

LARSON RIVER ROAD AUTO STORAGE

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

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L1.0	LANDSCAPE PLAN
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OWNER/APPLICANT

LARSON AUTOMOTIVE GROUP
1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
PHONE: (253) 778-7027
EMAIL: JOSH.LARSON@LOOKLARSON.COM
CONTACT: JOSH LARSON

CIVIL ENGINEER

AHBL, INC.
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PHONE: (253) 383-2422
EMAIL: TSAWIN@AHBL.COM
CONTACT: TODD SAWIN, PE

SURVEYOR

AHBL, INC.
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PHONE: (253) 383-2422
EMAIL: DFOLLANSBEE@AHBL.COM
CONTACT: DAVID FOLLANSBEE, P.L.S.

GEOTECHNICAL ENGINEER

SOUTH SOUND GEOTECHNICAL CONSULTING
P.O. BOX 39500
LAKEWOOD, WA 98496
PHONE: (253) 973-0515
EMAIL: TROBERTS@SSGTECHNICAL.COM
CONTACT: TIM ROBERTS, P.E., P.G.

VERTICAL DATUM

NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS OBSERVATIONS USING WSRN AND GEOID 2012A.

BASIS OF BEARING

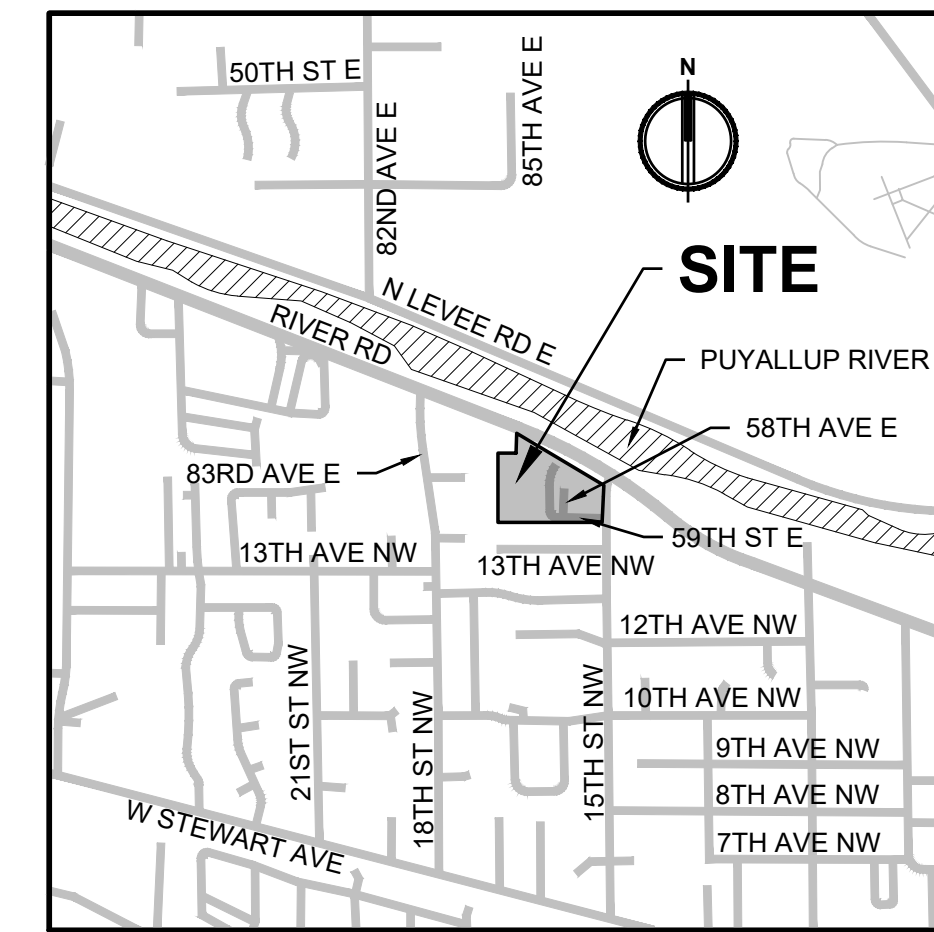
NAD 1983 WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

SITE ADDRESS

8424 RIVER ROAD
PUYALLUP, WA 98371

PARCEL NUMBERS

0420204282, 0420204069,
0420204059, 0420204047,
0420208030, 0420208040,
0420208027, 0420208039,
0420213038, 0420213006,
0420204267



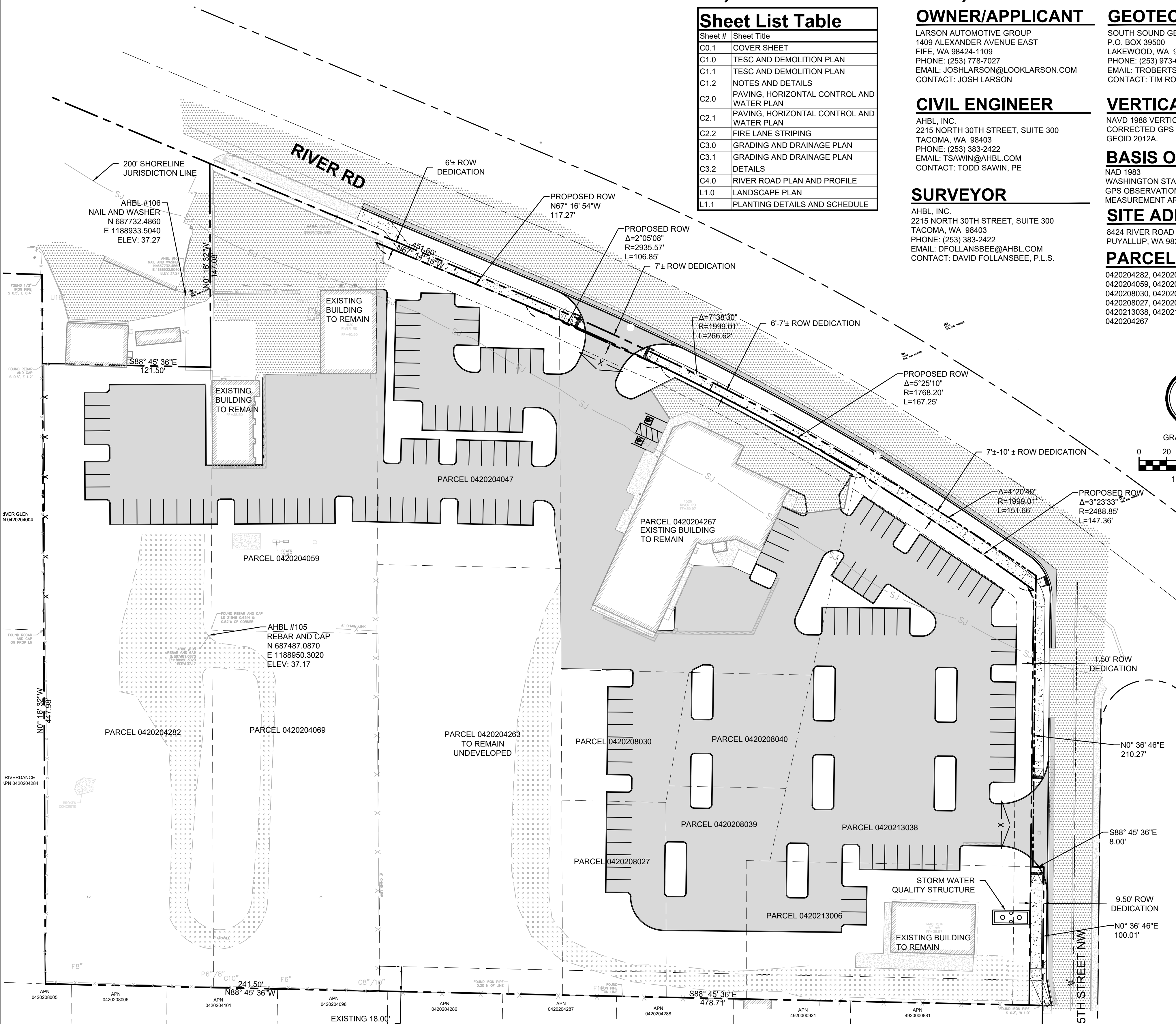
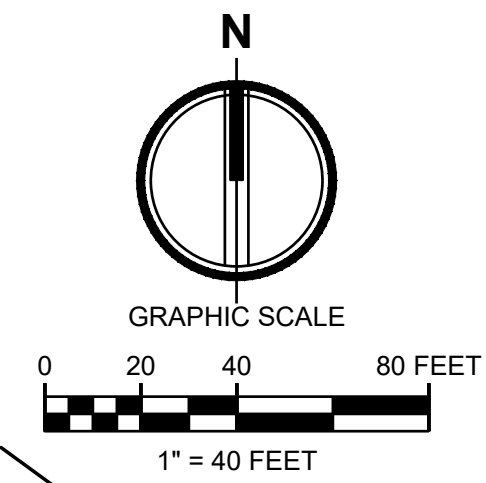
VICINITY MAP

SCALE: 1" = 1/4 MILE (1320')

LEGEND

EXISTING	PROPOSED
△	SET NAIL AND WASHER
●	SET REBAR AND CAP
○	FOUND PROPERTY CORNER
□	BOLLARD
○	STORM CATCH BASIN
○	STORM MANHOLE
○	GUY ANCHOR
○	UTILITY POWER POLE
○	JUNCTION BOX
○	POWER METER
○	LUMINAIRE
○	WATER VALVE
○	C-CEDAR, F-FIR, P-PINE
○	U-UNKNOWN

---	D	STORM LINE
---	G	GAS LINE
---	E	ELECTRICAL LINE
---	OHP	OVERHEAD UTILITIES
---	F	FENCE
---	EC	EXTRUDED CURB
---	PSB	PROPERTY SET BACK
---	SJ	SHORELINE JURISDICTION
---	A	ASPHALT
---	C	CONCRETE
---	G	GRAVEL



FILL SPECIFICATION

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT STANDARD SPECIFICATIONS SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND AHBL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

UTILITY NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHBL ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

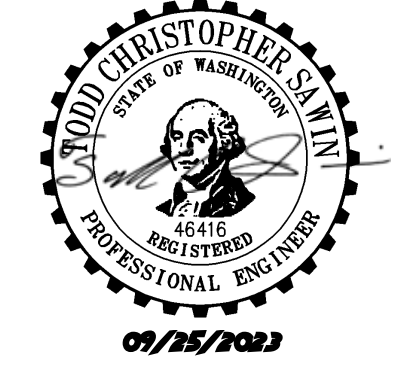
AUTOCAD FILE

AN AUTOCAD DRAWING FILE IS AVAILABLE TO ASSIST WITH SITE LAYOUT. PLEASE NOTE THAT ELECTRONIC FILES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND SHALL NOT REPLACE NOR BE USED TO SUBSTITUTE THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT LAYOUT ACCORDING TO CONTRACT DOCUMENTS AND COST FOR ELECTRONIC AUTOCAD FILES.

LEGAL DESCRIPTION

PARCEL NO. 0420204069
BEGINNING 365.1 FEET NORTH AND 971.5 FEET OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 13, SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON; THENCE NORTH 258 FEET; THENCE EAST 120 FEET; THENCE SOUTH 258 FEET; THENCE WEST 120 FEET TO THE POINT OF BEGINNING.
PARCEL NO. 0420204282
PARCEL 'B' OF BOUNDARY LINE ADJUSTMENT FILED UNDER AUDITOR'S FEE NO. 9502090328, RECORDS OF PIERCE COUNTY, WASHINGTON.

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2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
LARSON RIVER ROAD STORAGE

Client:
LARSON AUTOMOTIVE GROUP
1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
JOSH LARSON

Job No.
2160102.10

Issue Set & Date:
PERMIT SET
07/28/2023

Revisions:

Sheet Title:
COVER SHEET

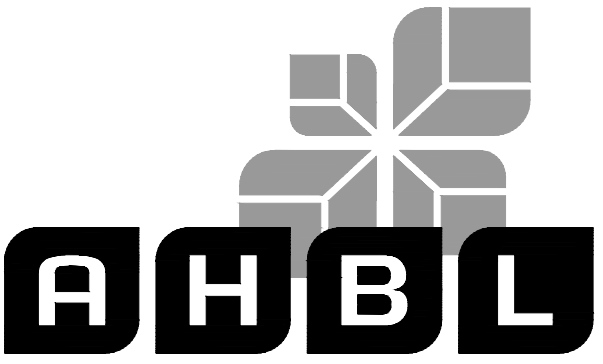
APPROVED
BY: CITY OF PUYALLUP
ENGINEERING SERVICES
DATE:
DESIGNED BY: MH
DRAWN BY: SBK
CHECKED BY: TCS

Sheet No.
C0.1
1 of 13 Sheets



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A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
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TACOMA · SEATTLE · SPOKANE · TRI-CITIES
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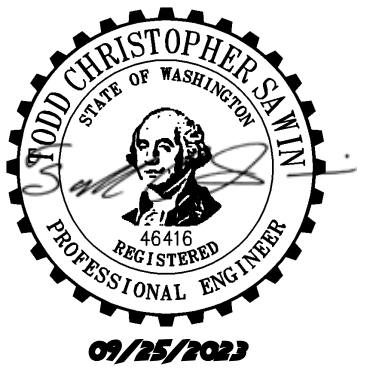
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Revisions:

Sheet Title:
NOTES AND DETAILS

Designed by: MH Drawn by: SBK Checked by: TCS

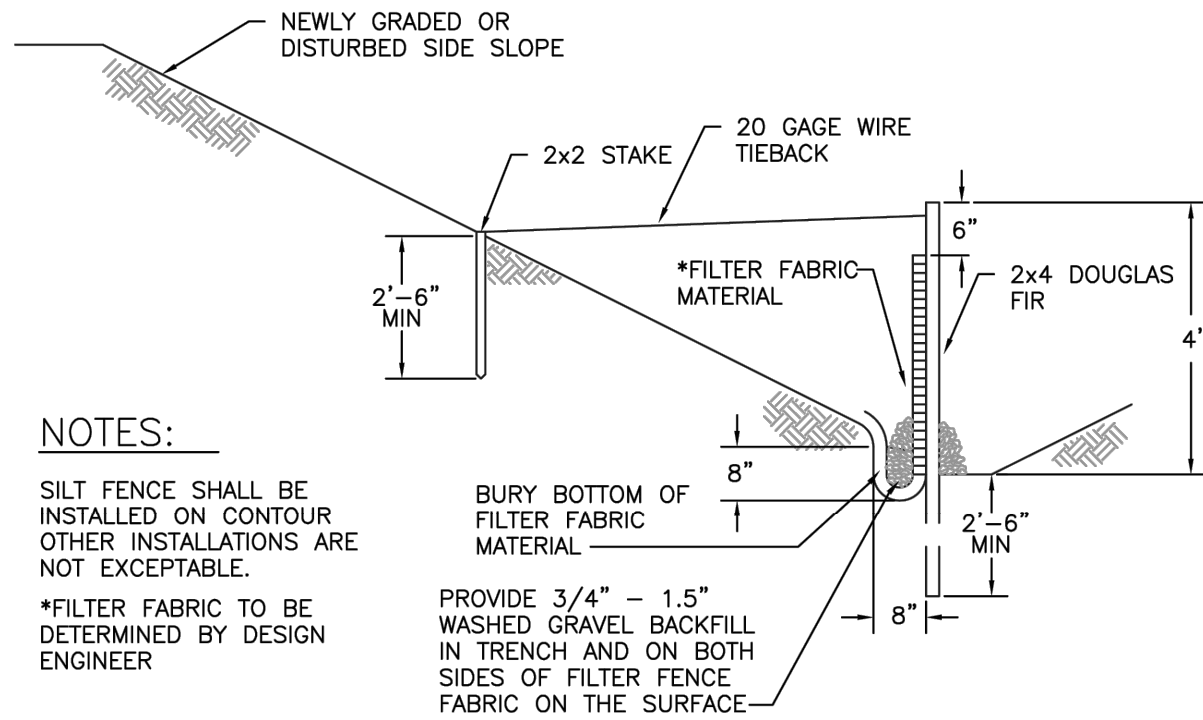
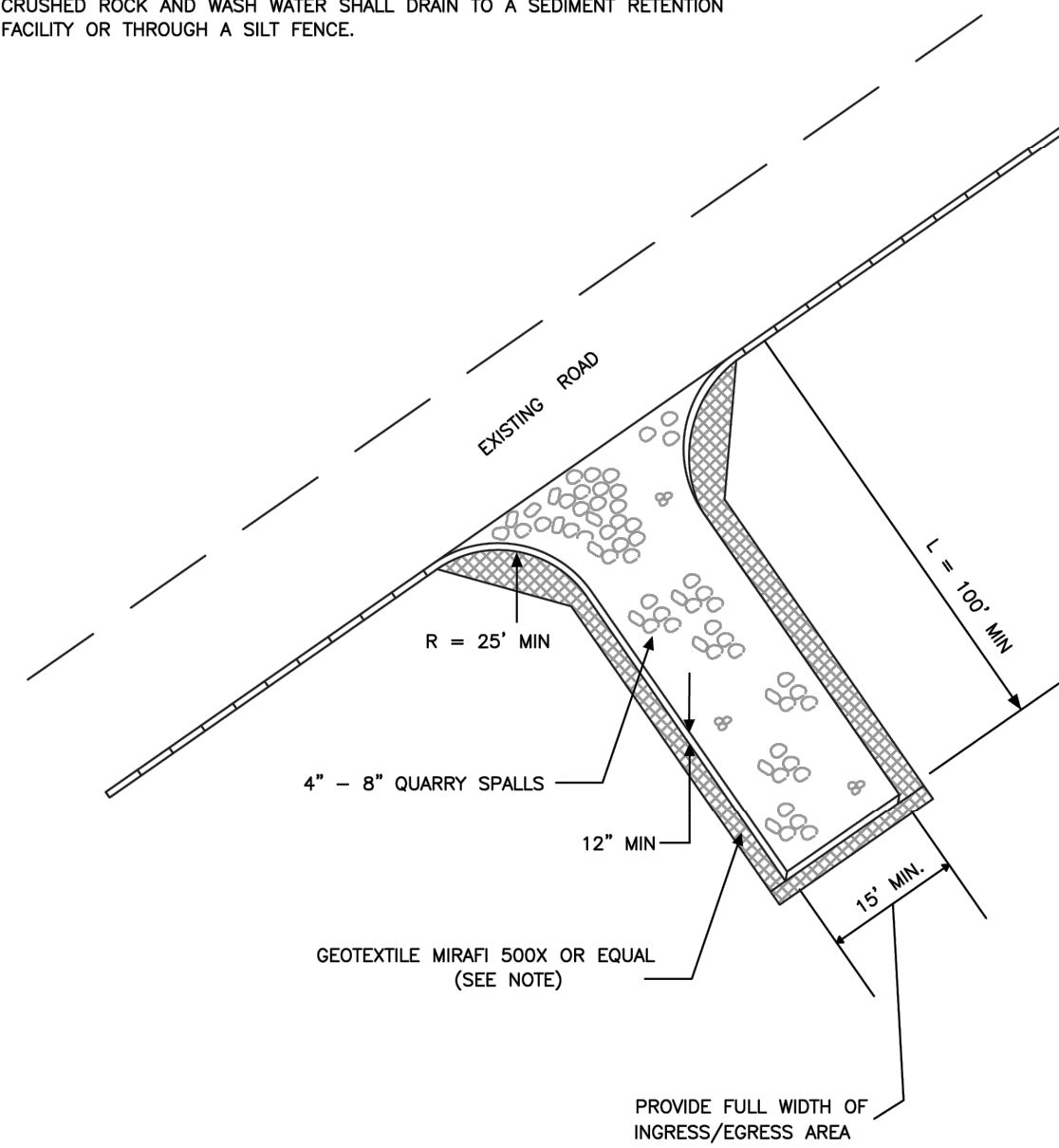
Sheet No.

C1.2

4 of 13 Sheets

NOTE:

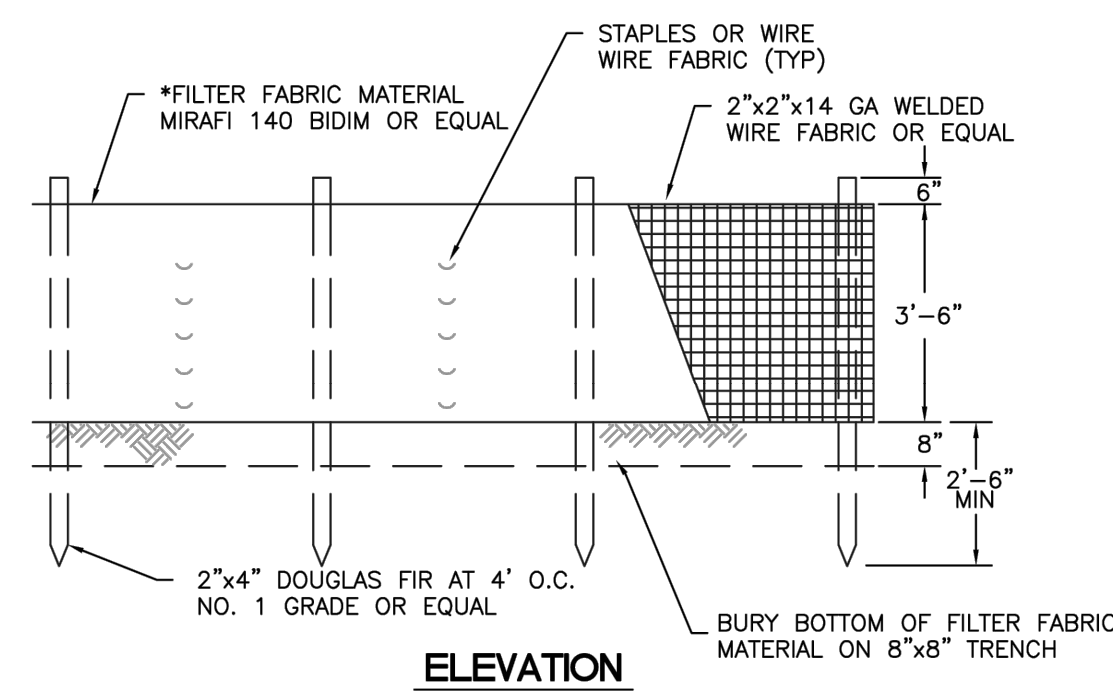
1. GEOTEXTILE MIRAFI 500 X OR APPROVED EQUAL SHALL BE PLACED UNDER THE ENTIRETY OF THE TEMPORARY ENTRANCE.
2. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
3. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE'S WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.



NOTES:

- SILT FENCE SHALL BE INSTALLED ON CONTOUR OTHER INSTALLATIONS ARE NOT ACCEPTABLE.
*FILTER FABRIC TO BE DETERMINED BY DESIGN ENGINEER

TYPICAL CROSS SECTION



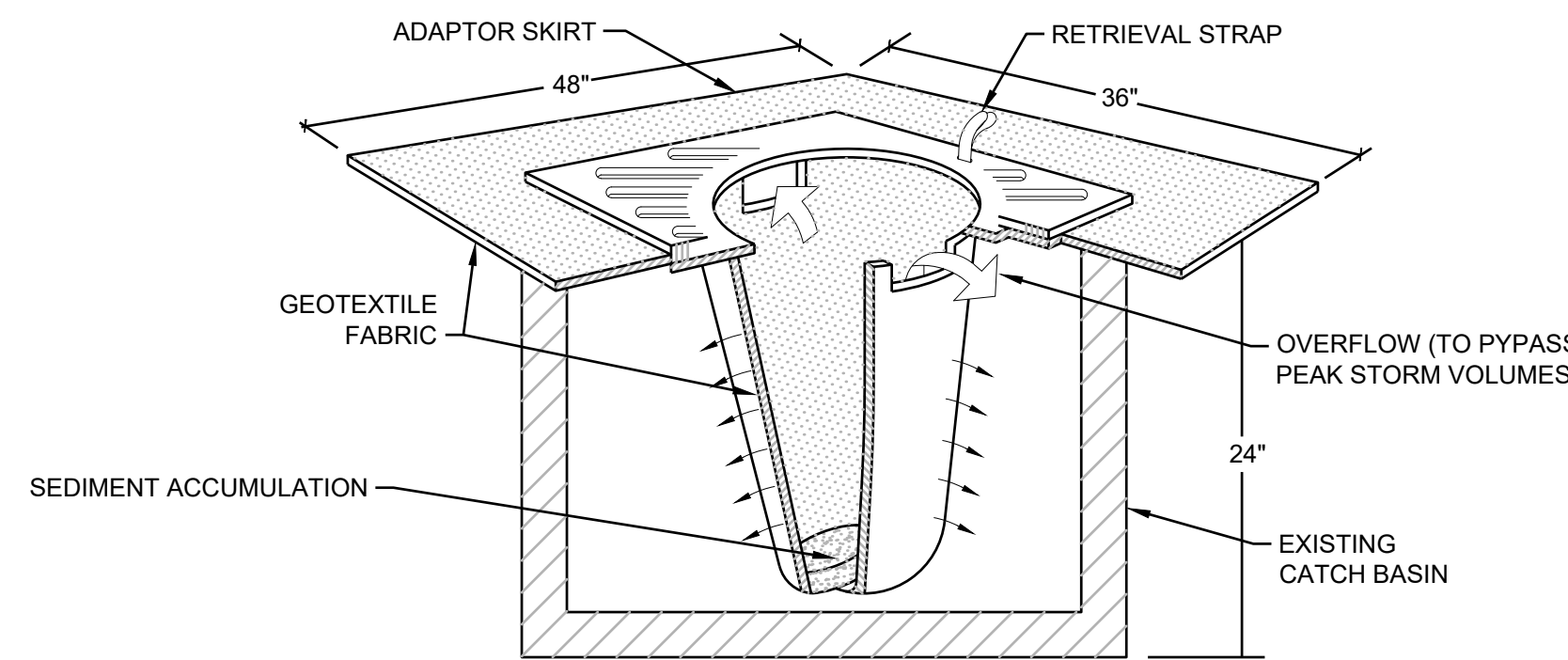
ELEVATION

TESC NOTES

1. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THESE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
2. 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.
3. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION ACTIVITIES TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER ANY EXISTING 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 CONTROL FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE EROSION AND SEDIMENTATION CONTROL SYSTEM MEASURES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, ADDITIONAL MEASURES MAY BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION RELATED ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT SITES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
5. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 10 DAYS OR MORE DURING THE DRY SEASON (JULY 1-SEPT 30) OR 5 DAYS OR MORE IN THE WET SEASON (OCT 1-JUNE 30), SHALL 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 MAY THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE CONTRACTOR BUT SHALL BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT.
6. 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.
7. WATER SITE AS NECESSARY TO CONTROL DUST.
8. TOPSOIL SHALL NOT BE PLACED WHILE SUBGRADE IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR WHEN CONDITIONS EXIST THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING.
9. ON-SITE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY PROBLEMS OCCURRING BEFORE FINAL STABILIZATION OF THE SITE SHALL BE CORRECTED BY THE CONTRACTOR.
10. IF EROSION OR SEDIMENTATION OCCURS ON ADJACENT SITES, ALL CONSTRUCTION WORK WITHIN THE PROJECT LIMITS THAT WILL AGGRAVATE THE SITUATION MUST CEASE AND THE CONTRACTOR SHALL IMMEDIATELY COMMENCE RESTORATION OR MITIGATION MEASURES. RESTORATION ACTIVITY SHALL CONTINUE UNTIL SUCH TIME AS THE PROBLEM IS RECTIFIED.
11. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THESE DRAWINGS SHALL BE INSTALLED PRIOR TO, OR AS THE FIRST STAGE OF SITE PREPARATION.
12. SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THESE DRAWINGS NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT SITES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
13. ALL WORK ASSOCIATED WITH STABILIZING THE DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE 2012 WESTERN WASHINGTON DOE MANUAL.
14. ALL NECESSARY FACILITIES SHALL BE MAINTAINED ON SITE TO PREVENT DEBRIS, DUST, AND MUD FROM ACCUMULATING ON ADJACENT ROADWAYS.
15. THE CONTRACTOR SHALL BE REQUIRED TO CALL 1-800-424-5555 OR '811' A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES TO DETERMINE FIELD LOCATIONS OF ALL UNDERGROUND UTILITIES.
16. RUNOFF SHALL NOT BE ALLOWED TO DRAIN INTO THE STORM DRAINAGE SYSTEM DURING CONSTRUCTION. PROVIDE TEMPORARY PROTECTION FOR YARD DRAINS AS REQUIRED TO PREVENT RUNOFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
17. INSTALL INLET PROTECTION IN ALL EXISTING CATCH BASINS WITHIN 300 FEET DOWNSTREAM OF THE PROJECT. INSTALL CATCH BASIN INLET PROTECTION IN ALL NEW CATCH BASINS AS SOON AS THEY ARE INSTALLED.
18. MAINTAIN EXISTING ASPHALT TO THE MAXIMUM EXTENT AND DURATION POSSIBLE TO PREVENT EROSION AND SEDIMENT TRACKING OFFSITE. PROVIDE CONSTRUCTION ENTRANCE IF ASPHALT CANNOT BE MAINTAINED.

CITY OF PUYALLUP CONSTRUCTION NOTES

1. 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.
2. 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 CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
3. 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 AND 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.
4. APPROVAL OF THESE PLANS IS FOR GRADING TEMPORARY DRAINAGE, EROSION, AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AND, APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE, OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
5. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORKS 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.
6. IN CASE EROSION OR SEDIMENTATION OCCUR 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.
7. 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.

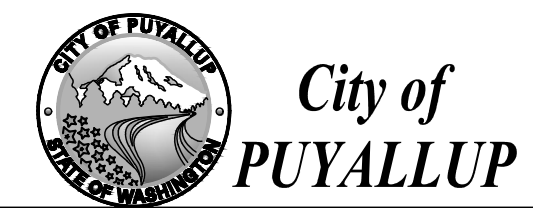


NOTES:

1. FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.
2. INSTALL INLET PROTECTION IN ALL NEW STORM STRUCTURES THAT WILL COLLECT STORMWATER AS THEY ARE INSTALLED.

3 INLET PROTECTION

NOT TO SCALE



APPROVED

BY: CITY OF PUYALLUP ENGINEERING SERVICES

DATE:

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

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS
DESIGNED BY: JIM ERWIN-SVORODA
CHECKED BY: LINDA LIAN
APPROVED BY: COLLEEN HARRIS
DATE APPROVED: 07/28/2023
DATE REVISION: 05.01.01
SCALE: 1/4" = 1'-0"
CITY STAMPED: 05.01.01

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS
DESIGNED BY: LINDA LIAN
CHECKED BY: COLLEEN HARRIS
APPROVED BY: COLLEEN HARRIS
DATE APPROVED: 07/28/2023
DATE REVISION: 02.03.02
SCALE: 1/4" = 1'-0"
CITY STAMPED: 02.03.02

1 CONSTRUCTION ENTRANCE
NOT TO SCALE

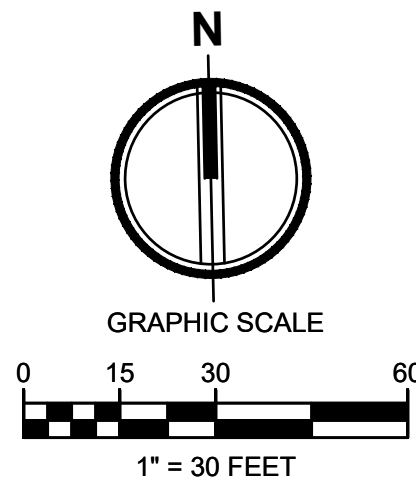
2 SILT FENCE
NOT TO SCALE

3 INLET PROTECTION
NOT TO SCALE

811
Know what's below.
Call before you dig.

LARSON RIVER ROAD AUTO STORAGE

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



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PAVING NOTES

- THE EXISTING SITE SOILS REQUIRE PROPER COMPACTION PRIOR TO PLACEMENT OF PAVING AND UTILITY IMPROVEMENTS.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PAVED AND NON-PAVED AREAS, AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF SURFACE WATER.
- THE SPOT ELEVATIONS INDICATED ON THESE PLANS REPRESENTS THE DESIGN TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
- ADA ROUTES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL UNLESS HANDRAILS ARE PROVIDED. LANDINGS AT NO MORE THAN 2% SHALL BE PROVIDED FOR EVERY 2.5 FEET OF RISE. CROSS SLOPE SHALL NOT EXCEED 2%.
- TOP OF WALL AND BOTTOM OF WALL SPOT ELEVATIONS SHOWN ON THESE PLANS REPRESENT THE TOP OF PAVEMENT OR TOPSOIL ADJACENT TO THE WALL. REFER TO STRUCTURAL DRAWINGS FOR ACTUAL WALL ELEVATIONS.
- TYPICAL CURB HEIGHT IS SIX INCHES UNLESS NOTED OTHERWISE.

