

SPARKS STADIUM EVENT PARKING LOT ADDITION

601 7TH AVE SW
PUYALLUP, WA 98371

APPROVED

BY
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE

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.

DESIGNED	SAJ
DRAWN	SAJ
CHECKED	RCJ
DATE	11/10/2021
SCALE	AS NOTED



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CIVIL | STRUCTURAL | SURVEY

4815 CENTER STREET | TACOMA, WA 98409

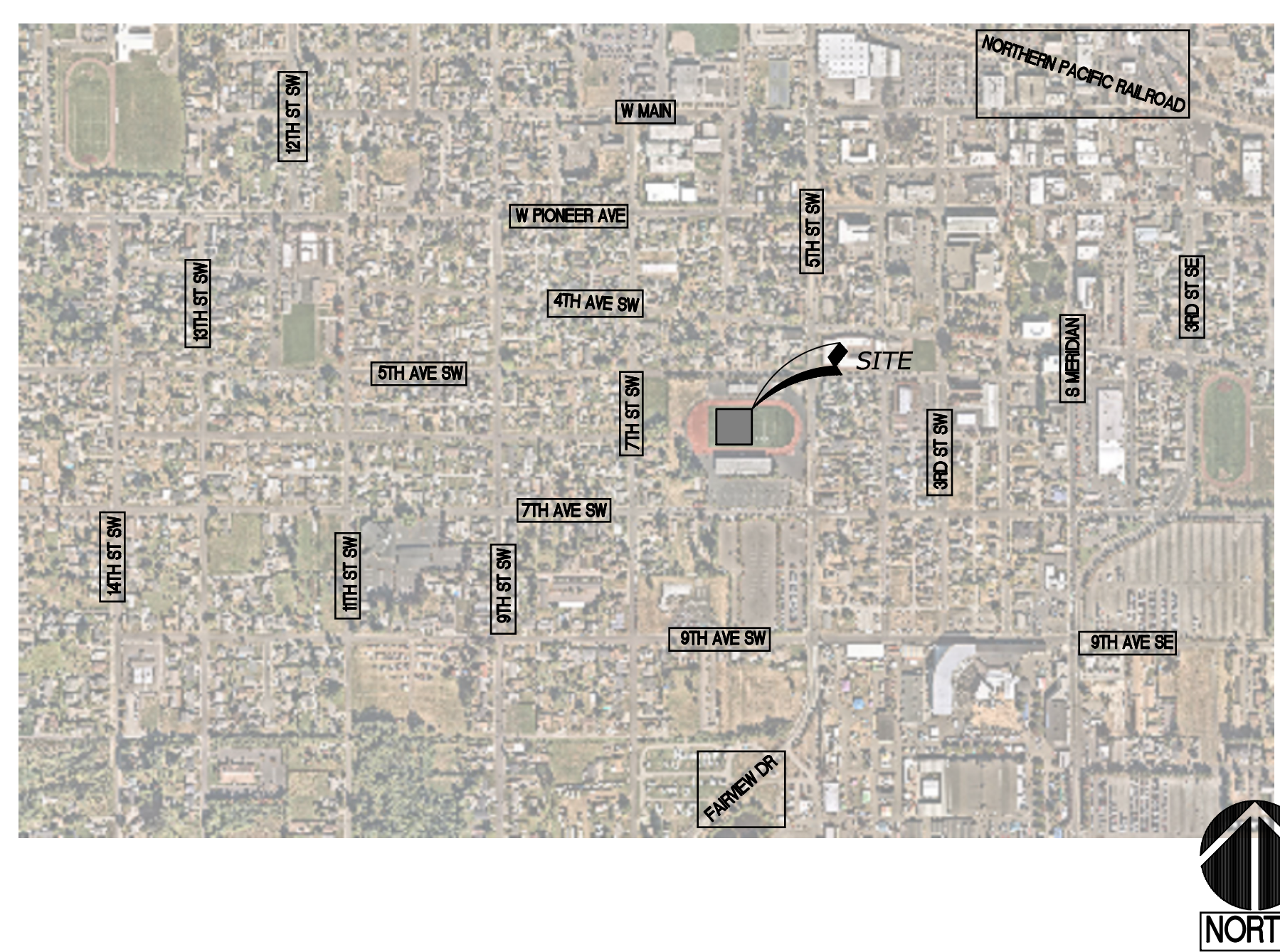
PHONE: (253) 474-9449 | FAX: (253) 474-0153

