

# PUYALLUP AOB

NE 1/4 OF THE SE 1/4 SECTION 28, TOWNSHIP 20N, RANGE 4 E  
Puyallup, Washington

### PROPERTY OWNER

URBAN PUYALLUP MIXED USE, LLC  
206 STATE AVE  
OLYMPIA, WA 98501

### APPLICANT

WALKER JOHN  
PUYALLUP MIXED USE, LLC  
206 STATE AVE  
OLYMPIA, WA 98501

### CIVIL ENGINEER

PARAMETRIX - PUYALLUP OFFICE  
1019 39TH AVENUE SE, SUITE 100  
PUYALLUP, WA 98374  
253.604.6600  
CONTACT: S. MATTHEW CRAIG, PE

### CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

PROJECT LOCATION

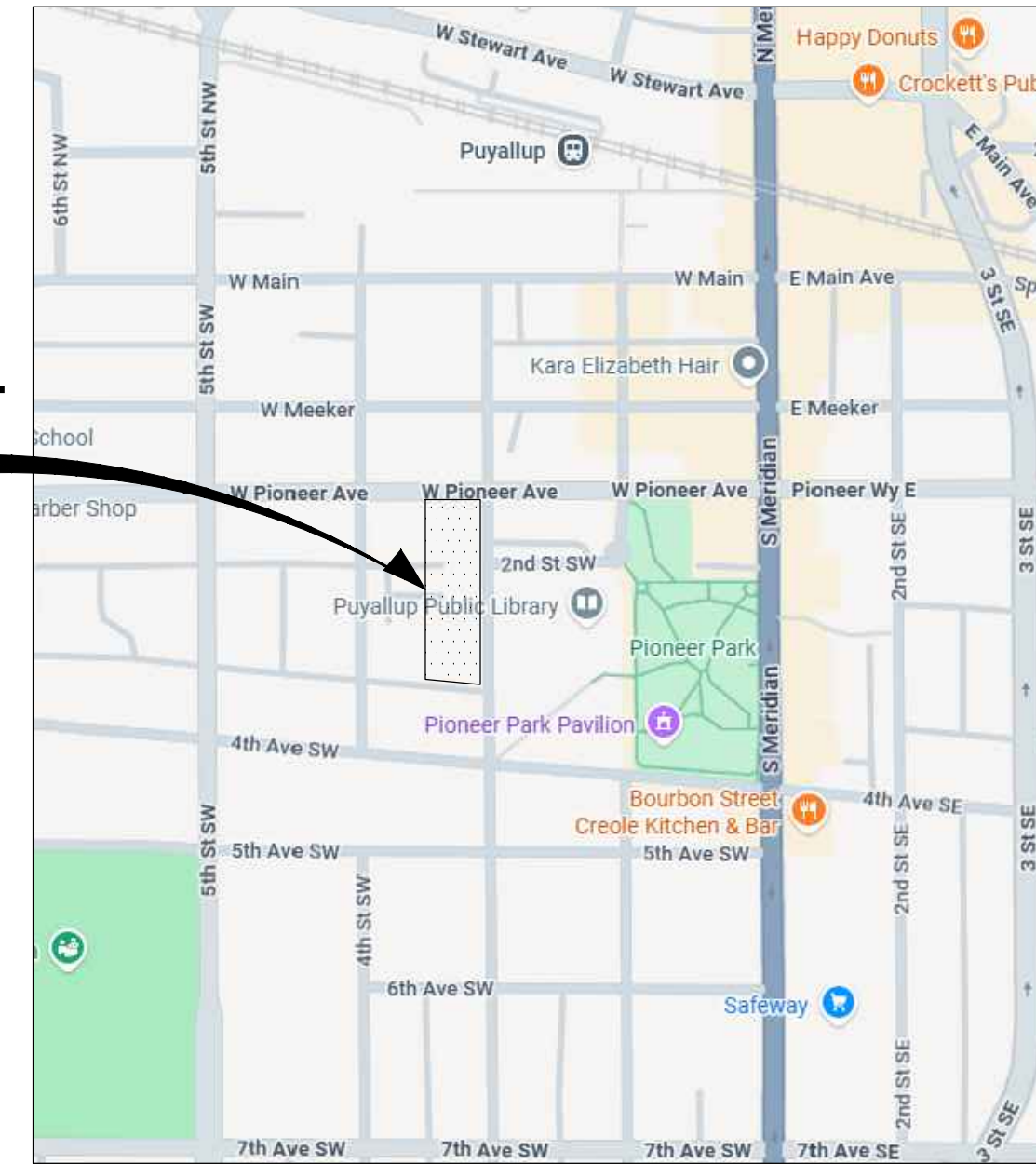


VICINITY MAP

NO SCALE



PROJECT SITE



LOCATION MAP

NO SCALE



### INDEX TO DRAWINGS

SHT NO.	DWG NO.	SHEET TITLE
01	CV-01	COVER SHEET
02	LG-01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
03	DM-01	DEMOLITION AND EROSION AND SEDIMENT CONTROL PLAN
04	DM-02	DEMOLITION AND EROSION AND SEDIMENT CONTROL DETAILS
05	HC-01	HORIZONTAL CONTROL PLAN
06	HS-01	STORM DRAINAGE/ HARDSCAPE PLAN
07	HS-02	STORM DRAINAGE/ HARDSCAPE DETAILS
08	HS-03	STORM DRAINAGE/ HARDSCAPE DETAILS
09	GR-01	GRADING PLAN
10	GR-02	GRADING DETAILS
11	WA-01	WATER PLAN AND PROFILE
12	WA-02	WATER DETAILS
13	WA-03	WATER DETAILS
14	SS-01	SANITARY SEWER PLAN AND PROFILE
15	SS-02	SANITARY SEWER DETAILS
16	IL-01	ILLUMINATION PLAN
17	IL-02	ILLUMINATION DETAILS
18	UC-01	UTILITY CONFLICT PLAN
19	CH-01	CHANNELIZATION PLAN
20	CH-02	CHANNELIZATION DETAILS
21	SV-01	SITE BOUNDARY AND CONTROL
22	SV-02	SITE DETAILS
23	SV-03	SITE DETAILS
24	SW-01	SOLID WASTE COLLECTION PLAN
25	A100	SITE PLAN
26	LS-01	LANDSCAPE PLAN
27	LS-02	LANDSCAPE SCHEDULE & NOTES
28	LS-03	LANDSCAPE DETAILS
29	IR-01	IRRIGATION PLAN
30	IR-02	IRRIGATION NOTES & DETAILS

### UTILITIES LOCATE NOTE

THE LOCATION OF EXISTING UTILITIES SHOWN HEREON IS BASED ON INFORMATION OBTAINED FROM THE FIELD AND FROM RECORDS. PARAMETRIX ASSUMES NO RESPONSIBILITY FOR EXACT LOCATION OF EXISTING UTILITIES SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY THE EXACT SIZE, DEPTH, AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL FOR UNDERGROUND LOCATE AT 811 PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.

### SITE INFORMATION:

ADDRESS: 330 3RD STREET SW PUYALLUP, WA 98371  
TAX PARCEL NUMBERS 5745001371  
ZONING CBD-CORE - CENTRAL BUSINESS DISTRICT  
SITE AREA: 1.11 ACRES  
HOUSING UNITS: 140  
DENSITY: 126 DU/ACRE  
EXISTING SITE AREA:  
TOTAL SITE AREA 48,145 SF  
TOTAL LANDSCAPE AREA 3,401 SF  
IMPERVIOUS SURFACE AREA 44,744 SF  
PROPOSED SITE AREA:  
PROPOSED BLDG FOOTPRINT 43,411 SF  
ONSITE SIDEWALK 3,131 SF  
ONSITE PAVING 858 SF  
LANDSCAPE AREA 745 SF  
IMPERVIOUS SURFACE 47,400 SF

### SERVICE PROVIDERS:

SEWER/WATER: CITY OF PUYALLUP  
POWER: PUGET SOUND ENERGY  
CABLE TV: COMCAST  
FIRE RESPONSE: CITY OF PUYALLUP F.D.

### PARKING SUMMARY:

OFF STREET PARKING PROVIDED = 99 SPACES (TOTAL)  
COMPACT STALLS = 40 SPACES  
ADA ACCESSIBLE = 2 SPACES  
EV CHARGING = 10 SPACES  
EV CAPABLE = 10 SPACES  
EV READY = 25 SPACES

### APPROVED

BY: CITY OF PUYALLUP  
ENGINEERING DEPARTMENT

DATE: \_\_\_\_\_  
**NOTE:** THIS APPROVAL IS VOID AFTER 1 YEAR 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.



Know what's below.  
Call before you dig.

CIVIL CONSTRUCTION PERMIT



3-5-2026

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY

FILE NAME: P09504001-G  
JOB No.: 217-9504-001  
DATE: MARCH 2026

**Parametrix**  
1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
Ph: 253.604.6600

PROJECT NAME  
**PUYALLUP AOB**  
**URBAN PUYALLUP MIXED USE, LLC**  
PUYALLUP, WASHINGTON

**COVER SHEET**

DRAWING NO.  
01 OF 30

**CV-01**

PATH: U:\PDS\Projects\Clients\9504-Puyallup Mixed Use, LLC\217-9504-001 Puyallup AOB\9504-001\CADD\DWG PLOTTED BY: becker.k DATE: Thursday, March 5, 2026 10:30:07 AM LAYOUT: LG

LEGEND - EXISTING

Table listing existing symbols and their corresponding items: BUILDING OUTLINE, BRASS CAP, SS MANHOLE, CLEAN OUT, STORM MANHOLE, STORM CATCH BASIN, WATER METER, WATER VALVE, WATER FIRE HYDRANT, MONITORING WELL, NATURAL GAS VALVE, LUMINAIRE, JUNCTION BOX, TRAFFIC SIGNAL POLE, POWER POLE, ELECTRICAL MANHOLE, POWER VAULT, PARKING METER, DECIDUOUS TREE, WHEEL STOP, STREET SIGN (AS DESCRIBED), EXISTING RIGHT-OF-WAY, ROADWAY CENTERLINE, STORM LINE, SANITARY SEWER LINE, SANITARY SEWER & STORM LINE, OVERHEAD POWER LINE, OVERHEAD UTILITIES LINE, SANITARY SEWER & STORM LINE, NATURAL GAS LINE, MAJOR CONTOUR, MINOR CONTOUR, ASPHALT LINE, GRAVEL LINE, CHAIN LINK FENCE.

ABBREVIATIONS

Table of abbreviations and their meanings: ALLOW (ALLOWANCE, ALLOWABLE), AMT (AMOUNT), AP (ANGLE POINT), APPD (APPROVED), APPROX (APPROXIMATE), APWA (AMERICAN PUBLIC WORKS ASSOCIATION), ARV (AIR RELEASE VALVE), ASPH (ASPHALT), AVE (AVENUE), AVG (AVERAGE), BC (BEGINNING OF CURVE, BOLT CIRCLE), BCR (BEGINNING OF CURVE CENTER), BF (BLIND FLANGE), BLDG (BUILDING), BM (BEAM, BENCH MARK), BO (BLOW OFF), BOT (BOTTOM), BRG (BEARING), BVC (BEGIN VERTICAL CURVE), CALC (CALCULATION), CB (CATCH BASIN), CCP (CONCRETE CYLINDER PIPE), CCSP (CONCRETE LINED AND COATED STEEL PIPE), CEM (CEMENT), CHV (CHECK VALVE), CI (CAST IRON), CIP (CAST IN PLACE, CAST IRON PIPE), CLR (CLEAR, CLEARANCE), CND (CONDUIT), CO (COUNTY, CLEANOUT), CONC (CONCRETE), CONN (CONNECT, CONNECTION), CONST (CONSTRUCT, CONSTRUCTION), CONT (CONTINUE, CONTINUOUS), CONTR (CONTRACTOR), COORD (COORDINATE), CSBC (CRUSHED SURFACING BASE COURSE), CSTC (CRUSHED SURFACING TOP COURSE), CTR (CENTER), CUFT (CUBIC FOOT, CUBIC FEET), CULV (CULVERT), CV (CONTROL VALVE), CY (CUBIC YARD), D (DEPTH, DENSITY, DRAIN, DRAINAGE), DBL (DOUBLE), DEG (DEGREE), DEMO (DEMOLITION), DEPT (DEPARTMENT), DET (DETAIL), DI (DUCTILE IRON), DIA (DIAMETER), DIM (DIMENSION), DIP (DUCTILE IRON PIPE), DIST (DISTANCE, DISTRICT), DSGN (DESIGN), DWG (DRAWING), E (EAST, EASTING), EA (EACH), EC (END OF CURVE), EL (ELEVATION), ELL (ELBOW), EOP (EDGE OF PAVEMENT), EQUIP (EQUIPMENT), EVC (END VERTICAL CURVE), EXIST (EXISTING), EXL (EXCAVATE), FCR (FINE CRUSHED ROCK), FG (FINISH GRADE), FH (FIRE HYDRANT), FIN (FINISH, FINISHED), FL (FLOW LINE), FLG (T FLANGE, FLANGED), FM (FORCE MAIN), G (GAS), GND (GROUND), GR (GRADE), GV (GATE VALVE), H (HIGH), HMA (HOT MIXED ASPHALT), HORIZ (HORIZONTAL), HT (HEIGHT), ID (INSIDE DIAMETER), IE (INVERT ELEVATION), IN (INCH), INCL (INCLUDE, INCLUDING), INSTL (INSTALL, INSTALLATION), INT (INTERIOR, INTERSECTION), INV (INVERT), JB (JUNCTION BOX), JCT (JUNCTION), LAT (LATERAL, LATITUDE), LB (POUND), LF (LINEAR FEET, LINEAR FOOT), LG (LENGTH, LONG), LIN (LINEAR), LN (LANE), LT (LEFT), LTG (LIGHTING), MAN (MANUAL), MATL (MATERIAL), MH (MANHOLE), MIN (MINIMUM, MINUTE), MISC (MISCELLANEOUS), MON (MONUMENT), MPH (MILES PER HOUR), MTL (METAL), MW (MONITORING WELL), N (NORTH, NORTHING), NIC (NOT IN CONTRACT), NO. (NUMBER), NTS (NOT TO SCALE), P (PUMP, POWER), PC (POINT OF CURVATURE), PCC (PORTLAND CEMENT CONCRETE), PCY (PRESSURE CONTROL VALVE), PERF (PERFORATE, PERFORATED), PH (PHASE), PI (POINT OF INTERSECTION, PRESSURE INDICATOR), PIVC (POINT OF INTERSECTION FOR VERTICAL CURVE), PP (POWER POLE), PRV (PRESSURE REGULATING VALVE, PRESSURE RELIEF VALVE, PRESSURE REDUCING VALVE), PS (PRESSURE SWITCH), PSI (POUNDS PER SQUARE INCH), PT (POINT OF TANGENCY, POINT), PVI (POINT OF VERTICAL INTERSECTION), PWR (POWER), QTY (QUANTITY), R (RISER), RAD (RADIUS), RCP (REINFORCED CONCRETE PIPE), RD (ROAD, ROOF DRAIN), RED (REDUCER), REF (REFERENCE), REQD (REQUIRED), RET (RETAINING, RETURN), REV (REVERSE, REVISE), ROW (RIGHT OF WAY), RT (RIGHT), RV (RELIEF VALVE), RW (RIGHT OF WAY), S (SOUTH), SCH (SCHEDULE), SD (STORM DRAIN), SDMH (STORM DRAIN MANHOLE), SE (SPOT EVALUATION), SECT (SECTION), SEG (SEGMENT), SIG (SIGNAL), SL (SLOPE, RAW SLUDGE), SPA (SPACE, SPACES), SPEC (SPECIFICATION), SQ (SQUARE), SQFT (SQUARE FOOT, SQUARE FEET), SQIN (SQUARE INCH, SQUARE INCHES), SQYD (SQUARE YARD, SQUARE YARDS), SS (SANITARY SEWER), SSMH (SANITARY SEWER MANHOLE), ST (STREET), STA (STATION), STD (STANDARD), TAN (TANGENT), TEL (TELEPHONE), TEMP (TEMPERATURE, TEMPORARY), THK (THICK, THICKNESS), THRU (THROUGH), TOB (TOP OF BANK), TOC (TOP OF CONCRETE, TOP OF CURB), TOW (TOP OF WALL), TYP (TYPICAL), UG (UNDERGROUND), UP (UTILITY POLE), UPR (UPPER), V (VALVE, VENT, VOLT), VERT (VERTICAL), VOL (VOLUME), W (WATER, WATT, WEST, WIDTH), WD (WIDE, WOOD), WM (WATER METER), WS (WATER SURFACE), WSDOT (WASHINGTON STATE DEPARTMENT OF TRANSPORTATION), WT (WEIGHT), XFMR (TRANSFORMER), YD (YARD), YR (YEAR).

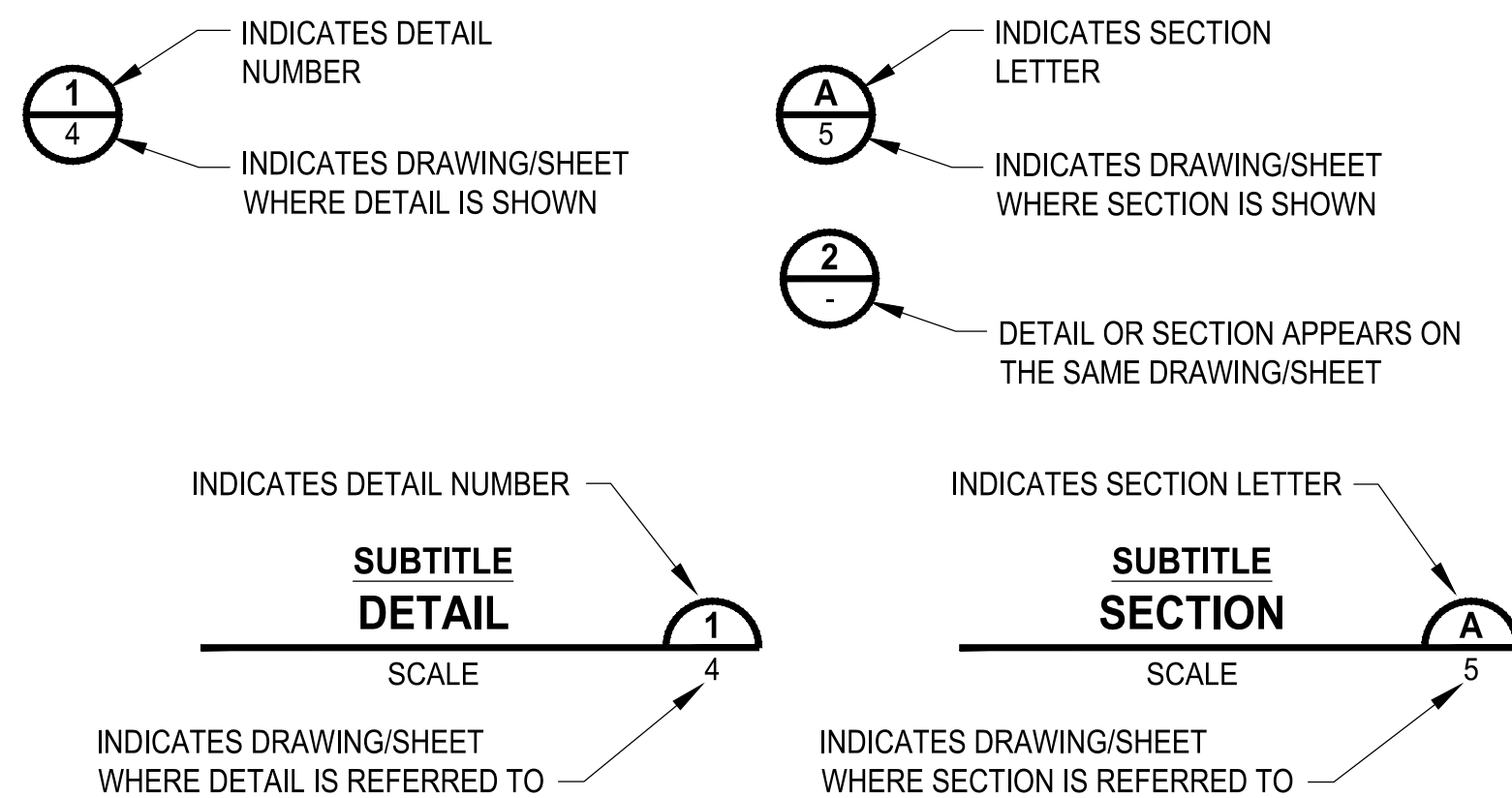
GENERAL NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS AND TO OBTAIN ACCEPTANCE BY THE CITY OF PUYALLUP AND THE PROJECT OWNER.
2. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJACENT PROPERTY OWNERS. DRIVEWAYS TO REMAIN ACCESSIBLE AT ALL TIMES.
3. EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. NO SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL BE ALLOWED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF-SITE PROPERTIES. ALL DISTURBED EARTH CAUSED BY CONTRACTOR'S ACTIVITIES SHALL BE STABILIZED WITHIN A REASONABLE TIMEFRAME.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL "PRE-CONSTRUCTION" STATE OR BETTER.
5. ALL CONSTRUCTION MUST COMPLY WITH THE WSDOT STANDARD SPECIFICATION (LATEST EDITION) UNLESS OTHERWISE SUPERSEDED BY CITY STANDARDS.

CITY OF PUYALLUP - GENERAL NOTES

- 1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE APPROVED ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES AT (253-841-5568) TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF APPROVED PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE CITY PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ANY STRUCTURE AND/OR OBSTRUCTION THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARDS.
10. POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, AND STORM) OF 5 FEET.
11. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER. CITY OF PUYALLUP - CITY STANDARDS SECTION 2 REVISED 06/06/2012 2-6
12. DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
13. CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
14. A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION CONTACT THE DEPARTMENT OF ECOLOGY, SOUTHWEST REGION OFFICE AT (360)407-6300.
15. ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.

DETAIL AND SECTION DESIGNATION



3-5-2026

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY. FILE NAME: P09504001-G, JOB No.: 217-9504-001, DATE: MARCH 2026

Parametrix logo and address: 2019 39th Avenue SE, Suite 100 • Puyallup, WA 98374, Ph: 253.604.6600

PROJECT NAME: PUYALLUP AOB URBAN PUYALLUP MIXED USE, LLC PUYALLUP, WASHINGTON

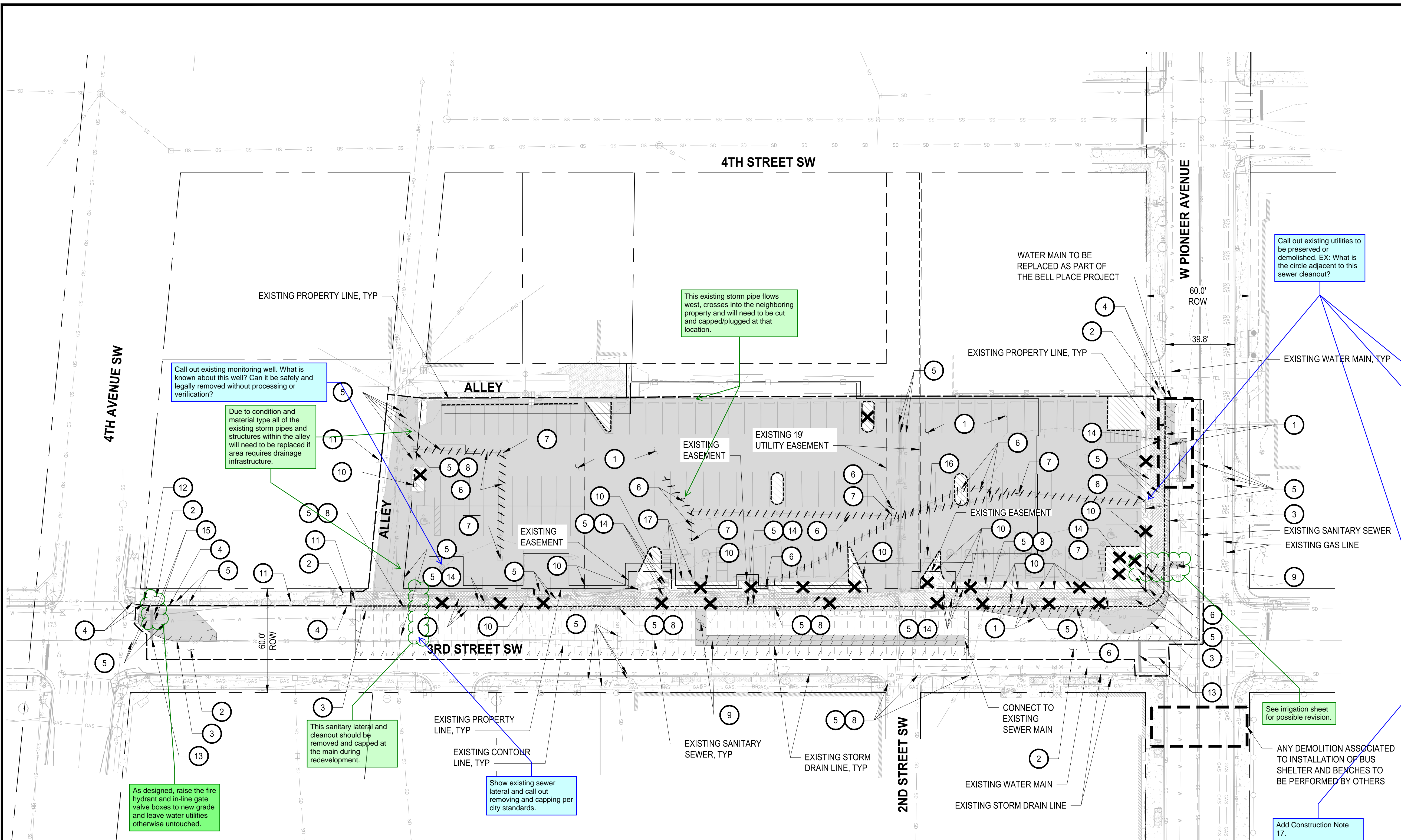
GENERAL NOTES, LEGEND AND ABBREVIATIONS

DRAWING NO. 02 OF 30, LG-01

APPROVED stamp with fields for BY (CITY OF PUYALLUP ENGINEERING DEPARTMENT), DATE, and a note: THIS APPROVAL IS VOID AFTER 1 YEAR 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.

811 logo with text: Know what's below. Call before you dig. CIVIL CONSTRUCTION PERMIT

LAYOUT: DM-01  
 PATH: U:\P50\Projects\Client\9504-Puyallup Mixed Use, LLC\217-9504-001 Puyallup AOB\9504-001 Puyallup AOB\CADD\DWG  
 PLOTTED BY: becker.k DATE: Thursday, March 5, 2026 10:30:25 AM

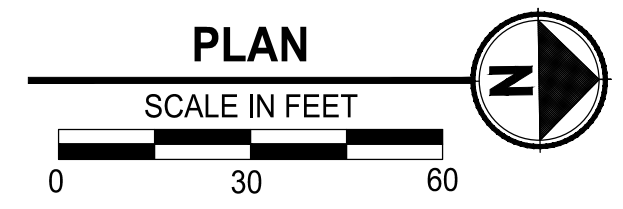


**LEGEND**

	EXISTING RIGHT-OF-WAY
	LOT LINE
	CONSTRUCTION LIMITS
	SAWCUT LINE
	REMOVE EXISTING CURB
	CUT, CAP, ABANDON AND/OR DEMO AND REMOVE EXISTING UTILITY
	REMOVE EXISTING PAVEMENT
	GRIND TOP 2" OF EXISTING EXISTING PAVEMENT
	REMOVE EXISTING CONCRETE
	CLEAR AND GRUB
	INSTALL CATCH BASIN INLET PROTECTION
	REMOVE EXISTING TREE

- CONSTRUCTION NOTES**
- REMOVE EXISTING PAVEMENT, CONCRETE CURB, AND/OR SIDEWALK.
  - PRESERVE AND PROTECT EXISTING ASPHALT AND/OR CONCRETE.
  - SAWCUT AND REMOVE EXISTING ASPHALT TO ACCOMMODATE INSTALLATION OF PROPOSED CURB, SIDEWALK OR ASPHALT PAVEMENT.
  - MAINTAIN AND PROTECT EXISTING CURB.
  - MAINTAIN AND PROTECT EXISTING UTILITY.
  - DEMO AND REMOVE EXISTING UTILITY.
  - REMOVE EXISTING CATCH BASIN AND FILL VOID WITH CRUSHED SURFACING TOP COURSE.
  - INSTALL CATCH BASIN INLET PROTECTION PER WSDOT STANDARD PLAN I-40.20-00 ON SHEET DM-02.
  - SEE SHEET HS-03 FOR PIPE TRENCHING AND BACKFILL DETAIL PER CITY OF PUYALLUP STANDARD 06.01.01.
  - DEMO AND REMOVE EXISTING SIGN.
  - PRESERVE AND PROTECT EXISTING SIGN.
  - REMOVE AND RELOCATE EXISTING SIGN, SEE HS-01 FOR PLACEMENT.
  - REMOVE EXISTING CROSSWALK/ STOP BAR STRIPING CHANNELIZATION.
  - ADJUST EXISTING UTILITY TO FINISHED GRADE.
  - REMOVE EXISTING UTILITY AND RELOCATE PER UTILITY PLANS.
  - EXISTING UTILITY TO BE REMOVED AND RELOCATE PER OTHERS.

- GENERAL NOTES**
- DEMO AND DISTURBANCE OF EXISTING PAVEMENT AND SOILS SHALL BE LIMITED TO AREA CURRENTLY BEING WORKED ON. STRAW BALE BARRIERS, WATTLES, AND OTHER NECESSARY TESC MEASURES TO BE INSTALLED AND MAINTAINED BY CONTRACTOR AS NEEDED AS PROJECT PROGRESSES OR AS DIRECTED BY OWNER, AND CITY OF PUYALLUP.
  - VALVE OPERATION SHALL BE BY AUTHORIZED CITY PERSONNEL ONLY. A MINIMUM OF 24 HOUR NOTICE SHALL BE PROVIDED TO CITY PERSONNEL FOR VALVE OPERATION ACTIVITIES.
  - INSTALL CB INLET PROTECTION IN ALL CBS ON AND ADJACENT TO SITE.
  - FOR ANY INSPECTION 48 HOUR NOTICE IS REQUIRED TO SCHEDULE. SCHEDULING A WATER SHUTDOWN REQUIRES AN ADDITIONAL 72 HOURS.
  - REMOVE ALL EXISTING WHEEL STOPS ON SITE.



**APPROVED**

BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 ENGINEERING DEPARTMENT

DATE \_\_\_\_\_

**NOTE:** THIS APPROVAL IS VOID AFTER 1 YEAR 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.



REVISIONS	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED
			M. CRAIG	K. BECKER		

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

FILE NAME: P59504001-DM  
 JOB No.: 217-9504-001  
 DATE: MARCH 2026



**Parametrix**  
 1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
 Ph: 253.604.6600

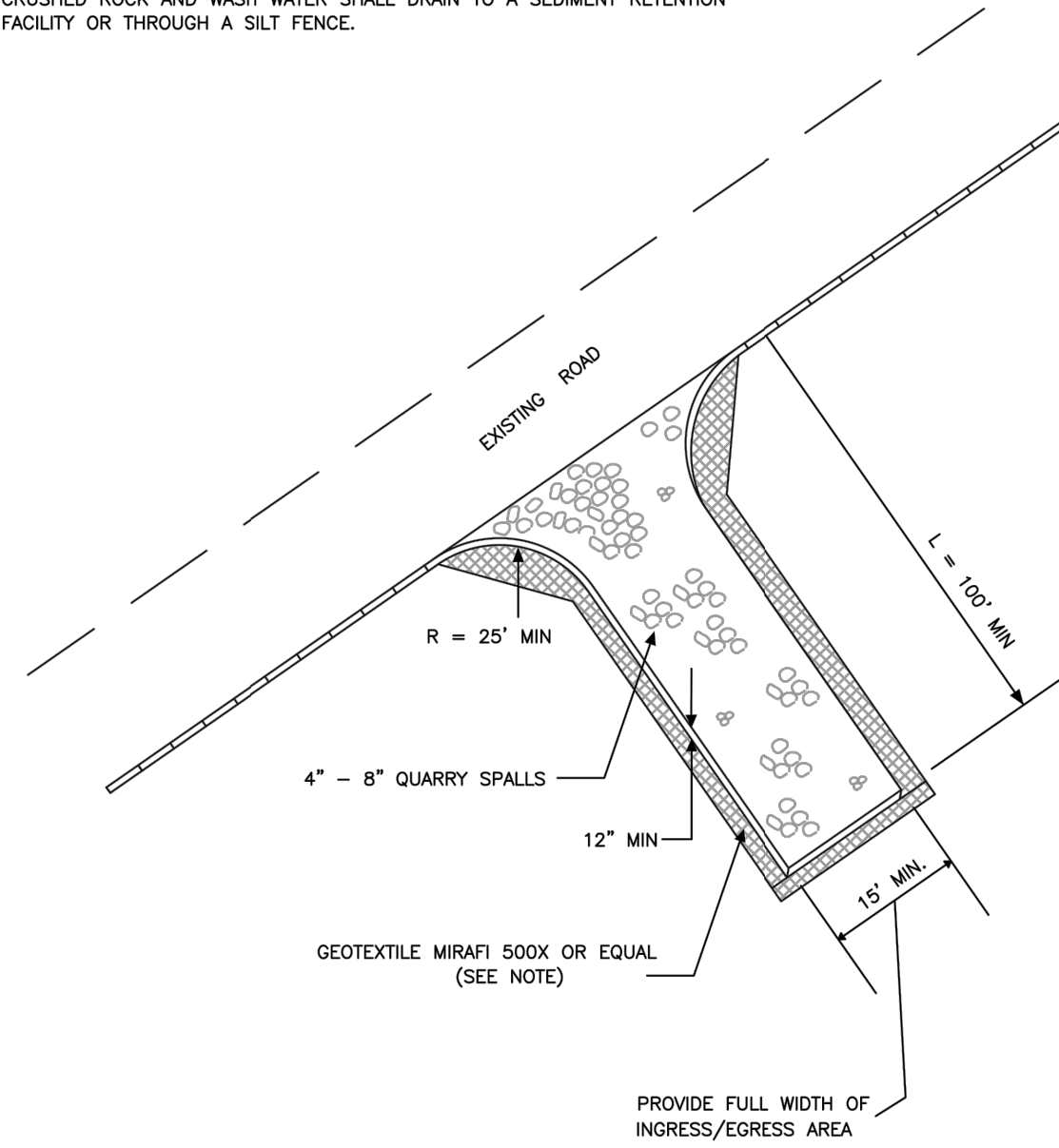
PROJECT NAME  
**PUYALLUP AOB  
 URBAN PUYALLUP MIXED USE, LLC**  
 PUYALLUP, WASHINGTON

**DEMOLITION AND EROSION  
 AND SEDIMENT CONTROL PLAN**

DRAWING NO.  
 03 OF 30  
**DM-01**

LAYOUT: DM-02    PATH: U:\PDS\Projects\Clients\9504-Puyallup Mixed Use, LLC\217-9504-001 Puyallup AOB\995\sect\CADD\DWG    PLOTTED BY: bbecker    DATE: Thursday, March 5, 2026 10:30:26 AM

