

409 AND 433 43RD AVE SW
PUYALLUP, WA 98373

0419095003
0419095022

LOT 3 OF SHORT PLAT 79-557
EASE OF RECORD OUT OF 1-900
& 1-053 SEG M-1448

- ① STA:10+69.00
INSTALL TYPE III BARRICADE AT END OF
SIDEWALK PER DETAIL ON SHEET OS2
- ② STA:10+70.00, 25' (L)
BEGIN 5' WIDE PAVED SIDEWALK
- ③ PER CITY OF PUYALLUP ADD CLEANOUT IN
8" PERFORATED PIPE OF INTERCEPTOR
TRENCH. MINIMUM SPACING BETWEEN
STRUCTURES IS 100'.
- ④ PROVIDE SMOOTH TRANSITION TO
DRIVEWAY APPROACH CONSTRUCTED
PER APPROVED PUYALLUP DUPLEX -
LOT 1 AND LOT 2 PLANS (TYP)
- ⑤ DRIVEWAY APPROACH CONSTRUCTED
PER APPROVED PUYALLUP DUPLEX -
LOT 1 AND LOT 2 PLANS
- ⑥ 5' WIDE ASPHALT PAVED SIDEWALK
PER DETAIL 2 SHEET OS1
- ⑦ STA:13+82.00+, 25' (L)
END 5' WIDE PAVED SIDEWALK.
MEET AND MATCH EXISTING
DRIVEWAY GRADES.
- ⑧ PRIVATE STORM DRAINAGE EASEMENT
RECORDED UNDER SHORT PLAT
AMENDMENT PLSPH20220104

HC HOMES INC.
20921 SNAG ISLAND DR.
LAKE TAPPS, WA. 98391

WATER: FRUITLAND WATER
SEWER: SEPTIC
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY
COMMUNICATIONS: COMCAST / LUMEN

The applicant shall request a sediment control and erosion inspection with a City Engineering Inspector through the CityView portal least 48 hours in advance of job start. See City Standards 02.03.02 & 05.02.01

All methods outlined in the approved stormwater report dated October 2023 must be followed in regards to erosion and sedimentation control.

All methods outlined in the approved stormwater report dated October 2023 must be followed in regards to control of downspouts and stormwater runoff.

A RECORDED COPY OF THE APPROVED
STORMWATER MAINTENANCE AGREEMENT
MUST BE PROVIDED TO THE CITY PRIOR TO
RECIEVING A CERTIFIACTE OF OCCUPANCY

All civil work associated with civil permit XXX must be completed prior to occupancy

Site plan cannot be approved until the stormwater report is approved and all requirements are verified between the two documents. [Site plan Sheet 1 of 3]

Label Wetland with Category.
[Site Plan, Sheet 1 of 3]

SEE APPROVED PUYALLUP DU
PLANS FOR BUILDING PERMIT
INFORMATION

Show on plans additional wetland protection measures as applicable from stormwater report. (General protection and pollutant protection measures) [Site Plan, Sheet 1 of 3]

1. THE CONTRACTOR IS TO REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY'S INSPECTOR.
2. CLEARLY STAKE, FLAG OR FENCE CLEARING LIMITS/WORK AREA. NO WORK SHALL BE PERFORMED OUTSIDE THESE LIMITS WITHOUT PRIOR APPROVAL FROM THE CITY OF PUYALLUP.
3. PRIOR TO STARTING SITE WORK, REQUEST AN INSPECTION FOR EROSION AND SEDIMENT CONTROL, BY USING THE CITYVIEW ONLINE PERMIT PORTAL FOR SCHEDULING. CONTRACTOR MUST BE A PORTAL USER TO REQUEST INSPECTIONS.
4. PROVIDE SILT FENCING AS SHOWN ON THE APPROVED LOT 1 AND LOT 2 BUILDING PERMIT PLANS.
5. CONSTRUCT INTERCEPTOR TRENCH AS SHOWN ON APPROVED PLANS.
6. CONSTRUCT SIDEWALK AS SHOWN ON THE APPROVED PLANS.
7. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
8. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
9. REQUEST FINAL INSPECTIONS ONLINE, UPON COMPLETION OF THE PROJECT. ALL DISTURBED AREAS AND SLOPES MUST BE APPROPRIATELY RESTORED.

