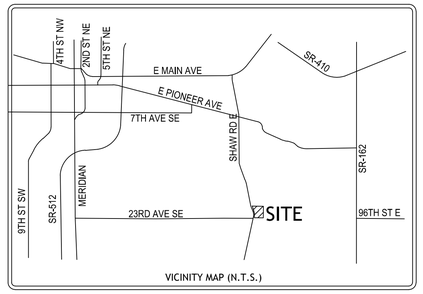
NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



VICINITY MAP (N.T.S.)

N

CSG

0 25' 50' 100'
SCALE: 1"=50'



SURVEY INFORMATION:

HORIZONTAL DATUM AND BASIS OF BEARINGS:
NAD 83/91.
BASIS OF BEARINGS BEING N45°56'37"E, 7553.66' BETWEEN PIERCE COUNTY MONUMENTS PCWGS-463 (SW COR. S35, T20N, R4E, WM) AND PCWGS-86 (NE COR. S35, T20N, R4E, WM).

VERTICAL DATUM:
NAVD88 ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) USING NGS GEOID 2012B.

TAX PARCEL NUMBER - ADDRESS - LOT AREA:
0420354039 - 2007 SHAW RD - 320,127.14± S.F. (7.35± AC)

DATES OF SURVEY:
THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON 2/8/2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY AND FEBRUARY OF 2022.

FLOOD INFORMATION:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FLOOD INSURANCE RATE MAP (FIRM) NO. 53053C0342E PANEL 342 OF 1375, DATED 3/7/2017. THE SUBJECT PROPERTY IS IN ZONE X (UNSHADED), AN AREA OF MINIMAL FLOOD HAZARD.

LEGAL DESCRIPTION:

FOR APN/PARCEL ID(S): 042035-4039:
THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY,
WASHINGTON, LYING EASTERLY OF SHAW ROAD; EXCEPT THAT PORTION CONVEYED TO THE CITY OF PUYALLUP BY INSTRUMENT RECORDED OCTOBER 2, 1991 UNDER RECORDING NO. 9110020348, RECORDS OF PIERCE COUNTY, WASHINGTON; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF PUYALLUP BY INSTRUMENT RECORDED OCTOBER 22, 2009 UNDER RECORDING NO. 200910220021, RECORDS OF PIERCE COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

GENERAL SITE DATA:

*SEE SHEET 3 FOR LIST OF MASTER SITE PLAN DEVELOPMENT STANDARDS.

ADDRESS:	2007 SHAW RD
TAX PARCEL ID:	0420354039
EXISTING ZONING:	RS-10 LOW URBAN DENSITY SINGLE FAMILY
GROSS SITE AREA:	320,127± SF (7.35± AC)
WETLAND AREA	4,367 SF (0.10 AC)
PUBLIC ROAD R.O.W.	55,940 SF (1.28 AC)
MINIMUM DENSITY:	NO MINIMUM
MAXIMUM DENSITY:	4 DU/AC (29 LOTS MAX)
SITE DENSITY:	25 DU / 6.44 NET ACRES = 3.9 DU/AC
SMALLEST PROPOSED LOT:	5,165 SF (LOT 22)
LARGEST PROPOSED LOT:	11,338 SF (LOT 6)

PROPOSED BUILDING SETBACKS:

FRONT:	10 FT
GARAGE:	20 FT
INTERIOR SIDE YARD:	5 FT
STREET SIDE YARD:	15 FT
REAR YARD:	10 FT

CRITICAL AREA NOTES

1. TRACT A, C, & D

THESE TRACTS CONTAIN A STEEP SLOPE/LANDSLIDE HAZARD AND/OR EROSION HAZARD AREA. THESE AREAS ARE PRONE TO MASS LAND MOVEMENT AND/OR SOIL EROSION. RETENTION OF VEGETATION AND LAND COVERED BY VEGETATION IS KEY TO PREVENTING IMPACTS TO LIFE, STRUCTURES AND IMPROVEMENTS IN THESE AREAS. MODIFICATION OF LAND OR VEGETATION AND/OR ENCROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR GOVERNMENT APPROVAL.

2. TRACT C

THIS TRACT CONTAINS A WETLAND AND/OR WETLAND BUFFER THAT IS PROTECTED BY FEDERAL, STATE AND LOCAL REGULATIONS. A WETLAND IS A PERMANENTLY, SEMI-PERMANENTLY, OR SEASONALLY FLOODED AREA OF LAND WITH A DISTINCT ECOSYSTEM BASED ON HYDROLOGY, HYDRIC SOILS, AND VEGETATION ADAPTED FOR LIFE IN WATER SATURATED SOILS. WETLANDS PROVIDE NUMEROUS BENEFITS TO THE NATURAL ENVIRONMENT INCLUDING WATER QUALITY, FLOOD CONTROL, WILDLIFE HABITAT, SHORELINE STABILITY, AND AESTHETIC VALUES. MODIFICATION OF LAND OR VEGETATION AND/OR ENCROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR GOVERNMENT APPROVAL.

ESTIMATED EARTHWORK:

CUT: 28,302 CY
FILL: 31,101 CY
NET: 2,799 CY (CUT)

EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDENT ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHOULD PERFORM INDEPENDENT ESTIMATE FOR BIDDING.

LEGEND

	EXISTING	PROPOSED
CURB AND GUTTER		
BARRIER CURB		
CONCRETE		
ASPHALT		
GRIND AND OVERLAY		
LANDSCAPING AREA		
SAWCUT LINE		
CONCRETE JOINT		
PAINT STRIPING		
DIRECTIONAL ARROW		
BOLLARD		
SIGN		
BUILDING LINE		
CONTOURS	432	432
WATER LINE	W	W
FIRE HYDRANT		
WATER METER		
WATER VALVE		
FIRE DEPARTMENT CONN.		
SURVEY MONUMENT		
STORM LINE	SD	

LEGEND

	EXISTING	PROPOSED
CATCH BASIN TYPE 1		
CATCH BASIN TYPE 2		
SANITARY SEWER LINE	SS	
SANITARY SEWER MANHOLE		
CLEANOUT (AS NOTED)		
POWER OVERHEAD	P (OH)	P(OH)
POWER UNDERGROUND	P (UG)	P(UG)
POWER METER		
UTILITY POLE		
JUNCTION BOX (TYPE 1,2,3)		
LUMINAIRE		
YARD LIGHT		
TELEPHONE	T(UG)	T
GAS	G	G
GAS METER		
GAS VALVE		
STREAM/CREEK		STM
WETLAND BOUNDARY		
WETLAND/STREAM BUFFER		
WETLAND/STREAM DATA POINT		
STEEP SLOPE AREA & BUFFER		

SOILS REPORT NOTES:

1. THE FOLLOWING SOILS REPORTS FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

   SOILS REPORT: GEOTECHNICAL ENGINEERING STUDY
   MAY 2, 2022
   ES-0593
   PREPARED BY: EARTH SOLUTIONS NW, LLC.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.

3. ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DETERMINATION.
4. A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.

5. THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

6. SOILS PLACED IN STRUCTURAL AREAS SHOULD BE PLACED IN LOOSE LIFTS OF 12 INCHES OR LESS AND COMPACTED TO A RELATIVE COMPACTION OF 90 PERCENT, BASED ON THE LABORATORY MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD (ASTM D-1557), FOR SOIL PLACED IN UTILITY TRENCHES UNDERLYING STRUCTURAL AREAS, COMPACTION REQUIREMENTS ARE DICTATED BY THE LOCAL CITY, COUNTY, OR UTILITY DISTRICT, AND IN GENERAL ARE SPECIFIED AS 95 PERCENT RELATIVE COMPACTION. STRUCTURAL FILL PLACED WITHIN THE UPPER 12 INCHES OF SLAB-ON-GRADE AND PAVEMENT SUBGRADE AREAS SHOULD BE COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95 PERCENT.

UTILITY CONTACT LIST

WATER / SEWER:	CITY OF PUYALLUP 333 S MERIDIAN FLOOR 3 PUYALLUP, WA 98371 (253) 841-5550
POWER/GAS:	PUGET SOUND ENERGY CUSTOMER CONSTRUCTION SERVICES 14616 SE 192ND ST RENTON, WA 98058 (253) 630-9900
CABLE/TEL:	COMCAST CABLE COMMUNICATIONS 4020 AUBURN WAY NORTH PUYALLUP, WA 98371 (253) 288-7538
FIRE:	CENTRAL PIERCE FIRE AND RESCUE 17520 22ND AVE E SPANAWAY, WA 98387 (253) 538-6400

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

SHEET INDEX

1	OF 53	COVER SHEET
2	OF 53	EXISTING CONDITIONS
3	OF 53	MASTER SITE PLAN
4	OF 53	HORIZONTAL CONTROL PLAN
5	OF 53	TESC CLEARING AND GRADING PLAN
6	OF 53	TESC SITE NOTES AND DETAILS
7	OF 53	TESC SITE NOTES AND DETAILS
8	OF 53	OVERALL ROAD AND DRAINAGE PLAN
9	OF 53	ROAD A PROFILE
10	OF 53	ROAD A PROFILE
11	OF 53	ROAD B PROFILE
12	OF 53	TRACT B PROFILE
13	OF 53	CRYSTAL RIDGE DR SE PLAN AND PROFILE
14	OF 53	DETENTION VAULT PLAN AND SECTION
15	OF 53	DETENTION VAULT SECTIONS AND DETAILS
16	OF 53	DETENTION VAULT DETAILS
17	OF 53	WATER QUALITY FILTER PLANS
18	OF 53	WATER QUALITY FILTER DETAILS
19	OF 53	WATER QUALITY FILTER DETAILS
20	OF 53	INTERSECTION DETAILS
21	OF 53	OVERALL SEWER SYSTEM PLAN
22	OF 53	ROAD A SEWER PROFILE
23	OF 53	ROAD A SEWER PROFILE
24	OF 53	ROAD B SEWER PROFILE
25	OF 53	TRACT B SEWER PROFILE
26	OF 53	OFFSITE SEWER CONNECTION PLAN & PROFILE
27	OF 53	OVERALL WATER SYSTEM PLAN
28	OF 53	ROAD A WATER PROFILE
29	OF 53	ROAD A WATER PROFILE
30	OF 53	ROAD B WATER PROFILE
31	OF 53	TRACT B WATER PROFILE
32	OF 53	OFFSITE WATER CONNECTION PLAN & PROFILE
33	OF 53	CHANNELIZATION - CRYSTAL RIDGE DR SE
34	OF 53	ESD-CRYSTAL RIDGE DR SE
35	OF 53	ESD-TRACT B
36	OF 53	ESD-ROAD B
37	OF 53	SSD-CRYSTAL RIDGE DR SE
38	OF 53	SSD-TRACT B
39	OF 53	SSD-ROAD B
40	OF 53	ROADWAY SECTIONS AND DETAILS
41	OF 53	ROADWAY NOTES AND DETAILS
42	OF 53	ROADWAY NOTES AND DETAILS
43	OF 53	ROADWAY NOTES AND DETAILS
44	OF 53	GUARDRAIL NOTES AND DETAILS
45	OF 53	GUARDRAIL NOTES AND DETAILS
46	OF 53	GUARDRAIL NOTES AND DETAILS
47	OF 53	STORMWATER NOTES AND DETAILS
48	OF 53	STORMWATER NOTES AND DETAILS
49	OF 53	SEWER NOTES AND DETAILS
50	OF 53	WATER NOTES AND DETAILS
51	OF 53	WATER NOTES AND DETAILS
52	OF 53	WATER NOTES AND DETAILS
53	OF 53	MISCELLANEOUS NOTES AND DETAILS

OWNER:

RM HOMES
ADDRESS: 2913 5TH AVE. N.E. SUITE 201
PUYALLUP, WA 98327

ENGINEER:

CORE STATES GROUP
CONTACT: CARA VISINTAINER, PE
ADDRESS: 18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222

SURVEYOR:

CORE STATES GROUP
CONTACT: MARK DUFFNER, P.L.S.
ADDRESS: 18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222

GEOTECHNICAL ENGINEER:

EARTH SOLUTIONS NW LLC
CONTACT: SCOTT RIEGEL, L.G.
ADDRESS: 2881 152ND AVE NE
REDMOND, WA, 98052
(425) 284-3300

APPLICANT:

RM HOMES
ADDRESS: 2913 5TH AVE. NE
SUITE 201
PUYALLUP, WA 98372
CONTACT: JAMES KERBY

BIOLOGIST:

SOUNDVIEW CONSULTANTS LLC
ADDRESS: 2907 HARBORVIEW DRIVE,
SUITE D
GIG HARBOR, WA 98335
CONTACT: JON PICKETT

CORE STATES GROUP

307 29th St. NE
Suite 102
Puyallup, WA 98372
855.CSG.1999

www.core-states.com

CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED
PROFESSIONAL ENGINEER
8/19/26

811
Know what's below.
Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

Sheet Title:
COVER SHEET

Sheet Number:
1 of 53

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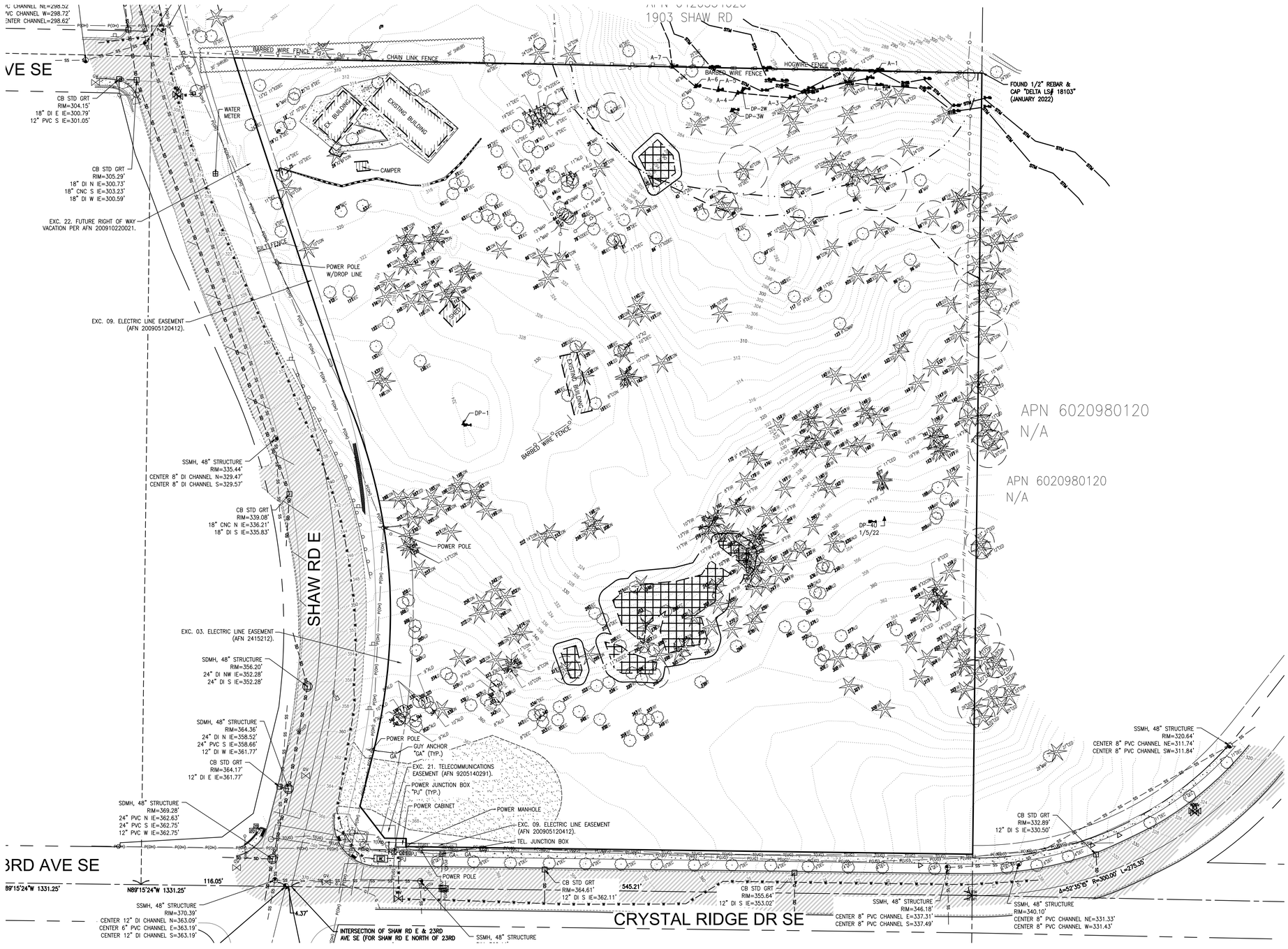
NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

N

CSG

0 20' 40' 80'
SCALE: 1"=40'



APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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City of Puyallup Development & Permitting Services ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

UTILITY CONFLICT NOTE:

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Sheet Title:
EXISTING CONDITIONS

Sheet Number:
2 of 53

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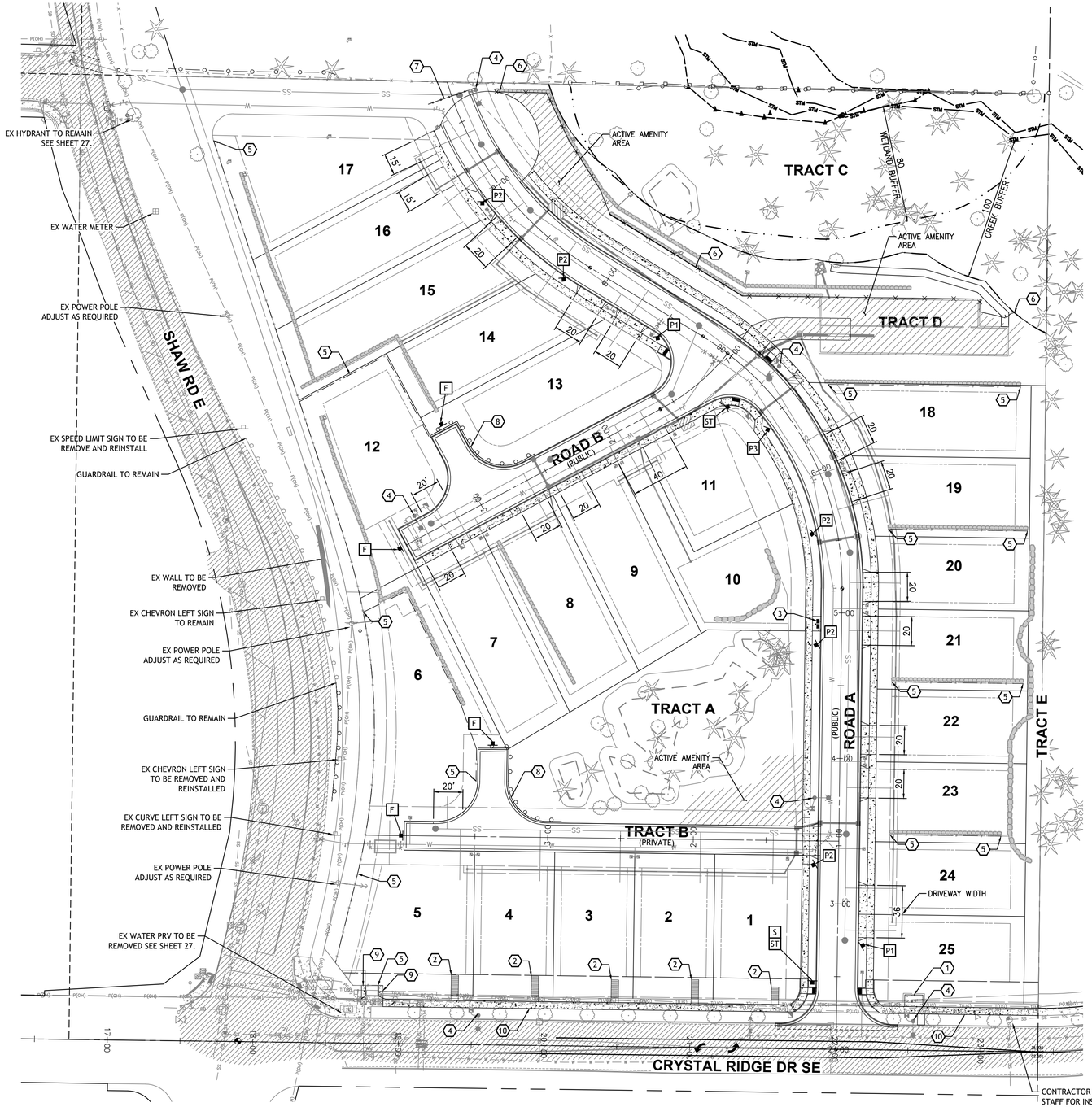
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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

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DEVELOPMENT ENGINEERING

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LOT AREA TABLE

LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	5,990	16	7,592
2	5,498	17	9,630
3	5,496	18	6,808
4	5,495	19	6,214
5	8,732	20	5,194
6	11,335	21	5,678
7	7,244	22	5,165
8	7,438	23	5,684
9	6,633	24	5,171
10	7,556	25	6,202
11	5,526	TRACT A	21,414
12	9,607	TRACT B	6,809
13	8,328	TRACT C	35,859
14	6,460	TRACT D	22,767
15	8,547	TRACT E	4,251

COMMON OPEN SPACE

LOT NO.	AREA (SF)	DESCRIPTION
TRACT A	21,414	PRIVATE CRITICAL AREA
TRACT C	35,859	PRIVATE CRITICAL AREA
TRACT D	22,767	PRIVATE OPEN SPACE
TRACT E	4,251	OPEN SPACE

LEGEND

AMENITY AREA/ACTIVE RECREATION

KEYNOTES:

1. INSTALL SCHOOL BUS WAITING AREA. CONSTRUCT CONCRETE PAD BEHIND SIDEWALK AT THE NE CORNER OF THE ACCESS ROAD. THE WAITING AREA SHALL PROVIDE SEPARATION FROM PRIVATE PROPERTY (LOT 25), SUCH AS FENCING, LANDSCAPING OR OTHER IMPROVEMENT APPROVED BY THE DISTRICT AND THE CITY OF PUYALLUP. SEE DETAIL ON SHEET 20.
2. INSTALL STAIRS FOR ACCESS TO FRONTAGE LOTS 1-5. STAIRS WITH HANDRAIL WILL BE INSTALLED ON PRIVATE PROPERTY. A LANDING AT THE TOP OF THE STAIRS WILL CONNECT TO THE EXISTING SIDEWALK
3. MAILBOX LOCATION, SEE DETAIL SHEET 53. CONTRACTOR SHALL RE-VERIFY WITH THE POSTMASTER AT THE TIME OF CONSTRUCTION.
4. LIGHT POLE LOCATION. FOR ADDITIONAL INFORMATION, SEE ILLUMINATION PLAN DESIGN BY OTHERS.
5. 6 FT MAX HEIGHT SOLID BOARD FENCE.
6. CHAIN LINK FENCE TYPE 6, SEE DETAIL SHEET 53.
7. TYPE III BARRICADE FOR FUTURE EXTENDED ROADWAYS. SEE DETAIL SHEET 41.
8. INSTALL TYPE 31 GUARDRAIL. SEE SHEET 8 FOR MORE INFORMATION.
9. INSTALL 3 FT WIDE CONCRETE PAD ON THE WEST AND EAST SIDE OF THE EXISTING SIGNAL CABINET. LENGTH SHALL MATCH EXISTING PADS ON NORTH AND SOUTH SIDE OF CABINET TO PROVIDE CONTINUOUS WALKING SURFACE AROUND CABINET. COMPACT NATIVE SUBGRADE TO 95% COMPACTION. INSTALL 4-INCH MIN. 5/8-INCH CSBC AT 95% COMPACTION. CONCRETE DEPTH SHALL MATCH EXISTING PAD DEPTH OR 4-INCH MIN. CONCRETE SHALL MEET CITY STANDARDS.
10. REPLACE EXISTING SIDEWALK ALONG CRYSTAL RIDGE DR.

SPECIFIC DEVELOPMENT STANDARD NOTES:

1.	TAX #:	0420354039
2.	SITE AREA:	320,127± S.F. (7.35± AC)
3.	SITE ADDRESS:	2007 SHAW ROAD
4.	EXISTING USE:	UNDEVELOPED
5.	PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
6.	EXISTING ZONING:	RS-10 (LOW URBAN DENSITY SINGLE FAMILY RESIDENTIAL)
7.	SURROUNDING ZONING:	NORTH: RS-10 SOUTH: RS-10 EAST: RS-10 WEST: RS-10
8.	EXISTING COMPREHENSIVE PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL
9.	PROPOSED MIN. LOT WIDTH:	50 FT
10.	PROPOSED MIN. LOT AREA:	5,165 SF
11.	GROSS PARCEL AREA (EXCLUDING PUBLIC ROW):	272,651 SF
12.	COMMON OPEN SPACE REQ'D:	27,265 SF (10%)
12.	COMMON OPEN SPACE PROVIDED:	84,292 SF (32%)
13.	NET LOT AREA:	173,288 SF
14.	AMENITY AREA REQ'D:	8,664 SF (5.0%)
15.	AMENITY AREA PROVIDED:	10,580 SF (6.6%)
16.	MAX BASE HEIGHT OF BUILDINGS:	36 FEET
17.	PROPOSED SETBACKS:	
	FRONT:	10 FT
	GARAGE:	20 FT
	INTERIOR SIDE YARD:	5 FT
	STREET SIDE YARD:	15 FT
	REAR YARD:	10 FT
18.	MAX LOT COVERAGE:	45%
19.	MAXIMUM FLOOR AREA RATIO:	0.65
20.	PROPOSED REAR YARD GARAGES (20%):	LOTS 1 THRU 5
21.	PROPOSED SHARED DRIVEWAYS (8%):	LOTS 24 & 25
22.	CURB CUT CALCULATION:	
	TOTAL STREET FRONTAGE:	±1,885 LF
	CURB CUT PER LOT (APPROACH WIDTH):	20 FT
	MIN. LOT WIDTH:	50 FT
	CURB CUT % PER LOT:	20 LF MAX/ 50 FT = 40%
	LOTS ALONG CURB FRONTAGE:	19 LOTS
	TOTAL (LF) OF CURB CUT:	20 FT X 19 LOTS = 380 LF
	TOTAL CURB CUT %:	380 LF / 1,885 LF = 20%

SIGNAGE:

1. CONTRACTOR IS RESPONSIBLE FOR PAYING FOR SIGNS REQUIRED FOR DEVELOPMENT AND SHALL COORDINATE WORK WITH THE CITY.
2. ALL EXISTING ROAD SIGN REMOVAL/RELOCATION SHALL BE PERFORMED AS A NEAR-SIMULTANEOUS OPERATION, ENSURING CRITICAL WARNING MESSAGE IS RESTORED WITH MINIMAL DELAY.
3. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND VERIFYING SIGN LOCATIONS PRIOR TO REMOVAL.
4. STANDARD LOCATION OF RESTRICTED PARKING SIGNS, CITY STANDARD DETAIL 01.04.05, SEE SHEET 43.

P1 INSTALL R7-1-R "NO PARKING ANY TIME" SIGN.

P2 INSTALL R7-1 DOUBLE "NO PARKING ANY TIME" SIGN.

P3 INSTALL R7-1-L "NO PARKING ANY TIME" SIGN.

S INSTALL "STOP" SIGN. SEE DETAIL SHEET 41.

ST INSTALL STREET SIGN NAME PLATE. SEE DETAIL SHEET 42.

F NO PARKING FIRE LANE SIGN, SEE DETAIL SHEET 43.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CORE STATES GROUP

307 29th St. NE
Suite 102
Puyallup, WA 98372
855.CSG.1999

www.core-states.com

CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

SARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED
PROFESSIONAL ENGINEER
8/19/26

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Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

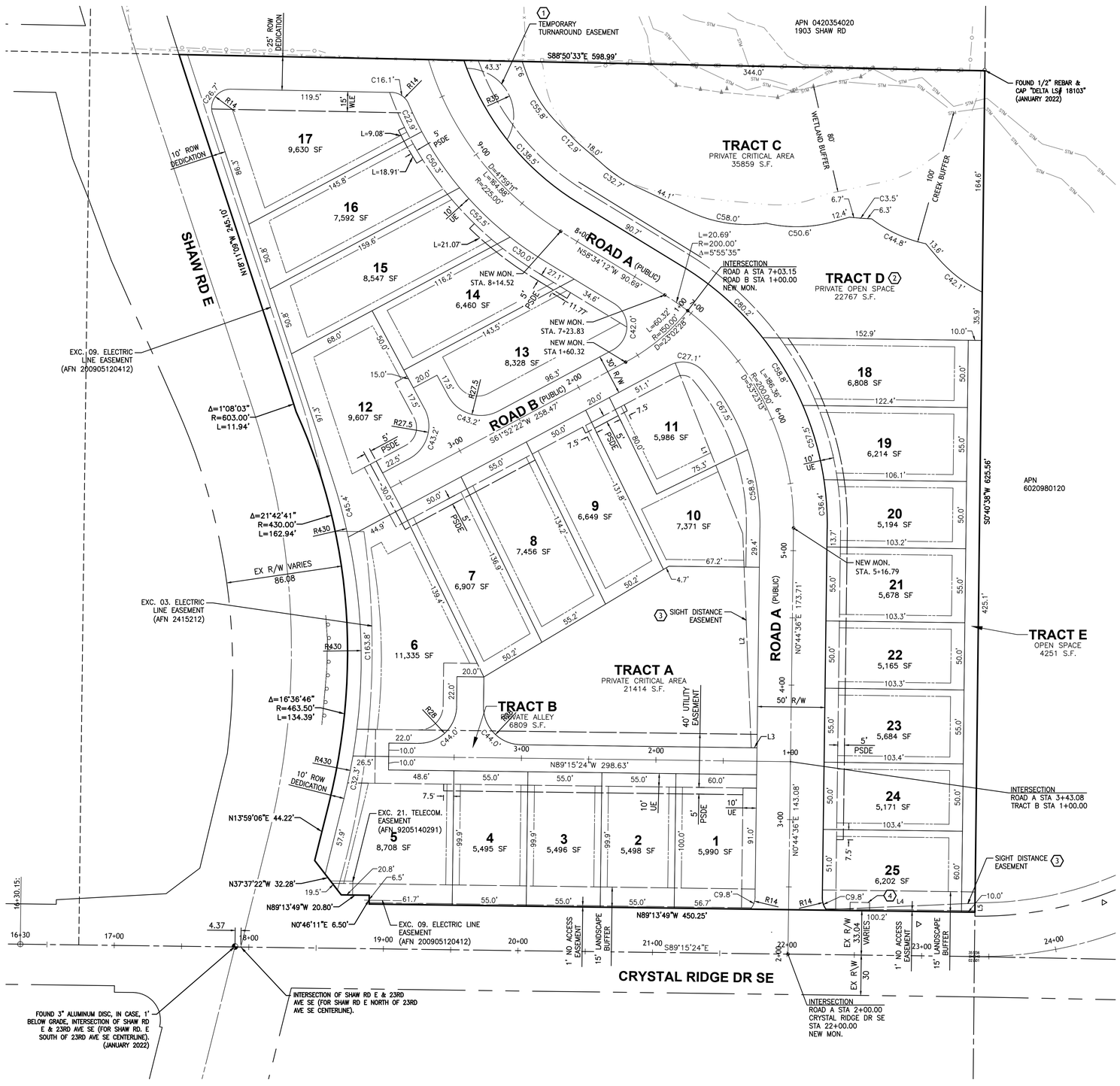
Sheet Title:
MASTER SITE PLAN

Sheet Number:
3 of 53

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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



LINE AND CURVE TABLE

Line #/Curve #	Length	Bearing/Delta	Radius
L1	136.41	N21° 35' 22.04"W	
L2	159.31	N2° 16' 07.51"W	
L3	4.29	S89° 15' 23.99"E	
L4	110.73	S87° 34' 08.87"W	
L5	6.62	N0° 40' 37.89"E	

EASEMENT KEYNOTES:

1. TEMPORARY PUBLIC TURN AROUND EASEMENT - 35' RADIUS TO BE EXTINGUISHED UPON EXTENSION OF THE PUBLIC ROAD. AREA TO BE RESTORED UPON EXTENSION OF THE PUBLIC ROAD.
2. A PUBLIC STORM DRAINAGE EASEMENT IS PROVIDED WITHIN TRACT D FOR ACCESS AND LONG-TERM MAINTENANCE OF THE DRAINAGE FACILITY. A FINAL VERSION WILL BE RECORDED AND INCLUDED PRIOR TO FINAL PLAT APPROVAL.
3. SIGHT DISTANCE LOCATIONS WILL BE PROVIDED FOR THE DEVELOPMENT. DISTANCE AND BEARINGS ARE SHOWN HEREON AND WILL BE INCLUDED ON THE FINAL RECORDED PLAT.
4. PEDESTRIAN ACCESS EASEMENT FOR SCHOOL BUS STOP.

NOTES:

1. SEE MONUMENT DETAIL ON SHEET 41.

ABBREVIATIONS:

UE	UTILITY EASEMENT (ALL UTILITIES PUBLIC AND PRIVATE)
PSDE	PRIVATE STORM DRAINAGE EASEMENT
WLE	PUBLIC WATERLINE EASEMENT
SSE	PUBLIC SANITARY SEWER EASEMENT
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
PSE	PUBLIC STORM DRAINAGE EASEMENT
SE	SIDEWALK EASEMENT
BSBL	BUILDING SETBACK LINE
ESD	ENTERING SIGHT DISTANCE

BUILDING SETBACKS

FRONT:	10 FT
GARAGE:	20 FT
INTERIOR SIDE YARD:	5 FT
STREET SIDE YARD:	15 FT
REAR YARD:	10 FT

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

APPROVED
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE 09/09/2026

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

City of Puyallup Development & Permitting Services ISSUED PERMIT

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Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: WRR
Reviewed: BGK
Sheet Date: 8/19/26
Proj. Number: 12663

Sheet Title:
HORIZONTAL CONTROL PLAN

Sheet Number:
4 of 53

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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

N

CSG

0 20' 40' 80'
SCALE: 1"=40'



CONSTRUCTION SEQUENCE

(SECTION 501.6)

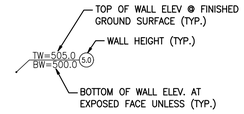
1. HOLD A PRECONSTRUCTION MEETING WITH THE CITY AND OBTAIN REQUIRED PERMITS.
2. ESTABLISH CLEARING AND GRADING LIMITS.
3. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE.
4. CONSTRUCT PERIMETER DITCHES, SILT FENCES, AND OTHER EROSION CONTROL DEVICES AS SHOWN.
5. CONSTRUCT PROTECTION DEVICES FOR CRITICAL AREAS AND SIGNIFICANT TREES PROPOSED FOR RETENTION.
6. SCHEDULE AN EROSION CONTROL INSPECTION WITH THE CITY.
7. CONSTRUCT STORM DRAINAGE RETENTION/DETENTION (CONTROL AND STORAGE) FACILITIES. PROVIDE EMERGENCY OVERFLOW AS APPLICABLE.
8. ALL DITCHES AND SWALES AS SHOWN SHALL BE PROVIDED TO DIRECT ALL SURFACE WATER TO THE RETENTION/DETENTION AND SEDIMENTATION POND AS CLEARING AND GRADING PROGRESSES. NO UNCONTROLLED SURFACE WATER SHALL BE ALLOWED TO LEAVE THE SITE OR BE DISCHARGED TO A CRITICAL AREA AT ANY TIME DURING THE GRADING OPERATIONS.
9. CLEARLY STATE AT WHAT POINT GRADING ACTIVITIES CAN BEGIN, USUALLY ONLY AFTER ALL DRAINAGE AND EROSION CONTROL MEASURES ARE IN PLACE.
10. IDENTIFY EROSION CONTROL MEASURES WHICH REQUIRE REGULAR MAINTENANCE.

KEYNOTES:

1. MARK CLEARING LIMITS.
2. INSTALL TEMPORARY SILT FENCE PER DETAIL ON SHEET .
3. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
4. INSTALL ROCK CHECK DAMS AS REQUIRED (TYP.)
5. INSTALL TEMPORARY SEDIMENT POND. SEE DETAILS ON SHEET 6.
6. WETLAND/STREAM BUFFER DO NOT DISTURB. NO REGULATED ACTIVITIES ARE TO OCCUR IN THIS AREA, EXCEPT AS MAY OTHERWISE BE ALLOWED BY APPROVAL.
7. DEMO EXISTING BUILDING.
8. DEMO EXISTING FENCE.
9. EXISTING FENCE TO REMAIN.
10. INSTALL TREE PROTECTION FENCE.
11. EXISTING TREES ALONG CRYSTAL RIDGE DR TO BE REMOVED.
12. THE CONTRACTOR WILL COORDINATE WITH CITY OF PUYALLUP ENGINEERING STAFF TO DETERMINE IF EXISTING TREES WITHIN THE INTERSECTION SIGHT LINE CAN REMAIN OR BE REMOVED.
13. CRITICAL ROOT ZONE (TYP.)

RETAINING WALL LEGEND:

1. PROPOSED LOCK + LOAD RETAINING WALL (TYP.). DESIGN BY OTHERS.
2. FACE OF EXPOSED DETENTION VAULT. DESIGN BY OTHERS.
3. NATIVE CUT ROCKERY. DESIGN BY OTHERS.



TEMPORARY SEDIMENT POND:

SURFACE AREA REQUIRED:	= 1,664 SF
SURFACE AREA PROVIDED:	= 1,785 SF
TOP OF POND:	= 314.50
MAX WATER SURFACE:	= 313.50
BOTTOM OF POND:	= 309.50
TOP OF RISER PIPE:	= 313.50
BOTTOM OF RISER PIPE:	= 310.00
RISER PIPE DIAMETER:	= 18 INCHES
DEWATERING ORIFICE:	= 1.66 INCHES
EMERGENCY OVERFLOW SPILLWAY LENGTH:	= 6 FT
CREST OF SPILLWAY:	= 313.50

TESC LEGEND:

- TREES TO REMAIN
- TREES TO BE REMOVED
- CATCH BASIN PROTECTION
- CHECK DAM
- TEMPORARY "V" DITCH
- SILT FENCE/CONSTRUCTION FENCE
- CLEARING LIMITS

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

Sheet Title:
TESC CLEARING AND GRADING PLAN

Sheet Number:
5 of 53

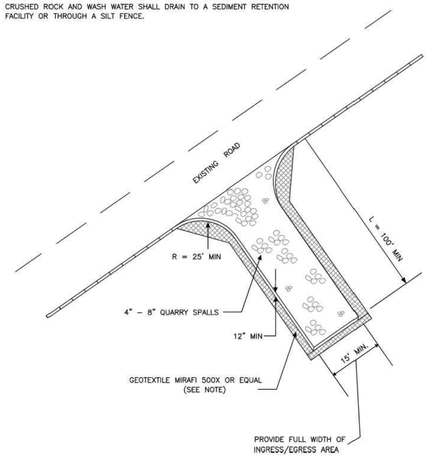
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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

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.

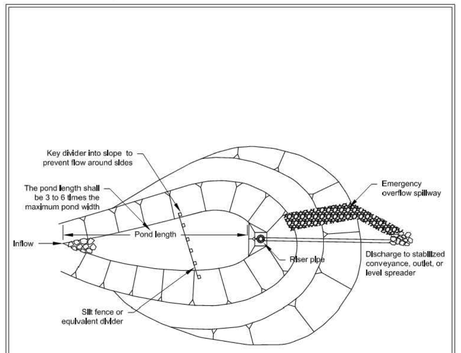


CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

TEMPORARY CONSTRUCTION ENTRANCE

DRAWN BY: BM/DEWINS+SVOBODA	CHECKED BY: LINDA LUAN	APPROVED BY: COLLEEN HARRIS	REVISED BY: XXXX	CITY STANDARD
FILE NAME: T:\DWG\COMMON\STDS\CITY\2009\05_08\05-01-05.01.01	DATE APPROVED: 05/01/2009	DATE REVISED: XX/XX/XXX	SCALE: 1:40	05.01.01

Figure II-4.28: Sediment Pond Plan View



NOT TO SCALE

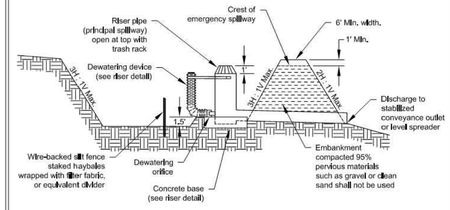
DEPARTMENT OF ECOLOGY State of Washington

Sediment Pond Plan View

Revised June 2016

2024 Stormwater Management Manual for Western Washington
Volume II - Chapter 4 - Page 436

Figure II-4.29: Sediment Pond Cross Section



NOT TO SCALE

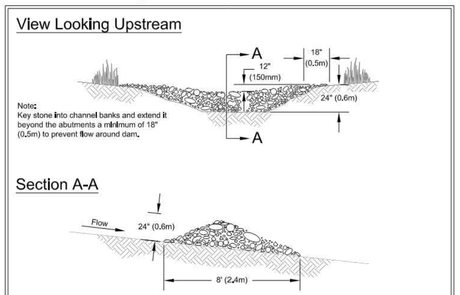
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Sediment Pond Cross Section

Revised June 2016

2024 Stormwater Management Manual for Western Washington
Volume II - Chapter 4 - Page 437

Figure II-4.16: Rock Check Dam



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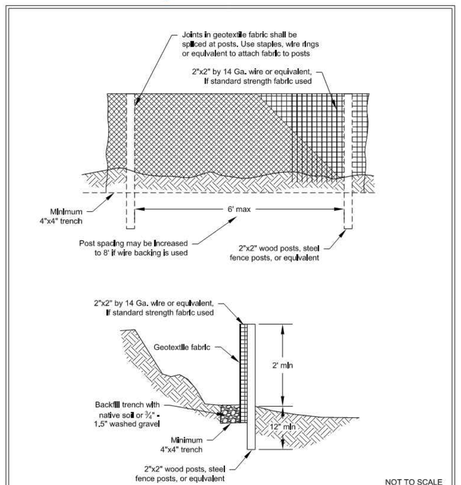
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Rock Check Dam

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Volume II - Chapter 4 - Page 397

Figure II-4.22: Silt Fence



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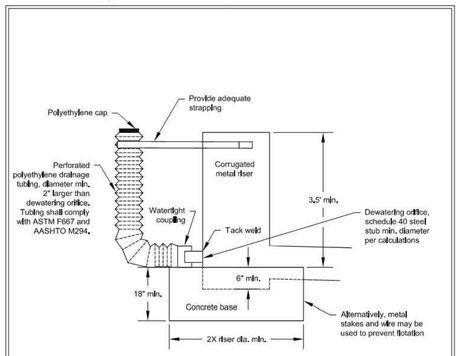
DEPARTMENT OF ECOLOGY State of Washington

Silt Fence

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2024 Stormwater Management Manual for Western Washington
Volume II - Chapter 4 - Page 415

Figure II-4.30: Sediment Pond Riser Detail



NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Sediment Pond Riser Detail

Revised June 2016

2024 Stormwater Management Manual for Western Washington
Volume II - Chapter 4 - Page 438

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CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

Sheet Title:
TESC SITE NOTES AND DETAILS

Sheet Number:
6 of 53

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PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

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.

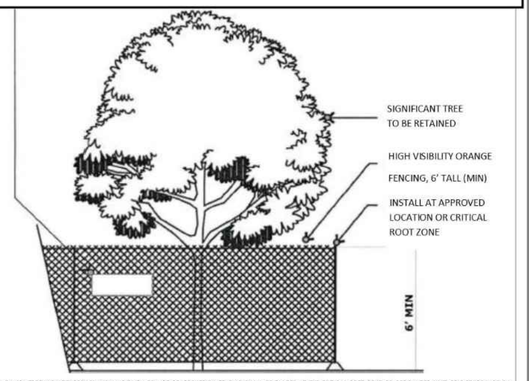
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

GRADING, EROSION, AND SEDIMENTATION CONTROL NOTES

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY ST. STD NO.
SM/LH/WS/GS/DB/DOA	LINDA LUAN	COLLEEN HARRIS	LINDA LUAN	05.02.01
FILE NAME: F:\DWG\COMMON\STDS\CITY\2009\03_GRD\05-05\05-02.dft		FILE APPROVED: 03.01.2009	DATE REVISED: 11/14/2014	SCALE: 3/4

TREE PROTECTION ZONE (TPZ)

NO ENTRY. NO GRADE CHANGES, STORAGE/STOCKPILING OF MATERIALS OR EQUIPMENT, PLACEMENT OF FILL OR TOP SOIL, TRENCHING OR VEHICULAR/FOOT TRAFFIC PERMITTED WITHIN THE TPZ. THIS TREE BARRIER SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM PUYALLUP PLANNING DEPARMENT—SUBJECT TO FINES AND ENFORCEMENT ACTION BY THE CITY—TO REPORT VIOLATIONS OR FOR MORE INFORMATION—CALL (253) 864.4165



- MINIMUM SIX (6) FOOT HIGH TEMPORARY HIGH VISIBILITY ORANGE CONSTRUCTION FENCING SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE ON APPROVED FINAL LANDSCAPE PLAN SET. FENCING SHALL BE INSTALLED USING POSTS DRIVEN INTO GROUND—PIER BLOCKS SHALL NOT BE USED. AVOID POSTS DRIVEN INTO ROOTS LARGER THAN 1" DIAMETER. FENCING SHALL BE INSTALLED PRIOR TO WORK COMMENCING ON SITE AND REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION—CALL THE CITY'S PLANNING DIVISION WITH REQUESTS TO MODIFY THE LOCATION OF THE TREE PROTECTION FENCING—(253) 864-4165
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE. OTHER PRE-TREATMENT MEASURES MAY BE REQUIRED TO PROTECT ROOT SYSTEM—SEE APPROVED TREE PROTECTION OR FINAL LANDSCAPE PLAN FOR FURTHER DETAILS.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, PLACEMENT OF TOP SOIL OR FILL MATERIAL, STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMITS OF THE ESTABLISHED FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING DIVISION. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST WITH PRIOR WRITTEN APPROVAL BY THE CITY PLANNING DIVISION.
- THE ABOVE REFERENCED TPZ SIGNS SHALL BE PLACED EVERY 15 FEET ALONG THE FENCING AND SHALL REMAIN IN PLACE THROUGHOUT ALL PHASES OF CONSTRUCTION.

TREE PROTECTION FENCING DETAIL
(for public and private trees)

GRADING, EROSION AND SEDIMENTATION CONTROL PLAN NOTES

(SECTION 505)

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
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 ENGINEER 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. 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.
8. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
9. 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 PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
10. 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.
11. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
12. 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.
13. 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.

SEEDING:

1. BMP C120: SEEDING (2024SWMMWW)
2. APPLY THE MIXES IN TABLE II-4.5: TEMPORARY AND PERMANENT SEED MIXES FOR WESTERN WASHINGTON (CONTINUED), WITH THE EXCEPTION OF THE WET AREA SEED MIX, AT A RATE OF 120 POUNDS PER ACRE. THIS RATE CAN BE REDUCED IF SOIL AMENDMENTS OR SLOW-RELEASE FERTILIZERS ARE USED. APPLY THE WET AREA SEED MIX AT A RATE OF 60 POUNDS PER ACRE.
3. BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADER, AND SEDIMENT BASINS.
4. THE SEED BED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
5. FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS' RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

TABLE II-4.4: SEEDING WINDOWS IN W.WA.

