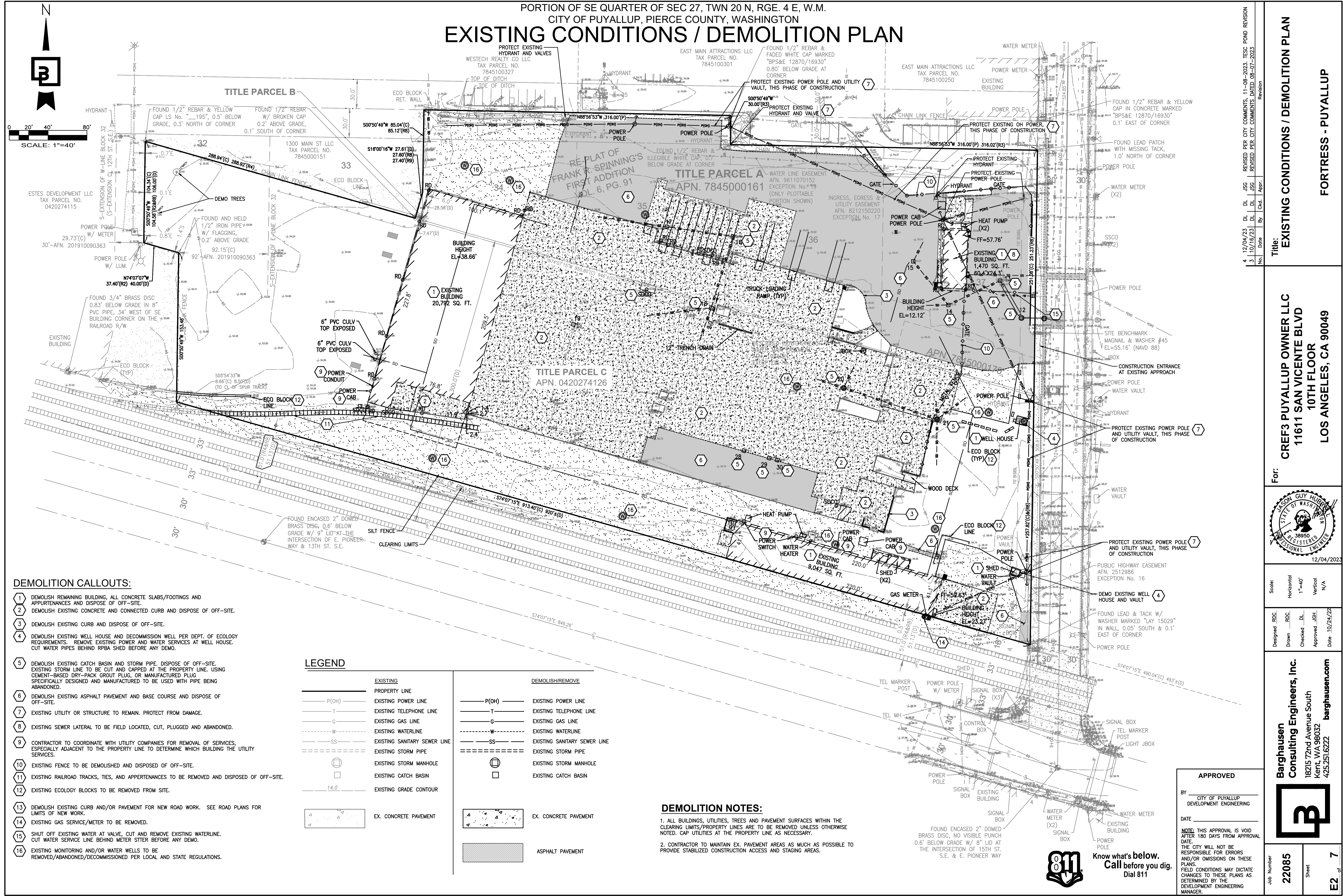




PORTION OF SE QUARTER OF SEC 27, TWN 20 N, RGE. 4 E, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON  
**EXISTING CONDITIONS / DEMOLITION PLAN**



**DEMOLITION CALLOUTS:**

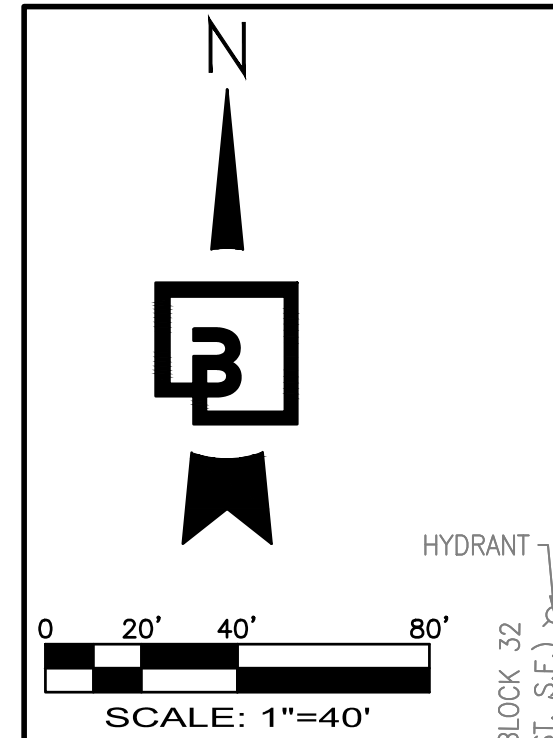
- 1 DEMOLISH REMAINING BUILDING, ALL CONCRETE SLABS/FOOTINGS AND APPURTENANCES AND DISPOSE OF OFF-SITE.
- 2 DEMOLISH EXISTING CONCRETE AND CONNECTED CURB AND DISPOSE OF OFF-SITE.
- 3 DEMOLISH EXISTING CURB AND DISPOSE OF OFF-SITE.
- 4 DEMOLISH EXISTING WELL HOUSE AND DECOMMISSION WELL PER DEPT. OF ECOLOGY REQUIREMENTS. REMOVE EXISTING POWER AND WATER SERVICES AT WELL HOUSE. CUT WATER PIPES BEHIND RPBA SHED BEFORE ANY DEMO.
- 5 DEMOLISH EXISTING CATCH BASIN AND STORM PIPE. DISPOSE OF OFF-SITE. EXISTING STORM LINE TO BE CUT AND CAPPED AT THE PROPERTY LINE. USING CEMENT-BASED DRY-PACK GROUT PLUG, OR MANUFACTURED PLUG SPECIFICALLY DESIGNED AND MANUFACTURED TO BE USED WITH PIPE BEING ABANDONED.
- 6 DEMOLISH EXISTING ASPHALT PAVEMENT AND BASE COURSE AND DISPOSE OF OFF-SITE.
- 7 EXISTING UTILITY OR STRUCTURE TO REMAIN. PROTECT FROM DAMAGE.
- 8 EXISTING SEWER LATERAL TO BE FIELD LOCATED, CUT, PLUGGED AND ABANDONED.
- 9 CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR REMOVAL OF SERVICES, ESPECIALLY ADJACENT TO THE PROPERTY LINE TO DETERMINE WHICH BUILDING THE UTILITY SERVICES.
- 10 EXISTING FENCE TO BE DEMOLISHED AND DISPOSED OF OFF-SITE.
- 11 EXISTING RAILROAD TRACKS, TIES, AND APPURTENANCES TO BE REMOVED AND DISPOSED OF OFF-SITE.
- 12 EXISTING ECOLOGY BLOCKS TO BE REMOVED FROM SITE.
- 13 DEMOLISH EXISTING CURB AND/OR PAVEMENT FOR NEW ROAD WORK. SEE ROAD PLANS FOR LIMITS OF NEW WORK.
- 14 EXISTING GAS SERVICE/METER TO BE REMOVED.
- 15 SHUT OFF EXISTING WATER AT VALVE, CUT AND REMOVE EXISTING WATERLINE. CUT WATER SERVICE LINE BEHIND METER STER BEFORE ANY DEMO.
- 16 EXISTING MONITORING AND/OR WATER WELLS TO BE REMOVED/ABANDONED/DECOMMISSIONED PER LOCAL AND STATE REGULATIONS.

**LEGEND**

EXISTING		DEMOLISH/REMOVE	
	PROPERTY LINE		EXISTING POWER LINE
	EXISTING POWER LINE		EXISTING TELEPHONE LINE
	EXISTING TELEPHONE LINE		EXISTING GAS LINE
	EXISTING GAS LINE		EXISTING WATERLINE
	EXISTING WATERLINE		EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE		EXISTING STORM PIPE
	EXISTING STORM PIPE		EXISTING STORM MANHOLE
	EXISTING STORM MANHOLE		EXISTING CATCH BASIN
	EXISTING CATCH BASIN		EXISTING GRADE CONTOUR
	EXISTING GRADE CONTOUR		EX. CONCRETE PAVEMENT
	EX. CONCRETE PAVEMENT		ASPHALT PAVEMENT
	ASPHALT PAVEMENT		

**DEMOLITION NOTES:**

- 1. ALL BUILDINGS, UTILITIES, TREES AND PAVEMENT SURFACES WITHIN THE CLEARING LIMITS/PROPERTY LINES ARE TO BE REMOVED UNLESS OTHERWISE NOTED. CAP UTILITIES AT THE PROPERTY LINE AS NECESSARY.
- 2. CONTRACTOR TO MAINTAIN EX. PAVEMENT AREAS AS MUCH AS POSSIBLE TO PROVIDE STABILIZED CONSTRUCTION ACCESS AND STAGING AREAS.



