

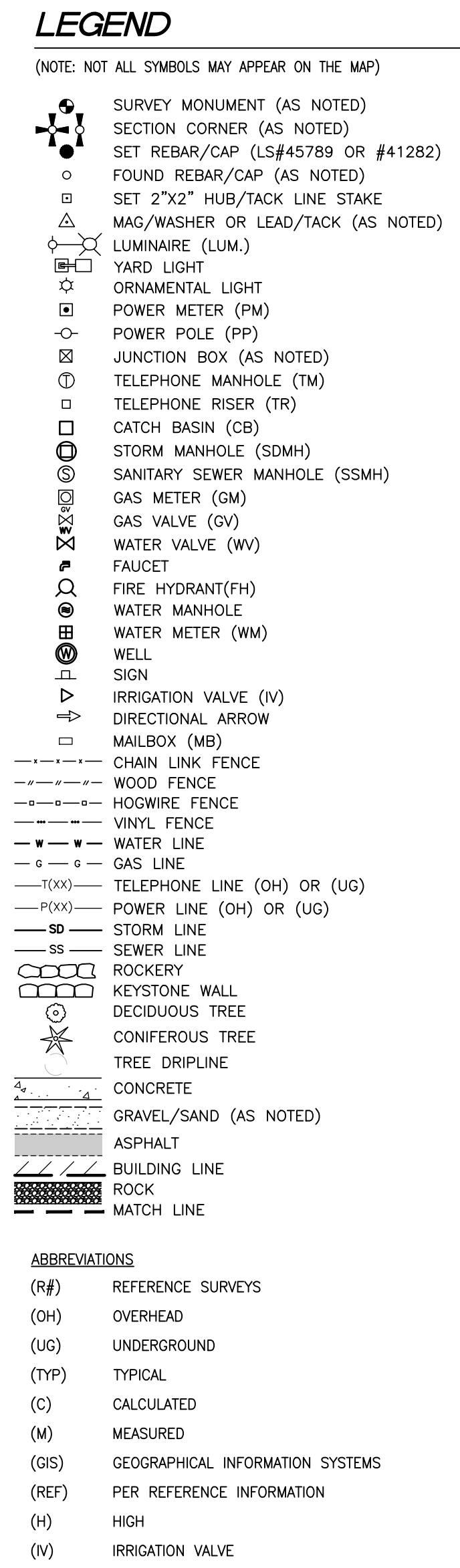
LEGAL DESCRIPTIONS:										LEGAL DESCRIPTIONS:									
PARCEL I VOL# (APN 042020-5016) FIRSTAM ORDER 4269-3456051 APRIL 20, 2020 LOT 1, PIERCE COUNTY SHORT PLAT, ACCORDING TO PLAT RECORDED MARCH 23, 1994 UNDER RECORDING NO. 940323137, IN PIERCE COUNTY, WASHINGTON.										PARCEL N (APN 0420205004) LOT 2, PIERCE COUNTY SHORT PLAT NUMBER 8009260306, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1980 WHICH IS A RE-RECORD OF PIERCE COUNTY SHORT PLAT NUMBER 75-171, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1975, RECORDS OF THE PIERCE COUNTY AUDITOR.									
SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4269-3456051] ITEM 1) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (SURVEYOR IS NOT AWARE OF ANY)										SPECIAL EXCEPTIONS: ITEM 1) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (SURVEYOR IS NOT AWARE OF ANY)									
ITEM 2) TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. (NON SURVEY RELATED ITEM)										ITEM 2) TAXES OR ASSESSMENTS (NON SURVEY RELATED ITEMS)									
ITEM 3) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (SURVEYOR IS NOT AWARE OF ANY)										ITEM 3) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (SURVEYOR IS NOT AWARE OF ANY)									
ITEM 4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (SURVEYOR IS NOT AWARE OF ANY)										ITEM 4) EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (SURVEYOR IS NOT AWARE OF ANY)									
ITEM 5) DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (SEE SURVEY FOR EXISTING CONDITIONS)										ITEM 5) DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (SEE SURVEY FOR EXISTING CONDITIONS)									
ITEM 6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. (NON SURVEY RELATED ITEM)										ITEM 6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. (NON SURVEY RELATED ITEM)									
ITEM 7) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS OR MEDICAL ASSISTANCE HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (SURVEYOR IS NOT AWARE OF ANY)										ITEM 7) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS OR MEDICAL ASSISTANCE HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (SURVEYOR IS NOT AWARE OF ANY)									
ITEM 8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. (NON SURVEY RELATED ITEM)										ITEM 8) ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, CONSTRUCTION, TAP OR REIMBURSEMENT CHARGES/COSTS FOR SEWER, WATER, GARBAGE OR ELECTRICITY. (NON SURVEY RELATED ITEM)									
ITEMS 9-10) TAX RELATED. (NON SURVEY RELATED ITEMS)										ITEMS 9-13) ITEMS REGARDING TAXES AND/OR FISCAL RESPONSIBILITY. (NON SURVEY RELATED ITEMS)									
ITEM 11) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF. GRANTOR/TRUSTOR: DALE VOLK, A SINGLE INDIVIDUAL. GRANTEE/BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" SOLELY AS A NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS TRUSTEE: FIRST AMERICAN TITLE DATED: JULY 09, 2012 RECORDED: JULY 13, 2012 RECORDING INFORMATION: 201207130446										ITEM 11) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF. GRANTOR/TRUSTOR: MICHAEL P. O'CONNOR AND TERESA L.G. O'CONNOR, HUSBAND AND WIFE GRANTEE/BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" SOLELY AS A NOMINEE FOR HOMESTREET BANK, ITS SUCCESSORS AND ASSIGNS TRUSTEE: CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION DATED: APRIL 22, 2003 RECORDED: APRIL 28, 2003 RECORDING INFORMATION: 200304280850									
ITEM 11(2) THE LAND DESCRIBED IN THIS COMMITMENT APPEARS TO BE RESIDENTIAL IN NATURE AND MAY BE SUBJECT TO THE PROVISIONS OF R.C.M. 6.13.010, ET SEQ. (HOMESTEAD STATUTE) IF THE LAND IS OCCUPIED AS A PRIMARY RESIDENCE. IF THE LAND IS OCCUPIED AS A PRIMARY RESIDENCE, R.C.M. 6.13.060 REQUIRES THAT ALL DOCUMENTS CONVEYING OR ENCUMBERING THE LAND MUST BE EXECUTED BY EACH SPOUSE OR DOMESTIC PARTNER, INDIVIDUALLY. ALTERNATIVELY, THE COMPANY WILL ACCEPT A DEED IDENTIFYING THE NON-VESTED SPOUSE OCCUPYING THE PROPERTY AS THE GRANTOR AND THE VESTED SPOUSE AS THE GRANTEE. IN THE EVENT THAT THE COMPANY RECEIVES DOCUMENTS TO INSURE THAT ARE NOT EXECUTED AS REQUIRED, THE COMPANY MAY BE UNABLE TO RECORD OR TO INSURE THE TRANSACTION. PLEASE CONTACT YOUR TITLE OFFICER IF YOU HAVE ANY QUESTIONS. (NON SURVEY RELATED ITEM)										ITEM 14) THE LAND DESCRIBED IN THIS COMMITMENT APPEARS TO BE RESIDENTIAL IN NATURE AND MAY BE SUBJECT TO THE PROVISIONS OF R.C.M. 6.13.010, ET SEQ. (HOMESTEAD STATUTE) IF THE LAND IS OCCUPIED AS A PRIMARY RESIDENCE. IF THE LAND IS OCCUPIED AS A PRIMARY RESIDENCE, R.C.M. 6.13.060 REQUIRES THAT ALL DOCUMENTS CONVEYING OR ENCUMBERING THE LAND MUST BE EXECUTED BY EACH SPOUSE OR DOMESTIC PARTNER, INDIVIDUALLY. ALTERNATIVELY, THE COMPANY WILL ACCEPT A DEED IDENTIFYING THE NON-VESTED SPOUSE OCCUPYING THE PROPERTY AS THE GRANTOR AND THE VESTED SPOUSE AS THE GRANTEE. IN THE EVENT THAT THE COMPANY RECEIVES DOCUMENTS TO INSURE THAT ARE NOT EXECUTED AS REQUIRED, THE COMPANY MAY BE UNABLE TO RECORD OR TO INSURE THE TRANSACTION. PLEASE CONTACT YOUR TITLE OFFICER IF YOU HAVE ANY QUESTIONS. (NON SURVEY RELATED ITEM)									
ITEM 11(3) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 1295136 IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY, A MASSACHUSETTS CORPORATION FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE (SHOWN HEREON)										ITEM 16) WATER AND RELINQUISHMENT OF ALL CLAIMS FOR DAMAGE ARISING FROM THE ESTABLISHMENT OF A PUBLIC ROAD AS SET FORTH BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 337244. (NON SURVEY RELATED ITEM)									
ITEM 11(4) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TITLE NOTIFICATION" RECORDED: MARCH 31, 1994 RECORDING NO.: 8403310264 (NON SURVEY RELATED ITEM)										ITEM 17) CONDITIONS, NOTES, EASEMENTS, PROVISIONS, ENCROACHMENTS AND/OR OTHER MATTERS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY NO. 3204, RECORDED IN VOLUME 33 OF SURVEYS, AT PAGE(S) 4, IN PIERCE COUNTY, WASHINGTON. (EXISTING CONDITIONS SHOWN HEREON)									
ITEM 11(5) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED: APRIL 12, 1994 RECORDING INFORMATION: 9404120568 IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM (SHOWN HEREON)										ITEM 18) ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES, PROVISIONS AND/OR OTHER MATTERS SHOWN OR DISCLOSED BY PIERCE COUNTY SHORT PLAT RECORDED UNDER RECORDING NUMBER 8009260306 WHICH IS A RE-RECORD OF SHORT PLAT NO. 75-171. AFFECTS: PARCELS 9 (EXISTING CONDITIONS SHOWN HEREON, NO EASEMENTS LISTED THEREFORE NON SHOWN)									
ITEM 11(6) THERE ARE VARIOUS ONGOING CLOSURES AND INACCESSIBILITY OF CERTAIN RECORDS IN COUNTIES AND MUNICIPALITIES ACROSS THE COUNTRY DUE TO THE COVID-19 EMERGENCY. IF UNABLE TO RECORD DOCUMENTS IN THE PUBLIC RECORDS DUE TO CLOSURE OR INACCESSIBILITY, EXECUTION OF A DECLARATION OF UNDERSTANDING AND INDEMNITY AND HOLD HARMLESS AGREEMENT DUE TO THE COVID-19 EMERGENCY IS REQUIRED BY THE PARTIES (OTHER THAN THE LIENHOLD) TO THE CONTEMPLATED TRANSACTION. (NON SURVEY RELATED ITEM)										ITEM 19) MEMORANDUM OF AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: JOYCE D. ASHLANDSEN AND: PIERCE COUNTY RECORDING INFORMATION: 8402180482 AFFECTS: PARCELS A (NON SURVEY RELATED ITEM)									
ITEM 11(7) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS OR MEDICAL ASSISTANCE HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (SURVEYOR IS NOT AWARE OF ANY)										ITEM 20) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 404188 IN FAVOR OF: PIERCE COUNTY FOR: RIVER CONTROL AFFECTS: SAD PREMISES (DOES NOT EFFECT SUBJECT PROPERTIES)									
ITEM 11(8) THERE ARE VARIOUS ONGOING CLOSURES AND INACCESSIBILITY OF CERTAIN RECORDS IN COUNTIES AND MUNICIPALITIES ACROSS THE COUNTRY DUE TO THE COVID-19 EMERGENCY. IF UNABLE TO RECORD DOCUMENTS IN THE PUBLIC RECORDS DUE TO CLOSURE OR INACCESSIBILITY, EXECUTION OF A DECLARATION OF UNDERSTANDING AND INDEMNITY AND HOLD HARMLESS AGREEMENT DUE TO THE COVID-19 EMERGENCY IS REQUIRED BY THE PARTIES (OTHER THAN THE LIENHOLD) TO THE CONTEMPLATED TRANSACTION. (NON SURVEY RELATED ITEM)										ITEM 21) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 1308988 IN FAVOR OF: PIERCE COUNTY FOR: RIGHT OF WAY AFFECTS: A PORTION OF SAD PREMISES AND OTHER PROPERTY (DOES NOT EFFECT SUBJECT PROPERTIES)									
ITEM 11(9) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 1295136 IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM (SHOWN HEREON)										ITEM 22) RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAD PREMISES, AS GRANTED BY DEED. RECORDING INFORMATION: 1417688 GRANTED TO: PIERCE COUNTY (DOES NOT EFFECT SUBJECT PROPERTIES)									
ITEM 11(10) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 3005657 IN FAVOR OF: HILMA ACKERMAN, ET AL. AFFECTS: THE NORTH 60 FEET OF SAD PREMISES AND OTHER PROPERTY (DOES NOT EFFECT SUBJECT PROPERTIES)										ITEM 23) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 3005657 IN FAVOR OF: HILMA ACKERMAN, ET AL. AFFECTS: THE NORTH 60 FEET OF SAD PREMISES AND OTHER PROPERTY (DOES NOT EFFECT SUBJECT PROPERTIES)									
ITEM 11(11) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 1295136 IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM (SHOWN HEREON)										ITEM 24) CONDITIONS, NOTES, EASEMENTS, PROVISIONS, ENCROACHMENTS AND/OR OTHER MATTERS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY NO. 3204, RECORDED IN VOLUME 33 OF SURVEYS, AT PAGE(S) 4, IN PIERCE COUNTY, WASHINGTON. (DOES NOT EFFECT SUBJECT PROPERTIES)									
ITEM 11(12) MATTERS OF EXTENDED OWNER/PURCHASER COVERAGE WHICH ARE DEPENDENT UPON AN INSPECTION AND AN ALTA SURVEY OF THE PROPERTY FOR DETERMINATION OF INSURABILITY. PLEASE SUBMIT A COPY OF THE ALTA SURVEY AT YOUR EARLIEST CONVENIENCE FOR REVIEW. OUR INSPECTION WILL BE HELD PENDING OUR REVIEW OF THE ALTA SURVEY AND THE RESULT OF SAD INSPECTION WILL BE FURNISHED BY SUPPLEMENTAL REPORT. (NON SURVEY RELATED ITEM)										ITEM 25) CONDITIONS, NOTES, EASEMENTS, PROVISIONS, ENCROACHMENTS AND/OR OTHER MATTERS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 8408140148. (DOES NOT EFFECT SUBJECT PROPERTIES)									
ITEM 11(13) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (SURVEYOR IS NOT AWARE OF ANY)										ITEM 26) ANY QUESTIONS THAT MAY ARISE DUE TO SHIFTING OR CHANGE OF THE LINE OF HIGH WATER OF AN UNMANNED BODY OF WATER LOCATED ON SAD PREMISES. (DOES NOT EFFECT SUBJECT PROPERTIES)									
ITEM 11(14) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WAIVER OF CLAIM FOR DAMAGES AND CONSENT TO LOCATE ROAD" RECORDED: APRIL 7, 1911 RECORDING NO.: 337244 (SEE SURVEY FOR EXISTING CONDITIONS)										ITEM 27) ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHT OF THE PUBLIC OR RIBBON OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORTHWITH HAVE BEEN COVERED BY WATER. (DOES NOT EFFECT SUBJECT PROPERTIES)									
PARCEL J LANE (APN 042020-1052) FIRSTAM ORDER 4269-3458157 APRIL 21, 2020 BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 340.83 FEET; THENCE EAST 300 FEET; THENCE SOUTH 68.17 FEET; THENCE WEST 300 FEET; THENCE NORTH 68.17 FEET TO THE POINT OF BEGINNING; EXCEPT FREEMAN COUNTY ROAD RUNNING ALONG THE WEST LINE THEREOF ALSO, COMMENCING 15 FEET EAST AND 272.68 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH PARALLEL WITH THE CENTER LINE OF FREEMAN COUNTY ROAD 68.17 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAD SECTION, 330 FEET; THENCE SOUTH PARALLEL WITH THE CENTER LINE OF FREEMAN COUNTY ROAD 68.17 FEET; THENCE WEST 142 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 20 FEET; THENCE WEST 20 FEET; THENCE SOUTH 20 FEET; THENCE EAST 20 FEET TO THE TRUE POINT OF BEGINNING.										PARCEL L ANNON (APN 042020-1034) FIRSTAM ORDER 4269-3644487 DECEMBER 17, 2020. COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF W.M.; THENCE EAST 343 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 426.4 FEET MORE OR LESS; THENCE EAST 110.6 FEET; THENCE NORTH 426.4 FEET MORE OR LESS TO THE NORTH LINE OF SAD SUBDIVISION; THENCE WEST 110.6 FEET TO THE POINT OF BEGINNING. EXCEPT ROADS SUBJECT TO EASEMENT.									
SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4269-3458157] ITEM 1) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (SURVEYOR IS NOT AWARE OF ANY)										SPECIAL EXCEPTIONS: [FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4269-3644487] ITEM 1) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (SURVEYOR IS NOT AWARE OF ANY)									
ITEM 2) TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. (NON SURVEY RELATED ITEM)										ITEM 2) TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. (NON SURVEY RELATED ITEM)									
ITEM 3) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (SURVEYOR IS NOT AWARE OF ANY)										ITEM 3) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (SURVEYOR IS NOT AWARE OF ANY)									
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ITEM 6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. (NON SURVEY RELATED ITEM)										ITEM 6) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS; (D) INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES. (NON SURVEY RELATED ITEM)									
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ITEMS 9-10) TAX RELATED (NON SURVEY RELATED)										ITEM 9) TAX RELATED. (NON SURVEY RELATED ITEM)									
ITEM 11) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF. GRANTOR/TRUSTOR: ALISHA LANE AND JEROME LANE, WIFE AND HUSBAND GRANTEE/BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" SOLELY AS A NOMINEE FOR CALBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY DATED: DECEMBER 22, 2016 RECORDING INFORMATION: 201612271077										ITEM 11) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF. GRANTOR/TRUSTOR: MICHAEL P. O'CONNOR AND TERESA L.G. O'CONNOR, HUSBAND AND WIFE GRANTEE/BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS" SOLELY AS A NOMINEE FOR HOMESTREET BANK, ITS SUCCESSORS AND ASSIGNS TRUSTEE: CHICAGO TITLE INSURANCE COMPANY DATED: APRIL 22, 2003 RECORDED: APRIL 28, 2003 RECORDING INFORMATION: 200304280850									
ITEM 11(2) EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR VECTOR WASHINGTON LLC, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING. (NON SURVEY RELATED ITEM)										ITEM 11(2) EVIDENCE OF THE AUTHORITY OF THE INDIVIDUAL(S) TO EXECUTE THE FORTHCOMING DOCUMENT FOR VECTOR WASHINGTON LLC, COPIES OF THE CURRENT OPERATING AGREEMENT SHOULD BE SUBMITTED PRIOR TO CLOSING. (NON SURVEY RELATED ITEM)									
ITEM 11(3) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WAIVER OF CLAIM FOR DAMAGES AND CONSENT TO LOCATE ROAD" RECORDED: APRIL 7, 1911 RECORDING NO.: 337244 (SEE SURVEY FOR EXISTING CONDITIONS)										ITEM 11(3) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WAIVER OF CLAIM FOR DAMAGES AND CONSENT TO LOCATE ROAD" RECORDED: APRIL 7, 1911 RECORDING NO.: 337244 (SEE SURVEY FOR EXISTING CONDITIONS)									
ITEM 11(4) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 1295136 IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM (SHOWN HEREON)										ITEM 11(4) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 1295136 IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM (SHOWN HEREON)									
ITEM 11(5) THERE ARE VARIOUS ONGOING CLOSURES AND INACCESSIBILITY OF CERTAIN RECORDS IN COUNTIES AND MUNICIPALITIES ACROSS THE COUNTRY DUE TO THE COVID-19 EMERGENCY. IF UNABLE TO RECORD DOCUMENTS IN THE PUBLIC RECORDS DUE TO CLOSURE OR INACCESSIBILITY, EXECUTION OF A DECLARATION OF UNDERSTANDING AND INDEMNITY AND HOLD HARMLESS AGREEMENT DUE TO THE COVID-19 EMERGENCY IS REQUIRED BY THE PARTIES (OTHER THAN THE LIENHOLD) TO THE CONTEMPLATED TRANSACTION. (NON SURVEY RELATED ITEM)										ITEM 11(5) THERE ARE VARIOUS ONGOING CLOSURES AND INACCESSIBILITY OF CERTAIN RECORDS IN COUNTIES AND MUNICIPALITIES ACROSS THE COUNTRY DUE TO THE COVID-19 EMERGENCY. IF UNABLE TO RECORD DOCUMENTS IN THE PUBLIC RECORDS DUE TO CLOSURE OR INACCESSIBILITY, EXECUTION OF A DECLARATION OF UNDERSTANDING AND INDEMNITY AND HOLD HARMLESS AGREEMENT DUE TO THE COVID-19 EMERGENCY IS REQUIRED BY THE PARTIES (OTHER THAN THE LIENHOLD) TO THE CONTEMPLATED TRANSACTION. (NON SURVEY RELATED ITEM)									
PARCEL K O'CONNOR (APN 042020-1034) FIRSTAM ORDER 4269-3514609 JUNE 23, 2020. BEGINNING 15 FEET EAST AND 272.68 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF										PARCEL M: (APN 0420201036) BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 297.5 FEET; THENCE EAST 294 FEET; THENCE NORTH 297.5 FEET; THENCE WEST 294 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 15 FEET THEREOF FOR COUNTY ROAD;									

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.									

Job Number	21585	Sheet	48 of 48
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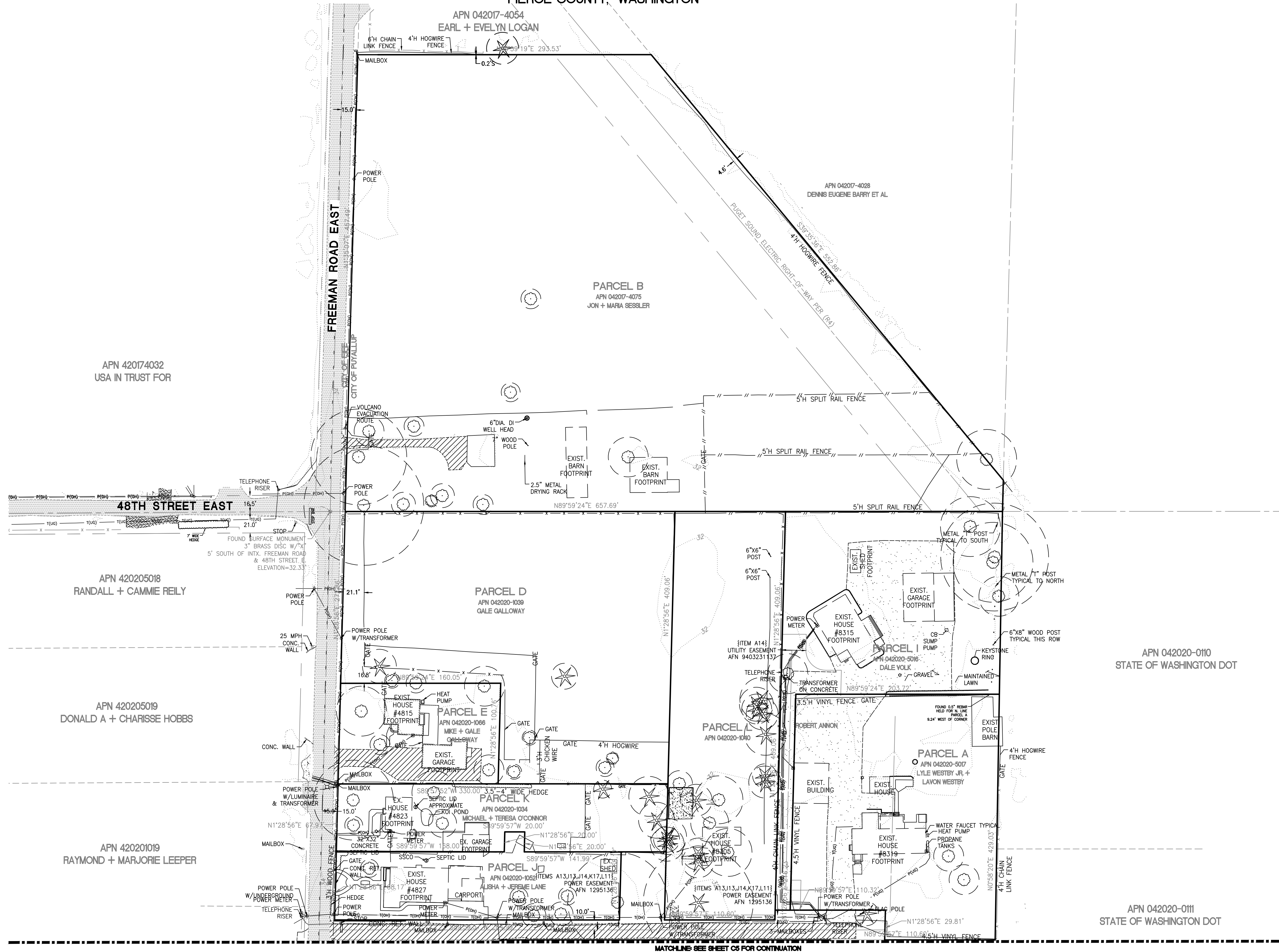
FOR: VECTOR DEVELOPMENT COMPANY 11411 NE 124TH STREET SUITE 190 KIRKLAND, WA 98034									
FOR: FREEMAN LOGISTICS									

Scale: Horizontal N/A Vertical N/A									
Designed: JSM Drawn: JSM Checked: JSM Approved: JSM Date: 7/16/25									



OF
FREEMAN LOGISTICS

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



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.

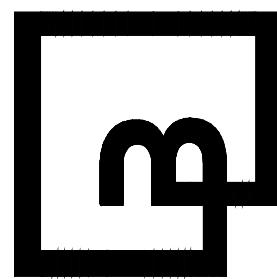
6	07/16/25	DTC	JSM	JSM	SEPA RESUBMITTAL
No.	Date	By	Ckd.	Appr.	Revision

EXISTING CONDITIONS
FOR
FREEMAN LOGISTICS

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

Designed	JSM	Scale: Horizontal 1"=50' Vertical N/A
Drawn	DTC	
Checked	JSM	
Approved	JSM	

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



Job Number
21585

heet

C4 48

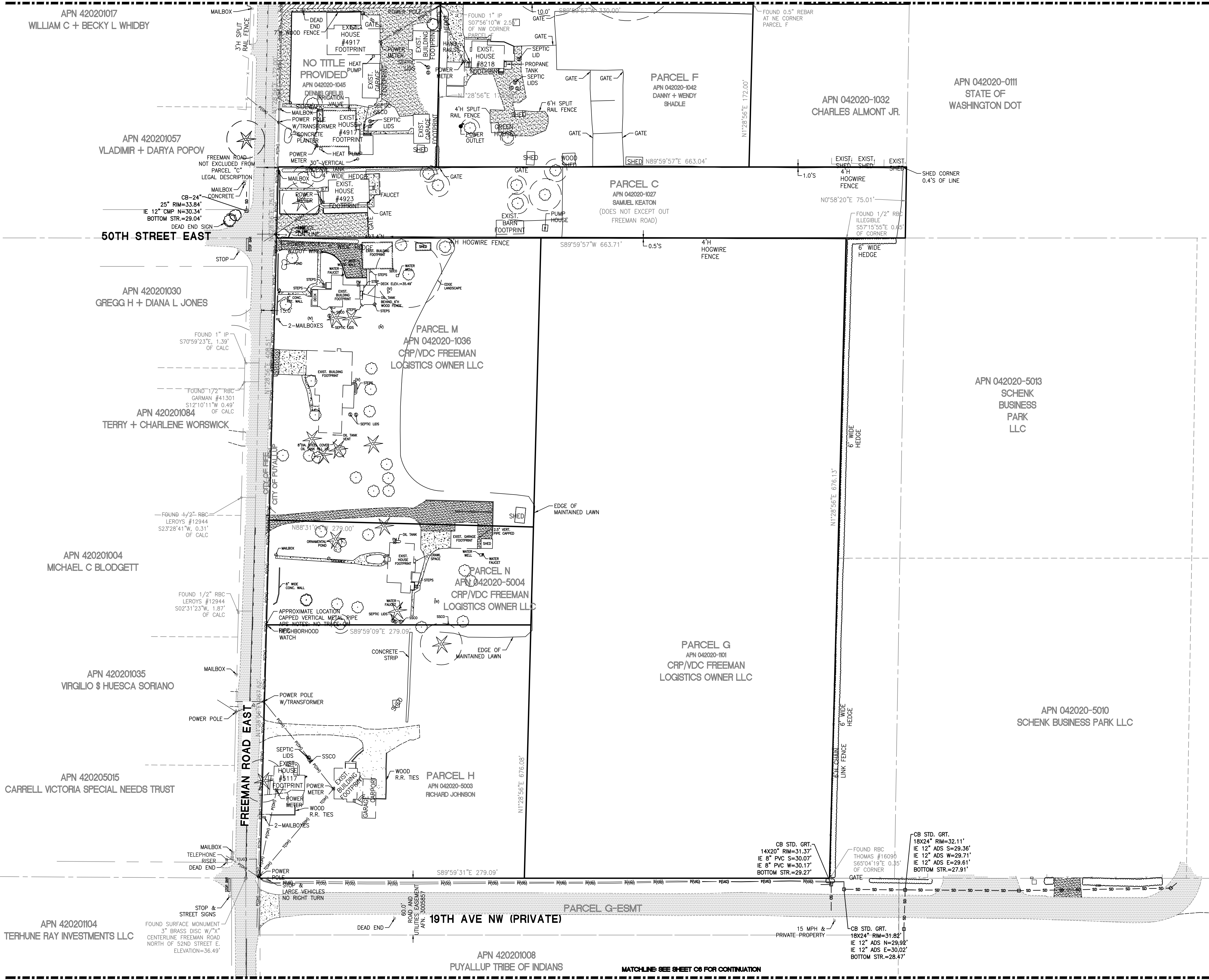
EXISTING CONDITIONS

OF

FREEMAN LOGISTICS

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

MATCHLINES SEE SHEET C4 FOR CONTINUATION



LEGEND

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

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (LS#45789 OR #41282)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"x2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- LUMINAIRE (LUM.)
- YARD LIGHT
- ORNAMENTAL LIGHT
- POWER METER (PM)
- POWER POLE (PP)
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE (TM)
- TELEPHONE RISER (TR)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- GAS METER (GM)
- GAS VALVE (GV)
- WATER VALVE (WV)
- FAUCET
- FIRE HYDRANT(FH)
- WATER MANHOLE
- WATER METER (WM)
- WELL
- SIGN
- IRRIGATION VALVE (IV)
- DIRECTIONAL ARROW
- MAILBOX (MB)
- CHAIN LINK FENCE
- WOOD FENCE
- HOGWIRE FENCE
- VINYL FENCE
- WATER LINE
- GAS LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE
- ROCK
- MATCH LINE

ABBREVIATIONS

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

EXISTING CONDITIONS
FOR
FREEMAN LOGISTICS

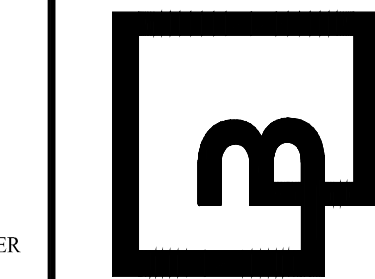
Title:

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

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

Designed _JSM_ Drawn _DTC_ Checked _JSM_ Approved _JSM_ Date 7/16/25

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



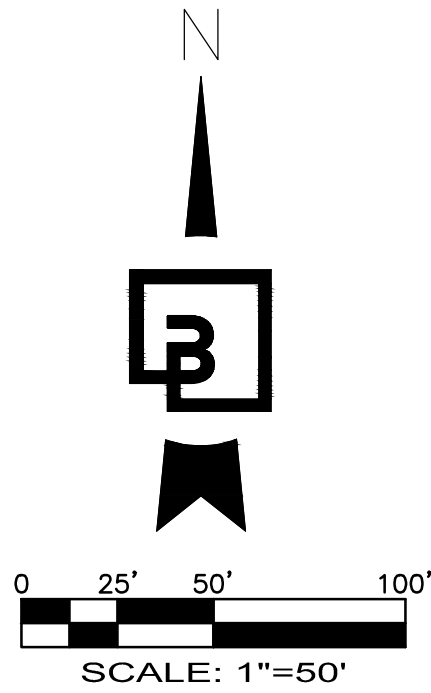
Job Number
21585
Sheet
C5 of 48

APPROVED

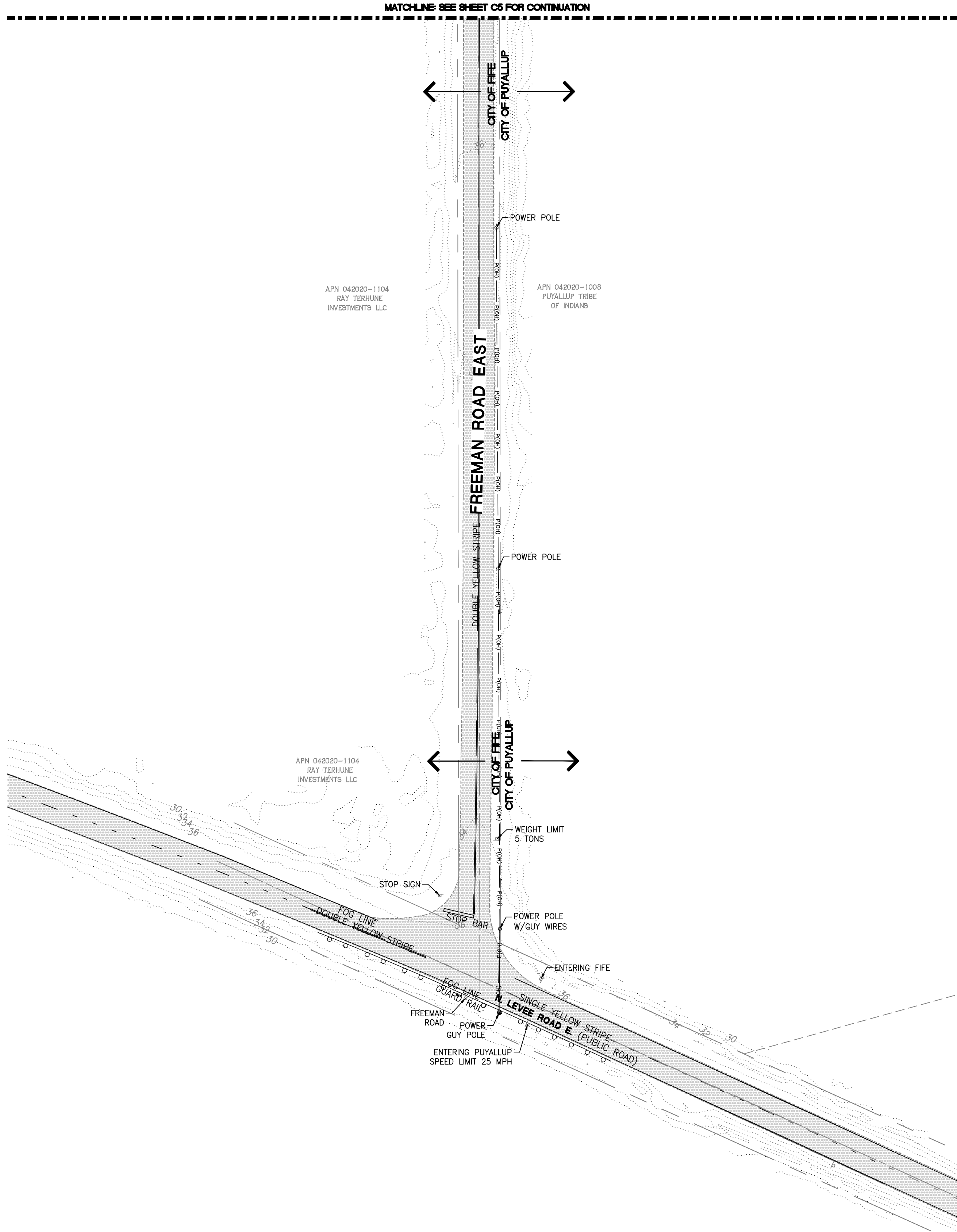
BY CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE

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



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



LEGEND

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

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (LS#45789 OR #41282)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"x2" HUB/TACK LINE STAKE
- MAC/WASHER OR LEAD/TACK (AS NOTED)
- LUMINAIRE (LUM.)
- YARD LIGHT
- ORNAMENTAL LIGHT
- POWER METER (PM)
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- TELEPHONE MANHOLE (TM)
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- FAUCET
- FIRE HYDRANT(FH)
- WATER MANHOLE
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- VINYL FENCE
- WATER LINE
- GAS LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
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- BUILDING LINE
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- (R#) REFERENCE SURVEYS
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- (M) MEASURED
- (GIS) GEOGRAPHICAL INFORMATION SYSTEMS
- (REF) PER REFERENCE INFORMATION
- (H) HIGH
- (IV) IRRIGATION VALVE

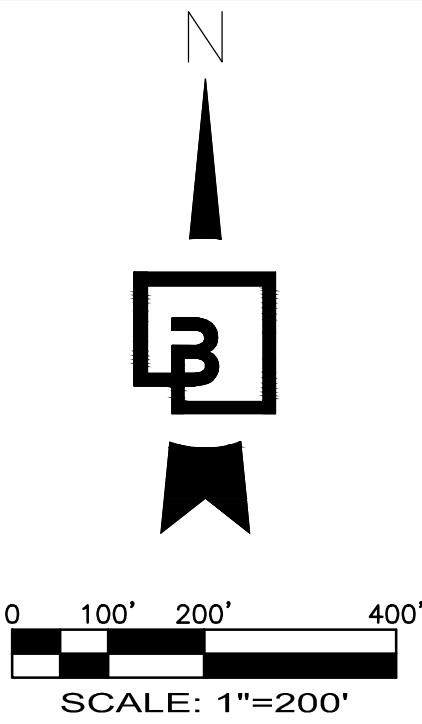
APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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

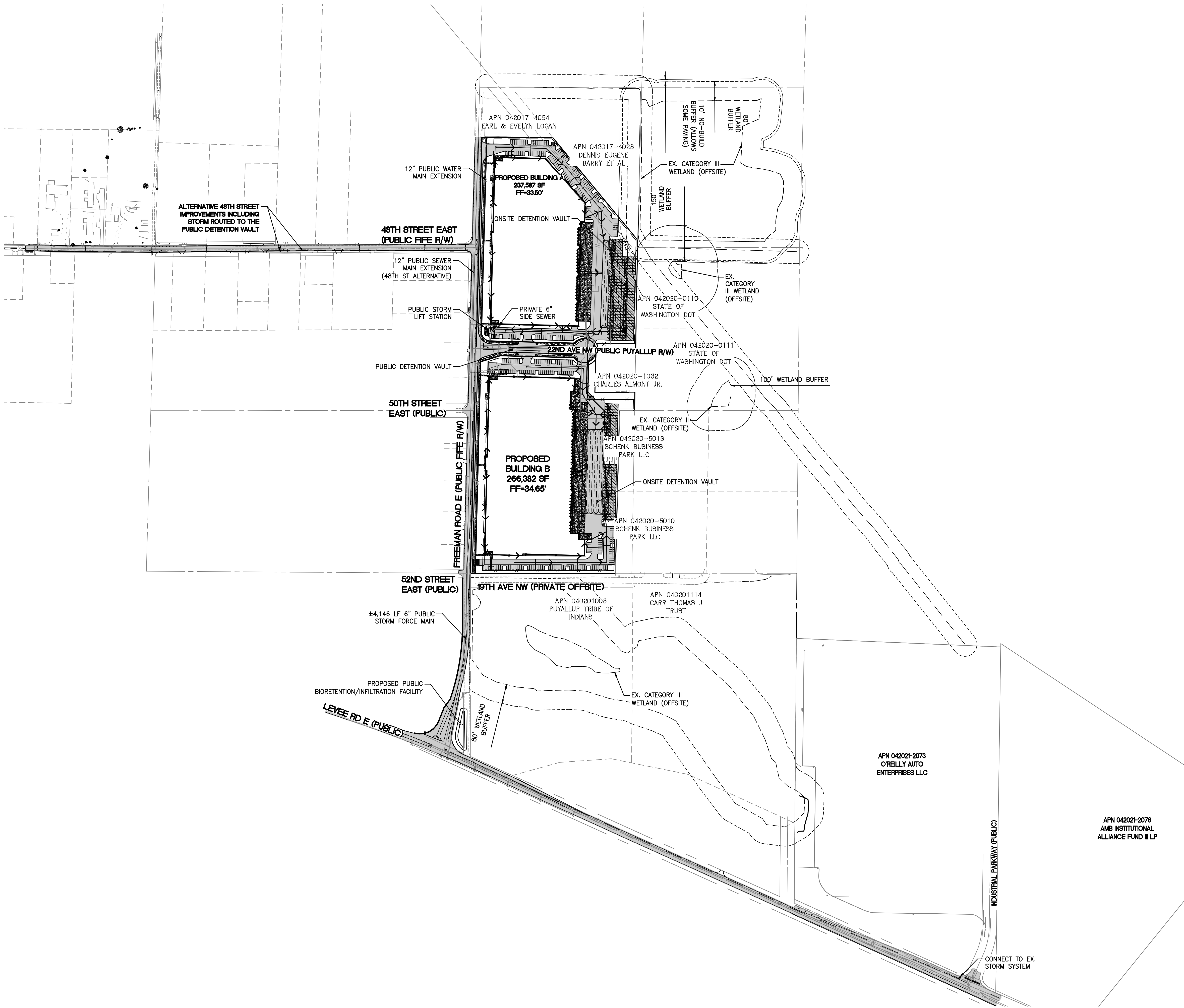
Job Number 21585		Sheet C6 of 48	
For: VECTOR DEVELOPMENT COMPANY 11411 NE 124TH STREET SUITE 190 KIRKLAND, WA 98034			
Title: EXISTING CONDITIONS FOR FREEMAN LOGISTICS			
Scale: Horizontal 1"=50' Vertical N/A		Designed <u>JS</u> DTC Drawn <u>JS</u> DTC Checked <u>JS</u> DTC Approved <u>JS</u> DTC Date <u>7/16/23</u>	
Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com			



PRELIMINARY STORM DRAINAGE OVERALL PLAN

OF
FREEMAN LOGISTICS

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



Revision
6 07/16/25 DTC JSM JSM SEPA RESUBMITTAL
No. Date By Ctd. Appr.

Title:
PRELIMINARY STORM DRAINAGE OVERALL PLAN
FOR
FREEMAN LOGISTICS

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



Scale:
Horizontal 1"=200'
Vertical N/A

Designed JSM
Drawn JSM
Checked JSM
Approved JSM
Date 7/16/25

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

APPROVED

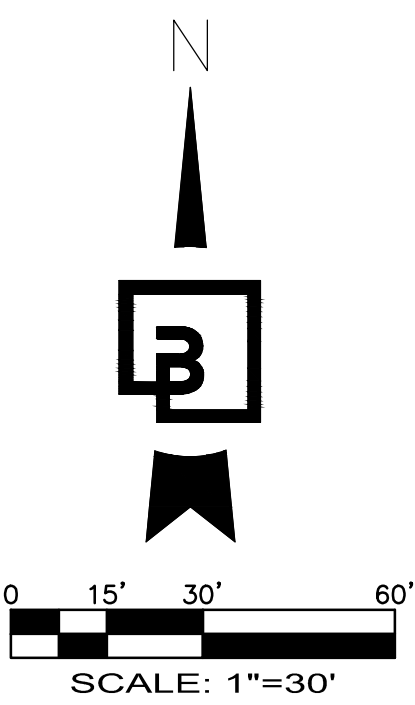
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

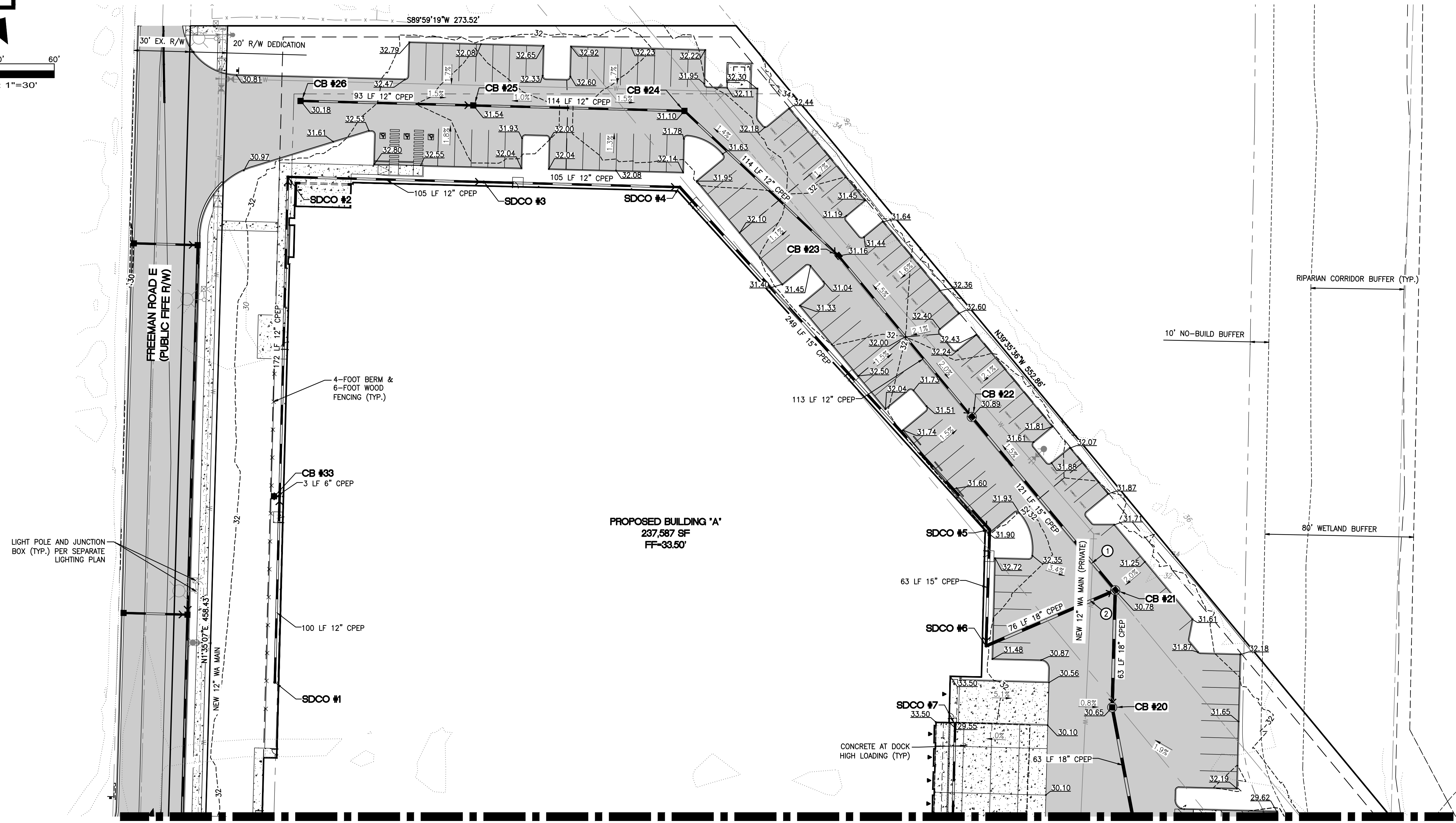
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

Job Number
21585

Sheet
C7 of **48**



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



UTILITY CROSSING TABLE					
#	BOTTOM UTILITY	TOP	TOP UTILITY	BOTTOM	CLEAR (FT)
1	15" STORM	26.00	12" WATER	27.00	1.00
2	18" STORM	26.00	12" WATER	27.00	1.00

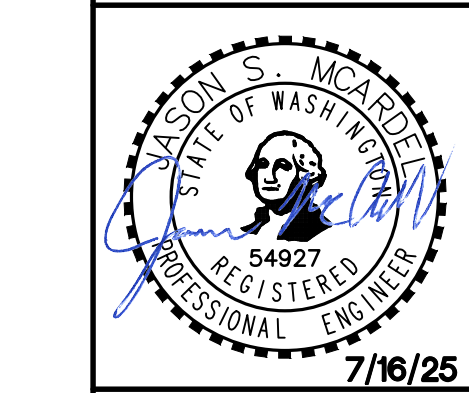
UTILITY CROSSING NOTE:
CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

CATCH BASINS	
CB #20, TYPE 2-48" W/STANDARD GRATE RIM=30.65 IE=24.03 (18" N) IE=24.03 (18" S)	
CB #21, TYPE 2-48" W/STANDARD GRATE RIM=30.78 IE=24.78 (15" NW) IE=24.53 (18" SW) IE=24.53 (18" S)	
CB #22, TYPE 2-48" W/STANDARD GRATE RIM=30.89 IE=25.74 (12" NW) IE=25.49 (15" SE)	
CB #23, TYPE 1, W/STANDARD GRATE RIM=31.16 IE=26.38 (12" NW) IE=26.38 (12" SE)	
CB #24, TYPE 1, W/STANDARD GRATE RIM=31.10 IE=28.95 (12" W) IE=26.95 (12" SE)	
CB #25, TYPE 1, W/STANDARD GRATE RIM=31.54 IE=27.52 (12" W) IE=27.52 (12" E)	
CB #26, TYPE 1, W/STANDARD GRATE RIM=30.18 IE=27.98 (12" E)	
CB #33, TYPE 1, W/STANDARD GRATE RIM=33.18 IE=30.90 (6" E)	
SDCO #1, 8" SDCO RIM=33.40 IE=31.00 (12" N)	
SDCO #2, 8" SDCO RIM=33.22 IE=28.98 (12" S) IE=28.98 (12" E)	
SDCO #3, 8" SDCO RIM=32.21 IE=28.19 (12" W) IE=28.19 (12" E)	
SDCO #4, 8" SDCO RIM=32.61 IE=27.41 (12" W) IE=27.16 (15" SE)	
SDCO #5, 8" SDCO RIM=31.89 IE=25.56 (15" NW) IE=25.56 (15" S)	
SDCO #6, 8" SDCO RIM=32.28 IE=25.09 (15" N) IE=24.84 (18" NE)	
SDCO #7, 8" SDCO RIM=29.58 IE=27.20 (12" S)	
SDCO #37, 8" SDCO RIM=33.38 IE=30.26 (12" S) IE=30.76 (6" W) IE=30.26 (12" N)	

Revision									
No.	Date	By	Chd.	Appr.	SEPA	RESUBMITTAL			
6	07/16/25								

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

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



Scale:		Horizontal	1"=30'	Vertical	N/A
Designed	JSM	Drawn	DTC	Checked	JSM
Approved	JSM	Date	7/16/25		

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

Job Number
21585

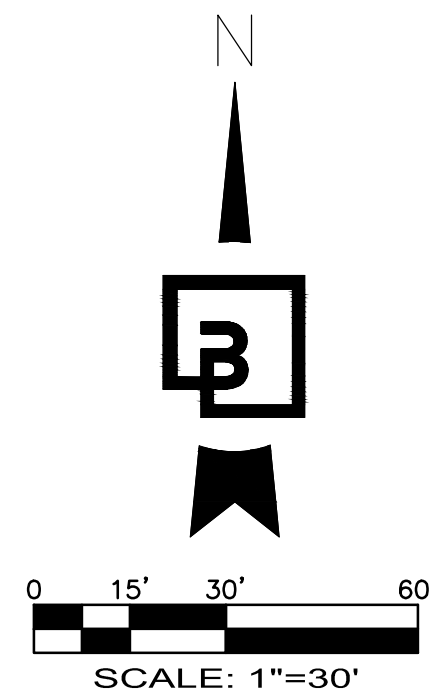
Sheet
C8 of **48**

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

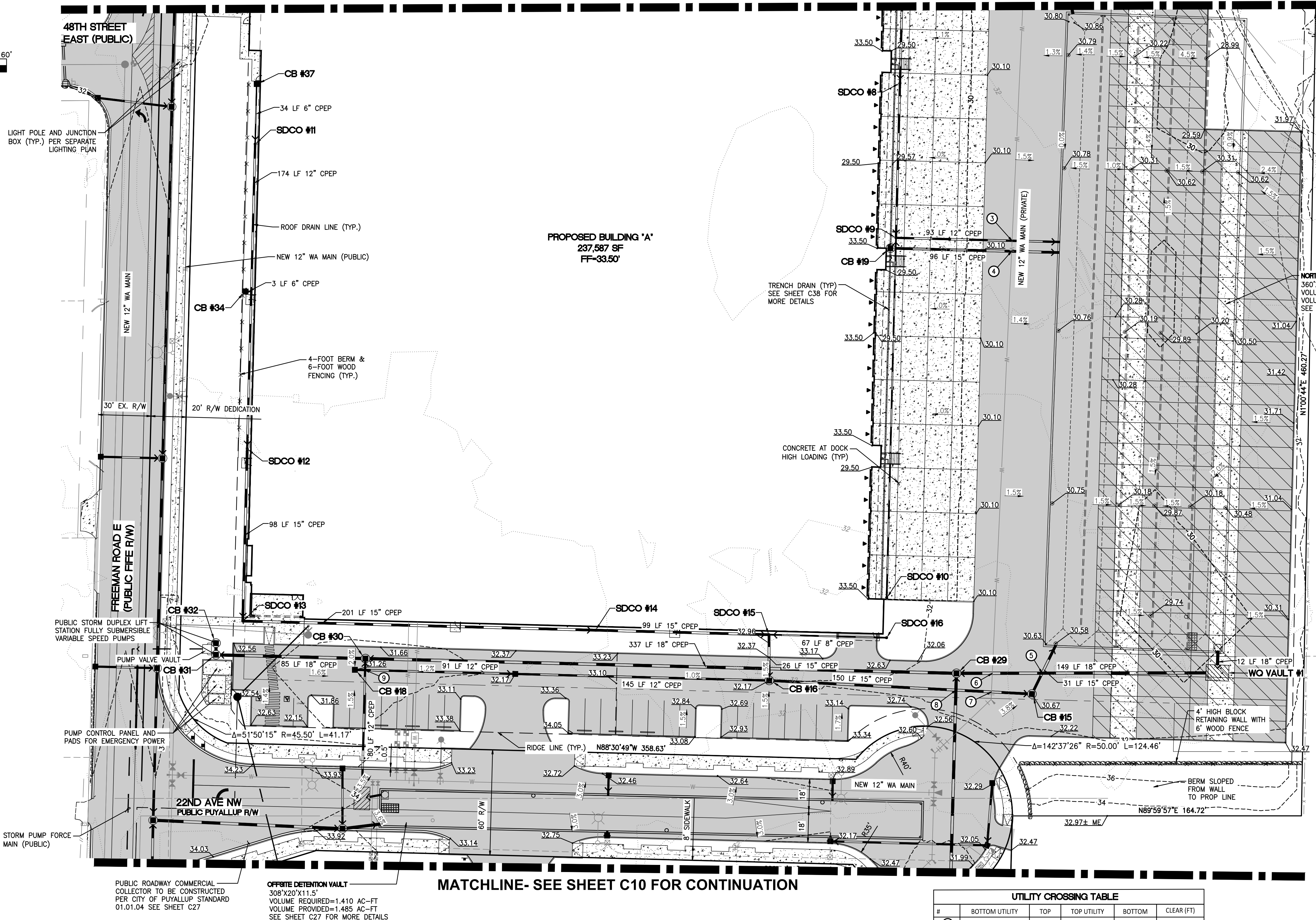
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.



