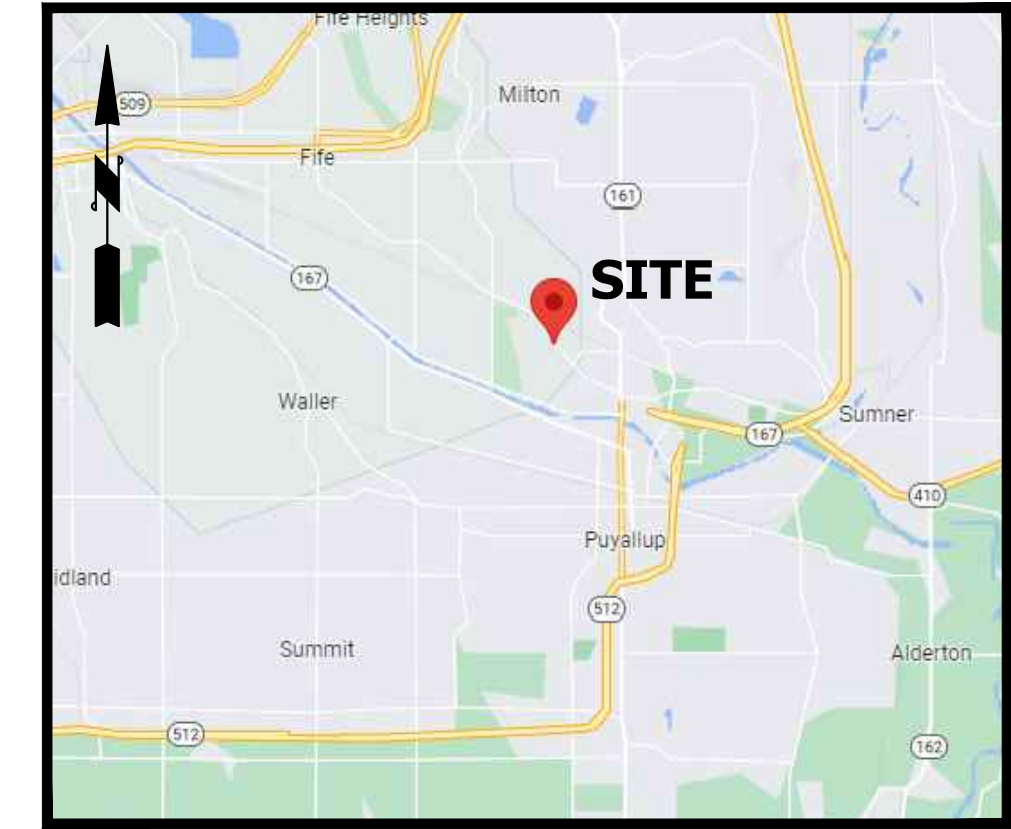


VALLEY AVE YARD

A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., CITY OF PUYALLUP, WASHINGTON COVER SHEET

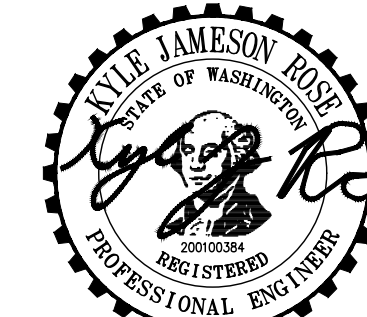
PRSC20241750

City of Puyallup Development & Permitting Services ISSUED PERMIT	
Building	Planning
Engineering	Public Works
Fire	Traffic



