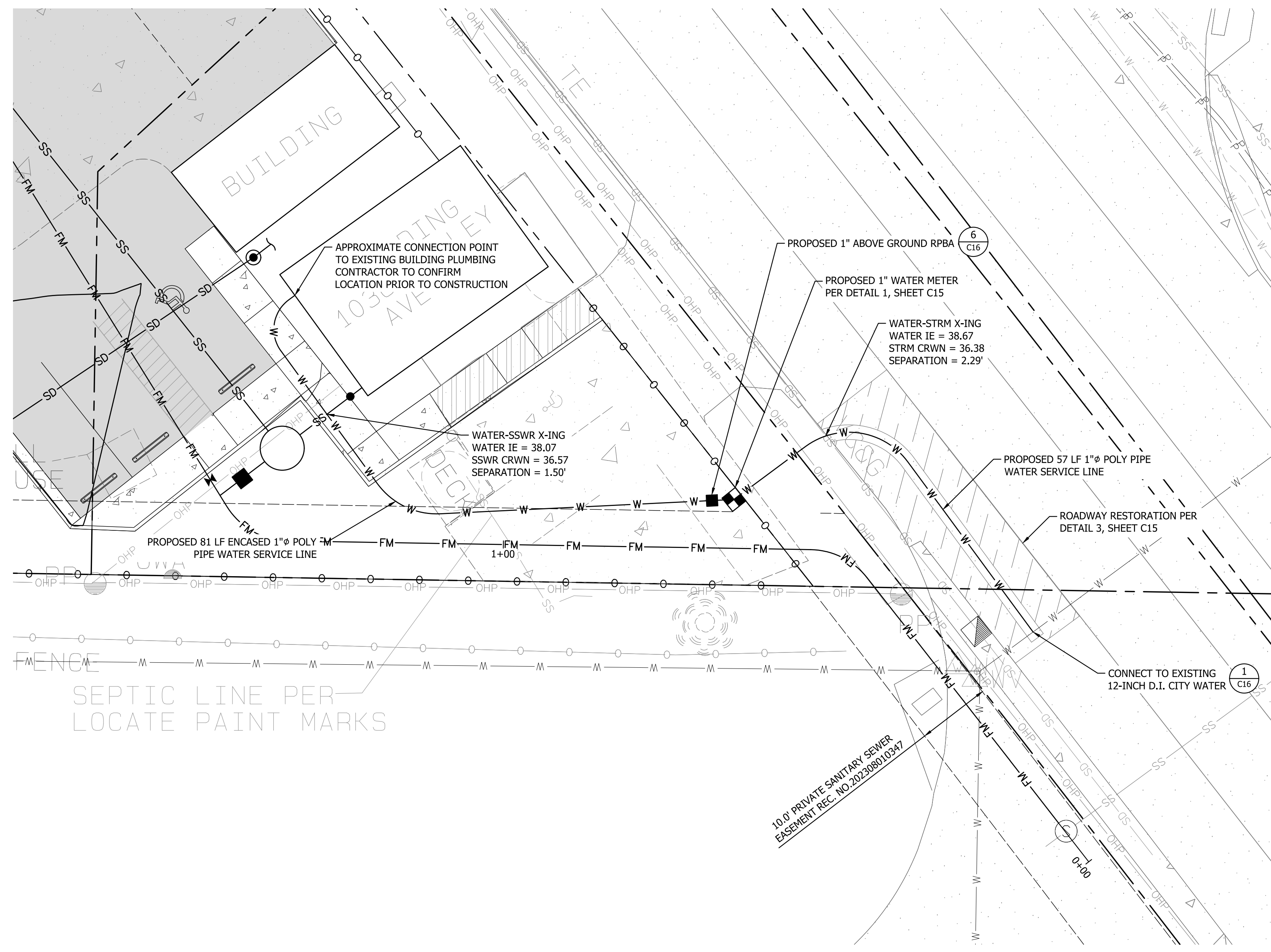
1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS"), OR AS DIRECTED BY FRUITLAND MUTUAL WATER COMPANY (FMWC), VALLEY WATER (VW), OR TACOMA CITY WATER (TCW) IS THE PURVEYOR.
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION. 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.
5. 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.
6. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
7. 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 (CID) WHICH SHALL BE PAID FOR BY THE CITY.
8. 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.
9. 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.
10. CONNECTIONS TO EXISTING WATER TAPS 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. PIPE FITTING FOR WATER MAINS SHALL BE DUCTILE IRON AND SHALL BE MECHANICAL JOINT CONFORMING TO AWWA SPECIFICATION C111-72.
16. WATER MAIN PIPE AND SERVICE CONNECTIONS SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
17. 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.
18. TRENCHING, BEDDING, AND BACKFILL FOR WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 06.01.01.
19. 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.
20. ANY LEAD JOINT FITTING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH A MECHANICAL JOINT FITTING AT THE CONTRACTOR'S EXPENSE.
21. 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.
22. 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.
23. SHOULD A BREAK OCCUR ON ANY CITY WATER MAIN, THE CONTRACTOR SHALL FOLLOW THE CITY'S ADOPTED "WATER MAIN BREAK PROCEDURE" ISSUED TO THEM AT THE PRE-CONSTRUCTION MEETING AND NOTIFY THOSE CONNECTED TO THE SYSTEM IN THE IMPACTED AREA AS OUTLINED IN THE PROCEDURE.

