

SITE ADDRESS

409 43RD AVE SW  
PUYALLUP, WA 98373

PARCEL NUMBER

0419095022

LEGAL DESCRIPTION

LOT 1 & 2 OF SP 79-557 EASE  
OF REC APPROVED COMB BY CITY  
OF PUYALLUP PLAN DEPT 04/16/19  
COMB OF 04-19-09-5-001 &  
5-002 SEG 2019-0406.

| Line Table |             |        |
|------------|-------------|--------|
| Line #     | Direction   | Length |
| L7         | S68°19'55"E | 10.44' |
| L8         | S46°23'50"E | 21.15' |
| L9         | S58°20'18"E | 19.65' |
| L10        | N76°54'46"E | 10.31' |
| L11        | N19°01'54"W | 17.43' |
| L12        | N64°33'08"W | 8.40'  |
| L13        | N00°11'44"E | 27.98' |
| L14        | S07°39'05"E | 37.74' |
| L15        | S28°36'05"E | 10.25' |
| L16        | S88°29'56"E | 87.65' |

OWNER

HC HOMES INC.  
20921 SNAG ISLAND DR.  
LAKE TAPPS, WA. 98391

UTILITIES

WATER: FRUITLAND WATER  
SEWER: SEPTIC  
POWER: PUGET SOUND ENERGY  
GAS: PUGET SOUND ENERGY  
COMMUNICATIONS: COMCAST / LUMEN

GENERAL APPROVAL NOTES

ALL METHODS OUTLINED IN THE APPROVED STORMWATER  
REPORT DATED DECEMBER 2023 MUST BE FOLLOWED IN  
REGARDS TO CONTROL OF DOWNSPOUTS AND  
STORMWATER RUNOFF.

A RECORDED COPY OF THE APPROVED STORMWATER  
MAINTENANCE AGREEMENT MUST BE PROVIDED TO THE  
CITY PRIOR TO RECEIVING A CERTIFICATE OF  
OCCUPANCY.

ALL CIVIL WORK ASSOCIATED WITH CIVIL PERMIT  
PRRNSF20230919 MUST BE COMPLETED PRIOR TO  
OCCUPANCY.

EROSION CONTROL NOTES

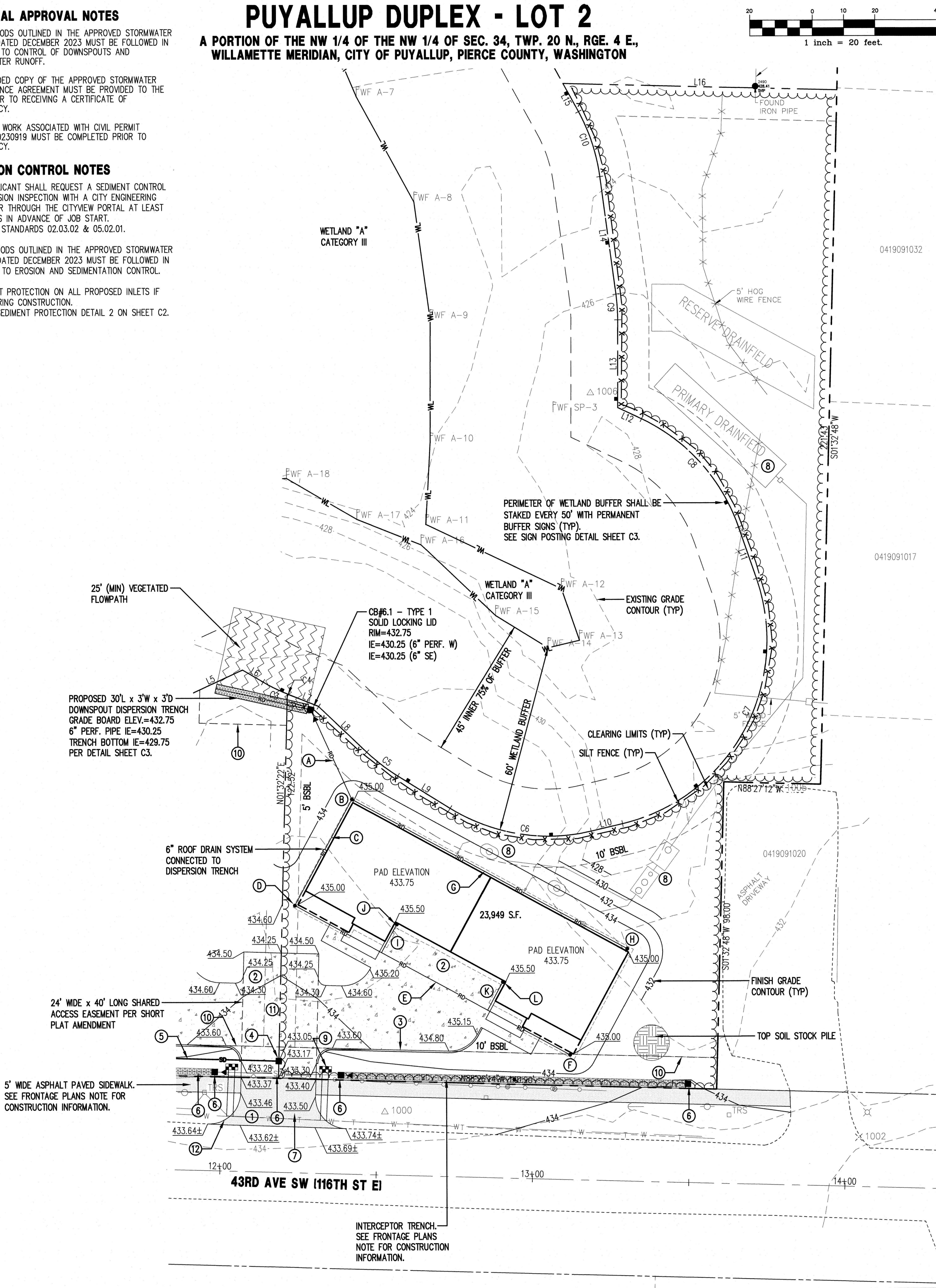
THE APPLICANT SHALL REQUEST A SEDIMENT CONTROL  
AND EROSION INSPECTION WITH A CITY ENGINEERING  
INSPECTOR THROUGH THE CITYVIEW PORTAL AT LEAST  
48 HOURS IN ADVANCE OF JOB START.  
SEE CITY STANDARDS 02.03.02 & 05.02.01.