KEYNOTES

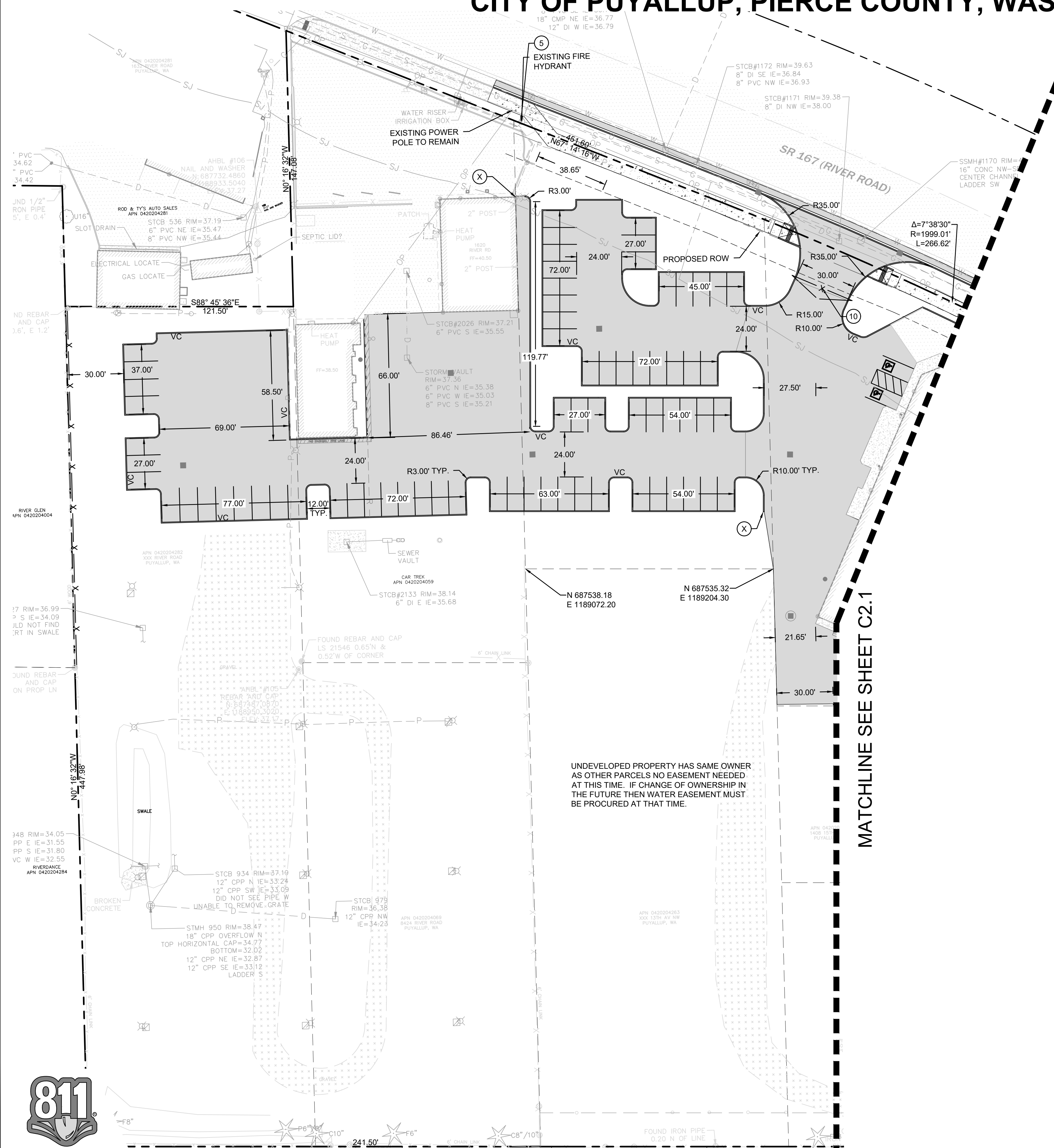
- NOT USED
- ADA-COMPLIANT PARKING STALL. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
- PERPENDICULAR CURB RAMP PER WSDOT STANDARD PLAN F-40.15-04.
- PARALLEL CURB RAMP PER WSDOT STANDARD PLAN F-40.12-03.
- ADD STORZ FITTING TO EXISTING FIRE HYDRANT.
- CONNECT PROPOSED FIRE HYDRANT TO WATERMAIN
- PROPOSED FIRE HYDRANT
- INSTALL 3/4" DCVA ON EXISTING WATER SERVICE PER C3.2
- INSTALL NEW 1" WATERLINE FROM TAP AT MAIN. RELOCATE EXISTING WATER METERS BEHIND PROPOSED SIDEWALK
- INSTALL GATE ACROSS 30' WIDE ACCESS DRIVEWAY. GATE MUST BE REFLECTORIZED WITH ALTERNATING RED AND WHITE VERTICAL STRIPES SPACED 16" O.C.
- EXTEND EXISTING SERVICE AND INSTALL 3/4" DCVA IN LANDSCAPING FOR IRRIGATION SERVICE PER C3.2 C2.1

GATE NOTES

- IF FENCING AND GATES ARE INSTALLED ON THE SITE ALL GATES SHALL HAVE KNOX BOXES INSTALLED FOR FIRE ACCESS

LEGEND:

- RIGHT-OF-WAY/PROPERTY LINE
- CENTERLINE
- FENCING - REFER TO LANDSCAPE ARCHITECTS DRAWINGS.
- ASPHALT PAVEMENT - STANDARD DUTY C3.2
- CEMENT CONCRETE - STANDARD DUTY C3.2
- BOLLARD PROTECTION
- CEMENT CONCRETE WHEEL STOP
- ADA ACCESSIBLE PARKING STALL
- CHANGE IN CURB TYPE / END CURB
- EDGE OF PAVEMENT WITH 12" WIDE CSBC AT EDGE OF PAVEMENT
- VERTICAL CURB C3.2
- GRAVEL SURFACING



MATCHLINE SEE SHEET C2.1

UNDEVELOPED PROPERTY HAS SAME OWNER AS OTHER PARCELS NO EASEMENT NEEDED AT THIS TIME. IF CHANGE OF OWNERSHIP IN THE FUTURE THEN WATER EASEMENT MUST BE PROCURED AT THAT TIME.



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

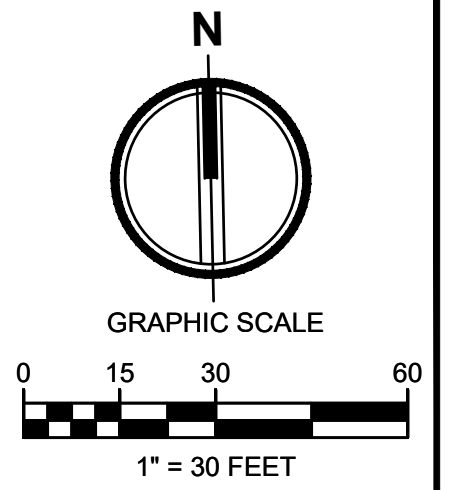
Sheet Title:
PAVING, HORIZONTAL CONTROL AND WATER PLAN

Designed by: _____ Drawn by: _____ Checked by: _____
MH SBK TCS

Sheet No.
C2.0
5 of 13 Sheets

LARSON RIVER ROAD AUTO STORAGE

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
LARSON RIVER ROAD STORAGE

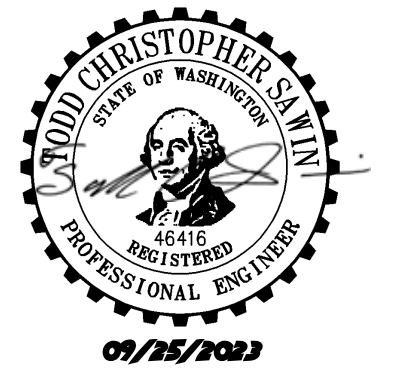
Client:
LARSON AUTOMOTIVE GROUP

1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
JOSH LARSON

Job No.
2160102.10

Issue Set & Date:
PERMIT SET

07/28/2023



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PAVING NOTES

- THE EXISTING SITE SOILS REQUIRE PROPER COMPACTION PRIOR TO PLACEMENT OF PAVING AND UTILITY IMPROVEMENTS.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PAVED AND NON-PAVED AREAS, AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF SURFACE WATER.
- THE SPOT ELEVATIONS INDICATED ON THESE PLANS REPRESENTS THE DESIGN TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
- ADA ROUTES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL UNLESS HANDRAILS ARE PROVIDED. LANDINGS AT NO MORE THAN 2% SLOPE SHALL BE PROVIDED FOR EVERY 2.5 FEET OF RISE. CROSS SLOPE SHALL NOT EXCEED 2%.
- TOP OF WALL AND BOTTOM OF WALL SPOT ELEVATIONS SHOWN ON THESE PLANS REPRESENT THE TOP OF PAVEMENT OR TOPSOIL ADJACENT TO THE WALL. REFER TO STRUCTURAL DRAWINGS FOR ACTUAL WALL ELEVATIONS.
- TYPICAL CURB HEIGHT IS SIX INCHES UNLESS NOTED OTHERWISE.

LEGEND:

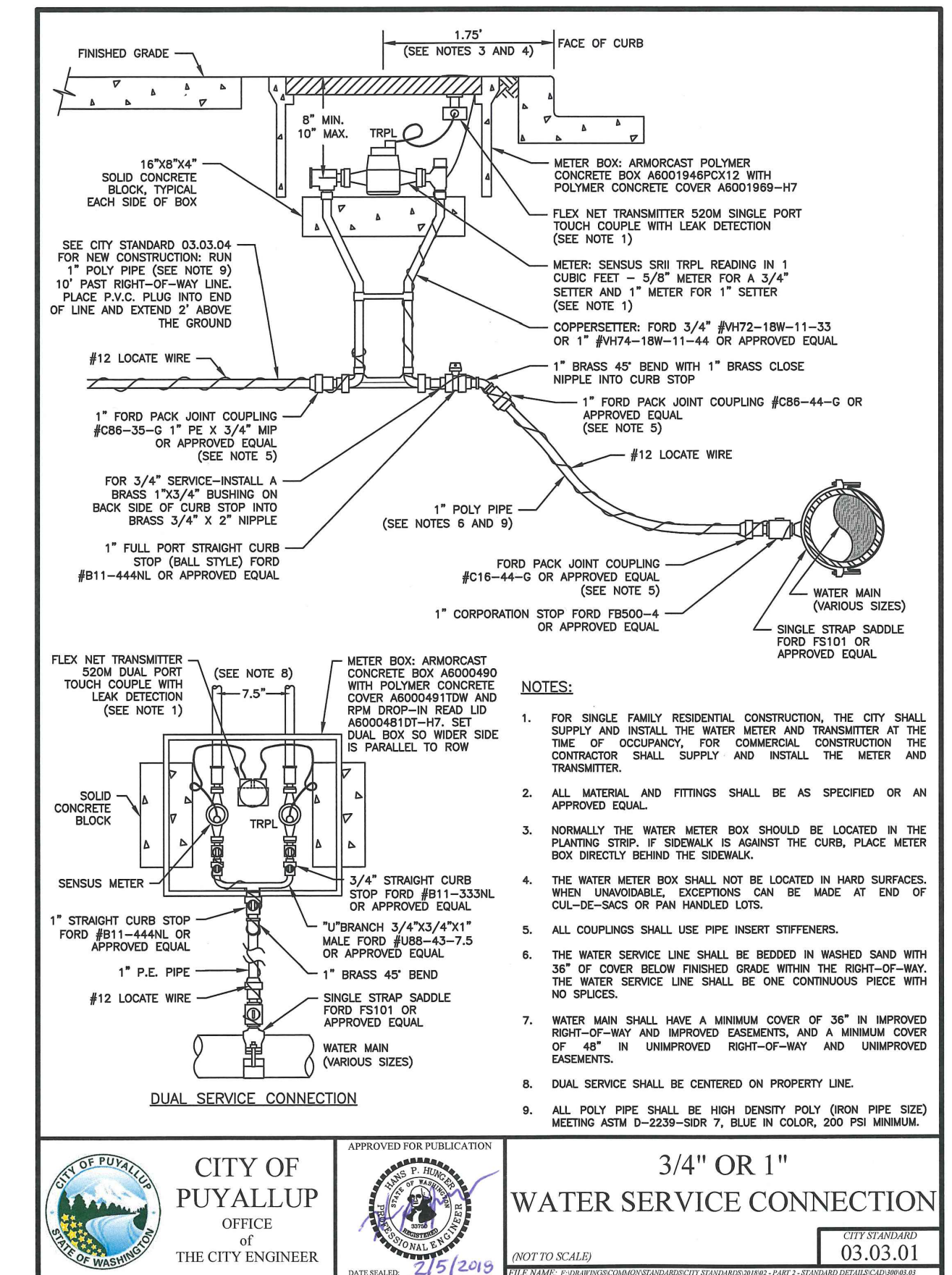
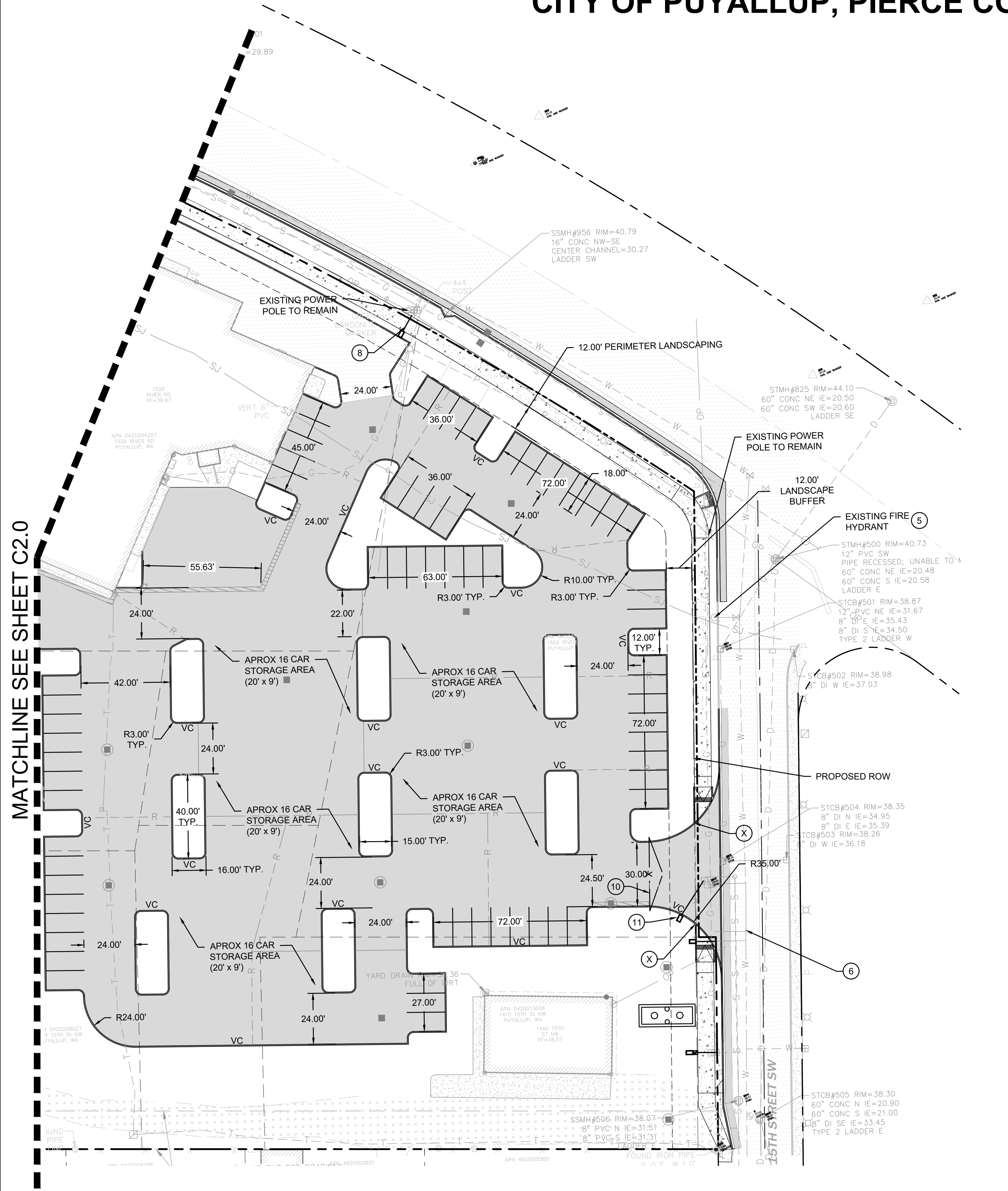
- RIGHT-OF-WAY/PROPERTY LINE
- CENTERLINE
- FENCING - REFER TO LANDSCAPE ARCHITECTS DRAWINGS.
- ASPHALT PAVEMENT - STANDARD DUTY 1 C3.2
- CEMENT CONCRETE - STANDARD DUTY 2 C3.2
- BOLLARD PROTECTION
- CEMENT CONCRETE WHEEL STOP
- ADA ACCESSIBLE PARKING STALL
- CHANGE IN CURB TYPE / END CURB
- EDGE OF PAVEMENT WITH 12" WIDE CSBC AT EDGE OF PAVEMENT
- VERTICAL CURB 3 C3.2
- GRAVEL SURFACING

