

CLEARING, FILLING AND GRADING
PERMIT PLAN SET

SCOPE OF WORK

EXCAVATION OF CONTAMINATED SOIL AT FOUR AREAS ON THE SITE FOR OFF-SITE DISPOSAL. BACKFILL WITH LOAD-BEARING MATERIALS AND COMPLETE SURFACE WITH CRUSHED ROCK TO STABILIZE DISTURBED AREAS AND MATCH EXISTING GRADE

SOIL EXCAVATION NOTES

Table with 2 columns: Description and Quantity. Rows include: ESTIMATED SITE AREA TO BE DISTURBED (2,200 SF), ESTIMATED QUANTITY OF SOIL TO BE EXCAVATED FOR OFF-SITE DISPOSAL (430 CY), ESTIMATED QUANTITY OF BACKFILL (430 CY), TOTAL CUT AND FILL (860 CY), ESTIMATED AREA TO BE RESTORED (2,200 SF), and PROPOSED FACILITY FOR DISPOSAL OF SOIL (LRI LANDFILL PUYALLUP, WA).

Table with 2 columns: Field Name and Value. Fields include: PARCEL NO: 0420274127, PROPERTY ADDRESS: 240 15TH ST SE PUYALLUP, WA 98372, PROPERTY NAME: FORMER WASHINGTON COLD STORAGE, OWNER: CREF3 PUYALLUP OWNER LLC, PROPERTY ZONING: ML - LIMITED MANUFACTURING.

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 "GP27512-18AZ" 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'

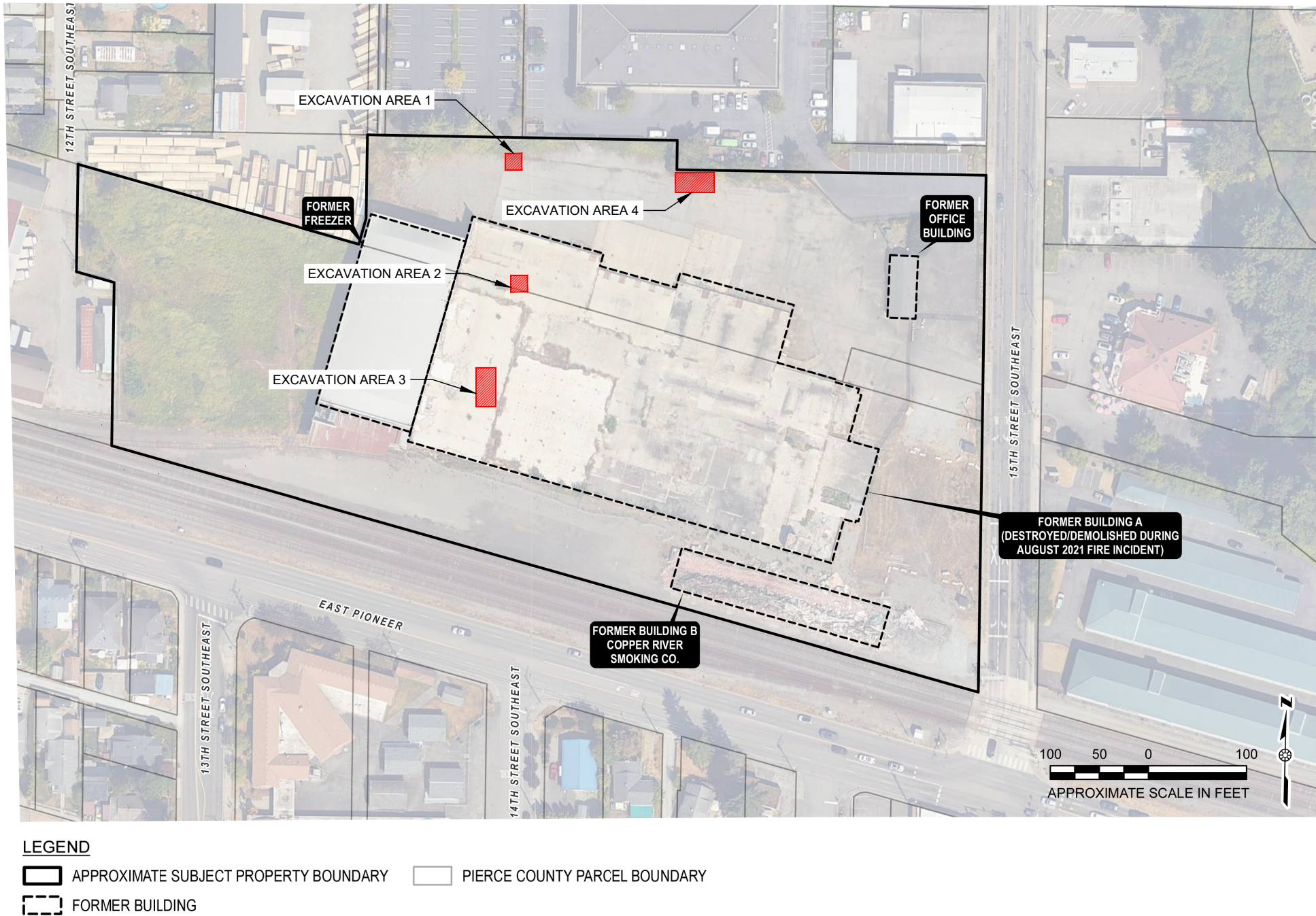
SITE BENCHMARK: SET MAGNAIL & WASHER #49 IN THE SIDEWALK ON THE WEST SIDE OF 15TH STREET S.E. ELEVATION = 55.16' (NAVD 88)