ALL METHODS OUTLINED IN THE APPROVED STORMWATER  
REPORT DATED DECEMBER 2023 MUST BE FOLLOWED IN  
REGARDS TO EROSION AND SEDIMENTATION CONTROL.

ADD INLET PROTECTION ON ALL PROPOSED INLETS IF  
USED DURING CONSTRUCTION.  
SEE CB SEDIMENT PROTECTION DETAIL 2 ON SHEET C2.

PUYALLUP DUPLEX - LOT 2

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 34, TWP. 20 N., RGE. 4 E.,  
WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



APPROVED

BY: CITY OF PUYALLUP  
ENGINEERING SERVICES

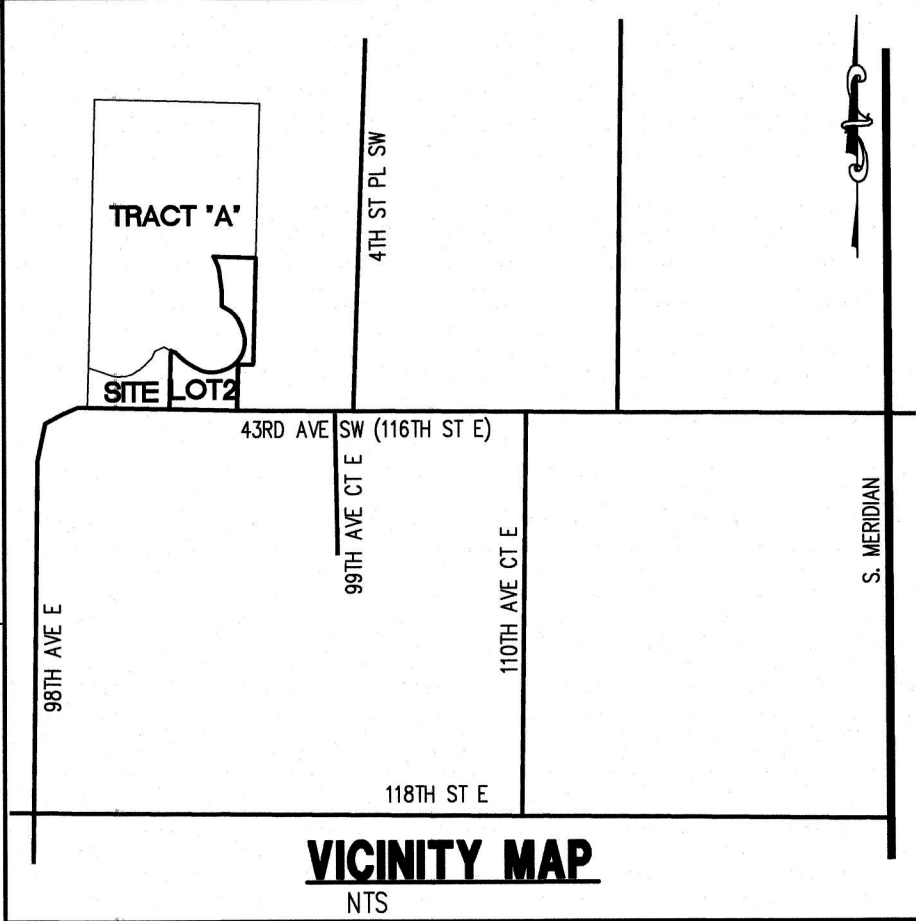
DATE

NOTE:  
THIS APPROVAL IS VOID AFTER 1  
YEAR FROM APPROVAL DATE.

THE CITY WILL NOT BE  
RESPONSIBLE FOR ERRORS  
AND/OR OMISSIONS ON THESE  
PLANS.

FIELD CONDITIONS MAY DICTATE  
CHANGES TO THESE PLANS AS  
DETERMINED BY THE CITY  
ENGINEER.

