COVER SHEET
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

SURVEY INFORMATION:

PURPOSE OF THIS SURVEY
THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS FOR DEVELOPMENT AND/OR DESIGN

BASIS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)
BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: N47.213701882
LONGITUDE: W122.320606588
HEIGHT: -40.000000
PROJECT COMBINED SCALE: 1.0000232619

VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18

LOCAL SITE/PROJECT BENCHMARKS
AS SHOWN ON THIS SURVEY (SEE SHEETS C4–C6)

SITE ADDRESS	ASSESSOR'S PARCEL NUMBER	PARCEL AREA
4723 FREEMAN ROAD E.	042017–4075	223,187± SQ. FT. OR 5.123± ACRES
4801 FREEMAN ROAD E.	042020–1039	73,861± SQ. FT. OR 1.696± ACRES
4815 FREEMAN ROAD E.	042020–1066	16,128± SQ. FT. OR 0.370± ACRES
4823 FREEMAN ROAD E.	042020–1034	22,055± SQ. FT. OR 0.506± ACRES
4827 FREEMAN ROAD E.	042020–1052	19,821± SQ. FT. OR 0.455± ACRES
4917 FREEMAN ROAD E.	042020–1045	NO TITLE REPORT
4923 FREEMAN ROAD E.	042020–1027	49,753± SQ. FT. OR 1.142± ACRES
5117 FREEMAN ROAD E.	042020–5003	74,635± SQ. FT. OR 1.713± ACRES
5005 FREEMAN ROAD E.	042020–1036	83,200± SQ. FT. OR 1.910± ACRES
5109 FREEMAN ROAD E.	042020–5004	30,928± SQ. FT. OR 0.710± ACRES
8307 52ND STREET E.	042020–1101	217,704± SQ. FT. OR 4.998± ACRES
8305 49TH STREET E.	042020–1040	45,227± SQ. FT. OR 1.038± ACRES
8315 49TH STREET E.	042020–5016	43,118± SQ. FT. OR 0.990± ACRES
8218 49TH STREET E.	042020–1042	56,740± SQ. FT. OR 1.303± ACRES
8319 49TH STREET E.	042020–5017	47,539± SQ. FT. OR 1.091± ACRES

FLOOD INFORMATION
PARCEL IS LOCATED IN ZONE "X" – AREA OF MINIMAL FLOOD HAZARD.
PER FEMA PANEL NUMBER 53053C0329E, DATED 3/7/2017.

REFERENCE SURVEYS
R1) RECORD OF SURVEY, REC. NO. 200812225002
R2) RECORD OF SURVEY, REC. NO. 200510205004
R3) SHORT PLAT, REC. NO. 9403231137
R4) SHORT PLAT, REC. NO. 8009260306
R5) RECORD OF SURVEY, REC. NO. 3204
R6) RECORD OF SURVEY, REC. NO. 201311085007

REFERENCE GIS DATA
G1) GIS MAP PROVIDED OR DOWNLOADED ON 4/30/2021 FROM PUGET SOUND ENERGY.

NOTES
1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.

2. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATE PAINT MARKINGS ARE 1.5'± HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POTHOLING BE PERFORMED.

LOCATOR NOTE: WAS UNABLE TO LOCATE WELLS AND POWER TO WELLS DUE TO ACCESS ISSUES.

3. FIELD SURVEY WAS COMPLETED IN APRIL 2021 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.

4. THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.

5. FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER/COMMITMENT NOS.

4269–3710994, DATED MARCH 22, 2021 8:00 AM,
4269–3711001, DATED MARCH 15, 2021 8:00 AM.
4269–3358130, DATED NOVEMBER 12, 2019 8:00 AM,
4266–3319199, DATED SEPTEMBER 06, 2019 8:00 AM,
4266–3346938, DATED OCTOBER 22, 2019 8:00 AM,
4266–3348684, DATED OCTOBER 24, 2019 8:00 AM,
4269–3445550, DATED APRIL 03, 2020 8:00 AM,
4269–3456051, DATED APRIL 20, 2020 8:00 AM,
4269–3458157, DATED APRIL 21, 2020 8:00 AM,
4269–3514609, DATED JUNE 23, 2020 8:00 AM,
4269–3644487, DATED DECEMBER 17, 2020 8:00 AM,

WERE RELIED UPON FOR TITLE INFORMATION ON THIS SURVEY.

6. NO EVIDENCE OF RECENT EARTHWORK WITH THE SITE WAS OBSERVED.

7. NO INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE.

8. NO INDICATIONS OF WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY.

9. THERE IS NO EVIDENCE OF SITE USE AS A DUMP, SUMP, OR SANITARY LANDFILL.

10. NO ZONING INFORMATION PROVIDED BY INSURER.

11. PARKING EXISTS ON SITE, THERE ARE NO DELINEATED PARKING SPACES,

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A TRIMBLE S7 & SX10 ROBOTIC TOTAL STATION AND DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND SPECTRA PRECISION SP80 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL 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.

SOILS REPORT NOTES:

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

SOILS REPORT: GEOTECHNICAL ENGINEERING REPORT
FREEMAN LOGISTICS
FREEMAN ROAD EAST AND 19TH AVENUE NORTHWEST
PUYALLUP, WASHINGTON
PROJECT NO. T–8565

PREPARED BY: TERRA ASSOCIATES, INC.
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
PH: (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 ELSWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE 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.

6. 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.

ESTIMATED EARTHWORK QUANTITIES:

CY CUT: 60,560
CY FILL: 50,600
CY NET: 9,960 CY (CUT)
AREA TO BE DISTURBED = 26.89 AC

EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDENT ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHOULD PERFORM INDEPENDENT ESTIMATE FOR BIDDING.

SITE PLAN NOTE:

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

EXISTING TOPOGRAPHY/SURVEY INFORMATION NOTE:

SURVEY DATED FEBRUARY 28, 2022 WAS COMPLETED BY TREVOR S. LANKTREE, P.L.S. OF LANKTREE LAND SURVEYING, INC. BARGHAUSEN HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED SURVEY.

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

EXISTING LEGEND:

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

SURVEY MONUMENT (AS NOTED)
SECTION CORNER (AS NOTED)
SET REBAR/CAP (LS#45789)
FOUND REBAR/CAP (AS NOTED)
SET 2"X2" HUB/TACK LINE STAKE
MAG/WASHER OR LEAD/TACK (AS NOTED)
BENCHMARK
LUMINARE (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)
FAUCET
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

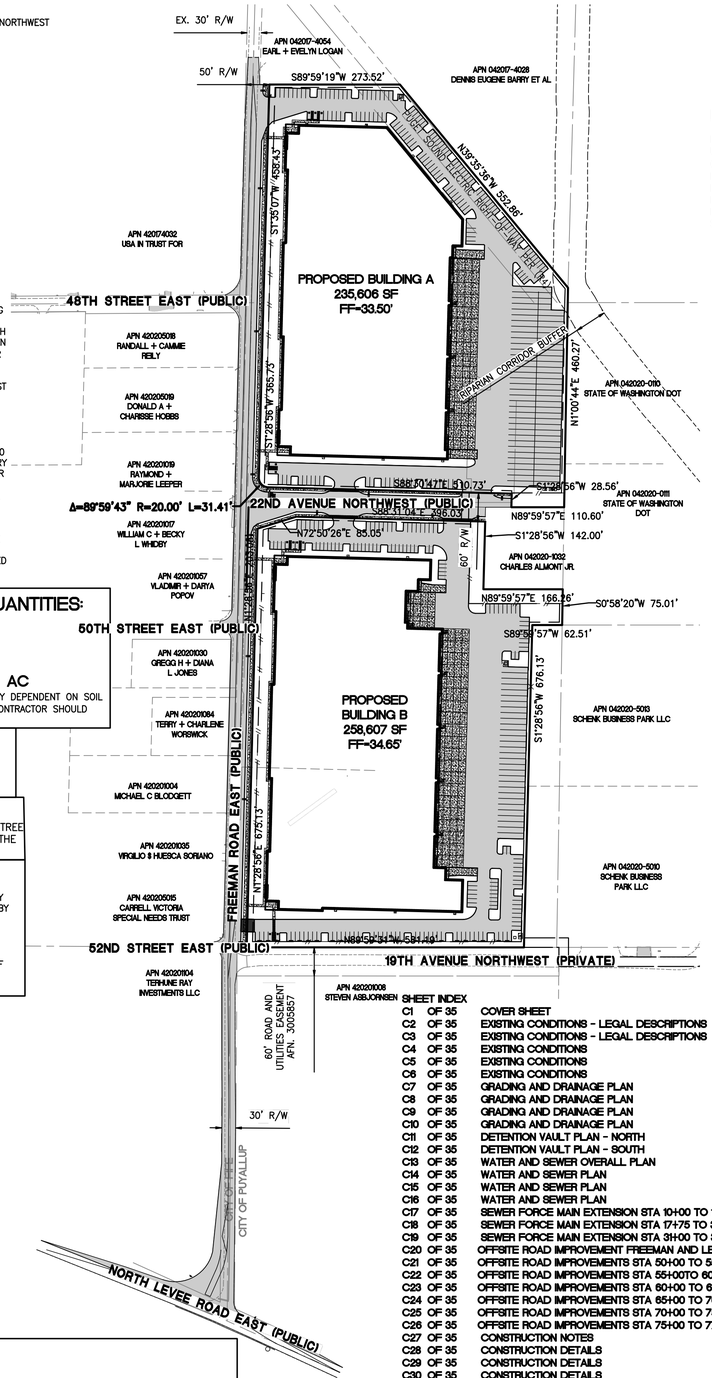
PROPOSED LEGEND:

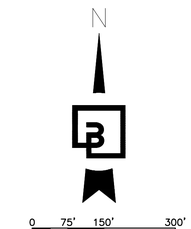
(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

TYPE II CATCH BASIN
TYPE I CATCH BASIN
STORM DRAIN FLOW ARROW
STORM DRAINAGE LINE
SANITARY SEWER LINE
SANITARY SEWER CLEANOUT
FIRE HYDRANT
WATER VALVE
CONCRETE BLOCKING
90° BEND
SPOT ELEVATIONS 300.48
CONTOURS –150–
WOODEN FENCE
WHEEL STOP
ASPHALT PAVEMENT
CONCRETE PAVEMENT

UTILITY CONFLICT NOTE:

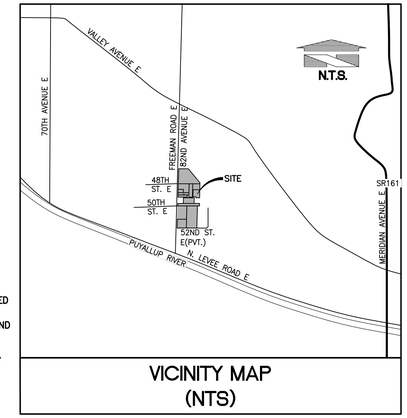
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 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.





LIDAR DISCLAIMER:

NOTE: PORTIONS OF THE INFORMATION ON THIS DRAWING HAVE BEEN CREATED USING A SUBSET OF DATA OBTAINED FROM THE PUGET SOUND LIDAR CONSORTIUM AND/OR WASHINGTON DEPARTMENT OF NATURAL RESOURCES, AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THIS DATA IS PROVIDED FOR YOUR INFORMATION ONLY. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT ASSUME ANY LIABILITY FOR ANY ERRORS, OMISSIONS OR INACCURACIES IN THE LIDAR INFORMATION SHOWN HEREON OR THE USE THEREOF.



VICINITY MAP
(NTS)

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.

2. CONTRACTOR SHALL ENSURE 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.

DEVELOPER/OWNER
VECTOR DEVELOPMENT COMPANY
11411 NE 124TH WAY SUITE 190
KIRKLAND, WA 98034
PH: (425) 968–5115
CONTACT: TYLER LITZENBERGER
EMAIL: TLITZ@VECTORRECORP.COM

SURVEYOR
LANKTREE LAND SURVEYING, INC.
25510 74TH AVENUE SOUTH
KENT WA, 98032
PH: (253) 653–6423
CONTACT: TREVOR LANKTREE, P.L.S.
EMAIL: TLANKTREE@LANKTREELAND.COM

GEOTECHNICAL
TERRA ASSOCIATES
12220 113TH AVE NE SUITE 130
BELLEVUE, WA 98034
PH: (425) 821–7777
CONTACT: CAROLYN S. DECKER, P.E.
EMAIL: CDECKER@TERRA–ASSOCIATES.COM

TRAFFIC ENGINEER
KIMLEY HORN
22722 29TH DRIVE SE, SUITE 100
BOTHELL, WA 98021
PH: (425) 339–8266
CONTACT: MATT PALMER
EMAIL: PALMER@KIMLEY–HORN.COM

ENGINEER
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE S
KENT WA, 98032
PH: (425) 251–6222
EMAIL:BELDRIDGE@BARGHAUSEN.COM

ARCHITECT
SYNTHESIS, PLLC
12503 NE BELL–RED ROAD, SUITE 100
BELLEVUE, WA 98005
PH: (425) 646–1818
CONTACT: LISA MORRELL EHIL
EMAIL: LISA.EHIL@SYNTHESISPLLC.COM

ENVIRONMENTAL
ANCHOR QEA, LLC.
1201 3RD AVE #2600
SEATTLE WA, 98101
PH: (206) 287–9130
CONTACT: CALVIN DOUGLAS

CULTURAL RESOURCES
ENVIRONMENTAL SCIENCE ASSOCIATES (ESA)
5309 SHILSHOLE AVENUE, NW SUITE 200
SEATTLE, WA 98107
PH: (206) 789–9658
CONTACT: TOM OSTRANDER, ARCHAEOLOGIST

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C28	OF 35	CONSTRUCTION DETAILS
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C31	OF 35	CONSTRUCTION DETAILS
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1	OF 3	SITE LIGHTING CALCULATION
2	OF 3	SITE LIGHTING CALCULATION
3	OF 3	SITE LIGHTING CALCULATION

LOT COVERAGE SUMMARY

BUILDINGS:	494,213 S.F. = 11.34 AC	(47.15%)
ASPHALT/CONCRETE:	349,846 S.F. = 8.03 AC	(33.43%)
LANDSCAPE/UNDISTURBED:	203,559 S.F. = 4.67 AC	(19.42%)
TOTAL	1,047,618 S.F.= 24.05 AC	(100%)

MONUMENT PROTECTION NOTE:

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 OF THE CONTRACTOR 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.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

CALL BEFORE YOU DIG:
1–800–424–5555

No.	Date	By	Ckd.	Appr.	Revision

Title: **COVER SHEET**

FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=150' Vertical N/A

Designed JSM Drawn DTC Checked JSM Approved BHE Date 10/18/22

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

Job Number 21585

Sheet C1 of 35

P:\21000s\21585\engineering\SEPA SET\21585–D.dwg 10/18/2022 11:51 AM JMCARDEL

EXISTING CONDITIONS - LEGAL DESCRIPTIONS

OF

FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

LEGAL DESCRIPTIONS:

PARCEL A

WESTBY (APN 042020-5017) FIRSTAM ORDER 4269-3710994, MARCH 22, 2021
LOT 2, PIERCE COUNTY SHORT PLAT, ACCORDING TO PLAT RECORDED MARCH 23, 1994 UNDER RECORDING NO. 9403231137, IN PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON

SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4269-3710994]

ITEM A1) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM A2) TAXES OR ASSESSMENTS **(NON SURVEY RELATED ITEMS)**

ITEM A3) 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.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM A4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM A5) 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.
(SEE SURVEY FOR EXISTING CONDITIONS)

ITEM A6) REFERS TO MINING CLAIMS; **(NON SURVEY RELATED ITEM)**

ITEM A7) 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. **(NON SURVEY RELATED ITEM)**

ITEM A8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. **(NON SURVEY RELATED ITEM)**

ITEMS A9-A10) TAX RELATED **(NON SURVEY RELATED ITEMS)**

ITEM A11) EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR VECTOR WASHINGTON LLC, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.
(NON SURVEY RELATED ITEM)

ITEM A12) TERMS, PROVISIONS, CONDITIONS OF THE TRUST AGREEMENT OF LYLE A. WESTBY, JR. AND LAVON D. WESTBY REVOCABLE LIVING TRUST DATED JULY 23, 1996, AND ANY SUBSEQUENT MODIFICATIONS, A COPY OF WHICH SHOULD BE SUBMITTED TO THIS OFFICE FOR INSPECTION. **(DOCUMENT NOT PROVIDED)**

ITEM A13) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: 1295136
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM**(AS SHOWN HEREON)**

ITEM A14) ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT RECORDED UNDER RECORDING NUMBER 9403231137. **(AS SHOWN HEREON)**

ITEM A15) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: APRIL 12, 1994
RECORDING INFORMATION: 9404120568
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM **(AS SHOWN HEREON)**

PARCEL B

SESSLER (APN 042017-4075) FIRSTAM ORDER 4269-3711001, MARCH 15, 2021
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF THE EASTERLY LINE OF THE PUGET SOUND ELECTRIC RIGHT-OF-WAY;

EXCEPT THE NORTHERLY 208 FEET;

ALSO EXCEPT THAT PORTION LYING WITHIN ROADS;

SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4269-3710994]

ITEM B1) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM B2) TAXES OR ASSESSMENTS **(NON SURVEY RELATED ITEM)**

ITEM B3) 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.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM B4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM B5) 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.
(SEE SURVEY FOR EXISTING CONDITIONS)

ITEM B6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM B7) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM B8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. **(NON SURVEY RELATED ITEM)**

ITEMS B9-B10) TAX RELATED **(NON SURVEY RELATED ITEM)**

ITEM 11) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: JON E. SESSLER AND MARIA J. SESSLER, HUSBAND AND WIFE
GRANTEE/BENEFICIARY: SESSLER, INC., A WASHINGTON CORPORATION
TRUSTEE: CHICAGO TITLE INSURANCE COMPANY
DATED: JANUARY 09, 2006
RECORDED: FEBRUARY 05, 2008
RECORDING INFORMATION: 200802050818

ITEM 12) EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR VECTOR WASHINGTON LLC, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.
(NON SURVEY RELATED ITEM)

PARCEL C

KEATON (APN 042017-4075) FIRSTAM ORDER 4269-3358130, NOVEMBER 12, 2019
THE SOUTH 75 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.
(DOES NOT EXCEPT OUT FREEMAN ROAD)

SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4269-3358130]

ITEM C1) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM C2) 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. **(NON SURVEY RELATED ITEM)**

ITEM C3) 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.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM C4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM C5) 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.
(SEE SURVEY FOR EXISTING CONDITIONS)

ITEM C6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. **(NON SURVEY RELATED ITEM)**

ITEM C7) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM C8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. **(NON SURVEY RELATED ITEM)**

ITEM C9) 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 UNINCORPORATED PIERCE COUNTY IS AT 1.78 %. LEVY/AREA CODE: 205
(NON SURVEY RELATED ITEM)

ITEM C10) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: SAMUEL S. KEATON, A SINGLE MAN
GRANTEE/BENEFICIARY: BANK OF AMERICA, N.A.
TRUSTEE: RECONTRUST COMPANY, N.A.
DATED: FEBRUARY 16, 2017
RECORDED: FEBRUARY 17, 2017
RECORDING INFORMATION: 201702170322

ITEM C11) EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR VECTOR WASHINGTON LLC, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.
(NON SURVEY RELATED ITEM)

ITEM C12) THE LAND DESCRIBED IN THIS COMMITMENT APPEARS TO BE RESIDENTIAL IN NATURE AND MAY BE SUBJECT TO THE PROVISIONS OF R.C.W. 6.13.010, ET SEQ. (HOMESTEAD STATUTE) IF THE LAND IS OCCUPIED AS A PRIMARY RESIDENCE. IF THE LAND IS OCCUPIED AS A PRIMARY RESIDENCE, R.C.W. 6.13.060 REQUIRES THAT ALL DOCUMENTS CONVEYING OR ENCUMBERING THE LAND MUST BE EXECUTED BY EACH SPOUSE OR DOMESTIC PARTNER, INDIVIDUALLY. ALTERNATIVELY, THE COMPANY WILL ACCEPT A DEED IDENTIFYING THE NON-VESTED SPOUSE OCCUPYING THE PROPERTY AS THE GRANTOR AND THE VESTED SPOUSE AS THE GRANTEE. IN THE EVENT THAT THE COMPANY RECEIVES DOCUMENTS TO INSURE THAT ARE NOT EXECUTED AS REQUIRED, THE COMPANY MAY BE UNABLE TO RECORD OR TO INSURE THE TRANSACTION. PLEASE CONTACT YOUR TITLE OFFICER IF YOU HAVE ANY QUESTIONS. **(NON SURVEY RELATED ITEM)**

ITEM C13) QUESTIONS OF SURVEY, RIGHT OF PERSON(S) IN POSSESSION, MATERIAL OR LABOR LIENS, WORKMEN'S COMPENSATION LIENS, ANY IMPAIRMENT OF EXISTING IMPROVEMENTS BY REASON OF EASEMENTS NOTED HEREIN, AND ANY BREACH OF THE RESTRICTIONS NOTED HEREIN, DISPOSITION OF WHICH WILL BE DETERMINED BY A ALTA/NSPS LAND TITLE SURVEY AND AN ALTA LIEN AFFIDAVIT. **(SEE SURVEY FOR EXISTING CONDITIONS)**

PARCEL D

GALLOWAY-1 (APN 042020-1039) FIRSTAM ORDER 4266-3319199, SEPTEMBER 6, 2019
BEGINNING AT A POINT 15 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 330 FEET;
THENCE SOUTH 272.06 FEET;
THENCE WEST 330 FEET;
THENCE NORTH 272.06 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 100 FEET OF THE WEST 160 FEET THEREOF.

PARCEL E

GALLOWAY-2 (APN 042020-1066) FIRSTAM ORDER 4266-3319199, SEPTEMBER 6, 2019
THE SOUTH 100 FEET OF THE WEST 160 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT 15 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 330 FEET;
THENCE SOUTH 272.06 FEET;
THENCE WEST 330 FEET;
THENCE NORTH 272.06 FEET TO THE POINT OF BEGINNING.

SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4266-3319199]

ITEM DE1) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM DE2) 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. **(NON SURVEY RELATED ITEM)**

ITEM DE3) 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.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM DE4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM DE5) 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.
(SEE SURVEY FOR EXISTING CONDITIONS)

ITEM DE6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. **(NON SURVEY RELATED ITEM)**

ITEM DE7) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM DE8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. **(NON SURVEY RELATED ITEM)**

ITEM DE9) 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 UNINCORPORATED PIERCE COUNTY IS AT 1.78 %. LEVY/AREA CODE: 205 **(NON SURVEY RELATED ITEM)**

ITEMS DE10-DE11) GENERAL TAXES **(NON SURVEY RELATED ITEMS)**

ITEM DE12) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: MIKE H. GALLOWAY AND GALE L. GALLOWAY, HUSBAND AND WIFE
GRANTEE/BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" SOLELY AS A NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
TRUSTEE: PACIFIC NORTHWEST TITLE AND ESCROW
DATED: MARCH 14, 2011
RECORDED: MARCH 21, 2011
RECORDING INFORMATION: 201103210359

ITEM DE13) EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR VECTOR WASHINGTON LLC, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.
(NON SURVEY RELATED ITEM)

ITEM DE14) QUESTIONS OF SURVEY, RIGHT OF PERSON(S) IN POSSESSION, MATERIAL OR LABOR LIENS, WORKMEN'S COMPENSATION LIENS, ANY IMPAIRMENT OF EXISTING IMPROVEMENTS BY REASON OF EASEMENTS NOTED HEREIN, AND ANY BREACH OF THE RESTRICTIONS NOTED HEREIN, DISPOSITION OF WHICH WILL BE DETERMINED BY A ALTA/NSPS LAND TITLE SURVEY AND AN ALTA LIEN AFFIDAVIT. **(SEE SURVEY FOR EXISTING CONDITIONS)**

PARCEL F

SHADLE (APN 042020-1042) FIRSTAM ORDER 4266-3346938, OCTOBER 22, 2019
BEGINNING 601 FEET SOUTH AND 181.79 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 172.0 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH 172 FEET;
THENCE WEST 330 FEET TO POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.

SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4266-3346938]

ITEM F1) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM F2) 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. **(NON SURVEY RELATED ITEM)**

ITEM F3) 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.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM F4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM F5) 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.
(SEE SURVEY FOR EXISTING CONDITIONS)

ITEM F6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM F7) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM F8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY **(NON SURVEY RELATED ITEM)**

ITEM F9) 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 UNINCORPORATED PIERCE COUNTY IS AT 1.78 %. LEVY/AREA CODE: 205
(NON SURVEY RELATED ITEM)

ITEM F10) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: DANNY A SHADLE AND WENDY K SHADLE HUSBAND AND WIFE
GRANTEE/BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" SOLELY AS A NOMINEE FOR FIELDSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
TRUSTEE: PACIFIC NORTHWEST TITLE COMPANY OF WASHINGTON, INC.
DATED: JUNE 23, 2007
RECORDED: JUNE 28, 2007
RECORDING INFORMATION: 200706280546
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDED: AUGUST 08, 2013
RECORDING INFORMATION: 201308080340

ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP BY ASSIGNMENT RECORDED SEPTEMBER 19, 2011 AS 201109190491 OF OFFICIAL RECORDS.
A DOCUMENT RECORDED JANUARY 30, 2013 AS 201301300329 OF OFFICIAL RECORDS PROVIDES THAT NORTHWEST TRUSTEE SERVICES, INC., A WASHINGTON CORPORATION WAS SUBSTITUTED AS TRUSTEE UNDER THE DEED OF TRUST.

ITEM F11) EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR VECTOR WASHINGTON LLC, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.
(NON SURVEY RELATED ITEM)

PARCEL G

GRELIS (APN 042020-1101) FIRSTAM ORDER 4266-3348684, OCTOBER 24, 2019
THE EAST 322 FEET OF THE WEST 616 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES 60 FEET IN WIDTH AS GRANTED BY INSTRUMENT RECORDED JULY 30, 1980 UNDER RECORDING NO. 3005857.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4266-3348684]

ITEM G1) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM G2) 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. **(NON SURVEY RELATED ITEM)**

ITEM G3) 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.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM G4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM G5) 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.
(SEE SURVEY FOR EXISTING CONDITIONS)

ITEM G6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. **(NON SURVEY RELATED ITEM)**

ITEM G7) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM G8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. **(NON SURVEY RELATED ITEM)**

ITEMS G9-G10) TAX RELATED **(NON SURVEY RELATED ITEMS)**

ITEM G11) TERMS, PROVISIONS, CONDITIONS OF THE TRUST AGREEMENT OF THE MAXYNE D. GRELIS LIVING TRUST , AND ANY SUBSEQUENT MODIFICATIONS, A COPY OF WHICH SHOULD BE SUBMITTED TO THIS OFFICE FOR INSPECTION.
(NON SURVEY RELATED ITEM)

ITEM G12) EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR VECTOR WASHINGTON LLC, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING.

ITEM G13) 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.
(SEE SURVEY FOR EXISTING CONDITIONS)

ITEM G14) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 782013
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY, A MASSACHUSETTS CORPORATION
FOR: CONSTRUCT, ERECT, ALTER, IMPROVE, REPAIR, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE
AFFECTS: SOUTHERLY PORTION OF SAID PREMISES **(EASEMENT DOES NOT EFFECT SUBJECT PROPERTY, THEREFORE NOT SHOWN)**

ITEM G15) CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY NO. 3204, RECORDED IN VOLUME 33 OF SURVEYS, AT PAGE(S) 4, IN PIERCE COUNTY, WASHINGTON.
(SEE SURVEY FOR EXISTING CONDITIONS)

PARCEL H

JOHNSON (APN 042020-5003) FIRSTAM ORDER 4269-3445550, APRIL 3, 2020
LOT 1, PIERCE CO. SHORT PLAT NO. 8009260306, ACCORDING TO SHORT PLAT RECORDED SEPTEMBER 26, 1980 WHICH IS A RE-RECORD OF PIERCE CO. SHORT PLAT NO. 75-171, ACCORDING TO SHORT PLAT RECORDED JUNE 5, 1975, RECORDS OF PIERCE COUNTY AUDITOR.

SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4269-3445550]

ITEM H1) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM H2) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM H3) 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.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM H4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(SURVEYOR IS NOT AWARE OF ANY)

ITEM H5) 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.
(SEE SURVEY FOR EXISTING CONDITIONS)

ITEM H6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM H7) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM H8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. **(NON SURVEY RELATED ITEM)**

ITEMS H9-H10) TAX RELATED **(NON SURVEY RELATED ITEMS)**

ITEM H11) ACCORDING TO THE APPLICATION FOR TITLE INSURANCE, CAROL ANN GRELIS IS NOW KNOWN AS CAROL A. JOHNSON. THE FORTHCOMING INSTRUMENT SHOULD BE EXECUTED BY CAROL A. JOHNSON, WHO ACQUIRED TITLE AS CAROL ANN GRELIS, TO IMPART CONSTRUCTIVE NOTICE. **(NON SURVEY RELATED ITEM)**

ITEM H12) RIGHT, TITLE AND INTEREST OF THE HEREIN NAMED PARTIES AS DISCLOSED BY THE APPLICATION FOR TITLE INSURANCE, THE INTEREST OF WHICH CANNOT BE DETERMINED OF RECORD. FURTHER OPINION RESERVED PENDING SUBMISSION OF MATERIAL FACTS.
PARTIES: RICHARD D. JOHNSON **(NON SURVEY RELATED ITEM)**

ITEM H13) EXAMINATION OF THE RECORDS DISCLOSES NUMEROUS MATTERS PENDING AGAINST PERSONS WITH NAMES SIMILAR TO RICHARD JOHNSON. A STATEMENT OF IDENTITY SHOULD BE COMPLETED AND RETURNED TO THIS COMPANY FOR CONSIDERATION PRIOR TO CLOSING. **(NON SURVEY RELATED ITEM)**

ITEM H14 THE LAND DESCRIBED IN THIS COMMITMENT APPEARS TO BE RESIDENTIAL IN NATURE AND MAY BE SUBJECT TO THE PROVISIONS OF R.C.W. 6.13.010, ET SEQ. (HOMESTEAD STATUTE) IF THE LAND IS OCCUPIED AS A PRIMARY RESIDENCE. IF THE LAND IS OCCUPIED AS A PRIMARY RESIDENCE, R.C.W. 6.13.060 REQUIRES THAT ALL DOCUMENTS CONVEYING OR ENCUMBERING THE LAND MUST BE EXECUTED BY EACH SPOUSE OR DOMESTIC PARTNER, INDIVIDUALLY. ALTERNATIVELY, THE COMPANY WILL ACCEPT A DEED IDENTIFYING THE NON-VESTED SPOUSE OCCUPYING THE PROPERTY AS THE GRANTOR AND THE VESTED SPOUSE AS THE GRANTEE. IN THE EVENT THAT THE COMPANY RECEIVES DOCUMENTS TO INSURE THAT ARE NOT EXECUTED AS REQUIRED, THE COMPANY MAY BE UNABLE TO RECORD OR TO INSURE THE TRANSACTION. PLEASE CONTACT YOUR TITLE OFFICER IF YOU HAVE ANY QUESTIONS. **(NON SURVEY RELATED ITEM)**

ITEM H15) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 782013
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY, A MASSACHUSETTS CORPORATION
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE
(EASEMENT FALLS WITHIN FREEMAN ROAD EAST, THEREFORE NOT SHOWN)

ITEM H16) ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY PIERCE CO. SHORT PLAT RECORDED UNDER RECORDING NUMBER 8009260306. SAID SHORT PLAT IS RE-RECORD OF SHORT PLAT NO. 75-171.
(SEE SURVEY FOR EXISTING CONDITIONS)

ITEM H17) 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.

NOTE: "PRIOR TO THE ISSUANCE OF AN EXTENDED COVERAGE OWNER'S POLICY (INCLUDING OUR HOMEOWNER'S POLICY OF TITLE INSURANCE), THE COMPANY WILL REQUIRE ITS FORM OWNER'S AFFIDAVIT TO BE COMPLETED AND SUBMITTED TO THE COMPANY FOR APPROVAL PRIOR TO CLOSING. THE COMPANY RESERVES THE RIGHT TO MAKE ANY ADDITIONAL REQUIREMENTS AS WARRANTED."
(SEE SURVEY FOR EXISTING CONDITIONS)

ITEM H18) THERE ARE VARIOUS ONGOING CLOSURES AND INACCESSIBILITY OF CERTAIN RECORDS IN COUNTIES AND MUNICIPALITIES ACROSS THE COUNTRY DUE TO THE COVID-19 EMERGENCY. IF UNABLE TO RECORD DOCUMENTS IN THE PUBLIC RECORDS DUE TO CLOSURE OR INACCESSIBILITY, EXECUTION OF A DECLARATION OF UNDERSTANDING AND INDEMNITY AND HOLD HARMLESS AGREEMENT DUE TO THE COVID-19 EMERGENCY IS REQUIRED BY THE PARTIES (OTHER THAN THE LENDER) TO THE CONTEMPLATED TRANSACTION. **(NON SURVEY RELATED ITEM)**

APPROVED

BY ____________________
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

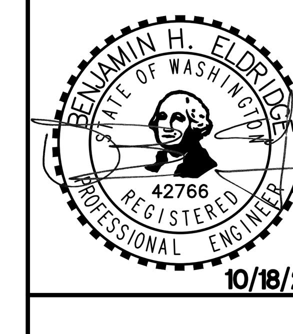
DATE ____________________

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title:
EXISTING CONDITIONS - LEGAL DESCRIPTIONS
FOR
FREEMAN LOGISTICS

For:
VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



10/18/22

Scale: Horizontal N/A Vertical N/A

Designed JSM
Drawn DTC
Checked JSM
Approved BHE
Date 10/18/22

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

Job Number 21585

Sheet C2 of 35

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EXISTING CONDITIONS - LEGAL DESCRIPTIONS

OF

FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

LEGAL DESCRIPTIONS:

PARCEL I

VOLK (APN 042020-5016) FIRSTAM ORDER 4269-3456051 APRIL 20, 2020
LOT 1, PIERCE COUNTY SHORT PLAT, ACCORDING TO PLAT RECORDED MARCH 23, 1994 UNDER RECORDING NO. 9403231137, IN PIERCE COUNTY, WASHINGTON.

SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4269-3456051]

ITEM I1) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM I2) 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. **(NON SURVEY RELATED ITEM)**

ITEM I3) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM I4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM I5) 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. **(SEE SURVEY FOR EXISTING CONDITIONS)**

ITEM I6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. **(NON SURVEY RELATED ITEM)**

ITEM I7) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM I8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. **(NON SURVEY RELATED ITEM)**

ITEMS I9-10) TAX RELATED. **(NON SURVEY RELATED ITEMS)**

ITEM I11) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: DALE VOLK, A SINGLE INDIVIDUAL
GRANTEE/BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" SOLELY AS A NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS
TRUSTEE: FIRST AMERICAN TITLE
DATED: JULY 09, 2012
RECORDED: JULY 13, 2012
RECORDING INFORMATION: 201207130404

ITEM I12) THE LAND DESCRIBED IN THIS COMMITMENT APPEARS TO BE RESIDENTIAL IN NATURE AND MAY BE SUBJECT TO THE PROVISIONS OF R.C.W. 6.13.010, ET SEQ. (HOMESTEAD STATUTE) IF THE LAND IS OCCUPIED AS A PRIMARY RESIDENCE. IF THE LAND IS OCCUPIED AS A PRIMARY RESIDENCE, R.C.W. 6.13.060 REQUIRES THAT ALL DOCUMENTS CONVEYING OR ENCUMBERING THE LAND MUST BE EXECUTED BY EACH SPOUSE OR DOMESTIC PARTNER, INDIVIDUALLY. ALTERNATIVELY, THE COMPANY WILL ACCEPT A DEED IDENTIFYING THE NON-VESTED SPOUSE OCCUPYING THE PROPERTY AS THE GRANTOR AND THE VESTED SPOUSE AS THE GRANTEE. IN THE EVENT THAT THE COMPANY RECEIVES DOCUMENTS TO INSURE THAT ARE NOT EXECUTED AS REQUIRED, THE COMPANY MAY BE UNABLE TO RECORD OR TO INSURE THE TRANSACTION. PLEASE CONTACT YOUR TITLE OFFICER IF YOU HAVE ANY QUESTIONS. **(NON SURVEY RELATED ITEM)**

ITEM I13) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 1295136
IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY, A MASSACHUSETTS CORPORATION
FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE **(SHOWN HEREON)**

ITEM I14) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TITLE NOTIFICATION"
RECORDED: MARCH 31, 1994
RECORDING NO.: 9403310264 **(NON SURVEY RELATED ITEM)**

ITEM I15) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: APRIL 12, 1994
RECORDING INFORMATION: 9404120568
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM **(SHOWN HEREON)**

ITEM I16) THERE ARE VARIOUS ONGOING CLOSURES AND INACCESSIBILITY OF CERTAIN RECORDS IN COUNTIES AND MUNICIPALITIES ACROSS THE COUNTRY DUE TO THE COVID-19 EMERGENCY. IF UNABLE TO RECORD DOCUMENTS IN THE PUBLIC RECORDS DUE TO CLOSURE OR INACCESSIBILITY, EXECUTION OF A DECLARATION OF UNDERSTANDING AND INDEMNITY AND HOLD HARMLESS AGREEMENT DUE TO THE COVID-19 EMERGENCY IS REQUIRED BY THE PARTIES (OTHER THAN THE LENDER) TO THE CONTEMPLATED TRANSACTION. **(NON SURVEY RELATED ITEM)**

PARCEL J

LANE (APN 042020-1052) FIRSTAM ORDER 4269-3458157 APRIL 21, 2020
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

THENCE SOUTH 340.83 FEET;
THENCE EAST 300 FEET;
THENCE SOUTH 68.17 FEET;
THENCE WEST 300 FEET;
THENCE NORTH 68.17 FEET TO THE POINT OF BEGINNING;

EXCEPT FREEMAN COUNTY ROAD RUNNING ALONG THE WEST LINE THEREOF ALSO, COMMENCING 15 FEET EAST AND 272.86 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, 330 FEET;
THENCE SOUTH PARALLEL WITH THE CENTER LINE OF FREEMAN COUNTY ROAD 68.17 FEET;
THENCE WEST 142 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 20 FEET;
THENCE WEST 20 FEET;
THENCE SOUTH 20 FEET;
THENCE EAST 20 FEET TO THE TRUE POINT OF BEGINNING.

SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4269-3458157]

ITEM J1) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM J2) 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. **(NON SURVEY RELATED ITEM)**

ITEM J3) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM J4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM J5) 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. **(SEE SURVEY FOR EXISTING CONDITIONS)**

ITEM J6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. **(NON SURVEY RELATED ITEM)**

ITEM J7) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM J8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. **(NON SURVEY RELATED ITEM)**

ITEMS J9-J10) TAX RELATED **(NON SURVEY RELATED)**

ITEM J11) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: ALISHA LANE AND JEREME LANE, WIFE AND HUSBAND
GRANTEE/BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" SOLELY AS A NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
DATED: DECEMBER 22, 2016
RECORDED: DECEMBER 27, 2016
RECORDING INFORMATION: 201612271077

ITEM J12) EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR VECTOR WASHINGTON LLC, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING. **(NON SURVEY RELATED ITEM)**

ITEM J13) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WAIVER OF CLAIM FOR DAMAGES AND CONSENT TO LOCATE ROAD"
RECORDED: APRIL 7, 1911
RECORDING NO.: 337244 **(SEE SURVEY FOR EXISTING CONDITIONS)**

ITEM J14) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 1295136
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM **(SHOWN HEREON)**

ITEM J15) THERE ARE VARIOUS ONGOING CLOSURES AND INACCESSIBILITY OF CERTAIN RECORDS IN COUNTIES AND MUNICIPALITIES ACROSS THE COUNTRY DUE TO THE COVID-19 EMERGENCY. IF UNABLE TO RECORD DOCUMENTS IN THE PUBLIC RECORDS DUE TO CLOSURE OR INACCESSIBILITY, EXECUTION OF A DECLARATION OF UNDERSTANDING AND INDEMNITY AND HOLD HARMLESS AGREEMENT DUE TO THE COVID-19 EMERGENCY IS REQUIRED BY THE PARTIES (OTHER THAN THE LENDER) TO THE CONTEMPLATED TRANSACTION. **(NON SURVEY RELATED ITEM)**

PARCEL K

O'CONNER (APN 042020-1034) FIRSTAM ORDER 4269-3514609 JUNE 23, 2020.
BEGINNING 15 FEET EAST AND 272.66 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, 330 FEET;
THENCE SOUTH PARALLEL WITH THE CENTER LINE OF FREEMAN COUNTY ROAD, 68.17 FEET;
THENCE WEST 330 FEET TO THE EAST LINE OF SAID ROAD;
THENCE NORTH ALONG SAID EAST LINE 68.17 FEET TO THE POINT OF BEGINNING.

EXCEPT, COMMENCING AT A POINT 142 FEET WEST OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT;
THENCE NORTH 20 FEET;
THENCE WEST 20 FEET; THENCE SOUTH TO SOUTH LINE OF ABOVE DESCRIBED TRACT;
THENCE EAST ALONG SAID SOUTH LINE TO POINT OF BEGINNING.

SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4269-3514609]

ITEM K1 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM K2) 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. **(NON SURVEY RELATED ITEM)**

ITEM K3) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM K4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM K5) 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. **(SEE SURVEY FOR EXISTING CONDITIONS)**

ITEM K6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. **(NON SURVEY RELATED ITEM)**

ITEM K7) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM K8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. **(NON SURVEY RELATED ITEM)**

ITEMS K9-K10) TAX RELATED. **(NON SURVEY RELATED ITEMS)**

ITEM K11) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: MICHAEL P. O'CONNOR AND TERESA L.G. O'CONNOR, HUSBAND AND WIFE
GRANTEE/BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" SOLELY AS A NOMINEE FOR HOMESTREET BANK, ITS SUCCESSORS AND ASSIGNS
TRUSTEE: CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION
DATED: APRIL 22, 2003
RECORDED: APRIL 28, 2003
RECORDING INFORMATION: 200304280650

ITEM K12) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: MICHAEL P. O'CONNOR AND TERESA L. O'CONNOR, HUSBAND AND WIFE
GRANTEE/BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" SOLELY AS A NOMINEE FOR HOMESTREET BANK, ITS SUCCESSORS AND ASSIGNS
TRUSTEE: FIRST AMERICAN TITLE
DATED: DECEMBER 14, 2007
RECORDED: JANUARY 03, 2008
RECORDING INFORMATION: 200801030037
NOTE: THIS DEED OF TRUST CONTAINS LINE OF CREDIT PRIVILEGES. IF THE CURRENT BALANCE OWING ON SAID OBLIGATION IS TO BE PAID IN FULL IN THE FORTHCOMING TRANSACTION, CONFIRMATION SHOULD BE MADE THAT THE BENEFICIARY WILL ISSUE A PROPER REQUEST FOR FULL RECONVEYANCE.

ITEM K13) FEDERAL TAX LIEN:
TAXPAYER: MICHEAL OCONNOR
CERTIFICATE NO.: 358597519
RECORDED: MAY 20, 2019
RECORDING INFORMATION: 201905200742 **(NON SURVEY RELATED ITEM)**

ITEM K14) THE EFFECT OF THE MATTER(S) SHOWN IN PARAGRAPH(S) 13 HEREIN DEPENDS UPON THE IDENTITY OF THE DEBTOR/TAXPAYER WITH THE NAME(S) OF MICHAEL P. O'CONNOR. THE ENCLOSED IDENTITY AFFIDAVIT SHOULD BE COMPLETED AND RETURNED TO THIS OFFICE TO HELP DETERMINE THE IDENTITY OF SAID PARTY(S) PRIOR TO CLOSING. **(NON SURVEY RELATED ITEM)**

ITEM K15) EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR VECTOR WASHINGTON, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING. **(NON SURVEY RELATED ITEM)**

ITEM K16) 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. **(NON SURVEY RELATED ITEM)**

ITEM K17) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 1295136
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM **(SHOWN HEREON)**

ITEM K18) RIGHT OF WAY, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN:
GRANTED TO: MICHAEL AND TERESA O'CONNOR
FOR: INSTALLATION OF A DRIVEWAY
RECORDED: OCTOBER 18, 2012
RECORDING INFORMATION: 201210180342 **(SHOWN HEREON)**

ITEM K19) CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 201311085007. **(SEE SURVEY FOR EXISTING CONDITIONS)**

PARCEL L

ANNON (APN 042020-1034) FIRSTAM ORDER 4269-3644487 DECEMBER 17, 2020.
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20, RANGE 4 EAST OF W.M.;
THENCE EAST 345 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 408.4 FEET MORE OR LESS;
THENCE EAST 110.6 FEET;
THENCE NORTH 408.4 FEET MORE OR LESS TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE WEST 110.6 FEET TO THE POINT OF BEGINNING.

EXCEPT ROADS SUBJECT TO EASEMENT.

SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4269-3644487]

ITEM L1) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM L2) 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. **(NON SURVEY RELATED ITEM)**

ITEM L3) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM L4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM L5) 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. **(SEE SURVEY FOR EXISTING CONDITIONS)**

ITEM L6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. **(NON SURVEY RELATED ITEM)**

ITEM L7) 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM L8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. **(NON SURVEY RELATED ITEM)**

ITEM L9) TAX RELATED. **(NON SURVEY RELATED ITEM)**

ITEM L10) THE LEGAL DESCRIPTION FOR SAID PREMISES IS DERIVED FROM A LACK OF PROBATE AFFIDAVIT RECORDED UNDER RECORDING NUMBER 201808200383. SAID DESCRIPTION IS IMPRECISE, FOR THOUGH IT HAS A 408.4-FOOT SOUTHERLY CALL, THE TEXT "MORE OR LESS" IS ADDED TO IT WITHOUT TYING IT TO ANYTHING DEFINITE. THUS, THE TERM "MORE OR LESS" NULLIFIES THE DISTANCE CALL AND RENDERS US INCAPABLE OF PRECISELY IDENTIFYING THE SOUTHERLY BOUNDARY OF SAID PREMISES. THE COMPANY, THEREFORE, DOES NOT INSURE AGAINST ANY CLAIMS RELATING TO SAID SOUTHERLY BOUNDARY. MOREOVER, SAID DESCRIPTION EXCLUDES "ROADS," BUT NO ROADS APPEAR TO BE INCLUDED IN SAID DESCRIPTION. WE RESERVE OPINION PENDING SUBMISSION OF PERTINENT FACTS. **(TITLE COMPANY CONCERN)**

ITEM L11) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 1295136
IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY, A MASSACHUSETTS CORPORATION
FOR: AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE **(SHOWN HEREON)**

ITEM L12) 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. **(SEE SURVEY FOR EXISTING CONDITIONS)**

PARCEL M: (APN 0420201036)

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
THENCE SOUTH 297.5 FEET;
THENCE EAST 294 FEET;
THENCE NORTH 297.5 FEET;
THENCE WEST 294 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 15 FEET THEREOF FOR COUNTY ROAD;

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL N: (APN 0420205004)

LOT 2, PIERCE COUNTY SHORT PLAT NUMBER 8009260306, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1980 WHICH IS A RE-RECORD OF PIERCE COUNTY SHORT PLAT NUMBER 75-171, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1975, RECORDS OF THE PIERCE COUNTY AUDITOR;

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:

ITEM 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM 2) TAXES OR ASSESSMENTS **(NON SURVEY RELATED ITEMS)**

ITEM 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. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM 4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. **(SURVEYOR IS NOT AWARE OF ANY)**

ITEM 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. **(SEE SURVEY FOR EXISTING CONDITIONS)**

ITEM 6) REFERS TO MINING CLAIMS; **(NON SURVEY RELATED ITEM)**

ITEM 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. **(NON SURVEY RELATED ITEM)**

ITEM 8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. **(NON SURVEY RELATED ITEM)**

ITEMS 9-13) ITEMS REGARDING TAXES AND/OR FISCAL RESPONSIBILITY. **(NON SURVEY RELATED ITEMS)**

ITEM 14) THE LAND DESCRIBED IN THIS COMMITMENT APPEARS TO BE RESIDENTIAL IN NATURE AND MAY BE SUBJECT TO THE PROVISIONS OF R.C.W. 6.13.010, ET SEQ. (HOMESTEAD STATUTE) IF THE LAND IS OCCUPIED AS A PRIMARY RESIDENCE. IF THE LAND IS OCCUPIED AS A PRIMARY RESIDENCE, R.C.W. 6.13.060 REQUIRES THAT ALL DOCUMENTS CONVEYING OR ENCUMBERING THE LAND MUST BE EXECUTED BY EACH SPOUSE OR DOMESTIC PARTNER, INDIVIDUALLY. ALTERNATIVELY, THE COMPANY WILL ACCEPT A DEED IDENTIFYING THE NON-VESTED SPOUSE OCCUPYING THE PROPERTY AS THE GRANTOR AND THE VESTED SPOUSE AS THE GRANTEE. IN THE EVENT THAT THE COMPANY RECEIVES DOCUMENTS TO INSURE THAT ARE NOT EXECUTED AS REQUIRED, THE COMPANY MAY BE UNABLE TO RECORD OR TO INSURE THE TRANSACTION. PLEASE CONTACT YOUR TITLE OFFICER IF YOU HAVE ANY QUESTIONS. **(NON SURVEY RELATED ITEM)**

ITEM 15) ACCORDING TO THE APPLICATION FOR TITLE INSURANCE, TITLE IS TO VEST IN TYLER LITZENBERGER. IF SAID PARTY(IES) IS/ARE MARRIED AND WE ARE TO INSURE TITLE AS SUCH, FREE OF ANY INTEREST OF THE SPOUSE(S), WE WILL REQUIRE A DEED OF CONVEYANCE FROM THE NON-PARTICIPATING SPOUSE(S). **(NON SURVEY RELATED ITEM)**

ITEM 16) WAIVER AND RELINQUISHMENT OF ALL CLAIMS FOR DAMAGE ARISING FROM THE ESTABLISHMENT OF A PUBLIC ROAD AS SET FORTH BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 337244. **(NON SURVEY RELATED ITEM)**

ITEM 17) CONDITIONS, NOTES, EASEMENTS, PROVISIONS, ENCROACHMENTS AND/OR OTHER MATTERS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY NO. 3204, RECORDED IN VOLUME 33 OF SURVEYS, AT PAGE(S) 4, IN PIERCE COUNTY, WASHINGTON. **(EXISTING CONDITIONS SHOWN HEREON)**

ITEM 18) ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES, PROVISIONS AND/OR OTHER MATTERS SHOWN OR DISCLOSED BY PIERCE COUNTY SHORT PLAT RECORDED UNDER RECORDING NUMBER 8009260306 WHICH IS A RE-RECORD OF SHORT PLAT NO. 75-171.
AFFECTS: PARCEL B **(EXISTING CONDITIONS SHOWN HEREON, NO EASEMENTS LISTED THEREFORE NON SHOWN)**

ITEM 19) MEMORANDUM OF AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: JOYCE D. ASBJORNSEN
AND: PIERCE COUNTY
RECORDING INFORMATION: 9402180682
AFFECTS: PARCEL A **(NON SURVEY RELATED ITEM)**

ITEM 20) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 404188
IN FAVOR OF: PIERCE COUNTY
FOR: RIVER CONTROL
AFFECTS: SAID PREMISES **(DOES NOT EFFECT SUBJECT PROPERTIES)**

ITEM 21) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 1390898
IN FAVOR OF: PIERCE COUNTY
FOR: RIGHT OF WAY
AFFECTS: A PORTION OF SAID PREMISES AND OTHER PROPERTY **(DOES NOT EFFECT SUBJECT PROPERTIES)**

ITEM 22) RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES, AS GRANTED BY DEED.
RECORDING INFORMATION: 1417688
GRANTED TO: PIERCE COUNTY **(DOES NOT EFFECT SUBJECT PROPERTIES)**

ITEM 23) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 3005857
IN FAVOR OF: HILMA ACKERMAN, ET AL
FOR: ROAD AND UTILITIES
AFFECTS: THE NORTH 60 FEET OF SAID PREMISES AND OTHER PROPERTY **(DOES NOT EFFECT SUBJECT PROPERTIES)**

ITEM 24) CONDITIONS, NOTES, EASEMENTS, PROVISIONS, ENCROACHMENTS AND/OR OTHER MATTERS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY NO. 3204, RECORDED IN VOLUME 33 OF SURVEYS, AT PAGE(S) 4, IN PIERCE COUNTY, WASHINGTON. **(DOES NOT EFFECT SUBJECT PROPERTIES)**

ITEM 25) CONDITIONS, NOTES, EASEMENTS, PROVISIONS, ENCROACHMENTS AND/OR OTHER MATTERS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 8408140148. **(DOES NOT EFFECT SUBJECT PROPERTIES)**

ITEM 26) ANY QUESTIONS THAT MAY ARISE DUE TO SHIFTING OR CHANGE OF THE LINE OF HIGH WATER OF AN UNNAMED BODY OF WATER LOCATED ON SAID PREMISES. **(DOES NOT EFFECT SUBJECT PROPERTIES)**

ITEM 27) ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHT OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER. **(DOES NOT EFFECT SUBJECT PROPERTIES)**

No.	Date	By	Ckd.	Appr.	Revision

Title: EXISTING CONDITIONS - LEGAL DESCRIPTIONS FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal N/A, Vertical N/A

Designed JSM
Drawn DTC
Checked JSM
Approved BHE
Date 10/18/22

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

Job Number 21585

Sheet C3 of 35

APPROVED

BY ______________________
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

EXISTING CONDITIONS

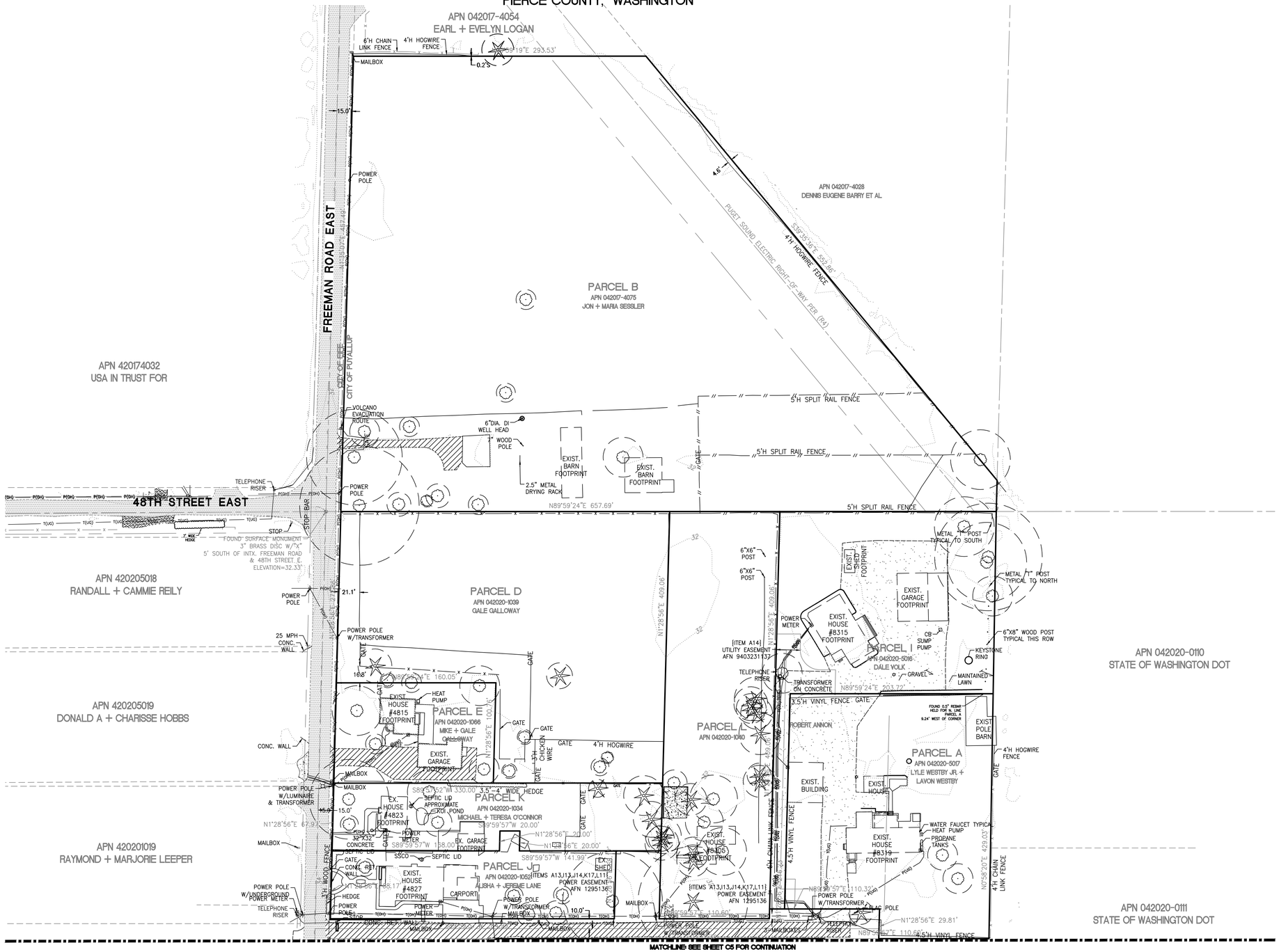
OF

FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 25' 50' 100'
SCALE: 1"=50'



MATCHLINE SEE SHEET C5 FOR CONTINUATION

LEGEND

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

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (LS#45789 OR #41282)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"X2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- LUMINAIRE (LUM.)
- YARD LIGHT
- ORNAMENTAL LIGHT
- POWER METER (PM)
- POWER POLE (PP)
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE (TM)
- TELEPHONE RISER (TR)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
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- DIRECTIONAL ARROW
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- CHAIN LINK FENCE
- WOOD FENCE
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- VINYL FENCE
- WATER LINE
- GAS LINE
- T(XX) TELEPHONE LINE (OH) OR (UG)
- P(XX) POWER LINE (OH) OR (UG)
- SD STORM LINE
- SS SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE
- ROCK
- MATCH LINE

ABBREVIATIONS

(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED
(GIS)	GEOGRAPHICAL INFORMATION SYSTEMS
(REF)	PER REFERENCE INFORMATION
(H)	HIGH
(IV)	IRRIGATION VALVE

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **EXISTING CONDITIONS**

FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES
STATE OF WASHINGTON
42766
REGISTERED
PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=50' Vertical N/A

Designed JSM Drawn DTC Checked JSM Approved BHF Date 10/18/22

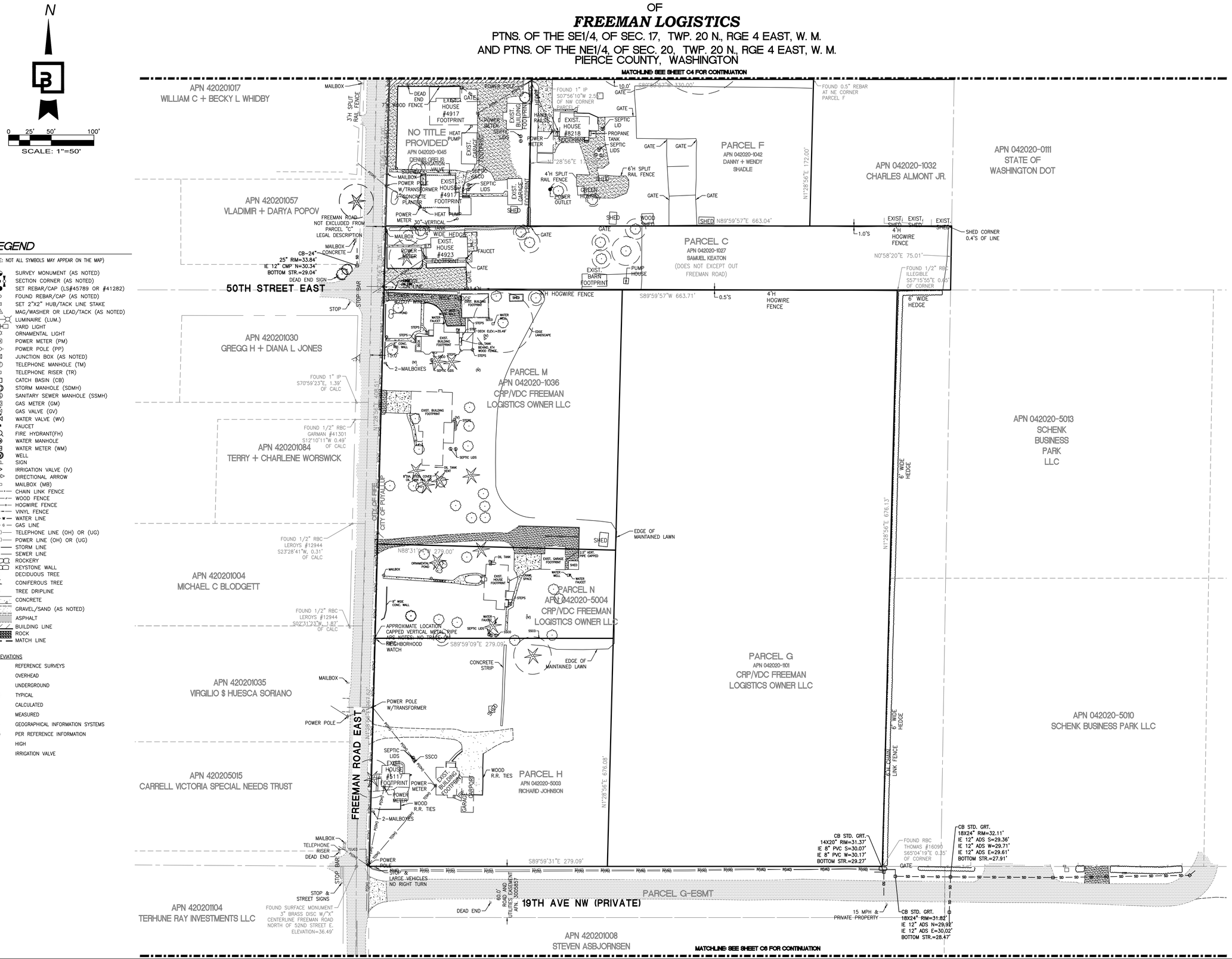
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 21585

Sheet C4 of 35

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EXISTING CONDITIONS
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON



LEGEND

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

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (LS#45789 OR #41282)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"X2" HUB/TACK LINE STAKE
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APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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No.	Date	By	Ckd.	Appr.	Revision

Title: **EXISTING CONDITIONS**
FOR
FREEMAN LOGISTICS

For:
VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
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BENJAMIN H. FLORES
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Scale: Horizontal 1"=50' Vertical N/A

Designed JSM Drawn DTC Checked JSM Approved BHF Date 10/18/22

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425.251.6222 **barghausen.com**

Job Number 21585

Sheet C5 of 35

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EXISTING CONDITIONS

OF

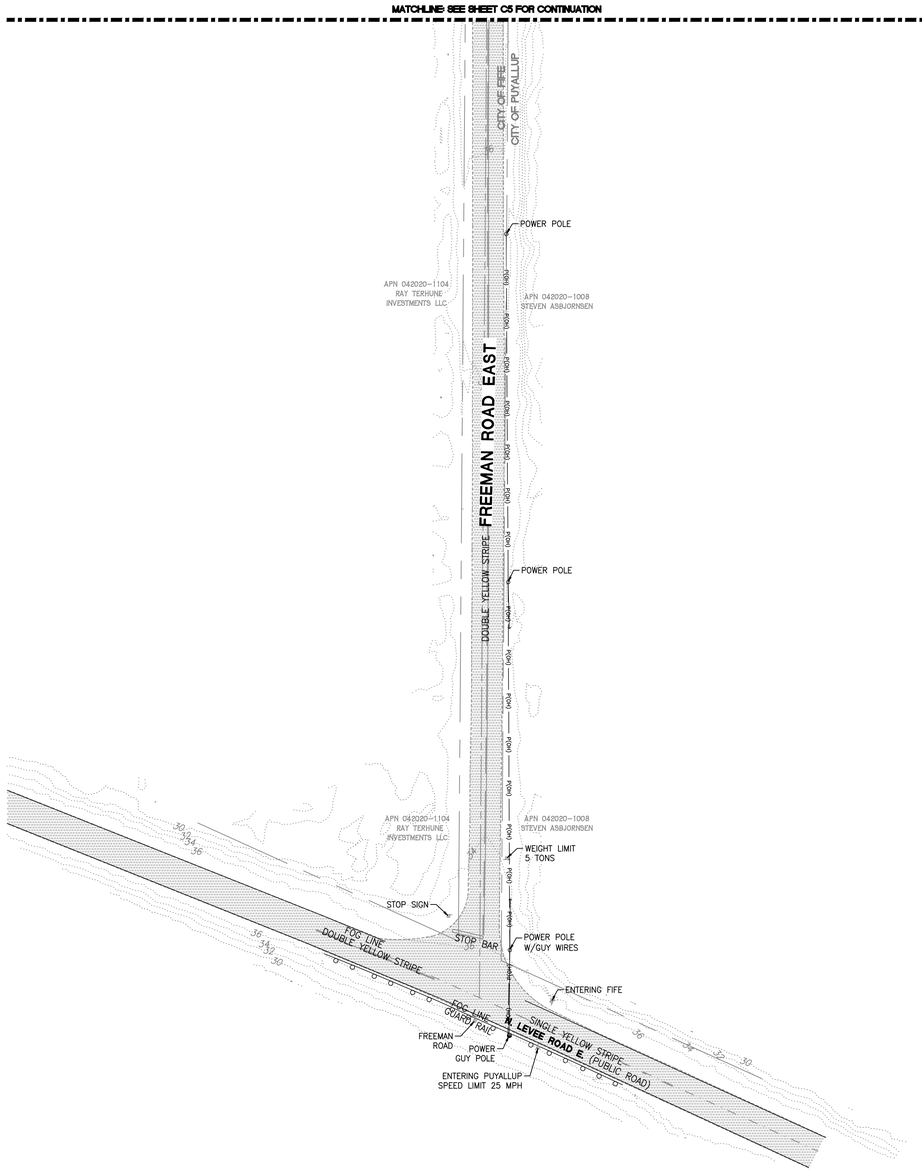
FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 25' 50' 100'

SCALE: 1"=50'



LEGEND

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

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(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED
(GIS)	GEOGRAPHICAL INFORMATION SYSTEMS
(REF)	PER REFERENCE INFORMATION
(H)	HIGH
(IV)	IRRIGATION VALVE

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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No.	Date	By	Ckd.	Appr.	Revision

Title: **EXISTING CONDITIONS**

FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=50' Vertical N/A

Designed JSM Drawn DTC. Checked JSM Approved BHF Date 10/18/22

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

Job Number 21585

Sheet C6 of 35

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GRADING AND DRAINAGE PLAN

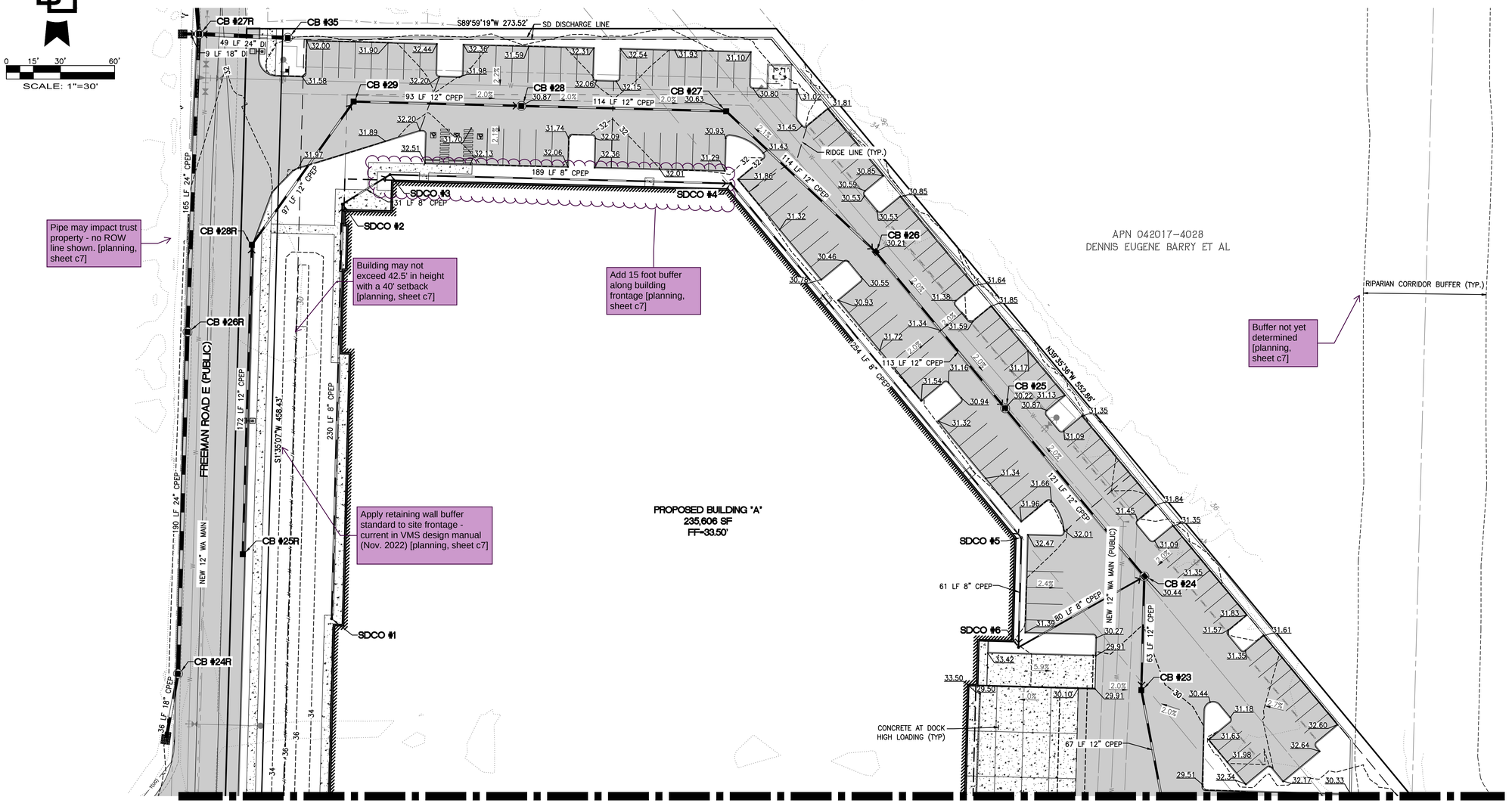
OF

FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 15' 30' 60'
SCALE: 1"=30'



Pipe may impact trust property - no ROW line shown. [planning, sheet c7]

Building may not exceed 42.5' in height with a 40' setback [planning, sheet c7]

Add 15 foot buffer along building frontage [planning, sheet c7]

Apply retaining wall buffer standard to site frontage - current in VMS design manual (Nov. 2022) [planning, sheet c7]

Buffer not yet determined [planning, sheet c7]

CATCH BASINS
CB #23, TYPE 1, W/STANDARD GRATE RIM=29.40 IE=24.89 (12" N) IE=24.89 (12" S)
CB #24, TYPE 2 – 48" RIM=30.44 IE=25.21 (12" NW) IE=25.55 (8" SW) IE=25.21 (12" S)
CB #24R, TYPE 2 – 48" RIM=32.60 IE=28.72 (18" S) IE=28.22 (24" N)
CB #25, TYPE 1, W/STANDARD GRATE RIM=30.22 IE=25.82 (12" NW) IE=25.82 (12" SE)
CB #26, TYPE 1, W/STANDARD GRATE RIM=30.21 IE=26.38 (12" NW) IE=26.38 (12" SE)
CB #26R, TYPE 2 – 48" RIM=32.14 IE=27.75 (24" S) IE=27.75 (24" N)
CB #27, TYPE 1, W/STANDARD GRATE RIM=30.63 IE=26.95 (12" W) IE=26.95 (12" SE)
CB #27R, TYPE 2 – 48" RIM=31.71 IE=27.34 (24" S) IE=27.34 (24" E) IE=27.84 (18" W) IE=27.34 (24" N)
CB #28, TYPE 1, W/STANDARD GRATE RIM=30.87 IE=27.52 (12" W) IE=27.52 (12" E)
CB #29, TYPE 1, W/STANDARD GRATE RIM=31.05 IE=27.98 (12" SW) IE=27.98 (12" E)
CB #35, TYPE 2 – 48" RIM=31.83 IE=27.50 (24" W)
SDCO #1, 8" SDCO RIM=33.43 IE=31.00 (8" N)
SDCO #2, 8" SDCO RIM=33.37 IE=29.85 (8" S) IE=29.85 (8" NE)
SDCO #3, 8" SDCO RIM=33.33 IE=29.69 (8" SW) IE=29.69 (8" E)
SDCO #4, 8" SDCO RIM=32.91 IE=28.75 (8" W) IE=28.75 (8" SE)
SDCO #5, 8" SDCO RIM=33.23 IE=27.48 (8" NW) IE=27.48 (8" S)
SDCO #6, 8" SDCO RIM=32.10 IE=27.18 (8" N) IE=27.18 (8" NE)

MATCHLINE- SEE SHEET C8 FOR CONTINUATION

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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No.	Date	By	Ckd.	Appr.	Revision

Title: **GRADING AND DRAINAGE PLAN**

FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORDE
STATE OF WASHINGTON
42766
REGISTERED
PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=30' Vertical N/A

Designed JSM Drawn DTC Checked JSM Approved BHF Date 10/18/22

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

Job Number 21585

Sheet C7 of 35

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GRADING AND DRAINAGE PLAN
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

CATCH BASINS
CB #16, TYPE 2 – 48" RIM=30.66 IE=24.82 (12" W) IE=24.82 (12" NE)
CB #17, TYPE 2 – 48" RIM=30.74 IE=25.57 (12" W) IE=25.57 (12" S) IE=25.90 (8" N) IE=25.57 (12" E)
CB #18, TYPE 1, W/STANDARD GRATE RIM=30.86 IE=26.75 (12" W) IE=26.75 (12" E)
CB #18R, TYPE 1, W/STANDARD GRATE RIM=34.62 IE=31.50 (12" E)
CB #19, TYPE 1, W/STANDARD GRATE RIM=29.55 IE=27.33 (8" W) IE=27.00 (12" E)
CB #20, TYPE 1, W/STANDARD GRATE RIM=29.55 IE=27.33 (8" W) IE=27.00 (12" E)
CB #20R, TYPE 1, W/STANDARD GRATE RIM=33.57 IE=30.50 (12" E)
CB #21, TYPE 1, W/STANDARD GRATE RIM=29.55 IE=27.33 (8" W) IE=27.00 (12" E)
CB #22, TYPE 1, W/STANDARD GRATE RIM=29.55 IE=27.33 (8" W) IE=27.00 (12" E)
CB #22R, TYPE 1, W/STANDARD GRATE RIM=32.53 IE=29.50 (12" E)
CB #29R, TYPE 1, W/STANDARD GRATE RIM=32.84 IE=30.00 (12" E)
CB #30R, TYPE 1, W/STANDARD GRATE RIM=32.11 IE=27.66 (12" W) IE=27.66 (12" S)
CB #31R, TYPE 1, W/STANDARD GRATE RIM=33.63 IE=31.75 (12" E)
CB #32, TYPE 2 – 48" RIM=32.07 IE=15.91 (12" S) IE=15.91 (12" E)
CB #32R, TYPE 1, W/STANDARD GRATE RIM=32.46 IE=27.63 (12" W) IE=27.63 (12" N)
CB #33, TYPE 2 – 48" RIM=32.47 IE=15.44 (12" E) IE=15.44 (12" W)
CB #34, TYPE 2 – 48" RIM=32.72 IE=15.44 (12" N) IE=15.44 (12" W)
SDCO #7, 8" SDCO RIM=29.52 IE=27.50 (8" E)
SDCO #8, 8" SDCO RIM=29.52 IE=27.50 (8" E)
SDCO #9, 8" SDCO RIM=29.52 IE=27.50 (8" E)
SDCO #10, 8" SDCO RIM=29.52 IE=27.50 (8" E)
SDCO #11, 8" SDCO RIM=33.43 IE=31.00 (8" S)
SDCO #12, 8" SDCO RIM=33.43 IE=30.28 (8" N) IE=30.28 (8" S)
SDCO #13, 8" SDCO RIM=33.47 IE=29.85 (8" N) IE=29.85 (8" SE)
SDCO #14, 8" SDCO RIM=33.28 IE=29.69 (8" NW) IE=29.69 (8" E)
SDCO #15, 8" SDCO RIM=33.36 IE=28.33 (8" W) IE=28.33 (8" E) IE=28.33 (8" S)
SDCO #16, 8" SDCO RIM=33.39 IE=29.00 (8" W)
WQ VAULT #1, 8'X12' VAULT RIM=31.23 IE=18.79 (12" N) IE=16.62 (12" S)

