

PUYALLUP 2ND STREET APARTMENTS

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27, TWN. 20 N., RGE. 04 E. W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.



TACOMA · SEATTLE · SPOKANE · TRI-CITIES
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Project Title:

PUYALLUP 2ND STREET APARTMENTS

Client:
SPP MANUFACTURING

P.O. BOX 64160
TACOMA, WA 98464
DON HUBER

Project No.

2190606.10

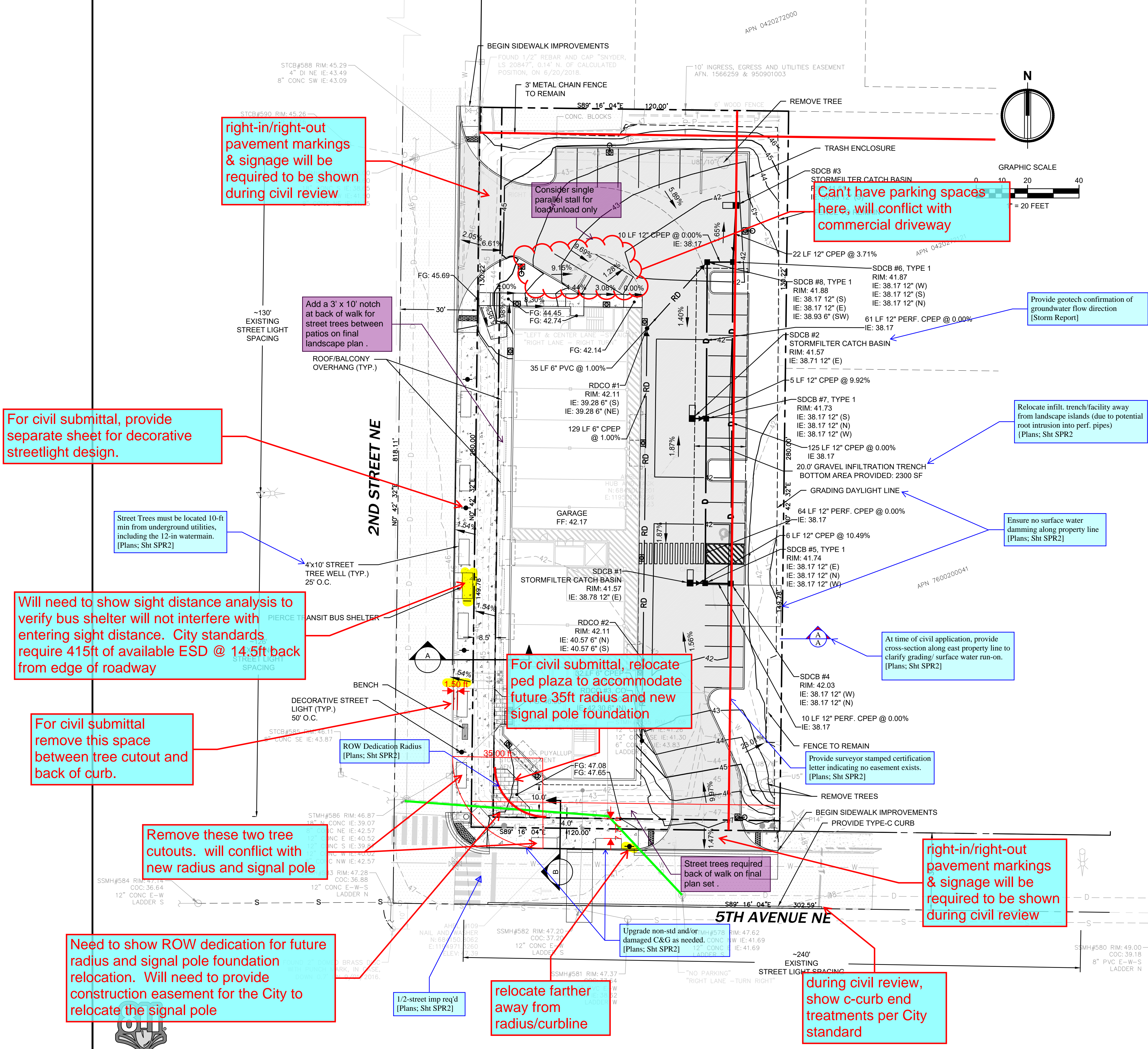
Issue Set & Date:

PRELIMINARY SITE PLAN

10/11/2021



NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT CONSTITUTE PROFESSIONAL ENGINEERING DESIGN OR ENDORSEMENT OF THE PROJECT OR THE PROJECT ENGINEER IN THE BLOCK AND IT IS TO BE USED FOR THE PROJECT ONLY IN ACCORDANCE TO THAT PROJECT OR FOR ANY OTHER PROJECT.



right-in/right-out pavement markings & signage will be required to be shown during civil review

Can't have parking spaces here, will conflict with commercial driveway

For civil submittal, provide separate sheet for decorative streetlight design.

Add a 3' x 10' notch at back of walk for street trees between patios on final landscape plan.

Provide geotech confirmation of groundwater flow direction [Storm Report]

Relocate infiltr. trench/facility away from landscape islands (due to potential root intrusion into perf. pipes) [Plans; Sht SPR2]

Ensure no surface water damming along property line [Plans; Sht SPR2]

Street Trees must be located 10-ft min from underground utilities, including the 12-in watermain. [Plans; Sht SPR2]

Will need to show sight distance analysis to verify bus shelter will not interfere with entering sight distance. City standards require 415ft of available ESD @ 14.5ft back from edge of roadway

For civil submittal, relocate ped plaza to accommodate future 35ft radius and new signal pole foundation

At time of civil application, provide cross-section along east property line to clarify grading/ surface water run-on. [Plans; Sht SPR2]

For civil submittal remove this space between tree cutout and back of curb.

ROW Dedication Radius [Plans; Sht SPR2]

Provide surveyor stamped certification letter indicating no easement exists. [Plans; Sht SPR2]

Remove these two tree cutouts. will conflict with new radius and signal pole

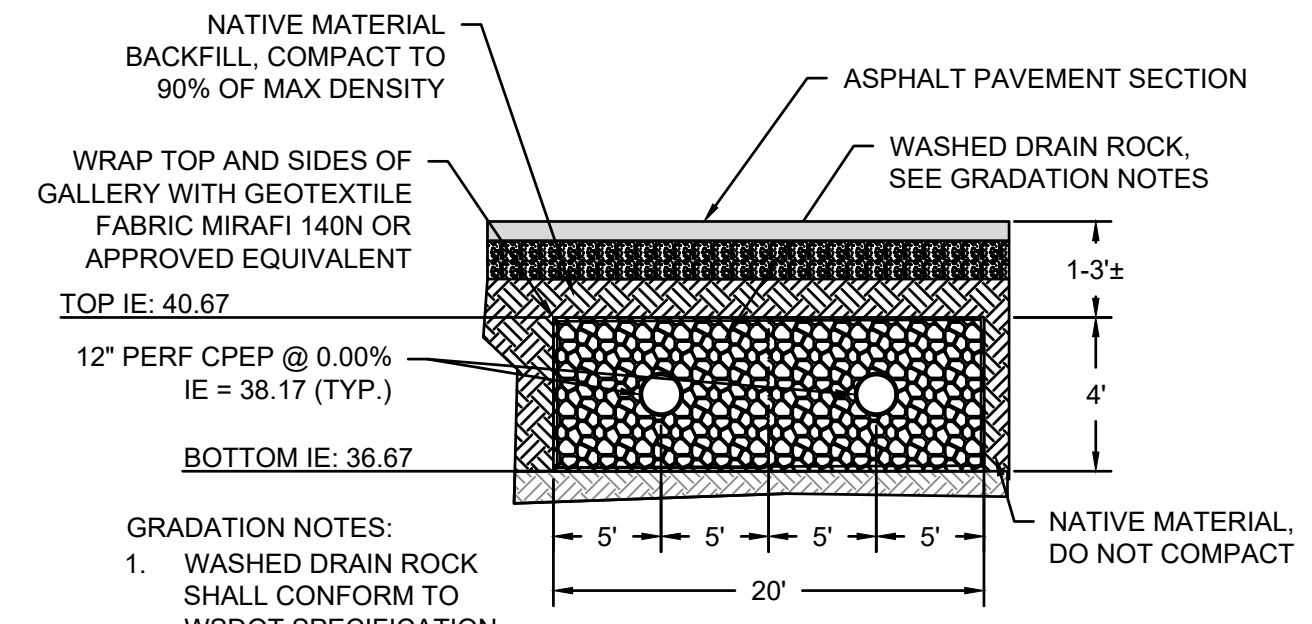
Street trees required back of walk on final plan set.

