# LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY'S FILE NO. NCS-811513-WA1, DATED AUGUST 30,

REVISED PARCEL 2 OF CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO. 06-84-007, RECORDED AUGUST 18, 2006 UNDER RECORDING NO. 200608185003 AND AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED NOVEMBER 30, 2006 UNDER RECORDING NO. 200611300893, RECORDS OF PIERCE

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED APRIL 26, 2007 UNDER RECORDING NO. 200704260812, IN PIERCE COUNTY, WASHINGTON. HORIZONTAL DATUM (NAD 83/91)— BASIS OF BEARINGS SOUTH 05°28'09" EAST, AS MEASURED BETWEEN W.S.D.O.T. MONUMENT ID

244 AND 4208.

VERTICAL DATUM - (NAVD 1988)

BENCHMARK: W.S.D.O.T. MONUMENT ID 244 (GP27512-17), BEING THE TOP OF A FOUND 3" BRASS DISK "1991 GP27512-17" ON NORTH SIDE OF MERIDIAN AVE., 30' EAST OF N.E. CORNER OF SR-512 OVERPASS ELEV. = 409.93 US FEET

#### PROCEDURE / NARRATIVE

A FIELD TRAVERSE USING A "TOPCON QS" AND SPECTRA "FOCUS 30" TOTAL STATION, "TOPCON GR5" AND "TDS RANGER" DATA COLLECTOR SUPPLEMENTED WITH GPS AND FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING DATA MEETS OR OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

# DATES OF SURVEYS:

FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN MAY 2015 AND SEPTEMBER 2016. ALL MONUMENTS SHOWN AS FOUND WERE VISITED IN 2015.

TAX ACCOUNT NUMBERS: 0419037014

#### CALCULATED AREA: 625,733.52± SQ. FT. (14.36± ACRES)

#### PROPERTY ADDRESS: 707 39TH AVE. S.E.

PUYALLUP, WA 98374

# SURVEYORS NOTES:

. UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE

- 2. ALL DISTANCES ARE IN US FEET
- 3. NO BUILDINGS ARE WITHIN THE SURVEYED AREA
- 4. THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE FIELD SURVEY.
- 5. THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED AT THE TIME OF THE FIELD
- 6. NO PARKING OR STRIPING WAS FOUND ON SITE.
- 7. FLAGGED WETLANDS SHOWN AS LOCATED IN THE FIELD IN 2015.
- 8. NO ZONING INFORMATION HAS BEEN PROVIDED AS OF OCTOBER 13, 2016

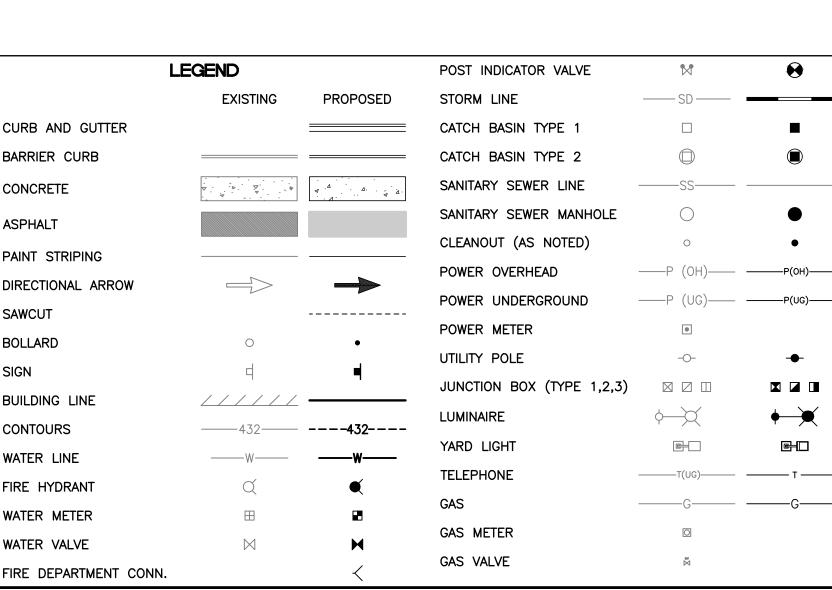
## REFERENCE SURVEYS:

 R.O.S., REC. NO. 8410300247 2. R.O.S., REC. NO. 8603170340

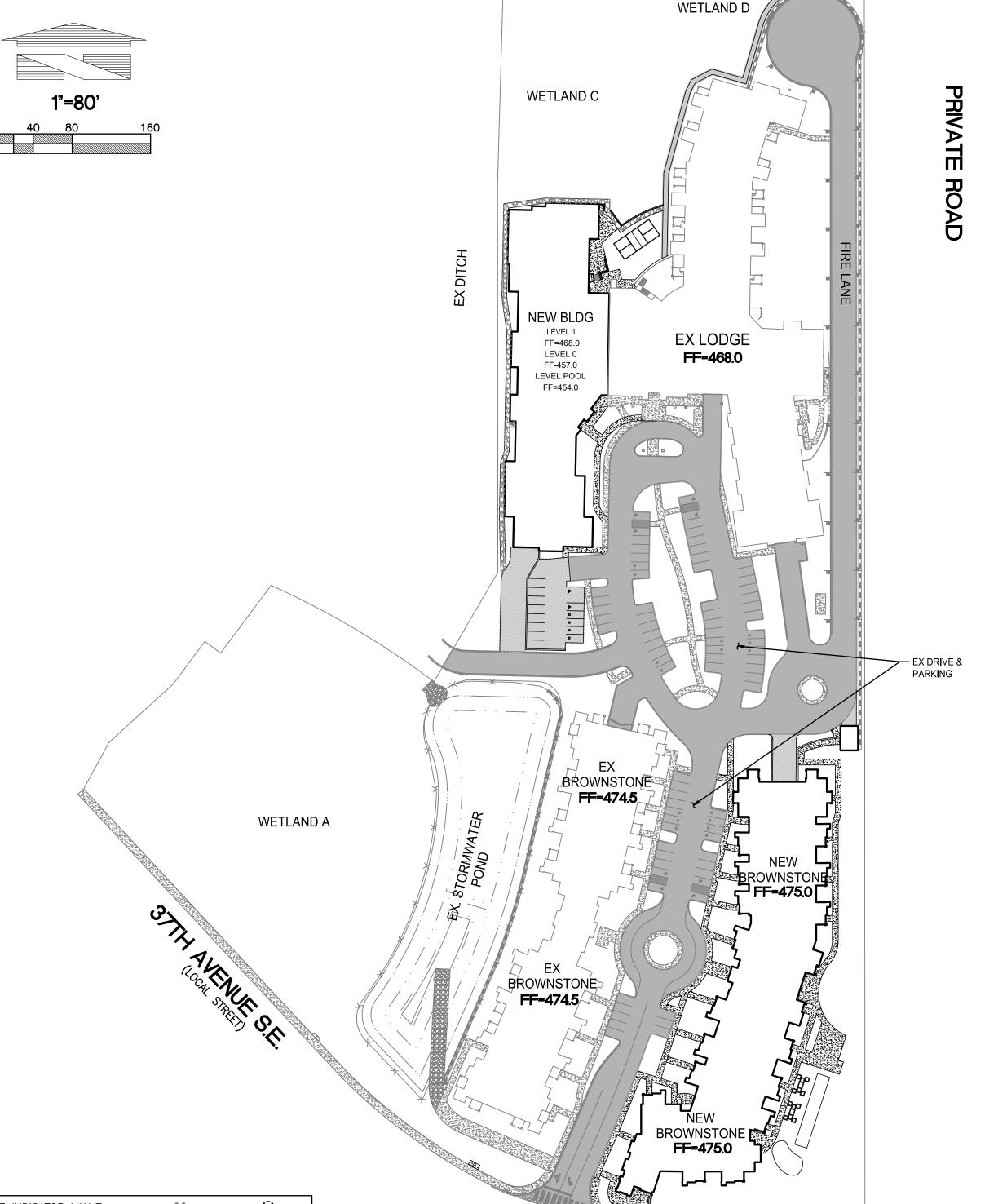
3. R.O.S., REC. NO. 8604080409 4. PUYALLUP BLA, REC. NO. 200608185003

**ZONING:** "CB" COMMUNITY BUSINESS.

	APPROVED			
BY_				
	CITY OF PUYALLUP			
	ENGINEERING SERVICES			
DAT	E			
NOT	TE: THIS APPROVAL IS VOID			
AFTER 1 YEAR FROM APPROVAL				
DAT	E.			
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				
ENG	INEERING SERVICES MANAGER			



# COVER SHEET WESLEY HOMES PUYALLUP



39TH AVENUE S.E.

