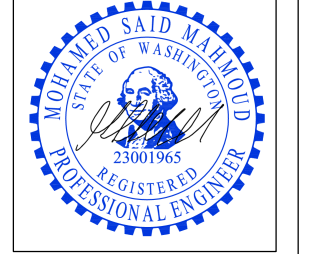


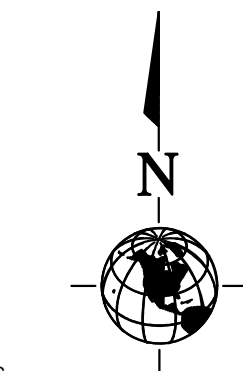
813 10TH AVE SW PUYALLUP

PRRNSF20251517

NOTE THAT THIS PROPERTY IS LOCATED IN THE AE FLOOD ZONE AND THE BASE FLOOD ELEVATION IS 35'. THE RESIDENCE IS TO HAVE A FINISHED FLOOR ELEVATION OF 36', TO BE VERIFIED IN FIELD BY THE SURVEY TEAM DURING CONSTRUCTION.



Number	Date	Revised By	Description



ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE CITY INSPECTOR AS NEEDED

WATER IMPROVEMENTS KEY NOTES
 1. WATER SERVICE TO BUILDING PER STANDARD 03.03.04
SS IMPROVEMENTS KEY NOTES
 1. 29" LF 8" PVC SDR-35 S=2% CONNECT TO BUILDING PLUMBING WITH C.O.2 MAX OFF BUILDING

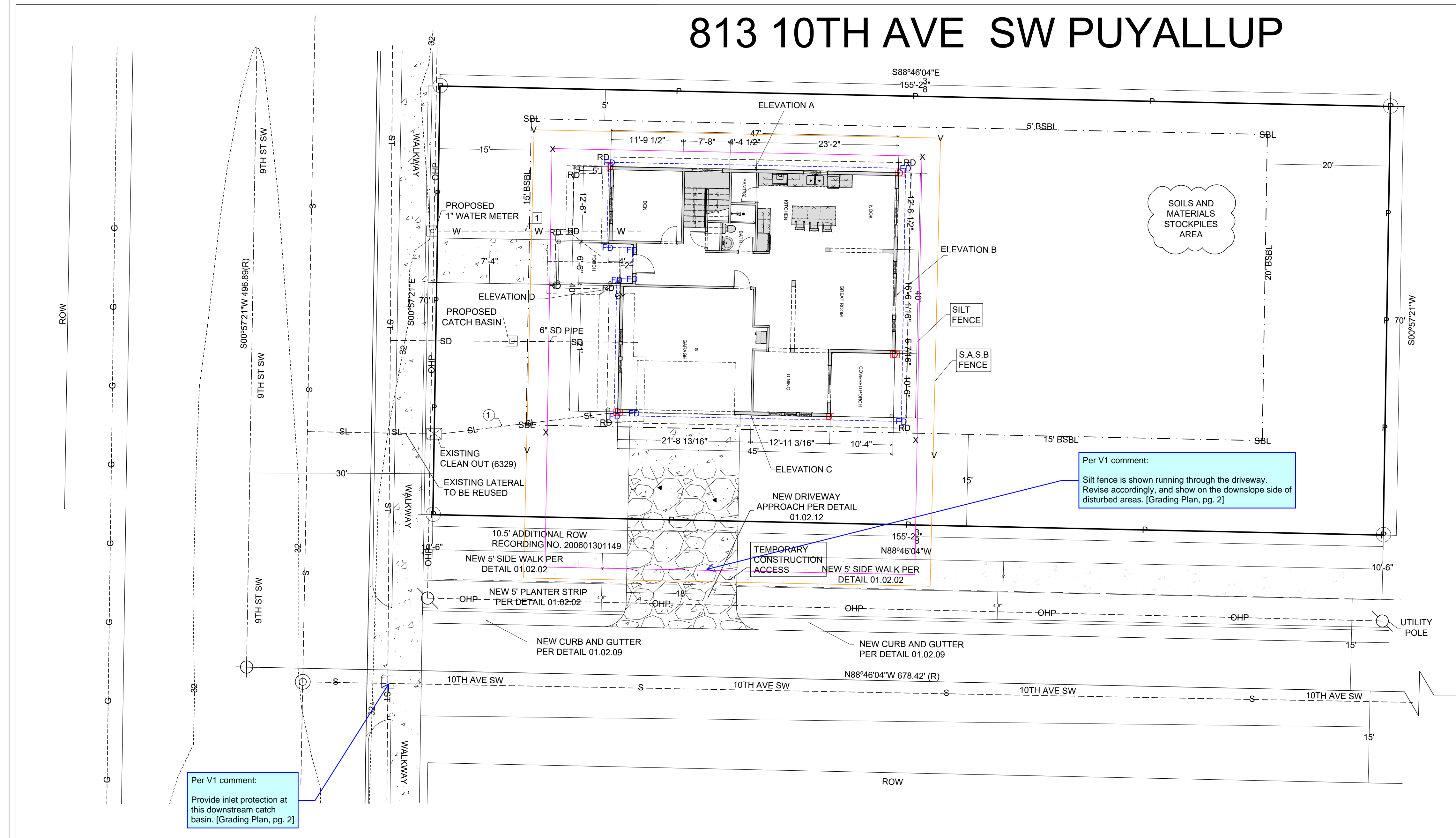
"IF AT ANY TIME DURING CONSTRUCTION IT IS DETERMINED BY THE CITY THAT MUD AND DEBRIS ARE BEING TRACKED ONTO PUBLIC STREETS WITH INSUFFICIENT CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL THIS CONDITION IS CORRECTED. THE CONTRACTOR AND/OR THE OWNER SHALL IMMEDIATELY TAKE ALL STEPS NECESSARY TO PREVENT FUTURE TRACKING OF MUD AND DEBRIS INTO THE PUBLIC ROW, WHICH MAY INCLUDE THE INSTALLATION OF A WHEEL WASH FACILITY ON-SITE."