right-in/right-out pavement markings & signage will be required to be shown during civil review

Need to show ROW dedication for future radius and signal pole foundation. Will need to provide construction easement for the City to relocate the signal pole

relocate farther away from radius/curbline

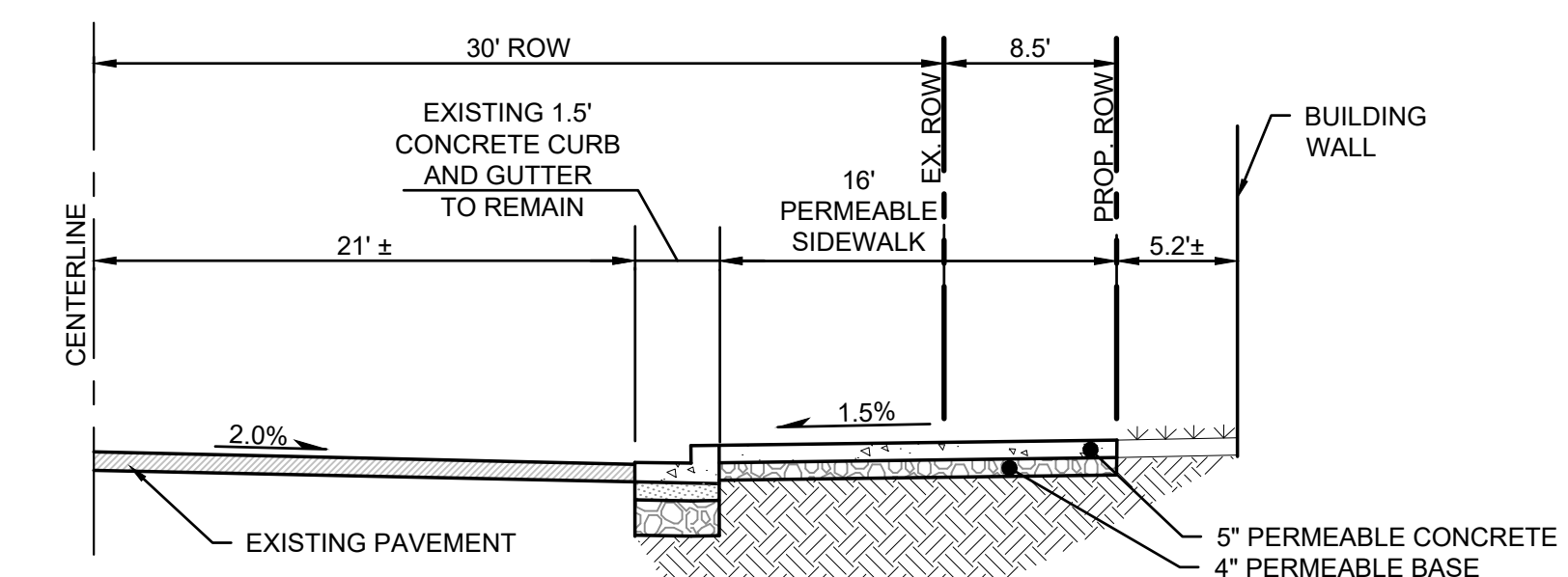
during civil review, show c-curb end treatments per City standard