- CONSTRUCTION SEQUENCE:
- A. ESTABLISH EXCAVATION LIMITS
 - B. CONDUCT UTILITY LOCATES
 - C. INSTALL TESC FEATURES
 - D. CONDUCT EXCAVATION ACTIVITIES
 - E. CONDUCT BACKFILL AND SITE RESTORATION ACTIVITIES
 - F. REMOVE TESC FEATURES

GENERAL 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 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.
- 2. 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.
- 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 CITY 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 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.
- 7. ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- 8. 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.
- 9. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
- 14. 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.
- 15. 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

PROPERTY DETAIL



PROJECT CONTACTS

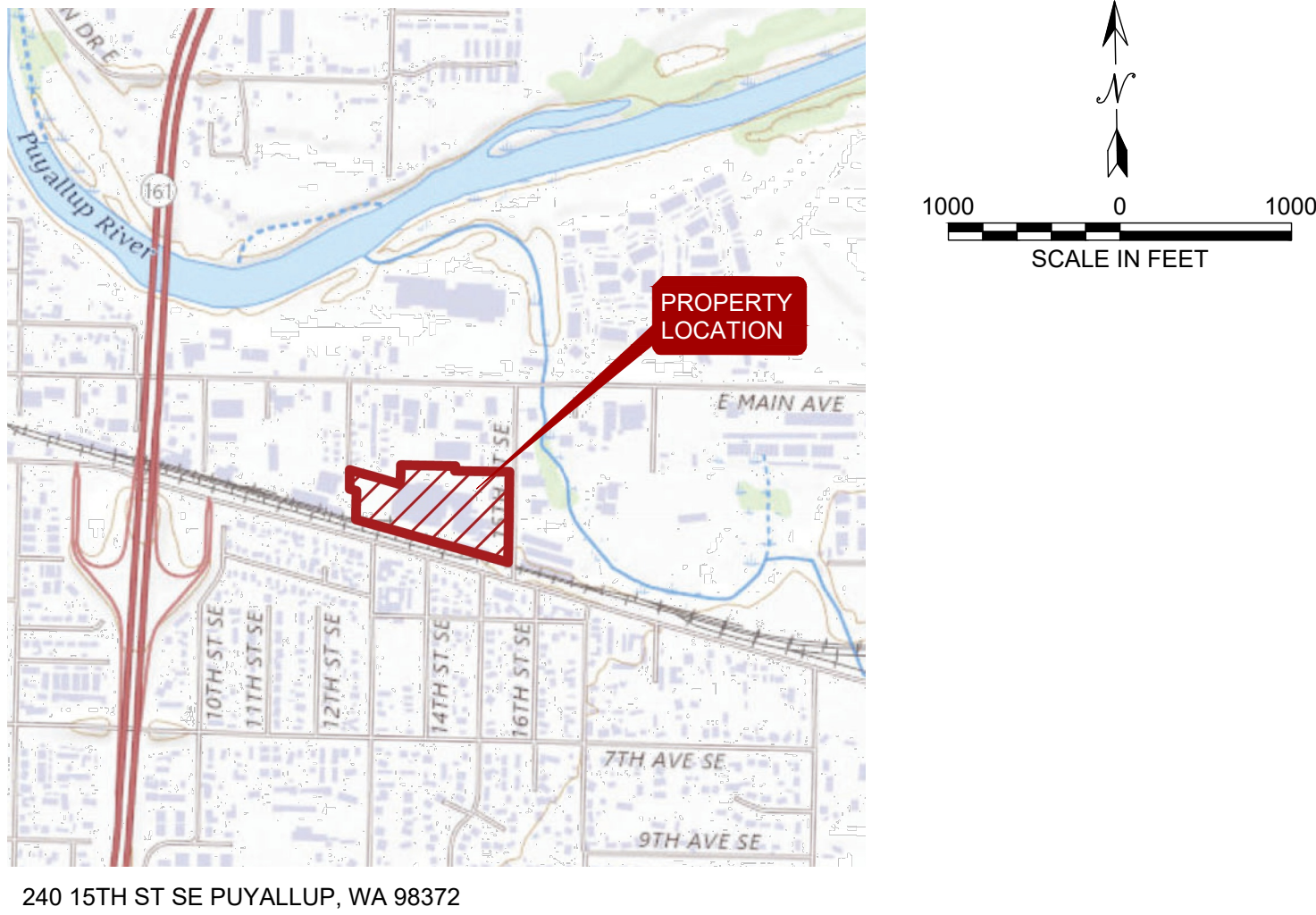
Table with 2 columns: Contact Type and Details. Rows include: PRIMARY CONTACT (Farallon Consulting), GENERAL CONTRACTOR (Innovative Construction Solutions), ENGINEER (Farallon Consulting), and LEAD AGENCY OVERSEEING CLEANUP ACTION (Washington State Department of Ecology).

PROPERTY ADDRESS: 240 15TH ST SE PUYALLUP, WA 98372

SHEET INDEX

Table with 2 columns: Sheet Number and Description. Rows include: EN.01 COVER SHEET, EN.02 TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN, EN.03 SOURCE EXCAVATION DETAILS, and EN.04 CITY OF PUYALLUP STANDARD DESIGN DETAILS.

VICINITY MAP

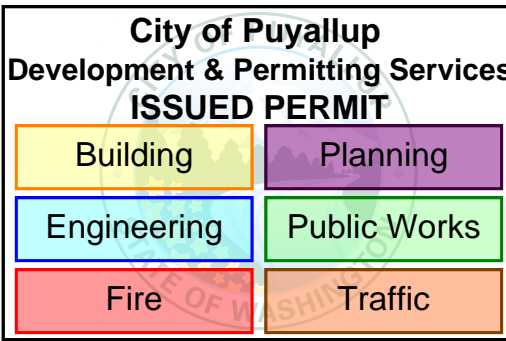


LEGAL DESCRIPTION:

SECTION 27 TOWNSHIP 20 RANGE 04 QUARTER 41 LOT 1 OF LOT COMB 2023-11-14-0590 THAT POR OF B 34 TO 37 OF REPLAT OF PART OF FRANK R SPINNING'S FIRST ADD LY NLY OF NP RR ROW TOG/W S 30 OF VAC PIONEER AVE ABUTTING B 34 & 35 PER ORD 211 TOG/W A PARCEL OF LD DESC AS FOLL BEG AT SE COR OF B 33 OF REPLAT OF A PART OF FRANK R SPINNING'S FIRST ADD TH N 00 DEG 50 MIN W 28.58 FT TH S 14 DEG 18 MIN 45 SEC W 27.61 FT TH S 75 DEG 49 MIN E 7.47 FT TO POB TOG/W THAT POR DESC AS FOLL COM AT SEC COR COMMON TO SEC 26, 27, 34 & 35 TH NLY ALG SEC LI COMMON TO SD SEC 27 & 27 A DIST OF 1578 FT MIL TO A PT OF INTER WITH A LI DRAWN PAR/W & DIST 51.13 FT NLY OF AS MEAS AT R/A TO BN RR ROW TH NWLY DEFLECTING 74 DEG 59 MIN TO LEFT FROM SD LI ALG SD LI LY 51.13 FT NLY OF & PAR/W SD MAIN TR C/L A DIST OF 493 FT MIL TO PT OF INTER WITH W ROW LI OF 15TH ST SE SD PT BEING TPOB OF PARCEL TO BE DESC TH CONT NWLY ALG SD PAR/LI 920 FT MIL TO PT OF INTER WITH A LI DRAWN PAR/W & DIST 8.5 FT NLY OF AS MEAS AT R/A TO MOST NLY SPUR TR OF SD BN RR TH NLY PAR/W W LI OF B 32 OF REPLAT OF A PART OF FRANK R SPINNING'S FIRST ADD A DIST OF 148 FT TH NWLY PAR/W SD LI LY 51.13 FT NLY OF SD RR MAIN TR C/L A DIST 40 FT TH NLY PAR/W SD W LI OF B 32 106 FT TO A PT OF INTER WITH A LI DRAWN PAR/W & DIST 300 FT NLY OF AS MEAS AT RW TO SD MAIN TR C/L TH ELY ALG SD PAR/LI 946 FT MIL TO PT OF INTER WITH W ROW LI OF 15TH ST SE TH SLY ALG SD W ROW LI TO TPOB EASE OF REC COMB OF 784500-016-1 & 017-0, 04-20-27-4-126 SEG 2024-0227 11/17/23 JP



FARALLON CONSULTING
1809 7TH AVE, SUITE 1111
SEATTLE, WASHINGTON 98101
WWW.FARALLONCONSULTING.COM



SHEET TITLE

COVER SHEET

SHEET NUMBER

EN.01

PROPERTY INFORMATION

FORMER WASHINGTON COLD STORAGE
240 15TH ST SE
PUYALLUP, WA 98372

DOCUMENT INFORMATION

GRADING PERMIT SUBMITTAL

3/19/25

PREPARED FOR
CREF3 PUYALLUP OWNER LLC
11611 SAN VINCETE BOULEVARD,
10TH FLOOR
LOS ANGELES, CA 90049

DISCLAIMER

THIS SET OF DRAWINGS AND DOCUMENTS IS FOR GRADING PERMIT SUBMITTAL ONLY AND DOES NOT CONSTITUTE A COMPLETE SET OF DOCUMENTS FOR ANY OTHER PURPOSE.

ORIGINAL SHEET SIZE 34" X 22"
IF NOT PRINTED TO ORIGINAL SIZE,
DRAWING SCALE WILL NOT BE ACCURATE

ORIGINAL PLAN SET IN COLOR, IF PRINTED IN BLACK AND WHITE, DETAILS MIGHT BE MISSING

Table with 2 columns: SUBMITTAL / REVISION and DATE. Row 1: SUBMITTAL / REVISION: GRADING PERMIT SUBMITTAL, DATE: 03/19/25

STAMP



APPROVED
BY: [Signature]
CITY OF PUYALLUP
ENGINEERING SERVICES
DATE: 04/16/2025
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 CITY ENGINEER

Table with 2 columns: PROJECT NO. and DATE. Row 1: PROJECT NO. 2636-001, DATE 03/19/25. Row 2: DRAWN BY, REVIEWED BY, SHEET 1 OF 4

GRADING, EROSION, AND SEDIMENTATION CONTROL 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) 841-6568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
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- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS HOURS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
- 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.
- 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 OTHER 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 DEVELOPER, OWNER, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
- 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 PERMITTEE 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.
- 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.
- 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 PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
- IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT AREA 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.
- NO TEMPORARY OR PERMANENT STOCKPIILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.

