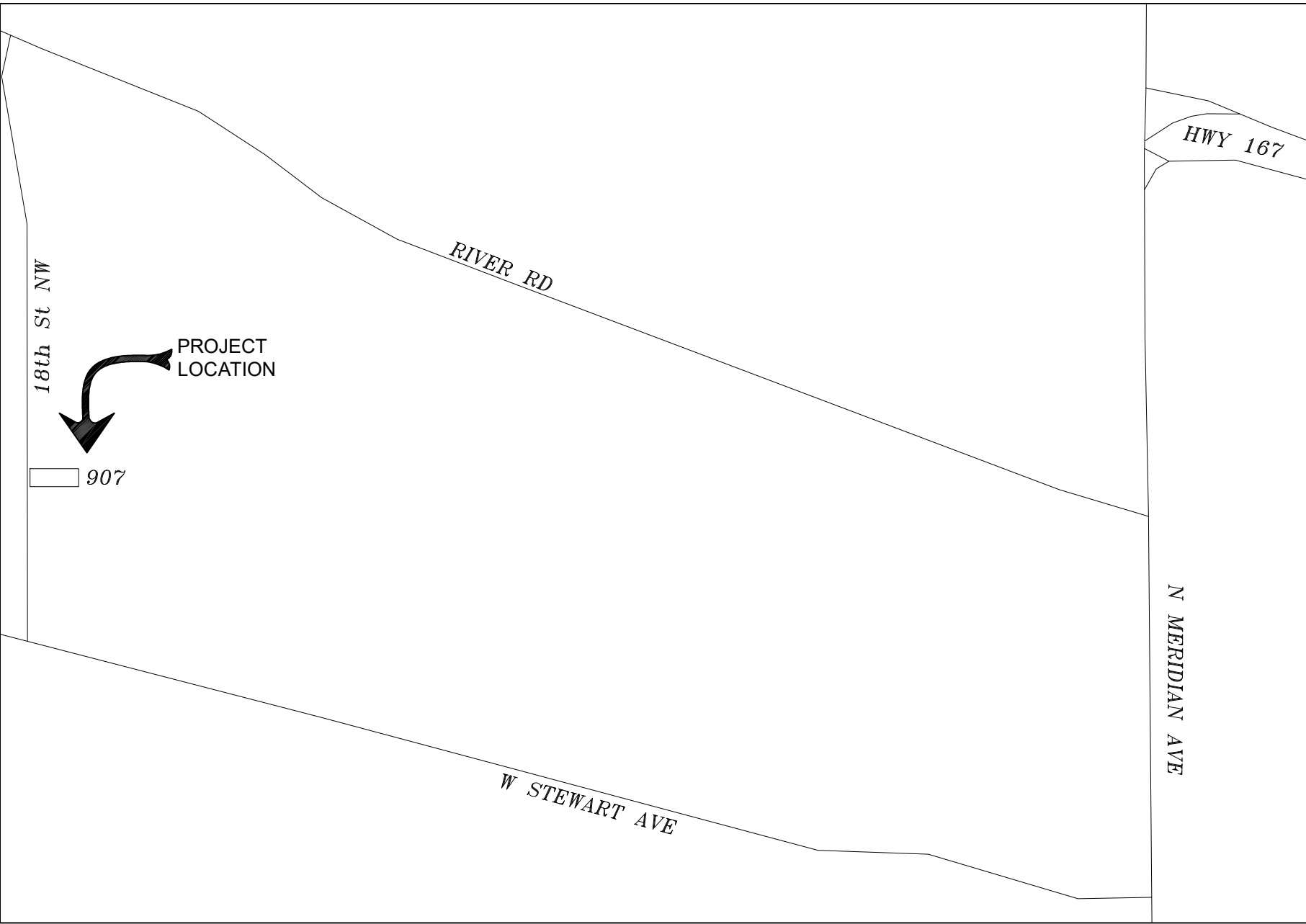
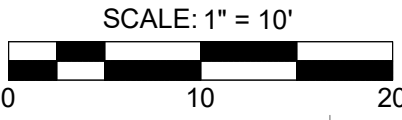
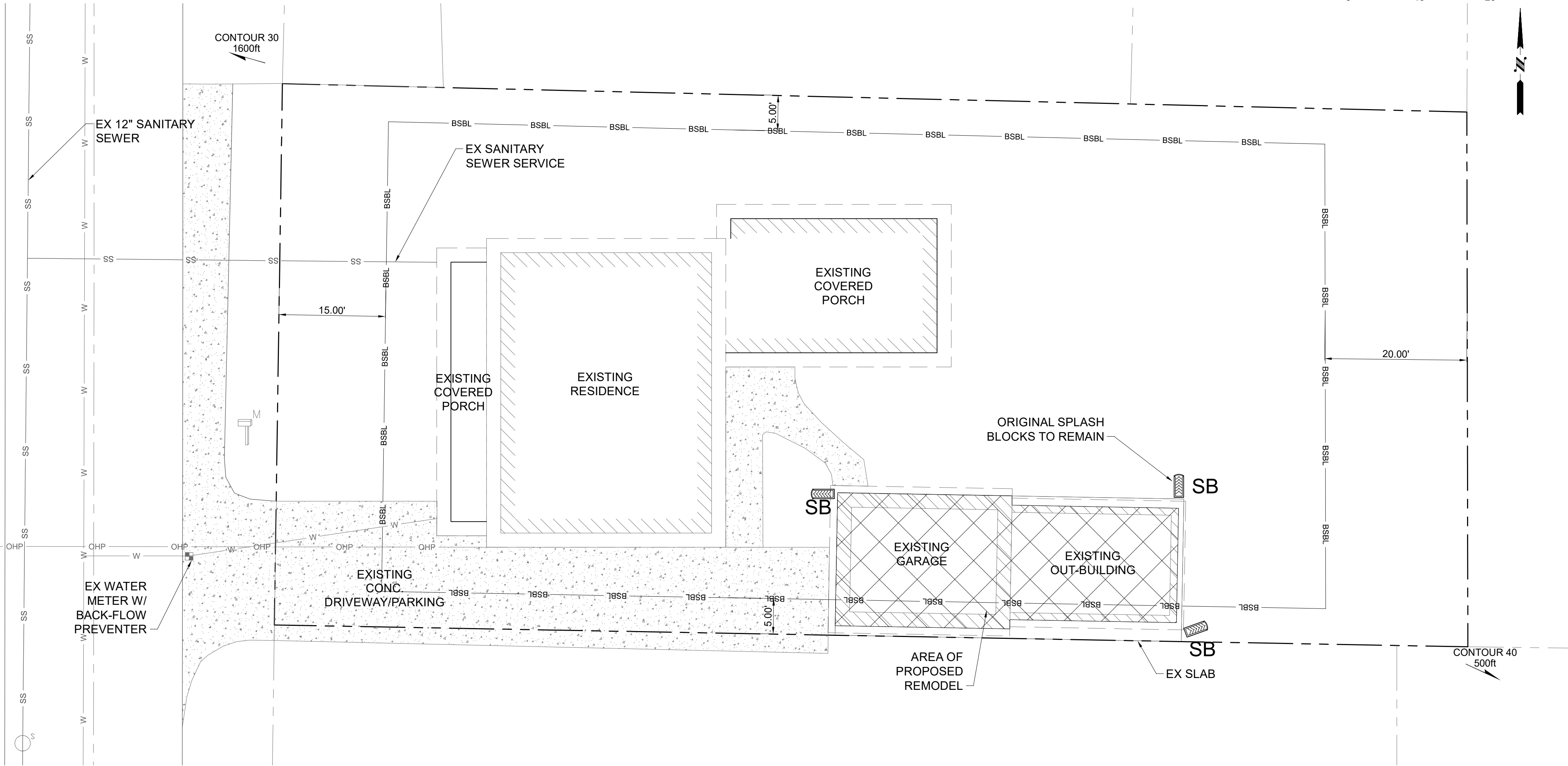