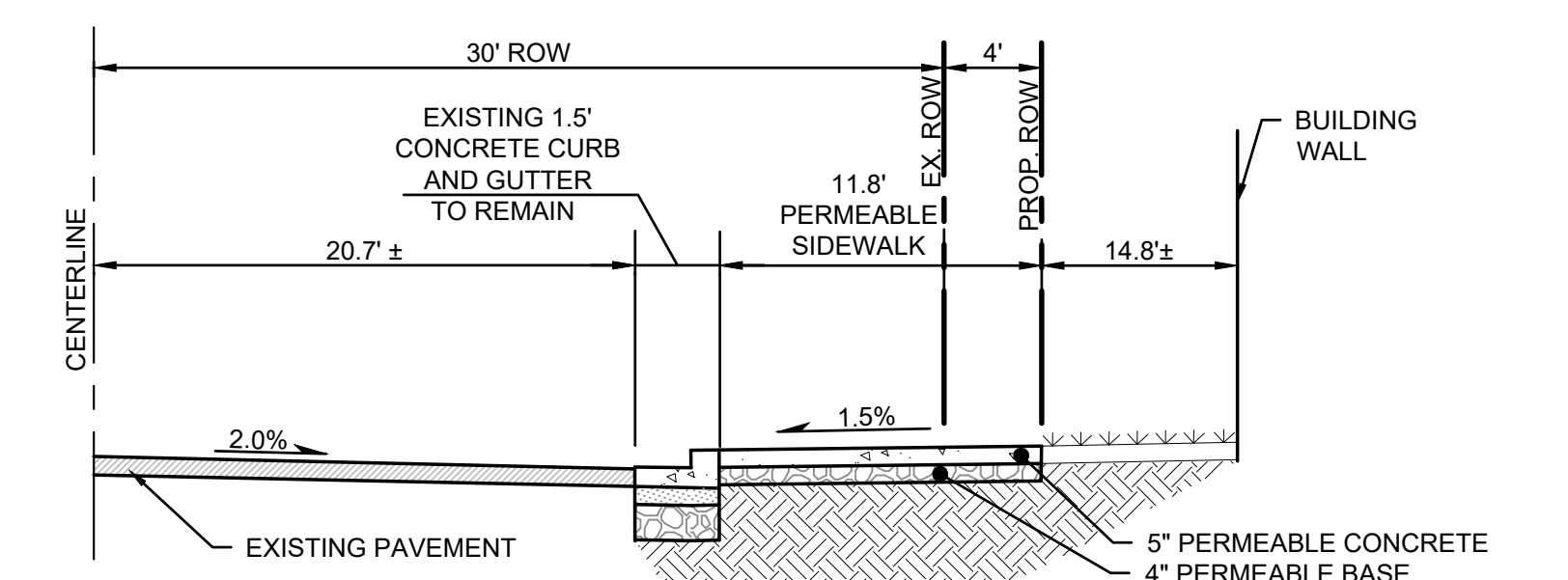
PROTECTION:
EXCAVATE INFILTRATION TRENCHES TO FINAL GRADE ONLY AFTER ALL DISTURBED AREAS IN THE UPGRADATION PROJECT DRAINAGE AREA HAVE BEEN PERMANENTLY STABILIZED. THE SIDEWALLS AND BOTTOM OF THE INFILTRATION FACILITY EXCAVATION SHALL BE RAKED OR SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES AFTER FINAL EXCAVATION TO RESTORE INFILTRATION RATES.

VERIFICATION:
PRIOR TO BACKFILL OF INFILTRATION TRENCH WITH GRAVEL, CONTRACTOR SHALL COORDINATE INFILTRATION VERIFICATION TESTING WITH GEOTECHNICAL ENGINEER. INFILTRATION VERIFICATION REPORT SHALL BE PROVIDED TO ENGINEER AND CITY OF PUYALLUP. VERIFICATION TESTING FOR INFILTRATION TRENCH SHALL CONSIST OF A MINIMUM OF 1 MODIFIED FALLING-HEAD PERCOLATION TEST. TESTING SHALL BE IN ACCORDANCE WITH ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

INFILTRATION TRENCH DETAIL
NOT TO SCALE



CROSS SECTION A
NOT TO SCALE



CROSS SECTION B
NOT TO SCALE

EARTHWORK QUANTITIES

CUT = 300 CUBIC YARDS
FILL = 1,300 CUBIC YARDS
NET = 1,000 CUBIC YARDS (IMPORT)

NOTES:
1. THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES. THE QUANTITIES DO NOT HAVE STRIPPING, COMPACTION, OR CUT OR FILL ADJUSTMENT FACTORS APPLIED TO THEM. NOR DO THEY ACCOUNT FOR PAVEMENT, SIDEWALK OR BUILDING SECTIONS.

10/11/2021 - REVISED PER CITY OF PUYALLUP COMMENTS DATED 3/17/2021
Revisions:

PRELIMINARY GRADING AND DRAINAGE PLAN

Designed by: MW Drawn by: MW Checked by: BB

Sheet No.

SPR2

1 of 2 Sheets