JAN	SEEDING REQ'S A COVER OF MULCH OR EC BLANKET UNTIL 75% GRASS COVER IS EST.
FEB	
MAR	
APR	
MAY	
JUN	
JUL	SEEDING REQ'S IRR. UNTIL 75% GRASS COVER IS EST.
AUG	
SEP	OPTIMUM SEEDING WINDOW
OCT	SEEDING REQ'S A COVER OF MULCH OR AN EC BLANKET UNTIL 75% GRASS COVER IS EST.
NOV	
DEC	

TABLE II-4.5: TEMPORARY EROSION CONTROL SEED MIX

COMMON NAME	%WEIGHT	%PURITY	%GERMINATION
CHEWINGS OR ANNUAL BLUE GRASS	40	98	90
PERENNIAL RYE	50	98	90
REDTOP OR COLONIAL BENTGRASS	5	92	85
WHITE DUTCH CLOVER	5	98	90

MULCHING:

1. BMP C121: MULCHING (2024SWMMWW)
2. AS A TEMPORARY COVER MEASURE, MULCH SHOULD BE USED:
   -FOR LESS THAN 30 DAYS ON DISTURBED AREAS THAT REQUIRE COVER.
   -AT ALL TIMES FOR SEEDED AREAS, ESPECIALLY DURING THE WET SEASON.
   -DURING THE HOT SUMMER MONTHS.
   -DURING THE WET SEASON ON SLOPES STEEPER THAN 3H:1V WITH MORE THAN 20 FEET OF VERTICAL RELIEF.
3. MULCH MAY BE MADE UP OF 100 PERCENT: COTTONSEED MEAL, FIBERS OF WOOD, RECYCLED CELLULOSE, HEMP, OR KENAF, COMPOST, OR BLENDS OF THESE.
4. ANY MULCH OR TACKIFIER PRODUCT USED SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.

TOPSOIL STOCKPILING:

- BMP C125: TOPSOILING / COMPOSTING (2024SWMMWW)
- LOCATE THE TOPSOIL STOCKPILE SO THAT IT MEETS SPECIFICATIONS AND DOES NOT INTERFERE WITH WORK ON THE SITE. IT MAY BE POSSIBLE TO LOCATE MORE THAN ONE PILE IN PROXIMITY TO AREAS WHERE TOPSOIL WILL BE USED.
- STOCKPILING OF TOPSOIL SHALL OCCUR IN THE FOLLOWING MANNER:
- SIDE SLOPES OF THE STOCKPILE SHALL NOT EXCEED 2H:1V.
- BETWEEN OCTOBER 1 AND APRIL 30: AN INTERCEPTOR DIKE WITH GRAVEL OUTLET AND SILT FENCE SHALL SURROUND ALL TOPSOIL STOCKPILES. WITHIN 2 DAYS COMPLETE EROSION CONTROL SEEDING, OR COVERING STOCKPILES WITH CLEAR PLASTIC, OR OTHER MULCHING MATERIALS.
- BETWEEN MAY 1 AND SEPTEMBER 30: AN INTERCEPTOR DIKE WITH GRAVEL OUTLET AND SILT FENCE SHALL SURROUND ALL TOPSOIL STOCKPILES IF THE STOCKPILE WILL REMAIN IN PLACE FOR A LONGER PERIOD OF TIME THAN ACTIVE CONSTRUCTION GRADING.
- WITHIN 7 DAYS COMPLETE EROSION CONTROL SEEDING, OR COVERING STOCKPILES WITH CLEAR PLASTIC, OR OTHER MULCHING MATERIALS.
- WHEN NATIVE TOPSOIL IS TO BE STOCKPILED AND REUSED, THE FOLLOWING SHOULD APPLY TO ENSURE THAT THE MYCORRHIZAL BACTERIA, EARTHWORMS, AND OTHER BENEFICIAL ORGANISMS WILL NOT BE DESTROYED: REINSTALL TOPSOIL WITHIN 4 TO 6 WEEKS. DO NOT ALLOW THE SATURATION OF TOPSOIL WITH WATER. DO NOT USE PLASTIC COVERING.

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DATE 09/09/2026

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City of Puyallup Development & Permitting Services ISSUED PERMIT

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CARA VISINTAINER — STATE OF WASHINGTON — 42841 — REGISTERED PROFESSIONAL ENGINEER
8/19/26

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Proj. Number:	12663

Sheet Title:
TESC SITE NOTES AND DETAILS

Sheet Number:
7 of 53

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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

N

CSG

0 20' 40' 80'
SCALE: 1"=40'



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PRIVATE STORM DRAIN STRUCTURES
CO#1, 6" CLEANOUT RIM=353.40 IE=350.40 (6" N)
CO#2, 6" CLEANOUT RIM=352.50 IE=345.50 (6" S) IE=345.50 (6" N)
CO#3, 6" CLEANOUT RIM=348.50 IE=344.30 (6" S) IE=344.30 (6" N)
CO#4, 6" CLEANOUT RIM=347.30 IE=338.70 (6" S) IE=338.70 (6" N)
CO#5, 8" CLEANOUT RIM=341.70 IE=337.10 (6" S) IE=337.10 (8" N)
CO#6, 8" CLEANOUT RIM=340.10 IE=331.30 (8" S) IE=331.30 (8" N)
CO#7, 8" CLEANOUT RIM=334.30 IE=329.80 (8" S) IE=329.80 (8" N)
CO#8, 8" CLEANOUT RIM=334.25 IE=326.20 (8" S) IE=326.20 (8" NW)

PRIVATE STORM DRAIN STRUCTURES
CO#9, 8" CLEANOUT RIM=329.20 IE=325.92 (8" SE) IE=325.92 (8" NW)
CO#10, 8" CLEANOUT RIM=329.37 IE=324.37 (8" SE) IE=324.37 (8" NW)
CO#11, 6" CLEANOUT RIM=319.10 IE=317.10 (6" NW)
CO#12, 6" CLEANOUT RIM=317.80 IE=314.80 (6" SE) IE=314.80 (6" NW)
CO#13, 6" CLEANOUT RIM=315.25 IE=313.02 (6" SE) IE=313.02 (6" NW)
CO#14, 6" CLEANOUT RIM=315.20 IE=312.93 (6" SE) IE=312.93 (6" NE)
CO#15, 6" CLEANOUT RIM=316.57 IE=313.46 (6" NE)
CO#16, 6" CLEANOUT RIM=314.80 IE=312.95 (6" SE)

PRIVATE STORM DRAIN STRUCTURES
CO#17, 6" CLEANOUT RIM=314.80 IE=312.84 (6" NW) IE=312.84 (6" NE)
CO#18, 6" CLEANOUT RIM=334.92 IE=331.26 (6" SE)
CO#19, 6" CLEANOUT RIM=336.80 IE=331.01 (6" NW) IE=331.01 (6" NE)
CO#20, 6" CLEANOUT RIM=335.50 IE=330.54 (6" SW) IE=327.70 (6" NE)
CO#21, 6" CLEANOUT RIM=329.70 IE=327.15 (6" SW) IE=323.66 (6" N)
CO#22, 6" CLEANOUT RIM=324.80 IE=321.80 (6" NE)
CO#23, 6" CLEANOUT RIM=323.82 IE=319.82 (6" SW) IE=319.82 (6" NE) IE=319.82 (6" SE) IE=319.82 (6" N)
CO#24, 6" CLEANOUT RIM=323.50 IE=320.50 (6" SW)

PRIVATE STORM DRAIN STRUCTURES
CO#25, 6" CLEANOUT RIM=325.30 IE=320.50 (6" NW)
CO#26, 6" CLEANOUT RIM=360.00 IE=357.00 (6" E)
CO#27, 6" CLEANOUT RIM=358.30 IE=354.30 (6" W) IE=354.30 (6" E)
CO#28, 6" CLEANOUT RIM=357.00 IE=353.00 (6" W) IE=353.00 (6" E)
CO#29, 6" CLEANOUT RIM=354.80 IE=349.43 (6" W) IE=349.43 (6" E)
CO#30, 6" CLEANOUT RIM=351.90 IE=348.90 (6" W) IE=348.90 (6" NE)

KEYNOTES:

1. DETENTION VAULT SEE MORE INFORMATION ON SHEET 14.
2. INSTALL ROCK PAD AT OUTFALL. SEE SHEET 14.
3. CONNECT WALL DRAINS (TYP.) TO STORM DRAINAGE SYSTEM. CONTRACTOR SHALL CONNECT WALL DRAINS AS SHOWN OR EXTEND CONNECTIONS AS REQUIRED TO THE PERMANENT SYSTEM.
4. DAYLIGHT WALL DRAIN TO 2'X3' PAD OF 2 TO 4-IN OR 0.75 TO 1.5-IN CRUSHED ROCK (6" DEEP)
5. SEE INTERSECTION DETAIL ON SHEET 20.
6. TYPE III BARRICADE FOR FUTURE EXTENDED ROADWAYS. SEE DETAIL SHEET 41.
7. CONNECT UPPER WALL DRAIN TO LOWER WALL DRAIN AS REQUIRED BY WALL DESIGN.
8. DAYLIGHT WALL DRAIN TO ROCK PAD AT OUTFALL.
9. 6 FT TRANSITION FROM VERTICAL CURB AND GUTTER TO 4-IN ASPHALT RAISED EDGE.
10. CONTRACTOR SHALL CONFIRM THAT THE RETAINING WALL GEOGRID WILL NOT ENCROACH INTO THE RIGHT-OF-WAY PRIOR TO INSTALLATION.

GUARDRAIL KEYNOTES:

1. BEAM GUARDRAIL TYPE 31 SEE DETAIL ON SHEET 44.
2. BEAM GUARDRAIL END SECTION - DESIGN C SEE DETAIL ON SHEET 45.
3. BEAM GUARDRAIL TYPE 31 ANCHOR TYPE 11 SEE DETAIL ON SHEET 46.
4. BEAM GUARDRAIL TYPE 31 TERMINAL. SEE DETAIL ON SHEET 44.

NOTES:

1. ALL STORMWATER PIPES SHALL BE PVC PIPE PER ASTM D3034, SDR 35 FOR PIPE SIZE 15-INCH AND SMALLER AND F679 FOR PIPE SIZE 18- TO 27-INCH. MINIMUM COVER ON PVC SHALL BE 3-FEET
2. ALL ROOF DRAIN PIPE SHALL BE PVC SCHEDULE 40 OR CONSIST OF MATERIAL APPROVED BY THE UNIFORM PLUMBING CODE.
3. FOR STORMWATER PIPE CROSSING OVER SANITARY SEWERS, A MINIMUM OF 12-INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SYSTEMS. IF THE STORMWATER PIPE IS CROSSING BELOW THE SANITARY SEWER, A MINIMUM OF 18-INCHES OF VERTICAL SEPARATION SHALL BE PROVIDED.
4. TREES SHALL NOT BE LOCATED WITHIN 10-FEET HORIZONTALLY OF STORMWATER PIPES UNLESS ROOT BARRIERS ARE PROVIDED. WITH ROOT BARRIERS, TREES MAY BE NO CLOSER THAN 3-FEET TO PIPES.
5. FOR STORMWATER PIPES PENETRATING THROUGH OR UNDER WALLS, A DUCTILE IRON PIPE SLEEVE SHALL BE PROVIDED. THE SLEEVE SHALL EXTEND A MINIMUM OF TWO (2) FEET PAST EACH SIDE OF THE WALL AND THE SPACE BETWEEN THE SLEEVE AND THE PIPE FILLED WITH NON-SHRINK GROUT.
6. STORM DRAIN STENCILING PER CITY OF PUYALLUP DESIGN STANDARD 204.11(1)(a).
7. ALL GUARDRAIL REMOVAL, MATERIALS, AND INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF THE WSDOT STANDARD SPECIFICATIONS. GUARDRAIL SYSTEMS SHALL BE COMPLETE IN PLACE, INCLUDING TRANSITIONS, TERMINALS, GRADING, FIELD ADJUSTMENTS, UTILITY COORDINATION, AND INCIDENTAL HARDWARE NECESSARY TO PROVIDE A FULLY FUNCTIONAL CRASHWORTHY SYSTEM.
8. GUARDRAIL SYSTEMS, TERMINALS, TRANSITIONS, AND HARDWARE SHALL BE MASH-COMPLIANT AND INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.
9. SEE GUARDRAIL DETAILS ON SHEETS 44-46.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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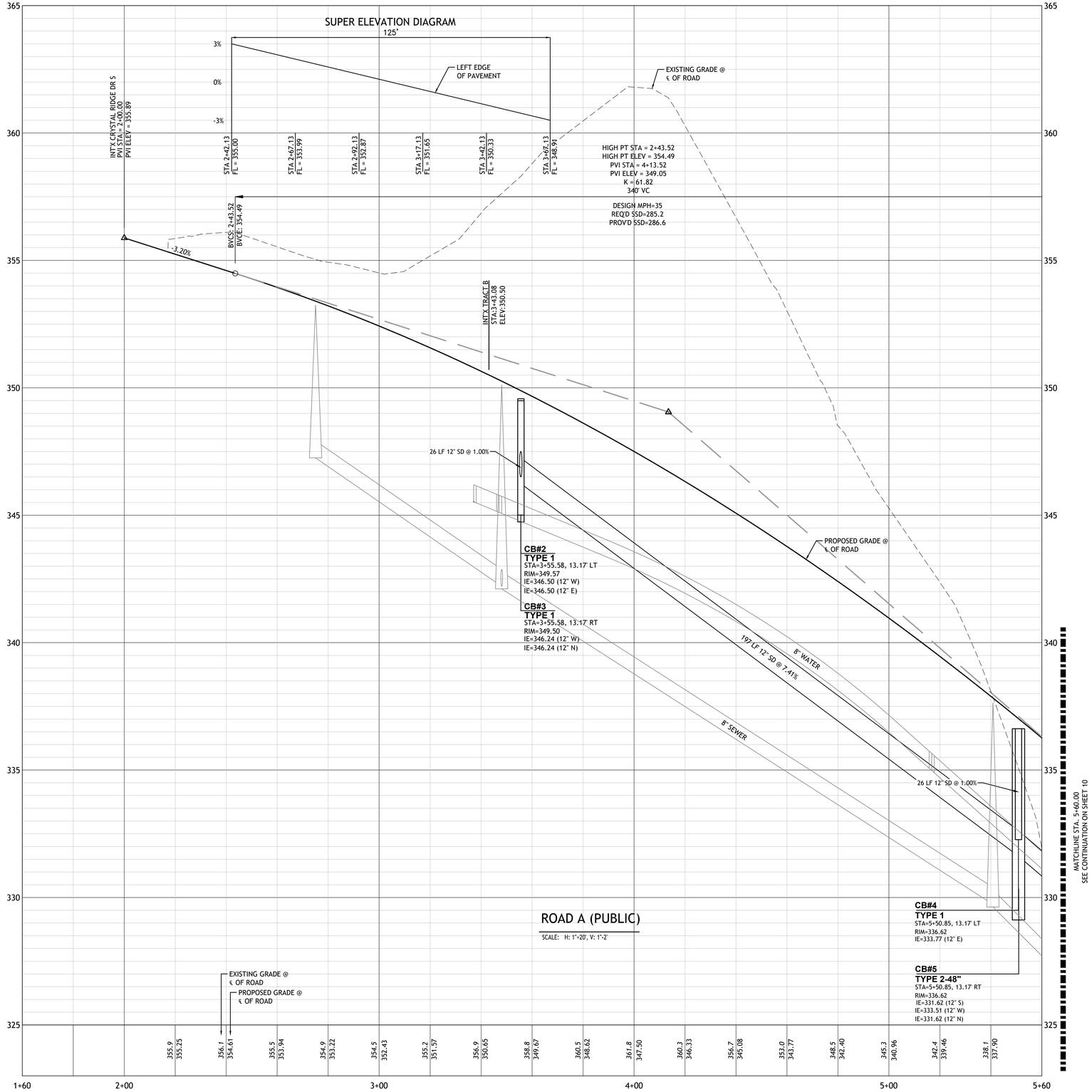
Sheet Title:
OVERALL ROAD AND DRAINAGE PLAN

Sheet Number:
8 of 53

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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



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Sheet Title:

ROAD A PROFILE

Sheet Number:

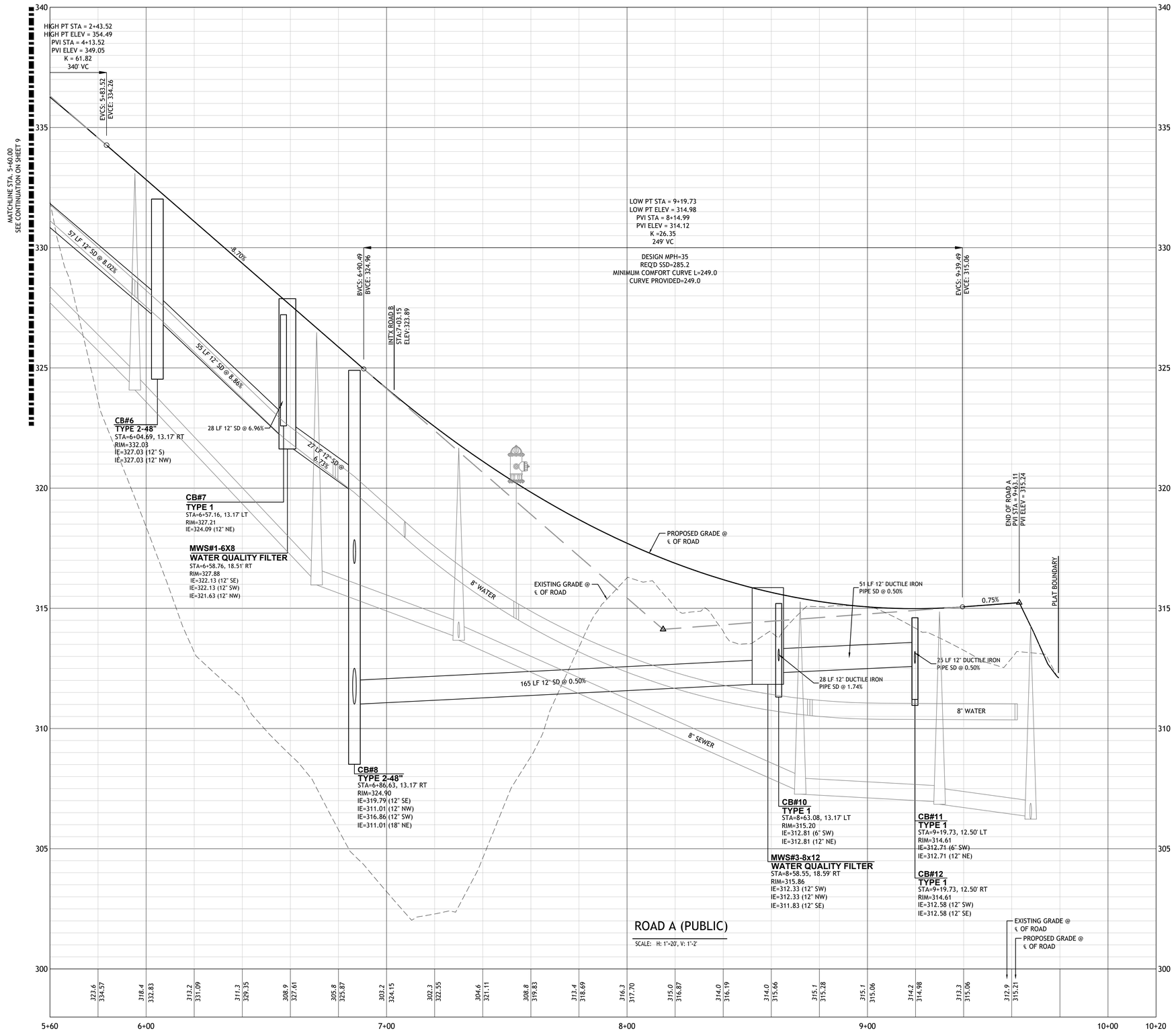
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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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CORE STATES GROUP

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Puyallup, WA 98372
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Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

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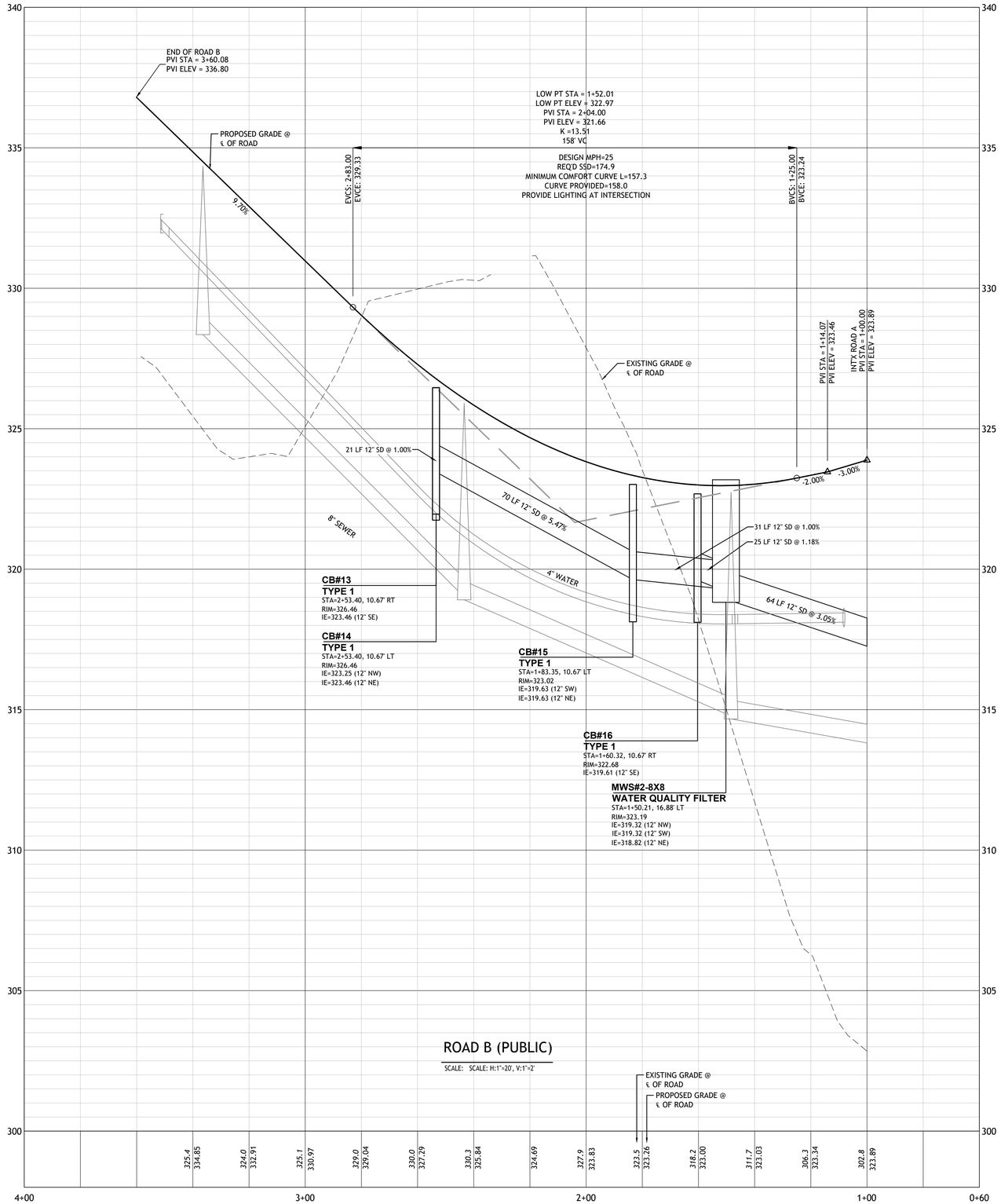
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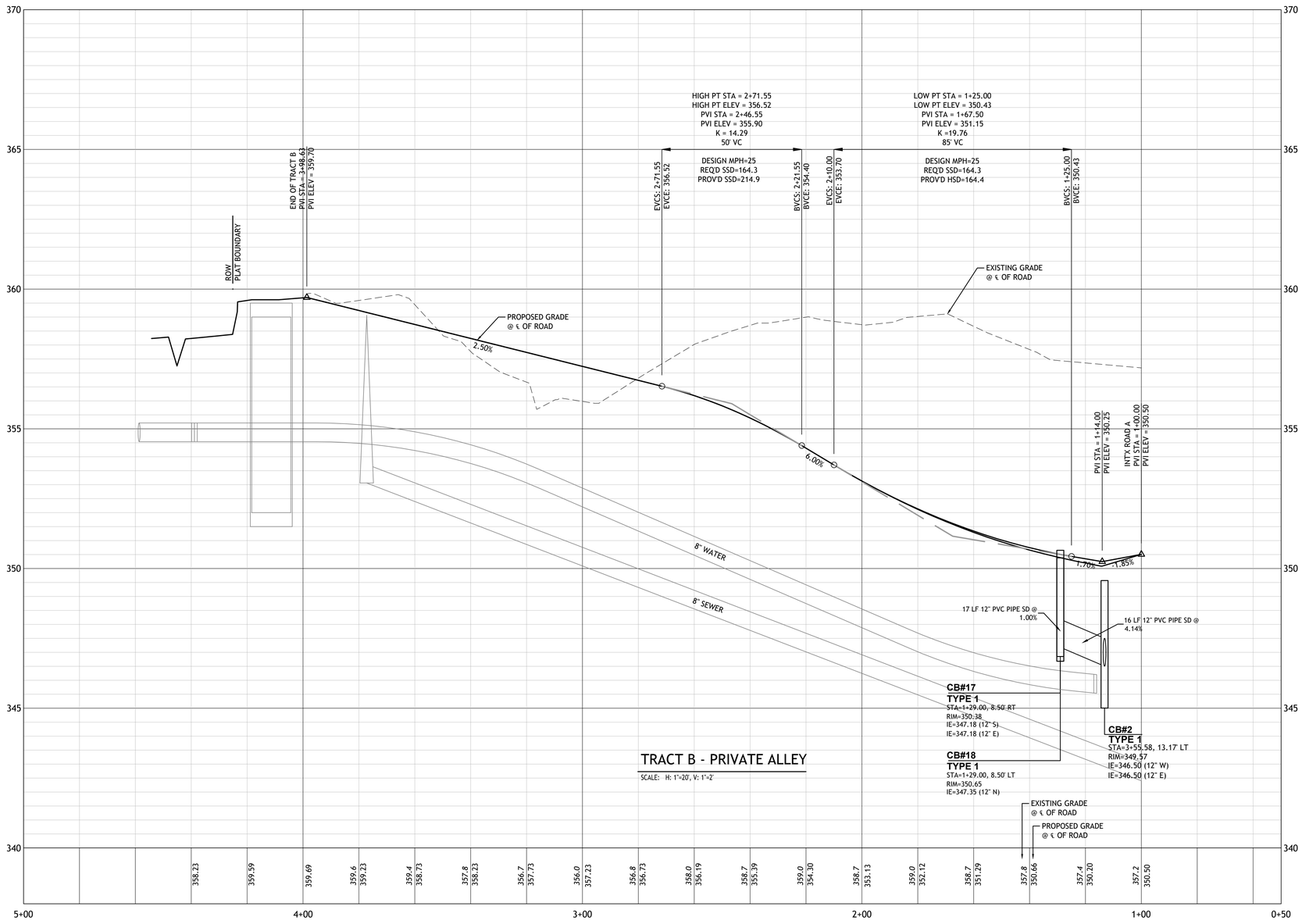
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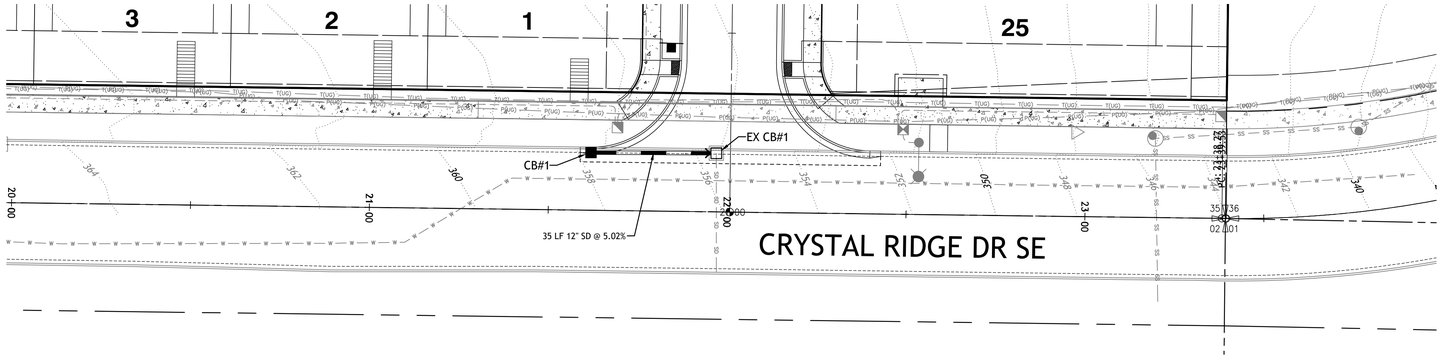
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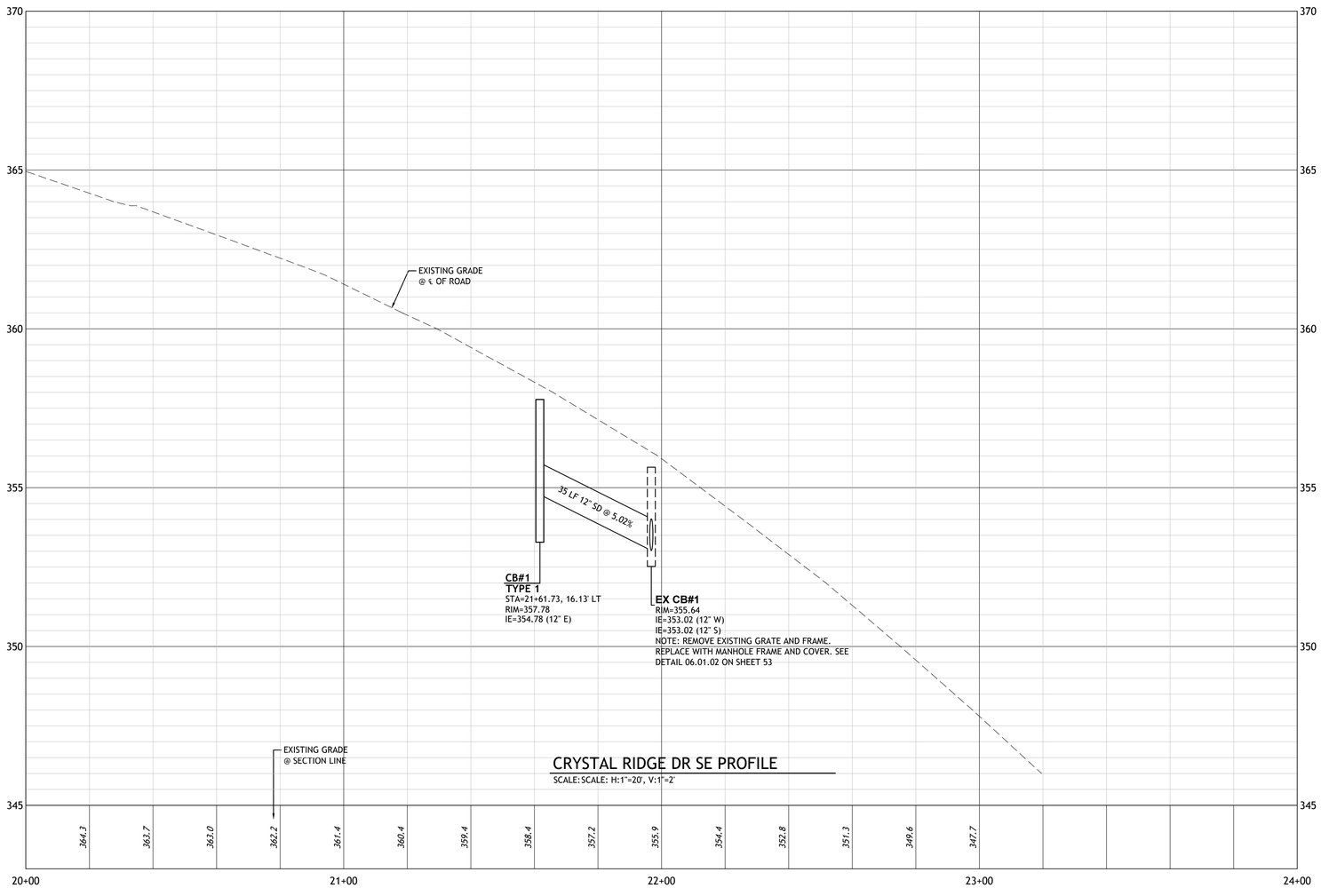
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CSG

0 10' 20' 40'

SCALE: 1"=20'





CRYSTAL RIDGE DR SE PROFILE

SCALE: SCALE: H:1"=20', V:1"=2'

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PLAN AND PROFILE

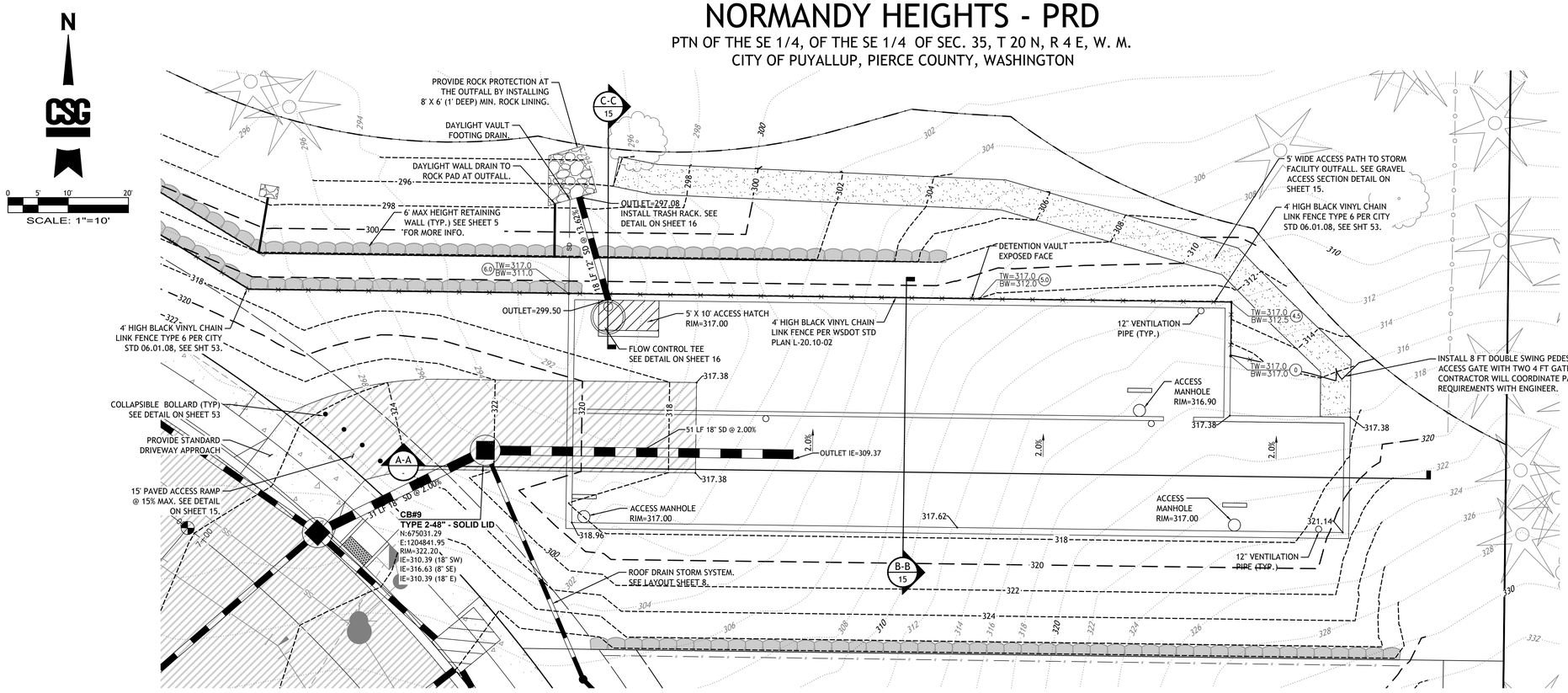
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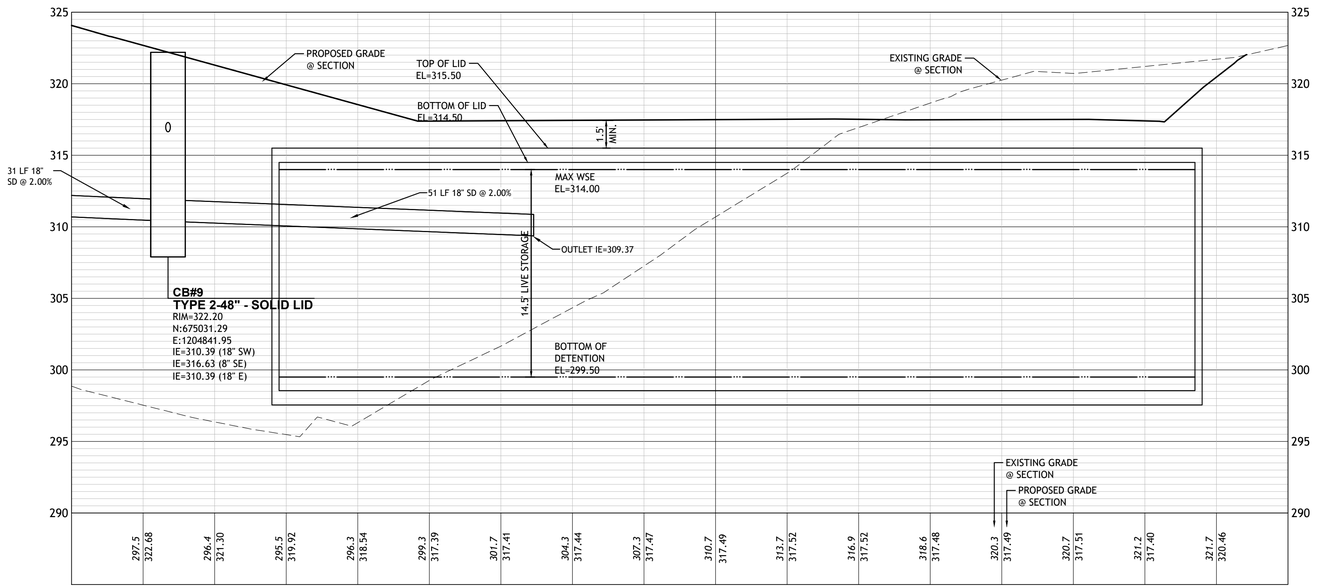
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DETENTION VAULT SECTION A-A
SCALE: H: 1"=10', V: 1"=5'

STORMWATER VAULT PERMIT
#PRRWF20260365

NOTES:

1. THE PROPOSED STORMWATER VAULT SHALL CONFORM TO THE CITY OF PUYALLUP REQUIREMENTS, SECTION 204.8.
2. ALL MANHOLE RING AND COVERS SHALL BE MARKED WITH "STORM" OR "DRAIN" IN 2" RAISED LETTERS, SEE CITY STANDARD DETAIL NO. 06.01.02 FOR ADDITIONAL INFORMATION, SEE DETAIL ON SHEET 53.
3. ROCK LINING SHALL BE QUARRY SPALLS WITH GRADATION AS FOLLOWS:
   - PASSING 8-INCH SQUARE SIEVE: 100%
   - PASSING 3-INCH SQUARE SIEVE: 40 TO 60% MAXIMUM
   - PASSING ¾ INCH SQUARE SIEVE: 0 TO 10% MAXIMUM

STORMWATER DETENTION VAULT:

LIVE STORAGE DEPTH	= 14.5 FT
TOP OF VAULT EL	= 315.50
MAX WATER SURFACE EL	= 314.00
BOTTOM DETENTION EL	= 299.50
VOLUME REQUIRED	= 61,661 CF
VOLUME PROVIDED	= 62,205 CF
VOLUME CONSTRUCTED	= TBD

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DETENTION VAULT PLAN AND SECTION

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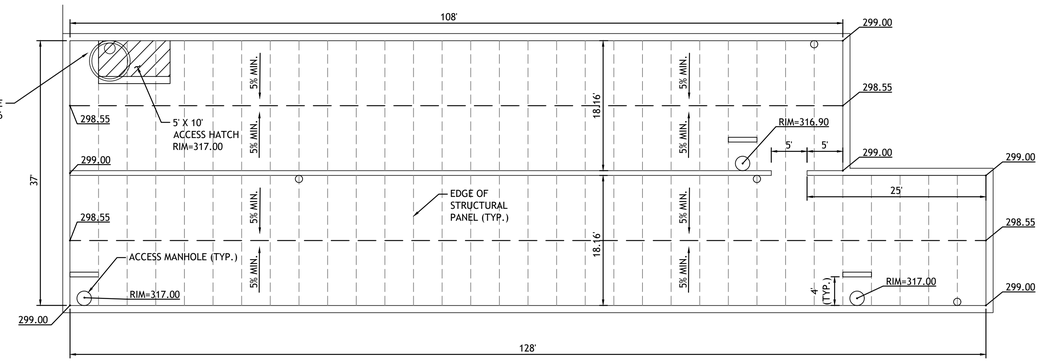
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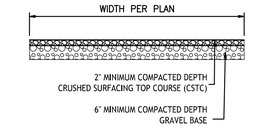
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DETENTION VAULT PLAN VIEW

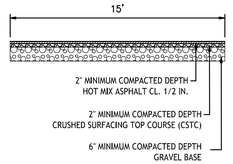
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SPECIAL NOTE:
FOR MORE INFORMATION SEE STRUCTURAL PLANS PREPARED BY OTHERS.