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

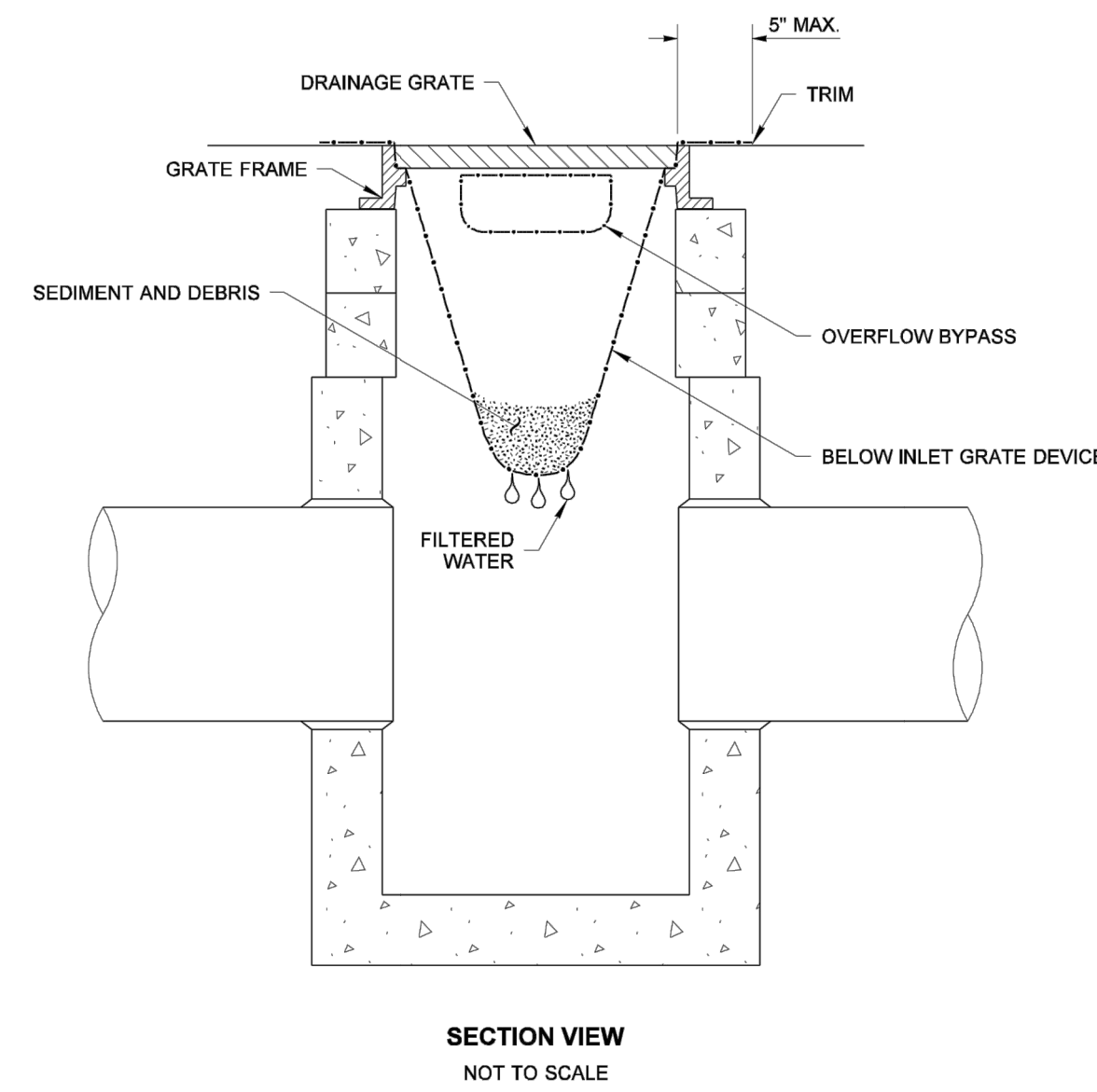


<b>CITY OF PUYALLUP</b> DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	<b>TEMPORARY CONSTRUCTION ENTRANCE</b>			
	DESIGNED BY TIM ERWIN-SYVOROKA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVIEWED BY KYLE
FILE NAME: E:\PROJECTS\CONSTRUCTION\CITY\200945_CRED\05.01.05.01.dwg				

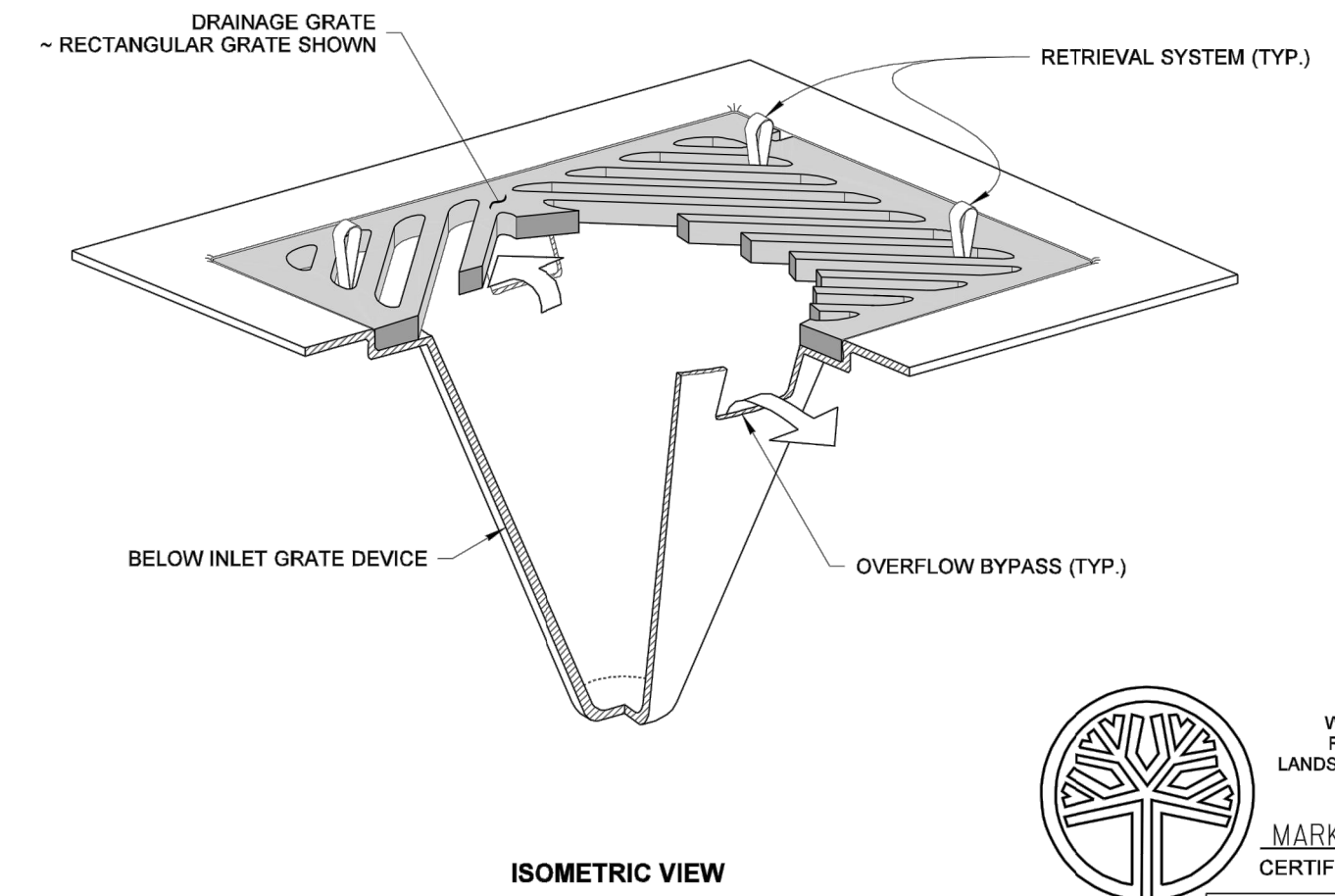
1. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
2. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

<b>CITY OF PUYALLUP</b> DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	<b>GRADING, EROSION, AND SEDIMENTATION CONTROL NOTES</b>			
	DESIGNED BY TIM ERWIN-SYVOROKA	CHECKED BY LINDA LIAN	APPROVED BY COLLEEN HARRIS	REVIEWED BY LINDA LIAN
FILE NAME: E:\PROJECTS\CONSTRUCTION\CITY\200945_CRED\05.01.05.02.dwg				

DRAWN BY: LISA CYFORD



SECTION VIEW  
NOT TO SCALE



ISOMETRIC VIEW

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

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

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. THE ORIGINAL, SIGNED BY THE ENGINEER AND APPROVED FOR PUBLICATION, IS PART OF THE SET OF THE WORK AND FOR STATE DEPARTMENT OF TRANSPORTATION. A COPY MAY BE OBTAINED UPON REQUEST.

**STORM DRAIN INLET PROTECTION**  
**STANDARD PLAN I-40.20-00**  
 SHEET 1 OF 1 SHEET  
 APPROVED FOR PUBLICATION  
**Pasco Bakotich III**    09-20-07  
 STATE DESIGN ENGINEER    DATE



3-5-2026

**ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY**  
 FILE NAME: P-9504001-DM  
 JOB No.: 217-9504-001  
 DATE: MARCH 2026

REVISIONS	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED
			M. CRAIG	K. BECKER		

**Parametrix**  
 1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
 Ph: 253.604.6600

PROJECT NAME  
**PUYALLUP AOB**  
**URBAN PUYALLUP MIXED USE, LLC**  
 PUYALLUP, WASHINGTON

**DEMOLITION AND EROSION AND SEDIMENT CONTROL DETAILS**

DRAWING NO.  
 04 OF 30  
**DM-02**

**APPROVED**

BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 ENGINEERING DEPARTMENT

DATE \_\_\_\_\_  
**NOTE:** THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE.  
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**Know what's below. Call before you dig.**  
**CIVIL CONSTRUCTION PERMIT**

**HORIZONTAL DATUM**

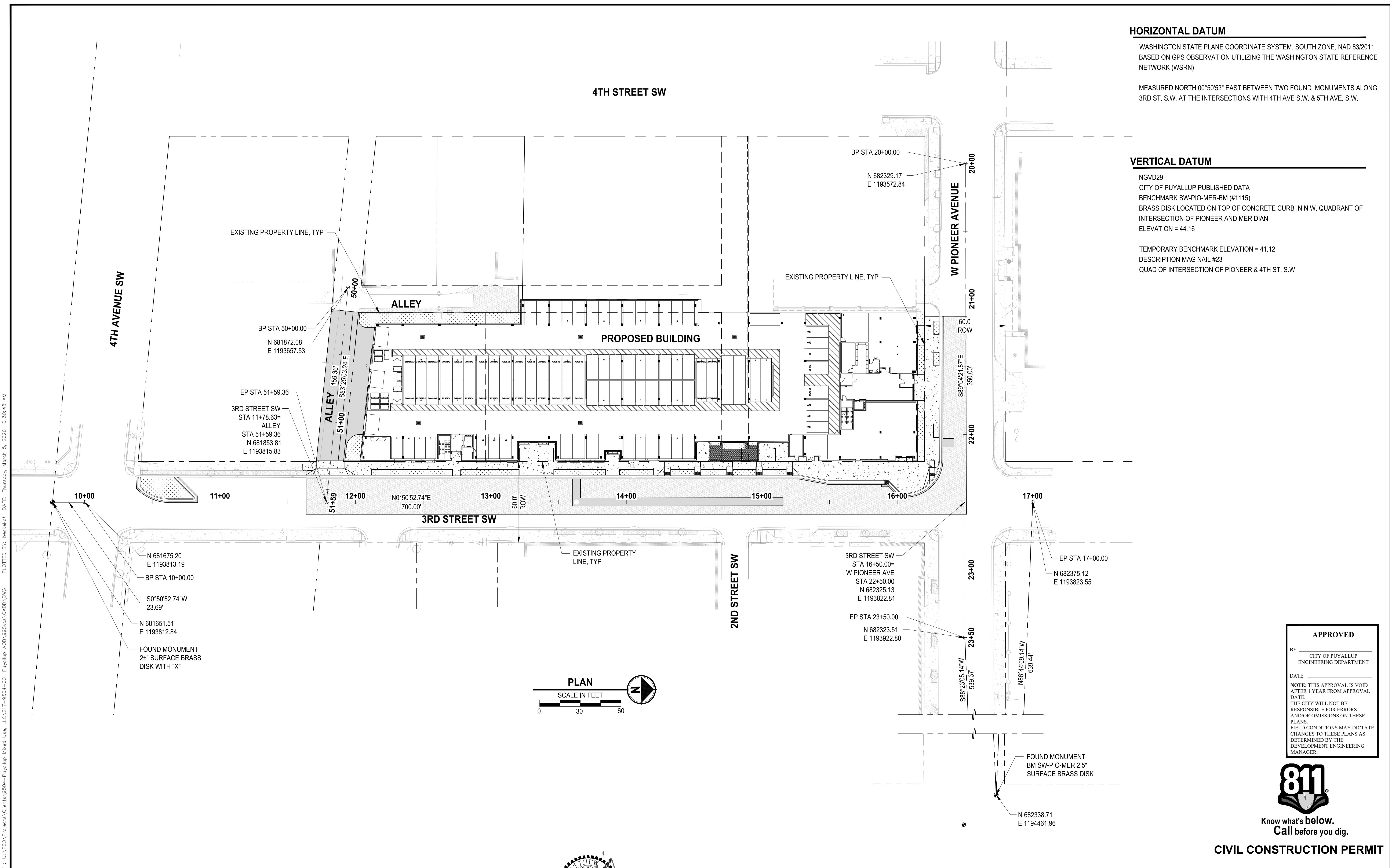
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/2011  
 BASED ON GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

MEASURED NORTH 00°50'53" EAST BETWEEN TWO FOUND MONUMENTS ALONG 3RD ST. S.W. AT THE INTERSECTIONS WITH 4TH AVE S.W. & 5TH AVE. S.W.

**VERTICAL DATUM**

NGVD29  
 CITY OF PUYALLUP PUBLISHED DATA  
 BENCHMARK SW-PIO-MER-BM (#1115)  
 BRASS DISK LOCATED ON TOP OF CONCRETE CURB IN N.W. QUADRANT OF INTERSECTION OF PIONEER AND MERIDIAN  
 ELEVATION = 44.16

TEMPORARY BENCHMARK ELEVATION = 41.12  
 DESCRIPTION: MAG NAIL #23  
 QUAD OF INTERSECTION OF PIONEER & 4TH ST. S.W.



**APPROVED**  
 BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 ENGINEERING DEPARTMENT  
 DATE: \_\_\_\_\_  
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Know what's below.  
 Call before you dig.

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REVISIONS	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED
			M. CRAIG	K. BECKER		

**ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY**  
 FILE NAME: P59504001-HC  
 JOB No.: 217-9504-001  
 DATE: MARCH 2026



**Parametrix**  
 1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
 Ph: 253.604.6600

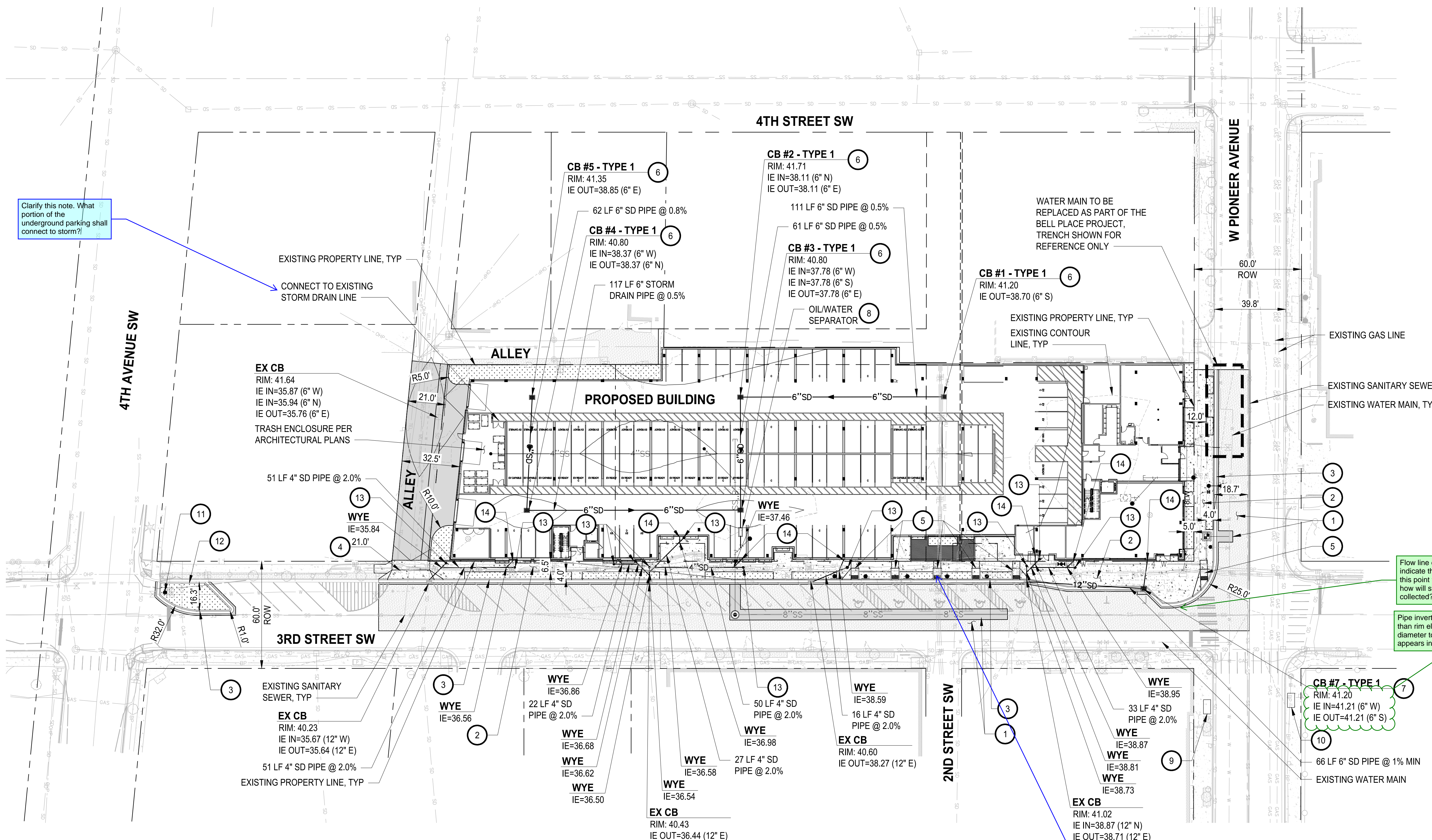
PROJECT NAME  
**PUYALLUP AOB  
 URBAN PUYALLUP MIXED USE, LLC**  
 PUYALLUP, WASHINGTON

**HORIZONTAL CONTROL PLAN**

DRAWING NO.  
 05 OF 30  
**HC-01**

LAYOUT: HC-01  
 PATH: U:\P59504\Projects\Clients\9504-Puyallup Mixed Use, LLC\217-9504-001\_Puyallup AOB\98504\CADD\DWG  
 PLOTTED BY: beckerk DATE: Thursday, March 5, 2026 10:30:48 AM

LAYOUT: HS-01  
 PATH: u:\p\SD\Projects\Clients\9504-Puyallup Mixed Use, LLC\217-9504-001-Puyallup AOB\9504-CADD\DWG  
 PLOTTED BY: becker.k DATE: Thursday, March 5, 2026 10:31:05 AM



Clarify this note. What portion of the underground parking shall connect to storm?

Flow line elevations indicate that flows from this point will travel west, how will stormwater be collected?

Pipe inverts are higher than rim elevation. Pipe diameter to the south appears incorrect.

These telecommunication manhole lids located in the existing vehicle ramp actually have about 2 feet of concrete in between them. It seems infeasible to install a new 4 foot wide ramp over them. The current shown design would have a Detectable Warning Surface directly on top of one of the manhole lids. Revise the existing layout to show the correct locations of existing infrastructure and revise the design to maintain constructability, access and utility preservation. To that end, Standard Plan M-17.10-02 shows a continuous sidewalk ramp when there are 5 accessible stalls. This would make the installation more closely resemble the existing. While having lids in ramps is never ideal, a long continuous ramp as shown in the detail would be less likely to fail.

**LEGEND**

	EXISTING RIGHT-OF-WAY
	HMA ASPHALT
	HMA PAVEMENT OVERLAY
	CONCRETE SIDEWALK
	LANDSCAPING PER LANDSCAPE PLANS

- CONSTRUCTION NOTES**
- RESTORE PAVEMENT PER CITY OF PUYALLUP STANDARD 01.01.20 ON SHEET HS-02.
  - INSTALL CEMENT CONCRETE SIDEWALK PER CITY OF PUYALLUP STANDARDS 01.02.01 AND 01.02.02 ON SHEET HS-02.
  - INSTALL CEMENT CONCRETE CURB AND GUTTER PER CITY OF PUYALLUP STANDARD 01.02.09 ON SHEET HS-02.
  - INSTALL CONCRETE URBAN COMMERCIAL DRIVEWAY APPROACH ALTERNATE 1 PER CITY OF PUYALLUP STANDARD 01.02.17 ON SHEET HS-02.
  - CONSTRUCT PERPENDICULAR CURB RAMP PER WSDOT STANDARD PLAN F-40.15.04 ON SHEET HS-03.
  - INSTALL CATCH BASIN TYPE 1 AREA DRAIN PER CITY OF PUYALLUP STANDARD 02.01.02 ON SHEET HS-02.
  - INSTALL CATCH BASIN TYPE 1 GUTTER DRAIN PER CITY OF PUYALLUP STANDARD 02.01.03 ON SHEET HS-02.
  - INSTALL OLDCASTLE PRECAST 25-SA OIL WATER SEPARATOR OR APPROVED EQUAL. SEE DETAIL ON HS-03.
  - CONCRETE SHELTER PAD AND BENCH FOR PIERCE TRANSIT, INSTALLED BY OTHERS.
  - CONCRETE SHELTER PAD, SHELTER AND BENCH FOR PIERCE TRANSIT, INSTALLED BY OTHERS.
  - REINSTALL EXISTING STOP SIGN PER CITY OF PUYALLUP STANDARD 01.04.02 ON SHEET HS-02.
  - INSTALL CEMENT CONCRETE TRAFFIC CURB PER WSDOT STANDARD PLAN F-10.12.04 ON SHEET HS-03.
  - INSTALL STORM DRAIN CLEANOUT PER CITY OF PUYALLUP STANDARD 02.01.09 ON SHEET HS-02.
  - ROOF DRAIN CONNECTION PER MECHANICAL PLANS.

- GENERAL NOTES**
- CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS WORK.
  - CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND GRADES.
  - SEE SHEET HS-03 FOR PIPE TRENCHING AND BACKFILL DETAIL PER CITY OF PUYALLUP STANDARD 06.01.01.
  - SEE LANDSCAPING PLANS FOR ALL PLANTINGS AND LANDSCAPE MATERIAL PLACEMENTS.
  - SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE LAYOUT AND DETAILS.

**APPROVED**

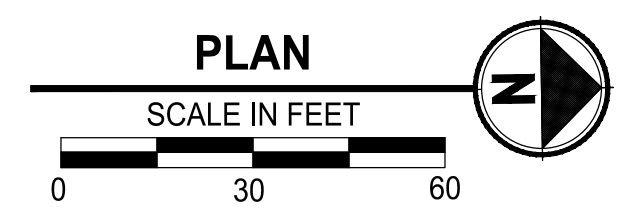
BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 ENGINEERING DEPARTMENT

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

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**PARKING STALL DIMENSIONS**

STANDARD STALL	9'x18'
COMPACT STALL	8'x16'
ACCESSIBLE VAN STALL	9'x18'



REVISIONS	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED
			M. CRAIG	K. BECKER		

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

FILE NAME: P-9504001-HS  
 JOB No.: 217-9504-001  
 DATE: MARCH 2026



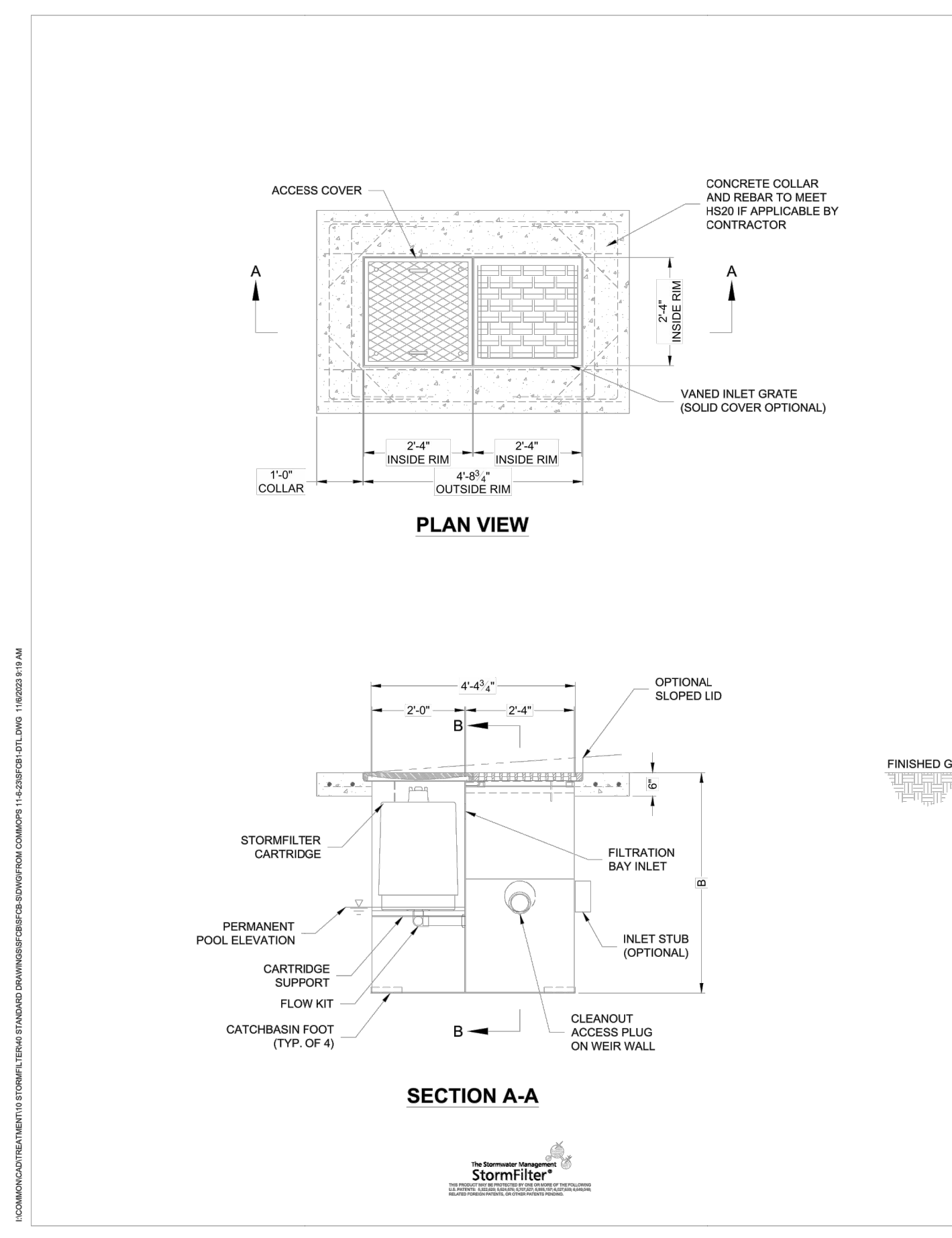
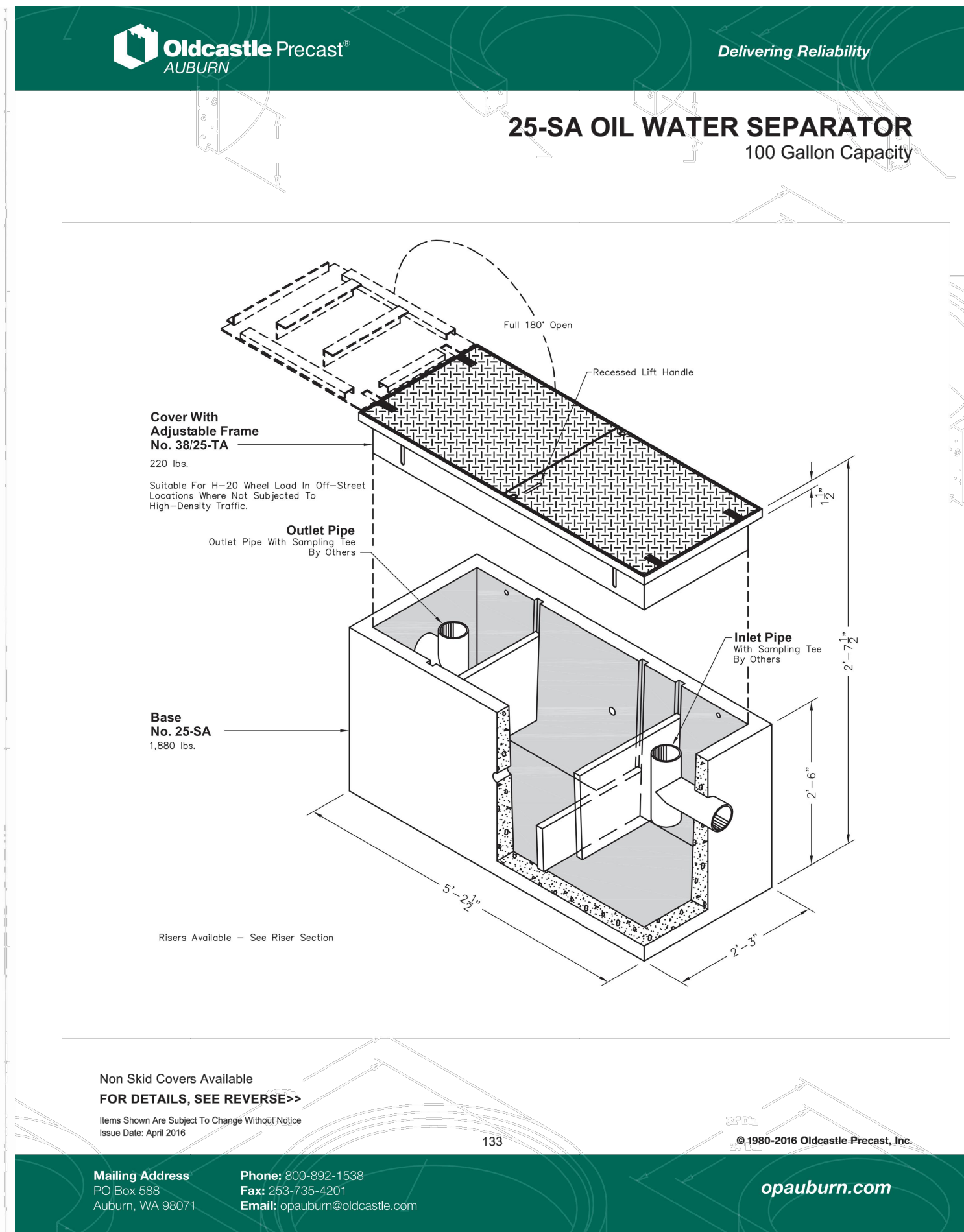
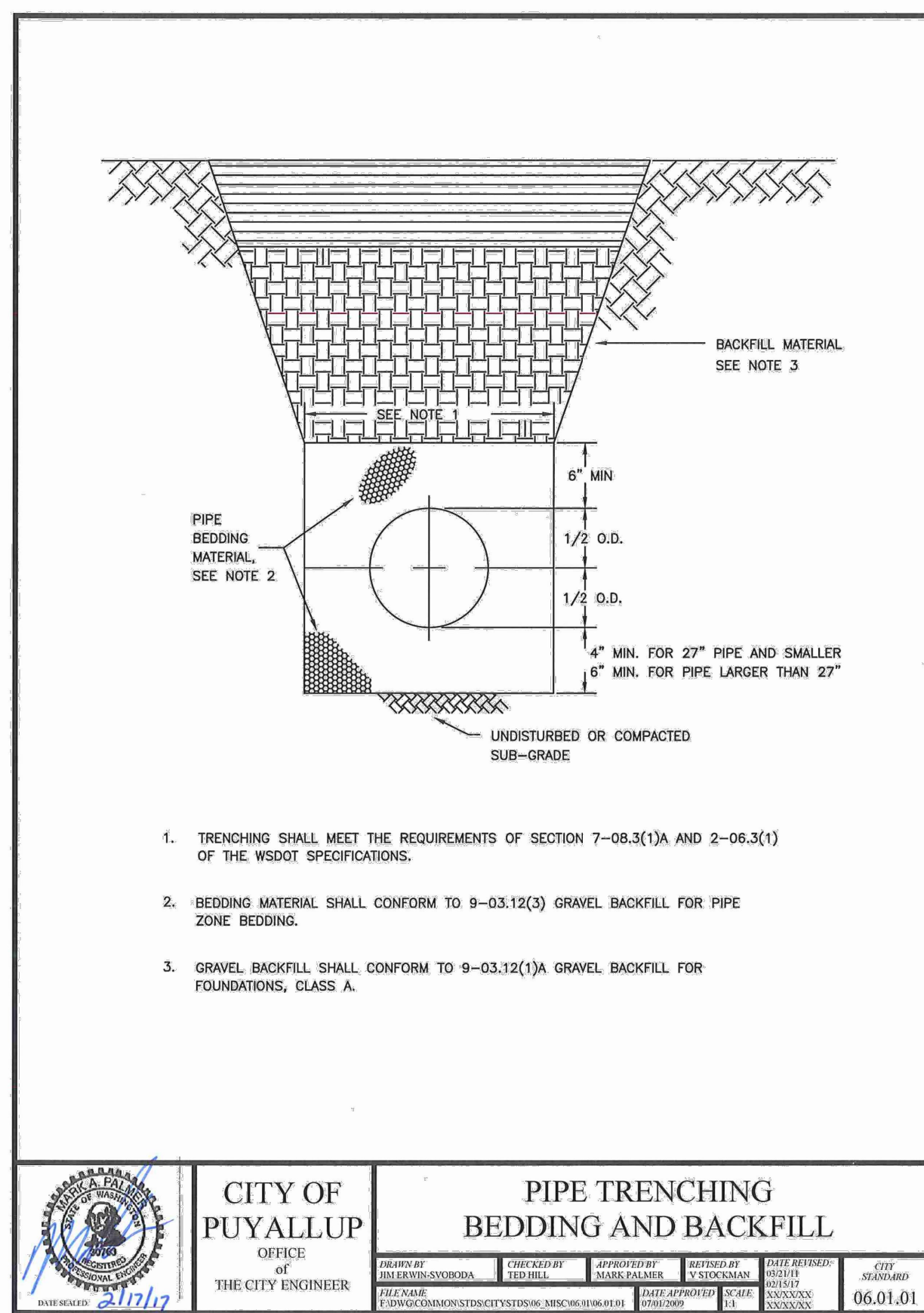
**Parametrix**  
 1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
 Ph: 253.604.6600

PROJECT NAME  
**PUYALLUP AOB  
 URBAN PUYALLUP MIXED USE, LLC**  
 PUYALLUP, WASHINGTON

**STORM DRAINAGE/  
 HARDSCAPE PLAN**

DRAWING NO.  
**HS-01**  
 06 OF 30





**STORMFILTER STEEL CATCHBASIN DESIGN NOTES**

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 2" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	27"	18"	18" DEEP
CARTRIDGE HEIGHT	27"	18"	18" DEEP
RECOMMENDED HYDRAULIC DROP (H)	3.0'	2.3'	3.3'
SPECIFIC FLOW RATE (gpm/ft)	2.25	1.67	1.67
CARTRIDGE FLOW RATE (gpm)	11.25	15	15
PEAK HYDRAULIC CAPACITY	1.0	1.0	2.25
INLET PERMANENT POOL LEVEL (A)	1'-0"	1'-0"	2'-0"
OVERALL STRUCTURE HEIGHT (B)	4'-0"	3'-0"	4'-0"

1.17 gpm/ft SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY.