25. WATER MAIN REPAIRS (REFERENCES: AWWA C651-14 AND WSDOT STANDARD SPECIFICATION SECTION 7-09) (NOTE: A PLANNED WATER MAIN REPAIR SHALL BE APPROVED BY THE CITY INSPECTOR AND/OR WATER DIVISION SUPERVISOR PRIOR TO COMMENCING WORK.)
 - A. REPAIR WITHOUT DEPRESSURIZATION - SMALL LEAKS SHALL BE REPAIRED USING REPAIR BANDS WHILE MAINTAINING POSITIVE PRESSURE IN THE WATER MAIN. VALVES SURROUNDING THE LEAK WILL BE PARTIALLY SHUT BY THE CITY WATER DEPARTMENT TO REDUCE THE FLOW AND PRESSURE TO THE AREA. BLOWOFFS AND HYDRANTS IN THE REDUCED PRESSURE AREA MAY BE OPENED AS NEEDED TO FURTHER REDUCE THE PRESSURE. THE WATER MAIN TRENCH SHALL BE OVER-EXCAVATED TO ALLOW WATER IN THE TRENCH TO BE PUMPED OUT AND MAINTAINED BELOW THE LEVEL OF THE WATER MAIN. THE REPAIR SHALL BE COMPLETED WITH THE WATER MAIN PRESSURE REMAINING POSITIVE. AFTER THE REPAIR IS MADE, THE SYSTEM SHALL BE FULLY PRESSURIZED AND A VISUAL LEAK INSPECTION WILL BE COMPLETED. THE WATER MAIN IN THE AFFECTED AREA SHALL BE FLUSHED TO ACHIEVE THREE PIPE VOLUMES PULLED FROM THE PIPE (DISTANCE MEASURED FROM VALVE OPENED FOR FLUSHING TO THE EXIT HYDRANT OR BLOWOFF).
 - B. REPAIR/CUT-IN WITH DEPRESSURIZATION - TRENCH SHALL BE OVER EXCAVATED AND DEWATERED BELOW THE WATER MAIN. FLUSH WATER FROM PIPE FROM EACH DIRECTION UNTIL IT RUNS CLEAR. IMMEDIATELY PRIOR TO INSTALLATION OF A NEW PIPE SECTION FOR REPAIR OR CUT IN TEE, ALL NEW FITTINGS AND PIPE SPOOLS SHALL BE SWABBED WITH A FIVE PERCENT (5%) CHLORINE SOLUTION (MINIMUM). THE INTERIOR OF THE EXISTING PIPE SHALL BE SWABBED WITH A FIVE PERCENT (5%) CHLORINE SOLUTION AT LEAST 6 FEET IN EACH DIRECTION FROM EXPOSED CUT ENDS. THE WATER MAIN IN THE AFFECTED AREA SHALL BE FLUSHED TO ACHIEVE THREE PIPE VOLUMES PULLED FROM THE PIPE (DISTANCE MEASURED FROM THE VALVE OPENED FOR FLUSHING TO THE EXIT HYDRANT OR BLOWOFF). CUSTOMERS SHALL BE NOTIFIED AFTER THE WATER MAIN IS FLUSHED AND REPAIRS HAVE BEEN COMPLETED, AS OUTLINED IN THE "WATER MAIN BREAK PROCEDURE."
26. NEW WATER MAIN INSTALLATION:
 - A. EACH NEW WATER MAIN SECTION SHALL BE DELIVERED, STACKED AND STORED ON SITE WITH ENDS PLUGGED. THE PLUGS SHALL REMAIN IN THE PIPE UNTIL EACH PARTICULAR SECTION IS INSTALLED. NATIONAL SANITATION FOUNDATION (NSF) APPROVED SIXTY-FIVE PERCENT (65%) CALCIUM HYPOCHLORITE SHALL BE ADDED TO THE UPSTREAM END OF EACH PIPE SECTION, AND AT EACH HYDRANT TEE IN THE AMOUNT GIVEN IN THE TABLE BELOW (OR PER APPROVED MANUFACTURER SPECIFICATIONS). THE MINIMUM AMOUNT OF CALCIUM HYPOCHLORITE ADDED SHOULD BE SUFFICIENT TO ACHIEVE A 50 MG/L CONCENTRATION WITHIN THE IMPACTED AREA.

65% CALCIUM HYPOCHLORITE ADDITION PER PIPE SECTION

PIPE DIAMETER (INCHES)	PIPE VOLUME PER 18 FEET (GAL)	5-GRAM TABLETS PER PIPE SECTION	HYPOCHLORITE GRANULES OUNCES PER 500 FEET	TEASPOONS PER 18 FEET	MAXIMUM FILL RATE (GPM)
4	35	1	1.7	0.2	40