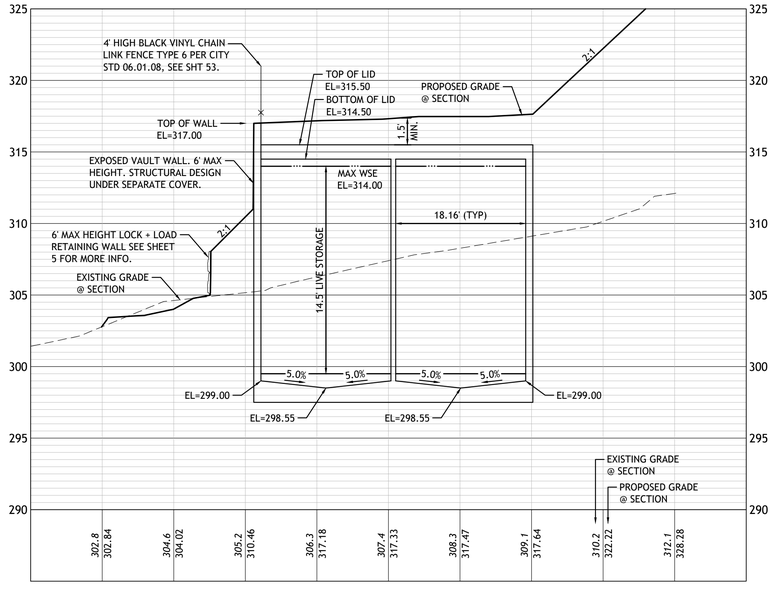
TRACT D
GRAVEL ACCESS PATH

NOT TO SCALE



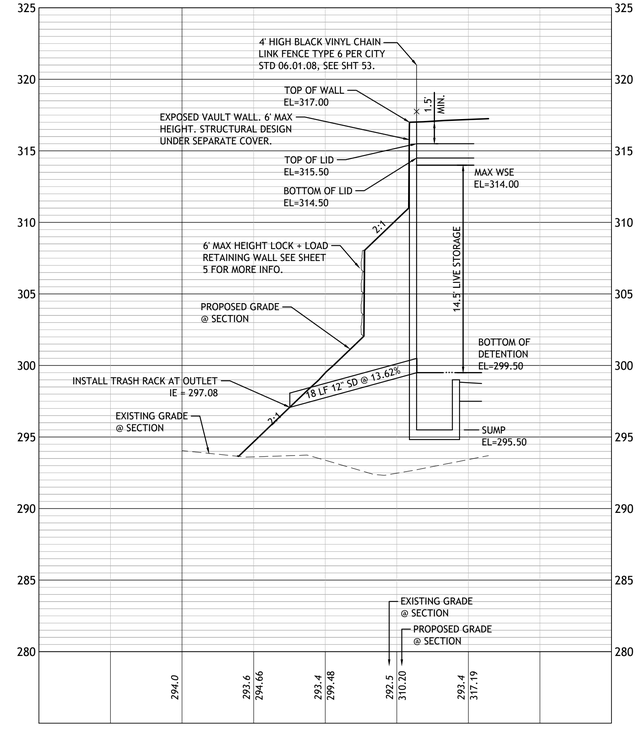
TRACT D
PAVED ACCESS RAMP SECTION

NOT TO SCALE



B–B
14
DETENTION VAULT SECTION VIEW

SCALE: H: 1"=10', V: 1"=5'



C–C
14
DETENTION VAULT OUTFALL

SCALE: H: 1"=10', V: 1"=5'

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DETENTION VAULT SECTIONS AND DETAILS

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Figure V-13.16: Typical Detention Vault

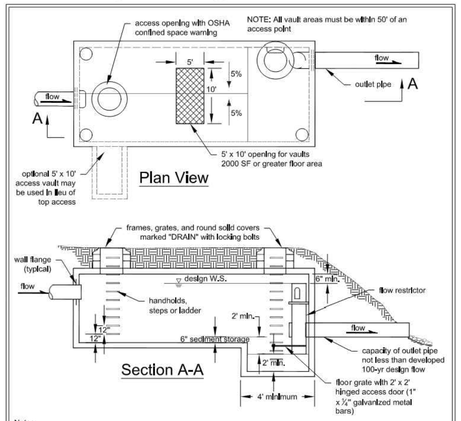
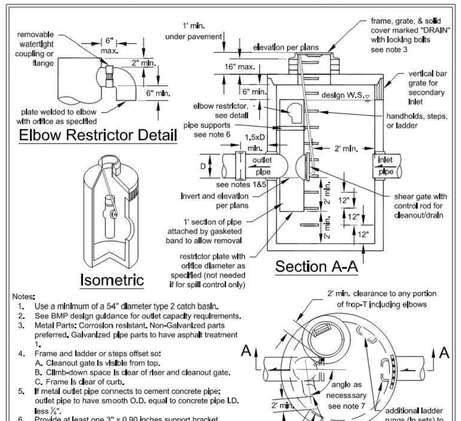
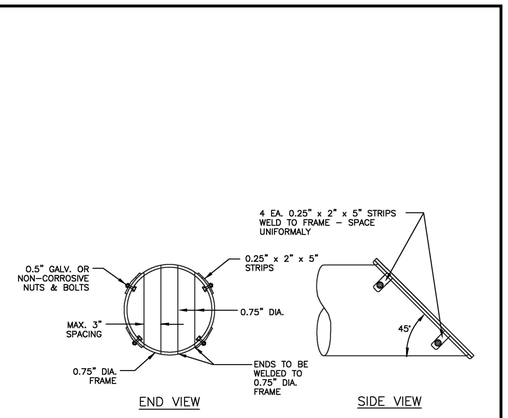
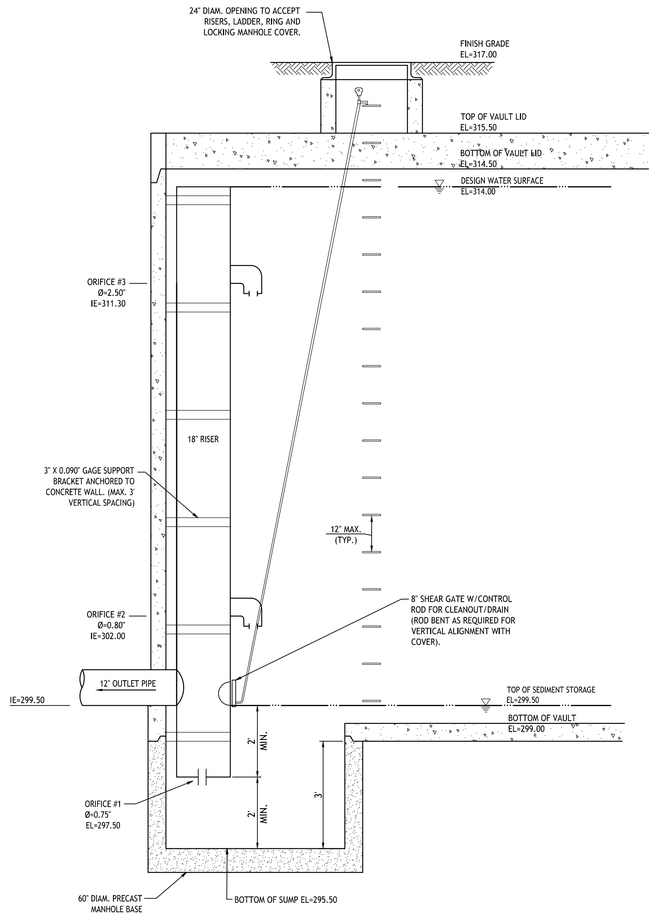


Figure V-13.1: Flow Restrictor (TEE)







FLOW CONTROL TEE

SCALE: 1"=2'

SPECIAL NOTE:
1. STRUCTURAL DIMENSIONS SHOWN ARE APPROXIMATE.
2. SEE STRUCTURAL PLANS FOR FURTHER DETAIL.
3. FLOW CONTROL TEE WILL CONFORM WITH APPLICABLE CITY STANDARDS AND THE CURRENT VERSION OF THE WADOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

Sheet Title:
DETENTION VAULT DETAILS

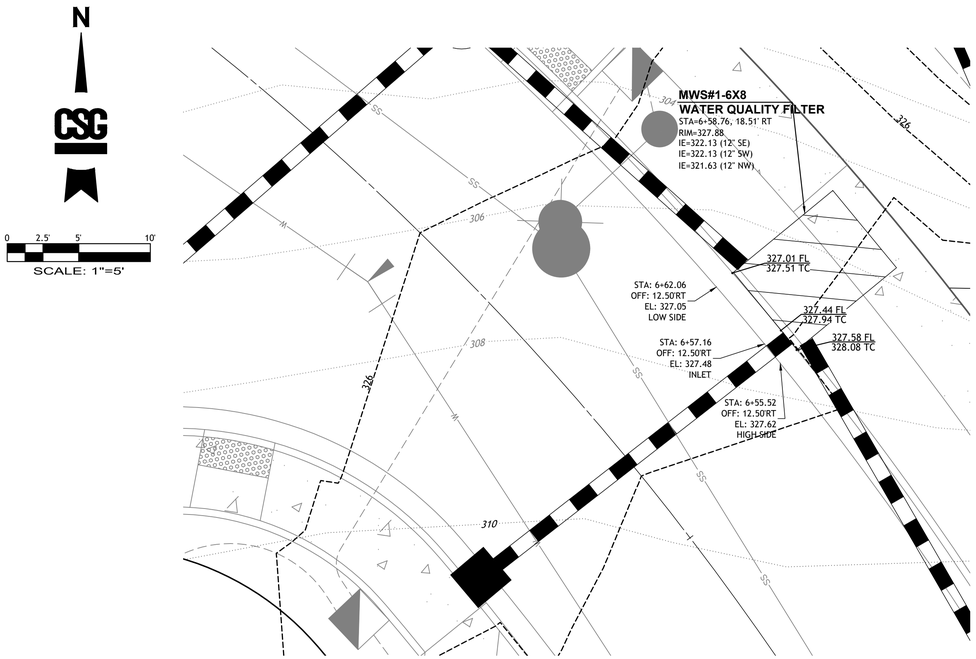
Sheet Number:
16 of 53

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USER: BKUNZ DATE: 8/19/26 FILE: P:\12000s\12663\engineering\12663-md1.dwg

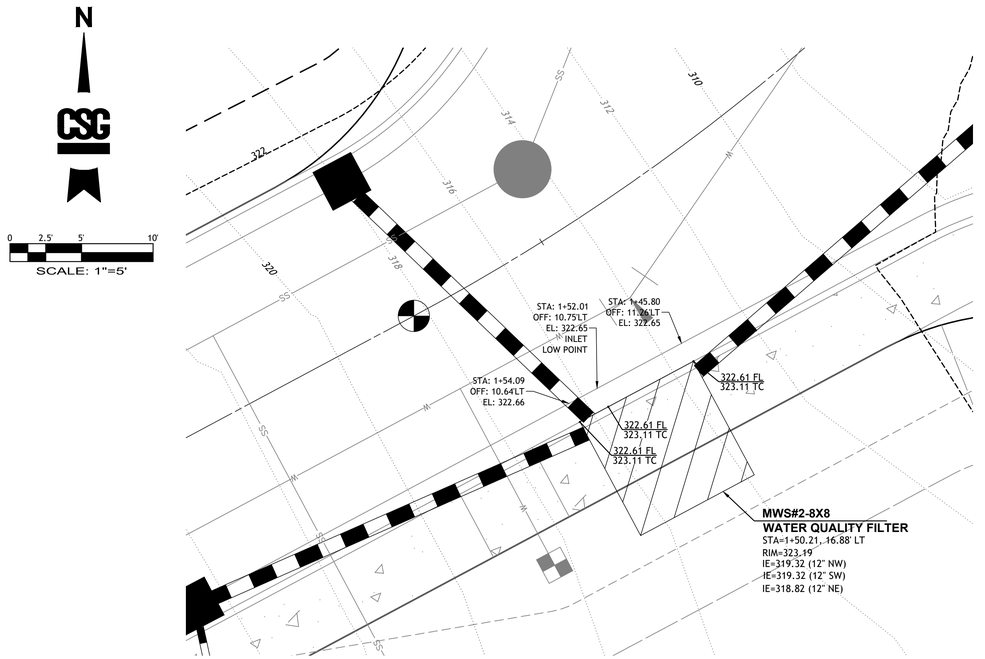
NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



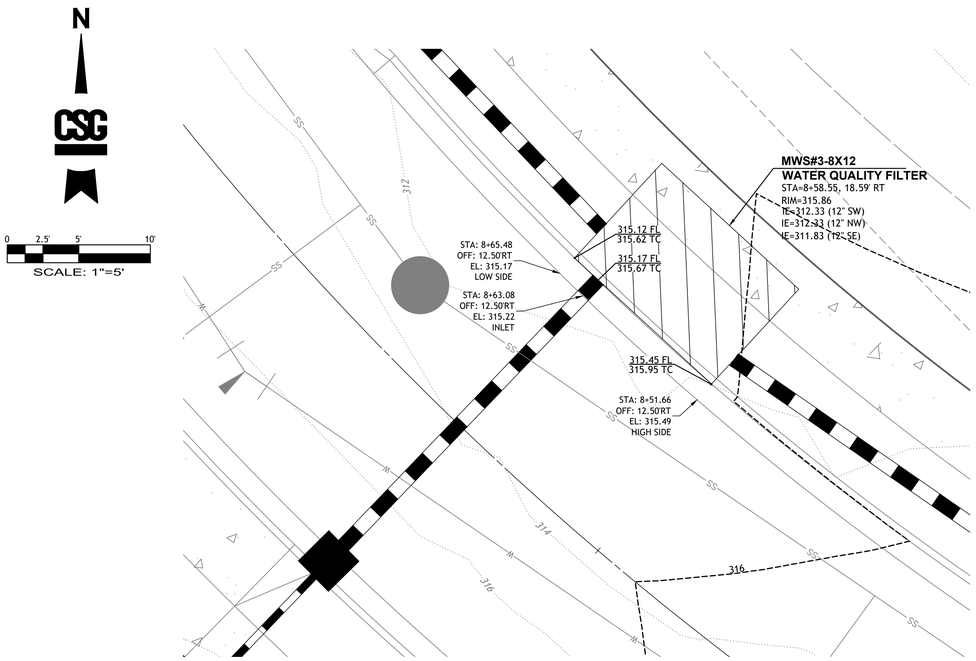
WATER QUALITY MWS#1

SCALE: 1" = 5'



WATER QUALITY MWS#2

SCALE: 1" = 5'



WATER QUALITY MWS#3

SCALE: 1" = 5'

NOTES:

1. MWS FILTER RIM ELEVATION AND OFFSET IS TO CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY STRUCTURE ELEVATION AND OFFSET IN-FIELD TO ENSURE THE STRUCTURE IS SITED IN THE CORRECT LOCATION.
2. SEE CURB INLET DETAIL ON SHEET 18.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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

City of Puyallup
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CORE STATES GROUP

307 29th St. NE
Suite 102
Puyallup, WA 98372
855.CSG.1999

www.core-states.com

CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CIARA VISINTAINER
STATE OF WASHINGTON
22842
REGISTERED
PROFESSIONAL ENGINEER
8/19/26

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Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
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Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

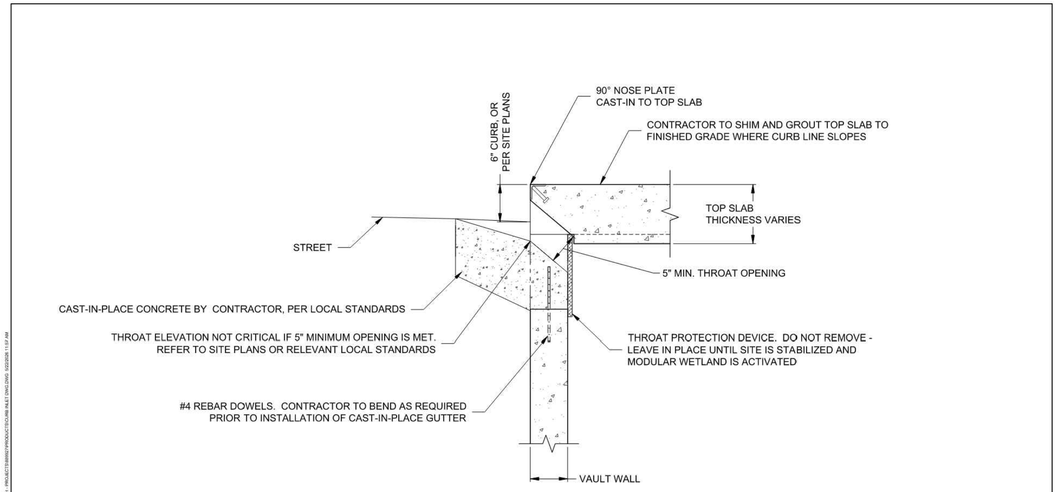
Sheet Title:
WATER QUALITY FILTER PLANS

Sheet Number:
17 of 53

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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



CURB INLET DETAIL
NOT TO SCALE

MARK	DATE	REVISION DESCRIPTION	BY	

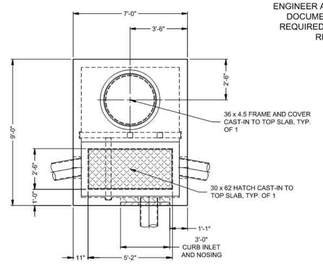
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A QUIKRETE® COMPANY
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH PROPOSAL DRAWING

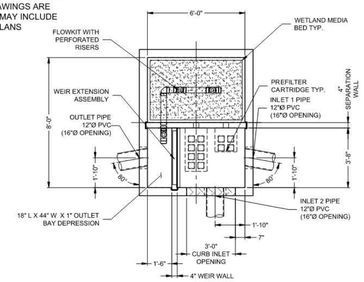
NORMANDY HEIGHTS
PUYALLUP, WA
CURB INLET DETAIL

PROJECT No.: 889927	REQ. No.:	DATE: 5/19/26	
DESIGNED: JTN	DRAWN: JTN		
CHECKED: JTN	APPROVED: JTN		
SHEET NO.: 1	OF 1		

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PLAN VIEW



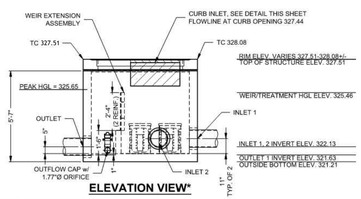
PLAN VIEW
TOP SLAB NOT SHOWN

SITE DESIGN DATA	
WATER QUALITY FLOW (CFS)	0.159
PEAK FLOW RATE (CFS)	1.02
RETURN PERIOD (YRS)	100
MAXIMUM POLLUTANT DENSITY (PREFILTER) (GPM/SF)	2.1
PREFILTER LOADING RATE (GPM/SF)	2.79
WETLAND MEDIA LOADING RATE (GPM/SF)	1.00
MEDIA OPERATING HEAD (FT)	3.69
SURFACE LOADING	HS-20
GROUNDWATER ELEVATION*	321.63

*GROUNDWATER ELEVATION IS ASSUMED. EOR TO PROVIDE IF KNOWN

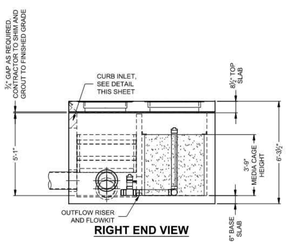
STRUCTURE DETAILS	
NUMBER OF DELIVERED PIECES (RISERS TO GRADE NOT NEEDED)	2
MAXIMUM FOOTPRINT	9.00' x 7.00'
DELIVERED HEAVIEST PICK*	18125 LB.
TOP SLAB WITH CASTING FRAMES CAST-IN	6100 LB.
BASE SECTION	16075 LB.
SEPARATION WALL	1550 LB.
WEIR WALL	275 LB.
INTERNAL COMPONENTS	225 LB.

* HEAVY PICK WEIGHT IS COMPRISED OF BASE SECTION WITH WALLS AND INTERIOR COMPONENTS INSTALLED

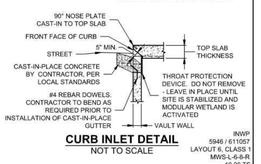


ELEVATION VIEW*

*MEDIA CASTINGS, IF REQUIRED, NOT SHOWN



RIGHT END VIEW



CURB INLET DETAIL
NOT TO SCALE

INWP
5946 / 611057
LAYOUT 6, CLASS 1
MWS-L-6-8-R
10.06 TS
0.87 TIW

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12901 SE 97th Avenue, Clackamas, OR 97015
800-548-4667 503-240-3393 800-561-1271 FAX

CONTECH PROPOSAL DRAWING

MODULAR WETLANDS MWSL0608UG-CP - 889927-015
NORMANDY HEIGHTS
PUYALLUP, WA
SITE DESIGNATION: MWS #1

PROJECT No.: 889927	REQ. No.: 015	DATE: 5/19/26	
DESIGNED: JTN	DRAWN: JTN		
CHECKED: JTN	APPROVED: JTN		
SHEET NO.: 1	OF 1		

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APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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City of Puyallup
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CORE STATES GROUP

307 29th St. NE
Suite 102
Puyallup, WA 98372
855.CSG.1999

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CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED PROFESSIONAL ENGINEER

8/19/26

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Puyallup, WA 98372

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Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

Sheet Title:
WATER QUALITY FILTER DETAILS

Sheet Number:
18 of 53

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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

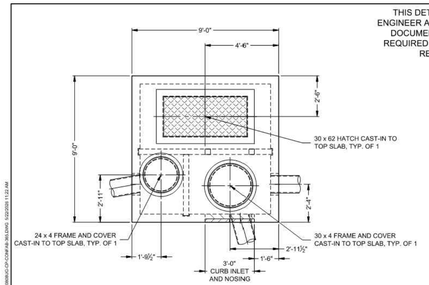
APPROVED
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE 09/09/2026

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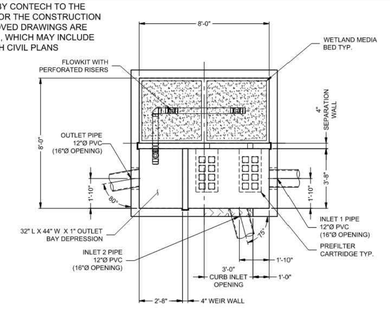
City of Puyallup
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Engineering	Public Works
Fire	Traffic

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PLAN VIEW



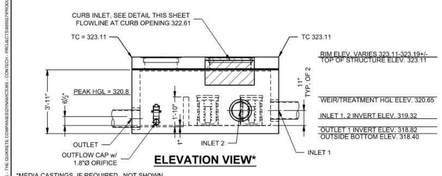
PLAN VIEW
TOP SLAB NOT SHOWN

SITE DESIGN DATA	
WATER QUALITY FLOW (CFS)	0.109
PEAK FLOW RATE (CFS)	0.69
RETURN PERIOD (YRS)	100
MAXIMUM POLLUTANT DENSITY (PREFILTER) (GPM/SF)	2.1
PREFILTER LOADING RATE (GPM/SF)	0.96
WETLAND MEDIA LOADING RATE (GPM/SF)	1.00
MEDIA OPERATING HEAD (FT)	1.60
SURFACE LOADING	HS20
GROUNDWATER ELEVATION*	318.82

*GROUNDWATER ELEVATION IS ASSUMED. EOR TO PROVIDE IF KNOWN

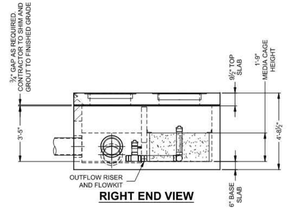
STRUCTURE DETAILS	
NUMBER OF DELIVERED PIECES (RISERS TO GRADE NOT NEEDED)	2
MAXIMUM FOOTPRINT	9.00' x 9.00'
DELIVERED HEAVIEST PICK*	16600 LB.
TOP SLAB WITH CASTING FRAMES CAST-IN	8725 LB.
BASE SECTION	14600 LB.
SEPARATION WALL	1375 LB.
WEIR WALL	350 LB.
INTERNAL COMPONENTS	275 LB.

* HEAVY PICK WEIGHT IS COMPRISED OF BASE SECTION WITH WALLS AND INTERIOR COMPONENTS INSTALLED

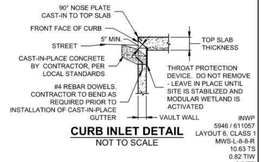


ELEVATION VIEW*

*MEDIA CASTINGS, IF REQUIRED, NOT SHOWN



RIGHT END VIEW



CURB INLET DETAIL
NOT TO SCALE

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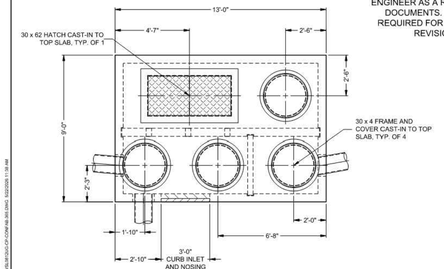
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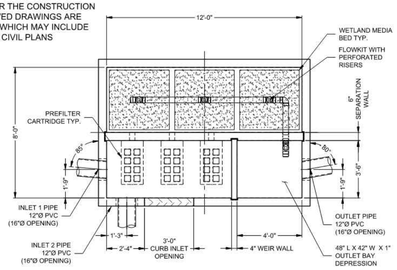
MODULAR WETLANDS MWSL0808UG-CP - 889927-020
NORMANDY HEIGHTS
PUYALLUP, WA
SITE DESIGNATION: MWS #2

PROJECT No.: 889927	SEQ. No.: 020	DATE: 5/19/26	
DESIGNED: JTN	DRAWN: JTN		
CHECKED: JTN	APPROVED: JTN		
SHEET NO.: 2 OF 1			

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PLAN VIEW



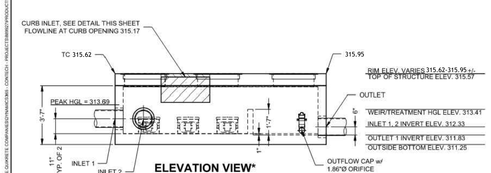
PLAN VIEW
TOP SLAB NOT SHOWN

SITE DESIGN DATA	
WATER QUALITY FLOW (CFS)	0.109
PEAK FLOW RATE (CFS)	1.68
RETURN PERIOD (YRS)	100
MAXIMUM POLLUTANT DENSITY (PREFILTER) (GPM/SF)	2.1
PREFILTER LOADING RATE (GPM/SF)	1.27
WETLAND MEDIA LOADING RATE (GPM/SF)	1.00
MEDIA OPERATING HEAD (FT)	1.42
SURFACE LOADING	HS20
GROUNDWATER ELEVATION*	311.83

*GROUNDWATER ELEVATION IS ASSUMED. EOR TO PROVIDE IF KNOWN

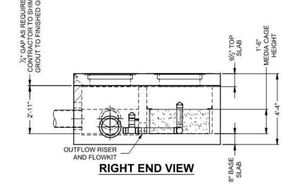
STRUCTURE DETAILS	
NUMBER OF DELIVERED PIECES (RISERS TO GRADE NOT NEEDED)	2
MAXIMUM FOOTPRINT	9.00' x 13.00'
DELIVERED HEAVIEST PICK*	24125 LB.
TOP SLAB WITH CASTING FRAMES CAST-IN	12575 LB.
BASE SECTION	20850 LB.
SEPARATION WALL	2650 LB.
WEIR WALL	275 LB.
INTERNAL COMPONENTS	350 LB.

* HEAVY PICK WEIGHT IS COMPRISED OF BASE SECTION WITH WALLS AND INTERIOR COMPONENTS INSTALLED

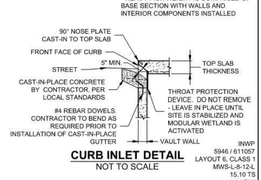


ELEVATION VIEW*

*MEDIA CASTINGS, IF REQUIRED, NOT SHOWN



RIGHT END VIEW



CURB INLET DETAIL
NOT TO SCALE

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800-548-4667 503-240-3393 800-561-1271 FAX

CONTECH PROPOSAL DRAWING

MODULAR WETLANDS MWSL0812UG-CP - 889927-025
NORMANDY HEIGHTS
PUYALLUP, WA
SITE DESIGNATION: MWS #3

PROJECT No.: 889927	SEQ. No.: 025	DATE: 5/19/26	
DESIGNED: JTN	DRAWN: JTN		
CHECKED: JTN	APPROVED: JTN		
SHEET NO.: 2 OF 1			

UTILITY CONFLICT NOTE:

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CORE STATES GROUP
307 29th St. NE
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Puyallup, WA 98372
855.CSG.1999
www.core-states.com

CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED
PROFESSIONAL ENGINEER
8/19/26

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Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: WRR
Reviewed: BGK
Sheet Date: 8/19/26
Proj. Number: 12663

Sheet Title:
WATER QUALITY FILTER DETAILS

Sheet Number:
19 of 53

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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

APPROVED
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE 09/09/2026

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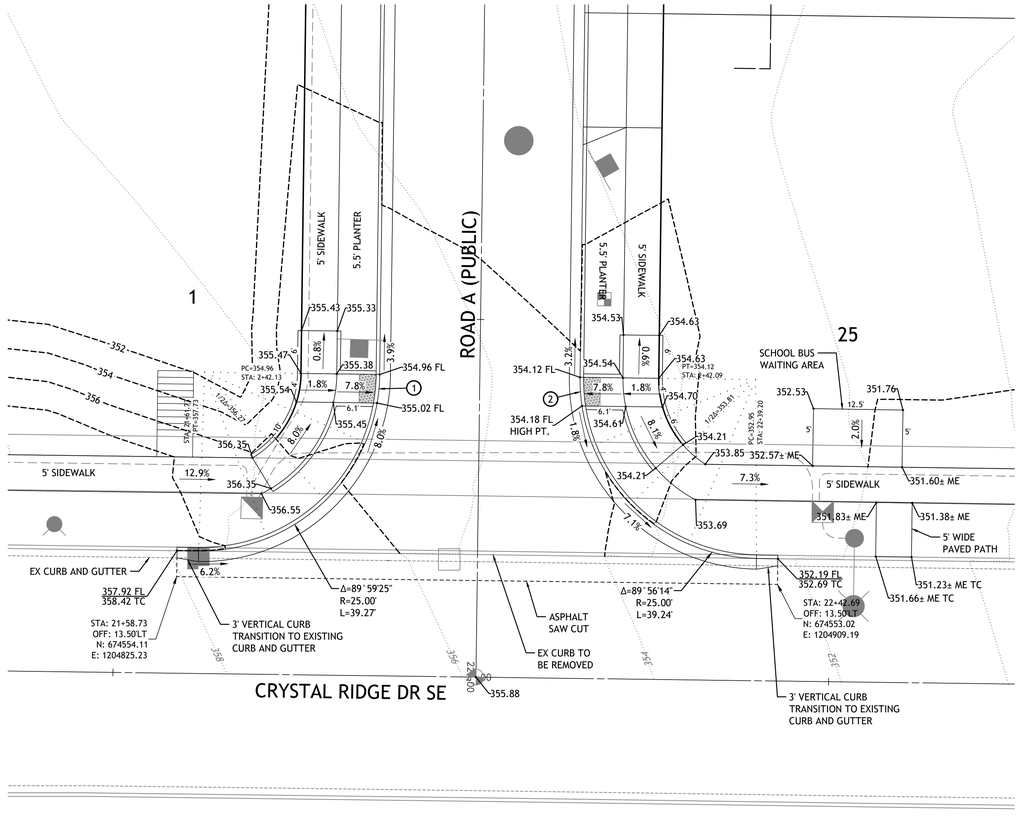
City of Puyallup
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0 5' 10' 20'
SCALE: 1"=10'



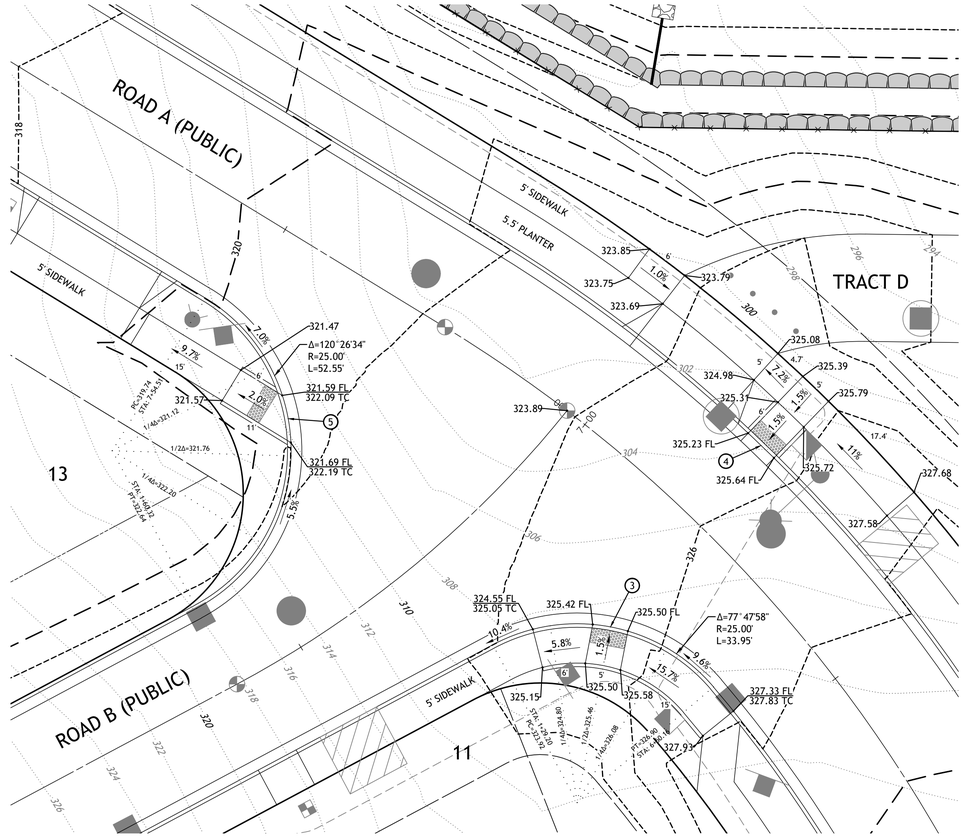
CRYSTAL RIDGE DR SE AND ROAD A INTERSECTION DETAIL

SCALE: 1"=10'

N

CSG

0 5' 10' 20'
SCALE: 1"=10'



ROAD A AND ROAD B INTERSECTION DETAIL

SCALE: 1"=10'

CURB RAMP LOCATION DATA TABLE

CURB RAMP #	STATION	OFFSET
1	2+40.12	14.08' LT
2	2+40.09	14.08' RT
3	6+77.51	18.86' LT
4	6+80.20	14.00' RT
5	7+35.86	22.35' LT

NOTES:

1. LANDINGS SHALL BE CONSTRUCTED WITH A MAX PERPENDICULAR AND RUNNING SLOPE OF 2%.
2. SIDEWALKS SHALL HAVE A MAX CROSS SLOPE OF 2%.
3. DETECTABLE WARNING PATTERNS MAY BE CREATED BY ANY METHOD THAT WILL ACHIEVE THE TRUNCATED DOME DIMENSIONS AND SPACING AS SHOWN ON THIS PLAN.
4. FOR SIDEWALK EXPANSION JOINT LOCATIONS AND ADDITIONAL INFORMATION, SEE CITY STANDARD DETAIL 01.02.01 AND 01.02.02 ON SHEET 43.

UTILITY CONFLICT NOTE:

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Drawn:	WRR
Reviewed:	BGK
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Sheet Title:
INTERSECTION DETAILS

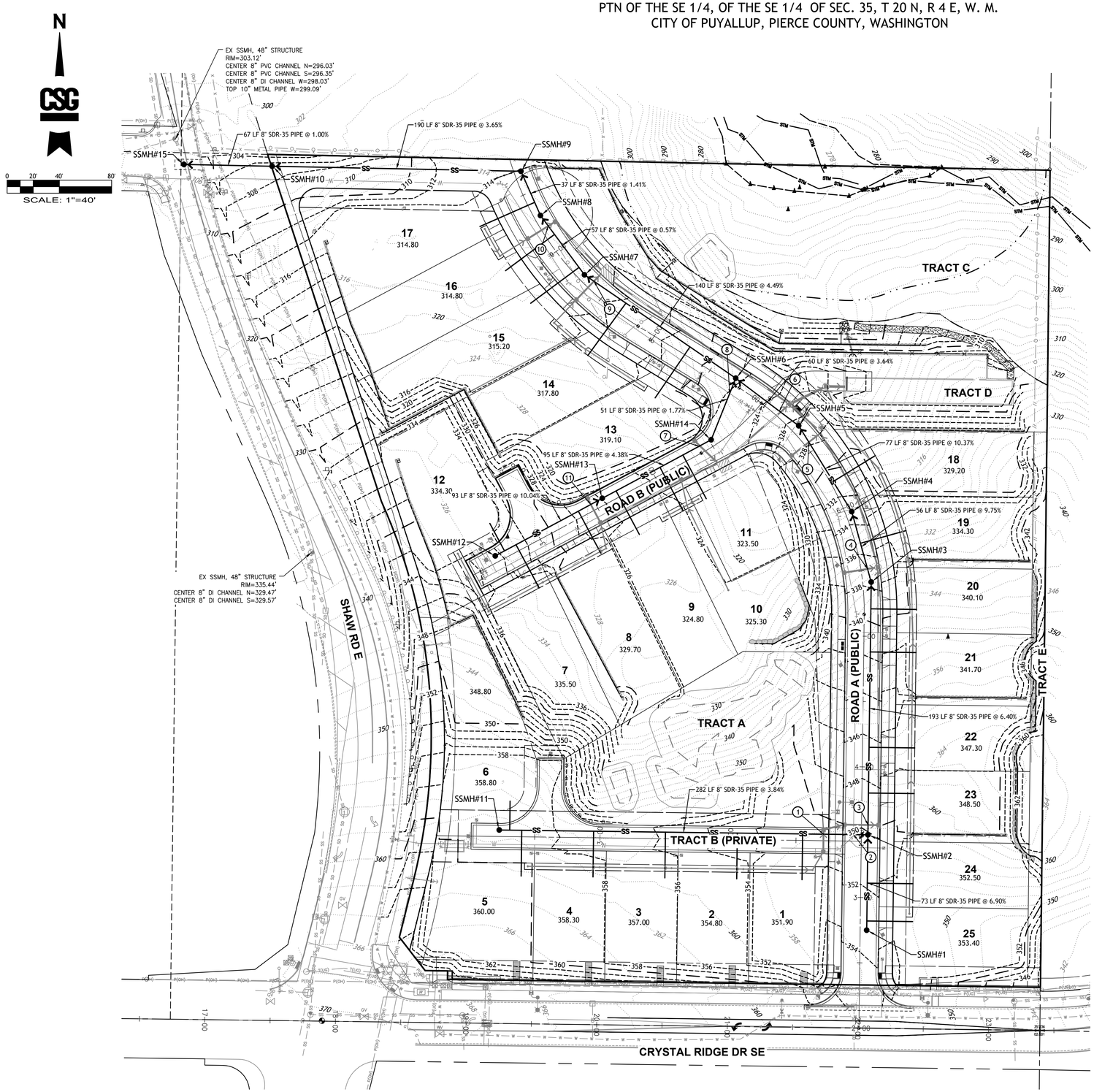
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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



SIDE SEWER SERVICE TABLE				
LOT #	STATION	DISTANCE TO DOWNSTREAM MANHOLE	LENGTH (FT)	IE (FT)
1	1+45.00	50	35	344.83
2	1+95.00	100	35	346.75
3	2+50.00	155	35	348.87
4	3+05.00	210	35	350.98
5	3+60.00	265	35	353.10
6	3+60.00	274	22	353.30
7	3+18.43	170	38	329.50
8	2+63.46	115	38	323.70
9	2+43.46	83	38	320.02
10	1+93.41	45	38	317.59
11	1+74.07	25	38	317.50
12	3+18.43	180	24	328.30
13	7+72.39	98	47	312.70
14	8+03.74	38	50	310.09
15	8+72.00	50	46	308.15
16	9+29.96	18	47	307.98
17	9+14.16	26	46	307.62
18	6+21.79	50	38	323.20
19	5+70.81	25	36	327.34
20	5+20.95	20	35	331.74
21	4+88.06	53	35	333.85
22	4+15.06	127	35	338.52
23	3+80.06	161	35	342.50
24	3+11.06	37	35	346.50
25	2+82.09	66	35	347.40

UTILITY CROSSINGS:

1. IE 12" SD = 347.17
   T/P 8" SS = 344.21
2. IE 8" WA = 345.07
   T/P 8" SS =343.22
3. IE 12" SD = 346.27
   T/P 8" SS = 342.32
4. IE 12" SD = 333.54
   T/P 8" SS = 329.49
5. IE 12" SD = 322.86
   T/P 8" SS = 318.29
6. IE 12" SD = 317.09
   T/P 8" SS = 316.03
7. IE 12" SD = 319.49
   T/P 8" SS = 315.89
8. IE 8" WA = 316.29
   T/P 8" SS = 314.69
9. IE 12" SD = 312.39
   T/P 8" SS = 308.46
10. IE 12" SD = 312.53
    T/P 8" SS = 307.70
11. IE 12" SD = 323.36
    T/P 8" SS = 320.70

NOTES:

1. SANITARY SEWER NOTES SEE SHEET 49.
2. INSTALL WYES ON ALL LATERAL CONNECTIONS TO THE NEW SANITARY MAIN. DO NOT USE SADDLE TEES.

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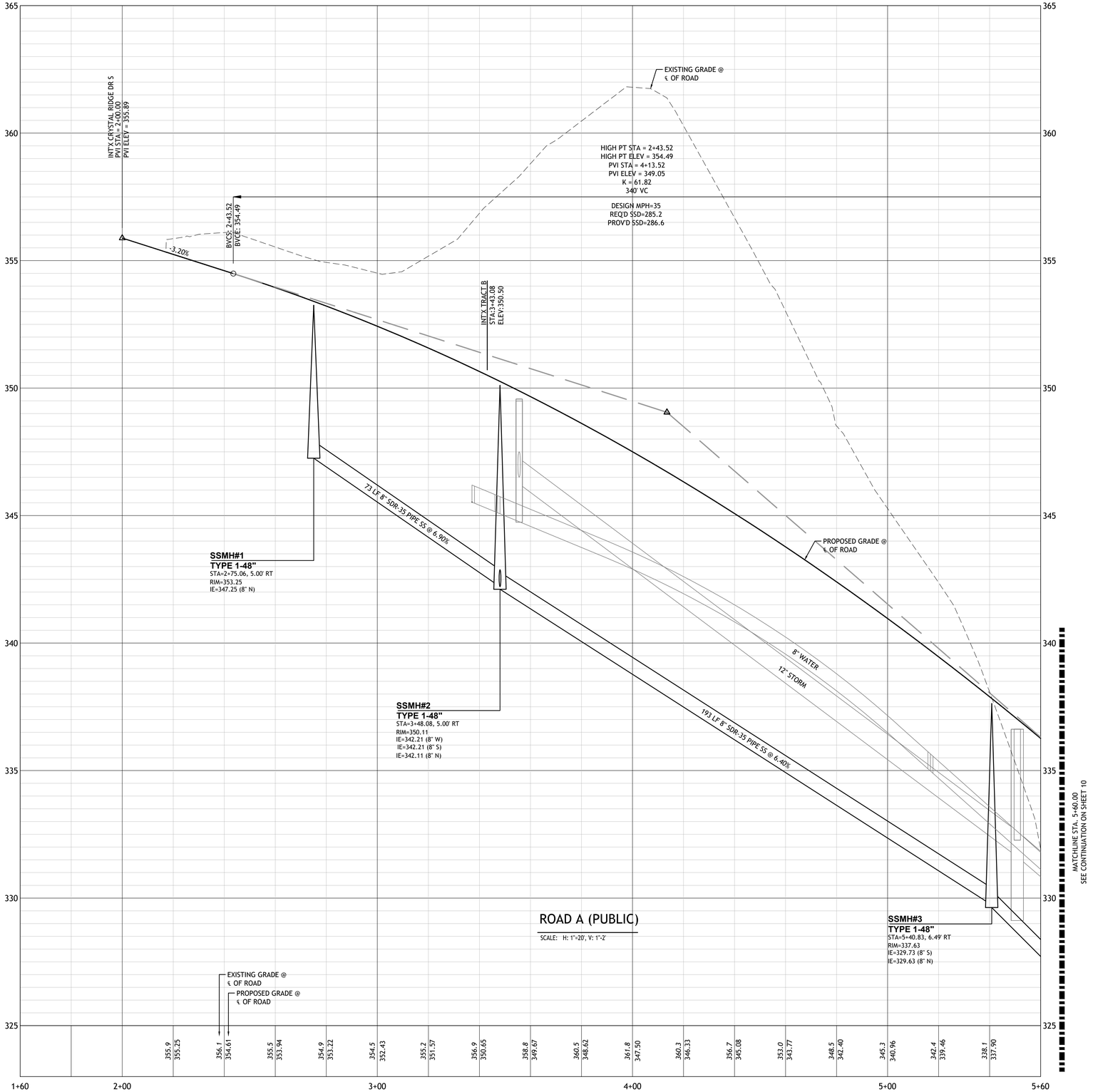
Sheet Title:
OVERALL SEWER SYSTEM PLAN

Sheet Number:
21 of 53

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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



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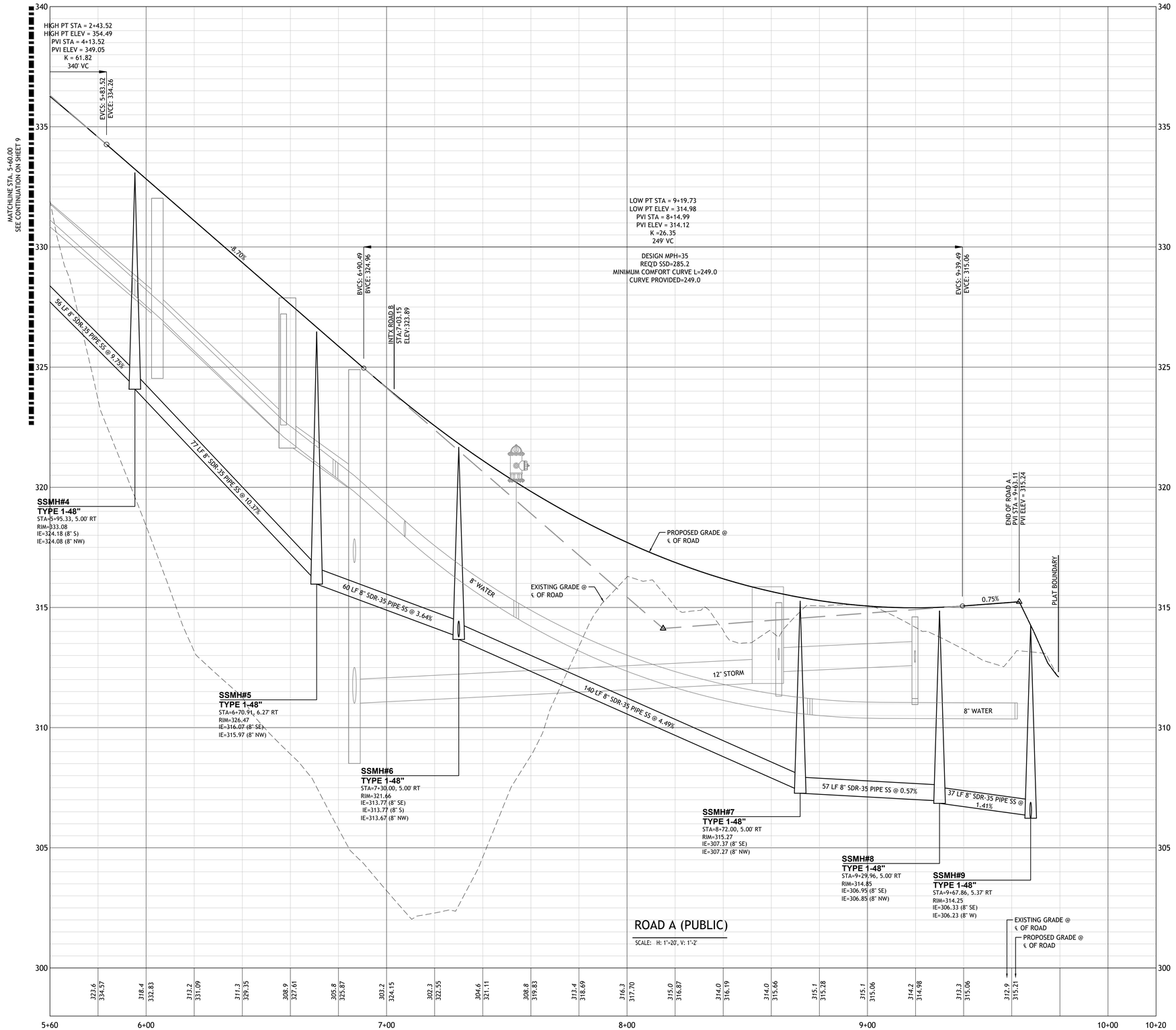
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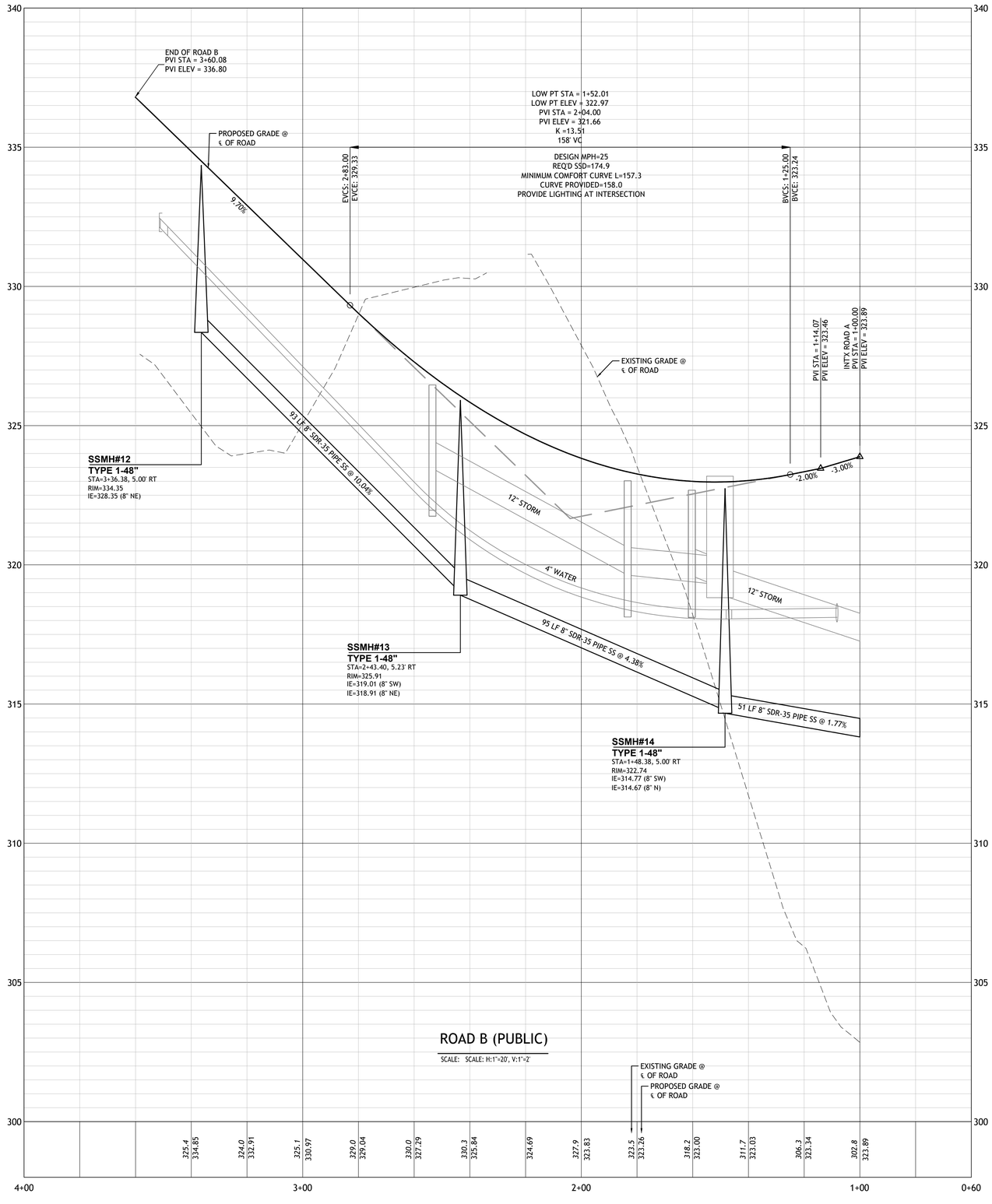
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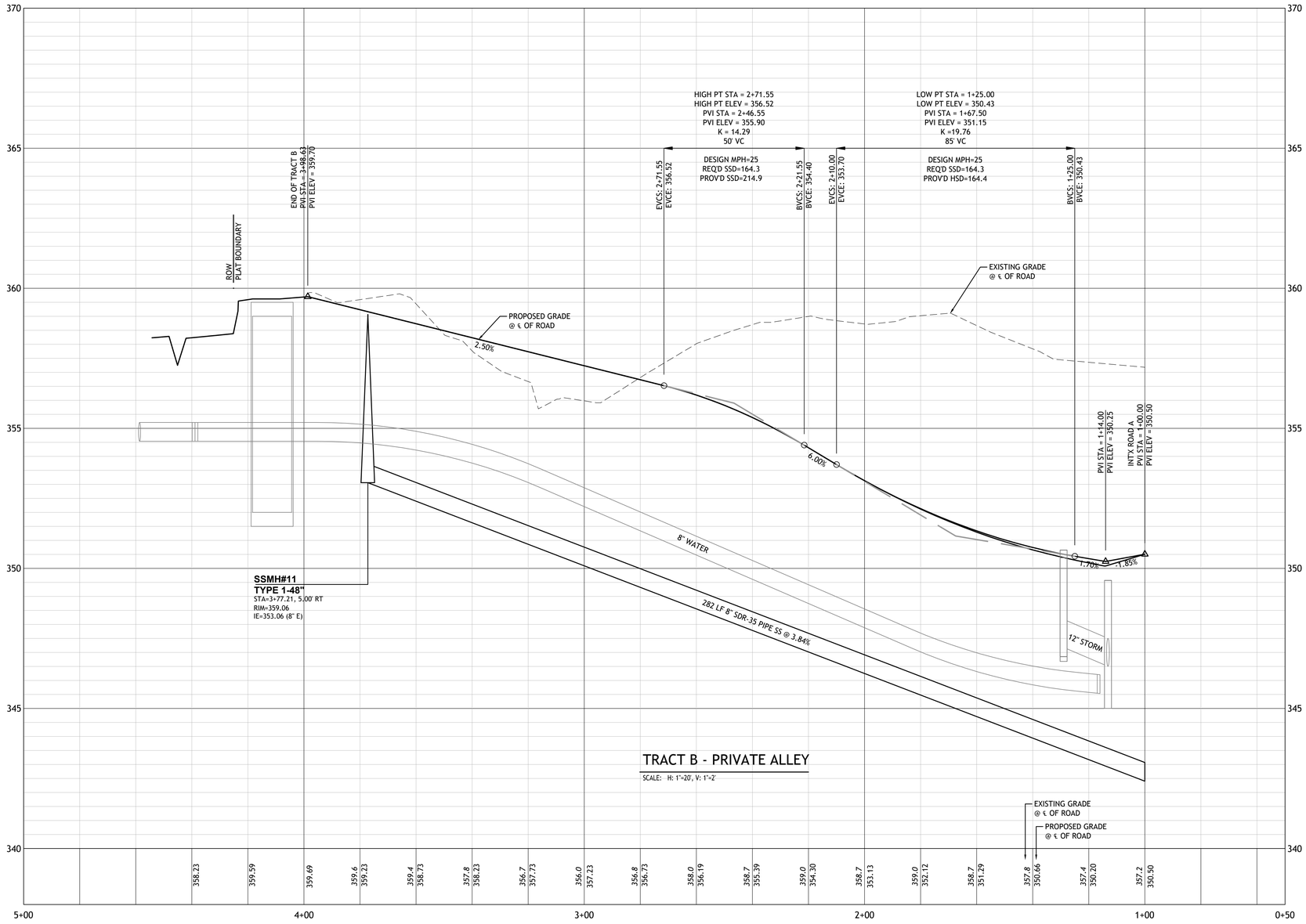
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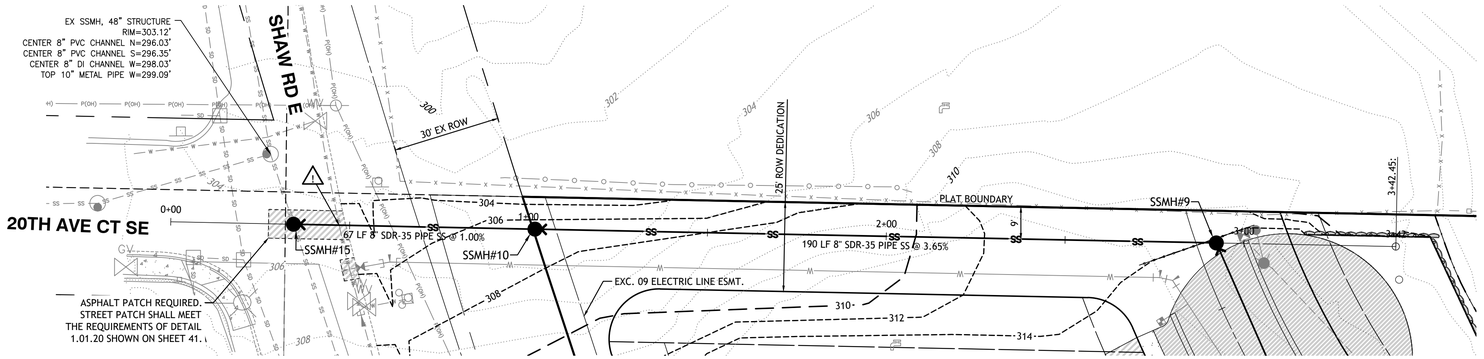
PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

