

Files: I616001C-CV.dwg Path: J:\1616 - Farm 12\001 - Farm 12\001 - Fruit Stand Parking\001 Plotted by: Pawanise Date: 12-Dec-23 11:21:42am

SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.

FARM 12 - PARKING LOT REVISION

CIVIL SITE PERMIT

1st Review
PRCCP:20241731
Dec 2024

Owner/Developer:

Krista Linden
Farm 12
3303 8th Ave SE A
Puyallup, WA 98372
kristalinden@stepbystepfamily.org

Engineer:



Justin Jones
JMUTEAM
905 Main Street, Suite #200
Sumner, WA 98390
(206) 596-2020

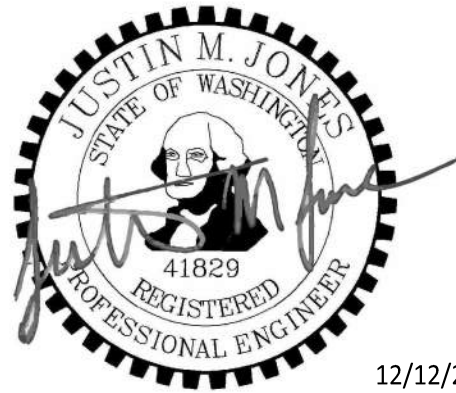
Project:

Farm 12
Parking Lot Revision

506 33rd St SE
Puyallup, WA 98372

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Site Permit



REV	DATE	DESCRIPTION

SHEET TITLE:

Cover Sheet

PROJ. NO: 1616-001
DATE: December 12, 2023

DRAWN BY: MO
DESIGN BY: JJ

SHEET NUMBER:

C-01

DWG.

1 OF 7

APPLICANT

FARM 12
3303 8TH AVE SE A
PUYALLUP, WA 98372
kristalinden@stepbystepfamily.org
CONTACT: KRISTA LINDEN

CIVIL ENGINEER

JMU TEAM
905 MAIN STREET
SUITE 200
SUMNER, WA 98390
(206) 596-2020
CONTACT: JUSTIN JONES, PE

SITE INFORMATION:

SITE ADDRESS: 506 33RD ST SE PUYALLUP, WA 98372
TAX PARCEL NUMBER(S): 0420264069
ZONING: CMX- SHAW PIONEER COMMUNITY MIXED USE
SITE AREA: 5.94 ACRES

VERTICAL DATUM:

NVAD 88

HORIZONTAL DATUM:

NAD 83

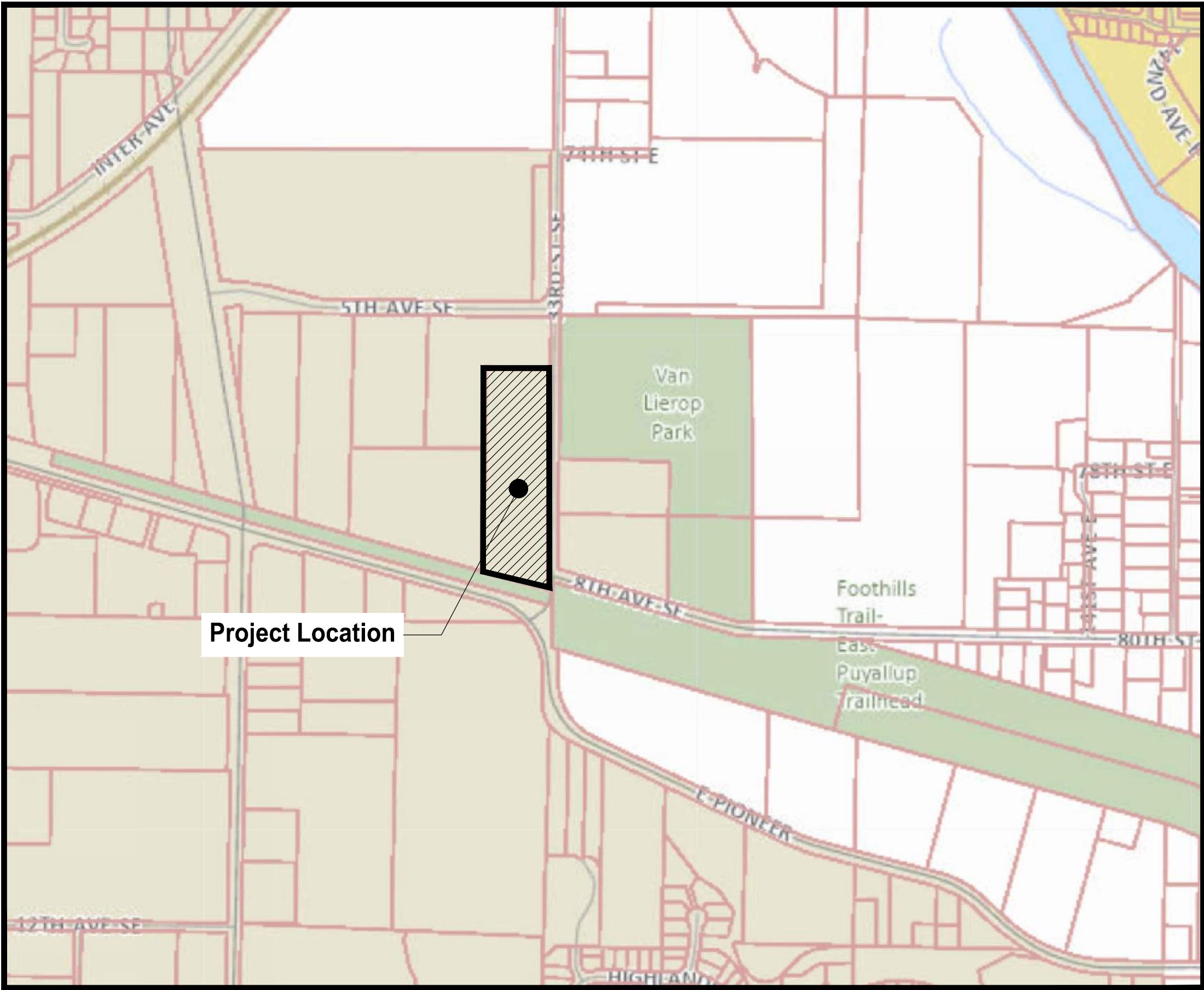
LEGAL DESCRIPTION:

