

Address for this parcel is 813 10TH AVE SW - Update to reflect correct address.

921 9TH ST SW PUYALLUP

PRRNSF20251517



Revision Number	Date	Revised By	Description

Refer to the City standard details 02.03.02 & 05.02.01 for typical erosion and sedimentation control methods.

Prior to starting site work, request an erosion and sediment inspection through the CityView portal.

Roof downspout control is required. Steps shall be taken to prevent drainage onto adjacent lots. Refer to City standard details 02.05.01 & 02.05.05 for typical control methods. Stormwater runoff shall not concentrate to neighbors.

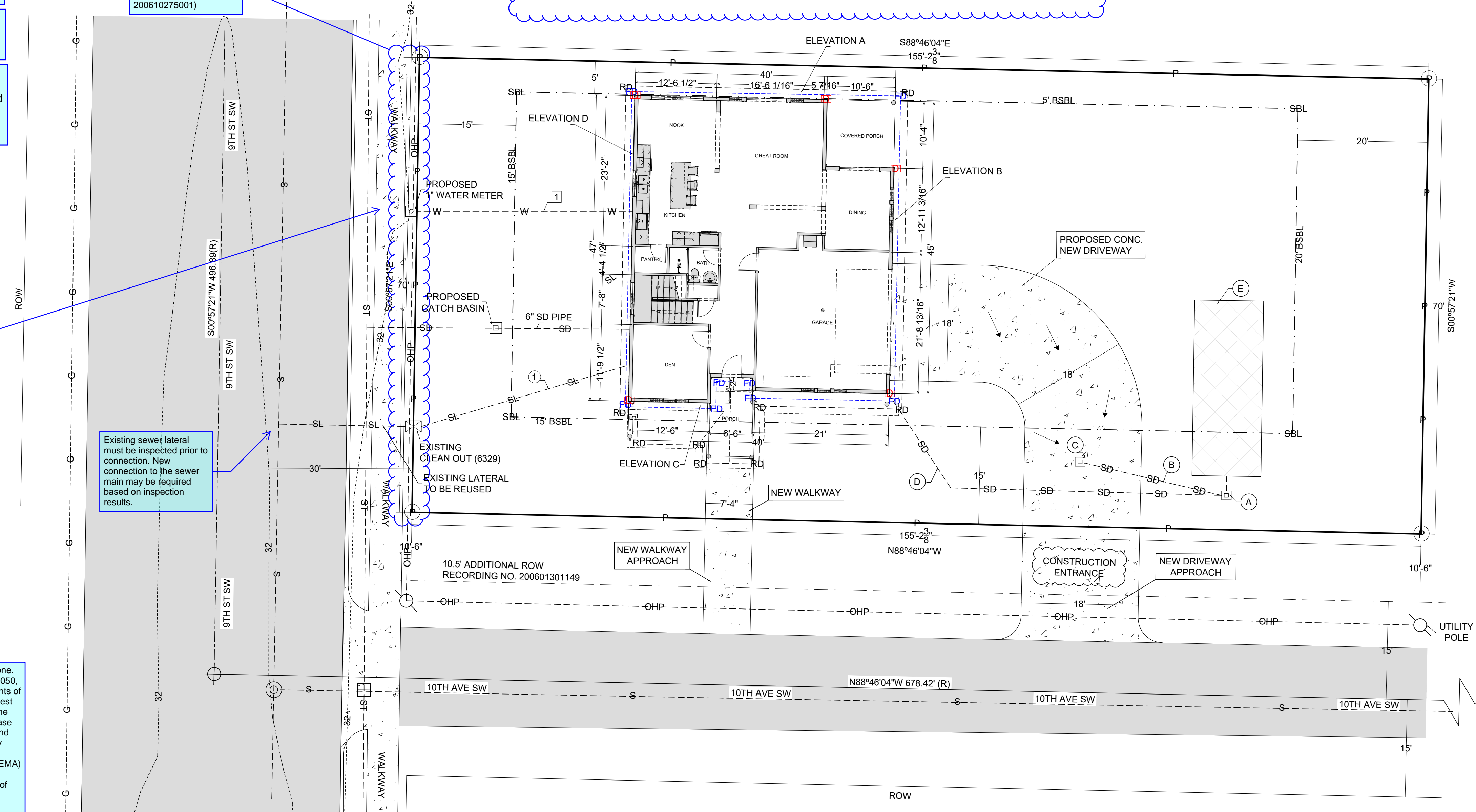
See notes made to grading plan and update accordingly. [Site Plan, pg. 1]

Revise site plan to show water main and subsequent connection/lateral to main.

1 foot no ingress & egress easement (AFN 200610275001)

Existing sewer lateral must be inspected prior to connection. New connection to the sewer main may be required based on inspection results.

The subject property is within the AE flood zone. According to Puyallup Municipal Code 21.07.050, new construction and substantial improvements of any residential structure shall elevate the lowest floor, including basement, to a minimum of one foot or more above base flood elevation. Please note, increasing freeboard improves safety and can reduce insurance premiums. Occupancy shall not be granted for the building until a Federal Emergency Management Agency (FEMA) flood elevation certificate (EC) by a licensed surveyor or engineer is submitted to the City of Puyallup and approved by Development Engineering.



- STORM IMPROVEMENTS KEY NOTES**
- A - CB TYPE 1
 - RM=
 - E, 8" E=
 - ADD
 - I.E.
- B - 21.6" LF 4" DI S=0.5%
- C - CB SHOPE TYPE 40
- RM=
- I.E.=

D - 59" LF 4" SDR-35 S=0.5%

CONNECT TO ROOF DRAINS @ BUILDING

E - INFILTRATION TRENCH

10.5W/27L/2D

BOTTOM EL=

27LF 4" PERF.

