

# 320 TODD ROAD DEVELOPMENT

## CIVIL CONSTRUCTION PERMIT

### APPLICANT

EJ FERNANDEZ  
PO BOX 309  
SUMNER, WA 98390

### ARCHITECT

MSGS ARCHITECTS  
510 CAPITOL WAY SOUTH  
OLYMPIA, WA 98501  
(360) 943-6774, EXT. 112  
CONTACT: GARNER MILLER

### 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: 320 TODD RD NE, PUYALLUP, WA 98371  
TAX PARCEL NUMBER: 0420222005  
ZONING: RM-20  
TOTAL PROJECT AREA: 1.50 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: 50.2' (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.

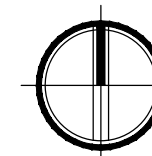
### SERVICE PROVIDERS:

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

### VICINITY MAP



320 Todd Rd NE, Puyallup, WA 98371



### SHEET INDEX

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C1-004	General Notes
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C1-301	Zone Transition Buffer Plan
C1-401	Fire Turning Movement
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C2-201	TESC Details
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L1	Buffer Planting Plan
L2	Landscape Details & Notes

Not included in submitted civil set.

### PROJECT DISTURBED AREA

Description <sup>a</sup>	Onsite	Offsite	Total
Existing Conditions			
Total Project Area <sup>b</sup> (ft <sup>2</sup> )	33,174-0.762 ac	7,997-0.184 ac	41,171-0.946ac
Existing hard surface (ft <sup>2</sup> )	8,174-0.188 ac	4,678-0.108 ac	12,852-0.296ac
Existing vegetation area (ft <sup>2</sup> )	25,000-0.574ac	3,319-0.076 ac	28,319-0.650ac
Proposed Conditions			
Total Project Area <sup>b</sup> (ft <sup>2</sup> )	33,174-0.762 ac	7,997-0.184 ac	41,171-0.946ac
Amount of new hard surface (ft <sup>2</sup> )	8,838-0.203 ac	3,304-0.076 ac	12,142-0.279ac
Amount of new pollution generating hard surface (PGHS) <sup>c</sup> (ft <sup>2</sup> )	8,386-0.193 ac	1,961-0.045 ac	10,347-0.238 ac
Amount of replaced hard surface (ft <sup>2</sup> )	6,193-0.142 ac	4,678-0.107 ac	10,871-0.249ac
Amount of replaced PGHS <sup>d</sup> (ft <sup>2</sup> )	3,721-0.085 ac	4,221-0.097 ac	7,942-0.182 ac
Amount of new plus replaced hard surface (ft <sup>2</sup> )	15,031-0.345ac	7,882-0.183 ac	23,013-0.528ac
Amount of new + replaced PGHS (ft <sup>2</sup> )	12,107-0.278ac	6,182-0.142 ac	18,289-0.420ac
Amount of existing hard surfaces converted to vegetation (ft <sup>2</sup> )	1,993-0.046 ac	15-0.001 ac	2,008-0.047 ac
Amount of Land Disturbed (ft <sup>2</sup> )	33,174-0.762 ac	7,997-0.184 ac	41,171-0.946ac
Vegetation to Lawn/Landscaped (acres)	0.371-16,150 sf	0-0 sf	0.371-16,150 sf
Native Vegetation to Pasture (acres)	0-0 ac	0-0 ac	0-0 ac
Existing hard surface to remain unaltered (ft <sup>2</sup> )	0-0 ac	0-0 ac	0-0 ac
Existing vegetation area to remain unaltered (ft <sup>2</sup> )	0-0 ac	0-0 ac	0-0 ac

### 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.

Owner/Developer:

EJ Fernandez  
PO Box 309  
Sumner, WA 98390

Architect:

Garner Miller  
msg's Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:

**JMJTEAM**  
Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:

320 Todd Road Development

ONE INCH AT FULL SCALE.  
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit



06-02-25

REV	DATE	DESCRIPTION

SHEET TITLE

Cover Sheet

PROJ. NO: 1611-001

DATE: June 02, 2025

DRAWN BY: E. Kearney

DESIGN BY: J. Jones

SHEET NUMBER

C1-001

DWG:

1 OF 31

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

**GENERAL PLAN NOTES**

- All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the approved engineering plans, representatives from all applicable utility companies, the project owner and appropriate city staff. Contact Engineering Services at (253-841-5568) to schedule the meeting. The contractor is responsible to have their own set of approved plans at the meeting.
- After completion of all items shown on these plans and before acceptance of the project the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of sanitary sewer service.
- All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Puyallup City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards").
- A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
- Any 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.
- The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
- Any structure and/or obstruction that requires removal or relocation relating to this project shall be done so at the developer's expense.
- Locations of existing utilities are approximate. It shall be the contractor's responsibility to determine the true elevations and locations of hidden utilities. All visible items shall be the engineer's responsibility.
- The contractor shall install, replace, or relocate all signs, as shown on the plans or as affected by construction, per City Standards.
- Power, street light, cable, and telephone lines shall be in a trench located within a 10-foot utility easement adjacent to public right-of-way. Right-of-way crossings shall have a minimum horizontal separation from other utilities (sewer, water, and storm) of 5 feet.
- All construction surveying for extensions of public facilities shall be done under the direction of a Washington State licensed land surveyor or a Washington State licensed professional civil engineer.
- During construction, all public streets adjacent to this project shall be kept clean of all material deposits resulting from on-site construction, and existing structures shall be protected as directed by the City.
- Certified record drawings are required prior to project acceptance.
- A NPDES Stormwater General Permit may be required by the Department of Ecology for this project. For information contact the Department of Ecology, Southwest Region Office as (360) 407-6300.
- Any disturbance or damage to Critical Areas and associated buffers, or significant trees designated for preservation and protection shall be mitigated in accordance with a Mitigation Plan reviewed and approved by the City's Planning Division. Preparation and implementation of the Mitigation Plan shall be at the developer's expense.

**STORMWATER NOTES**

- All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the 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.
- After completion of all items shown on these plans and before acceptance of the project, the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of sanitary sewer service.
- All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Puyallup City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards").
- A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
- Any revisions made to these plans must be reviewed and approved by the developer's engineer and the 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.
- The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
- Any structure and/or obstruction which require removal or relocation relating to this project, shall be done so at the developer's expense.
- During construction, all existing and newly installed drainage structures shall be protected from sediments.
- 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.
- Manhole ring and cover shall conform to City Standard Detail 06.01.02.
- 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.
- 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.
- 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).
- Stormwater pipe shall be only PVC, concrete, ductile iron, or dual walled Polypropylene pipe.
  - The use of any other type shall be reviewed and approved by the Engineering Services Staff prior to installation.
  - 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.
  - 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.
  - Ductile iron pipe shall be Class 50, conforming to AWWA C151. Minimum cover on ductile iron pipe shall be 1.0 foot.
  - 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.
- Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 06.01.01.
- Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines.
- 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.
- 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**

- 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.
- 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.
- All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Puyallup City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards").
- A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
- Any revisions made to these plans must be reviewed and approved by the developer's engineer and the 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.
- The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
- Any structure and/or obstruction which require removal or relocation relating to this project shall be done so at the developer's expense.
- 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.
- 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).
- 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 16- 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.
- Sanitary sewer manhole frames and covers shall conform to City Standard No. 06.01.02.
- 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.
- 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.
- 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.
- 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.
- 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**


- All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the approved engineering plans, representatives from all applicable utility companies, the project owner and appropriate city staff. Contact Engineering Services at (253-841-5568) to schedule the meeting. The contractor is responsible to have their own set of approved plans at the meeting.
- After completion of all items shown on these plans and before acceptance of the project the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of sanitary sewer service.
- All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Puyallup City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards"), or as directed by Fruitland Mutual Water Company (FMWC), Valley Water (VW), or Tacoma City Water (TCW) is the purveyor.
- A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 PUVALUP  
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:		
EJ Fernandez PO Box 309 Sumner, WA 98390		
Architect:		
Garner Miller mgs Carve Architects 510 Capitol Way South Olympia, WA 98501		
Engineer:		
 Justin Jones, PE PO Box 2066 Sumner, WA 98390 (206) 596-2020		
Project: <b>320 Todd Road Development</b>		
<b>ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY</b>		
<b>Civil Construction Permit</b>		
 06-02-25		
REV	DATE	DESCRIPTION
SHEET TITLE		
<b>General Notes</b>		
PROJ. NO:	1611-001	
DATE:	June 02, 2025	
DRAWN BY:	E. Kearney	DESIGN BY: J. Jones
SHEET NUMBER		
<b>C1-002</b>		
DWG:	2 OF 31	

File: I:\611001C-CV.dwg Path: C:\Users\ErickKearney\My Documents\Projects - General\1611 - Fernandez\_320 Todd Road Development\02 - CD\DWG Plotted by: ErickKearney Date: 02-Jun-25 11:57:54am

## 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 unopened 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 chlorine 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 water 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.**

Owner/Developer:

EJ Fernandez  
PO Box 309  
Sumner, WA 98390

Architect:

Garner Miller  
mngs Curve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:



Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:

**320 Todd Road Development**

ONE INCH AT FULL SCALE.  
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit



06-02-25

REV	DATE	DESCRIPTION

SHEET TITLE:

# General Notes

PROJ. NO: **1611-001**

DATE: **June 02, 2025**

DRAWN BY: <b>E. Kearney</b>	DESIGN BY: <b>J. Jones</b>
--------------------------------	-------------------------------

SHEET NUMBER:

# C1-003



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**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.

Owner/Developer:

EJ Fernandez  
PO Box 309  
Sumner, WA 98390

Architect:

Garner Miller  
mgs Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:

  
Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:

320 Todd Road Development

ONE INCH AT FULL SCALE.  
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit



06-02-25

REV	DATE	DESCRIPTION

SHEET TITLE

General Notes

PROJ. NO: 1611-001

DATE: June 02, 2025

DRAWN BY: E. Kearney

DESIGN BY: J. Jones

SHEET NUMBER

C1-004

DWG:

4 OF 31

**APPROVED**

BY \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

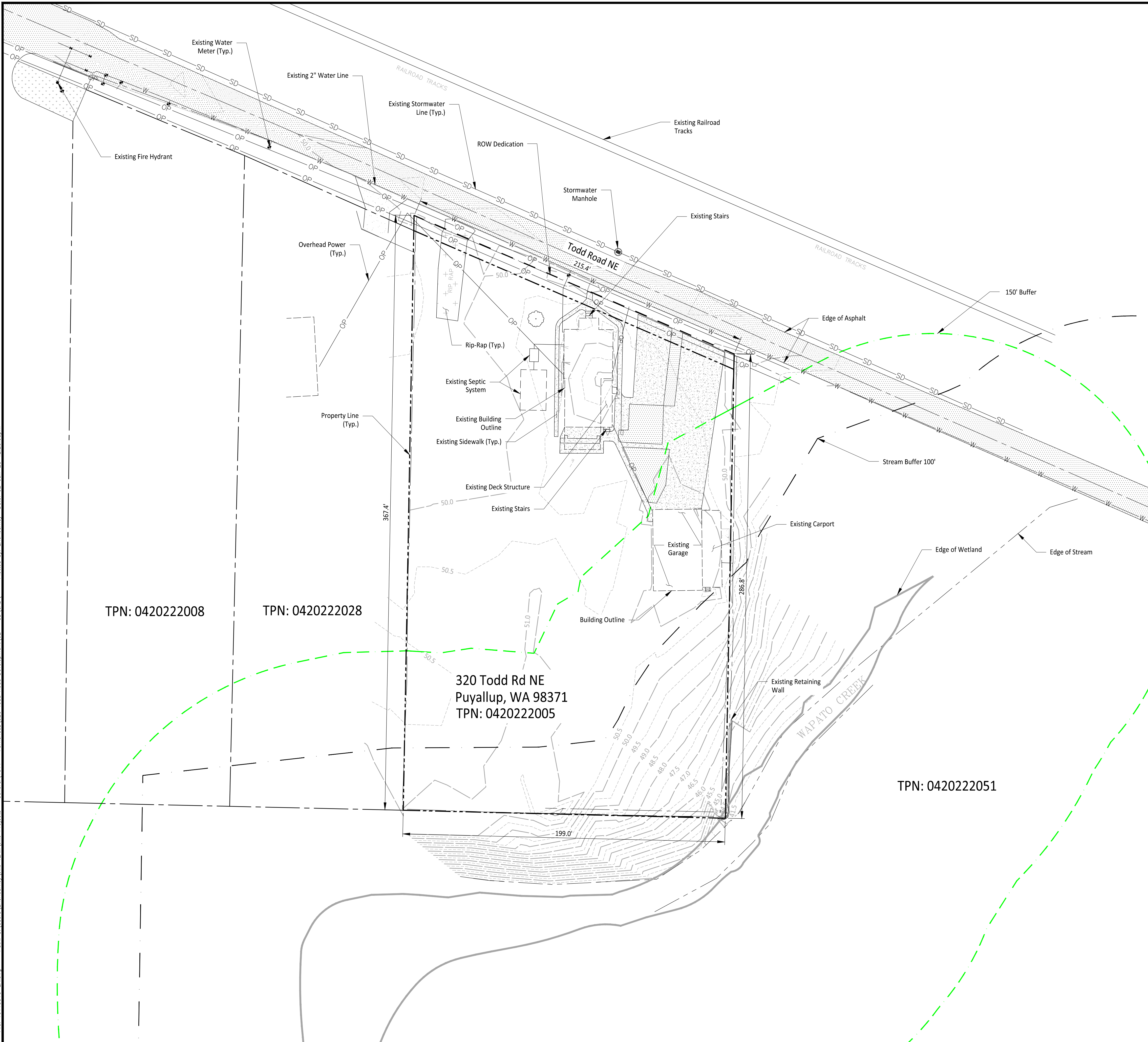
DATE \_\_\_\_\_

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**LEGEND**

- Property Line
- Stream Buffer 100'
- Edge of Wetland Buffer 150'
- Wetland Boundry
- Existing Water Line
- Existing Storm water Line
- Existing Overhead Power
- Existing Water Meter
- Existing Water Valve
- Existing Concrete
- Existing Asphalt
- Existing Rip Rap

**VERTICAL DATUM**

Base: Held Station TACO as Published on Washington State Reference Network Website ([HTTP://WSRN3.ORG/](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: 50.2' (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.

Owner/Developer:  
  
 EJ Fernandez  
 PO Box 309  
 Sumner, WA 98390

Architect:  
  
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 mgs Carve Architects  
 510 Capitol Way South  
 Olympia, WA 98501

Engineer:  
**JV TEAM**  
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 Sumner, WA 98390  
 (206) 596-2020

Project:  
**320 Todd Road Development**

ONE INCH AT FULL SCALE.  
 IF NOT, SCALE ACCORDINGLY

**Civil Construction Permit**



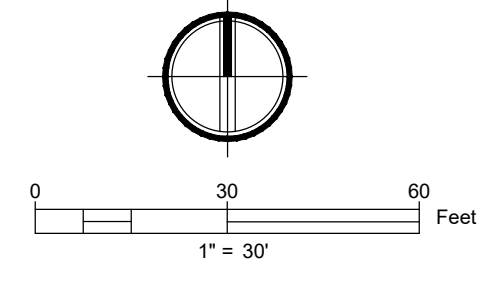
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 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

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SHEET TITLE:  
**Existing Site Plan**

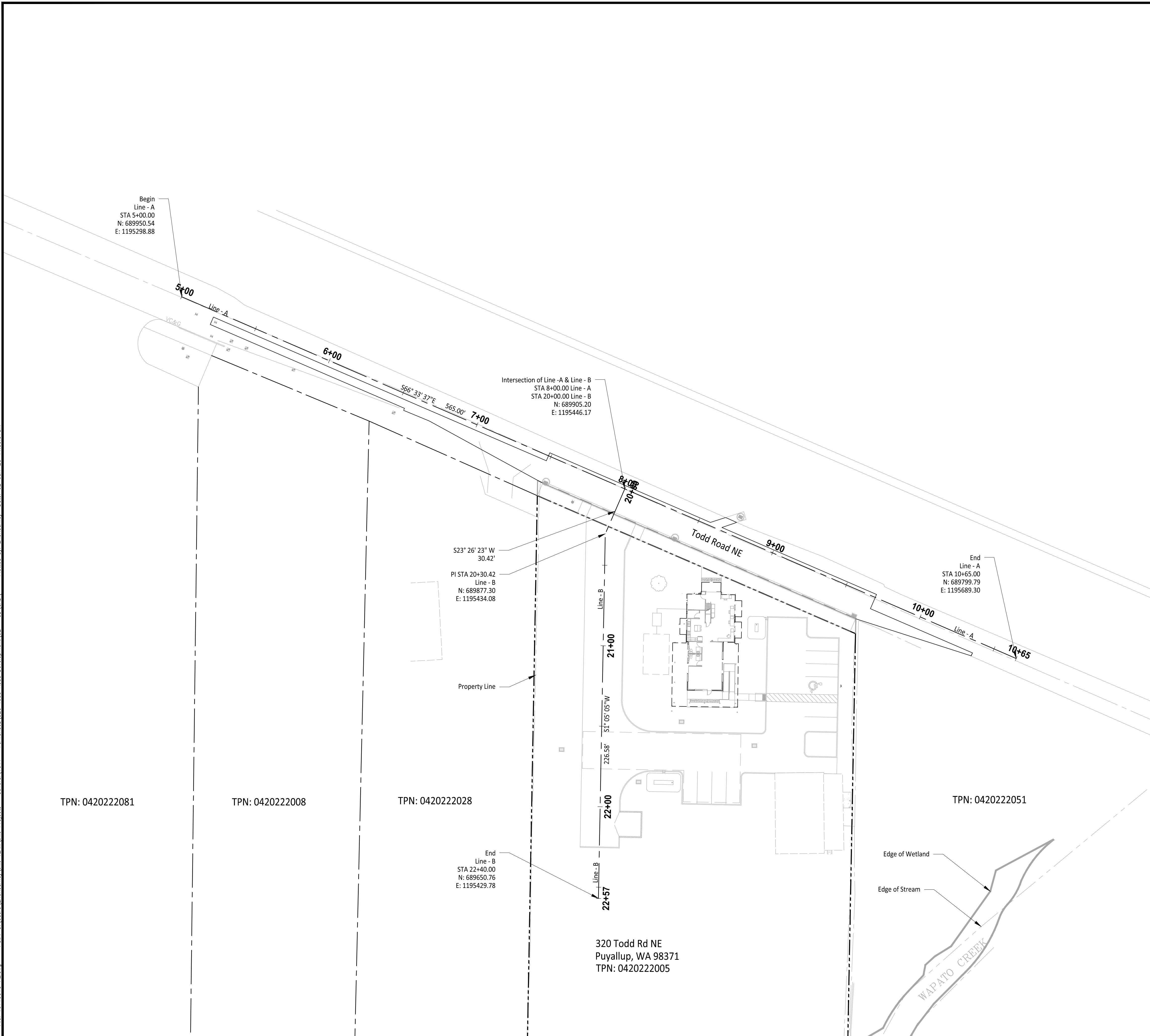
PROJ. NO: 1611-001  
 DATE: June 02, 2025  
 DRAWN BY: E. Kearney  
 DESIGN BY: J. Jones

SHEET NUMBER:  
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**HORIZONTAL DATUM**

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Owner/Developer:

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Project:

320 Todd Road Development

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06-02-25

REV	DATE	DESCRIPTION

SHEET TITLE:

**Alignment Control Plan**

PROJ. NO: 1611-001

DATE: June 02, 2025

DRAWN BY: E. Kearney

DESIGN BY: J. Jones

SHEET NUMBER:

**C1-201**

DWG:

6 OF 31

TPN: 0420222081

TPN: 0420222008

TPN: 0420222028

TPN: 0420222051

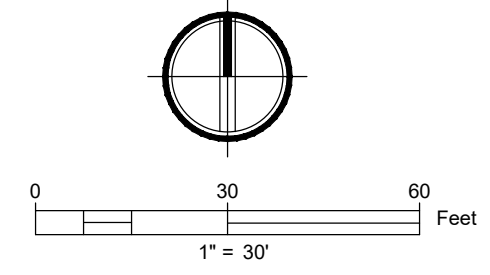
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 Puyallup, WA 98371  
 TPN: 0420222005

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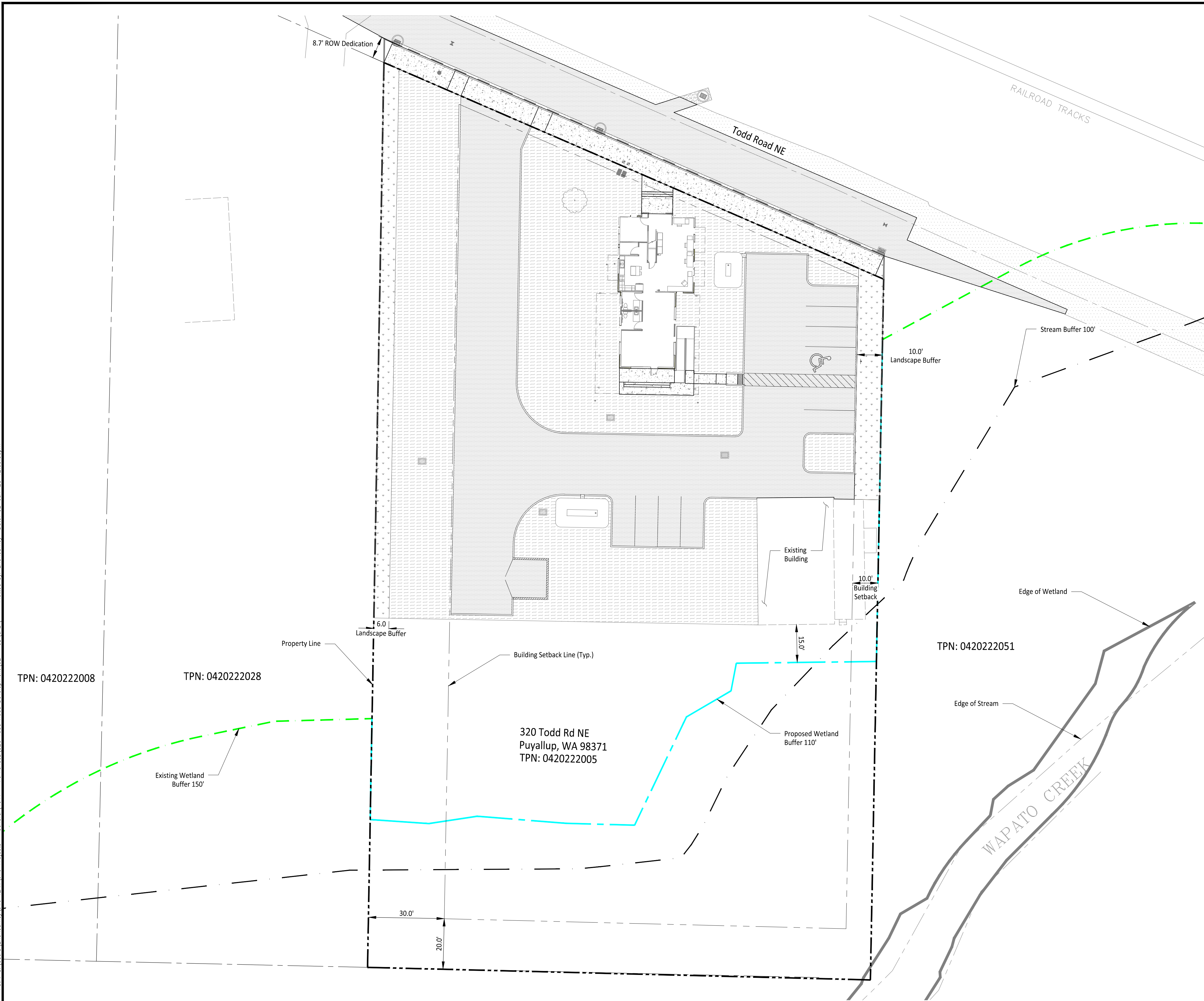


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- LEGEND**
- Landscape Buffer
  - Property Line
  - ROW Dedication Line
  - Proposed Wetland Buffer
  - Existing Wetland Buffer

Owner/Developer:  
EJ Fernandez  
PO Box 309  
Sumner, WA 98390

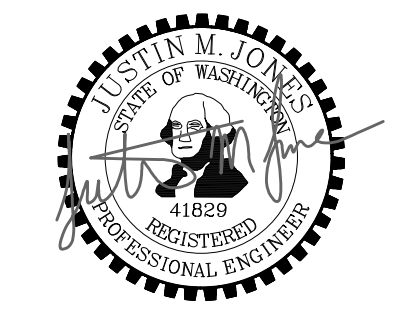
Architect:  
Garner Miller  
msgs Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:  
 Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:  
**320 Todd Road Development**

ONE INCH AT FULL SCALE.  
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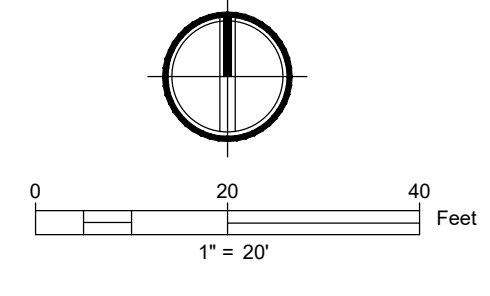
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SHEET TITLE:  
**Zone Transition Buffer Plan**

PROJ. NO: 1611-001  
DATE: June 02, 2025  
DRAWN BY: E. Kearney  
DESIGN BY: J. Jones

SHEET NUMBER:  
**C1-301**

DWG: 7 OF 31



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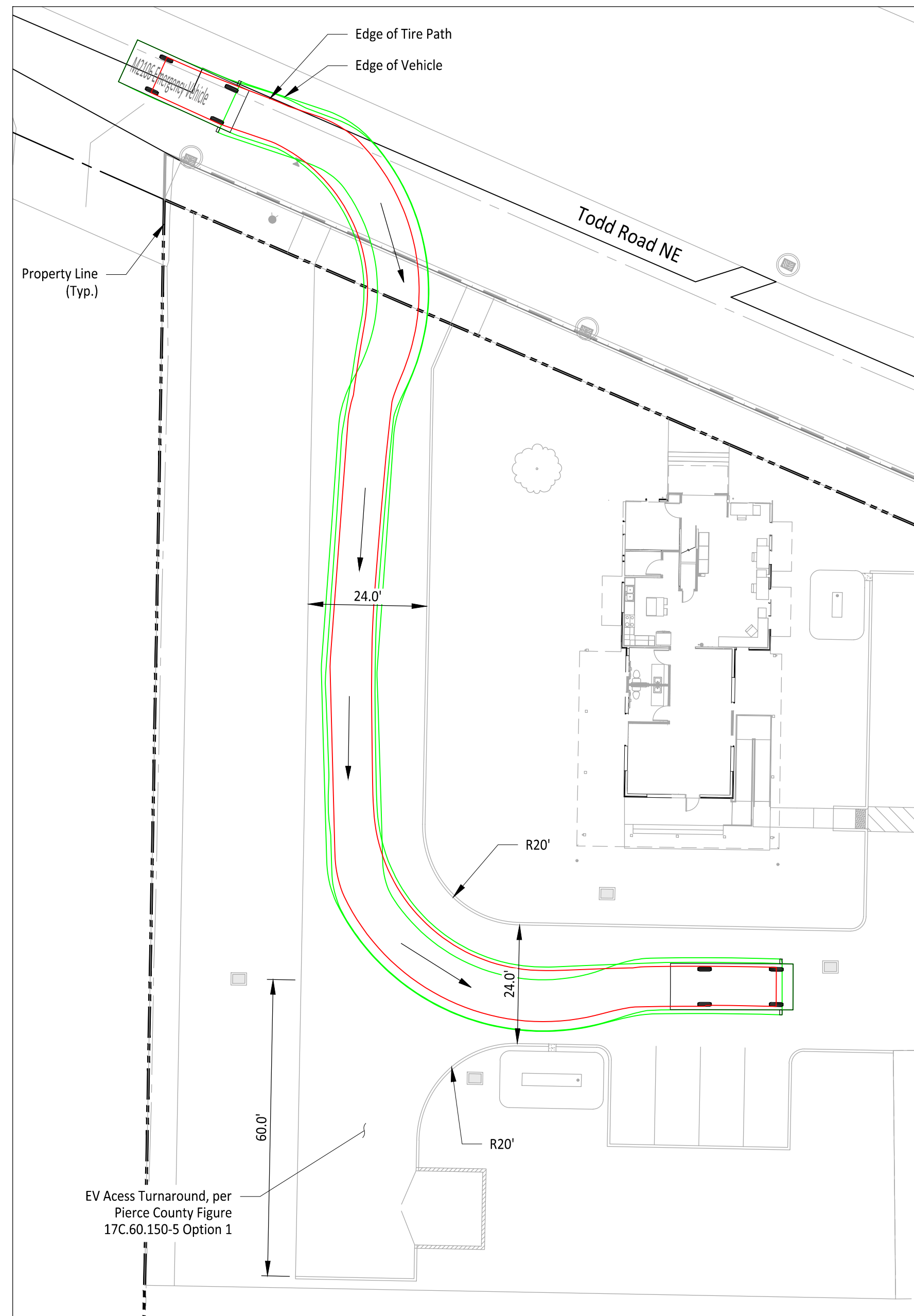
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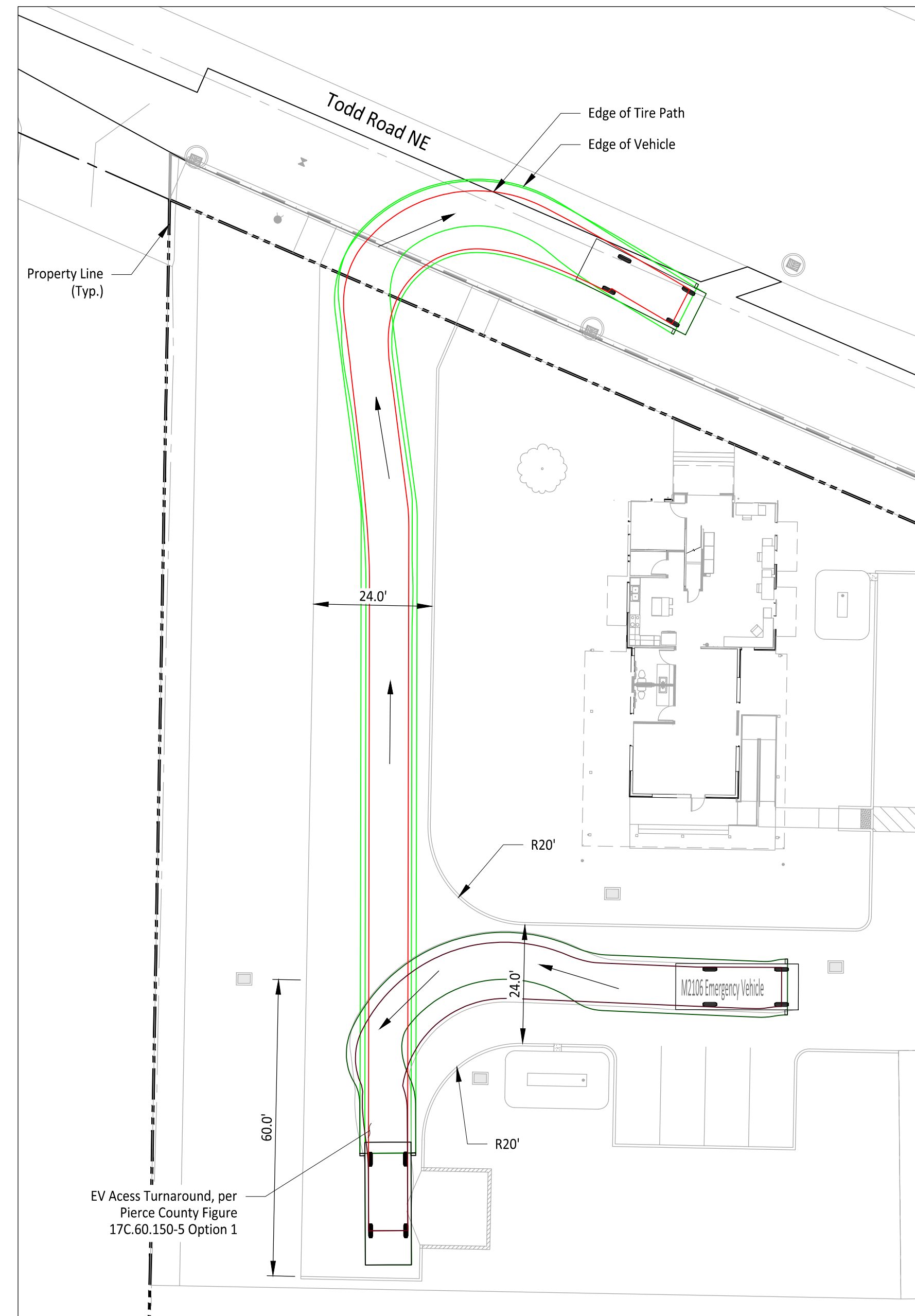
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EV - Entry



EV - Exit

**TURNING MOVEMENT NOTES:**

- Turning movements based upon M2106 Emergency Vehicle and information provided by Central Pierce Fire Department.