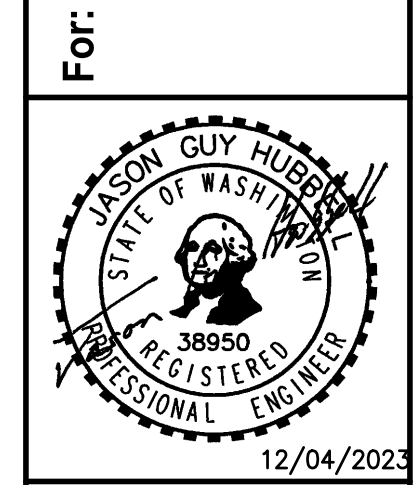
Revision

No.	Date	By	Chk.	Appr.
4	12/04/23	JL	JSG	JSG
3	10/16/23	JL	JSG	JSG
2	08/07/23	JL	JSG	JSG

Revised PER CITY COMMENTS DATED 08-07-2023  
Revised PER CITY COMMENTS DATED 08-07-2023  
Revised PER CITY COMMENTS DATED 08-07-2023

Title: **EXISTING CONDITIONS / DEMOLITION PLAN**

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



Scale:

Horizontal	Vertical
1"=40'	N/A

Designed: JGH  
Drawn: JGH  
Checked: JGH  
Approved: JGH  
Date: 10/24/22

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

Job Number: **22085**  
Sheet: **E2** of **7**

**APPROVED**

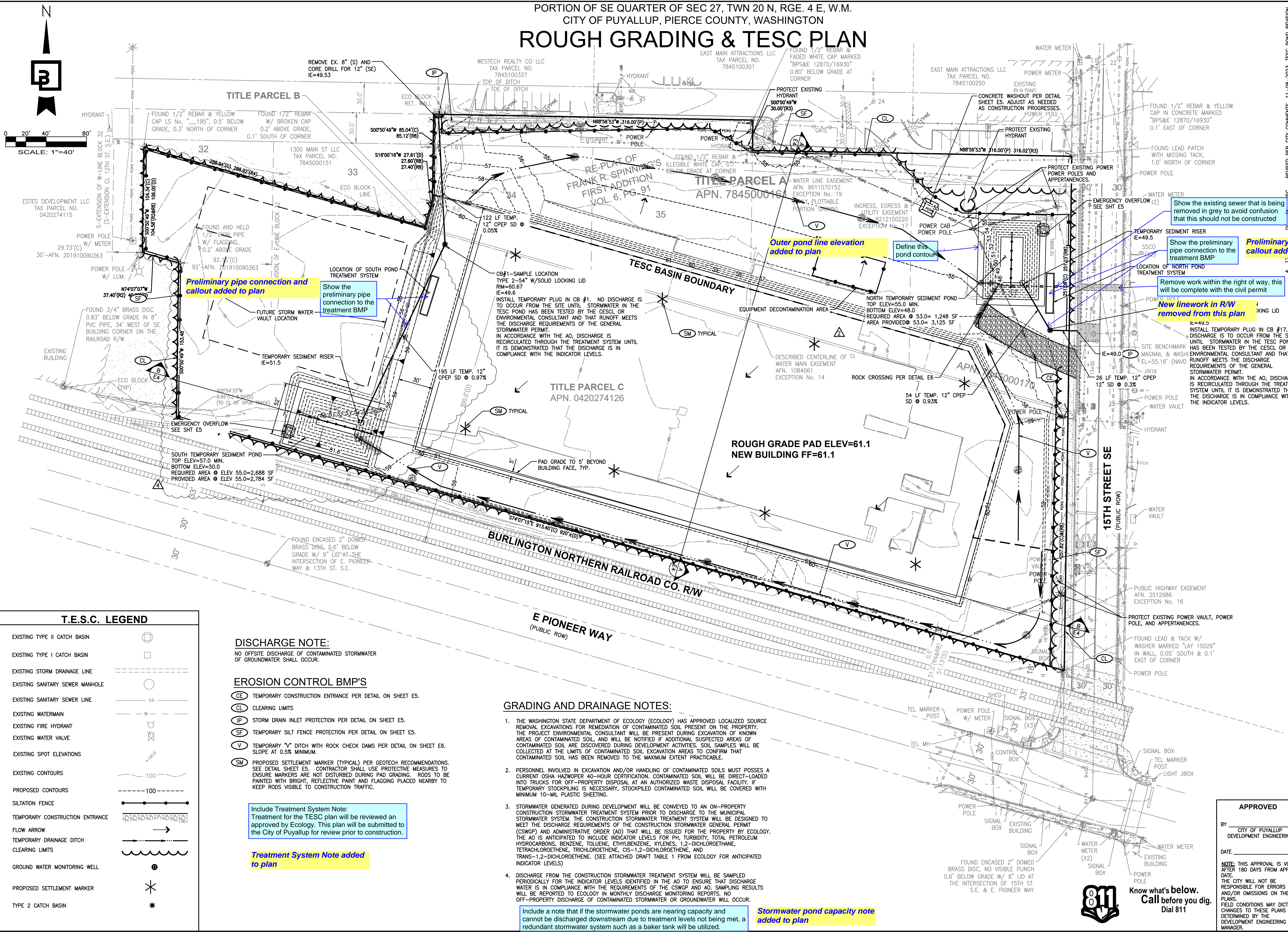
BY: \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

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

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



**T.E.S.C. LEGEND**

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

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

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

**Treatment System Note:**  
Treatment for the TESC plan will be reviewed and approved by Ecology. This plan will be submitted to the City of Puyallup for review prior to construction.

**Treatment System Note added to plan**

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

**Stormwater pond capacity note added to plan**

**APPROVED**

BY: \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

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

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

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

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

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

Job Number: 22085, Sheet: E3 of 7

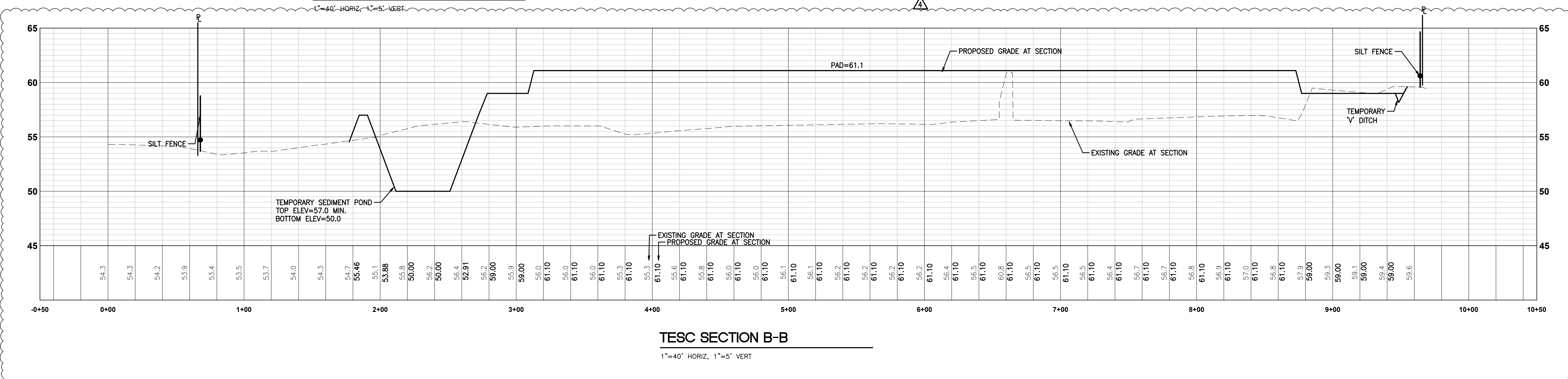
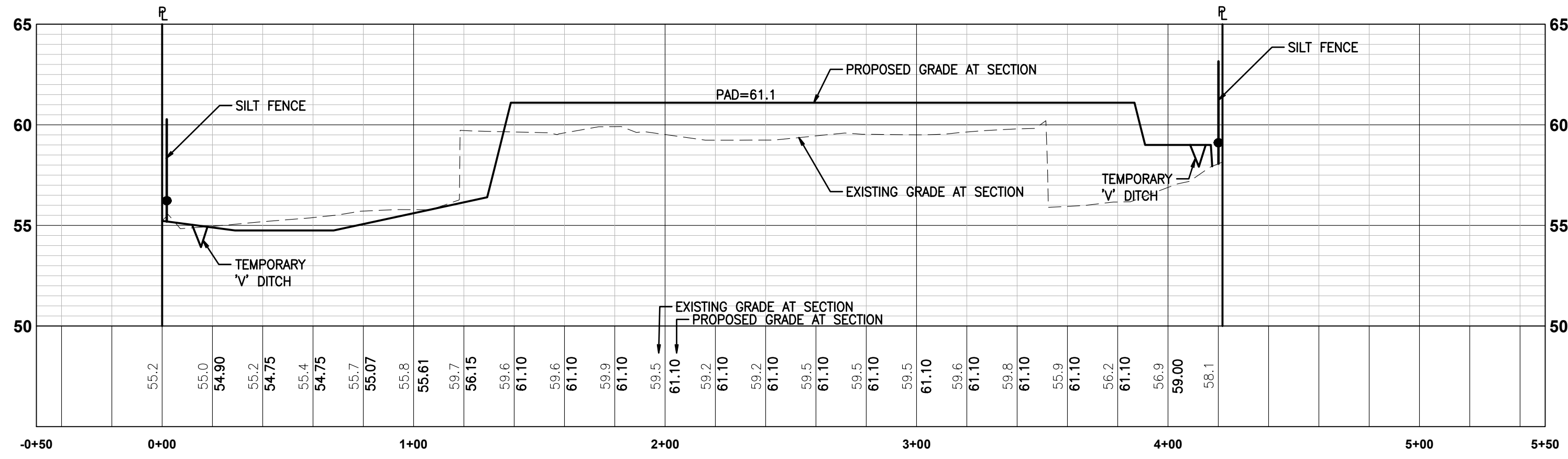
12/4/2023 8:48 AM DLAWITE

