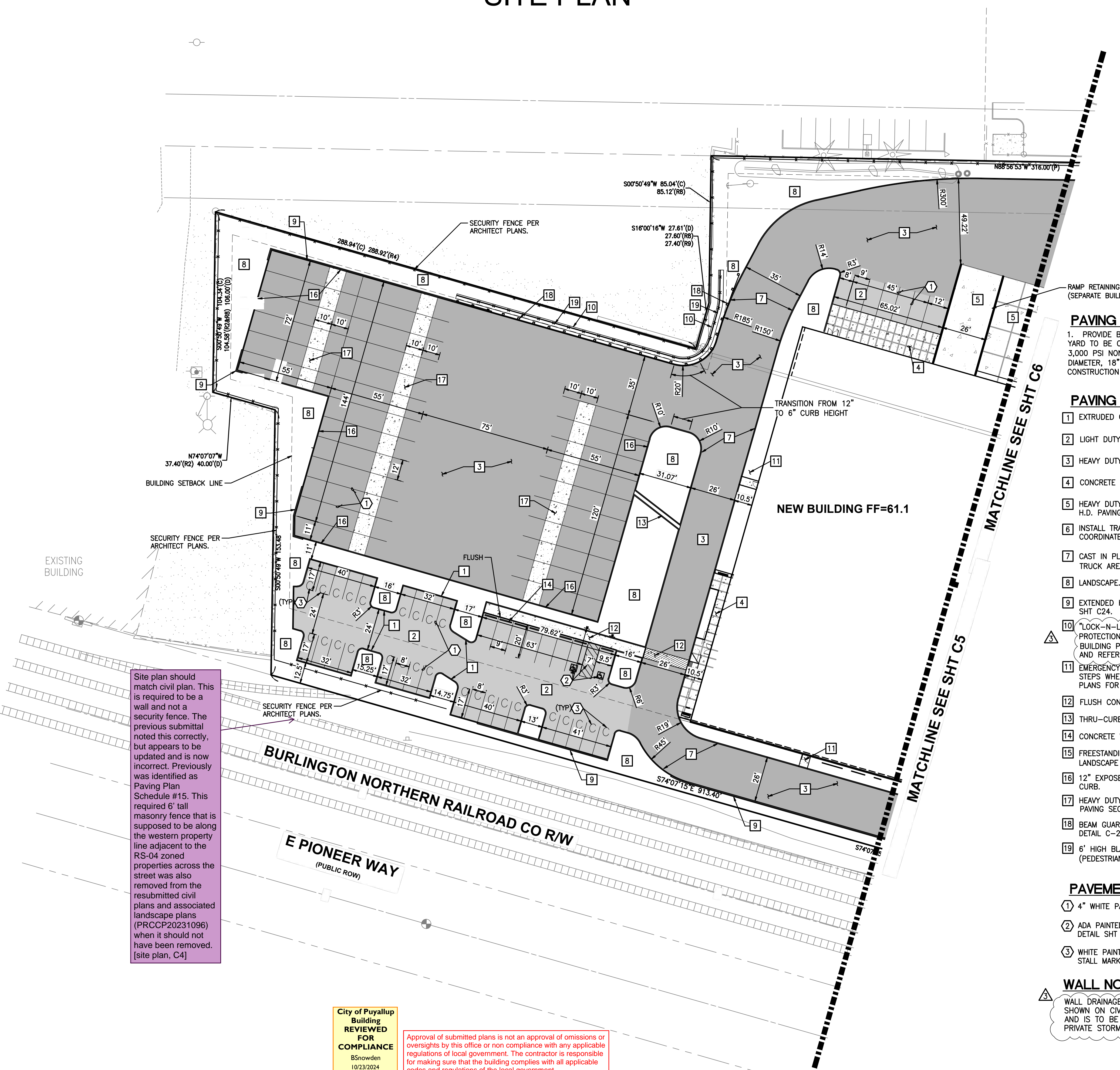
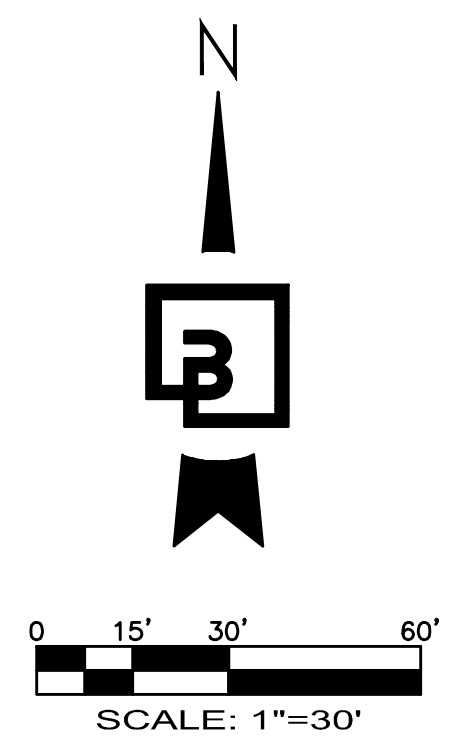