"CONTRACTOR SHALL DESIGNATE A WASHINGTON DEPARTMENT OF ECOLOGY CERTIFIED EROSION AND SEDIMENT CONTROL LEAD PERSON AND SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT."

"SEDIMENT-LADEN RUNOFF SHALL NOT BE ALLOWED TO DISCHARGE BEYOND THE CONSTRUCTION LIMITS."

All disturbed pervious surfaces shall receive soil amendments per city standard 01.02.08A

NOTE THAT THIS PROPERTY IS LOCATED IN THE AE FLOOD ZONE AND THE BASE FLOOD ELEVATION IS 35.8'. THE RESIDENCE IS TO HAVE A FINISHED FLOOR ELEVATION OF 37', TO BE VERIFIED IN FIELD BY THE SURVEY TEAM DURING CONSTRUCTION.



Per V1 comment:
Silt fence is shown running through the driveway. Revise accordingly, and show on the downslope side of disturbed areas. [Grading Plan, pg. 2]

Per V1 comment:
Provide inlet protection at this downstream catch basin. [Grading Plan, pg. 2]

WET WEATHER NOTES

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

EROSION AND SEDIMENT CONTROL NOTES

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

SITE PLAN NARRATIVE

OWNER: HOUT DAVITH & KAING SREVPICH
 PARCEL #580520702
 ZONE RS-68
 LOT AREA 10860 SQ.FT.
 921 9TH ST SW
 PUYALLUP, WA 98371
 RTSQQ 04-20-31-21

