

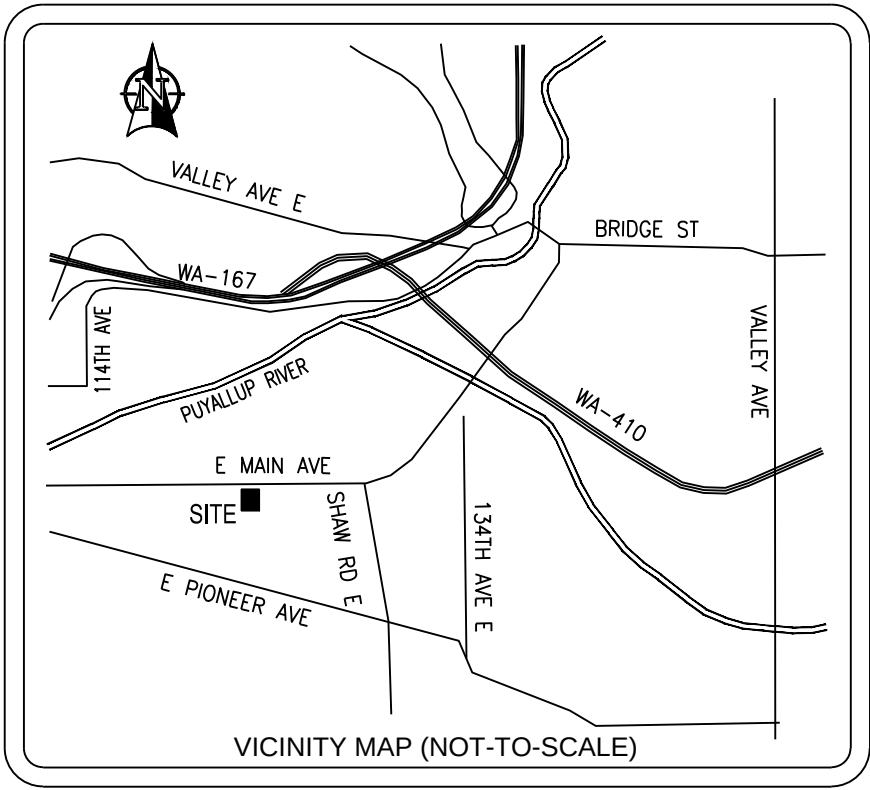


EXISTING CONDITIONS NOTES

FOR

PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON
RECORD DRAWING



SURVEY INFORMATION:

HORIZONTAL DATUM:
BASIS OF BEARING:
NAD 83/91 SOUTH 62°15'02" EAST BETWEEN PIERCE COUNTY CONTROL MONUMENT NO. 406, BEING A BRASS MONUMENT WITH STAMPED "X" IN THE PARKING LOT OF THE BUSINESS AT 1618 E. MAIN CITY OF PUYALLUP & PIERCE COUNTY CONTROL MONUMENT NO. 86, BEING A STONE MONUMENT WITH CHISELED "X" 2 FT. BELOW GRADE ON THE EAST SHOULDER OF PIONEER WAY.

VERTICAL DATUM: NGVD 29
HELD THE RECORD ELEVATION LIST FOR THE PIERCE COUNTY CONTROL NO.406 HAVING A RECORD ELEVATION OF 42.50 FEET

DATUM CONVERSION FORMULA: NAVD88 = NGVD29 + 3.491'

DATES OF SURVEY:
FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN APRIL 2019. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME, UNLESS OTHERWISE NOTED.

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A TOPCON GT ROBOTIC TOTAL STATION, A TOPCON GR-5 GPS, AND A TOPCON FC500 DATA COLLECTOR WITH MAGNET SOFWATER WAS PERFORMED, ESTABLISHING THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

TAX PARCEL NUMBER(S):
APN.042026-370-0
APN.042026-403-8

ADDRESS:
XXXX E. MAIN ST., PUYALLUP, WA 98372

FLOOD ZONE:
SITE LIES WITHIN "FLOOD ZONE X - UNSHADED", PER FEMA FIRM MAP NUMBER 53053C0334E, MAP PANEL 334 OF 1375, FOR PIERCE COUNTY, WASHINGTON, AND INCORPORATED AREAS.

"FLOOD ZONE X - UNSHADED" ARE "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER THE LEGEND ON SAID FEMA FIRM MAP PANEL.

GROSS LAND AREA:
428.227± S.F. (9.831± AC.)

SURVEYOR'S NOTES:
1. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. NO BUILDINGS OR NO STRIPED PARKING ON SITE
4. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. THERE IS NO EVIDENCE OF A FIELD DELINEATION OF WETLANDS BY A QUALIFIED SPECIALIST OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NO WETLAND MARKERS WERE FOUND IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. NCS-938254-WA1 DATED DECEMBER 04, 2018 AT 8:00 AM)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIERCE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 26, TOWNSHIP 20 NORTH RANGE 04 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF ACKERSON'S 2ND ADDITION ON THE EAST LINE OF R. NIX DONATION LAND CLAIM; THENCE ON NORTH LINE OF SAID ADDITION SOUTH 89°30'20" WEST 400 FEET TO POINT OF BEGINNING;
THENCE NORTH 01°09'05" WEST 1,353.45 FEET;
THENCE SOUTH 89°30'20" WEST 400 FEET;
THENCE SOUTH 01°09'05" EAST 1,353.45 FEET TO NORTH LINE OF SAID ADDITION;
THENCE NORTH 89°30'20" EAST 400 FEET TO THE POINT OF BEGINNING.

EXCEPT STATE HIGHWAY;

AND EXCEPT PROPERTY DESCRIBED IN DEED RECORDED FEBRUARY 19, 2010 UNDER RECORDING NO. 201002190078.

SPECIAL EXCEPTIONS:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. NCS-938254-WA1 DATED DECEMBER 04, 2018 AT 8:00 AM)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
(NOT SURVEY RELATED)

2. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.

(NOT SURVEY RELATED)

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
(NOT SURVEY RELATED)

4. EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(NOT SURVEY RELATED)

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(NOT SURVEY RELATED)

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.
(NOT SURVEY RELATED)

7. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS OR MEDICAL ASSISTANCE HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
(NOT SURVEY RELATED)

8. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY.
(NOT SURVEY RELATED)

9. LIEN OF THE REAL ESTATE EXCISE SALES TAX AND SURCHARGE UPON ANY SALE OF SAID PREMISES, IF UNPAID. AS OF THE DATE HEREIN, THE EXCISE TAX RATE FOR THE CITY OF PUYALLUP IS AT 1.78%.
LEVY/AREA CODE: 096
FOR ALL TRANSACTIONS RECORDED ON OR AFTER JULY 1, 2005:
• A FEE OF \$10.00 WILL BE CHARGED ON ALL EXEMPT TRANSACTIONS;
• A FEE OF \$5.00 WILL BE CHARGED ON ALL TAXABLE TRANSACTIONS IN ADDITION TO THE EXCISE TAX DUE.
(NOT SURVEY RELATED)

10. POTENTIAL CHARGES, FOR THE KING COUNTY SEWAGE TREATMENT CAPACITY CHARGE, AS AUTHORIZED UNDER RCW 35.58 AND KING COUNTY CODE 28.84.050. SAID CHARGES COULD APPLY FOR ANY PROPERTY THAT CONNECTED TO THE KING COUNTY SEWER SERVICE AREA ON OR AFTER FEBRUARY 1, 1990. NOTE: PROPERTIES LOCATED IN SNOHOMISH COUNTY AND PIERCE COUNTY MAY BE SUBJECT TO THE KING COUNTY SEWAGE TREATMENT CAPACITY CHARGES. TO VERIFY CHARGES CONTACT: (206) 296-1450 OR CAPCHARGESCROW@KINGCOUNTY.GOV.
(NOT SURVEY RELATED)

11. THE EFFECT OF A DOCUMENT ENTITLED "PERSONAL REPRESENTATIVE'S DEED", RECORDED AUGUST 10, 2007 AS RECORDING NO. 200708100174 OF OFFICIAL RECORDS. SAID DOCUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION.
(NOT SURVEY RELATED)

12. TERMS AND CONDITIONS OF THE PAUL F. NIX CREDIT TRUST, UNDER WHICH TITLE IS VESTED; A COPY OF THE TRUST AGREEMENT AND ALL AMENDMENTS SHOULD BE SUBMITTED PRIOR TO CLOSING.
(NOT SURVEY RELATED)

13. EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR PDC SEATTLE LPV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.
(NOT SURVEY RELATED)

14. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499a, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.
(NOT SURVEY RELATED)

15. MATTERS OF EXTENDED OWNER/PURCHASER COVERAGE WHICH ARE DEPENDENT UPON AN INSPECTION AND AN ALTA SURVEY OF THE PROPERTY FOR DETERMINATION OF INSURABILITY. PLEASE SUBMIT A COPY OF THE ALTA SURVEY AT YOUR EARLIEST CONVENIENCE FOR REVIEW. OUR INSPECTION WILL BE HELD PENDING OUR REVIEW OF THE ALTA SURVEY AND THE RESULT OF SAID INSPECTION WILL BE FURNISHED BY SUPPLEMENTAL REPORT.
(NOT SURVEY RELATED)

16. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
(NOT SURVEY RELATED)

17. PRIOR TO ISSUANCE OF AN EXTENDED COVERAGE POLICY, THE COMPANY WILL REQUIRE AN OWNER'S AFFIDAVIT BE COMPLETED AND SUBMITTED TO THE COMPANY FOR APPROVAL PRIOR TO CLOSING. THE COMPANY RESERVES THE RIGHT TO MAKE ANY ADDITIONAL REQUIREMENT AS WARRANTED.

(NOT SURVEY RELATED)

LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-976964-WA1, DATED AUGUST 20, 2019 AT 8:00 AM)

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF THE SOUTH LINE OF STATE HIGHWAY NO. 5:

BEGINNING AT THE NORTHEAST CORNER OF ACKERSON'S SECOND ADDITION ON THE EAST LINE OF THE R. NIX DONATION LAND CLAIM IN SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE ON THE NORTH LINE OF SAID ADDITION SOUTH 89°30'20" WEST 400 FEET;
THENCE PARALLEL TO SAID EAST LINE OF CLAIM NORTH 1°09'05" WEST 1,353.45 FEET;
THENCE NORTH 89°30'20" EAST 20 FEET;
THENCE SOUTH 1°09'05" EAST 137 FEET;
THENCE NORTH 89°30'20" EAST 380 FEET TO SAID EAST LINE OF CLAIM;
THENCE SOUTH 1°09'05" EAST 1216.45 FEET TO POINT OF BEGINNING.

SPECIAL EXCEPTIONS:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-976964-WA1, DATED AUGUST 20, 2019 AT 8:00 AM)

ITEMS 1 THROUGH 12 ARE NOT SURVEY RELATED.

13. ASSIGNMENT OF LEASES AND/OR RENTS AND THE TERMS AND CONDITIONS THEREOF:
ASSIGNOR: TPLM, LLC AND/OR ASSIGNS
ASSIGNEE: HERITAGE BANK
RECORDED JANUARY 23, 2015
RECORDING INFORMATION: 201501230207
THE EFFECT OF A DOCUMENT ENTITLED "RELEASE OF ASSIGNMENT OF LEASES AND RENTS", RECORDED APRIL 30, 2018 AS RECORDING NO. 201804300358 OF OFFICIAL RECORDS.
(NOT PLOTTABLE, DOCUMENT GRANTS BLANKET ACCESS TO COLLECT AND RECEIVE RENTS AND TO MAINTAIN THE PROPERTY.)

14. EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR TPLM, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.

15. EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR PDC SEATTLE LPV BB/TH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.

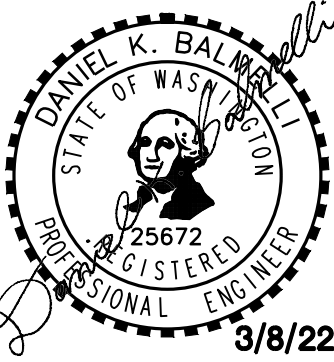
16. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.

17. PRIOR TO ISSUANCE OF AN EXTENDED COVERAGE POLICY, THE COMPANY WILL REQUIRE AN OWNER'S AFFIDAVIT BE COMPLETED AND SUBMITTED TO THE COMPANY FOR APPROVAL PRIOR TO CLOSING. THE COMPANY RESERVES THE RIGHT TO MAKE ANY ADDITIONAL REQUIREMENT AS WARRANTED.

No.	Date	By	Cd.	Appr.	Revision
7	3/8/22	ZTW	DKB		RECORD DRAWING

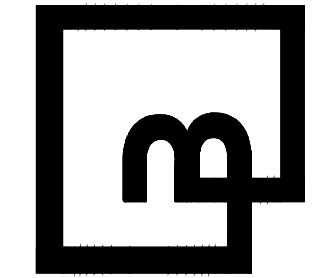
Title: EXISTING CONDITIONS NOTES

For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale:	Horizontal	N/A	Vertical
Designed	ZTW		
Drawn	ZTW		
Checked	ZTW		
Approved	DKB		
Date	3/8/22		

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



Job Number
20705

Sheet

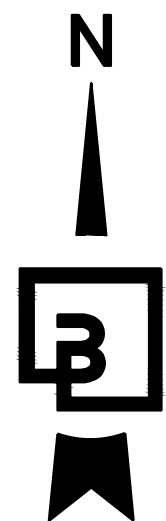
C2 of 23

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

NOTE:
THIS APPROVAL IS VOID AFTER 1 YEAR 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 ENGINEERING SERVICES MANAGER.



EXISTING CONDITIONS MAP

FOR

PUYALLUP CORPORATE PARK

A PORTION OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

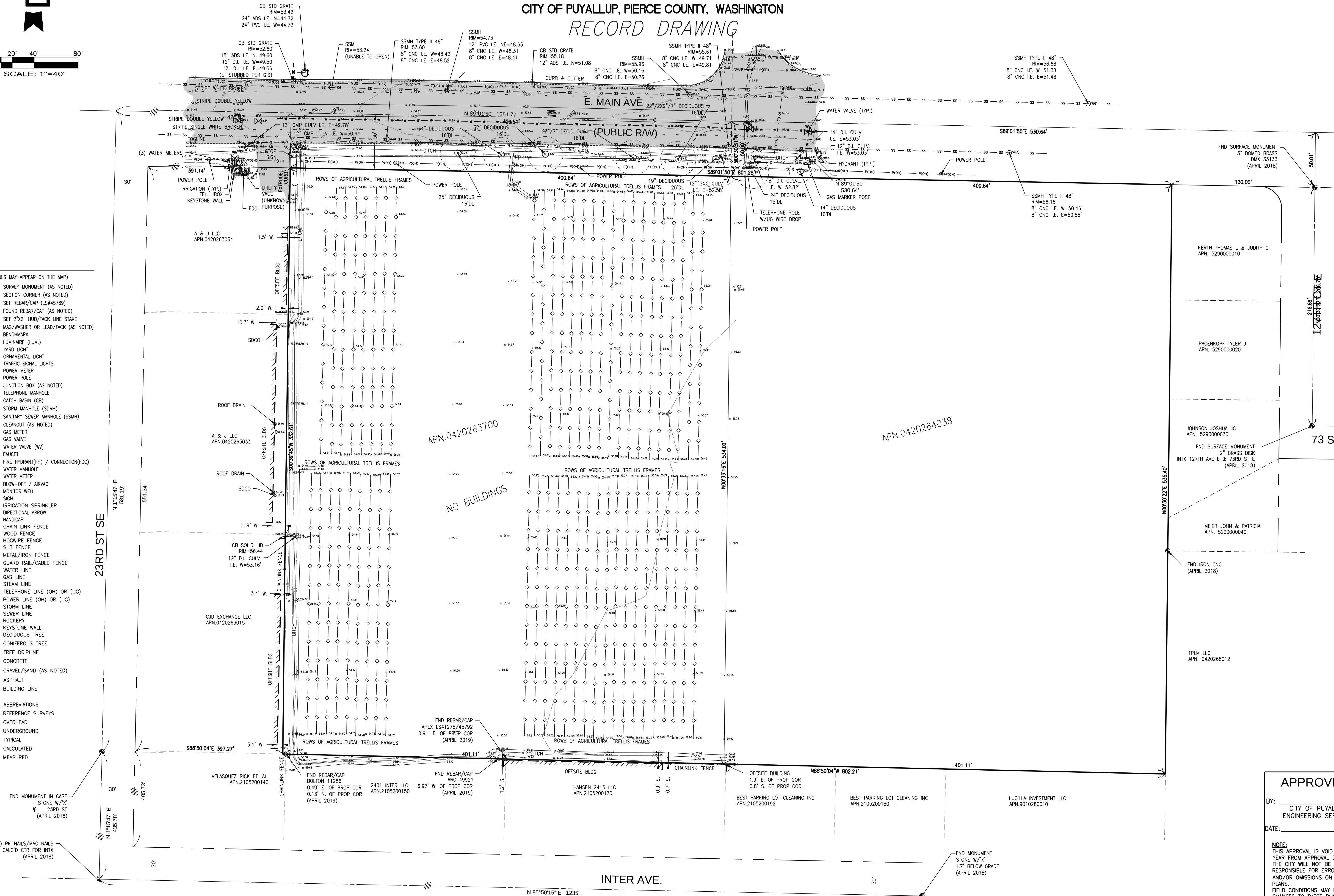
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (LS#45789)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"x2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- BENCHMARK
- LUMINAIRE (LUM.)
- YARD LIGHT
- ORNAMENTAL LIGHT
- TRAFFIC SIGNAL LIGHTS
- POWER METER
- POWER POLE
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- CLEANOUT (AS NOTED)
- GAS METER
- GAS VALVE
- WATER VALVE (WV)
- FALCET
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- WATER MANHOLE
- WATER METER
- BLOW-OFF / AIRVAC
- MONITOR WELL
- SIGN
- IRRIGATION SPRINKLER
- DIRECTIONAL ARROW
- HANDICAP
- CHAIN LINK FENCE
- WOOD FENCE
- HOGWIRE FENCE
- SILT FENCE
- METAL/IRON FENCE
- GUARD RAIL/CABLE FENCE
- WATER LINE
- GAS LINE
- STEAM LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE

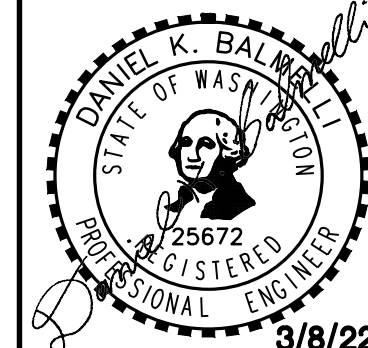


Revision
7 13/8/22 ZTW DKB
No. Date By Cda.

EXISTING CONDITIONS MAP

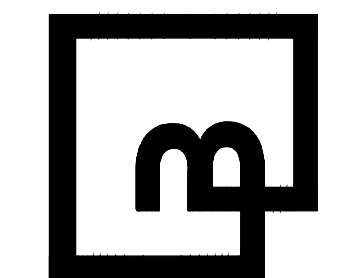
FOR
PUYALLUP CORPORATE PARK

For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale: Horizontal 1"=40' Vertical 1"=40'
Designed ZTW
Drawn ZTW
Checked ZTW
Approved DKB
Date 3/8/22

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

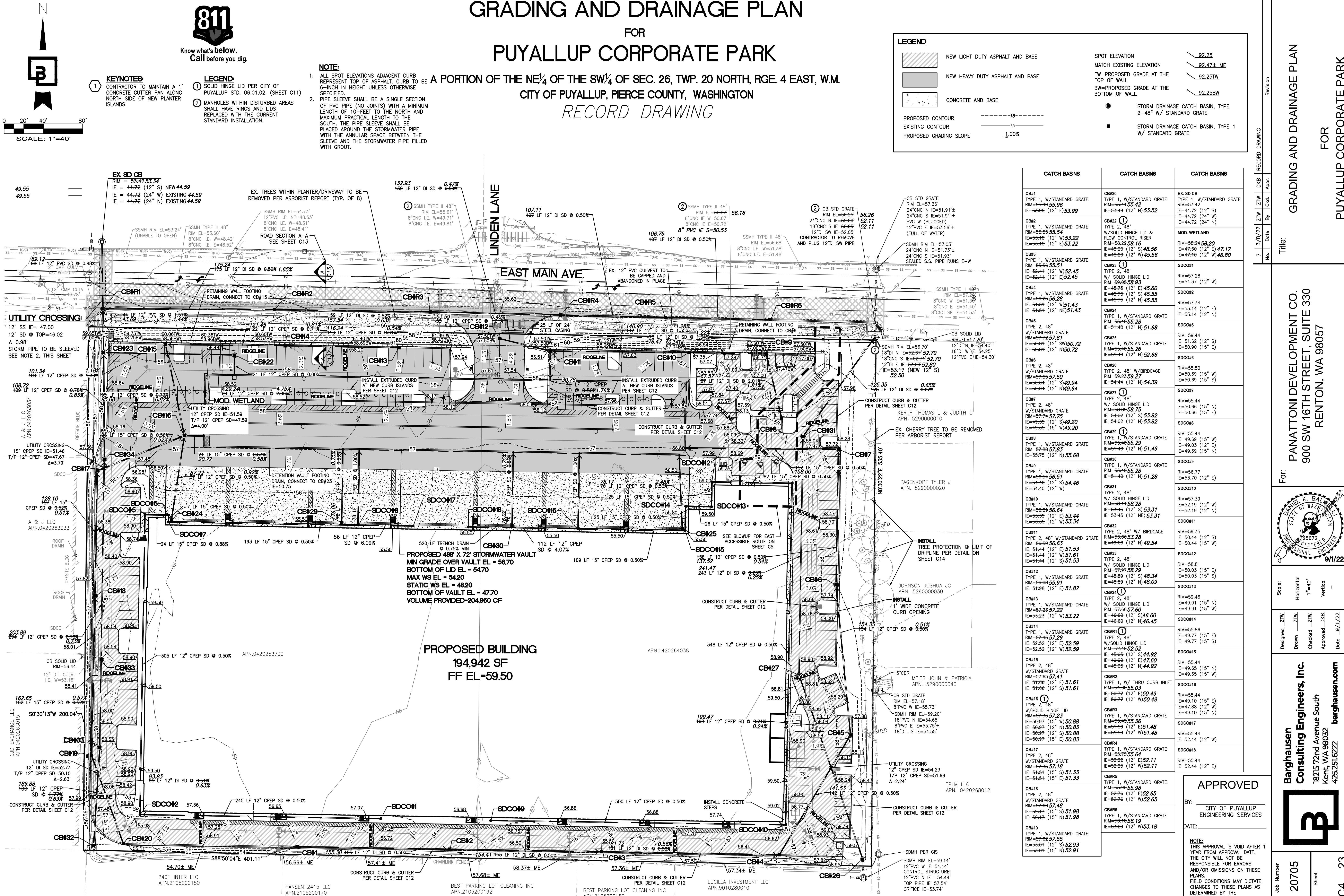


Job Number 20705
Sheet C3 of 23

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES
DATE:

NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR 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 ENGINEERING SERVICES MANAGER.



811

Know what's below.
Call before you dig.

KEYNOTES:

CONTRACTOR TO MAINTAIN A 1' CONCRETE GUTTER PAN ALONG NORTH SIDE OF NEW PLANTER ISLANDS

LEGEND:

SOLID HINGE LID PER CITY OF PUYALLUP STD. 06.01.02. (SHEET C11)

MANHOLES WITHIN DISTURBED AREAS SHALL HAVE RINGS AND LIDS REPLACED WITH THE CURRENT STANDARD INSTALLATION.

NOTE:

ALL SPOT ELEVATIONS ADJACENT CURB REPRESENT TOP OF ASPHALT. CURB TO BE 6-INCH IN HEIGHT UNLESS OTHERWISE SPECIFIED.

PIPE SLEEVE SHALL BE A SINGLE SECTION OF PVC PIPE (NO JOINTS) WITH A MINIMUM LENGTH OF 10-FEET TO THE NORTH AND MAXIMUM PRACTICAL LENGTH TO THE SOUTH. THE PIPE SLEEVE SHALL BE PLACED AROUND THE STORMWATER PIPE WITH THE ANNULAR SPACE BETWEEN THE SLEEVE AND THE STORMWATER PIPE FILLED WITH GROUT.

SCALE: 1"=40'

GRADING AND DRAINAGE PLAN

FOR

PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING

LEGEND

NEW LIGHT DUTY ASPHALT AND BASE

NEW HEAVY DUTY ASPHALT AND BASE

CONCRETE AND BASE

PROPOSED CONTOUR

EXISTING CONTOUR

PROPOSED GRADING SLOPE

SPOT ELEVATION

MATCH EXISTING ELEVATION

TW=PROPOSED GRADE AT THE TOP OF WALL

BW=PROPOSED GRADE AT THE BOTTOM OF WALL

STORM DRAINAGE CATCH BASIN, TYPE 2-48" W/ STANDARD GRATE

STORM DRAINAGE CATCH BASIN, TYPE 1 W/ STANDARD GRATE

92.25

92.47± ME

92.25TW

92.25BW

CATCH BASINS	CATCH BASINS	CATCH BASINS
CB#1 TYPE 1, W/STANDARD GRATE RIM=55.55, 55.96 IE=53.99 (12" E) 53.99	CB#20 TYPE 1, W/STANDARD GRATE RIM=55.44, 55.42 IE=53.49 (12" S) 53.52	EX. SD CB TYPE 1, W/STANDARD GRATE RIM=55.44, 55.42 IE=53.49 (12" S) 53.52
CB#2 TYPE 1, W/STANDARD GRATE RIM=55.55, 55.54 IE=53.49 (12" S) 53.22	CB#22 TYPE 2, 48" W/SOLID HINGE LID & FLOW CONTROL RISER RIM=55.55, 55.16 IE=53.49 (12" S) 45.56	MOD. WETLAND RIM=55.24, 58.20 IE=53.14 (12" E) 47.17
CB#3 TYPE 1, W/STANDARD GRATE RIM=55.55, 55.51 IE=53.49 (12" S) 52.45	CB#23 TYPE 2, 48" W/ SOLID HINGE LID RIM=55.55, 58.93 IE=53.49 (12" S) 45.60	SDCO#1 RIM=57.28 IE=54.37 (12" W)
CB#4 TYPE 1, W/STANDARD GRATE RIM=55.55, 56.28 IE=53.49 (12" S) 51.43	CB#24 TYPE 1, W/STANDARD GRATE RIM=55.46, 55.28 IE=53.49 (12" S) 51.43	SDCO#2 RIM=57.34 IE=53.14 (12" E)
CB#5 TYPE 2, 48" W/STANDARD GRATE RIM=55.55, 57.61 IE=53.49 (12" S) 50.72	CB#25 TYPE 1, W/STANDARD GRATE RIM=55.46, 55.26 IE=53.49 (12" S) 52.66	SDCO#5 RIM=59.44 IE=51.62 (12" S)
CB#6 TYPE 2, 48" W/STANDARD GRATE RIM=55.55, 57.50 IE=53.49 (12" S) 49.94	CB#26 TYPE 2, 48" W/BIRD CAGE RIM=55.55, 59.27 IE=53.49 (12" S) 54.39	SDCO#6 RIM=55.50 IE=50.69 (15" W)
CB#7 TYPE 2, 48" W/STANDARD GRATE RIM=55.55, 57.75 IE=53.49 (12" S) 49.20	CB#27 TYPE 2, 48" W/ SOLID HINGE LID RIM=55.55, 58.75 IE=53.49 (12" S) 53.92	SDCO#7 RIM=55.44 IE=50.66 (15" N)
CB#8 TYPE 1, W/STANDARD GRATE RIM=55.55, 57.83 IE=53.49 (12" S) 55.68	CB#28 TYPE 1, W/STANDARD GRATE RIM=55.46, 55.29 IE=53.49 (12" S) 51.49	SDCO#8 RIM=55.44 IE=50.66 (15" N)
CB#9 TYPE 1, W/STANDARD GRATE RIM=55.55, 56.51 IE=53.49 (12" S) 54.46	CB#29 TYPE 1, W/STANDARD GRATE RIM=55.46, 55.28 IE=53.49 (12" S) 51.28	SDCO#9 RIM=56.77 IE=53.70 (12" E)
CB#10 TYPE 1, W/STANDARD GRATE RIM=55.55, 56.64 IE=53.49 (12" S) 53.44	CB#30 TYPE 2, 48" W/ SOLID HINGE LID RIM=55.55, 58.28 IE=53.49 (12" S) 53.31	SDCO#10 RIM=57.39 IE=52.19 (12" W)
CB#11 TYPE 2, 48" W/STANDARD GRATE RIM=55.55, 56.63 IE=53.49 (12" S) 51.53	CB#31 TYPE 1, W/STANDARD GRATE RIM=55.55, 56.61 IE=53.49 (12" S) 53.31	SDCO#11 RIM=59.35 IE=50.44 (12" S)
CB#12 TYPE 1, W/STANDARD GRATE RIM=55.55, 56.91 IE=53.49 (12" S) 51.87	CB#32 TYPE 2, 48" W/ BIRD CAGE RIM=55.55, 53.28 IE=49.94 (12" N) 49.54	SDCO#12 RIM=59.35 IE=50.44 (12" S)
CB#13 TYPE 1, W/STANDARD GRATE RIM=55.55, 57.22 IE=53.49 (12" S) 53.22	CB#33 TYPE 2, 48" W/ SOLID HINGE LID RIM=55.55, 58.29 IE=53.49 (12" S) 48.34	SDCO#13 RIM=59.46 IE=50.44 (15" N)
CB#14 TYPE 1, W/STANDARD GRATE RIM=55.55, 57.29 IE=53.49 (12" S) 52.59	CB#34 TYPE 2, 48" W/ SOLID HINGE LID RIM=55.55, 58.29 IE=53.49 (12" S) 46.45	SDCO#14 RIM=55.86 IE=49.77 (15" E)
CB#15 TYPE 2, 48" W/STANDARD GRATE RIM=55.55, 57.41 IE=53.49 (12" S) 51.61	CB#35 TYPE 1, W/STANDARD GRATE RIM=55.55, 55.36 IE=53.49 (12" S) 50.83	SDCO#15 RIM=55.44 IE=49.65 (15" N)
CB#16 TYPE 2, 48" W/STANDARD GRATE RIM=55.55, 57.41 IE=53.49 (12" S) 51.61	CB#36 TYPE 1, W/STANDARD GRATE RIM=55.55, 55.36 IE=53.49 (12" S) 50.83	SDCO#16 RIM=55.44 IE=49.10 (15" E)
CB#17 TYPE 2, 48" W/STANDARD GRATE RIM=55.55, 57.18 IE=53.49 (15" S) 51.33	CB#37 TYPE 1, W/STANDARD GRATE RIM=55.55, 55.36 IE=53.49 (12" S) 50.83	SDCO#17 RIM=55.44 IE=49.10 (15" N)
CB#18 TYPE 2, 48" W/STANDARD GRATE RIM=55.55, 57.55 IE=53.49 (12" S) 52.65	CB#38 TYPE 1, W/STANDARD GRATE RIM=55.55, 55.36 IE=53.49 (12" S) 50.83	SDCO#18 RIM=55.44 IE=52.44 (12" W)
CB#19 TYPE 1, W/STANDARD GRATE RIM=55.55, 57.55 IE=53.49 (12" S) 52.91	CB#39 TYPE 1, W/STANDARD GRATE RIM=55.55, 55.36 IE=53.49 (12" S) 50.83	SDCO#19 RIM=55.44 IE=52.44 (12" E)

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

NOTE:
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Job Number 20705

Sheet C4 of 23

For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057

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

Title: GRADING AND DRAINAGE PLAN

FOR PUYALLUP CORPORATE PARK

Revision: 7 13/8/22 ZTW DKB Apr. No. Date By Ctd. Appr.