PUYALLUP REMODEL

907 18TH ST NW, PUYALLUP, WA 98371

PRRRSF20231418

FULL SIZED LEDGIBLE COLOR  
PLANS ARE REQUIRED TO BE  
PROVIDED BY THE PERMITTEE ON  
SITE FOR ALL INSPECTIONS  
(MIN. PLAN SIZE 24" X 36")



VICINITY MAP

NTS

LEGEND

	EXISTING	PROPOSED
SUBJECT PROPERTY LINE	---	---
ADJACENT LOT LINE	---	---
HABITAT BUFFER LINE	---	---
WETLAND BUFFER LINE	---	---
EASEMENT LINE	---	---
RIGHT-OF-WAY LINE	---	---
CENTER LINE	---	---
CONTOUR, MAJOR	160	160
CONTOUR, MINOR	158	158
CONIFEROUS TREE		
DECIDUOUS TREE		
STREET SIGN		
POWER LINE	UGP	UGP
OVERHEAD POWER LINE	OHP	OHP
POWER POLE		
GUY WIRE		
POWER VAULT		
STREET LIGHT		
NATURAL GAS LINE	G	G
TELEPHONE LINE	T	T
TELEPHONE MANHOLE	OT	OT
TELEPHONE PEDESTAL	CTV	CTV
CABLE LINE	CTV	CTV
CABLE PEDESTAL	CTV	CTV
STORM MAIN LINE	SD	SD
FOOTING DRAIN LINE	FD	FD
ROOF DRAIN LINE	RD	RD
CATCH BASIN	CB	CB
TYPE I CATCH BASIN	ID	ID
YARD DRAIN	YD	YD
DOWNSPOUT	DS	DS
WATER MAIN LINE	W	W
WATER METER	WM	WM
BLOWOFF VALVE FIRE HYDRANT	BO	BO
GATE VALVE	GV	GV
SEWER MANHOLE	SM	SM
CLEANOUT	CO	CO
SEWER MAIN LINE	SS	SS
CONCRETE		
ASPHALT PAVEMENT		
POROUS ASPHALT		
LANDSCAPING		
GRAVEL		

