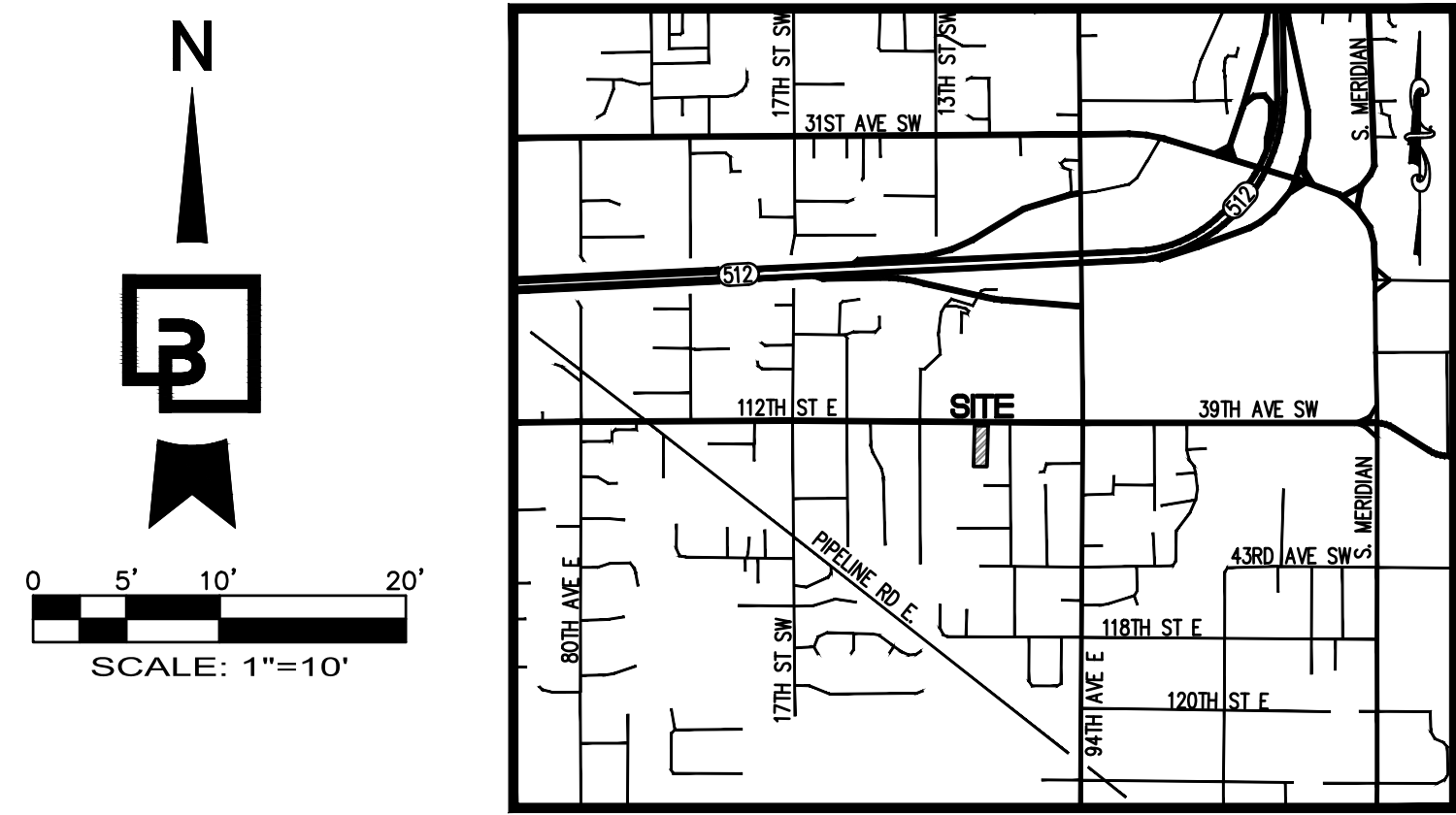




SOILS REPORT NOTES:

- THE FOLLOWING SOILS REPORTS FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

SOILS REPORT: SOILS REPORT
DATE: JUNE 22, 2020

PREPARED BY: GEORESOURCES
4809 PACIFIC HWY E.
FIFE, WASHINGTON 98424
(253) 896-1011
- 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.
- 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 ENGINEER FOR DETERMINATION.
- 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.
- THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.
- SOILS PLACED IN STRUCTURAL AREAS SHOULD BE PLACED IN LOOSE LIFTS OF 12 INCHES OR LESS AND COMPACTED TO A RELATIVE COMPACTION OF 90 PERCENT, BASED ON THE LABORATORY MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D-1557). FOR SOIL PLACED IN UTILITY TRENCHES UNDERLYING STRUCTURAL AREAS, COMPACTION REQUIREMENTS ARE DICTATED BY THE LOCAL CITY, COUNTY, OR UTILITY DISTRICT, AND IN GENERAL ARE SPECIFIED AS 95 PERCENT RELATIVE COMPACTION. STRUCTURAL FILL PLACED WITHIN THE UPPER 12 INCHES OF SLAB-ON-GRADE AND PAVEMENT SUBGRADE AREAS SHOULD BE COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95 PERCENT.

SHEET INDEX:

- C1 COVER SHEET
- C2 DEMOLITION AND EROSION CONTROL PLAN
- C3 EROSION CONTROL NOTES AND DETAILS
- C4 SITE PLAN
- C5 GRADING AND DRAINAGE PLAN
- C6 WATER AND SEWER PLAN
- C7 WATER AND SEWER DETAILS
- C8 CONSTRUCTION NOTES AND DETAILS
- C9 CONSTRUCTION NOTES AND DETAILS

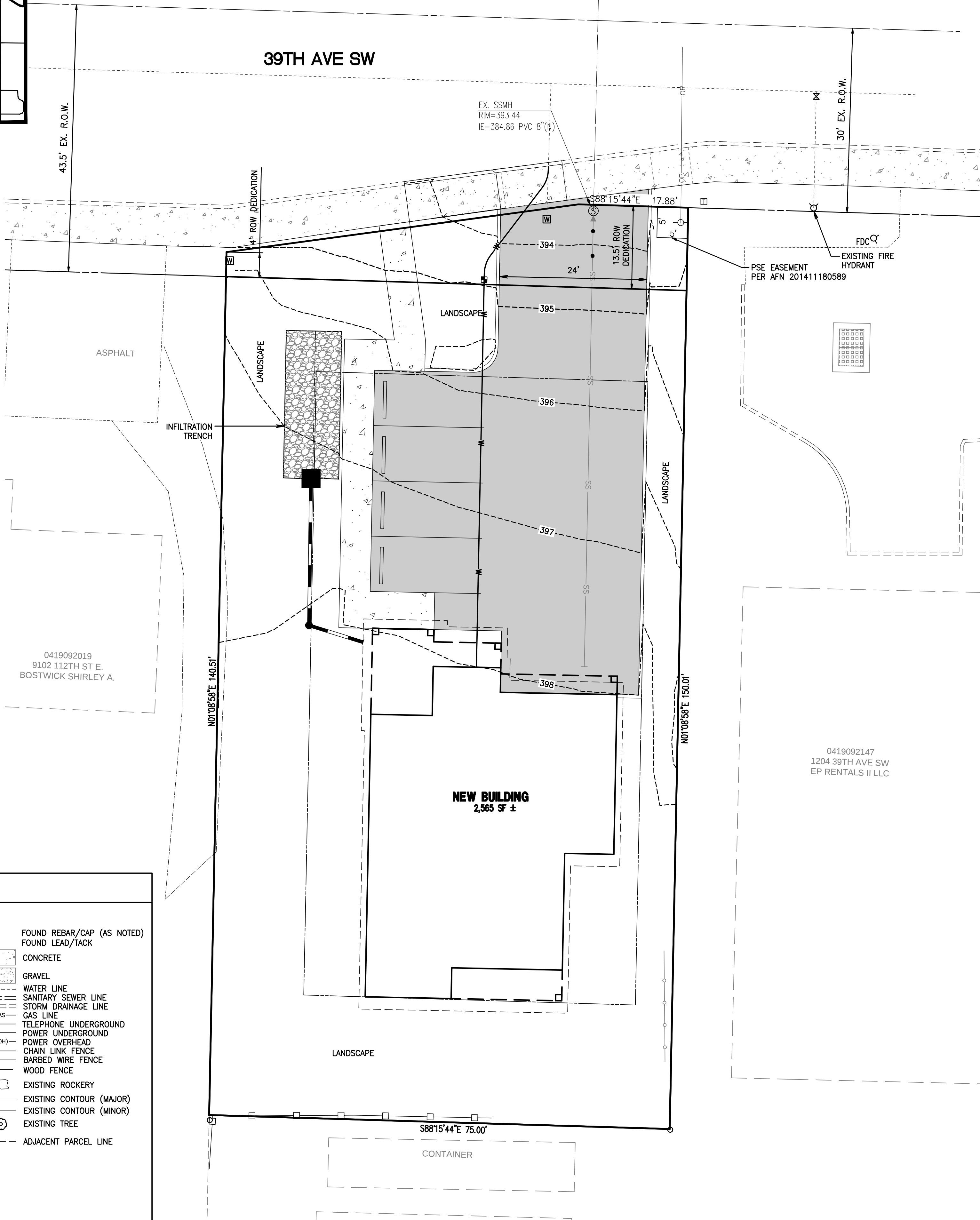
LEGEND:	
PROPOSED:	EXISTING:
ASPHALT	POWER VAULT
CONCRETE	LUMINAIRE (LUM.)
PROPOSED CONTOUR	POWER POLE
PROPOSED CONTOUR	JUNCTION BOX (AS NOTED)
WATER LINE	CATCH BASIN (CB)
SEWER LINE	STORM MANHOLE (SDMH)
STORM LINE	SANITARY SEWER MANHOLE (SSMH)
WATER METER	GAS VALVE
WATER TEE	WATER VALVE (WV)
FIRE HYDRANT	FIRE HYDRANT (FH)
SEWER CLEANOUT	WATER METER
SEWER MANHOLE	SIGN
TYPE 1 STORM CB	MAILBOX
TYPE 2 STORM CB	SURVEY MONUMENT (AS NOTED)
WETLAND BUFFER REDUCTION	BENCHMARK
WETLAND BUFFER ADDITION	SECTION CORNER (AS NOTED)
FENCE	
DRIVE AISLE CENTERLINE	
RETAINING WALL	

