Drainage Report

Todd Rd Sewer Extension

Puyallup, WA

Prepared for

E.J. Fernandez
PO Box 309
Sumner, WA 98390

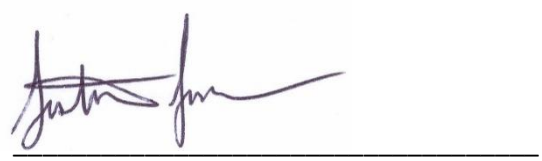
Prepared by

JMJ TEAM
905 Main Street, Suite #200
Sumner, WA 98390
206.596.2020
Justin Jones, PE

January 10, 2026

PROJECT ENGINEER'S CERTIFICATION

"I hereby state that this Drainage Control Plan for the Todd Rd Sewer Extension has been prepared by me or under my supervision and meets minimum standard of care and expertise which is usual and customary in this community for professional engineers. I understand that the City of Puyallup does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities prepared by me."



Justin Jones, PE

01-10-26

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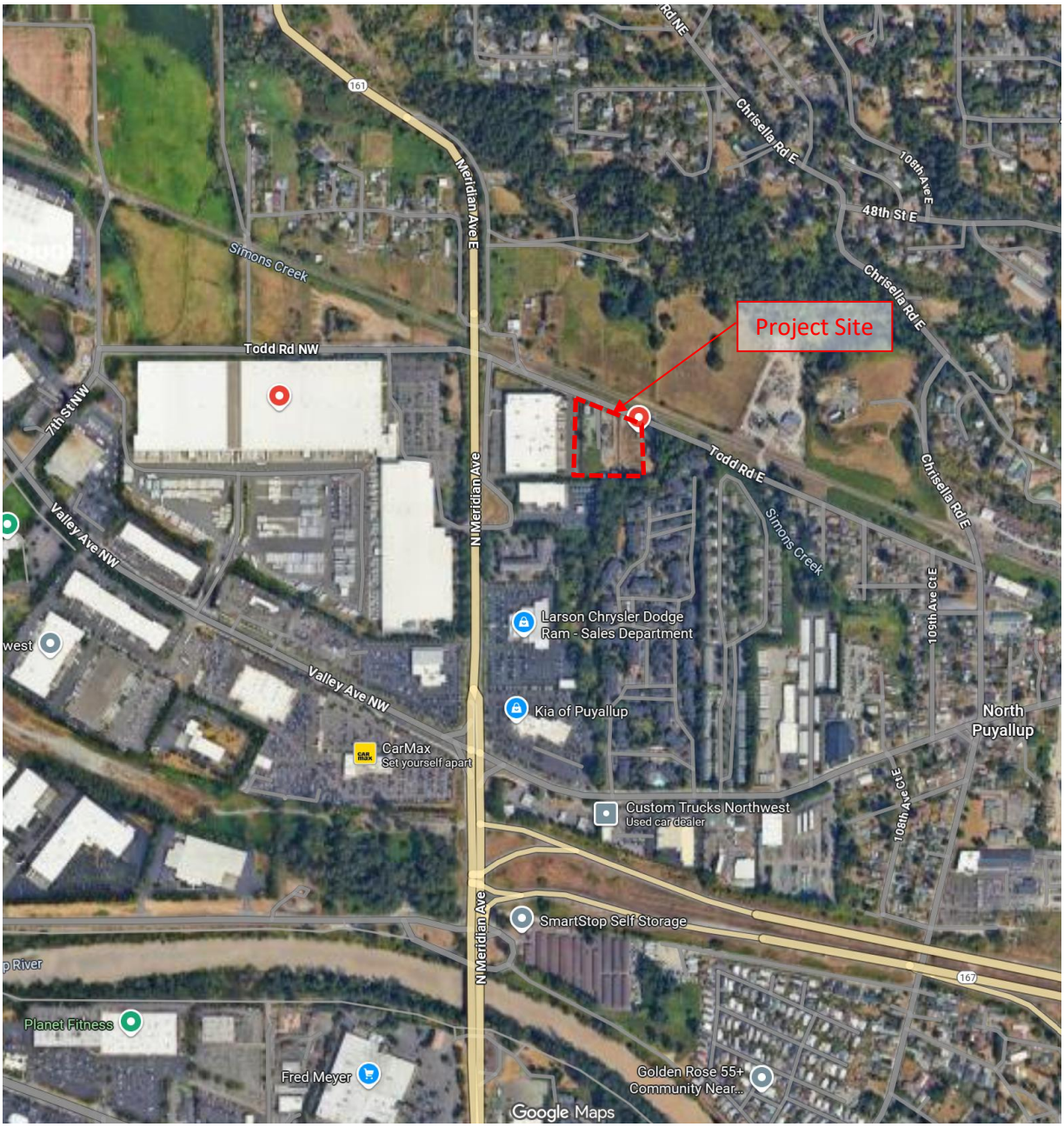
CSWPPP

PROJECT OVERVIEW AND MAPS

Todd Rd Sewer Extension is located along the south side of Todd Rd NE in Puyallup, WA. The project spans the 212, 302, and 320 Todd Rd NE properties. In total, the project area contains (3) single-family residences, (2) garages, and wood or chain-link fence with screening along each of the adjacent property lines. Each property has its own gravel driveway and/or drive aisle, as well as existing landscaping. The project proposes a sewer main extension from the existing sewer stub on the southwest corner of 212 Todd Rd NE. Sewer service for each building will be disconnected from existing septic drainfields and reconnected to proposed side sewer connections. Any existing gravel, concrete, and landscaping disturbed during construction shall be replaced with the same surface material.



EXISTING CONDITIONS SUMMARY

212 Todd Rd NE consists of an existing two-story single-family residence, gravel, and landscaping. Wood Fences span the south and east property lines, and a chain-link fence spans the west property line.

302 Todd Rd NE consists of an existing one-story single-family residence, one-story garage, gravel, and landscaping. Wood fences span the south and west property lines, and a chain-link fence spans the west property line.

320 Todd Rd NE consists of an existing two-story single-family residence, one-story garage, concrete, and landscaping. A wood fence spans a portion of the ROW line, and chain-link fences span the west, east, and south property lines.

All of the parcels are generally flat and stormwater that falls onsite infiltrates into native soils.

The existing project site has 55,895 SF of existing hard surfaces and has 38.5% existing hard surface coverage.

PROPOSED CONDITIONS SUMMARY

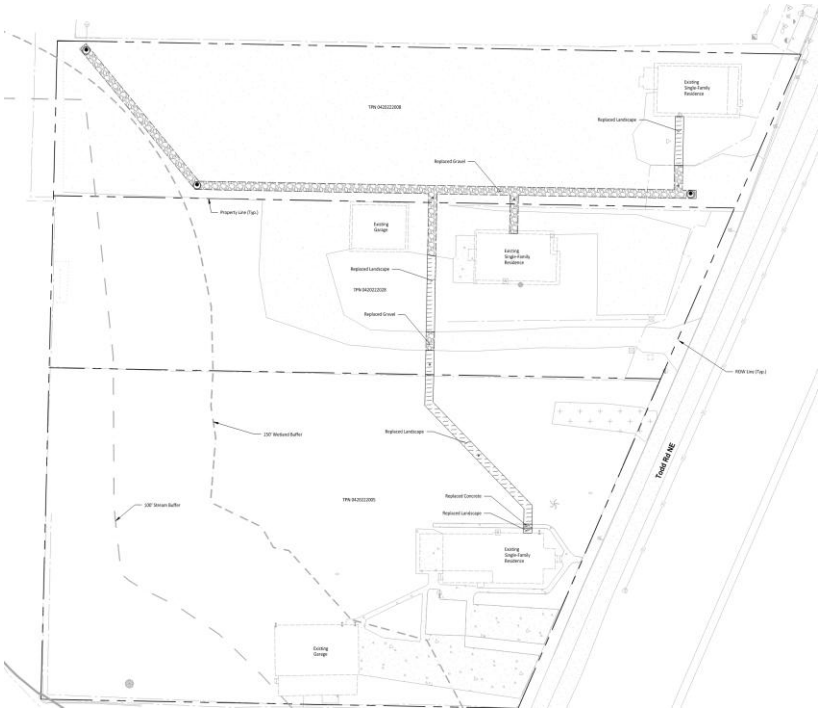
The Todd Rd Sewer Extension project proposes a private sewer main extension from the existing City of Puyallup sewer stub across 212, 302, and 320 Todd Rd NE. A proposed manhole will be installed on the existing sewer stub located at the SW corner of 212 Todd Rd NE. Two additional manholes and 8-inch PVC pipe will also be installed to extend the mainline.

(3) existing single-family residences sewer service connections shall be disconnected from septic and reconnected to the proposed sanitary sewer main. Along the sewer main, (3) residential side Serwer connections shall be installed.

An additional 8”x6” PVC Tee shall be installed and capped for a future connection.

All existing impervious and pervious surfaces disturbed during trenching shall be replaced with the same or similar material.

Proposed stormwater runoff, like existing stormwater runoff, shall infiltrate onsite into native soils. See site map below.



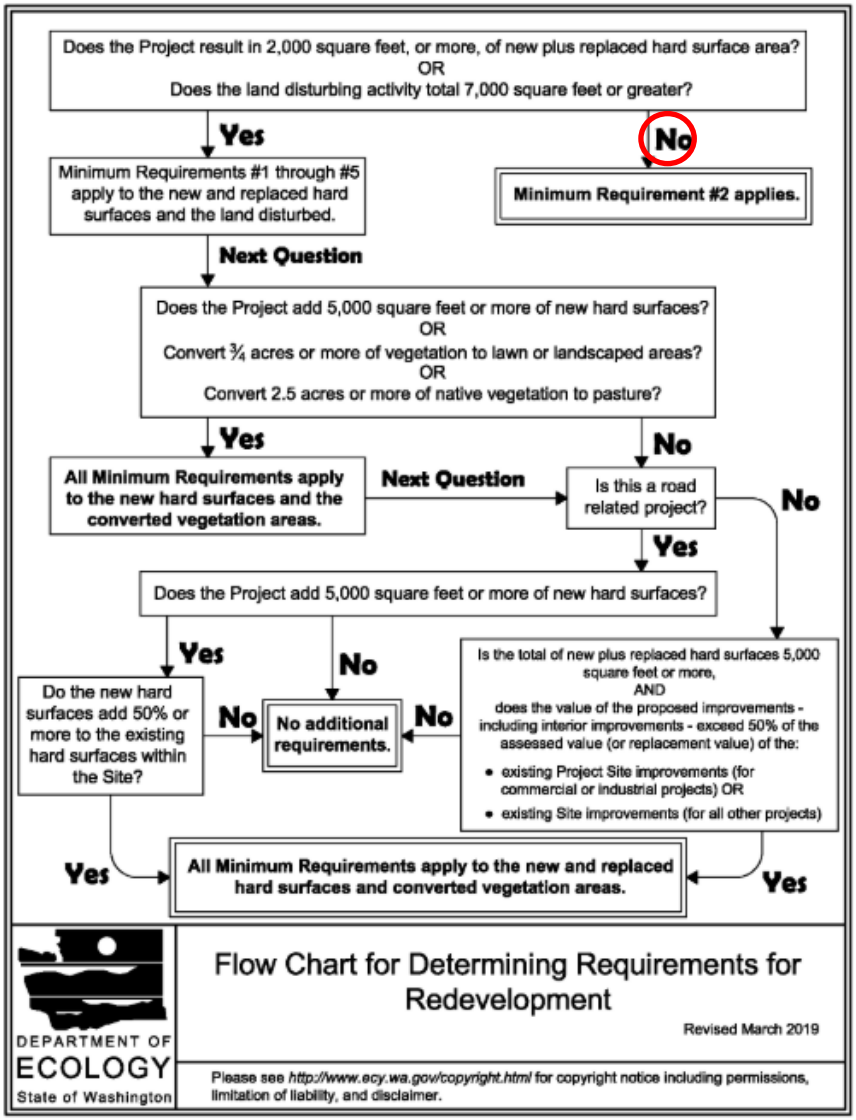
Since this project is installing an underground utility project, the trenching for the underground utility work is exempt from being considered a replaced hard surface or land disturbing activity. Therefore, the project is proposing 0 SF of new or replaced hard surfaces and disturbing 0 SF of land.

SUMMARY OF MINIMUM REQUIREMENTS

The 2019 Department of Ecology Stormwater Management Manual for Western Washington describes the minimum requirements for a new development or redevelopment project. Since the project has 38.5% of hard surface coverage, this project is considered a redevelopment. The total new or replaced hard surface areas in the Todd Rd Sewer Extension project determines which Minimum Requirements must be evaluated. This project proposes 0 SF of new or replaced hard surfaces; per Volume I Chapter 3.2 of the 2019 DOE Manual, underground utility installation is considered an exempt disturbed area.

Using the flowchart below and the 0 SF of new/replaced hard surface area and land disturbing activity, only Minimum Requirement 2 applies to the Todd Rd Sewer Extension project site.

Figure I-3.2: Flow Chart for Determining Requirements for Redevelopment



MINIMUM REQUIREMENT 2: CONSTRUCTION STORMWATER POLLUTION PREVENTION

A Temporary Erosion and Sediment Control Plan is included with this Civil Permit. Construction Stormwater Pollution Prevention measures may include: storm drain inlet protection; construction entrance; silt fence. See “Temporary Erosion & Sediment Control Plan” in Appendix A for details.

APPENDIX A

SECTION 22, TOWNSHIP 20 N, RANGE 4 E, WM, PIERCE COUNTY, WA

TODD RD SEWER EXTENSION

CIVIL CONSTRUCTION PERMIT

APPLICANT

E.J. FERNANDAZ
PO BOX 309
SUMNER, WA 98390

CIVIL ENGINEER

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

SURVEYOR

CONTOUR ENGINEERING LLC
4706 97TH STREET NW, SUITE 100
GIG HARBOR, WA 98335

(253) 857-5454
CONTACT: STEPHEN H. WOODS, PLS

SITE INFORMATION:

SITE ADDRESS WA 98371	212, 302, 320 TODD RD NE, PUYALLUP,
TAX PARCEL NUMBER:	0420222008, 0420222028, 0420222005
ZONING:	RM-20
TOTAL PROJECT AREA:	1.30 AC

VERTICAL DATUM:

BASE:
HELD STATION TACO AS PUBLISHED ON WASHINGTON STATE REFERENCE NETWORK WEBSITE (HTTP://WSRN3.ORG/) (2018)

ELEVATION: 341.348' (NAVD88)

SITE #1: CE 500, A SET HUB AND TACK ON THE NORTH SIDE OF TODD ROAD NORTHEAST, 8.8' EAST OF STORM DRAINAGE MANHOLE AS SHOWN HEREON.

ELEVATION: 50.27' (NAVD88)

SITE #2: CE 505, A SET HUB AND TACK IN THE BACK OF YARD OF THE SITE AS SHOWN HEREON.

ELEVATION: 51.35' (NAVD88)

SITE AREA: 145,042 SQ FT (3.330 ACRES)

HORIZONTAL DATUM:

THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 690850.70 / 1194622.67 AT AN "X" IN A 2.5" BRASS DISK.

SERVICE PROVIDERS:

WATER:	CITY OF PUYALLUP
SEWER:	ON-SITE SEPTIC
POWER:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY

VICINITY MAP

212, 302, 320 Todd Rd NE, Puyallup, WA 98371

SHEET INDEX

Page #	Sheet #	Sheet Name
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3	C1-003	General Notes
4	C1-004	General Notes
5	C1-101	Existing Site Plan
6	C1-201	Alignment Control Plan
7	C2-101	TESC Plan
8	C2-201	TESC Details
9	C2-301	Demolition Plan
10	C3-101	Proposed Site Plan
11	C3-201	Hardscape Details
12	C4-101	Sewer Plan
13	C4-201	Sewer Plan & Profile
14	C4-301	Sewer Details

PROJECT DISTURBED AREA

Description[a]	Onsite	Offsite	Total
Existing Conditions			
Total Project Area[b] (ft²)	3,565-0.082 ac	-	3,565-0.082 ac
Existing hard surface (ft²)	2,530-0.058 ac	-	2,530-0.058 ac
Existing vegetation area (ft²)	1,035-0.024 ac	-	1,035-0.024 ac
Proposed Conditions			
Total Project Area[b] (ft²)	3,565-0.082 ac	-	3,565-0.082 ac
Amount of new hard surface (ft²)	-	-	-
Amount of new pollution generating hard surface (PGHS)[c] (ft²)	-	-	-
Amount of replaced hard surface (ft²)	2,530-0.058 ac	-	2,530-0.058 ac
Amount of replaced PGHS[d] (ft²)	2,518-0.058 ac	-	2,518-0.058 ac
Amount of new plus replaced hard surface (ft²)	2,530-0.058 ac	-	2,530-0.058 ac
Amount of new + replaced PGHS (ft²)	2,518-0.058 ac	-	2,518-0.058 ac
Amount of existing hard surfaces converted to vegetation (ft²)	-	-	-
Amount of Land Disturbed (ft²)	3,565-0.082 ac	-	3,565-0.082 ac
Vegetation to Lawn/Landscaped (acres)	-	-	-
Native Vegetation to Pasture (acres)	-	-	-
Existing hard surface to remain unaltered (ft²)	1,035-0.024 ac	-	1,035-0.024 ac
Existing vegetation area to remain unaltered (ft²)	-	-	-

STORMWATER THRESHOLD NOTE:

AS INDICATED IN SECTION I-3.2 OF THE 2019 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, UNDERGROUND UTILITY PROJECTS THAT REPLACE SURFACE WITH IN-KIND MATERIALS ARE NOT SUBJECT TO STORMWATER MANAGEMENT REQUIREMENTS.