PORTION OF SE QUARTER OF SEC 27, TWN 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON
SITE PLAN



Site plan should match civil plan. This is required to be a wall and not a security fence. The previous submittal noted this correctly, but appears to be updated and is now incorrect. Previously was identified as Paving Plan Schedule #15. This required 6' tall masonry fence that is supposed to be along the western property line adjacent to the RS-04 zoned properties across the street was also removed from the resubmitted civil plans and associated landscape plans (PRCCP20231096) when it should not have been removed. [site plan, C4]

- PAVING NOTES:**
1. PROVIDE BID ALTERNATE FOR THE ENTIRE TRUCK YARD TO BE CONCRETE - CONSISTING OF 7" THICK, 3,000 PSI NON-REINFORCED CONCRETE WITH 3/4" DIAMETER, 18" LONG SMOOTH DOWELS AT 12" O.C. AT CONSTRUCTION JOINTS FOR THE ENTIRE TRUCK YARD.
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 - 8 LANDSCAPE. SEE LANDSCAPE PLANS
 - 9 EXTENDED HEIGHT CURB 2.4' MAX HEIGHT PER DETAIL SHT C24. SEE GRADING PLAN FOR EXTENTS.
 - 10 "LOCK-N-LOAD" RETAINING WALL WITH VEHICLE AND PEDESTRIAN FALL PROTECTION. (PER SEPARATE DESIGN BY TERRA ASSOCIATES, INC. AND BUILDING PERMIT PRRWF20240390). SEE GRADING PLAN SHEET C7 AND REFERENCE DETAIL SHEET C31.
 - 11 EMERGENCY ACCESS CONCRETE LANDING (5'x5') WITH STEPS WHERE NECESSARY, TYPICAL. SEE GRADING PLANS FOR STEP LOCATION
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 - 3 WHITE PAINTED "COMPACT" VEHICLE PARKING STALL MARKINGS, TYPICAL.
- WALL NOTE:**
- WALL DRAINAGE CONNECTIONS ARE SHOWN ON CIVIL PERMIT PRCCP20231096 AND IS TO BE CONNECTED TO THE PRIVATE STORM SYSTEM.

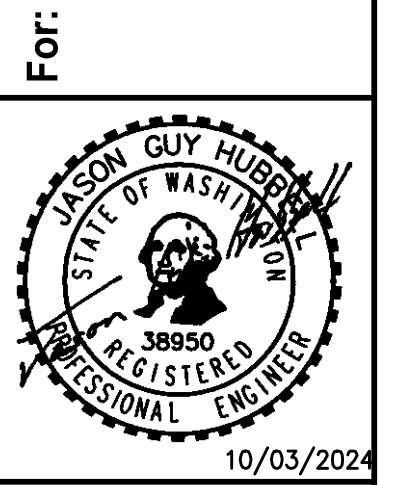
No.	Date	By	Chk.	Appr.	Revision
1	10/03/24	JSG	DL	DL	RESPONSE TO CITY COMMENTS, DATED APRIL 12, 2024
2	03/05/24	JSG	DL	DL	RESPONSE TO CITY COMMENTS, DATED FEBRUARY 06, 2024

PRRWF20240390

SITE PLAN

FORTRESS - PUYALLUP

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



Scale:	Horizontal	1"=30'	Vertical	N/A					
Designed	DL	Drawn	RDC	Checked	DL	Approved	JGH	Date	8/23/23

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

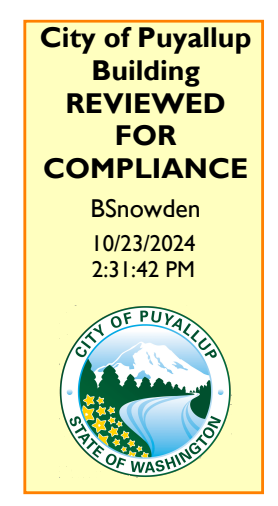
Job Number: **22085**

Sheet: **C4** of **34**

Building permit PRRWF20240390 shall only be used for the construction of the lock and load retaining wall. For all other work, refer to civil permit PRCCP20231096.