6	53	1	3.8	0.4	90
8	70	2	6.7	0.7	150
12	106	4	15.1	104.0	350
16	141	6	27.0	2.5	600

- B. NEW WATER MAINS SHALL BE FILLED USING AN APPROVED BACKFLOW PREVENTION ASSEMBLY. THE WATER MAIN SHALL BE FILLED FROM THE LOWER ELEVATION END SO THAT AS THE WATER MAIN IS FILLED, THE CHORINE IS CONTACTED, DISSOLVED AND SPREAD RELATIVELY UNIFORM THROUGH THE LENGTH OF THE NEW WATER MAIN. THE FILL RATE SHALL BE MINIMIZED SO THAT THE VELOCITY OF THE WATER IS LESS THAN 1 FT/SEC (SEE TABLE ABOVE). SUCCESSFUL PRESSURE TEST AND BACTERIOLOGICAL TESTS SHALL BE COMPLETED AND PROVIDED TO THE CITY PRIOR TO ANY NEW WATER MAIN CONNECTION TO THE EXISTING WATER SYSTEM.
- C. THE CHLORINATED WATER WILL BE ALLOWED TO REMAIN IN CONTACT WITH THE NEW WATER MAIN SYSTEM FOR 24 TO 72 HOURS. AFTER 24 HOURS, WATER MAY BE ADDED TO THE WATER MAIN FOR THE PURPOSES OF PRESSURE TESTING. THE WATER IN THE MAIN USED FOR PRESSURE TESTING MUST REMAIN IN THE WATER MAIN UNTIL PRESSURE TEST IS COMPLETED. IF NECESSARY, LIQUID CHLORINE SHALL BE INJECTED INTO THE WATER MAIN WITH FILL WATER TO MAINTAIN A CONCENTRATION IN THE WATER MAIN ABOVE 50 MG/L. UNDER NO CIRCUMSTANCE SHALL "SUPER" CHLORINATED WATER BE ALLOWED TO SIT WITHIN A NEW WATER MAIN FOR MORE THAN 5 DAYS.
- D. PRESSURE TESTING INCLUDES TESTING AGAINST NEW VALVES AND HYDRANTS. EACH VALVE SHALL BE TESTED BY CLOSING EACH IN TURN AND REDUCING THE PRESSURE BEYOND THE VALVE. THE PRESSURE ON THE BACK SIDE OF THE VALVE SHOULD NOT BE ELIMINATED. CARE MUST BE TAKEN THAT, DURING THIS PROCESS, POSITIVE PRESSURE REMAINS THROUGHOUT THE SYSTEM BEING TESTED AT ALL TIMES. ALL HYDRANT FOOT VALVES SHALL BE OPEN DURING PRESSURE TESTING SO THAT THE PRESSURE TEST IS AGAINST THE HYDRANT VALVE. PRESSURE TESTING WILL NOT BE ALLOWED AGAINST ANY EXISTING VALVES.
- E. AFTER SUCCESSFUL PRESSURE TESTING, THE WATER MAIN SHALL BE THOROUGHLY FLUSHED TO REMOVE ALL "SUPER" CHLORINATED WATER FROM THE NEW WATER MAIN. FLUSHING OF NEW OR EXTENDED WATER MAINS SHALL BE CONDUCTED PER WSDOT SPECIFICATION 7-09.3(24) 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 (WPCP) 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. CITY OF PUYALLUP - CITY STANDARDS WATER REVISED 11/2020 300-11
- F. SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED AFTER FLUSHING AND AGAIN 24 HOURS AFTER THE FIRST SET OF SAMPLES.
- G. ALL CLOSURE/FINAL CONNECTION FITTINGS SHALL BE SPRAYED CLEAN AND THEN SWABBED WITH A FIVE PERCENT (5%) CHLORINE SOLUTION IMMEDIATELY PRIOR TO INSTALLATION PER AWWA STANDARD C651. ADDITIONAL SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED FROM THE IMMEDIATE VICINITY OF THE NEW OR REPLACED WATER MAIN AND ANALYZED AFTER THE FINAL CONNECTIONS ARE MADE. IF NECESSARY, ADDITIONAL FLUSHING SHALL BE CONDUCTED AND ADDITIONAL SAMPLES SHALL BE COLLECTED UNTIL SATISFACTORY RESULTS ARE OBTAINED.



