

BASIS OF PLAN

THIS SITE PLAN IS BASED ON THE ALTA LAND TITLE SURVEY PREPARED BY BARGHAUSEN CONSULTING ENGINEERS, INC. (DATED AUGUST 9, 2022). PROPOSED SITE IMPROVEMENTS WERE PROVIDED BY MACKENZIE ARCHITECTS (DATED 11-30-2023).

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, BCE, INC. CANNOT ENSURE ACCURACY AND THUS 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.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO WORK.

SURVEY INFORMATION

TITLE REPORT INFORMATION

TITLE COMMITMENT: ALL TITLE INFORMATION SHOWN ON THIS MAP, INCLUDING APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY, HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NOS-1103990-0412, DATED JUNE 3, 2022 AT 7:30 AM. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION (PER ABOVE REFERENCED TITLE REPORT)

PARCEL "A" THAT PORTION OF BLOCKS 34 TO 37, INCLUSIVE, OF REPLAT OF A PART OF FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 6 OF PLATS AT PAGE(S) 91, LYING NORTHERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH 30 FEET OF VACATED PIONEER AVENUE ABUTTING BLOCKS 34 AND 35 AS VACATED BY CITY OF PUYALLUP ORDINANCE NO. 211 RECORDED FEBRUARY 14, 1902 UNDER AUDITOR'S NO. 146161.

PARCEL "B" A PARCEL OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 33 OF REPLAT OF A PART OF FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 6 OF PLATS AT PAGE 91; THENCE NORTH 00°50' WEST 28.58 FEET ALONG THE EAST LINE OF SAID BLOCK 33; THENCE SOUTH 14°18'45" WEST 27.61 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 33; THENCE SOUTH 75°49' EAST 7.47 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN PUYALLUP, PIERCE COUNTY, WASHINGTON.

PARCEL "C" THAT PORTION OF THE SOUTHEAST OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 AND 35, ALL IN SAID TOWNSHIP 20 NORTH, RANGE 4 EAST; THENCE NORTHERLY ALONG THE SECTION LINE COMMON TO SAID SECTIONS 26 AND 27, A DISTANCE OF 1578.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 51.13 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, BURLINGTON NORTHERN RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE NORTHWESTERLY DEFLECTING 74°59' TO THE LEFT FROM SAID SECTION LINE, ALONG SAID LINE LYING 51.13 FEET NORTHERLY OF AND PARALLEL WITH SAID MAIN TRACK CENTERLINE, A DISTANCE OF 493.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FIFTEENTH STREET SOUTHEAST, AS NOW LOCATED IN THE CITY OF PUYALLUP, WASHINGTON SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTHWESTERLY ALONG SAID PARALLEL LINE, 920.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 8.50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE MOST NORTHERLY SPUR TRACT OF SAID BURLINGTON NORTHERN RAILROAD COMPANY, AS NOW LOCATED AND CONSTRUCTED; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF BLOCK 32 OF REPLAT OF A PART OF FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 6 OF PLATS AT PAGE 91, A DISTANCE OF 148.0 FEET; THENCE NORTHWESTERLY, PARALLEL WITH SAID LINE LYING 51.13 FEET NORTHERLY OF SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, A DISTANCE OF 40.0 FEET; THENCE NORTHERLY, PARALLEL WITH SAID WEST LINE OF BLOCK 32, 106.0 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 300.0 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID MAIN TRACK CENTERLINE; THENCE EASTERLY ALONG SAID PARALLEL LINE, 946.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FIFTEENTH STREET SOUTHEAST; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.

HORIZONTAL DATUM:

NAD 83/11 PER WSDOT PUBLISHED MONUMENTS. WSDOT CONTROL POINT "GP 27512-100" WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT "GP 27512-100" AND CONTROL POINT "GP27512-18A2" WAS HELD FOR ROTATION, BEING SOUTH 38°23'07" WEST.

VERTICAL DATUM:

NAVD88 VERTICAL CONTROL PUBLISHED BY WSDOT, POINT "GP 27512-100" WAS HELD FOR ELEVATION. BENCHMARK ELEVATION = 81.27'

SITE BENCHMARK:

SET MAGNAIL & WASHER #49 IN THE SIDEWALK ON THE WEST SIDE OF 15TH STREET S.E. ELEVATION =55.16' (NAVD 88)

SOILS REPORT NOTES

1. THE FOLLOWING SOILS REPORTS/ASSESSMENTS WERE PREPARED FOR THE SITE: GEOTECHNICAL REPORT, PROJECT NO. T-8661 DATED: JAN 12TH 2022:

- 240 - 15TH STREET SE INDUSTRIAL
- 240 - 15TH STREET SE PUYALLUP, WASHINGTON

PREPARED BY: TERRA ASSOCIATES, INC. 12220 113TH AVENUE NE, STE. 130 KIRKLAND, WASHINGTON 98034

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, AND PAVING CONSTRUCTION.