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

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



Approval of submitted plans is not an approval of omissions or oversights by this office or non compliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable codes and regulations of the local government.

The approved construction plans, documents, and all engineering must be posted on the job at all inspections in a visible and readily accessible location.

Full sized legible color plans are required to be provided by the permittee on site for inspection.

APPROVED

BY: **CITY OF PUYALLUP**
DEVELOPMENT ENGINEERING

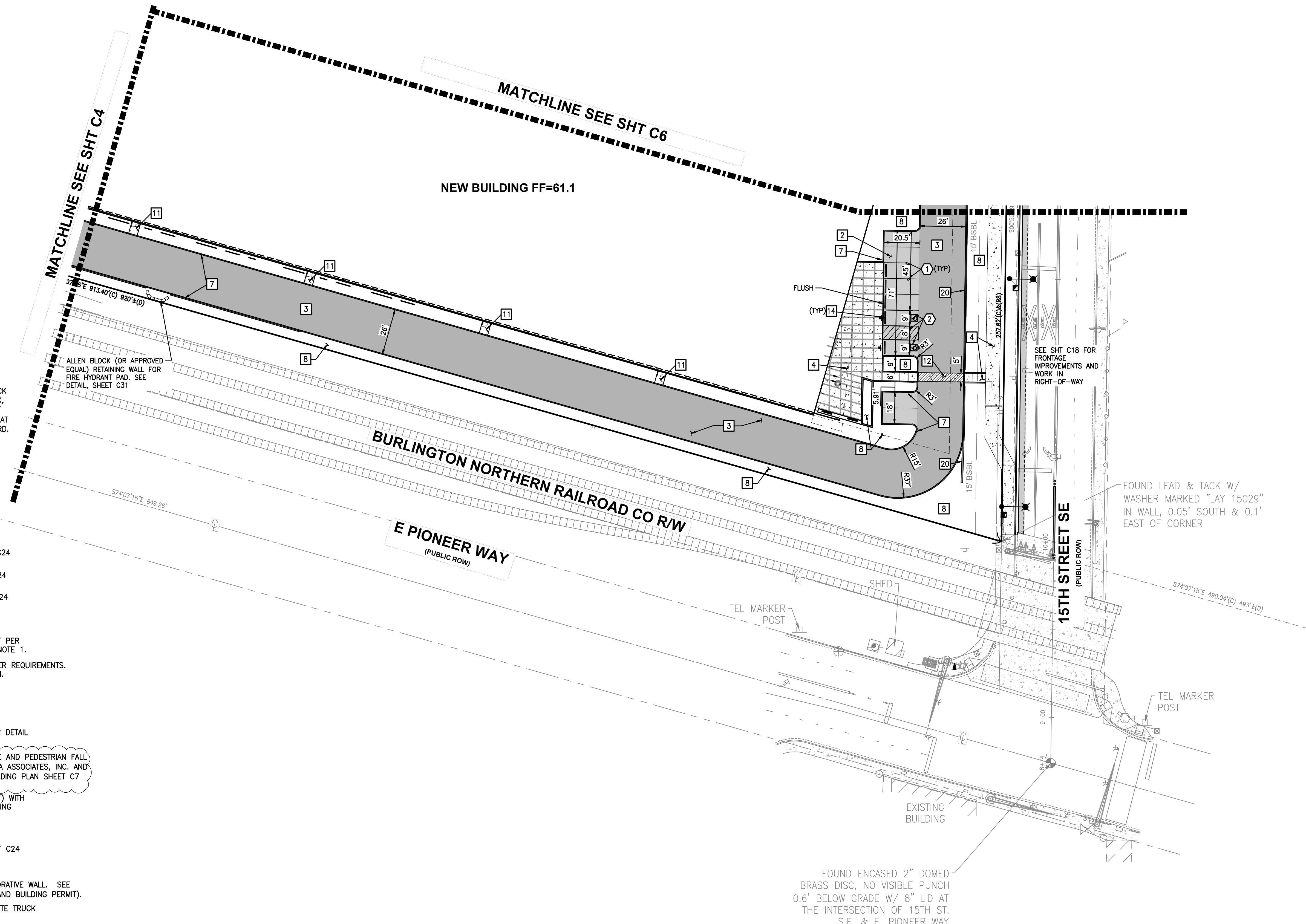
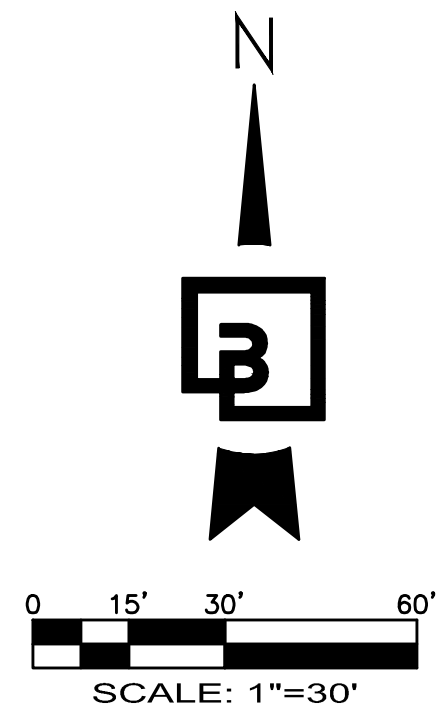
DATE: _____