REVISIONS PER CITY COMMENTS: 11-08-2023, TESC POND REVISION  
REVISIONS PER CITY COMMENTS: DATED: 08-07-2023

Professional Engineer Seal: JASON GUY HUBBARD, STATE OF WASHINGTON, No. 38850, REGISTERED PROFESSIONAL ENGINEER, 12/04/2023

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# ROUGH GRADING SECTIONS



No.	Date	By	Chk.	Appr.	DL	USG
4	12/04/23	DL	DL	DL	DL	USG
3	10/16/23	DL	DL	DL	DL	USG

REVISED PER CITY COMMENTS, 11-08-2023, TESC, POND REVISION  
REVISED PER CITY COMMENTS, DATED 08-07-2023

Title: **ROUGH GRADING SECTIONS**  
**FORTRESS - PUYALLUP**

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



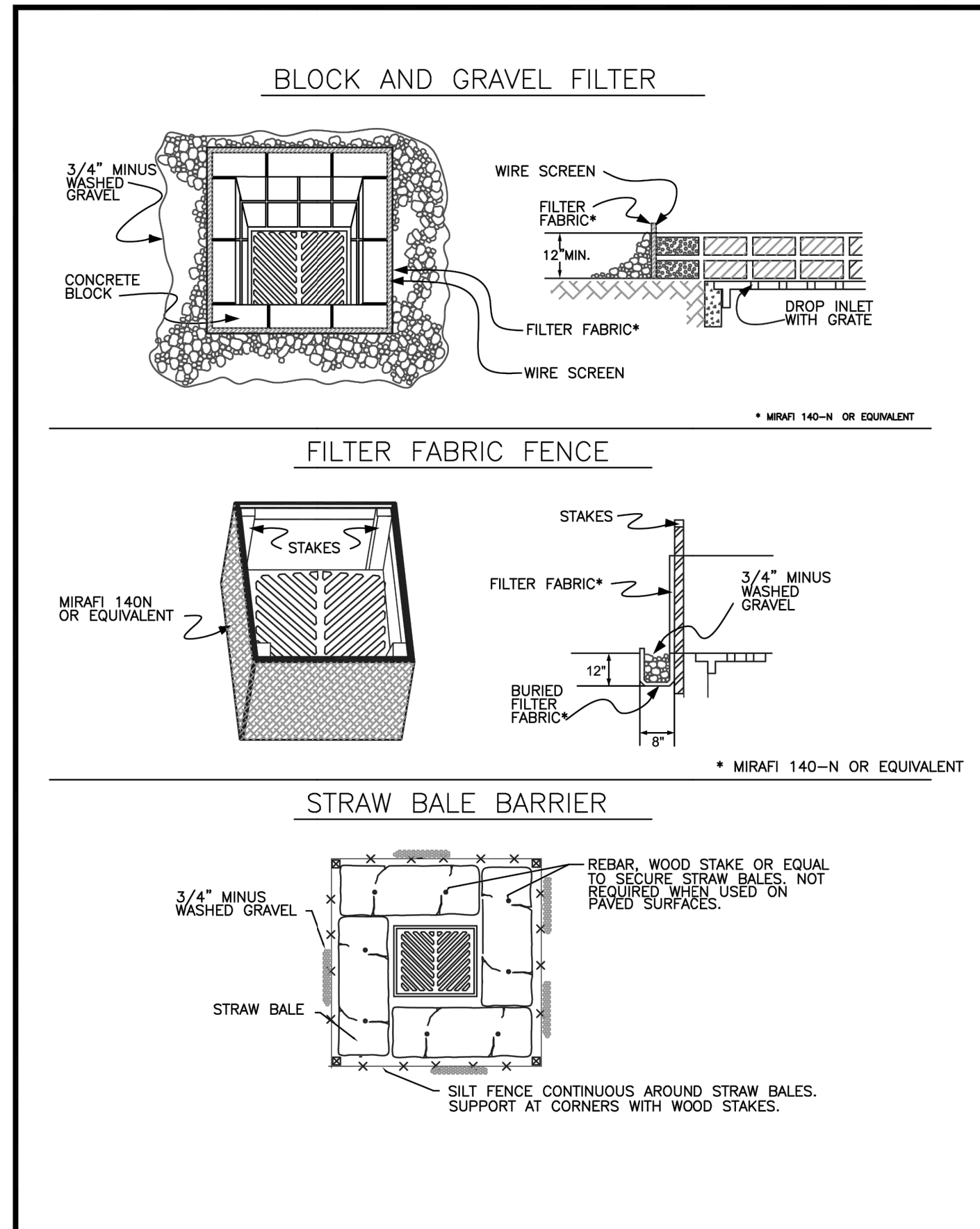
Designed	RDC	Scale:	Horizontal
Drawn	RDC		Vertical
Checked	DL		
Approved	JGH	Date	10/24/22

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425.251.6222 [barghausen.com](http://barghausen.com)

Job Number: **22085**  
Sheet: **E4** of **7**

**APPROVED**  
By: \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
DATE: \_\_\_\_\_  
**NOTE:** THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL.  
DATE: \_\_\_\_\_  
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.  
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PORTION OF SE QUARTER OF SEC 27, TWN 20 N, RGE. 4 E, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON  
**CONSTRUCTION NOTES AND DETAILS**



CONDITIONS WHERE PRACTICE APPLIES

- BLOCK AND GRAVEL FILTER - APPLICABLE FOR AREAS GREATER THAN 5% SLOPE.
- FILTER FABRIC FENCE - APPLICABLE WHERE THE INLET DRAINS A RELATIVELY SMALL (ONE ACRE OR LESS) AND FLAT AREA (LESS THAN 5% SLOPE).
- STRAW BALE BARRIER - APPLICABLE WHERE INLET DRAINS A RELATIVELY FLAT DISTURBED AREA ( LESS THAN 5% SLOPE) IN WHICH SHEET FLOW (NOT EXCEEDING 0.5 FT/SEC.) OCCURS. BARRIERS OF THIS TYPE SHOULD NOT BE PLACED AROUND INLETS RECEIVING CONCENTRATED FLOWS SUCH AS THOSE ALONG MAJOR STREETS AND HIGHWAYS.

**1. BLOCK AND GRAVEL FILTER - INSTALLATION PROCEDURE**

- PLACE WIRE MESH OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF ONE FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. USE WIRE SCREEN WITH 1/2-INCH OPENINGS. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, OVERLAP THE STRIPS. PLACE FILTER FABRIC OVER WIRE MESH.
- PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, SO THAT THE OPEN ENDS FACE OUTWARD, NOT UPWARD. THE ENDS OF ADJACENT BLOCKS SHOULD ABUT. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS. BY STACKING COMBINATIONS OF BLOCKS THAT ARE 4-INCH, 8-INCH AND 12-INCH WIDE. THE ROW OF BLOCKS SHOULD BE AT LEAST 12-INCHES BUT NO GREATER THAN 24-INCHES HIGH.
- PLACE WIRE SCREEN OVER THE OVERSIDE VERTICAL FACE (OPEN END) OF THE CONCRETE BLOCKS TO PREVENT STONES FROM BEING WASHED THROUGH THE BLOCKS. USE WIRE SCREEN WITH 1/2-INCH OPENINGS.
- PILE STONES AGAINST THE WIRE MESH TO THE TOP OF THE BLOCKS. USE 3/4" MINUS WASHED GRAVEL.