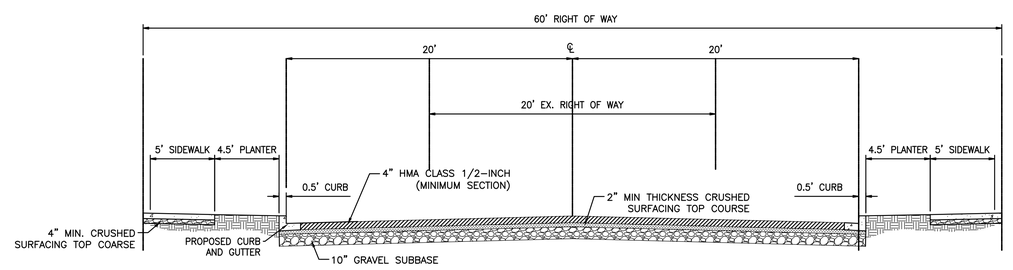
N

0 15' 30' 60'
SCALE: 1"=30'

MATCHLINE- SEE SHEET C7 FOR CONTINUATION

48TH STREET EAST (PUBLIC)
STOP BAR
NEW 12" WA MAIN
35 LF 12" CPEP
CB #22R
CB #23R
157 LF 12" CPEP
144 LF 8" CPEP
SDCO #11
ROOF DRAIN LINE (TYP.)
PROPOSED BUILDING "A"
235,606 SF
FF=33.50'
SDCO #12
34 LF 12" CPEP
CB #20R
CB #21R
S1°28'56"W 365.73'
132 LF 12" CPEP
86 LF 8" CPEP
FREEMAN ROAD E (PUBLIC)
30 feet of landscape required - ADA stalls and walkway must be set back [planning, sheet c8]
SDCO #13
SDCO #14
273 LF 8" CPEP
CB #18
CB #19R
CB #18R
34 LF 12" CPEP
115 LF 12" CPEP
12 feet of landscape required [planning, sheet c8]
Δ=89°59'43" R=20.00' L=31.41'
5' SIDEWALK
4.5' PLANTER
22ND AVE NW (PUBLIC)
8 foot walk, 6 foot planter required [planning, sheet c8]
60' R/W
CB #22
SDCO #7
101 LF 12" CPEP
RIPARIAN CORRIDOR BUFFER (TYP.)
Buffer not yet determined [planning, sheet c8]
CB #21
SDCO #8
100 LF 12" CPEP
NEW 12" WA MAIN (PUBLIC)
Truck parking must be broken apart with landscape islands every 8 stalls [planning, sheet c8]
STORM PUMP DISCHARGE LINE
TRENCH DRAIN (TYP) SEE SHEET C28 FOR MORE DETAILS
SDCO #9
CB #20
99 LF 12" CPEP
N1°00'44"E 460.27'
NORTH DETENTION VAULT
356'X100'X7.5'
VOLUME REQUIRED=5.13 AC-FT
VOLUME PROVIDED=5.31 AC-FT
SEE SHEET C11 FOR MORE DETAILS
APN 042020-0110 STATE OF WASHINGTON DOT
CONCRETE AT DOCK HIGH LOADING (TYP)
CB #19
SDCO #10
98 LF 12" CPEP
SDCO #15
SDCO #16
63 LF 8" CPEP
25 LF 8" CPEP
NEW 6" SS SERVICE
31 LF 12" CPEP
150 LF 12" CPEP
236 LF 12" CPEP
CB #17
RIDGE LINE (TYP.)
Move line out of planter [planning, sheet c8]
50 LF
S8
CB #16
CB #33
CB #34
14 LF 12" CPEP
28 LF 12" CPEP
WQ VAULT #1
PUMP CONTROL PANEL AND PADS FOR EMERGENCY POWER
Off site wetland on WSDOT property may extend buffer into this area of the site [planning, sheet c8]
128 LF 12" CPEP
PUMP VALVE VAULT
STORM DUPLEX LIFT STATION
FULLY SUBMERSIBLE PUMPS
WITH VARIABLE FREQUENCY
DRIVE AND FLOAT SWITCH
S1°28'56"W 28.56'
N89°59'57"E 110.60'
APN 042020-0111 STATE OF WASHINGTON DOT
Are these emergency generators? Relocate away from residential land uses [planning, sheet c8]
APN 042020-1032 CHARLES ALMONTJR
100 LF 12" CPEP
NEW 12" WA MAIN
CB #31R
CB #32R
CB #32
CB #29R
190 LF 12" CPEP
CB #30R
S88°31'04"E 396.03'
30 feet of dense evergreen landscape with fence required. Proposed location of lines will reduce available planting area due to spacing requirements [planning, sheet c8]

MATCHLINE- SEE SHEET C9 FOR CONTINUATION



22ND AVE NW SECTION C
NOT TO SCALE

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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No.	Revision	Date	By	Ckd.	Appr.

Title: **GRADING AND DRAINAGE PLAN**
FOR
FREEMAN LOGISTICS

For:
VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. CLORAN
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=30' Vertical N/A
Designed JSM Drawn DTC Checked JSM Approved BHE Date 10/18/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
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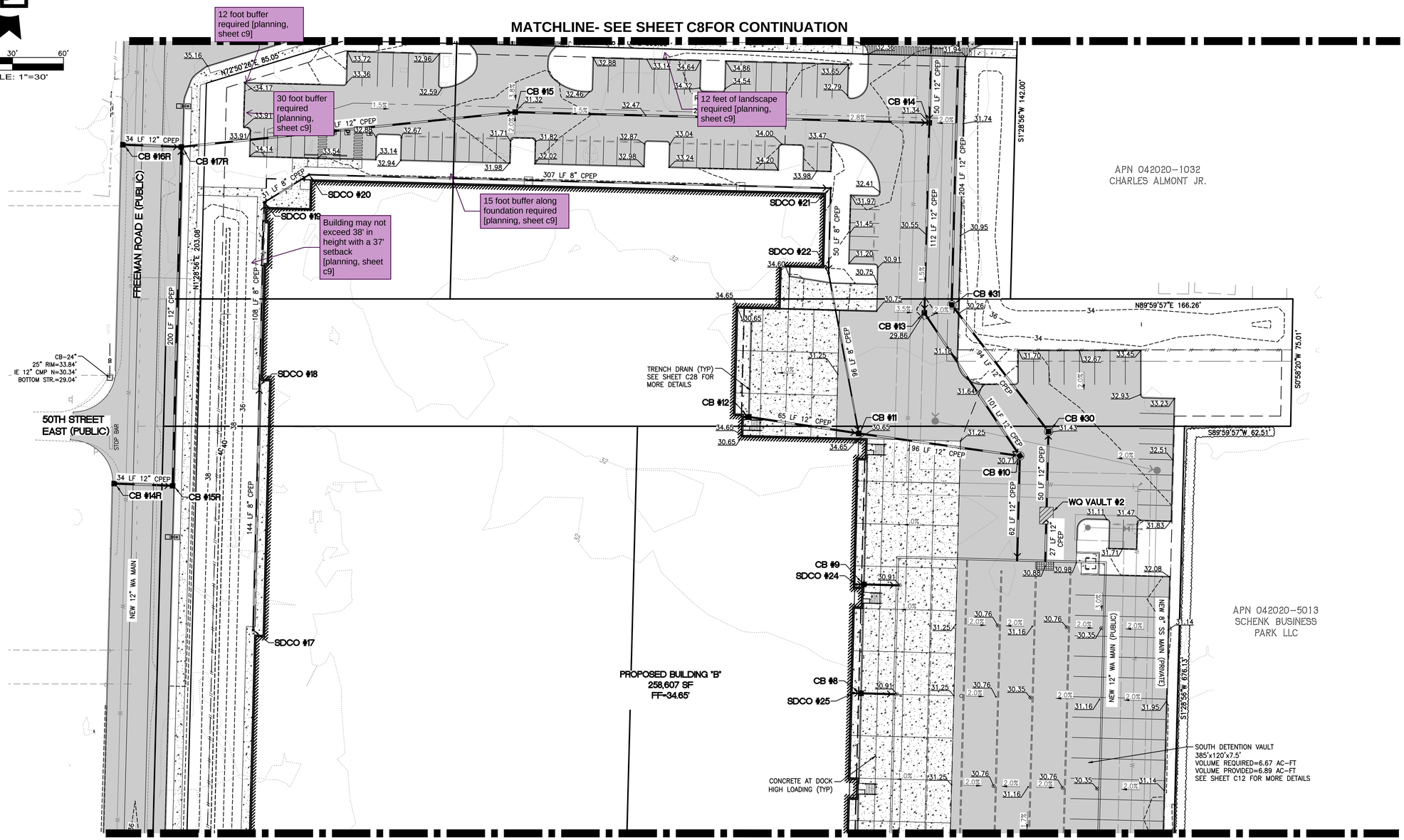
Job Number 21585
Sheet C8 of 35

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GRADING AND DRAINAGE PLAN
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 15' 30' 60'
SCALE: 1"=30'



CATCH BASINS
CB #8, TYPE 1, W/STANDARD GRATE RIM=30.70 IE=28.33 (8" W) IE=28.00 (12" E)
CB #9, TYPE 1, W/STANDARD GRATE RIM=30.70 IE=28.33 (8" W) IE=28.00 (12" E)
CB #10, TYPE 2 - 48" RIM=30.71 IE=25.98 (12" NW) IE=25.98 (12" W) IE=25.98 (12" S)
CB #11, TYPE 1, W/STANDARD GRATE RIM=30.66 IE=27.98 (8" N) IE=27.65 (12" W) IE=27.65 (12" E)
CB #12, TYPE 1, W/STANDARD GRATE RIM=30.68 IE=28.33 (8" W) IE=28.00 (12" E)
CB #13, TYPE 1, W/STANDARD GRATE RIM=29.86 IE=26.48 (12" N) IE=26.48 (12" SE)
CB #14, TYPE 1, W/STANDARD GRATE RIM=31.34 IE=27.04 (12" W) IE=27.04 (12" N) IE=27.04 (12" S)
CB #14R, TYPE 1, W/STANDARD GRATE RIM=35.27 IE=32.39 (12" E)
CB #15, TYPE 1, W/STANDARD GRATE RIM=31.32 IE=28.26 (12" W) IE=28.26 (12" E)
CB #16R, TYPE 1, W/STANDARD GRATE RIM=35.14 IE=32.25 (12" E)
CB #30, TYPE 2 - 48" RIM=31.43 IE=17.40 (12" S) IE=17.40 (12" NW)
CB #31, TYPE 2 - 48" RIM=30.26 IE=16.93 (12" SE) IE=16.93 (12" N)
SDCO #17, 8" SDCO RIM=34.63 IE=32.00 (8" N)
SDCO #18, 8" SDCO RIM=34.63 IE=31.28 (8" S) IE=31.28 (8" N)
SDCO #19, 8" SDCO RIM=34.65 IE=30.74 (8" S) IE=30.74 (8" NE)
SDCO #20, 8" SDCO RIM=34.53 IE=30.58 (8" SW) IE=30.58 (8" E)
SDCO #21, 8" SDCO RIM=34.23 IE=29.05 (8" W) IE=29.05 (8" S)
SDCO #22, 8" SDCO RIM=32.28 IE=28.80 (8" N) IE=28.80 (8" S)
SDCO #24, 8" SDCO RIM=30.66 IE=28.50 (8" E)
SDCO #25, 8" SDCO RIM=30.66 IE=28.50 (8" E)
WQ VAULT #2, 6'X12' VAULT RIM=30.82 IE=19.82 (12" S) IE=17.65 (12" N)

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
10/18/22

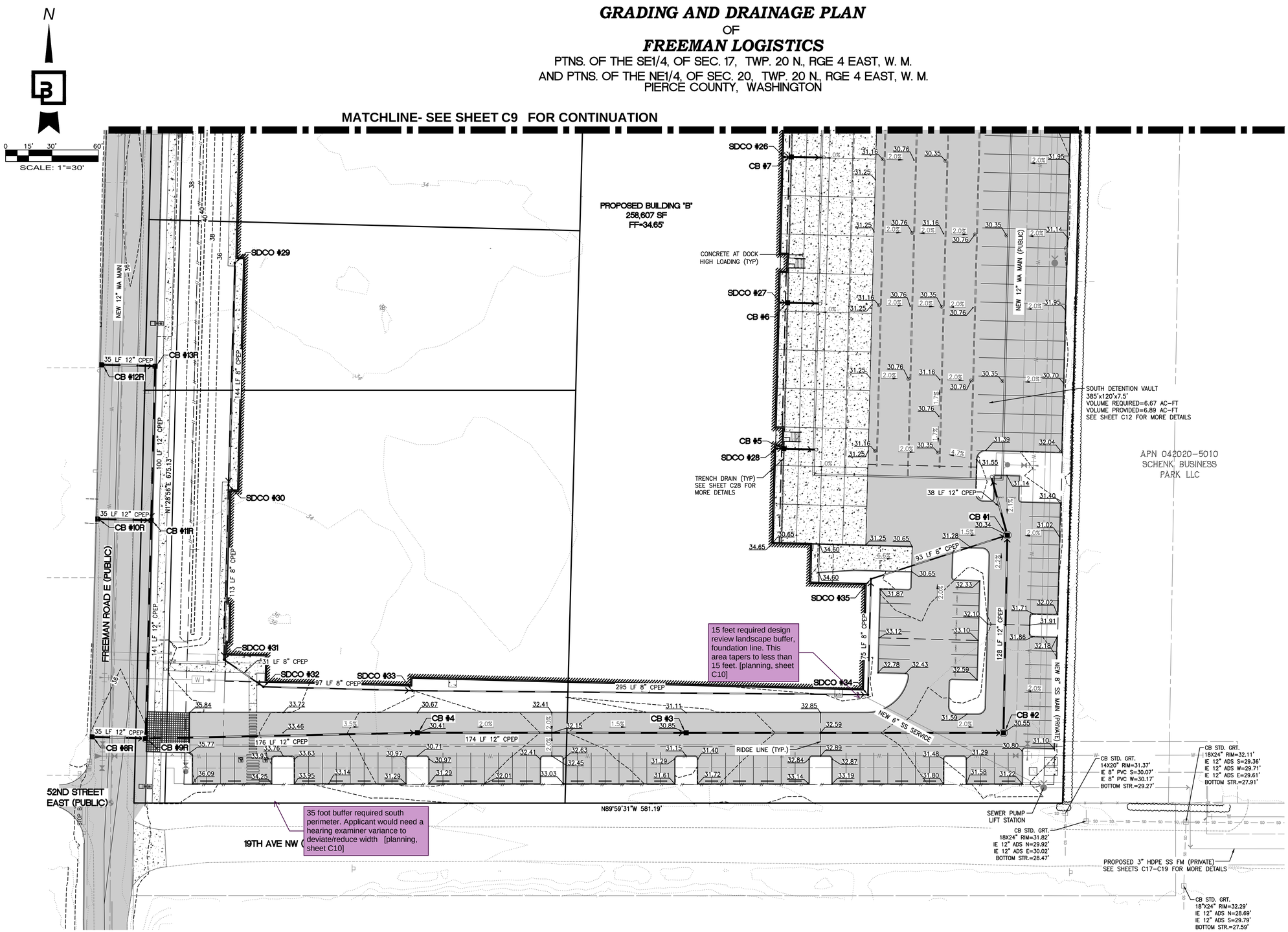
Scale: Horizontal 1"=30' Vertical N/A
Designed JSM Drawn DTC Checked JSM Approved BHE Date 10/18/22

Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
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barghausen.com

Job Number 21585
Sheet C9 of 35

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GRADING AND DRAINAGE PLAN
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON



CATCH BASINS
CB #1, TYPE 2 – 48" RIM=30.34 IE=24.77 (12" S) IE=25.11 (8" W) IE=24.77 (12" N)
CB #2, TYPE 2 – 48" RIM=30.55 IE=25.41 (12" W) IE=25.41 (12" N)
CB #3, TYPE 1, W/STANDARD GRATE RIM=30.85 IE=26.44 (12" W) IE=26.44 (12" E)
CB #4, TYPE 1, W/STANDARD GRATE RIM=30.41 IE=27.31 (12" W) IE=27.31 (12" E)
CB #5, TYPE 1, W/STANDARD GRATE RIM=30.70 IE=28.33 (8" W) IE=28.00 (12" E)
CB #6, TYPE 1, W/STANDARD GRATE RIM=30.70 IE=28.33 (8" W) IE=28.00 (12" E)
CB #7, TYPE 1, W/STANDARD GRATE RIM=30.70 IE=28.33 (8" W) IE=28.00 (12" E)
CB #8R, TYPE 1, W/STANDARD GRATE RIM=36.05 IE=33.08 (12" E)
CB #10R, TYPE 1, W/STANDARD GRATE RIM=34.97 IE=31.90 (12" E)
CB #12R, TYPE 1, W/STANDARD GRATE RIM=35.38 IE=32.30 (12" E)
SDCO #26, 8" SDCO RIM=30.66 IE=28.50 (8" E)
SDCO #27, 8" SDCO RIM=30.66 IE=28.50 (8" E)
SDCO #28, 8" SDCO RIM=30.66 IE=28.50 (8" E)
SDCO #29, 8" SDCO RIM=34.64 IE=32.00 (8" S)
SDCO #30, 8" SDCO RIM=34.63 IE=31.28 (8" N) IE=31.28 (8" S)
SDCO #31, 8" SDCO RIM=34.77 IE=30.71 (8" N) IE=30.71 (8" SE)
SDCO #32, 8" SDCO RIM=34.68 IE=30.56 (8" NW) IE=30.56 (8" E)
SDCO #33, 8" SDCO RIM=32.27 IE=30.08 (8" W) IE=30.08 (8" E)
SDCO #34, 8" SDCO RIM=34.19 IE=28.60 (8" W) IE=28.60 (8" N)
SDCO #35, 8" SDCO RIM=32.40 IE=28.23 (8" S) IE=28.23 (8" E)

APPROVED

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Sheet C10 of 35

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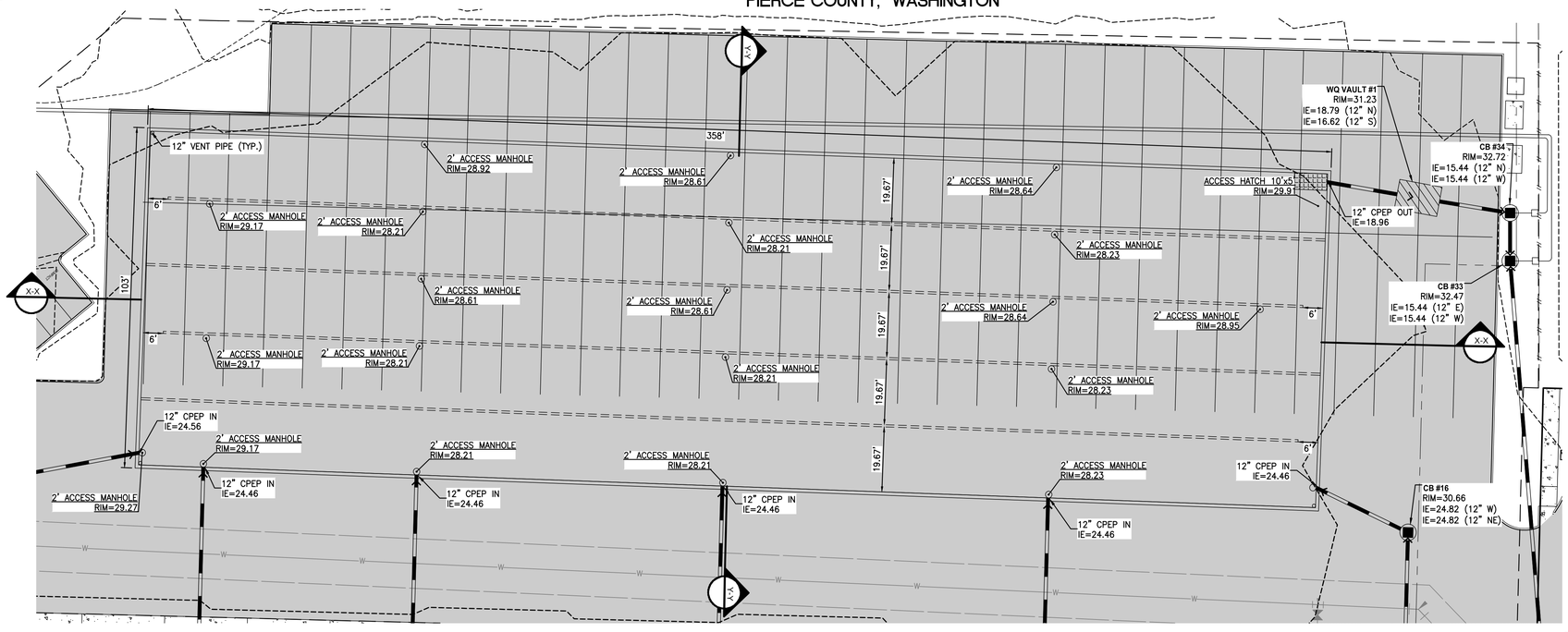
DETENTION VAULT PLAN - NORTH

OF

FREEMAN LOGISTICS

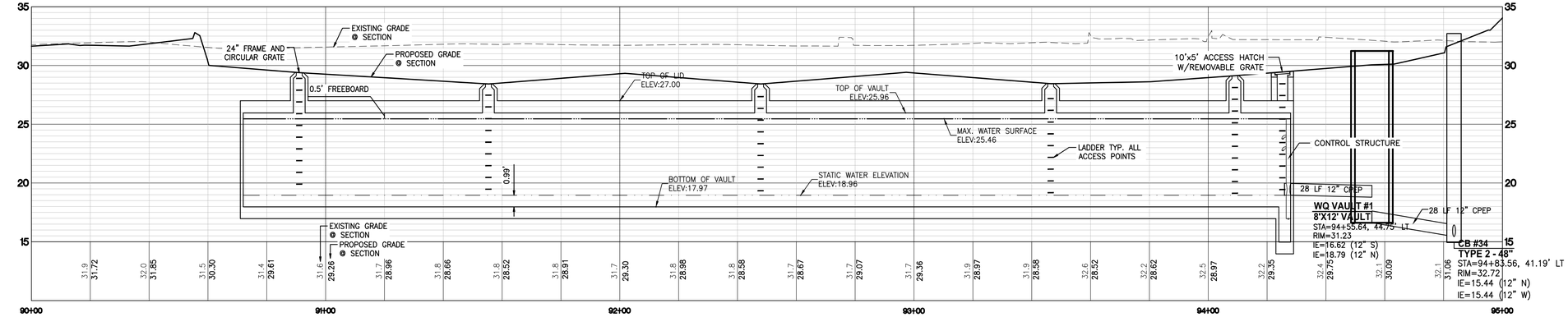
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

0 10' 20' 40'
SCALE: 1"=20'

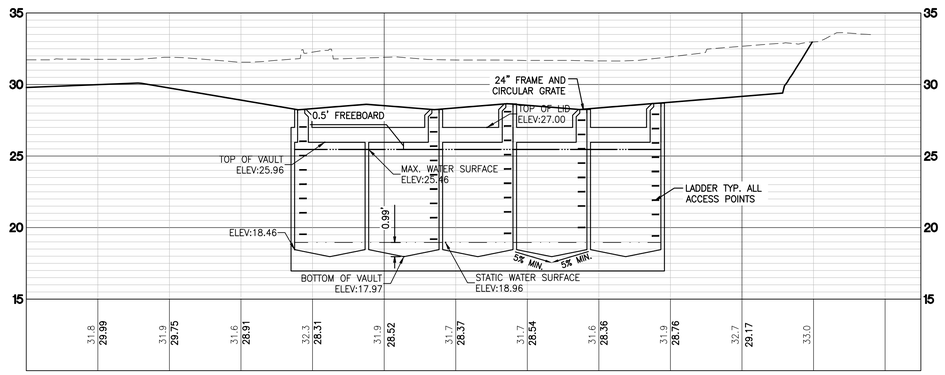


DETENTION VAULT BUILDING A

LIVE STORAGE DEPTH = 6.5 FEET
TOP OF LID = 27.00
TOP OF VAULT = 25.96
MAXIMUM WATER SURFACE = 25.46
STATIC WATER SURFACE = 18.96
BOTTOM OF VAULT = 17.97
DETENTION VOLUME REQUIRED = 223,667 CF
DETENTION VOLUME PROVIDED = 231,304 CF



X-X DETENTION VAULT X-X SECTION
SCALE: H: 1"=20' V: 1"=5'



Y-Y DETENTION VAULT Y-Y SECTION
SCALE: H: 1"=20' V: 1"=5'

VAULT NOTES:

1. VENTILATION PIPES (MIN. 12" DIAMETER OR EQUIVALENT) SHALL BE PROVIDED IN ALL CORNERS OF THE VAULT TO ALLOW FOR VENTILATION PRIOR TO ENTRY OF MAINTENANCE PERSONNEL INTO VAULT. VENTILATION PIPES ENTER THROUGH THE VAULT LID. PROVIDE LOCKING LIDS FLUSH WITH FINISH GRADE USING CLEANOUT.
2. WHERE PIPES ENTER AND LEAVE THE VAULT BELOW THE DESIGNED MAX WATER SURFACE, THEY SHALL BE SEALED USING A NON-POROUS, NON-SHRINKING GROUT.
3. DETENTION VAULT HAS BEEN DESIGNED WITH THE HIGH GROUNDWATER IN MIND AND BUOYANCY WILL BE ACCOUNTED FOR IN THE STRUCTURAL DESIGN CALCULATIONS.

CAUTION

Confined space Test atmosphere before entering

KEYNOTE (A)

TYPICAL AT ALL MANHOLE ACCESS MINIMUM SIGN SHALL BE 10"X7" ALUMINUM SIGN. THIS SIGN CAN BE ORDERED AT COMPLIANCESIGNS.COM, AND IS MODEL NUMBER ACE-10005

BOLT TO INSIDE OF STRUCTURE ABOVE TOP LADDER RUNG. (TYP)

CONFINED SPACE SIGNAGE TYPICAL DETAIL

NOT TO SCALE

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **DETENTION VAULT PLAN - NORTH**

FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORIAN
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
10/18/22

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

Designed JSM Drawn DTC Checked JSM Approved BHF Date 10/18/22

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

Job Number 21585

Sheet C11 of 35

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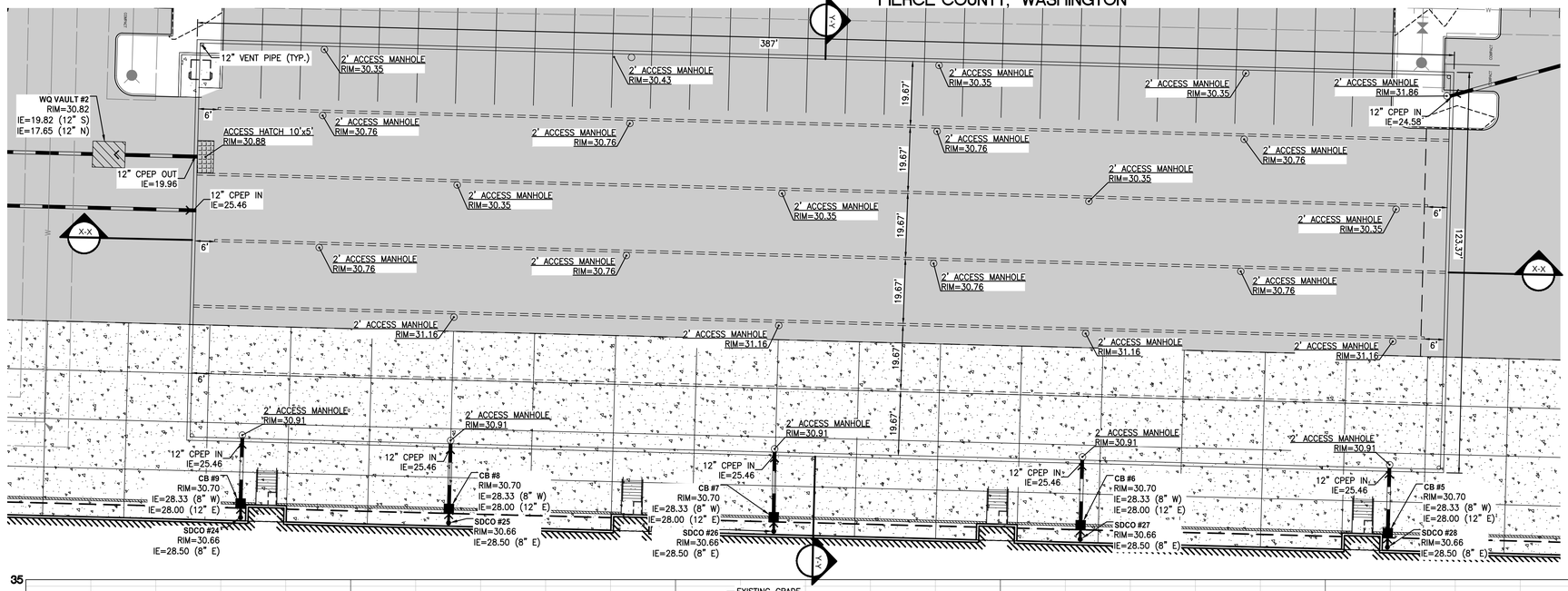
DETENTION VAULT PLAN - SOUTH

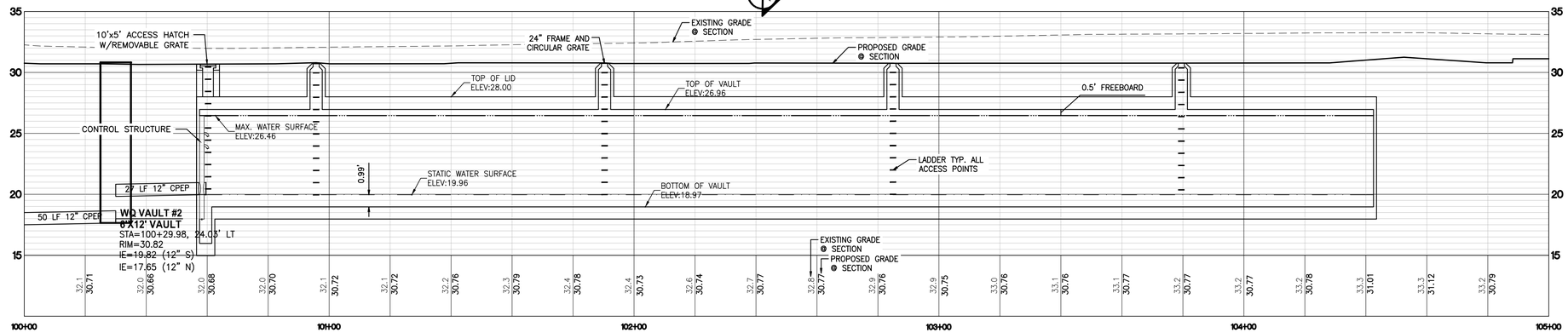
OF

FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

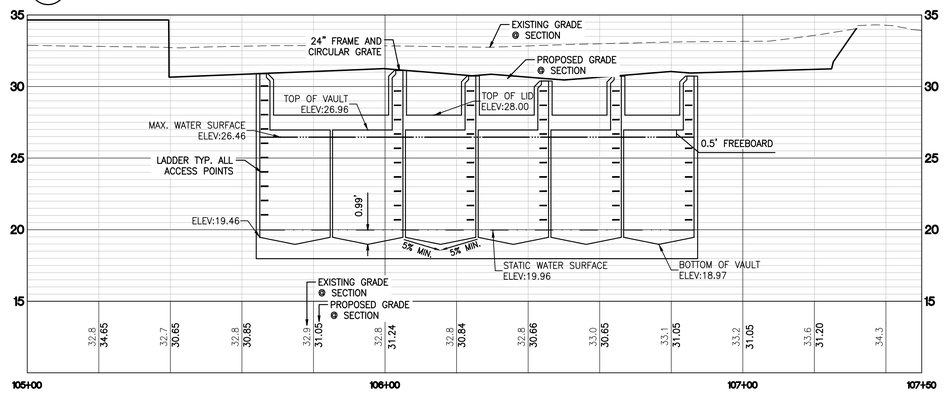
0 10' 20' 40'
SCALE: 1"=20'





DETENTION VAULT X-X SECTION

SCALE: H: 1"=20' V: 1"=5'



DETENTION VAULT Y-Y SECTION

SCALE: H: 1"=20' V: 1"=5'

DETENTION VAULT BUILDING B

LIVE STORAGE DEPTH = 6.5 FEET
TOP OF LID = 28.00
TOP OF VAULT = 26.96
MAXIMUM WATER SURFACE = 26.46
STATIC WATER SURFACE = 19.96
BOTTOM OF VAULT = 18.97
DETENTION VOLUME REQUIRED = 290,760 CF
DETENTION VOLUME PROVIDED = 300,128 CF

VAULT NOTES:

1. VENTILATION PIPES (MIN. 12" DIAMETER OR EQUIVALENT) SHALL BE PROVIDED IN ALL CORNERS OF THE VAULT TO ALLOW FOR VENTILATION PRIOR TO ENTRY OF MAINTENANCE PERSONNEL INTO VAULT. VENTILATION PIPES ENTER THROUGH THE VAULT LID. PROVIDE LOCKING LIDS FLUSH WITH FINISH GRADE USING CLEANOUT.
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⚠CAUTION

Confined space Test atmosphere before entering

KEYNOTE (A)

TYPICAL AT ALL MANHOLE ACCESS MINIMUM SIGN SHALL BE 10"X7" ALUMINUM SIGN. THIS SIGN CAN BE ORDERED AT COMPLIANCESIGNS.COM, AND IS MODEL NUMBER ACE-10005

BOLT TO INSIDE OF STRUCTURE ABOVE TOP LADDER RUNG. (TYP)

CONFINED SPACE SIGNAGE TYPICAL DETAIL

NOT TO SCALE

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **DETENTION VAULT PLAN - SOUTH**

FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED
PROFESSIONAL ENGINEER
10/18/22

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

Designed JSM Drawn DTC. Checked JSM Approved BHE Date 10/18/22

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

Job Number 21585

Sheet C12 of 35

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WATER AND SEWER OVERALL PLAN

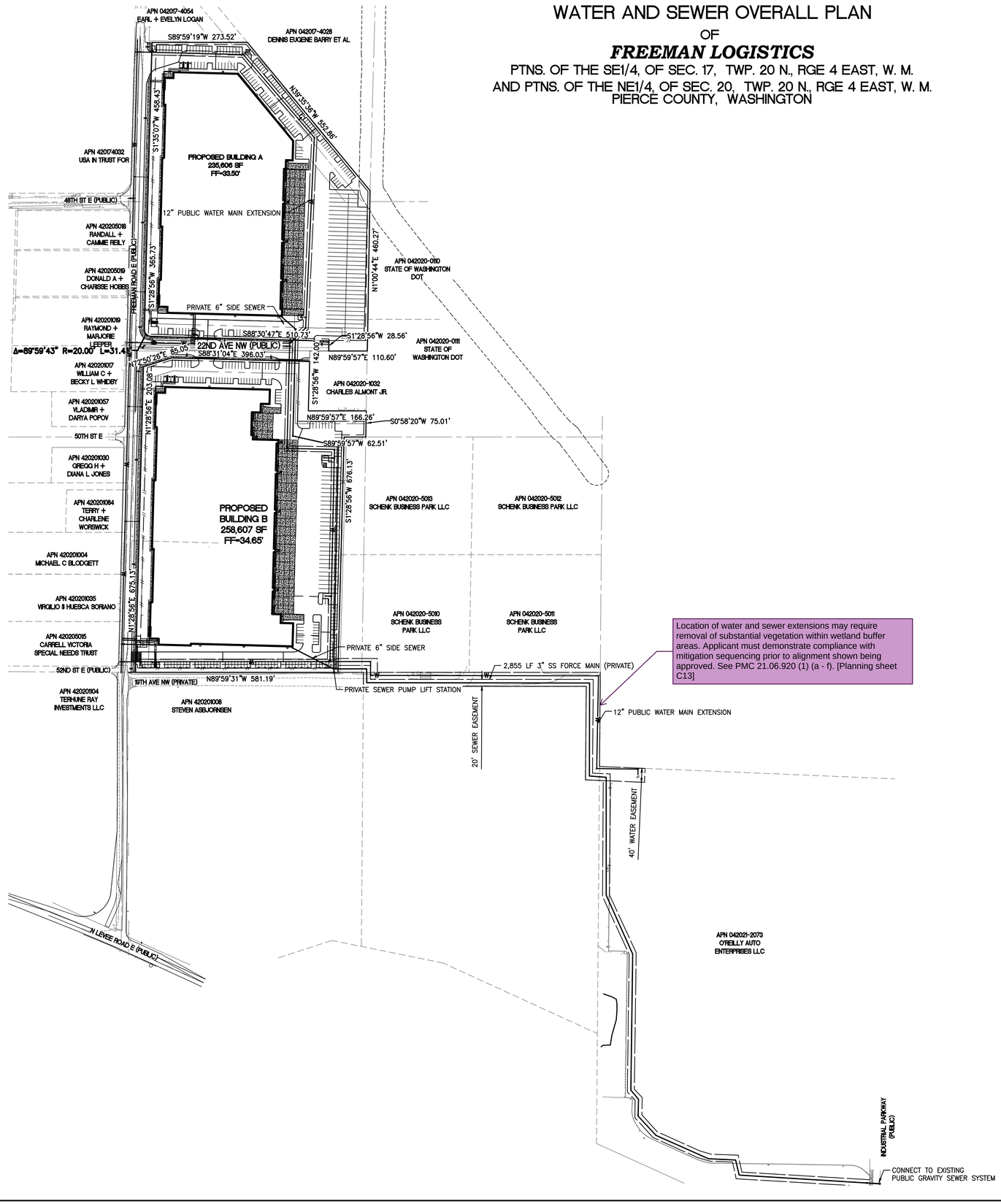
OF

FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 75' 150' 300'
SCALE 1"=150'