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
- MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SPCS.
- STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 18 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 18 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
- STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET ASHTO HSS LOAD RATING. TO MEET HSS LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
- SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN LIFTING CLUTCHES PROVIDED.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

**1-CARTRIDGE CATCHBASIN STORMFILTER DATA**

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	XXX
PEAK FLOW RATE (<1 cfs)	XXX
RETURN PERIOD OF PEAK FLOW (hrs)	XXX
CARTRIDGE HEIGHT (27", 18", 18" DEEP)	XX
CARTRIDGE FLOW RATE (gpm)	XX
MEDIA TYPE (PERLITE, ZPG, PSORB)	XXXXX
RM ELEVATION	XXXX.XX

PIPE DATA

INLET STUB	DIAMETER
XXXX.XX	XX"
XXXX.XX	XX"

CONFIGURATION

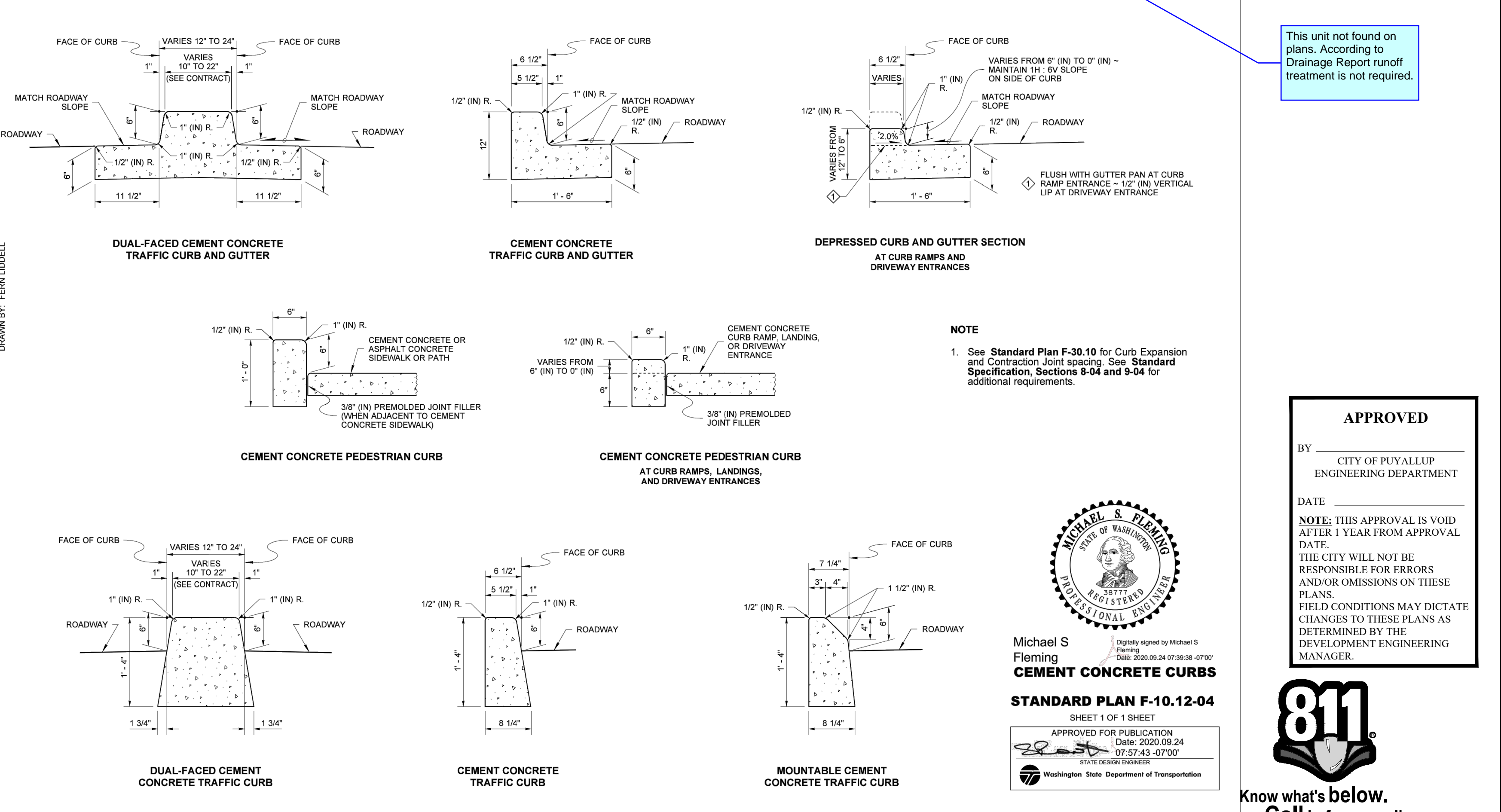
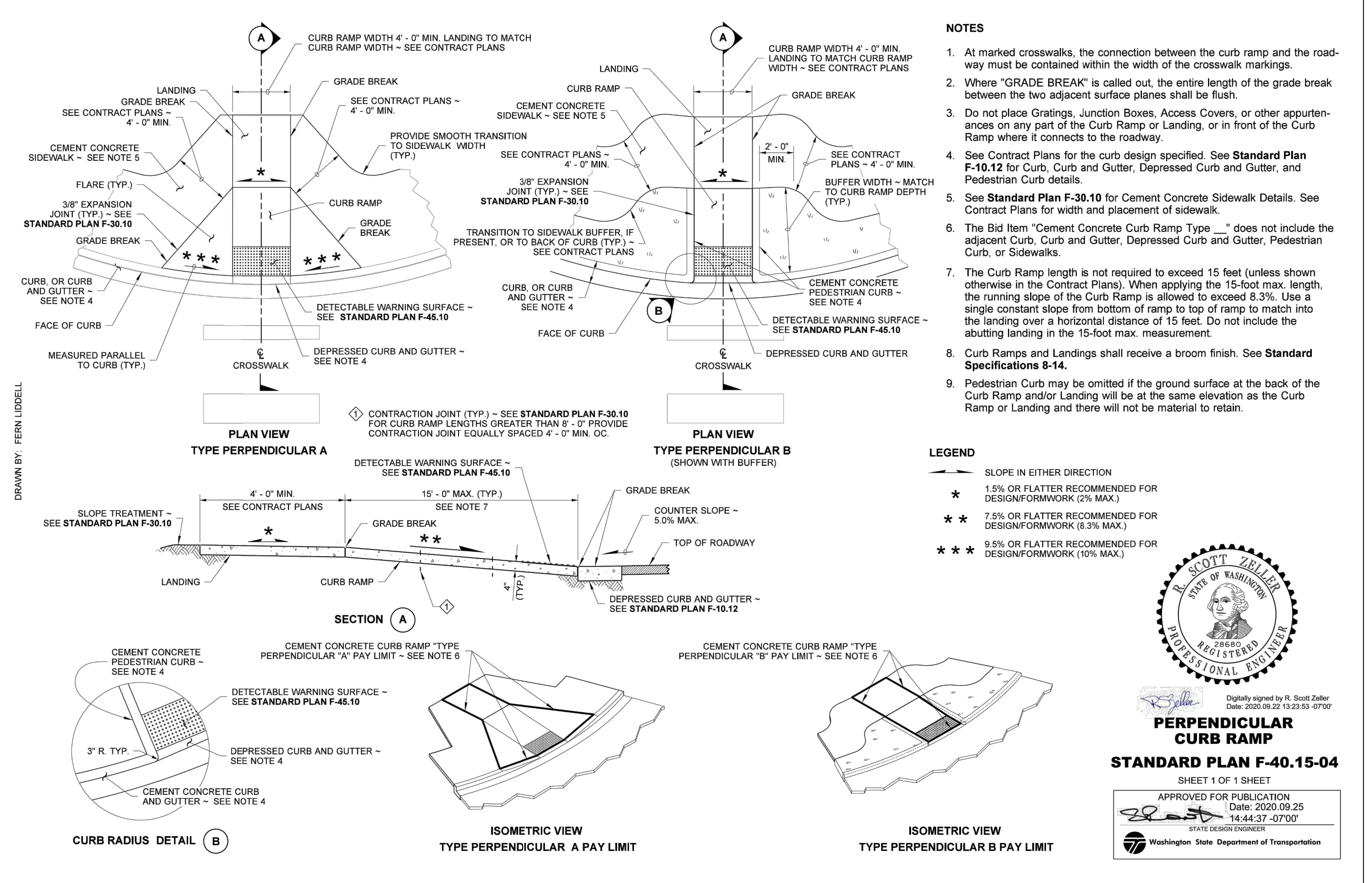
INLET	OUTLET
INLET	INLET
INLET	INLET

SLOPED LID YES/NO

SOLID COVER YES/NO

NOTES/SPECIAL REQUIREMENTS:

**CONTECH ENGINEERED SOLUTIONS LLC**  
www.contechES.com  
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45399  
800-628-3999 513-845-7000 513-645-7993 FAX



LAYOUT: HS-03  
PATH: U:\P50\Projects\City\15504-Puyallup Mixed Use, LLC\217-9504-001\_Puyallup AOB\9504-001\CAD\DWG  
PLOTTED BY: blackwell DATE: Thursday, March 5, 2026 10:31:12 AM

REVISIONS	DATE	BY	DESIGNED	CHECKED	APPROVED
			M. CRAIG	K. BECKER	

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

FILE NAME: P-59504001-HS  
JOB NO.: 217-9504-001  
DATE: MARCH 2026

3-5-2026

**Parametrix**  
1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
Ph: 253.604.6600

PROJECT NAME

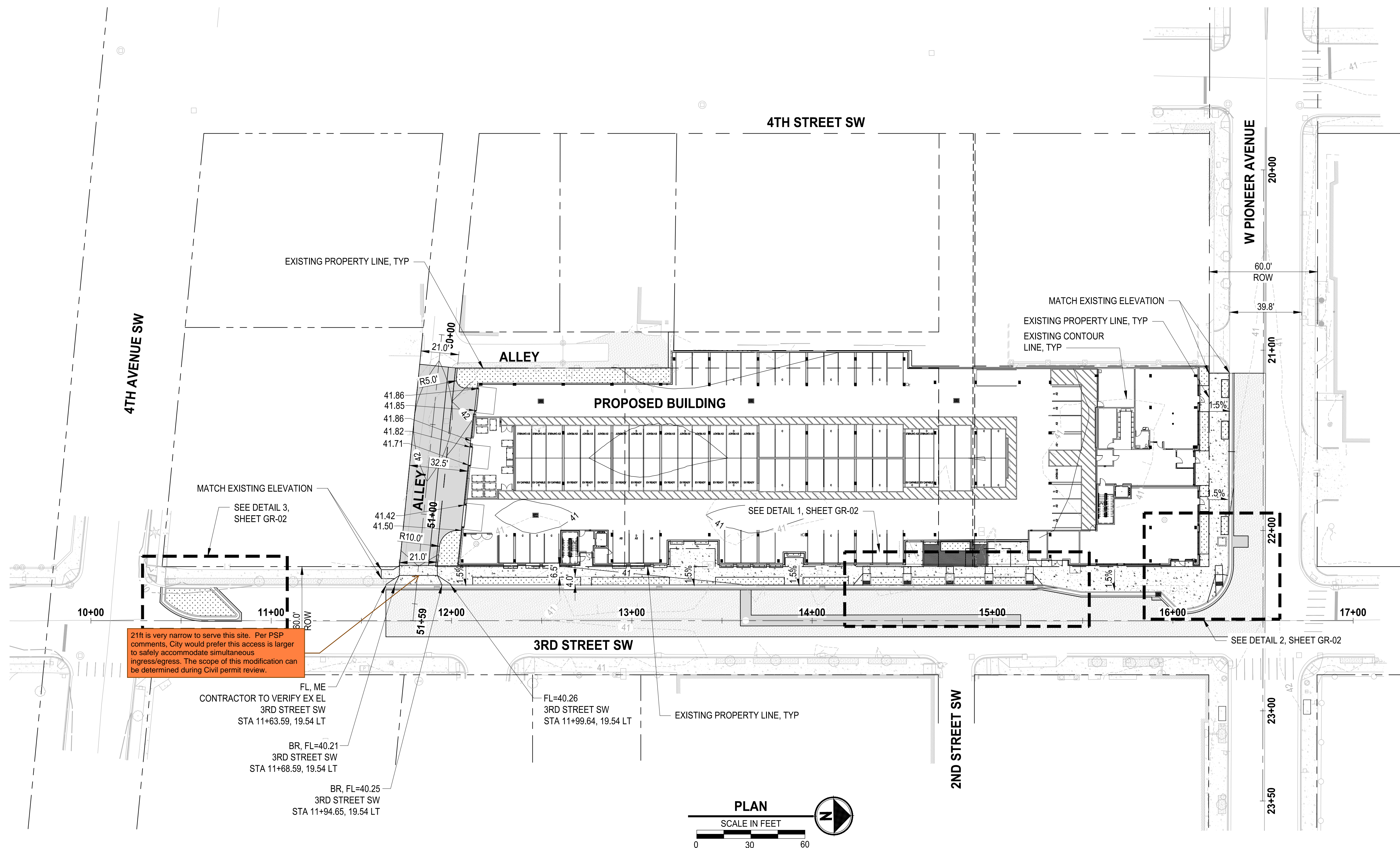
**PUYALLUP AOB  
URBAN PUYALLUP MIXED USE, LLC  
PUYALLUP, WASHINGTON**

**STORM DRAINAGE/  
HARDSCAPE DETAILS**

DRAWING NO.  
08 OF 30

**HS-03**

LAYOUT: GR-01  
 PATH: u:\P9504\Projects\Clients\9504-Puyallup Mixed Use, LLC\217-9504-001 Puyallup AOB\9504-CADD\DWG  
 PLOTTED BY: becker.k DATE: Thursday, March 5, 2026 10:31:36 AM



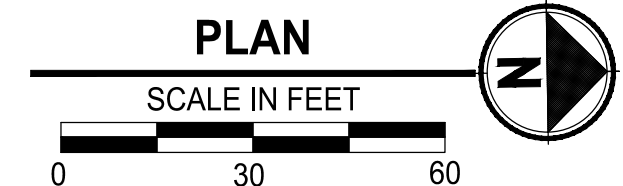
21ft is very narrow to serve this site. Per PSP comments, City would prefer this access is larger to safely accommodate simultaneous ingress/egress. The scope of this modification can be determined during Civil permit review.

FL, ME  
 CONTRACTOR TO VERIFY EX EL  
 3RD STREET SW  
 STA 11+63.59, 19.54 LT

BR, FL=40.21  
 3RD STREET SW  
 STA 11+68.59, 19.54 LT

BR, FL=40.25  
 3RD STREET SW  
 STA 11+94.65, 19.54 LT

FL=40.26  
 3RD STREET SW  
 STA 11+99.64, 19.54 LT



**LEGEND**

	EXISTING RIGHT-OF-WAY
	HMA ASPHALT
	HMA PAVEMENT OVERLAY
	CONCRETE SIDEWALK
	LANDSCAPING PER LANDSCAPE PLANS

- GENERAL NOTES**
- CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS WORK.
  - CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND GRADES.

**ABBREVIATIONS**

AP	ANGLE POINT
BR	BOTTOM OF RAMP
FL	FLOW LINE
MC	MIDDLE OF CURVE
ME	MATCH EXISTING
PC	POINT OF CURVATURE
PT	POINT OF TANGENT

**APPROVED**

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

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

**NOTE:** THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE.  
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Know what's below.  
 Call before you dig.

**CIVIL CONSTRUCTION PERMIT**

REVISIONS	DATE	BY	DESIGNED
			M. CRAIG
			K. BECKER

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

FILE NAME  
 P59504001-GR  
 JOB No.  
 217-9504-001  
 DATE  
 MARCH 2026



**Parametrix**  
 1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
 Ph: 253.604.6600

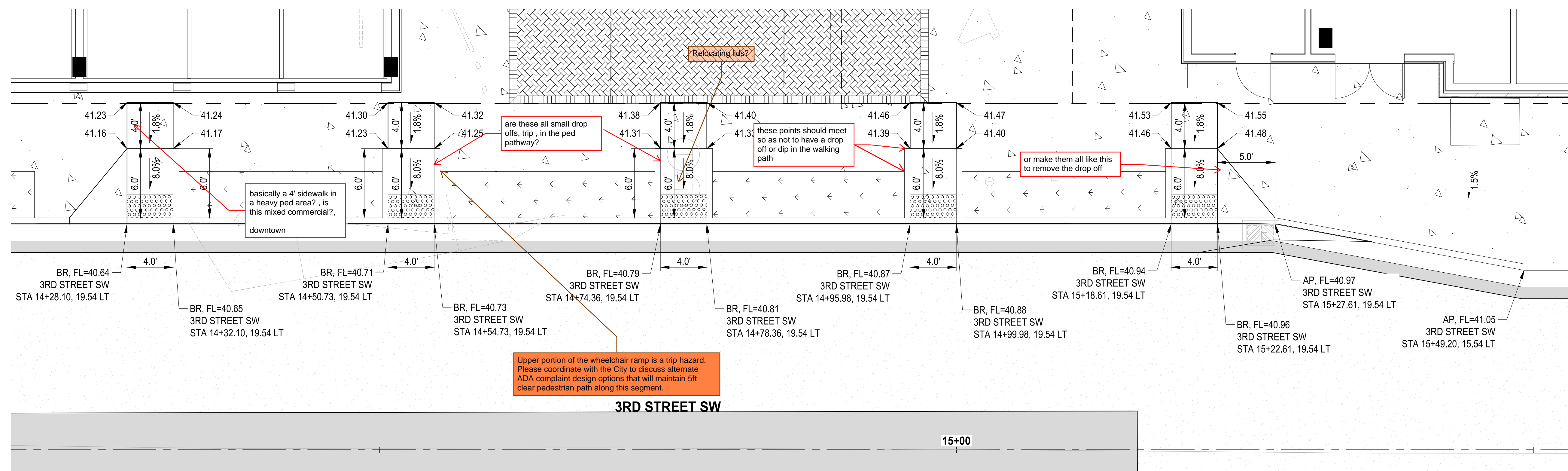
PROJECT NAME  
**PUYALLUP AOB  
 URBAN PUYALLUP MIXED USE, LLC**  
 PUYALLUP, WASHINGTON

**GRADING PLAN**

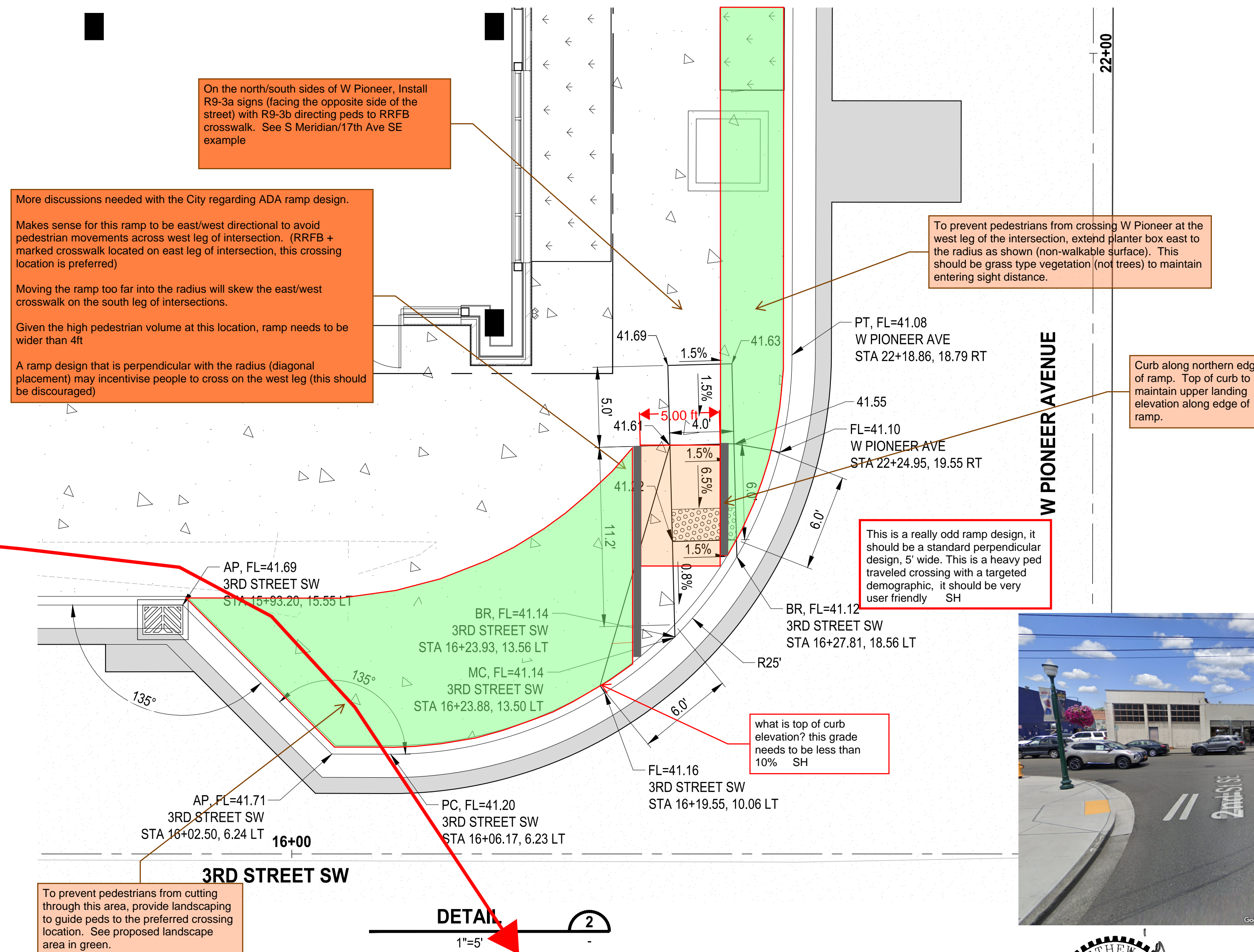
DRAWING NO.  
 09 OF 30  
**GR-01**

**ABBREVIATIONS**

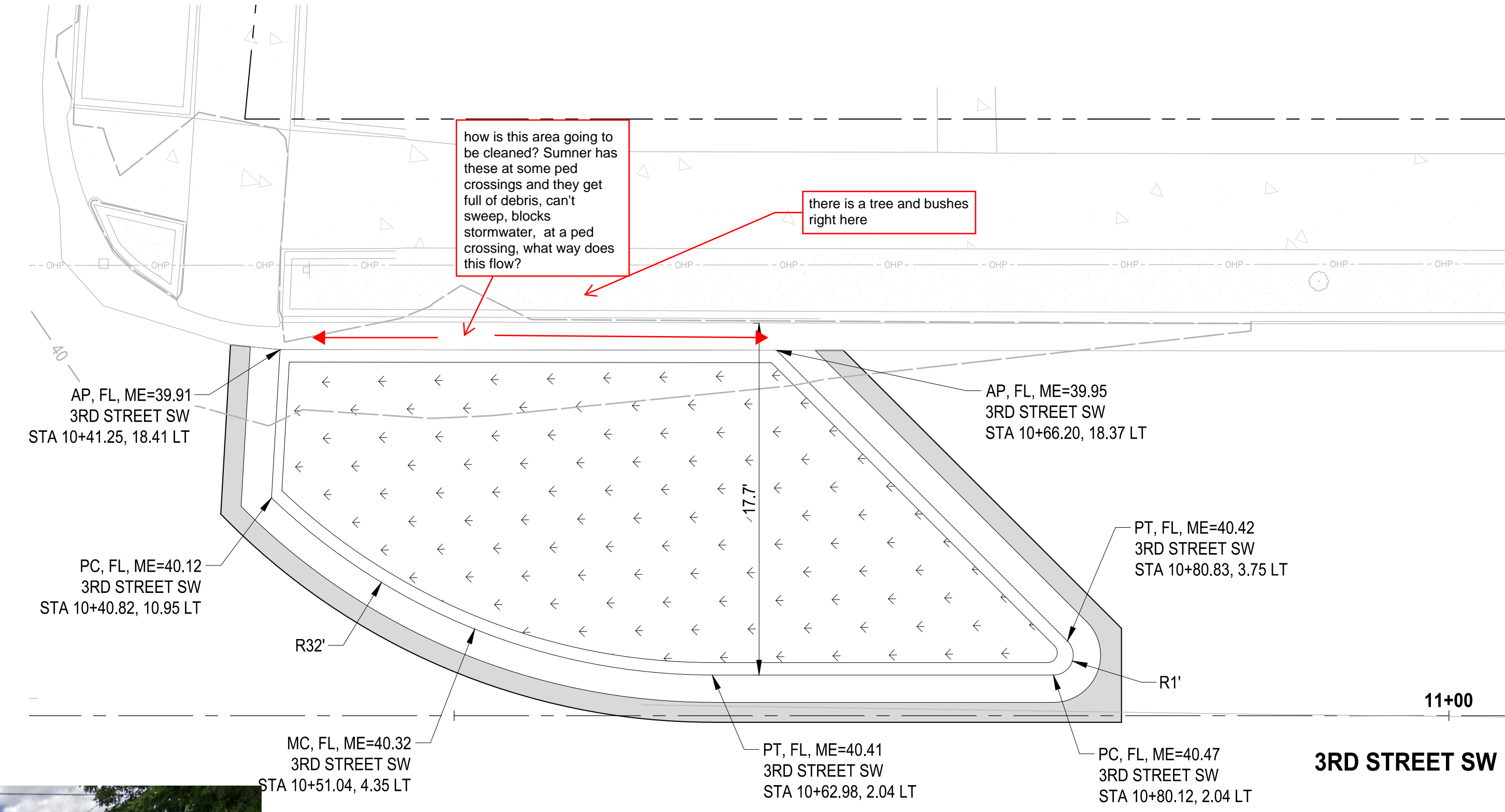
AP	ANGLE POINT
BR	BOTTOM OF RAMP
FL	FLOW LINE
MC	MIDDLE OF CURVE
ME	MATCH EXISTING
PC	POINT OF CURVATURE
PT	POINT OF TANGENT



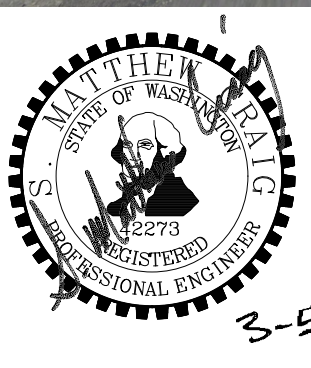
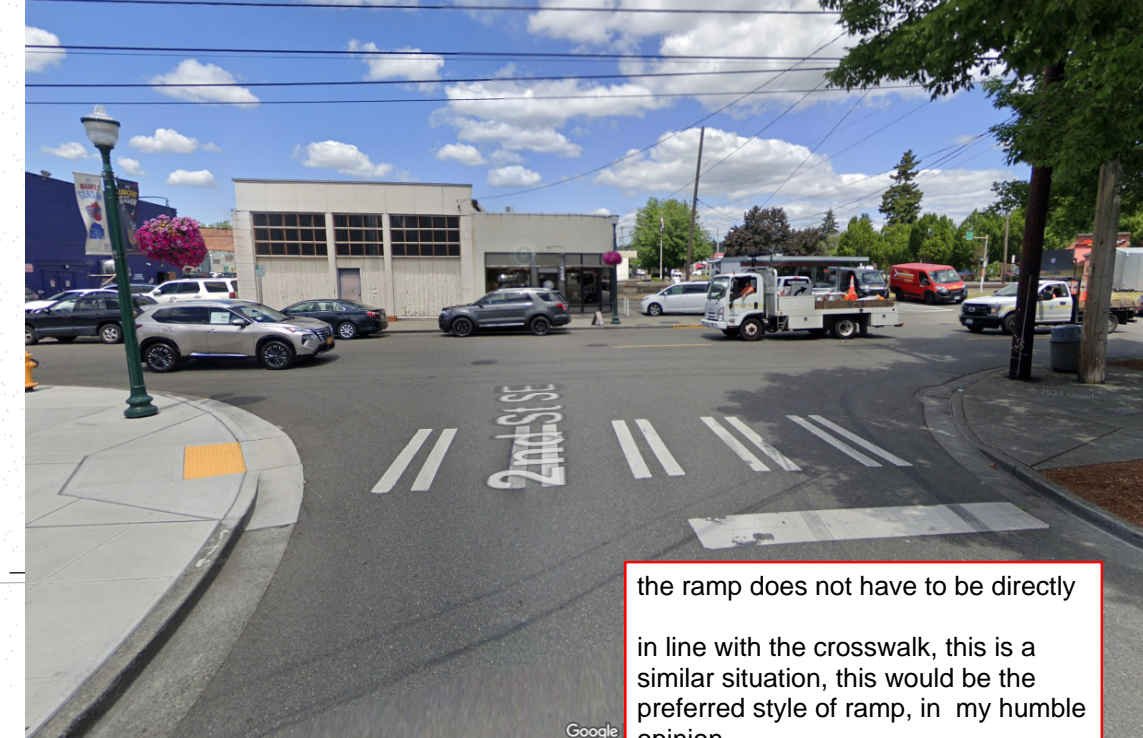
**DETAIL 1**  
1"=5'



**DETAIL 2**  
1"=5'



**DETAIL 3**  
1"=5'



**APPROVED**  
BY: \_\_\_\_\_  
CITY OF PUYALLUP  
ENGINEERING DEPARTMENT  
DATE: \_\_\_\_\_  
**NOTE:** THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE.  
THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS.  
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LAYOUT: GR-02 | PATH: U:\P50\Projects\City\217-9504-Puyallup Mixed Use, LLC\217-9504-001\_Puyallup AOB\9504-001\CAD\DWG | PLOTTED BY: beckerk | DATE: Thursday, March 5, 2026 10:31:41 AM

REVISIONS	DATE	BY	DESIGNED
			M. CRAIG
			K. BECKER
			APPROVED

**ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY**  
FILE NAME: P:9504001-GR  
JOB No.: 217-9504-001  
DATE: MARCH 2026

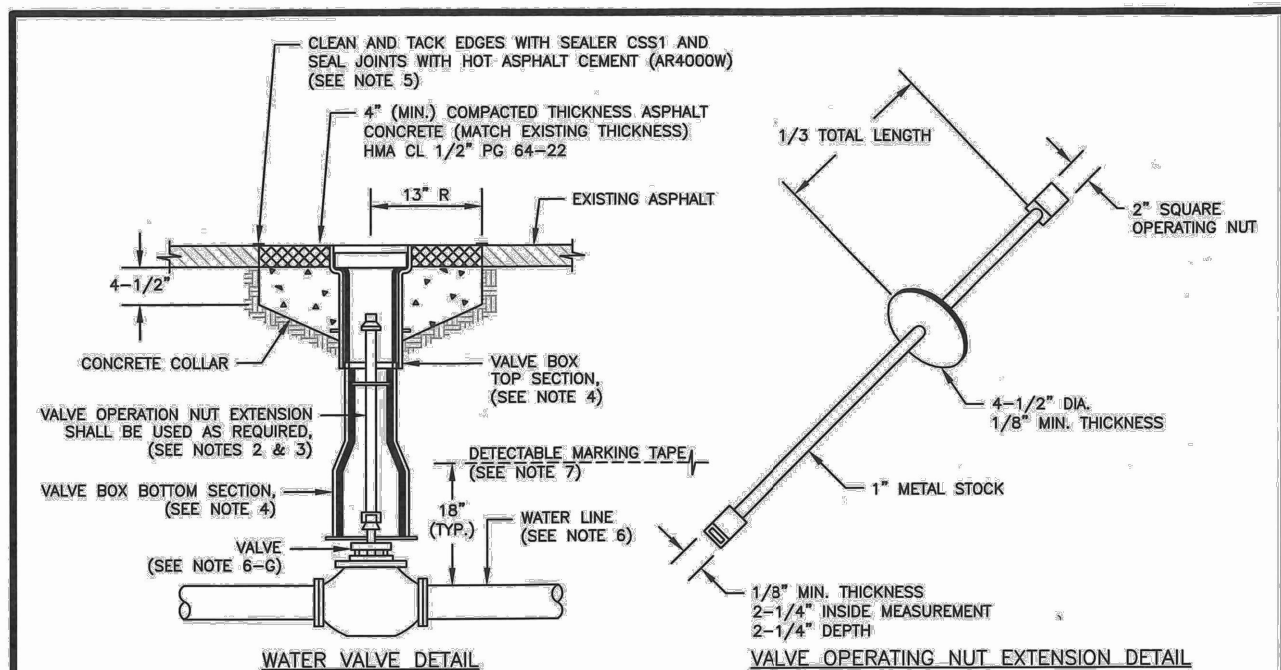
**Parametrix**  
1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
Ph: 253.604.6600

PROJECT NAME  
**PUYALLUP AOB  
URBAN PUYALLUP MIXED USE, LLC**  
PUYALLUP, WASHINGTON

**GRADING DETAILS**

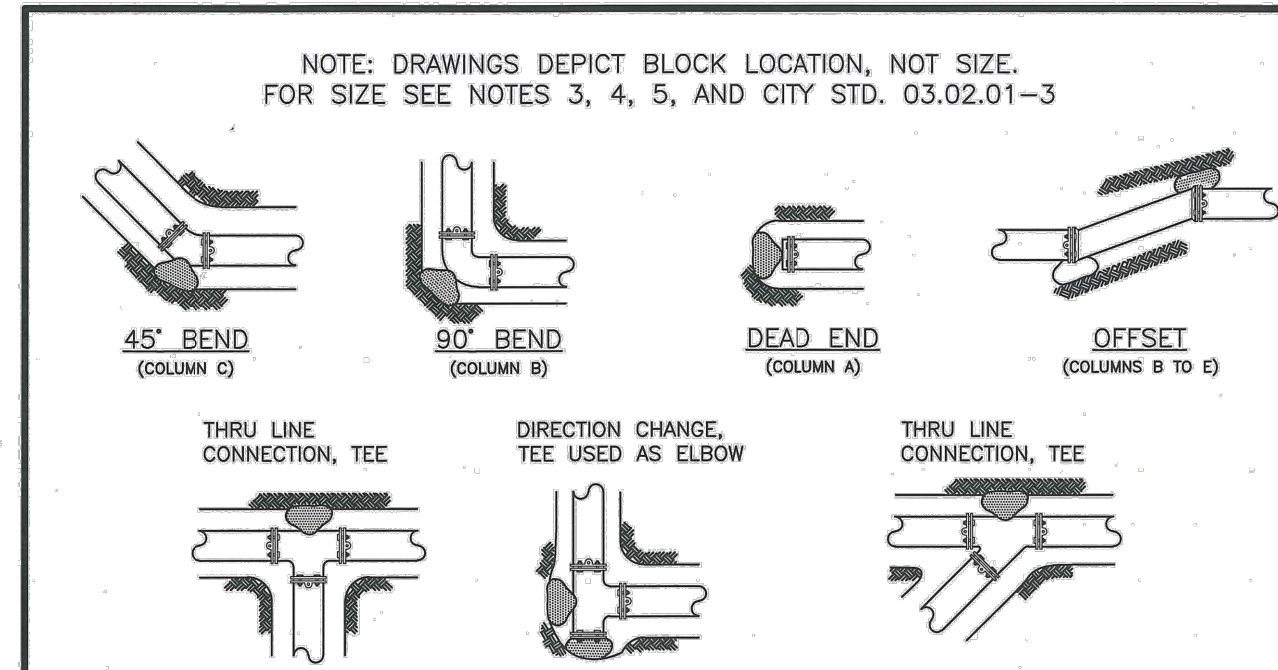
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10 OF 30  
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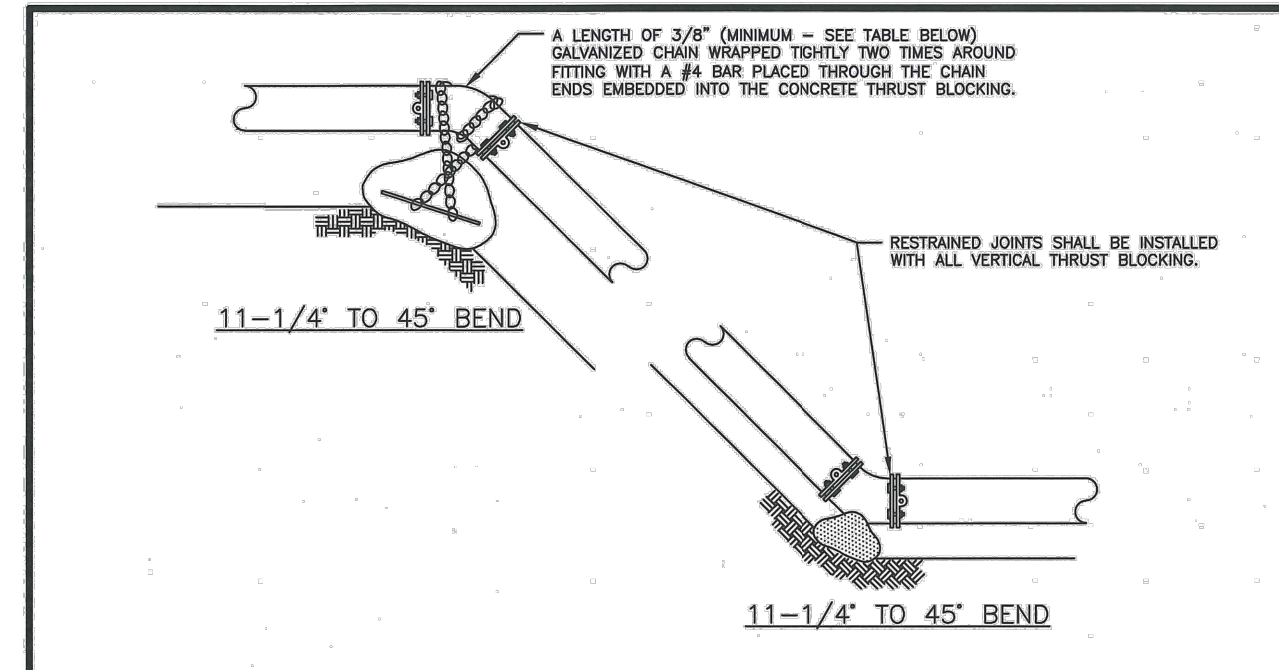
- NOTES:**
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" FROM FINISHED GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
  - VALVE OPERATING NUT EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN FIVE (5) FEET BELOW FINISHED GRADE. EXTENSIONS ARE TO BE A MINIMUM OF TWO (2) FEET LONG, ONLY ONE EXTENSION TO BE USED PER VALVE. TOP OF EXTENSION SHALL BE 2 FEET 8 INCHES TO 3 FEET BELOW FINISHED GRADE.
  - ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND FINISHED WITH TWO COATS OF METAL PAINT.
  - VALVE BOXES SHALL BE TWO-PIECE, ADJUSTABLE, CAST IRON WITH EXTENSION PIECES (IF NECESSARY), AS MANUFACTURED BY THE WAREHOUSSE BRAND SCOTTLE OR APPROVED EQUAL. THE "WADY" SHALL BE CAST IN RELIEF ON THE VALVE BOX COVER. VALVE BOX TOPS INSTALLED IN AREAS, ROADWAYS SHALL BE MANUFACTURED BY EAST JOHNSON (EJ) IRONWORKS MODEL 8555 WITH LOCKING VALVE BOX COVER MODEL 6800 (PART# 08000025) OR APPROVED EQUAL.
  - HEAT LINE CUTS SHALL BE SEALED WITH A HOT FRAVING GRADE ASPHALT AND FACE OF CUT TACKED.
  - WATER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH DIVISION 7 OF THE WSDOT STANDARD SPECIFICATIONS SUPPLEMENTED WITH THE FOLLOWING:
    - DUCTILE IRON PIPE SHALL CONFORM TO ANNA C 151, THICKNESS CLASS 52, AND THE EXTERIOR SHALL BE COATED WITH COAL TAR VARNISH. PIPE AND FITTINGS SHALL BE WIPED LINED AND SHALL CONFORM TO ANNA C 104. THE THICKNESS OF THE LINING SHALL BE NOT LESS THAN 1/8" THICK FOR 2" TO 12" PIPE, 3/32" THICK FOR 14" TO 24" PIPE, AND 1/8" THICK FOR 30" TO 54" PIPE. THE CONCRETE LINING SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 150.
    - JOINTS SHALL BE TYPED RUBBER-JOINT OR APPROVED EQUAL, OR MECHANICAL JOINT TYPE PER ANNA C 111 EXCEPT WHERE FLANGED JOINTS ARE REQUIRED TO CONNECT TO VALVES OR OTHER EQUIPMENT.
    - BOLTS AND NUTS FOR RUBBER FLANGES LOCATED OUTDOORS, ABOVE GROUND, OR IN OPEN VAULTS IN STRUCTURES SHALL BE TYPE 316 STAINLESS STEEL CONFORMING TO ASTM A 193 GRADE B OR ASTM A 194 GRADE B FOR NUTS. BOLTS AND NUTS LARGER THAN ONE AND ONE-QUARTER (1-1/4) INCHES SHALL BE TYPE 307, GRADE B, WITH CADMIUM PLATING, ASTM A 165, TYPE NS.
    - BOLTS USED IN FLANGE INSTALLATION SHALL CONFORM TO ASTM B 193, GRADE B1. NUTS SHALL COMPLY WITH ASTM A 194, GRADE 2H.
    - PROVIDE A WASHER FOR EACH NUT, WHERE NEEDED. WASHERS SHALL BE OF THE SAME MATERIAL AS THE NUTS.
    - ALL FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ANNA C 110 AND ANNA C 111.
    - RESIDENT SEATED WEDGE GATE VALVES SHALL BE USED FOR TEN (10) INCH MAINS AND SMALLER. BUTTERFLY VALVES SHALL BE USED FOR MAINS GREATER THAN TEN (10) INCHES.
      - RESIDENT SEATED WEDGE GATE VALVE GATE VALVES SHALL CONFORM TO THE LATEST ANNA SPECIFICATIONS FOR COLD WATER, DOUBLE-DISK GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED, BRONZE MOUNTED, NON-REISING STEM, WITH TWO (2) INCH SQUARE NUT, COUPLER-CLOSURE OPENING, AND 7/8 OR FLANGED DISK (7" VALVES OR FIRE HYDRANT UNITS WHICH SHALL BE MECHANICAL JOINTS BY FLANGED). VALVE STEMS SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
      - BUTTERFLY VALVES: BUTTERFLY VALVES CONFORMING WITH ANNA C 504, CLASS 150 AND SHALL HAVE STANDARD ANNA TWO (2) INCH SQUARE NUT.
  - DETECTABLE MARKING TAPE SHALL BE INSTALLED 18" ABOVE PIPE, BE BLUE IN COLOR, AND READ "CAUTION WATER LINE BELOW" MEETING WSDOT SPEC. 9-101B.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
**WATER VALVES AND MAINS**  
CITY STANDARD 03.01.01  
DATE: 03/01/01