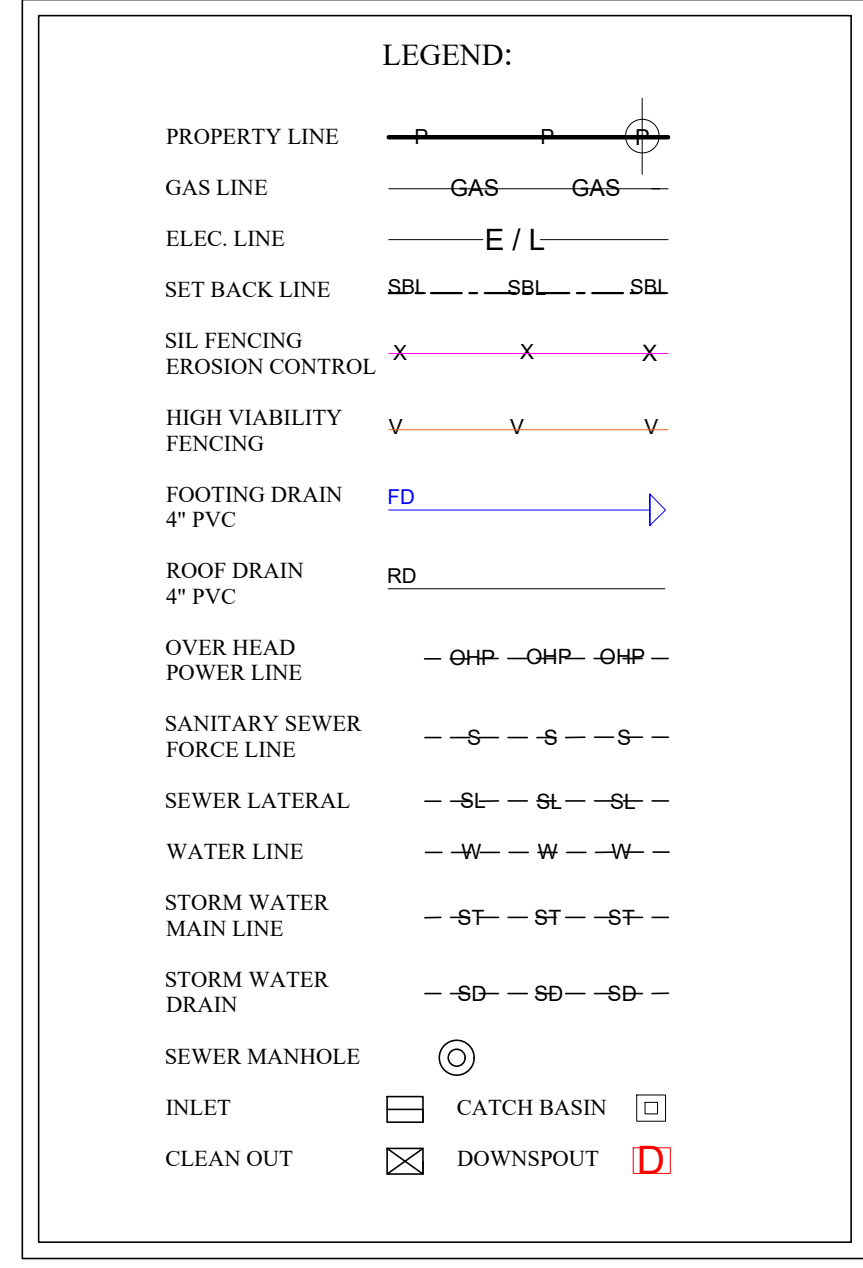
LEGAL DESCRIPTION

SECTION 33 TOWNSHIP 20 RANGE 04 QUARTER 21
 MAPLEWOOD 2ND L 2 OF S P 2006-10-27-5001
 EASE OF REC-OUT OF 270-0 SEG 2007-0408 11/14/06CL

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

- BMP C105: STABILIZED CONSTRUCTION ENTRANCE/EXIT
- BMP C106: WHEEL WASH
- BMP C107: CONSTRUCTION ROAD / PARKING AREA STABILIZATION
- BMP C103: HIGH VISIBILITY PLASTIC OR METAL FENCE
- BMP C233: SILT FENCE
- BMP C149: DUST CONTROL
- BMP C125: PLASTIC COVERING
- BMP C202: CHANNEL LINING
- BMP C222: NETS AND BLANKETS
- BMP C209: OUTLET PROTECTION
- BMP T101: TREE PROTECTION

SQUARE FOOTAGE OF:	SQ.FT.
PROPOSED RESIDENCE FOOT PRINT INCLUDING ROOF OVERHANG	2098
PROPOSED NEW LOT DRIVEWAY	282
PROPOSED NEW DRIVEWAY APPROACH	322
PROPOSED NEW WALKWAY	131
PROPOSED NEW WALKWAY APPROACH	10
PROPOSED HARDSCAPE AREA	2511
PARCEL SIZE	10860
TOTAL PROPOSED SQ.FT. IMPERVIOUS	2511
TOTAL PROPOSED IMPERVIOUS PERCENTAGES	23.1%
PROPOSED LOT COVERAGE PERCENTAGES	2098 SQ.FT. 19.31%
PERCENTAGE OF LOT COVERAGE ALLOWED	45%
PROPOSED NEW FAR	0.19
FAR ALLOWED	0.55
FRONT SETBACK MINIMUM 20'	
INTERIOR SETBACK MINIMUM 5'	
REAR SETBACK MINIMUM 20'	
STREET SETBACK MINIMUM 15'	
ELEVATION A: 32.9'	
ELEVATION B: 32.2'	
ELEVATION C: 32.4'	
ELEVATION D: 32.1'	
AVERAGE OF GRADE ELEVATIONS: 32.9'	
TOP OF ROOF ELEVATIONS: 65'-1"	
HIGHEST RIDGE: 30'-9"	
ALLOWABLE HEIGHT: 30' FOR SINGLE FAMILY STRUCTURES / 20' ALL STRUCTURES OTHER THAN SFI	