VICINITY MAP
NOT TO SCALE

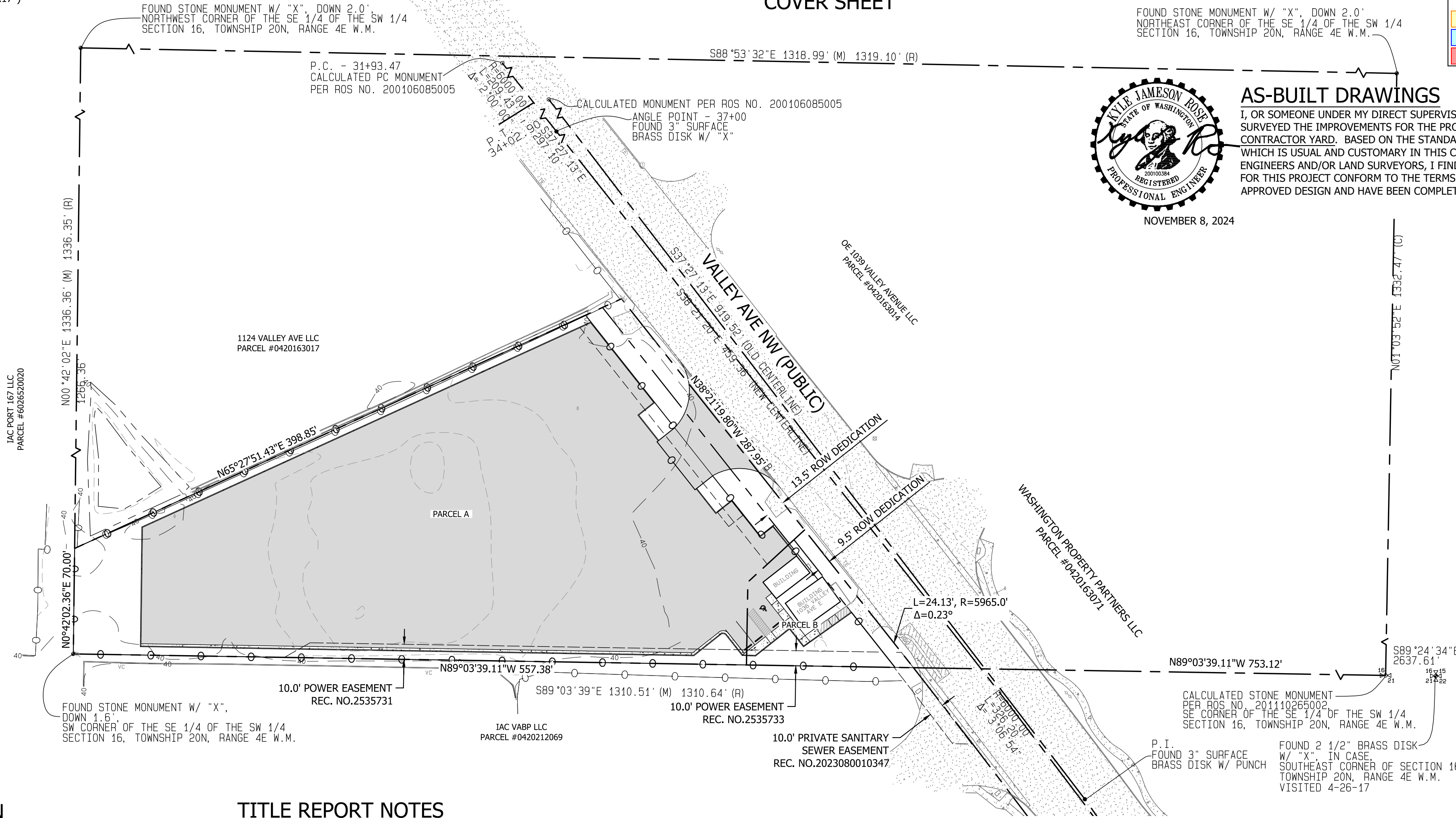
SURVEY	PROPOSED
	CONTOURS
	PROPERTY LINE/RIGHT-OF-WAY
	RIGHT-OF-WAY DEDICATION
	RIGHT-OF-WAY CENTERLINE
	EASEMENT
	BUILDING SETBACK
	STORM DRAIN LINE
	SANITARY SEWER LINE
	SANITARY SEWER FORCE MAIN LINE
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	GAS LINE
	WATER LINE
	TYPE 2 CATCHBASIN
	TYPE 1/TYPE 1L CATCHBASIN
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT (SSCO)
	HYDRANT
	WATER VALVE
	WATER METER
	FIRE DEPARTMENT CONNECTION (FDC)
	GAS MARKING POST
	GAS METER (GM)
	GAS VALVE (GV)
	MONUMENT
	POWER POLE (PP)
	GUY WIRE (GW)
	WATER MARKING POST (WMP)
	LIGHT STANDARD/YARD LIGHT (LS/YL)
	POWER MANHOLE (PMH)
	POWER VAULT
	TRANSFORMER PAD
	TELEPHONE JUNCTION BOX
	CABLE JUNCTION BOX (CJB)
	SIGNAL BOX (SB)
	MONITORING WELL
	BOLLARD
	ASPHALT
	CONCRETE
	GRAVEL



NOVEMBER 8, 2024

AS-BUILT DRAWINGS

I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE INSPECTED AND/OR SURVEYED THE IMPROVEMENTS FOR THE PROJECT KNOWN AS VALLEY AVE CONTRACTOR YARD. BASED ON THE STANDARD OF CARE AND EXPERTISE WHICH IS USUAL AND CUSTOMARY IN THIS COMMUNITY FOR PROFESSIONAL ENGINEERS AND/OR LAND SURVEYORS, I FIND THAT THE IMPROVEMENTS FOR THIS PROJECT CONFORM TO THE TERMS AND CONDITIONS OF THE APPROVED DESIGN AND HAVE BEEN COMPLETED.



LEGAL DESCRIPTION

PARCEL A:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 20, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 140 FEET;
THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE OLD PACIFIC HIGHWAY WHICH IS 219 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID ROAD AND THE SOUTH LINE OF SECTION 16;
THENCE NORTHWESTERLY ALONG SAID ROAD 96 FEET MORE OR LESS;
THENCE SOUTHWESTERLY TO A POINT 70 FEET NORTH OF BEGINNING;
THENCE SOUTH TO BEGINNING;

EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9204090448.

PARCEL B:
TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT SAID SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 140 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE OLD PACIFIC HIGHWAY WHICH IS 219 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID ROAD AND THE SOUTH LINE OF SECTION 16;
THENCE SOUTHEASTERLY ALONG SAID ROAD 96 FEET;
THENCE SOUTHWESTERLY TO A POINT THAT LIES 55 FEET NORTH OF A POINT THAT IS 120 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF SECTION 16 AND THE SOUTHWESTERLY LINE OF OLD PACIFIC HIGHWAY;
THENCE SOUTH TO SAID POINT;
THENCE WEST 320 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9111010472.