I.E.=

SS IMPROVEMENTS KEY NOTES

 - ① - 33" LF 4" PVC SDR-35 S=2%
 - CONNECT TO BUILDING PLUMBING WITH C.O.Z. MAX OFF BUILDING

WATER IMPROVEMENTS KEY NOTES

 - ① - WATER SERVICE TO BUILDING PER STANDARD 03.03.04

Address for this parcel is 813 10TH AVE SW - Update to reflect correct address. (all pages)

921 9TH ST SW PUYALLUP

WET WEATHER NOTES

1. THE ALLOWED TIME A DISTURBED AREA MAY REMAIN UNWORKED WITHOUT COVER MEASURES IS REDUCED TO TWO CONSECUTIVE DAYS RATHER THAN SEVEN DURING WET WEATHER.
2. STOCKPILES AND STEEP CUT AND HILL SLOPES ARE TO BE PROTECTED IS UNWORKED FOR MORE THAN 12 HOURS.
3. COVER MATERIALS SUFFICIENT TO COVER ALL DISTURBED AREAS SHALL BE STOCKPILED ON SITE.
4. ALL AREAS THAT ARE TO BE UNWORKED DURING THE WET SEASON SHALL BE SEEDED WITHIN ONE WEEK OF BEGINNING OF THE WET SEASON.
5. MULCH IS REQUIRED TO PROTECT ALL SEEDED AREAS.
6. FIFTY LINEAR FEET OF SILT FENCE, AND NECESSARY STAKES PER ACRE OF DISTURBANCE ARE TO BE STOCKPILED ON SITE.
7. CONSTRUCTION ROAD AND PARKING LOT STABILIZATION ARE REQUIRED FOR ALL SITES UNLESS THE SITE IS UNDERLAIN BY COARSE GRAINED SOIL.
8. SEDIMENT RETENTION IS REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW.
9. SURFACE WATER CONTROLS ARE REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW.
10. PHASING AND MORE CONSERVATIVE BMPs MUST BE EVALUATED FOR CONSTRUCTION ACTIVITY NEAR SURFACE WATERS.
11. ANY RUNOFF GENERATED BY DOWNSPOUTING MAY BE REQUIRED TO DISCHARGE TO THE SANITARY SEWER WITH APPROPRIATE AUTHORIZATION, PORTABLE SAND FILTER SYSTEMS OR HOLDING TANKS.
12. MAINTENANCE REVIEW OF TESC FACILITIES SHALL BE WEEKLY THROUGH THE WET SEASON.

EROSION AND SEDIMENT CONTROL NOTES

1. APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROADS OR DRAINAGE DESIGN, I.E. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT AND ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE OR FENCING IF REQUIRED PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT AND ESC SUPERVISOR FOR THE DURATION OF THE CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD THESE ESC FACILITIES SHALL BE UPGRADDED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.

SITE PLAN NARRATIVE

OWNER: HOUT DAVITH & KAING SREYKICH
 PARCEL #5385202702
 ZONE RS-48
 LOT AREA 10860 SQ.FT.
 921 9TH ST SW
 PUYALLUP, WA 98771
 RTSQQ 04-20-33-21

Revise address

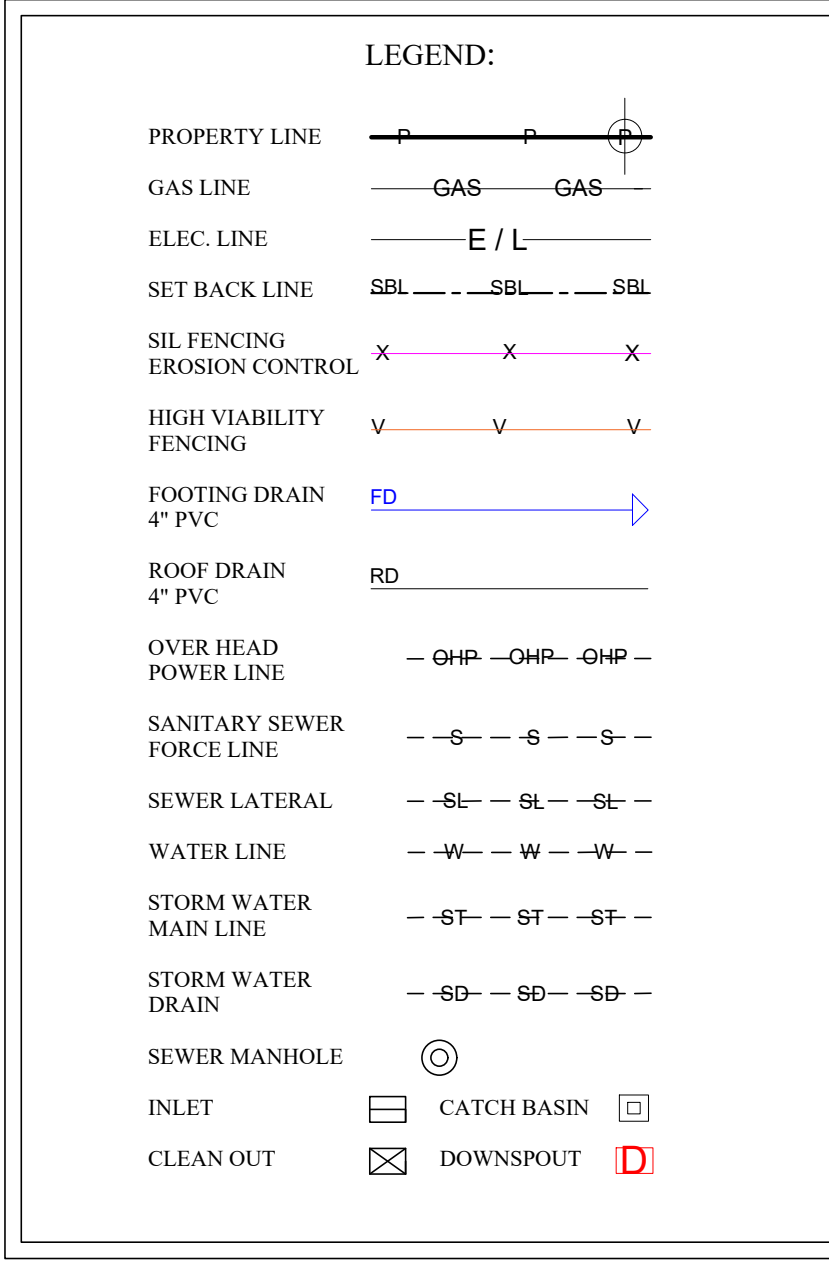
LEGAL DESCRIPTION

SECTION 33 TOWNSHIP 20 RANGE 04 QUARTER 21
 MAPLEWOOD 2ND L 2 OF S P 2006-10-27-5001
 EASE OF REC OUT OF 270-0 SEG 2007-0408 1114-06CL