Scale: Horizontal 1"=40' Vertical 1"=10'

Date/Time: 2/24/2023 9:38 AM Scale: 1"=1'

File: P:\200705\20705\esb\20705-gm.dwg

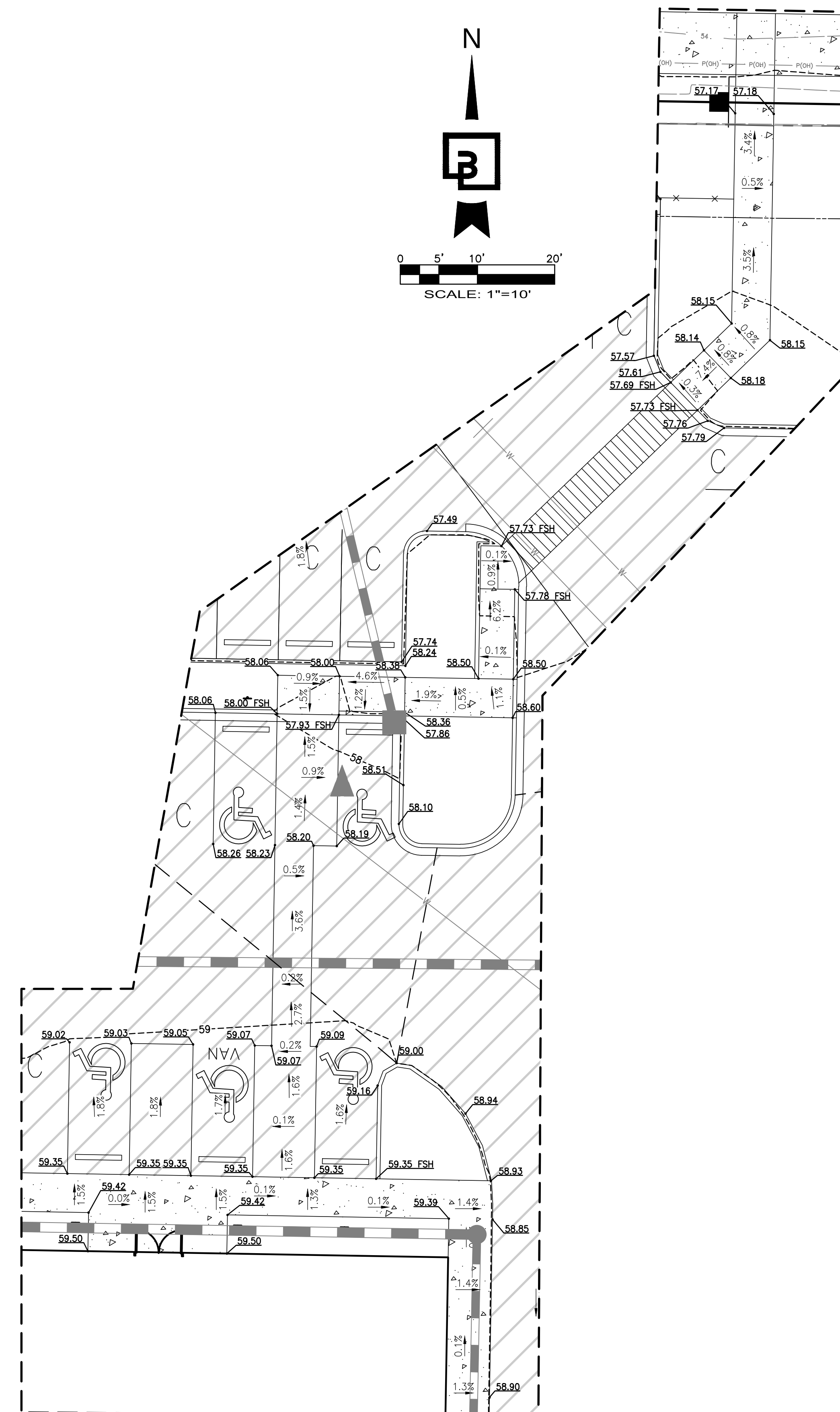
GRADING PLAN - ADA ROUTES

FOR

PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING



1 EAST ACCESSIBLE ROUTE
C5 SCALE: 1"=10'

LEGEND

- | | |
|---|---------------------------------|
|  | NEW LIGHT DUTY ASPHALT AND BASE |
|  | NEW HEAVY DUTY ASPHALT AND BASE |
|  | CONCRETE AND BASE |

PROPOSED CONTOUR	<u> -15 </u>
EXISTING CONTOUR	<u> 1.00 </u>
PROPOSED GRADING SLOPE	1.00%
SPOT ELEVATION	 <u>92.25</u>
MATCH EXISTING ELEVATION	 <u>92.47± ME</u>
TW=PROPOSED GRADE AT THE TOP OF WALL	 <u>92.25TW</u>
BW=PROPOSED GRADE AT THE BOTTOM OF WALL	 <u>92.25BW</u>
FSH=PROPOSED GRADE WHERE TOP OF CURB IS FLUSH WITH ASPHALT	 <u>92.25 FSH</u>

-  STORM DRAINAGE CATCH BASIN, TYPE
2-48" W/ STANDARD GRATE
 STORM DRAINAGE CATCH BASIN, TYPE 1
W/ STANDARD GRATE

APPROVED

BY: _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE: _____

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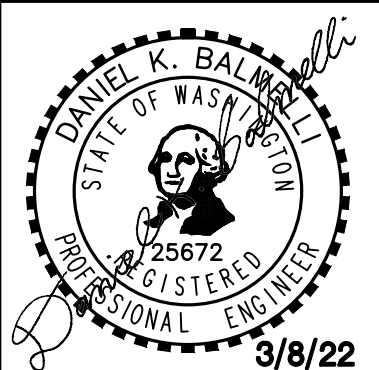
Revision

7	3/8/22	ZTW	ZTW	DKB	RECORD DRAWING
No.	Date	By	Ckd.	Appr.	

GRADING PLAN - ADA ROUTES

FOR
PUYALLUP CORPORATE PARK

For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON. WA 98057



Scale:
horizontal
1"=10'
Vertical
—

Designed ZTW
 Drawn ZTW
 Checked ZTW
 Approved DKB
 Date 3/8/22

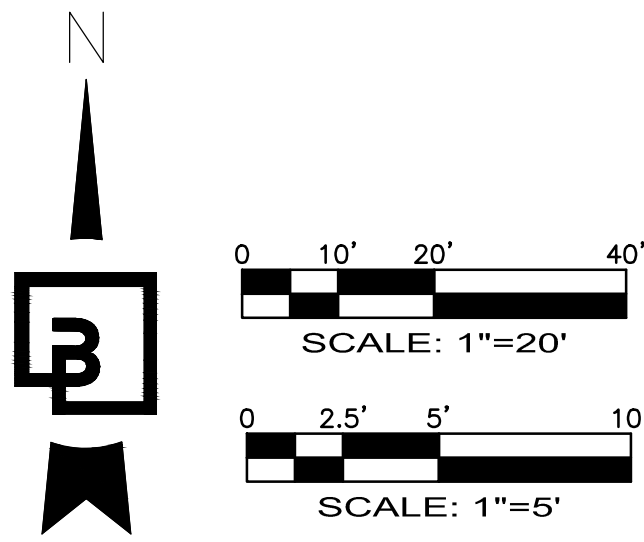
**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**



Job Number
20705

Sheet
C5 of 23

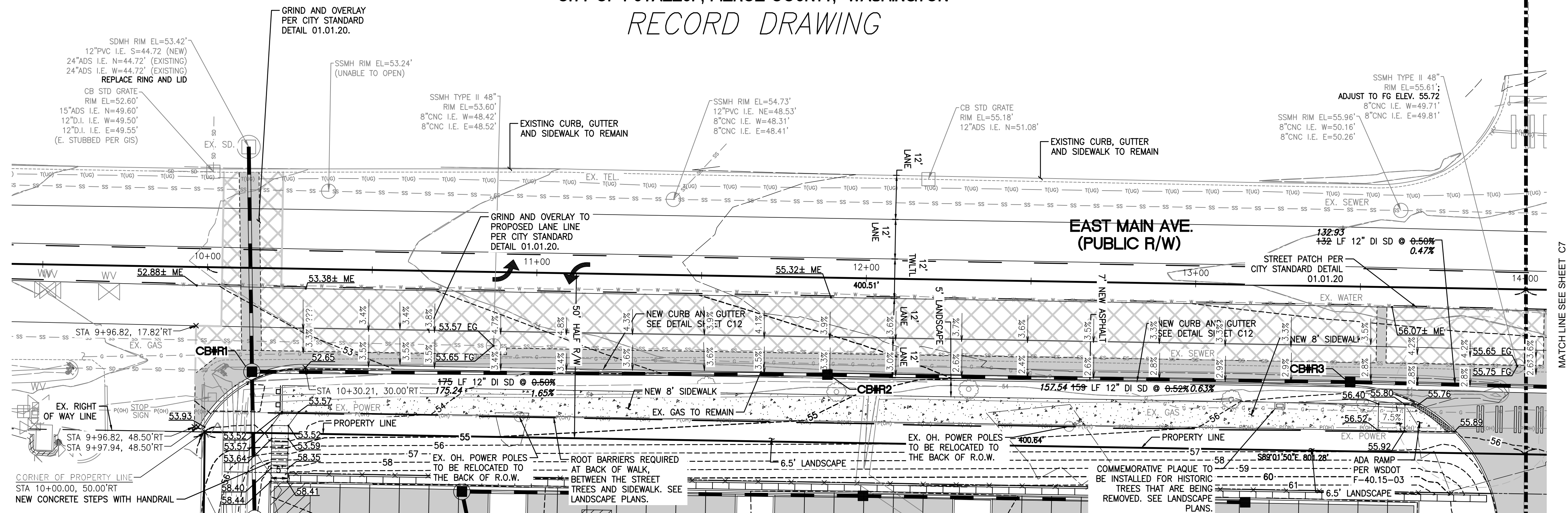
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FRONTAGE IMPROVEMENTS PLAN AND PROFILE

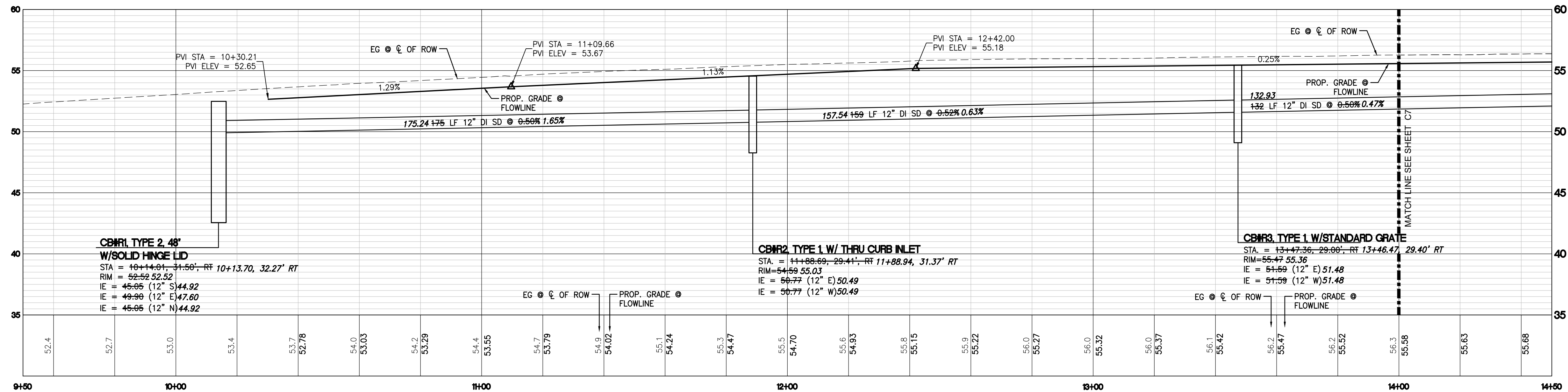
FOR PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON
RECORD DRAWING



EAST MAIN AVE PLAN VIEW STA 9+50 TO 14+00

SCALE: 1"=20'



EAST MAIN AVE PROFILE VIEW STA 9+50 TO 14+00

SCALE: HORIZ. 1"=20' VERT. 1"=5'

GRIND AND OVERLAY NOTE:

IF THE GRIND AND OVERLAY OF THE EXISTING PAVEMENT RESULTS IN A REDUCTION IN THE OVERALL PAVEMENT THICKNESS, A PORTION OF FULL DEPTH ASPHALT RESTORATION MAY BE REQUIRED. COORDINATE WITH THE CITY INSPECTOR ON SITE.

Revision

RECORD DRAWING

Apr.

By

No.

Date

3/8/22

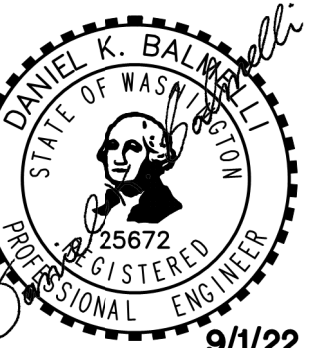
ZTW

D&B

7

Title:
FRONTAGE IMPROVEMENTS PLAN AND PROFILE

For:
PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale:

Horizontal

1"= 20'

Vertical

1"= 5'

Designed

Drawn

Checked

Approved

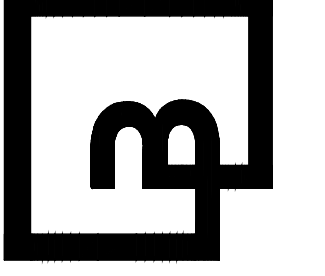
Date

9/1/22

BSUTJEY

Xref: -----

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



Job Number
20705

Sheet

C6

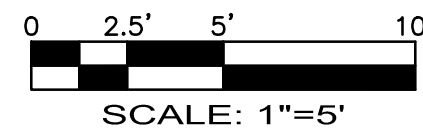
23

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

NOTE:
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Know what's below.
Call before you dig.

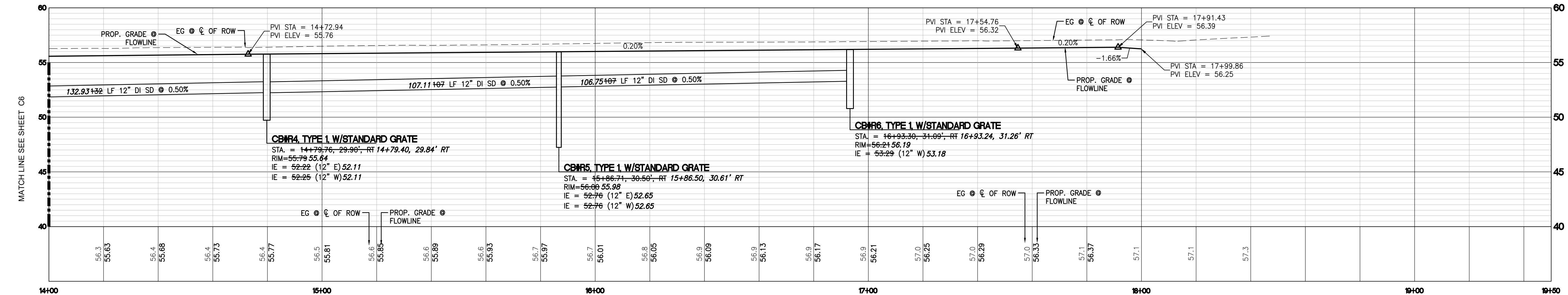
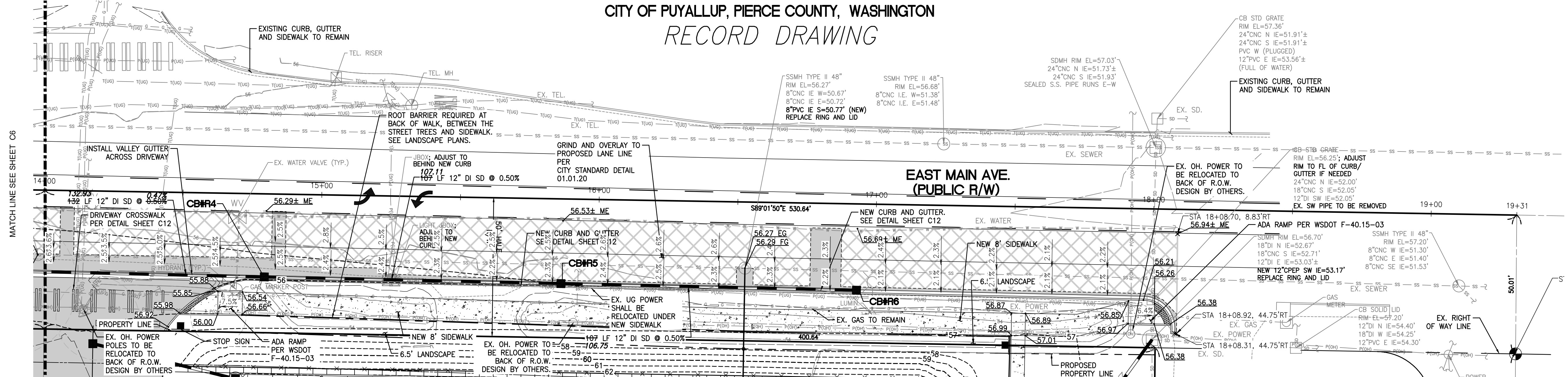
FRONTAGE IMPROVEMENTS PLAN AND PROFILE

FOR PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING



EAST MAIN AVE PROFILE VIEW STA 14+00 TO 19+50

SCALE: HORIZ. 1"=20' VERT. 1"=5'

GRIND AND OVERLAY NOTE:

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APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

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Revision
No. Date By Cld. Appr.

7 13/8/22 ZTW

DKB
ZTW
DKB

RECORD DRAWING

Title:
FRONTAGE IMPROVEMENTS PLAN AND PROFILE

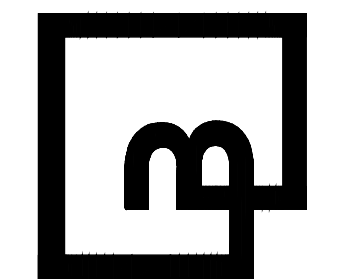
For:
PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale:
Horizontal
1"= 20'
Vertical
1"= 5'

Designed: ZTW
Drawn: ZTW
Checked: ZTW
Approved: DKB
Date: 9/1/22

Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
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Job Number
20705
Sheet
C7 of 23



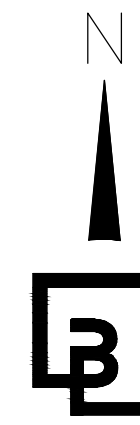
Know what's below.
Call before you dig.

WATER AND SANITARY SEWER PLAN

FOR
PUYALLUP CORPORATE PARK

A PORTION OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING



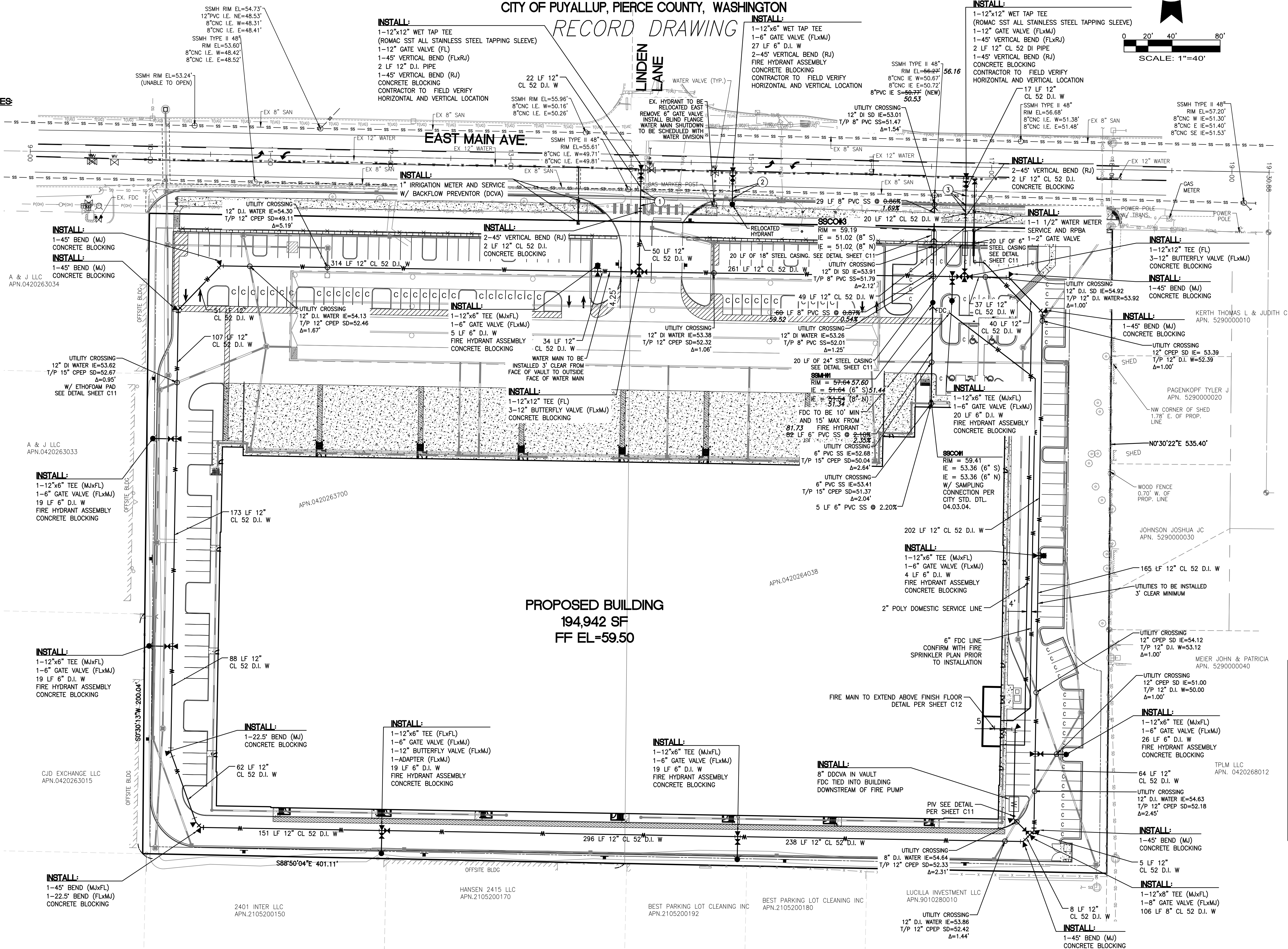
0 20' 40' 80'
SCALE: 1"=40'

FRONTAGE WATER UTILITY CROSSING KEYNOTES:

- 12" D.I. WATER TOP=48.30
EX. 8" SEWER IE=49.80
EX. GAS IE=51.89
12" DI STORM IE=51.90
- 12" D.I. WATER TOP=48.60
EX. 8" SEWER IE=50.10
12" DI STORM IE=52.25
- 12" D.I. WATER TOP=49.17
EX. 8" SEWER IE=50.67
EX. GAS IE=51.92
12" DI STORM IE=53.22

WATER CONSTRUCTION NOTES:

- WHERE WATER CROSSES UNDER SEWER, MINIMUM 18" VERTICAL SEPARATION SHALL BE PROVIDED. WATER LINE SHALL BE ENCASED IN CONCRETE OR IN A ONE QUARTER-INCH THICK CONTINUOUS STEEL OR DUCTILE IRON PIPE.
- WHERE WATER CROSSES UNDER SEWER, THE WATER LINE SHALL HAVE ONE SEGMENT OF PIPE (NOT LESS THAN 18 FEET LONG) CENTERED OVER THE CROSSING TO MAXIMIZE JOINT SEPARATION.
- AIR-VAC ASSEMBLIES SHALL BE INSTALLED AT ANY HIGH POINTS IN THE WATER MAIN.



Title:
WATER AND SANITARY SEWER
PLAN
FOR
PUYALLUP CORPORATE PARK

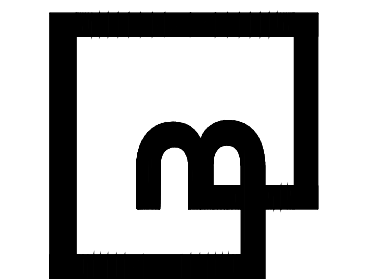
For:
PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale:
Horizontal 1"=40'
Vertical 1"=10'

Designed: ZTW
Drawn: ZTW
Checked: ZTW
Approved: DKB
Date: 9/1/22

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18215 72nd Avenue South
Kent, WA 98032
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Job Number
20705
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C8 of 23

FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED

BY: CITY OF PUYALLUP
FIRE CODE OFFICIAL

DATE:

NOTE:
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APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