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:

E.J. Fernandez
PO BOX 309
Sumner, WA 98390

Consultant Type:

Engineer:

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

Project:

Todd Rd Sewer Extension

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

Cover Sheet

PROJ. NO: 1611-001
DATE: November 24, 2025
DRAWN BY: DM
DESIGN BY: JJ
SHEET NUMBER: C1-001
DWG.
1 OF 18

GENERAL PLAN 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 revision 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 as (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.

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.

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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.

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–30.20–04 (Olympic Foundry No. SM60 or equal). Vaned grates shall conform to WSDOT Standard Plan B–30.30–03 (Olympic Foundry No. SM60V or equal).

14. Stormwater pipe shall be only PVC, concrete, ductile iron, or dual walled Polypropylene 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 1.0 foot.
    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 tested and inspected for acceptance as outlined in Section 406 of the City of Puyallup Sanitary Sewer System Standards.

18. 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.

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 sewer 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, lined with Protecto 401TM epoxy lining or equivalent, 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 F2764. 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 pii 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 No. 06.01.02.

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. 06.01.03.

13. Sanitary sewer pipe and side sewers shall be 10 feet away from building foundations and/or roof lines with the exception of side sewers that provide service to a single–family residence. At the discretion of the review engineer, a Licensed Professional Engineer will be required to stamp the design to account for depth or proximity to foundation, steep slopes, or other factors.

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. 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.

16. Once sewer and all other utility construction is completed, all sanitary sewer mains and side sewers shall be tested per Section 406 of the City Standards.

GRADING, EROSION, AND SEDIMENT CONTROL PLAN 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.

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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 revision 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. 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. All erosion and sediment 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 on–site 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 situation 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 root zone for vegetation proposed for retention.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
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Engineer:

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IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

JUSTIN M. JOHNSON
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

General Notes

PROJ. NO: 1611-001
DATE: November 24, 2025
DRAWN BY: DM
DESIGN BY: JJ

SHEET NUMBER:

C1-002

DWG. _____ OF _____

WATER 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, 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, except for Capital Improvement Projects (CIP) which shall be paid for by the City.

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 Standard Specification 7–09.3(23). 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, 03.04.02, 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 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.

24. Should a break occur on any City water main, the Contractor shall follow the City's adopted "Water Main Break Procedure"issued to them at the Pre–Construction Meeting and notify those connected to the system in the impacted area as outlined in the Procedure.

25. Water Main Repairs (References: AWWA C651–14 and WSDOT Standard Specification Section 7–09) (Note: A planned water main repair shall be approved by the City Inspector and/or Water Division Supervisor prior to commencing work.)

a. Repair without depressurization – Small leaks shall be repaired using repair bands while maintaining positive pressure in the water main. Valves surrounding the leak will be partially shut by the City Water Department to reduce the flow and pressure to the area. Blowoffs and hydrants in the reduced pressure area may be opened as needed to further reduce the pressure. The water main trench shall be over–excavated to allow water in the trench to be pumped out and maintained below the level of the water main. The repair shall be completed with the water main pressure remaining positive. After the repair is made, the system shall be fully pressurized and a visual leak inspection will be completed. The water main in the affected area shall be flushed to achieve three pipe volumes pulled from the pipe (distance measured from valve opened for flushing to the exit hydrant or blowoff).

b. Repair/cut–in with depressurization – Trench shall be over excavated and dewatered below the water main. Flush water from pipe from each direction until it runs clear. Immediately prior to installation of a new pipe section for repair or cut in tee, all new fittings and pipe spools shall be swabbed with a five percent (5%) chlorine solution (minimum). The interior of the existing pipe shall be swabbed with a five percent (5%) chlorine solution at least 6 feet in each direction from exposed cut ends. The water main in the affected area shall be flushed to achieve three pipe volumes pulled from the pipe (distance measured from the valve opened for flushing to the exit hydrant or blowoff). Customers shall be notified after the water main is flushed and repairs have been completed, as outlined in the "Water Main Break Procedure."

26. New Water Main Installation:

a. Each new water main section shall be delivered, stacked and stored onsite with ends plugged. The plugs shall remain in the pipe until each particular section is installed. National Sanitation Foundation (NSF) approved sixty–five percent (65%) calcium hypochlorite shall be added to the upstream end of each pipe section, and at each hydrant tee in the amount given in the table below (or per approved manufacturer specifications). The minimum amount of calcium hypochlorite added should be sufficient to achieve a 50 mg/L concentration within the impacted area.

Pipe Diameter (Inches)	Pipe Volume per 18 feet (gal)	5-gram tablets per pipe section	Hypochlorite Granules		Maximum Fill Rate (gpm)
			Ounces per 500 feet	Teaspoons per 18 feet	
4	35	1	1.7	0.2	40
6	53	1	3.8	0.4	90
8	70	2	6.7	0.7	150
12	106	4	15.1	1.4	350
16	141	6	27	2.5	600

b. New water mains shall be filled using an approved backflow prevention assembly. The water main shall be filled from the lower elevation end so that as the water main is filled, the chorine is contacted, dissolved and spread relatively uniform through the length of the new water main. The fill rate shall be minimized so that the velocity of the water is less than 1 ft/sec (see table above). Successful pressure test and bacteriological tests shall be completed and provided to the City prior to any new mater main connection to the existing water system.

c. The chlorinated water will be allowed to remain in contact with the new water main system for 24 to 72 hours. After 24 hours, water may be added to the water main for the purposes of pressure testing. The water in the main used for pressure testing must remain in the water main until pressure test is completed. If necessary, liquid chlorine shall be injected into the water main with fill water to maintain a concentration in the water main above 50 mg/L. Under no circumstance shall "super" chlorinated water be allowed to sit within a new water main for more than 5 days.

d. Pressure testing includes testing against new valves and hydrants. Each valve shall be tested by closing each in turn and reducing the pressure beyond the valve. The pressure on the back side of the valve should not be eliminated. Care must be taken that, during this process, positive pressure remains throughout the system being tested at all times. All hydrant foot valves shall be open during pressure testing so that the pressure test is against the hydrant valve. Pressure testing will not be allowed against any existing valves.

e. After successful pressure testing, the water main shall be thoroughly flushed to remove all "super" chlorinated water from the new water main. Flushing of new or extended water mains shall be conducted per WSDOT Specification 7–09.3(24)A with a minimum velocity developed within the pipe while flushing of 2.5 feet per second (fps). All flushed water shall be dechlorinated prior to disposal. The Contractor shall be responsible for disposal of all chlorinated water flushed from mains. The City shall approve the disposal method prior to implementation in the field. The Contractor shall utilize on– site disposal methods, if available. Disposal of flush water to the sanitary sewer system shall not be allowed without written permission from the Water Pollution Control Plant (WPCP) Supervisor. Any planned discharge to a stormwater system shall be dechlorinated to a concentration of 0.1 ppm or less, pH adjusted (if necessary) to be between 6.5 and 8.5, and volumetrically and velocity controlled to prevent any resuspension of sediments. The City will require independent testing throughout the water discharge process to ensure compliance of these standards are met.

f. Samples for bacteriological analysis shall be collected after flushing and again 24 hours after the first set of samples.

g. All closure/final connection fittings shall be sprayed clean and then swabbed with a five percent (5%) chlorine solution immediately prior to installation per AWWA Standard C651. Additional samples for bacteriological analysis shall be collected from the immediate vicinity of the new or replaced water main and analyzed after the final connections are made. If necessary, additional flushing shall be conducted and additional samples shall be collected until satisfactory results are obtained.

SANITARY SEWER TESTING REQUIREMENTS

1. Gravity sanitary sewer cleaning and testing requirements shall be as outlined in WSDOT Section 7–17.3(2). Sanitary sewer cleaning and testing shall be completed to the satisfaction of the Office of the City Engineer and/or Public Works Department prior to final acceptance. After completion of all project utility work (sewer, water, storm, etc.) and associated utility trench backfill and compaction, sewer lines shall be cleaned and tested by the Contractor prior to final project acceptance, as outlined in Section 406.1 through 406.4. At the end of the Maintenance and Warranty Period, the City will perform a final CCTV inspection per 406.4 to verify that the work performed conforms to City Standards prior to bond release.

1.1. Cleaning

Physical connection to the existing City sewer system shall not be allowed until all pipes have been thoroughly cleaned by jetting and/or pigging to remove any solids or construction debris that may have entered the pipe.

The Contractor shall arrange to have the water accumulated during construction and sanitary system cleaning operations removed from the sewer system by a Vactor truck. Water from the new sewer extension shall not be permitted to enter the existing City system until final project approval. Sediment or debris introduced to existing City sewers as a result of any construction activity shall be removed immediately by the Contractor in conformance with WSDOT Section 7–17.

1.2. Deflection Testing

Gravity sanitary sewers shall be tested for deflection prior to visual inspection.Thermoplastic pipe shall be tested for deflection not less than 30 days after the trench backfill and compaction has been completed. Deflection testing shall be conducted by pulling a mandrel (rigid or adjustable) with a diameter not less than 95 percent of the normal diameter of the pipe being tested. Mandrel testing shall be conducted in conformance with WSDOT Section 7–17.3(2)G.

1.3. Leakage Testing

All new gravity sanitary sewer mains and the right–of–way laterals shall be subject to a low–pressure air test per WSDOT Section 7–17.3(2)F. Low pressure air testing shall be conducted after backfilling is completed and the backfill material has been compacted in conformance with the approved plans. Conforming compaction shall be verified by nuclear gauge testing and/or proof rolling at the discretion of Engineering staff. The City Engineer or designee shall observe all testing to verify satisfactory completion. The City Engineer or designee may require that air test pressure be maintained at 4.0 psig with no drop for 15 minutes for a passing leakage test where groundwater pressure is deemed negligible, or at the City Engineer's or designee's discretion.

The Contractor shall furnish all necessary equipment and personnel for conducting the pressure test. The Contractor shall provide certification from a certified/accredited laboratory that testing equipment is accurate. All equipment and personnel shall be subject to approval by the City Engineer or designee.

If any portion of the sanitary system fails to meet the testing requirements, the Contractor shall determine, at their own expense, the source of leakage and shall repair or replace all defective materials or workmanship. The completed pipe installation shall meet the minimum testing requirements before being considered acceptable.

1.4. Television Inspection

All new gravity sanitary sewer extensions shall be visually inspected in conformance with WSDOT Section 7–17.3(2)H, following satisfactory trench compaction testing, flushing, low pressure air testing, and deflection testing. All manholes shall be channeled and grade rings set in place prior to sewer video inspection.

The remote camera used in sewer visual inspection shall be one specifically designed for such an application, with the ability to rotate the camera 180 degrees and lighting suitable to allow a clear picture of the entire periphery of the pipe. The camera shall proceed through the pipe at a sufficiently slow velocity to allow adequate inspection of all pipe All sewer lateral fittings and joints and suspect pipe joints shall be closely inspected by rotating the camera as needed to provide a clear view.

The Contractor shall introduce water to the new sewer system immediately prior to the visual inspection by adding water to the upstream manhole until water is seen flowing in the lowest manhole. Video inspection of the line shall begin when flow in the lowest manhole has stopped. A 1–Inch sewer ball shall be attached to the front of the camera to provide a basis for estimating the depth of the ponding within the sewer pipe.

Television Inspection Acceptance Criteria:

1.4.1. Any ponding within a pipe shall be less than one–half inch (1/2") in depth.

1.4.2. The total accumulated ponding length, regardless of depth, from manhole to manhole shall be less than ten (10) percent of the total length from manhole to manhole.

Any sewer pipe that exceeds either of the above acceptance criteria will be rejected and require repair and/or replacement by the Contractor.

The Contractor shall bear all costs for the correction of any deficiencies found during TV inspection, including the costs for additional TV inspection and leakage testing needed to verify the deficiencies were corrected. All components of the video and recording equipment shall be sufficient to provide picture quality to the satisfaction of the City Engineer or designee.

Upon completion of the video inspection, the digital video, of common format, and written inspection report shall be submitted to the City for review. At a minimum, the inspection report shall contain the following information:

–Size, length, and material type of the sewer main.

–Location of all lateral connections.

–Estimated depth and location of all ponding over 1/4 inch in depth

–Manhole numbers that correspond to the approved plans

–Street name and/or location of sewer main

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:

E.J. Fernandez
PO BOX 309
Sumner, WA 98390

Consultant Type:

Engineer:

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

Project:

Todd Rd Sewer Extension

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

AUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

General Notes

PROJ. NO: 1611-001

DATE: November 24, 2025

DRAWN BY: DM | DESIGN BY: JJ

SHEET NUMBER:

C1-003

DWG: _____ OF _____

File: 1611001C-CV.dwg Path: C:\Users\DerekManaka\JMJ TEAM\JMJ Projects - General\1611 - Fernandez\320 Todd Road Development\03 - UE\CAD\ Plotted by: DerekManaka Date: 21-Nov-25 4:32:37pm

TESTING AND INSPECTION

Stormwater system cleaning and testing requirements shall be as outlined in WSDOT Section 7–17.3(2) and the standards herein. Stormwater system cleaning and testing shall be completed to the satisfaction of the City Engineer, or designee, prior to final acceptance. After completion of all project utility work (sewer, water, storm, etc.) and associated utility trench backfill and compaction, stormwater lines shall be cleaned and tested by the Contractor prior to final project acceptance, as outlined in Section 209.1 through 209.4. At the end of the maintenance and warranty period, the developer/contractor is required to clean and flush the lines as outlined in the standards herein. Other testing may be required at the end of the maintenance and warranty period, as determined by the City Engineer.

209.1 Cleaning/Flushing

The Contractor shall arrange to have all water and debris accumulated during construction removed from the system. Stormwater cleaning operations shall consist of jetting all stormwater lines, both main lines and laterals. Jetting lines shall never result in pushing sediment or debris downstream and all sediment, debris and water shall be removed from the stormwater system by a vactor truck. Sediment or debris introduced to the City's stormwater system because of construction activity shall be removed immediately by the Contractor in conformance with WSDOT Section 7–04.

209.2 Deflection Testing

Stormwater pipes shall be tested for deflection prior to visual inspection. Thermoplastic pipe shall be tested for deflection not less than 30 days after the trench backfill and compaction has been completed. Deflection testing shall be conducted by pulling a mandrel (rigid or adjustable) with a diameter not less than 95 percent of the normal diameter of the pipe being tested. Mandrel testing shall be conducted in conformance with WSDOT Section 7–17.3(2)G.

209.3 Pressure Testing

All new stormwater pipes shall be subject to a low–pressure air test per WSDOT Section 7–17.3(2)F. Pressure testing shall be in accordance with the following, unless otherwise determined by the City Engineer, or designee.

1. Low pressure air testing shall be conducted after backfilling is completed. Backfill material shall be compacted in accordance with the approved plans.
2. Conforming compaction shall be verified by nuclear gauge testing and/or proof rolling. The City Engineer, or designee, shall observe all testing to verify satisfactory completion.
3. The Contractor shall furnish all necessary equipment and personnel for conducting the pressure test. The Contractor shall provide certification from certified/accredited laboratory that testing equipment is accurate. All equipment and personnel shall be subject to approval.
4. The Contractor shall conduct a preliminary pressure test prior to City observation, any portions of the system that fail the preliminary test should be remedied prior to City observation.
5. If any portion of the stormwater system fails to meet the testing requirements, the Contractor shall determine, at their own expense, the source of leakage and shall repair or replace all defective materials or workmanship. The completed pipe installation shall meet the minimum testing requirements before being considered acceptable.

