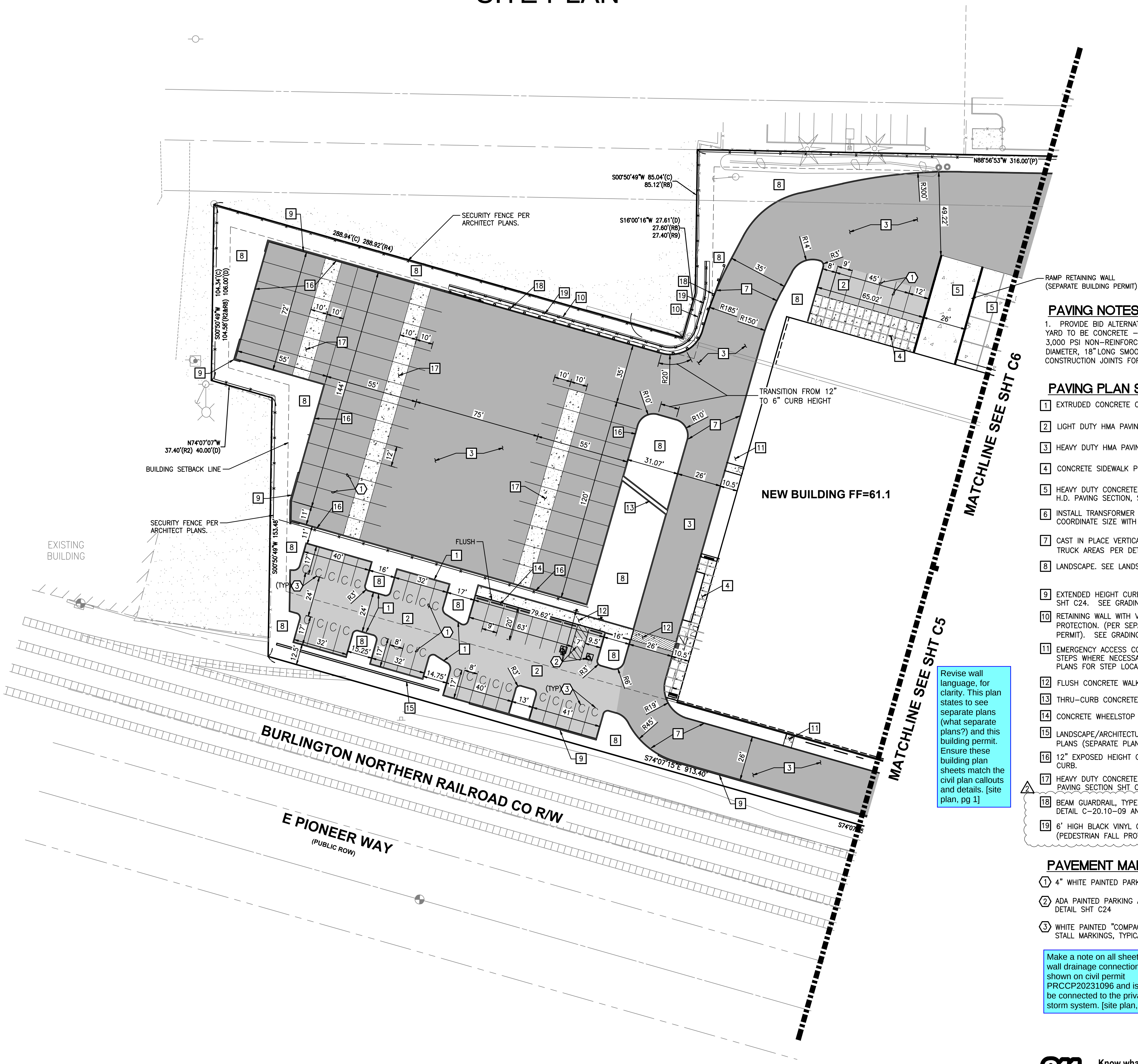
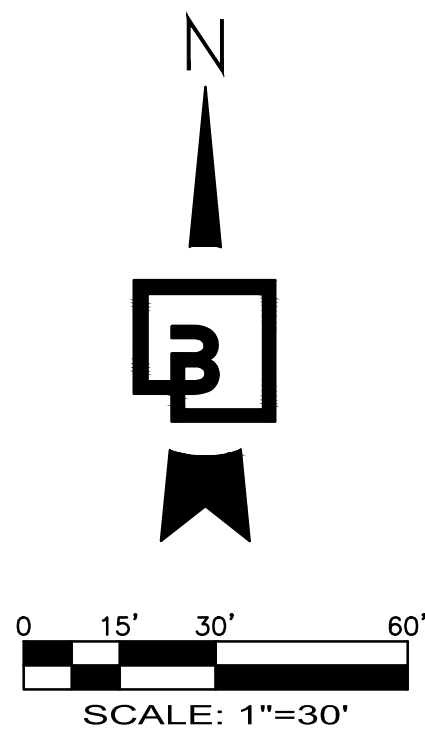