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Know what's below.
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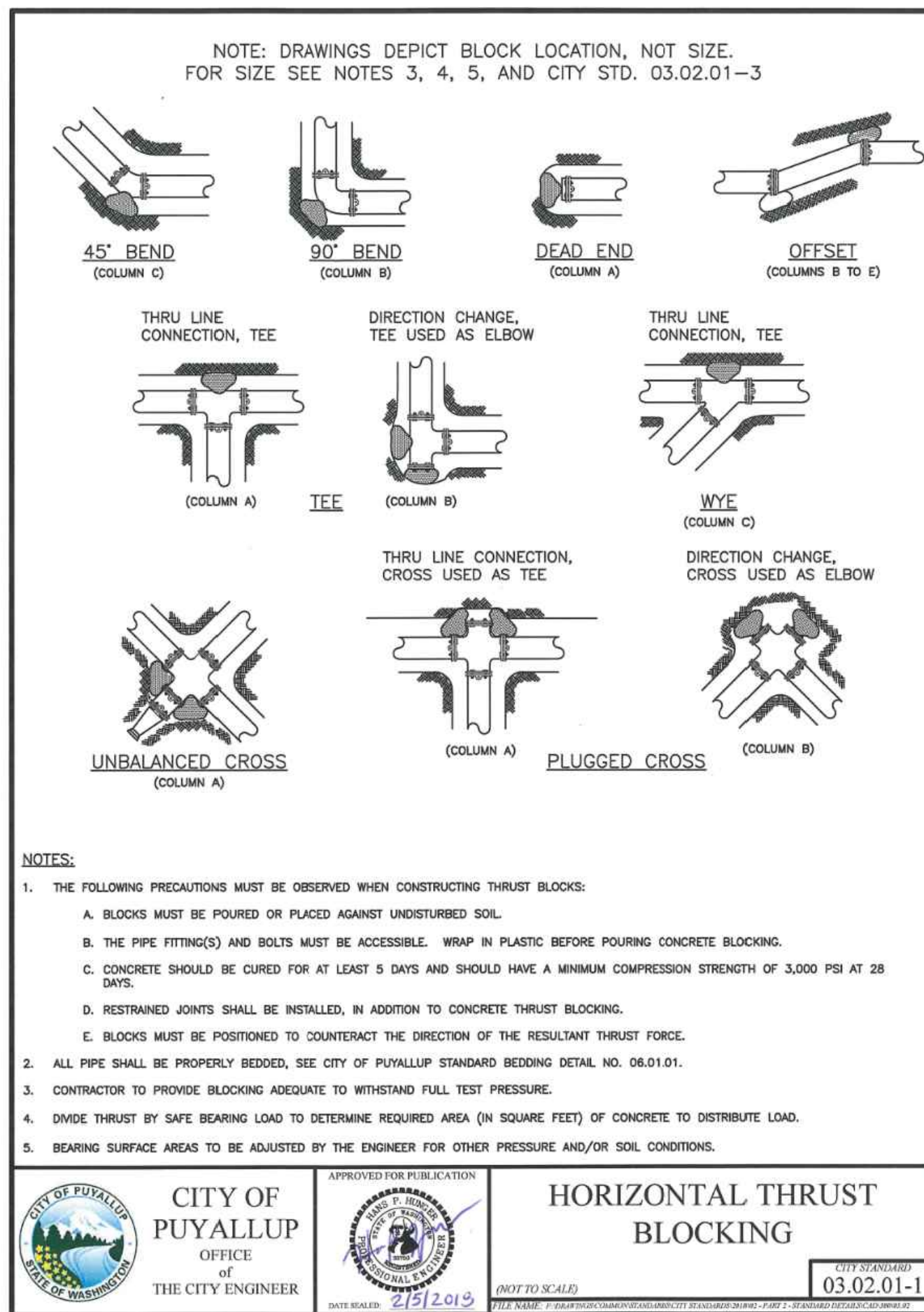
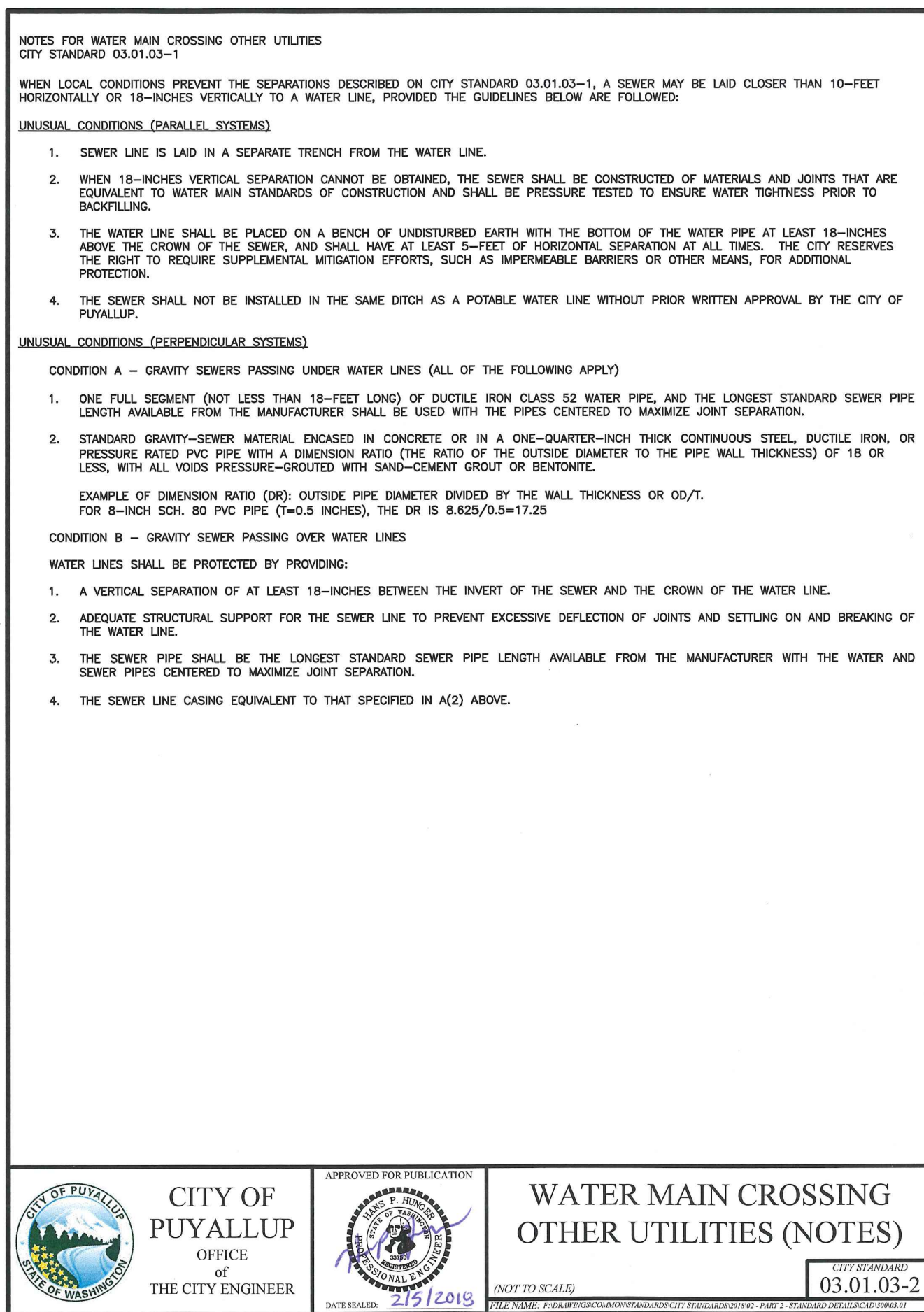
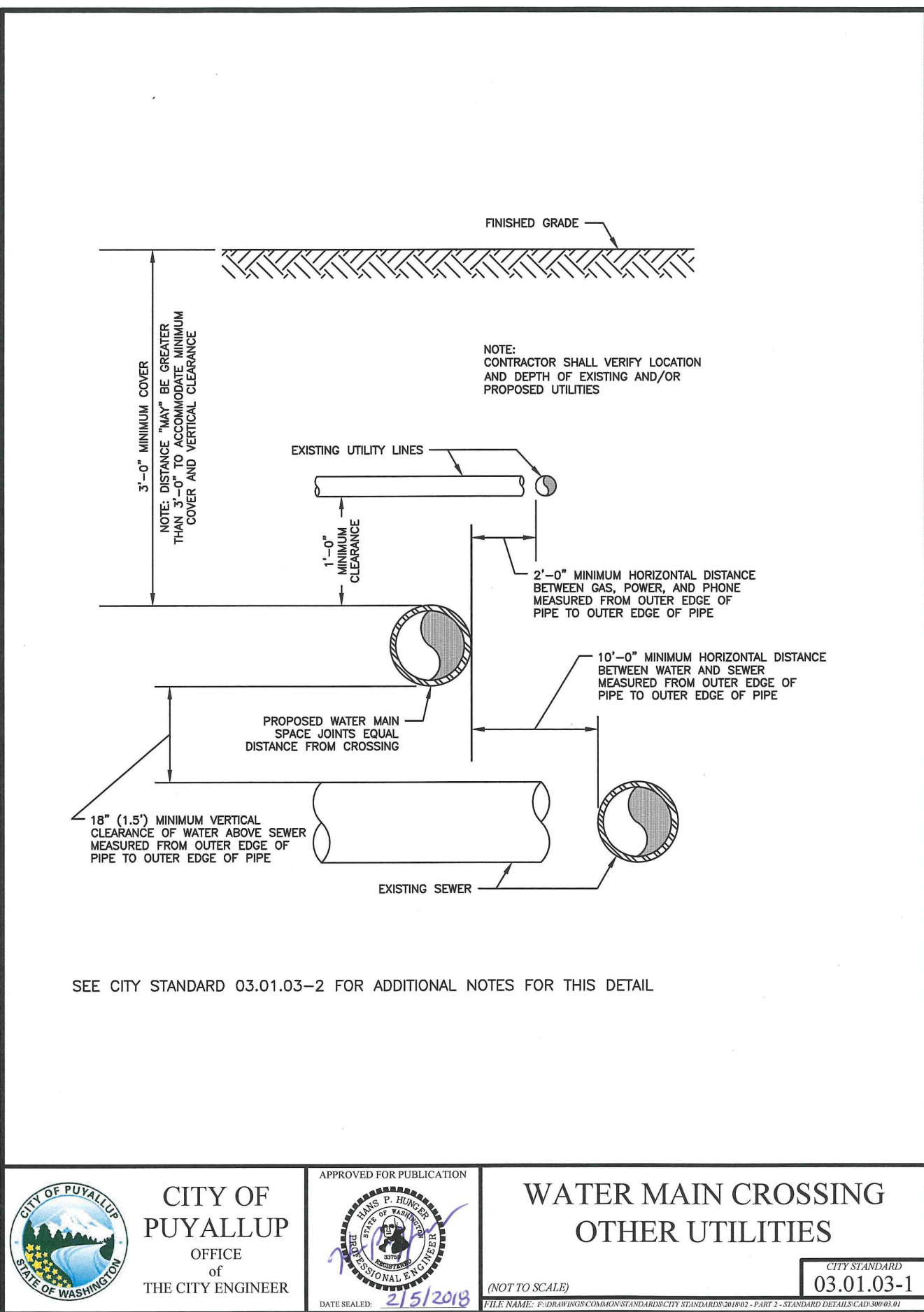
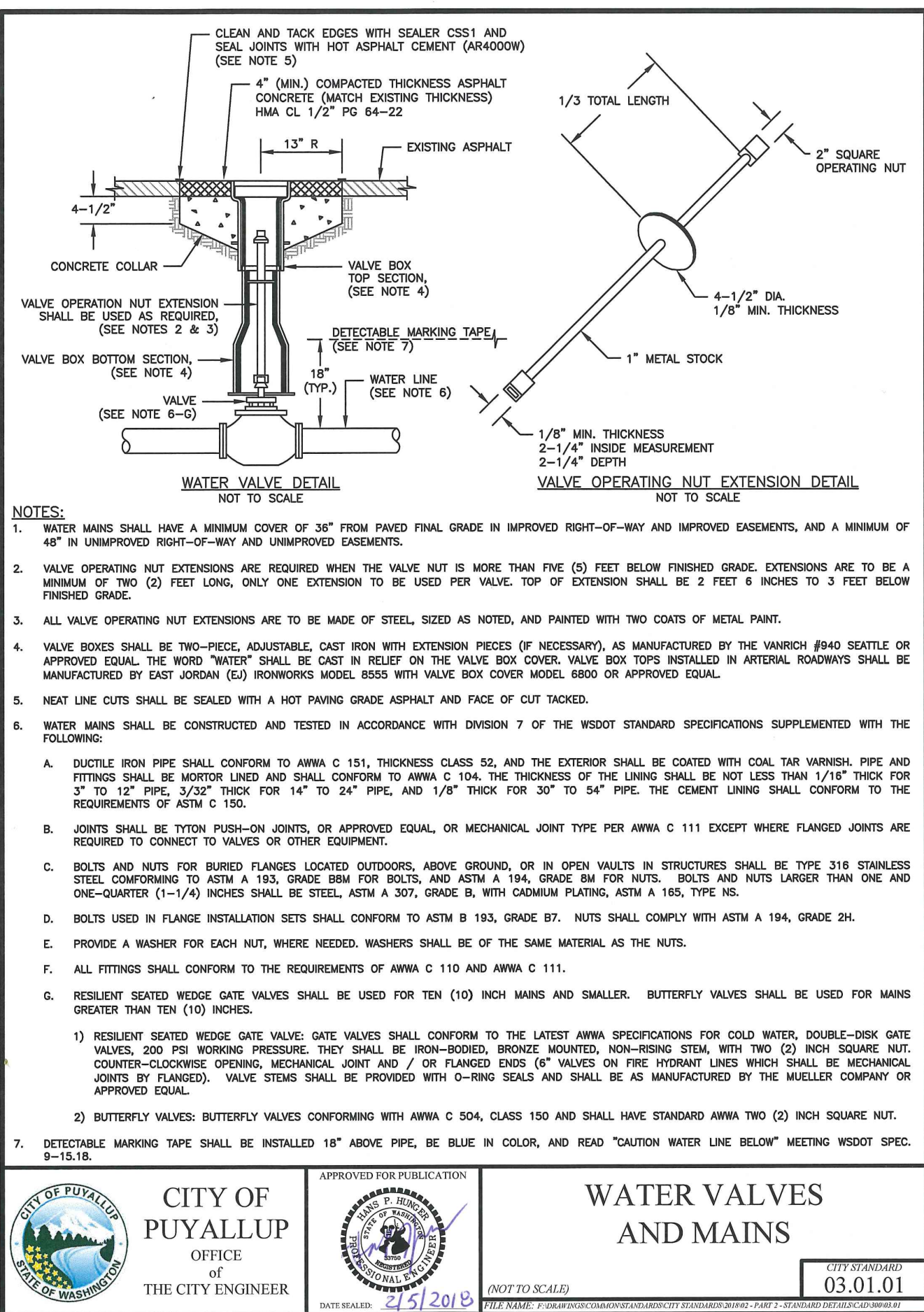
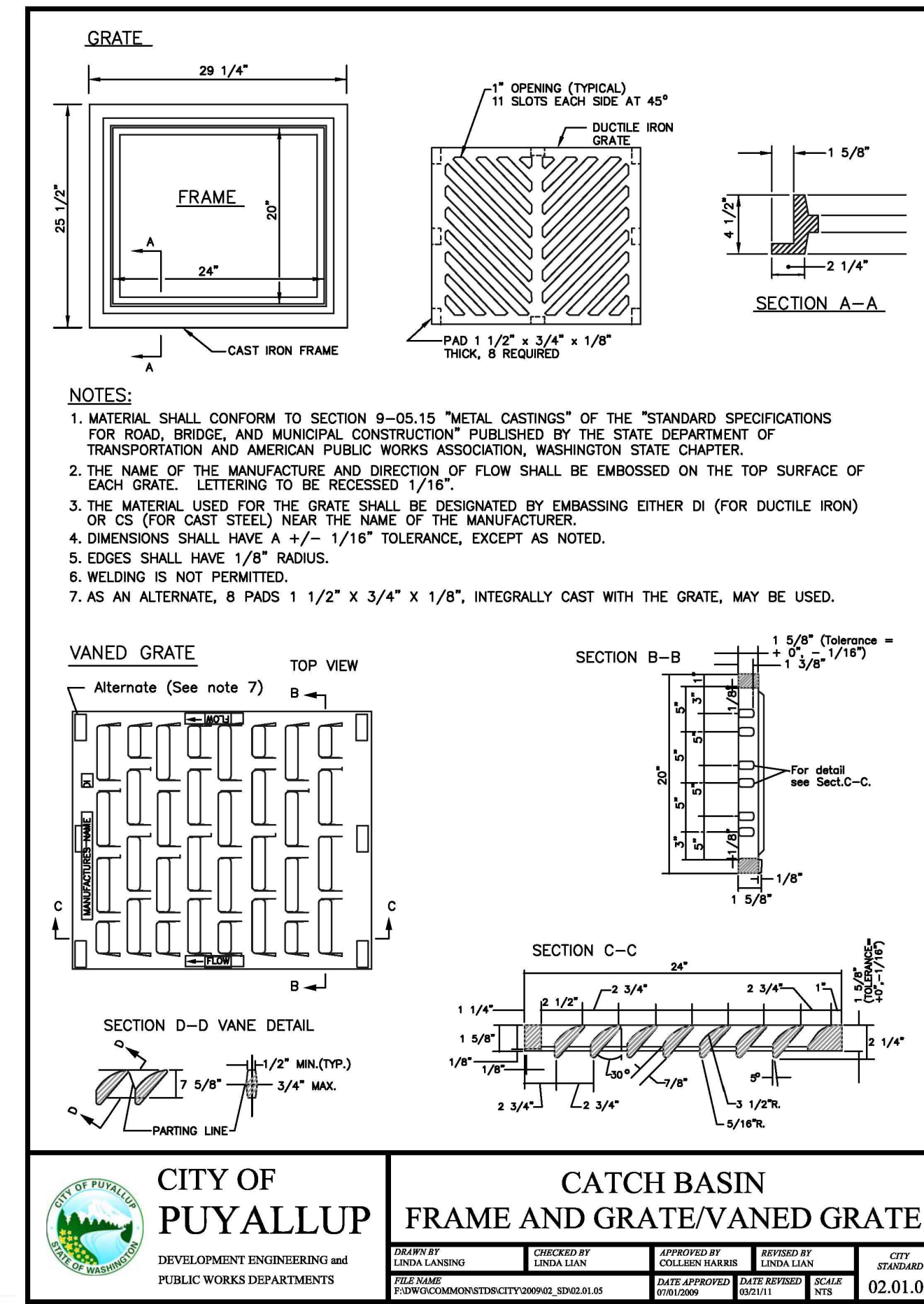
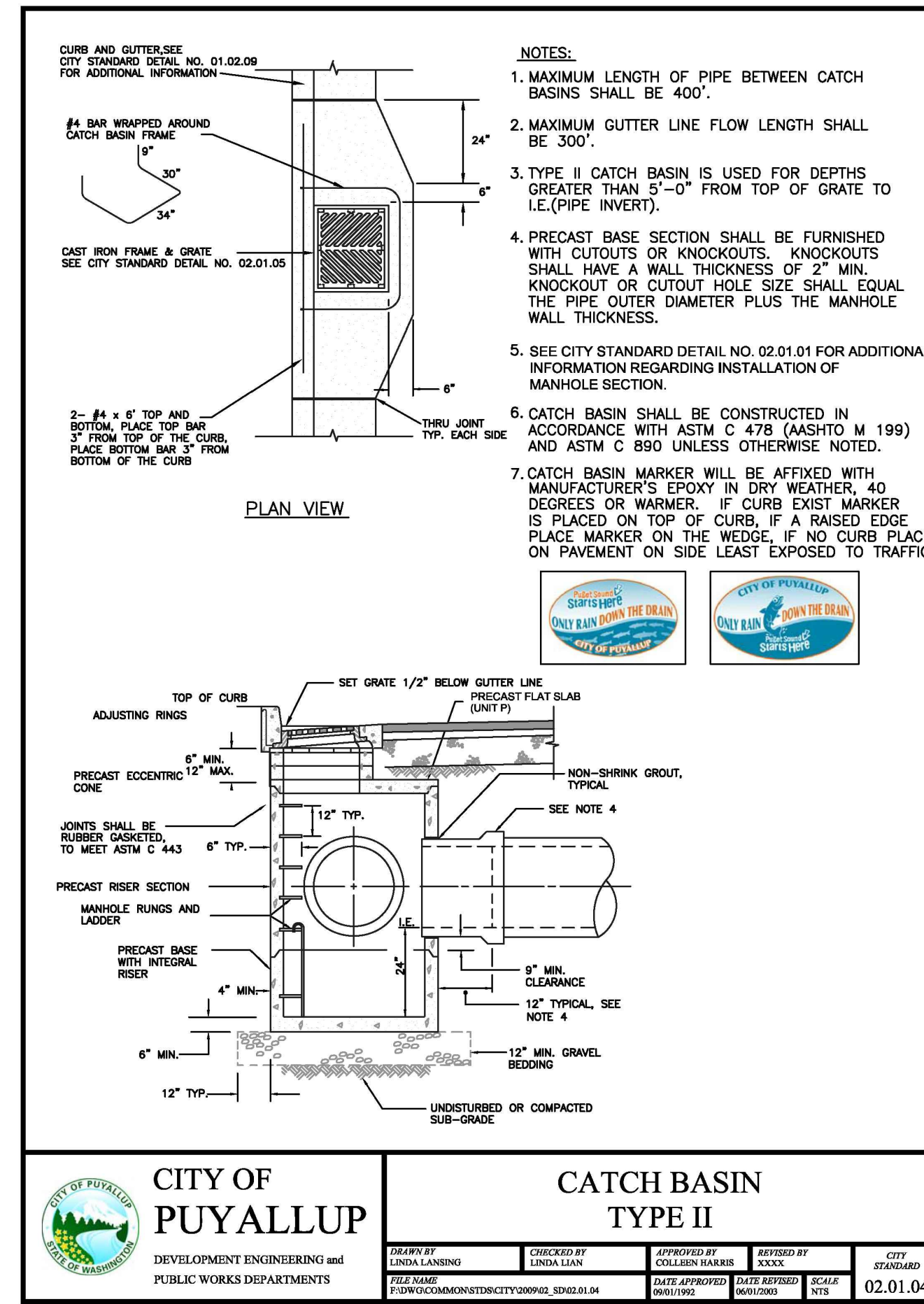
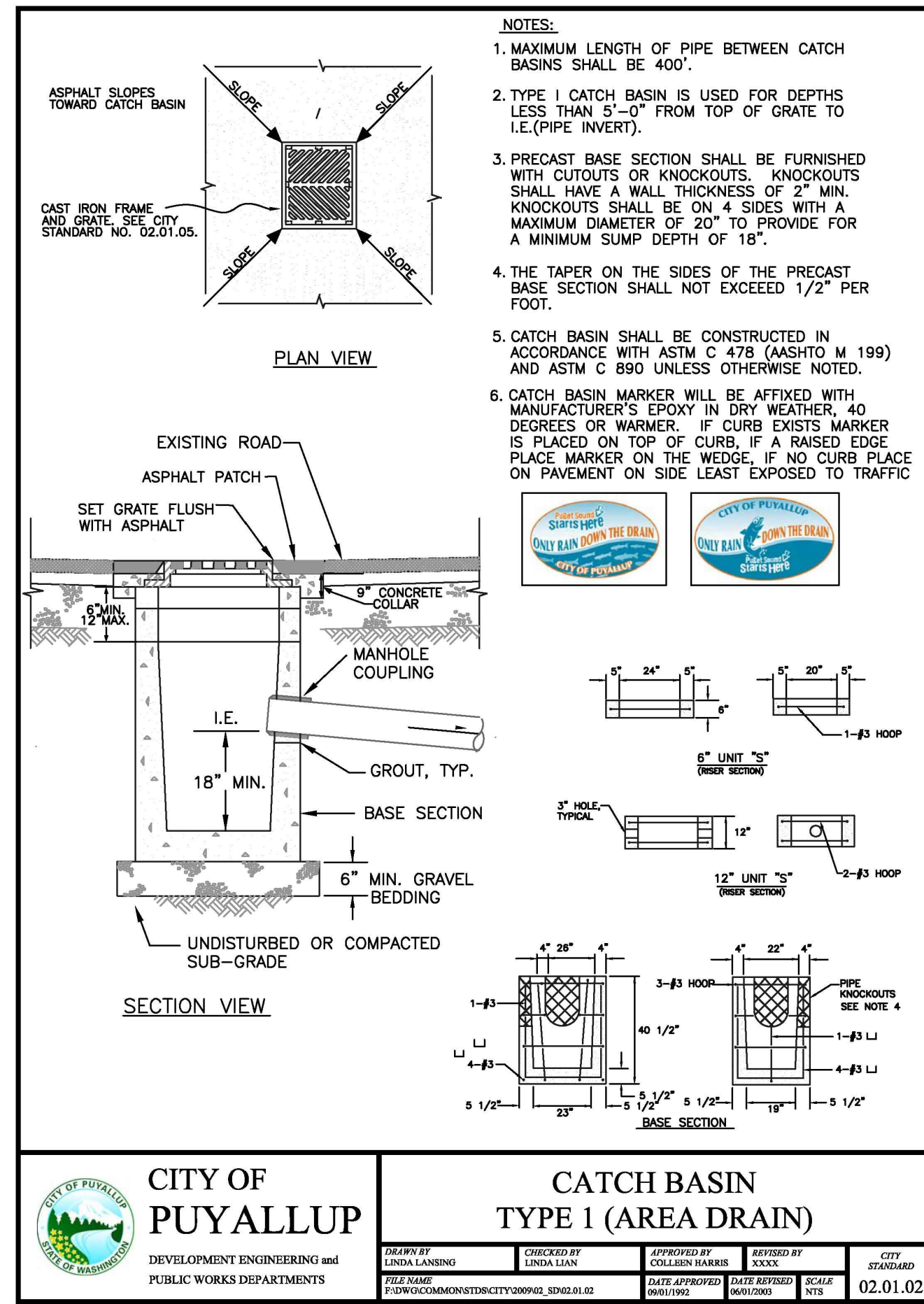
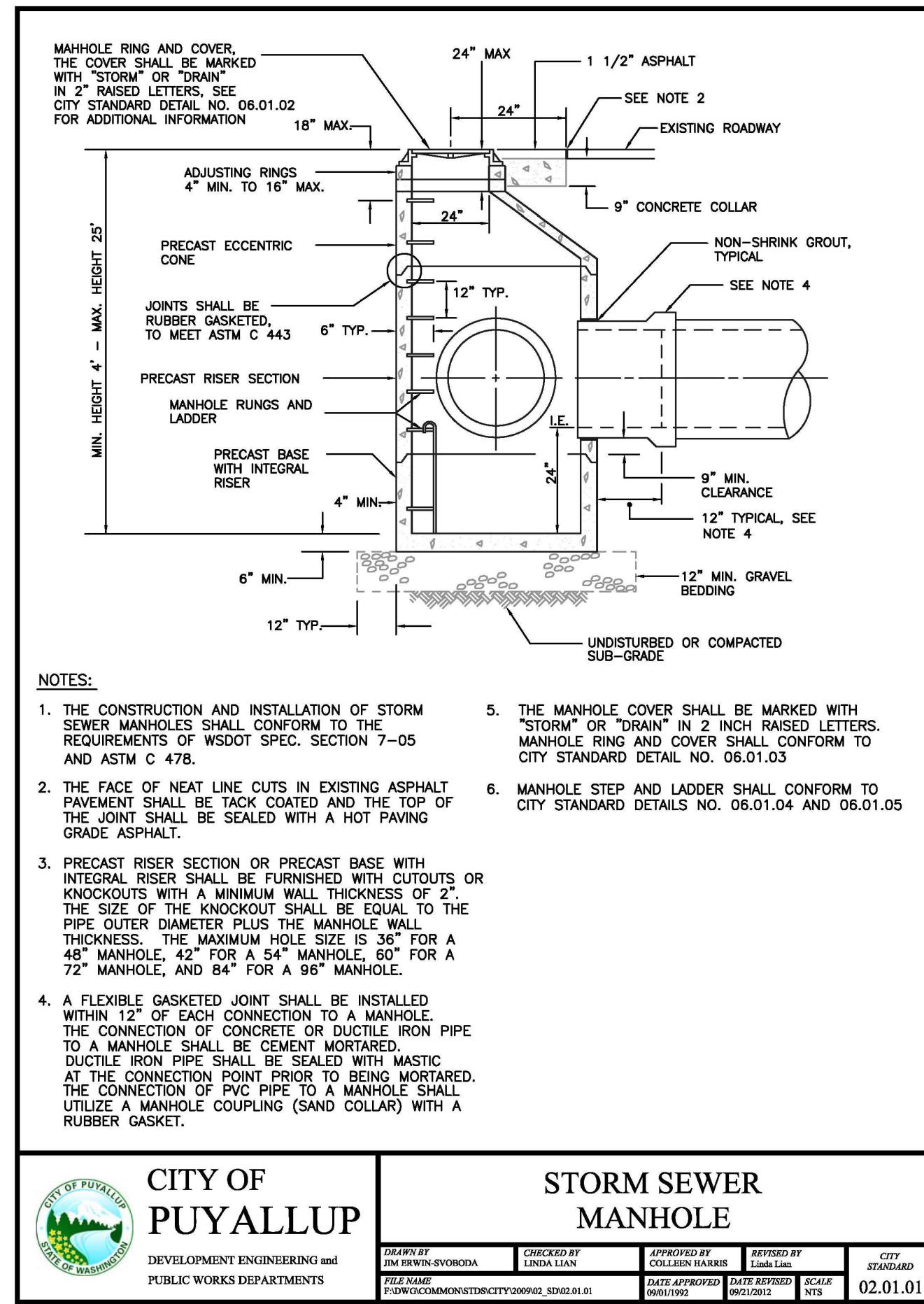
CONSTRUCTION NOTES AND DETAILS

FOR PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING



APPROVED

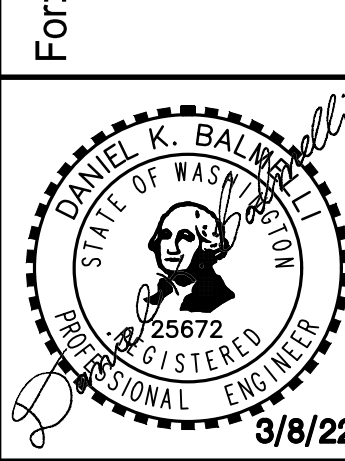
BY: CITY OF PUYALLUP
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CONSTRUCTION NOTES AND
DETAILS
FOR
PUYALLUP CORPORATE PARK

PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale: Horizontal Vertical
Designed: ZTW
Drawn: ZTW
Checked: ZTW
Approved: DKB
Date: 3/8/22

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Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425-251-6222
barghausen.com

Job Number: 20705
Sheet: C9 of 23



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CONSTRUCTION NOTES AND DETAILS

FOR

PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING

TABLE 2: THRUST AT FITTINGS AT 200 PSI

SIZE	TEST PRESSURE (PSI)	THRUST FITTINGS AT 200 PSI				
		A	B	C	D	E
4"	200	3,140	4,440	2,405	1,225	815
6"	200	7,070	9,995	5,410	2,760	1,365
8"	200	12,565	17,770	9,620	4,905	2,465
10"	200	19,635	27,770	15,020	7,660	3,860
12"	200	28,275	39,995	21,640	11,030	5,545
14"	200	38,485	54,425	29,455	15,015	7,545
18"	200	50,285	71,085	38,470	19,815	9,855

TABLE 3: BEARING VALUE OF SOIL

SOIL TYPE	SAFE BEARING LOAD LBS/SF
MUCK, PEAT, ETC.	0
SOFT CLAY/ALLUVIAL SOIL	1,000
SAND	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

SEE CITY STANDARDS 03.02.01-1 AND 03.02.01-2 FOR ADDITIONAL INFORMATION.

NOTES:

- TO DETERMINE THRUST AT PRESSURES OTHER THAN PSI SHOWN, MULTIPLY THE THRUST OBTAINED IN TABLE 2 BY THE RATIO OF THE PRESSURE TO 200 PSI.
EXAMPLE:
THE THRUST ON A 12 INCH, 90° BEND AT 300 PSI.
 $39,995 \times \frac{300}{200} = 59,978$ LBS
- TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (SF):
SEE TABLE 3, BEARING VALUE OF SOIL.
FOR SAND AND GRAVEL BEARING VALUE FROM TABLE 3 IS 3,000 LBS/SF
 $59,978 \text{ LBS} \div 3,000 \text{ LBS/SF} = 20 \text{ SF}$ OF AREA
- CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE
- AREAS SHALL BE ADJUSTED FOR OTHER PRESSURE CONDITIONS.
- 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.), FLUG OR CAP.

CITY OF PUYALLUP
OFFICE OF THE CITY ENGINEER

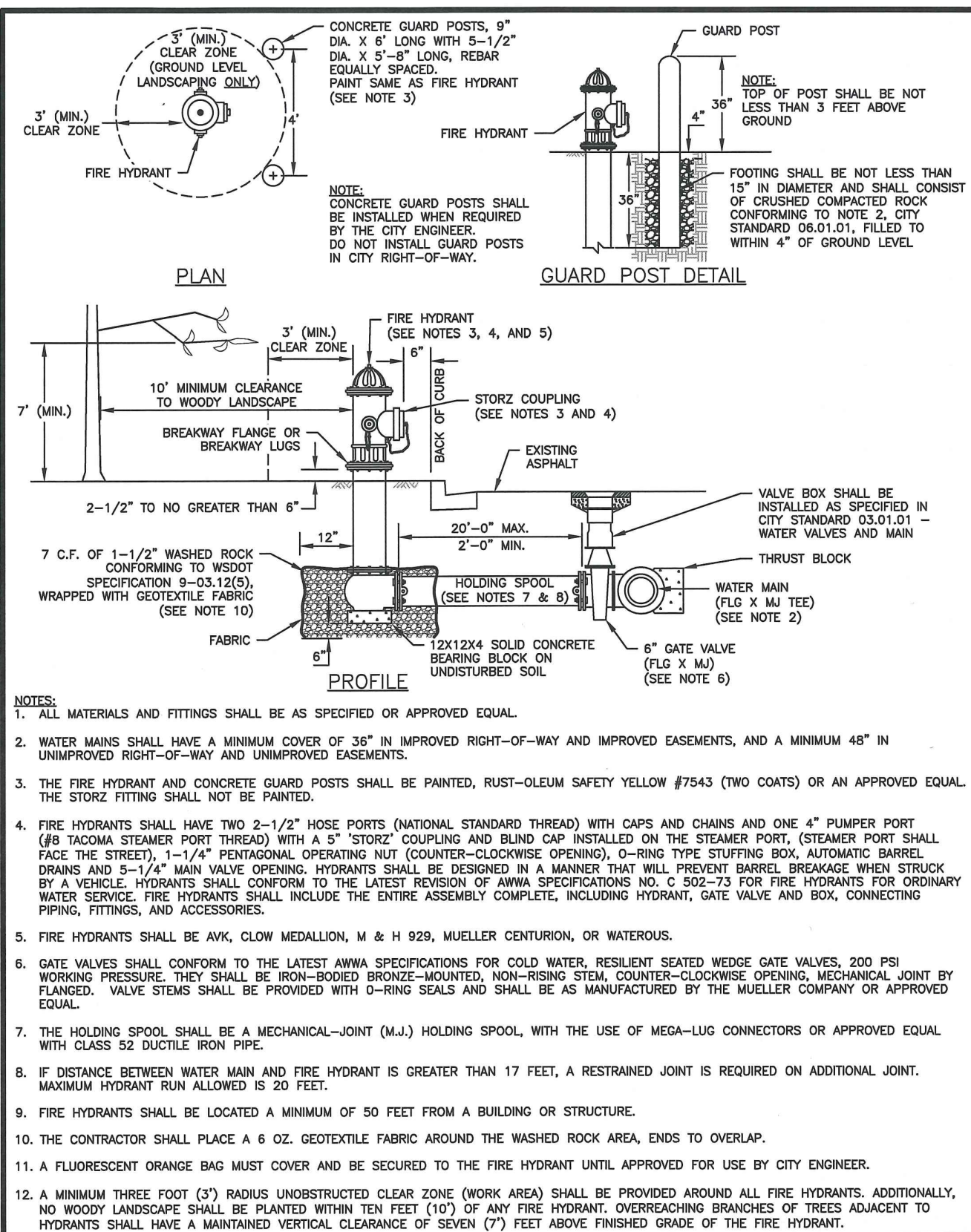
APPROVED FOR PUBLICATION

DATE: 2/15/2019

THRUST BLOCKING TABLE

(NOT TO SCALE)