813 10TH AVE SW
 PUYALLUP

DRAWINGS PROVIDED BY:
 JMD ENGINEERING AND PERMITTING LLC
 2000 10TH AVE SW
 PUYALLUP, WA 98371
 (206)566-2109 (415)520-9294

DATE:
 04/07/26

SCALE:
 1"=10'

SHEET:
 SITE PLAN
 2/7



Elevations on this sheet have not been updated to reflect the corrected existing grades. Additionally, see the comment made on page 7 of the drainage report regarding grading/filing in the floodplain. (Grading Plans, pg. 4)

GRADE 2%
10 FT
FROM THE
RESIDENCE

FINISHED FLOOR
EL=37.00

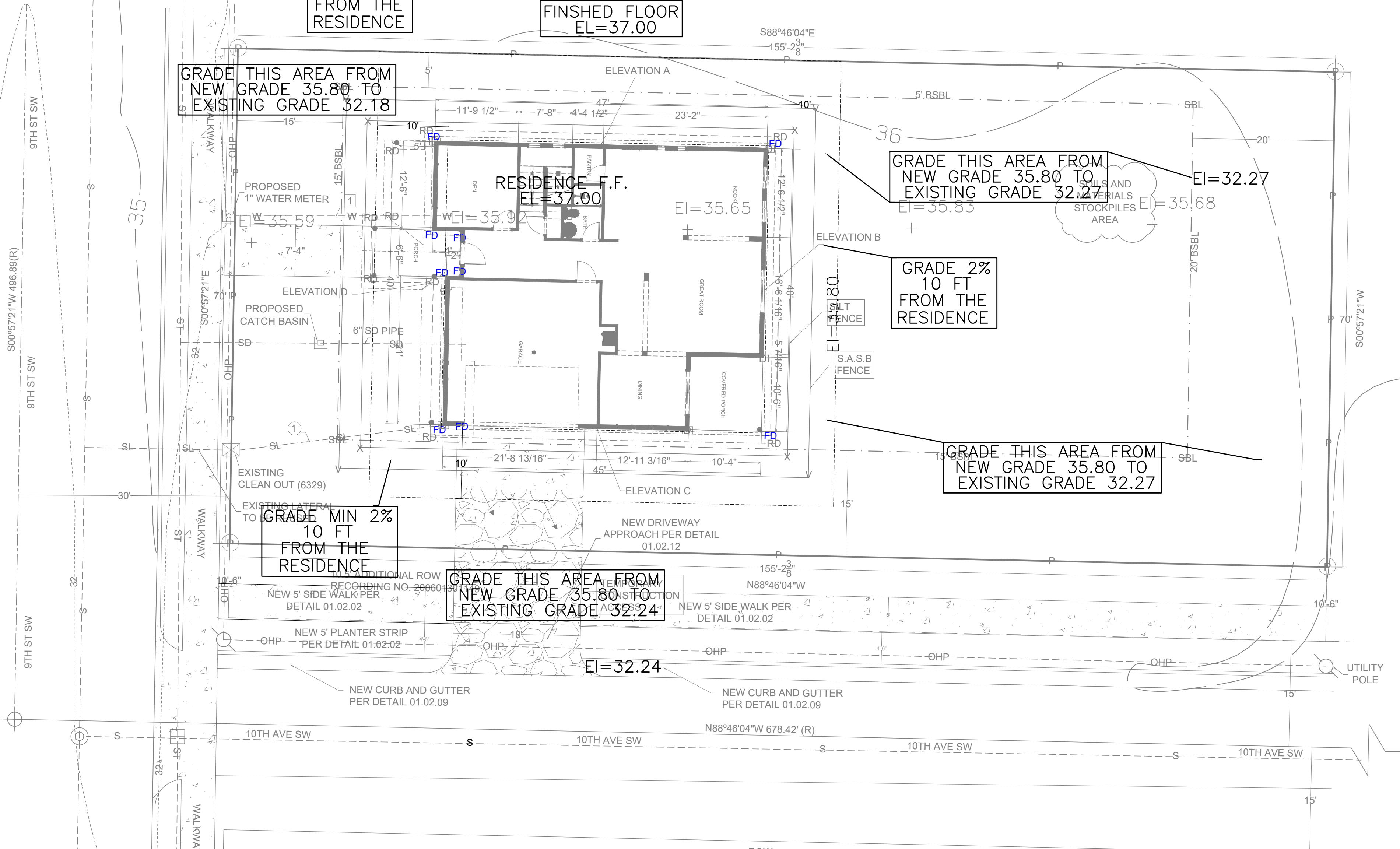
PROPOSED GRADING PLAN

PRRNSF20251517

NOTE THAT THIS PROPERTY IS LOCATED IN THE AE FLOOD ZONE AND THE BASE FLOOD ELEVATION IS 35.8'. THE RESIDENCE IS TO HAVE A FINISHED FLOOR ELEVATION OF 37'. TO BE VERIFIED IN FIELD BY THE SURVEY TEAM DURING CONSTRUCTION.

STORMWATER PLAN NOTES (PUYALLUP - SECTION 207)
ALL STORM DRAINAGE FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PUYALLUP PUBLIC WORKS ENGINEERING & CONSTRUCTION STANDARDS, INCLUDING SECTION 207 - STORMWATER PLAN NOTES, AND THE MOST CURRENT ADOPTED STORMWATER MANAGEMENT MANUAL. STORMWATER SYSTEMS SHALL BE CONSTRUCTED TO PROVIDE SAFE CONVEYANCE OF RUNOFF WITHOUT CAUSING FLOODING, EROSION, OR DAMAGE TO PUBLIC OR PRIVATE PROPERTY.
ALL STORM SEWER PIPE MATERIALS, FITTINGS, STRUCTURES, AND APPURTENANCES SHALL CONFORM TO CITY OF PUYALLUP APPROVED STANDARDS AND DETAILS. MANHOLES, CATCH BASINS, AND STORM STRUCTURES SHALL BE CONSTRUCTED PER CITY STANDARD DETAILS AND SHALL INCLUDE APPROVED LIDS, FRAMES, AND GRATES AS REQUIRED. ALL STRUCTURES SHALL MEET CURRENT WSDOT AND CITY SPECIFICATIONS WHERE APPLICABLE.