Owner/Developer:

EJ Fernandez  
PO Box 309  
Sumner, WA 98390

Architect:

Garner Miller  
mgs Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:

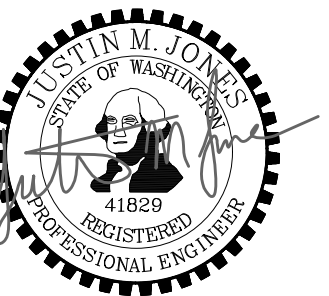
**JMTEAM**  
Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:

320 Todd Road Development

ONE INCH AT FULL SCALE.  
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit



06-02-25

**FIRE HYDRANT/FDC LOCATION/ACCESS APPROVED**

BY \_\_\_\_\_  
CITY OF PUYALLUP  
FIRE CODE OFFICIAL

DATE \_\_\_\_\_

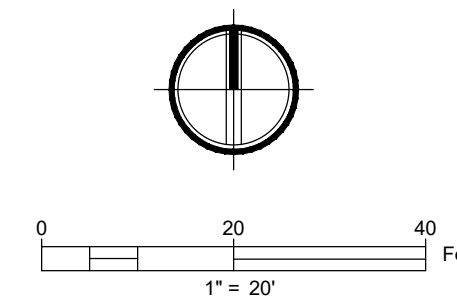
**NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE FIRE CODE OFFICIAL.**

**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.**



REV	DATE	DESCRIPTION

SHEET TITLE:

Fire Turning Movement

PROJ. NO: 1611-001

DATE: June 02, 2025

DRAWN BY: E. Kearney

DESIGN BY: J. Jones

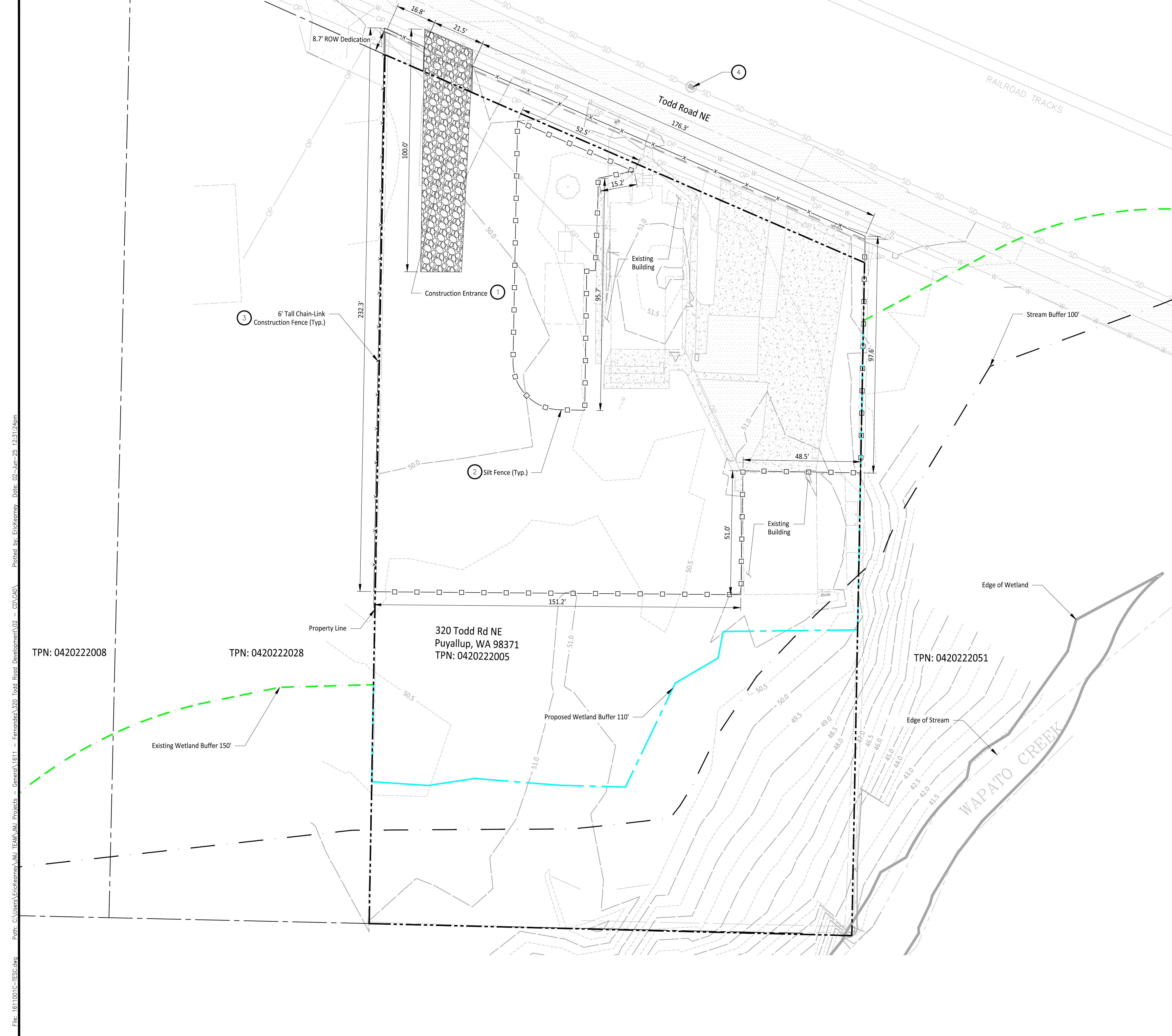
SHEET NUMBER:

C1-401

DWG: 8 OF 31

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





**LEGEND**

- Silt Fence
- x- Construction Fence
- - - Property Line
- - - ROW Line
- Construction Entrance

**CONSTRUCTION NOTES**

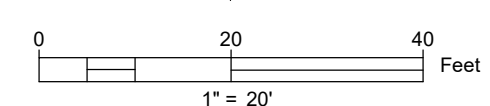
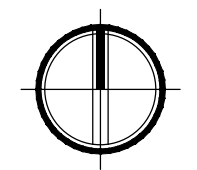
1. Maintain construction entrance per City of Puyallup Standard Detail 05.01.01 and install wheel wash as needed per Washington DOE BMP C106.
2. Install silt fence per City of Puyallup Standard Detail 02.03.02. Silt Fence to mark clearing limits in the field.
3. Install Construction Fencing per DOE BMP C103.
4. Install Inlet Protection per WSDOT Std. Plan I-40.20-00.

**GENERAL NOTES**

1. Construct Pipe trench bedding and backfill as necessary per City of Puyallup Standard Detail 06.01.01.
2. Install straw bale barriers, wattles, and other necessary TESC measures as required.
3. Exposed soils shall be watered as necessary to prevent dust from leaving the site.
4. All concrete handling and equipment washing shall be in accordance with Washington DOE BMP C151.
5. Install high visibility construction fence where silt fence is not required as shown per DOE BMP C103.
6. A CESCL shall be available on-site or on-call for the duration of construction operations.
7. From April 1 to October 31 all disturbed areas at final grade & all exposed areas that are scheduled to remain unworked for 30+ days shall be stabilized within 10 days. From November 1 to March 31 all exposed soils at final grade shall be stabilized immediately using permanent or temporary measures. Exposed soils with an area +5,000 sqft that are scheduled to remain unworked for more than 24 hrs and exposed areas of less than 5,000 sqft that will remain unworked for more than 7 days shall be stabilized immediately. All disturbed areas which are not planned to be constructed on within 90 days from time of clearing & grading shall be revegetated with the native vegetation.
8. All BMP's per City of Puyallup standards and protection CSWPPP.
9. If necessary, alternative sediment control methods shall be submitted by the contractor for review and approval prior to construction.
10. Protect Low Impact Development BMPs
  - A. Protect all Permeable Pavement and Infiltration Areas from sedimentation through installation and maintenance of erosion and sediment control BMPs on portions of the site that utilize infiltration BMPs. Leave infiltration areas high and/or place silt fence around the areas to ensure runoff will not accumulate silt within the subgrade. 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 Bioretention/rain garden soils, and replacing the removed soils with soils meeting the design specification.
  - B. Prevent compacting Permeable Pavement and Infiltration BMPs by excluding construction equipment and foot traffic. Protect completed lawn and landscaped areas from compaction due to construction equipment.
  - C. 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.
  - D. 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.
  - E. 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.

**CONSTRUCTION SEQUENCE**

1. Hold a preconstruction meeting with the City and obtain required permits.
2. Establish clearing and grading limits.
3. Construct temporary construction entrance.
4. Construct perimeter ditches, silt fences, and other erosion control devices as shown.
5. Construct protection devices for critical areas and significant trees proposed for retention.
6. Schedule an erosion control inspection with the City.
7. Clearly state at what point grading activities can begin, usually only after all drainage and erosion control measures are in place.
8. Identify erosion control measures which require regular maintenance.



**APPROVED**

BY \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

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PO Box 309  
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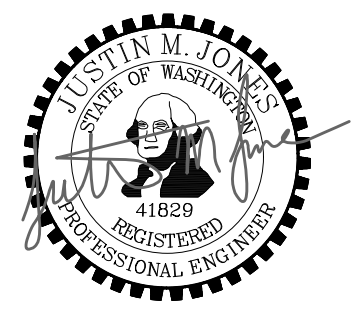
Architect:  
  
Garner Miller  
msgs Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:  
  
Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:  
**320 Todd Road Development**

ONE INCH AT FULL SCALE.  
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Civil Construction Permit



06-02-25

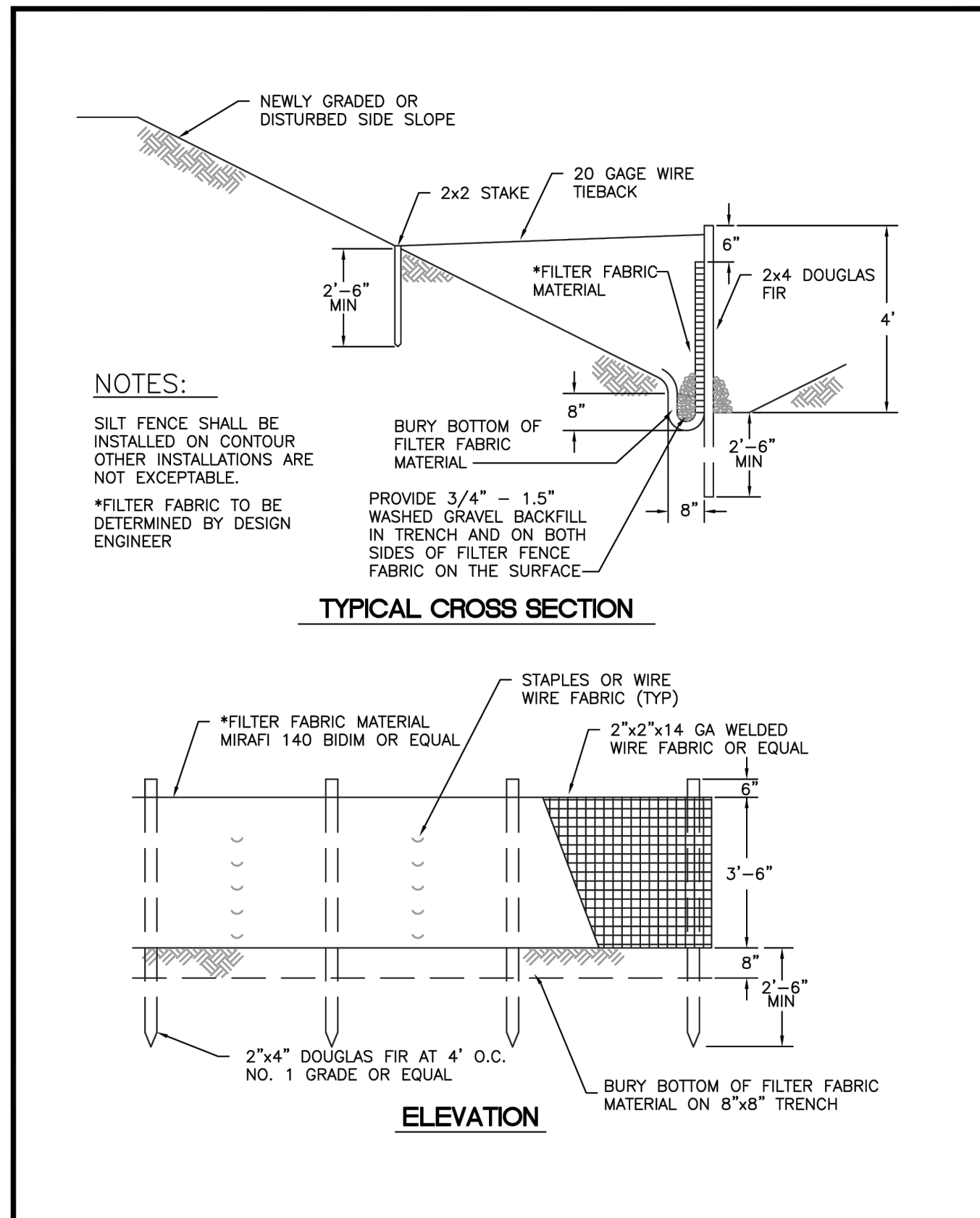
REV	DATE	DESCRIPTION

SHEET TITLE:  
  
**TESC Plan**

PROJ. NO: 1611-001  
DATE: June 02, 2025  
DRAWN BY: E. Kearney  
DESIGN BY: J. Jones

SHEET NUMBER:  
  
**C2-101**  
  
DWG: 9 OF 31

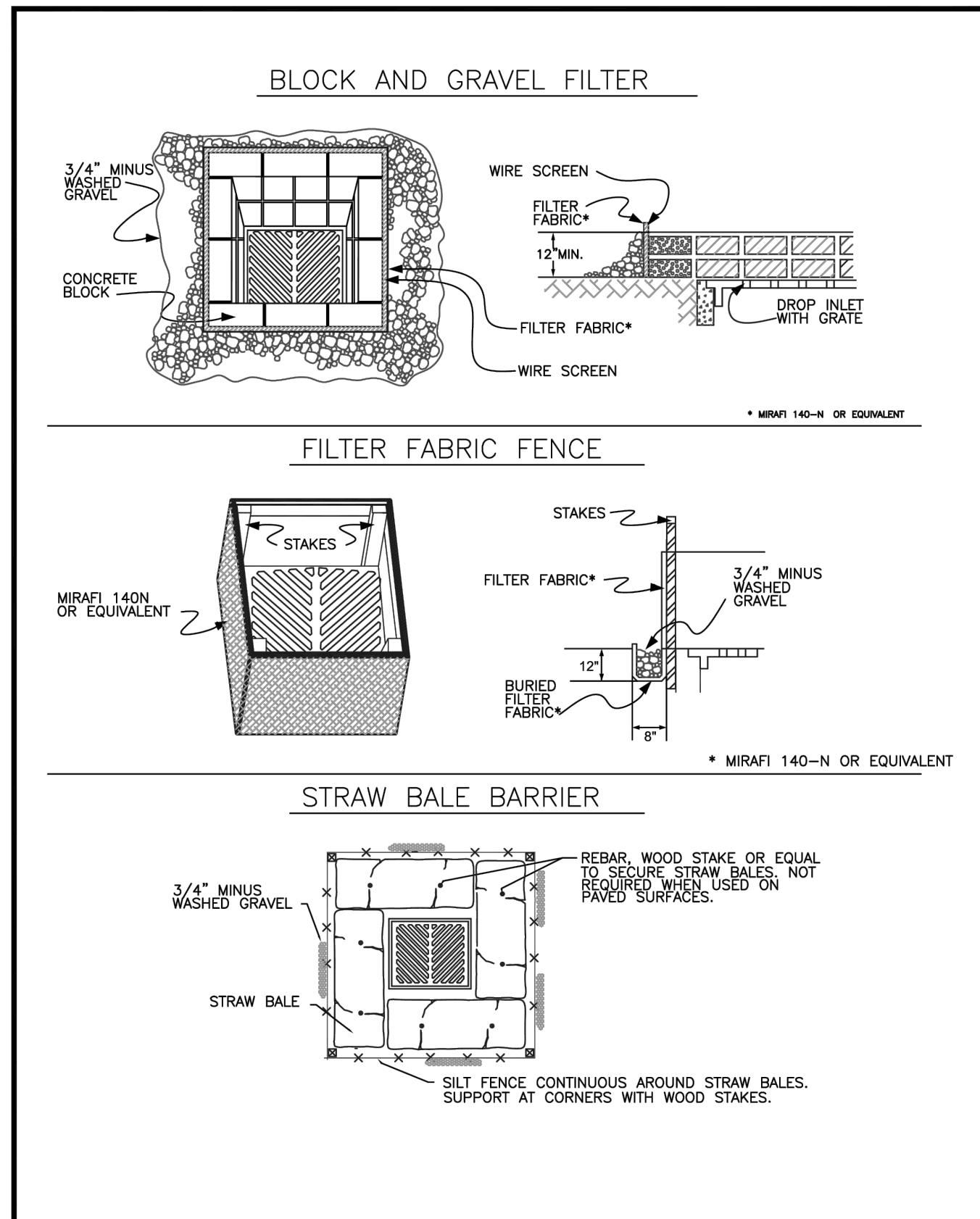
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 Plotted by: ErickKearney Date: 02-Jun-25 12:31:24pm  
 TPN: 0420222008  
 TPN: 0420222028  
 TPN: 0420222005  
 TPN: 0420222051



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

**SILTATION FENCE**

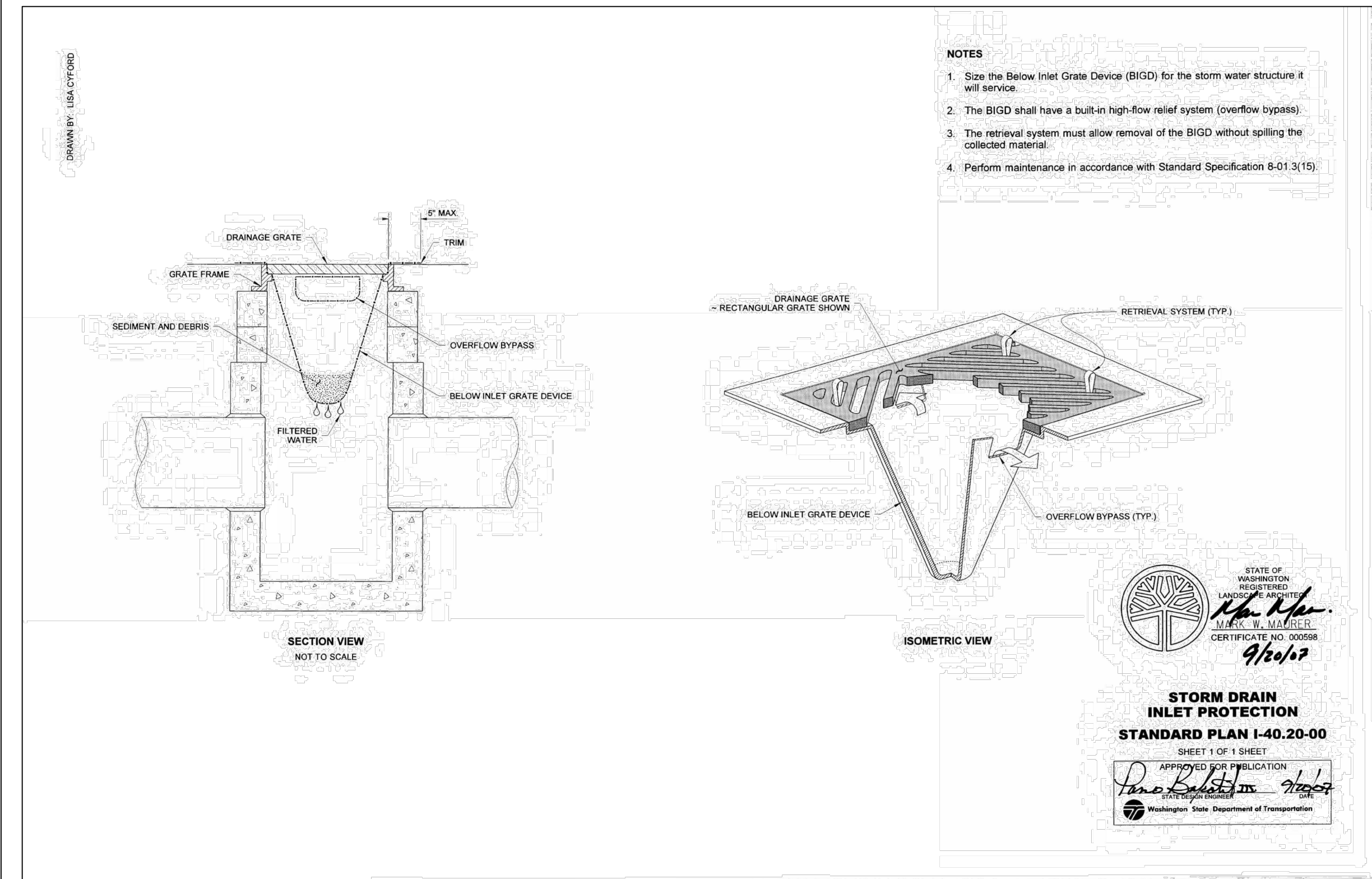
DESIGNED BY LINDA LANSING	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY XXXXXX	CITY STANDARD
FILE NAME F:\PROJECTS\COMMON\STDCITY\200402_S0402.03.02	DATE APPROVED 06/01/2004	DATE REVISION 06/01/2004	SCALE AS SHOWN	02.03.02



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

**STORM DRAIN BARRIERS**

DESIGNED BY LINDA LANSING	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY XXXXXX	CITY STANDARD
FILE NAME F:\PROJECTS\COMMON\STDCITY\200402_S0402.03.04	DATE APPROVED 06/01/2004	DATE REVISION 06/01/2004	SCALE AS SHOWN	02.03.05



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

**STORM DRAIN INLET PROTECTION**

DESIGNED BY LINDA LANSING	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY XXXXXX	CITY STANDARD
FILE NAME F:\PROJECTS\COMMON\STDCITY\200402_S0402.03.04	DATE APPROVED 06/01/2004	DATE REVISION 06/01/2004	SCALE AS SHOWN	02.03.05

**CONDITIONS WHERE PRACTICE APPLIES**

- BLOCK AND GRAVEL FILTER - APPLICABLE FOR AREAS GREATER THAN 5% SLOPE.
- FILTER FABRIC FENCE - APPLICABLE WHERE THE INLET DRAINS A RELATIVELY SMALL (ONE ACRE OR LESS) AND FLAT AREA (LESS THAN 2% SLOPE).
- STRAW BALE BARRIER - APPLICABLE WHERE INLET DRAINS A RELATIVELY FLAT DISTURBED AREA ( LESS THAN 5% SLOPE) IN WHICH SHEET FLOW (NOT EXCEEDING 0.5 FT/SEC.) OCCURS. BARRIERS OF THIS TYPE SHOULD NOT BE PLACED AROUND INLETS RECEIVING CONCENTRATED FLOWS SUCH AS THOSE ALONG MAJOR STREETS AND HIGHWAYS.

**1. BLOCK AND GRAVEL FILTER - INSTALLATION PROCEDURE**

- PLACE WIRE MESH OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF ONE FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. USE WIRE SCREEN WITH 1/2-INCH OPENINGS. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, OVERLAP THE STRIPS. PLACE FILTER FABRIC\* OVER WIRE MESH.
- PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. SO THAT THE OPEN ENDS FACE OUTWARD, NOT UPWARD. THE ENDS OF ADJACENT BLOCKS SHOULD ABUT. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING COMBINATIONS OF BLOCKS THAT ARE 4-INCH, 8-INCH AND 12-INCH WIDE. THE ROW OF BLOCKS SHOULD BE AT LEAST 12-INCHES BUT NO GREATER THAN 24-INCHES HIGH.
- PLACE WIRE SCREEN OVER THE OVERSIDE VERTICAL FACE (OPEN END) OF THE CONCRETE BLOCKS TO PREVENT STONES FROM BEING WASHED THROUGH THE BLOCKS. USE WIRE SCREEN WITH 1/2-INCH OPENINGS.
- PILE STONES AGAINST THE WIRE MESH TO THE TOP OF THE BLOCKS. USE 3/4" MINUS WASHED GRAVEL.

**2. FILTER FABRIC FENCE - INSTALLATION PROCEDURE**

- PLACE 2-INCH BY 2-INCH WOODEN STAKES AROUND THE PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART AND DRIVE THEM AT LEAST 8-INCHES INTO THE GROUND. THE STAKES MUST BE AT LEAST 3 FEET LONG.
- EXCAVATE A TRENCH APPROXIMATELY 8-INCHES WIDE AND 12-INCHES DEEP AROUND THE OUTSIDE PERIMETER OF THE STAKES.
- STAPLE THE FILTER FABRIC\* TO THE WOODEN STAKES SO THAT 32-INCHES OF THE FABRIC EXTENDS AND CAN BE FORMED INTO THE TRENCH, AND USE HEAVY-DUTY WIRE STAPLES AT LEAST 1/2-INCHES LONG.
- BACKFILL THE TRENCH WITH 3/4-INCH MINUS WASHED GRAVEL ALL THE WAY AROUND.

**3. STRAW BALE BARRIER - INSTALLATION PROCEDURE**

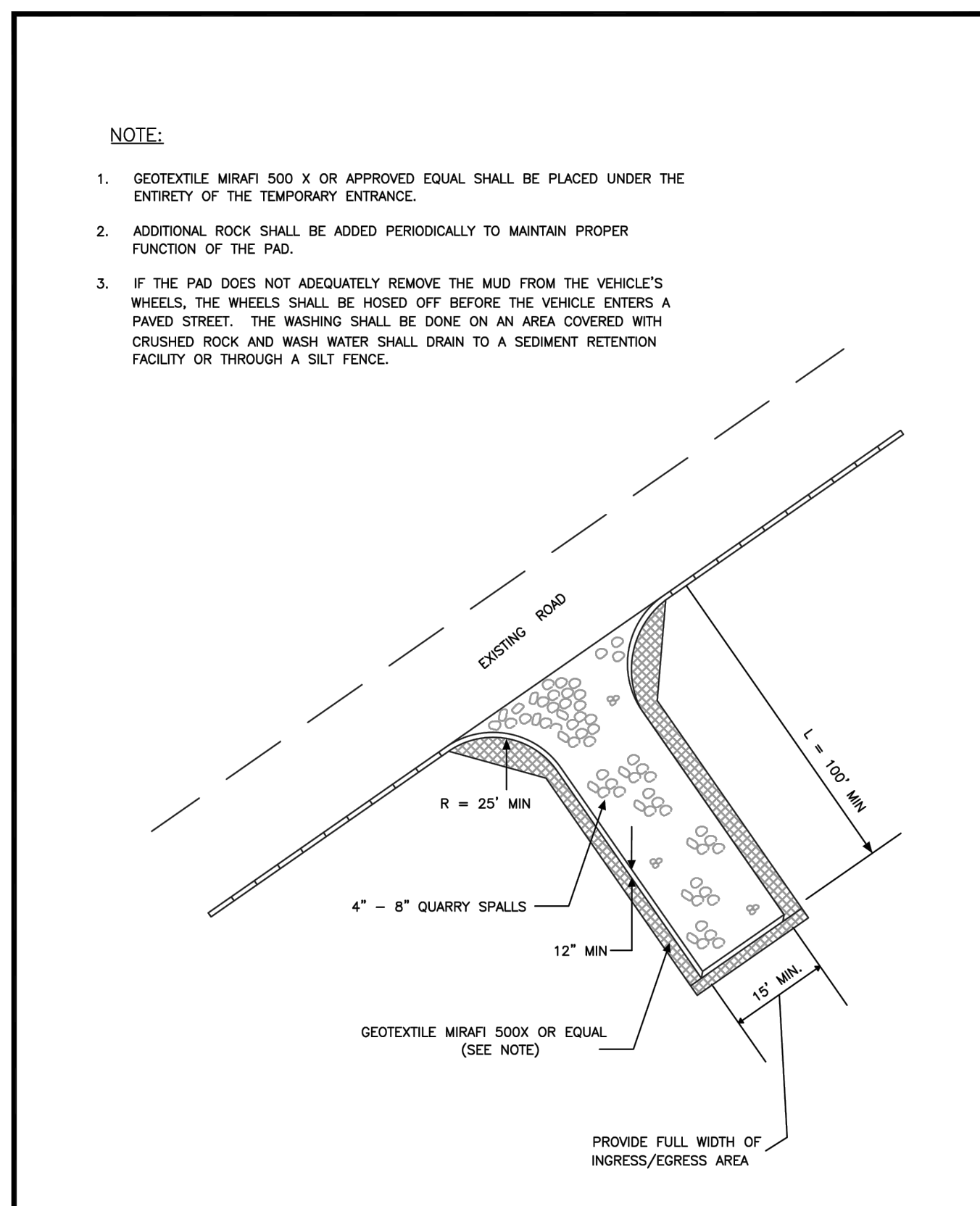
- EXCAVATE A 4-INCH DEEP TRENCH AROUND THE INLET. MAKE THE TRENCH AS WIDE AS A STRAW BALE.
- ORIENT STRAW BALES WITH THE BINDINGS AROUND THE SIDES OF THE BALES RATHER THAN OVER AND UNDER THE BALES.
- PLACE BALES LENGTHWISE AROUND THE INLET AND PRESS THE ENDS OF ADJACENT BALES SECURELY IN PLACE.
- DRIVE TWO 2-INCH BY 2-INCH STAKES THROUGH EACH BALE TO ANCHOR THE BALE SECURELY IN PLACE.
- BACKFILL THE EXCAVATED SOIL AND COMPACT IT AGAINST THE BALE.
- WEDGE LOOSE STRAW BETWEEN BALES TO PREVENT WATER FROM FLOWING BETWEEN BALES.

\* MIRAFI 140-N OR EQUIVALENT

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

**STORM DRAIN BARRIERS NOTES**

DESIGNED BY LINDA LANSING	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY XXXXXX	CITY STANDARD
FILE NAME F:\PROJECTS\COMMON\STDCITY\200402_S0402.03.06	DATE APPROVED 06/01/2004	DATE REVISION 06/01/2004	SCALE AS SHOWN	02.03.06



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

**TEMPORARY CONSTRUCTION ENTRANCE**

DESIGNED BY LINDA LANSING	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY XXXXXX	CITY STANDARD
FILE NAME F:\PROJECTS\COMMON\STDCITY\200402_S0402.03.05.01	DATE APPROVED 07/01/2004	DATE REVISION 07/01/2004	SCALE AS SHOWN	05.01.01

- 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.
- 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 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 PERMITEE.
- THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITEE 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.
- 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.
- 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 PERMITEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
- 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.
- 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.