PERMIT# PRRNSF20230919



LEGEND

| EXISTING | DESCRIPTION             | PROPOSED |
|----------|-------------------------|----------|
| ---      | CENTER LINE             | ---      |
| ---      | PROPERTY LINE           | ---      |
| ---      | RIGHT OF WAY LINE       | ---      |
| ---      | EASEMENT LINE           | ---      |
| ---      | BUILDING SETBACK LINE   | ---      |
| ---      | CHAIN LINK FENCE        | ---      |
| ---      | WOOD FENCE              | ---      |
| ---      | EDGE OF PAVEMENT        | ---      |
| ---      | CONTOURS                | ---      |
| ---      | STREET SIGN             | ---      |
| ---      | STORM DRAIN CATCH BASIN | ---      |
| ---      | STORM DRAIN CLEANOUT    | ---      |
| ---      | STORM DRAIN LINE        | ---      |
| ---      | ROOF DRAIN LINE         | ---      |
| ---      | FIRE HYDRANT            | ---      |
| ---      | WATER VALVE             | ---      |
| ---      | WATER METER             | ---      |
| ---      | THRUST BLOCKING         | ---      |
| ---      | WATER MAIN              | ---      |
| ---      | LUMINAIRE               | ---      |
| ---      | OVER HEAD POWER         | ---      |
| ---      | POWER/UTILITY POLE      | ---      |
| ---      | GUY WIRE                | ---      |
| ---      | POWER VAULT             | ---      |
| ---      | GAS MAIN                | ---      |
| ---      | GAS VALVE               | ---      |
| ---      | TELEPHONE LINE          | ---      |
| ---      | TELEPHONE RISER         | ---      |
| ---      | MAIL BOX                | ---      |
| ---      | ASPHALT CONCRETE        | ---      |
| ---      | CEMENT CONCRETE         | ---      |
| ---      | CLEARING LIMITS         | ---      |
| ---      | SILT FENCE              | ---      |
| ---      | WETLAND                 | ---      |

PLAN VIEW CALLOUTS

- ASPHALT PAVEMENT DRIVEWAY APPROACH  
PER DETAIL ON SHEET C3
- CEMENT CONCRETE DRIVEWAY APRON  
PER DETAIL ON SHEET C3
- CEMENT CONCRETE VERTICAL CURB  
PER DETAIL ON SHEET C3
- CB#1 - TYPE 1  
RIM=433.05  
IE=430.80 (12" W)
- CONNECTS TO CB#2  
SEE PUYALLUP DUPLEX - LOT 1  
FOR CONTINUATION OF STORM  
DRAINAGE SYSTEM
- SEE FRONTAGE PLANS NOTE FOR  
CONSTRUCTION INFORMATION
- SEE RESIDENTIAL TEMPORARY CONSTRUCTION  
ENTRANCE DETAIL ON SHEET C2  
REMOVE CONSTRUCTION ENTRANCE AS  
NECESSARY TO CONSTRUCT PROPOSED  
ASPHALT PAVEMENT DRIVEWAY APPROACH.
- SEPTIC SYSTEM UNDER SEPARATE PERMIT
- WATER SERVICES AND METERS INSTALLED  
UNDER SEPARATE PERMIT WITH FRUITLAND  
MUTUAL WATER COMPANY
- PRIVATE STORM DRAINAGE EASEMENT  
RECORDED UNDER SHORT PLAT  
AMENDMENT PLSP20220104
- PROPOSED FINISH GRADE SPOT ELEVATIONS  
CREATES AN INVERTED CROWN FOR THE  
PROPOSED 24' WIDE x 40' LONG SHARED  
ACCESS WHICH PROVIDES POSITIVE DRAINAGE  
FOR THE CONTRIBUTING DRIVEWAYS AND  
LANDSCAPE AREAS TO CB#1
- RADIUS = 10' (TYP)

CONSTRUCTION SEQUENCE

- THE CONTRACTOR IS TO REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY'S INSPECTOR.
- CLEARLY STAKE, FLAG OR FENCE CLEARING LIMITS/WORK AREA. NO WORK SHALL BE PERFORMED OUTSIDE THESE LIMITS WITHOUT PRIOR APPROVAL FROM THE CITY OF PUYALLUP.
- PRIOR TO STARTING SITE WORK, REQUEST AN INSPECTION FOR EROSION AND SEDIMENT CONTROL, BY USING THE CITYVIEW ONLINE PERMIT PORTAL FOR SCHEDULING. CONTRACTOR MUST BE A PORTAL USER TO REQUEST INSPECTIONS.
- PROVIDE SILT FENCING AS SHOWN ON THE APPROVED PLANS
- GRADE SITE AS SHOWN ON THE APPROVED PLANS.
- CONSTRUCT THE DUPLEX FOUNDATION, SEPTIC, AND WATER SERVICE.
- CONSTRUCT THE DISPERSAL TRENCHES AND CLOSED CONVEYANCE SYSTEM.
- PAVE THE DRIVEWAY AND ADJACENT LANDSCAPE AND LAWN AREAS WITH SOIL AMENDMENTS.
- AMEND SOILS PER CS 01.02.08A ON SHEET C2.
- RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH CITY OF PUYALLUP AND DEPARTMENT OF ECOLOGY EROSION AND SEDIMENT CONTROL STANDARDS.
- COVER ALL AREAS, INCLUDING STOCKPILES, THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, PLASTIC SHEETING OR EQUIVALENT.
- SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- REQUEST FINAL INSPECTIONS ONLINE. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs IF APPROPRIATE.