209.4 Television Inspection

All new stormwater pipes shall be visually inspected in conformance with WSDOT Section 7–17.3(2)H, following satisfactory trench compaction testing, flushing, low pressure air testing, and deflection testing. All manholes and catch basins shall be watertight with grade rings set in place prior to stormwater video inspection. The remote camera used in stormwater visual inspection shall be one specifically designed for such an application, with the ability to rotate the camera 180 degrees and lighting suitable to allow a clear high–quality picture of the entire periphery of the pipe. The camera shall proceed through the pipe at an appropriate velocity to allow adequate inspection of all pipe joints. All pipe joints shall be closely inspected by rotating the camera as needed to provide a clear view. The Contractor shall introduce water, with dye, to the stormwater system immediately prior to the visual inspection. The water shall be added to the upstream manhole until water is seen flowing in the downstream manhole. An incremented 1–inch sewer ball shall be attached to the front of the camera to provide a basis for estimating the depth of the ponding within the stormwater pipe.

All new stormwater pipes shall be inspected by television camera with the City Engineer, or designee, present. Video and inspection reports shall be submitted to the City and include the following:

1. An electronic report of the inspection and copy of the inspection video in electronic form on a flash drive.
2. Video shall be labeled with the date and time, street name or location, upstream/ downstream structure, pipe size, pipe length and pipe material type.
3. Location and depths of all ponding ¼"or greater.
4. Location of deflections, deformation, or structural defects.
5. One file should be submitted with all stormwater pipe runs for the project. One–by–one submittals will not be accepted.
6. Video or inspection reports failing to meet criteria 1–5 above will not be reviewed and will be returned to the contractor/developer.

209.5 Acceptance Criteria

All new storm pipe installed (public and private) shall be tested, in accordance with Section 209, and video shall be reviewed and approved by the City Engineer, or designee, prior to the placement of curb and gutter or pavement. Unless determined otherwise by the City Engineer, or designee, all repairs identified shall be completed as follows:

1. Any ponding within a pipe shall be less than one–half inch (1/2") in depth.
2. The total accumulated ponding length, regardless of depth, from manhole to manhole shall be less than ten (10) percent of the total length from manhole to manhole.
3. The use of couplers is prohibited.
4. If a pipe needs to be cut into for the repair, the storm pipe run shall be removed and reinstalled from the nearest bell to the nearest catch basin.
5. If removal and replacement of any section of storm pipe is required to make a repair, the entire length of mainline shall be required to be retested after repairs are made.
6. A new video shall be required after the required repairs have been completed, in accordance with Section 209.4.

Any stormwater pipe that exceeds any of the above acceptance criteria will be rejected and require repair and/or replacement by the Contractor.

The Contractor shall bear all costs for the correction of any deficiencies found during TV inspection, including the costs for additional TV inspection and pressure testing needed to verify that the deficiencies were corrected. All components of the video and recording equipment shall be sufficient to provide picture quality to the satisfaction of the City Engineer, or designee.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
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CALL TWO BUSINESS DAYS BEFORE YOU DIG
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UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:

E.J. Fernandez
PO BOX 309
Sumner, WA 98390

Consultant Type:

Engineer:

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

Project:

Todd Rd Sewer Extension

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

JUSTIN M. JONES
STATE OF WASHINGTON
41828
REGISTERED
PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

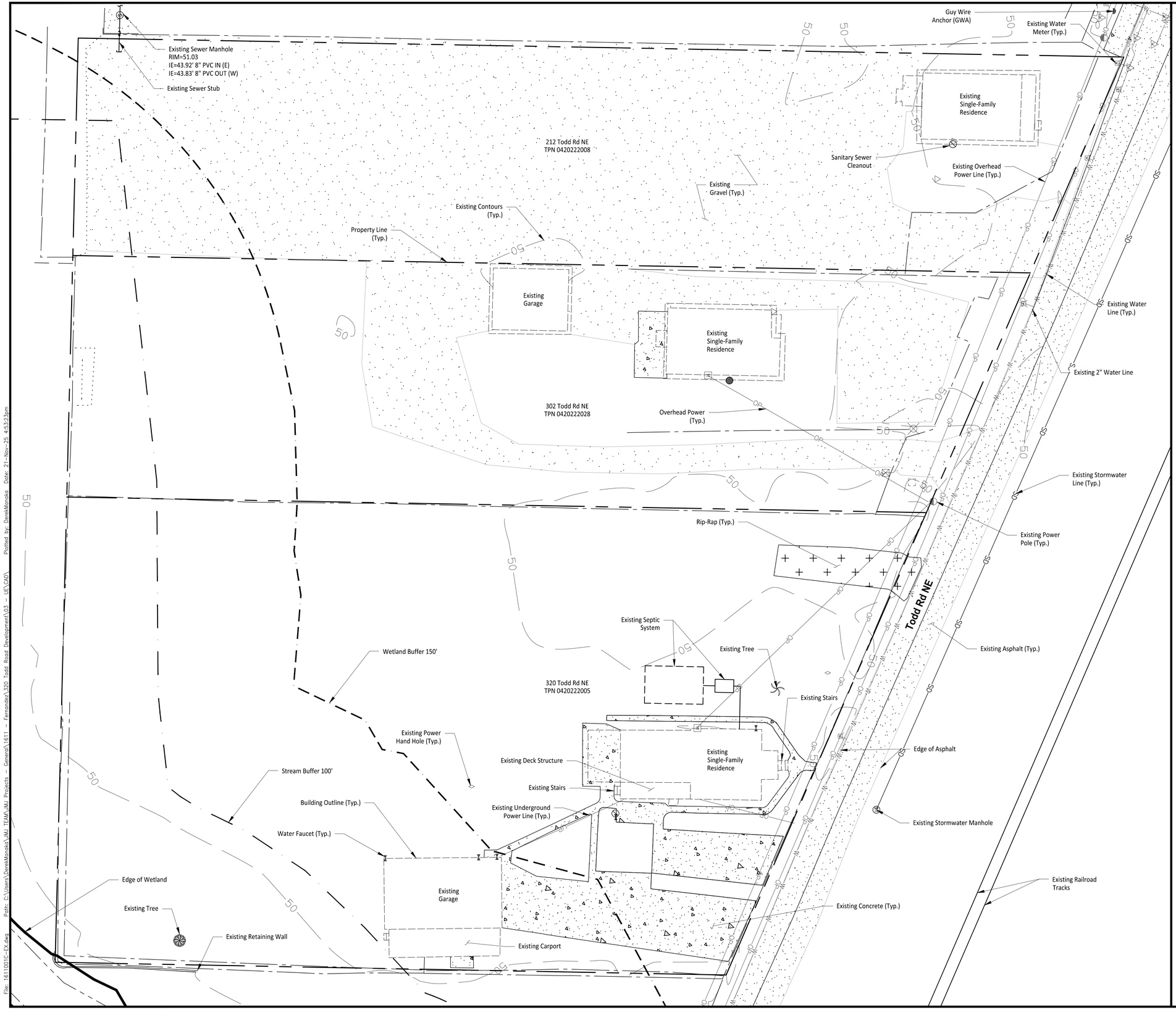
General Notes

PROJ. NO: 1611-001
DATE: November 24, 2025
DRAWN BY: DM
DESIGN BY: JJ

SHEET NUMBER:

C1-004

DWG:
_____ OF _____



LEGEND

- Mail Box (MB)
- Wooden Stake
- Gas Valve (GV)
- Sanitary Sewer Manhole (SSMH)
- Sanitary Sewer Cleanout (SSCO)
- Power Pole (PP)
- Guy Wire Anchor (GWA)
- Power Meter (PM)
- Light Standard (LS)
- Power Hand Hole (HH)
- TP — Transformer Pad
- PP/T — Power Pole with Transformer
- Storm Drainage Manhole (SDMH)
- Catch Basin (CB)
- Water Valve (WV)
- Water Meter (WM)
- Hydrant (FH)
- Water Marking Post (WMP)
- Fire Connection (FDC)
- Irrigation Control Box (ICB)
- Property Line
- Stream Buffer 100'
- Wetland Buffer 150'
- W — Water Line
- SD — Stormwater Line
- SS — Sewer Line
- OP — Overhead Power Line
- UP — Underground Power Line

VERTICAL DATUM:

BASE:
HELD STATION TACO AS PUBLISHED ON WASHINGTON STATE REFERENCE NETWORK WEBSITE (HTTP://WSRN3.ORG/) (2018)

ELEVATION: 341.348' (NAVD88)

SITE #1: CE 500, A SET HUB AND TACK ON THE NORTH SIDE OF TODD ROAD NORTHEAST, 8.8' EAST OF STORM DRAINAGE MANHOLE AS SHOWN HEREON.

ELEVATION: 50.27' (NAVD88)

SITE #2: CE 505, A SET HUB AND TACK IN THE BACK OF YARD OF THE SITE AS SHOWN HEREON.

ELEVATION: 51.35' (NAVD88)

SITE AREA: 65,123 SQ FT (1.495 ACRES)

HORIZONTAL DATUM:

THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 690850.70 / 1194622.67 AT AN "X" IN A 2.5" BRASS DISK.

0 10 20 FEET
1" = 20'

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
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Consultant Type:

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JMJTEAM
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(206) 596-2020

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IF NOT, SCALE ACCORDINGLY

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STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

Existing Site Plan

PROJ. NO: 1611-001
DATE: November 24, 2025
DRAWN BY: DM
DESIGN BY: JJ

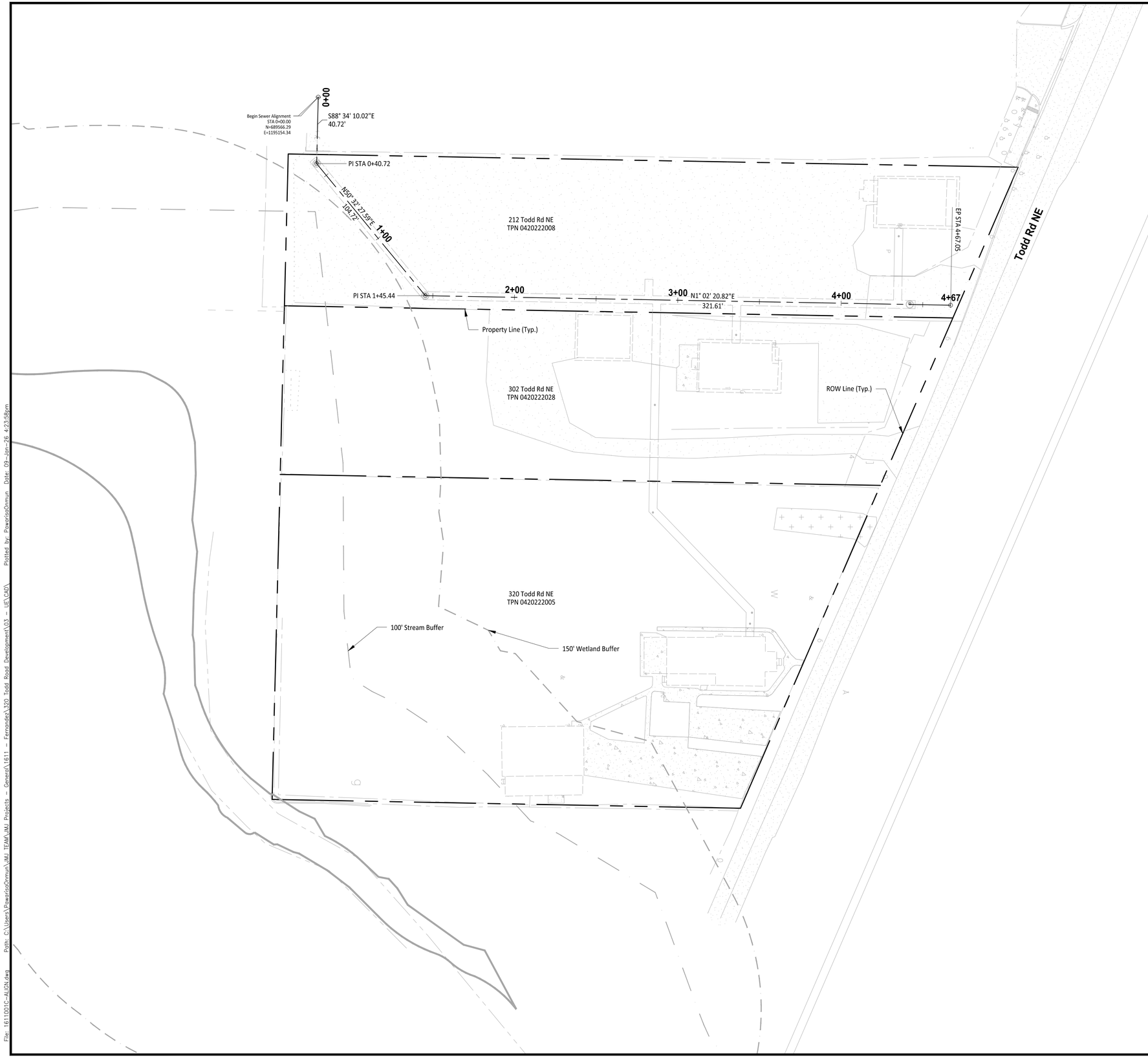
SHEET NUMBER:

C1-101

DWG.

_____ OF _____

File: 1611001C-EX.dwg Path: C:\Users\DerekMonako\JMJ TEAM\JMJ Projects - General\1611 - Fernandez\320 Todd Rood Development\03 - UE\CAD\ Plotted by: DerekMonako Date: 21-Nov-25 4:53:23pm



HORIZONTAL DATUM

GRID NORTH. BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 690850.70 / 1194622.67 AT AN "X" IN A 2.5" BRASS DISK, AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999998638 AND THE GRID SCALE FACTOR OF 0.9999748561 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

0 15 30 FEET
1" = 30'

APPROVED

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CITY OF PUYALLUP
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JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

Alignment Control Plan

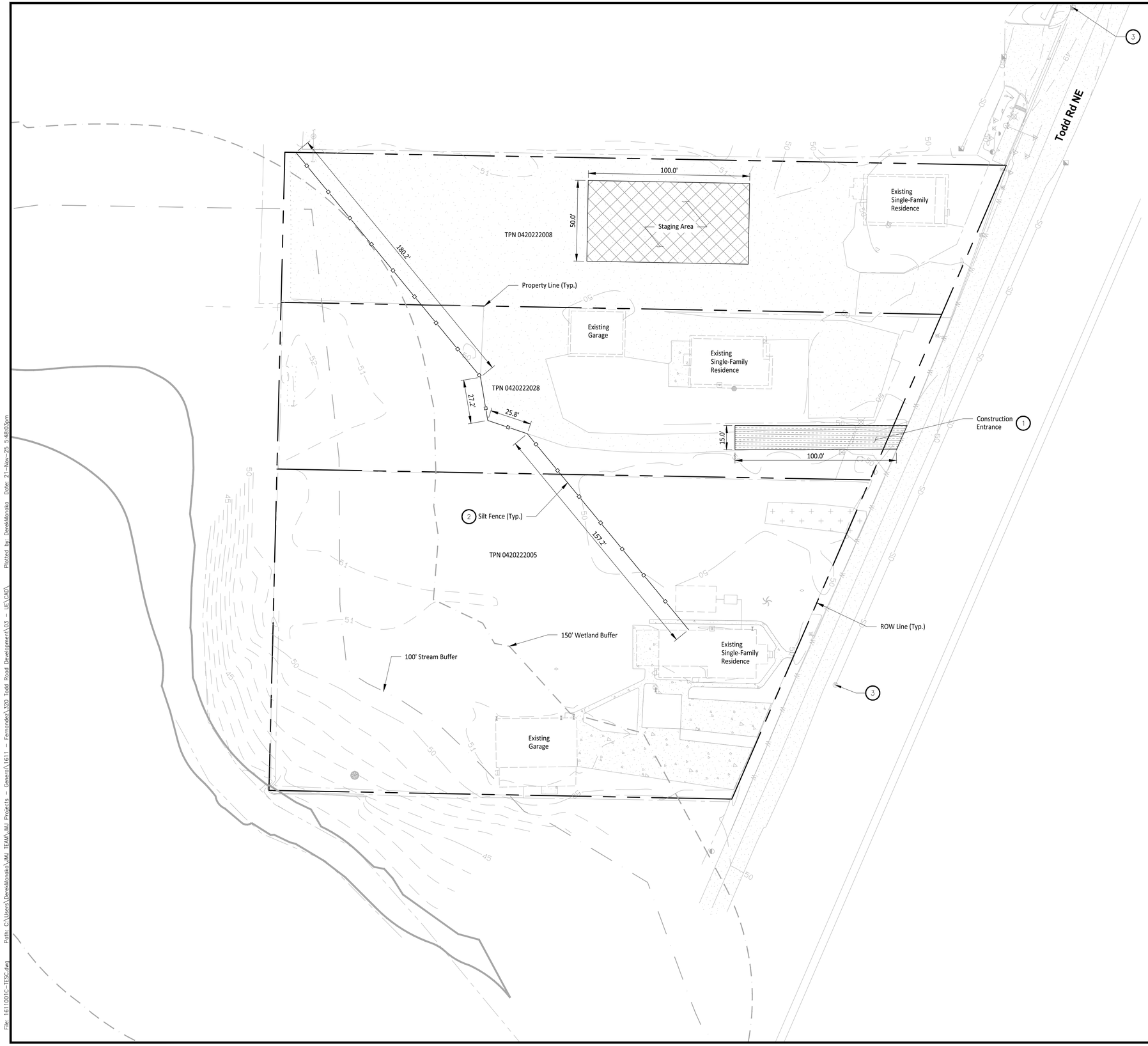
PROJ. NO: 1611-001
DATE: November 24, 2025
DRAWN BY: DM
DESIGN BY: JJ

SHEET NUMBER:

C1-201

DWG.
_____ OF _____

File: 1611001-ALIGN.dwg Path: C:\Users\PowerisDmun\JMJ TEAM\JMJ Projects - General\1611 - Fernandez\320 Todd Road Development\03 - UE\CAD\ Plotted by: PowerisDmun Date: 09-Jan-26 4:23:58pm



LEGEND

- Construction Entrance
- Staging Area
- Silt Fence
- Property Line

GENERAL NOTES

1. Contractor to install TESC measures as necessary to ensure stormwater leaving the site is free of settleable solids.
2. Roads shall be cleaned thoroughly as needed to protect stormwater infrastructure and downstream water resources. Sediment shall be removed from roads by shoveling or pickup sweeping and be transported to a controlled sediment disposal area.
3. Install storm drain inlet protection in all existing catch basins within the project vicinity per WSDOT Std Plan I-40.20-00.
4. Install straw bale barries, wattles, and other necessary TESC measures as necessary.
5. Exposed soils shall be watered as necessary to prevent dust from leaving the site.
6. Concrete handling and equipment washing shall be in accordance with DOE BMP C151.
7. Maintain construction entrance and install construction fence as necessary. Construction entrance and fencing to be adjusted during phases of construction.
8. Keep all heavy equipment off existing soils under LID facilities that have beer excavated to final grade to retain the infiltration rate of the soils.
9. Control erosion and avoid introducing sediment from surrounding land uses onto permeable pavements. Do not allow muddy construction equipment on the base material or pavement. Do not allow sediment-laden runoff onto permeable pavements or base materials.

