

City Engineering  
 333 S. Meridian  
 Puyallup, WA 98371  
 Tel: (253) 864-4165  
 Fax: (253) 840-6678

### PLAN CHANGE REQUEST

DATE: 01-17-2024 PERMIT NO./REF NO: PRCCP20230336

1. PROJECT: CIMCO WAREHOUSE ADDRESS: 2315 INTER AVE, PUYALLUP, WA 98372
2. OWNER: Rick Velasquez EMAIL: rick@cimcopnw.com
3. DESIGN ENGINEER: Grant J. Middleton, PE EMAIL: gmiddleton@rrlarson.com
4. CONTRACTOR: WESTMARK CONSTRUCTION INC EMAIL: \_\_\_\_\_

5. ORIGINATOR OF REQUEST:  
 OWNER  DESIGN ENGINEER  CONTRACTOR  CITY OF PUYALLUP
6. DOES THIS REQUEST REQUIRE A DEVIATION FROM AN EXISTING CITY STANDARD?  YES  NO

7. IF YES, PLEASE SUBMIT AN ALTERNATIVE METHODS FOR CONSTRUCTION MATERIALS REQUEST APPLICATION (AMR).

8. IF NO, PLEASE COMPLETE THE FOLLOWING:

9. APPROVED CIVIL PLAN SHEET NUMBERS AFFECTED: CO.0

10. WHAT PART OF THE CITY AND/OR DEVELOPMENT INFRASTRUCTURE IS BEING AFFECTED?  
 ROAD  STORM  WATER  SANITARY  GRADING  EROSION CONTROL

11. DESCRIBE THE CHANGE BEING REQUESTED: (ATTACH ADDITIONAL INFORMATION AS NECESSARY)

8" water main extension from the existing water main onsite servicing existing building to be extended north to service the proposed building and fire sprinkler requirements.  
This water main/ fire line extension has been triggered due to the anticipated material storage height in the proposed building.

12. ALL SIGNATURES ARE REQUIRED TO PROCESS THIS REQUEST UNLESS INITIATED BY THE CITY. FINAL APPROVAL/DENIAL WILL BE MADE BY THE CITY ENGINEER. ALL CHANGES WILL BE FULLY APPROVED/DENIED PRIOR TO ANY WORK ON REQUESTED CHANGES. ANY WORK COMPLETED PRIOR TO APPROVAL IS AT THE RISK OF THE DEVELOPER/CONTRACTOR AND MAY NOT BE APPROVED BY THE CITY ENGINEER.

JH Costello  
 OWNER  
 ARCHITECT / OWNER AGENT

Grant J. Middleton  
 DESIGN ENGINEER

Westmark Construction  
 CONTRACTOR

Jeff Hill

CITY REVIEWER

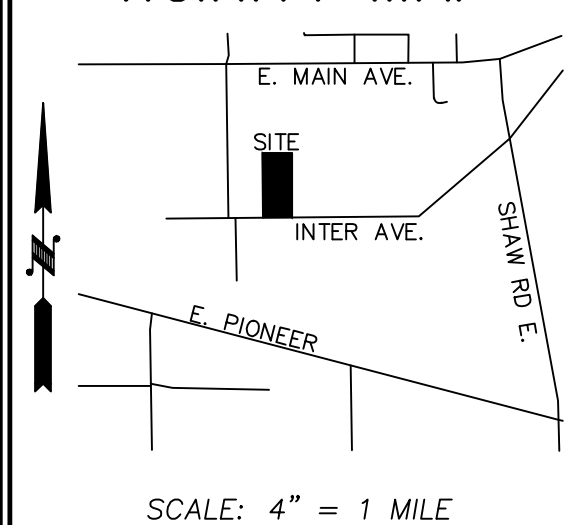
CITY IN P-Digitally signed by  
 Jeff Hill  
 Jeff Hill