VERIFICATION NOTE
ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

APPROVED
BY: _____
CITY OF PUYALLUP
WATER PURVEYOR
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 WATER PURVEYOR.

APPROVED
BY: _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
12/28/2023
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.

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

BY	DATE	REVISION	DESCRIPTION



2023-11-17

WATER PLAN

VALLEY AVE YARD

DESIGNER: K. MAUREN
ENGINEER: B. ALLEN
DRAWN: K. MAUREN
DATE: 2023-08-10
REVISED: - - - -

PROJECT: 21-247
DWG NAME: 21-247-C

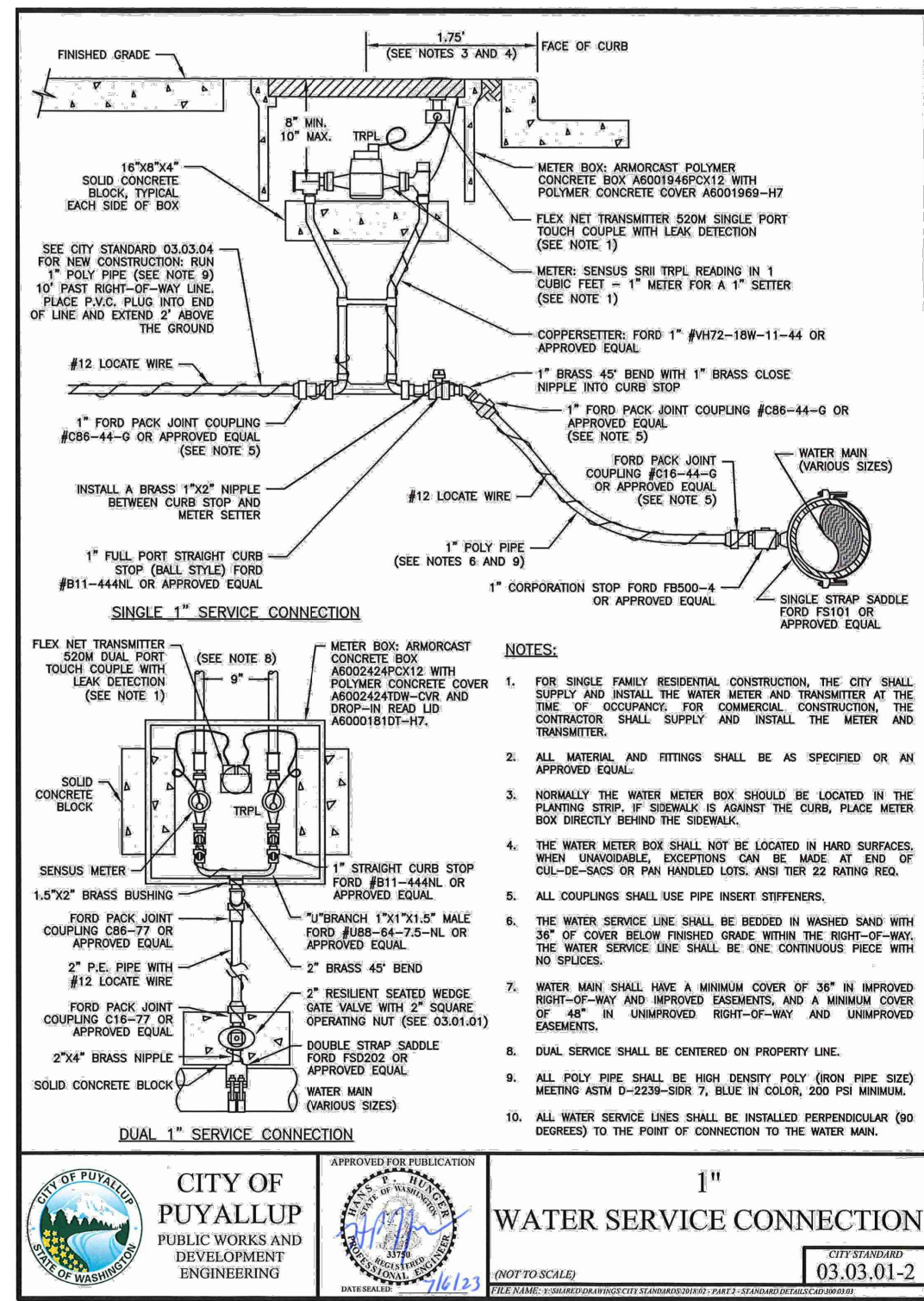
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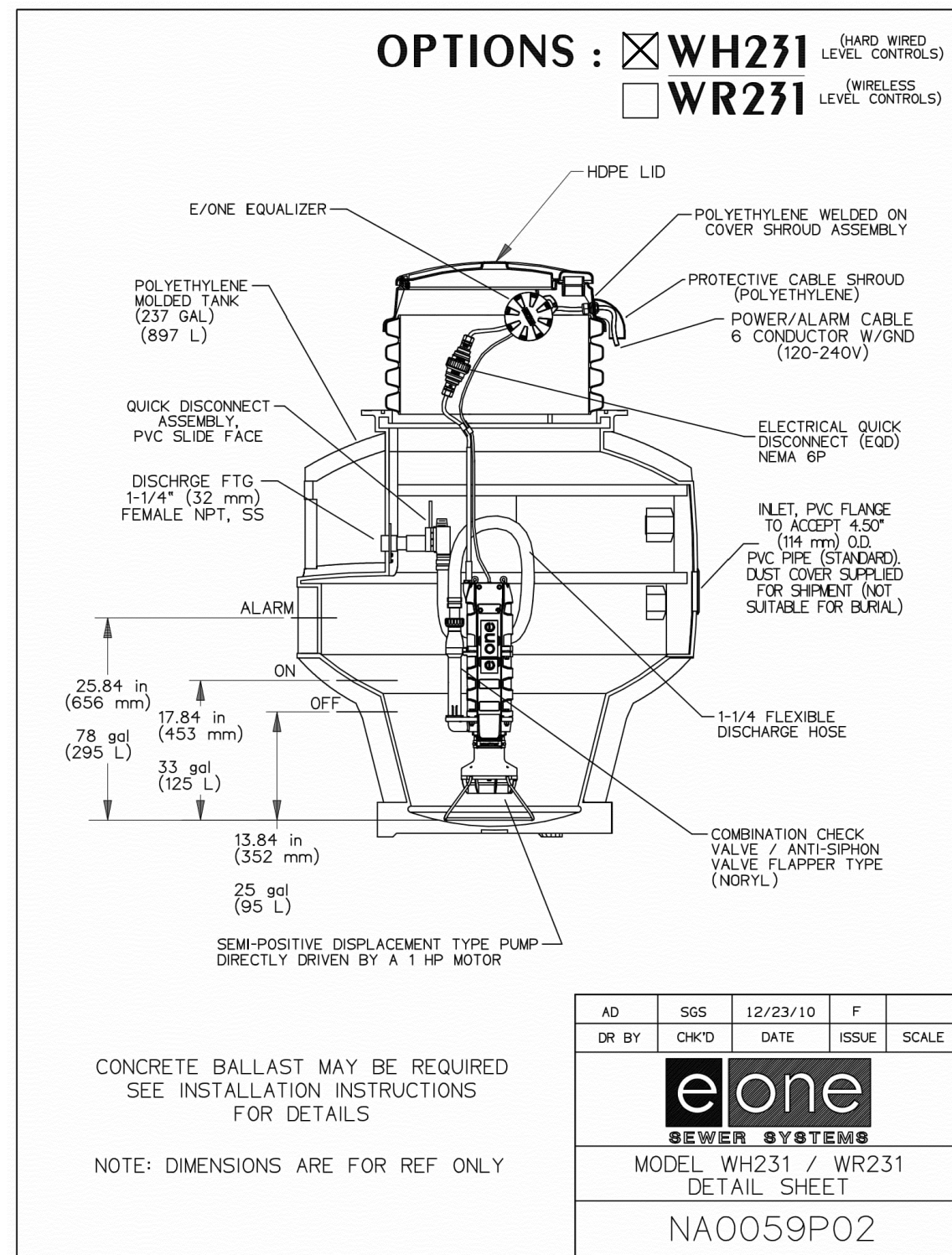
CLIENT: 1124 VALLEY AVE, LLC
550 S MICHIGAN STREET
SEATTLE, WA 98108