Reference short plat amendment where storm easement is recorded.
[Site Plan, Sheet 1 of 3]

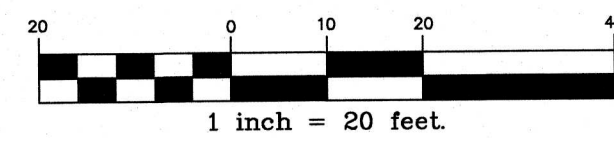
The City uses the CityView Online Permit Portal to schedule inspections. There is no inspection line to call. [Site Plan, Sheet 1 of 3]

NOTE: INSTALL ASPHALT PAVED SIDEWALK PER PLAN. VIEW FINISH GRADES. RE-GRADE EXISTING SHOULDER TO PROVIDE SMOOTH TRANSITION FROM PAVEMENT EDGE TO FRONT OF PROPOSED SIDEWALK. SIDEWALK SHALL BE INSTALLED AFTER ON-SITE IMPROVEMENTS AND BEEN CONSTRUCTED. SEE APPROVED PUYALLUP DUPLEX - LOT 1.

1 **43RD AVENUE SW**
Request for inspections online. Note
Contractor must be a portal user to
request inspections [Site Plan, Sheet 1
of 3]

Add inlet protection on all proposed inlets if used during construction
[Site Plan, Sheet 1 of 3]

**A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 34, TWP. 20 N., RGE. 4 E.,
WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON**



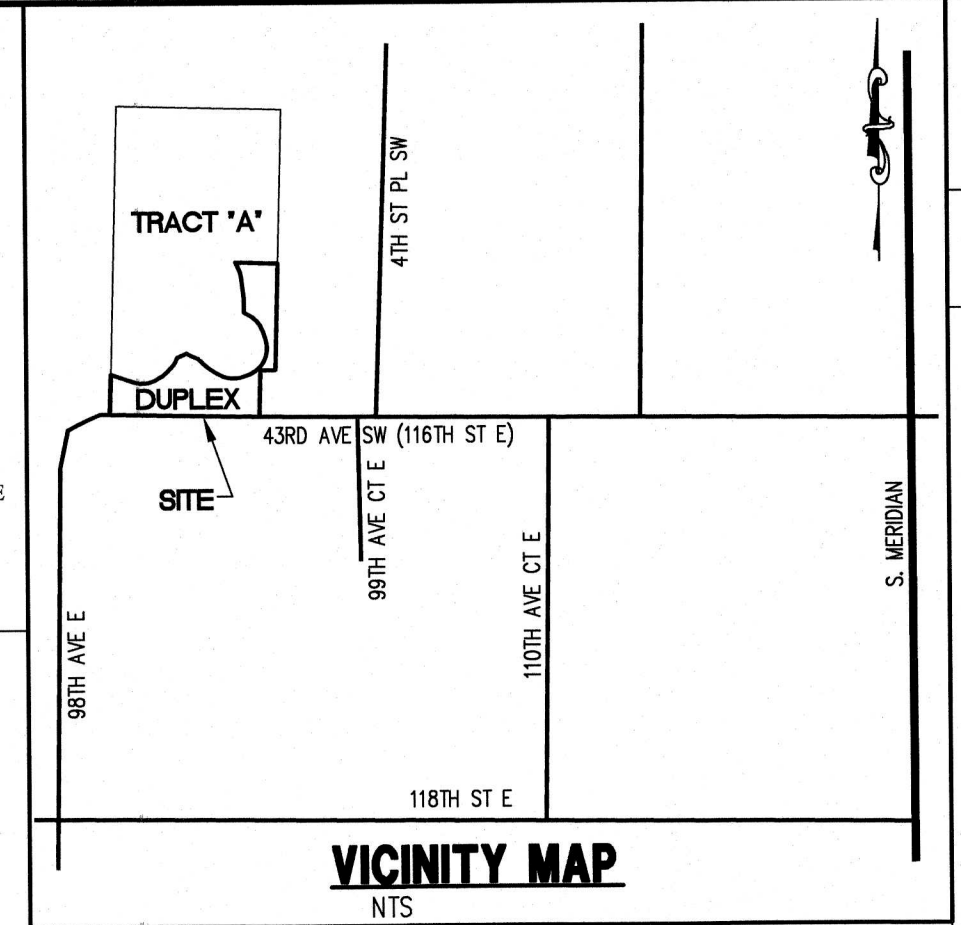
BY CITY OF PUYALLUP
ENGINEERING SERVICES

