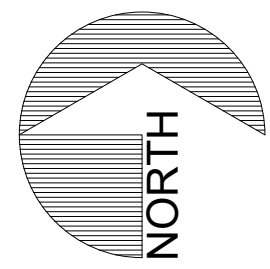


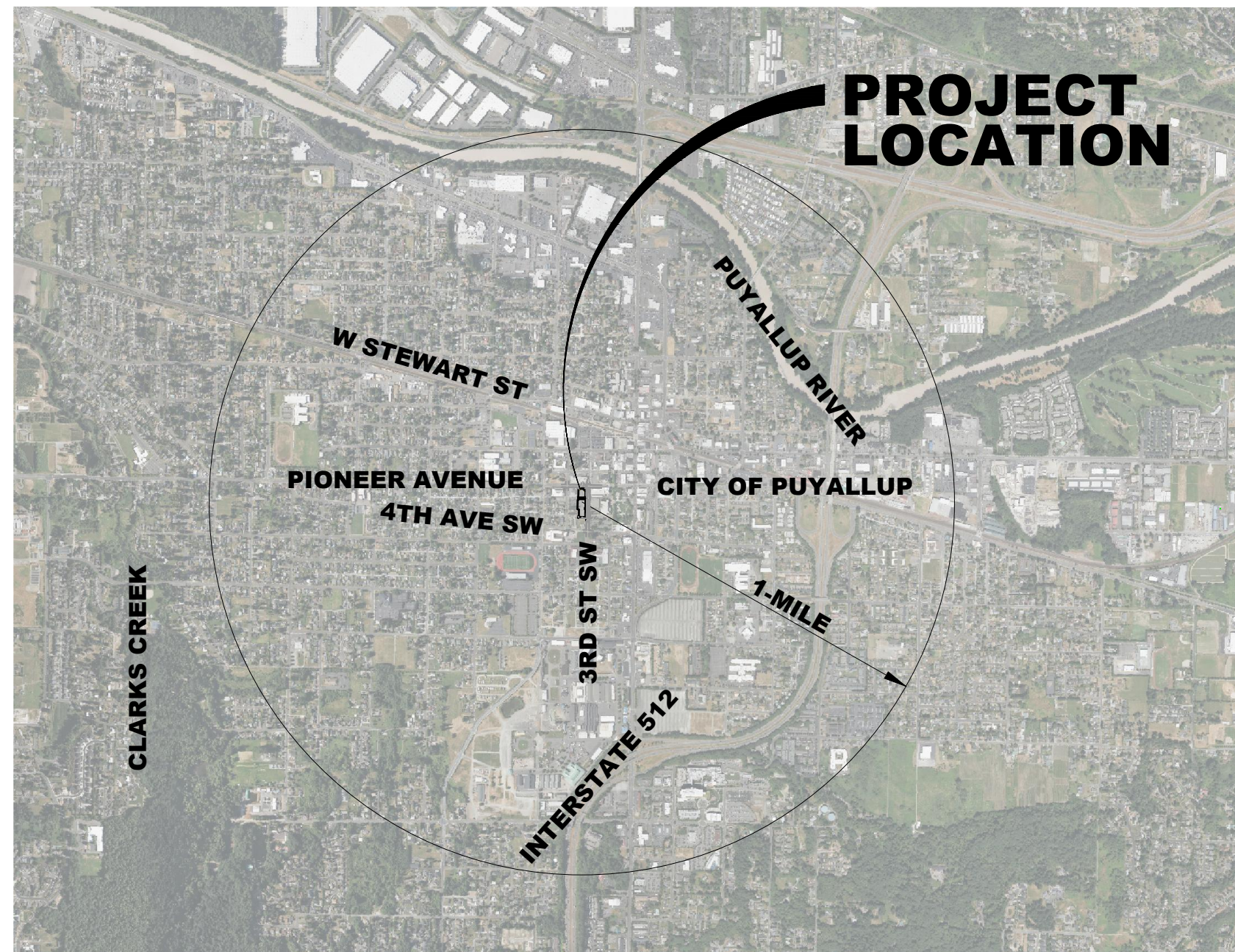
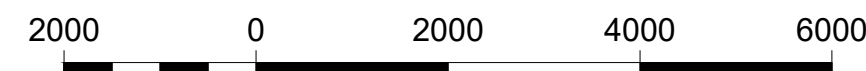
# PUYALLUP AOB DEVELOPMENT, LLC