- NOTES:**
- THE FOLLOWING PRECAUTIONS MUST BE OBSERVED WHEN CONSTRUCTING THRUST BLOCKS:
    - BLOCKS MUST BE POURED OR PLACED AGAINST UNDISTURBED SOIL.
    - THE PIPE FITTING(S) AND BOLTS MUST BE ACCESSIBLE. WRAP IN PLASTIC BEFORE POURING CONCRETE BLOCKING.
    - CONCRETE SHOULD BE CURED FOR AT LEAST 5 DAYS AND SHOULD HAVE A MINIMUM COMPRESSION STRENGTH OF 3,000 PSI AT 28 DAYS.
    - RESTRAINED JOINTS SHALL BE INSTALLED, IN ADDITION TO CONCRETE THRUST BLOCKING.
    - BLOCKS MUST BE POSITIONED TO COUNTERACT THE DIRECTION OF THE RESULTANT THRUST FORCE.
  - ALL PIPE SHALL BE PROPERLY BEDDED. SEE CITY OF PUYALLUP STANDARD BEDDING DETAIL NO. 06.01.01.
  - CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE.
  - DIVIDE THRUST BY SAFE BEARING LOAD TO DETERMINE REQUIRED AREA (IN SQUARE FEET) OF CONCRETE TO DISTRIBUTE LOAD.
  - BEARING SURFACE AREAS TO BE ADJUSTED BY THE ENGINEER FOR OTHER PRESSURE AND/OR SOIL CONDITIONS.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
**HORIZONTAL THRUST BLOCKING**  
CITY STANDARD 03.02.01-1  
DATE: 03/02/01



**TABLE 1: CONCRETE BLOCKING FOR VERTICAL BENDS**

PIPE DIAMETER (INCHES)	TEST PRESSURE (PSI)	BEND ANGLE (DEG)	CONCRETE VOLUME (CY)	CURE SIZE (FEET)	CHAIN SIZE (INCHES)	CHAIN EMBEDMENT (INCHES)
4"	200	11.25°	6	1.8	6	17"
		22.5°	12	2.3	3/8"	17"
		45°	22	2.8	3/8"	17"
6"	200	11.25°	14	2.4	3/8"	17"
		22.5°	27	3.0	3/8"	17"
		45°	50	3.7	3/8"	17"
8"	200	11.25°	25	2.9	3/8"	17"
		22.5°	48	3.6	3/8"	17"
		45°	89	4.5	3/8"	17"
10"	200	11.25°	38	3.4	3/8"	17"
		22.5°	75	4.2	3/8"	17"
		45°	139	5.2	3/8"	17"
12"	200	11.25°	55	3.8	3/8"	17"
		22.5°	108	4.8	1/2"	24"
		45°	200	5.8	1/2"	24"
14"	200	11.25°	75	4.2	3/8"	17"
		22.5°	147	5.3	1/2"	20"
		45°	272	6.5	1/2"	27"
16"	200	11.25°	98	4.6	3/8"	17"
		22.5°	192	5.8	1/2"	24"
		45°	355	7.1	3/4"	30"

ALL NOTES ON CITY STANDARD 03.02.01-1 SHALL APPLY TO THIS DETAIL.  
SEE CITY STANDARD 03.02.01-3 FOR ADDITIONAL INFORMATION.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
**VERTICAL THRUST BLOCKING**  
CITY STANDARD 03.02.01-2  
DATE: 03/02/01

**TABLE 2: THRUST AT FITTINGS AT 200 PSI**

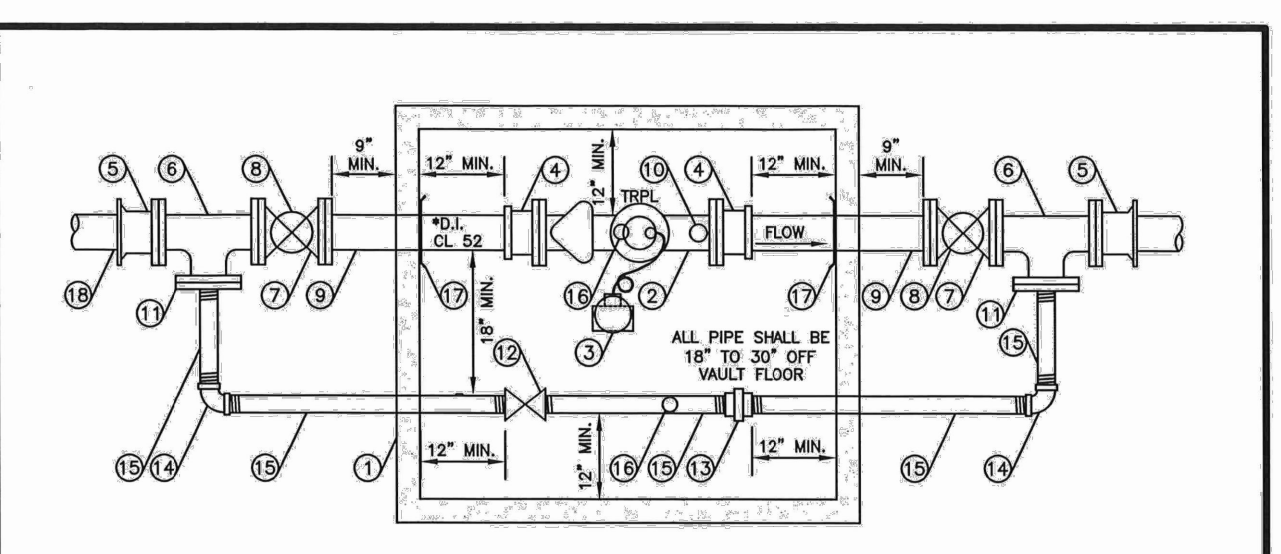
SIZE	TEST PRESSURE (PSI)	THRUST FITTINGS AT 200 PSI				
		45° BEND	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	200	3,140	4,440	2,405	1,225	615
6"	200	7,070	9,995	5,410	2,760	1,385
8"	200	12,565	17,770	9,820	4,905	2,465
10"	200	18,635	27,770	15,030	7,660	3,890
12"	200	28,275	39,885	21,640	11,030	5,545
14"	200	38,485	54,425	29,455	15,015	7,545
16"	200	50,285	71,085	38,470	19,615	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

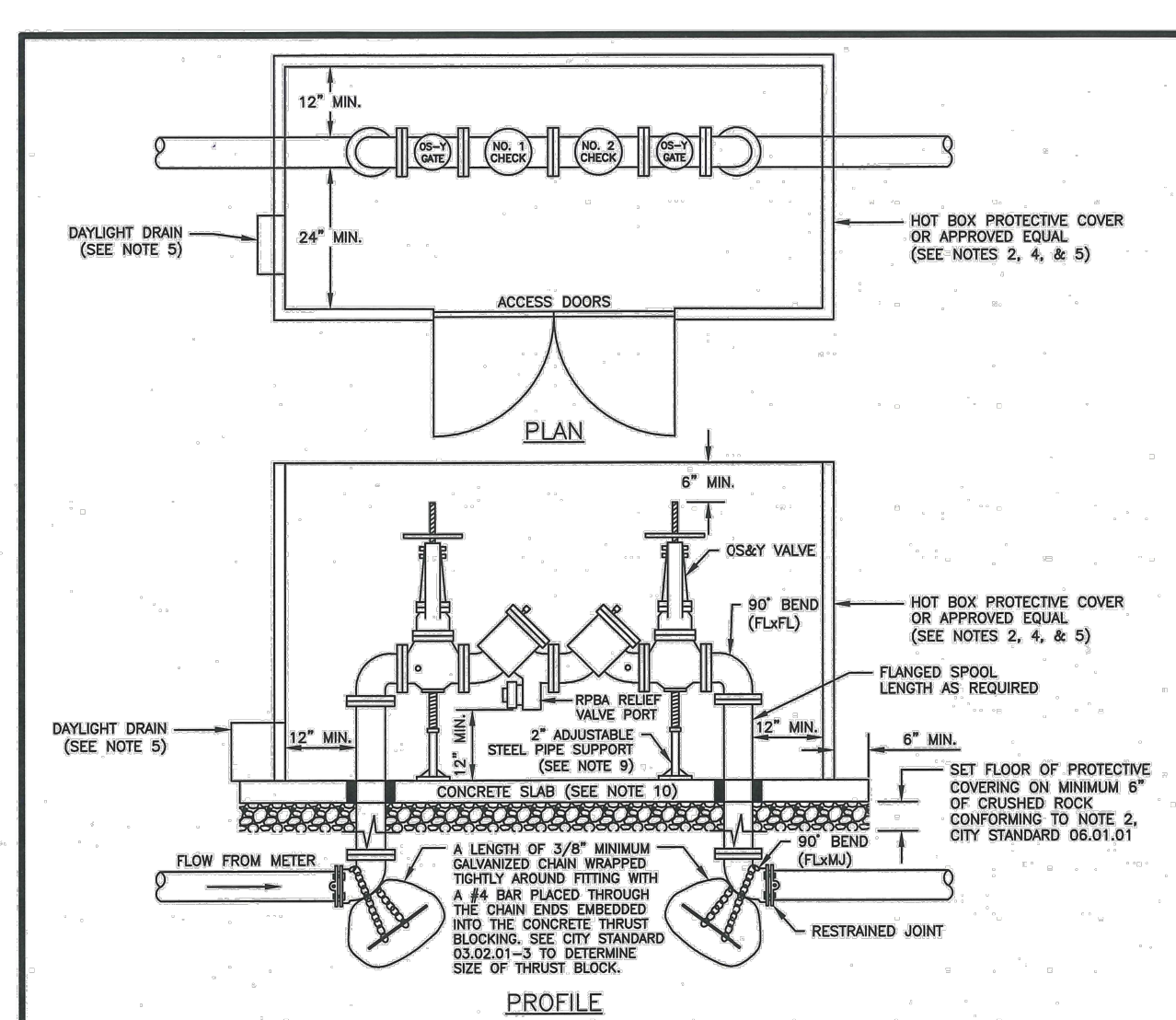
- SEE CITY STANDARDS 03.02.01-1 AND 03.02.01-2 FOR ADDITIONAL INFORMATION.
- NOTES:**
- TO DETERMINE THRUST AT PRESSURES OTHER THAN PSI SHOWN, MULTIPLY THE THRUST OBTAINED IN TABLE 2 BY THE RATIO OF THE PRESSURE TO 200 PSI.  
EXAMPLE: THE THRUST ON A 12 INCH, 90° BEND AT 300 PSI.  
36,855 x 300/200 = 55,278 LBS
  - TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (SF):  
SEE TABLE 3, BEARING VALUE OF SOIL  
EXAMPLE: FOR SAND AND GRAVEL BEARING VALUE FROM TABLE 3 IS 3,000 LBS/SF  
55,278 LBS ÷ 3,000 LB/SF = 18.4 SF OF AREA
  - CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE
  - AREAS SHALL BE ADJUSTED FOR OTHER PRESSURE CONDITIONS.
  - NO WATER MAIN SHALL DEAD END AGAINST A MAIN LINE VALVE. DEAD END WATER MAINS SHALL BE BLOCKED AGAINST A RESTRAINED MECHANICAL JOINT (M.J.) PLUG OR CAP.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
**THRUST BLOCKING TABLE**  
CITY STANDARD 03.02.01-3  
DATE: 03/02/01



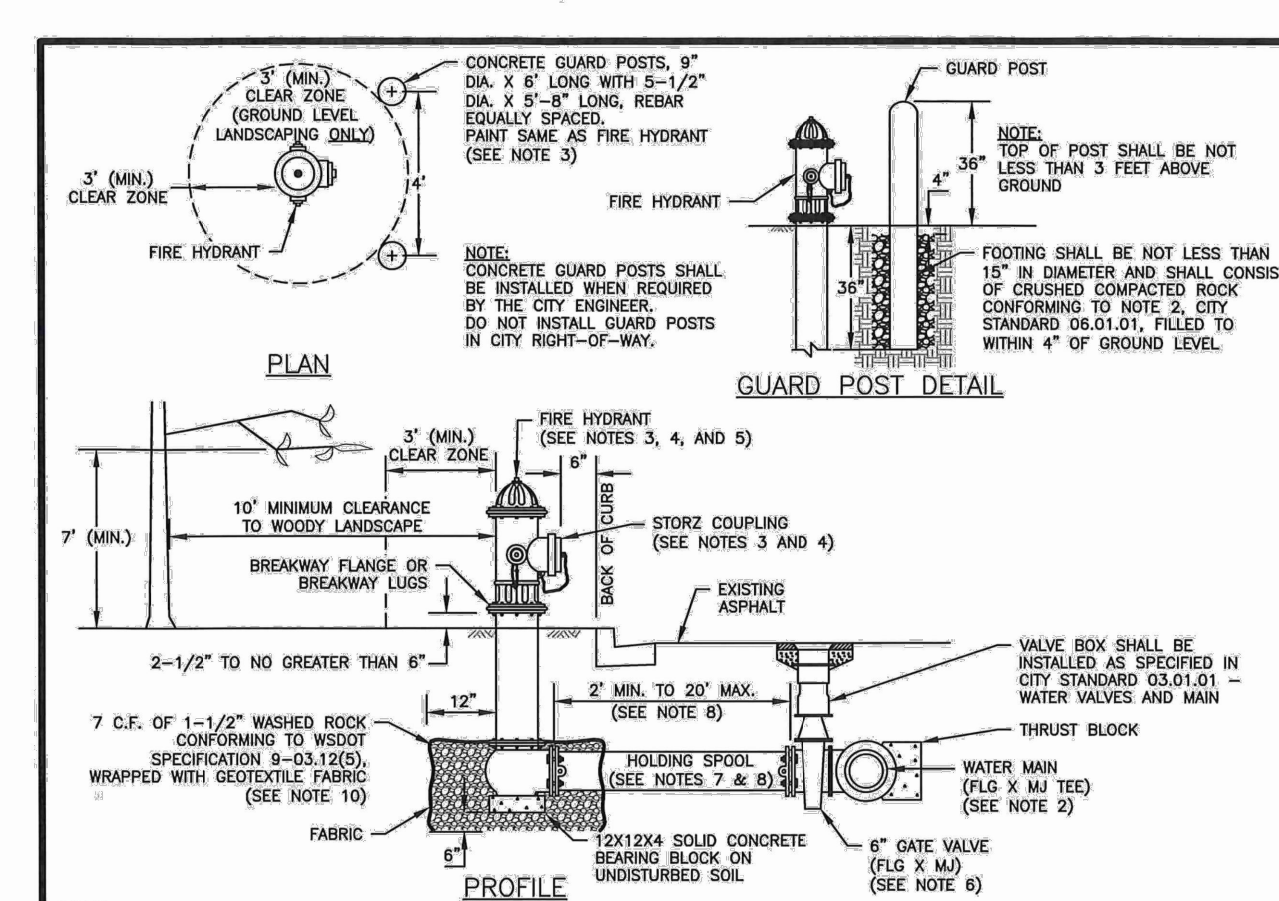
- CONSTRUCTION NOTES**
- PRECAST CONCRETE VAULT WITH STANDARD SUMP FIT THAT DRAINS TO DAYLIGHT, IF FEASIBLE, IF INFEASIBLE, MINIMUM CLEARANCES SPECIFIED ON THIS DETAIL SHALL MEET CITY STANDARD 03.01.01. PROVIDE A CUT 2" HOLE IN LID FOR METER TRANSMITTER.
  - SENSORS FLANGED C2 CHAIN METER WITH MULTI-LIN STRAINER WITH TORN REDUCING IN 1 CLINIC FEET. USE 3/4" DIAMETER 316 GRADE STAINLESS STEEL BOLTS AND TEFLOON NUTS ON METER FLANGE CONNECTIONS.
  - FLEX NET TRANSMITTER 520M SINGLE PORT COUPLER WITH LEAK DETECTION, MOUNTED ON METER VAULT LID.
  - FLANGED COUPLING ADAPTOR.
  - FLANGE X MECHANICAL JOINT ADAPTOR.
  - FLANGED TEE.
  - RESIDENT SEATED WEDGE GATE VALVE (FLG/FLG) WITH 2" SQUARE OPERATING NUT.
  - INSTALL TWO-PIECE, ADJUSTABLE, CAST IRON VALVE BOX AS SPECIFIED IN CITY STANDARD 03.01.01.
  - FLANGE X PLAN END SPOOL LENGTH AS REQUIRED.
  - REMOVE METER TEST PLUG AND INSTALL 2" x 4" BRASS NIPPLE, 2" BALL VALVE FORD B11-777H OR APPROVED EQUAL, 2-1/2" MALE (NPT) x 2" MALE IPS THREADED BRASS FIRE HOSE ADAPTOR, 2-1/2" (NPT) BRASS NOZZLE CAP.
  - BLIND FLANGE WITH 2" THREADED OUTLET.
  - 2" LOCKING BALL VALVE FORD B11-777H OR APPROVED EQUAL.
  - 2" GALVANIZED UNION.
  - 2" GALVANIZED ELL.
  - 2" THREADED GALVANIZED PIPE - CUT TO LENGTH AS REQUIRED.
  - 2" ADJUSTABLE GALVANIZED PIPE SUPPORT.
  - MEGA LUG RING SECURED AGAINST VAULT WALL. MASTIC AND MORTAR SEAL WHERE PIPE PASSES THROUGH VAULT WALL.
  - AN ADDITIONAL \* GATE VALVE IS REQUIRED AT THE WATER MAIN BRANCH CONNECTION.
- NOTE \* = 3", 4", OR 6" DEPENDING ON SERVICE LINE SIZE.

**CITY OF PUYALLUP**  
PUBLIC WORKS AND DEVELOPMENT ENGINEERING  
APPROVED FOR PUBLICATION  
**3"-4"-6" WATER SERVICE**  
CITY STANDARD 03.03.03  
DATE: 03/03/03



- NOTES:**
- BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.
  - THE RPBA SHALL BE INSTALLED WITH ADEQUATE SPACE TO FACILITATE MAINTENANCE AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION, BY A WASHINGTON STATE CERTIFIED BACK-FLOW ASSEMBLY TESTER, TO INSURE ITS SATISFACTORY OPERATION BEFORE OCCUPANCY, AND ANNUALLY THEREAFTER. SEND TEST RESULTS TO CITY OF PUYALLUP, WATER QUALITY OPERATIONS, 1100 3RD AVE SE, PUYALLUP, WA 98374.
  - THE RPBA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.
  - THE RPBA SHALL NOT BE INSTALLED IN A PIT BELOW GROUND LEVEL.
  - THE PROTECTIVE COVERING FOR THE RPBA, WHICH PROTECTS THE ASSEMBLY FROM FREEZING, MUST INCLUDE A DAYLIGHT DRAIN. THE DRAIN MUST BE INSTALLED ABOVE GROUND OR ABOVE THE MAXIMUM FLOOD LEVEL, WHICHEVER IS HIGHER. THE DRAIN MUST BE A MINIMUM OF TWICE THE SIZE OF THE RPBA TO BE ABLE TO HANDLE THE VOLUME OF WATER THAT POTENTIALLY COULD BE DISCHARGED FROM THE RELIEF VALVE PORT.
  - THE RPBA SHALL BE SIZED EQUAL OR COMPARABLE TO THE METER SIZE.
  - THE RPBA SHALL BE LOCATED IMMEDIATELY DOWN STREAM OF THE METER, AND CANNOT BE INSTALLED INSIDE OF A BUILDING, DUE TO THE SEVERE HAZARD FROM THE WATER THAT POTENTIALLY COULD BE DISCHARGED FROM THE RELIEF VALVE PORT DURING A POULSED CHECK VALVE SITUATION.
  - ALL ELECTRICAL SHALL BE INSPECTED BY A WASHINGTON STATE ELECTRICAL INSPECTOR.
  - PIPE SUPPORTS SHALL BE RUST-PROTECTED WITH ALUMINUM PAINT.
  - FOUR A 4 INCH CONCRETE SLAB FOR RPBA PROTECTIVE COVER. PROVIDE A 2 INCH ANCHOR SPACE BETWEEN THE PIPE AND FLOOR. EXTEND THE CONCRETE SLAB 6 INCHES BEYOND THE PROTECTIVE COVERING TO PROVIDE ADEQUATE ANCHORING.
  - PROVIDE FREEZE PROTECTION AS DIRECTED BY OWNER.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
**3" AND ABOVE REDUCED PRESSURE BACKFLOW ASSEMBLY INSTALLATION**  
CITY STANDARD 03.04.03  
DATE: 03/04/03



- NOTES:**
- ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
  - WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
  - THE FIRE HYDRANT AND CONCRETE GUARD POSTS SHALL BE PAINTED, RUST-CLEAN SAFETY YELLOW #7543 (TWO COATS) OR AN APPROVED EQUAL. THE STORZ FITTING SHALL NOT BE PAINTED.
  - FIRE HYDRANTS SHALL HAVE TWO 2-1/2" HOSE PORTS (NATIONAL STANDARD THREAD) WITH CAPS AND CHAINS AND ONE 4" FLUMPER PORT (65 TACOMA STAMPER PORT THREAD) WITH A 5" STORZ COUPLING AND BEND CAP INSTALLED ON THE STAMPER PORT. (STAMPER PORT SHALL FACE THE STREET). 1-1/4" PENTAGONAL OPERATING NUT (COUNTER-CLOCKWISE OPENING), O-RING TYPE STUFFING BOX, AUTOMATIC BARREL, DRANK AND 5-1/4" MAIN VALVE OPERATING HYDRANTS SHALL BE DESIGNED IN A MANNER THAT WILL PREVENT BARREL BREAKAGE WHEN STRUCK BY A VEHICLE. HYDRANTS SHALL CONFORM TO THE LATEST REVISION OF ANNA SPECIFICATIONS NO. C 502-73 FOR FIRE HYDRANTS FOR ORDINARY WATER SERVICE. FIRE HYDRANTS SHALL INCLUDE THE ENTIRE ASSEMBLY COMPLETE, INCLUDING HYDRANT, GATE VALVE AND BOX, CONNECTING PIPING, FITTINGS, AND ACCESSORIES.
  - FIRE HYDRANTS SHALL BE AWK, CLOW, MEDALLION, M & H 1285, MUELLER CENTURION, OR WATERLOO.
  - GATE VALVES SHALL CONFORM TO THE LATEST ANNA SPECIFICATIONS FOR COLD WATER, RESIDENT SEATED WEDGE GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED, BRONZE MOUNTED, NON-REISING STEM, COUPLER-CLOSURE OPENING, MECHANICAL JOINT BY FLANGED. VALVE STEMS SHALL BE PROVIDED WITH O-RING SEALS AND SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
  - THE HOLDING SPOOL SHALL BE A MECHANICAL-JOINT (M.J.) HOLDING SPOOL, WITH THE USE OF MEGA-LUG CONNECTORS OR APPROVED EQUAL, WITH CLASS 52 DUCTILE IRON PIPE.
  - IF DISTANCE BETWEEN WATER MAIN AND FIRE HYDRANT IS GREATER THAN 17 FEET, RESTRAINED JOINTS ARE REQUIRED ON ANY ADDITIONAL JOINTS. THE MAXIMUM JOINT HYDRANT RUN ALLOWED IS 20 FEET, ANY PROPOSED HYDRANT RUN EXCEEDING 20' IN LENGTH SHALL BE SIZED USING AN ENGINEERED HYDRAULIC FLOW MODEL. ANY HYDRANT RUN EXCEEDING 50 FEET IN LENGTH SHALL BE NO LESS THAN 8-INCHES IN DIAMETER.
  - FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM A BUILDING OR STRUCTURE.
  - THE CONTRACTOR SHALL PLACE A 6" OZ. GEOTEXTILE FABRIC AROUND THE WASHED ROCK AREA, ENDS TO OVERLAP.
  - A FLUORESCENT ORANGE BANG MUST COVER AND BE SECURED TO THE FIRE HYDRANT UNIT, APPROVED FOR USE BY CITY ENGINEER.
  - A MINIMUM THREE FOOT (3') RADIUS UNOBSTRUCTED CLEAR ZONE (WORK AREA) SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS. ADDITIONALLY, NO WOODY LANDSCAPE SHALL BE PLANTED WITHIN TEN FEET (10') OF ANY FIRE HYDRANT. OVERHANGING BRANCHES OF TREES ADJACENT TO HYDRANTS SHALL HAVE A MAINTAINED VERTICAL CLEARANCE OF SEVEN (7) FEET ABOVE FINISHED GRADE OF THE FIRE HYDRANT.

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER  
APPROVED FOR PUBLICATION  
**FIRE HYDRANT ASSEMBLY**  
CITY STANDARD 03.05.01  
DATE: 03/05/01

REVISIONS	DATE	BY	DESIGNED	CHECKED	APPROVED
			M. CRAIG	K. BECKER	

**ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY**  
FILE NAME: P-9504001-WA  
JOB NO.: 217-9504-001  
DATE: MARCH 2026  
3-5-2026

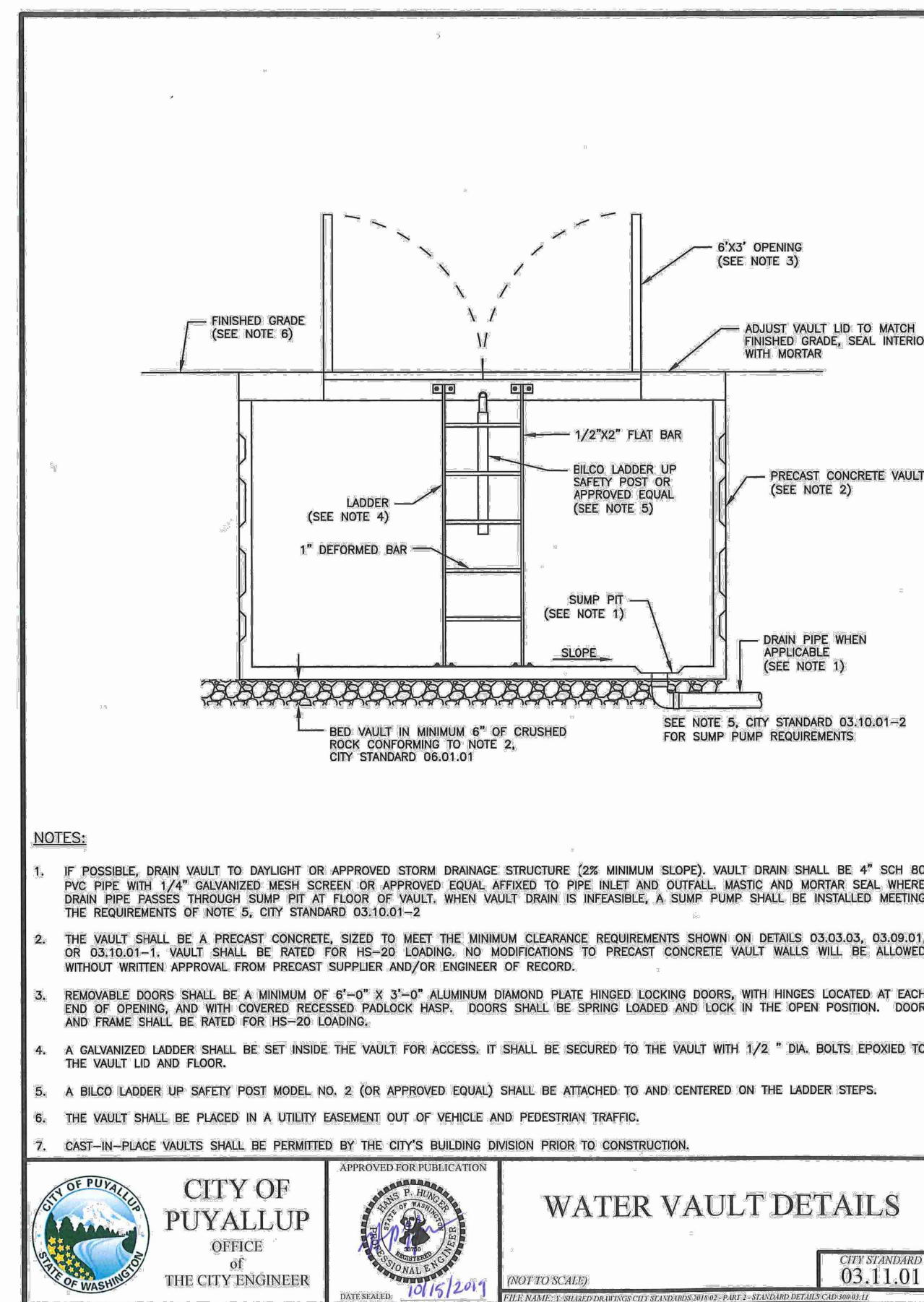
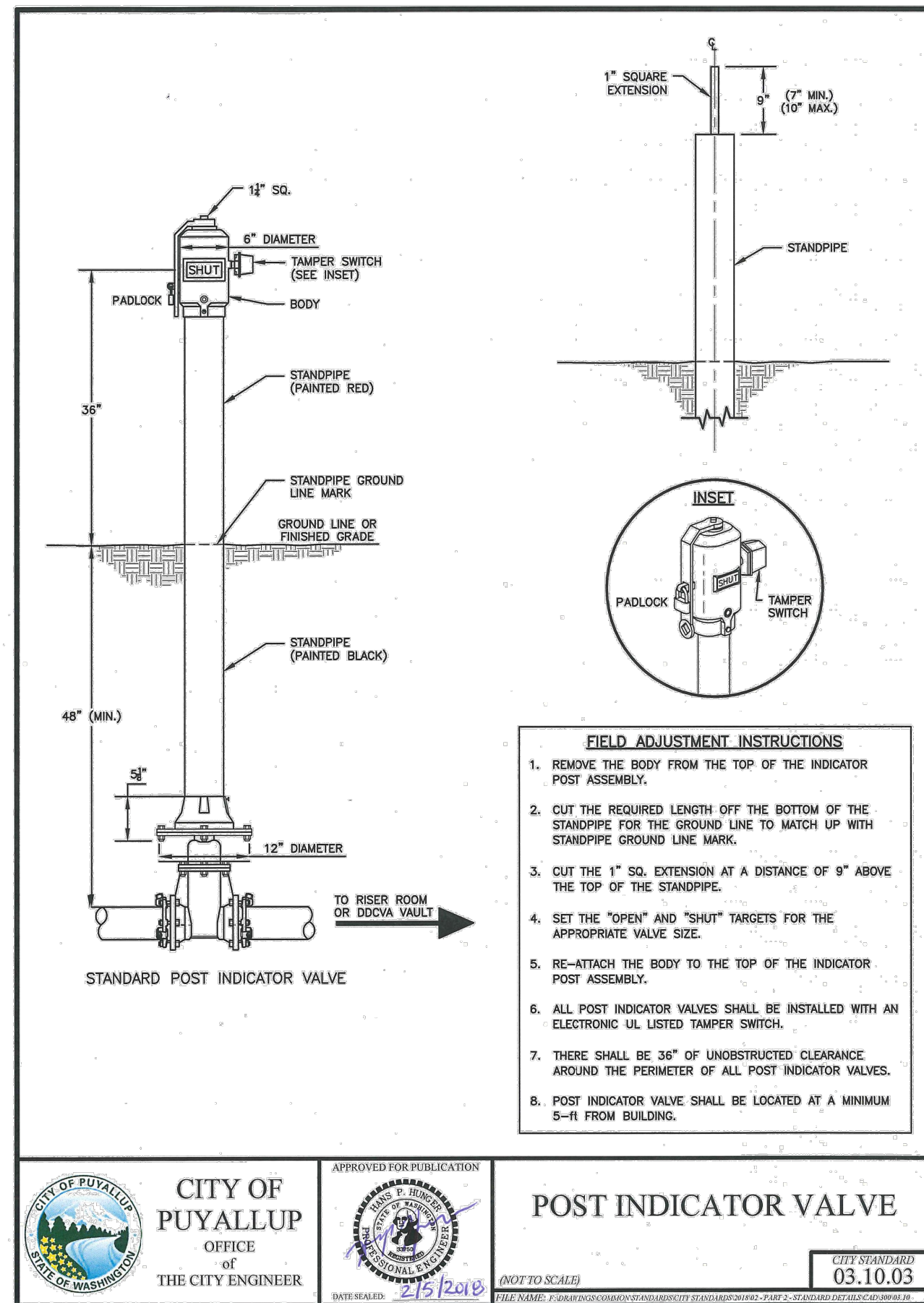
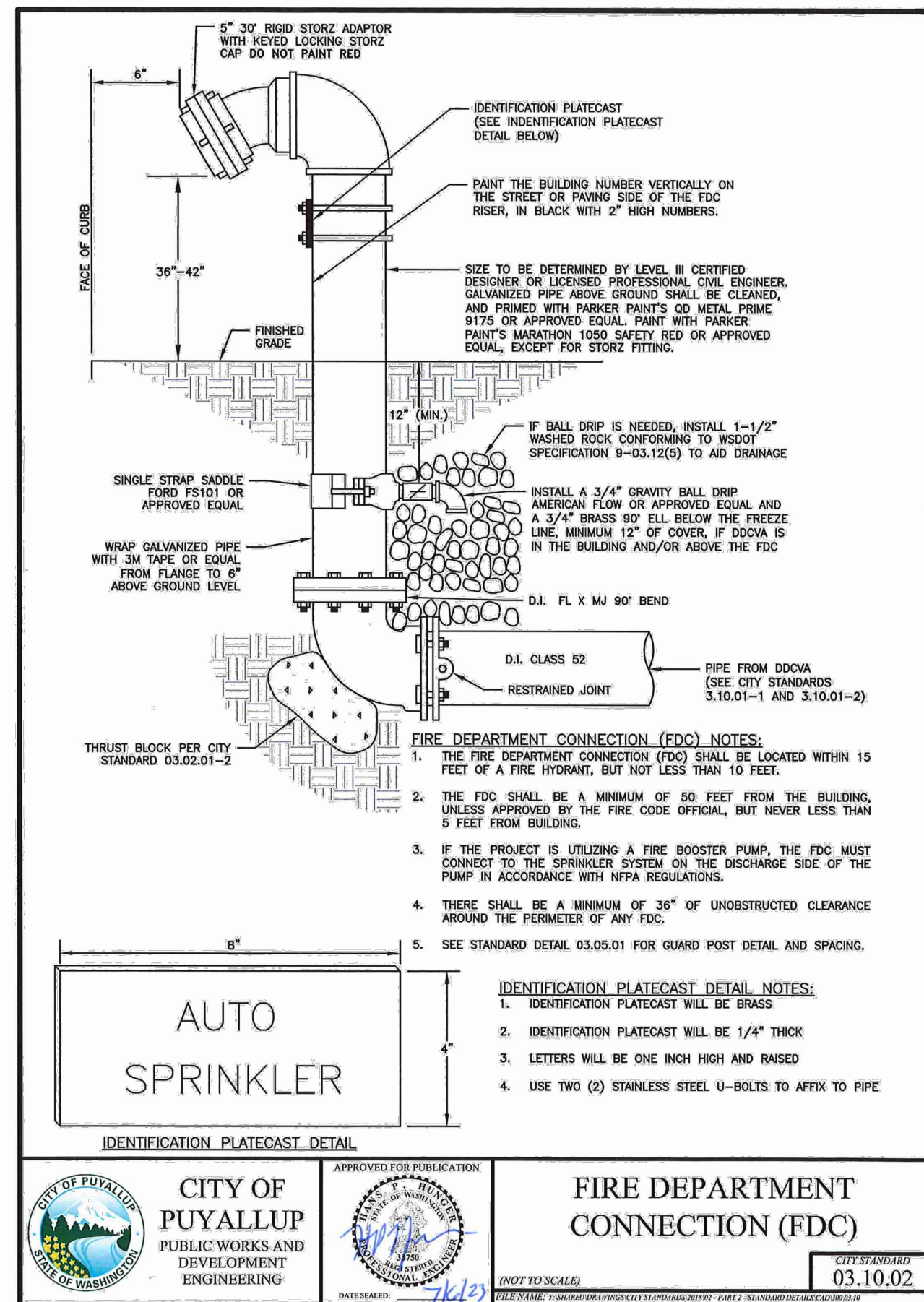
**Parametrix**  
2019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
Ph: 253.604.6600

PROJECT NAME: PUYALLUP AOB URBAN PUYALLUP MIXED USE, LLC  
CITY OF PUYALLUP, WASHINGTON

WATER DETAILS  
DRAWING NO. 12 OF 30  
WA-02

**APPROVED**  
BY: CITY OF PUYALLUP ENGINEERING DEPARTMENT  
DATE: \_\_\_\_\_  
NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE.  
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FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

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Add City Standard details 03.03.01 and 03.04.01 to this plan set.