(#) TESC NOTES

1. Convert existing gravel driveway to temporary construction entrance per City of Puyallup Std. Detail 05.01.01 on Sheet C2-201.
2. Install silt fence along downhill portion of site per City of Puyallup Std. Deta 02.03.02 on Sheet C2-201.
3. Install Inlet Protection per WSDOT Std. Plan I-40.20-00.

0 10 20 FEET
1" = 20'

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:

E.J. Fernandez
PO BOX 309
Sumner, WA 98390

Consultant Type:

Engineer:

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

Project:

Todd Rd Sewer Extension

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

TESC Plan

PROJ. NO:	1611-001
DATE:	November 24, 2025
DRAWN BY:	DM
DESIGN BY:	JJ

SHEET NUMBER:

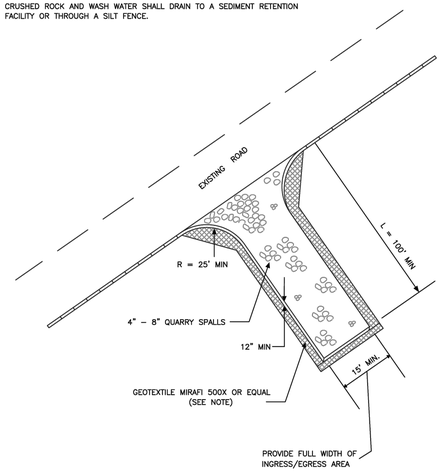
C2-101

DWG.

_____ OF _____

NOTE:

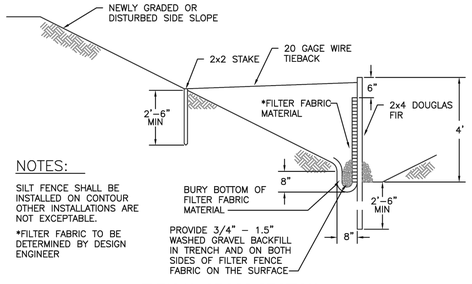
1. GEOTEXTILE MIRAFI 500 X OR APPROVED EQUAL SHALL BE PLACED UNDER THE ENTIRETY OF THE TEMPORARY ENTRANCE.
2. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
3. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE'S WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

TEMPORARY CONSTRUCTION ENTRANCE

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
DM DEWEN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME	DATE APPROVED	DATE REVISED	SCALE	
P:\DWG\COMMON\STDS\CITY\200905_GR2505.01\05.01.01	07/01/2009	XX/XX/XX	1:40	05.01.01

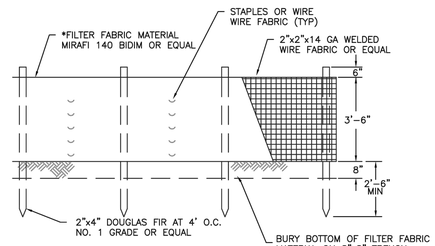


NOTES:

SILT FENCE SHALL BE INSTALLED ON CONTOUR OTHER INSTALLATIONS ARE NOT EXCEPTABLE.

*FILTER FABRIC TO BE DETERMINED BY DESIGN ENGINEER

TYPICAL CROSS SECTION



ELEVATION

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

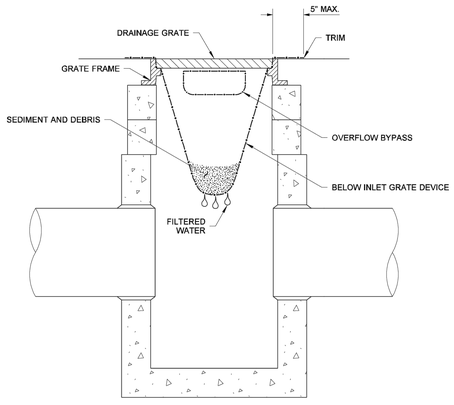
SILTATION FENCE

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LANSING	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME	DATE APPROVED	DATE REVISED	SCALE	
P:\DWG\COMMON\STDS\CITY\200905_SD02.03.02	09/01/1992	06/01/2003	NTS	02.03.02

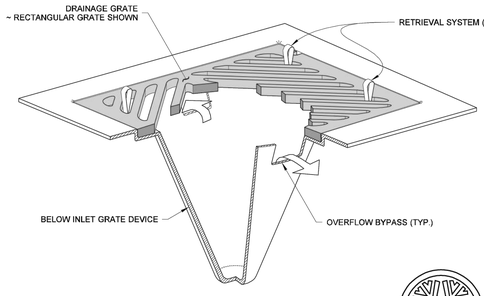
DRAWN BY: LISA CYFORD

NOTES

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



SECTION VIEW
NOT TO SCALE



ISOMETRIC VIEW

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK W. MAURER
CERTIFICATE NO. 000598

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC OUTLIGATE. THE ORIGINAL, SIGNED BY THE ENGINEER AND APPROVED FOR PUBLICATION, IS KEPT ON FILE AT THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. A COPY MAY BE OBTAINED UPON REQUEST.

STORM DRAIN INLET PROTECTION

STANDARD PLAN I-40.20-00

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Pasco Bakotich III — STATE DESIGN ENGINEER — *09-20-07* — DATE

Washington State Department of Transportation

Owner/Developer:

E.J. Fernandez
PO BOX 309
Sumner, WA 98390

Consultant Type:

Engineer:

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

Project:

Todd Rd Sewer Extension

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

TESC Details

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
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PROJ.NO:	1611-001
DATE:	November 24, 2025
DRAWN BY:	DM
DESIGN BY:	JJ

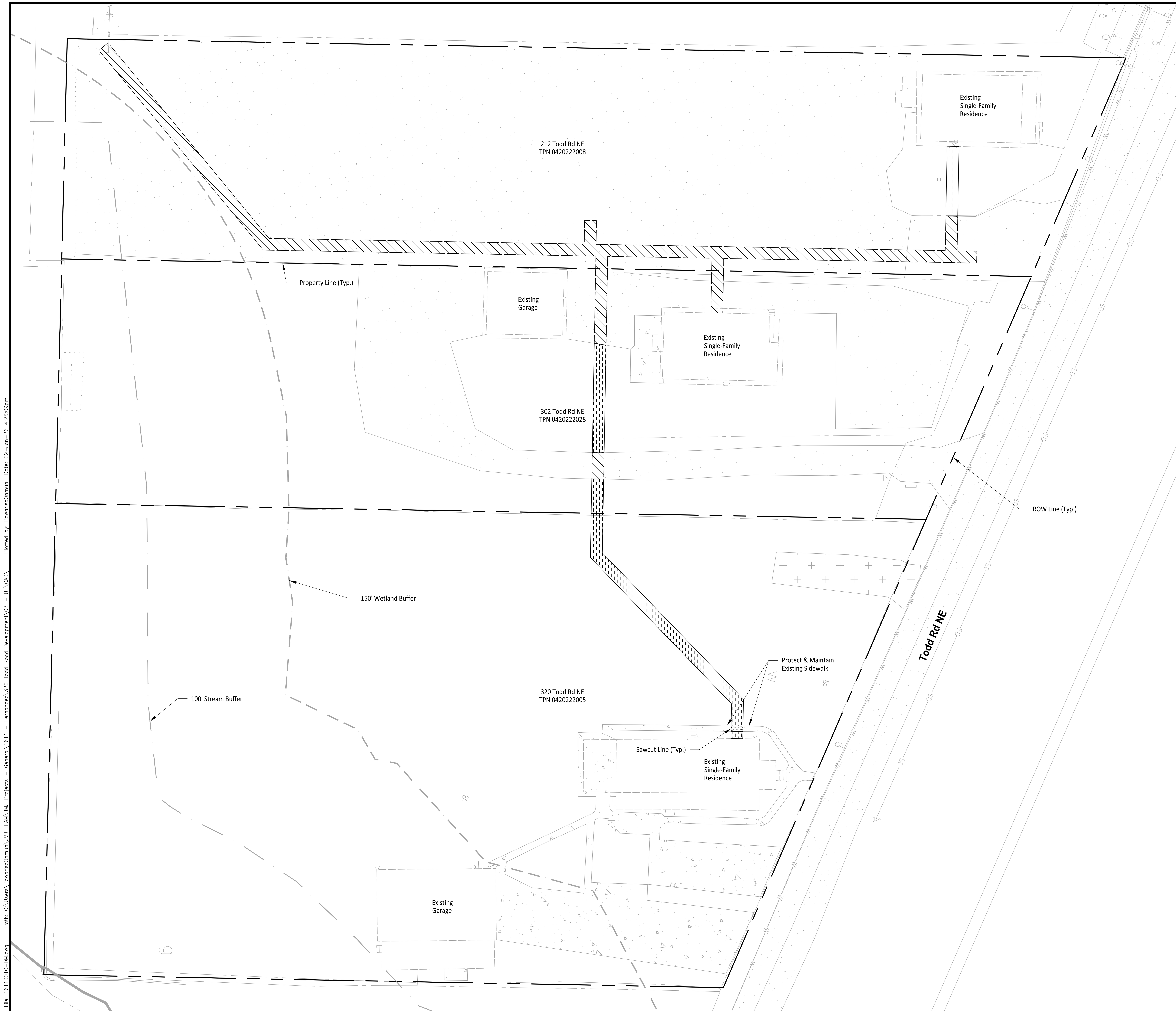
SHEET NUMBER:

C2-201

DWG. _____ OF _____

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

File: 1611001C-DM.dwg Path: C:\Users\PawarisaOnmun\JMJ TEAM\JMJ Projects - General\1611 - Fernandez\320 Todd Road Development\03 - UE\CAD\ Plotted by: PawarisaOnmun Date: 09-Jan-26 4:26:09pm



LEGEND

- Existing Gravel
- Existing Concrete
- Gravel To Be Removed
- Concrete To Be Removed
- Landscape To Be Removed
- Sawcut Line
- Property Line

APPROVED

BY ____________________
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE ____________________

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Owner/Developer:

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Sumner, WA 98390

Consultant Type:

Engineer:

JMJ TEAM

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

Project:

Todd Rd Sewer Extension

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Civil Construction Permit

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STATE OF WASHINGTON
41829
REGISTERED PROFESSIONAL ENGINEER
11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

Demolition Plan

PROJ NO: 1611-001

DATE: November 24, 2025

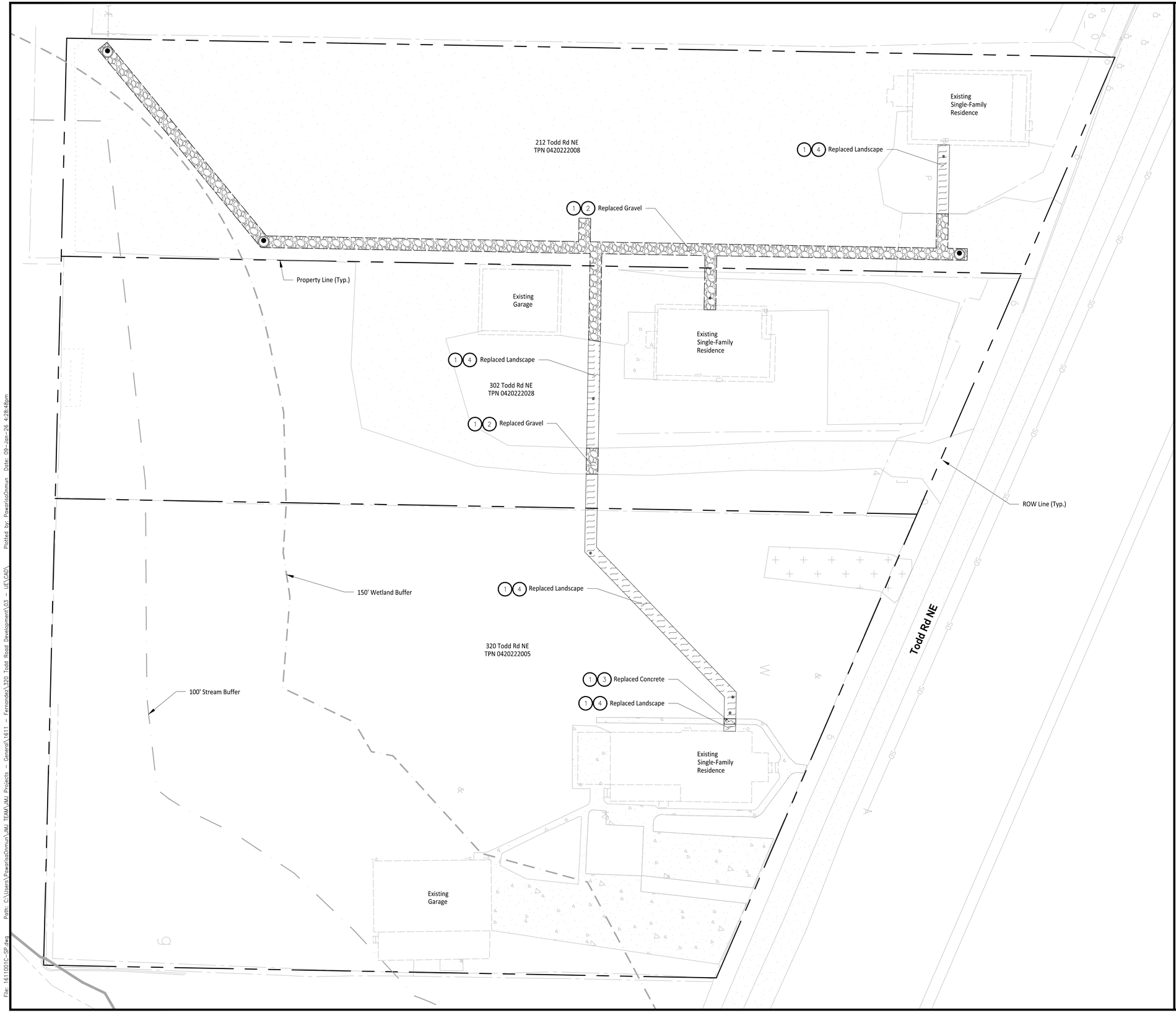
DRAWN BY: DM

DESIGN BY: JJ

SHEET NUMBER:

C2-301

DWG: ______ OF ______



LEGEND

- Existing Gravel
- Existing Concrete
- Replaced Gravel
- Replaced Concrete
- Replaced Landscape
- Property Line

(#) CONSTRUCTION NOTES

1. Install pipe trench bedding and backfill per City of Puyallup Standard Detail 06.01.01 on Sheet C4-301.
2. Install Gravel per Detail A on Sheet C3-201.
3. Install Concrete Pavement per Detail B on Sheet C3-201.
4. Install Landscape per City of Puyallup Standard Detail 01.02.08a on Sheet C3-201.