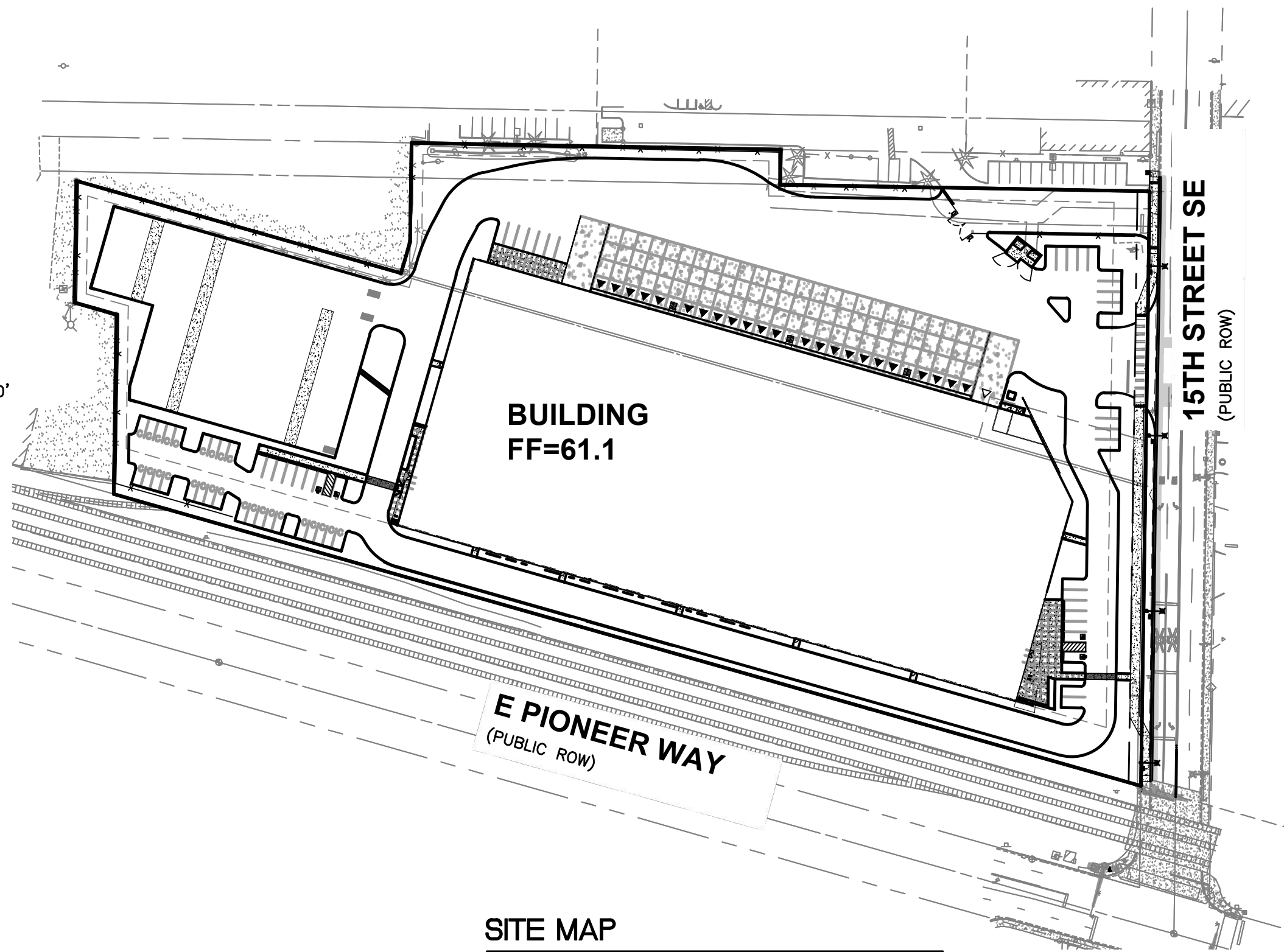
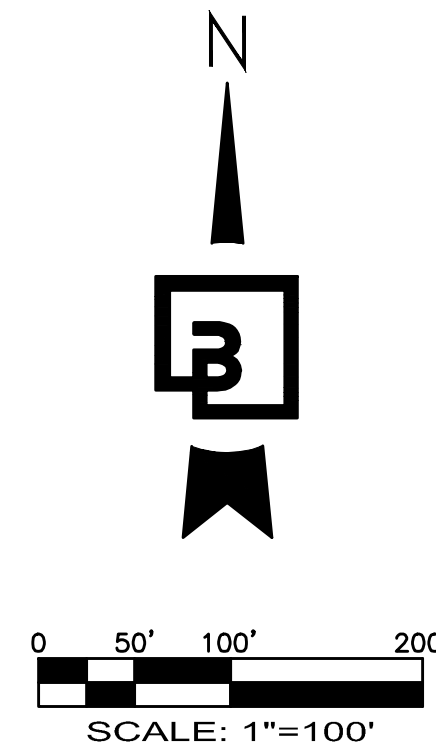
3. ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN ENGINEERS.

4. A REPRESENTATIVE FOR THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATION OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL PROVISIONS FOR SOILS INSPECTIONS AS RECOMMENDED WITHIN SOILS REPORT AS A MINIMUM. THIS INCLUDES THE OBSERVATION OF THE FOLLOWING BY A SOILS ENGINEER: UTILITY TRENCH EXCAVATIONS, UTILITY PIPE BEDDING, SUBGRADE STABILITY, FOOTING SUBGRADE CONDITIONS, STRUCTURAL FILL OBSERVATIONS AND TESTING, SITE DRAINAGE MEASURES AND OBSERVATIONS, PAVEMENT SUBGRADE OBSERVATIONS, EROSION CONTROL, SITE STABILITY INCLUDING TEMPORARY AND PERMANENT SLOPES.

5. THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

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

COVER SHEET CIVIL PLANS



SITE MAP

1"=100'

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- C3 CIVIL TESC AND DEMOLITION PLAN
- C4 SITE PLAN
- C5 SITE PLAN
- C6 SITE PLAN
- C7 GRADING AND STORM DRAINAGE PLAN
- C8 GRADING AND STORM DRAINAGE PLAN
- C9 GRADING AND STORM DRAINAGE PLAN
- C10 GRADING DETAILS
- C11 GRADING DETAILS
- C12 VAULT DETAILS
- C13 VAULT DETAILS
- C14 WATER AND SANITARY SEWER PLAN
- C15 WATER AND SANITARY SEWER PLAN
- C16 WATER AND SANITARY SEWER PLAN
- C17 RIGHT-OF-WAY DEMOLITION PLAN
- C18 FRONTAGE IMPROVEMENT PLAN
- C19 CHANNELIZATION PLAN
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- C30 CONSTRUCTION DETAILS
- C31 CONSTRUCTION DETAILS
- C32 CONSTRUCTION DETAILS
- C33 CITY NOTES
- C34 FIRE LANE MARKING PLAN

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- 1 ILLUMINATION PLAN
- 2 ILLUMINATION DETAILS

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- L0.01 LANDSCAPE GENERAL INFORMATION
- L1.10 PLANTING PLAN EAST
- L1.11 PLANTING PLAN CENTRAL
- L1.12 PLANTING PLAN WEST
- L1.20 MATERIALS AND LAYOUT PLAN
- L5.10 SITE DETAILS
- L5.11 SOIL DETAILS
- L5.12 IRRIGATION DETAILS
- L5.13 PLANTING DETAILS
- L5.14 STREET PLANTING DETAILS

UTILITY CONFLICT NOTE:

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

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (360) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES PUBLIC LAND SURVEY OFFICE 801 88th AVE S.E. OLYMPIA, WASHINGTON 98501-7019

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

TAX PARCEL NUMBERS

7845000161, 7845000170, 0420274126

ZONING

ML - LIMITED MANUFACTURING

OWNER/APPLICANT

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

CIVIL ENGINEERING CONSULTANT:

BARGHAUSEN CONSULTING ENGINEERS 18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 (FAX) JASON HUBBELL EMAIL: jhubbell@barghausen.com

SITE SURVEY CONSULTANT:

BARGHAUSEN CONSULTING ENGINEERS 18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 (FAX) RYAN LEE

PROJECT INFO:

TOTAL SITE AREA= 346,555 SF TOTAL IMPERVIOUS AREA= 289,069 SF (83.4%) TOTAL PERVIOUS AREA= 57,486 SF (16.6%)

UTILITIES/SERVICES

STORM/SEWER/WATER: CITY OF PUYALLUP WATER DIVISION 1100 39TH AVE. SE PUYALLUP, WA 98374 (253) 841-5505 POWER: PUGET SOUND ENERGY 8001 SOUTH 212TH STREET KENT, WA 98032 (253) 395-7065 GAS: PUGET SOUND ENERGY 8001 SOUTH 212TH STREET KENT, WA 98032 (253) 395-7065

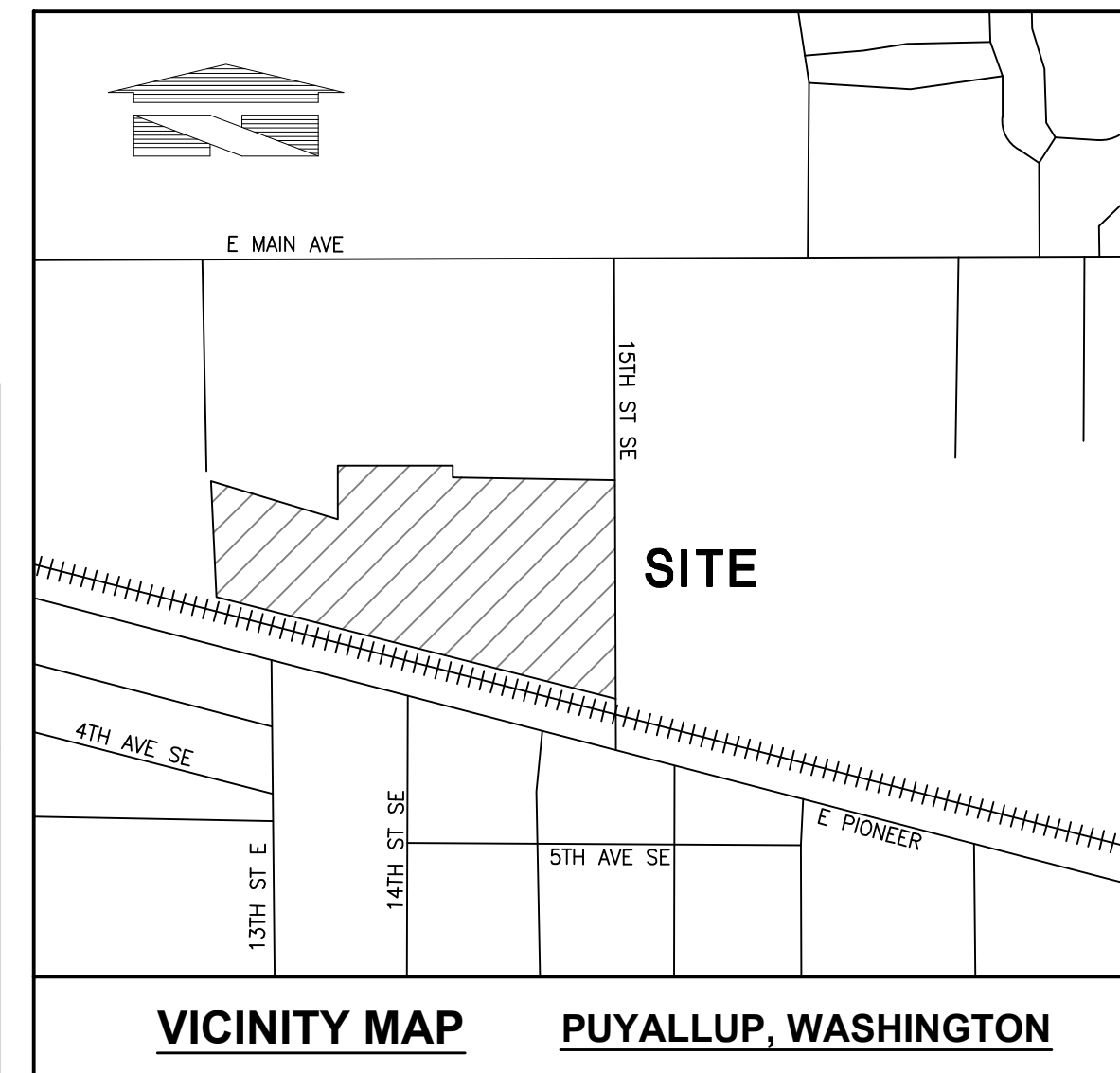
ESTIMATED EARTHWORK VOLUMES:

(FOR PERMITTING ONLY. NOT FOR BID PURPOSES) EARTHWORK, STRIPPING EXPORT = 0 ON-SITE CUT = 7,000 CY ON-SITE FILL = 7,000 CY EARTHWORK, STRUCTURAL IMPORT = 000 CY

HORIZONTAL CONTROL / SURVEY

- 1. CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED SURVEYING ENGINEER THROUGH THE CITY OF PUYALLUP AT LEAST 48 HOURS BEFORE START OF JOB. CONTRACTOR SHALL CONTACT BARGHAUSEN CONSULTING ENGINEERS, INC. TO OBTAIN ELECTRONIC CAD FILES FOR STAKING PURPOSES. Call before you dig. It's the law. Dial 811 or call 1-800-424-5555. AVAILABLE RECORD DOCUMENTS ONLY. CONTRACTOR PERMITS TO STAKE WORK REQUEST AND TYPE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO WORK.

Sediment control and erosion procedures shall be practice to eliminate and prevent off site damage. Stormwater runoff originating upgrade of exposed areas shall be controlled to reduce erosion and sediment loss during the period of exposure. See approved civil plan PRCCP20231096 for approved method of control. Stormwater control of roof downspouts required. See approved civil plan PRCCP20231096 for approved method of control. Steps shall be taken by the contractor to prevent drainage onto adjacent lots.



VICINITY MAP PUYALLUP, WASHINGTON

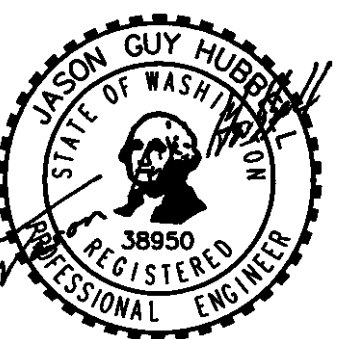
SITE ADDRESS

240 15TH STREET SE PUYALLUP, WA 98372

Revision table with columns: No., Date, By, Ckd., Appr., Description. Row 1: 1, 10/03/24, DL, DL, JSG, RESPONSE TO CITY COMMENTS, DATED APRIL 12, 2024. Row 2: 2, 03/05/24, DL, DL, JSG, RESPONSE TO CITY COMMENTS, DATED FEBRUARY 06, 2024.

PRCNC20230967
COVER SHEET CIVIL PLANS
FORTRESS - PUYALLUP

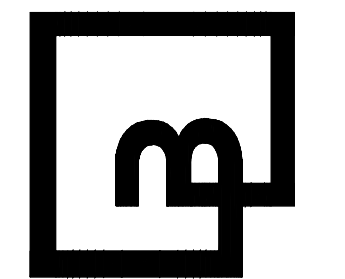
Title:
CREF3 PUYALLUP OWNER LLC
11611 SAN VICENTE BLVD
10TH FLOOR
LOS ANGELES, CA 90049



Scale: Horizontal 1"=100' Vertical N/A

Design table with columns: Designed, Drawn, Checked, Approved, Date. Values: DL, RDC, DL, JGH, 8/23/23.