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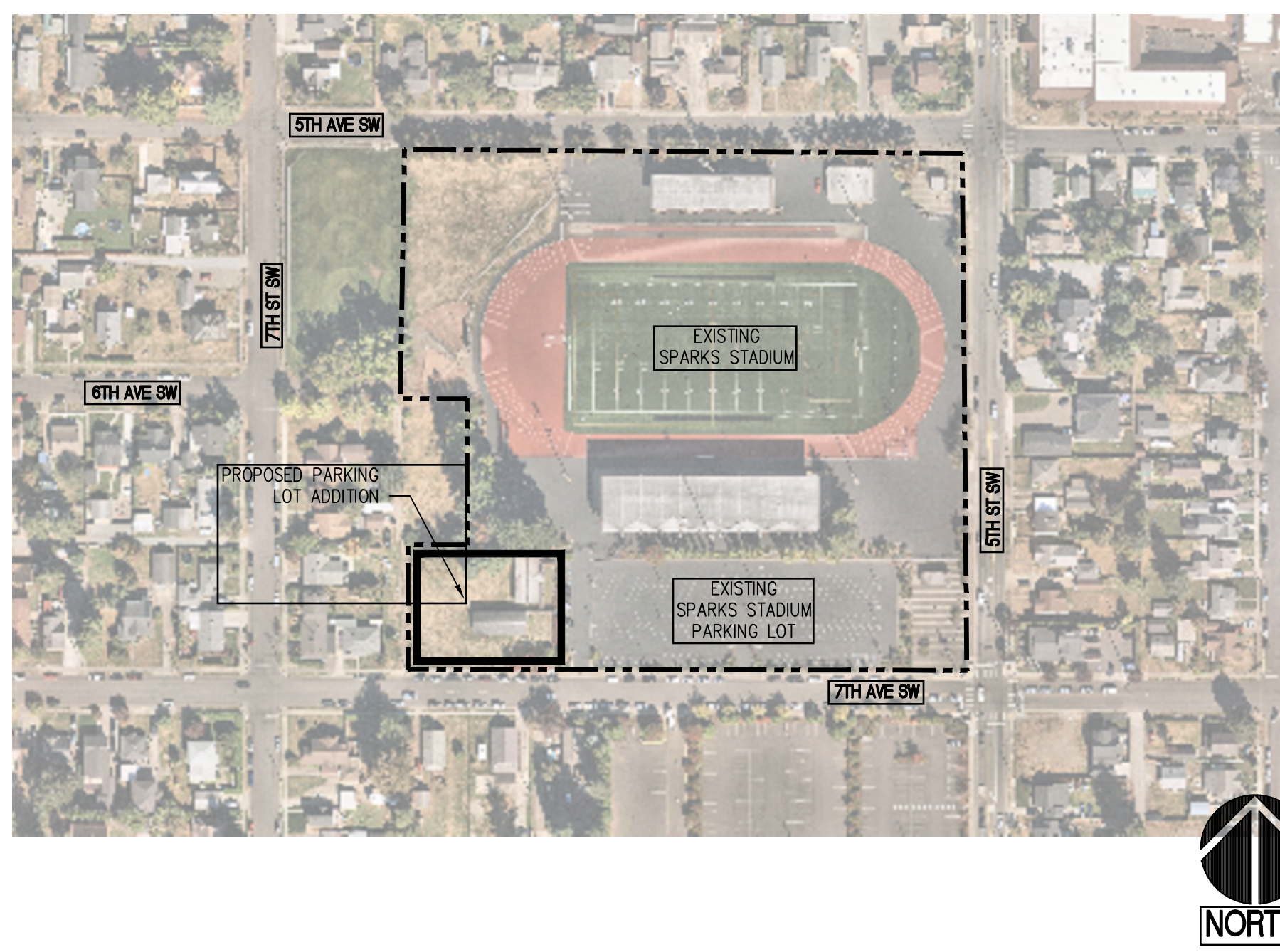
PUYALLUP SCHOOL DISTRICT
323 12TH ST NW
PUYALLUP, WA 98374

SPARKS STADIUM
EVENT PARKING LOT
PUYALLUP, WASHINGTON 98371
T1.05S
19474

VICINITY MAP:
SCALE: N.T.S.