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

MATCHLINE- SEE SHEET C8 FOR CONTINUATION

CATCH BASINS
CB #15, TYPE 2-48" W/STANDARD GRATE RIM=30.67 IE=24.96 (15" W) IE=24.96 (15" NE)
CB #16, TYPE 2-48" W/STANDARD GRATE RIM=32.17 IE=27.22 (12" W) IE=26.97 (15" N) IE=26.97 (15" E)
CB #17, TYPE 1, W/STANDARD GRATE RIM=32.17 IE=27.94 (12" W) IE=27.94 (12" E)
CB #18, TYPE 1, W/STANDARD GRATE RIM=31.26 IE=28.40 (12" E)
CB #19, TYPE 2-48" W/STANDARD GRATE RIM=29.52 IE=24.00 (15" E)
CB #29, TYPE 2-48" W/SOLID LOCKING LID RIM=31.21 IE=17.18 (18" S) IE=17.18 (18" E) IE=17.18 (18" W)
CB #30, TYPE 2-48" W/STANDARD GRATE RIM=31.45 IE=14.92 (18" E) IE=15.38 (12" S) IE=14.92 (18" W)
CB #31, TYPE 2-54" W/SOLID LOCKING LID RIM=33.15 IE=12.99 (18" E) IE=12.99 (18" N)
CB #32, TYPE 2-54" W/SOLID LOCKING LID RIM=33.15 IE=12.99 (18" S)
CB #34, TYPE 1, W/STANDARD GRATE RIM=33.42 IE=31.33 (6" E)
CB #37, TYPE 1, W/STANDARD GRATE RIM=33.46 IE=31.75 (6" S)
SDCO #8, 8" SDCO RIM=29.57 IE=26.46 (12" N) IE=26.46 (12" S)
SDCO #9, 8" SDCO RIM=29.57 IE=26.08 (8" S) IE=25.75 (12" N) IE=25.75 (12" E)
SDCO #10, 8" SDCO RIM=29.59 IE=27.20 (8" N)
SDCO #11, 8" SDCO RIM=33.40 IE=31.50 (6" N) IE=31.00 (12" S)
SDCO #12, 8" SDCO RIM=33.50 IE=30.00 (12" N) IE=29.75 (15" S)
SDCO #13, 8" SDCO RIM=33.26 IE=29.17 (15" N) IE=29.17 (15" E)
SDCO #14, 8" SDCO RIM=33.36 IE=27.98 (15" W) IE=27.98 (15" E)
SDCO #15, 8" SDCO RIM=33.33 IE=27.39 (15" W) IE=27.97 (8" E) IE=27.39 (15" S)
SDCO #16, 8" SDCO RIM=33.33 IE=29.00 (8" W)
WQ VAULT #1, 6'X12' VAULT RIM=30.19 IE=20.29 (18" N) IE=18.12 (18" W)



MATCHLINE- SEE SHEET C10 FOR CONTINUATION

UTILITY CROSSING TABLE					
#	BOTTOM UTILITY	TOP	TOP UTILITY	BOTTOM	CLEAR (FT)
①	12" STORM	26.25	12" WATER	27.25	1.00
②	15" STORM	26.25	12" WATER	27.25	1.00
③	18" STORM	20.00	15" STORM	24.90	4.90
④	18" STORM	19.80	12" WATER	26.50	6.70
⑤	15" STORM	26.33	12" WATER	27.33	1.00
⑥	18" STORM	18.75	15" STORM	26.40	7.65
⑦	12" STORM	16.40	12" STORM	24.30	7.90
UTILITY CROSSING NOTE:					
CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.					

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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.

Revision
6 07/16/25 JSM JSM JSM JSM
No. Date By Ckd. Appr.

PRELIMINARY GRADING AND DRAINAGE PLAN
FOR
FREEMAN LOGISTICS

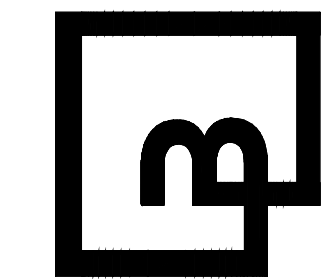
For: **VECTOR DEVELOPMENT COMPANY**
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



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

Designed JSM
Drawn JSM
Checked JSM
Approved JSM
Date 7/16/25

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

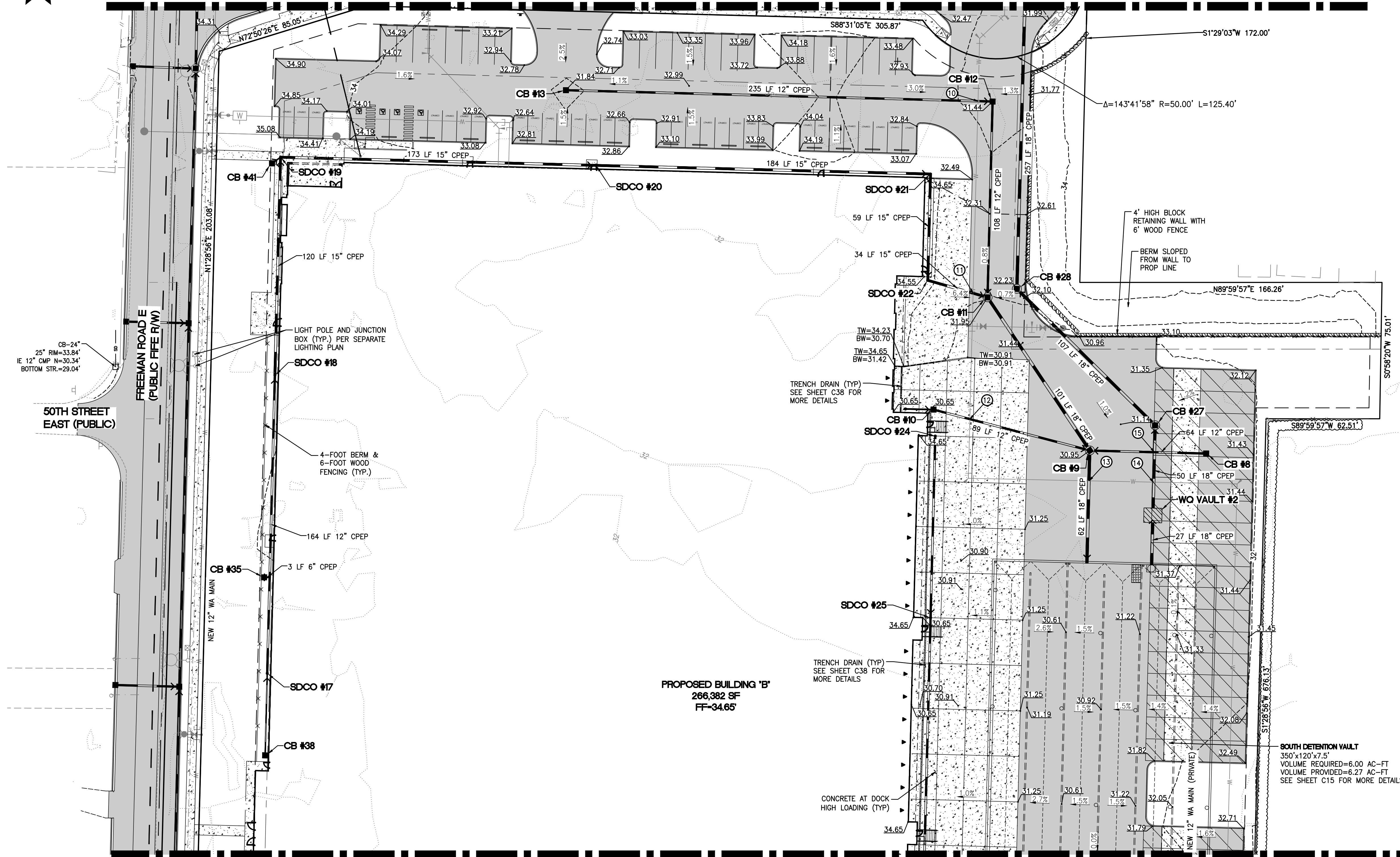


Job Number
21585

Sheet
C9 of **48**

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

CATCH BASINS
CB #8, TYPE 1, W/STANDARD GRATE RIM=31.04 IE=26.85 (12° W)
CB #9, TYPE 2-54" W/STANDARD GRATE RIM=30.95 IE=25.37 (18° NW) IE=25.98 (12° W) IE=26.06 (12° E) IE=25.37 (18° S)
CB #10, TYPE 1, W/STANDARD GRATE RIM=30.69 IE=27.98 (8° W) IE=27.65 (12° E)
CB #11, TYPE 2-48" W/STANDARD GRATE RIM=31.95 IE=26.48 (12° N) IE=26.23 (15° W) IE=25.98 (18° SE)
CB #12, TYPE 1, W/STANDARD GRATE RIM=31.44 IE=27.04 (12° W) IE=27.04 (12° S)
CB #13, TYPE 1, W/STANDARD GRATE RIM=31.84 IE=28.26 (12° E)
CB #27, TYPE 2-48" W/SOLID LOCKING LID RIM=31.43 IE=18.65 (18° S) IE=18.65 (18° NW)
CB #28, TYPE 2-48" W/SOLID LOCKING LID RIM=32.23 IE=18.26 (18° SE) IE=18.26 (18° N)
CB #35, TYPE 1, W/STANDARD GRATE RIM=34.77 IE=31.33 (6° E)
CB #38, TYPE 1, W/STANDARD GRATE RIM=34.53 IE=32.33 (6° N)
CB #41, TYPE 1, W/STANDARD GRATE RIM=34.38 IE=31.00 (6° NE)
SDCO #17, 8" SDCO RIM=34.60 IE=32.05 (6° S) IE=31.55 (12° N)
SDCO #18, 8" SDCO RIM=34.48 IE=30.73 (12° S) IE=30.48 (15° N)
SDCO #19, 8" SDCO RIM=34.42 IE=29.87 (15° S) IE=30.62 (6° SW) IE=29.87 (15° E)
SDCO #20, 8" SDCO RIM=33.36 IE=28.56 (15° W) IE=28.56 (15° E)
SDCO #21, 8" SDCO RIM=33.62 IE=27.18 (15° W) IE=27.18 (15° S)
SDCO #22, 8" SDCO RIM=34.33 IE=26.74 (15° N) IE=26.74 (15° E)
SDCO #23, 8" SDCO RIM=30.65 IE=28.50 (8° E)
SDCO #24, 8" SDCO RIM=30.73 IE=28.30 (12° S)
SDCO #25, 8" SDCO RIM=30.70 IE=27.02 (12° N) IE=27.02 (12° S)
WQ VAULT #2, 6'x12' VAULT RIM=31.50 IE=21.07 (18° S) IE=18.90 (18° N)



UTILITY CROSSING TABLE					
#	BOTTOM UTILITY	TOP	TOP UTILITY	BOTTOM	CLEAR (FT)
10	12" STORM	26.10	12" STORM	27.10	1.00
11	15" STORM	26.75	12" WATER	27.75	1.00
12	18" STORM	26.60	12" STORM	27.60	1.00
13	18" STORM	26.80	12" WATER	27.80	1.00
14	18" STORM	20.20	12" WATER	27.00	6.80
15	18" STORM	20.00	12" STORM	26.50	6.50

UTILITY CROSSING NOTE:

CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY.

CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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.

PRELIMINARY GRADING AND DRAINAGE PLAN FOR FREEMAN LOGISTICS

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



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

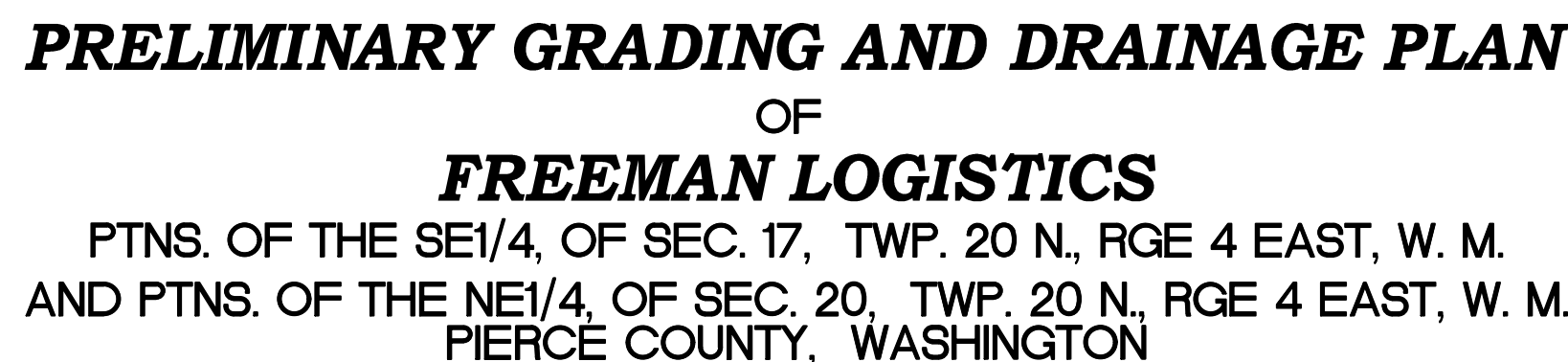
Designed JSM
 Drawn DTC
 Checked JSM
 Approved JSM

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



Job Number	21585
Sheet	C10 48

P:\21000s\21585\engineering\SEPA SET\21585-GM.dwg 7/16/2025 11:11 AM DCASEY



PROPOSED BUILDING "B"
266,382 SF
FF=34.65'

CONCRETE AT DOCK-
HIGH LOADING (TYP)

TRENCH DRAIN
SEE SHEET C38
MORE DETAILS

SOUTH DETENTION VAULT
350'x120'x7.5'
VOLUME REQUIRED=6.00 AC-FT
VOLUME PROVIDED=6.27 AC-FT
SEE SHEET C15 FOR MORE DETAILS

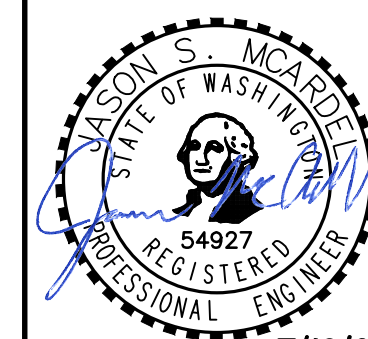
JSM	JSM	SEPA RESUBMITTAL	Revision
Cd.	Appr.		

PRELIMINARY GRADING DRAINAGE PLAN

FOR FREEMAN LOGISTICS

Title:

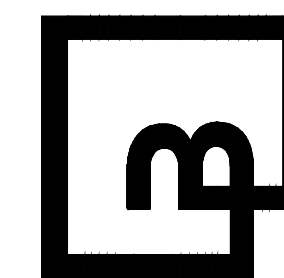
For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



7/16/25

Designed	JSM
Drawn	DTC
Checked	JSM
Approved	JSM
Scale:	Horizontal 1"=30' Vertical N/A

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Kent, WA 98032
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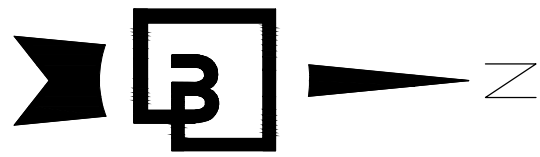
Job Number
21585
Sheet
c11 48

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

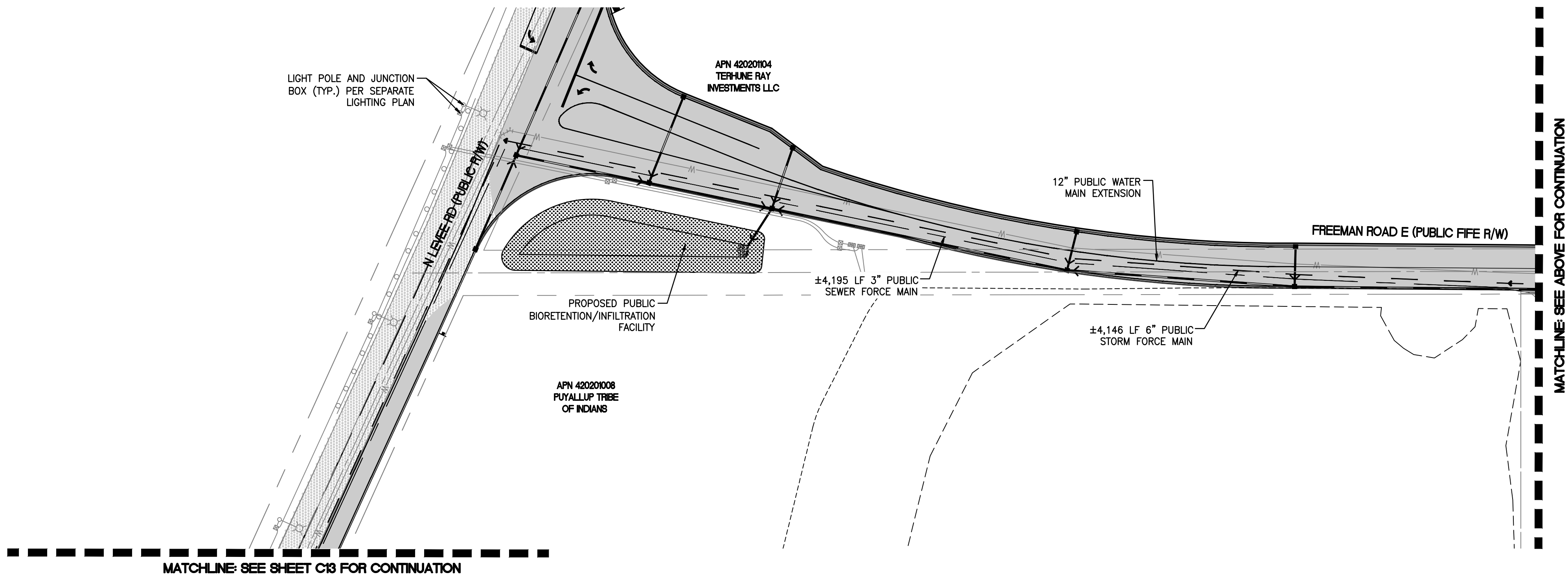
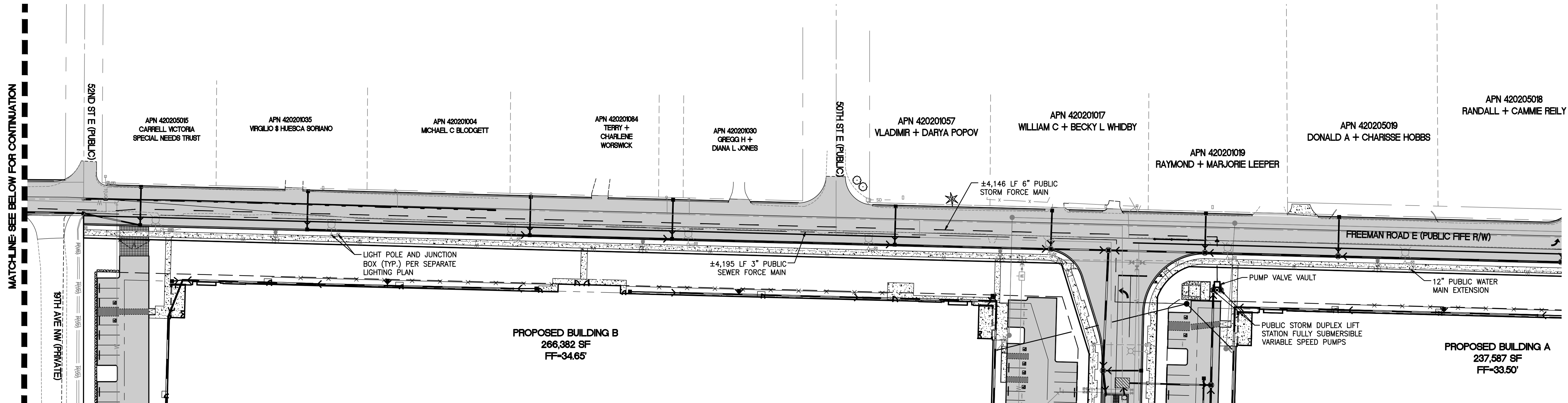
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NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.



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

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



ENGINEER'S REVIEW
☒ APPROVED
☐ APPROVED AS CORRECTED
☐ REVISE AND RESUBMIT
☐ REJECTED
☐ FOR INFORMATION ONLY

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APPROVED
BY: CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE:

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

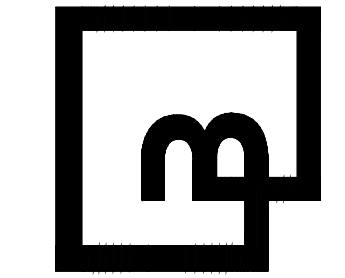
Revision
6 07/16/25 DTC JSM JSM JSM JSM
No. Date By Cdr. Appr.

Title: PRELIMINARY DRAINAGE OUTLET PLAN
For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



Scale:
Horizontal 1"=50'
Vertical N/A
Designed JSM
Drawn JSM
Checked JSM
Approved JSM
Date 7/16/25

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



Job Number 21585
Sheet C12 of 48



6	07/16/25	DTC	JSM	JSM	SEPA RESUBMITTAL	Revision
No.	Date	By	Ckd.	Appr.		

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



Scale:	Horizontal 1"=50'	Vertical N/A
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Designed JSM
 Drawn DTC
 Checked JSM
 Approved JSM
 Date 7/16/25

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



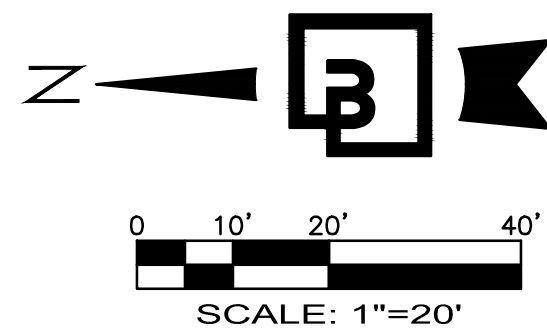
Job Number
21585
Sheet
C13 of 48

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.

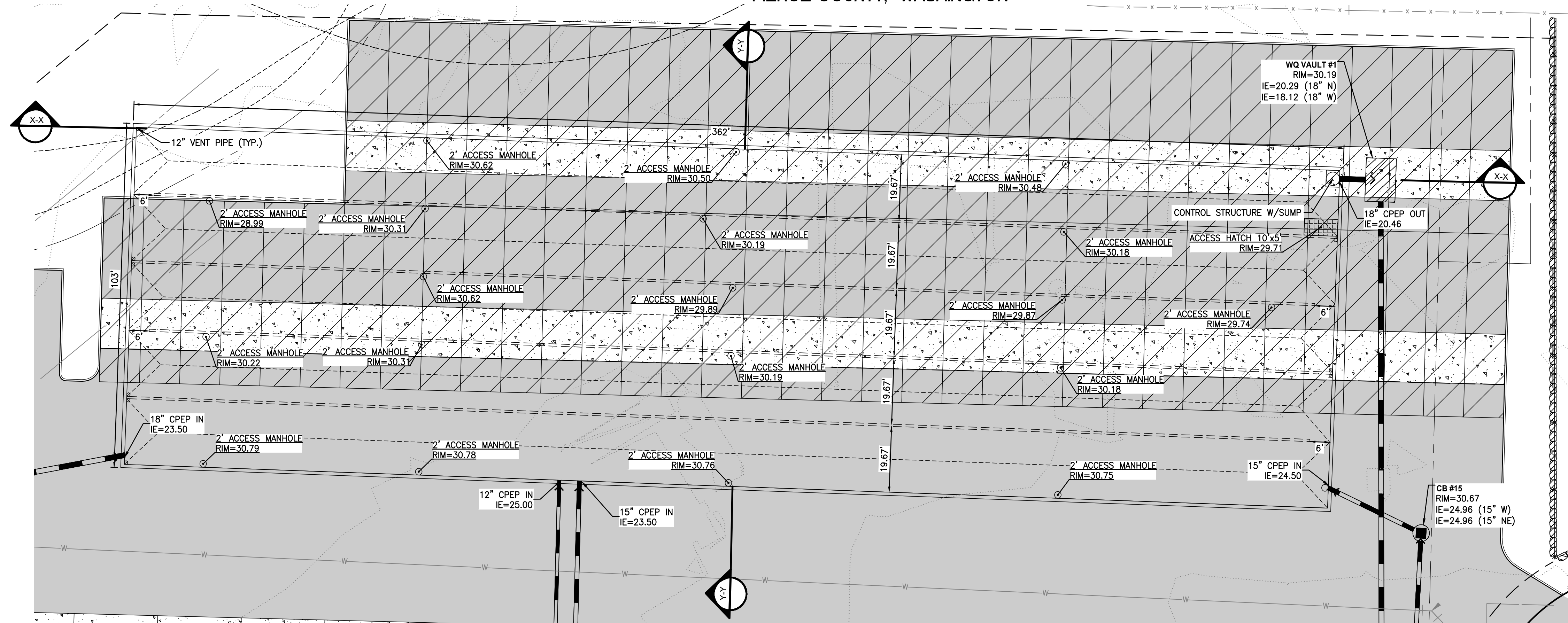


PRELIMINARY DETENTION VAULT PLAN - NORTH

OF

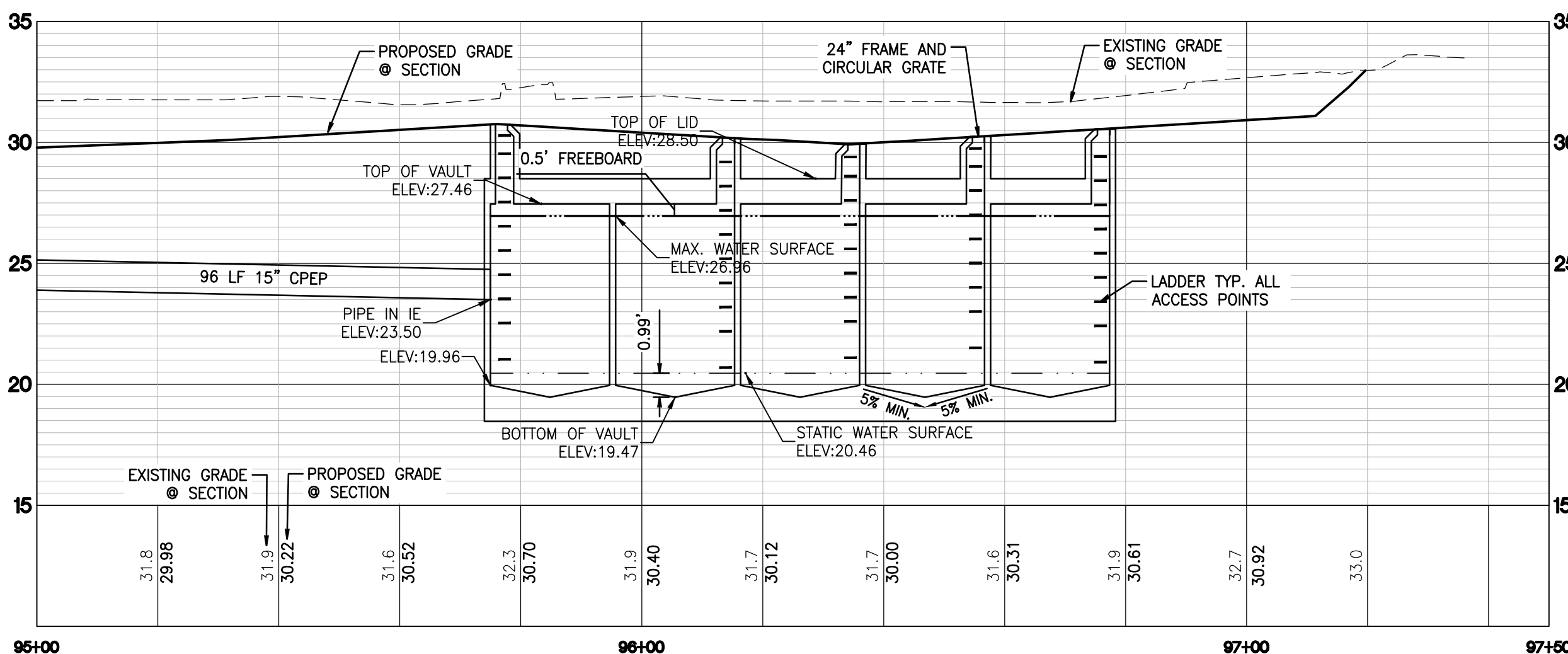
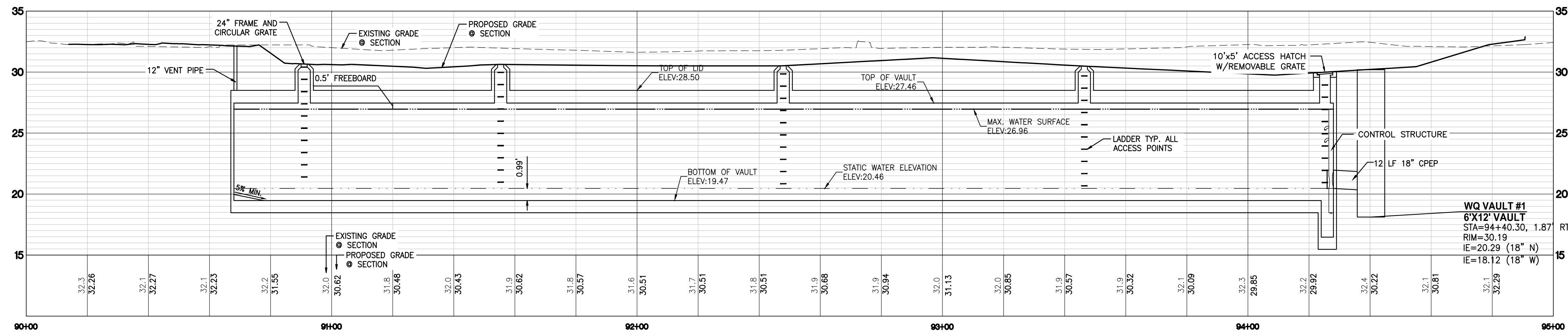
FREEMAN LOGISTICS

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



DETENTION VAULT BUILDING A

LIVE STORAGE DEPTH = 6.5 FEET
TOP OF LID = 28.50
TOP OF VAULT = 27.46
MAXIMUM WATER SURFACE = 26.96
STATIC WATER SURFACE = 20.46
BOTTOM OF VAULT = 19.47
DETENTION VOLUME REQUIRED = 230,750 CF
DETENTION VOLUME PROVIDED = 234,000 CF



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

VAULT NOTES:

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



KEYNOTE (A)

TYPICAL AT ALL MANHOLE ACCESS MINIMUM SIGN SHALL BE 10"x7" ALUMINUM SIGN. THIS SIGN CAN BE ORDERED AT COMPLIANCE SIGNS.COM, AND IS MODEL NUMBER ACE-10005

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

**CONFINED SPACE SIGNAGE
TYPICAL DETAIL**

NOT TO SCALE

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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

**PRELIMINARY DETENTION VAULT
PLAN - NORTH
FOR
FREEMAN LOGISTICS**

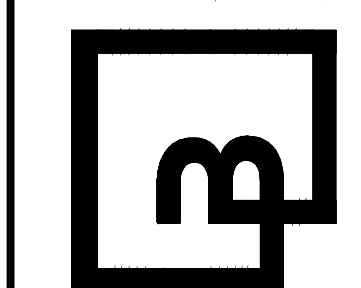
For: **VECTOR DEVELOPMENT COMPANY**
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



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

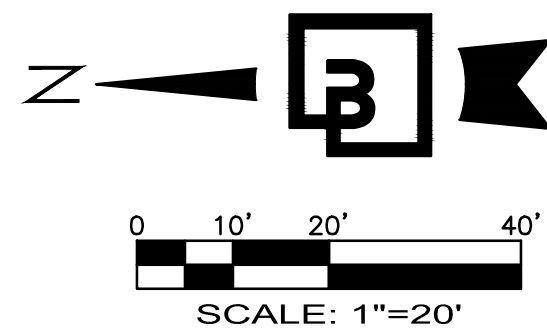
Designed: JSM
Drawn: DTC
Checked: JSM
Approved: JSM
Date: 7/16/25

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



Job Number
21585

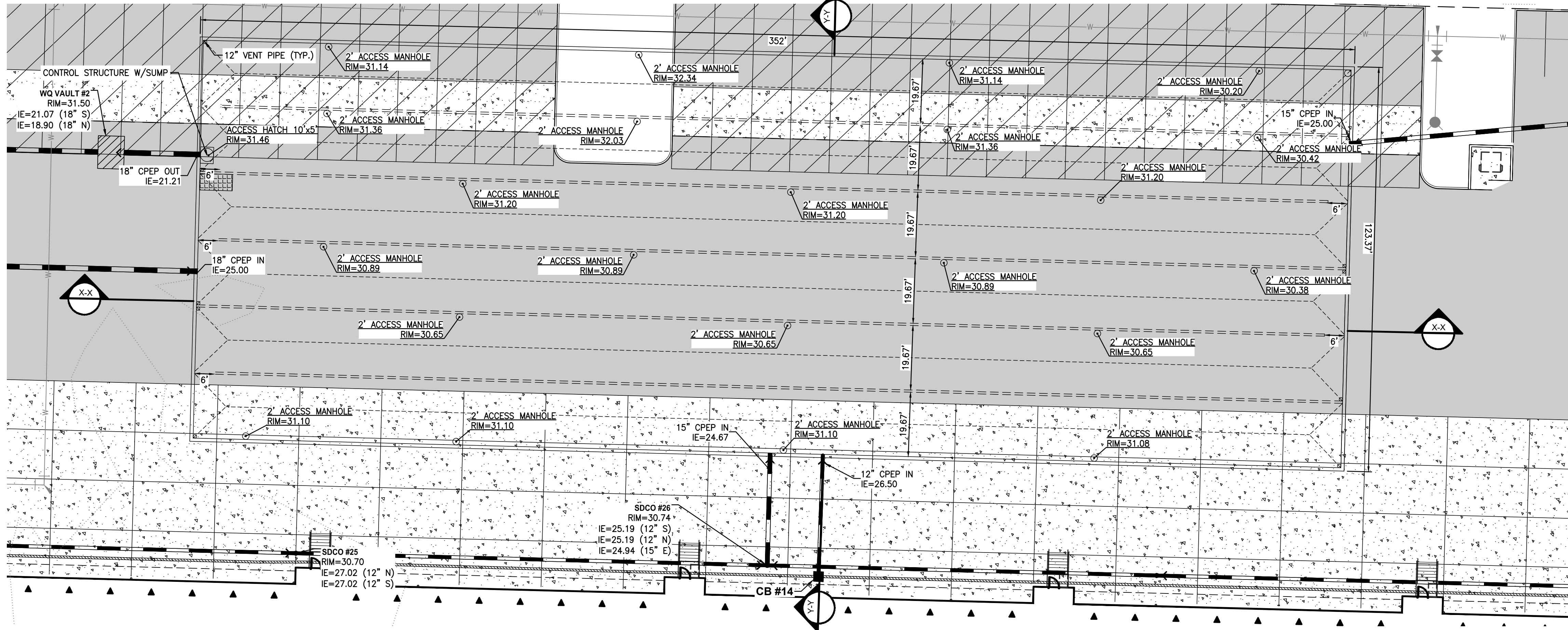
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C14 of **48**



PRELIMINARY DETENTION VAULT PLAN - SOUTH

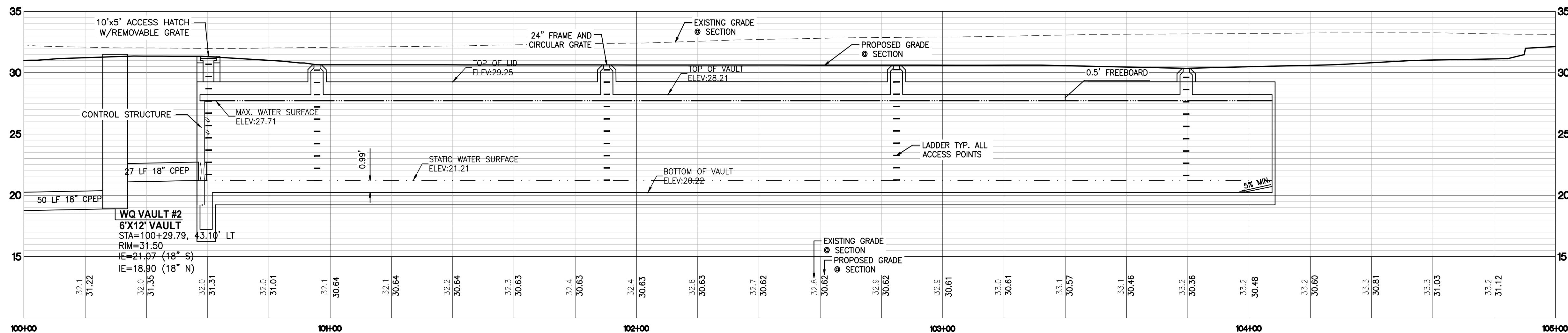
OF
FREEMAN LOGISTICS

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

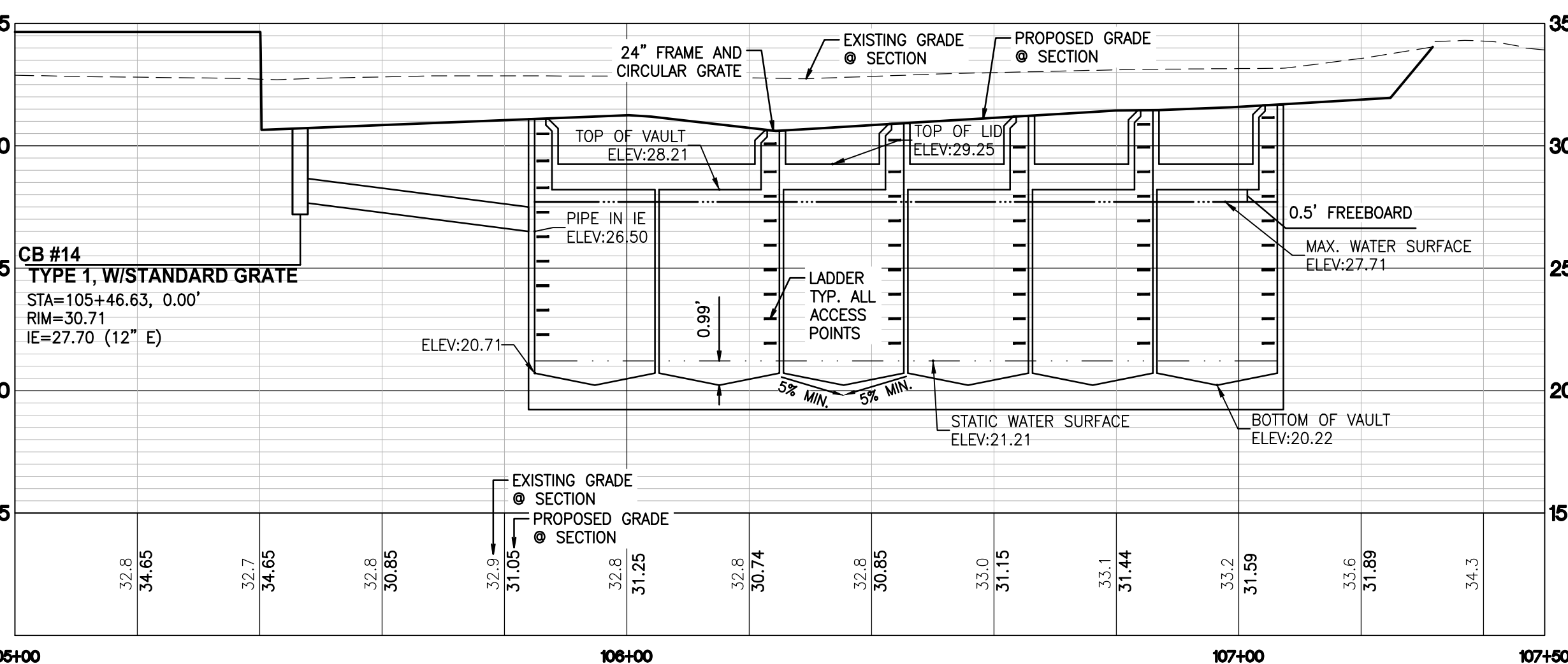


DETENTION VAULT BUILDING B

LIVE STORAGE DEPTH = 6.5 FEET
TOP OF LID = 29.25
TOP OF VAULT = 28.21
MAXIMUM WATER SURFACE = 27.71
STATIC WATER SURFACE = 21.21
BOTTOM OF VAULT = 20.22
DETENTION VOLUME REQUIRED = 261,300 CF
DETENTION VOLUME PROVIDED = 273,000 CF



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



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

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



KEYNOTE
TYPICAL AT ALL MANHOLE ACCESS MINIMUM SIGN SHALL BE 10"x7" ALUMINUM SIGN. THIS SIGN CAN BE ORDERED AT COMPLIANCE SIGNS.COM, AND IS MODEL NUMBER ACE-10005
BOLT TO INSIDE OF STRUCTURE ABOVE TOP LADDER RUNG. (TYP)
CONFINED SPACE SIGNAGE
TYPICAL DETAIL
NOT TO SCALE

APPROVED

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

PRELIMINARY DETENTION VAULT
PLAN - SOUTH
FOR
FREEMAN LOGISTICS

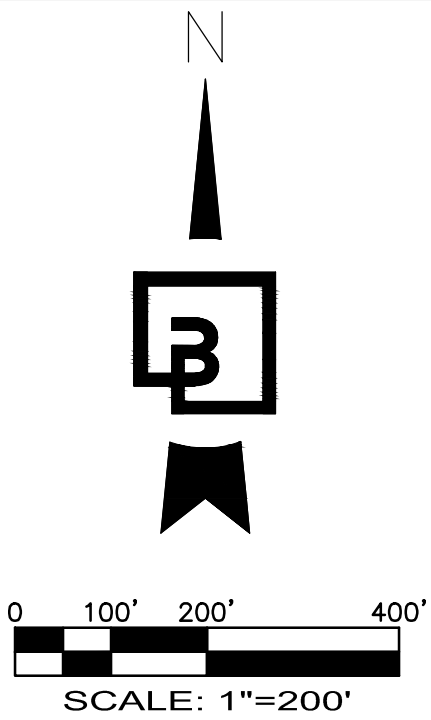
For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



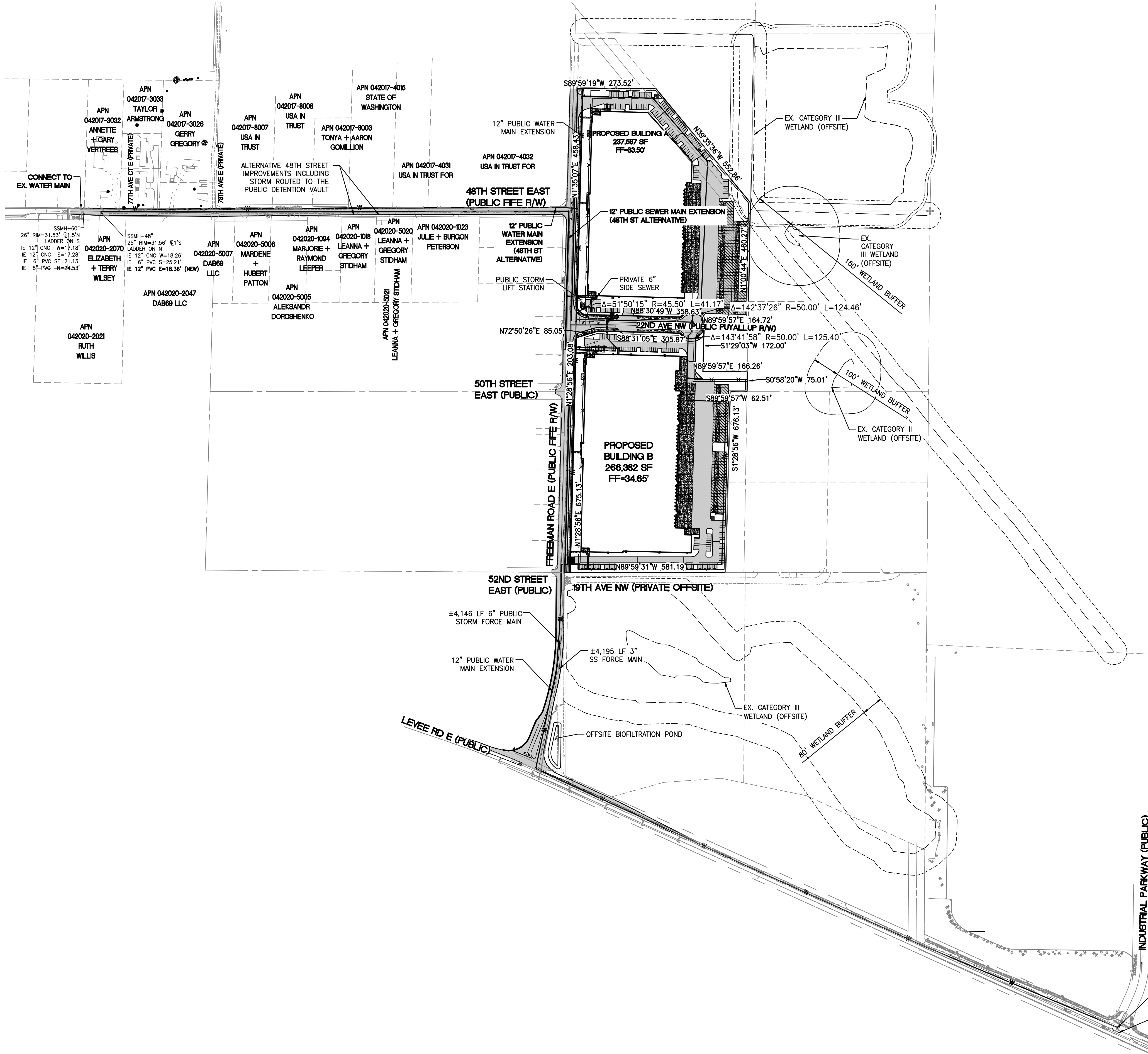
Scale: Horizontal 1"=20' Vertical 1"=5'
Designed: JSM Drawn: DTC Checked: JSM Approved: JSM Date: 7/16/25

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

Job Number 21585
Sheet C15 of 48



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



ENGINEER'S REVIEW
☐ APPROVED
☐ APPROVED AS CORRECTED
☐ REVISE AND RESUBMIT
☐ REJECTED
☐ FOR INFORMATION ONLY

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BY _____ DATE _____



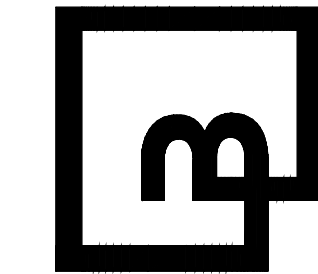
APPROVED

BY _____ CITY OF PUYALLUP DEVELOPMENT ENGINEERING

DATE _____

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



Job Number
21585

Sheet
C16 of **48**

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



Scale:
Horizontal 1"=200'
Vertical N/A

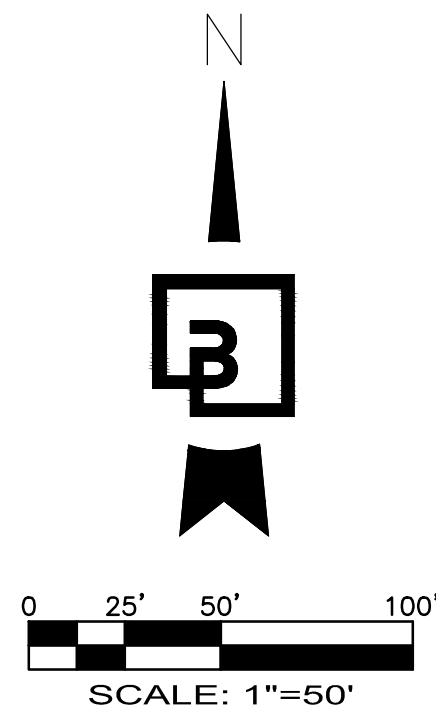
Designed _____
Drawn _____
Checked _____
Approved _____
Date 7/16/25

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

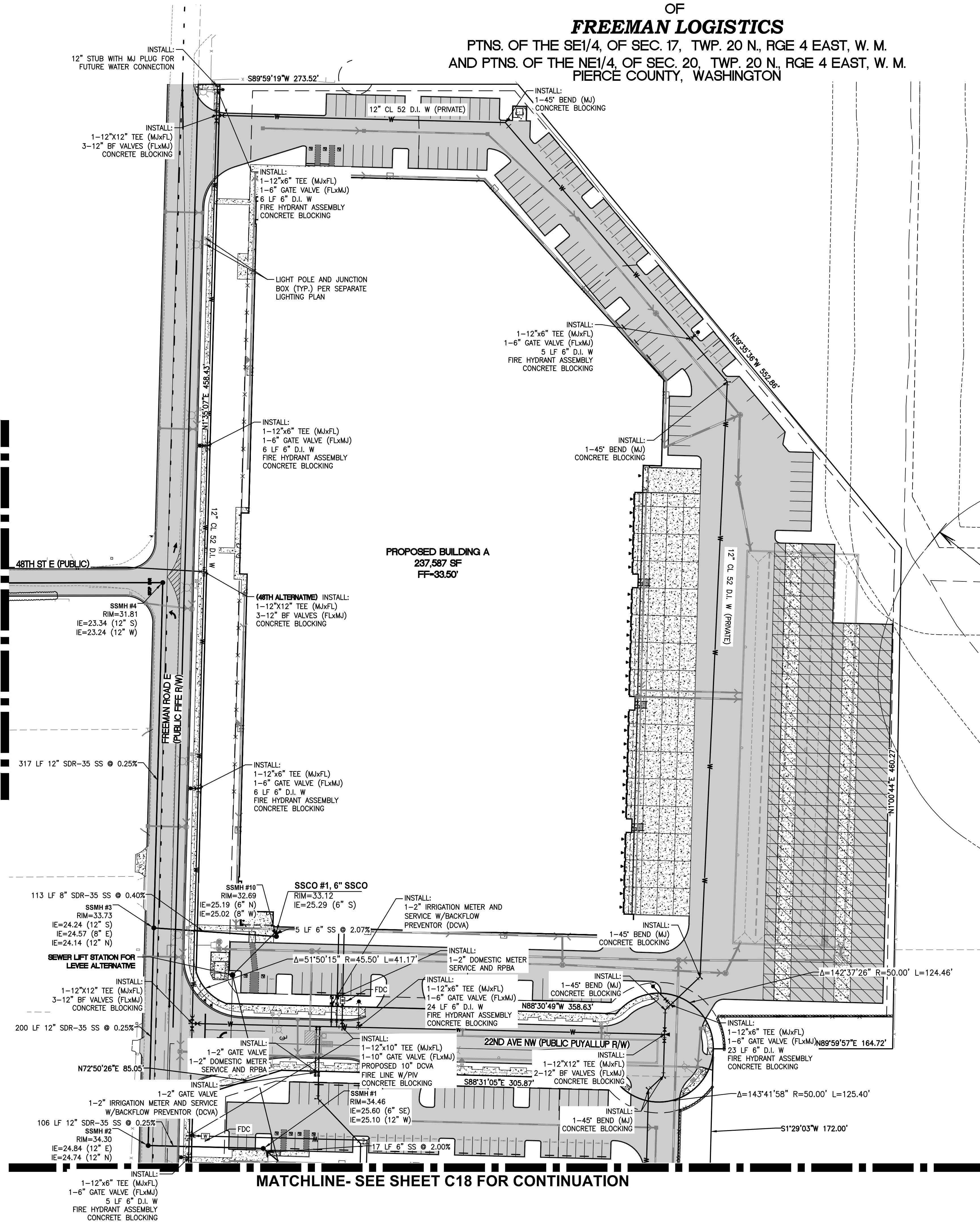
Revision	No.	Date	By	Appr.
6	07/16/25		DTC	JSM

SEPA RESUBMITTAL

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



MATCHLINE- SEE SHEET C19 FOR CONTINUATION



MATCHLINE- SEE SHEET C18 FOR CONTINUATION

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BY _____ DATE _____



APPROVED

BY _____ CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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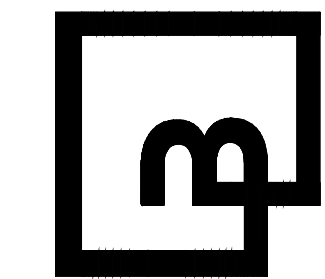
For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



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

Designed: JSM
Drawn: JSM
Checked: JSM
Approved: JSM
Date: 7/16/25

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

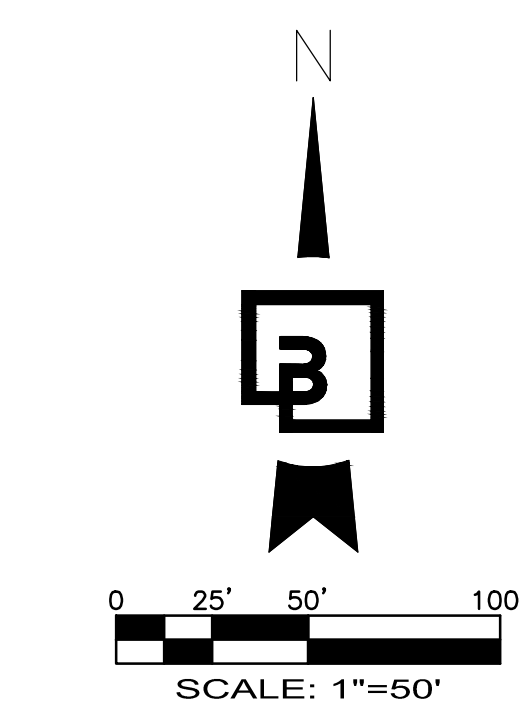


Job Number
21585

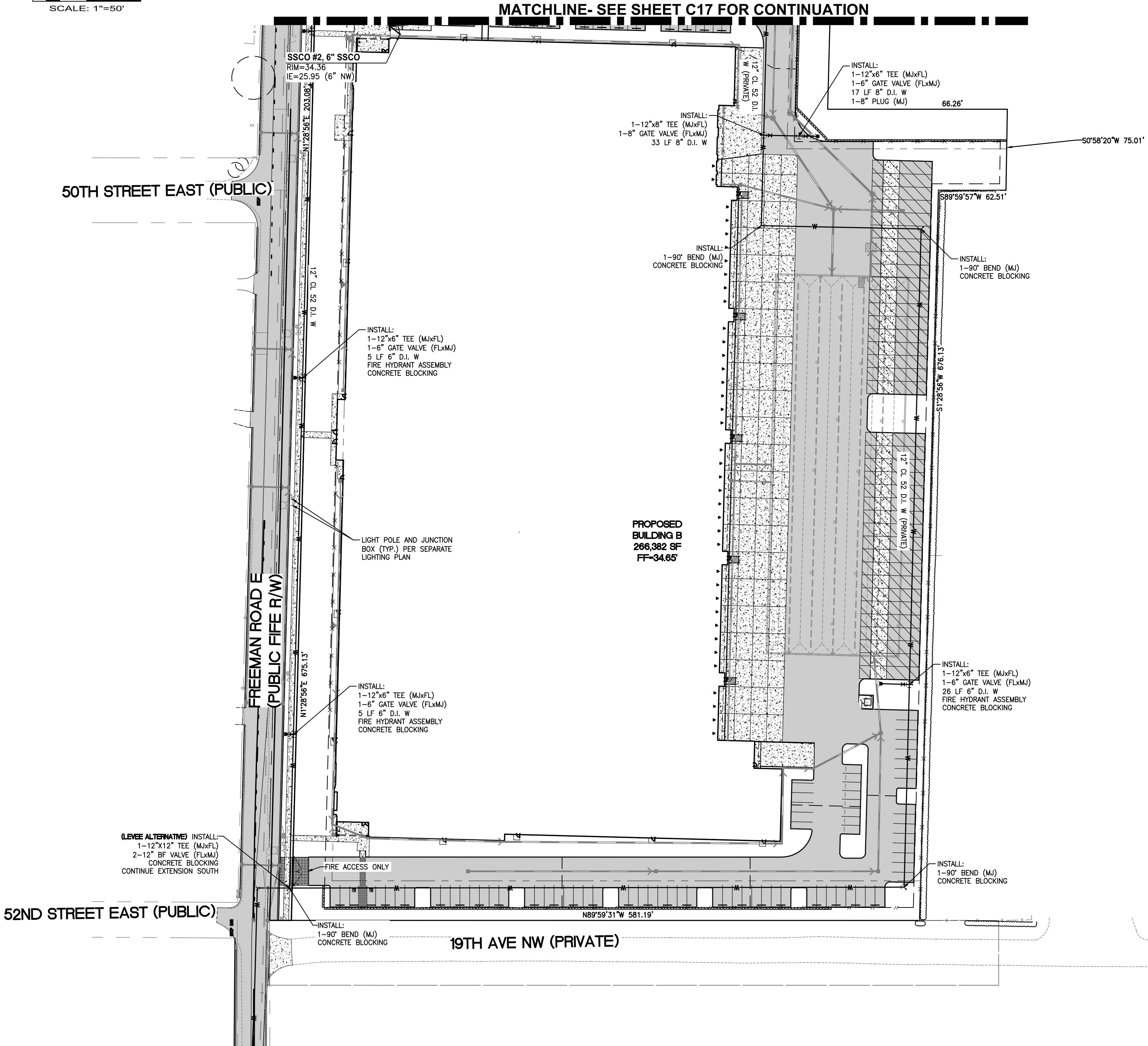
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C17 of **48**

Title:
PRELIMINARY WATER AND SEWER PLAN
FOR
FREEMAN LOGISTICS

Revision	No.	Date	By	Clk	Appr.
6	07/16/25	DTC	JSM	JSM	Appr.