COVER SHEET

FOR

PUYALLUP OFFICE BUILDING

A PORTION OF THE NW 1/4 OF THE W 1/2 OF SEC 09, TWP 19 NORTH, RGE 4 EAST, W.M. CITY OF PUYALLUP, PIERCE COUNTY WASHINGTON



SITE INFORMATION:

PARCEL NUMBER: 0419092021
ADDRESS: 1212 39TH AVE SW
PUYALLUP, WA 98372-3629

SITE AREA: 10,979 SF/0.25 ACRES
EXISTING ZONING: RS-06 URBAN
JURISDICTION: CITY OF PUYALLUP

SETBACKS:
FRONT: 12 FEET
INTERIOR SIDE (EAST): 6 FEET
INTERIOR SIDE (WEST): 15 FEET
REAR YARD (SOUTH): 20 FEET

NOTE: THE PERIMETER SHALL BE LANDSCAPED THE FULL DEPTH OF THE BUILDING SETBACK, OR 12 FEET, WHICHEVER IS LESS.

PARKING:

REQUIRED STALLS: 1 STALL/300 SF OFFICE SPACE
585 SF/300 = 2

PROVIDED STALLS: 6 (4 STANDARD, 2 GARAGE)

LEGAL DESCRIPTION:

(PER STATUTORY WARRANTY DEED FILED UNDER RECORDING NUMBER 201603300489.)

COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE ON THE NORTH LINE OF SAID SUBDIVISION, EAST 375 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ON SAID NORTH LINE 75 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION SOUTH 180 FEET; THENCE PARALLEL WITH NORTH LINE OF SAID SUBDIVISION WEST 75 FEET; THENCE NORTH 180 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTH 30 FEET FOR 112TH STREET EAST.

SURVEY NOTES:

BASIS OF BEARINGS
NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK).

VERTICAL DATUM
NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK).

METHODS & EQUIPMENT
THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332.130 WAC.

METHOD: FIELD TRAVERSE AND GPS OBSERVATIONS IN JUNE, 2019.

EQUIPMENT USED: GEOMAX ZOOM 90 TOTAL STATION AND CARLSON BRX6+ GPS. ALL INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

CONTOUR INTERVAL: 2 FOOT.

SURVEY REFERENCES:

(R-1) RECORD OF SURVEY FILED UNDER RECORDING NUMBER 201801185002.

(R-2) RECORD OF SURVEY FILED UNDER RECORDING NUMBER 20091115003.

(R-3) RECORD OF SURVEY FILED UNDER RECORDING NUMBER 1733.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

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

DEVELOPER:

PRESIDENTIAL HOMES, LLC
9106 112TH ST E
PUYALLUP, WA 98032
PHONE:(253) 256-4271

CIVIL ENGINEER:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222
(425) 251-8782 FAX
CONTACT: CARA VISINTAINER, PE

SURVEY BY:

C.E.S. NW INC
429 - 29TH STREET NE, SUITE D
PUYALLUP, WA 98372
(253) 846-4282
JULY 2019

UTILITIES:

GAS/POWER: PSE
TELEPHONE: COMCAST / CENTURY LINK
WATER: FRUITLAND MUTUAL WATER COMPANY
SEWER: CITY OF PUYALLUP

EARTHWORK QUANTITIES

CUT = 309 CY
FILL = 57 CY
(QTYs. ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY EXACT QTYs. BEFORE PRIOR TO CONSTRUCTION.)

APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE:

NOTE:
THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.

THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.

FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

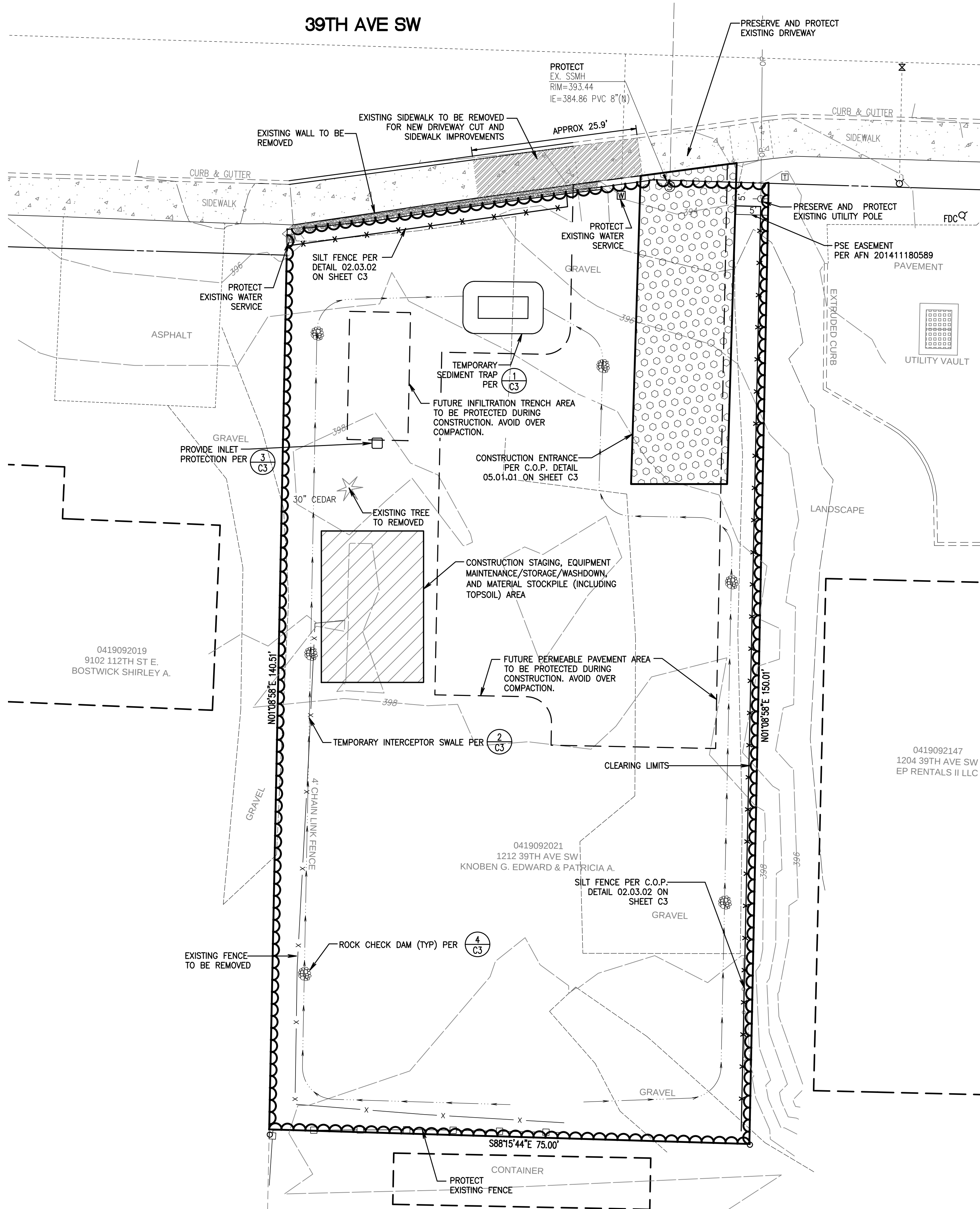
1	2/21/22	BMS	CMV	CMV	Appr.	Revised PER CITY COMMENTS	Revision
No.	Date	By	Chd.	Appr.			
Title: COVER SHEET FOR PUYALLUP OFFICE BUILDING							
For: PRESIDENTIAL HOMES 1212 39TH AVENUE SW PUYALLUP, WA 98373							
Scale: Horizontal 1"=10' Vertical NA							
Designed CMV Drawn CMV Checked CMV Approved CMV Date 02/21/22							
Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com							
Job Number 21545	Sheet C1 of 9						CVSINTAINER



0 5' 10' 20'
SCALE: 1"=10'

DEMOLITION AND EROSION CONTROL PLAN

FOR
PUYALLUP OFFICE BUILDING
A PORTION OF THE NW 1/4 OF THE W 1/2 OF SEC 09, TWP 19 NORTH, RGE 4
EAST, W.M. CITY OF PUYALLUP, PIERCE COUNTY WASHINGTON



CONSTRUCTION SEQUENCE:

1. ARRANGE AND ATTEND PRE-CONSTRUCTION CONFERENCE.
2. FLAG OR FENCE CLEARING LIMITS.
3. INSTALL CATCH BASIN PROTECTION AS NECESSARY.
4. INSTALL SILT FENCE PER SHEET C2 AND DETAIL ON SHEET C3 OF THE PLANS.
5. INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON SHEET C2 AND DETAIL ON SHEET C3 OF THE PLANS.
6. FLAG LIMITS OF INFILTRATION AREAS AND LIMIT COMPACTION IN THOSE AREAS.
7. CLEAR AND GRADE SITE AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. DURING WET SEASON, DO NOT CLEAR ANY MORE AREA THAN CAN BE STABILIZED, PER EROSION CONTROL PLAN, IN A GIVEN WORKDAY.
8. INSTALL SEWER, STORM, WATER AND DRY UTILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
9. CONSTRUCT ROOF INFILTRATION TRENCH AS SHOWN ON APPROVED PLANS.
10. CONSTRUCT REMAINING SITE IMPROVEMENTS.
11. REMOVE CONSTRUCTION ENTRANCE AND CONSTRUCT PERMEABLE PAVING PAVEMENT PER APPROVED PLANS.
12. HYDROSEED ALL BUILDING PADS.
13. AMEND SOILS, HYDROSEED OR SOD, FERTILIZE, AND MULCH ALL REMAINING DISTURBED AREAS.
14. AFTER SITE HAS BEEN PERMANENTLY STABILIZED, CLEAN STORM DRAINAGE SYSTEM AND REMOVE INLET PROTECTION (CB INSERTS).
15. REMOVE ALL TEMPORARY EROSION CONTROL FACILITIES.
16. CALL FOR FINAL INSPECTIONS.

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE 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.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY ENGINEER PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
8. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITEE.
9. THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SITUATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
10. APPROVAL OF THESE PLANS IS FOR GRADING, TEMPORARY DRAINAGE, EROSION AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
11. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
12. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
13. NO TEMPORARY OR PERMANENT STOCKPIILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.

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

Revision				
No.	Date	By	Ckd.	Appr.
1	12/21/22	BMS	CMW	CMW
REISED PER CITY COMMENTS				

Title:
DEMOLITION AND EROSION CONTROL PLAN
FOR
PUYALLUP OFFICE BUILDING

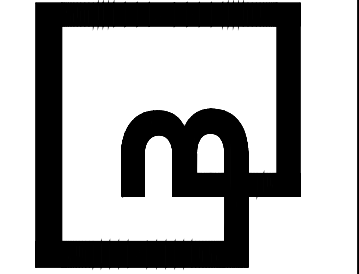
For:



Scale:
Horizontal 1"=10'
Vertical NA

Designed CMW
Drawn CMW
Checked CMW
Approved CMW
Date 02/21/22

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



Job Number
21545
Sheet
C2 of
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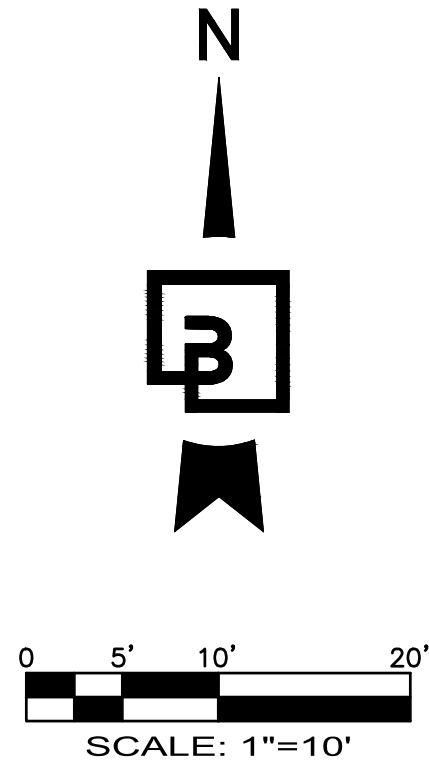
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811
Know what's below.
Call before you dig.

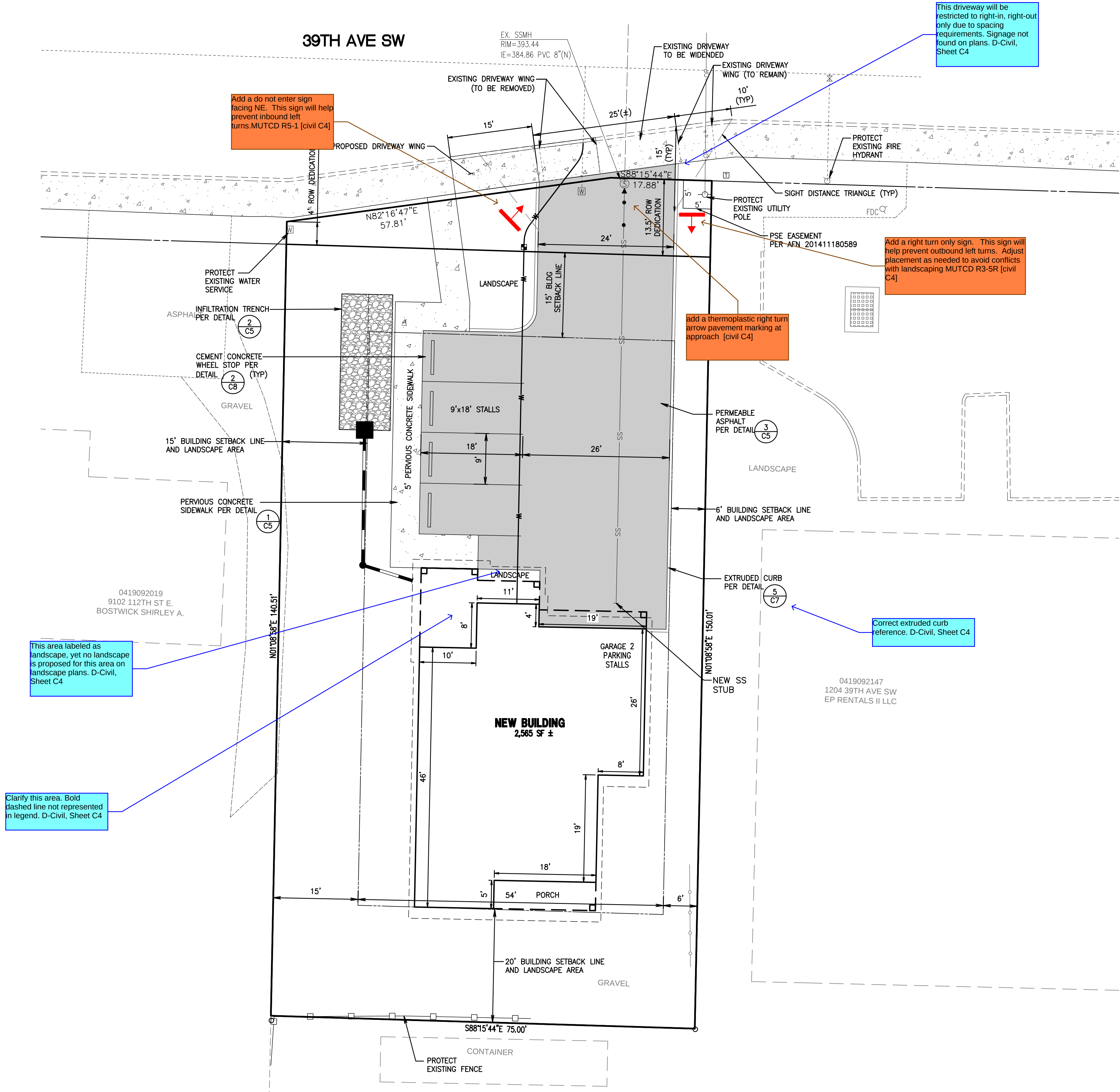
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WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

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



SITE PLAN
FOR
PUYALLUP OFFICE BUILDING
A PORTION OF THE NW 1/4 OF THE W 1/2 OF SEC 09, TWP 19 NORTH, RGE 4
EAST, W.M. CITY OF PUYALLUP, PIERCE COUNTY WASHINGTON



APPROVED

BY _____ CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE _____

NOTE:
THIS APPROVAL IS VOID AFTER 180
DAYS FROM APPROVAL DATE.

THE CITY WILL NOT BE
RESPONSIBLE FOR ERRORS
AND/OR OMISSIONS ON THESE
PLANS.

FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE
ENGINEERING SERVICES
MANAGER.