PORTION OF SE QUARTER OF SEC 27, TWN 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

SITE PLAN



PAVING NOTES:

1. PROVIDE BID ALTERNATE FOR THE ENTIRE TRUCK YARD TO BE CONCRETE - CONSISTING OF 7" THICK, 3,000 PSI NON-REINFORCED CONCRETE WITH 3/4" DIAMETER, 18" LONG SMOOTH DOWELS AT 12" O.C. AT CONSTRUCTION JOINTS FOR THE ENTIRE TRUCK YARD.

PAVING PLAN SCHEDULE:

- 1 EXTRUDED CONCRETE CURB PER DETAIL SHT C24
- 2 LIGHT DUTY HMA PAVING PER SECTION SHT C24
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- 5 HEAVY DUTY CONCRETE STRUCTURAL PAVEMENT PER H.D. PAVING SECTION, SHT C24. SEE PAVING NOTE 1.
- 6 INSTALL TRANSFORMER PAD PER TACOMA POWER REQUIREMENTS. COORDINATE SIZE WITH TACOMA POWER DESIGN.
- 7 CAST IN PLACE VERTICAL CONCRETE CURB IN TRUCK AREAS PER DETAIL SHT C24
- 8 LANDSCAPE. SEE LANDSCAPE PLANS
- 9 EXTENDED HEIGHT CURB 2.4' MAX HEIGHT PER DETAIL SHT C24. SEE GRADING PLAN FOR EXTENTS.
- 10 RETAINING WALL WITH VEHICLE AND PEDESTRIAN FALL PROTECTION. (PER SEPARATE GEOTECH PLANS AND BUILDING PERMIT). SEE GRADING PLAN SHEET C7.
- 11 EMERGENCY ACCESS CONCRETE LANDING (5'x5') WITH STEPS WHERE NECESSARY, TYPICAL. SEE GRADING PLANS FOR STEP LOCATION
- 12 FLUSH CONCRETE WALK PER DETAIL SHT C24
- 13 THRU-CURB CONCRETE DRAIN PER DETAIL SHT C24
- 14 CONCRETE WHEELSTOP PER DETAIL SHT C24
- 15 LANDSCAPE/ARCHITECTUAL WALL. SEE LANDSCAPE PLANS (SEPARATE PLANS AND BUILDING PERMIT).
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- 17 HEAVY DUTY CONCRETE DOLLY PAD PAVEMENT PER H.D. PAVING SECTION SHT C24
- 18 BEAM GUARDRAIL, TYPE 31 WITH 6" WOOD POST PER WSDOT DETAIL C-20.10--09 AND STANDARD PLAN C1B, C32
- 19 6" HIGH BLACK VINYL COATED CHAINLINK FENCE (PEDESTRIAN FALL PROTECTION)

PAVEMENT MARKING SCHEDULE:

- 1 4" WHITE PAINTED PARKING STRIPE, TYPICAL.
- 2 ADA PAINTED PARKING AND ACCESS STALL PER DETAIL SHT C24
- 3 WHITE PAINTED "COMPACT" VEHICLE PARKING STALL MARKINGS, TYPICAL.