CONSTRUCTION STORMWATER NOTES

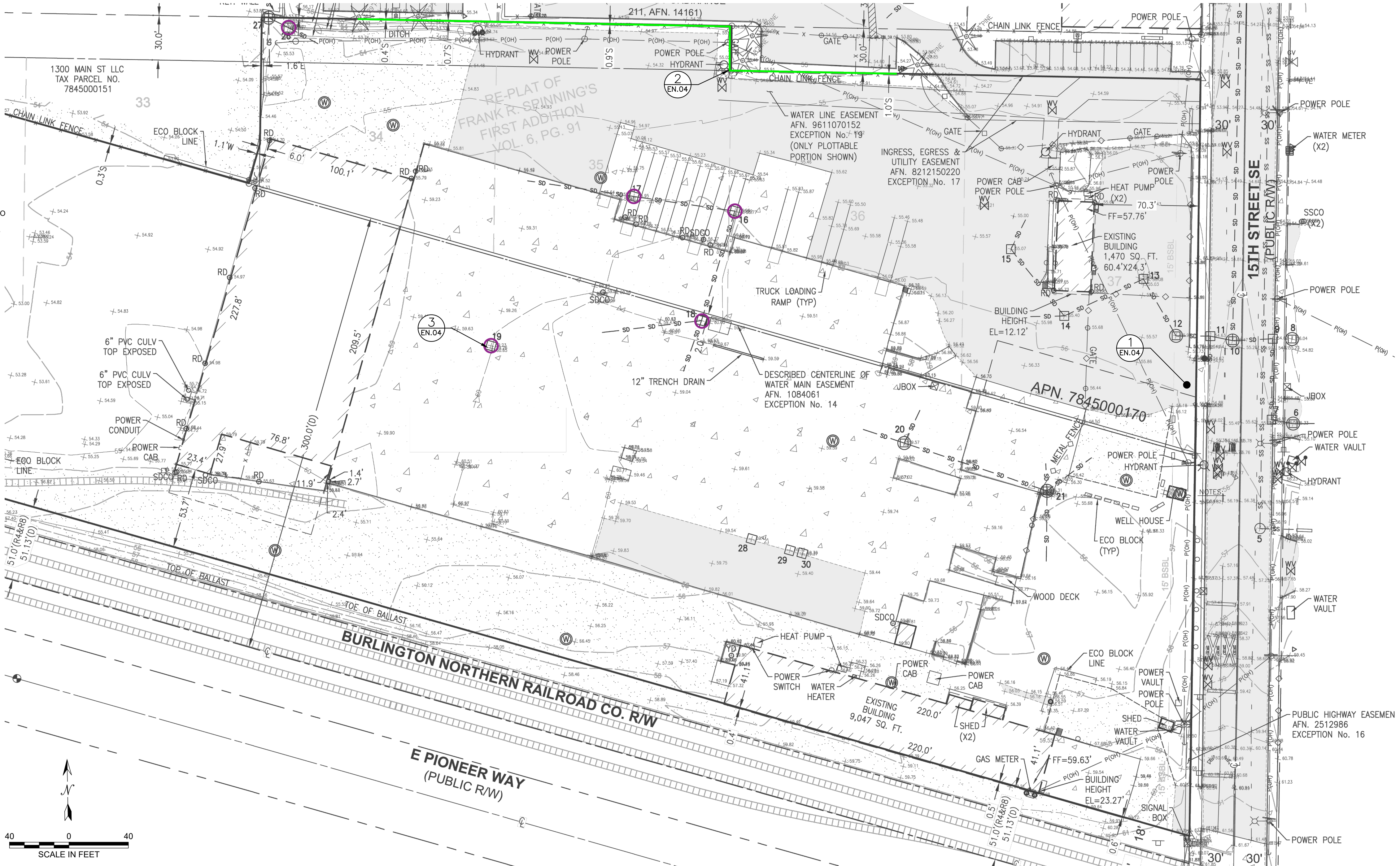
- CONSTRUCTION STORMWATER THAT ENTERS THE EXCAVATION SHALL BE PUMPED FROM THE EXCAVATION THROUGH THE USE OF SUMP PUMPS OR A TEMPORARY ON-SITE HOLDING TANK AS NECESSARY FOR TESTING AND DISPOSAL, OR DIRECTLY INTO A VACTOR TRUCK. NO CONSTRUCTION STORMWATER WILL BE TREATED OR DISCHARGED ONSITE.
- GROUNDWATER, IF ENCOUNTERED SHALL BE PUMPED FROM THE EXCAVATION THROUGH THE USE OF SUMP PUMPS TO A TEMPORARY ON-SITE HOLDING TANK FOR TESTING AND DISPOSAL, OR DIRECTLY INTO A VACTOR TRUCK. GROUNDWATER PUMPING (DEWATERING) WILL NOT BE EMPLOYED AS A MEANS TO FACILITATE ADDITIONAL SOIL REMOVAL.
- IF GENERATED, CAPTURED GROUNDWATER WILL BE TESTED AND REMOVED AS WASTEWATER PER WASHINGTON REGULATIONS AT AN AUTHORIZED DISPOSAL FACILITY.
- STRAW WADDLE WILL BE PLACED AROUND PERIMETER OF EXCAVATION AREAS TO CONTROL ANY STORMWATER RUNOFF

