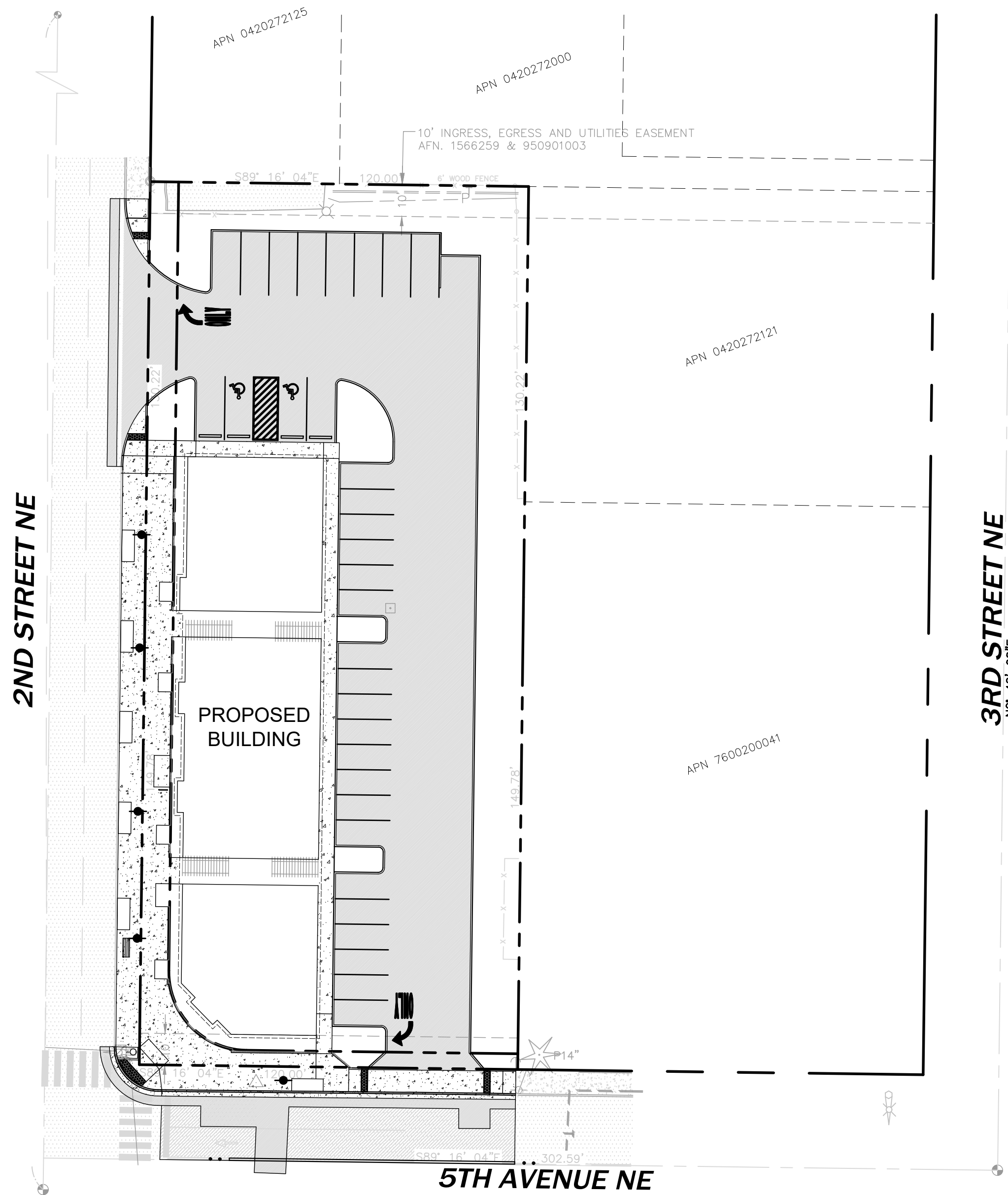


PUYALLUP 2ND STREET APARTMENTS  
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



**OWNER**  
DOCE LLC  
P.O. BOX 64160  
TACOMA, WA 98464  
CONTACT: DON HUBER

**SURVEYOR**  
AHBL, INC.  
2215 NORTH 30TH STREET,  
SUITE 300 TACOMA, WA 98403  
PH. (253) 383-2422  
CONTACT: DAVE FOLLANSBEE, PLS

**CIVIL ENGINEER**  
AHBL, INC.  
2215 NORTH 30TH STREET,  
SUITE 300 TACOMA, WA 98403  
PH. (253) 383-2422  
CONTACT: BART BRYNESTAD, PE

**ARCHITECT**  
JAMES GUERRERO ARCHITECTS  
7520 BRIDGEPORT WAY W  
LAKEWOOD, WA 98499  
PH. (253) 851-6000  
CONTACT: JAMES GUERRERO, AIA

**TOPOGRAPHIC NOTE**

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBL CANNOT ENSURE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

**FILL SPECIFICATION**

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

**TRENCH NOTE**

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND AHBL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

**UTILITY NOTE**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHBL ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

**UTILITIES**

WATER - CITY OF PUYALLUP  
SANITARY SEWER - CITY OF PUYALLUP  
ELECTRICITY - PUGET SOUND ENERGY  
NATURAL GAS - PUGET SOUND ENERGY  
TELEPHONE - CENTURYLINK

**SITE**

SITE ADDRESS - XXX 2ND STREET NE  
PUYALLUP WA 98371  
  
PARCEL - 7600200051  
  
SITE AREA - 33,600 SF (0.77 ACRES)  
  
ZONING- CBD

**VERTICAL DATUM**

NAVD 1988 VERTICAL DATUM ON  
ORTHOMETRICALLY CORRECTED GPS  
OBSERVATION USING WSRN AND GEOID 2012A.

**BASIS OF BEARING**

NAD 1983  
WASHINGTON STATE PLANE SOUTH PROJECTION,  
BASED ON GPS OBSERVATIONS USING WSRN AND  
GEOID 2012A. UNITS OF MEASUREMENT ARE US  
SURVEY FEET.

**AMR NOTE**

REFER TO APPROVED AMR E21-570 AND  
APPROVED AMR E21-0571 FOR APPROVED  
MODIFICATIONS TO PUYALLUP ROAD STANDARDS.

**LEGAL DESCRIPTION**

(PER OLD REPUBLIC TITLE, LTD., ORDER NUMBER 5217024093-CB,  
EFFECTIVE DATE MAY 23, 2018, AT 8:00 A.M.):

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST,  
W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST BOUNDARY OF 2ND STREET N.E. IN THE  
CITY OF PUYALLUP, 149.78 FEET NORTH OF THE SOUTHWEST  
CORNER OF BLOCK 4, SHUMAN'S ADDITION TO PUYALLUP, PIERCE  
COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 5 OF PLATS, PAGE 99, RECORDS OF PIERCE  
COUNTY, WASHINGTON;

THENCE CONTINUE NORTH ON SAID BOUNDARY, 130.22 FEET;  
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 4,  
120 FEET;  
THENCE SOUTH PARALLEL WITH SAID EAST BOUNDARY OF 2ND  
STREET N.E., 130.22 FEET TO THE NORTH LINE OF SAID BLOCK 4;  
THENCE WEST 120 FEET TO THE POINT OF BEGINNING.

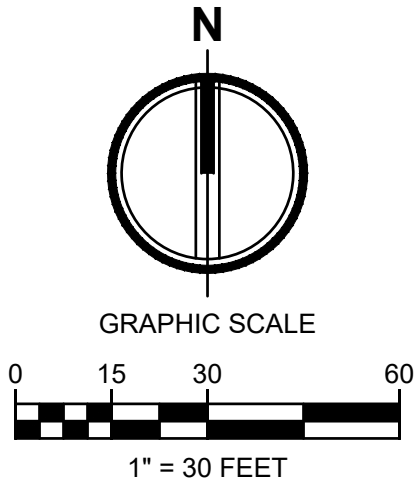
PARCEL B:

LOTS 1, 2 AND 3, BLOCK 4, SHUMAN'S SECOND ADDITION TO  
PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO THE  
PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 99,  
RECORDS OF PIERCE COUNTY, WASHINGTON.

BOTH SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**LEGEND**

EXISTING	PROPOSED
	FOUND MONUMENT AS NOTED
	HUB AND TACK
	SET NAIL AND WASHER
	FOUND PROPERTY CORNER
	BOLLARD
	SIGN AS NOTED
	SANITARY SEWER MANHOLE
	STORM CATCH BASIN
	STORM MANHOLE
	TRAFFIC SIGNAL POLE W/ LIGHT
	GUY ANCHOR
	UTILITY POWER POLE
	JUNCTION BOX
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	P=PINE
	U=UNKNOWN
	STORM LINE
	SEWER LINE
	WATER LINE
	ELECTRICAL LINE
	COMMUNICATION LINE
	OVERHEAD UTILITIES
	FENCE
	ASPHALT
	CONCRETE
	GRAVEL

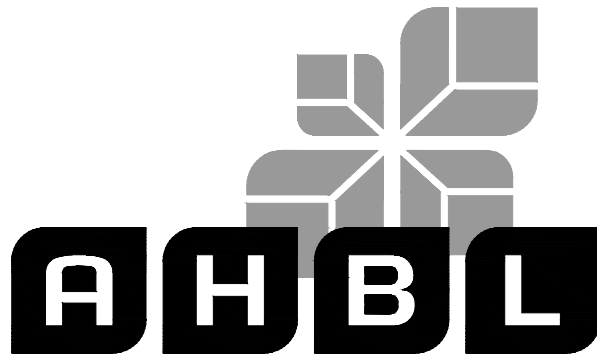


APPROVED

BY  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE

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MANAGER.



TACOMA · SEATTLE · SPOKANE · TRI-CITIES

2215 North 30th Street, Suite 300, Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

PUYALLUP 2ND STREET  
APARTMENTS

Client:

SPP MANUFACTURING

P.O. BOX 64160  
TACOMA, WA 98464  
DON HUBER

Project No.

2190606.10

Issue Set & Date:

SITE DEVELOPMENT  
PERMIT SET

2/7/2024



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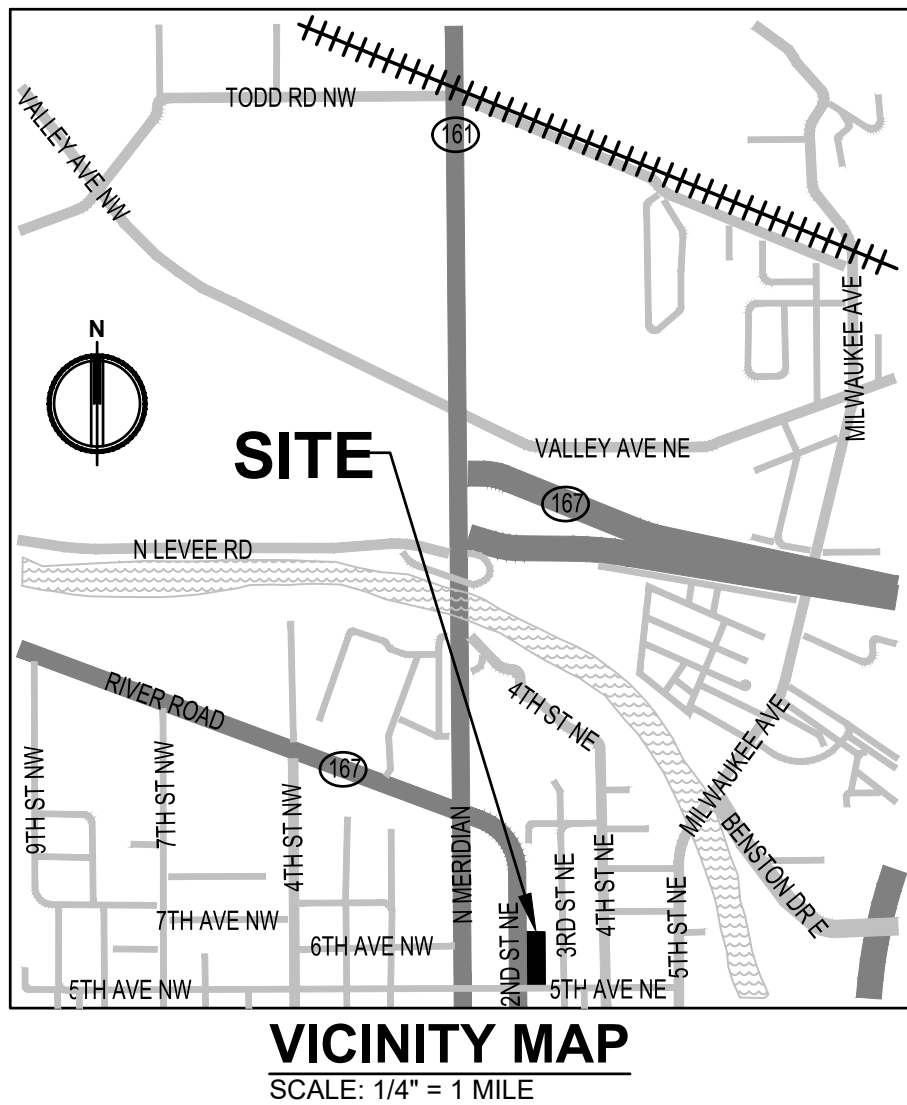
**GENERAL NOTES**

- 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 CENTER TO BE ATTENDED BY ALL MAJOR CONTRACTORS, REPRESENTATIVES OF INVOLVED UTILITIES, AND THE CITY OF PUYALLUP. CONTACT ENGINEERING SERVICES AT (253-841-5568) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN 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 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 48 HOURS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.

- ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE 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, 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 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.



Know what's below.  
Call before you dig.



VICINITY MAP  
SCALE: 1/4" = 1 MILE

PUYALLUP 2ND STREET APARTMENTS

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

APPROVED

BY  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE

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MANAGER.

  
**AHBL**  
TACOMA • SEATTLE • SPOKANE • TRI-CITIES

2215 North 30th Street, Suite 300, Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

PUYALLUP 2ND STREET  
APARTMENTS

Client:  
SPP MANUFACTURING

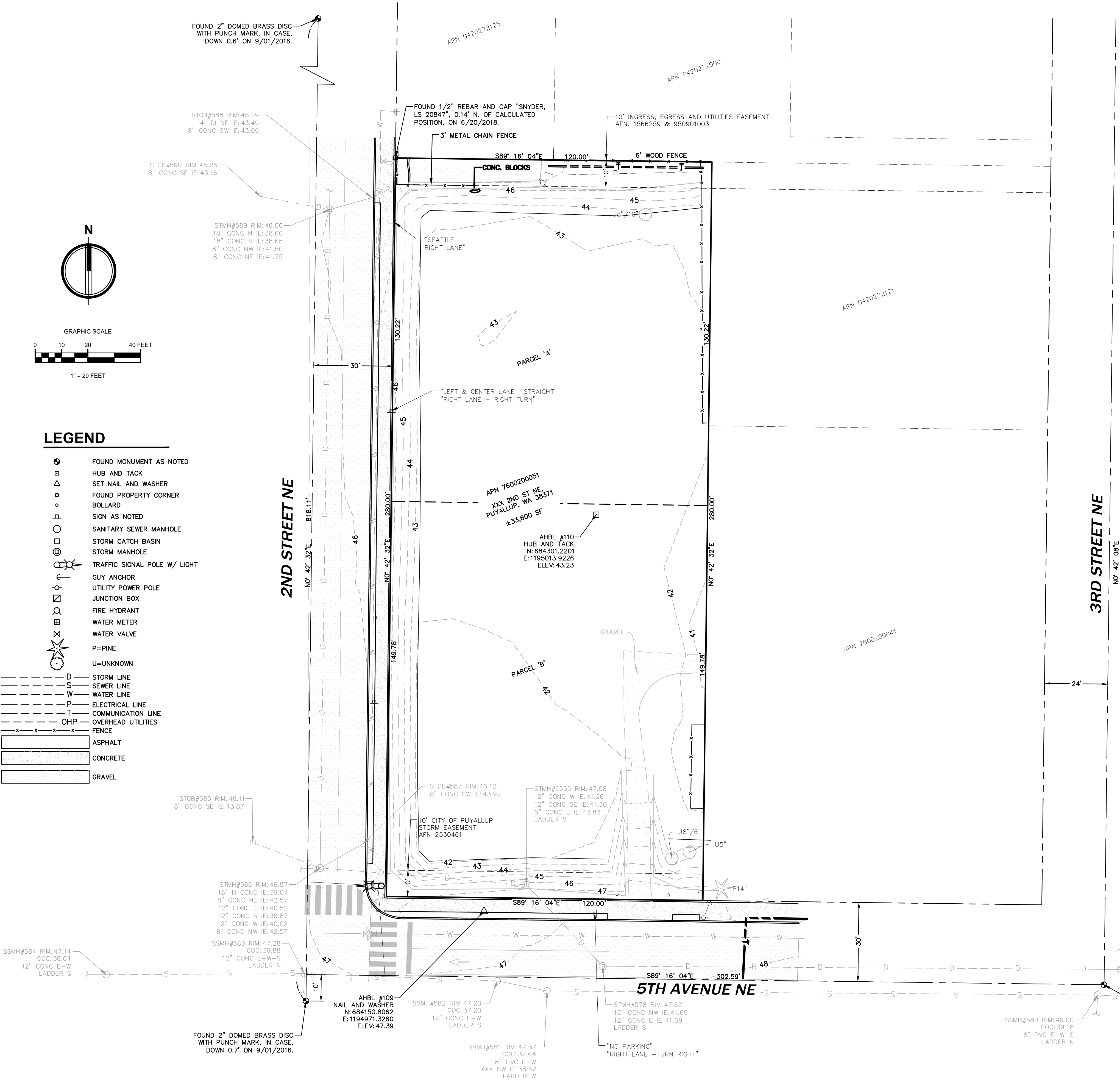
P.O. BOX 64160  
TACOMA, WA 98464  
DON HUBER

Project No.  
2190606.10

Issue Set & Date:  
SITE DEVELOPMENT  
PERMIT SET  
2/7/2024



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LEGEND

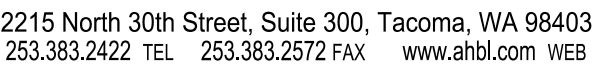
- FOUND MONUMENT AS NOTED
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- SET NAIL AND WASHER
- FOUND PROPERTY CORNER
- BOLLARD
- SIGN AS NOTED
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- TRAFFIC SIGNAL POLE W/ LIGHT
- GUY ANCHOR
- UTILITY POWER POLE
- JUNCTION BOX
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- P=PINE
- U=UNKNOWN

- D - STORM LINE
- S - SEWER LINE
- W - WATER LINE
- P - ELECTRICAL LINE
- T - COMMUNICATION LINE
- OHP - OVERHEAD UTILITIES
- FENCE
- ASPHALT
- CONCRETE
- GRAVEL

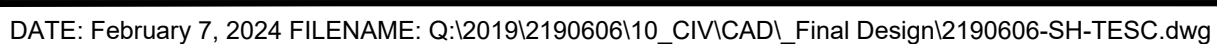
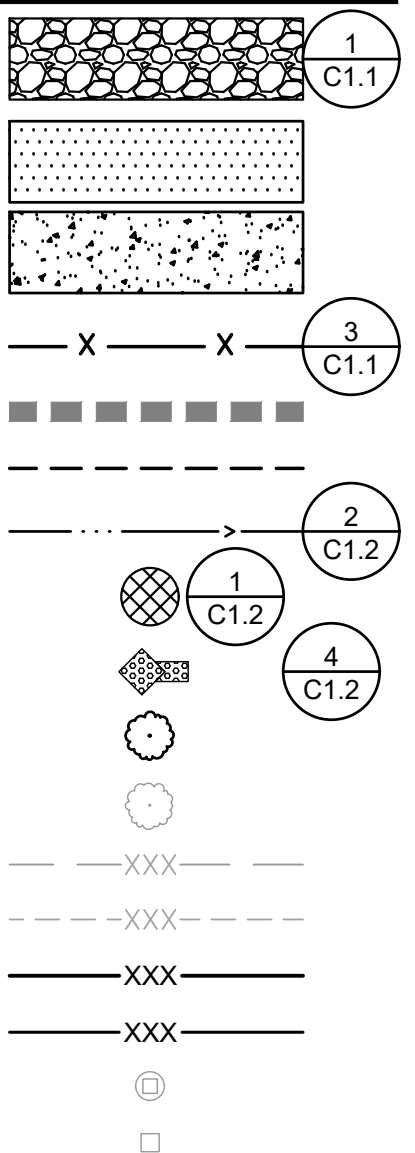




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PUYALLUP 2ND STREET APARTMENTS  
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

APPROVED

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

DATE \_\_\_\_\_

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**AHBL**

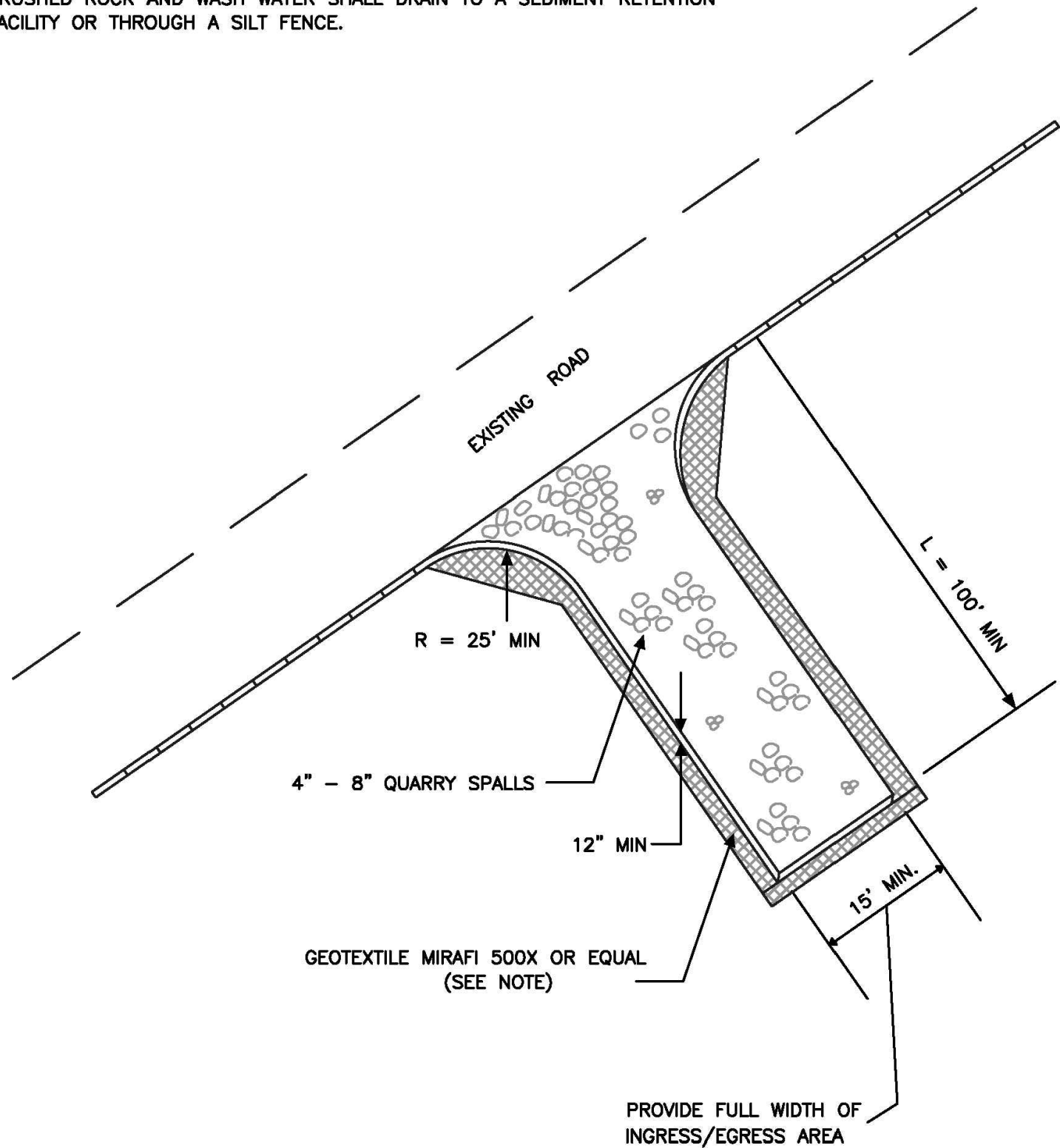
TACOMA • SEATTLE • SPOKANE • TRI-CITIES

2215 North 30th Street, Suite 300, Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

NOTE:

1. GEOTEXTILE MIRAFI 500 X OR APPROVED EQUAL SHALL BE PLACED UNDER THE ENTIRETY OF THE TEMPORARY ENTRANCE.
2. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
3. 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

TEMPORARY CONSTRUCTION  
ENTRANCE

DRAWN BY JIM HEWINS-SVORODA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY XXXX	CITY STANDARD
FILE NAME F:\DWG\COMMON\STD\SCITY\2009\05_GRI\05.01\05.01.01	DATE APPROVED 07/01/2009	DATE REVISED XX/XX/XX	SCALE 1:40	05.01.01

1 TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

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

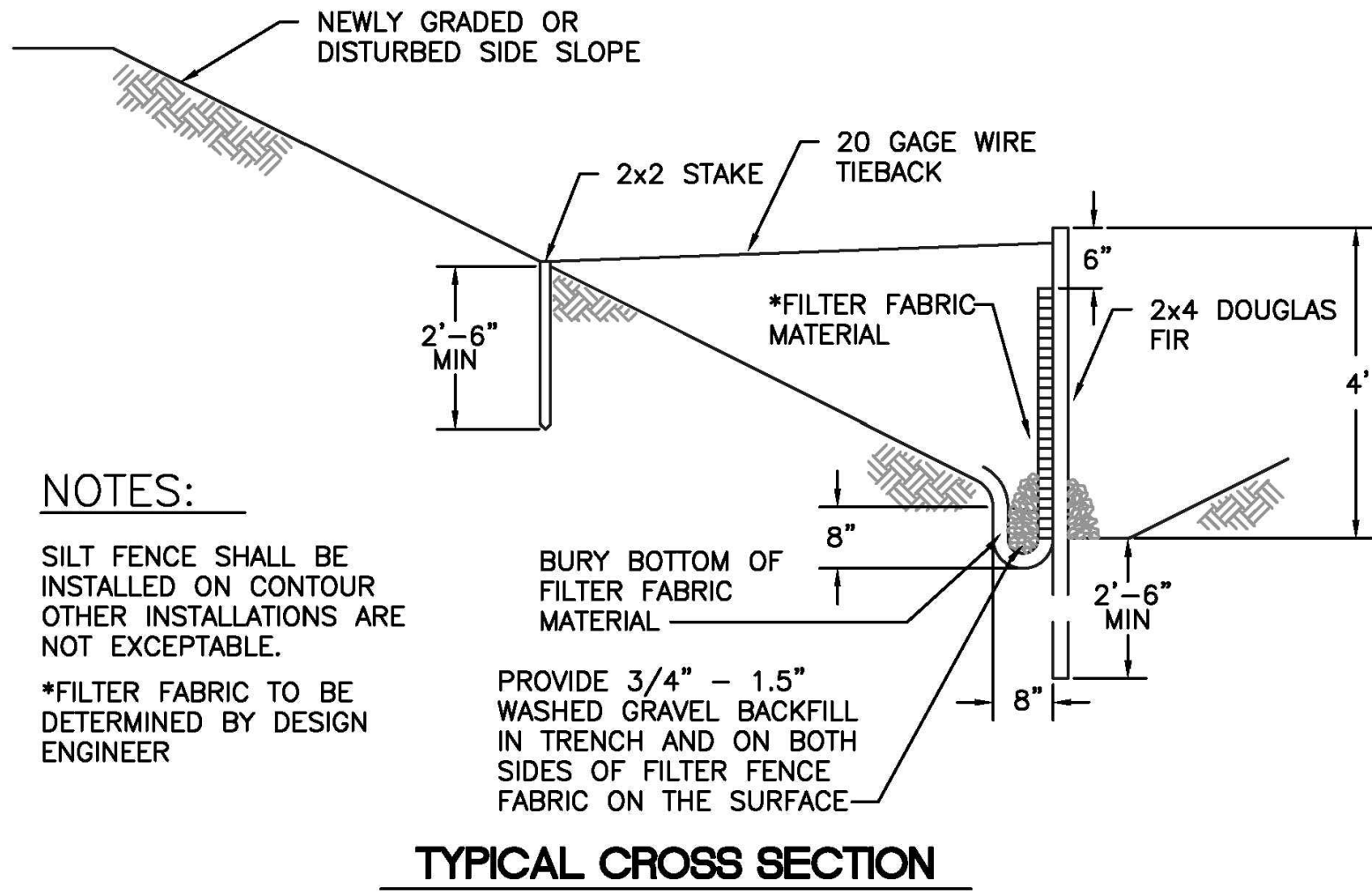
DEVELOPMENT ENGINEERING and  
PUBLIC WORKS DEPARTMENTS