CITY STANDARD 03.02.01-3



CITY OF PUYALLUP
OFFICE OF THE CITY ENGINEER

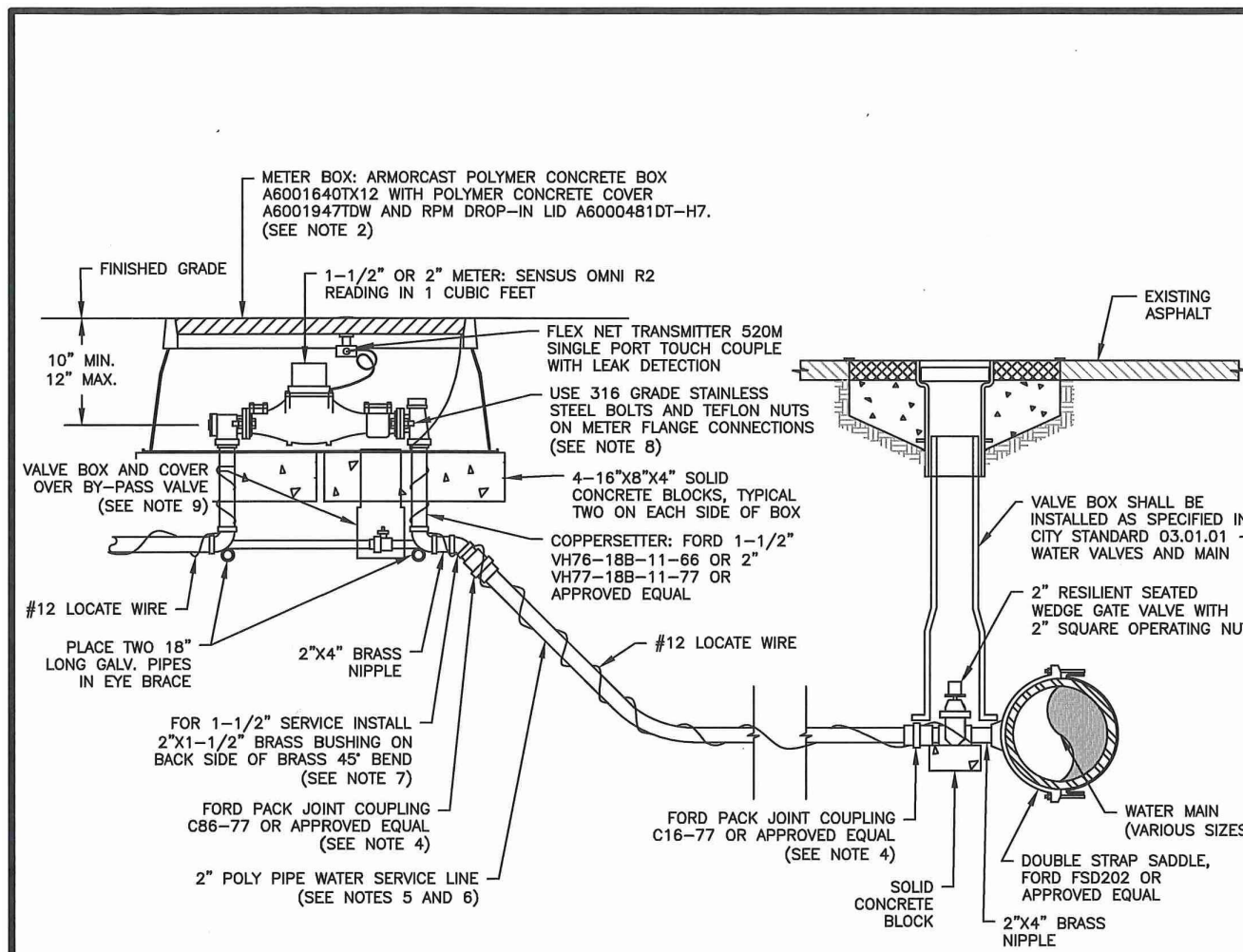
APPROVED FOR PUBLICATION

DATE: 2/15/2019

FIRE HYDRANT ASSEMBLY

(NOT TO SCALE)

CITY STANDARD 03.05.01



- 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 PAVI 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 AFTER 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

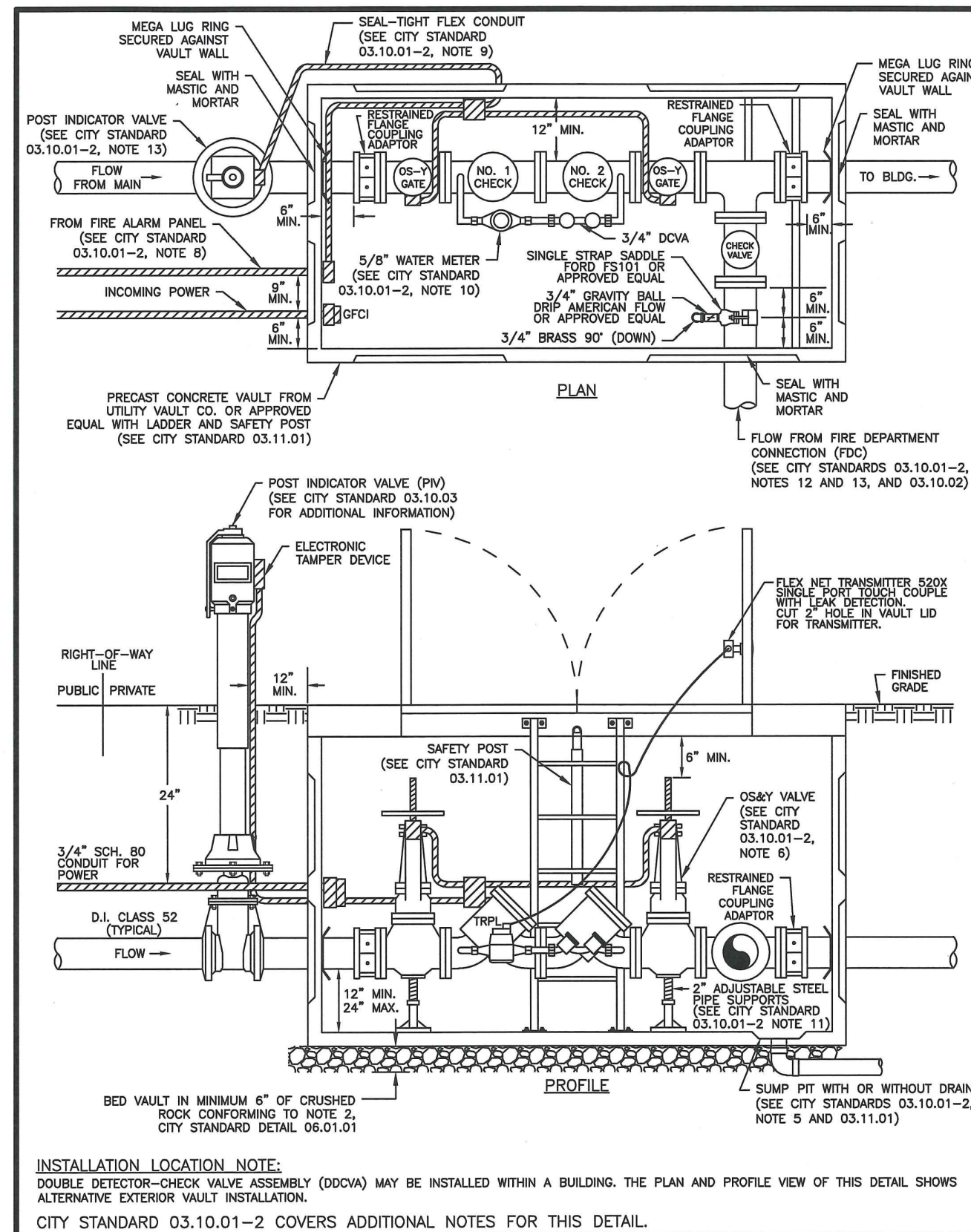
APPROVED FOR PUBLICATION

DATE: 10/15/2019

1-1/2" AND 2" WATER SERVICE CONNECTION

(NOT TO SCALE)

CITY STANDARD 03.03.02



CITY OF PUYALLUP
OFFICE OF THE CITY ENGINEER

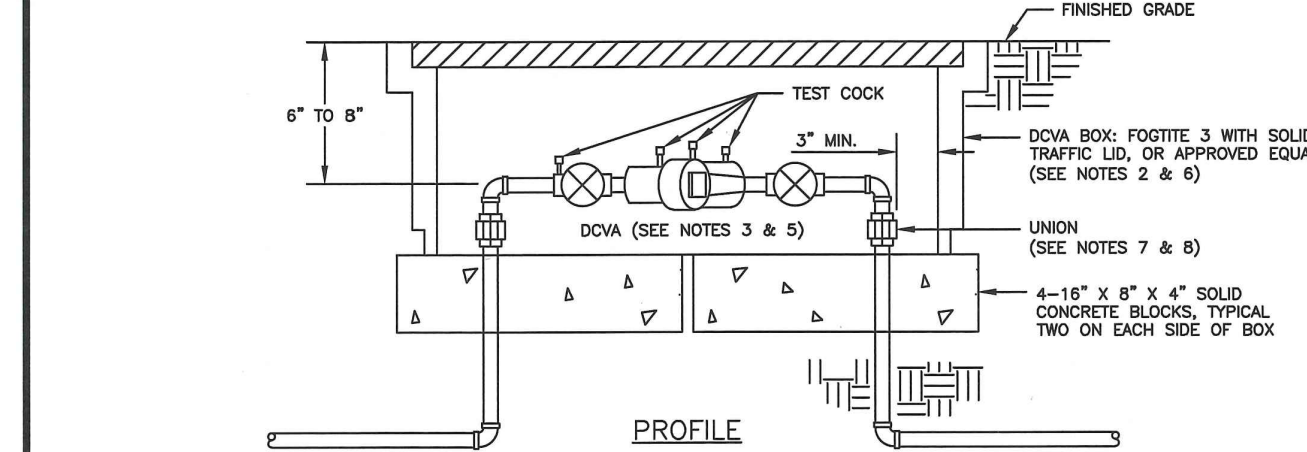
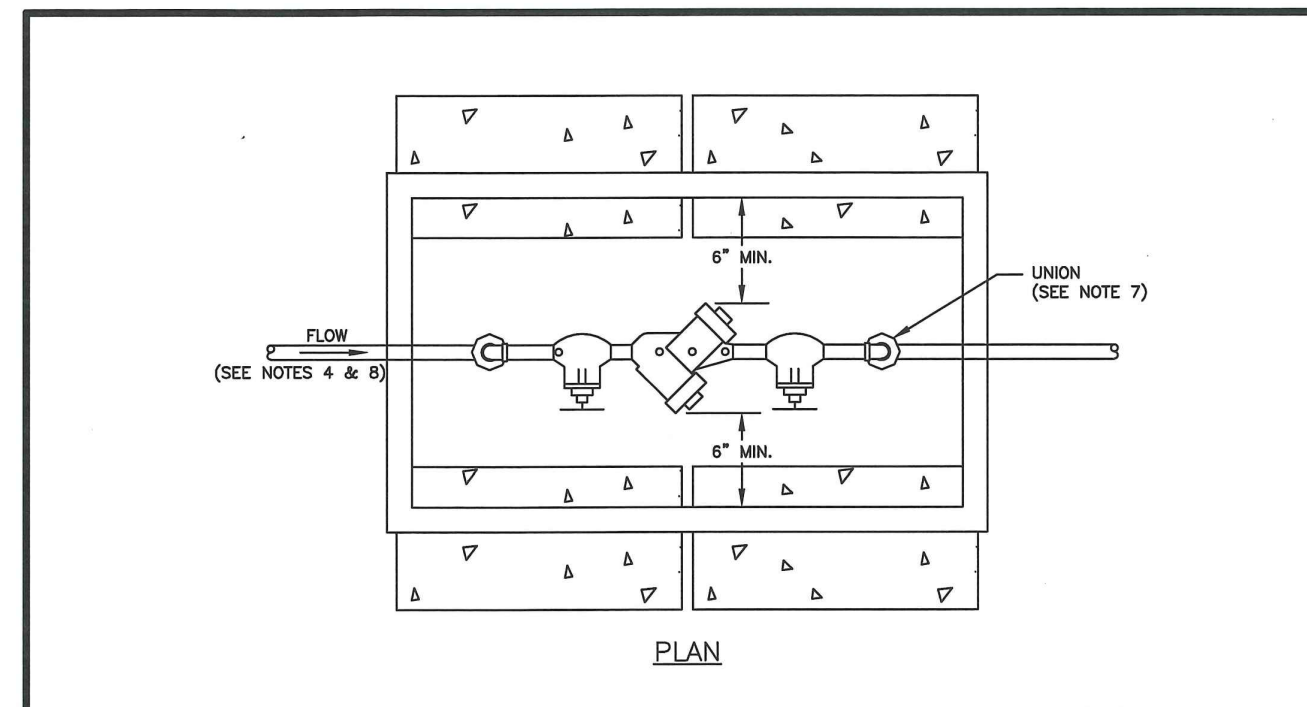
APPROVED FOR PUBLICATION

DATE: 2/15/2019

DOUBLE DETECTOR-CHECK VALVE ASSEMBLY INSTALLATION

(NOT TO SCALE)

CITY STANDARD 03.10.01-1



- NOTES:
- 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 DDCA 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.
 - DDCA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
 - DDCA SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF WATER METER, WHEN IRRIGATION SYSTEM IS CONNECTED OFF DOMESTIC WATER LINE, IRRIGATION DDCA SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF THE BRANCH CONNECTION.
 - DDCA SHALL BE SIZED EQUAL OR COMPARABLE TO METER SIZE.
 - METER BOX SHALL BE LARGE ENOUGH TO ALLOW THE MINIMUM SETBACKS ILLUSTRATED ABOVE. METER BOX LID SHALL BE A TRAFFIC LID WITH A 14-30 LOCKING.
 - ELECTRIC UNIONS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS.
 - USE ONLY BRASS OR COPPER BETWEEN THE METER AND THE UNION ON THE CUSTOMER'S SIDE OF THE DDCA.

CITY OF PUYALLUP
OFFICE OF THE CITY ENGINEER

APPROVED FOR PUBLICATION

DATE: 2/15/2019

2" AND SMALLER DOUBLE CHECK VALVE ASSEMBLY INSTALLATION

(NOT TO SCALE)

CITY STANDARD 03.04.01

- NOTES FOR: DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCA) 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 DDCA 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.
 - DDCA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
 - DDCA IS ALLOWED TO BE LOCATED WITHIN A BUILDING AS APPROVED BY THE FIRE CODE OFFICIAL. WHEN THE DDCA 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.
 - DDCA 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 APPLIFON FSCA OR FOCA CASH 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 PW 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 SRI TRIP, READING IN 1 CUBIC FEET.
 - PIPE SUPPORTS SHALL BE RUST-PROTECTED WITH ALUMINUM PANT.
 - 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 80 FEET FROM A BUILDING, UNLESS APPROVED BY THE CITY OF PUYALLUP FIRE CODE OFFICIAL, BUT NEVER LESS THAN 5 FEET FROM BUILDING.
 - A DDCA INSTALLED MORE THAN 5 FEET ABOVE 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

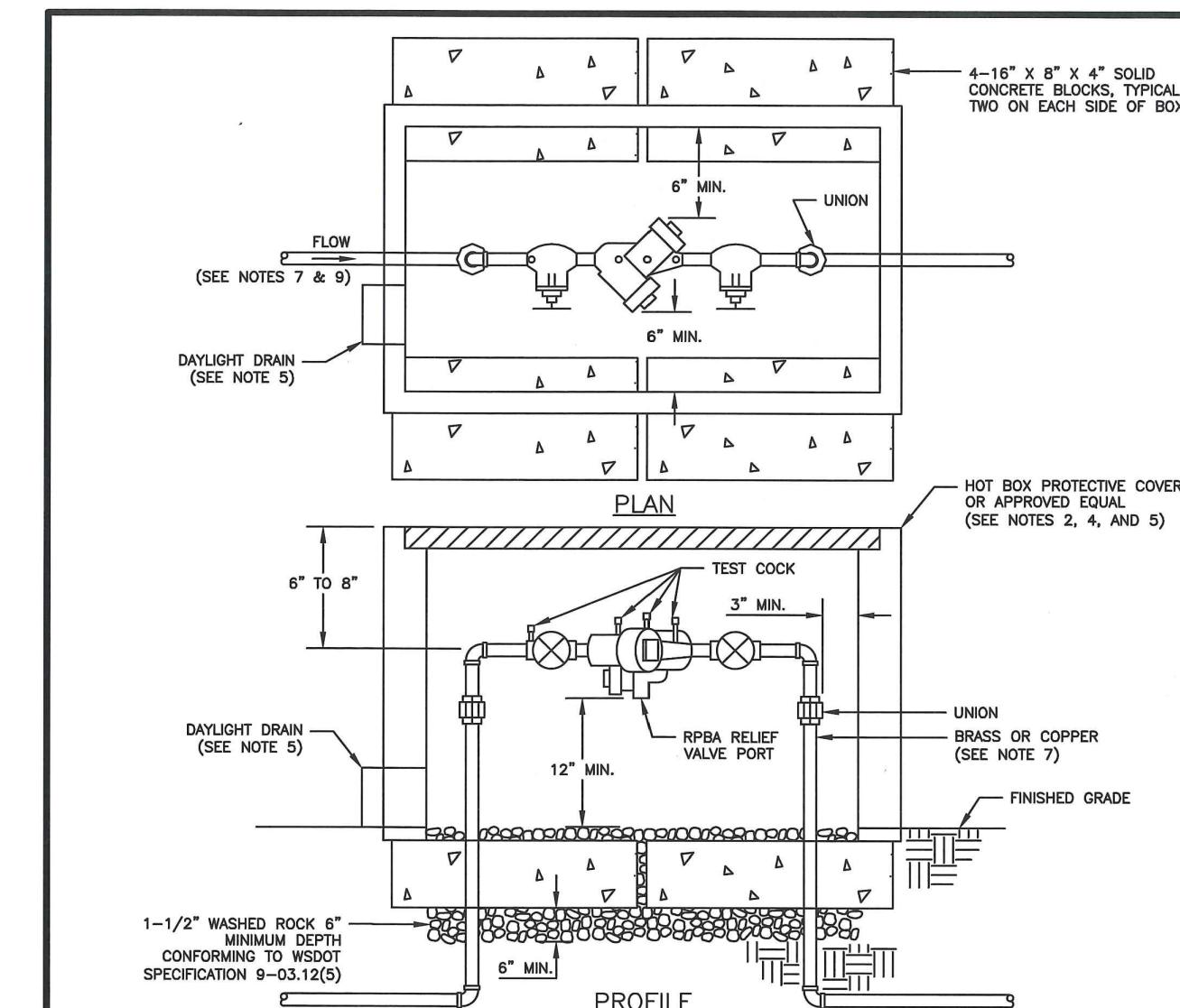
APPROVED FOR PUBLICATION

DATE: 2/15/2019

DOUBLE DETECTOR-CHECK VALVE ASSEMBLY INSTALLATION (NOTES)

(NOT TO SCALE)

CITY STANDARD 03.10.01-2



- NOTES:
- 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 RPBA 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.
 - THE RPBA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
 - THE RPBA SHALL NOT BE INSTALLED IN A PIT BELOW GROUND LEVEL.
 - THE PROTECTIVE COVERING FOR THE RPBA, WHICH PROTECTS THE ASSEMBLY FROM FREEZING, MUST INCLUDE A DAYLIGHT DRAIN. THE DRAIN MUST BE INSTALLED ABOVE GROUND OR ABOVE THE MAIN FLOOR LEVEL, WHICHEVER IS HIGHER. THE DRAIN MUST BE A MINIMUM OF TWICE THE SIZE OF THE RPBA. TO BE ABLE TO HANDLE THE VOLUME OF WATER THAT POTENTIALLY COULD BE DISCHARGED FROM THE RELIEF VALVE PORT.
 - THE RPBA SHALL BE SIZED EQUAL OR COMPARABLE TO THE METER SIZE.
 - USE ONLY BRASS OR COPPER BETWEEN THE METER AND THE BOTTOM VERTICAL 90 DEGREE BEND ON THE CUSTOMER'S SIDE OF THE RPBA.
 - ELECTRIC UNIONS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS.
 - THE RPBA SHOULD BE LOCATED IMMEDIATELY DOWN STREAM OF THE METER, AND SHOULD NOT BE INSTALLED INSIDE A BUILDING.
 - AN RPBA INSTALLED MORE THAN FIVE (5) FEET ABOVE 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

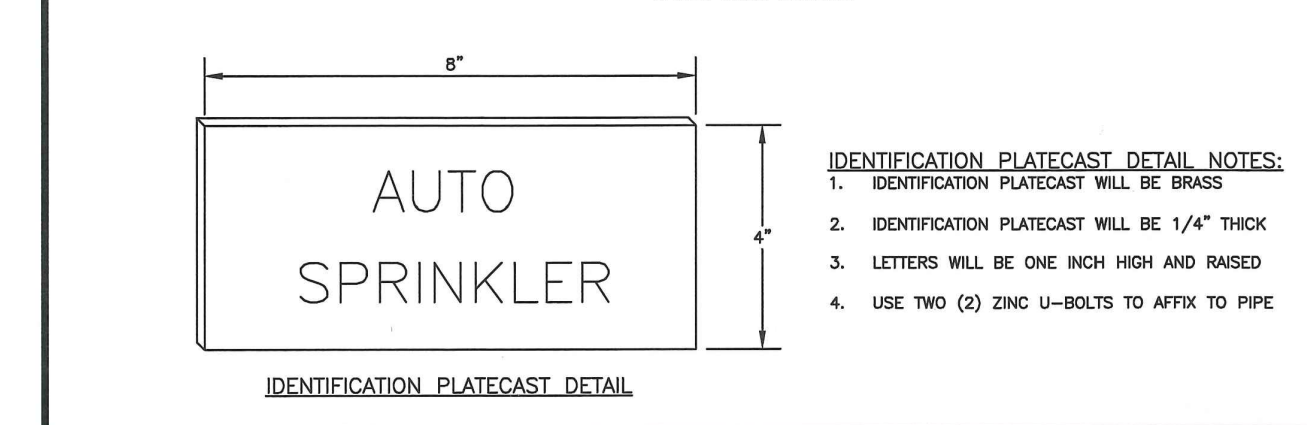
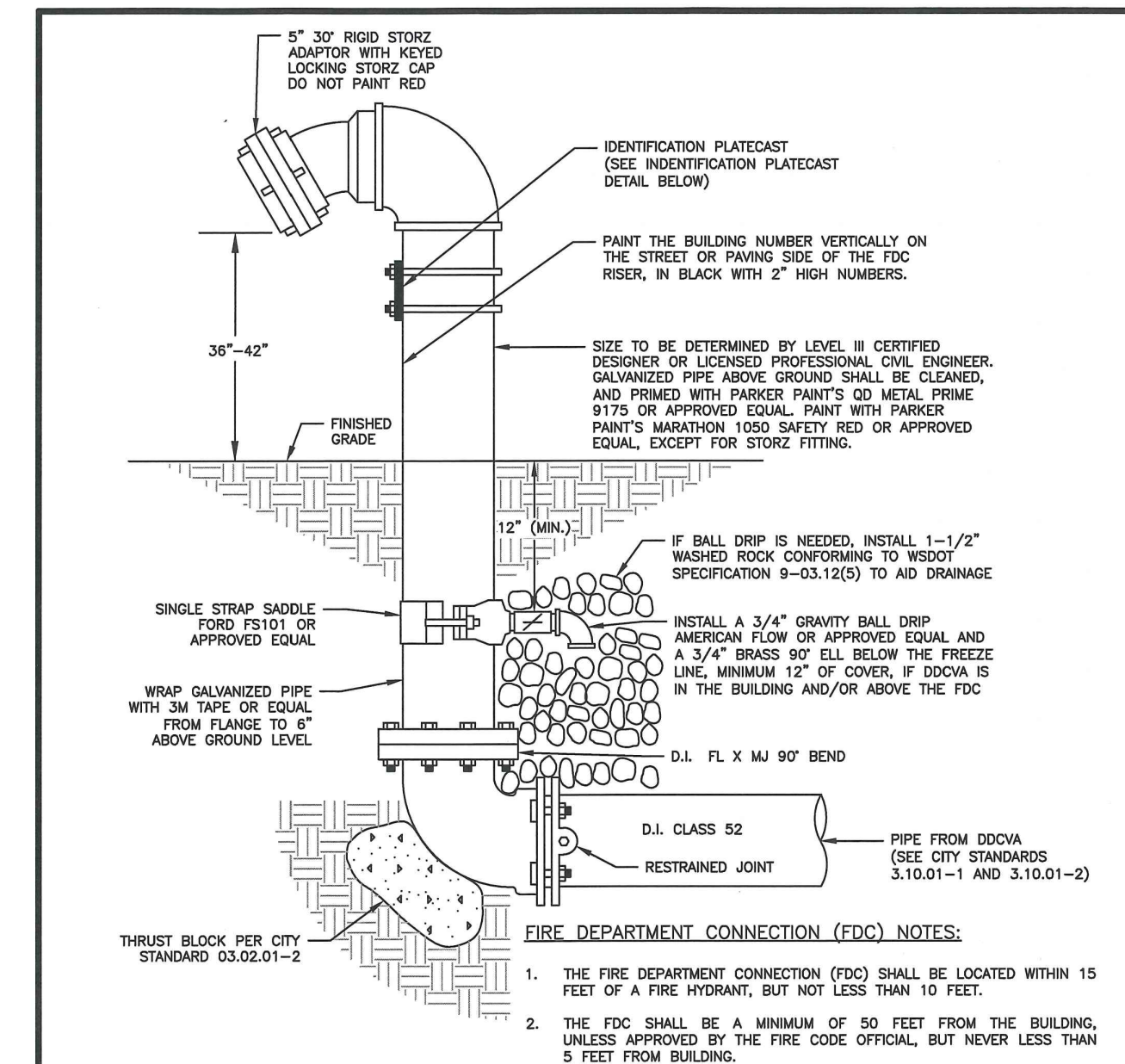
APPROVED FOR PUBLICATION

DATE: 2/15/2019

2" AND SMALLER REDUCED PRESSURE BACKFLOW ASSEMBLY INSTALLATION

(NOT TO SCALE)

CITY STANDARD 03.04.02



CITY OF PUYALLUP
OFFICE OF THE CITY ENGINEER

APPROVED FOR PUBLICATION

DATE: 2/15/2019

FIRE DEPARTMENT CONNECTION (FDC)

(NOT TO SCALE)

CITY STANDARD 03.10.02

APPROVED

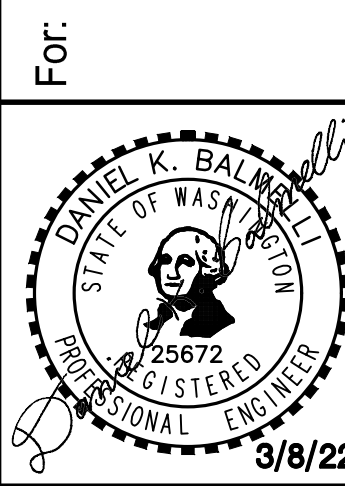
BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE: _____

NOTE:
THIS APPROVAL IS VOID AFTER 1 YEAR 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 ENGINEERING SERVICES MANAGER.

CONSTRUCTION NOTES AND DETAILS FOR PUYALLUP CORPORATE PARK

PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale: Horizontal Vertical
Designed: ZTW
Drawn: ZTW
Checked: ZTW
Approved: DBK
Date: 3/8/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425-251-6222
barghausen.com

Job Number: 20705
Sheet: C10_23



Know what's below.
Call before you dig.