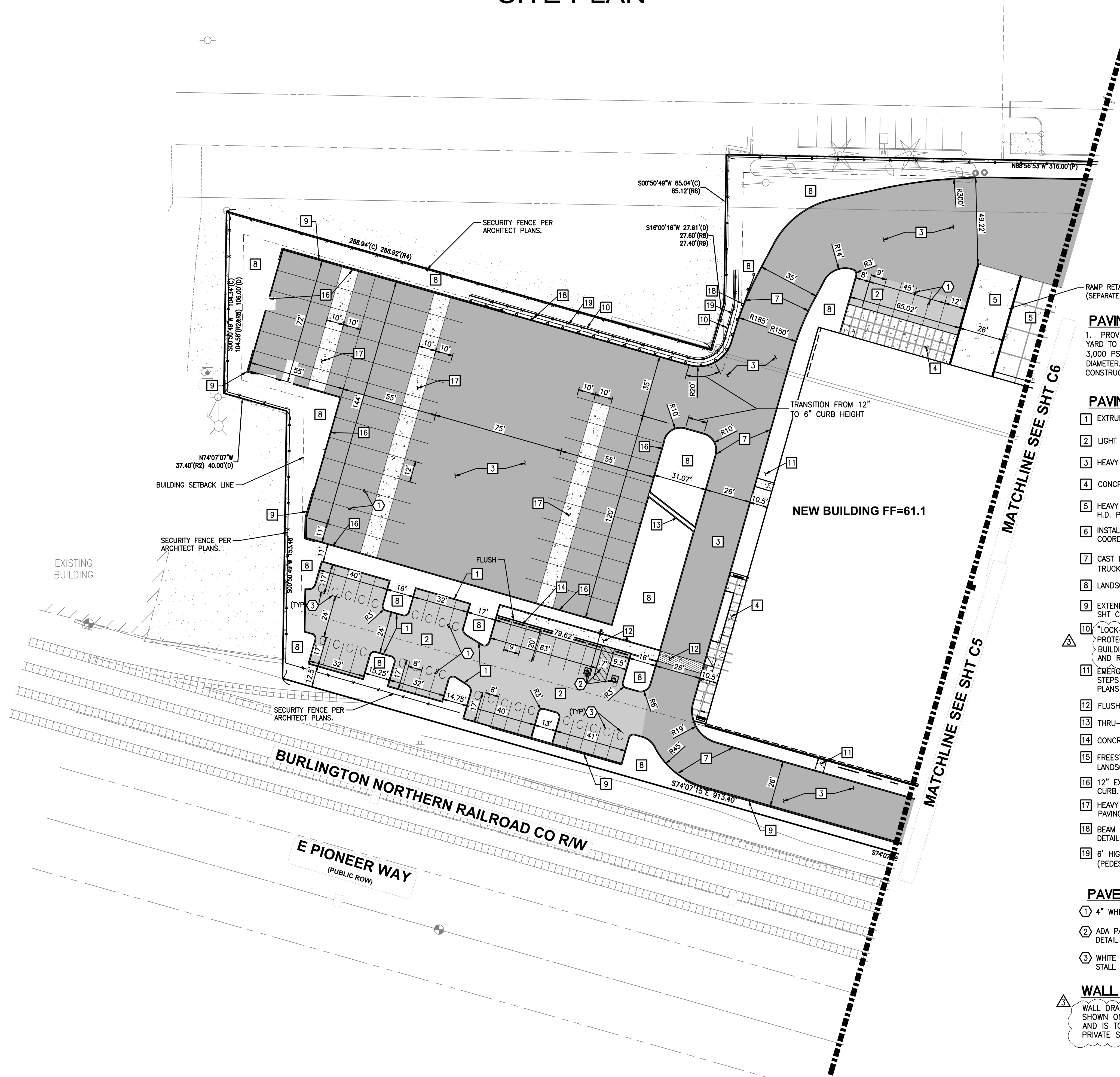
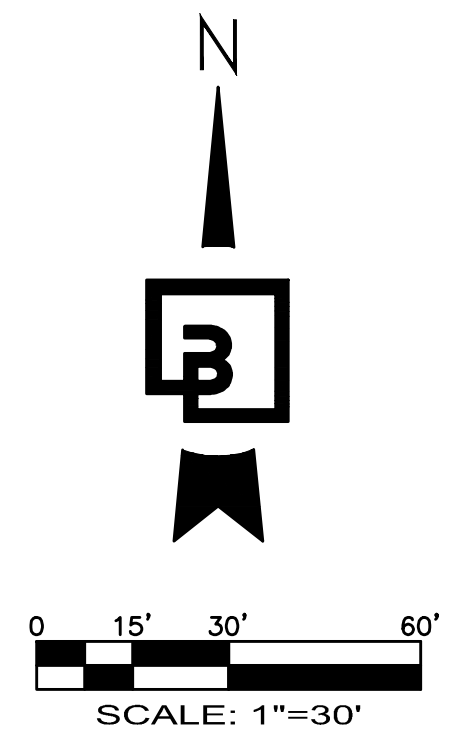
Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com



Job Number: 22085 Sheet: C1 of 34

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

PRCNC20230967



PAVING NOTES:

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

PAVING PLAN SCHEDULE:

- 1 EXTRUDED CONCRETE CURB PER DETAIL SHT C24
- 2 LIGHT DUTY HMA PAVING PER SECTION SHT C24
- 3 HEAVY DUTY HMA PAVING PER SECTION SHT C24
- 4 CONCRETE SIDEWALK PER DETAIL SHT C24
- 5 HEAVY DUTY CONCRETE STRUCTURAL PAVEMENT PER H.D. PAVING SECTION, SHT C24. SEE PAVING NOTE 1.
- 6 INSTALL TRANSFORMER PAD PER TACOMA POWER REQUIREMENTS. COORDINATE SIZE WITH TACOMA POWER DESIGN.
- 7 CAST IN PLACE VERTICAL CONCRETE CURB IN TRUCK AREAS PER DETAIL SHT C24
- 8 LANDSCAPE. SEE LANDSCAPE PLANS
- 9 EXTENDED HEIGHT CURB 2.4' MAX HEIGHT PER DETAIL SHT C24. SEE GRADING PLAN FOR EXTENTS.
- 10 "LOCK-N-LOAD" RETAINING WALL WITH VEHICLE AND PEDESTRIAN FALL PROTECTION. (PER SEPARATE DESIGN BY TERRA ASSOCIATES, INC. AND BUILDING PERMIT PRWF20240390). 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
- 12 FLUSH CONCRETE WALK PER DETAIL SHT C24
- 13 THRU-CURB CONCRETE DRAIN PER DETAIL SHT C24
- 14 CONCRETE WHEELSTOP PER DETAIL SHT C24
- 15 FREESTANDING LANDSCAPE/ARCHITECTURAL DECORATIVE WALL. SEE LANDSCAPE DETAIL 5/L-5 (SEPARATE PLANS AND BUILDING PERMIT).
- 16 12" EXPOSED HEIGHT CAST-IN-PLACE CONCRETE TRUCK CURB.
- 17 HEAVY DUTY CONCRETE DOLLY PAD PAVEMENT PER H.D. PAVING SECTION SHT C24
- 18 BEAM GUARDRAIL, TYPE 31 WITH 6" WOOD POST PER WSDOT DETAIL C-20.10-09 AND STANDARD PLAN C1B, C32
- 19 6" HIGH BLACK VINYL COATED CHAINLINK FENCE (PEDESTRIAN FALL PROTECTION)