Make a note on all sheets that wall drainage connections are shown on civil permit PRCCP20231096 and is to be connected to the private storm system. [site plan, pg 1]

Revise wall language, for clarity. This plan states to see separate plans (what separate plans?) and this building permit. Ensure these building plan sheets match the civil plan callouts and details. [site plan, pg 1]

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.

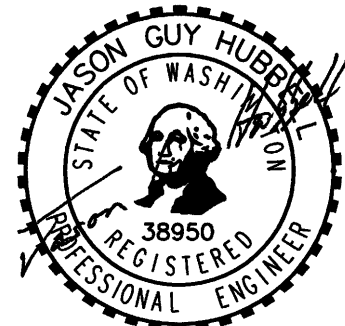
2	03/05/24	DL	JSG	RESPONSE TO CITY COMMENTS, DATED FEBRUARY 06, 2024
1	02/27/24	DL	JSG	BID SET
1	12/06/23	DL	JSG	RESPONSE TO CITY COMMENTS, DATED 10-06-2023

Title:

SITE PLAN

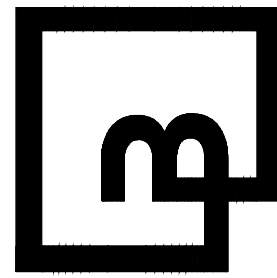
FORTRESS - PUYALLUP

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



Scale:	Horizontal	Vertical
	1"=30'	N/A
Designed	DL	DL
Drawn	RDC	JGH
Checked	DL	JGH
Approved	JGH	JGH
Date	6/23/23	

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



Job Number
22085
Sheet
C4 of 34

Steps shall be taken to prevent drainage onto adjacent lots and below and beyond the toe of the wall.