ALL SWPPP AND BMPs TO BE FOLLOWED AND APPLIED TO THIS PROJECT INCLUDING BUT NOT LIMITED TO:

- BMP C105: STABILIZED CONSTRUCTION ENTRANCE/EXIT
- BMP C106: WHEEL WASH
- BMP C107: CONSTRUCTION ROAD / PARKING AREA STABILIZATION
- BMP C103: HIGH VISIBILITY PLASTIC OR METAL FENCE
- BMP C23: SILT FENCE
- BMP C140: DUST CONTROL
- BMP C123: PLASTIC COVERING
- BMP C202: CHANNEL LINING
- BMP C122: NETS AND BLANKETS
- BMP C209: OUTLET PROTECTION
- BMP T101: TREE PROTECTION

SQUARE FOOTAGE OF:	SQ.FT.
PROPOSED RESIDENCE FOOT PRINT INCLUDING ROOF OVERHANG	2098
PROPOSED NEW LOT DRIVEWAY	970
PROPOSED NEW DRIVEWAY APPROACH	322
PROPOSED NEW WALKWAY	57
PROPOSED NEW WALKWAY APPROACH	128
PROPOSED HARDSCAPE AREA	3125
PARCEL SIZE	10860
TOTAL PROPOSED SQ.FT. IMPERVIOUS	3125
TOTAL PROPOSED IMPERVIOUS PERCENTAGES	28.7%
PROPOSED LOT COVERAGE PERCENTAGES	2998 SQ.FT. 19.31%
PERCENTAGE OF LOT COVERAGE ALLOWED	45%
PROPOSED NEW FAR	0.19
FAR ALLOWED	0.55



DRAWINGS PROVIDED BY: J.M. DESIGNS AND PERMITTING, LLC (206)665-2109 (415)620-3284

DATE:

10/08/25

SCALE: 1"=10'

SHEET:

SITE PLAN 1/4

921 9TH ST SW PUYALLUP

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GRADING EROSION & SEDIMENTATION CONTROL 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 HIS 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. (HEREIN REFERRED TO AS THE "CITY STANDARDS").
- A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
- ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY ENGINEER 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 AN 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 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 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 THE EROSION CONTROL 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.

TEMPORARY ESC MEASURES REQUIRED

- Vegetation and Stabilization of exposed surfaces.
- Additional measures may be required, see note 9 of Grading, Erosion & Sedimentation Control notes.

PERMANENT ESC MEASURES REQUIRED

- Seeding and/or Landscaping of non-impervious surfaces.

SPECIAL NOTES:

- Contractor shall designate an erosion and sediment control leadperson, and shall comply with the stormwater pollution prevention plan prepared for the project.
- Sediment-laden runoff shall not be allowed to discharge beyond the construction limits.
- From October 1 through April 30, no soils shall remain exposed and unworked for more than 2 days. From May 1 to September 30, no soils shall remain exposed and unworked for more than 7 days. This condition applies to all soils on site, whether at final grade or not.

MULCHING NOTES

- Mulch materials used shall be hay or straw and shall be applied at a rate of 75-100 pounds per 1000 square feet or 90-120 bales per acre to a min. depth of 2 inches.
- Mulches shall be applied in all areas with exposed slopes greater than 2:1.
- Mulching shall be used immediately after seeding or in areas which cannot be seeded because of the season.
- All areas needed mulch shall be covered by November 1.

SEEDING NOTES (EROSION CONTROL SEEDING):