## PUYALLUP EZRA

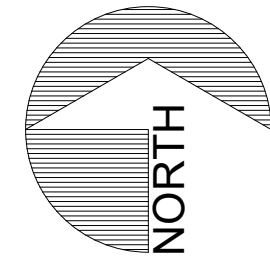
### PUYALLUP, PIERCE COUNTY, WASHINGTON



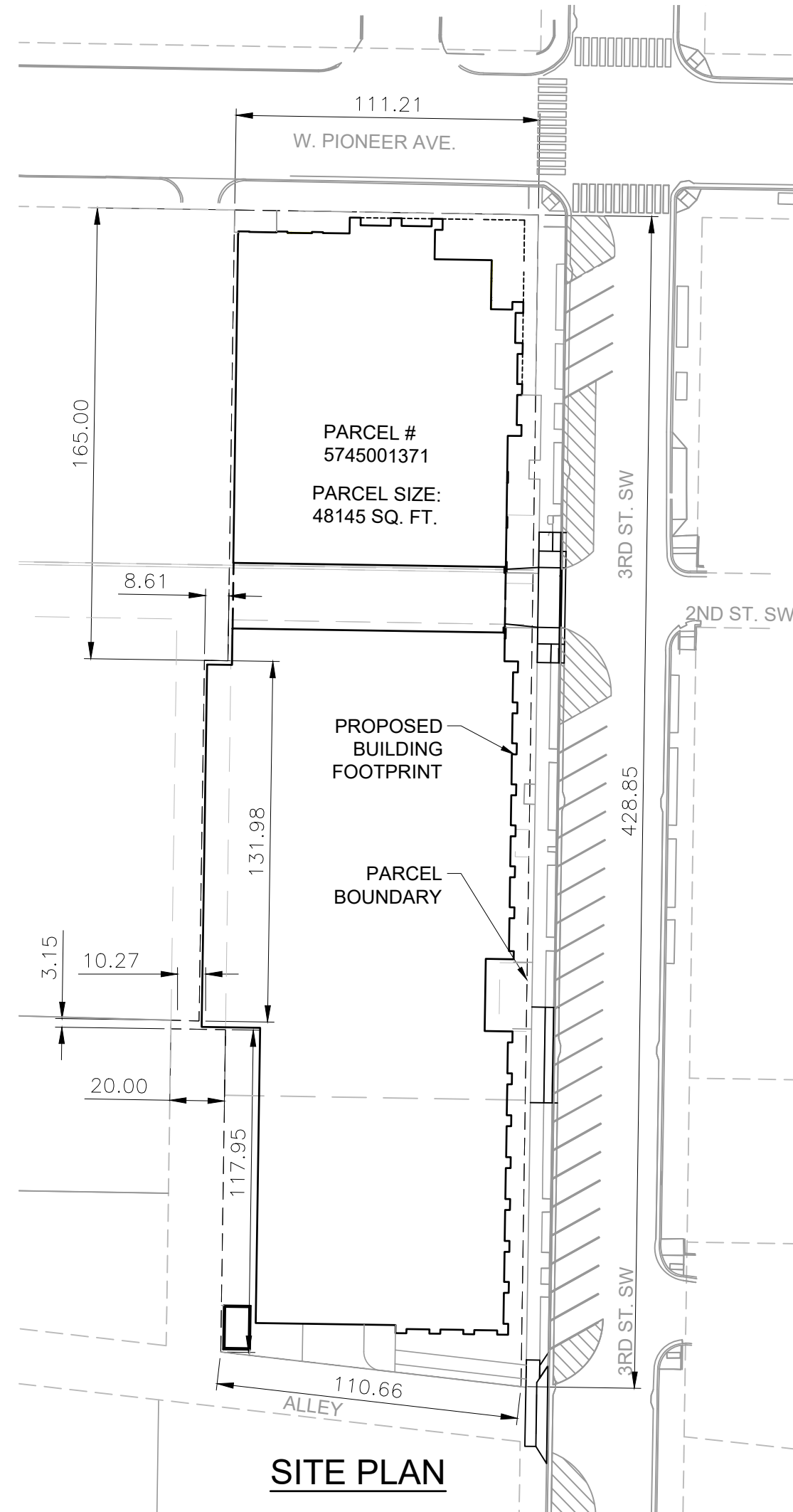
SCALE  
(In Feet)



VICINITY MAP



SCALE  
(In Feet)



SITE PLAN

SHEET NO.	SHEET TITLE
C-101	TITLE, LOCATION, AND INDEX
C-102	EASEMENT AND RIGHT OF WAY PLAN
C-103	EXISTING UTILITIES & DEMOLITION PLAN
C-104	PROPOSED UTILITY PLAN
C-105	EXISTING AND PROPOSED GRADING
C-106	PARKING AND TRAFFIC ACCESS PLAN

#### LEGEND

EXIST.	NEW	○	DETAIL NUMBER/SECTION LETTER
		○	PAGE ON WHICH DETAIL/SECTION IS SHOWN
---	---	---	EASEMENT BOUNDARY
---	---	---	PROPERTY BOUNDARY
---	---	---	RIGHT OF WAY LINE
---	---	---	MAJOR CONTOURS
---	---	---	MINOR CONTOURS
---	---	---	WATER MAIN
---	---	---	TRENCH DRAIN
---	---	---	STORM SEWER
---	---	---	FIBER
---	---	---	GAS
---	---	---	SANITARY SEWER
---	---	---	UNDERGROUND POWER
---	---	---	OVERHEAD POWER
---	---	---	MISCELLANEOUS UTILITY
---	---	---	TELEPHONE
---	---	---	FENCE
○	○	○	STORM WATER CATCH BASIN
○	○	○	STORM WATER MANHOLE
○	○	○	BUILDING
○	○	○	SEWER MANHOLE
○	○	○	ELECTRICAL BOX
○	○	○	HYDRANT
○	○	○	ASPHALT
○	○	○	CONCRETE
○	○	○	POWER POLE
○	○	○	LIGHT POLE
○	○	○	WATER VALVE