ALL STORM DRAINAGE PIPES SHALL BE TESTED IN ACCORDANCE WITH APPLICABLE CITY STANDARDS AND REFERENCED SPECIFICATIONS, INCLUDING LEAKAGE TESTING REQUIREMENTS AND INSPECTION PRIOR TO ACCEPTANCE.
STORMWATER FACILITIES SHALL BE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE AND PROPER OUTFALL CONDITIONS, AND SHALL NOT DISCHARGE TO ADJACENT PROPERTIES IN A MANNER THAT CREATES NUISANCE OR EROSION.
STORMWATER FACILITIES SHALL BE LOCATED WITHIN DEDICATED EASEMENTS OR TRACTS AS REQUIRED BY THE CITY, AND SHALL REMAIN ACCESSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR. DUAL WALL OR APPROVED PIPE MATERIALS (INCLUDING POLYPROPYLENE WHERE PERMITTED) SHALL BE USED WHERE SPECIFIED BY THE CITY STANDARDS. ALL STORMWATER STRUCTURES GREATER THAN SPECIFIED DEPTH THRESHOLDS SHALL COMPLY WITH CITY REQUIREMENTS FOR SAFE ACCESS AND STRUCTURAL CONFIGURATION.
MANHOLE RINGS AND COVERS SHALL CONFORM TO THE CITY OF PUYALLUP ADOPTED STANDARD DETAILS AND CURRENT APPROVED MANUFACTURER SPECIFICATIONS. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NPDES REQUIREMENTS, INCLUDING POLLUTION PREVENTION AND EROSION CONTROL MEASURES DURING CONSTRUCTION.
ANY DEVIATIONS FROM APPROVED PLANS OR CITY STANDARDS SHALL REQUIRE WRITTEN APPROVAL FROM THE CITY OF PUYALLUP DEVELOPMENT ENGINEERING DIVISION PRIOR TO INSTALLATION.

ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE CITY INSPECTOR AS NEEDED



WET WEATHER NOTES

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2. STOCKPILES AND STEEP CUT AND HILL SLOPES ARE TO BE PROTECTED IS UNWORKED FOR MORE THAN 12 HOURS.
3. COVER MATERIALS SUFFICIENT TO COVER ALL DISTURBED AREAS SHALL BE STOCKPILED ON SITE.
4. ALL AREAS THAT ARE TO BE UNWORKED DURING THE WET SEASON SHALL BE SEEDED WITHIN ONE WEEK OF BEGINNING OF THE WET SEASON.
5. MULCH IS REQUIRED TO PROTECT ALL SEEDED AREAS.
6. FIFTY LINEAR FEET OF SILT FENCE, AND NECESSARY STAKES PER ACRE OF DISTURBANCE ARE TO BE STOCKPILED ON SITE.
7. CONSTRUCTION ROAD AND PARKING LOT STABILIZATION ARE REQUIRED FOR ALL SITES UNLESS THE SITE IS UNDERLAIN BY COARSE GRAINED SOIL.
8. SEDIMENT RETENTION IS REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED SEASON.
9. SURFACE WATER CONTROLS ARE REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW.
10. PHASING AND MORE CONSERVATIVE MEASURES MUST BE EVALUATED FOR CONSTRUCTION ACTIVITY NEAR SURFACE WATERS.
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12. MAINTENANCE REVIEW OF TESC FACILITIES SHALL BE WEEKLY THROUGH THE WET SEASON.

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SITE PLAN NARRATIVE

OWNER: HOUT DAVITH & KAING SREYKICH
PARCEL: 65305202702
ZONE: RS-48
LOT AREA: 10860 SQ.FT.
921 9TH ST SW
PUYALLUP, WA 98371
RTSQQ 04-20-33-21

LEGAL DESCRIPTION

SECTION 33 TOWNSHIP 20 RANGE 04 QUARTER 21
MAPLEWOOD 2ND L 2 OF S P 2006-10-27-5001
EASE OF REC OUT OF 270-0 SEG 2007-0408 11/14-06CL

