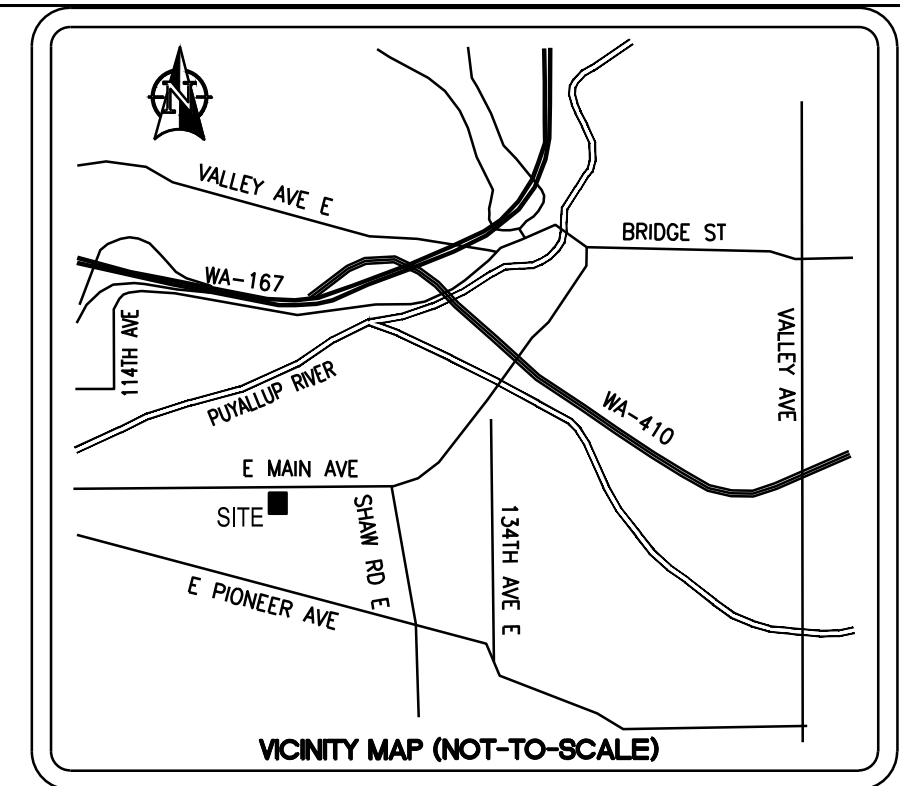
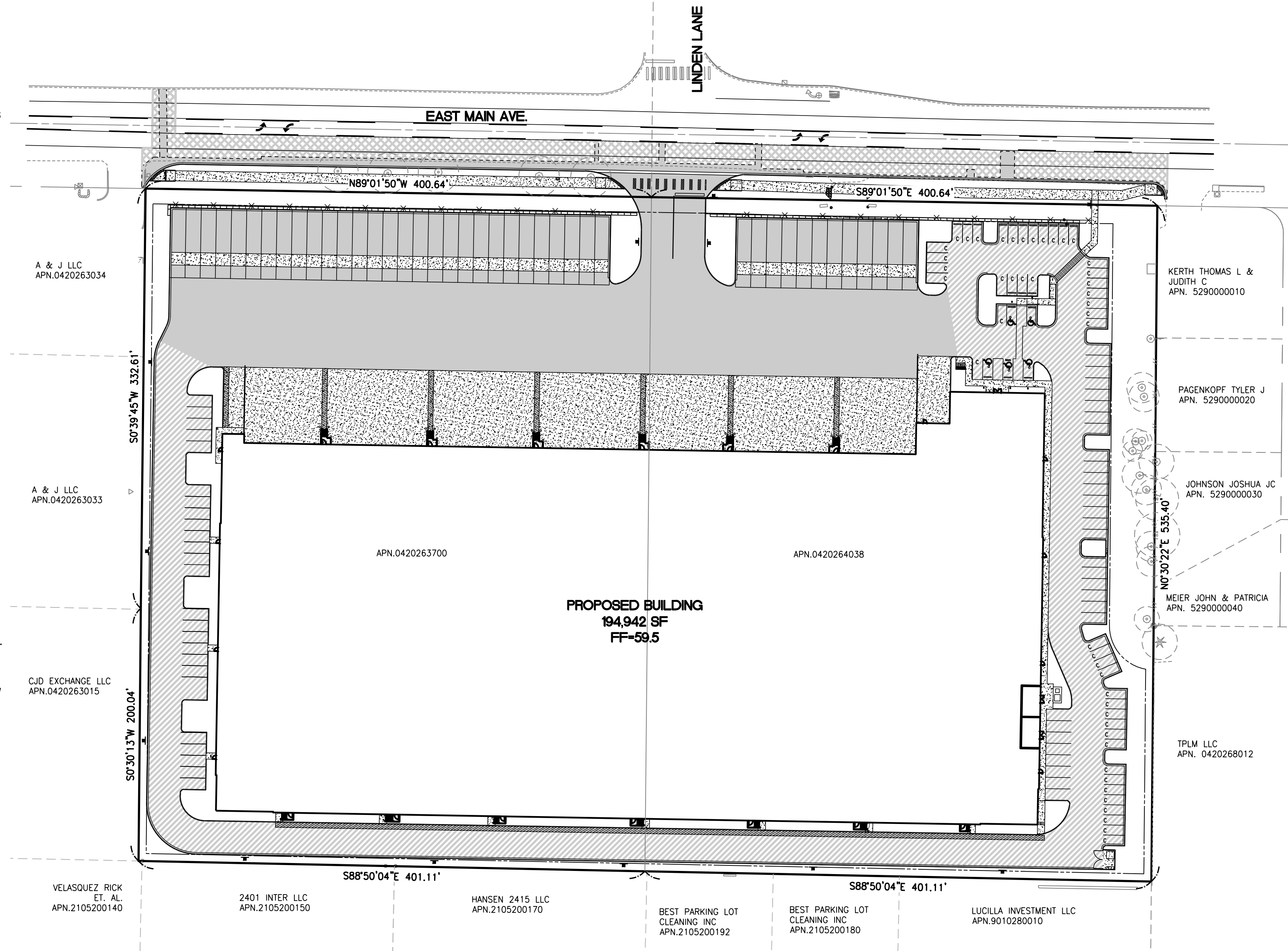




A PORTION OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON
RECORD DRAWING



1. THE CONTRACTOR SHALL OBTAIN SERVICES AND HAVE AVAILABLE OPERATIONS OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
6. INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MINIMUM ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
8. THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
11. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
12. CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
13. CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS, INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC., HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.



TERRA ASSOCIATES, INC.
12220 113TH AVE NE,
KIRKLAND, WA 98034
PH: (425) 821-7777
CONTACT: CAROLYN DECKER

C1	OF 23	COVER SHEET
C2	OF 23	EXISTING CONDITIONS NOTES
C3	OF 23	EXISTING CONDITIONS MAP
C4	OF 23	GRADING AND DRAINAGE PLAN
C5	OF 23	GRADING PLAN - ADA ROUTES
C6	OF 23	FRONTAGE IMPROVEMENTS PLAN AND PROFILE
C7	OF 23	FRONTAGE IMPROVEMENTS PLAN AND PROFILE
C8	OF 23	WATER AND SANITARY SEWER PLAN
C9	OF 23	CONSTRUCTION NOTES AND DETAILS
C10	OF 23	CONSTRUCTION NOTES AND DETAILS
C11	OF 23	CONSTRUCTION NOTES AND DETAILS
C12	OF 23	CONSTRUCTION NOTES AND DETAILS
C13	OF 23	CONSTRUCTION NOTES AND DETAILS
C14	OF 23	CONSTRUCTION NOTES AND DETAILS
C15	OF 23	CONSTRUCTION NOTES AND DETAILS
C16	OF 23	DETENTION VAULT SECTIONS AND DETAILS
C17	OF 23	CHANNELIZATION PLAN
C18	OF 23	CHANNELIZATION PLAN
C19	OF 23	SIGHT DISTANCE EXHIBIT
C20	OF 23	INGRESS TRUCK TURN EXHIBIT
C21	OF 23	EGRESS TRUCK TURN EXHIBIT
C22	OF 23	FIRE TRUCK TURN EXHIBIT
C23	OF 23	FIRE LANE AND STRIPING PLAN

E1	OF 5	GRADE, FILL, AND T.E.S.C. COVER SHEET
E2	OF 5	GRADE, FILL, AND T.E.S.C. PLAN
E3	OF 5	GRADE, FILL, AND T.E.S.C. NOTES AND DETAILS
E4	OF 5	GRADE, FILL, AND T.E.S.C. NOTES AND DETAILS
E5	OF 5	GRADE, FILL, AND T.E.S.C. SECTIONS

SURVEY MONUMENT		PROPOSED TYPE II CATCH BASIN	
EX. POWER VAULT		PROPOSED TYPE I CATCH BASIN	
EX. LUMINAIRE (LUM.)		PROPOSED STORM DRAIN FLOW ARROW	
EX. LOT LIGHT		PROPOSED STORM DRAINAGE LINE	
EX. POWER POLE		PROPOSED TRENCH DRAIN	
EX. JUNCTION BOX		PROPOSED SANITARY SEWER LINE	
EX. CATCH BASIN (CB)		PROPOSED SANITARY SEWER CLEANOUT	
EX. CATCH BASIN (CB) TYPE 2		PROPOSED WATERMAIN	
EX. SANITARY SEWER MANHOLE (SSMH)		PROPOSED FIRE HYDRANT	
EX. GAS METER		PROPOSED WATER VALVE	
EX. GAS VALVE		PROPOSED CONCRETE BLOCKING	
EX. WATER VALVE (WV)		PROPOSED 90° BEND	
EX. FIRE HYDRANT (FH)		PROPOSED SPOT ELEVATIONS	
MAIL BOX		EXISTING SPOT ELEVATIONS	
EX. WATER METER		EXISTING CONTOURS	
EX. SIGN		PROPOSED CONTOURS	
EX. WATER LINE		PROPOSED LIGHT-DUTY ASPHALT PAVEMENT	
EX. SANITARY SEWER LINE		PROPOSED HEAVY-DUTY ASPHALT PAVEMENT	
EX. STORM DRAINAGE LINE		PROPOSED CONCRETE PAVEMENT	
EX. POWER UNDERGROUND		PROPOSED GRIND AND OVERLAY	
EX. POWER OVERHEAD			
EX. METAL FENCE			
EX. WOOD FENCE			

1. THE FOLLOWING SOILS REPORT FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

SOILS REPORT: GEOTECHNICAL REPORT
PROJECT NUMBER: T-8222
DATE: APRIL 6, 2020

PREPARED BY: TERRA ASSOCIATES, INC.
12220 113TH AVENUE NE
KIRKLAND, WA 98034
(425) 821-7777
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
3. ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR DETERMINATION.
4. A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.
5. THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

NET IMPORT/EXPORT = 27,000 CUBIC YARDS (IMPORT)

EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. CONTRACTOR SHALL PERFORM AN INDEPENDENT ANALYSIS FOR THE PURPOSES OF PREPARING THEIR BID.

SITE PLAN HAS BEEN PROVIDED BY NELSON WORLDWIDE. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OF THE SITE PLAN.

BUILDINGS:	194,942 S.F.	= 4.48 AC	(46.52%)
ASPHALT/CONCRETE:	176,320 S.F.	= 4.05 AC	(38.98%)
LANDSCAPE/UNDISTURBED:	56,270 S.F.	= 1.29 AC	(14.50%)
TOTAL	427,532 S.F.	= 9.82 AC	(100%)

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

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.

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



Scale: _____
Horizontal _____
1" = 60'
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
C1 of 23

File: P:\20000s\20705\asbuilt\20705-o.dwg Date/Time: 10/20/2021 2:34 PM Scale: 1" = 1'

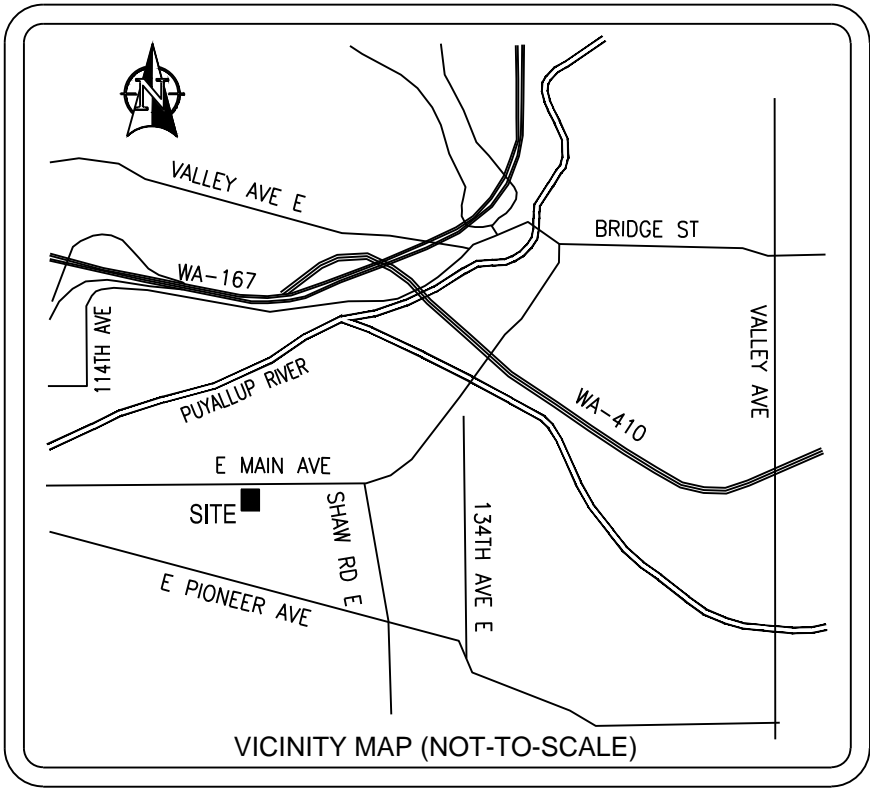


EXISTING CONDITIONS NOTES

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 CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
3. 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 EXPECTED 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.

7 1 3/8/22 ZTW DKB Apr. 3/8/22 ZTW Bv. Cdc. No. Revision

EXISTING CONDITIONS NOTES
FOR
PUYALLUP CORPORATE PARK

Title:

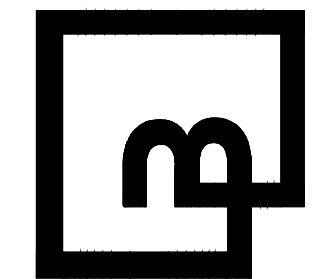
For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale: Horizontal N/A Vertical 1"

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

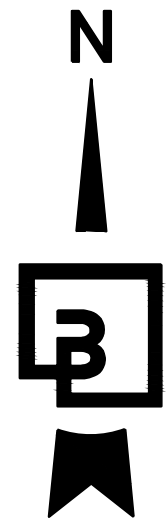
BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

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



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

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

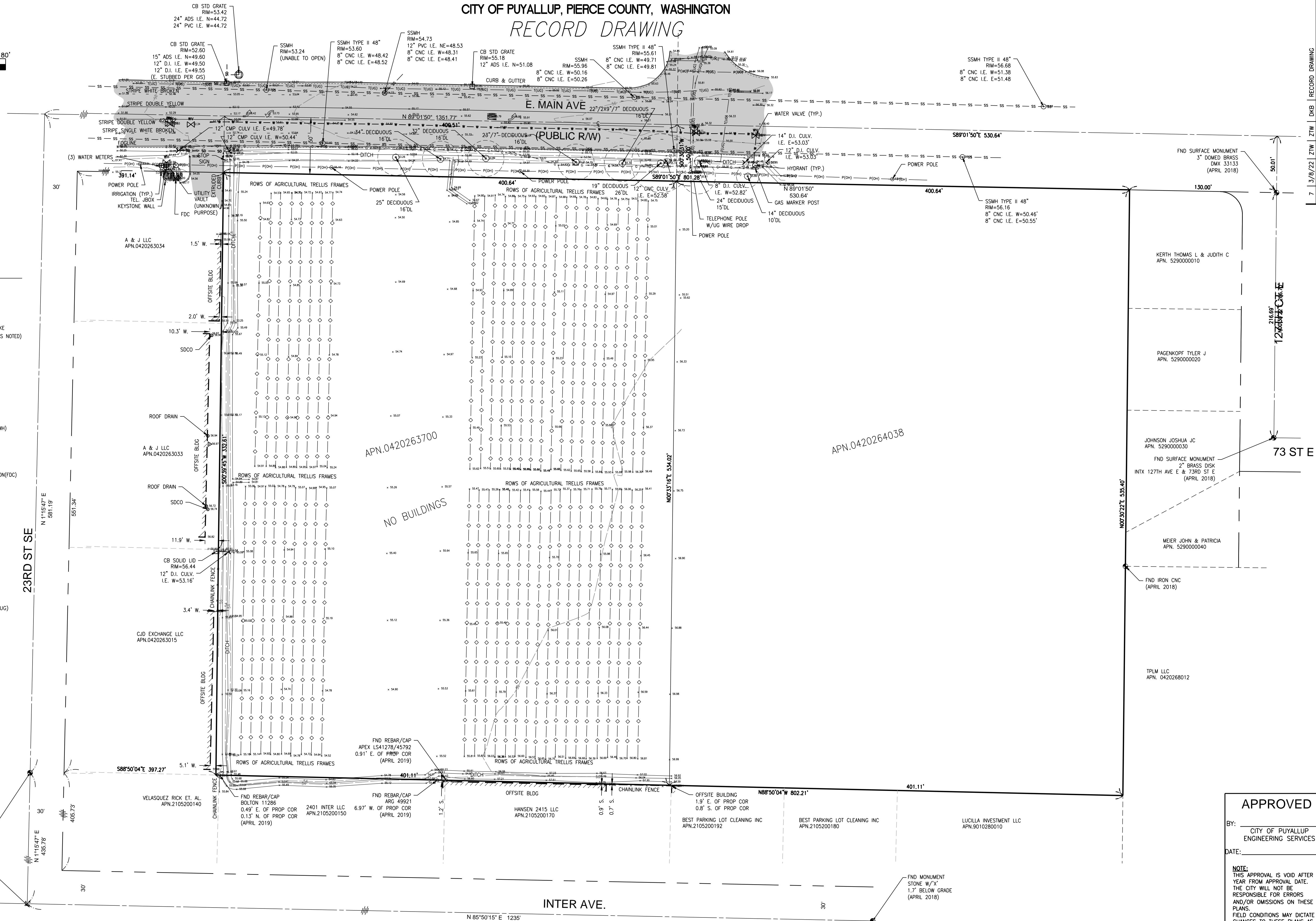
RECORD DRAWING

LEGEND

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

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (L5#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

ABBREVIATIONS
(R) REFERENCE SURVEYS
(OH) OVERHEAD
(UG) UNDERGROUND
(TYP) TYPICAL
(C) CALCULATED
(M) MEASURED



APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

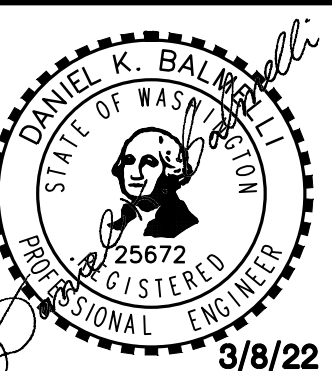
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EXISTING CONDITIONS MAP

FOR
PUYALLUP CORPORATE PARK

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

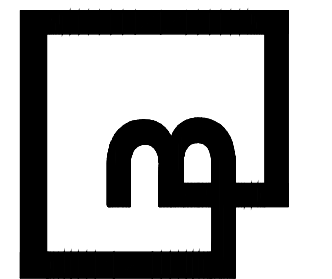
For:



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

File: P:\20000s\20705\esbuit\20705-ex.dwg Date/Time: Mar 08, 2022 - 8:43:00m Scale: 1"=40' rmcneil Xref(s):

GRADING AND DRAINAGE PLAN

FOR

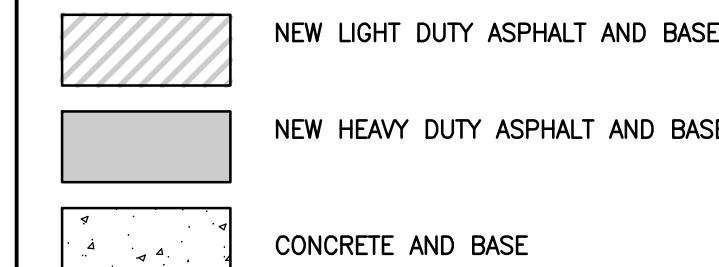
PUYALLUP CORPORATE PARK

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

LEGEND



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



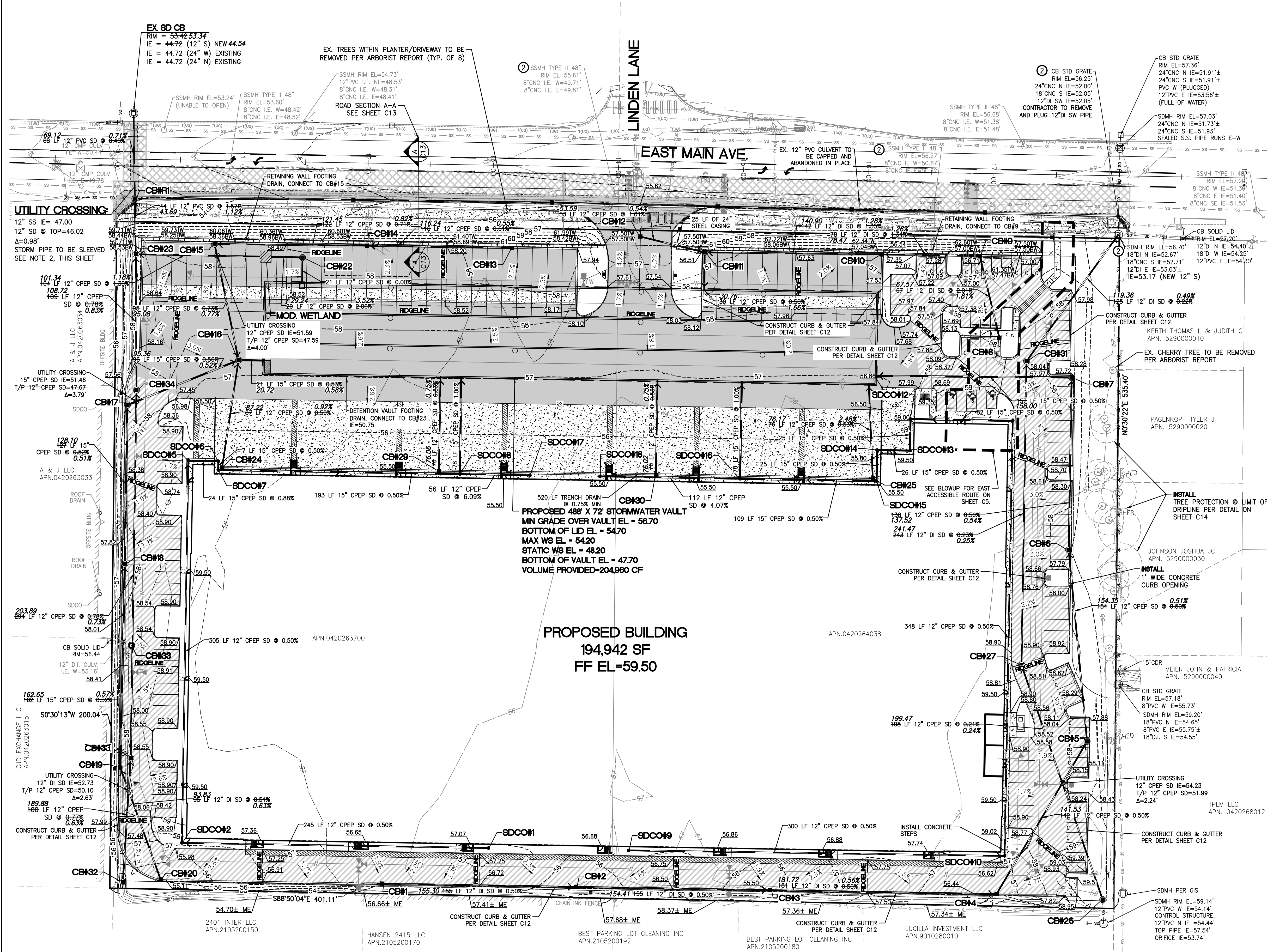
Know what's below.
Call before you dig.

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-FOOT 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.



CATCH BASINS	CATCH BASINS	CATCH BASINS
CB#1 TYPE 1, W/STANDARD GRATE RIM=55.42 IE=55.42 (12" S) 53.99	CB#20 TYPE 1, W/STANDARD GRATE RIM=55.42 IE=55.42 (12" S) 53.52	EX. SD CB TYPE 1, W/STANDARD GRATE RIM=55.42 IE=55.42 (12" S) 53.52
CB#2 TYPE 1, W/STANDARD GRATE RIM=55.54 IE=55.54 (12" S) 53.22	CB#21 TYPE 2, 48" W/SOLID HINGE LID & FLOW CONTROL RISER RIM=55.54 IE=55.54 (12" S) 53.22	MOD. WETLAND RIM=55.54 IE=55.54 (12" S) 53.22
CB#3 TYPE 1, W/STANDARD GRATE RIM=55.51 IE=55.51 (12" S) 52.45	CB#22 TYPE 2, 48" W/SOLID HINGE LID RIM=55.51 IE=55.51 (12" S) 52.45	SDCO#1 RIM=55.51 IE=55.51 (12" S) 52.45
CB#4 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.43	CB#23 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.43	SDCO#2 RIM=55.58 IE=55.58 (12" S) 51.43
CB#5 TYPE 2, 48" W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 50.72	CB#24 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 50.72	SDCO#3 RIM=55.58 IE=55.58 (12" S) 50.72
CB#6 TYPE 2, 48" W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 49.94	CB#25 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 49.94	SDCO#4 RIM=55.58 IE=55.58 (12" S) 49.94
CB#7 TYPE 2, 48" W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 49.20	CB#26 TYPE 2, 48" W/BIRD CAGE RIM=55.58 IE=55.58 (12" S) 49.20	SDCO#5 RIM=55.58 IE=55.58 (12" S) 49.20
CB#8 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 55.68	CB#27 TYPE 2, 48" W/SOLID HINGE LID RIM=55.58 IE=55.58 (12" S) 53.92	SDCO#6 RIM=55.58 IE=55.58 (12" S) 53.92
CB#9 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 54.46	CB#28 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.49	SDCO#7 RIM=55.58 IE=55.58 (12" S) 51.49
CB#10 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 53.31	CB#29 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.28	SDCO#8 RIM=55.58 IE=55.58 (12" S) 51.28
CB#11 TYPE 2, 48" W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.58	CB#30 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.28	SDCO#9 RIM=55.58 IE=55.58 (12" S) 51.28
CB#12 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.58	CB#31 TYPE 2, 48" W/SOLID HINGE LID RIM=55.58 IE=55.58 (12" S) 51.58	SDCO#10 RIM=55.58 IE=55.58 (12" S) 51.58
CB#13 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 53.20	CB#32 TYPE 2, 48" W/SOLID HINGE LID RIM=55.58 IE=55.58 (12" S) 46.45	SDCO#11 RIM=55.58 IE=55.58 (12" S) 46.45
CB#14 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 52.56	CB#33 TYPE 2, 48" W/SOLID HINGE LID RIM=55.58 IE=55.58 (12" S) 46.45	SDCO#12 RIM=55.58 IE=55.58 (12" S) 46.45
CB#15 TYPE 2, 48" W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.56	CB#34 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.56	SDCO#13 RIM=55.58 IE=55.58 (12" S) 51.56
CB#16 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.56	CB#35 TYPE 2, 48" W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.56	SDCO#14 RIM=55.58 IE=55.58 (12" S) 51.56
CB#17 TYPE 2, 48" W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.56	CB#36 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.56	SDCO#15 RIM=55.58 IE=55.58 (12" S) 51.56
CB#18 TYPE 2, 48" W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.56	CB#37 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 51.56	SDCO#16 RIM=55.58 IE=55.58 (12" S) 51.56
CB#19 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 52.93	CB#38 TYPE 2, 48" W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 52.93	SDCO#17 RIM=55.58 IE=55.58 (12" S) 52.93
CB#20 TYPE 1, W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 52.93	CB#39 TYPE 2, 48" W/STANDARD GRATE RIM=55.58 IE=55.58 (12" S) 52.93	SDCO#18 RIM=55.58 IE=55.58 (12" S) 52.93

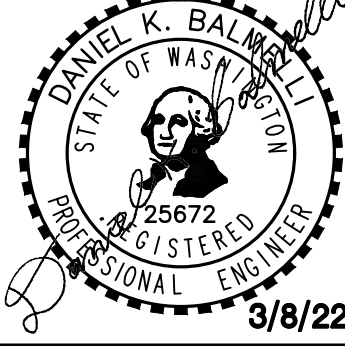
APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES
DATE:

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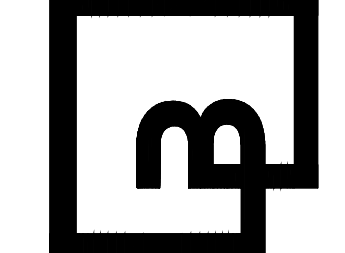
GRADING AND DRAINAGE PLAN
FOR
PUYALLUP CORPORATE PARK

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



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

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18215 72nd Avenue South
Kent, WA 98032
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C4 of 23