PROJECT INFO

OWNER:  
THOMSON KELLI K & TIMOTHY D  
907 18TH ST NW  
PUYALLUP, WA 98371

LEGAL DESCRIPTION

Section 20 Township 20 Range 04 Quarter 44 : S 75 FT  
OF W 190 FT OF FOLL BEG 100 FT N OF INTER OF E  
LI OF BELL DC & S LI SEC TH N ALG E LI SD DLC  
235.10 FT TH W 390 FT TO C/L OF 18TH ST NW TH S  
236.10 FT TH E 390 FT TO BEG LESS W 25 FT FOR  
ST

BASIS OF BEARING

PIERCE COUNTY ASSESSOR MAP

VERTICAL DATUM

PIERCE COUNTY AERIAL

PARCEL NUMBER

0420204110

BUILDING AREA

LOT SIZE: 12,197 SF  
FOOTPRINT RESIDENCE : 1,300 SF  
FOOTPRINT OUT BLDG: 920 SF  
DRIVEWAY/ PARKING: 1,250 SF  
TOTAL COVERAGE: 3,470 SF  
OR 28.4%

MAX LOT COVERAGE RS-06 45%

THE LAND DEVELOPER'S ENGINEERED SOLUTION  
a division of  
THE LAND DEVELOPER, INC.  
5737 LINDERSOY WAY SW.  
TUNWATER, WA. 98501  
PO BOX 4420, TUNWATER, WA. 98501  
(360) 890-4806  
E-MAIL: erik@thelanddeveloper.com

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

PUYALLUP REMODEL

COVER SHEET AND SITE PLAN

PROJECT:  
PUYALLUP REMODEL  
907 18TH ST NW  
PUYALLUP, WA 98371  
CLIENT:  
THOMSON KELLI K & TIMOTHY D  
907 18TH ST NW  
PUYALLUP, WA 98371

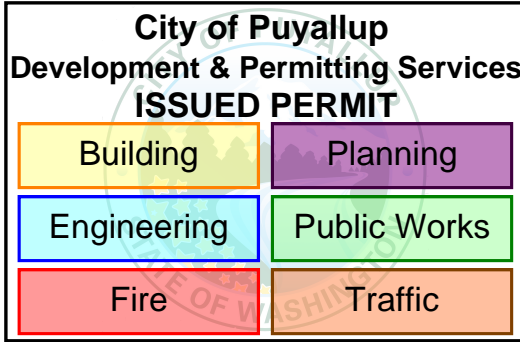
DRAWN BY: SaG

DATE: 6/8/2023

AGENCY NO: \_\_\_\_\_

SHEET: 1 OF 3

JOB NO: 23-044



CITY OF PUYALLUP  
Planning Division Approved Site Plan  
(253) 864-4165  
MINIMUM SETBACK REQUIREMENTS

Front Yard: Rear Yard:  
Interior Side Yard: Left: Right:  
Street Side Yard:  
Zoning District: RS-08  
Permit #: PRRRSF20231418

Additional Conditions/Comments  
This is a non-conforming structure per PMC  
20.65.030, which does not meet our current dev  
standards. They are allowed to remodel the structure  
but must NOT expand in size or setback. The current  
setbacks are 1.4ft for the garage and 2.8ft for the  
out-building from the property line on the interior side  
yard. They are not to further encroach into the  
setback. If it stays the same, Planning approves.

Staff: ARamirez  
Date: 06/03/2024

Front, rear, and side yard property lines shall be  
marked with string from surveying pins prior to footing  
inspection.

**CONTRACTOR AS-BUILT:**  
THE CONTRACTOR SHALL MAINTAIN ONE SET OF THE CONTRACT  
DRAWINGS THAT SHALL INCLUDE, CLEARLY AND LEGIBLY MARKED,  
ANY ALTERATIONS OR LOCATIONS OF UNDERGROUND UTILITIES  
ENCOUNTERED DURING PROGRESS OF THIS PROJECT, AND ANY  
ALTERATIONS MADE TO THE FACILITIES BEING INSTALLED. SAID  
DRAWINGS SHALL BE MARKED "AS-BUILT" AND SHALL BE SUBMITTED  
TO THE PROJECT ENGINEER UPON COMPLETION OF THE PROJECT.