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

**GRADING, EROSION, AND SEDIMENTATION CONTROL NOTES**

DESIGNED BY LINDA LANSING	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY LINDA LIAN	CITY STANDARD
FILE NAME F:\PROJECTS\COMMON\STDCITY\200402_S0402.03.05.01	DATE APPROVED 07/01/2004	DATE REVISION 11/18/2014	SCALE AS SHOWN	05.02.01

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

Owner/Developer:  
 EJ Fernandez  
 PO Box 309  
 Sumner, WA 98390

Architect:  
 Garner Miller  
 mgs Carve Architects  
 510 Capitol Way South  
 Olympia, WA 98501

Engineer:  
 JUSTEAM  
 Justin Jones, PE  
 PO Box 2066  
 Sumner, WA 98390  
 (206) 596-2020

Project:  
 320 Todd Road Development

ONE INCH AT FULL SCALE.  
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Civil Construction Permit

**APPROVED**

BY  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE

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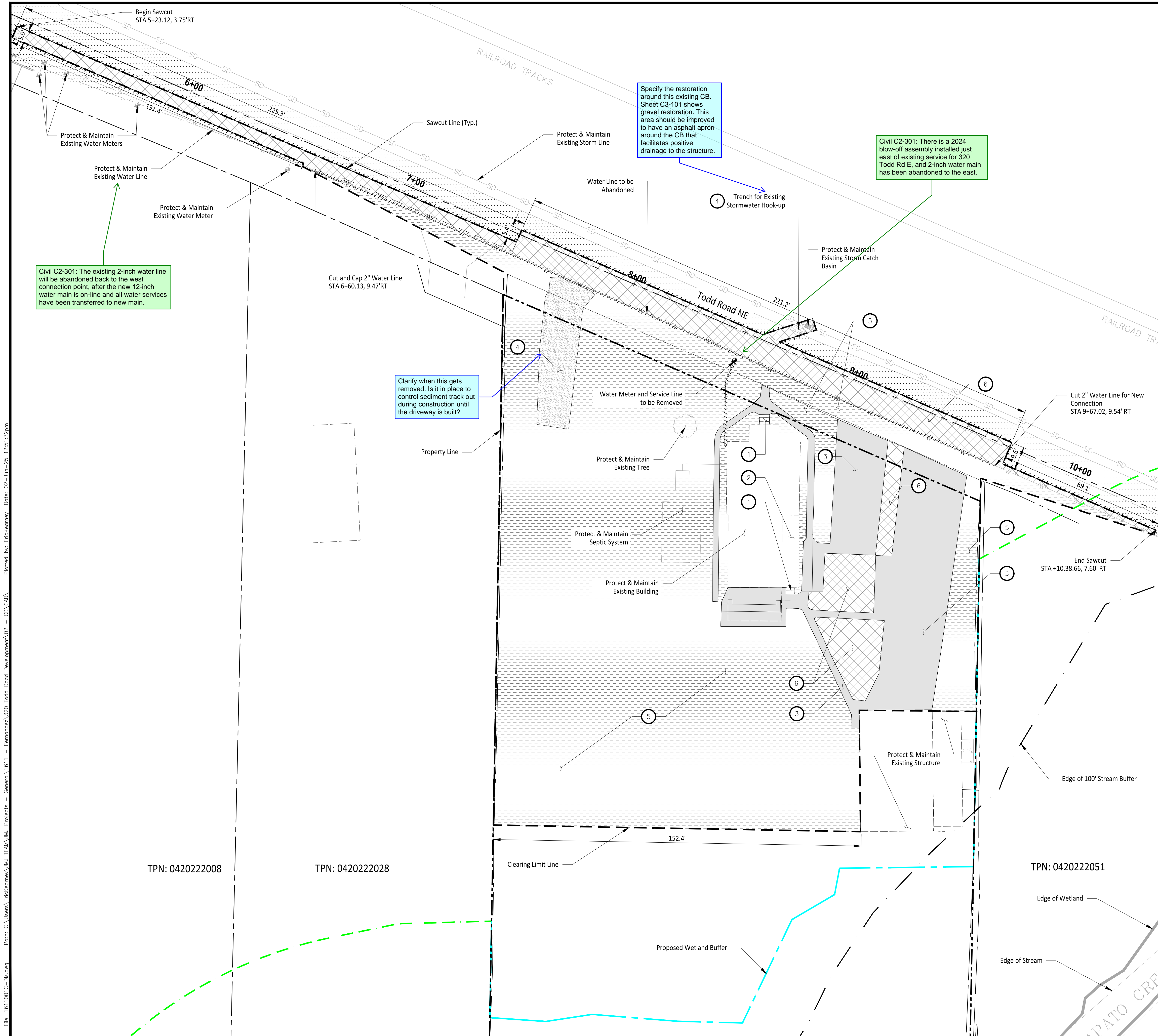
**TESC Details**

PROJ. NO.	1611-001
DATE	June 02, 2025
DRAWN BY:	E. Kearney
DESIGN BY:	J. Jones

SHEET NUMBER  
 10 OF 31

**C2-201**

Path: C:\Users\ErickKearney\JM\_TEAM\JM Projects - General\1611 - Fernandez\_320 Todd Road Development\02 - CD\CAO  
 Date: 02-Jun-25 12:15:08PM  
 Plotted by: ErickKearney



**LEGEND**

- Property Line
- Sawcut Line
- Water Line to be Abandoned/ Remove as noted
- Clearing Limit Line
- Existing Water Line
- Existing Storm Line
- Existing Concrete to be Removed
- Existing Gravel to be Removed
- Existing Grass to be Removed
- Existing Asphalt to be Removed

**GENERAL NOTES**

1. Contractor to excavate organic material from the site and dispose of at a legal off-site disposal site.

**DEMOLITION NOTES**

1. Remove Existing Stairs
2. Remove Existing Deck Structure
3. Remove Existing Concrete
4. Remove Existing Gravel
5. Remove Existing Grass
6. Remove Existing Asphalt

**DEMO QUANTITY**

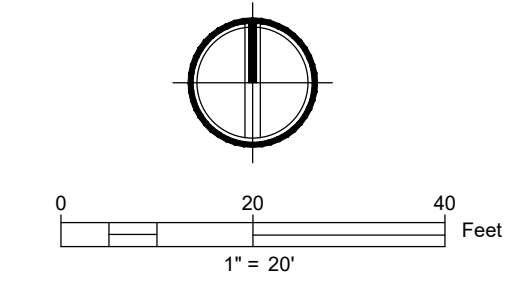
On-Site	
Existing Concrete Areas to be Removed:	5,262 SF
Existing Grass Areas to be Removed:	25,613 SF
Existing Asphalt Areas to be Removed:	1,498 SF
Existing Gravel Area to be Removed:	801 SF
<b>Total Disturbed Area:</b>	<b>33,174 SF</b>
Off-Site	
Existing Asphalt Areas to be Removed:	4,072 SF
Existing Grass Areas to be Removed:	3,150 SF
Existing Gravel Area to be Removed:	318 SF
Existing Concrete Area to be Removed:	457 SF
<b>Total Disturbed Area:</b>	<b>7,997 SF</b>

**APPROVED**

BY: \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

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

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Project:  
**320 Todd Road Development**

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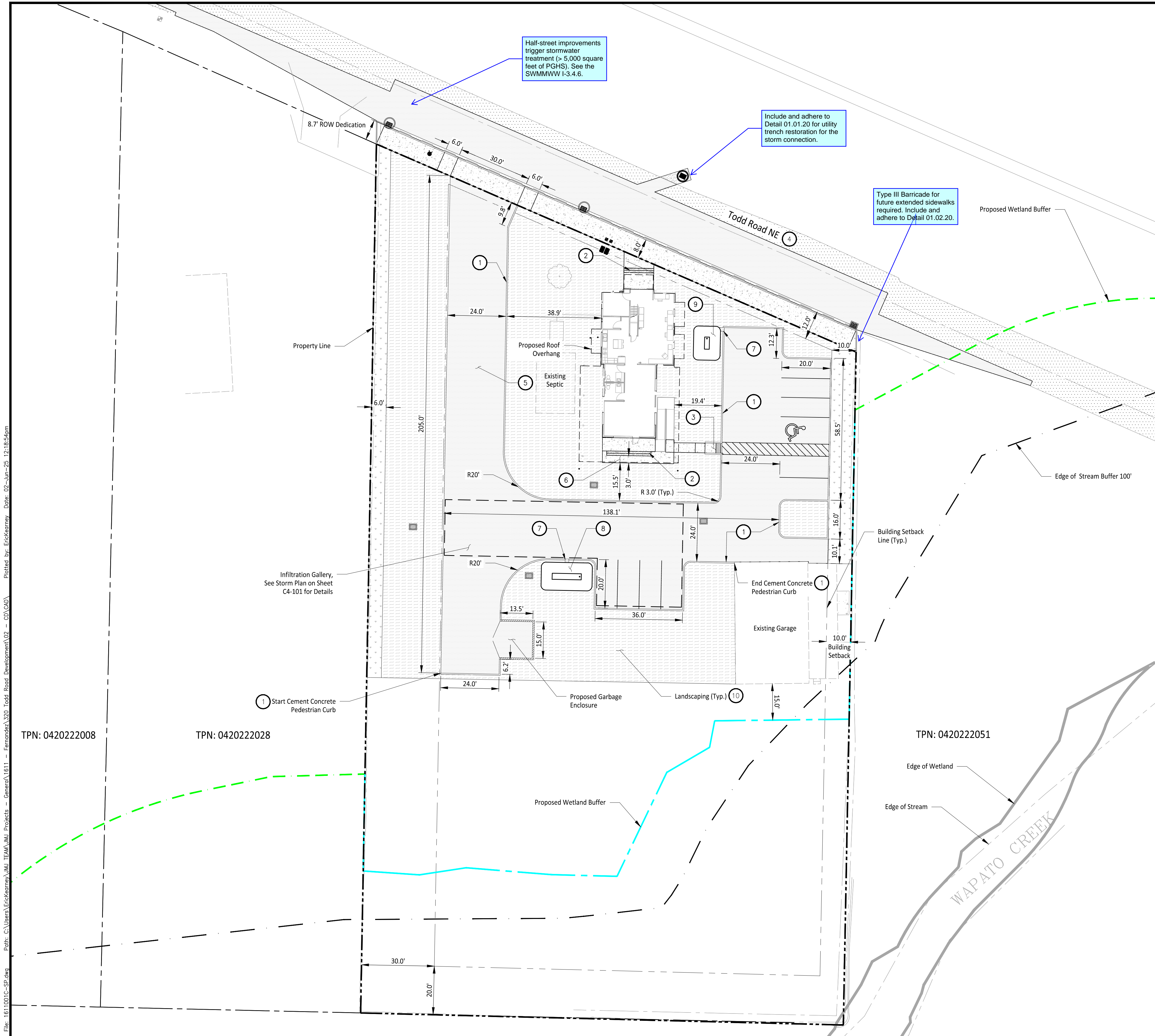
SHEET TITLE:  
**Demolition Plan**

PROJ. NO: 1611-001  
DATE: June 02, 2025  
DRAWN BY: E. Kearney  
DESIGN BY: J. Jones

SHEET NUMBER:  
**C2-301**  
DWG: 11 OF 31

File: I611001C-DM.dwg  
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 Plotted by: EricKearney Date: 02-Jun-25 12:51:32pm

File: I:\161101C-SP.dwg Path: C:\Users\ErickKearney\My Documents\Projects - General\1611 - Fernandez\320 Todd Road Development\02 - CD\CA01 Plotted by: ErickKearney Date: 02-Jun-25 12:18:54pm



Half-street improvements trigger stormwater treatment (> 5,000 square feet of P-04S). See the SWMMWW I-3.4.6.

Include and adhere to Detail 01.01.20 for utility trench restoration for the storm connection.

Type III Barricade for future extended sidewalks required. Include and adhere to Detail 01.02.20.

**LEGEND**

- Property Line
- ROW Dedication
- Proposed Concrete
- Proposed Asphalt
- Proposed Gravel
- Proposed Landscaping
- Proposed Landscape Buffer

**CONSTRUCTION NOTES**

1. Install Cement Concrete Pedestrian Curb per WSDOT Std. Plan F-10.12-04 on Sheet C3-201.
2. Install Concrete Stairs per Architectural Plans.
3. Install Perpendicular Curb ramp per Detail D and WSDOT Std. Plan F-40.15-04 on Sheet C3-202.
4. For Frontage Improvements, See Sheets C7-101.
5. Install Asphalt Pavement per Detail A on Sheet C3-201.
6. Install Concrete Sidewalk per Detail B on Sheet C3-201.
7. Install Pedestrian Curb Cut and Gravel Channel per Detail C on Sheet C3-201.
8. Install Bioretention Cell A with Underdrain per Detail A on Sheet C4-201.
9. Install Bioretention Cell B with Underdrain per Detail B on Sheet C4-201.
10. Amend all disturbed soil per City of Puyallup Standard Detail 01.02.08a on Sheet C3-201.

**GENERAL NOTES**

- Total Gross Floor Area = 3,060 SF
- Land Use: Non Medical, Clinical, or Dental Professional and Business Office
- (1) Parking Space for each 300 SF of Gross Floor Area
- 3,060 SF / (200 SF/Parking Space) = 10 Stalls
- Compact Parking Stalls: (10 Stalls) \* (0.3) = 3 Stalls
- Total Parking Count:
  - Standard = 6
  - Compact = 3
  - ADA Van = 1

Owner/Developer:

EJ Fernandez  
PO Box 309  
Sumner, WA 98390

Architect:

Garner Miller  
msg's Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:



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Project:

**320 Todd Road Development**

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06-02-25

REV	DATE	DESCRIPTION

SHEET TITLE

**Proposed Site Plan**

PROJ. NO: 1611-001

DATE: June 02, 2025

DRAWN BY: E. Kearney DESIGN BY: J. Jones

SHEET NUMBER

**C3-101**

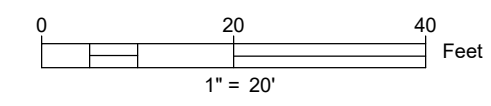
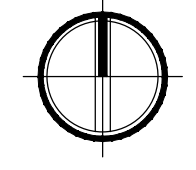
DWG: 12 OF 31

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BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

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

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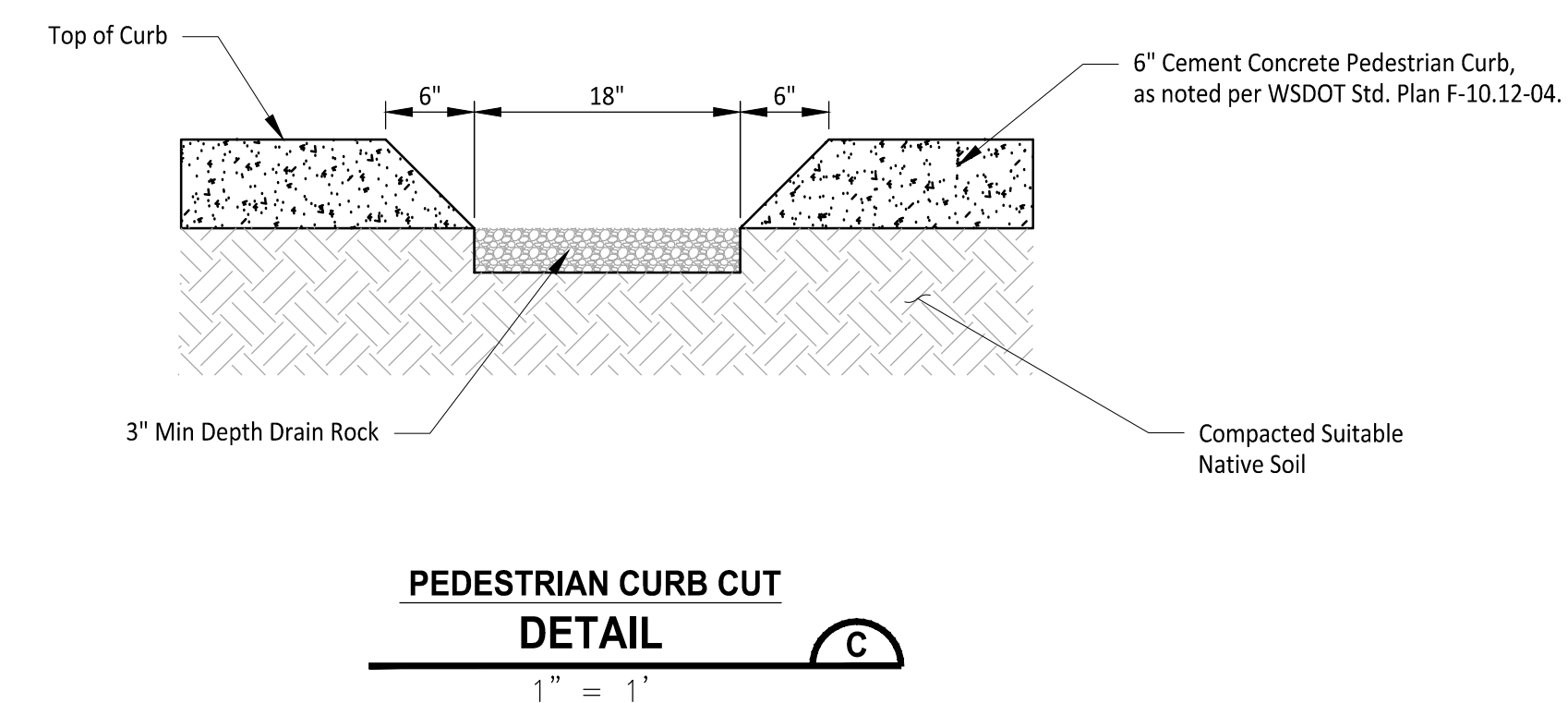
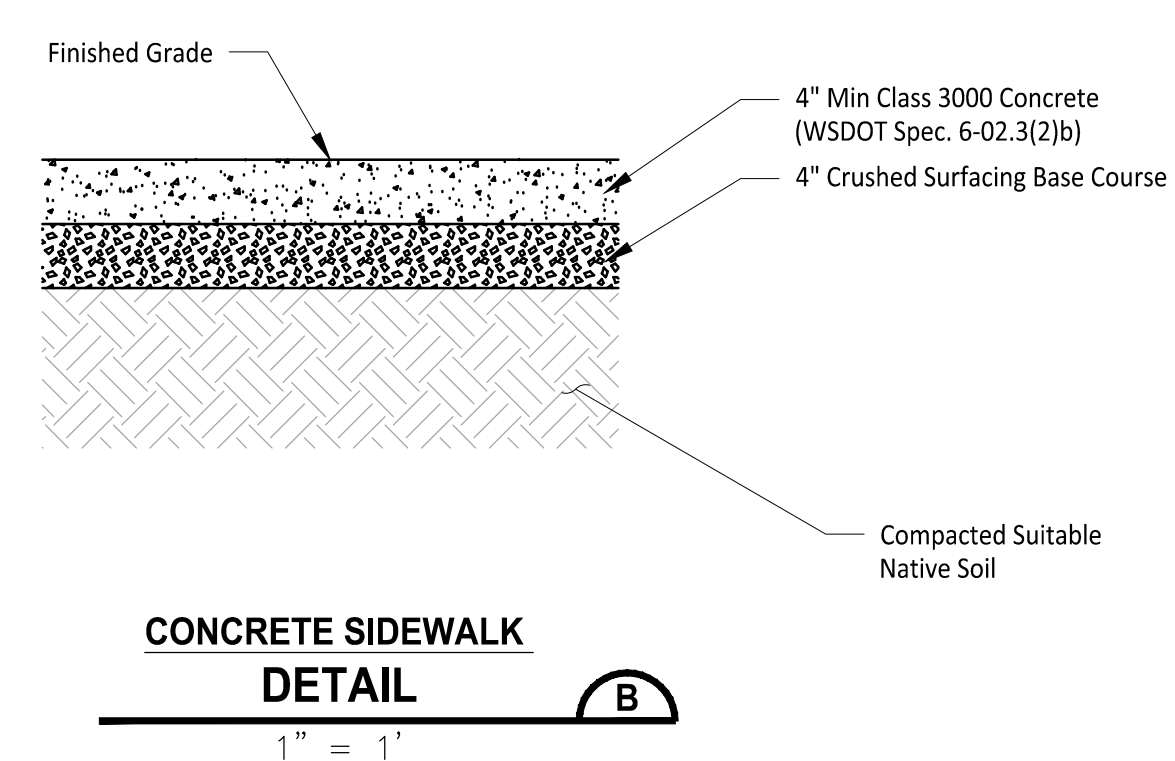
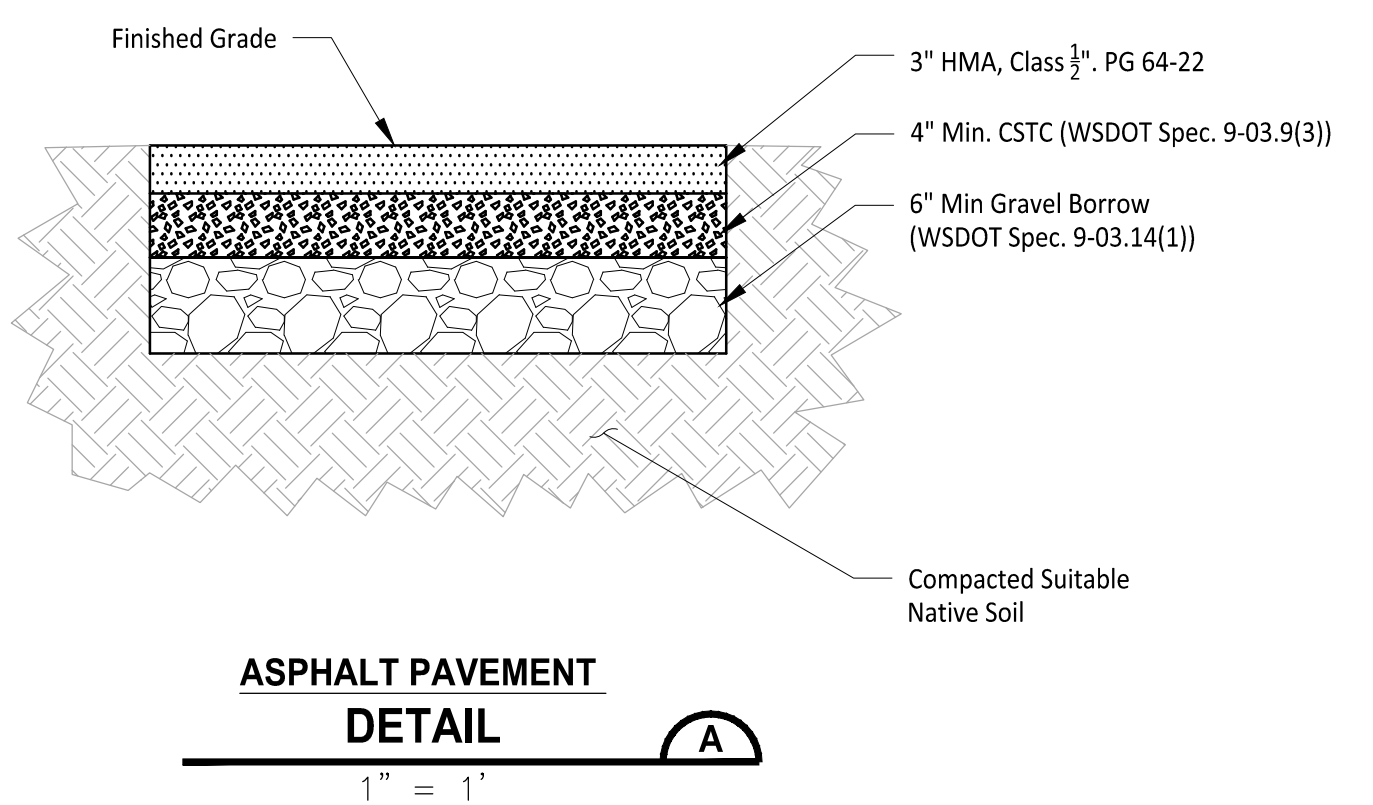
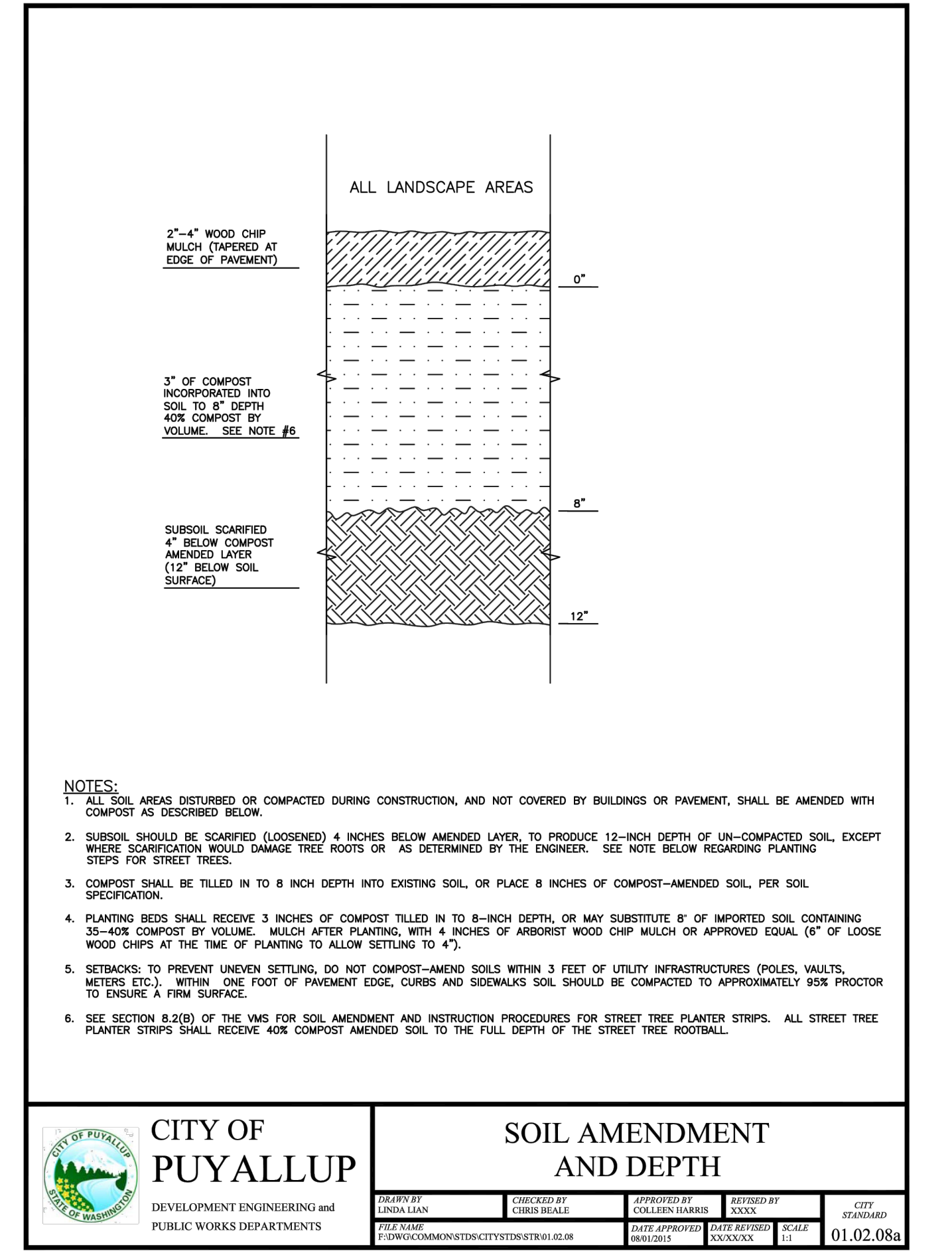
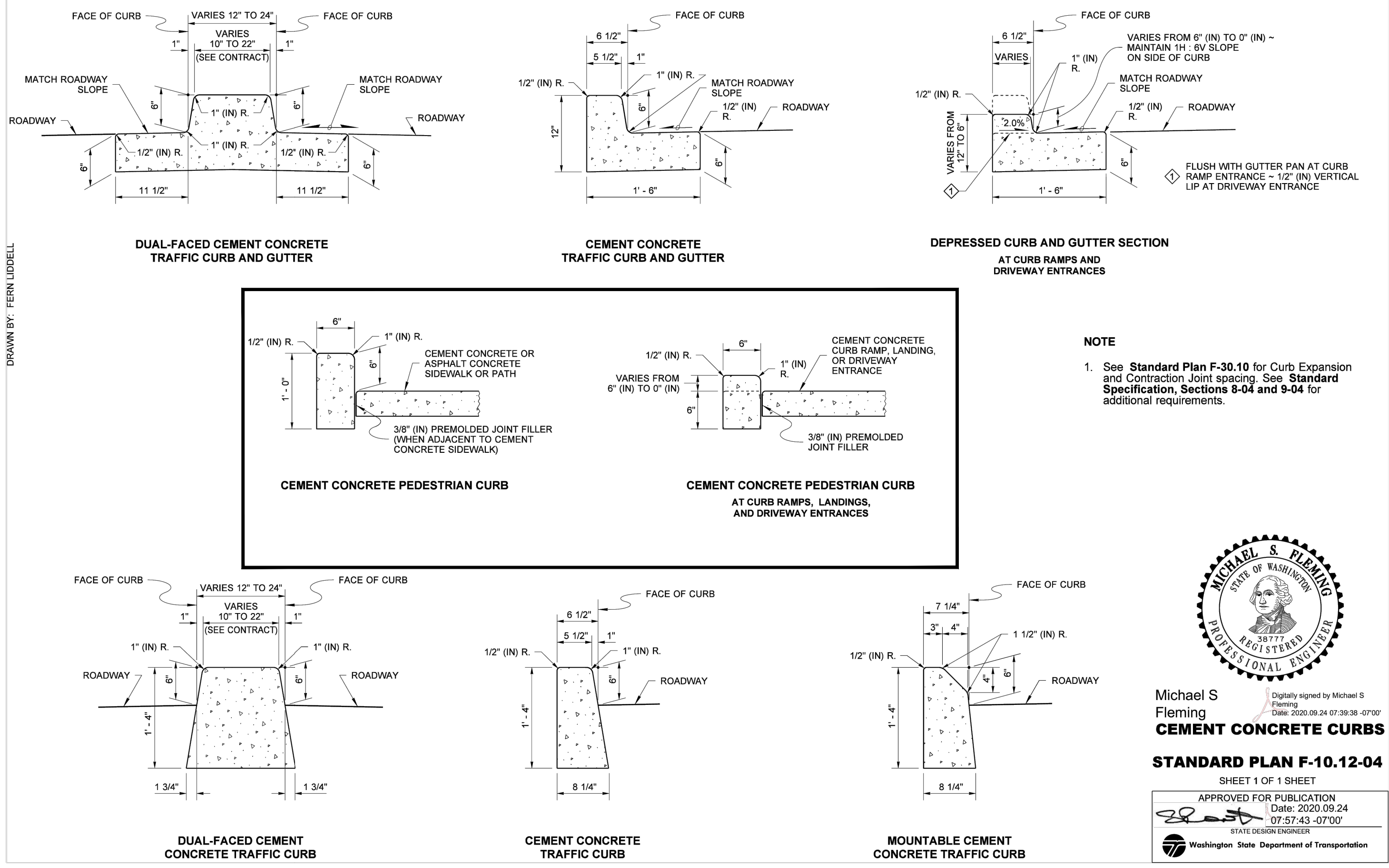
1-800-424-5555  
UTILITIES UNDERGROUND LOCATION CENTER

TPN: 0420222008

TPN: 0420222028

TPN: 0420222051

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 File: 1611001C-HS-D1.dwg



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BY: CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

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

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 UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:  
 EJ Fernandez  
 PO Box 309  
 Sumner, WA 98390

Architect:  
 Garner Miller  
 mgs Carve Architects  
 510 Capitol Way South  
 Olympia, WA 98501

Engineer:  
**JM JTEAM**  
 Justin Jones, PE  
 PO Box 2066  
 Sumner, WA 98390  
 (206) 596-2020

Project:  
**320 Todd Road Development**

ONE INCH AT FULL SCALE.  
 IF NOT, SCALE ACCORDINGLY

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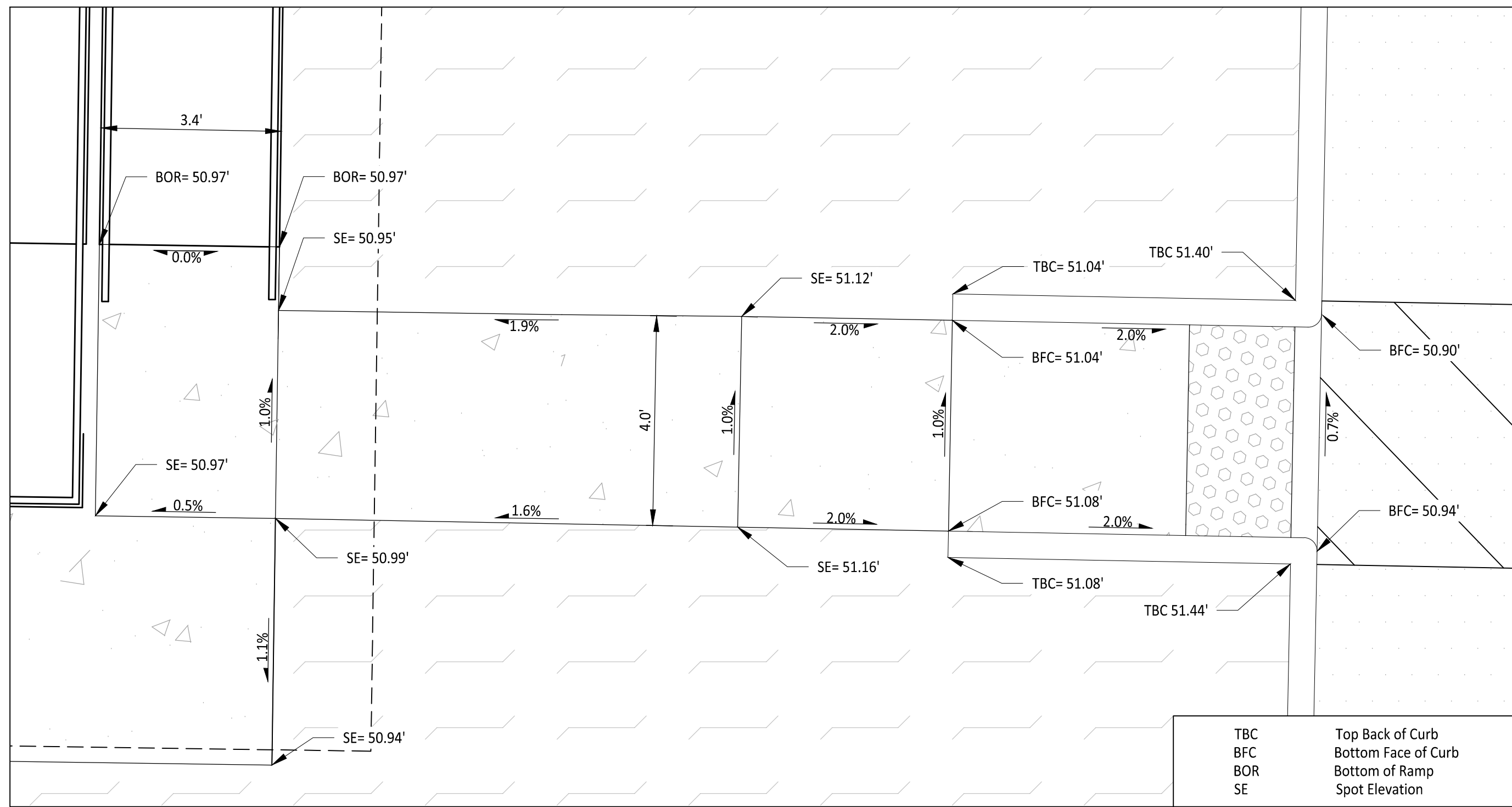
**JUSTIN M. JONES**  
 STATE OF WASHINGTON  
 41829  
 REGISTERED PROFESSIONAL ENGINEER  
 06-02-25