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



ENGINEER'S REVIEW
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☐ APPROVED AS CORRECTED
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BY _____ DATE _____

APPROVED

BY _____ CITY OF PUYALLUP DEVELOPMENT ENGINEERING

DATE _____

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

No.	Date	By	Chd.	Appr.	Revision
6	07/16/25	DTC	JSM	JSM	SEPA RESUBMITTAL

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

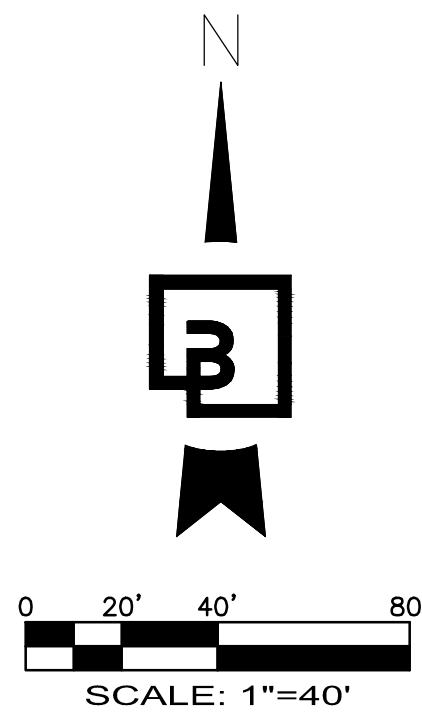


Scale:	Horizontal	Vertical
	1"=50'	N/A
Designed	JSM	
Drawn	DTC	
Checked	JSM	
Approved	JSM	
Date	7/16/25	

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

Job Number
21585

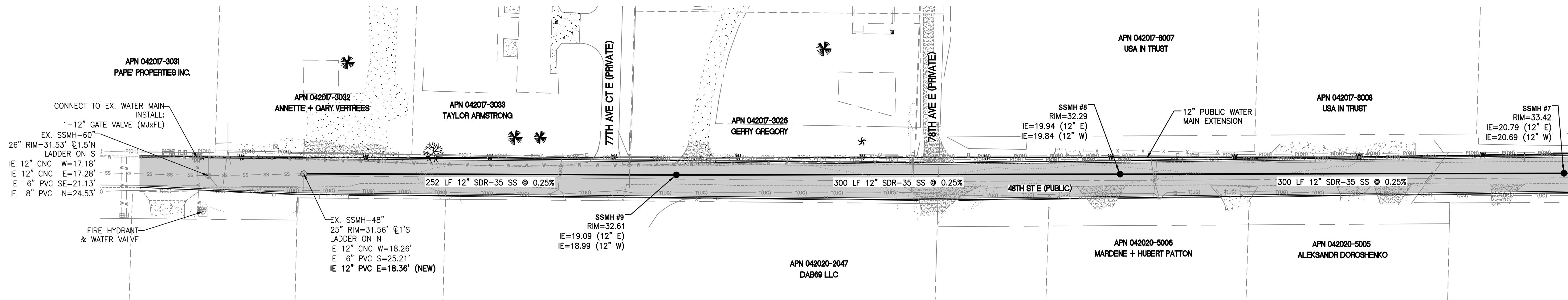
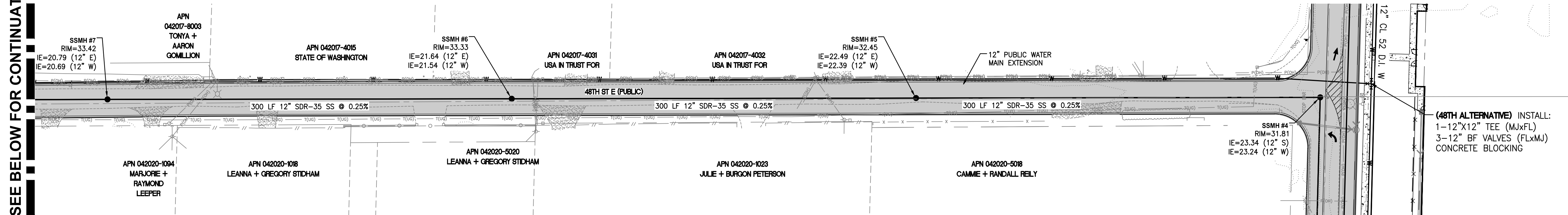
Sheet
C18 of **48**



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

SHEETS C19 AND C28-C31 PROVIDED FOR REVIEW BY
CITY OF FIFE FOR ALTERNATE SEWER CONNECTION
AND WATER SYSTEM INTERTIE TO CITY OF PUYALLUP.
CONCEPTUAL ROAD WIDENING AND STORMWATER
SYSTEM ARE ALSO PROVIDED. THESE ALTERNATE
IMPROVEMENTS ARE AT OWNER'S SOLE DISCRETION.

MATCHLINE- SEE BELOW FOR CONTINUATION



MATCHLINE- SEE ABOVE FOR CONTINUATION

Revision

No. Date By DTC JSM Appr.

6 07/16/25

SEPA RESUBMITTAL

Title:
PRELIMINARY WATER AND SEWER PLAN

FOR
FREEMAN LOGISTICS

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

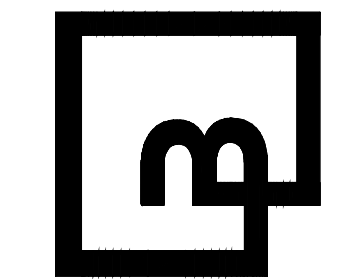


7/16/25

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

Designed JSM
Drawn DTC
Checked JSM
Approved JSM
Date 7/16/25

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



Job Number
21585
Sheet
C19 of **48**

ENGINEER'S REVIEW
☐ APPROVED
☐ APPROVED AS CORRECTED
☐ REVISE AND RESUBMIT
☐ REJECTED
☐ FOR INFORMATION ONLY
THE CITY'S REVIEW IS NOT A CONFIRMATION OF ANY
DIMENSION OR QUANTITIES SHOWN IN THE PLANS AND WILL
NOT RELIEVE THE DEVELOPER OR ENGINEER FROM
RESPONSIBILITY FOR PLANS ERRORS. NO CHANGES SHALL BE
MADE TO THE PLANS EXCEPT WITH THE CONSENT OF THE
CITY ENGINEER. IF CONSTRUCTION HAS NOT COMMENCED
WITHIN A REASONABLE PERIOD OF THE APPROVAL DATE,
PLANS WILL REQUIRE RE-APPROVAL BY THE CITY.
BY _____ DATE _____



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.

OF
FREEMAN LOGISTICS

1. ALL SPECIFICATIONS, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF FIFE MUNICIPAL CODE, THE LATEST EDITION OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. PLANS AND DETAILS SHALL BE IN ACCORDANCE WITH THE CITY OF FIFE MUNICIPAL CODE AND THE LATEST EDITION OF THE WSDOT/APWA STANDARD PLANS.
3. A COPY OF THE APPROVED PLANS SHALL BE ON SITE DURING CONSTRUCTION.
4. CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS. ANY CHANGES FROM THE "APPROVED" PLANS WILL REQUIRE APPROVAL FROM THE DEVELOPER, DEVELOPERS ENGINEER AND THE CITY OF FIFE.
5. A PRE-CONSTRUCTION MEETING AND ANY REQUIRED PERMITS SHALL BE REQUIRED PRIOR TO ANY WORK ACTIVITY. THE PRE-CONSTRUCTION MEETING SHALL BE HELD AT FIFE CITY HALL.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO CONTROL ON SITE STORM WATER RUNOFF BY USING APPROVED TEMPORARY OR PERMANENT DRAINAGE EROSION/SILTATION CONTROL PROCEDURES. THE CITY OF FIFE HAS ADOPTED THE STORMWATER MANAGEMENT MANUAL FOR THE PUGET SOUND BASIN (THE TECHNICAL MANUAL) DEVELOPED BY THE DEPARTMENT OF ECOLOGY.
7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CALL ONE-CALL (1-800-425-5555) FOR UTILITY LOCATIONS (WATER, SANITARY SEWER, STORM SEWER, GAS, POWER, TELEPHONE AND CABLE TV).
8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. ANY UTILITY RELOCATIONS SHALL BE AT THE EXPENSE OF THE APPLICANT AND MUST BE IN ACCORDANCE WITH THE CITY OF FIFE'S STANDARDS.
9. NO SAW CUTTING IN THE RIGHT-OF-WAY WILL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF FIFE. ONCE APPROVED, EXISTING PAVEMENT SHALL BE SAW CUT FULL DEPTH WITH STRAIGHT, UNIFORM EDGES TWELVE INCHES (12") CUT FROM THE EDGE OF EXCAVATION. IF SLOUCHING OCCURS DURING EXCAVATION, THE EXISTING PAVEMENT SHALL BE SAW CUT TO ACHIEVE THE REQUIRED 12 INCHES (12") FROM THE EDGE OF EXCAVATION.
10. LANE CLOSURES SHALL BE RESTRICTED TO 9:00 A.M. TO 3:00 P.M. MONDAY THROUGH FRIDAY. ONE LANE (MINIMUM) SHALL BE RESTRICTED FOR TRAFFIC (BOTH DIRECTIONS) AT ALL TIMES. WORK IN THE RIGHT OF WAY REQUIRES A RIGHT-OF-WAY PERMIT. NIGHT, WEEKEND, OR WORK HOURS OTHER THAN HOURS MENTIONED ABOVE WILL REQUIRE THE CITY OF FIFE ENGINEER'S APPROVAL. A THREE DAY ADVANCE NOTICE IS REQUIRED. ACCESS TO EXISTING DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
11. IF WORK IS REQUIRED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL PROVIDE PROOF OF LIABILITY INSURANCE IN AN AMOUNT NO LESS THAN ONE MILLION DOLLARS PER OCCURRENCE AND A \$10,000 (OR 125% OF CONSTRUCTION COSTS) RESTORATION/DEFECT BOND ON THE CITY OF FIFE FORMS. THE CONTRACTOR SHALL ALSO PROVIDE A TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL A MINIMUM OF FIVE(5) DAYS PRIOR TO STARTING THE WORK. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
12. THE CONTRACTOR SHALL CONTACT PIERCE COUNTY TRANSIT AND THE FIFE SCHOOL DISTRICT FOR COORDINATING BUS STOP OPERATIONS DURING CONSTRUCTION, IF NECESSARY.
13. NO CONSTRUCTION, EXCAVATION, HAULING OR REMOVAL OF FILL SHALL BE PERMITTED BETWEEN THE HOURS OF 10:00 P.M. AND 7:00 A.M. WEEKDAYS OR 10:00 P.M. AND 9:00 A.M. ON WEEKENDS.
14. CUT SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND FILL SLOPES SHALL NOT BE STEEPER THAN 1-1/2 HORIZONTAL TO 1 VERTICAL, OR AS RECOMMENDED BY A SOILS ENGINEER. THE CATCH POINTS OF THE TOP OF CUT SLOPES AND BOTTOM OF FILL SLOPES SHALL BE SET BACK FROM THE SITE BOUNDARY LINES IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS A RETAINING WALL IS DESIGNED BY THE ENGINEER AND CONSTRUCTED FOR THIS PROJECT:

FRONTAGE LEGEND:

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

CDF UTILITY ENCASEMENT DETAIL (N LEVEE RD ONLY)

NOT TO SCALE

APN 420201008
PUYALLUP TRIBE
OF INDIANS

HALF STREET GRIND AND 2"
HMA CLASS 1/2" OVERLAY
ALONG N LEEVE RD E (END
AT INDUSTRIAL PARKWAY
BEYOND UTILITY TRENCHING)

END FULL-
STREET GRIND
AND OVERLAY

ENGINEER'S REVIEW

☐ **APPROVED**

☐ APPROVED AS CORRECTED

☐ REVISE AND RESUBMIT

REJECTED

☐ **FOR INFORMATION ONLY**

THE CITY'S REVIEW IS NOT A CONFIRMATION
DIMENSION OR QUANTITIES SHOWN IN THE

NOT RELIEVE THE DEVELOPER OR ENGINEER
RESPONSIBILITY FOR PLANS ERRORS. NO
MAY BE USED FOR ANY PURPOSES WITHOUT THE

MADE TO THE PLANS EXCEPT WITH THE CITY ENGINEER. IF CONSTRUCTION HAS NOT WITHIN A REASONABLE PERIOD OF THE AD-

PLANS WILL REQUIRE RE-APPROVAL BY THE

BY	DATE

APPROV

Page 10

BY _____
CITY OF BIRMINGHAM

DEVELOPMENT EN

DATE _____

NOTE: THIS APPROVAL IS VALID FOR 180 DAYS FROM APPROVAL DATE.

ND DEPTH

FOR ERRORS AND/OR O
THESE PLANS.

FIELD CONDITIONS MAY
CHANGES TO THESE PR

ON THESE
VARIATION.

[illegible]

PRELIMINARY ROAD IMPROVEMENT
FREEMAN AND LEVEE INTERSECTION
FOR
FREEMAN LOGISTICS

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



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

Designed JSM
 Drawn DTC
 Checked JSM
 Approved JSM
 Date 7/16/25

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



Job Number
21585
Sheet
C-20 48

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PRELIMINARY ROAD IMPROVEMENTS STA 50+00 TO 55+00

OF
FREEMAN LOGISTICS

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

FREEMAN RD EAST
(PUBLIC FIFE R/W)

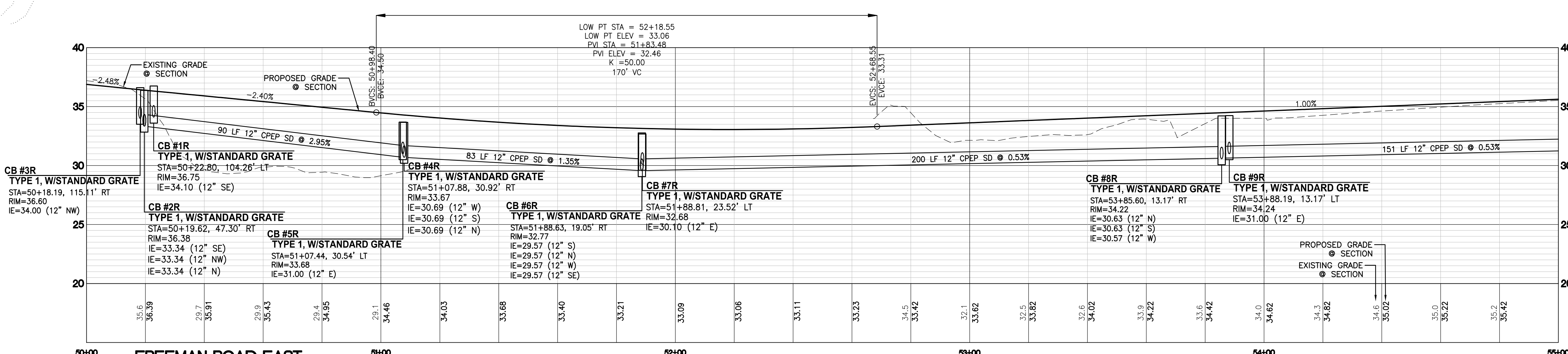
APN 420201104
TERHUNE RAY
INVESTMENTS LLC

APN 420201008
PUYALLUP TRIBE
OF INDIANS

RIP RAP PAD DETAIL

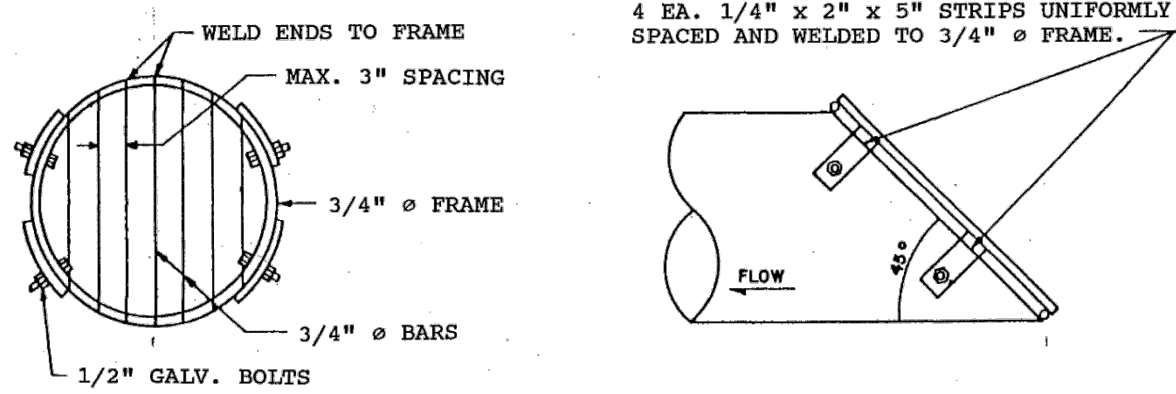
NOT TO SCALE

MATCHLINE STA 55+00 SEE SHEET C22 FOR CONTINUATION

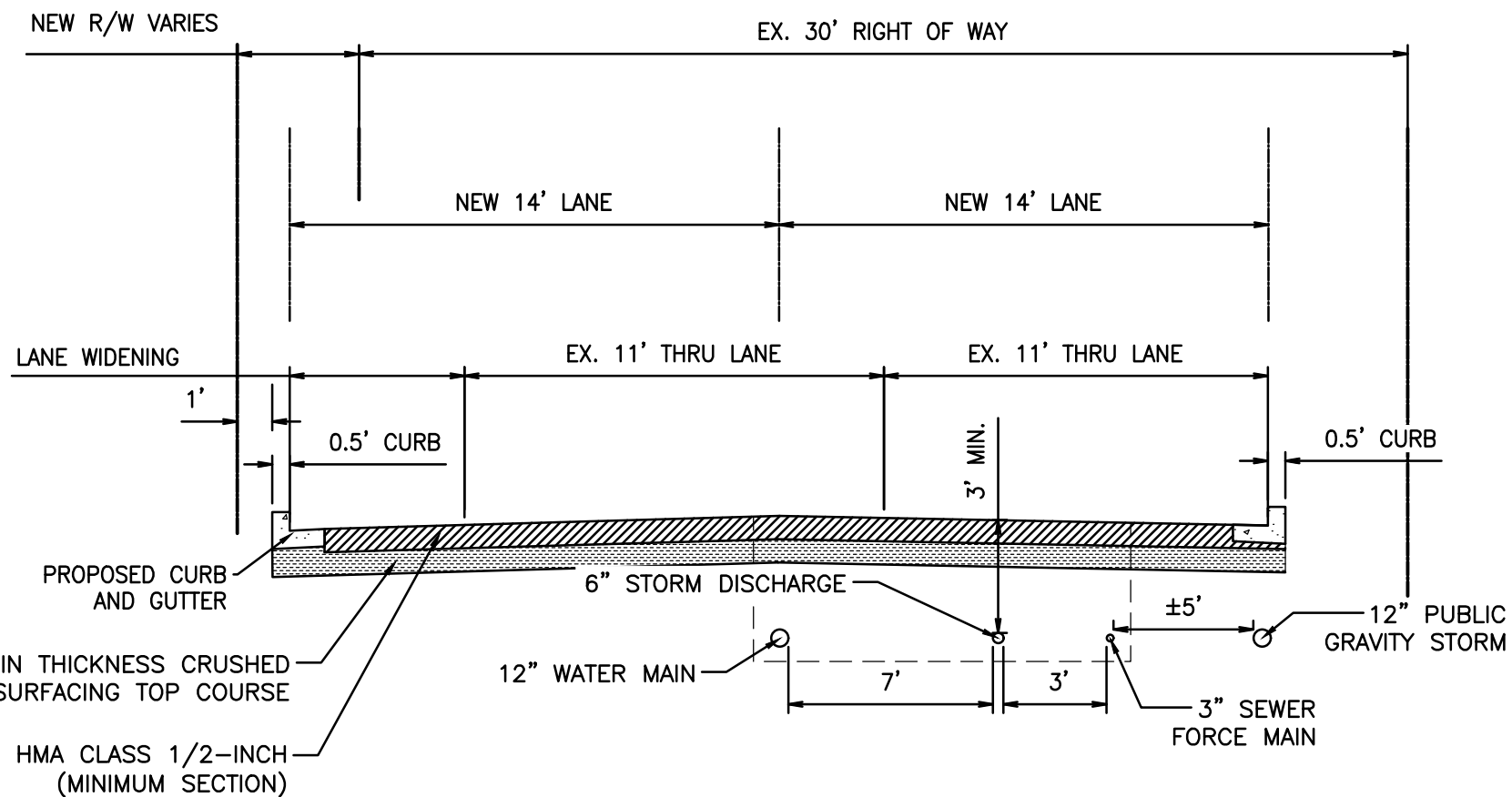


FREEMAN ROAD EAST
STA: 50+00 TO 55+00

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



TRASH RACK DETAIL



FREEMAN ROAD EAST SECTION B

NOT TO SCALE

FRONTAGE LEGEND:

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

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

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

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING 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.

ENGINEER'S REVIEW

- ☐ APPROVED
- ☐ APPROVED AS CORRECTED
- ☐ REVISION AND RESUBMIT
- ☐ REJECTED
- ☐ FOR INFORMATION ONLY

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BY DATE

APPROVED

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE

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

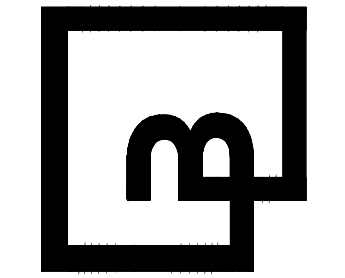
For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



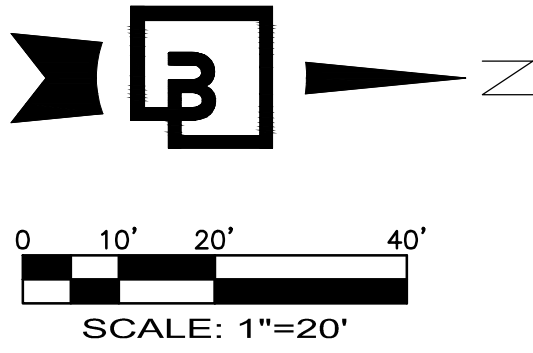
Scale:
Horizontal 1"=20'
Vertical 1"=5'

Designed JSM
Drawn JSM
Checked JSM
Approved JSM
Date 7/16/25

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



Job Number 21585
Sheet C21 of 48

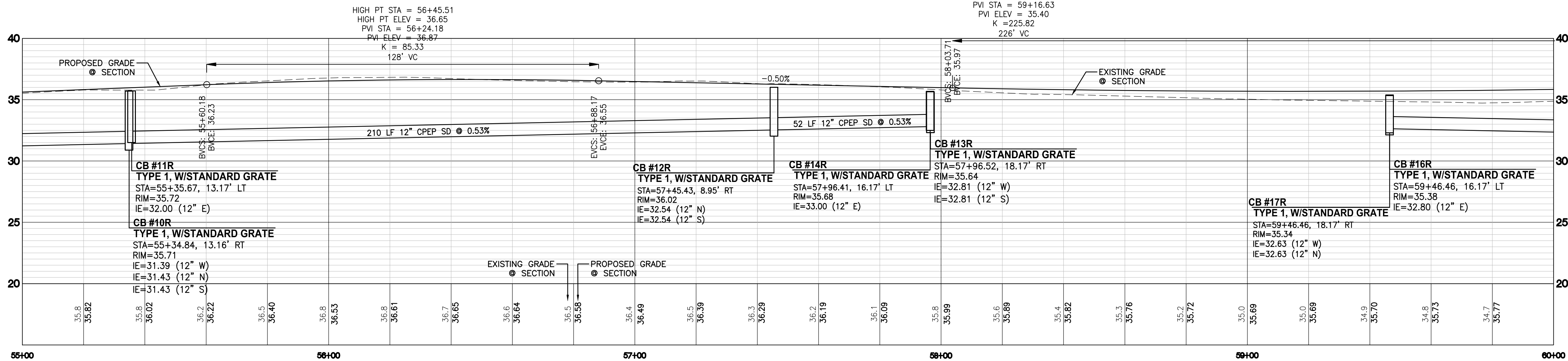
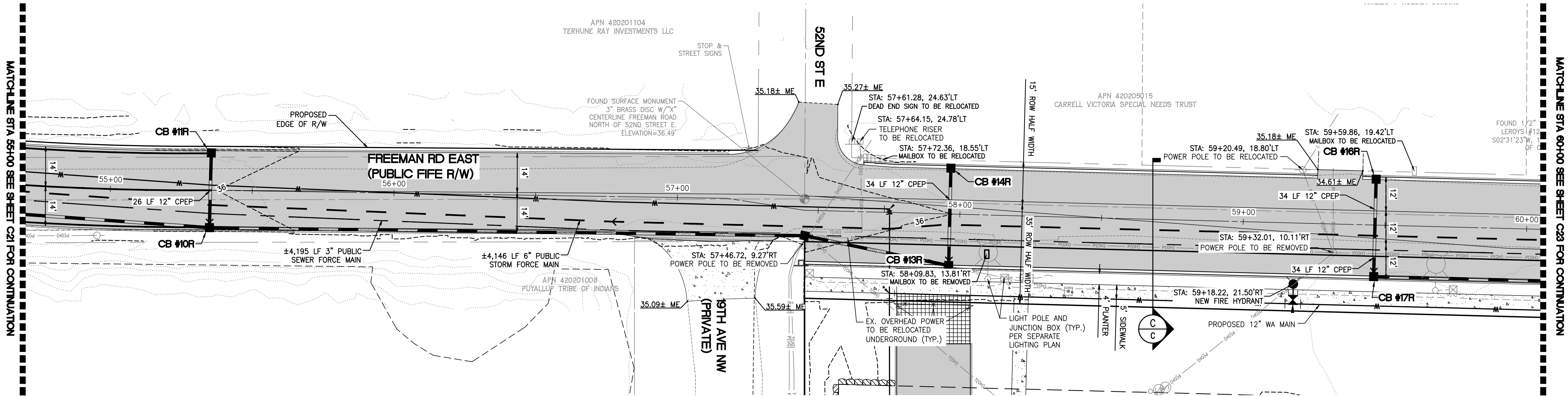


PRELIMINARY ROAD IMPROVEMENTS STA 55+00 TO 60+00

OF

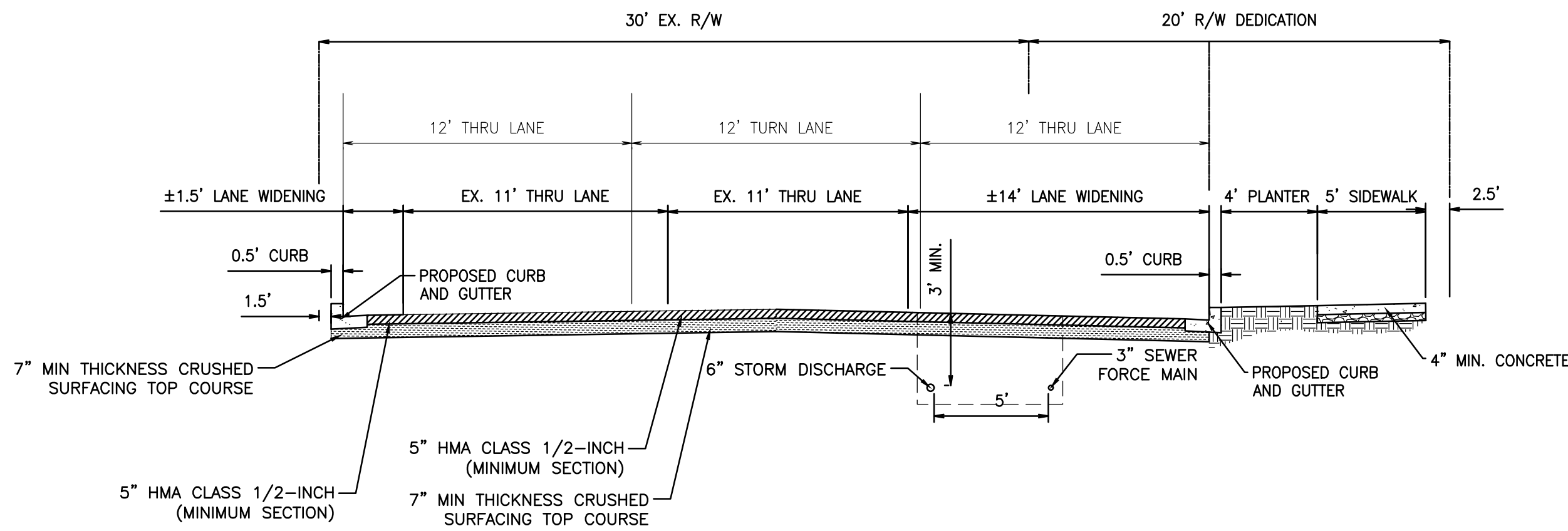
FREEMAN LOGISTICS

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



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

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

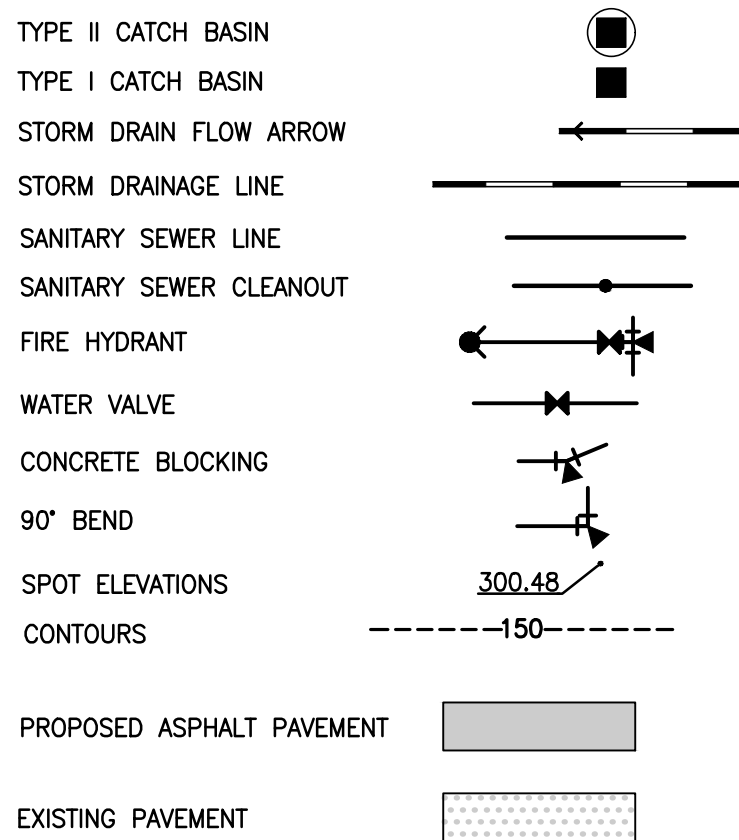


FREEMAN ROAD EAST SECTION C

NOT TO SCALE

FRONTAGE LEGEND:

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



ENGINEER'S REVIEW

APPROVED

APPROVED AS CORRECTED

REVISED AND RESUBMIT

REJECTED

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BY DATE

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

UTILITY CONFLICT NOTE:

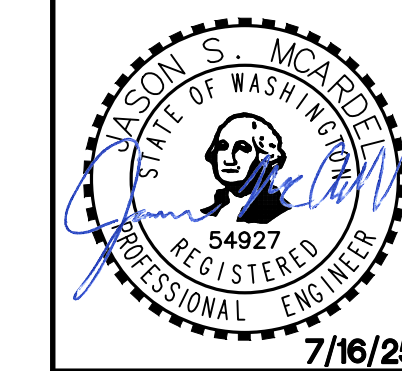
CAUTION:

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PRELIMINARY ROAD IMPROVEMENTS
STA 55+00 TO 60+00
FOR
FREEMAN LOGISTICS

Title:

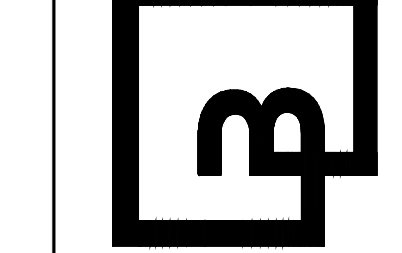
For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



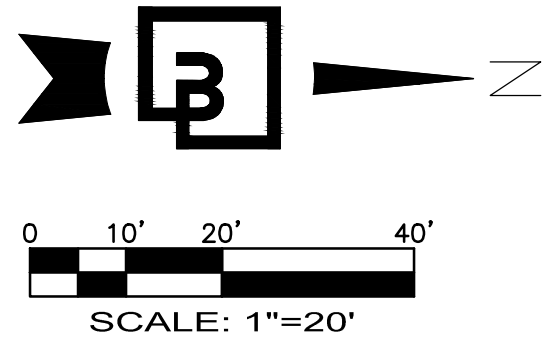
Scale:
Horizontal 1"=20'
Vertical 1"=5'

Designed: JSM
Drawn: JSM
Checked: JSM
Approved: JSM
Date: 7/16/25

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



Job Number 21585
Sheet C22 of 48

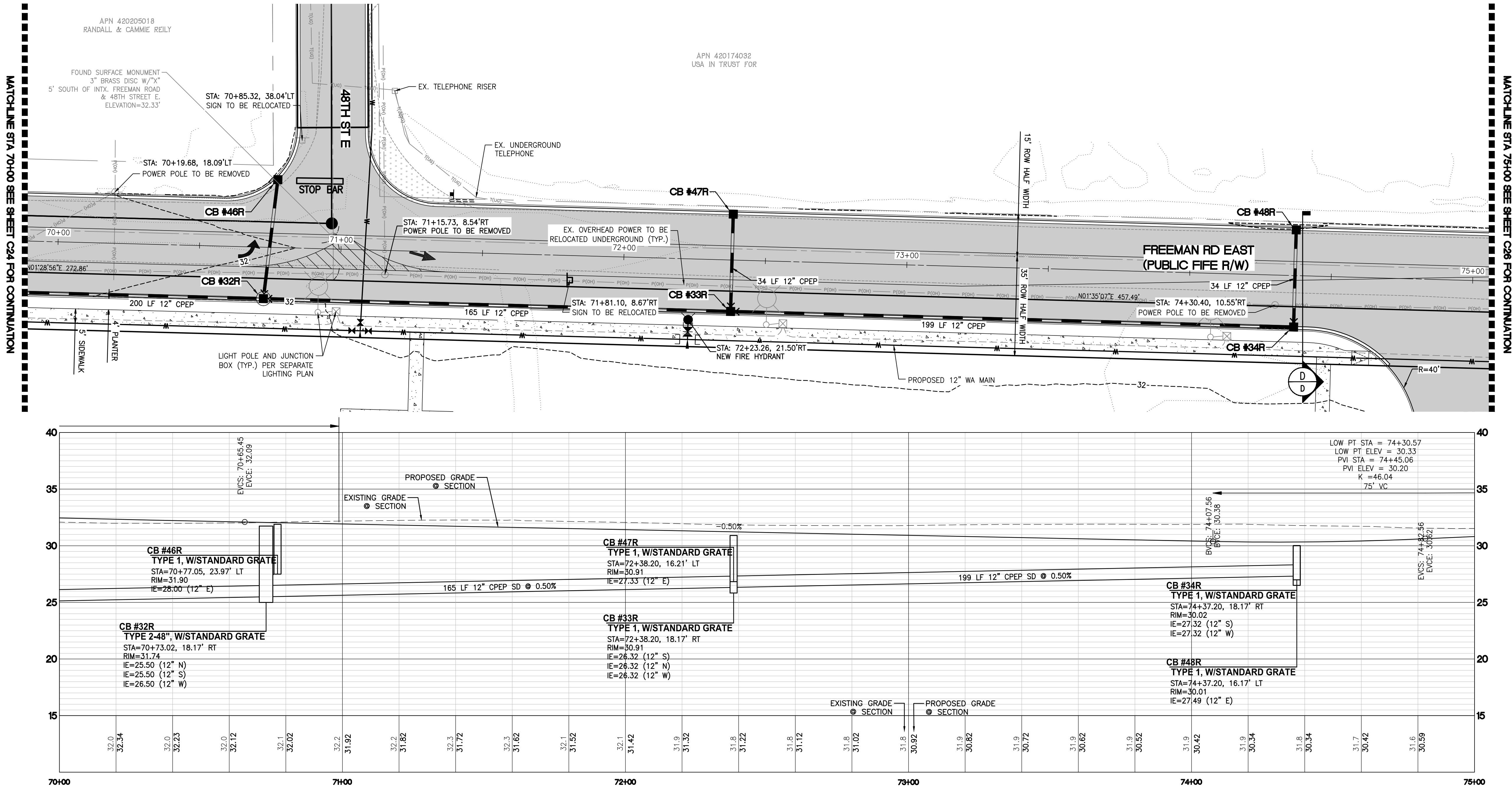


PRELIMINARY ROAD IMPROVEMENTS STA 70+00 TO 75+00

OF

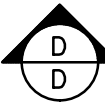
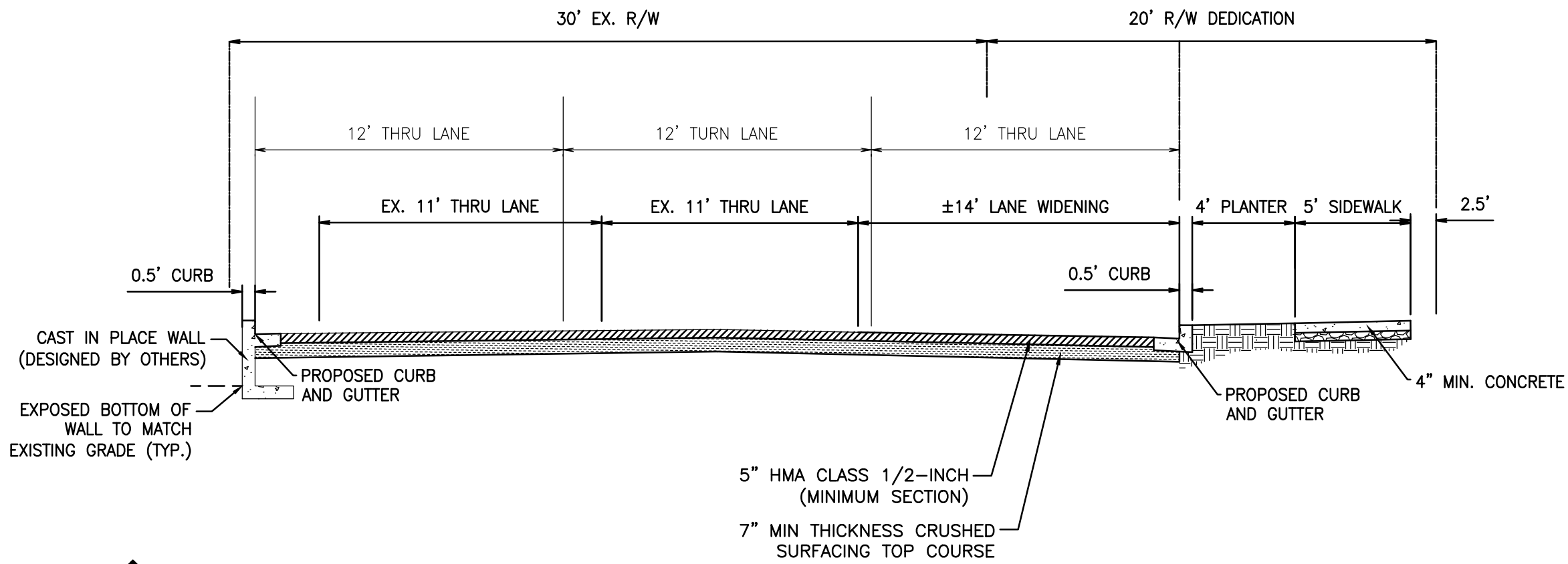
FREEMAN LOGISTICS

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



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

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



FREEMAN ROAD EAST SECTION D

NOT TO SCALE

FRONTAGE LEGEND:

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

- TYPE II CATCH BASIN
- TYPE I CATCH BASIN
- STORM DRAIN FLOW ARROW
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- CONCRETE BLOCKING
- 90° BEND
- SPOT ELEVATIONS
- CONTOURS
- PROPOSED ASPHALT PAVEMENT
- EXISTING PAVEMENT

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

UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE 1-800-424-5555 AND THEN POTHOLES 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.

Revision

6 07/16/25 DTC JSM JSM SEPA RESUBMITTAL

No. Date By Appr.

Title:

PRELIMINARY ROAD IMPROVEMENTS
STA 70+00 TO 75+00
FOR
FREEMAN LOGISTICS

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



Scale:

Horizontal

1"=20'

Vertical

1"=5'

Designed JSM

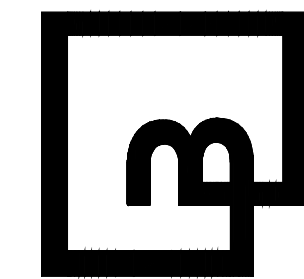
Drawn DTC

Checked JSM

Approved JSM

Date 7/16/25

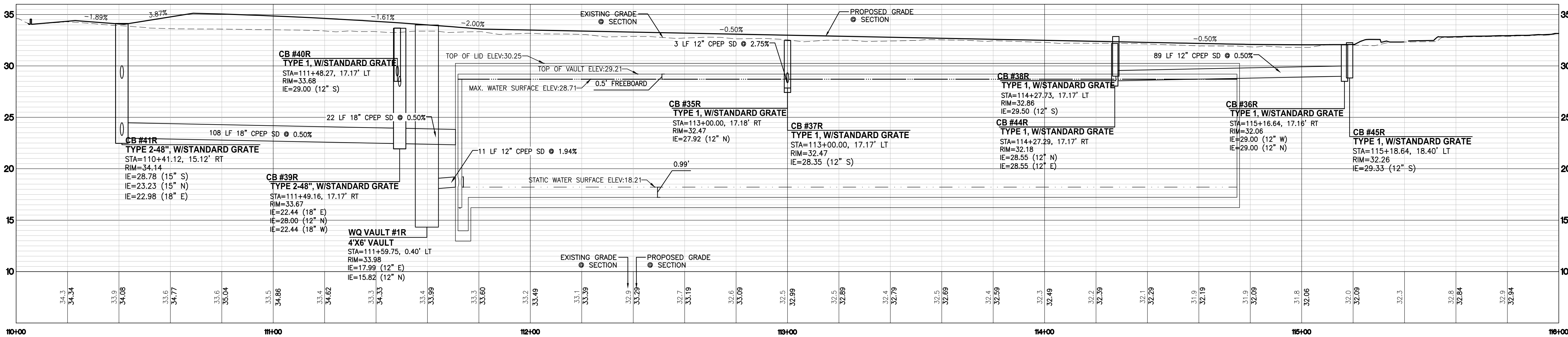
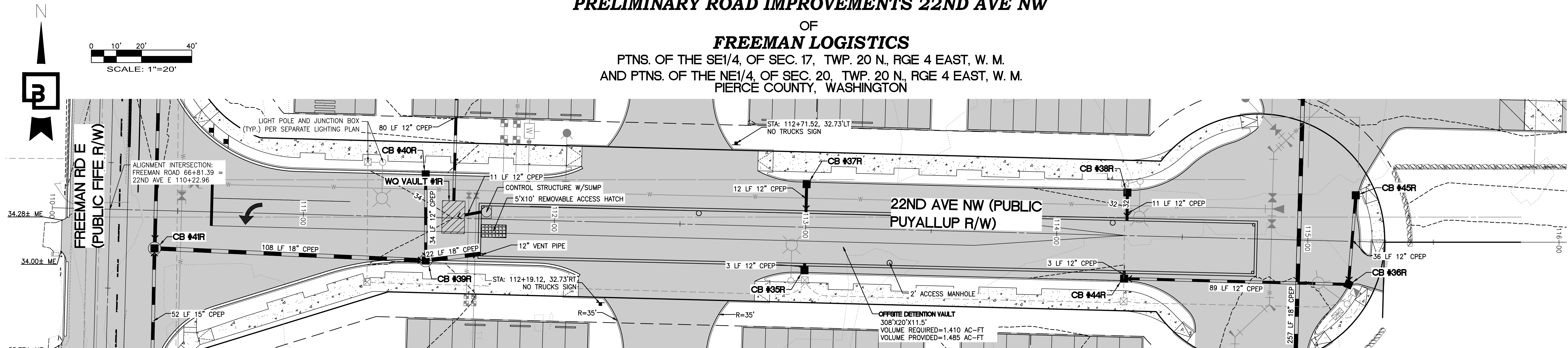
Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number
21585

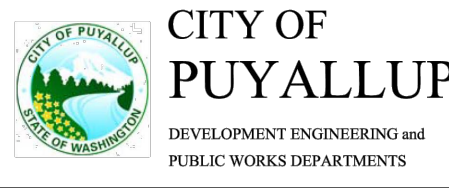
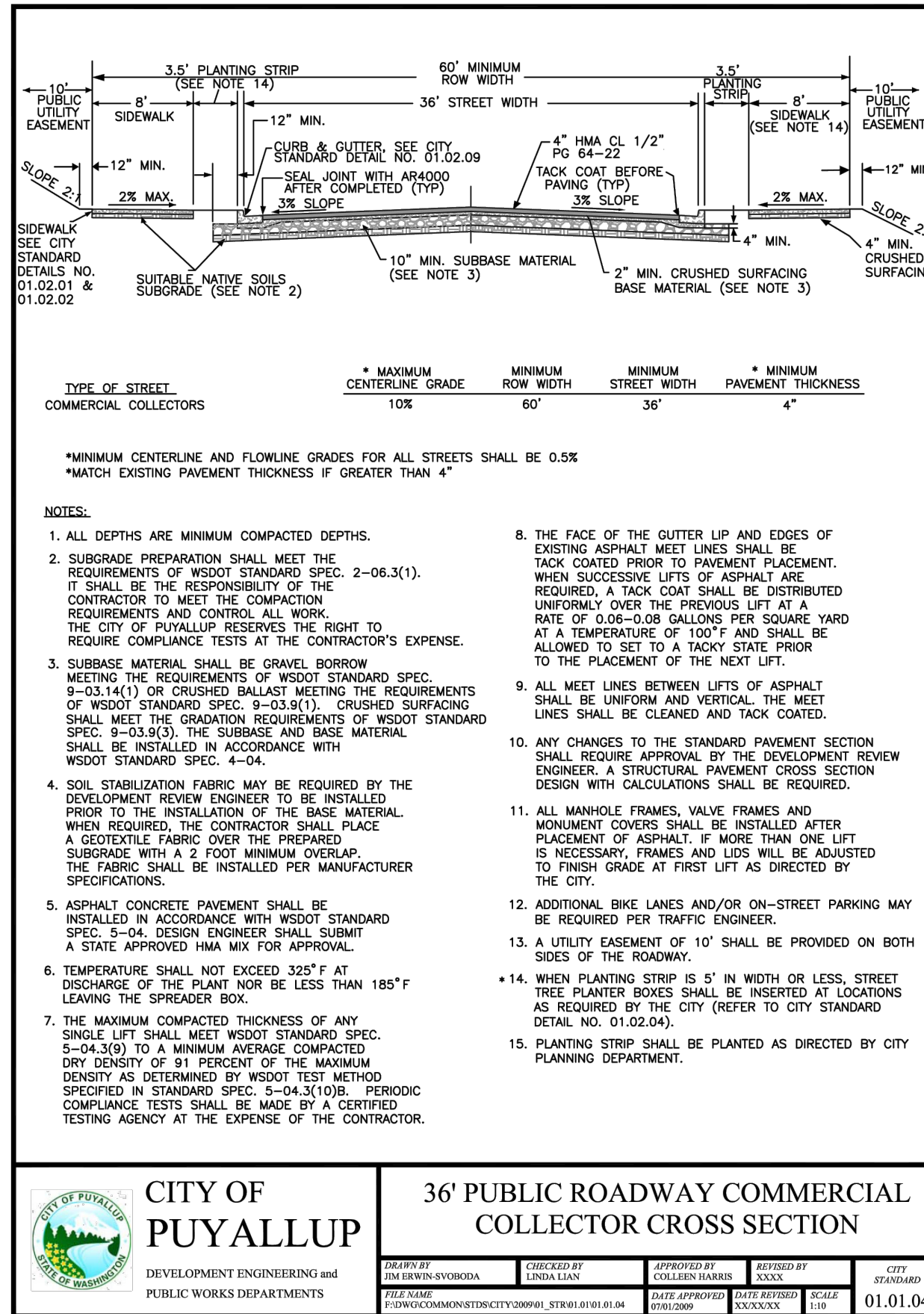
Sheet
C25 of 48

PRELIMINARY ROAD IMPROVEMENTS 22ND AVE NW

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

22ND AVE EAST @ STA: 110+00 TO 116+00

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



36' PUBLIC ROADWAY COMMERCIAL COLLECTOR CROSS SECTION

DESIGNED BY	CHECKED BY	APPROVED BY	DATE	DATE
TRN ERIKSON-01000004	LINDA LANE	COLLEEN ERIKSON	01.01.04	01.01.04
FORWARD COMMUNITY DESIGN CENTER, 3100 1ST AVE SE, SUITE 100, PUYALLUP, WA 98449				

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

UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING 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.

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.

Job Number
21585Sheet
C27 of 48

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

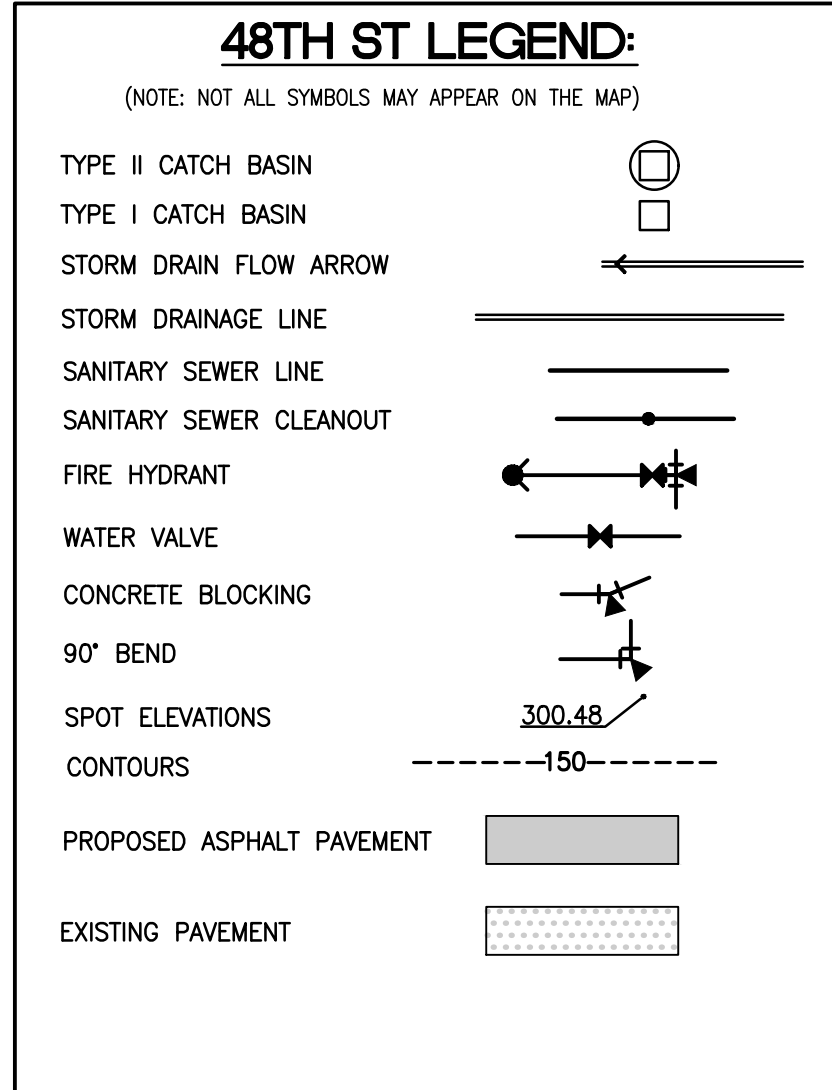
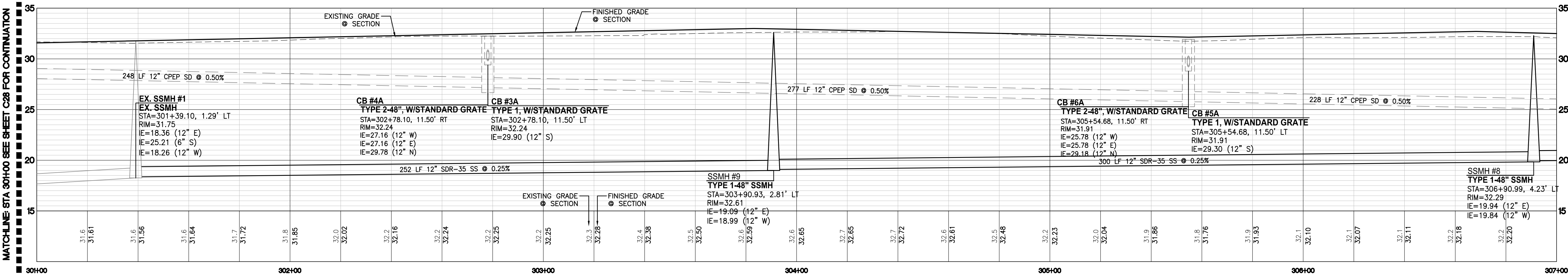
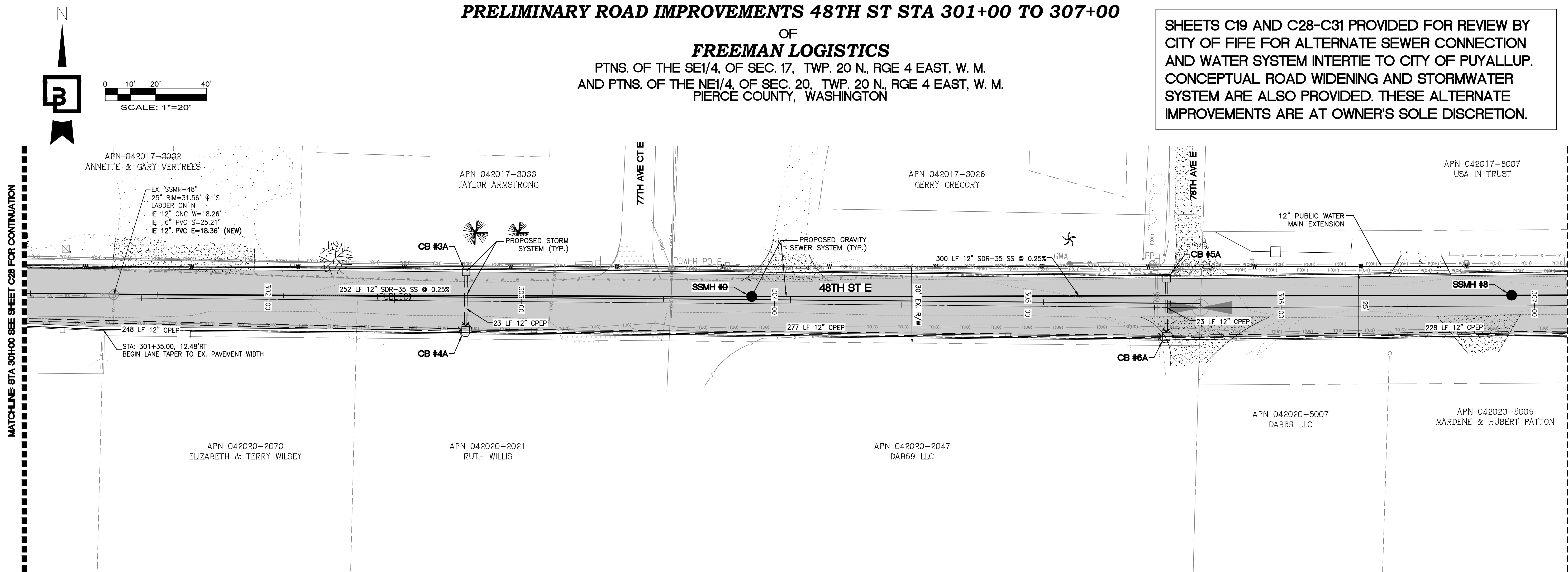
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Horizontal 1"=20'
Vertical 1"=5'Designed: JSM
Drawn: JSM
Checked: JSM
Approved: JSM
Date: 7/16/25Title:
PRELIMINARY ROAD
IMPROVEMENTS 22ND AVE NW
FOR
FREEMAN LOGISTICSFor: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034

PRELIMINARY ROAD IMPROVEMENTS 48TH ST STA 301+00 TO 307+00

OF
FREEMAN LOGISTICS

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

SHEETS C19 AND C28-C31 PROVIDED FOR REVIEW BY
CITY OF FIFE FOR ALTERNATE SEWER CONNECTION
AND WATER SYSTEM INTERTIE TO CITY OF PUYALLUP.
CONCEPTUAL ROAD WIDENING AND STORMWATER
SYSTEM ARE ALSO PROVIDED. THESE ALTERNATE
IMPROVEMENTS ARE AT OWNER'S SOLE DISCRETION.