0 10 20 FEET
1" = 20'

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:

E.J. Fernandez
PO BOX 309
Sumner, WA 98390

Consultant Type:

Engineer:

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

Project:

Todd Rd Sewer Extension

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

Proposed Site Plan

PROJ. NO: 1611-001
DATE: November 24, 2025
DRAWN BY: DM
DESIGN BY: JJ

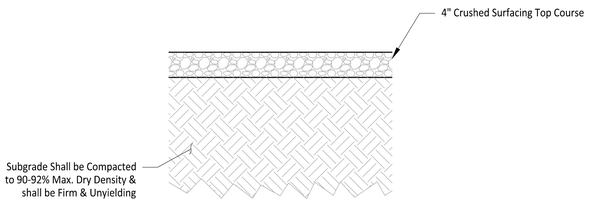
SHEET NUMBER:

C3-101

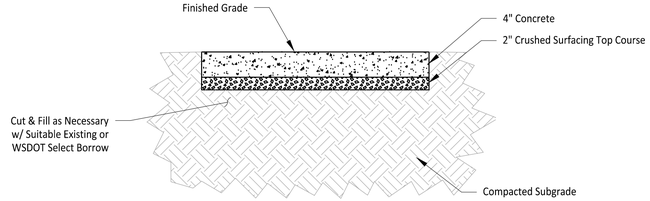
DWG.

_____ OF _____

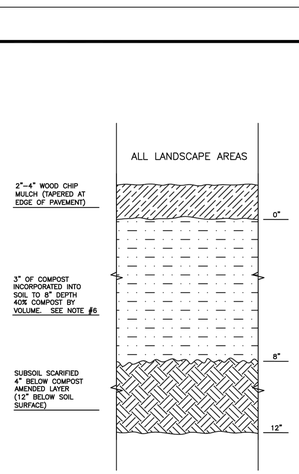
File: 1611001C-SP.dwg Path: C:\Users\Powris\Dmun\JMJ TEAM\JMJ Projects - General\1611 - Fernandez\320 Todd Road Development\03 - UE\CAD\ Plotted by: PowrisDmun Date: 09-Jan-26 4:28:48pm



OPEN-GRADED GRAVEL
SECTION A
1" = 1'



CONCRETE PAVEMENT
SECTION B
1" = 1'



NOTES:
1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12–INCH DEPTH OF UN–COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER. SEE NOTE BELOW REGARDING PLANTING STEPS FOR STREET TREES.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST–AMENDED SOIL, PER SOIL SPECIFICATION.
4. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8–INCH DEPTH, OR MAY SUBSTITUTE 8' OF IMPORTED SOIL CONTAINING 35–40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL (6" OF LOOSE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTLING TO 4").
5. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST–AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 95% PROCTOR TO ENSURE A FIRM SURFACE.
6. SEE SECTION 8.2(B) OF THE VMS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SOIL AMENDMENT AND DEPTH

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LIAN	CHRIS BEALE	COLLEEN HARRIS	XXXX	
FILE NAME		DATE APPROVED	DATE REVISED	SCALE
P:\DWG\COMMON\STDS\CITYSTDS\STR01.02.08		08/01/2015	XX/XX/XX	E1

01.02.08a

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:

E.J. Fernandez
PO BOX 309
Sumner, WA 98390

Consultant Type:

Engineer:

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

Project:

Todd Rd Sewer Extension

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

JUSTIN M. JOHNSON
STATE OF WASHINGTON
41829
REGISTERED PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

Hardscape Details

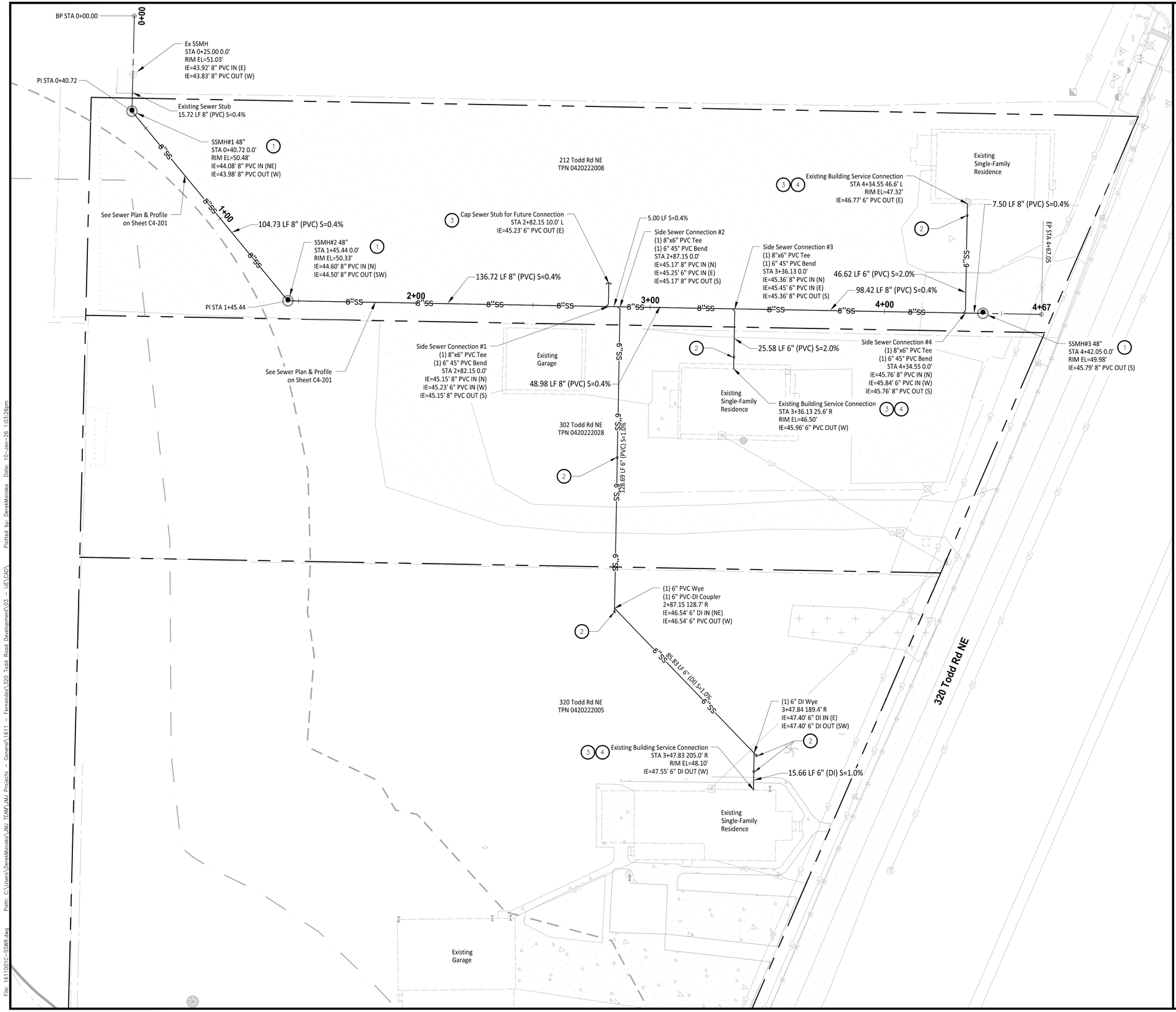
PROJ.NO:	1611-001
DATE:	November 24, 2025
DRAWN BY:	DM
DESIGN BY:	JJ

SHEET NUMBER:

C3-201

DWG.

_____ OF _____



GENERAL NOTES

- Sewer Pipes to be SDR 35 PVC Piping
- Proposed Sewer Main Extension is Private
- Contractor to locate horizontal and vertical utilities and verify with engineer prior to any utility work.
- All pipe trench bedding and backfill will be installed per City of Puyallup Standard Detail 06.01.01 on Sheet C4-301.

(#) CONSTRUCTION NOTES

1. Install Sewer Manhole per City of Puyallup Standard Detail 04.01.01 on Sheet C4-301.
2. Install Sewer Cleanout per Detail A on Sheet C4-301.
3. Install Sewer Residential Connection per City of Puyallup Standard Detail 04.03.03 on Sheet C4-301.
4. Disconnect Existing Sewer Service Connection from Septic System and Reconnect to proposed Side Sewer and Abandon Septic System per Tacoma-Pierce County Health Department.

0 15 30 FEET
1" = 30'

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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PO BOX 309
Sumner, WA 98390

Consultant Type:

Engineer:

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

Project:

Todd Rd Sewer Extension

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41829
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PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

Proposed Sewer Plan

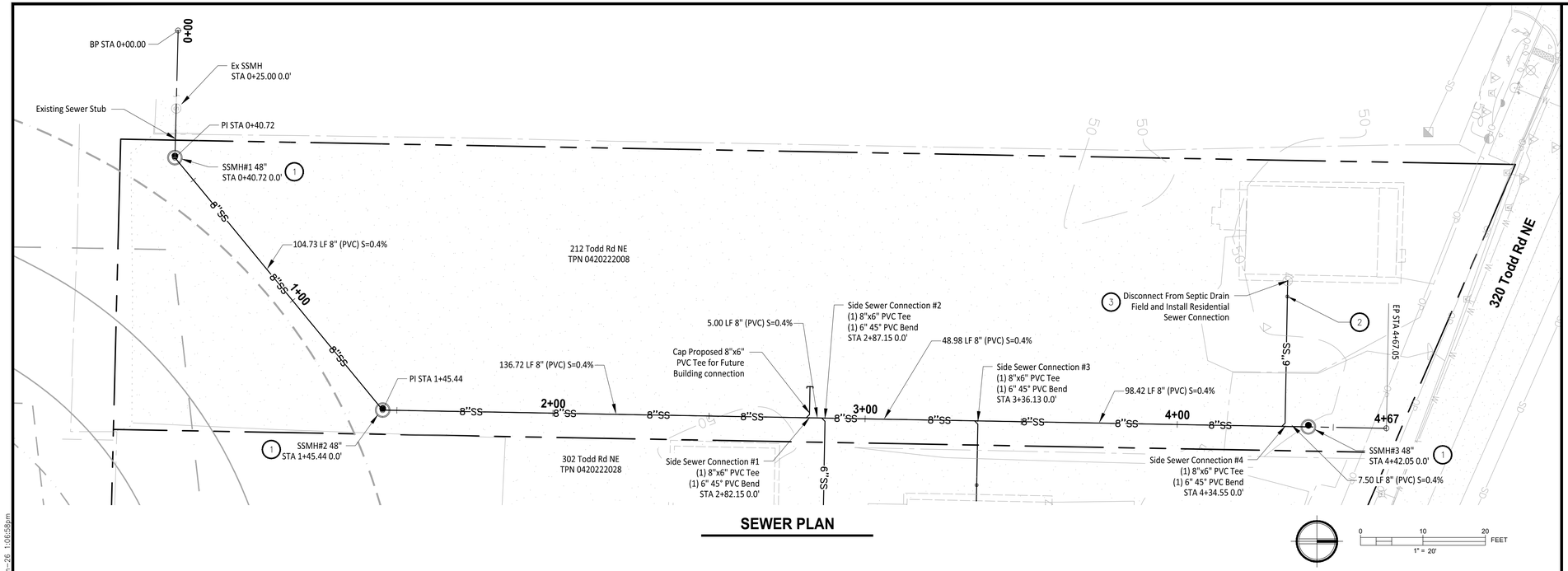
PROJ. NO:	1611-001
DATE:	November 24, 2025
DRAWN BY:	DM
DESIGN BY:	JJ

SHEET NUMBER:

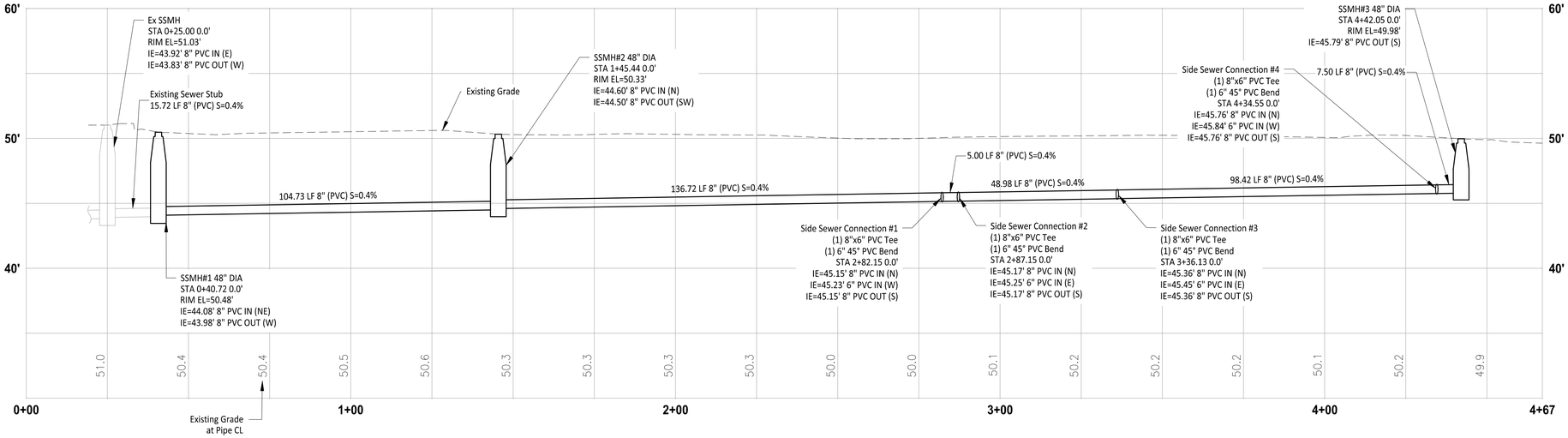
C4-101

DWG.

12 OF 18



SEWER PLAN



PROFILE

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

GENERAL NOTES

- Sewer Pipes to be SDR 35 PVC Piping
- Proposed Sewer Main Extension is Private
- Contractor to locate horizontal and vertical utilities and verify with engineer prior to any utility work.
- All pipe trench bedding and backfill will be installed per City of Puyallup Standard Detail 06.01.01 on Sheet C4-301.

(#) CONSTRUCTION NOTES

1. Install Sewer Manhole per City of Puyallup Standard Detail 04.01.01 on Sheet C4-301.
2. Install Sewer Cleanout per Detail A on Sheet C4-301.
3. Install Sewer Residential Connection per City of Puyallup Standard Detail 04.03.03 on Sheet C4-301.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

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

Owner/Developer:

E.J. Fernandez
PO BOX 309
Sumner, WA 98390

Consultant Type:

Engineer:

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

Project:

Todd Rd Sewer Extension

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

Sewer Plan & Profile

PROJ. NO: 1611-001
DATE: November 24, 2025
DRAWN BY: DM
DESIGN BY: JJ

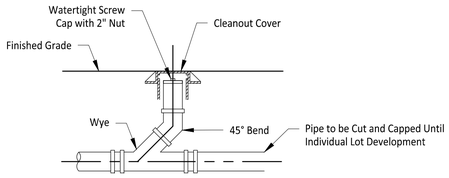
SHEET NUMBER:

C4-201

DWG.

13 OF 18

File: 1611001C-SSWR-P&P.dwg Path: C:\Users\DerekManaka\JMJ TEAM\JMJ Projects - General\1611 - Fernandez\320 Todd Road Development\03 - UE\CAD\ Plotted by: DerekManaka Date: 10-Jan-26 1:06:58pm

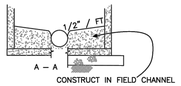


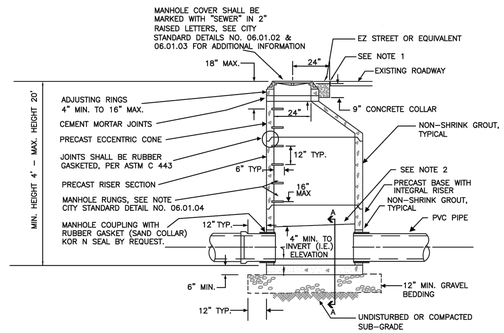
CLEANOUT DETAIL A

NOT TO SCALE

NOTES:

1. NEAT LINE CUTS SHALL BE SEALED AT TOP WITH A HOT PAVING GRADE AND FACE OF CUT TACKED.
2. TOP OF SHELF, SLOPE 1/2" PER FOOT, CONSTRUCT IN FIELD CHANNEL AND SHELF TO THE CROWN OF PIPE.