Location of water and sewer extensions may require removal of substantial vegetation within wetland buffer areas. Applicant must demonstrate compliance with mitigation sequencing prior to alignment shown being approved. See PMC 21.06.920 (1) (a - f). [Planning sheet C13]

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **WATER AND SEWER OVERALL PLAN**

FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=150' Vertical N/A

Designed JSM Drawn DTC. Checked JSM Approved BHF Date 10/18/22

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

Job Number 21585

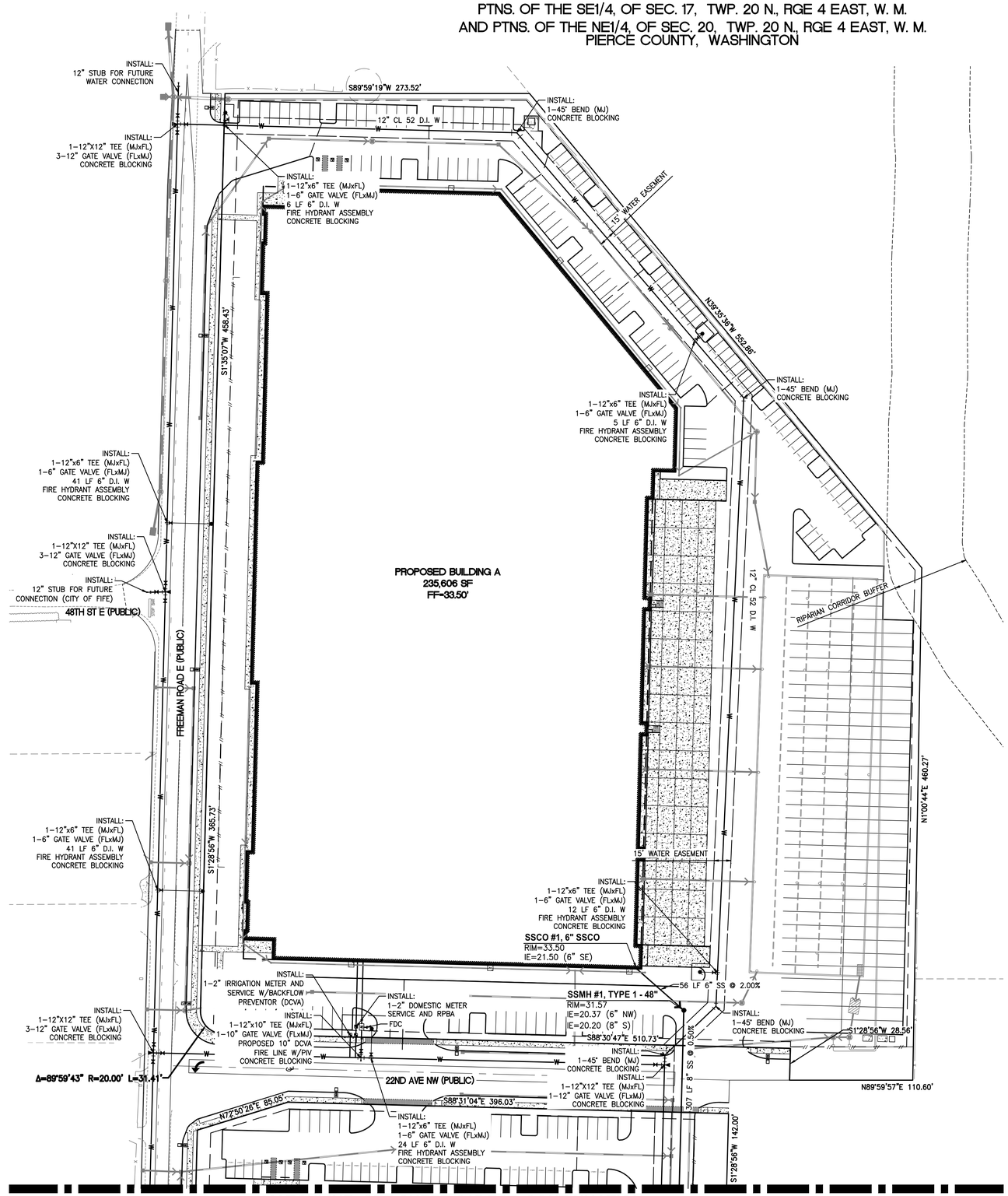
Sheet C13 of 35

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WATER AND SEWER PLAN
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 25' 50' 100'
SCALE: 1"=50'



MATCHLINE- SEE SHEET C15 FOR CONTINUATION

No.	Date	By	Ckd.	Appr.	Revision

Title: **WATER AND SEWER PLAN**

FOR
FREEMAN LOGISTICS

For:
VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORIAN — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=50' Vertical N/A

Designed JSM Drawn DTC Checked JSM Approved BHF Date 10/18/22

APPROVED

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CITY OF PUYALLUP
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Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
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425.251.6222 **barghausen.com**

Job Number 21585

Sheet C14 of 35

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WATER AND SEWER PLAN
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 25' 50' 100'
SCALE: 1"=50'

MATCHLINE- SEE SHEET C14 FOR CONTINUATION

50TH STREET EAST (PUBLIC)

INSTALL:
1-12"x6" TEE (MJxFL)
1-6" GATE VALVE (FLxMJ)
40 LF 6" D.I. W
FIRE HYDRANT ASSEMBLY
CONCRETE BLOCKING

N1°28'56"E 203.08'

INSTALL:
1-12"x6" TEE (MJxFL)
1-6" GATE VALVE (FLxMJ)
41 LF 6" D.I. W
FIRE HYDRANT ASSEMBLY
CONCRETE BLOCKING

FREEMAN ROAD E (PUBLIC)

N1°28'56"E 675.13'

INSTALL:
1-12"x10" TEE (MJxFL)
1-10" GATE VALVE (FLxMJ)
PROPOSED 10" DCVA
FIRE LINE W/PIV
CONCRETE BLOCKING

INSTALL:
1-2" IRRIGATION METER AND SERVICE
W/BACKFLOW PREVENTOR (DCVA)

INSTALL:
1-2" DOMESTIC WATER METER
SERVICE AND RPBA

INSTALL:
1-12"X12" TEE (MJxFL)
3-12" GATE VALVE (FLxMJ)
CONCRETE BLOCKING

FIRE ACCESS ONLY

FDC

52ND STREET EAST (PUBLIC)

INSTALL:
12" STUB FOR FUTURE
CONNECTION

INSTALL:
1-12"x6" TEE (MJxFL)
1-6" GATE VALVE (FLxMJ)
22 LF 6" D.I. W
FIRE HYDRANT ASSEMBLY
CONCRETE BLOCKING

N89°59'31"W 581.19'

19TH AVE NW (PRIVATE)

PROPOSED
BUILDING B
258,607 SF
FF=34.65'

12" CL 52 D.I. W

307 LF 8" SS @ 0.50%

N89°59'57"E 166.26'

S0°58'20"W 75.01'

SSMH #2, TYPE 1 - 48"
RIM=31.26
IE=18.67 (8" N)
IE=18.57 (8" E)

134 LF 8" SS @ 0.50%

S89°59'57"W 62.51'

SSMH #3, TYPE 1 - 48"
RIM=32.20
IE=17.90 (8" W)
IE=17.80 (8" S)

INSTALL:
1-90° BEND (MJ)
CONCRETE BLOCKING

INSTALL:
1-90° BEND (MJ)
CONCRETE BLOCKING

INSTALL:
1-12"x6" TEE (MJxFL)
1-6" GATE VALVE (FLxMJ)
19 LF 6" D.I. W
FIRE HYDRANT ASSEMBLY
CONCRETE BLOCKING

15' WATER EASEMENT

S1°28'56"W 676.13'

300 LF 8" SS @ 0.50%

12" CL 52 D.I. W

SSMH #4, TYPE 1 - 48"
RIM=31.85
IE=16.30 (8" N)
IE=16.20 (8" S)

INSTALL:
1-12"x6" TEE (MJxFL)
1-6" GATE VALVE (FLxMJ)
17 LF 6" D.I. W
FIRE HYDRANT ASSEMBLY
CONCRETE BLOCKING

340 LF 8" SS @ 0.50%

SSCO #2, 6" SSCO
RIM=34.47
IE=17.38 (6" SE)

135 LF 6" SS @ 2.00%

INSTALL:
1-12"X12" TEE (MJxFL)
2-12" GATE VALVE (FLxMJ)
CONCRETE BLOCKING

INSTALL:
1-90° BEND (MJ)
CONCRETE BLOCKING

UTILITY TRENCH PER
CITY STANDARDS

2,855 LF 3" HDPE FM SS (PRIVATE)
SEE SHEETS C17-C19 FOR MORE DETAILS

SSMH #5
RIM=32.33
IE=14.50 (8" N)
IE=14.67 (6" NW)

INSTALL:
1-90° BEND (MJ)
CONCRETE BLOCKING

MATCHLINE- SEE SHEET C16 FOR CONTINUATION

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **WATER AND SEWER PLAN**
FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES
STATE OF WASHINGTON
42766
REGISTERED
PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=50' Vertical N/A

Designed JSM Drawn DTC Checked JSM Approved BHF Date 10/18/22

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

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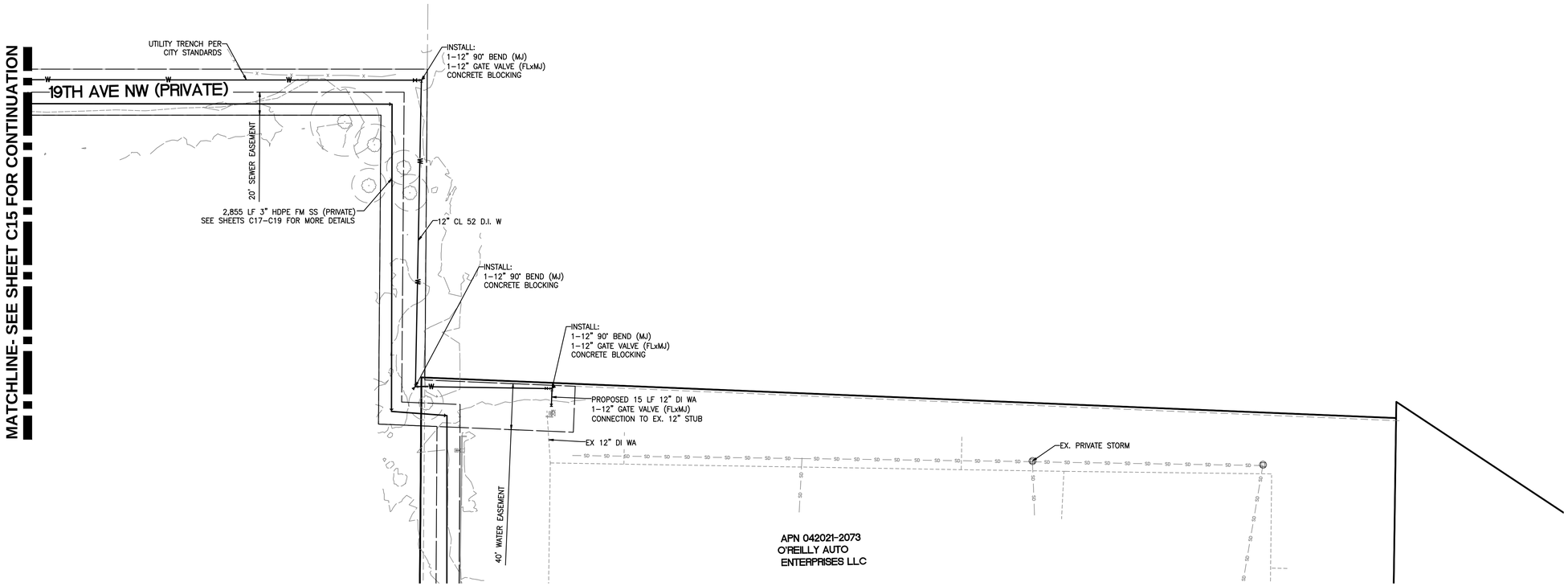
Job Number 21585

Sheet **C15** of 35

WATER AND SEWER PLAN
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 25' 50' 100'
SCALE: 1"=50'



No.	Date	By	Ckd.	Appr.	Revision

Title: **WATER AND SEWER PLAN**

FOR
FREEMAN LOGISTICS

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11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES
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10/18/22

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Designed JSM
Drawn DTC
Checked JSM
Approved BHF
Date 10/18/22

APPROVED

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DEVELOPMENT ENGINEERING

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Job Number 21585

Sheet C16 of 35

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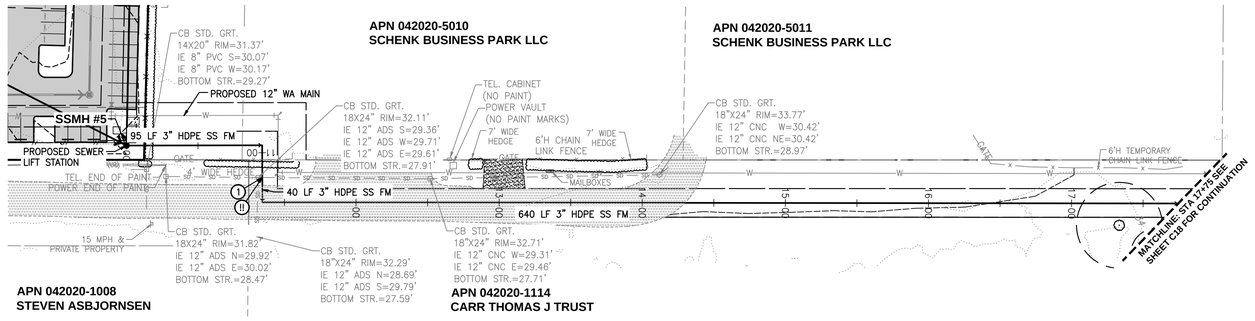
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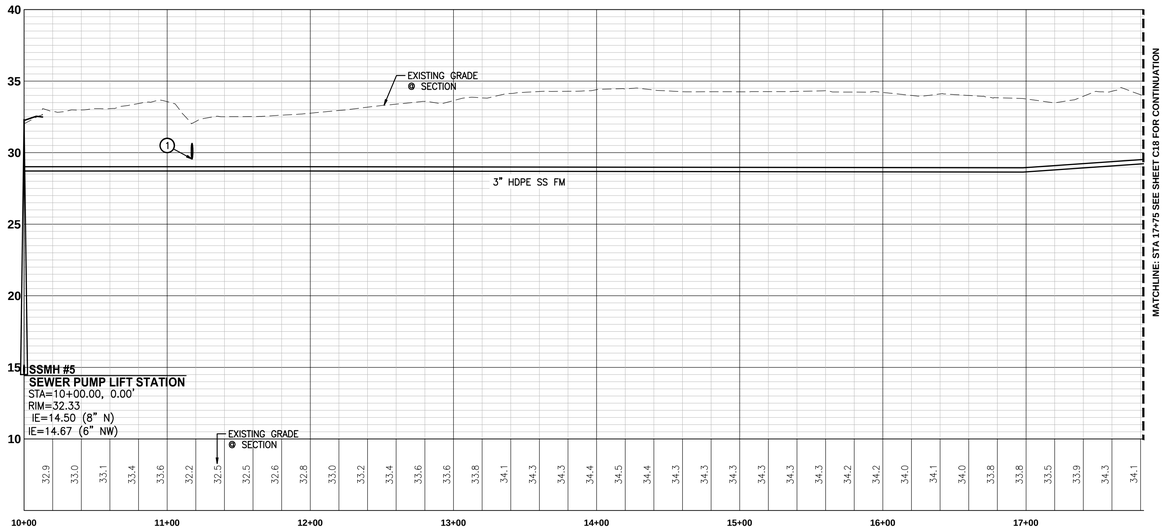
SEWER FORCE MAIN EXTENSION STA 10+00 TO 17+75

OF

FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON





SEWER FORCE MAIN EXTENSION STA: 10+00 TO 17+75

SCALE: HORIZ. 1"=50' VERT. 1"=5'

ALL LOCATIONS HIGHLIGHTED ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EX. UTILITIES AND/OR PROPOSED ROADWORK STRUCTURES SUCH AS CURBING AND PAVING. POTHOLING SHOULD OCCUR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS. DRY UTILITY ELEVATIONS ARE ESTIMATED FOR UTILITY CROSSING PURPOSES, CONTRACTOR SHALL CONFIRM LOCATION OF ALL RELEVANT UTILITY CROSSING THE PROPOSED SEWER AND NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

!! UTILITY POTHOLING NOTE:

ALL LOCATIONS HIGHLIGHTED ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EX. UTILITIES AND/OR PROPOSED ROADWORK STRUCTURES SUCH AS CURBING AND PAVING. POTHOLING SHOULD OCCUR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS. DRY UTILITY ELEVATIONS ARE ESTIMATED FOR UTILITY CROSSING PURPOSES, CONTRACTOR SHALL CONFIRM LOCATION OF ALL RELEVANT UTILITY CROSSING THE PROPOSED SEWER AND NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

UTILITY CROSSING TABLE

#	BOTTOM UTILITY	TOP	TOP UTILITY	BOTTOM	CLEAR (FT)
①	3" SEWER	28.96	12" STORM	29.56	0.60

UTILITY CROSSING NOTE:

CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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No.	Date	By	Ckd.	Appr.	Revision

Title: **SEWER FORCE MAIN EXTENSION STA 10+00 TO 17+75** FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER

10/18/22

Scale: Horizontal 1"=50' Vertical 1"=5'

Designed JSM Drawn DTC. Checked JSM Approved BHF Date 10/18/22

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

Job Number 21585

Sheet C17 of 35

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SEWER FORCE MAIN EXTENSION STA 17+75 TO 31+00

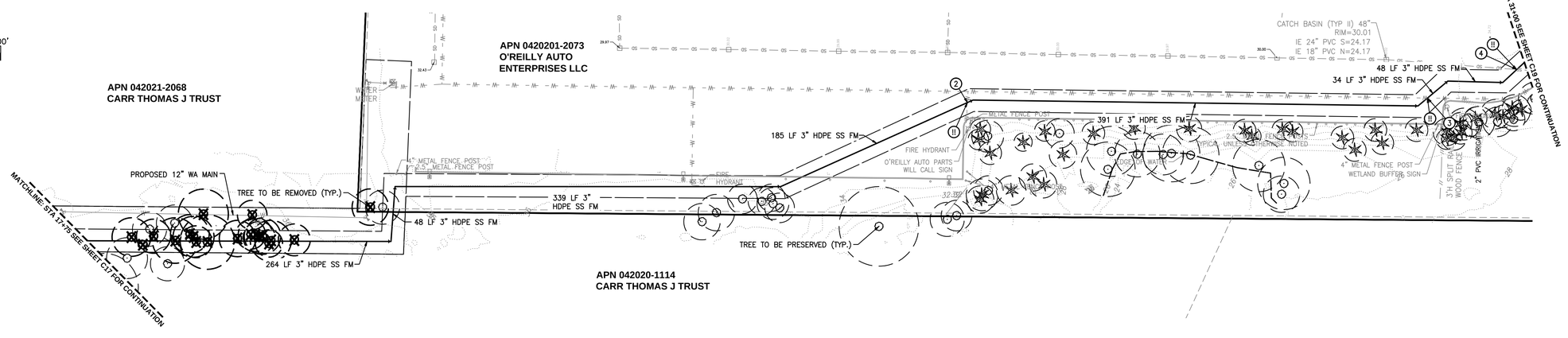
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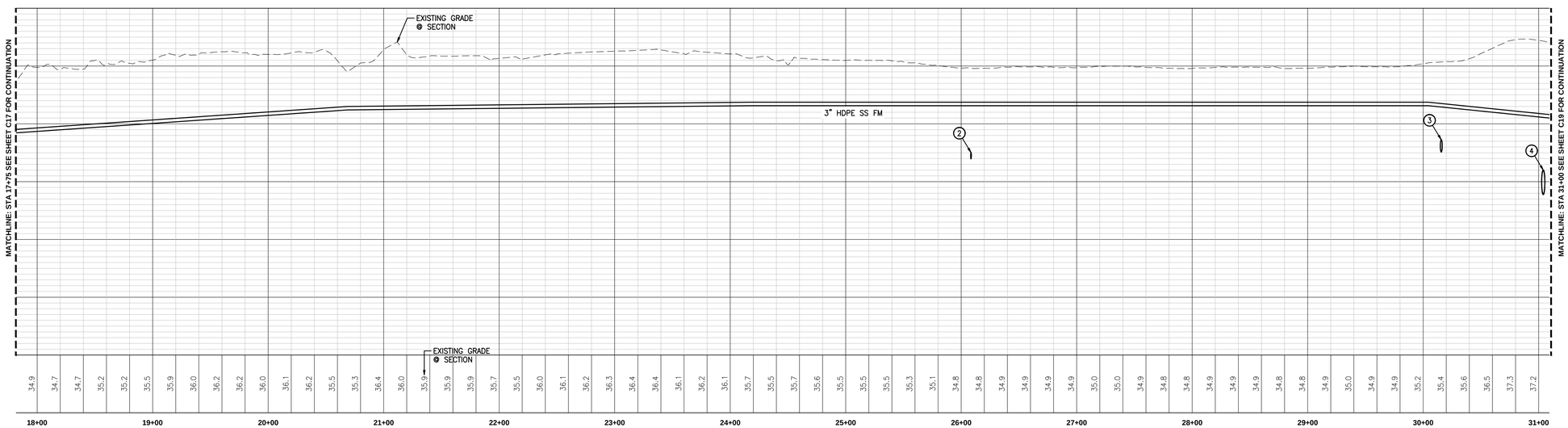
FREEMAN LOGISTICS

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AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 25' 50' 100'
SCALE: 1"=50'





SEWER FORCE MAIN EXTENSION STA: 17+75 TO 31+00

SCALE: HORIZ. 1"=50' VERT. 1"=5'

UTILITY CROSSING TABLE					
#	BOTTOM UTILITY	TOP	TOP UTILITY	BOTTOM	CLEAR (FT)
(2)	6" WATER	27.54	3" SEWER	31.57	4.03
(3)	12" WATER	28.65	3" SEWER	31.46	2.81
(4)	24" STORM	26.01	3" SEWER	30.56	4.55

UTILITY CROSSING NOTE:
CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

(!!) UTILITY POTHOLING NOTE:

ALL LOCATIONS HIGHLIGHTED ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EX. UTILTIES AND/OR PROPOSED ROADWORK STRUCTURES SUCH AS CURBING AND PAVING. POTHOLING SHOULD OCCUR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS. DRY UTILITY ELEVATIONS ARE ESTIMATED FOR UTILITY CROSSING PURPOSES, CONTRACTOR SHALL CONFIRM LOCATION OF ALL RELEVANT UTILITY CROSSING THE PROPOSED SEWER AND NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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No.	Date	By	Ckd.	Appr.	Revision

Title: **SEWER FORCE MAIN EXTENSION STA 17+75 TO 31+00** FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORIAN — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=50' Vertical 1"=5'

Designed JSM Drawn DTC Checked JSM Approved BHF Date 10/18/22

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

Job Number 21585

Sheet C18 of 35

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SEWER FORCE MAIN EXTENSION STA 31+00 TO 38+60

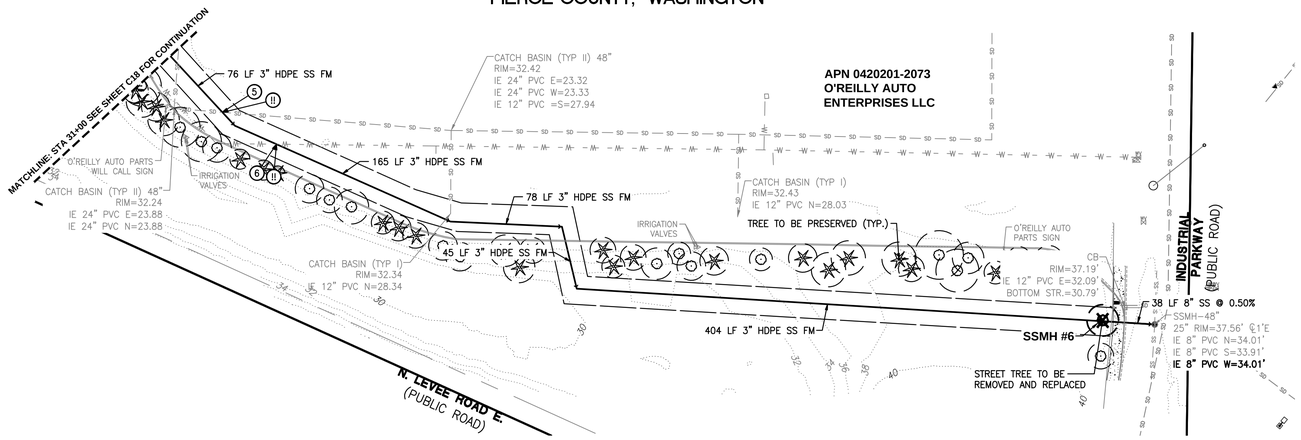
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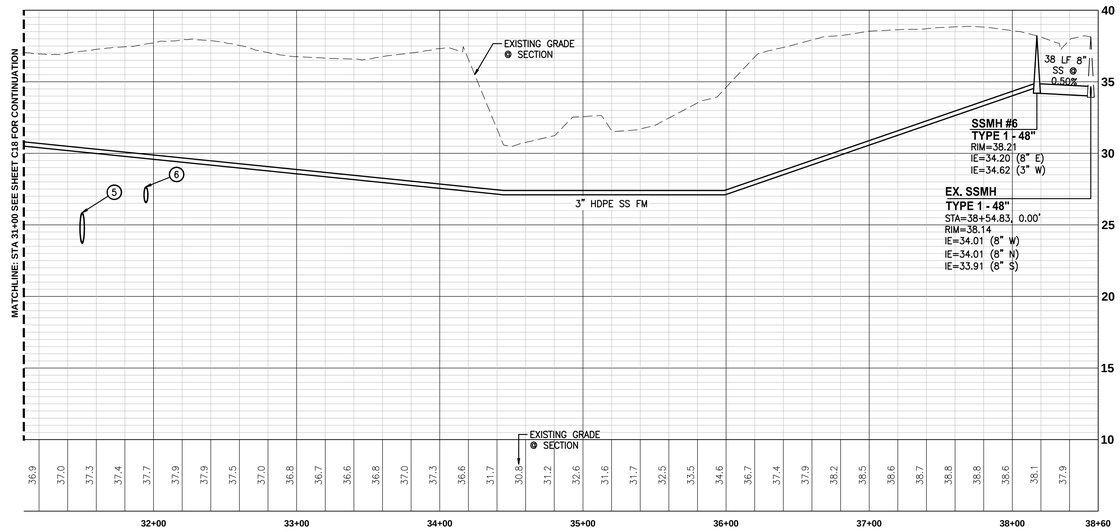
FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 25' 50' 100'
SCALE: 1"=50'





SEWER FORCE MAIN EXTENSION STA: 31+00 TO 38+60

SCALE: HORIZ. 1"=50' VERT. 1"=5'

UTILITY CROSSING TABLE					
#	BOTTOM UTILITY	TOP	TOP UTILITY	BOTTOM	CLEAR (FT)
(5)	24" STORM	25.85	3" SEWER	30.09	4.24
(6)	12" WATER	27.65	3" SEWER	29.64	1.99

UTILITY CROSSING NOTE:
CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

(!!) UTILITY POTHOLING NOTE:
ALL LOCATIONS HIGHLIGHTED ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EX. UTILITIES AND/OR PROPOSED ROADWORK STRUCTURES SUCH AS CURBING AND PAVING. POTHOLING SHOULD OCCUR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS. DRY UTILITY ELEVATIONS ARE ESTIMATED FOR UTILITY CROSSING PURPOSES, CONTRACTOR SHALL CONFIRM LOCATION OF ALL RELEVANT UTILITY CROSSING THE PROPOSED SEWER AND NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **SEWER FORCE MAIN EXTENSION STA 31+00 TO 38+60** FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES STATE OF WASHINGTON 42766 REGISTERED PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=50' Vertical 1"=5'

Designed JSM Drawn DTC. Checked JSM Approved BHF Date 10/18/22

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

Job Number 21585

Sheet C19 of 35

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OFFSITE ROAD IMPROVEMENT FREEMAN AND LEVEE INTERSECTION

OF

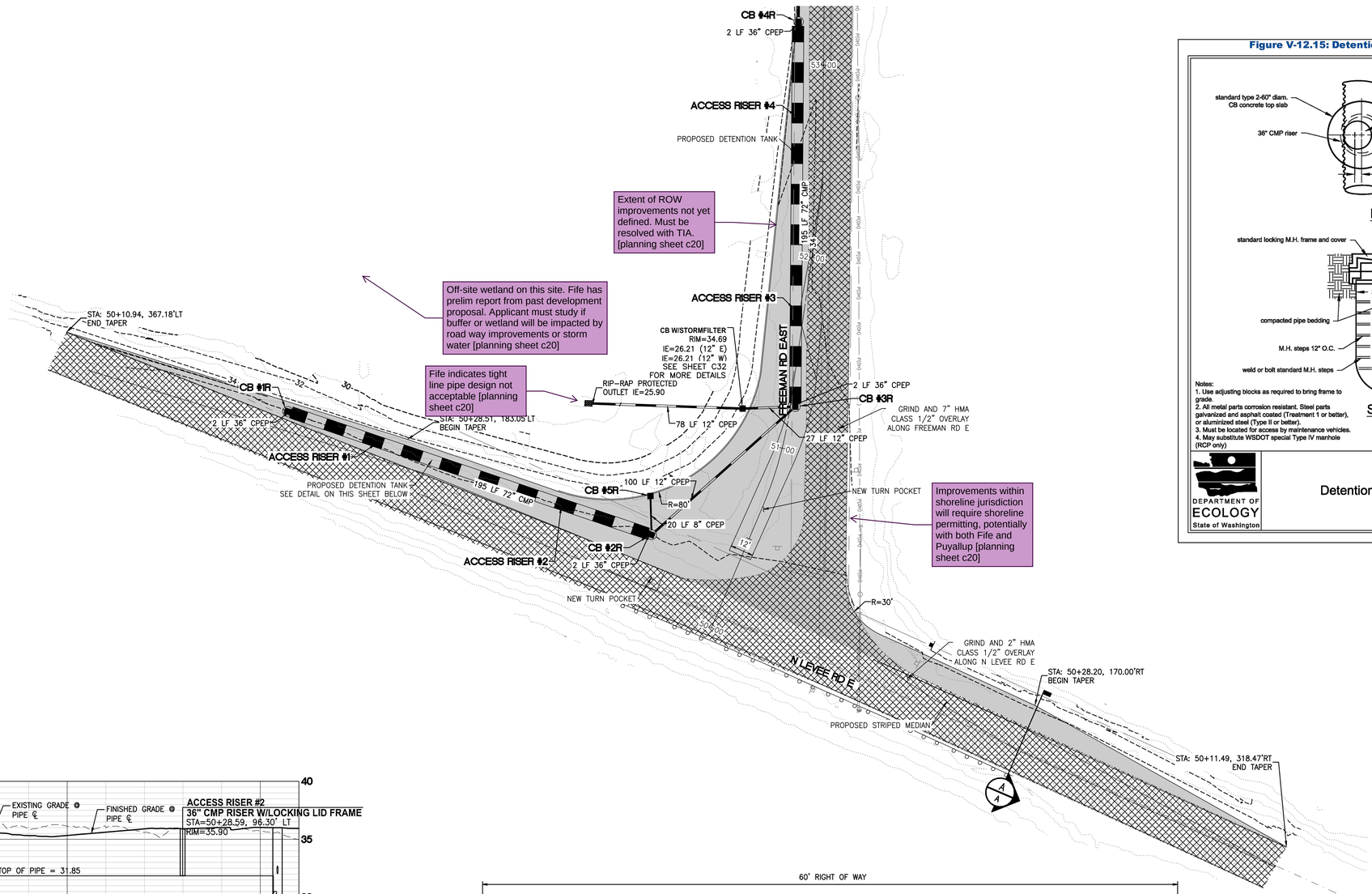
FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 15' 30' 60'

SCALE: 1"=30'

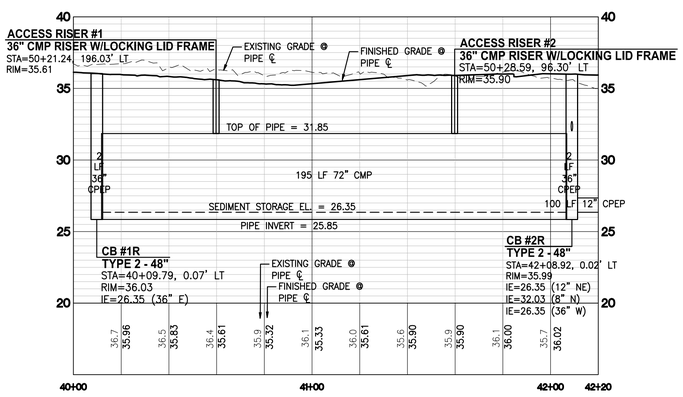


Extent of ROW improvements not yet defined. Must be resolved with TIA. [planning sheet c20]

Off-site wetland on this site. Fife has prelim report from past development proposal. Applicant must study if buffer or wetland will be impacted by road way improvements or storm water [planning sheet c20]

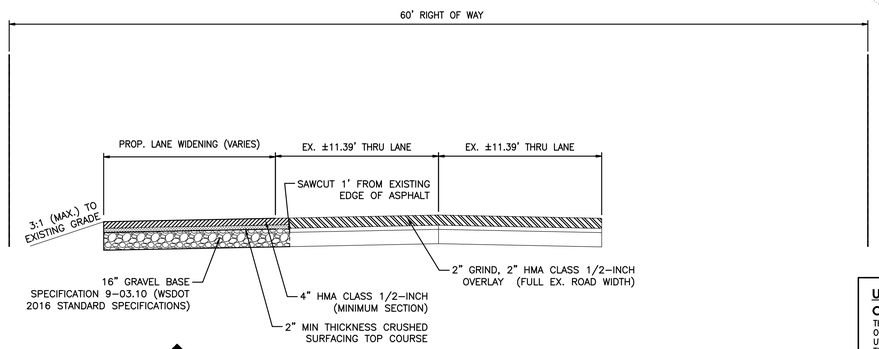
Fife indicates tight line pipe design not acceptable [planning sheet c20]

Improvements within shoreline jurisdiction will require shoreline permitting, potentially with both Fife and Puyallup [planning sheet c20]



SOUTH DETENTION TANK DETAIL

HORIZ. 1"=30' VERT. 1"=5'



A NORTH LEVEE ROAD EAST SECTION A

NOT TO SCALE

Figure V-12.15: Detention Tank Access Detail

Notes:
1. Use adjusting blocks as required to bring frame to grade
2. All metal parts corrosion resistant. Steel parts galvanized and asphalt coated (Treatment 1 or better), or aluminized steel (Type II or better).
3. Must be located for access by maintenance vehicles.
4. May substitute WSDOT special Type IV manhole (RCP only)

NOT TO SCALE

DEPARTMENT OF ECOLOGY
State of Washington

Detention Tank Access Detail

Revised May 2019

FRONTAGE LEGEND:

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

- TYPE II CATCH BASIN
- TYPE I CATCH BASIN
- STORM DRAIN FLOW ARROW
- STORM DRAINAGE LINE
- FIRE HYDRANT
- WATER VALVE
- CONCRETE BLOCKING
- 90° BEND
- SPOT ELEVATIONS 300.48
- CONTOURS 150
- GRIND AND 7" HMA CLASS 1/2" OVERLAY
- PROPOSED ASPHALT PAVEMENT
- EXISTING PAVEMENT

CALL BEFORE YOU DIG:
1-800-424-5555

UTILITY CONFLICT NOTE:

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No.	Date	By	Ckd.	Appr.	Revision

Title: OFFSITE ROAD IMPROVEMENT
FREEMAN AND LEVEE INTERSECTION
FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES
STATE OF WASHINGTON
42766
REGISTERED
PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=30' Vertical 1"=5'

Designed JSM Drawn DTC Checked JSM Approved BHF Date 10/18/22

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Job Number 21585

Sheet C20 of 35

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OFFSITE ROAD IMPROVEMENTS STA 50+00 TO 55+00

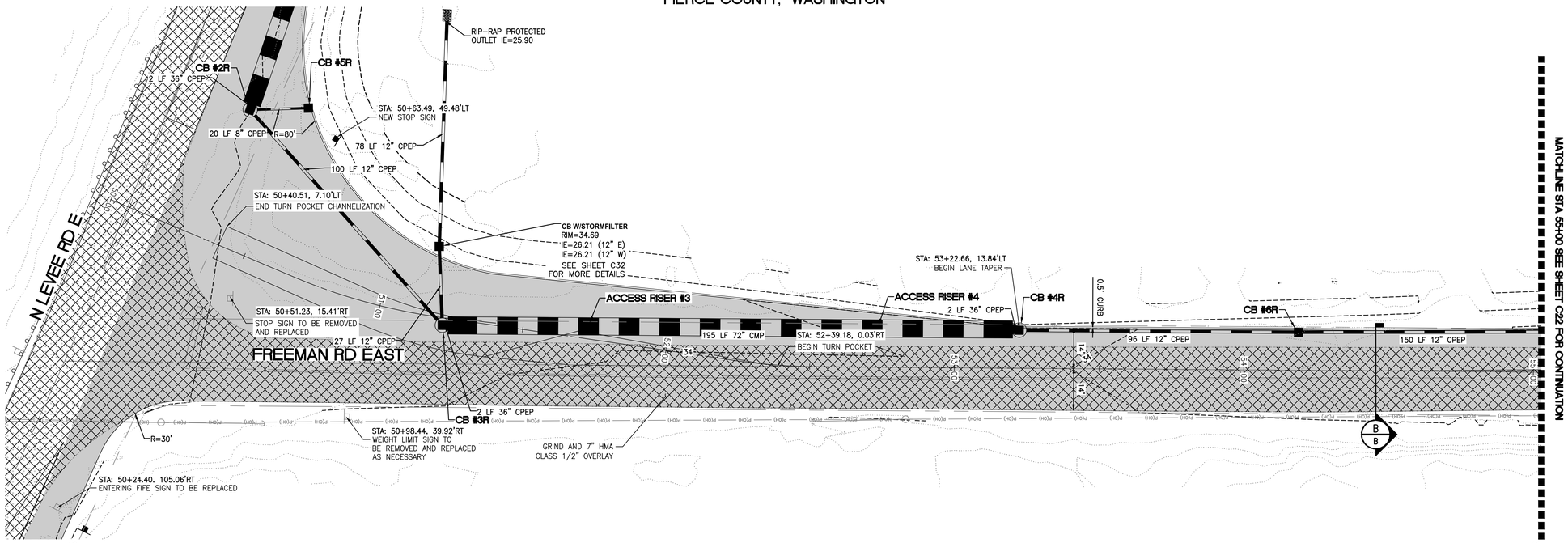
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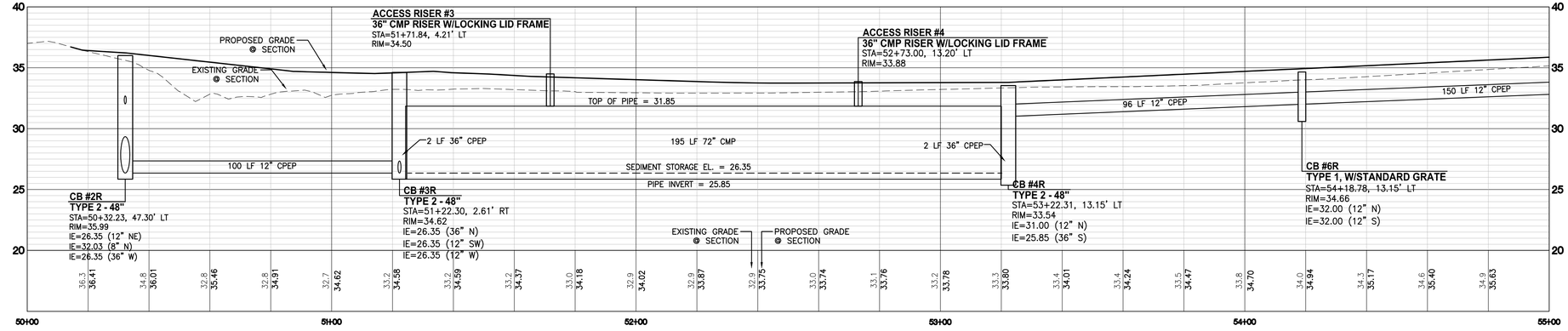
FREEMAN LOGISTICS

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AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

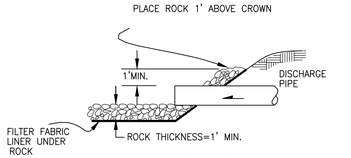
0 10' 20' 40'
SCALE: 1"=20'





FREEMAN ROAD EAST STA: 50+00 TO 55+00

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

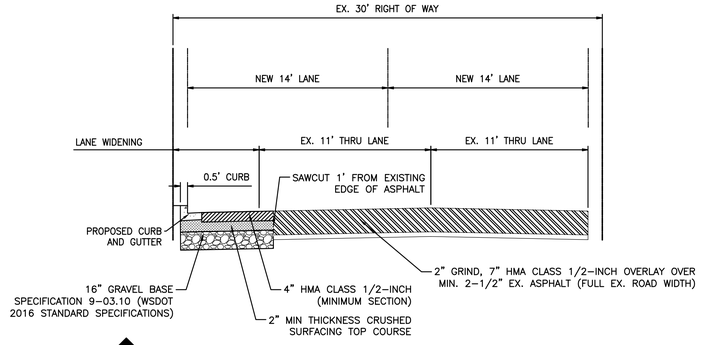


PAD WIDTH = PIPE DIAMETER + 6'
PAD LENGTH = 8' OR 4 x PIPE DIAMETER

RIP RAP SHALL BE QUARRY SPALLS WITH FOLLOWING GRADATION:
PASSING 8" SQUARE SIEVE = 100%
PASSING 3" SQUARE SIEVE = 40%-60% MAX.
PASSING ¾" SQUARE SIEVE = 0%-10% MAX.