Revision										Title:			
No.	Date	By	Ckd.	Appr.	CMV	CMV	REVISED PER CITY COMMENTS						
1	2/21/22	BMS									PRESIDENTIAL HOMES 1212 39TH AVENUE SW PUYALLUP, WA 98373		
For:													
											02/21/22		
Scales:													
Horizontal 1"=10'													
Vertical NA													
Designed <u>CMV</u>													
Drawn <u>CMV</u>													
Checked <u>CMV</u>													
Approved <u>CMV</u>													
Date 02/21/22													
 Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com													
Job Number 21545													
Sheet C4 of 9													



APPROVED

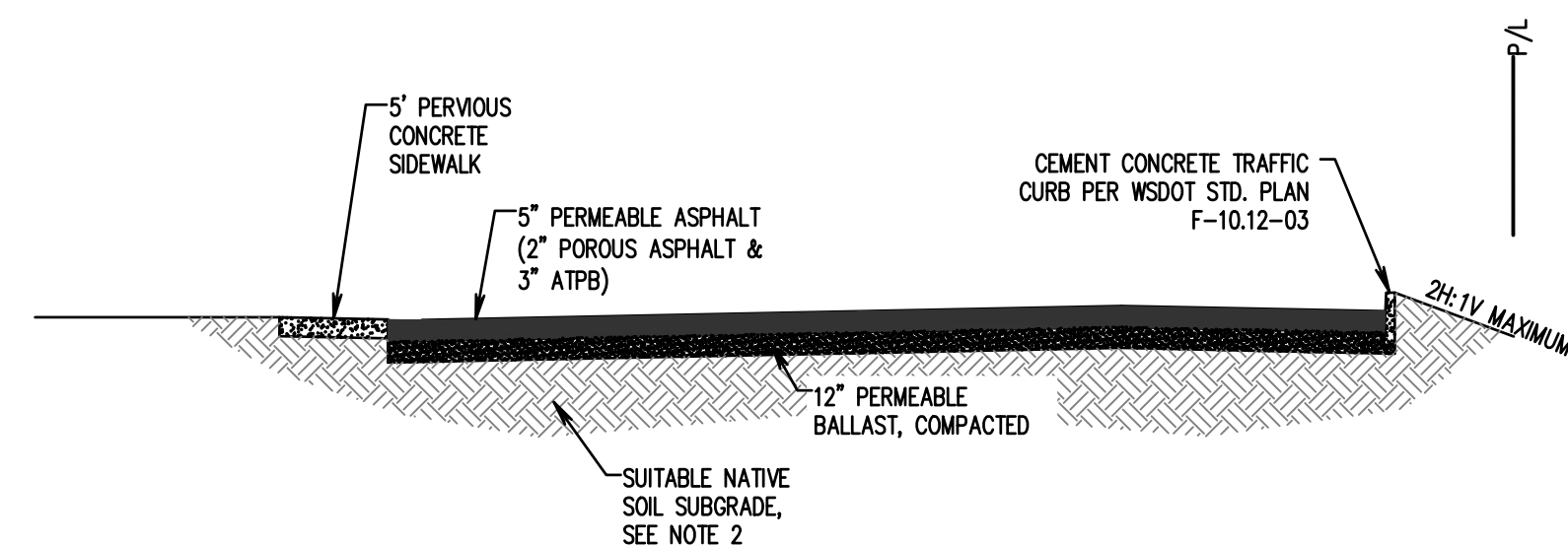
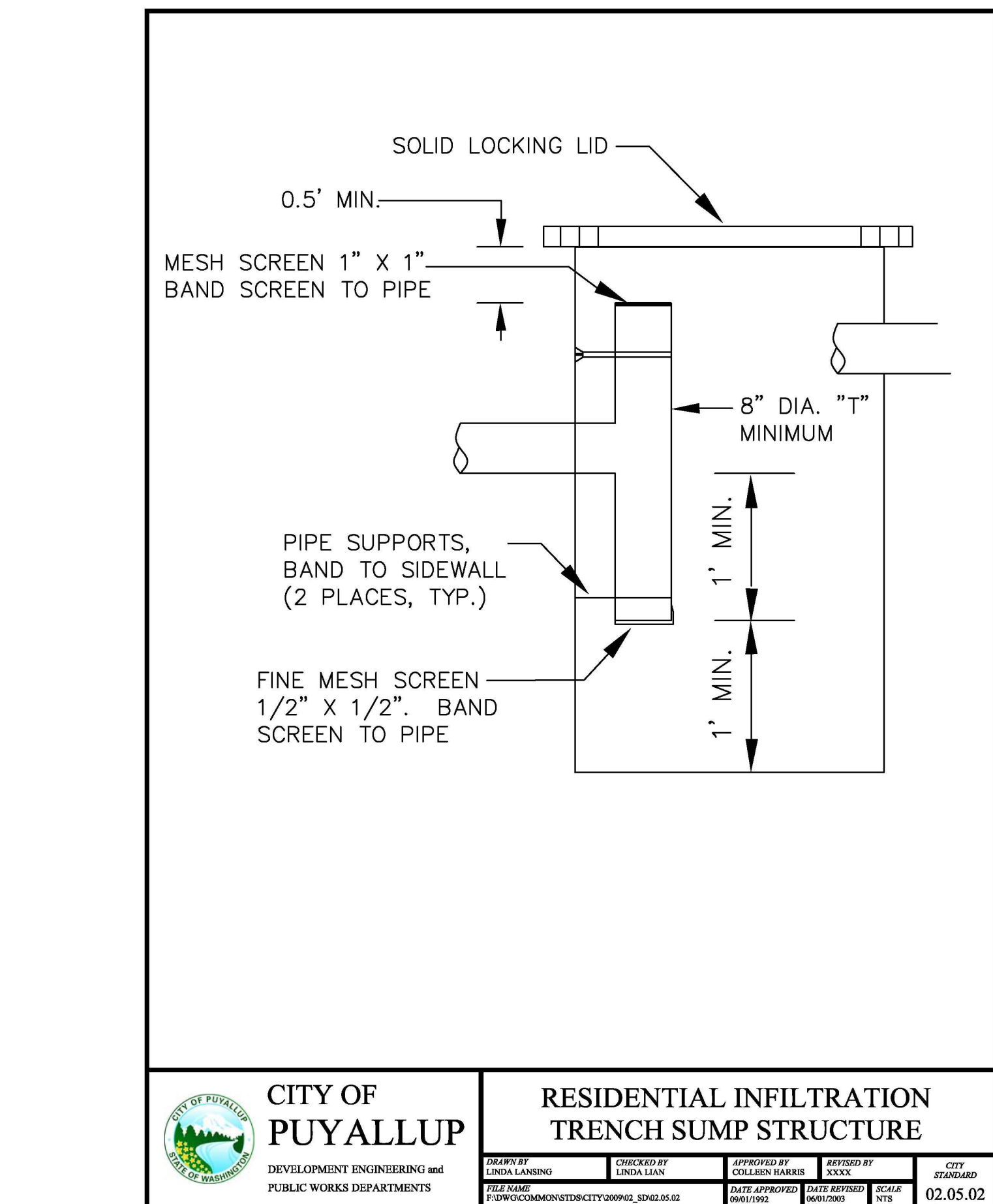
BY _____
CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE _____

NOTE:
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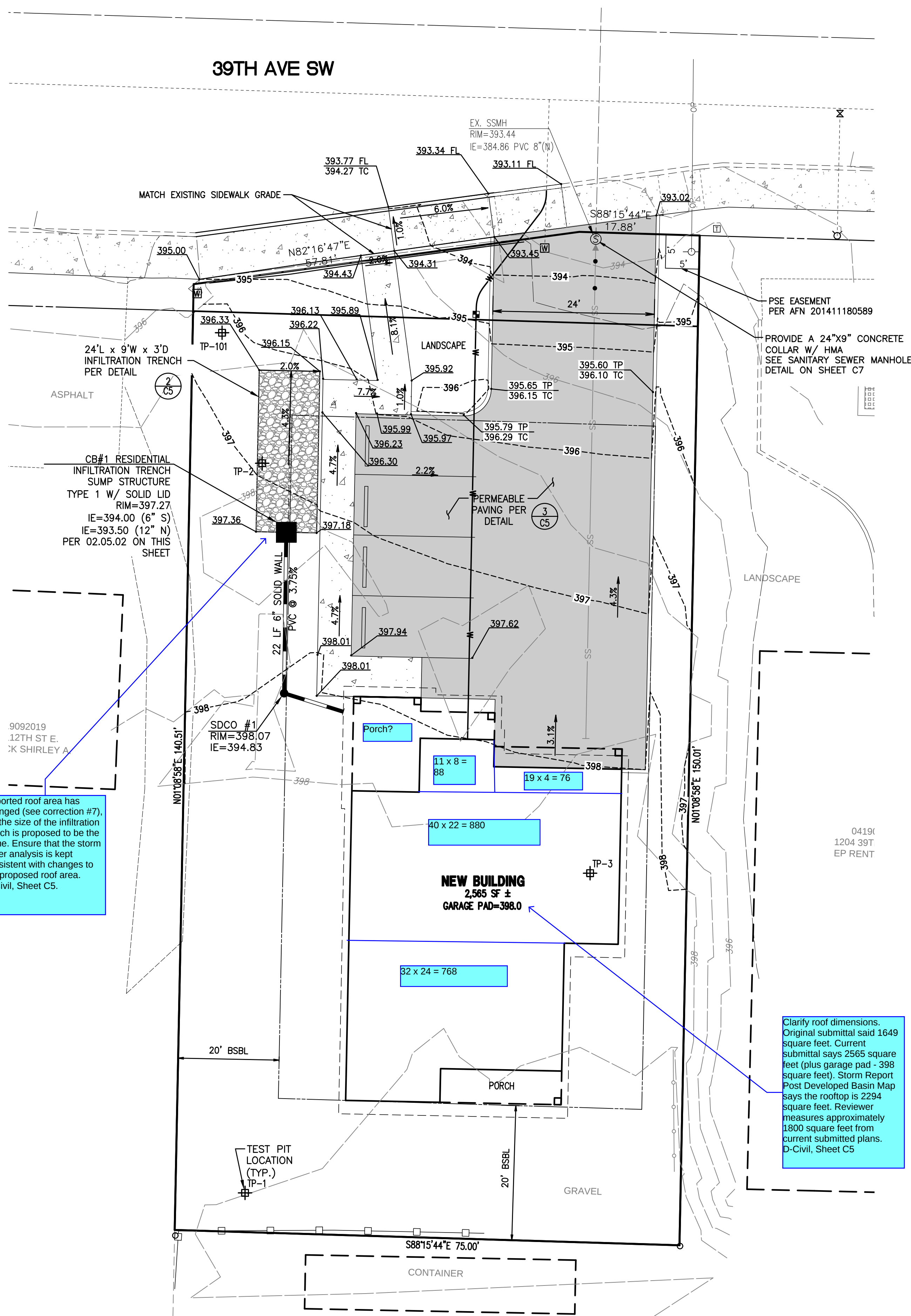