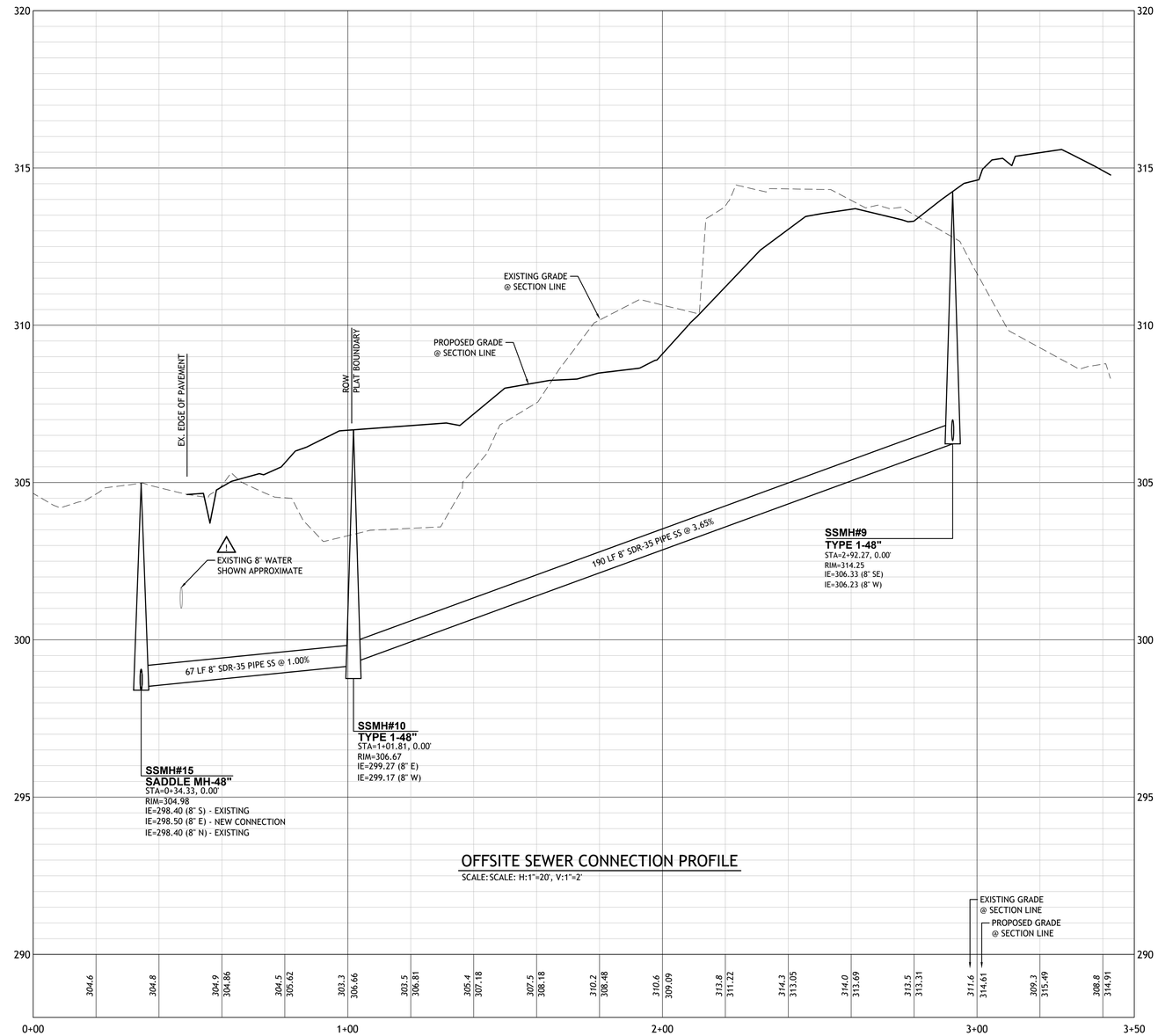
N

CSG

0 10' 20' 40'

SCALE: 1"=20'





OFFSITE SEWER CONNECTION PROFILE

SCALE:SCALE: H:1"=20', V:1"=2'

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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

City of Puyallup Development & Permitting Services ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

NOTES:

1. ASPHALT PATCH REQUIRED, SEE STREET PATCH DETAIL ON SHEET 41.

SEWER SPECIAL NOTE: ⚠

1. CONTRACTOR IS REQUIRED TO POTHOLE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF THE EXISTING WATER LINE. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILIITES. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY CROSSING CONFLICT.

CORE STATES GROUP

307 29th St. NE
Suite 102
Puyallup, WA 98372
855.CSG.1999

www.core-states.com

CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED
PROFESSIONAL ENGINEER

9/9/26

811
Know what's below.
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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	9/9/26
Proj. Number:	12663

Sheet Title:

OFFSITE SEWER CONNECTION PLAN & PROFILE

Sheet Number:

26 of 53

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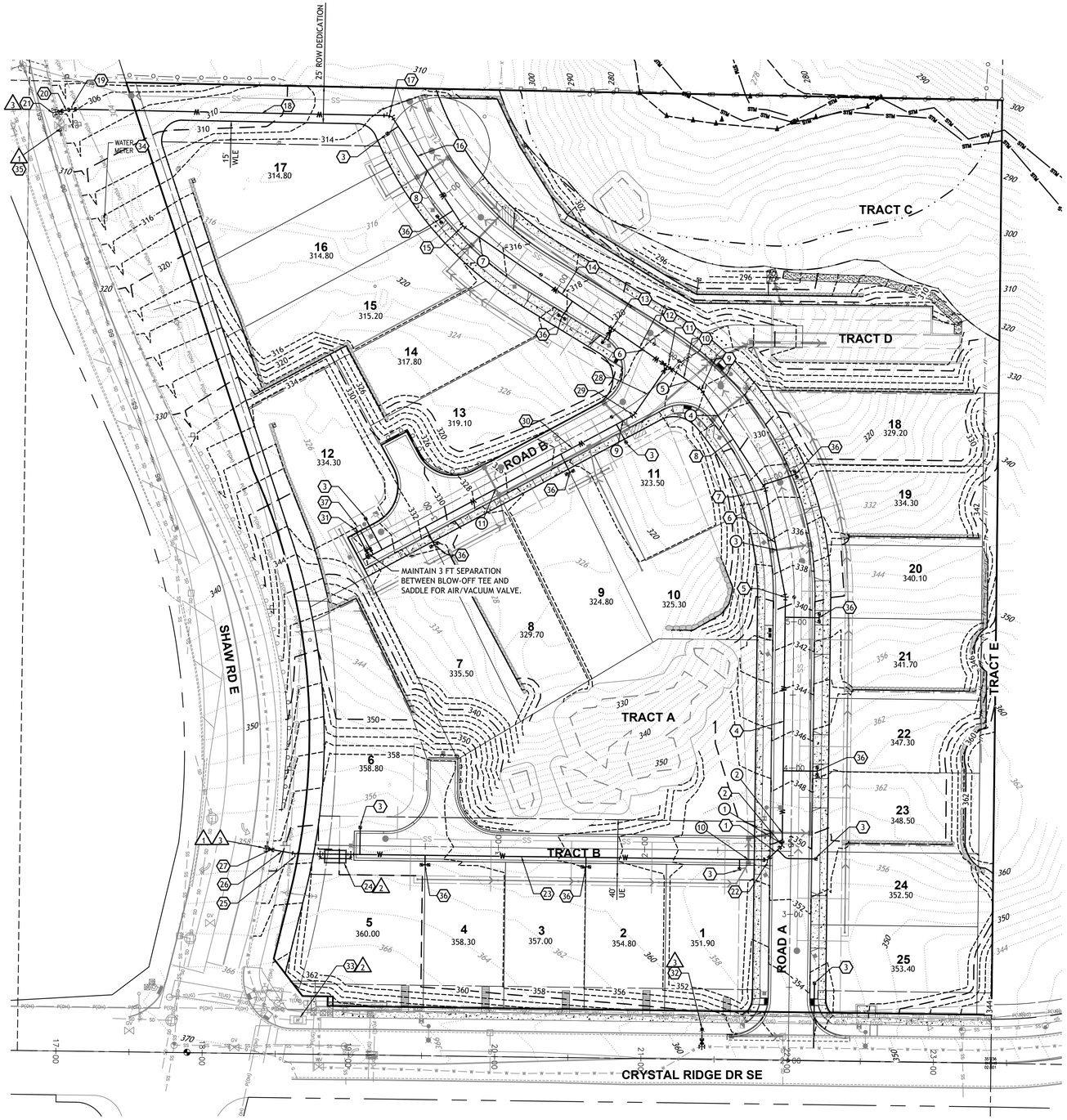
NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

N

CSG

0 20' 40' 80'
SCALE: 1"=40'



WATER KEYNOTES:

1. 14 LF 8" DI PIPE CL 52
2. 8"-45° BEND (MJ) W/ CONCRETE THRUST BLOCKING
3. 3/4" WATER SERVICE CONNECTION (TYP.)
4. 170 LF 8" DI PIPE CL 52
5. 8"-11.25° BEND (MJ) W/ CONCRETE THRUST BLOCKING
6. 76 LF 8" DI PIPE CL 52
7. 8"-22.5° BEND (MJ) W/ CONCRETE THRUST BLOCKING
8. 81 LF 8" DI PIPE CL 52
9. 8"-22.5° BEND (MJ) W/ CONCRETE THRUST BLOCKING
10. 28 LF 8" DI PIPE CL 52
11. 1-8"X4" TEE (FL) 2-8" GATE VALVE (FLXMJ) 1-4" GATE VALVE (FLXMJ) W/ CONCRETE THRUST BLOCKING
12. 46 LF 8" DI PIPE CL 52
13. 1-8"X8"X6" TEE (MJXMJXFL) 1-6" GATE VALVE (FLXMJ) 12 LF OF 6" DI PIPE CL 52 1- FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET 51. W/ CONCRETE THRUST BLOCKING
14. 124 LF 8" DI PIPE CL 52
15. 8"-22.5° BEND (MJ) W/ CONCRETE THRUST BLOCKING
16. 89 LF 8" DI PIPE CL 52
17. 1-8" 45° BEND (FLXMJ) 1-8" 11.25° BEND (FLXMJ) W/ CONCRETE THRUST BLOCKING
18. 215 LF 8" DI PIPE CL 52
19. 8"-11.25° BEND (MJ) W/ CONCRETE THRUST BLOCKING
20. 11 LF 8" DI PIPE CL 52
21. CONNECTION TO THE EXISTING WATER MAIN USING WET TAP THROUGH A TAPPING TEE AND TAPPING VALVE. CITY APPROVAL REQUIRED PRIOR TO MAKING CONNECTION. 8" STAINLESS STEEL TAPPING TEE 1-8" TAPPING VALVE W/ CONCRETE THRUST BLOCKING
22. 8"-45° BEND (MJ) W/ CONCRETE THRUST BLOCKING
23. 323 LF 8" DI PIPE CL 52
24. INSTALL PRESSURE REDUCING VAULT, SEE DETAIL 03.09.01 AND 03.11.01 ON SHEET 51. CONTRACTOR TO COORDINATE INSTALLATION WITH CITY OF PUYALLUP. PRV VAULT SIZE AND EQUIPMENT MUST MATCH EXISTING PRV STATION THAT WILL BE ABANDONED. SEE ENLARGED DETAIL THIS SHEET.
25. 8"-11.25° BEND (FL) W/ CONCRETE THRUST BLOCKING
26. 20 LF 8" DI PIPE CL 52
27. CONNECT TO THE EXISTING WATER MAIN WITH CUT-IN TEE. THE EXISTING 8-INCH WATER MAIN ON SHAW ROAD WILL BE ABANDONED TO THE NORTH OF THIS CONNECTION. CITY APPROVAL REQUIRED PRIOR TO MAKING CONNECTION. INSTALL: 1-8" TEE (MJXFL) 1-8" GATE VALVE (FLXMJ) 1-8" PLUG (MJ) W/ CONCRETE THRUST BLOCKING
28. 40 LF 4" DI PIPE CL 52
29. 4" -22.5° BEND (MJ) W/ CONCRETE THRUST BLOCKING
30. 205 LF 4" DI PIPE CL 52
31. 1-4" TEE (MJ) 1-4" PLUG (MJ) W/ CONCRETE THRUST BLOCKING 1-2" GATE VALVE 1-2" BLOW OFF ASSEMBLY. SEE DETAIL 03.06.01 ON SHEET 51
32. CONNECTION TO THE EXISTING WATER MAIN USING WET TAP THROUGH A TAPPING TEE AND TAPPING VALVE. CITY APPROVAL REQUIRED PRIOR TO MAKING CONNECTION. 1-12"X6" TAPPING SLEEVE 1-6" TAPPING VALVE 12 LF OF 6" DI PIPE CL 52 1- FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET 51. W/ CONCRETE THRUST BLOCKING
33. EXISTING PRV TO BE REMOVED. SEE SPECIAL NOTE 2, THIS SHEET.
34. THIS IS AN EXISTING ACTIVE WATER SERVICE WITH CURB STOP LOCATED IN A METER BOX. UPON ABANDONMENT OF THE 8-INCH WATER MAIN, REMOVE METER BOX AND ABANDON SERVICE LINE IN-PLACE
35. EXISTING HYDRANT TO REMAIN IN SERVICE. THE 8-INCH WATER MAIN ON SHAW ROAD WILL BE ABANDONED TO THE SOUTH OF THIS FIRE HYDRANT TEE BY INSTALLING AN 8-INCH BLIND FLANGE OR MJ PLUG WITH THRUST BLOCKING.
36. DUAL 3/4" WATER SERVICE (TYP.)
37. 1-4"X2" SADDLE 1-2" GATE VALVE 1-AIR/VACUUM VALVE. SEE DETAIL 03.07.01 ON SHEET 51.

UTILITY CROSSINGS:

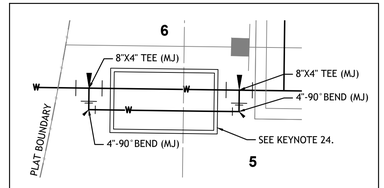
1. IE 8" WA = 345.07 T/P 8" SS =343.22
2. IE 12" SD = 346.43 T/P 8" WA =345.43
3. IE 12" SD = 333.73 T/P 8" WA =332.61
4. IE 12" SD = 323.77 T/P 8" WA = 322.77
5. IE 8" WA = 319.59 T/P 12" SD = 318.47
6. IE 8" WA = 316.29 T/P 8" SS = 314.66
7. IE 12" SD = 312.68 T/P 8" WA = 311.37
8. IE 12" SD = 312.67 T/P 8" WA = 311.04
9. IE 12" SD = 319.40 TP 4" WA = 318.40
10. IE 12" SD = 347.33 TP 8" WA = 346.33
11. IE 12" SD = 323.29 TP 8" WA = 322.29

NOTES:

1. SEE ADDITIONAL WATER NOTES ON SHEET 50-52.
2. ALL FITTINGS SHALL BE BOLTED TOGETHER PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. IF CONFLICT SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS FOR THE SERVICE CONNECTION, INCLUDING THE METER SETTER, EXCEPT THAT THE CITY SHALL FURNISH AND INSTALL THE METER AND THE AUTOMATED METER READING TRANSMITTER AT THE TIME OF OCCUPANCY OF THE RESIDENCE. THE CONTRACTOR SHALL FURNISH AND INSTALL THE METER AND AUTOMATED METER READING TRANSMITTER FOR ANY TRACT.

SPECIAL NOTES: ⚠#

1. ONCE THE NEW WATER MAIN LOOP HAS PASSED PURITIES AND PRESSURE CHECKS AND HAS BEEN TIED INTO THE WATER SYSTEM, THE EXISTING WATER MAIN ON SHAW ROAD TO THE SOUTH OF THE EXISTING HYDRANT AND THE NEW 8-INCH CONNECTION WILL BE ABANDONED BETWEEN THE TWO PROPOSED CONNECTION POINTS.
2. THE PRV SHALL BE REMOVED FROM ITS CURRENT LOCATION AND RELOCATED TO THE APPROXIMATE LOCATION AS SHOWN ON THIS PLAN AND CONNECTED PROPERLY INTO THE NEW WATER MAIN LOOP. ONCE THE PRV IS ONLINE THE CLA-VALVES IN THE EXISTING CONFIGURATION CAN BE REMOVED AND REPLACED WITH STRAIGHT PIPE. THE VAULT SHALL BE ABANDONED BY REMOVAL OF THE LID AND THE FILLING OF THE VAULT WITH ROCK. ONCE PURITIES AND PRESSURE TESTING OF THE NEW 8 INCH MAIN LOOP ARE COMPLETED SATISFACTORILY THEN THE EXISTING REMAINING WATER MAIN ON SHAW SHALL BE ABANDONED TO THE CITY STANDARDS. SEE DETAIL ON SHEET 51.
3. ASPHALT PATCH REQUIRED, SEE STREET PATCH DETAIL ON SHEET 41.



ENLARGED DETAIL - PRV VAULT
SCALE: 1"=10'

UTILITY CONFLICT NOTE:

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APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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City of Puyallup
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CORE STATES GROUP

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WA ENGINEERING
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CARA VISINTAINER
STATE OF WASHINGTON
42841
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PROFESSIONAL ENGINEER

8/19/26

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Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

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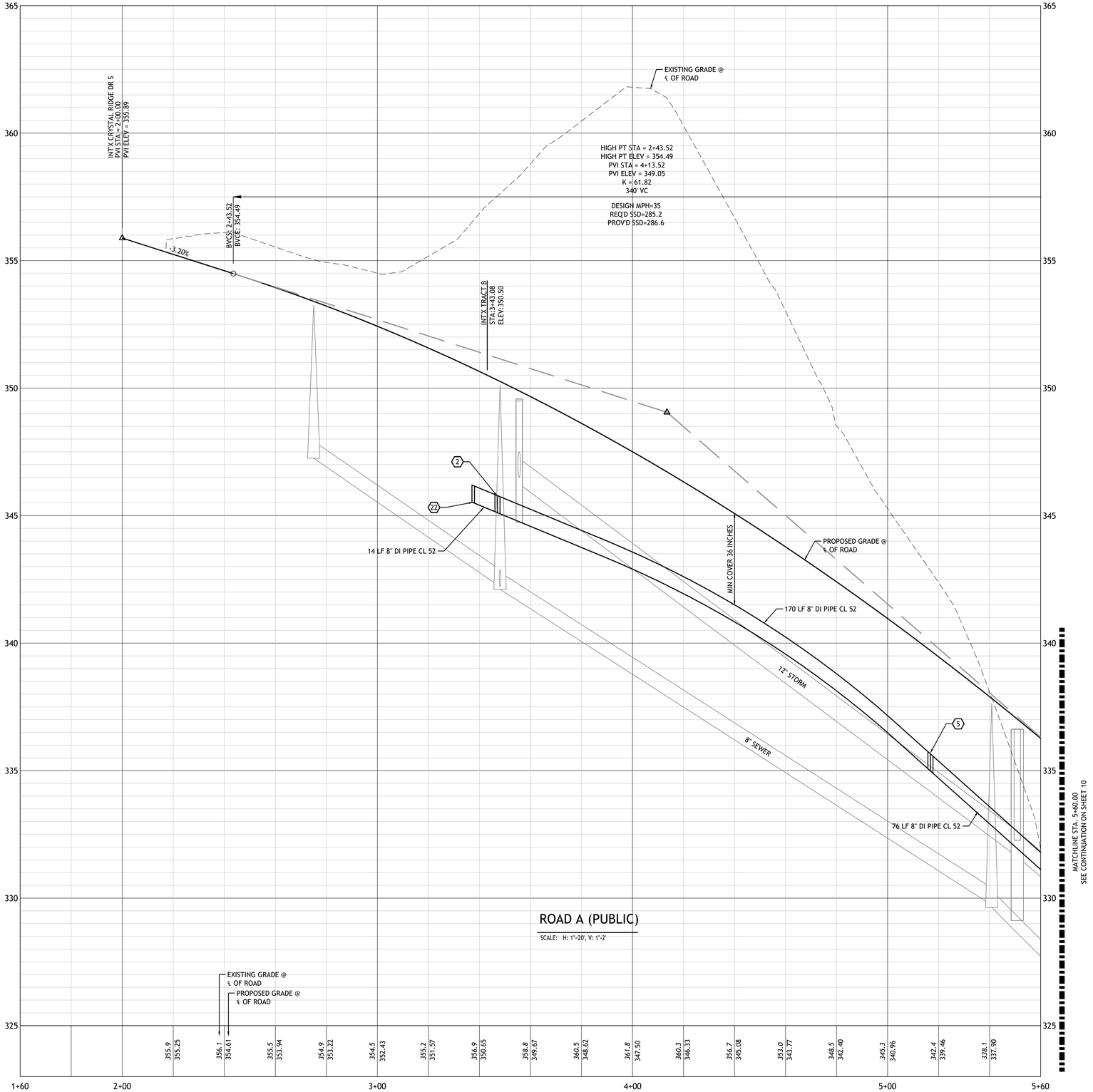
Sheet Title:
OVERALL WATER SYSTEM PLAN

Sheet Number:
27 of 53

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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



WATER KEYNOTES:

(2) 8"-45° BEND (MJ) W/ CONCRETE THRUST BLOCKING
(5) 8"-11.25° BEND (MJ) W/ CONCRETE THRUST BLOCKING
(22) 8"-45° BEND (MJ) W/ CONCRETE THRUST BLOCKING

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City of Puyallup Development & Permitting Services ISSUED PERMIT

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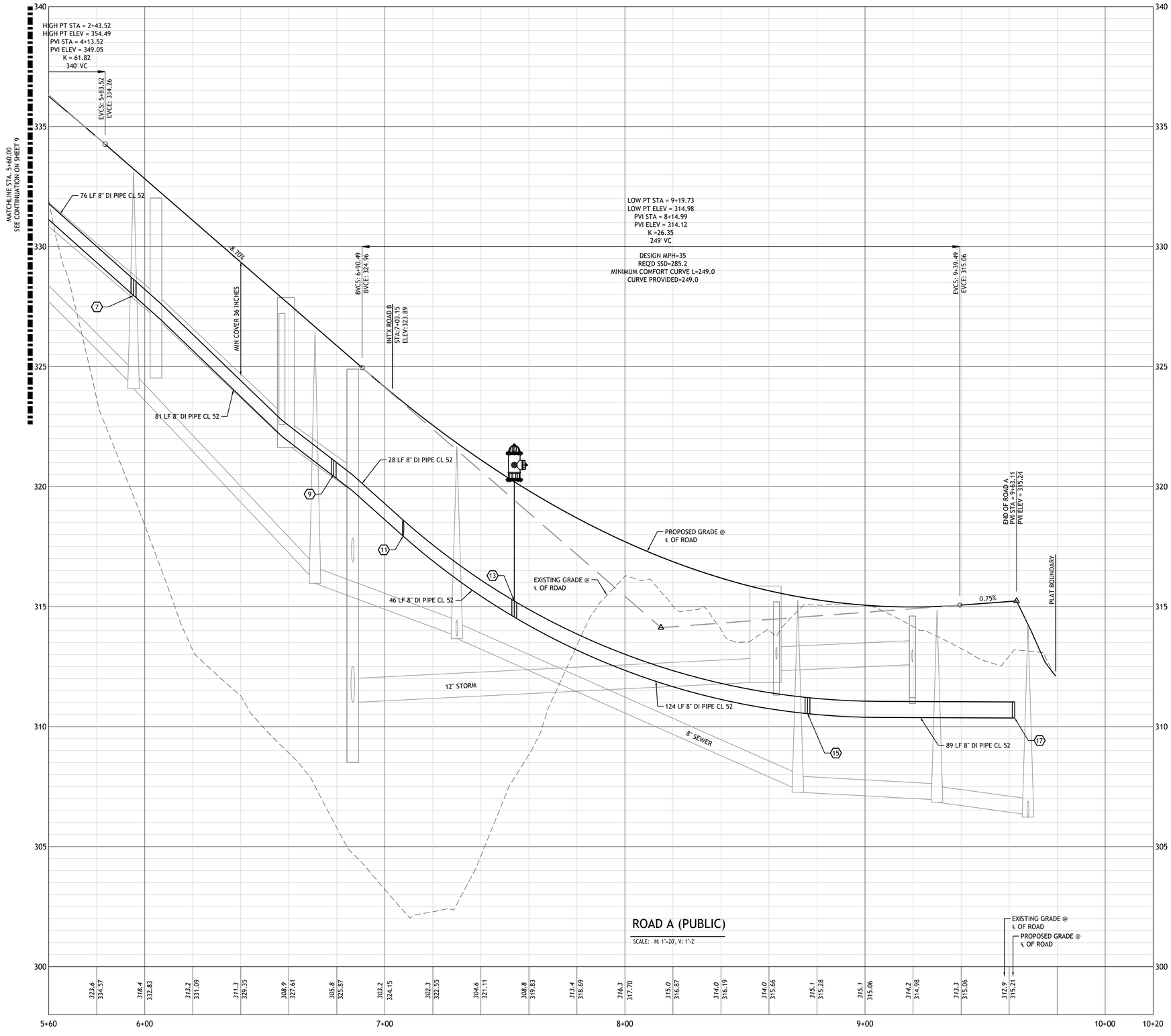
Sheet Title:
ROAD A WATER PROFILE

Sheet Number:
28 of 53

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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



WATER KEYNOTES:

(7) 8"-22.5° BEND (MJ)
W/ CONCRETE THRUST BLOCKING

(9) 8"-22.5° BEND (MJ)
W/ CONCRETE THRUST BLOCKING

(11) 1-8"X4" TEE (FL)
2-8" GATE VALVE (FLXMJ)
1-4" GATE VALVE (FLXMJ)
W/ CONCRETE THRUST BLOCKING

(13) 1-8"X8"X6" TEE (MJXMJXFL)
1-6" GATE VALVE (FLXMJ)
12 LF OF 6" DI PIPE CL 52
1- FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET 51.
W/ CONCRETE THRUST BLOCKING

(15) 8"-22.5° BEND (MJ)
W/ CONCRETE THRUST BLOCKING

(17) 1-8" 45° BEND (FLXMJ)
1-8" 11.25° BEND (FLXMJ)
W/ CONCRETE THRUST BLOCKING

APPROVED

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CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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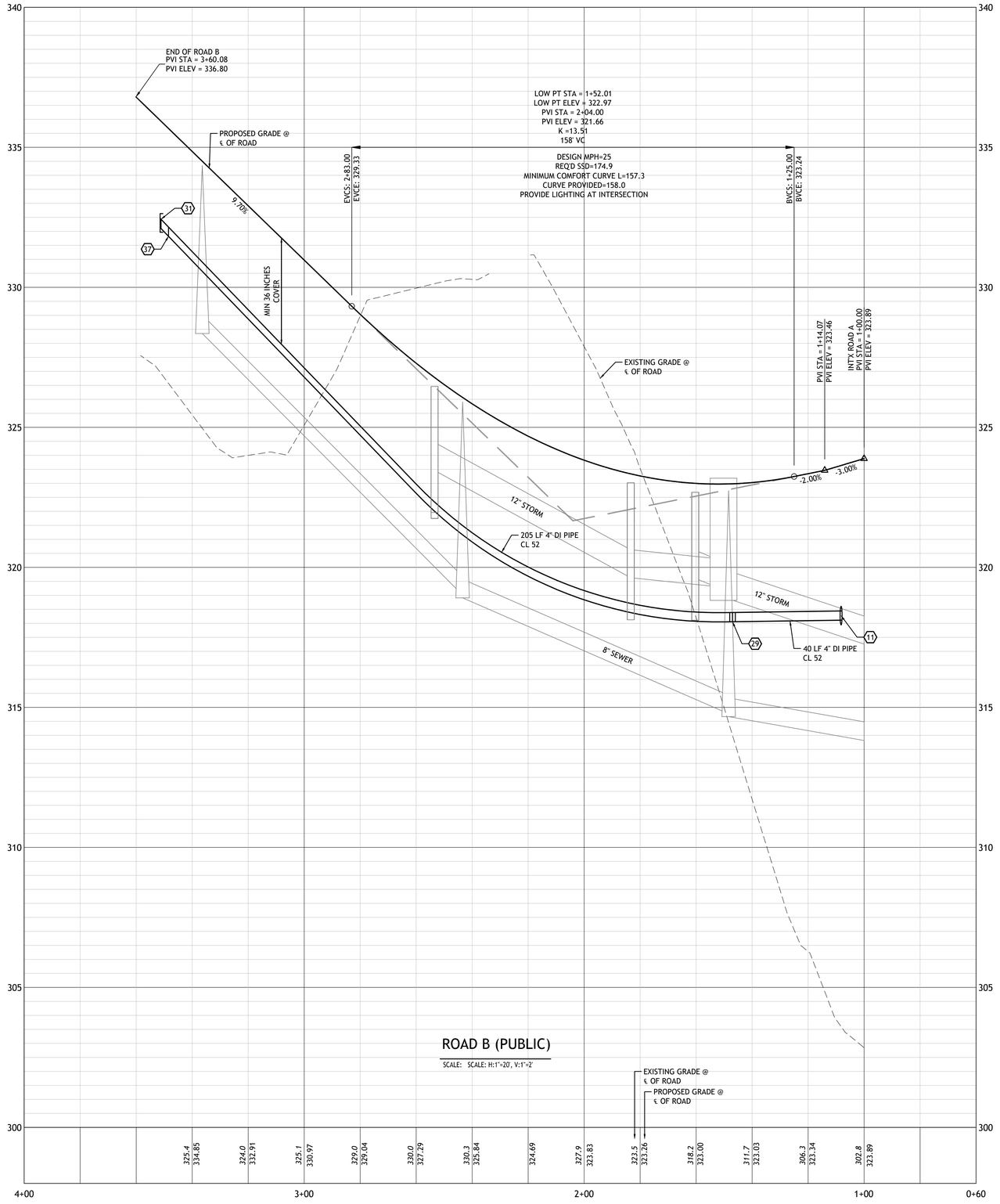
Sheet Title:
ROAD A WATER PROFILE

Sheet Number:
29 of 53

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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



ROAD B (PUBLIC)

SCALE: SCALE: H:1"=20', V:1"=2'

EXISTING GRADE @ ℄ OF ROAD

PROPOSED GRADE @ ℄ OF ROAD

WATER KEYNOTES:

11 1-8" TEE (FL)
2-8" GATE VALVE (FLXMJ)
1-4" GATE VALVE (FLXMJ)
W/ CONCRETE THRUST BLOCKING

29 4" -22.5° BEND (MJ)
W/ CONCRETE THRUST BLOCKING

31 1-4" TEE (MJ)
1-4" PLUG (MJ) W/ CONCRETE THRUST BLOCKING
1-2" GATE VALVE
1-2" BLOW OFF ASSEMBLY. SEE DETAIL 03.06.01 ON SHEET 51

37 1-4"X2" SADDLE
1-2" GATE VALVE
1-AIR/VACUUM VALVE. SEE DETAIL 03.07.01 ON SHEET 51.

UTILITY CONFLICT NOTE:

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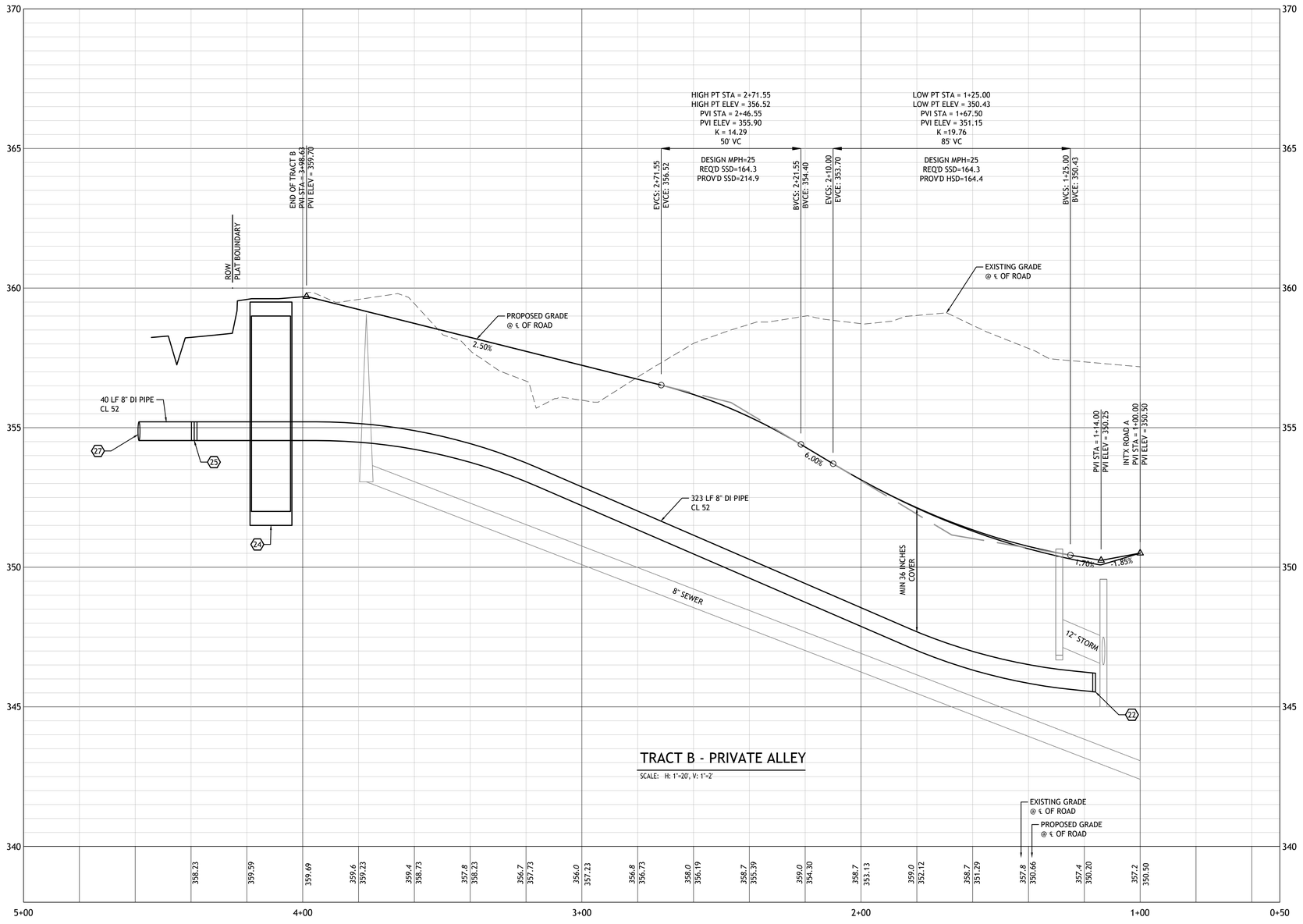
Sheet Title:
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WATER KEYNOTES:

(22) 8"-45° BEND (MJ)
W/ CONCRETE THRUST BLOCKING

(24) INSTALL PRESSURE REDUCING VAULT, SEE DETAIL 03.09.01 AND 03.11.01 ON SHEET 51. CONTRACTOR TO COORDINATE INSTALLATION WITH CITY OF PUYALLUP. PRV VAULT SIZE AND EQUIPMENT MUST MATCH EXISTING PRV STATION THAT WILL BE ABANDONED. (VAULT SHOWN APPROX.)

(25) 8"-11.25° BEND (FL)
W/ CONCRETE THRUST BLOCKING

(27) CONNECT TO THE EXISTING WATER MAIN WITH CUT-IN TEE. THE EXISTING 8-INCH WATER MAIN ON SHAW ROAD WILL BE ABANDONED TO THE NORTH OF THIS CONNECTION. CITY APPROVAL REQUIRED PRIOR TO MAKING CONNECTION.
INSTALL:
8" TEE
1-8" GATE VALVE (FLXMJ)
1-8" PLUG (MJ)
W/ CONCRETE THRUST BLOCKING

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

APPROVED
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE 09/09/2026

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

City of Puyallup
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CORE STATES GROUP

307 29th St. NE
Suite 102
Puyallup, WA 98372
855.CSG.1999

www.core-states.com

CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CLARA VISINTAINER
STATE OF WASHINGTON
21284
REGISTERED
PROFESSIONAL ENGINEER
8/19/26

811 Know what's below. Call before you dig.

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Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

Sheet Title:
TRACT B WATER PROFILE

Sheet Number:
31 of 53

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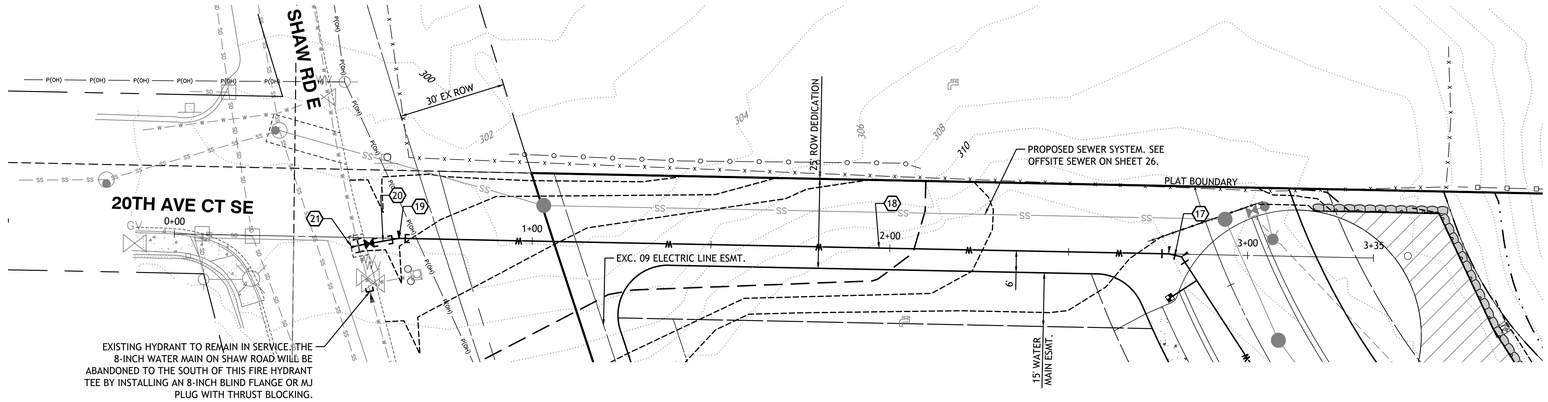
NORMANDY HEIGHTS - PRD

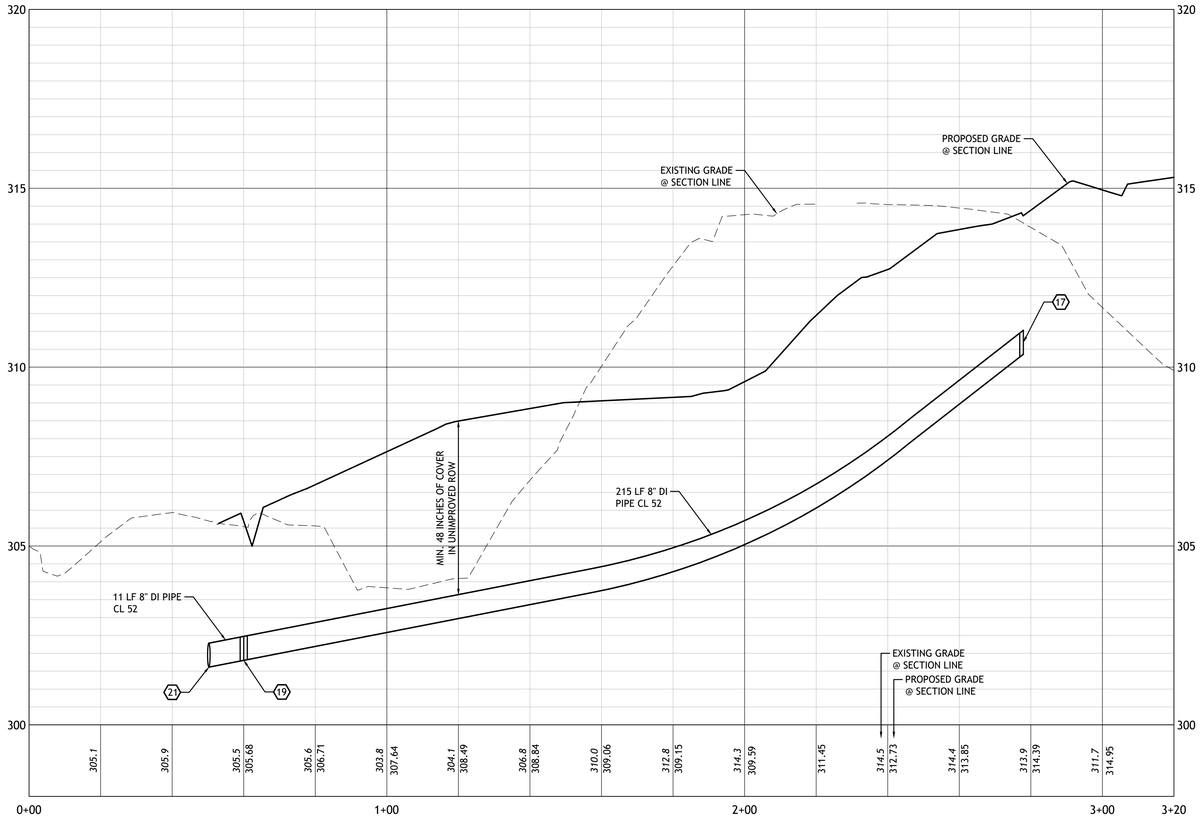
PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

N

CSG

0 10' 20' 40'
SCALE: 1"=20'





OFFSITE WATER CONNECTION PROFILE
SCALE:SCALE: H: 1"=20', V: 1"=2'

WATER KEYNOTES:

17 1-8" 45° BEND (FLXMJ)
1-8" 11.25° BEND (FLXMJ)
W/ CONCRETE THRUST BLOCKING

18 215 LF 8" DI PIPE CL 52

19 8"-11.25° BEND (MJ)
W/ CONCRETE THRUST BLOCKING

20 11 LF 8" DI PIPE CL 52

21 CONNECTION TO THE EXISTING WATER MAIN USING WET TAP THROUGH A TAPPING TEE AND TAPPING VALVE. CITY APPROVAL REQUIRED PRIOR TO MAKING CONNECTION.
8" STAINLESS STEEL TAPPING TEE
1-8" TAPPING VALVE
W/ CONCRETE THRUST BLOCKING

APPROVED

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CITY OF PUYALLUP
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Sheet Title:
OFFSITE WATER CONNECTION PLAN & PROFILE

Sheet Number:
32 of 53

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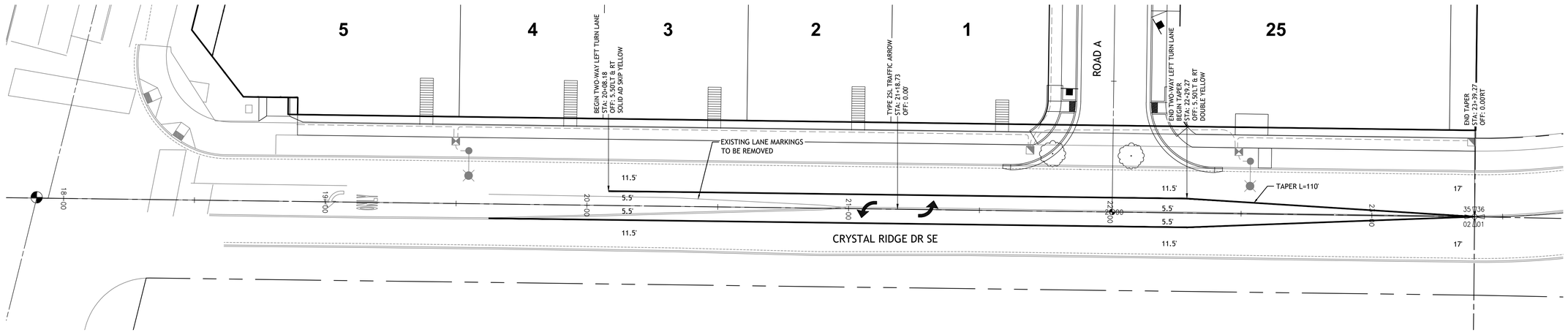
NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

N

CSG

0 10' 20' 40'
SCALE: 1"=20'



CHANNELIZATION AND SIGNAGE NOTES:

1. CHANNELIZATION AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND/OR WSDOT STANDARD SPECIFICATIONS.
2. SIGN MARKING NOTES AND DETAILS SEE SHEET 42.
3. EXISTING STRIPING TO BE REMOVED USING HYDROBLASTING OR THE CITY'S PREFERRED METHOD OF REMOVAL.
4. PRIOR TO ANY SIGN OR STRIPING INSTALLATION OR REMOVAL THE CONTRACTOR SHALL CONTACT THE CITY SIGN SPECIALIST (253)841-5471 TO ARRANGE FOR AN ON-SITE MEETING TO DISCUSS PLACEMENT AND UNIFORMITY.