ENGINEER'S REVIEW
☐ APPROVED
☐ APPROVED AS CORRECTED
☐ REVISE AND RESUBMIT
☐ REJECTED
☐ FOR INFORMATION ONLY
THE CITY'S REVIEW IS NOT A CONFIRMATION OF ANY
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PLANS WILL REQUIRE RE-APPROVAL BY THE CITY.
BY _____ DATE _____

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

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Title: PRELIMINARY ROAD IMPROVEMENTS 48TH ST STA 301+00 TO 307+00 FOR FREEMAN LOGISTICS

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

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

Designed: JSM Drawn: JSM Checked: JSM Approved: JSM Date: 7/16/25

Job Number: 21585 Sheet: C29 of 48

Professional Engineer Seal: JASON S. BARGHAUSEN, 44927, REGISTERED PROFESSIONAL ENGINEER, 7/16/25

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

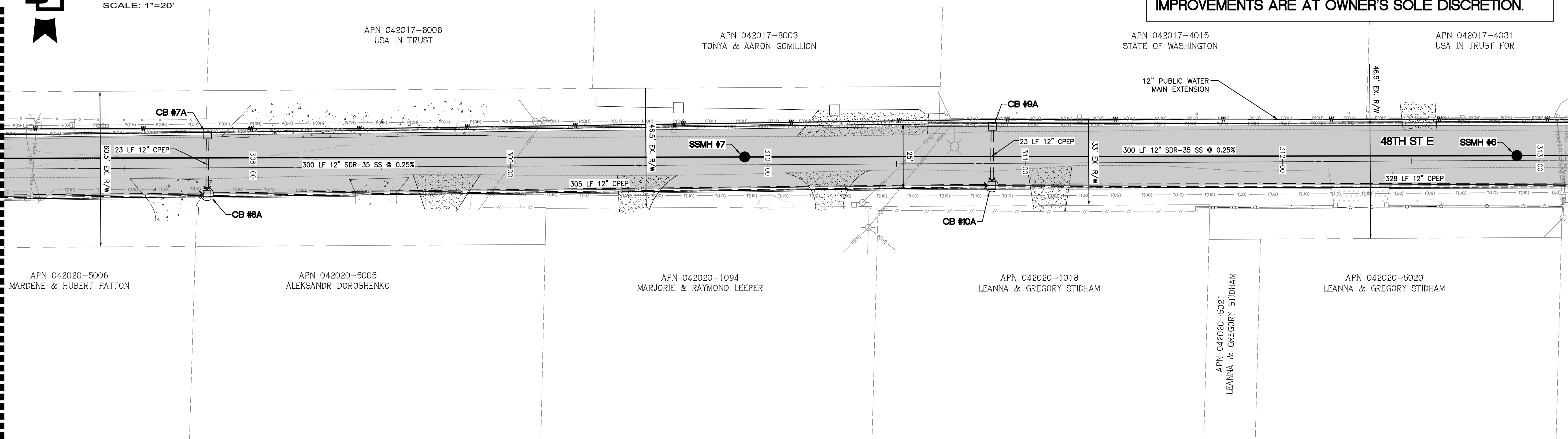
PRELIMINARY ROAD IMPROVEMENTS 48TH ST STA 307+00 TO 313+00

OF
FREEMAN LOGISTICS

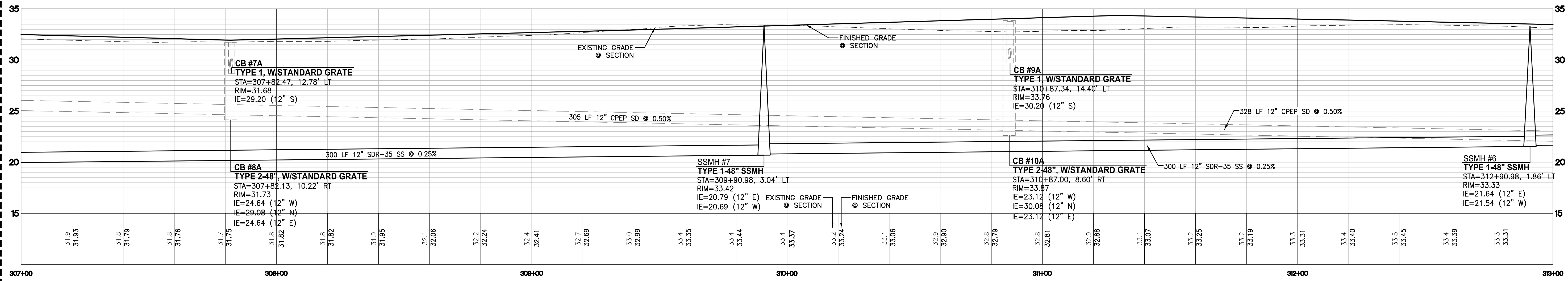
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON

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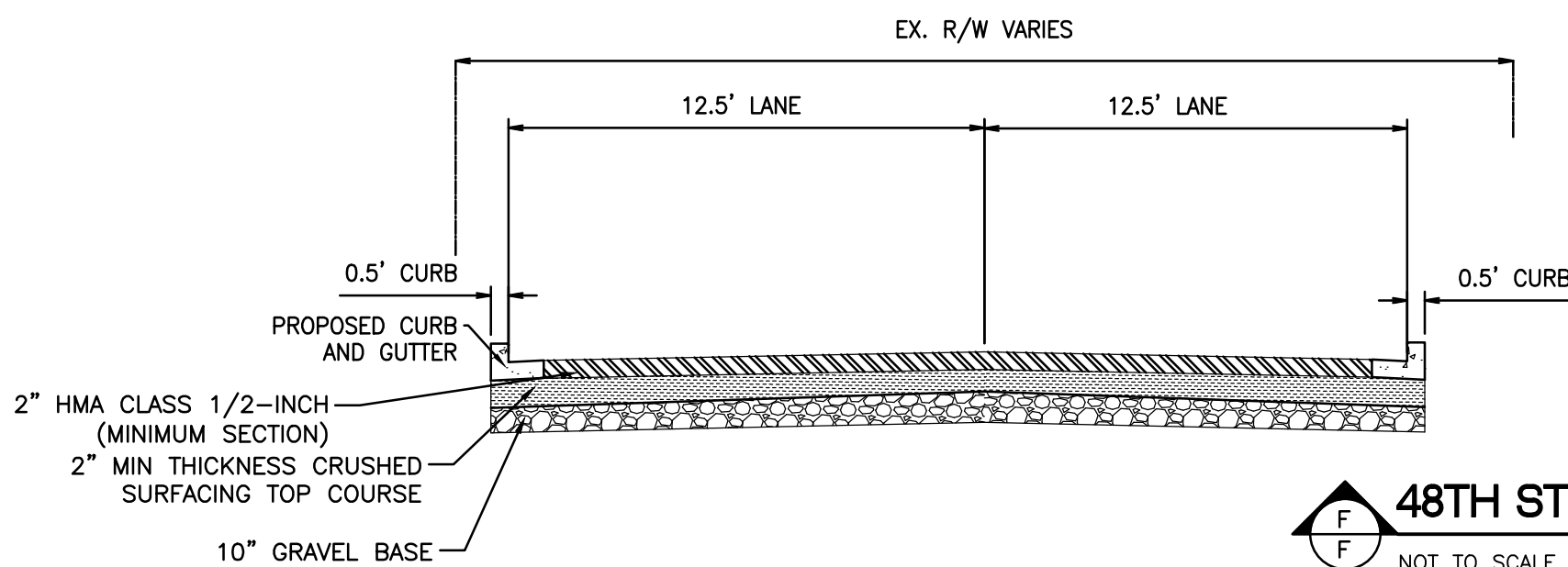
MATCH-LINE STA 307+00 SEE SHEET C28 FOR CONTINUATION



MATCH-LINE STA 307+00 SEE SHEET C29 FOR CONTINUATION



MATCH-LINE STA 313+00 SEE SHEET C31 FOR CONTINUATION



48TH ST E SECTION F
NOT TO SCALE

48TH ST LEGEND:

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

- TYPE II CATCH BASIN
- TYPE I CATCH BASIN
- STORM DRAIN FLOW ARROW
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- CONCRETE BLOCKING
- 90° BEND
- SPOT ELEVATIONS
- CONTOURS
- PROPOSED ASPHALT PAVEMENT
- EXISTING PAVEMENT

ENGINEER'S REVIEW

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☐ REVISE AND RESUBMIT

☐ REJECTED

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BY _____ DATE _____

CALL BEFORE YOU DIG:
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ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY
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CONSTRUCTION.

PRELIMINARY ROAD IMPROVEMENTS
48TH ST STA 307+00 TO 313+00
FOR
FREEMAN LOGISTICS

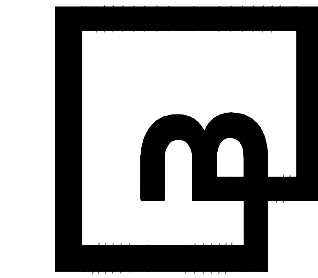
For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



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

Designed JSM
Drawn JSM
Checked JSM
Approved JSM
Date 7/16/25

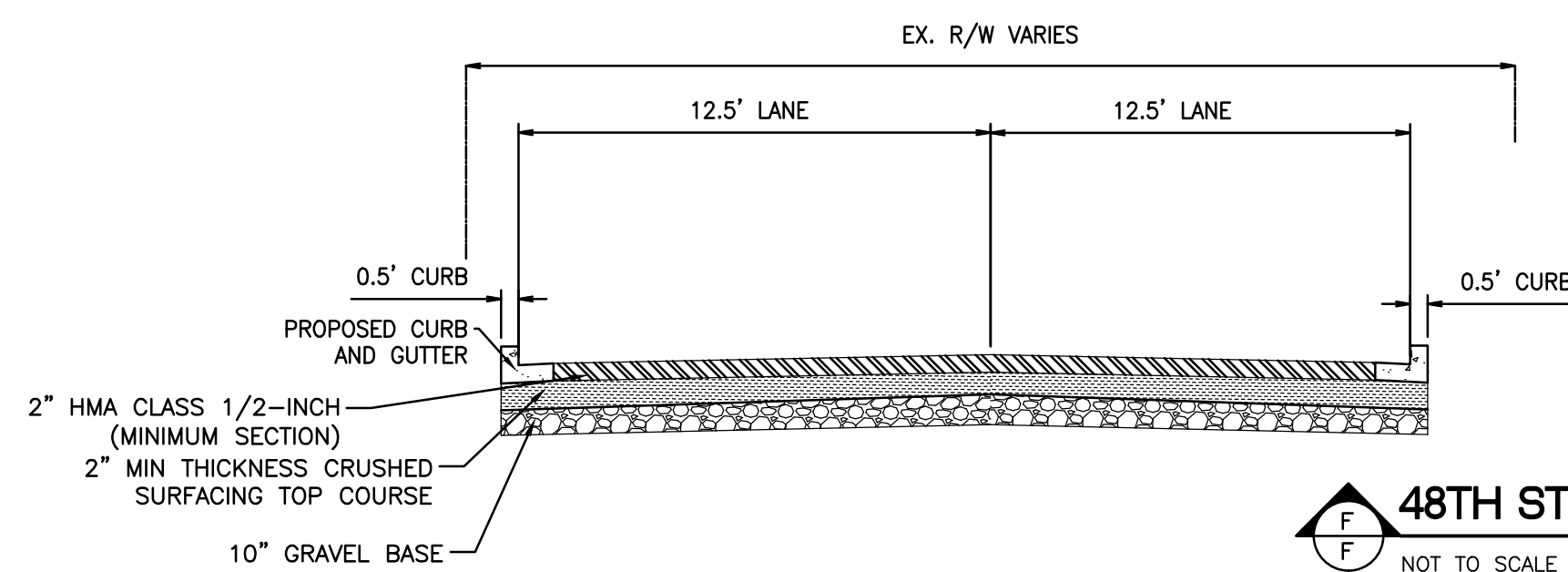
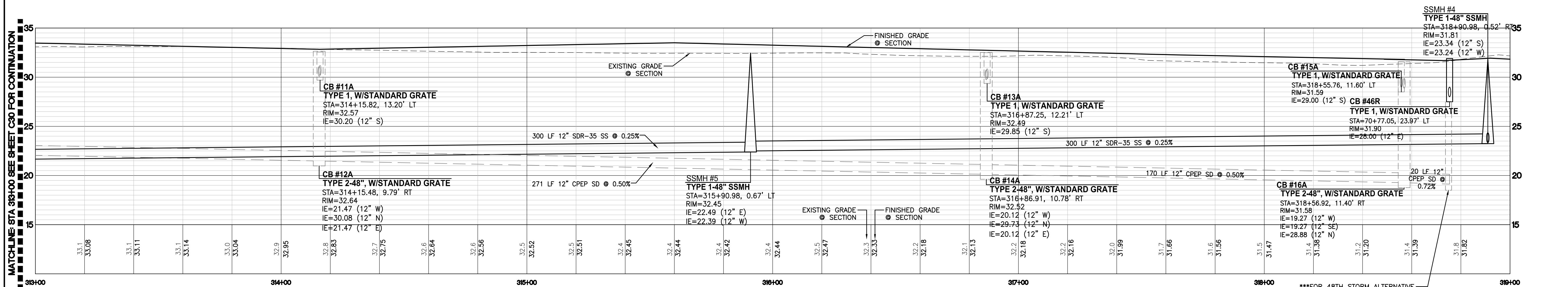
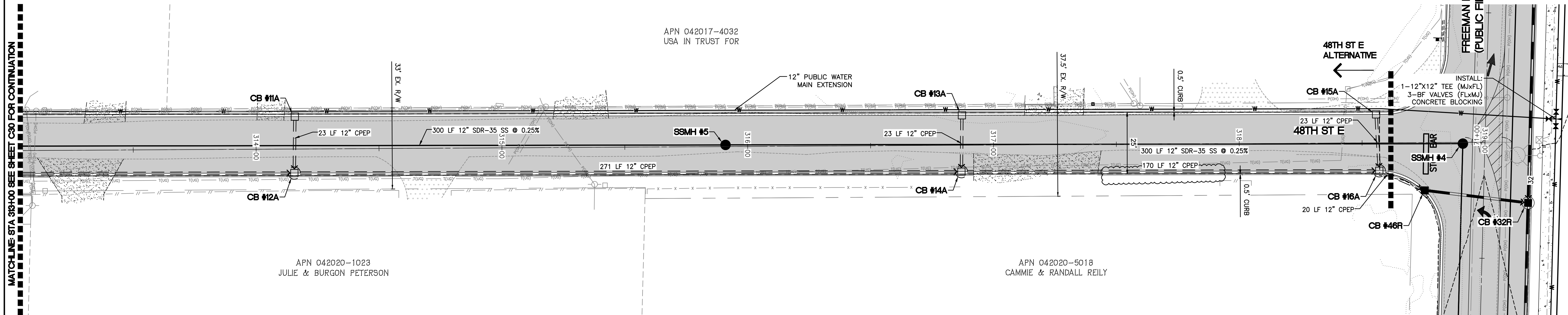
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Job Number 21585
Sheet C30 of 48

OF
FREEMAN LOGISTICS

SHEETS C19 AND C28-C31 PROVIDED FOR REVIEW BY CITY OF FIFE FOR ALTERNATE SEWER CONNECTION AND WATER SYSTEM INTERTIE TO CITY OF PUYALLUP. CONCEPTUAL ROAD WIDENING AND STORMWATER SYSTEM ARE ALSO PROVIDED. THESE ALTERNATE IMPROVEMENTS ARE AT OWNER'S SOLE DISCRETION.



48TH ST E SECTION F

48TH ST LEGEND:

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TYPE II CATCH BASIN
TYPE I CATCH BASIN
STORM DRAIN FLOW ARROW
STORM DRAINAGE LINE
SANITARY SEWER LINE
SANITARY SEWER CLEANOUT
FIRE HYDRANT
WATER VALVE
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90° BEND
SPOT ELEVATIONS
CONTOURS
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ENGINEER'S REVIEW

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☐ FOR INFORMATION ONLY

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MADE TO THE PLANS EXCEPT WITH THE CITY ENGINEER. IF CONSTRUCTION HAS NOT

WITHIN A REASONABLE PERIOD OF THE APPROVAL OF THE
PLANS WILL REQUIRE RE-APPROVAL BY THE BOARD OF DIRECTORS.

BY _____ DATE _____

Fig

DIG:

[illegible]

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[illegible]

WIND DEPTH	
0-10	0-10
11-20	11-20
21-30	21-30
31-40	31-40
41-50	41-50
51-60	51-60
61-70	61-70
71-80	71-80
81-90	81-90
91-100	91-100

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ON THESE
VARIATION.

[illegible]

	1980	1985	1990	1995	2000	2005	2010	2015	2020
Population	67.5	70.5	73.5	76.5	79.5	82.5	85.5	88.5	91.5
GDP per capita	1,200	1,500	1,800	2,100	2,400	2,700	3,000	3,300	3,600
Life expectancy at birth	65	68	71	74	77	80	83	86	89
Urban population (%)	35	40	45	50	55	60	65	70	75
Employment rate (%)	55	58	61	64	67	70	73	76	79
Unemployment rate (%)	15	12	10	8	7	6	5	4	3
Government expenditure as % of GDP	18	20	22	24	26	28	30	32	34
Private consumption as % of GDP	55	58	61	64	67	70	73	76	79
Investment as % of GDP	12	14	16	18	20	22	24	26	28
Exports as % of GDP	10	12	14	16	18	20	22	24	26
Imports as % of GDP	12	14	16	18	20	22	24	26	28
Current account balance as % of GDP	-2	-1	0	1	2	3	4	5	6
Foreign direct investment as % of GDP	1	2	3	4	5	6	7	8	9
Official development assistance as % of GDP	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3
Net international reserves as % of GDP	5	6	7	8	9	10	11	12	13
Public debt as % of GDP	40	45	50	55	60	65	70	75	80
Private debt as % of GDP	10	12	14	16	18	20	22	24	26
Total debt as % of GDP	50	57	64	71	78	85	92	99	106
Government revenue as % of GDP	25	27	29	31	33	35	37	39	41
Government expenditure as % of GDP	18	20	22	24	26	28	30	32	34
Primary balance as % of GDP	7	7	7	7	7	7	7	7	7
Interest payments as % of GDP	1	1	1	1	1	1	1	1	1
Capital transfers as % of GDP	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Net international reserves as % of GDP	5	6	7	8	9	10	11	12	13
Public debt as % of GDP	40	45	50	55	60	65	70	75	80
Private debt as % of GDP	10	12	14	16	18	20	22	24	26
Total debt as % of GDP	50	57	64	71	78	85	92	99	106
Government revenue as % of GDP	25	27	29	31	33	35	37	39	41
Government expenditure as % of GDP	18	20	22	24	26	28	30	32	34
Primary balance as % of GDP	7	7	7	7	7	7	7	7	7
Interest payments as % of GDP	1	1	1	1	1	1	1	1	1
Capital transfers as % of GDP	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Net international reserves as % of GDP	5	6	7	8	9	10	11	12	13
Public debt as % of GDP	40	45	50	55	60	65	70	75	80
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Primary balance as % of GDP	7	7	7	7	7	7	7	7	7
Interest payments as % of GDP	1	1	1	1	1	1	1	1	1
Capital transfers as % of GDP	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
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Primary balance as % of GDP	7	7	7	7	7	7	7	7	7
Interest payments as % of GDP	1	1	1	1	1	1	1	1	1
Capital transfers as % of GDP	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Net international reserves as % of GDP	5	6							

--	--

PRELIMINARY ROAD IMPROVEMENTS 48TH ST STA 313+00 TO 319+00

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

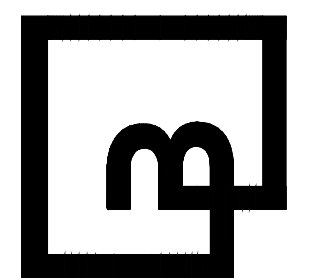


Horizontal
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Vertical
1"=5'

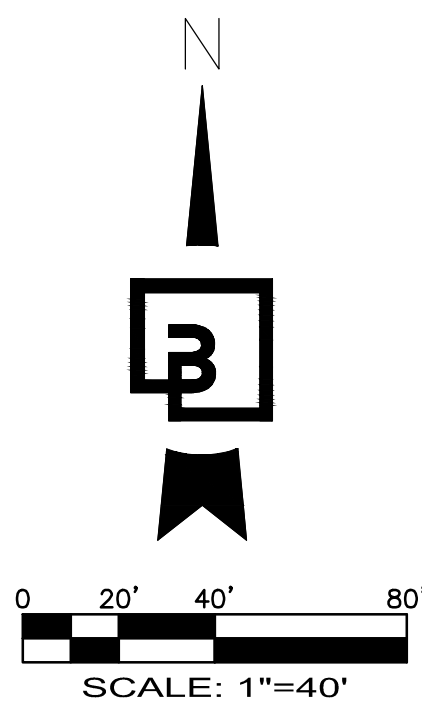
Designed JSM
 Drawn DTC
 Checked JSM
 Approved JSM
 Date 7/16/25

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



Sheet 21585

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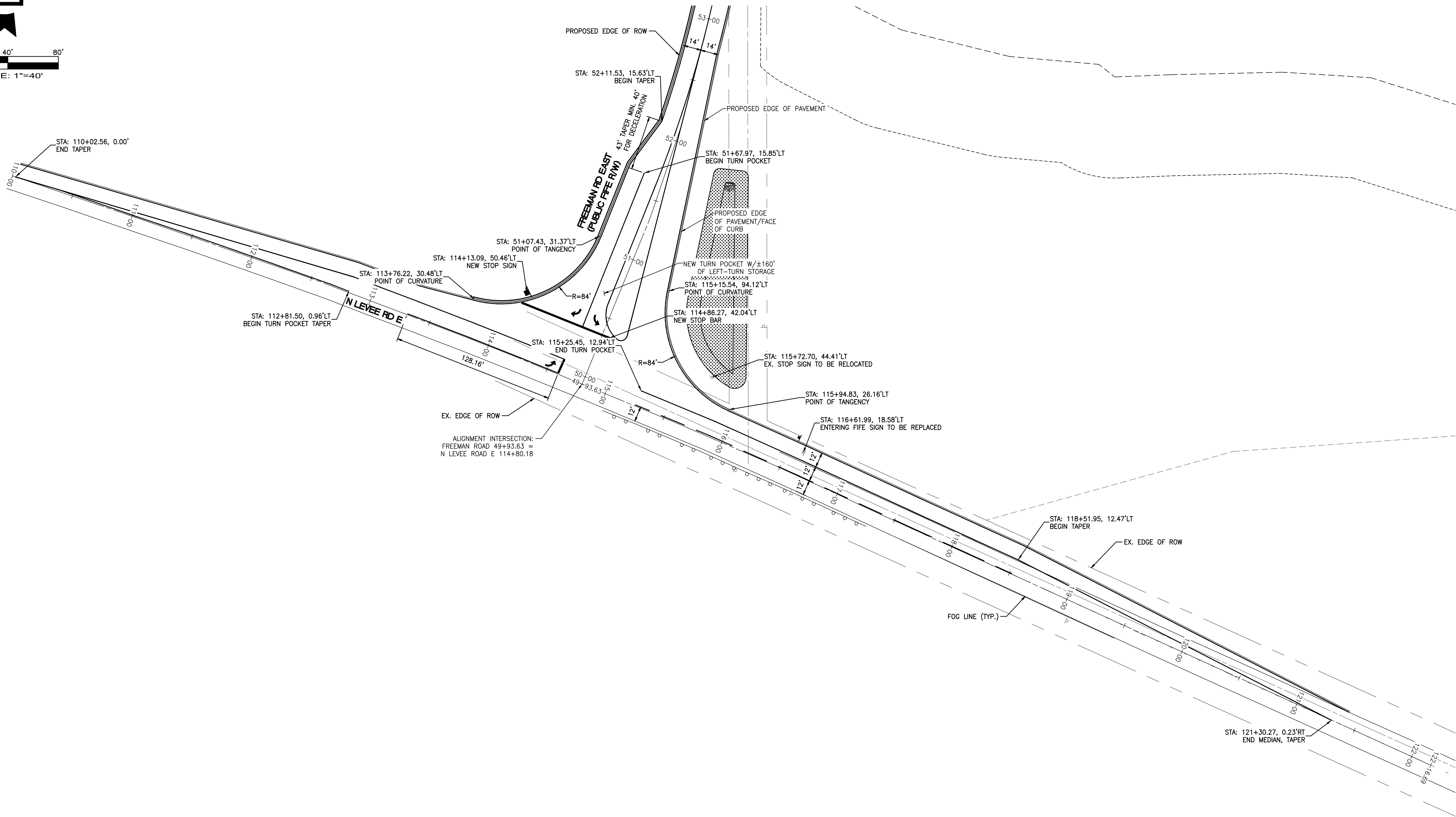


PRELIMINARY CHANNELIZATION AND SIGNAGE PLAN

OF

FREEMAN LOGISTICS

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



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

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ENGINEER'S REVIEW
☐ **APPROVED**
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☐ **REVISE AND RESUBMIT**
☐ **REJECTED**
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BY _____ DATE _____



APPROVED

BY _____ CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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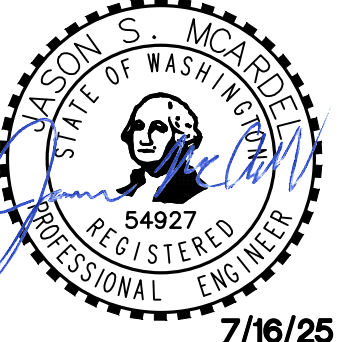
Revision

No.	Date	By	Chd.	Appr.
6	07/16/25	DTC	JSM	JSM

SEPA RESUBMITTAL

PRELIMINARY CHANNELIZATION AND SIGNAGE PLAN
FOR
FREEMAN LOGISTICS

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

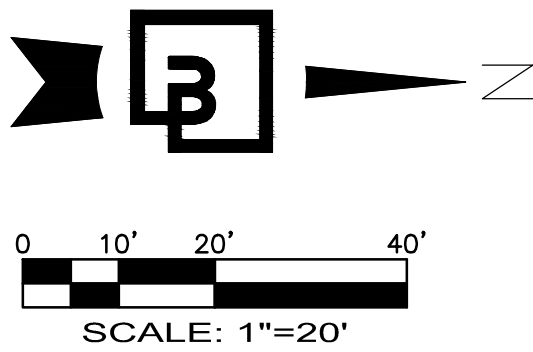


Scale:
Horizontal 1"=40'
Vertical N/A

Designed: JSM
Drawn: DTC
Checked: JSM
Approved: JSM
Date: 7/16/25

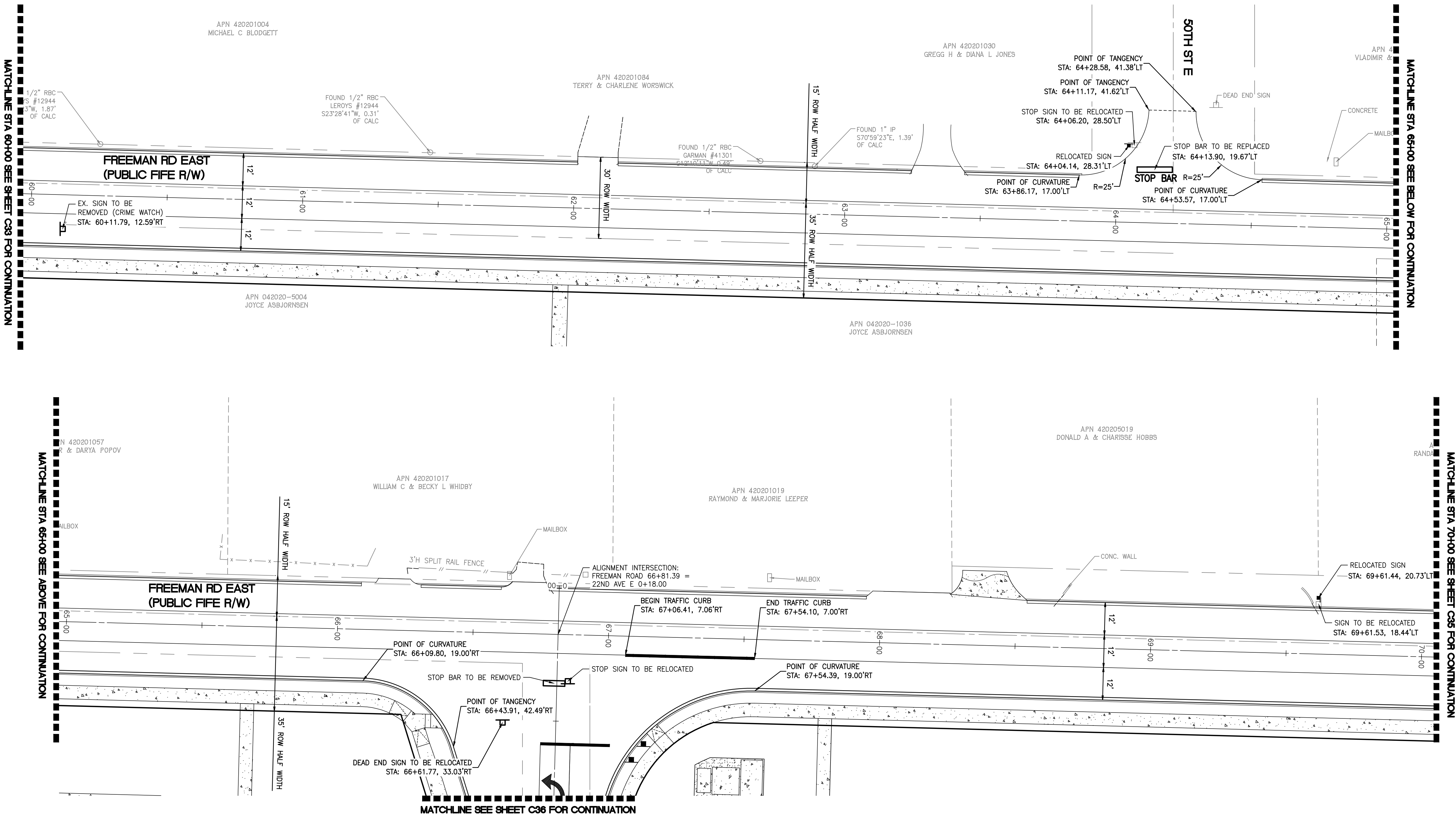
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Kent, WA 98032
425.251.6222
barghausen.com

21585
Sheet
C32 of 48



PRELIMINARY CHANNELIZATION AND SIGNAGE PLAN STA 60+00 TO 70+00

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



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Revision				
No.	Date	By	Chd.	Appr.
6	07/16/25	JSM	DTC	JSM

SEPA RESUBMITTAL

Title:
PRELIMINARY CHANNELIZATION AND
SIGNAGE PLAN STA 60+00 TO 70+00
FOR
FREEMAN LOGISTICS

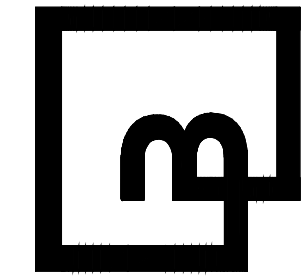
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SUITE 190
KIRKLAND, WA 98034



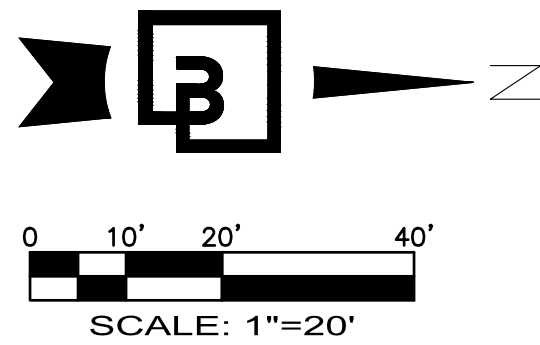
Scale:
Horizontal 1"=20'
Vertical N/A

Designed	Drawn	Checked	Approved	Date
JSM	JSM	JSM	JSM	7/16/25

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

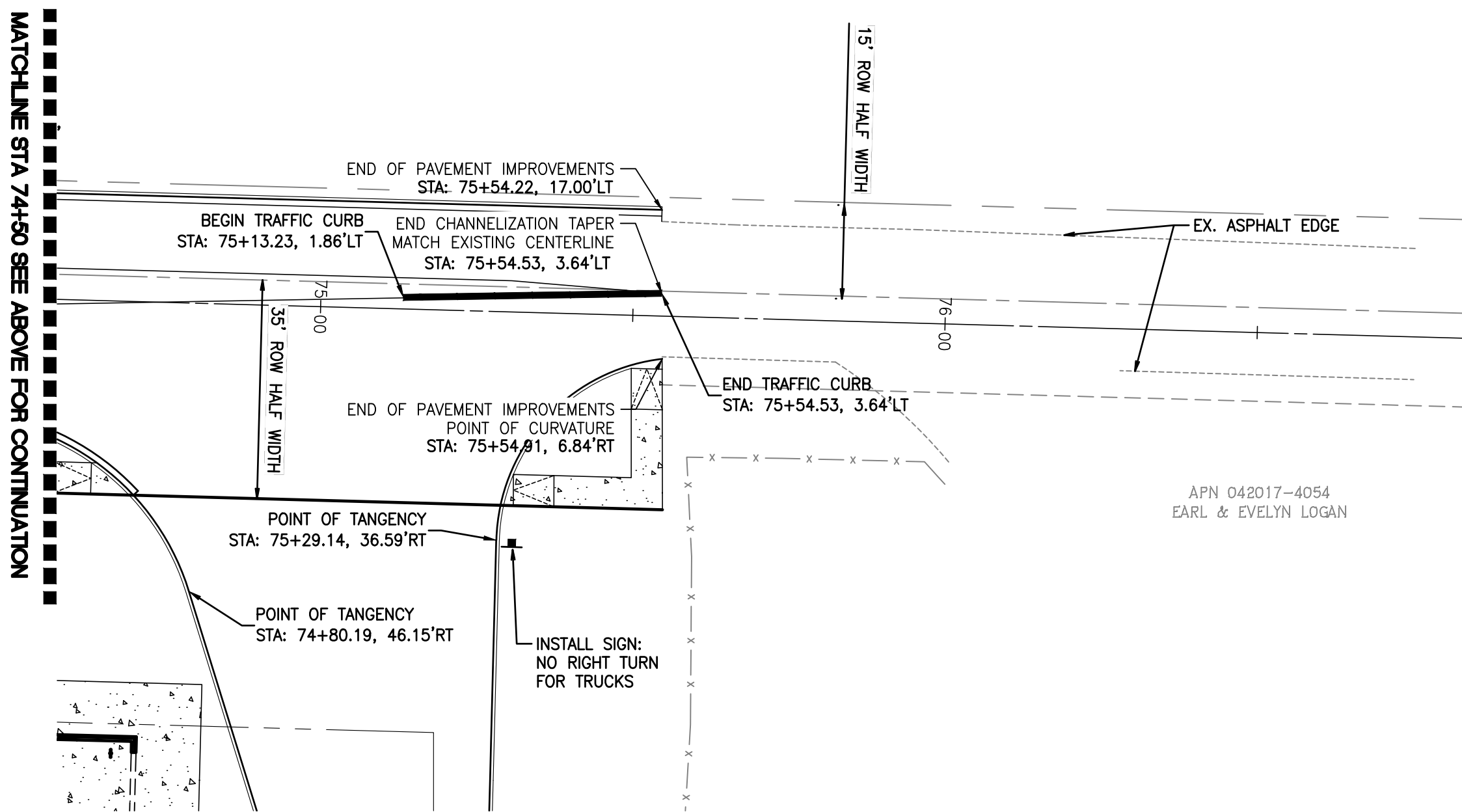
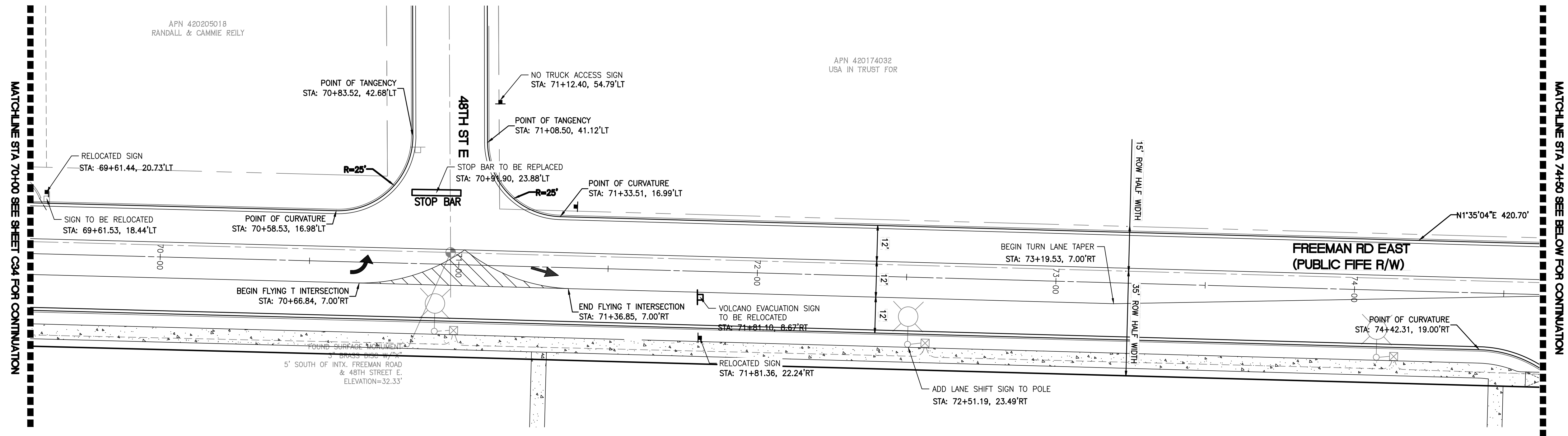


Job Number
21585
Sheet
C34 of **48**



PRELIMINARY CHANNELIZATION AND SIGNAGE PLAN STA 70+00 TO 77+20

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



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

UTILITY CONFLICT NOTE:

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 POTHOLES 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

ENGINEER'S REVIEW
☐ APPROVED
☐ APPROVED AS CORRECTED
☐ REVISE AND RESUBMIT
☐ REJECTED
☐ FOR INFORMATION ONLY



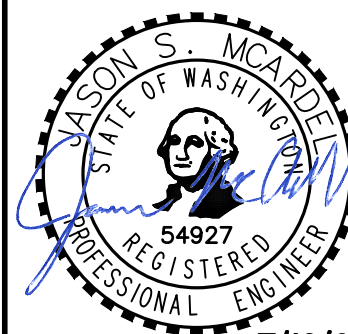
THE CITY'S REVIEW IS NOT A CONFIRMATION OF ANY DIMENSION OR QUANTITIES SHOWN IN THE PLANS AND WILL NOT RELIEVE THE DEVELOPER OR ENGINEER FROM RESPONSIBILITY FOR PLANS ERRORS. NO CHANGES SHALL BE MADE TO THE PLANS EXCEPT WITH THE CONSENT OF THE CITY ENGINEER. IF CONSTRUCTION HAS NOT COMMENCED WITHIN A REASONABLE PERIOD OF THE APPROVAL DATE, PLANS WILL REQUIRE RE-APPROVAL BY THE CITY.

BY: DATE:

Revision
6 07/16/25 DTC JSM JSM SEPA RESUBMITTAL

Title:
PRELIMINARY CHANNELIZATION AND
SIGNAGE PLAN STA 70+00 TO 77+20
FOR
FREEMAN LOGISTICS

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

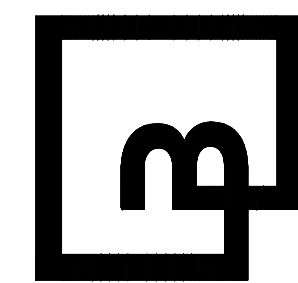


7/16/25

Scale:
Horizontal
1"=20'
Vertical
N/A

Designed JSM
Drawn DTC
Checked JSM
Approved JSM
Date 7/16/25

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

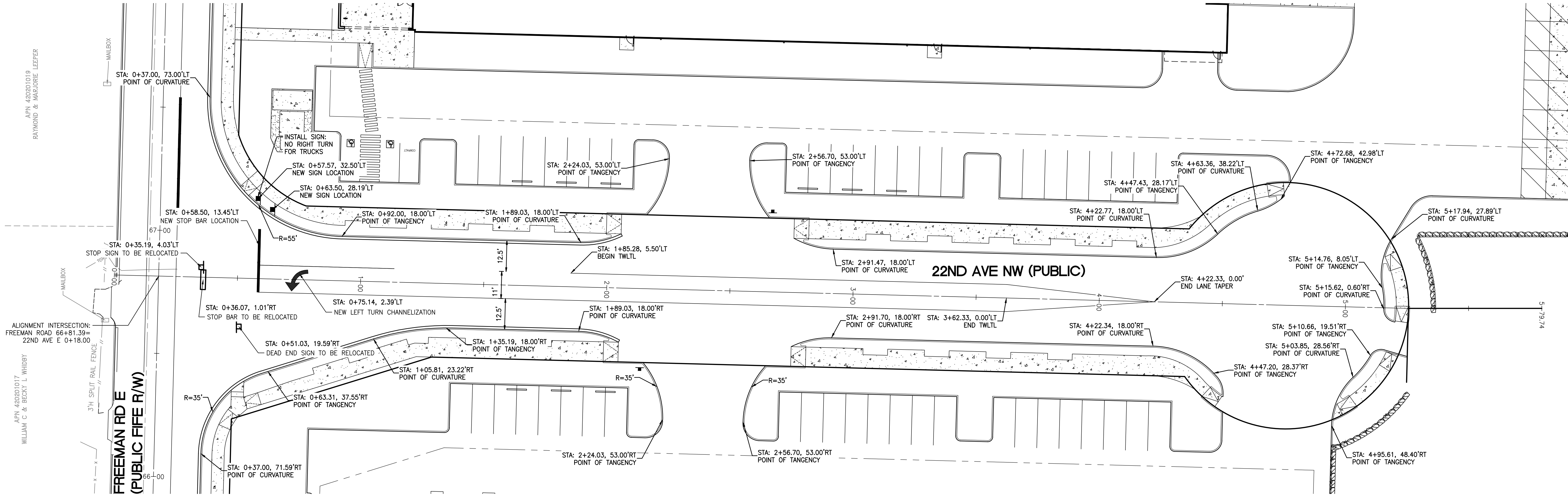
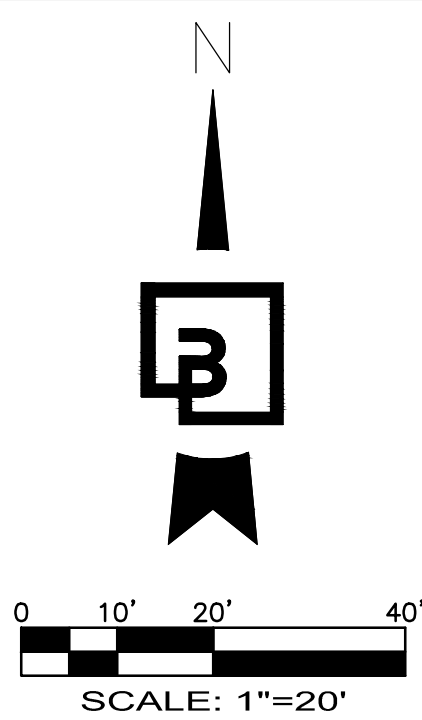


Job Number
21585
Sheet
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PRELIMINARY CHANNELIZATION AND SIGNAGE PLAN 22ND AVE NW

OF
FREEMAN LOGISTICS

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



Revision	No.	Date	By	Chd.	Appr.
6	07/16/25		JSM	JSM	SEPA RESUBMITTAL

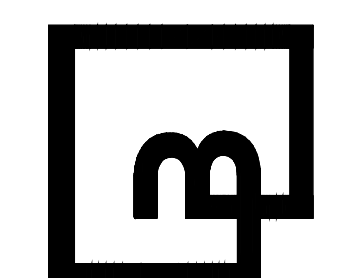
Title: PRELIMINARY CHANNELIZATION AND
SIGNAGE PLAN 22ND AVE NW
FOR
FREEMAN LOGISTICS

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



Scale:	Horizontal	Vertical
	1"=20'	N/A
Designed	JSM	
Drawn	DTC	
Checked	JSM	
Approved	JSM	
Date	7/16/25	

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



Job Number
21585
Sheet
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LENGTH	NUMBER OF ARROW SETS	LOCATION OF ARROW SET(S)
0' - 100'	0	
101' - 300'	1	
301' - 500'	2	
501' - 850'	3	
851' - 1200'	4	
1201' - 1750'	5	* SPACE BALANCE OF SETS EVENLY OVER REMAINDER OF SEGMENT.
OVER 1750'	$\frac{L-100}{300}$	ROUND TO NEAREST WHOLE NUMBER

EXAMPLE:

NOTES:

1. STOP BAR IS TO BE INSTALLED ONLY WHERE A TRAFFIC STUDY DETERMINES THEY ARE WARRANTED.
2. SECTION LENGTHS ARE DETERMINED BY INTERSECTION PLACEMENTS, WHICH ARE VARIABLE.

**CITY OF
PUYALLUP**
DEVELOPMENT ENGINEERING and
PUBLIC WORKS DEPARTMENTS

DESIGNED BY
RAYMOND & MARJORIE LEFFER

CHECKED BY
JASON S. MCARTHUR

DATE
01.03.07

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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

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.

PRELIMINARY CONSTRUCTION NOTES

OF
FREEMAN LOGISTICS

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

GENERAL NOTES:

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE APPROVED ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES AT (253-841-5568) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF APPROVED PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS") WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.
10. POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, AND STORM) OF 5 FEET.
11. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER.
12. DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
13. CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
14. A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION CONTACT THE DEPARTMENT OF ECOLOGY, SOUTHWEST REGION OFFICE AT (360)407-6300.
15. ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.

ROADWAY NOTES:

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS") WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
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.
9. CURB AND GUTTER INSTALLATION SHALL CONFORM TO CITY STANDARD DETAIL 01.02.09.
10. SIDEWALKS AND DRIVEWAYS SHALL BE INSTALLED AS LOTS ARE BUILT ON. SIDEWALKS AND DRIVEWAYS SHALL CONFORM TO CITY STANDARD DETAIL 01.02.01, 01.02.02 AND 01.02.12. IF ASPHALT IS DAMAGED DURING REPLACEMENT OF CURB AND GUTTER, THE REPAIR SHALL CONFORM TO CITY STANDARD DETAIL 01.02.10.
11. THE SURROUNDING GROUND (5 FEET BEYOND THE BASE) FOR ALL POWER TRANSFORMERS, TELEPHONE/TV PEDESTALS, AND STREET LIGHT MAIN DISCONNECTS SHALL BE GRADED TO A POSITIVE 2 PERCENT SLOPE FROM TOP OF CURB.
12. SIGNAGE AND TRAFFIC CONTROL DEVICES ARE SAFETY ITEMS AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY OR PLAT APPROVAL. HOWEVER, IN LARGER DEVELOPMENTS, EXACT LOCATIONS OF STOP AND YIELD SIGNS MAY NEED TO BE DETERMINED AFTER FULL BUILDOUT WHEN TRAFFIC PATTERNS HAVE BEEN ESTABLISHED. IN THIS CASE, CONTRACTOR SHALL PROVIDE INDICATED CITY-PLACED SIGNS, SIGNPOSTS, AND BRACKETS TO THE CITY SIGN SPECIALIST (253) 841-5471 FOR LATER INSTALLATION BY THE CITY. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
13. PRIOR TO ANY SIGN OR STRIPING INSTALLATION OR REMOVAL THE CONTRACTOR SHALL CONTACT THE CITY SIGN SPECIALIST (253) 841-5471 TO ARRANGE FOR AN ON-SITE MEETING TO DISCUSS PLACEMENT AND UNIFORMITY.
14. NEW OR REVISED STOP SIGNS OR YIELD SIGNS SHALL BE ADVANCE WARNED USING THE PROCEDURE OUTLINED IN THE MUTCD. ADVANCE WARNING SIGNS AND FLAGS SHALL BE MAINTAINED BY INSTALLER FOR 30 DAYS AND THEN REMOVED.

STORMWATER NOTES:

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
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 FROM SEDIMENTS.
9. ALL STORM MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.01. FLOW CONTROL MANHOLE/OIL WATER SEPARATOR SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.06 AND 02.01.07.
10. MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL 06.01.02 AND 06.01.03. THE COVER SHALL BE MARKED WITH "STORM" OR "DRAIN" IN 2-INCH RAISED LETTERS. MINIMUM WEIGHT OF THE FRAME SHALL BE 210 POUNDS. MINIMUM WEIGHT OF THE COVER SHALL BE 150 POUNDS.
11. CATCH BASINS TYPE I SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.02 AND 02.01.03 AND SHALL BE USED ONLY FOR DEPTHS LESS THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
12. CATCH BASINS TYPE II SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.04 AND SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
13. CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.05. GRATE SHALL BE MARKED WITH "DRAINS TO STREAM", SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS ROUND) SHALL CONFORM TO WSDOT STANDARD PLAN B-2 (OLYMPIC FOUNDRY NO. SM60 OR EQUAL). VANED GRATES SHALL CONFORM TO WSDOT STANDARD PLAN B-2A (OLYMPIC FOUNDRY NO. SM60V OR EQUAL).
14. STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE OR DUCTILE IRON PIPE.
A. THE USE OF ANY OTHER TYPE SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING SERVICES STAFF PRIOR TO INSTALLATION.
B. PVC PIPE SHALL BE PER ASTM D3034, SDR 35 FOR PIPE SIZE 15-INCH AND SMALLER AND F679 FOR PIPE SIZES 18 TO 27 INCH. MINIMUM COVER ON PVC PIPE SHALL BE 3.0 FEET.
C. CONCRETE PIPE SHALL CONFORM TO THE WSDOT STANDARD SPECIFICATIONS FOR CONCRETE UNDERDRAIN PIPE. MINIMUM COVER ON CONCRETE PIPE SHALL NOT LESS THAN 3.0 FEET.
D. DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO AWWA C151. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 3.0 FEET.
E. POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(1). 12-INCH THROUGH 30-INCH PIPE SHALL MEET OR EXCEED ASTM F2736 AND AASHTO M330, TYPE S, OR TYPE D. 36-INCH THROUGH 60-INCH PIPE SHALL MEET OR EXCEED ASTM F2881 AND AASHTO M330, TYPE S, OR TYPE D. TESTING SHALL BE PER ASTM F1417. MINIMUM COVER OVER POLYPROPYLENE PIPE SHALL BE 3- FEET.
15. TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.01.
16. STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
17. ALL STORM DRAIN MAINS SHALL BE VIDEO INSPECTED BY THE CITY OF PUYALLUP COLLECTIONS DIVISION PRIOR TO FINAL ACCEPTANCE BY THE CITY.
18. AFTER ALL OTHER UTILITIES ARE INSTALLED AND PRIOR TO ASPHALT WORK, ALL STORM PIPE SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH SECTION 7-04.3(4)(D) OF THE STANDARD SPECIFICATIONS. PRODUCTS USED TO SEAL THE INSIDE OF THE PIPE ARE NOT TO BE USED TO OBTAIN THE AIR TEST.
19. ALL STORM DRAIN MAINS SHALL BE MANDRELLED.
20. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.

WATER SYSTEM NOTES:

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS"), OR AS DIRECTED BY FRUITLAND MUTUAL WATER COMPANY (FMWC), VALLEY WATER (VW), OR TACOMA CITY WATER (TCW) IS THE PURVEYOR.
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE ENGINEERING SERVICES STAFF, AND THE FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR, PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. BACTERIOLOGICAL (COLIFORM AND IRON BACTERIA) TEST SAMPLES WILL BE TAKEN BY THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) AND PAID FOR BY THE CONTRACTOR.

WATER SYSTEM NOTES (CONT.):

9. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES FROM PAVED FINAL GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48 INCHES IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
10. PIPE FOR WATER MAINS SHALL BE DUCTILE IRON CONFORMING TO SECTION 7-09 OF THE STANDARD SPECIFICATIONS, CLASS 52 WITH TYTON OR APPROVED EQUAL JOINTS. PIPE SHALL BE CEMENT LINED IN ACCORDANCE WITH A.S.A. SPECIFICATION A 21.4-1964.
11. CONNECTIONS TO EXISTING WATER MAINS TYPICALLY SHALL BE WET TAPS THROUGH A TAPPING TEE AND TAPPING VALVE AND SHALL BE MADE BY A CITY APPROVED CONTRACTOR. THE TAPPING SLEEVE SHALL BE ROMAC SST ALL STAINLESS STEEL TAPPING SLEEVE OR APPROVED EQUAL. A TWO-PIECE EPOXY COATED OR DUCTILE IRON TAPPING SLEEVE MAY BE USED ON DUCTILE IRON PIPE, WHEN THE TAP IS SMALLER THAN THE WATER MAIN SIZE I.E. 6 INCH TAP ON 8 INCH PIPE. THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) SHALL APPROVE THE TIME AND LOCATION FOR THESE CONNECTIONS.
12. ALL WATER MAINS AND APPURTENANCES SHALL BE HYDROSTATICALLY TESTED AT 200 PSI IN ACCORDANCE WITH CITY STANDARDS. PRESSURE TESTING SHALL NOT BE PERFORMED UNTIL SATISFACTORY PURITY SAMPLES HAVE BEEN RECEIVED, EXCEPT WHEN NEW WATER MAINS ARE INSTALLED INDEPENDENTLY FROM THE WATER SYSTEM PIPING.
13. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 03.05.01 AND AS DIRECTED BY THE CITY OF PUYALLUP FIRE CODE OFFICIAL.
14. VALVE MARKER POSTS SHALL BE INSTALLED WHERE VALVE BOXES ARE HIDDEN FROM VIEW OR IN UNPAVED AREAS THE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL 03.01.02.
15. RESILIENT SEATED WEDGE GATE VALVES SHALL BE USED FOR 10-INCH MAINS AND SMALLER. BUTTERFLY VALVES SHALL BE USED FOR MAINS GREATER THAN 10 INCHES.
16. PIPE FITTING FOR WATER MAINS SHALL BE DUCTILE IRON AND SHALL BE MECHANICAL JOINT CONFORMING TO AWWA SPECIFICATION C111-72.
17. WATER MAIN PIPE AND SERVICE CONNECTIONS SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
18. WHERE A WATER MAIN CROSSES THE NORTHWEST GAS PIPELINE, THE WATER LINE SHALL BE CASED WITH PVC PIPE A MINIMUM OF 10 FEET BEYOND EACH SIDE OF THE GAS LINE EASEMENT. CONTACT WILLIAMS NORTHWEST PIPELINE BEFORE THE CROSSING IS MADE.
19. TRENCHING, BEDDING, AND BACKFILL FOR WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 06.01.01.
20. ALL COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, IRRIGATION SYSTEMS, AND MULTI-FAMILY WATER SERVICE CONNECTIONS SHALL BE PROTECTED BY A DOUBLE CHECK VALVE ASSEMBLY OR A REDUCED PRESSURE BACKFLOW ASSEMBLY AS DIRECTED BY THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) CONFORMING TO CITY STANDARD DETAILS 03.04.01 AND 03.04.02-1, 03.04.02-2 AND 03.04.03.
21. ANY LEAD JOINT FITTING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH A MECHANICAL JOINT FITTING AT THE CONTRACTOR'S EXPENSE.
22. WHEN HYDRAULIC FIRE FLOW MODELING IS REQUIRED FOR A PROJECT, THE CITY WILL ISSUE A PERMIT. THE HYDRAULIC MODELING CRITERIA IS BASED ON THE PROJECTED 2030 WATER DEMAND, WHILE MAINTAINING A MINIMUM SYSTEM PRESSURE OF 20 POUNDS PER SQUARE INCH AND A MAXIMUM VELOCITY OF 10 FEET PER SECOND.
23. WHEN FILLING A NEW WATER MAIN FOR PURITY WITH HIGHLY CONCENTRATED CHLORINE WATER, THAT "SUPER CHLORINATED" WATER CANNOT SIT INSIDE THE NEW WATER MAIN FOR GREATER THAN 5 DAYS.
24. WHEN USING A FIRE HYDRANT FOR NON-FIREFIGHTING PURPOSES, A CITY HYDRANT METER MUST BE USED. COORDINATE THE ACQUISITION OF THE HYDRANT METER WITH THE CITY'S UTILITY BILLING DIVISION AT PUYALLUP CITY HALL. A CITY APPROVED BACKFLOW PROTECTION ASSEMBLY SHALL BE INSTALLED BY THE PERSON REQUESTING USE OF A FIRE HYDRANT. THE ASSEMBLY SHALL BE ACCOMPANIED BY A CURRENT BACKFLOW ASSEMBLY TEST REPORT. THE TEST REPORT SHALL BE AVAILABLE AT THE SITE FOR THE DURATION OF THE HYDRANT USE.