**CONSTRUCTION STAKING:**  
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE  
DESIGN ENGINEER OR BY A LICENSED LAND SURVEYOR.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT  
UNLESS CERTIFIED BY THE LAND DEVELOPER'S INC.

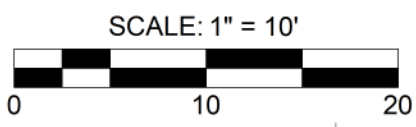
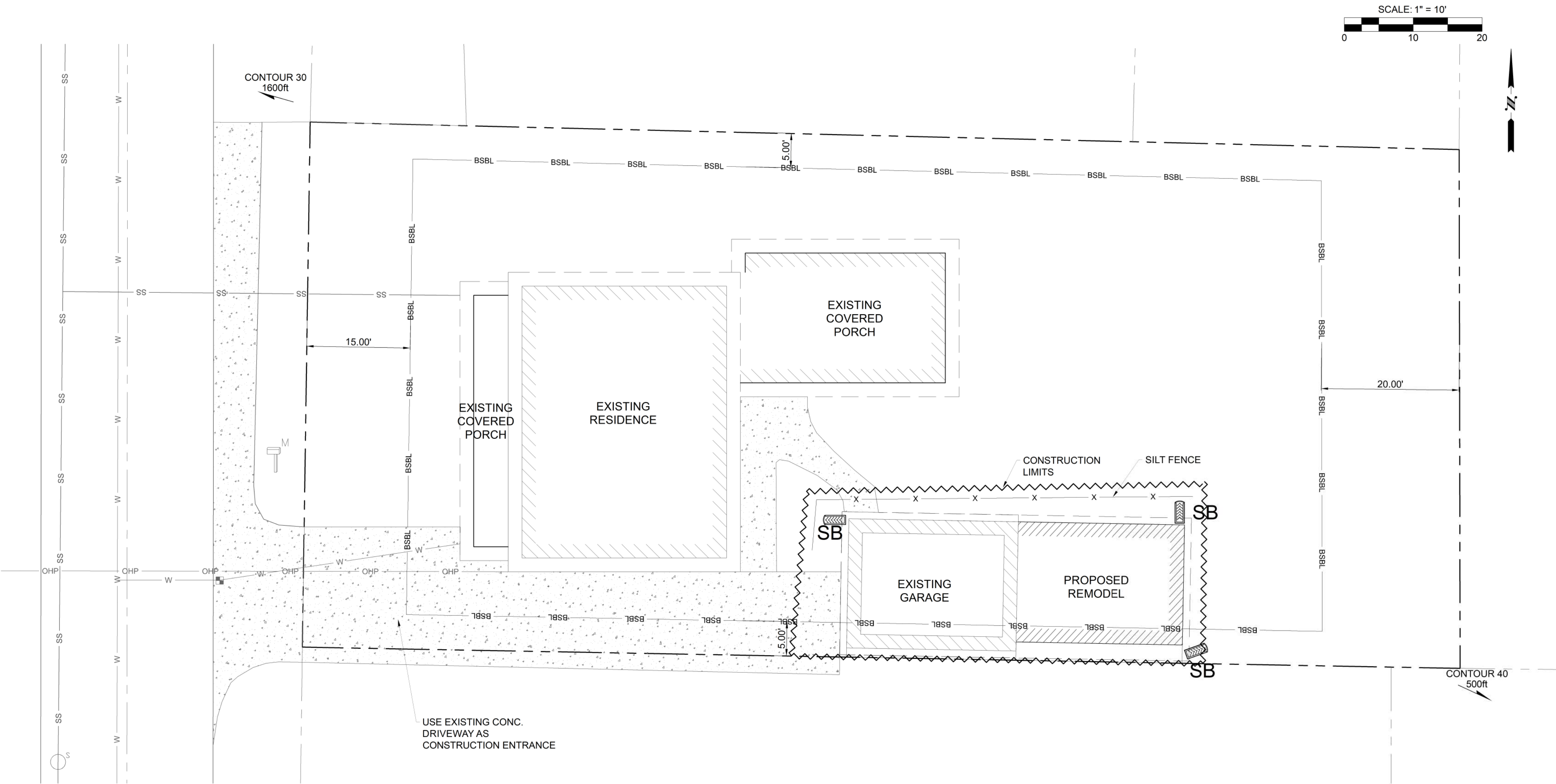
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE  
REVIEWED AND APPROVED BY THE LAND DEVELOPER'S, INC

**TOPOGRAPHIC NOTE:**  
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS  
BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY  
OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE  
LAND DEVELOPER'S, INC. CANNOT ENSURE ITS ACCURACY AND THUS IS  
NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR  
ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED  
INTO THESE DRAWINGS AS A RESULT.