VICINITY MAP:
SCALE: N.T.S.



PREPARED FOR:

PUYALLUP SCHOOL DISTRICT

323 12TH ST NW

PUYALLUP, WA 98374

CONTACT: FRANKIE TOPASNA (253) 841 8641

PREPARED BY:



CIVIL | STRUCTURAL | SURVEY

4815 CENTER STREET | TACOMA, WA. 98409

PHONE: (253) 474-9449 | FAX: (253) 474-0153

CONTACT: RICK HAND, PE

INDEX OF DRAWINGS:

DRAWING No.	SHEET NO.	TITLE-DESCRIPTION
T1.0SS	SHEET 1 OF X	COVER SHEET
C0.1SS	SHEET 2 OF X	GENERAL NOTES
C0.2SS	SHEET 3 OF X	CITY OF PUYALLUP GENERAL NOTES
C0.3SS	SHEET 4 OF X	LEGEND AND ABBREVIATIONS
C0.4SS	SHEET 5 OF X	TOPOGRAPHIC SURVEY
C1.0SS	SHEET 6 OF X	DEMOLITION AND TESC PLAN
C2.0SS	SHEET 7 OF X	SURFACING AND LAYOUT PLAN
C3.0SS	SHEET 8 OF X	GRADING AND DRAINAGE PLAN
C4.0SS	SHEET 9 OF X	DETAILS
C4.1SS	SHEET 10 OF X	DETAILS
C4.2SS	SHEET 11 OF X	DETAILS
C4.3SS	SHEET 12 OF X	DETAILS

PROJECT INFORMATION:

OWNER CONTACT:	PUYALLUP SCHOOL DISTRICT NO. 3 323 12TH ST NW PUYALLUP, WA 98374
SITE ADDRESS:	601 7TH AVE SW PUYALLUP, WA 98371
PARCEL NO:	0420284126
ZONING:	EC (EMPLOYMENT CENTER)
LAND USE:	EVENT CENTER
100 YEAR FLOODPLAIN:	ZONE X FEMA PANEL NUMBER XXXXXX
SCOPE OF WORK:	MODIFY PARKING LOT ENTRANCE FOR THE PARKING LOT ADDITION
IMPERVIOUS SURFACE:	NEW HARD SURFACE XXX SF REMOVED AND REPLACED HARD SURFACE XXX SF TOTAL XXX SF
CUT/FILL:	XXX CY