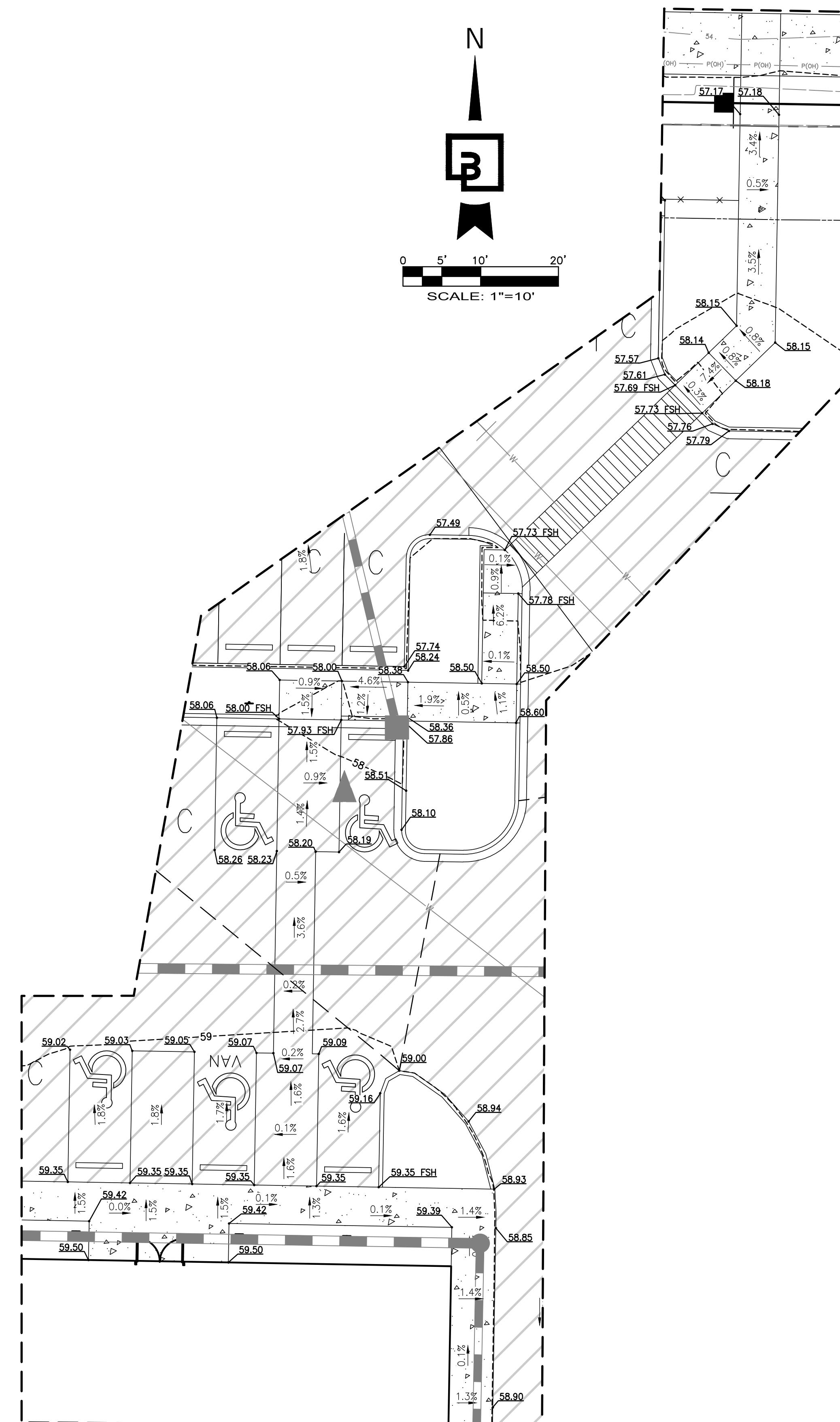
GRADING PLAN - ADA ROUTES

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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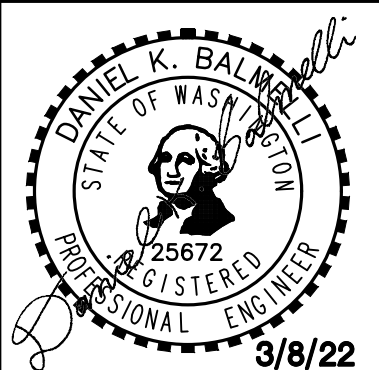
Revision

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

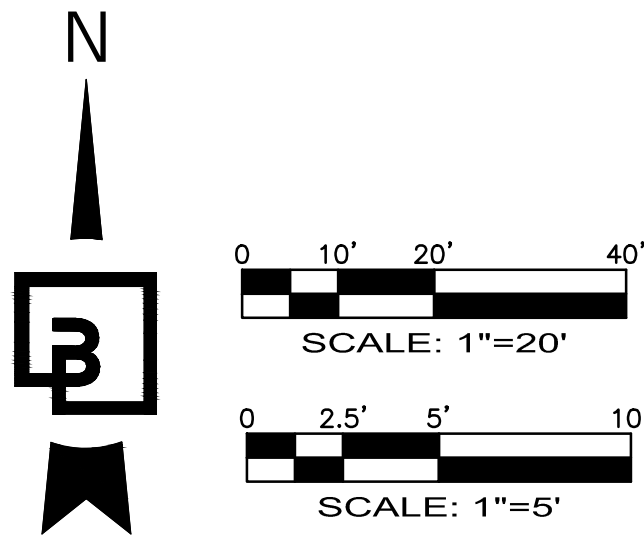
**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**



Job Number
20705

Sheet
25 of 23

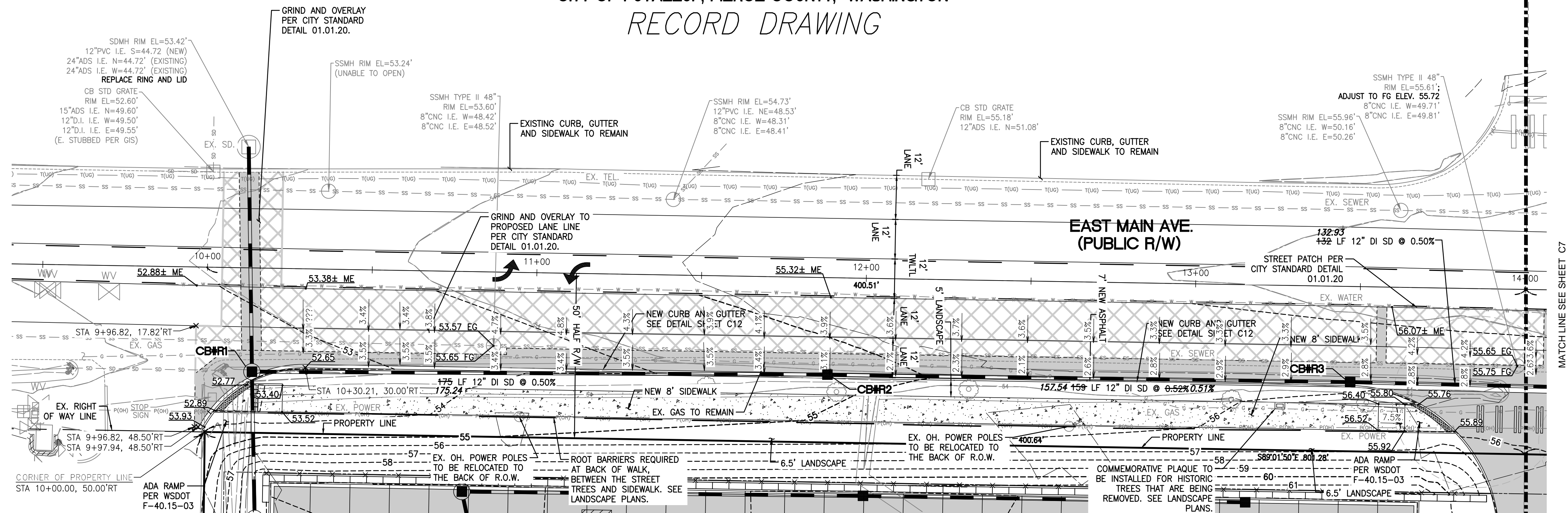
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FRONTAGE IMPROVEMENTS PLAN AND PROFILE

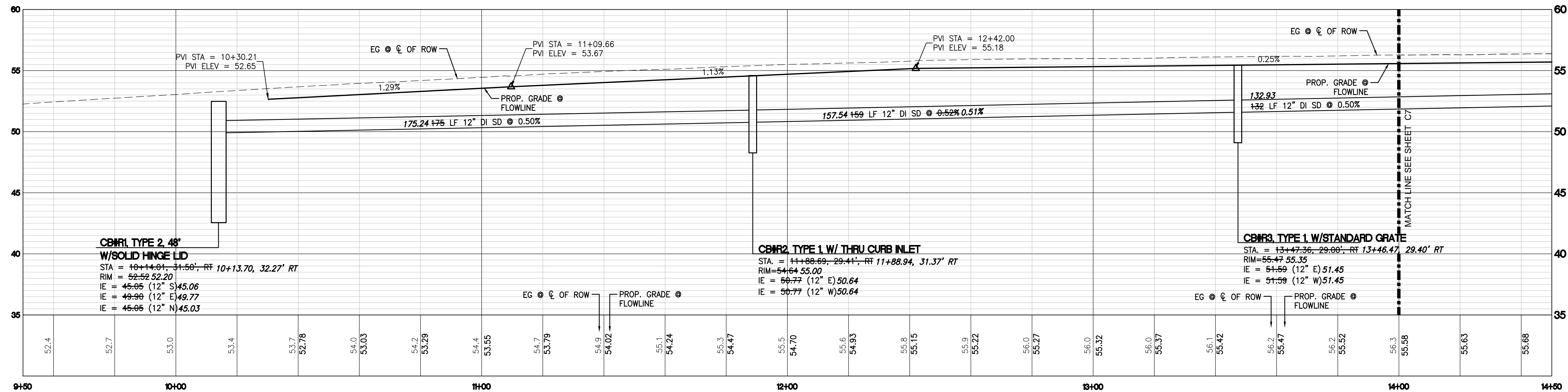
FOR PUYALLUP CORPORATE PARK

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'

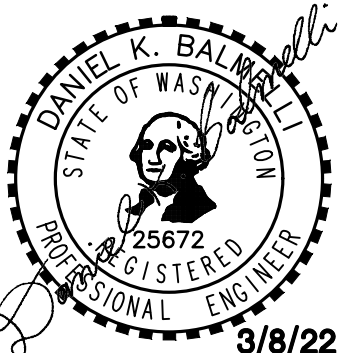
GRIND AND OVERLAY NOTE:

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
7 3/8/22 ZTW DKB Apr.
No. Date By Cld. Appr.

Title:
FRONTAGE IMPROVEMENTS PLAN AND PROFILE

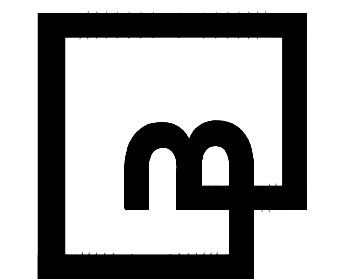
For:
PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



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

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

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



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BY: CITY OF PUYALLUP
ENGINEERING SERVICES

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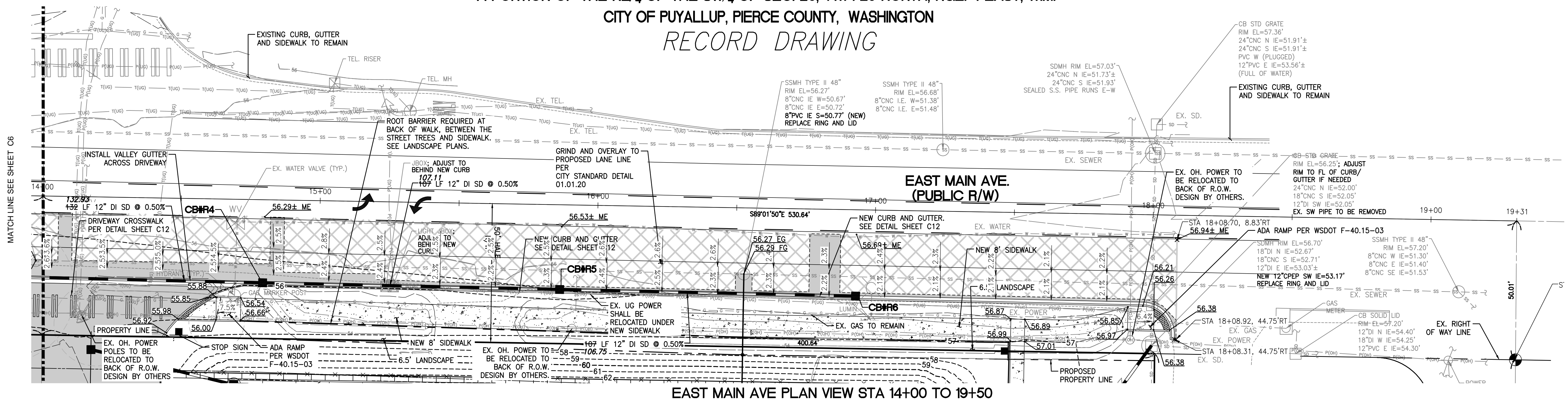


FRONTAGE IMPROVEMENTS PLAN AND PROFILE

FOR

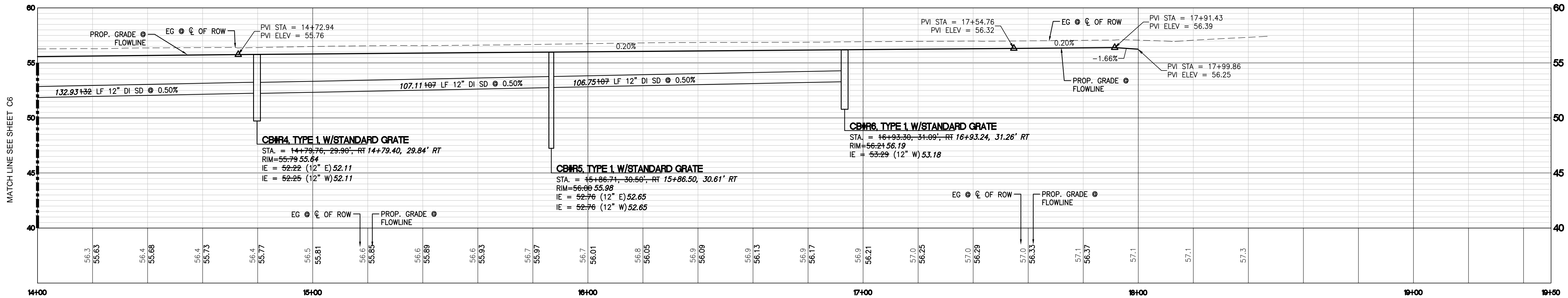
PUYALLUP CORPORATE PARK

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 14+00 TO 19+50

SCALE: 1"=20'



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

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

DKB

Apr.

By

7

3/8/22

Date

No.

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: 3/8/22

Xref: -----

Job Number

20705

Sheet

C7 of 23

Scale: 1" = 1' RMONEIL Date/Time: 3/7/2022 2:03 PM Scale: 1" = 1' RMONEIL

File: P:\20000s\20705\asbuilt\20705-c.dwg

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

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Call before you dig.