SITE RESTORATION NOTES

- CONTRACTOR SHALL RESTORE DISTURBED SURFACES WITH CRUSHED ROCK TO STABILIZE THE SITE AND MATCH EXISTING GRADE UPON COMPLETION OF EXCAVATION ACTIVITIES.
- CONTRACTOR TO REMOVE TRAPS AND OTHER EROSION AND SEDIMENT CONTROL FEATURES FOLLOWING COMPLETION OF SITE RESTORATION ACTIVITIES.
- CONTRACTOR TO SCHEDULE FINAL INSPECTION WITH CITY OF PUYALLUP PRIOR TO CONCLUSION OF SITE WORK
- ANY CUT AND CAPPED UTILITIES SHALL BE DISCONNECTED IN A MANNER THAT SATISFIES LOCAL, STATE, AND FEDERAL CODES AT THE COMPLETION OF THE PROJECT.

LEGEND OF SYMBOLS AND ABBREVIATIONS

— x —	CHAIN LINK FENCE	— — — — —	GRAVEL/SAND (AS NOTED)	⊗	JUNCTION BOX (AS NOTED)
— // —	WOOD FENCE	— — — — —	ASPHALT	⊙	TELEPHONE MANHOLE
— □ —	HOGWIRE FENCE	— — — — —	BUILDING LINE	⊗	STORM MANHOLE (SDMH)
— ○ —	SILT FENCE	— — — — —	SURVEY MONUMENT (AS NOTED)	⊗	CLEANOUT (AS NOTED)
— ◇ —	METAL/IRON FENCE	— — — — —	SECTION CORNER (AS NOTED)	⊗	GAS METER
— — — — —	GUARD RAIL/CABLE FENCE	— — — — —	SET REBAR/CAP (AS NOTED)	⊗	GAS VALVE
— w —	WATER LINE	— — — — —	FOUND (AS NOTED)	⊗	WATER VALVE (WV)
— g —	GAS LINE	— — — — —	SET 2"x2" HUB/TACK LINE STAKE	⊗	FAUCET
— — — — —	STEAM LINE	— — — — —	MAG/WASHER OR LEAD/TACK (AS NOTED)	⊗	FIRE HYDRANT(H) / CONNECTION(FDC)
— T(xxx) —	TELEPHONE LINE (OH) OR (UG)	— — — — —	TRAFFIC SIGNAL LIGHTS	⊗	WATER MANHOLE
— P(xxx) —	POWER LINE (OH) OR (UG)	— — — — —	LUMINAIRE (LUM.)	⊗	WATER METER
— SS —	STORM LINE	— — — — —	YARD LIGHT	⊗	BLOW-OFF / AIRVAC
— — — — —	SEWER LINE	— — — — —	ORNAMENTAL LIGHT	⊗	MONITOR WELL
— — — — —	ROCKERY	— — — — —	POWER METER	⊗	SIGN
— — — — —	KEYSTONE WALL	— — — — —	POWER POLE	⊗	IRRIGATION SPRINKLER
— — — — —	DECIDUOUS TREE	— — — — —	SILT FENCE	⊗	DIRECTIONAL ARROW
— — — — —	CONIFEROUS TREE	— — — — —		⊗	ADA SYMBOL
— — — — —	TREE DRIPLINE	— — — — —		⊗	CATCH BASIN (CB)
— — — — —	CONCRETE	— — — — —		⊗	INSERT TO BE INSTALLED IN CATCH BASIN