GRADING, EROSION, AND  
SEDIMENTATION CONTROL NOTES

DRAWN BY JIM HEWINS-SVORODA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY LINDA LIAN	CITY STANDARD
FILE NAME F:\DWG\COMMON\STD\SCITY\2009\05_GRI\05.01\05.02.01	DATE APPROVED 07/01/2009	DATE REVISED 11/15/2014	SCALE 1:1	05.02.01

2 GRADING AND T.E.S.C. NOTES

NOT TO SCALE

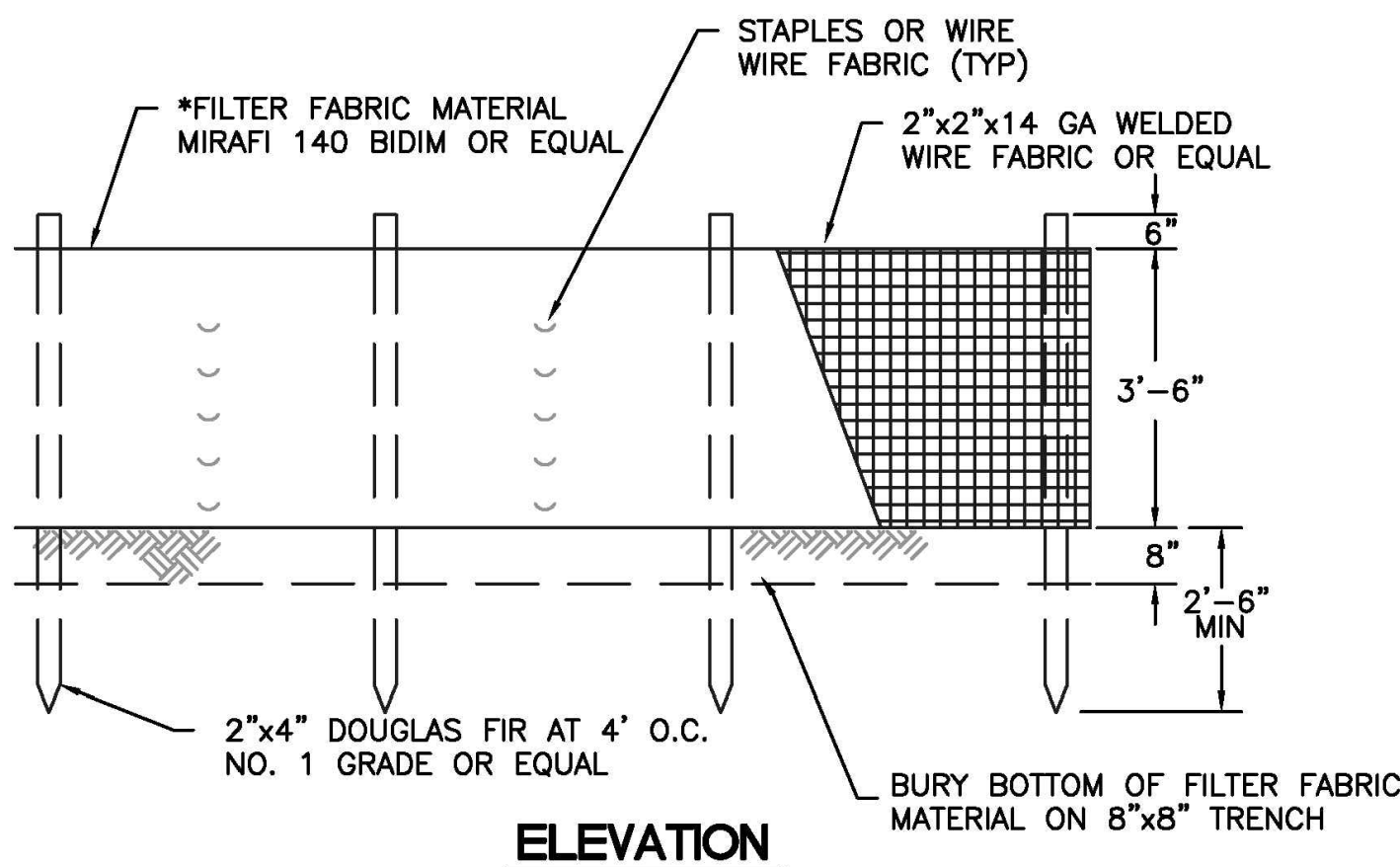


NOTES:

SILT FENCE SHALL BE  
INSTALLED ON CONTOUR  
OTHER INSTALLATIONS ARE  
NOT EXCEPTABLE.

\*FILTER FABRIC TO BE  
DETERMINED BY DESIGN  
ENGINEER

TYPICAL CROSS SECTION



ELEVATION



CITY OF  
PUYALLUP

DEVELOPMENT ENGINEERING and  
PUBLIC WORKS DEPARTMENTS

SILTATION FENCE

DRAWN BY LINDA LANSING	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY XXXX	CITY STANDARD
FILE NAME F:\DWG\COMMON\STD\SCITY\2009\02_SD\02.03.02	DATE APPROVED 08/01/02	DATE REVISED 06/01/03	SCALE N/A	02.03.02

3 SILTATION FENCE

NOT TO SCALE



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Revisions:

Sheet Title:

TESC NOTES AND  
DETAILS

Designed by: MW Drawn by: MW Checked by: BB

Sheet No.

C1.1



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APPROVED

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DEVELOPMENT ENGINEERING

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AHBL

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Project No.

2190606.10

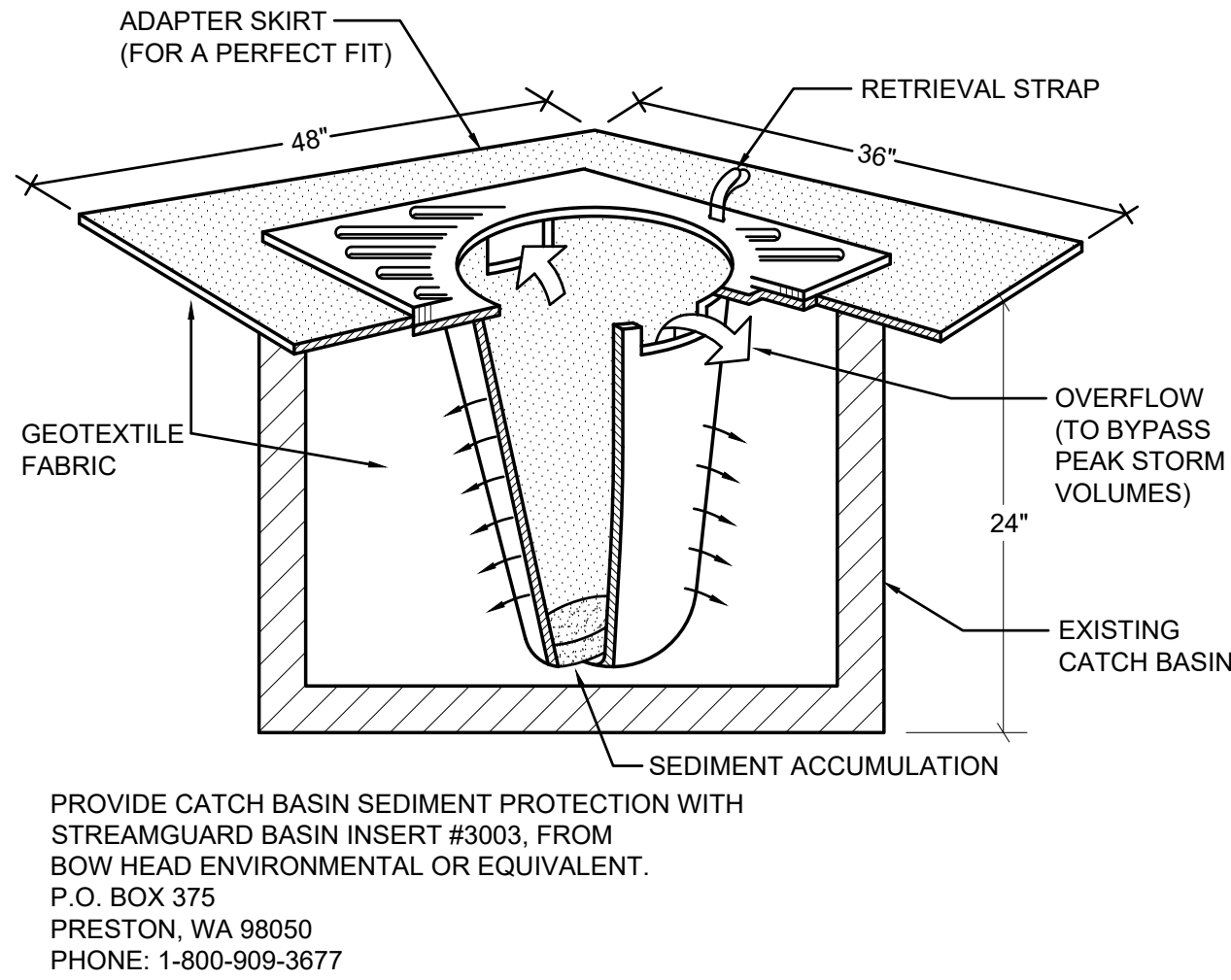
Issue Set & Date:

SITE DEVELOPMENT PERMIT SET

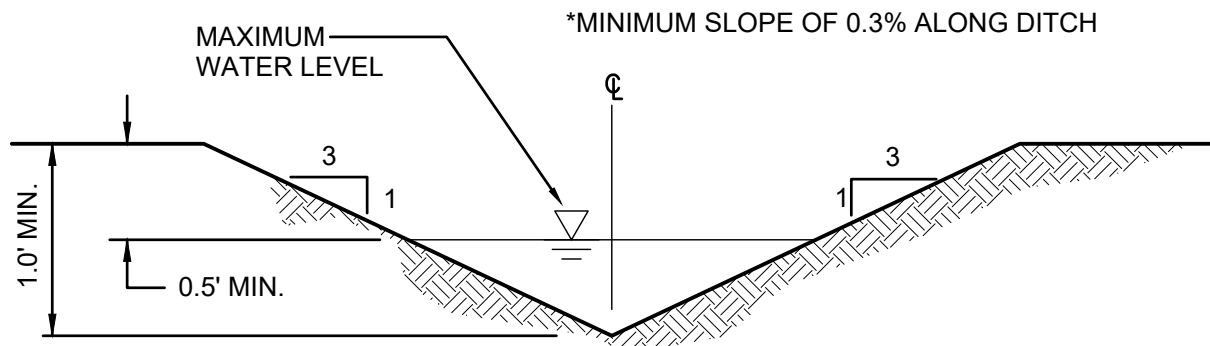
2/7/2024



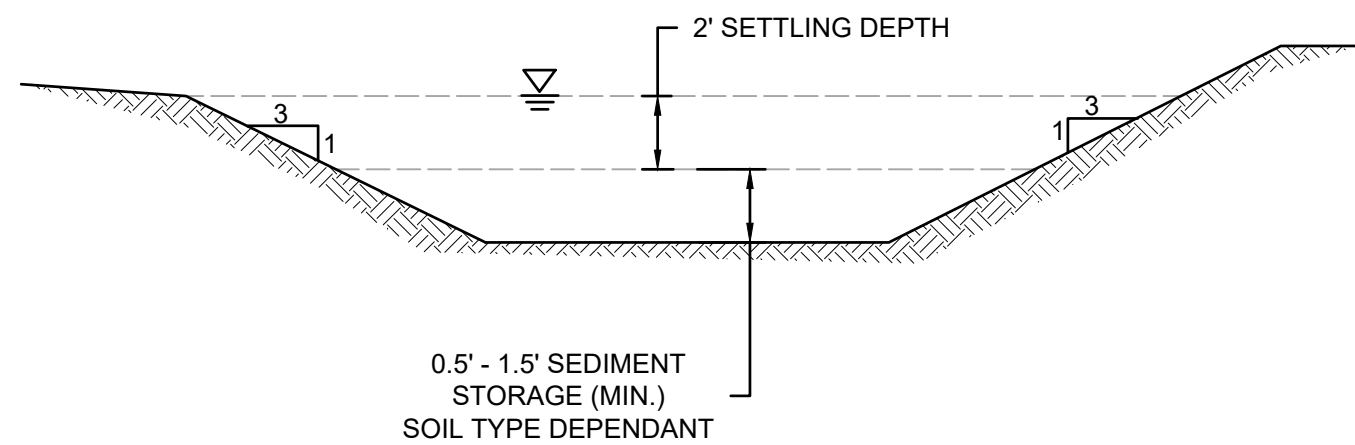
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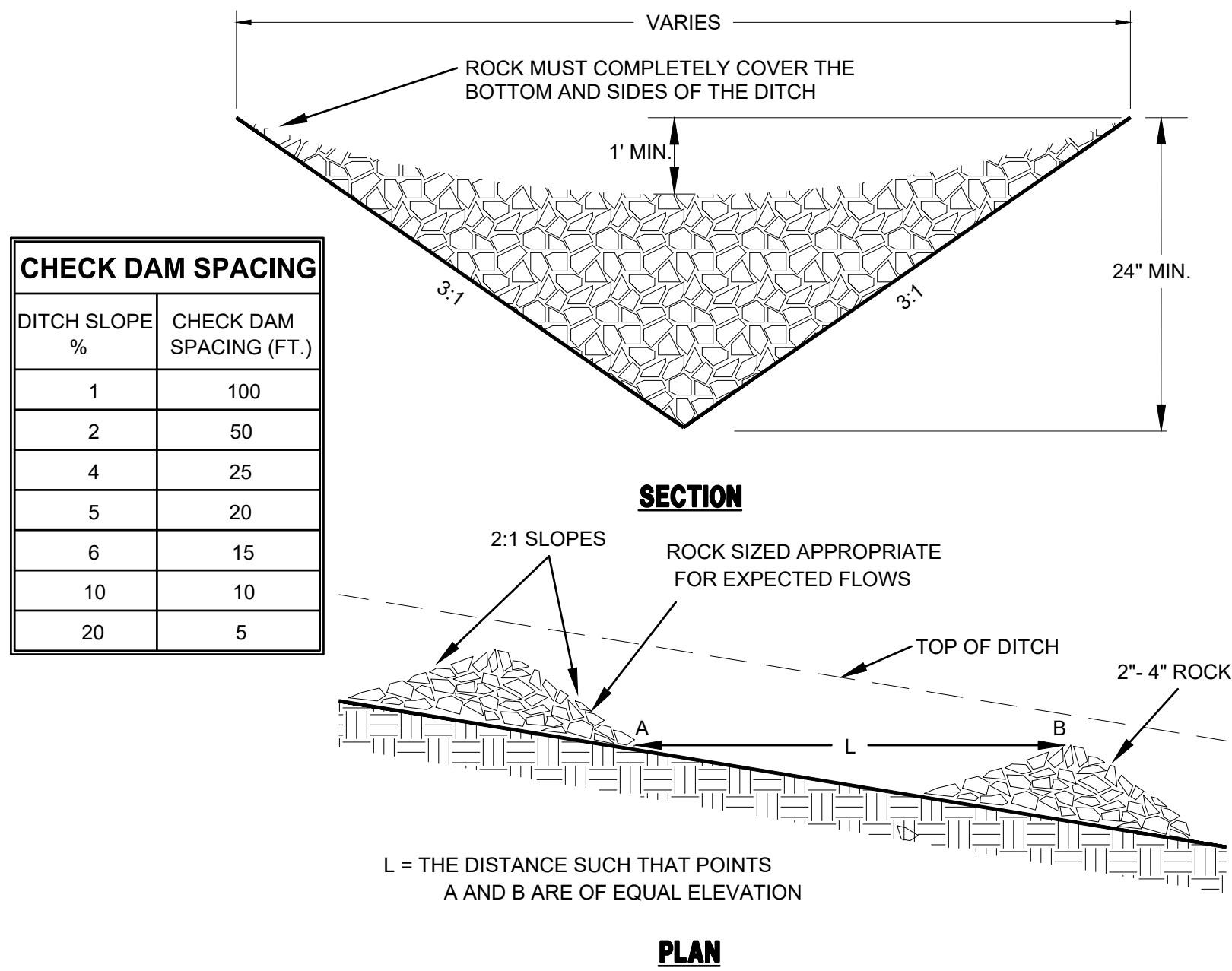
1 INLET PROTECTION  
NOT TO SCALE



2 INTERCEPTOR DITCH  
NOT TO SCALE



3 SEDIMENT TRAP  
NOT TO SCALE



CHECK DAM NOTES:

- THE MAXIMUM SPACING BETWEEN THE DAMS SHALL BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.
- ROCK CHECK DAMS SHALL BE CONSTRUCTED OF 2- TO 4- INCH DIAMETER QUARRY SPALLS. THE QUARRY SPALLS MUST BE PLACED BY HAND OR MECHANICAL PLACEMENT (NO DUMPING OF SPALLS TO FORM DAM) TO ACHIEVE COMPLETE COVERAGE OF THE DITCH OR SWALE AND TO INSURE THAT THE CENTER OF THE DAM IS LOWER THAN THE EDGES.
- LOG CHECK DAMS SHALL BE CONSTRUCTED OF 4- TO 6- INCH DIAMETER LOGS. THE LOGS SHALL BE EMBEDDED INTO THE SOIL AT LEAST 18 INCHES.
- IN THE CASE OF GRASS-LINED DITCHES AND SWALES, CHECK DAMS SHALL BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE. THE AREA BENEATH THE CHECK DAMS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER DAM REMOVAL.
- CHECK DAMS SHALL BE CHECKED FOR SEDIMENT ACCUMULATION AFTER EACH SIGNIFICANT RAINFALL. SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE HALF OF THE ORIGINAL DAM HEIGHT OR BEFORE.

4 CHECK DAM  
NOT TO SCALE



Know what's below.  
Call before you dig.

Revisions:

Sheet Title:

TESC NOTES AND DETAILS

Designed by: MW  
Drawn by: MW  
Checked by: BB

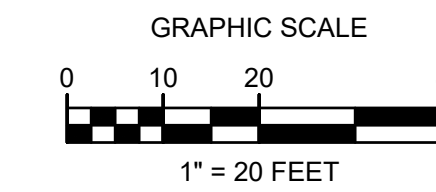
Sheet No.

C1.2

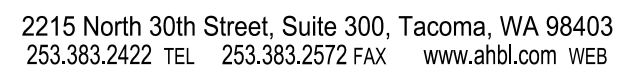
5 of 26 Sheets



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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.**



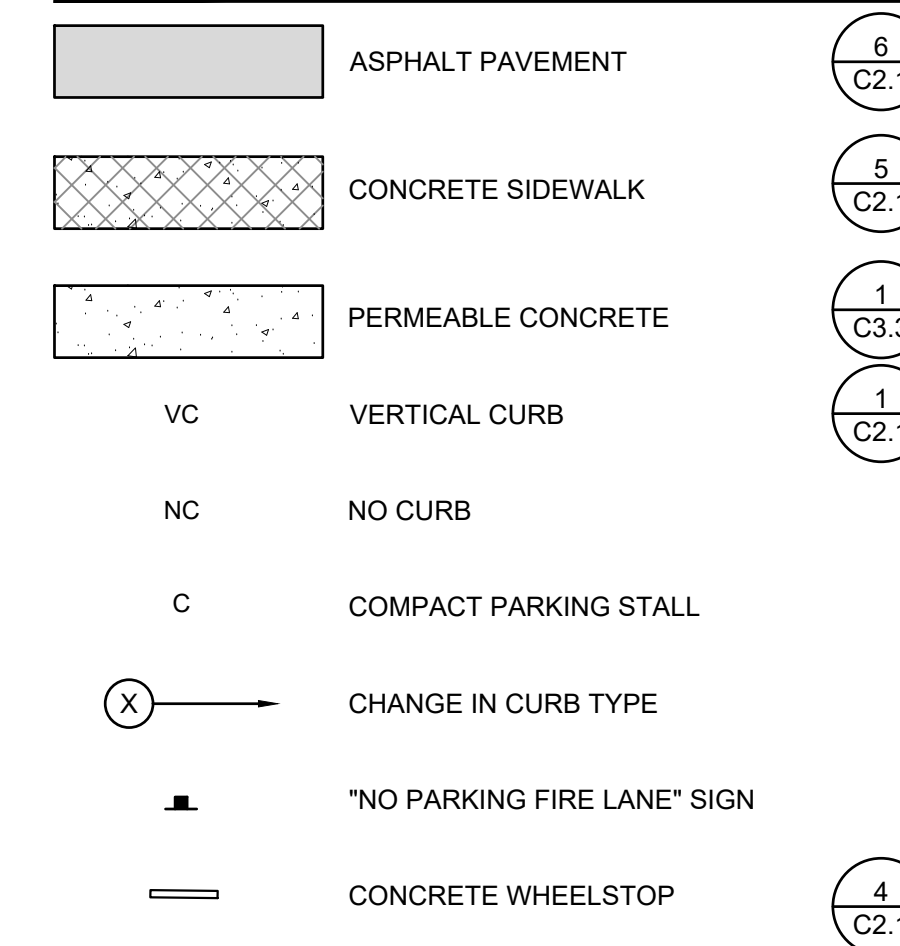
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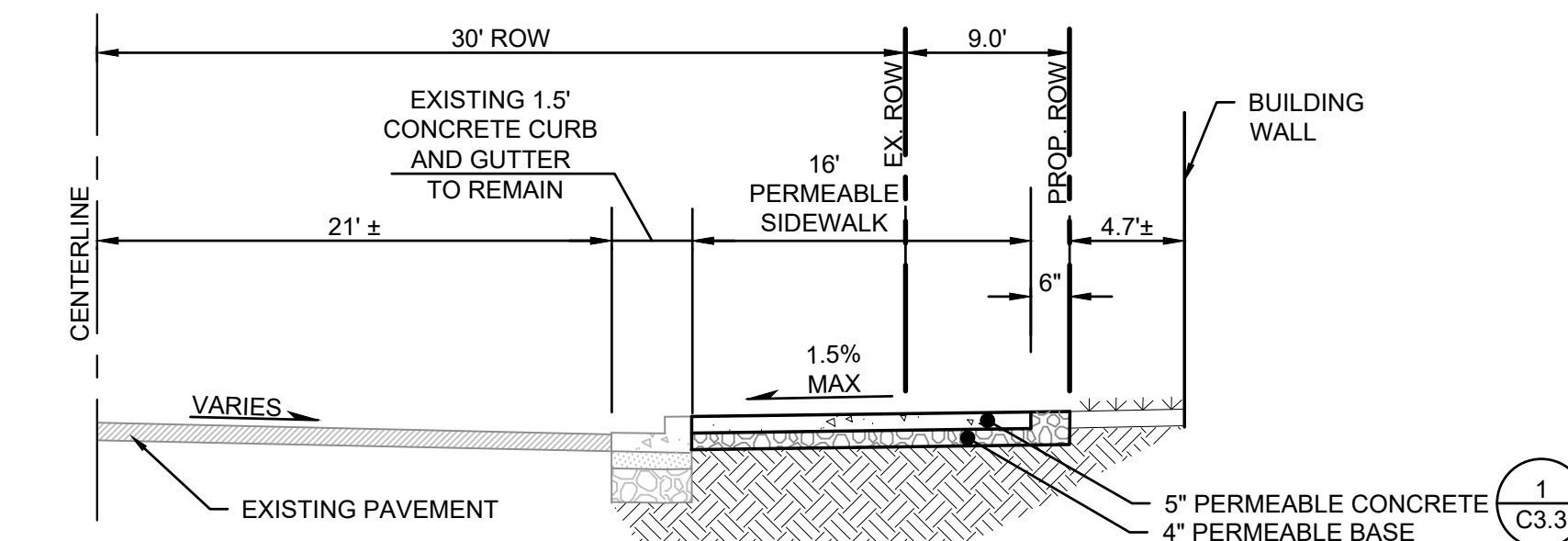
# PUYALLUP 2ND STREET APARTMENTS

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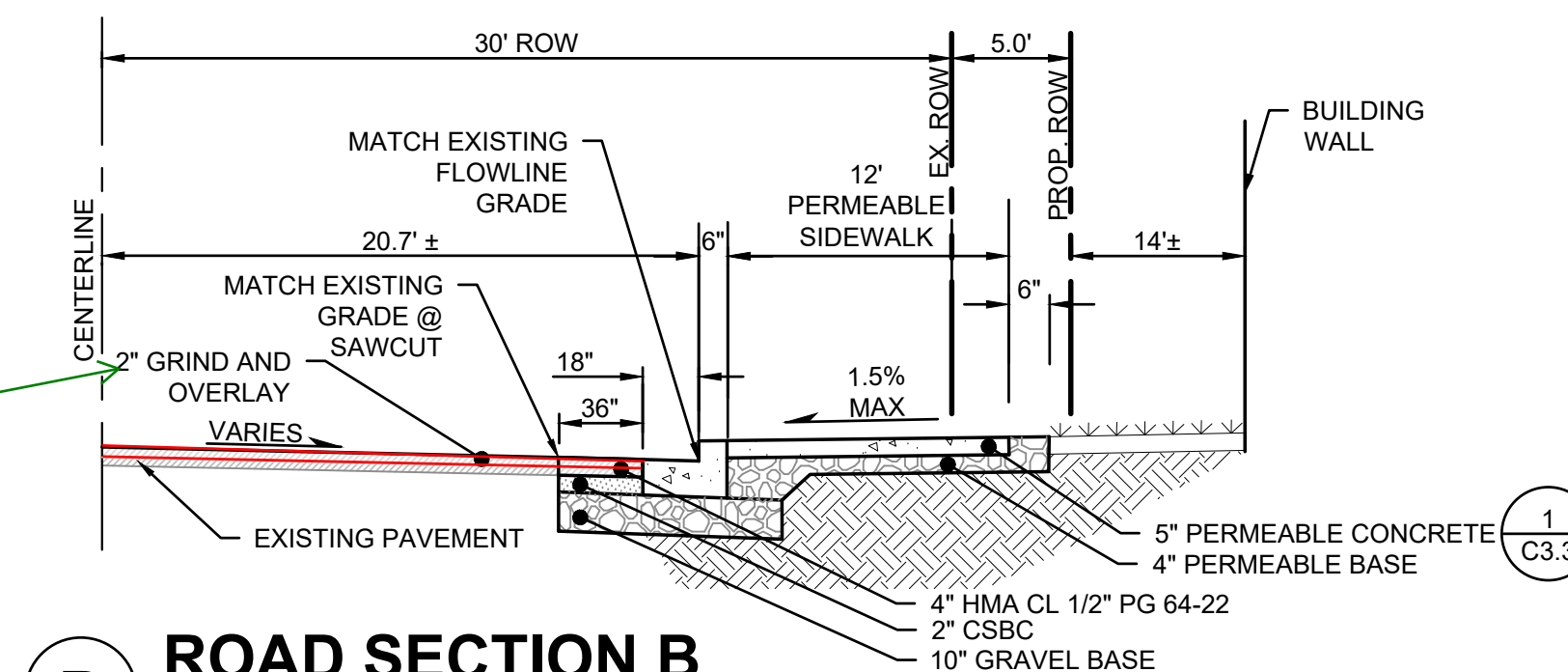
6 of 26 Sheets