(LOCAL STREET)

**UTILITY CONFLICT NOTE:** 

At time of civil application, see City Stds Section 2.0 for layout of cover sheet and location of approval block(s). [Plans; Sheet C1 of 8]

# INDEX OF SHEETS:

C1	OF	8	COVER SHEET
C2	OF	8	EXISTING SITE AND TESC PLAN
C3	OF	8	EXISTING SITE AND TESC PLAN

PRELIMINARY GRADING AND DRAINAGE PLAN OF PRELIMINARY GRADING AND DRAINAGE PLAN

PRELIMINARY WATER AND SEWER PLAN

PRELIMINARY WATER AND SEWER PLAN

C8 CONSTRUCTION NOTES

# OWNER/DEVELOPER

WESLEY HOMES 815 SOUTH 216TH STREET DES MOINES, WA 98190 (206) 870-1209 CONTACT: KEVIN ANDERSON

# ARCHITECT:

IN-SITE ARCHITECTS 2324 UNIVERSITY AVE. WEST, SUITE 105 ST. PAUL, MN 55114 (612) 252-4822 CONTACT: JILL KRANCE

# ENGINEER/SURVEYORS

BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA. 98032 (425) 251-6222 CONTACT: DAN BALMELLI, P.E. (ENGINEERING) CONTACT: BRIAN GILLOOLY, P.L.S. (SURVEY)