**APPROVED** / DENIED

**02/14/2024**

DATE

VICINITY MAP



SHEET INDEX

C0.0	1 OF 7	COVER SHEET
C1.0	2 OF 7	T.E.S.C. & PLAN
C1.1	3 OF 7	T.E.S.C. SPECIFICATIONS
C2.0	4 OF 7	STORM PLAN
C2.1	5 OF 7	DETAILS AND SPECIFICATIONS
C2.2	6 OF 7	DETAILS AND SPECIFICATIONS
C2.3	7 OF 7	DETAILS AND SPECIFICATIONS

PARCEL NUMBER

2105200140

SITE ADDRESS

2315 INTER AVE, PUYALLUP, WA 98372

PRCCP20230336  
CIMCO WAREHOUSE  
PCR001

CONDITION:  
\*CDF backfill required when undermining existing foundations

**CIMCO SALES**  
NE 1/4, SW 1/4, SEC.26, TWN.20 N., RNG. 4 E., W.M.  
COVER SHEET

<b>FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED</b>	<b>APPROVED</b>
BY: CITY OF PUYALLUP FIRE CODE OFFICIAL	BY: CITY OF PUYALLUP ENGINEERING DEPARTMENT
DATE: _____	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 FIRE CODE OFFICIAL.	NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

JOB NUMBER	9575
SCALE	1"=40'
DESIGNED JLC	DWN
DRAWN	DWN
CHECKED GJM	VERT. N/A

PROPERTY DESCRIPTION

(PER DEED OF TRUST, AFN 201810030016)  
LOT 7, ACKERSON'S ADDITION TO PUYALLUP, ACCORDING TO THE PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

CONSTRUCTION NOTES:

- CONTRACTOR TO REMOVE AND RELOCATE FIRE HYDRANT ASSEMBLY AS SHOWN. SEE FIRE HYDRANT ASSEMBLY DETAIL ON SHEET C2.2. CONTRACTOR TO PROVIDE NEW 8"X8"X6" HYDRANT TEE W/ 6" GATE VALVE AND 8"NJ PLUG ON NORTH SIDE OF HYDRANT TEE W/ THRUST BLOCKING. CONTRACTOR TO INSTALL A MINIMUM OF 2 FEET OF 6"(CL52) PIPE BEFORE SETTING THE FIRE HYDRANT.
- CONTRACTOR TO CUT OUT EXISTING 8"X8"X6" HYDRANT TEE W/ 6" GATE VALVE AT EXISTING HYDRANT. REPLACE WITH 8"X8"X8" TEE PER CITY OF PUYALLUP REQUIREMENTS.
- CONTRACTOR TO ENSURE 0.5'(MIN) VERTICAL SEPARATION BETWEEN WATER AND STORMWATER LINES.