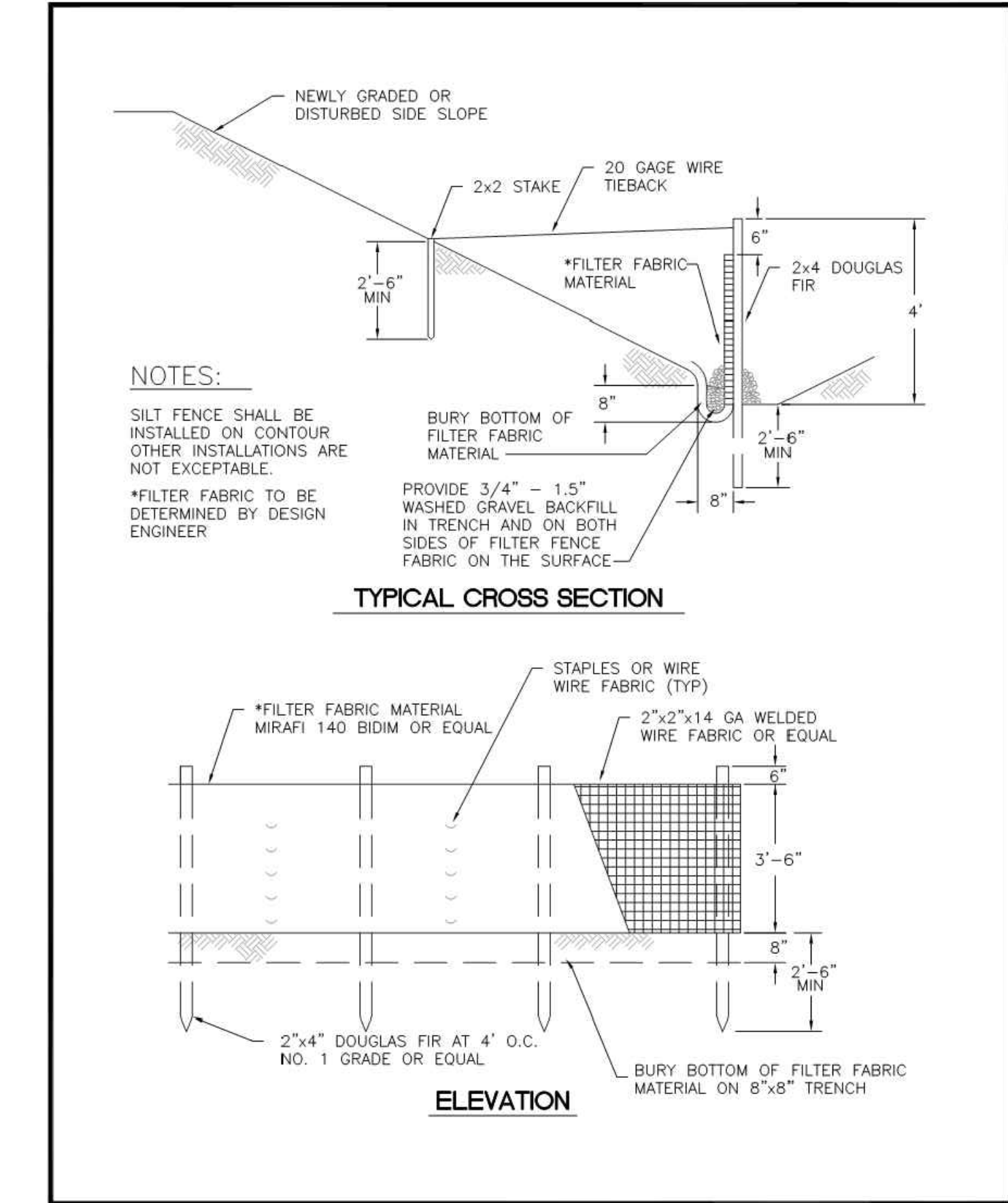
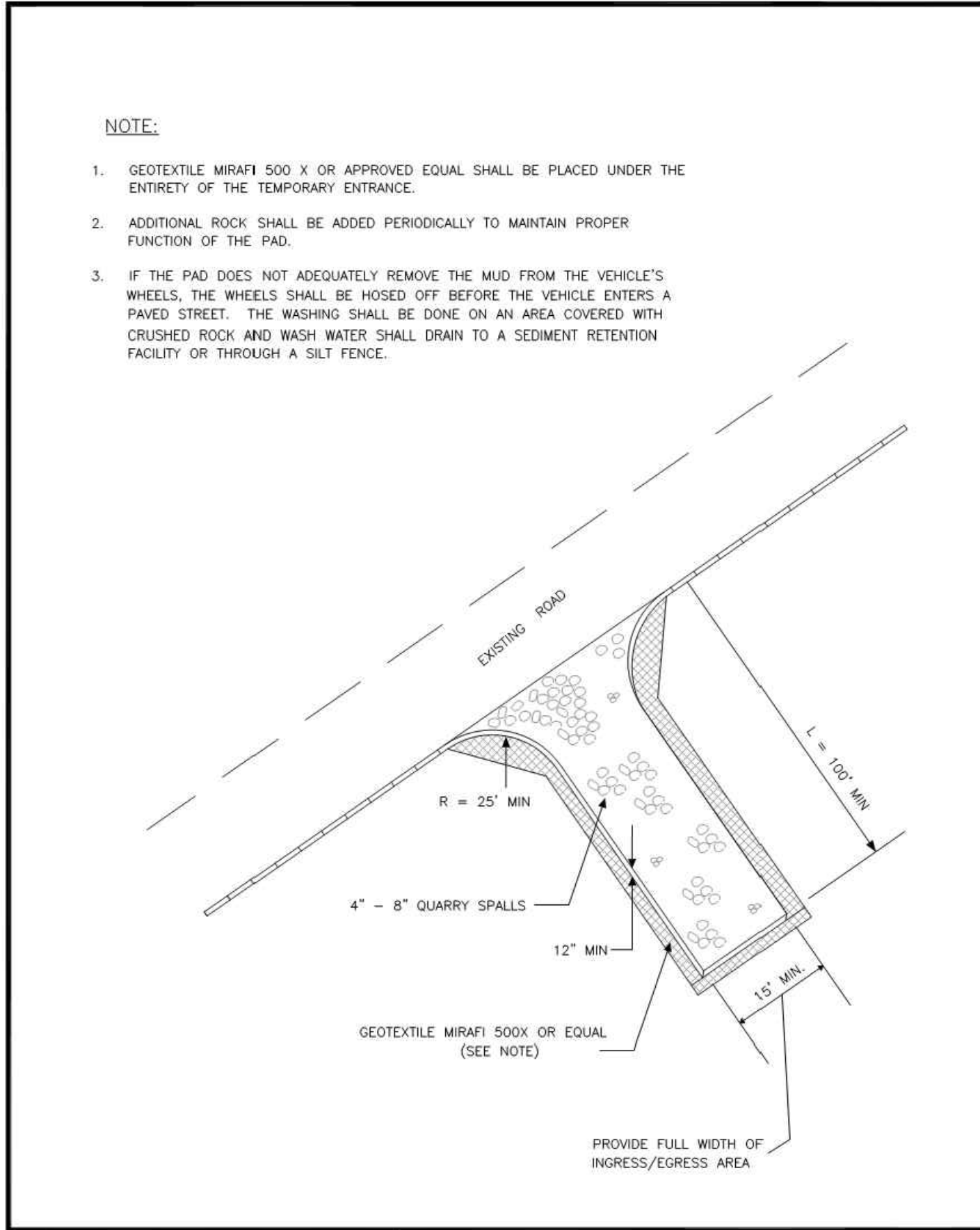
**2. FILTER FABRIC FENCE - INSTALLATION PROCEDURE**

- PLACE 2-INCH BY 2-INCH WOODEN STAKES AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART AND DRIVE THEM AT LEAST 8-INCHES INTO THE GROUND. THE STAKES MUST BE AT LEAST 3 FEET LONG.
- EXCAVATE A TRENCH APPROXIMATELY 8-INCHES WIDE AND 12-INCHES DEEP AROUND THE OUTSIDE PERIMETER OF THE STAKES.
- STAPLE THE FILTER FABRIC\* TO THE WOODEN STAKES SO THAT 32-INCHES OF THE FABRIC EXTENDS AND CAN BE FORMED INTO THE TRENCH, AND USE HEAVY-DUTY WIRE STAPLES AT LEAST 1/2-INCHES LONG.
- BACKFILL THE TRENCH WITH 3/4-INCH MINUS WASHED GRAVEL ALL THE WAY AROUND.

**3. STRAW BALE BARRIER - INSTALLATION PROCEDURE**

- EXCAVATE A 4-INCH DEEP TRENCH AROUND THE INLET. MAKE THE TRENCH AS WIDE AS A STRAW BALE.
- ORIENT STRAW BALES WITH THE BINDINGS AROUND THE SIDES OF THE BALES RATHER THAN OVER AND UNDER THE BALES.
- PLACE BALES LENGTHWISE AROUND THE INLET AND PRESS THE ENDS OF ADJACENT BALES SECURELY IN PLACE.
- DRIVE TWO 2-INCH BY 2-INCH STAKES THROUGH EACH BALE TO ANCHOR THE BALE SECURELY IN PLACE.
- BACKFILL THE EXCAVATED SOIL AND COMPACT IT AGAINST THE BALE.
- WEDGE LOOSE STRAW BETWEEN BALES TO PREVENT WATER FROM FLOWING BETWEEN BALES.

\* MIRAFI 140-N OR EQUIVALENT



**CITY OF PUYALLUP**  
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

**STORM DRAIN BARRIERS**

DESIGNED BY: LINDA LANSING	CHECKED BY: LINDA LIAN	APPROVED BY: COLLEEN HARRIS	DESIGNED BY: NICK	CITY STANDARD
FILE NAME: P:\WORK\ADMIN\STDCITY\200402_2002.03.05	DATE APPROVED: 02/03/05	DATE REVISION: 02/03/05	SCALE: 1/8" = 1'-0"	02.03.05

**CITY OF PUYALLUP**  
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

**STORM DRAIN BARRIERS NOTES**

DESIGNED BY: LINDA LANSING	CHECKED BY: LINDA LIAN	APPROVED BY: COLLEEN HARRIS	DESIGNED BY: NICK	CITY STANDARD
FILE NAME: P:\WORK\ADMIN\STDCITY\200402_2002.03.05	DATE APPROVED: 02/03/05	DATE REVISION: 02/03/05	SCALE: 1/8" = 1'-0"	02.03.06