REV	DATE	DESCRIPTION

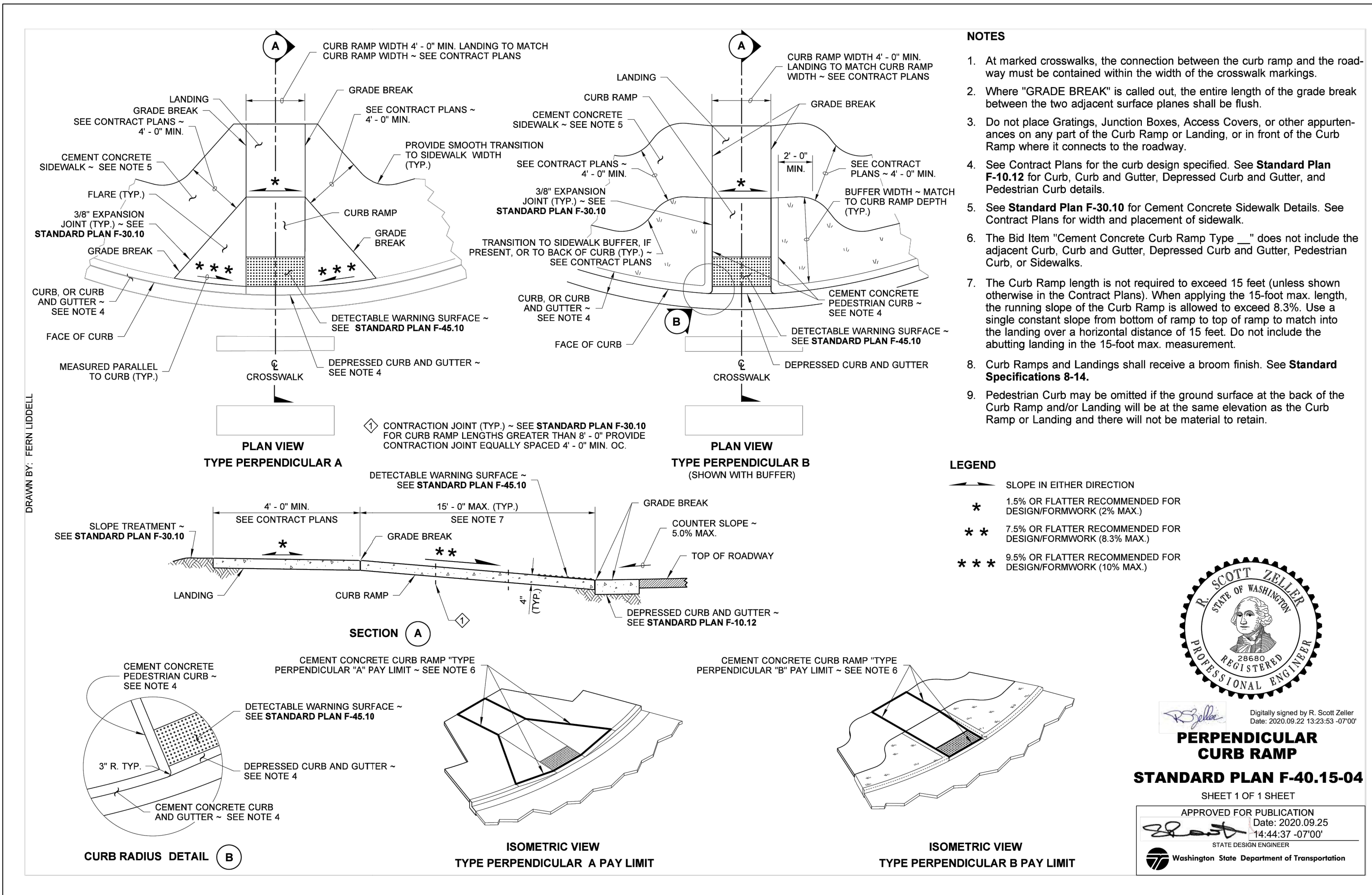
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**Hardscape Details**

PROJ. NO.: 1611-001  
 DATE: June 02, 2025  
 DRAWN BY: E. Kearney  
 DESIGN BY: J. Jones

SHEET NUMBER:  
**C3-201**  
 DWG: 13 OF 31



**PERPENDICULAR CURB RAMP  
DETAIL**  
1" = 2'



Owner/Developer:

EJ Fernandez  
PO Box 309  
Sumner, WA 98390

Architect:

Garner Miller  
mgs Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:

**JM TEAM**  
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(206) 596-2020

Project:

320 Todd Road Development

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REV	DATE	DESCRIPTION

SHEET TITLE:  
**Hardscape  
Details**

PROJ. NO:	1611-001
DATE:	June 02, 2025
DRAWN BY:	E. Kearney
DESIGN BY:	J. Jones

SHEET NUMBER:

**C3-202**

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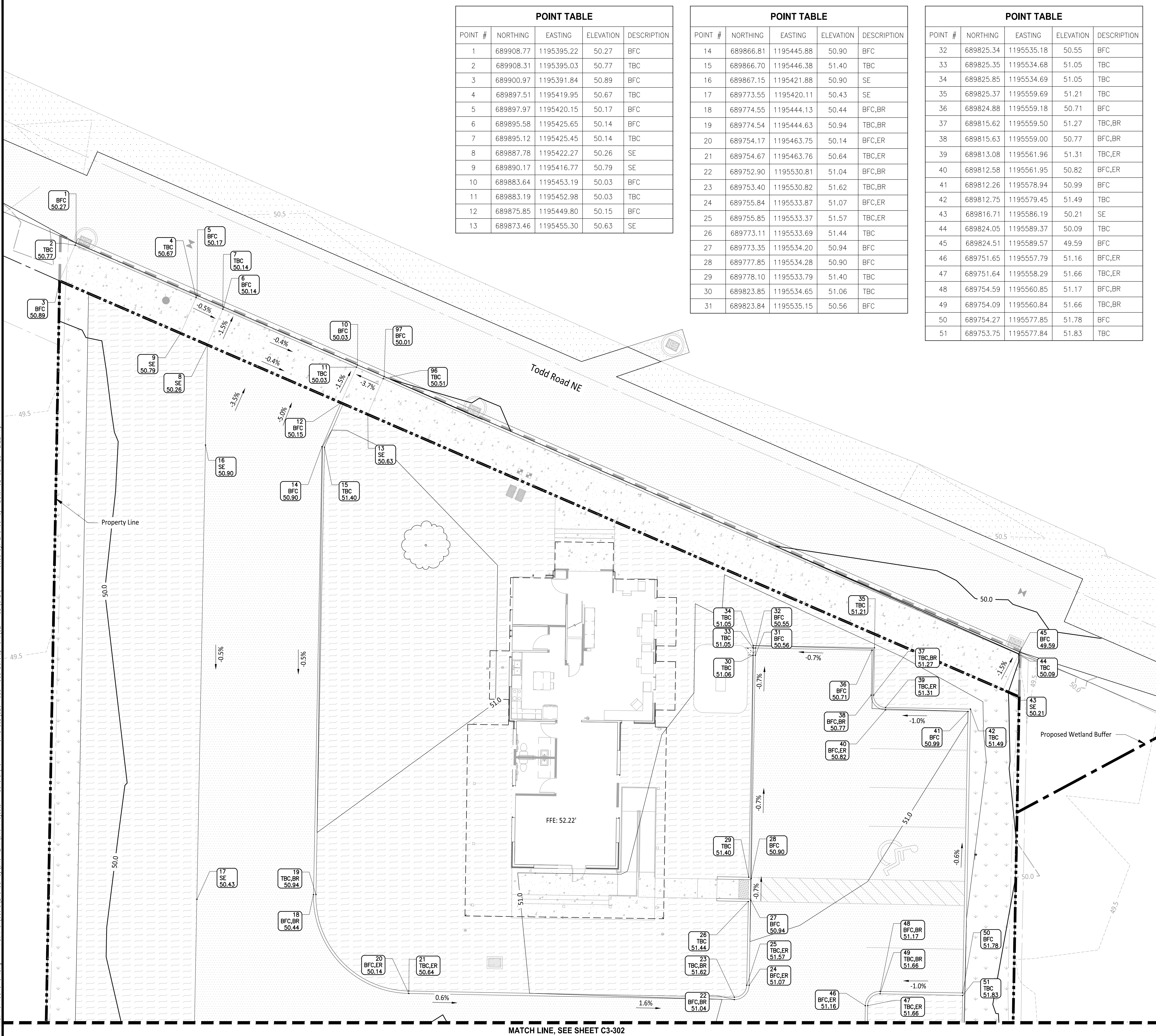
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2	689908.31	1195395.03	50.77	TBC
3	689900.97	1195391.84	50.89	BFC
4	689897.51	1195419.95	50.67	TBC
5	689897.97	1195420.15	50.17	BFC
6	689895.58	1195425.65	50.14	BFC
7	689895.12	1195425.45	50.14	TBC
8	689887.78	1195422.27	50.26	SE
9	689890.17	1195416.77	50.79	SE
10	689883.64	1195453.19	50.03	BFC
11	689883.19	1195452.98	50.03	TBC
12	689875.85	1195449.80	50.15	BFC
13	689873.46	1195455.30	50.63	SE

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
14	689866.81	1195445.88	50.90	BFC
15	689866.70	1195446.38	51.40	TBC
16	689867.15	1195421.88	50.90	SE
17	689773.55	1195420.11	50.43	SE
18	689774.55	1195444.13	50.44	BFC, BR
19	689774.54	1195444.63	50.94	TBC, BR
20	689754.17	1195463.75	50.14	BFC, ER
21	689754.67	1195463.76	50.64	TBC, ER
22	689752.90	1195530.81	51.04	BFC, BR
23	689753.40	1195530.82	51.62	TBC, BR
24	689755.84	1195533.87	51.07	BFC, ER
25	689755.85	1195533.37	51.57	TBC, ER
26	689773.11	1195533.69	51.44	TBC
27	689773.35	1195534.20	50.94	BFC
28	689777.85	1195534.28	50.90	BFC
29	689778.10	1195533.79	51.40	TBC
30	689823.85	1195534.65	51.06	TBC
31	689823.84	1195535.15	50.56	BFC

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
32	689825.34	1195535.18	50.55	BFC
33	689825.35	1195534.68	51.05	TBC
34	689825.85	1195534.69	51.05	TBC
35	689825.37	1195559.69	51.21	TBC
36	689824.88	1195559.18	50.71	BFC
37	689815.62	1195559.50	51.27	TBC, BR
38	689815.63	1195559.00	50.77	BFC, BR
39	689813.08	1195561.96	51.31	TBC, ER
40	689812.58	1195561.95	50.82	BFC, ER
41	689812.26	1195578.94	50.99	BFC
42	689812.75	1195579.45	51.49	TBC
43	689816.71	1195586.19	50.21	SE
44	689824.05	1195589.37	50.09	TBC
45	689824.51	1195589.57	49.59	BFC
46	689751.65	1195557.79	51.16	BFC, ER
47	689751.64	1195558.29	51.66	TBC, ER
48	689754.59	1195560.85	51.17	BFC, BR
49	689754.09	1195560.84	51.66	TBC, BR
50	689754.27	1195577.85	51.78	BFC
51	689753.75	1195577.84	51.83	TBC

### LEGEND

- BFC Bottom Face of Curb
- TBC Top Back of Curb
- BR Beginning of Radius
- ER End of Radius
- SE Spot Elevation



Owner/Developer:  
  
EJ Fernandez  
PO Box 309  
Sumner, WA 98390

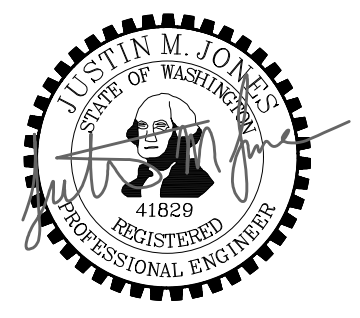
Architect:  
  
Garner Miller  
mgs Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:  
**JMTEAM**  
Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:  
**320 Todd Road Development**

ONE INCH AT FULL SCALE.  
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Civil Construction Permit



06-02-25

REV	DATE	DESCRIPTION

SHEET TITLE

## Grading Plan

PROJ. NO: 1611-001

DATE: June 02, 2025

DRAWN BY: E. Kearney DESIGN BY: J. Jones

SHEET NUMBER

# C3-301

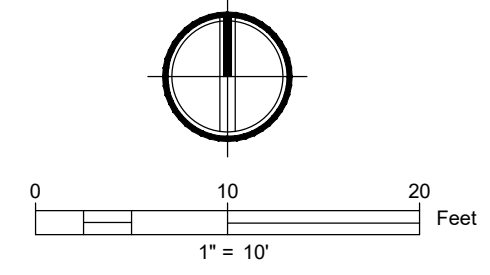
DWG: 15 OF 31

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

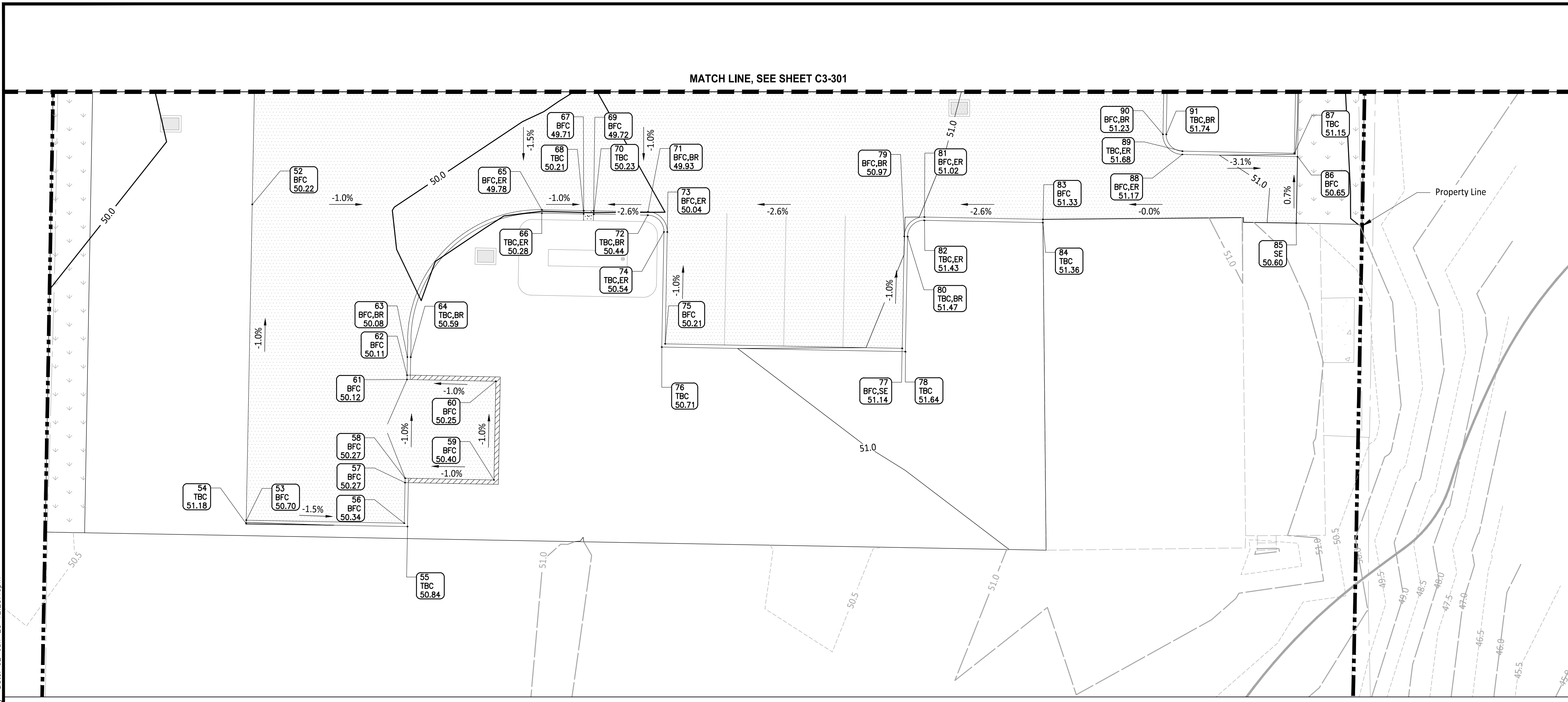
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MATCH LINE, SEE SHEET C3-302

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**LEGEND**

- BFC Bottom Face of Curb
- TBC Top Back of Curb
- BR Beginning of Radius
- ER End of Radius
- SE Spot Elevation

Owner/Developer:

EJ Fernandez  
PO Box 309  
Sumner, WA 98390

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msg's Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:

**JMUTEAM**  
Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:

**320 Todd Road Development**

ONE INCH AT FULL SCALE.  
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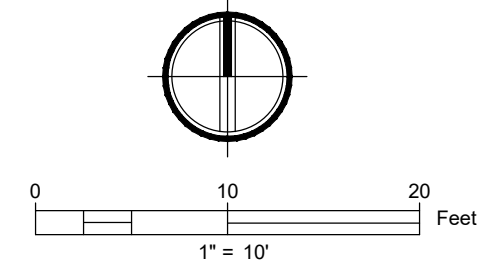
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06-02-25

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
52	689731.00	1195419.30	50.22	BFC
53	689683.02	1195418.40	50.70	BFC
54	689682.52	1195418.39	51.18	TBC
55	689682.05	1195442.88	50.84	TBC
56	689682.56	1195442.39	50.34	BFC
57	689688.73	1195442.51	50.27	BFC
58	689689.39	1195442.52	50.27	BFC
59	689689.14	1195456.02	50.40	BFC
60	689704.14	1195456.30	50.25	BFC
61	689704.39	1195442.80	50.12	BFC
62	689705.06	1195442.82	50.11	BFC
63	689707.81	1195442.87	50.08	BFC, BR
64	689707.80	1195443.37	50.59	TBC, BR
65	689730.18	1195463.30	49.78	BFC, ER
66	689729.68	1195463.29	50.28	TBC, ER
67	689730.06	1195469.64	49.71	BFC
68	689729.56	1195469.63	50.21	TBC
69	689730.03	1195471.14	49.72	BFC
70	689729.50	1195471.16	50.23	TBC
71	689729.87	1195479.39	49.93	BFC, BR
72	689729.37	1195479.38	50.44	TBC, BR
73	689726.81	1195482.33	50.04	BFC, ER
74	689726.82	1195481.83	50.54	TBC, ER
75	689709.82	1195482.01	50.21	BFC

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
76	689709.33	1195481.50	50.71	TBC
77	689709.14	1195518.00	51.14	BFC, SE
78	689708.63	1195518.49	51.64	TBC
79	689726.13	1195518.32	50.97	BFC, BR
80	689726.12	1195518.82	51.47	TBC, BR
81	689729.08	1195521.38	51.02	BFC, ER
82	689728.58	1195521.37	51.43	TBC, ER
83	689728.74	1195539.38	51.33	BFC
84	689728.24	1195539.37	51.36	TBC
85	689728.16	1195577.85	50.60	SE
86	689738.26	1195578.04	50.65	BFC
87	689738.77	1195577.55	51.15	TBC
88	689738.59	1195560.55	51.17	BFC, ER
89	689739.09	1195560.55	51.68	TBC, ER
90	689741.65	1195557.60	51.23	BFC, BR
91	689741.64	1195558.10	51.74	TBC, BR
96	689880.80	1195458.48	50.51	TBC
97	689881.26	1195458.68	50.01	BFC



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BY \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

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UTILITIES UNDERGROUND LOCATION CENTER

REV	DATE	DESCRIPTION

SHEET TITLE

**Grading Plan**

PROJ. NO: 1611-001

DATE: June 02, 2025

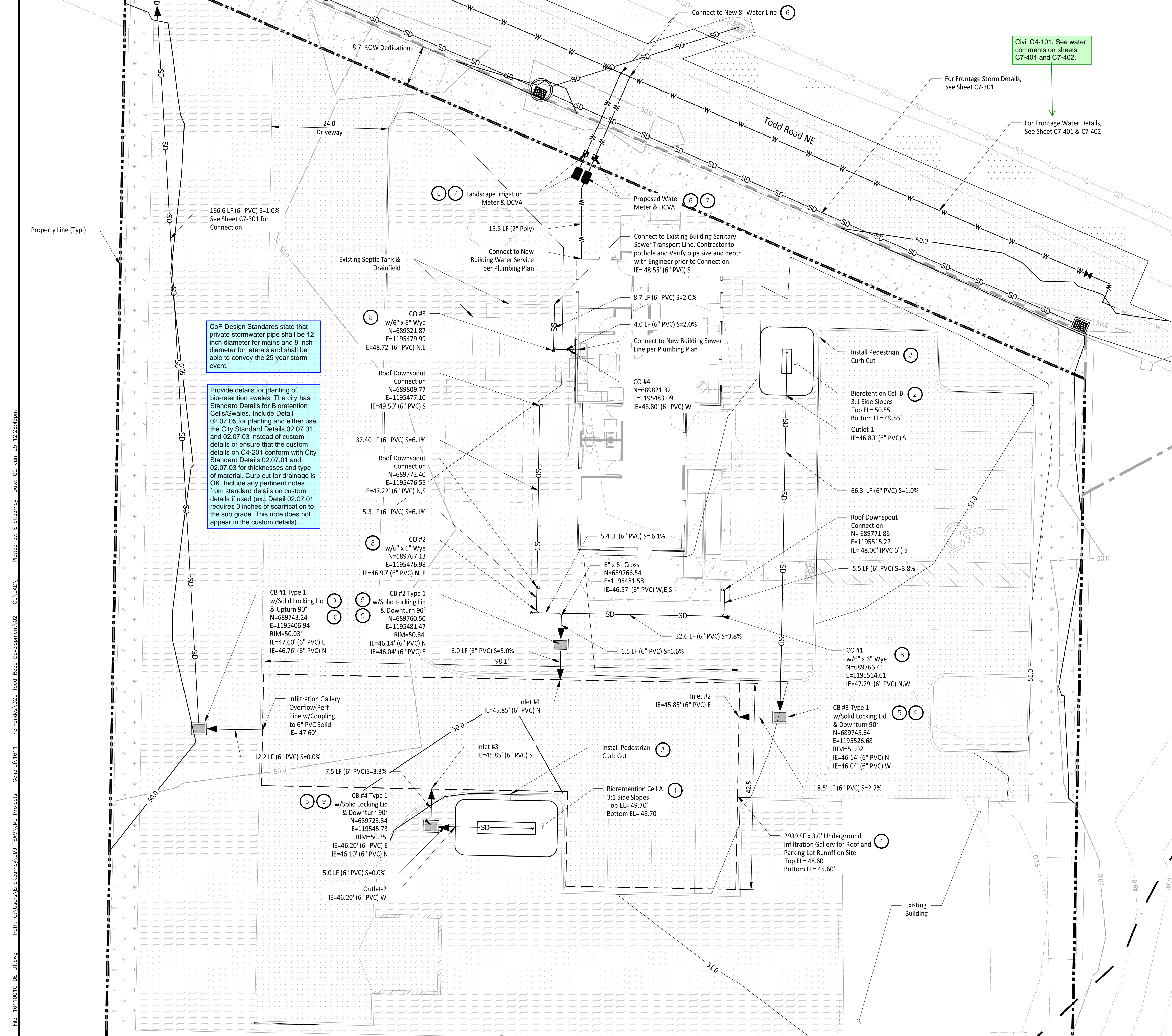
DRAWN BY: E. Kearney      DESIGN BY: J. Jones

SHEET NUMBER

**C3-302**

DWG: 16 OF 31





CoP Design Standards state that private stormwater pipe shall be 12 inch diameter for mains and 8 inch diameter for laterals and shall be able to convey the 25 year storm event.

Provide details for planting of bio-retention swales. The city has Standard Details for Bioretention Cells/Swales. Include Detail 02.07.05 for planting and either use the City Standard Details 02.07.01 and 02.07.03 instead of custom details or ensure that the custom details on C4-201 conform with City Standard Details 02.07.01 and 02.07.03 for thicknesses and type of material. Curb cut for drainage is OK. Include any pertinent notes from standard details on custom details if used (ex.: Detail 02.07.01 requires 3 inches of scarification to the sub grade. This note does not appear in the custom details).

Civil C4-101: See water comments on sheets C7-401 and C7-402.

### LEGEND

- Cleanout
- ◻ Water Meter
- ◻ DCVA
- ◻ Storm Catch Basin Type 1, Open Grate
- ◻ Storm Catch Basin Type 1, Solid Lid
- - - Property Line
- - - ROW Dedication Line
- SD Storm Line
- SS Sewer Line
- W-W Water Line

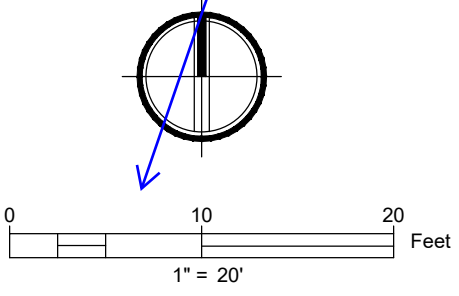
### CONSTRUCTION NOTES

1. Install Bioretention Cell A with Underdrain per Detail A on Sheet C4-201.
2. Install Bioretention Cell B with Underdrain per Detail B on Sheet C4-201.
3. Install Pedestrian Curb Cut per Detail C on Sheet C3-201.
4. Install Infiltration Gallery per Detail C on Sheet C4-202.
5. Install Downturn 90° Catch Basin per Detail E on Sheet C4-203.
6. Install 2" Water Service Connection per City of Puyallup Standard Detail 03.03.02 on Sheet C5-101.
7. Install 2" DCVA per City of Puyallup Standard Detail 03.04.01 on Sheet C5-101.
8. Install Cleanout per City of Puyallup Standard Detail 02.01.09 on Sheet C4-202.
9. Install Catch Basin Type 1 per City of Puyallup Standard Detail 02.01.02 on Sheet C4-202.
10. Install Upturn 90° Catch Basin per Detail F on Sheet C4-203.

### GENERAL NOTES

1. Storm Pipes shall be SDR 35 PVC.
2. Storm Line shall maintain 3-foot minimum coverage from Finished Grade.
3. Sewer Pipe shall be SDR 35 PVC.
4. Sewer Line shall maintain 3-foot minimum coverage from Finished Grade.
5. All POLY pipes shall be High Density Poly (iron pipe size) meeting ASTM D2239-SIDR 7, blue in color, 200 PSI minimum.
6. All POLY pipes shall maintain 3-foot minimum cover from Finished Grade.

Scale is incorrect.



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BY \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

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Project:  
**320 Todd Road Development**

**ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY**

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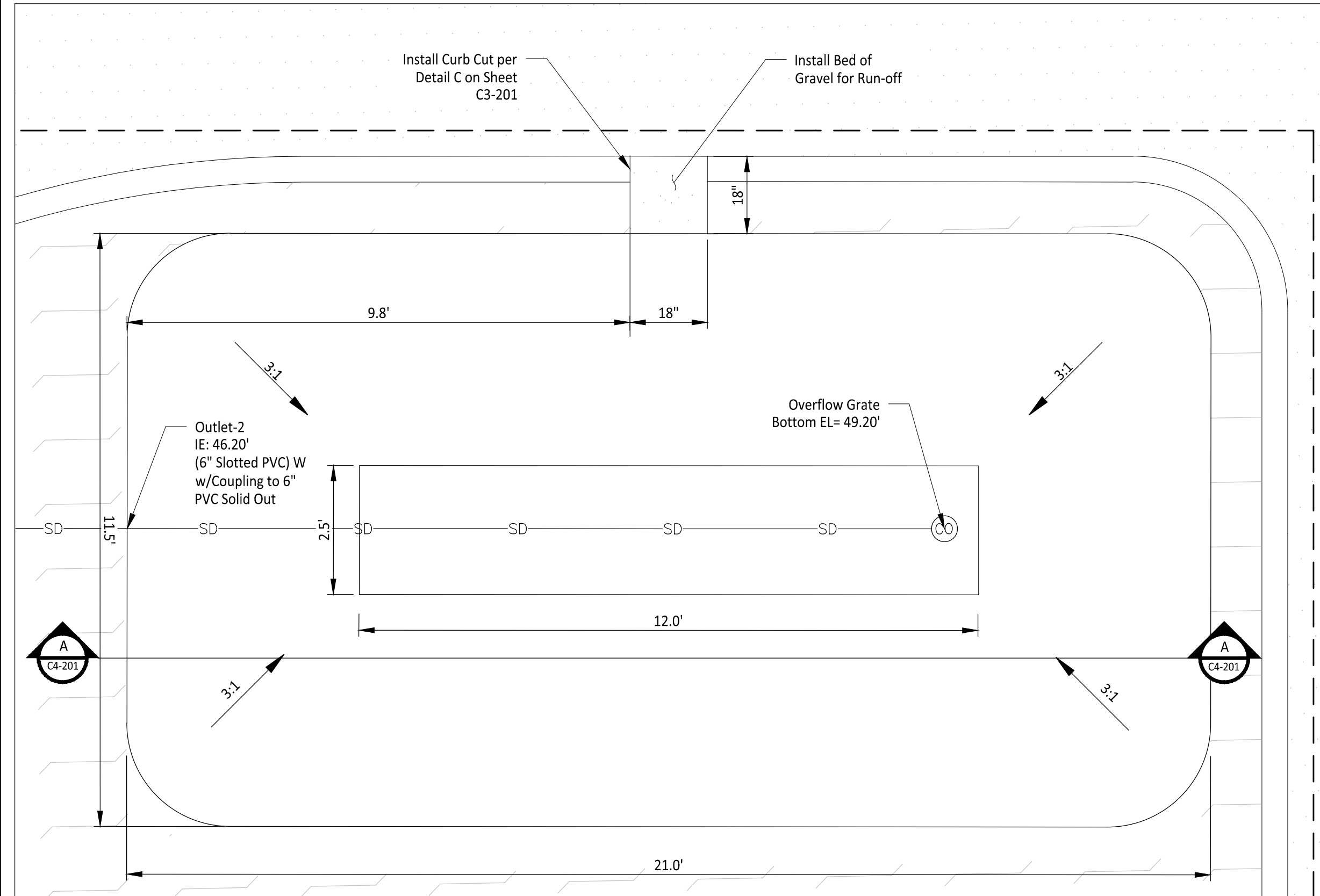
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## Composite Utility Plan

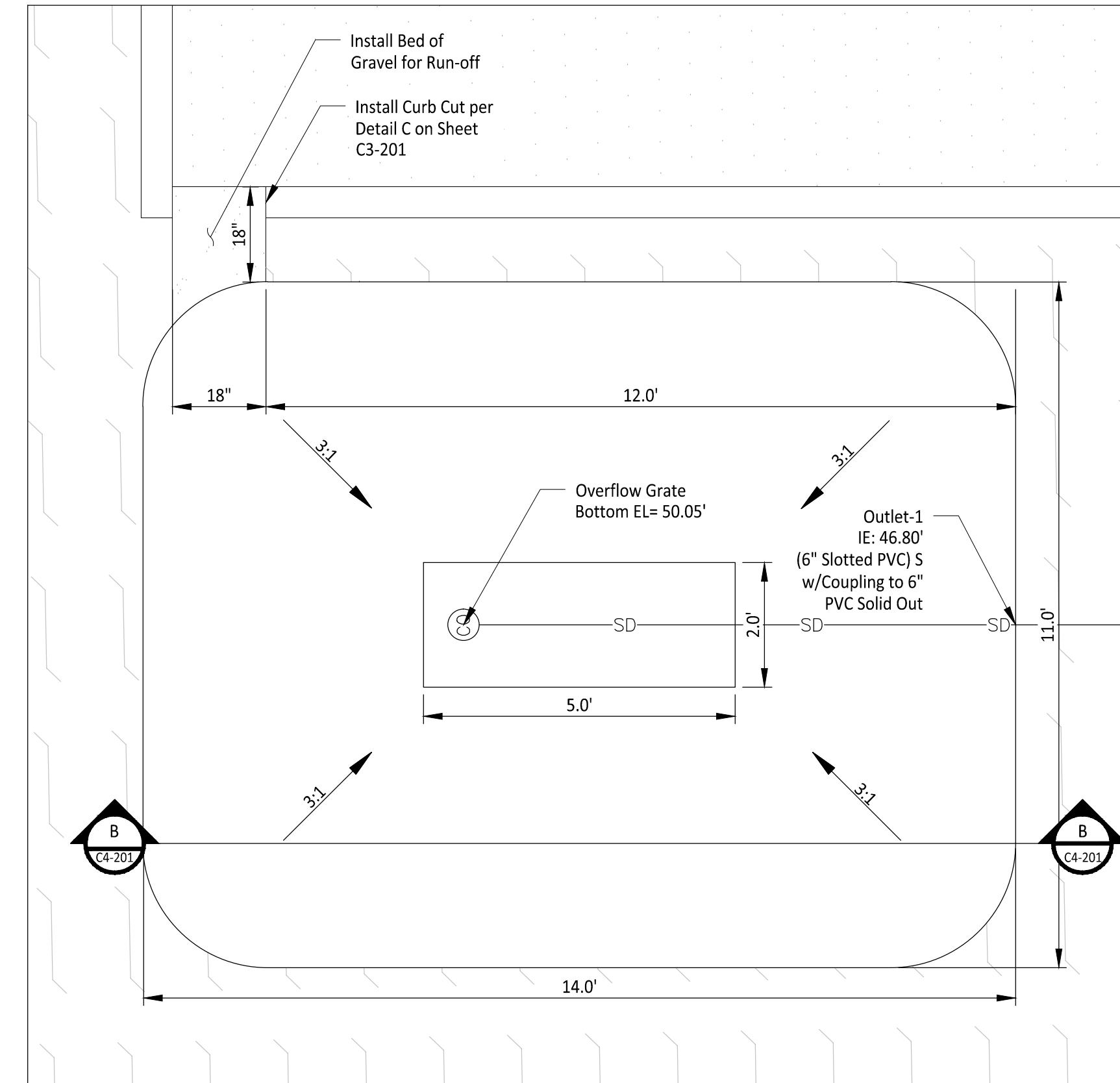
PROJ. NO: 1611-001  
DATE: June 02, 2025  
DRAWN BY: E. Kearney  
DESIGN BY: J. Jones  
SHEET NUMBER:  
**C4-101**  
DWG: 17 OF 31