SECTION 26 TOWNSHIP 20 RANGE 04 QUARTER 44 LOT 2 OF BLA 2023-03-15-5002 COM AT INTER OF S LI OF RS MOORE DLC & E LI OF SE OF SEC TH S 00 DEG 44 MIN 18 SEC W 250.47 FT TH N 89 DEG 02 MIN 21 SEC W 20 FT TO POB TH N 89 DEG 02 MIN 21 SEC W 280.18 FT TH S 00 DEG 44 MIN 18 SEC W 887.38 FT TH S 74 DEG 08 MIN E 290.24 FT TH N 00 DEG 44 MIN 18 SEC E 962.04 FT TO POB EASE OF REC CURRENT USE RCW 84.34 APN 2414198 AGRI 1971 AS AMEND 1973 APN 2546752 OUT OF 04-20-26-4-007 & 4-019 SEG 2023-0331 03/24/23 JF/DH

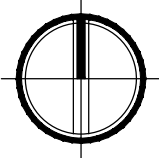
SERVICE PROVIDERS:

WATER: CITY OF PUYALLUP
SEWER: CITY OF PUYALLUP
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY
FIRE PROTECTION: PIERCE COUNTY FIRE DEPARTMENT

VICINITY MAP



506 33rd St SE Puyallup, WA 98372



Provide a brief Construction Sequence per City Standards Section 501.6. [Plans: Sheet C-01 of 7]

Callout and show the Williams Gas Easement on the project plan views. (Typ.) [Plans: Sheet C-01 of 7]

Provide Pierce County approval acknowledging the project's connection to the direct discharge conveyance system and ultimately the outfall in accordance with the County issued Shoreline Substantial Development permit. (Ref. MHigginson email to JMU dated 12/17/24). [Plans: Sheet C-01 of 7]

SHEET INDEX

Page #	Sheet #	Sheet Name
1	C-01	Cover Sheet
2	C-02	Existing Site Plan
3	C-03	TESC Plan
4	C-04	TESC Details
5	C-05	Site Plan
6	C-06	Storm & Grading Plan
7	C-07	Details

GENERAL NOTES

- 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.
- 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.
- 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").
- A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
- 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.
- 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.
- Any structure and/or obstruction that requires removal or relocation relating to this project shall be done so at the developer's expense.
- 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.
- The contractor shall install, replace, or relocate all signs, as shown on the plans or as affected by construction, per City Standards.
- 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.
- 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.
- 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.
- Certified record drawings are required prior to project acceptance.
- 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.
- 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.

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.

CALL TWO BUSINESS DAYS
BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER



LEGEND

- Existing Gravel
- Existing Edge of Asphalt
- Existing Ditch Line
- Property Line
- Fire Hydrant

VERTICAL DATUM

NAVD 88

HORIZONTAL DATUM

NAD 83

EXISTING LOT COVERAGE

- Project Site Area: 258,473 SF (5.94 AC)
- Total Impervious: 19,940 SF (7.7%)
- Existing Gravel Parking: 19,940 SF
- Total Pervious: 238,533 SF (92.3%)
- Grass Vegetation: 238,533 SF

Owner/Developer:

Krista Linden
Farm 12
3303 8th Ave SE A
Puyallup, WA 98372
kristalinden@stepbystepfamily.org

Engineer:



Justin Jones
JMJ Team
905 Main Street, Suite #200
Sumner, WA 98390
(206) 596-2020

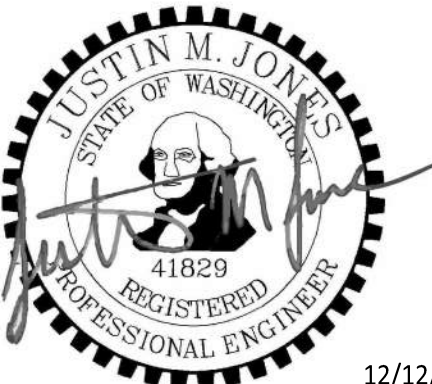
Project:

Farm 12
Parking Lot Revision

506 33rd St SE
Puyallup, WA 98372

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Site Permit



REV	DATE	DESCRIPTION

SHEET TITLE:

Existing Site
Plan

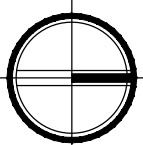
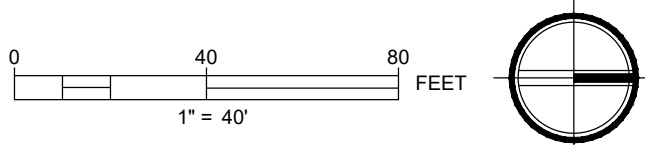
PROJ. NO:	1616-001
DATE:	December 12, 2023
DRAWN BY:	MO
DESIGN BY:	JJ

SHEET NUMBER:

C-02

DWG.