ROOF DRAIN CALLOUTS

- 31LF 6" SD @ 8.23%
- STORM DRAIN CLEANOUT#1 (SDCO#1)  
RIM=435.00  
IE=432.80
- 38LF 6" SD @ 0.53%
- SDCO#2  
RIM=435.00  
IE=433.00
- 100LF 6" SD @ 0.50%
- SDCO#3  
RIM=435.00  
IE=433.50
- 100LF 6" SD @ 0.50%
- SDCO#4  
RIM=435.00  
IE=433.30
- 10LF 6" SD @ 3.40%±
- SDCO#5  
RIM=435.00  
IE=433.50
- 10LF 6" SD @ 1.50%±
- SDCO#6  
RIM=435.00  
IE=433.50

CALL 48 HOURS  
BEFORE YOU DIG  
DIAL 811

FRONTAGE PLANS NOTE

SEE APPROVED FRONTAGE PLANS OS1-OS2 FOR  
CONSTRUCTION INFORMATION RELATED TO  
INTERCEPTOR TRENCH STORM DRAINAGE SYSTEM  
AND 5' WIDE ASPHALT PAVED SIDEWALK. SIDEWALK  
SHALL BE INSTALLED AFTER ONSITE IMPROVEMENTS  
AND UTILITIES HAVE BEEN CONSTRUCTED.

PAD ELEVATION NOTE

PAD ELEVATIONS ARE BASED ON THE FOLLOWING  
FINISH GRADE ASSUMPTIONS.

EXAMPLE:

PAD ELEVATION = 100.00  
FOOTING GRADE = 99.50  
TOP OF FOUNDATION = 102.00  
GARAGE FINISH GRADE = 101.75  
FINISH GRADE BACKFILL = 101.25

PRIOR TO CONSTRUCTION CONTRACTOR SHALL  
CONFIRM ASSUMPTIONS WITH PROJECT OWNER.

SOIL AMENDMENT NOTE

ALL DISTURBED AREAS THAT WILL BE YARDS OR  
LANDSCAPING SHALL HAVE THEIR SOILS AMENDED  
PER CITY STANDARD DETAIL 01.02.08A ON SHEET C2.

FLOODPLAIN NOTE

PER FEMA FIRM MAP 53053C0343E THE PARCELS  
AND ALL PROPOSED IMPROVEMENTS ARE LOCATED  
WITHIN ZONE X, WHICH IS THE AREA DETERMINED  
TO BE OUTSIDE THE 500-YEAR FLOOD AND  
PROTECTED BY LEVEE FROM THE 100-YEAR FLOOD.

LOT STATISTICS

EXISTING ZONING: RM-CORE  
LOT AREA: 23,949 SF  
PROP. FOOTPRINT: 3,050 SF  
COV'D PORCH/PATIO: 184 SF  
DRIVEWAY/CONC.: 2,167 SF  
TOTAL ROOF AREA: 3,639 SF  
CLEARING LIMIT AREA: 23,949 SF

GRADING QUANTITIES

OUT:750 CY  
FILL:750 CY  
NET:0 CY  
NOTE: CONTRACTOR SHALL INDEPENDENTLY  
VERIFY THESE QUANTITIES. THEY ARE FOR  
PLANNING PURPOSES ONLY.

SHEET INDEX

C1 GRADING, STORM, & TESC PLAN  
C2 TESC - NOTES & DETAILS  
C3 NOTES & DETAILS

Project:

PUYALLUP DUPLEX - LOT 2  
STORM & TESC PLAN

Client:

HC HOMES INC.  
P.O. BOX 7707, BOWNEY LAKE, WA 98391

Designed:

ENO

Drawn:

MRL

Checked:

ENO

Scale:

1"=20'

Date:

10/31/2023

Job No.:

20069

Sheet No.:

C1

1 of 3 Sheets

PH: (253) 849-4282  
ceservices@cesnwinc.com

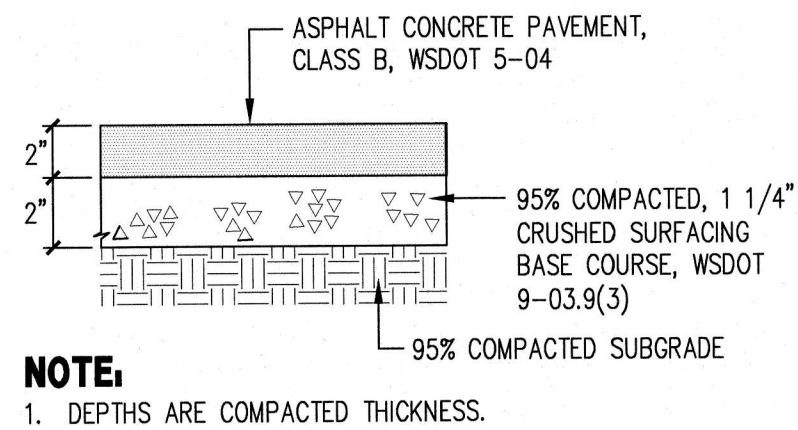
429 - 29TH ST. NE, SUITE D  
PUYALLUP, WA 98372