**CITY OF PUYALLUP**  
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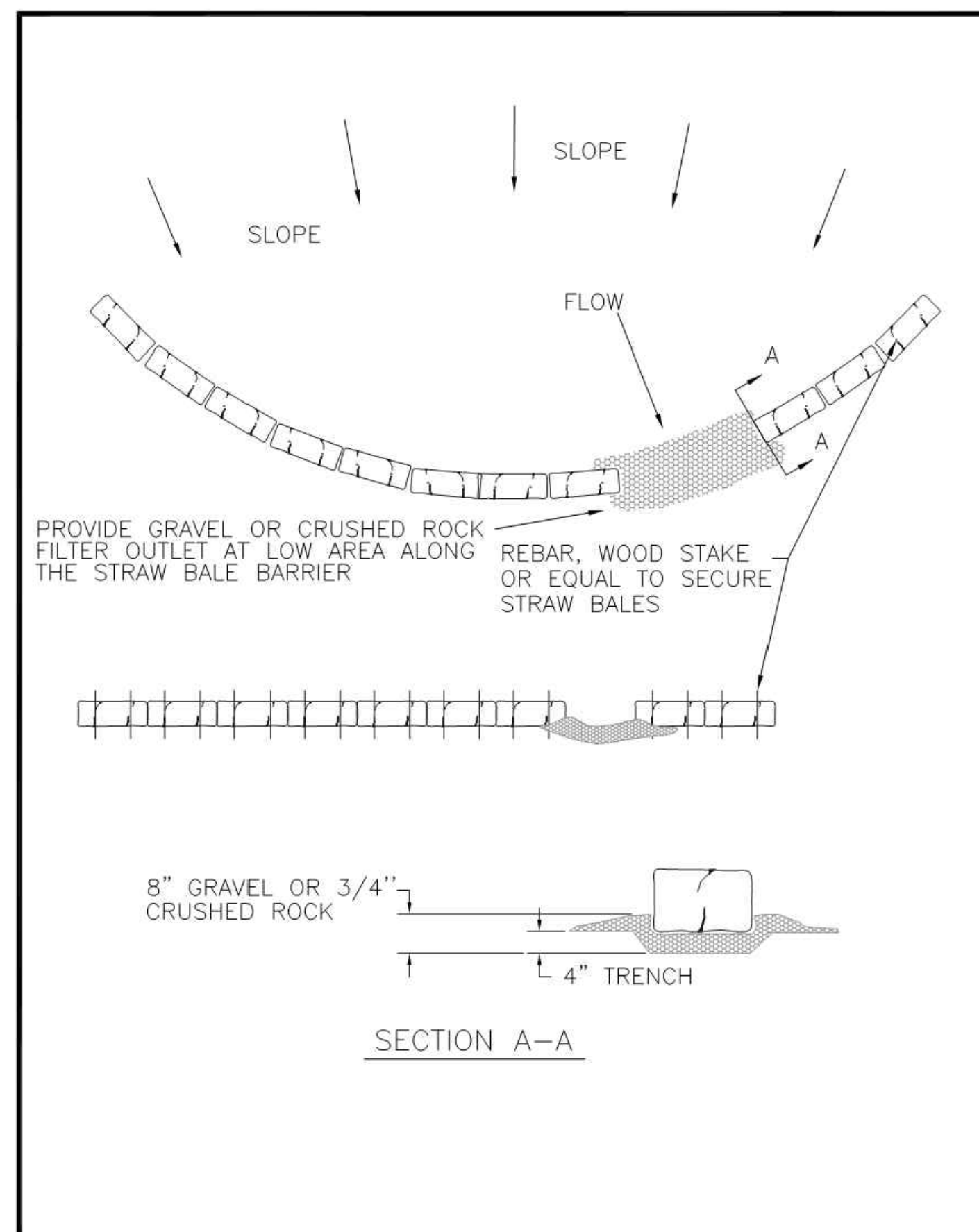
**TEMPORARY CONSTRUCTION ENTRANCE**

DESIGNED BY: PHIL BROWN/JOYANNA	CHECKED BY: LINDA LIAN	APPROVED BY: COLLEEN HARRIS	DESIGNED BY: NICK	CITY STANDARD
FILE NAME: P:\WORK\ADMIN\STDCITY\200402_2002.03.05	DATE APPROVED: 02/03/05	DATE REVISION: 02/03/05	SCALE: 1/8" = 1'-0"	05.01.01

**CITY OF PUYALLUP**  
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

**SILTATION FENCE**

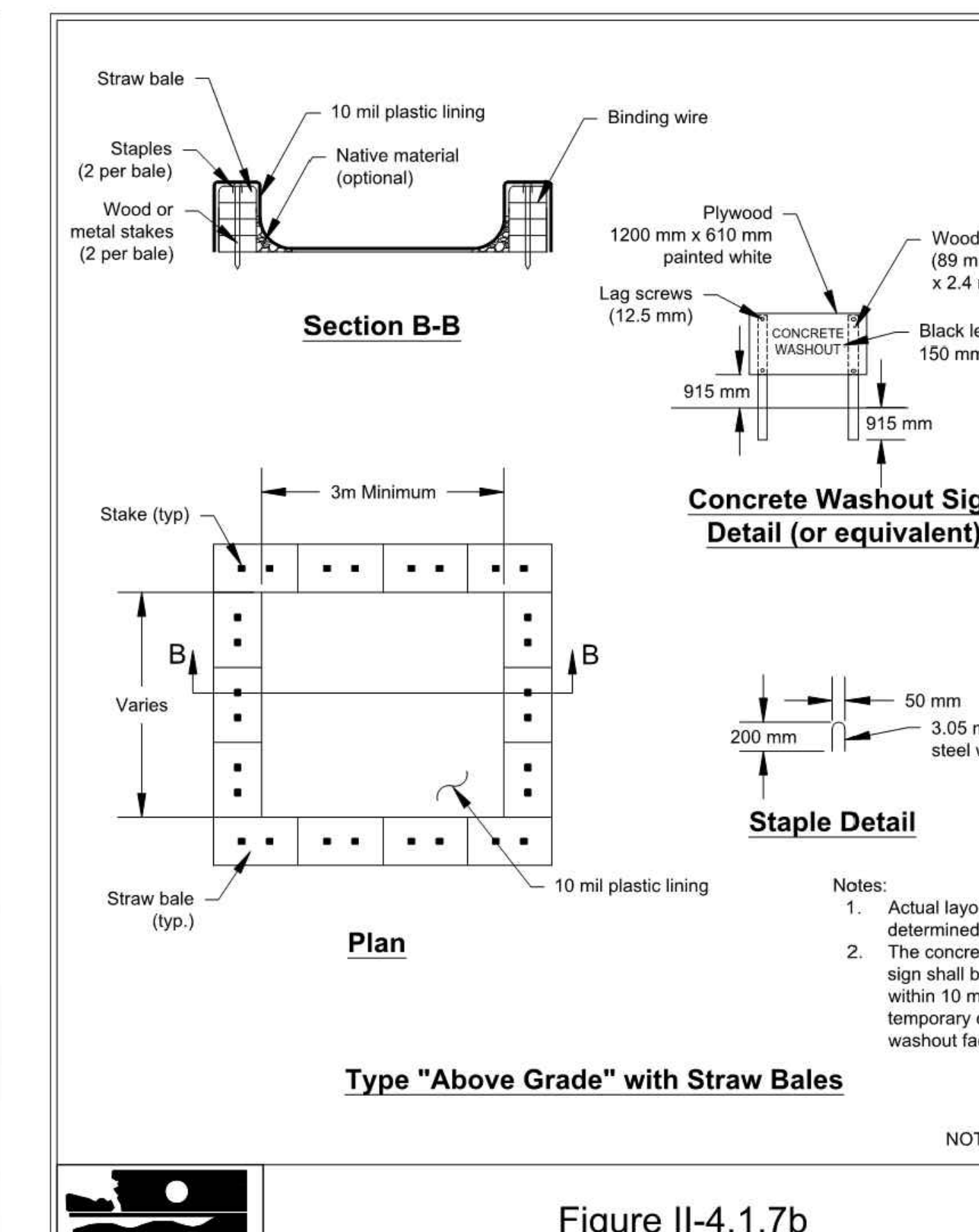
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FILE NAME: P:\WORK\ADMIN\STDCITY\200402_2002.03.05	DATE APPROVED: 02/03/05	DATE REVISION: 02/03/05	SCALE: 1/8" = 1'-0"	02.03.02



**CITY OF PUYALLUP**  
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

**BARRIER WITH GRAVEL OUTLET**

DESIGNED BY: LINDA LANSING	CHECKED BY: LINDA LIAN	APPROVED BY: COLLEEN HARRIS	DESIGNED BY: NICK	CITY STANDARD
FILE NAME: P:\WORK\ADMIN\STDCITY\200402_2002.03.05	DATE APPROVED: 02/03/05	DATE REVISION: 02/03/05	SCALE: 1/8" = 1'-0"	02.03.04