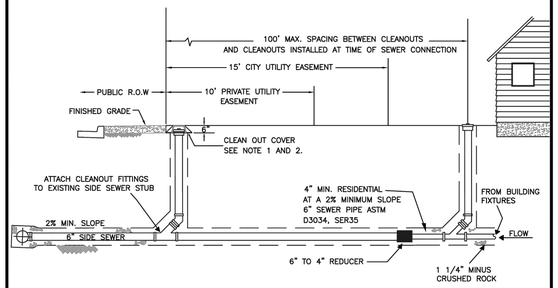
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SANITARY SEWER MANHOLE

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN/SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	04.01.01
FILE NAME: F:\DWG\COMMON\STDS\CITY\200904_SS04.01\04.01.01	DATE APPROVED: 07/01/2009	DATE REVISED: 05/23/12	SCALE: 1"=4'	

RESIDENTIAL
SIDE SEWER CONNECTION

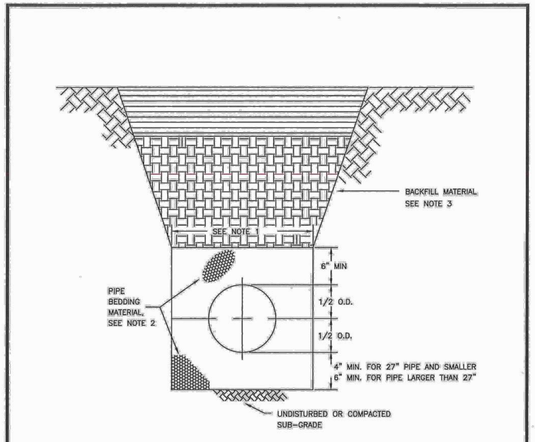
1. PRIOR TO CONNECTING A NEW LATERAL TO AN EXISTING SEWER STUB, THE STUB MUST BE INSPECTED AND APPROVED BY THE CITY ENGINEER
2. WHEN THE SEWER MAIN IS IN A RIGHT–OF–WAY, A 6" CLEAN OUT IS REQUIRED AT THE EDGE OF THE RIGHT–OF–WAY.
3. WHEN THE SEWER MAIN IS IN AN EASEMENT, A 6" CLEAN OUT IS REQUIRED AT THE EDGE OF THE EASEMENT.
4. EACH CLEAN OUT ASSEMBLY SHALL CONSIST OF: ONE CLEAN OUT ADAPTOR, (HUB x FEMALE INSIDE PIPE THREAD, P.V.C. SLIP IN), AND ONE CLEAN OUT PLUG (MALE OUTSIDE THREAD WITH RAISED NUT, P.V.C. SDR 35).
5. FOR NON–VEHICULAR TRAFFIC INSTALLATIONS USE "CARSON" MODEL 910 GREEN YARD BOX WITH BOLT DOWN LID MARKED SEWER OR APPROVED EQUAL.
6. FOR ASPHALT, GRAVEL, OR TRAFFIC INSTALLATIONS SEE CITY STANDARD DETAIL NO. 04.03.05 FRAME AND COVER SECTION.
7. SEWER PIPE, TRENCHING, BEDDING AND BACKFILL SHALL CONFORM TO CITY STANDARD NO. 06.01.01



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SIDE SEWER RESIDENTIAL CONNECTION

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN/SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	04.03.03
FILE NAME: F:\DWG\COMMON\STDS\CITY\200904_SS04.03\04.03.03	DATE APPROVED: 07/01/2009	DATE REVISED: 9/11/2012	SCALE: 1:5	

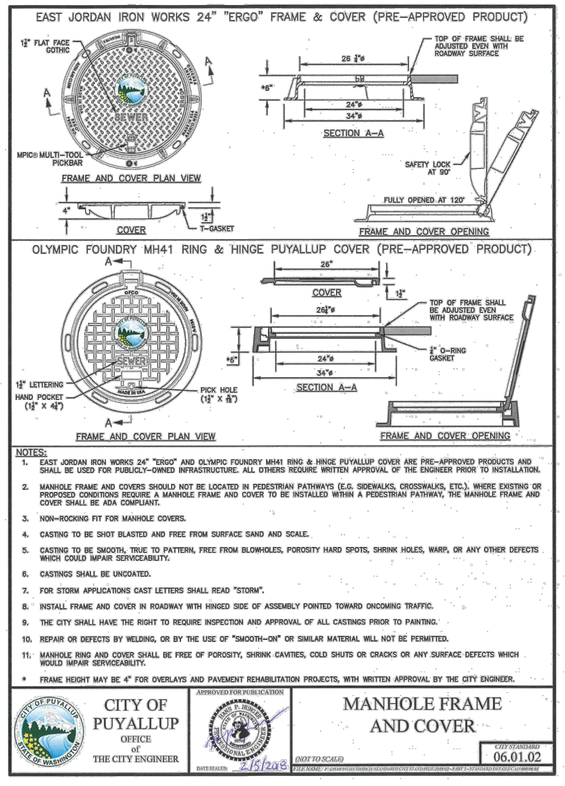


1. TRENCHING SHALL MEET THE REQUIREMENTS OF SECTION 7-08.3(1)A AND 2-06.3(1) OF THE WSDOT SPECIFICATIONS.
2. BEDDING MATERIAL SHALL CONFORM TO 9-03.12(3) GRAVEL BACKFILL FOR PIPE ZONE BEDDING.
3. GRAVEL BACKFILL SHALL CONFORM TO 9-03.12(1)A GRAVEL BACKFILL FOR FOUNDATIONS, CLASS A.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

PIPE TRENCHING BEDDING AND BACKFILL

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	DATE REVISED	CITY STANDARD
JIM ERWIN/SVOBODA	TED HILL	MARK PALMER	V STOCKMAN	10/2011 02/2017 XX/XX/XX XXXX/XX/XX	06.01.01
FILE NAME: F:\DWG\COMMON\STDS\CITY\STD\06.MISC\06.01\06.01.01		DATE APPROVED: 07/01/2009	SCALE: 1:1		



NOTES:

1. 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.
2. 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.
3. NON–ROCKING FIT FOR MANHOLE COVERS.
4. CASTING TO BE SHOT BLASTED AND FREE FROM SURFACE SAND AND SCALE.
5. CASTING TO BE SMOOTH, TRUE TO PATTERN, FREE FROM BLOWHOLES, POROSITY HARD SPOTS, SHRINK HOLES, WARP, OR ANY OTHER DEFECTS WHICH COULD IMPAIR SERVICEABILITY.
6. CASTINGS SHALL BE UNCOATED.
7. FOR STORM APPLICATIONS CAST LETTERS SHALL READ "STORM".
8. INSTALL FRAME AND COVER IN ROADWAY WITH HINGED SIDE OF ASSEMBLY POINTED TOWARD ONCOMING TRAFFIC.
9. THE CITY SHALL HAVE THE RIGHT TO REQUIRE INSPECTION AND APPROVAL OF ALL CASTINGS PRIOR TO PAINTING.
10. REPAIR OR DEFECTS BY WELDING, OR BY THE USE OF "SMOOTH–ON" OR SIMILAR MATERIAL WILL NOT BE PERMITTED.
11. MANHOLE RING AND COVER SHALL BE FREE OF POROSITY, SHRINK CAVITIES, COLD SHUTS OR CRACKS OR ANY SURFACE DEFECTS WHICH WOULD IMPAIR SERVICEABILITY.

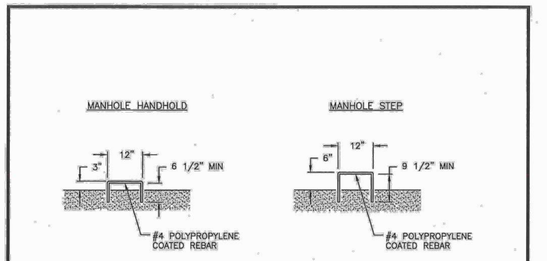
* FRAME HEIGHT MAY BE 4" FOR OVERLAYS AND PAVEMENT REHABILITATION PROJECTS, WITH WRITTEN APPROVAL BY THE CITY ENGINEER.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

APPROVED FOR PUBLICATION — DATE ISSUED: 2/5/2018

MANHOLE FRAME AND COVER

(NOT TO SCALE) — CITY STANDARD 06.01.02



NOTES

1. MANHOLE STEPS AND HANDHOLDS SHALL BE POLYPROPYLENE COATED GRADE 60 REBAR CONFORMING TO ASTM C–478, D–4101, A–615 AND AASHTO M–199.
2. PREFABRICATED LADDERS SHALL BE MADE OF REBAR AND ENCASED IN POLYPROPYLENE AFTER FABRICATION.
3. 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.
4. 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.
5. 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.
6. STEPS, HANDHOLDS, AND LADDER PARTS SHALL BE FREE OF SPLINTERS, SHARP EDGES, BURRS OR PROJECTIONS WHICH MAY CAUSE HAZARDS.
7. 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
OFFICE of THE CITY ENGINEER

MANHOLE STEP AND HANDHOLD

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	DATE REVISED	CITY STANDARD
JIM ERWIN/SVOBODA	TED HILL	MARK PALMER	V STOCKMAN	08/2012 02/2017 XX/XX/XX XXXX/XX/XX	06.01.03
FILE NAME: F:\DWG\COMMON\STDS\CITY\STD\06.MISC\06.01\06.01.03		DATE APPROVED: 07/01/2009	SCALE: NONE		

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:

E.J. Fernandez
PO BOX 309
Sumner, WA 98390

Consultant Type:

Engineer:

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

Project:

Todd Rd Sewer Extension

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

JUSTIN M. JONES — STATE OF WASHINGTON — 41828 — REGISTERED PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

Sewer Details

PROJ. NO: 1611-001
DATE: November 24, 2025
DRAWN BY: DM
DESIGN BY: JJ

SHEET NUMBER:

C4-301

DWG:

_____ OF _____

APPENDIX B

Construction Stormwater General Permit (CSWGP)

Stormwater Pollution Prevention Plan (SWPPP)

for

Todd Rd Sewer Extension

Prepared for:
Department of Ecology
City of Puyallup

Permittee / Owner	Developer	Operator / Contractor
E.J. Fernandez		TBD

212, 302, 320 Todd Rd NE, Puyallup, WA 98371

Certified Erosion and Sediment Control Lead (CESCL)

Name	Organization	Contact Phone Number

SWPPP Prepared By

Name	Organization	Contact Phone Number
Justin Jones, PE	JMJ Team	(206) 596-2020

SWPPP Preparation Date

01 / 10 / 2026

Project Construction Dates

Activity / Phase	Start Date	End Date
Begin Construction	TBD	TBD

GENERAL INSTRUCTIONS AND CAVEATS

This template presents the recommended structure and content for preparation of a Construction Stormwater General Permit (CSWGP) Stormwater Pollution Prevention Plan (SWPPP).

The Department of Ecology's (Ecology) CSWGP requirements inform the structure and content of this SWPPP template; however, **you must customize this template to reflect the conditions of your site.**

A Construction Stormwater Site Inspection Form can be found on Ecology's website. https://www.ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit

Using the SWPPP Template

Each section will include instructions and space for information specific to your project. Please read the instructions for each section and provide the necessary information when prompted. This Word template can be modified electronically. You may add/delete text, copy and paste, edit tables, etc. Some sections may be completed with brief answers while others may require several pages of explanation.

Follow this link to a copy of the Construction Stormwater General Permit: https://www.ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit

Table of Contents

List of Tables

List of Appendices

List of Acronyms and Abbreviations

Acronym / Abbreviation	Explanation
303(d)	Section of the Clean Water Act pertaining to Impaired Waterbodies
BFO	Bellingham Field Office of the Department of Ecology
BMP(s)	Best Management Practice(s)
CESCL	Certified Erosion and Sediment Control Lead
CO_2	Carbon Dioxide
CRO	Central Regional Office of the Department of Ecology
CSWGP	Construction Stormwater General Permit
CWA	Clean Water Act
DMR	Discharge Monitoring Report
DO	Dissolved Oxygen
Ecology	Washington State Department of Ecology
EPA	United States Environmental Protection Agency
ERO	Eastern Regional Office of the Department of Ecology
ERTS	Environmental Report Tracking System
ESC	Erosion and Sediment Control
GULD	General Use Level Designation
NPDES	National Pollutant Discharge Elimination System
NTU	Nephelometric Turbidity Units
NWRO	Northwest Regional Office of the Department of Ecology
pH	Power of Hydrogen
RCW	Revised Code of Washington
SPCC	Spill Prevention, Control, and Countermeasure
su	Standard Units
SWMMEW	Stormwater Management Manual for Eastern Washington
SWMMWW	Stormwater Management Manual for Western Washington
SWPPP	Stormwater Pollution Prevention Plan
TESC	Temporary Erosion and Sediment Control
SWRO	Southwest Regional Office of the Department of Ecology
TMDL	Total Maximum Daily Load
VFO	Vancouver Field Office of the Department of Ecology
WAC	Washington Administrative Code
WSDOT	Washington Department of Transportation
WWHM	Western Washington Hydrology Model

Project Information (1.0)

Project/Site Name: Todd Rd Sewer Extension
Street/Location: 212, 302, 320 Todd Rd NE
City: Puyallup State: WA Zip code: 98371
Subdivision:
Receiving waterbody: N/A

Existing Conditions (1.1)

Total acreage (including support activities such as off-site equipment staging yards, material storage areas, borrow areas).

Total acreage: 1.30 Acres

Disturbed acreage: 0.00 Acres

Existing structures: Yes

Landscape topography: Flat

Drainage patterns: Natural drainage to existing landscaping

Existing Vegetation: Grass Lawn, Dirt piles, Trees

Critical Areas (wetlands, streams, high erosion risk, steep or difficult to stabilize slopes): Wetland and Stream located on 320 Todd Rd NE at the southeast corner of property.

List of known impairments for 303(d) listed or Total Maximum Daily Load (TMDL) for the receiving waterbody: None

Table 1 includes a list of suspected and/or known contaminants associated with the construction activity.

Table 1 – Summary of Site Pollutant Constituents

Constituent (Pollutant)	Location	Depth	Concentration
None	N/A	N/A	N/A

Proposed Construction Activities (1.2)

Description of site development (example: subdivision):
The 320 Todd Rd Sewer Extension projects intends to install a sanitary sewer mainline that connects to the existing sanitary sewer stub. New 8” PVC sewer lines, and Sanitary Sewer Manholes will be installed.

Description of construction activities (example: site preparation, demolition, excavation):
Construction activities include: Clearing and Grubbing, Site Preparation, Sawcutting, Fence Installation, Utility Installation, and Asphalt and Concrete Paving.

Description of site drainage including flow from and onto adjacent properties. Must be consistent with Site Map in Appendix A:

The existing onsite drainage patterns will be maintained, since the project scope in this phase only consists of underground utility work.

Description of final stabilization (example: extent of revegetation, paving, landscaping):
Final stabilization of the site includes the following: Installation of landscape planting and on-site paving.

Contaminated Site Information:
Proposed activities regarding contaminated soils or groundwater (example: on-site treatment system, authorized sanitary sewer discharge):

Construction activities are not anticipated to disturb contaminated soils or groundwater on-site, as none are known to exist in the vicinity of the project.

Construction Stormwater Best Management Practices (BMPs) (2.0)

The SWPPP is a living document reflecting current conditions and changes throughout the life of the project. These changes may be informal (i.e. hand-written notes and deletions). Update the SWPPP when the CESCL has noted a deficiency in BMPs or deviation from original design.

The 12 Elements (2.1)

Element 1: Preserve Vegetation / Mark Clearing Limits (2.1.1)

List and describe BMPs:

BMP C102 – Buffer Zones
BMP C103 – High Visibility Plastic or Metal Fence
Lath & Flagging:

Prior to beginning land disturbing activities, including clearing and grading, all clearing limits and trees that are to be preserved within the construction area shall be clearly marked, both in the field and on the plans, to prevent damage and off-site impacts. Barrier fences shall be constructed as shown on the Temporary Erosion & Sediment Control Plans and in accordance with BMP C103.

The duff layer, native topsoil, and natural vegetation shall be retained in an undisturbed state to the maximum extent practicable.

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Element 2: Establish Construction Access (2.1.2)

List and describe BMPs:

BMP C105 – Stabilized Construction Entrance: The existing driveway shall be utilized as a construction entrance. Equipment tracks and wheels shall be washed to remove dirt from tires/tracks before entering adjacent roadways. If required, sediment shall be removed from adjacent roads by shoveling or pickup sweeping and transported to a controlled sediment disposal area.

BMP C107 – Construction Road/Parking Area Stabilization: Equipment staging and parking areas shall be stabilized to prevent the erosion of existing soils on site.