FRIDRICK B. BROWN  
STATE OF WASHINGTON  
53710  
REGISTERED  
PROFESSIONAL ENGINEER  
12-27-2023

C.E.S. NW INC.  
CIVIL ENGINEERING & SURVEYING

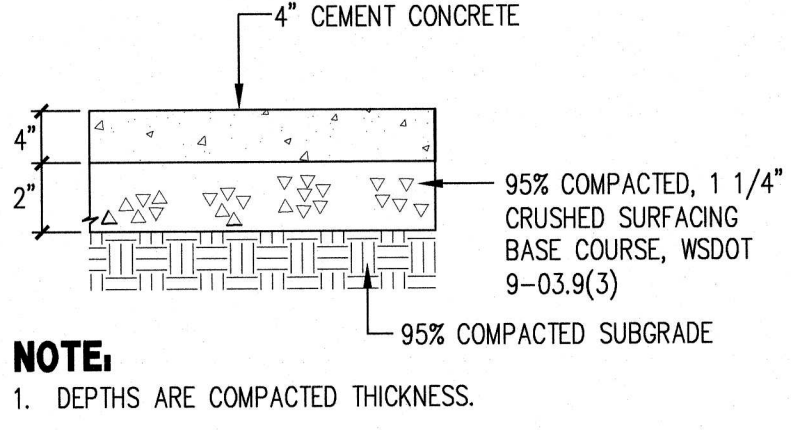


PUYALLUP DUPLEX - LOT 2  
A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 34, TWP. 20 N., RGE. 4 E.,  
WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



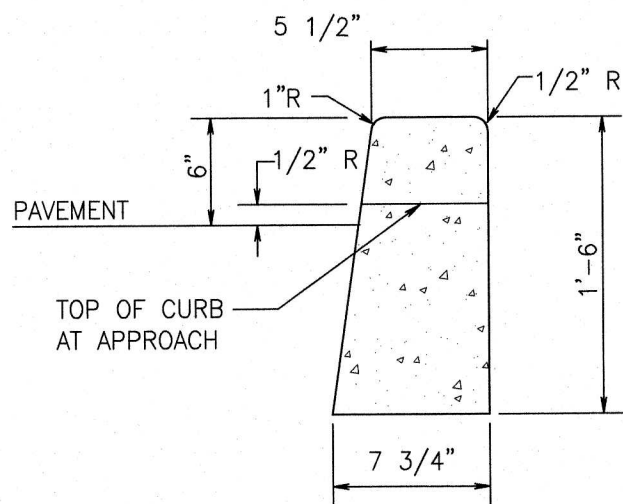
NOTE:  
1. DEPTHS ARE COMPACTED THICKNESS.

DRIVEWAY APPROACH SECTION  
N.T.S.