2 OF 7



APPROVED

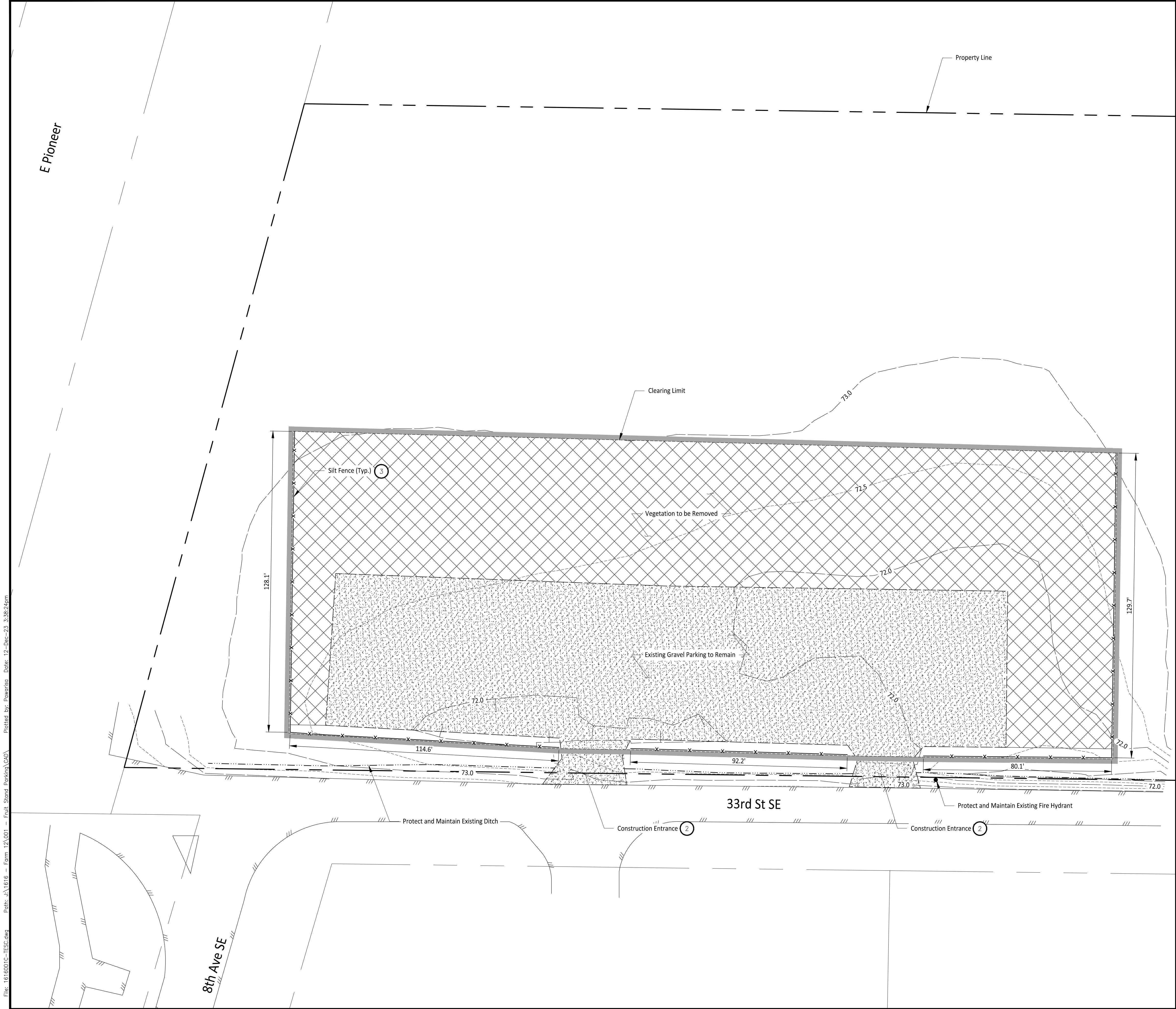
BY
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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.

CALL TWO BUSINESS DAYS
BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

File: 1616001C- TESC.dwg Path: J:\1616 - Farm 12\001 - Farm 12\001 - Fruit Stand Parking.CAD Plotted by: Powersa Date: 12-Dec-23 3:36:24pm



LEGEND

- Existing Gravel
- Landscape to be Cleared & Grubbed
- Silt Fence
- Existing Ditch Line
- Property Line
- Clearing Limit

TESC NOTES

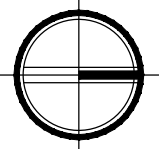
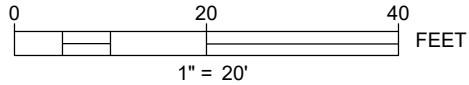
- Contractor to install TESC measures as necessary to ensure stormwater leaving the site is free of settleable solids.
- Existing gravel driveway to be used as construction entrance. Maintain construction entrance per City of Puyallup Standard Detail 05.01.01 and install wheel wash as needed per Washington DOE BMP C106.
- Install silt fence per City of Puyallup Standard Detail 02.03.02 Silt Fence to mark clearing limits in the field.
- Roads shall be cleared thoroughly as needed to protect stormwater infrastructure and downstream water resources. Sediment shall be removed from roads by shoveling or pickup sweeping and transported to a controlled sediment disposal area.
- Exposed soils shall be watered as necessary to prevent dust from leaving the site.
- Disturbed soils to be amended per DOE BMP T5.13
- If necessary, alternative sediment control methods shall be submitted by the contractor for review and approval prior to construction.
- A CESCL shall be present on-site or on-call for the duration of construction operations.