CONSTRUCTION NOTES AND DETAILS

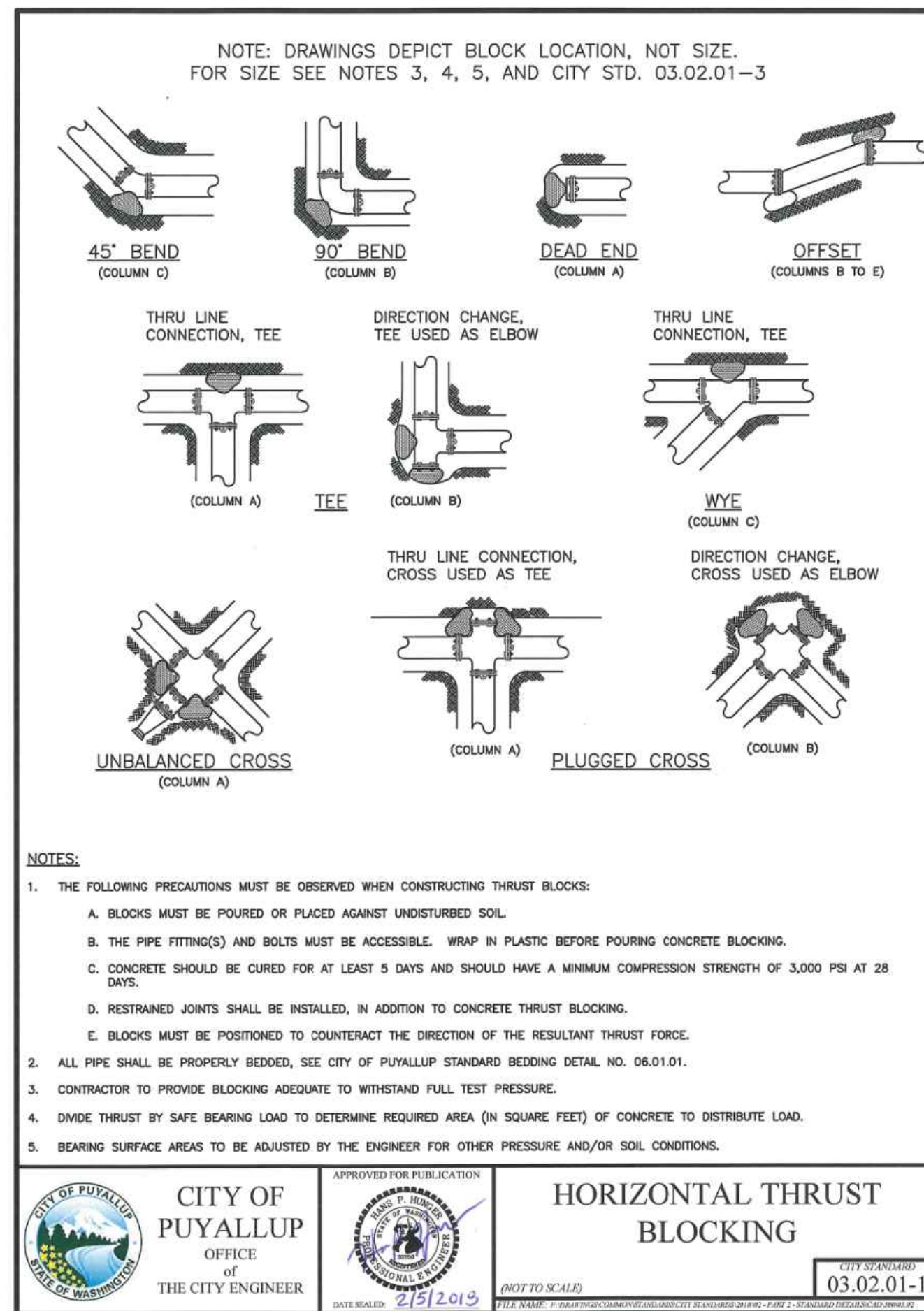
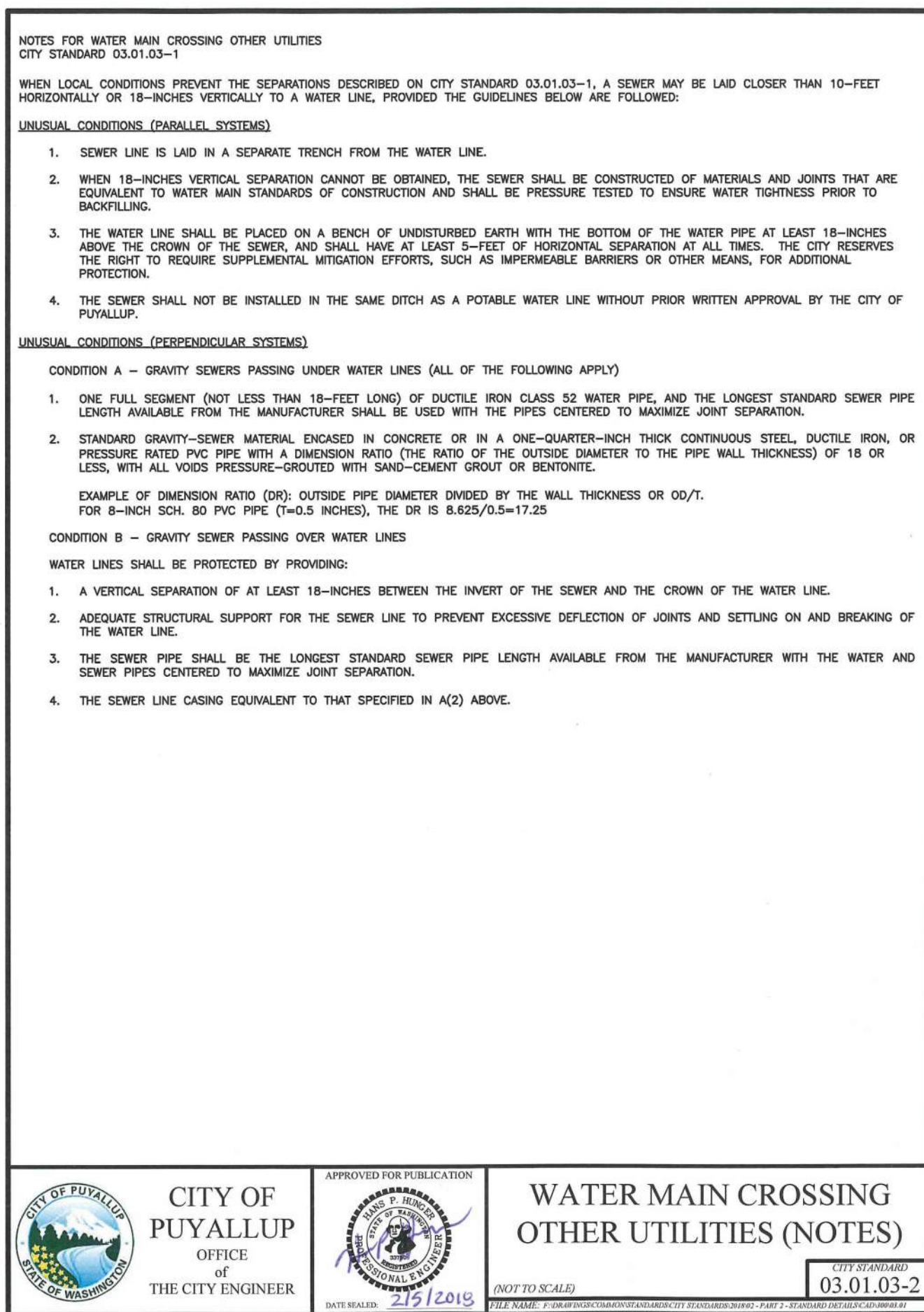
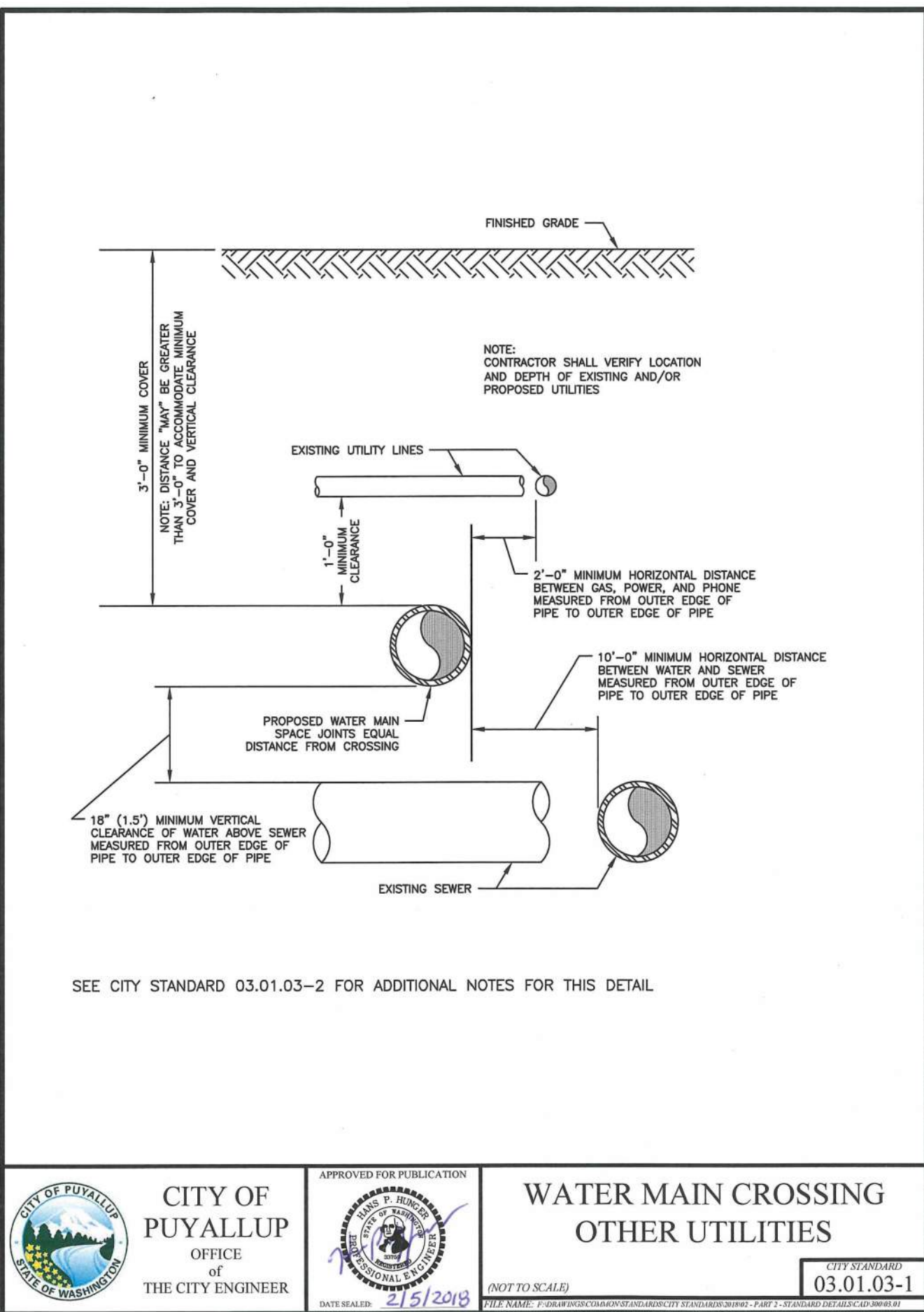
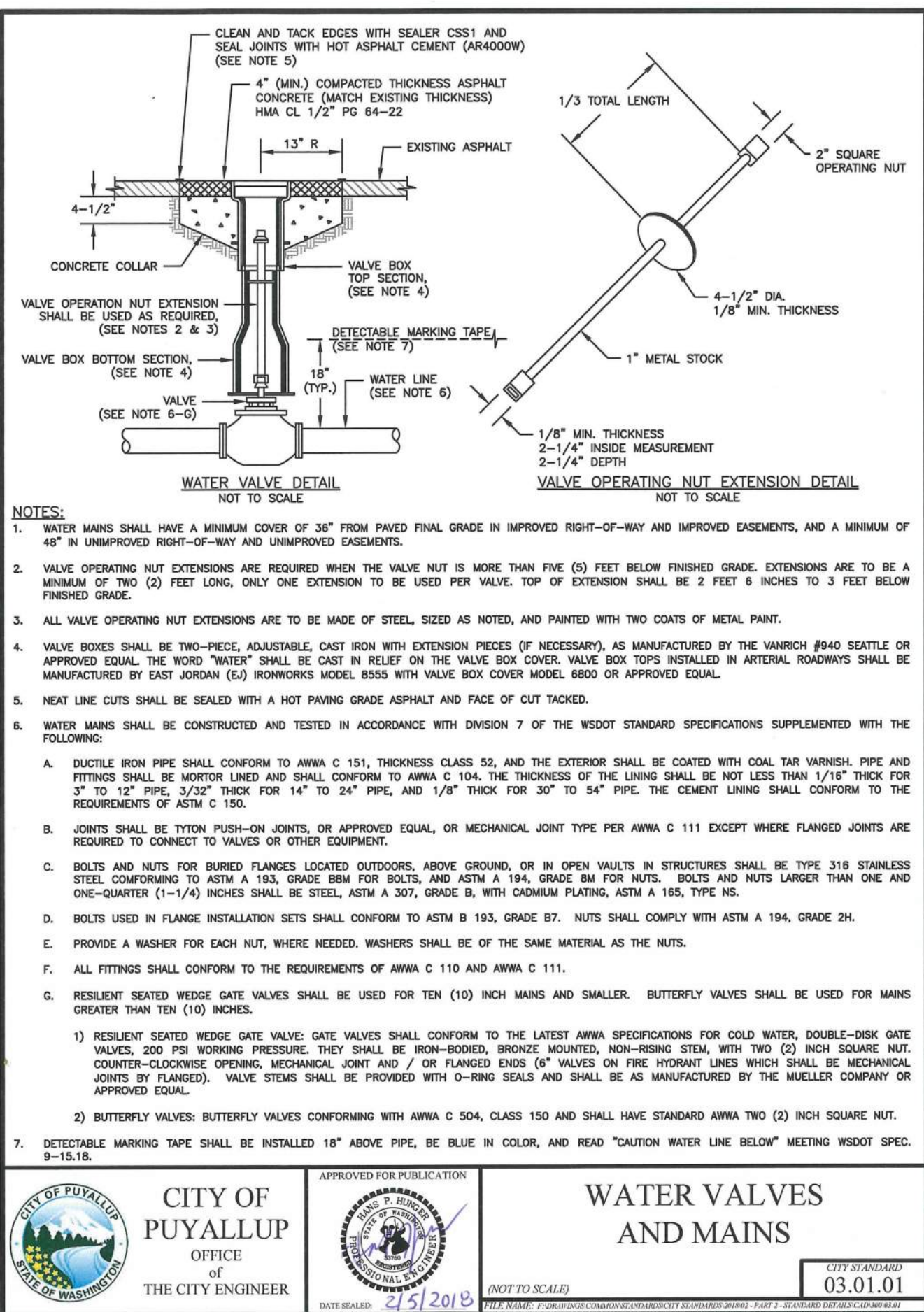
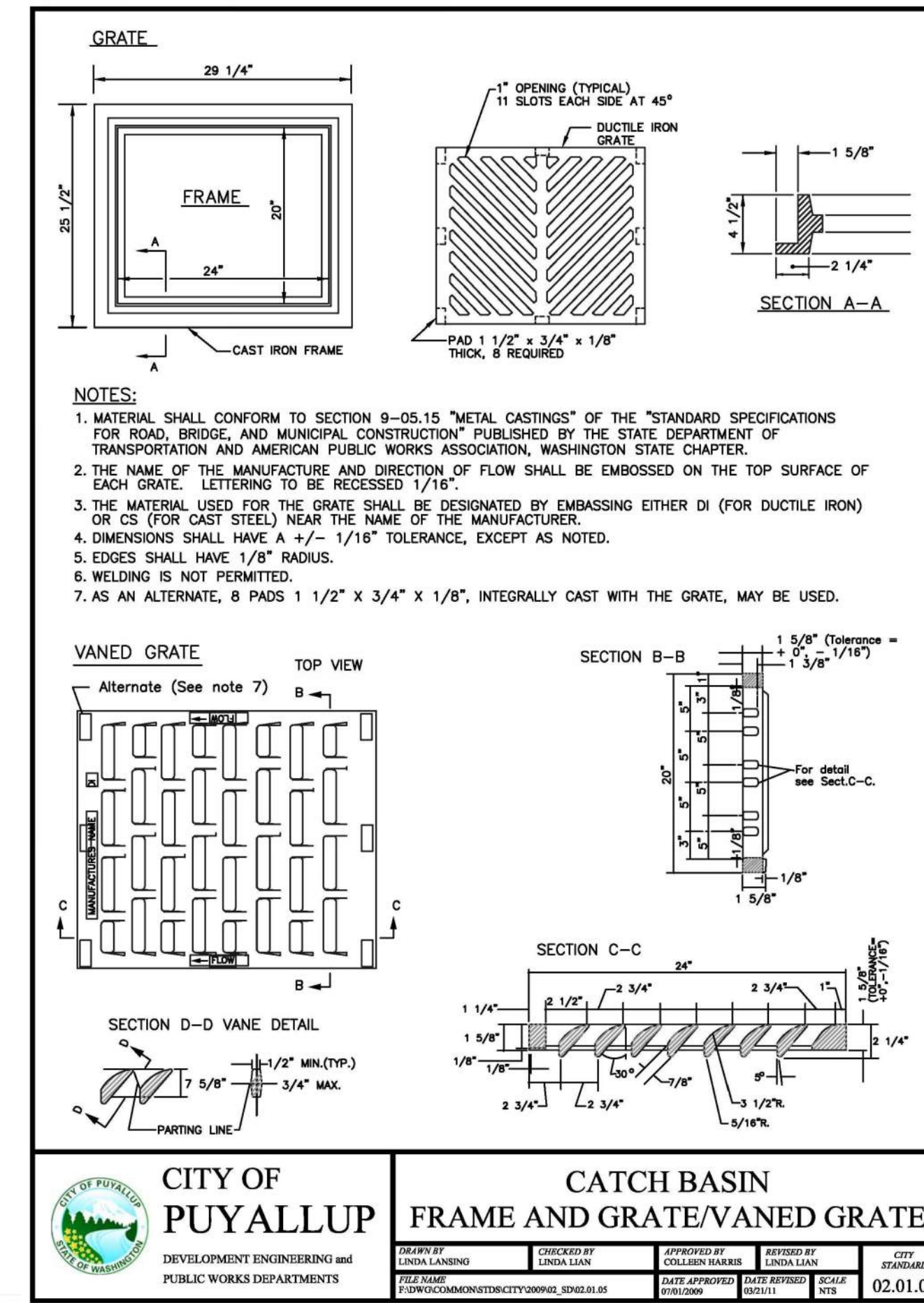
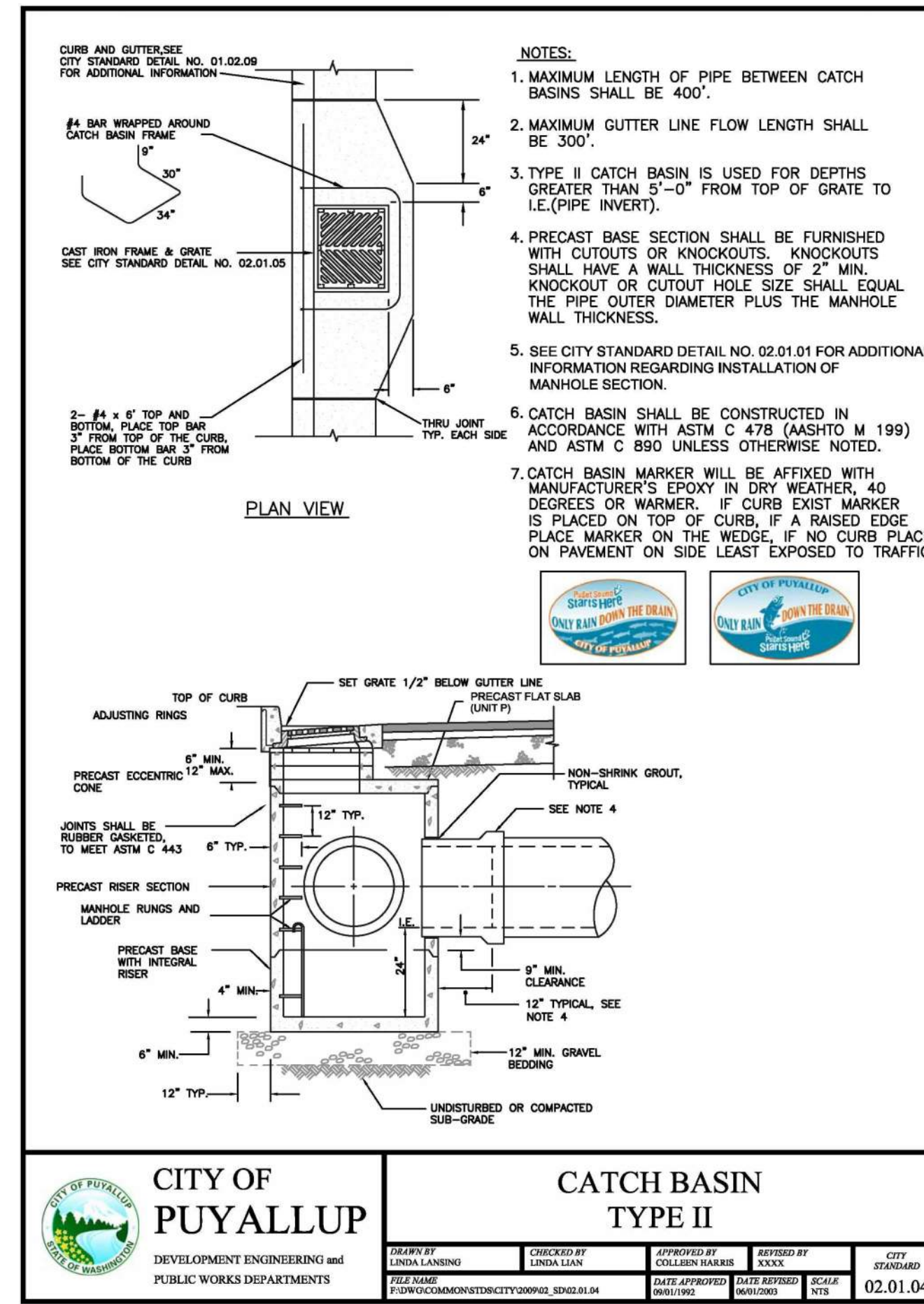
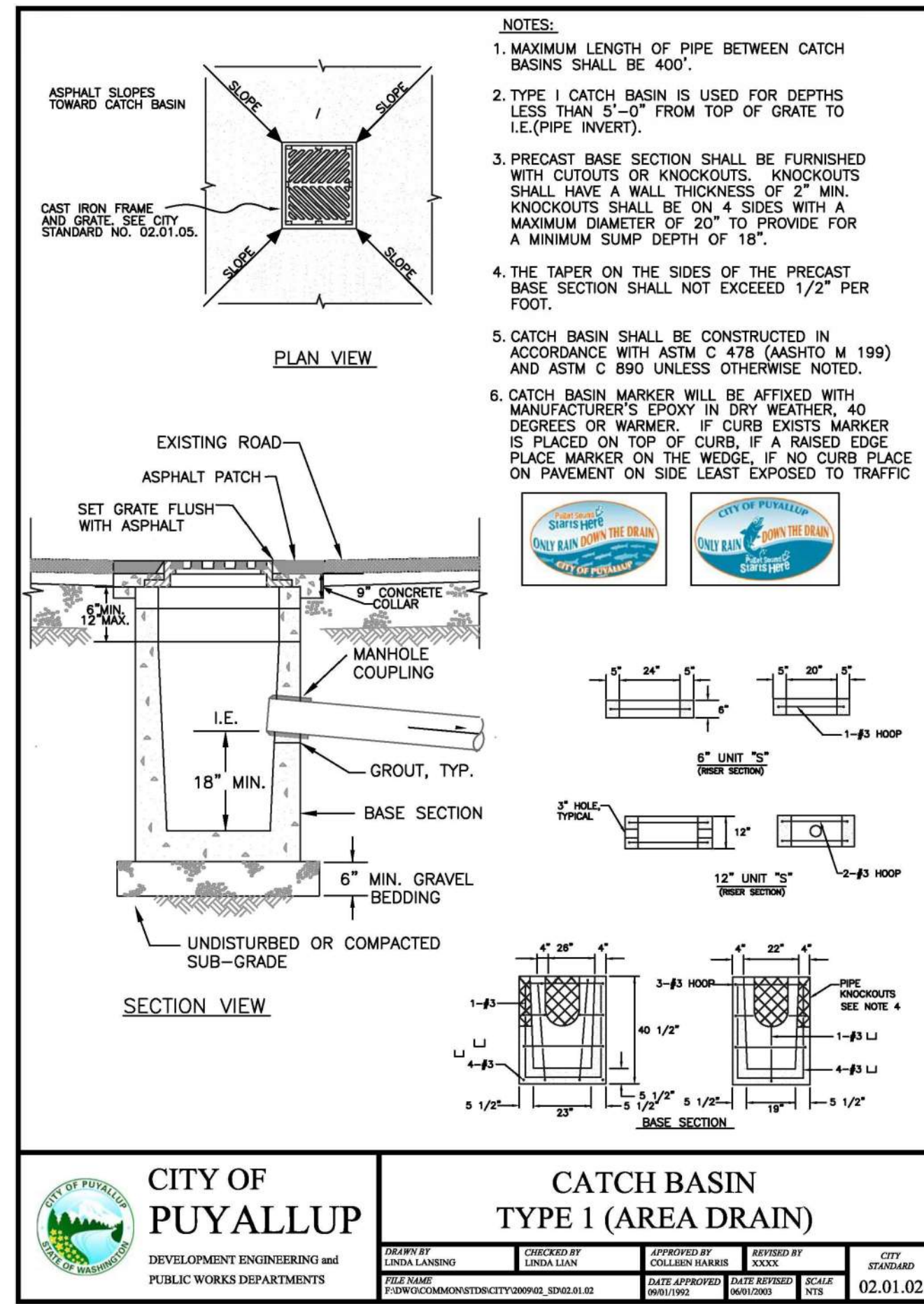
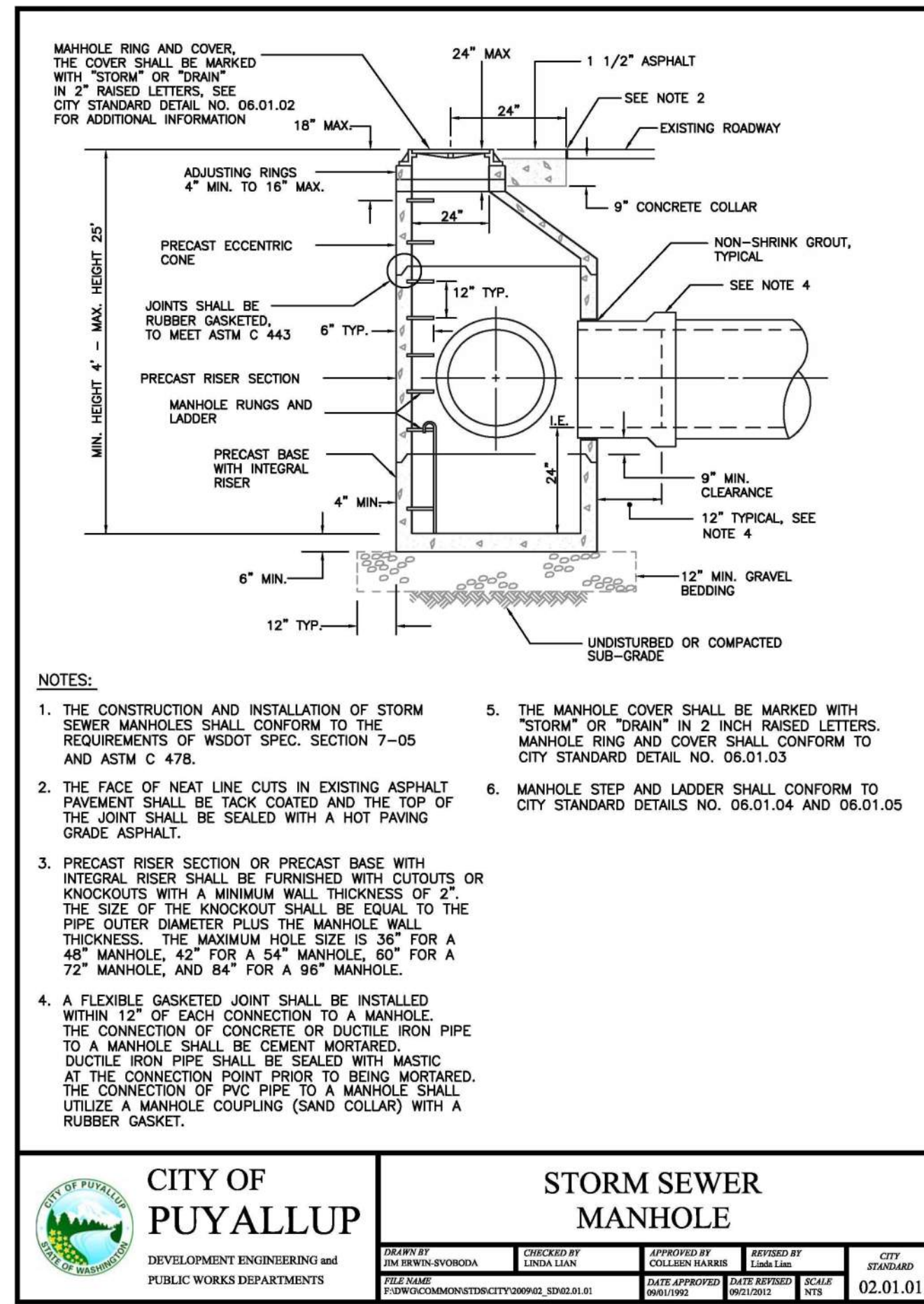
FOR

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.

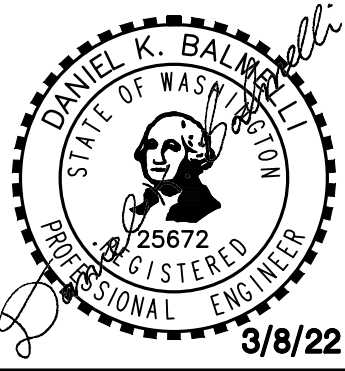
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING



CONSTRUCTION NOTES AND DETAILS FOR PUYALLUP CORPORATE PARK

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



Scale: Horizontal Vertical
Designed: [Signature]
Drawn: [Signature]
Checked: [Signature]
Approved: [Signature]
Date: 3/8/22

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

APPROVED
BY: [Signature]
CITY OF PUYALLUP
ENGINEERING SERVICES
DATE: [Signature]
Job Number: 20705
Sheet: C9 of 23



FOR

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.

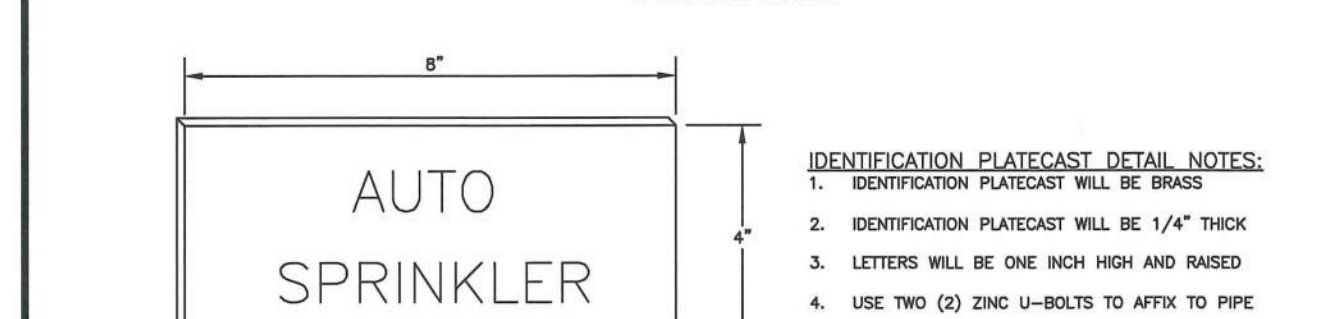
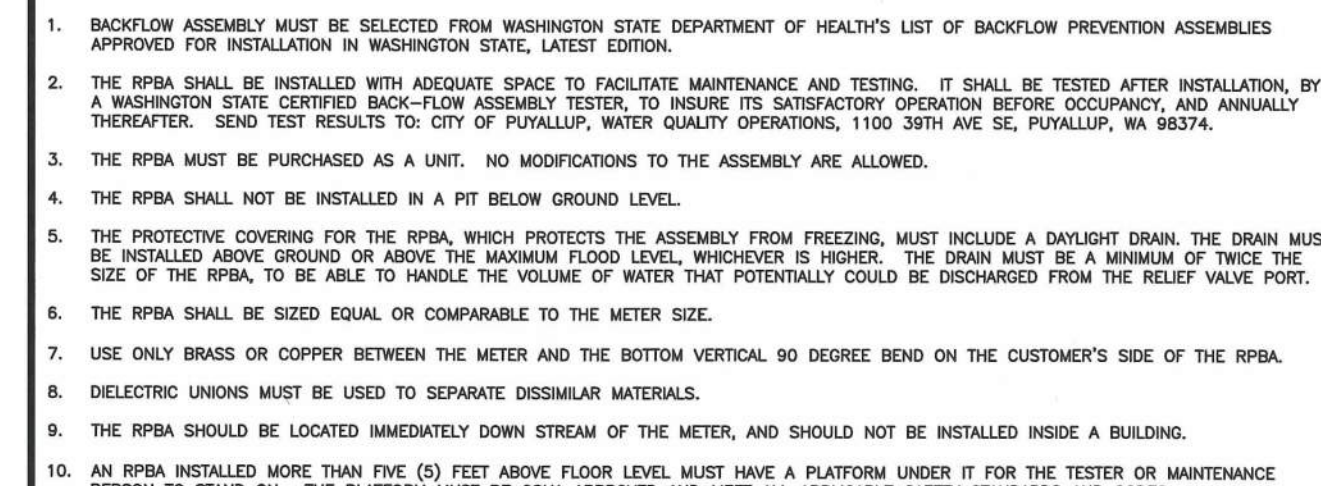
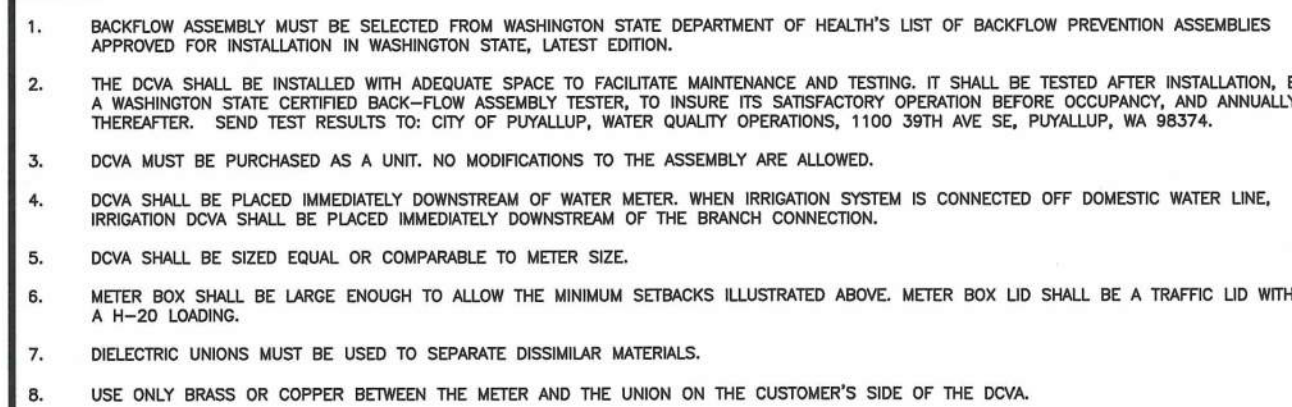
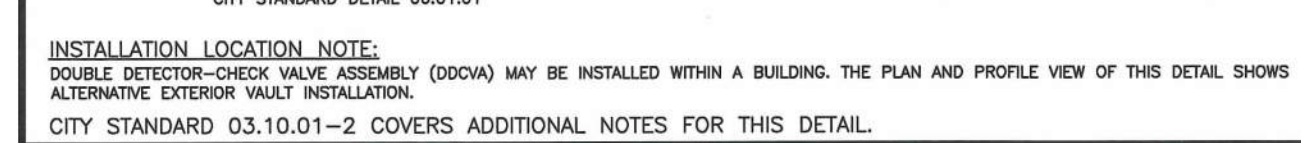
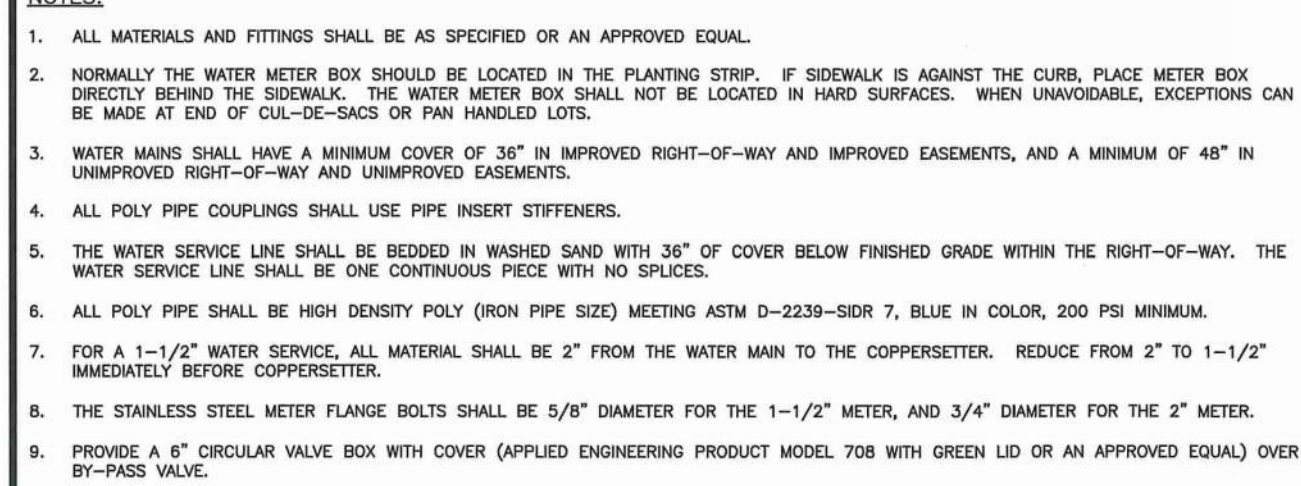
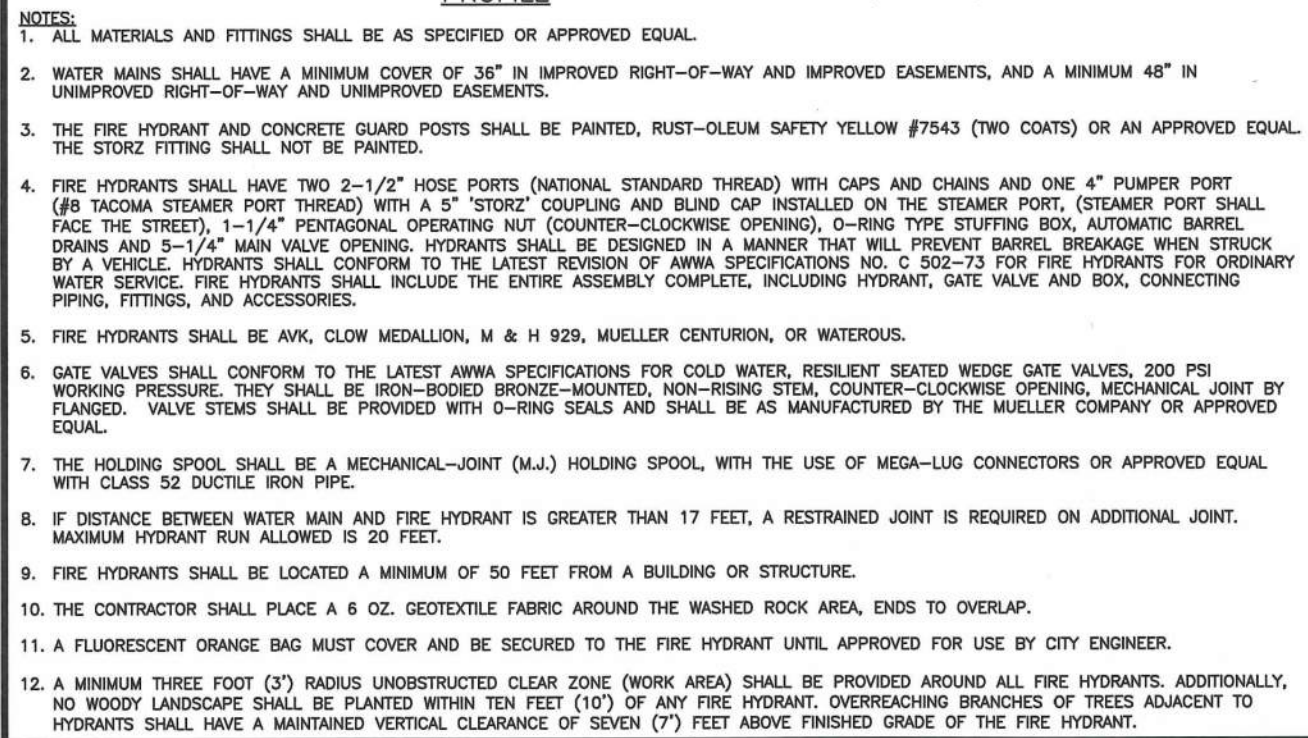
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING

TABLE 3: BEARING VALUE OF SOIL

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

- ① 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.
 $39,985 \times \frac{300-PSI}{200-PSI} = 59,978 \text{ LBS}$
- ② TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (SF):
SEE TABLE 3, BEARING VALUE OF SOIL.
EXAMPLE:
FOR SAND AND GRAVEL BEARING VALUE FROM TABLE 3 IS 3,000 LBS/SF
 $59,978 \text{ LBS} \div 3,000 \text{ LBS/SF} = 20 \text{ SF OF AREA}$
- ③ CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE.
- ④ AREAS SHALL BE ADJUSTED FOR OTHER PRESSURE CONDITIONS.
- ⑤ 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.) PLUG OR CAP.



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:

TONI DEVELOPMENT CO.
16TH STREET, SUITE 330
RENTON. WA 98057

For:



Scale:

ZTW

designed

use

Graph

B

1

1

1

ber

Job Nr.



Know what's below.
Call before you dig.