ALL SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON; (ALSO KNOWN AS REVISED PARCEL A OF DELARATION OF LOT COMBINATION RECORDED UNDER RECORDING NO. 202209270351, RECORDS OF PIERCE COUNTY, WASHINGTON)

TITLE REPORT NOTES

- A POWER AND COMMUNICATIONS EASEMENT RECORDED UNDER RECORDING NUMBER 194388. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFORE CANNOT BE SHOWN.
- A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 857566. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFORE CANNOT BE SHOWN.
- A WELL EASEMENT RECORDED UNDER RECORDING NUMBER 2528051. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFORE CANNOT BE SHOWN.
- A WELL EASEMENT RECORDED UNDER RECORDING NUMBER 2528052. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFORE CANNOT BE SHOWN.
- A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 2535731. SHOWN HEREON.
- A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 2535733. SHOWN HEREON.
- NON-SURVEY RELATED ITEMS.

SURVEYOR'S NOTES

- THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S-6) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (TRIMBLE R-12). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE, ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED FEBRUARY 9, 2022, THE DATE OF THIS FIELD SURVEY. FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 611301826-SECOND DATED NOVEMBER 9, 2021 AT 8:00 AM. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- THE PURPOSE OF THIS SURVEY IS TO SUPPORT FUTURE DEVELOPMENT. ELEVATION CONTOURS SHOWN HEREON ARE DERIVED FROM FIELD MEASUREMENTS AND MEET OR EXCEED THE MINIMUM ACCURACY CRITERIA OF THE NATIONAL MAPPING STANDARD, BEING ONE-HALF THE CONTOUR INTERVAL.
- ELEVATION CONTOURS SHOWN HEREON ARE DERIVED FROM FIELD MEASUREMENTS AND MEET OR EXCEED THE MINIMUM ACCURACY CRITERIA OF THE NATIONAL MAPPING STANDARD, BEING ONE-HALF THE CONTOUR INTERVAL.

BASIS OF BEARING

GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 690850.68 / 1194622.69 AT A 2 1/2" BRASS DISK WITH "X", AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999998593 AND THE GRID SCALE FACTOR OF 0.9999747156 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

VERTICAL DATUM

BASE: HELD STATION TACO AS PUBLISHED ON WASHINGTON STATE REFERENCE NETWORK WEBSITE (<http://www.wsrn3.org/>)
ELEVATION: 541.54' (NAVD88)

SITE #1: CE 601 SET HUB AND MAG ON THE EAST SIDE OF VALLEY AVENUE EAST AS SHOWN HEREON.
ELEVATION: 42.68' (NAVD88)

SITE #2: CE 604 SET HUB AND MAG EAST OF THE SOUTHEAST CORNER OF 1106 VALLEY AVENUE EAST AS SHOWN HEREON.
ELEVATION: 35.72' (NAVD88)

PROJECT INFORMATION

PARCEL NUMBERS: 0420163077 AND 0420163042
ADDRESS: 1042 VALLEY AVE NW, PUYALLUP, WA 98371
CITY OF PUYALLUP
LIMITED MANUFACTURING (ML)
1.70 AC (PARCEL #0420163077)
0.14 AC (PARCEL #0420163042)
TOTAL: 79,953 SF (1.84 AC)
TOTAL NEW HARD SURFACE: 63,746 SF (1.46 AC)
TOTAL DISTURBED: 81,603 SF (1.87 AC)

APPLICANT/OWNER

KERMIT JORGENSEN
550 S MICHIGAN STREET,
SEATTLE, WA 98108
(206)787-1475

CIVIL ENGINEER/SURVEYOR

CONTOUR ENGINEERING LLC
P.O. BOX 949
GIG HARBOR, WA 98335
PHONE: (253) 857-5454

GEOTECHNICAL ENGINEER

GEORESOURCES, LLC
550 PACIFIC HIGHWAY E.
FIFE, WA 98424
PHONE: (253) 896-1011

SHEET INDEX	
C1	COVER
C2	SITE PLAN
C3	TESC PLAN
C4	TESC NOTES & DETAILS
C5	TEMPORARY SEDIMENT POND
C6	DEMOLITION PLAN
C7	GRADING PLAN
C8	ADA GRADING PLAN
C9	DRAINAGE PLAN
C10	DRAINAGE PLAN & PROFILE
C11	DRAINAGE NOTES & DETAILS
C12	DRAINAGE NOTES & DETAILS
C13	DRAINAGE NOTES & DETAILS
C14	SEWER PLAN & PROFILE
C15	WATER PLAN
C16	SEWER & WATER NOTES & DETAILS
C17	SIGHT DISTANCE ANALYSIS
L1	PLANTING PLAN
L2	LANDSCAPE DETAILS & NOTES

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

BY				
DATE				
DESCRIPTION				
REVISION				

CONTOUR ENGINEERING • LLC
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com
Physical Address: P.O. Box 949, Gig Harbor, WA 98335
Mailing Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332