DEMOLITION NOTES

- Vegetation to be Removed: 25,280 SF
- Disturbed Area: 45,960 SF

EARTHWORK

- Cut: 150 CY
- Fill: 760 CY
- Net: 910 CY (Fill)



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.

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:

Krista Linden
Farm 12
3303 8th Ave SE A
Puyallup, WA 98372
kristalinden@stepbystepfamily.org

Engineer:



Justin Jones
JMU Team
905 Main Street, Suite #200
Sumner, WA 98390
(206) 596-2020

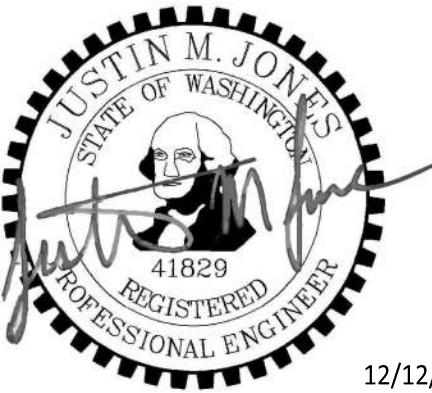
Project:

Farm 12
Parking Lot Revision

506 33rd St SE
Puyallup, WA 98372

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Site Permit



REV	DATE	DESCRIPTION

SHEET TITLE

TESC Plan

PROJ. NO: 1616-001
DATE: December 12, 2023

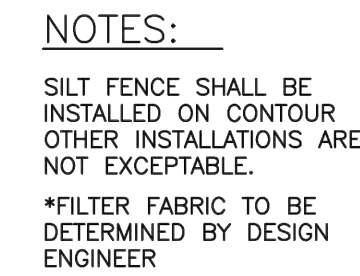
DRAWN BY: MO DESIGN BY: JJ

SHEET NUMBER

C-03

DWG.

3 OF 7



*FILTER FABRIC MATERIAL
MIRAFI 140 BIDIM OR EQUAL

STAPLES OR WIRE
WIRE FABRIC (TYP)

2"x2"x1/4 GA WELDED
WIRE FABRIC OR EQUAL

6"

3'-6"

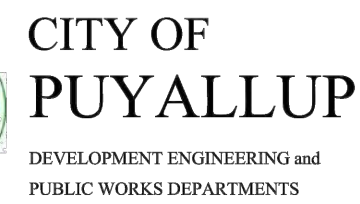
8"

2'-6" MIN

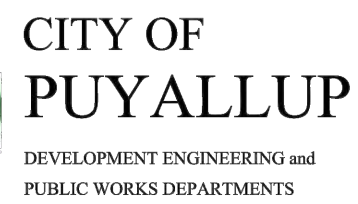
2"x4" DOUGLAS FIR AT 4' O.C.
NO. 1 GRADE OR EQUAL

BURY BOTTOM OF FILTER FABRIC
MATERIAL ON 8"x8" TRENCH

ELEVATION



DRAWN BY LINDA LANSING		CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY XXXX	CITY STANDARD
FILE NAME F:\DWG\COMMON\STDS\CITY\0099\02_SD\02.03.02		DATE APPROVED 09/01/1992		DATE REVISED 06/01/2003	
				SCALE NTS	02.03.02



DRAWN BY JIM ERWIN-SVOBODA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY XXXX	CITY STANDARD
FILE NAME F:\DWG\COMMON\STDS\CITY\2009\05_GRD\05.01\05.01.01		DATE APPROVED 07/01/2009	DATE REVISED XXXX/XX/XX	SCALE 1:40
				05.01.01

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

DRAWN BY JIM ERWIN-SVOBODA		CHECKED BY LINDA LIAN		APPROVED BY COLLEEN HARRIS		REVISED BY LINDA LIAN		CITY STANDARD	
FILE NAME F:\DWG\COMMON\STD\STY\2009\05_GRD\05.01\05.02.01				DATE APPROVED 07/01/2009		DATE REVISED 11/18/2014		SCALE 1:1	
								05.02.01	