CONSTRUCTION NOTES AND DETAILS

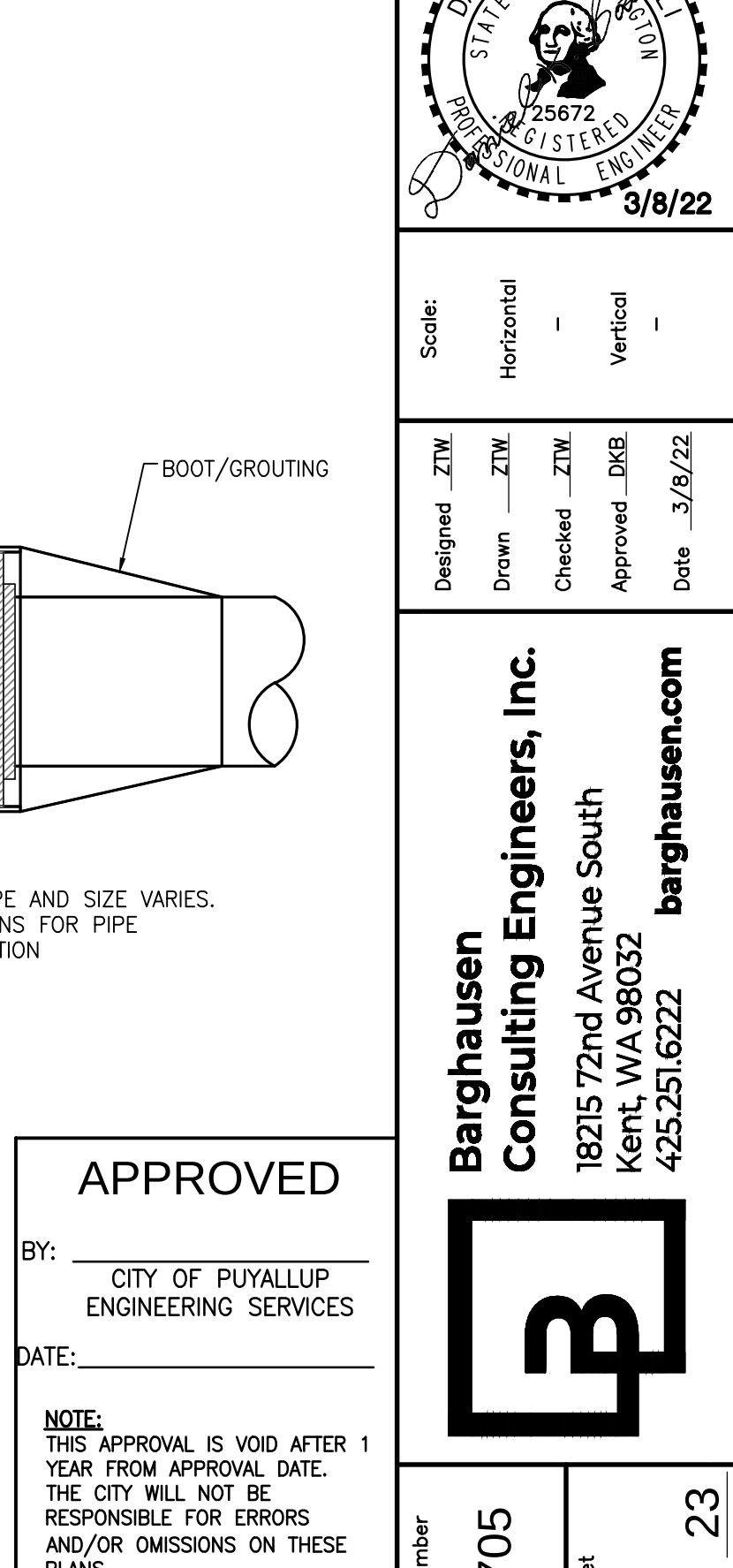
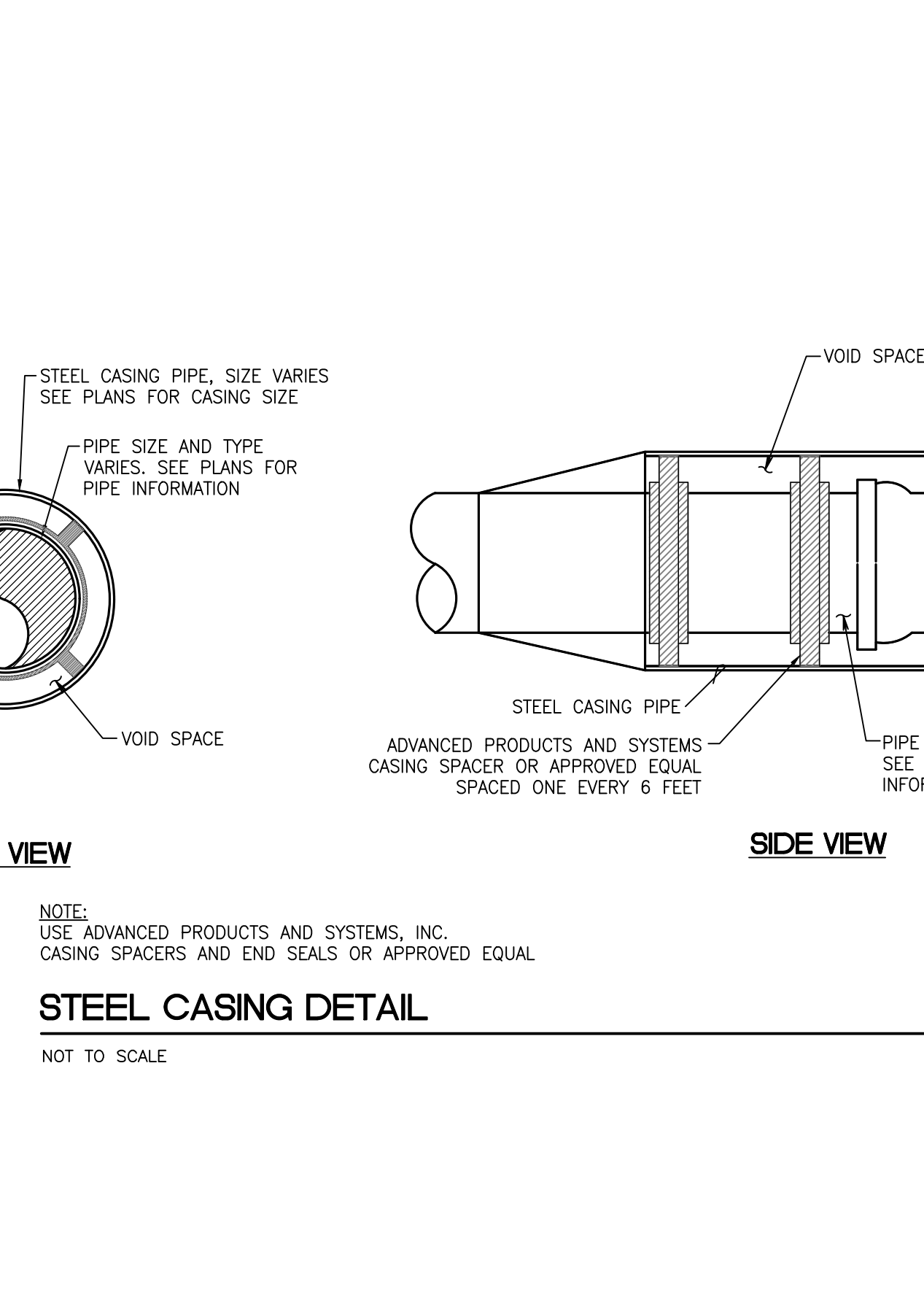
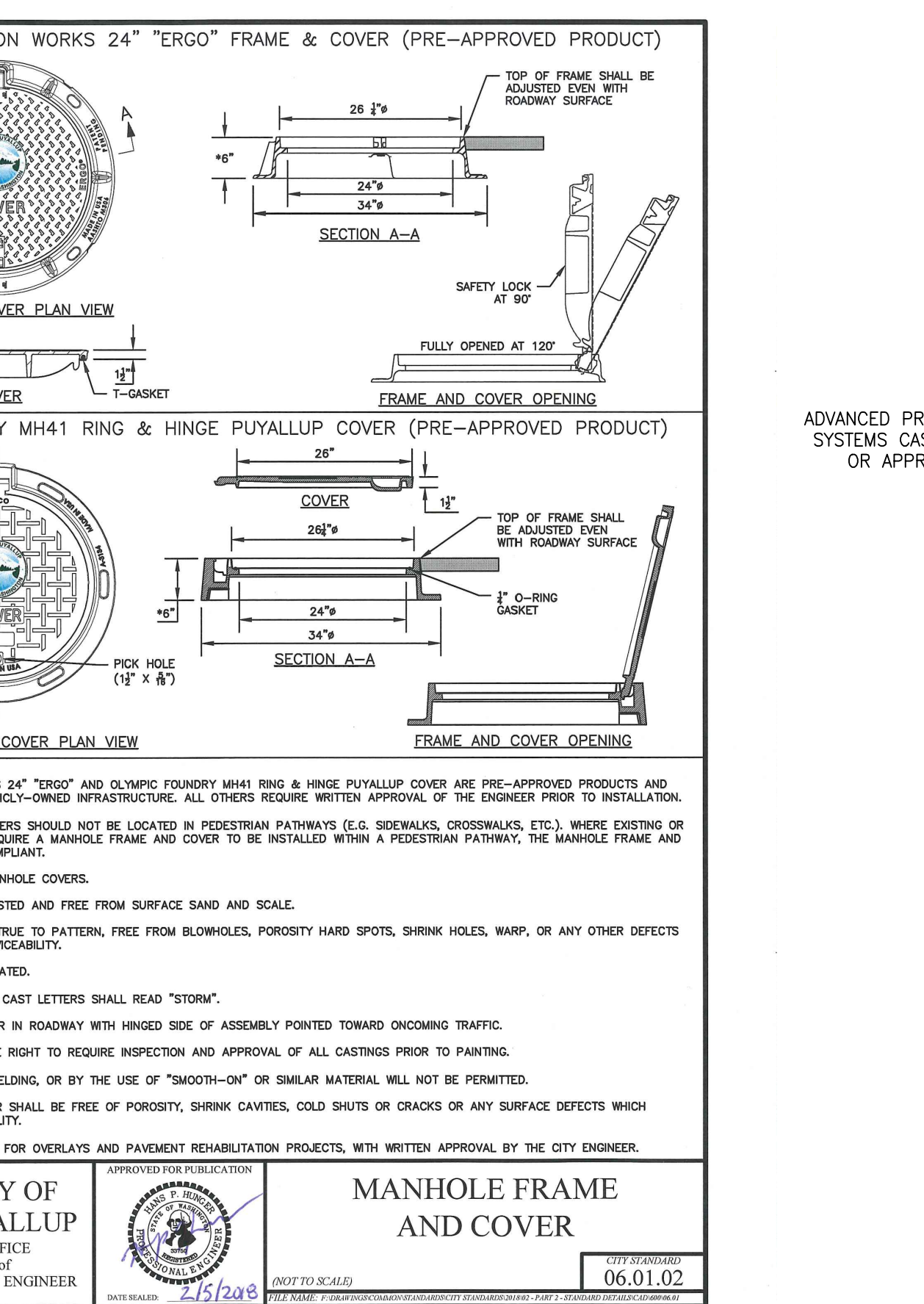
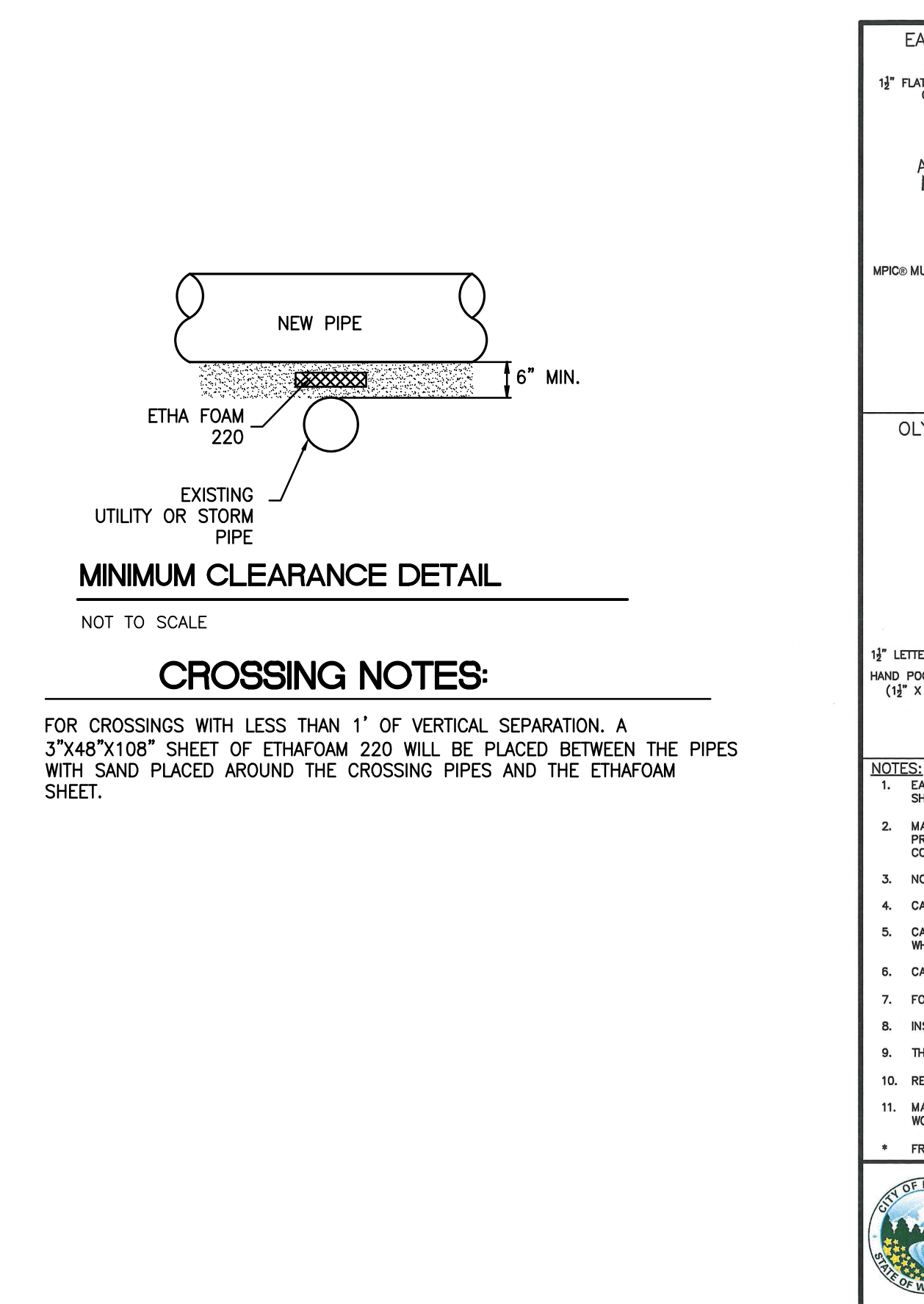
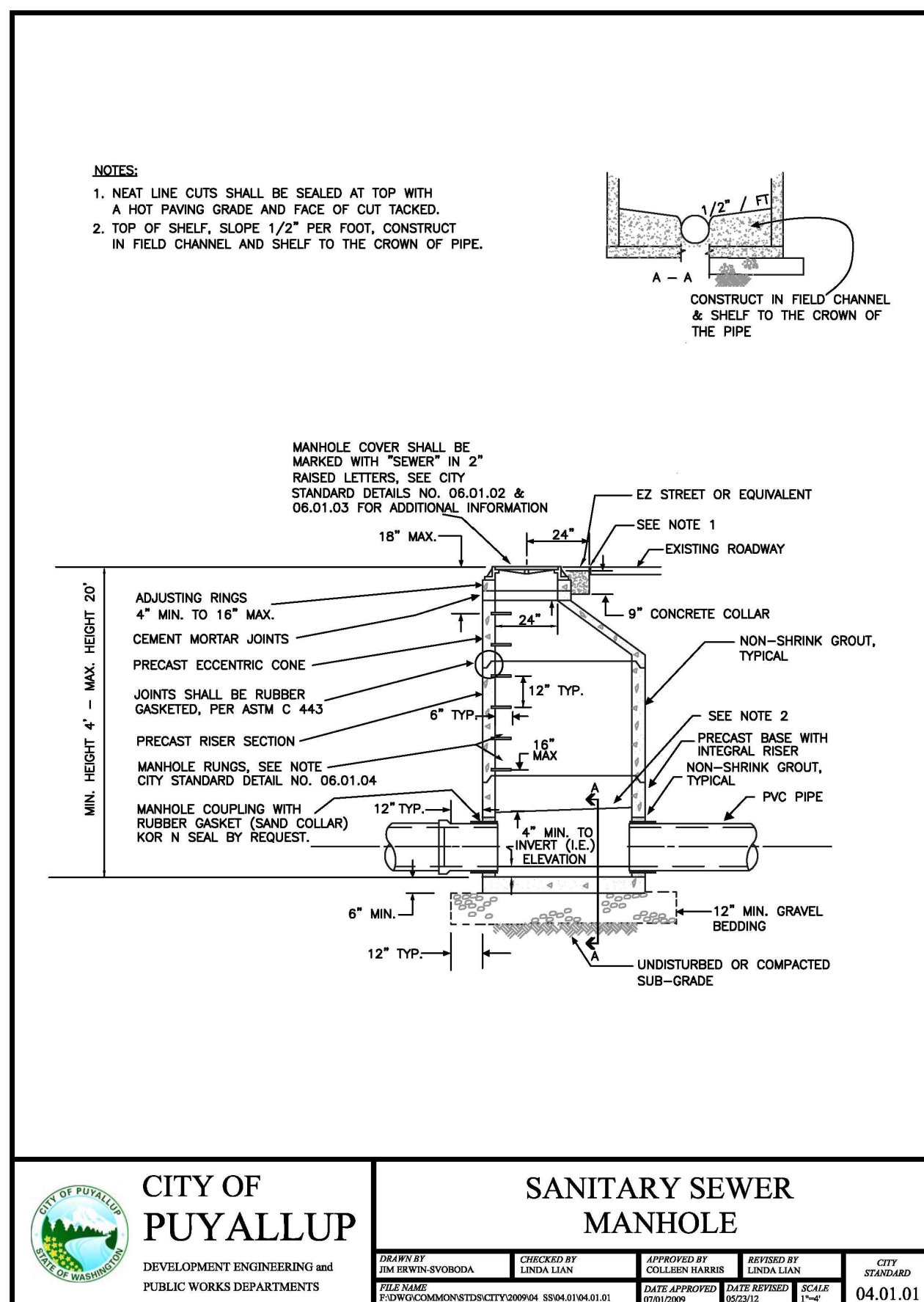
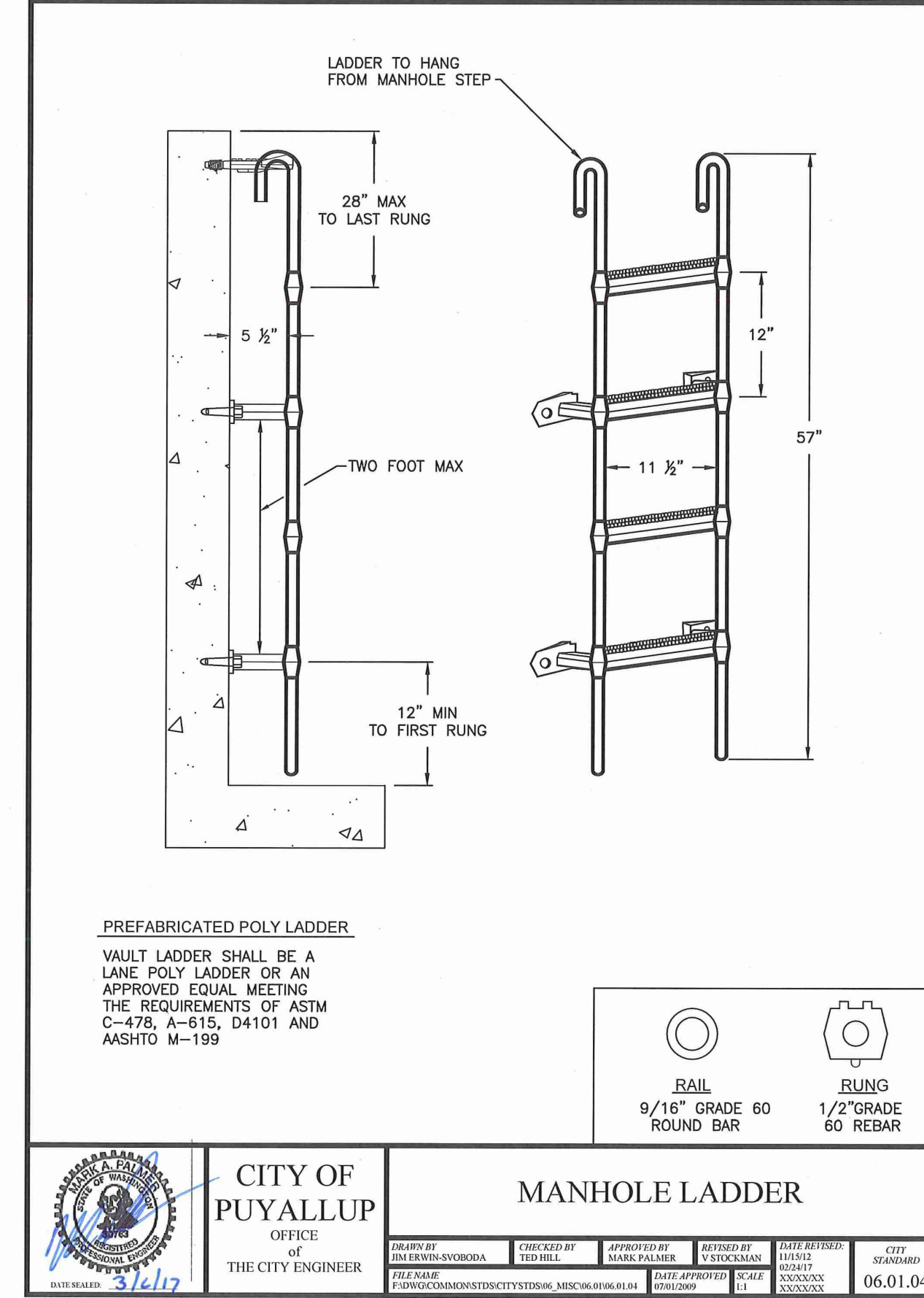
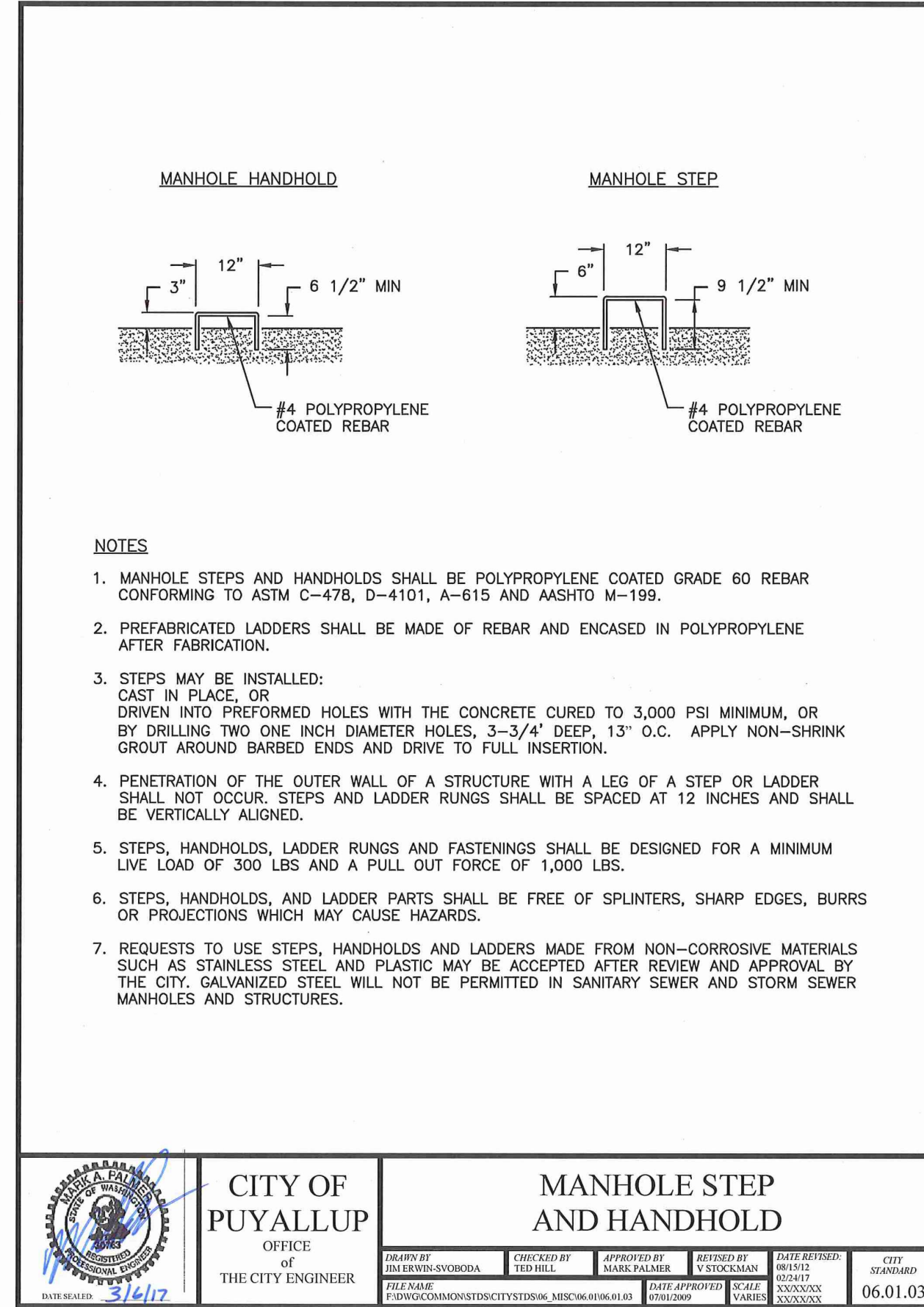
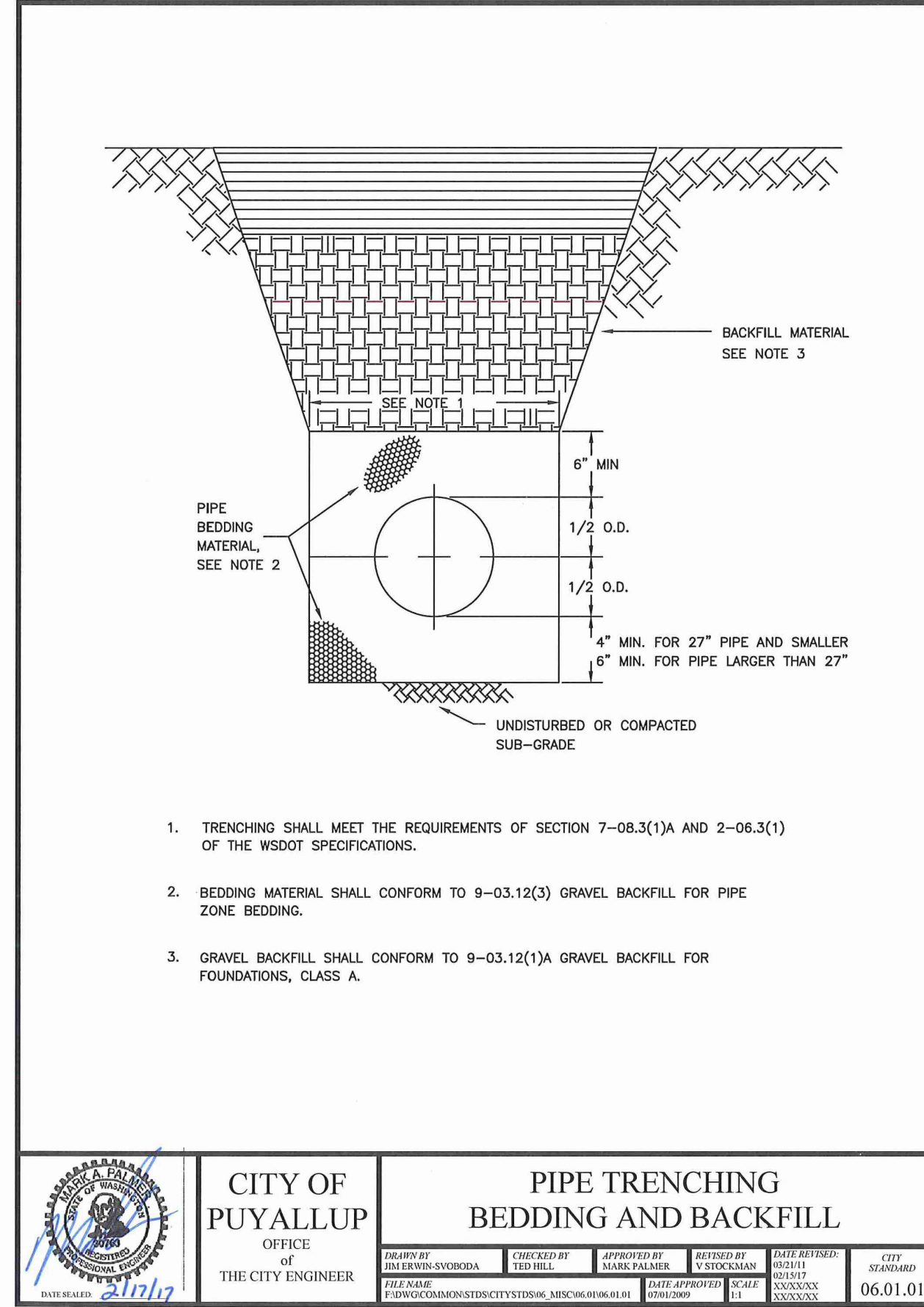
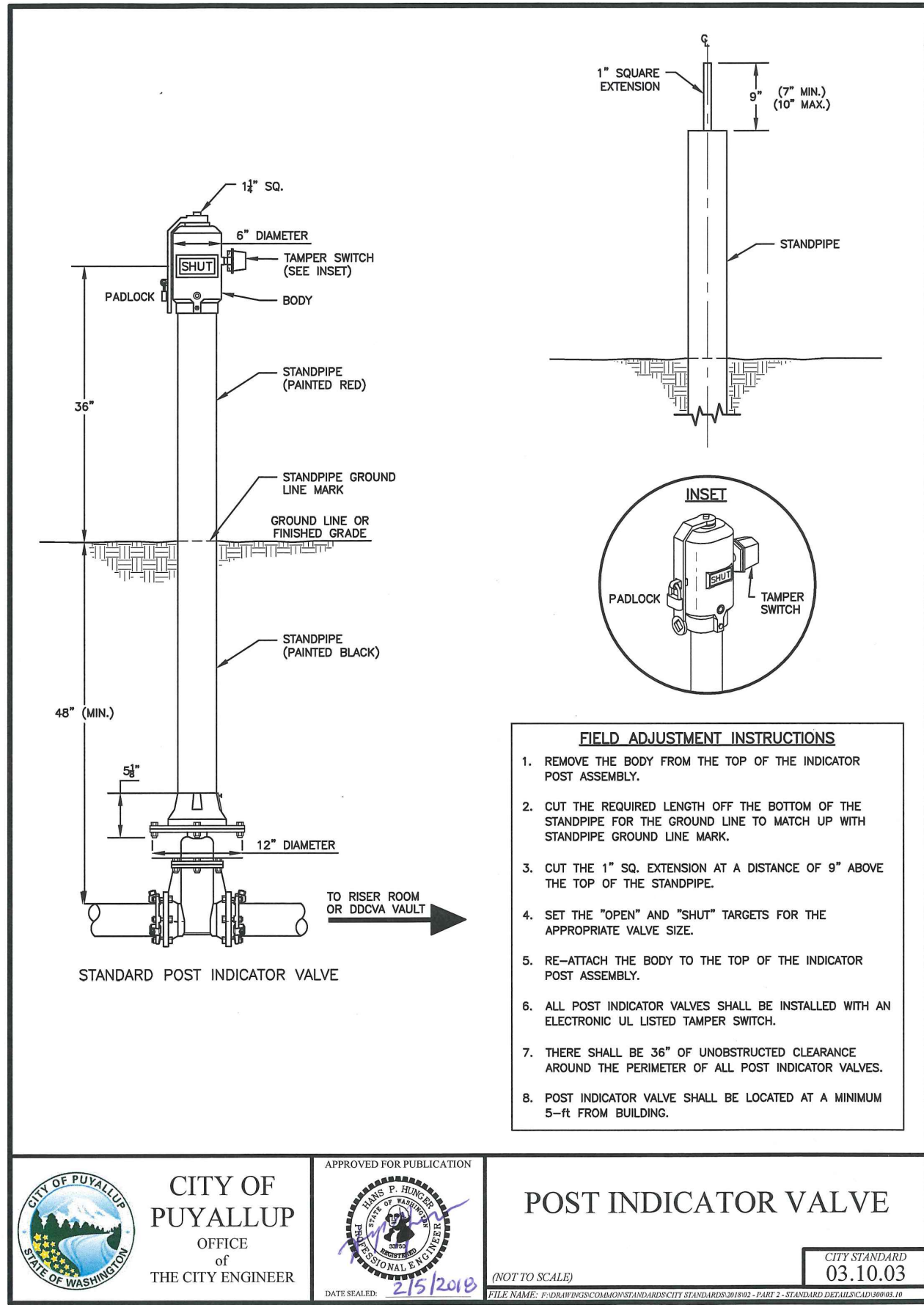
FOR

PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING



Revision

7 13/8/22 ZTW DKB

No. Date By Ctd. Appr.

Title:

CONSTRUCTION NOTES AND
DETAILS
FOR
PUYALLUP CORPORATE PARK

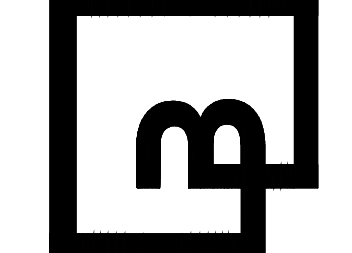
For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale: Horizontal Vertical

Designed: ZTW
Drawn: ZTW
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Date: 3/8/22

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



Job Number: 20705
Sheet: C11-23

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

NOTE:
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CONSTRUCTION NOTES AND DETAILS

FOR

PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

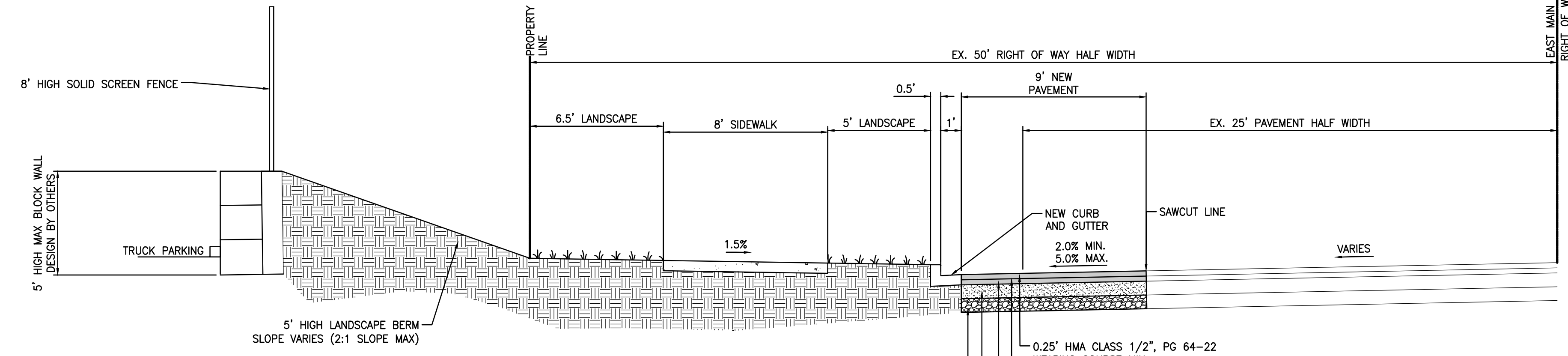
RECORD DRAWING

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.

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 REQUIRES 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 AND 06.01.03. THE COVER SHALL BE MARKED WITH "STORM" OR "DRAIN" IN 2-INCH RAISED LETTERS. MINIMUM WEIGHT OF THE FRAME SHALL BE 210 POUNDS. MINIMUM WEIGHT OF THE COVER SHALL BE 150 POUNDS.
- 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. CITY OF PUYALLUP - CITY STANDARDS STORM REVISED 3/14/2016 200-17.
- 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 SHALL CONFORM TO WSDOT STANDARD PLAN B-2 (OLYMPIC FOUNDRY NO. SM60 OR EQUAL). VANE GRATES SHALL CONFORM TO WSDOT STANDARD PLAN B-2A (OLYMPIC FOUNDRY NO. SM60V OR EQUAL).
- STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE OR DUCTILE IRON 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 VIDEO INSPECTED BY THE CITY OF PUYALLUP COLLECTIONS DIVISION PRIOR TO FINAL ACCEPTANCE BY THE CITY.
- AFTER ALL OTHER UTILITIES ARE INSTALLED AND PRIOR TO ASPHALT WORK, ALL STORM PIPE SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH SECTION 7-04.24.00 OF THE STANDARD SPECIFICATIONS. PRODUCTS USED TO SEAL THE INSIDE OF THE PIPE ARE NOT TO BE USED TO OBTAIN THE AIR TEST.
- ALL STORM DRAIN MAINS SHALL BE MANDRELLED.
- 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.