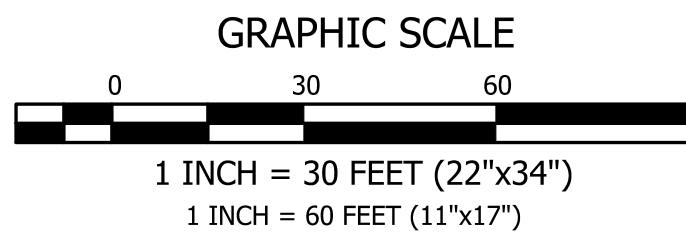
BRETT M. ALLEN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
2023-11-17

SHEET TITLE: COVER SHEET
VALLEY AVE YARD
CLIENT: 1124 VALLEY AVE, LLC
550 S MICHIGAN STREET
SEATTLE, WA 98108
CONTACT: KERMIT JORGENSEN
PHONE: (206) 787-1475

DESIGNER: K. MAUREN
ENGINEER: B. ALLEN
DRAWN: K. MAUREN
S 16 T 20N R 04E WM
DATE: 2023-08-10
REVISED: ---
PROJECT: 21-247
DWG NAME: 21-247-C

SHEET	REV.
C1	

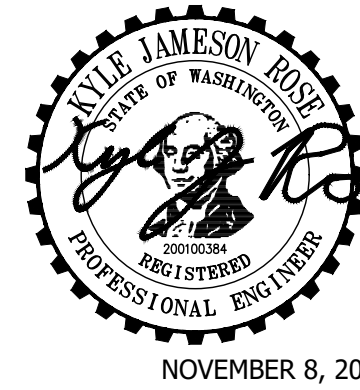
1 OF 17



VALLEY AVE YARD
 A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.,
 CITY OF PUYALLUP, WASHINGTON
 SITE PLAN

PRSC20241750

City of Puyallup Development & Permitting Services ISSUED PERMIT	
Building	Planning
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Fire	Traffic