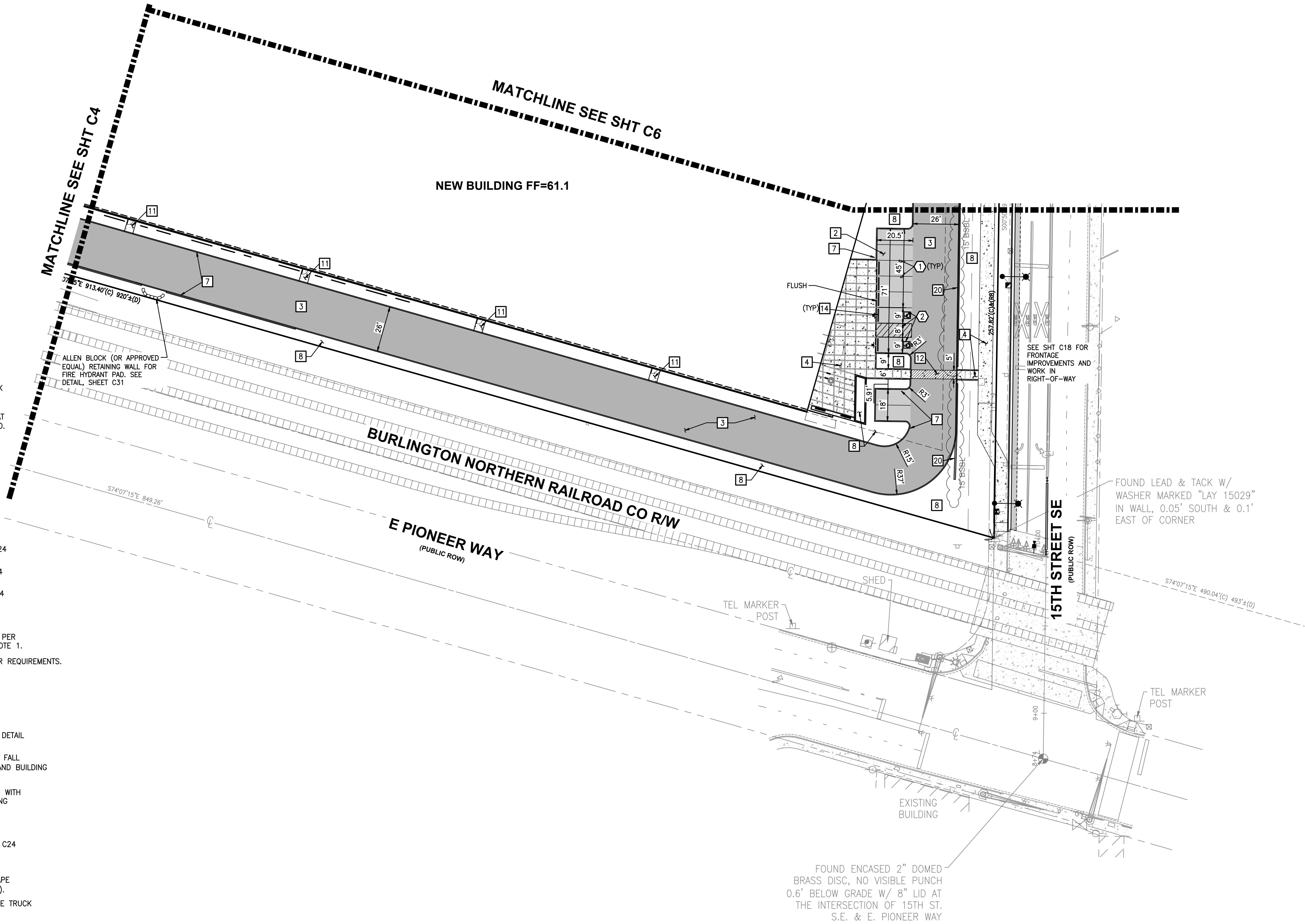
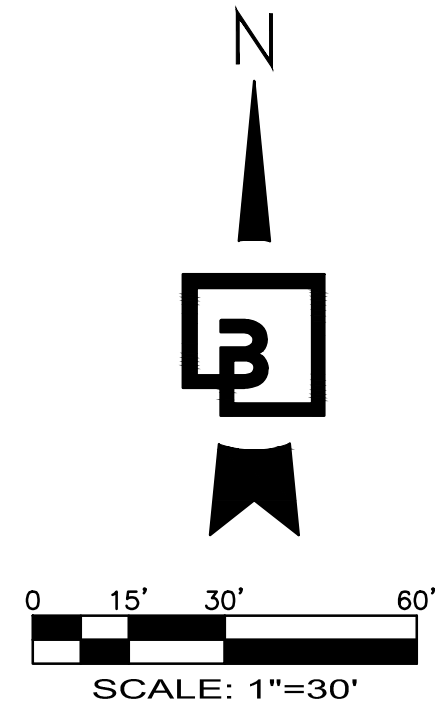
The City does not review, approve, authorize, or permit work in the BNSF Railway right-of-way. The applicant and permit holder are responsible to obtain the necessary permits from the jurisdictional agencies to complete this work. A BNSF Railway Company Pipeline or Wire Line permit may be required. The applicant or permit holder shall present a copy of the BNSF permit upon request of the City Inspector.



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APPROVED	
BY	CITY OF PUYALLUP DEVELOPMENT ENGINEERING
DATE	
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No.	Date	By	Chd.	Appr.

Title:

SITE PLAN

FORTRESS - PUYALLUP

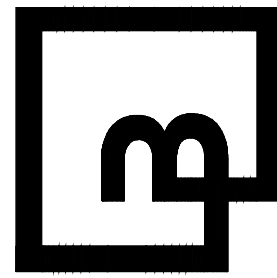
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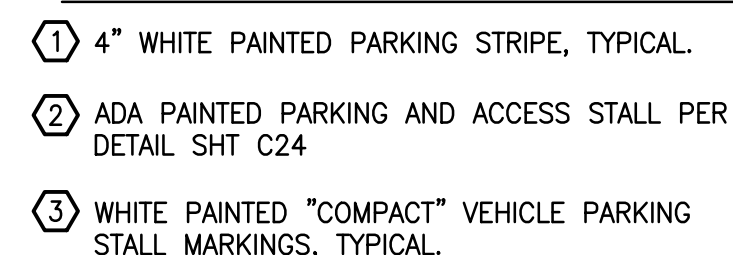


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Job Number	22085	Sheet	C5	34
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Sheet

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