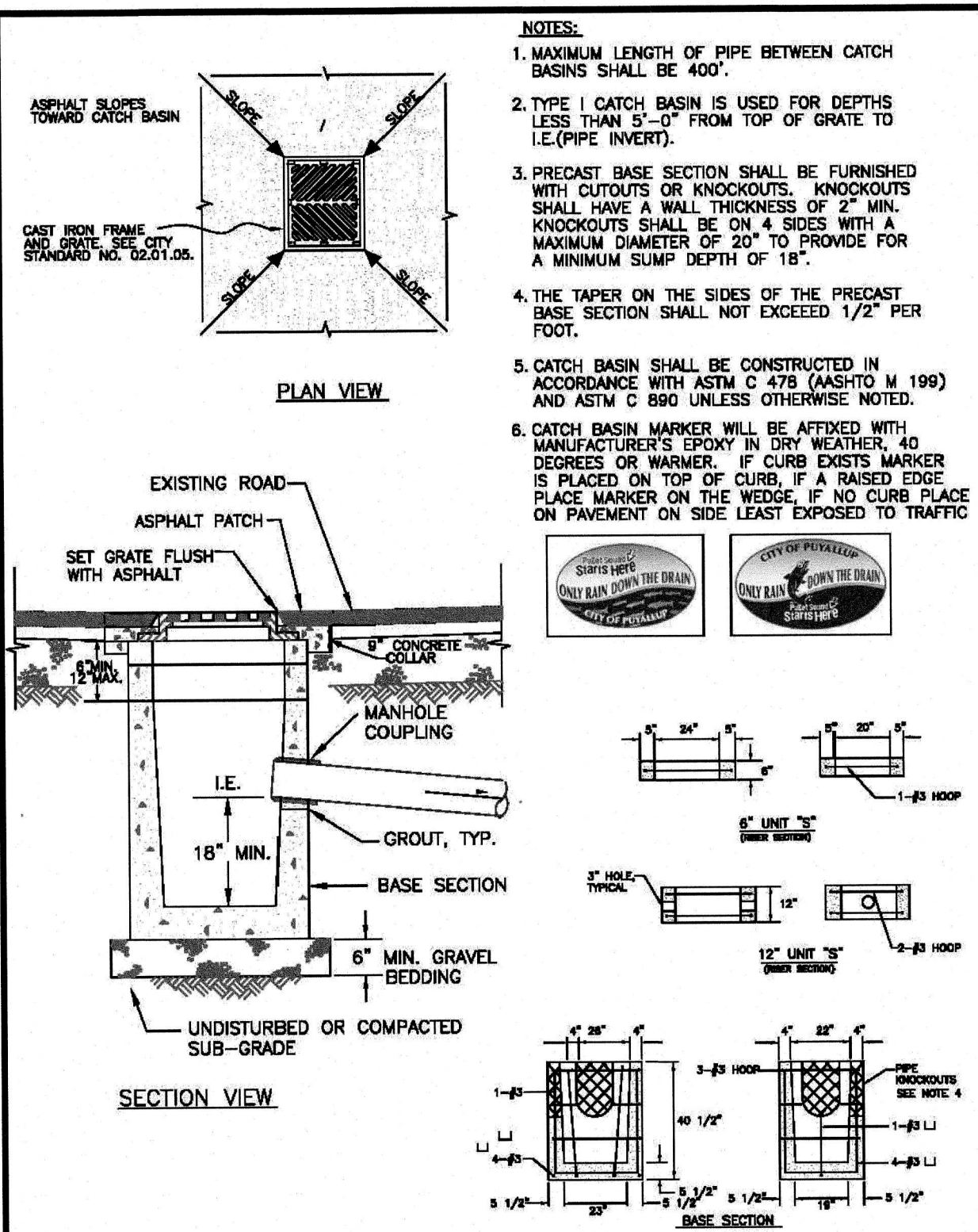


NOTE:  
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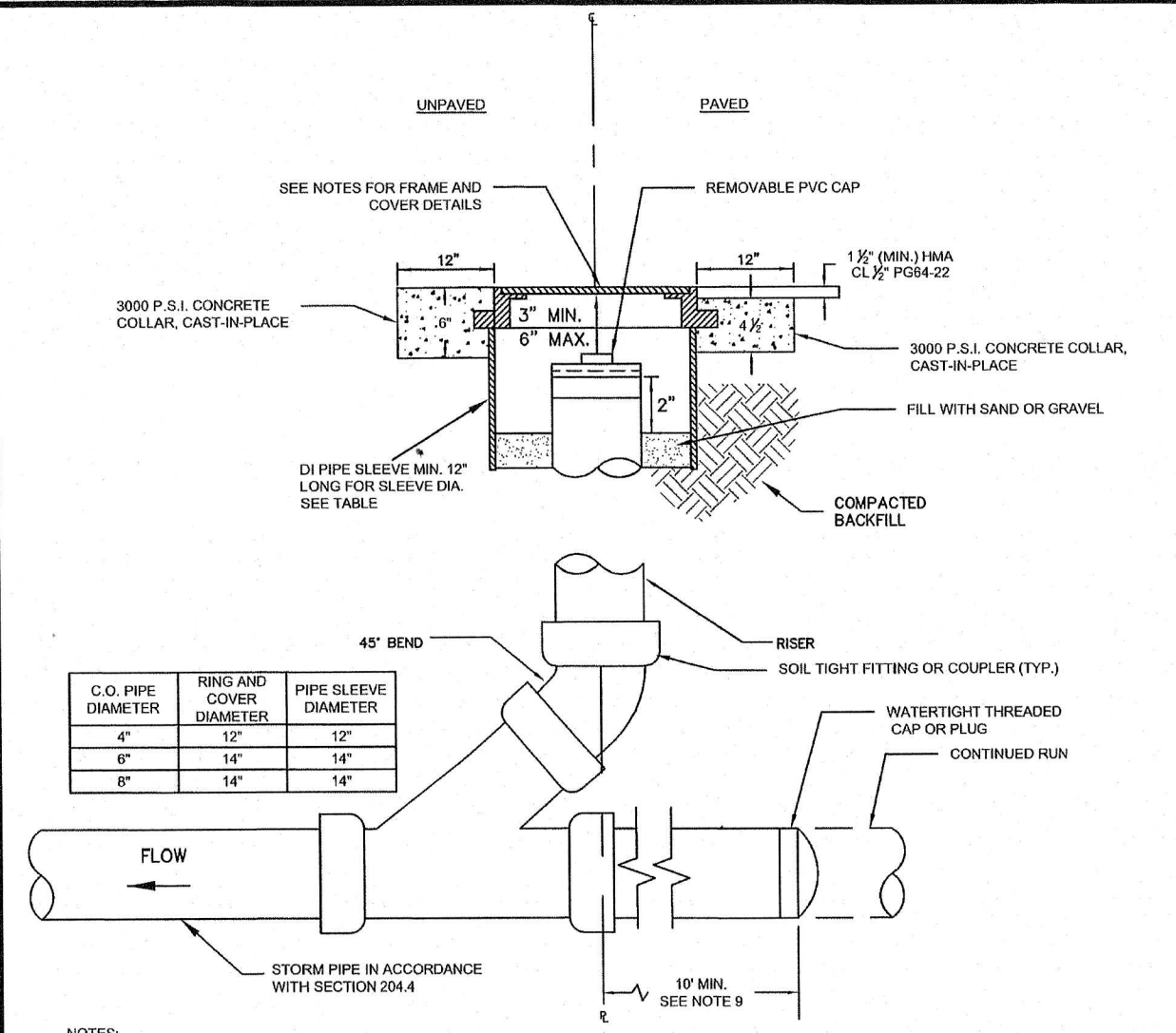
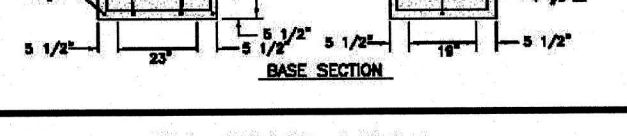
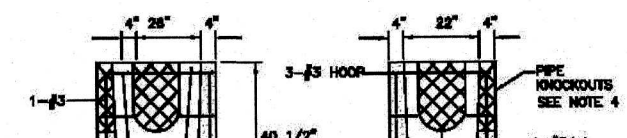
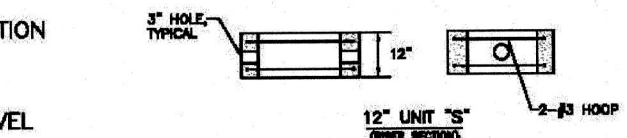
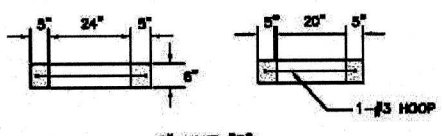
DRIVEWAY APRON SECTION  
N.T.S.