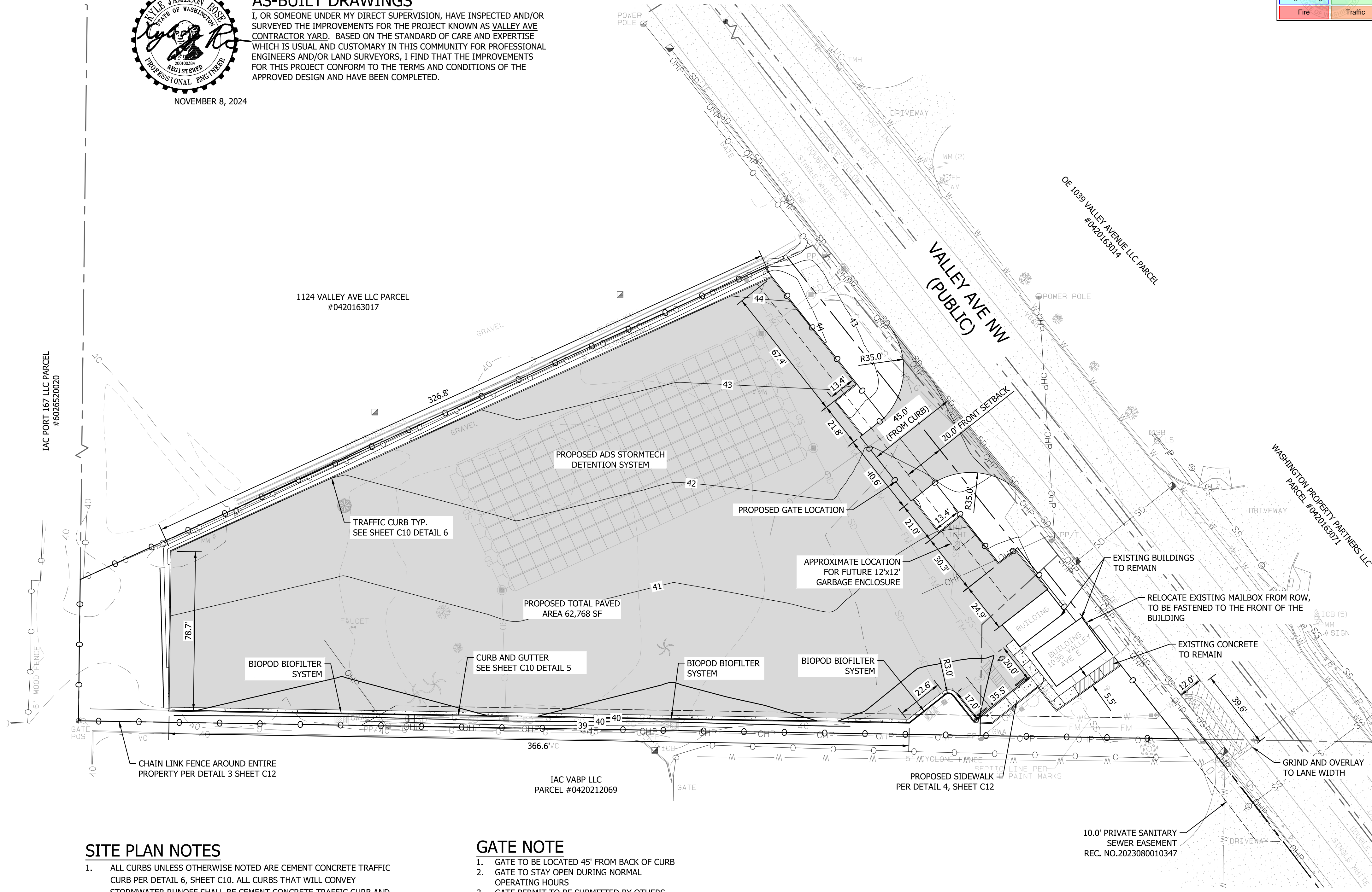
AS-BUILT DRAWINGS

I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE INSPECTED AND/OR SURVEYED THE IMPROVEMENTS FOR THE PROJECT KNOWN AS VALLEY AVE CONTRACTOR YARD. BASED ON THE STANDARD OF CARE AND EXPERTISE WHICH IS USUAL AND CUSTOMARY IN THIS COMMUNITY FOR PROFESSIONAL ENGINEERS AND/OR LAND SURVEYORS, I FIND THAT THE IMPROVEMENTS FOR THIS PROJECT CONFORM TO THE TERMS AND CONDITIONS OF THE APPROVED DESIGN AND HAVE BEEN COMPLETED.

NOVEMBER 8, 2024

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 SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE APPROVED ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES AT (253-841-5568) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF APPROVED 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 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 THAT REQUIRES 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, AND 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, SOUTHWEST REGION OFFICE 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.



SITE PLAN NOTES

- ALL CURBS UNLESS OTHERWISE NOTED ARE CEMENT CONCRETE TRAFFIC CURB PER DETAIL 6, SHEET C10. ALL CURBS THAT WILL CONVEY STORMWATER RUNOFF SHALL BE CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER DETAIL 5, SHEET C10, UNLESS OTHERWISE NOTED.
- ALL SIDEWALK SHALL BE CONSTRUCTED PER DETAIL 4, SHEET 12.
- AN ASPHALT PAVEMENT SECTION IS DELINEATED AND SPECIFIED ON DETAIL 4, SHEET C6.
- A 13.5' RIGHT OF WAY DEDICATION IS REQUIRED ON PARCEL A AND 9.5' RIGHT OF WAY DEDICATION IS REQUIRED ON PARCEL B ADJACENT TO VALLEY AVE NW.

Details are on Sheet C11 not C10

GATE NOTE

- GATE TO BE LOCATED 45' FROM BACK OF CURB
- GATE TO STAY OPEN DURING NORMAL OPERATING HOURS
- GATE PERMIT TO BE SUBMITTED BY OTHERS

VERIFICATION NOTE

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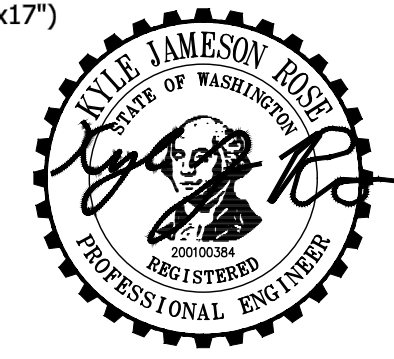
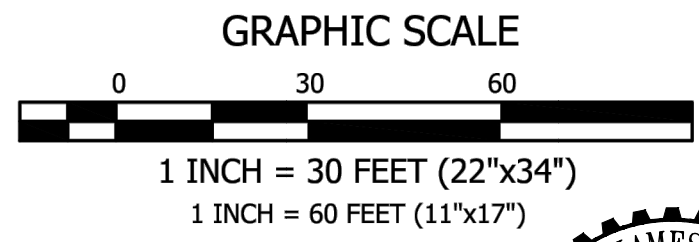
CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

BY	DATE	DESCRIPTION	REVISION

CONTOUR ENGINEERING • L.L.C.
 CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS
 Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com
 Mailing Address: P.O. Box 949, Gig Harbor, WA 98335
 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



SHEET TITLE: SITE PLAN	
VALLEY AVE YARD	
CLIENT: 1124 VALLEY AVE, LLC 550 S MICHIGAN STREET SEATTLE, WA 98108	PHONE: (206) 787-1475
DESIGNER: K. MAUREN	ENGINEER: B. ALLEN
DRAWN: K. MAUREN	DATE: 2023-08-10
PROJECT: 21-247	DWG NAME: 21-247-C
SHEET	REV.
C2	
2 OF 17	