SECTION A-A

EAST MAIN AVE PROPOSED ROAD SECTION

SCALE: 1\"=4'

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 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 AND 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 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 AT THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) AND PAID FOR BY THE CONTRACTOR.
- 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 214-1964.
- 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 CITY STANDARDS. 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 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 AND 03.04.02-2 AND 03.04.02-2 AND 03.04.03.
- ANY LEAD JOINT FITTING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH A MECHANICAL JOINTFITTING 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 CITY OF PUYALLUP - CITY STANDARDS WATER REVISED 2/2/2017 300-7. A MINIMUM SYSTEM PRESSURE OF 20 POUNDS PER SQUARE INCH AND A MAXIMUM VELOCITY OF 10 FEET PER SECOND.
- WHEN FILLING A NEW WATER MAIN FOR PURITY WITH HIGHLY CONCENTRATED CHLORINE WATER, THAT "SUPER CHLORINATED" WATER CANNOT SIT INSIDE THE NEW WATER MAIN FOR GREATER THAN 5 DAYS.
- 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.

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 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 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.
- 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.
- 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).

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 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.

APPROVED

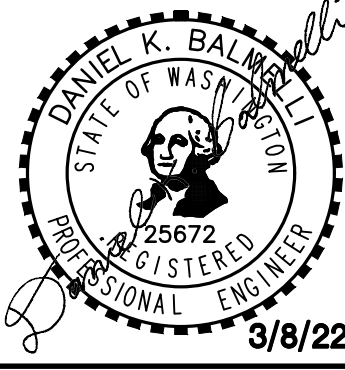
BY: _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE: _____

NOTE:
THIS APPROVAL IS VOID AFTER 1 YEAR 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 ENGINEERING SERVICES MANAGER.

Title: CONSTRUCTION NOTES AND DETAILS
FOR PUYALLUP CORPORATE PARK

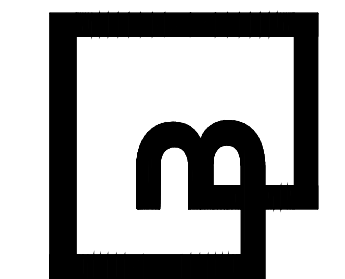
For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale: Horizontal 1\"= 4'
Vertical 1\"= 4'

Designed: JTW
Drawn: JTW
Checked: JTW
Approved: DKB
Date: 3/8/22

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



Job Number 20705
Sheet
C13 23



Know what's below.
Call before you dig.

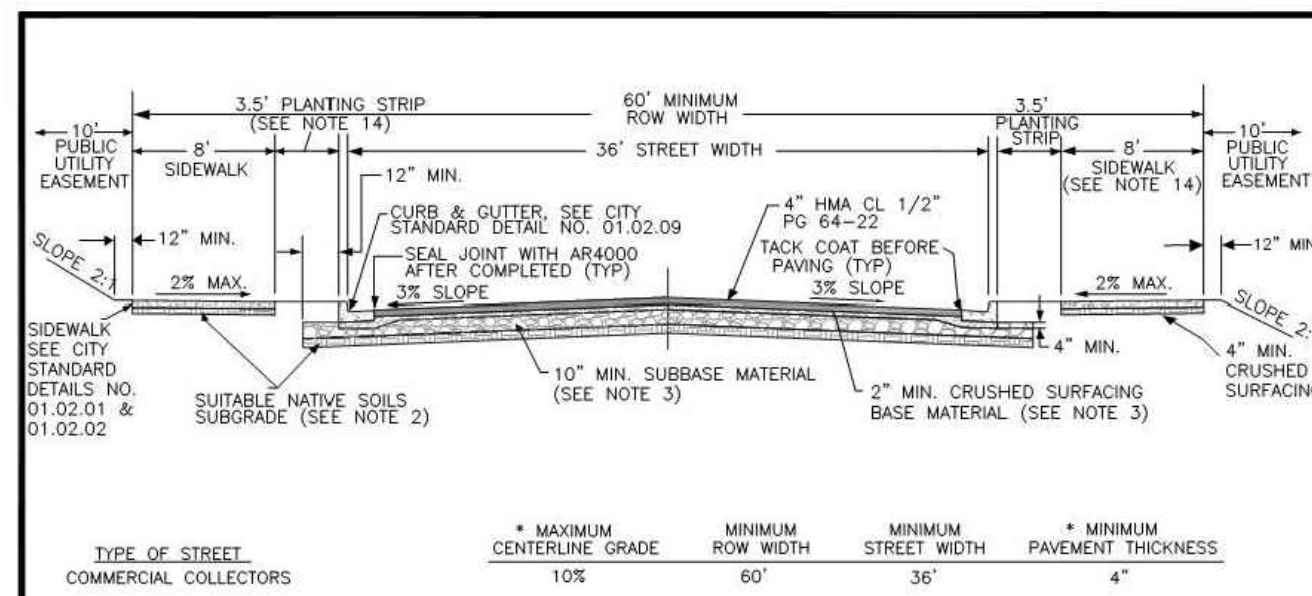
CONSTRUCTION NOTES AND DETAILS

FOR PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

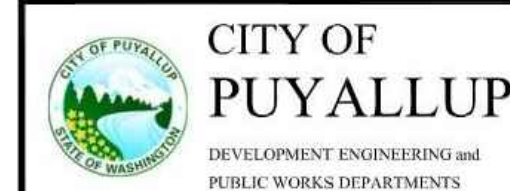
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING



* MINIMUM CENTERLINE AND FLOWLINE GRADES FOR ALL STREETS SHALL BE 0.5%
* MATCH EXISTING PAVEMENT THICKNESS IF GREATER THAN 4"

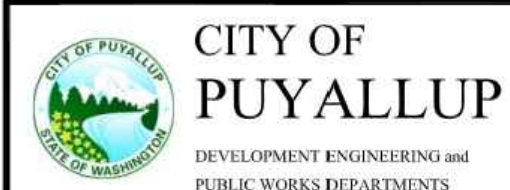
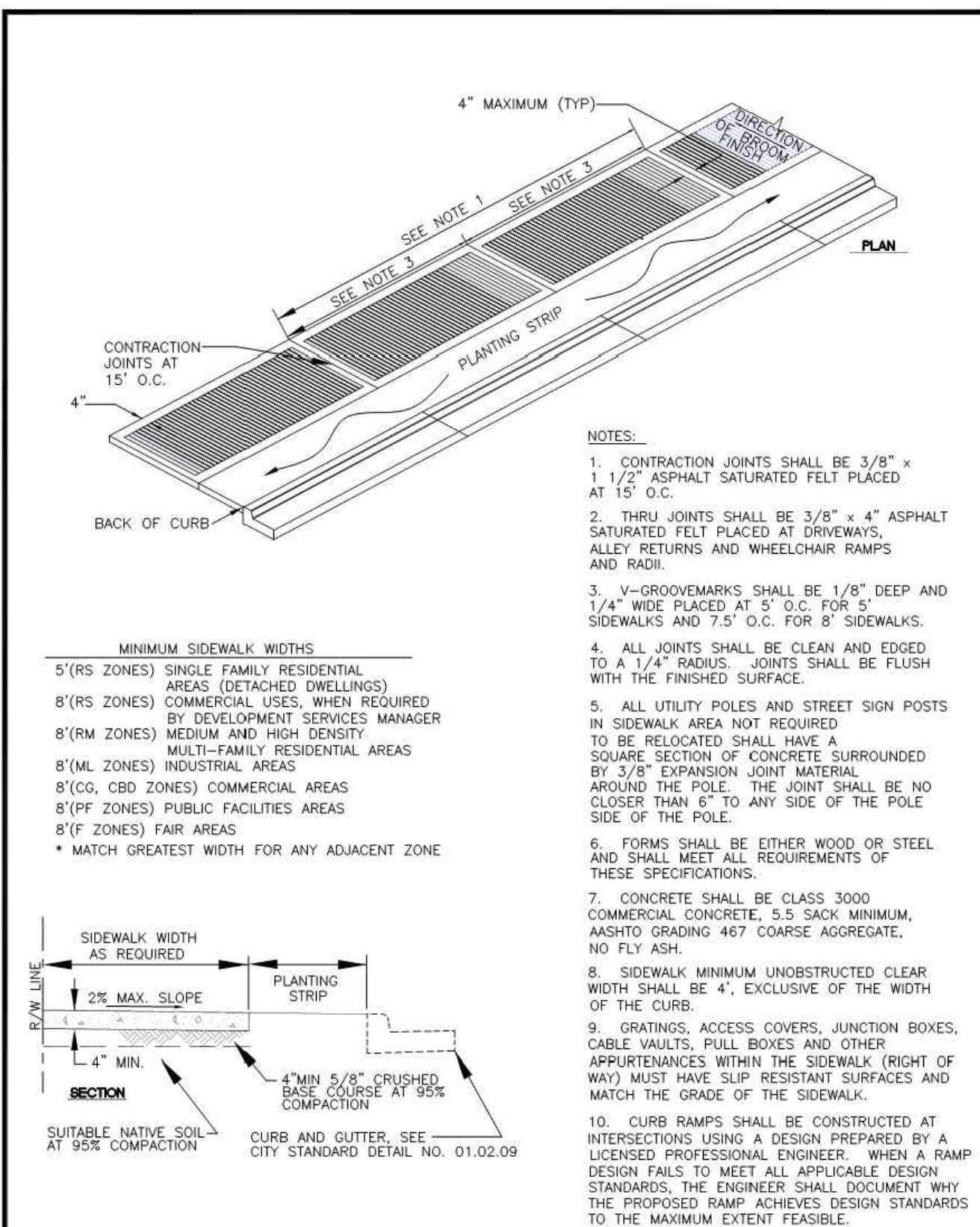
- NOTES:
- ALL DEPTHS ARE MINIMUM COMPACTED DEPTHS.
 - SUBGRADE PREPARATION SHALL MEET THE REQUIREMENTS OF WSOT STANDARD SPEC. 2-06.3(1). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE COMPACTION REQUIREMENTS AND CONTROL ALL WORK. THE CITY OF PUYALLUP RESERVES THE RIGHT TO REQUIRE COMPLIANCE TESTS AT THE CONTRACTOR'S EXPENSE.
 - SUBBASE MATERIAL SHALL BE GRAVEL BORROW MEETING THE REQUIREMENTS OF WSOT STANDARD SPEC. 9-03.14(1) OR CRUSHED BALLAST MEETING THE REQUIREMENTS OF WSOT STANDARD SPEC. 9-03.3(1). CRUSHED SURFACING SHALL MEET THE GRADATION REQUIREMENTS OF WSOT STANDARD SPEC. 9-03.3(1). THE SUBBASE AND BASE MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH WSOT STANDARD SPEC. 4-04.
 - SOIL STABILIZATION FABRIC MAY BE REQUIRED BY THE DEVELOPMENT REVIEW ENGINEER TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE MATERIAL. WHEN REQUIRED, THE CONTRACTOR SHALL PLACE A GEOTEXTILE FABRIC OVER THE PREPARED SUBGRADE WITH A 2 FOOT MINIMUM OVERLAP. THE FABRIC SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 - ASPHALT CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WSOT STANDARD SPEC. 2-04. DESIGN ENGINEER SHALL SUBMIT A STATE APPROVED HMA MIX FOR APPROVAL.
 - TEMPERATURE SHALL NOT EXCEED 325°F AT DISCHARGE OF THE PLANT NOR BE LESS THAN 185°F LEAVING THE SPREADER BOX.
 - THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT SHALL MEET WSOT STANDARD SPEC. 5-04.3(9) TO A MINIMUM AVERAGE COMPACTED DRY DENSITY OF 91 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY WSOT TEST METHOD SPECIFIED IN STANDARD SPEC. 5-04.3(10B). PERIODIC COMPLIANCE TESTS SHALL BE MADE BY A CERTIFIED TESTING AGENCY AT THE EXPENSE OF THE CONTRACTOR.
 - THE FACE OF THE GUTTER LIP AND EDGES OF EXISTING ASPHALT MEET LINES SHALL BE TACK COATED PRIOR TO PAVEMENT PLACEMENT. WHEN SUCCESSIVE LIFTS OF ASPHALT ARE REQUIRED, A TACK COAT SHALL BE DISTRIBUTED UNIFORMLY OVER THE PREVIOUS LIFT AT A RATE OF 0.06-0.08 GALLONS PER SQUARE YARD AT A TEMPERATURE OF 100°F AND SHALL BE ALLOWED TO SET TO A TACKY STATE PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
 - ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEET LINES SHALL BE CLEANED AND TACK COATED.
 - ANY CHANGES TO THE STANDARD PAVEMENT SECTION SHALL REQUIRE APPROVAL BY THE DEVELOPMENT REVIEW ENGINEER. A STRUCTURAL PAVEMENT CROSS SECTION DESIGN WITH CALCULATIONS SHALL BE REQUIRED.
 - ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.
 - ADDITIONAL BIKE LANES AND/OR ON-STREET PARKING MAY BE REQUIRED PER TRAFFIC ENGINEER.
 - A UTILITY EASEMENT OF 10' SHALL BE PROVIDED ON BOTH SIDES OF THE ROADWAY.
 - WHEN PLANTING STRIP IS 5' IN WIDTH OR LESS, STREET TREE PLANTER BOXES SHALL BE INSERTED AT LOCATIONS AS REQUIRED BY THE CITY (REFER TO STANDARD DETAIL NO. 01.02.04).
 - PLANTING STRIPS SHALL BE PLANTED AS DIRECTED BY CITY PLANNING DEPARTMENT.
 - 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

36' PUBLIC ROADWAY COMMERCIAL
COLLECTOR CROSS SECTION

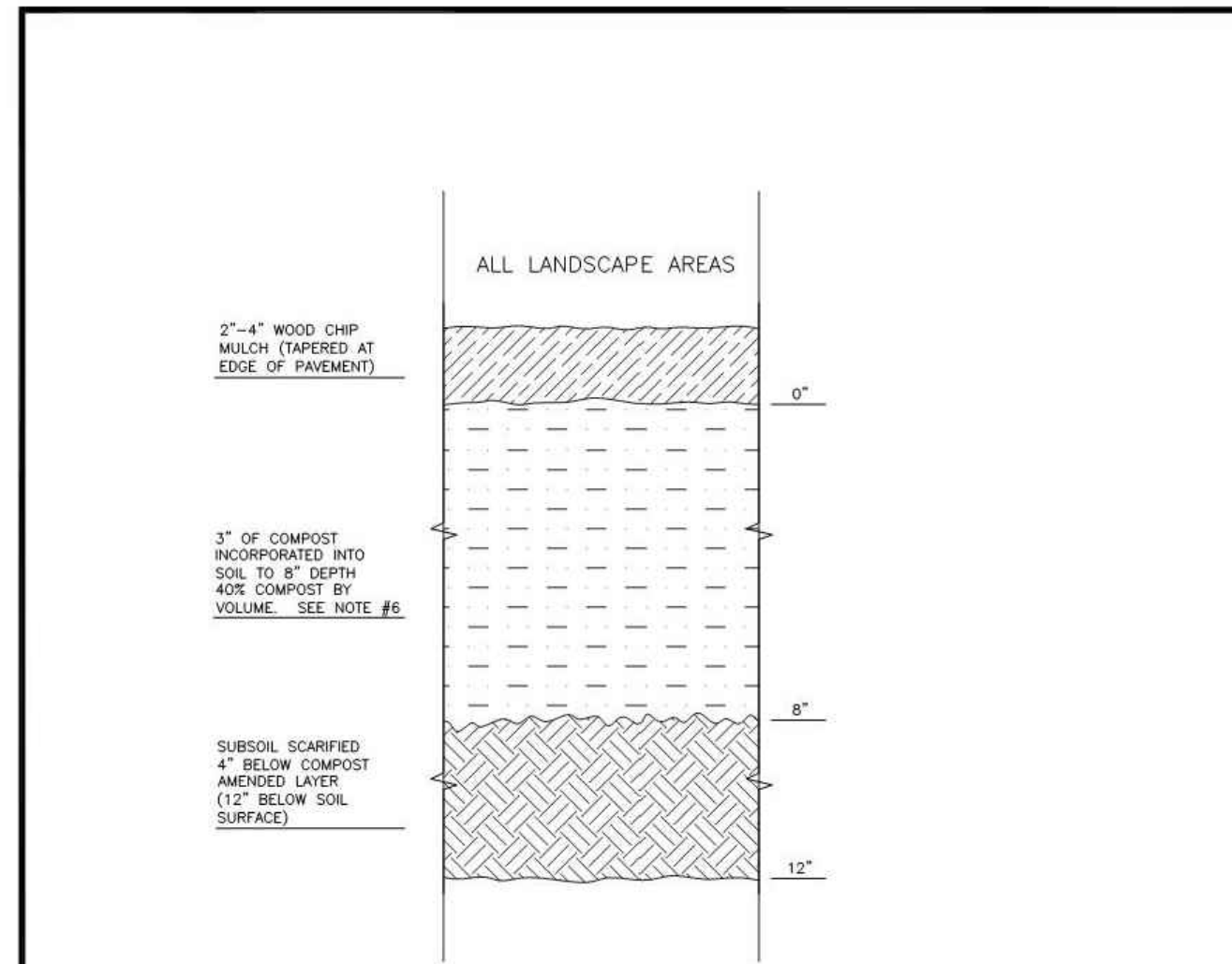
DESIGNED BY: LINDA LAM
CHECKED BY: LINDA LAM
APPROVED BY: LINDA LAM
DATE APPROVED: 01/02/08
CITY STANDARD: 01.01.04



CITY OF
PUYALLUP

SIDEWALK WITH
PLANTING STRIP

DESIGNED BY: LINDA LAM
CHECKED BY: LINDA LAM
APPROVED BY: LINDA LAM
DATE APPROVED: 01/02/08
CITY STANDARD: 01.02.02



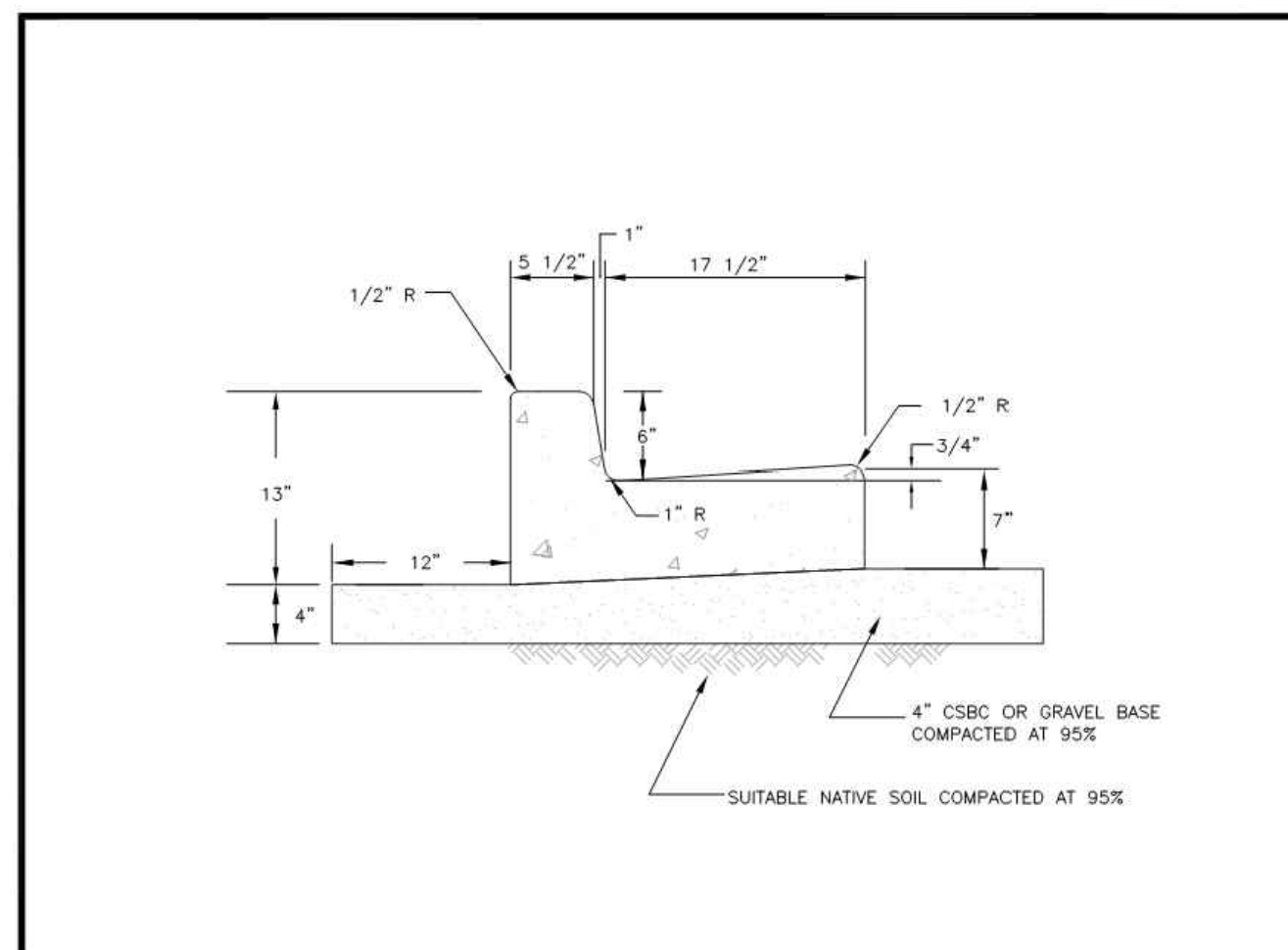
- NOTES:
- ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
 - SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION 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 ARBOSTOR 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 SETTLEMENT, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGES, 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.



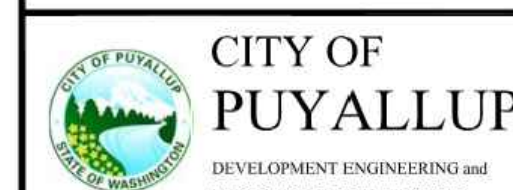
CITY OF
PUYALLUP

SOIL AMENDMENT
AND DEPTH

DESIGNED BY: LINDA LAM
CHECKED BY: LINDA LAM
APPROVED BY: LINDA LAM
DATE APPROVED: 01/02/08
CITY STANDARD: 01.02.08a



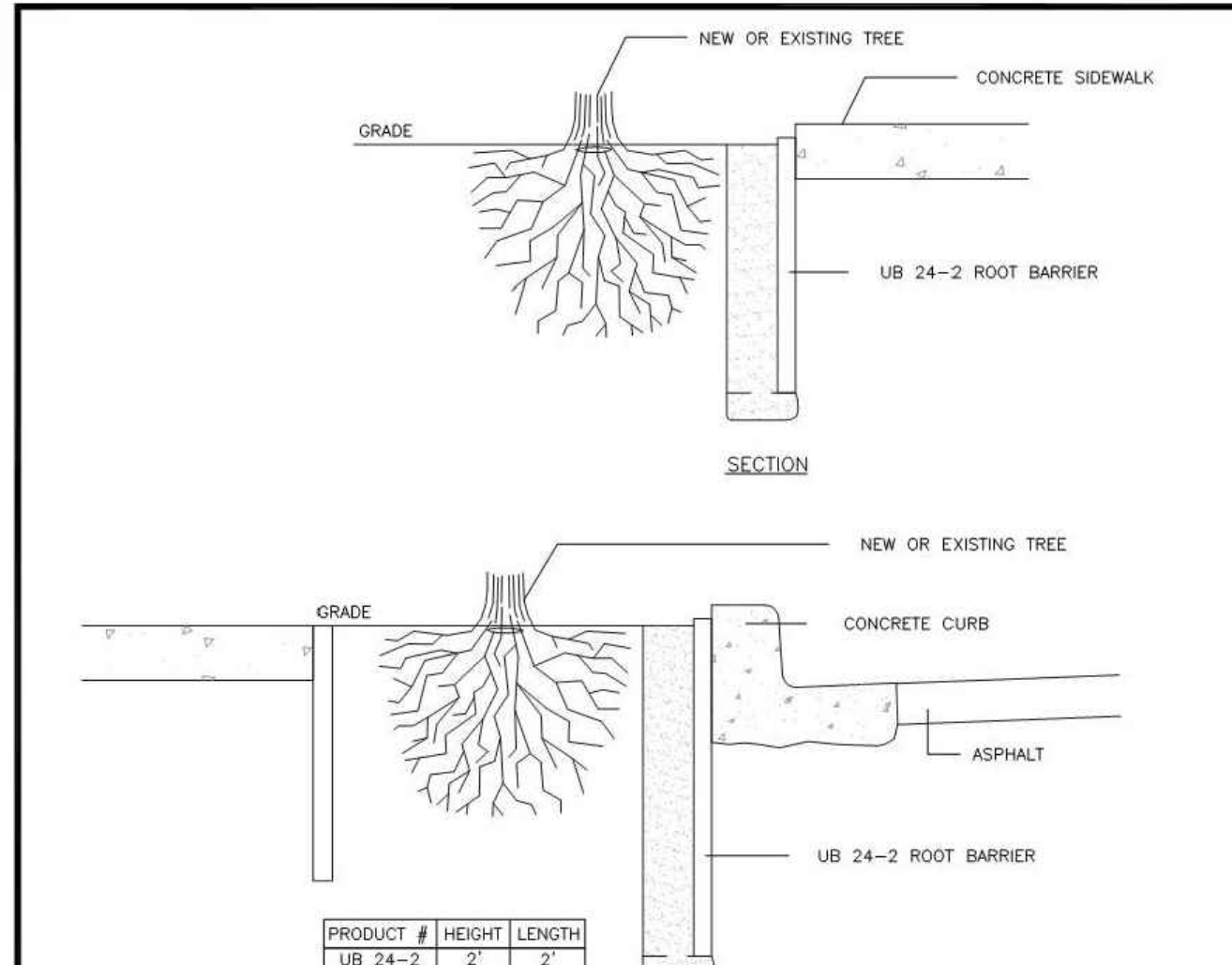
- NOTES:
- CONTRACTION JOINTS SHALL BE 3/8" x 1/4" ASPHALT SATURATED FELT PLACED IN ALL EXPOSED SURFACES OF CURB AND GUTTER AND SPACED AT 15' MAX. 10' MIN. O.C.
 - THRU JOINTS SHALL BE 3/8" ASPHALT SATURATED FELT PLACED AT POINTS OF TANGENCY ON CURVES, AT CATCH BASINS, AND AT EDGES OF ALLEY AND DRIVEWAYS. 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.



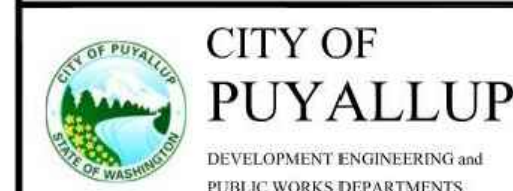
CITY OF
PUYALLUP

CURB AND GUTTER

DESIGNED BY: LINDA LAM
CHECKED BY: LINDA LAM
APPROVED BY: LINDA LAM
DATE APPROVED: 01/02/08
CITY STANDARD: 01.02.09



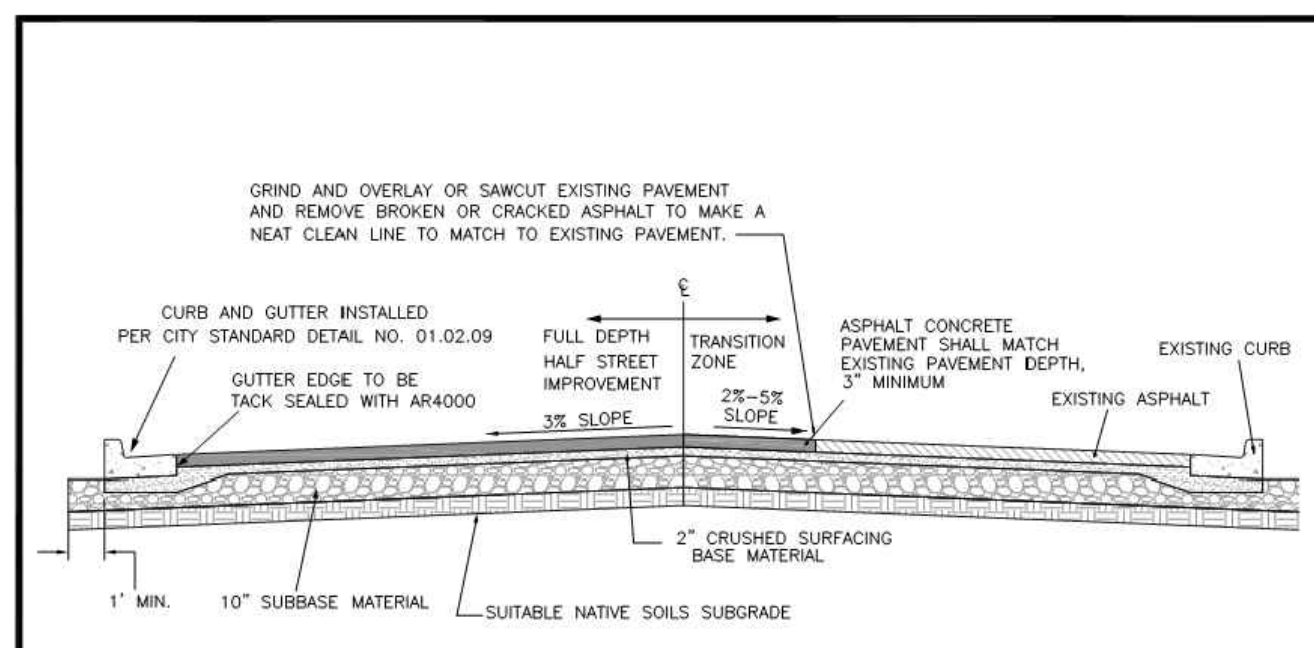
- NOTES:
- ROOT BARRIERS SHALL BE REQUIRED IN ALL STREET TREE PLANTING INSTALLATIONS WHETHER NEW OR EXISTING, WHEN STREET TREES ARE INSTALLED IN RIGHT-OF-WAY OR IN A PLANTING EASEMENT.
 - ROOT BARRIERS USED SHALL BE DeepRoot ROOT BARRIERS OR EQUIVALENT.
 - UB - 24 SHALL BE USED.
 - ROOT BARRIERS SHALL BE INSTALLED IF REQUIRED BY THE CITY.
 - INSTALLATION OF ROOT BARRIERS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 - THE PANEL SHALL BE INSTALLED SO THE VERTICAL RIBS FACE THE ROOTS OF THE TREE. A MINIMUM OF FOUR (4) PANELS SHALL BE INSTALLED ON EACH SIDE OF ROOT BALL FOR 8' OF PROTECTION.
 - FOR PRODUCT INFORMATION VISIT:
http://www.deeproot.com/template.php?sec=products&nav=treeRoot&content=tr_arb_s&sub=2&sel=1
 - *PLANTING EASEMENT* SHALL MEAN THAT PORTION OF LAND MADE AVAILABLE AS A PUBLIC EASEMENT FOR THE PURPOSE OF PLANTING AND MAINTAINING CITY STREET TREES. ALL STREET TREES PLANTED WITHIN A PLANTING EASEMENT SHALL BE PLANTED WITHIN THREE FEET OF RIGHT-OF-WAY.