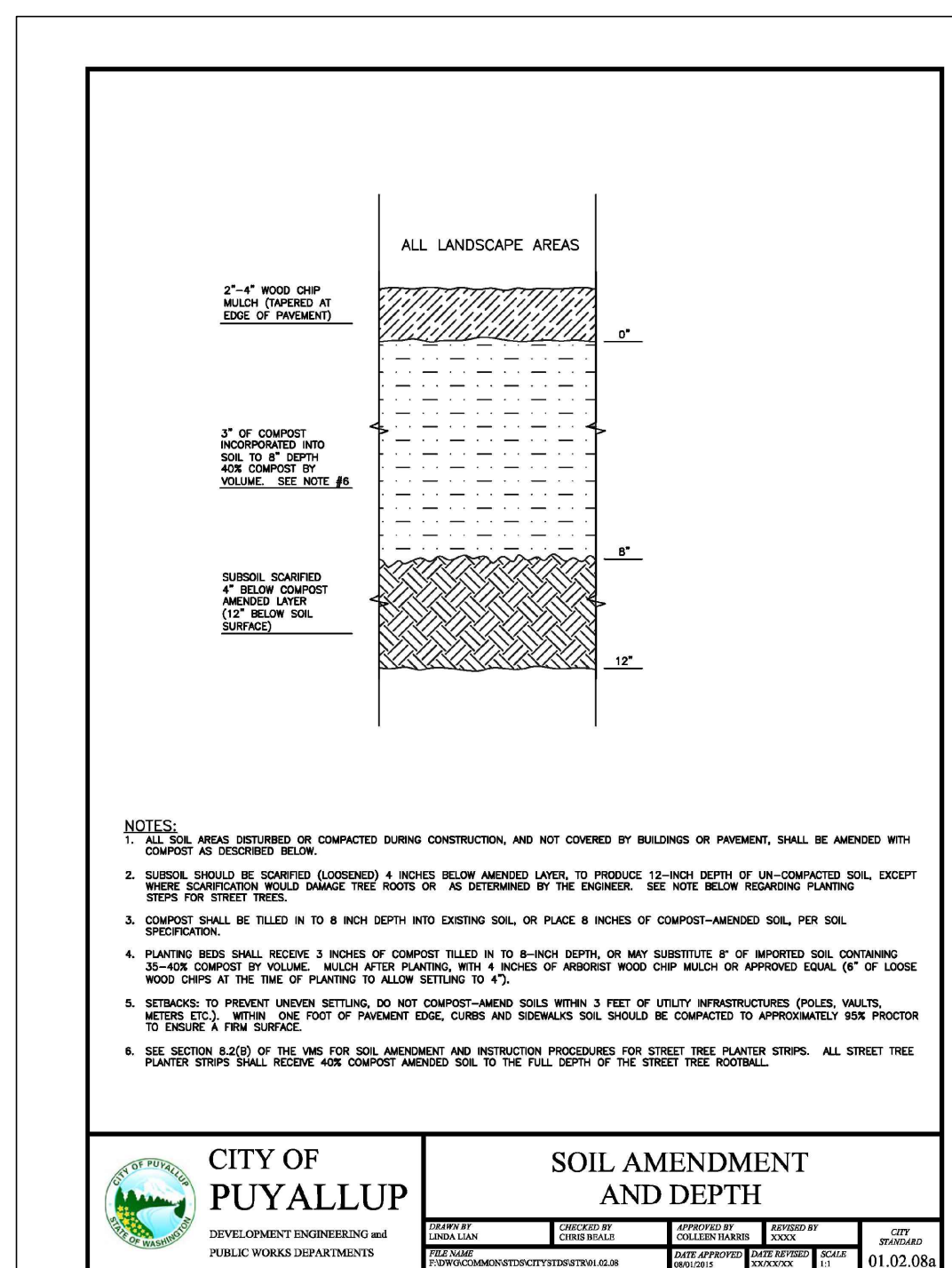
- Seed mixture shall be 10% Redtop (92% purity, 90% germination); 40% Annual Rye (98% purity, 90% germination); 40% Chewing Fescue (97% purity, 80% germination); and 10% White dutch clover (95% purity, 90% germination) and shall be applied at the rate of 120 pounds per acre.
- Seed beds planted between May 1 and October 31 will require irrigation and other maintenance as necessary to foster and protect the root structure.
- For seed beds planted between October 31 and April 30, armoring of the seed bed will be necessary. (e.g. geotextiles, jute mat, clear plastic covering).
- Before seeding, install needed surface runoff control measures such as gradient terraces, interceptor dikes, swales, level spreaders and sediment basins.
- The seedbed shall be firm with a fairly fine surface, following surface roughening. Perform all operation across or at right angles to the slope.
- Fertilizers are to be used according to suppliers recommendations. Amounts used should be minimized, especially adjacent to water bodies and wetlands.
- Erosion control seeding shall not be used in areas subject to wear by construction traffic.
- Erosion control seeding may be used in all areas of 5% or less slope. In areas between 5 and 10% slope, erosion control seeding may be used for a maximum horizontal distance of 100 feet. Use mulch or netting or other treatments far steeper and longer slopes.

SOIL STOCKPILE NOTES:

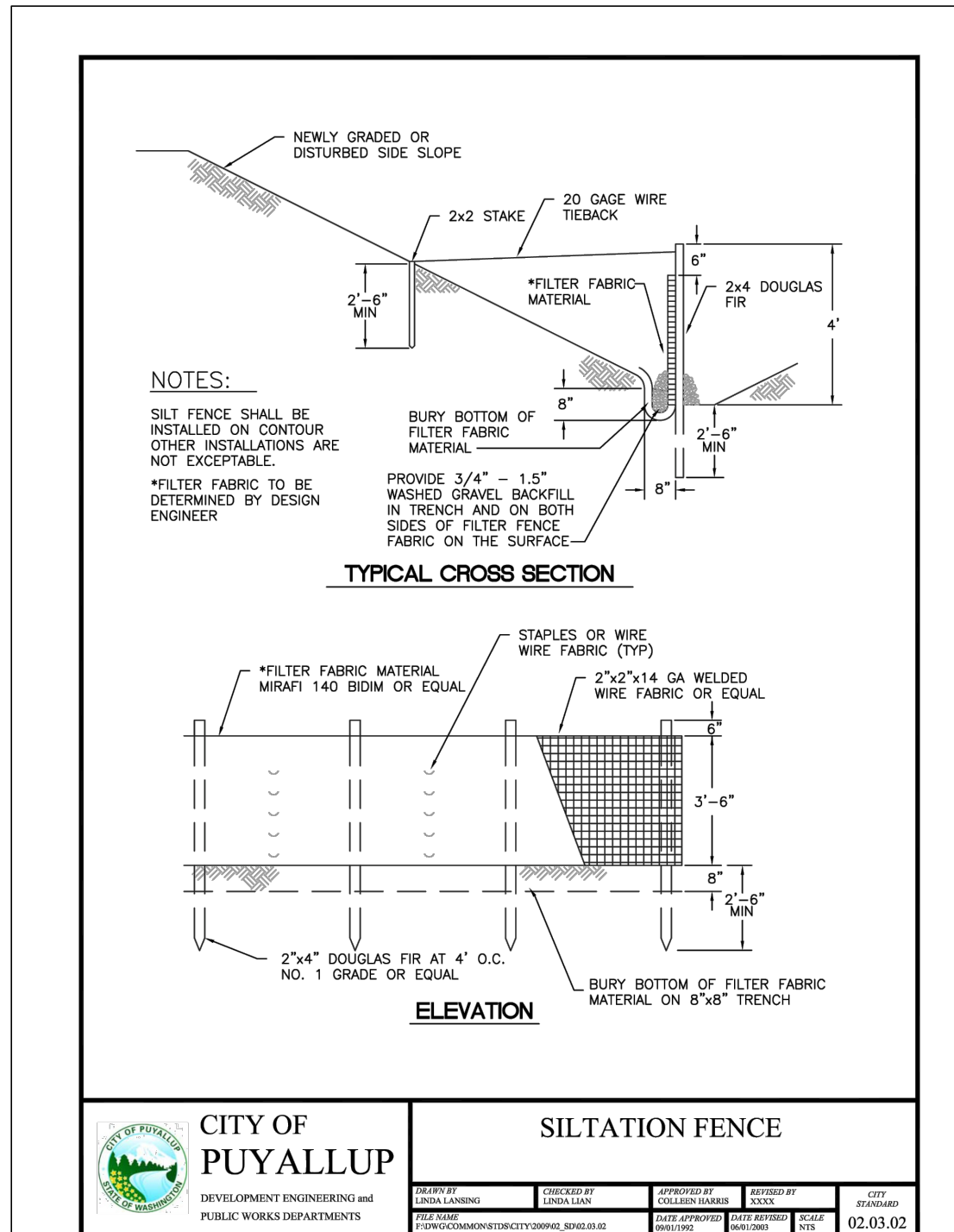
- Stockpiles shall be stabilized (with plastic covering or other approved device) daily between November 1 and March 31.
- In any season, sediment leaching from stock piles must be prevented.
- Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or when conditions exist that may otherwise be detrimental to proper grading or proposed sodding or seeding.
- Previously established grades on the areas to be topsoiled shall be maintained according to the approved plan.
- Stockpiles must be located more than 50 feet from all drainage features.
- From April 1 to October 31 all disturbed areas at final grade and all exposed areas that are scheduled to remain unworked for more than 30 days shall be stabilized within 10 days.