KEYNOTES

- NOT USED
- ADA-COMPLIANT PARKING STALL. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
- PERPENDICULAR CURB RAMP PER WSDOT STANDARD PLAN F-40.15-04.
- PARALLEL CURB RAMP PER WSDOT STANDARD PLAN F-40.12-03.
- ADD STORZ FITTING TO EXISTING FIRE HYDRANT.
- CONNECT PROPOSED FIRE HYDRANT TO WATERMAIN
- PROPOSED FIRE HYDRANT
- INSTALL 3/4" DCVA ON EXISTING WATER SERVICE PER 6 C3.2
- INSTALL NEW 1" WATERLINE FROM TAP AT MAIN. RELOCATE EXISTING WATER METERS BEHIND PROPOSED SIDEWALK
- INSTALL GATE ACROSS 30' WIDE ACCESS DRIVEWAY. GATE MUST BE REFLECTORIZED WITH ALTERNATING RED AND WHITE VERTICAL STRIPES SPACED 16" O.C.
- EXTEND EXISTING SERVICE AND INSTALL 3/4" DCVA IN LANDSCAPING FOR IRRIGATION SERVICE PER 6 C3.2 1 C2.1

GATE NOTES

- IF FENCING AND GATES ARE INSTALLED ON THE SITE ALL GATES SHALL HAVE KNOX BOXES INSTALLED FOR FIRE ACCESS



1 WATER SERVICE CONNECTION 0.75" OR "
NOT TO SCALE

MATCHLINE SEE SHEET C2.0

811
Know what's below.
Call before you dig.

Revisions:

Sheet Title:
PAVING, HORIZONTAL CONTROL AND WATER PLAN

Designed by: MH Drawn by: SBK Checked by: TCS

Sheet No.
C2.1
6 of 13 Sheets

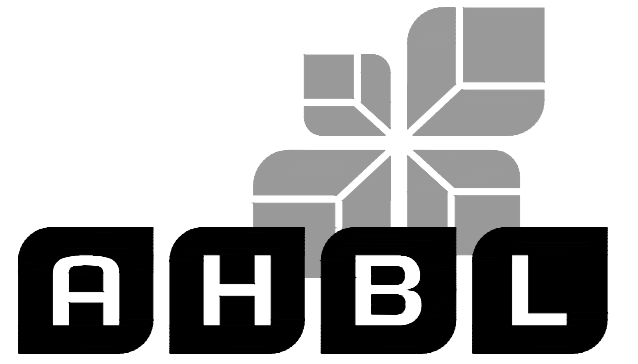
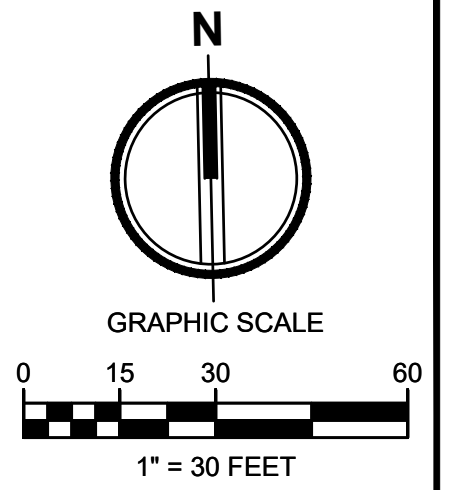
CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER
APPROVED FOR PUBLICATION
WATER SERVICE CONNECTION
3/4" OR 1"
03.03.01



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

LARSON RIVER ROAD AUTO STORAGE

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



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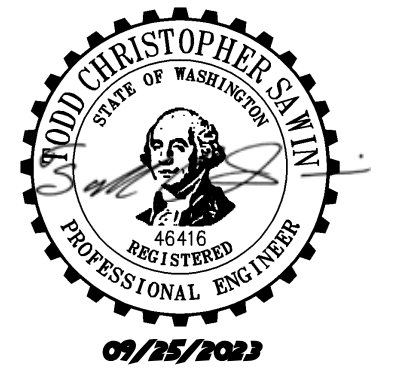
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07/28/2023



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GRADING NOTES

- THE EXISTING SITE SOILS REQUIRE PROPER COMPACTION PRIOR TO PLACEMENT OF PAVING AND UTILITY IMPROVEMENTS.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL PAVED AND NON-PAVED AREAS, AND SHALL GRADE AREA TO PRECLUDE PONDING OF SURFACE WATER.
- THE SPOT ELEVATIONS INDICATED ON THESE PLANS REPRESENTS THE DESIGN TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
- VEGETATED AREAS LOCATED ADJACENT TO THE BUILDING SHALL BE 6" MIN BELOW FINISH FLOOR ELEVATION UNLESS NOTED OTHERWISE.
- ADA ROUTES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL UNLESS HANDRAILS ARE PROVIDED. LANDINGS AT MORE THAN 2% SHALL BE PROVIDED FOR EVERY 2.5 FEET OF RISE. CROSS SLOPE SHALL NOT EXCEED 2%.
- TYPICAL CURB HEIGHT IS SIX INCHES UNLESS NOTED OTHERWISE.

STORM DRAINAGE NOTES

- BARE GALVANIZED METAL SHALL NOT BE USED FOR MATERIALS THAT CONVEY STORMWATER, SUCH AS ROOFS, CANOPIES, SIDING, GUTTERS, DOWNSPOUTS, ROOF DRAINS AND PIPES. ANY GALVANIZED MATERIALS SHALL HAVE AN INERT, NON-LEACHABLE FINISH, SUCH AS BAKED ENAMEL, FLUOROCARBON PAINT (SUCH AS KYNAR OR HYLAR), FACTORY APPLIED EPOXY, PURE ALUMINUM, OR ASPHALT COATING. ACRYLIC PAINT, POLYESTER PAINT, FIELD-APPLIED, AND PART ZINC (SUCH AS GALVALUME) COATINGS ARE NOT ACCEPTABLE.
- BURIED UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. PRIOR TO INSTALLATION OF ANY PROJECT IMPROVEMENTS, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES. IN THE EVENT OF ANY DISCREPANCY FROM THE INFORMATION PRESENTED ON THESE PLANS, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.
- CONSTRUCT ALL UTILITIES IN CONFORMANCE WITH THE STORM AND ROOF DRAIN TRENCH SECTION DETAIL UNLESS NOTED OTHERWISE.
- ALL STORM PIPES CONNECTING TO CONCRETE STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ROOF TIGHT LINES ARE LOCATED ON DRAWINGS FOR CLARITY AND ARE TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES. ALL STORM DRAINAGE AND ROOF DRAIN LINE CLEANOUTS SHALL COMPLY WITH THE CLEANOUT DETAIL.
- ALL CATCH BASINS ARE TO BE SITUATED SUCH THAT THE OUTSIDE EDGE OF THE FRAME IS AT THE FACE OF THE CURB OF FLOW LINE OF GUTTER (WHERE APPLICABLE).
- ALL STORM DRAINAGE PIPE SHALL BE CPEP UNLESS NOTED OTHERWISE.
- ALL ROOF DRAINS SHALL BE 6"Ø WITH A MINIMUM SLOPE OF 1.00% AND MINIMUM COVER OF 3" UNLESS NOTED OTHERWISE. PIPE MATERIAL SHALL BE PVC SDR35 UNLESS NOTED OTHERWISE.
- ALL TYPE 2 CATCH BASINS SHALL HAVE AN INSIDE DIAMETER OF 48" UNLESS NOTED OTHERWISE.
- ALL AREA DRAIN STRUCTURES SHALL BE 12" (INSIDE DIAMETER) NYOPLAST STRUCTURES, OR APPROVED EQUIVALENT, UNLESS OTHERWISE NOTED.
- ALL STRUCTURE GRATES SHALL BE LOCKING UNLESS NOTED OTHERWISE. GRATES SHALL CONFORM TO THE FOLLOWING UNLESS NOTED OTHERWISE:
VANED - WSDOT STANDARD PLAN B-30.30-01
HERRINGBONE - WSDOT STANDARD PLAN B-30.50-01
SOLID - WSDOT STANDARD PLANS B-30.20-02 AND B-30.70-03
BEEHIVE - OLYMPIC FOUNDRY PART NO. SM60BH OR APPROVED EQUIVALENT

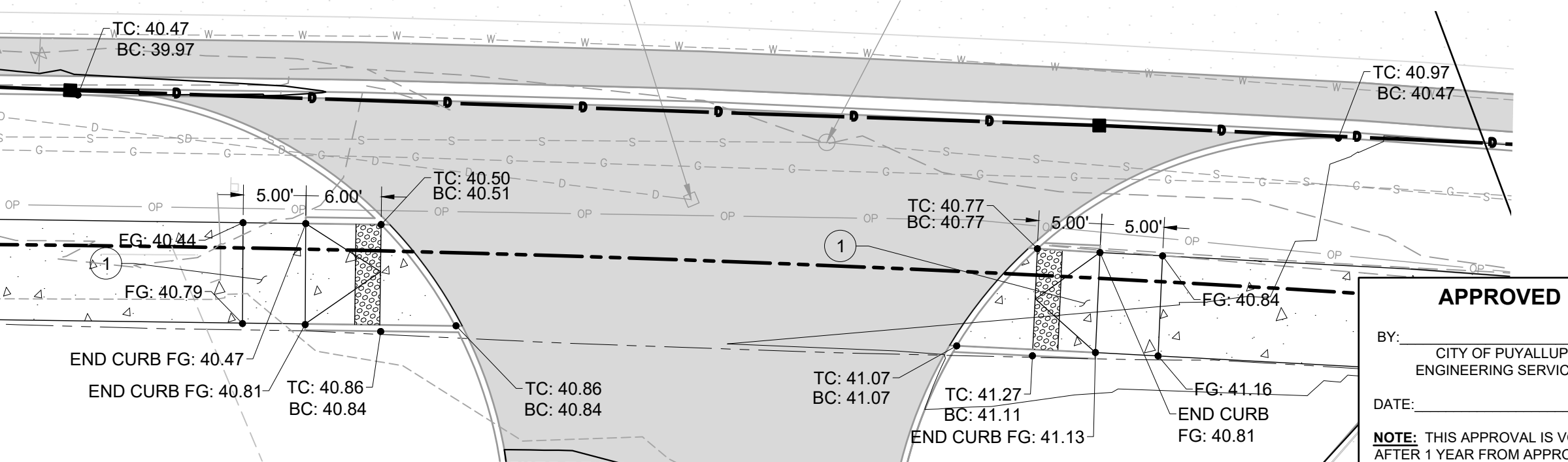
LEGEND

- RIGHT-OF-WAY / PROPERTY LINE
- CENTERLINE
- BUILDING OUTLINE
- 123 --- PROPOSED MINOR CONTOUR
- 123 --- PROPOSED MAJOR CONTOUR
- 123.45 --- SPOT ELEVATION
- 1.0% OR 3:1 --- SLOPE
- RIDGE
- TW 123.45 --- TOP OF WALL
- BW 123.45 --- BACK OF WALL
- HP 123.45 --- HIGH POINT
- SEGMENTAL BLOCK WALL
- CATCH BASIN - TYPE II
- CATCH BASIN - TYPE I
- STORM DRAINAGE CLEANOUT
- STORM DRAINAGE PIPING
- ROOF DRAIN PIPING
- FOOTING DRAIN/PERFORATED UNDERDRAIN
- SANITARY SIDE SEWER
- SANITARY SEWER MAIN
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- METER AS NOTED
- POST INDICATOR VALVE (PIV)
- GATE VALVE
- THRUST BLOCKING
- FITTINGS AS NOTED
- FIRE SERVICE PIPING
- RIDGE
- VALLEY

KEYNOTES

- SIDEWALK RAMP PER CITY OF PUYALLUP STD. DETAIL 01.02.19
- PARALLEL CURB RAMP PER WSDOT STANDARD PLAN F-40.12-03.
- CAP EXISTING STORM PIPE AND ABANDON IN PLACE
- STORM WATER QUALITY STRUCTURE (S C3.2)

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB 13 48" TYPE 2 N 687510.02 E 1189212.98	RIM = 39.32 IE = 32.09 (12" N) IE = 32.09 (12" SE) IE = 32.09 (6" NE)
CB 14 TYPE 1 N 687596.12 E 1189214.49	RIM = 37.62 IE = 32.95 (12" W) IE = 32.95 (12" S)
CB 15 TYPE 1 N 687599.09 E 1189077.27	RIM = 36.49 IE = 34.04 (12" W) IE = 34.04 (12" NW) IE = 34.04 (12" E)
CB 16 TYPE 1 N 687597.31 E 1188891.00	RIM = 36.52 IE = 34.97 (12" E)
CB 17 TYPE 1 N 687665.30 E 1189114.25	RIM = 37.22 IE = 35.22 (8" W)
CB 18 TYPE 1 N 687643.46 E 1189034.66	RIM = 36.94 IE = 34.39 (12" SE) IE = 34.39 (8" W) IE = 34.39 (8" E)



1 NW DRIVEWAY ADA RAMPS

1"=10'

APPROVED

BY: CITY OF PUYALLUP
ENGINEERING SERVICES
DATE:
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Designed by: MH
Drawn by: SBK
Checked by: TCS

Sheet No.

