



CITY OF PUYALLUP
Development & Permitting Services
 333 S. Meridian, Puyallup, WA 98371
 (253) 864-4165
www.cityofpuyallup.org

Permit No:
PRCCP20251419

CIVIL CONSTRUCTION PERMIT

Puyallup, WA

Job Address	Address: 320 TODD RD NE, PUYALLUP, WA 98372; 302 TODD RD NE, PUYALLUP, WA 98372; 212 TODD RD NE, PUYALLUP, WA 98372 Parcel # 0420222005, 0420222008, 0420222028	ISSUED February 10, 2026
Owner	FERNANDEZ ERNEST & FERNANDEZ CATHERINE 5526 218TH AVE E LAKE TAPPS, WA 98391	
Applicant	JMJ TEAM 905 MAIN STREET , SUITE 200 SUMNER, WA 98390 (206) 596-2020 permitting@jmjteam.com	
Contractor	Advanced Underground Utilities, Inc. PO Box 309 Sumner, WA 98390 (253) 988-2449 ej@auuinc.com WA L&I #:	
Description of Work	The Todd Rd Sewer Extension project proposes a private sewer main extension from the existing City of Puyallup Sewer stub located on 212 Todd Rd NE. Existing residential buildings will be disconnected from the existing septic systems and reconnected to new side sewers along the new private main.	
Permit Types	Civil Construction Permit	
Expiration Date:	August 09, 2026	
Total ESU's		
<u>REQUESTING REQUIRED INSPECTIONS</u>		
A list of required inspections can be found on the permitting portal. Log in to your portal account, click on my items, and expand My Building Permit application, My Engineering Permit application, or My Fire Permit application depending on your permit type. Then locate your permit number and click on "request inspection". This will pull up a list of inspection types associated with your permit. Click on the desired inspection type and then click Next Step to begin the inspection request process.		

Building Components:

Quantity	Units	Description
1	EA	Civil Construction Permit
		Total Value of Work: \$0.00

Standard Conditions:

1. Development Engineering standard civil construction conditions:

1. Construction permitted as per approved civil plans.
2. Construction permit shall expire by limitation and be declared void if:
 - a. Work is not started within 180 days of obtaining the permit.
 - b. Work is abandoned for 180 days or more after beginning work.
 - c. After two years from the date of permit issuance, regardless of whether work is finished.
3. Any changes to the scope of work approved on the civil plans shall be submitted on a Plan Change Request to the

Engineering Services Staff for review.

4. Any changes that require a request to vary from the design standards approved on the civil plans shall be submitted on an Alternative Methods or Construction Materials Request along with an application fee to the Engineering Services Staff for review.
5. The applicant is responsible to call the Utility Notification Center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law. NOTE: Effective January 1, 2013, RCW 19.122 - Before conducting any construction or excavation within 100 feet of a right-of-way or utility easement containing a transmission pipeline, a person must notify the pipeline companies of the scheduled excavation through the one-number locator service 811. Notification must occur in a window of not less than 2 business days, but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator on-site prior to excavation.
6. It is the responsibility of the applicant/property owner to obtain all necessary approvals/permits from state, federal, and other agencies that have regulatory authority.
7. Should the City become aware of conditions that invalidate the original design data used to obtain the permit or determine that the applicant is not complying with the conditions of the permit or approved plans, the City may revoke the original permit and/or order work stopped on the project. The City may require the owner to submit a new application for review and approval.
8. All work associated with the Site Development Permit must be completed and approved by the City prior to receiving final approval of building permits.
9. I hereby acknowledge that I have read and understand the contents of this permit and I hereby state that the information I have supplied is true and correct.

Indemnification / Hold Harmless

The Permittee shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations performed by the Permittee or on the Permittee's behalf out of issuance of this Permit, except for injuries and damages caused by the sole negligence of the Public Entity.

However, should a court of competent jurisdiction determine that RCW 4.24.115 applies to this Permit, then the Permittee agrees to defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless to the maximum extent permitted thereunder. It is further specifically and expressly understood that the indemnification provided herein constitutes the Permittee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

to this Permit, then the Permittee agrees to defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless to the maximum extent permitted thereunder. It is further specifically and expressly understood that the indemnification provided herein constitutes the Permittee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

9. Traffic Division Standard Civil Conditions:

Call communications center at 253-287-4456 on day of closure. Request a job start inspection through the CityView portal. Public notification shall comply with PMC Chapter 11.05.110. The City-issued permit packet shall be posted at the job site and available to inspectors at all times.