- NOTE:**
1. ALL DEPTHS ARE MINIMUM COMPACTED DEPTHS.
 2. SUBGRADE PREPARATION SHALL MEET THE REQUIREMENTS OF AWWA GSP 2-06.3(3). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE COMPACTION REQUIREMENTS AND ALL WORK. THE CITY OF PUYALLUP RESERVES THE RIGHT TO REQUIRE COMPLIANCE TEST OF THE CONTRACTOR'S EXPENSE.
 3. SUBBASE MATERIAL SHALL BE PERMEABLE BASE MEETING THE REQUIREMENTS OF AWWA GSP 4-04.2. DEPTH REQUIRED BASED ON PAVEMENT DESIGN FOR STRUCTURAL LOAD, FROST DEPTH AND HYDROLOGIC CAPACITY.
 4. SOIL STABILIZATION FIBER MAY BE REQUIRED BY THE DEVELOPMENT REVIEW ENGINEER TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE MATERIAL. WHEN REQUIRED, THE CONTRACTOR SHALL PLACE A GEOTEXTILE FIBER FOR SEPARATION OVER THE PREPARED SUBGRADE WITH A 2 FOOT MINIMUM OVERLAP. THE FIBER SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 5. PHMA/PWMA SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 5-04.4 AND AWWA GSP 5-04.4. DESIGN ENGINEER SHALL SUBMIT A STATE APPROVED HMA MIX FOR APPROVAL.
 6. THE INTERNAL TEMPERATURE OF THE ATPB MIXTURE AT THE TIME COMPACTION IS ACHIEVED SHALL BE PER AWWA GSP FOR ASPHALT TREATED PERMEABLE BASE.

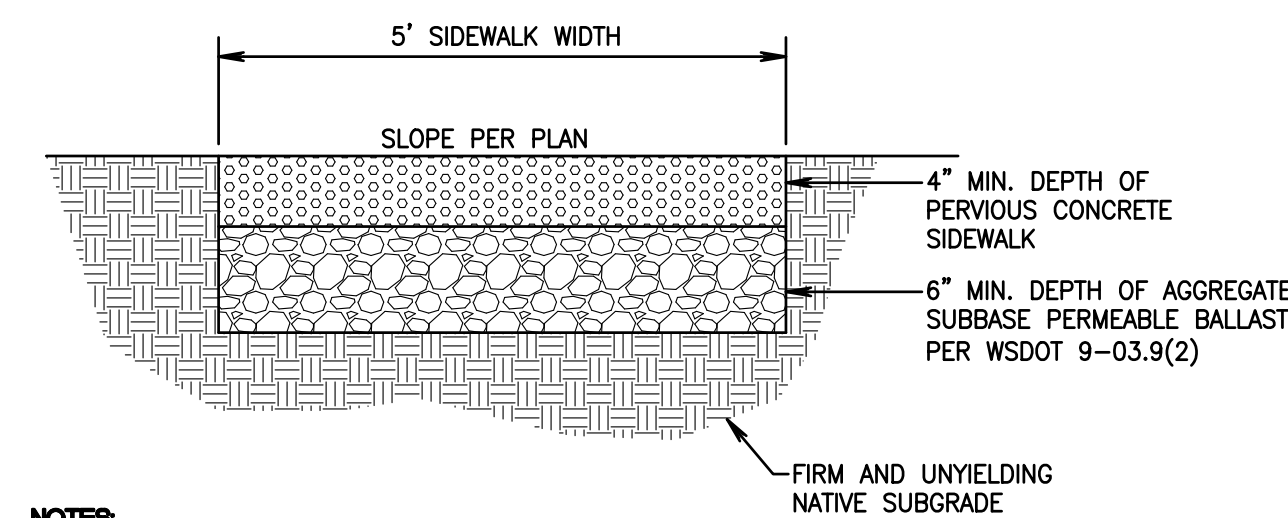
THE INTERNAL TEMPERATURE OF POROUS HMA SHALL BE WITHIN THE TEMPERATURE RANGE IDENTIFIED IN THE APPROVED PHMA/PWMA SUBMITTAL.

TEMPERATURE LIMITATIONS FOR PERVIOUS CONCRETE SHALL BE PER AWWA GSP 5-06.3(g).
 7. THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT OF POROUS ASPHALT OR ATPB SHALL MEET WSDOT STANDARD SPEC. 5-04.3(9) TO A MINIMUM AVERAGE

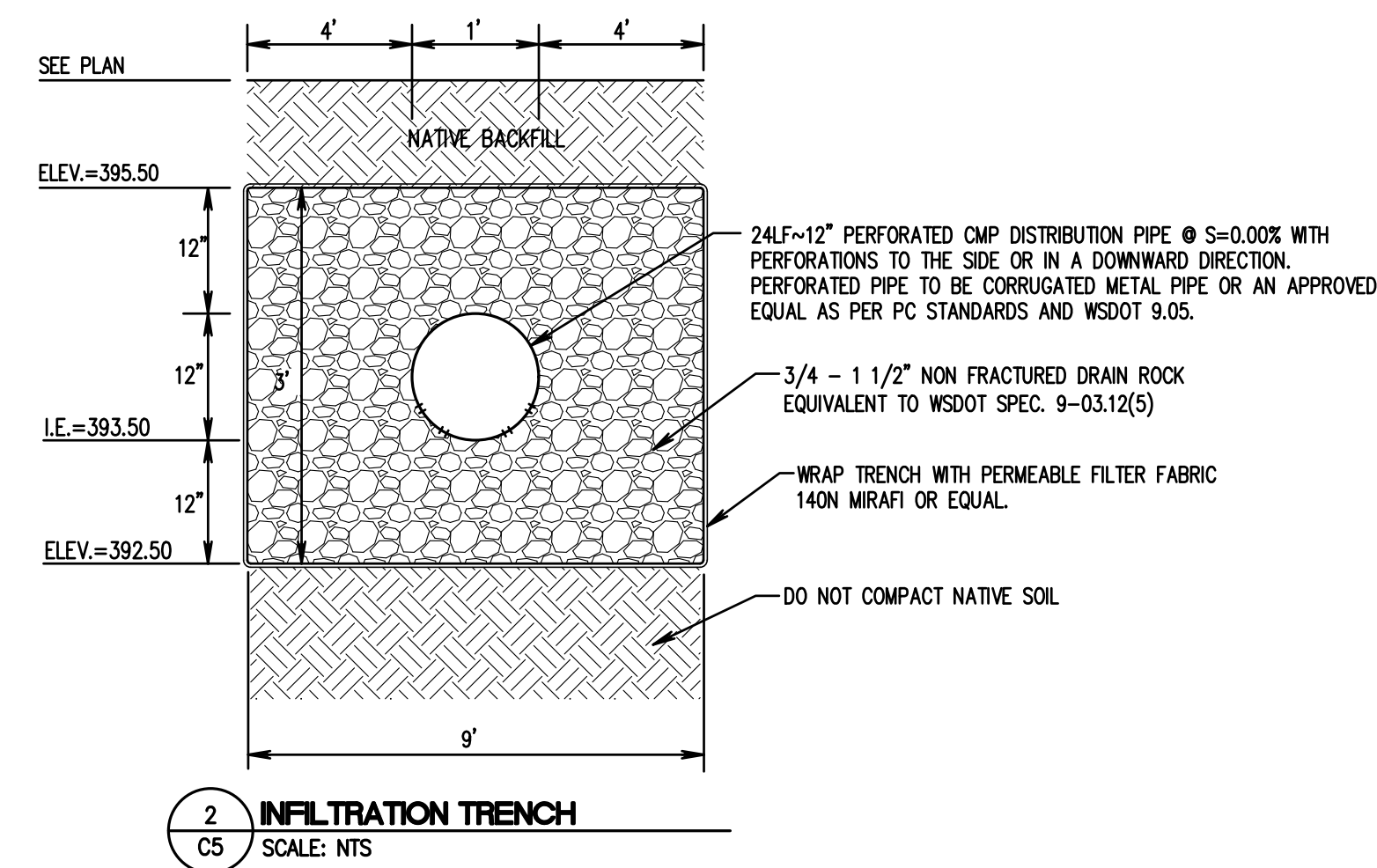
COMPACTED DRY DENSITY OF 80-85% OF THE MAXIMUM DENSITY AS DETERMINED BY WSDOT TEST METHOD SPECIFIED IN STANDARD SPECIFICATION 5-04.3(10). PERIODIC COMPLIANCE TESTS SHALL BE MADE BY A CERTIFIED TESTING AGENT AT THE EXPENSE OF THE CONTRACTOR.
 8. ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEET LINES SHALL BE CLEANED.
 9. ANY CHANGES TO THE PERVIOUS CONCRETE MINIMUM STANDARD PAVEMENT SECTION SHALL REQUIRE APPROVAL BY THE CITY ENGINEER. A STRUCTURAL PAVEMENT SECTION DESIGN WITH CALCULATIONS SHALL BE REQUIRED.
 10. POROUS ASPHALT PAVEMENT THICKNESS SHALL BE PER A STRUCTURAL PAVEMENT DESIGN DEVELOPED USING AASHTO DESIGN GUIDELINES.
 11. INSTALL SUBGRADE CHECK DAMS OR TERRACE SUBGRADE WHEN PERMEABLE PAVEMENT LONGITUDINAL SLOPE EXCEEDS 2%.
 12. INSTALL UTILITY TRENCH DAMS AT LOCATIONS WHERE UNDERGROUND UTILITIES PASS THROUGH THE PLANE WHERE PERMEABLE PAVEMENT MEETS DENSE PAVEMENT.
 13. SUBMITTAL AND APPROVAL OF A JOINTING PLAN FOR PERVIOUS CONCRETE PAVEMENT SHALL BE REQUIRED PRIOR TO PLACING PERVIOUS CONCRETE.
 14. POROUS SHOULDER MIX SHALL BE A 90% MIX (BY VOLUME) OF PERMEABLE BALLAST AND CRUSHED SURFACING TOP COURSE.