#### GENERAL NOTES

- PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE SITE AND WILL BE ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OWNER. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ENGINEER AND OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
  - OBTAINING AND ADHERING TO, AT HIS OWN EXPENSE, ALL PERMITS OR LICENSES WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, EXCEPT THOSE SPECIFICALLY LISTED AS PROVIDED BY THE OWNER OR ENGINEER.
  - PROPER NOTIFICATION OF ALL NECESSARY AGENCIES PRIOR TO CONSTRUCTION.
  - PROJECT SAFETY.
  - JOB SITE CONDITIONS AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE OWNER. THE OWNER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- OBSERVATIONS OF WORK IN PROGRESS AND ON-SITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE OF ACCEPTANCE OR APPROVAL OF THE CONTRACTOR'S WORK BY THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL MATERIALS, CONSTRUCTION, AND TESTS SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, INCLUDING THE DRAWINGS AND SPECIFICATIONS. DRAWINGS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER AND THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF POLLUTION, SURFACE WATER, EROSION AND SEDIMENT THROUGHOUT THE DURATION OF THE CONTRACT.
- THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND OWNER'S REPRESENTATIVE PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION (INCLUDING DEPTHS) OF ANY EXISTING UTILITIES. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S OWN EXPENSE. THE DESIGN ENGINEER IS TO BE NOTIFIED OF ANY DISCREPANCY OR CONFLICT PRIOR TO CONTINUING CONSTRUCTION.
- ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATION MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UTILITIES. WHENEVER CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF SURFACE WATER, STORMWATER, AND GROUND WATER THROUGHOUT THE LENGTH OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT AND OBTAINING A CONSTRUCTION DEWATERING PERMIT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STRUCTURES OR ROADWAYS NOR EROSION OUTSIDE OF THE SITE CONSTRUCTION BOUNDARY IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, AND THE DESIGN ENGINEER AT THE TIME OF THEIR OCCURRENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL SURFACES AND RELATED STRUCTURES, TO ORIGINAL CONDITIONS (OR BETTER) AND GRADES UNLESS DESIGNATED OTHERWISE ON THE DRAWINGS.
- ALL ELEVATIONS SHOWN ARE TO TOP OF GROUND EXCEPT WHEN OTHERWISE SPECIFICALLY NOTED.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS AND SPECIFICATIONS.
- A SET OF AS-BUILT DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER AND THE ENGINEER WILL SUPPLY A REPRODUCIBLE SET OF THE RECORD DRAWINGS TO THE OWNER PRIOR TO ACCEPTANCE BY THE OWNER. ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE STATIONED AND SHOWN ACCURATELY ON THE PLANS BY THE CONTRACTOR. ALL COORDINATES MUST BE SHOWN ON THE AS-BUILT PLANS SUBMITTED TO THE OWNER PRIOR TO PROJECT APPROVAL.
- ALL EQUIPMENT SHALL BE CLEANED OF ALL EARTHEN AND ORGANIC MATERIALS PRIOR TO ENTERING THE SITE. VEHICLES AND EQUIPMENT MUST BE INSPECTED BY ENGINEER PRIOR TO ENTRY. SEE SPECIFICATIONS FOR REQUIREMENTS.
- CONTRACTOR WILL BE RESPONSIBLE FOR COMPLYING WITH THE TERMS OF ALL PERMITS DURING THE CONSTRUCTION PERIOD INCLUDING ANY MATERIALS AND LABOR TO INSTALL AND MAINTAIN ANY NECESSARY BMP'S DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ONE CALL @ 1-800-424-5555 FOR ONSITE UTILITY LOCATION. ALL EXISTING UTILITIES SHALL BE MARKED BEFORE DIGGING.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXISTENCE, LOCATION, DEPTH, SIZE, LINE, AND GRADE OF EXISTING UTILITIES CONNECTIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DUE TO FAILURE TO LOCATE OR PROVIDE PROPER PROTECTION WHEN LOCATION HAS BEEN IDENTIFIED.
- THE CONTRACTOR SHALL MAINTAIN SERVICE OF ALL EXISTING UTILITIES. IF SAID SERVICE IS DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY REPAIR THE DAMAGE AT THE CONTRACTOR'S EXPENSE.
- ALL DISTURBED AREAS SHALL BE SEEDED BY THE CONTRACTOR IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- REFERENCE ALL SURVEY MONUMENTS, SECTION CORNERS, 1/4 CORNERS AND PROPERTY CORNERS PRIOR TO BEING DISTURBED BY CONSTRUCTION. PLS MUST REPLACE ANY MONUMENTS AND CORNERS THAT ARE DISTURBED DURING CONSTRUCTION.
- CLOSE ACCESS GATES DURING NON-WORKING HOURS.
- VERTICAL DATUM IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). TOPOGRAPHIC SURVEY PERFORMED BY SITTS & HILL ENGINEERS, INC. IN DECEMBER 2021.
- HORIZONTAL COORDINATE SYSTEM IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/2011
- PROJECT BENCHMARK IS LABELED SW.PIO.MER-BM (#1115) BRASS DISK LOCATED ON TOP OF CONCRETE CURB IN N.W. QUADRANT OF INTERSECTION OF PIONEER AND MERIDIAN, ELEVATION 44.16 FT
- LEGAL DESCRIPTION OF PROPERTY IS AS FOLLOWS: PARCEL A OF CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT RECORDED SEPTEMBER 27, 1996, UNDER RECORDING NO. 9609270520, RECORDS OF PIERCE COUNTY, WASHINGTON.