LAYOUT: WA-03 PATH: U:\PDS\Projects\Clients\9504-Puyallup Mixed Use, LLC\217-9504-001 Puyallup AOB\9504\CD\DWG PLOTTED BY: bbeckert DATE: Thursday, March 5, 2026 10:32:14 AM

REVISIONS	DATE	BY	DESIGNED
			M. CRAIG
			K. BECKER

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FILE NAME: P59504001-WA  
 JOB No.: 217-9504-001  
 DATE: MARCH 2026



**Parametrix**  
 1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
 Ph: 253.604.6600

PROJECT NAME  
**PUYALLUP AOB  
 URBAN PUYALLUP MIXED USE, LLC**  
 PUYALLUP, WASHINGTON

**WATER DETAILS**

DRAWING NO.  
 13 OF 30  
**WA-03**

**APPROVED**

BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 ENGINEERING DEPARTMENT

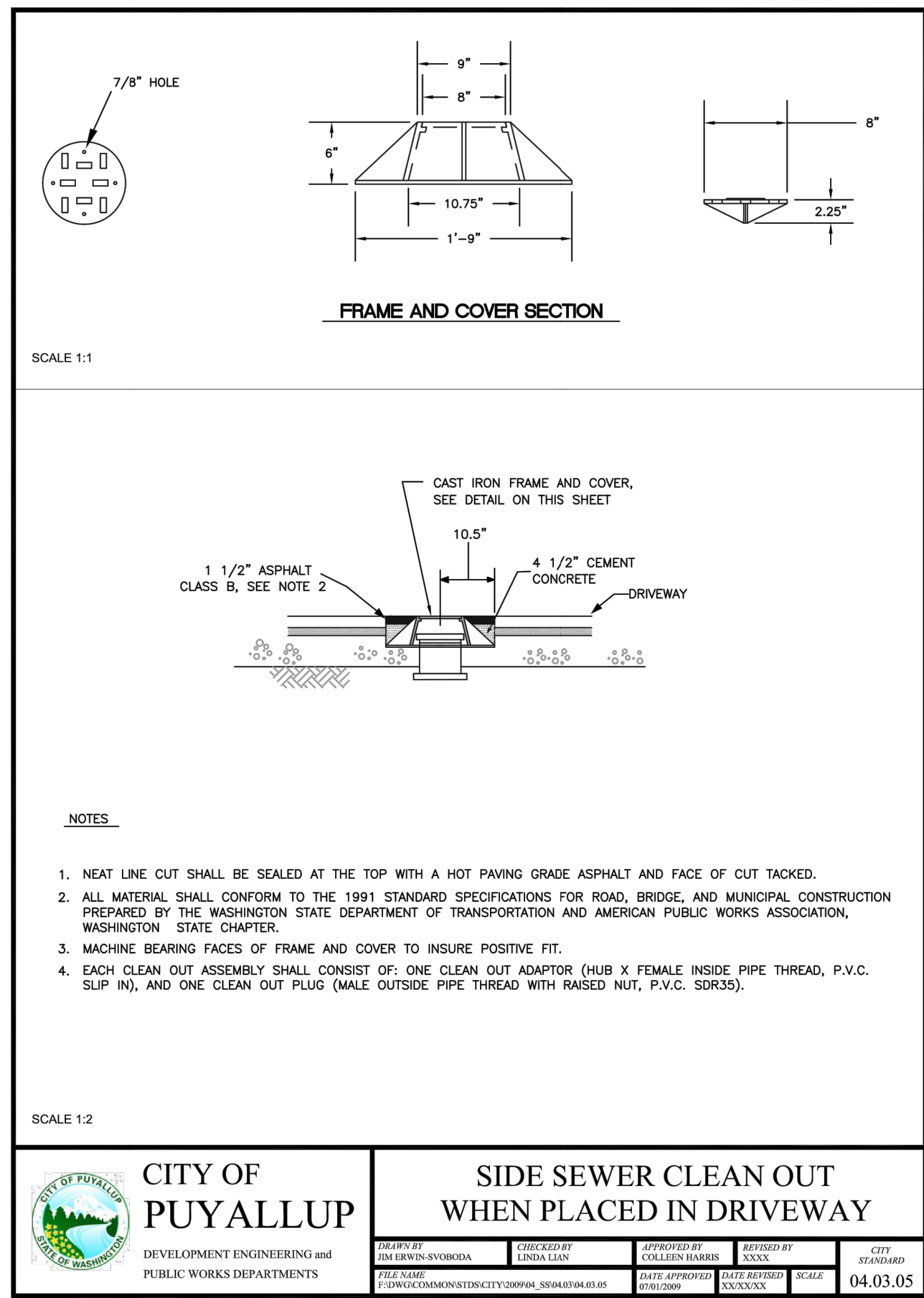
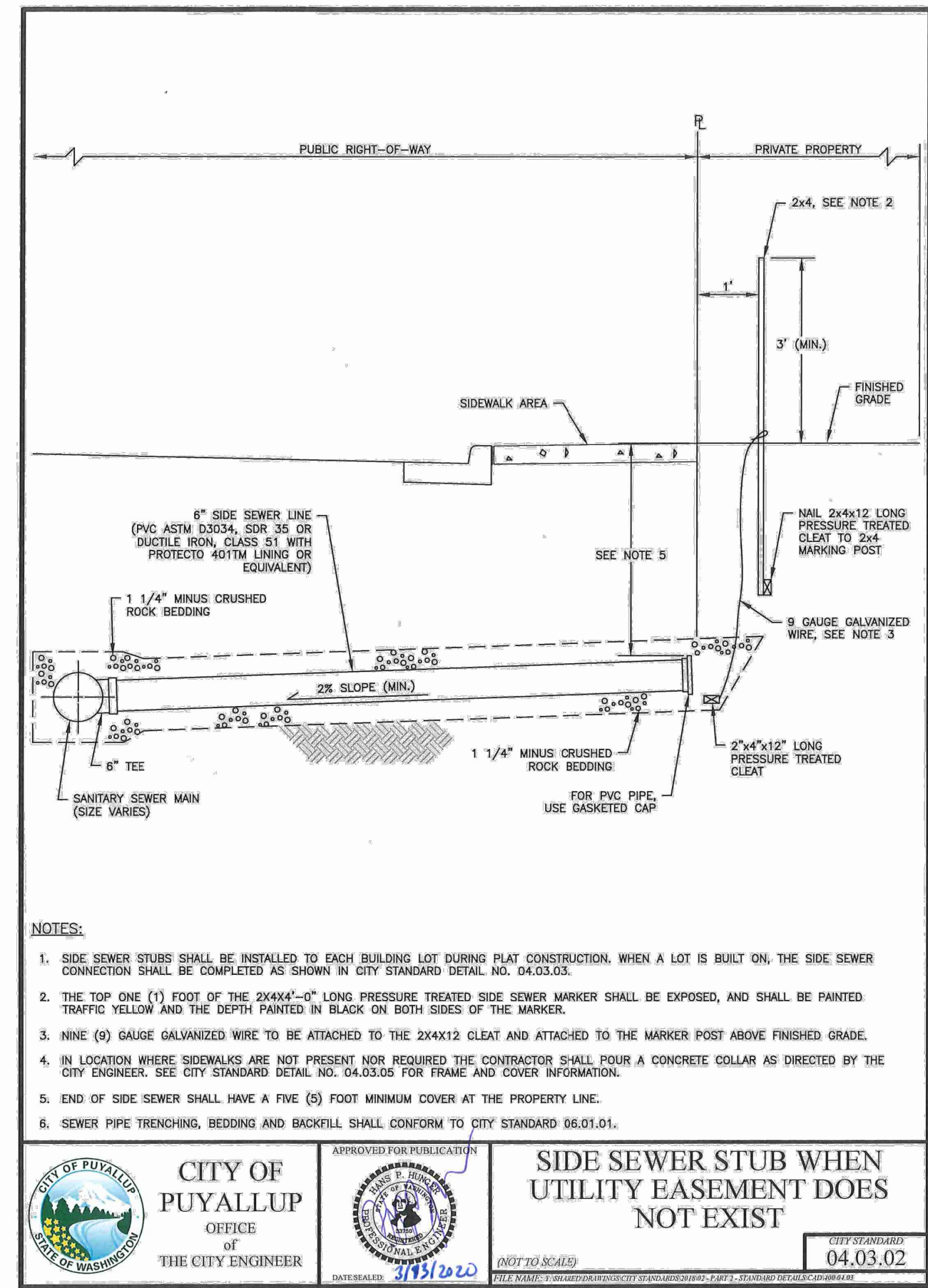
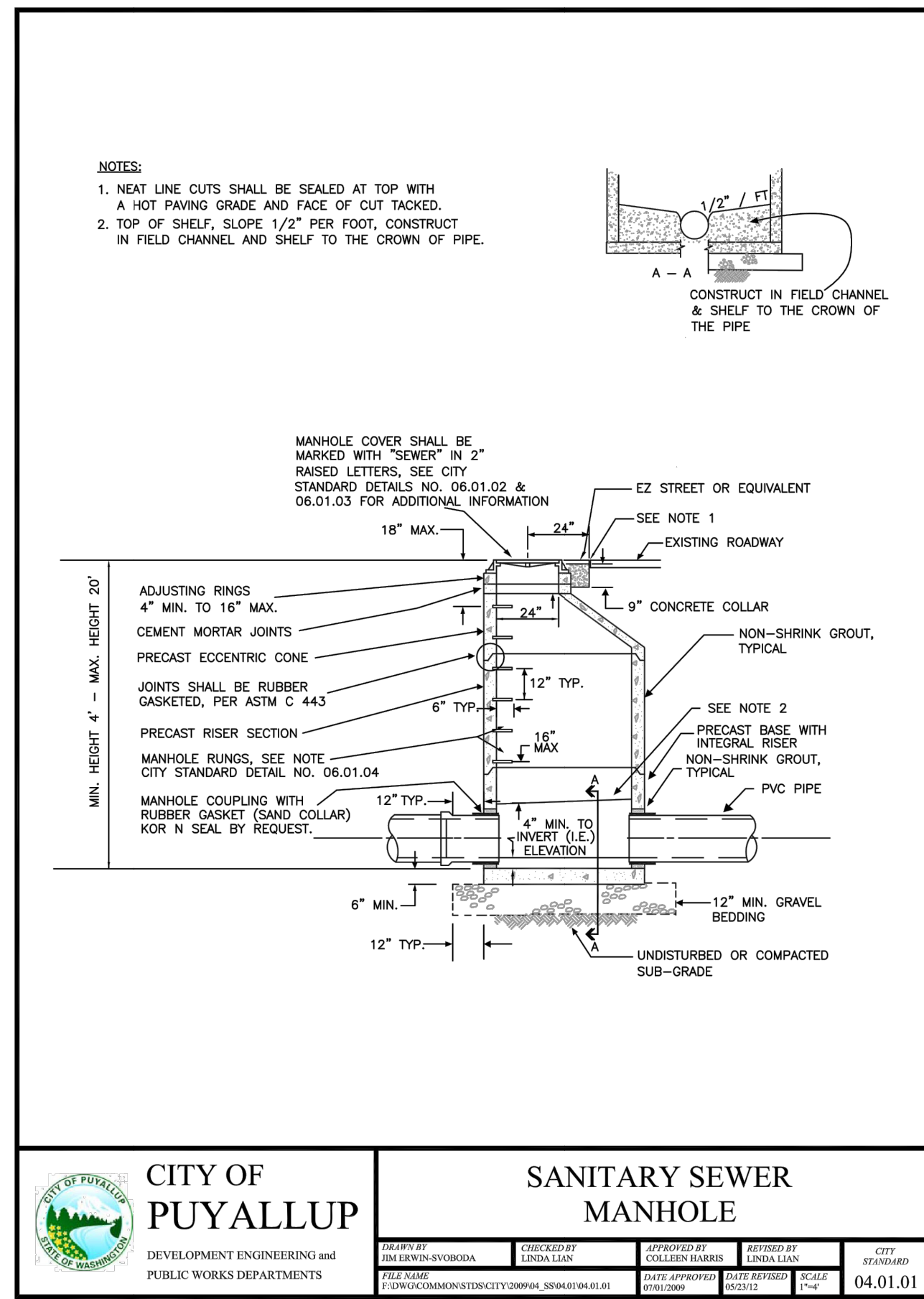
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LAYOUT: SS-02    PATH: U:\PDS\Projects\Clients\9504-Puyallup Mixed Use, LLC\217-9504-001\_Puyallup\_AOB\995\res\CADD\DWG    PLOTTED BY: beckerk    DATE: Thursday, March 5, 2026 10:32:36 AM



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

**SANITARY SEWER MANHOLE**

DESIGNED BY	CHECKED BY	APPROVED BY	DATE	CITY STANDARD
M. CRAIG	K. BECKER			04.01.01

**CITY OF PUYALLUP**  
OFFICE OF THE CITY ENGINEER

**SIDE SEWER STUB WHEN UTILITY EASEMENT DOES NOT EXIST**

APPROVED FOR PUBLICATION	DATE	CITY STANDARD
	04.03.02	

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

**SIDE SEWER CLEAN OUT WHEN PLACED IN DRIVEWAY**

DESIGNED BY	CHECKED BY	APPROVED BY	DATE	CITY STANDARD
				04.03.05

Include and adhere to City Standard Details 06.01.02 - Manhole Frame and Cover and 06.01.04 - Manhole Ladder

REVISIONS	DATE	BY	DESIGNED	CHECKED	APPROVED
			M. CRAIG	K. BECKER	

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

FILE NAME: P-9504001-SS  
JOB No.: 217-9504-001  
DATE: MARCH 2026



**Parametrix**  
2019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
Ph: 253.604.6600

PROJECT NAME  
**PUYALLUP AOB  
URBAN PUYALLUP MIXED USE, LLC**  
PUYALLUP, WASHINGTON

**SANITARY SEWER DETAILS**

SS-02

DRAWING NO.  
15 OF 30

**APPROVED**

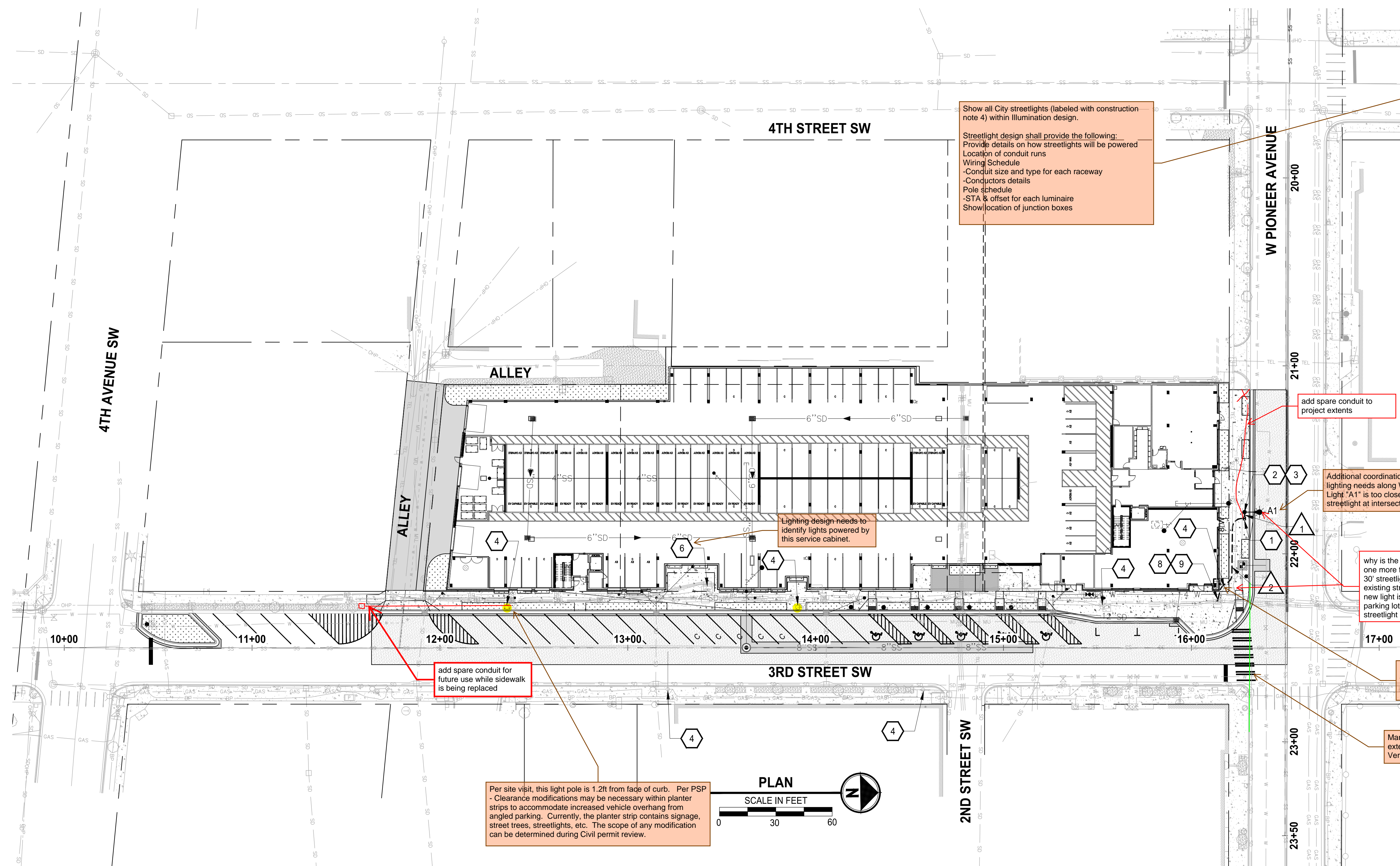
BY \_\_\_\_\_  
CITY OF PUYALLUP  
ENGINEERING DEPARTMENT

DATE \_\_\_\_\_

**NOTE:** THIS APPROVAL IS VOID AFTER 1 YEAR 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.



P:\Projects\2026\Projects\9504-Puyallup Mixed Use, LLC\217-9504-01 Puyallup AOB\9504-CADD\DWG PLOTTED BY: NAIR\AP DATE: Thursday, March 5, 2026 11:25:33 AM  
 P:\Projects\2026\Projects\9504-Puyallup Mixed Use, LLC\217-9504-01 Puyallup AOB\9504-CADD\DWG



**CONSTRUCTION NOTES**

- 1 FURNISH AND INSTALL LOCKING LID STANDARD DUTY JUNCTION BOX TYPE 1 PER WSDOT STANDARD PLAN J-40.10-04, ON SHEET IL-02.
- 2 CONSTRUCT STREET LIGHT STANDARD FOUNDATION PER COP STD PLAN 01.05.06, ON SHEET IL-02.
- 3 FURNISH AND INSTALL POLE AND LUMINAIRE PER COP STD PLAN 01.05.04 AND LUMINAIRE SCHEDULE ON SHEET IL-01.
- 4 MAINTAIN AND PROTECT EXISTING LUMINAIRE, POLE, AND ASSOCIATED EQUIPMENT.
- 6 MAINTAIN AND PROTECT EXISTING SERVICE CABINET. VERIFY LOCATION OF EXISTING CONDUIT AS NEEDED.
- 8 ENTER CONDUIT INTO EXISTING JUNCTION BOX.
- 9 PULL ILLUMINATION WIRES THROUGH EXISTING CONDUIT TO EXISTING SERVICE CABINET.

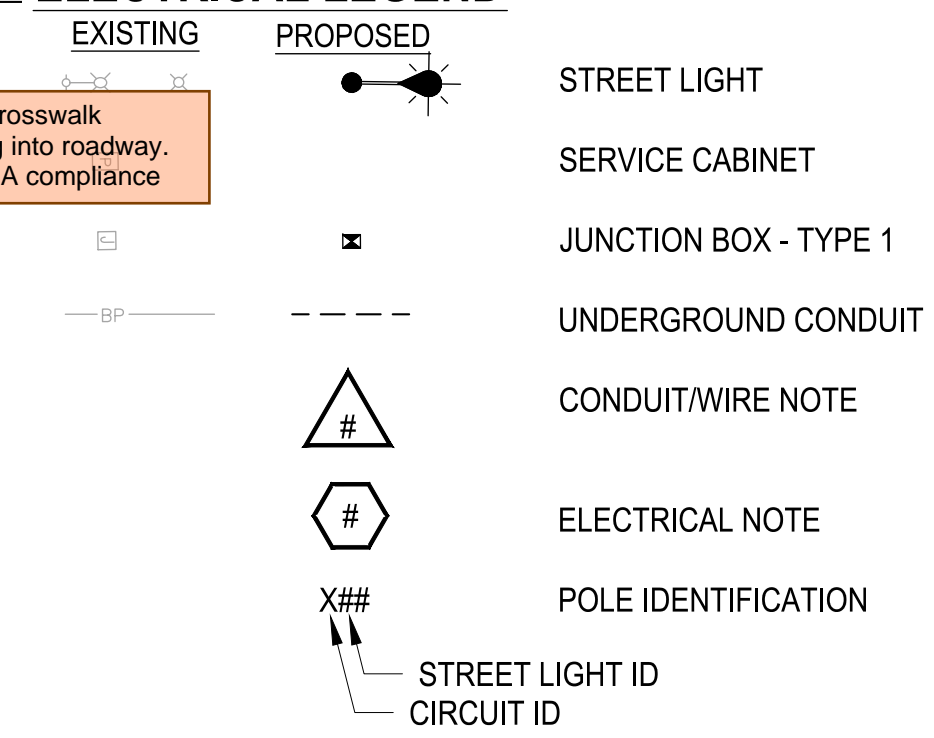
Show all City streetlights (labeled with construction note 4) within illumination design.  
 Streetlight design shall provide the following:  
 - Wiring Schedule  
 - Location of conduit runs  
 - Conduit size and type for each raceway  
 - Conductors details  
 - Pole schedule  
 - STA & offset for each luminaire  
 - Show location of junction boxes

has capacity for this been verified?, if not run conduit

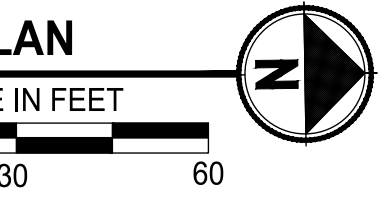
**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF PUYALLUP PUBLIC WORKS STANDARDS AND WSDOT STANDARDS AND SPECIFICATIONS.
2. THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION START.
3. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY ILLUMINATION WORK.
4. CITY OF PUYALLUP - CITY STANDARDS ROAD REVISED 11/2019 100-16
5. ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH AFFECTED UTILITY AGENCIES THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
6. CONDUIT LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. ACTUAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
7. CONTRACTOR SHALL COORDINATE WITH THE CITY SIGNAL/ILLUMINATION TECHNICIAN AT 253.405.4390 PRIOR TO CONSTRUCTION.
8. THE LOCATION OF ALL CONDUITS, JUNCTION BOXES, POLES, AND CABINETS SHOWN ON THIS PLAN MAY BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS AND MEET ADA REQUIREMENTS. ALL FINAL LOCATIONS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO CONSTRUCTION.
9. JUNCTION BOX LOCATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. JUNCTION BOXES SHALL BE FIELD LOCATED BY THE CONTRACTOR WITH DIRECTION FROM THE CITY.
10. CONTRACTOR SHALL ADJUST JUNCTION BOX LIDS TO BE FLUSH WITH TOP OF SIDEWALK.
11. ANY NEW JUNCTION BOX WHICH WILL BE LOCATED WITHIN OR PARTIALLY WITHIN SIDEWALK SHALL HAVE LIDS AND FRAMES WITH A NON-SLIP COATING ON THE TOP SURFACE EQUAL TO MEBAC1 OR

**ELECTRICAL LEGEND**



add spare conduit for future use while sidewalk is being replaced



Per site visit, this light pole is 1.2ft from face of curb. Per PSP - Clearance modifications may be necessary within planter strips to accommodate increased vehicle overhang from angled parking. Currently, the planter strip contains signage, street trees, streetlights, etc. The scope of any modification can be determined during Civil permit review.

**CONDUIT/WIRE SCHEDULE**

RUN I.D	CONDUIT SIZE	CIRCUIT A	GROUND
1	1"	2 X #8	1 X #8
2	2"	2 X #8	1 X #8

WIRE/CONDUIT SCHEDULE NOTES: add spare conduit ID

- 1) GROUND WIRE SHALL MATCH THE LARGEST CONDUCTION (MIN #8 UNLESS OTHERWISE NOTED).
- 2) EXISTING WIRE DENOTED WITH [I].
- 3) CONDUIT INSTALLED UNDER THE SIDEWALK OR NON-PAVED AREAS SHALL BE SCHEDULE 40 PVC. CONDUIT INSTALLED IN EXISTING/NEW PAVED AREAS, WHETHER IN ROADWAY AREA, SHOULDER AREA, DRIVEWAYS, OR AREAS OTHER THAN THE ROADWAY, SHALL BE SCHEDULE 80 PVC. CONDUITS FOR POLE RISERS SHALL BE RIGID GALVANIZED STEEL

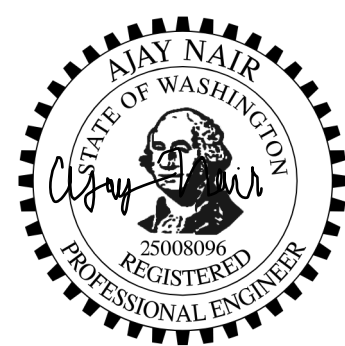
**LUMINAIRE SCHEDULE**

POLE #	CIRCUIT	ALIGNMENT	STATION (1)	OFFSET (1)	MOUNTING HEIGHT	ARM LENGTH	POLE ORIENTATION ANGLE (2)	WATTAGE	LUMINAIRE TYPE
A1	A	PIONEER	21+77.8	21.7' RT	30'	12'	0°	200	GE EVOLVE ERL2-23B730

- LUMINAIRE SCHEDULE NOTES:
- 1) STATIONS AND OFFSETS ARE TO THE CENTER OF THE POLE.
  - 2) ALL LUMINAIRES ARMS ARE PERPENDICULAR TO THE REFERENCED ALIGNMENT.
  - 3) FIXTURE SHALL BE CITY APPROVED MODEL WITH TYPE 2 DISTRIBUTION, 3000K CCT, AND APPROXIMATELY 22,100 LUMENS

REVISIONS	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED
			C. WOODCOCK	A. NAIR		

**ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY**  
 FILE NAME: P59504001-IL  
 JOB No.: 217-9504-001  
 DATE: MARCH 2026



3-5-2026

**Parametrix**  
 1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
 Ph: 253.604.6600

PROJECT NAME  
**PUYALLUP AOB  
 URBAN PUYALLUP MIXED USE, LLC**  
 PUYALLUP, WASHINGTON

**ILLUMINATION PLAN**

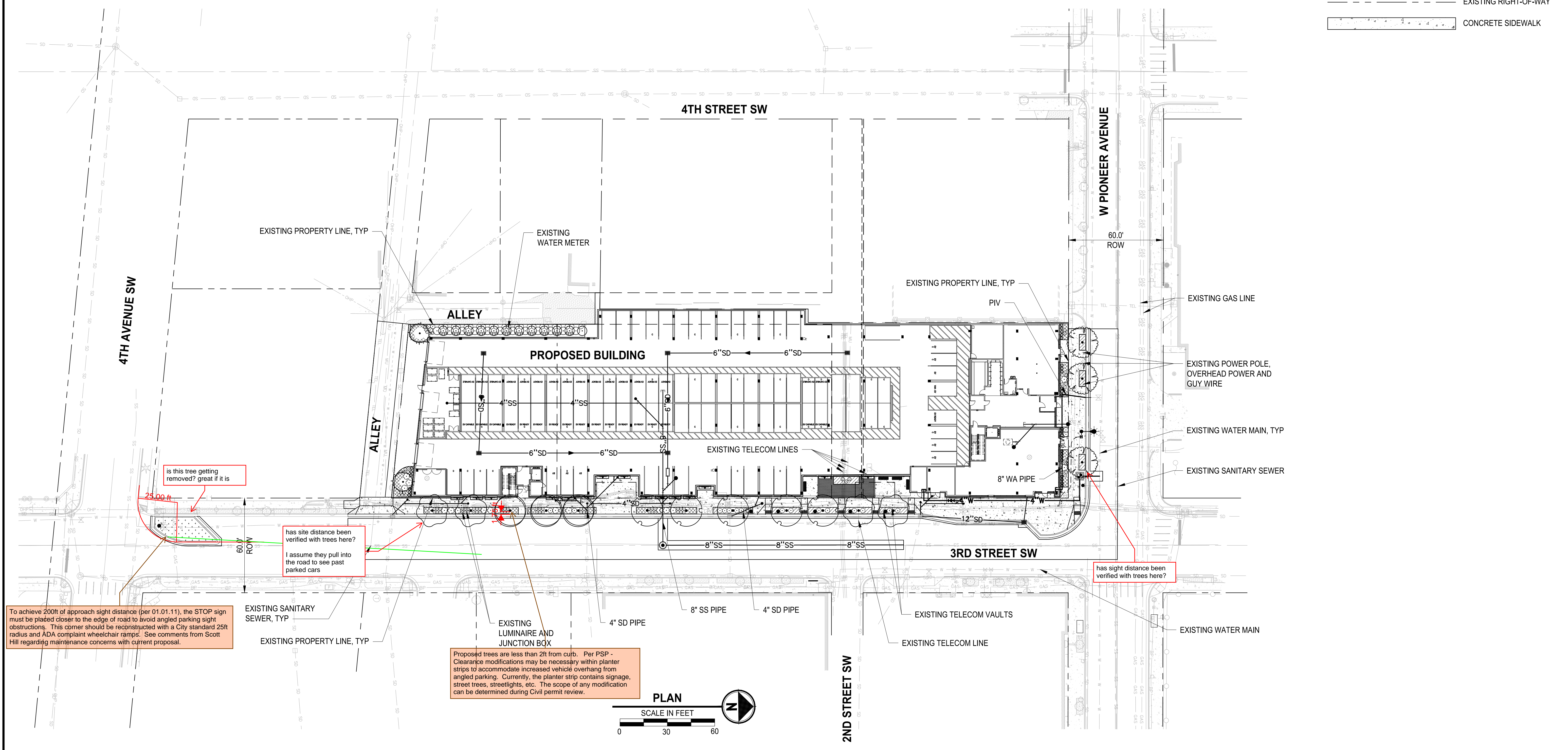
DRAWING NO.  
 16 OF 30  
**IL-01**

**APPROVED**  
 BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 ENGINEERING DEPARTMENT  
 DATE: \_\_\_\_\_  
 NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE.  
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**811**  
 Know what's below.  
 Call before you dig.  
**CIVIL CONSTRUCTION PERMIT**



LEGEND	
	EXISTING RIGHT-OF-WAY
	CONCRETE SIDEWALK

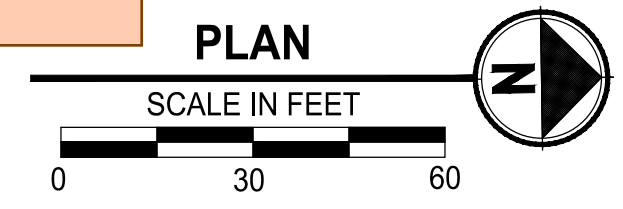


To achieve 200ft of approach sight distance (per 01.01.11), the STOP sign must be placed closer to the edge of road to avoid angled parking sight obstructions. This corner should be reconstructed with a City standard 25ft radius and ADA compliant wheelchair ramps. See comments from Scott Hill regarding maintenance concerns with current proposal.

has site distance been verified with trees here?  
I assume they pull into the road to see past parked cars

Proposed trees are less than 2ft from curb. Per PSP - Clearance modifications may be necessary within planter strips to accommodate increased vehicle overhang from angled parking. Currently, the planter strip contains signage, street trees, streetlights, etc. The scope of any modification can be determined during Civil permit review.

has sight distance been verified with trees here?