DATE _____

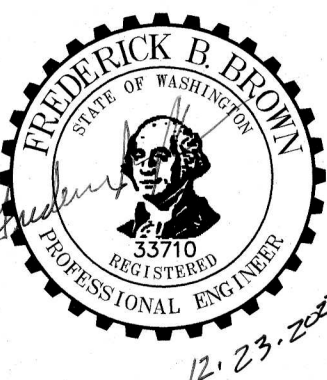
NOTE:
THIS APPROVAL IS VOID AFTER 1
YEAR FROM APPROVAL DATE.

THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.

FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE CITY
ENGINEER.



EXISTING	DESCRIPTION	PROPOSED
---	CENTER LINE	---
---	PROPERTY LINE	=====
---	RIGHT OF WAY LINE	-----
---	EASEMENT LINE	-----
---	BUILDING SETBACK LINE	-----
○	CHAIN LINK FENCE	○
□	WOOD FENCE	□
-----	EDGE OF PAVEMENT	=====
-----	CONTOURS	-----
-----	STREET SIGN	-----
□	STORM DRAIN CATCH BASIN	■
-----	STORM DRAIN CLEANOUT	•
-----	STORM DRAIN LINE	-----SD
-----	ROOF DRAIN LINE	-----RD
○	FIRE HYDRANT	○
⊗	WATER VALVE	⊗
W	WATER METER	■
---	THRUST BLOCKING	---
---	WATER MAIN	=====W
---	LUMINAIRE	---
OP	OVER HEAD POWER	⊗ ⊕
○	POWER/UTILITY POLE	○
⌋	GUY WIRE	⌋
P	POWER VAULT	P
G	GAS MAIN	G
V	GAS VALVE	V
T	TELEPHONE LINE	T
P	TELEPHONE RISER	P
P	MAIL BOX	P
---	ASPHALT CONCRETE	---
---	CEMENT CONCRETE	---



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

429 - 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
PH: (253) 848-4282
ceservices@cesnwinc.com

**PUYALLUP DUPLEX
PAVED SIDEWALK PLAN**

HC HOMES INC.

Project:

Designed:	ENC
Drawn:	MRI
Checked:	ENC

Scale: 1"=20'
Date: 10/31/2023
Job No.: 20069

Sheet No.:

OS1

1 of 2 Sheets

1 of 2 Sheets

Add FEMA floodplain note [Site Plan,
Sheet 1 of 3]

BUILDING PERMIT NOTE
Add a call before building note [Site Plan, Sheet 1 of 3]
SEE SEPARATELY APPROVED PUYALLUP DUXE - LOT 1 AND LOT 2 PLANS FOR REMAINING SITE AND PLANS FOR IMPROVEMENTS ASSOCIATED WITH BUILDING PERMIT PRNR520230019.
Add approximate grading cut/fill quantities in C.Y. [Site Plan, Sheet 1 of 3]

SEE SEPARATELY APPROVED PUYALLUP DUPLEX
STREET LIGHTING PLANS (E1.1-E1.3) PREPARED
BY BCE ENGINEERS, INC. FOR STREET LIGHT
INSTALLATION INFORMATION.

OS1 PAVED SIDEWALK PLAN
OS2 NOTES & DETAILS

**CALL 48 HOURS
BEFORE YOU DIG
DIAL 811**