1. AMEND SOILS PER BMPT5.13 - POST CONSTRUCTION SOIL QUALITY AND DEPTH, SEE NOTES ON SHEET C8



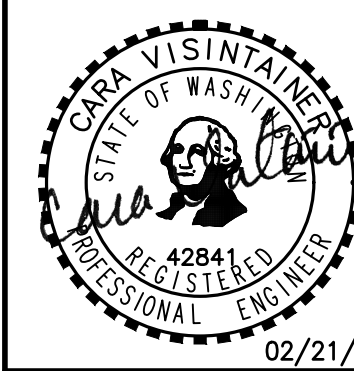
- NOTES:** NATIVE SUBGRADE
- PERVIOUS CONCRETE PAVEMENT SHALL CONFORM TO ALL REQUIREMENTS OF ACI 522.1-13 SPECIFICATION FOR PERVIOUS CONCRETE PAVEMENT PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE. (ACCEPT AS DIRECTED BY THE ENGINEER. CONCRETE MIX SHALL MEET THE FOLLOWING:
 - 100% PASSING 3/8" SIEVE
 - WATER/CM RATIO BETWEEN 0.28-0.35
 - MINIMUM FILTRATION RATE OF 100 INCH/HOUR PER ASTM C1701
 - AGGREGATE FOR SUBBASE SHALL BE CLEAN, ANGULAR ROCK CONFORMING TO PERMEABLE BALLAST WSDOT 9-03.9(2).
 - PERVIOUS SIDEWALK SHALL NOT CONTAIN SURFACE MOTTLING.



No.	Date	By	BMS	CMV	CMV	REVISD PER CITY COMMENTS	Revision
1	2/21/22						

GRADING AND DRAINAGE PLAN
FOR
PUYALLUP OFFICE BUILDING

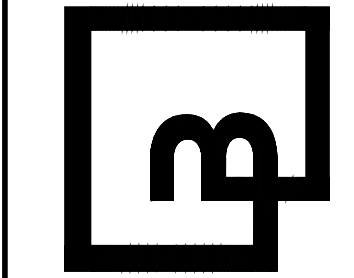
PRESIDENTIAL HOMES
1212 39TH AVENUE SW
PUYALLUP, WA 98373



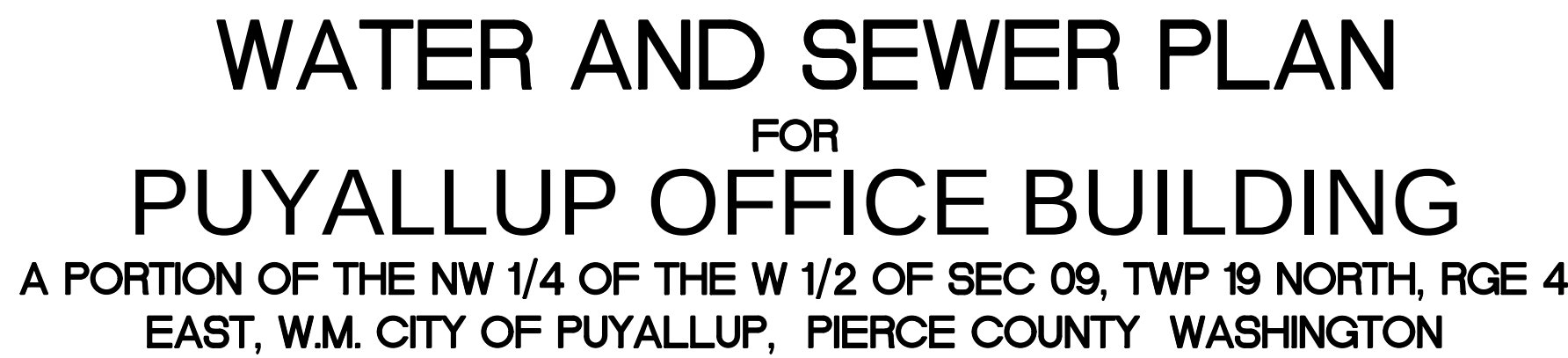
Scale:
Horizontal
1" = 10'
Vertical

Designed	CMV
Drawn	CMV
Checked	CMV
Approved	CMV
Date	02/21/22

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



Job Number
21545
Sheet
CF 0

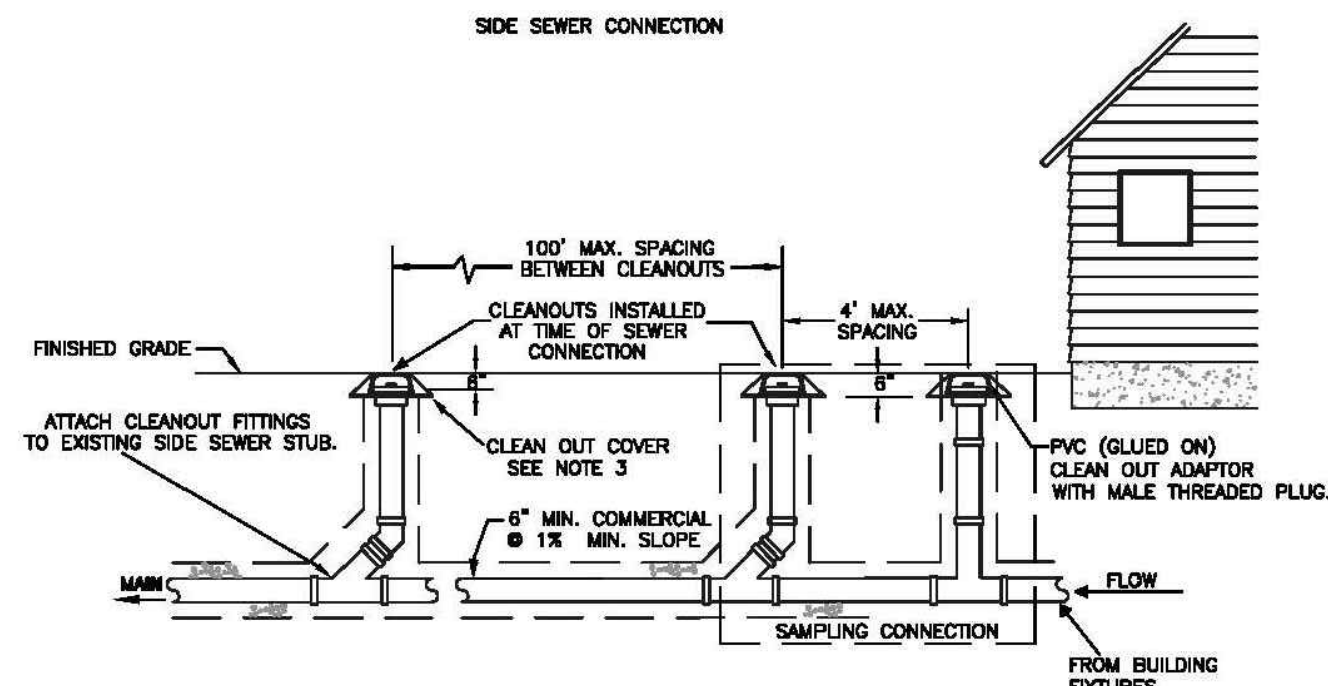


WATER AND SEWER DETAILS

FOR

PUYALLUP OFFICE BUILDING

A PORTION OF THE NW 1/4 OF THE W 1/2 OF SEC 09, TWP 19 NORTH, RGE 4
EAST, W.M. CITY OF PUYALLUP, PIERCE COUNTY WASHINGTON