**NOTE:**  
THE CONTRACTOR SHALL BE FULLY  
RESPONSIBLE FOR THE LOCATION  
AND PROTECTION OF ALL EXISTING  
UTILITIES. THE CONTRACTOR SHALL  
VERIFY ALL UTILITY LOCATIONS PRIOR  
TO CONSTRUCTION BY CALLING THE  
UNDERGROUND LOCATE LINE AT  
800-824-5555 A MINIMUM OF 48 HOURS  
PRIOR TO ANY EXCAVATION

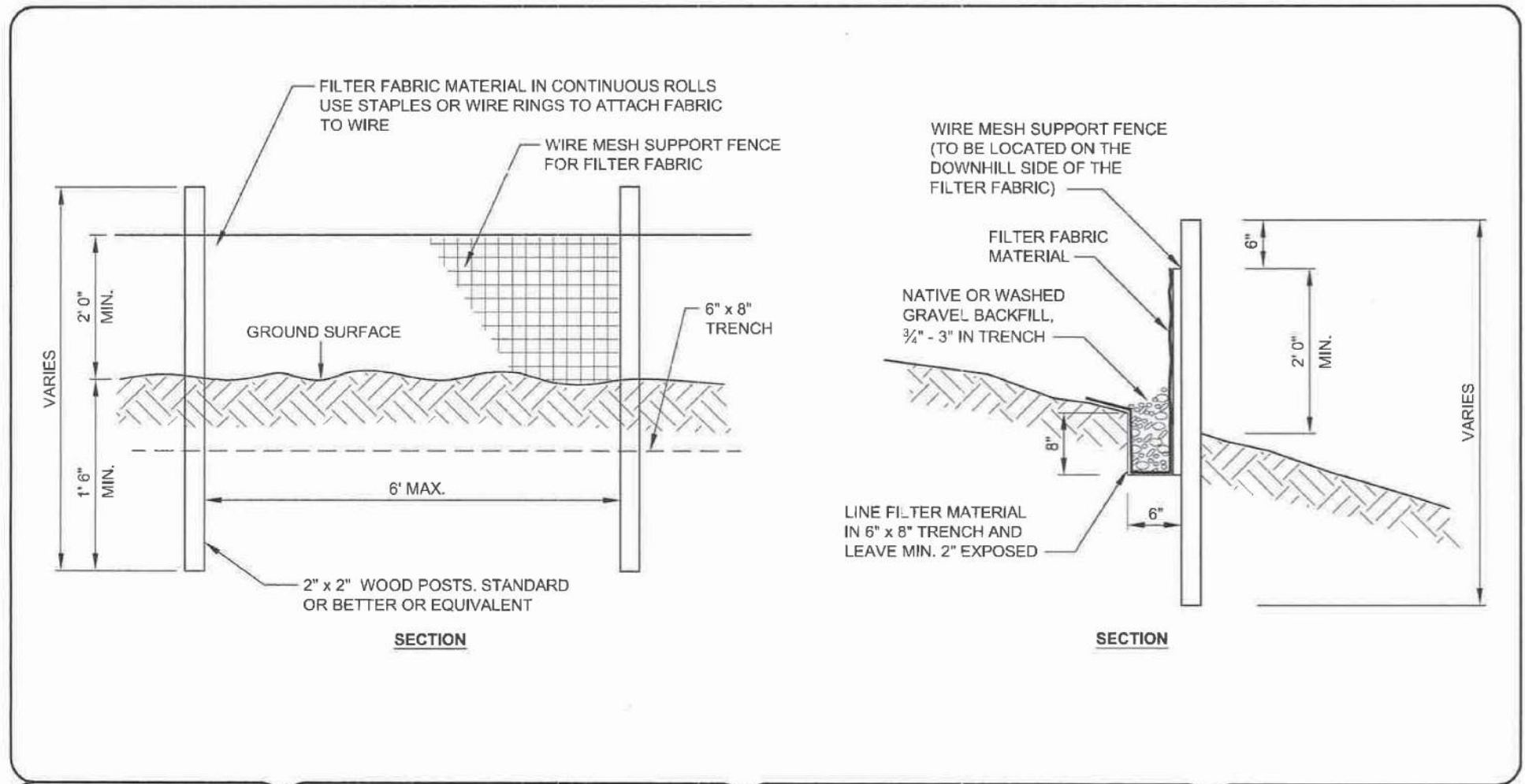






**City of Puyallup**  
Development & Permitting Services  
**ISSUED PERMIT**

Building	Planning
Engineering	Public Works
Fire	Traffic



 <b>Pierce County</b> Public Works Surface Water Management Division 2702 S 42nd Street, Suite 201 Tacoma, Washington 98408-7322	6/2015	2015 SWMM UPDATE	HPH	RUTKOSKY
	6/2012	2012 SWMM UPDATE	HPH	RUTKOSKY
	5/2008	PUBLISH DATE	HPH	RUTKOSKY
	DATE	REVISION	APPROV	DRAWN
HANS P. HUNGER, P.E. C.I.P. MANAGER		Surface Water Management Division		SILT FENCE DETAIL (NOT TO SCALE) 8.0