C3.0

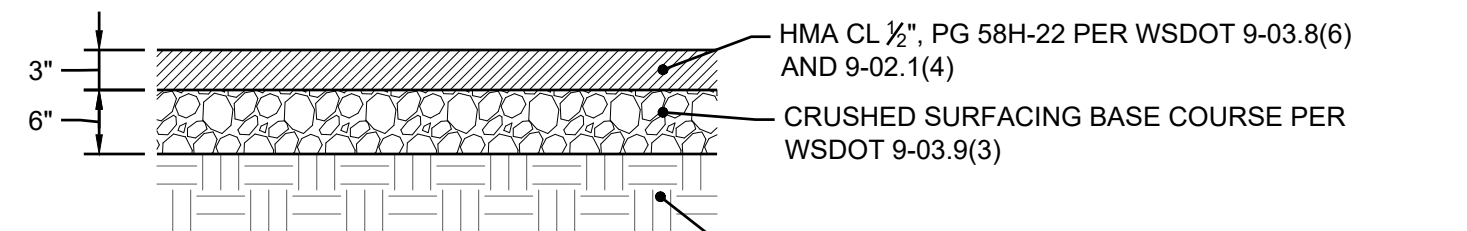
8 of 13 Sheets



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LARSON RIVER ROAD AUTO STORAGE

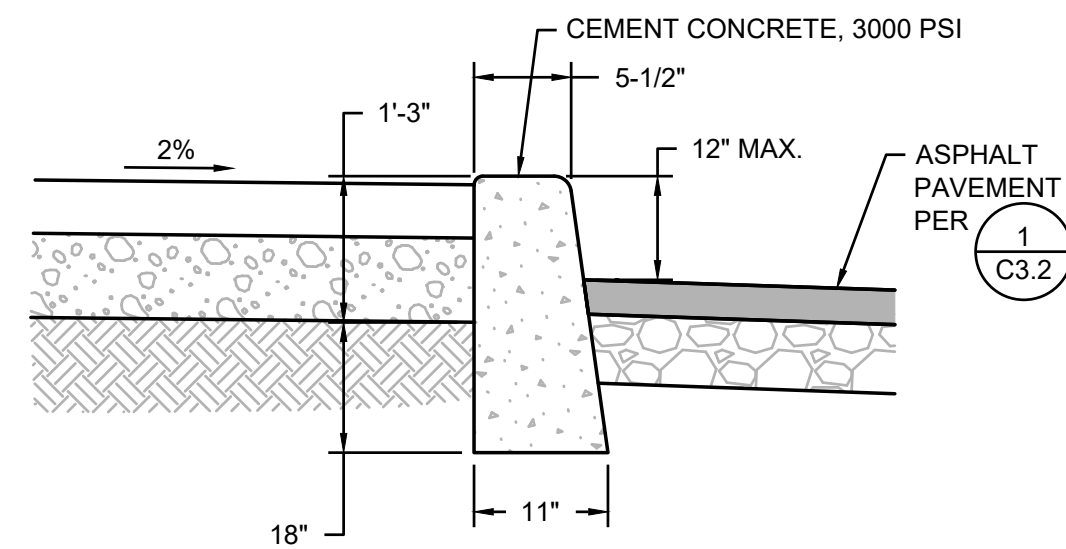
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



- NOTES:
1. DEPTHS INDICATED ARE COMPACTED THICKNESS.
 2. HMA SHALL BE COMPACTED TO A DENSITY OF 92% BASED ON THE RICE THEORETICAL MAXIMUM DENSITY PER ASTM D-2041.
 3. ALL ASPHALT BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% BASED ON THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557.
 4. SUBGRADE SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION PRIOR TO PLACEMENT OF ANY PAVEMENT LAYERS. ANY LOCALIZED ZONES OF SOFT, ORGANIC-RICH, OR DEBRIS-LADEN SOILS SHOULD BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL MATERIAL.

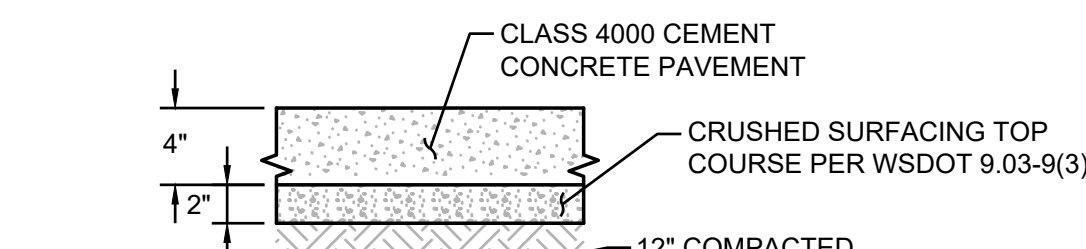
1 ASPHALT PAVEMENT - STANDARD DUTY

NOT TO SCALE



3 VERTICAL CURB

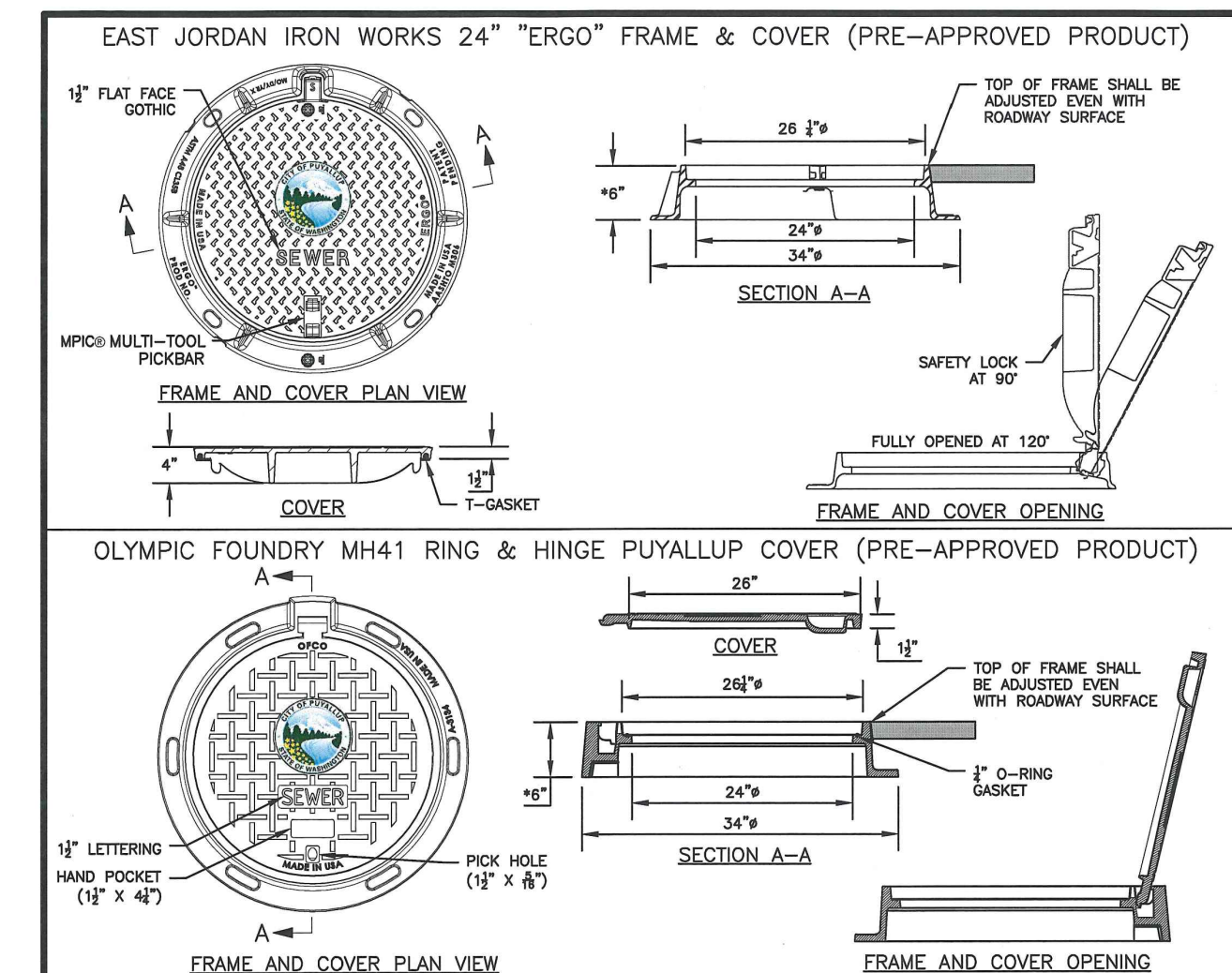
NOT TO SCALE



- NOTES:
1. DEPTHS ARE COMPACTED THICKNESS.
 2. DUMMY JOINTS CONSISTING OF 3/16" BE 2" PREMOLDED JOINT MATERIAL SHALL BE PLACED AT MAXIMUM 18 FOOT INTERVALS.
 3. PROVIDE A TOOLED CONSTRUCTION JOINT AT MAXIMUM 6 FOOT INTERVAL.
 4. THE CONTRACTOR SHALL EXPOSE EXISTING FILL, PROOF ROLL AND COMPACT TO 95%. IF YIELDING CONDITIONS ARE ENCOUNTERED, YIELDING MATERIALS SHALL BE REPLACED WITH IMPORTED STRUCTURAL FILL MATERIAL. THE DEPTH OF MATERIAL REPLACEMENT SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.

2 CEMENT CONCRETE - STANDARD DUTY

NOT TO SCALE

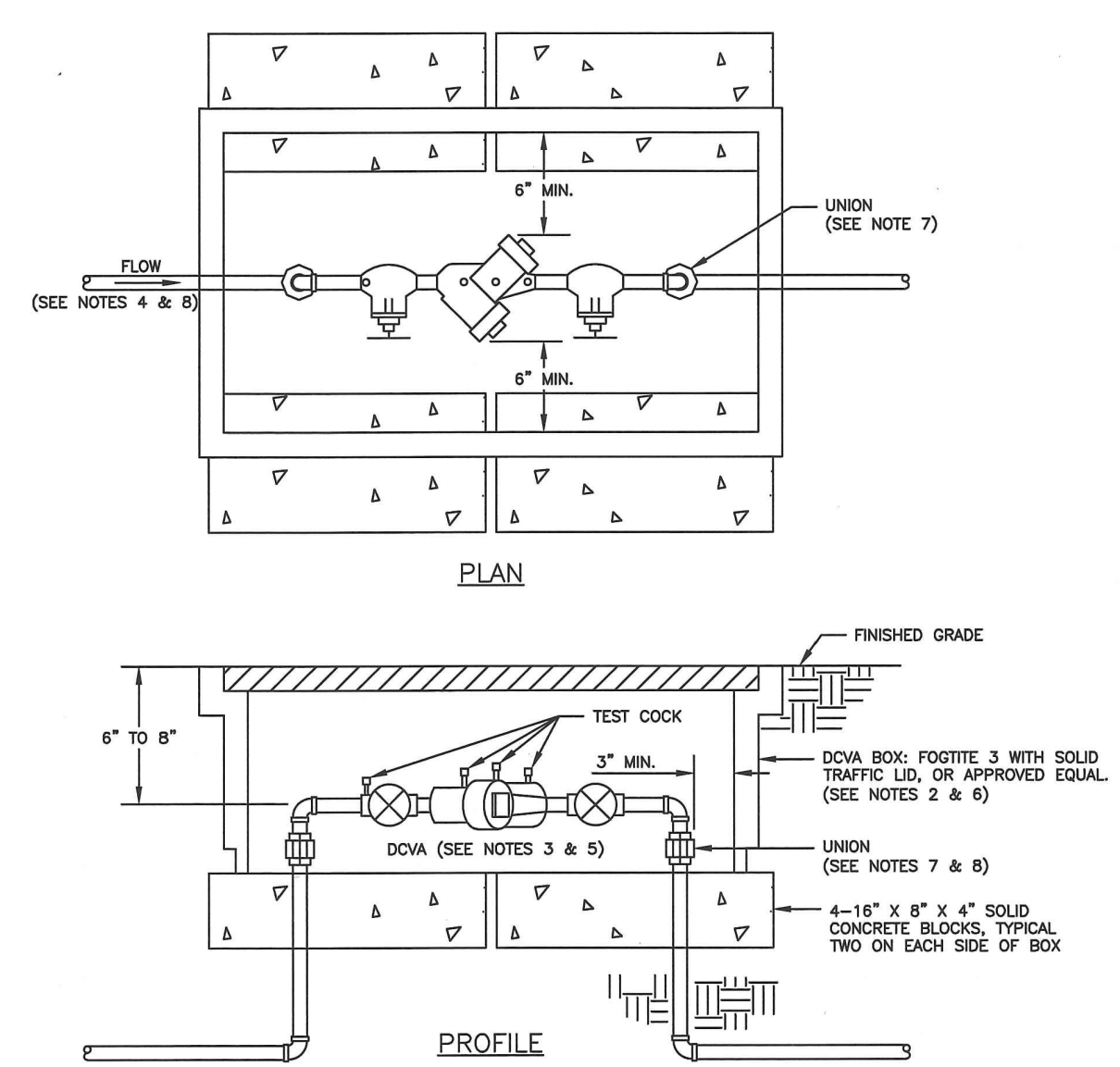


- NOTES:
1. EAST JORDAN IRON WORKS 24" "ERGO" AND OLYMPE FOUNDRY M41 RING & HINGE PUYALLUP COVER ARE PRE-APPROVED PRODUCTS AND SHALL BE USED FOR PUBLICLY-OWNED INFRASTRUCTURE. ALL OTHERS REQUIRE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO INSTALLATION.
 2. MANHOLE FRAME AND COVERS SHOULD NOT BE LOCATED 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 COULD IMPAIR SERVICEABILITY.
 12. 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
MANHOLE FRAME AND COVER
DATE: 2/15/2018
APPROVED FOR PUBLICATION: 06.01.02

4 MANHOLE FRAME & COVER

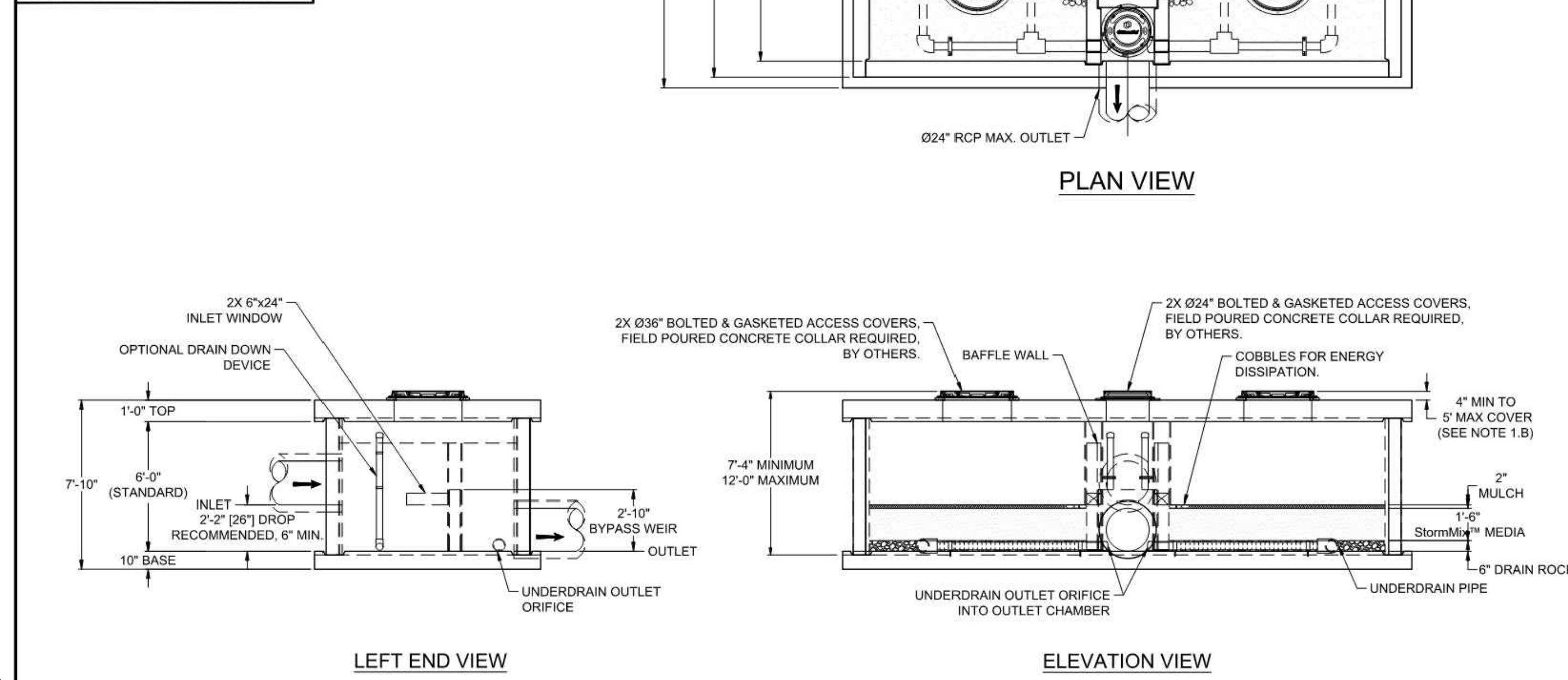
NOT TO SCALE



- 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 30TH AVE SE, PUYALLUP, WA 98374.
 3. DCVA MUST BE PURCHASED AS A UNIT, NO MODIFICATIONS 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 METER CONNECTION.
 5. DCVA SHALL BE SIZED EQUAL OR COMPAREABLE 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
2" AND SMALLER DOUBLE CHECK VALVE ASSEMBLY INSTALLATION
DATE: 2/15/2018
APPROVED FOR PUBLICATION: 03.04.01

SITE SPECIFIC DATA			
Structure ID		ID	
Treatment Flow Rate (cfs)		0.31 CFS	
Peak Flow Rate (cfs)		3.91 CFS	
Rim Elevation		38.70	
Top of Vault Elevation		33.20	
Pipe Data	Pipe Location	Pipe Size	Pipe Type
Inlet	NORTH	18"	CPEP
Outlet	SOUTH	18"	CPEP
Notes:			
PERFORMANCE SPECIFICATIONS			
Treatment Flow Capacities:			
NJDEP 80% Removal, 75 micron		0.642 cfs	
WA Ecology GULD - Basic, Enhanced & Phosphorus		0.570 cfs	
Bypass Capacity		20.00 cfs	
*Contact Oldcastle for alternative treatment flow capacities.			