RIP RAP PAD DETAIL

NOT TO SCALE



FREEMAN ROAD EAST SECTION B

NOT TO SCALE

FRONTAGE LEGEND:

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

- TYPE II CATCH BASIN
- TYPE I CATCH BASIN
- STORM DRAIN FLOW ARROW
- STORM DRAINAGE LINE
- FIRE HYDRANT
- WATER VALVE
- CONCRETE BLOCKING
- 90° BEND
- SPOT ELEVATIONS 300.48
- CONTOURS 150
- GRIND AND 7" HMA CLASS 1/2" OVERLAY
- PROPOSED ASPHALT PAVEMENT
- EXISTING PAVEMENT

CALL BEFORE YOU DIG:
1-800-424-5555

UTILITY CONFLICT NOTE:

CAUTION:
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APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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No.	Date	By	Ckd.	Appr.	Revision

Title: OFFSITE ROAD IMPROVEMENTS STA 50+00 TO 55+00 FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
10/18/22

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

Designed JSM Drawn DTC Checked JSM Approved BHE Date 10/18/22

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

Job Number 21585

Sheet C21 of 35

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OFFSITE ROAD IMPROVEMENTS STA 55+00TO 60+00

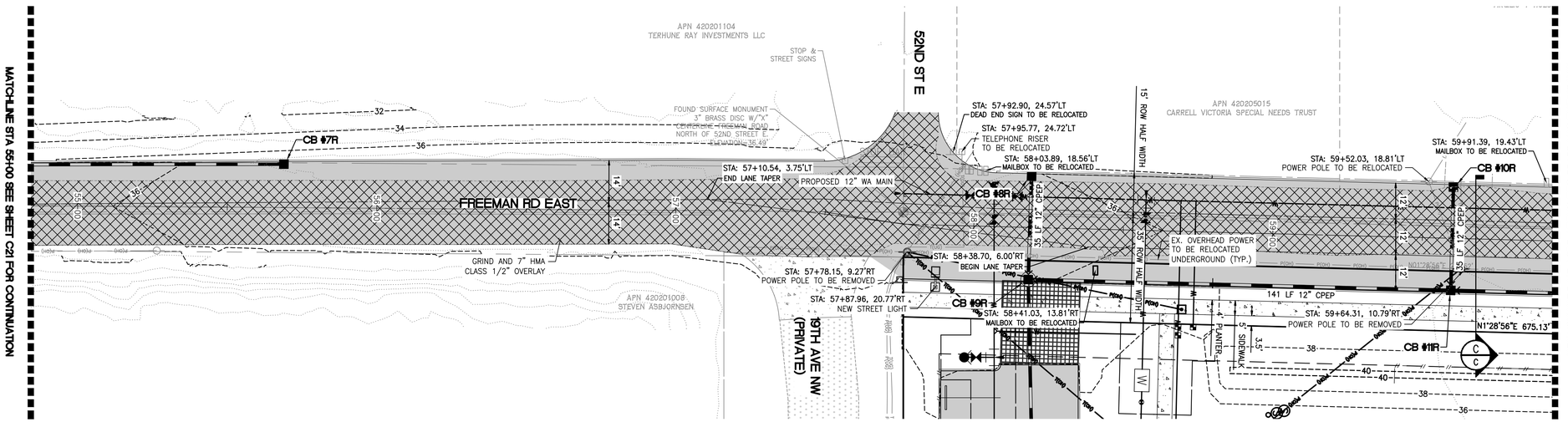
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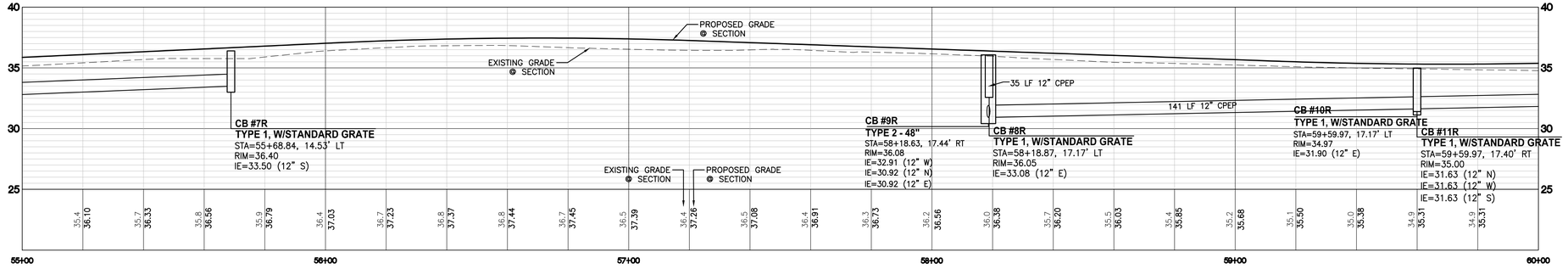
FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

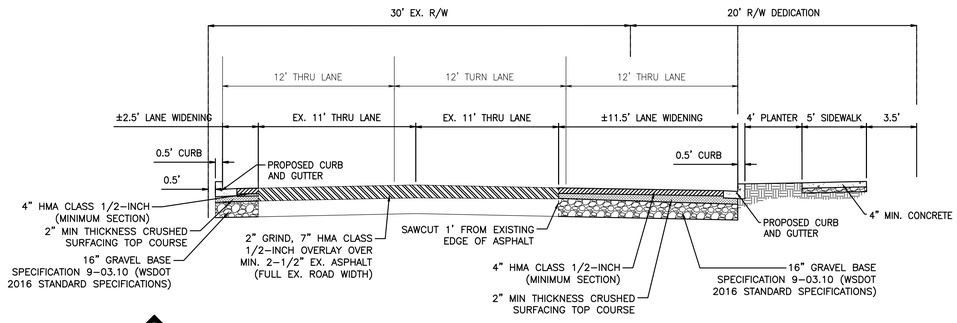
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SCALE: 1"=20'





FREEMAN ROAD EAST STA: 55+00 TO 60+00

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



C C

FREEMAN ROAD EAST SECTION C

NOT TO SCALE

FRONTAGE LEGEND:

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

- TYPE II CATCH BASIN
- TYPE I CATCH BASIN
- STORM DRAIN FLOW ARROW
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- CONCRETE BLOCKING
- 90° BEND
- SPOT ELEVATIONS 300.48
- CONTOURS 150
- GRIND AND 7" HMA CLASS 1/2" OVERLAY
- PROPOSED ASPHALT PAVEMENT
- EXISTING PAVEMENT

CALL BEFORE YOU DIG:
1-800-424-5555

UTILITY CONFLICT NOTE:

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BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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No.	Date	By	Ckd.	Appr.	Revision

Title: OFFSITE ROAD IMPROVEMENTS STA 55+00TO 60+00 FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. BARGHAUSEN STATE OF WASHINGTON 42766 REGISTERED PROFESSIONAL ENGINEER
10/18/22

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

Designed JSM Drawn DTC Checked JSM Approved BHE Date 10/18/22

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

Job Number 21585

Sheet C22 of 35

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OFFSITE ROAD IMPROVEMENTS STA 60+00 TO 65+00

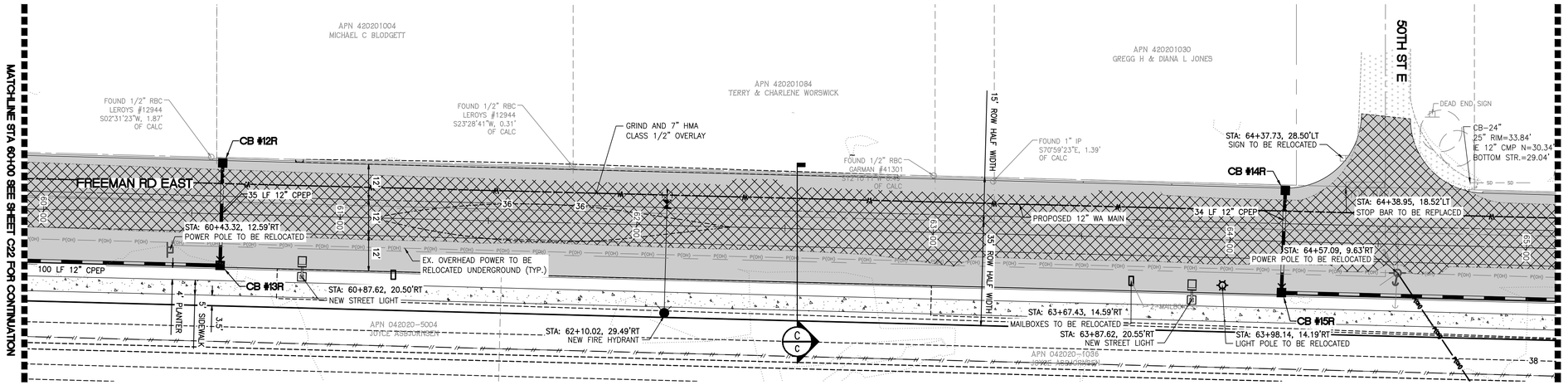
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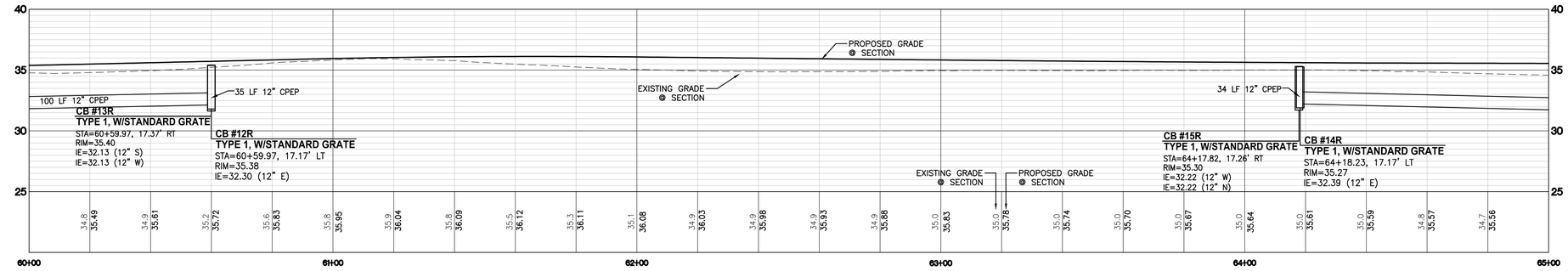
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PIERCE COUNTY, WASHINGTON

N

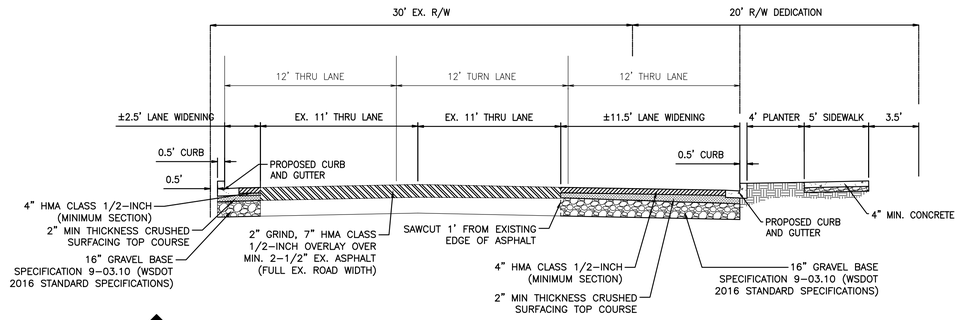
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SCALE: 1"=20'





FREEMAN ROAD EAST STA: 60+00 TO 65+00

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



C C

FREEMAN ROAD EAST SECTION C

NOT TO SCALE

FRONTAGE LEGEND:

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

- TYPE II CATCH BASIN
- TYPE I CATCH BASIN
- STORM DRAIN FLOW ARROW
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- CONCRETE BLOCKING
- 90° BEND
- SPOT ELEVATIONS 300.48
- CONTOURS 150
- GRIND AND 7" HMA CLASS 1/2" OVERLAY
- PROPOSED ASPHALT PAVEMENT
- EXISTING PAVEMENT

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UTILITY CONFLICT NOTE:

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No.	Date	By	Ckd.	Appr.	Revision

Title: OFFSITE ROAD IMPROVEMENTS STA 60+00 TO 65+00 FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. ELDRIDGE — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER
10/18/22

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

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barghausen.com

Job Number 21585

Sheet C23 of 35

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OFFSITE ROAD IMPROVEMENTS STA 65+00 TO 70+00

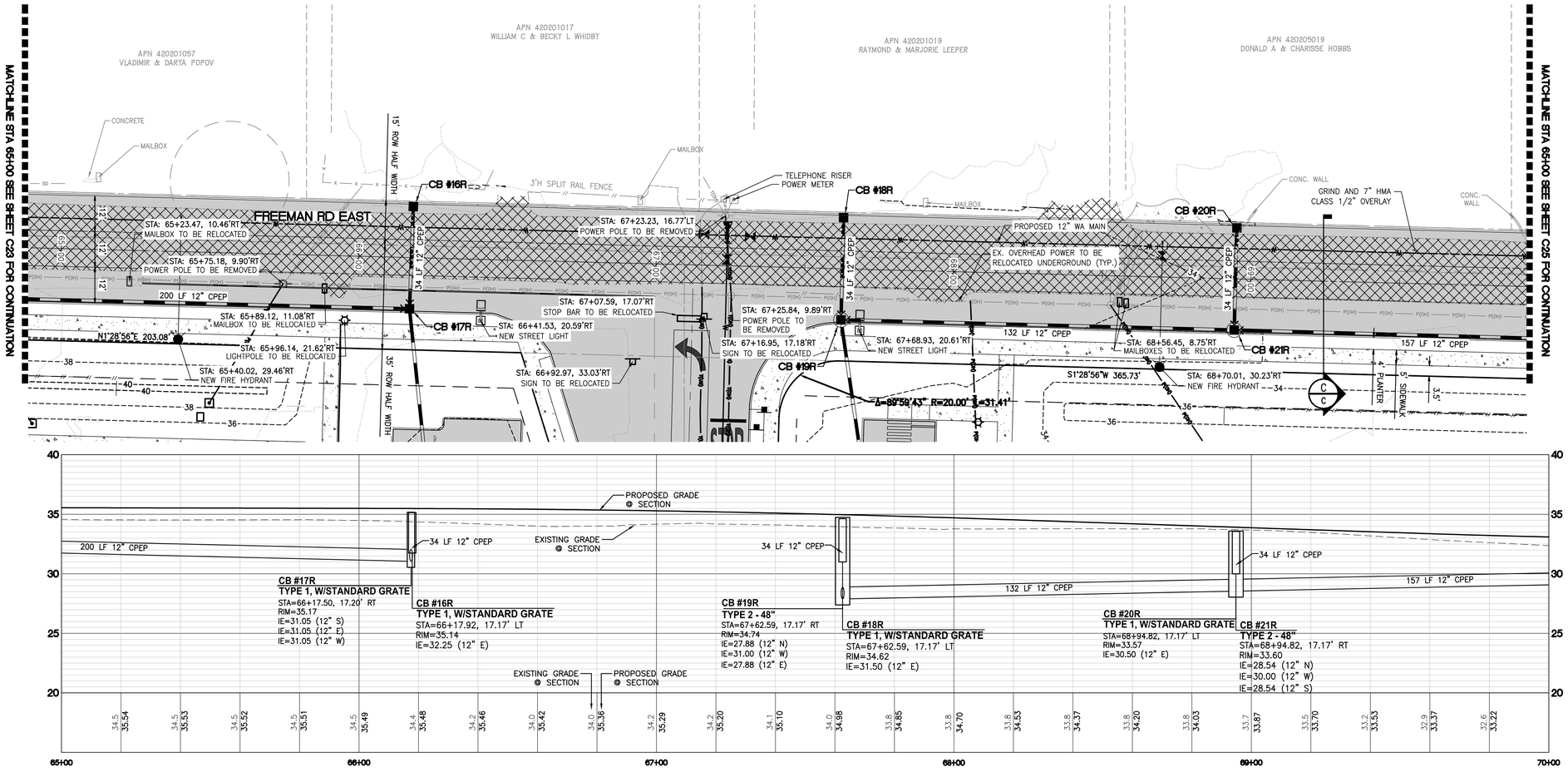
OF

FREEMAN LOGISTICS

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AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

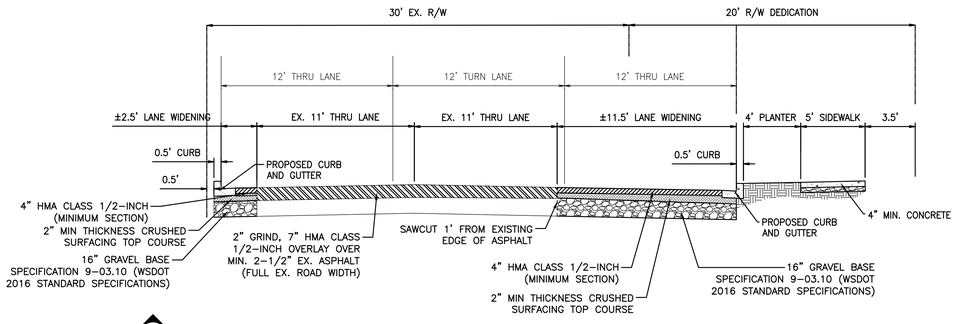
N

0 10' 20' 40'
SCALE: 1"=20'



FREEMAN ROAD EAST STA: 65+00 TO 70+00

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



C
C

FREEMAN ROAD EAST SECTION C

NOT TO SCALE

FRONTAGE LEGEND:

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

- TYPE II CATCH BASIN
- TYPE I CATCH BASIN
- STORM DRAIN FLOW ARROW
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- CONCRETE BLOCKING
- 90° BEND
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- CONTOURS 150
- GRIND AND 7" HMA CLASS 1/2" OVERLAY
- PROPOSED ASPHALT PAVEMENT
- EXISTING PAVEMENT

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UTILITY CONFLICT NOTE:

CAUTION:
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APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: OFFSITE ROAD IMPROVEMENTS STA 65+00 TO 70+00 FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES
STATE OF WASHINGTON
42766
REGISTERED
PROFESSIONAL ENGINEER
10/18/22

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

Designed JSM Drawn DTC. Checked JSM Approved BHF Date 10/18/22

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

Job Number 21585

Sheet C24 of 35

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OFFSITE ROAD IMPROVEMENTS STA 70+00 TO 75+00

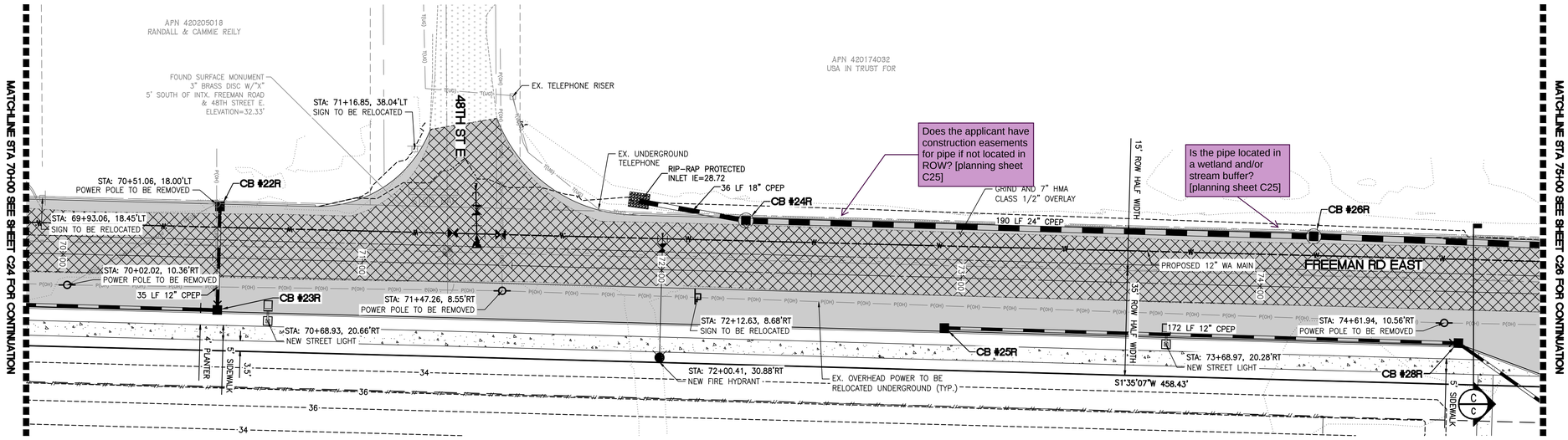
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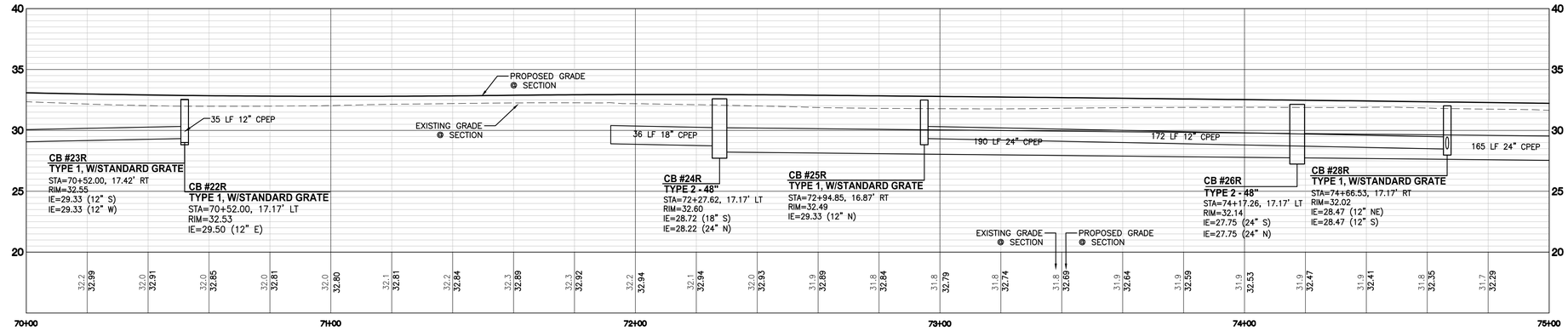
FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

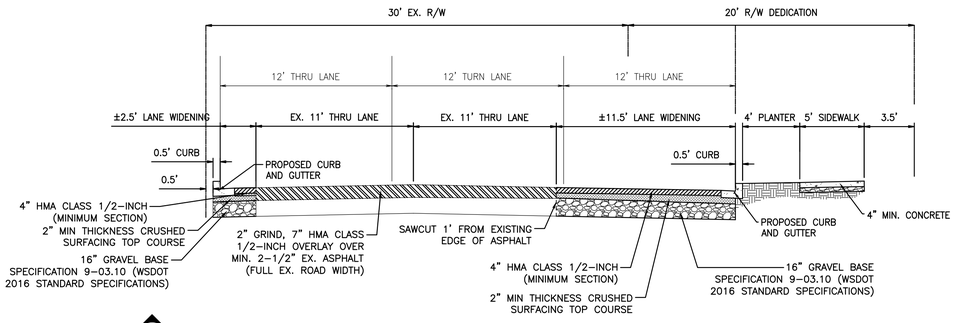
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SCALE: 1"=20'





FREEMAN ROAD EAST STA: 70+00 TO 75+00

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



C/C FREEMAN ROAD EAST SECTION C

NOT TO SCALE

FRONTAGE LEGEND:

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

- TYPE II CATCH BASIN
- TYPE I CATCH BASIN
- STORM DRAIN FLOW ARROW
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- CONCRETE BLOCKING
- 90° BEND
- SPOT ELEVATIONS 300.48
- CONTOURS 150
- GRIND AND 7" HMA CLASS 1/2" OVERLAY
- PROPOSED ASPHALT PAVEMENT
- EXISTING PAVEMENT

CALL BEFORE YOU DIG:
1-800-424-5555

UTILITY CONFLICT NOTE:

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BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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No.	Date	By	Ckd.	Appr.	Revision

Title: OFFSITE ROAD IMPROVEMENTS STA 70+00 TO 75+00 FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER

10/18/22

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

Designed JSM Drawn DTC. Checked JSM Approved BHF Date 10/18/22

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

Job Number 21585

Sheet C25 of 35

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OFFSITE ROAD IMPROVEMENTS STA 75+00 TO 77+20

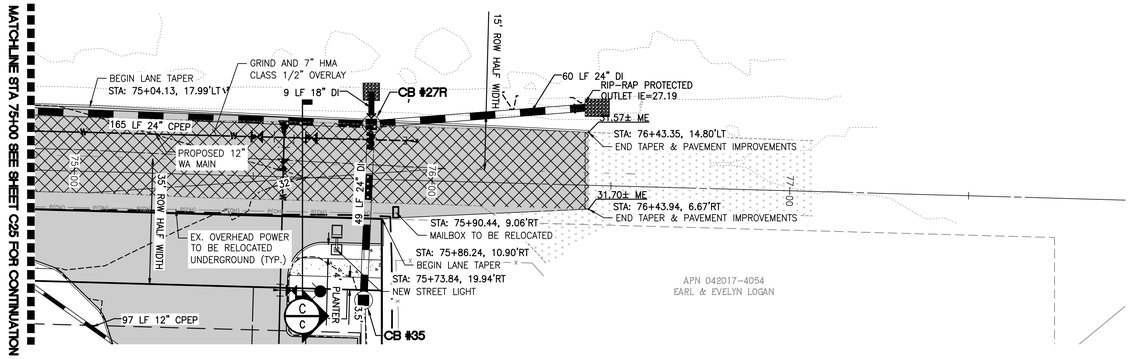
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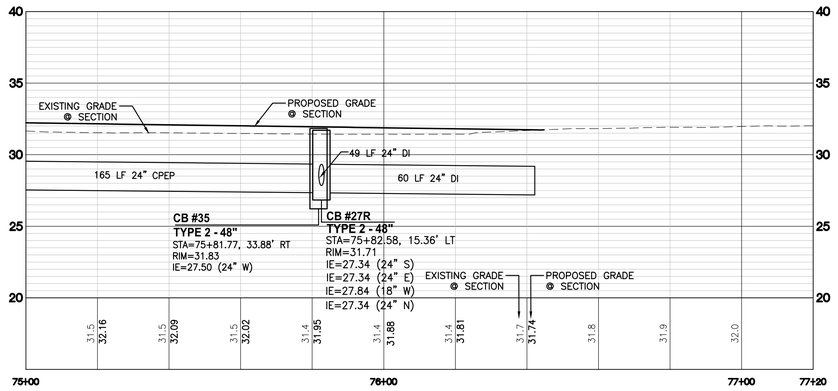
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AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

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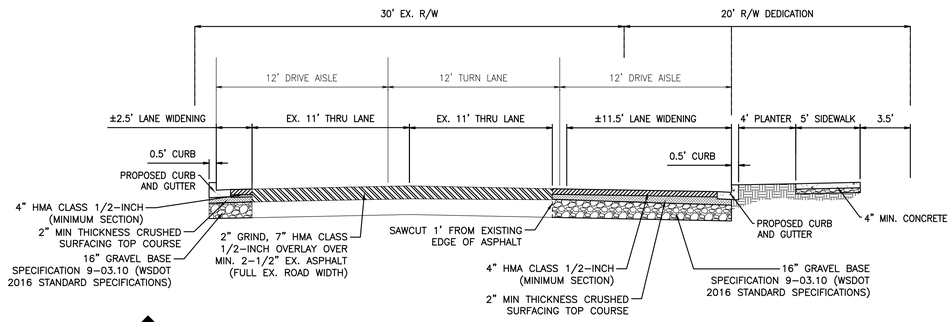
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SCALE: 1"=20'





FREEMAN ROAD EAST STA: 75+00 TO 77+20

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



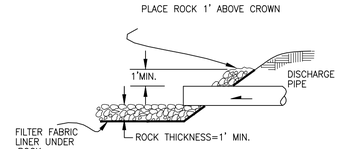
C/C FREEMAN ROAD EAST SECTION C

NOT TO SCALE

FRONTAGE LEGEND:

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

- TYPE II CATCH BASIN
- TYPE I CATCH BASIN
- STORM DRAIN FLOW ARROW
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- CONCRETE BLOCKING
- 90° BEND
- SPOT ELEVATIONS 300.48
- CONTOURS ------150------
- GRIND AND 7" HMA CLASS 1/2" OVERLAY
- PROPOSED ASPHALT PAVEMENT
- EXISTING PAVEMENT



PAD WIDTH = PIPE DIAMETER + 6'
PAD LENGTH = 8' OR 4 x PIPE DIAMETER

RIP RAP SHALL BE QUARRY SPALLS WITH
FOLLOWING GRADATION:
PASSING 8" SQUARE SIEVE = 100%
PASSING 3" SQUARE SIEVE = 40%-60% MAX.
PASSING ¾" SQUARE SIEVE = 0%-10% MAX.

RIP RAP PAD DETAIL

NOT TO SCALE

CALL BEFORE YOU DIG:
1-800-424-5555

UTILITY CONFLICT NOTE:

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BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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No.	Date	By	Ckd.	Appr.	Revision

Title: OFFSITE ROAD IMPROVEMENTS STA 75+00 TO 77+20 FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. ELDRIDGE — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER
10/18/22

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

Designed JSM Drawn DTC Checked JSM Approved BHE Date 10/18/22

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

Job Number 21585

Sheet C26 of 35

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CONSTRUCTION NOTES

OF

FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

GENERAL NOTES:

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE APPROVED ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES AT (253-841-5568) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF APPROVED PLANS AT THE MEETING.

2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.

3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS") WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").

4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.

5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.

6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.

7. ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.

8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY.

9. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.

10. POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, AND STORM) OF 5 FEET.

11. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER.

12. DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.

13. CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.

14. A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION CONTACT THE DEPARTMENT OF ECOLOGY, SOUTHWEST REGION OFFICE AT (360)407-6300.

15. ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.

ROADWAY 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").

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6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.

7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.

8. 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.

9. CURB AND GUTTER INSTALLATION SHALL CONFORM TO CITY STANDARD DETAIL 01.02.09.

10. 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.

11. 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.

12. 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).

13. 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.

14. 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:

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").

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6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.

7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.

8. DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENTS.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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).

14. STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE OR DUCTILE IRON PIPE.
    A. THE USE OF ANY OTHER TYPE SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING SERVICES STAFF PRIOR TO INSTALLATION.
    B. 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.
    C. 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.
    D. DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO AWWA C151. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
    E. 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.

15. TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.01.

16. STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.

17. ALL STORM DRAIN MAINS SHALL BE VIDEO INSPECTED BY THE CITY OF PUYALLUP COLLECTIONS DIVISION PRIOR TO FINAL ACCEPTANCE BY THE CITY.

18. 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.

19. ALL STORM DRAIN MAINS SHALL BE MANDRELLED.

20. 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:

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"), OR AS DIRECTED BY FRUITLAND MUTUAL WATER COMPANY (FMWC), VALLEY WATER (VW), OR TACOMA CITY WATER (TCW) IS THE PURVEYOR.

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 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.

6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.

7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.

8. 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 SYSTEM NOTES (CONT.):

9. 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-OFWAY AND UNIMPROVED EASEMENTS.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. PIPE FITTING FOR WATER MAINS SHALL BE DUCTILE IRON AND SHALL BE MECHANICAL JOINT CONFORMING TO AWWA SPECIFICATION C111-72.

17. WATER MAIN PIPE AND SERVICE CONNECTIONS SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.

18. 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.

19. TRENCHING, BEDDING, AND BACKFILL FOR WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 06.01.01.

20. 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.

21. ANY LEAD JOINT FITTING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH A MECHANICAL JOINT FITTING AT THE CONTRACTOR'S EXPENSE.

22. 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.

23. 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.

24. 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:

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 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.

6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL 811 AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.

7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.

8. 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.

9. 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).

10. ALL SEWER PIPE SHALL BE PVC, POLYPROPYLENE, OR DUCTILE IRON. PVC SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR35 FOR PIPE SIZES 15-INCH AND SMALLER AND ASTM F679 FOR PIPE SIZES 18- TO 27-INCH, DUCTILE IRON PIPE SHALL BE CLASS 51 OR GREATER 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 F2736. 36-INCH THROUGH 60-INCH PP PIPE SHALL BE TRIPLE WALLED AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. PP SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PII WHEN TESTED IN ACCORDANCE WITH ASTM D2412. TESTING SHALL BE PER ASTM F1417. TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD NO. 06.01.01. MINIMUM COVER ON PVC AND PP PIPE SHALL BE 3.0 FEET. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.

11. SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL CONFORM TO CITY STANDARD NOS. 06.01.02 AND 6.1.3COVERS SHALL BE MARKED "SEWER," WITH 2-INCH RAISED LETTERS. MINIMUM WEIGHT OF THE FRAME SHALL BE 210 POUNDS. MINIMUM WEIGHT OF THE COVER SHALL BE 150 POUNDS.

12. SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STANDARD NOS. 04.01.01, 04.01.02, 04.01.03 AND 04.01.04. ALL MANHOLES SHALL BE CHANNELED FOR FUTURE LINES AS SPECIFIED ON THESE PLANS. MANHOLE STEPS AND LADDER SHALL CONFORM TO STANDARD NO. 06.01.04.

13. SANITARY SEWER PIPE AND SIDE SEWERS SHALL BE 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.

SANITARY SEWER NOTES (CONT.):

14. 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.

15. ALL PUBLIC SANITARY SEWER MAINS SHALL BE VIDEO INSPECTED PRIOR TO ACCEPTANCE BY THE CITY OF PUYALLUP WATER COLLECTION DIVISION.

16. AFTER ALL OTHER UTILITIES ARE INSTALLED AND PRIOR TO ASPHALT WORK, ALL SANITARY PIPES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH SECTION 7-17 OF THE "STANDARD SPECIFICATIONS". PRODUCTS USED TO SEAL THE INSIDE OF THE PIPE ARE NOT TO BE USED TO OBTAIN THE AIR TEST.

17. 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.

18. ALL SANITARY SEWER MAINS SHALL BE MANDRELLED.

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 (HERINAFTER 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 HOURS 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 ONSITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.

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 SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.

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 PERMITTEE 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 STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.

SOIL STABILIZATION AND REVEGETATION:

EXPOSED AREAS AND SOIL STOCKPILES MUST BE STABILIZED ACCORDING TO THE FOLLOWING SCHEDULE:

1. FROM APRIL 1 TO OCTOBER 31 ALL DISTURBED AREAS AT FINAL GRADE AND ALL EXPOSED AREAS THAT ARE SCHEDULED TO REMAIN UNWORKED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITHIN 10 DAYS.

2. FROM NOVEMBER 1 TO MARCH 31 ALL EXPOSED SOILS AT FINAL GRADE SHALL BE STABILIZED IMMEDIATELY USING PERMANENT OR TEMPORARY MEASURES. EXPOSED SOILS WITH AN AREA GREATER THAN 5,000 SQUARE FEET THAT ARE SCHEDULED TO REMAIN UNWORKED FOR MORE THAN 24 HOURS AND EXPOSED AREAS OF LESS THAN 5,000 SQUARE FEET THAT WILL REMAIN UNWORKED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED IMMEDIATELY.

ALL DISTURBED AREAS WHICH ARE NOT PLANNED TO BE CONSTRUCTED ON WITHIN 90 DAYS FROM TIME OF CLEARING AND GRADING SHALL BE REVEGETATED WITH THE NATIVE VEGETATION.

APPROVED

BY ______________________
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: CONSTRUCTION NOTES FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. ELDRIDGE, STATE OF WASHINGTON, 42766, REGISTERED PROFESSIONAL ENGINEER, 10/18/22

Scale: Horizontal N/A, Vertical N/A

Designed JSM, Drawn DTC, Checked JSM, Approved BHE, Date 10/18/22

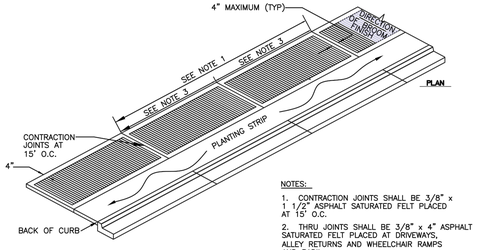
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 21585

Sheet C27 of 35

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CONSTRUCTION DETAILS
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

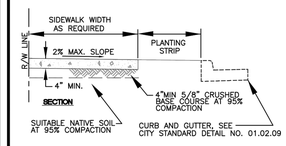


NOTES:

1. CONTRACTION JOINTS SHALL BE 3/8" x 1 1/2" ASPHALT SATURATED FELT PLACED AT 15' O.C.
2. THRU JOINTS SHALL BE 3/8" x 4" ASPHALT SATURATED FELT PLACED AT DRIVEWAYS, ALLEY RETURNS AND WHEELCHAIR RAMPS AND RADII.
3. V-GROOVEMARKS SHALL BE 1/8" DEEP AND 1/4" WIDE PLACED AT 5' O.C. FOR 5' SIDEWALKS AND 7.5' O.C. FOR 8' SIDEWALKS.
4. ALL JOINTS SHALL BE CLEAN AND EDGED TO A 1/4" RADIUS. JOINTS SHALL BE FLUSH WITH THE FINISHED SURFACE.
5. ALL UTILITY POLES AND STREET SIGN POSTS IN SIDEWALK AREA NOT REQUIRED TO BE RELOCATED SHALL HAVE A SQUARE SECTION OF CONCRETE SURROUNDED BY 3/8" EXPANSION JOINT MATERIAL AROUND THE POLE. THE JOINT SHALL BE NO CLOSER THAN 6" TO ANY SIDE OF THE POLE SIDE OF THE POLE.
6. FORMS SHALL BE EITHER WOOD OR STEEL AND SHALL MEET ALL REQUIREMENTS OF THESE SPECIFICATIONS.
7. CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, AASHTO GRADING 467 COARSE AGGREGATE, NO FLY ASH.
8. SIDEWALK MINIMUM UNOBSTRUCTED CLEAR WIDTH SHALL BE 4', EXCLUSIVE OF THE WIDTH OF THE CURB.
9. GRATINGS, ACCESS COVERS, JUNCTION BOXES, CABLE VAULTS, PULL BOXES AND OTHER APPURTENANCES WITHIN THE SIDEWALK (RIGHT OF WAY) MUST HAVE SLIP RESISTANT SURFACES AND MATCH THE GRADE OF THE SIDEWALK.
10. CURB RAMPS SHALL BE CONSTRUCTED AT INTERSECTIONS USING A DESIGN PREPARED BY A LICENSED PROFESSIONAL ENGINEER. WHEN A RAMP DESIGN FAILS TO MEET ALL APPLICABLE DESIGN STANDARDS, THE ENGINEER SHALL DOCUMENT WHY THE PROPOSED RAMP ACHIEVES DESIGN STANDARDS TO THE MAXIMUM EXTENT FEASIBLE.

MINIMUM SIDEWALK WIDTHS

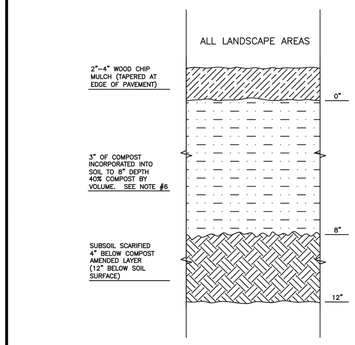
- 5'(RS ZONES) SINGLE FAMILY RESIDENTIAL AREAS (DETACHED DWELLINGS)
- 8'(RS ZONES) COMMERCIAL USES, WHEN REQUIRED BY DEVELOPMENT SERVICES MANAGER
- 8'(RM ZONES) MEDIUM AND HIGH DENSITY MULTI-FAMILY RESIDENTIAL AREAS
- 8'(ML ZONES) INDUSTRIAL AREAS
- 8'(CG, CBD ZONES) COMMERCIAL AREAS
- 8'(PF ZONES) PUBLIC FACILITIES AREAS
- 8'(F ZONES) FAIR AREAS
- * MATCH GREATEST WIDTH FOR ANY ADJACENT ZONE



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SIDEWALK WITH PLANTING STRIP

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	01.02.02
FILE NAME: F:\DWG\COMMON\STDS\CITY\2009\01_STD\01.02\01.02.02	DATE APPROVED: 07/01/2009	DATE REVISED: 08/31/11	SCALE: 1:8	



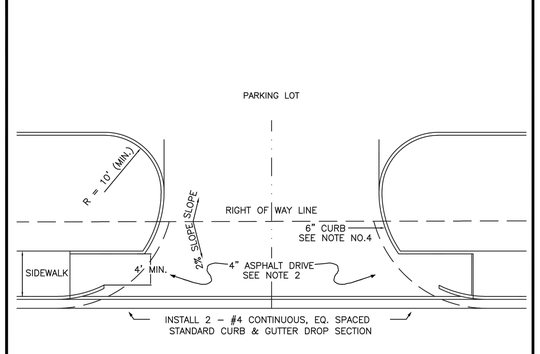
NOTES:

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER. SEE NOTE BELOW REGARDING PLANTING STEPS FOR STREET TREES.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL (6" OF LOOSE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTLING TO 4").
5. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.), WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 95% PROCTOR TO ENSURE A FIRM SURFACE.
6. SEE SECTION 8.2(8) OF THE WMS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SOIL AMENDMENT AND DEPTH

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LIAN	CHRIS BEALE	COLLEEN HARRIS	XXXX	01.02.08a
FILE NAME: F:\DWG\COMMON\STDS\CITY\STDS\STD01.02.08	DATE APPROVED: 08/01/2015	DATE REVISED: XX/XX/XX	SCALE: 1:1	



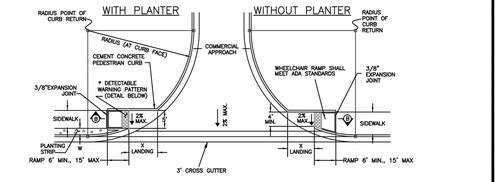
NOTES:

1. TYPICAL COMMERCIAL APPROACHES SHALL BE 30' WIDE AND INCLUDE 35' CURB RADII. IF TRUCKS ARE EXPECTED TO USE THE APPROACH, DRIVEWAY WIDTH, CHANNELIZATION, AND CURB RADII SHALL BE BASED ON AN APPROVED TURNING MOVEMENT ANALYSIS
2. ALL ASPHALT PAVEMENT MUST CONFORM TO CITY STANDARD NO. 01.01.01.
3. APPROACH SHALL BE ASPHALT WITH STANDARD CURB AND GUTTER PLACED ON EACH SIDE OF THE APPROACH.
4. WHEEL CHAIR RAMPS SHALL BE INSTALLED IN ACCORDANCE TO ALL APPLICABLE STANDARDS. DETECTABLE WARNING PATTERNS SHALLBE CONSTRUCTED AT A DRIVEWAY ONLY WHEN IT WILL BE SIGNALIZED. CURB RAMP SLOPE SHALL NOT EXCEED 8.3%, AS MEASURE BY A SMART LEVEL, UNLESS RAMP LENGTH IS EXTENDED TO 15'. SEE DETAIL 01.02.19 FOR ADDITIONAL ADA RAMP INFORMATION.
5. SPACING OF COMMERCIAL APPROACHES ON PRINCIPAL AND MINOR ARTERIALS SHALL BE MINIMUM 300' AND SPACING ON COLLECTORS SHALL BE MINIMUM 150', MEASURED BETWEEN THE CLOSEST EDGES OF EACH DRIVEWAY. THIS REQUIREMENT IS ALSO APPLICABLE TO THE DRIVEWAYS THAT ARE ACROSS THE STREET.
6. SPACING OF COMMERCIAL APPROACHES FROM PRINCIPAL AND MINOR ARTERIALS SHALL BE MINIMUM 300' AND SPACING FROM A COLLECTOR SHALL BE MINIMUM 150', MEASURED FROM NEAREST ROW LINE TO APPROACH PAVEMENT EDGE. THE CITY MAY BE MORE RESTRICTIVE THAN SPECIFIED HEREIN IF DEEMED NECESSARY BASED ON TRAFFIC VOLUMES, CHANNELIZATION AND SIGNALIZATION.
7. THIS COMMERCIAL APPROACH STANDARD SHALL BE USED ON ARTERIALS AND COLLECTORS WITH SPEED LIMITS OF 35 MPH OR GREATER, AND/OR WHEN TRUCK TRAFFIC WILL BE USING THE APPROACH.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STANDARD COMMERCIAL APPROACH

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	01.02.16
FILE NAME: F:\DWG\COMMON\STDS\CITY\2009\01_STD\01.02\01.02.16	DATE APPROVED: 07/01/2009	DATE REVISED: 12/19/14	SCALE: 1" = 20'	



GEOMETRICS TABLE

RADIUS (AT CURB FACE)	W = 3'-0"	W = 4'-0"	W = 5'-0"	W = 6'-0"
	X	X	X	X
25 FEET	6'-3 1/8"	5'-7 1/4"	4'-11 1/8"	4'-4 3/4"
30 FEET	7'-3 3/4"	6'-6 1/2"	5'-9 1/4"	5'-2 1/2"
35 FEET	8'-1 1/2"	7'-1 3/4"	6'-5 1/8"	5'-10 1/8"
40 FEET	8'-9 1/2"	7'-10"	7'-1"	6'-5 3/4"
50 FEET	10'-3/4"	9'-1/4"	8'-2 1/2"	7'-6 1/2"

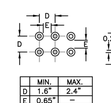
X = LANDING

CURB GRADE	PROWAG UP-HILL RAMP LENGTH	PROWAG RAMP SLOPE
0.5%	6'-0"	8.3%
1.5%	7'-6"	8.3%
3%	9'-0"	8.3%
5%	15'	8.3%
7%	15'	10.3%
9%	15'	12.3%

NOTES:

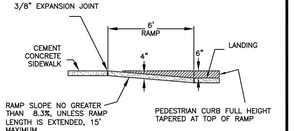
1. AVOID PLACING DRAINAGE STRUCTURES OR OTHER OBSTRUCTIONS IN RAMP AND CROSSING AREA.
2. DETECTABLE WARNING PATTERNS MAY BE CREATED BY ANY METHOD THAT WILL ACHIEVE THE TRUNCATED DOME DIMENSIONS AND SPACING SHOWN. THE DETECTABLE WARNING PATTERN AREA SHALL BE YELLOW, AND MATCH THE COLOR OF "FEDERAL STANDARD 595, COLOR NUMBER 33538.
3. FOR SIDEWALK EXPANSION JOINT LOCATIONS AND ADDITIONAL INFORMATION, SEE CITY STANDARD DETAIL NO. 01.02.01 & 01.02.02.
4. CURB RAMP SLOPE SHALL NOT EXCEED 8.3%, AS MEASURED BY A SMART LEVEL, UNLESS RAMP LENGTH IS EXTENDED TO 15'.

SCALE: 1"=20'



	MIN.	MAX.
D	1.6"	2.4"
E	0.65"	
F	50% OF E	65% OF E
G	0.9"	1.4"

DETECTABLE WARNING PATTERN DETAIL

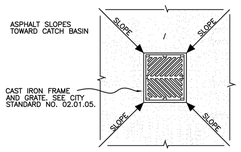


SECTION (B) SCALE: 1"=5'

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SIDEWALK RAMP WITH COMMERCIAL APPROACHES

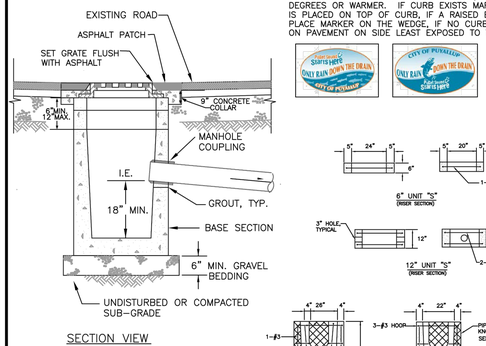
DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	01.02.19
FILE NAME: F:\DWG\COMMON\STDS\CITY\2009\01_STD\01.02\01.02.19	DATE APPROVED: 07/01/2009	DATE REVISED: 08/09/12	SCALE: VARIES	



PLAN VIEW

NOTES:

1. MAXIMUM LENGTH OF PIPE BETWEEN CATCH BASINS SHALL BE 400'.
2. TYPE I CATCH BASIN IS USED FOR DEPTHS LESS THAN 5'-0" FROM TOP OF GRATE TO I.E.(PIPE INVERT).
3. PRECAST BASE SECTION SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. KNOCKOUTS SHALL BE ON 4 SIDES WITH A MAXIMUM DIAMETER OF 20" TO PROVIDE FOR A MINIMUM SUMP DEPTH OF 18".
4. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION SHALL NOT EXCEEED 1/2" PER FOOT.
5. CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (AASHTO M 199) AND ASTM C 890 UNLESS OTHERWISE NOTED.
6. CATCH BASIN MARKER WILL BE AFFIXED WITH MANUFACTURER'S EPOXY IN DRY WEATHER, 40 DEGREES OR WARMER. IF CURB EXISTS MARKER IS PLACED ON TOP OF CURB, IF A RAISED EDGE PLACE MARKER ON THE WEDGE, IF NO CURB PLACE ON PAVEMENT ON SIDE LEAST EXPOSED TO TRAFFIC

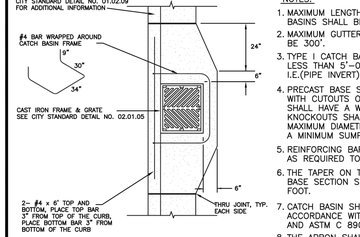


SECTION VIEW

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CATCH BASIN TYPE 1 (AREA DRAIN)

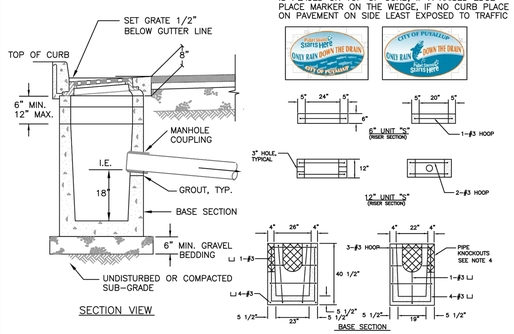
DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LANSING	LINDA LIAN	COLLEEN HARRIS	XXXX	02.01.02
FILE NAME: F:\DWG\COMMON\STDS\CITY\2009\02_SD\02.01.02	DATE APPROVED: 08/01/1992	DATE REVISED: 06/01/2003	SCALE: NTS	



PLAN VIEW

NOTES:

1. MAXIMUM LENGTH OF PIPE BETWEEN CATCH BASINS SHALL BE 400'.
2. MAXIMUM GUTTER LINE FLOW LENGTH SHALL BE 300'.
3. TYPE I CATCH BASIN IS USED FOR DEPTHS LESS THAN 5'-0" FROM TOP OF GRATE TO I.E.(PIPE INVERT).
4. PRECAST BASE SECTION SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL THE PIPE OUTER DIAMETER PLUS THE MANHOLE WALL THICKNESS.
5. REINFORCING BARS SHALL BE CUT OR BENT AS REQUIRED TO CLEAR CUTOUTS.
6. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION SHALL NOT EXCEEED 1/2" PER FOOT.
7. CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (AASHTO M 199) AND ASTM C 890 UNLESS OTHERWISE NOTED.
8. THE APRON SHALL BE 8" IN DEPTH.
9. CATCH BASIN MARKER WILL BE AFFIXED WITH MANUFACTURER'S EPOXY IN DRY WEATHER, 40 DEGREES OR WARMER. IF CURB EXISTS MARKER IS PLACED ON TOP OF CURB, IF A RAISED EDGE PLACE MARKER ON THE WEDGE, IF NO CURB PLACE ON PAVEMENT ON SIDE LEAST EXPOSED TO TRAFFIC

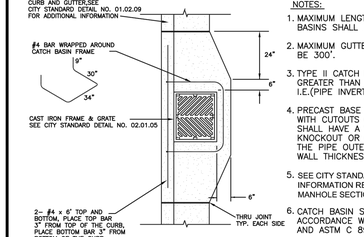


SECTION VIEW

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CATCH BASIN TYPE 1 (GUTTER DRAIN)

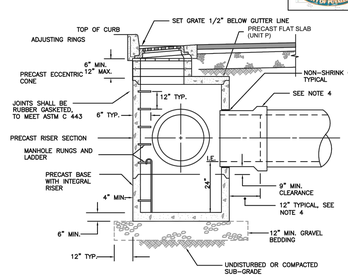
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LINDA LANSING	LINDA LIAN	COLLEEN HARRIS	XXXX	02.01.03
FILE NAME: F:\DWG\COMMON\STDS\CITY\2009\02_SD\02.01.03	DATE APPROVED: 08/01/1992	DATE REVISED: 06/01/2003	SCALE: NTS	



PLAN VIEW

NOTES:

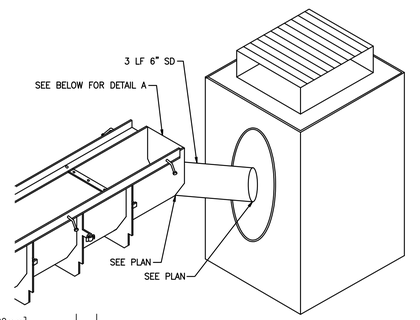
1. MAXIMUM LENGTH OF PIPE BETWEEN CATCH BASINS SHALL BE 400'.
2. MAXIMUM GUTTER LINE FLOW LENGTH SHALL BE 300'.
3. TYPE II CATCH BASIN IS USED FOR DEPTHS GREATER THAN 5'-0" FROM TOP OF GRATE TO I.E.(PIPE INVERT).
4. PRECAST BASE SECTION SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL THE PIPE OUTER DIAMETER PLUS THE MANHOLE WALL THICKNESS.
5. SEE CITY STANDARD DETAIL NO. 02.01.01 FOR ADDITIONAL INFORMATION REGARDING INSTALLATION OF MANHOLE SECTION.
6. CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (AASHTO M 199) AND ASTM C 890 UNLESS OTHERWISE NOTED.
7. CATCH BASIN MARKER WILL BE AFFIXED WITH MANUFACTURER'S EPOXY IN DRY WEATHER, 40 DEGREES OR WARMER. IF CURB EXIST MARKER IS PLACED ON TOP OF CURB, IF A RAISED EDGE PLACE MARKER ON THE WEDGE, IF NO CURB PLACE ON PAVEMENT ON SIDE LEAST EXPOSED TO TRAFFIC

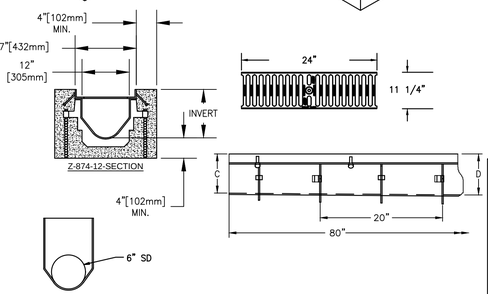


CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CATCH BASIN TYPE II

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LANSING	LINDA LIAN	COLLEEN HARRIS	XXXX	02.01.04
FILE NAME: F:\DWG\COMMON\STDS\CITY\2009\02_SD\02.01.04	DATE APPROVED: 08/01/1992	DATE REVISED: 06/01/2003	SCALE: NTS	





DETAIL A

TYPICAL TRENCH DRAIN DETAIL

NOT TO SCALE — WITH DGE/DGF GRATE (H-20 LOADING)

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **CONSTRUCTION DETAILS FOR FREEMAN LOGISTICS**

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORIAN — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal N/A Vertical N/A

Designed JSM Drawn DTC Checked JSM Approved BHF Date 10/18/22

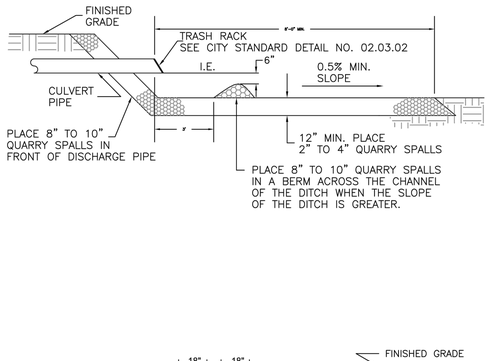
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

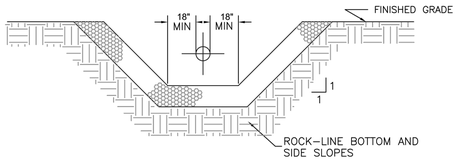
Job Number 21585

Sheet C28 of 35

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CONSTRUCTION DETAILS
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON



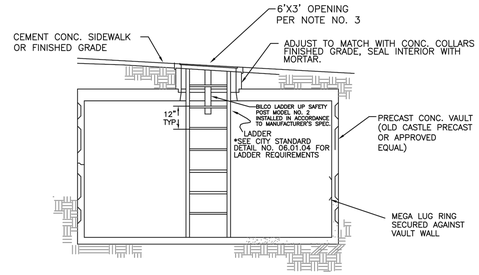


NOTE: ALL DRIVEWAY CULVERTS SHALL BE NOT LESS THAN 15 INCHES IN DIAMETER NOR LESS THAN 20 FEET IN LENGTH.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

DAYLIGHT CULVERT OPEN DITCH

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LANSING	LINDA LIAN	COLLEEN HARRIS	XXXX	02.02.01
FILE NAME: P:\DWG\COMMON\STDS\CITY\200902_SD302.02.01		DATE APPROVED: 09/01/1992	DATE REVISED: 06/01/2003	SCALE: NTS

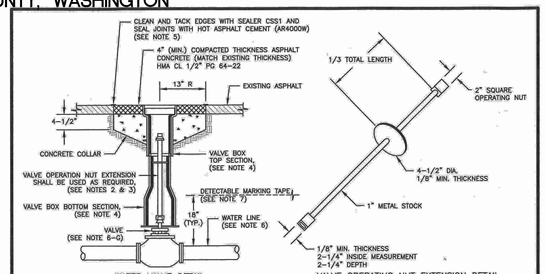


1. REMOVABLE DOORS SHALL BE A MINIMUM OF 6'–0" X 3'–0" DIAMOND PLATE HINGED LOCKING DOORS, WITH HINGES LOCATED AT EACH END OF OPENING. DOORS SHALL HAVE AN H–20 LOAD RATING IN AREAS THAT ARE SUBJECT TO VEHICLE TRAFFIC. DOORS SHALL BE SPRING LOADED WITH OPEN POSITION LOCK.
2. A LADDER PER CITY STANDARD DETAIL 06.01.04 SHALL BE SET INSIDE THE VAULT FOR ACCESS INTO THE VAULT.
3. A BILCO LADDER UP SAFETY POST MODEL NO. 2 SHALL BE ATTACHED TO THE LADDER STEPS. IT SHALL BE OF STAINLESS STEEL OR ALUMINUM CONSTRUCTION. POWDER COAT AND GALVANIZED STEEL WILL NOT BE PERMITTED.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STORMWATER VAULT

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LANSING	LINDA LIAN	COLLEEN HARRIS	Linda Lian	02.04.01
FILE NAME: P:\DWG\COMMON\STDS\CITY\200902_SD302.04.01		DATE APPROVED: 09/01/1992	DATE REVISED: 06/15/2012	SCALE: NTS



WATER VALVE DETAIL NOT TO SCALE

VALVE OPERATING NUT EXTENSION DETAIL NOT TO SCALE

NOTES:
1. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" FROM PAVED FINAL GRADE IN IMPROVED RIGHT–OF–WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT–OF–WAY AND UNIMPROVED EASEMENTS.
2. VALVE OPERATING NUT EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN FIVE (5) FEET BELOW FINISHED GRADE. EXTENSIONS ARE TO BE A MINIMUM OF TWO (2) FEET LONG, ONLY ONE EXTENSION TO BE USED PER VALVE. TOP OF EXTENSION SHALL BE 2 FEET 6 INCHES TO 3 FEET BELOW FINISHED GRADE.
3. ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO COATS OF METAL PAINT.
4. VALVE BOXES SHALL BE TWO–PIECE, ADJUSTABLE, CAST IRON WITH EXTENSION PIECES (IF NECESSARY), AS MANUFACTURED BY THE WARRICH #940 SEATTLE OR APPROVED EQUAL. THE WORD "WATER" SHALL BE CAST IN RELIEF ON THE VALVE BOX COVER. VALVE BOX TOPS INSTALLED IN ARTERIAL ROADWAYS SHALL BE MANUFACTURED BY EAST JORDAN (EJ) IRONWORKS MODEL 8505 WITH LOCKING VALVE BOX COVER MODEL 6800 (PART# 08800025U) OR APPROVED EQUAL.
5. NEAT LINE CUTS SHALL BE SEALED WITH A HOT PAVING GRADE ASPHALT AND FACE OF CUT TACKED.
6. WATER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH DIVISION 7 OF THE WSDOT STANDARD SPECIFICATIONS SUPPLEMENTED WITH THE FOLLOWING:
   A. DUCTILE IRON PIPE SHALL CONFORM TO AWWA C 151, THICKNESS CLASS 52, AND THE EXTERIOR SHALL BE COATED WITH COAL TAR VARNISH. PIPE AND FITTINGS SHALL BE MORTOR LINED AND SHALL CONFORM TO AWWA C 104. THE THICKNESS OF THE LINING SHALL BE NOT LESS THAN 1/16" THICK FOR 3" TO 12" PIPE, 3/32" THICK FOR 14" TO 24" PIPE, AND 1/8" THICK FOR 30" TO 54" PIPE. THE CEMENT LINING SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 150.
   B. JOINTS SHALL BE TYTON PUSH–ON JOINTS, OR APPROVED EQUAL, OR MECHANICAL JOINT TYPE PER AWWA C 111 EXCEPT WHERE FLANGED JOINTS ARE REQUIRED TO CONNECT TO VALVES OR OTHER EQUIPMENT.
   C. BOLTS AND NUTS FOR BURIED FLANGES LOCATED OUTDOORS, ABOVE GROUND, OR IN OPEN VAULTS IN STRUCTURES SHALL BE TYPE 316 STAINLESS STEEL CONFORMING TO ASTM A 193, GRADE B8M FOR BOLTS, AND ASTM A 194, GRADE 8M FOR NUTS. BOLTS AND NUTS LARGER THAN ONE AND ONE–QUARTER (1–1/4) INCHES SHALL BE STEEL, ASTM A 193, GRADE B, MEDIUM PLATING, ASTM A 165, TYPE NS.
   D. BOLTS USED IN FLANGE INSTALLATION SETS SHALL CONFORM TO ASTM B 193, GRADE B7. NUTS SHALL COMPLY WITH ASTM A 194, GRADE 2H.
   E. PROVIDE A WASHER FOR EACH NUT, WHERE NEEDED. WASHERS SHALL BE OF THE SAME MATERIAL AS THE NUTS.
   F. ALL FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C 110 AND AWWA C 111.
   G. RESILIENT SEATED WEDGE GATE VALVES SHALL BE USED FOR TEN (10) INCH MAINS AND SMALLER. BUTTERFLY VALVES SHALL BE USED FOR MAINS GREATER THAN TEN (10) INCHES:
      1) RESILIENT SEATED WEDGE GATE VALVE: GATE VALVES SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS FOR COLD WATER, DOUBLE–DISK GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON–BODIED, BRONZE MOUNTED, NON–RISING STEM, WITH TWO (2) INCH SQUARE NUT. COUNTER–CLOCKWISE OPENING. MECHANICAL JOINT END / OR FLANGED ENDS (6" VALVES ON FIRE HYDRANT LINES WHICH SHALL BE MECHANICAL JOINTS BY FLANGED). VALVE STEMS SHALL BE PROVIDED WITH O–RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
      2) BUTTERFLY VALVES: BUTTERFLY VALVES CONFORMING WITH AWWA C 504, CLASS 150 AND SHALL HAVE STANDARD AWWA TWO (2) INCH SQUARE NUT.
7. DETECTABLE MARKING TAPE SHALL BE INSTALLED 18" ABOVE PIPE, BE BLUE IN COLOR, AND READ "CAUTION WATER LINE BELOW" MEETING WSDOT SPEC: 9–15.18.

APPROVED FOR PUBLICATION

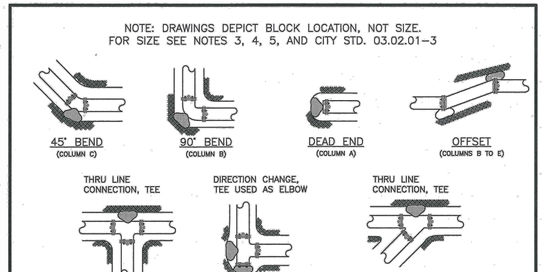
CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

WATER VALVES AND MAINS

CITY STANDARD 03.01.01

(NOT TO SCALE)

FILE NAME: P:\DWG\COMMON\STDS\CITY\200902_SD301.01.01



NOTES:
1. THE FOLLOWING PRECAUTIONS MUST BE OBSERVED WHEN CONSTRUCTING THRUST BLOCKS:
   A. BLOCKS MUST BE POURED OR PLACED AGAINST UNDISTURBED SOIL.
   B. THE PIPE FITTING(S) AND BOLTS MUST BE ACCESSIBLE. WRAP IN PLASTIC BEFORE POURING CONCRETE BLOCKING.
   C. CONCRETE SHOULD BE CURED FOR AT LEAST 5 DAYS AND SHOULD HAVE A MINIMUM COMPRESSION STRENGTH OF 3,000 PSI AT 28 DAYS.
   D. RESTRAINED JOINTS SHALL BE INSTALLED, IN ADDITION TO CONCRETE THRUST BLOCKING.
   E. BLOCKS MUST BE POSITIONED TO COUNTERACT THE DIRECTION OF THE RESULTANT THRUST FORCE.
2. ALL PIPE SHALL BE PROPERLY BEDDED, SEE CITY OF PUYALLUP STANDARD BEDDING DETAIL NO. 05.01.01.
3. CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE.
4. DIVIDE THRUST BY SAFE BEARING LOAD TO DETERMINE REQUIRED AREA (IN SQUARE FEET) OF CONCRETE TO DISTRIBUTE LOAD.
5. BEARING SURFACE AREAS TO BE ADJUSTED BY THE ENGINEER FOR OTHER PRESSURE AND/OR SOIL CONDITIONS.