CEMENT CONCRETE VERTICAL CURB  
N.T.S.



- NOTES:
1. MAXIMUM LENGTH OF PIPE BETWEEN CATCH BASINS SHALL BE 400'.
  2. TYPE I CATCH BASIN IS USED FOR DEPTHS LESS THAN 5'-0" FROM TOP OF GRATE TO I.E. (PIPE INVERT).
  3. PRECAST BASE SECTION SHALL BE FURNISHED WITH CUTOOTS 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".
  4. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION SHALL NOT EXCEED 1/2" PER FOOT.
  5. CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (ASHTO M 199) AND ASTM C 890 UNLESS OTHERWISE NOTED.
  6. 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 MARKER ON SIDE LEAST EXPOSED TO TRAFFIC.

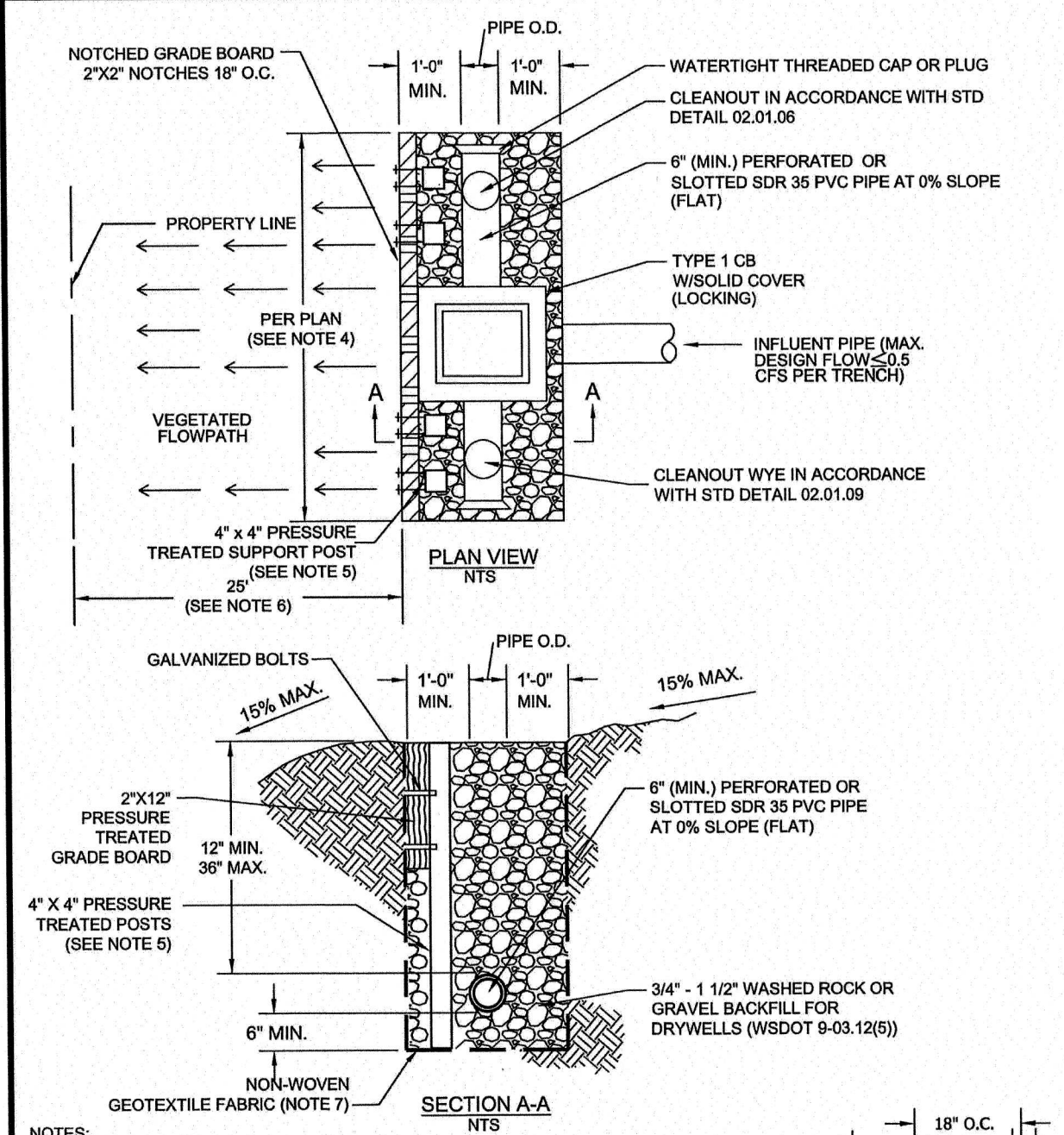


- NOTES:
1. CAST IRON COVER MARKED "DCC" FOR FOOTING DRAINS OR "SDCC" FOR STORM LINES.
  2. CAST IRON FRAME AND COVER SHALL BE DRILLED AND TAPPED WITH 5/16" NC STAINLESS STEEL TYPE 304 ALLEN HEAD BOLTS, 2" LONG.
  3. BOLT-LOCKING CAST IRON FRAME AND COVER SHALL BE HS-20 RATED IF USED IN RIGHT-OF-WAY OR EASEMENTS.
  4. 14" BOLT-LOCKING CAST IRON FRAME AND COVER SHALL BE EQUAL TO CLYMPIC FOUNDRY PART #1000.
  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 (AR400W).
  9. STORM DRAIN STUD 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, (RHS 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 919 YARD BOX MAY BE USED FOR C.O. PIPE DIA. LESS THAN OR EQUAL TO 4". YARD BOX SHALL BE FASTENED WITH 5/8" HEX BOLTS. THE COVER MARKED "STORM" AND FLUSH WITH FINISHED GRADE.

CITY OF PUYALLUP  
PUBLIC WORKS AND  
DEVELOPMENT ENGINEERING

STORM DRAIN  
CLEANOUT

SCALE: 1/2" = 1'-0"  
DATE: 02/01/09



- NOTES:
1. DISPERSION TRENCH SHALL BE IN ACCORDANCE WITH SECTION 210.5.
  2. TRENCHES SHALL NOT BE CLOSER THAN 50 FEET TO ANOTHER (100 FEET ALONG FLOWPATH).
  3. TRENCH AND GRADE BOARD SHALL BE LEVEL, ALIGN TO FOLLOW CONTOURS ON SITE.
  4. TRENCH LENGTH NOT TO EXCEED 50 FEET. TRENCH LENGTH MINIMUM 10 FEET.