- NOTES:
1. DESIGN LOADINGS:
 - A. AASHTO HS-20-44 (WITH IMPACT)
 - B. DESIGN SOIL COVER: 5'-0" MAXIMUM
 - C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
 - D. LATERAL EARTH PRESSURE: 45 PSF (DRAINED)
 - E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
 - F. UNILATERAL 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. MESH REINFORCEMENT: ASTM A1064, S1.2, GRADE 80
 5. CEMENT: ASTM C150
 6. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
 7. REFERENCE STANDARD:
 - A. ASTM C890
 - B. ASTM C913
 - C. ACI 318-14
 8. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/ARCHITECT SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
 9. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS.
 10. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
 11. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
 12. ADAPTORS/ANGLES AND EXTERNAL PIPING BY OTHERS.
 13. 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.
 14. MAXIMUM PICK WEIGHTS:
 - A. TOP SLAB: XX,XXX LBS
 - B. PANELS: XX,XXX LBS
 - C. BASE SLAB: XX,XXX LBS
 15. INTERNALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK STORMMIN™ MEDIA, MESH DIVIDER WALLS, BAFFLE WALLS, BYPASS WEIR AND OPTIONAL DRAIN DOWN.
 16. SYSTEM SHIPPED EMPTY. INTERNALS INSTALLED BY CONTRACTOR.
 17. CONTRACTOR RESPONSIBLE FOR OFF-LOAD AND INSTALLATION. OLDCASTLE REPRESENTATIVE TO BE ON SITE TO OVERSEE THE INSTALLATION OF ALL INTERNAL COMPONENTS.

Oldcastle Infrastructure
BioPod™ Biofilter System (STANDARD)
Underground Vault with Internal Bypass
SHEET NAME: Specifier Drawing
SHEET: BPU-824B
REVISION: 1 OF 1



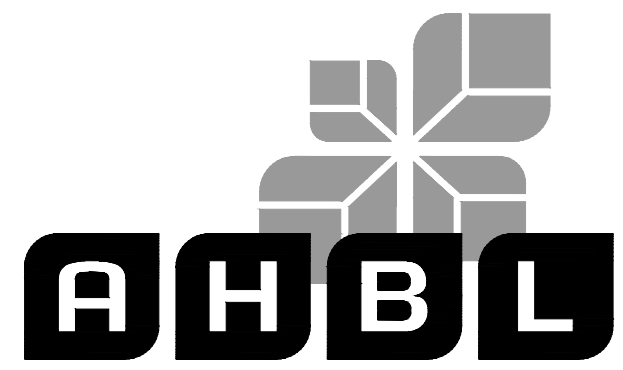
Know what's below. Call before you dig.

5 WQ STRUCTURE

NOT TO SCALE

6 2" DCVA

NOT TO SCALE



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2215 North 30th Street, Suite 300, Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

LARSON RIVER ROAD STORAGE

Client: LARSON AUTOMOTIVE GROUP
1409 ALEXANDER AVENUE EAST
FIFE, WA 98424-1109
JOSH LARSON

Job No: 2160102.10

PERMIT SET

07/28/2023



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Revisions:

DETAILS

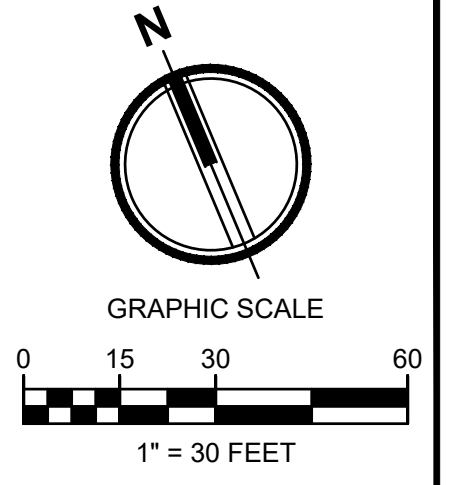
APPROVED
BY: CITY OF PUYALLUP ENGINEERING SERVICES
DATE: 03.04.01
DESIGNED BY: MH
DRAWN BY: SBK
CHECKED BY: TCS
NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE ENGINEERING SERVICES MANAGER.

Sheet No: C3.2
10 of 13 Sheets

LARSON RIVER ROAD AUTO STORAGE

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 20, TWN. 20 N., RGE. 04 E. W.M.

CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



Project Title:
LARSON RIVER ROAD STORAGE

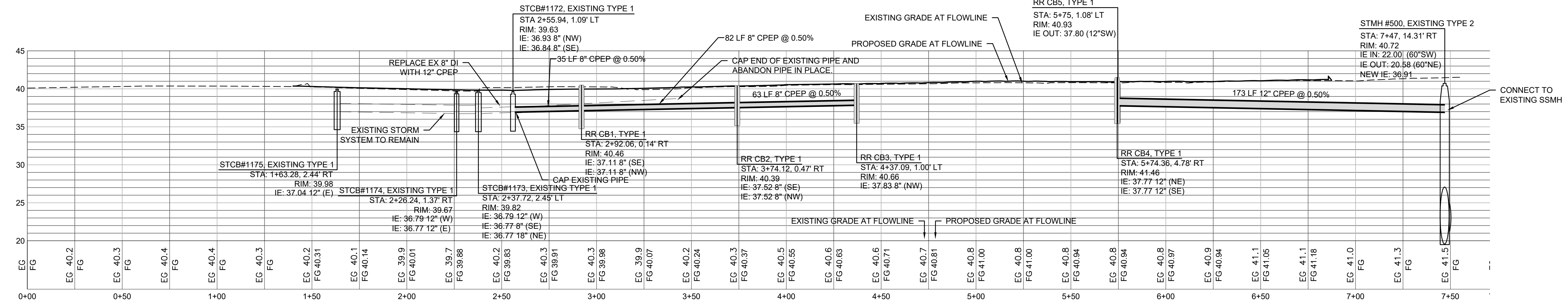
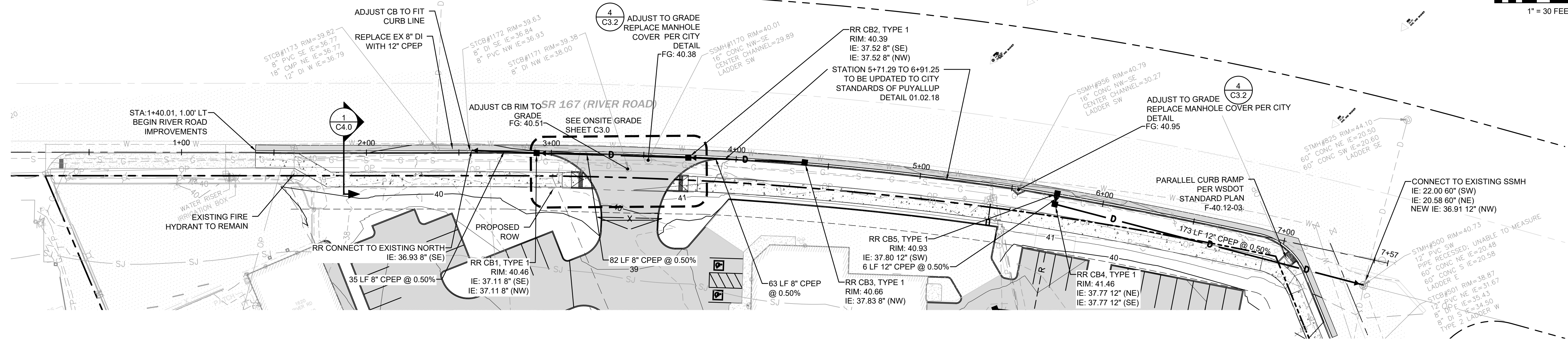
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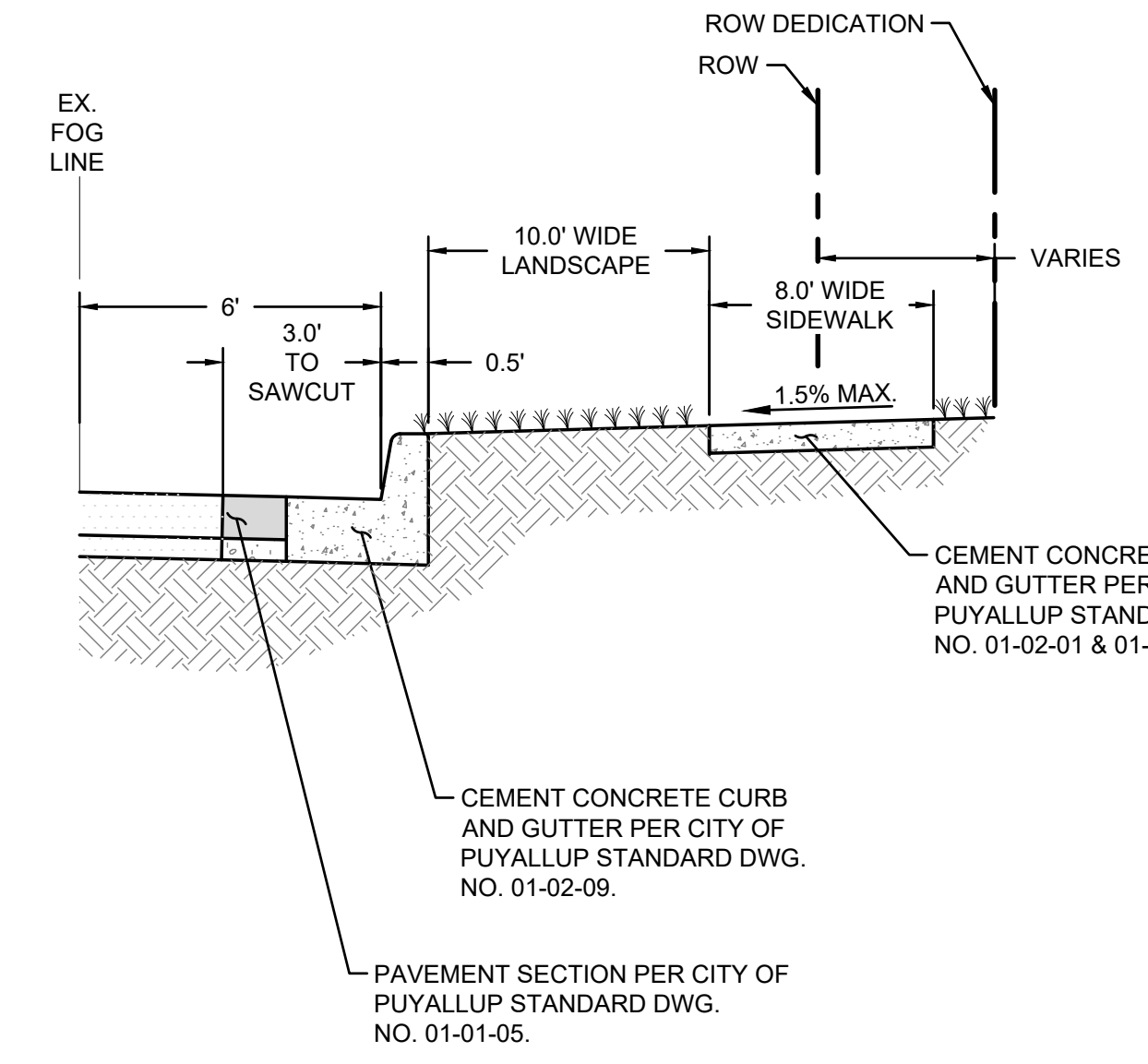
Issue Set & Date:
PERMIT SET
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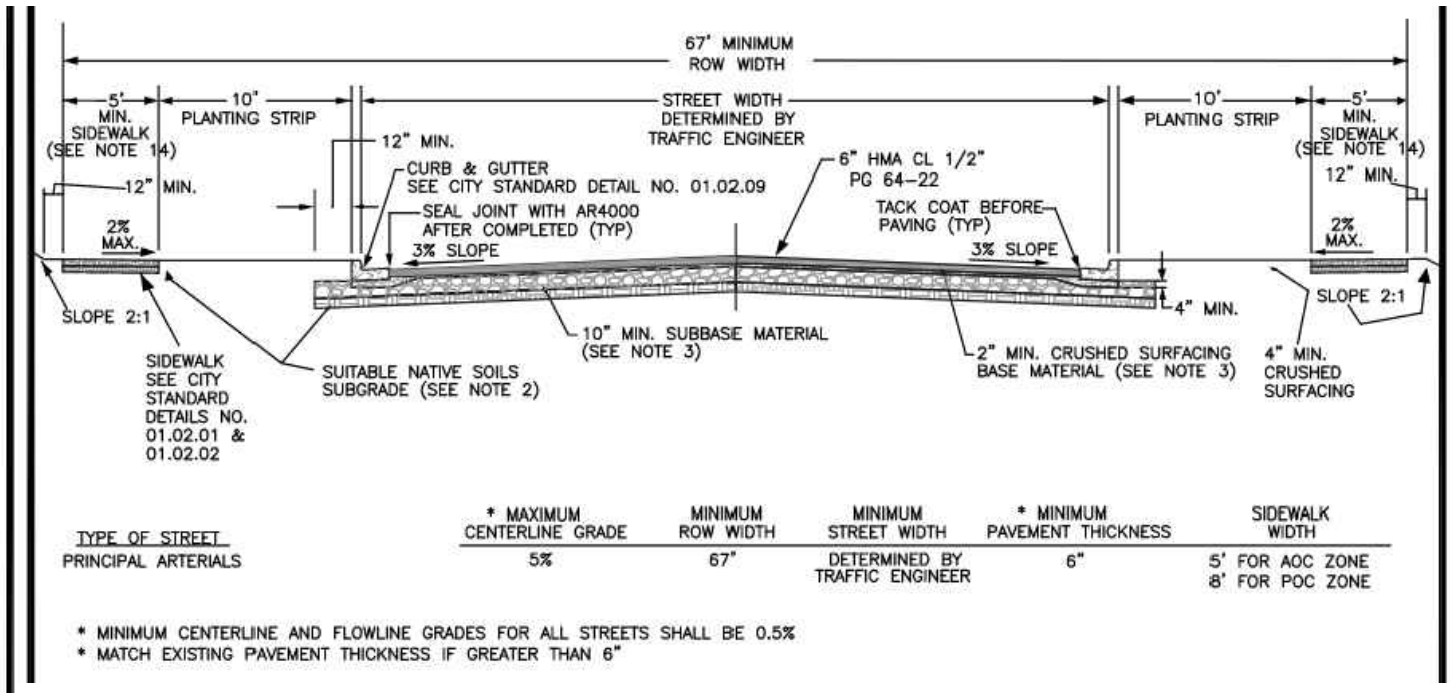