CONTACT: KERMIT JORGENSEN
PHONE: (206) 787-1475

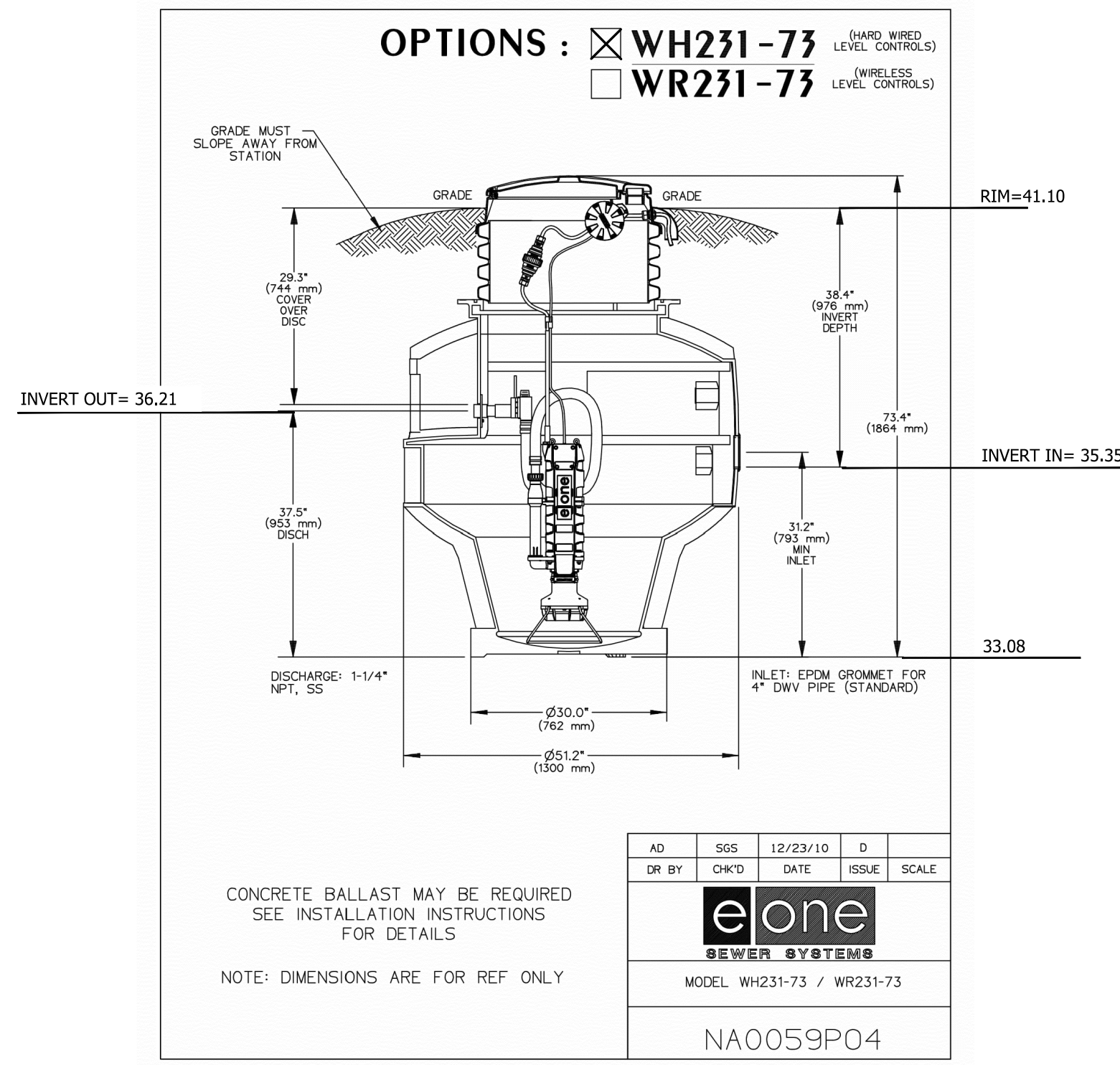
VALLEY AVE YARD
A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.,
CITY OF PUYALLUP, WASHINGTON
SEWER & WATER NOTES & DETAILS