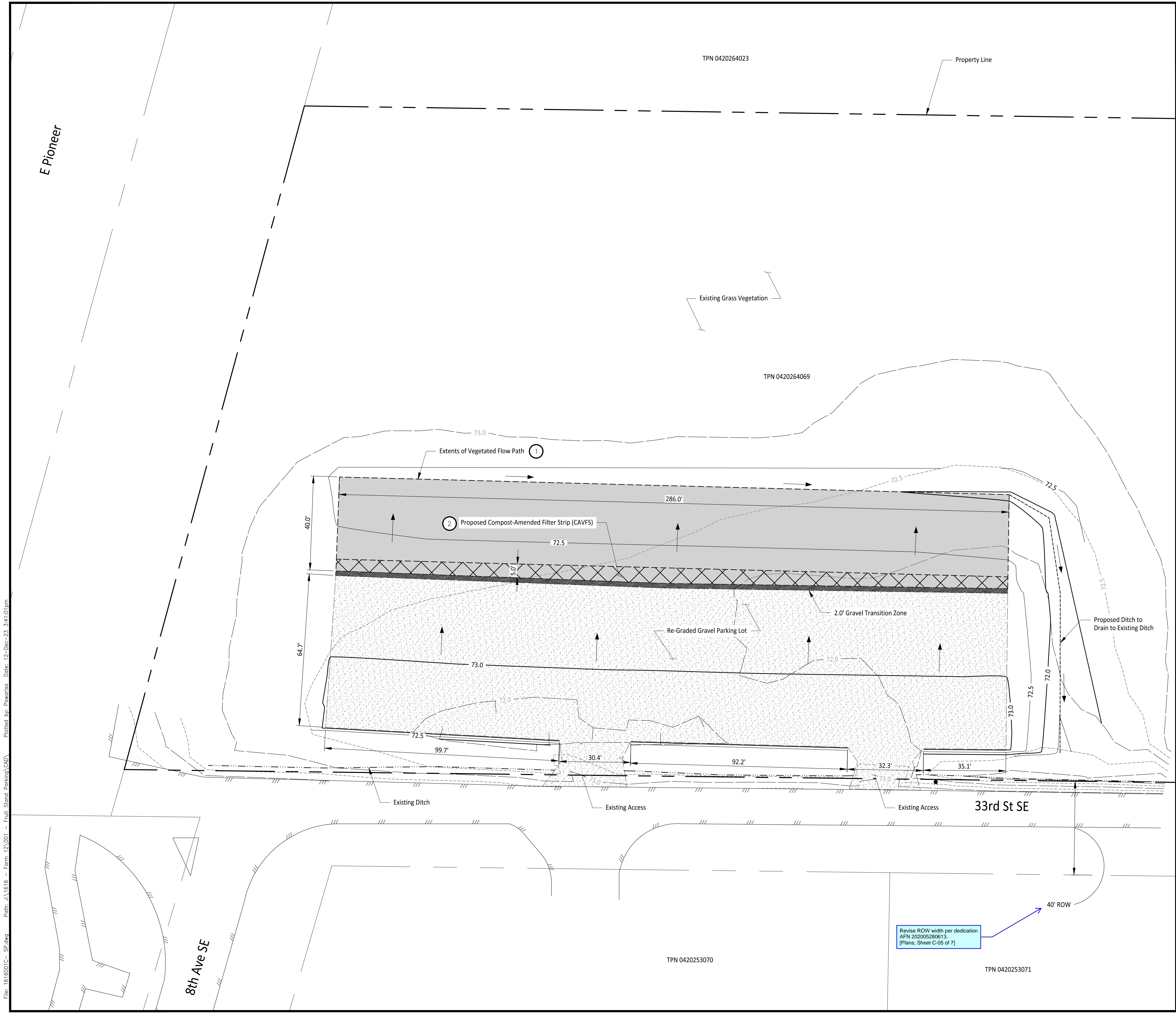
[illegible]

TESC Details

C-04

4

Files: 1616001C- SP.dwg Path: U:\1616 - Farm 12\001 - Fruit Stand Parking.CAD Plotted by: Paworisa Date: 12-Dec-23 3:41:01pm



LEGEND

- Proposed Gravel Transition Zone
- Proposed Gravel Parking Lot
- Proposed CAVFS
- Proposed Vegetated Flow Path
- Existing Edge of Asphalt
- Existing Ditch Line
- Property Line
- Proposed Ditch Line
- Proposed Flow Path

SITE DATA

- Project Site Area: 258,473 SF (5.94 AC)
- Tax Parcel Number: 0420264069
- Zoning: CMX - Shaw-Pioneer Community Mixed Use

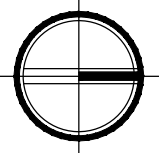
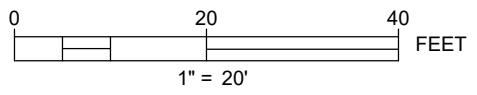
PROPOSED LOT COVERAGE

- Project Site Area: 258,473 SF (5.94 AC)
- Total Impervious: 19,940 SF (7.7%)
 - Replaced Gravel Parking: 19,940 SF
- Total Pervious: 238,533 (92.3%)
 - Grass Vegetation: 238,533 SF

CONSTRUCTION NOTES

- Vegetated Flow Path to be a minimum of 40 LF in length at 1.0% minimum slope.
- Composed-Amended Filter Strip to be a minimum of 5 LF in length at 2.0% minimum slope. See CAVFS Detail, Sheet C-07.
- All disturbed lawn and landscaped area to be amended per BMP T5.13 Post-Construction Soil Quality and Depth.

Please add note: "See City Standard Detail 01.02.08a." (Plans, Sheet C-05 of 7)



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.