PLASTIC COVERING NOTES:

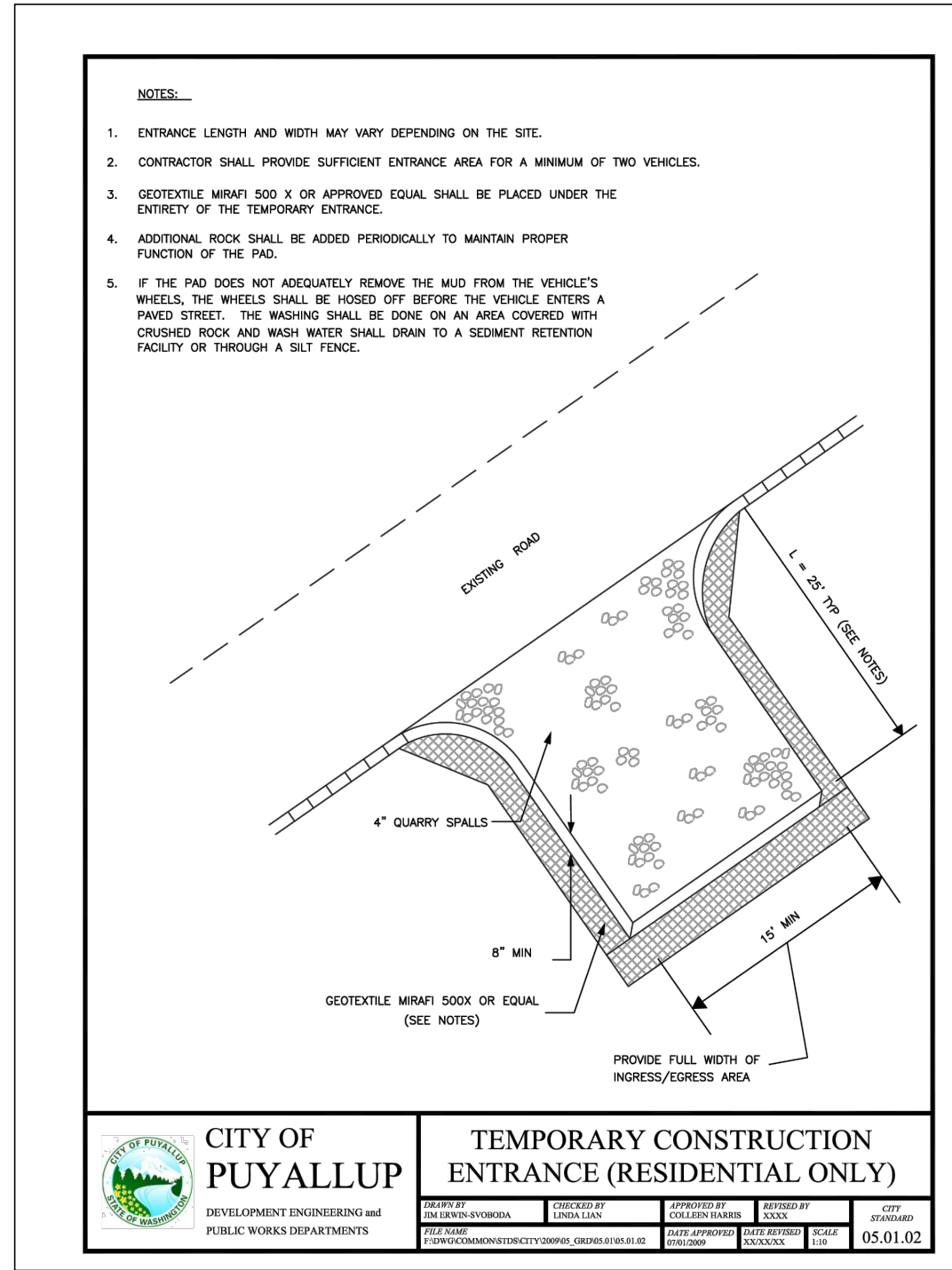
- Plastic sheeting shall have a minimum thickness of 5 mils and shall meet the requirements of the STATE STANDARD SPECIFICATIONS Section 9-14.5.
- Covering shall be installed and maintained tightly in place by using sandbags or tires on rapses with a maximum 10-foot grid spacing in all directions. All seams shall be taped or weighted down full length and there shall be a least a 12 inch overlap of all seams.
- Clear plastic covering shall be installed immediately on areas seeded between November 1 and March 31 and remain until vegetation is firmly established.
- When the covering is used on un-seeded slopes, it shall be kept in place until the next seeding period.
- Plastic covering sheets shall be buried two feet at the top of slopes in order to prevent surface water flow beneath sheets.
- Proper maintenance includes regular checks for rips and dislodged ends.