#### CONTACTS

OWNER:  
PUYALLUP AOB DEVELOPMENT, LLC  
5219 N. SHIRLEY ST  
SUITE #100  
RUSTON, WA 98407

CONTACT:  
MATT CYR  
253-752-2185 (OFFICE)

CIVIL ENGINEER:  
HYDROMETRICS, INC.  
3020 BOZEMAN AVE  
HELENA, MT 59601

CONTACT:  
GREG LORENSON, P.E.  
OR  
KARL KINGERY  
406-443-4150 (OFFICE)

#### ABBREVIATIONS

APPROX.	APPROXIMATE
CF	CUBIC FEET
CY	CUBIC YARDS
DIA	DIAMETER
FT	FEET
HP	HORSEPOWER
PVC	POLYVINYL CHLORIDE
R, RAD.	RADIUS
SCH. SCHED.	SCHEDULE
S	SANITARY SEWER
TYP	TYPICAL
V	VERTICAL
W, WTR.	WATER

FOR AGENCY REVIEW  
NOT FOR  
CONSTRUCTION

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

NO	BY	DATE	DESCRIPTION

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING 0	Project No.:
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DRAWN BY: RKK 5/25/22
	CHECKED BY: GWL 5/20/22
	APPROVED BY: _____
	SCALE: AS NOTED

**Hydrometrics, Inc.**  
Consulting Scientists and Engineers

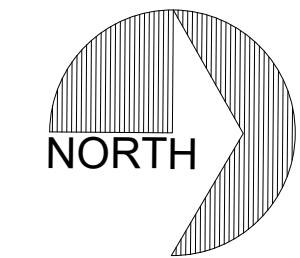
Helena, Montana 59601  
3020 Bozeman Avenue  
(406) 443-4150