CONSTRUCTION NOTES AND DETAILS

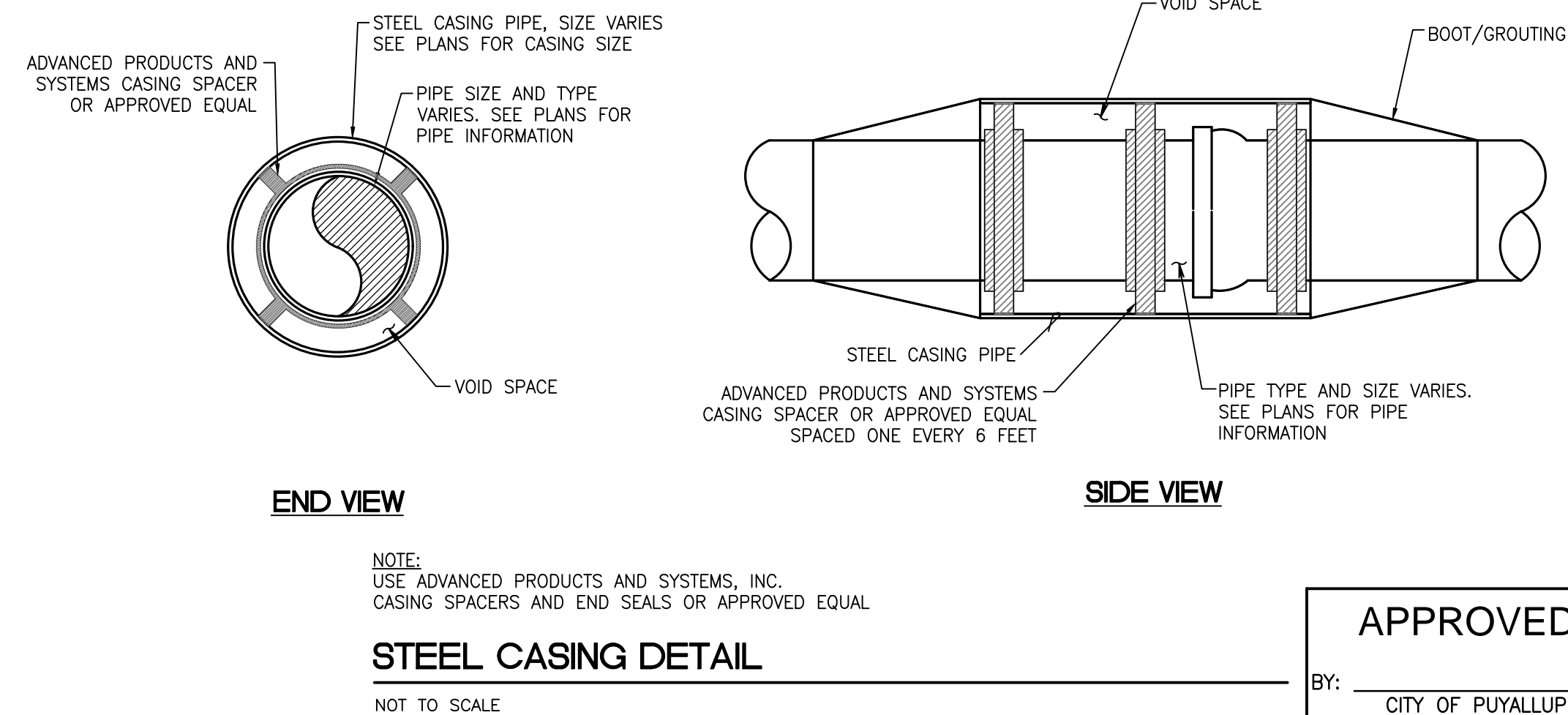
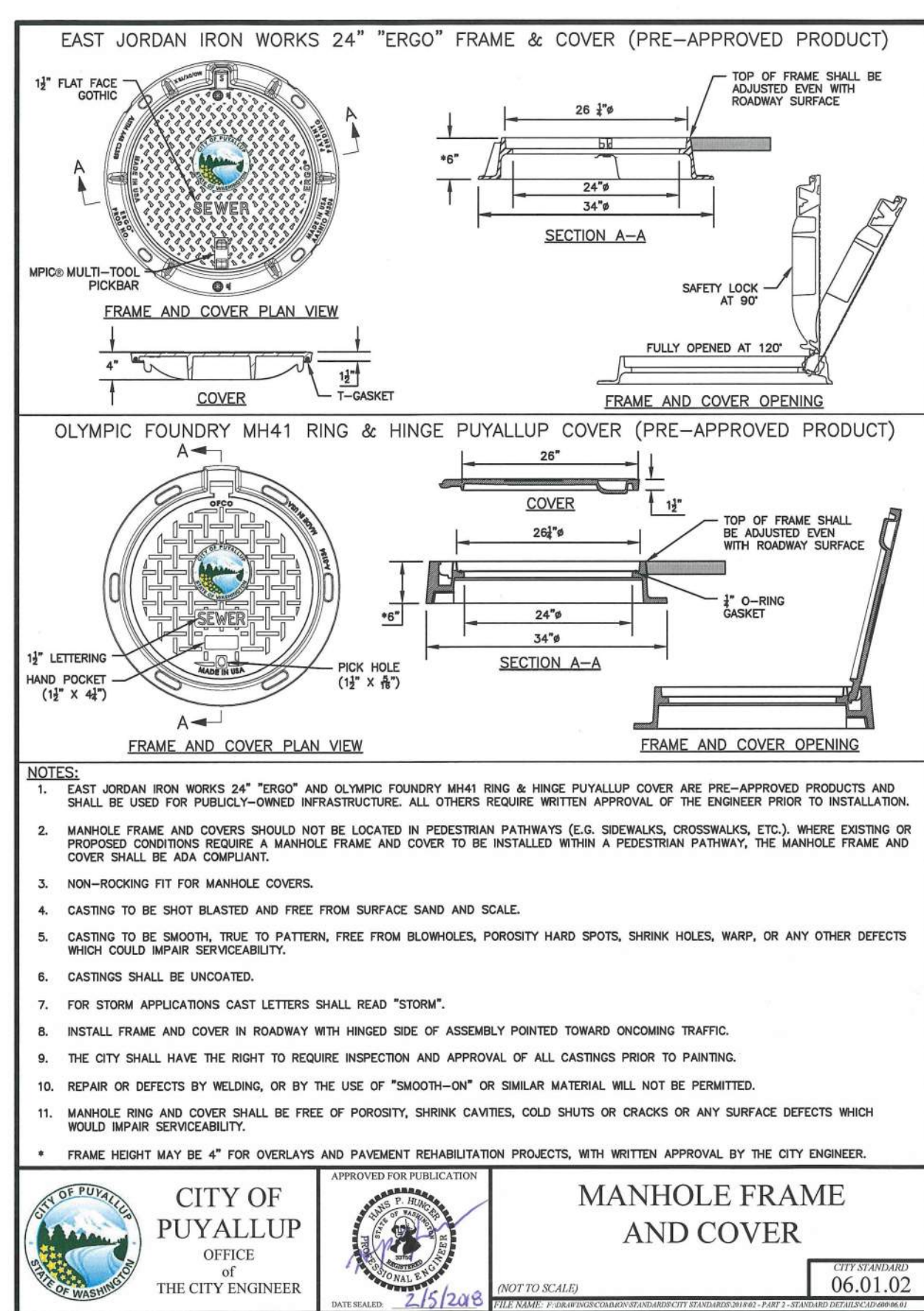
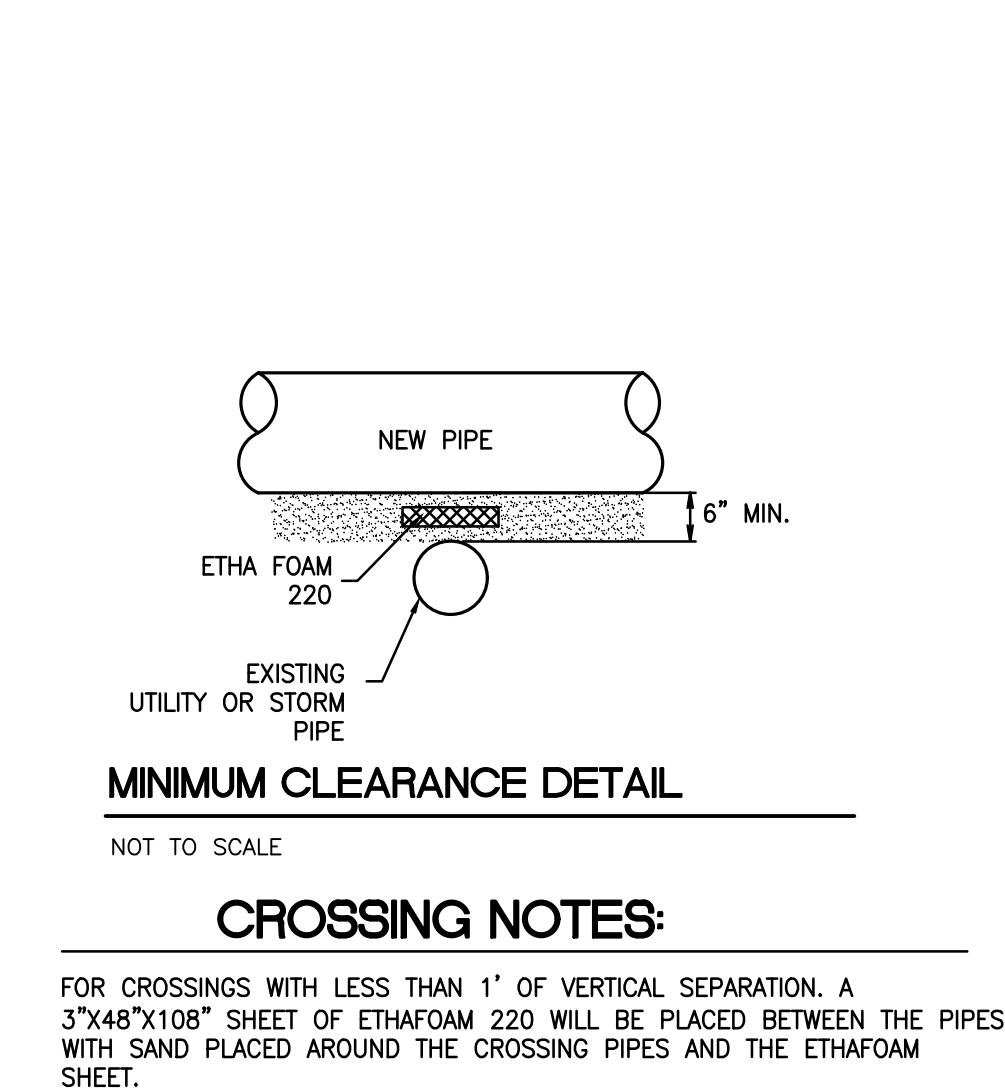
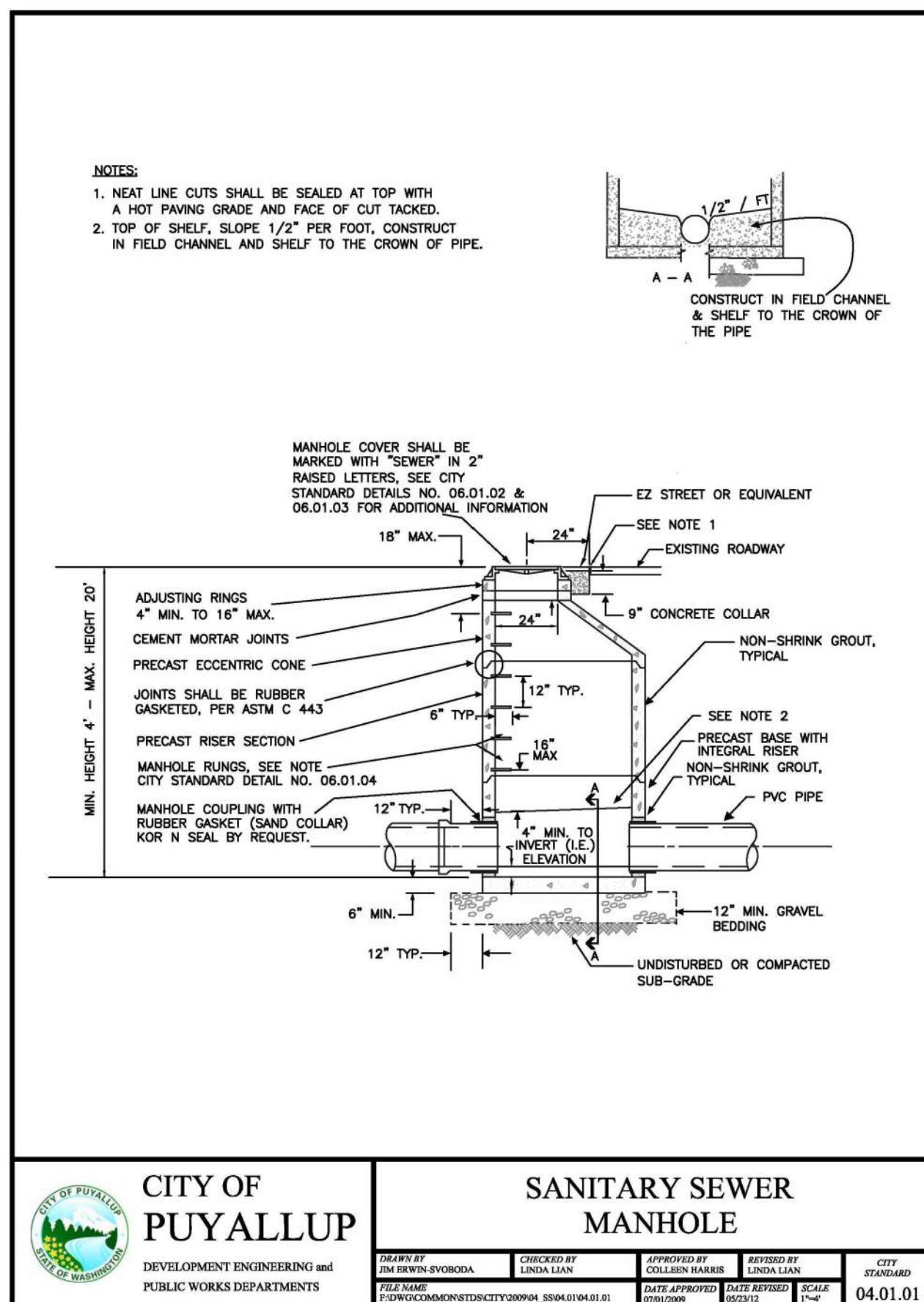
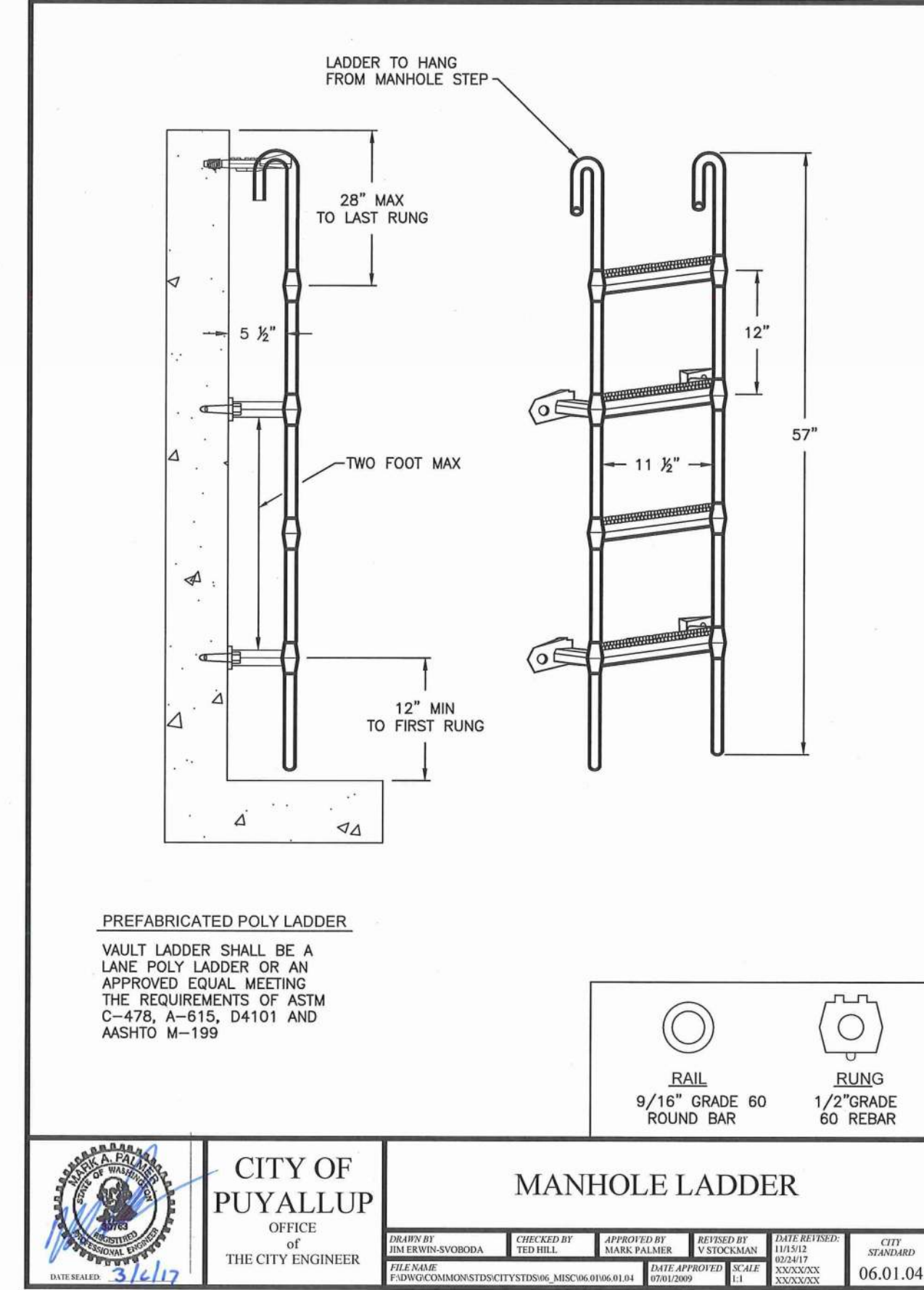
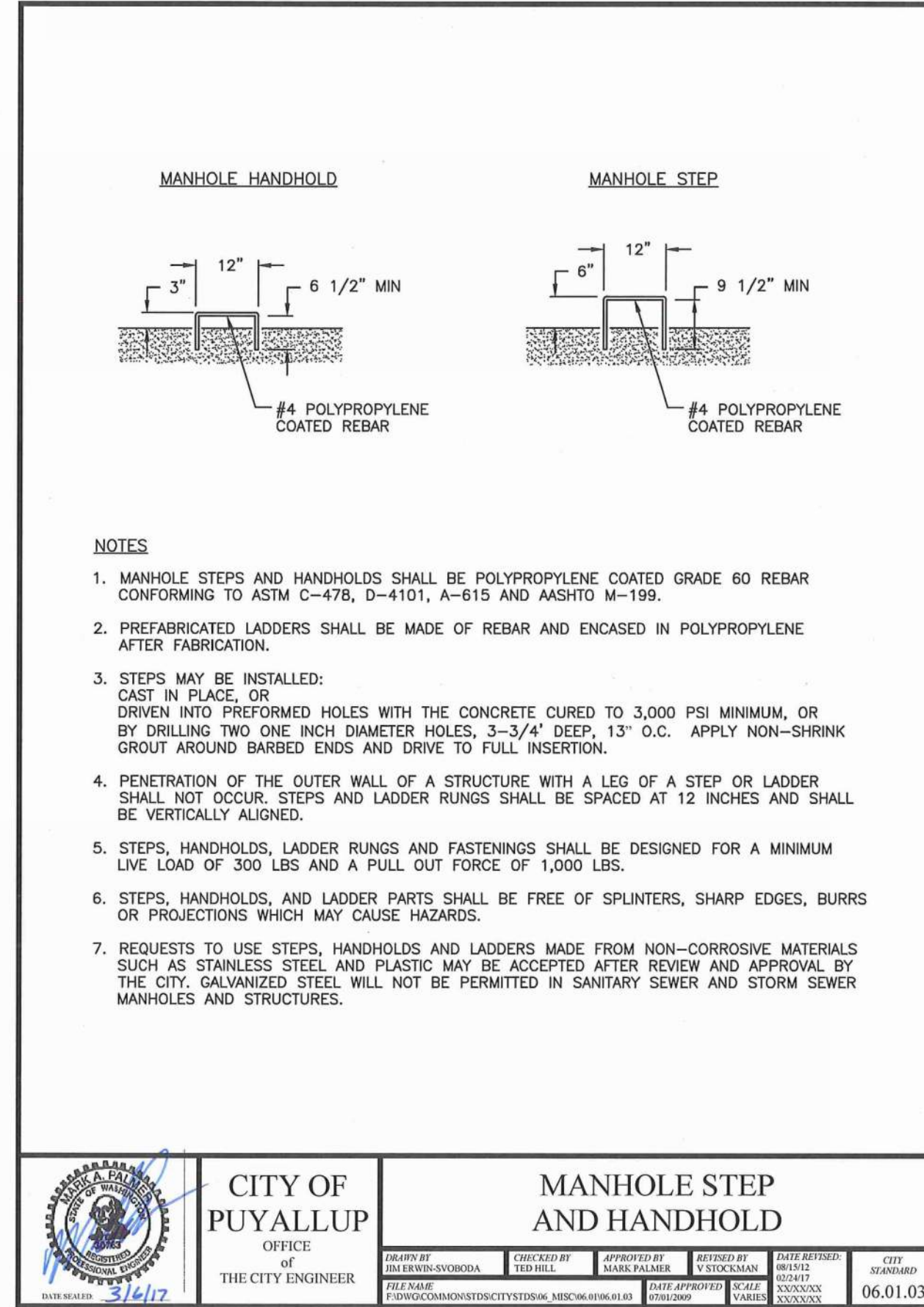
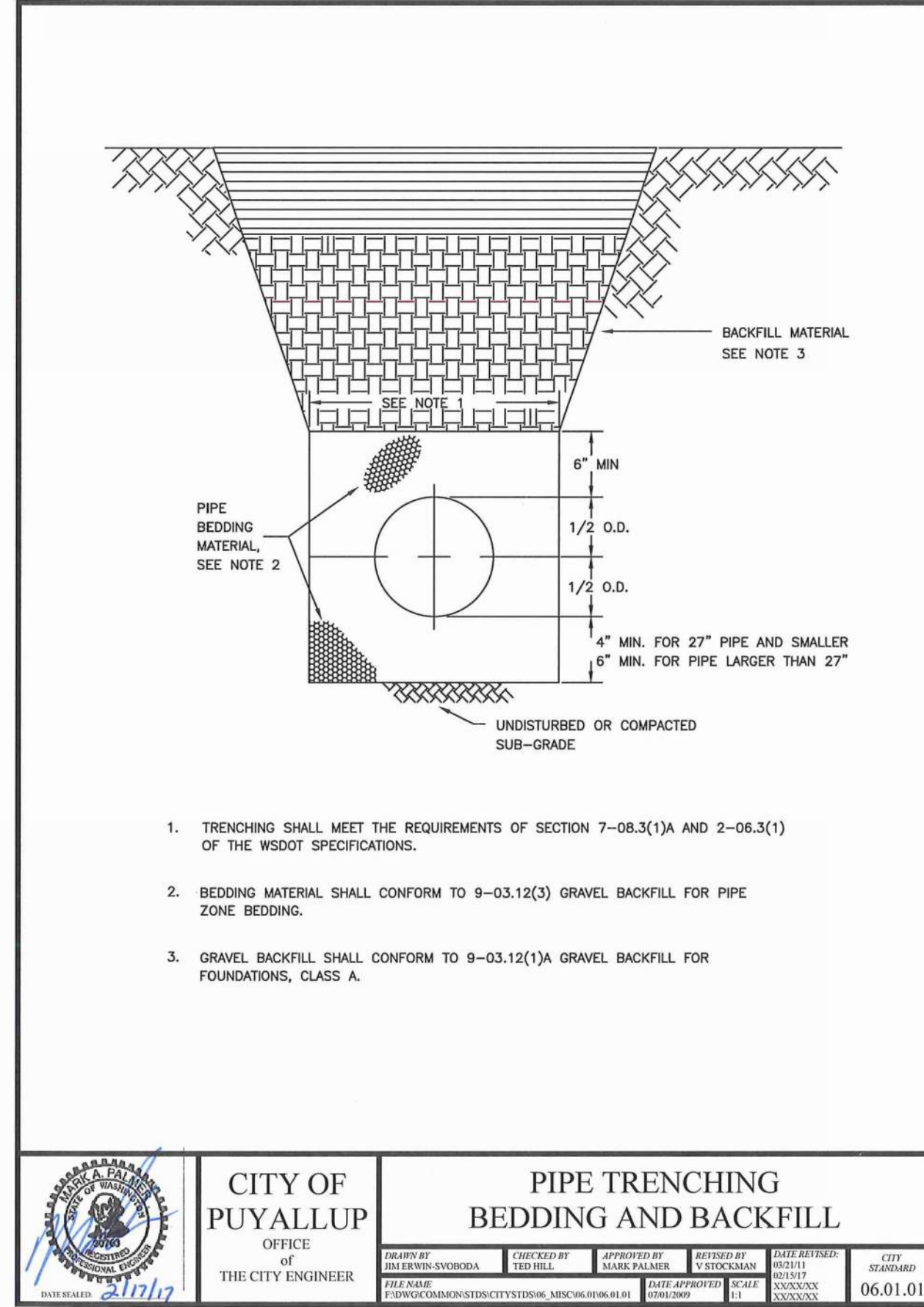
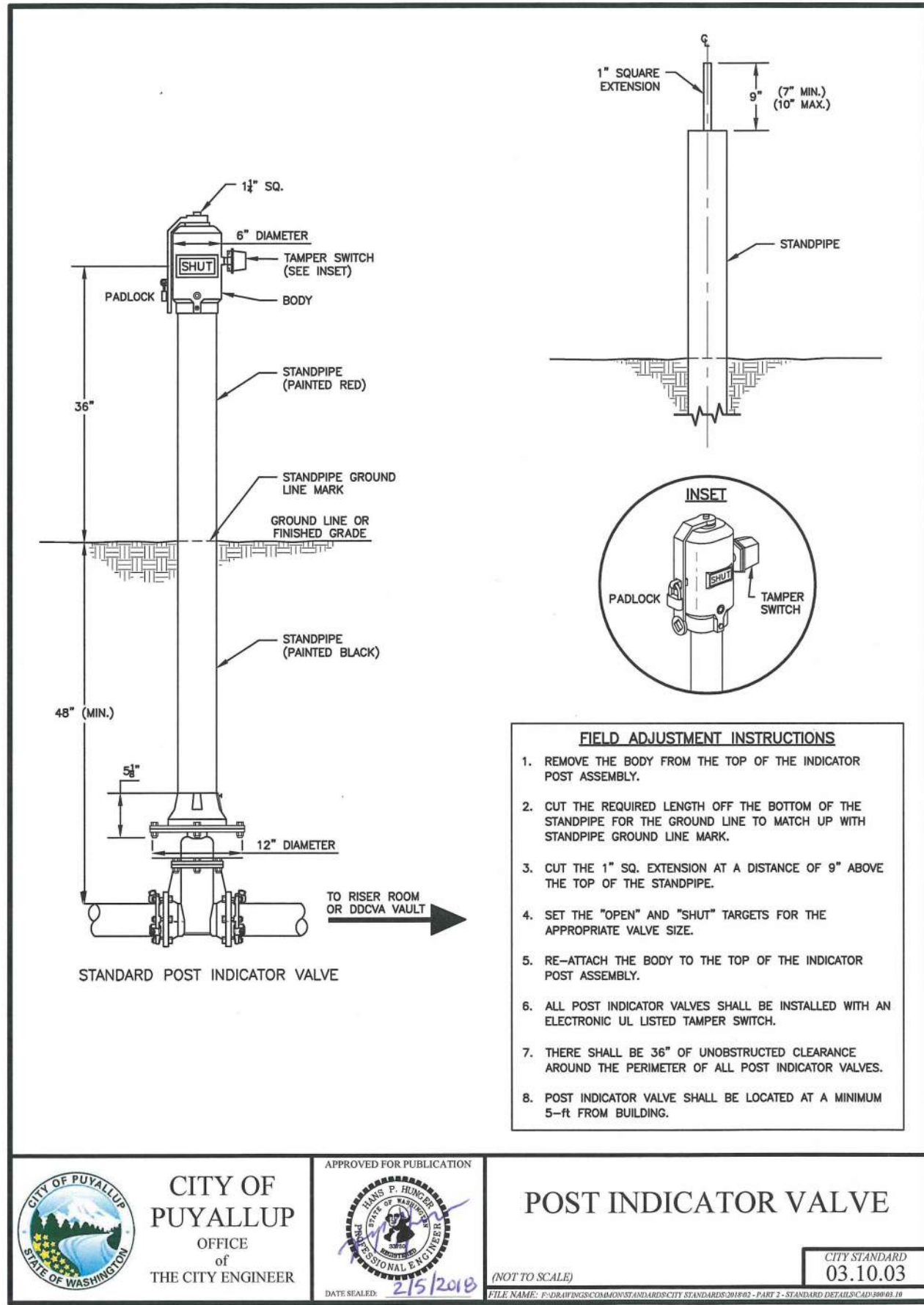
FOR

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

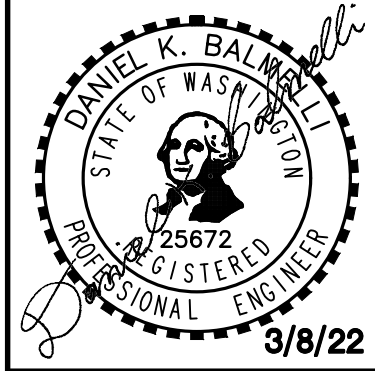
RECORD DRAWING



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
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: C11 of 23



CONSTRUCTION NOTES AND DETAILS

FOR PUYALLUP CORPORATE PARK

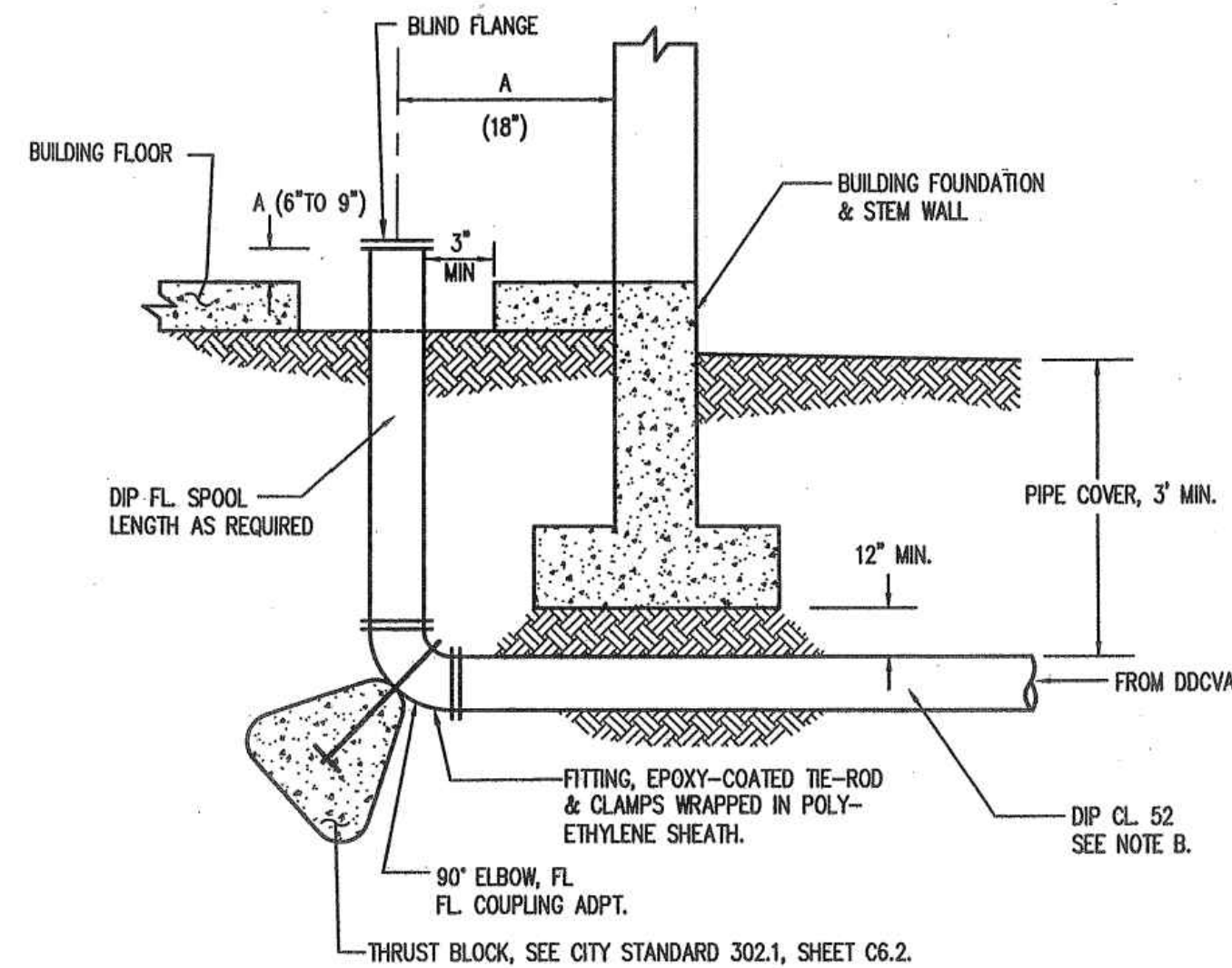
A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING

FIRE PROTECTION SPRINKLER SYSTEM NOTES:

A. BACKFLOW PREVENTER, FIRE DEPARTMENT CONNECTION AND CONNECTION TO SPRINKLER SYSTEM IS SUBJECT TO SEPARATE PERMIT AND INSPECTION. CONNECTION AND SIZES ARE SUBJECT TO CHANGE BY FIRE PROTECTION SPRINKLER ENGINEER AND FIRE MARSHALL. REPRESENTATION HEREON IS INTENDED FOR LOCATION AND BIDDING PURPOSES ONLY.