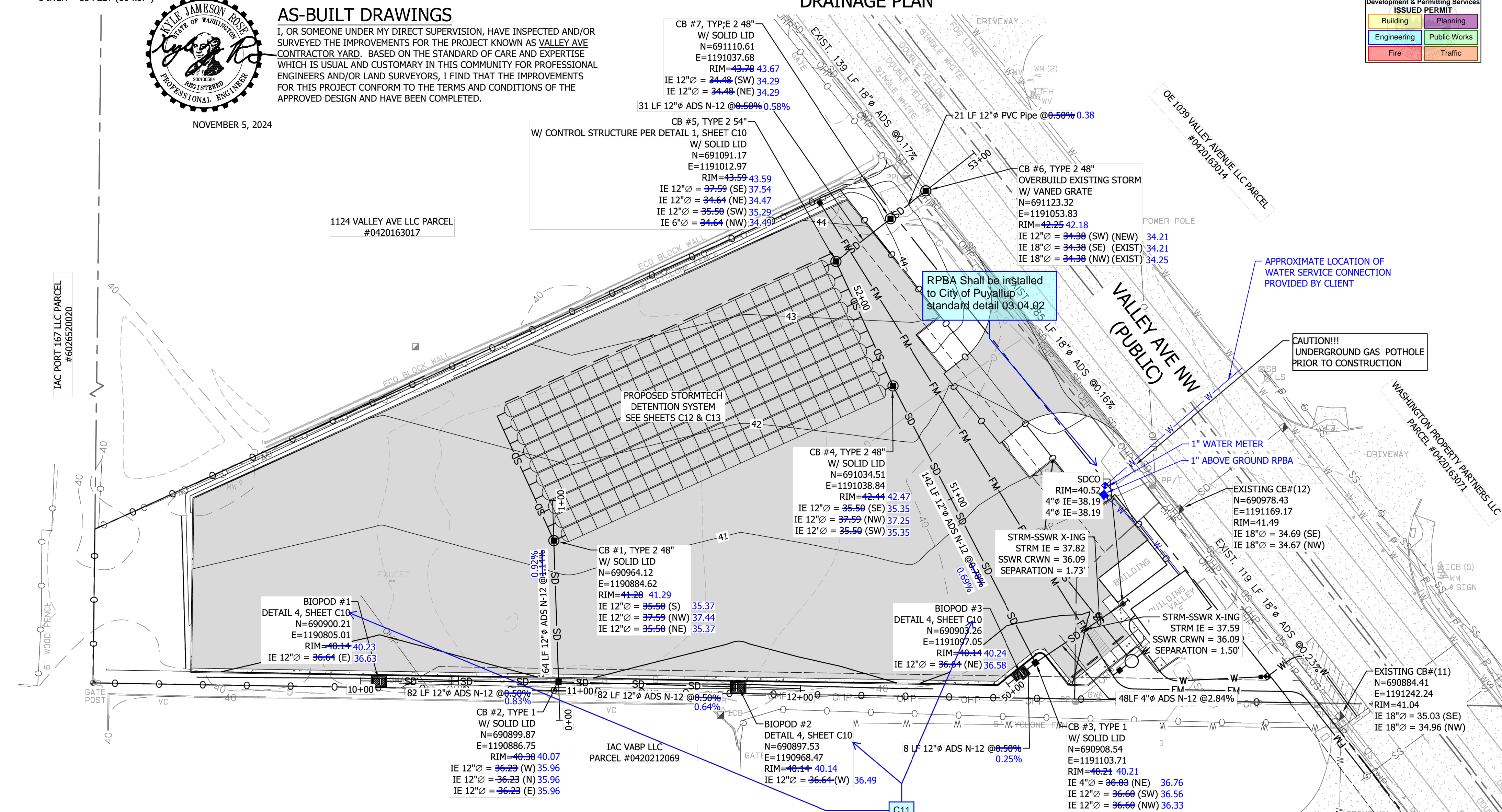


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VALLEY AVE YARD
A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M.,
CITY OF PUYALLUP, WASHINGTON
DRAINAGE PLAN

PRSC20241750

City of Puyallup Development & Permitting Services ISSUED PERMIT	
Building	Planning
Engineering	Public Works
Fire	Traffic



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.
- 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. PER DETAIL 2 SHEET C12.
- 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.

ROADWAY 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 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

DRAINAGE NOTES

- CATCH BASIN NORTHING/EASTING LOCATION SPECIFIED IS TO CENTER OF STRUCTURE.
- ALL CATCH BASINS SHALL BE MARKED WITH "DUMP NO WASTE" STENCIL.
- PIPE ZONE BEDDING AND BACK FILL PER DETAIL 2, SHEET C12
- TYPE 1 AND 2 CATCH BASINS AND OUTLET CONTROL STRUCTURE DETAILS 1-3, SHEET C11.
- STORMTECH DETENTION SYSTEM PER SHEET C12 AND DETAIL 1 SHEET C13

DETENTION CHAMBERS SUMMARY

BOTTOM OF SYSTEM ELEVATION	= 34.64
MAX DESIGN WATER SURFACE	= 39.14
TOP OF SYSTEM ELEVATION	= 40.14
TOP OF GRAVEL	= 35.39
DESIGN STORAGE VOLUME	= 35,327 CF

OUTLET CONTROL STRUCTURE

RIM ELEVATION	= 43.59
RISER DIAMETER	= 18 INCH
RESTRICTOR PLATE DIAMETER	= 0.625 INCH
ORIFICE #2 DIAMETER	= 0.875 INCH
ORIFICE #2 ELEVATION	= 37.44
ORIFICE #3 DIAMETER	= 0.75 INCH
ORIFICE #3 ELEVATION	= 37.84
TOP OF RISER	= 39.14