NUMBER OF DWELLING UNITS	24
<u>PROPOSED PARKING</u>	
COMPACT	20
STANDARD (INCLUDING 2 ACCESSIBLE)	12
TOTAL	32



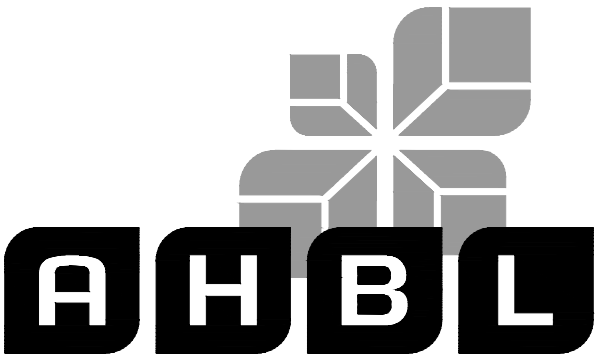
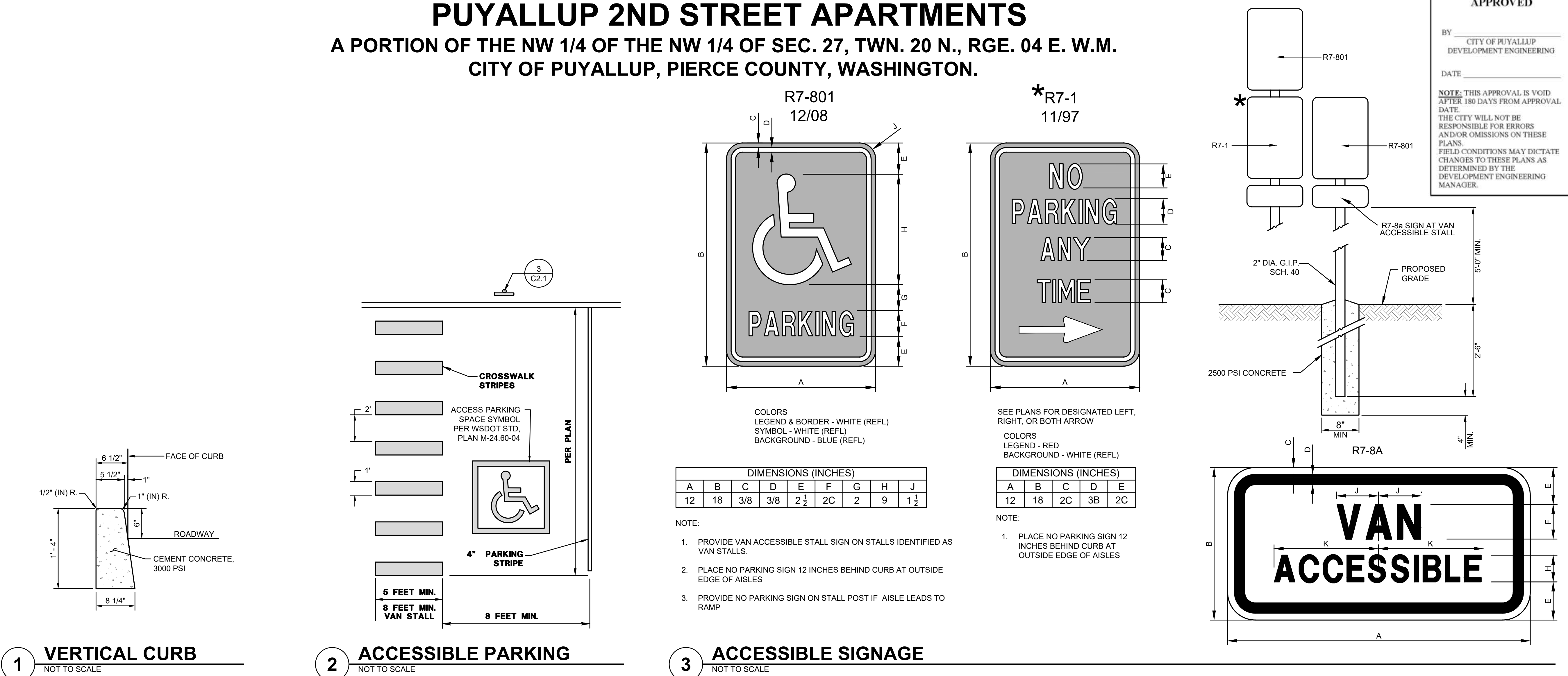
**A ROAD SECTION A**  
NOT TO SCALE



**B ROAD SECTION B**  
NOT TO SCALE



PUYALLUP 2ND STREET APARTMENTS  
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 20 N., RGE. 04 E. W.M.  
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2215 North 30th Street, Suite 300, Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

PUYALLUP 2ND STREET  
APARTMENTS

Client:  
SPP MANUFACTURING

P.O. BOX 64160  
TACOMA, WA 98464  
DON HUBER

Project No.

2190606.10

Issue Set & Date:

SITE DEVELOPMENT  
PERMIT SET

2/7/2024



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C2.1

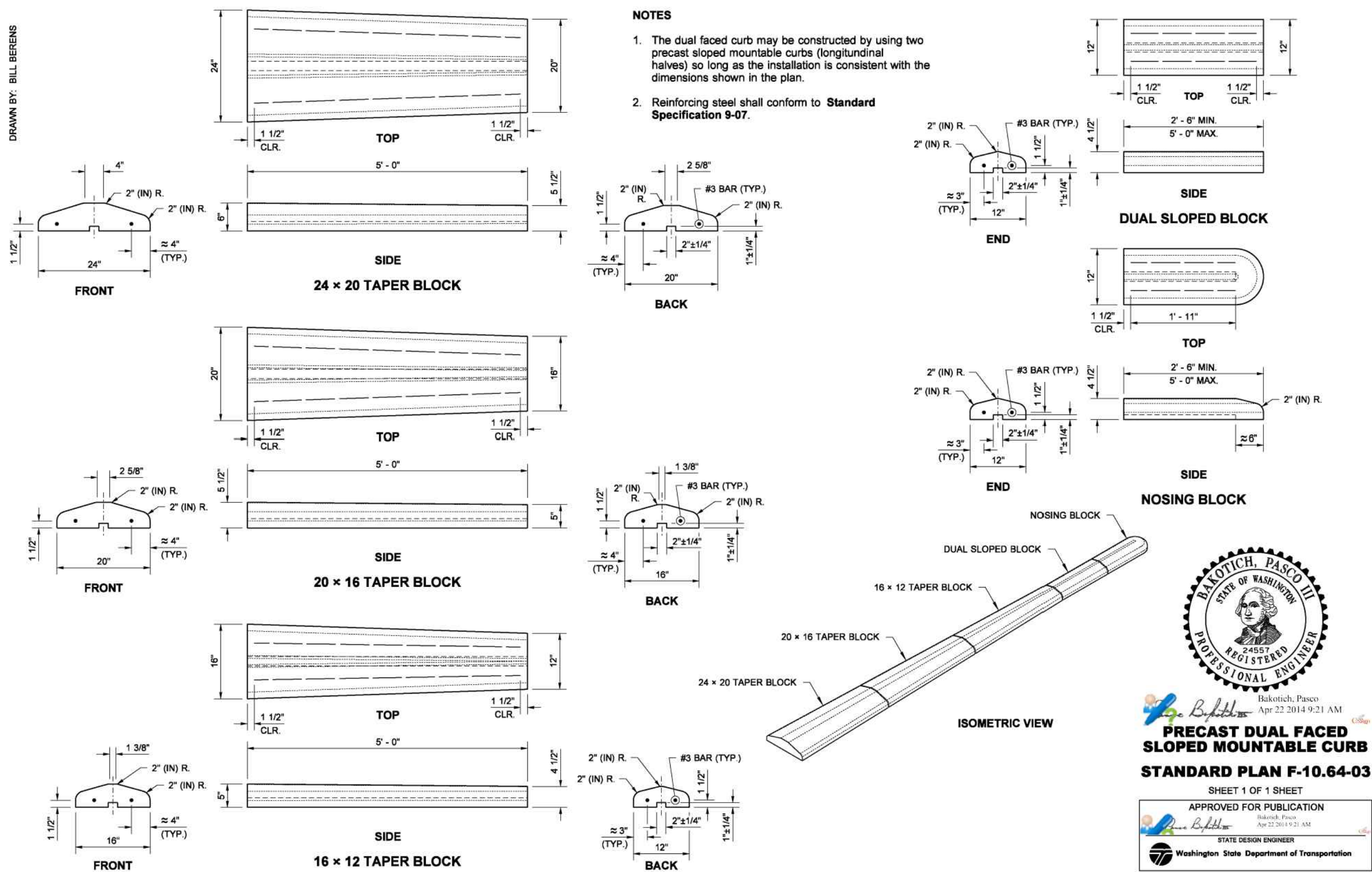
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# PUYALLUP 2ND STREET APARTMENTS

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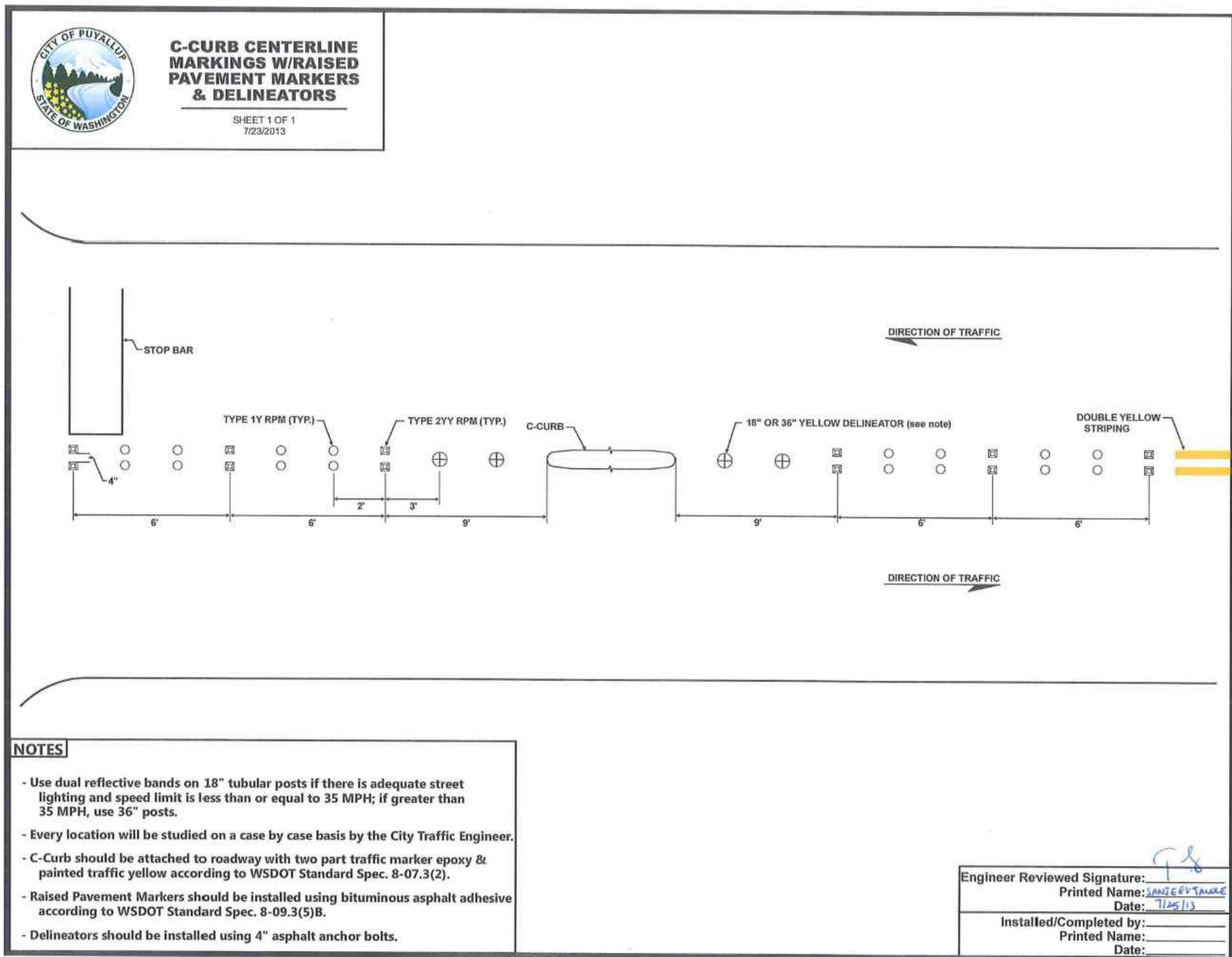
DRAWN BY: BILL BERENS



1

## WSDOT MOUNTABLE CURB

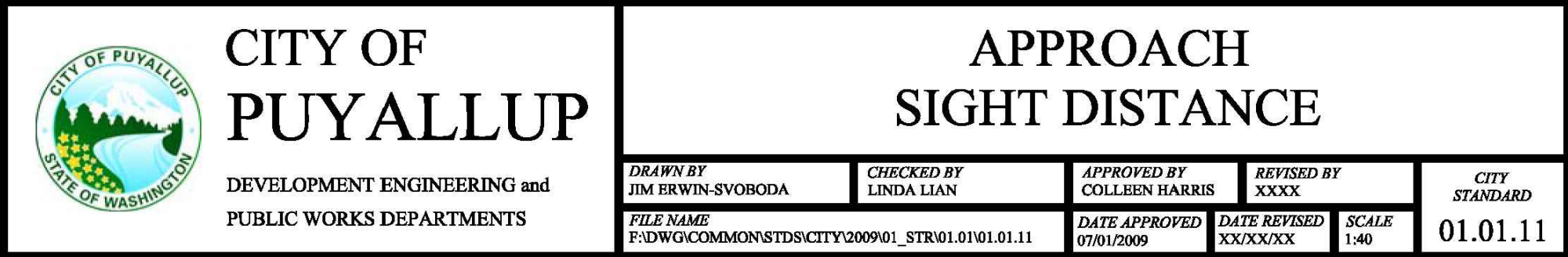
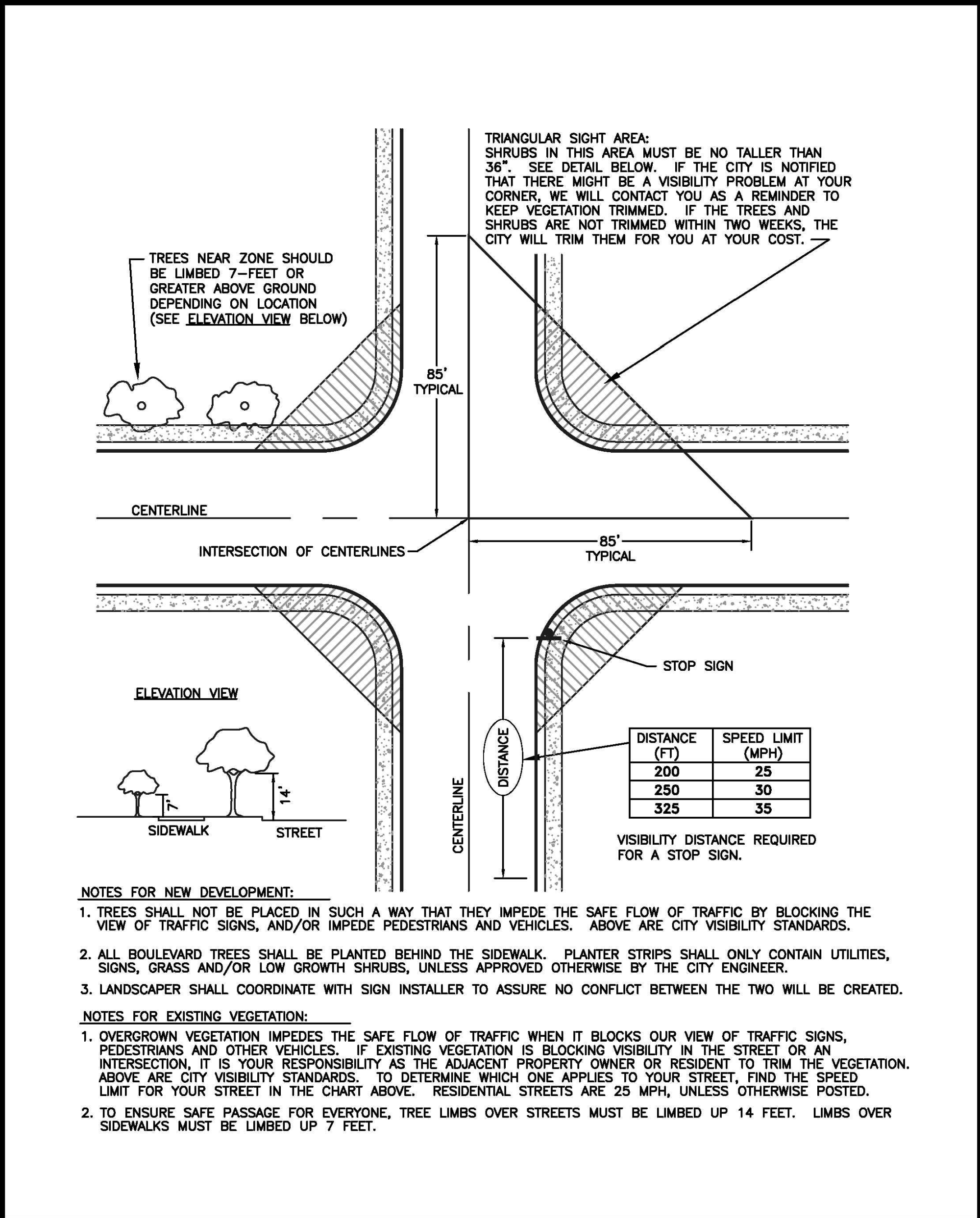
NOT TO SCALE



2

## C-CURB DETAIL

NOT TO SCALE



3

## APPROACH SIGHT DISTANCE

NOT TO SCALE

APPROVED

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A

A

A

A

Revisions:

Sheet Title:

## SURFACING NOTES AND DETAILS

Designed by: MW Drawn by: MW Checked by: BB

Sheet No.

C2.2

8 of 26 Sheets



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10 of 26 Sheets



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Sheet Title:

CHANNELIZATION  
NOTES AND DETAILS

Designed by: Drawn by: Checked by:  
MW MW BB

Sheet No.

C2.5

11 of 26 Sheets

PER WSDOT STANDARD PLAN M-24.20.01

TYPE 4

TYPE 1  
ALSO USED AS MERGING ARROW

NOTE:  
PAVEMENT MARKINGS, INCLUDING CROSSWALKS, SHALL  
BE TYPE A LIQUID HOT APPLIED THERMOPLASTIC.  
PER STANDARD SPECIFICATIONS, SECTION 9-34 PAVEMENT  
MARKING MATERIAL, 9-34.1 GENERAL.

TYPE 3L (LEFT) SHOWN  
TYPE 3R (RIGHT)

CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING and  
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DRAWN BY JIM IRWIN-SYBODA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY LINDA LIAN	CITY STANDARD
FILE NAME F:\DWG\COMMON\STD\STDCITY\2009\01_STR001.03.14	DATE APPROVED 07/01/2009	DATE REVISED 06/11/2013	SCALE 1:4	01.03.14

1 PAVEMENT ARROWS  
NOT TO SCALE

NOTE:  
PAVEMENT MARKINGS, INCLUDING CROSSWALKS, SHALL BE TYPE A  
LIQUID HOT APPLIED THERMOPLASTIC. PER STANDARD SPECIFICATIONS,  
SECTION 9-34 PAVEMENT MARKING MATERIAL, 9-34.1 GENERAL.

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2 PAVEMENT MARKER "ONLY"  
NOT TO SCALE

TOP STREET SIGN MUST BE  
PARALLEL TO STOP SIGN

BOTTOM STREET SIGN MUST BE  
PERPENDICULAR TO STOP SIGN

LONG CAP FOR 2" SQ TUBE  
STYLE 850.

STIMSONITE TYPE 4 PRISMATIC  
REFLECTIVE SHEETING

12" MIN.  
24" STD.  
FROM EDGE OF SIGN  
TO FACE OF CURB

SQUARE TUBE PERFORATED  
POST - 12 GAUGE  
ONE SIZE SMALLER  
THAN THE SLEEVE

CORNER BOLT  
AND NUT

POST EMBEDDED 24"  
IN CONCRETE AND  
30" IN SOIL, TYP.

SLEEVE 2" X 2.5"

BACKFILL WITH CONCRETE

NOTE:  
ALL SIGN ASSEMBLIES SHALL USE A TELESAR POST, SLEEVE AND PARTS.

CITY OF PUYALLUP  
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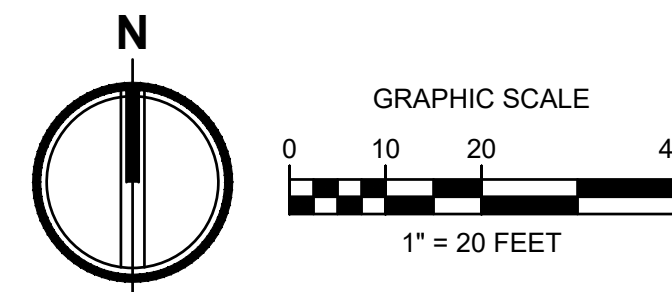
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FILE NAME F:\DWG\COMMON\STD\STDCITY\2009\01_STR001.04.01	DATE APPROVED 07/01/2009	DATE REVISED XXXXXX	SCALE 1:1	01.04.01

3 STREET SIGN DETAIL  
NOT TO SCALE





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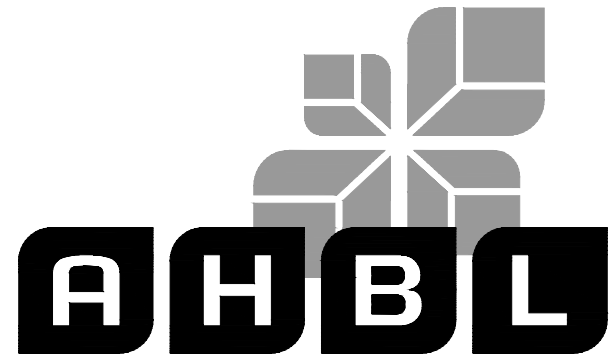


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Project No.

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LEGEND

- EG EXISTING GRADE  
FG FINISH GRADE  
TC TOP OF CURB  
■ PROPOSED TYPE 1 CATCH BASIN  
RD PROPOSED ROOF DRAIN  
• ROOF DRAIN CLEANOUT  
ID INFILTRATION DITCH

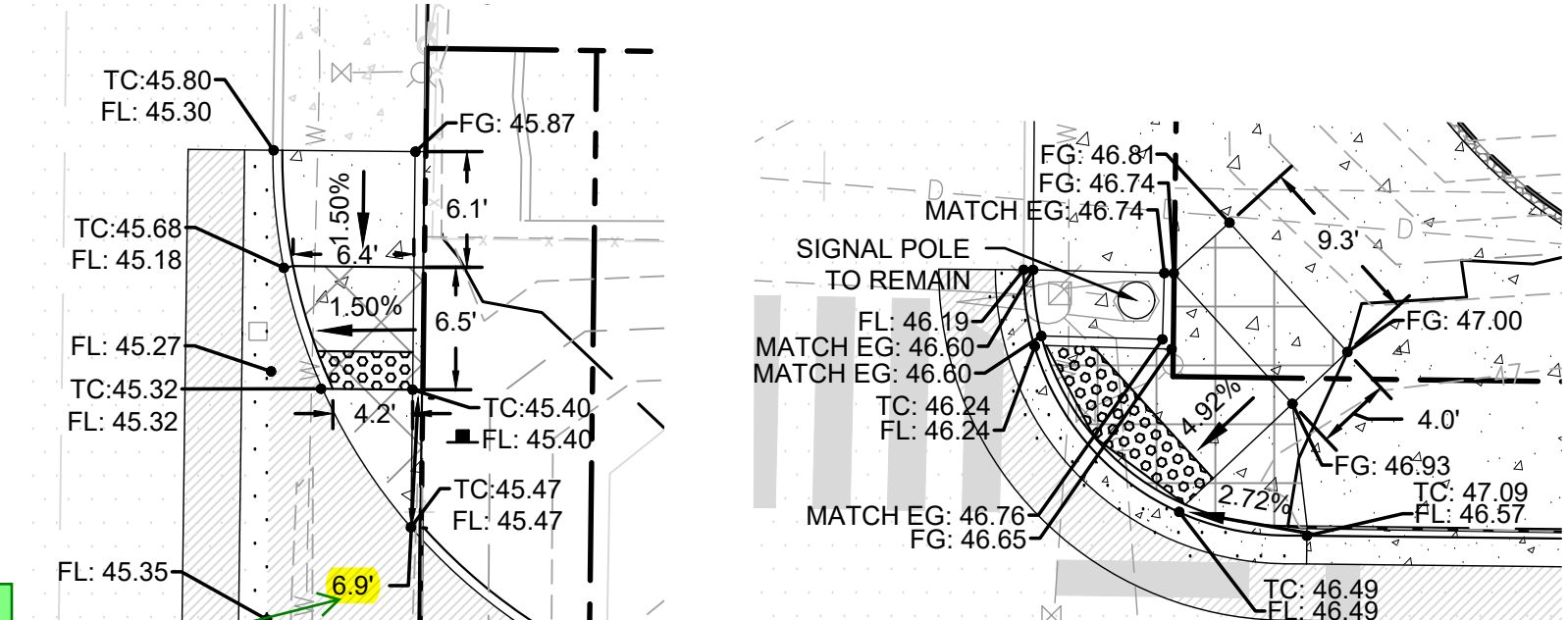
GENERAL NOTES

- CONTRACTOR SHALL CONTACT UTILITY  
PURVEYORS PRIOR TO CONSTRUCTION.
- FOR BEDDING AND BACKFILL SEE CITY STD NO.  
06.01.01 ON SHEET C3.2.
- SEE STORMWATER NOTES ON SHEET C3.2.
- FOR STORM CLEANOUT, SEE DETAIL 3, SHEET C3.1.
- ALL STORM DRAINS SHALL HAVE "NO DUMPING,  
DRAINS TO RIVER" STENCILED ADJACENT TO THEM.  
MARKINGS TO BE PRE-CUT 90ML TORCH DOWN  
HEAVY-DUTY INTERSECTION GRADE-PREFORMED  
THERMOPLASTIC PAVEMENT MARKING MATERIAL.
- PROVIDE FOUNDATION DRAINS PER STRUCTURAL  
PLANS. CONTRACTOR TO COORDINATE  
FOUNDATION DRAIN CONNECTIONS TO STORM  
SYSTEM. FOUNDATION DRAINS SHALL NOT  
CONNECT TO ROOF DRAINS. FOUNDATION DRAIN  
CONNECTIONS SHALL BE 6" MIN. PVE @ 0.5% MIN.  
SLOPE. PROVIDE CLEANOUTS AT JUNCTIONS.