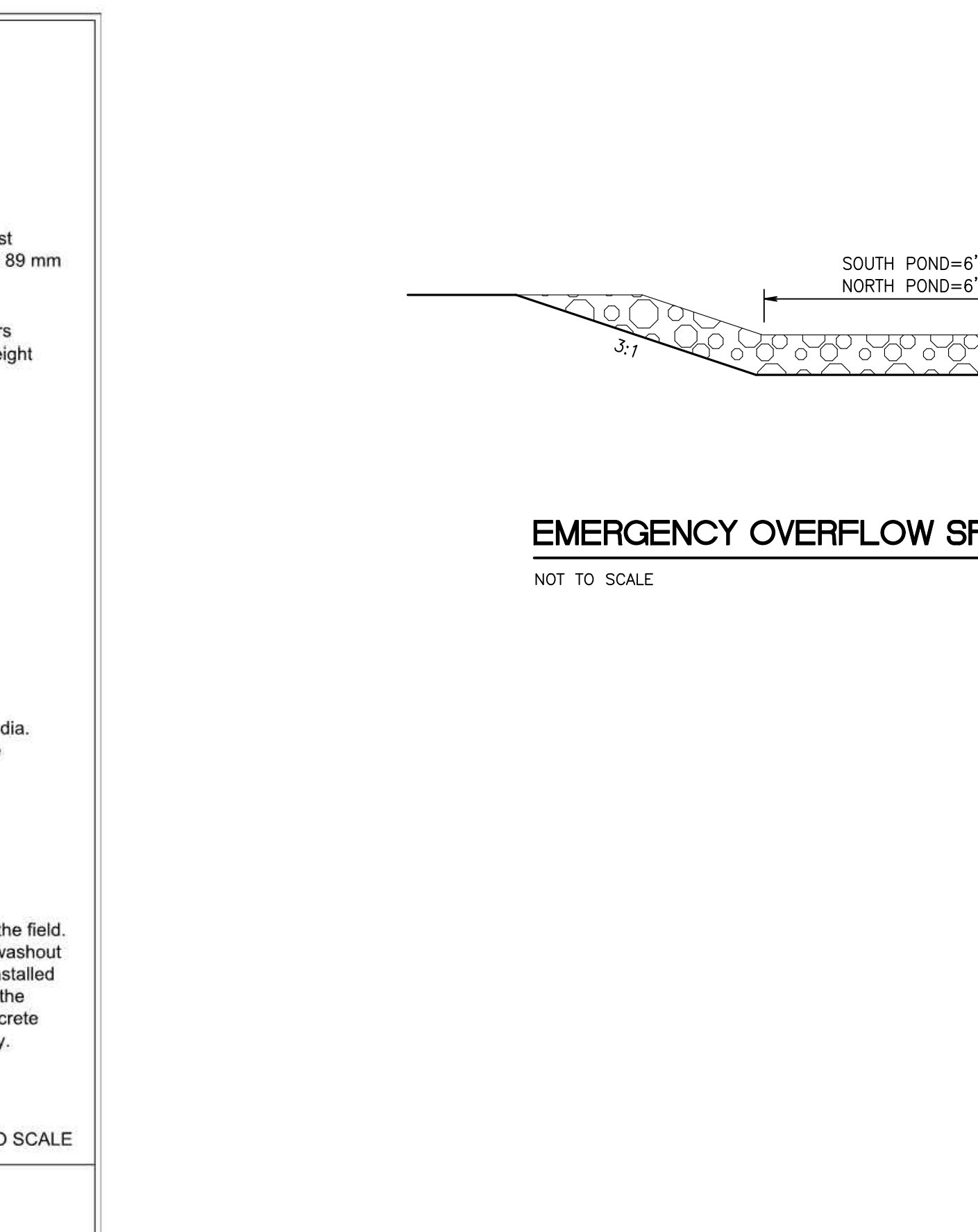


**DEPARTMENT OF ECOLOGY**  
State of Washington

**Figure II-4.1.7b**  
Concrete Washout Area

Revised June 2015

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**CITY OF PUYALLUP**  
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**APPROVED**

BY: CITY OF PUYALLUP DEVELOPMENT ENGINEERING

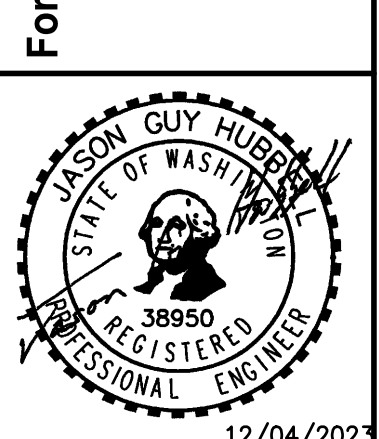
DATE:

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12/04/23  
10/16/23  
3  
4  
No. Date By Ckd. Appr. Revision

Title: **CONSTRUCTION NOTES AND DETAILS**  
**FORTRESS - PUYALLUP**

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



Scale: Horizontal | Vertical |

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

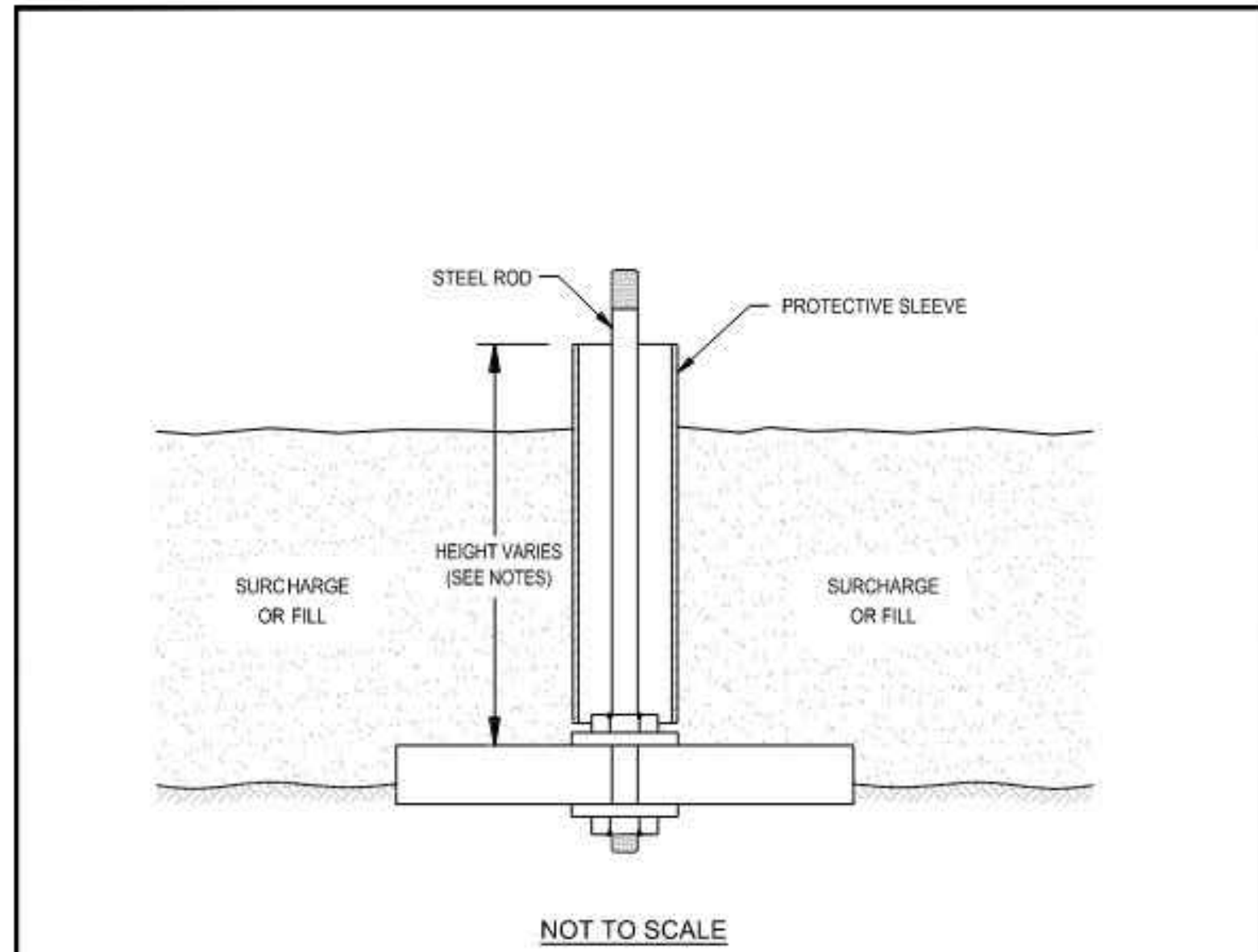
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Job Number: **22085**  
Sheet: **E5** of **7**

PA\22085\22085\engineering\22085-ED.dwg 12/1/2023 2:04 PM DLAMOTTE

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

# CONSTRUCTION NOTES AND DETAILS



**NOTES:**

1. BASE CONSISTS OF 3/4" THICK, 2'x2' PLYWOOD WITH CENTER DRILLED 5/8" DIAMETER HOLE.
2. BEDDING MATERIAL, IF REQUIRED, SHOULD CONSIST OF CLEAN COARSE SAND.
3. MARKER ROD IS 1/2" DIAMETER STEEL ROD THREADED AT BOTH ENDS.
4. MARKER ROD IS ATTACHED TO BASE BY NUT AND WASHER ON EACH SIDE OF BASE.
5. PROTECTIVE SLEEVE SURROUNDING MARKER ROD SHOULD CONSIST OF 2" DIAMETER PLASTIC TUBING. SLEEVE IS NOT ATTACHED TO ROD OR BASE.
6. ADDITIONAL SECTIONS OF STEEL ROD CAN BE CONNECTED WITH THREADED COUPLINGS.
7. ADDITIONAL SECTIONS OF PLASTIC PROTECTIVE SLEEVE CAN BE CONNECTED WITH PRESS-FIT PLASTIC COUPLINGS.
8. STEEL MARKER ROD SHOULD EXTEND AT LEAST 6" ABOVE TOP OF PLASTIC PROTECTIVE SLEEVE.
9. PLASTIC PROTECTIVE SLEEVE SHOULD EXTEND AT LEAST 1" ABOVE TOP OF FILL SURFACE.

**Terra Associates, Inc.**  
Consultants in Geotechnical Engineering  
Geology and Environmental Earth Sciences

TYPICAL SETTLEMENT MARKER DETAIL  
240 - 15TH STREET SE INDUSTRIAL  
PUYALLUP, WASHINGTON  
Proj. No. T-8661 Date JAN 2022 Figure 3

**MATERIALS OF CONSTRUCTION**

FABRIC: NEEDLE-PUNCHED NON-WOVEN GEOTEXTILE MATERIAL. FABRIC IS RESISTANT TO ULTRAVIOLET AND BIOLOGICAL DEGRADATION AND A BROAD RANGE OF CHEMICALS.