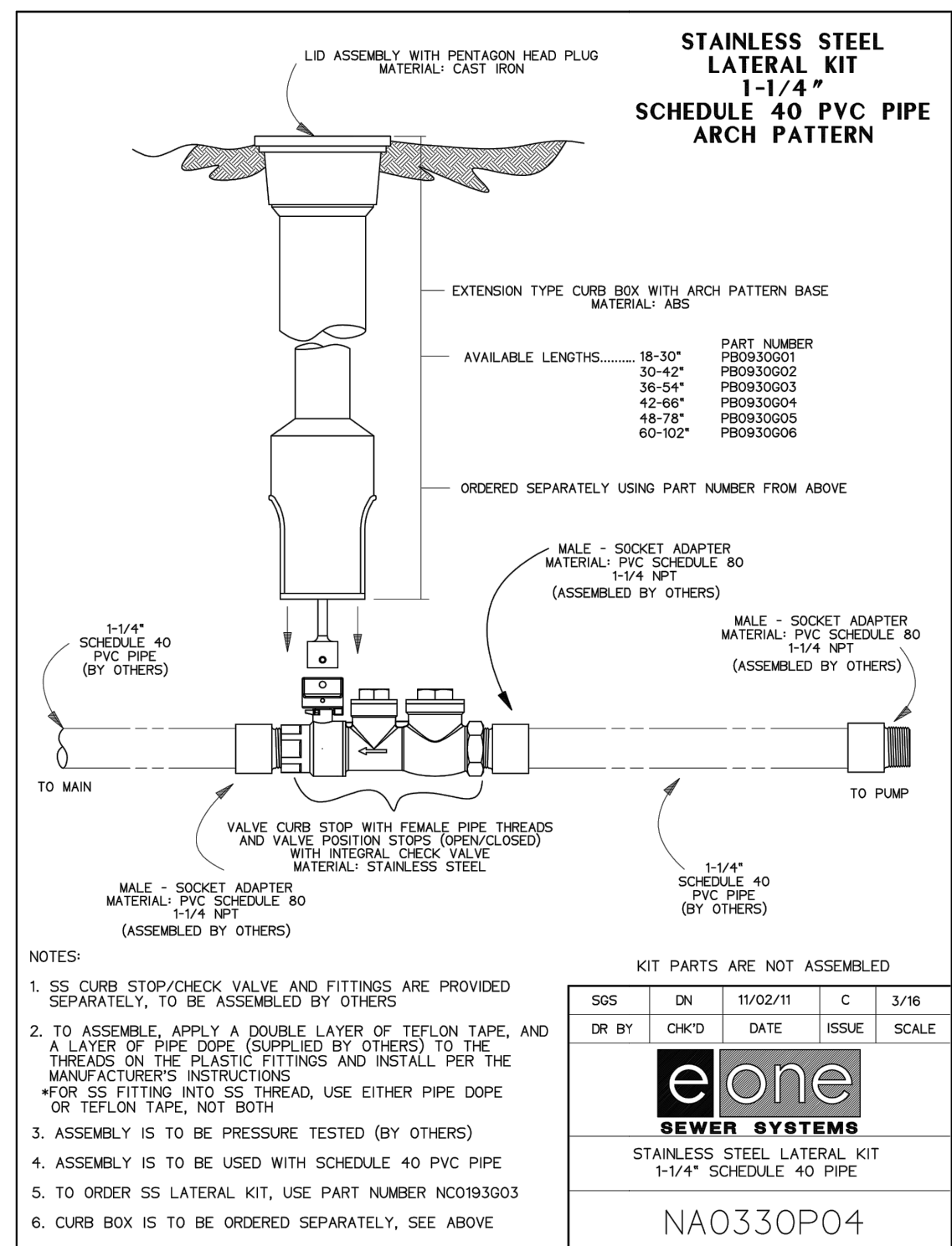
1 WATER SERVICE CONNECTION
 NOT TO SCALE PUYALLUP CITY STANDARD 03.03.01



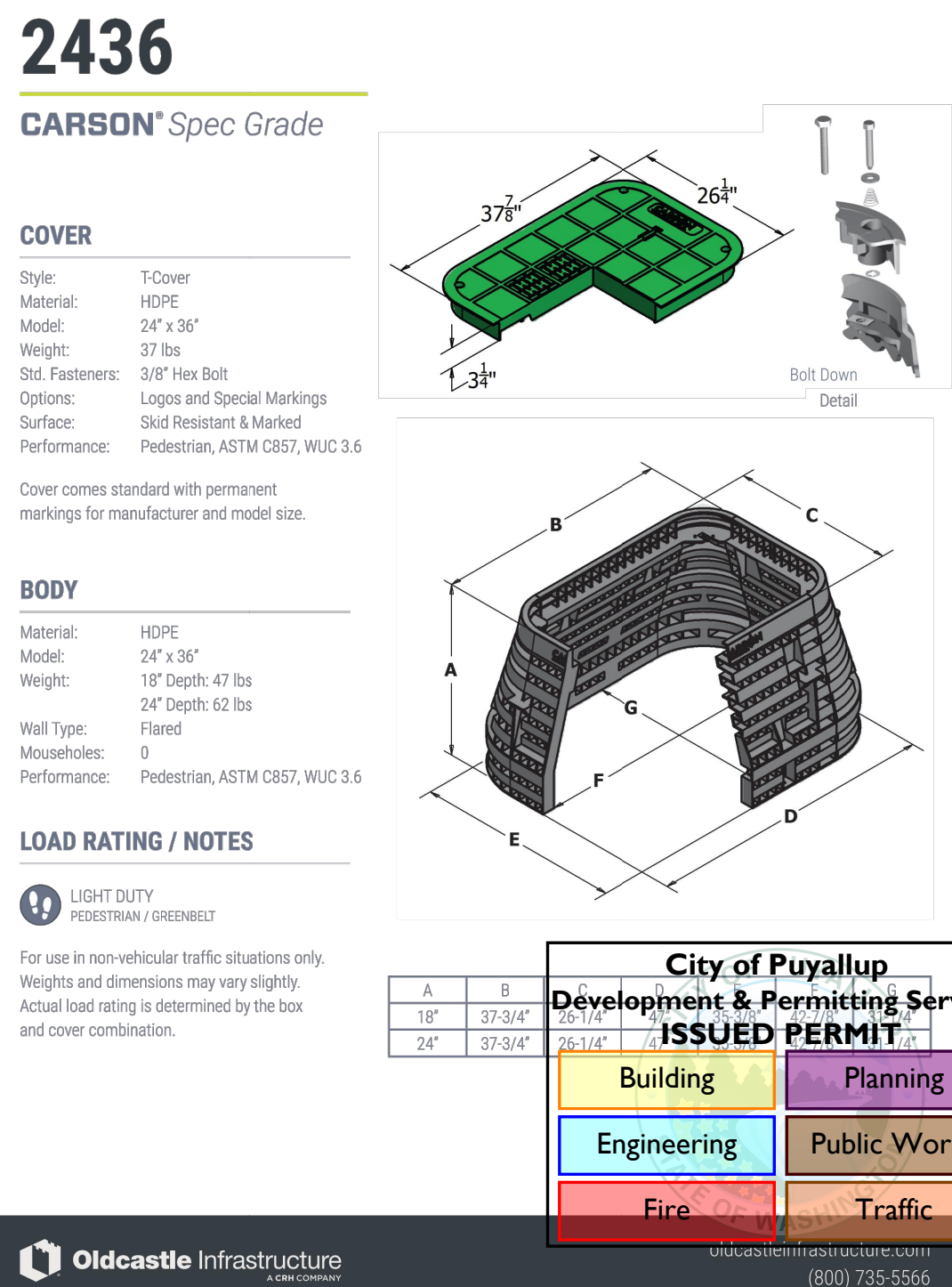
2 E-ONE WH231-73 GRINDER PUMP
 NOT TO SCALE