LAYOUT: UC-01  
PATH: U:\PDS\Projects\Clients\9504-Puyallup Mixed Use, LLC\217-9504-001\_Puyallup\_AOB\9504-001\_Puyallup\_AOB\9504-001\_CADD\DWG\_PLOTTEED BY: becker.k. DATE: Thursday, March 5, 2026 10:33:18 AM

REVISIONS	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED
			M. CRAIG	K. BECKER		

**ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY**  
 FILE NAME: P59504001-UC  
 JOB No.: 217-9504-001  
 DATE: MARCH 2026



**Parametrix**  
 1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
 Ph: 253.604.6600

PROJECT NAME  
**PUYALLUP AOB  
 URBAN PUYALLUP MIXED USE, LLC**  
 PUYALLUP, WASHINGTON

**UTILITY LANDSCAPE  
 CONFLICT PLAN**

DRAWING NO.  
 18 OF 30  
**UC-01**

**APPROVED**  
 BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 ENGINEERING DEPARTMENT  
 DATE: \_\_\_\_\_  
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**CIVIL CONSTRUCTION PERMIT**

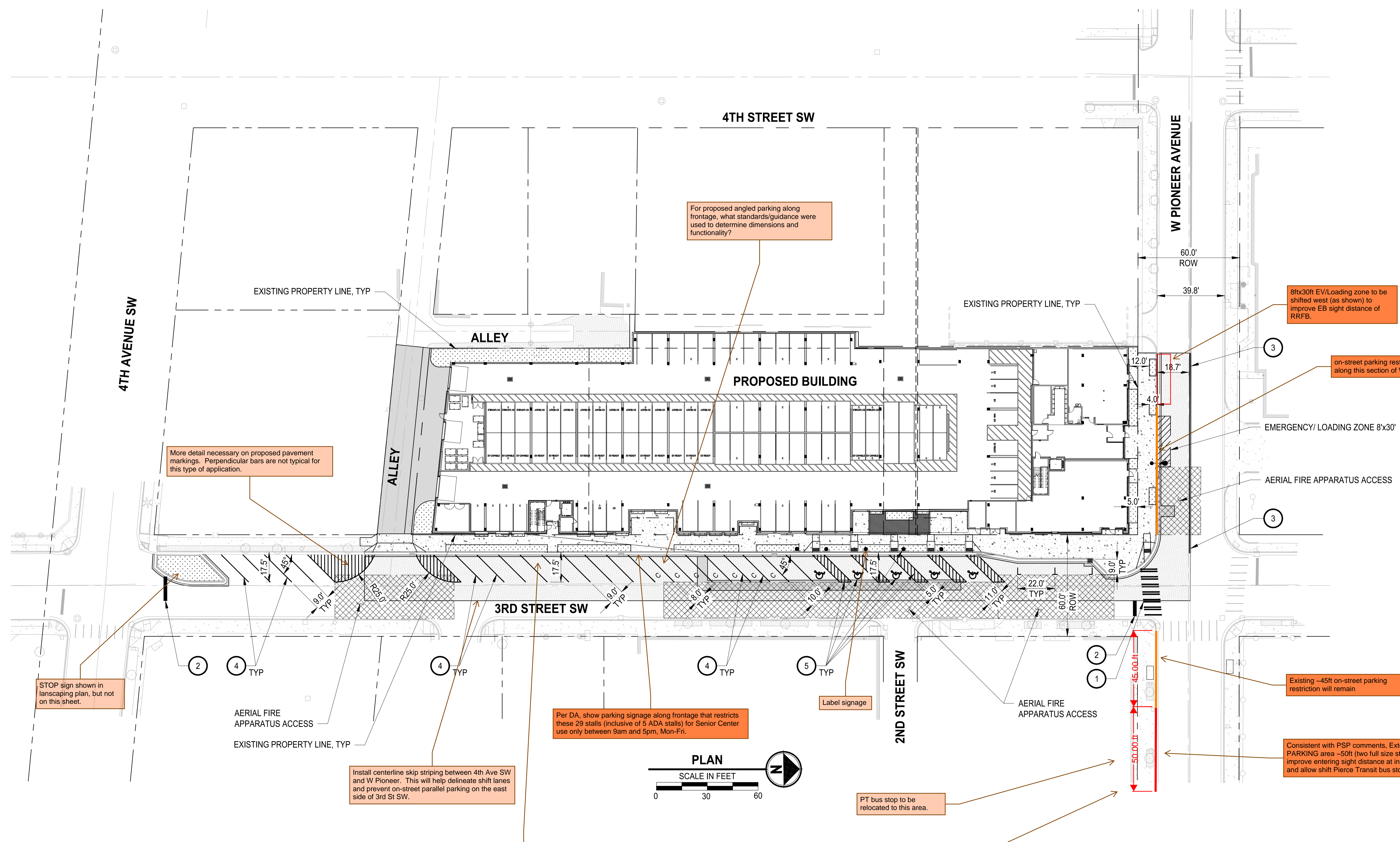
LAYOUT: CH-01  
 PATH: U:\PDS\Projects\Clients\9504-Puyallup Mixed Use, LLC\217-9504-001-Puyallup AOB\9504-001-Puyallup AOB\CADD\DWG  
 PLOTTED BY: becker.k DATE: Thursday, March 5, 2026 10:33:34 AM

**LEGEND**

- EXISTING RIGHT-OF-WAY
- HMA ASPHALT
- HMA PAVEMENT OVERLAY
- CONCRETE SIDEWALK
- LANDSCAPING PER LANDSCAPE PLANS
- EMERGENCY/ LOADING ZONE
- AERIAL FIRE APPARATUS ACCESS

**CONSTRUCTION NOTES**

- 1 RESTRIPE CROSSWALK PER CITY OF PUYALLUP STANDARD 01.03.11 ON SHEET CH-02.
- 2 RESTRIPE STOP BAR PER CITY OF PUYALLUP STANDARD 01.03.11 ON SHEET CH-02.
- 3 RESTRIPE DOUBLE YELLOW CENTERLINE STRIPE PER CITY OF PUYALLUP STANDARD 01.03.10 ON SHEET CH-02.
- 4 INSTALL PARKING STALL PAINT MARKINGS, SEE WSDOT STANDARD PLAN M017.10-02 ON SHEET CH-02.
- 5 INSTALL COMPLETE ADA PARKING STALL CHANNELIZATION AND SIGNS, SEE WSDOT STANDARD PLAN M-117.10-02 ON SHEET CH-02. ALL SLOPES SHALL BE LESS THAN 2% IN ALL DIRECTIONS.



For proposed angled parking along frontage, what standards/guidance were used to determine dimensions and functionality?

More detail necessary on proposed pavement markings. Perpendicular bars are not typical for this type of application.

8'x30' EV/Loading zone to be shifted west (as shown) to improve EB sight distance of RRFB.

on-street parking restriction will remain along this section of W Pioneer.

STOP sign shown in landscaping plan, but not on this sheet.

Per DA, show parking signage along frontage that restricts these 29 stalls (inclusive of 5 ADA stalls) for Senior Center use only between 9am and 5pm, Mon-Fri.

Existing -45ft on-street parking restriction will remain

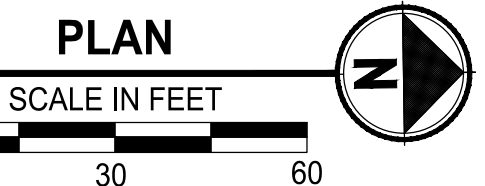
Consistent with PSP comments, Extend NO PARKING area -50ft (two full size stalls) to improve entering sight distance at intersection and allow shift Pierce Transit bus stop

Install centerline skip striping between 4th Ave SW and W Pioneer. This will help delineate shift lanes and prevent on-street parallel parking on the east side of 3rd St SW.

PT bus stop to be relocated to this area.

To prevent overhang conflicts with angled parking, does it make sense to include parking wheels stops? Please coordinate with Engineering and PW to determine appropriate counter measures. Currently, the planter strip contains signage, street trees, streetlights, etc.

Show W Pioneer bus stop improvements, as specified by Pierce Transit NOA comments



REVISIONS	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED
			M. CRAIG	K. BECKER		

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY  
 FILE NAME: PS9504001-CH  
 JOB No.: 217-9504-001  
 DATE: MARCH 2026

**Parametrix**  
 1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
 Ph: 253.604.6600

PROJECT NAME  
**PUYALLUP AOB  
 URBAN PUYALLUP MIXED USE, LLC**  
 PUYALLUP, WASHINGTON

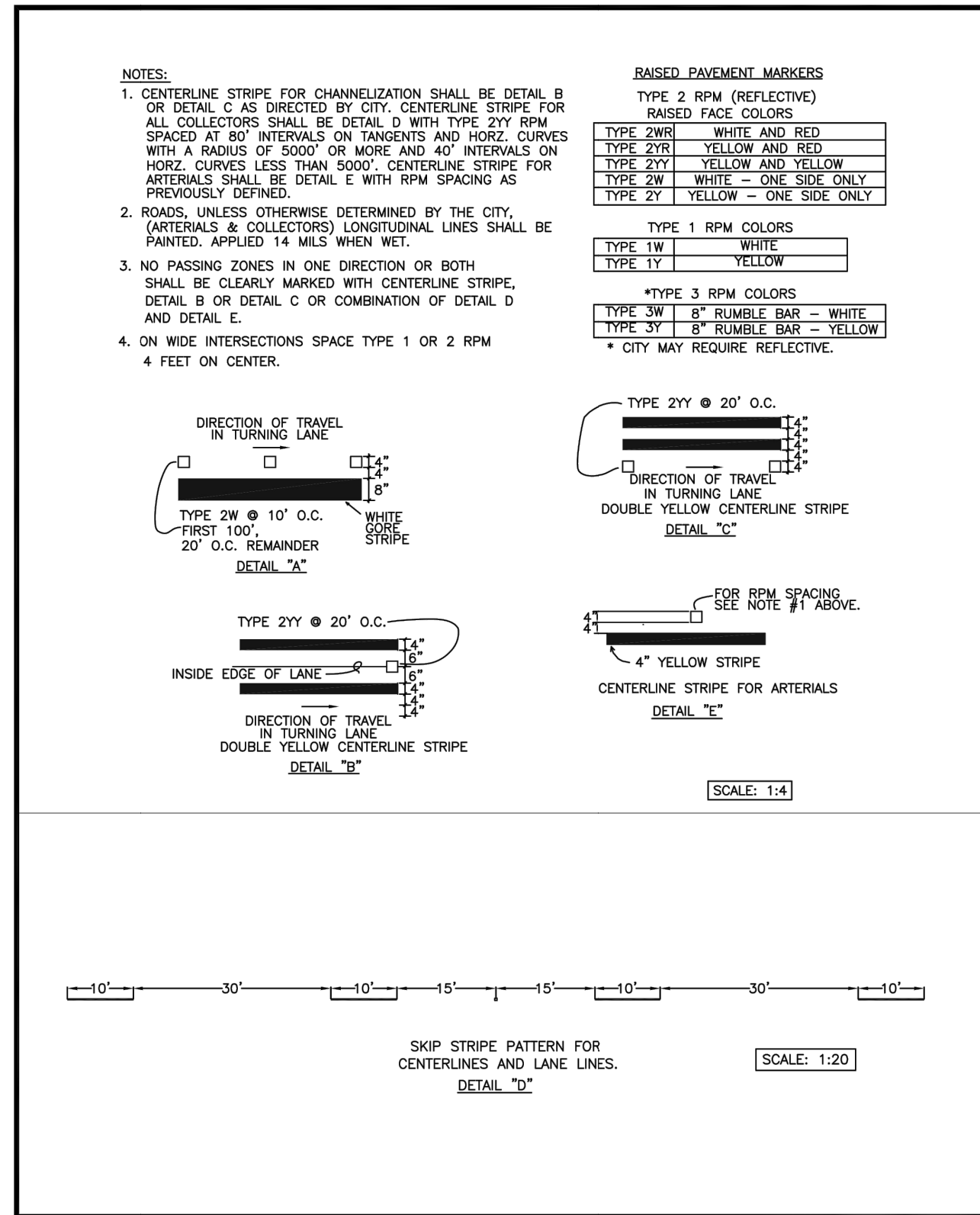
**CHANNELIZATION PLAN**

DRAWING NO.  
 19 OF 30  
**CH-01**

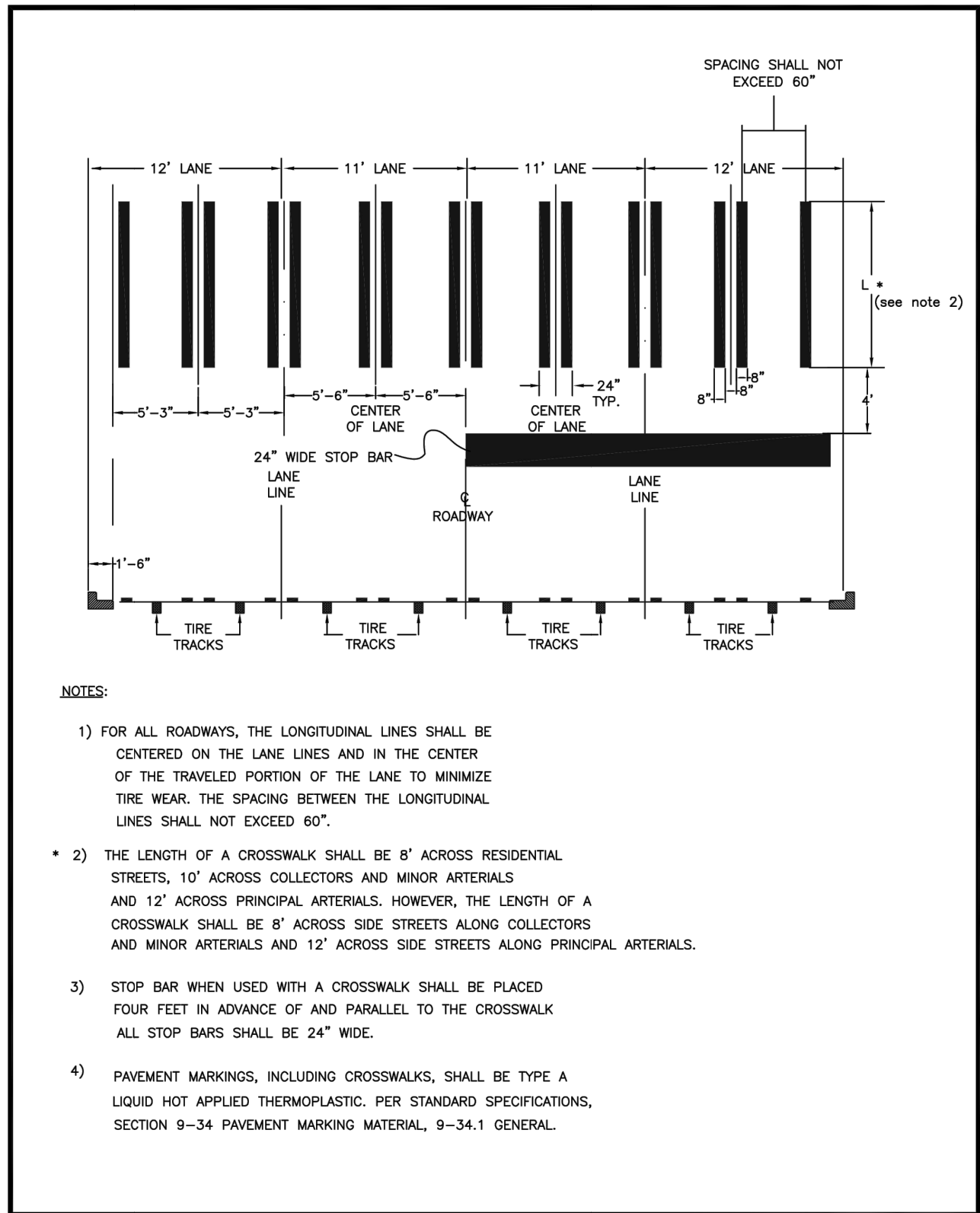
**APPROVED**  
 BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 ENGINEERING DEPARTMENT  
 DATE: \_\_\_\_\_  
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**811**  
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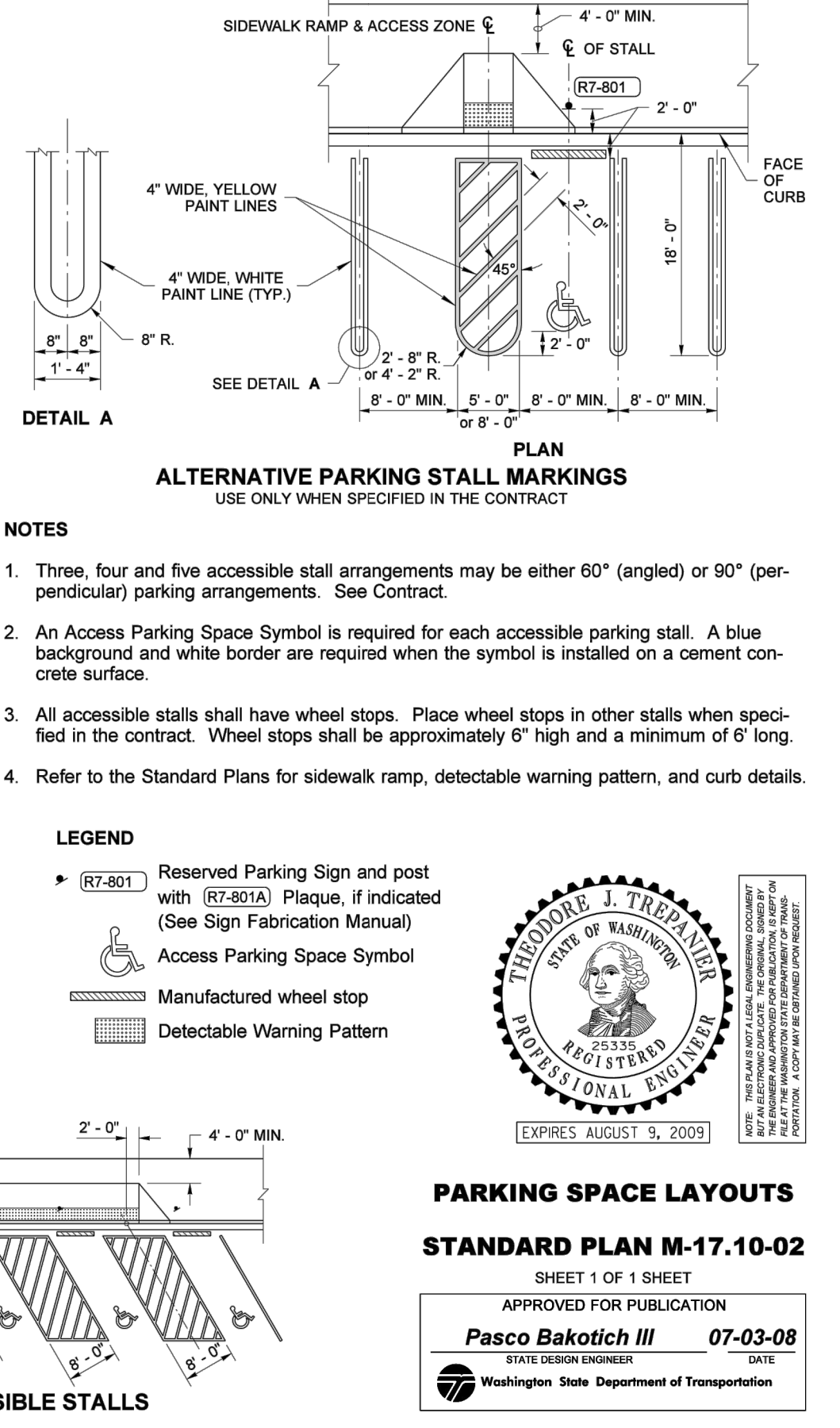
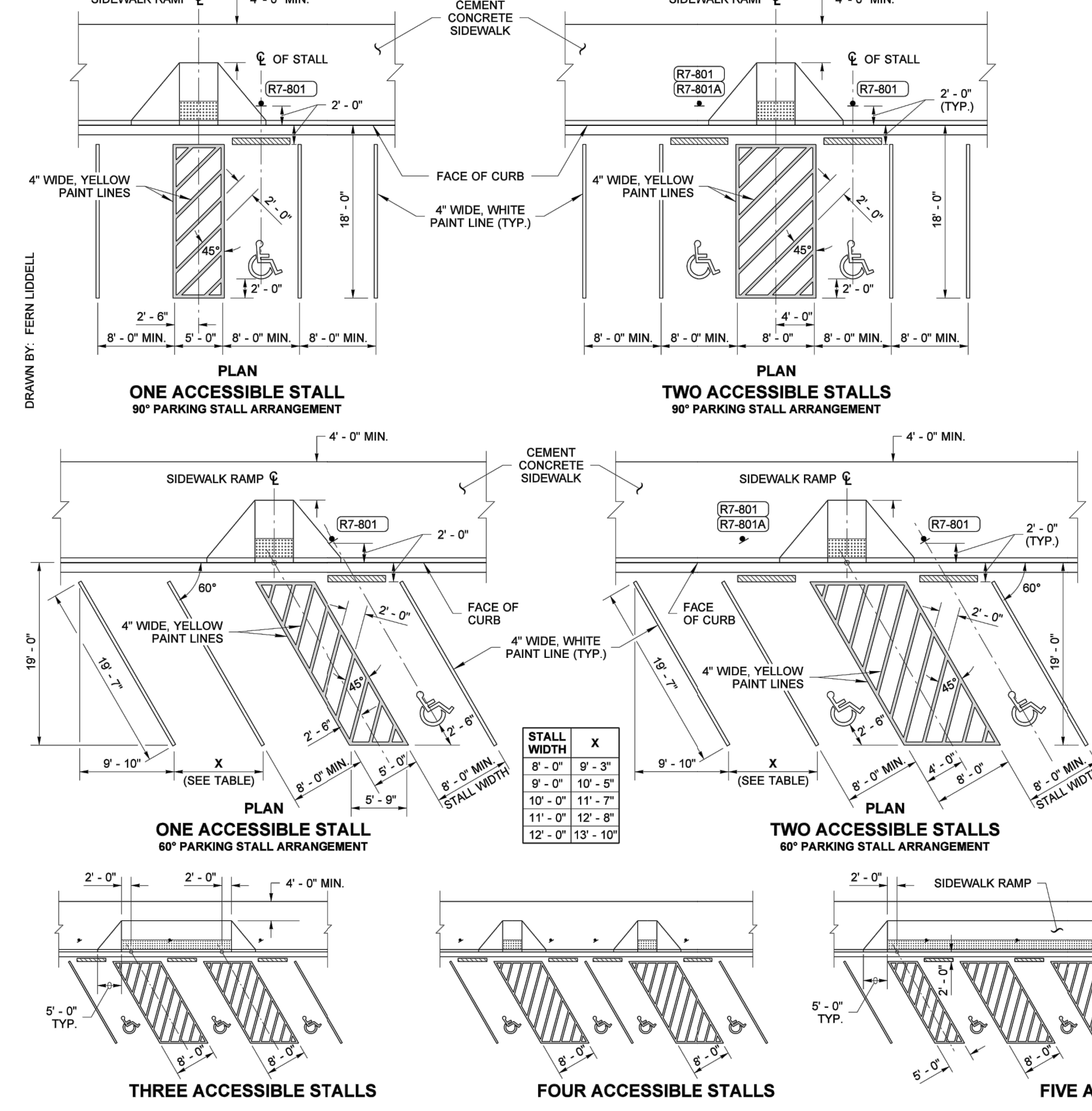
LAYOUT: CH-02  
 PATH: U:\PSD\Projects\Clients\9504\Puyallup Mixed Use, LLC\217-9504-001 Puyallup AOB\9504\9504\001\DWG  
 PLOTTED BY: blackbeet DATE: Thursday, March 5, 2026 10:33:36 AM



	<b>CITY OF PUYALLUP</b> DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	<b>PAVEMENT MARKING DETAILS</b>	<table border="1"> <tr> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> </tr> <tr> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> </tr> </table>	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
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	<b>CITY OF PUYALLUP</b> DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	<b>CROSSWALK DETAIL</b>	<table border="1"> <tr> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> <td>DESIGNED BY</td> </tr> <tr> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> <td>DATE</td> </tr> </table>	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
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3-5-2026

**Parametrix**  
 1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
 Ph: 253.604.6600

PROJECT NAME  
**PUYALLUP AOB**  
**URBAN PUYALLUP MIXED USE, LLC**  
 PUYALLUP, WASHINGTON

**CHANNELIZATION DETAILS**

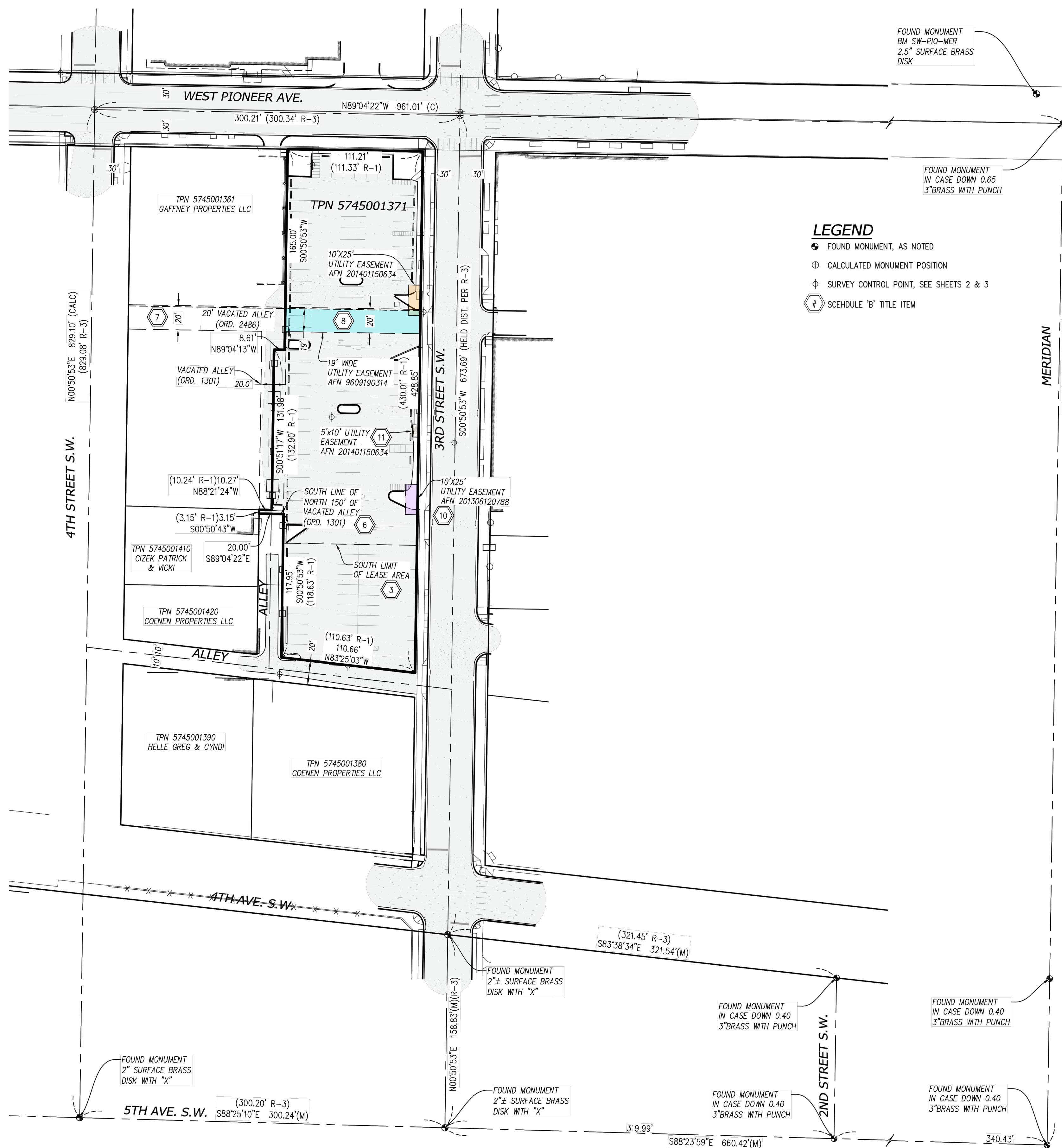
DRAWING NO.  
 20 OF 30  
**CH-02**

**APPROVED**  
 BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 ENGINEERING DEPARTMENT  
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# TOPOGRAPHIC SURVEY

A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



### LEGEND

- ⊙ FOUND MONUMENT, AS NOTED
- ⊕ CALCULATED MONUMENT POSITION
- ⊕ SURVEY CONTROL POINT, SEE SHEETS 2 & 3
- ⊕ SCHEDULE 'B' TITLE ITEM

### SCHEDULE B EXCEPTIONS

(PER STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 25000200667, DATED MAY 30, 2025)  
 \* NOT A SURVEY MATTER, DESCRIPTION PROVIDED AS A COURTESY  
 \*\* CONTENT/DATA WITHIN INSTRUMENT IS INSUFFICIENT TO DETERMINE EXACT LOCATION  
 \*\*\* INSTRUMENT IS BLANKET IN NATURE OR AFFECTS ENTIRE PROPERTY

EXCEPTION NUMBER	AFN	DESCRIPTION
1*	N/A	NOTE REGARDING REAL ESTATE EXCISE TAX
2*	N/A	NOTE REGARDING TAX EXEMPT STATUS
3	8903170279	EXTENSION OF LEASE FOR MONTH TO MONTH TENANCY GRANTED TO PUYALLUP IGA (TRADEWELL); UNRECORDED LEASE DATED APRIL 28, 1983 IS REFERENCED WITHIN THE INSTRUMENT AND NOT INCLUDED; SOUTH LIMITS OF LEASE AREA DEPICTED HEREON
4*	N/A	NOTE REGARDING UNRECORDED LEASEHOLDS, RIGHTS OF VENDORS, AND HOLDERS OF PERSONAL PROPERTY INSTALLED ON PROPERTY
5	N/A	EASEMENT RIGHTS (IF APPLICABLE) ARISING FROM VACATION OF ADJACENT STREET OR ALLEY
6	1810854	VACATION OF THE NORTH 150' OF A 20' NORTH-SOUTH ALLEY, LOCATED ON THE WEST SIDE OF SUBJECT PROPERTY; PER CITY OF PUYALLUP ORDINANCE NO. 1301.; SHOWN HEREON.
7	9608270394	VACATION OF A 20' EAST-WEST ALLEY THROUGH THE APPROXIMATE CENTER OF THE SUBJECT PROPERTY; PER CITY OF PUYALLUP ORDINANCE NO. 2486.; SHOWN HEREON.
8	9609190314	19' WIDE UTILITIES EASEMENT LOCATED ACROSS THE APPROXIMATE CENTER OF THE SUBJECT PARCEL WITHIN THE VACATED ALLEY; GRANTED TO US WEST COMMUNICATIONS; SHOWN HEREON.
9	9609270520	CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO. 96-84-009; BASIS OF THE LEGAL DESCRIPTION FOR THE SUBJECT PARCEL
10	201306120788	10'X25' ELECTRICAL & TELECOMMUNICATIONS EASEMENT LOCATED ON EAST SIDE OF SUBJECT PROPERTY; GRANTED TO QWEST CORP.; SHOWN HEREON
11	201401150634	ELECTRICAL EASEMENTS GRANTED TO PUGET SOUND ENERGY FOR ELECTRICAL AND COMMUNICATIONS; LOCATED ON EAST SIDE OF SUBJECT PROPERTY; SHOWN HEREON
12	202505200409	DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREIN; GRANITOR: CITY OF PUYALLUP; GRANTEE: URBAN PUYALLUP MIXED USE LLC.

### REFERENCES

- CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO.96-84-009, AFN 9609270520
- CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO.96-84-011, AFN 9612200086
- RECORD OF SURVEY (PARAMETRIX INC.), AFN 9703250076
- RECORD OF SURVEY (SADLER BARNARD), AFN 201803085004
- RECORD OF SURVEY (SITTS & HILL), AFN 200412305002
- PLAT OF MEEKER'S 2ND ADDITION TO PUYALLUP W.T., V.2, P.93
- PIERCE COUNTY ASSESSOR QUARTER SECTION MAP S.E. 1/4 28-T20N-R4E
- CHICAGO TITLE COMPANY COMMITMENT NUMBER 202688-TC, UPDATED 2ND, DATED 10-27-2021

### LEGAL DESCRIPTION

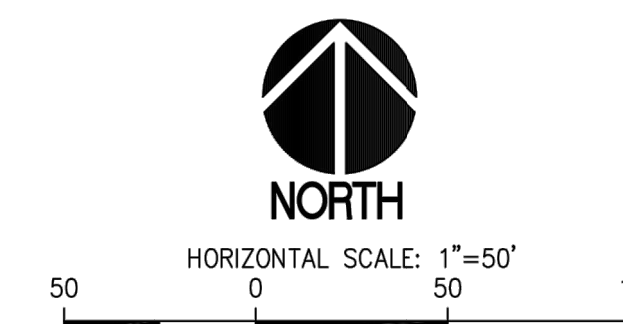
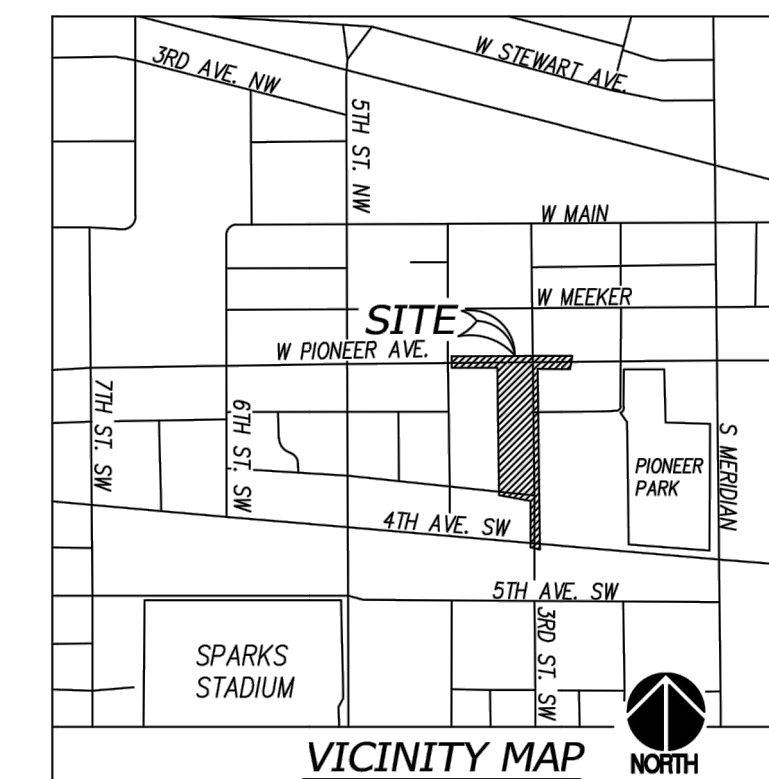
ALL OF BLOCK 23, 26, LOTS 1 THROUGH 5 OF BLOCK 25, THE 20 FOOT WIDE EAST-WEST ALLEY BETWEEN SAID BLOCKS 26, 25 & 23 AS VACATED BY THE CITY OF PUYALLUP ORDINANCE NO. 2486 AND THE NORTH 150 FEET OF THE 20 FOOT WIDE NORTH-SOUTH ALLEY BETWEEN SAID BLOCKS 23 AND 25 AS VACATED BY THE CITY OF PUYALLUP ORDINANCE NO. 1301, ALL WITHIN MEEKER'S SECOND ADDITION TO THE TOWN OF PUYALLUP, W.T., ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS ON PAGE 93, IN PIERCE COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 26;  
 THENCE ALONG THE WEST LINE OF SAID BLOCK 26 AND BLOCK 25, SOUTH 00°51'28" WEST 300.83 FEET TO THE WESTWEST CORNER OF LOT 5 OF SAID BLOCK 25;  
 THENCE ALONG THE SOUTH LINE OF SAID LOT 5, SOUTH 89°02'22" EAST 110.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE ALONG THE EAST LINE OF SAID LOT 5, NORTH 00°51'52" EAST 3.15 FEET TO AN EXISTING FENCE LINE;  
 THENCE ALONG SAID FENCE LINE SOUTH 88°20'49" EAST 10.24 FEET;  
 THENCE NORTH 00°51'52" EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID BLOCK 25, A DISTANCE OF 132.90 FEET;  
 THENCE SOUTH 89°03'38" EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 25, A DISTANCE OF 8.61 FEET;  
 THENCE NORTH 00°51'28" EAST 165.00 FEET TO THE NORTH LINE OF SAID BLOCK 26;  
 THENCE ALONG SAID NORTH LINE OF BLOCK 26, NORTH 89°04'43" WEST 129.00 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL A OF CITY OF PUYALLUP B.L.A. 96-84-009, RECORDED SEPTEMBER 27, 1996 UNDER RECORDING NO. 9609270520, RECORDS OF PIERCE COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON



### HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/2011  
 BASED ON GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

MEASURED NORTH 00°50'53" EAST BETWEEN TWO FOUND MONUMENTS ALONG 3RD ST. S.W. AT THE INTERSECTIONS WITH 4TH AVE S.W. & 5TH AVE. S.W.

### VERTICAL DATUM

NGVD29  
 CITY OF PUYALLUP PUBLISHED DATA  
 BENCHMARK SW-PIO-MER-BM (#115)  
 BRASS DISK LOCATED ON TOP OF CONCRETE CURB IN N.W. QUADRANT OF INTERSECTION OF PIONEER AND MERIDIAN ELEVATION = 44.16

TEMPORARY BENCHMARK ELEVATION = 41.12  
 DESCRIPTION: MAG NAIL #23  
 N.W. QUAD OF INTERSECTION OF PIONEER & 4TH ST. S.W.