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

SHEET TITLE

TEMPORARY EROSION
AND SEDIMENTATION
CONTROL PLAN

SHEET NUMBER

EN.02

PROPERTY INFORMATION

FORMER WASHINGTON
COLD STORAGE

240 15TH ST SE
PUYALLUP, WA 98372

DOCUMENT INFORMATION

GRADING PERMIT
SUBMITTAL

3/19/25

PREPARED FOR

CREF3 PUYALLUP OWNER LLC
11611 SAN VINCENTE BOULEVARD,
10TH FLOOR
LOS ANGELES, CA 90049

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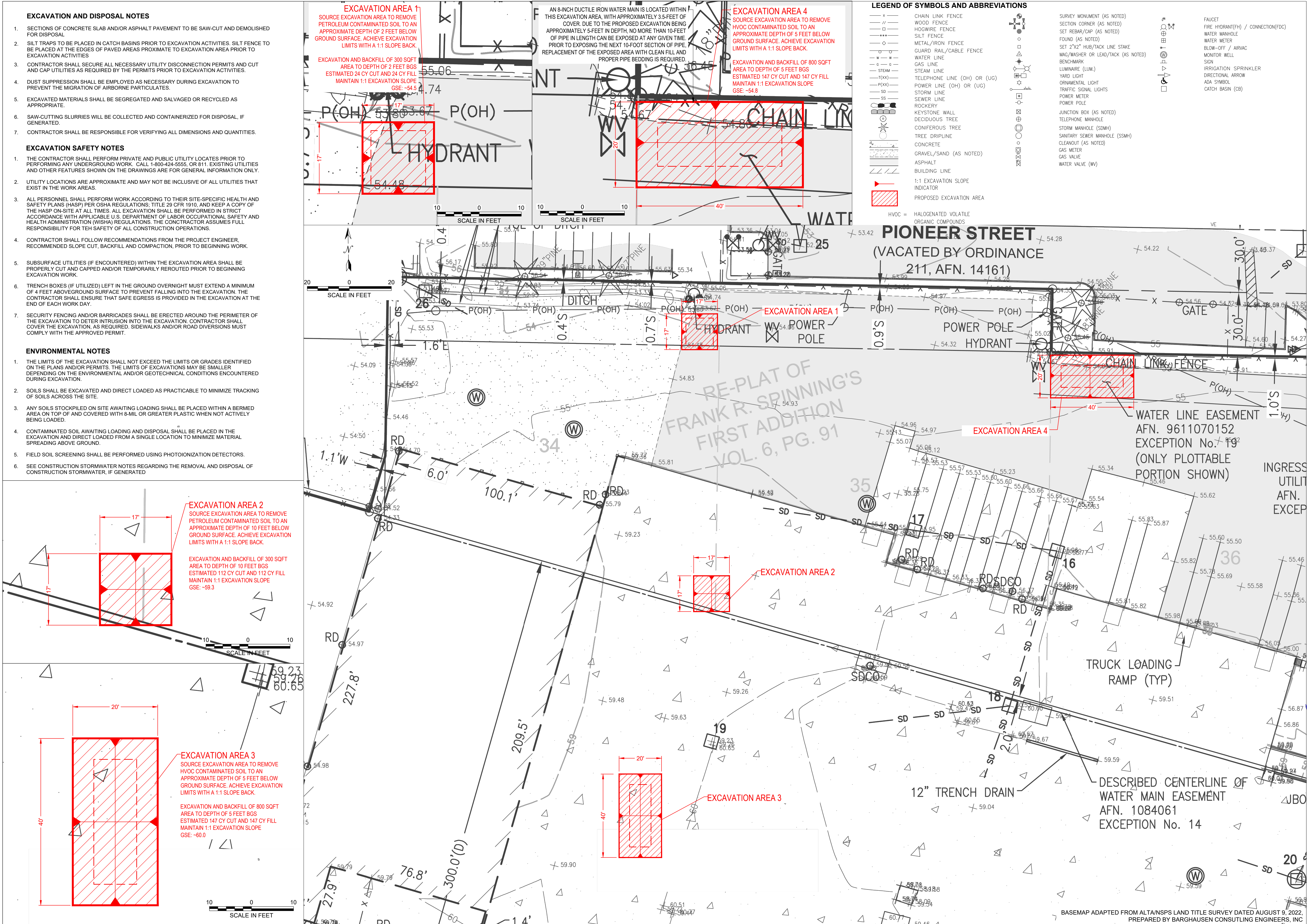
APPROVED