Storm Water Manual Details - Section C

**THE LAND DEVELOPER'S ENGINEERED SOLUTION**  
*a division of* **THE LAND DEVELOPER, INC.**  
5737 LINDERSON WAY SW.  
TUMWATER, WA. 98501  
PO BOX 4420, TUMWATER, WA. 98501  
(360) 890-4806  
E-MAIL: [ent@thelanddeveloper.com](mailto:ent@thelanddeveloper.com)

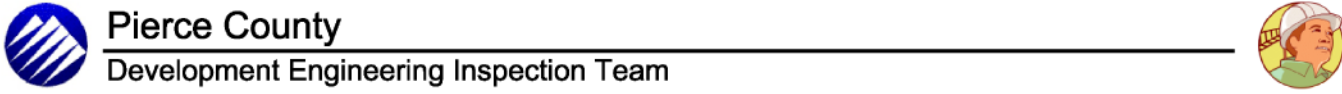
REVISIONS	DATE

**PUYALLUP REMODEL**  
**EROSION CONTROL PLAN**

**PROJECT:**  
PUYALLUP REMODEL  
907 18TH ST NW  
PUYALLUP, WA 98371  
**CLIENT:**  
THOMSON KELLI K & TIMOTHY D  
907 18TH ST NW  
PUYALLUP, WA 98371

**DRAWN BY:** SaG  
**DATE:** 6/8/2023  
**AGENCY NO:**  
**SHEET:** 2 OF 3  
**JOB NO:** 23-044





Development Engineering Handout 9  
Soil Amendment

**Summary:** Soil amendment is a process of treating disturbed soils on a construction site in order to restore the stormwater treatment capacities of the soil with respect to absorption, storage and filtration. This process serves to reduce runoff and improve water quality from developed sites. Soil amendment is an explicit requirement of Pierce County's National Pollution Discharge Elimination System Permit (NPDES Permit) and was implemented via the 2008 edition of the Pierce County Stormwater Management and Site Development Manual (aka the Stormwater Manual).

**Soil Amendment Requirement:** The Stormwater Manual requires amendment of disturbed soils for all sites which either create 2000 sf or more impervious surface OR disturb 7000 sf or more of the site. This threshold would include all new home construction, but may exclude some smaller projects with limited site disturbance. All disturbed areas on a project site must be amended except;

- The building footprint and all areas within 10 feet of the actual building.
- Areas that are or will be made impervious in conjunction with the current project such as driveways and sidewalks.
- Areas where actual septic drain fields have been or will be installed in conjunction with the current project (this exception does not apply to reserve drain field areas, these must be amended).
- Areas within the drip line of existing trees to be retained.
- Anywhere the original native soils have not been significantly disturbed and/or displaced. This may be a difficult judgment call in some cases. While it is not our intent that vegetation removal alone trigger the requirement to amend soils, traditional clearing with a bladed piece of equipment will certainly 'significantly disturb or displace' the top layer of native soil.
- Any areas classified as critical slopes or with slopes of 33% or greater.

In many cases an applicant can greatly reduce the cost and effort required to amend soils by strictly limiting the disturbance of native soils on his or her project site.

**Soil Amendment Methods:** The stormwater manual provides three different approved methods or options for amending soils. Each of the options includes a requirement to scarify or till the existing subgrade and then add a soil mixed with an amending component in order to achieve a target percentage of organic content to a given depth. It is important to note that simply importing and spreading material on top of an existing, undisturbed subgrade is never an acceptable method of soil amendment. It is also important to note that each method or option includes one set of specifications for amending lawn areas and another for amending landscape areas (planting beds and any other landscaped areas not designated to be lawn). Specific requirements for amending soils by each of the acceptable methods are provided on the following pages.

Development Engineering Handout 9  
Soil Amendment

**6. Native Site/Soil Preservation** – As mentioned on page 1, native soils which have not been removed or disturbed do not have to be amended. Planning for and strictly controlling soils disturbance on your site can greatly reduce your soil amendment burden.