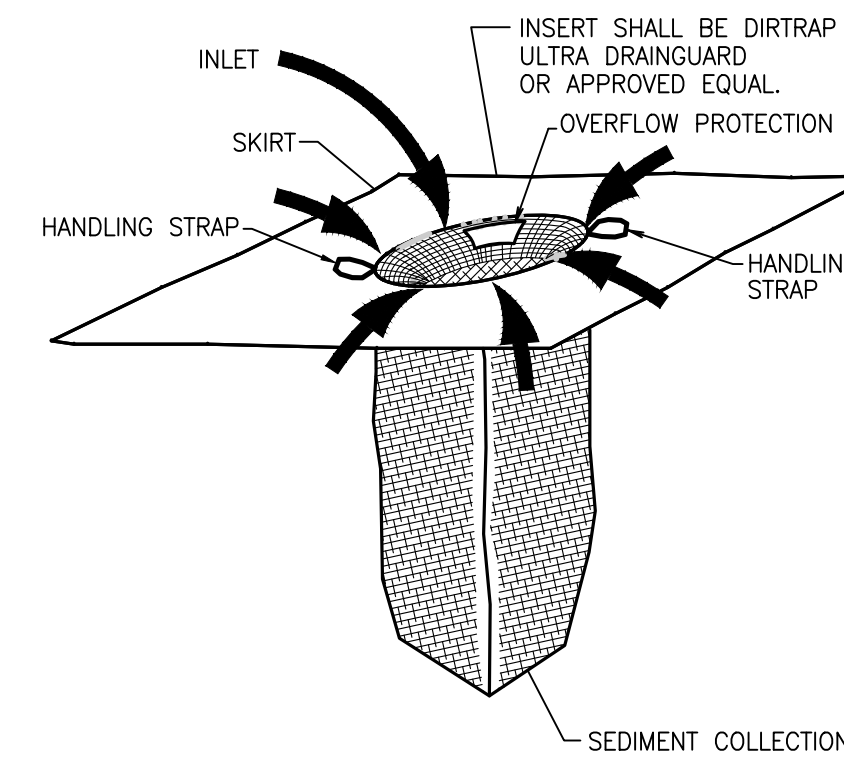
APPARENT OPENING SIZE (AOS): 80 US STANDARD SIEVE (0.180 MM)  
GRAB TENSILE STRENGTH: 200 LBS  
PUNCTURE STRENGTH: 130 LBS  
MULLEN BURST: 400 PSI  
TRAPEZOIDAL TEAR: 85 LBS  
WATER FLOW RATE: 110 GPM/FT<sup>2</sup>  
PERMEABILITY: 0.38 CM/SECOND

**DIMENSIONS:**

SKIRT: 24" x 36"  
SOCK FILTER/SEPARATOR: 10" D x 24" L

**DISPOSAL REQUIREMENTS:**

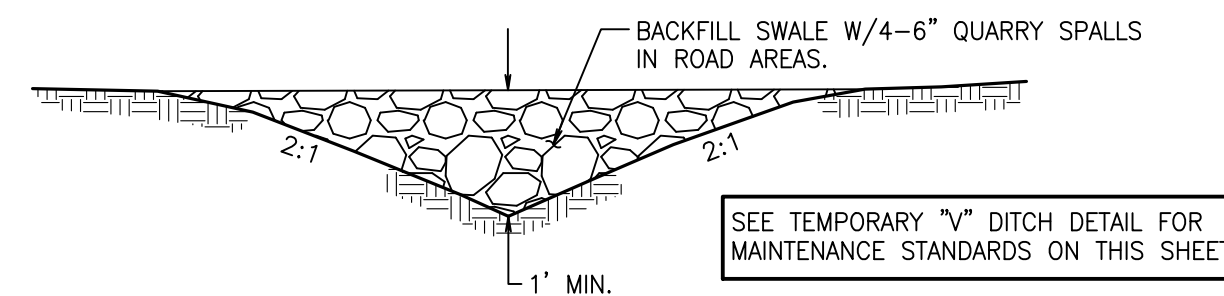
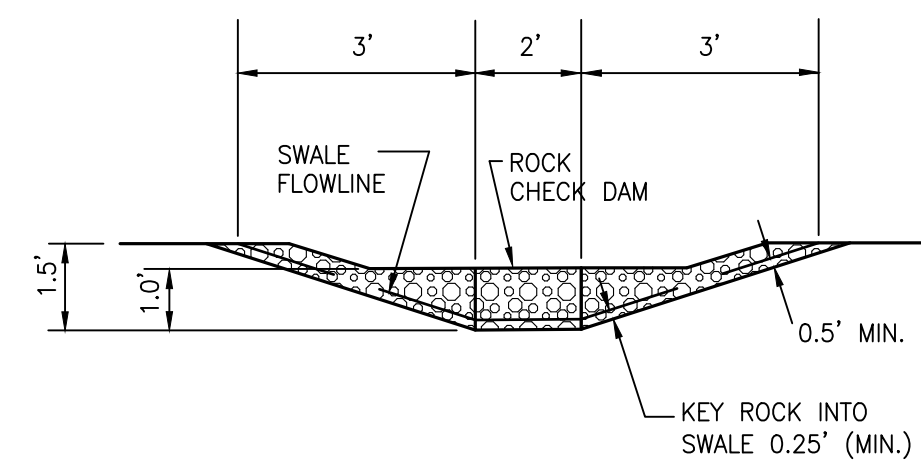
CONSULT FEDERAL, STATE, AND LOCAL REGULATIONS FOR DISPOSAL OF INSERTS



**CATCH BASIN INSERT**

NOT TO SCALE

SWALE SLOPE	CHECK DAM SPACING
0% - 5%	150'
5% - 10%	100'
10% - 15%	50'



**TEMPORARY ROAD X-ING SWALE**

NOT TO SCALE

ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
3. USE COMPOST AND OTHER MATERIALS THAT MEET THE FOLLOWING ORGANIC CONTENT REQUIREMENTS:
  - 3.1. THE ORGANIC CONTENT FOR PRE-APPROVED AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BMP 17.30: BIORETENTION, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE.
 

THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1.

THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
  - 3.2. THE CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.

THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

**IMPLEMENTATION OPTIONS**  
THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW: LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.

AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.

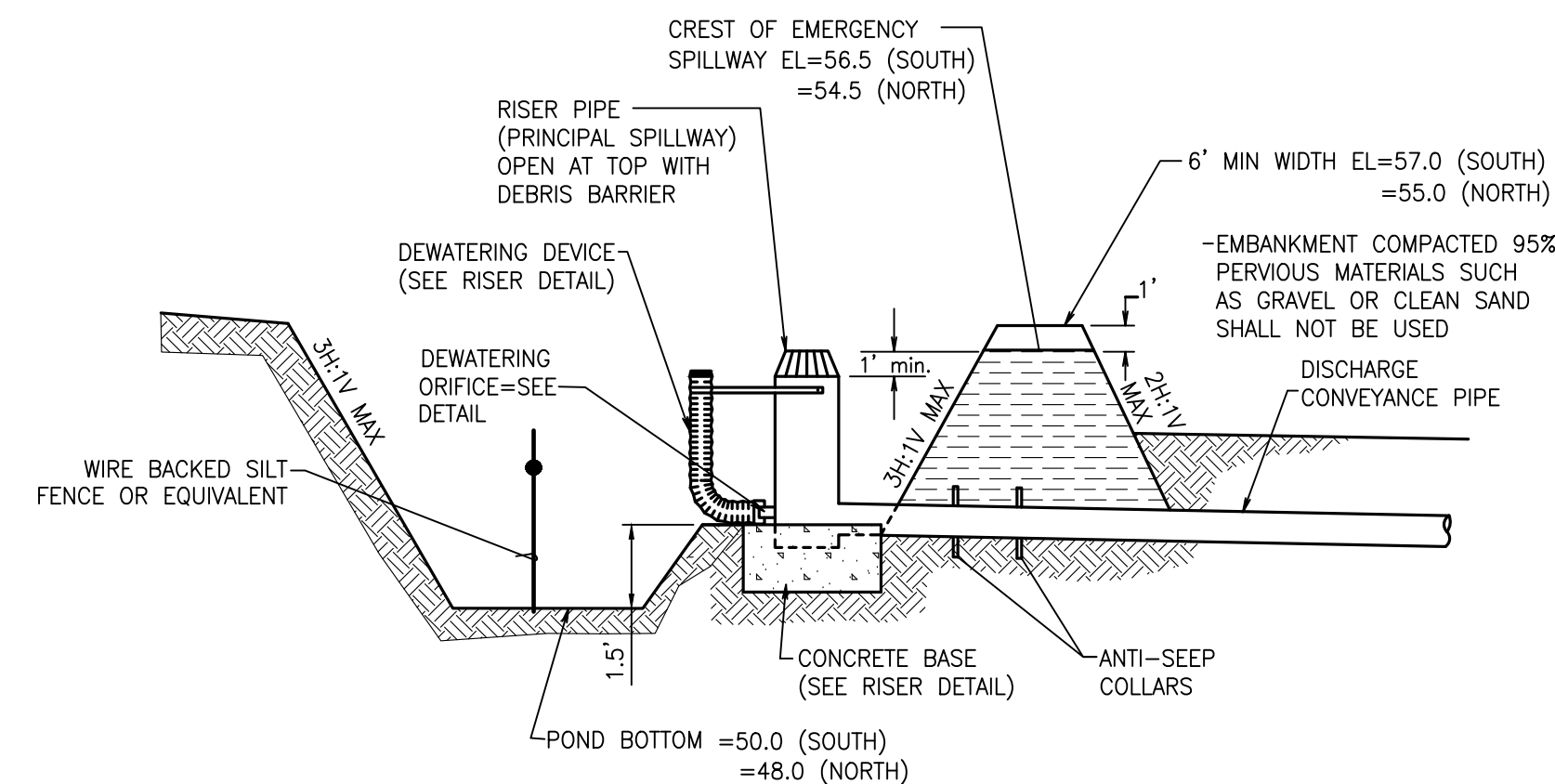
STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.

IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

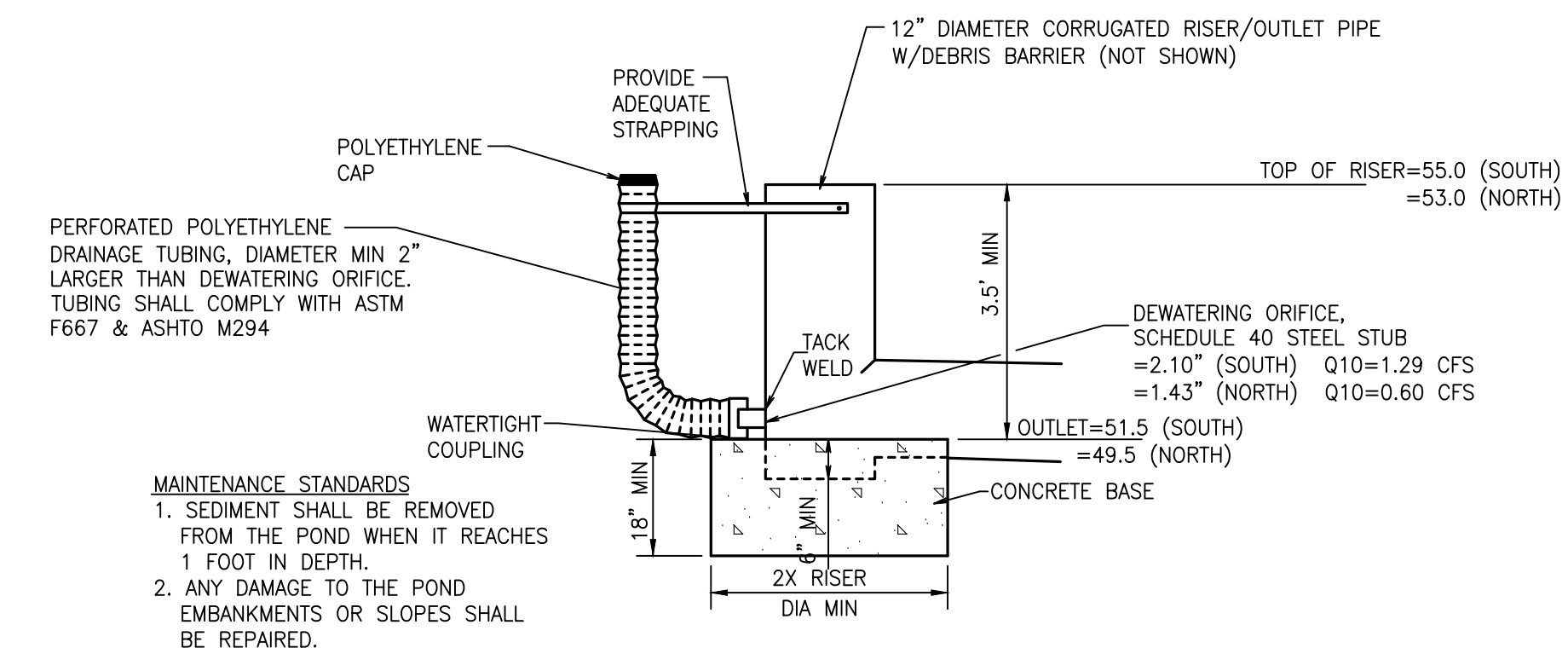
**BMP T5.13  
POST-CONSTRUCTION SOIL QUALITY AND DEPTH**

NOT TO SCALE



**SEDIMENT POND CROSS SECTION**

NOT TO SCALE



**SEDIMENT POND RISER**

NOT TO SCALE

ALL RIP RAP PADS SHALL BE THE WIDTH OF THE PIPE PLUS 6" WIDE X 8' LONG X 1' DEEP, USING THE GRADATION SPECIFIED BELOW: (UNLESS OTHERWISE SPECIFIED). EXTEND ROCK TO 1' ABOVE CROWN OF OUTLET PIPE.

RIP RAP TO BE QUARRY SPALLS WITH ROCK GRADATION AS FOLLOWS:

PASSING 8-INCH SQUARE SIEVE:	100%
PASSING 3-INCH SQUARE SIEVE:	40%-60%
PASSING 3/4-INCH SQUARE SIEVE:	0-10%

**RIP RAP PROTECTION SPECIFICATIONS**

NOT TO SCALE

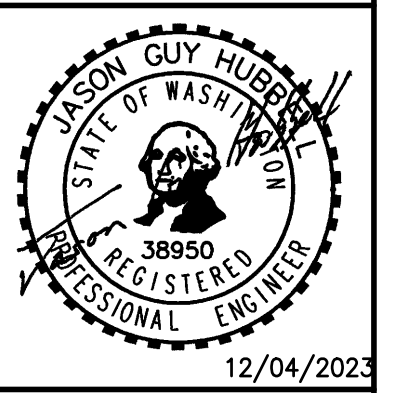
No.	Date	By	Chk.	Appr.	Revision
4	12/04/23	DL	DL	DL	USG
3	10/16/23	DL	DL	DL	USG

Revision

**CONSTRUCTION NOTES AND DETAILS**

**FORTRESS - PUYALLUP**

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



Scale: Horizontal | Vertical

Designed	Drawn	Checked	Approved	Date
ROC	ROC	DL	JGH	10/24/22

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

Job Number: **22085**  
Sheet: **E6** of **7**

**APPROVED**

BY: \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

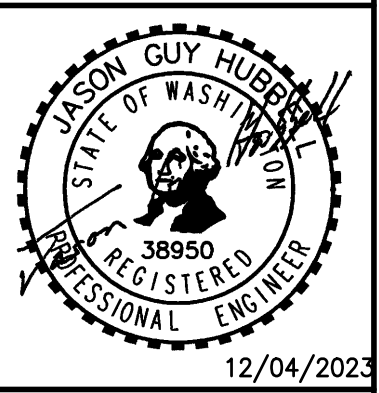
DATE: \_\_\_\_\_

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

No.	Date	By	Clk.	Appr.	Revision
4	12/04/23	DL	DL	JSG	REVISED PER CITY COMMENTS, 11-08-2023, TESC, POND REVISION
3	10/16/23	DL	DL	JSG	REVISED PER CITY COMMENTS, DATED, 08-07-2023

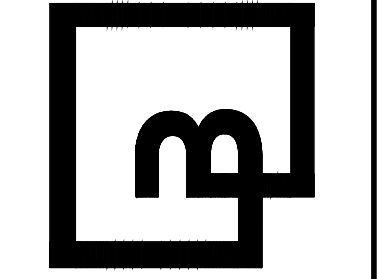
Title: **CONSTRUCTION NOTES AND DETAILS**  
**FORTRESS - PUYALLUP**

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



Scale:	Horizontal	Vertical
Designed	RDC	
Drawn	RDC	
Checked	DL	
Approved	JGH	
Date	10/24/22	

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
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Job Number: **22085**  
Sheet: **E7** of **7**

**CATCH BASIN TYPE II**

**NOTES:**

1. MAXIMUM LENGTH OF PIPE BETWEEN CATCH BASINS SHALL BE 400'.
2. MAXIMUM GUTTER LINE FLOW LENGTH SHALL BE 300'.
3. TYPE II CATCH BASIN IS USED FOR DEPTHS GREATER THAN 5'-0" FROM TOP OF GRATE TO I.E. (PIPE INVERT).
4. PRECAST BASE SECTION SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL THE PIPE OUTER DIAMETER PLUS THE MANHOLE WALL THICKNESS.
5. SEE CITY STANDARD DETAIL NO. 02.01.01 FOR ADDITIONAL INFORMATION REGARDING INSTALLATION OF MANHOLE SECTION.
6. CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (ASHTO M 199) AND ASTM C 890 UNLESS OTHERWISE NOTED.
7. CATCH BASIN MARKER WILL BE AFFIXED WITH MANUFACTURER'S EPOXY IN DRY WEATHER, 40 DEGREES OR WARMER. IF CURB EXIST MARKER IS PLACED ON TOP OF CURB, IF A RAISED EDGE PLACE MARKER ON THE WEDGE, IF NO CURB PLACE ON PAVEMENT ON SIDE LEAST EXPOSED TO TRAFFIC

**CITY OF PUYALLUP**  
DEVELOPMENT ENGINEERING and  
PUBLIC WORKS DEPARTMENTS

DESIGNED BY LINDA LIAN	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	CITY STANDARD
FILE NUMBER P:\PROJECTS\MANOR\STDS\CITY\22085_ED\05.02.01	DATE APPROVED 05/02/2022	SCALE 1:1	DATE 05.02.01

1. 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.

2. 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 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 PERMITEE.

3. THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITEE 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.

4. 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.

5. 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 PERMITEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.

6. 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.

7. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.

**CITY OF PUYALLUP**  
DEVELOPMENT ENGINEERING and  
PUBLIC WORKS DEPARTMENTS

DESIGNED BY JIM BRWIN-SVORODKA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	CITY STANDARD
FILE NUMBER P:\PROJECTS\MANOR\STDS\CITY\22085_ED\05.02.01	DATE APPROVED 05/02/2022	SCALE 1:1	DATE 05.02.01

**APPROVED**

BY: \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

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