PAVEMENT MARKING SCHEDULE:

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

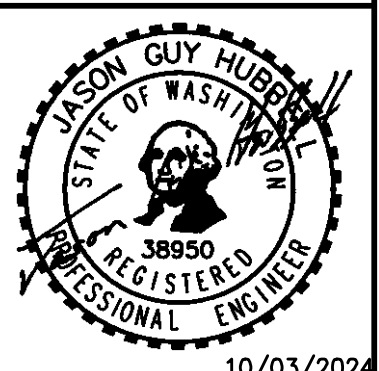


APPROVED
BY: CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE: _____
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING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

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

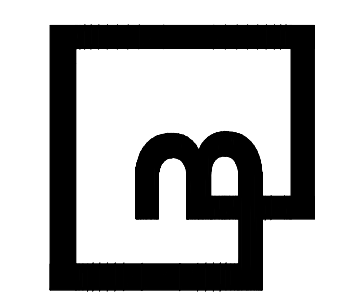
Title: **SITE PLAN**

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	JGH	Approved	JGH	Date	8/23/23

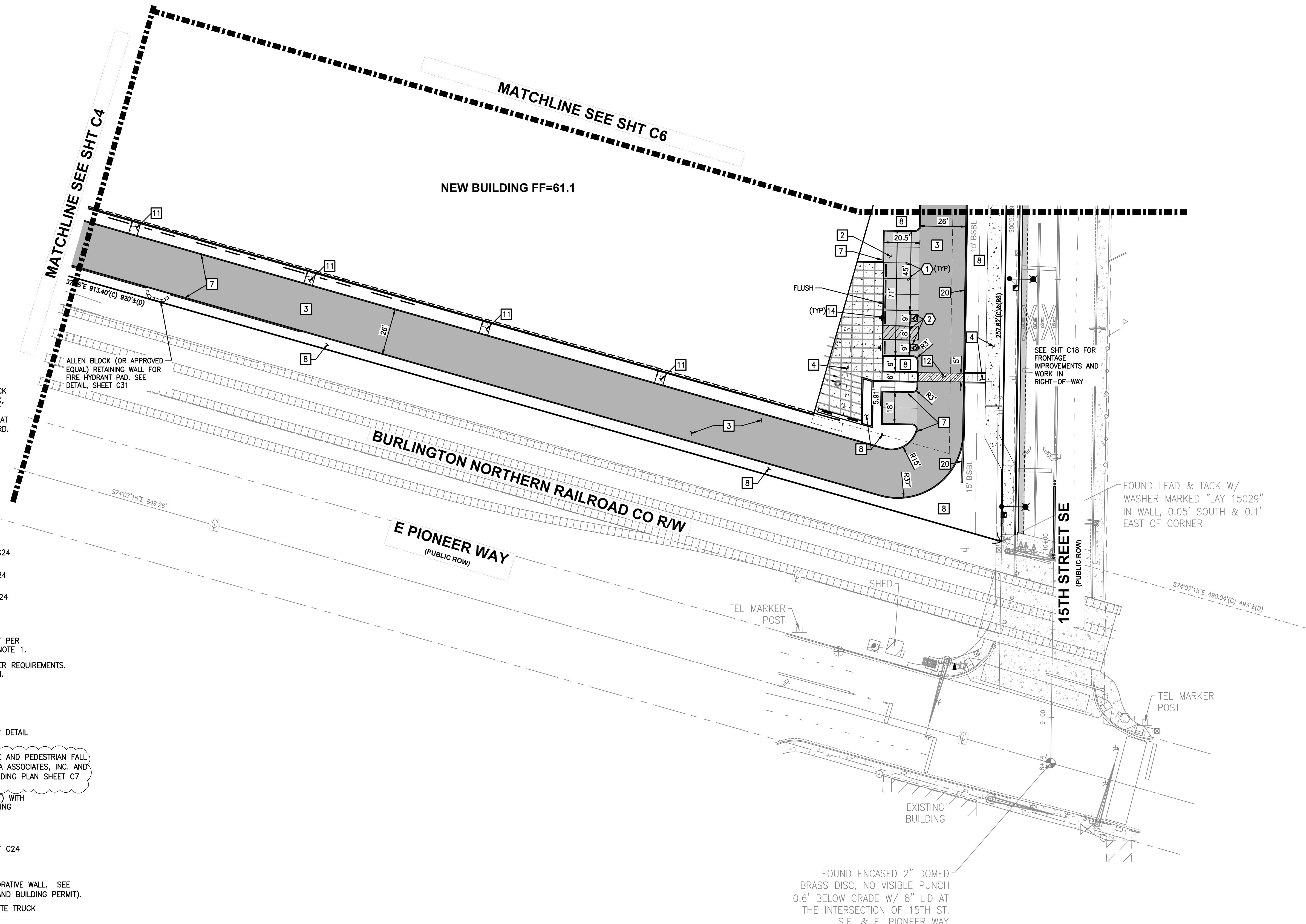
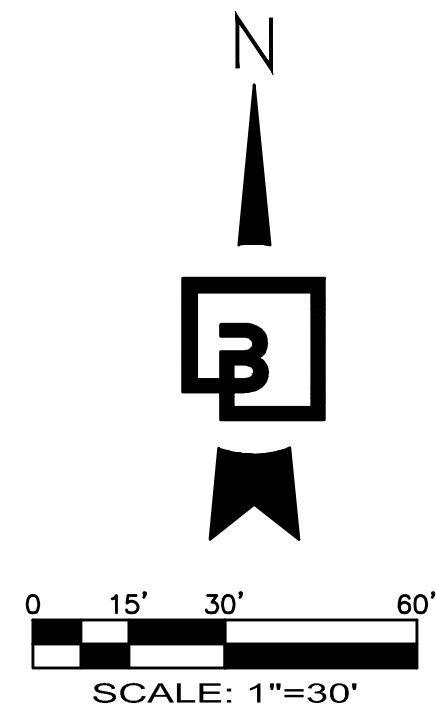
Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
425.251.6222 barghausen.com