1 PROFILE VIEW RIVER ROAD
 SCALE: 1"=30'H; 1"=2'V



1 SECTION VIEW
 NOT TO SCALE

- NOTES:**
- ALL DEPTHS ARE MINIMUM COMPACTED DEPTHS.
 - SUBGRADE PREPARATION SHALL MEET THE REQUIREMENTS OF WSDOT STANDARD SPEC. 2-06.3(1). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE COMPACTING REQUIREMENTS AND CONTROL ALL WORK. THE CITY OF PUYALLUP RESERVES THE RIGHT TO REQUIRE COMPLIANCE TESTS AT THE CONTRACTOR'S EXPENSE.
 - SUBBASE MATERIAL SHALL BE GRAVEL BORROW MEETING THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.1(4)(1) OR CRUSHED BALLAST MEETING THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.8(1). CRUSHED SURFACING SHALL MEET THE GRADATION REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.8(3). THE SUBBASE AND BASE MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 4-04.
 - SOIL STABILIZATION FABRIC MAY BE REQUIRED BY THE DEVELOPMENT REVIEW ENGINEER TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE MATERIAL. WHEN REQUIRED, THE CONTRACTOR SHALL PLACE A GEOTEXTILE FABRIC OVER THE PREPARED SUBGRADE WITH A 2 FOOT MINIMUM OVERLAP. THE FABRIC SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 - ASPHALT CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 5-04. DESIGN ENGINEER SHALL SUBMIT A STATE APPROVED IMA MIX FOR APPROVAL.
 - TEMPERATURE SHALL NOT EXCEED 325°F AT DISCHARGE OF THE PLANT NOR BE LESS THAN 185°F LEAVING THE SPREADER BOX.
 - THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT SHALL MEET WSDOT STANDARD SPEC. 5-04.3(9) TO A MINIMUM AVERAGE COMPACTED DRY DENSITY OF 91 PERCENT OF THE MAXIMUM SPECIFIED IN STANDARD SPEC. 5-04.3(10). PERIODIC COMPLIANCE TESTS SHALL BE MADE BY A CERTIFIED TESTING AGENCY AT THE EXPENSE OF THE CONTRACTOR.
 - THE FACE OF THE GUTTER LIP AND EDGES OF EXISTING ASPHALT MEET LINES SHALL BE TACK COATED PRIOR TO PAVEMENT PLACEMENT. WHEN SUCCESSIVE LIFTS OF ASPHALT ARE REQUIRED, A TACK COAT SHALL BE DISTRIBUTED UNIFORMLY OVER THE PREVIOUS LIFT AT A RATE OF 0.06-0.08 GALLONS PER SQUARE YARD AT A TEMPERATURE OF 100°F AND SHALL BE ALLOWED TO SET TO A TACKY STATE PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
 - ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEET LINES SHALL BE CLEANED AND TACK COATED.
 - ANY CHANGES TO THE STANDARD PAVEMENT SECTION SHALL REQUIRE APPROVAL BY THE DEVELOPMENT REVIEW ENGINEER. A STRUCTURAL PAVEMENT CROSS SECTION DESIGN WITH CALCULATIONS SHALL BE REQUIRED.
 - ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.
 - ADDITIONAL BIKE LANES AND/OR ON-STREET PARKING MAY BE REQUIRED PER TRAFFIC ENGINEER.
 - A UTILITY EASEMENT OF 10' SHALL BE PROVIDED ON BOTH SIDES OF THE ROADWAY.
 - SIDEWALK WIDTH SHALL BE 5' IF ARTERIAL IS LOCATED IN AN ACC. ZONE, OR SHALL BE 8' IF ARTERIAL IS LOCATED IN A POCK ZONE ACCORDING TO THE CITY COMPREHENSIVE PLAN.
 - PLANTING STRIP SHALL BE PLANTED AS DIRECTED BY CITY PLANNING DEPARTMENT.



CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

PUBLIC ROADWAY PRINCIPAL ARTERIAL CROSS SECTION

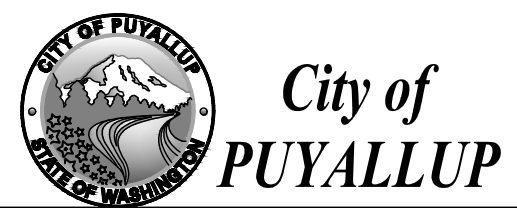
DESIGNED BY: LINDA LIAN	CHECKED BY: COLLEEN HARRIS	DATE APPROVED: 07/28/23	SCALE: 1"=30'
PROJECT NO: 2160102.10	DATE APPROVED: 07/28/23	SCALE: 1"=30'	01.01.05

APPROVED
 BY: CITY OF PUYALLUP ENGINEERING SERVICES
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RIVER ROAD PLAN AND PROFILE

Designed by: MH **Drawn by:** SBK **Checked by:** TCS

Sheet No.:

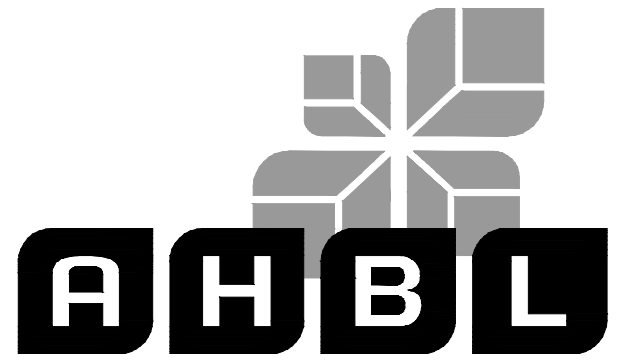


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 11 of 13 Sheets



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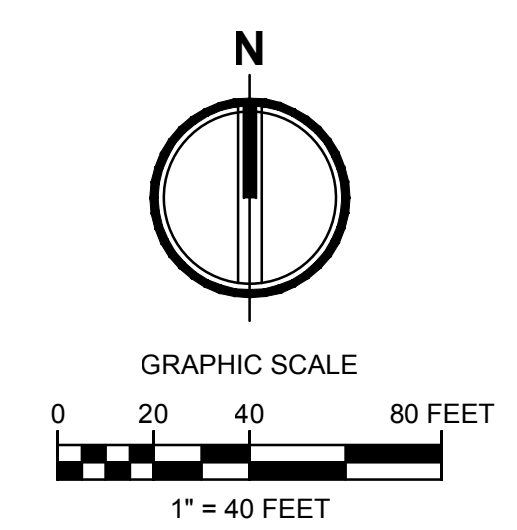
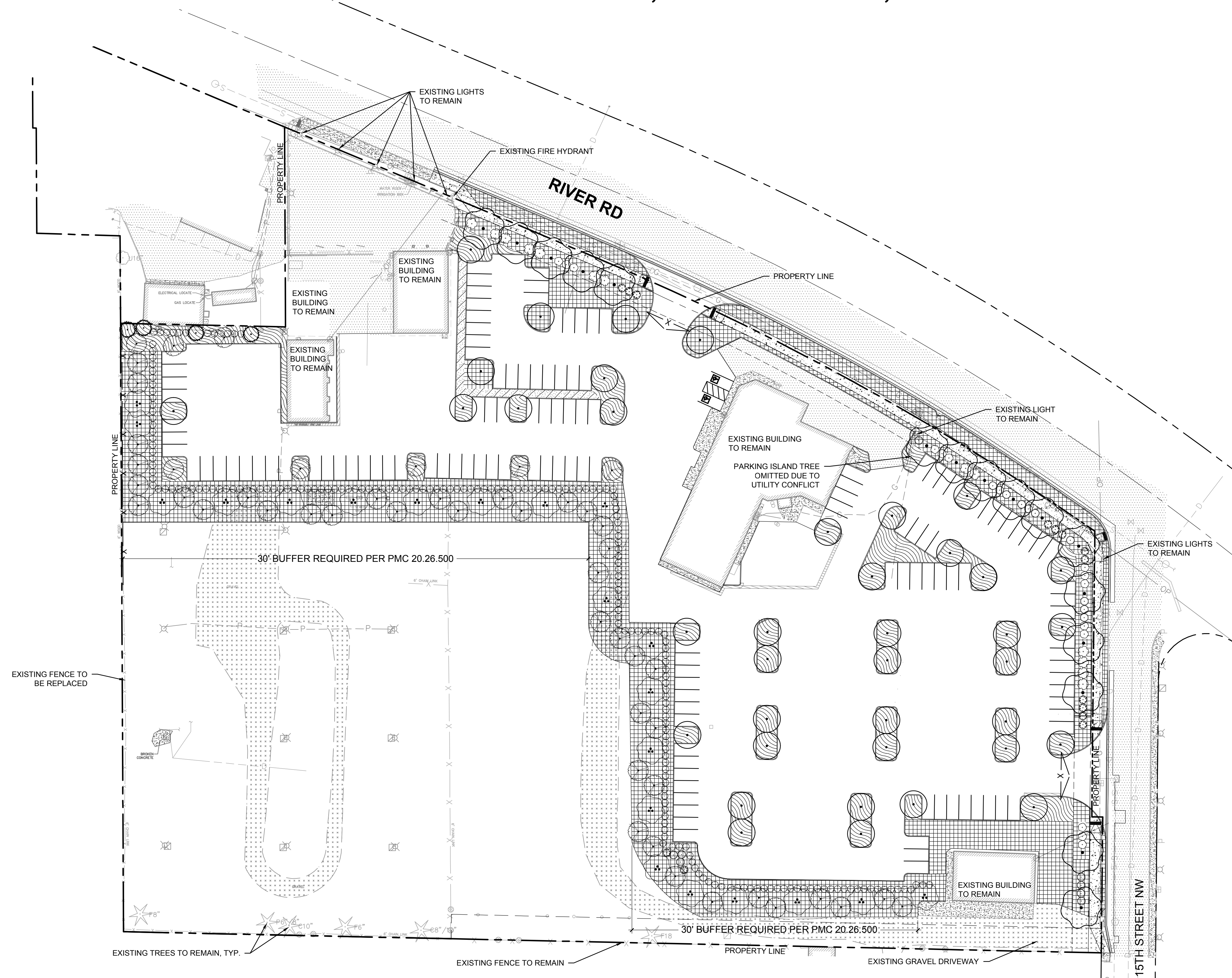
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NOTES:
1. LIGHT POLES ARE SCHEMATIC. BIDDER TO PROVIDE LIGHTING DESIGN FOR OWNER APPROVAL.
2. BIDDER DESIGNED IRRIGATION SYSTEM.



APPROVED
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CITY OF PUYALLUP
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Revisions:

Sheet Title:
LANDSCAPE PLAN

Designed by: MH Drawn by: SBK Checked by: TCS

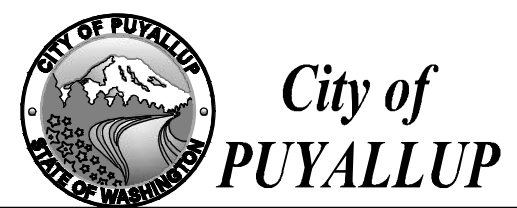
Sheet No.

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12 of 13 Sheets

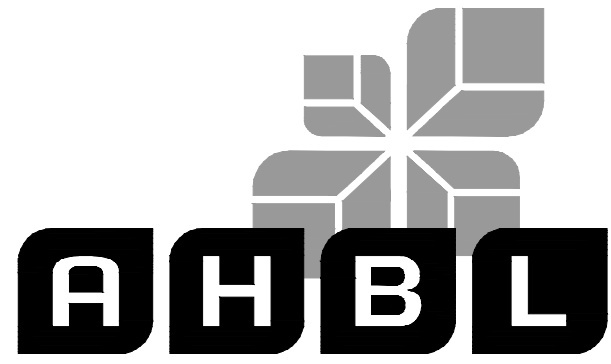


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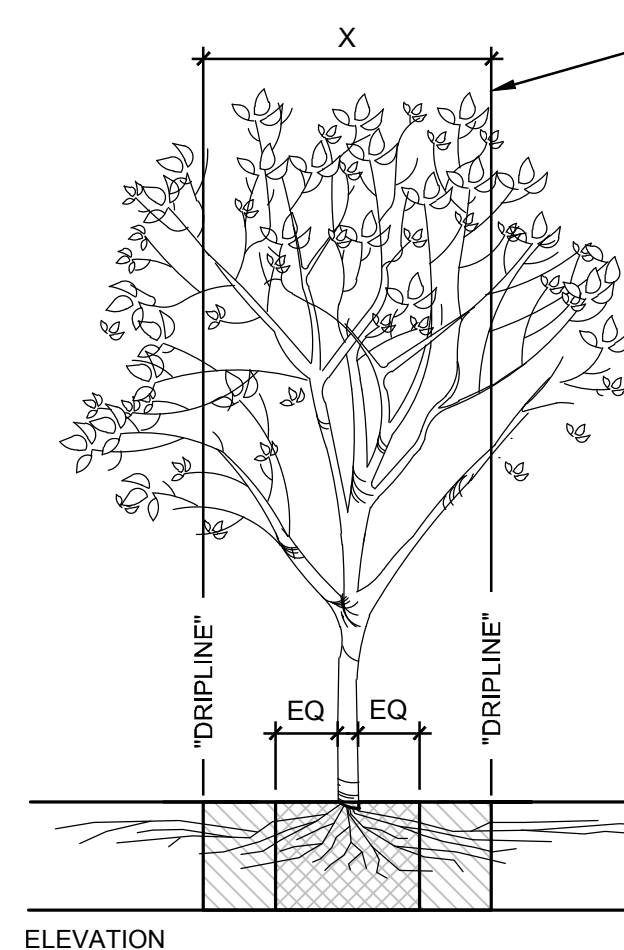
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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY	
	ACE BUE	ACER BUERGERIANUM	TRIDENT MAPLE	1.5" CAL	16	
	AB	ACER SACCHARINUM 'BONFIRE'	SILVER MAPLE	1.5" CAL	39	
	PV	PARROTIA PERSICA 'VANESSA'	PERSIAN PARROTIA	2" CAL	36	
	TE	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	8' HT. MIN.	78	
	TV	THUJA PLICATA 'VIRESCENS'	WESTERN RED CEDAR	6' HT MIN.	4	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	MA	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	14	
	RK	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRANT	2 GAL	13	
	R4	ROSA NOOTKA	NOOTKA ROSE	2 GAL	14	
	SJ	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET JAPANESE SPIREA	2 GAL	18	
	VT	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	5 GAL	203	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	AE	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	36" o.c.	4,915
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	36" o.c.	137
	PM	PRUNUS LAUROCERASUS MT. VERNON	MT. VERNON LAUREL	1 GAL	24" o.c.	3,732



FENCING/ROOT PROTECTION
FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE
LANDSCAPE ARCHITECT'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

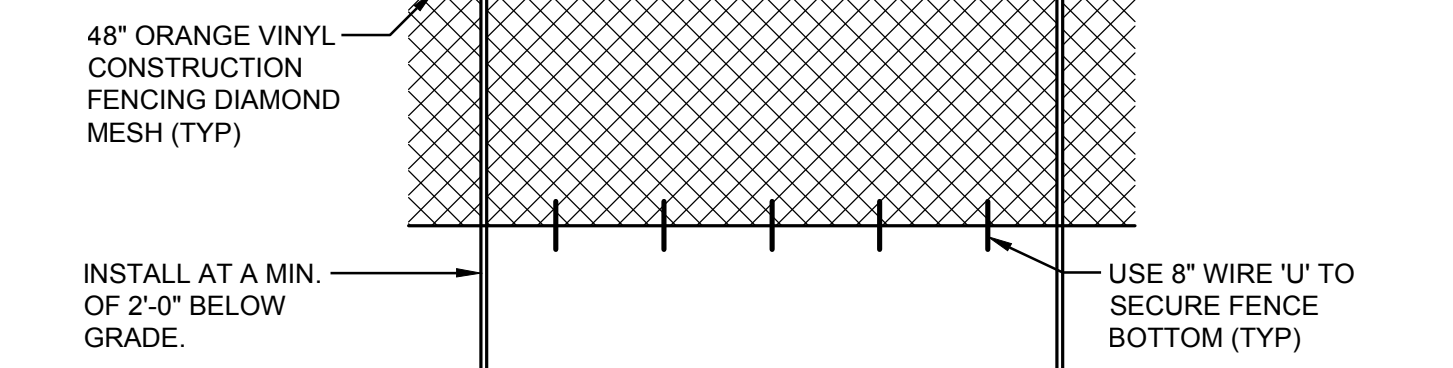
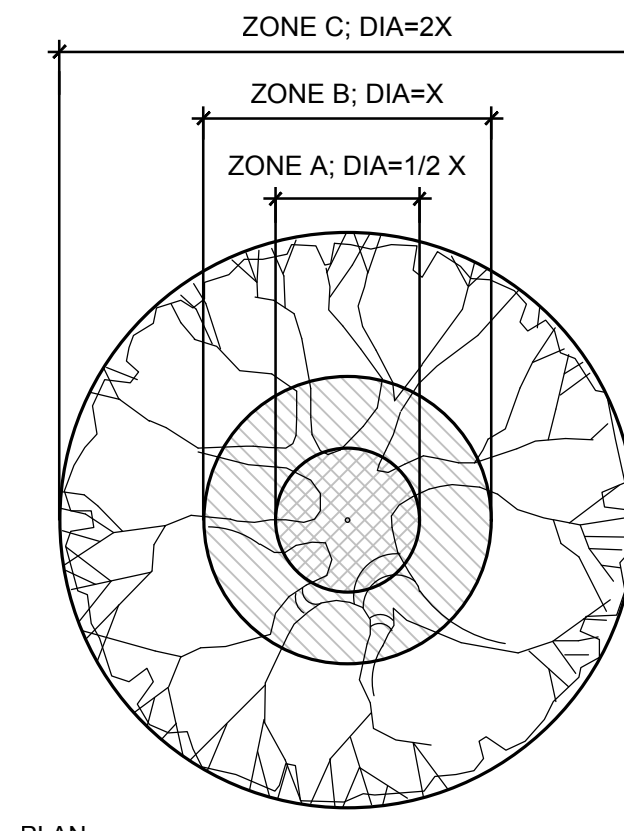
TRENCHING/EXCAVATION
ZONE A (CRITICAL ROOT ZONE)
1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
2. SEVERANCE OF ROOTS LARGER THAN 2" DIA REQUIRES LANDSCAPE ARCHITECT'S APPROVAL
3. TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