BY: *Adam Newman*
CITY OF PUYALLUP
ENGINEERING SERVICES
DATE: **04/16/2025**

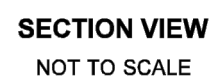
NOTE: THIS APPROVAL IS VOID
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THE CITY WILL NOT BE
RESPONSIBLE FOR ERRORS
AND/OR OMISSIONS ON THESE
PLANS.
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE CITY
ENGINEER

PROJECT NO. 2636-001
DRAWN BY: *JP*
REVIEWED BY: *VP*
DATE: 03/19/25
SHEET 2 OF 4

BASEMAP ADAPTED FROM ALTA/NSPS LAND TITLE SURVEY DATED AUGUST 9, 2022,
PREPARED BY BARGHAUSEN CONSULTING ENGINEERS, INC



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.



1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



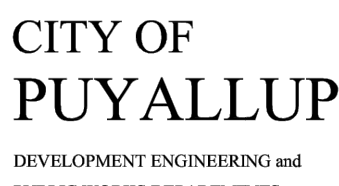
SILT FENCE SHALL BE
INSTALLED ON CONTOUR
OTHER INSTALLATIONS ARE
NOT EXCEPTABLE.

*FILTER FABRIC TO BE
DETERMINED BY DESIGN
ENGINEER

TYPICAL CROSS SECTION



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. 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 RISK ZONE FOR VEGETATION PROPOSED FOR RETENTION.



GRADING, EROSION, AND SEDIMENTATION CONTROL NOTES

DRAWN BY JIM ERWIN-SVOBODA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY LINDA LIAN	CITY STANDARD
FILE NAME D:\DWG\COMMON\STD\CS\CITY\2009\05 GRD\05.01.05.02.01	DATE APPROVED 6/10/2009	DATE REVISED 11/18/2014	SCALE 1=1	05.02.01

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CITY OF PUYALLUP STANDARD DESIGN DETAILS

SHEET NUMBER

EN.04

PROPERTY INFORMATION

**FORMER WASHINGTON
COLD STORAGE**

240 15TH ST SE
PUYALLUP, WA 98372

DOCUMENT INFORMATION

GRADING PERMIT SUBMITTAL

3/19/25

PREPARED FOR

CREF3 PUYALLUP OWNER LLC
11611 SAN VINCETE BOULEVARD
10TH FLOOR
LOS ANGELES, CA 90049

DISCLAIMER

THIS SET OF DRAWINGS AND DOCUMENTS IS FOR GRADING PER SUBMITTAL ONLY AND DOES NOT CONSTITUTE A COMPLETE SET OF DOCUMENTS FOR ANY OTHER PURPOSE.

ORIGINAL SHEET SIZE 34" X 22"
IF NOT PRINTED TO ORIGINAL SIZE
DRAWING SCALE WILL NOT BE
ACCURATE

ORIGINAL PLAN SET IN COLOR, IF
PRINTED IN BLACK AND WHITE,
DETAILS MIGHT BE MISSING

SUBMITTAL / REVISION	DATE
1 GRADING PERMIT SUBMITTAL	03/19/25

STAM



3/19/2025

APPROVED

BY Sam Norman
CITY OF PUYALLUP
ENGINEERING SERVICES
DATE 04/16/2025

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 CITY ENGINEER

PROJECT NO. 2636-001

DATE 03/19/25
DRAWN BY RB
REVIEWED BY YP

SHEET 4 OF 4