### SITE DATA

TAX PARCEL NO. 5745001371  
 ADDRESS: 330 - 3RD ST. S.W. PUYALLUP  
 LAND AREA: 48,145± SF.; 1.11± ACRES

### NOTES

- EQUIPMENT USED: TOPCON QS AND/OR CARLSON CR2+ ROBOTIC TOTAL STATION AND TOPCON GR3 RTK/GPS
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE AND RELATIVE POSITIONAL ACCURACY STANDARDS CONTAINED IN W.A.C. 332-130-085 AND W.A.C. 332-130-090. THE RELATIVE POSITIONAL ACCURACY OF THE POSITIONS LOCATED HEREON MEETS OR EXCEEDS 2 CM (0.07 FT.) PLUS 50 PARTS PER MILLION BETWEEN ANY TWO TESTED POSITIONS. ALL MEASUREMENTS WERE MADE WITH A TOPCON QS ROBOTIC TOTAL STATION IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
- IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (R.C.W.) 58.09 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 332-130, THIS SURVEY MAY DEPICT OCCUPATIONAL INDICATORS THAT DIFFER FROM THE DEEDED LOT LINES. THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH ITEMS.
- FIELD WORK PERFORMED IN NOVEMBER 2021, UNDER SITTS & HILL JOB NUMBER 19508. FIELD WORK WAS UPDATED IN AUGUST 2025, UNDER SITTS & HILL JOB NUMBER 21010
- NO UNDERGROUND UTILITY LOCATES OR RESEARCH WERE COMPLETED IN SUPPORT OF THIS UPDATED SURVEY. UTILITIES SHOWN REFLECT SITE CONDITIONS PRESENT IN NOVEMBER, 2021.
- SITTS & HILL ENGINEERS, INC. HAS RELIED UPON TITLE INFORMATION NOTED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY OF WASHINGTON, COMMITMENT NUMBER 25000200667, UPDATED 2ND, DATED MAY 30, 2025. IN PREPARATION OF THIS ALTA/NSPS LAND TITLE SURVEY, SITTS AND HILL ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS SITTS AND HILL ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND/OR DISCLOSED BY SAID TITLE COMPANY'S ORDER. SITTS & HILL ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPORT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY COMPLIES WITH W.A.C. 332-130-145. THE CONTOURS DEPICTED HEREON ARE BASED ON DATA FROM DIRECT FIELD MEASUREMENTS. SPOT ELEVATIONS ARE BASED ON DIRECT FIELD MEASUREMENTS AND ARE DEPICTED FOR REFERENCE. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS TO SERVE AS A BASE MAP FOR CONTEMPLATED SITE IMPROVEMENTS AND DESIGN.

### FLOOD ZONE NOTE

SITE IS LOCATED WITHIN ZONE X  
 FEMA FLOOD INSURANCE RATE MAP NUMBER 53053C0333C, PANEL 333 OF 1375,  
 EFFECTIVE DATE MARCH 7, 2017

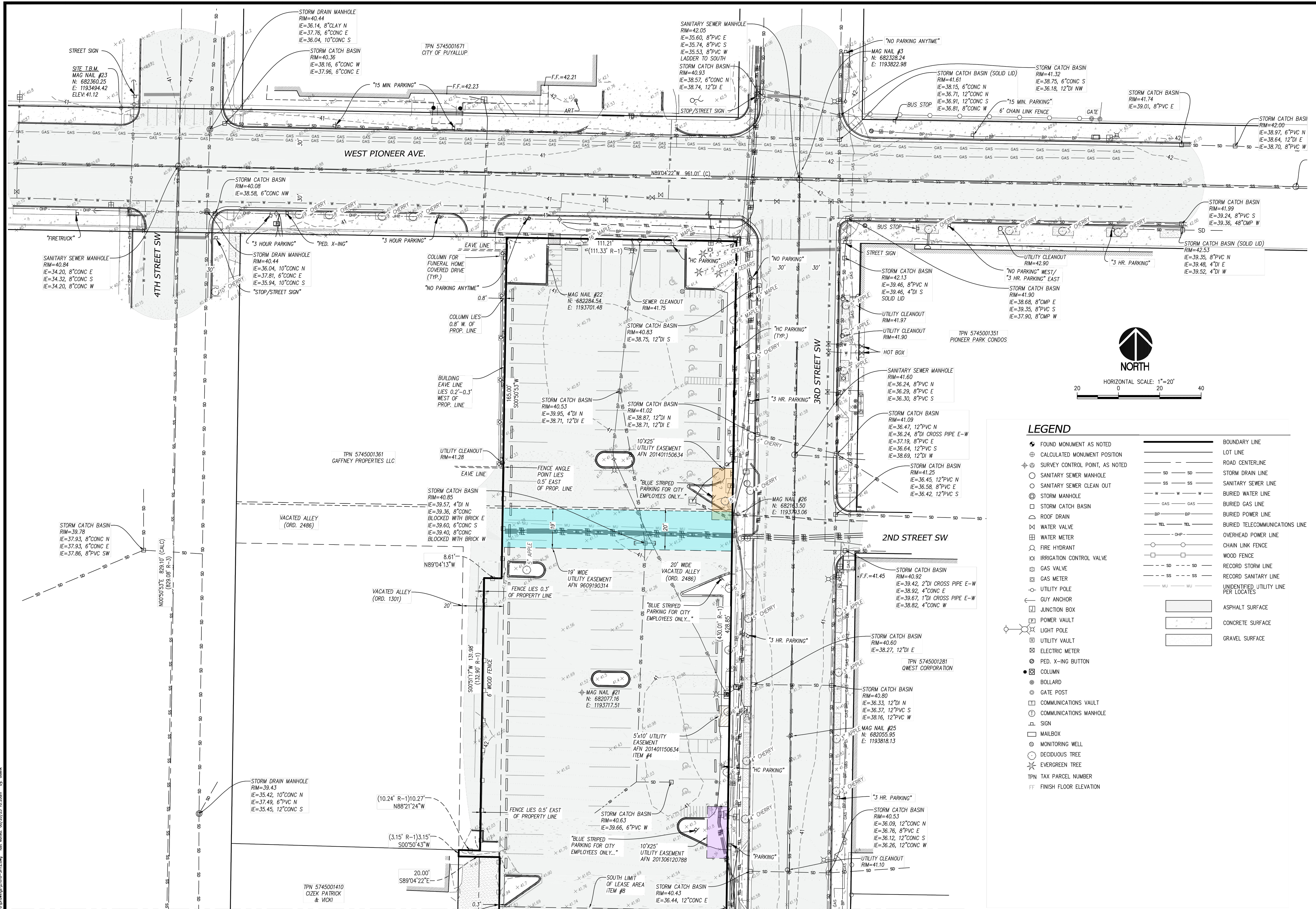
PROJECT: 303 - 3RD ST. S.W. ALTA/NSPS LAND TITLE SURVEY PUYALLUP, WA  
 SHEET NO. 1 OF 3  
 PROJECT NO. 21010  
 PREPARED BY: AZURE GREEN CONSULTANTS, LLC  
 409 EAST PIONEER PUYALLUP, WA, 98372  
 CIVIL | STRUCTURAL | SURVEY | TACOMA, WA 98409  
 PHONE: (253) 744-8449 | FAX: (253) 747-0103  
 http://www.sittsandhill.com  
 APPROVALS: DESIGNED: SITT/CC/DMS/KFO  
 DRAWN: MAM  
 CHECKED: MAM  
 DATE: 08/20/2025  
 SCALE: AS NOTED  
 REVISIONS:



**AZURE GREEN CONSULTANTS, LLC**  
 409 EAST PIONEER  
 PUYALLUP, WA, 98372

**303 - 3RD ST. S.W. ALTA/NSPS LAND TITLE SURVEY PUYALLUP, WA**  
 SHEET NO. 1 OF 3  
 PROJECT NO. 21010

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**LEGEND**

● FOUND MONUMENT AS NOTED	— BOUNDARY LINE
⊕ CALCULATED MONUMENT POSITION	— LOT LINE
⊕ SURVEY CONTROL POINT, AS NOTED	— ROAD CENTERLINE
○ SANITARY SEWER MANHOLE	— SD — SD — STORM DRAIN LINE
○ SANITARY SEWER CLEAN OUT	— SS — SS — SANITARY SEWER LINE
⊕ STORM MANHOLE	— W — W — BURIED WATER LINE
□ STORM CATCH BASIN	— GAS — GAS — BURIED GAS LINE
△ ROOF DRAIN	— BP — BP — BURIED POWER LINE
⊕ WATER VALVE	— TEL — TEL — BURIED TELECOMMUNICATIONS LINE
⊕ WATER METER	— OHP — OVERHEAD POWER LINE
⊕ FIRE HYDRANT	— ○ — CHAIN LINK FENCE
⊕ IRRIGATION CONTROL VALVE	— □ — WOOD FENCE
⊕ GAS VALVE	— - - - RECORD STORM LINE
⊕ GAS METER	— - - - RECORD SANITARY LINE
⊕ UTILITY POLE	— - - - UNIDENTIFIED UTILITY LINE PER LOCATES
⊕ GUY ANCHOR	▭ ASPHALT SURFACE
⊕ JUNCTION BOX	▭ CONCRETE SURFACE
⊕ POWER VAULT	▭ GRAVEL SURFACE
⊕ LIGHT POLE	
⊕ UTILITY VAULT	
⊕ ELECTRIC METER	
⊕ PED. X-ING BUTTON	
● COLUMN	
● BOLLARD	
⊕ GATE POST	
⊕ COMMUNICATIONS VAULT	
⊕ COMMUNICATIONS MANHOLE	
⊕ SIGN	
⊕ MAILBOX	
⊕ MONITORING WELL	
⊕ DECIDUOUS TREE	
⊕ EVERGREEN TREE	
⊕ TPN TAX PARCEL NUMBER	
FF FINISH FLOOR ELEVATION	

SEE SHEET 3 FOR CONTINUATION

PROJECT: 303 - 3RD ST. SW. ALTA/NSPS LAND TITLE SURVEY PUYALLUP, WA  
 SHEET TITLE: SITE DETAILS  
 SHEET NO: 1 OF 3  
 PROJECT NO: 21010

PREPARED FOR: AZURE GREEN CONSULTANTS, LLC  
 409 EAST PIONEER PUYALLUP, WA, 98372

PREPARED BY: sh sits & hill  
 CIVIL | STRUCTURAL | SURVEY  
 4615 CENTER STREET | TACOMA, WA 98409  
 PHONE: (252) 744-8449 | FAX: (252) 747-0153  
 http://www.sitts.com

APPROVALS: DESIGNED: SITT/CC/DMS/KPO  
 DRAWN: MAM  
 CHECKED: MAM  
 DATE: 08/20/2025  
 SCALE: AS NOTED

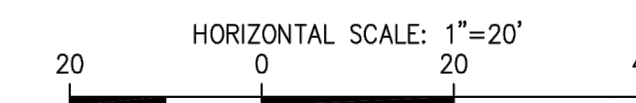
REVISIONS:

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SEE SHEET 2 FOR CONTINUATION



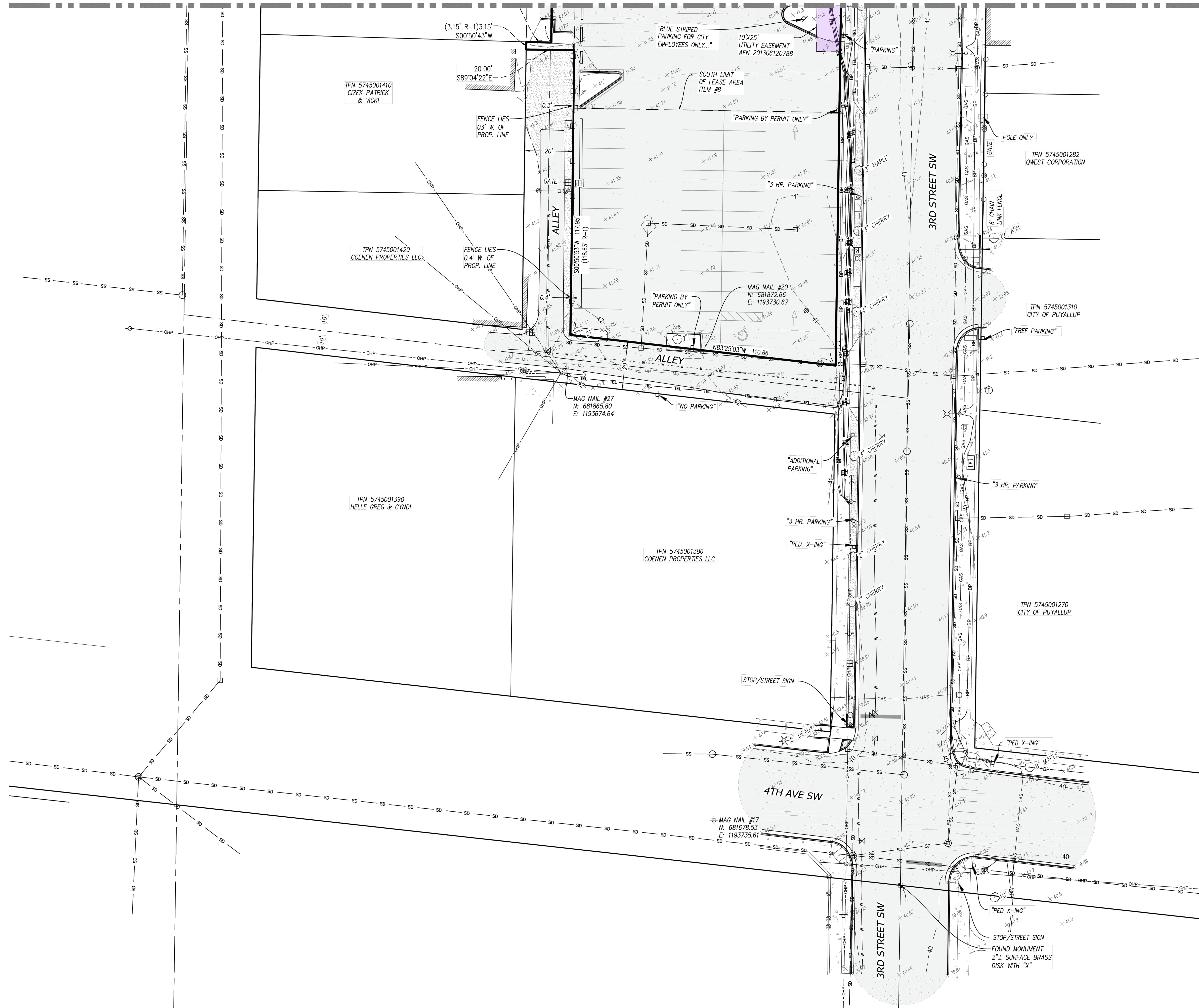
NORTH



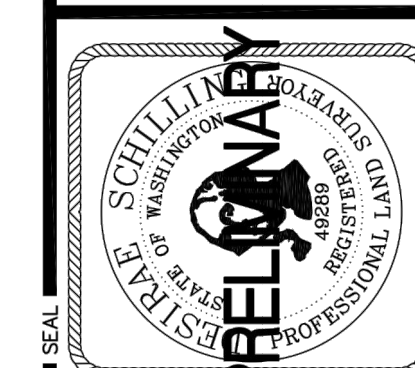
LEGEND

- FOUND MONUMENT AS NOTED
- ⊕ CALCULATED MONUMENT POSITION
- ⊕ SURVEY CONTROL POINT, AS NOTED
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- STORM MANHOLE
- STORM CATCH BASIN
- ROOF DRAIN
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ FIRE HYDRANT
- ⊗ IRRIGATION CONTROL VALVE
- ⊗ GAS VALVE
- ⊗ GAS METER
- ⊗ UTILITY POLE
- ⊗ GUY ANCHOR
- ⊗ JUNCTION BOX
- ⊗ POWER VAULT
- ⊗ LIGHT POLE
- ⊗ UTILITY VAULT
- ⊗ ELECTRIC METER
- ⊗ PED. X-ING BUTTON
- COLUMN
- BOLLARD
- GATE POST
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- ⊗ COMMUNICATIONS MANHOLE
- ⊗ SIGN
- ⊗ MAILBOX
- ⊗ MONITORING WELL
- ⊗ DECIDUOUS TREE
- ⊗ EVERGREEN TREE
- ⊗ TAX PARCEL NUMBER
- FF FINISH FLOOR ELEVATION

- BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- SD — SD — STORM DRAIN LINE
- SS — SS — SANITARY SEWER LINE
- W — W — BURIED WATER LINE
- GAS — GAS — BURIED GAS LINE
- BP — BP — BURIED POWER LINE
- TEL — TEL — BURIED TELECOMMUNICATIONS LINE
- OHP — OHP — OVERHEAD POWER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- SD — SD — RECORD STORM LINE
- SS — SS — RECORD SANITARY LINE
- MU — MU — UNIDENTIFIED UTILITY LINE PER LOCATES
- ▭ ASPHALT SURFACE
- ▭ CONCRETE SURFACE
- ▭ GRAVEL SURFACE



APPROVALS



**sh** **sitts & hill**

CIVIL | STRUCTURAL | SURVEY

4615 CENTER STREET | TACOMA, WA 98409

PHONE (252) 744-8449 | FAX (252) 747-0153

http://www.sitts-hill.com

PREPARED BY

**AZURE GREEN CONSULTANTS, LLC**

409 EAST PIONEER

PUYALLUP, WA, 98372

PROJECT

**303 - 3RD ST. SW. ALTA/NSP'S LAND TITLE SURVEY**

PUYALLUP, WA

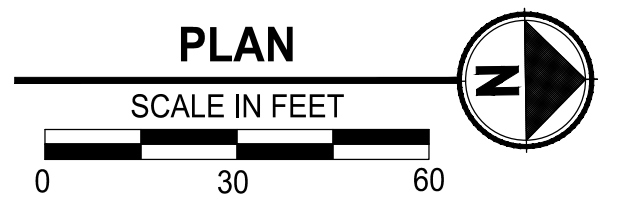
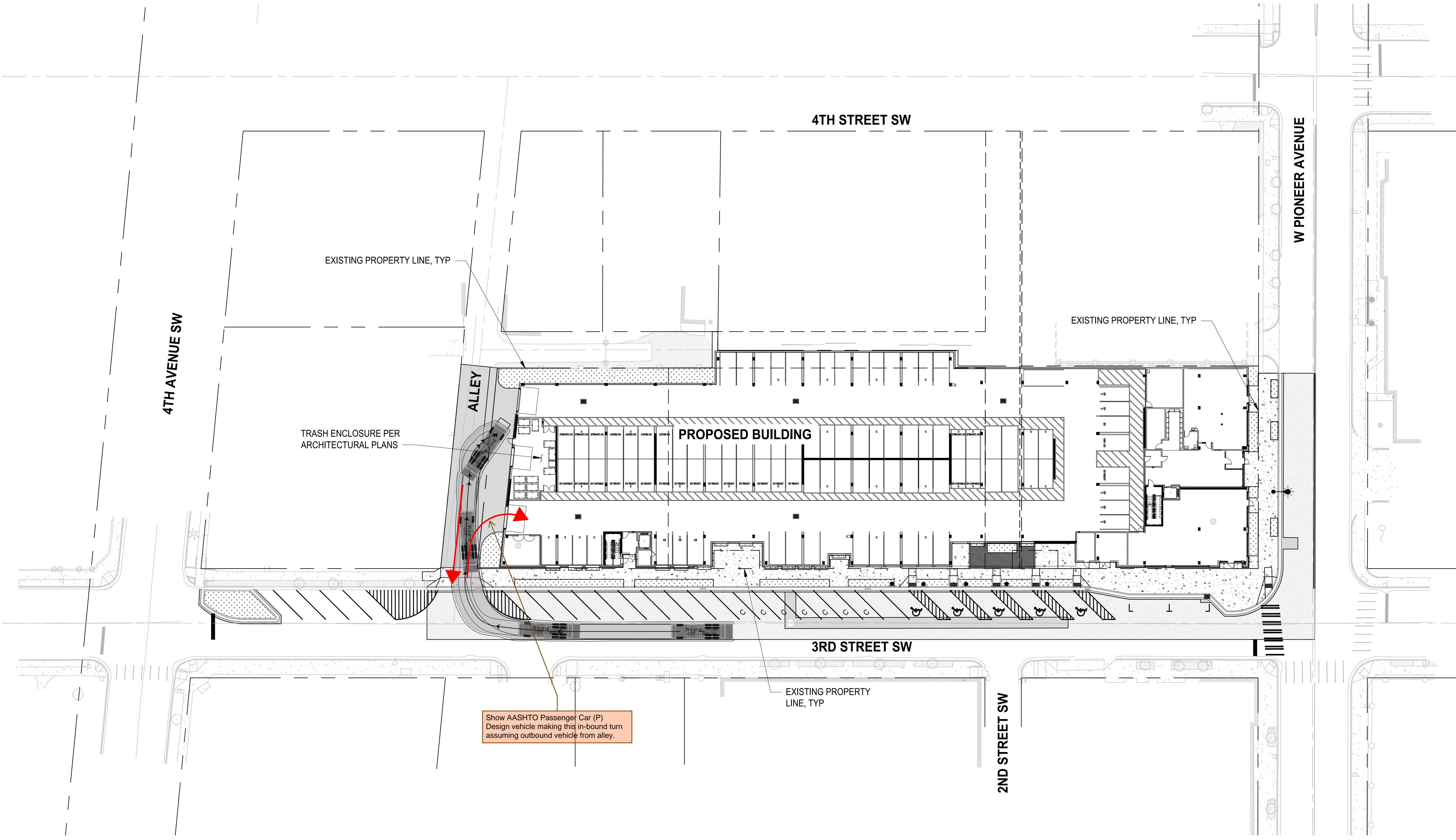
SHEET TITLE

**SITE DETAILS**

SHEET NO.

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LAYOUT: SW-01  
 PATH: U:\P50\Projects\City\19504-Puyallup Mixed Use, LLC\217-9504-001\_Puyallup\_AOB\999\res\CADD\DWG\_PLOTTED BY: becker.k DATE: Thursday, March 5, 2026 10:34:05 AM



**APPROVED**

BY \_\_\_\_\_  
CITY OF PUYALLUP  
ENGINEERING DEPARTMENT

DATE \_\_\_\_\_

**NOTE:** THIS APPROVAL IS VOID  
AFTER 1 YEAR 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.



Know what's below.  
Call before you dig.

**CIVIL CONSTRUCTION PERMIT**

REVISIONS	DATE	BY	DESIGNED
			M. CRAIG
			K. BECKER

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

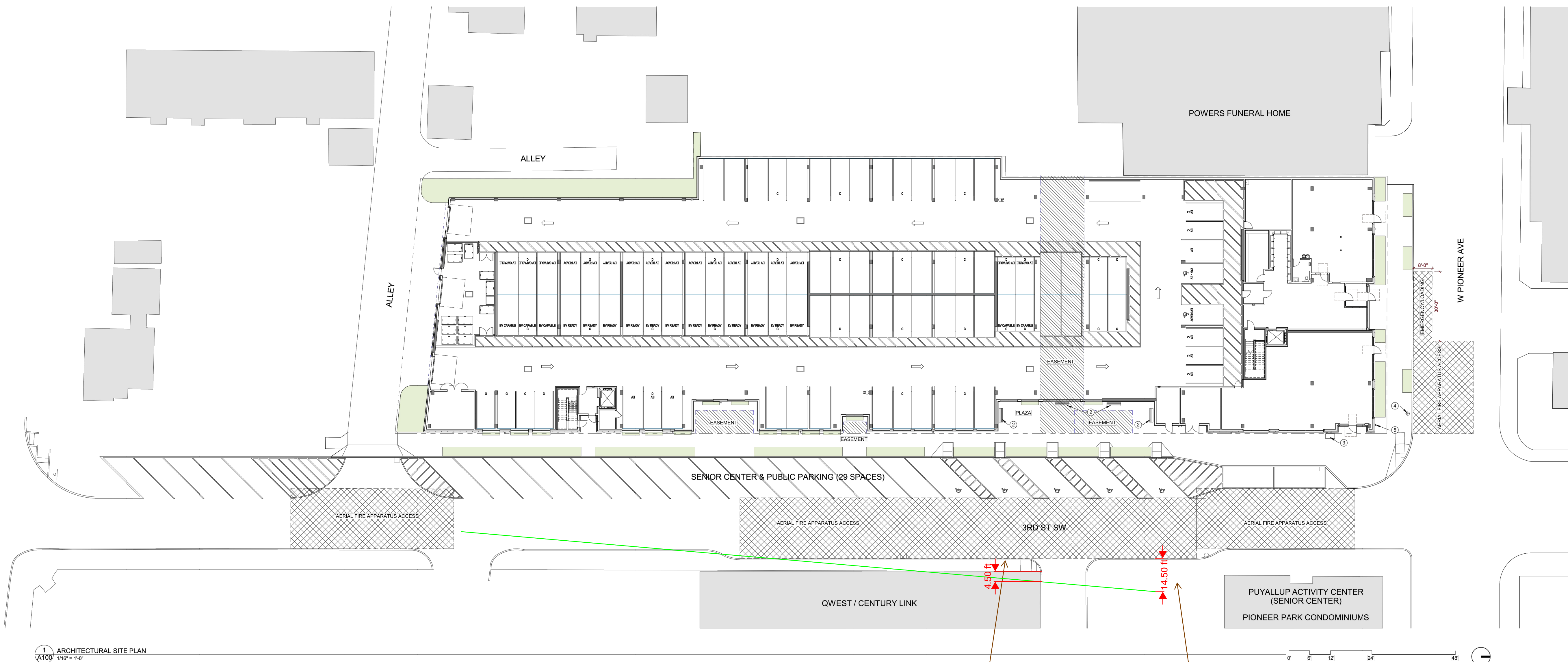
FILE NAME  
P59504001-SW  
JOB No.  
217-9504-001  
DATE  
MARCH 2026

**Parametrix**  
1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
Ph: 253.604.6600

PROJECT NAME  
**PUYALLUP AOB  
URBAN PUYALLUP MIXED USE, LLC**  
PUYALLUP, WASHINGTON

**SOLID WASTE  
COLLECTION PLAN**

DRAWING NO.  
24 OF 30  
**SW-01**



1 ARCHITECTURAL SITE PLAN  
 A100 1/16" = 1'-0"

Curb alignment not reflected in civil design. Streetlights may need to be relocated across the street to accommodate this modified curb alignment.

Need to verify driveway will remain in-bound only.

**KEYNOTES - SITE PLAN**

- 2 BENCH, SEE LANDSCAPE
- 3 RBPA, SEE CIVIL
- 4 FIRE HYDRANT, SEE CIVIL
- 5 FIRE DEPARTMENT CONNECTION, SEE CIVIL

**GENERAL NOTES - SITE PLAN**

- 1. SEE SURVEY FOR PROPERTY LINE INFORMATION.
- 2. SEE CIVIL PERMIT SET FOR DRIVE AISLE, PARKING STALL, AND SIDEWALK DOCUMENTATION.
- 3. SEE LANDSCAPE FOR PLAZA LAYOUT/MATERIALS, SITE TREES, AND LANDSCAPING DOCUMENTATION.
- 4. SEE G100 FOR FIRE SEPARATION DISTANCE INFORMATION.
- 5. EXTERIOR DOOR LANDINGS SHALL BE 2% MAX SLOPE.

**PUYALLUP AOB**

OWNER:  
**URBAN PUYALLUP MIXED USE LLC**

ADDRESS:  
**330 3RD ST SW  
 PUYALLUP, WA 98371**

PROJECT NO.: 25130  
 DRAWN: JS/MB  
 DATE: 25 JANUARY 2024  
 BUILDING PERMIT SET  
 REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONAL ISSUED AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERES OR TRANSFERS ANY RIGHTS TO, OR LICENSE TO, BE THE SUBJECT MATTER OF THE DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON. NOB ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

**BUILDING PERMIT SET**

SHEET TITLE:  
**ARCHITECTURAL SITE PLAN**

SHEET NO.:  
**A100**

PROGRESS SET

C:\Users\Local\OneDrive\330 Puyallup AOB\330-CENTRAL\_100\main\_c2k.rvt  
 2/1/2025 2:34:45 PM





LAYOUT - LS3  
 PATH: u:\p50\Projects\Clients\9504-Puyallup Mixed Use, LLC\217-9504-001\_Puyallup\_AOB\9504-001\_Puyallup\_Mixed\_Use\_CADD\DWG - PLOTTED BY: bckelack, DATE: Thursday, March 5, 2026 10:34:34 AM

**NOTES:**

- PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
- SHAPE SOIL SURFACE TO PROVIDE 4" DIA WATERING RING.
- TREE CLEARANCE SHALL BE PER STD SECTION 01.01.11.
- ADJUST TREE DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (8" SLACK).
- ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN FIVE FEET. PLACE VERTICAL ROOTBARRIER AS SHOWN IN STANDARD PLAN 01.02.03. INSTALL ROOT BARRIERS FOR NEWLY PLANTED TREES ONLY.
- FOR CONTAINER GROWN TREES, CORRECT ALL CIRCLING/MATTED ROOTS BY LOOSENING ROOTS AND SPREADING THEM FLAT AND/OR MAKING CLEAN CUTS TO CIRCLED ROOTS) PRIOR TO PLANTING TO ALLOW HORIZONTAL ROOT GROWTH. CONTAINERIZED TREES WITH HEAVY ROOT MATING OR LARGE CIRCLING ROOTS SHALL BE REJECTED. ALL BARE ROOT TREES SHALL BE PLANTED WITH ROOTS FLAT AND HORIZONTAL IN THE PLANTING PIT (E.G. NOT CIRCLING THE PLANTING PIT WHEN PLANTED).
- ALL DECIDUOUS STREET TREES SHALL BE INSTALLED WITH A 20 GALLON TEMPORARY IRRIGATION BAG (TREGATOR PRO, OR EQUAL EQUIVALENT). FOR ALL EVERGREEN CORNER TREES, A 15 GALLON TEMPORARY IRRIGATION BAG (TREGATOR JUNIOR PRO, OR EQUAL EQUIVALENT) SHALL BE USED. ALL TEMPORARY IRRIGATION BAGS SHALL BE FILLED AT LEAST ONCE A WEEK FOR THE FIRST 2-3 YEARS AFTER PLANTING.

STAKE TREE WITH (2) TREATED 2" LODGEPOLE PINE DOWELED TREE STAKES (8'-0" LENGTH) LOOP EACH THE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH.

"CHAINLOCK" OR EQUAL TREE TIE MATERIAL (1" SIZE) NAIL OR STAPLE TREE TIE MATERIAL TO STAKE TO HOLD VERTICALLY LOOP EACH THE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH.

4" MULCH DEPTH (CHERRY AT TRUNK) MULCH RING SHALL NOT EXCEED HEIGHT OF ADJACENT CURB OR SIDEWALK (TAPERED AT EDGE OF CURB AND SIDEWALK).

MULCH TREE PIT MIN 5'-0" LENGTH X FULL PLANTING STRIP WIDTH BETWEEN CURB AND SIDEWALK (FOR PLANTING STRIPS LESS THAN 6'-0" WIDE) OR PROVIDE 5'-0" DIA MULCH RING FOR PLANTING STRIPS WIDER THAN 6'-0".

24" ROOTBARRIER AT SIDEWALK.

ROUGHEN SIDES OF PLANTING HOLE MANAGE LOCATED AREA WITHOUT UNDERMINING ADJACENT PAVING/CURB.

ROOTBARRIERS FACE AT EDGE OF PAVEMENT/SIDEWALK, ETC.) PLACE PRIOR TO PLACEMENT TO PREVENT UNDERMINING. SEE DETAIL 01.02.03.

SEE STD SPEC SECTION 8.2 MIN. OR AS APPROVED BY PLANNING DEPT.

REMOVE ALL WIRE, STRINGS, AND OTHER NON-BURLAP MATERIAL AND REMOVE BURLAP FROM TOP 3" OF ROOTBALL MINIMUM REMOVE EXTERIALLY WHEN DIRECTED BY THE PLANNING DEPT.

MIN WIDTH OF TREE PIT = 2 TIMES ROOTBALL DIAMETER OR 5'-0", WHICHEVER IS GREATER.

DRIVE STAKE AT ROOTBALL EDGE (TYPE/SEE NOTE 1)

UNDISTURBED SUBGRADE PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK.

MULCH AREA TO BE CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS.

SET TOP OF ROOT CROWN 1"-2" ABOVE ADJACENT CURB AND SIDEWALK GRADE.

3" TO 4" HIGH WATERING RING.

24" ROOTBARRIER AT CURB WHEN SHOWN ON THE DRAWINGS.

TREE PIT DEPTH = ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVERCAVIGATION).

DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL.

22

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

**STREET TREE PLANTING IN PLANTING STRIP**

DESIGNED BY LINDA LIAN	CHECKED BY COLLEEN BARBER	APPROVED BY LINDA LIAN	CITY STANDARD
FILE NAME F:\WORK\COMMON\STDCITY\STREET\01.02.07	DATE APPROVED 08/02/06	DATE REVISION 08/02/06	SCALE 1:1
			CITY STAMPED 01.02.07

**SECTION**

NEW OR EXISTING TREE

CONCRETE SIDEWALK

UB 24-2 ROOT BARRIER

GRADE

**SECTION**

NEW OR EXISTING TREE

CONCRETE CURB

ASPHALT

UB 24-2 ROOT BARRIER

GRADE

PRODUCT #	HEIGHT	LENGTH
UB 24-2	2"	2'

**NOTES:**

- ROOT BARRIERS SHALL BE REQUIRED IN ALL STREET TREE PLANTING INSTALLATIONS WHETHER NEW OR EXISTING, WHEN STREET TREES ARE INSTALLED IN RIGHT-OF-WAY OR IN A PLANTING EASEMENT\*.
- ROOT BARRIERS USED SHALL BE DeepRoot ROOT BARRIERS OR EQUIVALENT.
- UB - 24 SHALL BE USED.
- ROOT BARRIERS SHALL BE INSTALLED IF REQUIRED BY THE CITY.
- INSTALLATION OF ROOT BARRIERS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- THE PANEL SHALL BE INSTALLED SO THE VERTICAL RISBS FACE THE ROOTS OF THE TREE. A MINIMUM OF FOUR (4) PANELS SHALL BE INSTALLED ON EACH SIDE OF ROOT BALL FOR 8' OF PROTECTION.
- FOR PRODUCT INFORMATION VISIT:  
[http://www.deeproot.com/template.php?sec=products&nav=treeRoot&content=rb\\_app&sub=2&itel=1](http://www.deeproot.com/template.php?sec=products&nav=treeRoot&content=rb_app&sub=2&itel=1)

\*PLANTING EASEMENT\* SHALL MEAN THAT PORTION OF LAND MADE AVAILABLE AS A PUBLIC EASEMENT FOR THE PURPOSE OF PLANTING AND MAINTAINING CITY STREET TREES. ALL STREET TREES PLANTED WITHIN A PLANTING EASEMENT SHALL BE PLANTED WITHIN THREE FEET OF RIGHT-OF-WAY.

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

**ROOT BARRIER DETAIL**

DESIGNED BY LINDA LIAN	CHECKED BY COLLEEN BARBER	APPROVED BY LINDA LIAN	CITY STANDARD
FILE NAME F:\WORK\COMMON\STDCITY\STREET\01.02.03	DATE APPROVED 08/02/06	DATE REVISION 08/02/06	SCALE 1:1
			CITY STAMPED 01.02.03

ALL LANDSCAPE AREAS

2"-4" WOOD CHIP MULCH (TAPERED AT EDGE OF PAVEMENT)

0"

3" OF COMPOST INCORPORATED INTO SOIL TO 8" DEPTH 40% COMPOST BY VOLUME. SEE NOTE #8

8"

SUBSOIL SCARIFIED 4" BELOW COMPOST AMENDED LAYER (12" BELOW SOIL SURFACE)

12"

**NOTES:**

- ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
- SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER. SEE NOTE REGARDING PLANTING STEPS FOR STREET TREES.
- COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
- PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 30-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL (6" OF LOOSE WOOD CHIPS AT THE TIME OF PLANTING TO ALLOW SETTLING TO 4").
- SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.) WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 95% PROCTOR TO ENSURE A FIRM SURFACE.
- SEE SECTION 8.2(B) OF THE UMS FOR SOIL AMENDMENT AND INSTRUCTION PROCEDURES FOR STREET TREE PLANTER STRIPS. ALL STREET TREE PLANTER STRIPS SHALL RECEIVE 40% COMPOST AMENDED SOIL TO THE FULL DEPTH OF THE STREET TREE ROOTBALL.