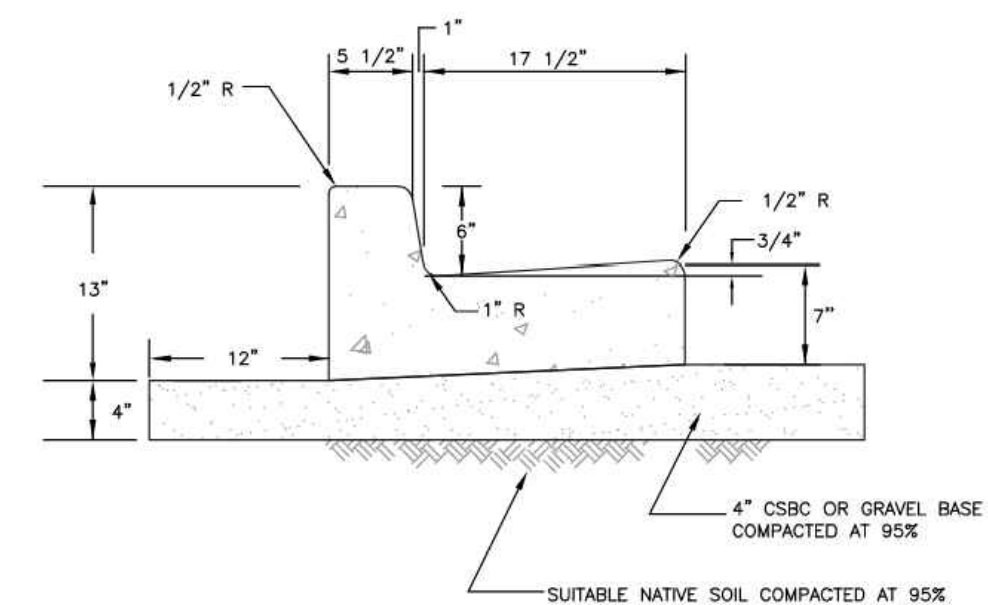
B. ALL WORK ON THE UNDERGROUND PORTIONS OF FIRE PROTECTION SPRINKLER SYSTEMS AND/OR FIRE MAIN FOR HYDRANT PLACEMENT MUST BE INSTALLED AND CERTIFIED BY A LICENSED CONTRACTOR WHO HAS ACHIEVED A STATE LEVEL "U" CERTIFICATION. SUBCONTRACTING OF SUCH WORK TO PERSONS OR FIRMS NOT CURRENTLY LICENSED AS A FIRE PROTECTION SPRINKLER SYSTEM CONTRACTOR IS PROHIBITED UNDER WAC 212-80.



NOTES:
A. FOR DIMENSIONS, COORDINATE WITH BUILDING FIRE SPRINKLER CONTRACTOR.
B. SEE FIRE PROTECTION PLAN FOR PIPE SIZE.

1 BUILDING SPRINKLER PIPE RISER

NOT TO SCALE



NOTES:

- CONTRACTION JOINTS SHALL BE 3/8" x 2 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
DEVELOPMENT ENGINEERING AND
PUBLIC WORKS DEPARTMENTS

CURB AND GUTTER

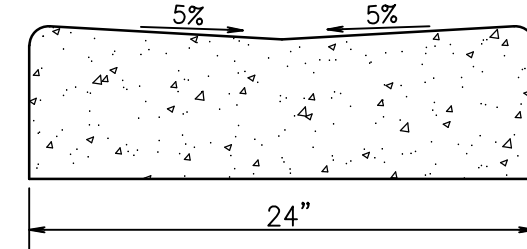
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CITY OF
PUYALLUP
DEVELOPMENT ENGINEERING AND
PUBLIC WORKS DEPARTMENTS

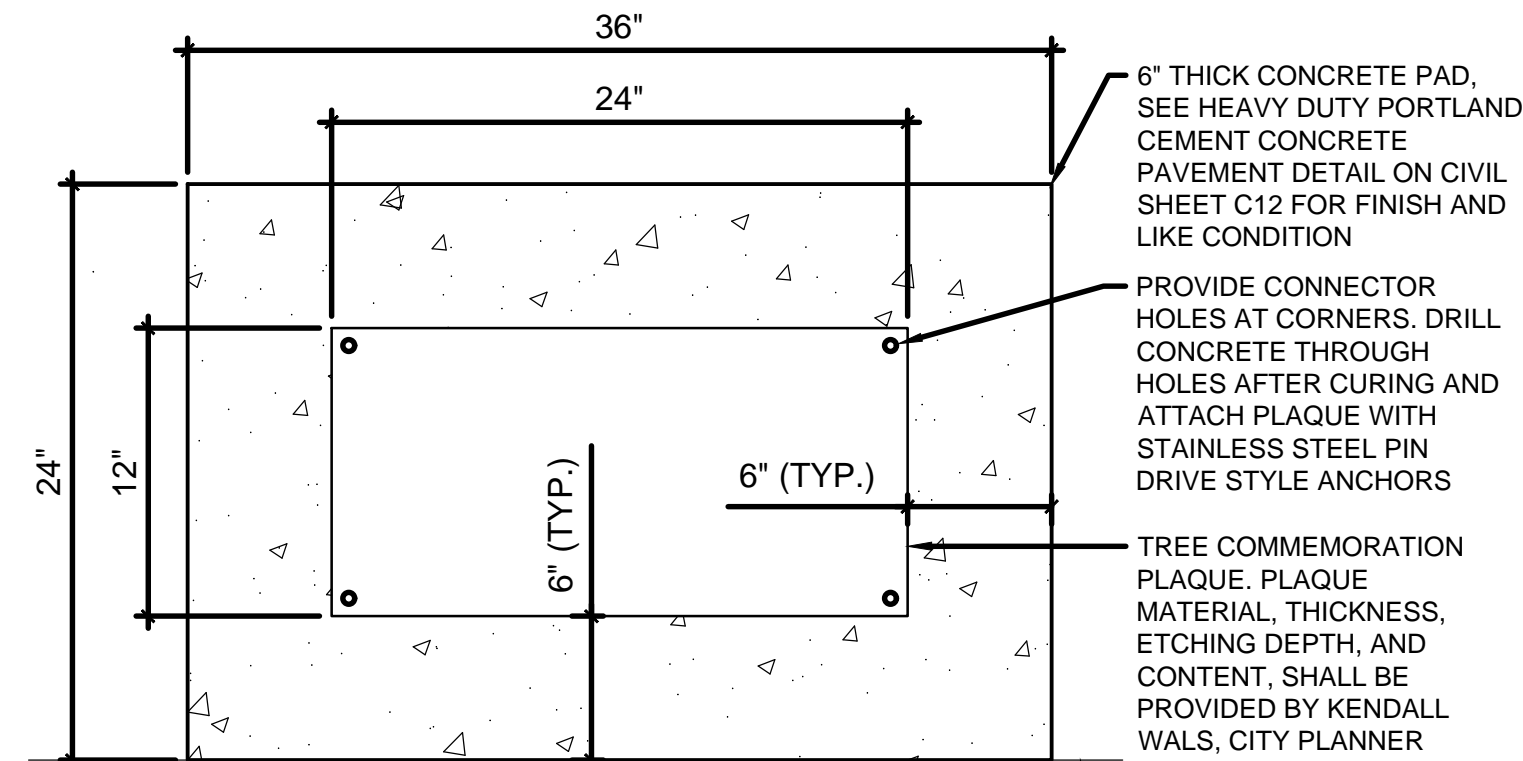
TYPE III BARRICADE FOR FUTURE EXTENDED SIDEWALKS

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CONCRETE VALLEY GUTTER

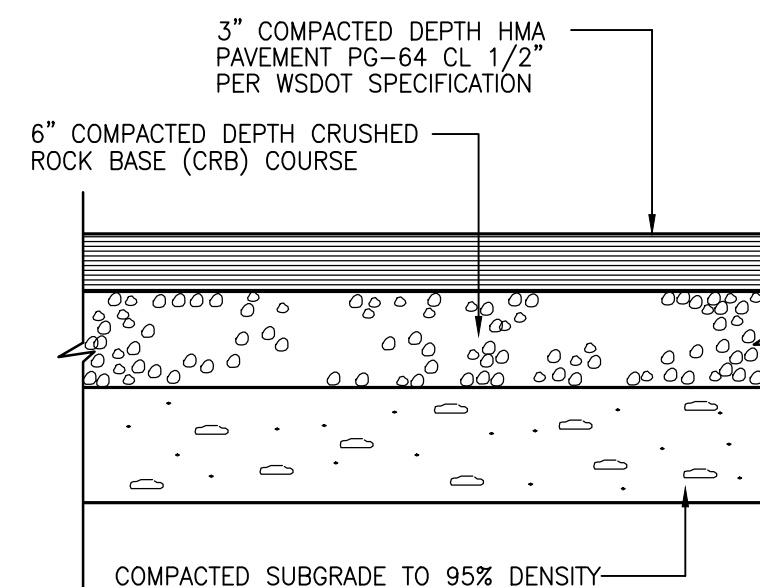
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NOTE:
PLAQUE SHALL BE INDENTED INTO CONCRETE PRIOR TO CURING, MATCH FINISHED SURFACE.

TREE COMMEMORATION PLAQUE

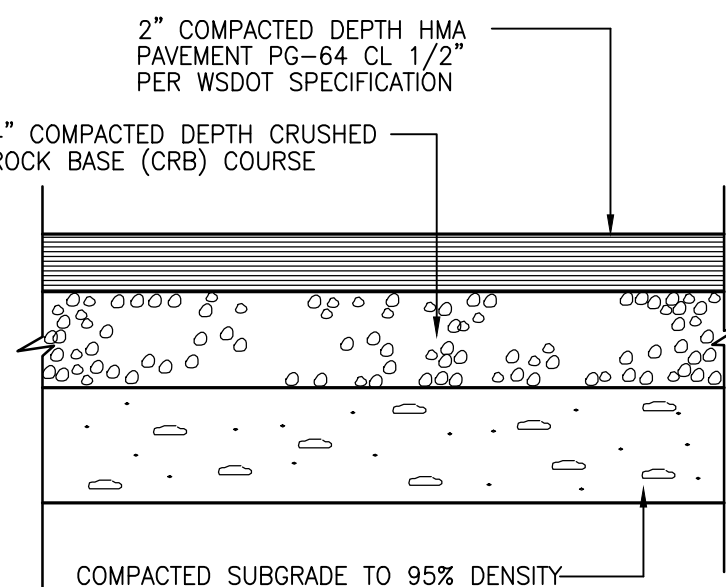
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HMA ASPHALT HEAVY DUTY PAVEMENT SECTION

NOT TO SCALE

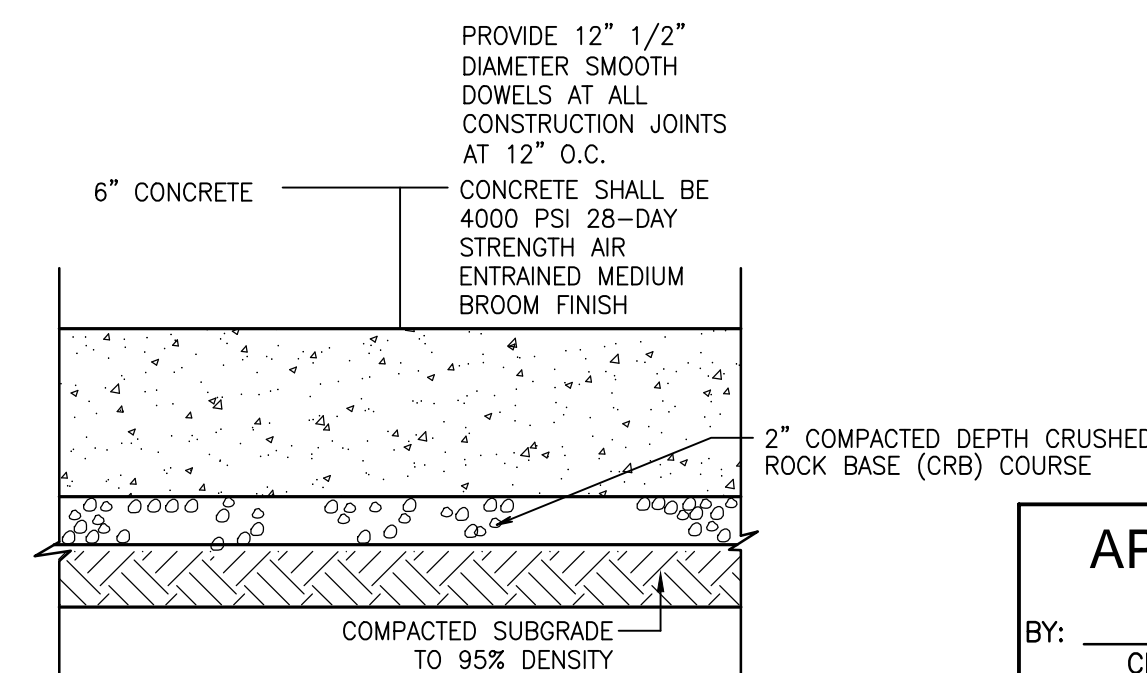
NOTE: PAVEMENT SECTION TO BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL REPORT DATED JULY 13, 2020, PREPARED BY TERRA ASSOCIATES, INC.



HMA ASPHALT LIGHT DUTY PAVEMENT SECTION

NOT TO SCALE

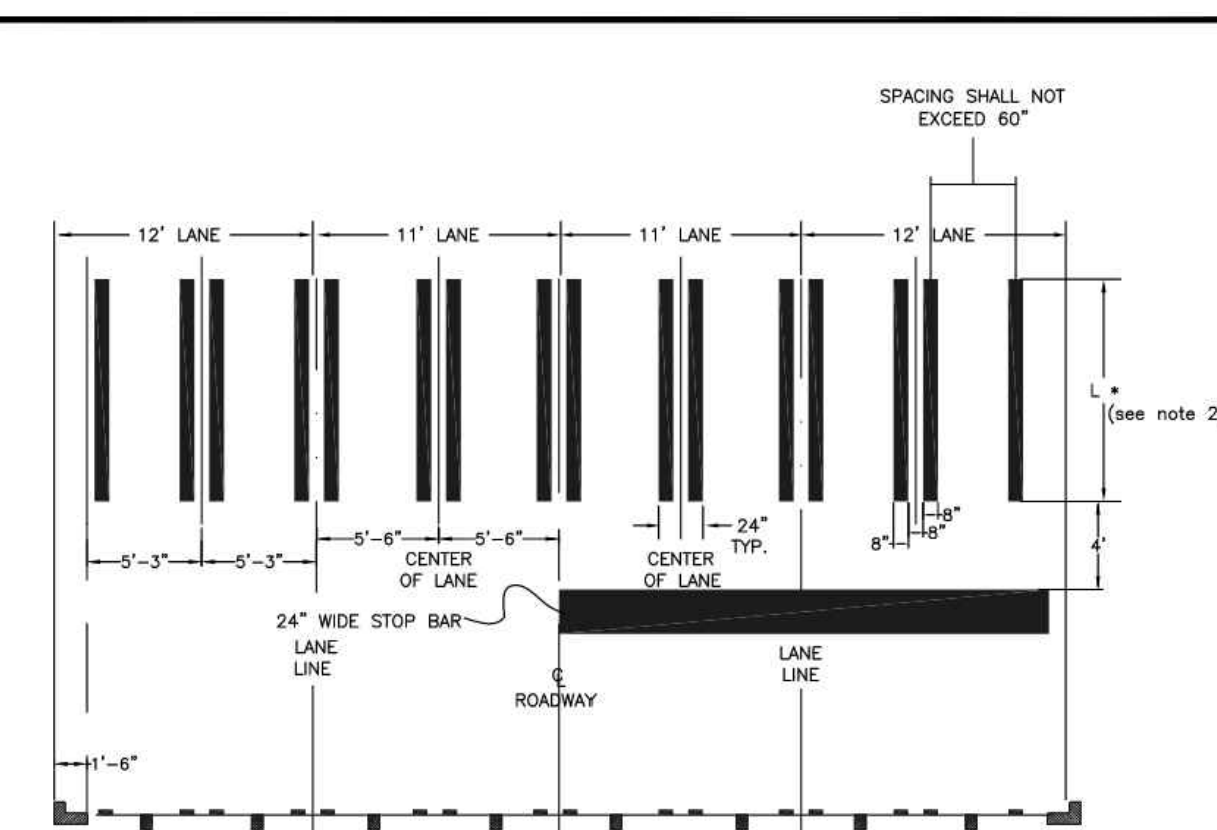
NOTE: PAVEMENT SECTION TO BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL REPORT DATED JULY 13, 2020, PREPARED BY TERRA ASSOCIATES, INC.



HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT

NOT TO SCALE

NOTE: PAVEMENT SECTION TO BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL REPORT DATED JULY 13, 2020, PREPARED BY TERRA ASSOCIATES, INC.



NOTES:

- FOR ALL ROADWAYS, THE LONGITUDINAL LINES SHALL BE CENTERED ON THE LANE LINES AND IN THE CENTER OF THE TRAVELED PORTION OF THE LANE TO MINIMIZE TIRE WEAR. THE SPACING BETWEEN THE LONGITUDINAL LINES SHALL NOT EXCEED 60'.
- THE LENGTH OF A CROSSWALK SHALL BE 8' ACROSS RESIDENTIAL STREETS, 10' ACROSS COLLECTORS AND MINOR ARTERIALS AND 12' ACROSS PRINCIPAL ARTERIALS. HOWEVER, THE LENGTH OF A CROSSWALK SHALL BE 8' ACROSS SIDE STREETS ALONG COLLECTORS AND MINOR ARTERIALS AND 12' ACROSS SIDE STREETS ALONG PRINCIPAL ARTERIALS.
- STOP BAR WHEN USED WITH A CROSSWALK SHALL BE PLACED FOUR FEET IN ADVANCE OF AND PARALLEL TO THE CROSSWALK. ALL STOP BARS SHALL BE 24" WIDE.
- PAVEMENT MARKINGS, INCLUDING CROSSWALKS, SHALL BE TYPE A LIQUID HOT APPLIED THERMOPLASTIC, PER STANDARD SPECIFICATIONS, SECTION 9-34 PAVEMENT MARKING MATERIAL, 9-34.1 GENERAL.



CITY OF
PUYALLUP
DEVELOPMENT ENGINEERING AND
PUBLIC WORKS DEPARTMENTS

CROSSWALK DETAIL

DESIGNED BY	CHECKED BY	APPROVED BY	DATE	SCALE
01/03/11	01/03/11	01/03/11	01/03/11	01/03/11

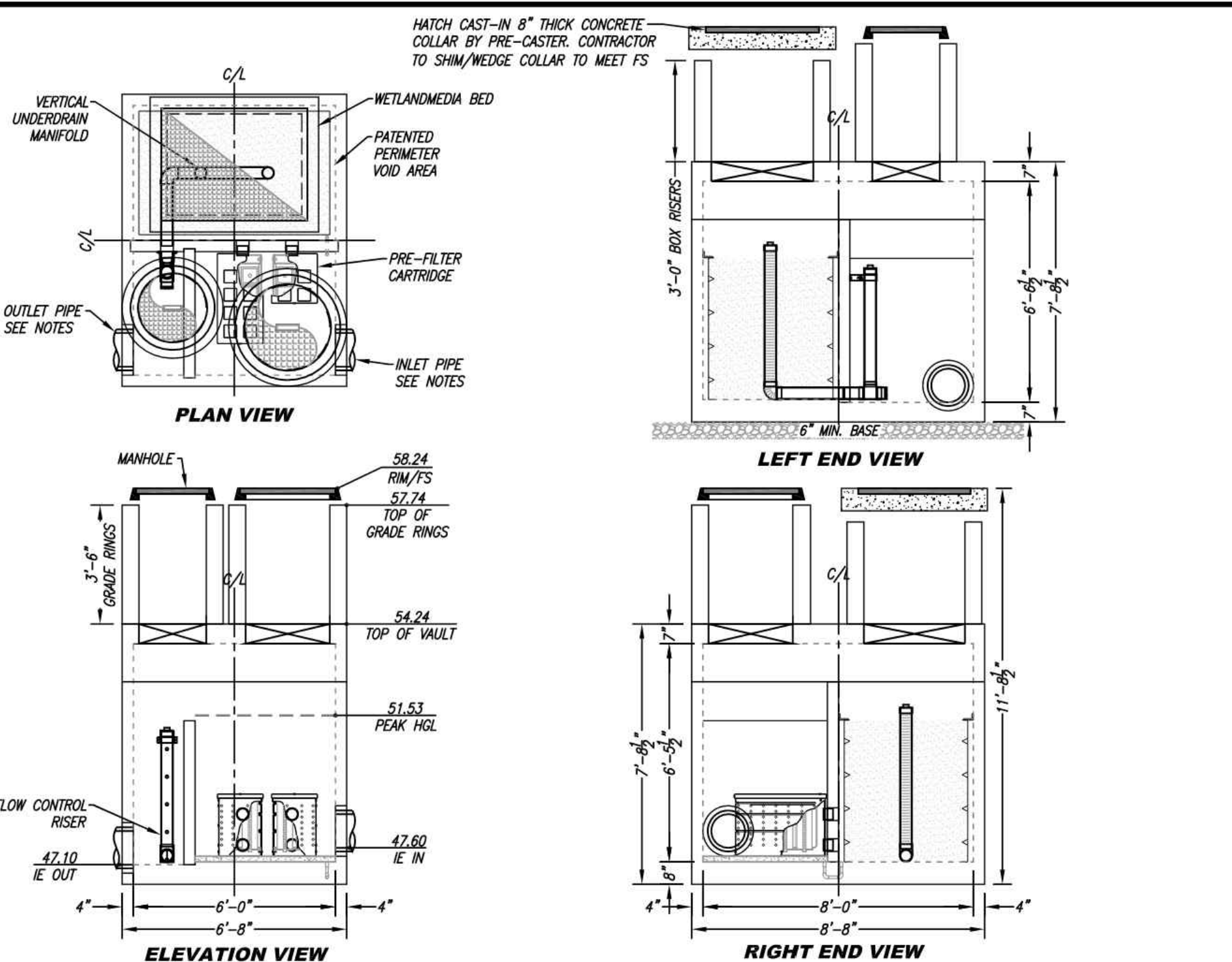
SITE SPECIFIC DATA			
PROJECT NUMBER	10931		
PROJECT NAME	PUYALLUP CORPORATE PARK		
PROJECT LOCATION	PUYALLUP, WA		
TREATMENT REQUIRED			
VOLUME BASED (CF)	2-YEAR RELEASE RATE (CFS)		
0.175885			
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE 0.75			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE	47.60	CPEP	12"
OUTLET PIPE	47.10	CPEP	12"
PRETREATMENT BIOFILTRATION DISCHARGE			
RIM ELEVATION	58.24	58.24	58.24
SURFACE LOAD	LOAD LEVEL 4 PER ASTM C1802		
FRAME & COVER	#30"	36" X 48"	#24"
WETLANDMEDIA VOLUME (CY)			
3.23			
ORIFICE SIZE (DIA. INCHES)			
5 EA #1.02"			
NOTES:			

INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
- ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLOWS). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- DIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.
- CONTRACTOR RESPONSIBLE FOR CONTRACTING MODULAR WETLANDS FOR ACTIVATION OF UNIT. MANUFACTURERS WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A MODULAR WETLANDS REPRESENTATIVE.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



INTERNAL BYPASS DISCLOSURE:

THE DESIGN AND CAPACITY OF THE PEAK CONVEYANCE METHOD TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD. HGL(S) AT PEAK FLOW SHALL BE ASSESSED TO ENSURE NO UPSTREAM FLOODING. PEAK HGL AND BYPASS CAPACITY SHOWN ON DRAWING ARE USED FOR GUIDANCE ONLY.

THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,458,916; 7,458,917; 7,458,918; 7,458,919; 7,458,920; 7,458,921; 7,458,922; 7,458,923; 7,458,924; 7,458,925; 7,458,926; 7,458,927; 7,458,928; 7,458,929; 7,458,930; 7,458,931; 7,458,932; 7,458,933; 7,458,934; 7,458,935; 7,458,936; 7,458,937; 7,458,938; 7,458,939; 7,458,940; 7,458,941; 7,458,942; 7,458,943; 7,458,944; 7,458,945; 7,458,946; 7,458,947; 7,458,948; 7,458,949; 7,458,950; 7,458,951; 7,458,952; 7,458,953; 7,458,954; 7,458,955; 7,458,956; 7,458,957; 7,458,958; 7,458,959; 7,458,960; 7,458,961; 7,458,962; 7,458,963; 7,458,964; 7,458,965; 7,458,966; 7,458,967; 7,458,968; 7,458,969; 7,458,970; 7,458,971; 7,458,972; 7,458,973; 7,458,974; 7,458,975; 7,458,976; 7,458,977; 7,458,978; 7,458,979; 7,458,980; 7,458,981; 7,458,982; 7,458,983; 7,458,984; 7,458,985; 7,458,986; 7,458,987; 7,458,988; 7,458,989; 7,458,990; 7,458,991; 7,458,992; 7,458,993; 7,458,994; 7,458,995; 7,458,996; 7,458,997; 7,458,998; 7,458,999; 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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

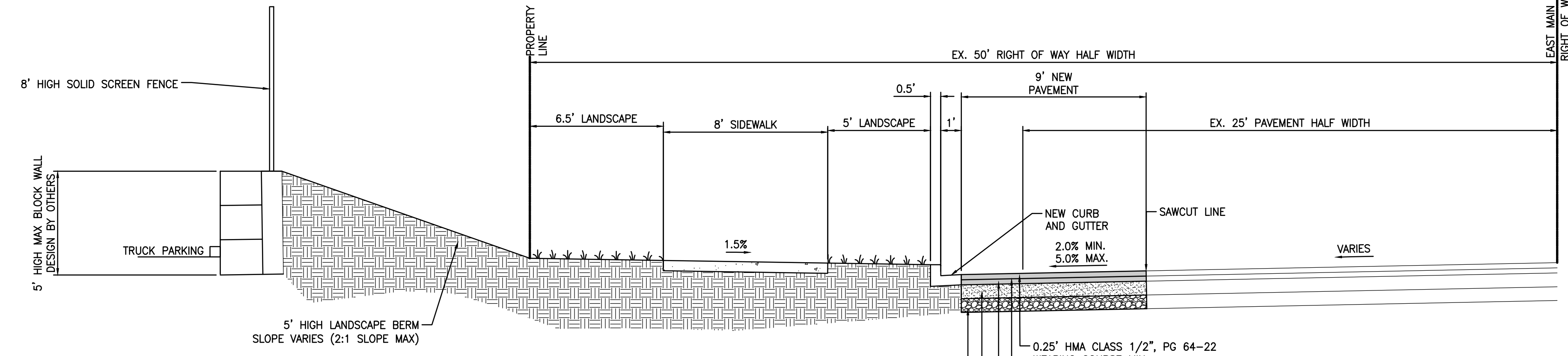
RECORD DRAWING

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).