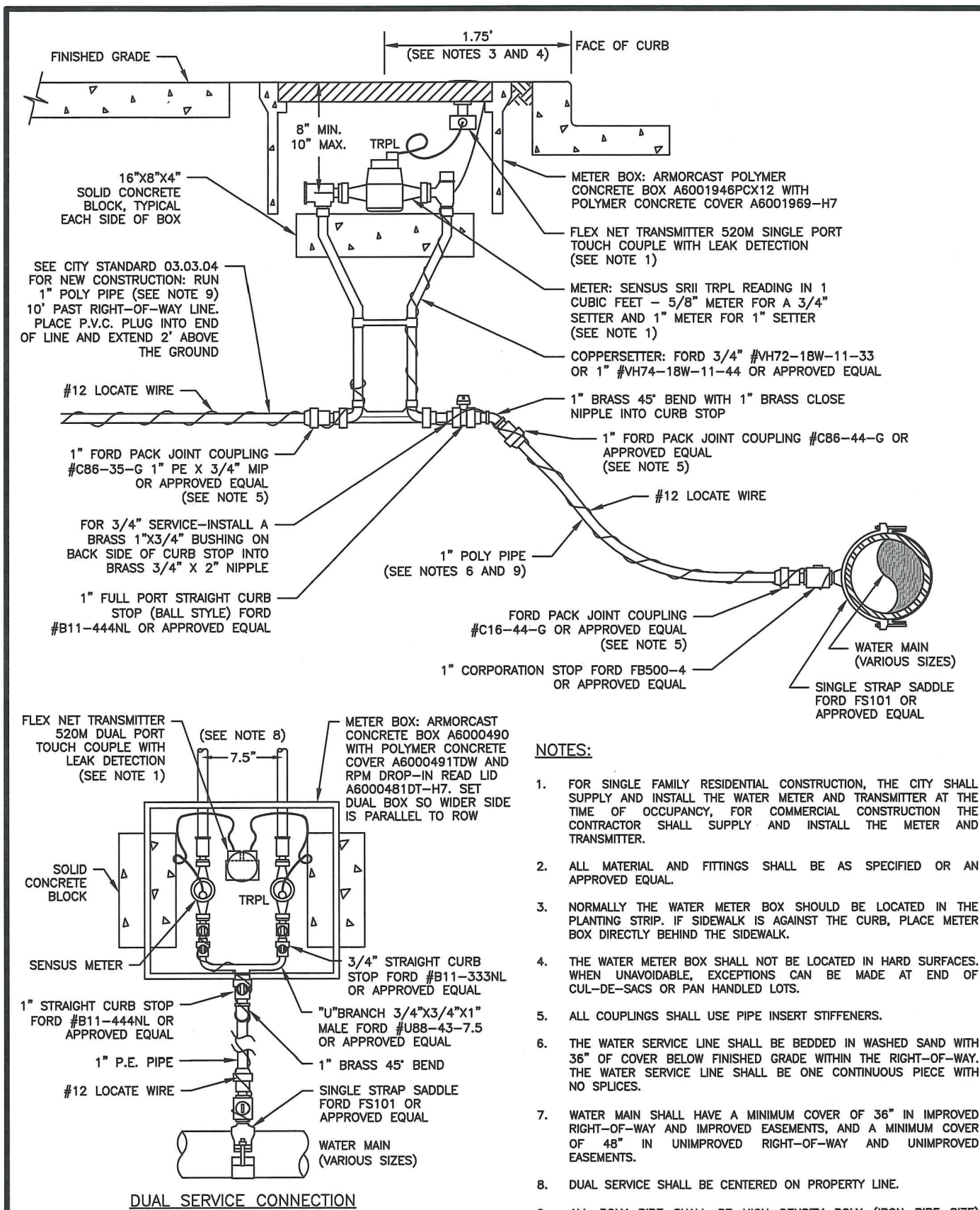


- NOTES:**
1. A SAMPLING CONNECTION SHALL BE INSTALLED OUT SIDE WITH UNOBSTRUCTED ACCESS AT ALL TIMES.
 2. A SAMPLING CONNECTION SHALL BE INSTALLED FOR EACH COMMERCIAL / RETAIL UNIT OR SPACE.
 3. CLEAN OUT AND SAMPLING CONNECTION COVERS:
 - A) FOR NON-VEHICULAR TRAFFIC INSTALLATIONS USE "CARSON" MODEL 910 GREEN YARD BOX WITH BOLT DOWN LID MARKED SEWER OR APPROVED EQUAL.
 - B) FOR ASPHALT, GRAVEL, OR TRAFFIC INSTALLATIONS SEE CITY STANDARD DETAIL NO. 04.03.05 FRAME AND COVER SECTION.
 4. EACH CLEANOUT ASSEMBLY SHALL CONSIST OF ONE CLEANOUT ADAPTER, HUB x FEMALE, FIP, PVC SI AND ONE CLEANOUT PLUG, MOPT WITH RAISED NUT, PDSR35.

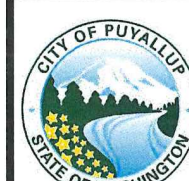
CITY OF
PUYALLUPDEVELOPMENT ENGINEERING and
PUBLIC WORKS DEPARTMENTS

COMMERCIAL SIDE SEWER CONNECTION WITH SAMPLING CONNECTION

DRAWN BY EM ERWIN-SVOBODA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVIEWED BY LINDA LIAN	CITY STANDARD
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- NOTES:**
1. FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION, THE CITY SHALL SUPPLY AND INSTALL THE WATER METER AND TRANSMITTER AT THE TIME OF OCCUPANCY, FOR COMMERCIAL CONSTRUCTION THE CONTRACTOR SHALL SUPPLY AND INSTALL THE WATER METER AND TRANSMITTER.
 2. ALL MATERIAL AND FITTINGS SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
 3. NORMALLY THE WATER METER BOX SHOULD BE LOCATED IN THE PLANTING STRIP. IF SIDEWALK IS AGAINST THE CURB, PLACE METER BOX DIRECTLY BETWEEN THE SIDEWALK.
 4. THE WATER METER BOX SHALL NOT BE LOCATED IN HARD SURFACES. WHEN UNAVAILABLE, EXERCISE CAN BE MADE AT END OF CUL-DE-SAC OR PAN HAND LOTS.
 5. ALL COUPLINGS SHALL USE PIPE INSERT STIFFENERS.
 6. THE WATER SERVICE LINE SHALL BE REDDIED IN WASHED SAND WITH 36" OF COVER BELOW FINISHED GRADE WITHIN THE RIGHT-OF-WAY. THE WATER SERVICE LINE SHALL BE ONE CONTINUOUS PIECE WITH NO SPLICES.
 7. WATER MAIN SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND 48" IN UNIMPROVED RIGHT-OF-WAY AND A MINIMUM COVER OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EXPOSED AREAS.
 8. DUAL SERVICE SHALL BE CENTERED ON PROPERTY LINE.
 9. ALL POLY PIPE SHALL BE HIGH DENSITY POLY (IRON PIPE SIZE) 100% HDPE, 100% DOW CORNELL, 100% DOW CORNELL, 100% DOW CORNELL.



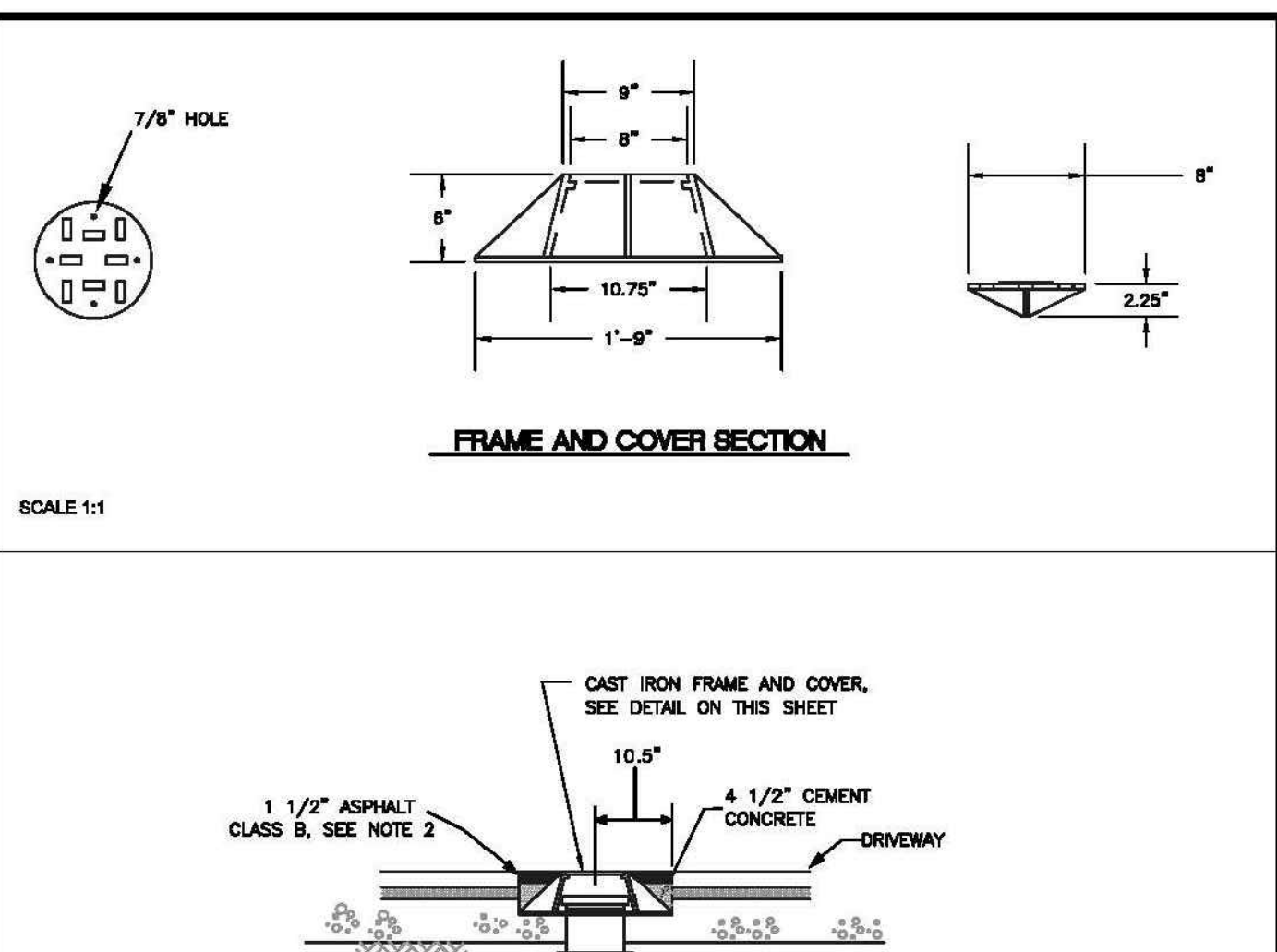
CITY OF
PUYALLUP
OFFICE
of
THE CITY ENGINEER