SANITARY SEWER NOTES:

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE ENGINEERING SERVICES STAFF PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL 811 AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. MINIMUM GRADE ON ALL 4 INCH RESIDENTIAL SIDE SEWERS SHALL BE 2 PERCENT AND 6 INCH COMMERCIAL SIDE SEWERS SHALL BE 1 PERCENT; MAXIMUM SHALL BE 8 PERCENT. ALL SIDE SEWERS SHALL BE 6 INCHES WITHIN CITY RIGHT-OF-WAY.
9. SIDE SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD NOS. 04.03.01, 04.03.02, 04.03.03 AND 04.03.04. SIDE SEWER INSTALLATION WORK SHALL BE DONE IN ACCORDANCE WITH THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT (WISHA).
10. ALL SEWER PIPE SHALL BE PVC, POLYPROPYLENE, OR DUCTILE IRON. PVC SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR35 FOR PIPE SIZES 15-INCH AND SMALLER AND ASTM F679 FOR PIPE SIZES 18- TO 27-INCH, DUCTILE IRON PIPE SHALL BE CLASS 51 OR GREATER UNLESS OTHERWISE NOTED., 12-INCH THROUGH 30-INCH POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2736. 36-INCH THROUGH 60-INCH PP PIPE SHALL BE TRIPLE WALLED AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. PP SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PI WHEN TESTED IN ACCORDANCE WITH ASTM D2412. TESTING SHALL BE PER ASTM F1417. TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD NO. 06.01.01. MINIMUM COVER ON PVC AND PP PIPE SHALL BE 3.0 FEET. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
11. SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL CONFORM TO CITY STANDARD NOS. 06.01.02 AND 6.1.3COVERS SHALL BE MARKED "SEWER" WITH 2-INCH RAISED LETTERS. MINIMUM WEIGHT OF THE FRAME SHALL BE 210 POUNDS. MINIMUM WEIGHT OF THE COVER SHALL BE 150 POUNDS.
12. SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STANDARD NOS. 04.01.01, 04.01.02, 04.01.03 AND 04.01.04. ALL MANHOLES SHALL BE CHanneled FOR FUTURE LINES AS SPECIFIED ON THESE PLANS. MANHOLE STEPS AND LADDER SHALL CONFORM TO STANDARD NO. 06.01.04.
13. SANITARY SEWER PIPE AND SIDE SEWERS SHALL BE 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.

SANITARY SEWER NOTES (CONT.):

14. NO SIDE SEWERS SHALL BE CONNECTED TO ANY HOUSE OR BUILDING UNTIL ALL MANHOLES ARE ADJUSTED TO THE FINISHED GRADE OF THE COMPLETED ASPHALT ROADWAY AND THE ASPHALT PATCH AND SEAL AROUND THE RING ARE ACCEPTED.
15. ALL PUBLIC SANITARY SEWER MAINS SHALL BE VIDEO INSPECTED PRIOR TO ACCEPTANCE BY THE CITY OF PUYALLUP WATER COLLECTION DIVISION.
16. AFTER ALL OTHER UTILITIES ARE INSTALLED AND PRIOR TO ASPHALT WORK, ALL SANITARY PIPES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH SECTION 7-17 OF THE "STANDARD SPECIFICATIONS". PRODUCTS USED TO SEAL THE INSIDE OF THE PIPE ARE NOT TO BE USED TO OBTAIN THE AIR TEST.
17. FOR COMMERCIAL DEVELOPMENTS IN WHICH SOURCES OF GREASE AND/OR OILS MAY BE INTRODUCED TO THE CITY SANITARY SEWER SYSTEM, A CITY APPROVED GREASE INTERCEPTOR SHALL BE INSTALLED DOWNSTREAM FROM THE SOURCE.
18. ALL SANITARY SEWER MAINS SHALL BE MANDRELLED.

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY 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. THESE FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ONSITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
9. THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
10. APPROVAL OF THESE PLANS IS FOR GRADING, TEMPORARY DRAINAGE, EROSION AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
11. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
12. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
13. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROZ ZONE FOR VEGETATION PROPOSED FOR RETENTION.

SOIL STABILIZATION AND REVEGETATION:

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

1. FROM APRIL 1 TO OCTOBER 31 ALL DISTURBED AREAS AT FINAL GRADE AND ALL EXPOSED AREAS THAT ARE SCHEDULED TO REMAIN UNWORKED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITHIN 10 DAYS.
2. FROM NOVEMBER 1 TO MARCH 31 ALL EXPOSED SOILS AT FINAL GRADE SHALL BE STABILIZED IMMEDIATELY USING PERMANENT OR TEMPORARY MEASURES. EXPOSED SOILS WITH AN AREA GREATER THAN 5,000 SQUARE FEET THAT ARE SCHEDULED TO REMAIN UNWORKED FOR MORE THAN 24 HOURS AND EXPOSED AREAS OF LESS THAN 5,000 SQUARE FEET THAT WILL REMAIN UNWORKED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED IMMEDIATELY.

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

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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

Revision

SEPA RESUBMITTAL

6

07/16/25

DTC

JSM

JSM

Appr.

No.

Date

By

Oct.

Title:

For:

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



7/16/25

Scale:

Horizontal

N/A

Vertical

N/A

Designed

JSM

Drawn

JSM

Checked

JSM

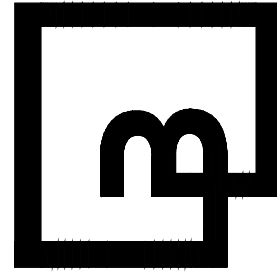
Approved

JSM

Date

7/16/25

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



Job Number
21585

Sheet
C37 of 48

PRELIMINARY CONSTRUCTION NOTES

FOR

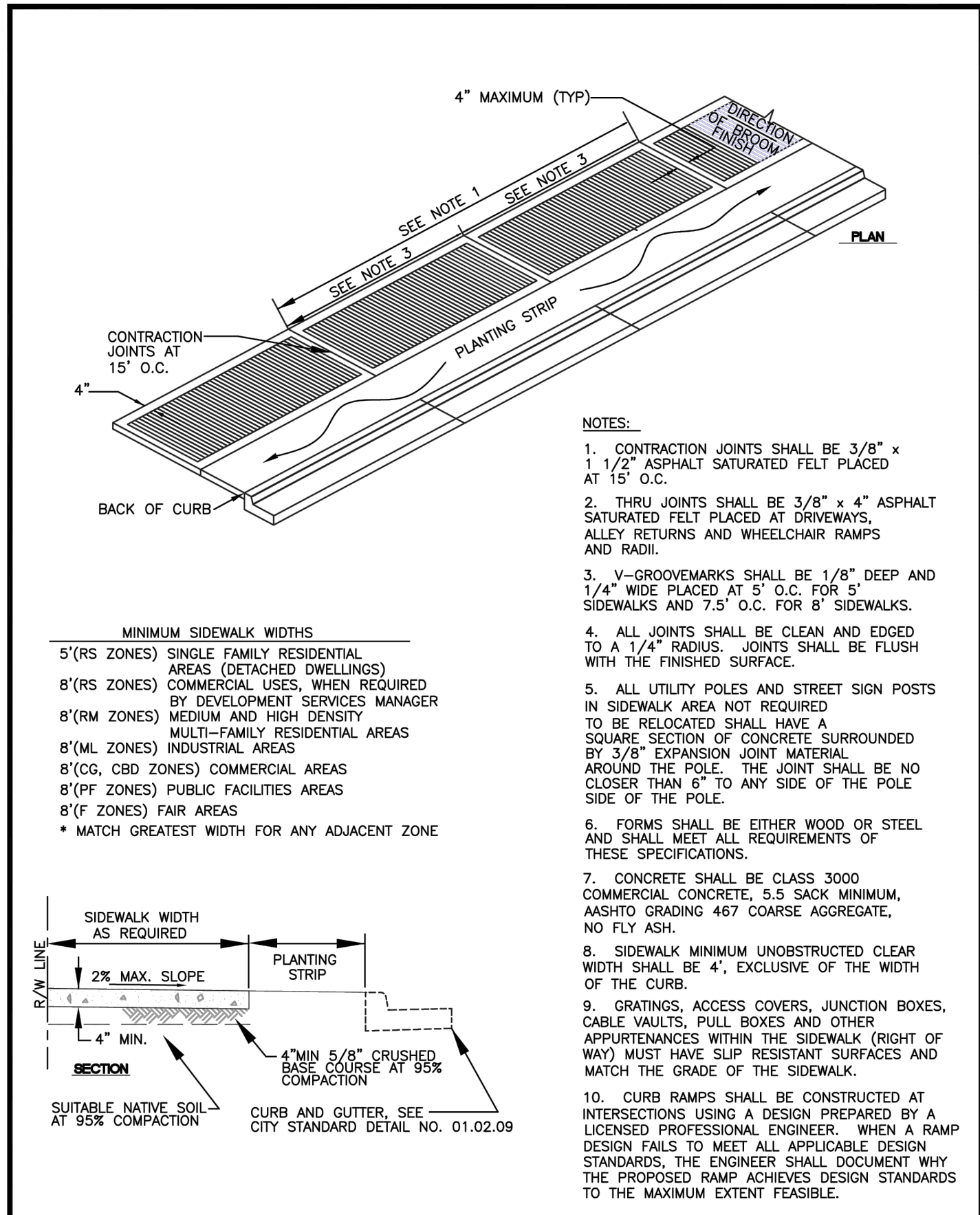
FREEMAN LOGISTICS

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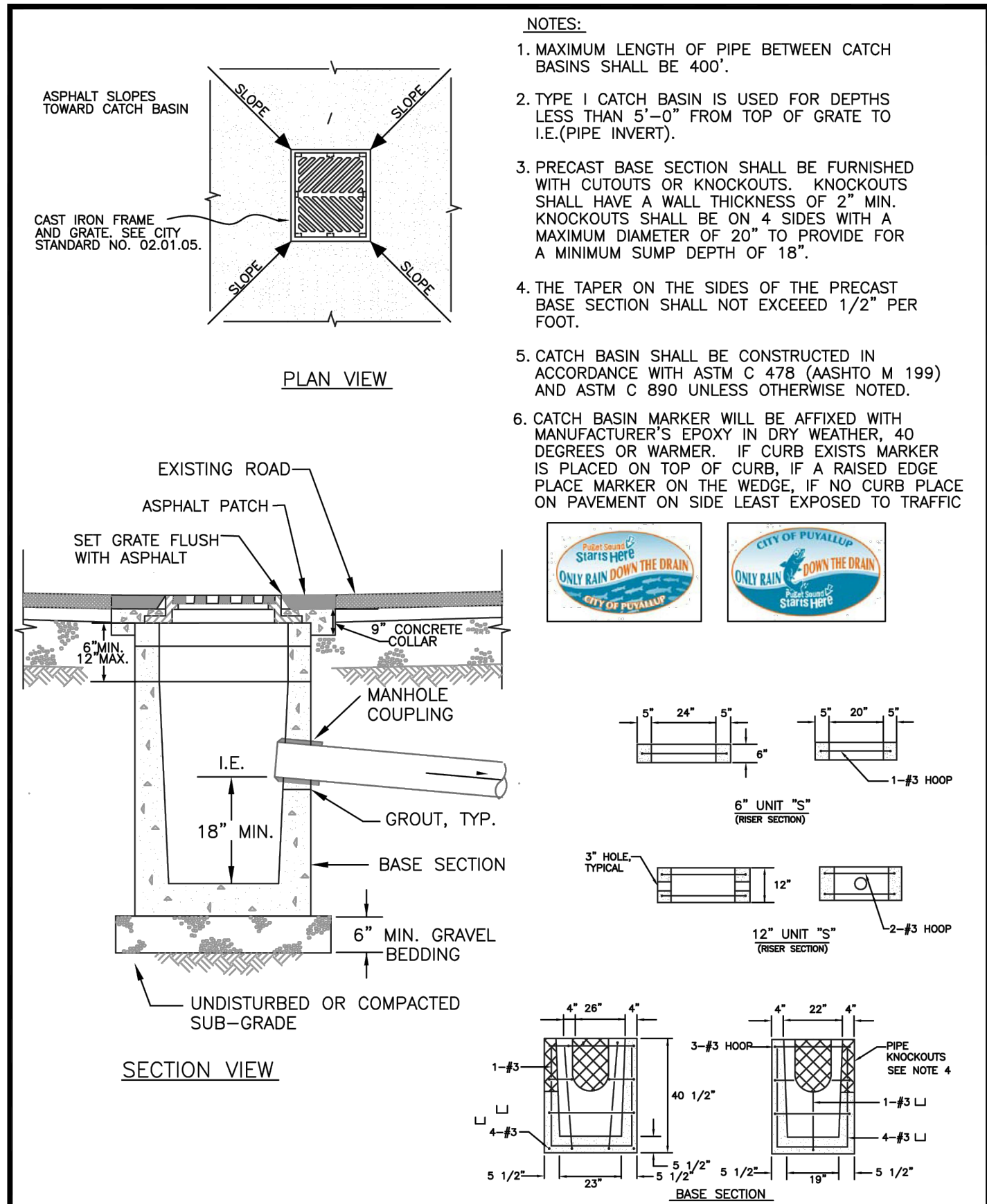
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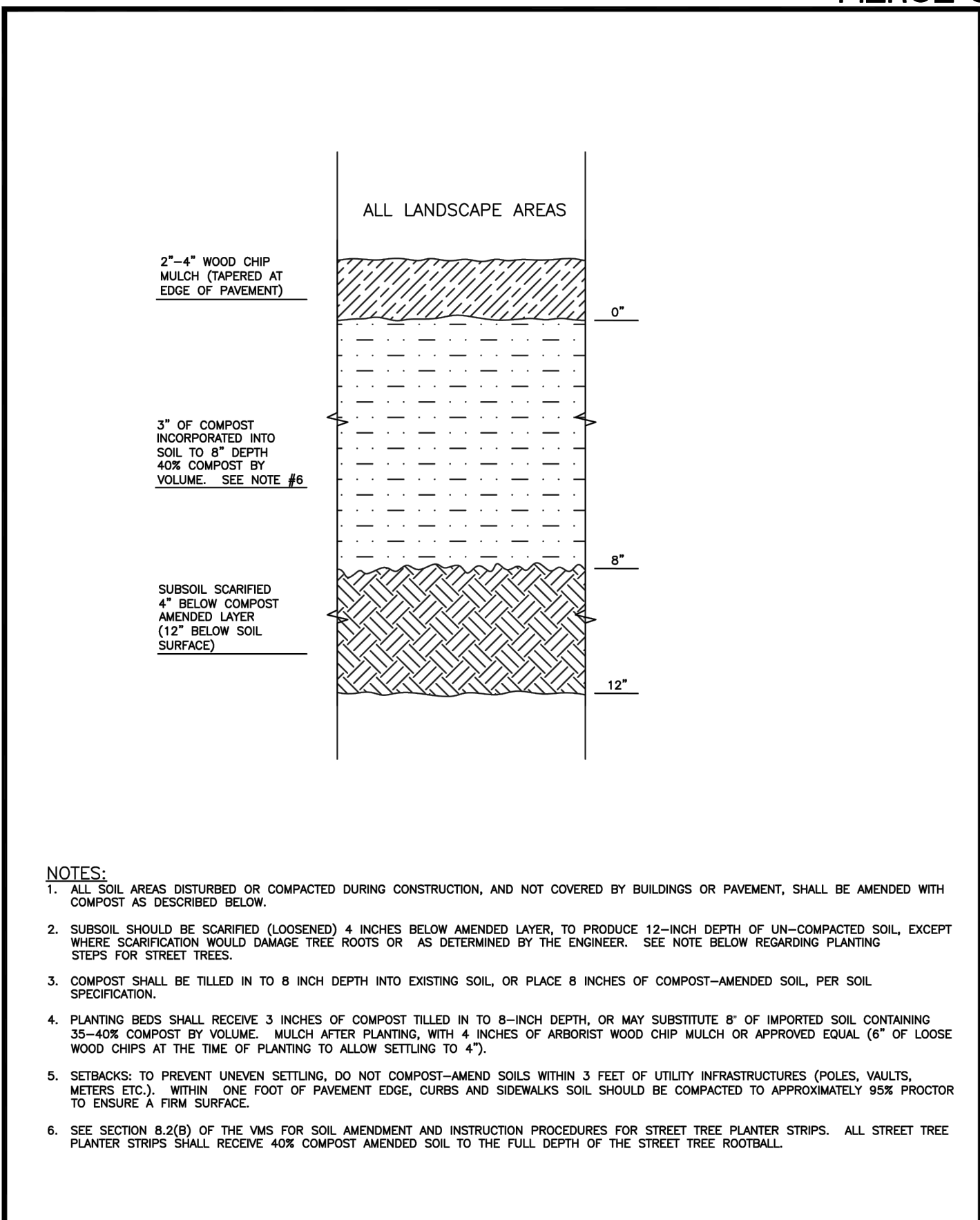
PRELIMINARY CONSTRUCTION DETAILS
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON



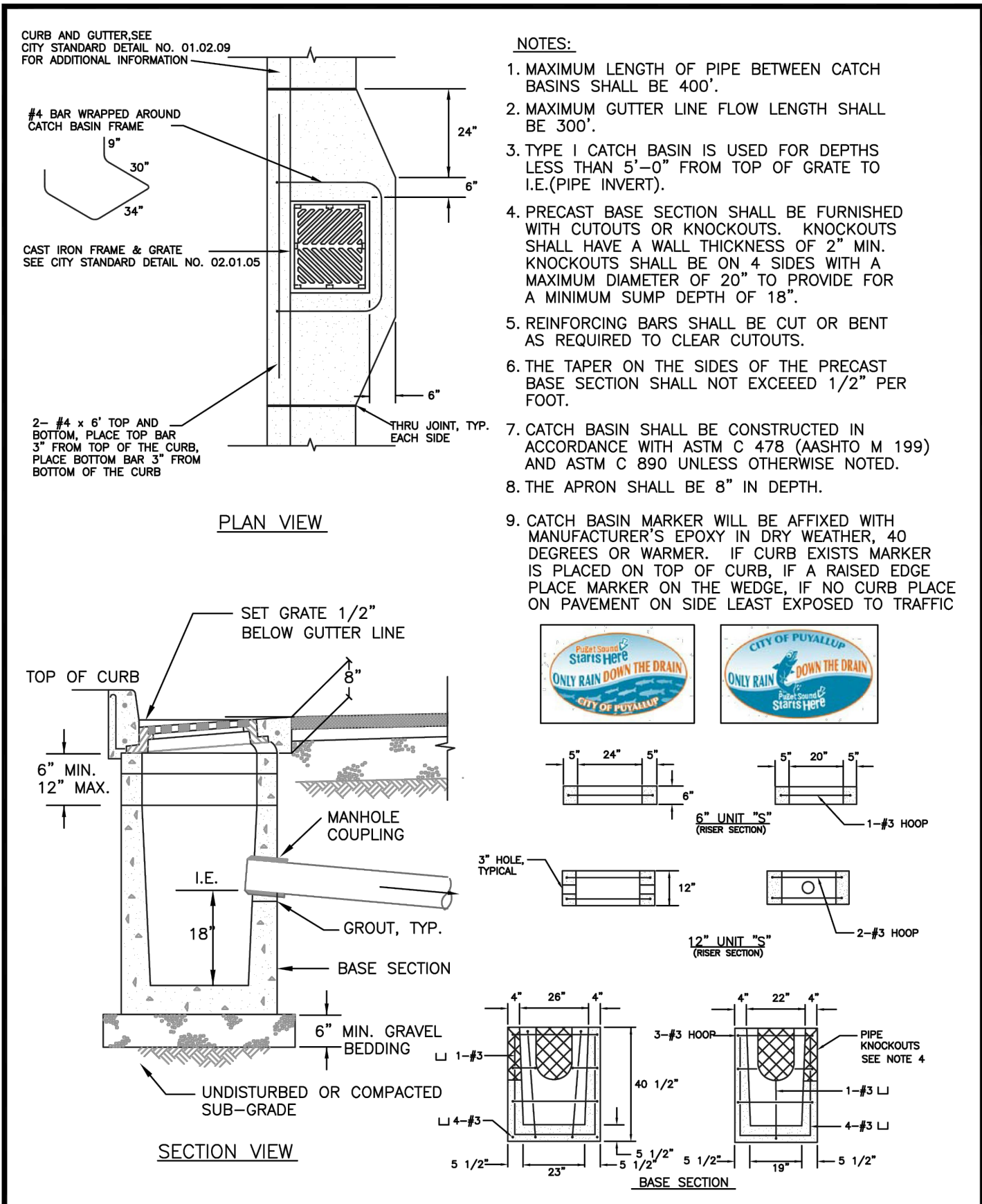
	CITY OF PUYALLUP	SIDEWALK WITH PLANTING STRIP
DESIGNED BY TIM EDWIN-SYBORDA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS
DATE APPROVED 07/16/2025	DATE REVIEWED 07/16/2025	SCALE AS SHOWN
CITY STANDARD NO. 01.02.02		



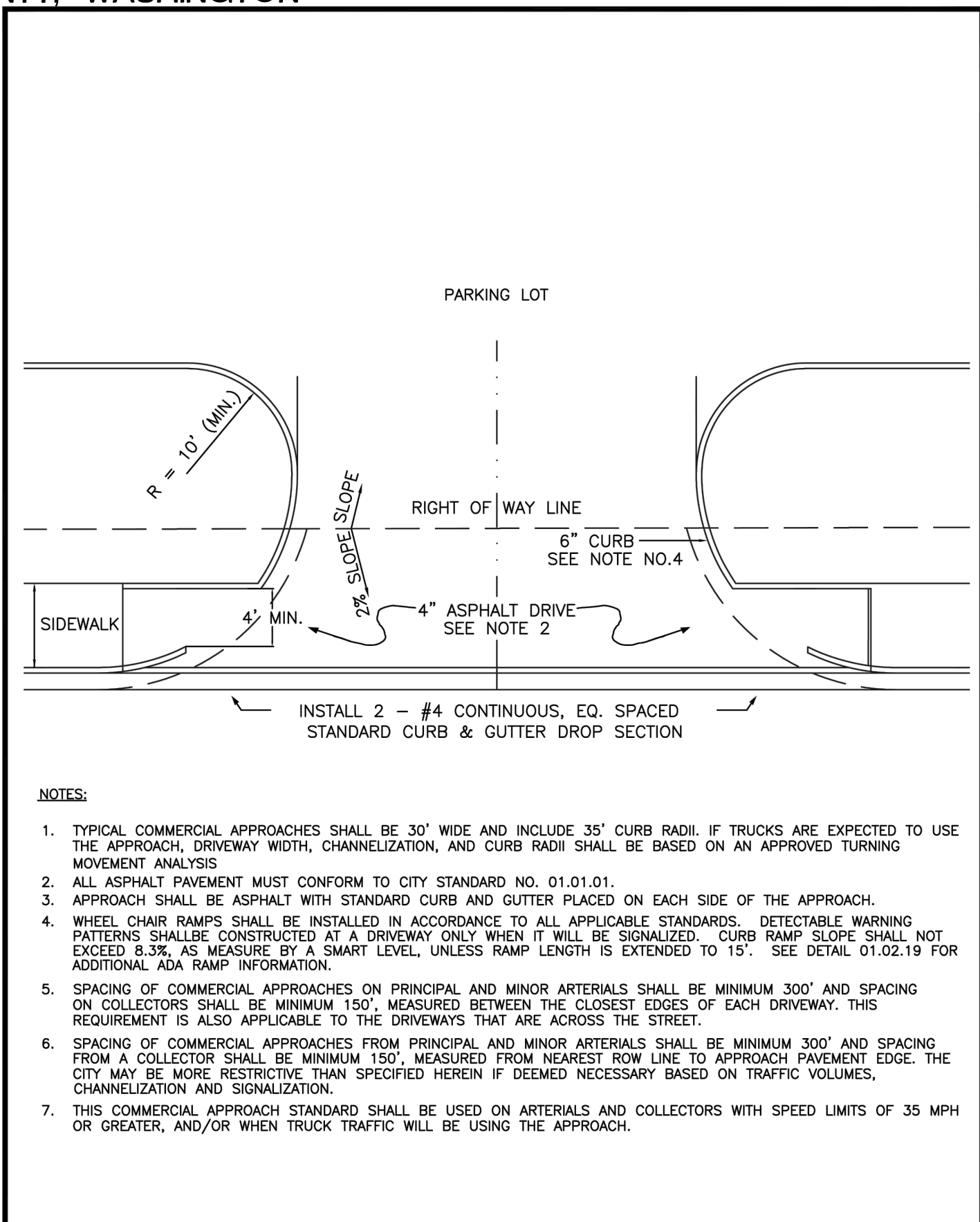
	CITY OF PUYALLUP	CATCH BASIN TYPE 1 (AREA DRAIN)
DESIGNED BY LINDA LIAN	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS
DATE APPROVED 07/16/2025	DATE REVIEWED 07/16/2025	SCALE AS SHOWN
CITY STANDARD NO. 02.01.02		



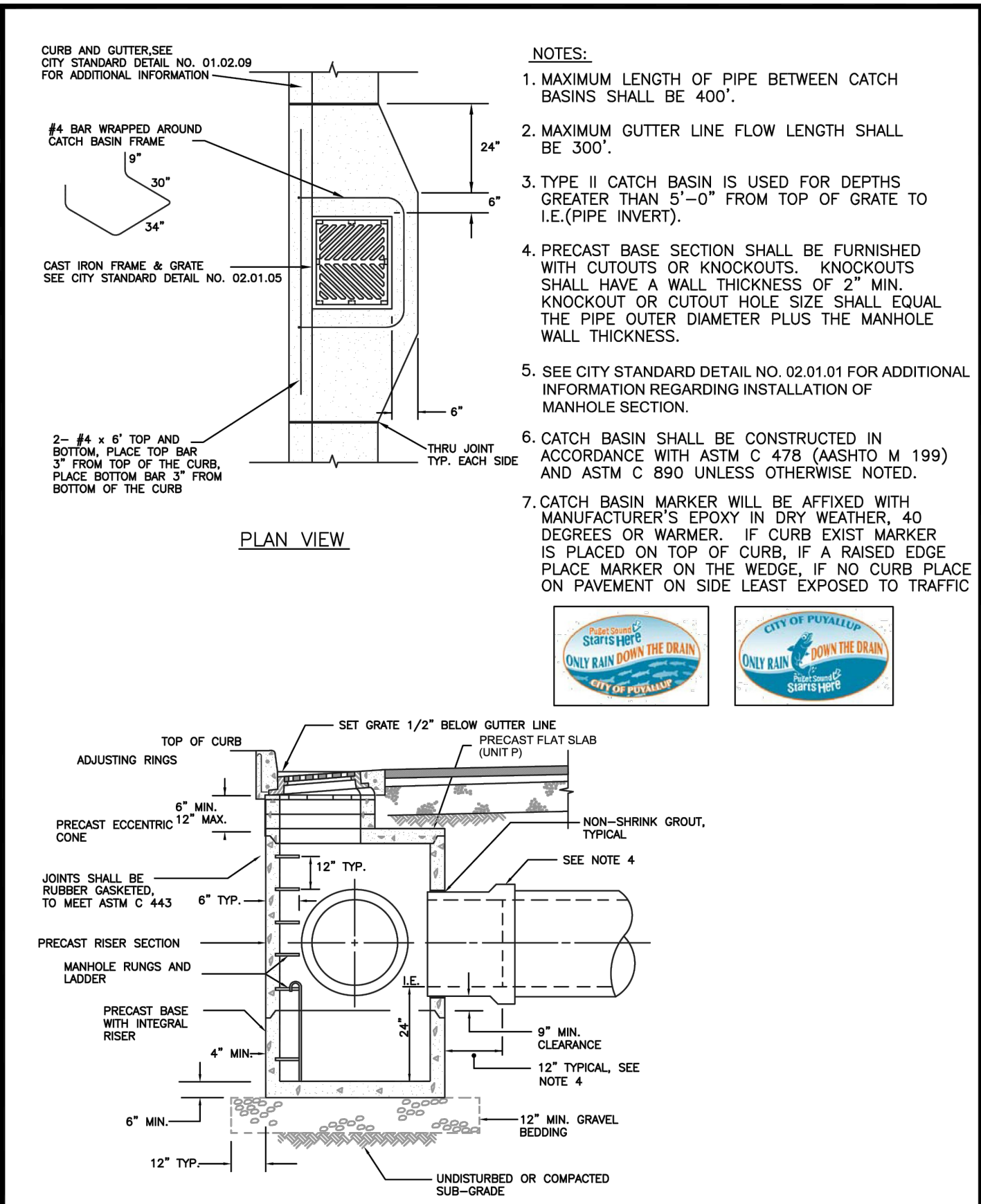
	CITY OF PUYALLUP	SOIL AMENDMENT AND DEPTH
DESIGNED BY TIM EDWIN-SYBORDA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS
DATE APPROVED 07/16/2025	DATE REVIEWED 07/16/2025	SCALE AS SHOWN
CITY STANDARD NO. 01.02.08		



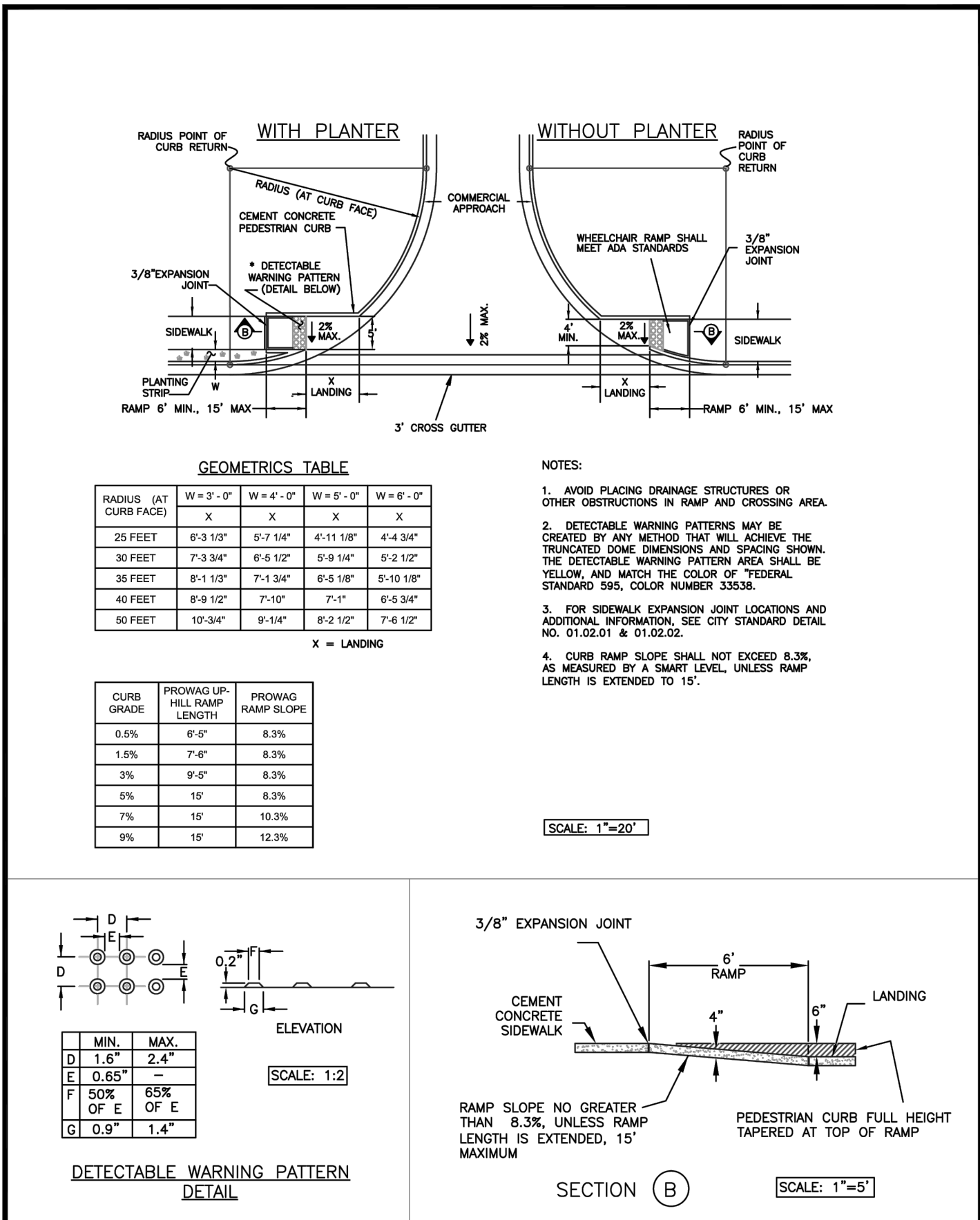
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DATE APPROVED 07/16/2025	DATE REVIEWED 07/16/2025	SCALE AS SHOWN
CITY STANDARD NO. 02.01.03		



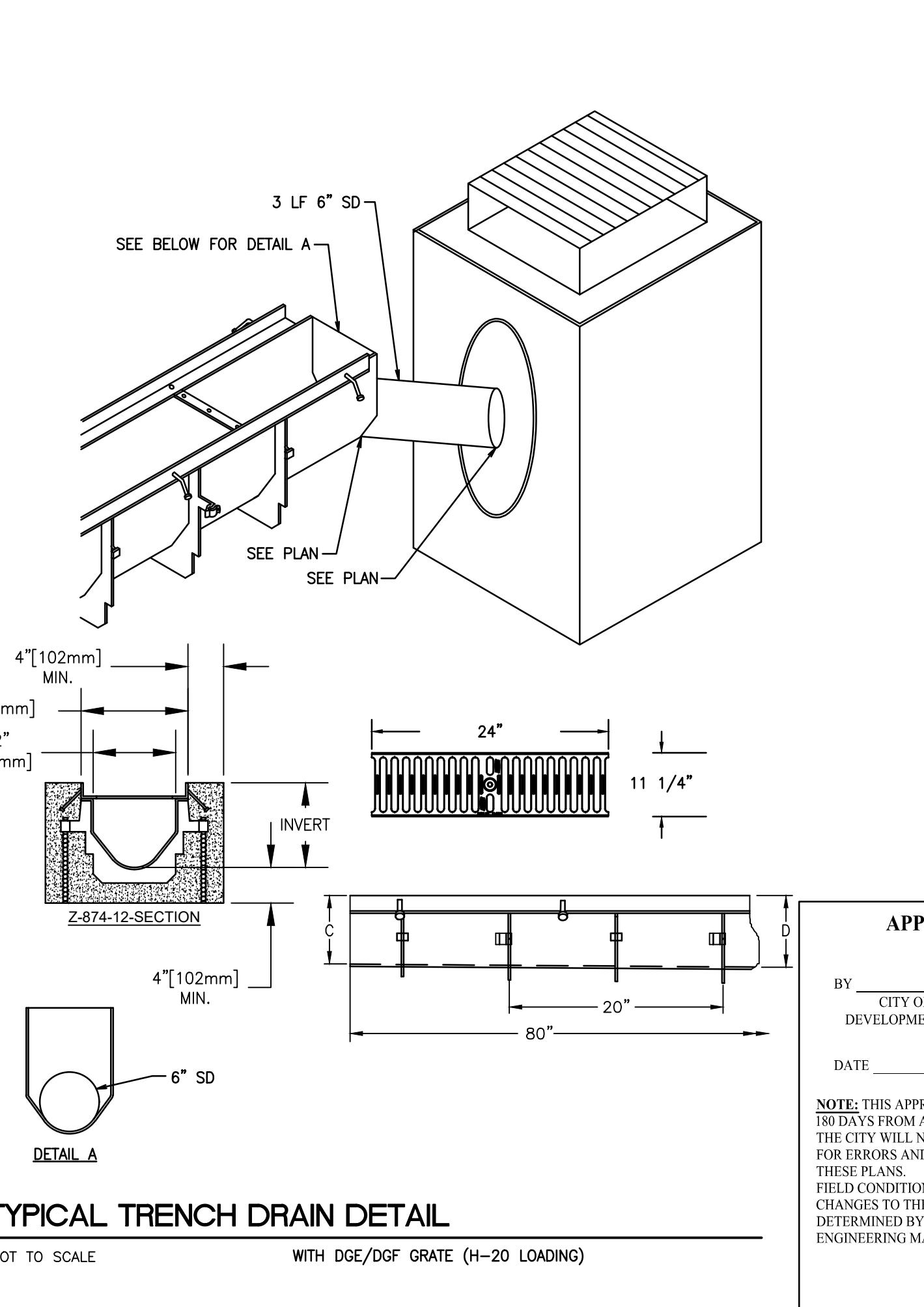
	CITY OF PUYALLUP	STANDARD COMMERCIAL APPROACH
DESIGNED BY TIM EDWIN-SYBORDA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS
DATE APPROVED 07/16/2025	DATE REVIEWED 07/16/2025	SCALE AS SHOWN
CITY STANDARD NO. 01.02.16		



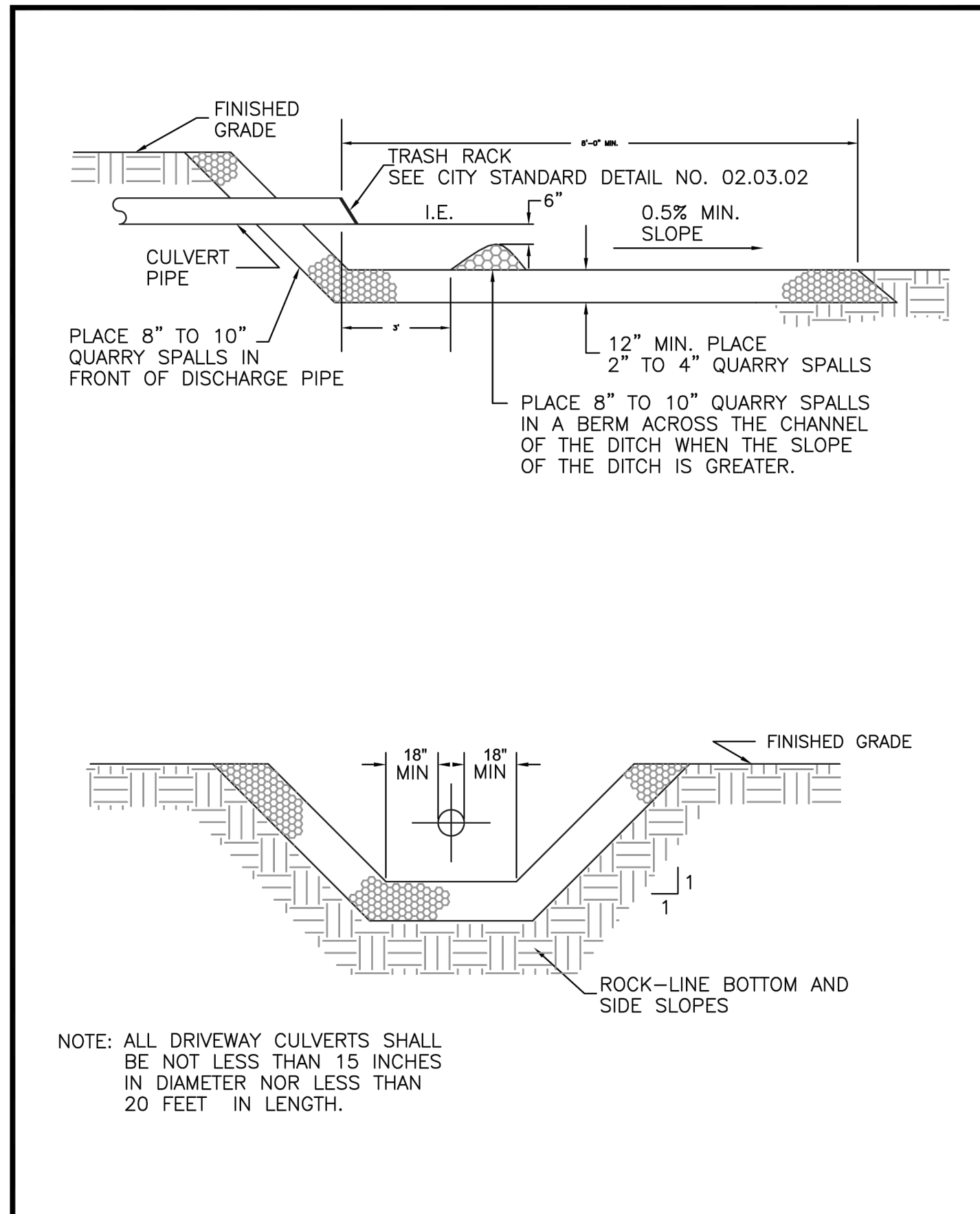
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DESIGNED BY LINDA LIAN	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS
DATE APPROVED 07/16/2025	DATE REVIEWED 07/16/2025	SCALE AS SHOWN
CITY STANDARD NO. 02.01.04		



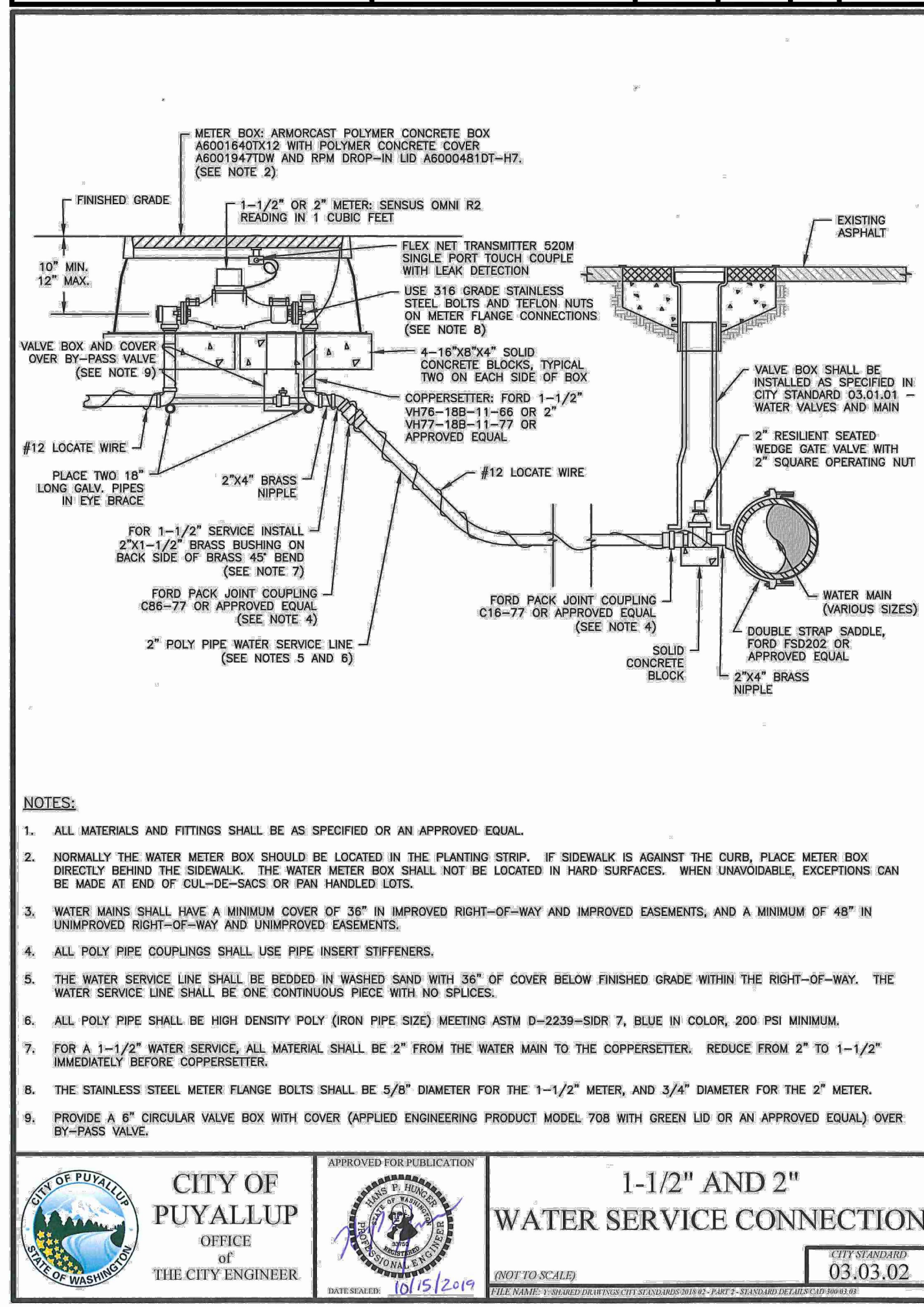
	CITY OF PUYALLUP	SIDEWALK RAMP WITH COMMERCIAL APPROACHES
DESIGNED BY TIM EDWIN-SYBORDA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS
DATE APPROVED 07/16/2025	DATE REVIEWED 07/16/2025	SCALE VARIES
CITY STANDARD NO. 01.02.19		



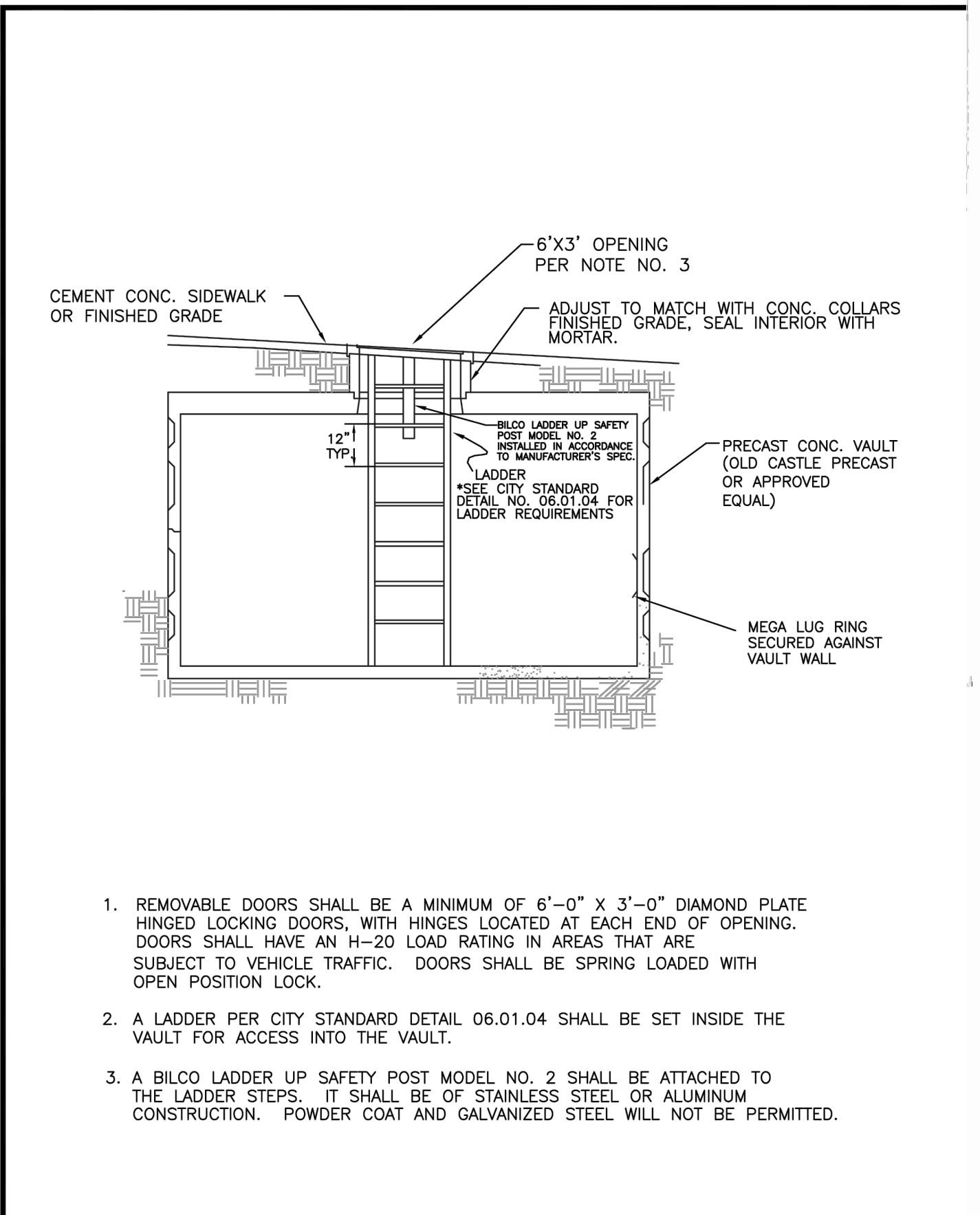
PRELIMINARY CONSTRUCTION DETAILS
OF
FREEMAN LOGISTICS
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON



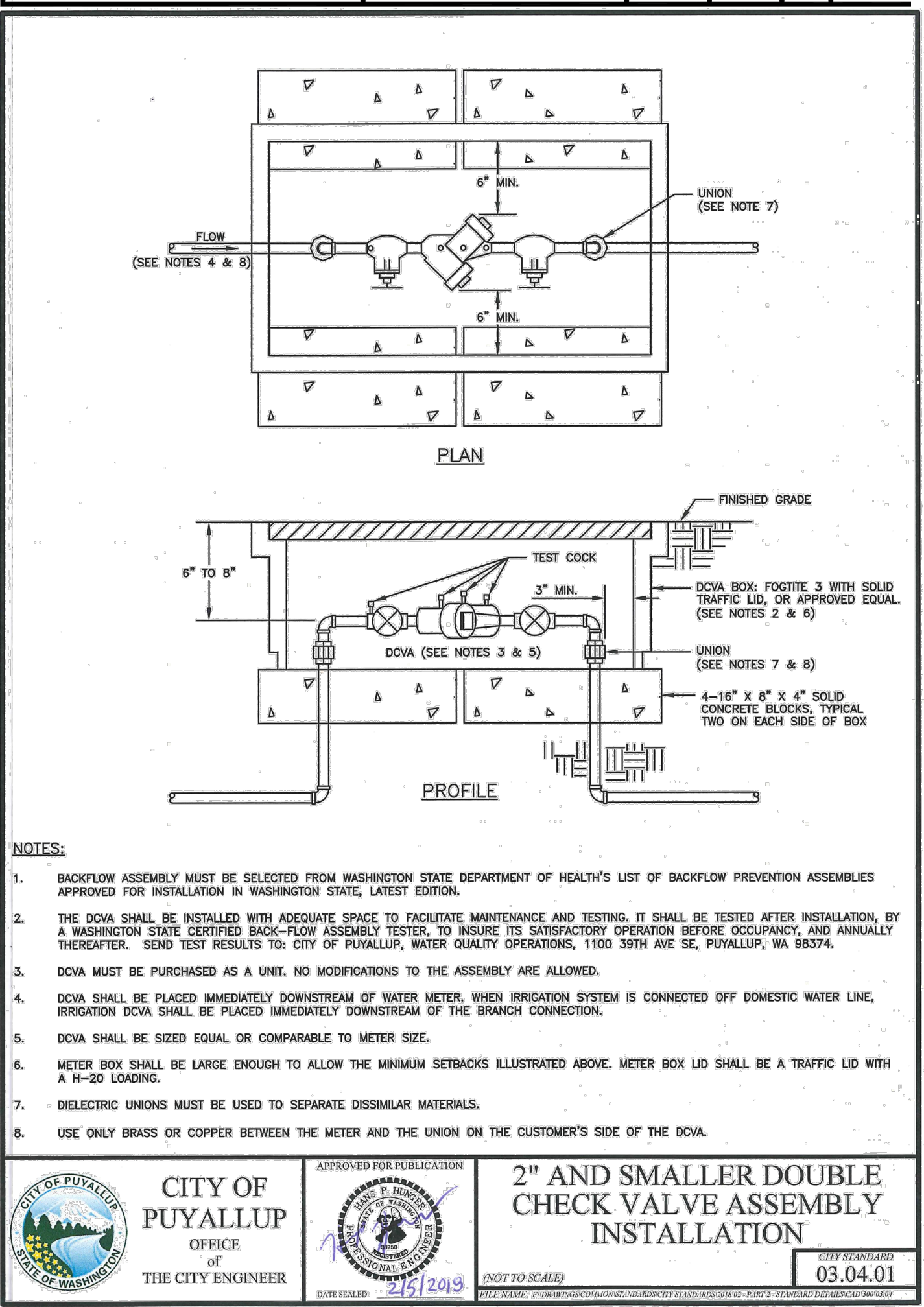
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	DESIGNED BY	CHECKED BY	APPROVED BY	REVIEWED BY	
	UNION LANSING	COLLEEN BARRETT	COLLEEN BARRETT	COLLEEN BARRETT	
	FILE NAME	DATE APPROVED	DATE REVIEWED	SCALE	



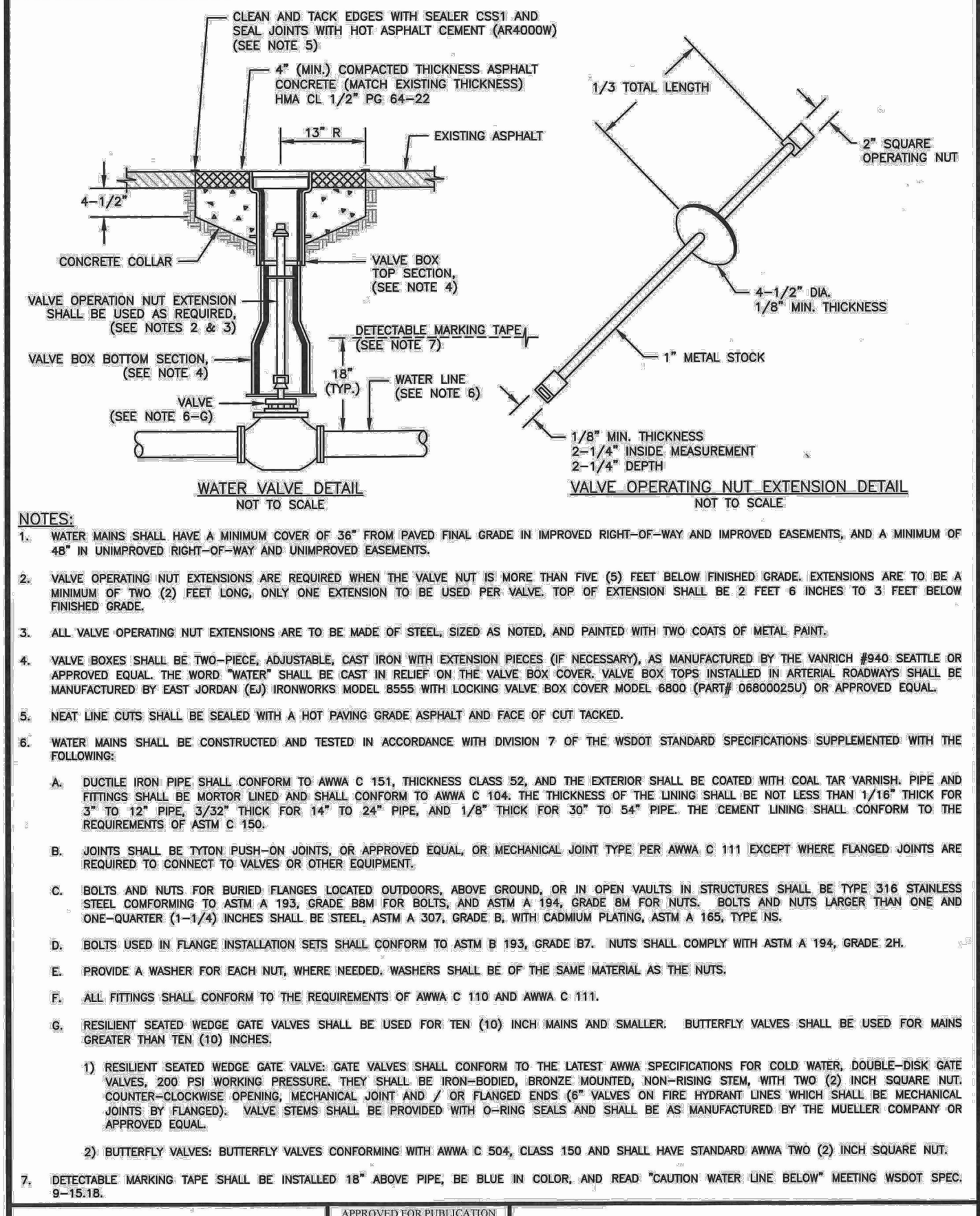
	CITY OF PUYALLUP		1-1/2" AND 2" WATER SERVICE CONNECTION		CITY STANDARD 03.03.02
	DESIGNED BY	CHECKED BY	APPROVED BY	REVIEWED BY	
	UNION LANSING	COLLEEN BARRETT	COLLEEN BARRETT	COLLEEN BARRETT	
	FILE NAME	DATE APPROVED	DATE REVIEWED	SCALE	