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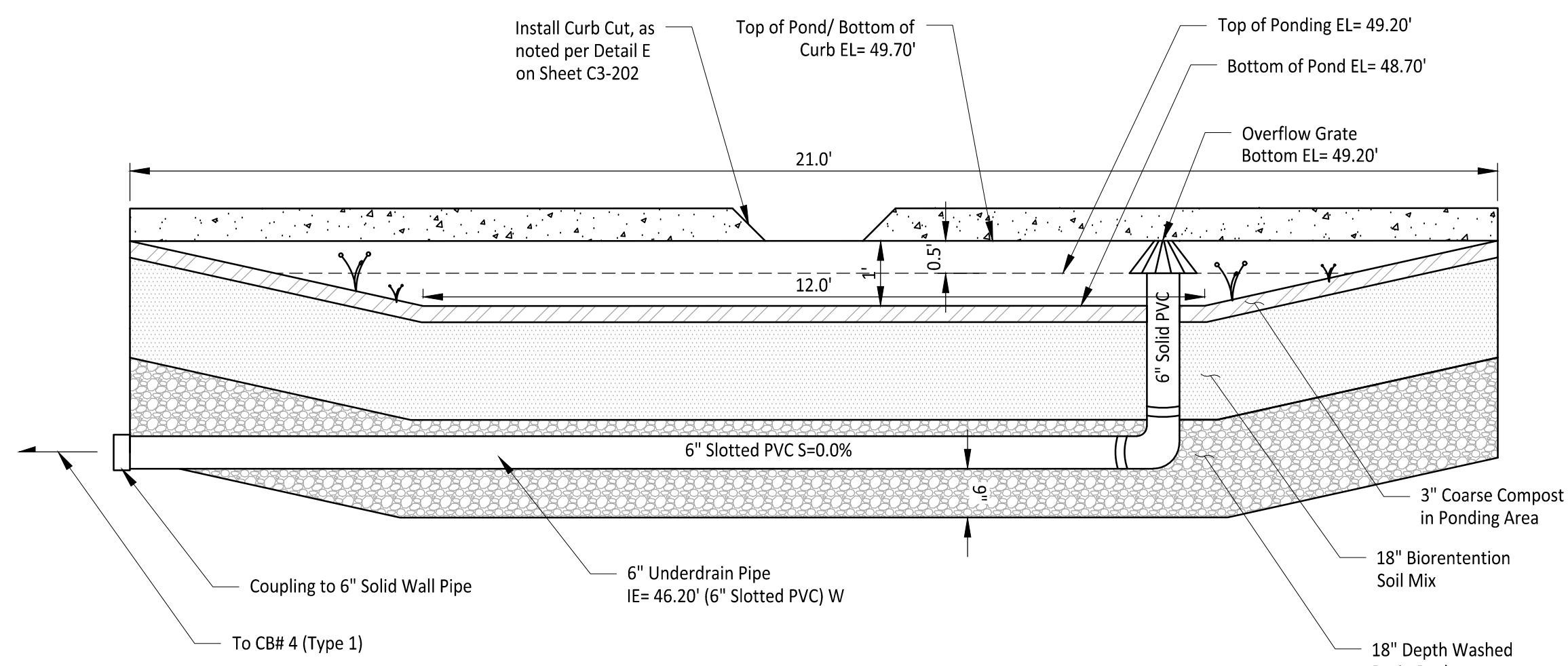
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**PLAN**

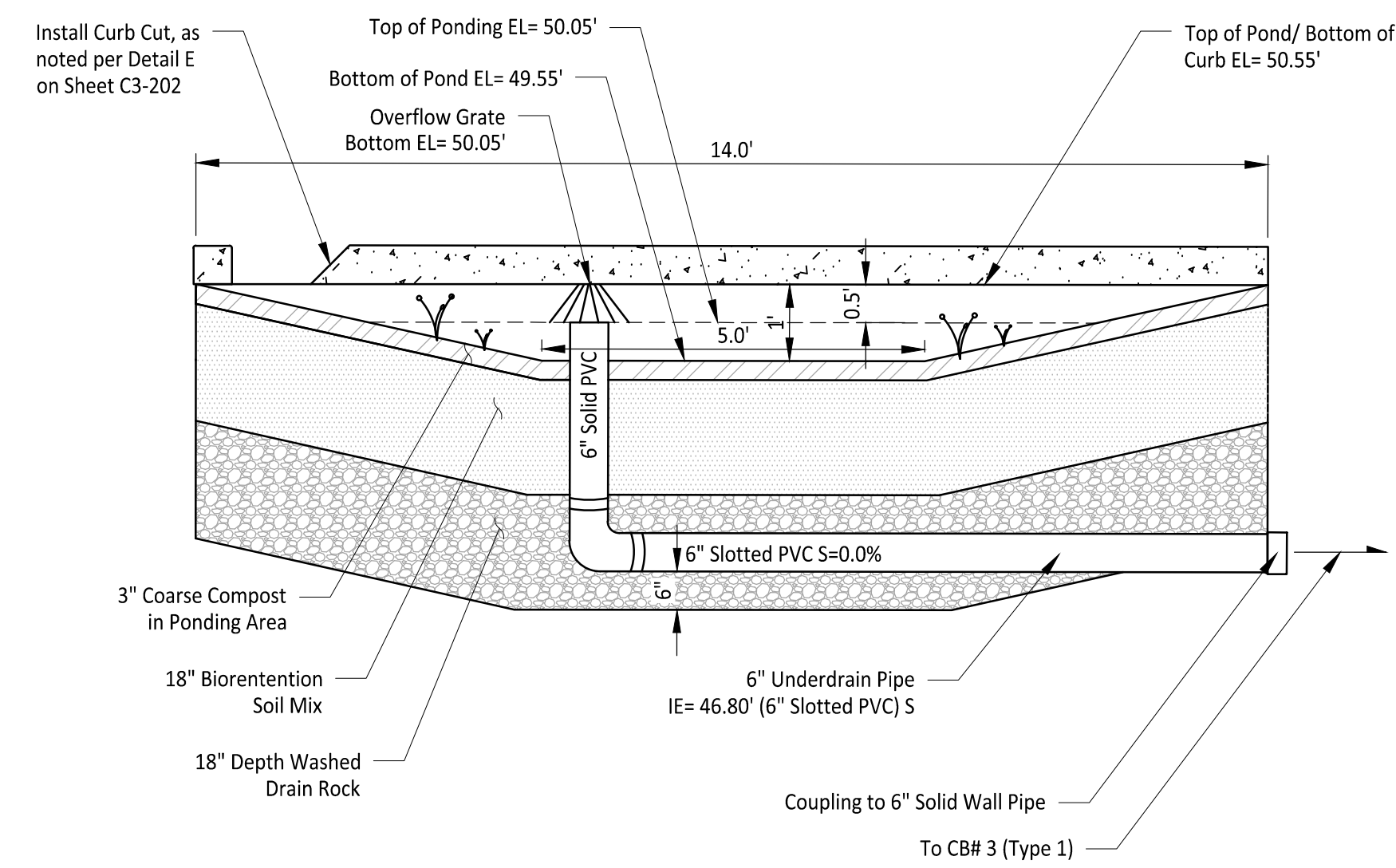


**PLAN**



**BIORETENTION SWALE A  
DETAIL**

1" = 2'



**BIORETENTION SWALE B  
DETAIL**

1" = 2'

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BY \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

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Engineer:  
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PO Box 2066  
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Project:  
**320 Todd Road Development**

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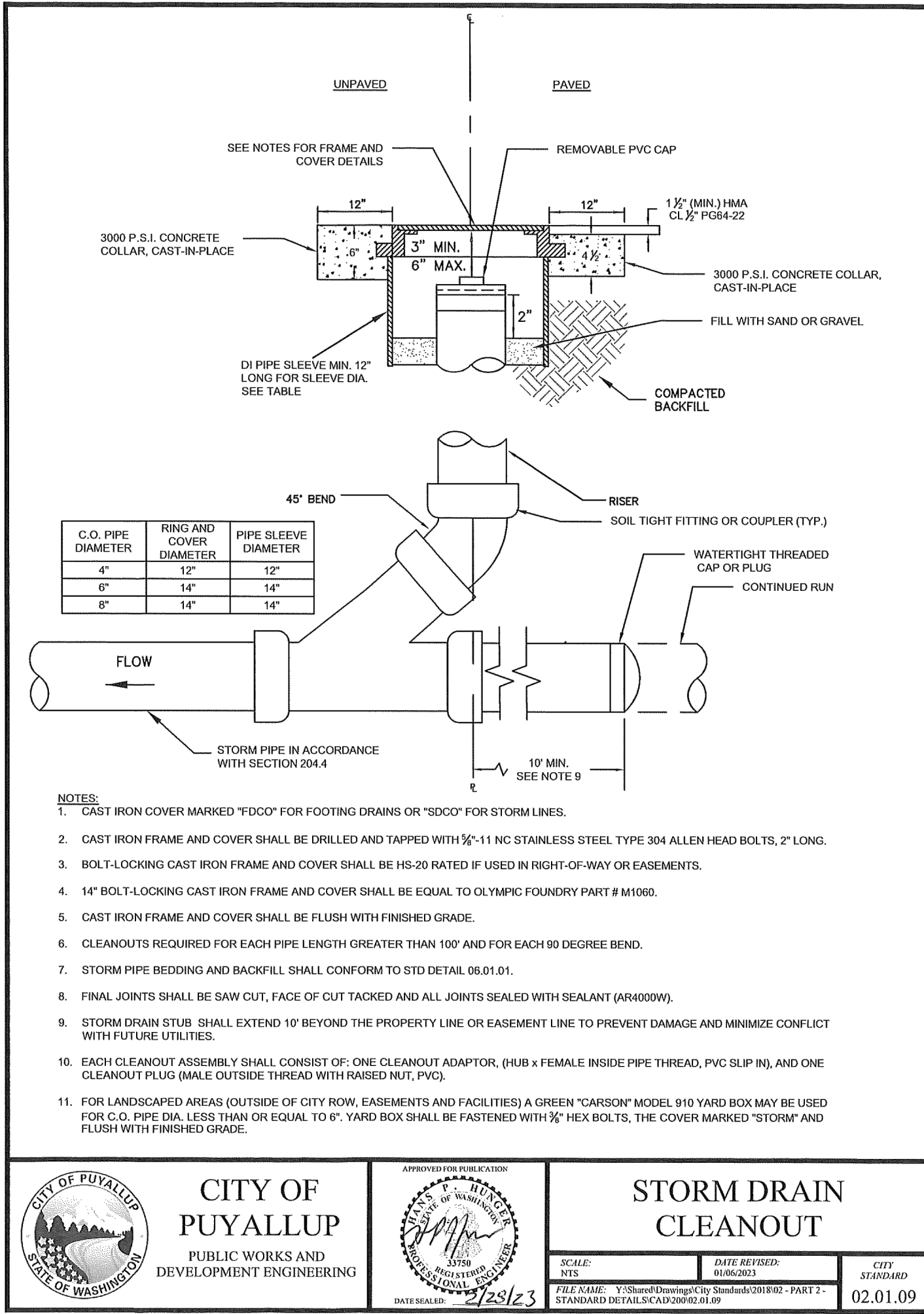
REV	DATE	DESCRIPTION

SHEET TITLE  
**Storm Details**

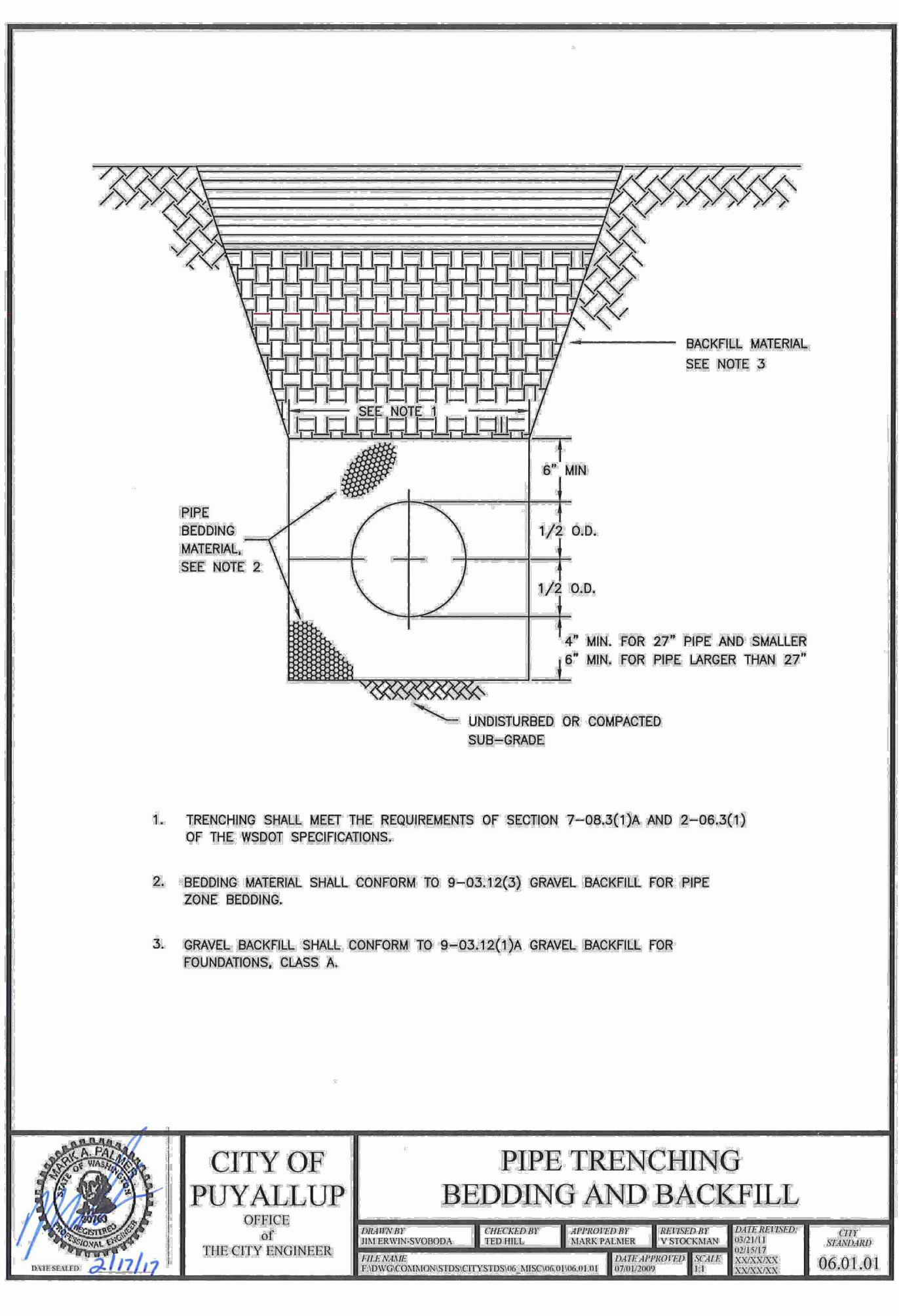
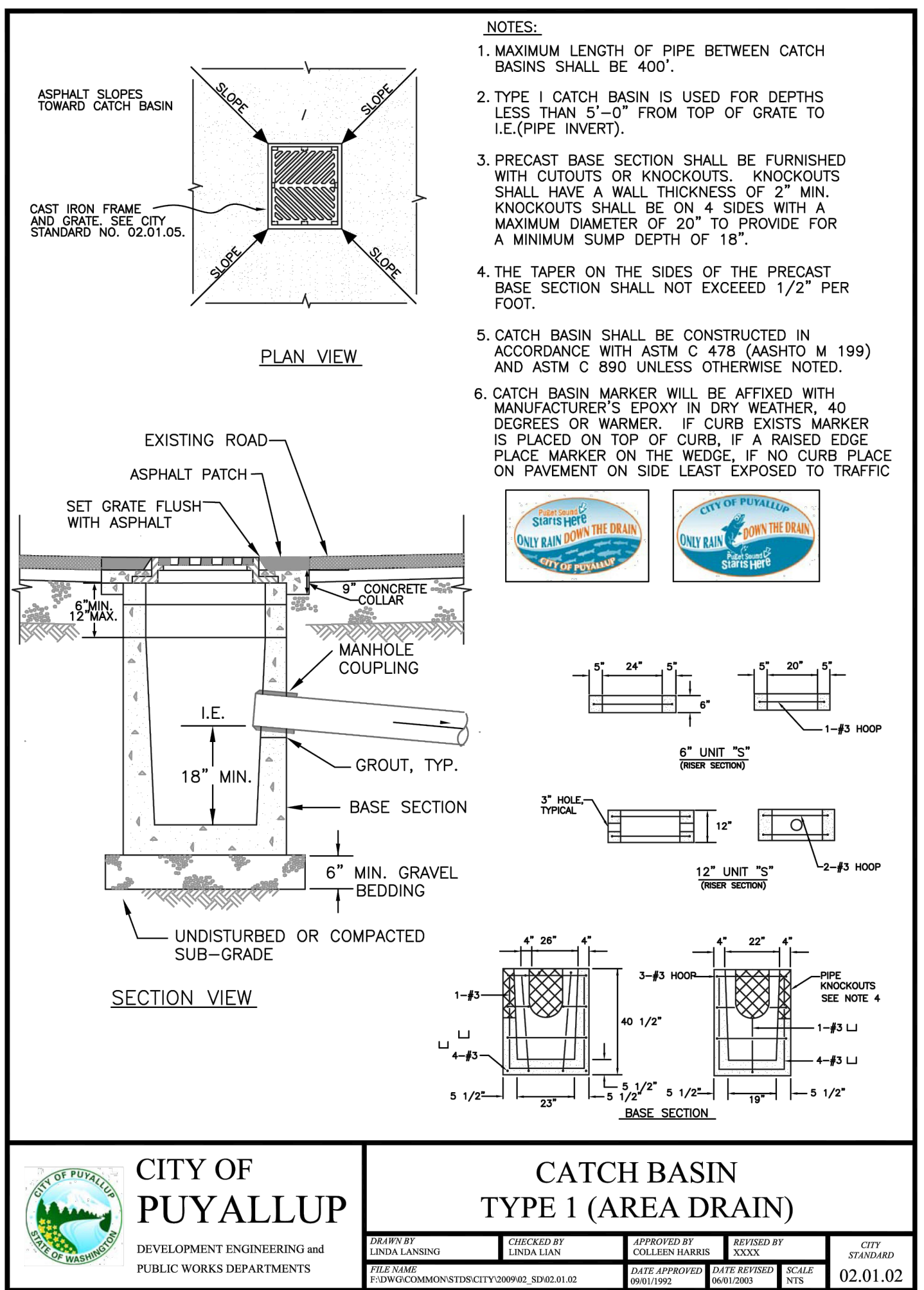
PROJ. NO: 1611-001  
DATE: June 02, 2025  
DRAWN BY: E. Kearney  
DESIGN BY: J. Jones

SHEET NUMBER  
**C4-201**

DWG. 18 OF 31



Include Details 02.01.03 and 02.01.05



Owner/Developer:  
EJ Fernandez  
PO Box 309  
Sumner, WA 98390

Architect:  
Garner Miller  
msg's Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

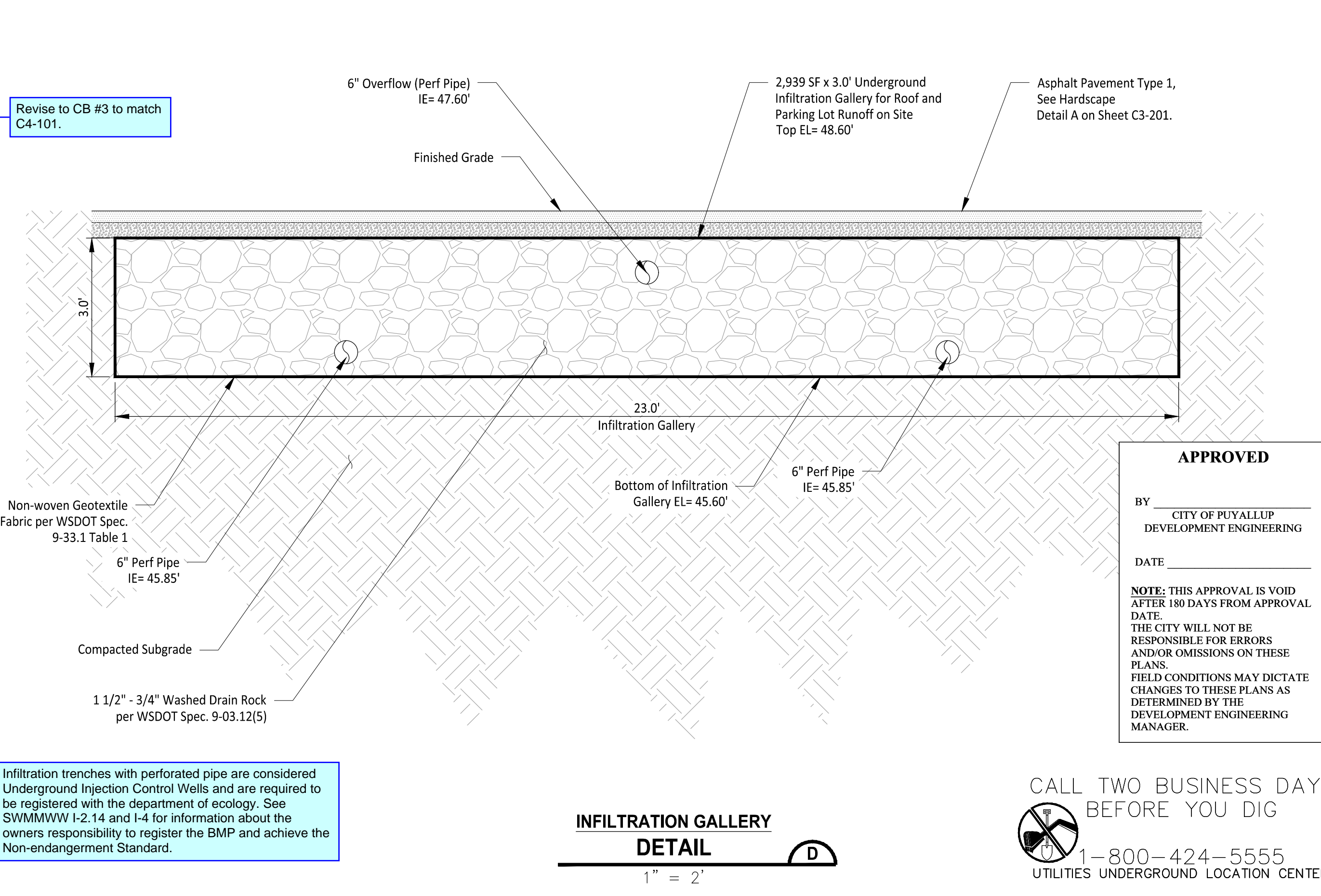
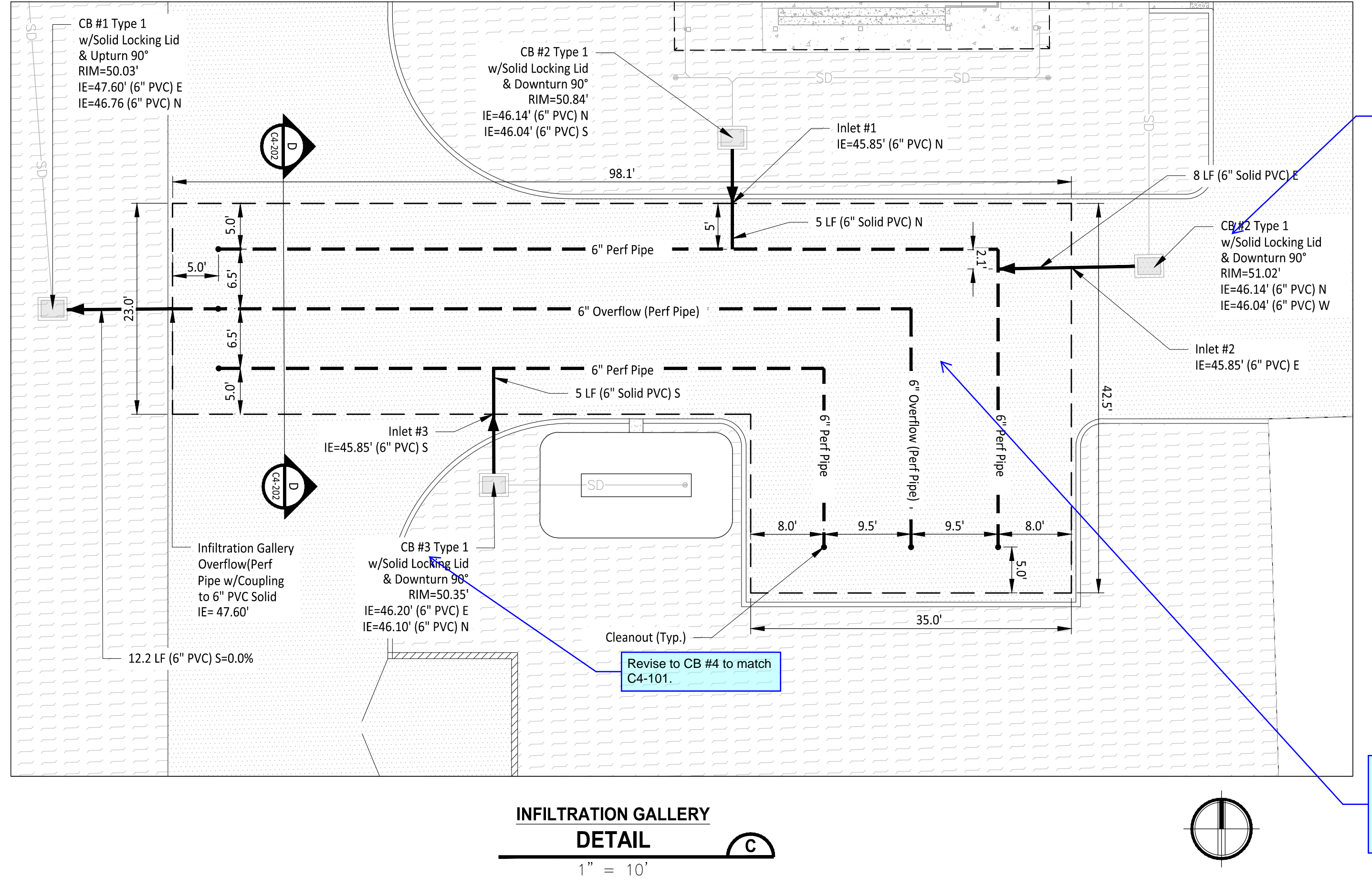
Engineer:  
JUSTEAM  
Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:  
320 Todd Road Development

ONE INCH AT FULL SCALE.  
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

APPROVED  
JUSTIN M. JONES  
PROFESSIONAL ENGINEER  
41829  
06-02-25



**APPROVED**

BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

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

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1-800-424-5555  
UTILITIES UNDERGROUND LOCATION CENTER

REV	DATE	DESCRIPTION

Storm Details

PROJ. NO: 1611-001  
DATE: June 02, 2025  
DRAWN BY: E. Kearney  
DESIGN BY: J. Jones

C4-202

DWG. 19 OF 31

File: I:\1611001C-STRM-DT.dwg Path: C:\Users\EricKearney\My Documents\TEAM\JM Projects - General\1611 - Fernandez\320 Todd Road Development\02 - CD.dwg Plotted by: EricKearney Date: 02-Jun-25 10:04:00am