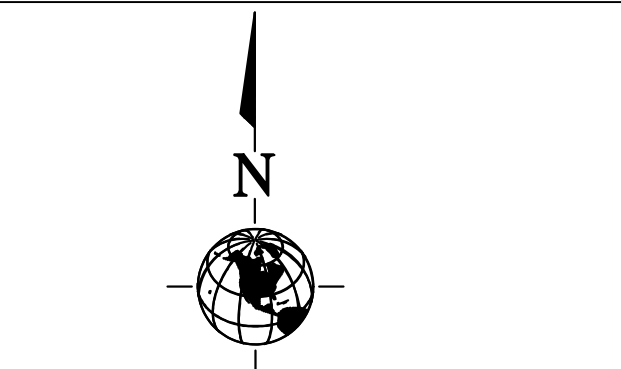
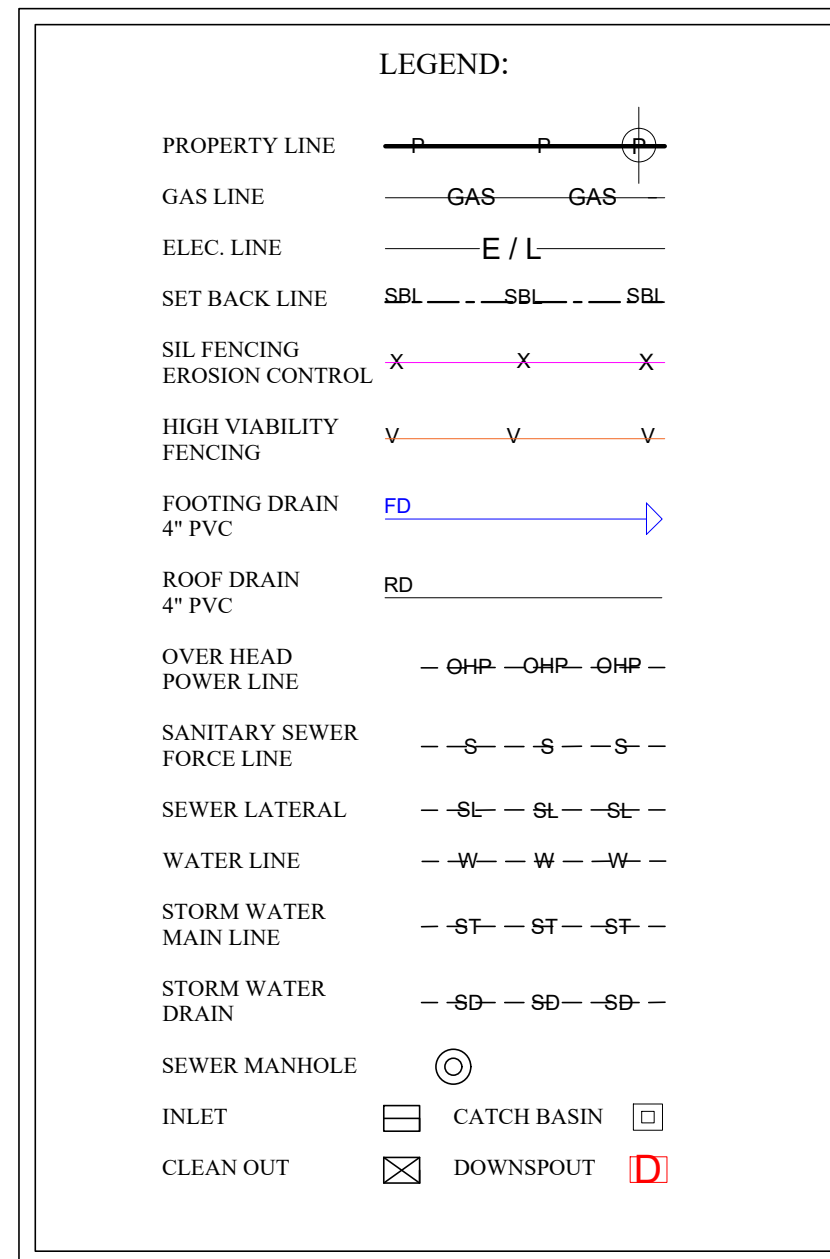
SUBDIVISION

MAPLEWOOD 2ND

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

- BMP C105: STABILIZED CONSTRUCTION ENTRANCE/EXIT
- BMP C106: WHEEL WASH
- BMP C107: CONSTRUCTION ROAD / PARKING AREA STABILIZATION
- BMP C103: HIGH VISIBILITY PLASTIC OR METAL FENCE
- BMP C233: SILT FENCE
- BMP C140: DUST CONTROL
- BMP C123: PLASTIC COVERING
- BMP C202: CHANNEL LINING
- BMP C122: NETS AND BLANKETS
- BMP C209: OUTLET PROTECTION
- BMP T101: TREE PROTECTION

SQUARE FOOTAGE OF-	SQ.FT.
PROPOSED RESIDENCE FOOT PRINT INCLUDING ROOF OVERHANG	2098
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AVERAGE OF GRADE ELEVATION: 32.3'	
TOP OF ROOF ELEVATIONS: 63'-1"	
HIGHEST RIDGE: 30.9'	
ALLOWABLE HEIGHT: 30' FOR SINGLE FAMILY STRUCTURES / 20' ALL STRUCTURES OTHER THAN SFH	



All disturbed pervious surfaces shall receive soil amendments per city standard 01.02.08A

NOTE THAT THIS PROPERTY IS LOCATED IN THE AE FLOOD ZONE AND THE BASE FLOOD ELEVATION IS 35.8'. THE RESIDENCE IS TO HAVE A FINISHED FLOOR ELEVATION OF 37'. TO BE VERIFIED IN FIELD BY THE SURVEY TEAM DURING CONSTRUCTION.



Revision Number	Date	Revised By	Description

813 10TH AVE SW
PUYALLUP

DRAWINGS PROVIDED BY:
JIMDESIGNS AND PERMITTING LLC
JIMDESIGNSANDPERMITTING.COM
(206)665-2109 (415)620-3284

DATE:

04/07/26

SCALE:
1"=10'

SHEET:

SITE PLAN
4/7