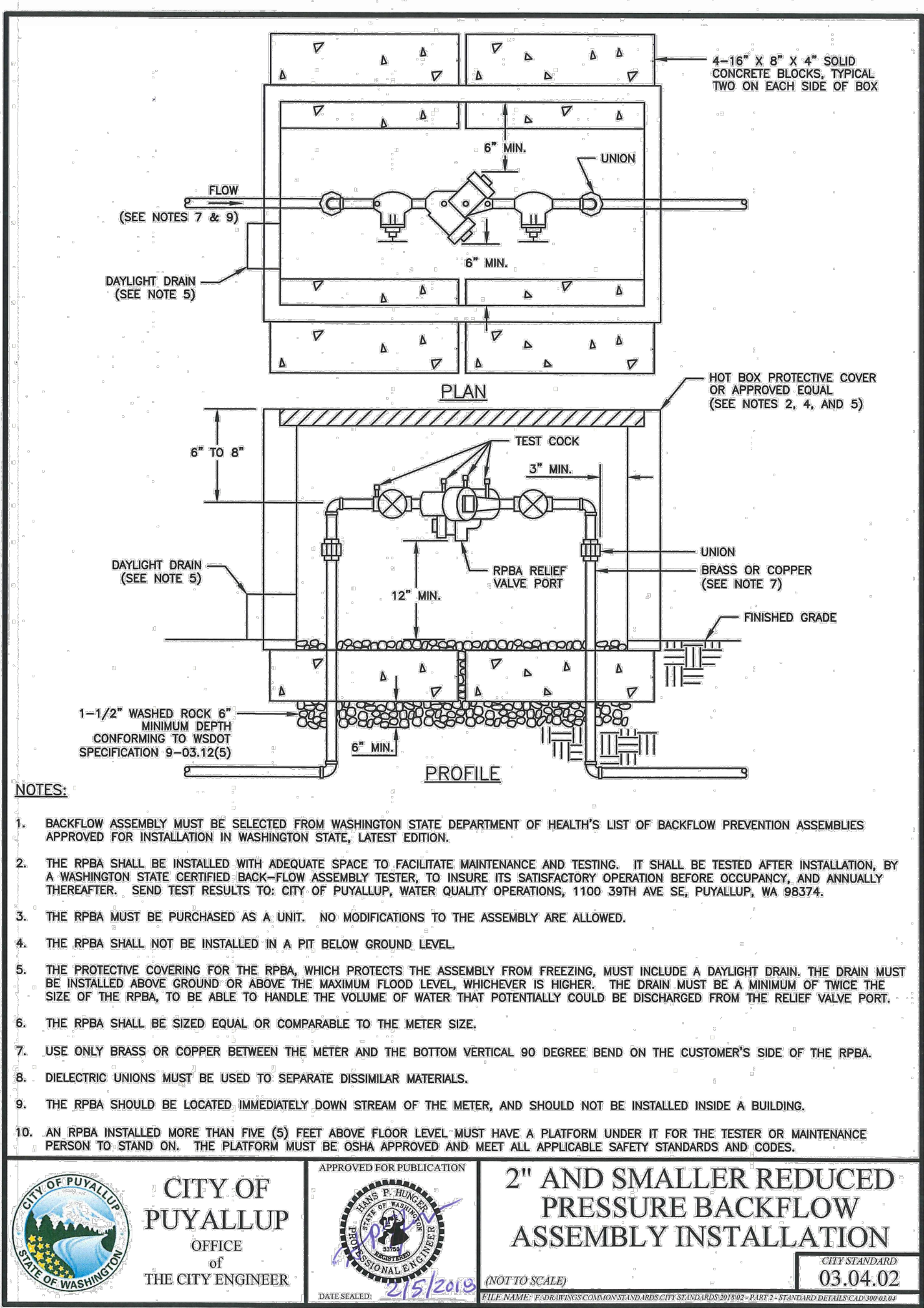
	CITY OF PUYALLUP		STORMWATER VAULT		CITY STANDARD 02.04.01
	DESIGNED BY	CHECKED BY	APPROVED BY	REVIEWED BY	
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	FILE NAME	DATE APPROVED	DATE REVIEWED	SCALE	



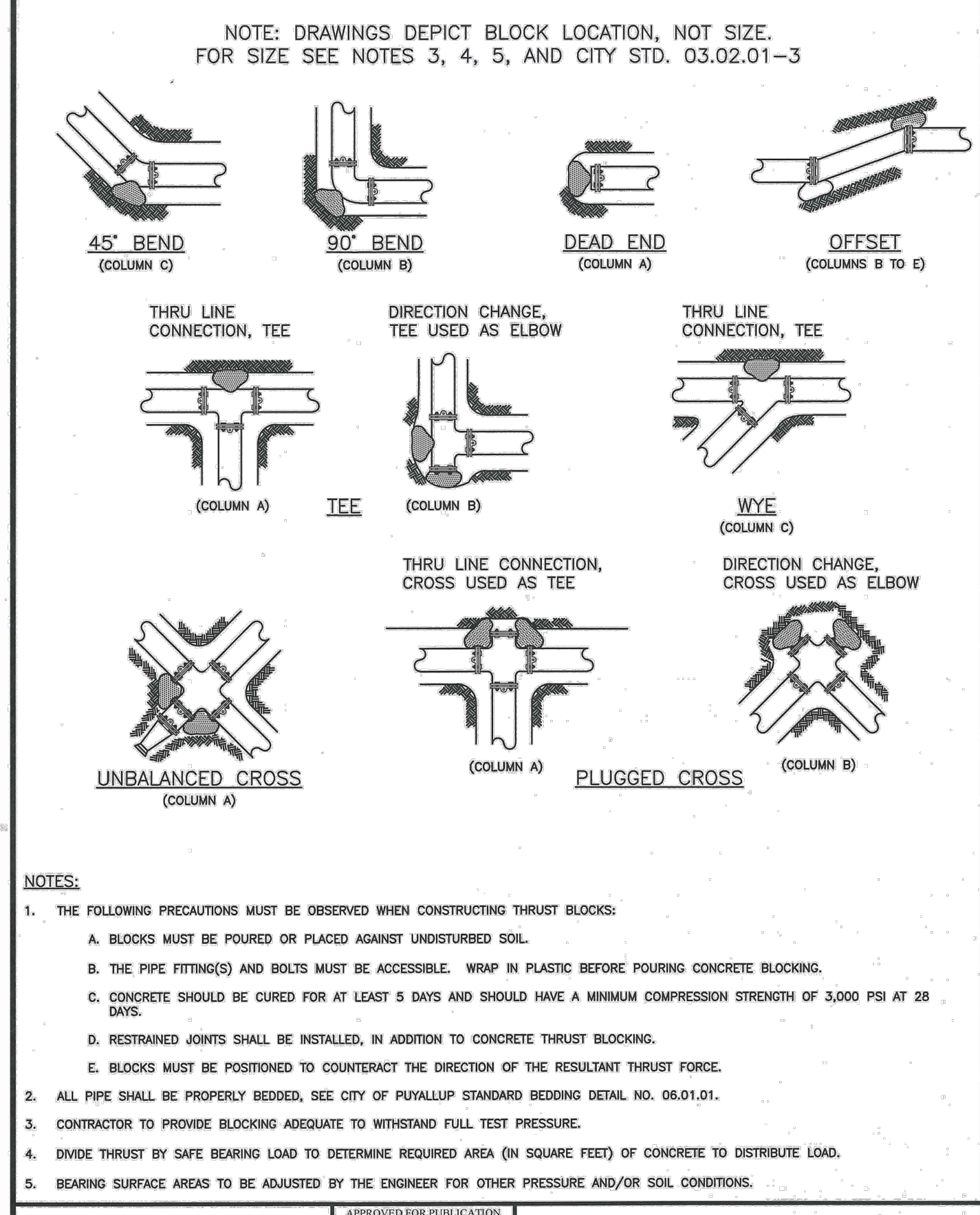
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	DESIGNED BY	CHECKED BY	APPROVED BY	REVIEWED BY	
	UNION LANSING	COLLEEN BARRETT	COLLEEN BARRETT	COLLEEN BARRETT	
	FILE NAME	DATE APPROVED	DATE REVIEWED	SCALE	



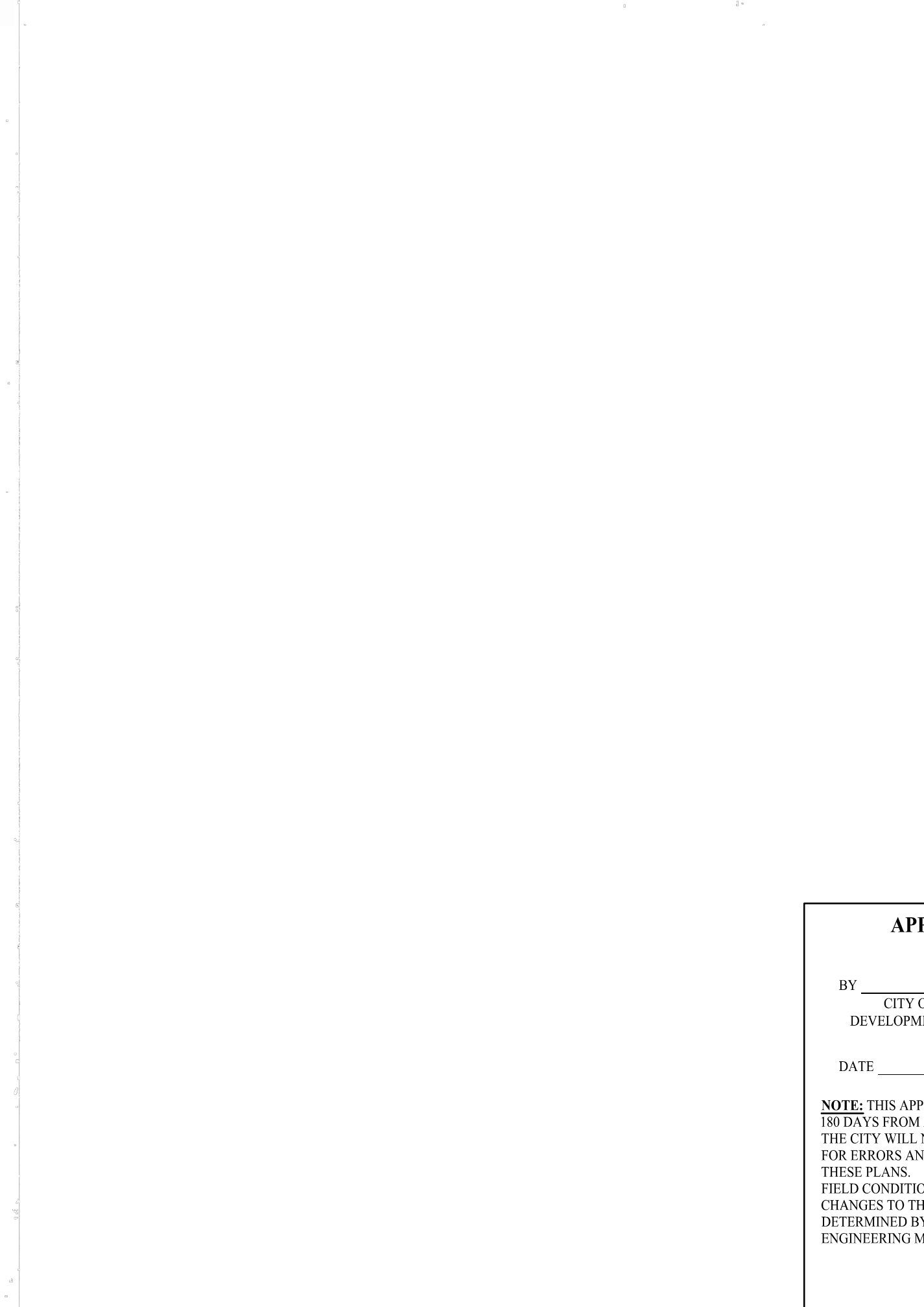
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	DESIGNED BY	CHECKED BY	APPROVED BY	REVIEWED BY	
	UNION LANSING	COLLEEN BARRETT	COLLEEN BARRETT	COLLEEN BARRETT	
	FILE NAME	DATE APPROVED	DATE REVIEWED	SCALE	



	CITY OF PUYALLUP		2" AND SMALLER REDUCED PRESSURE BACKFLOW ASSEMBLY INSTALLATION		CITY STANDARD 03.04.02
	DESIGNED BY	CHECKED BY	APPROVED BY	REVIEWED BY	
	UNION LANSING	COLLEEN BARRETT	COLLEEN BARRETT	COLLEEN BARRETT	
	FILE NAME	DATE APPROVED	DATE REVIEWED	SCALE	



	CITY OF PUYALLUP		HORIZONTAL THRUST BLOCKING		CITY STANDARD 03.02.01-1
	DESIGNED BY	CHECKED BY	APPROVED BY	REVIEWED BY	
	UNION LANSING	COLLEEN BARRETT	COLLEEN BARRETT	COLLEEN BARRETT	
	FILE NAME	DATE APPROVED	DATE REVIEWED	SCALE	



	CITY OF PUYALLUP		HORIZONTAL THRUST BLOCKING		CITY STANDARD 03.02.01-1
	DESIGNED BY	CHECKED BY	APPROVED BY	REVIEWED BY	
	UNION LANSING	COLLEEN BARRETT	COLLEEN BARRETT	COLLEEN BARRETT	
	FILE NAME	DATE APPROVED	DATE REVIEWED	SCALE	

Revision

6	07/16/25	DTC	JSM	JSM	Appr.
No.	Date	By	Chk.	Appr.	

Title:

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

Scale:

Horizontal	N/A
Vertical	N/A

Designed

Drawn	Checked	Approved	Date
JSM	JSM	JSM	7/16/25

APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE:

NOTE:

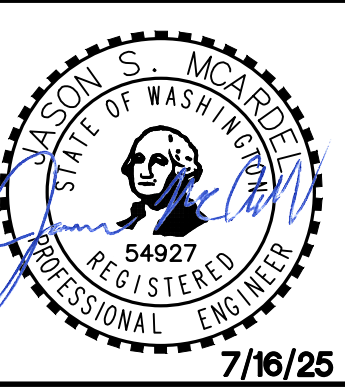
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Job Number

21585

Sheet

C39 of 48



Barghausen Consulting Engineers, LLC.

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

APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE:

NOTE:

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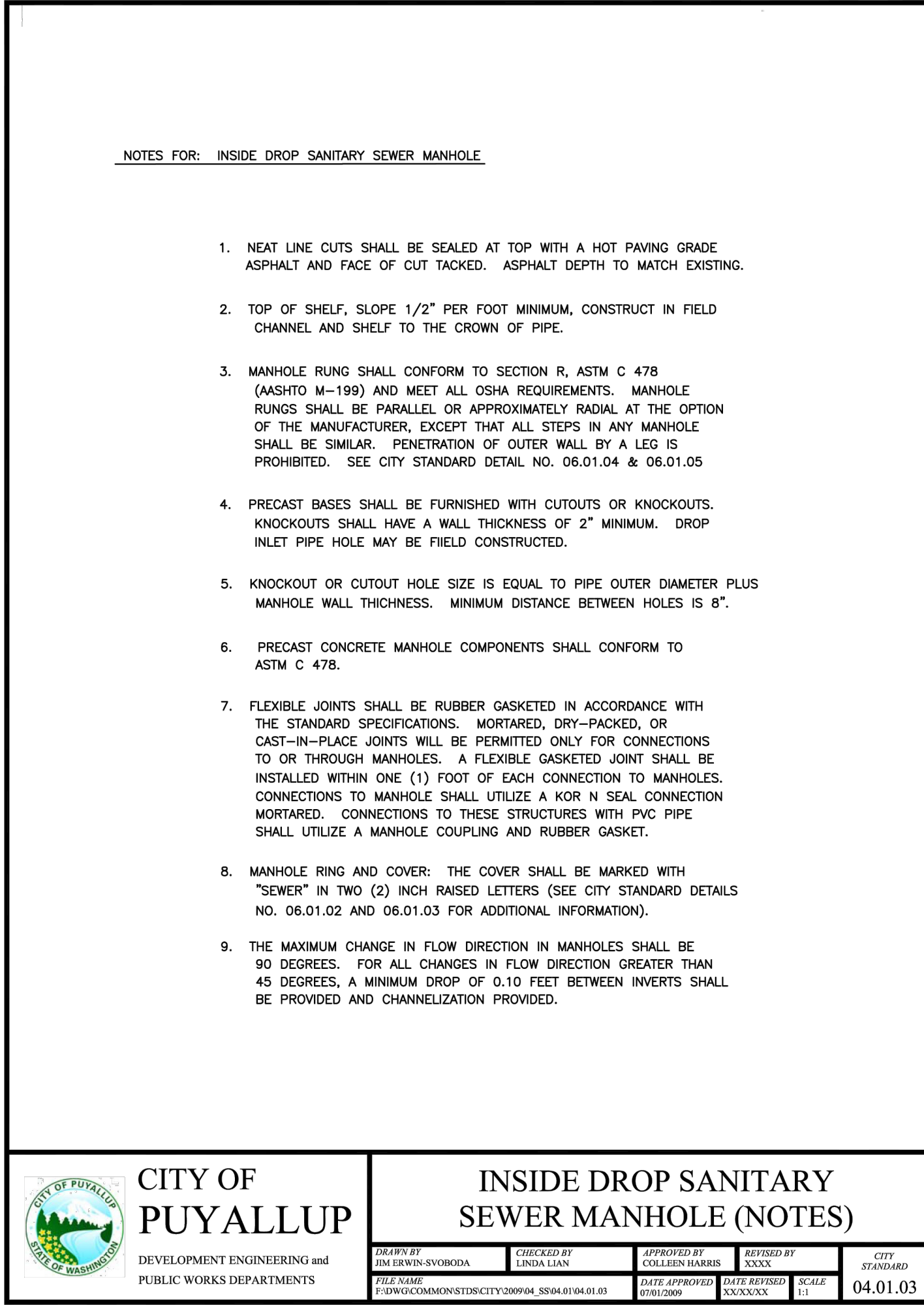
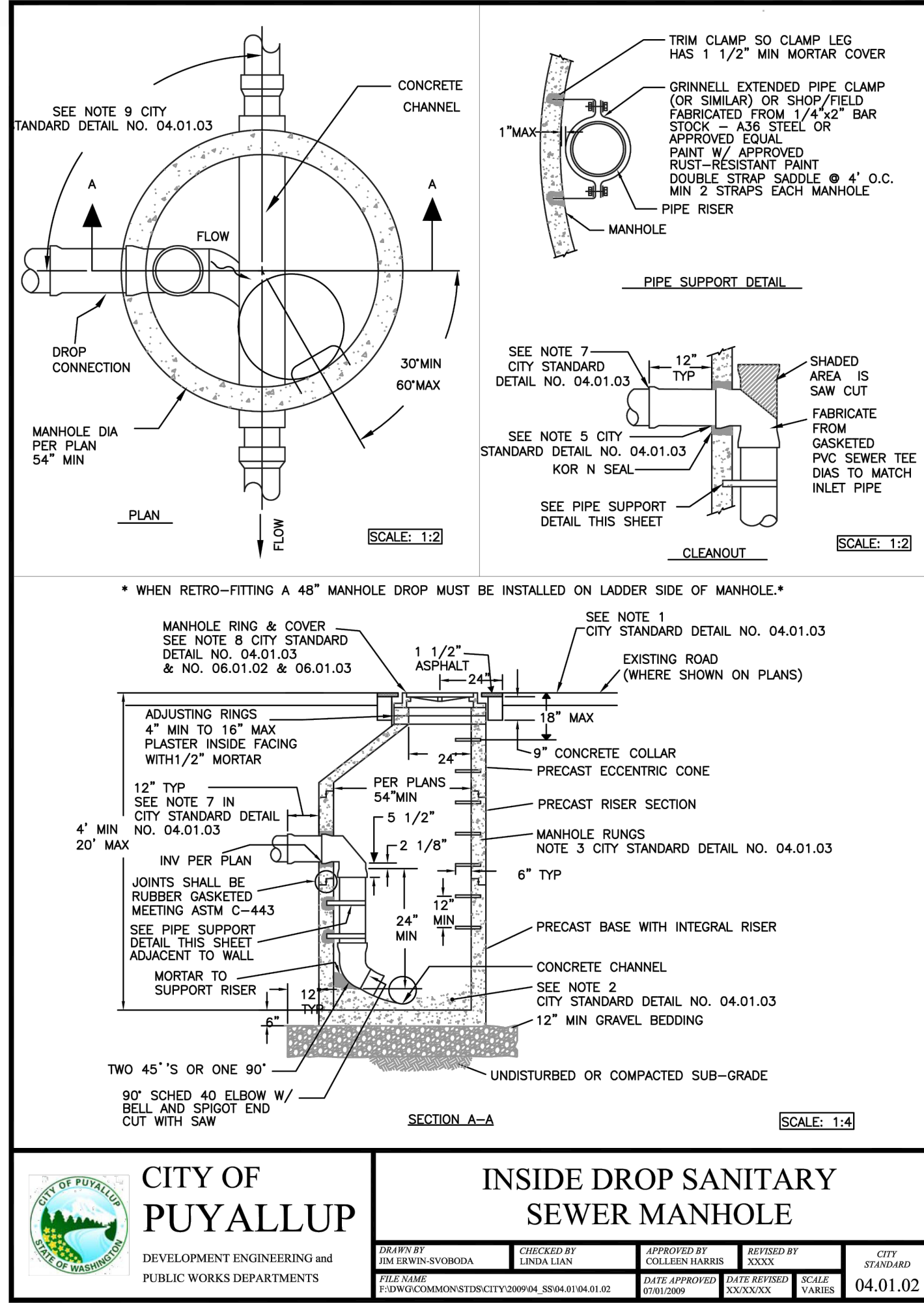
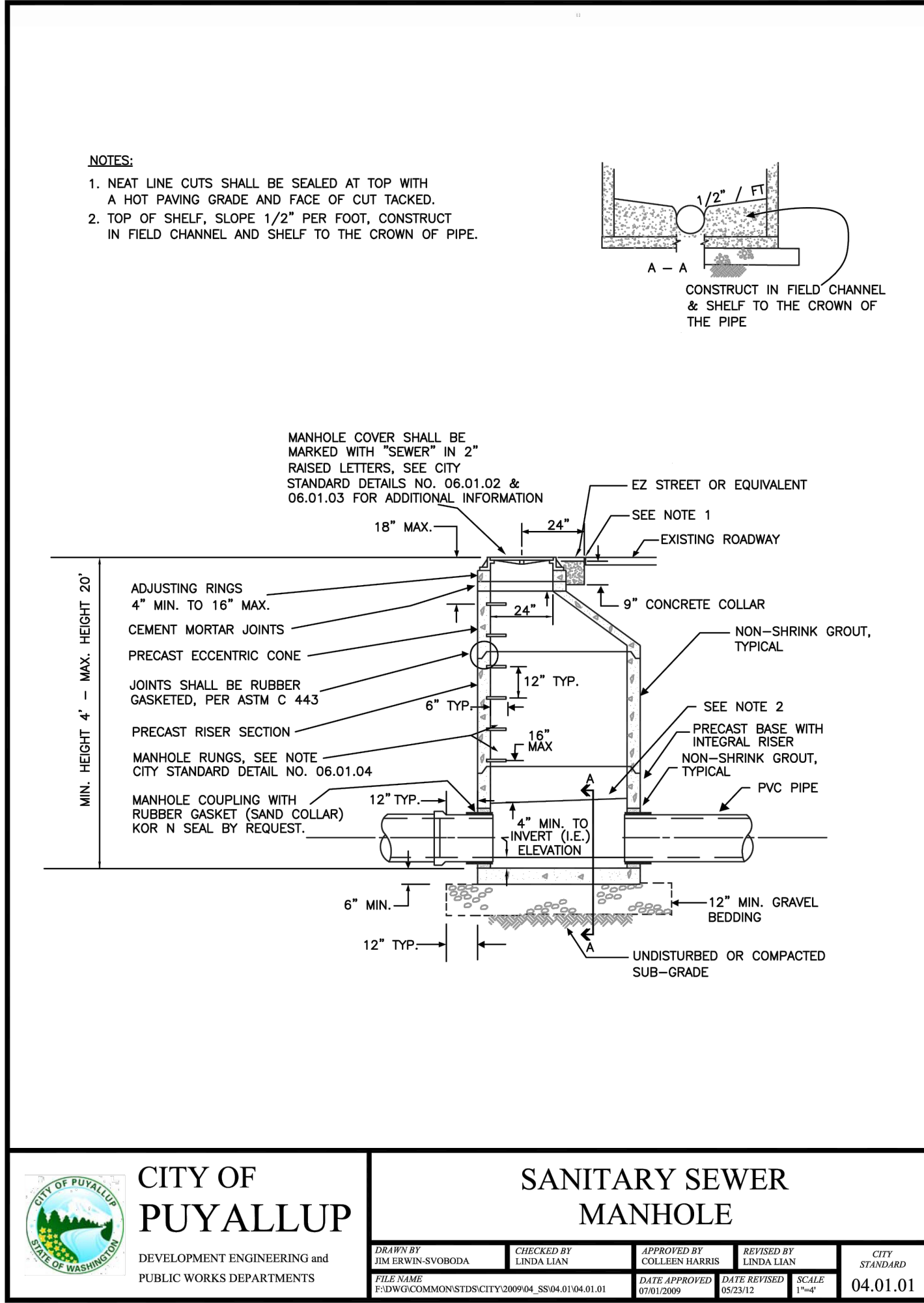
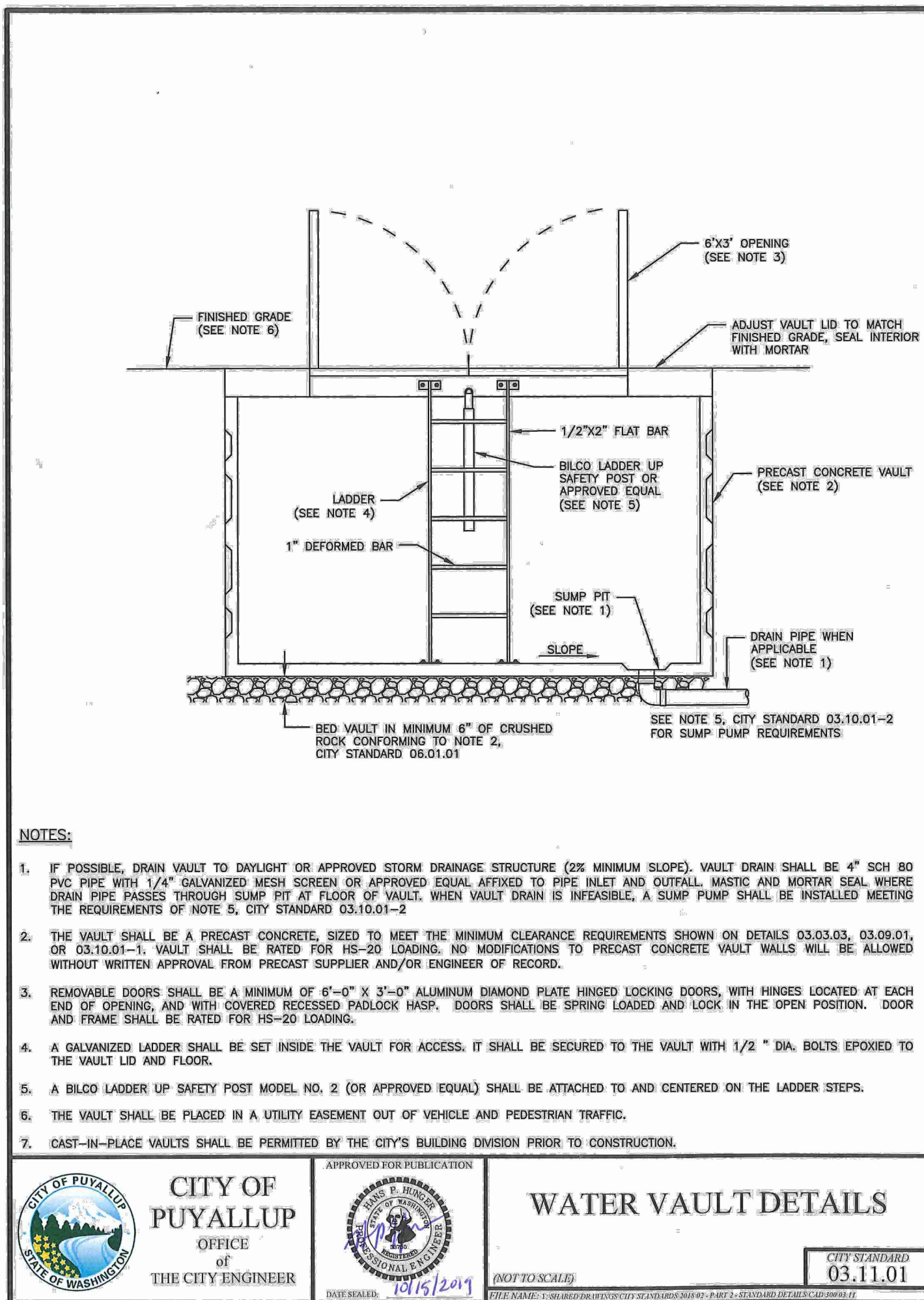
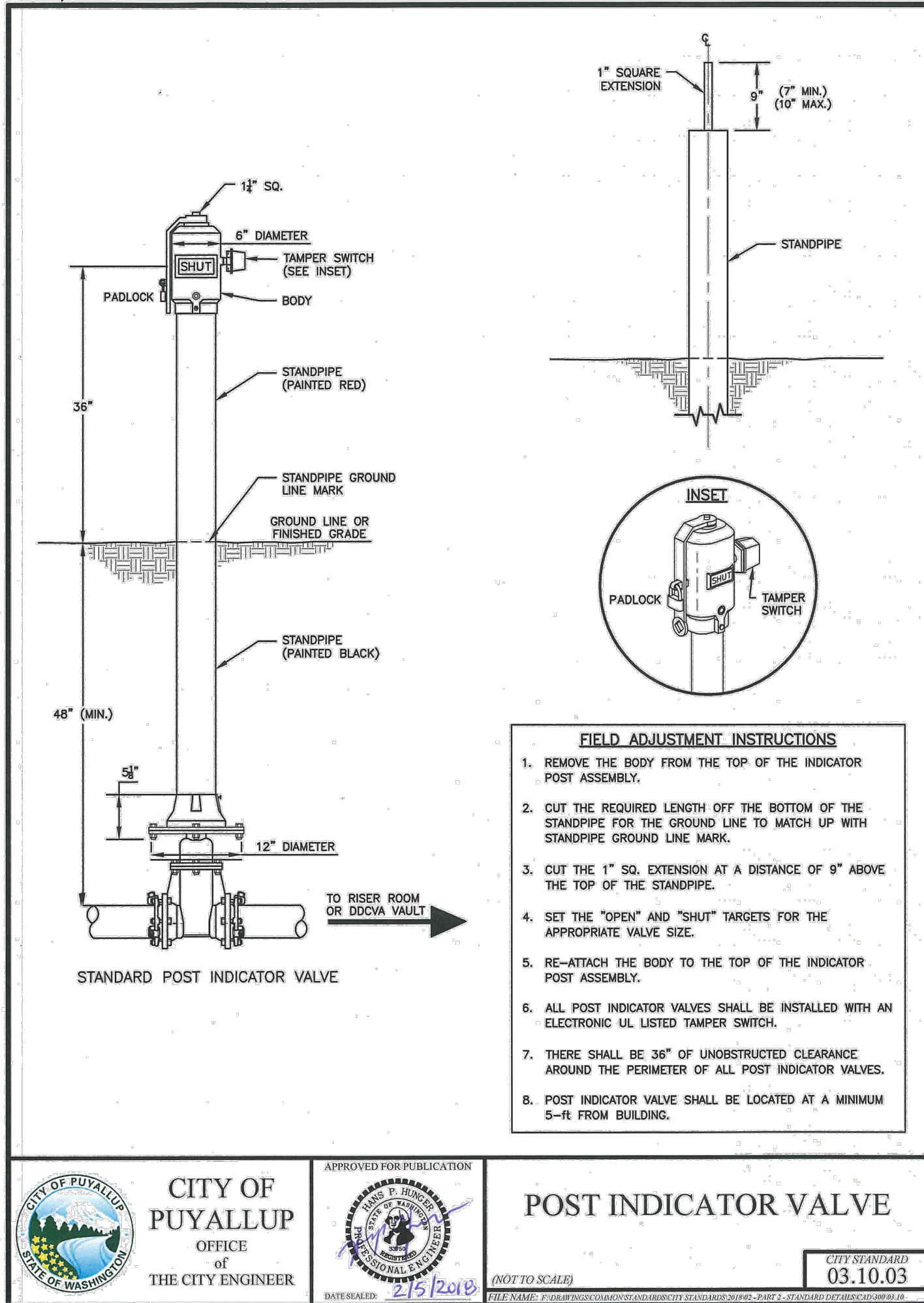
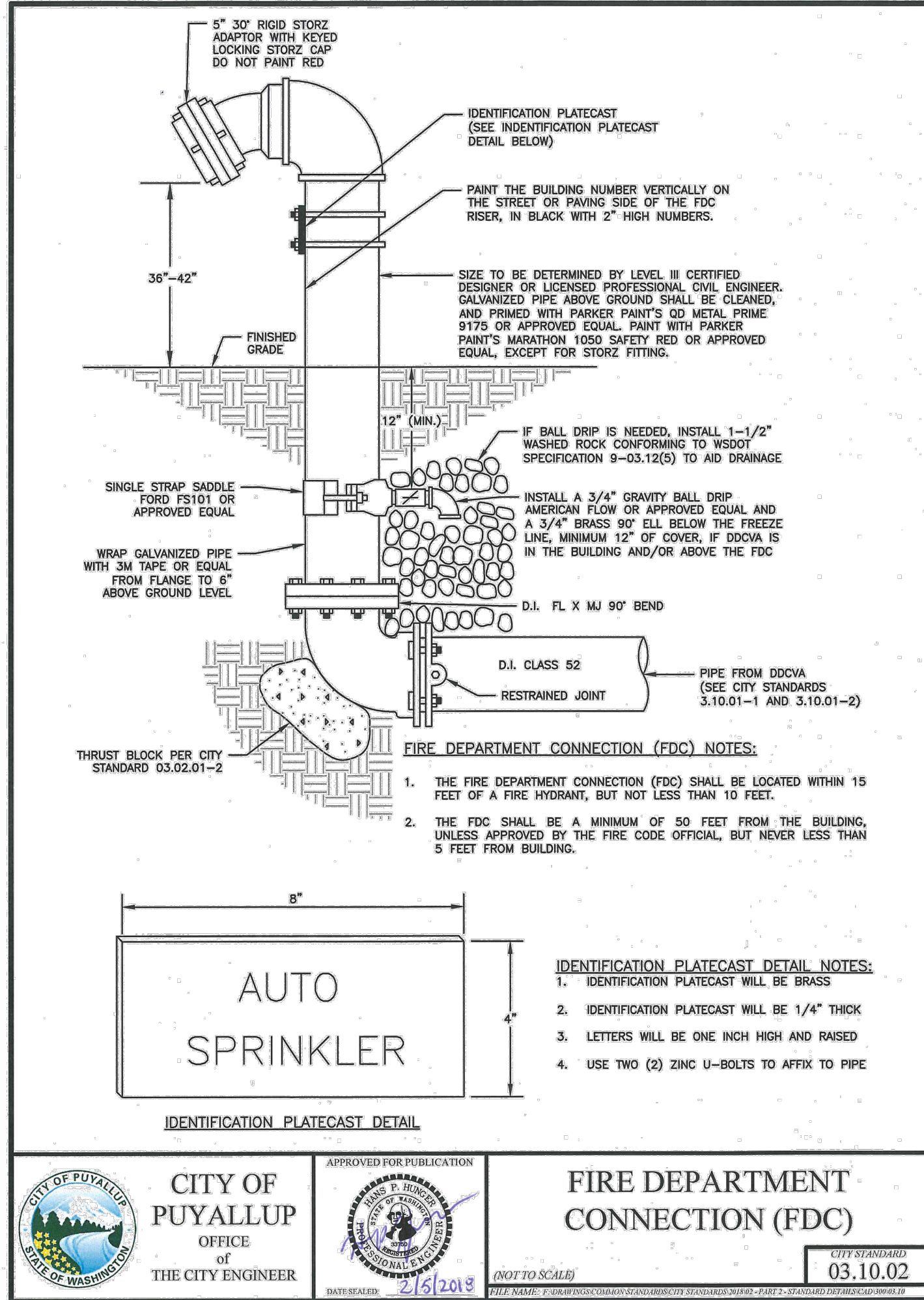
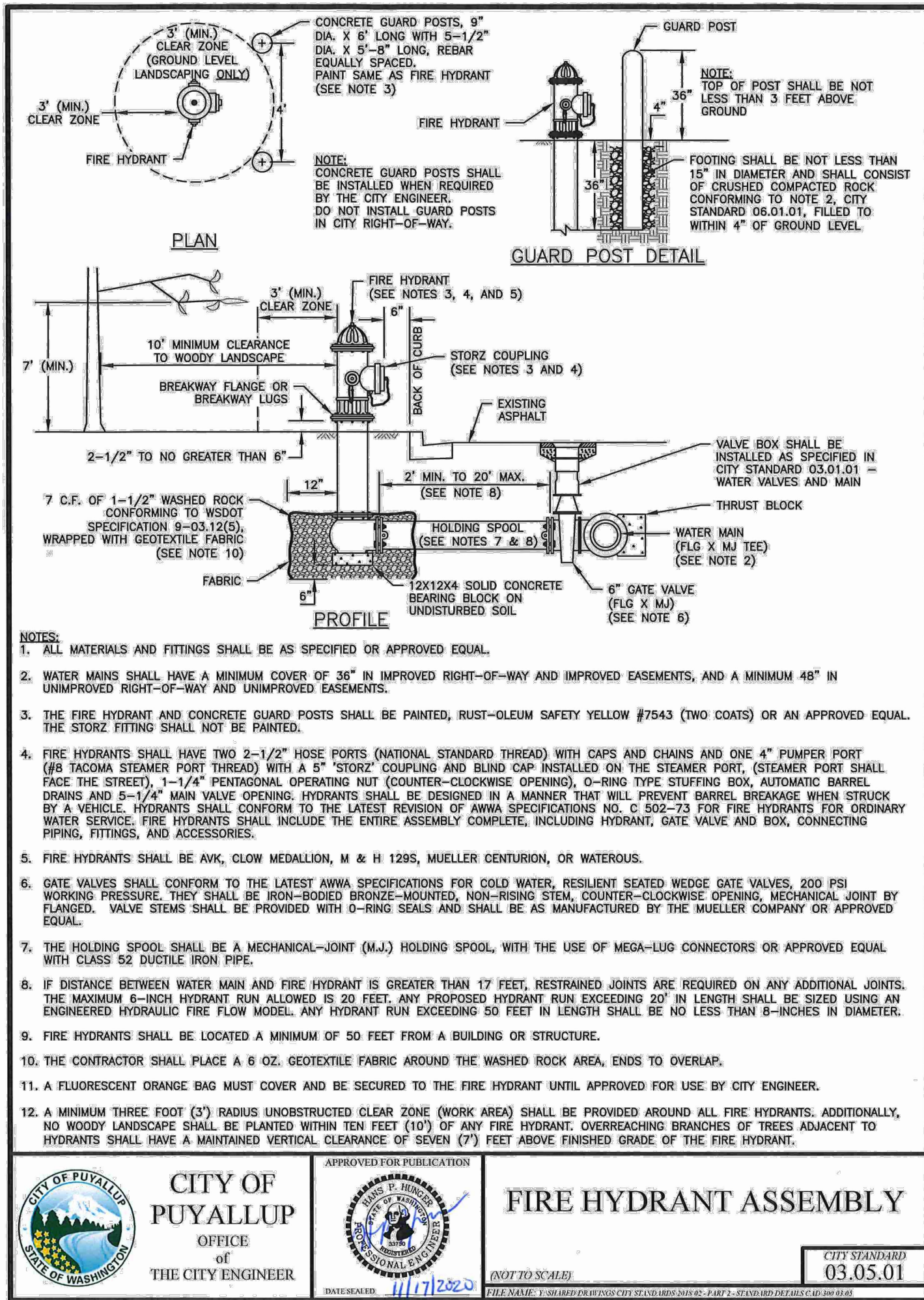
Job Number

21585

Sheet

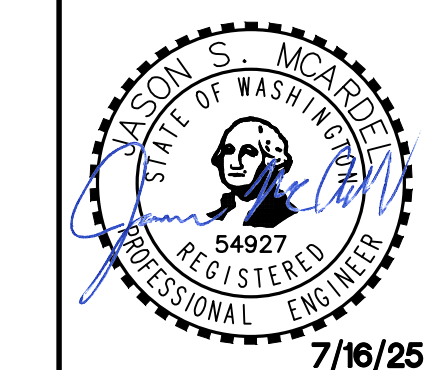
C39 of 48

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



PRELIMINARY CONSTRUCTION DETAILS
FOR
FREEMAN LOGISTICS

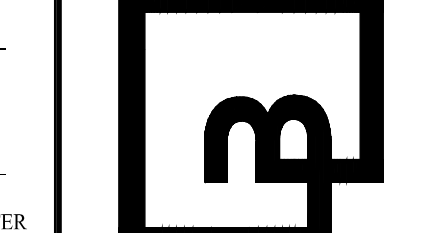
For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



Scale: Horizontal N/A, Vertical N/A

Designed: JSM, Drawn: JSM, Checked: JSM, Approved: JSM, Date: 7/16/25

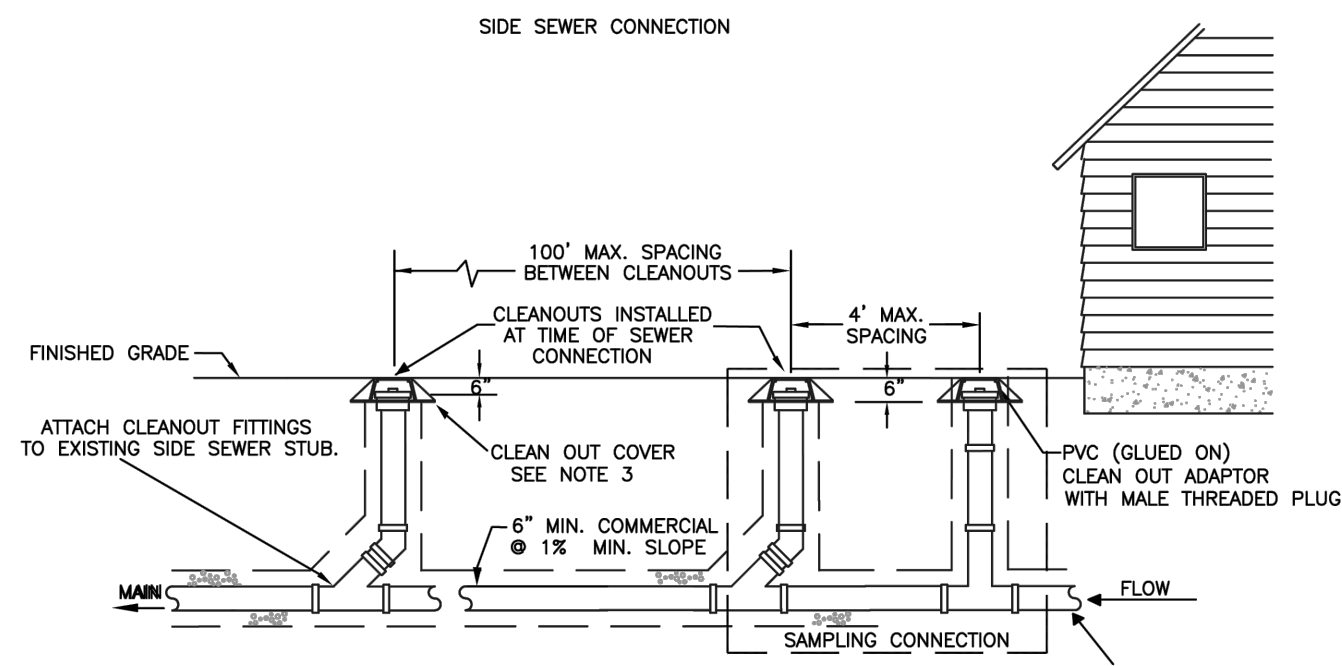
Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number: 21585, Sheet: C40 of 48

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.

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



NOTES:

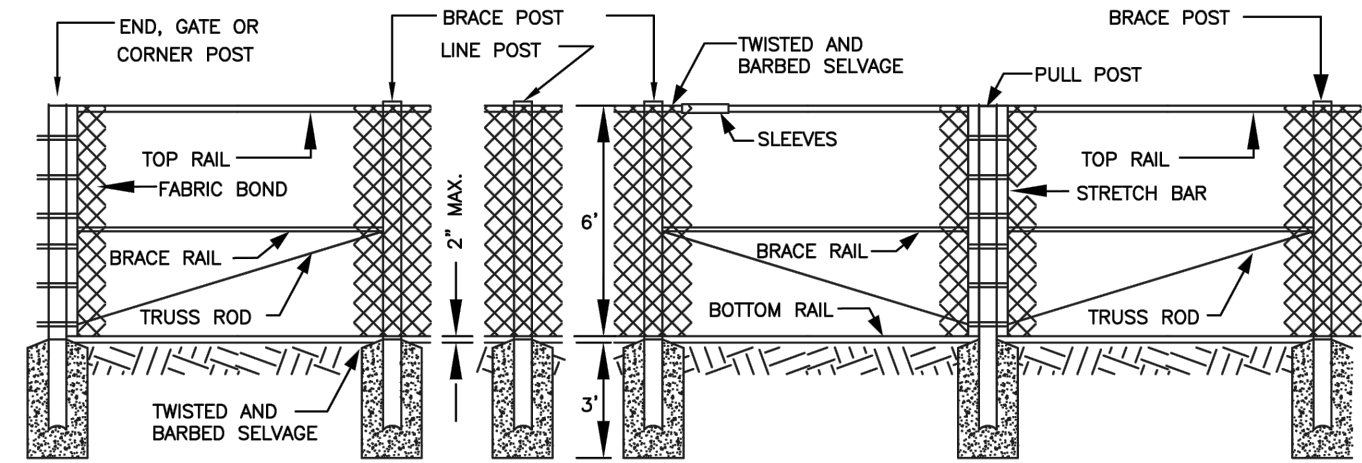
- SAMPLING CONNECTION SHALL BE INSTALLED OUT SIDE WITH UNOBSTRUCTED ACCESS AT ALL TIMES.
- A SAMPLING CONNECTION SHALL BE INSTALLED FOR EACH COMMERCIAL / RETAIL UNIT OR SPACE.
- CLEAN OUT AND SAMPLING CONNECTION COVERS:
A) FOR NON-VEHICULAR TRAFFIC INSTALLATIONS USE "CARSON" MODEL 910 GREEN YARD BOX WITH BOLT DOWN LID MARKED SEWER OR APPROVED EQUAL.
B) FOR ASPHALT, GRAVEL, OR TRAFFIC INSTALLATIONS SEE CITY STANDARD DETAIL NO. 04.03.05 FRAME AND COVER SECTION.
- EACH CLEANOUT ASSEMBLY SHALL CONSIST OF: ONE CLEANOUT ADAPTER, HUB x FEMALE, FIPT, PVC SI AND ONE CLEANOUT PLUG, MOPT WITH RAISED NUT, PVC SDR35.



CITY OF
PUYALLUP
DEVELOPMENT ENGINEERING and
PUBLIC WORKS DEPARTMENTS

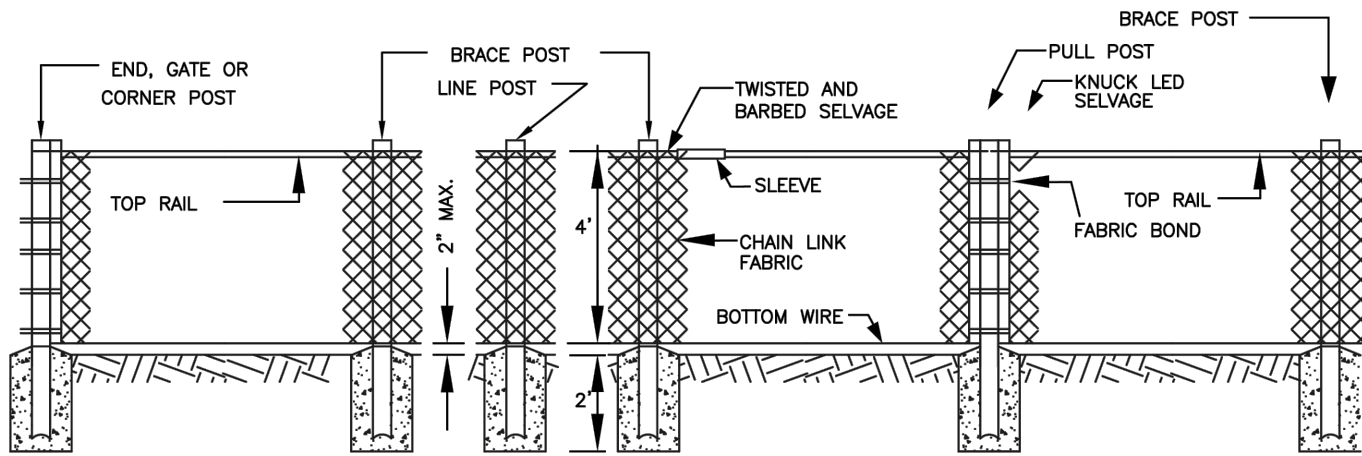
COMMERCIAL SIDE SEWER CONNECTION
WITH SAMPLING CONNECTION

DESIGNED BY JIM EDWARDS-SYNDORA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	DESIGNED BY LINDA LIAN	CITY STANDARD
FILE NAME F:\WORK\CONSTRUCTION\STANDARD\040305_04.dwg	DATE APPROVED 06/01/03	SCALE 1/4"	DATE 04.03.04	



CHAIN LINK FENCE TYPE 1

SCALE: 1/4"



CHAIN LINK FENCE TYPE 6

NOTES:

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

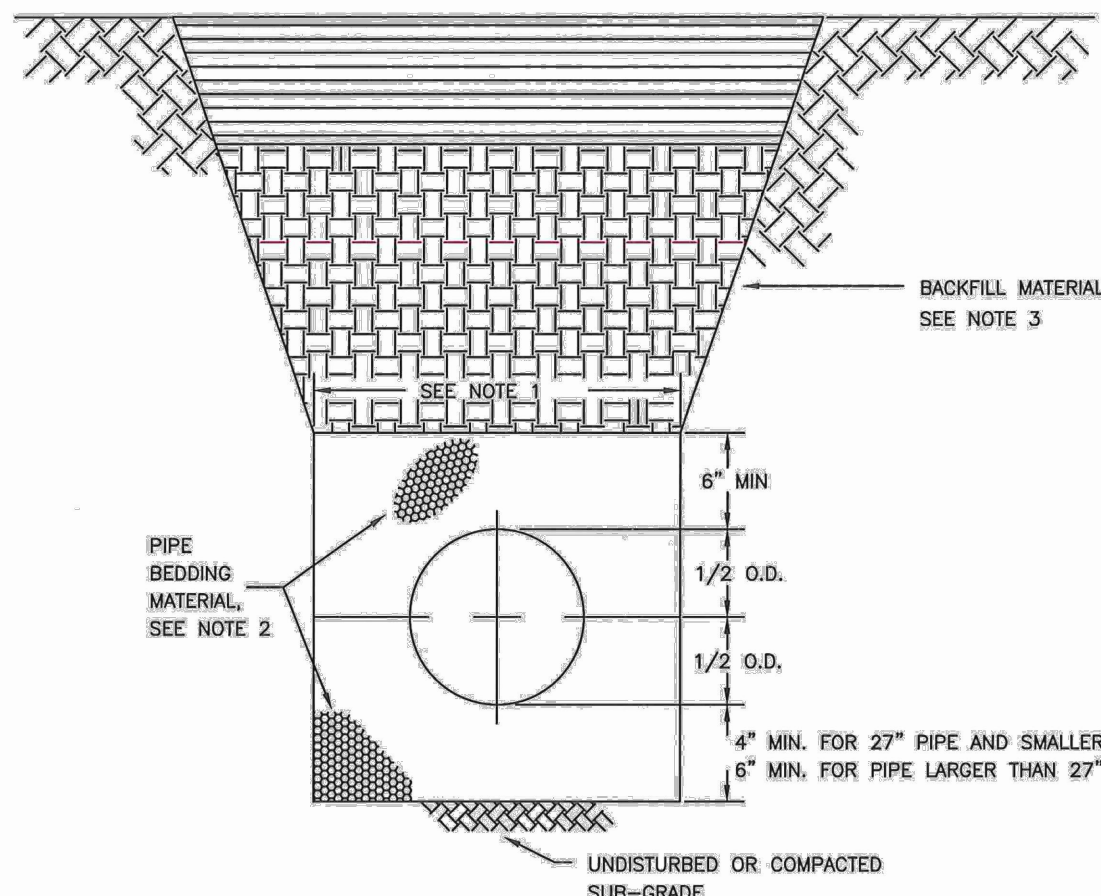
SCALE: 1/4"



CITY OF
PUYALLUP
DEVELOPMENT ENGINEERING and
PUBLIC WORKS DEPARTMENTS

CHAIN LINK FENCE
TYPE 1 AND TYPE 6

DESIGNED BY JIM EDWARDS-SYNDORA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	DESIGNED BY LINDA LIAN	CITY STANDARD
FILE NAME F:\WORK\CONSTRUCTION\STANDARD\040305_04.dwg	DATE APPROVED 06/01/03	SCALE 1/4"	DATE 06.01.08	



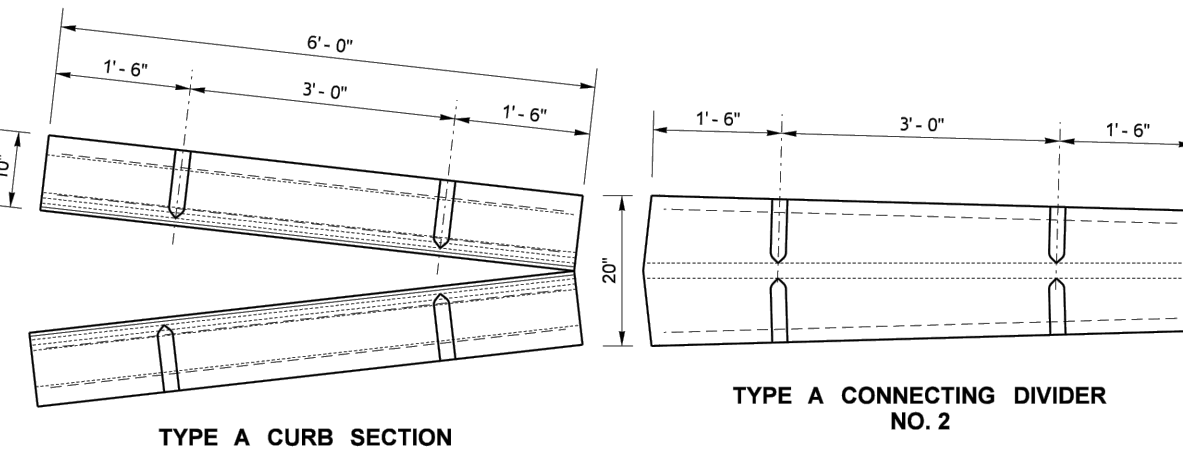
- TRENCHING SHALL MEET THE REQUIREMENTS OF SECTION 7-08.3(1)A AND 2-06.3(1) OF THE WSDOT SPECIFICATIONS.
- BEDDING MATERIAL SHALL CONFORM TO 9-03.12(3) GRAVEL BACKFILL FOR PIPE ZONE BEDDING.
- GRAVEL BACKFILL SHALL CONFORM TO 9-03.12(1)A GRAVEL BACKFILL FOR FOUNDATIONS, CLASS A.