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Element 3: Control Flow Rates (2.1.3)

Will you construct stormwater retention and/or detention facilities?
Yes (No)

Will you use permanent infiltration ponds or other low impact development (example: rain gardens, bio-retention, porous pavement) to control flow during construction?
(Yes) No

List and describe BMPs: Flows shall be controlled through temporary ditches/swales/storm piping that will be routed to sediment traps and sediment tanks.

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Element 4: Install Sediment Controls (2.1.4)

List and describe BMPs:

BMP C233 – Silt Fence: A silt fence will be installed along the southern and western edges of the construction site along existing vegetation to prevent stormwater runoff from leaving the site.
BMP C235 – Straw Wattles: Straw wattle barriers shall be installed as necessary to prevent sediment in construction stormwater from entering existing storm systems.

Sediment tanks will be installed to collect and treat stormwater prior to discharging to the existing storm system.

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Element 5: Stabilize Soils (2.1.5)

West of the Cascade Mountains Crest

Season	Dates	Number of Days Soils Can be Left Exposed
During the Dry Season	May 1 – September 30	7 days
During the Wet Season	October 1 – April 30	2 days

Anticipated project dates: Start date: 05/01/2022 End date: 08/15/2022

Will you construct during the wet season?
Yes (No)

List and describe BMPs: BMP C122 – Nets & Blankets: Nets and Blankets shall be installed to stabilize exposed soils/piles/slopes on site.
BMP C123 – Plastic Covering: Plastic Covering shall be installed to stabilize exposed soils/piles/slopes on site.

All exposed and unworked soils shall be stabilized by application of effective BMPs, which protect the soil from the erosive forces of raindrop impact, flowing water, and wind erosion. From October 1 through April 30, no soils shall remain exposed and unworked for more than 2 days. From May 1 to September 30, no soils shall remain exposed and unworked for more than 7 days. This condition applies to all soils on site, whether at final grade or not. Additionally, except where approved chemical treatment, full dispersion, or infiltration is practiced, clearing, grading, and other soil disturbing activities are prohibited between November 1 and February 28.

In areas where the soils will remain unworked for more than 30 days or have reached final grade, the areas shall be graveled to stabilize exposed soils. If the slope is 2H:1V or greater with at least 10 feet of vertical relief, nets or blankets shall be used according to BMP C122. Sod shall be used in accordance with BMP C124 for disturbed areas that require immediate vegetative cover. Dust control shall be used as needed to prevent wind transport of dust from disturbed soil surfaces and in accordance with BMP C140.

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Element 6: Protect Slopes (2.1.6)

Will steep slopes be present at the site during construction?
Yes No

List and describe BMPs:

Slopes will be stabilized as indicated in Element No. 5 above. In addition, the following BMPs may be implemented where appropriate:

BMP C130 – Surface Roughening
BMP C200 – Interceptor Dike and Swale
BMP C205 – Subsurface Drains
BMP C207 – Check Dams

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Element 7: Protect Drain Inlets (2.1.7)

List and describe BMPs:

BMP C220 – Storm Drain Inlet Protection: Storm drain inlet protection will be installed in all storm drain inlets made operable during construction, as well as the existing catch basins within the project vicinity.

All storm drain inlets made operable during construction—as well as existing structures downstream of the project—shall be protected so that stormwater runoff shall not enter the conveyance system without first being filtered or treated to remove sediment.

Inlets should be inspected weekly at a minimum and daily during storm events. Inlet protection devices should be cleaned or removed and replaced before six inches of sediment have accumulated.

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Element 8: Stabilize Channels and Outlets (2.1.8)

Provide stabilization, including armoring material, adequate to prevent erosion of outlets, adjacent stream banks, slopes, and downstream reaches, will be installed at the outlets of all conveyance systems.

List and describe BMPs: BMP C209 – Outlet Proection:

Stabilizing channel and outlets is not applicable as the project will continue to discharge stormwater to the existing stormwater conveyance system on-site.

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Element 9: Control Pollutants (2.1.9)

The following pollutants are anticipated to be present on-site:

Table 2 – Pollutants

Pollutant (and source, if applicable)
N/A

List and describe BMPs: BMP C152 - Sawcutting and Surface Pollution Prevention
BMP C153 – Material Delivery, Storage Containment

All pollutants, including waste materials and demolition debris, that occur on site during construction shall be handled and disposed of in a manner that does not cause contamination of stormwater.

Cover, containment, and protection from vandalism shall be provided for all chemicals, liquid products, petroleum products, and non-inert wastes present on the site (see Chapter 173 304 WAC for the definition of inert waste). On-site fueling tanks shall include secondary containment.

Maintenance and repair of heavy equipment and vehicles involving oil changes, hydraulic system drain down, solvent and de-greasing cleaning operations, fuel tank drain down and removal, and other activities that may result in discharge or spillage of pollutants to the ground or into stormwater runoff must be conducted using spill prevention measures, such as drip pans. Contaminated surfaces shall be cleaned immediately following any discharge or spill incident. Spills should be reported to 911. Emergency repairs may be performed on-site using temporary plastic placed beneath and, if raining, over the vehicle. Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Manufacturers' recommendations shall be followed for application rates and procedures.

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Will maintenance, fueling, and/or repair of heavy equipment and vehicles occur on-site?

Yes No

List and describe BMPs: BMP C152 - Sawcutting and Surface Pollution Prevention
BMP C153 – Material Delivery, Storage Containment

All pollutants, including waste materials and demolition debris, that occur on site during construction shall be handled and disposed of in a manner that does not cause contamination of stormwater.

Cover, containment, and protection from vandalism shall be provided for all chemicals, liquid products, petroleum products, and non-inert wastes present on the site (see Chapter 173 304 WAC for the definition of inert waste). On-site fueling tanks shall include secondary containment.

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Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Will wheel wash or tire bath system BMPs be used during construction?
Yes No

List and describe BMPs:

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Will pH-modifying sources be present on-site?

Yes (No) If yes, check the source(s).

Table 3 – pH-Modifying Sources

	None
	Bulk cement
	Cement kiln dust
	Fly ash
	Other cementitious materials
	New concrete washing or curing waters
	Waste streams generated from concrete grinding and sawing
	Exposed aggregate processes
	Dewatering concrete vaults
	Concrete pumping and mixer washout waters
	Recycled concrete
	Other (i.e. calcium lignosulfate) [please describe]

List and describe BMPs: BMP C152 - Sawcutting and Surface Pollution Prevention
BMP C153 – Material Delivery, Storage Containment

All pollutants, including waste materials and demolition debris, that occur on site during construction shall be handled and disposed of in a manner that does not cause contamination of stormwater.

Cover, containment, and protection from vandalism shall be provided for all chemicals, liquid products, petroleum products, and non-inert wastes present on the site (see Chapter 173 304 WAC for the definition of inert waste). On-site fueling tanks shall include secondary containment.

Maintenance and repair of heavy equipment and vehicles involving oil changes, hydraulic system drain down, solvent and de-greasing cleaning operations, fuel tank drain down and removal, and other activities that may result in discharge or spillage of pollutants to the ground or into stormwater runoff must be conducted using spill prevention measures, such as drip pans. Contaminated surfaces shall be cleaned immediately following any discharge or spill incident. Spills should be reported to 911. Emergency repairs may be performed on-site using temporary plastic placed beneath and, if raining, over the vehicle. Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Manufacturers' recommendations shall be followed for application rates and procedures.

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Concrete trucks must not be washed out onto the ground, or into storm drains, open ditches, streets, or streams. Excess concrete must not be dumped on-site, except in designated concrete washout areas with appropriate BMPs installed.

Element 10: Control Dewatering (2.1.10)

Sediment traps and/or baker tanks on site will be used during this project. Dewatering water will be sent to either the baker tanks or sediment traps.

Table 4 – Dewatering BMPs

	Infiltration
	Transport off-site in a vehicle (vacuum truck for legal disposal)
X	Ecology-approved on-site chemical treatment or other suitable treatment technologies
	Sanitary or combined sewer discharge with local sewer district approval (last resort)
	Use of sedimentation bag with discharge to ditch or swale (small volumes of localized dewatering)

List and describe BMPs: BMP C240 – Sediment Trap: Sediment traps shall be installed as necessary on-site to collect and store sediment from cleared areas during construction activity.

Sediment Tanks will be utilized to treat storm runoff from the site.

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Element 11: Maintain BMPs (2.1.11)

All temporary and permanent Erosion and Sediment Control (ESC) BMPs shall be maintained and repaired as needed to ensure continued performance of their intended function.

Maintenance and repair shall be conducted in accordance with each particular BMP specification (see *Volume II of the SWMMWW or Chapter 7 of the SWMMEW*).

Visual monitoring of all BMPs installed at the site will be conducted at least once every calendar week and within 24 hours of any stormwater or non-stormwater discharge from the site. If the site becomes inactive and is temporarily stabilized, the inspection frequency may be reduced to once every calendar month.

All temporary ESC BMPs shall be removed within 30 days after final site stabilization is achieved or after the temporary BMPs are no longer needed.

Trapped sediment shall be stabilized on-site or removed. Disturbed soil resulting from removal of either BMPs or vegetation shall be permanently stabilized.

Additionally, protection must be provided for all BMPs installed for the permanent control of stormwater from sediment and compaction. BMPs that are to remain in place following completion of construction shall be examined and restored to full operating condition. If sediment enters these BMPs during construction, the sediment shall be removed and the facility shall be returned to conditions specified in the construction documents.

Element 12: Manage the Project (2.1.12)

Clearing and grading activities for developments shall be permitted only if conducted pursuant to an approved site development plan (e.g., subdivision approval) that establishes permitted areas of clearing, grading, cutting, and filling. These permitted clearing and grading areas and any other areas required to preserve critical or sensitive areas, buffers, native growth protection easements, or tree retention areas as may be required by local jurisdictions, shall be delineated on the site plans and the development site.

Turbidity: For storms up to the water quality design event, turbidity downstream of a construction site may not increase more than 5 NTU, if upstream turbidity is 50 NTU or less, and may not increase more than 10 percent, if upstream turbidity is over 50 NTU. To the extent practicable, samples should be taken far enough downstream so that the construction site discharge has been well-mixed with the surface water. Whenever inspection and/or monitoring reveals that the BMPs identified in the Construction SWPPP are inadequate, due to the actual discharge of or potential to discharge a significant amount of any pollutant, appropriate BMPs or design changes shall be implemented as soon as possible.

pH: shall be within the range of 6.5 to 8.5 (freshwater) or 7.0 to 8.5 (marine water) with a human-caused variation within a range of less than 0.2 units. For Class A and lower water classifications, the permissible induced increase is 0.5 units (Stormwater Management Manual for Western Washington, Department of Ecology, February 2005 Edition).

A Certified Erosion and Sediment Control Specialist be identified by the contractor at a later date. This information will be added to this CSWPPP.

Table 5 – Management

X	Design the project to fit the existing topography, soils, and drainage patterns
X	Emphasize erosion control rather than sediment control
X	Minimize the extent and duration of the area exposed
X	Keep runoff velocities low
X	Retain sediment on-site
X	Thoroughly monitor site and maintain all ESC measures
X	Schedule major earthwork during the dry season
	Other (please describe)

Table 6 – BMP Implementation Schedule

Phase of Construction Project	Stormwater BMPs	Date	Wet/Dry Season
[Insert construction activity]	[Insert BMP]	[MM/DD/YYYY]	[Insert Season]
Phase of Construction Project	**Stormwater BMPs**	**Date**	**Wet/Dry Season**

[Insert construction activity]	[Insert BMP]	[MM/DD/YYYY]	[Insert Season]

Element 13: Protect Low Impact Development (LID) BMPs (2.1.13)

Protect all permeable pavement BMPs from sedimentation through installation and maintenance of erosion

and sediment control BMPs on portions of the site that drain into the permeable pavement BMPs. Restore the BMPs to their fully functioning condition if they accumulate sediment during construction. Restoring the BMP must include removal of sediment and any sediment-laden permeable pavement soils, and replacing the removed soils with soils meeting the design specification.

Prevent compacting of soils in areas of new permeable pavement BMPs by excluding construction equipment and foot traffic. Protect completed lawn and landscaped areas from compaction due to construction equipment.

Control erosion and avoid introducing sediment from surrounding land uses onto permeable pavements. Do not allow muddy construction equipment on the base material or pavement. Do not allow sediment-laden runoff onto permeable pavements or base materials.

Pavement fouled with sediments or no longer passing an initial infiltration test must be cleaned using procedures in accordance with this manual or the manufacturer's procedures.

Keep all heavy equipment off existing soils under LID facilities that have been excavated to final grade to retain the infiltration rate of the soils.

Pollution Prevention Team (3.0)

Table 7 – Team Information

Title	Name(s)	Phone Number
Certified Erosion and Sediment Control Lead (CESCL)		
Resident Engineer		
Emergency Ecology Contact		
Emergency Permittee/ Owner Contact		
Non-Emergency Owner Contact		
Monitoring Personnel		
Ecology Regional Office	[Insert Regional Office]	[Insert General Number]

Monitoring and Sampling Requirements (4.0)

Monitoring includes visual inspection, sampling for water quality parameters of concern, and documentation of the inspection and sampling findings in a site log book. A site log book will be maintained for all on-site construction activities and will include:

- A record of the implementation of the SWPPP and other permit requirements
- Site inspections
- Stormwater sampling data

File a blank form under Appendix D.

The site log book must be maintained on-site within reasonable access to the site and be made available upon request to Ecology or the local jurisdiction.

Numeric effluent limits may be required for certain discharges to 303(d) listed waterbodies. See CSWGP Special Condition S8 and Section 5 of this template.

Complete the following paragraph for sites that discharge to impaired waterbodies for fine sediment, turbidity, phosphorus, or pH:

The receiving waterbody, insert waterbody name, is impaired for: insert impairment. All stormwater and dewatering discharges from the site are subject to an **effluent limit** of 8.5 su for pH and/or 25 NTU for turbidity.

Site Inspection (4.1)

Site inspections will be conducted at least once every calendar week and within 24 hours following any discharge from the site. For sites that are temporarily stabilized and inactive, the required frequency is reduced to once per calendar month.

The discharge point(s) are indicated on the Site Map (see Appendix A) and in accordance with the applicable requirements of the CSWGP.

Stormwater Quality Sampling (4.2)

Turbidity Sampling (4.2.1)

Requirements include calibrated turbidity meter or transparency tube to sample site discharges for compliance with the CSWGP. Sampling will be conducted at all discharge points at least once per calendar week.

Method for sampling turbidity:

Table 8 – Turbidity Sampling Method

	Turbidity Meter/Turbidimeter (required for disturbances 5 acres or greater in size)
X	Transparency Tube (option for disturbances less than 1 acre and up to 5 acres in size)

The benchmark for turbidity value is 25 nephelometric turbidity units (NTU) and a transparency less than 33 centimeters.

If the discharge's turbidity is 26 to 249 NTU **or** the transparency is less than 33 cm but equal to or greater than 6 cm, the following steps will be conducted:

1. Review the SWPPP for compliance with Special Condition S9. Make appropriate revisions within 7 days of the date the discharge exceeded the benchmark.
2. Immediately begin the process to fully implement and maintain appropriate source control and/or treatment BMPs as soon as possible. Address the problems within 10 days of the date the discharge exceeded the benchmark. If installation of necessary treatment BMPs is not feasible within 10 days, Ecology may approve additional time when the Permittee requests an extension within the initial 10-day response period.
3. Document BMP implementation and maintenance in the site log book.

If the turbidity exceeds 250 NTU **or** the transparency is 6 cm or less at any time, the following steps will be conducted:

1. Telephone or submit an electronic report to the applicable Ecology Region's Environmental Report Tracking System (ERTS) within 24 hours. https://www.ecology.wa.gov/About-us/Get-involved/Report-an-environmental-issue
    - Central Region (Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima): (509) 575-2490
    - Eastern Region (Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman): (509) 329-3400
    - Northwest Region (King, Kitsap, Island, San Juan, Skagit, Snohomish, Whatcom): (425) 649-7000
    - Southwest Region (Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, Wahkiakum,): (360) 407-6300
2. Immediately begin the process to fully implement and maintain appropriate source control and/or treatment BMPs as soon as possible. Address the problems within 10 days of the date the discharge exceeded the benchmark. If installation of necessary treatment BMPs is not feasible within 10 days, Ecology may approve additional time when the Permittee requests an extension within the initial 10-day response period
3. Document BMP implementation and maintenance in the site log book.
4. Continue to sample discharges daily until one of the following is true:
    - Turbidity is 25 NTU (or lower).
    - Transparency is 33 cm (or greater).
    - Compliance with the water quality limit for turbidity is achieved.
        - 1 - 5 NTU over background turbidity, if background is less than 50 NTU
        - 1% - 10% over background turbidity, if background is 50 NTU or greater
    - The discharge stops or is eliminated.

pH Sampling (4.2.2)

pH monitoring is required for “Significant concrete work” (i.e. greater than 1000 cubic yards poured concrete or recycled concrete over the life of the project).The use of engineered soils (soil amendments including but not limited to Portland cement-treated base [CTB], cement kiln dust [CKD] or fly ash) also requires pH monitoring.