NET: 5,000 CY

ESTIMATED CUT AND FILL QUANTITIES: CUT: 5,000 CY FILL: 10,000 CY

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

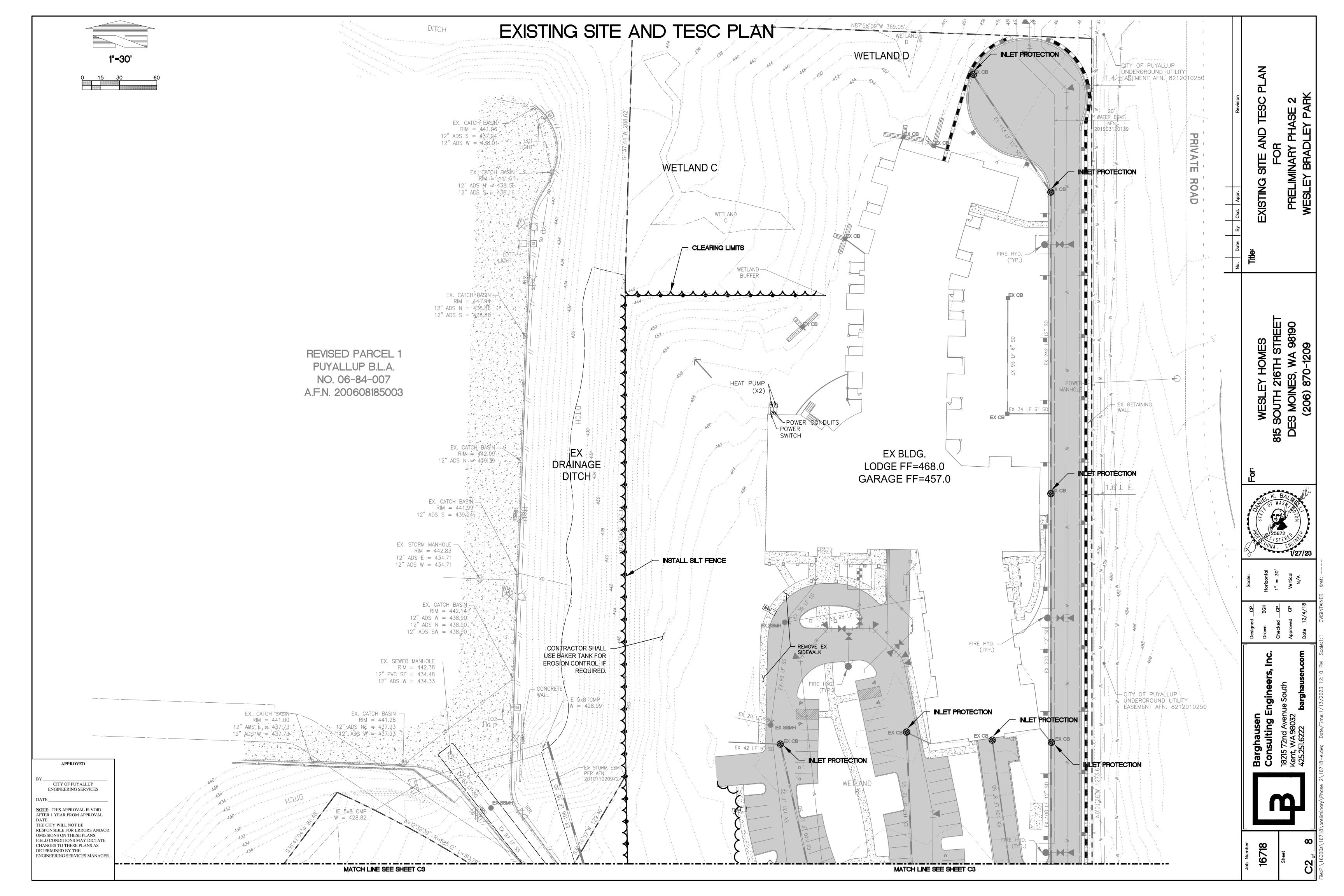