CITY OF PUYALLUP DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	SOIL AMENDMENT AND DEPTH				DATE: 01.02.08
	DESIGNED BY: JMD	CHECKED BY: JMD	DATE: 01.02.08	SCALE: AS SHOWN	



CITY OF PUYALLUP DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	SILTATION FENCE				DATE: 02.03.02
	DESIGNED BY: JMD	CHECKED BY: JMD	DATE: 02.03.02	SCALE: AS SHOWN	



CITY OF PUYALLUP DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	TEMPORARY CONSTRUCTION ENTRANCE (RESIDENTIAL ONLY)				DATE: 05.03.02
	DESIGNED BY: JMD	CHECKED BY: JMD	DATE: 05.03.02	SCALE: AS SHOWN	

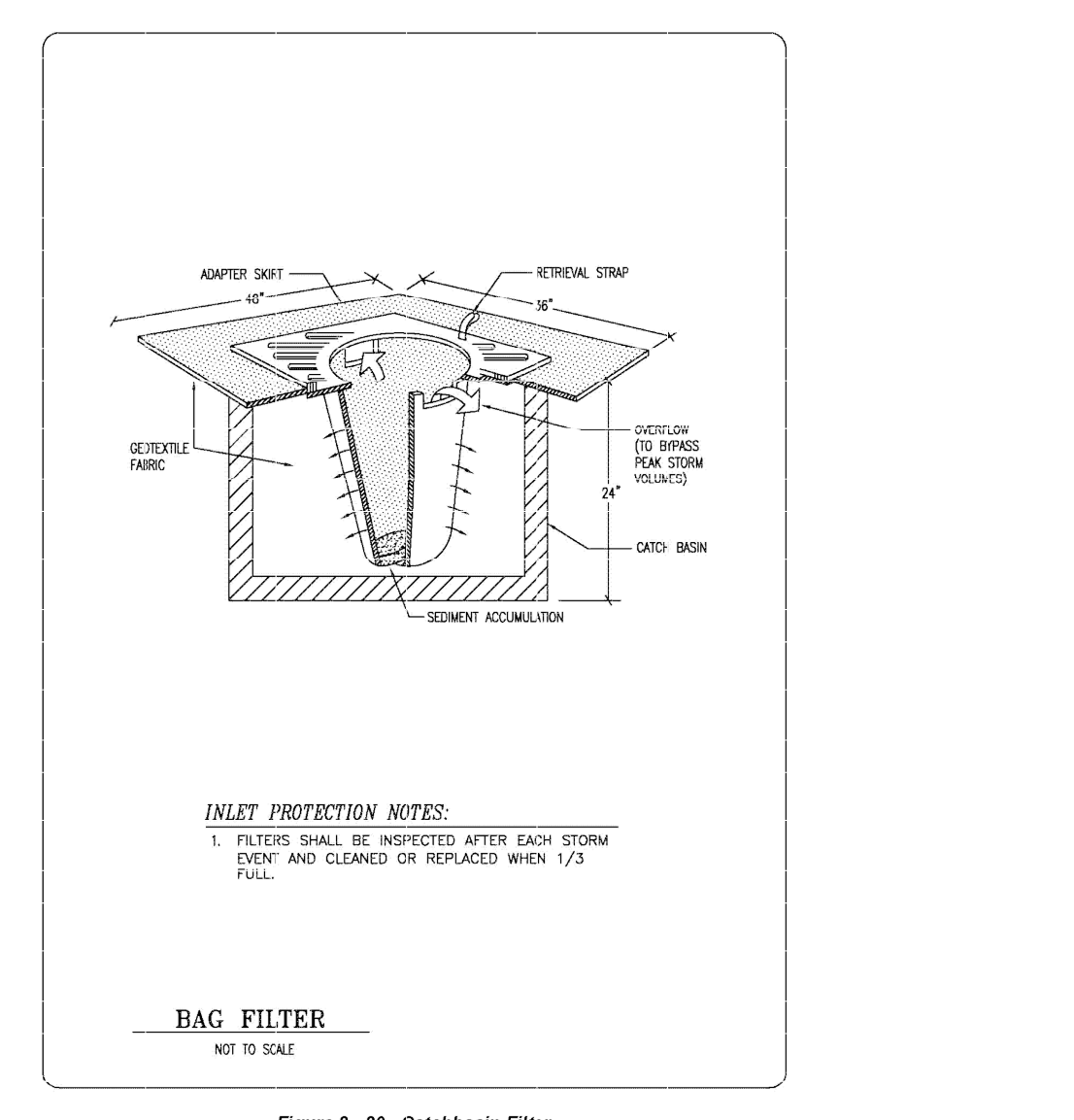


Figure 2 - 20. Catchbasin Filter

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921 9TH ST SW
PUYALLUP

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JMDDESIGNS AND PERMITTING, LLC
JMDDESIGNSANDPERMITTING.COM
(206)665-2109 (415)520-3284

DATE:

10/08/25

SCALE:
1"=10'

SHEET:

SITE PLAN
3/4

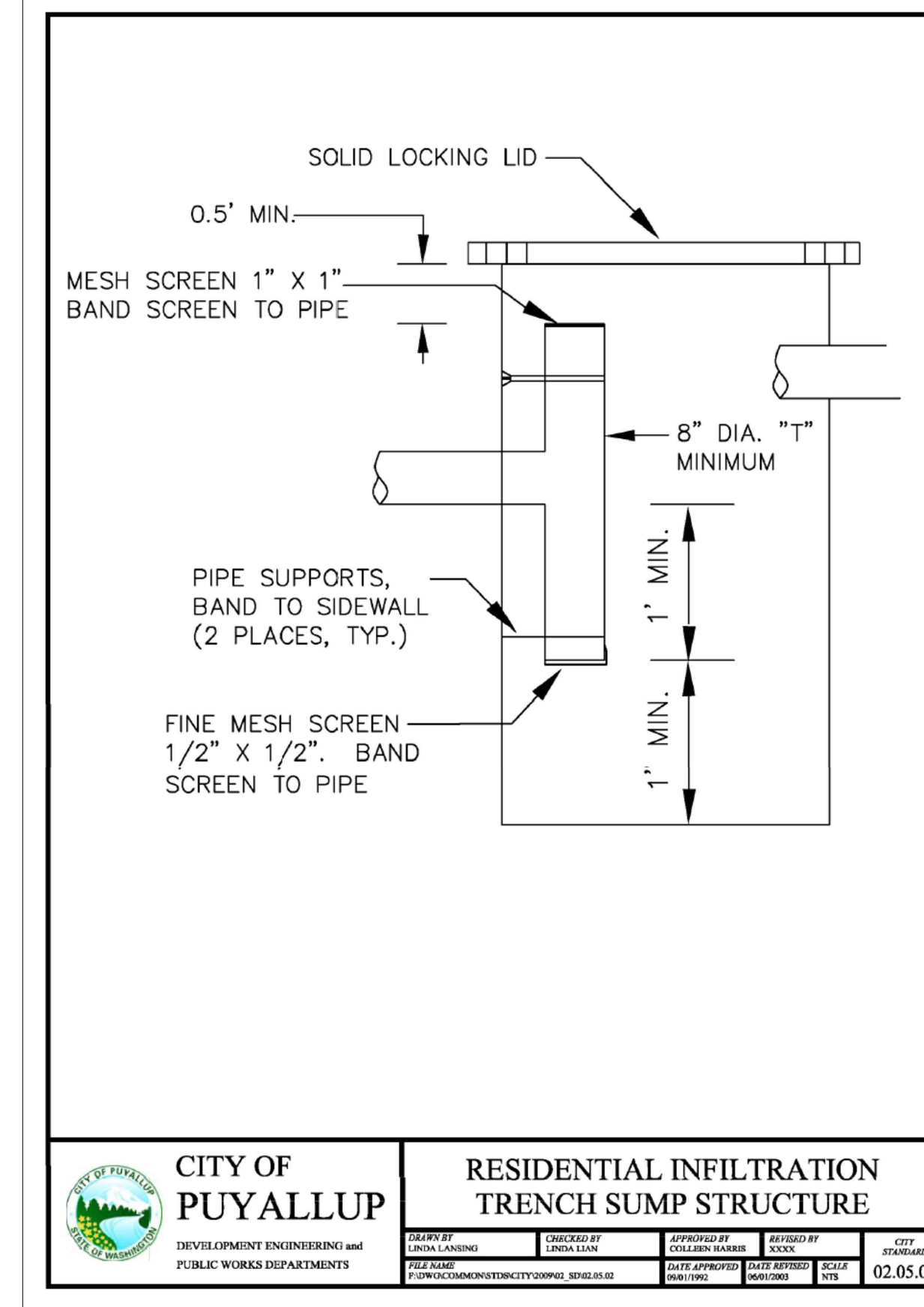
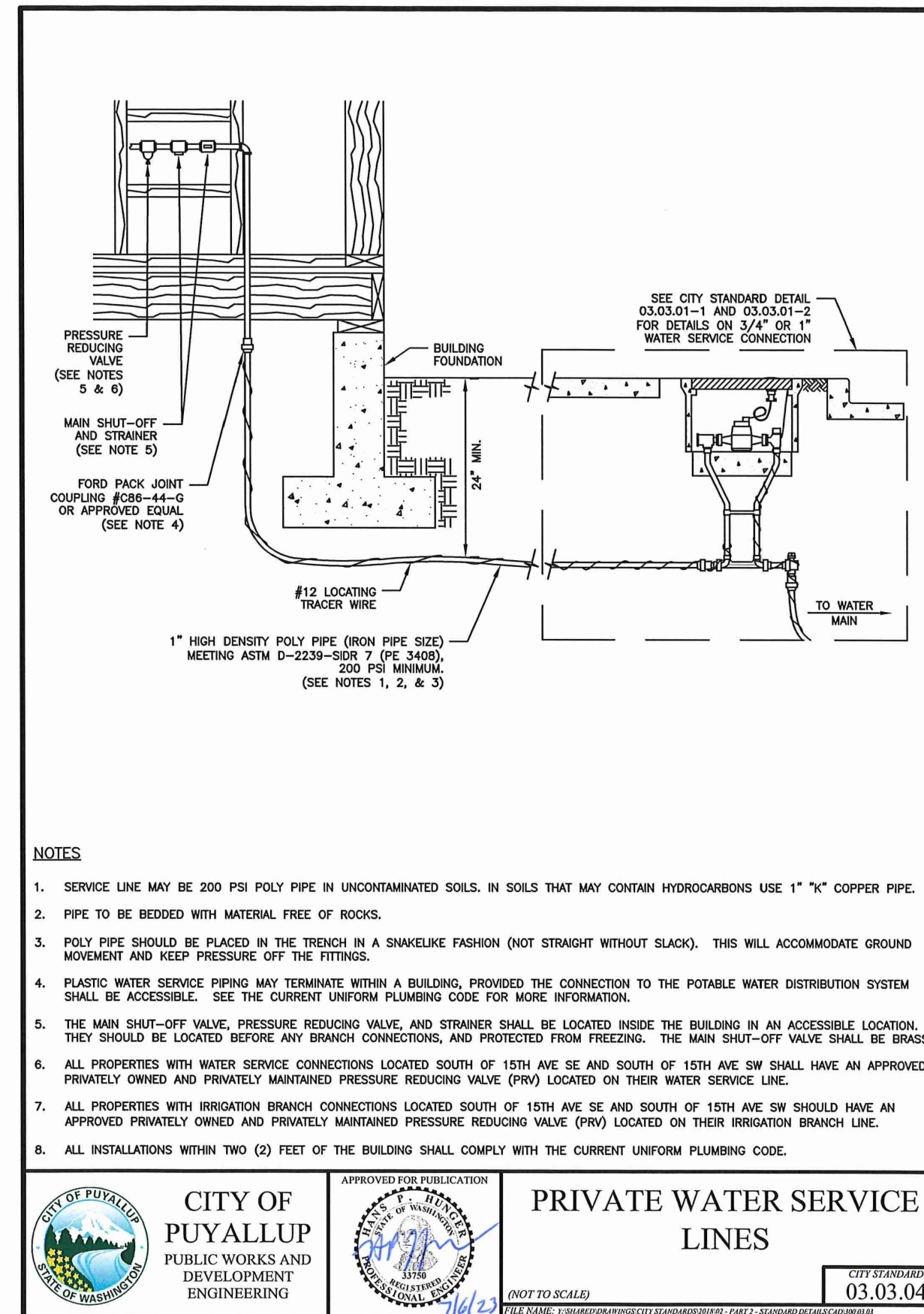