For significant concrete work, pH sampling will start the first day concrete is poured and continue until it is cured, typically three (3) weeks after the last pour.

For engineered soils and recycled concrete, pH sampling begins when engineered soils or recycled concrete are first exposed to precipitation and continues until the area is fully stabilized.

If the measured pH is 8.5 or greater, the following measures will be taken:

1. Prevent high pH water from entering storm sewer systems or surface water.
2. Adjust or neutralize the high pH water to the range of 6.5 to 8.5 su using appropriate technology such as carbon dioxide (CO_2) sparging (liquid or dry ice).
3. Written approval will be obtained from Ecology prior to the use of chemical treatment other than CO_2 sparging or dry ice.

Method for sampling pH:

Table 8 – pH Sampling Method

	pH meter
	pH test kit
	Wide range pH indicator paper

Discharges to 303(d) or Total Maximum Daily Load (TMDL) Waterbodies (5.0)

303(d) Listed Waterbodies (5.1)

Is the receiving water 303(d) (Category 5) listed for turbidity, fine sediment, phosphorus, or pH?

Yes No

List the impairment(s):

[Insert text here]

The receiving waterbody, insert waterbody name, is impaired for: insert impairment. All stormwater and dewatering discharges from the site are subject to an **effluent limit** of 8.5 su for pH and/or 25 NTU for turbidity.

List and describe BMPs:

[Insert text here]

TMDL Waterbodies (5.2)

Waste Load Allocation for CWSGP discharges:

[Insert text here]

List and describe BMPs:

[Insert text here]

Discharges to TMDL receiving waterbodies will meet in-stream water quality criteria at the point of discharge.

The Construction Stormwater General Permit Proposed New Discharge to an Impaired Water Body form is included in Appendix F.

Reporting and Record Keeping (6.0)

Record Keeping (6.1)

Site Log Book (6.1.1)

A site log book will be maintained for all on-site construction activities and will include:

- A record of the implementation of the SWPPP and other permit requirements
- Site inspections
- Sample logs

Records Retention (6.1.2)

Records will be retained during the life of the project and for a minimum of three (3) years following the termination of permit coverage in accordance with Special Condition S5.C of the CSWGP.

Permit documentation to be retained on-site:

- CSWGP
- Permit Coverage Letter
- SWPPP
- Site Log Book

Permit documentation will be provided within 14 days of receipt of a written request from Ecology. A copy of the SWPPP or access to the SWPPP will be provided to the public when requested in writing in accordance with Special Condition S5.G.2.b of the CSWGP.

Updating the SWPPP (6.1.3)

The SWPPP will be modified if:

- Found ineffective in eliminating or significantly minimizing pollutants in stormwater discharges from the site.
- There is a change in design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to waters of the State.

The SWPPP will be modified within seven (7) days if inspection(s) or investigation(s) determine additional or modified BMPs are necessary for compliance. An updated timeline for BMP implementation will be prepared.

Reporting (6.2)

Discharge Monitoring Reports (6.2.1)

Cumulative soil disturbance is less than one (1) acre; therefore, Discharge Monitoring Reports (DMRs) will not be submitted to Ecology because water quality sampling is not being conducted at the site.

Cumulative soil disturbance is one (1) acre or larger; therefore, Discharge Monitoring Reports (DMRs) will be submitted to Ecology monthly. If there was no discharge during a given monitoring period the DMR will be submitted as required, reporting "No Discharge". The DMR due date is fifteen (15) days following the end of each calendar month.

DMRs will be reported online through Ecology's WQWebDMR System.

https://www.ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Water-quality-permits-guidance/WQWebPortal-guidance

Notification of Noncompliance (6.2.2)

If any of the terms and conditions of the permit is not met, and the resulting noncompliance may cause a threat to human health or the environment, the following actions will be taken:

1. Ecology will be notified within 24-hours of the failure to comply by calling the applicable Regional office ERTS phone number (Regional office numbers listed below).
2. Immediate action will be taken to prevent the discharge/pollution or otherwise stop or correct the noncompliance. If applicable, sampling and analysis of any noncompliance will be repeated immediately and the results submitted to Ecology within five (5) days of becoming aware of the violation.
3. A detailed written report describing the noncompliance will be submitted to Ecology within five (5) days, unless requested earlier by Ecology.

Anytime turbidity sampling indicates turbidity is 250 NTUs or greater, or water transparency is 6 cm or less, the Ecology Regional office will be notified by phone within 24 hours of analysis as required by Special Condition S5.A of the CSWGP.

- Central Region at (509) 575-2490 for Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, or Yakima County

- Eastern Region at (509) 329-3400 for Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, or Whitman County
- Northwest Region at (425) 649-7000 for Island, King, Kitsap, San Juan, Skagit, Snohomish, or Whatcom County
- Southwest Region at (360) 407-6300 for Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, or Wahkiakum

Include the following information:

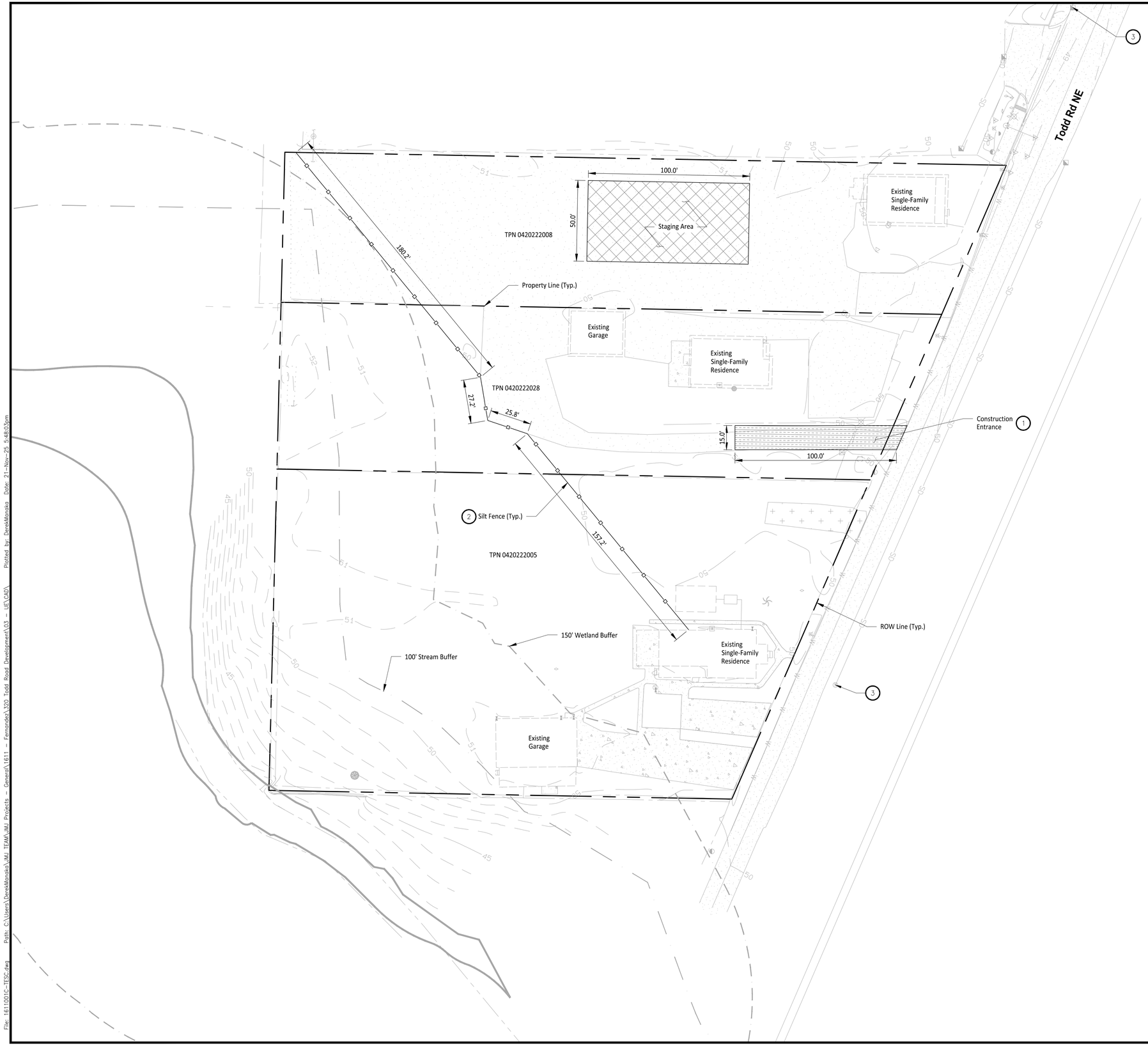
1. Your name and / Phone number
2. Permit number
3. City / County of project
4. Sample results
5. Date / Time of call
6. Date / Time of sample
7. Project name

In accordance with Special Condition S4.D.5.b of the CSWGP, the Ecology Regional office will be notified if chemical treatment other than CO_2 sparging is planned for adjustment of high pH water.

Appendix/Glossary

A. Site Map
B. BMP Detail
C. Correspondence
D. Site Inspection Form
E. Construction Stormwater General Permit (CSWGP)
F. 303(d) List Waterbodies / TMDL Waterbodies Information
G. Contaminated Site Information
H. Engineering Calculations

Appendix A: Site Map



LEGEND

- Construction Entrance
- Staging Area
- Silt Fence
- Property Line

GENERAL NOTES

1. Contractor to install TESC measures as necessary to ensure stormwater leaving the site is free of settleable solids.
2. Roads shall be cleaned thoroughly as needed to protect stormwater infrastructure and downstream water resources. Sediment shall be removed from roads by shoveling or pickup sweeping and be transported to a controlled sediment disposal area.
3. Install storm drain inlet protection in all existing catch basins within the project vicinity per WSDOT Std Plan I-40.20-00.
4. Install straw bale barries, wattles, and other necessary TESC measures as necessary.
5. Exposed soils shall be watered as necessary to prevent dust from leaving the site.
6. Concrete handling and equipment washing shall be in accordance with DOE BMP C151.
7. Maintain construction entrance and install construction fence as necessary. Construction entrance and fencing to be adjusted during phases of construction.
8. Keep all heavy equipment off existing soils under LID facilities that have beer excavated to final grade to retain the infiltration rate of the soils.
9. Control erosion and avoid introducing sediment from surrounding land uses onto permeable pavements. Do not allow muddy construction equipment on the base material or pavement. Do not allow sediment-laden runoff onto permeable pavements or base materials.

(#) TESC NOTES

1. Convert existing gravel driveway to temporary construction entrance per City of Puyallup Std. Detail 05.01.01 on Sheet C2-201.
2. Install silt fence along downhill portion of site per City of Puyallup Std. Deta 02.03.02 on Sheet C2-201.
3. Install Inlet Protection per WSDOT Std. Plan I-40.20-00.

0 10 20 FEET
1" = 20'

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:

E.J. Fernandez
PO BOX 309
Sumner, WA 98390

Consultant Type:

Engineer:

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

Project:

Todd Rd Sewer Extension

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER

11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

TESC Plan

PROJ. NO:	1611-001
DATE:	November 24, 2025
DRAWN BY:	DM
DESIGN BY:	JJ

SHEET NUMBER:

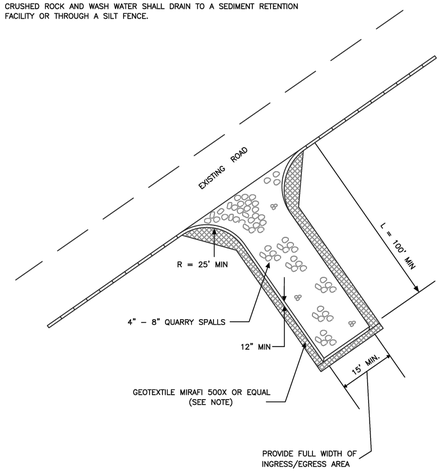
C2-101

DWG.

_____ OF _____

NOTE:

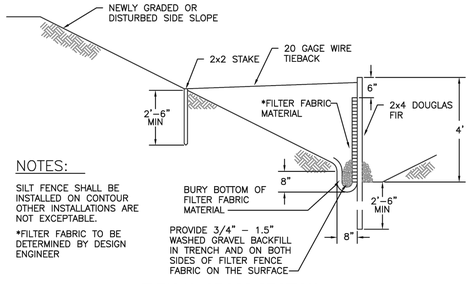
1. GEOTEXTILE MIRAFI 500 X OR APPROVED EQUAL SHALL BE PLACED UNDER THE ENTIRETY OF THE TEMPORARY ENTRANCE.
2. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
3. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE'S WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

TEMPORARY CONSTRUCTION ENTRANCE

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
DM DEWEN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME	DATE APPROVED	DATE REVISED	SCALE	
P:\DWG\COMMON\STDS\CITY\200905_GR2505.01\05.01.01	07/01/2009	XX/XX/XX	1:40	05.01.01

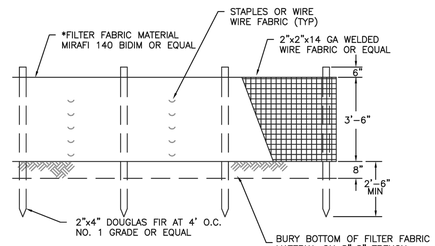


NOTES:

SILT FENCE SHALL BE INSTALLED ON CONTOUR OTHER INSTALLATIONS ARE NOT EXCEPTABLE.

*FILTER FABRIC TO BE DETERMINED BY DESIGN ENGINEER

TYPICAL CROSS SECTION



ELEVATION

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

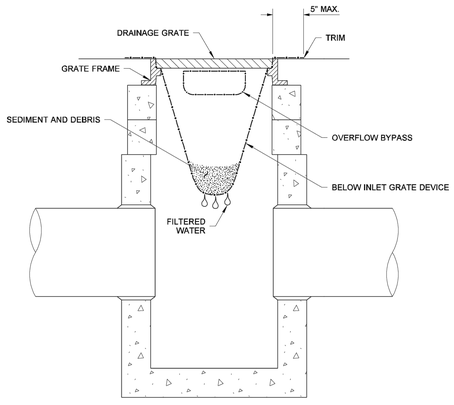
SILTATION FENCE

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LANSING	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME	DATE APPROVED	DATE REVISED	SCALE	
P:\DWG\COMMON\STDS\CITY\200905_SD02.03.02	09/01/1992	06/01/2003	NTS	02.03.02

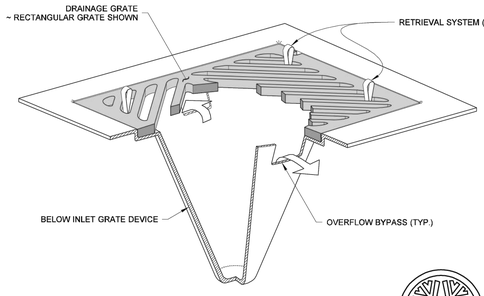
DRAWN BY: LISA CYFORD

NOTES

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



SECTION VIEW
NOT TO SCALE



ISOMETRIC VIEW

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK W. MAURER
CERTIFICATE NO. 000598

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC OUTLIGATE. THE ORIGINAL, SIGNED BY THE ENGINEER AND APPROVED FOR PUBLICATION, IS KEPT ON FILE AT THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. A COPY MAY BE OBTAINED UPON REQUEST.

STORM DRAIN INLET PROTECTION

STANDARD PLAN I-40.20-00

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Pasco Bakotich III — STATE DESIGN ENGINEER — *09-20-07* — DATE

Washington State Department of Transportation

Owner/Developer:

E.J. Fernandez
PO BOX 309
Sumner, WA 98390

Consultant Type:

Engineer:

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

Project:

Todd Rd Sewer Extension

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REGISTERED
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11/24/25

REV	DATE	DESCRIPTION
1	01-10-26	REVISED PER CITY COMMENTS 1

SHEET TITLE:

TESC Details

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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PROJ.NO:	1611-001
DATE:	November 24, 2025
DRAWN BY:	DM
DESIGN BY:	JJ

SHEET NUMBER:

C2-201

DWG. _____ OF _____

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

Appendix B: BMP Detail

Appendix C: correspondence

Appendix D: Site Inspection Form

Appendix E: Construction Stormwater General Permit (CSWGP)

Appendix F: 303(d) List Waterbodies / TMDL Waterbodies Information

Clarks Creek TMDL: 719 DOD (kg/day)

Appendix G: Contaminated Site Information

Appendix H: Engineering Calculations