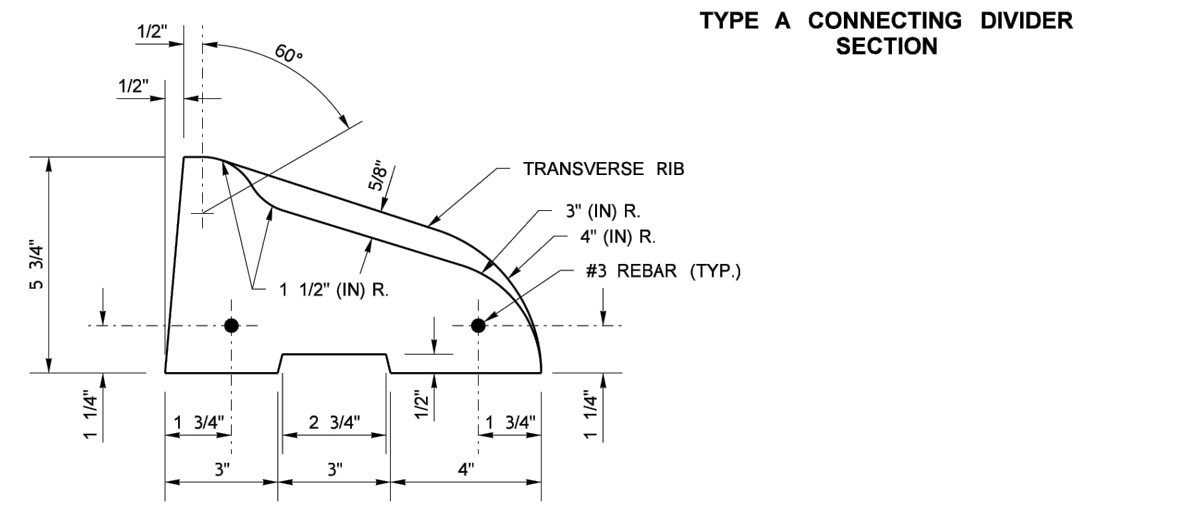
CITY OF
PUYALLUP
OFFICE
OF
THE CITY ENGINEER

PIPE TRENCHING
BEDDING AND BACKFILL

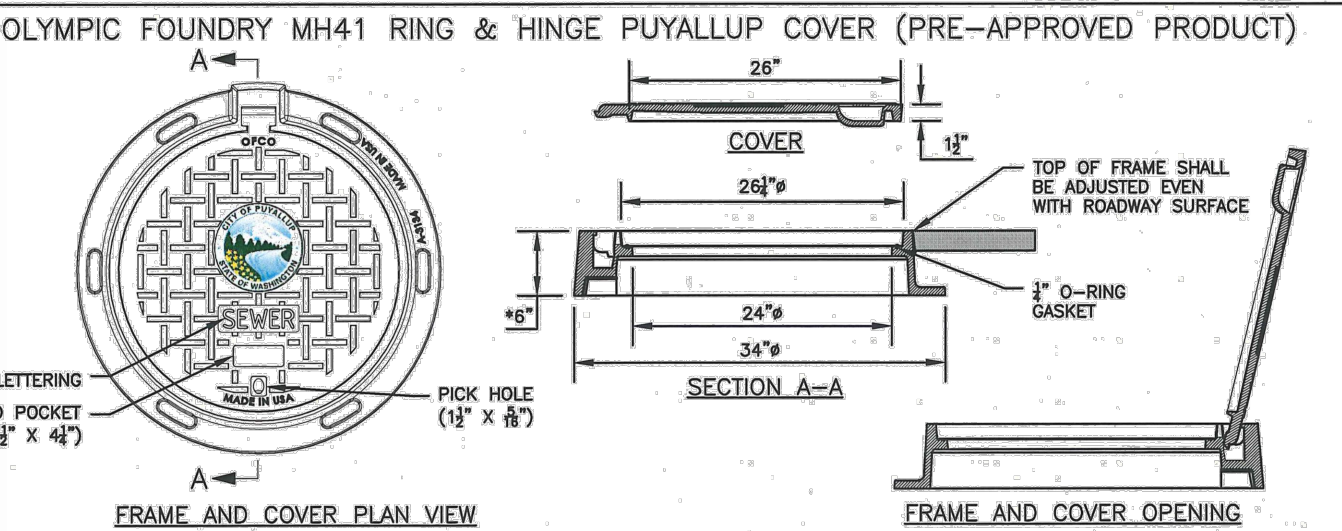
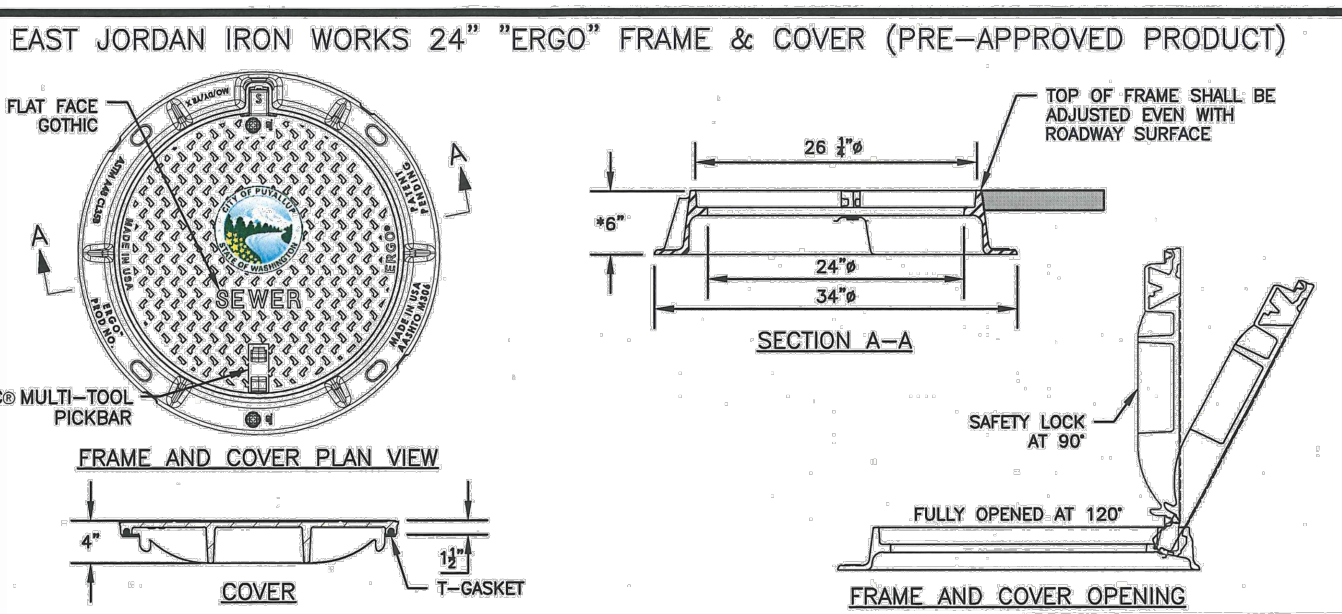
DESIGNED BY JIM EDWARDS-SYNDORA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	DESIGNED BY LINDA LIAN	CITY STANDARD
FILE NAME F:\WORK\CONSTRUCTION\STANDARD\040305_04.dwg	DATE APPROVED 06/01/03	SCALE 1/4"	DATE 06.01.01	



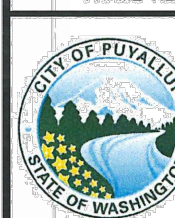
THE MAIN BODY OF THE CURB AND THE LONGITUDINAL RIB SHALL FORM A UNIFORM TRANSITION FROM A TYPE C SECTION TO A TYPE A (BACK TO BACK) SECTION



FILE NAME S:\Design R P\B\B4-Standards\2-Plan Sheet Library\01-Published PSL\GD\Curbs, Sidewalks, and Driveways Geometric Design\GD-1) Precast Traffic Curbs\GD-1.dgn	DATE 1/4/19 PM	DATE 10/6/2014	DESIGNED BY FleteCo	ENTERED BY FleteCo	PROJ. ENGR. REGIONAL ADM.	REVISION	DATE	BY
WASH	FED.AID PROJ.NO.							
CONTRACT NO.	LOCATION NO.							
P.E. STAMP BOX	DATE							
P.E. STAMP BOX	DATE							



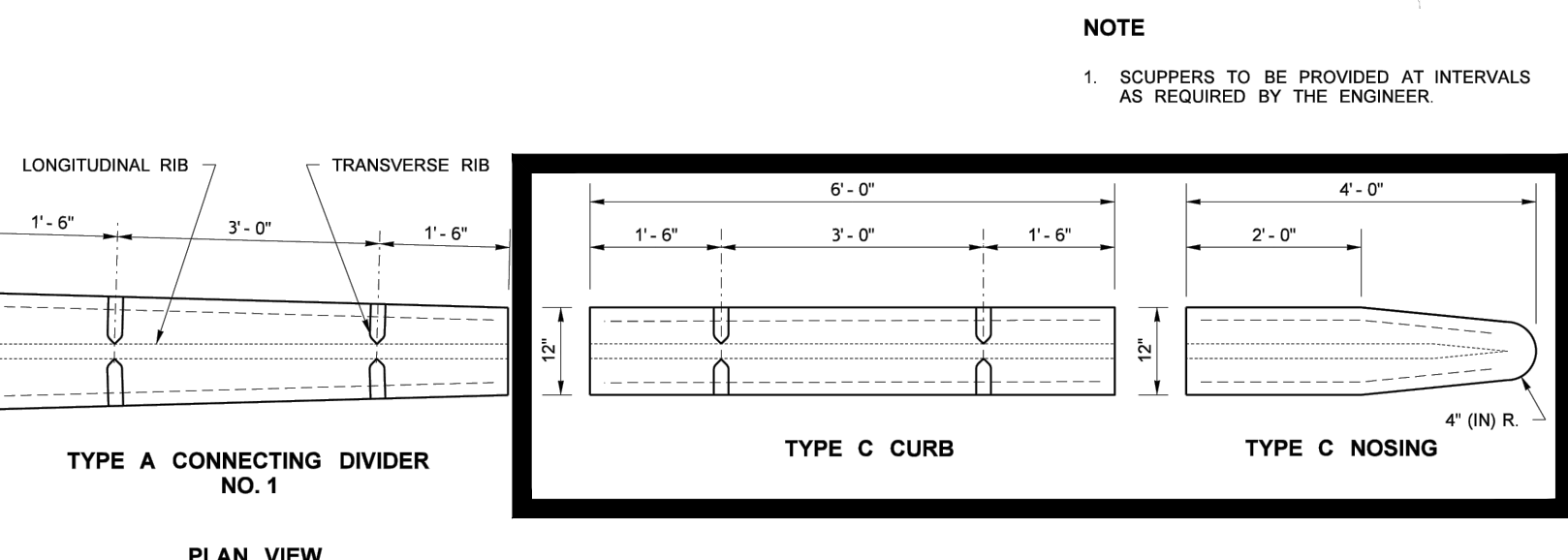
- NOTES:
- EAST JORDAN IRON WORKS 24" "ERGO" and OLYMPIC FOUNDRY MH41 RING & HINGE PUYALLUP COVER ARE PRE-APPROVED PRODUCTS AND SHALL BE USED FOR PUBLICLY-OWNED INFRASTRUCTURE. ALL OTHERS REQUIRE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO INSTALLATION.
 - MANHOLE FRAME AND COVERS SHOULD NOT BE LOCATED 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.
 - NON-ROCKING FIT FOR MANHOLE COVERS.
 - CASTING TO BE SHOT BLASTED AND FREE FROM SURFACE SAND AND SCALE.
 - CASTING TO BE SMOOTH, TRUE TO PATTERN, FREE FROM BLOWHOLES, POROSITY HARD SPOTS, SHRINK HOLES, WARP, OR ANY OTHER DEFECTS WHICH WOULD IMPAIR SERVICEABILITY.
 - CASTINGS SHALL BE UNCOATED.
 - FOR STORM APPLICATIONS CAST LETTERS SHALL READ "STORM".
 - INSTALL FRAME AND COVER IN ROADWAY WITH HINGED SIDE OF ASSEMBLY POINTED TOWARD ONCOMING TRAFFIC.
 - THE CITY SHALL HAVE THE RIGHT TO REQUIRE INSPECTION AND APPROVAL OF ALL CASTINGS PRIOR TO PAINTING.
 - REPAIR OR DEFECTS BY WELDING, OR BY THE USE OF "SMOOTH-ON" OR SIMILAR MATERIAL WILL NOT BE PERMITTED.
 - MANHOLE RING AND COVER SHALL BE FREE OF POROSITY, SHRINK CAVITIES, COLD SHUTS OR CRACKS OR ANY SURFACE DEFECTS WHICH WOULD IMPAIR SERVICEABILITY.
 - FRAME HEIGHT MAY BE 4" FOR OVERLAYS AND PAVEMENT REHABILITATION PROJECTS, WITH WRITTEN APPROVAL BY THE CITY ENGINEER.



CITY OF
PUYALLUP
OFFICE
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THE CITY ENGINEER

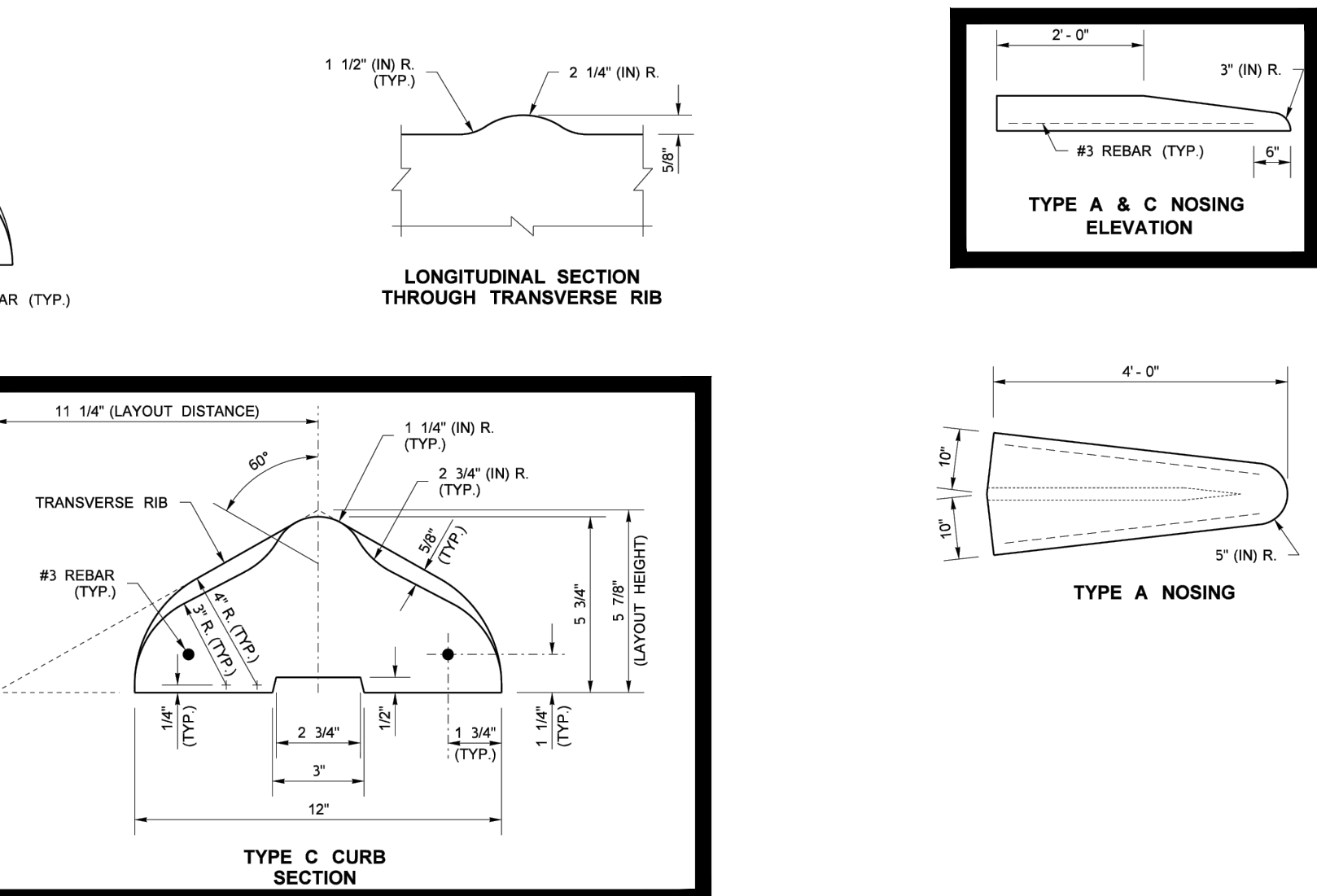
MANHOLE FRAME
AND COVER

DESIGNED BY JIM EDWARDS-SYNDORA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	DESIGNED BY LINDA LIAN	CITY STANDARD
FILE NAME F:\WORK\CONSTRUCTION\STANDARD\040305_04.dwg	DATE APPROVED 06/01/03	SCALE 1/4"	DATE 06.01.02	



NOTE

- SCUPPERS TO BE PROVIDED AT INTERVALS AS REQUIRED BY THE ENGINEER.

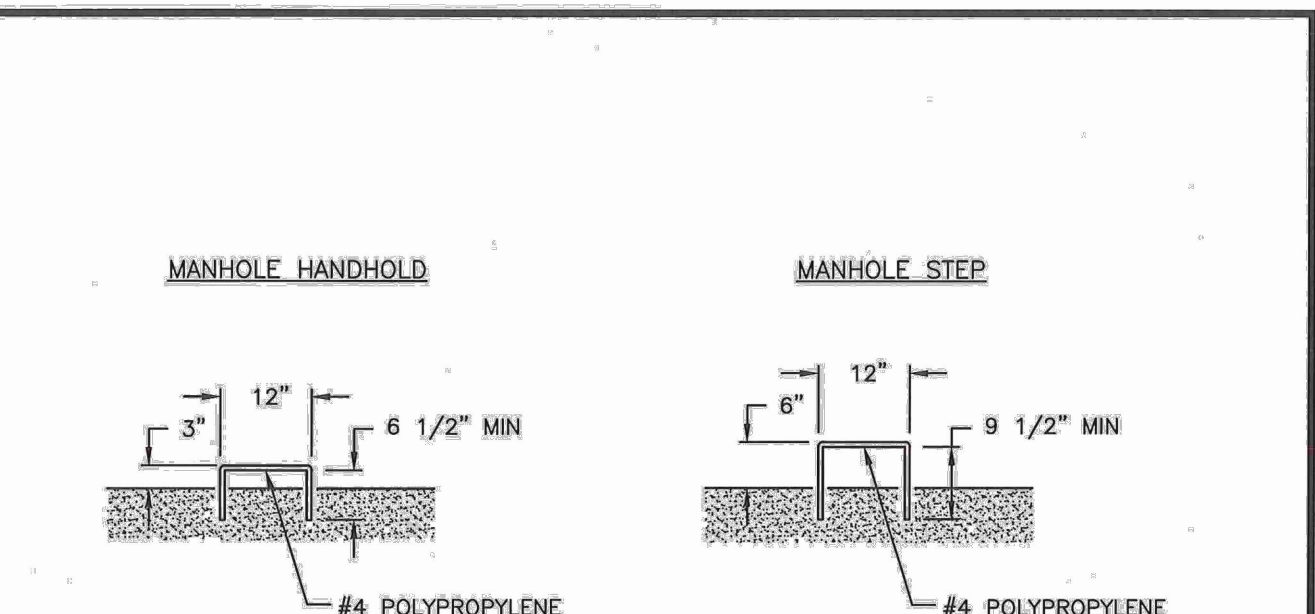


FILE NAME S:\Design R P\B\B4-Standards\2-Plan Sheet Library\01-Published PSL\GD\Curbs, Sidewalks, and Driveways Geometric Design\GD-1) Precast Traffic Curbs\GD-1.dgn	DATE 1/4/19 PM	DATE 10/6/2014	DESIGNED BY FleteCo	ENTERED BY FleteCo	PROJ. ENGR. REGIONAL ADM.	REVISION	DATE	BY
WASH	FED.AID PROJ.NO.							
CONTRACT NO.	LOCATION NO.							
P.E. STAMP BOX	DATE							
P.E. STAMP BOX	DATE							



Washington State
Department of Transportation

PRECAST TRAFFIC CURB



NOTES

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



CITY OF
PUYALLUP
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MANHOLE STEP
AND HANDHOLD

DESIGNED BY JIM EDWARDS-SYNDORA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	DESIGNED BY LINDA LIAN	CITY STANDARD
FILE NAME F:\WORK\CONSTRUCTION\STANDARD\040305_04.dwg	DATE APPROVED 06/01/03	SCALE 1/4"	DATE 06.01.03	

Revision

6	07/16/25	DTC	JSM	SEPA RESUBMITTAL
No.	Date	By	Chd.	Appr.

Title:

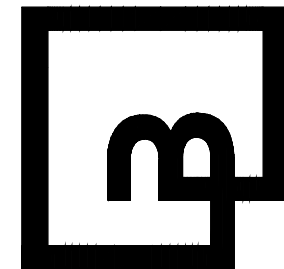
For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



Scale:
Horizontal
N/A
Vertical
N/A

Designed
JSM
Drawn
DTC
Checked
JSM
Approved
JSM
Date
7/16/25

Barghausen
Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
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Job Number
21585
Sheet
C41 of 48

APPROVED
BY
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE

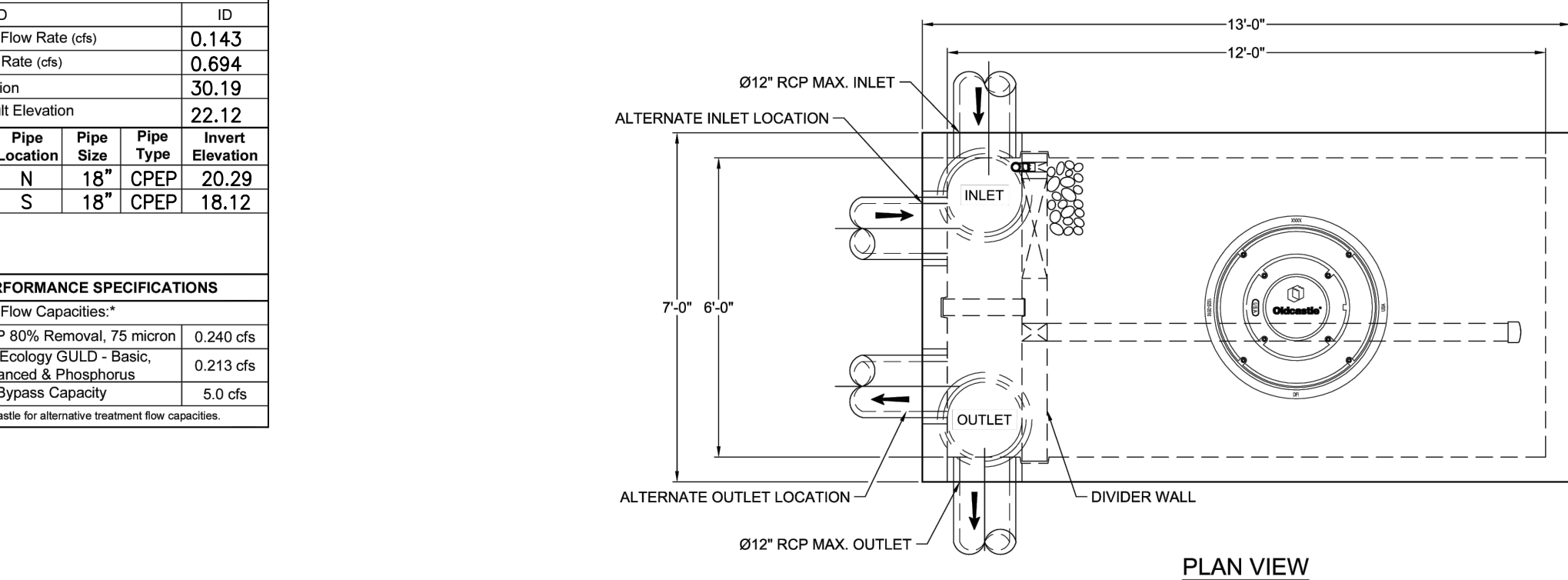
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

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

WQ VAULT #1

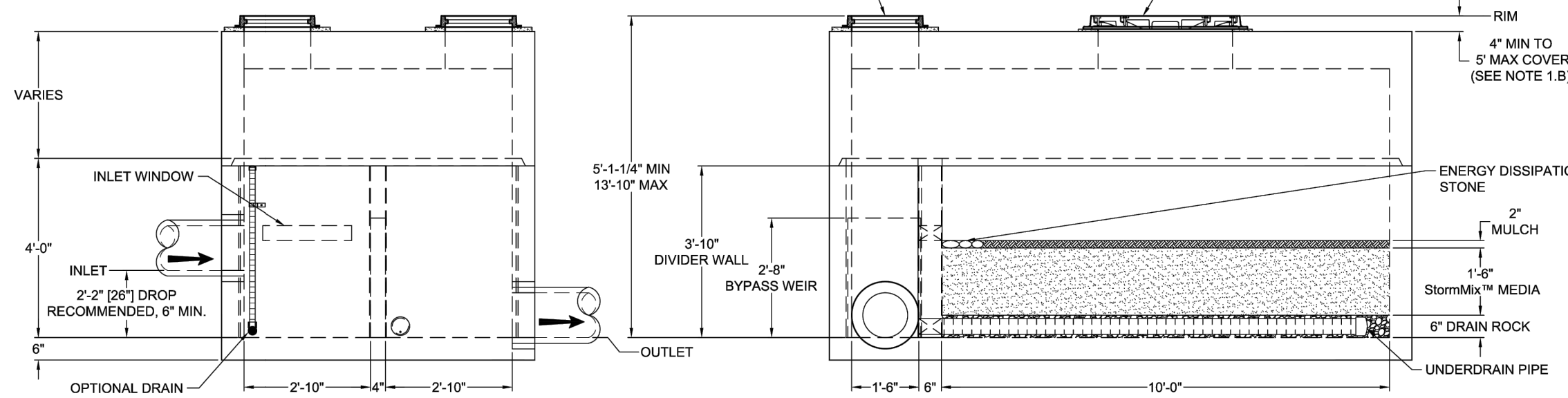
SITE SPECIFIC DATA					
Structure ID				ID	
Treatment Flow Rate (cfs)				0.143	
Peak Flow Rate (cfs)				0.694	
Rim Elevation				30.19	
Top of Vault Elevation				22.12	
Pipe Diameter	Pipe Location	Pipe Size	Pipe Type	Invert Elevation	
Inlet	N	18"	CPEP	20.29	
Outlet	S	18"	CPEP	18.12	
Notes:					
PERFORMANCE SPECIFICATIONS					
Treatment Flow Capacities: ^a					
NIDEP 60% Removal, 75 micron				0.240 cfs	
WA Ecology (SUD - Basic, Enhanced & Phosphorus				0.213 cfs	
Bypass Capacity				0.5 cfs	

^aContact Odebrecht for alternative treatment flow capacities.



PLAN VIEW

2X Ø18" TRAFFIC RATED CAST IRON COVERS. Ø36" BOLTED & GASKETED ACCESS COVER.



LEFT END VIEW

ELEVATION VIEW

- [illegible]



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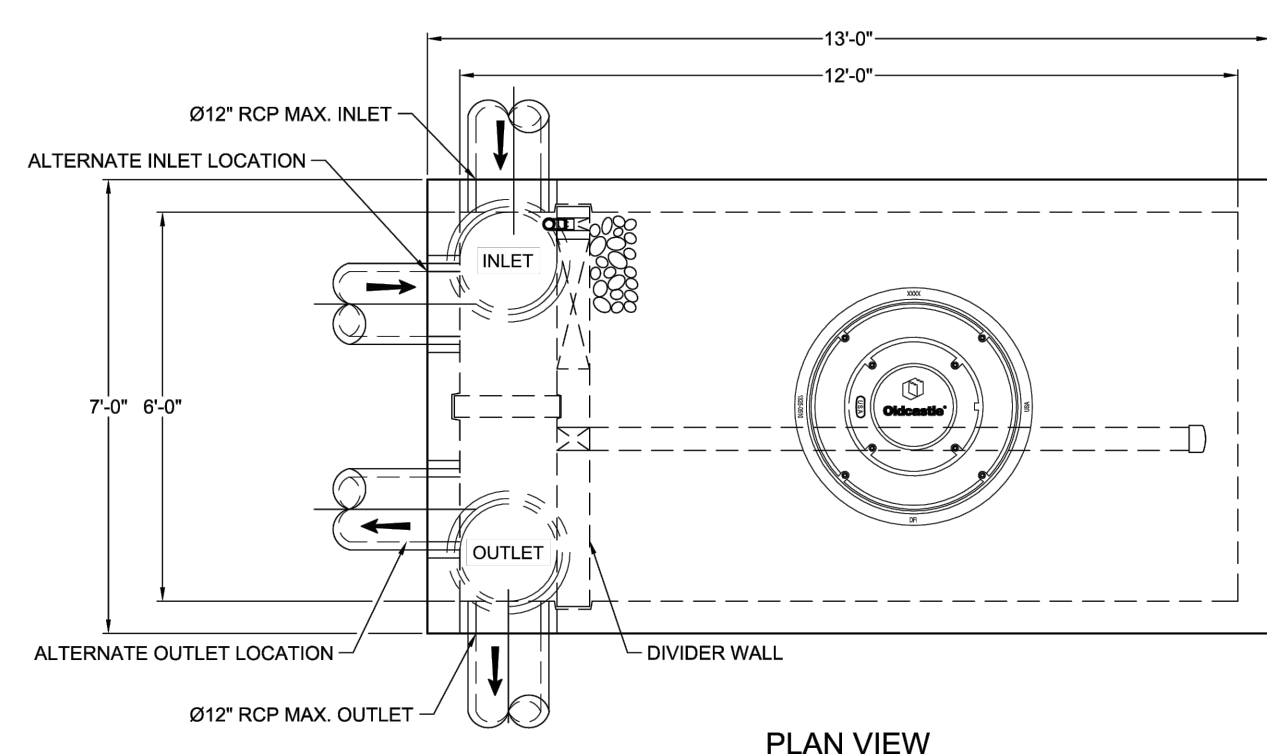
BioPod™ Biofilter System (STANDARD)
6' x 12' Underground with Internal Bypass

CUSTOMER -		
PROJECT NAME -		
SHEET NAME Specifier Drawing BPU-612IB	REVISION - REV DATE	SHEET 1 OF 1

WQ VAULT #2

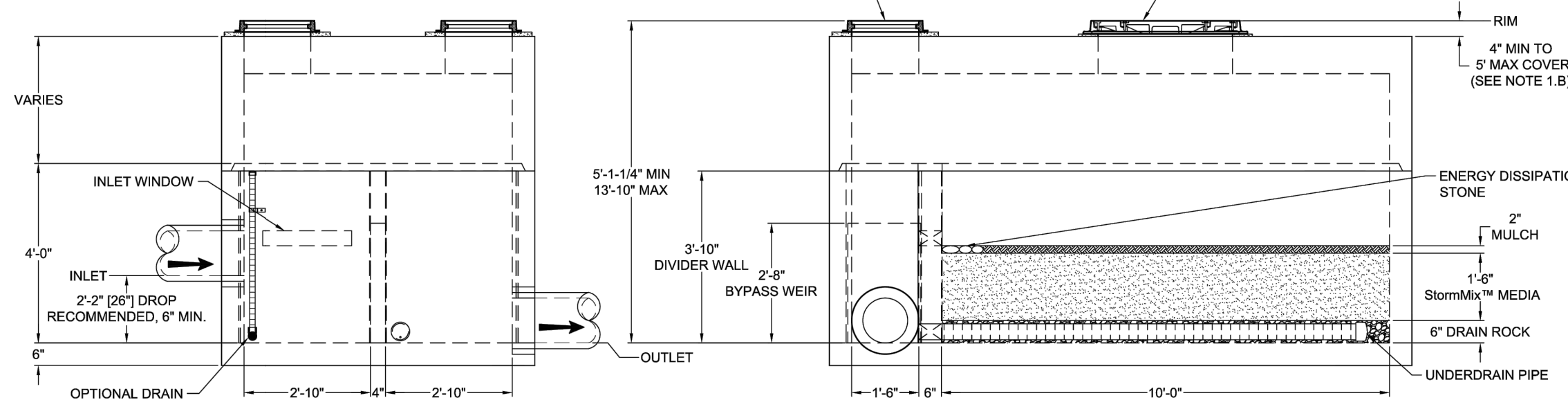
SITE SPECIFIC DATA					
Structure ID					ID
Treatment Flow Rate (cfs)					0.149
Peak Flow Rate (cfs)					0.750
Rim Elevation					31.50
Top of Vault Elevation					22.90
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation	
Inlet	S	18"	CPEP	21.07	
Outlet	N	18"	CPEP	18.90	
Notes:					
PERFORMANCE SPECIFICATIONS					
Treatment Flow Capacities: *					
NJDEP 80% Removal, 75 micron					0.240 cfs
WA Ecology GULD - Basic, Enhanced & Phosphorus Bypass Capacity					0.213 cfs
					5.0 cfs

*Contact Cologuard for alternative treatment flow capacities.



PLAN VIEW

2X Ø18" TRAFFIC RATED CAST IRON COVERS — Ø36" BOLTED & GASKETED ACCESS COVER



LEFT END VIEW

ELEVATION VIEW

- NOTES**
1. DESIGN LOADINGS:
 - A. ASHSTO HS-20-44 WITH IMPACT
 - B. LIVE LOAD COVER 3'-2" MAXIMUM
 - C. ASSUMED WATER TABLE BELOW BASE
 - D. LIVE LOADS TO BE APPLIED TO ALL SPANS
 - E. ENGINEER OF RECORD TO CONSIDER FUTURE TRAFFIC LOADS
 - F. LATERAL EARTH PRESSURE 45 PCP
 - G. LATERAL LIVE LOAD SURCHARGE: 80 PSF
 - H. 10% TO 40% BELOW DESIGN LOADS
 - I. F. NOT LATERAL SURCHARGE FROM ADJACENT SPAN
 - J. LIVE LOADS TO BE APPLIED TO ALL SPANS
 2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM
 3. REINFORCING REBAR, ASTM A615/601, GRADE 60
 4. CEMENT: ASTM C150
 5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500
 6. REFERENCE STANDARD:
 - A. ASH 318
 - B. ACI 308
 - C. ACI 314
 7. THIS STRUCTURE IS DESIGNED TO THE FOLLOWING CRITERIA:
 - A. ENGINEER OF RECORD HAS VERIFIED THAT THE STRUCTURE WILL MEET OR EXCEED PROJECT REQUIREMENTS IF DESIGN PARAMETERS ARE AS SHOWN
 - B. ENGINEER OF RECORD HAS NOTIFIED CALIFORNIA TRANSPORTATION AGENCY PROJECT TEAM THAT NOTIFICATION CALIFORNIA TRANSPORTATION AGENCY PROJECT TEAM
 8. INLET AND OUTLET HOLES SHALL BE FACTORY MANUFACTURED INLETS AND CUSTOMER SPECIFICATIONS. INLET AND OUTLET LOCATIONS ON THIS DRAWING.
 9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
 10. CONTRACTOR RESPONSIBLE TO ENSURE PROPER SURFACE DRAINAGE PROVIDED (SEE DETAIL) AND LEVEL PER PRODUCTION
 11. SECTION HEIGHTS, SUBSALM THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED BY THE ENGINEERING DEPARTMENT FOR PROJECT AVAILABILITY AND PRODUCTION PROJECT
 12. MAXIMUM POOL HEIGHTS:
 - A. TOP XXXX LBS
 - B. TOP XXXX LBS
 - C. COINMANNED WEIGHT OF BASE INCLUDES
 - D. TOP COINMANNED WEIGHT, ROCK & MEDIA
 13. INTERNALS SHALL CONSIST OF UNDERGROUND PIPE, ROCK, STORMWATER+ MEDIA, WALCH OVERFLOW



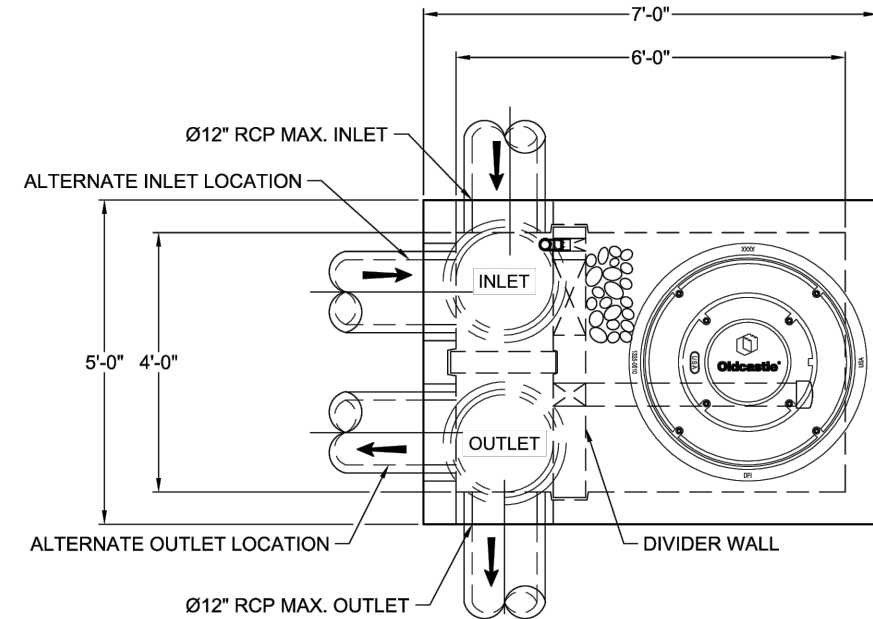
PH: 800.570.8818 | www.oldcastleinfrastructure.com/enr/medial

BioPod™ Biofilter System (STANDARD)
6' x 12' Underground with Internal Bypass

CUSTOMER		
=		
PROJECT NAME		
=		
SHEET NAME	REVISION	SHEET
Specifier Drawing	-	
RPI LR12IR	REV DATE	1 OF 1

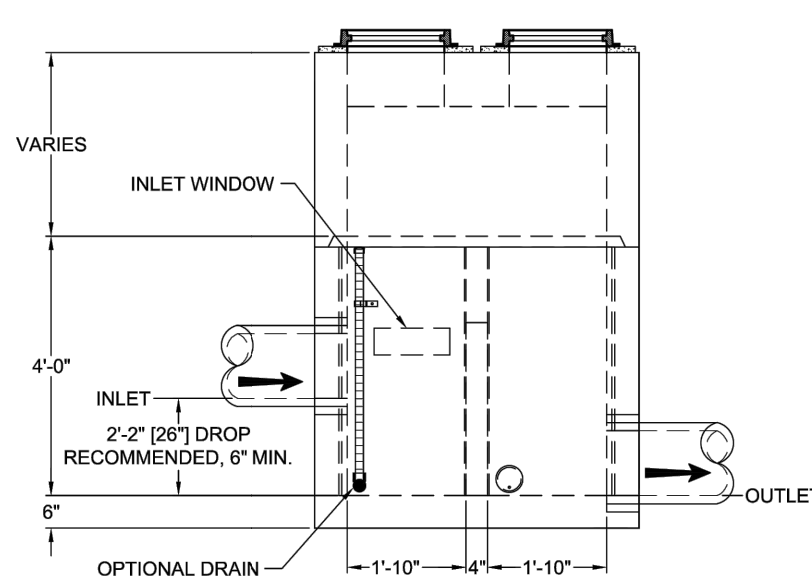
WQ VAULT #1R

SITE SPECIFIC DATA					
Structure ID					ID
Treatment Flow Rate (cfs)					0.033
Peak Flow Rate (cfs)					0.252
Rim Elevation					33.98
Top of Vault Elevation					19.82
Pipe Type	Pipe Location	Pipe Size	Pipe Type	Invert Elevation	
Inlet	E	12"	CPEP	17.99	
Outlet	W	12"	CPEP	15.82	
Notes:					
PERFORMANCE SPECIFICATIONS					
Treatment Flow Capacities:*					
NUEP 80% Removal, 75 micron					0.064 cfs
WA Ecology Guided - Basic, Enhanced & Phosphorus Bypass Capacity					0.057 cfs
					5.0 cfs
*Contact local agencies for alternative treatment flow capacities.					

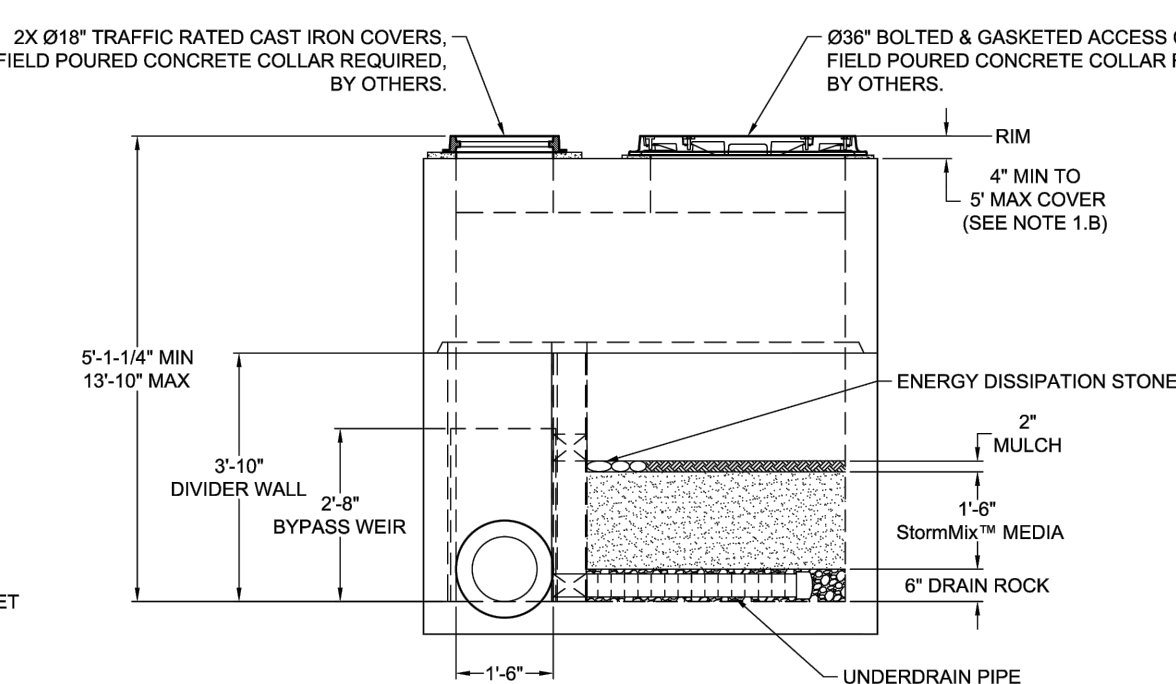


PLAN VIEW

2X Ø18" TRAFFIC RATED CAST IRON COVERS — Ø36" BOLTED & GASKETED ACCESS COVER



LEFT END VIEW



ELEVATION VIEW

- [illegible]



Pl: 800.579.8519 | www.cdnwefairbasics.edu.com/cdnwefairbasics

BioPod™ Biofilter System (STANDARD)
Underground Vault with Internal Bypass

CUSTOMER		
PROJECT NAME		
SHEET NAME	REVISION	SHEET
Specifier Drawing	-	
RPI L&P	REV DATE	1 OF 1

APPROVED

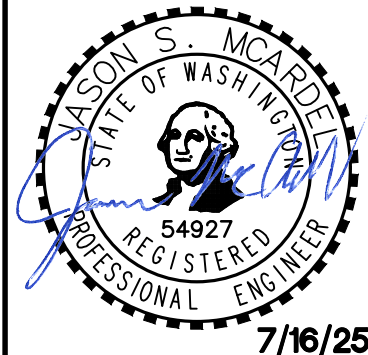
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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.

PRELIMINARY CONSTRUCTION DETAILS
FOR
FREEMAN LOGISTICS

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



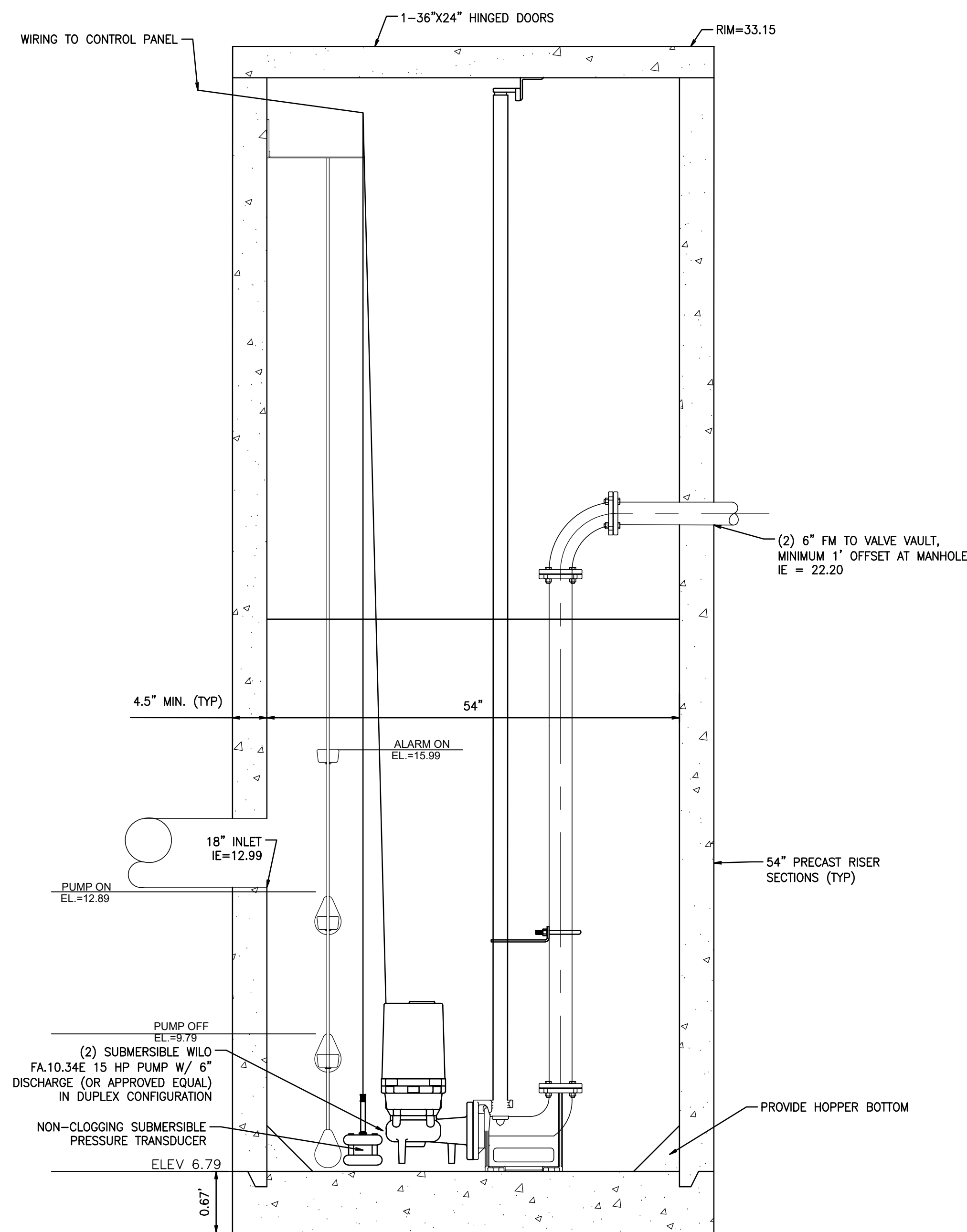
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Drawn <u>DTC</u>	
Checked <u>JSM</u>	N/A
Approved <u>JSM</u>	Vertical N/A

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

Job Number
21585

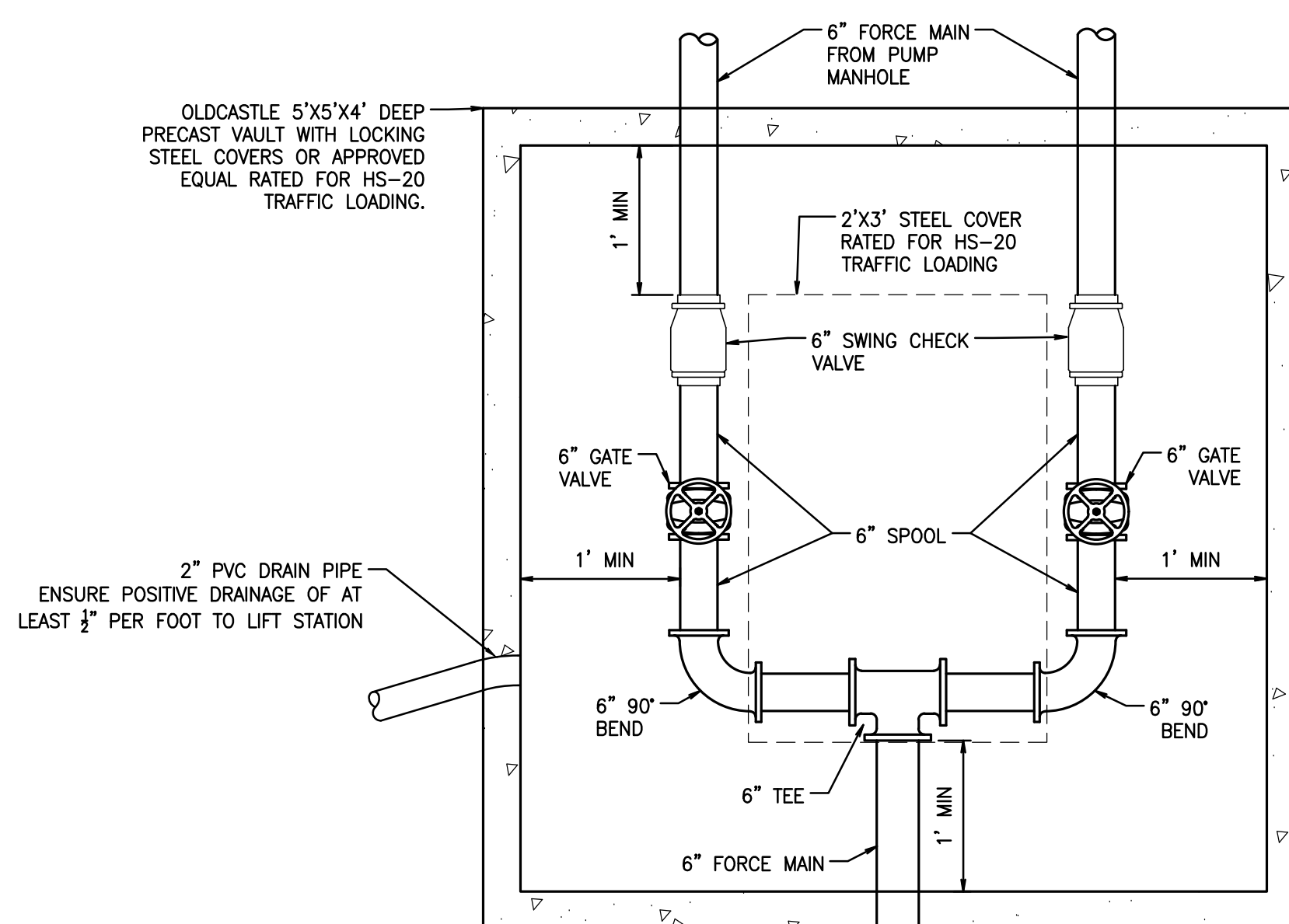
Sheet
C42 48

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



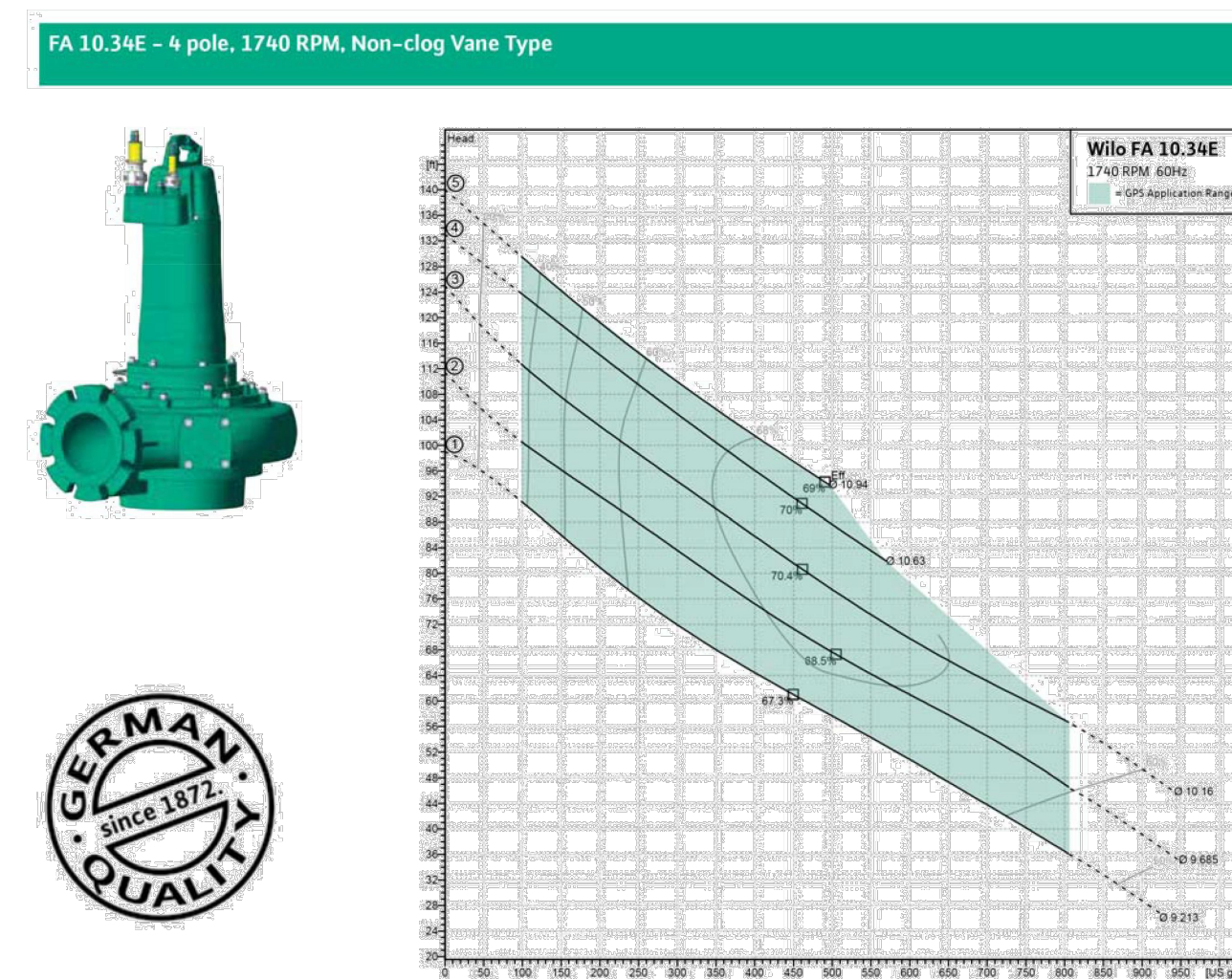
STORM PUMP MANHOLE DETAIL

SCALE: HOR. 1"=2' VER. 1"=1'



STORM VALVE VAULT DETAIL

SCALE: NTS



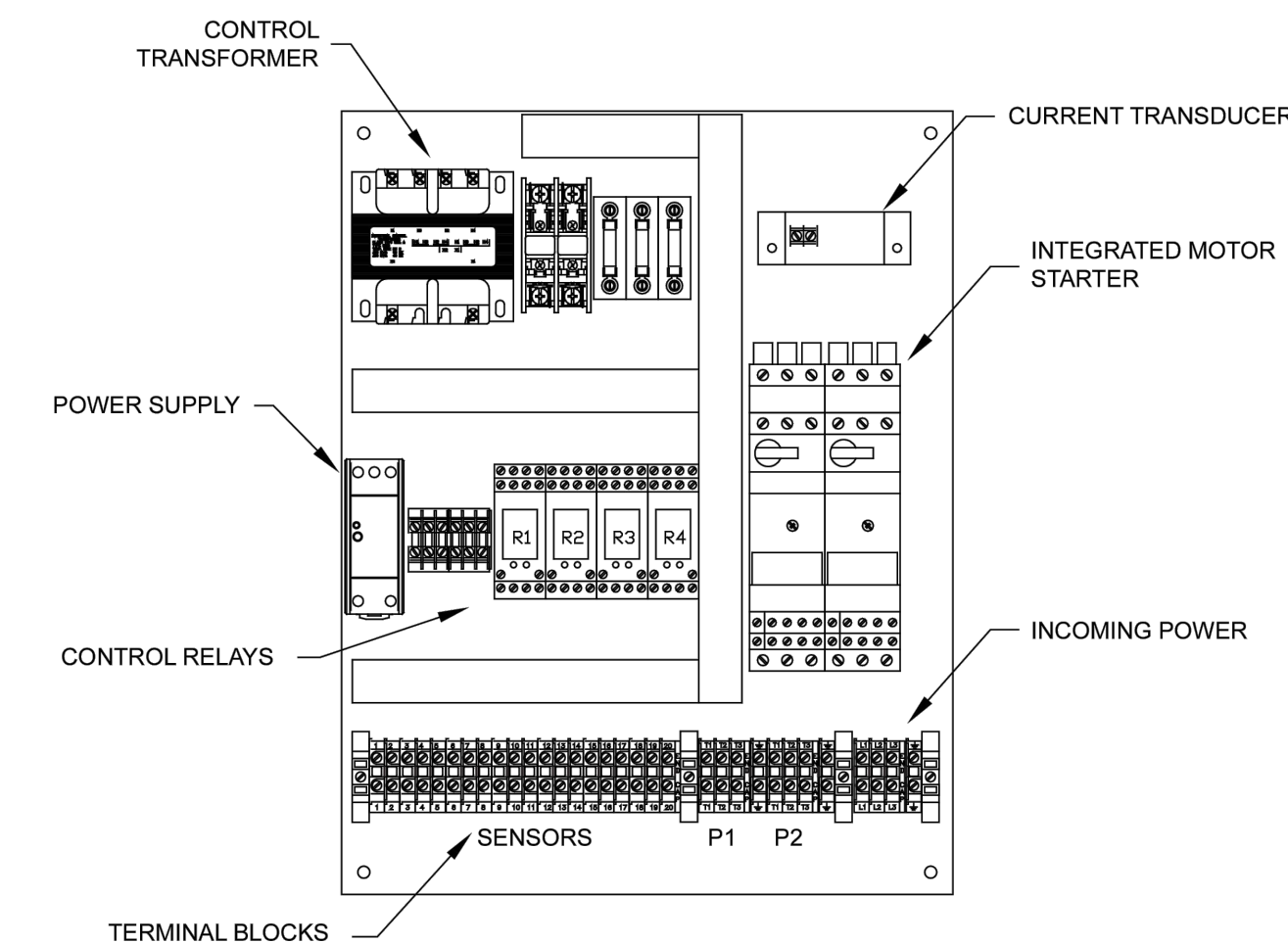
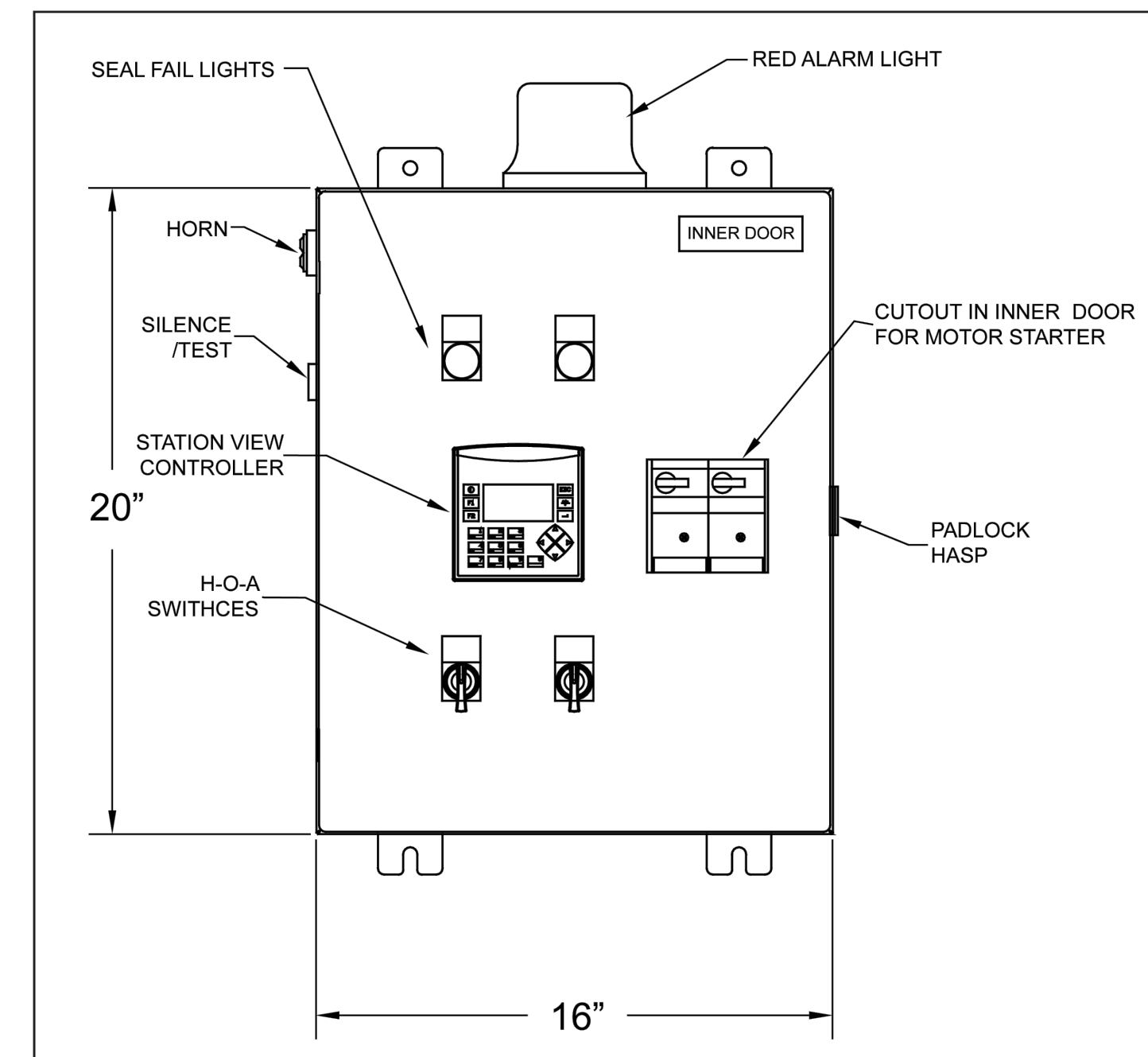
Installation Type		Impeller Number	Impeller Diameter	Motor HP
Installation Type	Jet Fit		in	
	Oxy Fit	2	9.213	234
Voltage	230v	2	9.445	244
	460v	3	10.10	25
Section Size	1/4"	4	10.63	270
Dicharge Size	1/2"	5	10.94	278

Materials of Construction	
Volute	ASTM A48 Class 35 Cast Iron
Impeller	ASTM A48 Class 35 Cast Iron
Volute Wear Ring	AISI 804 Stainless Steel
Impeller Wear Ring	AISI 329 Duplex Stainless Steel

WILO USA LLC
86 Genesis Parkway
Thomasville, GA 31792

T + 888-945-6872
F + 888-945-6873
www.wilo-usa.com

STORM PUMP CURVE



EXAMPLE THREE PHASE DUPLEX LIFT STATION CONTROL PANEL

SCALE: NTS

NOTES:

1. EMERGENCY BACKUP GENERATOR TO BE PROVIDED BY CONTRACTOR. SIZING TO BE DETERMINED BASED ON FINAL PUMP SELECTION. GENERATOR TO BE SIZED TO ACCOMMODATE BOTH PUMPS OPERATING. CONTROL PANEL TO BE EQUIPPED WITH AUTOMATIC TRANSFER SWITCH. SEE SITE PLAN FOR SUGGESTED GENERATOR LOCATION.
2. CONTROL PANEL TO BE EQUIPPED WITH VARIABLE FREQUENCY DRIVES (VFD) FOR BOTH PUMPS.