811

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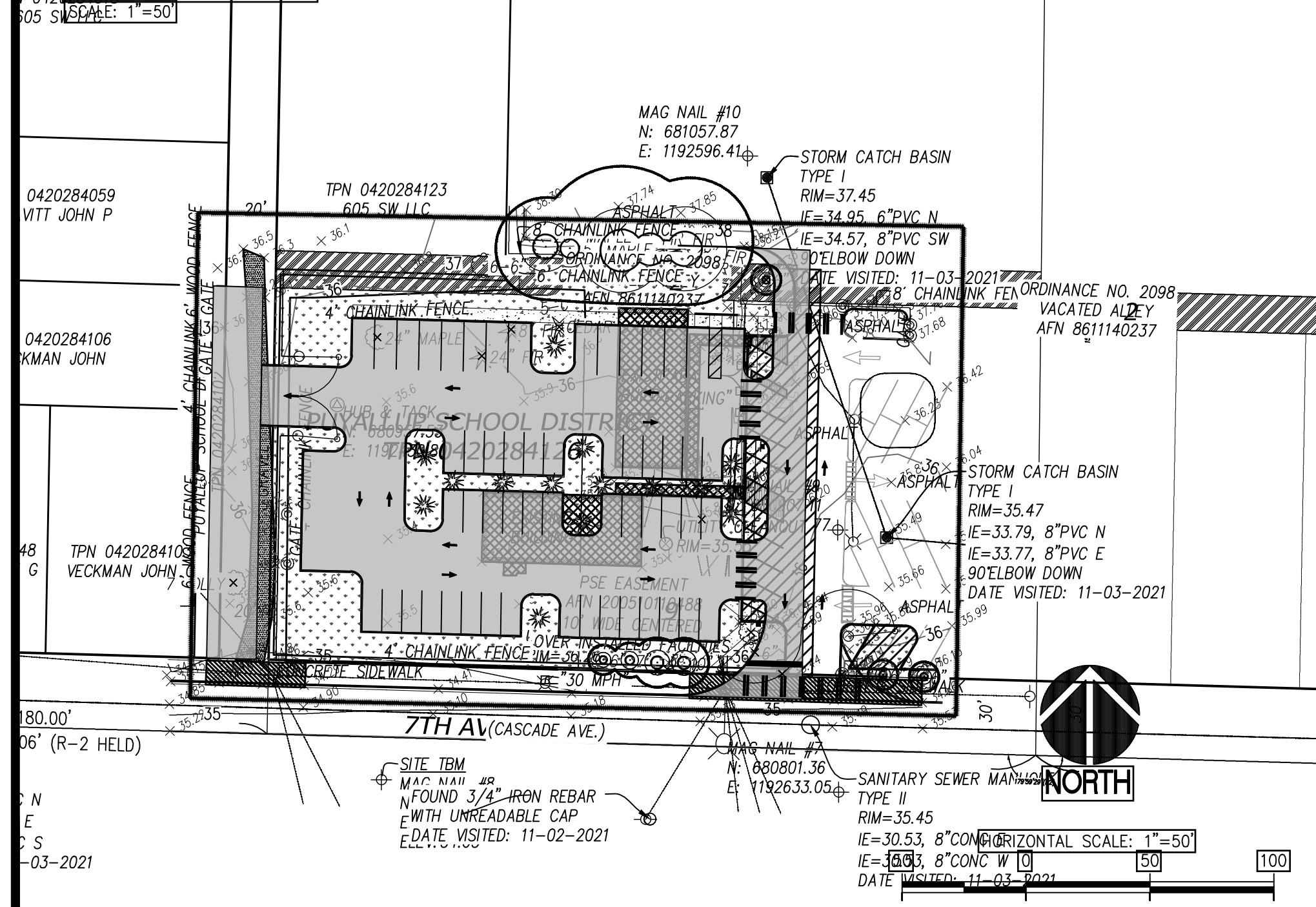
4815 CENTER STREET | TACOMA, WA. 98409