PUYALLUP EZRA

**TITLE, LOCATION AND INDEX**

DRAWING FILE NUMBER	
2200401H004	
AUTOCAD 2004 DRAWING (DWG)	
SHEET NUMBER	REV
<b>C-101</b>	△



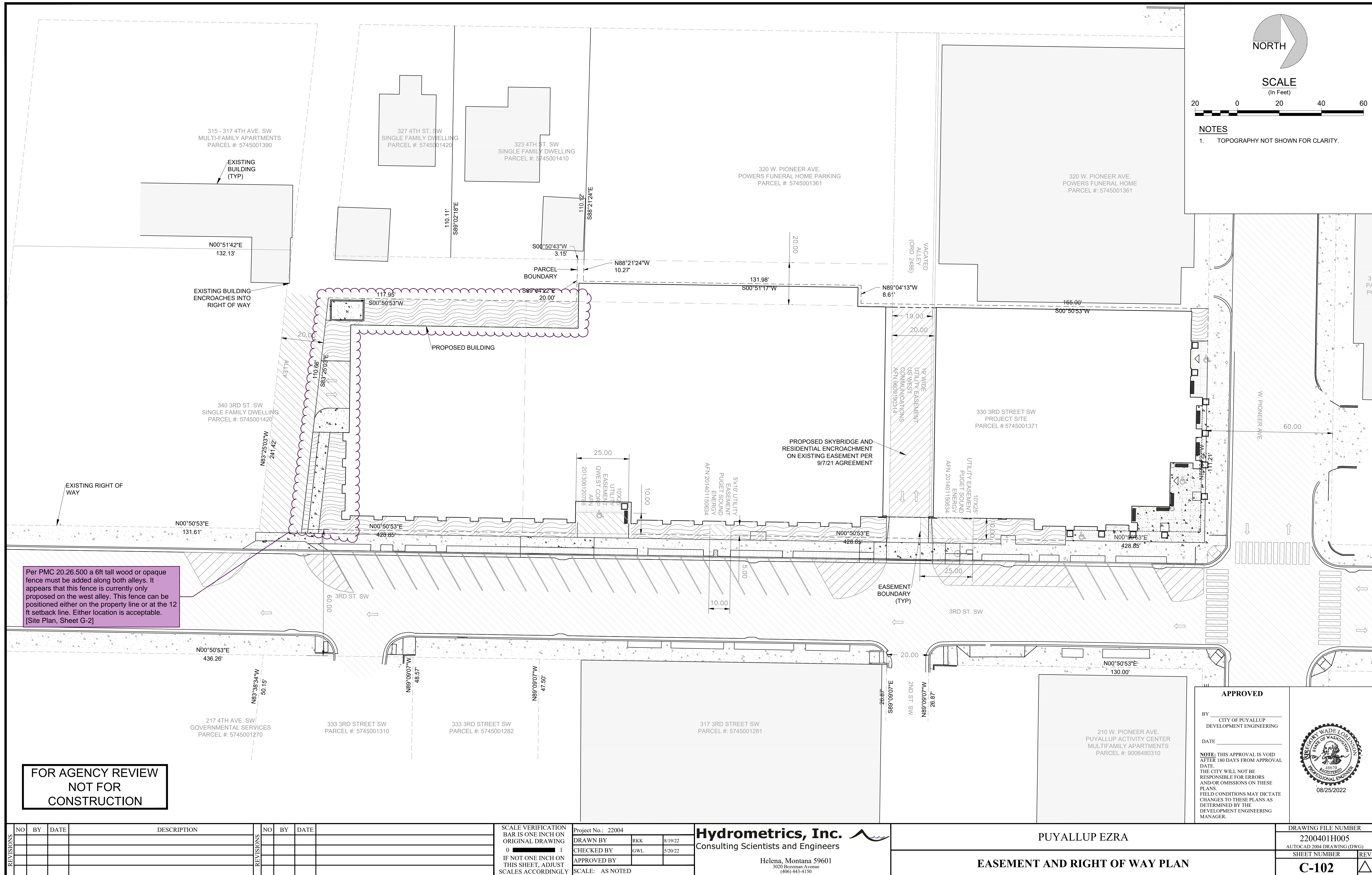


SCALE  
(In Feet)



NOTES

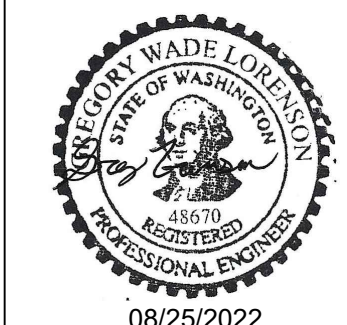
- 1. TOPOGRAPHY NOT SHOWN FOR CLARITY.



Per PMC 20.26.500 a 6ft tall wood or opaque fence must be added along both alleys. It appears that this fence is currently only proposed on the west alley. This fence can be positioned either on the property line or at the 12 ft setback line. Either location is acceptable. [Site Plan, Sheet G-2]

FOR AGENCY REVIEW  
NOT FOR  
CONSTRUCTION

APPROVED  
BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
DATE: 08/25/2022  
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.



NO	BY	DATE	DESCRIPTION

NO	BY	DATE	DESCRIPTION

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING  
0 1  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Project No.: 22004  
DRAWN BY: RKK 8/19/22  
CHECKED BY: GWL 5/20/22  
APPROVED BY: [Signature]  
SCALE: AS NOTED

**Hydrometrics, Inc.**  
Consulting Scientists and Engineers  
Helena, Montana 59601  
3020 Bozeman Avenue  
(406) 443-4150