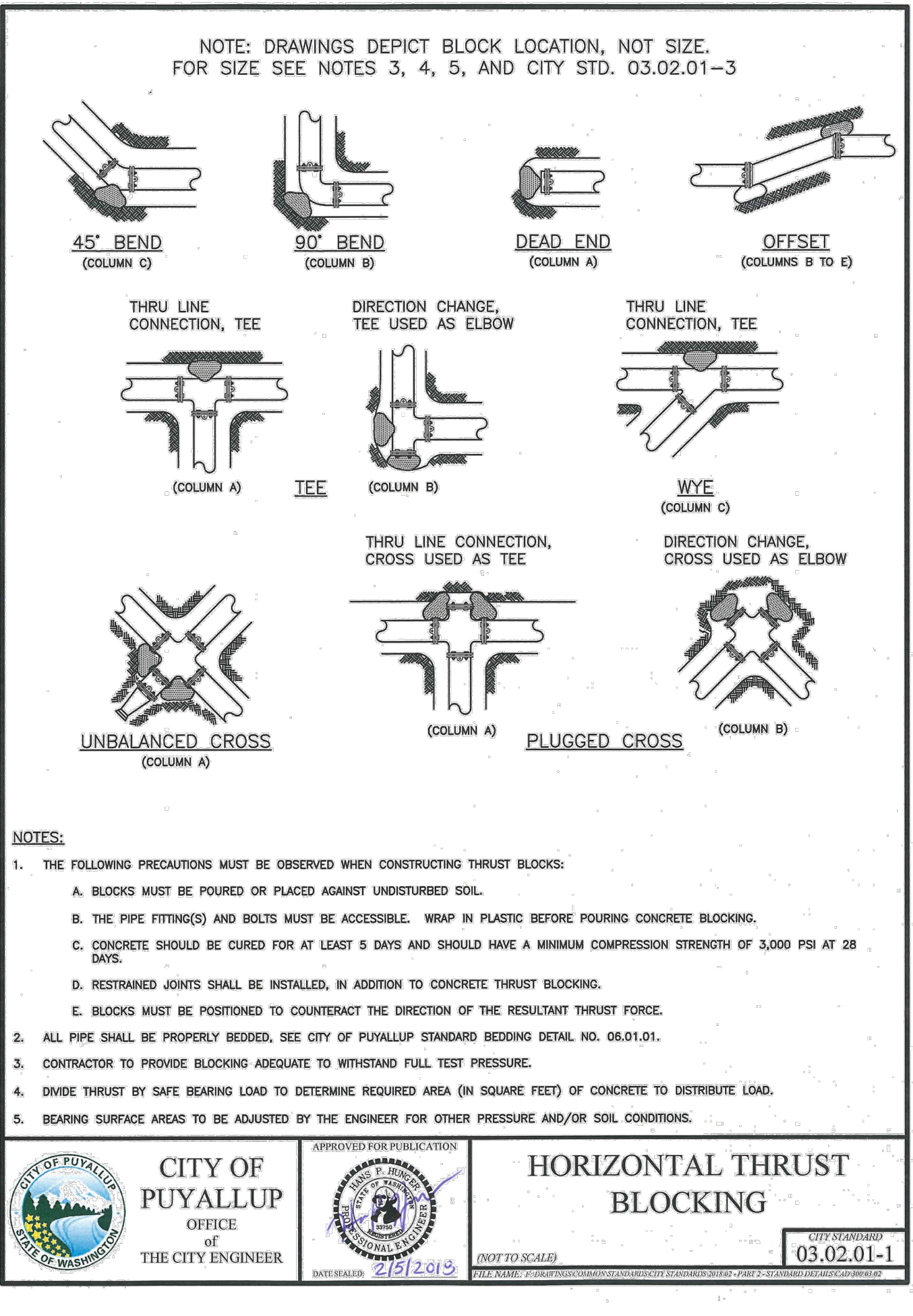
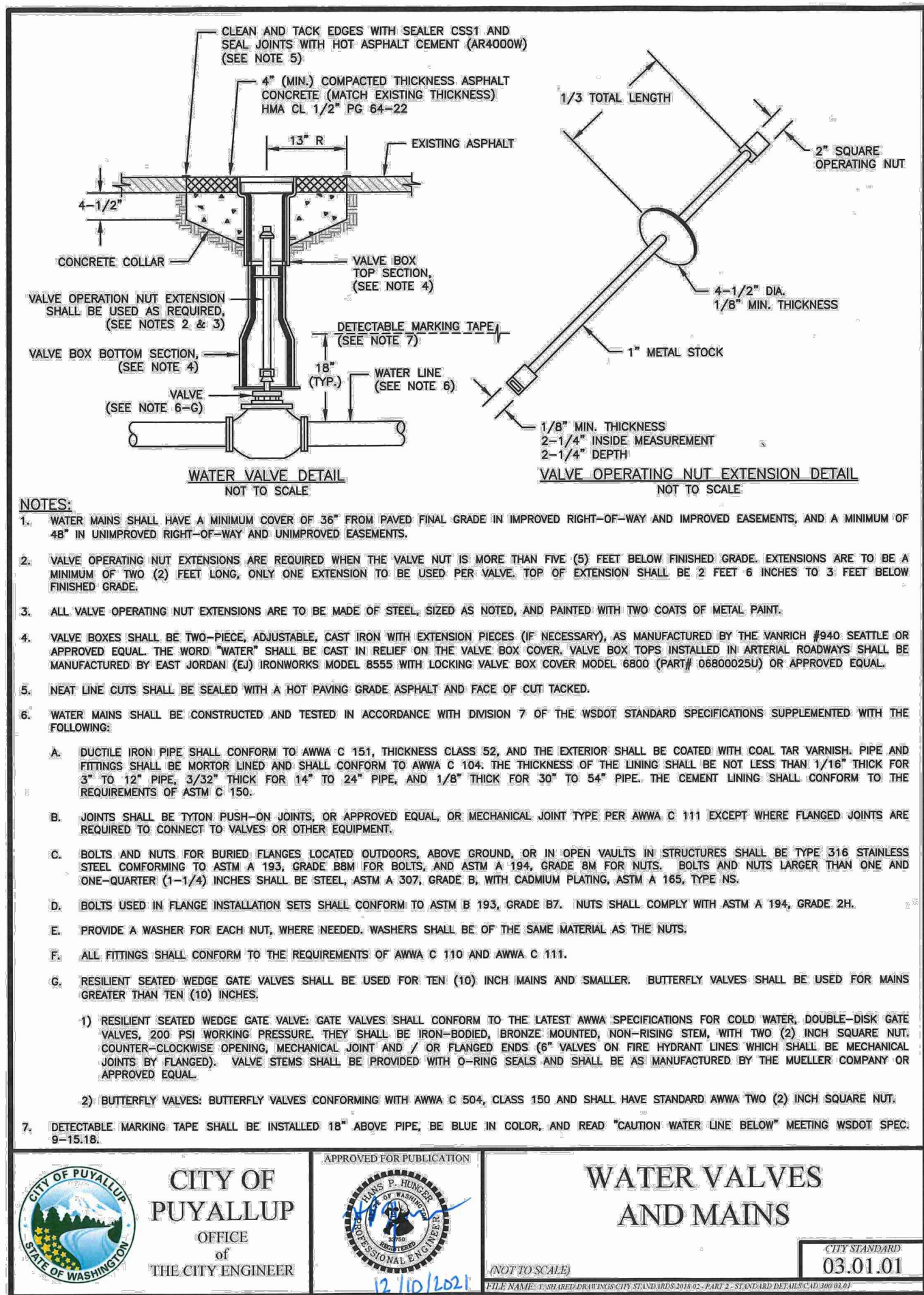
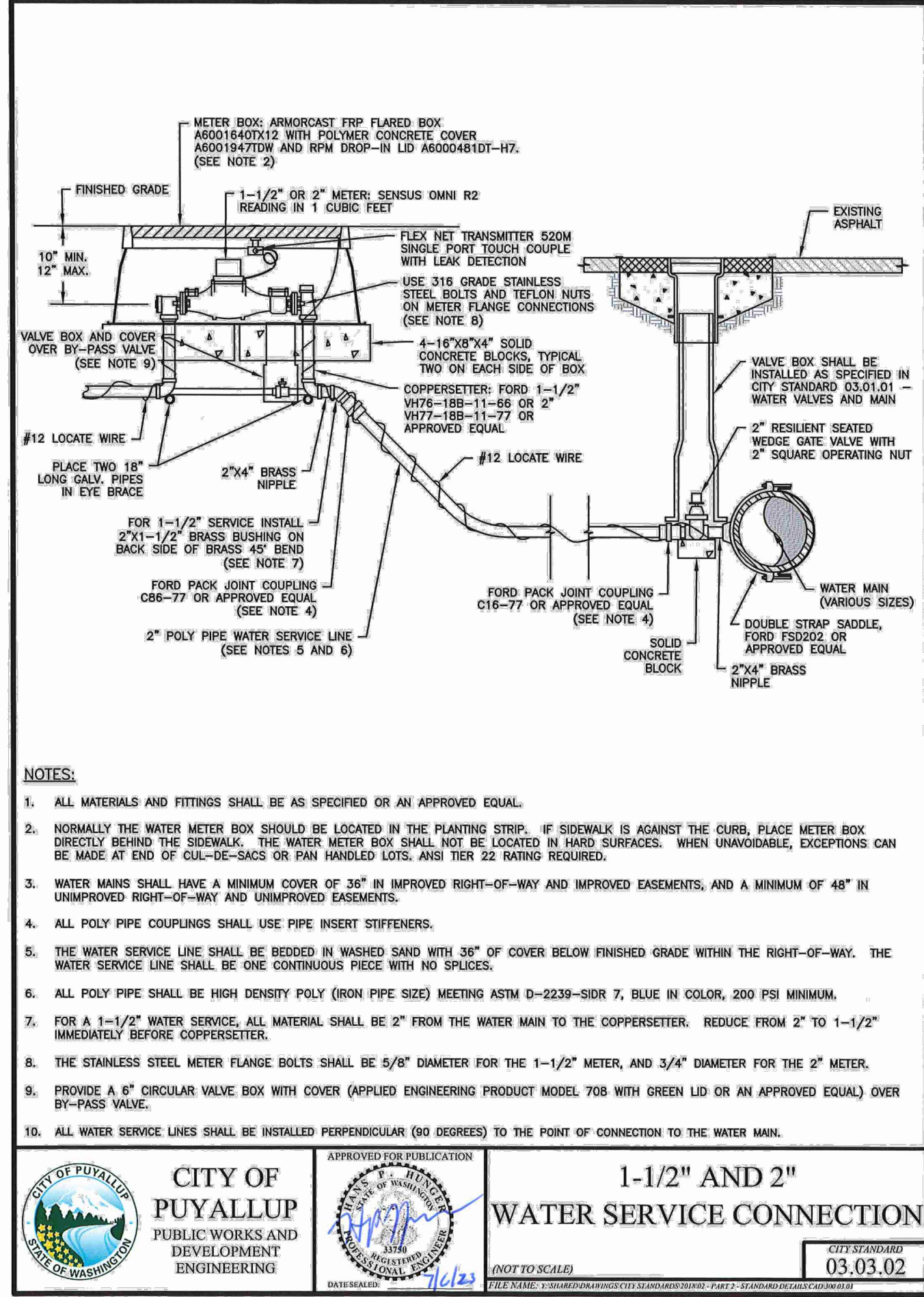
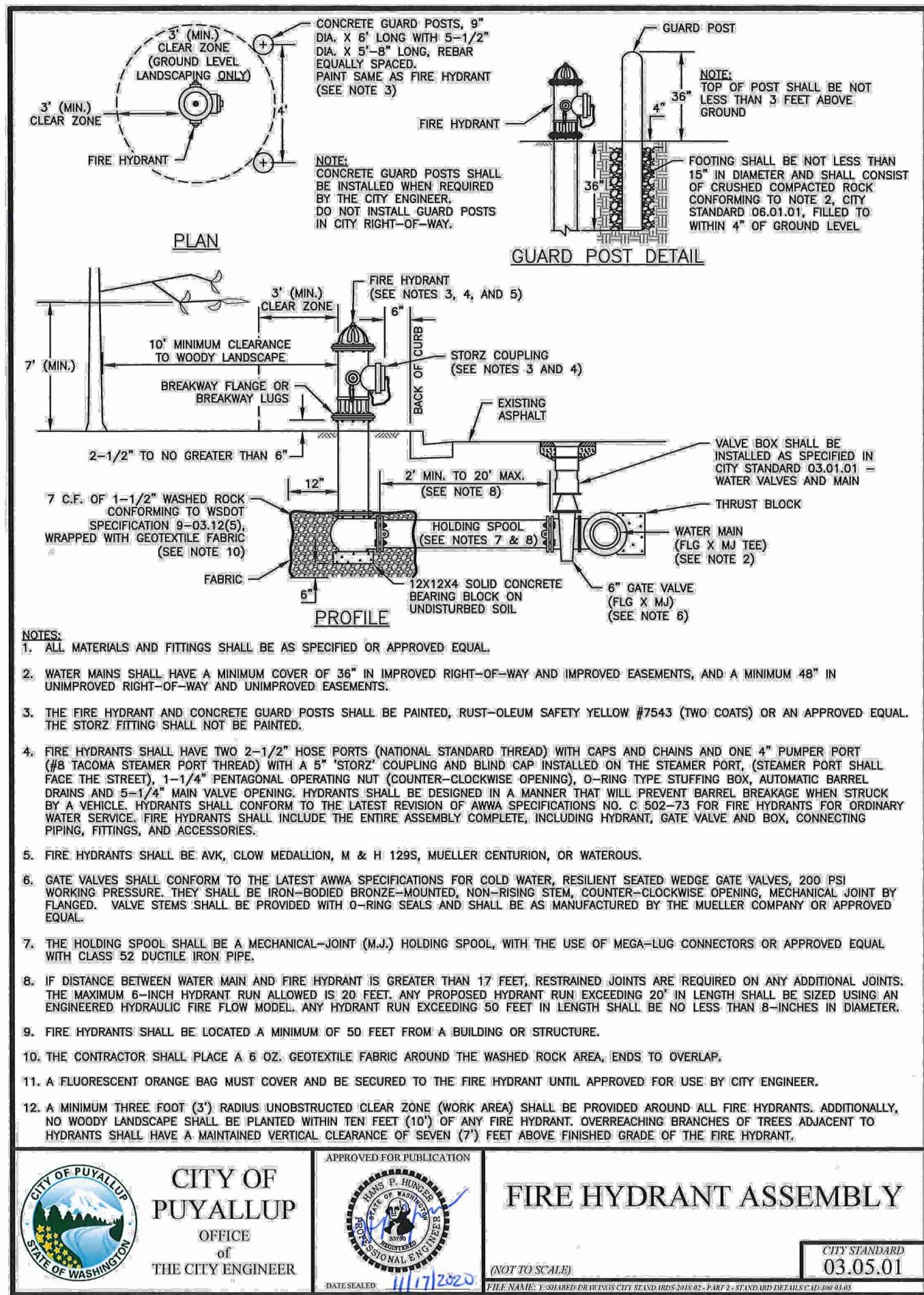


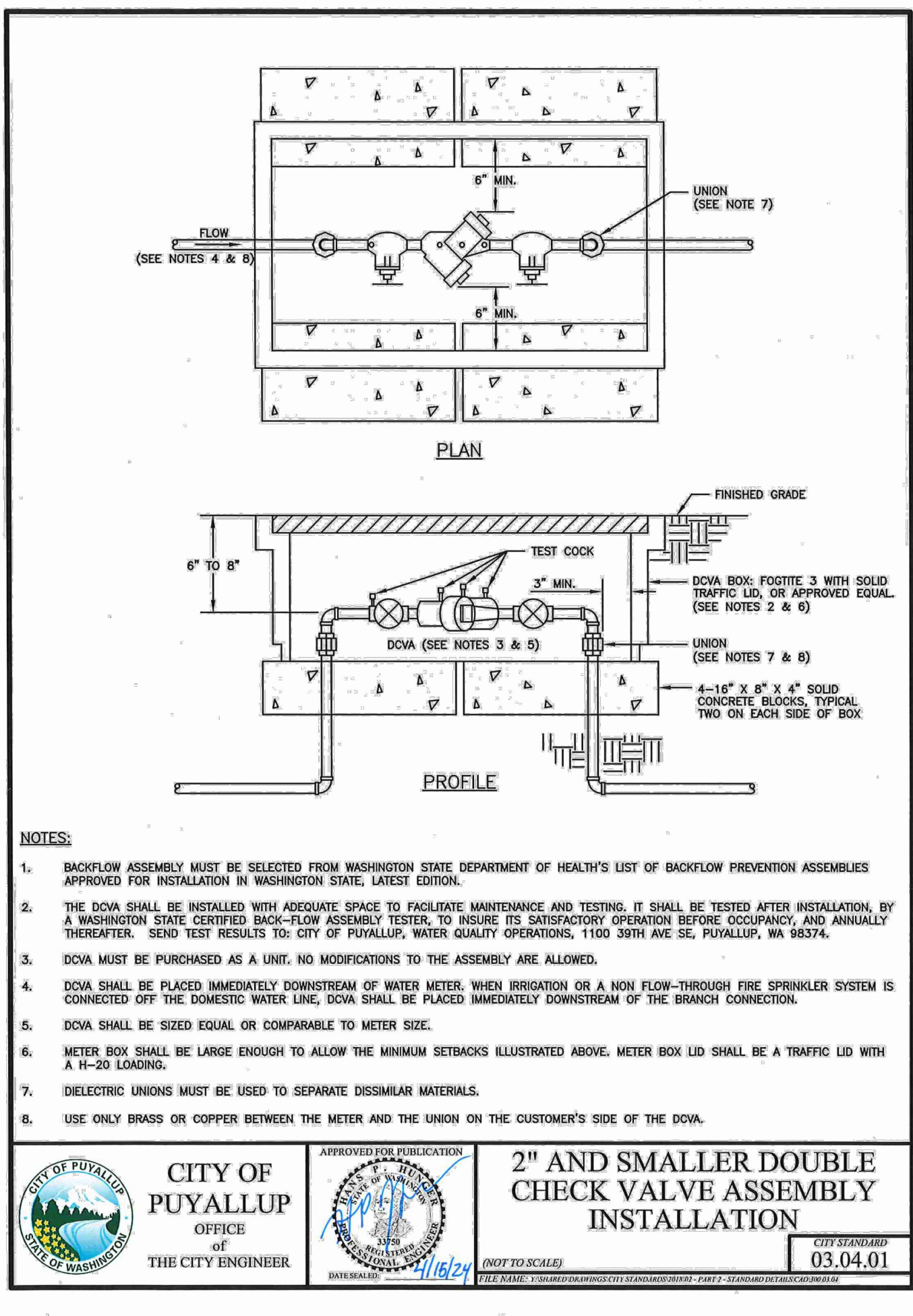
TABLE 2: THRUST AT FITTINGS AT 200 PSI

SIZE	TEST PRESSURE (PSI)	THRUST FITTINGS AT 200 PSI				
		A	B	C	D	E
4"	200	3,140	4,440	2,405	1,225	615
6"	200	7,070	9,995	5,410	2,760	1,385
8"	200	12,565	17,770	9,820	4,905	2,465
10"	200	19,635	27,770	15,030	7,660	3,850
12"	200	28,275	39,885	21,640	11,030	5,545
14"	200	38,485	54,425	29,455	15,015	7,545
16"	200	50,265	71,085	38,470	18,615	9,855

TABLE 3: BEARING VALUE OF SOIL

SOIL TYPE	SAFE BEARING LOAD (LBS/SF)
MUCK, PEAT, ETC.	0
SOFT CLAY/ALLUVIAL SOIL	1,000
SAND	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
CITY STANDARD 03.02.01-3  
THRUST BLOCKING TABLE



Owner/Developer:  
  
EJ Fernandez  
PO Box 309  
Sumner, WA 98390

Architect:  
  
Garner Miller  
mgs Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:  
**JUTEAM**  
Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:  
**320 Todd Road Development**

ONE INCH AT FULL SCALE.  
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
CITY STANDARD 03.01.01  
WATER VALVES AND MAINS



REV	DATE	DESCRIPTION

APPROVED  
BY \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
DATE \_\_\_\_\_

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.  
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SHEET NUMBER: \_\_\_\_\_  
**Water Details**  
PROJECT NO: 1611-001  
DATE: June 02, 2025  
DRAWN BY: E. Kearney  
DESIGN BY: J. Jones  
**C5-101**  
21 OF 31

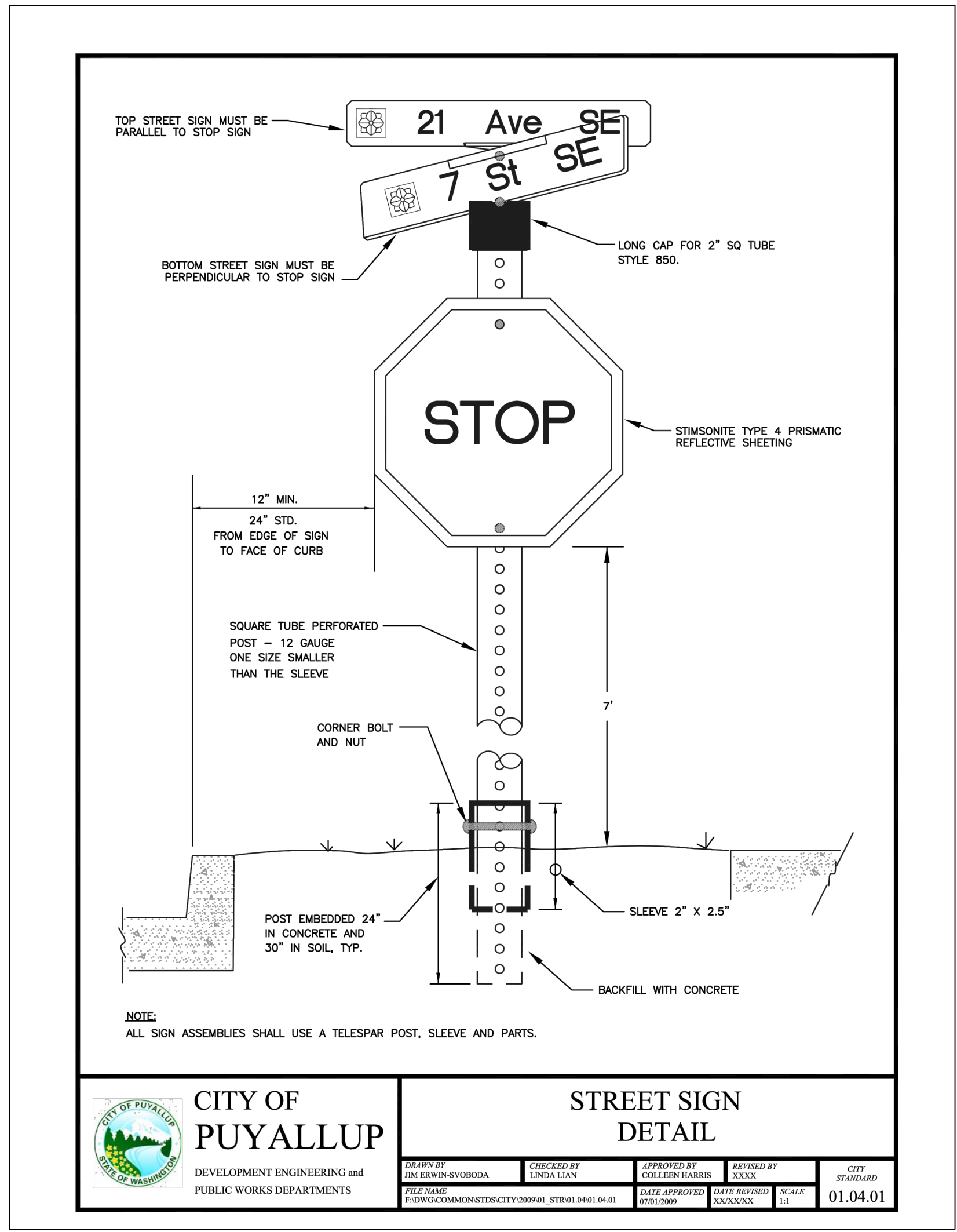
CALL TWO BUSINESS DAYS BEFORE YOU DIG  
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UTILITIES UNDERGROUND LOCATION CENTER

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File: I611001C-CHAN-DT.dwg Path: C:\Users\EricKearney\My Documents\Projects - General\1611 - Fernandez\320\_Todd\_Road\_Development\02 - CD\CAD Plotted by: EricKearney Date: 02-Jun-25 12:56:36pm



<b>CITY OF PUYALLUP</b> DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	<b>STREET SIGN DETAIL</b>				CITY STANDARD <b>01.04.01</b>
	DRAWN BY JIM EDWIN SVORODA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVISED BY NXXX	
FILE NAME I:\PWA\COMMON\STD\CD\CITY\010401.DWG					DATE REVISION NXXX SCALE 1:1

Owner/Developer:

Architect:  
  
Garner Miller  
mgs Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:  
  
Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:  
**320 Todd Road Development**

ONE INCH AT FULL SCALE.  
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06-02-25

REV	DATE	DESCRIPTION

**APPROVED**

BY \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

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DETERMINED BY THE  
DEVELOPMENT ENGINEERING  
MANAGER.

SHEET TITLE:  
**Channelization  
Details**

PROJ. NO: 1611-001  
DATE: June 02, 2025  
DRAWN BY: E. Kearney      DESIGN BY: J. Jones

SHEET NUMBER:  
**C6-102**

CALL TWO BUSINESS DAYS  
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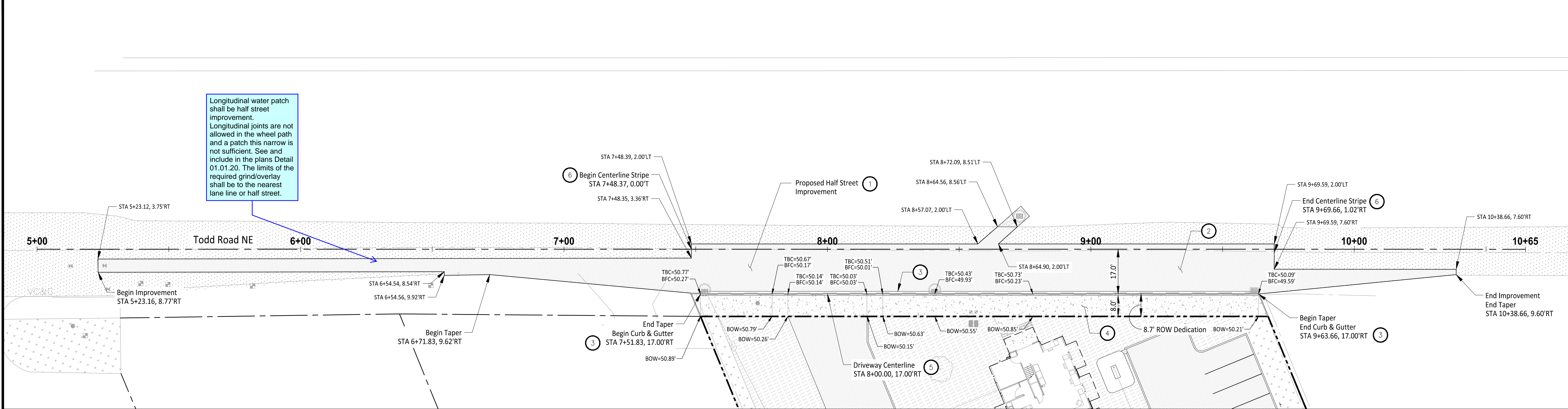


Owner/Developer:  
 EJ Fernandez  
 PO Box 309  
 Sumner, WA 98390

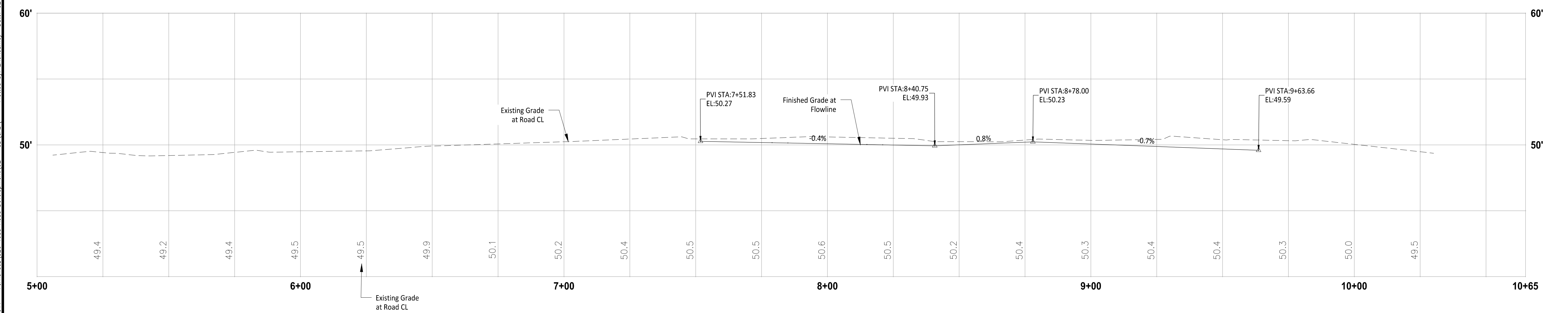
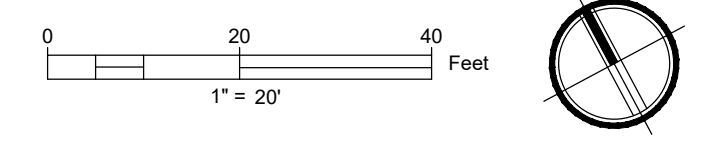
Architect:  
 Garner Miller  
 msgs Carve Architects  
 510 Capitol Way South  
 Olympia, WA 98501

Engineer:  
  
 Justin Jones, PE  
 PO Box 2066  
 Sumner, WA 98390  
 (206) 596-2020

Project:  
**320 Todd Road Development**



**PLAN**



**ROAD PROFILE**

HORIZ: 1"=20'  
 VERT: 1"=10'

- LEGEND**
- Property Line
  - - - ROW Dedication Line
  - ▨ Proposed Concrete
  - ▨ Proposed Asphalt
  - ▨ Proposed Gravel
  - ▨ Proposed Landscaping
  - ▨ Existing Asphalt

- CONSTRUCTION NOTES**
1. Install Half Street Improvement per City of Puyallup Standard Detail 01.01.19 on Sheet C7-501.
  2. Install Asphalt Pavement per City of Puyallup Standard Detail 01.01.19 on Sheet C7-501.
  3. Install Concrete Curb and Gutter per City of Puyallup Standard Detail 01.02.09 on Sheet C7-501.
  4. Install Concrete Sidewalk per City of Puyallup Standard Detail 01.02.01 on Sheet C7-501.
  5. Install Proposed Commercial Driveway per City of Puyallup Standard Detail 01.02.18 on Sheet C7-501.
  6. Install 4" Yellow Centerline Stripe per City of Puyallup Standard Detail 01.03.10 on Sheet C7-501.

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BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

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ONE INCH AT FULL SCALE.  
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06-02-25

REV	DATE	DESCRIPTION

SHEET TITLE  
**Frontage Improvement Plan & Profile**

PROJ. NO:	1611-001
DATE:	June 02, 2025
DRAWN BY:	E. Kearney
DESIGN BY:	J. Jones

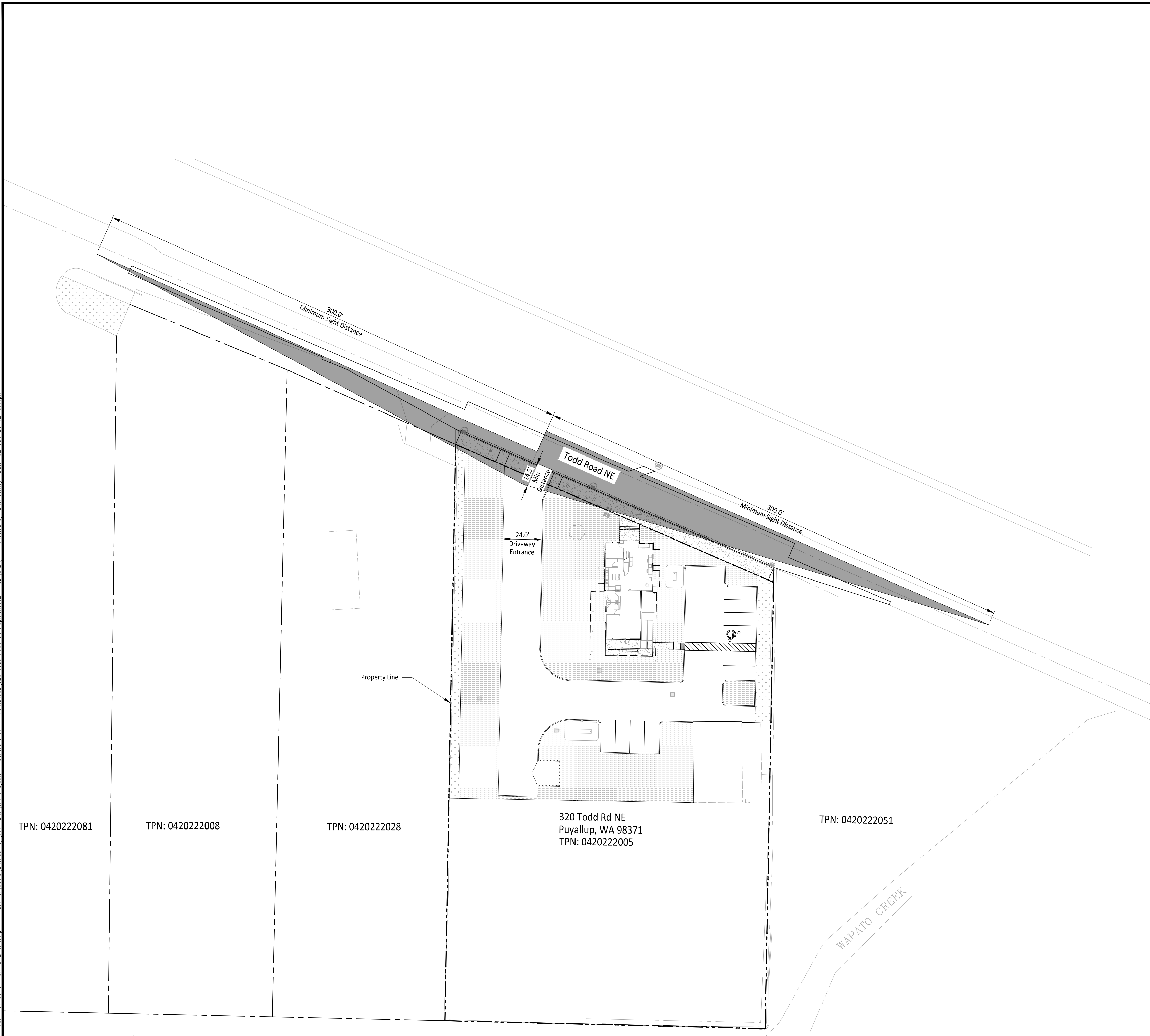
SHEET NUMBER  
**C7-101**

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 UTILITIES UNDERGROUND LOCATION CENTER

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Owner/Developer:  
 EJ Fernandez  
 PO Box 309  
 Sumner, WA 98390

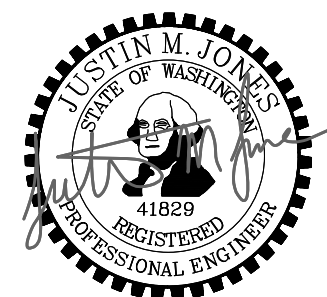
Architect:  
 Garner Miller  
 msgs Carve Architects  
 510 Capitol Way South  
 Olympia, WA 98501

Engineer:  
  
 Justin Jones, PE  
 PO Box 2066  
 Sumner, WA 98390  
 (206) 596-2020

Project:  
**320 Todd Road Development**

ONE INCH AT FULL SCALE.  
 IF NOT, SCALE ACCORDINGLY

**Civil Construction Permit**



06-02-25

REV	DATE	DESCRIPTION

SHEET TITLE:  
**Frontage Site Triangle**

PROJ. NO: 1611-001  
 DATE: June 02, 2025  
 DRAWN BY: E. Kearney      DESIGN BY: J. Jones

SHEET NUMBER:  
**C7-201**

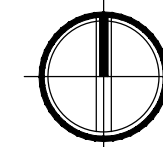
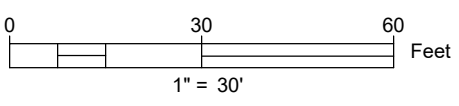
DWG: 26 OF 31

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BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

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 MANAGER.

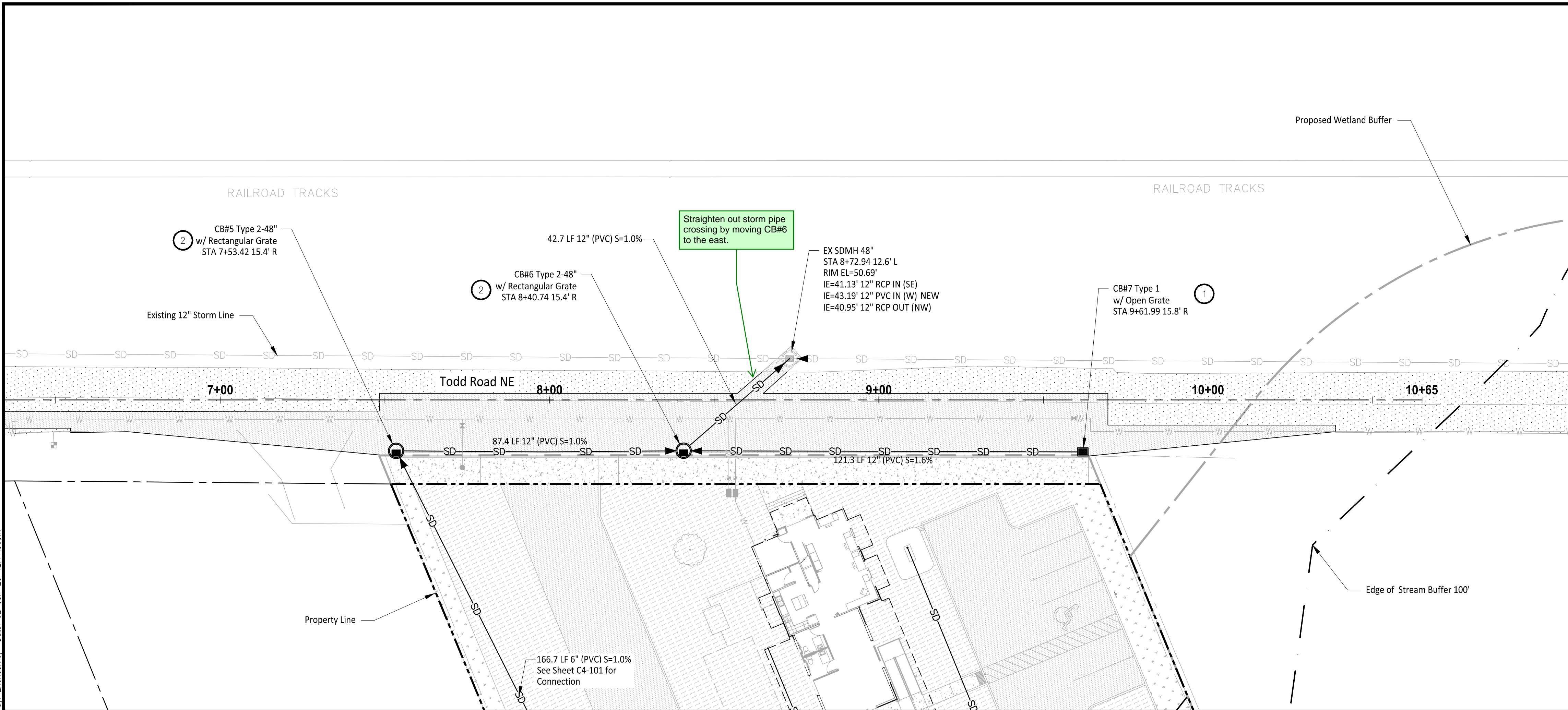



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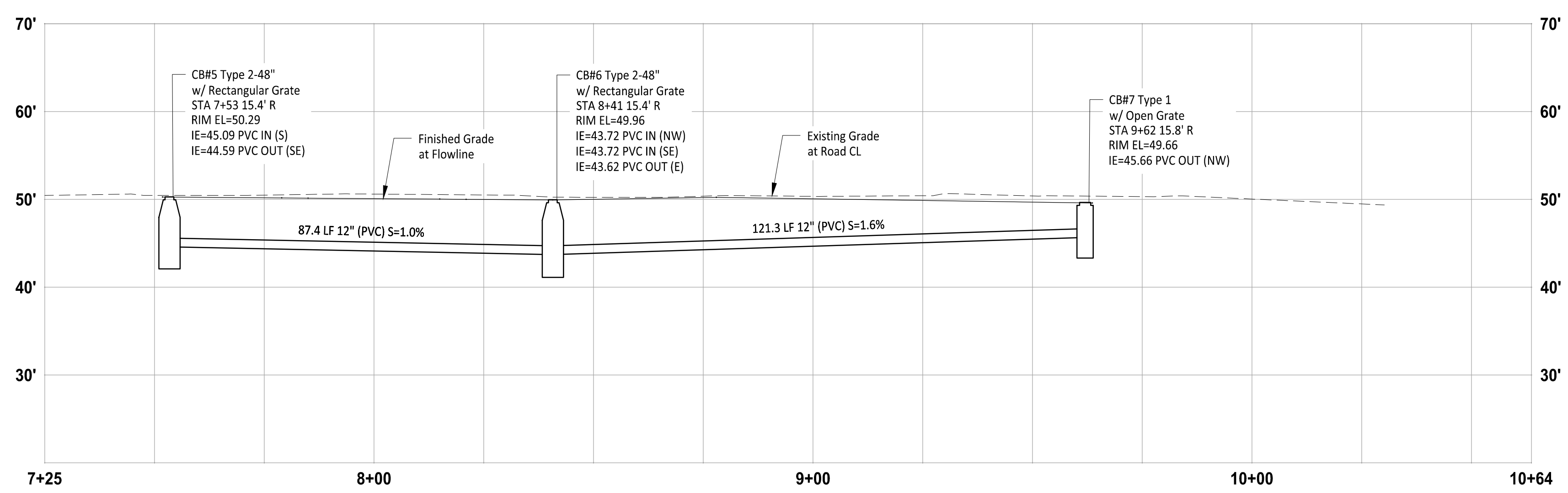


1-800-424-5555  
 UTILITIES UNDERGROUND LOCATION CENTER

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**PLAN**



**STORM PROFILE**

HORIZ: 1"=20'  
VERT: 1"=10'

**LEGEND**

- Storm Catch Basin Type 1, Open Grate
- Storm Catch Basin Type 2, Rectangular Open Grate
- Property Line
- Storm Line

**CONSTRUCTION NOTES**

1. Install Catch Basin Type 1 per City of Puyallup Standard Detail 02.01.02 on Sheet C4-202.
2. Install Catch Basin Type 2 per City of Puyallup Standard Detail 02.01.04 on Sheet C4-203.