ROADWAY NOTES:

1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841- 5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE. .
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
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 ENGINEERING SERVICES STAFF PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS. .
7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE. .
8. MONUMENTS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS, AT ANGLE POINTS, AND POINTS OF CURVATURE IN EACH STREET. ALL BOUNDARY MONUMENTS MUST BE INSTALLED ACCORDING TO THE WASHINGTON STATE SUBDIVISION LAWS.
9. CURB AND GUTTER INSTALLATION SHALL CONFORM TO CITY STANDARD DETAIL 01.02.09.
10. SIDEWALKS AND DRIVEWAYS SHALL BE INSTALLED AS LOTS ARE BUILT ON. SIDEWALKS AND DRIVEWAYS SHALL CONFORM TO CITY STANDARD DETAIL 01.02.01, 01.02.02 AND 01.02.12. IF ASPHALT IS DAMAGED DURING REPLACEMENT OF CURB AND GUTTER, THE REPAIR SHALL CONFORM TO CITY STANDARD DETAIL 01.02.10.
11. THE SURROUNDING GROUND (5 FEET BEYOND THE BASE) FOR ALL POWER TRANSFORMERS, TELEPHONE/TV PEDESTALS, AND STREET LIGHT MAIN DISCONNECTS SHALL BE GRADED TO A POSITIVE 2 PERCENT SLOPE FROM TOP OF CURB.
12. SIGNAGE AND TRAFFIC CONTROL DEVICES ARE SAFETY ITEMS AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY OR PLAT APPROVAL. HOWEVER, IN LARGER DEVELOPMENTS, EXACT LOCATIONS OF STOP AND YIELD SIGNS MAY NEED TO BE DETERMINED AFTER FULL BUILDOUT WHEN TRAFFIC PATTERNS HAVE BEEN ESTABLISHED. IN THIS CASE, CONTRACTOR SHALL PROVIDE INDICATED "CITY-PLACED" SIGNS, SIGNPOSTS, AND BRACKETS TO THE CITY SIGN SPECIALIST (253) 841-5471 FOR LATER INSTALLATION BY THE CITY. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
13. PRIOR TO ANY SIGN OR STRIPING INSTALLATION OR REMOVAL THE CONTRACTOR SHALL CONTACT THE CITY SIGN SPECIALIST (253) 841-5471 TO ARRANGE FOR AN ON-SITE MEETING TO DISCUSS PLACEMENT AND UNIFORMITY.
14. NEW OR REVISED STOP SIGNS OR YIELD SIGNS SHALL BE ADVANCE WARNED USING THE PROCEDURE OUTLINED IN THE MUTCD. ADVANCE WARNING SIGNS AND FLAGS SHALL BE MAINTAINED BY INSTALLER FOR 30 DAYS AND THEN REMOVED.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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Reviewed:	BGK
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Sheet Title:
CHANNELIZATION - CRYSTAL RIDGE DR SE

Sheet Number:
33 of 53

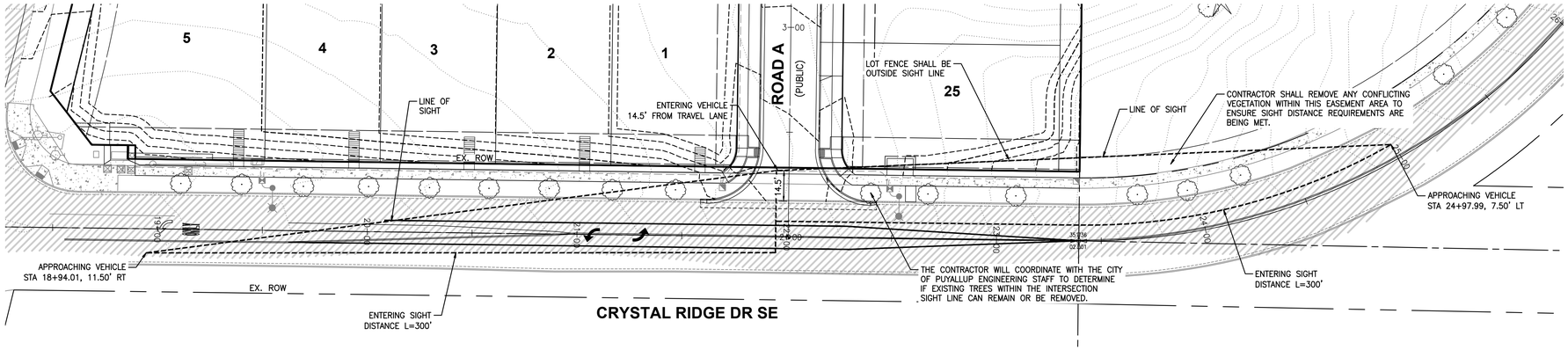
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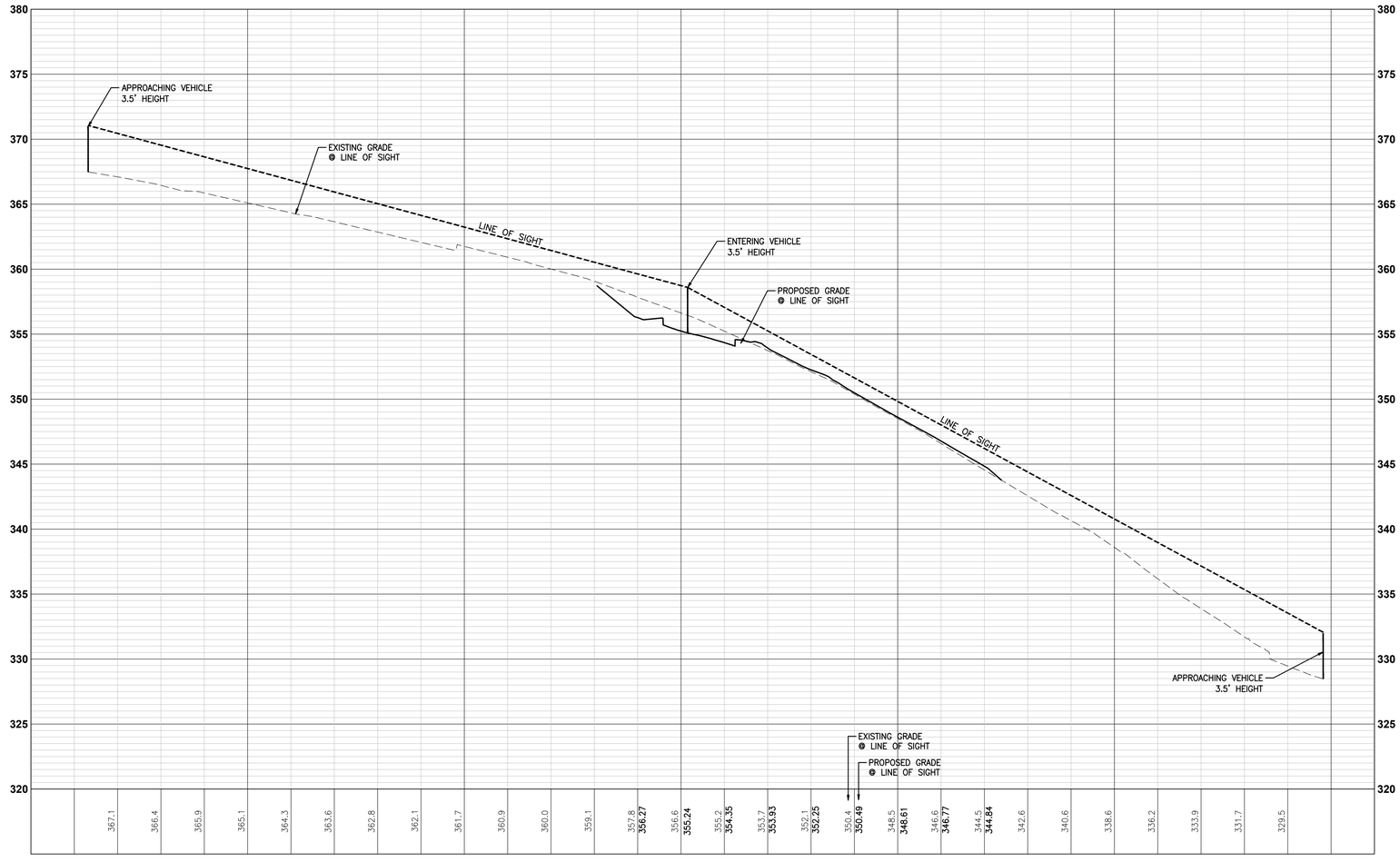
NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

N

0 15' 30' 60'
SCALE: 1"=30'





CRYSTAL RIDGE DR SE ENTERING SIGHT DISTANCE

SCALE: H: 1"=30' V: 1"=5'

CRYSTAL RIDGE DRIVE SE

POSTED SPEED: 25 MPH
DESIGN SPEED: 35 MPH
ESD REQUIRED=300-FEET

APPROVED
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE 09/09/2026

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Drawn:	WRR
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Proj. Number:	12663

Sheet Title:
ESD-CRYSTAL RIDGE DR SE

Sheet Number:
34 of 53

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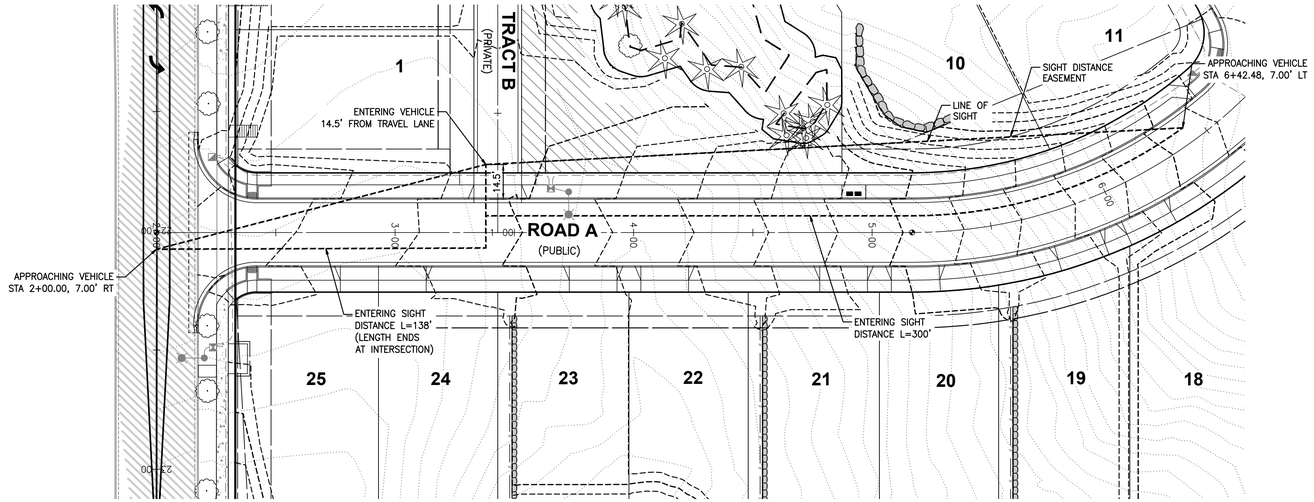
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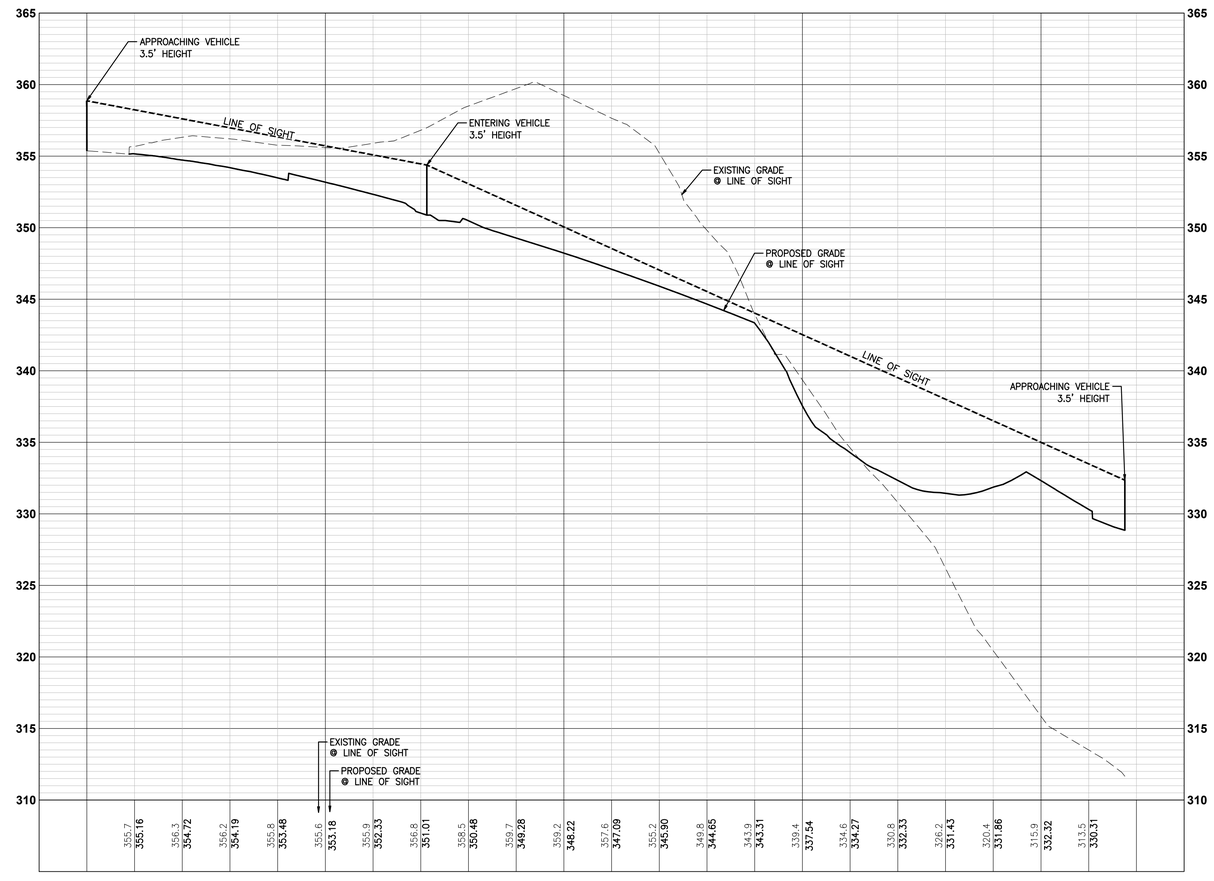
NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

N

0 15' 30' 60'
SCALE: 1"=30'





TRACT B (PRIVATE) - ENTERING SIGHT DISTANCE

SCALE: SCALE: H: 1"=30' V:1'=5'

ROAD A (PUBLIC)

POSTED SPEED: 25 MPH
DESIGN SPEED: 35 MPH
ESD REQUIRED=300-FEET

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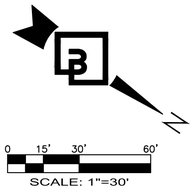
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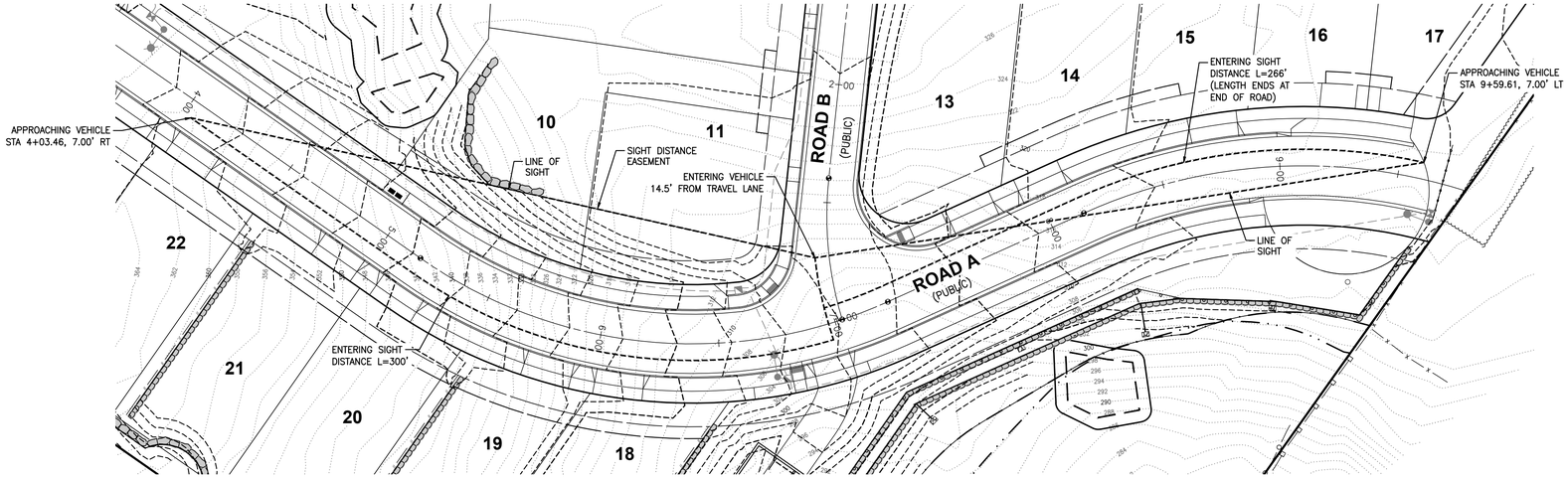
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35 of 53

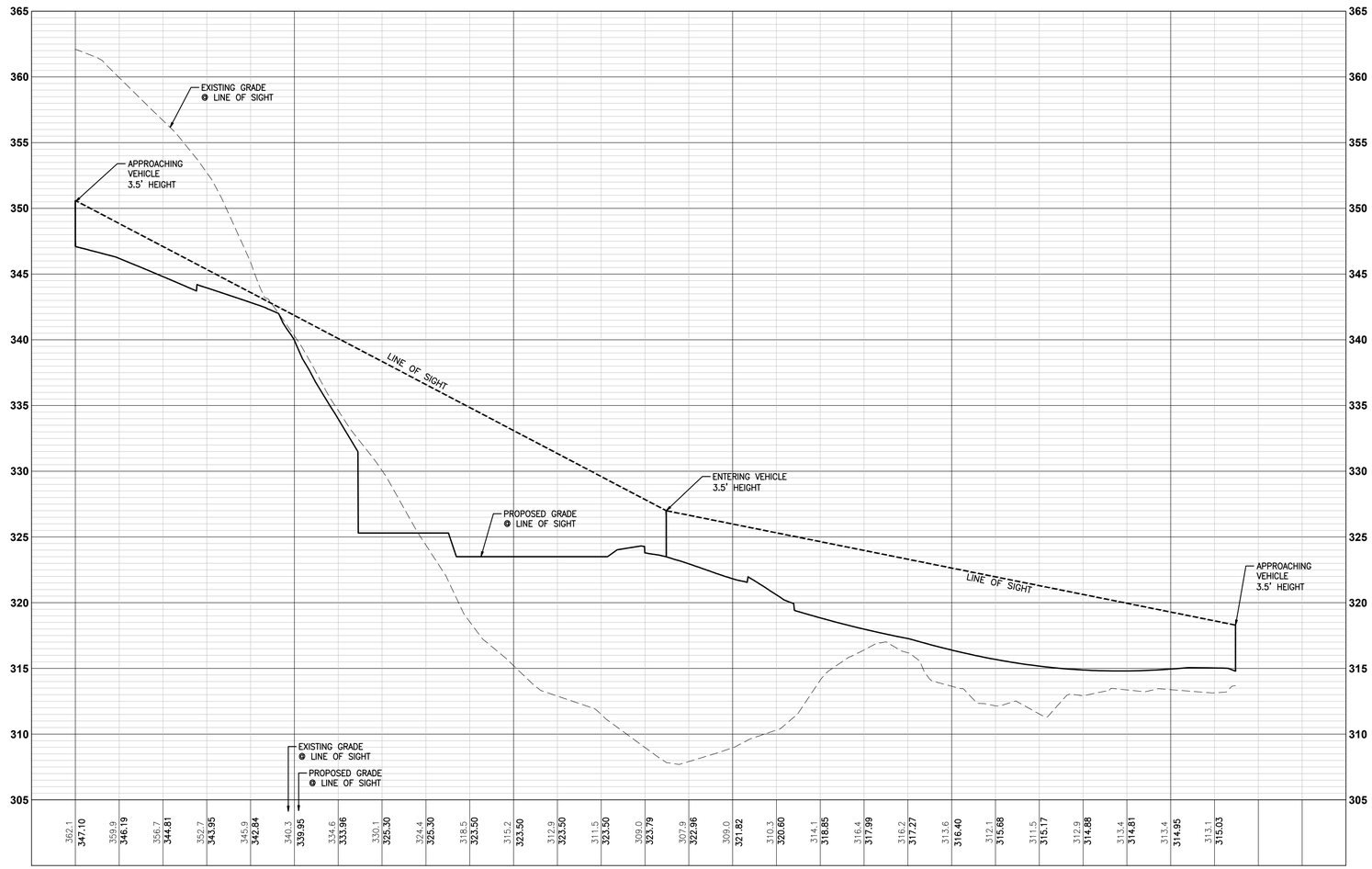
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ROAD B (PUBLIC) - ENTERING SIGHT DISTANCE

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ROAD A (PUBLIC)

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Sheet Title:
ESD-ROAD B

Sheet Number:
36 of 53

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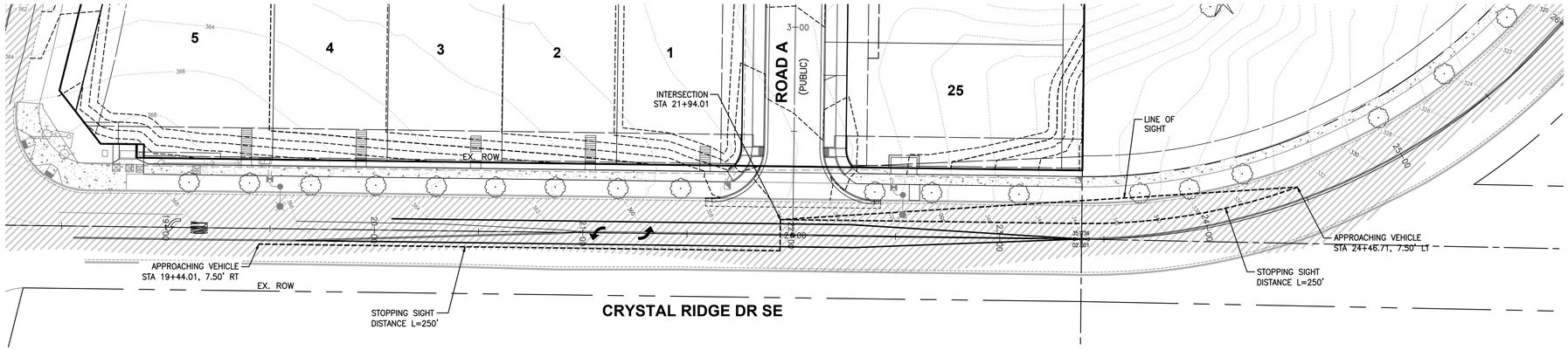
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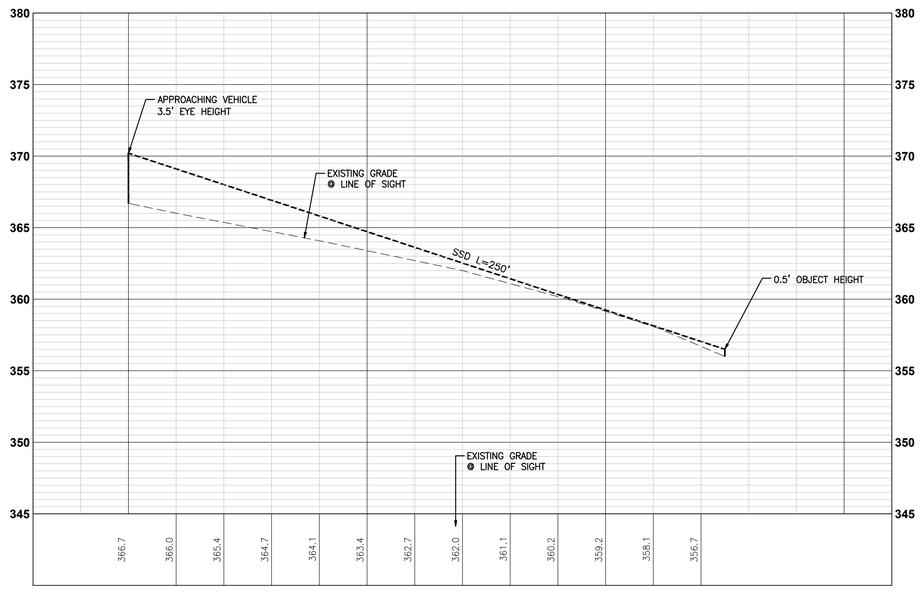
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CSG

0 15' 30' 60'

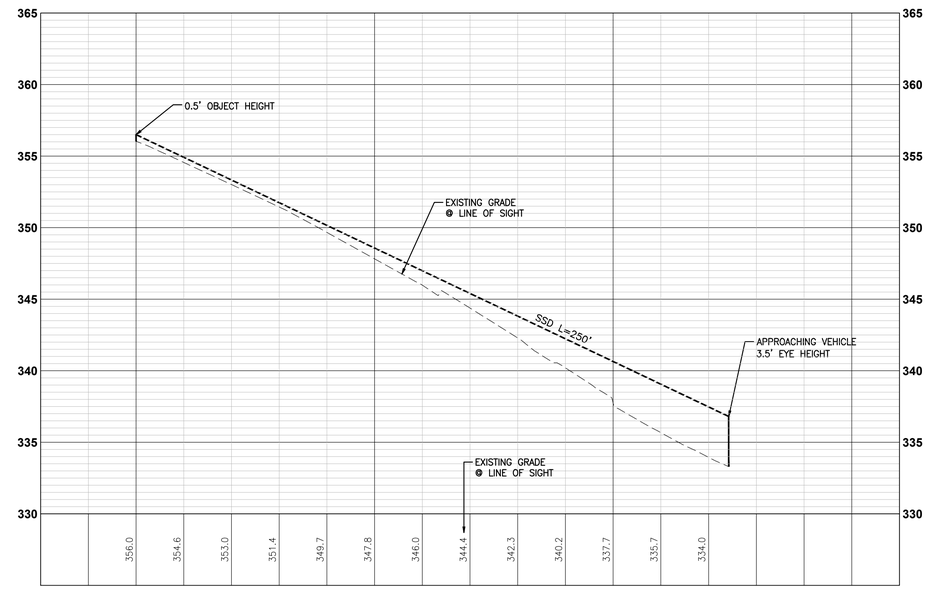
SCALE: 1"=30'





CRYSTAL RIDGE DR SE STOPPING SIGHT DISTANCE

SCALE: H: 1"=30' V: 1"=5'



CRYSTAL RIDGE DR SE STOPPING SIGHT DISTANCE

SCALE: H: 1"=30' V: 1"=5'

CRYSTAL RIDGE DRIVE SE

POSTED SPEED: 25 MPH
DESIGN SPEED: 35 MPH
SSD REQUIRED=250-FEET

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

CORE STATES GROUP

307 29th St. NE
Suite 102
Puyallup, WA 98372
855.CSG.1999

www.core-states.com

CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED
PROFESSIONAL ENGINEER

8/19/26

811
Know what's below.
Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: WRR
Reviewed: BGK
Sheet Date: 8/19/26
Proj. Number: 12663

Sheet Title:
SSD-CRYSTAL RIDGE DR SE

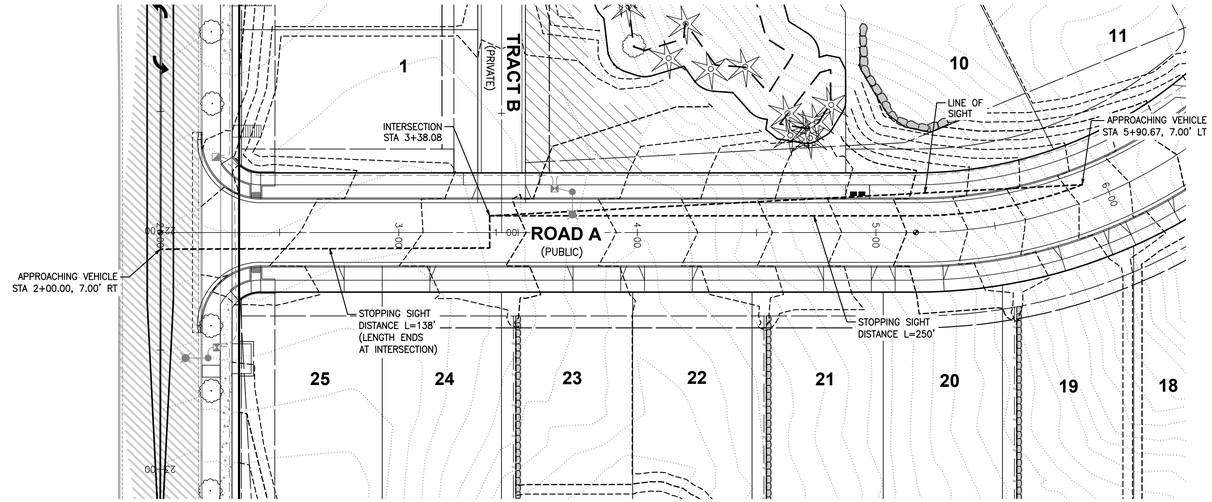
Sheet Number:
37 of 53

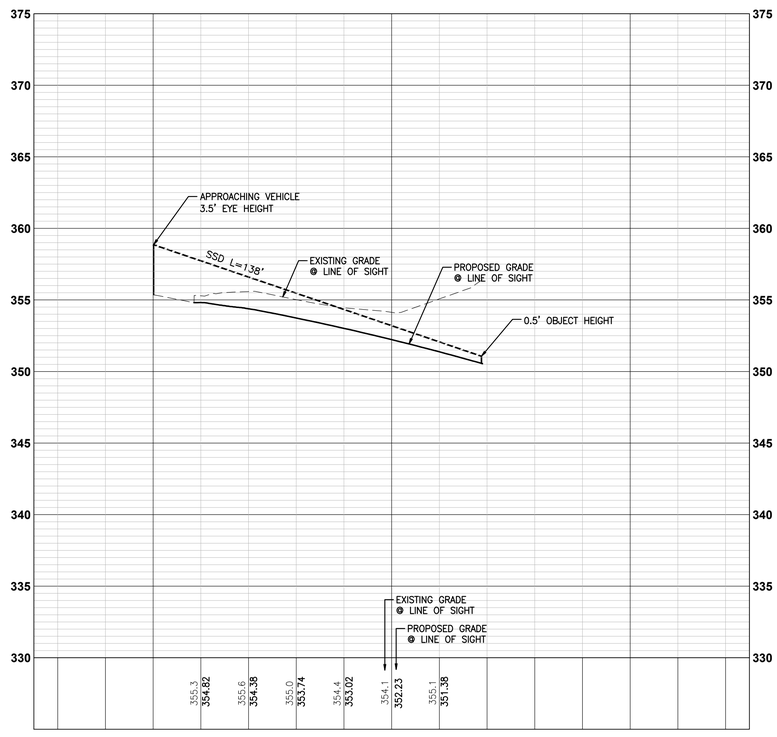
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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

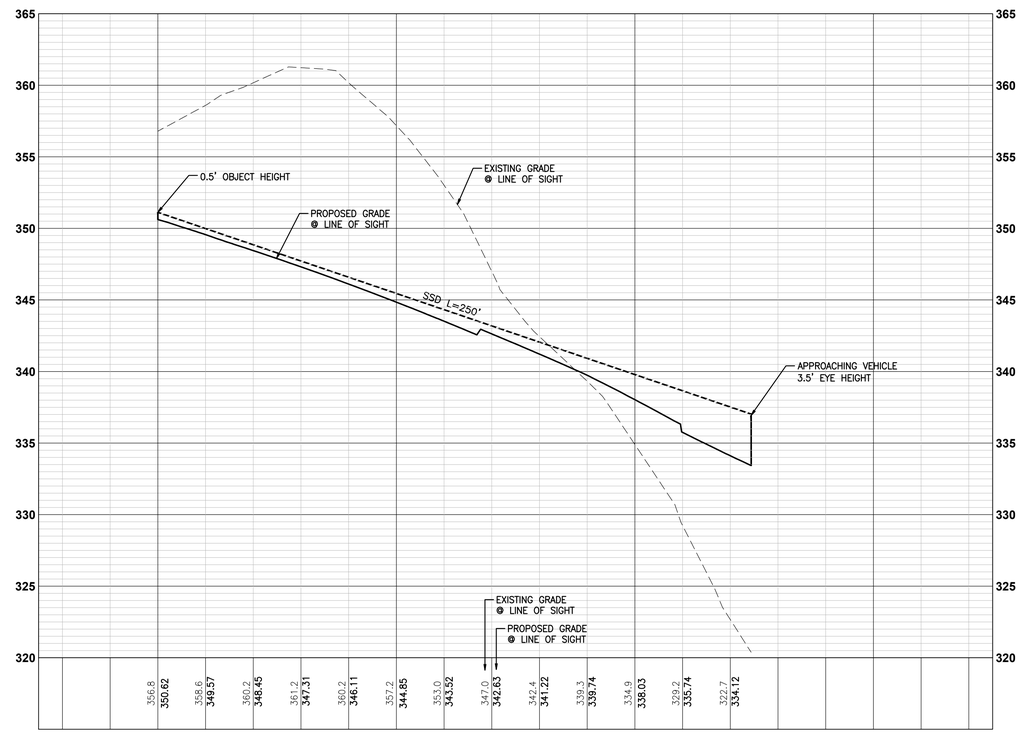
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SCALE: 1"=30'





TRACT B (PRIVATE) - STOPPING SIGHT DISTANCE

SCALE: H: 1"=30' V: 1"=5'



TRACT B (PRIVATE) - STOPPING SIGHT DISTANCE

SCALE: H: 1"=30' V: 1"=5'

ROAD A (PUBLIC)
POSTED SPEED: 25 MPH
DESIGN SPEED: 35 MPH
SSD REQUIRED=250-FEET

APPROVED
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE 09/09/2026

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City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
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WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CIARA VISINTAINER
STATE OF WASHINGTON
21284
REGISTERED
PROFESSIONAL ENGINEER
8/19/26

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2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

Sheet Title:
SSD-TRACT B

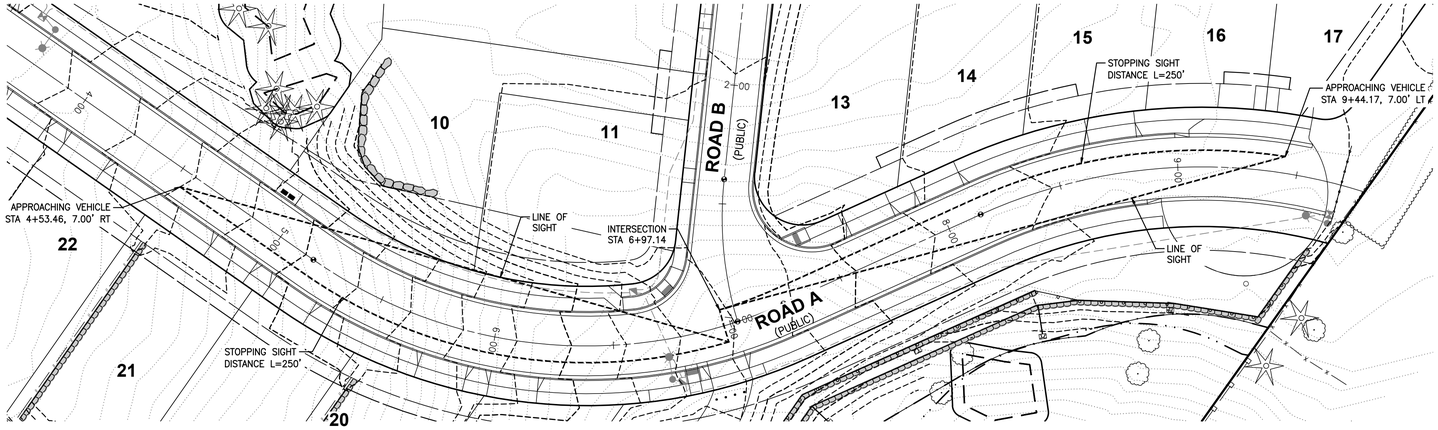
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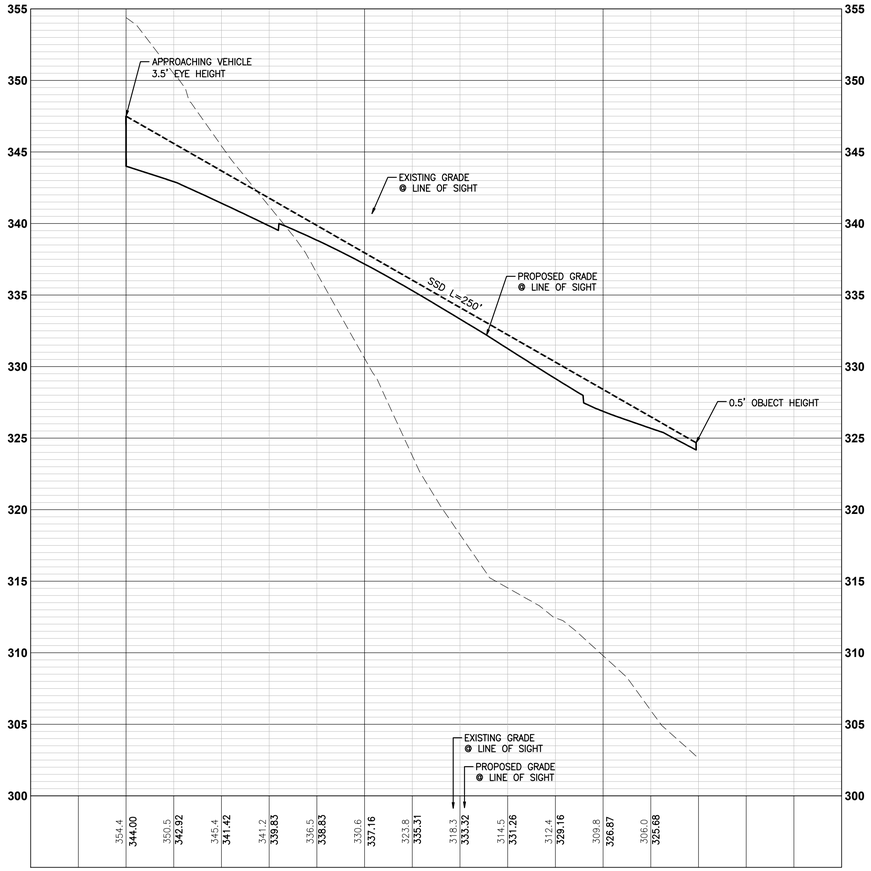
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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

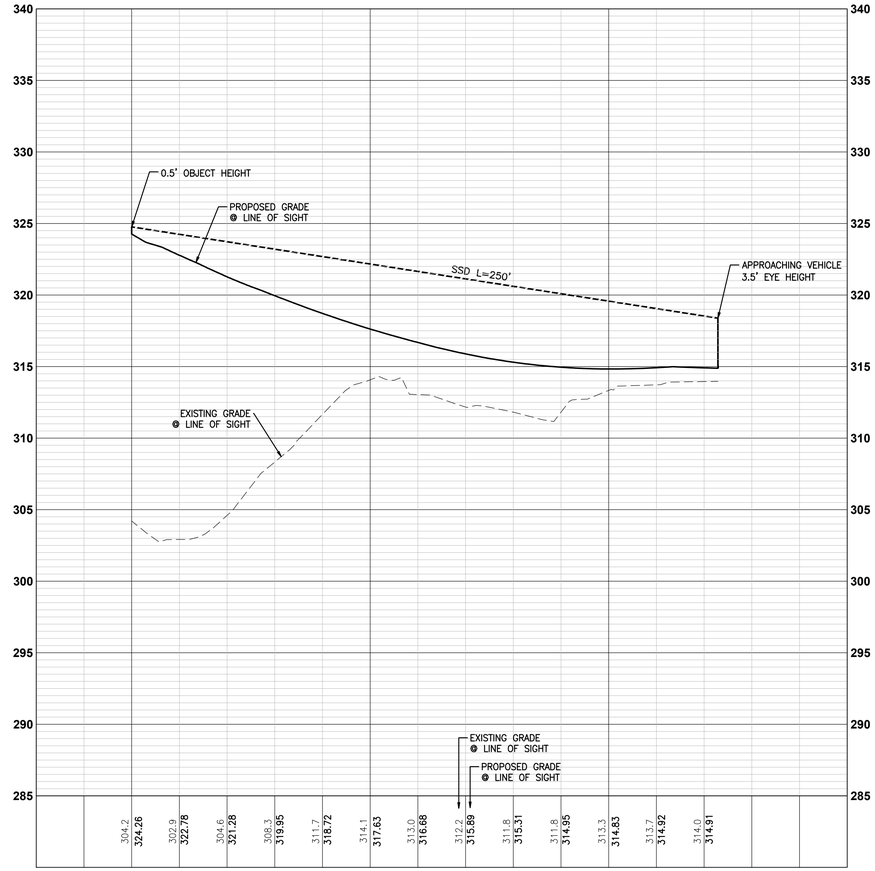
0 15' 30' 60'
SCALE: 1"=30'





ROAD B (PUBLIC) - STOPPING SIGHT DISTANCE

SCALE: H: 1"=30' V: 1"=5'



ROAD B (PUBLIC) - STOPPING SIGHT DISTANCE

SCALE: H: 1"=30' V: 1"=5'

ROAD A (PUBLIC)
POSTED SPEED: 25 MPH
DESIGN SPEED: 35 MPH
SSD REQUIRED=250-FEET

APPROVED
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE 09/09/2026

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Reviewed: BGK
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Sheet Title:
SSD-ROAD B

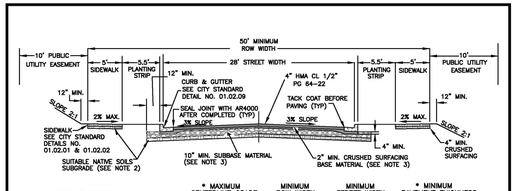
Sheet Number:
39 of 53

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USER: BKUNZ DATE: 8/19/26 FILE: P:\12000s\12663\engineering\12663-ESD.dwg

NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



TYPE OF STREET	* MAXIMUM CENTERLINE GRADE	MINIMUM ROW WIDTH	MINIMUM STREET WIDTH	* MINIMUM PAVEMENT THICKNESS
RESIDENTIAL AND CUL-DE-SACS (SERVING 5 TO 120 DWELLING UNITS)	10%	50'	28'	4"

*MINIMUM CENTERLINE AND FLOWLINE GRADES FOR ALL STREETS SHALL BE 0.5%
*MATCH EXISTING PAVEMENT THICKNESS IF GREATER THAN 4"

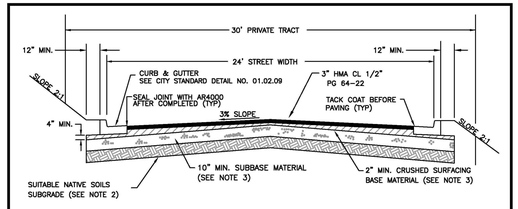
NOTES:

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

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

(A) 28' PUBLIC ROADWAY CROSS SECTION

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM BRWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME: P:\DWG\COMMON\STDS\CITY\2009\01_STD01.01\01.01.01		DATE APPROVED: 07/01/2009	DATE REVISED: XX/XX/XX	SCALE: 1:10	01.01.01



TYPE OF STREET	* MAXIMUM CENTERLINE GRADES	TRACT WIDTH	STREET WIDTH	MINIMUM PAVEMENT THICKNESS
RESIDENTIAL STREETS (SERVING 3-4 DWELLING UNITS)	10%	30'	24'	3"

* MINIMUM CENTERLINE AND FLOWLINE GRADES FOR ALL STREETS SHALL BE 0.5%

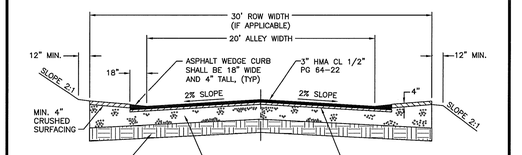
NOTES:

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

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

(B) PRIVATE ROADWAY 3 - 4 LOTS CROSS SECTION

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM BRWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME: P:\DWG\COMMON\STDS\CITY\2009\02_STD01.01\01.01.07		DATE APPROVED: 07/01/2009	DATE REVISED: XX/XX/XX	SCALE: 1:5	01.01.07



NOTES:

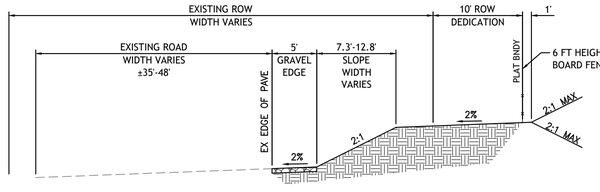
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3. CRUSHED SURFACING MATERIAL (CSTC AND CSBC) SHALL MEET THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.9(3). CRUSHED SURFACING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 4-04.
4. SOIL STABILIZATION FABRIC MAY BE REQUIRED BY THE DEVELOPMENT REVIEW ENGINEER TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE MATERIAL. WHEN REQUIRED, THE CONTRACTOR SHALL PLACE A GEOTEXTILE FABRIC OVER THE PREPARED SUBGRADE WITH A TWO FOOT MINIMUM OVERLAP. THE FABRIC SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
5. ASPHALT CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 5-04. DESIGN ENGINEER SHALL SUBMIT A STATE APPROVED HMA MIX FOR APPROVAL.
6. ASPHALT CONCRETE MAXIMUM AND MINIMUM TEMPERATURES SHALL NOT EXCEED THOSE SPECIFIED IN WSDOT STANDARD SPEC. SECTION 5-04.
7. THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT OF ASPHALT CONCRETE SHALL MEET WSDOT STANDARD SPEC. 5-04.3(9) TO A MINIMUM COMPACTED DRY DENSITY OF 91 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY WSDOT TEST METHOD SPECIFIED IN STANDARD SPEC. 5-04.3(10)B. PERIODIC COMPLIANCE TESTS SHALL BE MADE BY A CERTIFIED TESTING AGENCY AT THE EXPENSE OF THE CONTRACTOR.
8. EDGES OF EXISTING ASPHALT MEET LINES SHALL BE TACK COATED PRIOR TO PAVEMENT PLACEMENT. WHEN SUCCESSIVE LIFTS OF ASPHALT ARE REQUIRED, A TACK COAT SHALL BE DISTRIBUTED UNIFORMLY OVER THE PREVIOUS LIFT. TACK COAT TYPE SHALL BE AS SPECIFIED IN WSDOT STANDARD SPEC. 5-04.3(5)A. TACK COAT APPLICATION RATE SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS.
9. ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEET LINES SHALL BE CLEANED AND TACK COATED.
10. ANY CHANGES TO THE STANDARD PAVEMENT SECTION SHALL REQUIRE APPROVAL BY THE DEVELOPMENT REVIEW ENGINEER. A STRUCTURAL PAVEMENT CROSS SECTION DESIGN WITH CALCULATIONS SHALL BE REQUIRED.
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DATE SIGNED 8/19/26

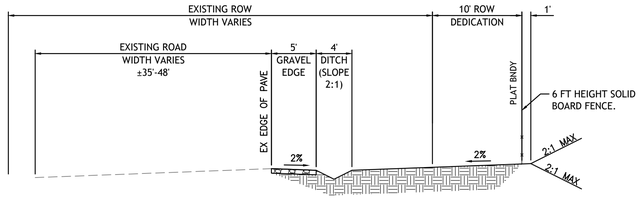
CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

(C) ALLEY CROSS SECTION

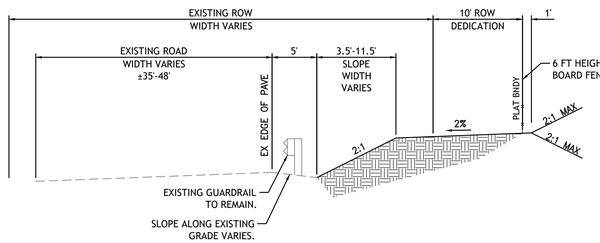
DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	DATE REVISED: XX/XX/XX	CITY STANDARD
JIM BRWIN-SVOBODA	TED HILL	MARK PALMER	S STOCKMAN	XX/XX/XX	
FILE NAME: P:\DWG\COMMON\STDS\CITY\ST01\01_STD01.01\01.01.10		DATE APPROVED: 07/01/2009	SCALE: 1:6	XX/XX/XX	01.01.10



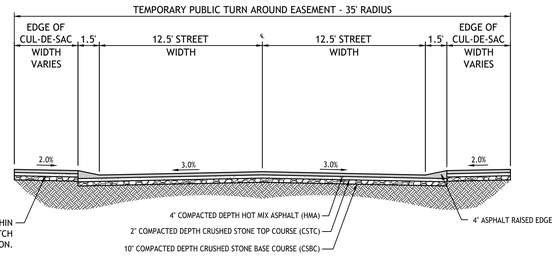
(D) SHAW ROAD IMPROVEMENTS
SCALE: NTS



(F) SHAW ROAD IMPROVEMENTS
SCALE: NTS



(E) SHAW ROAD IMPROVEMENTS
SCALE: NTS



ROAD A - TEMPORARY CUL-DE-SAC

SCALE: NTS

NOTES:

1. PAVEMENT STRUCTURE OF CUL-DE-SAC EDGE SHALL BE IDENTICAL TO ROAD PAVEMENT STRUCTURE.
2. SLOPE EDGE OF CUL-DE-SAC A MINIMUM OF 2% TOWARD ROAD.
3. CONTINUE ASPHALT RAISED EDGE THROUGH THE TEMPORARY CUL-DE-SAC AREA TO THE END OF PAVEMENT, EACH SIDE.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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

City of Puyallup Development & Permitting Services ISSUED PERMIT

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CORE STATES GROUP

307 29th St. NE
Suite 102
Puyallup, WA 98372
855.CSG.1999

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CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED
PROFESSIONAL ENGINEER

8/19/26

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

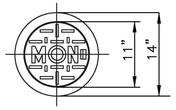
Sheet Title:
ROADWAY SECTIONS AND DETAILS

Sheet Number:
40 of 53

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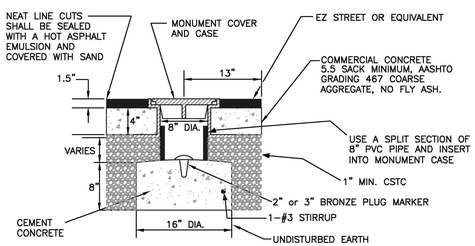
NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



NOTES:

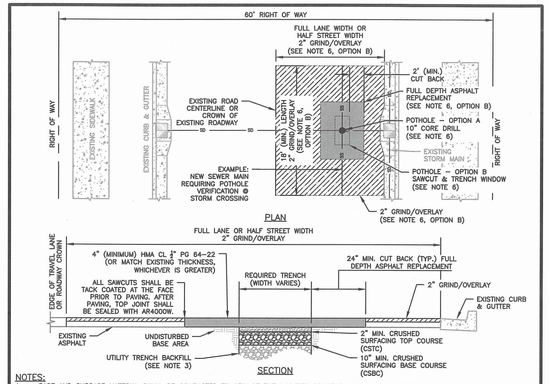
1. CASTINGS FOR MONUMENT CASES, COVERS, AND RISERS SHALL BE GRAY IRON CASTINGS CONFORMING TO THE REQUIREMENTS OF AASHTO M 105, CLASS 30B.
2. THE COVER AND SEAT SHALL BE MACHINED SO AS TO HAVE PERFECT CONTACT AROUND THE ENTIRE CIRCUMFERENCE AND FULL WIDTH OF BEARING SURFACE.
3. FOR OVERLAYS, CONTRACTOR SHALL REMOVE COVER & CASE AND INSTALL TEMPORARY PLATE. AFTER ASPHALT WORK IS COMPLETE, MONUMENT CASE AND LID SHALL BE REPLACED AND ADJUSTED TO FINISH GRADE.
4. ON NEW PAVING PROJECTS, MONUMENTS SHALL BE INSTALLED AFTER FINAL LIFT. CONTRACTOR SHALL COORDINATE WITH A LICENSED SURVEYOR FOR PROPER LOCATION OF BRONZE MARKER.