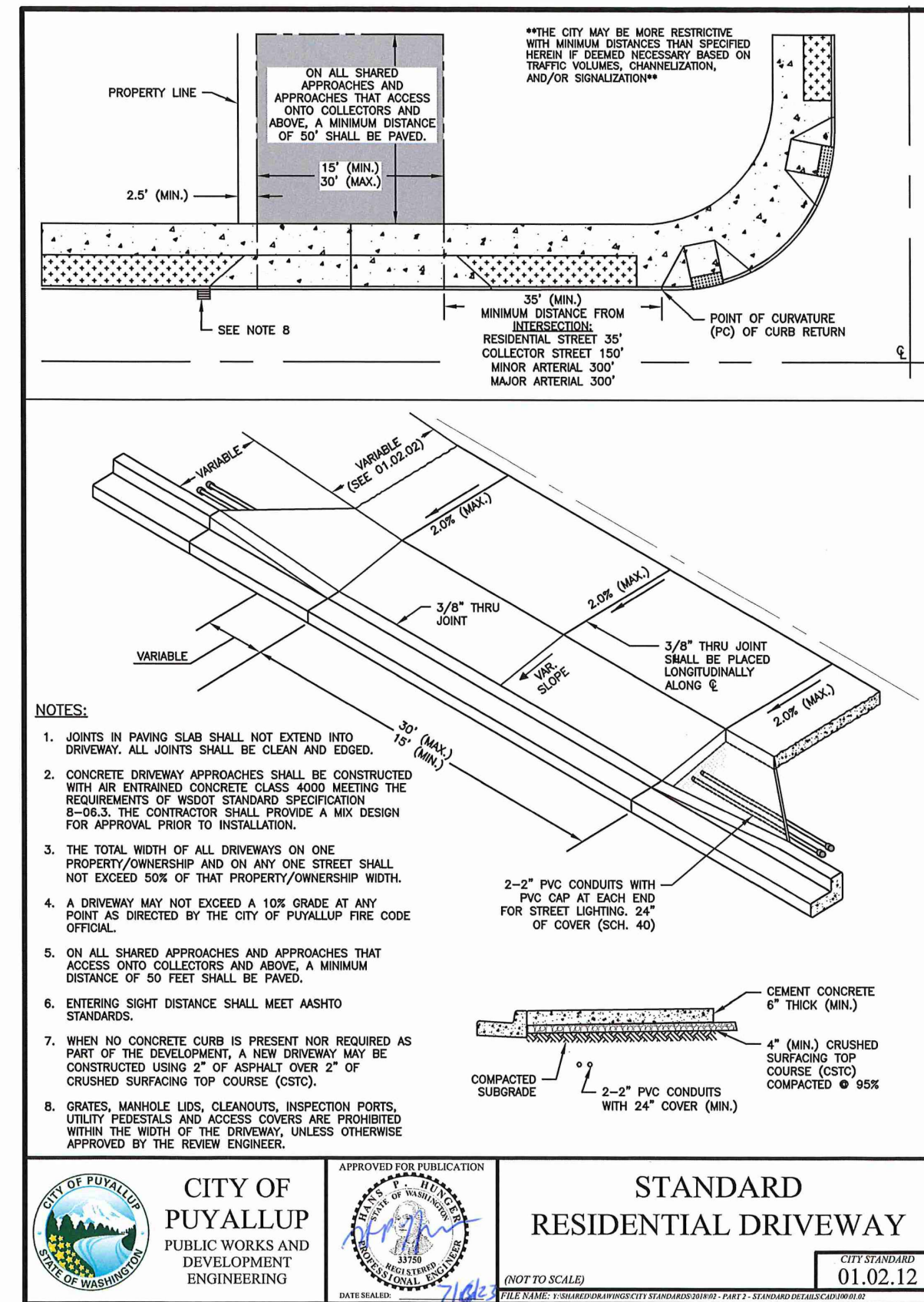


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SITE PLAN
4/4