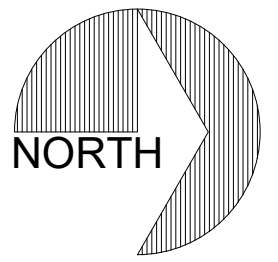
PUYALLUP EZRA  
EASEMENT AND RIGHT OF WAY PLAN

DRAWING FILE NUMBER  
2200401H005  
AUTOCAD 2004 DRAWING (DWG)  
SHEET NUMBER  
C-102









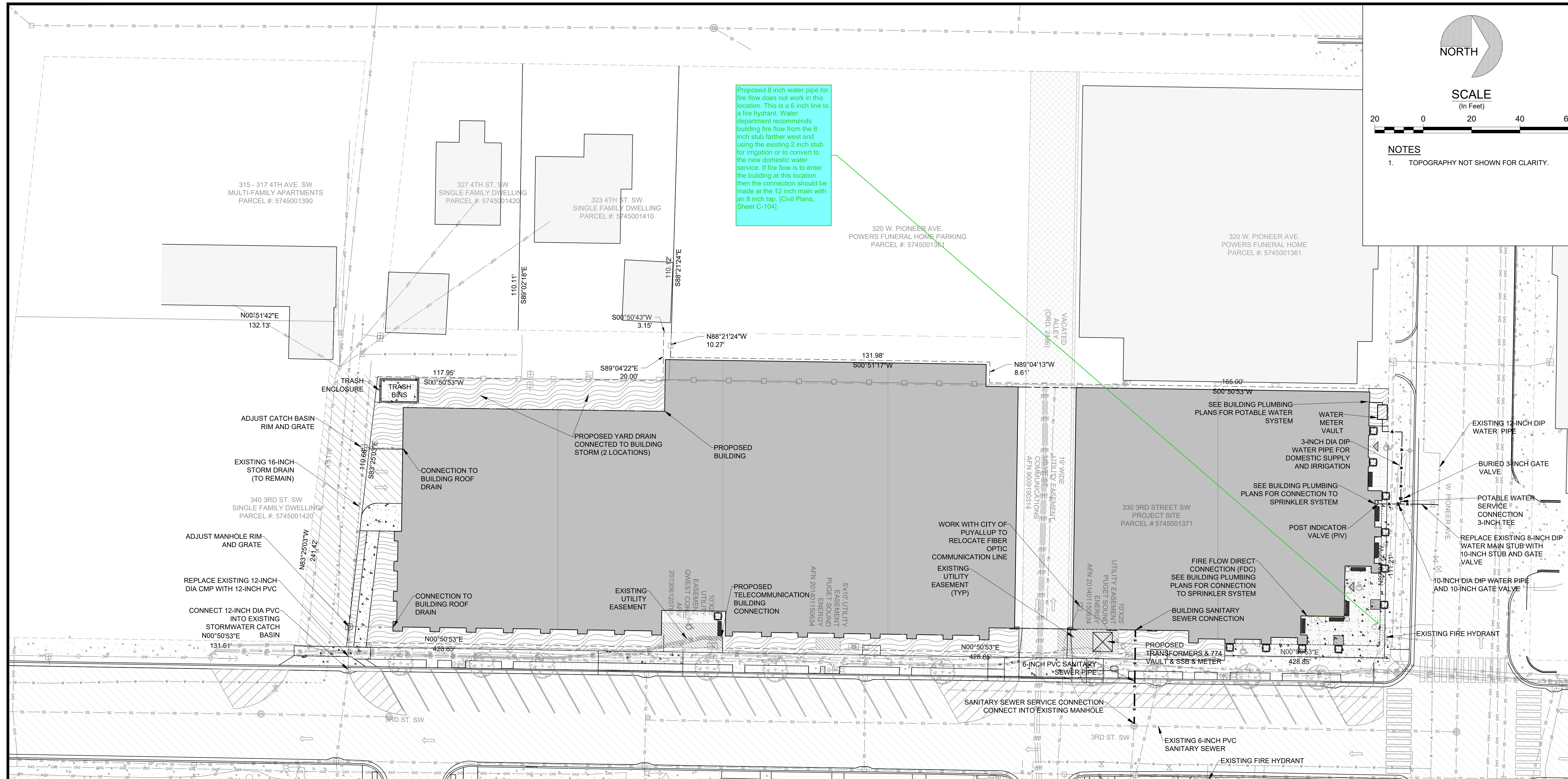
SCALE  
(In Feet)



NOTES

- 1. TOPOGRAPHY NOT SHOWN FOR CLARITY.

Proposed 8 inch water pipe for fire flow does not work in this location. This is a 6 inch line to a fire hydrant. Water department recommends building fire flow from the 8 inch stub farther west and using the existing 2 inch stub for irrigation or to convert to the new domestic water service. If fire flow is to enter the building at this location then the connection should be made at the 12 inch main with an 8 inch tap. [Civil Plans, Sheet C-104]



FOR AGENCY REVIEW  
NOT FOR  
CONSTRUCTION

APPROVED

BY CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE

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



NO	BY	DATE	DESCRIPTION

Project No.:	
DRAWN BY	RKK 8/24/22
CHECKED BY	GWL 8/20/22
APPROVED BY	
SCALE:	AS NOTED

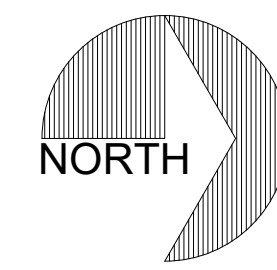
**Hydrometrics, Inc.**  
Consulting Scientists and Engineers  
Helena, Montana 59601  
3020 Bozeman Avenue  
(406) 443-4150

PUYALLUP EZRA  
**PROPOSED UTILITY PLAN**

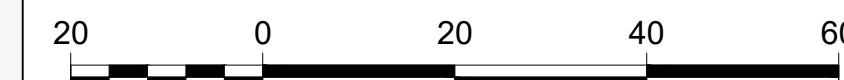
DRAWING FILE NUMBER	2200401H002
AUTOCAD 2004 DRAWING (DWG)	
SHEET NUMBER	REV
<b>C-104</b>	