Applicant/Contractor Responsibility:

1. The issued permit and traffic control plan(s) are always required to be available at the job site and readily available to all City inspectors. The applicant shall be subject to a triple permit fee for failing to have a valid permit on site.
2. The applicant/contractor shall notify the City 48 business hours prior to starting work.

General Conditions:

1. Comply with all permit conditions and the Traffic Control Plans (TCP) issued by the City.

2. Follow the allowed work hours as listed on the issued permit or on each page of the TCP.
3. If a travel lane will be closed, the applicant/contractor shall call the Communications Center at 253-287-4456 prior to starting work on day of closure and again once the lane is reopened.
4. Spotter must be available to assist with pedestrians if needed.
5. Request all inspections through the CityView portal on the City website. Prior to scheduling weekend and night work, coordinate with a City Inspector by calling 253-435-3650 at least 48 business hours in advance of work.
6. All work in the public right-of-way shall comply with Puyallup Municipal Code Chapter 11. Furthermore, all traffic control shall comply with MUTCD standards. In addition to the conditions stamped on the issued traffic control plan, right-of-way administrators, permit holders, and contractors shall abide by the following principles:
 - Traffic control devices shall be 28-inch retro-reflective cones. Distance between cones equals speed limit in unit-feet.
 - Advanced warning sign spacing shall be 100 feet when speed limit is 30 mph or less and 350 feet when speed limit is greater than 30 mph. Distance between signs is mandatory unless field conditions determine otherwise, at the discretion of the City Inspector.
 - Taper length shall be calculated using MUTCD Section 6C.08.
 - Travel lane widths must be always a minimum of 11 feet in all directions.
 - Any and all flaggers and spotters shall always remain in radio contact.
 - All aerial crossings at an intersection shall be a maximum of 3 minutes.
 - When shifting traffic into a turn lane, use of double cones is required. Traffic device spacing shall be half distance for opposing traffic devices.
7. Open cut is not permitted without prior approval from the City. STEEL PLATE AHEAD and MOTORCYCLISTS USE EXTREME CAUTION advanced warning signs are required for steel plates installed in the public right-of-way.
8. Do not park vehicles on City sidewalk. Any public curb, gutter, or sidewalk broken now or during construction shall be removed and replaced per City Standards.
9. All vehicles, equipment, and personnel are prohibited at all times from occupying any portion of a railroad crossing. Railroad crossing signs and striping shall be visible at all times. Vehicle and pedestrian traffic shall not be queued on any railroad crossing. Furthermore, the City does not review, approve, authorize, or permit work in the BNSF Railway right-of-way. The applicant and permit holder are responsible to obtain the necessary permits from the jurisdictional agencies to complete this work. A BNSF Railway Company Pipeline or Wire Line permit may be required. The applicant or permit holder shall present a copy of the BNSF permit upon request of the City Inspector.
10. All pavement marking, Edge Line, Center Striping, and Raised Pavement Markers which will be damaged as a result of the project shall be replaced, like for like, per City Standard Detail - 01.03.10 .
11. A note about use. The future zoning of these parcels is ML. In this zoning Single Family Residences are not allowed. This project should consider a lot combination to make it all one parcel and designate the buildings as structures to support the on site business. Otherwise more conversations with the city may be required in order to determine the final use of these buildings which are proposed to be retained and connected to the new private sewer main.
13. Phasing of the project will not absolve applicant/owner of project thresholds. As each new permit is submitted, previous permits that contributed to the final build out of the property will be reviewed and, especially in the area of new and replaced impervious surface, quantities shall be cumulative. The frontage and public utility work (water main extension) shall be completed prior to or in the same phase as the new building.
14. For the 3 existing buildings that will be connected to sewer:

A Utility Connection Permit is required for each existing structure with a new connection prior to service start up. The System Development Charge for sewer is currently \$6712.39 per connection. For the new building the building permit will require the SDC for sewer during that building permit phase.

Proof of decommissioning of existing septic tanks and drainfields will also be required prior to service start up. TPCHD regulates and reviews the decommissioning of septic tanks and drain fields.

Permit is valid 180 days from date of issuance. Permit validity is subject to all adhering to all applicable codes, ordinances and standards, and conditions of this permit.

Conditions

The items listed in the table below are outstanding conditions that need to be resolved prior to occupancy and/or final inspection.