ZONE B (DRIPLINE)
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL. SURFACE PROTECTION* MEASURES REQUIRED
2. TRENCHING ALLOWED AS FOLLOWS:
• EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
• LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
3. TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

ZONE C (FEEDER ROOT ZONE)
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.
2. SURFACE PROTECTION* MEASURES MAY BE REQUIRED TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
• MINIMIZE TRENCH WIDTH
• MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION

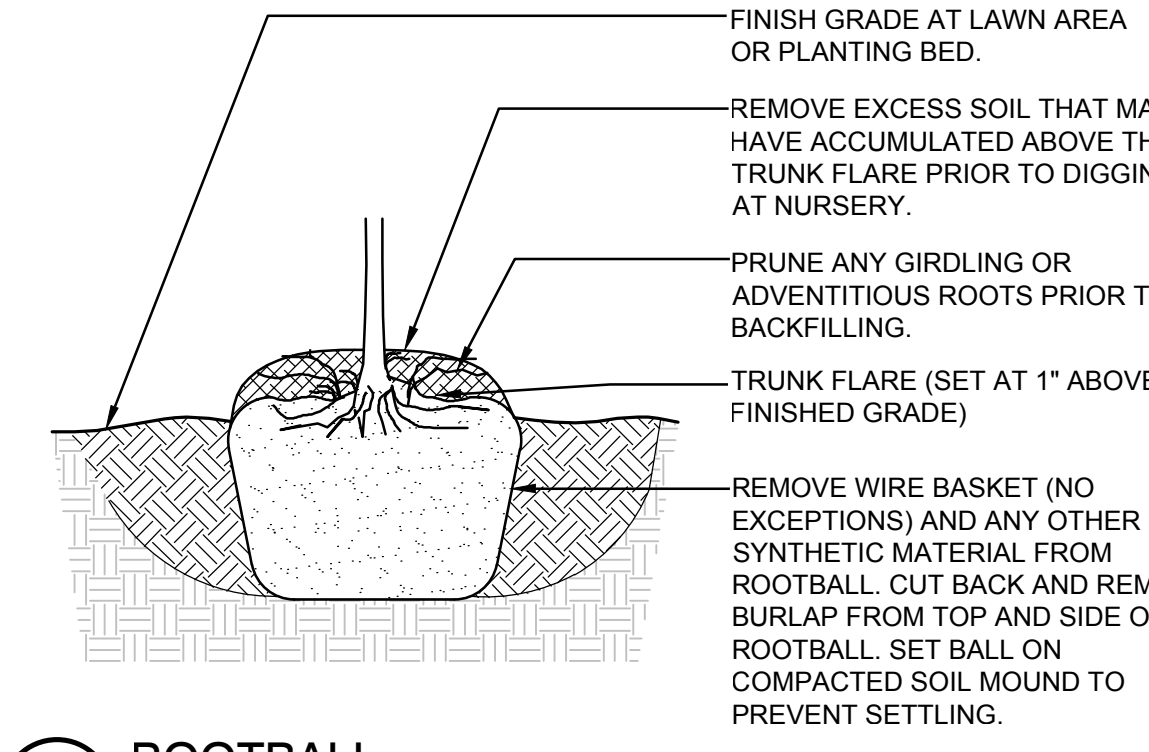
*** SURFACE PROTECTION MEASURES**

- MULCH LAYER, 6"-8" DEPTH
- 3/4" PLYWOOD
- STEEL PLATES



- THE TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT GRADING AND CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER INTO THE ROOT PROTECTION ZONE (RPZ). ALL BRUSH CLEANUP WITHIN THE RPZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS. NO CUTS OR FILLS OF UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, ETC. SHALL IMPACT THE RPZ. NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.
- IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREES HEALTH.
- CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

- NOTES:
- TREES PLANTED TOO DEEP WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED AND SHALL BE REMOVED AND REPLANTED AT PROPER DEPTH.
 - REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

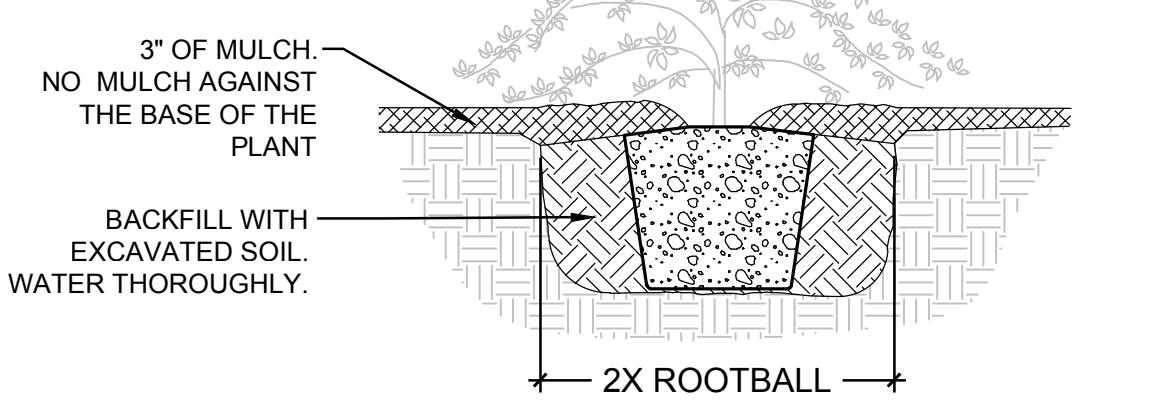
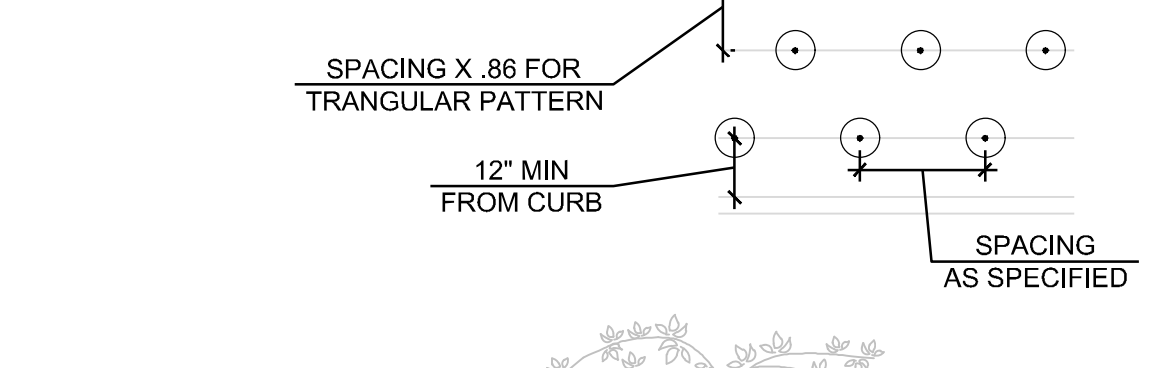


3 ROOTBALL

1" = 1'-0"

P-216-LAR-72

- NOTE:
- ALL GROUNDCOVER TO BE PLANTED AT EQUAL TRIANGULAR SPACING PER O.C. SPACING ON LEGEND.



4 GROUNDCOVER PLANTING

1/2" = 1'-0"

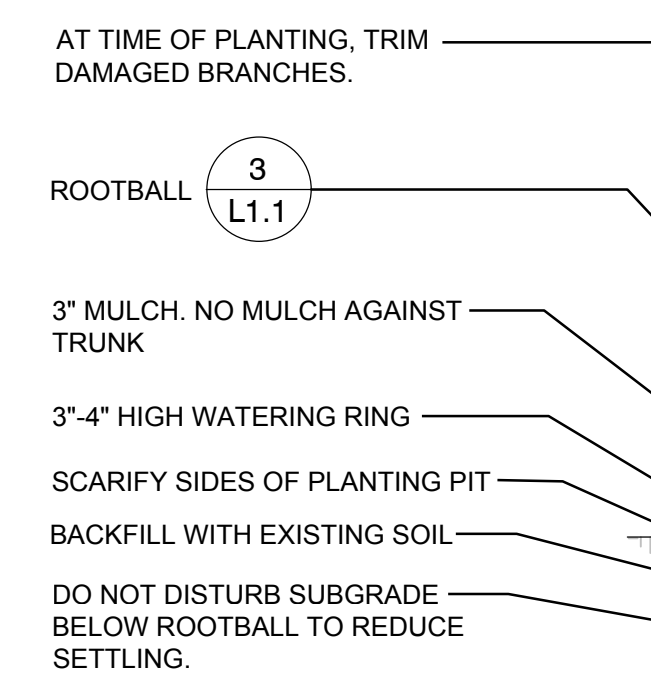
P-216-LAR-66

1 TREE PROTECTION

3/16" = 1'-0"

P-216-LAR-02

- NOTE:
- TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.



2 DECIDUOUS TREE PLANTING

3/8" = 1'-0"

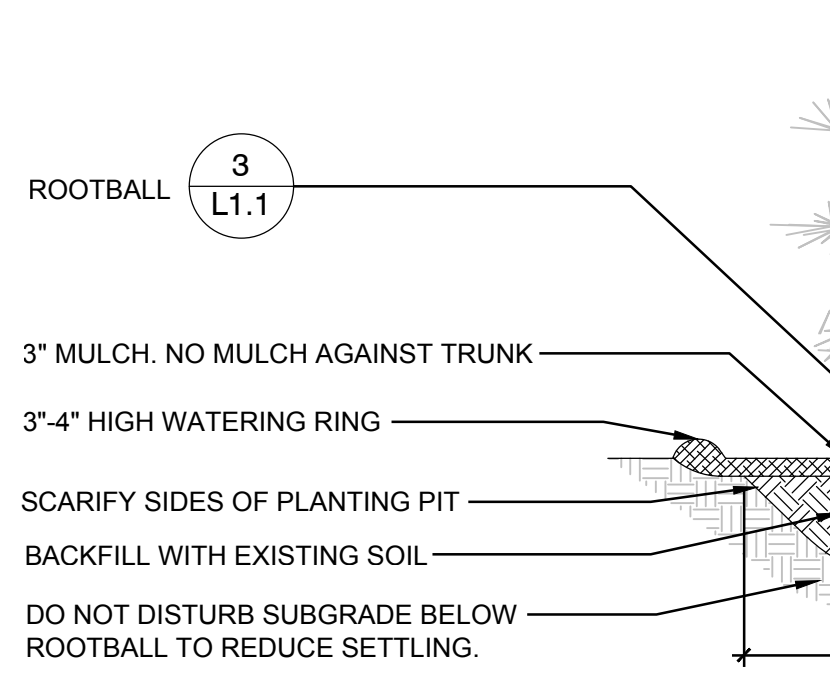
P-216-LAR-70

5 CONIFER TREE PLANTING W/ STAKE

3/8" = 1'-0"

P-216-LAR-71

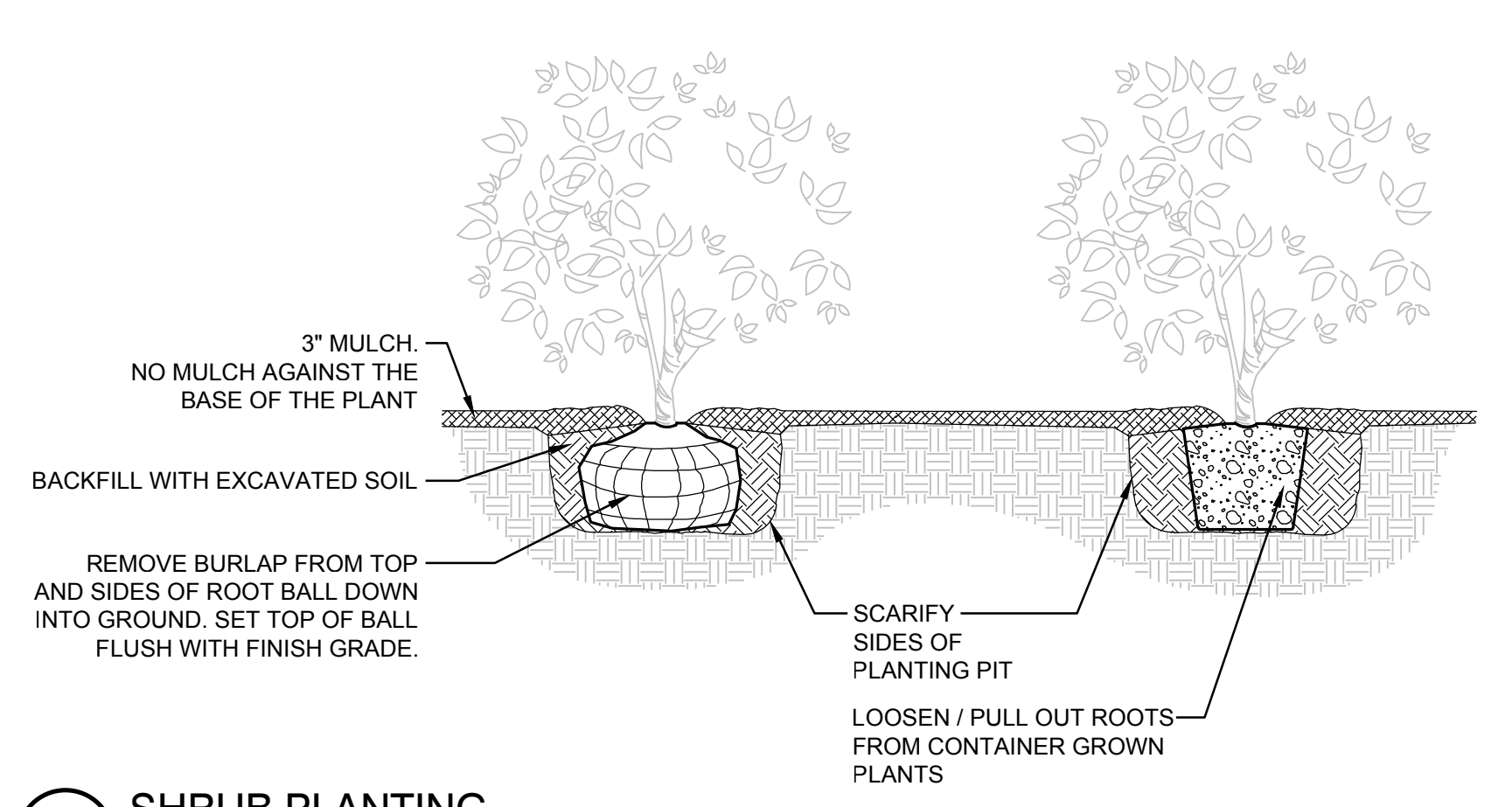
- NOTES:
- TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
 - PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.



6 SHRUB PLANTING

NTS

P-216-LAR-01



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BY: _____
CITY OF PUYALLUP
ENGINEERING SERVICES

DATE: _____

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Revisions:

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Designed by: MH Drawn by: SBK Checked by: TCS

Sheet No.

L1.1

13 of 13 Sheets