- SANITARY SEWER PIPE SHALL BE PVC, POLYPROPYLENE, OR DUCTILE IRON. PVC SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR35 FOR PIPE SIZES 15-INCH AND SMALLER AND ASTM F679 FOR PIPE SIZES 18-27 INCH. DUCTILE IRON PIPE SHALL BE CLASS 51 OR GREATER, LINED WITH PROTECTO 401TM EPOXY LINING OR EQUIVALENT, UNLESS OTHERWISE NOTED. 12-INCH THROUGH 30-INCH POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. PP SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PI WHEN TESTED IN ACCORDANCE WITH ASTM D2412. TESTING SHALL BE PER ASTM F1417. TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD NO. 06.01.01. MINIMUM COVER ON PVC AND PP PIPE SHALL BE 3.0 FEET. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FEET.
- SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STANDARD NOS. 04.01.01, 04.01.02, 04.01.03 AND 04.01.04. ALL MANHOLES SHALL BE CHANNELLED FOR FUTURE LINES AS SPECIFIED ON THESE PLANS. MANHOLE STEPS AND LADDER SHALL CONFORM TO STANDARD NO. 06.01.03.
- SANITARY SEWER PIPE AND SIDE SEWERS SHALL BE 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES WITH A MINIMUM SYSTEM PRESSURE OF 20 POUNDS PER SQUARE INCH AND A MAXIMUM VELOCITY OF 10 FEET PER SECOND.
- NO SIDE SEWERS SHALL BE CONNECTED TO ANY HOUSE OR BUILDING UNTIL ALL MANHOLES ARE ADJUSTED TO THE FINISHED GRADE OF THE COMPLETED ASPHALT ROADWAY AND THE ASPHALT PATCH AND SEAL AROUND THE RING ARE ACCEPTED.
- FOR COMMERCIAL DEVELOPMENTS IN WHICH SOURCES OF GREASE AND/OR OILS MAY BE INTRODUCED TO THE CITY SANITARY SEWER SYSTEM, A CITY APPROVED GREASE INTERCEPTOR SHALL BE INSTALLED DOWNSTREAM FROM THE SOURCE.
- ONCE SEWER AND ALL OTHER UTILITY CONSTRUCTION IS COMPLETED, ALL SANITARY SEWER MAINS AND SIDE SEWERS SHALL BE TESTED PER SECTION 406 OF THE CITY STANDARDS.

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

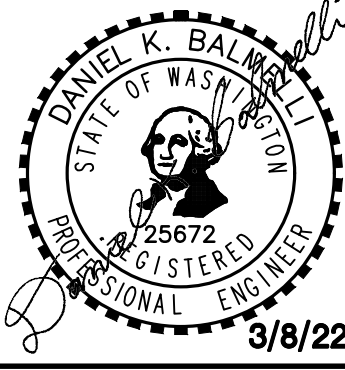
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NOTE:
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Revision
7 13/8/22 ZTW DKB Appr.
No. Date By Cdd.

Title:
CONSTRUCTION NOTES AND DETAILS

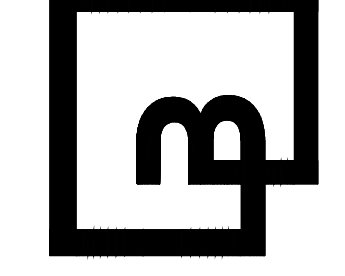
For:
PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



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
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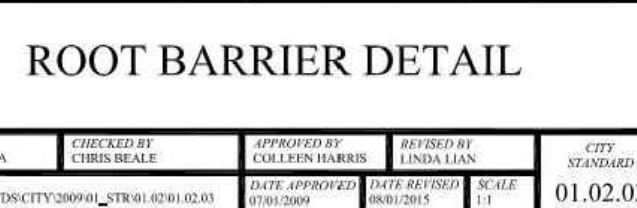
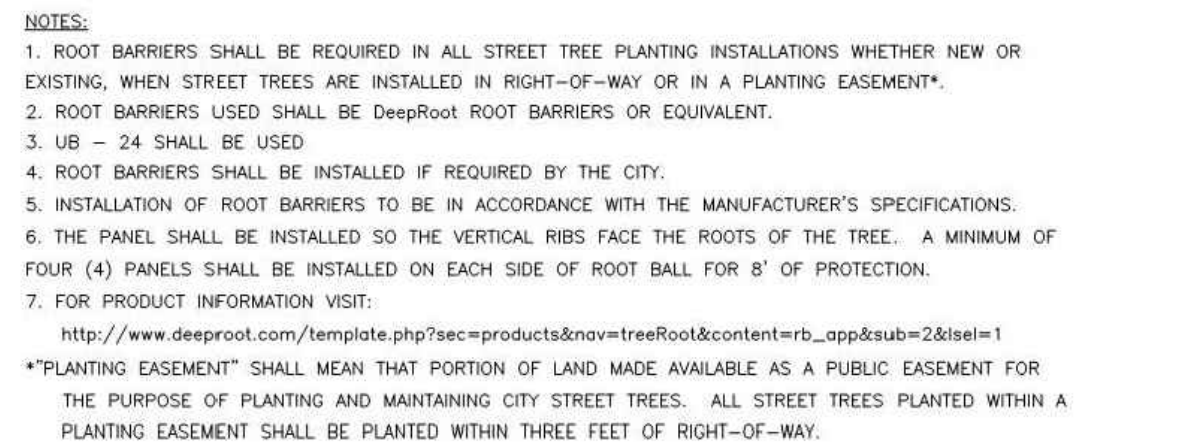
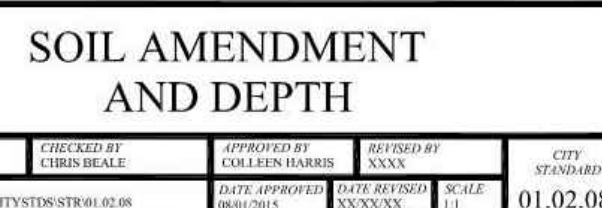
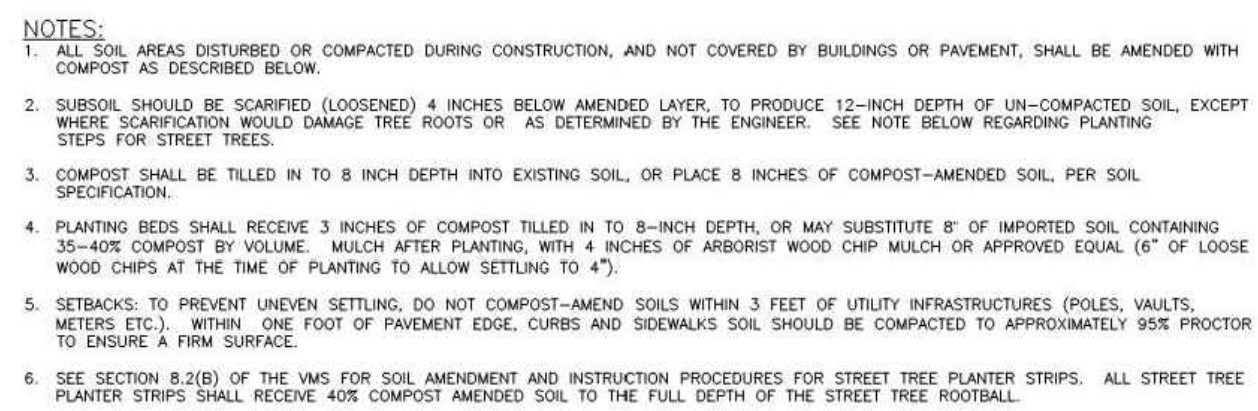
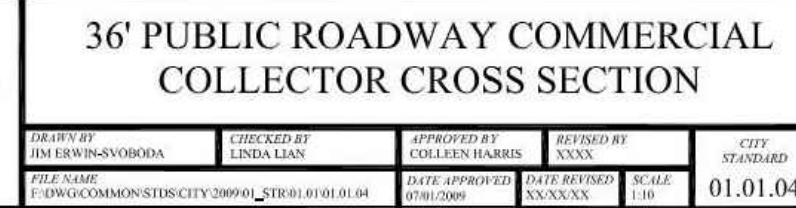
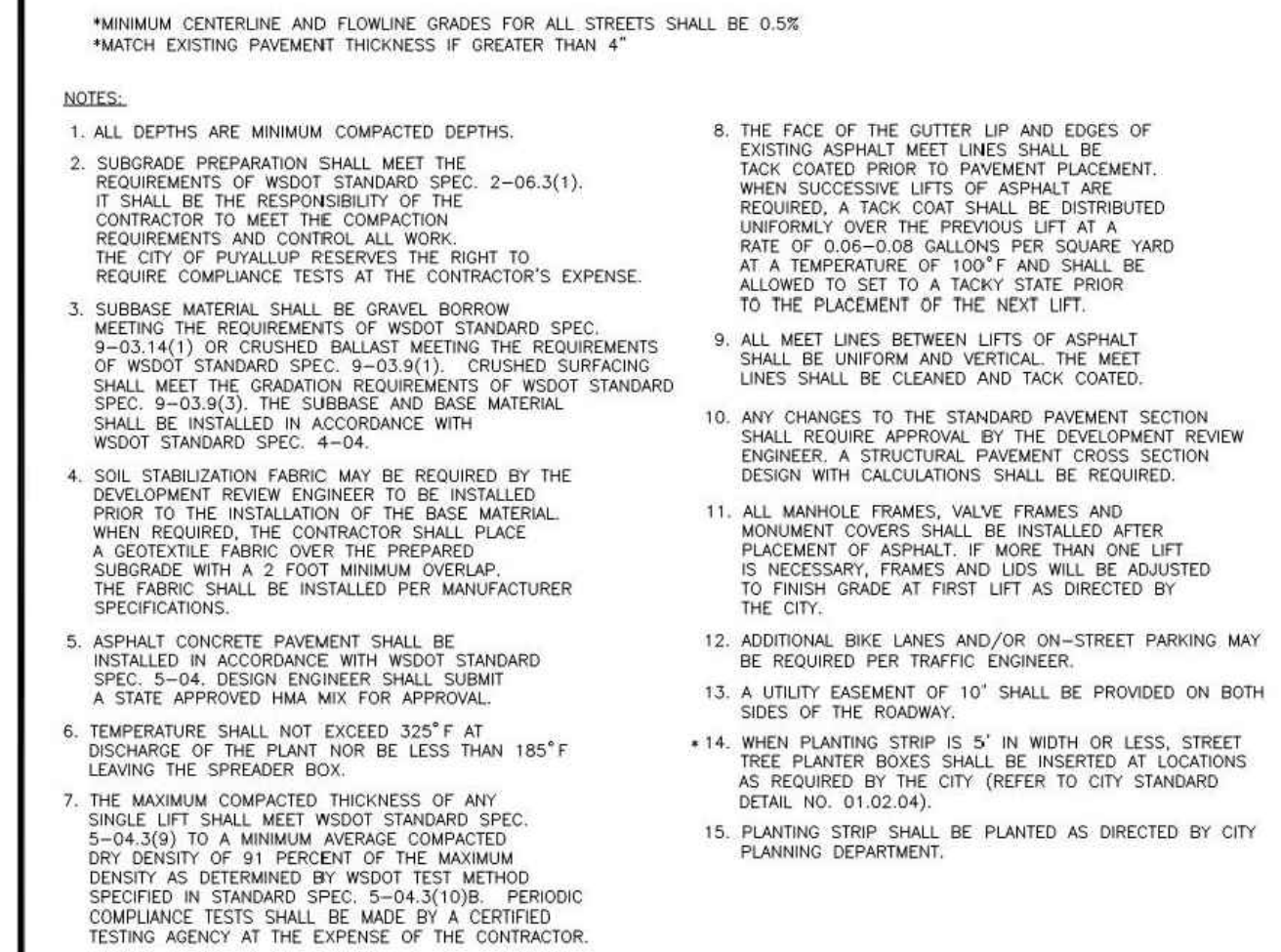


FOR

A PORTION OF THE NE¹/₄ OF THE SW¹/₄ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

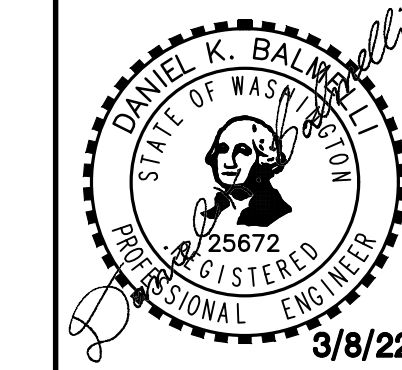
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

RECORD DRAWING



No.	Date	By	Ckd.	Appr.	Revision
Title: CONSTRUCTION NOTES AND DETAILS					

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



Designed <u>ZTW</u>	Scale: Horizontal 1" = 4' Vertical 1" = 4'
Drawn <u>ZTW</u>	
Checked <u>ZTW</u>	
Approved <u>DKB</u>	
Date <u>3/8/22</u>	

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

APPROVED

BY: _____
CITY OF PUYALLUP
ENGINEERING SERVICES

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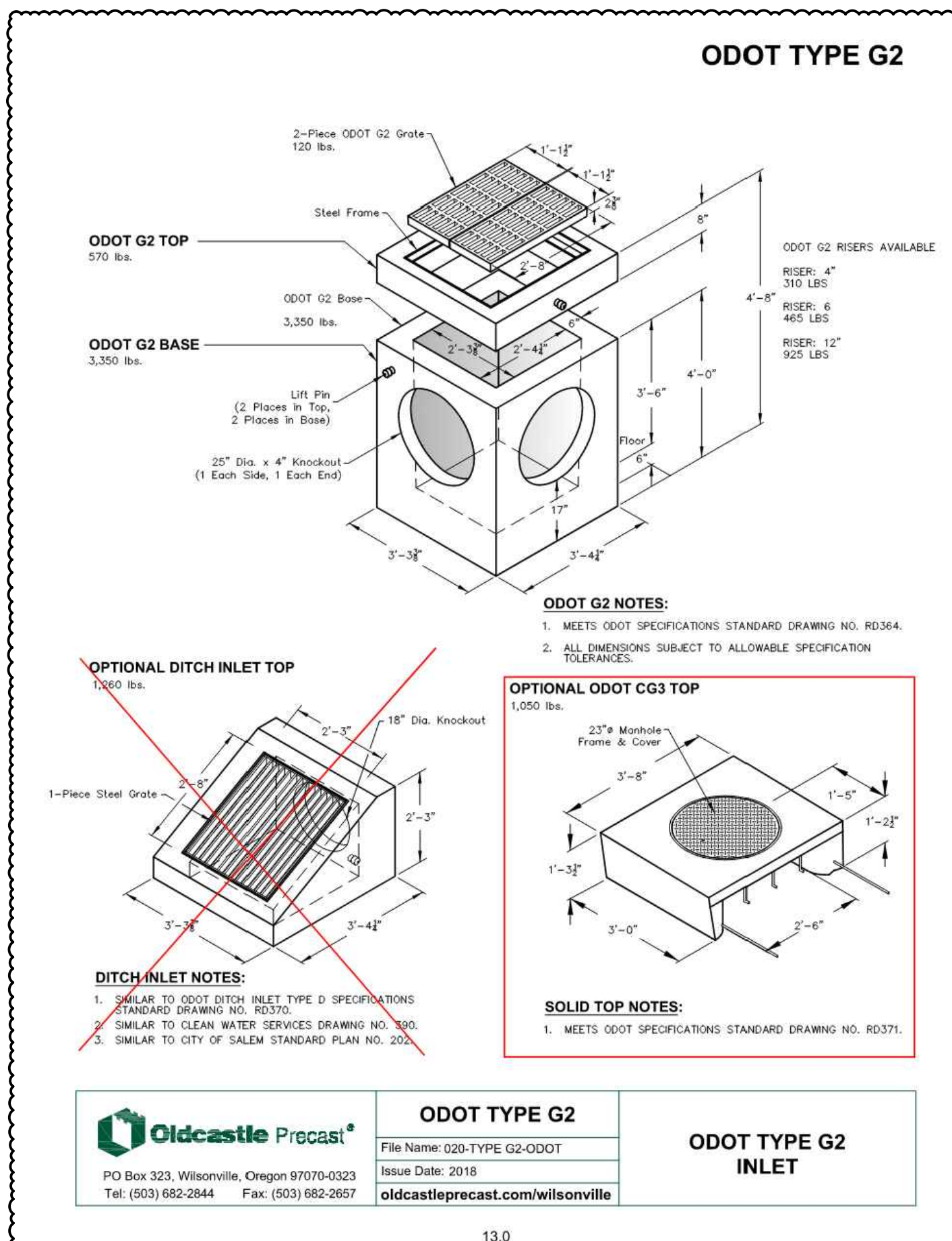
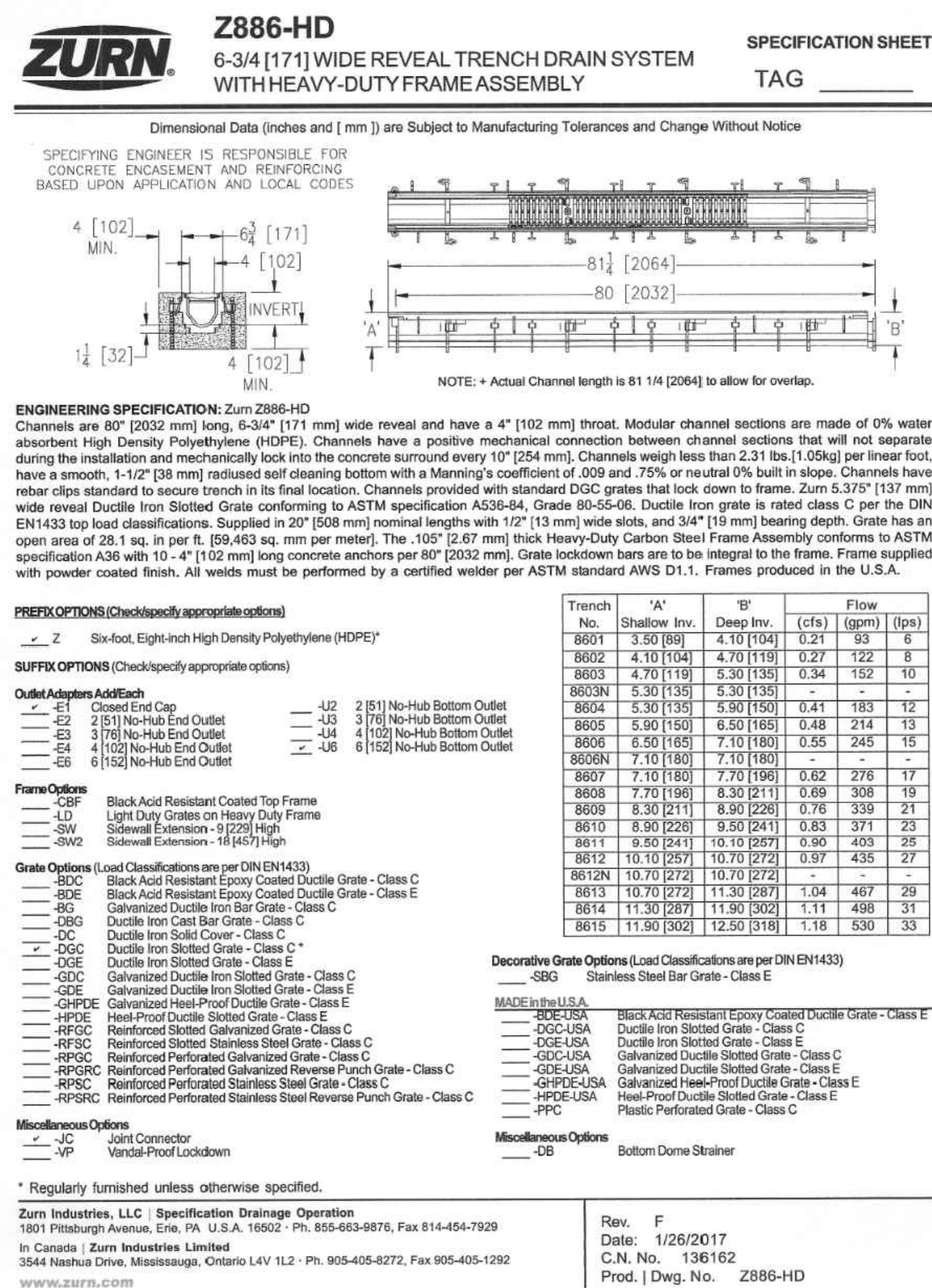
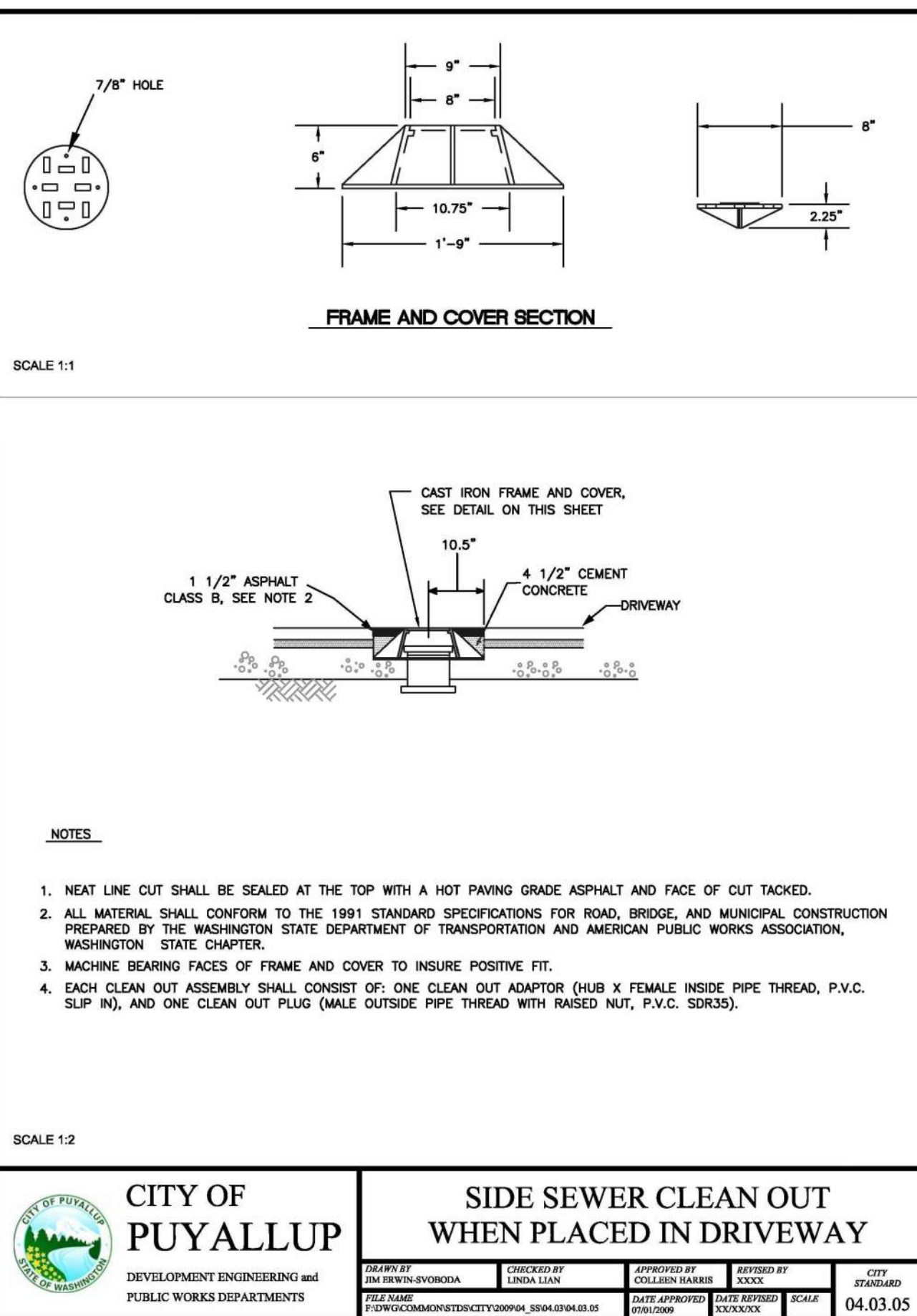
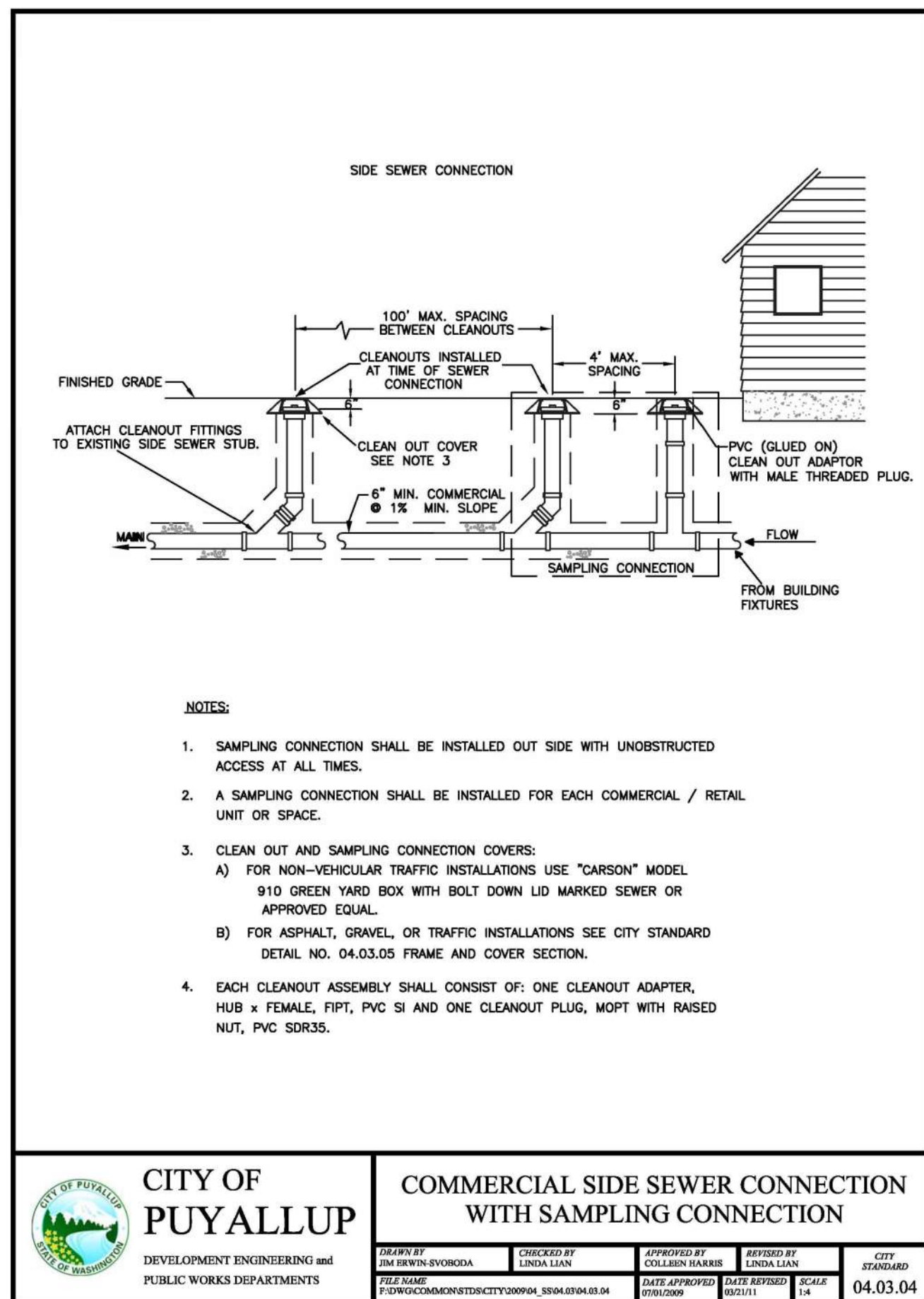
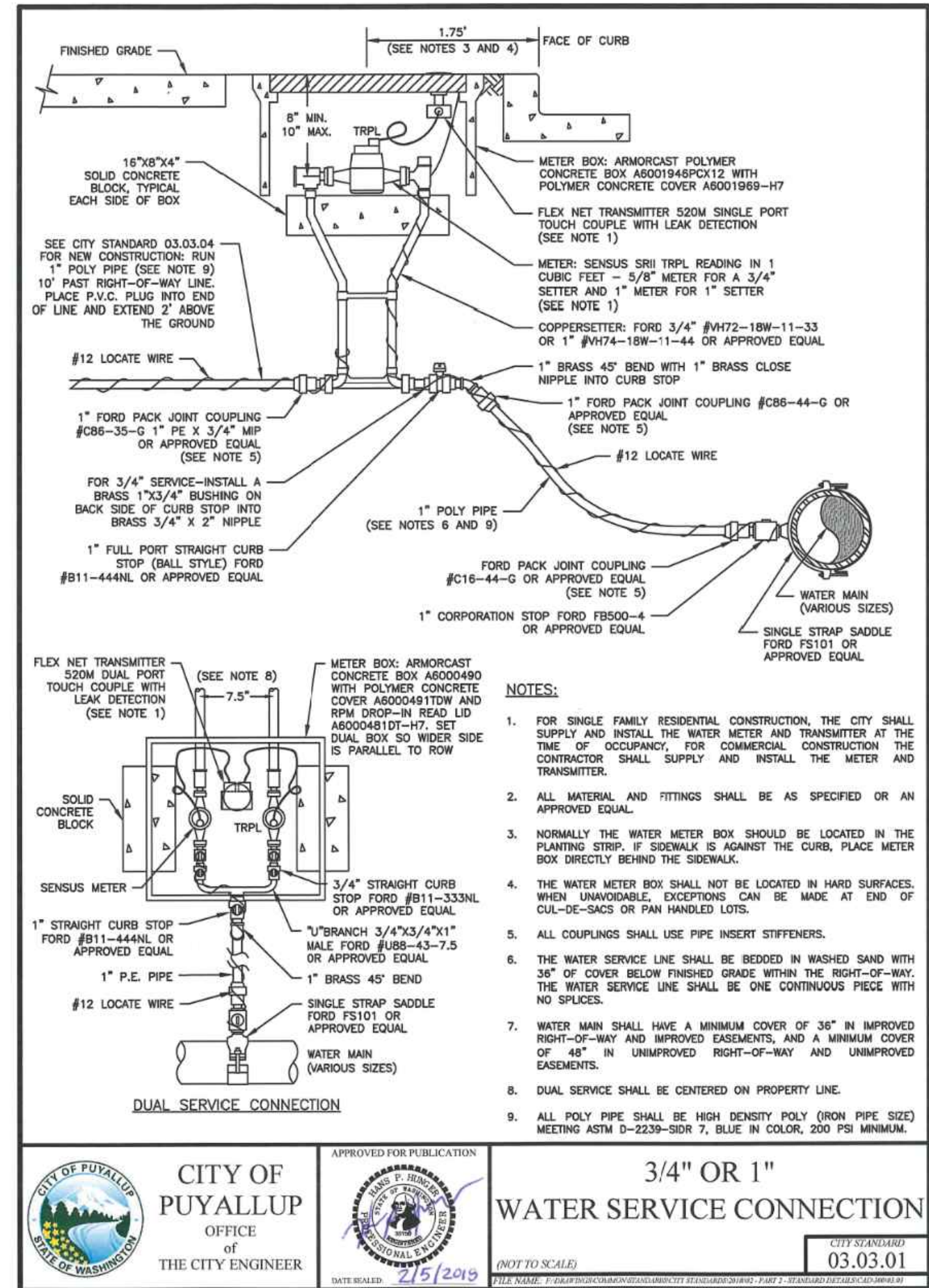
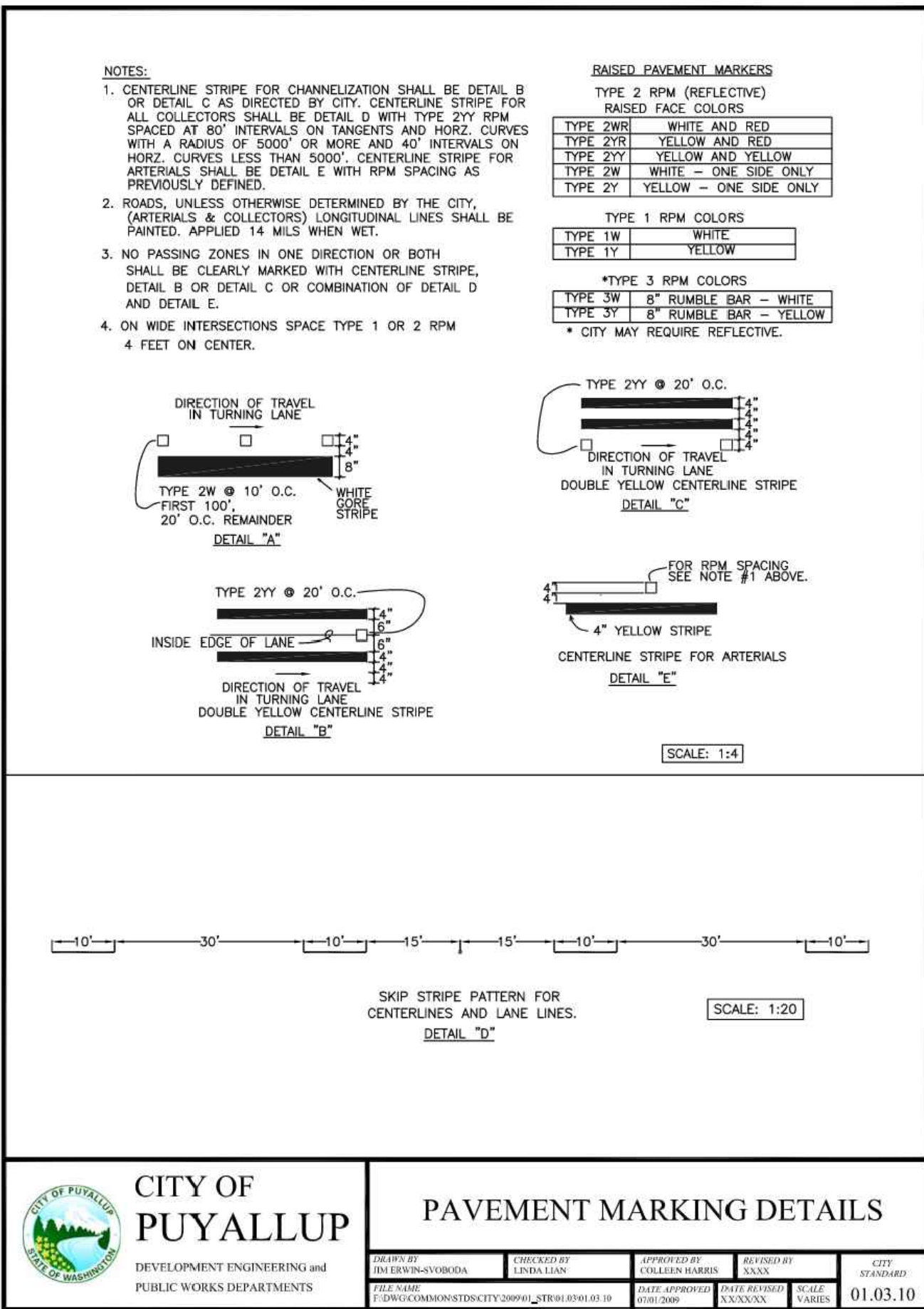
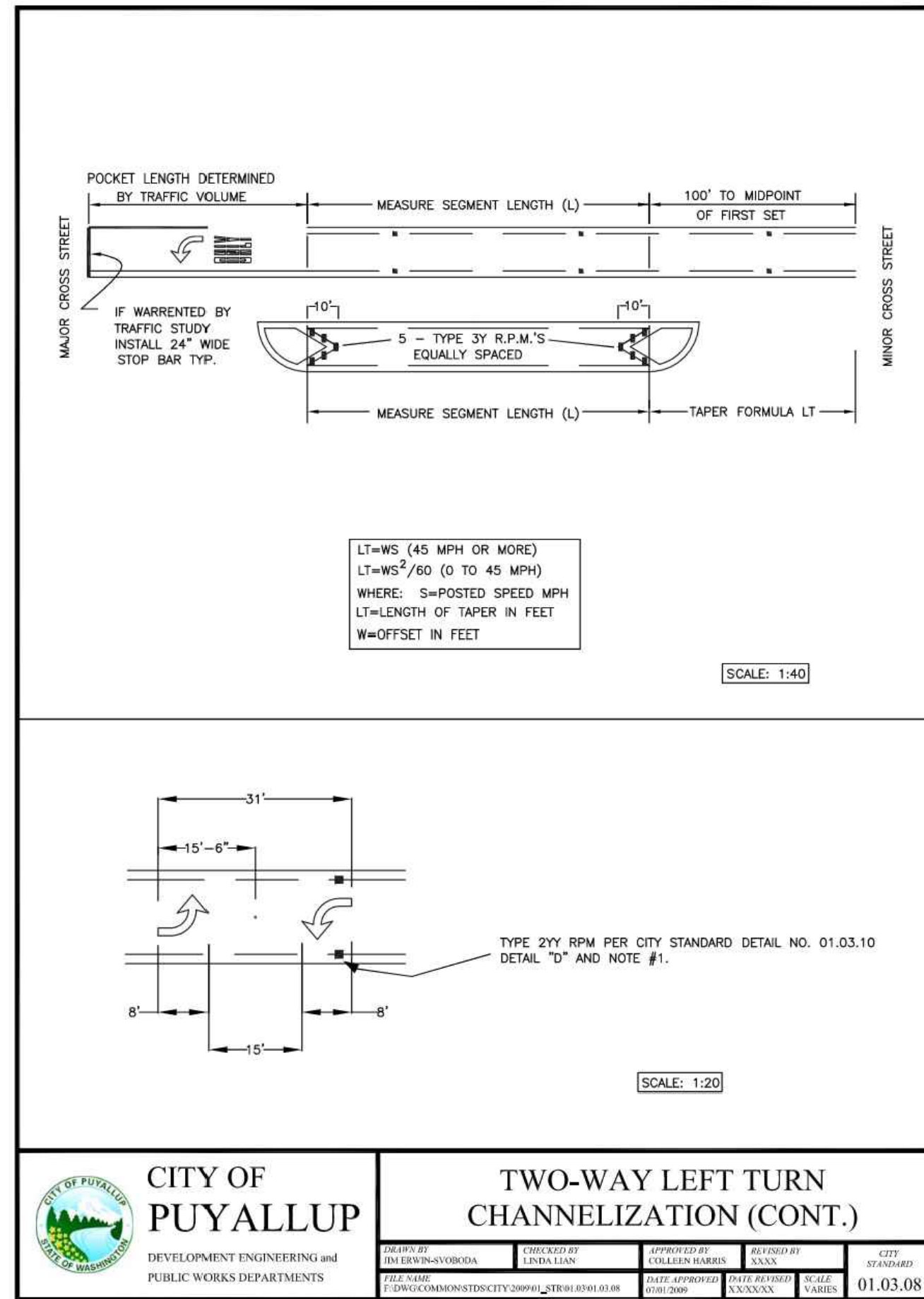
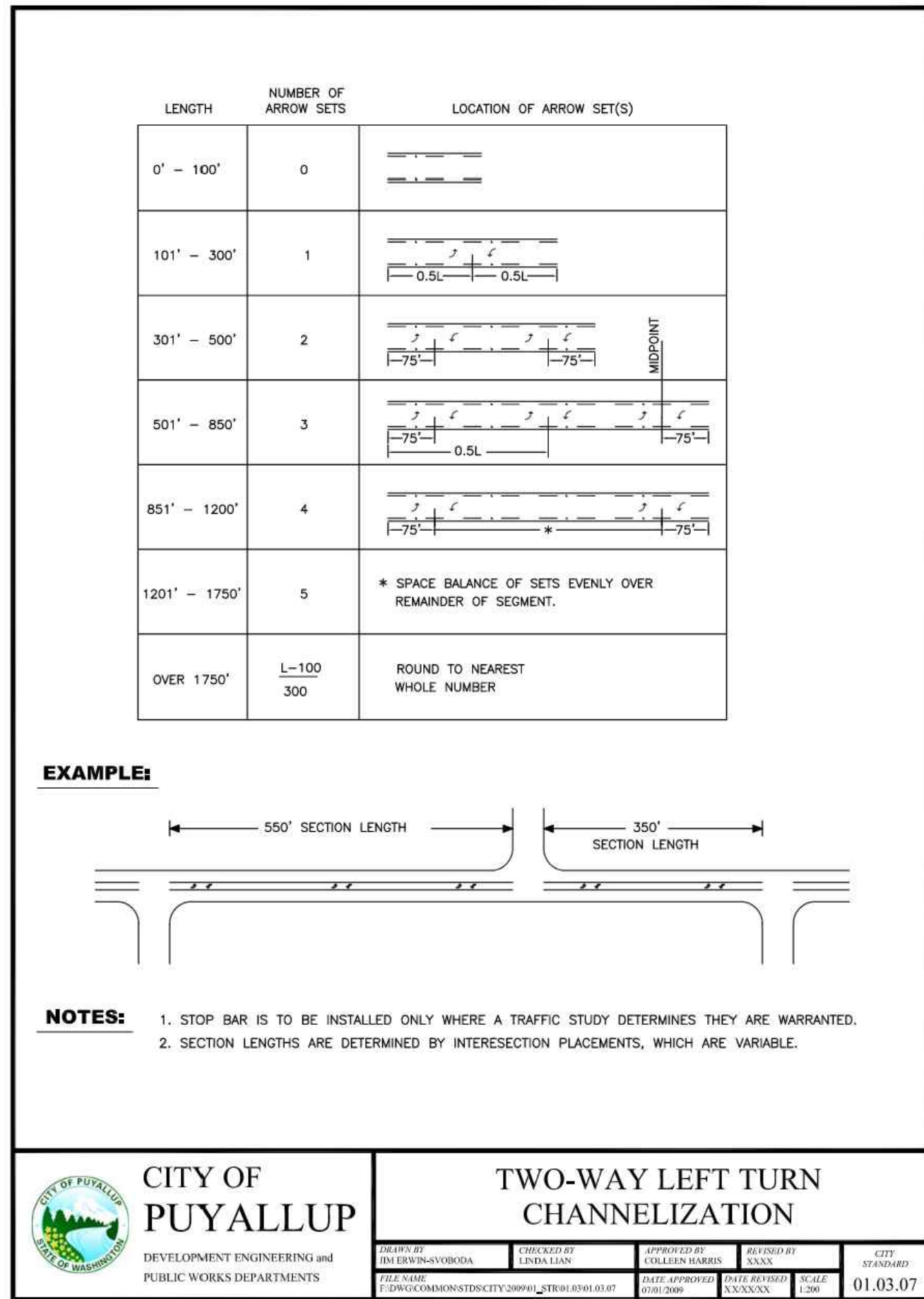
CONSTRUCTION NOTES AND DETAILS