EARTHWORK QUANTITIES

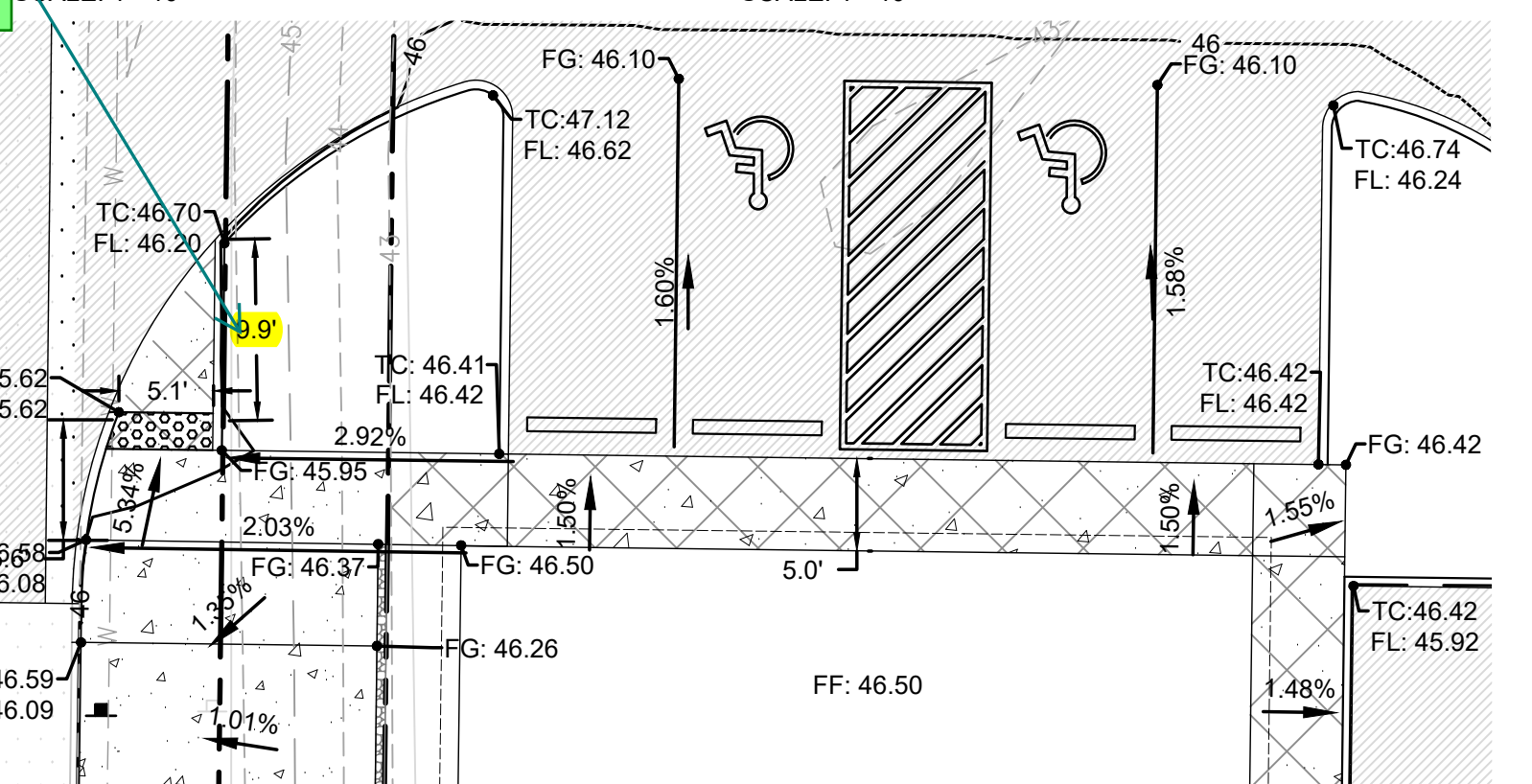
CUT = 24 CUBIC YARDS  
FILL = 3.487 CUBIC YARDS  
NET = 3.463 CUBIC YARDS (IMPORT)

NOTES:  
1. THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE PERMITTING PROCESS.  
DO NOT USE FOR BID PURPOSES. THE QUANTITIES DO NOT HAVE STRIPPING, COMPACTION,  
OR CUT OR FILL ADJUSTMENT FACTORS APPLIED TO THEM, NOR DO THEY ACCOUNT FOR  
PAVEMENT, SIDEWALK OR BUILDING SECTIONS.

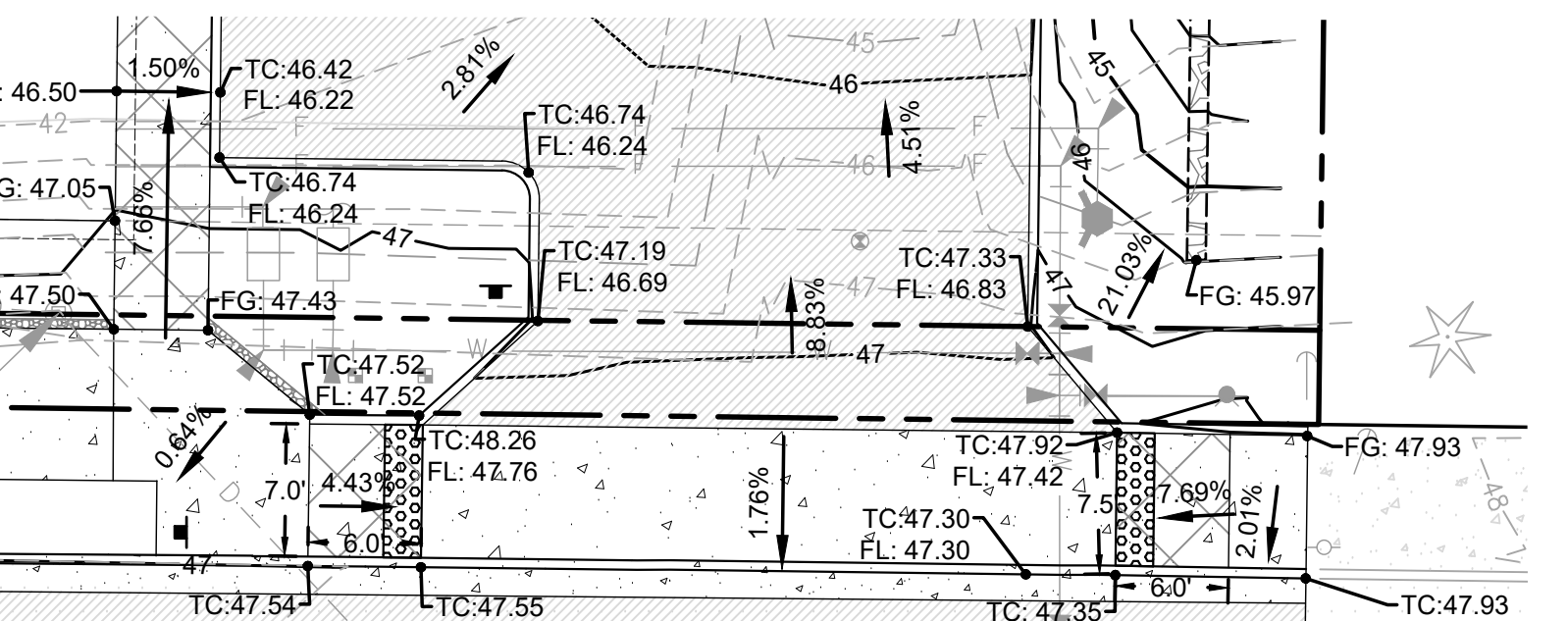


GRADING ENLARGEMENT #1

GRADING ENLARGEMENT #2



GRADING ENLARGEMENT #3



GRADING ENLARGEMENT #4

STORM STRUCTURE TABLE

SDCB #1 N 684379.01 E 1195036.57	RIM = 45.14 IE = 41.00 (12" W) IE = 41.00 (12" N) IE = 41.00 (12" S)
SDCB #2 N 684379.14 E 1195026.57	RIM = 45.34 IE = 41.50 (6" SW) IE = 41.00 (12" E) IE = 41.00 (12" S)
SDCB #3 N 684314.79 E 1195035.78	RIM = 44.61 IE = 41.00 (12" S) IE = 41.00 (12" N) IE = 41.00 (12" E) IE = 41.00 (12" W)
SDCB #4 N 684315.00 E 1195025.78	RIM = 44.96 IE = 41.00 (12" S) IE = 41.00 (12" N) IE = 41.00 (12" E)
SDCB #5 N 684269.02 E 1195035.21	RIM = 44.91 IE = 41.00 (12" W) IE = 41.00 (12" N) IE = 41.00 (12" S)
SDCB #6 N 684269.15 E 1195025.21	RIM = 45.21 IE = 41.00 (12" E) IE = 41.00 (12" N) IE = 41.00 (12" W)
SDCB #7 N 684392.55 E 1195040.45	RIM = 45.05 IE = 42.30 (12" S)
SDCB #8 N 684314.72 E 1195039.47	RIM = 44.48 IE = 41.73 (12" W)
SDCB #9 N 684252.59 E 1195038.60	RIM = 44.89 IE = 42.14 (12" N)

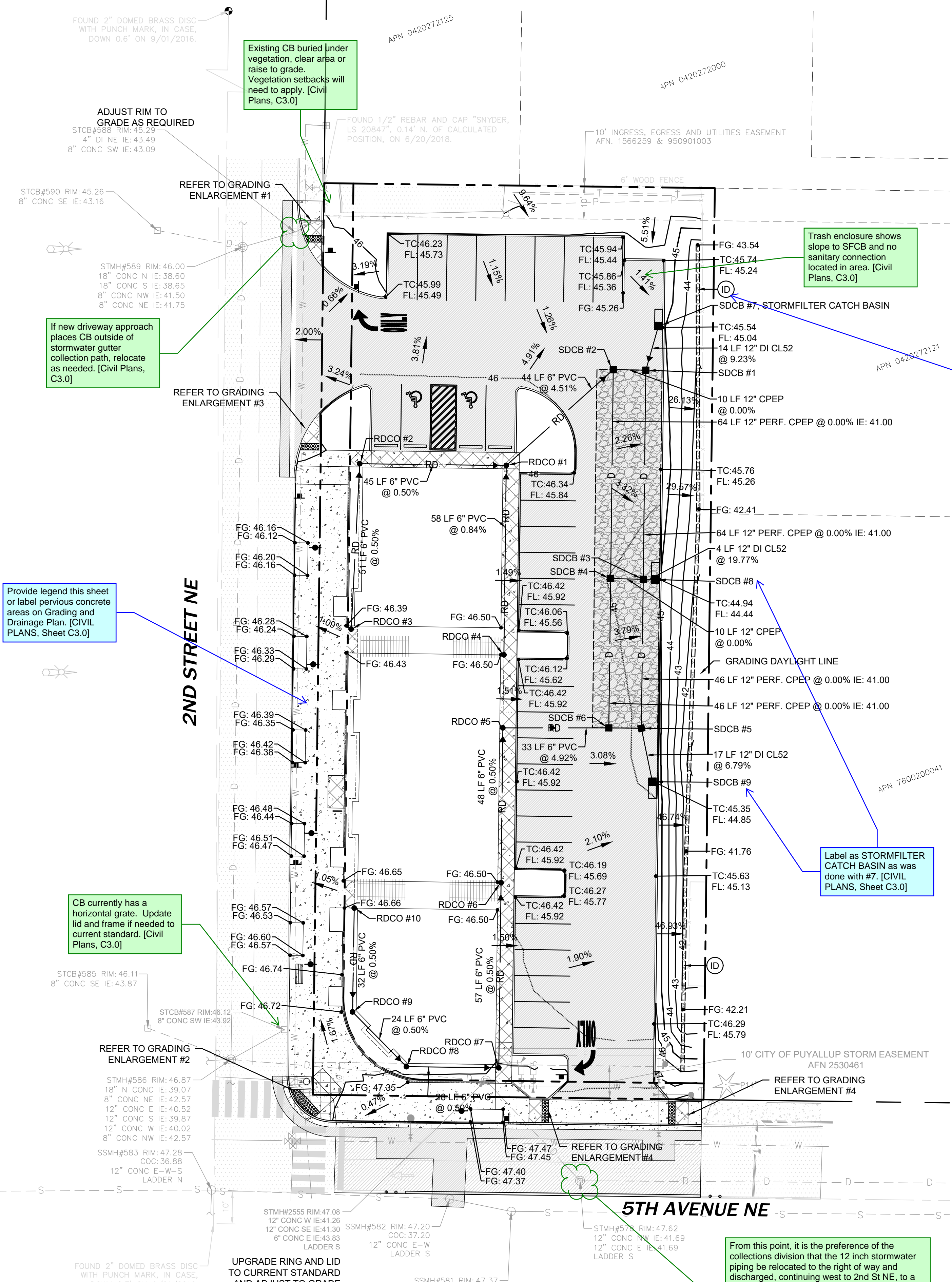
STORM STRUCTURE TABLE

RDCO #1 N 684349.72 E 1194993.71	RIM = 46.48 IE = 43.49 (6" W) IE = 43.49 (6" S) IE = 43.49 (6" NE)
RDCO #2 N 684350.28 E 1194948.71	RIM = 46.44 IE = 43.72 (6" E) IE = 43.72 (6" S)
RDCO #3 N 684299.48 E 1194946.08	RIM = 46.46 IE = 43.97 (6" N)
RDCO #4 N 684291.57 E 1194992.99	RIM = 46.4 IE = 43.98 (6" E)
RDCO #5 N 684269.14 E 1194992.66	RIM = 46.4 IE = 43.10 (6" S) IE = 43.10 (6" E)
RDCO #6 N 684221.58 E 1194992.12	RIM = 46.48 IE = 43.34 (6" S) IE = 43.34 (6" N)
RDCO #7 N 684164.74 E 1194991.42	RIM = 47.11 IE = 43.62 (6" W) IE = 43.62 (6" N)
RDCO #8 N 684165.09 E 1194963.06	RIM = 46.65 IE = 43.76 (6" NW) IE = 43.76 (6" E)
RDCO #9 N 684181.90 E 1194946.50	RIM = 46.55 IE = 43.88 (6" SE) IE = 43.88 (6" N)
RDCO #10 N 684213.79 E 1194947.02	RIM = 46.54 IE = 44.04 (6" S)

WSDOT Standard Plans  
F-45.10-04 states if this is  
more than 5' DWS should  
be at back of curb C 3.0  
SH

Label as STORMFILTER  
CATCH BASIN as was  
done with #7. [CIVIL  
PLANS, Sheet C3.0]

From this point, it is the preference of the  
collections division that the 12 inch stormwater  
piping be relocated to the right of way and  
discharged, continuing west to 2nd St NE, to a  
new structure. The ability to repair, replace or  
maintain the existing stormwater system in its  
current location would be greatly impacted with  
the proposed building structure so close. The  
then abandoned, existing pipes and manhole  
should be removed. [CIVIL PLANS, C3.0]



Know what's below.  
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Revisions:

Sheet Title:

GRADING AND  
DRAINAGE PLAN

Designed by: MW  
Drawn by: MW  
Checked by: BB

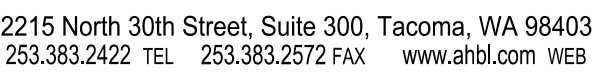
Sheet No.

C3.0



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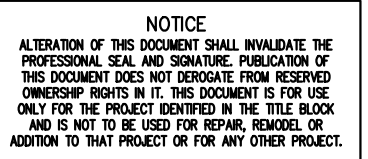
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## PUYALLUP 2ND STREET APARTMENTS

P.O.BOX 64160  
COMA, WA 98464  
DON HUBER

# SITE DEVELOPMENT PERMIT SET





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253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

PUYALLUP 2ND STREET  
APARTMENTS

Client:  
SPP MANUFACTURING

P.O. BOX 64160  
TACOMA, WA 98464  
DON HUBER

Project No.

2190606.10

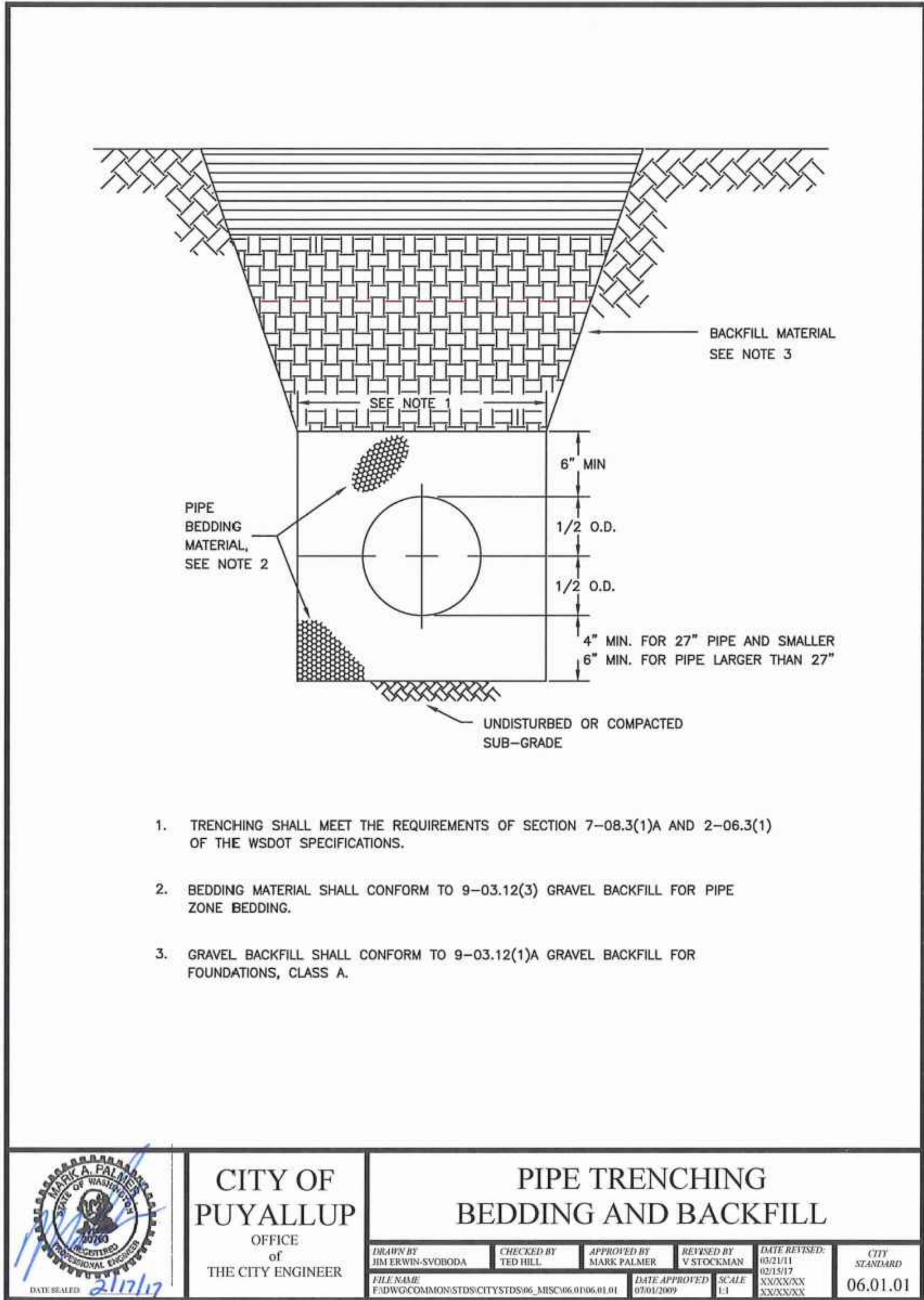
Issue Set & Date:

SITE DEVELOPMENT  
PERMIT SET

2/7/2024



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1 PIPE TRENCHING BEDDING AND BACKFILL  
NOT TO SCALE

STORMWATER 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 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 REQUIRE 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. CITY OF PUYALLUP - CITY STANDARDS STORM REVISED 10/2019
- 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 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.
- 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.

ILLUMINATION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF PUYALLUP PUBLIC WORKS STANDARDS AND WSDOT STANDARDS AND SPECIFICATIONS.
- THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION START.
- UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY ILLUMINATION WORK.
- ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH AFFECTED UTILITY AGENCIES THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
- CONDUIT LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
- CONTRACTOR SHALL COORDINATE WITH THE CITY SIGNAL/ILLUMINATION TECHNICIAN AT 253.405.4390 PRIOR TO CONSTRUCTION.
- THE LOCATION OF ALL CONDUITS, JUNCTION BOXES, POLES, AND CABINETS SHOWN ON THIS PLAN MAY BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS AND MEET ADA REQUIREMENTS. ALL FINAL LOCATIONS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO CONSTRUCTION.
- JUNCTION BOX LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. JUNCTION BOXES SHALL BE FIELD LOCATED BY THE CONTRACTOR WITH DIRECTION FROM THE CITY.
- CONTRACTOR SHALL ADJUST JUNCTION BOX LIDS TO BE FLUSH WITH TOP OF SIDEWALK.
- ANY NEW JUNCTION BOX WHICH WILL BE LOCATED WITHIN OR PARTIALLY WITHIN SIDEWALK SHALL HAVE LIDS AND FRAMES WITH A NON-SLIP COATING ON THE TOP SURFACE EQUAL TO MEBAC1 OR SLIPNOT#3.

ROADWAY 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.
- 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 SIGNS MAY NEED TO BE DETERMINED AFTER FULL BUILDOUT WHEN TRAFFIC PATTERNS HAVE BEEN ESTABLISHED. IN THIS CASE, CONTRACTOR SHALL PROVIDE INDICATED "CITY-PLACED" SIGNS, SIGNPOSTS, AND BRACKETS TO THE CITY SIGN SPECIALIST (253) 841-5471 FOR LATER INSTALLATION BY THE CITY. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PRIOR TO ANY SIGN OR STRIPING INSTALLATION OR REMOVAL THE CONTRACTOR SHALL CONTACT THE CITY SIGN SPECIALIST (253) 841-5471 TO ARRANGE FOR AN ON-SITE MEETING TO DISCUSS PLACEMENT AND UNIFORMITY.
- NEW OR REVISED STOP SIGNS OR YIELD SIGNS SHALL BE ADVANCE WARNED USING THE PROCEDURE OUTLINED IN THE MUTCD. ADVANCE WARNING SIGNS AND FLAGS SHALL BE MAINTAINED BY INSTALLER FOR 30 DAYS AND THEN REMOVED.



Know what's below.  
Call before you dig.

DRAINAGE NOTES  
AND DETAILS

Designed by: MW Drawn by: MW Checked by: BB

Sheet No.

C3.2

14 of 26 Sheets



PUYALLUP 2ND STREET APARTMENTS  
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

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  
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MANAGER.

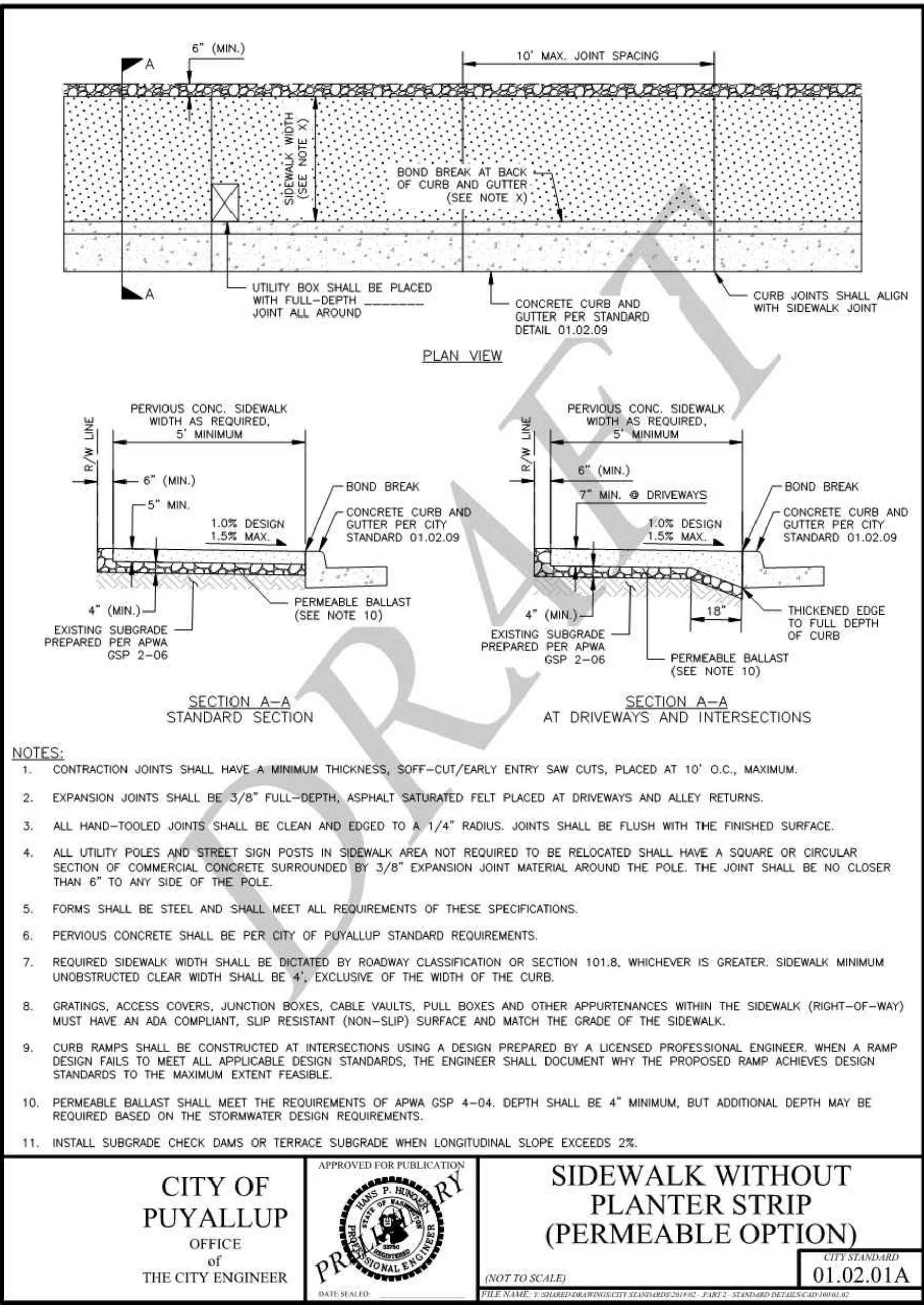
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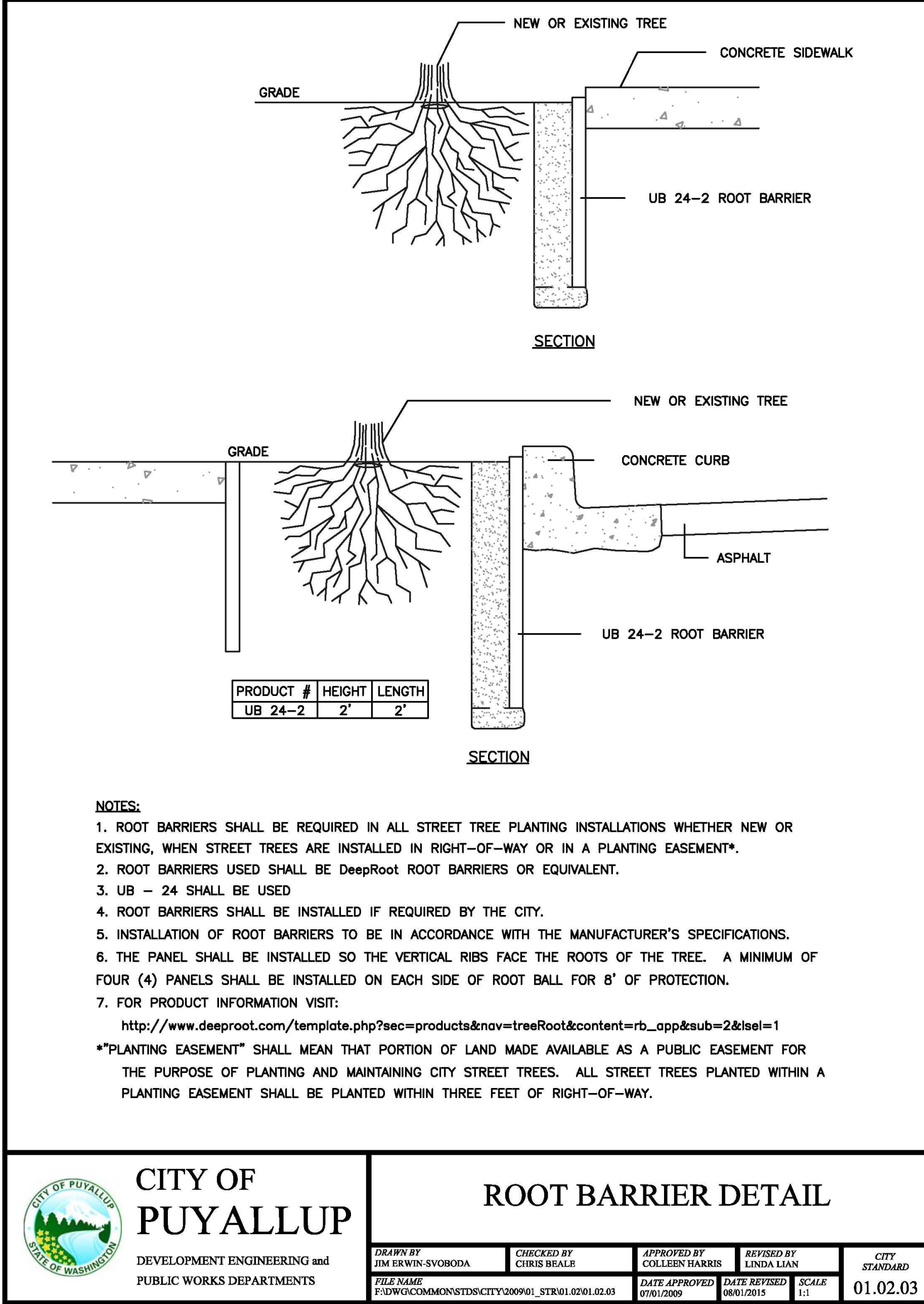
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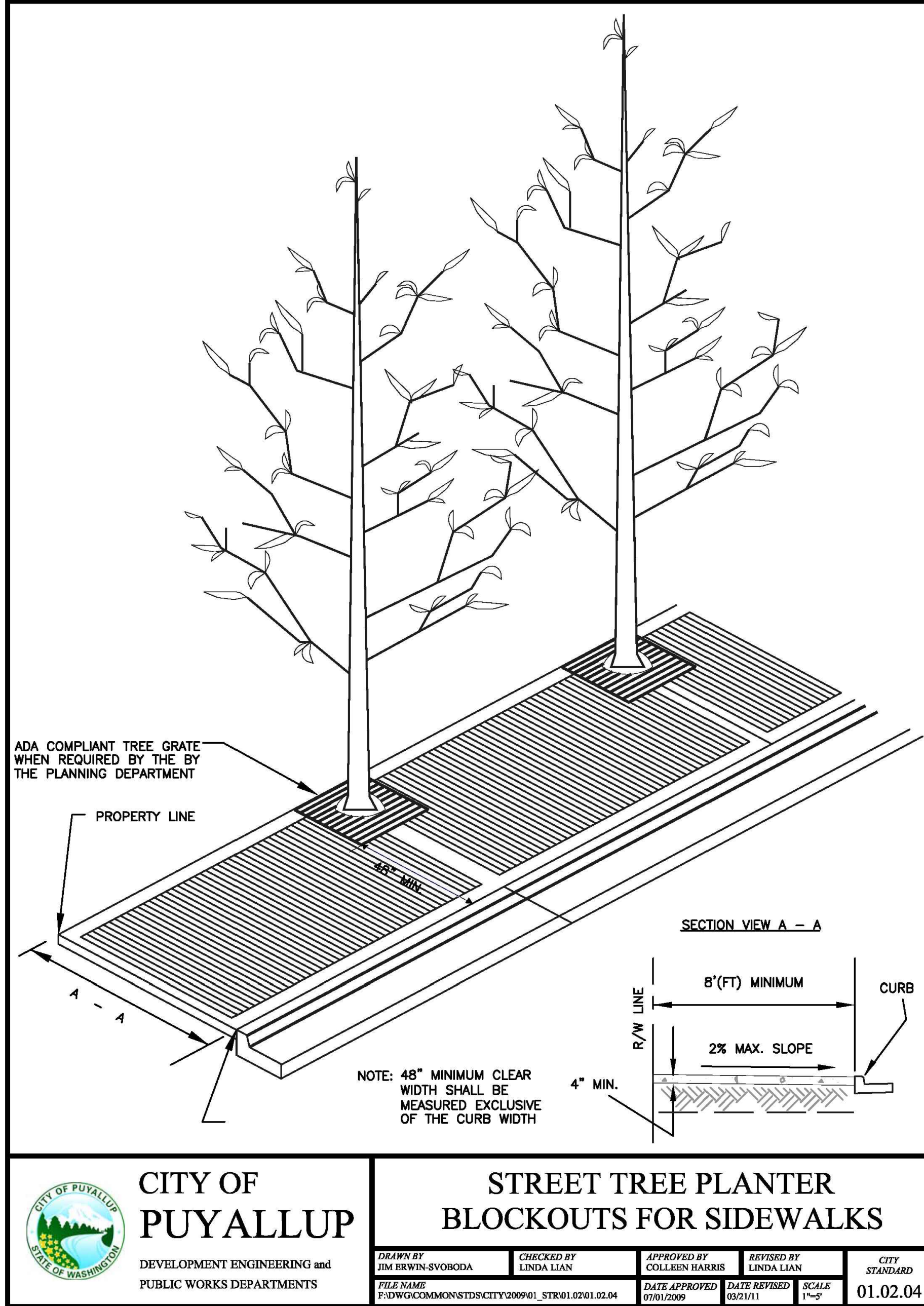
DRAFT REVISION DATE: 06/04/2018