DRT Review 002 April 2023 PLPSP20220108

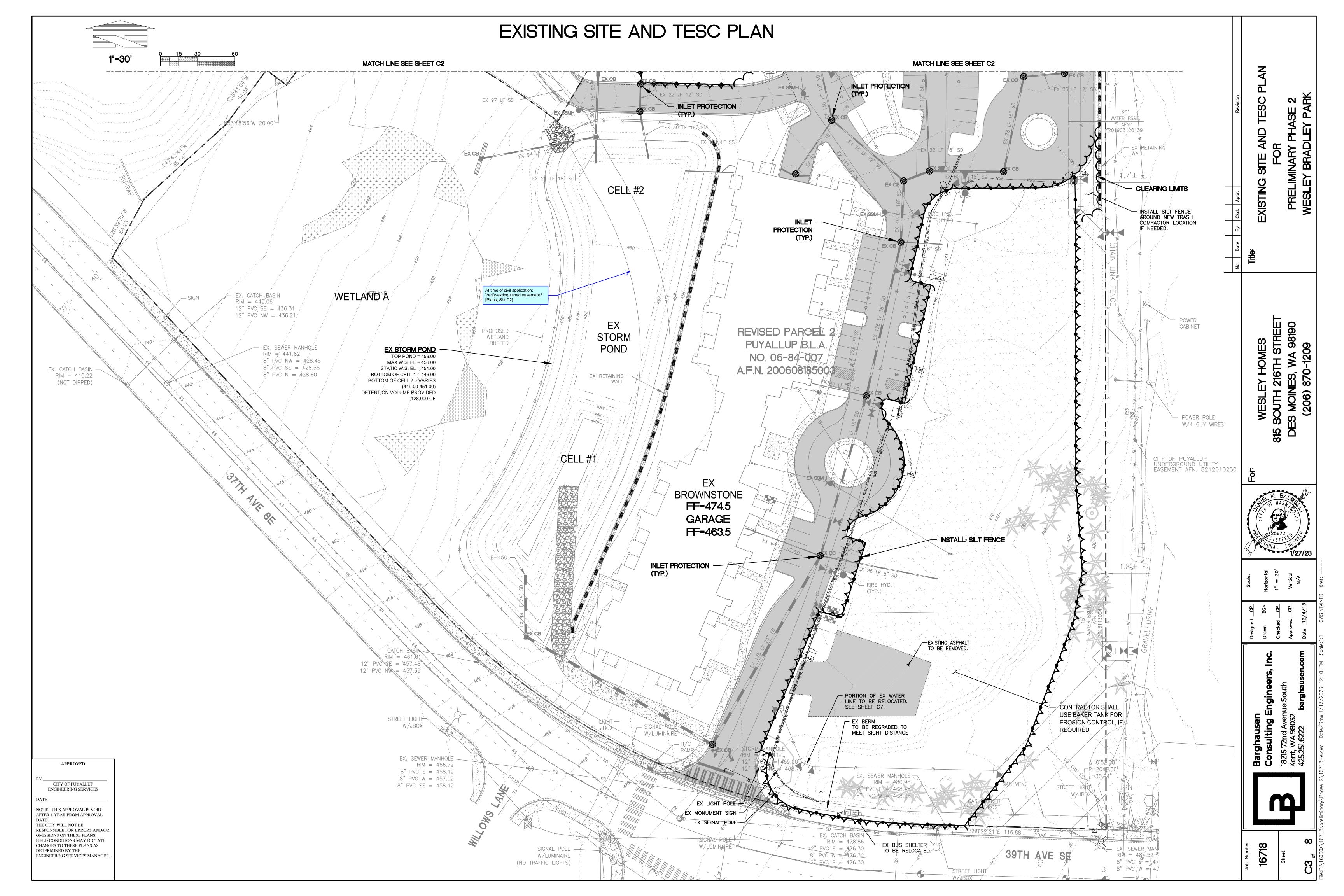
CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. 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.