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



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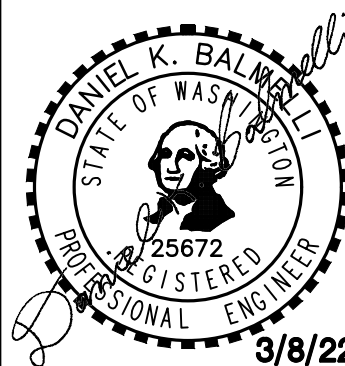
BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

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Title: CONSTRUCTION NOTES AND DETAILS

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



Scale: Horizontal NTS Vertical I

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

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barghausen.com

Job Number: 20705
Sheet: C15 of 23

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

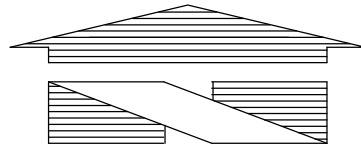


DETENTION VAULT SECTIONS AND DETAILS

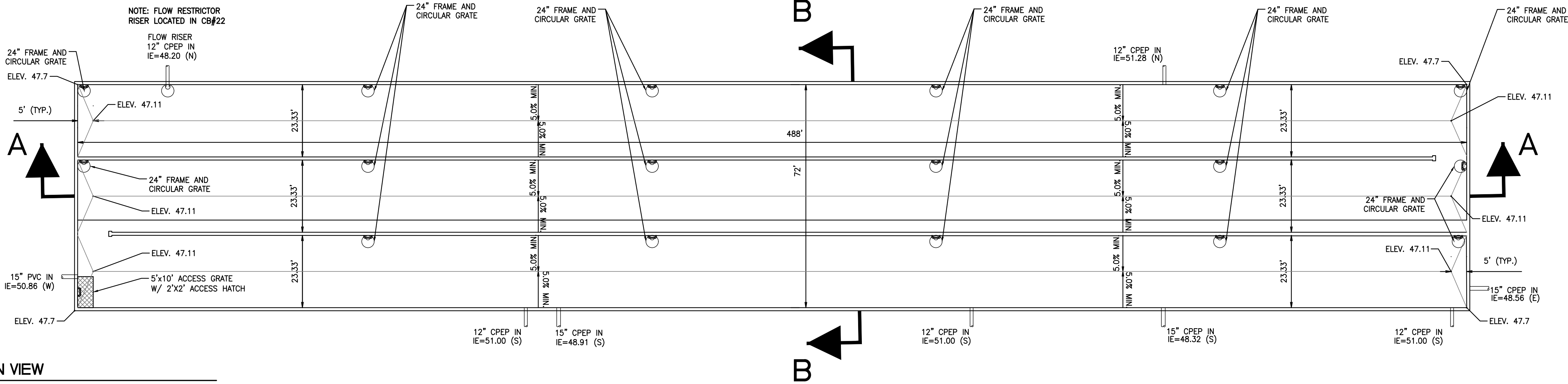
FOR PUYALLUP CORPORATE PARK

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

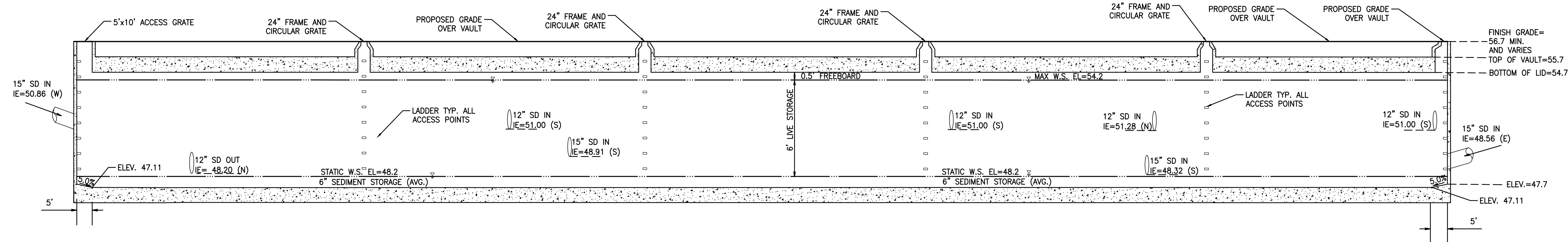


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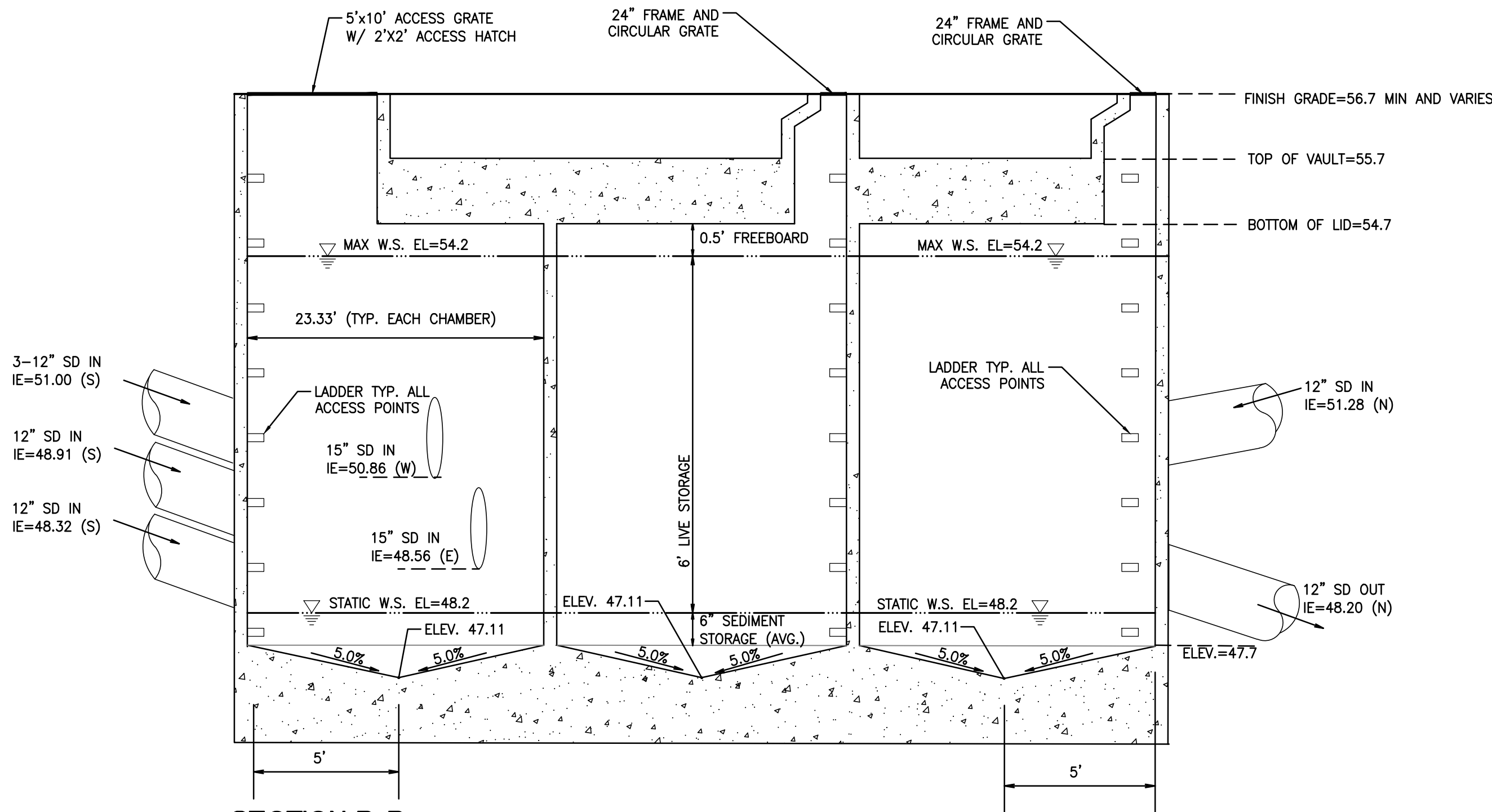
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NOT TO SCALE



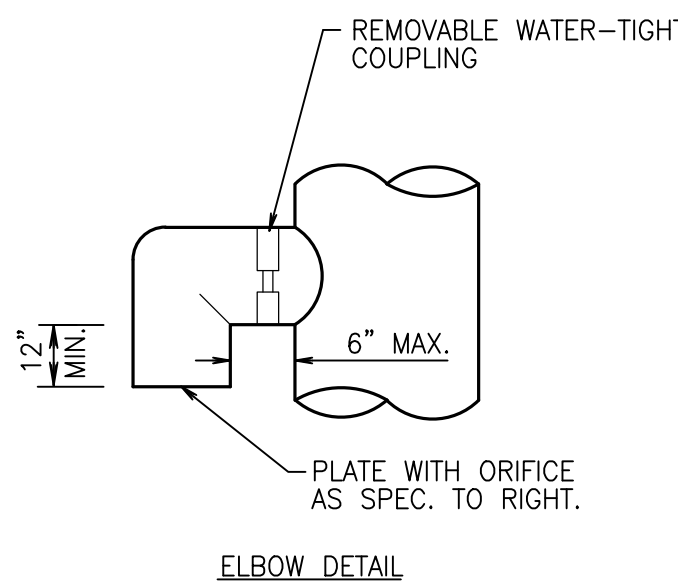
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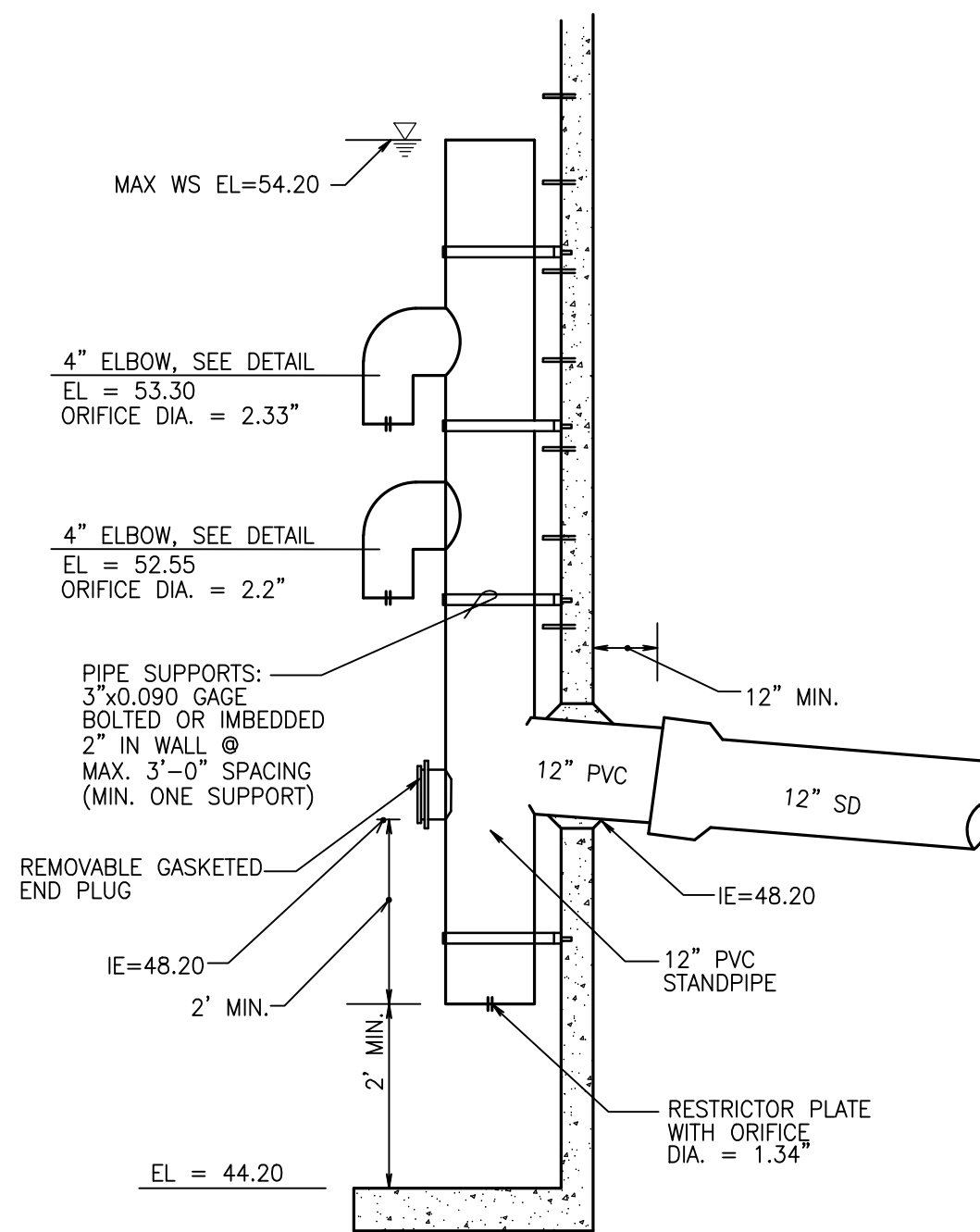


SECTION B-B

NOT TO SCALE



ELBOW DETAIL



FLOW RESTRICTOR RISER

NOT TO SCALE

NOTE: FLOW RESTRICTOR
RISER LOCATED IN CB#22

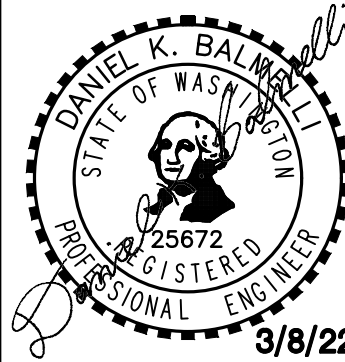
Revision	No.	Date	By	Chd.	Appr.
7	3/8/22		ZTW		D&B

RECORD DRAWING

Title: CONSTRUCTION NOTES AND DETAILS

FOR
PUYALLUP CORPORATE PARK

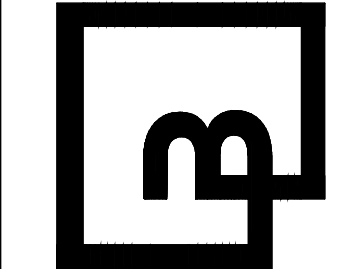
For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON, WA 98057



Scale: Horizontal Vertical

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

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20705

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C16 23

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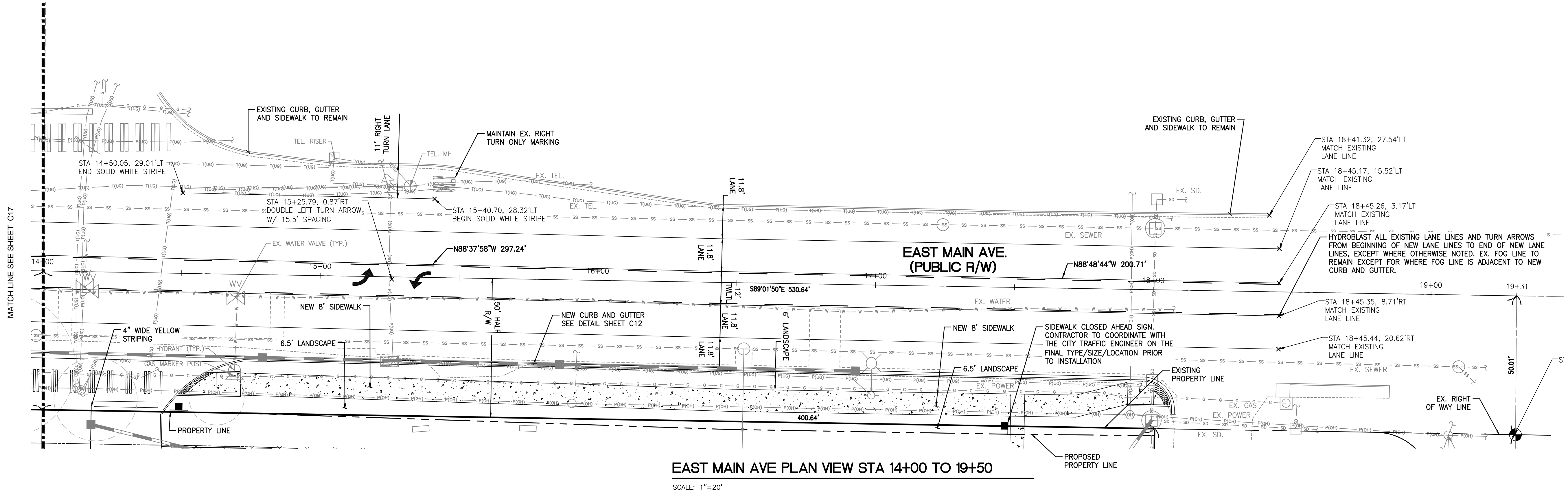
DATE:

NOTE:
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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



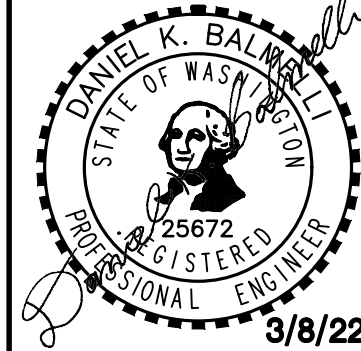
EAST MAIN AVE PLAN VIEW STA 14+00 TO 19+50
SCALE: 1"=20'

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

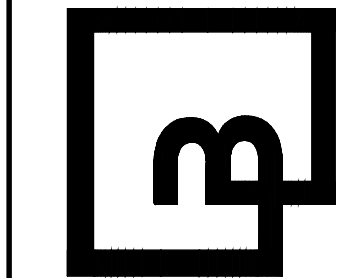
Title: CHANNELIZATION PLAN
FOR
PUYALLUP CORPORATE PARK

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

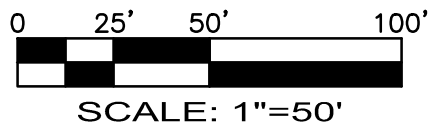


Scale:	Horizontal 1"= 20'	Vertical 1"= 10'
Designed	ZTW	
Drawn	ZTW	
Checked	ZTW	
Approved	DKB	
Date	3/8/22	

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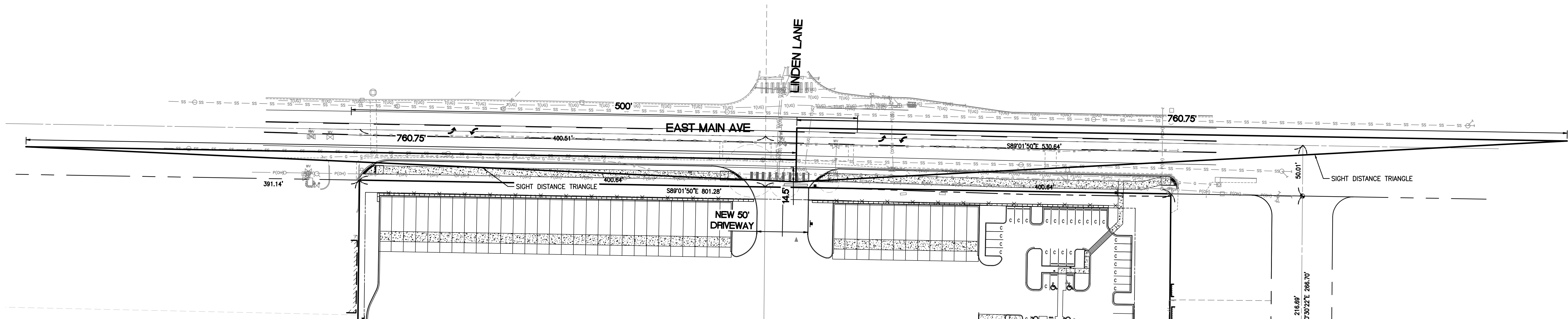


Job Number
20705
Sheet
C18 of 23



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

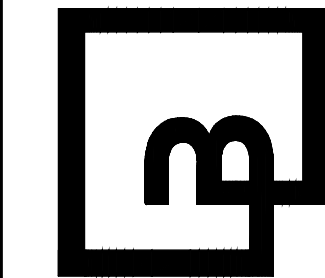


APPROVED

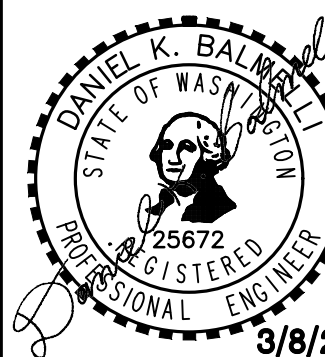
BY: _____
CITY OF PUYALLUP
ENGINEERING SERVICES
DATE: _____

NOTE:
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.