1 SIDEWALK WITHOUT PLANTING STRIP  
NOT TO SCALE



2 ROOT BARRIER DETAIL  
NOT TO SCALE



3 STREET TREE PLANTER BLOCKOUTS FOR SIDEWALKS  
NOT TO SCALE



PUYALLUP 2ND STREET  
APARTMENTS

Client:  
SPP MANUFACTURING

P.O. BOX 64160  
TACOMA, WA 98464  
DON HUBER

Project No.  
2190606.10

Issue Set & Date:  
SITE DEVELOPMENT  
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AND DETAILS

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Sheet No.

C3.3

15 of 26 Sheets



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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

APPROVED  
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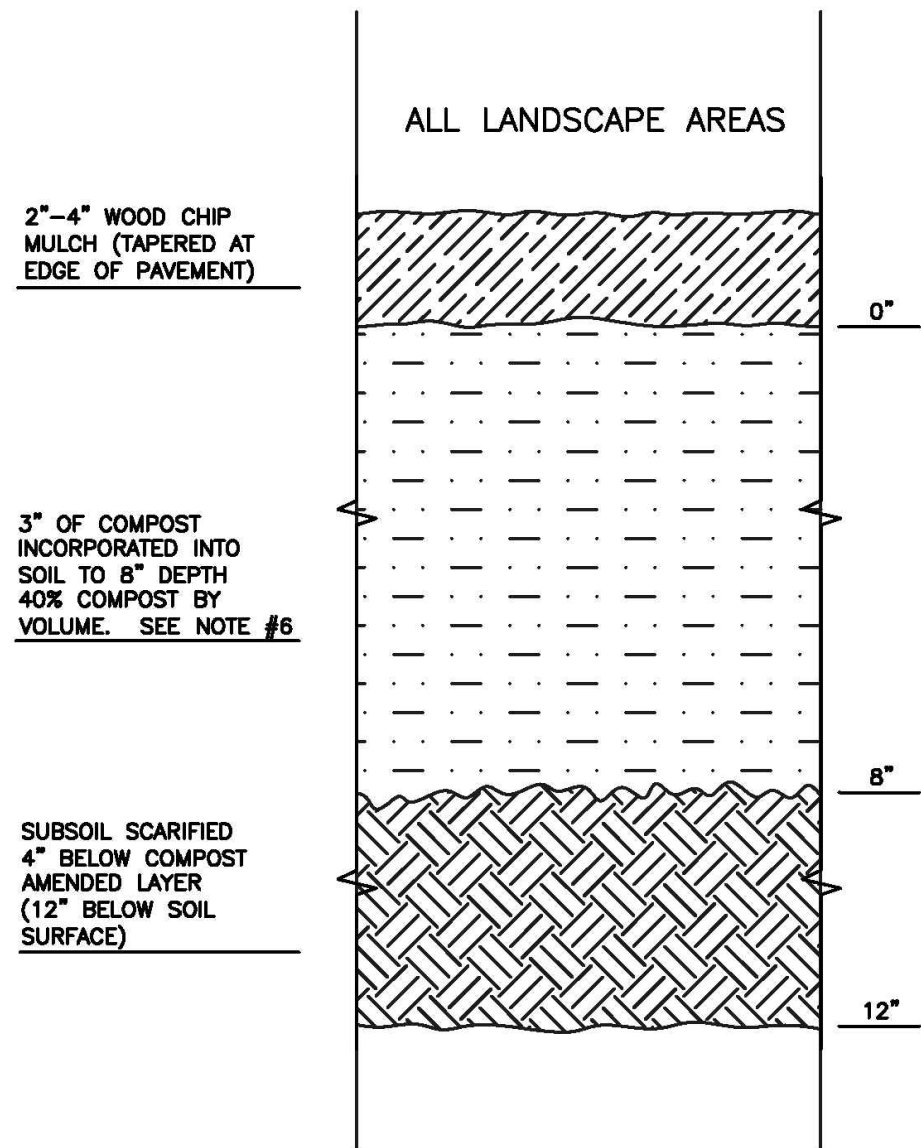
DRAINAGE NOTES  
AND DETAILS

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Sheet No.

C3.4

16 of 26 Sheets



- NOTES:
- ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
  - SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER. SEE NOTE BELOW REGARDING PLANTING STEPS FOR STREET TREES.
  - COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
  - PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL (6" OF LOOSE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTLING TO 4").
  - SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS, ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 95% PROCTOR TO ENSURE A FIRM SURFACE.
  - SEE SECTION 8.2(B) OF THE VMS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.



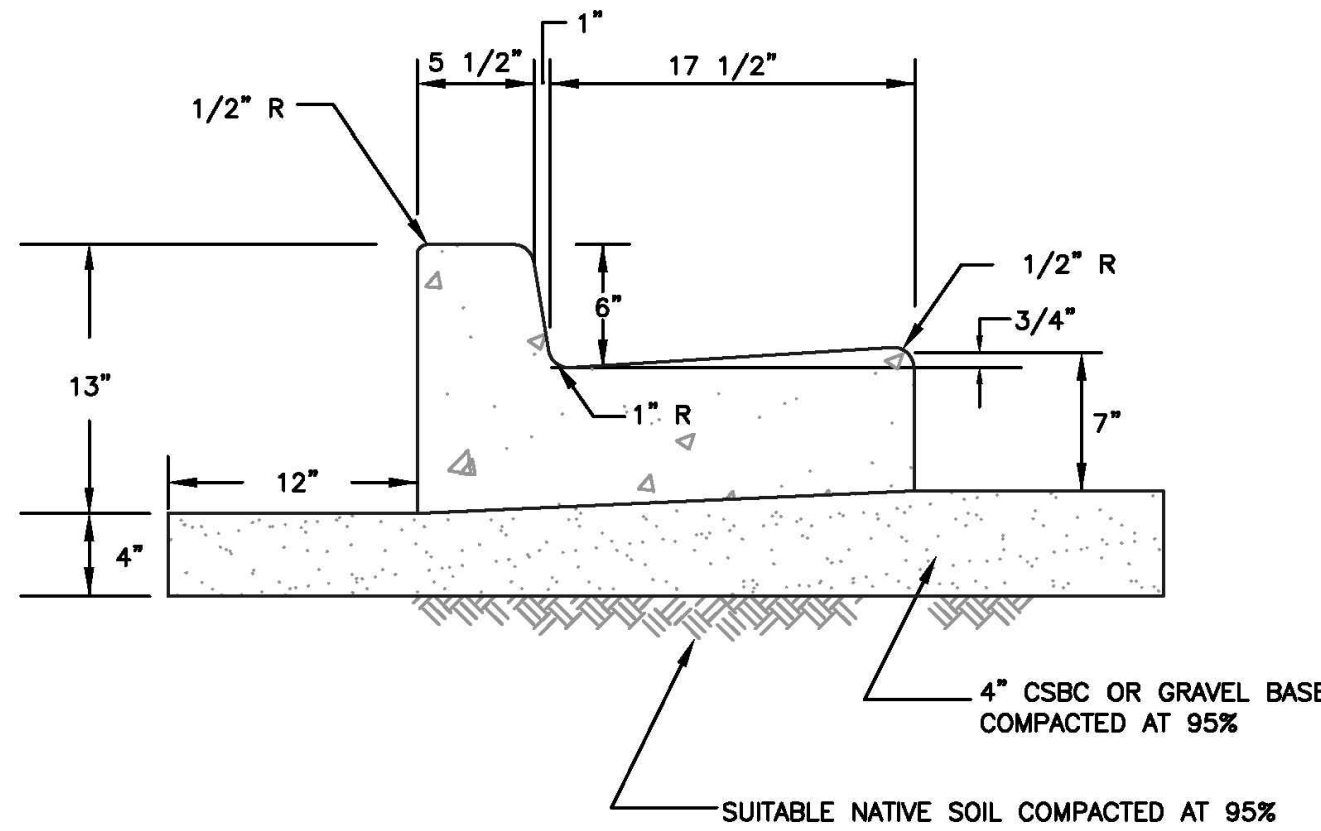
CITY OF  
PUYALLUP  
DEVELOPMENT ENGINEERING and  
PUBLIC WORKS DEPARTMENTS

SOIL AMENDMENT  
AND DEPTH

DRAWN BY LINDA LIAN	CHECKED BY CHRIS BEALE	APPROVED BY COLLEEN HARRIS	REVISED BY XXXX	CITY STANDARD
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1 SOIL AMENDMENT AND DEPTH

NOT TO SCALE



- NOTES:
- CONTRACTION JOINTS SHALL BE 3/8" x 2 1/4" ASPHALT SATURATED FELT PLACED IN ALL EXPOSED SURFACES OF CURB AND GUTTER AND SPACED AT 15' MAX. 10' MIN. O.C.
  - THRU JOINTS SHALL BE 3/8" ASPHALT SATURATED FELT PLACED AT POINTS OF TANGENCY ON CURVES, AT CATCH BASINS, AND AT EDGES OF ALLEY AND DRIVEWAYS. THE MAXIMUM DISTANCE BETWEEN THRU JOINTS SHALL BE 100'.
  - CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, AASHTO GRADING 467 COARSE AGGREGATE, NO FLY ASH.
  - FORMS SHALL BE STEEL UNLESS PRIOR APPROVAL IS GIVEN BY THE CITY ENGINEER. FORMS SHALL BE SET TRUE TO LINE AND GRADE AND SECURELY STAKED PRIOR TO CONCRETE PLACEMENT. FULL DEPTH DIVISION PLATES ARE ONLY TO BE USED WHERE THRU JOINTS ARE TO BE PLACED.
  - THE 1" RADIUS ON THE UPPER FACE OF THE CURB MAY BE FORMED BY AN EDGER TOOL OR BUILT INTO THE FACE FORM. THE 1" RADIUS AT THE BOTTOM FACE OF THE CURB SHALL BE FORMED BY THE FACE FORM.



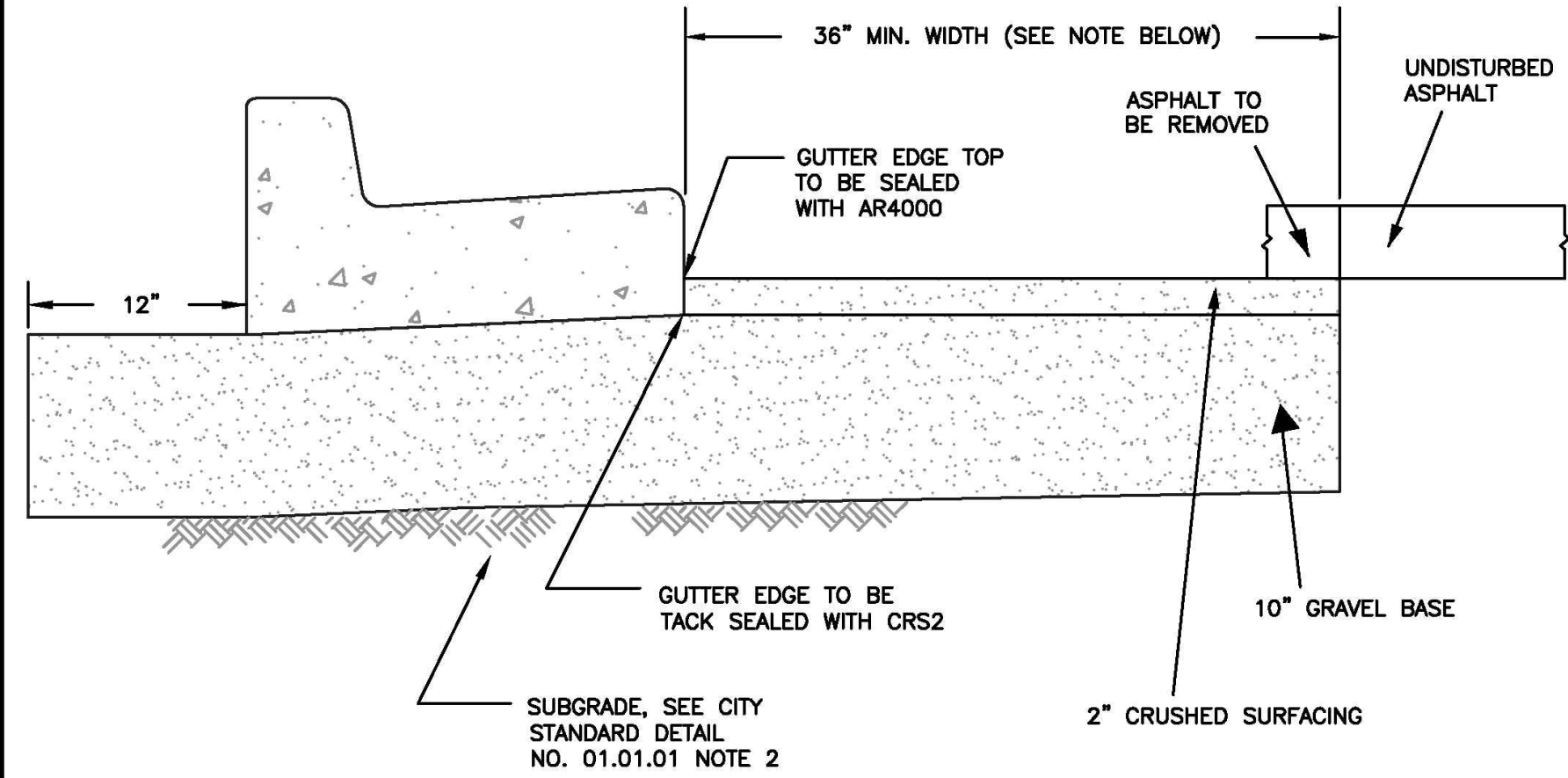
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CURB AND GUTTER

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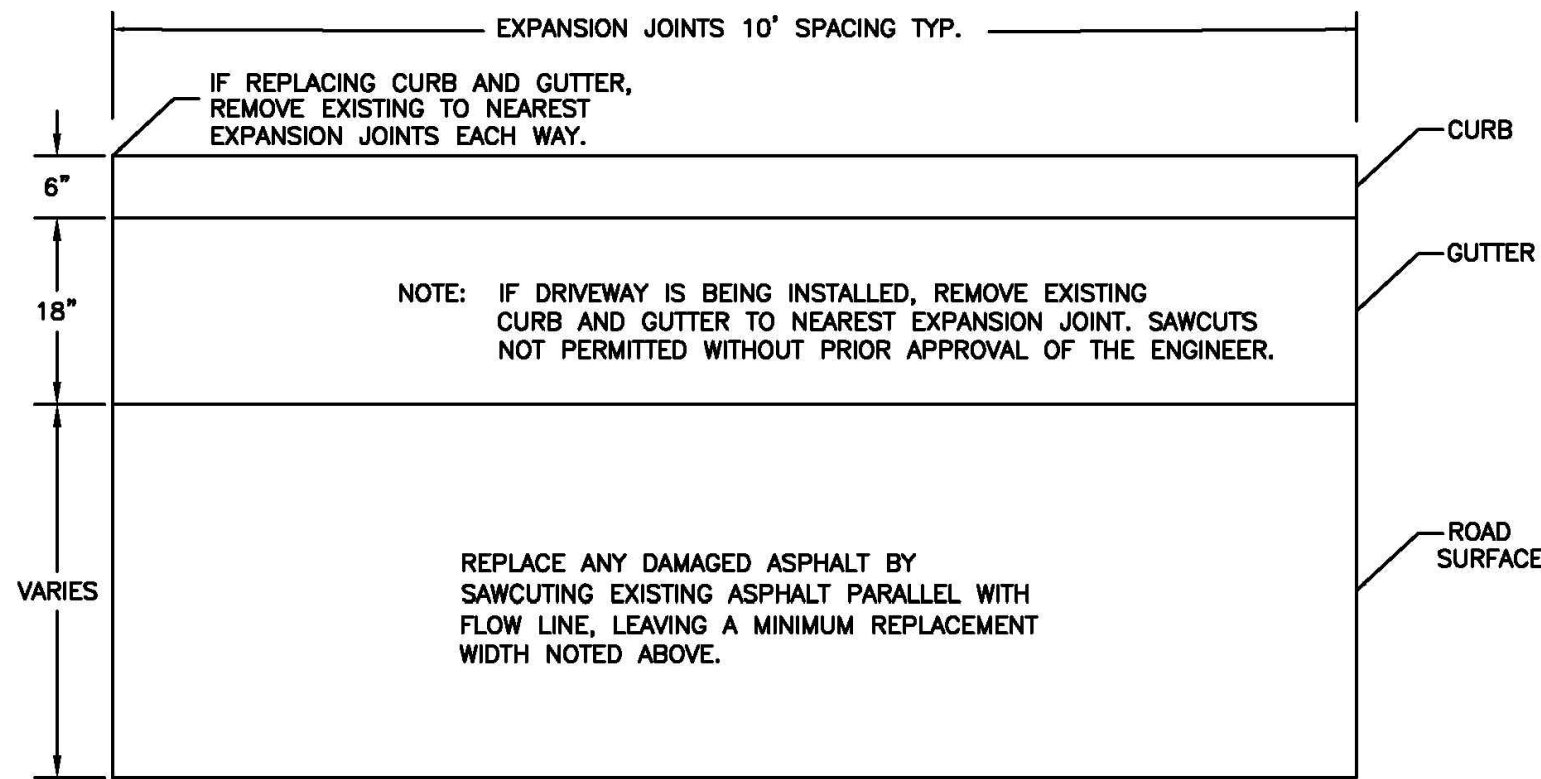
2 CURB AND GUTTER

NOT TO SCALE



NOTE: THE 36" MINIMUM PAVEMENT PATCH SHALL BE INCREASED IN WIDTH IF THE RESULTING MEET LINE WOULD LIE WITHIN A LANE WHEEL PATH.

SCALE: 1:1



PLAN VIEW

SCALE: 1:2



CITY OF  
PUYALLUP  
DEVELOPMENT ENGINEERING and  
PUBLIC WORKS DEPARTMENTS

CURB CUT

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3 CURB CUT

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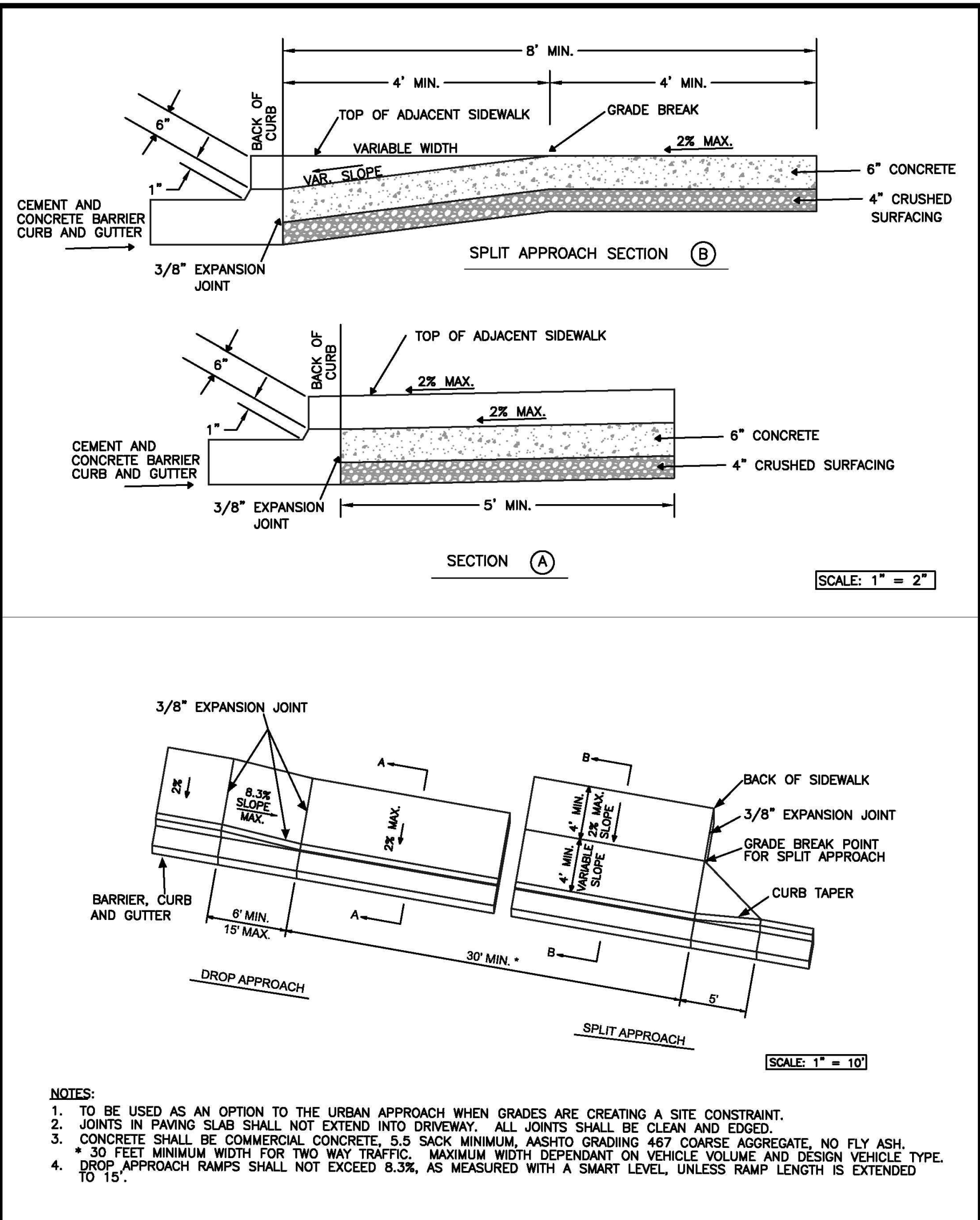
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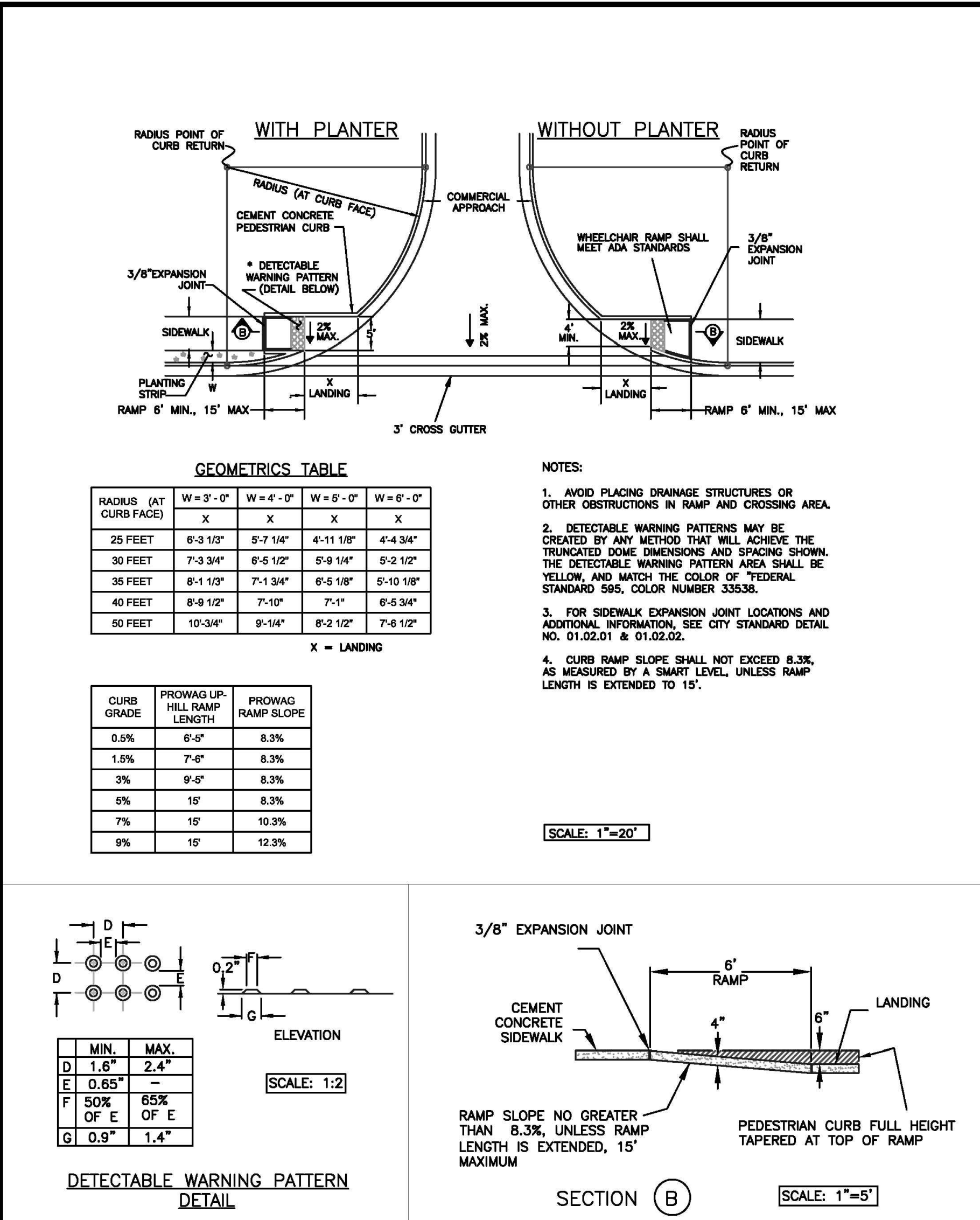