UPDATE TIME: 2:26 PM  
C:\GRENSON\H\1\20220824\LAND PROJECTS\2200401\DWG\2200401H002.DWG



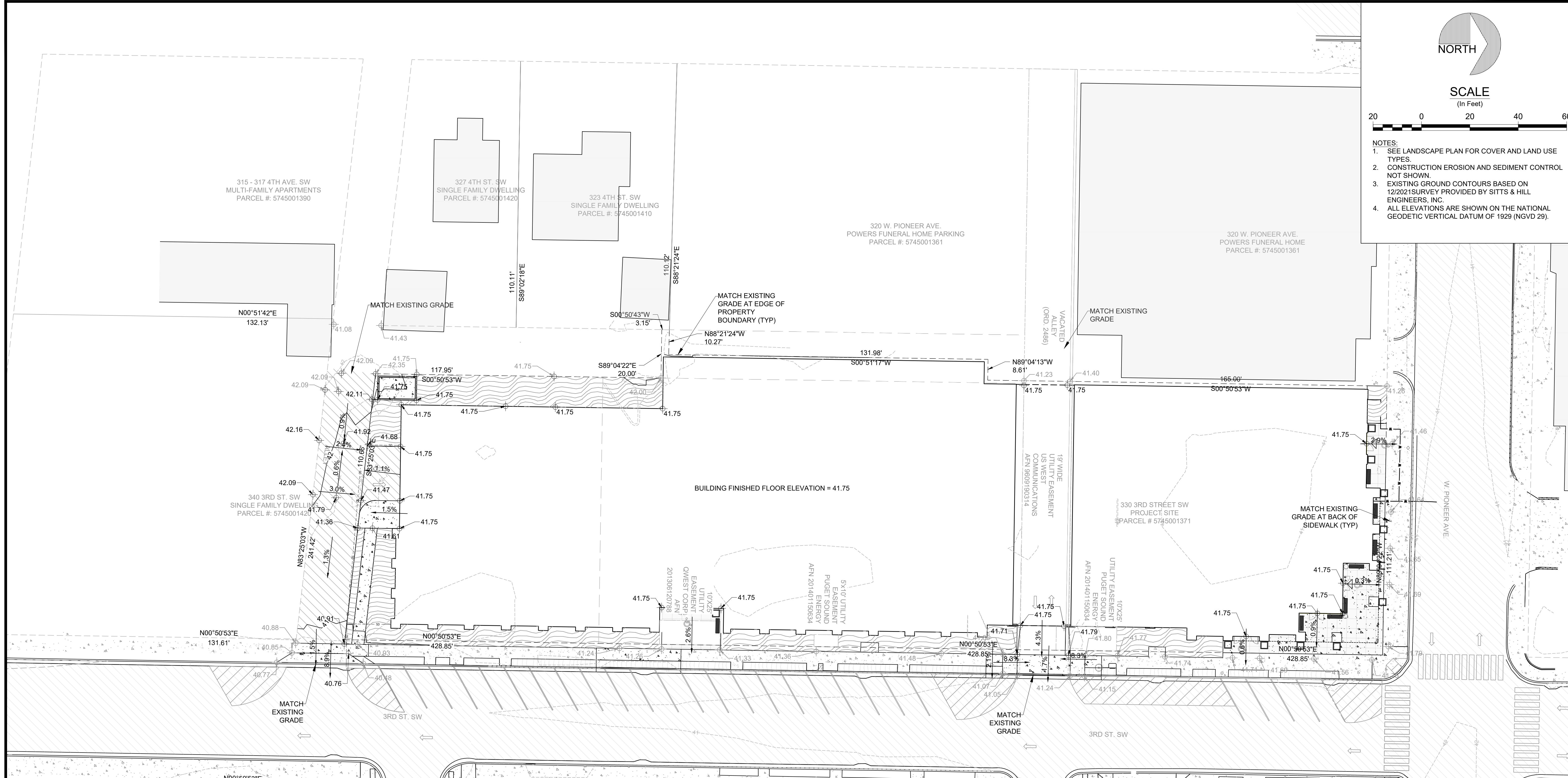


SCALE  
(In Feet)



NOTES:

1. SEE LANDSCAPE PLAN FOR COVER AND LAND USE TYPES.
2. CONSTRUCTION EROSION AND SEDIMENT CONTROL NOT SHOWN.
3. EXISTING GROUND CONTOURS BASED ON 12/2021 SURVEY PROVIDED BY SITTS & HILL ENGINEERS, INC.
4. ALL ELEVATIONS ARE SHOWN ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).



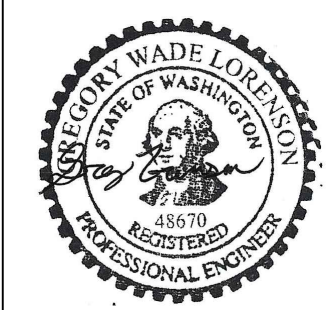
FOR AGENCY REVIEW  
NOT FOR  
CONSTRUCTION

APPROVED

BY  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE

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



NO	BY	DATE	DESCRIPTION

NO	BY	DATE	DESCRIPTION

SCALE VERIFICATION  
BAR IS ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY

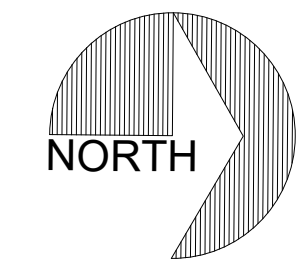
Project No.:	
DRAWN BY	RKK 8/24/22
CHECKED BY	GWL 5/20/22
APPROVED BY	
SCALE:	AS NOTED

**Hydrometrics, Inc.**  
Consulting Scientists and Engineers  
Helena, Montana 59601  
3020 Bozeman Avenue  
(406) 443-4150