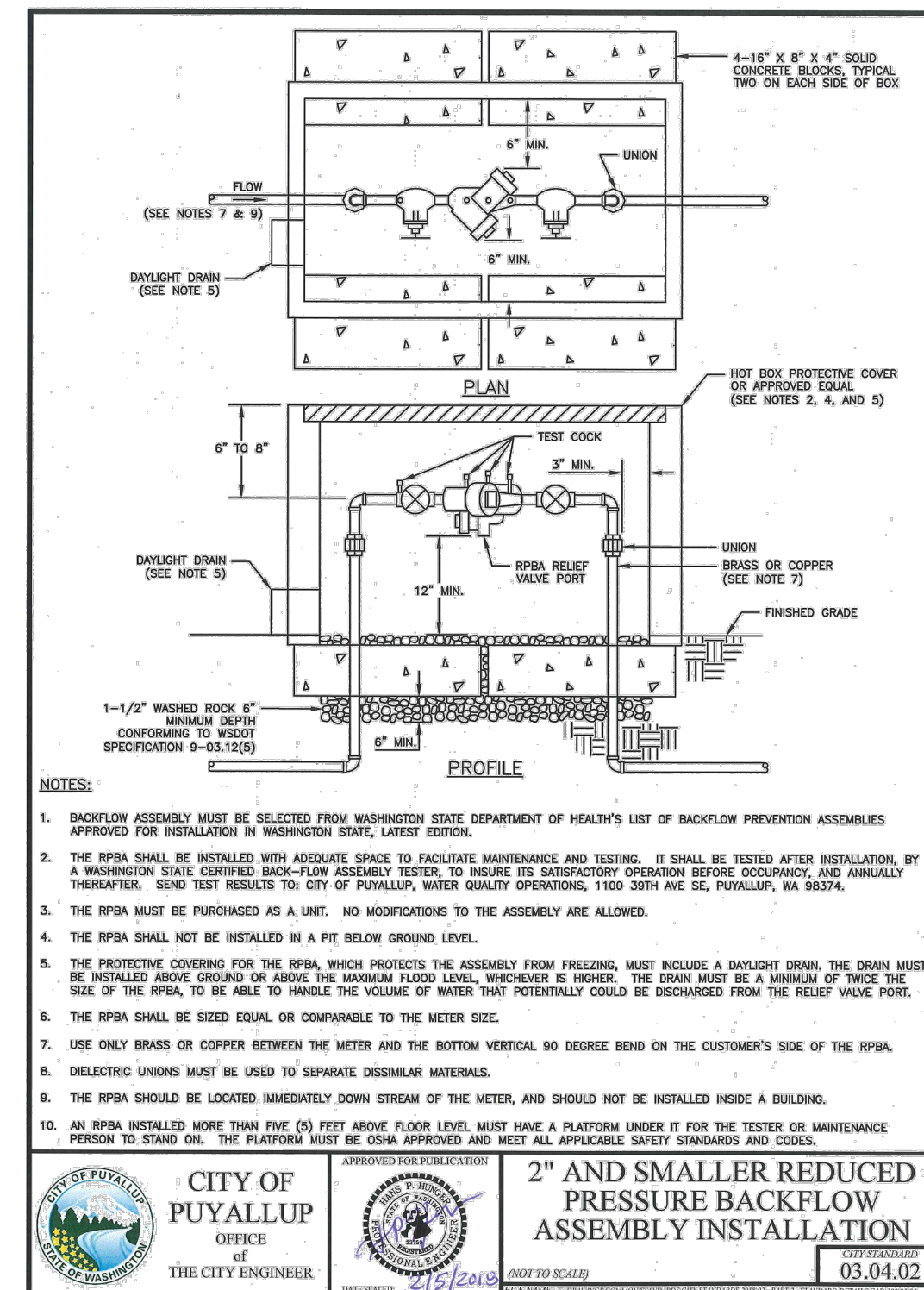
3 STREET RESTORATION
 NOT TO SCALE PUYALLUP CITY STANDARD 01.01.20



4 EONE LATERAL KIT
 NOT TO SCALE



5 CARON CURB STOP BOX
 NOT TO SCALE



6 RPBA DETAIL
 NOT TO SCALE PUYALLUP CITY STANDARD 03.04.02

CONSTRUCTION NOTES

- EACH GRINDER SEWER PUMP AND FORCE MAIN SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL CITY CODES AND THE CONDITIONS OF THE APPROVED DESIGN.
- HYDROSTATIC TEST OF FORCE MAIN SHALL BE TESTED AT 150 PERCENT OR 50 PSI HYDROSTATIC PRESSURE, WHICHEVER IS GREATER, FOR PIPE SIZE UP TO 2-INCH INSIDE DIAMETER TESTING SHALL BE A MINIMUM OF 10 MINUTE DURATION WITH NO LOSS OF PRESSURE. HYDROSTATIC TESTING WILL INCLUDE THE PUMP CHECK AND BALL VALVES.
- AN OPERATIONAL CHECK OF THE PUMP, ON/OFF SWITCH, FLOAT AND ALARM SHALL BE REQUIRED AS PART OF THE TESTING PROCEDURES.
- ALL PIPES IN NON-DRIVING AREAS ARE REQUIRED TO HAVE A MINIMUM OF 3' COVER. ALL PVC GRAVITY MAINS IN RIGHT-OF-WAYS AND DRIVING AREAS ARE REQUIRED TO HAVE A MINIMUM OF 5'. ALL D.I.P. AND CONCRETE PIPES IN DRIVING AREAS OR RIGHT-OF-WAYS AREA REQUIRED TO HAVE A MINIMUM COVER OF 3'.
- GRAVITY SEWER PIPE SHALL BE CONSIDERED AS PART OF THE SEWER PUMP INSTALLATION. TESTING OF GRAVITY LINES SHALL BE COMPLETED AT THE TIME THE FORCE MAIN IS TESTED.
- PEA GRAVEL BEDDING WILL BE PLACED 4" BELOW AND 6" ABOVE PIPE. NO OTHER BEDDING MATERIAL IS ACCEPTABLE.
- HYDROSTATIC TESTING WILL BE DONE IN ACCORDANCE WITH THE PIERCE COUNTY UTILITY SANITARY SEWER SPECIFICATIONS LATEST EDITION.
- INSPECTION SHALL INCLUDE THE RESIDENTIAL PUMP, FORCE, AND GRAVITY SEWER IN ACCORDANCE WITH THE APPROVED PLANTS. NO DEVIATION FROM THE APPROVED PLANS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES DEPARTMENT ENGINEERING SECTION.
- THE SEWER LINES, FORCE MAIN, AND GRINDER PUMP SHALL REMAINED THE OWNERSHIP OF THE PROPERTY OWNER WHO SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE.
- THE ALARM MUST BE IN A CONSPICUOUS LOCATION AND MUST BE AUDIO CASUAL. INTERIOR AND EXTERIOR OF WET WELL VAULT MUST BE WATERPROOFED BY THE MANUFACTURER AT THE PRODUCTION SITE. COATING IS TO BE COAL TAR EPOXY PER SECTION 5.3.9 OF PIERCE COUNTY UTILITY SPECIFICATIONS.
- ALL UTILITIES CROSSING SEWER LINES MUST HAVE PROPER VERTICAL CLEARANCE. THE STANDARD VERTICAL SEPARATION FOR WATER LINES IS 1.5 FEET ABOVE SEWER LINES AND 1 FOOT FOR ALL OTHER UTILITIES.
- PARALLEL SEWER WATER LINES MUST HAVE 10 FEET OF HORIZONTAL SEPARATION. THE GRINDER PUMP WET WELL SHALL BE INSTALLED ON LEVEL UNDISTURBED SOIL WITH A MINIMUM TOTAL LOAD BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT. THE GRINDER PUMP WET WELL SHALL BE SET ON A LAYER OF 12 INCHES COMPACTED DEPTH.

NO.	DATE	DESCRIPTION
1		

ENGINEERING
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com
 Physical Address: P.O. Box 949, Gig Harbor, WA 98335
 Mailing Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



2023-11-17
 REGISTERED PROFESSIONAL ENGINEER

SEWER & WATER NOTES & DETAILS
 VALLEY AVE YARD
 CLIENT: 1124 VALLEY AVE, LLC
 550 S MICHIGAN STREET
 SEATTLE, WA 98108
 CONTACT: KERMIT JORGENSEN
 PHONE: (206) 787-1475

DESIGNER: K. MAUREN	ENGINEER: B. ALLEN
DRAWN: K. MAUREN	S 16 T 20N R 04E WM
DATE: 2023-08-10	REVISION: ---
PROJECT: 21-247	DWG NAME: 21-247-C
SHEET: C16	REV. 16 OF 17

APPROVED
 BY: [Signature]
 CITY OF PUYALLUP
 WATER PURVEYOR
 DATE: _____

APPROVED
 BY: [Signature]
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING
 DATE: 12/28/2023