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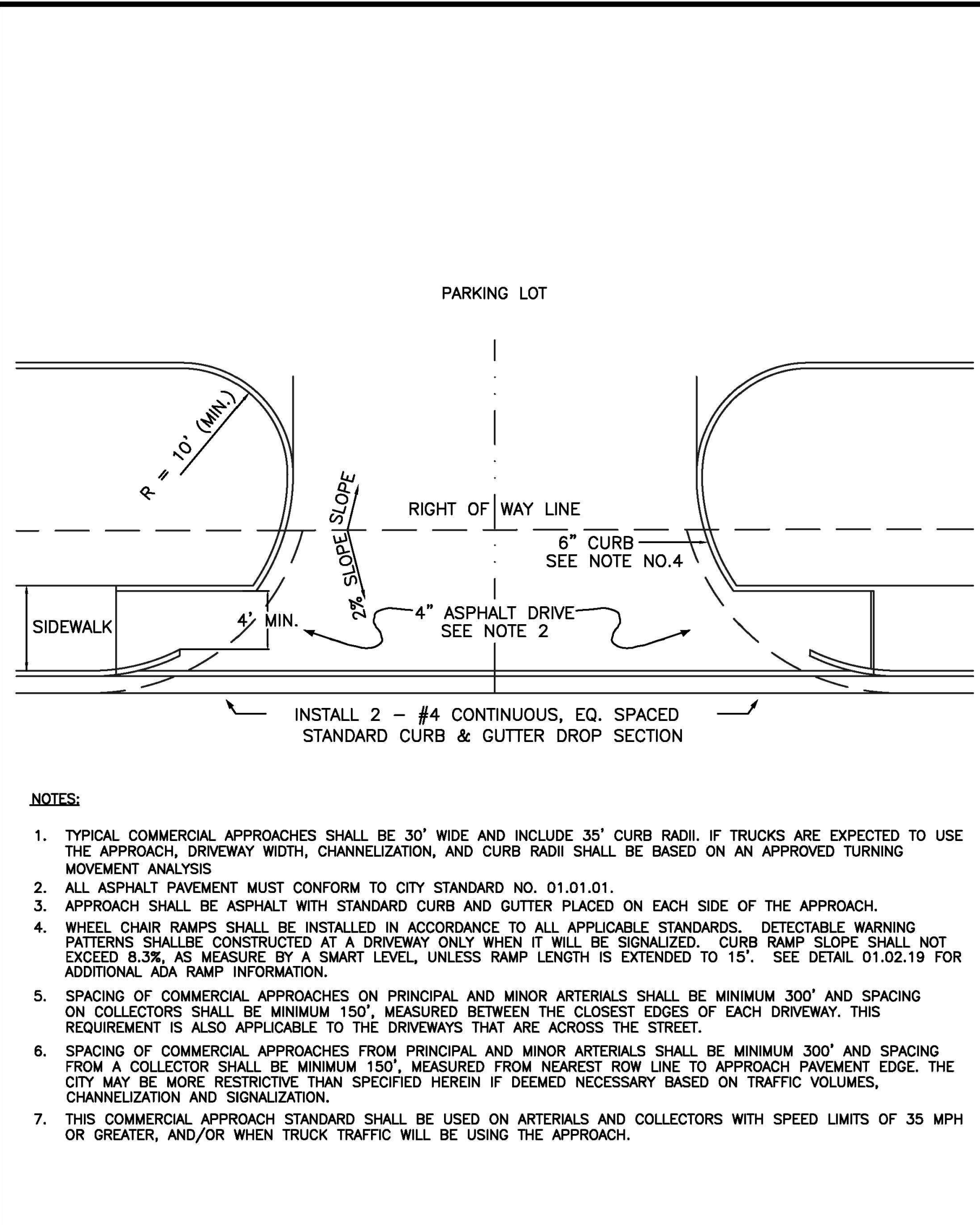
CITY OF PUYALLUP		URBAN COMMERCIAL APPROACH ALTERNATE 2	
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS		DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	
DRAWN BY JIM ERWIN-SVORODA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY LINDA LIAN
FILE NAME F:\DWG\COMMON\STD\SCITY\2009\01_STR\01.02.01.02.18	DATE APPROVED 07/01/2009	DATE REVISED 08/21/11	SCALE VARIES
01.02.18		01.02.18	

3 URBAN COMMERCIAL APPROACH 2  
NOT TO SCALE



CITY OF PUYALLUP		SIDEWALK RAMP WITH COMMERCIAL APPROACHES	
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS		DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	
DRAWN BY JIM ERWIN-SVORODA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY LINDA LIAN
FILE NAME F:\DWG\COMMON\STD\SCITY\2009\01_STR\01.02.01.02.19	DATE APPROVED 07/01/2009	DATE REVISED 08/09/12	SCALE VARIES
01.02.19		01.02.19	

2 SIDEWALK RAMP WITH COMMERCIAL APPROACH  
NOT TO SCALE



CITY OF PUYALLUP		STANDARD COMMERCIAL APPROACH	
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS		DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	
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FILE NAME F:\DWG\COMMON\STD\SCITY\2009\01_STR\01.02.01.02.16	DATE APPROVED 07/01/2009	DATE REVISED 02/19/14	SCALE 1"=20'
01.02.16		01.02.16	

1 STANDARD COMMERCIAL APPROACH  
NOT TO SCALE



Know what's below.  
Call before you dig.

DRAINAGE NOTES  
AND DETAILS

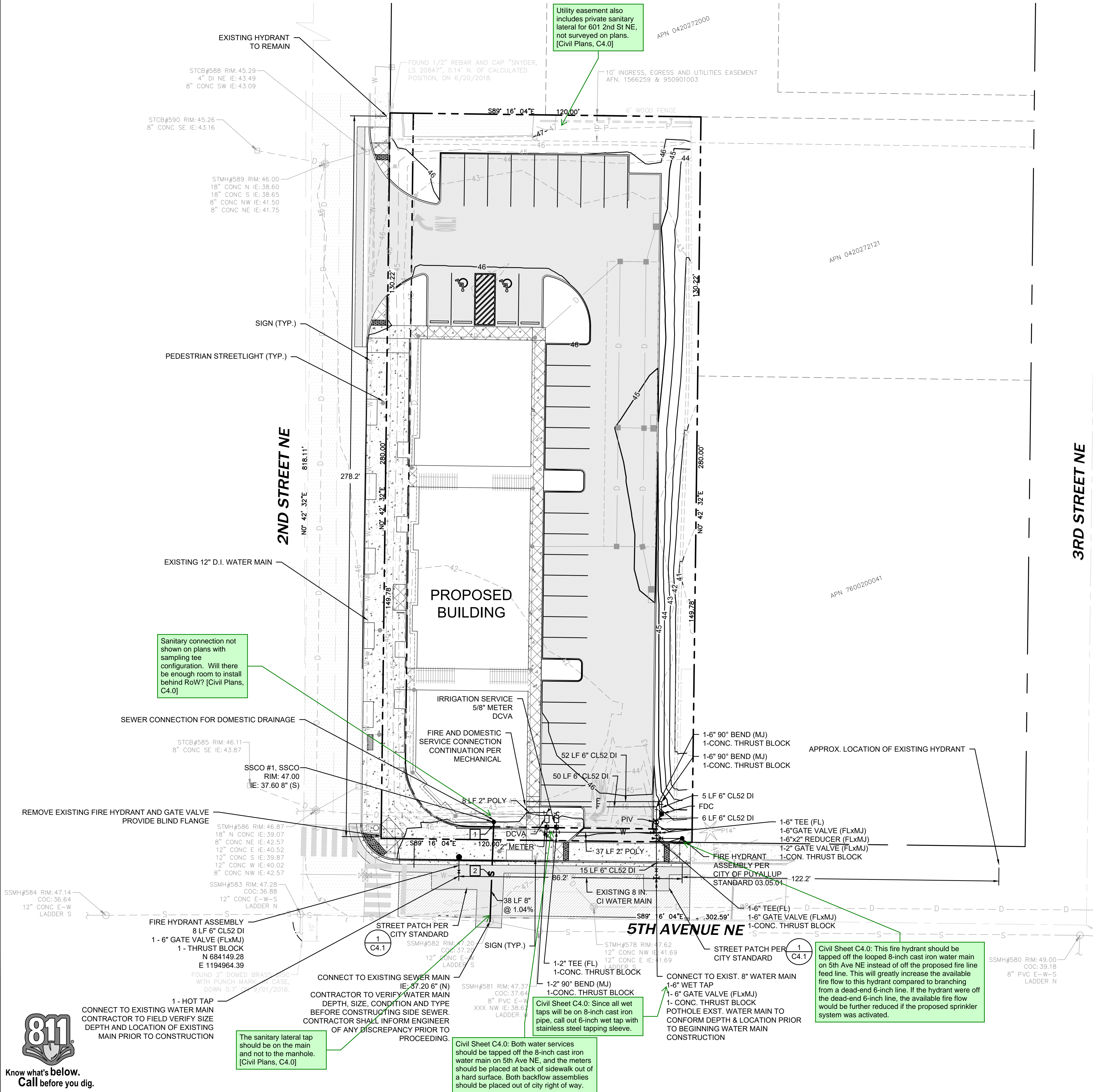
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Sheet No.

C3.5



PUYALLUP 2ND STREET APARTMENTS  
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



FIRE HYDRANT/FDC  
LOCATION/ACCESS APPROVED

BY \_\_\_\_\_  
CITY OF PUYALLUP  
FIRE CODE OFFICIAL

DATE \_\_\_\_\_

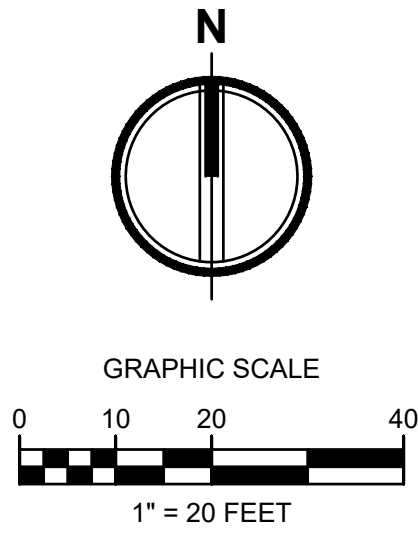
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FIELD CONDITIONS MAY DICTATE  
CHANGES TO THESE PLANS AS  
DETERMINED BY THE FIRE CODE  
OFFICIAL.

APPROVED

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

DATE \_\_\_\_\_

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MANAGER.



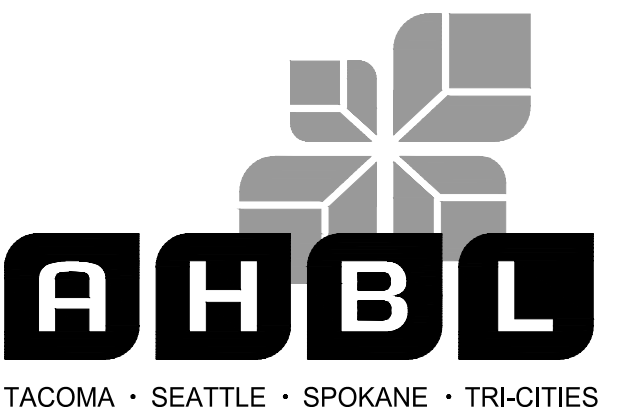
LEGEND	
•	SANITARY SEWER CLEANOUT
— S —	SANITARY SEWER PIPING
•	FIRE HYDRANT
•	FIRE DEPARTMENT CONNECTION (FDC)
•	METER AS NOTED
•	POST INDICATOR VALVE (PIV)
•	GATE VALVE
•	THRUST BLOCKING
•	FITTINGS AS NOTED
— W —	WATER PIPING

**FIRE PROTECTION NOTES**

THE FIRE PROTECTION SYSTEM INCLUDING MATERIALS, SIZING, AND CONFIGURATION IS SUBJECT TO A CONTRACTOR PROVIDED DESIGN BY A FIRE PROTECTION ENGINEER, AND AS SUCH, THE FINAL DESIGN OF THE FIRE PROTECTION SYSTEM MAY DEVIATE FROM THE SYSTEM SHOWN. THE FINAL DESIGN SHALL BE SUBMITTED TO AND APPROVED BY THE FIRE MARSHALL. CONTRACTOR'S BID SHALL REFLECT THE CONDITIONS OF THE FIRE PROTECTION ENGINEER'S DESIGN. CONTRACTOR SHALL COMPLY WITH ALL NATIONAL FIRE PROTECTION ASSOCIATION REQUIREMENTS AS SET FORTH BY "NFPA 13", ITS AMENDMENTS, AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ACQUISITION OF ALL PERMITS.



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253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

PUYALLUP 2ND STREET  
APARTMENTS

Client:  
SPP MANUFACTURING

P.O. BOX 64160  
TACOMA, WA 98464  
DON HUBER

Project No.  
2190606.10

Issue Set & Date:  
SITE DEVELOPMENT  
PERMIT SET  
2/7/2024

Revisions:	

Sheet Title:

UTILITY PLAN

Designed by: MW Drawn by: MW Checked by: BB

Sheet No.

C4.0

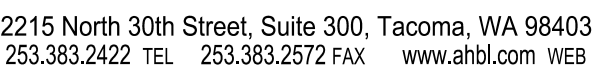
18 of 26 Sheets





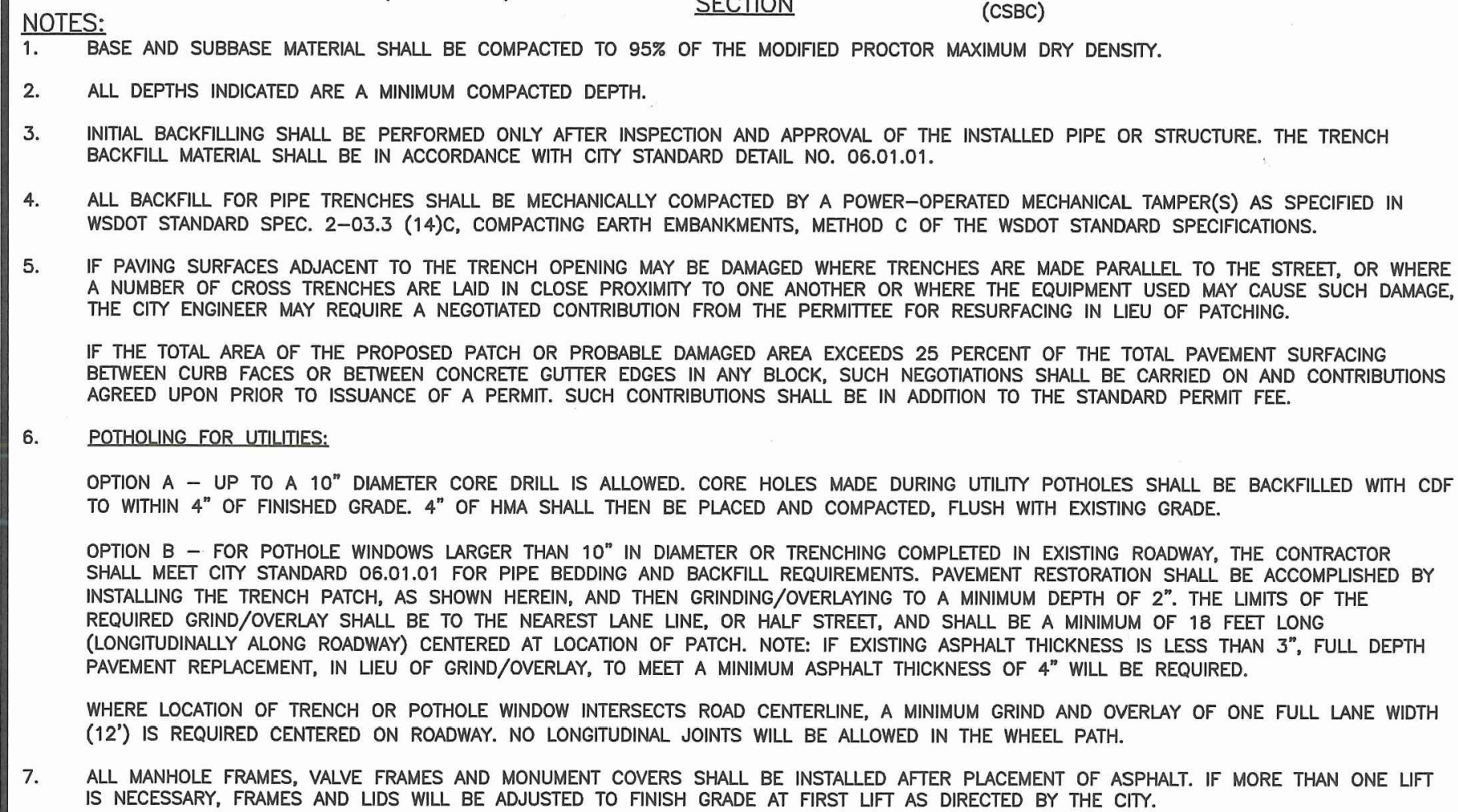
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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.**

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## PUYALLUP 2ND STREET APARTMENTS

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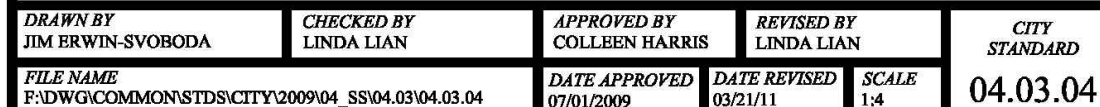
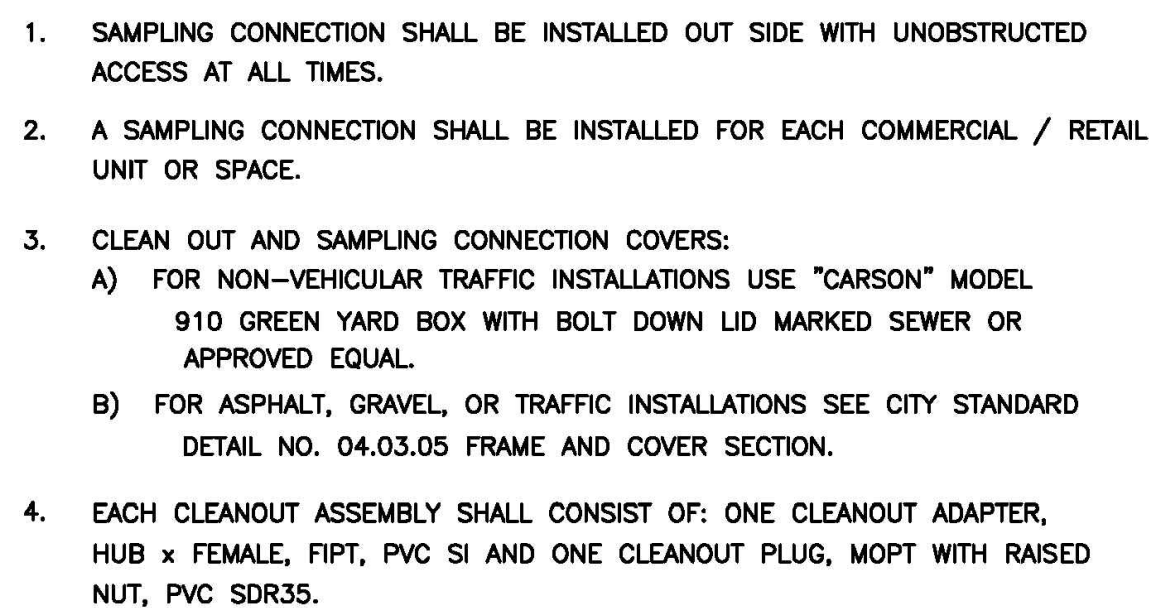
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NOT TO SCALE

NOT TO SCALE

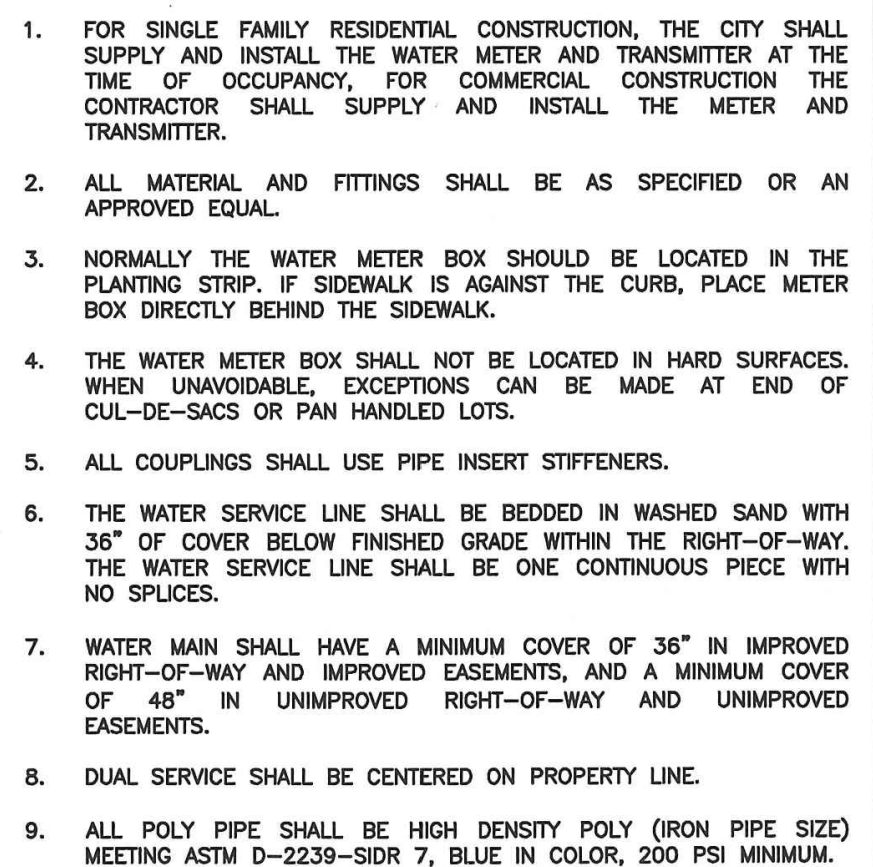


DATE: February 6, 2024 FILENAME: Q:\2019\2190606\10\_CIV\CAD\Final Design\2190606-SH-SSWR-WATR-DETL.dwg



## 2 WITH SAMPLING CONNECTION

NOT TO SCALE



**3-4 INCH OR 1 INCH WATER SERVICE CONNECTION**

NOT TO SCALE

## WATER AND SEWER NOTES AND DETAILS

## C4.1

9 of 26 Sheets



# PUYALLUP 2ND STREET APARTMENTS

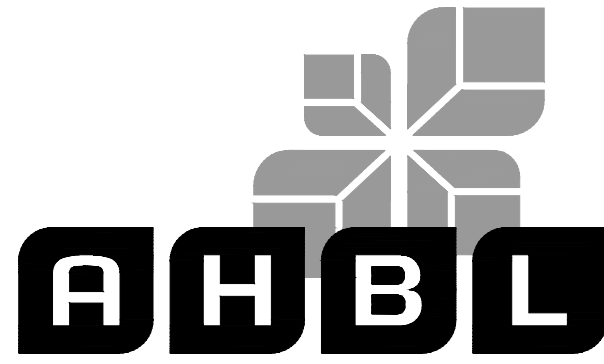
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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

APPROVED

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

DATE \_\_\_\_\_

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Project Title:

## PUYALLUP 2ND STREET APARTMENTS

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SPP MANUFACTURING

P.O. BOX 64160  
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DON HUBER

Project No.