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

**SOIL AMENDMENT AND DEPTH**

DESIGNED BY LINDA LIAN	CHECKED BY COLLEEN BARBER	APPROVED BY LINDA LIAN	CITY STANDARD
FILE NAME F:\WORK\COMMON\STDCITY\STREET\01.02.08	DATE APPROVED 08/02/06	DATE REVISION 08/02/06	SCALE 1:1
			CITY STAMPED 01.02.08a

MULCH

3" HT WATERING BASIN BERM

FERTILIZER TABLETS, 2"-6" DEPTH

TYPE A TOPSOIL

FOLD BURLAP BACK FROM TOP HALF OF ROOT BALL AFTER PLACING SHRUB IN PLANTING PIT

PLANTING PIT SHALL BE A MIN OF TWICE THE ROOTBALL DEPTH

ROOTBALL DEPTH

6" MIN

ROOTBALL WIDTH

6" MIN

6" MIN

6" MIN

6" MIN

PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES THE ROOT-BALL WIDTH AT BASE OF PIT & 3 TIMES ROOTBALL WIDTH AT FINISH GRADE

**SHRUB PLANTING DETAIL**  
NO SCALE

CONTINUOUS OUTER ROW OF PLANTS SPACED "X" ON CENTER AND SET BACK FROM THE PLANTING BED EDGE 2/3 "X"

EDGE OF PLANTING BED

2/3 "X"

TRIANGULAR SPACING WITHIN PLANTING BED

2/3 "X"

SPECIFIED PLANT SPACING="X"

INDIVIDUAL PLANTS REPRESENTED AS: +

**PLANT SPACING DETAIL**  
NO SCALE

**APPROVED**

BY \_\_\_\_\_  
CITY OF PUYALLUP  
ENGINEERING DEPARTMENT

DATE \_\_\_\_\_

**NOTE:** THIS APPROVAL IS VOID AFTER 1 YEAR 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.

**811**

Know what's below.  
Call before you dig.

**CIVIL CONSTRUCTION PERMIT**

REVISIONS	DATE	BY	DESIGNED	CHECKED	APPROVED
			D. BAILEY		
			D. BAILEY		

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

FILE NAME  
P-59504001-LS

JOB No.  
217-9504-001

DATE  
MARCH 2026



**Parametrix**

1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
Ph: 253.604.6600

PROJECT NAME

**PUYALLUP AOB  
URBAN PUYALLUP MIXED USE, LLC**

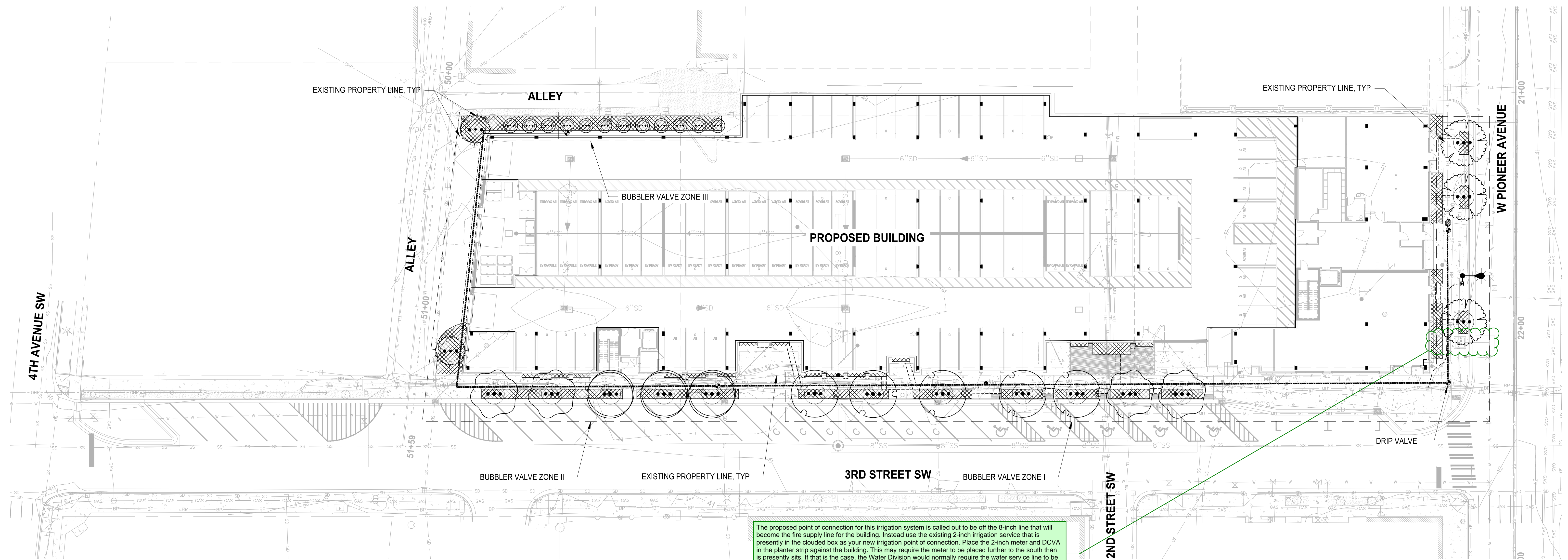
PUYALLUP, WASHINGTON

**LANDSCAPE DETAILS**

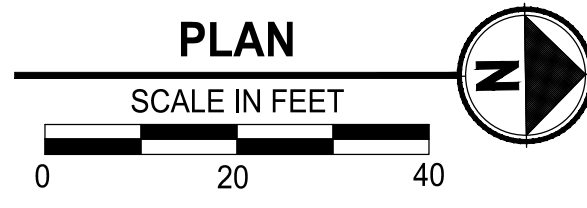
DRAWING NO.  
28 OF 30

**LS-03**

LAYOUT: IRI  
 PATH: u:\P50\Projects\Clients\9504-Puyallup Mixed Use, LLC\217-9504-001\_Puyallup AOB\9504-CADD\DWG  
 PLOTTED BY: bcekeret DATE: Thursday, March 5, 2026 10:35:02 AM



The proposed point of connection for this irrigation system is called out to be off the 8-inch line that will become the fire supply line for the building. Instead use the existing 2-inch irrigation service that is presently in the clouded box as your new irrigation point of connection. Place the 2-inch meter and DCVA in the planter strip against the building. This may require the meter to be placed further to the south than is presently sits. If that is the case, the Water Division would normally require the water service line to be replaced back to the water main so it is one continuous piece of pipe. The existing irrigation service line pipe is 2-inch high density poly (iron pipe size) D-2239-SIDR 7 installed in 2013. To avoid additional work in W Pioneer we will allow this one time exception to install a poly pipe union connection in the sidewalk.



**BUBBLER VALVE CHART**

VALVE #	VALVE SZ	GPM
1	1" PEB	20.00
2	1" PEB	20.00
3	1" PEB	18.00

**DRIP VALVE CHART**

VALVE #	VALVE SZ
1	1" PEB

**IRRIGATION LEGEND:**

- SYMBOL SHRUB BED AREAS
- SYMBOL DRIP IRRIGATION - RAINBIRD XFS16
- SYMBOL BUBBLER IRRIGATION - TWO PER TREE
- SYMBOL IRRIGATION MAINLINE  
2" Dia. Sch. 40 PVC
- SYMBOL IRRIGATION CONDUIT  
4" Dia. Sch. 40 PVC

**SHEET NOTES**

1. REFER TO SHEET IR-02 FOR IRRIGATION NOTES AND DETAILS.
2. CONTRACTOR TO VERIFY WORK LIMITS PRIOR TO BIDDING.
3. CONTRACTOR SHALL VERIFY DESIGN PRESSURE AND FLOW OF EXISTING SYSTEM AND COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING IRRIGATION WORK.
4. CONTRACTOR TO ADD AND/OR DELETE HEADS AS NECESSARY TO OBTAIN UNIFORM COVERAGE WITHIN ALL LANDSCAPE AREAS.

**APPROVED**  
 BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 ENGINEERING DEPARTMENT  
 DATE \_\_\_\_\_  
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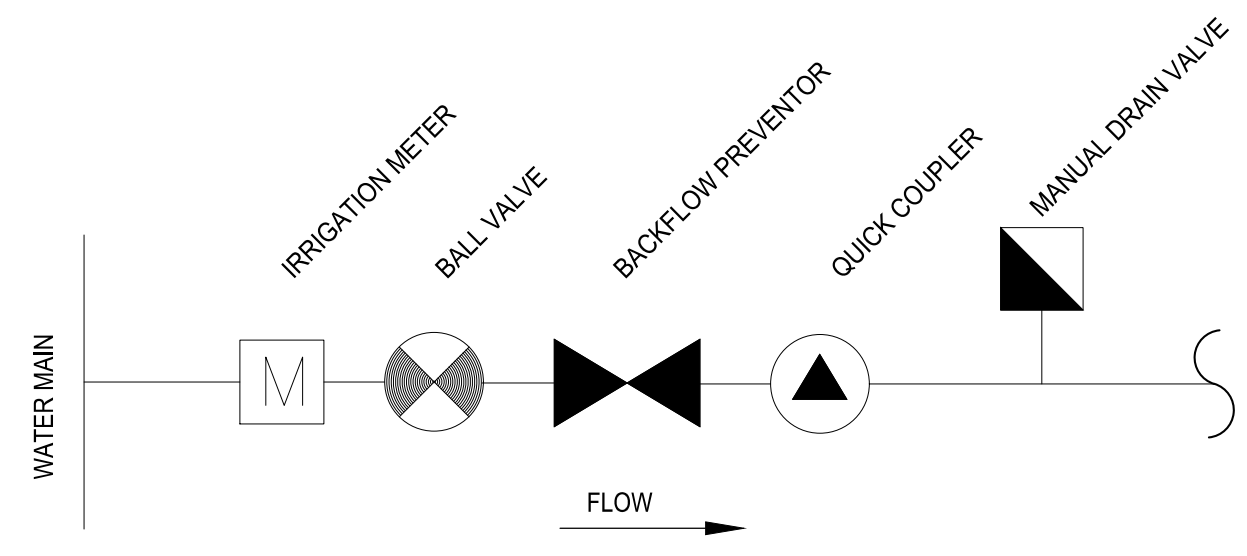
PROJECT NAME  
**PUYALLUP AOB**  
**URBAN PUYALLUP MIXED USE, LLC**  
 PUYALLUP, WASHINGTON

**IRRIGATION PLAN**

DRAWING NO.  
 29 OF 30  
**IR-01**

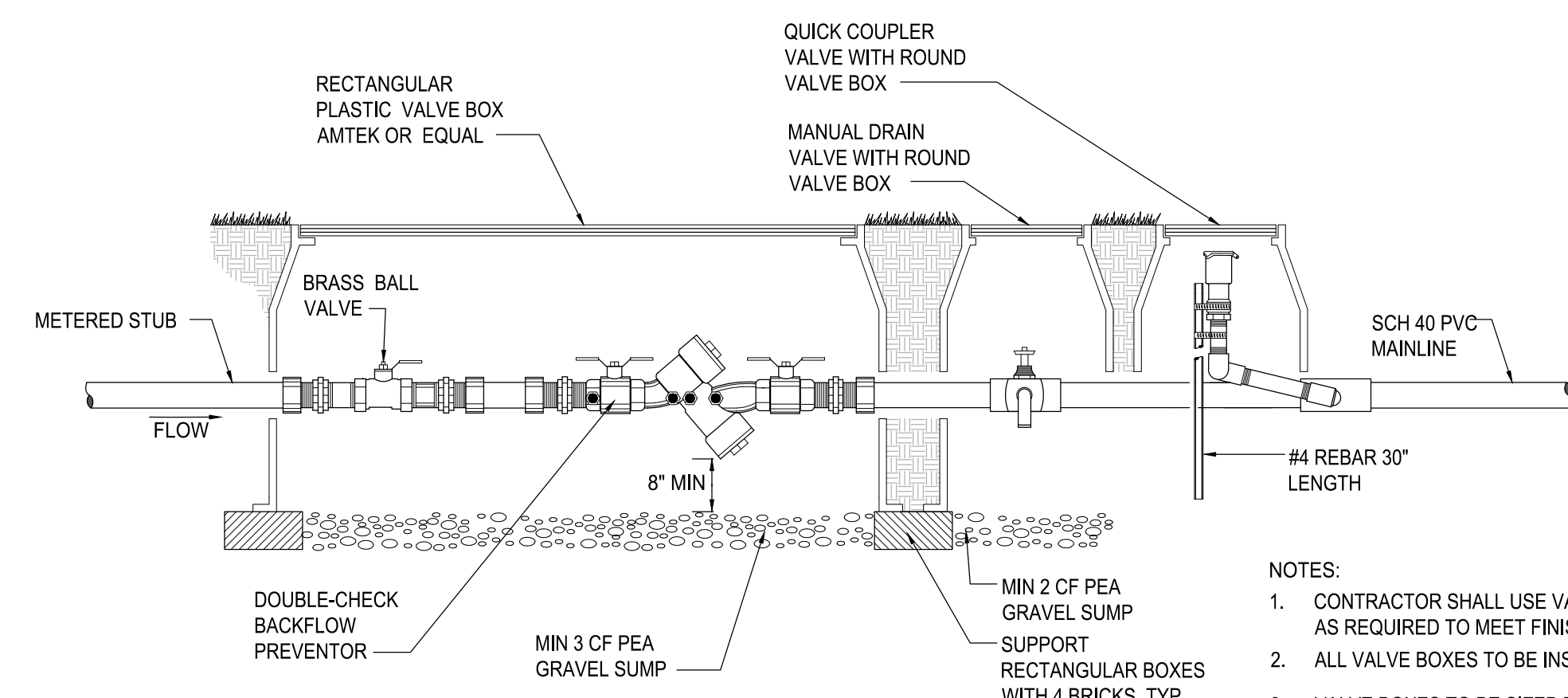
REVISIONS	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED
			D. BAILEY	D. BAILEY		

**ONE INCH AT FULL SCALE.**  
**IF NOT, SCALE ACCORDINGLY**  
 FILE NAME  
 P59504001-IR  
 JOB No.  
 217-9504-001  
 DATE  
 MARCH 2026



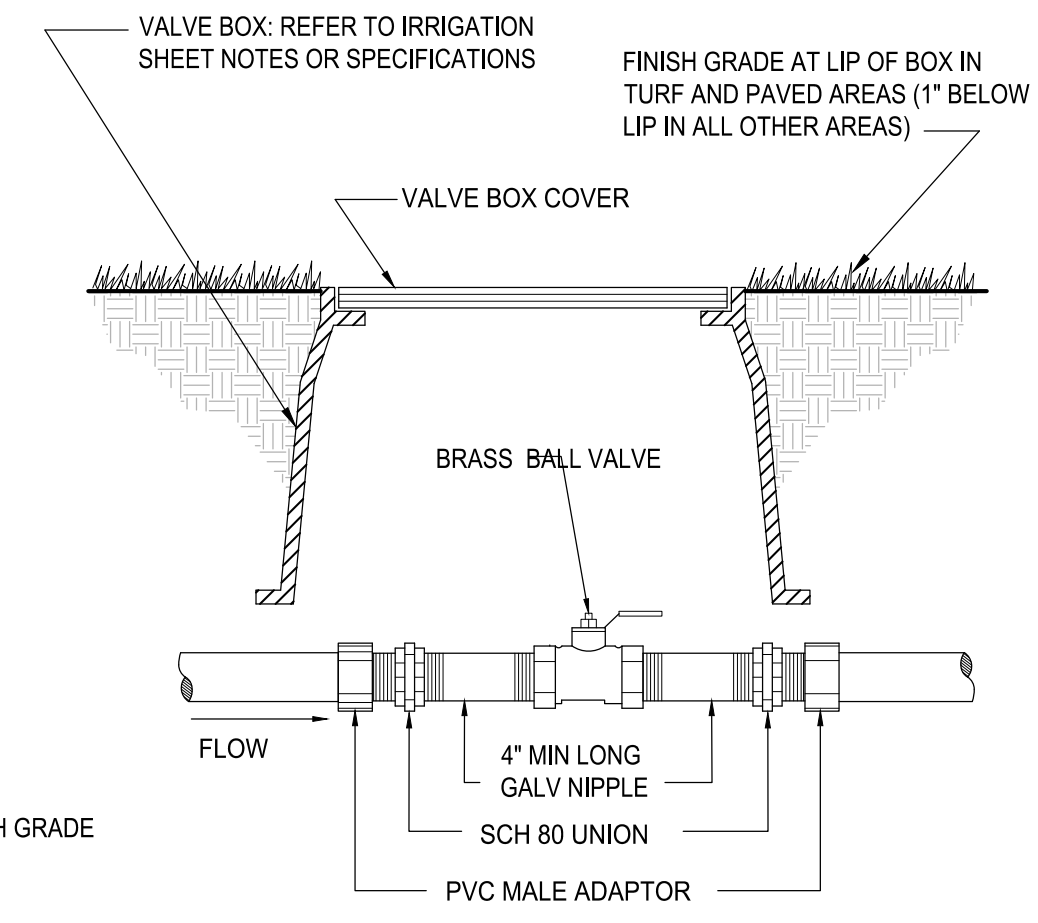
**SCHEMATIC POINT OF CONNECTION #1 ASSEMBLY**

NO SCALE



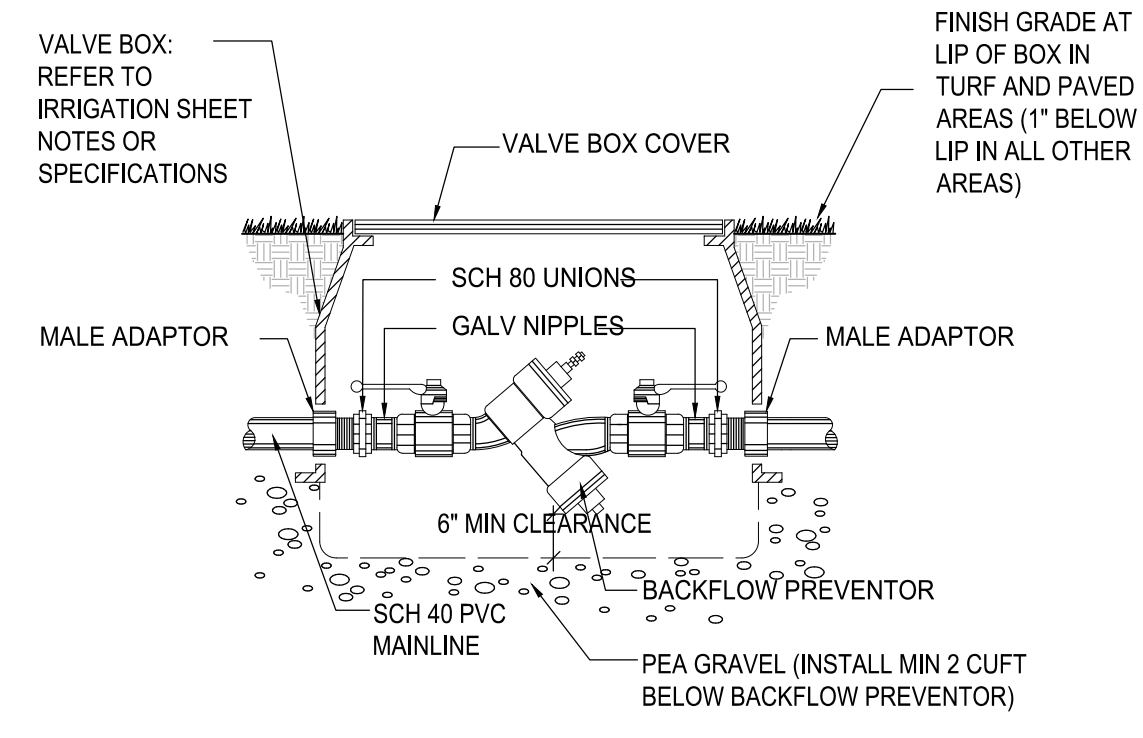
**POINT OF CONNECTION**

NO SCALE



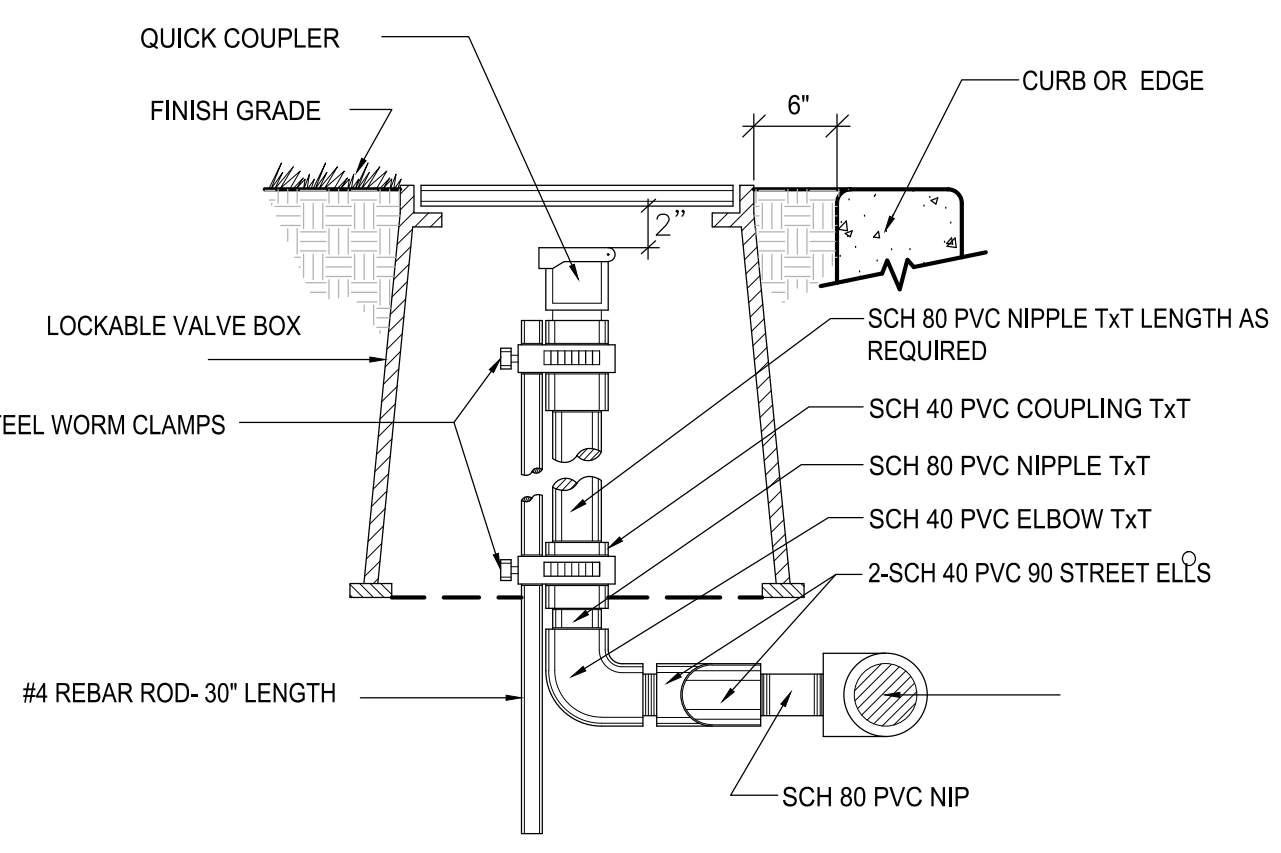
**BALL VALVE**

NO SCALE



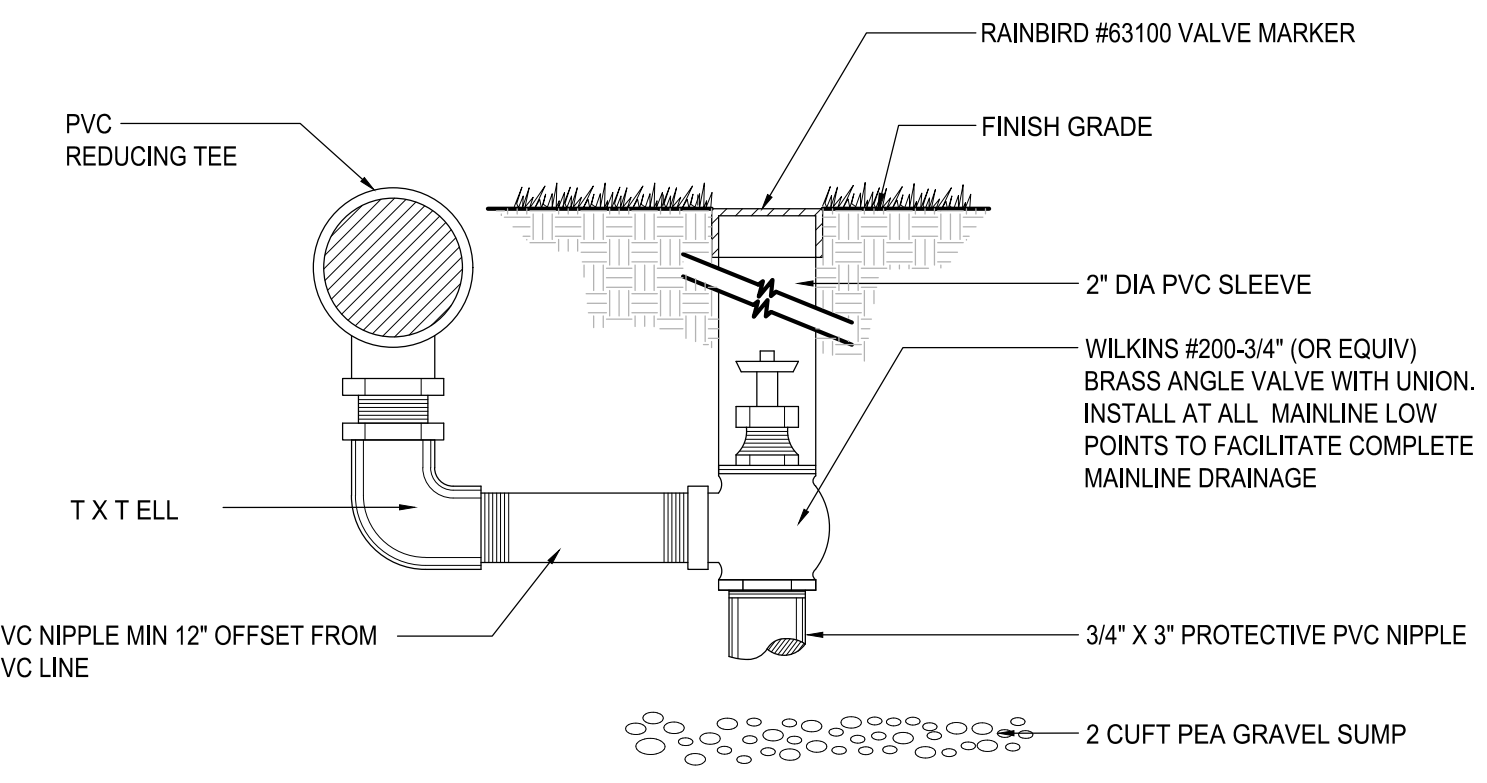
**DOUBLE CHECK VALVE**

NO SCALE



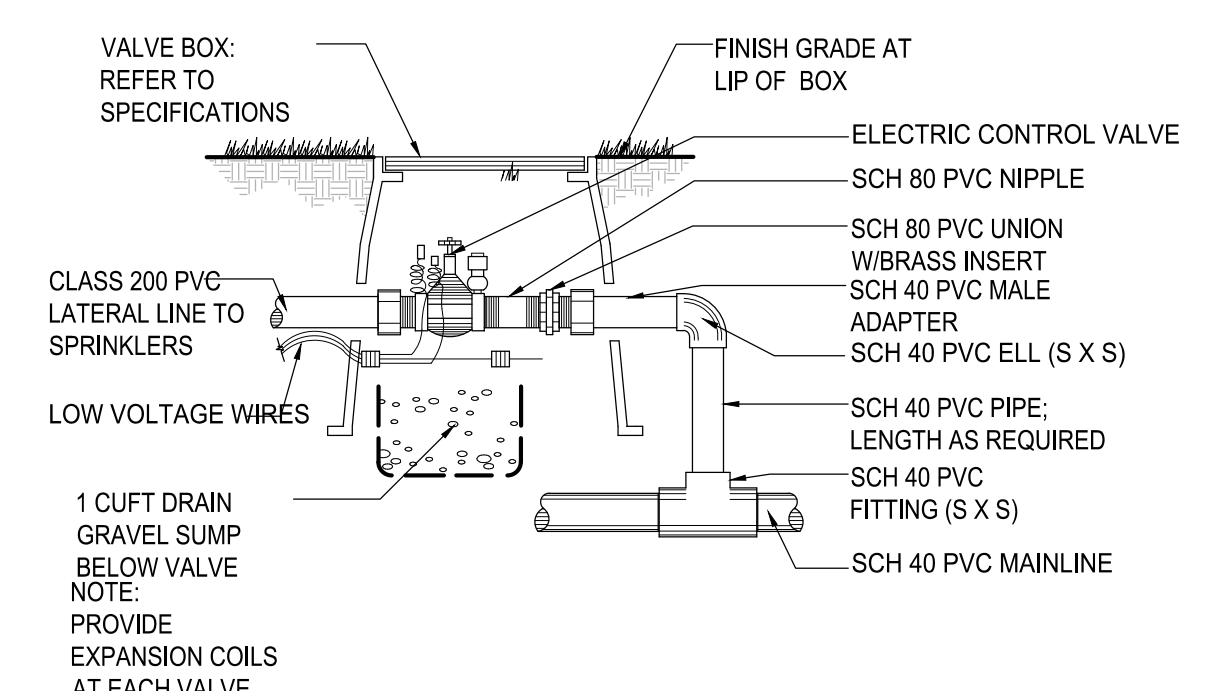
**QUICK COUPLER VALVE**

NO SCALE



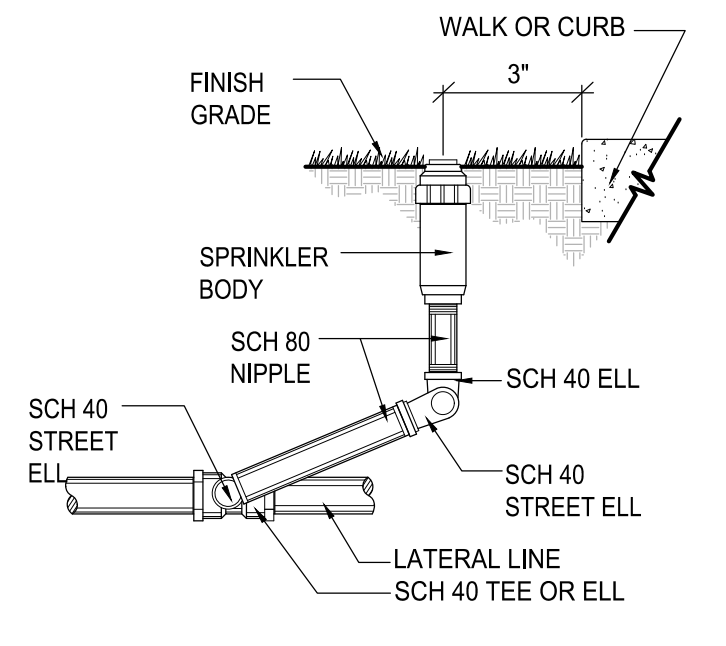
**MANUAL DRAIN VALVE ASSEMBLY**

NO SCALE



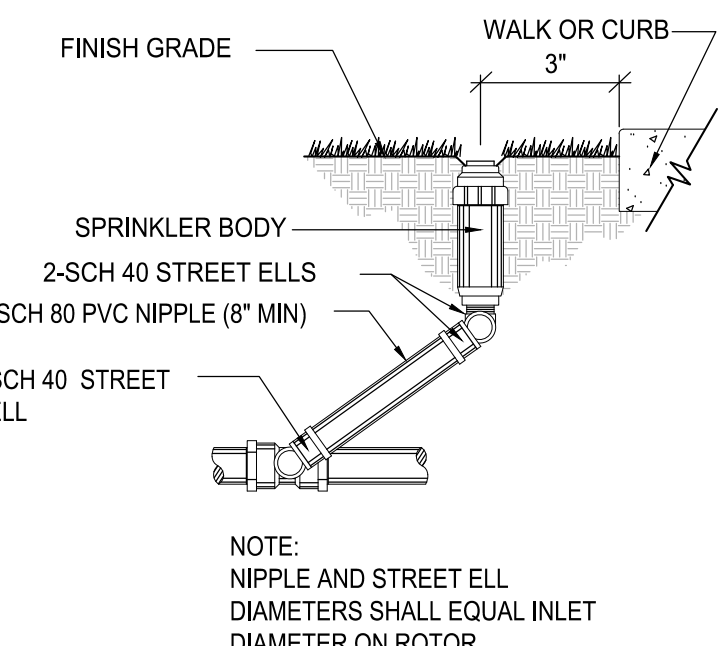
**ELECTRONIC CONTROL VALVE**

NO SCALE



**POP UP SPRINKLER**

NO SCALE



**ELECTRONIC CONTROL VALVE**

NO SCALE

**IRRIGATION IMPROVEMENTS - GENERAL NOTES**

- REFER TO THIS SHEET FOR IRRIGATION SYSTEM INSTALLATION DETAILS.
- CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL MAINTAIN PIPE FLOWS 5 FPS OR LESS.
- ALL IRRIGATION CONDUITS SHALL BE A MINIMUM OF 2X THE DIAMETER OF THE PIPE(S) WITHIN SLEEVE.
- ANY DISCREPANCIES IN LINE SIZING SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP FOR HIS/HER RESPECTIVE WORK, DAILY AND AT PROJECT CLOSE-OUT.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AND/OR QUALIFIED INSTALLERS/TRADES ACCEPTABLE TO THE SOLE SATISFACTION OF THE ENGINEER AND AT NO COST TO THE OWNER.
- ALL PIPING UNDER HARD SURFACES (INCLUDES CONCRETE, ASPHALT, CRUSHED GRAVEL) SHALL BE SLEEVED WITHIN A SCH. 40 PVC CONDUIT EXTENDING 12 INCHES BEYOND HARD SURFACE EDGE AT 18\"/>
- ALL CONTROL WIRING NOT IN MAINLINE TRENCH SHALL BE BURIED WITHIN PVC CONDUIT. CONDUIT SHALL BE PLACED 18\"/>
- PIPE SIZE SHALL BE THE SAME ON BOTH SIDES OF VALVES.
- LOCATE ALL VALVES WITHIN ONE (1) FOOT OF THE MAINLINE.
- WHERE TWO OR MORE PIPES SHARE THE SAME TRENCH, MAINTAIN A 4\"/>
- IRRIGATION SITE PLAN IS SCHEMATIC. IRRIGATION PLUMBING AND EQUIPMENT SHALL BE INSTALLED IN LAWN OR SHRUB BED AREAS AND WITHIN PROPERTY BOUNDARIES. THE CONTRACTOR SHALL CONSIDER ALL SITE FEATURES IN THE INSTALLATION OF IRRIGATION IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL IRRIGATION EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM. FIELD VERIFY ALL EXISTING EQUIPMENT LOCATIONS AND REPORT ANY INCONSISTENCIES TO LANDSCAPE ARCHITECT.
- ALL PVC SOLVENT WELDS WILL BE MADE AS A TWO-STEP PROCESS W/ SEPARATE PRIMER AND GLUE APPLICATIONS. ALL GLUE SHALL BE MANUFACTURED FOR IRRIGATION AND CONDUIT ASSEMBLY ONLY. NO \"ONE-STEP\" GLUE SHALL BE ALLOWED. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO USE. USE.
- CONTRACTOR SHALL VERIFY ALL LOCATIONS AND SIZES OF IRRIGATION SLEEVES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF ANY ADDITIONAL SLEEVING OR UPSIZING REQUIRED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE CONTROLLER LOCATIONS AND POWER SOURCES WITH CITY AND GENERAL CONTRACTOR PRIOR TO COMMENCING WORK.

**APPROVED**

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

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

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PATH: U:\9504\Projects\Clients\9504-Puyallup\_Mixed\_Use\_LLC\217-9504-001-Puyallup\_AOB\9504-CADD\DWG - PLOTTED BY: bencelvat DATE: Thursday, March 5, 2026 10:35:03 AM LAYOUT: IR2

REVISIONS	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED
			D. BAILEY	D. BAILEY		

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FILE NAME: P59504001-IR  
JOB No.: 217-9504-001  
DATE: MARCH 2026



**Parametrix**  
1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
Ph: 253.604.6600

PROJECT NAME

**PUYALLUP AOB  
URBAN PUYALLUP MIXED USE, LLC  
PUYALLUP, WASHINGTON**

**IRRIGATION NOTES & DETAILS**

DRAWING NO.  
30 OF 30

**IR-02**