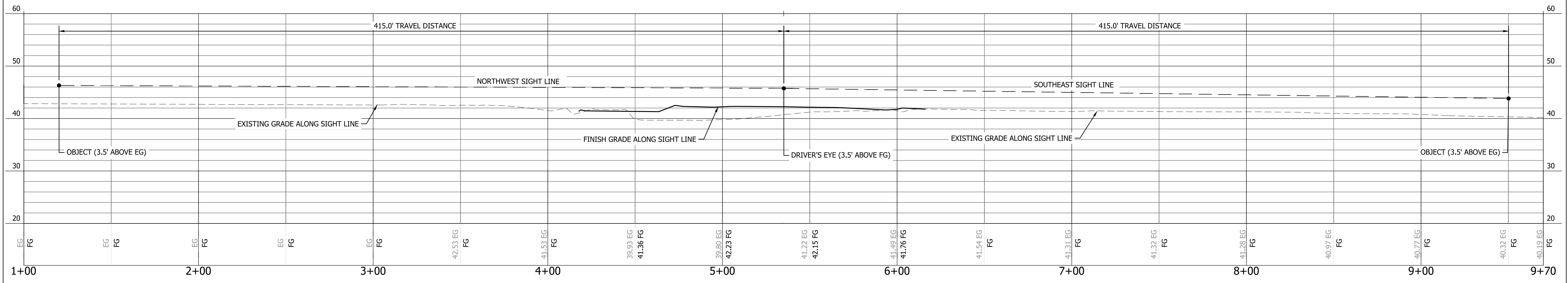
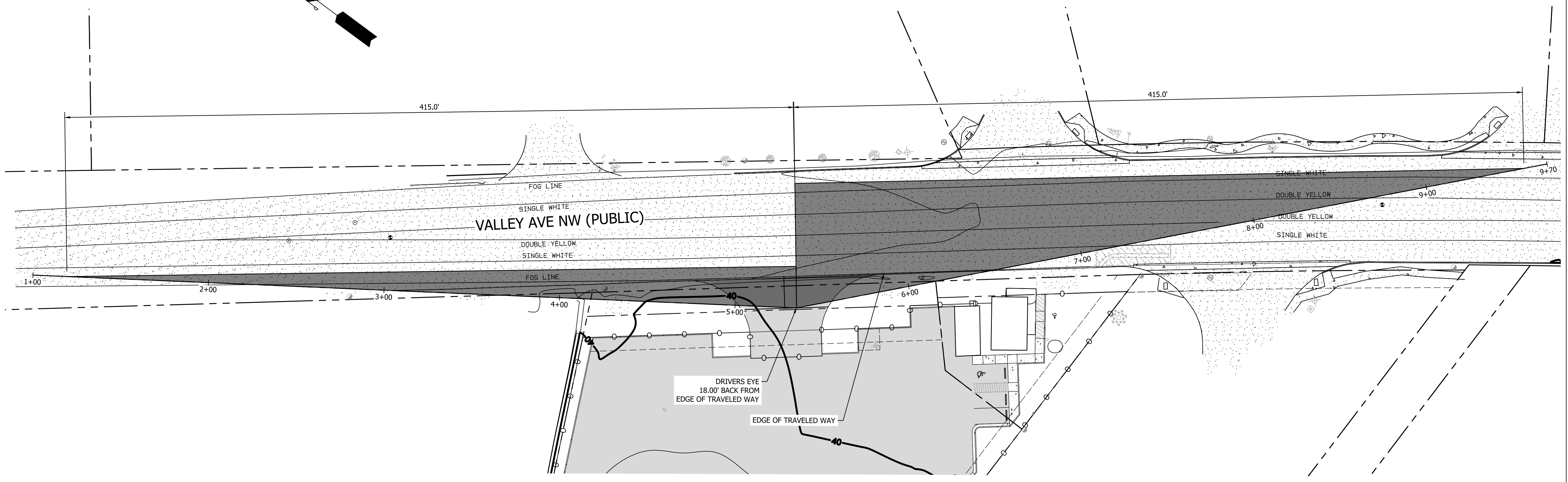
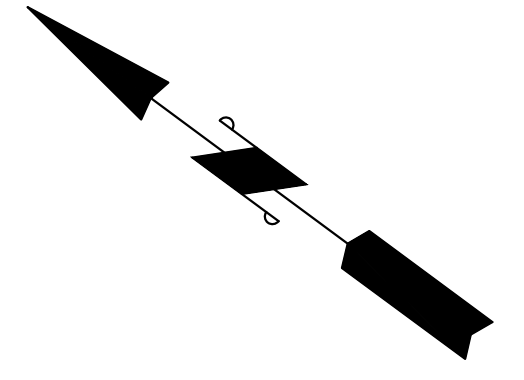
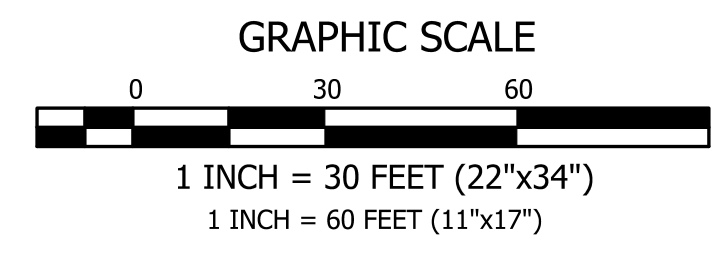
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

Oldcastle Infrastructure
 A CRH COMPANY
 10000 10th Avenue SE, Everett, WA 98203
 (800) 735-5566

VALLEY AVE YARD
 A PORTION OF SECTION 16, TOWNSHIP 20N, RANGE 04E, W.M.,
 CITY OF PUYALLUP, WASHINGTON
 SIGHT DISTANCE ANALYSIS



SIGHT DISTANCE PROFILE
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=10'

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

Building	Planning
Engineering	Public Works
Fire	Traffic

REVISION	DESCRIPTION	DATE	BY

CONTOUR
 ENGINEERING • LLC
 CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



2023-11-17

SHEET TITLE: SIGHT DISTANCE

CLIENT: 1124 VALLEY AVE, LLC
 550 S MICHIGAN ST
 SEATTLE, WA 98108

CONTACT: KERMIT JORGENSEN PHONE: (206)787-1475

DESIGNER: J. GEIBEL
 ENGINEER: K. MAUREN
 DRAWN: J. GEIBEL
 DATE: 2023-08-10
 REVISED:

PROJECT: 21-247
 DWG NAME: 21-247-C

SHEET	REV.
C17	△
17 OF 17	