- CONTRACTOR TO REMOVE AND REPLACE EXISTING FENCING (AS NECESSARY) TO FACILITATE HYDRANT SPOOL EXTENSION & FDC CONNECTION CONSTRUCTION AS SHOWN.
- CONTRACTOR TO INSTALL 90° BEND FITTING IN WATER MAIN WITH THRUST BLOCKING PER CITY OF PUYALLUP REQUIREMENTS.
- CONTRACTOR TO INSTALL POST INDICATOR VALVE (PIV) ON EXISTING FIRE LINE IN FRONT OF THE EXISTING DDCVA FIRE VAULT PER CITY OF PUYALLUP REQUIREMENTS. THE P.I.V. MUST BE INSTALLED A MINIMUM OF 1 FOOT FROM THE EXISTING VAULT. SEE CITY STANDARD ON DETAIL 03.10.03 ON SHEET C2.2.
- CONTRACTOR TO RELOCATE EXISTING FIRE DEPARTMENT CONNECTION (F.D.C.) SO IT IS A MINIMUM OF 10 FEET AND A MAXIMUM OF 15 FEET FROM THE NEW FIRE HYDRANT LOCATION. SEE CITY STANDARD DETAIL 03.10.02 ON SHEET C2.2.
- CONTRACTOR TO "POT HOLE" AND VERIFY WATER MAIN/FIRE LINE LOCATION, DEPTH, PIPE SIZE, CONDITION PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO INSTALL 45° BEND FITTING IN WATER MAIN WITH THRUST BLOCKING PER CITY OF PUYALLUP REQUIREMENTS.
- CONTRACTOR TO SAWCUT, REMOVE AND REPLACE WITH EQUAL OR BETTER SECTION AS SHOWN AND PER CITY OF PUYALLUP REQUIREMENTS.
- CONTRACTOR TO REMOVE EXISTING 6" 90° BEND AND INSTALL 6" TEE W/ 8" X 6" REDUCER TO ALLOW EXTENSION OF EXISTING 8" FIRE LINE TO THE NORTH TO SERVICE PROPOSED BUILDING PER CITY OF PUYALLUP REQUIREMENTS.
- SITE CONTRACTOR TO COORDINATE FIRE LINE PIPING WITHIN THE BUILDING WITH THE FIRE SPRINKLER CONTRACTOR. THIS FIRE LINE UNDERGROUND PLAN DOES NOT PROVIDE DETAIL OF INTERNAL FIRE LINE PIPING/FITTING LAYOUT TO THE RISER LOCATION.
- SITE CONTRACTOR TO ENSURE FIRE LINE UNDERGROUND PIPING AVOIDS BUILDING FOOTING AT NORTHWEST CORNER OF BUILDING PRIOR TO ENTERING THE BUILDING. FIELD ADJUST FIRE LINE UNDERGROUND PIPE ROUTING, AS NECESSARY.