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.



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

PRRWF20240390



PAVING NOTES:

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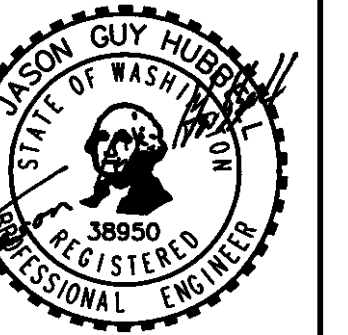
FOUND ENCASED 2" DOMED BRASS DISC, NO VISIBLE PUNCH 0.6" BELOW GRADE W/ 8" LID AT THE INTERSECTION OF 15TH ST. S.E. & E. PIONEER WAY

No.	Date	By	Chd.	Appr.	Revision
1	10/03/24	JSG	DL	DL	RESPONSE TO CITY COMMENTS, DATED APRIL 12, 2024
2	03/05/24	JSG	DL	DL	RESPONSE TO CITY COMMENTS, DATED FEBRUARY 06, 2024

SITE PLAN

FORTRESS - PUYALLUP

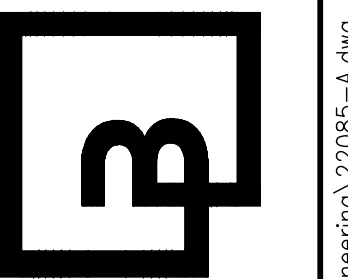
**FOR: CREF3 PUYALLUP OWNER LLC
11611 SAN VICENTE BLVD
10TH FLOOR
LOS ANGELES, CA 90049**