**Material Quantity Estimates:** The following are generic estimates of the required amounts of materials required to amend each 1000 square feet of disturbed area by either Option 1 or 3 above;

Option 1 – Amend with Organic Compost – Lawn Areas

2 inches compost material per square foot = .167 cf/sf x 1000 sf = 167 cf ÷ 27 cf/cy = 6.2 cy

**Plan on 6.2 cubic yards of compost material per 1000 sf to be amended.**

Option 1 – Amend with Organic Compost – Landscape Areas

3 inches compost material per square foot = .25 cf/sf x 1000 sf = 250 cf ÷ 27 cf/cy = 9.26 cy

**Plan on 9 ¼ cubic yards of compost material per 1000 sf to be amended.**

Option 3 – Amend with Imported Topsoil – Lawn Areas

3 inches imported topsoil per square foot = .25 cf/sf x 1000 sf = 250 cf ÷ 27 cf/cy = 9.26 cy

**Plan on 9 ¼ cubic yards of imported topsoil per 1000 sf to be amended.**

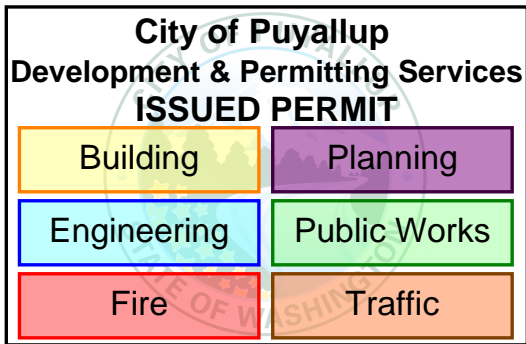
Option 3 – Amend with Imported Topsoil – Landscape Areas

6 inches of imported topsoil per square foot = .5 cf/sf x 1000 sf = 500 cf ÷ 27 cf/cy = 18.5 cy  
2 inches of organic mulch per square foot = .167 cf/sf x 1000 sf = 167 cf ÷ 27 cf/cy = 6.2 cy

**Plan on 18.5 cubic yards of imported topsoil per 1000 sf to be amended.**  
**Plan on 6.2 cubic yards organic mulch per 1000 sf planting beds to be amended.**

**Amended Soils Inspection Method:** When the approved site development plan indicates that soil amendment is required, the Pierce County inspector will verify soil amendment prior to final inspection approval for residential and commercial projects, and prior to bond release for subdivisions. The inspector will take the following steps to verify soil amendment;

1. Look to see that it appears that soil amendment has been completed over all disturbed areas.
2. Take at least three soil samples per acre (2 minimum for very small sites) using a step probe. This should reveal that soil is loose and contains organic material to the design depth by method employed.
3. Require delivery tickets, receipts (specifying delivery address) or lab test results for suitable amending media according to method chosen. The document provided will be reviewed to



Development Engineering Handout 9  
Soil Amendment

Option 1 – Amend with Organic Compost

Lawn Areas – Amend to 5% Organic Content

- Scarify or till existing soils to a depth of 10 inches.
- Place and rototill 2 inches of composted material into the top 6 inches of scarified soil for a finished depth of 12 inches of un-compacted soil.
- Water or roll to compact soil to 85% of maximum.
- Rake to level and remove woody debris and rocks larger than 1 inch in diameter.

Landscape Areas/Planting Beds – Amend to 10% Organic Content

- Scarify or till existing soils to a depth of 9 inches.
- Place and rototill 3 inches of composted material into the top 5 inches of scarified soil for a finished depth of 12 inches of un-compacted soil.
- Rake and remove rocks larger than 2 inches in diameter.
- Mulch planting areas with 2 inches of organic mulch.

Compost used for Soil Amendment must be "Class A Compost" per Washington DOE Interim Compost Quality Guidelines (WAC Ch 173-350 Sec 220), which lists the following criteria;

- 35% Organic Content Minimum.
- Ph of 6.0 – 8.0 (up to 8.5 in wetlands or stream banks).
- Carbon to Nitrogen Ratio of < 25:1.
- 100% passing a 1 inch sieve.

The local products "Cedar Grove Compost" & "Corliss Fine Prep Organic Compost" meet these standards.

Option 2 – Stockpile, Protect & Reuse Existing Soils

Lawn Areas – Amend to 5% Organic Content

Landscape Areas/Planting Beds – Amend to 10% Organic Content

- Remove, Stockpile & Protect existing topsoil for reuse.
- Test stockpiled soils to determine organic content & suitability. Submit test results and mix proposal to county for approval.
- Scarify or till existing subgrade 4 inches.
- Place and till a total 9.5 inches of replaced topsoil and imported compost according to approved mix ratio to achieve finished depth of 12 inches (4 inch scarification + 8 settled inches of placed mix) of un-compacted soil.
- Water or roll lawn areas to compact soil to 85% of maximum.
- Rake to level and remove woody debris and rocks larger than 1 inch in diameter in lawn areas or 2 inch in diameter in landscape areas.
- Mulch planting areas with 2 inches of organic mulch or stockpiled duff.

Development Engineering Handout 9  
Soil Amendment

Option 3 – Amend with Imported Topsoil

Lawn Areas – Amend to 3-5% Organic Content

Use imported topsoil mix comprised primarily of sand or sandy loam and containing 3-5% organic matter (Typically ~25% compost).