APPROVED FOR PUBLICATION

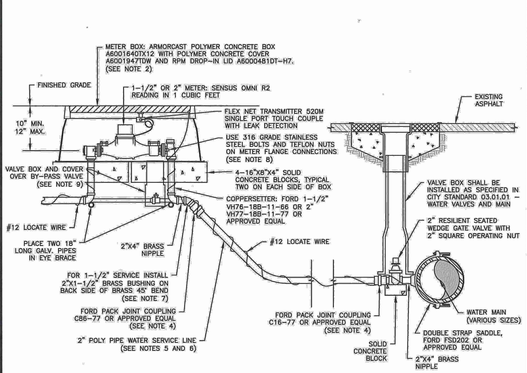
CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

HORIZONTAL THRUST BLOCKING

CITY STANDARD 03.02.01-1

(NOT TO SCALE)

FILE NAME: P:\DWG\COMMON\STDS\CITY\200902_SD302.01-1



NOTES:
1. ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
2. NORMALLY THE WATER METER BOX SHOULD BE LOCATED IN THE PLANTING STRIP. IF SIDEWALK IS AGAINST THE CURB, PLACE METER BOX DIRECTLY BEHIND THE SIDEWALK. THE WATER METER BOX SHALL NOT BE LOCATED IN HARD SURFACES. WHEN UNAVOIDABLE, EXCEPTIONS CAN BE MADE AT END OF CUL–DE–SACS OR PAN HANDLED LOTS.
3. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT–OF–WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT–OF–WAY AND UNIMPROVED EASEMENTS.
4. ALL POLY PIPE COUPLINGS SHALL USE PIPE INSERT STIFFENERS.
5. THE WATER SERVICE LINE SHALL BE BEDDED IN WASHED SAND WITH 36" OF COVER BELOW FINISHED GRADE WITHIN THE RIGHT–OF–WAY. THE WATER SERVICE LINE SHALL BE ONE CONTINUOUS PIECE WITH NO SPLICES.
6. ALL POLY PIPE SHALL BE HIGH DENSITY POLY (IRON PIPE SIZE) MEETING ASTM D–2239–SIDR 7, BLUE IN COLOR, 200 PSI MINIMUM.
7. FOR A 1–1/2" WATER SERVICE, ALL MATERIAL SHALL BE 2" FROM THE WATER MAIN TO THE COPPERSETTER. REDUCE FROM 2" TO 1–1/2" IMMEDIATELY BEFORE COPPERSETTER.
8. THE STAINLESS STEEL METER FLANGE BOLTS SHALL BE 5/8" DIAMETER FOR THE 1–1/2" METER, AND 3/4" DIAMETER FOR THE 2" METER.
9. PROVIDE A 6" CIRCULAR VALVE BOX WITH COVER (APPLIED ENGINEERING PRODUCT MODEL 708 WITH GREEN LID OR AN APPROVED EQUAL) OVER BY–PASS VALVE.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

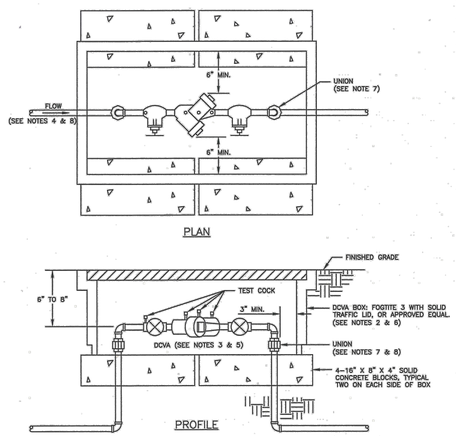
APPROVED FOR PUBLICATION 10/15/2019

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

CITY STANDARD 03.03.02

(NOT TO SCALE)

FILE NAME: U:\BRAND\DRAWINGS\STANDARDS\03-01 - PART 3 - WATER\03-03 SERVICE\CAD\03-03.02.dwg



NOTES:
1. BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.
2. THE DCVA SHALL BE INSTALLED WITH ADEQUATE SPACE TO FACILITATE MAINTENANCE AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION, BY A WASHINGTON STATE CERTIFIED BACK–FLOW ASSEMBLY TESTER, TO INSURE ITS SATISFACTORY OPERATION BEFORE OCCUPANCY, AND ANNUALLY THEREAFTER. SEND TEST RESULTS TO: CITY OF PUYALLUP, WATER QUALITY OPERATIONS, 1100 39TH AVE SE, PUYALLUP, WA 98374.
3. DCVA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
4. DCVA SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF WATER METER. WHEN IRRIGATION SYSTEM IS CONNECTED OFF DOMESTIC WATER LINE, IRRIGATION DCVA SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF THE BRANCH CONNECTION.
5. DCVA SHALL BE SIZED EQUAL OR COMPARABLE TO METER SIZE.
6. METER BOX SHALL BE LARGE ENOUGH TO ALLOW THE MINIMUM SETBACKS ILLUSTRATED ABOVE. METER BOX LID SHALL BE A TRAFFIC LID WITH A H–20 LOADING.
7. DIELECTRIC UNIONS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS.
8. USE ONLY BRASS OR COPPER BETWEEN THE METER AND THE UNION ON THE CUSTOMER'S SIDE OF THE DCVA.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

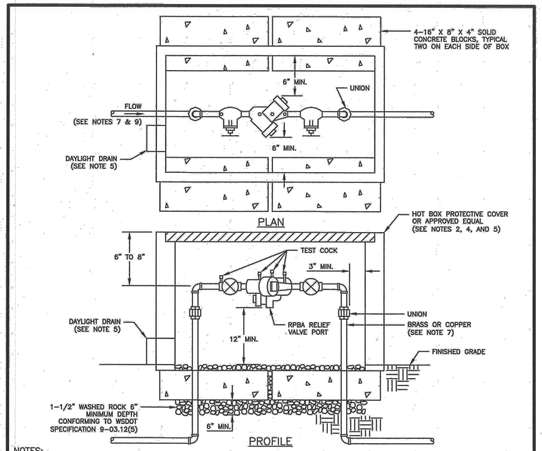
APPROVED FOR PUBLICATION 2/5/2019

2" AND SMALLER DOUBLE CHECK VALVE ASSEMBLY INSTALLATION

CITY STANDARD 03.04.01

(NOT TO SCALE)

FILE NAME: P:\DWG\COMMON\STDS\CITY\200902_SD304.01.01



NOTES:
1. BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.
2. THE RPBA SHALL BE INSTALLED WITH ADEQUATE SPACE TO FACILITATE MAINTENANCE AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION, BY A WASHINGTON STATE CERTIFIED BACK–FLOW ASSEMBLY TESTER, TO INSURE ITS SATISFACTORY OPERATION BEFORE OCCUPANCY, AND ANNUALLY THEREAFTER. SEND TEST RESULTS TO: CITY OF PUYALLUP, WATER QUALITY OPERATIONS, 1100 39TH AVE SE, PUYALLUP, WA 98374.
3. THE RPBA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
4. THE RPBA SHALL NOT BE INSTALLED IN A PIT BELOW GROUND LEVEL.
5. THE PROTECTIVE COVERING FOR THE RPBA, WHICH PROTECTS THE ASSEMBLY FROM FREEZING, MUST INCLUDE A DAYLIGHT DRAIN. THE DRAIN MUST BE INSTALLED ABOVE GROUND OR ABOVE THE MAXIMUM FLOOD LEVEL, WHICHEVER IS HIGHER. THE DRAIN MUST BE A MINIMUM OF TWICE THE SIZE OF THE RPBA, TO BE ABLE TO HANDLE THE VOLUME OF WATER THAT POTENTIALLY COULD BE DISCHARGED FROM THE RELIEF VALVE PORT.
6. THE RPBA SHALL BE SIZED EQUAL OR COMPARABLE TO THE METER SIZE.
7. USE ONLY BRASS OR COPPER BETWEEN THE METER AND THE BOTTOM VERTICAL 90 DEGREE BEND ON THE CUSTOMER'S SIDE OF THE RPBA.
8. DIELECTRIC UNIONS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS.
9. THE RPBA SHOULD BE LOCATED IMMEDIATELY DOWN STREAM OF THE METER, AND SHOULD NOT BE INSTALLED INSIDE A BUILDING.
10. AN RPBA INSTALLED MORE THAN FIVE (5) FEET ABOVE FLOOR LEVEL MUST HAVE A PLATFORM UNDER IT FOR THE TESTER OR MAINTENANCE PERSON TO STAND ON. THE PLATFORM MUST BE OSHA APPROVED AND MEET ALL APPLICABLE SAFETY STANDARDS AND CODES.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

APPROVED FOR PUBLICATION 2/5/2019

2" AND SMALLER REDUCED PRESSURE BACKFLOW ASSEMBLY INSTALLATION

CITY STANDARD 03.04.02

(NOT TO SCALE)

FILE NAME: P:\DWG\COMMON\STDS\CITY\200902_SD304.02.01

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **CONSTRUCTION DETAILS** FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal N/A Vertical N/A

Designed JSM Drawn DTC Checked JSM Approved BHF Date 10/18/22

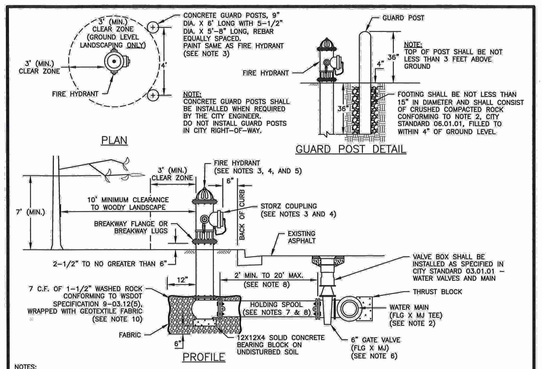
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 21585

Sheet C29 of 35

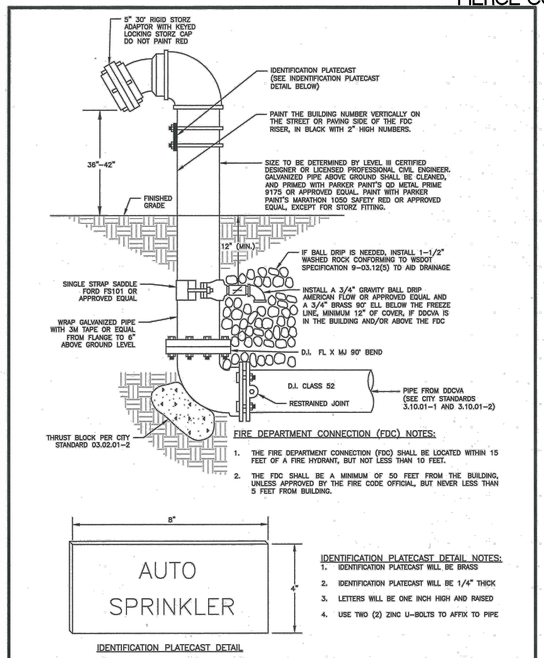
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CONSTRUCTION DETAILS
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

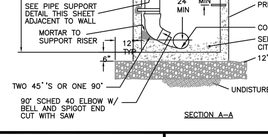


NOTES:
1. ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
2. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
3. THE FIRE HYDRANT AND CONCRETE GUARD POSTS SHALL BE PAINTED, RUST-OLEUM SAFETY YELLOW #7543 (TWO COATS) OR AN APPROVED EQUAL. THE STORZ FITTING SHALL NOT BE PAINTED.
4. FIRE HYDRANTS SHALL HAVE TWO 2-1/2" HOSE PORTS (NATIONAL STANDARD THREAD) WITH CAPS AND CHAINS AND ONE 4" PUMPER PORT (#8 TACOMA STEAMER PORT THREAD) WITH A 5" "STORZ" COUPLING AND BLIND CAP INSTALLED ON THE STEAMER PORT, (STEAMER PORT SHALL FACE THE STREET), 1-1/4" PENTAGONAL OPERATING NUT (COUNTER-CLOCKWISE OPENING), O-RING TYPE STUFFING BOX, AUTOMATIC BARREL DRAINS AND 5-1/4" MAIN VALVE OPENING. HYDRANTS SHALL BE DESIGNED IN A MANNER THAT WILL PREVENT BARREL BREAKAGE WHEN STRUCK BY A VEHICLE. HYDRANTS SHALL CONFORM TO THE LATEST REVISION OF AWWA SPECIFICATIONS NO. C 502-73 FOR FIRE HYDRANTS FOR ORDINARY WATER SERVICE. FIRE HYDRANTS SHALL INCLUDE THE ENTIRE ASSEMBLY COMPLETE, INCLUDING HYDRANT, GATE VALVE AND BOX, CONNECTING PIPING, FITTINGS, AND ACCESSORIES.
5. FIRE HYDRANTS SHALL BE AVK, CLOW MEDALLION, M & H 1291, MUELLER CENTURION, OR WATEROUS.
6. GATE VALVES SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS FOR COLD WATER, RESILIENT SEATED WEDGE GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED BRONZE-MOUNTED, NON-RISING STEM, COUNTER-CLOCKWISE OPENING, MECHANICAL JOINT BY FLANGED. VALVE STEMS SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
7. THE HOLDING SPOOL SHALL BE A MECHANICAL-JOINT (M.J.) HOLDING SPOOL, WITH THE USE OF MEGA-LUG CONNECTORS OR APPROVED EQUAL WITH CLASS 52 DUCTILE IRON PIPE.
8. IF DISTANCE BETWEEN WATER MAIN AND FIRE HYDRANT IS GREATER THAN 17 FEET, RESTRAINED JOINTS ARE REQUIRED ON ANY ADDITIONAL JOINTS. THE MAXIMUM 6-INCH HYDRANT RUN ALLOWED IS 20 FEET. ANY PROPOSED HYDRANT RUN EXCEEDING 20' IN LENGTH SHALL BE SIZED USING AN ENGINEERED HYDRAULIC FIRE FLOW MODEL. ANY HYDRANT RUN EXCEEDING 50 FEET IN LENGTH SHALL BE NO LESS THAN 8-INCHES IN DIAMETER.
9. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM A BUILDING OR STRUCTURE.
10. THE CONTRACTOR SHALL PLACE A 6 OZ. GEOTEXTILE FABRIC AROUND THE WASHED ROCK AREA, ENDS TO OVERLAP.
11. A FLUORESCENT ORANGE BAG MUST COVER AND BE SECURED TO THE FIRE HYDRANT UNTIL APPROVED FOR USE BY CITY ENGINEER.
12. A MINIMUM THREE FOOT (3') RADIUS UNOBSTRUCTED CLEAR ZONE (WORK AREA) SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS. ADDITIONALLY, NO WOODY LANDSCAPE SHALL BE PLANTED WITHIN TEN FEET (10') OF ANY FIRE HYDRANT. OVERREACHING BRANCHES OF TREES ADJACENT TO HYDRANTS SHALL HAVE A MAINTAINED VERTICAL CLEARANCE OF SEVEN (7') FEET ABOVE FINISHED GRADE OF THE FIRE HYDRANT.

CITY OF PUYALLUP — OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION | DATE ISSUED 11/17/2005
FIRE HYDRANT ASSEMBLY — (NOT TO SCALE) — CITY STANDARD 03.05.01



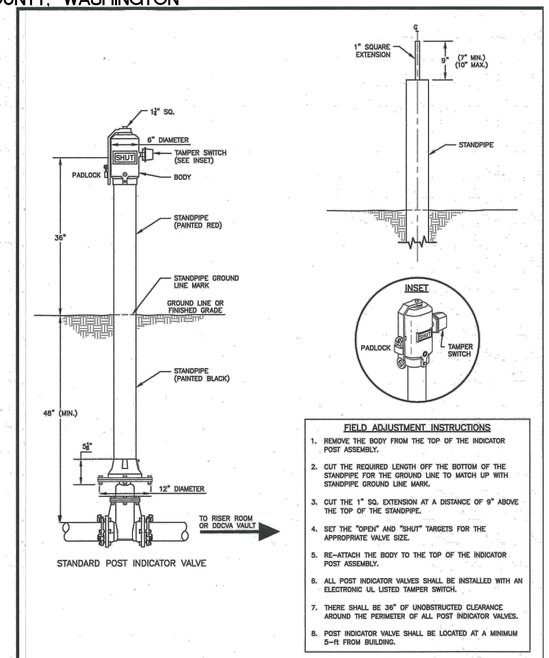
FIRE DEPARTMENT CONNECTION (FDC) NOTES:
1. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED WITHIN 15 FEET OF A FIRE HYDRANT, BUT NOT LESS THAN 10 FEET.
2. THE FDC SHALL BE A MINIMUM OF 50 FEET FROM THE BUILDING, UNLESS APPROVED BY THE FIRE CODE OFFICIAL, BUT NEVER LESS THAN 5 FEET FROM BUILDING.



IDENTIFICATION PLATECAST DETAIL

IDENTIFICATION PLATECAST DETAIL NOTES:
1. IDENTIFICATION PLATECAST WILL BE BRASS
2. IDENTIFICATION PLATECAST WILL BE 1/4" THICK
3. LETTERS WILL BE ONE INCH HIGH AND RAISED
4. USE TWO (2) ZINC U-BOLTS TO AFFIX TO PIPE

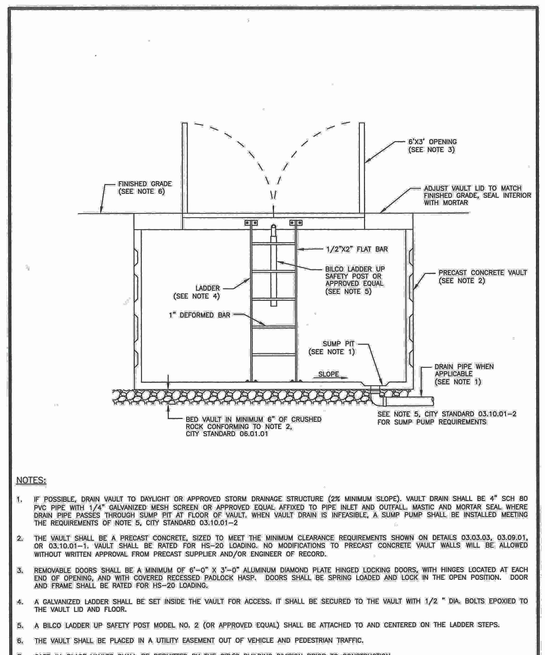
CITY OF PUYALLUP — OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION | DATE ISSUED 2/5/2018
FIRE DEPARTMENT CONNECTION (FDC) — (NOT TO SCALE) — CITY STANDARD 03.10.02



STANDARD POST INDICATOR VALVE

FIELD ADJUSTMENT INSTRUCTIONS
1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 9" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.
5. RE-ATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL POST INDICATOR VALVES SHALL BE INSTALLED WITH AN ELECTRONIC UL LISTED TAMPER SWITCH.
7. THERE SHALL BE 36" OF UNOBSTRUCTED CLEARANCE AROUND THE PERIMETER OF ALL POST INDICATOR VALVES.
8. POST INDICATOR VALVE SHALL BE LOCATED AT A MINIMUM 5-ft FROM BUILDING.

CITY OF PUYALLUP — OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION | DATE ISSUED 2/5/2018
POST INDICATOR VALVE — (NOT TO SCALE) — CITY STANDARD 03.10.03



NOTES:
1. IF POSSIBLE, DRAIN VAULT TO DAYLIGHT OR APPROVED STORM DRAINAGE STRUCTURE (2% MINIMUM SLOPE). VAULT DRAIN SHALL BE 4" SCH 80 PVC PIPE WITH 1/4" GALVANIZED MESH SCREEN OR APPROVED EQUAL AFFIXED TO PIPE INLET AND OUTFALL MASTIC AND MORTAR SEAL WHERE DRAIN PIPE PASSES THROUGH SUMP PIT AT FLOOR OF VAULT. WHEN VAULT DRAIN IS INFEASIBLE, A SUMP PUMP SHALL BE INSTALLED MEETING THE REQUIREMENTS OF NOTE 5, CITY STANDARD 03.10.01-2
2. THE VAULT SHALL BE A PRECAST CONCRETE, SIZED TO MEET THE MINIMUM CLEARANCE REQUIREMENTS SHOWN ON DETAILS 03.02.03, 03.09.01, OR 03.10.01-1. VAULT SHALL BE RATED FOR HS-20 LOADING. NO MODIFICATIONS TO PRECAST CONCRETE VAULT WALLS WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM PRECAST SUPPLIER AND/OR ENGINEER OF RECORD.
3. REMOVABLE DOORS SHALL BE A MINIMUM OF 6'-0" X 3'-0" ALUMINUM DIAMOND PLATE HINGED LOCKING DOORS, WITH HINGES LOCATED AT EACH END OF OPENING, AND WITH COVERED RECESSED PADLOCK HASP. DOORS SHALL BE SPRING LOADED AND LOCK IN THE OPEN POSITION. DOOR AND FRAME SHALL BE RATED FOR HS-20 LOADING.
4. A GALVANIZED LADDER SHALL BE SET INSIDE THE VAULT FOR ACCESS. IT SHALL BE SECURED TO THE VAULT WITH 1/2 " DIA. BOLTS EPOXIED TO THE VAULT LID AND FLOOR.
5. A BILCO LADDER UP SAFETY POST MODEL NO. 2 (OR APPROVED EQUAL) SHALL BE ATTACHED TO AND CENTERED ON THE LADDER STEPS.
6. THE VAULT SHALL BE PLACED IN A UTILITY EASEMENT OUT OF VEHICLE AND PEDESTRIAN TRAFFIC.
7. CAST-IN-PLACE VAULTS SHALL BE PERMITTED BY THE CITY'S BUILDING DIVISION PRIOR TO CONSTRUCTION.

CITY OF PUYALLUP — OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION | DATE ISSUED 10/5/2019
WATER VAULT DETAILS — (NOT TO SCALE) — CITY STANDARD 03.11.01

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 PUBLIC WORKS DEPARTMENTS
SANITARY SEWER MANHOLE

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN/SVOBODA	LINDA LIAN	COLLEEN HARRIS		04.01.01
FILE NAME: F:\DWG\COMMON\STDSCITY\200904_SS\04.01\04.01.01	DATE APPROVED: 07/01/2009	DATE REVISED: 10/23/12	SCALE: 1"=4'	

* WHEN RETRO-FITTING A 48" MANHOLE DROP MUST BE INSTALLED ON LADDER SIDE OF MANHOLE.*

SECTION A-A — SCALE: 1:4

CITY OF PUYALLUP — DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS
INSIDE DROP SANITARY SEWER MANHOLE

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN/SVOBODA	LINDA LIAN	COLLEEN HARRIS		04.01.02
FILE NAME: F:\DWG\COMMON\STDSCITY\200904_SS\04.01\04.01.02	DATE APPROVED: 07/01/2009	DATE REVISED: 10/23/12	SCALE: 1"=4'	

NOTES FOR: INSIDE DROP SANITARY SEWER MANHOLE

1. NEAT LINE CUTS SHALL BE SEALED AT TOP WITH A HOT PAVING GRADE ASPHALT AND FACE OF CUT TACKED. ASPHALT DEPTH TO MATCH EXISTING.
2. TOP OF SHELF, SLOPE 1/2" PER FOOT MINIMUM, CONSTRUCT IN FIELD CHANNEL AND SHELF TO THE CROWN OF PIPE.
3. MANHOLE RUNG SHALL CONFORM TO SECTION R, ASTM C 478 (AASHTO M-199) AND MEET ALL OSHA REQUIREMENTS. MANHOLE RUNGS SHALL BE PARALLEL OR APPROXIMATELY RADIAL AT THE OPTION OF THE MANUFACTURER, EXCEPT THAT ALL STEPS IN ANY MANHOLE SHALL BE SIMILAR. PENETRATION OF OUTER WALL BY A LEG IS PROHIBITED. SEE CITY STANDARD DETAIL NO. 06.01.04 & 06.01.05
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MINIMUM. DROP INLET PIPE HOLE MAY BE FIELD CONSTRUCTED.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAMETER PLUS MANHOLE WALL THICHNESS. MINIMUM DISTANCE BETWEEN HOLES IS 8".
6. PRECAST CONCRETE MANHOLE COMPONENTS SHALL CONFORM TO ASTM C 478.
7. FLEXIBLE JOINTS SHALL BE RUBBER GASKETED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. MORTARED, DRY-PACKED, OR CAST-IN-PLACE JOINTS WILL BE PERMITTED ONLY FOR CONNECTIONS TO OR THROUGH MANHOLES. A FLEXIBLE GASKETED JOINT SHALL BE INSTALLED WITHIN ONE (1) FOOT OF EACH CONNECTION TO MANHOLES. CONNECTIONS TO MANHOLE SHALL UTILIZE A KOR N SEAL CONNECTION MORTARED. CONNECTIONS TO THESE STRUCTURES WITH PVC PIPE SHALL UTILIZE A MANHOLE COUPLING AND RUBBER GASKET.
8. MANHOLE RING AND COVER: THE COVER SHALL BE MARKED WITH "SEWER" IN TWO (2) INCH RAISED LETTERS (SEE CITY STANDARD DETAILS NO. 06.01.02 AND 06.01.03 FOR ADDITIONAL INFORMATION).
9. THE MAXIMUM CHANGE IN FLOW DIRECTION IN MANHOLES SHALL BE 90 DEGREES. FOR ALL CHANGES IN FLOW DIRECTION GREATER THAN 45 DEGREES, A MINIMUM DROP OF 0.10 FEET BETWEEN INVERTS SHALL BE PROVIDED AND CHANNELIZATION PROVIDED.

CITY OF PUYALLUP — DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS
INSIDE DROP SANITARY SEWER MANHOLE (NOTES)

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN/SVOBODA	LINDA LIAN	XXX		04.01.03
FILE NAME: F:\DWG\COMMON\STDSCITY\200904_SS\04.01\04.01.03	DATE APPROVED: 07/01/2009	DATE REVISED: XX/XX/XX	SCALE: NARRS	

APPROVED
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **CONSTRUCTION DETAILS** FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. ELDRIDGE — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER
10/18/22

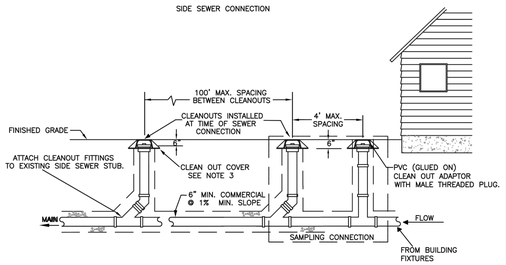
Scale: Horizontal N/A; Vertical N/A
Designed JSM; Drawn DTC; Checked JSM; Approved BHE; Date 10/18/22

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

Job Number 21585
Sheet C30 of 35

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CONSTRUCTION DETAILS
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON



NOTES:

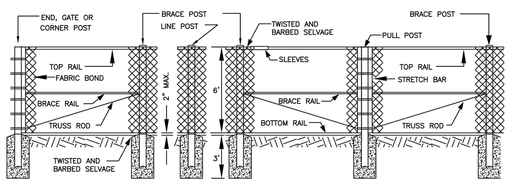
1. SAMPLING CONNECTION SHALL BE INSTALLED OUT SIDE WITH UNOBSTRUCTED ACCESS AT ALL TIMES.
2. A SAMPLING CONNECTION SHALL BE INSTALLED FOR EACH COMMERCIAL / RETAIL UNIT OR SPACE.
3. CLEAN OUT AND SAMPLING CONNECTION COVERS:
   A) FOR NON-VEHICULAR TRAFFIC INSTALLATIONS USE "CARSON" MODEL 910 GREEN YARD 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, FIPT, PVC SI AND ONE CLEANOUT PLUG, MOPT WITH RAISED NUT, PVC SDR35.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

COMMERCIAL SIDE SEWER CONNECTION WITH SAMPLING CONNECTION

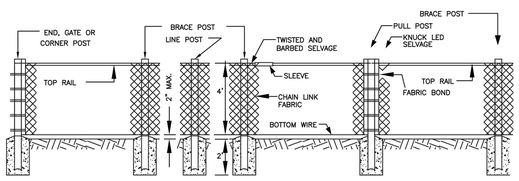
DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	
FILE NAME: P:\DWG\COMMON\STDS\CITY\2009\04_SS\04.03.04.DWG	DATE APPROVED: 05/01/2009	DATE REVISED: 10/21/11	SCALE: N.T.S.	04.03.04

STANDARD BLACK VINYL CHAIN LINK FENCING TO BE USED FOR PUBLIC RIGHT OF WAY WHEN NECESSARY.



CHAIN LINK FENCE TYPE 1

SCALE: 1:5



CHAIN LINK FENCE TYPE 6

NOTES:

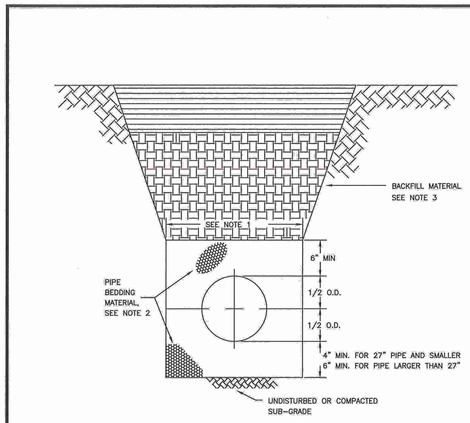
1. ALL CHAIN LINK FENCE SHALL BE TYPE 6 FORTY-EIGHT (48") AS PER WSDOT STANDARD PLAN L-2, BOTTOM AND TOP, BRACE POST AND CHAIN LINK. BOTTOM AND TOP SHALL HAVE A BLACK VINYL COATING. SPECIFICATIONS – NOTE 3.
2. CHAIN LINK GATE SHALL BE AS SHOWN IN WSDOT STANDARD PLAN L-3. PER SECTION 9-16.1(1) AND AS AMENDED BY NOTE #3.
3. SECTION 9-16.1(1) SHALL BE SUPPLEMENTED WITH THE FOLLOWING: IN ADDITION TO MEETING THE COATING AND MATERIAL REQUIREMENTS OF SECTION 9-16 OF THE STANDARD SPECIFICATIONS, ALL FENCE AND GATE PARTS OF FENCE NOTED AS VINYL COATED SHALL HAVE A BLACK VINYL CLAD COATING AND ALL PARTS MATCH IN COLOR. COATING OF FABRIC SHALL BE EXTRUDED/BONDED OF 0.015 INCH THICKNESS. COATING FOR POSTS AND RAILS SHALL BE 3 MIL POWDER COAT. ALL BOLTS NUTS, AND WIRE TIES SHALL BE POWDER COATED TO MATCH THE COLOR OF THE FENCE FABRIC.
4. FENCE PLACEMENT AND LOCATION REQUIRES CITY ENGINEER APPROVAL. PLACEMENT IS INTENDED FOR AREAS THAT HAVE VERTICAL DROPS GREATER THAN THREE FEET AND TO DIVIDE PUBLIC AND PRIVATE PROPERTY AT RIGHT OF WAY LINE.

SCALE: 1:4

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CHAIN LINK FENCE TYPE 1 AND TYPE 6

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME: P:\DWG\COMMON\STDS\CITY\2009\06_MISC\06.01.06-01.08	DATE APPROVED: 05/01/2009	DATE REVISED: XX/XX/XX	SCALE: VARIES	06.01.08



1. TRENCHING SHALL MEET THE REQUIREMENTS OF SECTION 7-08.3(1)A AND 2-06.3(1) OF THE WSDOT SPECIFICATIONS.
2. BEDDING MATERIAL SHALL CONFORM TO 9-03.12(3) GRAVEL BACKFILL FOR PIPE ZONE BEDDING.
3. GRAVEL BACKFILL SHALL CONFORM TO 9-03.12(1)A GRAVEL BACKFILL FOR FOUNDATIONS, CLASS A.

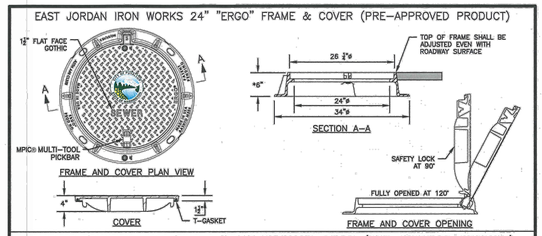
CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

PIPE TRENCHING BEDDING AND BACKFILL

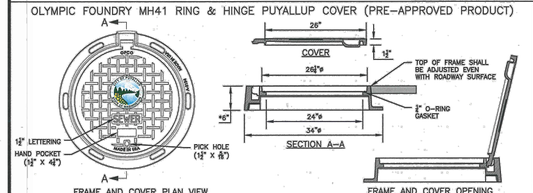
DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	DATE REVISED	CITY STANDARD
JIM ERWIN-SVOBODA	TED HILL	MARK PALMER	V STOCKMAN	10/21/11 02/21/17 XX/XX/XX XX/XX/XX	
FILE NAME: P:\DWG\COMMON\STDS\CITY\STDS\06_MISC\06.01.06-01.08	DATE APPROVED: 05/01/2009	SCALE: 1:1			06.01.01

DATE SEALED: 2/17/17

EAST JORDAN IRON WORKS 24" "ERGO" FRAME & COVER (PRE-APPROVED PRODUCT)



OLYMPIC FOUNDRY MH41 RING & HINGE PUYALLUP COVER (PRE-APPROVED PRODUCT)



NOTES:

1. EAST JORDAN IRON WORKS 24" "ERGO" AND OLYMPIC FOUNDRY MH41 RING & HINGE PUYALLUP COVER ARE PRE-APPROVED PRODUCTS AND SHALL BE USED FOR PUBLICLY-OWNED INFRASTRUCTURE. ALL OTHERS REQUIRE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO INSTALLATION.
2. MANHOLE FRAME AND COVERS SHOULD NOT BE LOCATED IN PEDESTRIAN PATHWAYS (E.G. SIDEWALKS, CROSSWALKS, ETC.). WHERE EXISTING OR PROPOSED CONDITIONS REQUIRE A MANHOLE FRAME AND COVER TO BE INSTALLED WITHIN A PEDESTRIAN PATHWAY, THE MANHOLE FRAME AND COVER SHALL BE ADA COMPLIANT.
3. NON-ROCKING FIT FOR MANHOLE COVERS.
4. CASTING TO BE SHOT BLASTED AND FREE FROM SURFACE SAND AND SCALE.
5. CASTING TO BE SMOOTH, TRUE TO PATTERN, FREE FROM BLOWHOLES, POROSITY HARD SPOTS, SHRINK HOLES, WARP, OR ANY OTHER DEFECTS WHICH COULD IMPAIR SERVICEABILITY.
6. CASTINGS SHALL BE UNCOATED.
7. FOR STORM APPLICATIONS CAST LETTERS SHALL READ "STORM".
8. INSTALL FRAME AND COVER IN ROADWAY WITH HINGED SIDE OF ASSEMBLY POINTED TOWARD ONCOMING TRAFFIC.
9. THE CITY SHALL HAVE THE RIGHT TO REQUIRE INSPECTION AND APPROVAL OF ALL CASTINGS PRIOR TO PAINTING.
10. REPAIR OR DEFECTS BY WELDING, OR BY THE USE OF "SMOOTH-ON" OR SIMILAR MATERIAL WILL NOT BE PERMITTED.
11. MANHOLE RING AND COVER SHALL BE FREE OF POROSITY, SHRINK CAVITIES, COLD SHUTS OR CRACKS OR ANY SURFACE DEFECTS WHICH WOULD IMPAIR SERVICEABILITY.
* FRAME HEIGHT MAY BE 4" FOR OVERLAYS AND PAVEMENT REHABILITATION PROJECTS, WITH WRITTEN APPROVAL BY THE CITY ENGINEER.

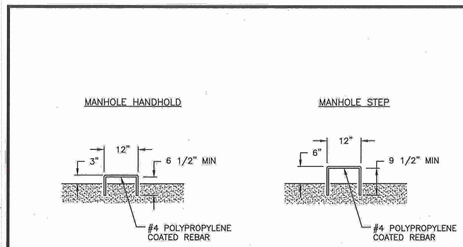
CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

APPROVED FOR PUBLICATION
DATE REVISED: 2/5/208

MANHOLE FRAME AND COVER

CITY STANDARD 06.01.02

(NOT TO SCALE)
FILE NAME: P:\DWG\COMMON\STDS\CITY\STDS\06_MISC\06.01.06-01.08.DWG



NOTES:

1. MANHOLE STEPS AND HANDHOLDS SHALL BE POLYPROPYLENE COATED GRADE 60 REBAR CONFORMING TO ASTM C-478, D-4101, A-615 AND AASHTO M-199.
2. PREFABRICATED LADDERS SHALL BE MADE OF REBAR AND ENCASED IN POLYPROPYLENE AFTER FABRICATION.
3. STEPS MAY BE INSTALLED:
   CAST IN PLACE, OR
   DRIVEN INTO PREFORMED HOLES WITH THE CONCRETE CURED TO 3,000 PSI MINIMUM, OR BY DRILLING TWO ONE INCH DIAMETER HOLES, 3-3/4' DEEP, 13" O.C. APPLY NON-SHRINK GROUT AROUND BARBED ENDS AND DRIVE TO FULL INSERTION.
4. PENETRATION OF THE OUTER WALL OF A STRUCTURE WITH A LEG OF A STEP OR LADDER SHALL NOT OCCUR. STEPS AND LADDER RUNGS SHALL BE SPACED AT 12 INCHES AND SHALL BE VERTICALLY ALIGNED.
5. STEPS, HANDHOLDS, LADDER RUNGS AND FASTENINGS SHALL BE DESIGNED FOR A MINIMUM LIVE LOAD OF 300 LBS AND A PULL OUT FORCE OF 1,000 LBS.
6. STEPS, HANDHOLDS, AND LADDER PARTS SHALL BE FREE OF SPLINTERS, SHARP EDGES, BURRS OR PROJECTIONS WHICH MAY CAUSE HAZARDS.
7. REQUESTS TO USE STEPS, HANDHOLDS AND LADDERS MADE FROM NON-CORROSIVE MATERIALS SUCH AS STAINLESS STEEL AND PLASTIC MAY BE ACCEPTED AFTER REVIEW AND APPROVAL BY THE CITY. GALVANIZED STEEL WILL NOT BE PERMITTED IN SANITARY SEWER AND STORM SEWER MANHOLES AND STRUCTURES.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

MANHOLE STEP AND HANDHOLD

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	DATE REVISED	CITY STANDARD
JIM ERWIN-SVOBODA	TED HILL	MARK PALMER	V STOCKMAN	08/31/12 02/21/17 XX/XX/XX XX/XX/XX	
FILE NAME: P:\DWG\COMMON\STDS\CITY\STDS\06_MISC\06.01.06-01.08	DATE APPROVED: 05/01/2009	SCALE: 1:1			06.01.03

DATE SEALED: 2/16/17

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **CONSTRUCTION DETAILS** FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORIAN — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal N/A Vertical N/A

Designed JSM
Drawn DTC
Checked JSM
Approved BHF
Date 10/18/22

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

Job Number 21585

Sheet C31 of 35

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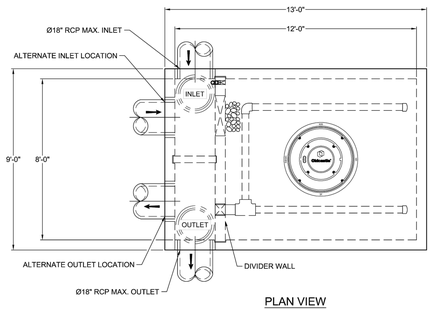
CONSTRUCTION DETAILS
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

WQ VAULT #1

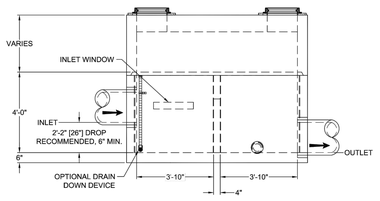
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Structure ID				ID
Treatment Flow Rate (cfs)				0.230
Peak Flow Rate (cfs)				0.761
Rim Elevation				30.99
Top of Vault Elevation				20.62
Pipe Data	**Pipe Location**	**Pipe Size**	**Pipe Type**	**Invert Elevation**
Inlet	N	12"	CPEP	18.79
Outlet	S	12"	CPEP	16.62
Notes:				

PERFORMANCE SPECIFICATIONS	
Treatment Flow Capacities:*	
NJDEP 80% Removal, 75 micron	0.304 cfs
WA Ecology GULD - Basic, Enhanced & Phosphorus Bypass Capacity	0.270 cfs
	6.5 cfs

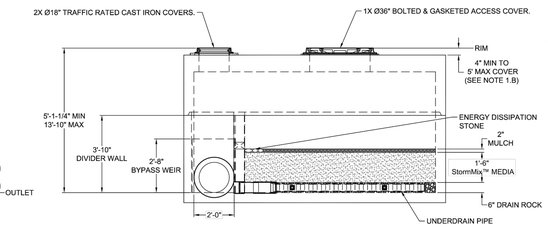
*Contact Oldcastle for alternative treatment flow capacities.



PLAN VIEW



LEFT END VIEW



ELEVATION VIEW

NOTES:
1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 0'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERENCE STANDARD:
   A. ASTM C890
   B. ASTM C913
   C. ACI 318-14
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY FY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
8. INLET AND OUTLET HOLES WILL BE FACTORY CORED/CAST PER PLANS AND CUSTOMER REQUIREMENTS. INLET AND OUTLET LOCATIONS CAN BE MIRRORED.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
11. SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
12. MAXIMUM PICK WEIGHTS*:
    A. TOP: XX,XXX LBS
    B. BASE: XX,XXX LBS*
    (* COMBINED WEIGHT OF BASE INCLUDES BYPASS WEIR, DIVIDER WALL, ROCK & MEDIA)
13. INTERNALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMIX™ MEDIA, MULCH, DIVIDER WALL, BYPASS WEIR AND OPTIONAL DRAIN DOWN.