Job Number: **22085**
Sheet: **C4** of **34**

SITE PLAN

PRCNC20230967



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
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- 10 "LOCK-N-LOAD" RETAINING WALL WITH VEHICLE AND PEDESTRIAN FALL PROTECTION. (PER SEPARATE DESIGN BY TERRA ASSOCIATES, INC. AND BUILDING PERMIT PRWF20240390). SEE GRADING PLAN SHEET C7 AND REFERENCE DETAIL SHEET C31.
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- 19 6' HIGH BLACK VINYL COATED CHAINLINK FENCE (PEDESTRIAN FALL PROTECTION)
- 20 LANDSCAPE BERM RETAINING WALL ("LOCK AND LOAD" W/3.5' MAX. HEIGHT). REFERENCE DETAIL SHEET C31.

PAVEMENT MARKING SCHEDULE:

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

WALL NOTE:

WALL DRAINAGE CONNECTIONS ARE SHOWN ON CIVIL PERMIT PRCCP20231096 AND IS TO BE CONNECTED TO THE PRIVATE STORM SYSTEM.

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

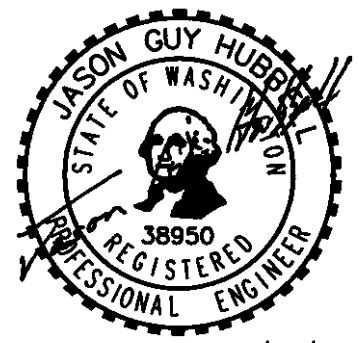
No.	Date	By	Chd.	Appr.	Revision
1	10/03/24	JSG	DL	DL	RESPONSE TO CITY COMMENTS, DATED APRIL 12, 2024
2	03/05/24	JSG	DL	DL	RESPONSE TO CITY COMMENTS, DATED FEBRUARY 06, 2024

Title:

SITE PLAN

FORTRESS - PUYALLUP

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

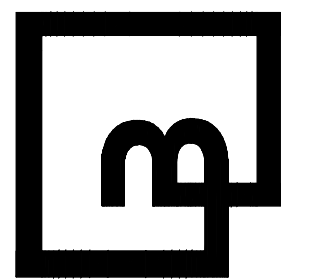


10/03/2024

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:

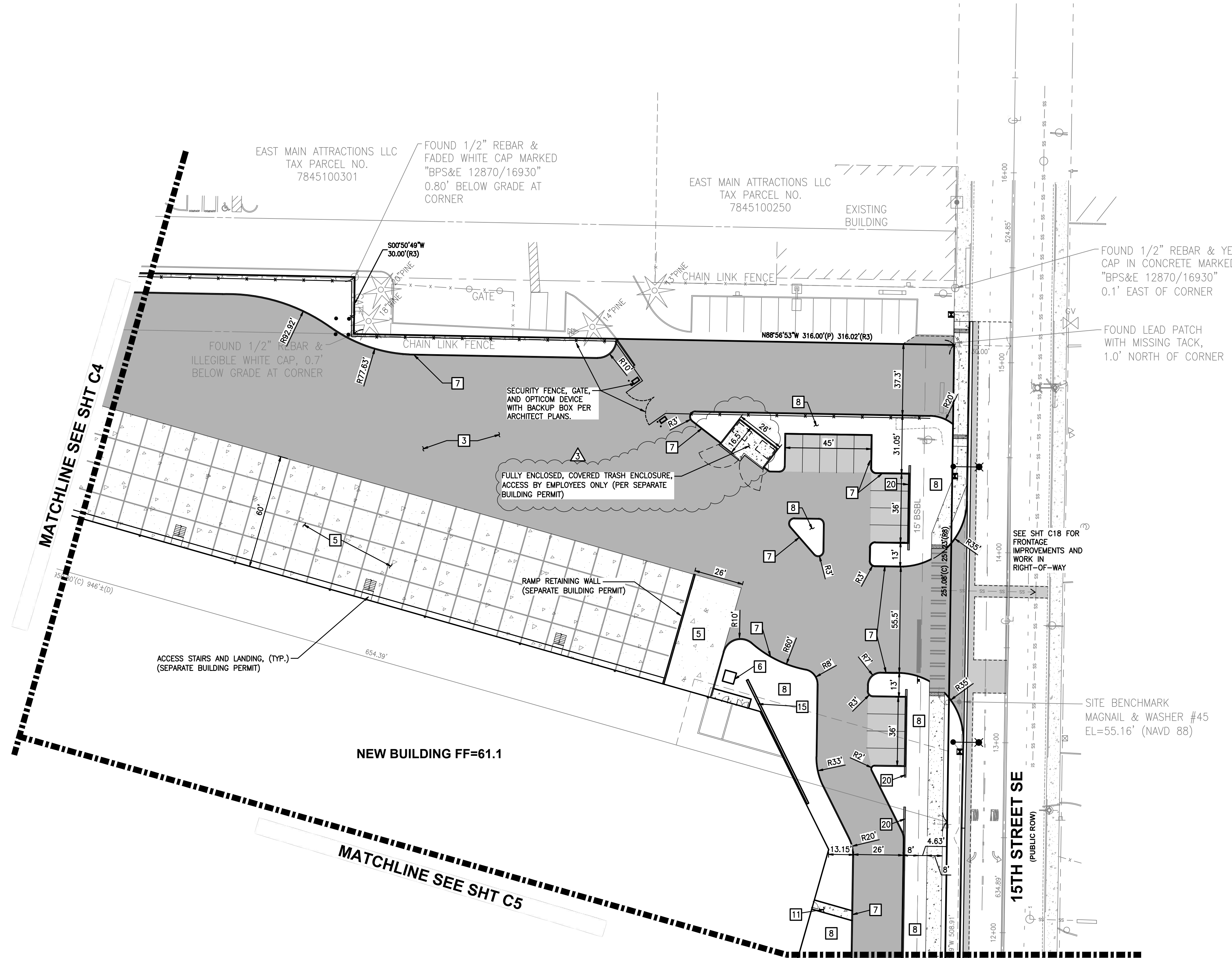
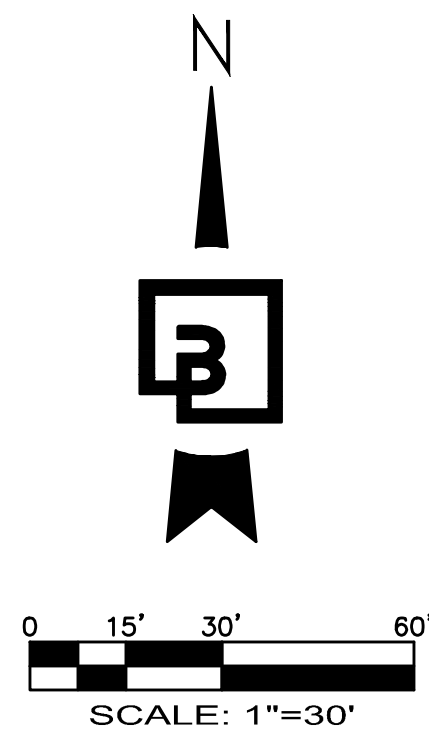
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.