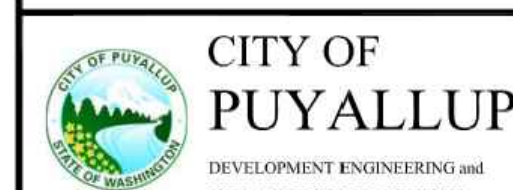
CITY OF
PUYALLUP

ROOT BARRIER DETAIL

DESIGNED BY: LINDA LAM
CHECKED BY: LINDA LAM
APPROVED BY: LINDA LAM
DATE APPROVED: 01/02/08
CITY STANDARD: 01.02.03



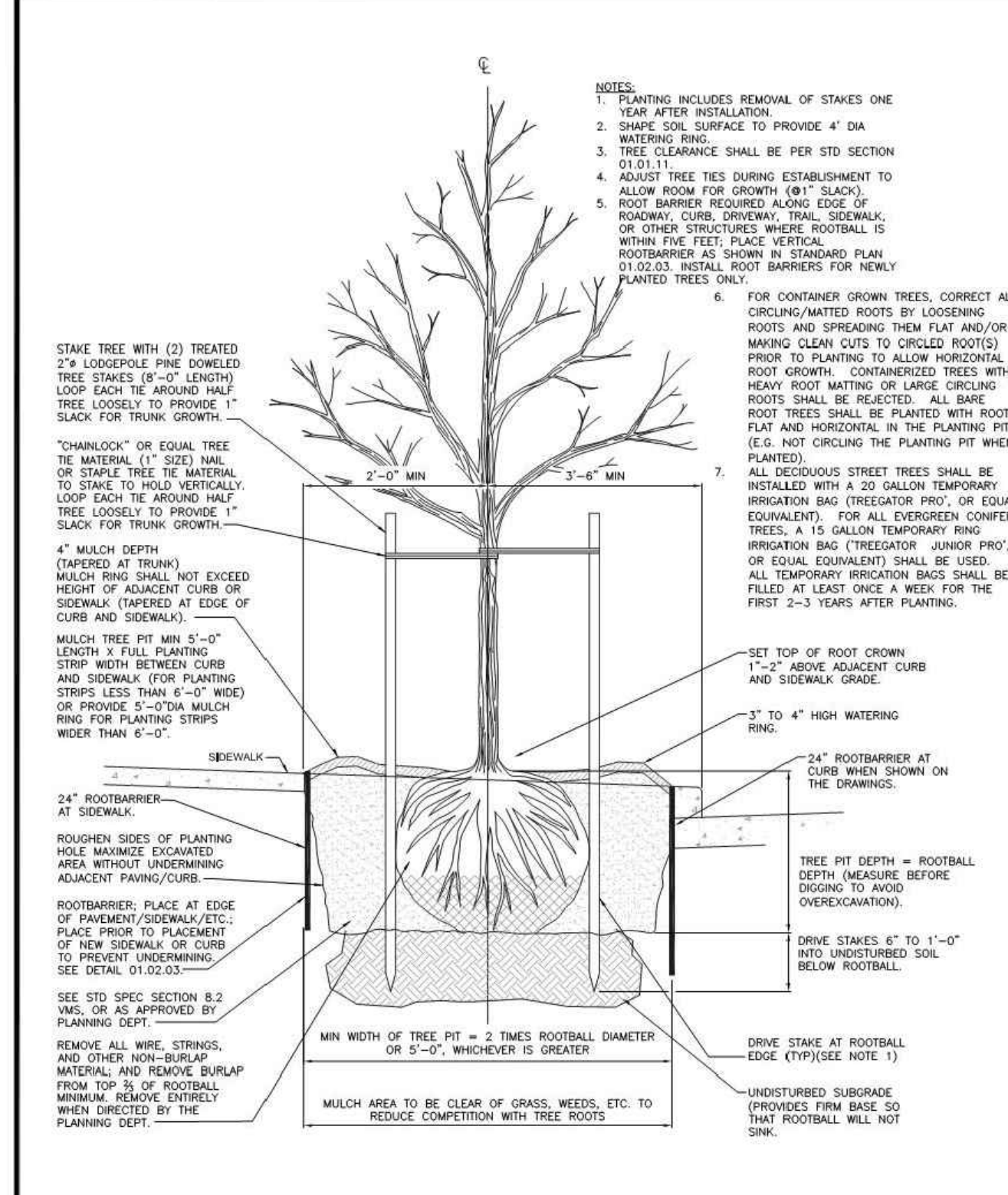
- NOTES:
- ALL DEPTHS ARE MINIMUM COMPACTED DEPTHS.
 - SUBGRADE PREPARATION SHALL MEET THE REQUIREMENTS OF WSOT STANDARD SPEC. 2-06.3(1). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE COMPACTION REQUIREMENTS AND CONTROL ALL WORK. THE CITY OF PUYALLUP RESERVES THE RIGHT TO REQUIRE TESTS AT THE CONTRACTOR'S EXPENSE.
 - SUBBASE MATERIAL SHALL BE GRAVEL BORROW MEETING THE REQUIREMENTS OF WSOT STANDARD SPEC. 9-03.14(1) OR CRUSHED BALLAST MEETING THE REQUIREMENTS OF WSOT STANDARD SPEC. 9-03.3(1). CRUSHED SURFACING SHALL MEET THE GRADATION REQUIREMENTS OF WSOT STANDARD SPEC. 9-03.3(1). THE SUBBASE AND BASE MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH WSOT STANDARD SPEC. 4-04.
 - SOIL STABILIZATION FABRIC MAY BE REQUIRED BY THE DEVELOPMENT REVIEW ENGINEER TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE MATERIAL. WHEN REQUIRED, THE CONTRACTOR SHALL PLACE A GEOTEXTILE FABRIC OVER THE PREPARED SUBGRADE WITH A TWO FOOT MINIMUM OVERLAP. THE FABRIC SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 - ASPHALT CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WSOT STANDARD SPEC. 2-06.3(1). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE COMPACTION REQUIREMENTS AND CONTROL ALL WORK. THE CITY OF PUYALLUP RESERVES THE RIGHT TO REQUIRE TESTS AT THE CONTRACTOR'S EXPENSE.
 - TEMPERATURE SHALL NOT EXCEED 325°F AT DISCHARGE OF THE PLANT NOR BE LESS THAN 185°F LEAVING THE SPREADER BOX.
 - THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT SHALL MEET WSOT STANDARD SPEC. 5-04.3(9) TO A MINIMUM AVERAGE COMPACTED DRY DENSITY OF 91 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY WSOT TEST METHOD SPECIFIED IN STANDARD SPEC. 5-04.3(10B). PERIODIC COMPLIANCE TESTS SHALL BE MADE BY A CERTIFIED TESTING AGENCY AT THE EXPENSE OF THE CONTRACTOR.
 - THE FACE OF THE GUTTER LIP AND EDGES OF EXISTING ASPHALT MEET LINES SHALL BE TACK COATED PRIOR TO PAVEMENT PLACEMENT. WHEN SUCCESSIVE LIFTS OF ASPHALT ARE REQUIRED, A TACK COAT SHALL BE DISTRIBUTED UNIFORMLY OVER THE PREVIOUS LIFT AT A RATE OF 0.06-0.08 GALLONS PER SQUARE YARD AT A TEMPERATURE OF 100°F AND SHALL BE ALLOWED TO SET TO A TACKY STATE PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
 - ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEET LINES SHALL BE CLEANED AND TACK COATED.
 - ANY CHANGES TO THE STANDARD PAVEMENT SECTION SHALL REQUIRE APPROVAL BY THE DEVELOPMENT REVIEW ENGINEER. A STRUCTURAL PAVEMENT CROSS SECTION DESIGN WITH CALCULATIONS SHALL BE REQUIRED.
 - ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.
 - ASPHALT SHALL BE HMA CL 1/2" PG 64-22



CITY OF
PUYALLUP

HALF STREET IMPROVEMENT

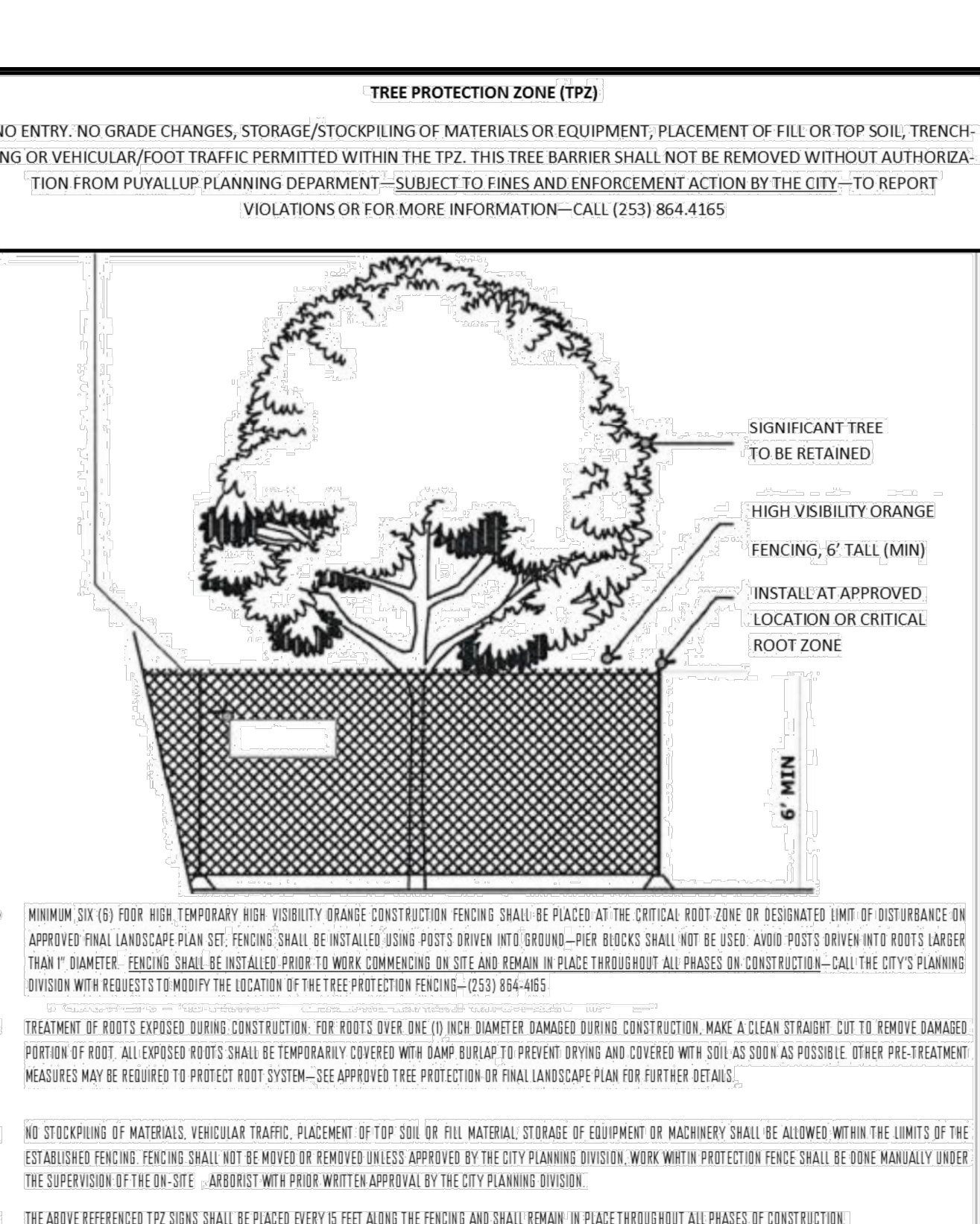
DESIGNED BY: LINDA LAM
CHECKED BY: LINDA LAM
APPROVED BY: LINDA LAM
DATE APPROVED: 01/02/08
CITY STANDARD: 01.01.19



CITY OF
PUYALLUP

STREET TREE PLANTING
IN PLANTING STRIP

DESIGNED BY: LINDA LAM
CHECKED BY: LINDA LAM
APPROVED BY: LINDA LAM
DATE APPROVED: 01/02/08
CITY STANDARD: 01.02.07



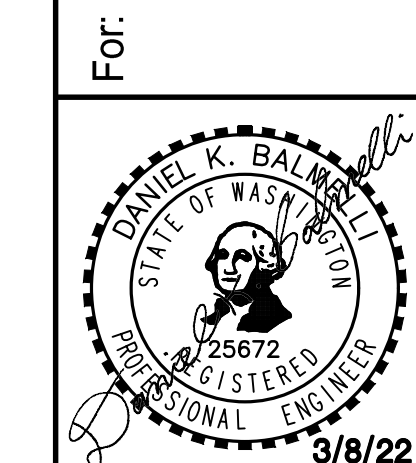
CITY OF
PUYALLUP

TREE PROTECTION FENCING DETAIL
(for public and private trees)

DESIGNED BY: LINDA LAM
CHECKED BY: LINDA LAM
APPROVED BY: LINDA LAM
DATE APPROVED: 01/02/08
CITY STANDARD: 01.01.19

CONSTRUCTION NOTES AND DETAILS

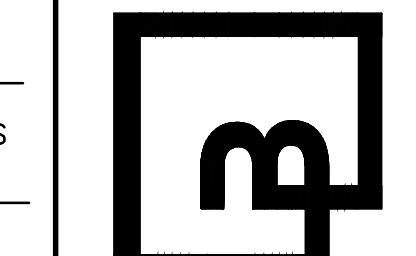
PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale: Horizontal 1" = 4', Vertical 1" = 4'

Designed: ZTW
Drawn: ZTW
Checked: ZTW
Approved: DKB
Date: 3/8/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425-251-6222
barghausen.com



Job Number: 20705
Sheet: C14_23

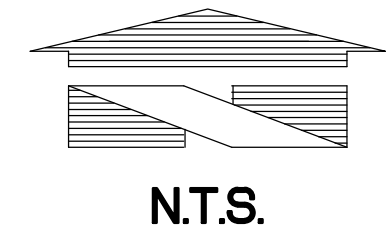
APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR 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 ENGINEERING SERVICES MANAGER.

NOTE:
ALL INLET AND OUTLET PIPES SHOWN IN
CROSS SECTIONS FOR REFERENCE PURPOSES.

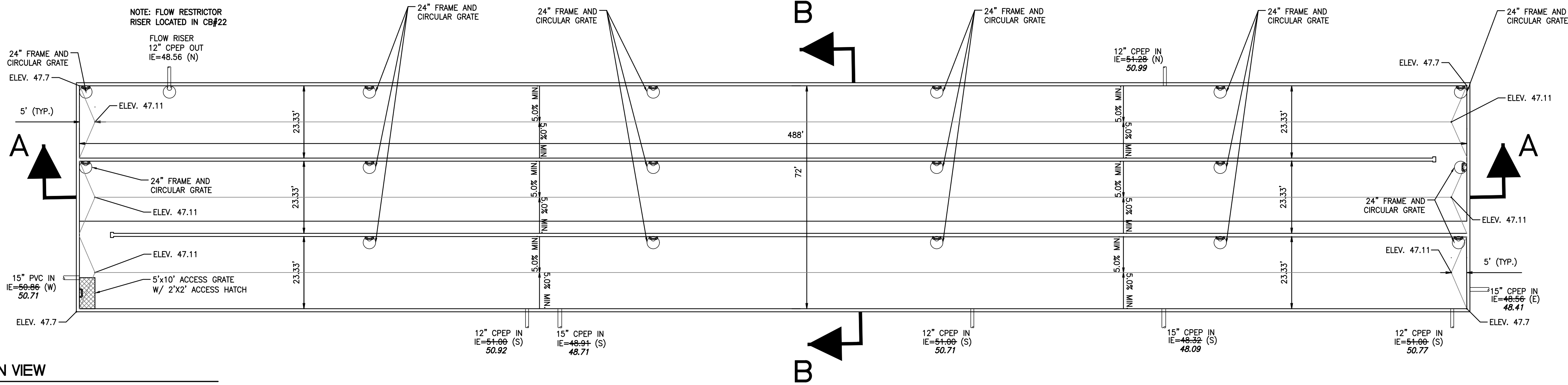


DETENTION VAULT SECTIONS AND DETAILS

FOR PUYALLUP CORPORATE PARK

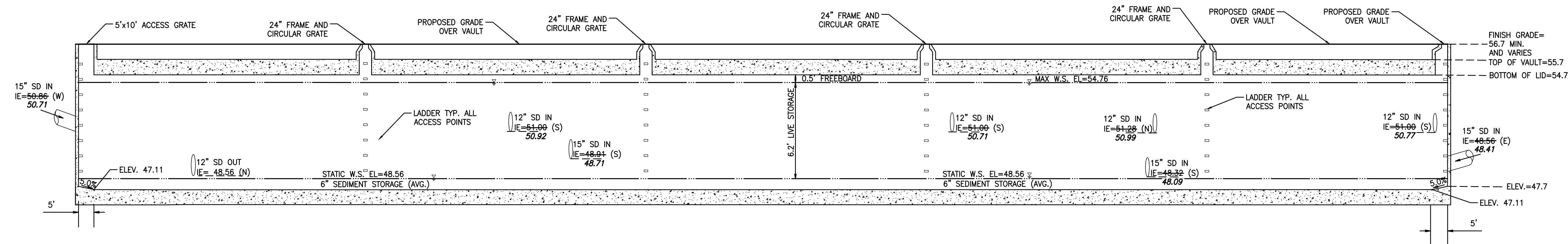
A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING



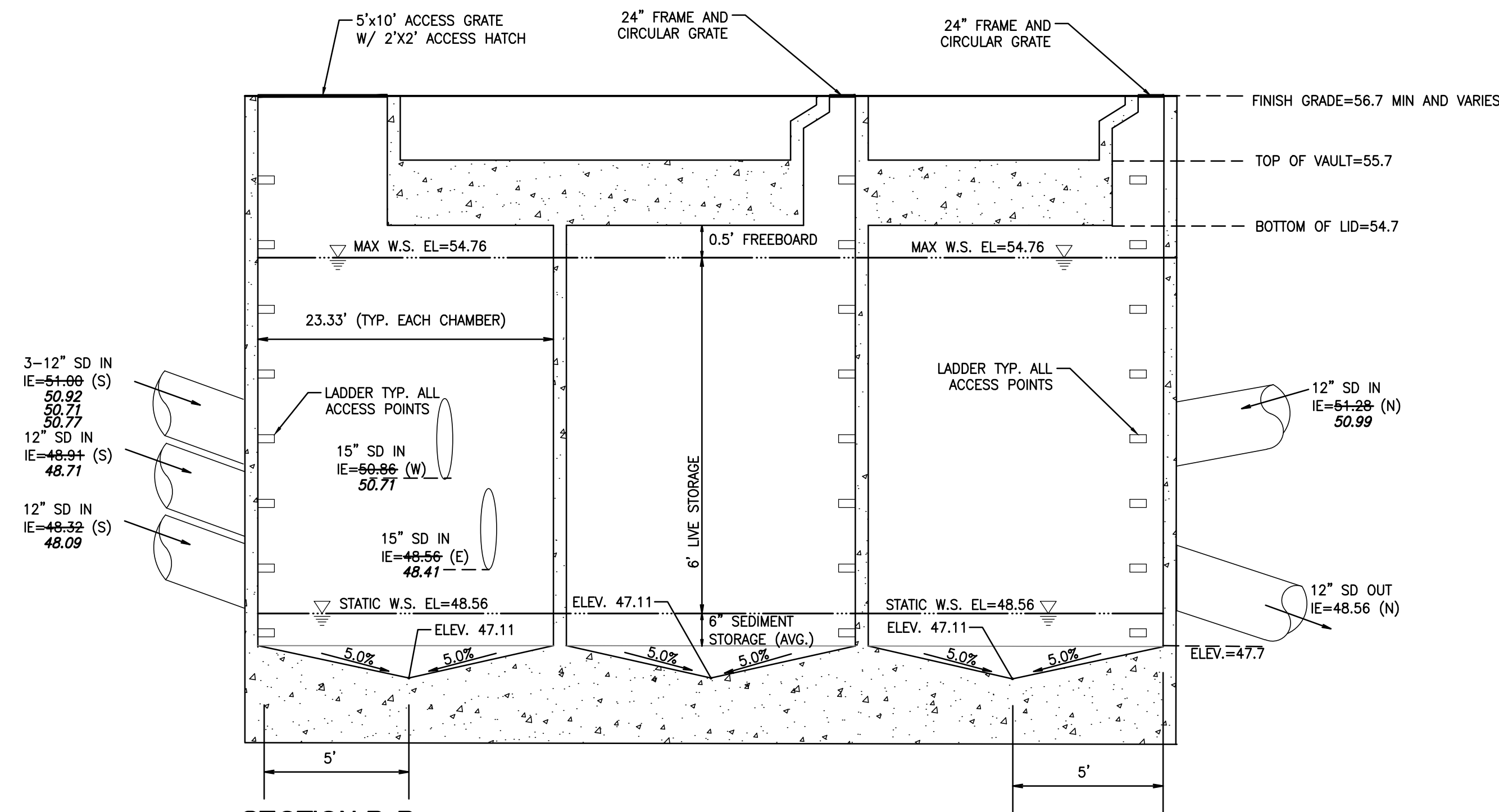
DETENTION VAULT PLAN VIEW

NOT TO SCALE



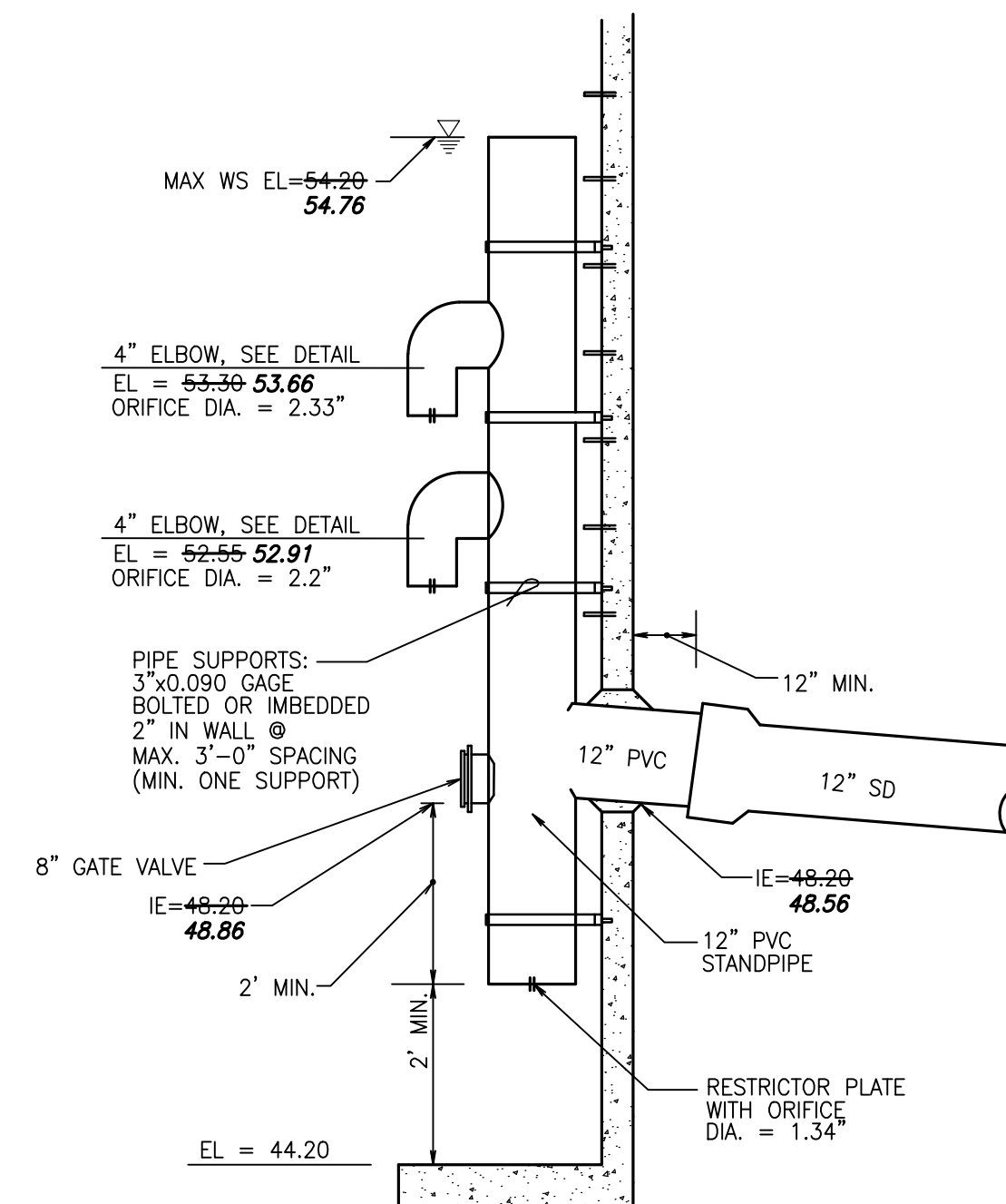
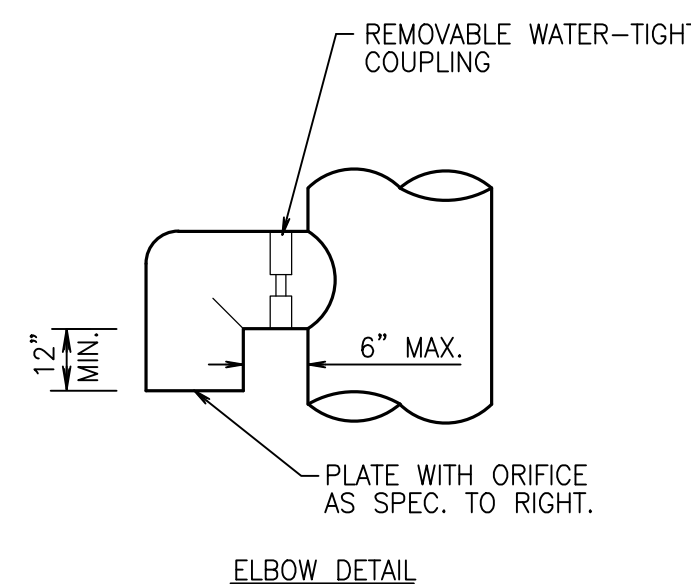
SECTION A-A

NOT TO SCALE



SECTION B-B

NOT TO SCALE



FLOW RESTRICTOR RISER

1
C16

NOT TO SCALE
NOTE: FLOW RESTRICTOR
RISER LOCATED IN CB#22

Revision

7 13/8/22 ZTW DKB Appr. No. Date By Cdd.

RECORD DRAWING

Title: CONSTRUCTION NOTES AND DETAILS

FOR
PUYALLUP CORPORATE PARK

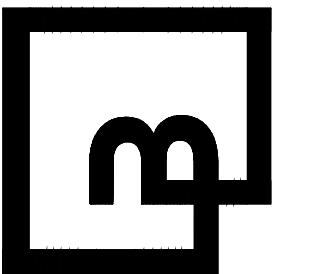
For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale: Horizontal Vertical

Designed ZTW Drawn ZTW Checked ZTW Approved DKB Date 9/1/22

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



Job Number 20705
Sheet C16 23

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

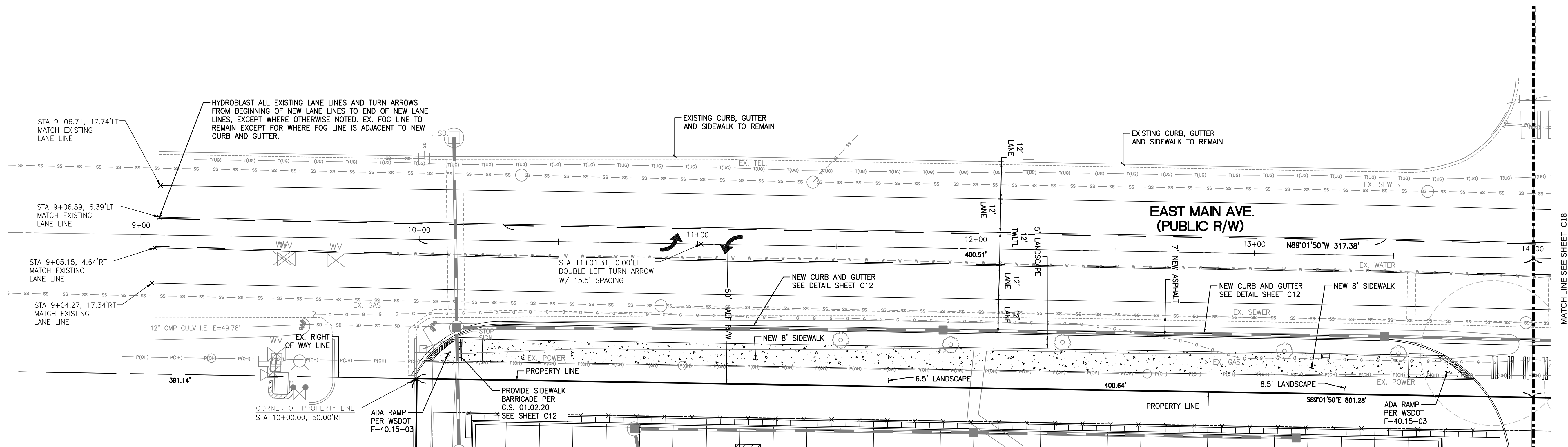
DATE:

NOTE:
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YEAR FROM APPROVAL DATE.
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PLANS.
FIELD CONDITIONS MAY DICTATE
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DETERMINED BY THE
ENGINEERING SERVICES MANAGER.



CHANNELIZATION PLAN FOR PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON
RECORD DRAWING



EAST MAIN AVE PLAN VIEW STA 9+00 TO 14+00

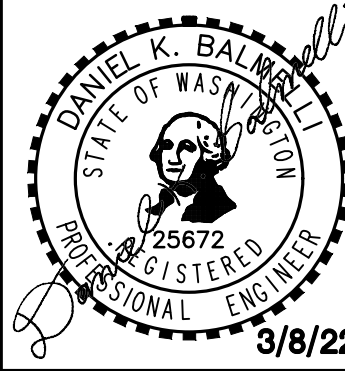
SCALE: 1"=20'

APPROVED
BY: _____
CITY OF PUYALLUP
ENGINEERING SERVICES
DATE: _____
NOTE:
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Revision
7 3/8/22 ZTW DKB
No. Date By Cld. Appr.

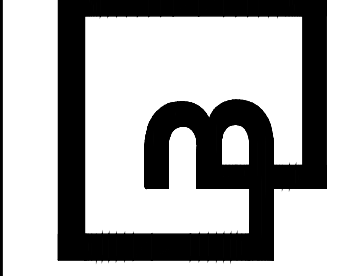
CHANNELIZATION PLAN
FOR
PUYALLUP CORPORATE PARK

For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057

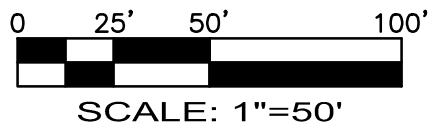


Scale:
Horizontal 1"= 20'
Vertical -
Designed ZTW
Drawn ZTW
Checked ZTW
Approved DKB
Date 3/8/22

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

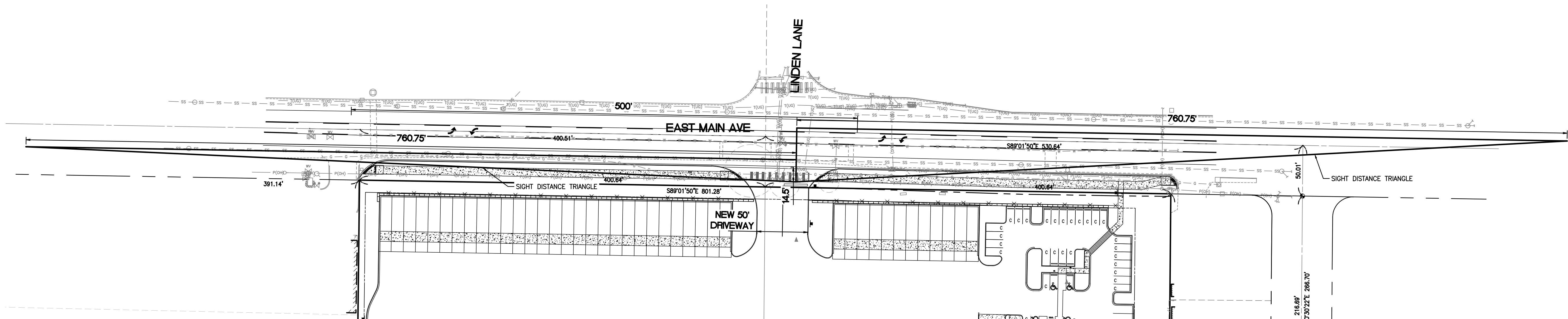


Job Number
20705
Sheet
C17 of 23



SIGHT DISTANCE EXHIBIT
FOR
PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON
RECORD DRAWING



APPROVED

BY: _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE: _____

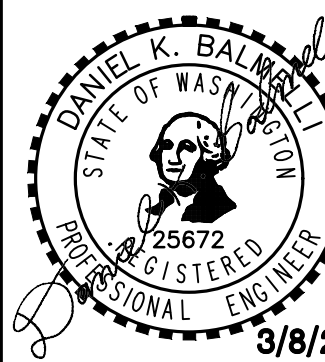
NOTE:
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YEAR FROM APPROVAL DATE.
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ENGINEERING SERVICES MANAGER.