**GENERAL NOTES**

1. Storm Lines shall be SDR 35 PVC
2. Storm Line shall maintain 3-foot minimum cover from Finished Grade.

Owner/Developer:  
  
EJ Fernandez  
PO Box 309  
Sumner, WA 98390

Architect:  
  
Garner Miller  
mgs Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:  
  
Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:  
**320 Todd Road Development**

ONE INCH AT FULL SCALE.  
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06-02-25

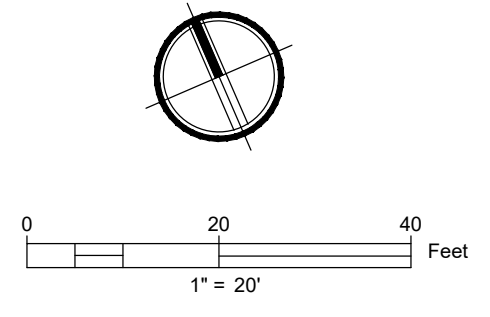
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SHEET TITLE  
**Frontage Storm Plan & Profile**

PROJ. NO: 1611-001  
DATE: June 02, 2025  
DRAWN BY: E. Kearney  
DESIGN BY: J. Jones

SHEET NUMBER  
**C7-301**

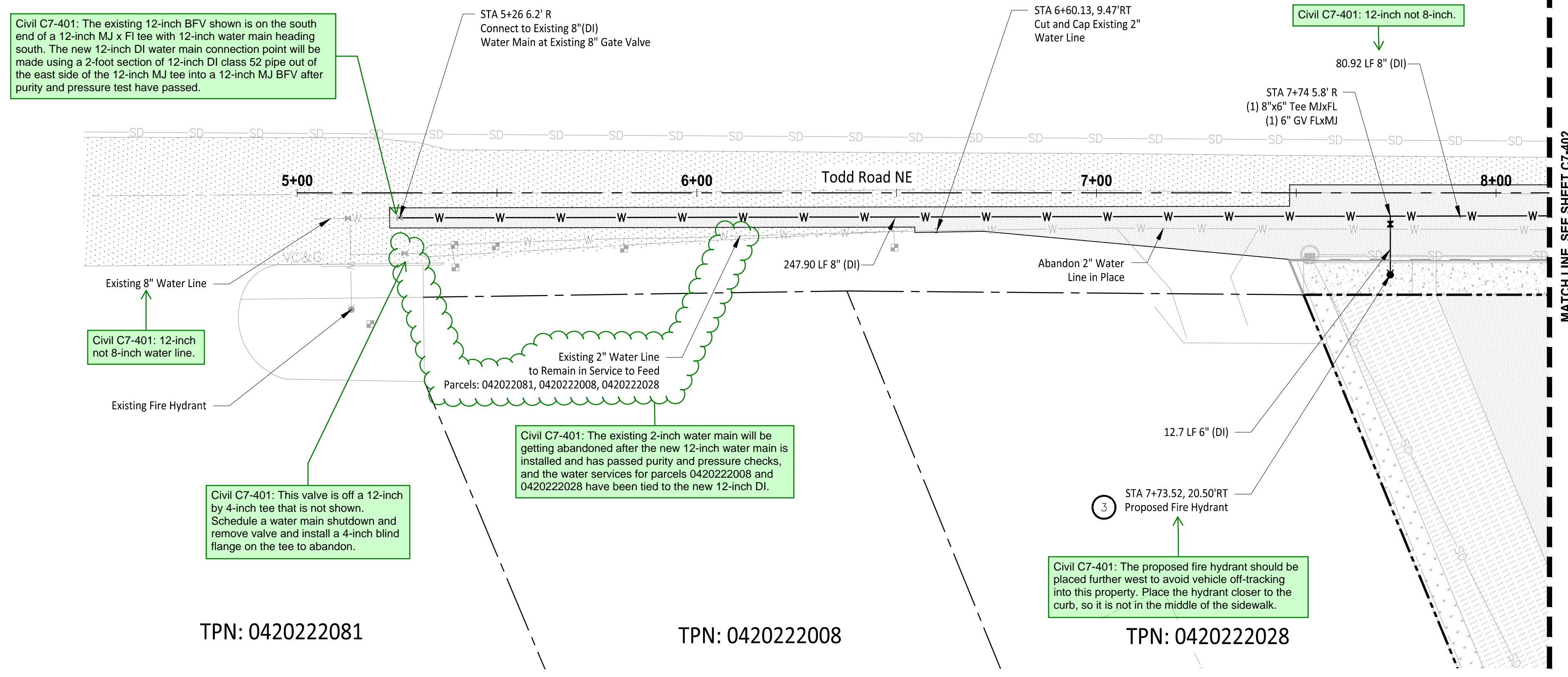
DWG: 27 OF 31



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BY: \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
  
DATE: \_\_\_\_\_  
  
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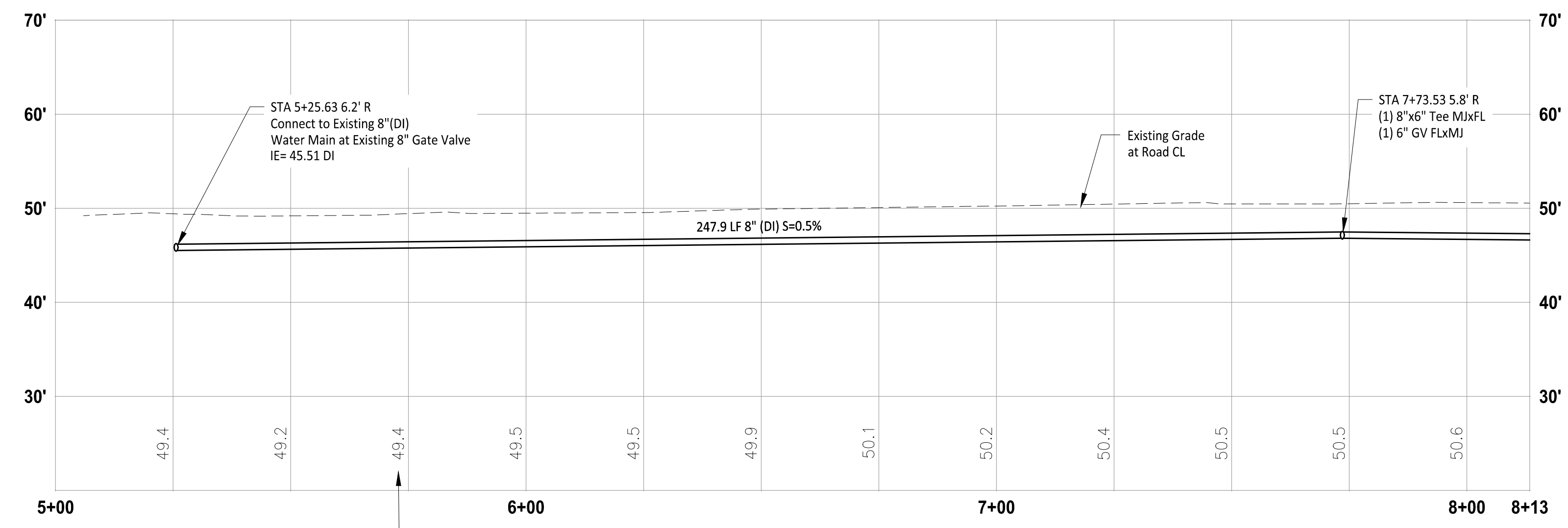


TPN: 042022081

TPN: 042022008

TPN: 042022028

**PLAN**



**WATER PROFILE**

HORIZ: 1"=20'  
VERT: 1"=10'

**LEGEND**

- Property Line
- ROW Dedication
- Water Line
- Water Meter
- Gate Valve
- Fire Hydrant

**CONSTRUCTION NOTES**

1. Install 2" Water Service Connection per City of Puyallup Standard Detail 03.03.02 on Sheet C5-101.
2. Install 2" DCVA per City of Puyallup Standard Detail 03.04.01 on Sheet C5-101.
3. Install Fire Hydrant per City of Puyallup Standard Detail 03.05.01 on Sheet C5.101.

**GENERAL NOTES**

1. All Ductile Iron pipes shall be Class 52.
2. All Ductile Iron Pipes shall maintain 3-foot minimum cover from Finished Grade.
3. All POLY pipes shall be High Density Poly (Iron Pipe Size) meeting ASTM D-2239-SIDR 7, blue in color, 200 PSI minimum.
4. All POLY pipes shall maintain 3-foot minimum cover from Finished Grade.

Owner/Developer:

EJ Fernandez  
PO Box 309  
Sumner, WA 98390

Architect:

Garner Miller  
mgs Garve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:

**JM JTEAM**  
Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:

**320 Todd Road Development**

ONE INCH AT FULL SCALE.  
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit



06-02-25

REV	DATE	DESCRIPTION

SHEET TITLE

**Frontage Water Plan & Profile**

PROJ. NO: 1611-001

DATE: June 02, 2025

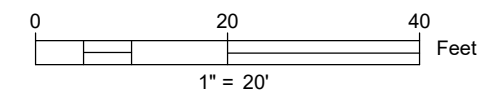
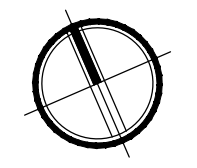
DRAWN BY: E. Kearney

DESIGN BY: J. Jones

SHEET NUMBER

**C7-401**

DWG: 28 OF 31



**APPROVED**

BY: \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

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

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Civil C7-402: There is a lot of plants required in the wetland area, but unclear if a 2-inch irrigation meter needed. If so, show the 2-inch gate valve at the water main connection.

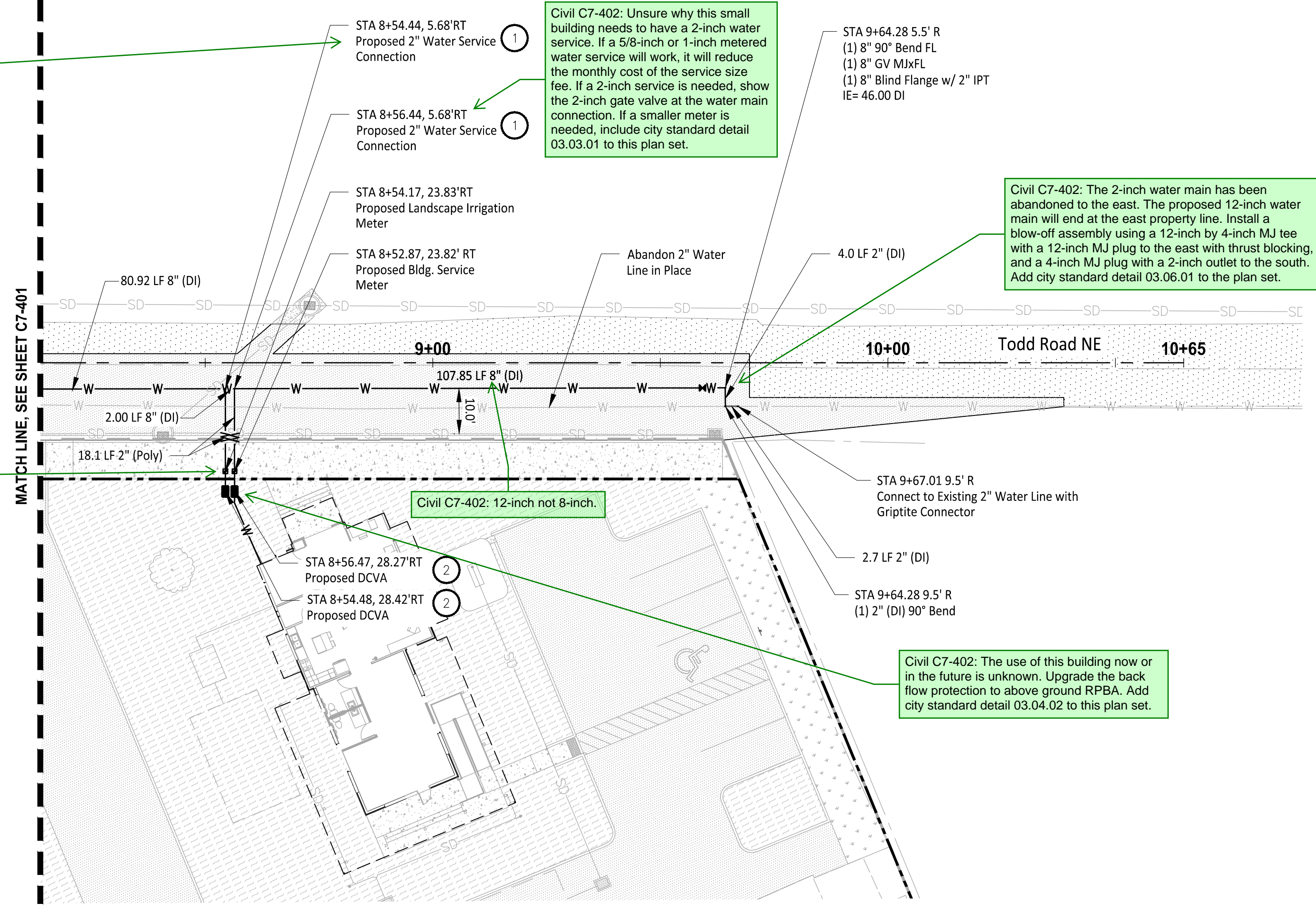
Civil C7-402: Unsure why this small building needs to have a 2-inch water service. If a 5/8-inch or 1-inch metered water service will work, it will reduce the monthly cost of the service size fee. If a 2-inch service is needed, show the 2-inch gate valve at the water main connection. If a smaller meter is needed, include city standard detail 03.03.01 to this plan set.

Civil C7-402: The 2-inch water main has been abandoned to the east. The proposed 12-inch water main will end at the east property line. Install a blow-off assembly using a 12-inch by 4-inch MJ tee with a 12-inch MJ plug to the east with thrust blocking, and a 4-inch MJ plug with a 2-inch outlet to the south. Add city standard detail 03.06.01 to the plan set.

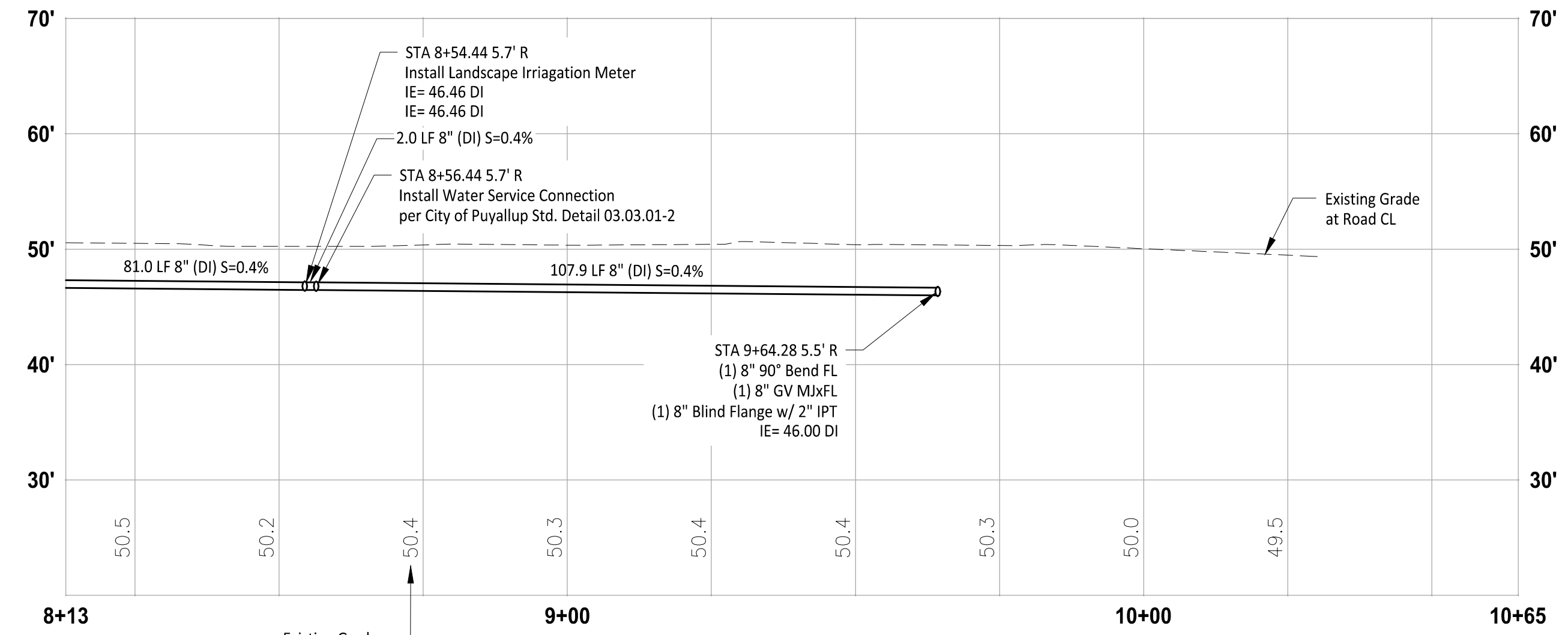
Civil C7-402: These water meter boxes appear to be placed in the concrete sidewalk. To ease with future repairs place them in a 4-foot wide concrete sidewalk panel with expansion joints between panels.

Civil C7-402: 12-inch not 8-inch.

Civil C7-402: The use of this building now or in the future is unknown. Upgrade the back flow protection to above ground RPBPA. Add city standard detail 03.04.02 to this plan set.



PLAN



WATER PROFILE

HORIZ: 1"=20'  
VERT: 1"=10'

LEGEND

- Property Line
- ROW Dedication
- Water Line
- Water Meter
- Gate Valve
- Fire Hydrant

CONSTRUCTION NOTES

1. Install 2" Water Service Connection per City of Puyallup Standard Detail 03.03.02 on Sheet C5-101.
2. Install 2" DCVA per City of Puyallup Standard Detail 03.04.01 on Sheet C5-101.
3. Install Fire Hydrant per City of Puyallup Standard Detail 03.05.01 on Sheet C5-101.

GENERAL NOTES

1. All Ductile Iron pipes shall be Class 52.
2. All Ductile Iron Pipes shall maintain 3-foot minimum cover from Finished Grade.
3. All POLY pipes shall be High Density Poly (Iron Pipe Size) meeting ASTM D-2239-SIDR 7, blue in color, 200 PSI minimum.
4. All POLY pipes shall maintain 3-foot minimum cover from Finished Grade.

Owner/Developer:

EJ Fernandez  
PO Box 309  
Sumner, WA 98390

Architect:

Garner Miller  
msgs Carve Architects  
510 Capitol Way South  
Olympia, WA 98501

Engineer:

J.M. JONES  
Justin Jones, PE  
PO Box 2066  
Sumner, WA 98390  
(206) 596-2020

Project:

320 Todd Road Development

ONE INCH AT FULL SCALE.  
IF NOT, SCALE ACCORDINGLY

Civil Construction Permit



06-02-25

REV	DATE	DESCRIPTION

SHEET TITLE

Frontage Water Plan & Profile

PROJ. NO: 1611-001

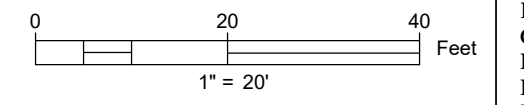
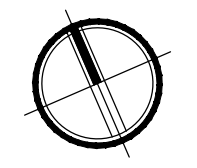
DATE: June 02, 2025

DRAWN BY: E. Kearney DESIGN BY: J. Jones

SHEET NUMBER

C7-402

DWG: 29 OF 31



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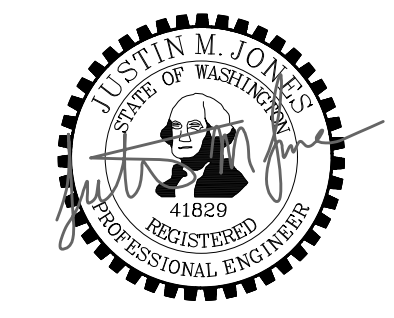
BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

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

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06-02-25

REV	DATE	DESCRIPTION

SHEET TITLE

**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.

PROJ. NO.: 1611-001

DATE: June 02, 2025

DRAWN BY: E. Kearney DESIGN BY: J. Jones

SHEET NUMBER

**C7-501**

**PLAN**  
CONTRACTION JOINTS AT 15' O.C.  
EXPANSION JOINTS THROUGH CURB AND GUTTER: ALIGN WITH SIDEWALK JOINT  
BACK OF CURB  
4" MAXIMUM (TYP)

**SECTION**  
AS REQUIRED  
2% MAX. SLOPE  
4" MIN.  
SUITABLE NATIVE SOIL AT 95% COMPACTION  
3/8" EXPANSION JOINT  
CURB AND GUTTER SEE CITY STANDARD DETAIL NO. 01.02.09  
4" MIN 5/8" CRUSHED BASE COURSE AT 95% COMPACTION

**SECTION USE IN INTERSECTIONS AND DRIVEWAY RAMP**  
AS REQUIRED  
2% MAX. SLOPE  
4" MIN.  
SUITABLE NATIVE SOIL AT 95% COMPACTION  
3/8" EXPANSION JOINT  
CURB AND GUTTER SEE CITY STANDARD DETAIL NO. 01.02.09

**MINIMUM SIDEWALK WIDTHS**  
5'(RS ZONES) SINGLE FAMILY RESIDENTIAL AREAS (DETACHED DWELLINGS)  
8'(RS ZONES) COMMERCIAL USES, WHEN REQUIRED BY DEVELOPMENT SERVICES MANAGER  
8'(RM ZONES) MEDIUM AND HIGH DENSITY MULTI-FAMILY RESIDENTIAL AREAS  
8'(ML ZONES) INDUSTRIAL AREAS  
8'(CG, CBD ZONES) COMMERCIAL AREAS  
8'(PF ZONES) PUBLIC FACILITIES AREAS  
8'(F ZONES) FAIR AREAS  
\* MATCH GREATEST WIDTH FOR ANY ADJACENT ZONE

**NOTES:**  
1. CONTRACTION JOINTS SHALL BE 3/8" x 1 1/2" ASPHALT SATURATED FELT PLACED AT 15' O.C.  
2. THRU JOINTS SHALL BE 3/8" x 4" ASPHALT SATURATED FELT PLACED AT DRIVEWAYS, ALLEY RETURNS AND WHEELCHAIR RAMPS AND RAILS.  
3. V-GROOVEMARKS SHALL BE 1/8" DEEP AND 1/4" WIDE PLACED AT 5' O.C. FOR 5' SIDEWALKS AND 7.5' O.C. FOR 8' SIDEWALKS.  
4. ALL JOINTS SHALL BE CLEAN AND EDGED TO A 1/4" RADIUS. JOINTS SHALL BE FLUSH WITH THE FINISHED SURFACE.  
5. ALL UTILITY POLES AND STREET SIGN POSTS IN SIDEWALK AREA NOT REQUIRED TO BE RELOCATED SHALL HAVE A SQUARE SECTION OF CONCRETE SURROUNDING THE POLE. THE JOINT SHALL BE NO CLOSER THAN 6" TO ANY SIDE OF THE POLE.  
6. FORMS SHALL BE EITHER WOOD OR STEEL AND SHALL MEET ALL REQUIREMENTS OF THESE SPECIFICATIONS.  
7. CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, ASHTO GRADING 487 COARSE AGGREGATE, NO FLY ASH.  
8. SIDEWALK MINIMUM UNOBSTRUCTED CLEAR WIDTH SHALL BE 4', EXCLUSIVE OF THE WIDTH OF THE CURB.  
9. GRATINGS, ACCESS COVERS, JUNCTION BOXES, CABLE VAULTS, PULL BOXES AND OTHER APPURTENANCES WITHIN THE SIDEWALK (RIGHT-OF-WAY) MUST HAVE SLIP RESISTANT SURFACE AND MATCH THE GRADE OF THE SIDEWALK.  
10. CURB RAMPS SHALL BE CONSTRUCTED AT INTERSECTIONS USING A DESIGN PREPARED BY A LICENSED PROFESSIONAL ENGINEER. WHEN A RAMP DESIGN FAILS TO MEET ALL APPLICABLE DESIGN STANDARDS, THE ENGINEER SHALL DOCUMENT WHY THE PROPOSED RAMP ACHIEVES DESIGN STANDARDS TO THE MAXIMUM EXTENT FEASIBLE.

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

**APPROVED**  
BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
DATE: 01.02.01

1 1/2" R  
5 1/2"  
17 1/2"  
1 1/2" R  
1 1/2" R  
3 3/4"  
7"  
13"  
4"  
12"  
4"  
4" CSBC OR GRAVEL BASE COMPACTED AT 95%  
SUITABLE NATIVE SOIL COMPACTED AT 95%

**NOTES:**  
1. CONTRACTION JOINTS SHALL BE 3/8" x 2 1/4" ASPHALT SATURATED FELT PLACED IN ALL EXPOSED SURFACES OF CURB AND GUTTER AND SPACED AT 15' MAX. 10' MIN. O.C.  
2. THRU JOINTS SHALL BE 3/8" ASPHALT SATURATED FELT PLACED AT POINTS OF TANGENCY ON CURVES, AT CATCH BASINS, AND AT EDGES OF ALLEY AND DRIVEWAYS. THE MAXIMUM DISTANCE BETWEEN THRU JOINTS SHALL BE 100'.  
3. CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, ASHTO GRADING 487 COARSE AGGREGATE, NO FLY ASH.  
4. FORMS SHALL BE STEEL UNLESS PRIOR APPROVAL IS GIVEN BY THE CITY ENGINEER. FORMS SHALL BE SET TRUE TO LINE AND GRADE AND SECURELY STAKED PRIOR TO CONCRETE PLACEMENT. FULL DEPTH DIVISION PLATES ARE ONLY TO BE USED WHERE THRU JOINTS ARE TO BE PLACED.  
5. THE 1" RADIUS ON THE UPPER FACE OF THE CURB MAY BE FORMED BY AN EDGER TOOL OR BUILT INTO THE FACE FORM. THE 1" RADIUS AT THE BOTTOM FACE OF THE CURB SHALL BE FORMED BY THE FACE FORM.

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

**APPROVED**  
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DATE: 01.02.09

8" MIN.  
4" MIN.  
4" MIN.  
TOP OF ADJACENT SIDEWALK  
VARIABLE WIDTH  
2% MAX.  
6" CONCRETE  
4" CRUSHED SURFACING  
3/8" EXPANSION JOINT  
CEMENT AND CONCRETE BARRIER CURB AND GUTTER  
SPLIT APPROACH SECTION (B)

6" MIN.  
15" MAX.  
TOP OF ADJACENT SIDEWALK  
2% MAX.  
6" CONCRETE  
4" CRUSHED SURFACING  
3/8" EXPANSION JOINT  
CEMENT AND CONCRETE BARRIER CURB AND GUTTER  
SECTION (A)

SCALE: 1" = 2"

3/8" EXPANSION JOINT  
BACK OF SIDEWALK  
3/8" EXPANSION JOINT  
CURB TAPER  
CURB AND GUTTER  
DROPPED APPROACH  
30' MIN.  
SCALE: 1" = 10'

**NOTES:**  
1. TO BE USED AS AN OPTION TO THE URBAN APPROACH WHEN GRADES ARE CREATING A SITE CONSTRAINT.  
2. JOINTS IN PAVING SLAB SHALL NOT EXTEND INTO DRIVEWAY. ALL JOINTS SHALL BE CLEAN AND EDGED.  
3. CONCRETE SHALL BE COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, ASHTO GRADING 487 COARSE AGGREGATE, NO FLY ASH. 30 FEET MINIMUM WIDTH FOR TWO WAY TRAFFIC. MAXIMUM WIDTH DEPENDANT ON VEHICLE VOLUME AND DESIGN VEHICLE TYPE.  
4. DROPPED APPROACH RAMPS SHALL NOT EXCEED 0.3% AS MEASURED WITH A SMART LEVEL, UNLESS RAMP LENGTH IS EXTENDED TO 15'.

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

**URBAN COMMERCIAL APPROACH ALTERNATE 2**

**APPROVED**  
BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
DATE: 01.02.18

GRIND AND OVERLAY OR SAWCUT EXISTING PAVEMENT AND REMOVE BROKEN OR CRACKED ASPHALT TO MAKE A NEAT CLEAN LINE TO MATCH TO EXISTING PAVEMENT.

CURB AND GUTTER INSTALLED PER CITY STANDARD DETAIL NO. 01.02.09  
FULL DEPTH HALF STREET IMPROVEMENT  
TRANSITION ZONE  
ASPHALT CONCRETE PAVEMENT SHALL MATCH EXISTING PAVEMENT DEPTH, 3" MINIMUM  
EXISTING ASPHALT  
EXISTING CURB  
GUTTER EDGE TO BE TACK SEALED WITH AR4000  
3% SLOPE  
2% SLOPE  
2" CRUSHED SURFACING BASE MATERIAL  
1" MIN. 10" SUBBASE MATERIAL  
SUITABLE NATIVE SOILS SUBGRADE

**NOTES:**  
1. ALL DEPTHS ARE MINIMUM COMPACTED DEPTHS.  
2. SUBGRADE PREPARATION SHALL MEET THE REQUIREMENTS OF WSDOT STANDARD SPEC. 2-06.3(1). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE COMPACTION REQUIREMENTS AND CONTROL ALL WORK. THE CITY OF PUYALLUP RESERVES THE RIGHT TO REQUIRE TESTS AT THE CONTRACTOR'S EXPENSE.  
3. SUBBASE MATERIAL SHALL BE GRAVEL BORROW MEETING THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.14(1) OR CRUSHED BALLAST MEETING THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.9(1). CRUSHED SURFACING SHALL MEET THE GRADATION REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.9(3). THE SUBBASE AND BASE MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 4-04.  
4. SOIL STABILIZATION FABRIC MAY BE REQUIRED BY THE DEVELOPMENT REVIEW ENGINEER TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE MATERIAL. WHEN REQUIRED, THE CONTRACTOR SHALL PLACE A GEOTEXTILE FABRIC OVER THE PREPARED SUBGRADE WITH A TWO FOOT MINIMUM OVERLAP. THE FABRIC SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.  
5. ASPHALT CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 5-04. DESIGN ENGINEER SHALL SUBMIT A STATE APPROVED HMA MIX FOR APPROVAL.  
6. TEMPERATURE SHALL NOT EXCEED 325°F AT DISCHARGE OF THE PLANT NOR BE LESS THAN 185°F LEAVING THE SPREADER BOX.  
7. THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT SHALL MEET WSDOT STANDARD SPEC. 5-04.3(9) TO A MINIMUM AVERAGE COMPACTED DRY DENSITY OF 91 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY WSDOT TEST METHOD SPECIFIED IN STANDARD SPEC. 5-04.3(10B). PERIODIC COMPLIANCE TESTS SHALL BE MADE BY A CERTIFIED TESTING AGENCY AT THE EXPENSE OF THE CONTRACTOR.  
8. THE FACE OF THE GUTTER LIP AND EDGES OF EXISTING ASPHALT MEET LINES SHALL BE TACK COATED PRIOR TO PAVEMENT PLACEMENT. WHEN SUCCESSIVE LIFTS OF ASPHALT ARE REQUIRED, A TACK COAT SHALL BE DISTRIBUTED UNIFORMLY OVER THE PREVIOUS LIFT AT A RATE OF 0.06-0.08 GALLONS PER SQUARE YARD AT A TEMPERATURE OF 100°F AND SHALL BE ALLOWED TO SET TO A TACKY STATE PRIOR TO THE PLACEMENT OF THE NEXT LIFT.  
9. ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEET LINES SHALL BE CLEANED AND TACK COATED.  
10. ANY CHANGES TO THE STANDARD PAVEMENT SECTION SHALL REQUIRE APPROVAL BY THE DEVELOPMENT REVIEW ENGINEER. A STRUCTURAL PAVEMENT CROSS SECTION DESIGN WITH CALCULATIONS SHALL BE REQUIRED.  
11. ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.  
12. ADDITIONAL BIKE LANES AND/OR ON STREET PARKING MAY BE REQUIRED PER TRAFFIC ENGINEER.  
13. A UTILITY EASEMENT OF 10' SHALL BE PROVIDED ON BOTH SIDES OF THE ROADWAY.  
14. PLANTING STRIP SHALL BE PLANTED AS DIRECTED BY CITY PLANNING DEPARTMENT.