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

MONUMENT

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME: P:\PWGIS\MMOM\STDS\CITY2009\01_STR\01.07\01.01.17		DATE APPROVED: 07/01/2009	DATE REVISED: XX/XX/XX	SCALE: 1:1	01.01.17



NOTES:

1. BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
2. ALL DEPTHS INDICATED ARE A MINIMUM COMPACTED DEPTH.
3. INITIAL BACKFILLING SHALL BE PERFORMED ONLY AFTER INSPECTION AND APPROVAL OF THE INSTALLED PIPE OR STRUCTURE. THE TRENCH BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL NO. 08.01.01.
4. ALL BACKFILL FOR PIPE TRENCHES SHALL BE MECHANICALLY COMPACTED BY A POWER-OPERATED MECHANICAL TAMPER(S) AS SPECIFIED IN WSDOT STANDARD SPEC. 2-03.3 (14)C, COMPACTING EARTH EMBANKMENTS, METHOD C OF THE WSDOT STANDARD SPECIFICATIONS.
5. IF PAVING SURFACES ADJACENT TO THE TRENCH OPENING MAY BE DAMAGED WHERE TRENCHES ARE MADE PARALLEL TO THE STREET, OR WHERE A NUMBER OF CROSS TRENCHES ARE LAID IN CLOSE PROXIMITY TO ONE ANOTHER OR WHERE THE EQUIPMENT USED MAY CAUSE SUCH DAMAGE, THE CITY ENGINEER MAY REQUIRE A NEGOTIATED CONTRIBUTION FROM THE PERMITTEE FOR RESURFACING IN LIEU OF PATCHING.

   IF THE TOTAL AREA OF THE PROPOSED PATCH OR PROBABLE DAMAGED AREA EXCEEDS 25 PERCENT OF THE TOTAL PAVEMENT SURFACING BETWEEN CURB FACES OR BETWEEN CONCRETE GUTTER EDGES IN ANY BLOCK, SUCH NEGOTIATIONS SHALL BE CARRIED ON AND CONTRIBUTIONS AGREED UPON PRIOR TO ISSUANCE OF A PERMIT. SUCH CONTRIBUTIONS SHALL BE IN ADDITION TO THE STANDARD PERMIT FEE.
6. POTHOLING FOR UTILITIES:

   OPTION A – UP TO A 10" DIAMETER CORE DRILL IS ALLOWED. CORE HOLES MADE DURING UTILITY POTHOLES SHALL BE BACKFILLED WITH CDF TO WITHIN 4" OF FINISHED GRADE. 4" OF HMA SHALL THEN BE PLACED AND COMPACTED, FLUSH WITH EXISTING GRADE.

   OPTION B – FOR POTHOLE WINDOWS LARGER THAN 10" IN DIAMETER OR TRENCHING COMPLETED IN EXISTING ROADWAY, THE CONTRACTOR SHALL MEET CITY STANDARD 08.01.01 FOR PIPE BEDDING AND BACKFILL REQUIREMENTS. PAVEMENT RESTORATION SHALL BE ACCOMPLISHED BY INSTALLING THE TRENCH PATCH, AS SHOWN HEREIN, AND THEN GRINDING/OVERLAYING TO A MINIMUM DEPTH OF 2". THE LIMITS OF THE REQUIRED GRIND/OVERLAY SHALL BE TO THE NEAREST LANE LINE, OR HALF STREET, AND SHALL BE A MINIMUM OF 18 FEET LONG (LONGITUDINALLY ALONG ROADWAY) CENTERED AT LOCATION OF PATCH. NOTE: IF EXISTING ASPHALT THICKNESS IS LESS THAN 3", FULL DEPTH PAVEMENT REPLACEMENT, IN LIEU OF GRIND/OVERLAY, TO MEET A MINIMUM ASPHALT THICKNESS OF 4" WILL BE REQUIRED.

   WHERE LOCATION OF TRENCH OR POTHOLE WINDOW INTERSECTS ROAD CENTERLINE, A MINIMUM GRIND AND OVERLAY OF ONE FULL LANE WIDTH (12') IS REQUIRED CENTERED ON ROADWAY. NO LONGITUDINAL JOINTS WILL BE ALLOWED IN THE WHEEL PATH.
7. ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.

CITY OF PUYALLUP
OFFICE of THE CITY ENGINEER

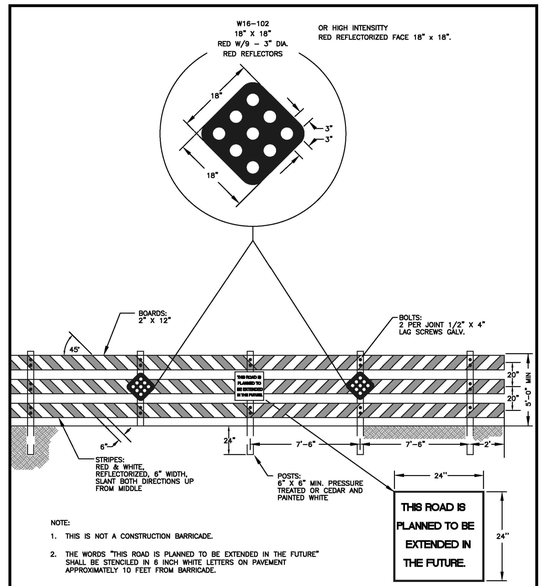
APPROVED FOR PUBLICATION
DATE SEALED: 2/15/18

STREET PATCH

(NOT TO SCALE)

CITY STANDARD 01.01.20

FILE NAME: P:\PWGIS\MMOM\STDS\STANDARD DETAILS\CITY STANDARD DETAILS 2019\01 - PART 1 - STANDARD DETAILS\CAD\01.01.20.DWG



NOTE:

1. THIS IS NOT A CONSTRUCTION BARRICADE.
2. THE WORDS "THIS ROAD IS PLANNED TO BE EXTENDED IN THE FUTURE" SHALL BE STENCILED IN 6 INCH WHITE LETTERS ON PAVEMENT APPROXIMATELY 10 FEET FROM BARRICADE.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

TYPE III BARRICADE FOR FUTURE EXTENDED ROADWAYS

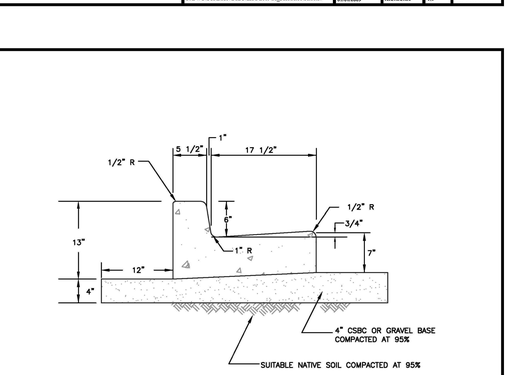
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JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME: P:\PWGIS\MMOM\STDS\CITY2009\01_STR\01.07\01.01.21		DATE APPROVED: 07/01/2009	DATE REVISED: XX/XX/XX	SCALE: 1:5	01.01.21

APPROVED
BY _____ CITY OF PUYALLUP DEVELOPMENT ENGINEERING
DATE 09/09/2026

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

City of Puyallup
Development & Permitting Services
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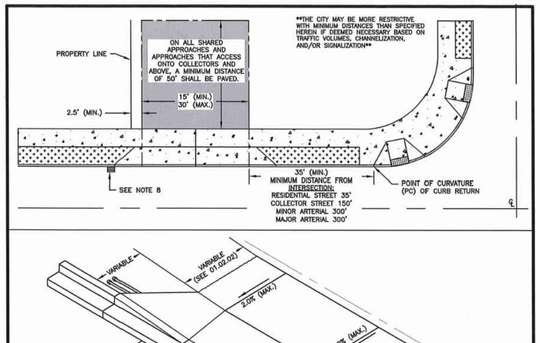
NOTES:

1. CONTRACTION JOINTS SHALL BE 3/8" x 2 1/4" ASPHALT SATURATED FELT PLACED IN ALL EXPOSED SURFACES OF CURB AND GUTTER AND SPACED AT 15' MAX. 10' MIN. O.C.
2. THRU JOINTS SHALL BE 3/8" ASPHALT SATURATED FELT PLACED AT POINTS OF TANGENCY ON CURVES, AT CATCH BASINS, AND AT EDGES OF ALLEY AND DRIVEWAYS. THE MAXIMUM DISTANCE BETWEEN THRU JOINTS SHALL BE 100'.
3. CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, AASHTO GRADING 467 COARSE AGGREGATE, NO FLY ASH.
4. FORMS SHALL BE STEEL UNLESS PRIOR APPROVAL IS GIVEN BY THE CITY ENGINEER. FORMS SHALL BE SET TRUE TO LINE AND GRADE AND SECURELY STAKED PRIOR TO CONCRETE PLACEMENT. FULL DEPTH DIVISION PLATES ARE ONLY TO BE USED WHERE THRU JOINTS ARE TO BE PLACED.
5. THE 1" RADIUS ON THE UPPER FACE OF THE CURB MAY BE FORMED BY AN EDGER TOOL OR BUILT INTO THE FACE FORM. THE 1" RADIUS AT THE BOTTOM FACE OF THE CURB SHALL BE FORMED BY THE FACE FORM.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CURB AND GUTTER

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	Linda Lian	
FILE NAME: P:\PWGIS\MMOM\STDS\CITY2009\01_STR\01.02\01.02.09		DATE APPROVED: 07/01/2009	DATE REVISED: 08/31/12	SCALE: 1:5	01.02.09



NOTES:

1. JOINTS IN PAVING SLAB SHALL NOT EXTEND INTO DRIVEWAY. ALL JOINTS SHALL BE CLEAN AND EDGED.
2. CONCRETE DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH AIR ENTRAINED CONCRETE CLASS 4000 MEETING THE REQUIREMENTS OF WSDOT STANDARD SPECIFICATION 8-06.3. THE CONTRACTOR SHALL PROVIDE A MIX DESIGN FOR APPROVAL PRIOR TO INSTALLATION.
3. THE TOTAL WIDTH OF ALL DRIVEWAYS ON ONE PROPERTY/OWNERSHIP AND ON ANY ONE STREET SHALL NOT EXCEED 50% OF THAT PROPERTY/OWNERSHIP WIDTH.
4. A DRIVEWAY MAY NOT EXCEED A 10% GRADE AT ANY POINT AS DIRECTED BY THE CITY OF PUYALLUP FIRE CODE OFFICIAL.
5. ON ALL SHARED APPROACHES AND APPROACHES THAT ACCESS ONTO COLLECTORS AND ABOVE, A MINIMUM DISTANCE OF 50 FEET SHALL BE PAVED.
6. ENTERING SIGHT DISTANCE SHALL MEET AASHTO STANDARDS.
7. WHEN NO CONCRETE CURB IS PRESENT NOR REQUIRED AS PART OF THE DEVELOPMENT, A NEW DRIVEWAY MAY BE CONSTRUCTED USING 2" OF ASPHALT OVER 2" OF CRUSHED SURFACING TOP COURSE (CSTC).
8. GRATES, MANHOLE LIDS, CLEANOUTS, INSPECTION PORTS, UTILITY PEDESTALS AND ACCESS COVERS ARE PROHIBITED WITHIN THE WIDTH OF THE DRIVEWAY, UNLESS OTHERWISE APPROVED BY THE REVIEW ENGINEER.

CITY OF PUYALLUP
PUBLIC WORKS AND DEVELOPMENT ENGINEERING

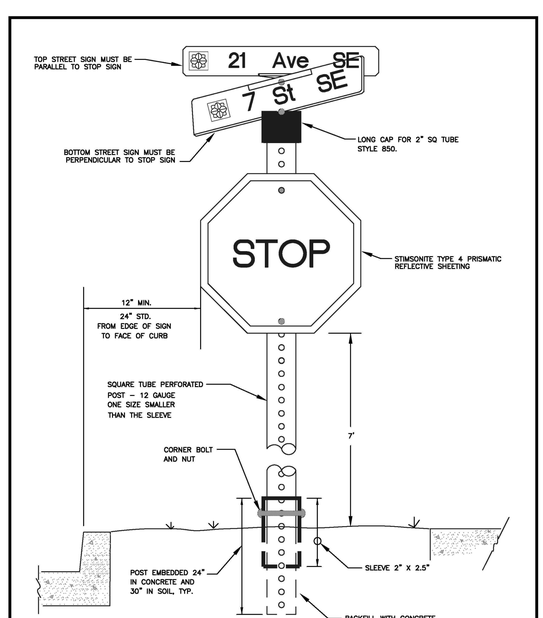
APPROVED FOR PUBLICATION
DATE SEALED: 7/16/18

STANDARD RESIDENTIAL DRIVEWAY

(NOT TO SCALE)

CITY STANDARD 01.02.12

FILE NAME: P:\PWGIS\MMOM\STDS\CITY STANDARD DETAILS 2019\02 - PART 2 - STANDARD DETAILS\CAD\01.02.12.DWG



NOTE:
ALL SIGN ASSEMBLIES SHALL USE A TELESPAR POST, SLEEVE AND PARTS.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STREET SIGN DETAIL

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JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME: P:\PWGIS\MMOM\STDS\CITY2009\01_STR\01.04\01.04.01		DATE APPROVED: 07/01/2009	DATE REVISED: XX/XX/XX	SCALE: 1:1	01.04.01

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CORESTATES, INC

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CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED PROFESSIONAL ENGINEER
8/19/26

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

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NORMANDY HEIGHTS
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2913 5th Ave. N.E.
Suite 201
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Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

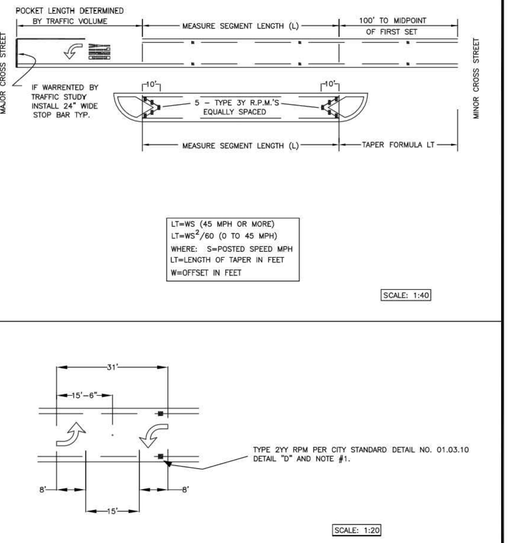
Sheet Title:
ROADWAY NOTES AND DETAILS

Sheet Number:
41 of 53

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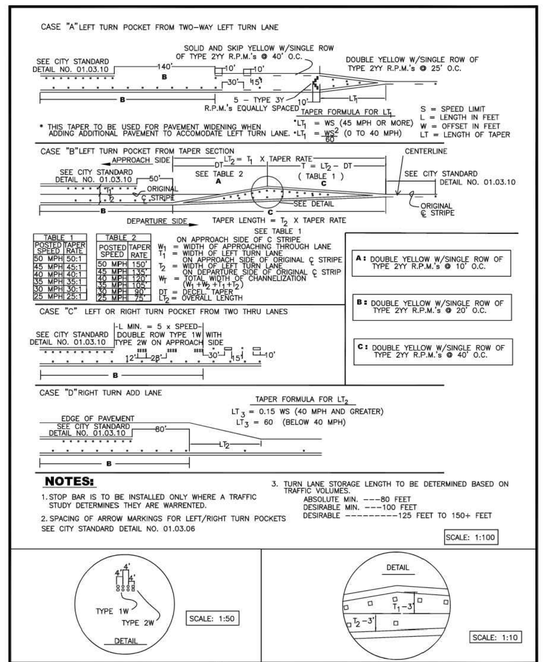
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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

TWO-WAY LEFT TURN CHANNELIZATION (CONT.)

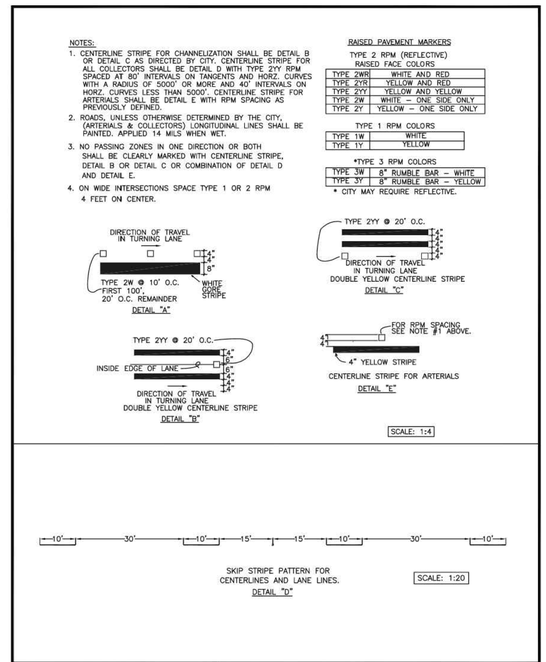
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JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME: T:\PW\COMMON\STDS\CITY\2009\01_STR\01.03.01.08	DATE APPROVED: 07/01/2009	DATE REVISED: XX/XX/XX	SCALE: VARIES	01.03.08



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

LEFT TURN POCKETS

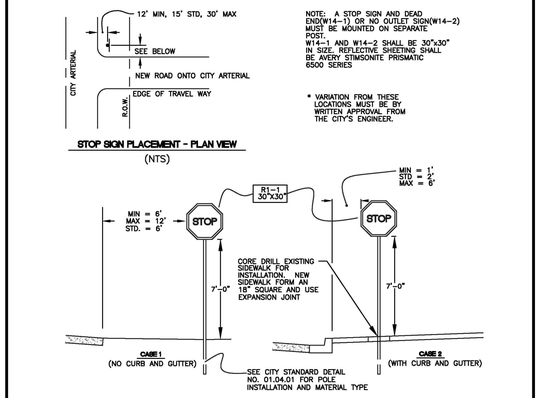
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JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME: T:\PW\COMMON\STDS\CITY\2009\01_STR\01.03.01.09	DATE APPROVED: 07/01/2009	DATE REVISED: XX/XX/XX	SCALE: VARIES	01.03.09



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

PAVEMENT MARKING DETAILS

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JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME: T:\PW\COMMON\STDS\CITY\2009\01_STR\01.03.01.10	DATE APPROVED: 07/01/2009	DATE REVISED: XX/XX/XX	SCALE: VARIES	01.03.10



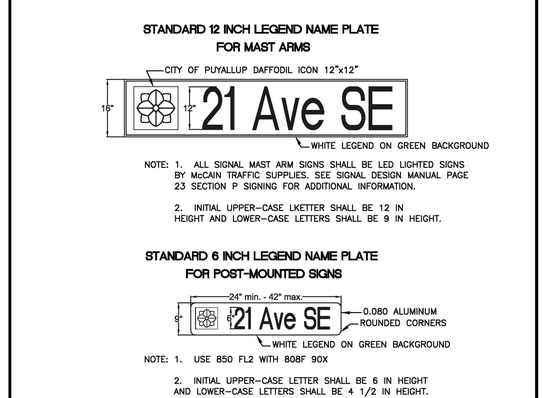
NOTES:

1) ALL MATERIAL & WORKMANSHIP SHALL CONFORM TO THE LATEST WSDOT STANDARD PLANS AND SPECIFICATIONS.
2) ALL CLEARING WITHIN CITY RIGHT OF WAY TO MAKE THE SIGN VISIBLE IS THE RESPONSIBILITY OF THE APPLICANT. A RIGHT-OF-WAY PERMIT FROM THE CITY IS REQUIRED BEFORE WORK COMMENCES.
3) THE STOP SIGN SHALL BE VISIBLE FROM A DISTANCE OF AT LEAST 200 FT BACK ON THE APPROACHING ROADWAY WHEN POSTED SPEED IS 25 MPH, 250 FT WHEN POSTED SPEED IS 30 MPH AND 325 FT WHEN POSTED SPEED IS 35 MPH.
4) SIGN MATERIAL SHALL BE ALUMINUM 5052-H38 OR 6061-T6 ALLOY TREATED WITH ALODINE 1200 CONVERSION COATING. THICKNESS SHALL BE 0.080".
5) REFLECTIVE SHEETING FOR ALL SIGNS, EXCEPT STREET NAMES, SHALL BE STIMSONITE TYPE 4 PRISMATIC PERMANENTLY BOUNDED WITH PROTECTIVE PLASTIC SHEETING.
6) LETTERING, LAYOUT, SHAPE AND COLORING SHALL MEET SPECIFIED REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
7) IF YIELD SIGN IS REQUIRED, SIGN SHALL MEET ALL ABOVE REQUIREMENTS AND BE 36" X 36" X 36" IN SIZE.
8) REFERENCE CITY STANDARD DETAIL NO. 01.04.01 FOR POLE MATERIAL AND INSTALLATION.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STOP SIGN DETAIL

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME: T:\PW\COMMON\STDS\CITY\2009\01_STR\01.04.01.04.02	DATE APPROVED: 07/01/2009	DATE REVISED: XX/XX/XX	SCALE: 1:5	01.04.02



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STREET SIGN NAME PLATE DETAIL

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	
FILE NAME: E:\DWGS\COMMON\STDS\CITY\2009\01_STR\01.04.01.04.03	DATE APPROVED: 07/01/2009	DATE REVISED: 11/18/2014	SCALE: L20	01.04.03

NOTES:

1. ALL LEGEND SHALL BE "C" SERIES TEXT.
2. STANDARD ABBREVIATIONS FOR STREET, AVENUE, BOULEVARD, ETC., SHALL USE THE FOLLOWING ABBREVIATIONS:

SUFFIX	ABBREVIATION
AVENUE	Ave
BOULEVARD	Blvd
CIRCLE	Cr
COURT	Ct
DRIVE	Dr
LANE	Ln
LOOP	Lp
PARKWAY	Pkwy
PLACE	Pl
ROAD	Rd
STREET	St
WAY	Way

A CARDINAL DIRECTION SHALL BE INCLUDED LAST:
SE
SW
NE
NW

3. PERIODS, HYPHENS, COMMA, AND OTHER PUNCTUATION SHALL NOT BE USED.
4. ALL STREET NAME SIGNS SHALL BE DOUBLE SIDED, UNLESS SPECIFIED OTHERWISE BY THE CITY TRAFFIC ENGINEER.
5. ALL CUL-DE-SACS AND DEAD END STREETS SHALL ONLY MOUNT THE NAME PLATE FOR THAT PARTICULAR CUL-DE-SAC OR DEAD END STREET.
6. STREET NAMES SHALL BE INSTALLED AT THE STOP SIGN LOCATION. THEY SHALL EITHER SHARE THE STOP/YIELD SIGN POST OR HAVE THE STREET NAME POST INSTALLED IN THE SAME LOCATION, UNLESS SPECIFIED OTHERWISE BY THE CITY TRAFFIC ENGINEER.
7. REFLECTIVE SHEETING FOR ALL SIGNS SHALL BE TYPE 4 SHEETING EC OVERLAY FILM (MATCHED COMPONENTS).

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STREET SIGN NAME PLATE NOTES

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM ERWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	
FILE NAME: T:\PW\COMMON\STDS\CITY\2009\01_STR\01.04.01.04.05	DATE APPROVED: 07/01/2009	DATE REVISED: 11/18/2014	SCALE: L1	01.04.04

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED
PROFESSIONAL ENGINEER
8/19/26

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: WRR
Reviewed: BGK
Sheet Date: 8/19/26
Proj. Number: 12663

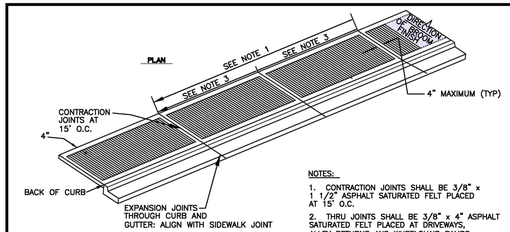
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ROADWAY NOTES AND DETAILS

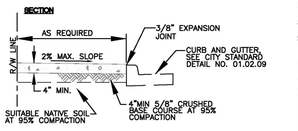
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42 of 53

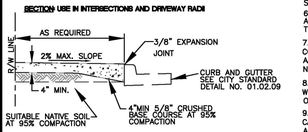
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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON







MINIMUM SIDEWALK WIDTHS

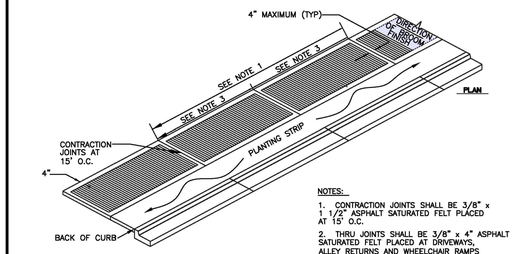
5'(RS ZONES)	SINGLE FAMILY RESIDENTIAL AREAS (DETACHED DWELLINGS)
8'(RS ZONES)	COMMERCIAL USES, WHEN REQUIRED BY DEVELOPMENT SERVICES MANAGER
8'(RM ZONES)	MEDIUM AND HIGH DENSITY MULTI-FAMILY RESIDENTIAL AREAS
8'(ML ZONES)	INDUSTRIAL AREAS
8'(CG, CBD ZONES)	COMMERCIAL AREAS
8'(PF ZONES)	PUBLIC FACILITIES AREAS
8'(F ZONES)	FAIR AREAS

* MATCH GREATEST WIDTH FOR ANY ADJACENT ZONE

NOTES:

1. CONTRACTION JOINTS SHALL BE 3/8" x 1 1/2" ASPHALT SATURATED FELT PLACED AT 15' O.C.
2. THRU JOINTS SHALL BE 3/8" x 4" ASPHALT SATURATED FELT PLACED AT DRIVEWAYS, ALLEY RETURNS AND WHEELCHAIR RAMPS AND RADII.
3. V-GROOVEMARKS SHALL BE 1/8" DEEP AND 1/4" WIDE PLACED AT 5' O.C. FOR 5' SIDEWALKS AND 7.5' O.C. FOR 8' SIDEWALKS.
4. ALL JOINTS SHALL BE CLEAN AND EDGED TO A 1/4" RADIUS. JOINTS SHALL BE FLUSH WITH THE FINISHED SURFACE.
5. ALL UTILITY POLES AND STREET SIGN POSTS IN SIDEWALK AREA NOT REQUIRED TO BE RELOCATED SHALL HAVE A SQUARE SECTION OF CONCRETE SURROUNDED BY 3/8" EXPANSION JOINT MATERIAL AROUND THE POLE. THE JOINT SHALL BE NO CLOSER THAN 6" TO ANY SIDE OF THE POLE.
6. FORMS SHALL BE EITHER WOOD OR STEEL AND SHALL MEET ALL REQUIREMENTS OF THESE SPECIFICATIONS.
7. CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, AASHTO GRADING 467 COARSE AGGREGATE, NO FLY ASH.
8. SIDEWALK MINIMUM UNOBSTRUCTED CLEAR WIDTH SHALL BE 4', EXCLUSIVE OF THE WIDTH OF THE CURB.
9. GRATINGS, ACCESS COVERS, JUNCTION BOXES, CABLE VAULTS, PULL BOXES AND OTHER APPURTENANCES WITHIN THE SIDEWALK (RIGHT-OF-WAY) MUST HAVE SLIP RESISTANT SURFACE AND MATCH THE GRADE OF THE SIDEWALK.
10. CURB RAMPS SHALL BE CONSTRUCTED AT INTERSECTIONS USING A DESIGN PREPARED BY A LICENSED PROFESSIONAL ENGINEER. WHEN A RAMP DESIGN FAILS TO MEET ALL APPLICABLE DESIGN STANDARDS, THE ENGINEER SHALL DOCUMENT WHY THE PROPOSED RAMP ACHIEVES DESIGN STANDARDS TO THE MAXIMUM EXTENT FEASIBLE.

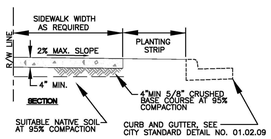
CITY OF PUYALLUP	SIDEWALK WITHOUT PLANTING STRIP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	DRAWN BY: JIM ERWIN-SVOBODA; CHECKED BY: LINDA LIAN; APPROVED BY: COLLEEN HARRIS; REVISED BY: LINDA LIAN; CITY STANDARD: 01.02.01
	FILE NAME: P:\DWG\COMMON\STDS\CITY2009\01_STD\01.02\01.02.01; DATE APPROVED: 05/01/2009; DATE REVISED: 05/31/11; SCALE: 1:8



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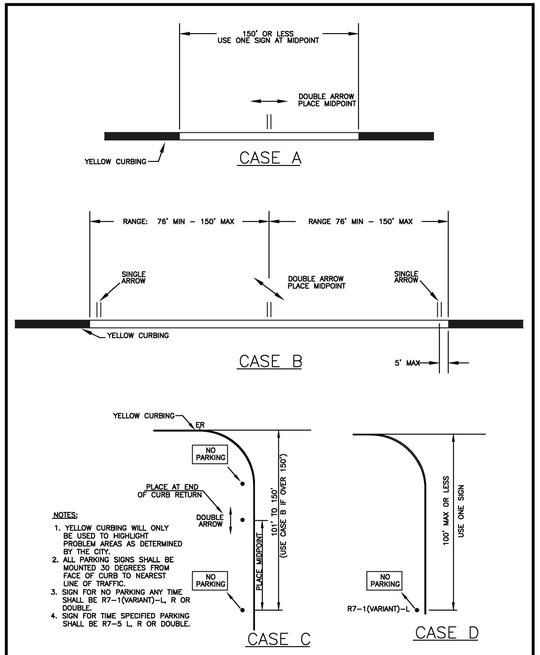
* MATCH GREATEST WIDTH FOR ANY ADJACENT ZONE



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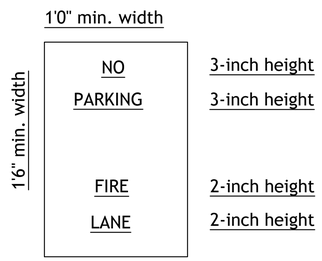
CITY OF PUYALLUP	SIDEWALK WITH PLANTING STRIP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	DRAWN BY: JIM ERWIN-SVOBODA; CHECKED BY: LINDA LIAN; APPROVED BY: COLLEEN HARRIS; REVISED BY: LINDA LIAN; CITY STANDARD: 01.02.02
	FILE NAME: P:\DWG\COMMON\STDS\CITY2009\01_STD\01.02\01.02.02; DATE APPROVED: 05/01/2009; DATE REVISED: 03/31/11; SCALE: 1:8



NOTES:

1. YELLOW CURBING WILL ONLY BE USED TO HIGHLIGHT PROBLEM AREAS AS DETERMINED BY THE CITY.
2. ALL PARKING SIGNS SHALL BE MOUNTED 30 DEGREES FROM FACE OF CURB TO NEAREST LINE OF TRAFFIC.
3. SIGN FOR NO PARKING ANY TIME SHALL BE R7-1(VARIANT)-L, R OR DOUBLE.
4. SIGN FOR TIME SPECIFIED PARKING SHALL BE R7-S L, R OR DOUBLE.

CITY OF PUYALLUP	STANDARD LOCATION OF RESTRICTED PARKING SIGNS
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS	DRAWN BY: JIM ERWIN-SVOBODA; CHECKED BY: LINDA LIAN; APPROVED BY: COLLEEN HARRIS; REVISED BY: XXXX; CITY STANDARD: 01.04.05
	FILE NAME: P:\DWG\COMMON\STDS\CITY2009\01_STD\01.04\01.04.05; DATE APPROVED: 05/01/2009; DATE REVISED: XX/XX/XX; SCALE: 1:40



FIRE LANE SIGN - TYPE "D"

SCALE: NTS

NOTE: MUTCD R8-31

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
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City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

CORE STATES GROUP

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Puyallup, WA 98372
855.CSG.1999

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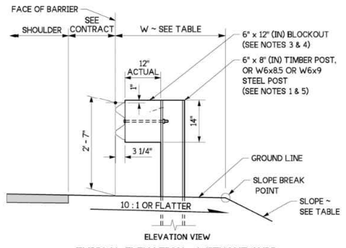
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ROADWAY NOTES AND DETAILS

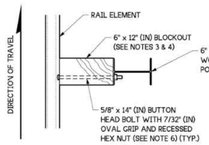
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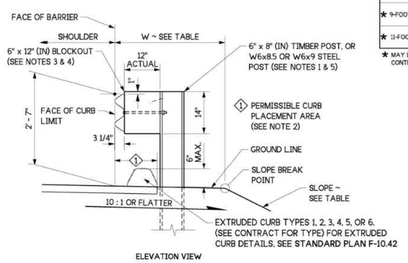
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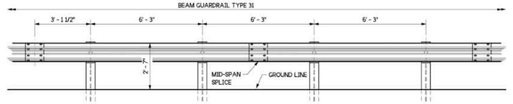
TYPICAL ELEVATION ~ WITHOUT CURB



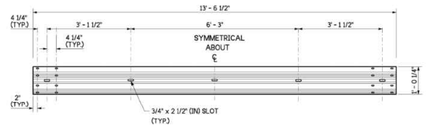
PLAN VIEW



TYPICAL SECTION ~ WITH CURB



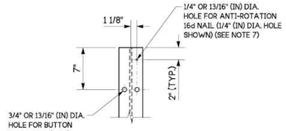
TYPICAL ELEVATION



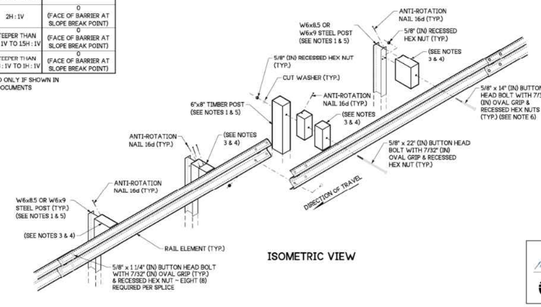
TYPICAL RAIL ELEMENT

SLOPE/EMBANKMENT TABLE FOR 6', 8', 9', AND 11' LONG POSTS		
POST LENGTH	SLOPE	W (0':1)
6-FOOT	2H : 1V OR FLATTER	2.5 MIN.
6-FOOT	3H : 1V OR FLATTER	4.0 MIN.
8-FOOT	STEEPER THAN 2H : 1V TO 3H : 1V	2.5 MIN.
8-FOOT	2H : 1V	0 (FACE OF BARRIER AT SLOPE BREAK POINT)
★ 9-FOOT	STEEPER THAN 2H : 1V TO 1.5H : 1V	0 (FACE OF BARRIER AT SLOPE BREAK POINT)
★ 11-FOOT	STEEPER THAN 1.5H : 1V TO 3H : 1V	0 (FACE OF BARRIER AT SLOPE BREAK POINT)

★ MAY BE USED ONLY IF SHOWN IN CONTRACT DOCUMENTS



STEEL POST



ISOMETRIC VIEW

NOTES

1. Refer to **Standard Plan C-1b** for additional details not shown on this plan.
2. Extend shoulder pavement to provide a base for the extruded curb. See Contract Plans for exceptions to distances shown.
3. Use a single block or combination of blocks (no more than two (2) to achieve the actual 12" (in) offset. **See Standard Specification Section 9-16.3(2).** Wood blocks shall be secured to the posts with anti-rotation nails. If combination blocks are used, the adjacent blocks shall be toenailed with two 16d galvanized nails to prevent block rotation.
4. Wood blocks are shown. Blocks of an approved alternative material may be used. See **Standard Specification Section 9-16.3(2).**
5. All posts for any standard barrier run shall be of the same type: timber or steel.
6. Attach blockouts to steel posts using bolt holes on approaching traffic side of post web.
7. Anti-rotation holes in steel posts are not required when using blocks with anti-rotation features (e.g., routered blocks).



Oct 12, 2023

BEAM GUARDRAIL TYPE 31

STANDARD PLAN C-20.10-09

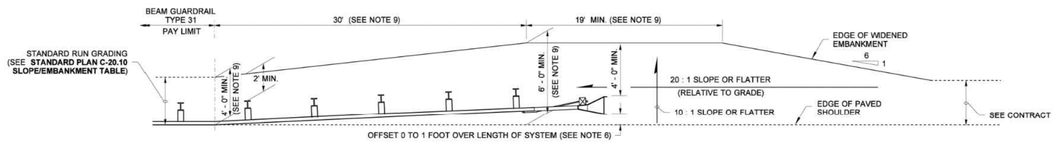
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Mark A Hanks Oct 12, 2023

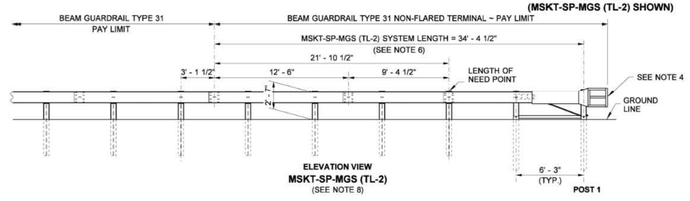
STATE DESIGN ENGINEER

Washington State Department of Transportation

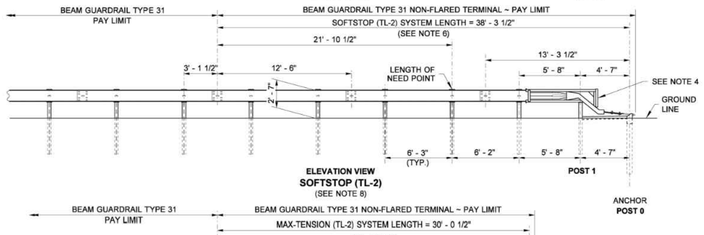


PLAN VIEW

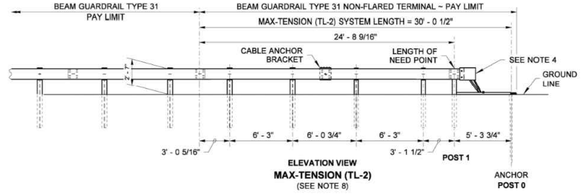
(MSKT-SP-MGS (TL-2) SHOWN)



ELEVATION VIEW
MSKT-SP-MGS (TL-2)
(SEE NOTE 8)



ELEVATION VIEW
SOFTSTOP (TL-2)
(SEE NOTE 8)



ELEVATION VIEW
MAX-TENSION (TL-2)
(SEE NOTE 8)

NOTES

1. The Implementation of the Manual for Assessment of Safety Hardware (MASH) criteria may result in the acceptance of guardrail terminal systems currently not shown on this plan. Non-Flared terminals shall be selected from the WSDOT Qualified Products List (QPL) or approved through the WSDOT Request for Approval of Materials (RAM) process.
2. This terminal is MASH compliant at **Test Level Two** (TL-2) and may be used in applications with posted speed of 45 mph or less.
3. An MSKT-SP-MGS (TL-2) as manufactured by Road Systems, Inc, SOFTSTOP (TL-2) as manufactured by Trinity Highway Products, LLC, or MAX-TENSION (TL-2) as manufactured by Lindsay Transportation Solutions, shall be installed according to manufacturer's recommendations.
4. A reflectorized object marker shall be installed according to manufacturer's recommendations.
5. Snow load rail washers are not allowed.
6. Provide an offset between 0 to 1 foot so that the impact head does not encroach onto the paved shoulder. The offset is provided over the length of the terminal system from the center of the last post splice to either: (1) The face of the impact head at its leading edge (MSKT-SP-MGS), or (2) The center of anchor **Post 0** (Softstop or Max-Tension). Provide the maximum offset where practicable.
7. For terminal details, see WSDOT approved manufacturer's drawings.
8. These terminals are supplied with steel posts only. They can be used with beam guardrail Type 31 runs, composed of steel or wood guardrail posts.
9. The widened embankment dimensions shown on this plan will satisfy the installation requirements of all 3 guardrail terminal systems shown on this plan.



Jul 18, 2024

BEAM GUARDRAIL TYPE 31 NON-FLARED TERMINAL (POSTED SPEED 45 MPH AND BELOW)

STANDARD PLAN C-22.45-07

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Mark A Hanks Jul 21, 2024

STATE DESIGN ENGINEER

Washington State Department of Transportation

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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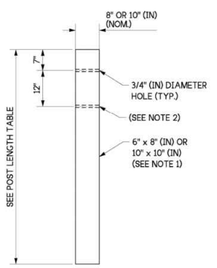
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GUARDRAIL NOTES AND DETAILS

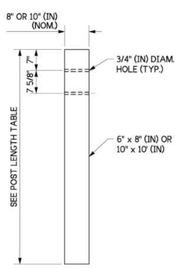
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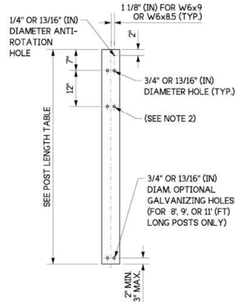
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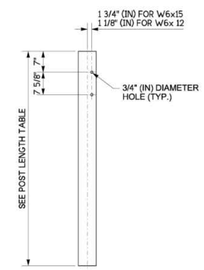
W-BEAM
(WOOD POST)



THRIE-BEAM
(WOOD POST)



W-BEAM
(STEEL POST ~ SEE NOTES 3 AND 4)



THRIE-BEAM
(STEEL POST ~ SEE NOTES 3 AND 4)

NOTES:

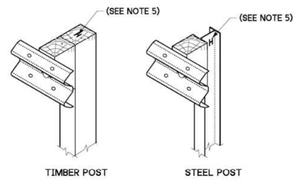
1. Wood posts for all guardrail placement plans shall be 6" x 8" (in) except where noted otherwise.
2. Lower hole is for w-beam rub rail of Beam Guardrail Type 31 - Buried Terminal Type 2.
3. W6x8.5 or W6x9 steel posts and timber blocks are alternates for 6x8 timber posts and blocks. W6x15 steel posts and timber blocks are alternates for 10" x 10" (in) timber posts and blocks.
4. Attach blockouts to steel posts using bolt holes on approaching traffic side of post web.
5. When "Beam Guardrail Type - _ _ Ft. Long Post" is specified in the contract, the post length shall be stamped with numbers, 1 1/2" min. high x 3/4" (in) wide at the location where the letter "H" is shown in the **ASSEMBLY DETAIL**. For wood post applications, the letter shall be stamped to a minimum depth of 1/4" (in). For steel post applications, the letter shall be legible after the post is galvanized. After post installation, it shall be the Contractor's responsibility to ensure the stamped numbers remain visible.