APPROVED

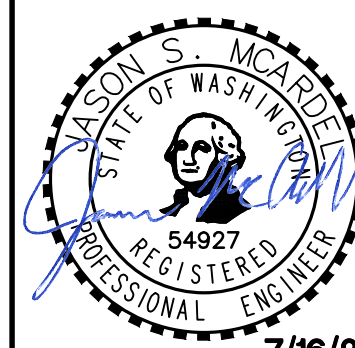
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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No.	Date	By	Ckd.	Appr.	Revision
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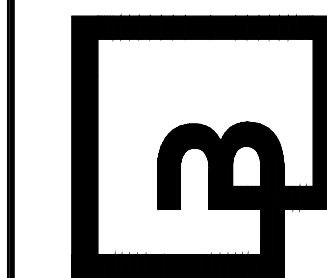
For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



Scale:
Horizontal
AS SHOWN
Vertical

Designed JSM
 Drawn DTC
 Checked JSM
 Approved JSM
 Date 7/16/25

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

Job Number
21585

Sheet

C43 of 48

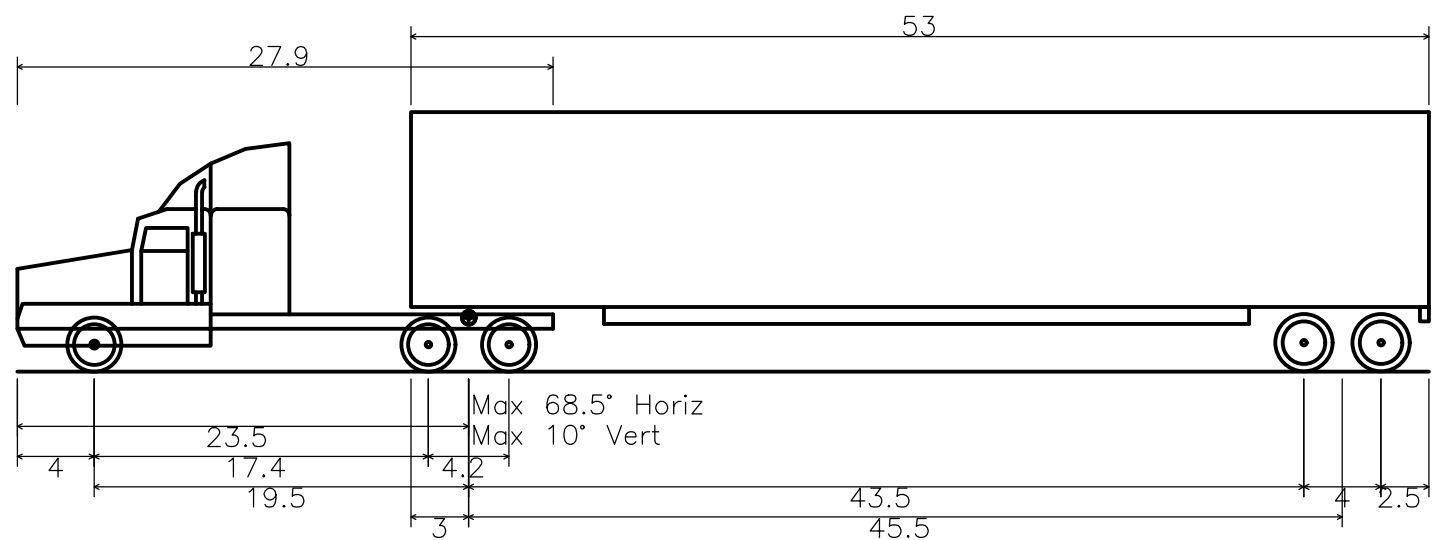
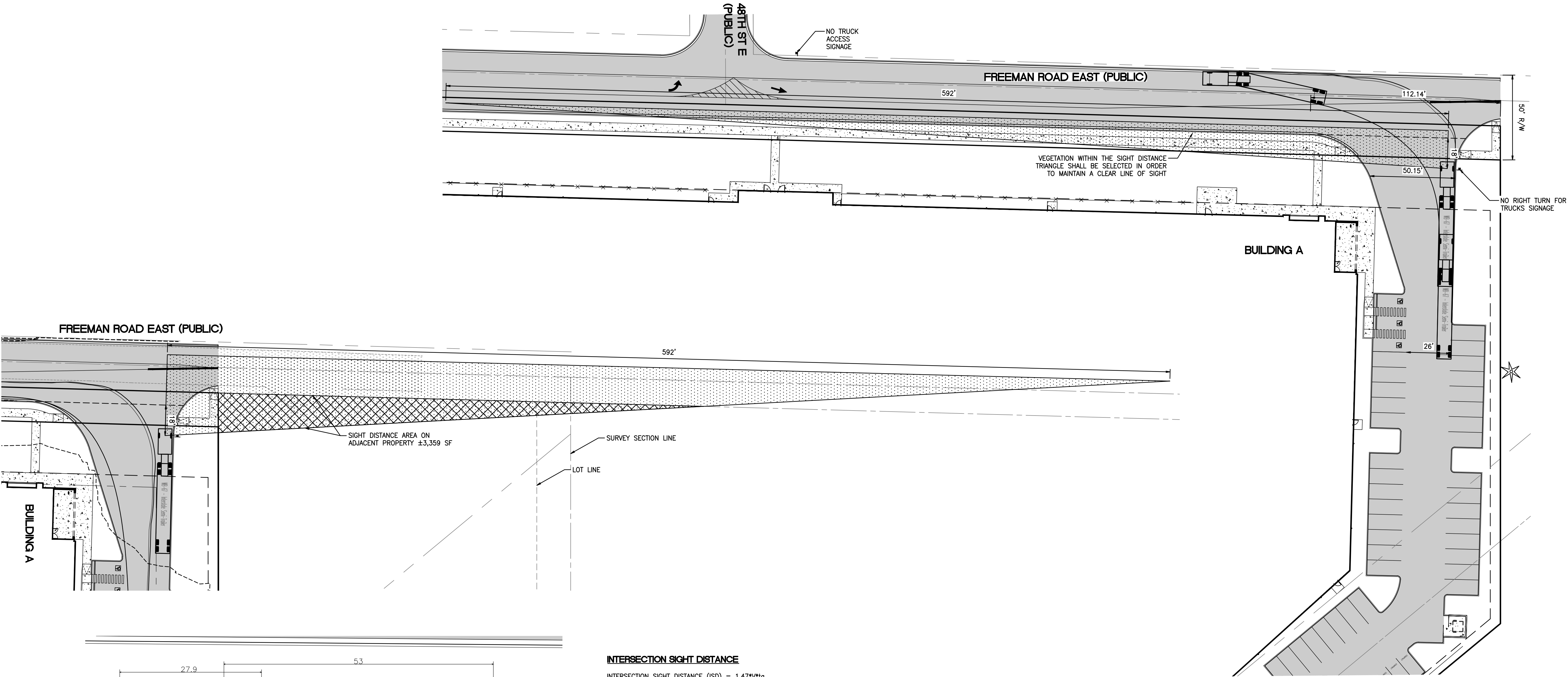
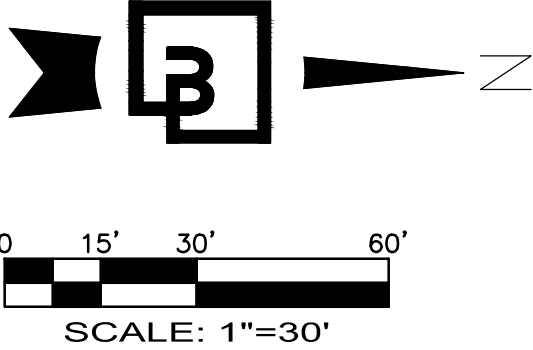
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PRELIMINARY TRUCK TURN EXHIBIT NORTH ACCESS

OF

FREEMAN LOGISTICS

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



WB-67 - Interstate Semi-Trailer
Overall Length 73.501ft
Overall Width 8.500ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°

INTERSECTION SIGHT DISTANCE

$$\text{INTERSECTION SIGHT DISTANCE (ISD)} = 1.47 \cdot V \cdot t_g$$

WHERE V = DESIGN SPEED (MPH)
SITE POSTED AS 25 MPH ZONE, USE 35 MPH FOR DESIGN SPEED
 t_g = TIME GAP FOR THE PARTICULAR SCENARIO (TYPE OF MANEUVER AND VEHICLE)

t_g = 6.5 SECONDS FOR PASSENGER VEHICLE TURNING RIGHT
 t_g = 7.5 SECONDS FOR PASSENGER VEHICLE TURNING LEFT
 t_g = 10.5 SECONDS FOR COMBINATION TRUCK VEHICLE TURNING RIGHT
 t_g = 11.5 SECONDS FOR COMBINATION TRUCK VEHICLE TURNING LEFT
PER AASHTO GREEN BOOK EDITION 7

STOPPING SIGHT DISTANCE

$$\text{STOPPING SIGHT DISTANCE (SSD)} = 1.47 \cdot V \cdot t_b + V^2 / 30 \cdot [(a / 32.2) + G]$$

WHERE V = DESIGN SPEED (MPH)
SITE POSTED AS 25 MPH ZONE, USE 35 MPH FOR DESIGN SPEED
 t_b = BRAKE REACTION TIME, EQUAL TO 2.5 SECONDS
PER AASHTO GREEN BOOK EDITION 7

a = DECELERATION, RECOMMENDED VALUE 11.2 FT/S²
 G = GRADE, RISE/RUN (FT/FT)

FOR A LEVEL APPROACH, WITH DESIGN SPEED EQUAL TO 35 MPH, SSD = 250'

Revision
6 07/16/25 DTC JSM JSM SEPA RESUBMITTAL
No. Date By Ckd. Appr.

PRELIMINARY TRUCK TURN
EXHIBIT NORTH ACCESS
FOR
FREEMAN LOGISTICS

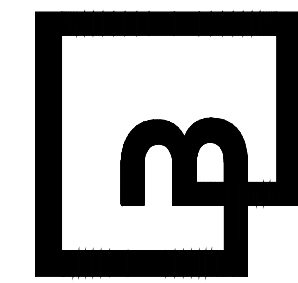
For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



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

Designed JSM
Drawn DTC
Checked JSM
Approved JSM
Date 7/16/25

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



Job Number
21585
Sheet
C44 of 48

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

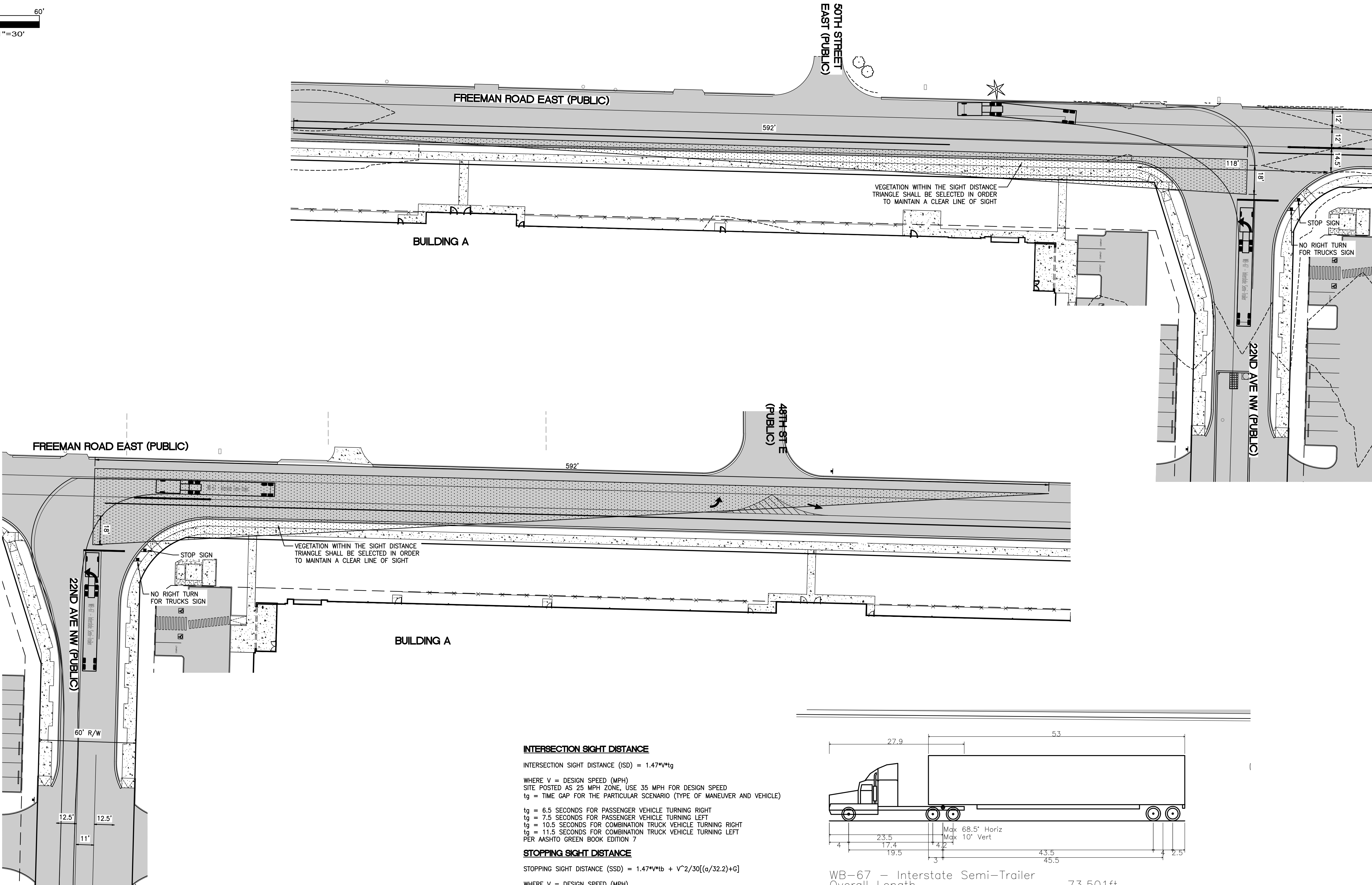
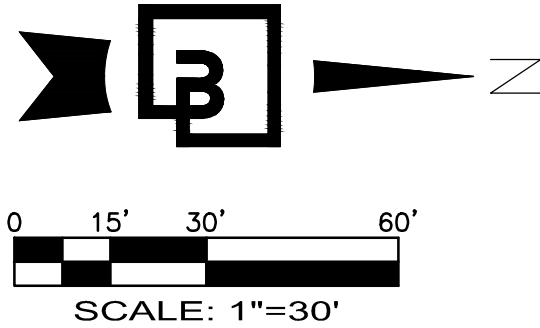
DATE _____

NOTE: THIS APPROVAL IS VOID AFTER
180 DAYS FROM APPROVAL DATE.
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FOR ERRORS AND/OR OMISSIONS ON
THESE PLANS.
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ENGINEERING MANAGER.

PRELIMINARY TRUCK TURN EXHIBIT SOUTH ACCESS

OF
FREEMAN LOGISTICS

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



INTERSECTION SIGHT DISTANCE

INTERSECTION SIGHT DISTANCE (ISD) = $1.47V^3/tg$

WHERE V = DESIGN SPEED (MPH)
SITE POSTED AS 25 MPH ZONE, USE 35 MPH FOR DESIGN SPEED
tg = TIME GAP FOR THE PARTICULAR SCENARIO (TYPE OF MANEUVER AND VEHICLE)

tg = 6.5 SECONDS FOR PASSENGER VEHICLE TURNING RIGHT
tg = 7.5 SECONDS FOR PASSENGER VEHICLE TURNING LEFT
tg = 10.5 SECONDS FOR COMBINATION TRUCK VEHICLE TURNING RIGHT
tg = 11.5 SECONDS FOR COMBINATION TRUCK VEHICLE TURNING LEFT
PER AASHTO GREEN BOOK EDITION 7

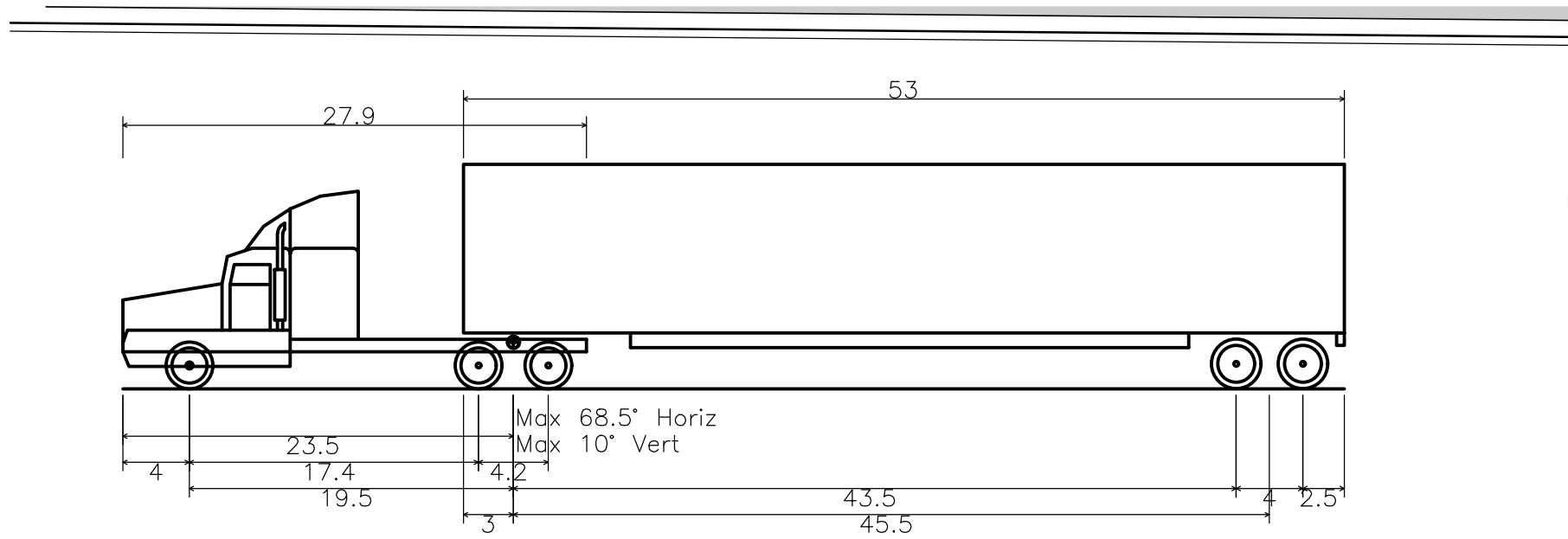
STOPPING SIGHT DISTANCE

STOPPING SIGHT DISTANCE (SSD) = $1.47V^3/tb + V^2/30[(a/32.2)+G]$

WHERE V = DESIGN SPEED (MPH)
SITE POSTED AS 25 MPH ZONE, USE 35 MPH FOR DESIGN SPEED
tb = BRAKE REACTION TIME, EQUAL TO 2.5 SECONDS
PER AASHTO GREEN BOOK EDITION 7

a = DECELERATION, RECOMMENDED VALUE 11.2 FT/S²
G = GRADE, RISE/RUN (FT/FT)

FOR A LEVEL APPROACH, WITH DESIGN SPEED EQUAL TO 35 MPH, SSD = 250'



WB-67 - Interstate Semi-Trailer

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

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.

6 07/16/25 DTC JSM JSM JSM JSM SEPA RESUBMITTAL

No. Date By Cdd. Appr.

Revision

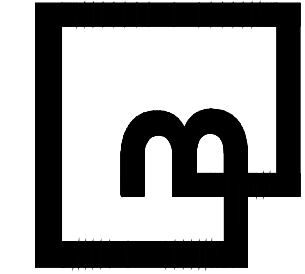
For: VECTOR DEVELOPMENT COMPANY
11411 NE 124TH STREET
SUITE 190
KIRKLAND, WA 98034



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

Designed JSM Drawn DTC Checked JSM Approved JSM Date 7/16/25

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



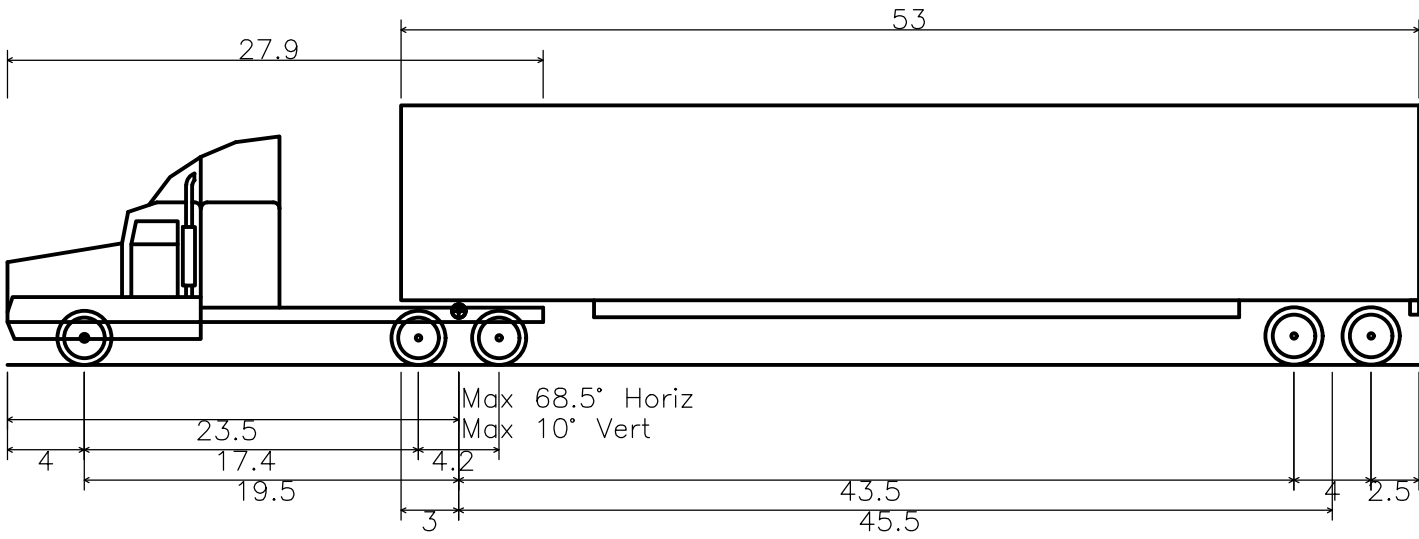
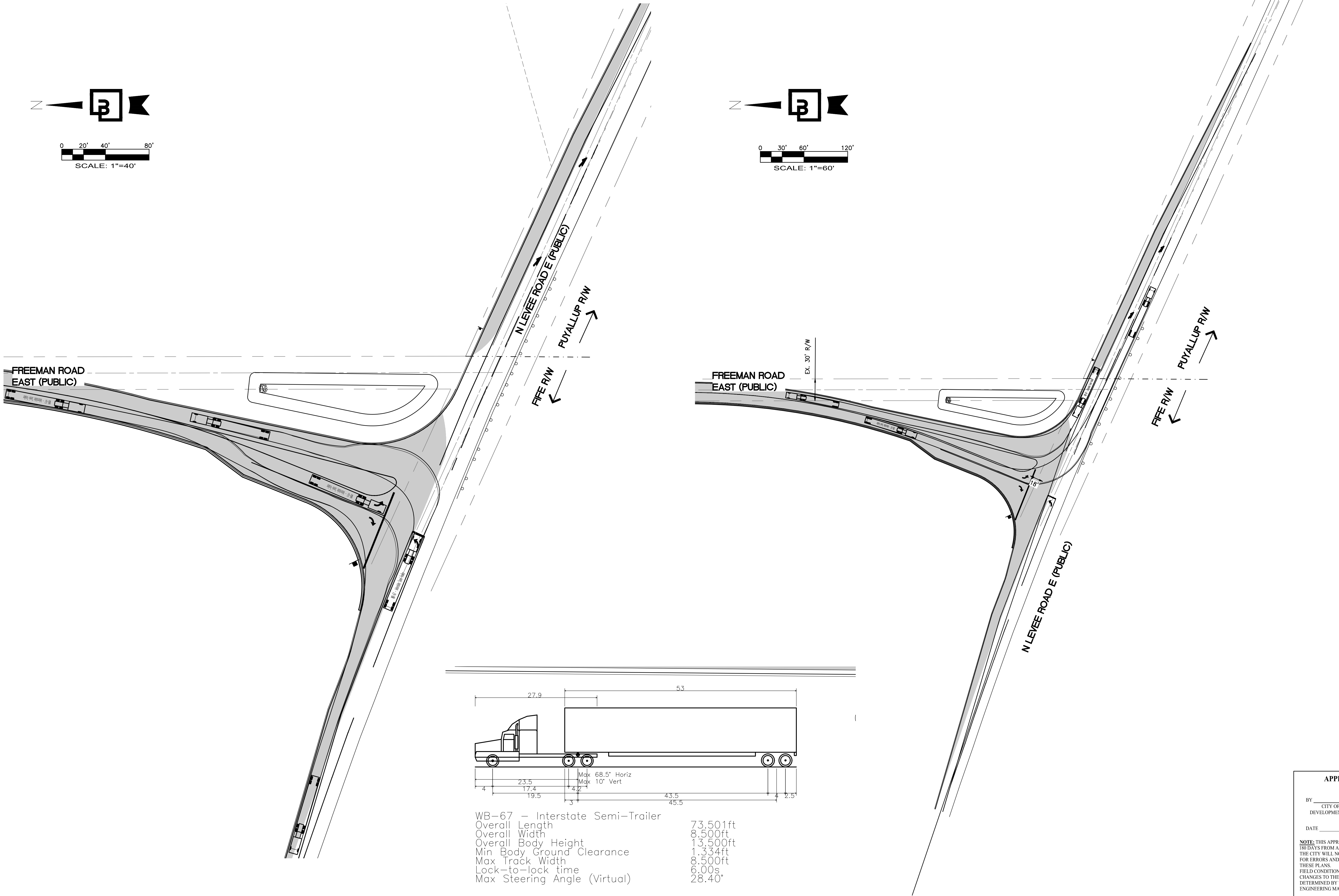
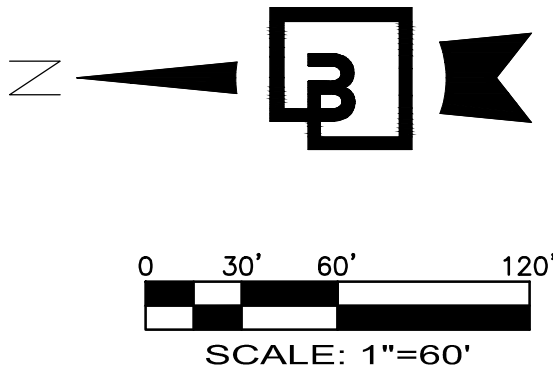
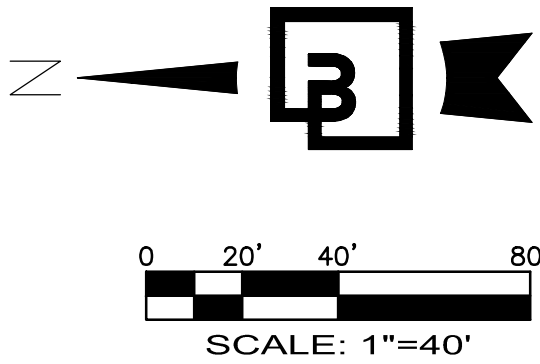
Job Number 21585
Sheet C45 of 48

PRELIMINARY TRUCK TURN EXHIBIT FREEMAN & LEVEE

OF

FREEMAN LOGISTICS

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



WB-67 - Interstate Semi-Trailer
Overall Length 73.501ft
Overall Width 8.500ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 8.00s
Max Steering Angle (Virtual) 28.40

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER
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FOR ERRORS AND/OR OMISSIONS ON
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FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE DEVELOPMENT
ENGINEERING MANAGER.

Revision

6	07/16/25	DTC	JSM	JSM	JSM	SEPA RESUBMITTAL
No.	Date	By	Chd.	Appr.		

PRELIMINARY TRUCK TURN
EXHIBIT FREEMAN & LEVEE
FOR
FREEMAN LOGISTICS

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

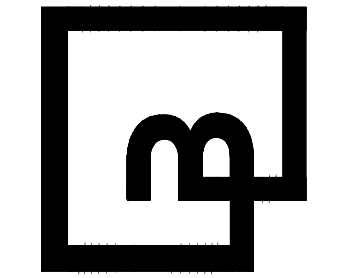


Scale:

Horizontal	AS SHOWN	Vertical	N/A
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Designed: JSM
Drawn: DTC
Checked: JSM
Approved: JSM
Date: 7/16/25

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



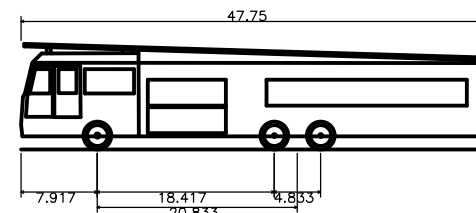
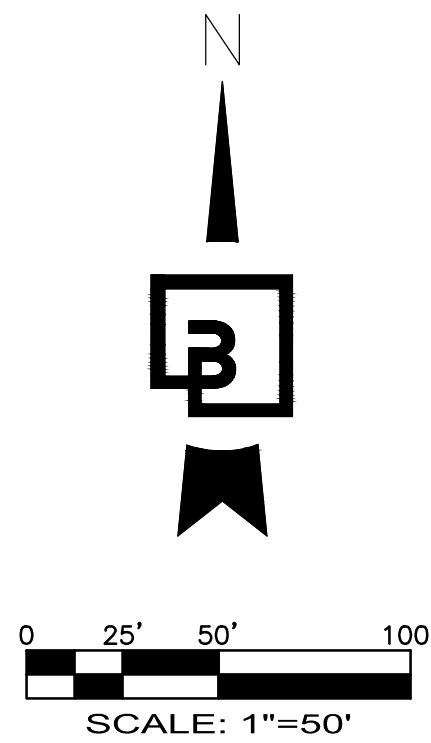
Job Number
21585
Sheet
C46 of 48

PRELIMINARY SITE CIRCULATION EXHIBIT - NORTH

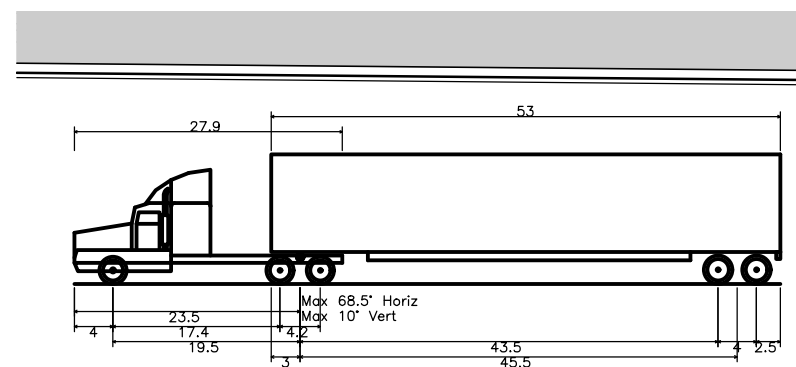
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FREEMAN LOGISTICS

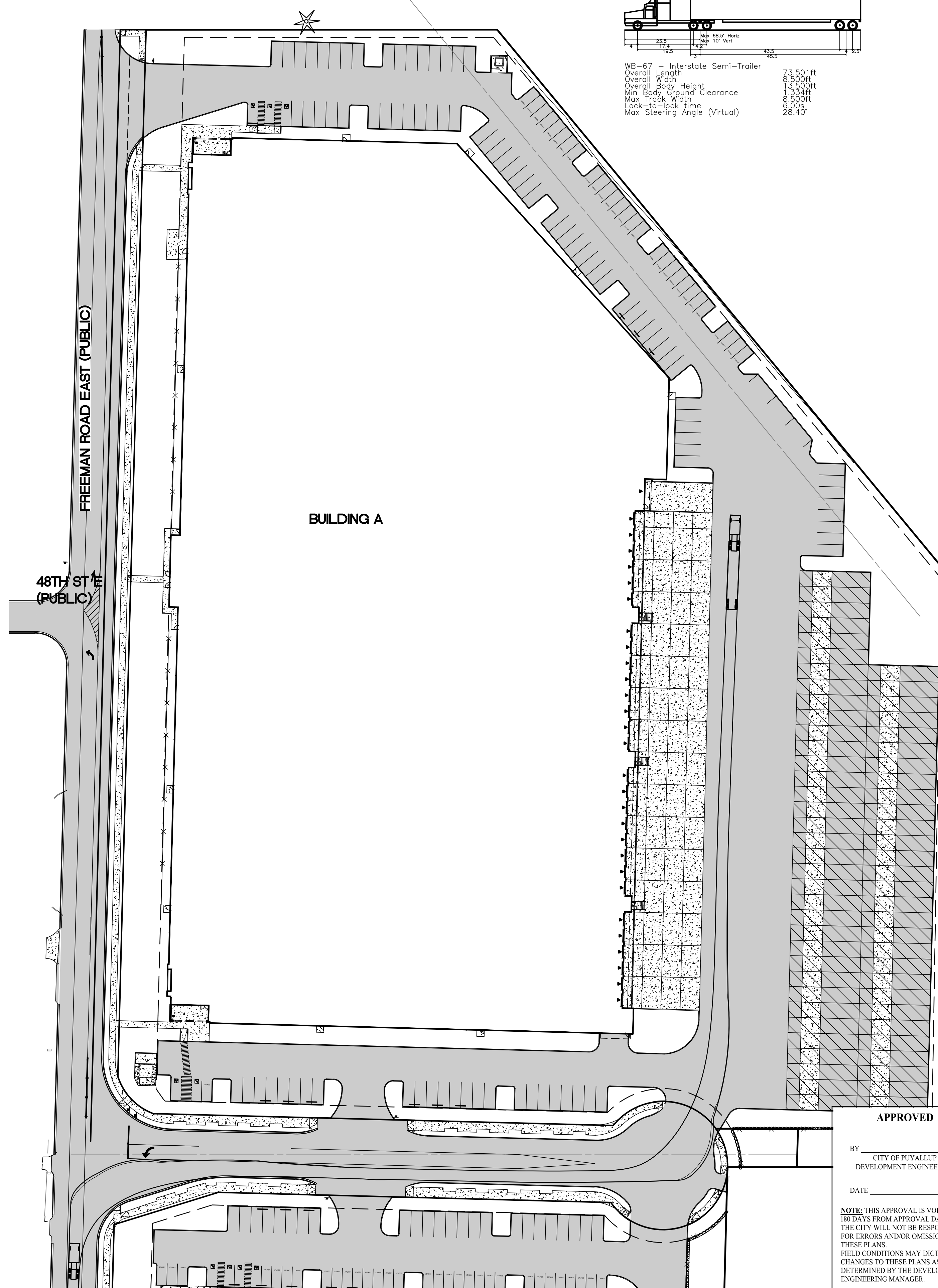
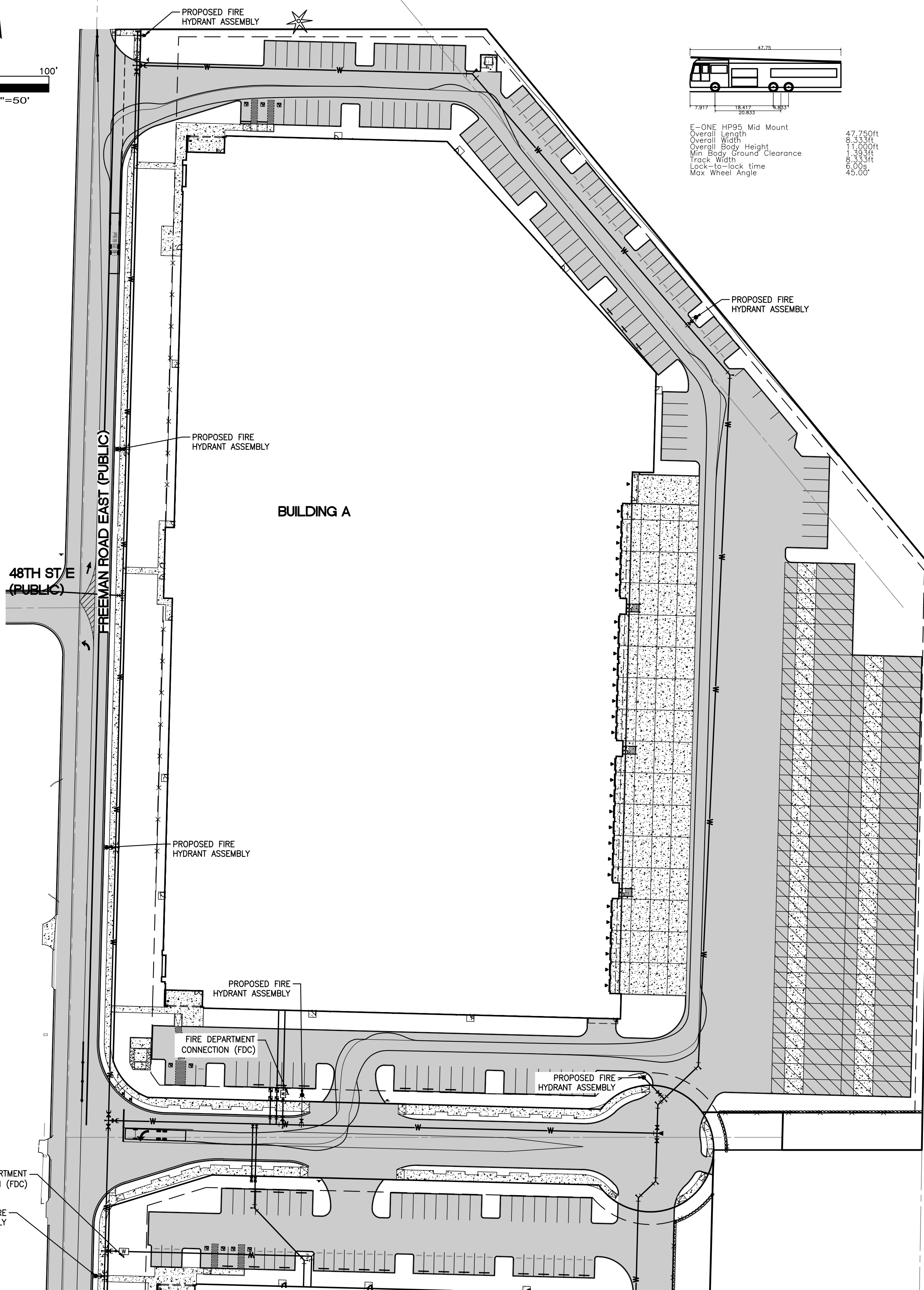
PTNS. OF THE SE1/4, OF SEC. 17, TWP. 20 N., RGE 4 EAST, W. M.
AND PTNS. OF THE NE1/4, OF SEC. 20, TWP. 20 N., RGE 4 EAST, W. M.
PIERCE COUNTY, WASHINGTON



E-ONE HP95 Mid Mount
Overall Length 47.75ft
Overall Width 8.33ft
Overall Body Height 11.00ft
Min Body Ground Clearance 1.38ft
Track Width 6.33ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°



WB-67 - Interstate Semi-Trailer
Overall Length 73.50ft
Overall Width 8.50ft
Overall Body Height 13.50ft
Min Body Ground Clearance 1.38ft
Max Track Width 6.50ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°



APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

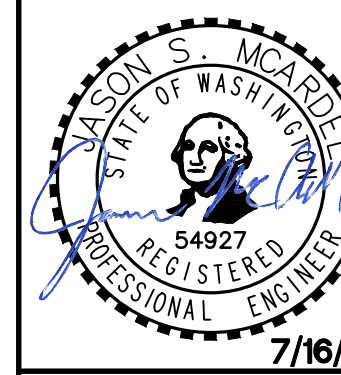
DATE _____

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Revision		SEPA RESUBMITTAL	
No.	Date	By	Appr.
6	07/16/25	DTC	JSM

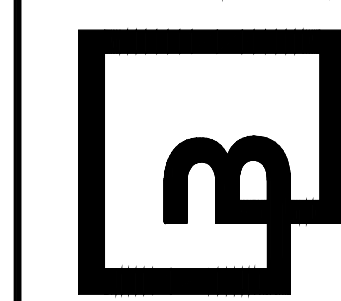
Title:

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



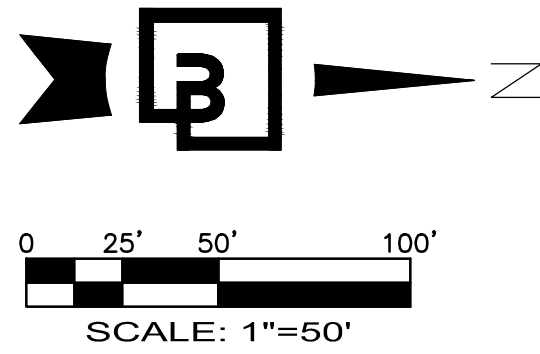
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Horizontal		JSM		JSM		JSM		JSM		7/16/25	
Vertical		1"=50'		1"=50'		1"=50'		1"=50'		N/A	

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



Job Number
21585

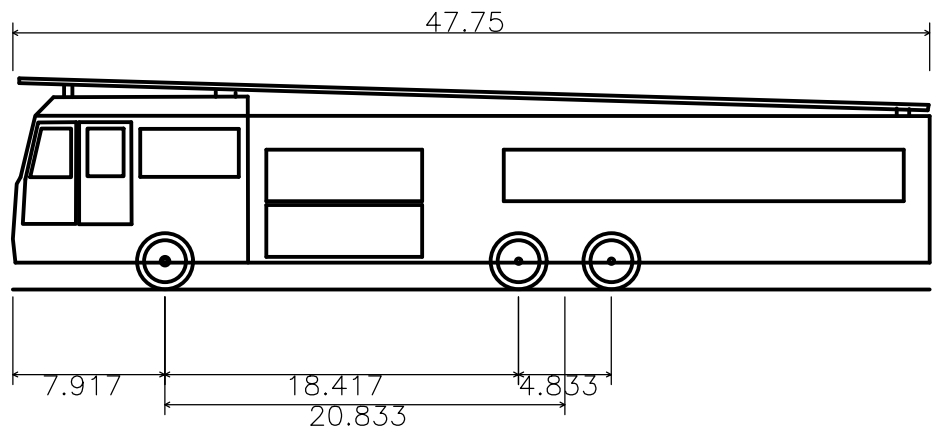
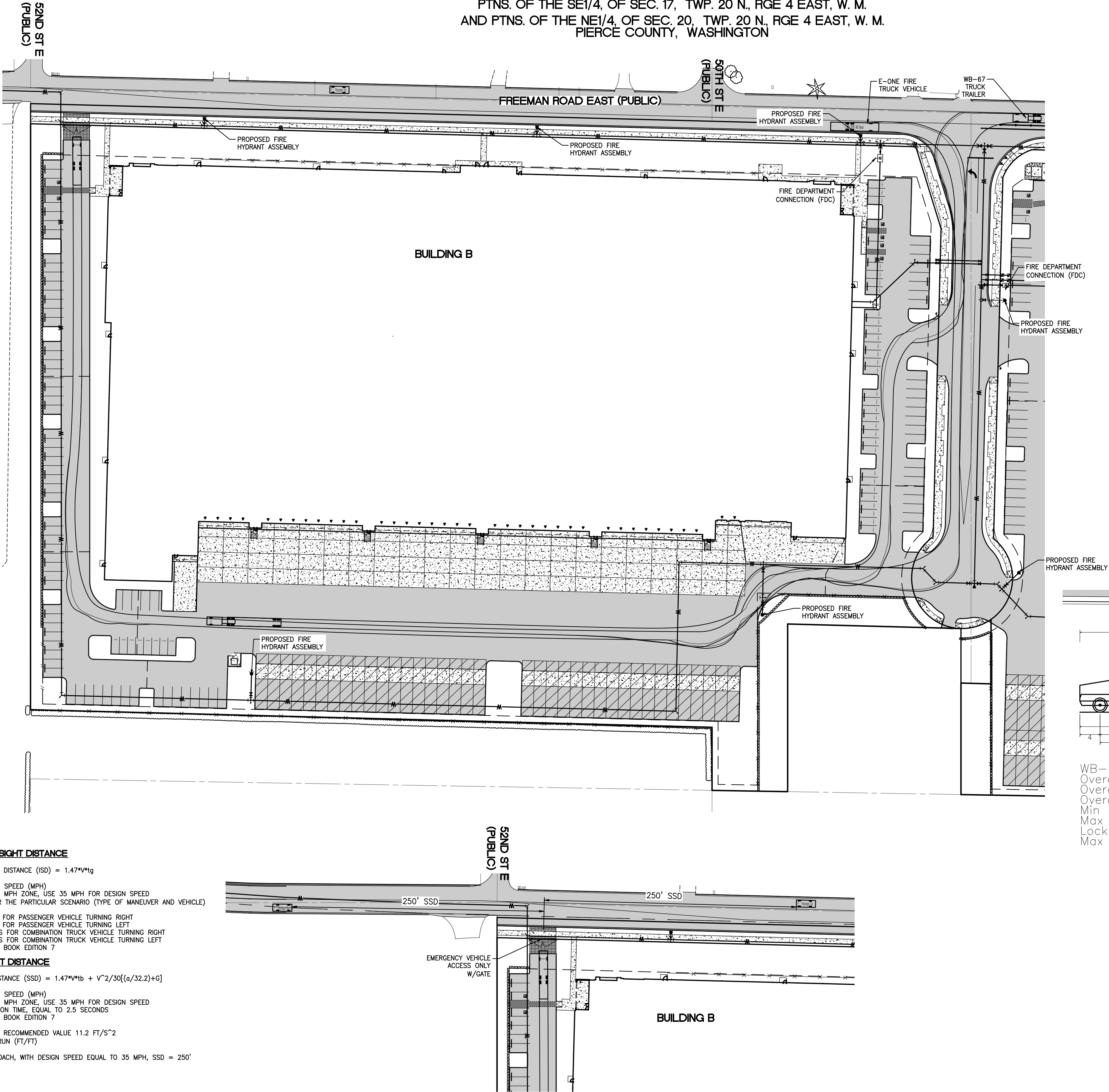
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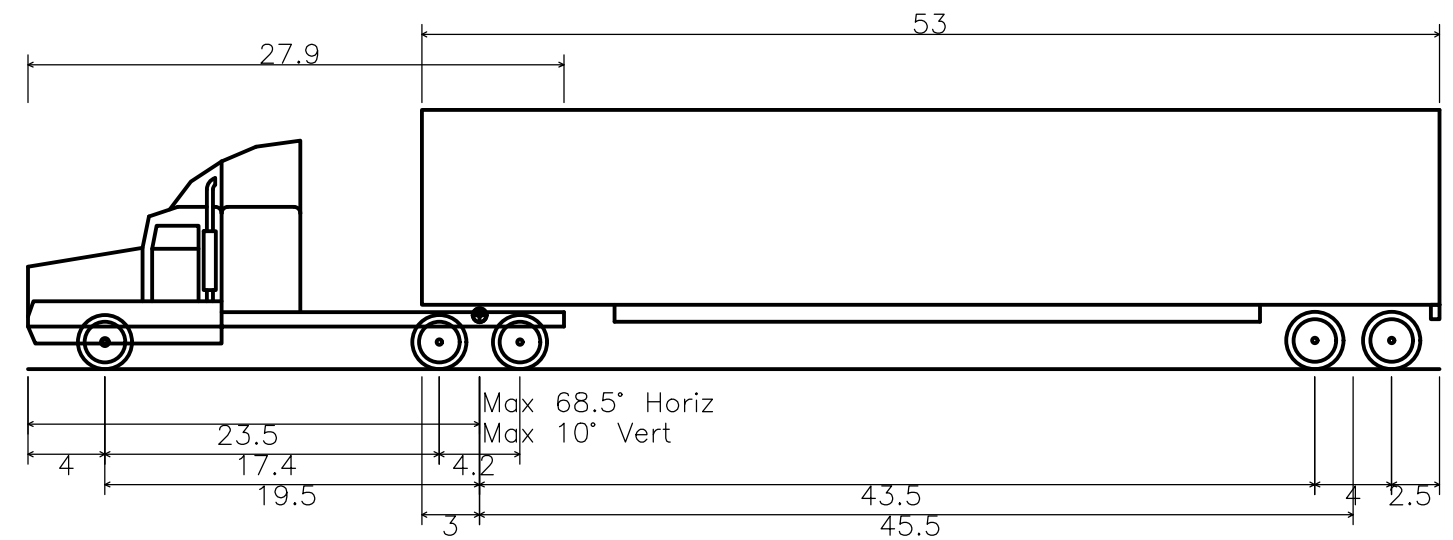
PRELIMINARY SITE CIRCULATION EXHIBIT - SOUTH

OF
FREEMAN LOGISTICS

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



E-ONE HP95 Mid Mount
Overall Length 47.750ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°



WB-67 - Interstate Semi-Trailer
Overall Length 73.501ft
Overall Width 8.500ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.34ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°

INTERSECTION SIGHT DISTANCE

$ISD = 1.47 \sqrt{V} \cdot t_g$

WHERE V = DESIGN SPEED (MPH)
SITE POSTED AS 25 MPH ZONE, USE 35 MPH FOR DESIGN SPEED
 t_g = TIME GAP FOR THE PARTICULAR SCENARIO (TYPE OF MANEUVER AND VEHICLE)

t_g = 6.5 SECONDS FOR PASSENGER VEHICLE TURNING RIGHT
 t_g = 7.5 SECONDS FOR PASSENGER VEHICLE TURNING LEFT
 t_g = 10.5 SECONDS FOR COMBINATION TRUCK VEHICLE TURNING RIGHT
 t_g = 11.5 SECONDS FOR COMBINATION TRUCK VEHICLE TURNING LEFT
PER AASHTO GREEN BOOK EDITION 7

STOPPING SIGHT DISTANCE

$SSD = 1.47 \sqrt{V} \cdot t_b + \frac{V^2}{30(a/32.2 + G)}$

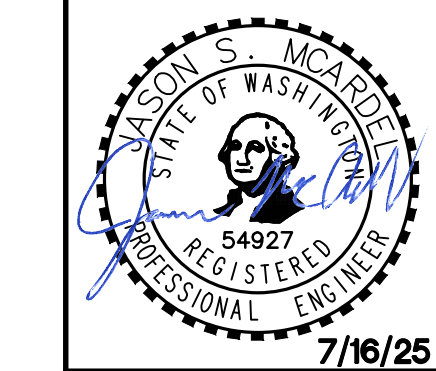
WHERE V = DESIGN SPEED (MPH)
SITE POSTED AS 25 MPH ZONE, USE 35 MPH FOR DESIGN SPEED
 t_b = BRAKE REACTION TIME, EQUAL TO 2.5 SECONDS
PER AASHTO GREEN BOOK EDITION 7

a = DECELERATION, RECOMMENDED VALUE 11.2 FT/S²
G = GRADE, RISE/RUN (FT/FT)

FOR A LEVEL APPROACH, WITH DESIGN SPEED EQUAL TO 35 MPH, SSD = 250'

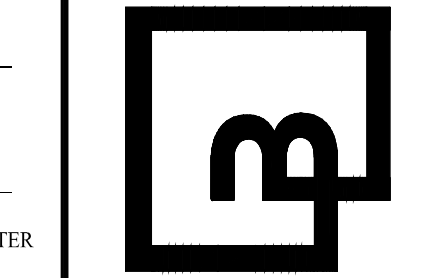
PRELIMINARY SITE
CIRCULATION EXHIBIT - SOUTH
FOR
FREEMAN LOGISTICS

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



Scale: Horizontal 1"=50' Vertical N/A
Designed JSM Drawn DTC Checked JSM Approved JSM Date 7/16/25

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



Job Number 21585
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APPROVED
BY CITY OF PUYALLUP DEVELOPMENT ENGINEERING
DATE
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.