FIRE HYDRANT RELOCATION NOTE:

FIRE HYDRANT CAN ONLY BE RELOCATED AND REUSED IF NEW DEPTH OF BURY MATCHES EXISTING BURY DEPTH.

LANDSCAPE NOTE:

ALL PLANTING AREAS SHALL BE MULCHED WITH A UNIFORM FOUR (4") INCH LAYER OF ORGANIC COMPOST MULCH MATERIAL OR WOOD CHIPS OVER OVER A PROPERLY CLEANED, AMENDED AND GRADE SUBSURFACE.

IMPERVIOUS AREA

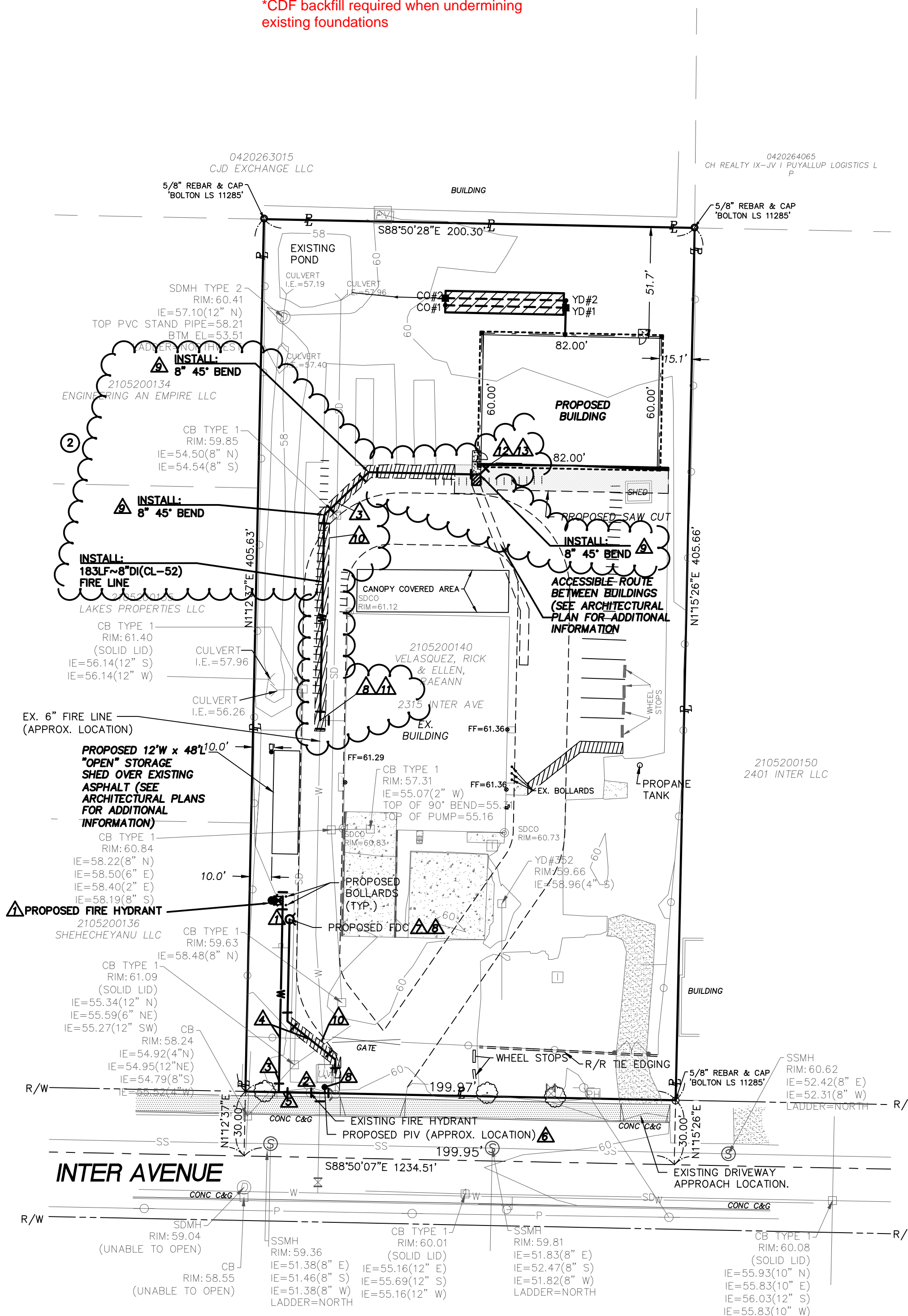
TOTAL = 5,931 SF.  
BUILDING ROOF (NEW) = 5,355 SF.  
"OPEN" STORAGE SHED (REPLACED) = 576 SF.

UTILITY CONFLICT NOTE:

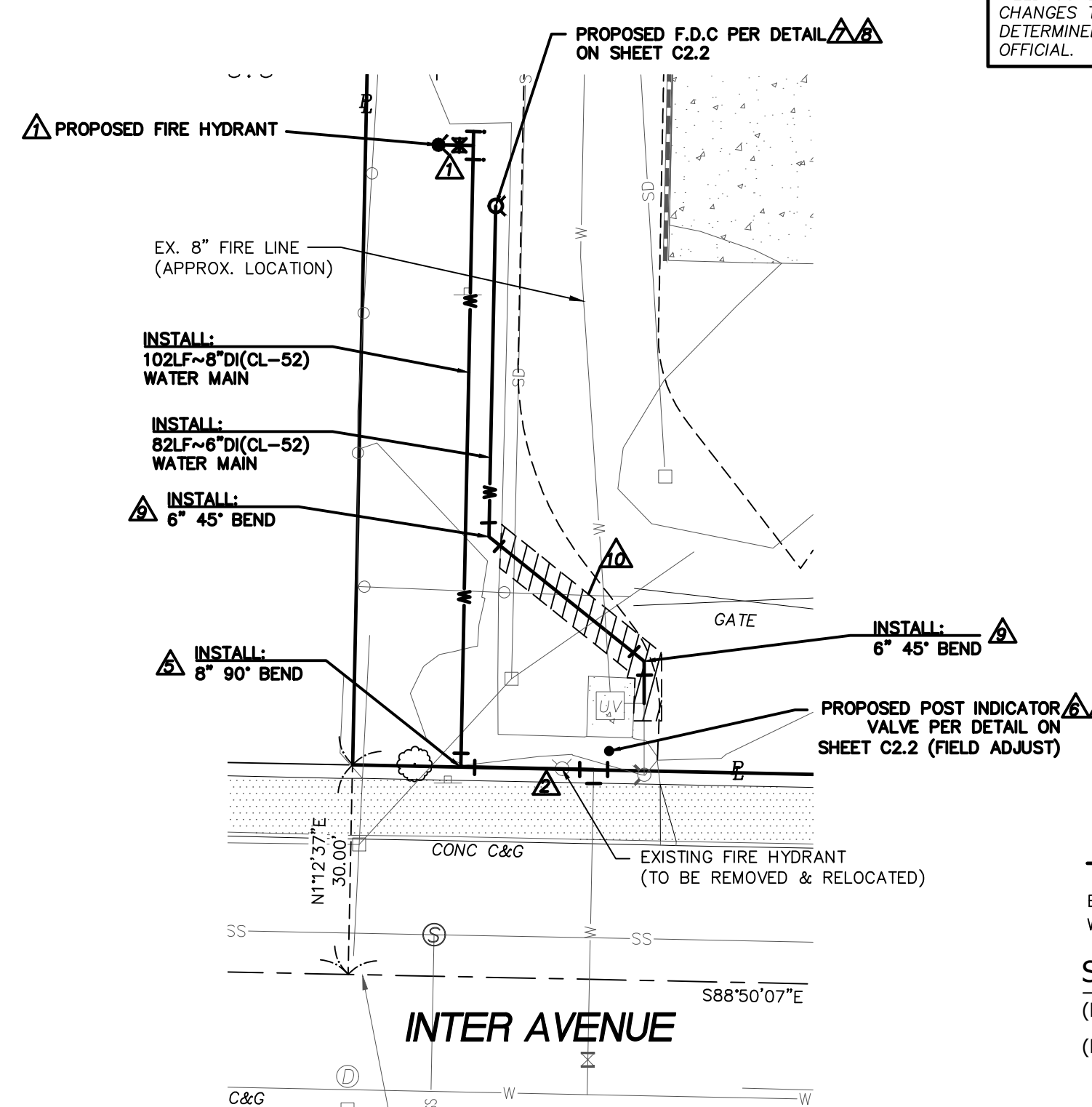
**CAUTION:**  
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL BEFORE YOU DIG

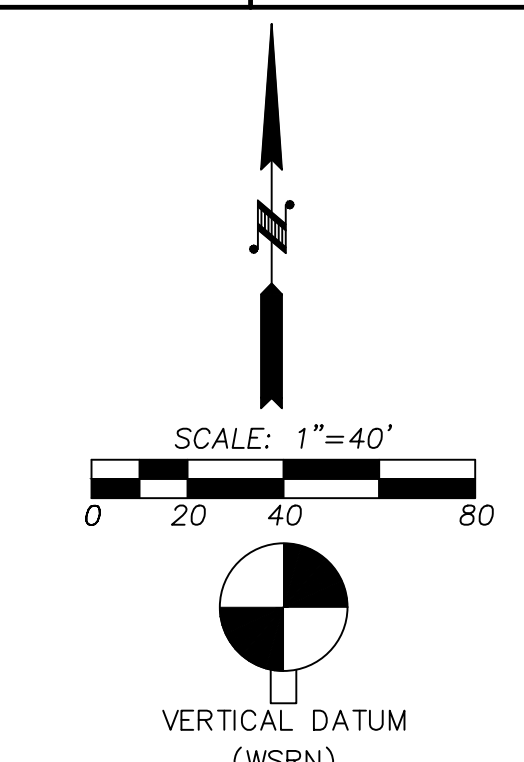
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



PLAN VIEW  
HORIZONTAL SCALE: 1"=40'



ENLARGED VIEW OF WATER MAIN EXTENSION  
PLAN VIEW  
HORIZONTAL SCALE: 1"=20'