POST LENGTH TABLE	
GUARDRAIL TYPE	LENGTH
TYPE 31	6' - 0"
	8' - 0" ★
	9' - 0" ★
	11' - 0" ★
THRIE BEAM	VARIES ★★

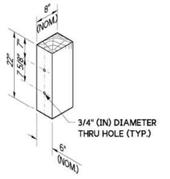
★ SEE CONTRACT FOR "BEAM GUARDRAIL TYPE - __ FT. LONG POST" LENGTHS. (SEE NOTE 5)

★★ SEE STANDARD PLANS FOR THRIE BEAM POST LENGTHS

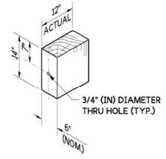
ROUTERED WOOD BLOCKS FOR STEEL POST TABLE		
POST	A	B
W6 • 8.5	6" NOMINAL	4 1/4"
W6 • 9	6" NOMINAL	4 1/4"
W6 • 12	6" NOMINAL	4 1/4"
W6 • 15	8" NOMINAL	6 1/4"



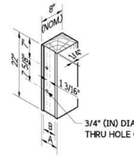
PARTIAL ASSEMBLY DETAIL



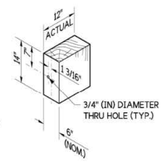
THRIE-BEAM WOOD BLOCK
FOR WOOD POST



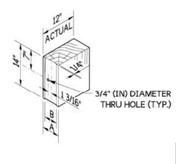
W-BEAM WOOD BLOCK
FOR WOOD POST



ROUTERED THRIE-BEAM
WOOD BLOCK FOR
STEEL POST



W-BEAM WOOD BLOCK
FOR STEEL POST



ROUTERED W-BEAM WOOD BLOCK
FOR STEEL POST

Oct 12, 2023

BEAM GUARDRAIL
POSTS AND BLOCKS

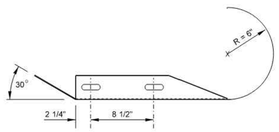
STANDARD PLAN C-1b

SHEET 1 OF 1 SHEET

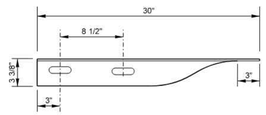
APPROVED FOR PUBLICATION
Mark A Gaines Oct 12, 2023
STATE DESIGN ENGINEER
Washington State Department of Transportation

NOTES

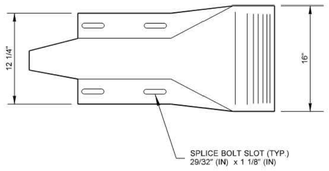
1. Attach guardrail to bridge rail or concrete barrier with 7/8" (in) diameter bolts (five minimum) **Standard Specification Section 9-06.5(4),** with thin slab ferrule inserts or resin bonded anchors. See the Contract Plans.
2. In cases where Design "F" end section is lapped on the outside of the guardrail, a galvanized 1" (in) ID, 2" (in) OD, 0.134" (in) thick, narrow Type A Plain Washer or an anchor rail washer shall be placed under the splice bolt heads.



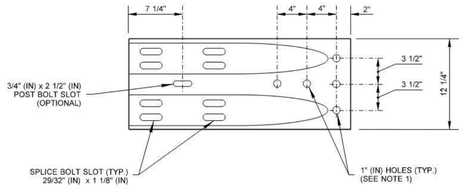
PLAN



PLAN



ELEVATION
DESIGN C



ELEVATION
DESIGN F
(SEE NOTE 2)

Sep 8, 2022

BEAM GUARDRAIL
END SECTIONS

STANDARD PLAN C-7

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Mark Gaines Sep 8, 2022
STATE DESIGN ENGINEER
Washington State Department of Transportation

DRAWN BY: FERN LIDDELL

APPROVED
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE 09/09/2026

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

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Suite 102
Puyallup, WA 98372
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CORESTATES, INC
WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED
PROFESSIONAL ENGINEER
8/19/26

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Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

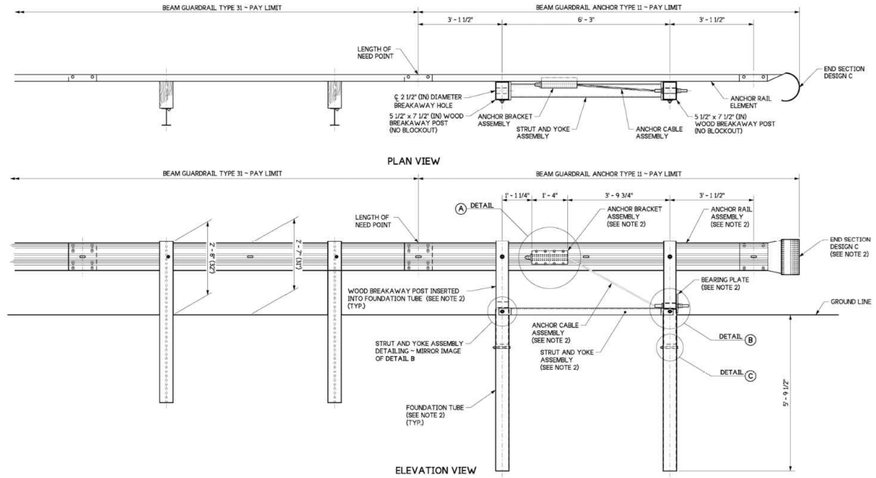
REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

Sheet Title:
GUARDRAIL NOTES AND DETAILS

Sheet Number:
45 of 53

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NOTES

1. For typical rail element and post details not shown on this plan refer to **Standard Plans C-20.10** and **C-1b.**
2. For additional details not shown, see Sheet 2 of this Plan.
3. Fasten the Anchor Cable using two 1" (in) nuts and washer, at both ends of cable. Outside nut shall be torqued against inside nut a minimum of 100 ft.-lbs.
4. It is permissable to fabricate the anchor plate from 1/4" (in) thick plates welded to equal strength and dimensions as shown.
5. Eight 5/8" x 1 1/2" (in) machine bolts with hex nut and washer. Place washer on face side of rail.
6. Galvanizing of Anchor metal components shall be in accordance with **Standard Specification Section 9-16.3(5).**
7. See **Standard Plans C-20.14** or **C-20.18** for proper placement of Type 11 Anchors in front of fixed features.

Oct 13, 2023

BEAM GUARDRAIL TYPE 31 ~ ANCHOR TYPE 11

STANDARD PLAN C-23.70-01

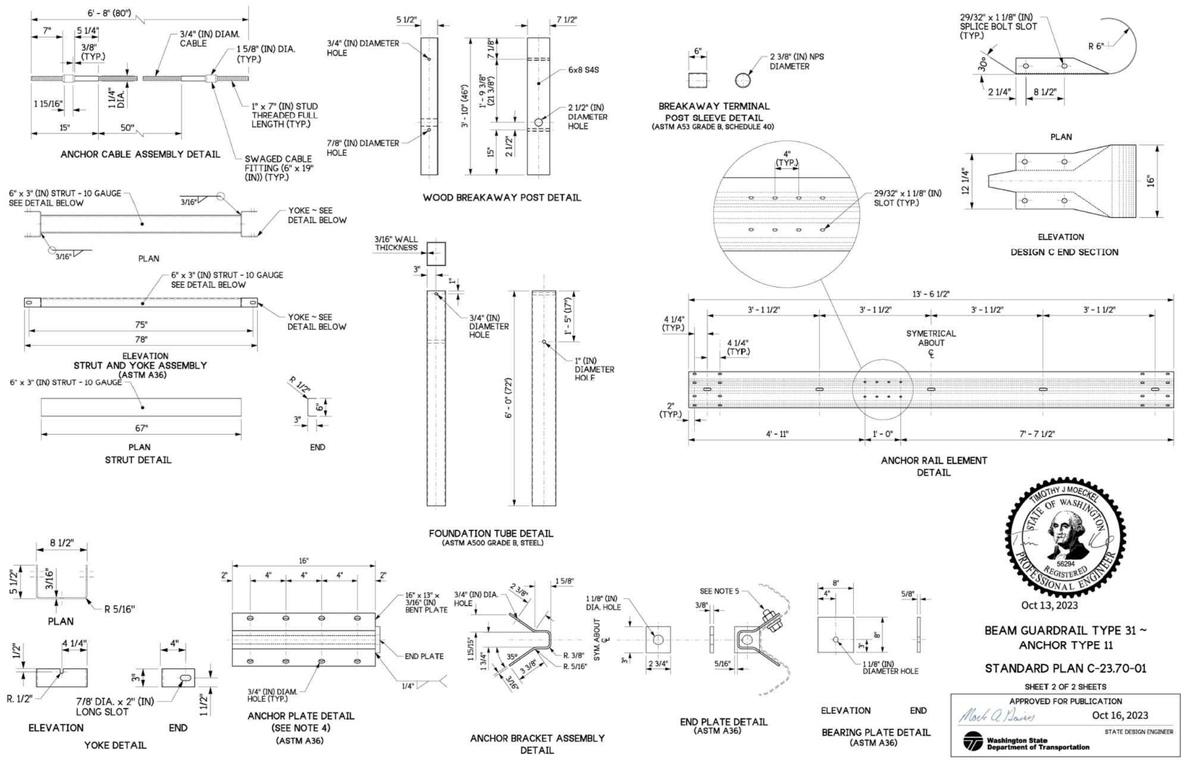
SHEET 1 OF 2 SHEETS

APPROVED FOR PUBLICATION

Oct 16, 2023

STATE DESIGN ENGINEER

Washington State Department of Transportation



Oct 13, 2023

BEAM GUARDRAIL TYPE 31 ~ ANCHOR TYPE 11

STANDARD PLAN C-23.70-01

SHEET 2 OF 2 SHEETS

APPROVED FOR PUBLICATION

Oct 16, 2023

STATE DESIGN ENGINEER

Washington State Department of Transportation

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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CARA VISINTAINER — STATE OF WASHINGTON — 42841 — REGISTERED PROFESSIONAL ENGINEER

8/19/26

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GUARDRAIL NOTES AND DETAILS

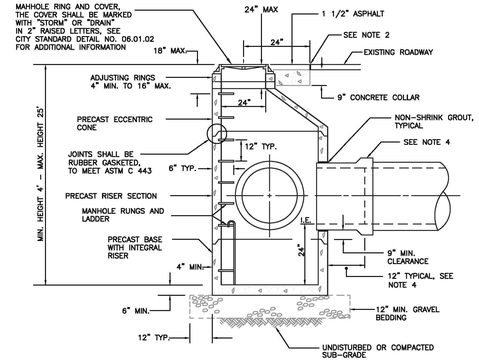
Sheet Number:
46 of 53

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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.

CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



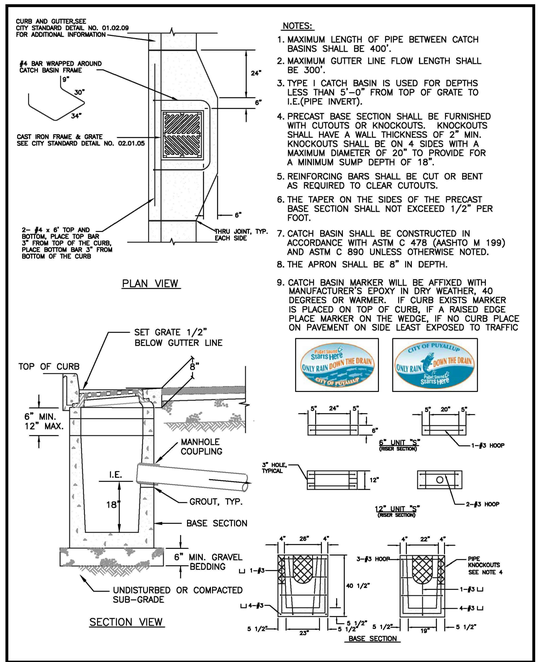
NOTES:

1. THE CONSTRUCTION AND INSTALLATION OF STORM SEWER MANHOLES SHALL CONFORM TO THE REQUIREMENTS OF WSDOT SPEC. SECTION 7-05 AND ASTM C 478.
2. THE FACE OF NEAT LINE CUTS IN EXISTING ASPHALT PAVEMENT SHALL BE TACK COATED AND THE TOP OF THE JOINT SHALL BE SEALED WITH A HOT PAVING GRADE ASPHALT.
3. PRECAST RISER SECTION OR PRECAST BASE WITH INTEGRAL RISER SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS WITH A MINIMUM WALL THICKNESS OF 2". THE SIZE OF THE KNOCKOUT SHALL BE EQUAL TO THE PIPE OUTER DIAMETER PLUS THE MANHOLE WALL THICKNESS. THE MAXIMUM HOLE SIZE IS 36" FOR A 48" MANHOLE, 42" FOR A 54" MANHOLE, 60" FOR A 72" MANHOLE, AND 84" FOR A 96" MANHOLE.
4. A FLEXIBLE GASKETED JOINT SHALL BE INSTALLED WITHIN 12" OF EACH CONNECTION TO A MANHOLE. THE CONNECTION OF CONCRETE OR DUCTILE IRON PIPE TO A MANHOLE SHALL BE CEMENT MORTARED. DUCTILE IRON PIPE SHALL BE SEALED WITH MASTIC AT THE CONNECTION POINT PRIOR TO BEING MORTARED. THE CONNECTION OF PVC PIPE TO A MANHOLE SHALL UTILIZE A MANHOLE COUPLING (SAND COLLAR) WITH A RUBBER GASKET.
5. THE MANHOLE COVER SHALL BE MARKED WITH "STORM" OR "DRAIN" IN 2 INCH RAISED LETTERS. MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.03
6. MANHOLE STEP AND LADDER SHALL CONFORM TO CITY STANDARD DETAILS NO. 06.01.04 AND 06.01.05

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

STORM SEWER MANHOLE

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM BWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	Linda Lian	
FILE NAME: P:\DWG\COMMON\STD\CITY\2009\02_SD\02.01.01		DATE APPROVED: 06/01/1992	DATE REVISED: 08/11/2012	SCALE: NTS
				02.01.01



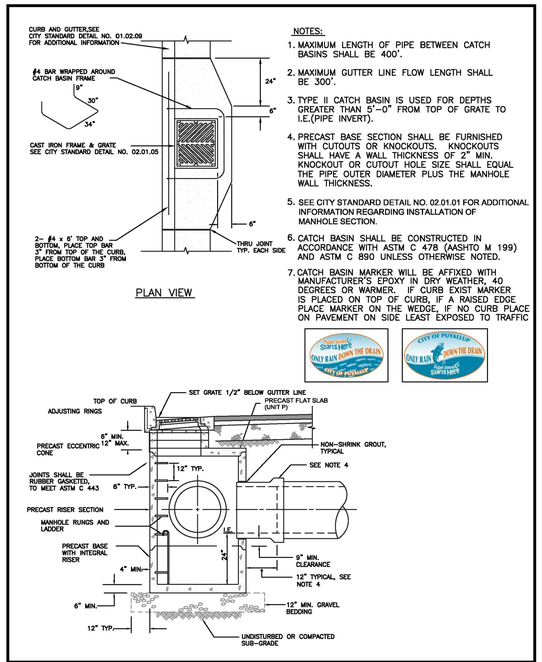
NOTES:

1. MAXIMUM LENGTH OF PIPE BETWEEN CATCH BASINS SHALL BE 400'.
2. MAXIMUM GUTTER LINE FLOW LENGTH SHALL BE 300'.
3. TYPE I CATCH BASIN IS USED FOR DEPTHS LESS THAN 5'-0" FROM TOP OF GRATE TO I.E.(PIPE INVERT).
4. PRECAST BASE SECTION SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. KNOCKOUTS SHALL BE ON 4 SIDES WITH A MAXIMUM DIAMETER OF 20" TO PROVIDE FOR A MINIMUM SUMP DEPTH OF 18".
5. REINFORCING BARS SHALL BE CUT OR BENT AS REQUIRED TO CLEAR CUTOUTS.
6. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION SHALL NOT EXCEED 1/2" PER FOOT.
7. CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (AASHTO M 199) AND ASTM C 890 UNLESS OTHERWISE NOTED.
8. THE APRON SHALL BE 8" IN DEPTH.
9. CATCH BASIN MARKER WILL BE AFFIXED WITH MANUFACTURER'S EPOXY IN DRY WEATHER, 40 DEGREES OR WARMER. IF CURB EXISTS MARKER IS PLACED ON TOP OF CURB, IF A RAISED EDGE PLACE MARKER ON THE WEDGE, IF NO CURB PLACE ON PAVEMENT ON SIDE LEAST EXPOSED TO TRAFFIC

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CATCH BASIN TYPE 1 (GUTTER DRAIN)

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LANSING	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME: P:\DWG\COMMON\STD\CITY\2009\02_SD\02.01.03		DATE APPROVED: 06/01/1992	DATE REVISED: 06/01/2005	SCALE: NTS
				02.01.03



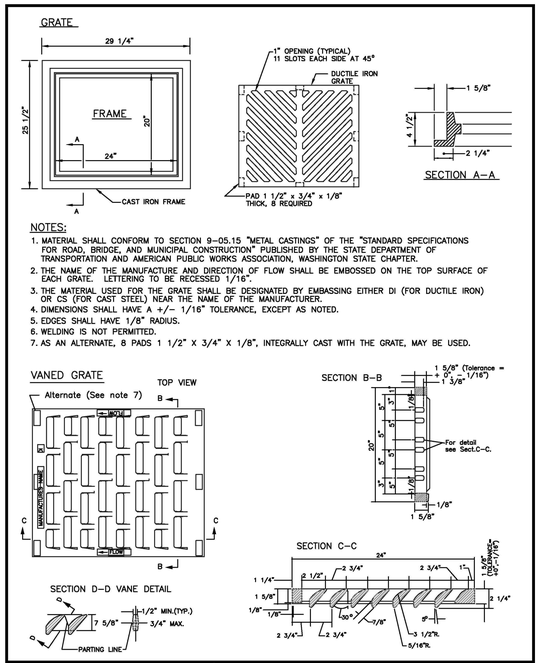
NOTES:

1. MAXIMUM LENGTH OF PIPE BETWEEN CATCH BASINS SHALL BE 400'.
2. MAXIMUM GUTTER LINE FLOW LENGTH SHALL BE 300'.
3. TYPE II CATCH BASIN IS USED FOR DEPTHS GREATER THAN 5'-0" FROM TOP OF GRATE TO I.E.(PIPE INVERT).
4. PRECAST BASE SECTION SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL THE PIPE OUTER DIAMETER PLUS THE MANHOLE WALL THICKNESS.
5. SEE CITY STANDARD DETAIL NO. 02.01.01 FOR ADDITIONAL INFORMATION REGARDING INSTALLATION OF MANHOLE SECTION.
6. CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (AASHTO M 199) AND ASTM C 890 UNLESS OTHERWISE NOTED.
7. CATCH BASIN MARKER WILL BE AFFIXED WITH MANUFACTURER'S EPOXY IN DRY WEATHER, 40 DEGREES OR WARMER. IF CURB EXIST MARKER IS PLACED ON TOP OF CURB, IF A RAISED EDGE PLACE MARKER ON THE WEDGE, IF NO CURB PLACE ON PAVEMENT ON SIDE LEAST EXPOSED TO TRAFFIC

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CATCH BASIN TYPE II

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LANSING	LINDA LIAN	COLLEEN HARRIS	XXXX	
FILE NAME: P:\DWG\COMMON\STD\CITY\2009\02_SD\02.01.04		DATE APPROVED: 06/01/1992	DATE REVISED: 06/01/2005	SCALE: NTS
				02.01.04



NOTES:

1. MATERIAL SHALL CONFORM TO SECTION 9-05.15 "METAL CASTINGS" OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" PUBLISHED BY THE STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER.
2. THE NAME OF THE MANUFACTURE AND DIRECTION OF FLOW SHALL BE EMBOSSED ON THE TOP SURFACE OF EACH GRATE. LETTERING TO BE RECESSED 1/16".
3. THE MATERIAL USED FOR THE GRATE SHALL BE DESIGNATED BY EMBASSING EITHER DI (FOR DUCTILE IRON) OR CS (FOR CAST STEEL) NEAR THE NAME OF THE MANUFACTURER.
4. DIMENSIONS SHALL HAVE A +/- 1/16" TOLERANCE, EXCEPT AS NOTED.
5. EDGES SHALL HAVE 1/8" RADIUS.
6. WELDING IS NOT PERMITTED.
7. AS AN ALTERNATE, 8 PADS 1 1/2" X 3/4" X 1/8", INTEGRALLY CAST WITH THE GRATE, MAY BE USED.

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CATCH BASIN FRAME AND GRATE/VANED GRATE

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
LINDA LANSING	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	
FILE NAME: P:\DWG\COMMON\STD\CITY\2009\02_SD\02.01.05		DATE APPROVED: 07/01/2009	DATE REVISED: 03/31/11	SCALE: NTS
				02.01.05

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BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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

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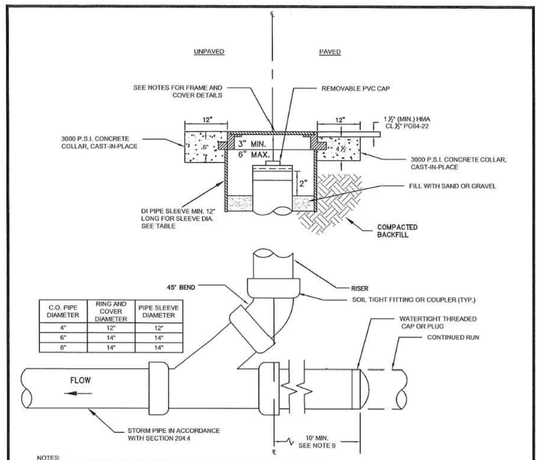
Sheet Title:
STORMWATER NOTES AND DETAILS

Sheet Number:
47 of 53

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PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



C.O. PIPE DIAMETER	RING AND COVER DIAMETER	PIPE SLEEVE DIAMETER
4"	12"	12"
6"	14"	14"
8"	14"	14"

NOTES:
1. CAST IRON COVER MARKED "FDCO" FOR FOOTING DRAINS OR "SDCO" FOR STORM LINES.
2. CAST IRON FRAME AND COVER SHALL BE DRILLED AND TAPPED WITH ⅝"-11 NC STAINLESS STEEL TYPE 304 ALLEN HEAD BOLTS, 2" LONG.
3. BOLT-LOCKING CAST IRON FRAME AND COVER SHALL BE HS-20 RATED IF USED IN RIGHT-OF-WAY OR EASEMENTS.
4. 14" BOLT-LOCKING CAST IRON FRAME AND COVER SHALL BE EQUAL TO OLYMPIC FOUNDRY PART # M1060.
5. CAST IRON FRAME AND COVER SHALL BE FLUSH WITH FINISHED GRADE.
6. CLEANOUTS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90 DEGREE BEND.
7. STORM PIPE BEDDING AND BACKFILL SHALL CONFORM TO STD DETAIL 05.01.01.
8. FINAL JOINTS SHALL BE SAW CUT, FACE OF CUT TACKED AND ALL JOINTS SEALED WITH SEALANT (AR4000W).
9. STORM DRAIN STUB SHALL EXTEND 10' BEYOND THE PROPERTY LINE OR EASEMENT LINE TO PREVENT DAMAGE AND MINIMIZE CONFLICT WITH FUTURE UTILITIES.
10. EACH CLEANOUT ASSEMBLY SHALL CONSIST OF: ONE CLEANOUT ADAPTOR, (HUB x FEMALE INSIDE PIPE THREAD, PVC SLIP IN), AND ONE CLEANOUT PLUG (MALE OUTSIDE THREAD WITH RAISED NUT, PVC).
11. FOR LANDSCAPED AREAS (OUTSIDE OF CITY ROW, EASEMENTS AND FACILITIES) A GREEN "CARSON" MODEL 910 YARD BOX MAY BE USED FOR C.O. PIPE DIA. LESS THAN OR EQUAL TO 6". YARD BOX SHALL BE FASTENED WITH ⅜" HEX BOLTS, THE COVER MARKED "STORM" AND FLUSH WITH FINISHED GRADE.

CITY OF PUYALLUP
PUBLIC WORKS AND DEVELOPMENT ENGINEERING

APPROVED FOR PUBLICATION — STATE OF WASHINGTON — 11756 — REGISTERED PROFESSIONAL ENGINEER — 2/20/25

DATE SIGNED

STORM DRAIN CLEANOUT

SCALE: NTS	DATE REVISED: 01/06/2021	CITY STANDARD
FILE NAME: V:\Shared\Drawings\City Standards\2018\PD - PART 2 - STANDARD DETAILS\SCAD200502.01.69		02.01.09

207 Stormwater Plan Notes

The following applicable notes shall be shown on the plans.

STORMWATER NOTES:

1. All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the engineering plans, representatives from all applicable Utility Companies, the project owner and appropriate City staff. Contact Engineering Services to schedule the meeting (253) 841-5568. The contractor is responsible to have their own approved set of plans at the meeting.
2. After completion of all items shown on these plans and before acceptance of the project, the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of sanitary sewer service.
3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Puyallup City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards").
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 Engineering Services Staff prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
6. The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
7. Any structure and/or obstruction which require removal or relocation relating to this project, shall be done so at the developer's expense.
8. During construction, all existing and newly installed drainage structures shall be protected from sediments.
9. All storm manholes shall conform to City Standard Detail No. 02.01.01. Flow control manhole/oil water separator shall conform to City Standard Detail No. 02.01.06 and 02.01.07.
10. Manhole ring and cover shall conform to City Standard Detail 06.01.02.
11. Catch basins Type I shall conform to City Standard Detail No.02.01.02 and 02.01.03 and shall be used only for depths less than 5 feet from top of the grate to the invert of the storm pipe.
12. Catch basins Type II shall conform to City Standard Detail No.02.01.04 and shall be used for depths greater than 5 feet from top of the grate to the invert of the storm pipe.

13. Cast iron or ductile iron frame and grate shall conform to City Standard Detail No.02.01.05. Grate shall be marked with "drains to stream". Solid catch basin lids (square unless noted as round) shall conform to WSDOT Standard Plan B-30.20-04 (Olympic Foundry No. SM60 or equal). Vaned grates shall conform to WSDOT Standard Plan B-30.30-03 (Olympic Foundry No. SM60V or equal).
14. Stormwater pipe shall be only PVC, concrete, ductile iron, or dual walled Polypropylene pipe.
    a. The use of any other type shall be reviewed and approved by the Engineering Services Staff prior to installation.
    b. PVC pipe shall be per ASTM D3034, SDR 35 for pipe size 15-inch and smaller and F679 for pipe sizes 18 to 27 inch. Minimum cover on PVC pipe shall be 3.0 feet.
    c. Concrete pipe shall conform to the WSDOT Standard Specifications for concrete underdrain pipe. Minimum cover on concrete pipe shall not less than 3.0 feet.
    d. Ductile iron pipe shall be Class 50, conforming to AWWA C151. Minimum cover on ductile iron pipe shall be 1.0 foot.
    e. Polypropylene Pipe (PP) shall be dual walled, have a smooth interior and exterior corrugations and meet WSDOT 9-05.24(1). 12-inch through 30-inch pipe shall meet or exceed ASTM F2736 and AASHTO M330, Type S, or Type D. 36-inch through 60-inch pipe shall meet or exceed ASTM F2881 and AASHTO M330, Type S, or Type D. Testing shall be per ASTM F1417. Minimum cover over Polypropylene pipe shall be 3-feet.
15. Trenching, bedding, and backfill for pipe shall conform to City Standard Detail No. 06.01.01.
16. Storm pipe shall be a minimum of 10 feet away from building foundations and/or roof lines.
17. All storm pipe shall be tested and inspected for acceptance as outlined in Section 209 of the City of Puyallup Stormwater Management Standards.
18. All temporary sedimentation and erosion control measures, and protective measures for critical areas and significant trees shall be installed prior to initiating any construction activities.
19. Registration is required for all Class V UIC wells within public drainage tracts or public right-of-way and must be submitted sixty (60) days prior to well construction. A copy of the online registration shall be submitted to the City prior to construction.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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

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CORE STATES GROUP

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CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER — STATE OF WASHINGTON — 42841 — REGISTERED PROFESSIONAL ENGINEER

8/19/26

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

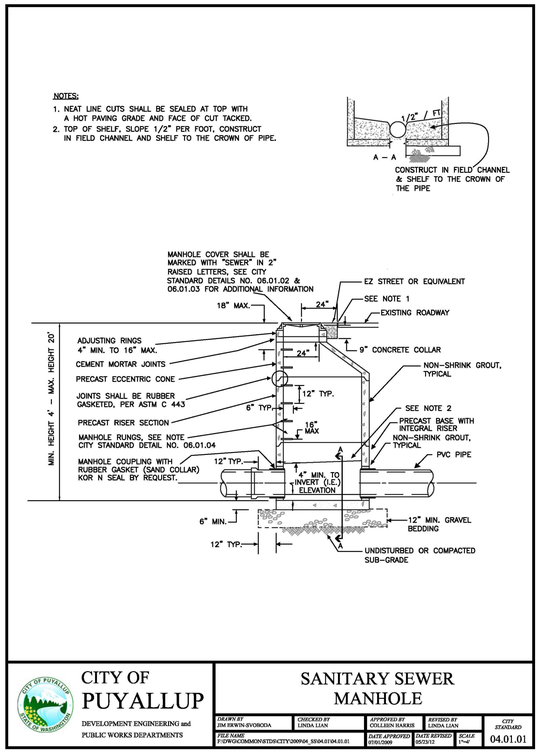
Sheet Title:
STORMWATER NOTES AND DETAILS

Sheet Number:
48 of 53

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NORMANDY HEIGHTS - PRD

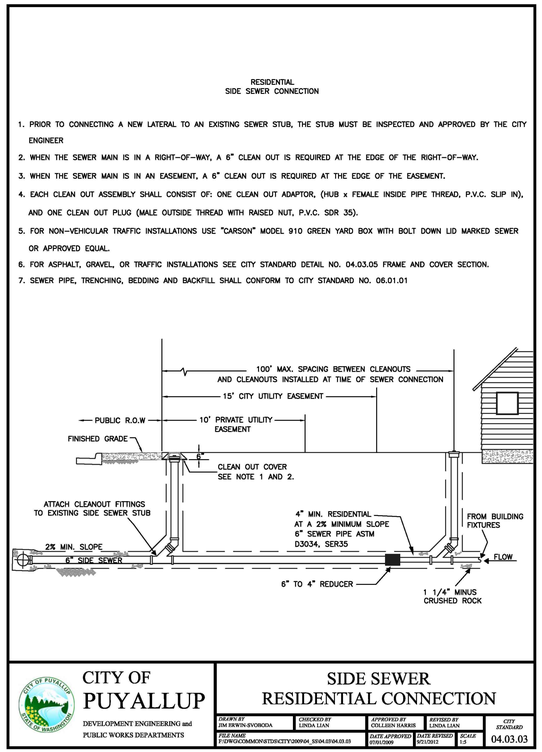
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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SANITARY SEWER MANHOLE

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM IRWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	04.01.01
FILE NAME: F:\DWGS\DMMON\STDS\CITY\2009\04_SS\04.01\04.01.01	DATE APPROVED: 07/01/2009	DATE REVISED: 05/23/12	SCALE: 1"=4'	



CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

SIDE SEWER RESIDENTIAL CONNECTION

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
JIM IRWIN-SVOBODA	LINDA LIAN	COLLEEN HARRIS	LINDA LIAN	04.03.03
FILE NAME: F:\DWGS\CMM\MON\STDS\CITY\2009\04_SS\04.03\04.03.03	DATE APPROVED: 07/01/2009	DATE REVISED: 8/15/2013	SCALE: 1:1	

405 Sanitary Sewer Plan Notes

The following applicable notes shall also be shown on the plans.

SANITARY SEWER NOTES:

1. All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the engineering plans, representatives from all applicable Utility Companies, the project owner and appropriate City staff. Contact Engineering Services to schedule the meeting (253) 841-5568. The contractor is responsible to have their own approved set of plans at the meeting.
2. After completion of all items shown on these plans and before acceptance of the project, the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the sewer 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 Engineering Services Staff prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
6. The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
7. Any structure and/or obstruction which require removal or relocation relating to this project shall be done so at the developer's expense.
8. Minimum grade on all 4 inch residential side sewers shall be 2 percent and 6 inch commercial side sewers shall be 1 percent; maximum shall be 8 percent. All side sewers shall be 6 inches within City right-of-way.
9. Side sewers shall be installed in accordance with City Standard Nos. 04.03.01, 04.03.02, 04.03.03 and 04.03.04. Side sewer installation work shall be done in accordance with the Washington Industrial Safety and Health Act (WISHA).
10. All sewer pipe shall be PVC, Polypropylene, or Ductile Iron. PVC sewer pipe shall conform to ASTM D-3034, SDR35 for pipe sizes 15-inch and smaller and ASTM F679 for pipe sizes 18- to 27-inch, ductile iron pipe shall be Class 51 or greater, lined with Protecto 401TM epoxy lining or equivalent, unless otherwise noted. 12-inch through 30-inch Polypropylene Pipe (PP) shall be dual walled, have a smooth interior and exterior corrugations and meet WSDOT 9-05.24(2). It shall meet or exceed ASTM F2764. 36-inch through 60-inch PP pipe shall be triple walled and meet WSDOT 9-05.24(2). It shall meet or exceed ASTM F2764. PP shall have a minimum pipe stiffness of 46 pii when tested in accordance with ASTM D2412. Testing shall be per ASTM F1417. Trenching, bedding, and backfill shall be in accordance with City Standard No. 06.01.01. Minimum cover on PVC and PP pipe shall be 3.0 feet. Minimum cover on ductile iron pipe shall be 1.0 foot.
11. Sanitary sewer manhole frames and covers shall conform to City Standard No. 06.01.02.
12. Sanitary sewer manholes shall conform to City Standard Nos. 04.01.01, 04.01.02, 04.01.03 and 04.01.04. All manholes shall be channeled for future lines as specified on these plans. Manhole steps and ladder shall conform to Standard No. 06.01.03.
13. Sanitary sewer pipe and side sewers shall be 10 feet away from building foundations and/or roof lines with the exception of side sewers that provide service to a single-family residence. At the discretion of the review engineer, a Licensed Professional Engineer will be required to stamp the design to account for depth or proximity to foundation, steep slopes, or other factors.
14. No side sewers shall be connected to any house or building until all manholes are adjusted to the finished grade of the completed asphalt roadway and the asphalt patch and seal around the ring are accepted.
15. For commercial developments in which sources of grease and/or oils may be introduced to the City sanitary sewer system, a City approved grease intereceptor shall be installed downstream from the source.
16. Once sewer and all other utility construction is completed, all sanitary sewer mains and side sewers shall be tested per Section 406 of the City Standards.

406 Testing Requirements

Gravity sanitary sewer cleaning and testing requirements shall be as outlined in WSDOT Section 7-17.3(2). Sanitary sewer cleaning and testing shall be completed to the satisfaction of the Office of the City Engineer and/or Public Works Department prior to final acceptance. After completion of **all** project utility work (sewer, water, storm, etc.) and associated utility trench backfill and compaction, sewer lines shall be cleaned and tested by the Contractor prior to final project acceptance, as outlined in Section 406.1 through 406.4. At the end of the Maintenance and Warranty Period, the City will perform a final CCTV inspection per 406.4 to verify that the work performed conforms to City Standards prior to bond release.

406.1 Cleaning

Physical connection to the existing City sewer system shall not be allowed until all pipes have been thoroughly cleaned by jetting and/or pigging to remove any solids or construction debris that may have entered the pipe.

The Contractor shall arrange to have the water accumulated during construction and sanitary system cleaning operations removed from the sewer system by a Vactor truck.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
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CARA VISINTAINER
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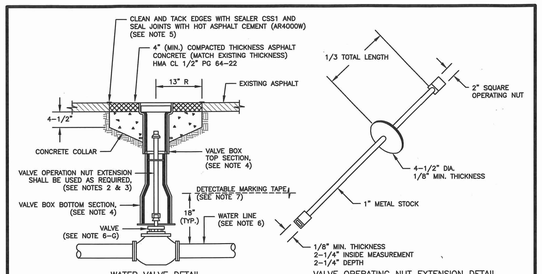
Sheet Title:
SEWER NOTES AND DETAILS

Sheet Number:
49 of 53

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NORMANDY HEIGHTS - PRD

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CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



WATER VALVE DETAIL
NOT TO SCALE

VALVE OPERATING NUT EXTENSION DETAIL
NOT TO SCALE

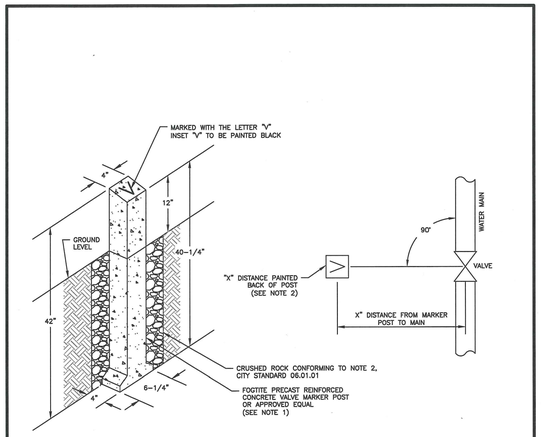
NOTES:

1. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" FROM PAVED FINAL GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
2. 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 6 INCHES TO 3 FEET BELOW FINISHED GRADE.
3. ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO COATS OF METAL PAINT.
4. VALVE BOXES SHALL BE TWO-PIECE, ADJUSTABLE, CAST IRON WITH EXTENSION PIECES (IF NECESSARY), AS MANUFACTURED BY THE VANRICH #940 SEATTLE OR APPROVED EQUAL. THE WORD "WATER" SHALL BE CAST IN RELIEF ON THE VALVE BOX COVER. VALVE BOX TOPS INSTALLED IN ARTERIAL ROADWAYS SHALL BE MANUFACTURED BY EAST JORDAN (EJ) IRONWORKS MODEL 8555 WITH LOCKING VALVE BOX COVER MODEL 6800 (PART# 08800025U) OR APPROVED EQUAL.
5. NEAT LINE CUTS SHALL BE SEALED WITH A HOT PAVING GRADE ASPHALT AND FACE OF CUT TACKED.
6. WATER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH DIVISION 7 OF THE WSDOT STANDARD SPECIFICATIONS SUPPLEMENTED WITH THE FOLLOWING:
   A. DUCTILE IRON PIPE SHALL CONFORM TO AWWA C 151, THICKNESS CLASS 52, AND THE EXTERIOR SHALL BE COATED WITH COAL TAR VARNISH. PIPE AND FITTINGS SHALL BE MORTOR LINED AND SHALL CONFORM TO AWWA C 104. THE THICKNESS OF THE LINING SHALL BE NOT LESS THAN 1/16" THICK FOR 3" TO 12" PIPE, 3/32" THICK FOR 14" TO 24" PIPE, AND 1/8" THICK FOR 30" TO 54" PIPE. THE CEMENT LINING SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 150.
   B. JOINTS SHALL BE TYTON PUSH-ON JOINTS, OR APPROVED EQUAL, OR MECHANICAL JOINT TYPE PER AWWA C 111 EXCEPT WHERE FLANGED JOINTS ARE REQUIRED TO CONNECT TO VALVES OR OTHER EQUIPMENT.
   C. BOLTS AND NUTS FOR BURIED FLANGES LOCATED OUTDOORS, ABOVE GROUND, OR IN OPEN VAULTS IN STRUCTURES SHALL BE TYPE 316 STAINLESS STEEL CONFORMING TO ASTM A 193, GRADE B8M FOR BOLTS, AND ASTM A 194, GRADE 8M FOR NUTS. BOLTS AND NUTS LARGER THAN ONE AND ONE-QUARTER (1-1/4) INCHES SHALL BE STEEL, ASTM A 307, GRADE B, WITH CADMIUM PLATING, ASTM A 165, TYPE NS.
   D. BOLTS USED IN FLANGE INSTALLATION SETS SHALL CONFORM TO ASTM B 193, GRADE B7. NUTS SHALL COMPLY WITH ASTM A 194, GRADE 2H.
   E. PROVIDE A WASHER FOR EACH NUT, WHERE NEEDED. WASHERS SHALL BE OF THE SAME MATERIAL AS THE NUTS.
   F. ALL FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C 110 AND AWWA C 111.
   G. RESILIENT 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.
      1) RESILIENT SEATED WEDGE GATE VALVE: GATE VALVES SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS FOR COLD WATER, DOUBLE-DISK GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON-BODIED, BRONZE MOUNTED, NON-RISING STEM, WITH TWO (2) INCH SQUARE NUT. COUNTER-CLOCKWISE OPENING, MECHANICAL JOINT AND / OR FLANGED ENDS (6" VALVES ON FIRE HYDRANT LINES 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.
      2) BUTTERFLY VALVES: BUTTERFLY VALVES CONFORMING WITH AWWA C 504, CLASS 150 AND SHALL HAVE STANDARD AWWA TWO (2) INCH SQUARE NUT.
7. DETECTABLE MARKING TAPE SHALL BE INSTALLED 18" ABOVE PIPE, BE BLUE IN COLOR, AND READ "CAUTION WATER LINE BELOW" MEETING WSDOT SPEC. 9-15.18.

CITY OF PUYALLUP OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION | 12/10/2021 | (NOT TO SCALE) | FILE NAME: P:\ENGR\DESIGN\STANDARDS\CITY STANDARDS\DETAILS\03.01.01.DWG

WATER VALVES AND MAINS

CITY STANDARD 03.01.01



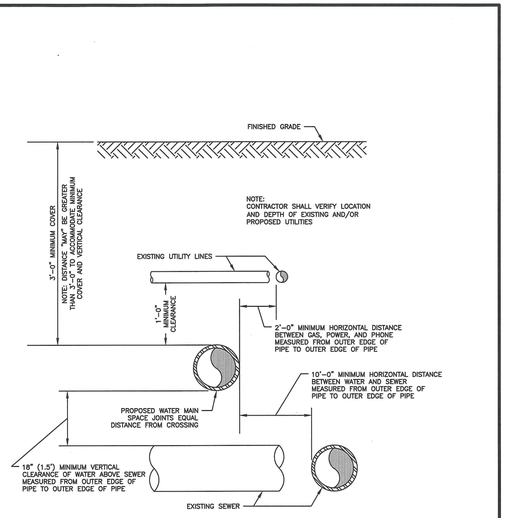
NOTES:

1. PAINT MARKER POST WITH RUST-OLEUM SAFETY YELLOW #7543 OR APPROVED EQUAL.
2. THE DISTANCE FROM THE MARKER POST TO THE WATER MAIN SHALL BE PAINTED ON THE BACKSIDE OF THE MARKER POST, IN BLACK WITH A 2" HIGH NUMBER.
3. VALVE MARKER POST SHALL BE REQUIRED WHEN EVER THE WATER VALVE IS LOCATED IN AN UNPAVED AREA.
4. THE POST WILL ALSO BE REQUIRED FOR BLOW-OFF ASSEMBLIES IN THE SAME CONDITION AS WATER VALVES.
5. LOCATION OF VALVE MARKER POSTS SHALL BE OFFSET AT RIGHT ANGLES TO EACH LINE VALVE.

CITY OF PUYALLUP OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION | 2/5/2018 | (NOT TO SCALE) | FILE NAME: P:\ENGR\DESIGN\STANDARDS\CITY STANDARDS\DETAILS\03.01.02.DWG

VALVE MARKER POST

CITY STANDARD 03.01.02



SEE CITY STANDARD 03.01.03-2 FOR ADDITIONAL NOTES FOR THIS DETAIL

CITY OF PUYALLUP OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION | 2/5/2018 | (NOT TO SCALE) | FILE NAME: P:\ENGR\DESIGN\STANDARDS\CITY STANDARDS\DETAILS\03.01.03-1.DWG

WATER MAIN CROSSING OTHER UTILITIES

CITY STANDARD 03.01.03-1

NOTES FOR WATER MAIN CROSSING OTHER UTILITIES
CITY STANDARD 03.01.03-1

WHEN LOCAL CONDITIONS PREVENT THE SEPARATIONS DESCRIBED ON CITY STANDARD 03.01.03-1, A SEWER MAY BE LAID CLOSER THAN 10-FEET HORIZONTALLY OR 18-INCHES VERTICALLY TO A WATER LINE, PROVIDED THE GUIDELINES BELOW ARE FOLLOWED:

UNUSUAL CONDITIONS (PARALLEL SYSTEMS)

1. SEWER LINE IS LAID IN A SEPARATE TRENCH FROM THE WATER LINE.
2. WHEN 18-INCHES VERTICAL SEPARATION CANNOT BE OBTAINED, THE SEWER SHALL BE CONSTRUCTED OF MATERIALS AND JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
3. THE WATER LINE SHALL BE PLACED ON A BENCH OF UNDISTURBED EARTH WITH THE BOTTOM OF THE WATER PIPE AT LEAST 18-INCHES ABOVE THE CROWN OF THE SEWER, AND SHALL HAVE AT LEAST 5-FEET OF HORIZONTAL SEPARATION AT ALL TIMES. THE CITY RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL MITIGATION EFFORTS, SUCH AS IMPERMEABLE BARRIERS OR OTHER MEANS, FOR ADDITIONAL PROTECTION.
4. THE SEWER SHALL NOT BE INSTALLED IN THE SAME DITCH AS A POTABLE WATER LINE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF PUYALLUP.

UNUSUAL CONDITIONS (PERPENDICULAR SYSTEMS)

CONDITION A - GRAVITY SEWERS PASSING UNDER WATER LINES (ALL OF THE FOLLOWING APPLY)

1. ONE FULL SEGMENT (NOT LESS THAN 18-FEET LONG) OF DUCTILE IRON CLASS 52 WATER PIPE, AND THE LONGEST STANDARD SEWER PIPE LENGTH AVAILABLE FROM THE MANUFACTURER SHALL BE USED WITH THE PIPES CENTERED TO MAXIMIZE JOINT SEPARATION.
2. STANDARD GRAVITY-SEWER MATERIAL ENCASED IN CONCRETE OR IN A ONE-QUARTER-INCH THICK CONTINUOUS STEEL, DUCTILE IRON, OR PRESSURE RATED PVC PIPE WITH A DIMENSION RATIO (THE RATIO OF THE OUTSIDE DIAMETER TO THE PIPE WALL THICKNESS) OF 18 OR LESS, WITH ALL VOIDS PRESSURE-GROUTED WITH SAND-CEMENT GROUT OR BENTONITE.

   EXAMPLE OF DIMENSION RATIO (DR): OUTSIDE PIPE DIAMETER DIVIDED BY THE WALL THICKNESS OR OD/T.
   FOR 8-INCH SCH. 80 PVC PIPE (T=0.5 INCHES), THE DR IS 8.625/0.5=17.25

CONDITION B - GRAVITY SEWER PASSING OVER WATER LINES

WATER LINES SHALL BE PROTECTED BY PROVIDING:

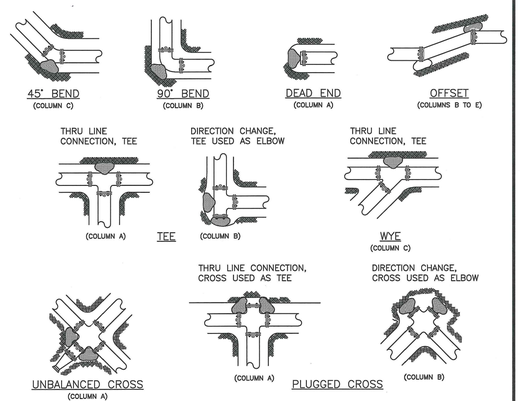
1. A VERTICAL SEPARATION OF AT LEAST 18-INCHES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATER LINE.
2. ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING OF THE WATER LINE.
3. THE SEWER PIPE SHALL BE THE LONGEST STANDARD SEWER PIPE LENGTH AVAILABLE FROM THE MANUFACTURER WITH THE WATER AND SEWER PIPES CENTERED TO MAXIMIZE JOINT SEPARATION.
4. THE SEWER LINE CASING EQUIVALENT TO THAT SPECIFIED IN A(2) ABOVE.