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

**APPROVED**  
BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
DATE: 01.01.19

**NOTES:**  
1. CENTERLINE STRIPE FOR CHANNELIZATION SHALL BE DETAIL B OR DETAIL C AS DIRECTED BY CITY. CENTERLINE STRIPE FOR ALL COLLECTORS SHALL BE DETAIL D WITH TYPE 2YY RPM SPACED AT 80' INTERVALS ON TANGENTS AND HORIZ. CURVES WITH A RADIUS OF 5000' OR MORE AND 40' INTERVALS ON HORIZ. CURVES LESS THAN 5000'. CENTERLINE STRIPE FOR ARTERIALS SHALL BE DETAIL E WITH RPM SPACING AS PREVIOUSLY DEFINED.  
2. ROADS, UNLESS OTHERWISE DETERMINED BY THE CITY, (ARTERIALS & COLLECTORS) LONGITUDINAL LINES SHALL BE PAINTED. APPLIED 14 MILS WHEN WET.  
3. NO PASSING ZONES IN ONE DIRECTION OR BOTH SHALL BE CLEARLY MARKED WITH CENTERLINE STRIPE, DETAIL B OR DETAIL C OR COMBINATION OF DETAIL D AND DETAIL E.  
4. ON WIDE INTERSECTIONS SPACE TYPE 1 OR 2 RPM 4 FEET ON CENTER.

**RAISED PAVEMENT MARKERS**  
TYPE 2 RPM (REFLECTIVE) RAISED FACE COLORS  
TYPE 2WR WHITE AND RED  
TYPE 2YR YELLOW AND RED  
TYPE 2YI YELLOW AND YELLOW  
TYPE 2W WHITE - ONE SIDE ONLY  
TYPE 2Y YELLOW - ONE SIDE ONLY

TYPE 1 RPM COLORS  
TYPE 1W WHITE  
TYPE 1Y YELLOW

\*TYPE 3 RPM COLORS  
TYPE 3W 8" RUBBLE BAR - WHITE  
TYPE 3Y 8" RUBBLE BAR - YELLOW  
\* CITY MAY REQUIRE REFLECTIVE.

TYPE 2YY @ 20' O.C.  
DIRECTION OF TRAVEL IN TURNING LANE  
DOUBLE YELLOW CENTERLINE STRIPE  
DETAIL "C"

TYPE 2YY @ 20' O.C.  
INSIDE EDGE OF LANE  
DIRECTION OF TRAVEL IN TURNING LANE  
DOUBLE YELLOW CENTERLINE STRIPE  
DETAIL "B"

FOR RPM SPACING SEE NOTE #1 ABOVE.  
4" YELLOW STRIPE  
CENTERLINE STRIPE FOR ARTERIALS  
DETAIL "E"

SCALE: 1:4

SKIP STRIPE PATTERN FOR CENTERLINES AND LANE LINES.  
DETAIL "D"

SCALE: 1:20

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

**APPROVED**  
BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
DATE: 01.03.10

60" MINIMUM ROW WIDTH  
34' STREET WIDTH  
10' PUBLIC UTILITY EASEMENT  
SIDEWALK  
PLANTING STRIP  
12" MIN.  
2% MAX.  
SUITABLE NATIVE SOILS SUBGRADE (SEE NOTE 2)  
TYPE OF STREET  
RESIDENTIAL (SERVING OVER 120 DWELLING UNITS)  
\* MAXIMUM CENTERLINE AND FLOWLINE GRADES FOR ALL STREETS SHALL BE 0.5%  
\* MATCH EXISTING PAVEMENT THICKNESS IF GREATER THAN 4"

**NOTES:**  
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12. ADDITIONAL BIKE LANES AND/OR ON STREET PARKING MAY BE REQUIRED PER TRAFFIC ENGINEER.  
13. A UTILITY EASEMENT OF 10' SHALL BE PROVIDED ON BOTH SIDES OF THE ROADWAY.  
14. PLANTING STRIP SHALL BE PLANTED AS DIRECTED BY CITY PLANNING DEPARTMENT.

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

**34' PUBLIC ROADWAY CROSS SECTION**

**APPROVED**  
BY: CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING  
DATE: 01.01.02

NATIVE PLANT LIST			
SYMBOL	QTY	DESCRIPTION	SIZE
TREES			
(M)	18	Acer macophyllum Big Leaf Maple	2 Gal. Min.
(CR)	20	Crataegus douglasii Western Hawthorne	2 Gal. Min.
(PS)	19	Picea sitchensis Sitka Spruce	2 Gal. Min.
(PR)	20	Prunus emarginata Bitter Cherry	2 Gal. Min.
(PSM)	19	Pseudotsuga menziesii Douglas Fir	2 Gal. Min.
(TH)	19	Thuja plicata Western Red Cedar	2 Gal. Min.
TOTAL	115		
SHRUBS			
(A)	28	Acer circinatum Vine Maple	1 Gal. Min.
(A)	27	Berberis aquifolium Tall Oregon Grape	1 Gal. Min.
(O)	28	Berberis nervosa Oregon Grape	1 Gal. Min.
(X)	28	Corylus cornuta Hazelnut	1 Gal. Min.
(E)	31	Holodiscus discolor Oceansoray	1 Gal. Min.
(S)	27	Ribes sanguineum Flowering Currant	1 Gal. Min.
(W)	25	Rosa gymnocarpa Wild Rose	1 Gal. Min.
(S)	34	Symphoricarpos albus Snowberry	1 Gal. Min.
TOTAL	228		

16,747 / 43,560 = 0.38 AC  
 300 TREES PER ACRE = 72 TREES 115  
 600 SHRUBS PER ACRE = 144 SHRUBS 228



5' TO GRADE

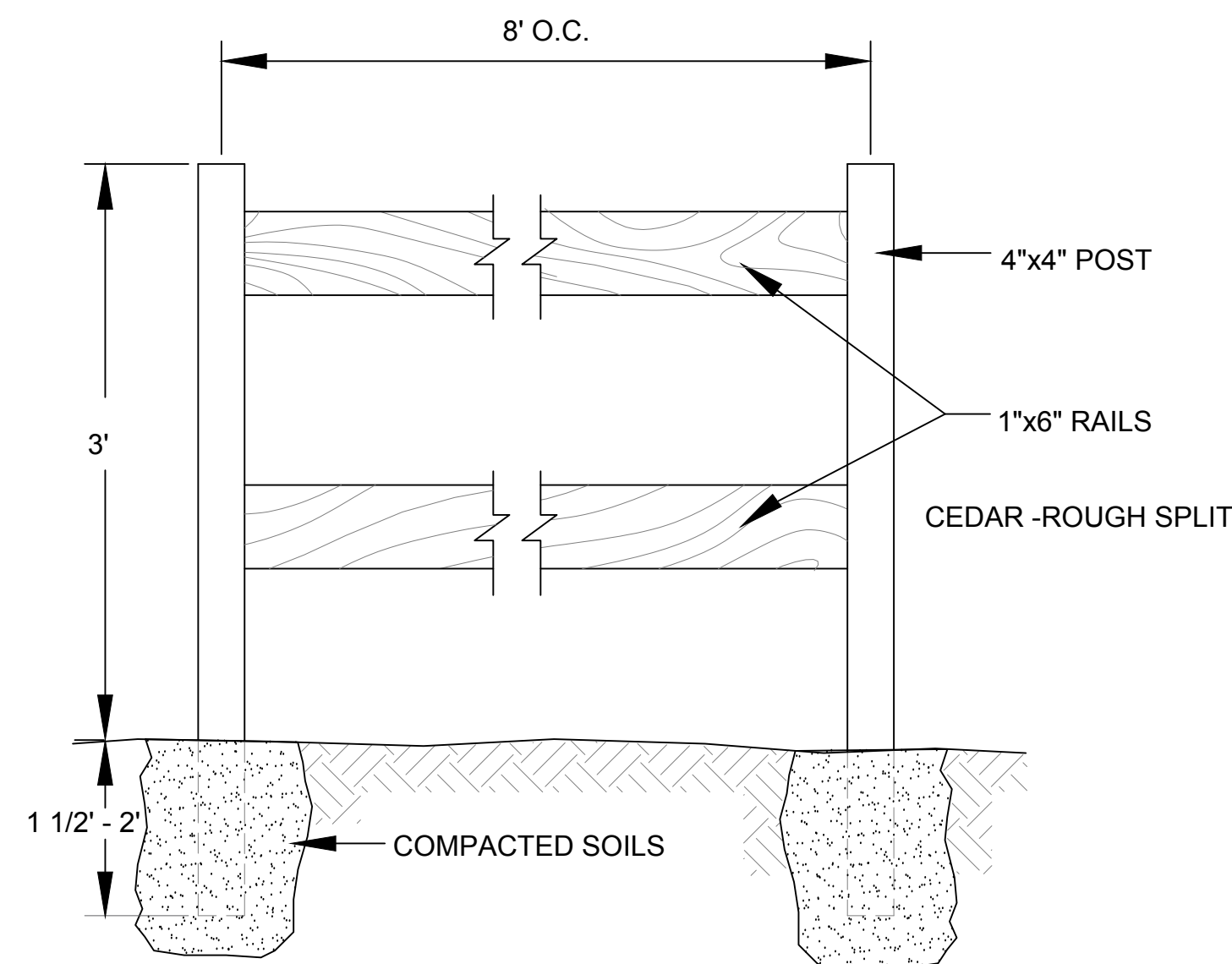
PRE-PRINTED PLASTIC SIGN

ATTACH SIGN TO POST WITH (2) 5/16" GALVANIZED LAG BOLTS WITH WASHERS ONE TOP, ONE BOTTOM

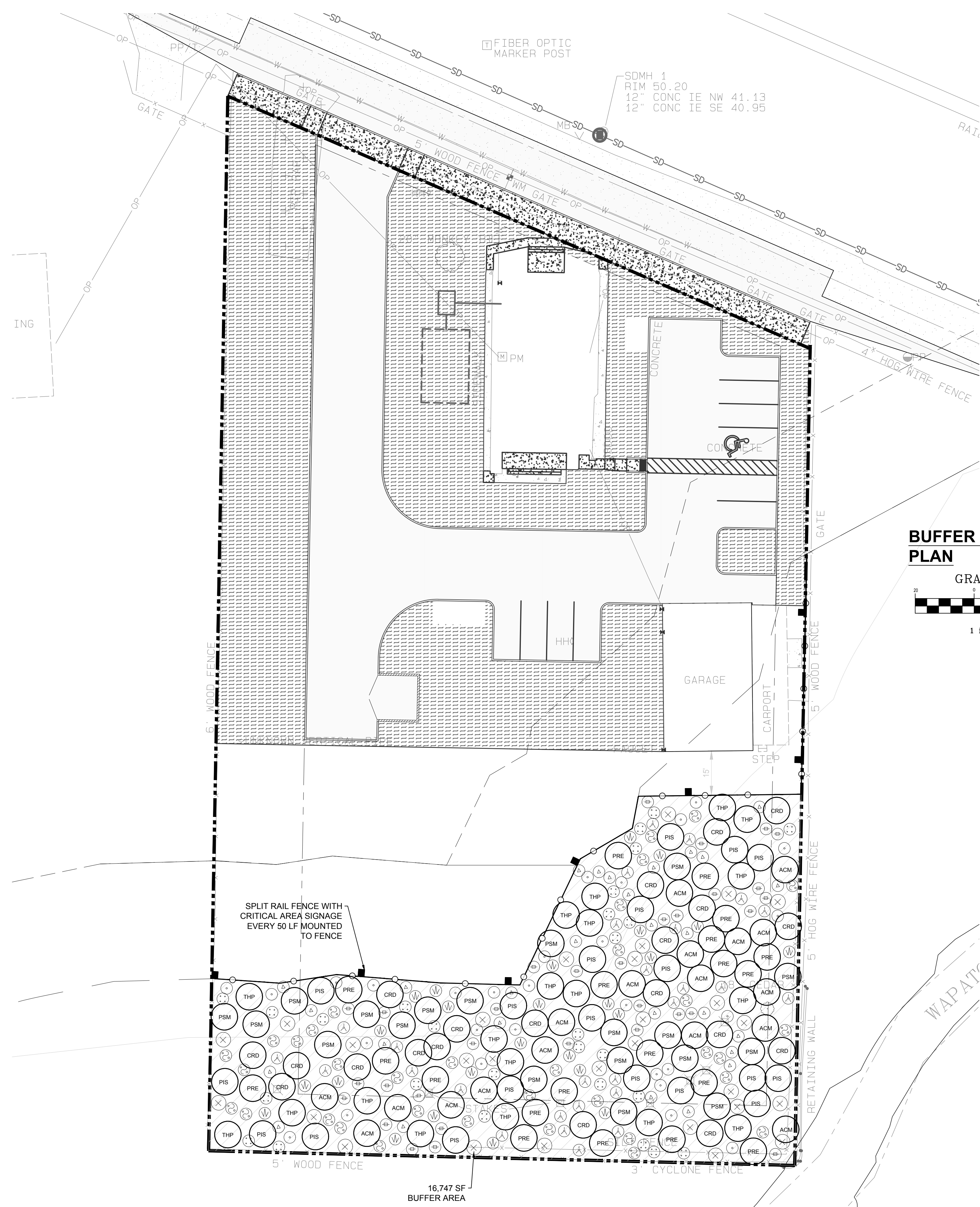
8"X4"X4" CEDAR OR PRESSURE TREATED POST SET 36" DEPTH INTO HOLE

- THE WETLAND/STREAM SIGN SHALL BE POSTED AT THE BOUNDARY BETWEEN THE SENSITIVE AREA BUFFER, SETBACK AREA OR SETBACK TRACT AND THE BUILDING SETBACK AREA.
- ONE SIGN SHALL BE POSTED PER LOT FOR EVERY 50 FEET OF SENSITIVE AREA BUFFER AND SHALL BE STATIONED IN A PROMINENT LOCATION, I.E.: AT THE CLOSEST POINT TO THE PROPOSED DEVELOPMENT. SIGNS MAY ALSO BE ATTACHED TO FENCES.

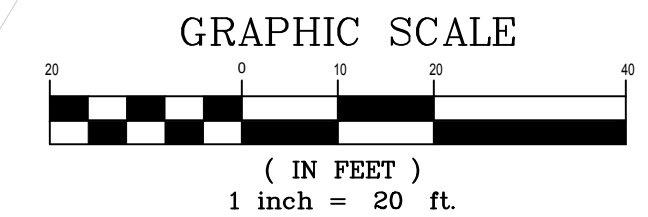
**WETLAND / BUFFER SIGN AND INSTALLATION DETAIL**



**SPLIT RAIL FENCE DETAIL**  
 NOT TO SCALE



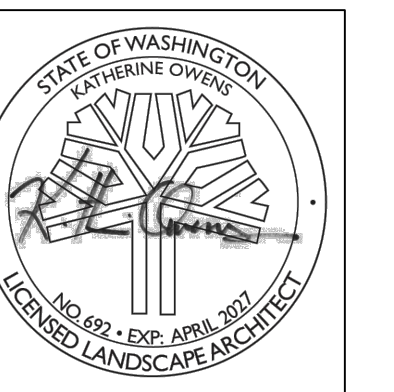
**BUFFER PLANTING PLAN**



PROJECT:  
 TODD ROAD BUFFER  
 320 TODD RD NE  
 PUYALLUP, WA  
 HABITAT TECHNOLOGIES

REVISIONS:  
 B. BUFFER ADJUSTED TO COMMENTS  
 C. UPDATED TO CIVIL BASE  
 D. UPDATED BUFFER PROPOSED  
 E. REVISED TO PLAN BUFFER TO 110 SETBACK

DRAWING ISSUED FOR:  
 AGENCY REVIEW  
 DATE: MAY 6, 2025



PROJECT NO: 2323  
 FILE NAME: 2323LSE  
 DRAWN BY: KLO  
 CHECKED BY: KLO  
 X-REFS: CIVIL  
 PLOT SCALE: 1:1  
 DRAWING SCALES: 1:20

DRAWING CONTENTS  
**BUFFER PLANTING PLAN**

DRAWING NO.:

**L1**



Know what's below.  
 Call before you dig.

# GENERAL LANDSCAPE NOTES

- Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
- Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
- Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
- Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
- Grade Preparation:**
  - Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.

### Soil Preparation.

- Where soils are compacted, planting beds should be deep tilled to a depth of at least 12 inches. Soils shall be enhanced through the addition of the following materials: bark and forestry by-products, organic matter such as composted yard waste, organics and other amendments as needed through a soils test. Where Pit Planting, see planting detail for planting ring sizes and depths. Scarify the edges of planting pits to encourage root expansion.
  - On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be tilled into the soil to a depth of 12 inches through all planting areas with compacted soils.
  - For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area should be added to a depth of four inches to the top of the soil and Tilled in.
  - Seeded areas shall be fine graded and rolled. New Soil depths in lawn areas shall be 4 inches.
- Mulching of Newly Planted or Replanted Areas.
    - Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil, and two inches where plant materials will cover.
    - Mulches must include organic materials, such as wood chips and shredded bark.
    - Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
    - Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.
  - Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
  - Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
  - All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
  - Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
  - All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
  - Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
  - All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
  - When planting "Balled and Burlapped" product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootball into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.
  - Street trees shall be high branching with canopy that starts at least 6' above finish grade.
  - All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
  - Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach their mature height and form.
  - Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped, pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
  - Plant material selected is drought tolerant or native species. The project proponent (property Owner) shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought.

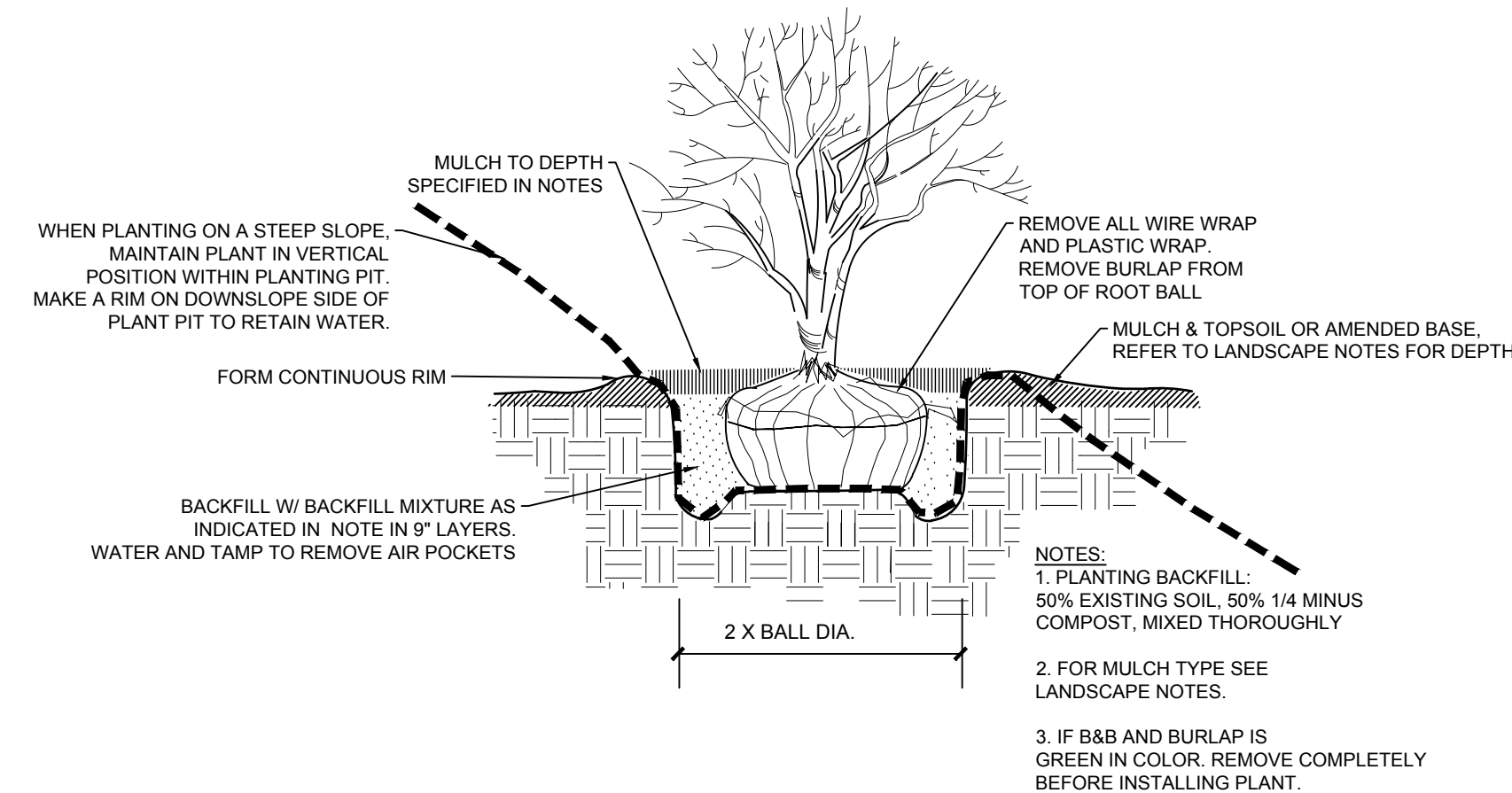
Temporary irrigation shall be provided via TREE GATOR BAGS attached to each tree. The bags shall be filled when 1/4 empty - approximately 1 time per week and as needed during drought months. The bags will remain on the trees for the establishment period of two summer seasons after which they shall be removed by the owner.

Owner may elect to have the contractor hired to water and warranty the plants for the establishment period. For planting warranties from contractor to be ensured, contractor shall be responsible for watering the plant material and keeping the mulch ring weed free for the first growing season as part of the contract.

It is recommended to install the landscaping in the Spring (February - April) or Fall (October - December) when dormant but before hard freeze.

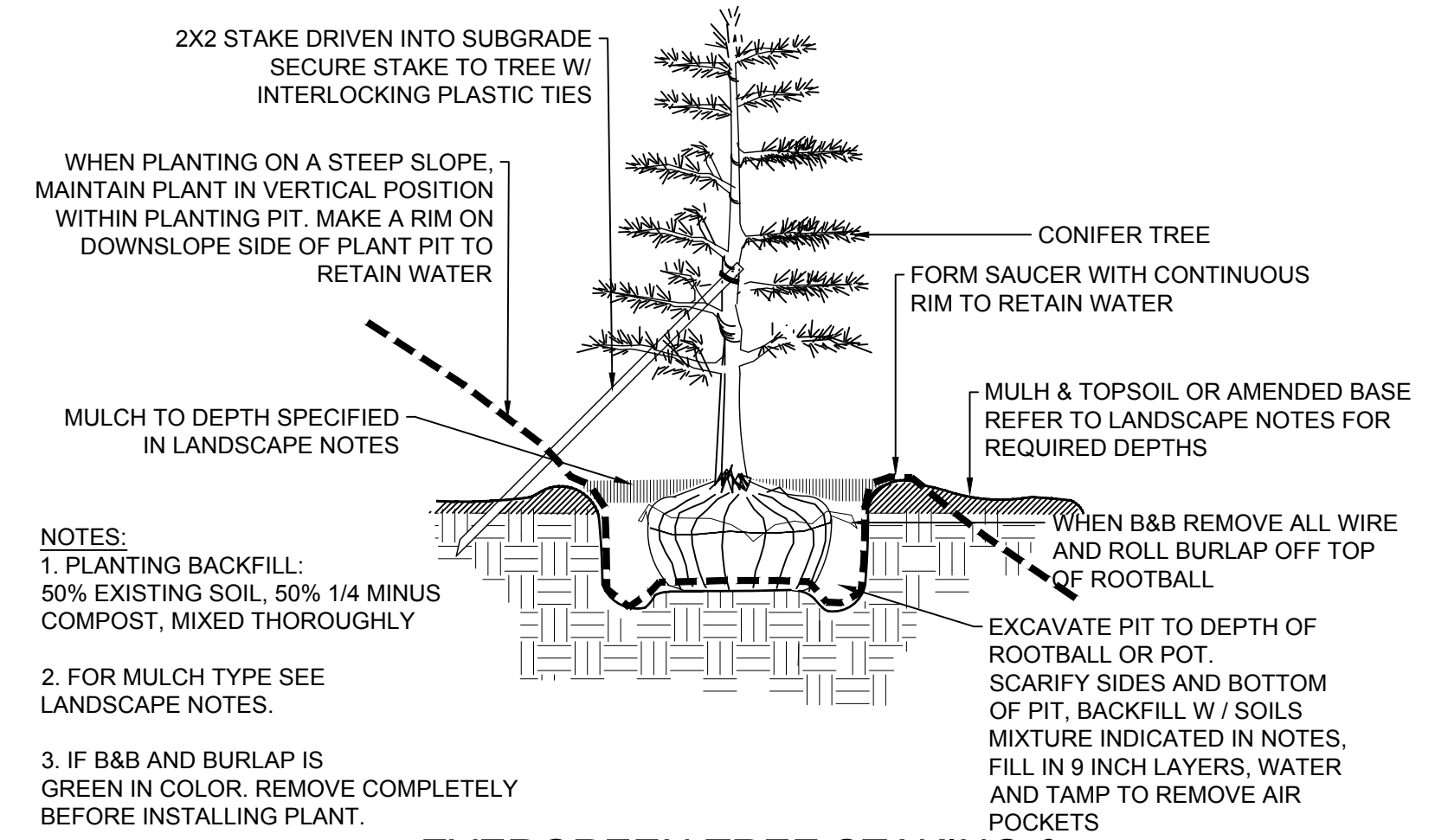
### TEMPORARY IRRIGATION

The project proponent shall ensure that a minimum of **one (1) inch of water is supplied each week** to the restoration area between May 1 and October 15 for at least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.



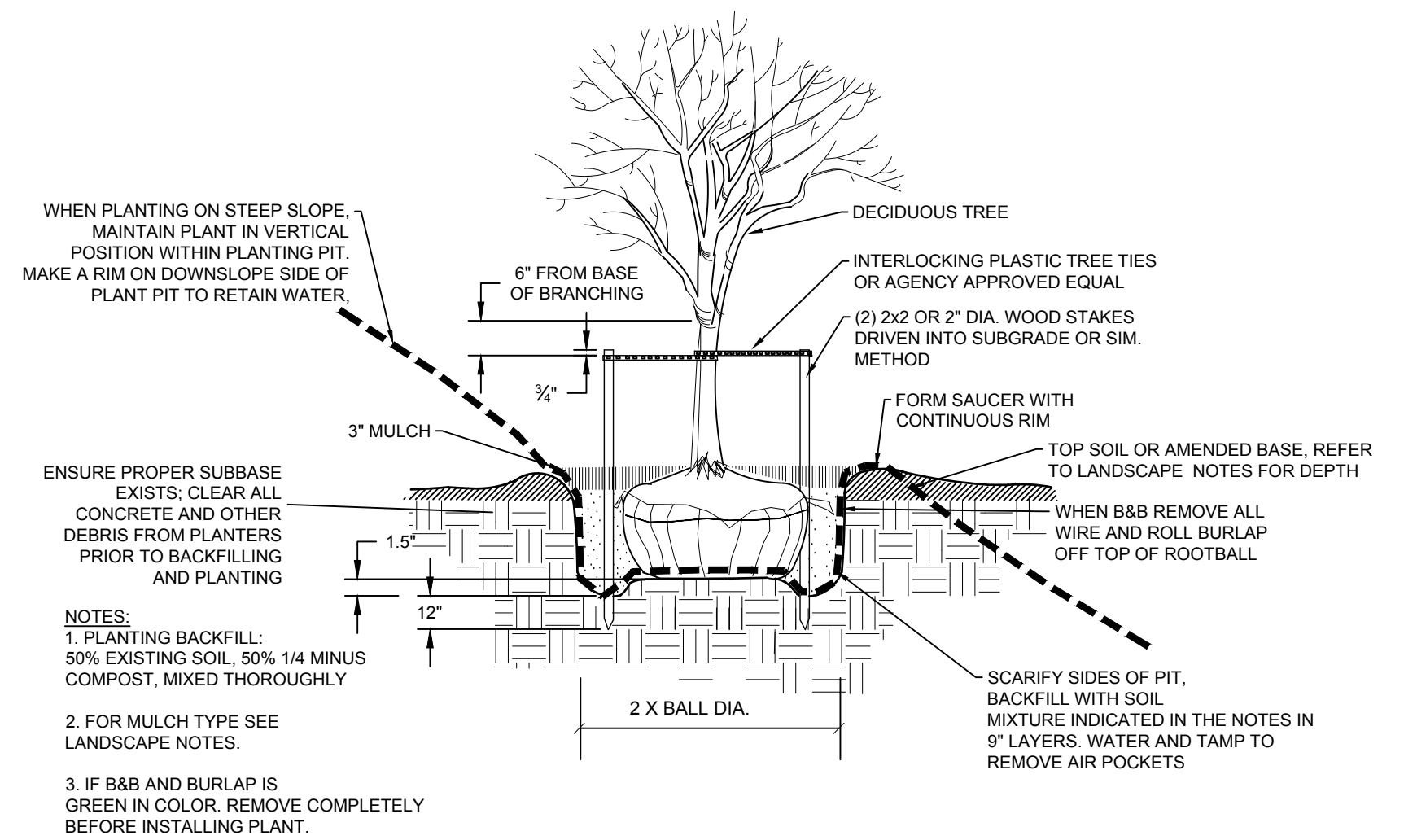
SHRUB PLANTING DETAIL

No Scale



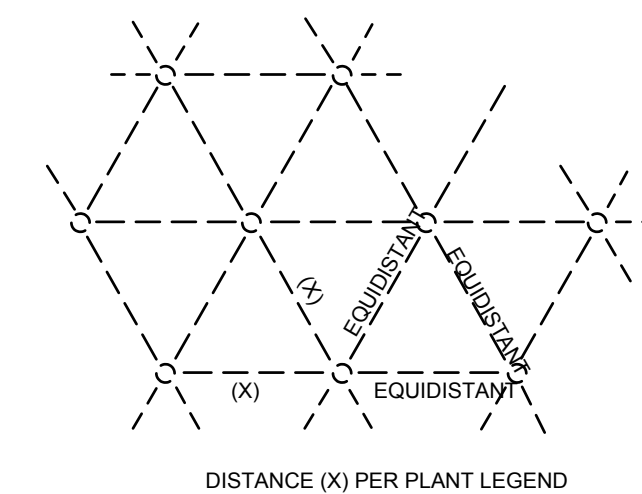
EVERGREEN TREE STAKING & PLANTING DETAIL

No Scale



DECIDUOUS TREE PLANTING & STAKING DETAIL

No Scale



GROUNDCOVER PLANTING DETAIL

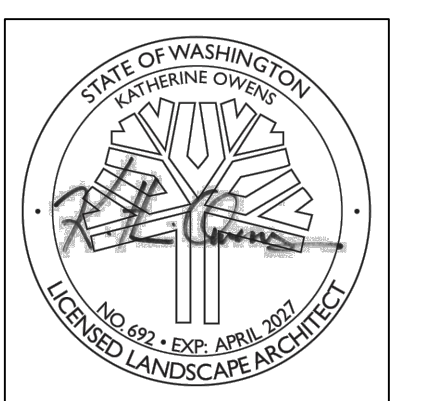
No Scale



PROJECT:  
TODD ROAD BUFFER  
320 TODD RD NE  
PUYALLUP, WA  
HABITAT TECHNOLOGIES

REVISIONS:  
B. BUFFER ADJUSTED TO COMMENTS  
C. UPDATED TO CIVIL BASE  
D. UPDATED BUFFER PROPOSED  
E. REVISED TO PLAN BUFFER TO 110 SETBACK

DRAWING ISSUED FOR:  
AGENCY REVIEW  
DATE: MAY 6, 2025



PROJECT NO: 2323  
FILE NAME: 2323LSE  
DRAWN BY: KLO  
CHECKED BY: KLO  
X-REFS: NONE  
PLOT SCALE: 1:1  
DRAWING SCALES: N.T.S.

DRAWING CONTENTS  
LANDSCAPE DETAILS & NOTES

DRAWING NO.:  
**L2**



Know what's below.  
Call before you dig.