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



Job Number
20705
Sheet
C19 of **23**



Scale:
Horizontal
1"=50'
Vertical
-

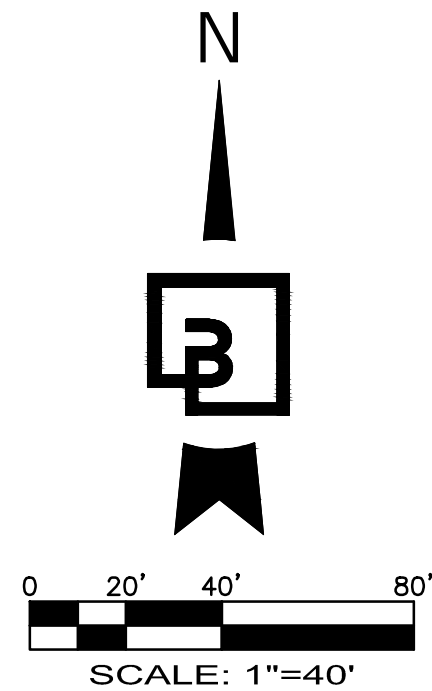
Designed ZTW
Drawn ZTW
Checked ZTW
Approved DKB
Date 3/8/22

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

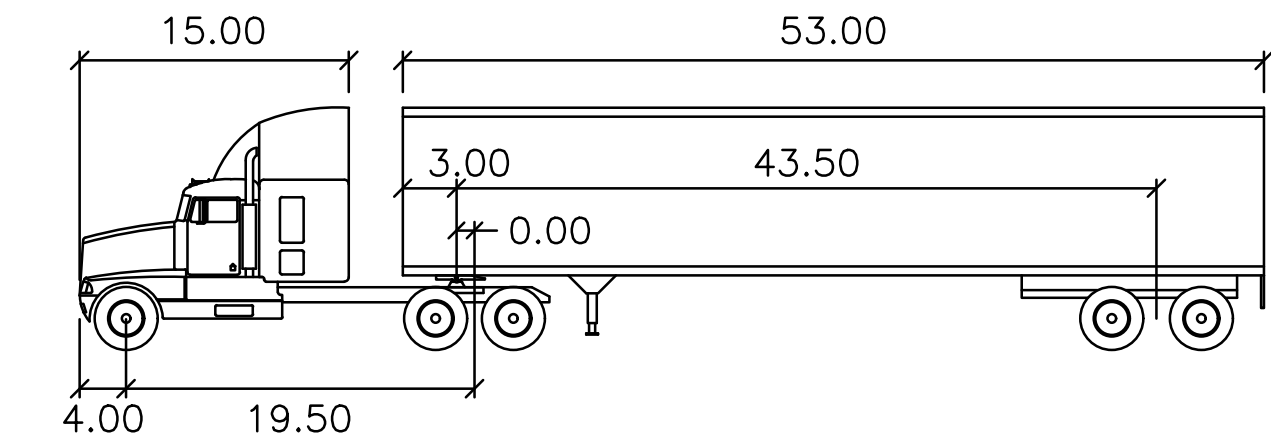
A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

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

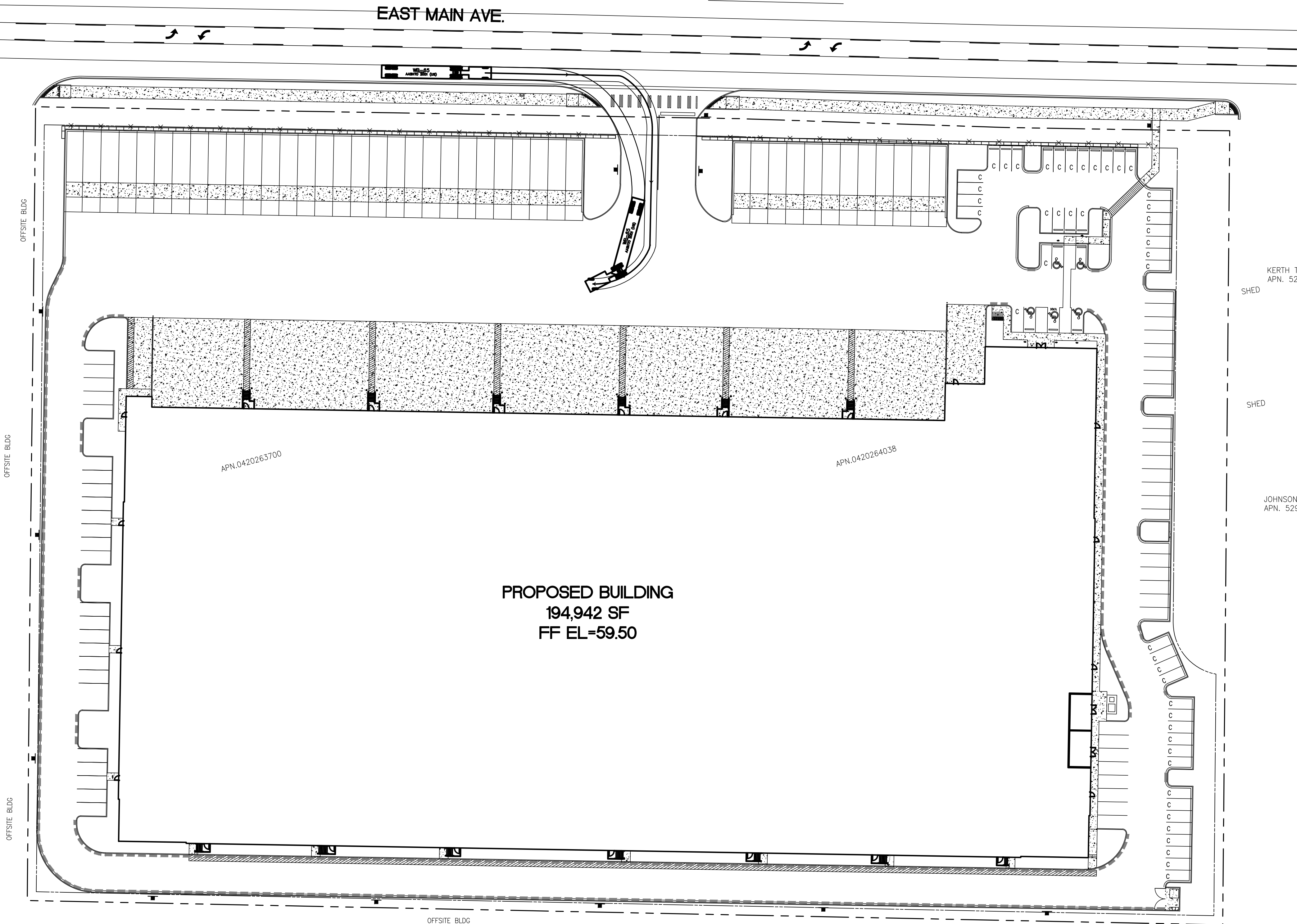
PAGENKOPF TYLER J
APN. 5290000020

JOHNSON JOSHUA JC
APN. 5290000030

MEIER JOHN & PATRICIA
APN. 5290000040

TPLM LLC
APN. 0420268012

PROPOSED BUILDING
194,942 SF
FF EL=59.50



APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

NOTE:
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Revision

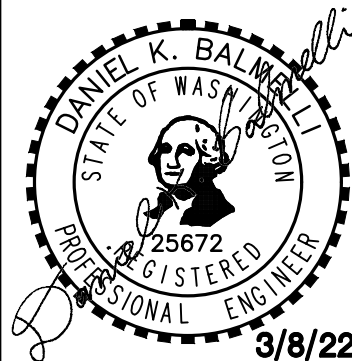
No.	Date	By	Chd.	Appr.
7	3/8/22	ZTW	DxK	RECORD DRAWING

Title:

INGRESS TRUCK TURN EXHIBIT

FOR
PUYALLUP CORPORATE PARK

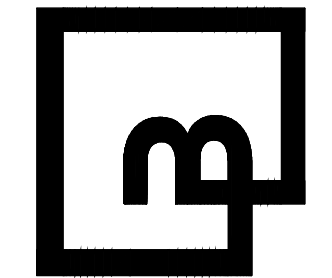
For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON. WA 98057



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

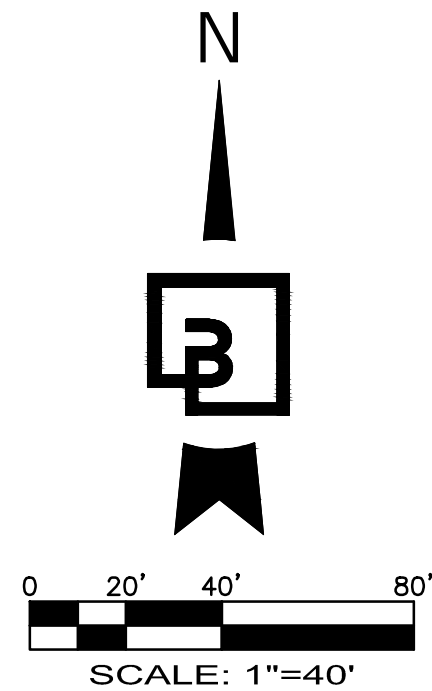


Job Number
20705

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C20_23

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EGRESS TRUCK TURN EXHIBIT

FOR

PUYALLUP CORPORATE PARK

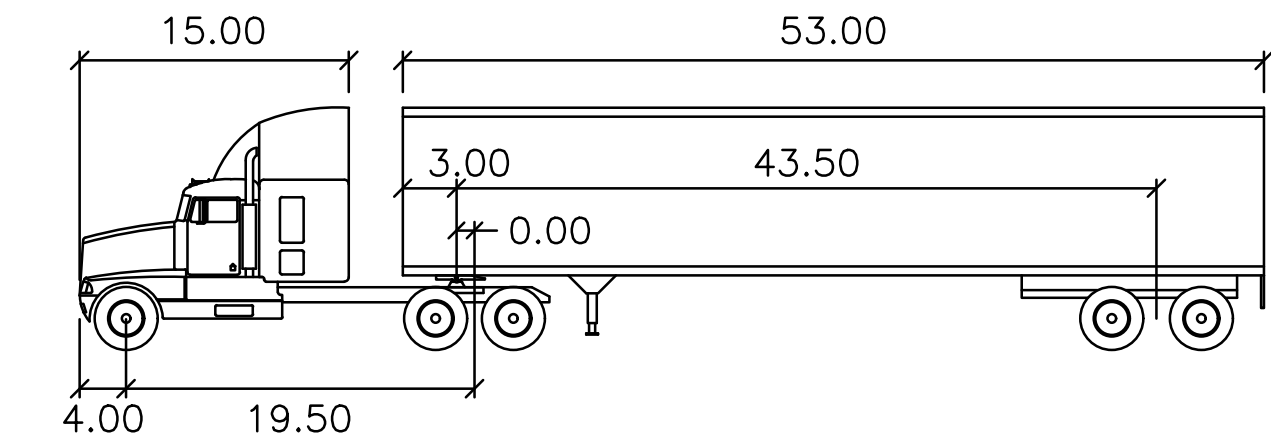
A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

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

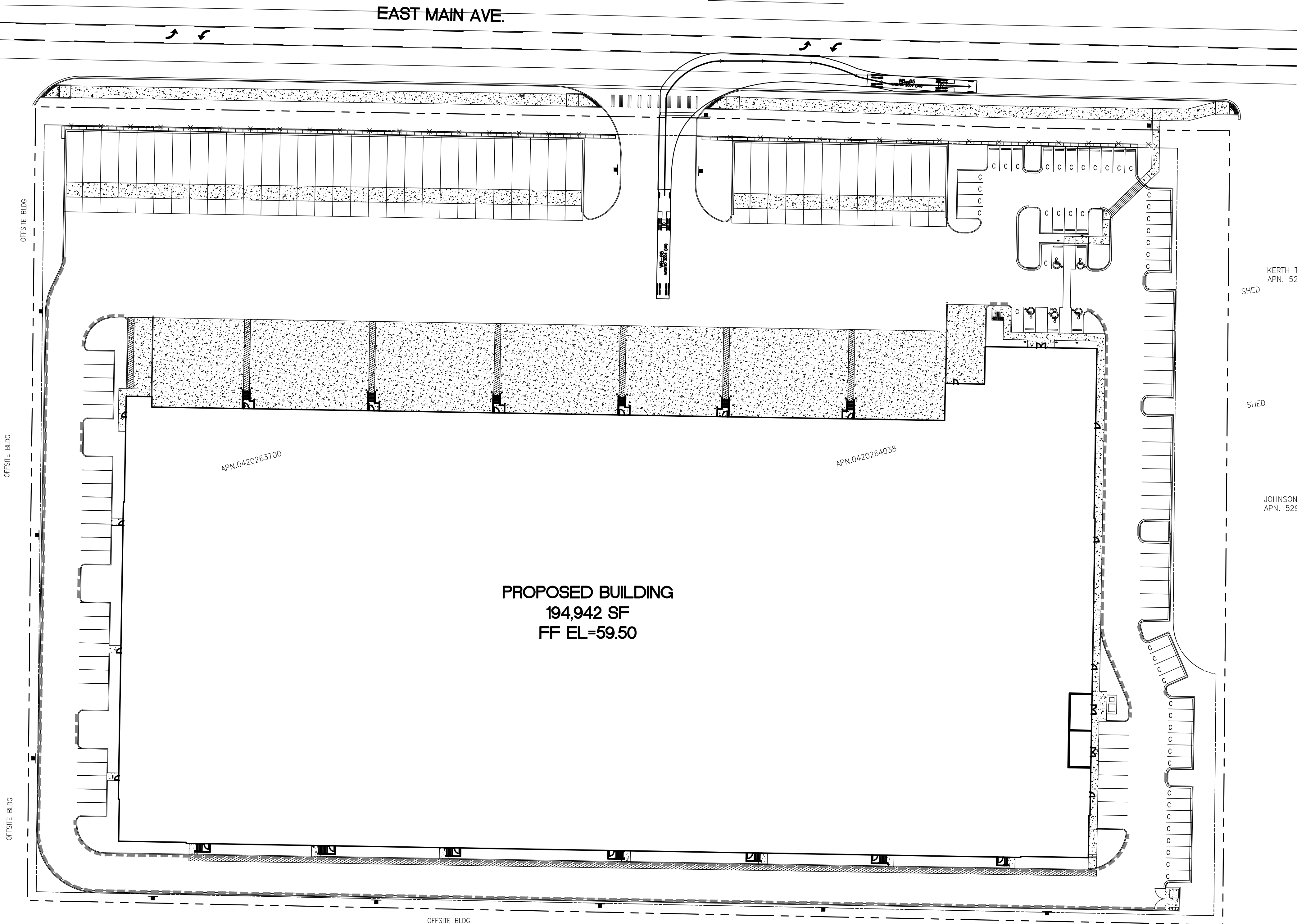
PAGENKOPF TYLER J
APN. 5290000020

JOHNSON JOSHUA JC
APN. 5290000030

MEIER JOHN & PATRICIA
APN. 5290000040

TPLM LLC
APN. 0420268012

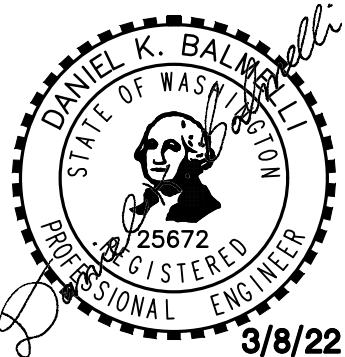
PROPOSED BUILDING
194,942 SF
FF EL=59.50



Revision
7 3/8/22 ZTW DKB Appr.
No. Date By Cld.

EGRESS TRUCK TURN EXHIBIT
FOR
PUYALLUP CORPORATE PARK

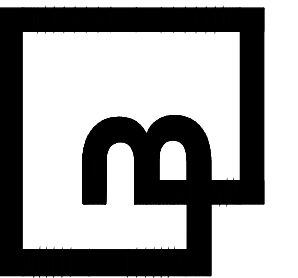
For: PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON. WA 98057



Scale:
Horizontal 1"=40'
Vertical -

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

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



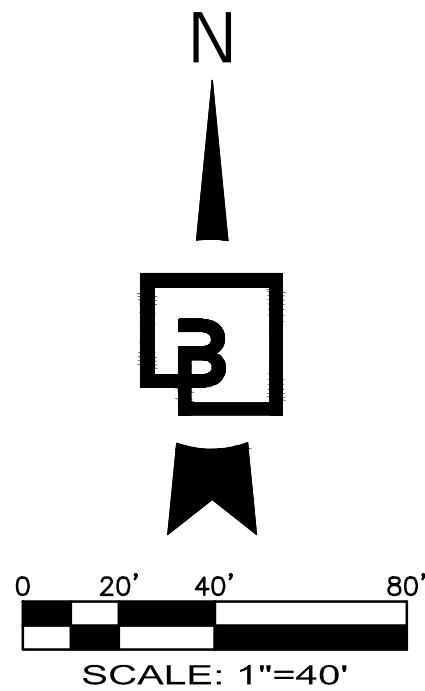
Job Number
20705
Sheet
C21 of 23

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

DATE:

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FIRE TRUCK TURN EXHIBIT

FOR

PUYALLUP CORPORATE PARK

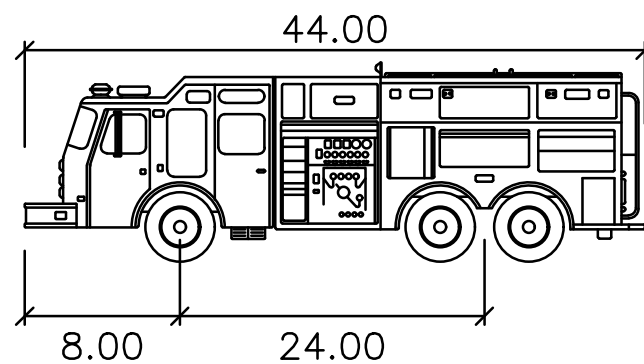
A PORTION OF THE NE¼ OF THE SW¼ OF SEC. 26, TWP. 20 NORTH, RGE. 4 EAST, W.M.

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

APN.0420263700

APN.0420264038

PROPOSED BUILDING
194,942 SF
FF EL=59.50

OFFSITE BLDG

OFFSITE BLDG

OFFSITE BLDG

OFFSITE BLDG

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES

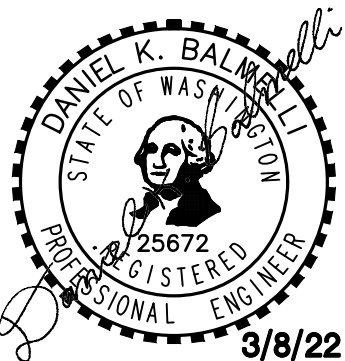
DATE: _____

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Revision
7 3/8/22 ZTW DKB Appr.
No. Date By Cdd.

Title:
FIRE TRUCK TURN EXHIBIT
FOR
PUYALLUP CORPORATE PARK

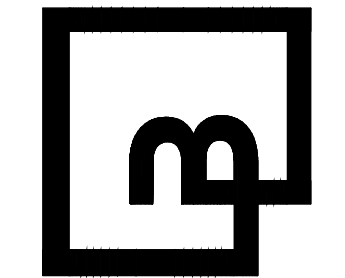
For:
PANATTONI DEVELOPMENT CO.
900 SW 16TH STREET, SUITE 330
RENTON. WA 98057



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

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

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

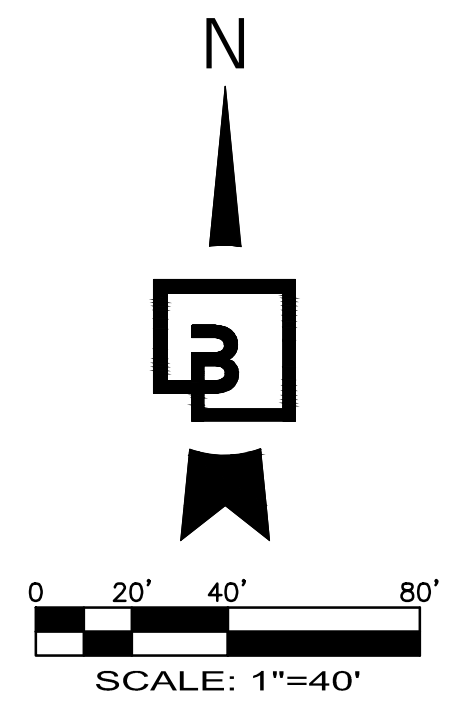


Job Number
20705

Sheet

C22 23

File:P:\200000s\20705 vesbui\20705-turn ex.dwg Date/Time:10/20/2021 3:06 PM Scale:1" = 1' RMONEIL Xref: -----



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

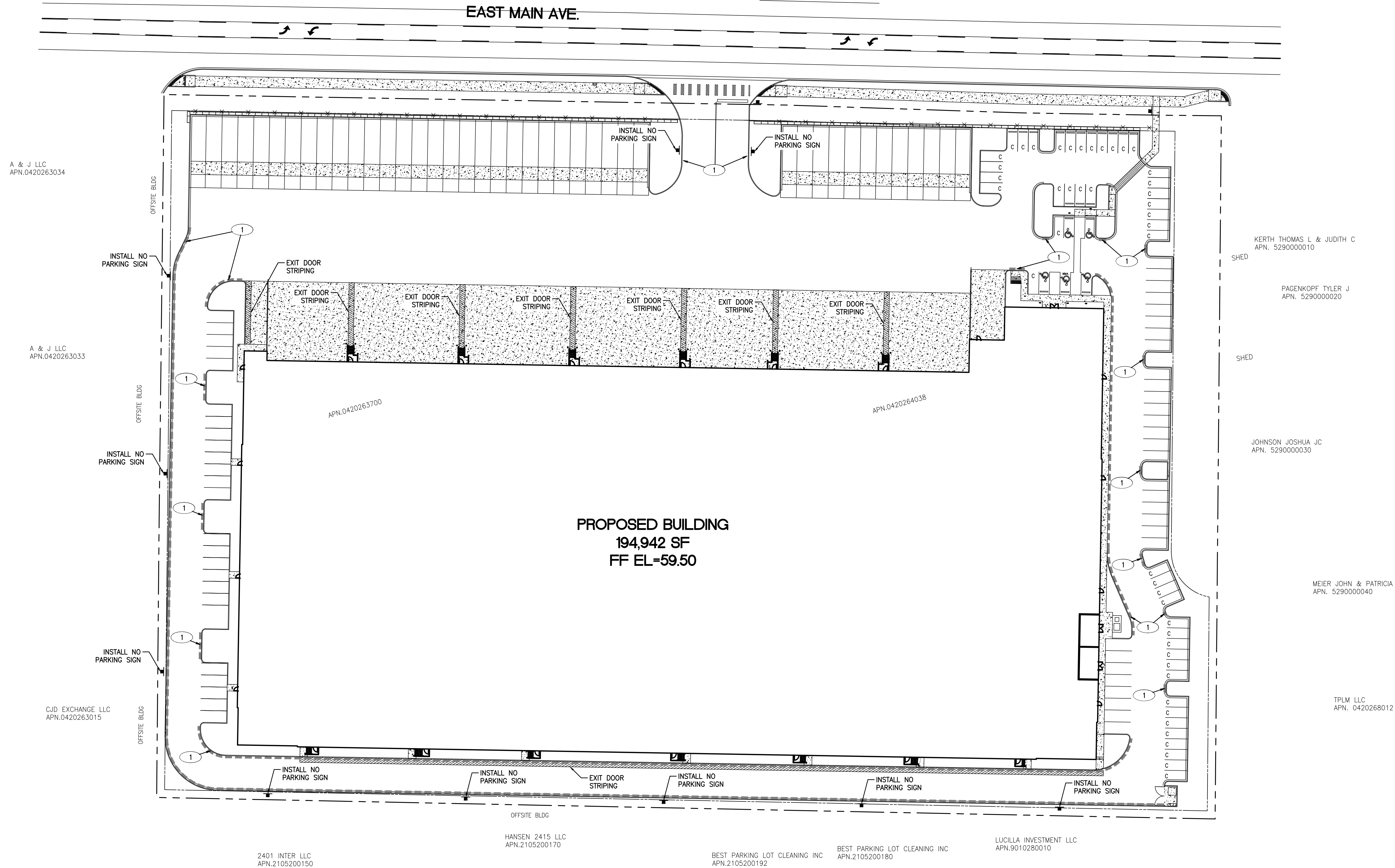
LINDEN LANE

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

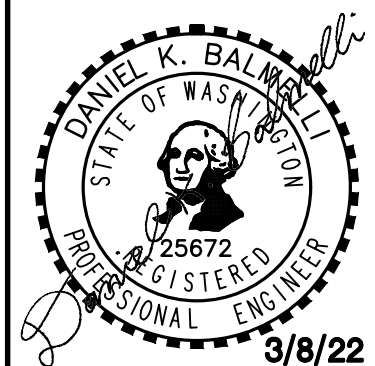
DATE: _____

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Revision
7 3/8/22 ZTW DKB
No. Date By Cdd. Appr.

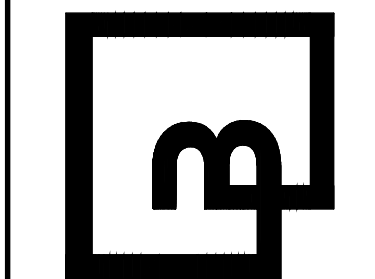
Title:
FIRE LANE AND STRIPING PLAN
FOR
PUYALLUP CORPORATE PARK

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

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C23 23