CITY OF PUYALLUP OFFICE of THE CITY ENGINEER | APPROVED FOR PUBLICATION | 2/5/2018 | (NOT TO SCALE) | FILE NAME: P:\ENGR\DESIGN\STANDARDS\CITY STANDARDS\DETAILS\03.01.03-2.DWG

WATER MAIN CROSSING OTHER UTILITIES (NOTES)

CITY STANDARD 03.01.03-2

NOTE: DRAWINGS DEPICT BLOCK LOCATION, NOT SIZE.
FOR SIZE SEE NOTES 3, 4, 5, AND CITY STD. 03.02.01-3



NOTES:

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

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HORIZONTAL THRUST BLOCKING

CITY STANDARD 03.02.01-1

TABLE 2: THRUST AT FITTINGS AT 200 PSI

SIZE	TEST PRESSURE (PSI)	THRUST FITTINGS AT 200 PSI				
		A	B	C	D	E
		TEE AND DEAD ENDS	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	9,620	4,905	2,465
10"	200	19,635	27,770	15,030	7,660	3,850
12"	200	28,275	39,985	21,640	11,030	5,545
14"	200	38,485	54,425	29,455	15,015	7,545
16"	200	50,265	71,085	38,470	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:

1. 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.

   $39{,}985 \times \frac{300\ PSI}{200\ PSI} = 59{,}978\ LBS$

2. 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

   59,978 LBS ÷ 3000 LB/SF = 20 SF OF AREA
3. CONTRACTOR TO PROVIDE BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE
4. AREAS SHALL BE ADJUSTED FOR OTHER PRESSURE CONDITIONS.
5. 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.

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THRUST BLOCKING TABLE

CITY STANDARD 03.02.01-3

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BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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

City of Puyallup Development & Permitting Services: ISSUED PERMIT

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Engineering	Public Works
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CORE STATES GROUP

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CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED
PROFESSIONAL ENGINEER

8/19/26

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

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Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
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Sheet Date:	8/19/26
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Sheet Title:
WATER NOTES AND DETAILS

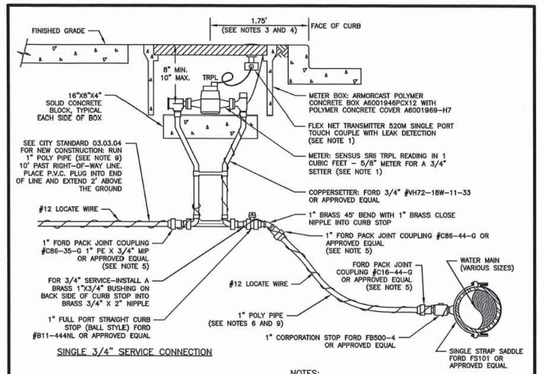
Sheet Number:
50 of 53

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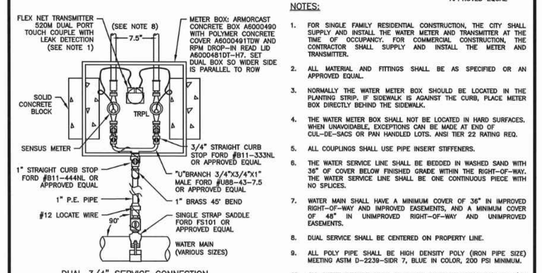
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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



SINGLE 3/4" SERVICE CONNECTION



DUAL 3/4" SERVICE CONNECTION

NOTES:

1. FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION, THE CITY SHALL SUPPLY AND INSTALL THE WATER METER AND TRANSMITTER AT THE TIME OF OCCUPANCY. FOR COMMERCIAL CONSTRUCTION, THE CONTRACTOR SHALL SUPPLY AND INSTALL THE METER AND TRANSMITTER.
2. ALL MATERIAL AND FITTINGS SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
3. NORMALLY THE WATER METER BOX SHOULD BE LOCATED IN THE PLANTING STRIP. IF SIDEWALK IS AGAINST THE CURB, PLACE METER BOX DIRECTLY BEHIND THE SIDEWALK.
4. THE WATER METER BOX SHALL NOT BE LOCATED IN HARD SURFACES. WHEN UNAVOIDABLE, EXCEPTIONS CAN BE MADE AT END OF CUL–DE–SACS OR PAN HANDLED LOTS. ANSI TIER 22 RATING REQ.
5. ALL COUPLINGS SHALL USE PIPE INSERT STIFFENERS.
6. THE WATER SERVICE LINE SHALL BE BEDDED IN WASHED SAND WITH 36" OF COVER BELOW FINISHED GRADE WITHIN THE RIGHT–OF–WAY. THE WATER SERVICE LINE SHALL BE ONE CONTINUOUS PIECE WITH NO SPLICES.
7. WATER MAIN SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT–OF–WAY AND IMPROVED EASEMENTS, AND A MINIMUM COVER OF 48" IN UNIMPROVED RIGHT–OF–WAY AND UNIMPROVED EASEMENTS.
8. DUAL SERVICE SHALL BE CENTERED ON PROPERTY LINE.
9. ALL POLY PIPE SHALL BE HIGH DENSITY POLY (IRON PIPE SIZE) MEETING ASTM D–2239–SIDR 7, BLUE IN COLOR, 200 PSI MINIMUM.
10. ALL WATER SERVICE LINES SHALL BE INSTALLED PERPENDICULAR (90 DEGREES) TO THE POINT OF CONNECTION TO THE WATER MAIN.

CITY OF PUYALLUP
PUBLIC WORKS AND DEVELOPMENT ENGINEERING

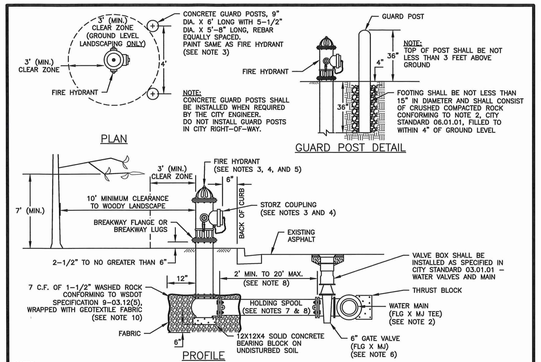
APPROVED FOR PUBLICATION — DATE SEALED 7/6/23

3/4" WATER SERVICE CONNECTION

CITY STANDARD 03.03.01-1

(NOT TO SCALE)

FILE NAME: I:\MASTER\DRAWINGS\CITY STANDARDS\2019\02 - PART 2 - STANDARD DETAILS\CAD\03.03.01.dgn



NOTES:

1. ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
2. 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.
3. THE FIRE HYDRANT AND CONCRETE GUARD POSTS SHALL BE PAINTED, RUST–OLEUM SAFETY YELLOW #7543 (TWO COATS) OR AN APPROVED EQUAL. THE STORZ FITTING SHALL NOT BE PAINTED.
4. FIRE HYDRANTS SHALL HAVE TWO 2–1/2" HOSE PORTS (NATIONAL STANDARD THREAD) WITH CAPS AND CHAINS AND ONE 4" PUMPER PORT (#8 TACOMA STEAMER PORT THREAD) WITH A 6" "STORZ" COUPLING AND BLIND CAP INSTALLED ON THE STEAMER PORT, (STEAMER PORT SHALL FACE THE STREET), 1–1/4" PENTAGONAL OPERATING NUT (COUNTER–CLOCKWISE OPENING), O–RING TYPE STUFFING BOX, AUTOMATIC BARREL DRAINS AND 5–1/4" MAIN VALVE OPENING. 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 AWWA 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.
5. FIRE HYDRANTS SHALL BE AVK, CLOW MEDALLION, M & H 129S, MUELLER CENTURION, OR WATEROUS.
6. GATE VALVES SHALL CONFORM TO THE LATEST AWWA SPECIFICATIONS FOR COLD WATER, RESILIENT SEATED WEDGE GATE VALVES, 200 PSI WORKING PRESSURE. THEY SHALL BE IRON–BODIED BRONZE–MOUNTED, NON–RISING STEM, COUNTER–CLOCKWISE 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.
7. THE HOLDING SPOOL SHALL BE A MECHANICAL–JOINT (M.J.) HOLDING SPOOL, WITH THE USE OF MEGA–LUG CONNECTORS OR APPROVED EQUAL
8. IF DISTANCE BETWEEN WATER MAIN AND FIRE HYDRANT IS GREATER THAN 17 FEET, RESTRAINED JOINTS ARE REQUIRED ON ANY ADDITIONAL JOINTS. THE MAXIMUM 6–INCH HYDRANT RUN ALLOWED IS 20 FEET. ANY PROPOSED HYDRANT RUN EXCEEDING 20' IN LENGTH SHALL BE SIZED USING AN ENGINEERED HYDRAULIC FIRE FLOW MODEL. ANY HYDRANT RUN EXCEEDING 50 FEET IN LENGTH SHALL BE NO LESS THAN 8–INCHES IN DIAMETER.
9. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM A BUILDING OR STRUCTURE.
10. THE CONTRACTOR SHALL PLACE A 6 OZ. GEOTEXTILE FABRIC AROUND THE WASHED ROCK AREA, ENDS TO OVERLAP.
11. A FLUORESCENT ORANGE BAG MUST COVER AND BE SECURED TO THE FIRE HYDRANT UNTIL APPROVED FOR USE BY CITY ENGINEER.
12. 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. OVERREACHING 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
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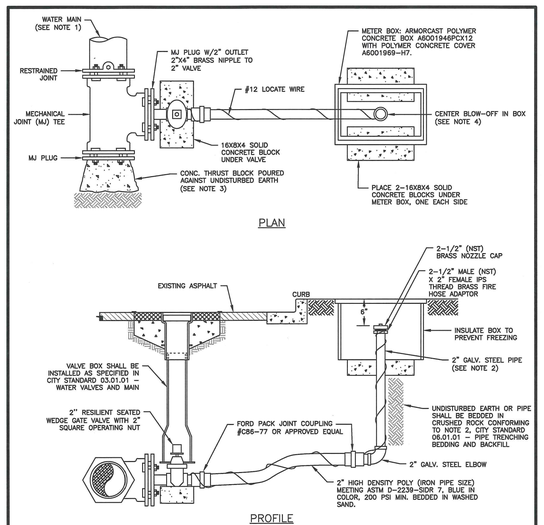
APPROVED FOR PUBLICATION — DATE SEALED 11/17/2025

FIRE HYDRANT ASSEMBLY

CITY STANDARD 03.05.01

(NOT TO SCALE)

FILE NAME: I:\MASTER\DRAWINGS\CITY STANDARDS\2025\03 - PART 3 - STANDARD DETAILS\CAD\03.05.01.dgn



NOTES:

1. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36" IN IMPROVED RIGHT–OF–WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48" IN UNIMPROVED RIGHT–OF–WAY AND UNIMPROVED EASEMENTS.
2. OVERALL LENGTH OF RISER IS 6" SHORTER THAN NORMAL DEPTH OF BURY.
3. THE PIPE JOINT AND BOLTS MUST BE ACCESSIBLE. WRAP IN PLASTIC BEFORE POURING CONCRETE BLOCKING.
4. PLACE BLOW–OFF ASSEMBLY IN CENTER OF UTILITY STRIP. IF NO UTILITY STRIP, PLACE BLOW–OFF ASSEMBLY 2' OFF EDGE OF ROAD. THE BLOW–OFF BOX SHALL NOT BE LOCATED IN HARD SURFACES.

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OFFICE of THE CITY ENGINEER

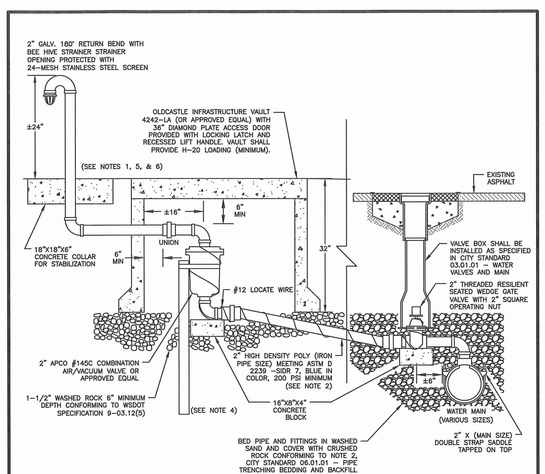
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2" BLOW-OFF ASSEMBLY

CITY STANDARD 03.06.01

(NOT TO SCALE)

FILE NAME: P:\MASTER\DRAWINGS\CITY STANDARDS\2018\02 - PART 2 - STANDARD DETAILS\CAD\03.06.01.dgn



NOTES:

1. ALL FITTINGS FROM THE WATER MAIN TO THE BOTTOM OF THE AIR/VACUUM VALVE SHALL BE BRASS. ALL FITTINGS ABOVE THE AIR/VACUUM VALVE SHALL BE GALVANIZED STEEL. WRAP GALVANIZED PIPE BELOW GROUND WITH 3M TAPE OR EQUAL TO 1" ABOVE GROUND LEVEL.
2. 2" HIGH DENSITY POLY PIPE SHALL MAINTAIN A MINIMUM ONE–DEGREE RISE FROM THE WATER MAIN TO THE AIR/VACUUM VALVE.
3. AIR/VACUUM VALVE VAULT AND VENT RISER TO BE INSTALLED OUT OF THE STREET. EXACT LOCATION TO BE DETERMINED BY THE CITY ENGINEER.
4. TO STABILIZE AIR/VACUUM VALVE, BURY A 4 FOOT LONG 2" GALVANIZED PIPE ALONG SIDE VALVE. SECURE WITH STAINLESS STEEL STRAP. SET TOP OF GALVANIZED PIPE 2" BELOW AIR/VACUUM FLANGE.
5. VENT RISER AND RETURN BEND SHALL BE PAINTED, RUST–OLEUM SAFETY YELLOW #7543 OR APPROVED EQUAL.
6. IF NEW PLAT, INCLUDE EASEMENT BEHIND SIDEWALK FOR VENT RISER. VENT RISER SHALL BE NO MORE THAN 2 FOOT BEHIND SIDEWALK.

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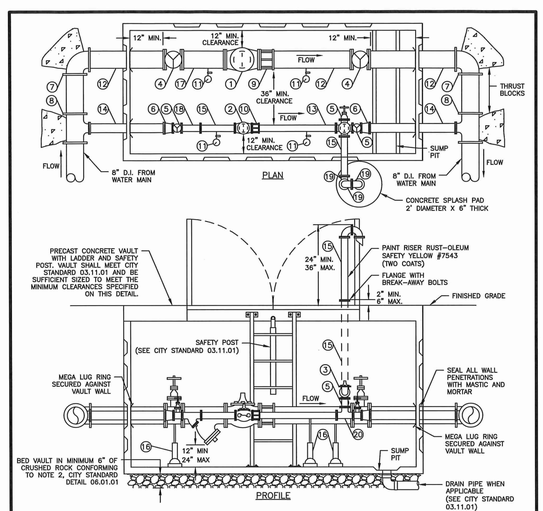
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AIR/VACUUM VALVE

CITY STANDARD 03.07.01

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CONSTRUCTION NOTES

1. 8" CLA–VAL 90Q–01AB – CLASS 150 PRESSURE REDUCING VALVE
2. 3" CLA–VAL 90Q–01AS – CLASS 150 PRESSURE REDUCING VALVE
3. 3" CLA–VAL 50A–01B – CLASS 150 VERTICAL HIGH PRESSURE RELEASE VALVE
4. 8" FLANGED HAND WHEEL GATE VALVE (2 REQUIRED)
5. 3" FLANGED HAND WHEEL GATE VALVE (3 REQUIRED)
6. 4"x3" (FLxFL) REDUCER (2 REQUIRED)
7. 8" 90° MECHANICAL JOINT ELL (2 REQUIRED) (MEGALUG)
8. 8"x4" (MJxMJxFL) TEE (2 REQUIRED) (MEGALUG)
9. 8" FLANGE COUPLING ADAPTOR
10. 3" FLANGE COUPLING ADAPTOR
11. OIL FILLED PRESSURE GAUGE WITH SHUT–OFF VALVE PETCOCK W/DRAIN (4 REQUIRED)
12. 8" (FLxPE) SPOOL (LENGTH AS REQUIRED)
13. 3" (FLxPE) SPOOL (LEGNTH AS REQUIRED)
14. 4" (FLxFL) SPOOL (LENGTH AS REQUIRED)
15. 3" (FLxFL) SPOOL (LENGTH AS REQUIRED)
16. PIPE SUPPORTS (3 REQUIRED)
17. 8" FLANGED WYE STRAINER
18. 3" FLANGED WYE STRAINER
19. 3" FLANGED 90° ELL (3 REQUIRED)
20. 3" FLANGED TEE

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PRESSURE REDUCING STATION

CITY STANDARD 03.09.01

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CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

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CARA VISINTAINER — STATE OF WASHINGTON — 42841 — REGISTERED PROFESSIONAL ENGINEER

8/19/26

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Revision/Issue:

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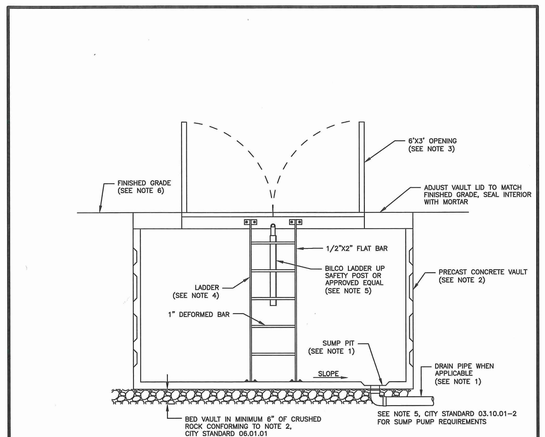
Sheet Title:
WATER NOTES AND DETAILS

Sheet Number:
51 of 53

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NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



NOTES:

1. IF POSSIBLE, DRAIN VAULT TO DAYLIGHT OR APPROVED STORM DRAINAGE STRUCTURE (2% MINIMUM SLOPE). VAULT DRAIN SHALL BE 4" SCH 80 PVC PIPE WITH 1/4" GALVANIZED MESH SCREEN OR APPROVED EQUAL AFFIXED TO PIPE INLET AND OUTFALL. MASTIC AND MORTAR SEAL WHERE DRAIN PIPE PASSES THROUGH SUMP PIT AT FLOOR OF VAULT. WHEN VAULT DRAIN IS INFEASIBLE, A SUMP PUMP SHALL BE INSTALLED MEETING THE REQUIREMENTS OF NOTE 5, CITY STANDARD 03.10.01-2
2. THE VAULT SHALL BE A PRECAST CONCRETE, SIZED TO MEET THE MINIMUM CLEARANCE REQUIREMENTS SHOWN ON DETAILS 03.03.03, 03.09.01, OR 03.10.01-1. VAULT SHALL BE RATED FOR HS-20 LOADING. NO MODIFICATIONS TO PRECAST CONCRETE VAULT WALLS WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM PRECAST SUPPLIER AND/OR ENGINEER OF RECORD.
3. REMOVABLE DOORS SHALL BE A MINIMUM OF 6'-0" X 3'-0" ALUMINUM DIAMOND PLATE HINGED LOCKING DOORS, WITH HINGES LOCATED AT EACH END OF OPENING, AND WITH COVERED RECESSED PADLOCK HASP. DOORS SHALL BE SPRING LOADED AND LOCK IN THE OPEN POSITION. DOOR AND FRAME SHALL BE RATED FOR HS-20 LOADING.
4. A GALVANIZED LADDER SHALL BE SET INSIDE THE VAULT FOR ACCESS. IT SHALL BE SECURED TO THE VAULT WITH 1/2 " DIA. BOLTS EPOXIED TO THE VAULT LID AND FLOOR.
5. A BILCO LADDER UP SAFETY POST MODEL NO. 2 (OR APPROVED EQUAL) SHALL BE ATTACHED TO AND CENTERED ON THE LADDER STEPS.
6. THE VAULT SHALL BE PLACED IN A UTILITY EASEMENT OUT OF VEHICLE AND PEDESTRIAN TRAFFIC.
7. CAST-IN-PLACE VAULTS SHALL BE PERMITTED BY THE CITY'S BUILDING DIVISION PRIOR TO CONSTRUCTION.

CITY OF PUYALLUP
OFFICE
of
THE CITY ENGINEER

APPROVED FOR PUBLICATION
DATE SIGNED: 10/15/2019

WATER VAULT DETAILS

(NOT TO SCALE)

CITY STANDARD
03.11.01

FILE NAME: T:\BLOCKS\CITYOFFICE\CITY STANDARDS\300\03-11-01.DWG

304 Water System Plan Notes

The following notes shall also be shown on the plans.

WATER SYSTEM NOTES:

1. All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the engineering plans, representatives from all applicable Utility Companies, the project owner and appropriate City staff. Contact Engineering Services to schedule the meeting (253) 841-5568. The contractor is responsible to have their own approved set of plans at the meeting.
2. After completion of all items shown on these plans and before acceptance of the project, the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of sanitary sewer service.
3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Puyallup City Standards for Public Works Engineering and Construction (hereinafter referred to as the "City Standards"), or as directed by Fruitland Mutual Water Company (FMWC), Valley Water (VW), or Tacoma City Water (TCW) is the purveyor.
4. A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
5. Any revisions made to these plans must be reviewed and approved by the developer's engineer, the Engineering Services Staff, and the FMWC, VW or TCW when served by that purveyor, prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
6. The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
7. Any structure and/or obstruction which requires removal or relocation relating to this project shall be done so at the developer's expense.
8. Bacteriological (Coliform and Iron Bacteria) test samples will be taken by the City (or FMWC, VW or TCW when served by that purveyor) and paid for by the contractor, except for Capital Improvement Projects (CIP) which shall be paid for by the City.
9. Water mains shall have a minimum cover of 36 inches from paved final grade in improved right-of-way and improved easements, and a minimum of 48 inches in unimproved right-of-way and unimproved easements.
10. Pipe for water mains shall be ductile iron conforming to Section 7-09 of the Standard Specifications, Class 52 with tyton or approved equal joints. Pipe shall be cement lined in accordance with A.S.A. Specification A 21.4-1964.
11. Connections to existing water mains typically shall be wet taps through a tapping tee and tapping valve and shall be made by a city approved contractor. The tapping sleeve shall be Romac SST all stainless steel tapping sleeve or approved equal. A two-piece epoxy coated or ductile iron tapping sleeve may be used on ductile iron pipe, when the tap is smaller than the water main size i.e. 6-inch tap on 8-inch pipe. The City (or FMWC, VW or TCW when served by that purveyor) shall approve the time and location for these connections.
12. All water mains and appurtenances shall be hydrostatically tested at 200 psi in accordance with Standard Specification 7-09.3(23). Pressure testing shall not be performed until satisfactory purity samples have been received, except when new water mains are installed independently from the water system piping.
13. Fire hydrants shall be installed in accordance with City Standard Detail 03.05.01 and as directed by the City of Puyallup Fire Code Official.
14. Valve marker posts shall be installed where valve boxes are hidden from view or in unpaved areas. The installation shall be in accordance with City Standard Detail 03.01.02.
15. Resilient seated wedge gate valves shall be used for 10-inch mains and smaller. Butterfly valves shall be used for mains greater than 10 inches.
16. Pipe fitting for water mains shall be ductile iron and shall be mechanical joint conforming to AWWA Specification C111-72.
17. Water main pipe and service connections shall be a minimum of 10 feet away from building foundations and/or roof lines.
18. Where a water main crosses the Northwest Gas pipeline, the water line shall be cased with PVC pipe a minimum of 10 feet beyond each side of the gas line easement. Contact Williams Northwest Pipeline before the crossing is made.
19. Trenching, bedding, and backfill for water mains shall be installed in accordance with City Standard Detail 06.01.01.
20. All commercial and industrial developments, irrigation systems, and multi-family water service connections shall be protected by a double check valve assembly or a reduced pressure backflow assembly as directed by the City (or FMWC, VW or TCW when served by that purveyor) conforming to City Standard Details 03.04.01, 03.04.02, and 03.04.03.
21. Any lead joint fitting disturbed during construction shall be replaced with a mechanical joint fitting at the contractor's expense.
22. Hydraulic fire flow modeling shall be required for formal plats within or to be annexed into the City of Puyallup's water service area. The developer shall be responsible to apply for a hydraulic model permit prior to plat review. The hydraulic modeling criteria is based on the projected water demand while maintaining a minimum system pressure of 20 pounds per square inch (PSI) and a maximum velocity of 10 feet per second.

23. When using a fire hydrant for non-firefighting purposes, a city hydrant meter must be used. Coordinate the acquisition of the hydrant meter with the City's Utility Billing Division at Puyallup City Hall. A city approved backflow protection assembly shall be installed by the person requesting use of a fire hydrant. The assembly shall be accompanied by a current backflow assembly test report. The test report shall be available at the site for the duration of the hydrant use.
24. Should a break occur on any City water main, the Contractor shall follow the City's adopted "Water Main Break Procedure" issued to them at the Pre-Construction Meeting and notify those connected to the system in the impacted area as outlined in the Procedure.
25. Water Main Repairs (References: AWWA C651-14 and WSDOT Standard Specification Section 7-09)

    (Note: A planned water main repair shall be approved by the City Inspector and/or Water Division Supervisor prior to commencing work.)

    a. Repair without depressurization – Small leaks shall be repaired using repair bands while maintaining positive pressure in the water main. Valves surrounding the leak will be partially shut by the City Water Department to reduce the flow and pressure to the area. Blowoffs and hydrants in the reduced pressure area may be opened as needed to further reduce the pressure. The water main trench shall be over-excavated to allow water in the trench to be pumped out and maintained below the level of the water main. The repair shall be completed with the water main pressure remaining positive. After the repair is made, the system shall be fully pressurized and a visual leak inspection will be completed. The water main in the affected area shall be flushed to achieve three pipe volumes pulled from the pipe (distance measured from valve opened for flushing to the exit hydrant or blowoff).

    b. Repair/cut-in with depressurization – Trench shall be over excavated and dewatered below the water main. Flush water from pipe from each direction until it runs clear. Immediately prior to installation of a new pipe section for repair or cut in tee, all new fittings and pipe spools shall be swabbed with a five percent (5%) chlorine solution (minimum). The interior of the existing pipe shall be swabbed with a five percent (5%) chlorine solution at least 6 feet in each direction from exposed cut ends. The water main in the affected area shall be flushed to achieve three pipe volumes pulled from the pipe (distance measured from the valve opened for flushing to the exit hydrant or blowoff). Customers shall be notified after the water main is flushed and repairs have been completed, as outlined in the "Water Main Break Procedure."

26. New Water Main Installation:

    a. Each new water main section shall be delivered, stacked and stored onsite with ends plugged. The plugs shall remain in the pipe until each particular section is installed. National Sanitation Foundation (NSF) approved sixty-five percent (65%) calcium hypochlorite shall be added to the upstream end of each pipe section, and at each hydrant tee in the amount given in the table below (or per approved manufacturer specifications). The minimum amount of calcium hypochlorite added should be sufficient to achieve a 50 mg/L concentration within the impacted area.

65% Calcium Hypochlorite Addition per Pipe Section

Pipe Diameter (Inches)	Pipe Volume per 18 feet (gal)	5-gram tablets per pipe section	Hypochlorite Granules		Maximum Fill Rate (gpm)
			Ounces per 500 feet	Teaspoons per 18 feet	
4	35	1	1.7	0.2	40
6	53	1	3.8	0.4	90
8	70	2	6.7	0.7	150
12	106	4	15.1	1.4	350
16	141	6	27	2.5	600

    b. New water mains shall be filled using an approved backflow prevention assembly. The water main shall be filled from the lower elevation end so that as the water main is filled, the chorine is contacted, dissolved and spread relatively uniform through the length of the new water main. The fill rate shall be minimized so that the velocity of the water is less than 1 ft/sec (see table above). Successful pressure test and bacteriological tests shall be completed and provided to the City prior to any new mater main connection to the existing water system.

    c. The chlorinated water will be allowed to remain in contact with the new water main system for 24 to 72 hours. After 24 hours, water may be added to the water main for the purposes of pressure testing. The water in the main used for pressure testing must remain in the water main until pressure test is completed. If necessary, liquid chlorine shall be injected into the water main with fill water to maintain a concentration in the water main above 50 mg/L. Under no circumstance shall "super" chlorinated water be allowed to sit within a new water main for more than 5 days.

    d. Pressure testing includes testing against new valves and hydrants. Each valve shall be tested by closing each in turn and reducing the pressure beyond the valve. The pressure on the back side of the valve should not be eliminated. Care must be taken that, during this process, positive pressure remains throughout the system being tested at all times. All hydrant foot valves shall be open during pressure testing so that the pressure test is against the hydrant valve. Pressure testing will not be allowed against any existing valves.

    e. After successful pressure testing, the water main shall be thoroughly flushed to remove all "super" chlorinated water from the new water main. Flushing of new or extended water mains shall be conducted per WSDOT Specification 7-09.3(24)A with a minimum velocity developed within the pipe while flushing of 2.5 feet per second (fps). All flushed water shall be dechlorinated prior to disposal. The Contractor shall be responsible for disposal of all chlorinated water flushed from mains. **The City shall approve the disposal method prior to implementation in the field**. The Contractor shall utilize on-site disposal methods, if available. Disposal of flush water to the sanitary sewer system shall not be allowed without written permission from the Water Pollution Control Plant (WPCP) Supervisor. Any planned discharge to a stormwater system shall be dechlorinated to a concentration of 0.1 ppm or less, pH adjusted (if necessary) to be between 6.5 and 8.5, and volumetrically and velocity controlled to prevent any resuspension of sediments. The City will require independent testing throughout the water discharge process to ensure compliance of these standards are met.

    f. Samples for bacteriological analysis shall be collected after flushing and again 24 hours after the first set of samples.

    g. All closure/final connection fittings shall be sprayed clean and then swabbed with a five percent (5%) chlorine solution immediately prior to installation per AWWA Standard C651. Additional samples for bacteriological analysis shall be collected from the immediate vicinity of the new or replaced water main and analyzed after the final connections are made. If necessary, additional flushing shall be conducted and additional samples shall be collected until satisfactory results are obtained.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
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FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic

CORE STATES GROUP

307 29th St. NE
Suite 102
Puyallup, WA 98372
855.CSG.1999

www.core-states.com

CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER
STATE OF WASHINGTON
42841
REGISTERED
PROFESSIONAL ENGINEER

8/19/26

811
Know what's **below.**
Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
NORMANDY HEIGHTS
2007 Shaw Rd
Puyallup, WA 98372

Client:
RM HOMES
2913 5th Ave. N.E.
Suite 201
Puyallup, WA 98372

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn:	WRR
Reviewed:	BGK
Sheet Date:	8/19/26
Proj. Number:	12663

Sheet Title:

WATER NOTES AND DETAILS

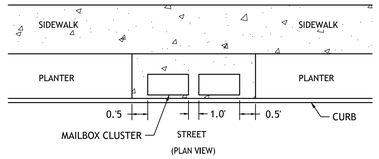
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52 of 53

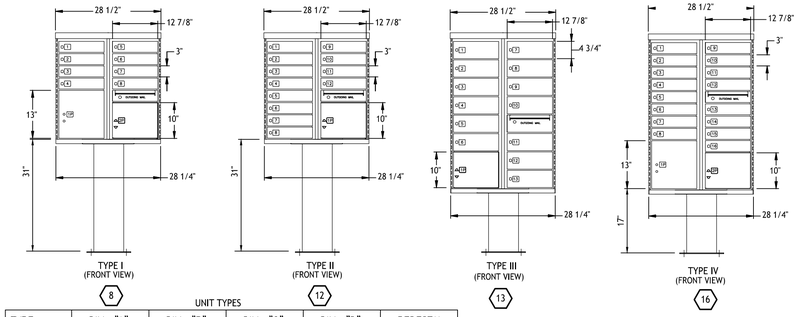
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USER: WROBERTS DATE: 8/19/26 FILE: P:\12000s\12663\engineering\12663-d1.dwg

NORMANDY HEIGHTS - PRD

PTN OF THE SE 1/4, OF THE SE 1/4 OF SEC. 35, T 20 N, R 4 E, W. M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



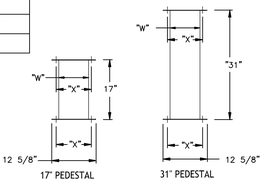


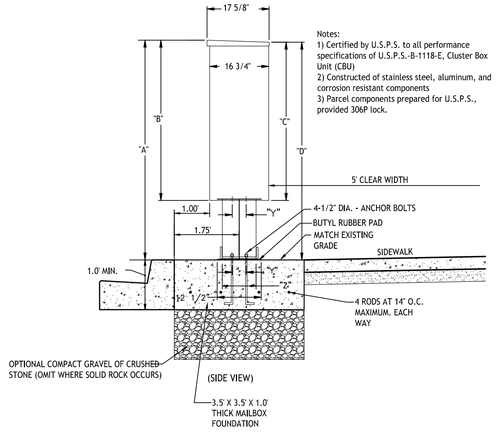
UNIT TYPES

TYPE	DIM. "A"	DIM. "B"	DIM. "C"	DIM. "D"	PEDESTAL
TYPE I	62 1/2"	31 1/2"	30 7/8"	62"	31"
TYPE II	62 1/2"	31 1/2"	30 7/8"	62"	31"
TYPE III	62 1/2"	45 9/16"	45"	62"	17"
TYPE IV	62 1/2"	45 9/16"	45"	62"	17"

H.D. PEDESTAL

TYPE	DIM. "W"	DIM. "X" (CTR TO CTR) HOLE LOC.	DIM. "Y" (CTR TO CTR) HOLE LOC.	DIM. "Z"
17"	8 1/2"	10"	4"	9 5/8"
31"	8 1/2"	10"	4"	9 5/8"



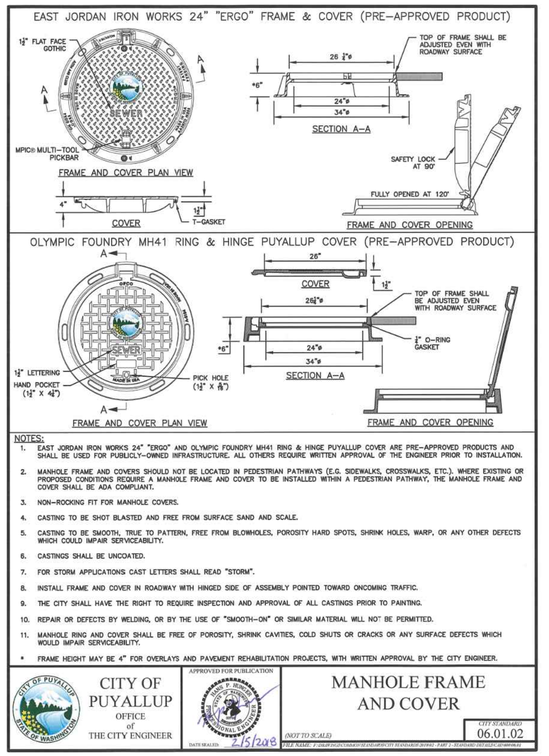


Notes:
1) Certified by U.S.P.S. to all performance specifications of U.S.P.S.-B-1118-E, Cluster Box Unit (CBU)
2) Constructed of stainless steel, aluminum, and corrosion resistant components
3) Parcel components prepared for U.S.P.S., provided 306P lock.

GENERAL NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRESSTRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3 1/2" - 4 1/2" SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615. GRADE 40.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM A193. B8M (316) STAINLESS STEEL.

COLLECTION BOX UNIT (CBU) DETAIL

NOT TO SCALE (SEE LOCATION SHEET 6)



NOTES:
1. EAST JORDAN IRON WORKS 24" "ERGO" AND OLYMPIC FOUNDRY MH41 RING & HINGE PUYALLUP COVER ARE PRE-APPROVED PRODUCTS AND SHALL BE USED FOR PUBLICLY-OWNED INFRASTRUCTURE. ALL OTHERS REQUIRE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO INSTALLATION.
2. MANHOLE FRAME AND COVERS SHOULD NOT BE LOCATED IN PEDESTRIAN PATHWAYS (E.G. SIDEWALKS, CROSSWALKS, ETC.). WHERE EXISTING OR PROPOSED CONDITIONS REQUIRE A MANHOLE FRAME AND COVER TO BE INSTALLED WITHIN A PEDESTRIAN PATHWAY, THE MANHOLE FRAME AND COVER SHALL BE ADA COMPLIANT.
3. NON-ROCKING FIT FOR MANHOLE COVERS.
4. CASTING TO BE SHOT BLASTED AND FREE FROM SURFACE SAND AND SCALE.
5. CASTING TO BE SMOOTH, TRUE TO PATTERN, FREE FROM BLOWHOLES, POROSITY HARD SPOTS, SHRINK HOLES, WARP, OR ANY OTHER DEFECTS WHICH COULD IMPAIR SERVICEABILITY.
6. CASTINGS SHALL BE UNCOATED.
7. FOR STORM APPLICATIONS CAST LETTERS SHALL READ "STORM".
8. INSTALL FRAME AND COVER IN ROADWAY WITH HINGED SIDE OF ASSEMBLY POINTED TOWARD ONCOMING TRAFFIC.
9. THE CITY SHALL HAVE THE RIGHT TO REQUIRE INSPECTION AND APPROVAL OF ALL CASTINGS PRIOR TO PAINTING.
10. REPAIR OR DEFECTS BY WELDING, OR BY THE USE OF "SMOOTH-ON" OR SIMILAR MATERIAL WILL NOT BE PERMITTED.
11. MANHOLE RING AND COVER SHALL BE FREE OF POROSITY, SHRINK CAVITIES, COLD SHUTS OR CRACKS OR ANY SURFACE DEFECTS WHICH WOULD IMPAIR SERVICEABILITY.

* FRAME HEIGHT MAY BE 4" FOR OVERLAYS AND PAVEMENT REHABILITATION PROJECTS, WITH WRITTEN APPROVAL BY THE CITY ENGINEER.

CITY OF PUYALLUP — OFFICE of THE CITY ENGINEER

APPROVED FOR PUBLICATION — DATE REVISED: 2/15/2008

MANHOLE FRAME AND COVER

(NOT TO SCALE) CITY STANDARD 06.01.02

FILE NAME: P:\ENGCOM\DESIGN\STD\CITY STANDARDS\2019\STD - PART 1 STANDARD DETAILS 2019.DWG

APPROVED

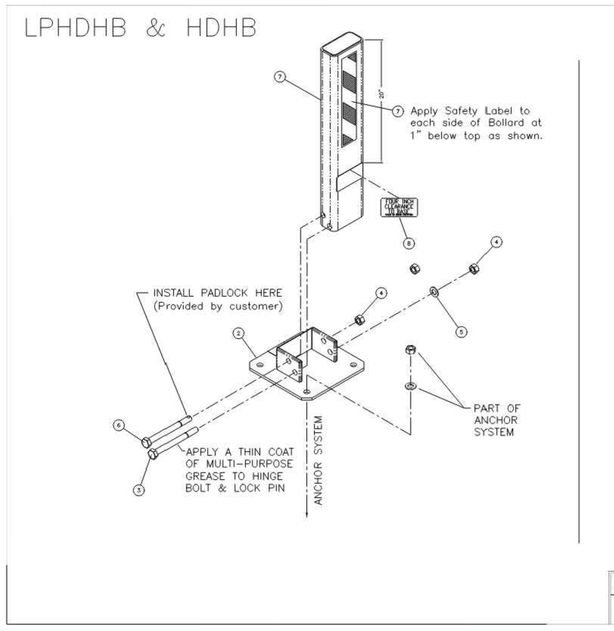
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE 09/09/2026

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
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City of Puyallup
Development & Permitting Services
ISSUED PERMIT

Building	Planning
Engineering	Public Works
Fire	Traffic



BILL OF MATERIAL

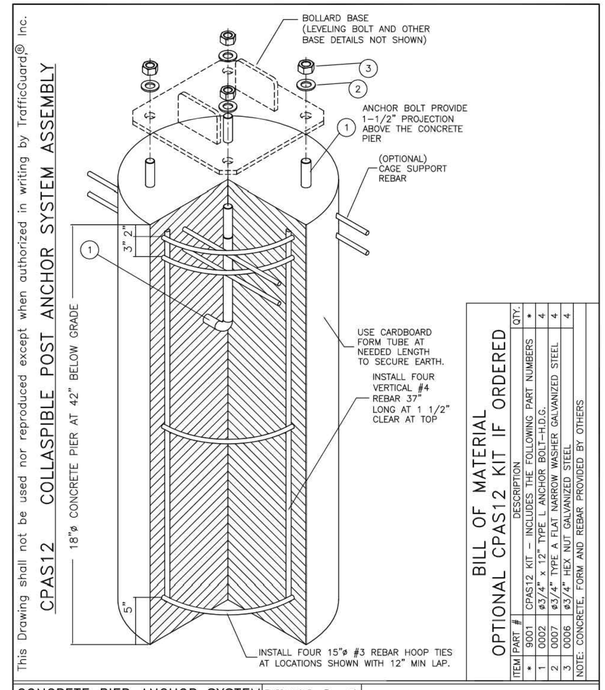
ITEM	PART #	DESCRIPTION	QTY.
1	LPHDHBF	LPHDHB POST	1
2	LPHDHBT	LPHDHB BASE	1
3	0010	#3/4" x 8" HEX HEAD HINGE BOLT - 18-8 SS	1
4	0008	#3/4" HEX NUT - 18-8 SS	2
5	0009	#3/4" FLAT WASHER - TYPE A NARROW - 18-8 SS	1
6	2007	#3/4" X 8" HEX HEAD LOCKING PIN - 18-8 SS	1
7	0107	SAFETY LABEL 3" x 12"	2
8	0152	FOUR INCH CLEARANCE LABEL	2

LOW PROFILE HEAVY DUTY HINGED BOLLARD ASSEMBLY DRAWING

THIRD ANGLE PROJECTION — Do not scale from drawing

TrafficGuard,® Inc. P.O. Box 201, Geneva, IL. 60134 Toll Free: 877-727-7347 Fax: 800-814-7194

Rev.	By	Date	Description	Drawn	LCB	Scale	3"=1"	Drawing Date	9-25-2002	Sheet	2 of 2
1	wkz	1.28.15	Safety Label replaces arrows	Checked	WKZ	Weight	70.64 Pounds				
				Approved	WKZ	Size	D			LPHDHBA2	



This Drawing shall not be used nor reproduced except when authorized in writing by TrafficGuard,® Inc.

BILL OF MATERIAL
OPTIONAL CPAS12 KIT IF ORDERED

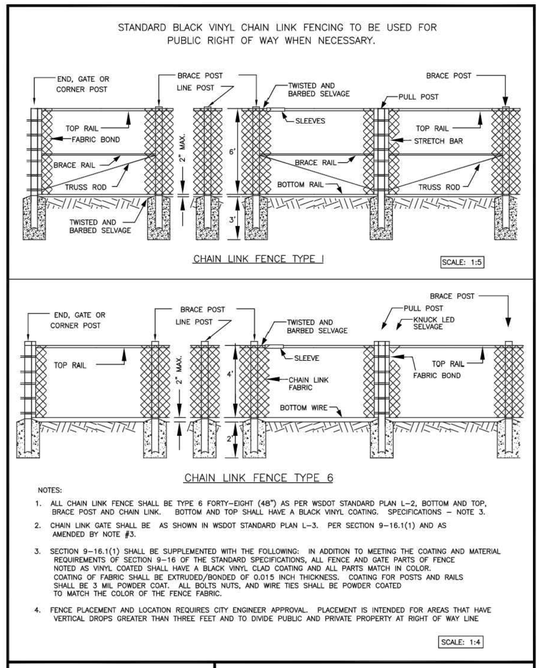
ITEM	PART #	DESCRIPTION	QTY.
	2001	CPAS12 KIT - INCLUDES THE FOLLOWING PART NUMBERS	*
1	0002	#3/4" x 12" TYPE L ANCHOR BOLT-H.D.G.	4
2	0007	#3/4" TYPE A FLAT NARROW WASHER GALVANIZED STEEL	4
3	0006	#3/4" HEX NUT GALVANIZED STEEL	4
		NOTE: CONCRETE, FORM AND REBAR PROVIDED BY OTHERS	

CONCRETE PIER ANCHOR SYSTEM
INSTALLATION DRAWING CPAS12

THIRD ANGLE PROJECTION — Do not scale from drawing

Toll Free TrafficGuard,® Inc. P.O. Box 201, Geneva, IL. 60134 Bus: 1.877.727.7347 Fax: 1.800.814.7194

Rev.	Date	by	Description	Action	by	Drawing Scale: nts	Assembly Shipping Weight	Drawing Number:
2	11.14.10	wkz	Locking Pins & Note	Design	wkz	Copywrite: 2010	84 Pounds	CPAS12
1	–	–	–	Drawn	wkz	Drawing Size: Letter	Drawing Date: 12.10.10	Sheet: 1 of 2
				Checked	wkz			



NOTES:
1. ALL CHAIN LINK FENCE SHALL BE TYPE 6 FORTY-EIGHT (48") AS PER WSDOT STANDARD PLAN L-2, BOTTOM AND TOP, BRACE POST AND CHAIN LINK. BOTTOM AND TOP SHALL HAVE A BLACK VINYL COATING. SPECIFICATIONS – NOTE 3.
2. CHAIN LINK GATE SHALL BE AS SHOWN IN WSDOT STANDARD PLAN L-3. PER SECTION 9-16.1(1) AND AS AMENDED BY NOTE #3.
3. SECTION 9-16.1(1) SHALL BE SUPPLEMENTED WITH THE FOLLOWING: IN ADDITION TO MEETING THE COATING AND MATERIAL REQUIREMENTS OF SECTION 9-16 OF THE STANDARD SPECIFICATIONS, ALL FENCE AND GATE PARTS OF FENCE NOTED AS VINYL COATED SHALL HAVE A BLACK VINYL CLAD COATING AND ALL PARTS MATCH IN COLOR. COATING OF FABRIC SHALL BE EXTRUDED/BONDED OF 0.015 INCH THICKNESS. COATING FOR POSTS AND RAILS SHALL BE 3 MIL POWDER COAT. ALL BOLTS NUTS, AND WIRE TIES SHALL BE POWDER COATED TO MATCH THE COLOR OF THE FENCE FABRIC.
4. FENCE PLACEMENT AND LOCATION REQUIRES CITY ENGINEER APPROVAL. PLACEMENT IS INTENDED FOR AREAS THAT HAVE VERTICAL DROPS GREATER THAN THREE FEET AND TO DIVIDE PUBLIC AND PRIVATE PROPERTY AT RIGHT OF WAY LINE

SCALE: 1:4

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

CHAIN LINK FENCE
TYPE 1 AND TYPE 6

DRAWN BY	CHECKED BY	APPROVED BY	REVISED BY	CITY STANDARD
BM DW/NOAH/DA	LINDA LINN	COLLEEN HARRIS	XX/XX	
FILE NAME: P:\ENGCOM\DESIGN\STD\CITY 2009\06_01\C06.01.08.DWG		STD: 2009	DATE REVISED: XX/XX/XX	SCALE: VARIES	06.01.08

CORE STATES GROUP

307 29th St. NE
Suite 102
Puyallup, WA 98372
855.CSG.1999

www.core-states.com

CORESTATES, INC

WA ENGINEERING
CERTIFICATE OF AUTHORIZATION
3132

CARA VISINTAINER — STATE OF WASHINGTON — 42841 — REGISTERED PROFESSIONAL ENGINEER

8/19/26

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Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: WRR
Reviewed: BGK
Sheet Date: 8/19/26
Proj. Number: 12663

Sheet Title:
MISCELLANEOUS NOTES AND DETAILS

Sheet Number:
53 of 53

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