  5. 4" X 4" PRESSURE TREATED SUPPORT POSTS SPACED 10' O.C. CLOSER SPACING MAY BE REQUIRED DEPENDING ON SOIL CONDITIONS. ALL GRADE BOARDS SHALL BE SUPPORTED BY AT LEAST FOUR PRESSURE TREATED POSTS.
  6. THE VEGETATED FLOWPATH SHALL BE MEASURED FROM THE EDGE OF TRENCH (DISCHARGE POINT) AND SHALL BE MEASURED PERPENDICULAR TO SITE CONTOURS.
  7. NON-WOVEN GEOTEXTILE FABRIC TO CONFORM TO WSDOT SPEC. 9.33.2(1), TABLE 1 AND 2.
  8. STRUCTURE DIRECTLY UPSTREAM OF THE DISPERSION TRENCH SHALL HAVE A FLOATABLE SEPARATOR.

CITY OF PUYALLUP  
PUBLIC WORKS AND  
DEVELOPMENT ENGINEERING

DOWNSPOUT  
DISPERSION TRENCH

SCALE: 1/2" = 1'-0"  
DATE: 02/05/06

**Wetland  
Buffer  
Boundary**

City of Puyallup  
Community Development

Max Sign Posting Distance  
1 sign every 50'

4"x4" TREATED POST  
WITH BUFFER SIGN

SIGN POSTING  
DETAIL

CITY OF PUYALLUP  
COMMUNITY  
DEVELOPMENT  
DEPARTMENT

DESIGNED BY: ENO  
DRAWN BY: MFL  
CHECKED BY: ENO

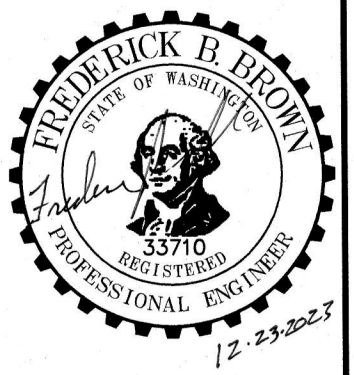
DATE: 10/31/2023  
JOB NO.: 20069

SHEET NO.: 3 of 3 Sheets

CALL 48 HOURS  
BEFORE YOU DIG  
DIAL 811

APPROVED  
BY: CITY OF PUYALLUP  
ENGINEERING SERVICES  
DATE: \_\_\_\_\_  
NOTE:  
THIS APPROVAL IS VOID AFTER 1  
YEAR FROM APPROVAL DATE.  
THE CITY WILL NOT BE  
RESPONSIBLE FOR ERRORS  
AND/OR OMISSIONS ON THESE  
PLANS.  
FIELD CONDITIONS MAY DICTATE  
CHANGES TO THESE PLANS AS  
DETERMINED BY THE CITY  
ENGINEER.

| No. | Revision | Date |
|-----|----------|------|
|     |          |      |
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C.E.S. NW INC.  
CIVIL ENGINEERING & SURVEYING  
423 - 28TH ST. NE, SUITE D  
PUYALLUP, WA 98372  
PH: (253) 848-4282  
ceservices@cesawinc.com

Project: PUYALLUP DUPLEX - LOT 2  
Notes & Details  
Client: HC HOMES INC.  
P.O. BOX 7707, BONNEY LAKE, WA 98391

Designed: ENO  
Drawn: MFL  
Checked: ENO  
Date: 10/31/2023  
Job No.: 20069  
Sheet No.: 3 of 3 Sheets