ACRONYMS

ME	MATCH EXISTING
EG	EXISTING GRADE
FG	FINISH GRADE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
MP	MID POINT
FL	FLOWLINE
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
CL	CENTERLINE
ROW	RIGHT OF WAY

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

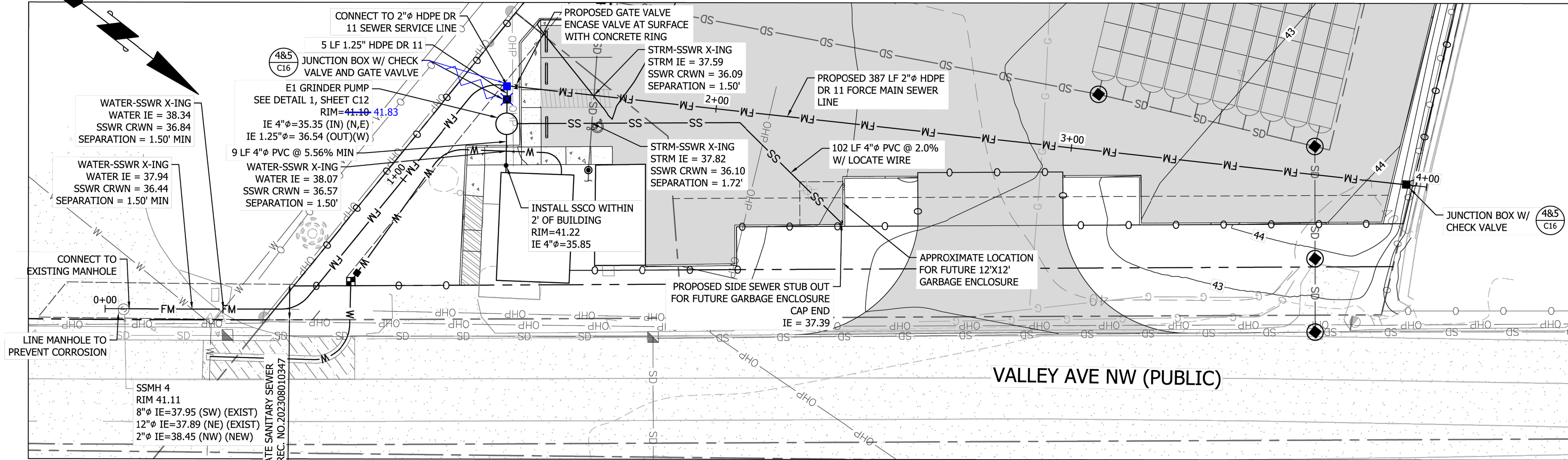
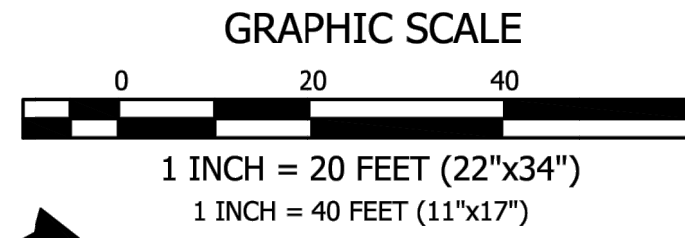
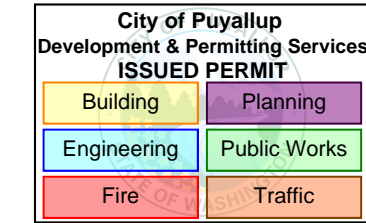
CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

DATE		BY	
REVISION		DESCRIPTION	
MENTOR ENGINEERING LLC CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS Phone: 253-857-9454 ~ Fax: 253-509-0044 ~ info@mentorplanning.com Mailing Address: P. O. Box 949, Gig Harbor, WA 98335 Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332			
SHEET TITLE: DRAINAGE PLAN		PHONE: (206) 787-1475	
CLIENT: 1124 VALLEY AVE, LLC 550 S MICHIGAN STREET SEATTLE, WA 98108		DESIGNER: K. MAUREN ENGINEER: B. ALLEN DRAWN: K. MAUREN S16 T20N R04E WM DATE: 2023-08-10 REVISED: -----	
PROJECT: 21-247		DWG NAME: 21-247-C	
SHEET	C9	REV.	
9 OF 17			