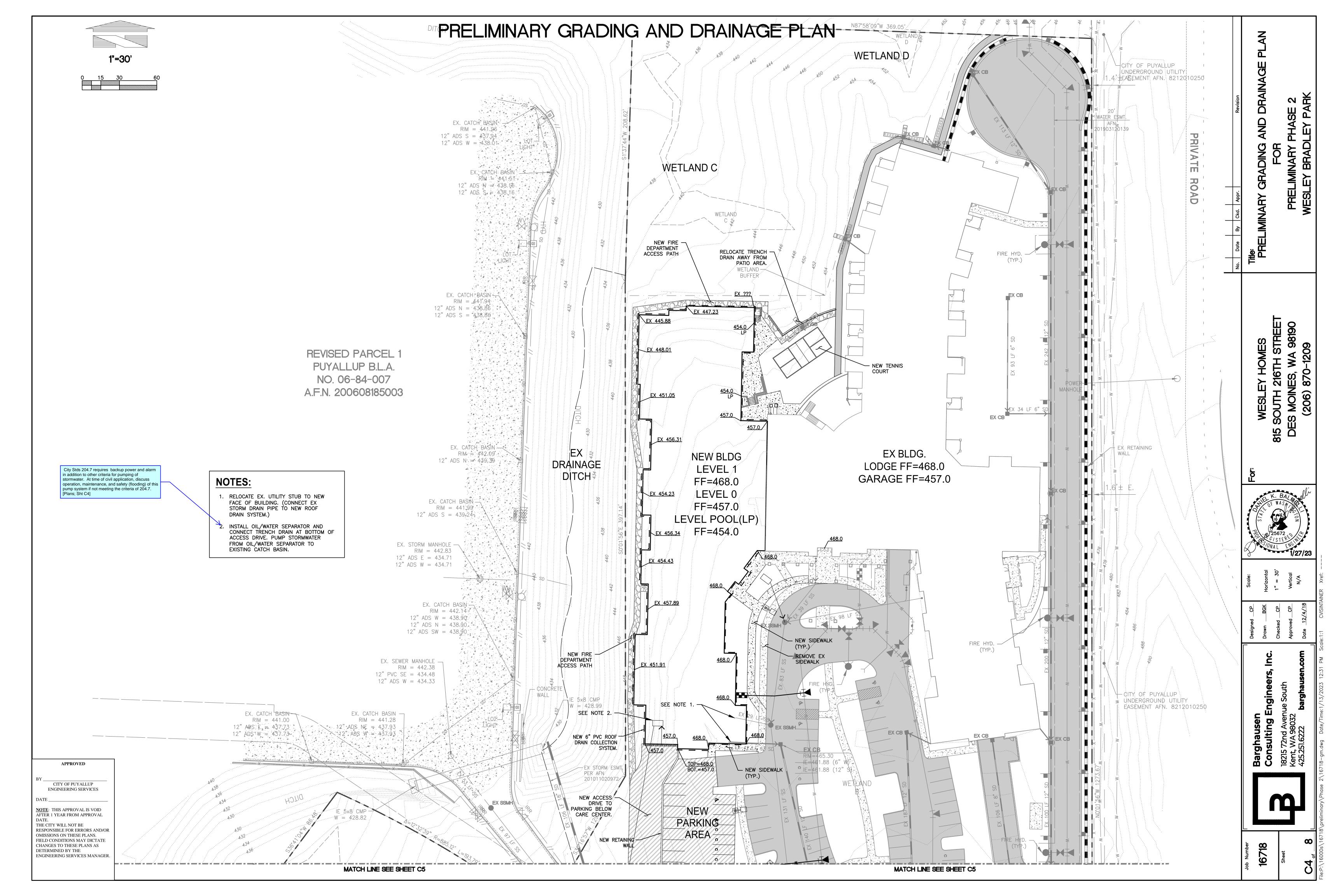
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES PUBLIC LAND SURVEY OFFICE