Condition Category	Condition	Department	Condition Status
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<p>Standard Conditions</p>	<p>Traffic Division Standard Civil Conditions:</p> <p>Call communications center at 253-287-4456 on day of closure. Request a job start inspection through the CityView portal. Public notification shall comply with PMC Chapter 11.05.110. The City-issued permit packet shall be posted at the job site and available to inspectors at all times.</p> <p>Applicant/Contractor Responsibility:</p> <ol style="list-style-type: none"> 1. The issued permit and traffic control plan(s) are always required to be available at the job site and readily available to all City inspectors. The applicant shall be subject to a triple permit fee for failing to have a valid permit on site. 2. The applicant/contractor shall notify the City 48 business hours prior to starting work. <p>General Conditions:</p> <ol style="list-style-type: none"> 1. Comply with all permit conditions and the Traffic Control Plans (TCP) issued by the City. 2. Follow the allowed work hours as listed on the issued permit or on each page of the TCP. 3. If a travel lane will be closed, the applicant/contractor shall call the Communications Center at 253-287-4456 prior to starting work on day of closure and again once the lane is reopened. 4. Spotter must be available to assist with pedestrians if needed. 5. Request all inspections through the CityView portal on the City website. Prior to scheduling weekend and night work, coordinate with a City Inspector by calling 253-435-3650 at least 48 business hours in advance of work. 6. All work in the public right-of-way shall comply with Puyallup Municipal Code Chapter 11. Furthermore, all traffic control shall comply with MUTCD standards. In addition to the conditions stamped on the issued 	<p>Traffic Division</p>	<p>Open</p>
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Standard Conditions	All pavement marking, Edge Line, Center Striping, and Raised Pavement Markers which will be damaged as a result of the project shall be replaced, like for like, per City Standard Detail - 01.03.10 .	Traffic Division	Open
	No further construction permitted as part of this permit approval. All work must stay out of critical areas and associated buffers.	Planning Division	Open
	Approval of the sewer main extension to the structures does not constitute approval of a specific use. Uses of the structures must conform with the Puyallup Municipal Zoning Code.	Planning Division	Open

<p>Standard Conditions</p>	<p>Development Engineering standard civil construction conditions:</p> <ol style="list-style-type: none"> 1. Construction permitted as per approved civil plans. 2. Construction permit shall expire by limitation and be declared void if: <ol style="list-style-type: none"> a. Work is not started within 180 days of obtaining the permit. b. Work is abandoned for 180 days or more after beginning work. c. After two years from the date of permit issuance, regardless of whether work is finished. 3. Any changes to the scope of work approved on the civil plans shall be submitted on a Plan Change Request to the Engineering Services Staff for review. 4. Any changes that require a request to vary from the design standards approved on the civil plans shall be submitted on an Alternative Methods or Construction Materials Request along with an application fee to the Engineering Services Staff for review. 5. The applicant is responsible to call the Utility Notification Center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law. NOTE: Effective January 1, 2013, RCW 19.122 - Before conducting any construction or excavation within 100 feet of a right-of-way or utility easement containing a transmission pipeline, a person must notify the pipeline companies of the scheduled excavation through the one-number locator service 811. Notification must occur in a window of not less than 2 business days, but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator on-site prior to excavation. 6. It is the responsibility of the applicant/property owner to obtain all necessary approvals/permits from state, federal, and other agencies that have regulatory authority. 	<p>Engineering Division</p>	<p>Open</p>
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Standard Conditions	Phasing of the project will not absolve applicant/owner of project thresholds. As each new permit is submitted, previous permits that contributed to the final build out of the property will be reviewed and, especially in the area of new and replaced impervious surface, quantities shall be cumulative. The frontage and public utility work (water main extension) shall be completed prior to or in the same phase as the new building.	Development & Permitting Services	Open
Standard Conditions	For the 3 existing buildings that will be connected to sewer: A Utility Connection Permit is required for each existing structure with a new connection prior to service start up. The System Development Charge for sewer is currently \$6712.39 per connection. For the new building the building permit will require the SDC for sewer during that building permit phase. Proof of decommissioning of existing septic tanks and drainfields will also be required prior to service start up. TPCHD regulates and reviews the decommissioning of septic tanks and drain fields.	Development & Permitting Services	Open

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I certify that I am the owner of this property or the owner's authorized agent, including an appropriately licensed contractor. I have read and examined this application and furnished true and correct information. I will comply with all provisions of law and ordinances governing this type of construction work, whether specific herein or not. By submitting this application, I give the jurisdiction permission to enter the property to perform inspections. The granting of this permit does not presume or give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I understand that failure to comply with the above may result in revocation of the permit.

Applicant:
JMJ TEAM