VALLEY AVE YARD

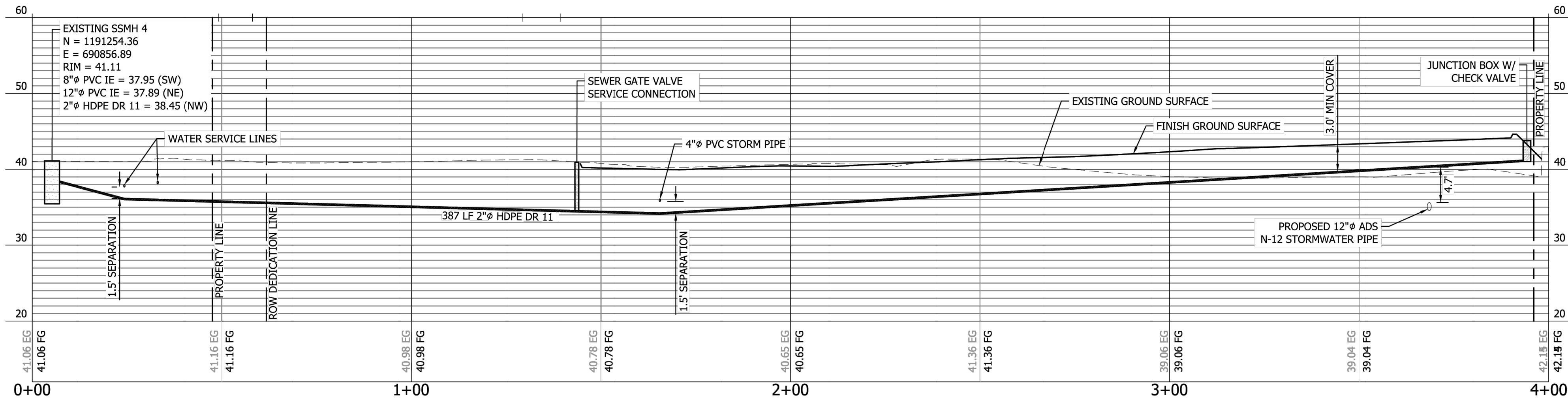
A PORTION OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., CITY OF PUYALLUP, WASHINGTON

SEWER PLAN & PROFILE



CITY OF PUYALLUP SANITARY SEWER 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 SEWER 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. ANY STRUCTURES AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- MINIMUM GRADE ON ALL 4 INCHES 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.
- 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).
- 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. 36-INCH THROUGH 60-INCH PP PIPE SHALL BE TRIPLED WALLED AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. PP SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PII 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.
- SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL CONFORM TO CITY STANDARD NO. 06.01.02.
- 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.
- 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 SERVE TO A SINGLE-FAMILY RESIDENCE. AT THE DISCRETION OF THE REVIEW ENGINEER, A LICENSE PROFESSIONAL ENGINEER WILL BE REQUIRED TO STAMP THE DESIGN TO ACCOUNT FOR DEPTH OR PROXIMITY TO FOUNDATION, STEEP SLOPES, OR OTHER FACTORS.
- 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. 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. 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.



PROPOSED FORCE MAIN SEWER LINE PROFILE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

MINIMUM GRINDER PUMP REQUIREMENTS

LIFT STATION PACKAGE: E/ONE WH231-73 STATION

PUMP TYPE: E/ONE W200P10AAF

SIZE OF PUMP: 1 HP, 1,725 RPM, HIGH TORQUE CAPACITOR START, THERMALLY PROTECTED, 120/240 V / 60HZ, ONE PHASE

PIPE OUTLET: 1-1/4"

PIPE SIZE: 1-1/4" (MIN)

CONTROL PANEL/ALARM: E/ONE SENTRY

FINISH FLOOR (FT)	WET WELL BASE (FT)	PUMP OFF (FT)	PUMP ON (FT)	ALARM ELEV (FT)	INVERT IN ELEV (FT)	WET WELL TOP (FT)	INVERT OUT ELEV (FT)
43.00	33.64	34.62	34.96	35.62	35.74	42.12	36.77



NOVEMBER 8, 2024

AS-BUILT DRAWINGS

I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE INSPECTED AND/OR SURVEYED THE IMPROVEMENTS FOR THE PROJECT KNOWN AS VALLEY AVE CONTRACTOR YARD. BASED ON THE STANDARD OF CARE AND EXPERTISE WHICH IS USUAL AND CUSTOMARY IN THIS COMMUNITY FOR PROFESSIONAL ENGINEERS AND/OR LAND SURVEYORS, I FIND THAT THE IMPROVEMENTS FOR THIS PROJECT CONFORM TO THE TERMS AND CONDITIONS OF THE APPROVED DESIGN AND HAVE BEEN COMPLETED.

ACRONYMS

- ME MATCH EXISTING
- EG EXISTING GRADE
- FG FINISH GRADE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- MP MID POINT
- FL FLOWLINE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- CL CENTERLINE
- ROW RIGHT OF WAY

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

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EXISTING UTILITY NOTE

EXISTING UTILITIES DEPICTED BASED UPON FIELD SURVEY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES.

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

DATE	DESCRIPTION	REVISION	BY

BRETT M. ALLEN
REGISTERED PROFESSIONAL ENGINEER
2023-11-17

SHEET TITLE: SEWER PLAN & PROFILE

VALLEY AVE YARD

CLIENT: 1124 VALLEY AVE, LLC
550 S MICHIGAN STREET
SEATTLE, WA 98108

CONTACT: KERMIT JORGENSEN
PHONE: (206) 787-1475

DESIGNER: K. MAUREN
ENGINEER: B. ALLEN
DRAWN: K. MAUREN
S 16 T 20N R 04E WM
DATE: 2023-08-10
REVISED: ---

PROJECT: 21-247
DWG NAME: 21-247-C

SHEET **C14** REV. 10

14 OF 17