Scale: Horizontal 1"=30' Vertical N/A

Designed: DL
Drawn: RDC
Checked: DL
Approved: JGH
Date: 8/23/23

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



Job Number: **22085**
Sheet: **C5** of **34**

APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE: _____

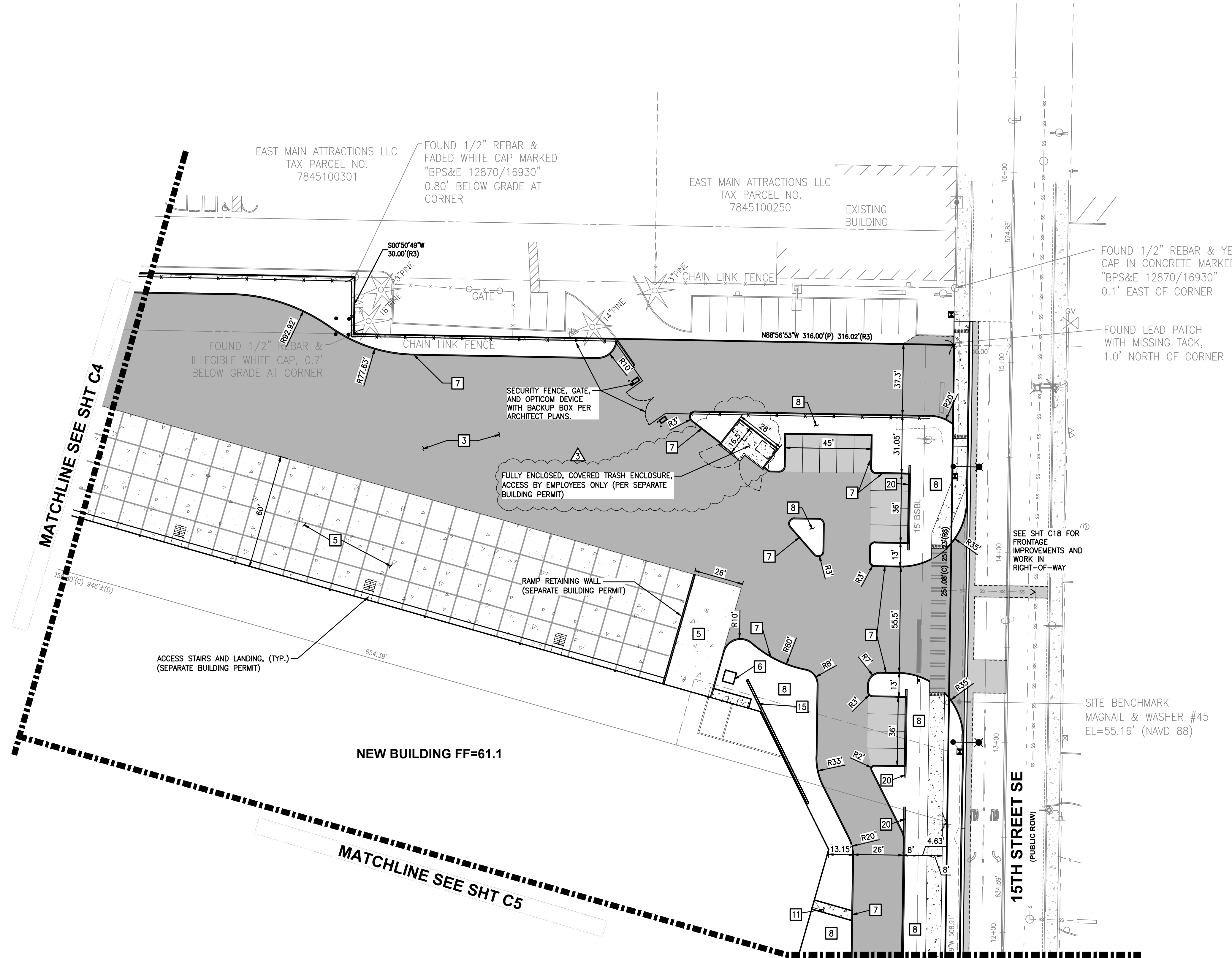
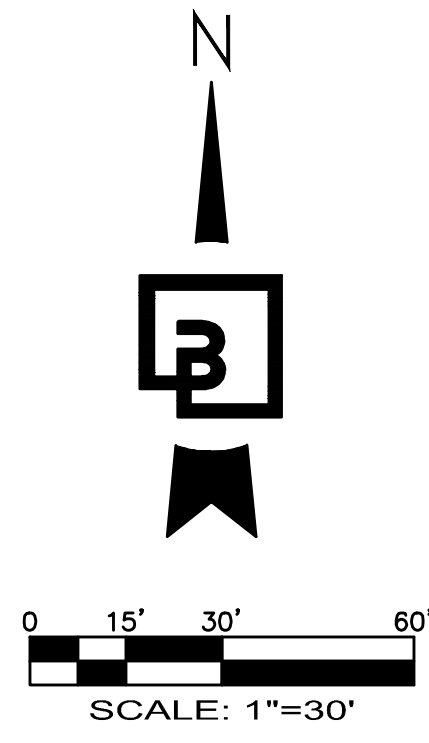
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PORTION OF SE QUARTER OF SEC 27, TWN 20 N, RGE. 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON
SITE PLAN

PRRWF20240390



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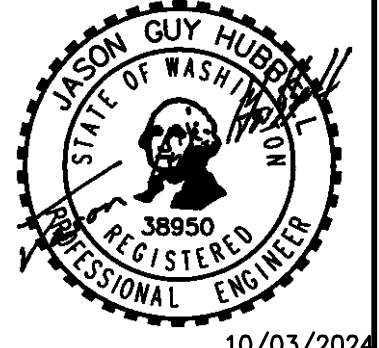
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SITE PLAN

FORTRESS - PUYALLUP

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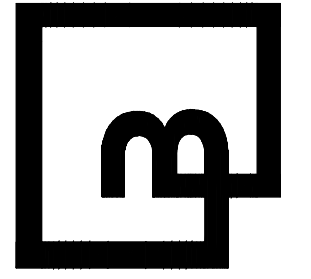
For:



Scale:
Horizontal 1"=30'
Vertical N/A

Designed DL
Drawn RDC
Checked DL
Approved JGH
Date 8/23/23

Barghausen Consulting Engineers, Inc.
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Job Number
22085
Sheet
C6 of **34**

APPROVED
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE _____
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