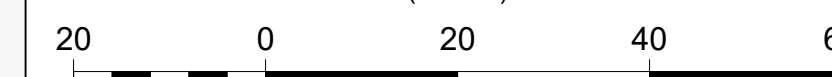
PUYALLUP EZRA  
**EXISTING AND PROPOSED GRADING**

DRAWING FILE NUMBER	
2200401H003	
AUTOCAD 2004 DRAWING (DWG)	
SHEET NUMBER	REV
C-105	△



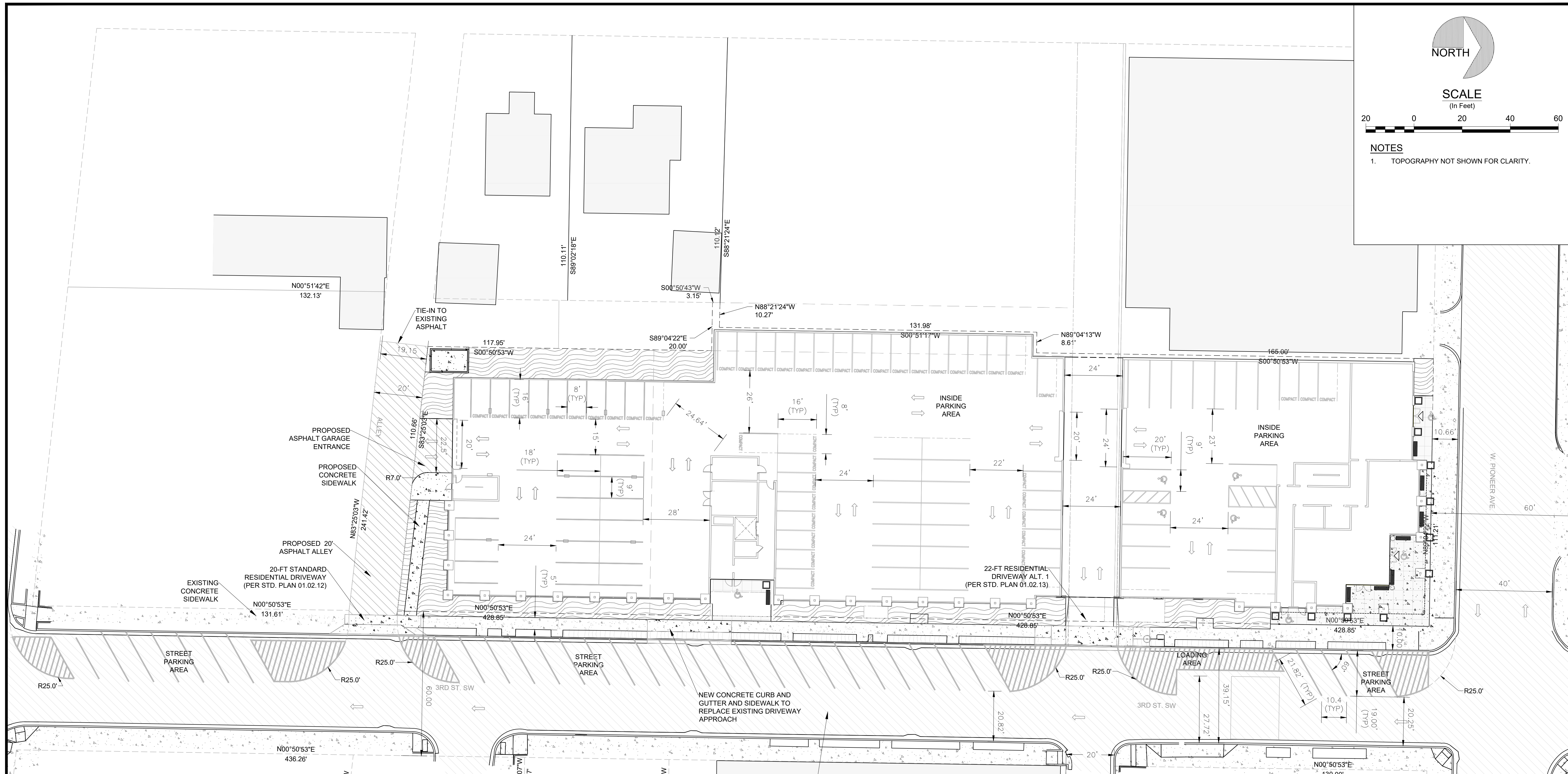


SCALE  
(In Feet)



NOTES

- 1. TOPOGRAPHY NOT SHOWN FOR CLARITY.



FOR AGENCY REVIEW  
NOT FOR  
CONSTRUCTION

**APPROVED**

BY \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

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

NO	BY	DATE	DESCRIPTION

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING

0 [bar] 1

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Project No.: 22004

DRAWN BY RKK 8/19/22

CHECKED BY GWL 5/20/22

APPROVED BY \_\_\_\_\_

SCALE: AS NOTED

**Hydrometrics, Inc.**

Consulting Scientists and Engineers

Helena, Montana 59601  
3020 Rosemont Avenue  
(406) 443-4150

PUYALLUP EZRA

**PARKING AND TRAFFIC ACCESS PLAN**

DRAWING FILE NUMBER	2200401H006
AUTOCAD 2004 DRAWING (DWG)	
SHEET NUMBER	REV
<b>C-106</b>	

UPDATE TIME: 9:32 PM  
GLORENSON\HEL\20220819\LAND PROJECTS\2200401\DWG\2200401H006.DWG