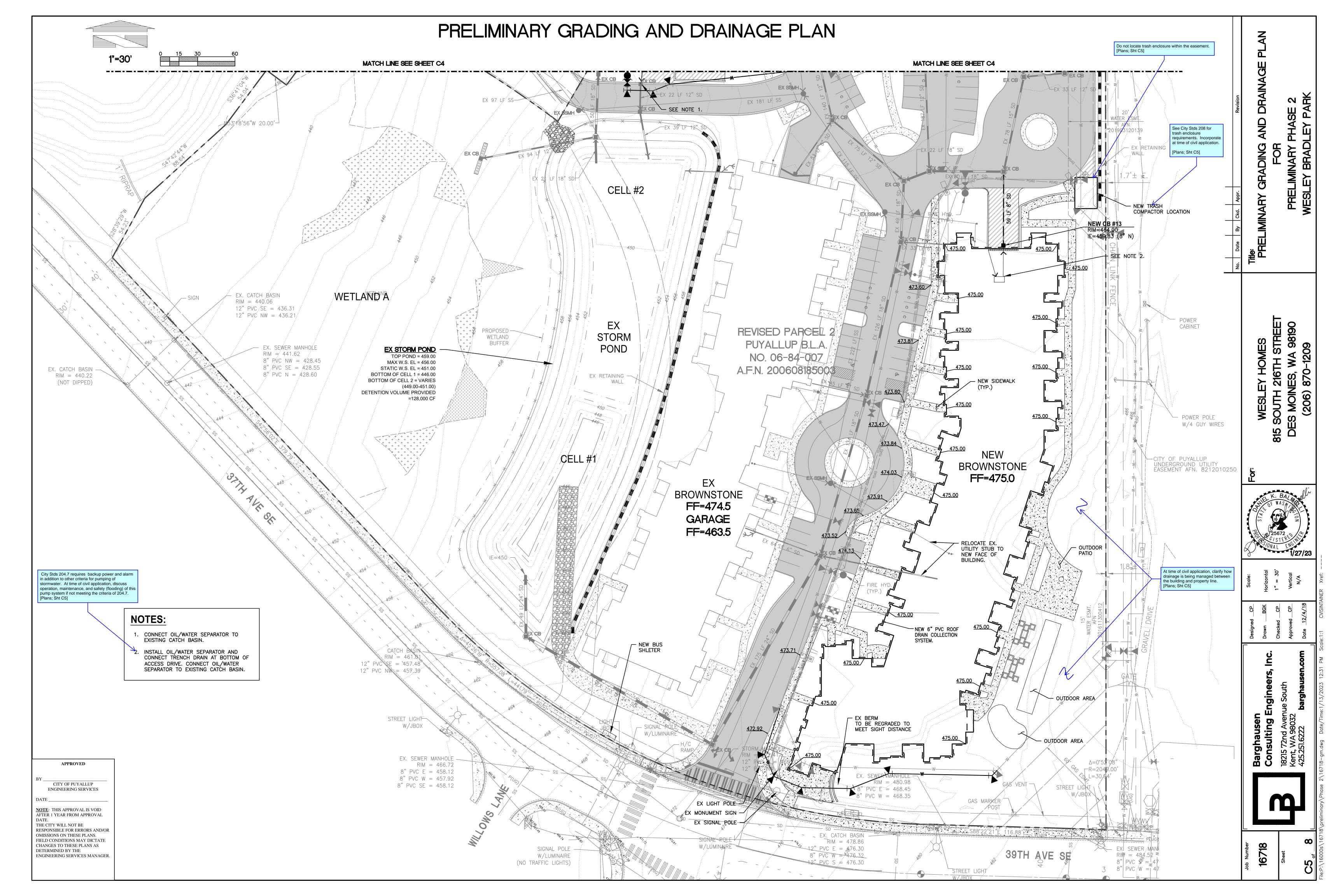
1111 WASHINGTON STREET S.E. P.O. BOX 47060 OLYMPIA, WASHINGTON 98504-7060

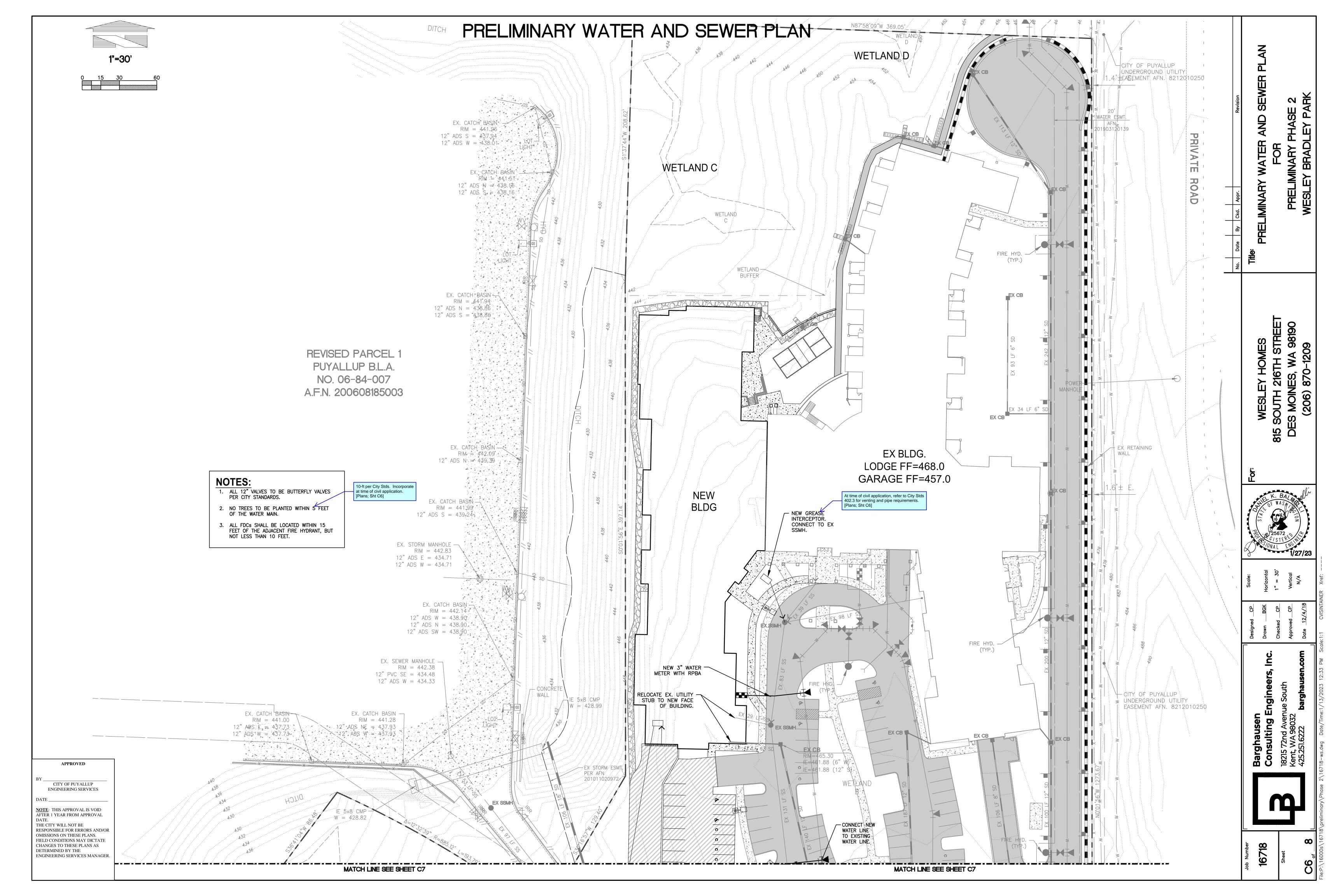
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE © 1-800-424-5555 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. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