3/4" OR 1"
WATER SERVICE CONNECTION

(NOT TO SCALE)

CITY STANDARD
03.03.01



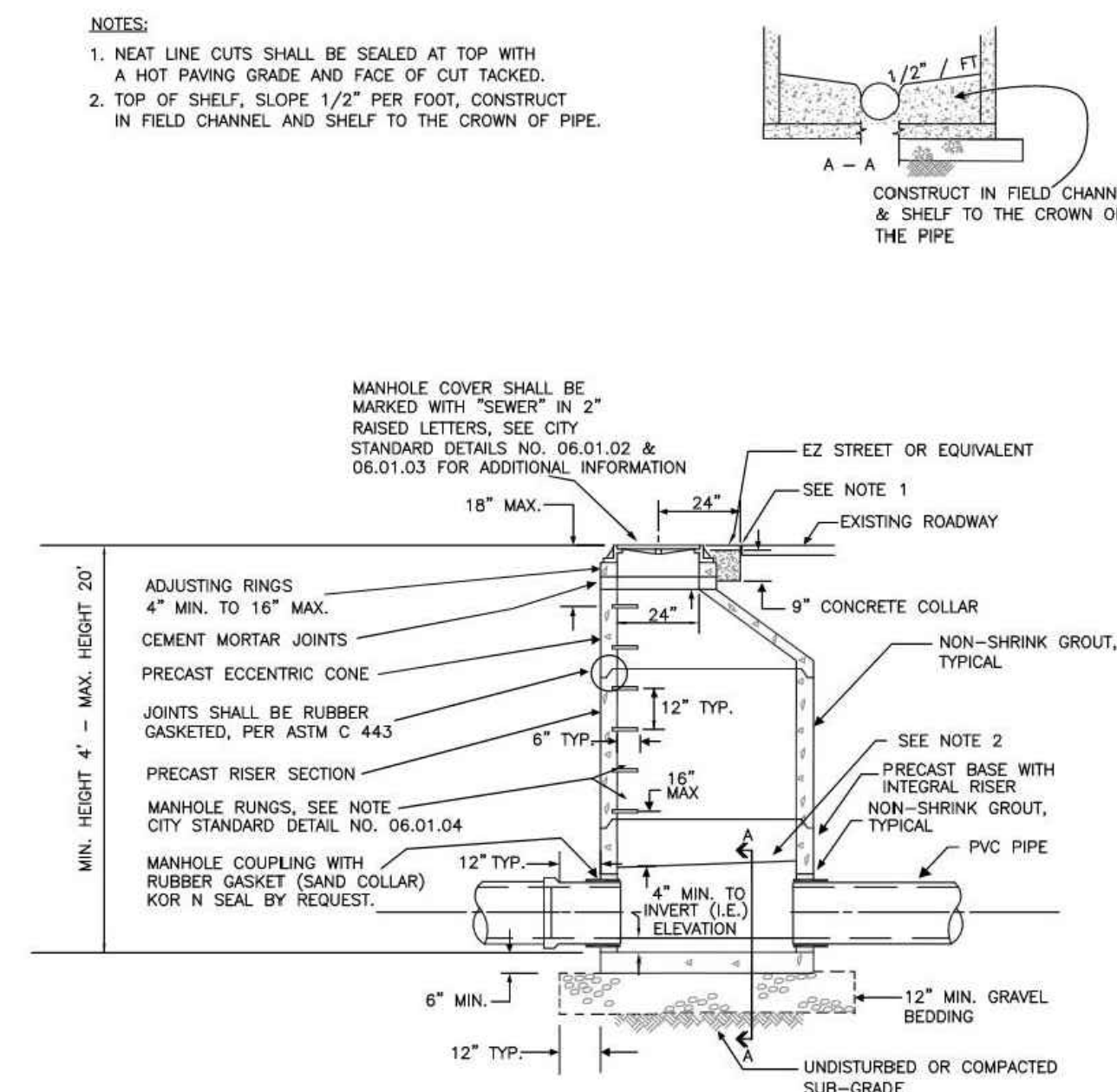
1. NEAT LINE CUT SHALL BE SEALED AT THE TOP WITH A HOT PAVING GRADE ASPHALT AND FACE OF CUT TACKED.
2. ALL MATERIAL SHALL CONFORM TO THE 1991 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION PREPARED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER.
3. MACHINE BEARING FACES OF FRAME AND COVER TO INSURE POSITIVE FIT.
4. EACH CLEAN CUT ASSEMBLY SHALL CONSIST OF: ONE CLEAN CUT ADAPTOR (HUB X FEMALE INSIDE PIPE THREAD, P.V.C. SLIP IN), AND ONE CLEAN CUT PLUG (MALE OUTSIDE PIPE THREAD WITH RAISED NUT, P.V.C. SDR35).

CITY OF
PUYALLUP

DEVELOPMENT ENGINEERING and

**SIDE SEWER CLEAN OUT
WHEN PLACED IN DRIVEWAY**

DRAWN BY JIM ERWIN SYVODKA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVIEWED BY XXXX	CITY STANDARD
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- NOTES:**
1. NEAT LINE CUTS SHALL BE SEALED AT TOP WITH A HOT PAVING GRADE AND FACE OF CUT TACKED.
 2. TOP OF SHELF, SLOPE 1/2" PER FOOT, CONSTRUCT IN FIELD CHANNEL AND SHELF TO THE CROWN OF PIPE.

CITY OF
PUYALLUP

DEVELOPMENT ENGINEERING and

SANITARY SEWER
MANHOLE

DRAWN BY JIM ERWIN-SVOBODA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	DESIGNED BY LINDA LIAN	CITY STANDARD
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APPROVED

BY CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE _____

NOTE:
THIS APPROVAL IS VOID AFTER 180
DAYS FROM APPROVAL DATE.

THE CITY WILL NOT BE
RESPONSIBLE FOR ERRORS
AND/OR OMISSIONS ON THESE
PLANS.

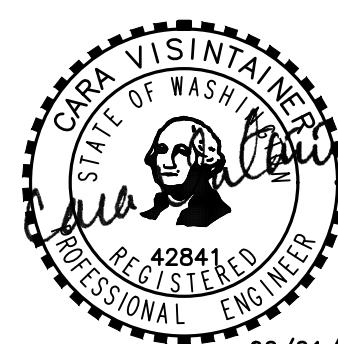
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE
ENGINEERING SERVICES
MANAGER.

		REVISED PER CITY COMMENTS				Revision
		2/21/22	BMS	CMV	CMV	
No.		Date	By	Ckd.	Appr.	
1						

WATER AND SEWER DETAILS FOR PUYALLUP OFFICE BUILDING

PRESIDENTIAL HOMES
1212 39TH AVENUE SW
PUYALLUP, WA 98373

For:

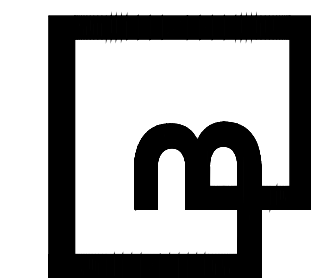


02/21/22

Scale: horizontal — Vertical NA

Designed	CMV
Drawn	CMV
Checked	CMV
Approved	CMV
Date	02/21/22

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



Job Number
21545

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C7 of **9**

CONSTRUCTION NOTES AND DETAILS
FOR
PUYALLUP OFFICE BUILDING
A PORTION OF THE NW 1/4 OF THE W 1/2 OF SEC 09, TWP 19 NORTH, RGE 4
EAST, W.M. CITY OF PUYALLUP, PIERCE COUNTY WASHINGTON

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 (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 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.

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.

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 NO. 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.
- CATCH BASINS TYPE II SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.01 AND SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.05. GRATE SHALL BE MARKED WITH "DRAINS TO STREAM". SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-2 (OLYMPIC FOUNDRY NO. SM60 OR EQUAL). VANED 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 F879 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.
- 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 CITY 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 7-04.3(4)D 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.

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 (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"), 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 (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.
- BACTERIOLOGICAL (COLIFORM AND IRON BACTERIA) TEST SAMPLES WILL BE TAKEN BY 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 21.4-1964.
- 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 AREAS. 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 03.04.02-1, 03.04.02-2 AND 03.04.03.
- ANY LEAD JOINT FITTING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH A MECHANICAL JOINT FITTING 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 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.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT SERVICES

DATE _____

NOTE:
THIS APPROVAL IS VOID AFTER 180
DAYS FROM APPROVAL DATE.

THE CITY WILL NOT BE
RESPONSIBLE FOR ERRORS
AND/OR OMISSIONS ON THESE
PLANS.

FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE
ENGINEERING SERVICES
MANAGER.

Job Number 21545		Sheet C9 of 9		Title: CONSTRUCTION NOTES AND DETAILS FOR PUYALLUP OFFICE BUILDING	
Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		Scale: Horizontal AS SHOWN Vertical NA		For: 	
Designed _____ Drawn _____ Checked _____ Approved _____ Date 02/21/22		Scale: Horizontal AS SHOWN Vertical NA		Revision 1 2/21/22 BMS CMW CMW CMW No. Date By Cdr. Appr.	
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