Job Number
20705

Sheet
C19 of **23**

Designed ZTW
Drawn ZTW
Checked ZTW
Approved DKB
Date 3/8/22

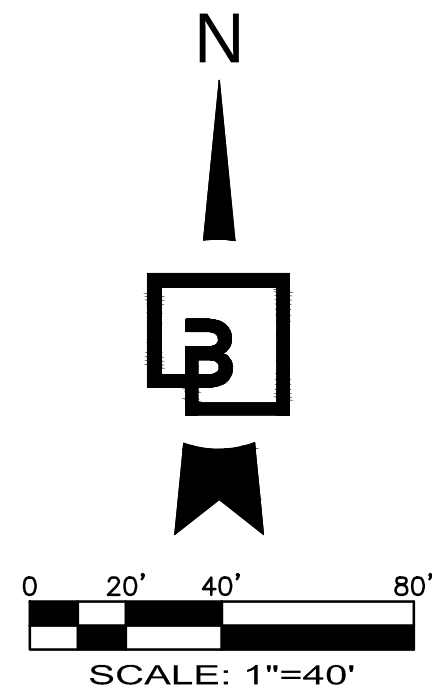
Scale:
Horizontal
1"=50'
Vertical
-



For:
PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057

Title:
**SIGHT DISTANCE EXHIBIT
FOR
PUYALLUP CORPORATE PARK**

No.	Date	By	Chd.	Appr.	Revision
7	3/8/22	ZTW	DKB		RECORD DRAWING



INGRESS TRUCK TURN EXHIBIT

FOR

PUYALLUP CORPORATE PARK

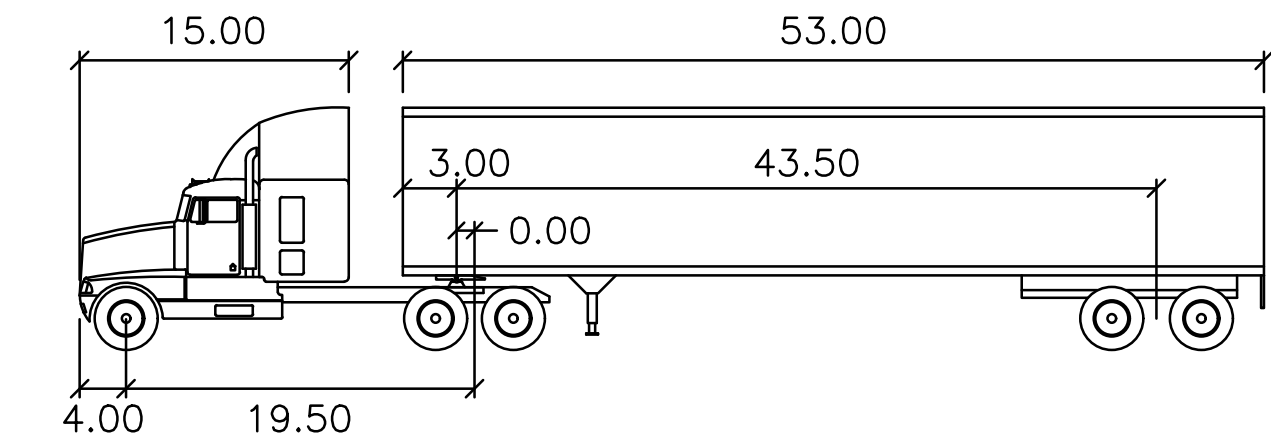
A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING

LINDEN LANE

EAST MAIN AVE.



WB-65

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

A & J LLC
APN.0420263034

A & J LLC
APN.0420263033

CJD EXCHANGE LLC
APN.0420263015

2401 INTER LLC
APN.2105200150

HANSEN 2415 LLC
APN.2105200170

BEST PARKING LOT CLEANING INC
APN.2105200192

BEST PARKING LOT CLEANING INC
APN.2105200180

LUCILLA INVESTMENT LLC
APN.9010280010

KERTH THOMAS L & JUDITH C
APN. 5290000010

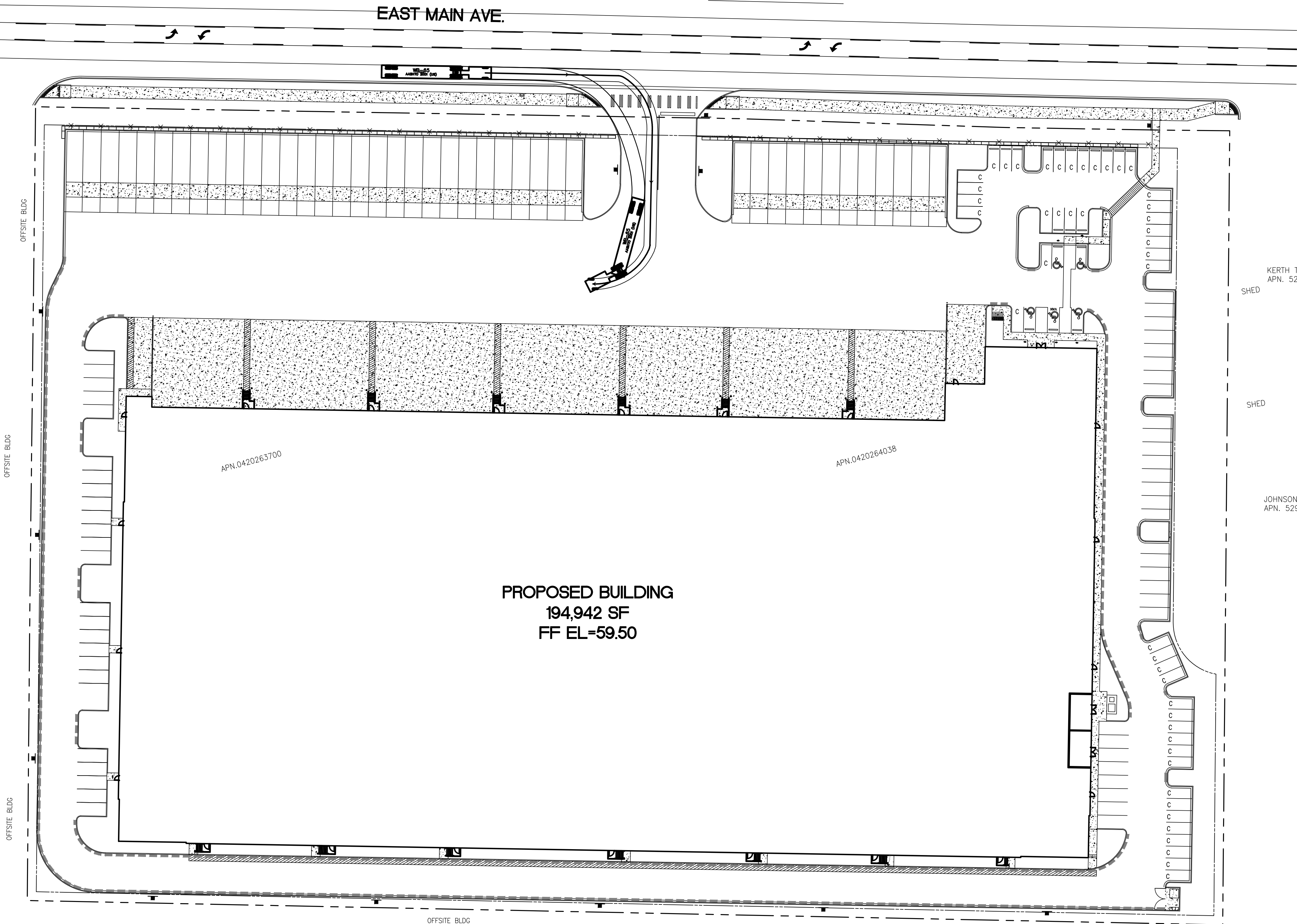
PAGENKOPF TYLER J
APN. 5290000020

JOHNSON JOSHUA JC
APN. 5290000030

MEIER JOHN & PATRICIA
APN. 5290000040

TPLM LLC
APN. 0420268012

PROPOSED BUILDING
194,942 SF
FF EL=59.50

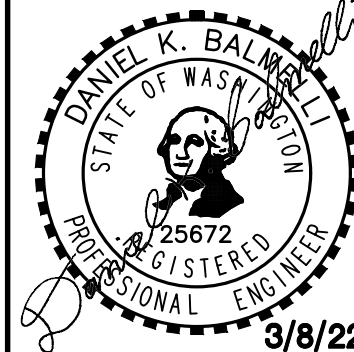


No.	Date	By	Chd.	Appr.	Revision
7	3/8/22	ZTW	DxK		RECORD DRAWING

Title:

INGRESS TRUCK TURN EXHIBIT
FOR
PUYALLUP CORPORATE PARK

For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON. WA 98057



Scale:
Horizontal 1"=40'
Vertical -

Designed	ZTW
Drawn	ZTW
Checked	ZTW
Approved	DxK
Date	3/8/22

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

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

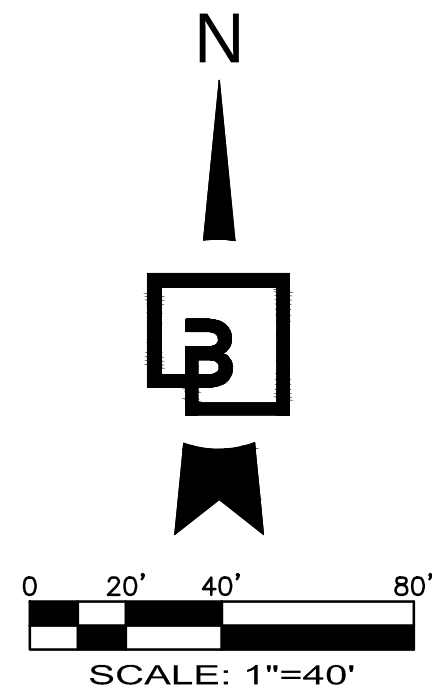
DATE:

NOTE:
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PLANS.
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
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ENGINEERING SERVICES MANAGER.

Job Number
20705

Sheet

C20_23



EGRESS TRUCK TURN EXHIBIT

FOR

PUYALLUP CORPORATE PARK

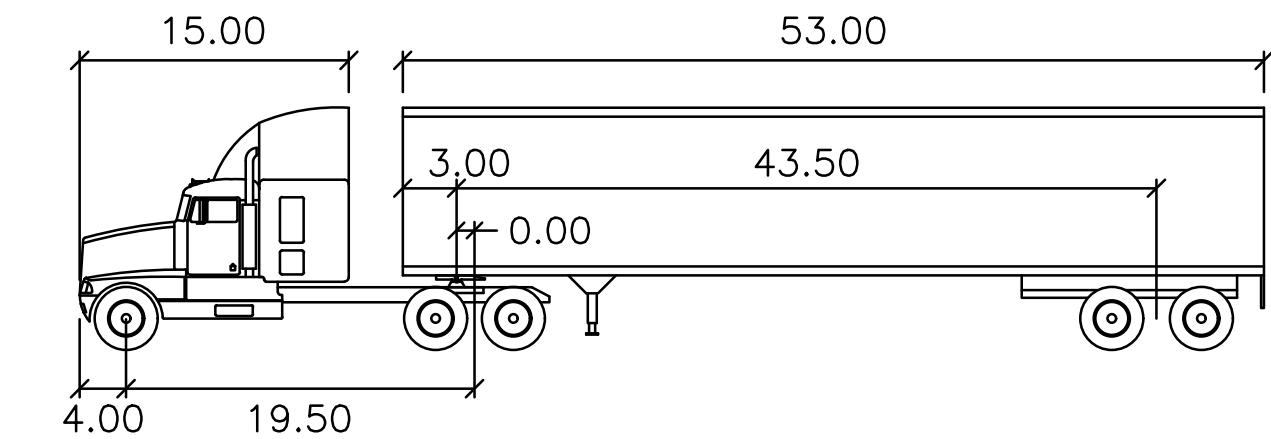
A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING

LINDEN LANE

EAST MAIN AVE.



WB-65

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

A & J LLC
APN.0420263034

A & J LLC
APN.0420263033

CJD EXCHANGE LLC
APN.0420263015

2401 INTER LLC
APN.2105200150

HANSEN 2415 LLC
APN.2105200170

BEST PARKING LOT CLEANING INC
APN.2105200192

BEST PARKING LOT CLEANING INC
APN.2105200180

LUCILLA INVESTMENT LLC
APN.9010280010

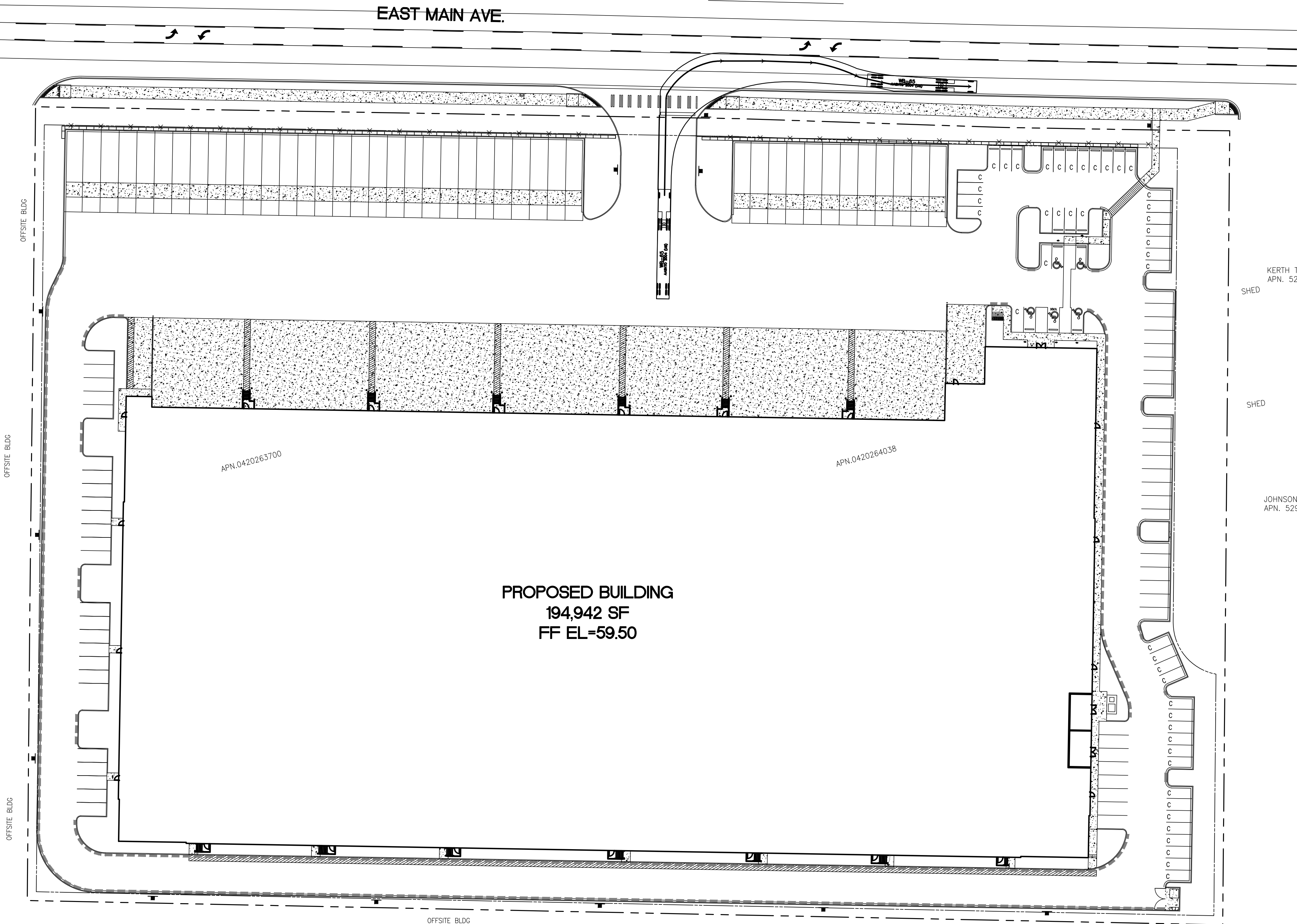
KERTH THOMAS L & JUDITH C
APN. 5290000010

PAGENKOPF TYLER J
APN. 5290000020

JOHNSON JOSHUA JC
APN. 5290000030

MEIER JOHN & PATRICIA
APN. 5290000040

TPLM LLC
APN. 0420268012

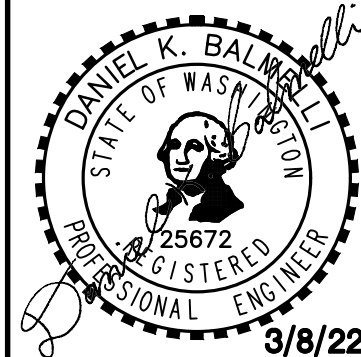


No.	Date	By	Chd.	Appr.	Revision
7	3/8/22	ZTW	DxK		RECORD DRAWING

Title:

EGRESS TRUCK TURN EXHIBIT
FOR
PUYALLUP CORPORATE PARK

For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON. WA 98057



Scale:
Horizontal 1"=40'
Vertical -

Designed	ZTW
Drawn	ZTW
Checked	ZTW
Approved	DxK
Date	3/8/22

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

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

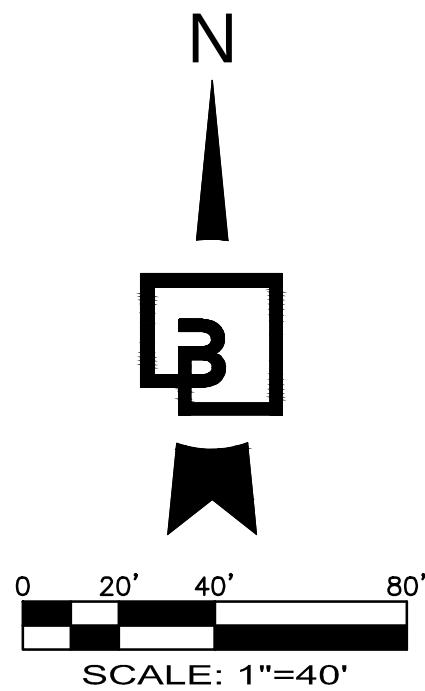
DATE:

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Job Number
20705

Sheet

C21_23



FIRE TRUCK TURN EXHIBIT

FOR

PUYALLUP CORPORATE PARK

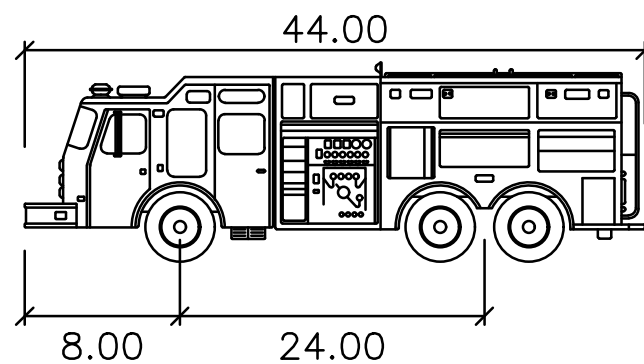
A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING

LINDEN LANE

EAST MAIN AVE.



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

A & J LLC
APN.0420263034

A & J LLC
APN.0420263033

CJD EXCHANGE LLC
APN.0420263015

2401 INTER LLC
APN.2105200150

HANSEN 2415 LLC
APN.2105200170

BEST PARKING LOT CLEANING INC
APN.2105200192

BEST PARKING LOT CLEANING INC
APN.2105200180

LUCILLA INVESTMENT LLC
APN.9010280010

KERTH THOMAS L & JUDITH C
APN. 5290000010

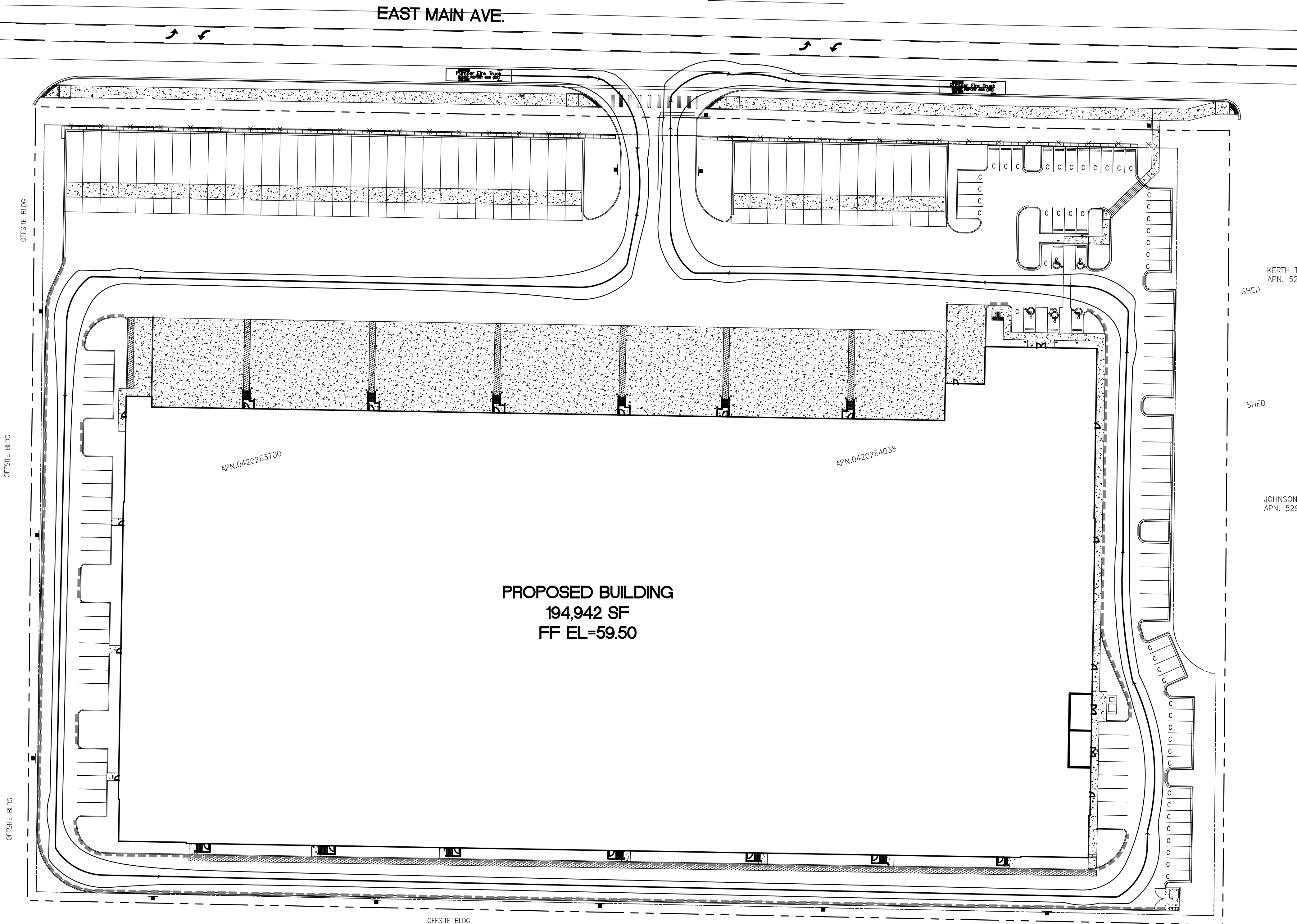
PAGENKOPF TYLER J
APN. 5290000020

JOHNSON JOSHUA JC
APN. 5290000030

MEIER JOHN & PATRICIA
APN. 5290000040

TPLM LLC
APN. 0420268012

PROPOSED BUILDING
194,942 SF
FF EL=59.50



No.	Date	By	Chd.	Appr.	Revision
7	3/8/22	ZTW	DKB		RECORD DRAWING

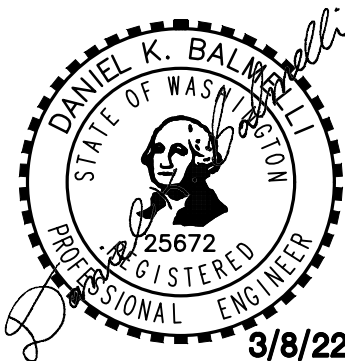
Title:

FIRE TRUCK TURN EXHIBIT

FOR

PUYALLUP CORPORATE PARK

For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON. WA 98057



Scale: Horizontal 1"=40' Vertical -

Designed	ZTW
Drawn	ZTW
Checked	ZTW
Approved	DKB
Date	3/8/22

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

APPROVED

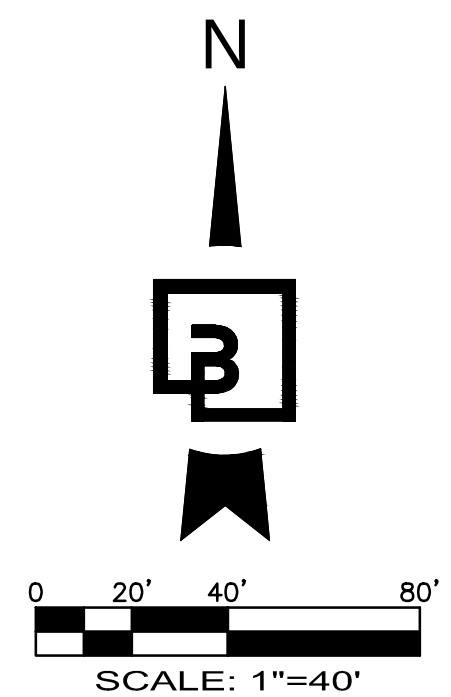
BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

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ENGINEERING SERVICES MANAGER.

Job Number
20705

Sheet
C22_23



FIRE LANE AND STRIPING PLAN

FOR

PUYALLUP CORPORATE PARK

A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING

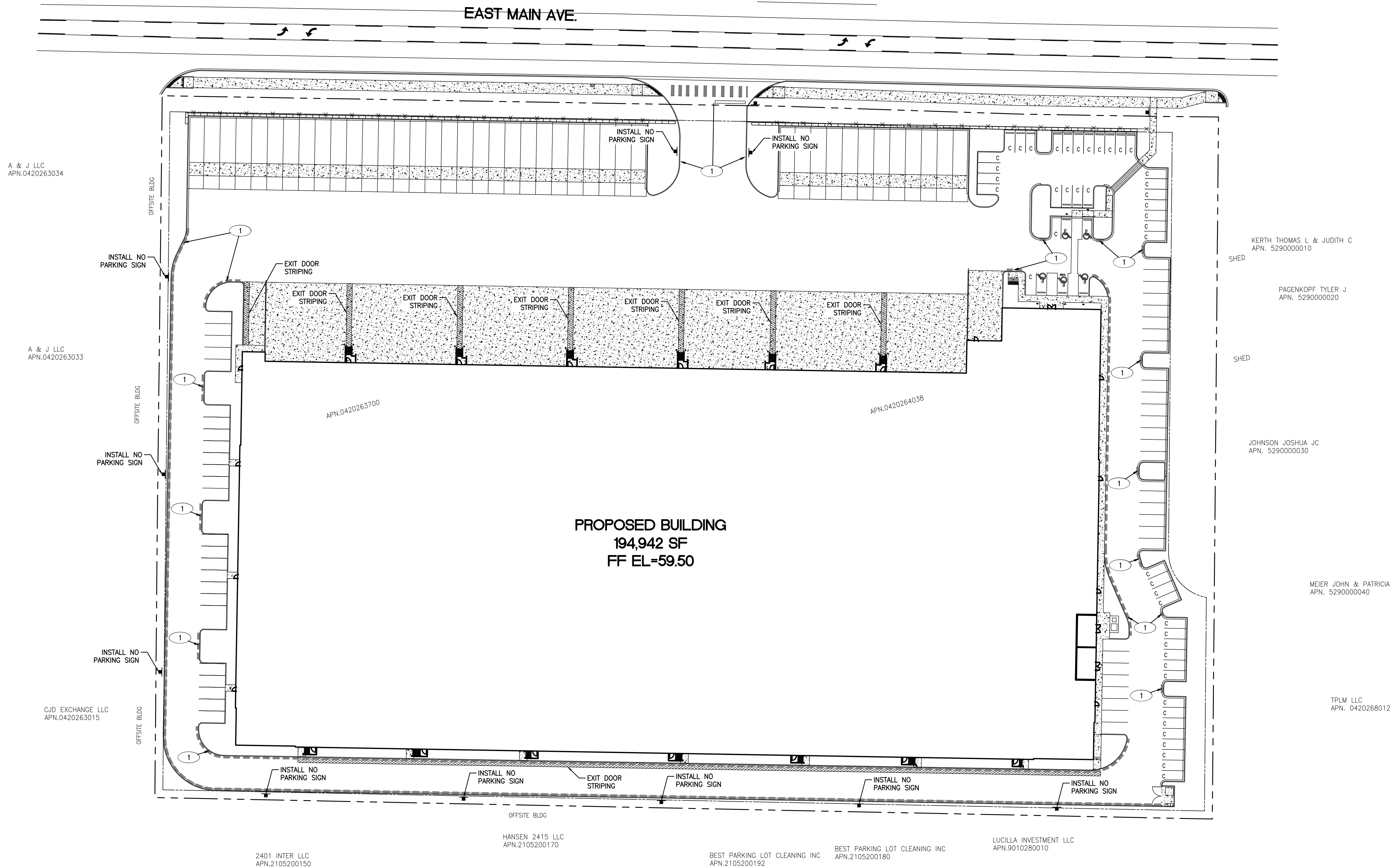
LINDEN LANE

EAST MAIN AVE.

FIRE LANE MARKING LEGEND:

1

FIRE LANE MARKING. CURB SHALL BE PAINTED RED WITH NO PARKING FIRE LANE STENCILING EVERY 150'-FT.



APPROVED
BY: CITY OF PUYALLUP
ENGINEERING SERVICES
DATE: _____
NOTE:
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No.	Date	By	Chd.	Appr.	Revision
7	3/8/22	ZTW	DxK		RECORD DRAWING

Title:

FIRE LANE AND STRIPING PLAN

For:

PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON. WA 98057

Scale:

Horizontal 1"=40'
Vertical -

Designed

ZTW

Drawn

ZTW

Checked

ZTW

Approved

DxK

Date

3/8/22

Scale: 1" = 1'

RMONEIL Xref: -----

Job Number

20705

Sheet

C23 23

Barghausen Consulting Engineers, Inc.

18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

APPROVED