2190606.10

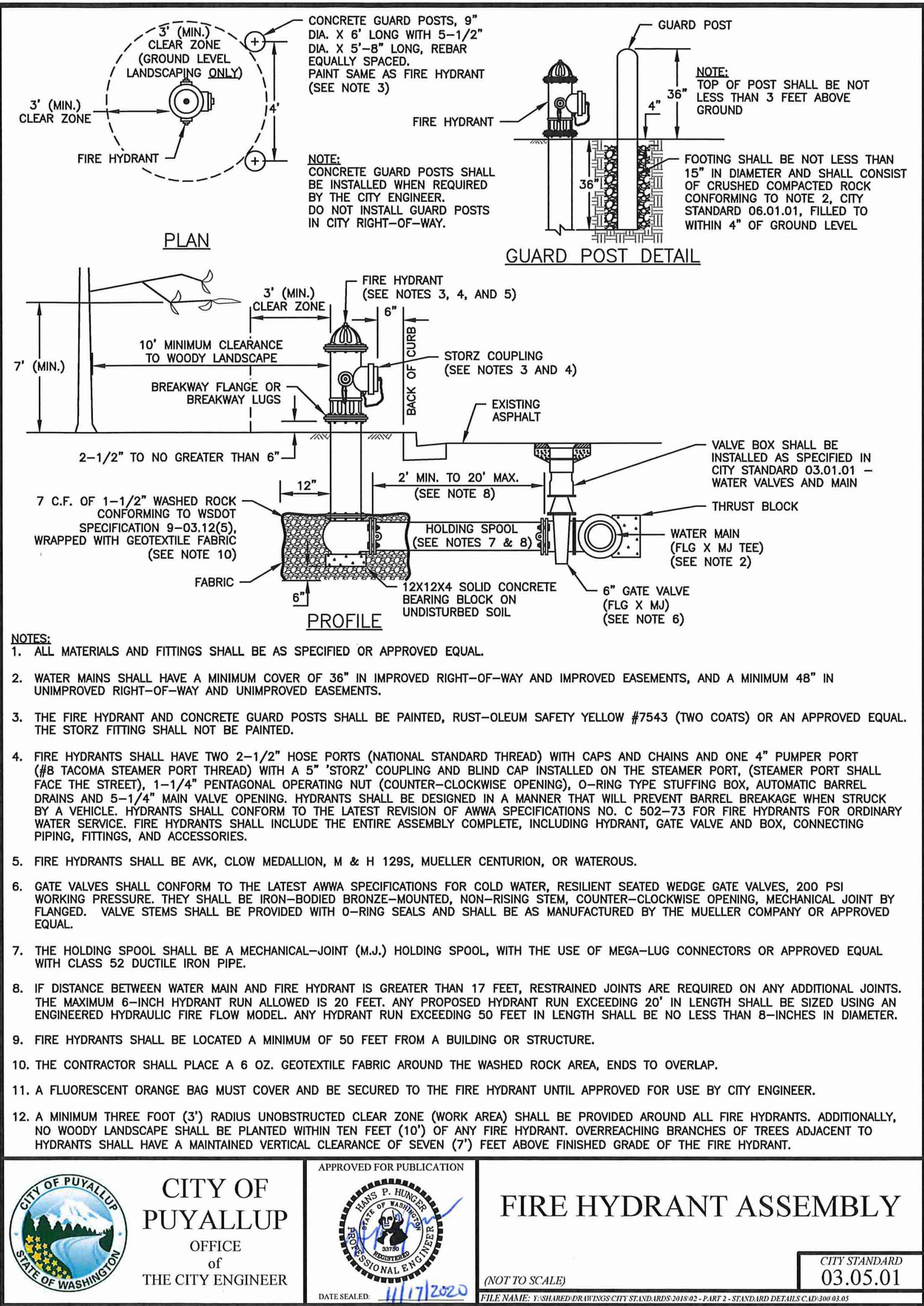
Issue Set & Date:

## SITE DEVELOPMENT PERMIT SET

2/7/2024

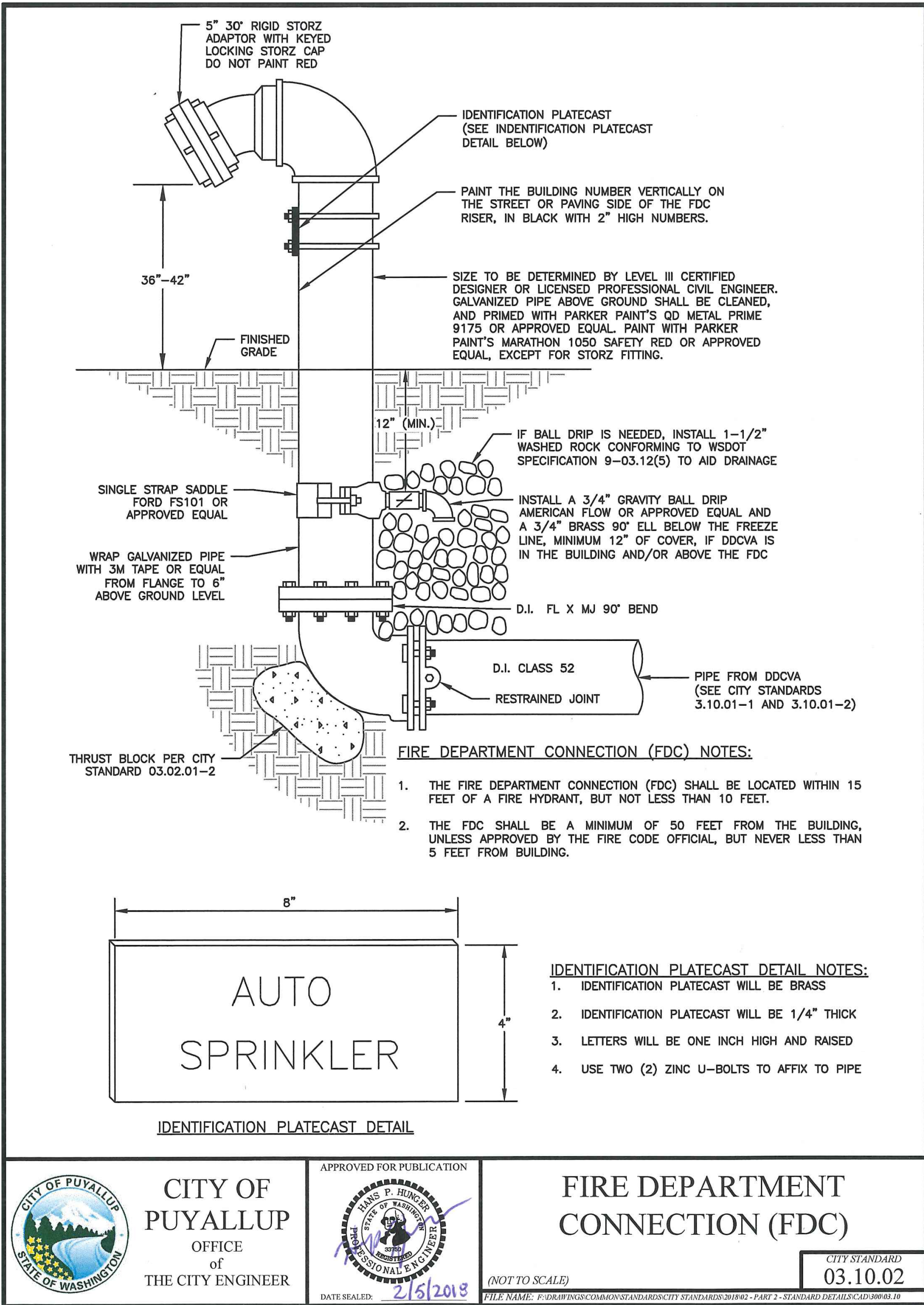


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## 1 FIRE HYDRANT ASSEMBLY

NOT TO SCALE



## 2 FIRE DEPARTMENT CONNECTION (FDC)

NOT TO SCALE



Know what's below.  
Call before you dig.

## WATER AND SEWER NOTES AND DETAILS

Designed by: MW Drawn by: MW Checked by: BB

Sheet No.

C4.2

20 of 26 Sheets



PUYALLUP 2ND STREET APARTMENTS  
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

APPROVED

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

DATE \_\_\_\_\_

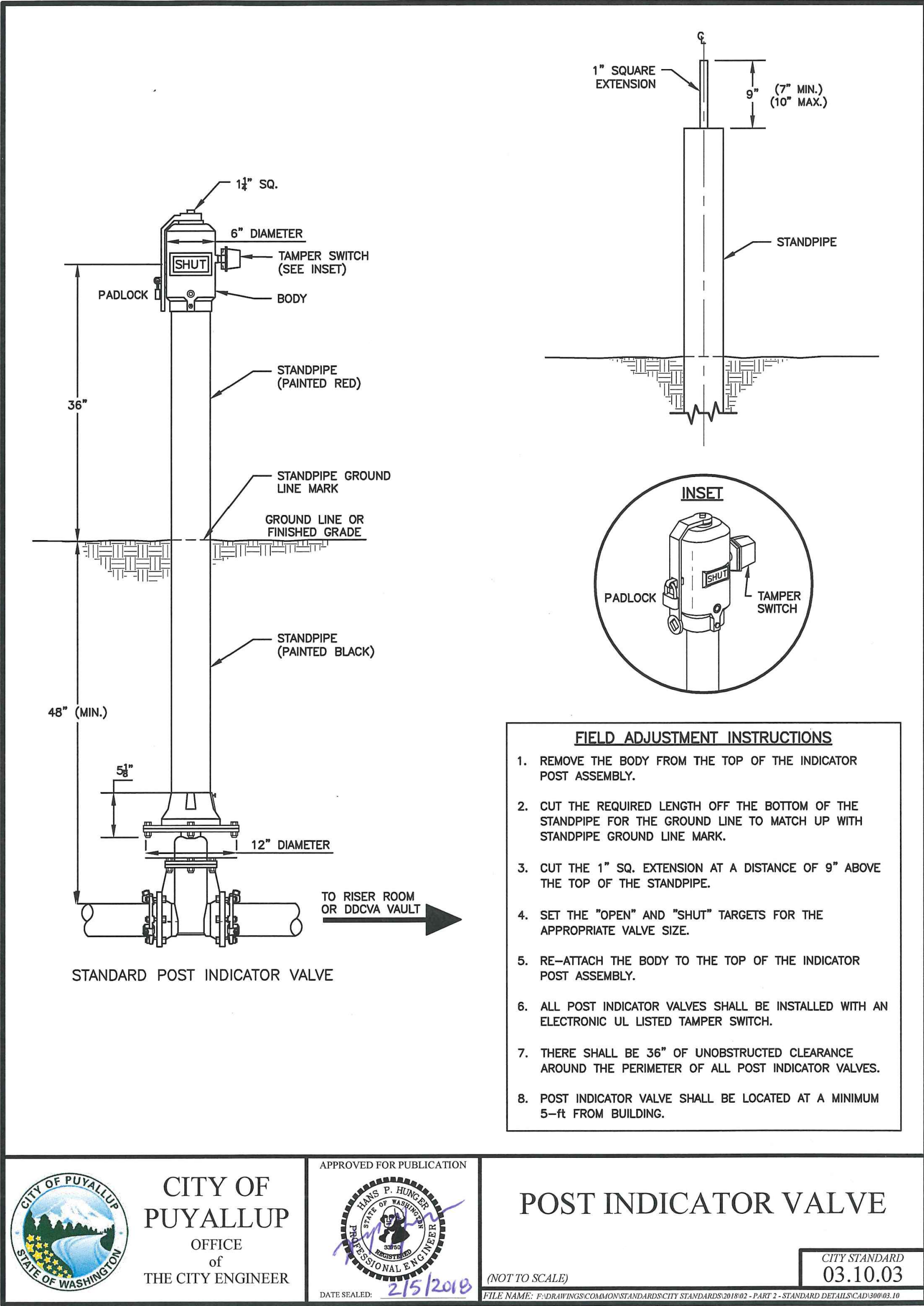
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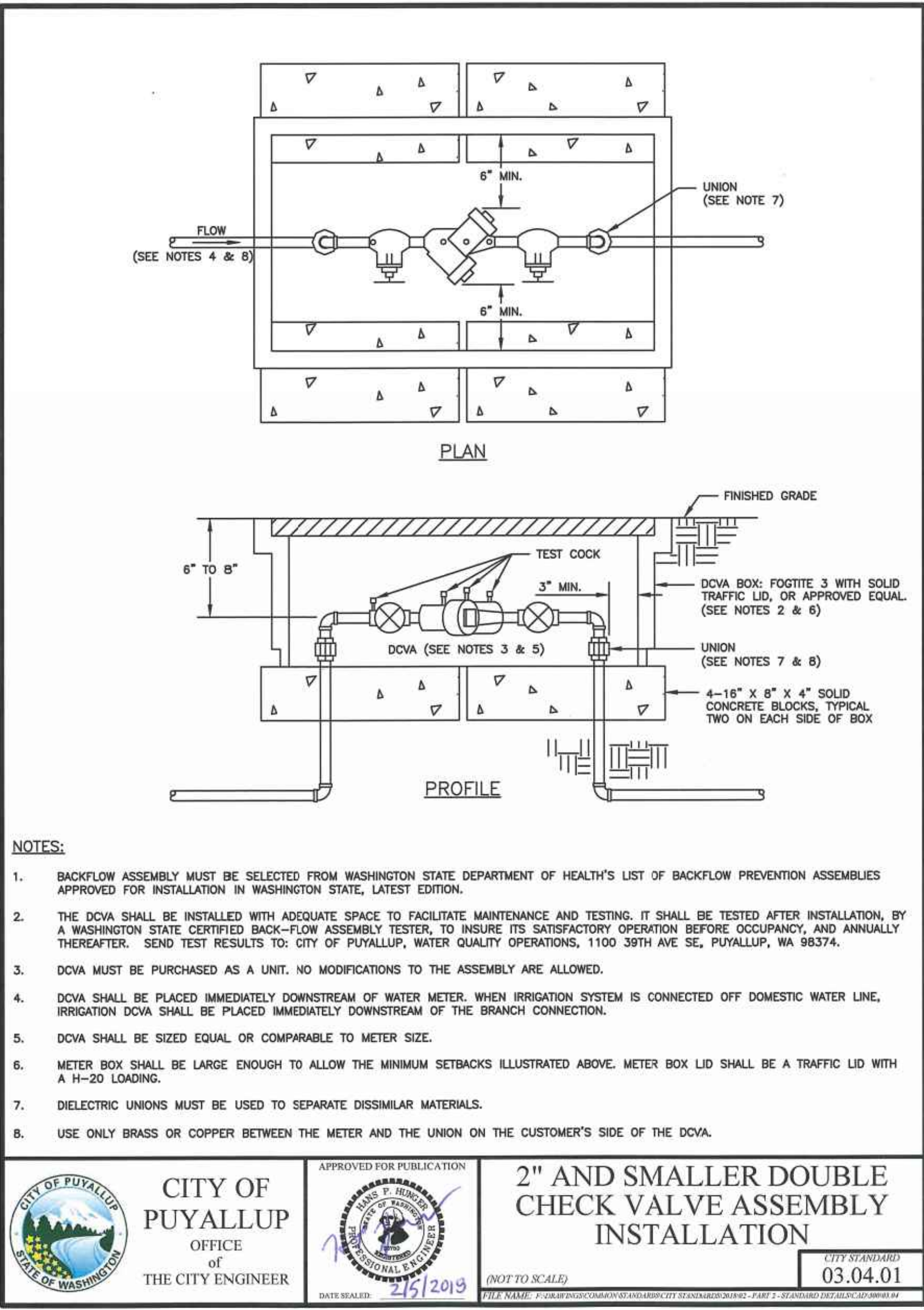
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Project Title:



1 POST INDICATOR VALVE (PIV)  
NOT TO SCALE



2 2 INCH AND SMALLER DCVA  
NOT TO SCALE

SANITARY SEWER 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 CONTRACTORS 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.
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").
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. 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.
6. THE CONTRACTOR SHALL HAVE 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.
7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. MINIMUM GRADE ON ALL 4 INCH 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.
9. 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).
10. 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. PP SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PI 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.
11. SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL CONFORM TO CITY STANDARD NO. 06.01.02.
12. 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 CHanneled FOR FUTURE LINES AS SPECIFIED ON THESE PLANS. MANHOLE STEPS AND LADDER SHALL CONFORM TO STANDARD NO. 06.01.03.
13. 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 LICENSED PROFESSIONAL ENGINEER WILL BE REQUIRED TO STAMP THE DESIGN TO ACCOUNT FOR DEPTH OR PROXIMITY TO FOUNDATION, STEEP SLOPES, OR OTHER FACTORS.
14. 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.
15. 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.
16. 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.



WATER AND SEWER  
NOTES AND DETAILS

Designed by: MW Drawn by: MW Checked by: BB

Sheet No.

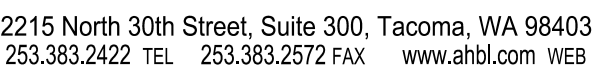
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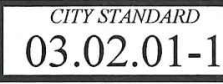
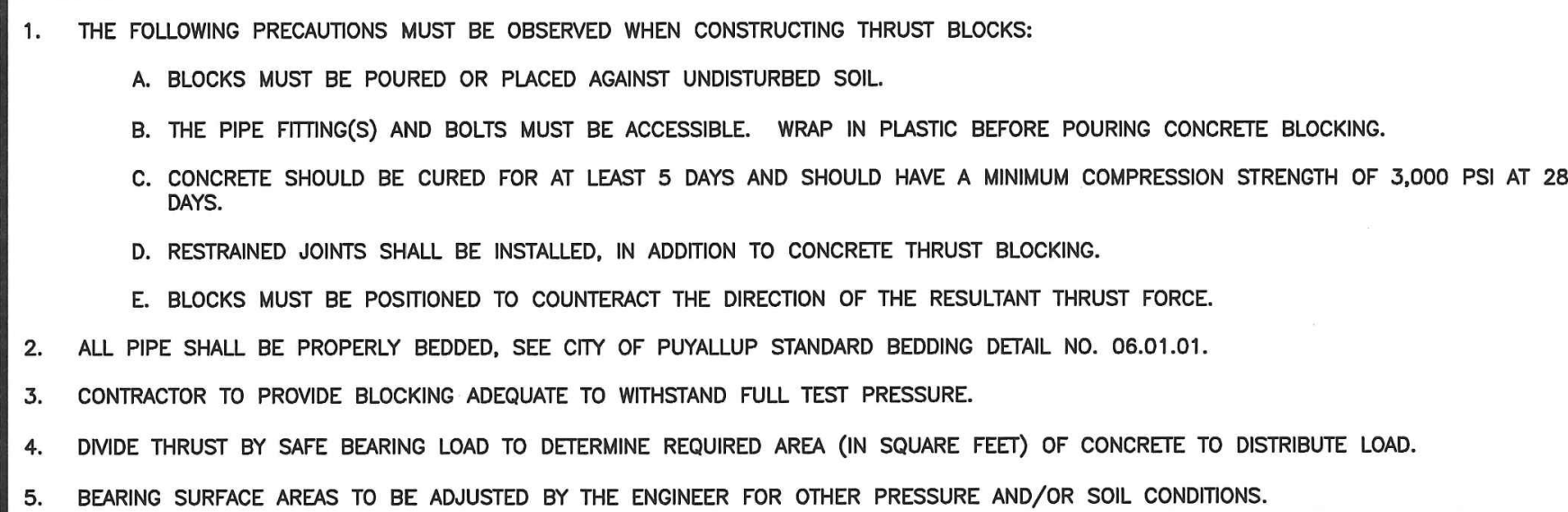
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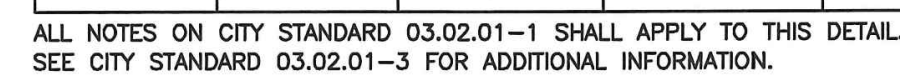


**PUYALLUP 2ND STREET  
APARTMENTS**

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1 NOT TO SCALE



2) NOT TO SCALE

⑤ NO WATER MAIN SHALL DEAD END AGAINST A MAIN LINE VALVE. DEAD END WATER MAINS SHALL BE BLOCKED AGAINST A RESTRAINED MECHANICAL JOINT (M.J.) PLUG OR CAP.



**3** ) NOT TO SCALE



PUYALLUP 2ND STREET APARTMENTS  
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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

APPROVED  
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P.O. BOX 64160  
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2190606.10

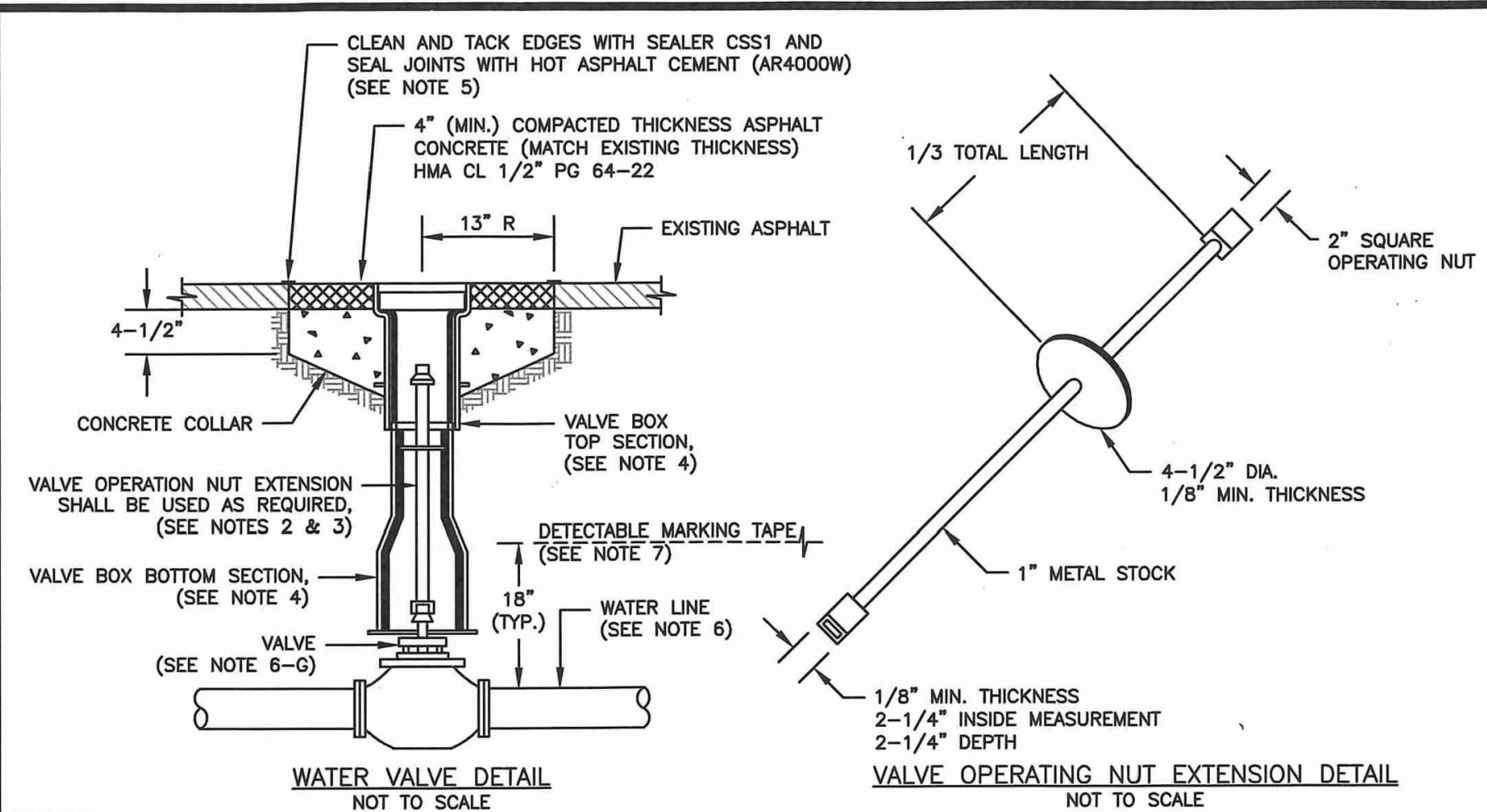
Issue Set & Date:

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PERMIT SET

2/7/2024



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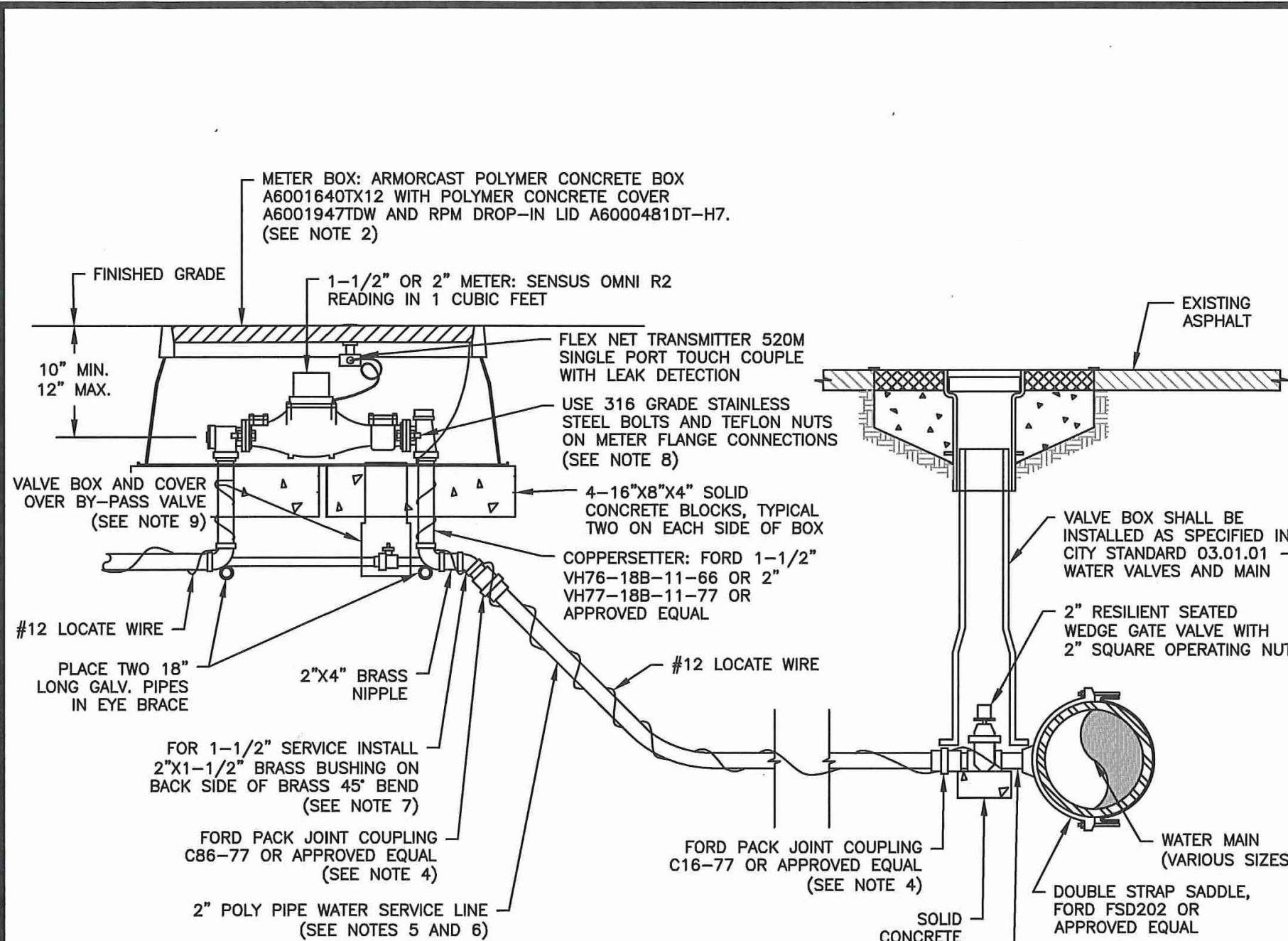


- NOTES:
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" FROM PAVED FINAL GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
  - VALVE OPERATING NUT EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN FIVE (5) FEET BELOW FINISHED GRADE. EXTENSIONS ARE TO BE A MINIMUM OF TWO (2) FEET LONG, ONLY ONE EXTENSION TO BE USED PER VALVE. TOP OF EXTENSION SHALL BE 2 FEET 6 INCHES TO 3 FEET BELOW FINISHED GRADE.
  - ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO COATS OF METAL PAINT.
  - VALVE BOXES SHALL BE TWO-PIECE, ADJUSTABLE, CAST IRON WITH EXTENSION PIECES (IF NECESSARY), AS MANUFACTURED BY THE VANRICH #940 SEATTLE OR APPROVED EQUAL. THE WORD "WATER" SHALL BE CAST IN RELIEF ON THE VALVE BOX COVER. VALVE BOX TOPS INSTALLED IN ARTERIAL ROADWAYS SHALL BE MANUFACTURED BY EAST JORDAN (EJ) IRONWORKS MODEL 8555 WITH LOCKING VALVE BOX COVER MODEL 6800 (PART# D680002SU) OR APPROVED EQUAL.
  - NEAT LINE CUTS SHALL BE SEALED WITH A HOT PAVING GRADE ASPHALT AND FACE OF CUT TACKED.
  - WATER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH DIVISION 7 OF THE WSDOT STANDARD SPECIFICATIONS SUPPLEMENTED WITH THE FOLLOWING:
    - DUCTILE IRON PIPE SHALL CONFORM TO AWWA C 151, THICKNESS CLASS 52, AND THE EXTERIOR SHALL BE COATED WITH COAL TAR VARNISH. PIPE AND FITTINGS SHALL BE WORTON LINED AND SHALL CONFORM TO AWWA C 104. THE THICKNESS OF THE LINING SHALL BE NOT LESS THAN 1/16" THICK FOR 3" TO 12" PIPE, 3/32" THICK FOR 14" TO 24" PIPE, AND 1/8" THICK FOR 30" TO 54" PIPE. THE CEMENT LINING SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 150.
    - JOINTS SHALL BE TYTON PUSH-ON JOINTS, OR APPROVED EQUAL, OR MECHANICAL JOINT TYPE PER AWWA C 111 EXCEPT WHERE FLANGED JOINTS ARE REQUIRED TO CONNECT TO VALVES OR OTHER EQUIPMENT.
    - BOLTS AND NUTS FOR BURIED FLANGES LOCATED OUTDOORS, ABOVE GROUND, OR IN OPEN VAULTS IN STRUCTURES SHALL BE TYPE 316 STAINLESS STEEL CONFORMING TO ASTM A 193, GRADE 8M FOR BOLTS, AND ASTM A 194, GRADE 8M FOR NUTS. BOLTS AND NUTS LARGER THAN ONE AND ONE-QUARTER (1-1/4) INCHES SHALL BE STEEL, ASTM A 307, GRADE B, WITH CADMIUM PLATING, ASTM A 165, TYPE NS.
    - BOLTS USED IN FLANGE INSTALLATION SETS SHALL CONFORM TO ASTM B 193, GRADE B7. NUTS SHALL COMPLY WITH ASTM A 194, GRADE 2H.
    - PROVIDE A WASHER FOR EACH NUT, WHERE NEEDED. WASHERS SHALL BE OF THE SAME MATERIAL AS THE NUTS.
    - ALL FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C 110 AND AWWA C 111.
    - RESILIENT SEATED WEDGE GATE VALVES SHALL BE USED FOR TEN (10) INCH MAINS AND SMALLER. BUTTERFLY VALVES SHALL BE USED FOR MAINS GREATER THAN TEN (10) INCHES.
      - RESILIENT SEATED WEDGE GATE VALVE: GATE VALVES SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS FOR COLD WATER, DOUBLE-DISK GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED, BRONZE MOUNTED, NON-RISING STEM, WITH TWO (2) INCH SQUARE NUT. COUNTER-CLOCKWISE OPENING, MECHANICAL JOINT AND / OR FLANGED ENDS (6" VALVES ON FIRE HYDRANT LINES WHICH SHALL BE MECHANICAL JOINTS BY FLANGED). VALVE STEMS SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
      - BUTTERFLY VALVES: BUTTERFLY VALVES CONFORMING WITH AWWA C 504, CLASS 150 AND SHALL HAVE STANDARD AWWA TWO (2) INCH SQUARE NUT.
  - DETECTABLE MARKING TAPE SHALL BE INSTALLED 18" ABOVE PIPE, BE BLUE IN COLOR, AND READ "CAUTION WATER LINE BELOW" MEETING WSDOT SPEC. 9-15.1B.