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:

Krista Linden
Farm 12
3303 8th Ave SE A
Puyallup, WA 98372
kristalinden@stepbystepfamily.org

Engineer:



Justin Jones
JMU Team
905 Main Street, Suite #200
Sumner, WA 98390
(206) 596-2020

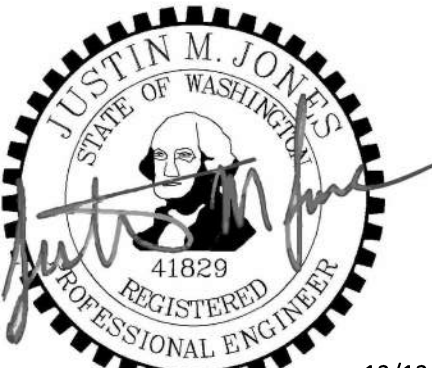
Project:

Farm 12
Parking Lot Revision

506 33rd St SE
Puyallup, WA 98372

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Site Permit



REV	DATE	DESCRIPTION

SHEET TITLE

Proposed Site
and Storm Plan

PROJ. NO: 1616-001

DATE: December 12, 2023

DRAWN BY: MO DESIGN BY: JJ

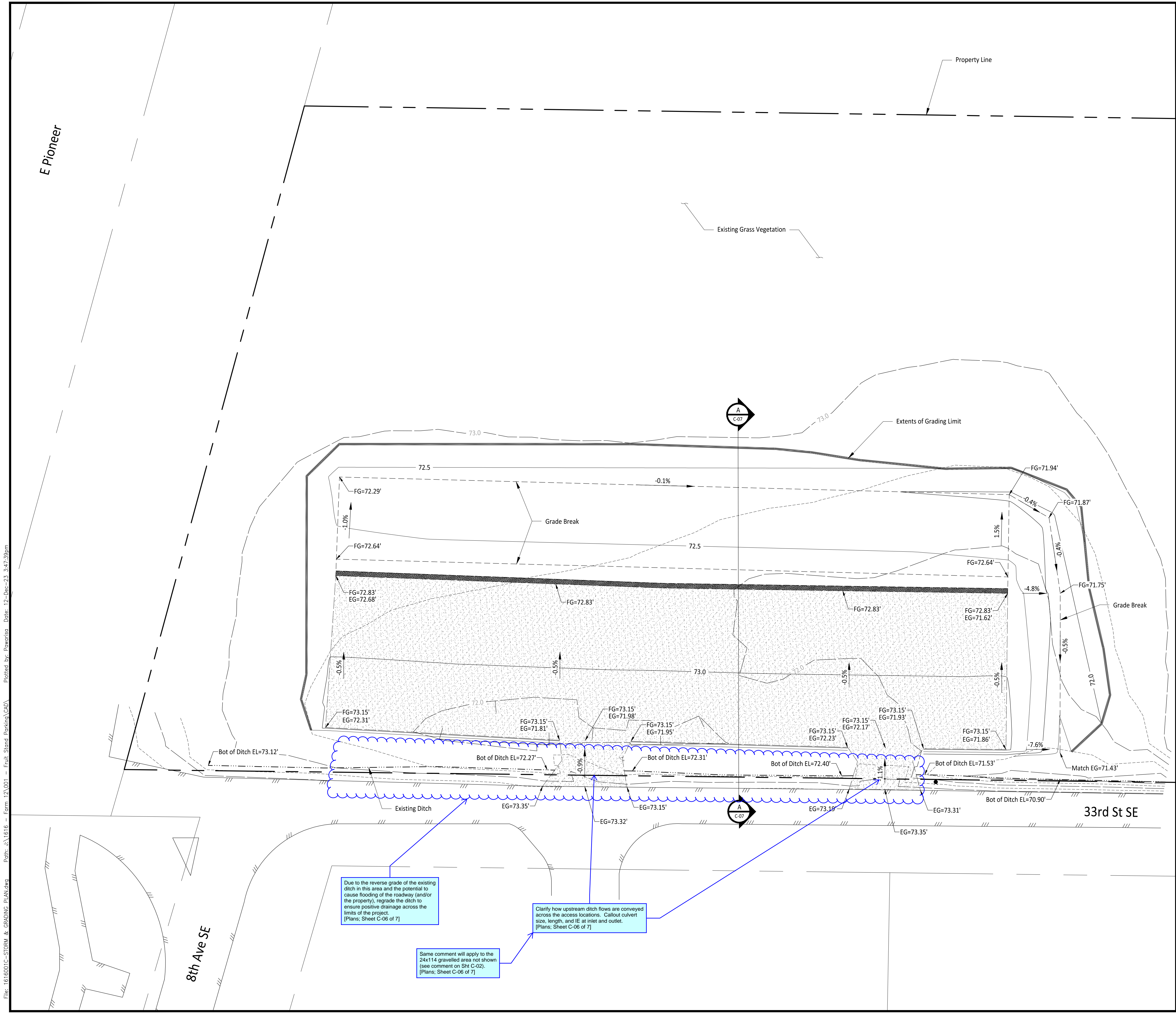
SHEET NUMBER

C-05

DWG.

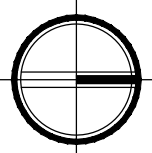
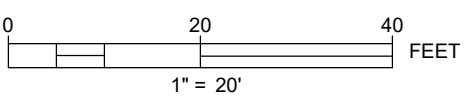
5 OF 7

File: 161601C-STORM & GRADING PLAN.dwg Plot: J:\1616 - Farm 12\001 - Fruit Stand Parking (C-06) Plotted by: Powarisa Date: 12-Dec-23 3:47:39pm



LEGEND

- Existing Gravel
- Proposed Gravel Transition
- Existing Edge of Asphalt
- Existing Ditch Line
- Property Line
- Grade Break Line
- Extents of Grading Limit
- Existing Fire Hydrant
- FG
- EG
- Existing Grade Elevation



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.