Oldcastle Infrastructure
A CRH COMPANY
Ph: 800.579.5015 | www.oldcastleinfrastructure.com/stormwater
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BioPod™ Biofilter System (STANDARD)
8' x 12' Underground with Internal Bypass
CUSTOMER: -
PROJECT NAME: -
SHEET NAME: Specifier Drawing BPU-612B | REVISION: - REV DATE: - | SHEET: 1 OF 1

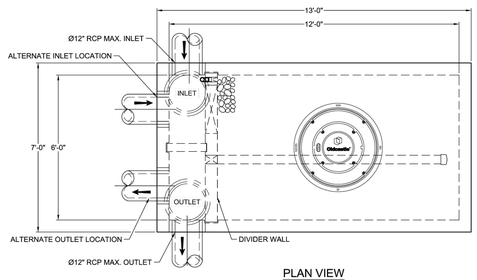
Stormwater Notification

WQ VAULT #2

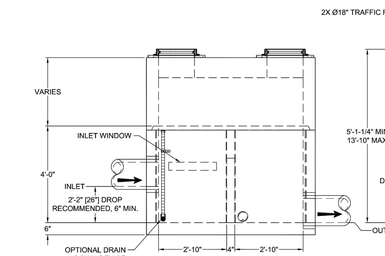
SITE SPECIFIC DATA				
Structure ID				ID
Treatment Flow Rate (cfs)				0.186
Peak Flow Rate (cfs)				0.818
Rim Elevation				30.82
Top of Vault Elevation				21.65
Pipe Data	**Pipe Location**	**Pipe Size**	**Pipe Type**	**Invert Elevation**
Inlet	S	12"	CPEP	19.82
Outlet	N	12"	CPEP	17.65
Notes:				

PERFORMANCE SPECIFICATIONS	
Treatment Flow Capacities:*	
NJDEP 80% Removal, 75 micron	0.240 cfs
WA Ecology GULD - Basic, Enhanced & Phosphorus Bypass Capacity	0.213 cfs
	5.0 cfs

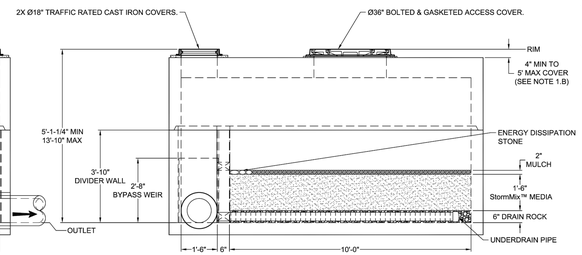
*Contact Oldcastle for alternative treatment flow capacities.



PLAN VIEW



LEFT END VIEW



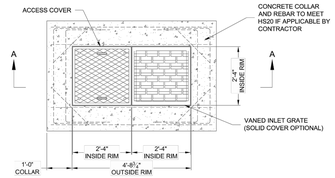
ELEVATION VIEW

NOTES:
1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 0'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERENCE STANDARD:
   A. ASTM C890
   B. ASTM C913
   C. ACI 318-14
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY FY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
8. INLET AND OUTLET HOLES WILL BE FACTORY CORED/CAST PER PLANS AND CUSTOMER REQUIREMENTS. INLET AND OUTLET LOCATIONS CAN BE MIRRORED.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
11. SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
12. MAXIMUM PICK WEIGHTS*:
    A. TOP: XX,XXX LBS
    B. BASE: XX,XXX LBS*
    (* COMBINED WEIGHT OF BASE INCLUDES BYPASS WEIR, DIVIDER WALL, ROCK & MEDIA)
13. INTERNALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMIX™ MEDIA, MULCH, DIVIDER WALL, BYPASS WEIR AND OPTIONAL DRAIN DOWN.

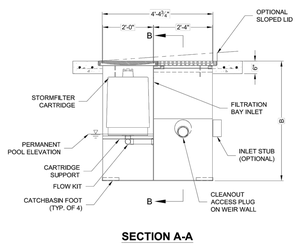
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BioPod™ Biofilter System (STANDARD)
6' x 12' Underground with Internal Bypass
CUSTOMER: -
PROJECT NAME: -
SHEET NAME: Specifier Drawing BPU-612B | REVISION: - REV DATE: - | SHEET: 1 OF 1

Stormwater Notification

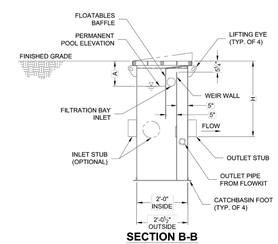
CB W/STORMFILTER



PLAN VIEW



SECTION A-A



SECTION B-B

STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			18" DEEP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			3.3'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			1.8		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-0"			3'-0"			4'-0"		

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA		
STRUCTURE ID	XXX	
WATER QUALITY FLOW RATE (cfs)	0.0032	
PEAK FLOW RATE (<1 cfs)	0.0315	
RETURN PERIOD OF PEAK FLOW (yrs)	100	
CARTRIDGE HEIGHT (27", 18", 18" DEEP)	18"	
CARTRIDGE FLOW RATE (gpm)	7.5	
MEDIA TYPE (PERLITE, ZPG, PSORB)	ZPG	
RIM ELEVATION	34.68	
PIPE DATA	I.E.	DIAMETER
INLET STUB	26.21	12"
OUTLET STUB	26.21	12"
CONFIGURATION	OUTLET / INLET	OUTLET / INLET
SLOPED LID		YES / NO
SOLID COVER		YES / NO
NOTES/SPECIAL REQUIREMENTS:		

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 | 513-645-7000 | 513-645-7993 FAX

1 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL

The Stormwater Management StormFilter® is protected by U.S. and foreign patents. For more information see www.conteches.com/stormfilter/patents

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **CONSTRUCTION DETAILS** FOR FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES
STATE OF WASHINGTON
42766
REGISTERED
PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal N/A Vertical N/A

Designed JSM Drawn DTC. Checked JSM Approved BHF Date 10/18/22

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

Job Number 21585

Sheet C32 of 35

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TRUCK TURN EXHIBIT NORTH ACCESS

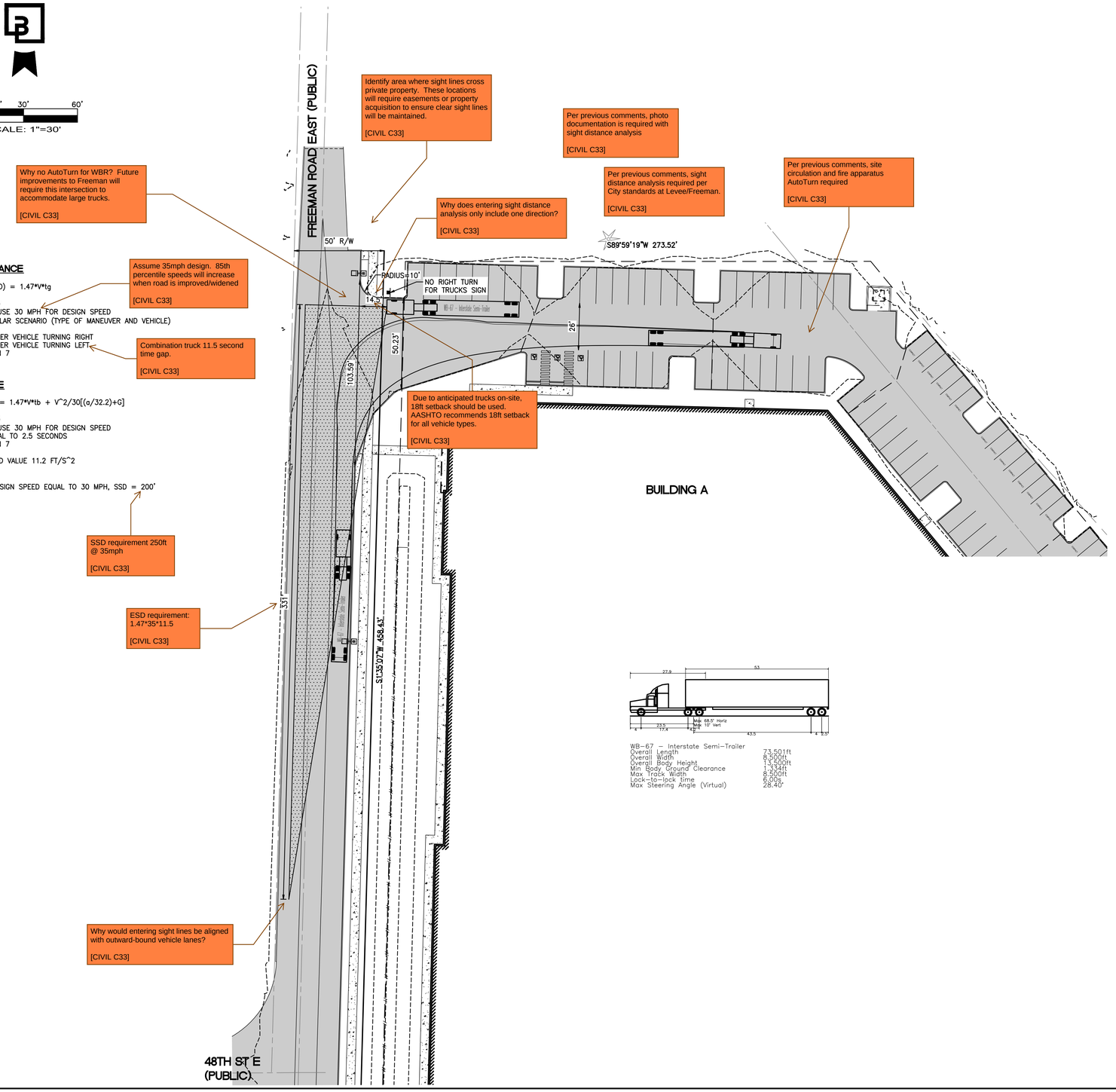
OF

FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 15' 30' 60'
SCALE: 1"=30'



Why no AutoTurn for WBR? Future improvements to Freeman will require this intersection to accommodate large trucks.

[CIVIL C33]

Identify area where sight lines cross private property. These locations will require easements or property acquisition to ensure clear sight lines will be maintained.

[CIVIL C33]

Per previous comments, photo documentation is required with sight distance analysis

[CIVIL C33]

Per previous comments, sight distance analysis required per City standards at Levee/Freeman.

[CIVIL C33]

Per previous comments, site circulation and fire apparatus AutoTurn required

[CIVIL C33]

Why does entering sight distance analysis only include one direction?

[CIVIL C33]

Due to anticipated trucks on-site, 18ft setback should be used. AASHTO recommends 18ft setback for all vehicle types.

[CIVIL C33]

INTERSECTION SIGHT DISTANCE

INTERSECTION SIGHT DISTANCE (ISD) = 1.47*V*tg

WHERE V = DESIGN SPEED (MPH)
SITE POSTED AS 25 MPH ZONE, USE 30 MPH FOR DESIGN SPEED
tg = TIME GAP FOR THE PARTICULAR SCENARIO (TYPE OF MANEUVER AND VEHICLE)

tg = 6.5 SECONDS FOR PASSANGER VEHICLE TURNING RIGHT
tg = 7.5 SECONDS FOR PASSANGER VEHICLE TURNING LEFT
PER AASHTO GREEN BOOK EDITION 7

Assume 35mph design. 85th percentile speeds will increase when road is improved/widened

[CIVIL C33]

Combination truck 11.5 second time gap.

[CIVIL C33]

STOPPING SIGHT DISTANCE

STOPPING SIGHT DISTANCE (SSD) = 1.47*V*tb + V^2/30[(a/32.2)+G]

WHERE V = DESIGN SPEED (MPH)
SITE POSTED AS 25 MPH ZONE, USE 30 MPH FOR DESIGN SPEED
tb = BRAKE REACTION TIME, EQUAL TO 2.5 SECONDS
PER AASHTO GREEN BOOK EDITION 7

a = DECELERATION, RECOMMENDED VALUE 11.2 FT/S^2
G = GRADE, RISE/RUN (FT/FT)

FOR A LEVEL APPROACH, WITH DESIGN SPEED EQUAL TO 30 MPH, SSD = 200'

SSD requirement 250ft @ 35mph

[CIVIL C33]

ESD requirement: 1.47*35*11.5

[CIVIL C33]

Why would entering sight lines be aligned with outward-bound vehicle lanes?

[CIVIL C33]

WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.250ft
Min. Body Ground Clearance	1.333ft
Max Track Width	8.500ft
Lock-to-lock time	6.0s
Max Steering Angle (Virtual)	28.40°

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **C33 - TRUCK TURN EXHIBIT NORTH ACCESS**

FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. FLORES
STATE OF WASHINGTON
42766
REGISTERED
PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=30' Vertical N/A

Designed JSM Drawn DTC Checked JSM Approved BHE Date 10/18/22

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

Job Number 21585

Sheet C33 of 35

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TRUCK TURN EXHIBIT SOUTH ACCESS

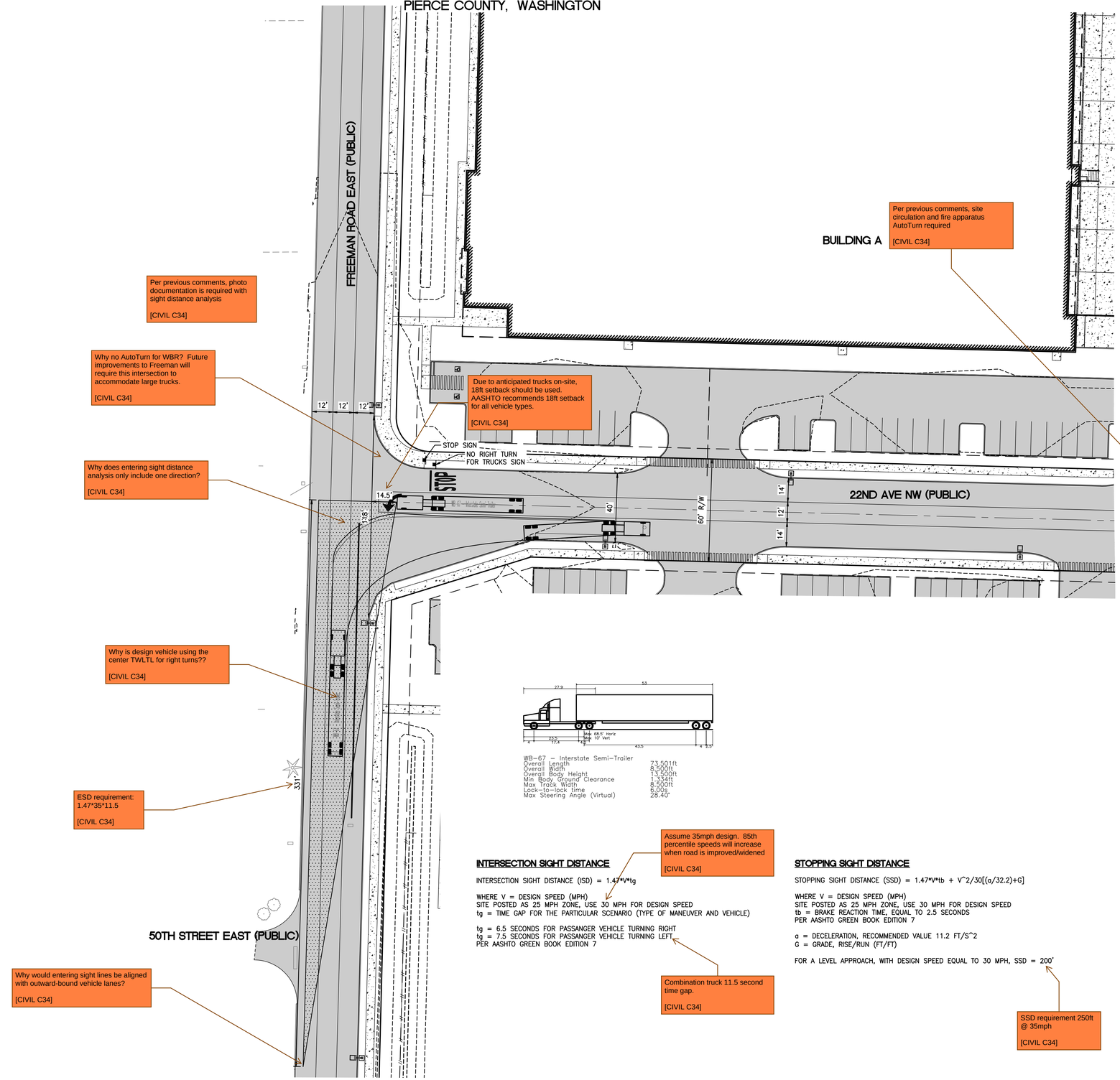
OF

FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

N

0 15' 30' 60'
SCALE: 1"=30'



Per previous comments, site circulation and fire apparatus AutoTurn required

[CIVIL C34]

Per previous comments, photo documentation is required with sight distance analysis

[CIVIL C34]

Why no AutoTurn for WBR? Future improvements to Freeman will require this intersection to accommodate large trucks.

[CIVIL C34]

Due to anticipated trucks on-site, 18ft setback should be used. AASHTO recommends 18ft setback for all vehicle types.

[CIVIL C34]

Why does entering sight distance analysis only include one direction?

[CIVIL C34]

Why is design vehicle using the center TWLTL for right turns??

[CIVIL C34]

ESD requirement: 1.47*35*11.5

[CIVIL C34]

Why would entering sight lines be aligned with outward-bound vehicle lanes?

[CIVIL C34]

INTERSECTION SIGHT DISTANCE

INTERSECTION SIGHT DISTANCE (ISD) = 1.47*V*tg

WHERE V = DESIGN SPEED (MPH)
SITE POSTED AS 25 MPH ZONE, USE 30 MPH FOR DESIGN SPEED
tg = TIME GAP FOR THE PARTICULAR SCENARIO (TYPE OF MANEUVER AND VEHICLE)

tg = 6.5 SECONDS FOR PASSANGER VEHICLE TURNING RIGHT
tg = 7.5 SECONDS FOR PASSANGER VEHICLE TURNING LEFT
PER AASHTO GREEN BOOK EDITION 7

Assume 35mph design. 85th percentile speeds will increase when road is improved/widened

[CIVIL C34]

Combination truck 11.5 second time gap.

[CIVIL C34]

STOPPING SIGHT DISTANCE

STOPPING SIGHT DISTANCE (SSD) = 1.47*V*tb + V^2/30[(a/32.2)+G]

WHERE V = DESIGN SPEED (MPH)
SITE POSTED AS 25 MPH ZONE, USE 30 MPH FOR DESIGN SPEED
tb = BRAKE REACTION TIME, EQUAL TO 2.5 SECONDS
PER AASHTO GREEN BOOK EDITION 7

a = DECELERATION, RECOMMENDED VALUE 11.2 FT/S^2
G = GRADE, RISE/RUN (FT/FT)

FOR A LEVEL APPROACH, WITH DESIGN SPEED EQUAL TO 30 MPH, SSD = 200'

SSD requirement 250ft @ 35mph

[CIVIL C34]

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **TRUCK TURN EXHIBIT SOUTH ACCESS**

FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED
PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=30' Vertical N/A

Designed JSM Drawn DTC Checked JSM Approved BHE Date 10/18/22

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

Job Number 21585

Sheet C34 of 35

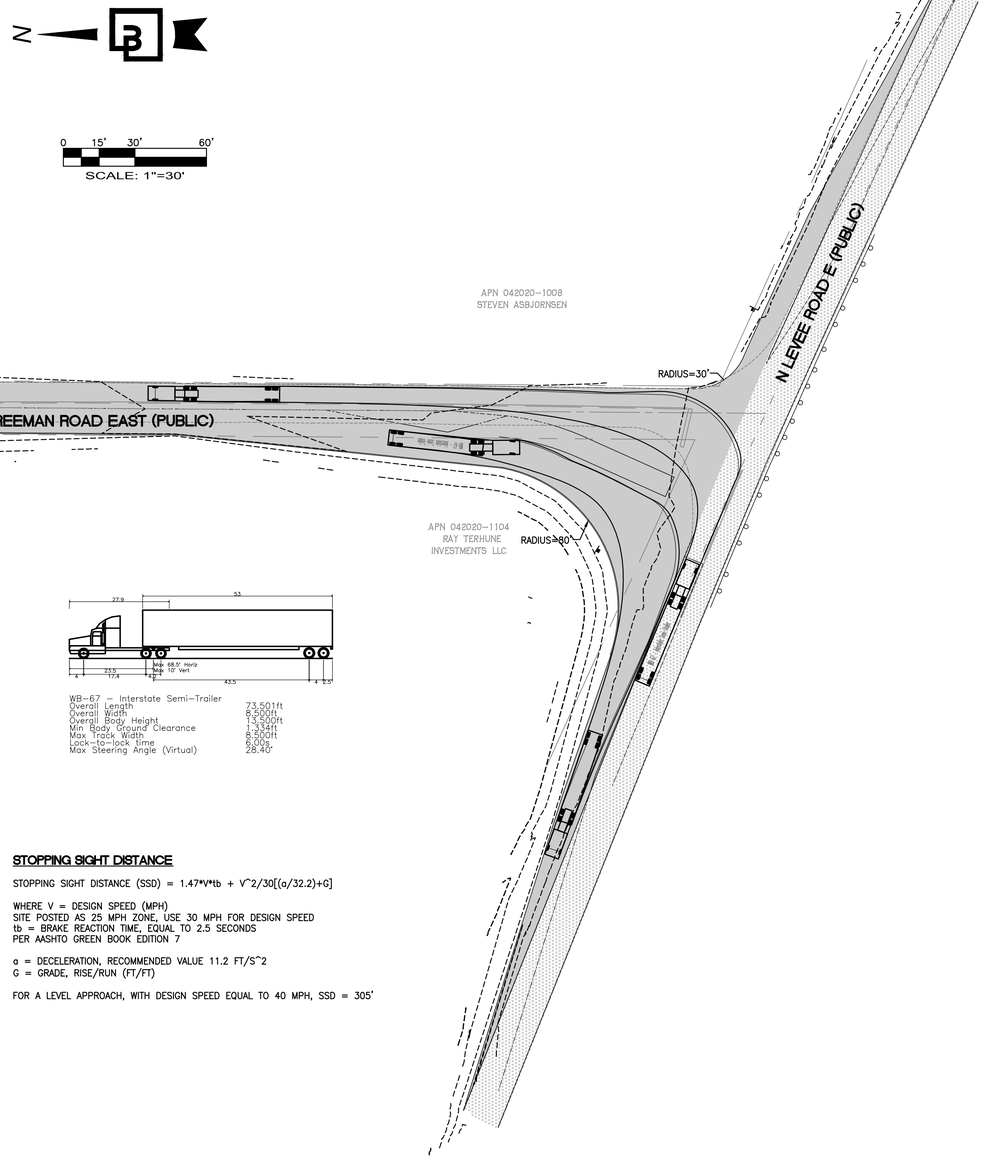
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TRUCK TURN EXHIBIT FREEMAN & LEVEE

OF

FREEMAN LOGISTICS

PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON



WB-67 – Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

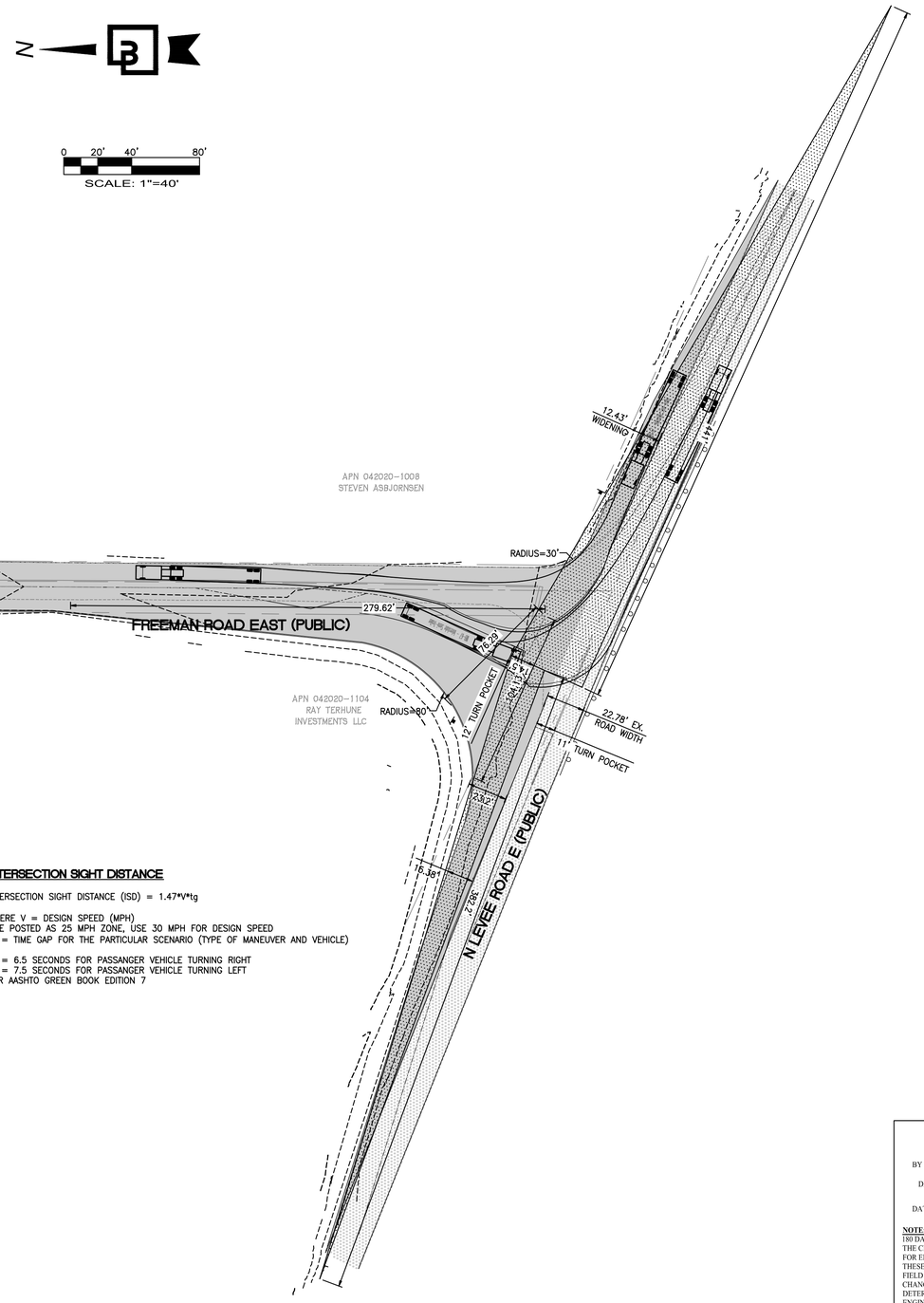
STOPPING SIGHT DISTANCE

STOPPING SIGHT DISTANCE (SSD) = 1.47*V*tb + V^2/30[(a/32.2)+G]

WHERE V = DESIGN SPEED (MPH)
SITE POSTED AS 25 MPH ZONE, USE 30 MPH FOR DESIGN SPEED
tb = BRAKE REACTION TIME, EQUAL TO 2.5 SECONDS
PER AASHTO GREEN BOOK EDITION 7

a = DECELERATION, RECOMMENDED VALUE 11.2 FT/S^2
G = GRADE, RISE/RUN (FT/FT)

FOR A LEVEL APPROACH, WITH DESIGN SPEED EQUAL TO 40 MPH, SSD = 305'



INTERSECTION SIGHT DISTANCE

INTERSECTION SIGHT DISTANCE (ISD) = 1.47*V*tg

WHERE V = DESIGN SPEED (MPH)
SITE POSTED AS 25 MPH ZONE, USE 30 MPH FOR DESIGN SPEED
tg = TIME GAP FOR THE PARTICULAR SCENARIO (TYPE OF MANEUVER AND VEHICLE)

tg = 6.5 SECONDS FOR PASSANGER VEHICLE TURNING RIGHT
tg = 7.5 SECONDS FOR PASSANGER VEHICLE TURNING LEFT
PER AASHTO GREEN BOOK EDITION 7

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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 DEVELOPMENT ENGINEERING MANAGER.

No.	Date	By	Ckd.	Appr.	Revision

Title: **TRUCK TURN EXHIBIT FREEMAN & LEVEE**

FOR
FREEMAN LOGISTICS

For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED
PROFESSIONAL ENGINEER
10/18/22

Scale: Horizontal 1"=40' Vertical N/A

Designed BHE Drawn DTC Checked BHE Approved BHE Date 10/18/22

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

Job Number 21585

Sheet C35 of 35

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Provide photometric analysis for required streetlights. [CIVIL page 36]



Scale: 1 inch= 60 Ft.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
22ND AVE NW_Planar	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.
NORTH LOT_Planar	Illuminance	Fc	1.31	11.4	0.0	N.A.	N.A.
NORTH PERIMETER	Illuminance	Fc	0.52	2.6	0.0	N.A.	N.A.
SOUTH LOT_Planar	Illuminance	Fc	1.38	9.1	0.0	N.A.	N.A.
SOUTH OUTSIDE WALL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SOUTH PERMITER	Illuminance	Fc	0.55	2.6	0.0	N.A.	N.A.

Standard Luminaire Schedule											
Symbol	Qty	Label	[MANUFAC]	Part # Description	Lum. Watts	Lum. Lumens	LLF	Arm	Arrangement	Filename	Mounting Height
	6	P2-T4 HSS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T4-BZ-HSS	131	15518	0.900	0	Single	PRV-C40-D-UNV-T4-BZ-HSS.ies	20
	5	P1-T3 HSS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T3-BZ-HSS	131	15573	0.900	0	Single	PRV-C40-D-UNV-T3-BZ-HSS.ies	20
	45	WP1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCL12A	123.4	16823	0.900	0	Single	AXCL12A.ies	26

NOTES:
1.LIGHT LOSS FACTOR APPLIED, INITIAL VALUES WILL BE HIGHER
2.FIXTURE HEIGHT: NOTED
3.POLE HEIGHT: CONFIRM BASE, POLE + BASE = FIXTURE HEIGHT
4.STANDARD REFLECTANCE USED: 26% GROUND EQUAL TO ASPHALT
5.CALCULATION POINTS LOCATED ON GROUND

SEATAC LIGHTING & CONTROLS, LLC
15455 - 53rd Ave. S.
Tukwila, WA 98188
FOR ALL DRAWING INQUIRIES PLEASE CONTACT
SEATAC LIGHTING 206.575.6865

TITLE
SITE LIGHTING CALCULATION

PROJECT NAME
FREEMAN ROAD LOGISTICS

LOCATION
PUYALLUP, WASHINGTON

DATE
9/20/2022

DRAWN BY
JWILLIAMS

SCALE
NOTED

SHEET NO.
Page 1 of 3



Scale: 1 inch= 40 Ft.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
22ND AVE NW_Planar	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.
NORTH LOT_Planar	Illuminance	Fc	1.31	11.4	0.0	N.A.	N.A.
NORTH PERIMETER	Illuminance	Fc	0.52	2.6	0.0	N.A.	N.A.
SOUTH LOT_Planar	Illuminance	Fc	1.38	9.1	0.0	N.A.	N.A.
SOUTH OUTSIDE WALL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SOUTH PERMITER	Illuminance	Fc	0.55	2.6	0.0	N.A.	N.A.

Standard Luminaire Schedule											
Symbol	Qty	Label	[MANUFAC]	Part # Description	Lum. Watts	Lum. Lumens	LLF	Arm	Arrangement	Filename	Mounting Height
	6	P2-T4 HSS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T4-BZ-HSS	131	15518	0.900	0	Single	PRV-C40-D-UNV-T4-BZ-HSS.ies	20
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NOTES:
1.LIGHT LOSS FACTOR APPLIED, INITIAL VALUES WILL BE HIGHER
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4.STANDARD REFLECTANCE USED: 26% GROUND EQUAL TO ASPHALT
5.CALCULATION POINTS LOCATED ON GROUND

SEATAC LIGHTING & CONTROLS, LLC
15455 - 53rd Ave. S.
Tukwila, WA 98188
FOR ALL DRAWING INQUIRIES PLEASE CONTACT
SEATAC LIGHTING 206.575.6865

TITLE
SITE LIGHTING CALCULATION

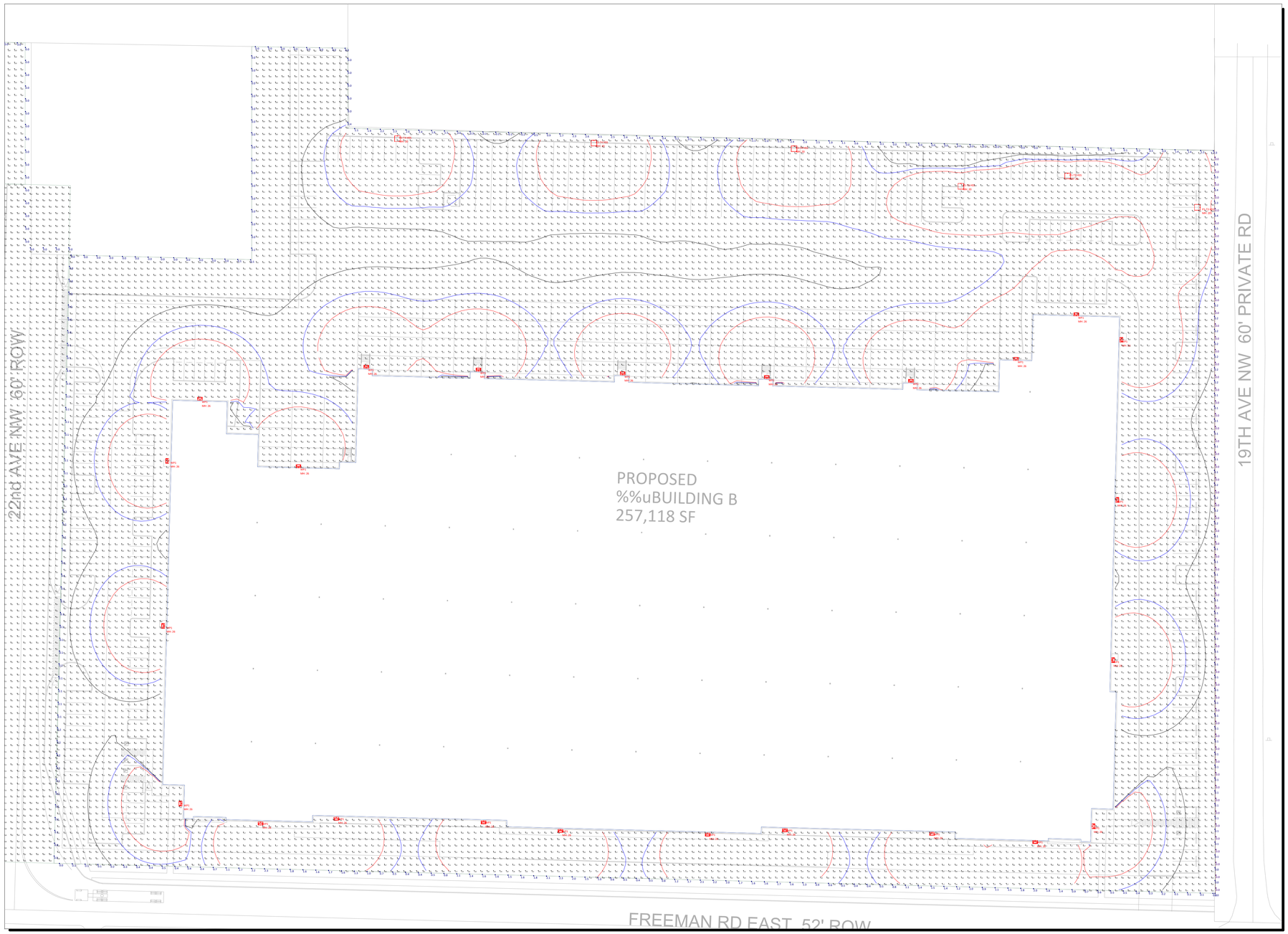
PROJECT NAME
FREEMAN ROAD LOGISTICS

LOCATION
PUYALLUP, WASHINGTON

DATE
9/20/2022

DRAWN BY
JWILLIAMS

SCALE
NOTED



Scale: 1 inch= 40 Ft.

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.2
	0.5
	1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
22ND AVE NW_Planar	Illuminance	Fc	0.08	0.3	0.0	N.A.	N.A.
NORTH LOT_Planar	Illuminance	Fc	1.31	11.4	0.0	N.A.	N.A.
NORTH PERIMETER	Illuminance	Fc	0.52	2.6	0.0	N.A.	N.A.
SOUTH LOT_Planar	Illuminance	Fc	1.38	9.1	0.0	N.A.	N.A.
SOUTH OUTSIDE WALL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SOUTH PERMITER	Illuminance	Fc	0.55	2.6	0.0	N.A.	N.A.

Standard Luminaire Schedule												
Symbol	Qty	Label	[MANUFAC]	Part # Description	Lum. Watts	Lum. Lumens	LLF	Arm	Arrangement	Filename	Mounting Height
	6	P2-T4 HSS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T4-BZ-HSS	131	15518	0.900	0	Single	PRV-C40-D-UNV-T4-BZ-HSS.ies	20
	5	P1-T3 HSS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C40-D-UNV-T3-BZ-HSS	131	15573	0.900	0	Single	PRV-C40-D-UNV-T3-BZ-HSS.ies	20
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NOTES:
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4.STANDARD REFLECTANCE USED: 20% GROUND EQUAL TO ASPHALT
5.CALCULATION POINTS LOCATED ON GROUND

SEATAC LIGHTING & CONTROLS, LLC
15455 - 53rd Ave. S.
Tukwila, WA 98188
FOR ALL DRAWING INQUIRIES PLEASE CONTACT
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TITLE
SITE LIGHTING CALCULATION

PROJECT NAME
FREEMAN ROAD LOGISTICS

LOCATION
PUYALLUP, WASHINGTON

DATE
9/20/2022

DRAWN BY
JWILLIAMS

SCALE
NOTED

SHEET NO.
Page 3 of 3