NAVD 88 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS  
CONTOUR INTERVAL = 1'  
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES  
HORIZONTAL DATUM  
NAD 83/11 WASHINGTON SOUTH ZONE ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS  
SURVEYOR'S REFERENCES  
(P) ACKERSON'S 2ND ADDITION TO PUYALLUP, AFN 215387  
(R1) RECORD OF SURVEY, 200801255002

LEGEND

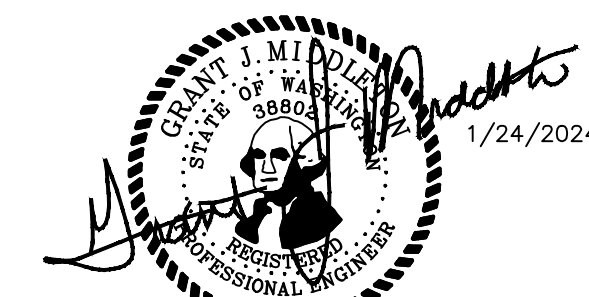
[Symbol]	PROPERTY LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	RIGHT OF WAY
[Symbol]	EXISTING WATER MAIN (APPROX. LOCATION)
[Symbol]	EXISTING SEWER MAIN
[Symbol]	EXISTING STORM MAIN
[Symbol]	EXISTING POWER LINE
[Symbol]	EXISTING WIRE FENCE
[Symbol]	EXISTING CHAINLINK FENCE
[Symbol]	PROPOSED STORM LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED CATCH BASIN/YARD DRAIN
[Symbol]	PROPOSED CLEAN OUT
[Symbol]	PROPOSED POST INDICATOR VALVE
[Symbol]	PROPOSED F.D.C
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED WATER VALVE
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING F.D.C
[Symbol]	EXISTING IRR. BOX
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING DDCVA VAULT
[Symbol]	EXISTING CATCH BASIN
[Symbol]	EXISTING STORM MANHOLE
[Symbol]	EXISTING STORM C/O
[Symbol]	EXISTING SEWER MANHOLE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED PAVEMENT GRIND/OVERLAY AREA
[Symbol]	EXISTING TREE

CONTRACTOR / DEVELOPER NOTE:

THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED MATERIAL TESTING, COMPACTION TESTING, AND APPLICABLE INSPECTIONS AS REQUIRED BY CITY OF PUYALLUP AND PRIVATE ENGINEER. THE CONTRACTOR SHALL SUPPLY CERTIFYING ENGINEER WITH DOCUMENTATION SIGNED BY A PROFESSIONAL SOILS AND/OR MATERIALS ENGINEER SHOWING THAT THE ROAD SECTION WAS BUILT ACCORDING TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. THE BACKFILL MATERIAL MEETS MINIMUM CITY/STATE REQUIREMENTS. COMPACTION WAS ACHIEVED IN ALL TRENCHES AND ROAD SECTION, AND ALL CONSTRUCTION MATERIALS AND CONSTRUCTION METHODS SHOWN ON THESE PLANS HAVE BEEN FOLLOWED.

REVISION BLOCK

NO.	DATE	DESCRIPTION	BY
1	8/1/2023	ADDRESS CITY COMMENTS AND ADD	GJM
		NEW "OPEN" STORAGE SHED OVER	
		EXISTING PAVEMENT AS SHOWN.	
2	1/16/2024	8" FIRE LINE EXTENSION TO PRO. BLDG.	GJM



PROPOSED BY: RICK VELASQUEZ  
 13615 122ND ST E  
 PUYALLUP, WA 98374  
 PH: (253) 224-4428  
 PROPOSED BY: LARSON AND ASSOCIATES  
 surveyors, engineers & planners  
 9027 PACIFIC AVENUE, SUITE 4  
 TACOMA, WA 98444 (253) 474-3404  
 DATE: 1/24/2024  
 DRAWING NO.: 9575BASE  
 SHEET 1 OF 7