CALL TWO BUSINESS DAYS
BEFORE YOU DIG
 1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:

Krista Linden
Farm 12
3303 8th Ave SE A
Puyallup, WA 98372
kristalinden@stepbystepfamily.org

Engineer:



Justin Jones
JMU Team
905 Main Street, Suite #200
Sumner, WA 98390
(206) 596-2020

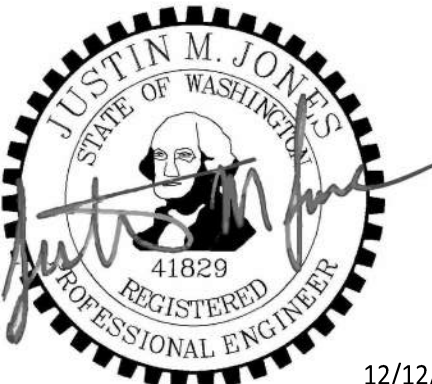
Project:

Farm 12
Parking Lot Revision

506 33rd St SE
Puyallup, WA 98372

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Site Permit



REV	DATE	DESCRIPTION

SHEET TITLE

Grading Plan

PROJ. NO: 1616-001
DATE: December 12, 2023

DRAWN BY: MO DESIGN BY: JJ

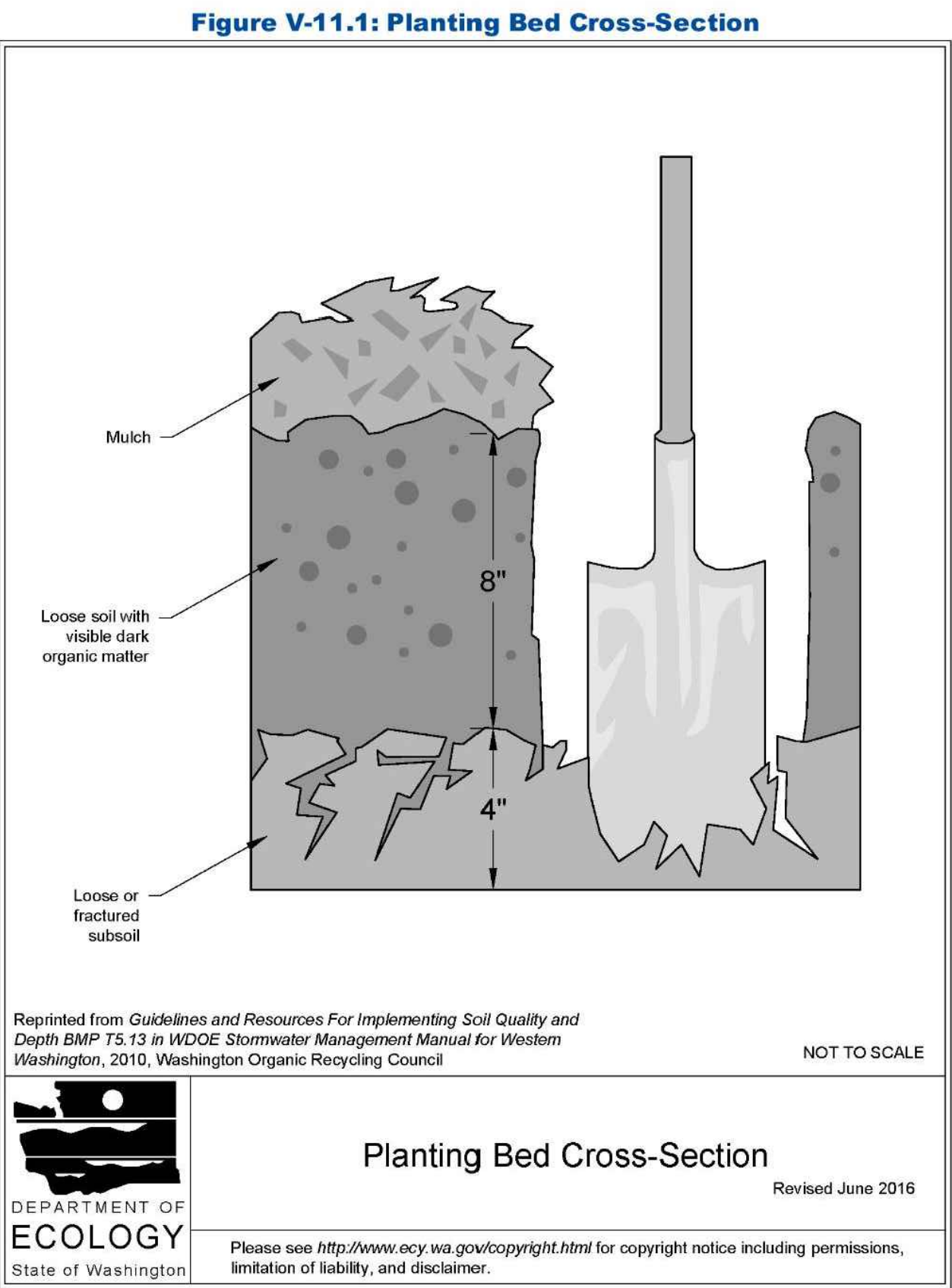
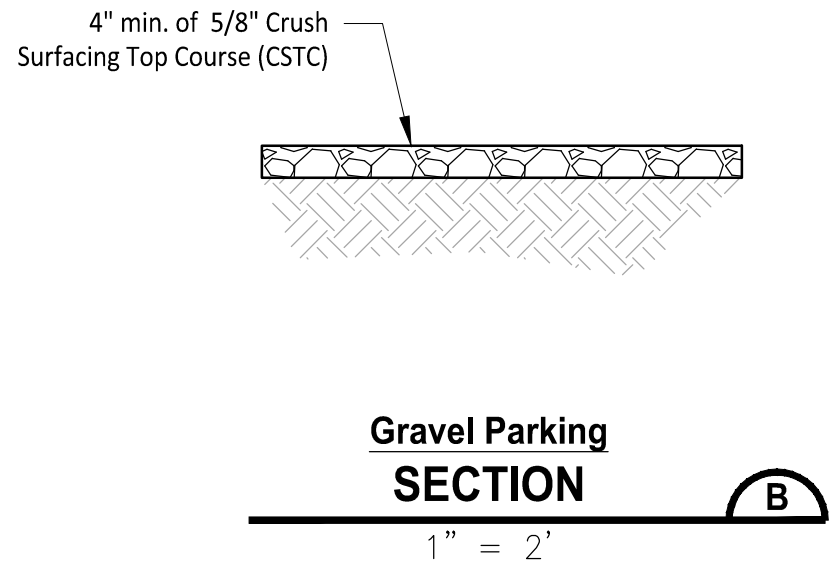
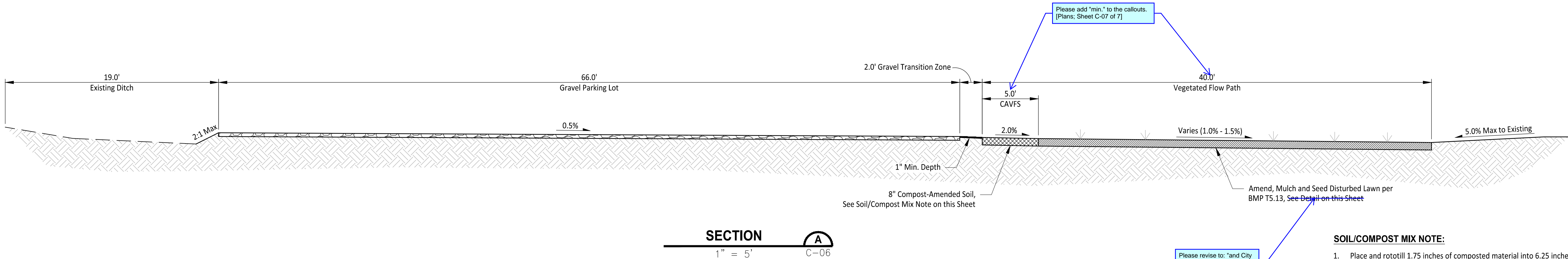
SHEET NUMBER