**CITY OF PUYALLUP**  
OFFICE of  
THE CITY ENGINEER

APPROVED FOR PUBLICATION  
  
12/10/2021

**WATER VALVES  
AND MAINS**  
(NOT TO SCALE)  
CITY STANDARD  
03.01.01  
FILE NAME: T:\SHARED\DRAWINGS\CITY STANDARDS\SH-42-PART 2-SEWER\DETAILS\WD-000001



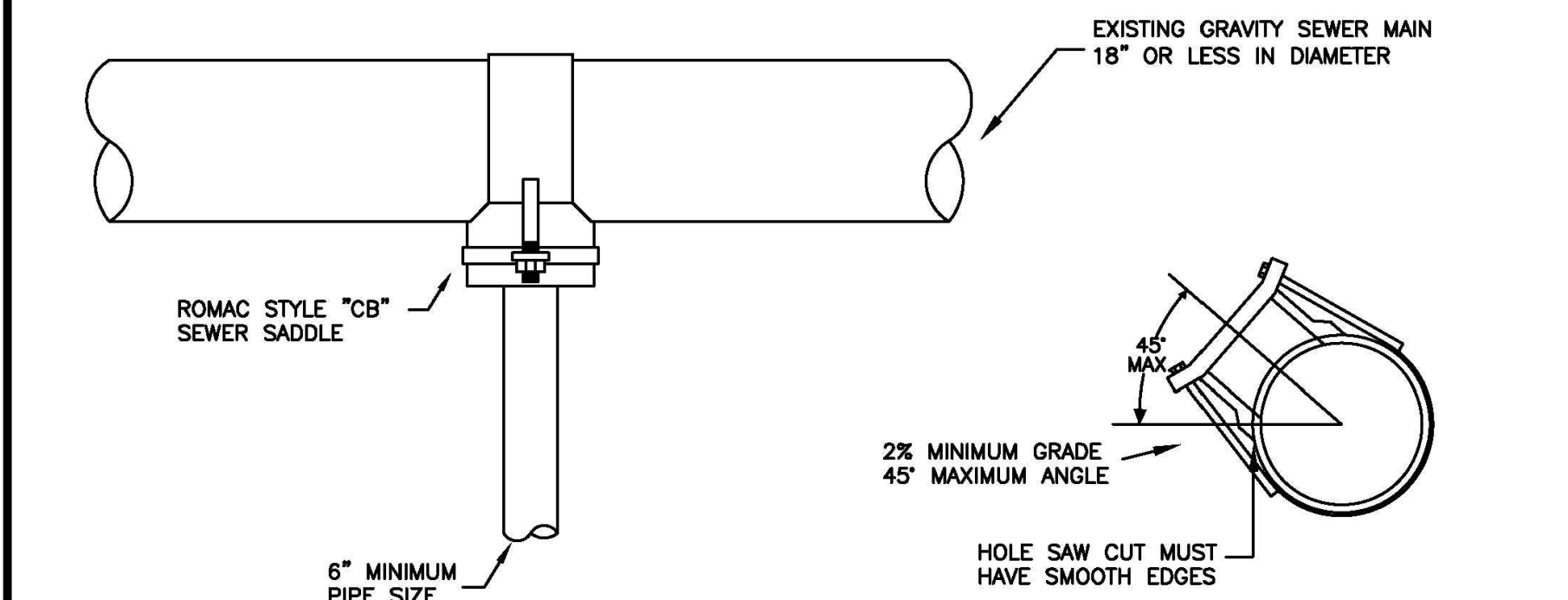
- NOTES:
- ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
  - NORMALLY THE WATER METER BOX SHOULD BE LOCATED IN THE PLANTING STRIP. IF SIDEWALK IS AGAINST THE CURB, PLACE METER BOX DIRECTLY BEHIND THE SIDEWALK. THE WATER METER BOX SHALL NOT BE LOCATED IN HARD SURFACES. WHEN UNAVOIDABLE, EXCEPTIONS CAN BE MADE AT END OF CUL-DE-SACS OR PAN HANDLED LOTS.
  - WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
  - ALL POLY PIPE COUPLINGS SHALL USE PIPE INSERT STIFFENERS.
  - THE WATER SERVICE LINE SHALL BE BEDDED IN WASHED SAND WITH 36" OF COVER BELOW FINISHED GRADE WITHIN THE RIGHT-OF-WAY. THE WATER SERVICE LINE SHALL BE ONE CONTINUOUS PIECE WITH NO SPLICES.
  - ALL POLY PIPE SHALL BE HIGH DENSITY POLY (IRON PIPE SIZE) MEETING ASTM D-2239-SIDR 7, BLUE IN COLOR, 200 PSI MINIMUM.
  - FOR A 1-1/2" WATER SERVICE, ALL MATERIAL SHALL BE 2" FROM THE WATER MAIN TO THE COPPERSETTER. REDUCE FROM 2" TO 1-1/2" IMMEDIATELY BEFORE COPPERSETTER.
  - THE STAINLESS STEEL METER FLANGE BOLTS SHALL BE 5/8" DIAMETER FOR THE 1-1/2" METER, AND 3/4" DIAMETER FOR THE 2" METER.
  - PROVIDE A 6" CIRCULAR VALVE BOX WITH COVER (APPLIED ENGINEERING PRODUCT MODEL 708 WITH GREEN LID OR AN APPROVED EQUAL) OVER BY-PASS VALVE.

**CITY OF PUYALLUP**  
OFFICE of  
THE CITY ENGINEER

APPROVED FOR PUBLICATION  
  
10/15/2019

**1-1/2" AND 2"  
WATER SERVICE CONNECTION**  
(NOT TO SCALE)  
CITY STANDARD  
03.03.02  
FILE NAME: T:\SHARED\DRAWINGS\CITY STANDARDS\SH-42-PART 2-SEWER\DETAILS\WD-000001

- NOTES FOR CONNECTING TAPS ON EXISTING SEWER MAINS
- THE TEE FITTING SHALL BE A ROMAC INDUSTRIES STYLE "CB" SEWER SADDLE (OR APPROVED EQUAL). ONLY NEW SADDLE AND PARTS SHALL BE INSTALLED. DUE TO PIPE SIZE MATERIALS OR PIPE CONDITION, THE CITY ENGINEER MAY REQUIRE AN ALTERNATE METHOD/MATERIAL BE USED.
  - THE SEWER MAIN TAP SHALL BE CUT WITH A SEWER PIPE TAPPING MACHINE (HOLE SAW) CAPABLE OF RETAINING THE COUPON.
  - THE ROUND HOLE CUT INTO THE SEWER MAIN SHALL BE NO LARGER THAN THE INSIDE DIAMETER OF THE SADDLE GASKET. THE HOLE SAW CUT EDGES SHALL BE SMOOTH.
  - THE COUPON SHALL BE RETAINED AND SURRENDERED TO THE INSPECTOR. THE PERMIT HOLDER WILL PAY ALL COSTS ASSOCIATED WITH THE LOCATION AND RETRIEVAL OF A LOST COUPON. ADDITIONALLY THE PERMIT HOLDER WILL BE HELD LIABLE FOR ANY SUBSEQUENT DAMAGES CAUSED BY A LOST COUPON.
  - BOLTS SHALL BE TORQUED TO MANUFACTURE SPECIFICATIONS, THEN RETORQUED AFTER 10 MINUTES.
  - NO TAPS SHALL BE ALLOWED ON EXISTING SEWER MAINS OVER 18" IN DIAMETER. CONNECTIONS INTO SEWER MAINS OVER 18" IN DIAMETER SHALL INTERSECT THE SEWER MAIN IN A MANHOLE. IN SOME CASES THE CITY ENGINEER MAY ALLOW A VARIANCE TO THIS REQUIREMENT.
  - ALL TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL NO. 06.01.01. ALL ASPHALT REPAIR SHALL BE IN ACCORDANCE WITH CITY STANDARD NO. 01.01.20. ALL ADDITIONAL UTILITY AND RIGHT OF WAY REPAIRS SHALL BE INACCORDANCE WITH THE "CITY STANDARDS" MANUAL.
  - THE CITY OF PUYALLUP WILL CONDUCT A "SEWER MAIN VIDEO INSPECTION" OF THE SEWER TAP. THE PERMIT HOLDER WILL BE REQUIRED TO REPAIR ANY SEWER TAP CONSTRUCTION DEFECTS FOUND BY THE CITY INSPECTORS. THE COST OF ALL REPAIRS AND SUBSEQUENT "SEWER MAIN VIDEO INSPECTIONS" WILL BE THE RESPONSIBILITY OF THE PERMIT HOLDER. THE DAMAGE DEPOSIT POSTED BY THE BUILDER WILL BE HELD UNTIL PROBLEMS ARE CORRECTED. DUE TO PUBLIC HEALTH AND SAFETY, BUILDING OCCUPANCY WILL NOT BE ALLOWED UNTIL REPAIRS ARE COMPLETED AND ACCEPTED BY THE CITY ENGINEER.



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

**SEWER MAIN TAP**

DRAWN BY JIM ERWIN-SVORODA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY XXXX	CITY STANDARD
FILE NAME F:\DWG\COMMON\STDS\CITY\200904_SS04.0204.02.01	DATE APPROVED 07/01/2009	DATE REVISED XXXXXX	SCALE 1:2	04.02.01

1 WATER VALVES AND MAINS  
NOT TO SCALE

2 1.5 INCH AND 2 INCH WATER SERVICE CONNECTION  
NOT TO SCALE

3 SEWER MAIN TAP  
NOT TO SCALE



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Revisions:

Sheet Title:

WATER AND SEWER  
NOTES AND DETAILS

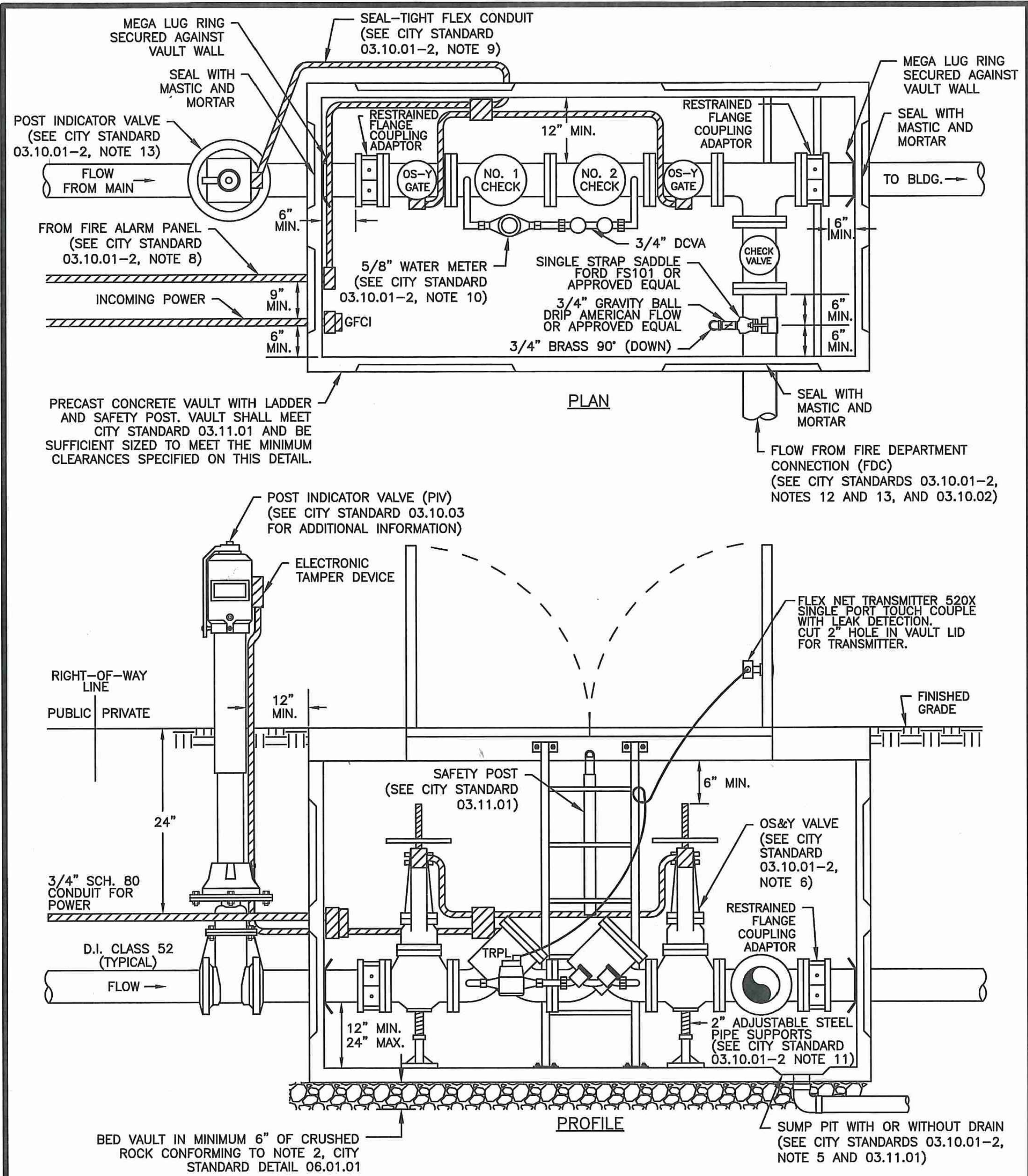
Designed by: MW Drawn by: MW Checked by: BB

Sheet No.

C4.5




PUYALLUP 2ND STREET APARTMENTS  
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



INSTALLATION LOCATION NOTE:  
DOUBLE DETECTOR-CHECK VALVE ASSEMBLY (DDCVA) MAY BE INSTALLED WITHIN A BUILDING. THE PLAN AND PROFILE VIEW OF THIS DETAIL SHOWS ALTERNATIVE EXTERIOR VAULT INSTALLATION.


CITY STANDARD 03.10.01-2 COVERS ADDITIONAL NOTES FOR THIS DETAIL.



CITY OF PUYALLUP

OFFICE  
of  
THE CITY ENGINEER

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DATE SEALED: 10/15/2019

DOUBLE DETECTOR-CHECK  
VALVE ASSEMBLY  
INSTALLATION

CITY STANDARD  
03.10.01-1

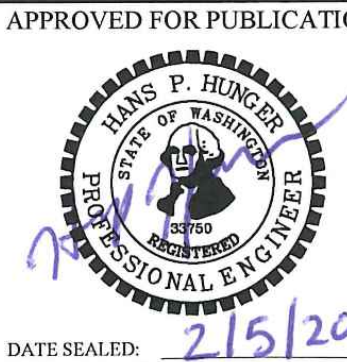
- NOTES FOR: DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) INSTALLATION CITY STANDARD 03.10.01-1
- BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.
  - THE DDCVA SHALL BE INSTALLED WITH ADEQUATE SPACE TO FACILITATE MAINTENANCE AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION, BY A WASHINGTON STATE CERTIFIED BACK-FLOW ASSEMBLY TESTER, TO INSURE ITS SATISFACTORY OPERATION BEFORE OCCUPANCY, AND ANNUALLY THEREAFTER. SEND TEST RESULTS TO: CITY OF PUYALLUP, WATER QUALITY OPERATIONS, 1100 39TH AVE SE, PUYALLUP, WA 98374.
  - DDCVA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
  - DDCVA IS ALLOWED TO BE LOCATED WITHIN A BUILDING AS APPROVED BY THE FIRE CODE OFFICIAL. WHEN THE DDCVA IS LOCATED WITHIN A BUILDING, THE FIRE DEPARTMENT CONNECTION (FDC) BALL DRIP SHALL DRAIN TO THE NEAREST APPROVED ON-SITE STORM DRAINAGE STRUCTURE.
  - IN A VAULT INSTALLATION, IF VAULT CANNOT BE DRAINED TO DAYLIGHT, A 1/4 HP SUMP PUMP SHALL BE INSTALLED IN THE SUMP PIT OF THE VAULT. IT SHALL BE WIRED PER WASHINGTON STATE ELECTRICAL CODE, AND INSPECTED BY A STATE ELECTRICAL INSPECTOR. THE DISCHARGE PIPE SHALL BE CONNECTED TO THE NEAREST APPROVED ON-SITE STORM DRAINAGE STRUCTURE.
  - DDCVA OUTSIDE STEM AND YOKE (OS&Y) GATE VALVES, AND THE POST INDICATOR VALVE (PIV), SHALL HAVE SUPERVISED TAMPER SWITCHES.
  - ALL ELECTRICAL SHALL BE INSPECTED BY A WASHINGTON STATE ELECTRICAL INSPECTOR.
  - IN A VAULT INSTALLATION, RUN TWO 3/4" SCHEDULE 80 P.V.C. CONDUITS TO THE VAULT. ONE WILL BE USED FOR A GFCI PROTECTED OUTLET, AND ONE WILL BE FOR LOW VOLTAGE COMING FROM THE FIRE ALARM PANEL. INSTALL AN APPLETON FSCA OR FDCA CAST DEVICE BOX OR APPROVED EQUAL ON THE VAULT WALL AT THE CONDUIT PENETRATION.
  - IN A VAULT INSTALLATION, RUN LOW VOLTAGE WIRE INSIDE VAULT AND TO PIV THROUGH SEAL-TIGHT FLEX CONDUIT. CONDUIT SHALL BE SECURELY FASTENED PERPENDICULAR OR HORIZONTALLY TO THE WALLS OF THE VAULT.
  - WATER METER SHALL BE A SENSUS SRII TRPL READING IN 1 CUBIC FEET.
  - PIPE SUPPORTS SHALL BE RUST-PROTECTED WITH ALUMINUM PAINT.
  - THE FDC SHALL BE LOCATED WITHIN 15 FEET OF A FIRE HYDRANT, BUT NOT LESS THAN 10 FEET.
  - THE FDC AND PIV SHALL BE A MINIMUM OF 50 FEET FROM A BUILDING, UNLESS APPROVED BY THE CITY OF PUYALLUP FIRE CODE OFFICIAL, BUT NEVER LESS THAN 5 FEET FROM BUILDING.
  - A DDCVA INSTALLED MORE THAN 5 FEET ABOVE THE FLOOR LEVEL MUST HAVE A PLATFORM UNDER IT FOR THE TESTER OR MAINTENANCE PERSON TO STAND ON. THE PLATFORM MUST BE OSHA APPROVED AND MEET ALL APPLICABLE SAFETY STANDARDS AND CODES.



CITY OF PUYALLUP

OFFICE  
of  
THE CITY ENGINEER

APPROVED FOR PUBLICATION



DATE SEALED: 2/15/2019

DOUBLE DETECTOR-CHECK  
VALVE ASSEMBLY  
INSTALLATION (NOTES)

CITY STANDARD  
03.10.01-2

1 DOUBLE DETECTOR-CHECK VALVE ASSEMBLY INSTALLATION  
NOT TO SCALE

2 DOUBLE DETECTOR-CHECK VALVE ASSEMBLY INSTALLATION (NOTES)  
NOT TO SCALE

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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2215 North 30th Street, Suite 300, Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

PUYALLUP 2ND STREET  
APARTMENTS

Client:  
SPP MANUFACTURING

P.O. BOX 64160  
TACOMA, WA 98464  
DON HUBER

Project No.  
2190606.10

Issue Set & Date:

SITE DEVELOPMENT  
PERMIT SET

2/7/2024



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Sheet Title:

WATER AND SEWER  
NOTES AND DETAILS

Designed by: MW Drawn by: MW Checked by: BB

Sheet No.

C4.6

24 of 26 Sheets



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PUYALLUP 2ND STREET APARTMENTS  
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

304 Water System Plan Notes

The following notes shall also be shown on the plans.

WATER SYSTEM 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"), or as directed by Fruitland Mutual Water Company (FMWC), Valley Water (VW), or Tacoma City Water (TCW) is the purveyor.
- 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.
- 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.
- 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 (CIP) which shall be paid for by the City.
- 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.
- 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.
- Connections to existing water mains 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.
- 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.
- 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.
- 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.
- 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.
- Pipe fitting for water mains shall be ductile iron and shall be mechanical joint conforming to AWWA Specification C111-72.
- Water main pipe and service connections shall be a minimum of 10 feet away from building foundations and/or roof lines.
- 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.
- Trenching, bedding, and backfill for water mains shall be installed in accordance with City Standard Detail 06.01.01.
- 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.
- Any lead joint fitting disturbed during construction shall be replaced with a mechanical joint fitting at the contractor's expense.
- 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.

- 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.
- 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.
- 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.)
  - 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).
  - 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:

- Each new water main section shall be delivered, stacked and stored onsite 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.

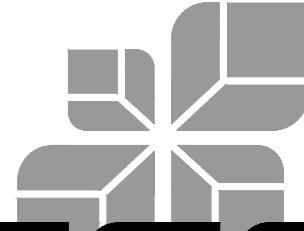
65% Calcium Hypochlorite Addition per Pipe Section					
Pipe Diameter (Inches)	Pipe Volume per 18 feet (gal)	5-gram tablets per pipe section	Hypochlorite Granules		Maximum Fill Rate (gpm)
			Ounces per 500 feet	Teaspoons per 18 feet	
4	35	1	1.7	0.2	40
6	53	1	3.8	0.4	90
8	70	2	6.7	0.7	150
12	106	4	15.1	1.4	350
16	141	6	27	2.5	600
- 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 mater main connection to the existing water system.
- 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.
- 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.
- 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)A 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 on-site 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.

- Samples for bacteriological analysis shall be collected after flushing and again 24 hours after the first set of samples.
- 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.

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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Project Title:

PUYALLUP 2ND STREET APARTMENTS

Client:

SPP MANUFACTURING

P.O.BOX 64160  
TACOMA, WA 98464  
  
DON HUBER

Project No.

2190606.10

Issue Set & Date:

SITE DEVELOPMENT PERMIT SET

2/7/2024



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Revisions:

Sheet Title:

WATER AND SEWER NOTES AND DETAILS

Designed by: MW Drawn by: MW Checked by: BB

Sheet No.

C4.7

25 of 26 Sheets



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1

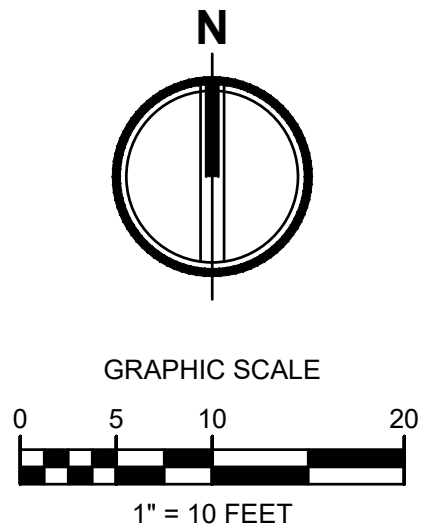
WATER SYSTEM NOTES

NOT TO SCALE



PUYALLUP 2ND STREET APARTMENTS  
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 20 N., RGE. 04 E. W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

**NOTE:**  
THIS CONCEPTUAL INTERSECTION DESIGN SHALL NOT BE USED FOR CONSTRUCTION. THE PURPOSE OF THIS SHEET IS TO ILLUSTRATE THAT THE CURRENT IMPROVEMENT ARE COMPATIBLE WITH THE FUTURE IMPROVEMENTS.



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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Project Title:

PUYALLUP 2ND STREET APARTMENTS

Client:  
SPP MANUFACTURING

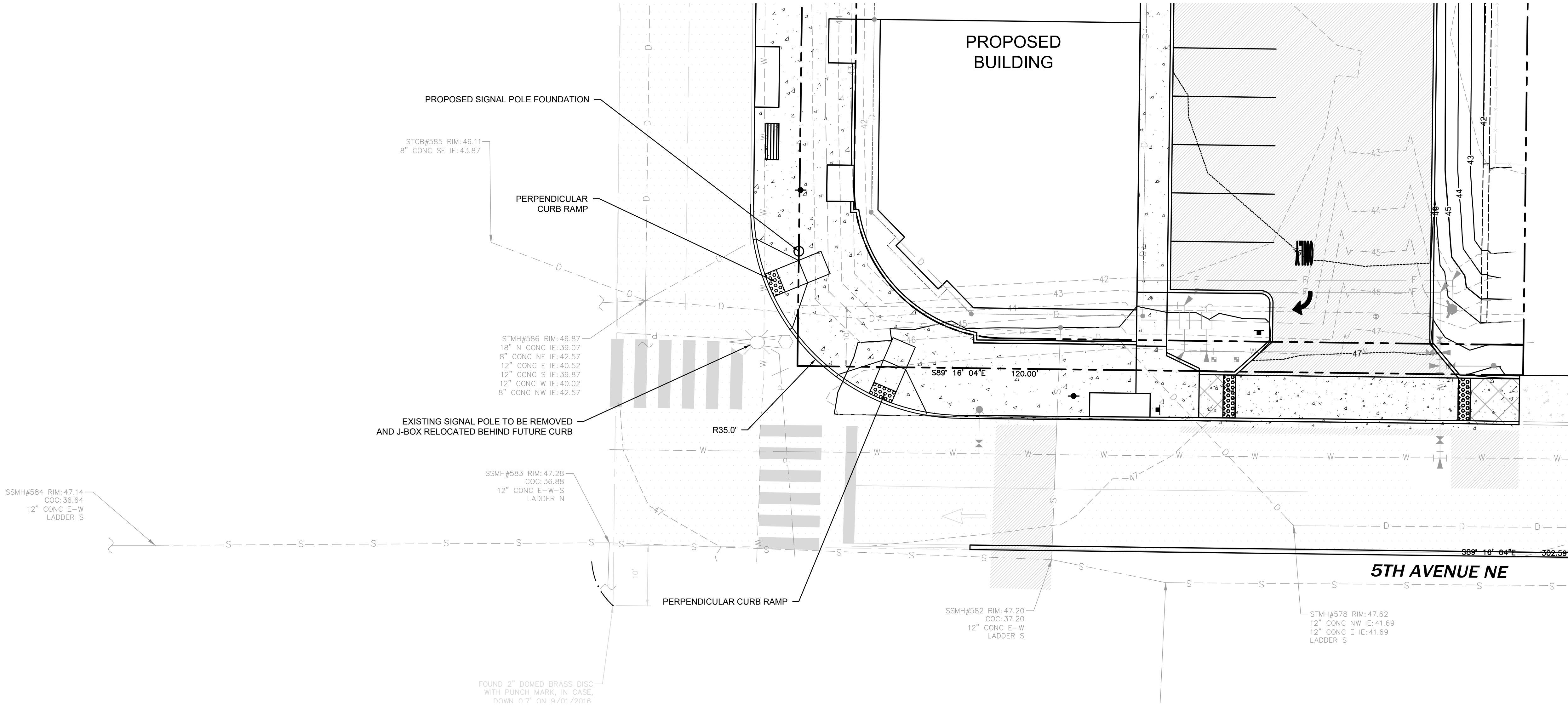
P.O. BOX 64160  
TACOMA, WA 98464  
DON HUBER

Project No.  
2190606.10

Issue Set & Date:  
SITE DEVELOPMENT  
PERMIT SET  
2/7/2024



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Know what's below.  
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Revisions:

Sheet Title:

FUTURE CONCEPTUAL  
INTERSECTION DESIGN

Designed by: Drawn by: Checked by:  
MW MW BB

Sheet No.

C5.0

26 of 26 Sheets