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

PRCNC20230967



PAVING NOTES:

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

PAVING PLAN SCHEDULE:

- 1 EXTRUDED CONCRETE CURB PER DETAIL SHT C24
- 2 LIGHT DUTY HMA PAVING PER SECTION SHT C24
- 3 HEAVY DUTY HMA PAVING PER SECTION SHT C24
- 4 CONCRETE SIDEWALK PER DETAIL SHT C24
- 5 HEAVY DUTY CONCRETE STRUCTURAL PAVEMENT PER H.D. PAVING SECTION, SHT C24. SEE PAVING NOTE 1.
- 6 INSTALL TRANSFORMER PAD PER TACOMA POWER REQUIREMENTS. COORDINATE SIZE WITH TACOMA POWER DESIGN.
- 7 CAST IN PLACE VERTICAL CONCRETE CURB IN TRUCK AREAS PER DETAIL SHT C24
- 8 LANDSCAPE. SEE LANDSCAPE PLANS
- 9 EXTENDED HEIGHT CURB 2.4' MAX HEIGHT PER DETAIL SHT C24. SEE GRADING PLAN FOR EXTENTS.
- 10 "LOCK-N-LOAD" RETAINING WALL WITH VEHICLE AND PEDESTRIAN FALL PROTECTION. (PER SEPARATE DESIGN BY TERRA ASSOCIATES, INC. AND BUILDING PERMIT PRWF20240390). 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
- 12 FLUSH CONCRETE WALK PER DETAIL SHT C24
- 13 THRU-CURB CONCRETE DRAIN PER DETAIL SHT C24
- 14 CONCRETE WHEELSTOP PER DETAIL SHT C24
- 15 FREESTANDING LANDSCAPE/ARCHITECTURAL DECORATIVE WALL. SEE LANDSCAPE DETAIL 5/L-5 (SEPARATE PLANS AND BUILDING PERMIT).
- 16 12" EXPOSED HEIGHT CAST-IN-PLACE CONCRETE TRUCK CURB.
- 17 HEAVY DUTY CONCRETE DOLLY PAD PAVEMENT PER H.D. PAVING SECTION SHT C24
- 18 BEAM GUARDRAIL, TYPE 31 WITH 6" WOOD POST PER WSDOT DETAIL C-20.10-09 AND STANDARD PLAN C1B, C32
- 19 6' HIGH BLACK VINYL COATED CHAINLINK FENCE (PEDESTRIAN FALL PROTECTION)
- 20 LANDSCAPE BERM RETAINING WALL ("LOCK AND LOAD" W/3.5' MAX. HEIGHT). REFERENCE DETAIL SHEET C31.

PAVEMENT MARKING SCHEDULE:

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

WALL NOTE:

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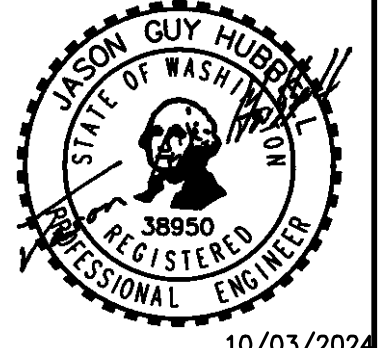
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SITE PLAN

FORTRESS - PUYALLUP

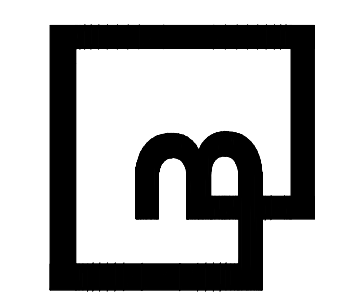
CREF3 PUYALLUP OWNER LLC
11611 SAN VICENTE BLVD
10TH FLOOR
LOS ANGELES, CA 90049

FOR:



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

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Job Number: **22085**
Sheet: **C6** of **34**

APPROVED

BY: _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE: _____

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