C-06

DWG.

6 OF 7

Files: 1616001C-07.dwg Path: J:\1616 - Farm 12\001 - Fruit Stand Parking\001 Plotted by: Powarise Date: 12-Dec-23 3:13:42pm



BMP T5.13 POST CONSTRUCTION
SOIL QUALITY AND DEPTH
DETAIL 1

NOT TO SCALE

Please revise to: "and City Standard Detail 01.02.08a." [Plans; Sheet C-07 of 7]

SOIL/COMPOST MIX NOTE:

1. Place and rototill 1.75 inches of composted material into 6.25 inches of soil (a total amended depth of about 9.5 inches), for a settled depth of 8 inches.
2. Water or roll to compact soil to 85% maximum.
3. Plant Grass.
4. Recommend mixing 60% to 65% loamy sand mixed with 25% to 30% compost or 30% sandy loam, 30% course sand, and 30% compost in order to achieve organic content of 5% by dry weight.
5. Final soil mixture to be tested prior to installation for fertility, micronutrient analysis, and organic material content.

Add City Standard Detail(s): 01.02.08a. // [Plans; Sheet C-07 of 7]

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.

CALL TWO BUSINESS DAYS BEFORE YOU DIG

1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:

Krista Linden
Farm 12
3303 8th Ave SE A
Puyallup, WA 98372
kristalinden@stepbystepfamily.org

Engineer:



Justin Jones
JMJ Team
905 Main Street, Suite #200
Sumner, WA 98390
(206) 596-2020

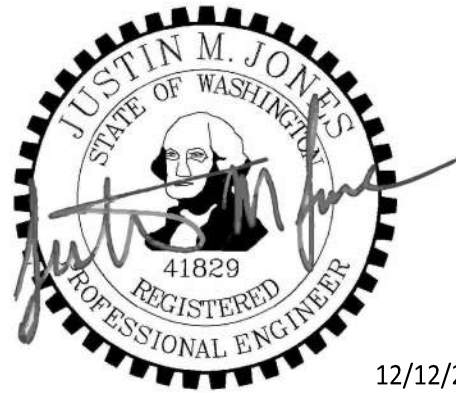
Project:

Farm 12
Parking Lot Revision

506 33rd St SE
Puyallup, WA 98372

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Site Permit



REV	DATE	DESCRIPTION

SHEET TITLE

Details

PROJ. NO:	1616-001
DATE:	December 12, 2023
DRAWN BY:	MO
DESIGN BY:	JJ

SHEET NUMBER

C-07

DWG.

7 OF 7