- Scarify or till existing subgrade in two directions to a 6 inch depth.
- Place 3 inches of topsoil mix on surface.
- Water or roll to compact soil to 85% maximum.
- Rake smooth and remove surface rocks over 1 inch in diameter.

Landscape Areas – Amend to 10% Organic Content

Use imported topsoil mix comprised primarily of sand or sandy loam and containing 10% organic matter (Typically ~40% compost).

- Scarify or till existing subgrade in two directions 6 inch depth.
- Place 3 inches of topsoil mix on surface and till into 2 inches of soil.
- Place additional 3 inches of topsoil mix on the surface to achieve a finished, uncompacted depth of 12 inches.
- Rake smooth and remove surface rocks over 2 inches in diameter.
- Mulch planting beds with 2 inches organic mulch.

**Planning Considerations:** Many contractors have been frustrated by delays in securing final project approvals because they did not properly plan to meet amended soil requirements. Pierce County recommends proponents consider the following issues when planning site work for projects subject to amended soil requirements;

1. **Cost** – When this requirement was first implemented, Pierce County requested estimates from several contractors to amend soil on 10,000 square feet of a typical residential lot. Four contractors responded and the least expensive estimate was \$4,816 utilizing Option 1.
2. **Placement** – Soil amendment requires significant manual labor to avoid compaction of soils by traditional heavy equipment.
3. **Elevation Changes** – Soil amendment results in a finished elevation increase of approximately 3-8 inches over pre-existing subgrade depending on the method of amendment.
4. **Materials Availability** – Don't wait to the last minute to verify that the materials you hope to use for soil amendment are both suitable and readily available. See Material Quantity Estimates section below.
5. **Inspection and Documentation Requirements** – Pierce County inspectors will verify soil amendment and will require documentation for the testing and/or purchase of the media used to amend. Insure that your receipts or product documentation clearly state that the product conforms with the applicable specification for the method chosen.

SITE CONSTRUCTION NOTES:

1. SEE ATTACHED GEOTECHNICAL REPORT, DATED ---- FOR ADDITIONAL INFO.
2. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHOWN ON THESE DRAWING SHALL BE INSTALLED AS THE FIRST STAGE OF SITE PREPARATION. SEE DETAIL 2/A1.0 AND ----
3. REMOVAL OF VEGETATION SHALL BE LIMITED TO THE ACTIVE CONSTRUCTION AREAS.
4. UPON REMOVAL OF VEGETATION AND RE-CONTOURING OF THE SITE, ANY EXPOSED SOILS SHALL BE COVERED WITH A 2" LAYER OF STRAW FOR EROSION CONTROL.
5. ON-SITE SOILS ARE NOT RECOMMENDED FOR STRUCTURAL FILL. STRUCTURAL FILL PER RECOMMENDATIONS IN GEOTECH REPORT SHALL BE COMPACTED TO 95% OF MDD.
6. HYDROSEED ALL EXPOSED AREAS UPON COMPLETION OF GRADING.
7. CONTRACTOR TO DEPOSIT EXCESS CUT MATERIAL IN DESIGNATED ON-SITE APPROVED LOCATIONS (SEE OVERALL SITE PLAN).
8. FLAGGING OF WETLAND BUFFERS TO BE PRESERVED.
9. ROOF DRAINS TO BE TIGHTLINED AND DIRECTED TO RAIN GARDEN, SEE ATTACHED DESIGN.
10. RETAINING WALLS TO BE CONSTRUCTED OF 18"-30" DECORATIVE ROCKS. SEE RETAINING WALL DESIGN DATED ----- BY ERIK AINSWORTH, P.E.
11. FOUNDATION DRAINS TO BE TIGHTLINED AND DIRECTED TO RAIN GARDEN, SEE ATTACHED DESIGN.

NOTES FOR CONSTRUCTION STORMWATER POLLUTION PREVENTION

1. APPROVAL OF THIS CONSTRUCTION SWPPP DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION/ DETENTION/INFILTRATION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THIS CONSTRUCTION SWPPP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE CONSTRUCTION SWPPP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE CONSTRUCTION SWPPP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE CONSTRUCTION SWPPP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE CONSTRUCTION SWPPP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN 1 FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

THE LAND DEVELOPER'S ENGINEERED SOLUTION  
*a division of*  
THE LAND DEVELOPER, INC.

5737 LINDERSON WAY SW,  
TUMWATER, WA. 98501  
PO BOX 4420, TUMWATER, WA. 98501  
(360) 890-4806  
E-MAIL: [ent@thelanddeveloper.com](mailto:ent@thelanddeveloper.com)

REVISIONS:

DATE:

PUYALLUP REMODEL

NOTES

PROJECT:  
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PUYALLUP, WA 98371  
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JOB NO: 23-044