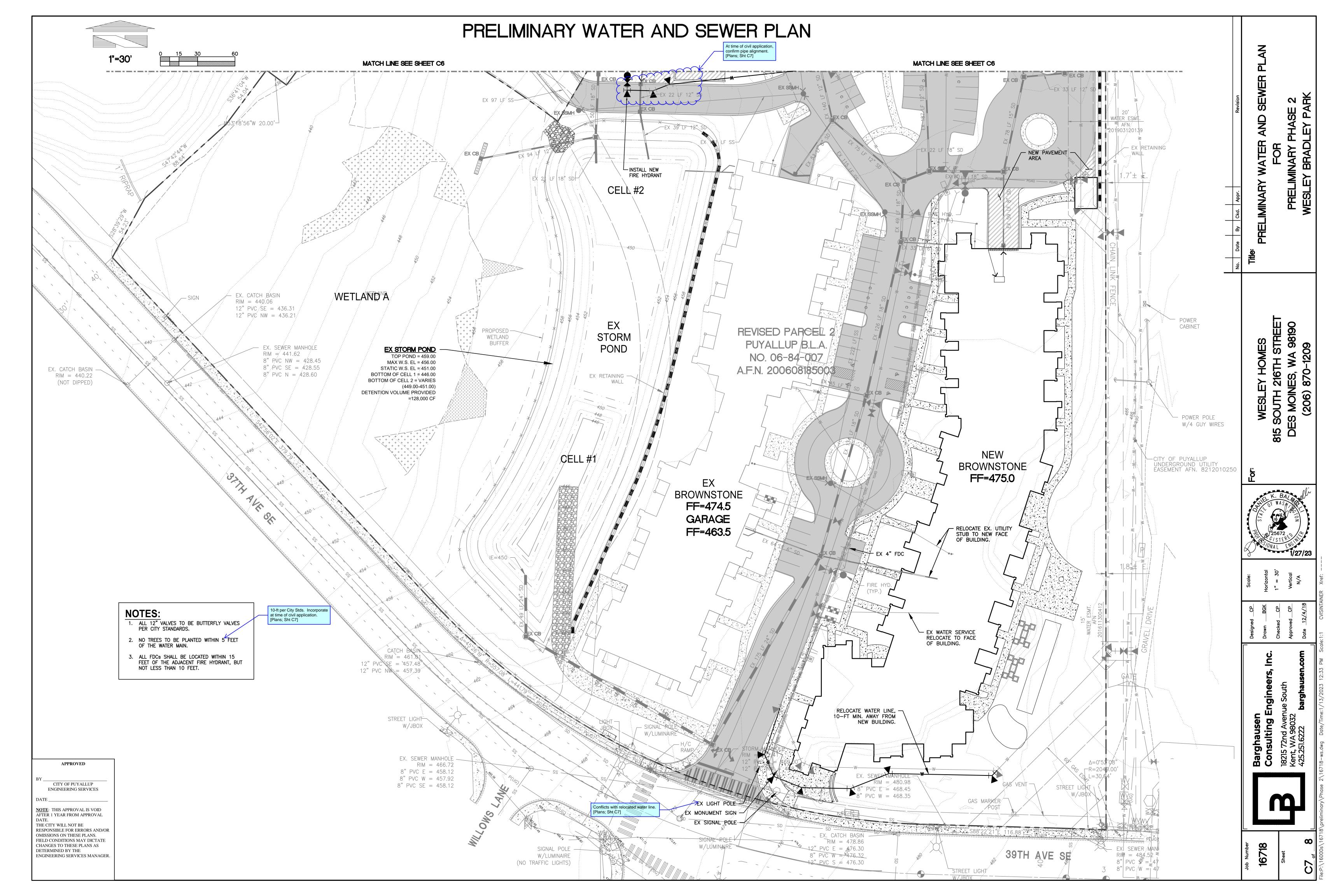












#### GENERAL NOTES:

- 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
- 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
- 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
- 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
- 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
- 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.

### 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
- 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
- 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. During construction, all existing and newly installed drainage structures shall be protected
- 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.

## APPROVED

CITY OF PUYALLUP ENGINEERING SERVICES

NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

## 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
- 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-
- 15. Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 06.01.01.
- Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines.
- 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
- 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. Biological test samples will be taken by the City (or FMWC, VW or TCW when served by that purveyor) and paid for by the contractor.
- 9. Water mains shall have a minimum cover of 36 inches in improved right-of-way and a
- minimum of 48 inches in unimproved right-of-way and 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 shall typically be wet taps through a tapping 'tee' and tapping valve and shall be made by a City-approved contractor. The tapping sleeve shall be epoxy coated or ductile iron. Stainless sleeves shall only be used on AC pipe. The City (or FMWC, VW or TCW when served by that purveyor) shall approve the time and location for
- 12. All water mains and appurtenances shall be hydrostatically tested at 200 psi in accordance with City Standards.
- 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
- 21. Any lead joint fitting disturbed during construction shall be replaced with a mechanical joint fitting at the contractor's expense.

# CONSTRUCTION NOTES

## 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
- 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
- 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 06.01.03. Covers 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
- 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.
- All sanitary sewer mains shall be mandrelled.

# 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
- 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
- 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 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.
- 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
- 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
- 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
- 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.

#### 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
- 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
- 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
- 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.

storm drainage systems.

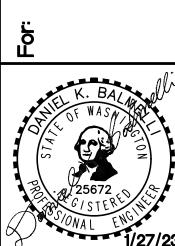
- 11. Any disturbed area which has been stripped of vegetation and where no further work is anticipated for a period of 30 days or more, must be immediately stabilized with mulching, grass planting, or other approved erosion control treatment applicable to the time of year in question. Grass seeding 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

- 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.

CONSTRUCTION NOTES



Barghausen Consulting Engine



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