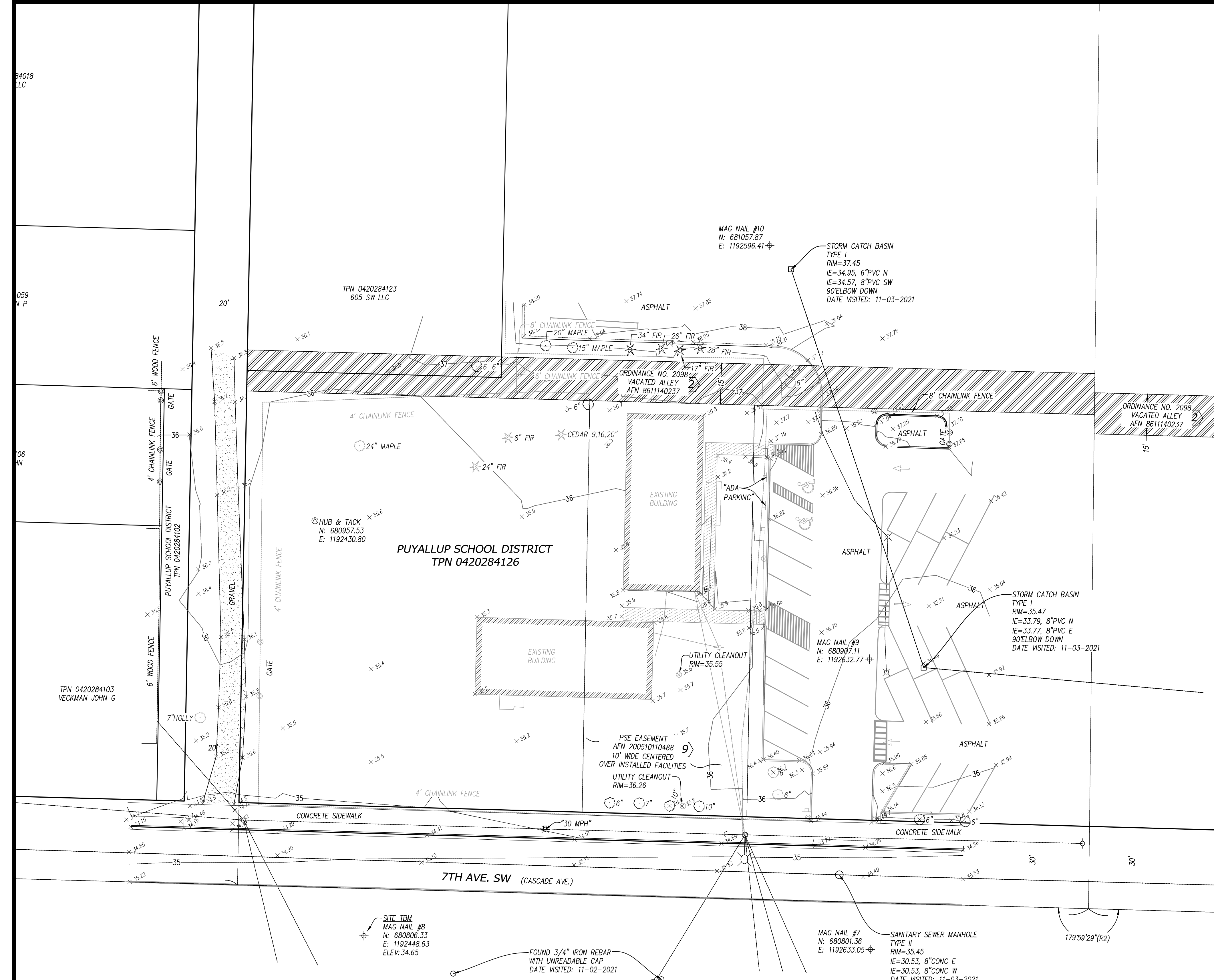
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Project No.	19474	Project Mgr.	RCJ
Proj. Engineer	SAJ	Proj. Drafter	SAJ

OVERALL SITE PLAN





NOTES

- EQUIPMENT USED: TOPCON QS AND/OR CARLSON CR2+ ROBOTIC TOTAL STATION AND TOPCON GR3 RTK/GPS
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE AND RELATIVE POSITIONAL ACCURACY STANDARDS CONTAINED IN W.A.C. 332-130-085 AND W.A.C. 332-130-090. THE RELATIVE POSITIONAL ACCURACY OF THE POSITIONS LOCATED HEREON MEETS OR EXCEEDS 2 CM (0.07 FT.) PLUS 50 PARTS PER MILLION BETWEEN ANY TWO TESTED POSITIONS. ALL MEASUREMENTS WERE MADE WITH A TOPCON QS ROBOTIC TOTAL STATION IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
- IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (R.C.W.) 58.09 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 332-130, THIS SURVEY MAY DEPICT OCCUPATIONAL INDICATORS THAT DIFFER FROM THE DEEDED LOT LINES. THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH ITEMS.
- FIELD WORK PERFORMED IN NOVEMBER 2021, UNDER SITTS & HILL JOB NUMBER 19474.
- UTILITIES AS SHOWN HEREON ARE BASED ON FIELD SURVEY OBSERVATION OF UTILITY LOCATE SERVICES PERFORMED BY MT. VIEW LOCATING SERVICES LLC. IN NOVEMBER 2021 FOR THIS SURVEY. THIS HAS BEEN SUPPLEMENTED BY RECORD INFORMATION PROVIDED BY CITY OF PUYALLUP. RECORD UTILITY LINES SHOWN HEREON ARE DEPICTED WITH A DASHED LINE TYPE AS SHOWN IN THE LEGEND. UTILITIES OTHER THAN SHOWN MAY EXIST ON THE SITE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY AND PAINTED UTILITY LOCATE LINES. COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA IS CONSISTENT WITH QUALITY LEVEL B OF THE ASCE STANDARD GUIDELINES 38-02.
- SITTS & HILL ENGINEERS, INC. HAS RELIED UPON TITLE INFORMATION NOTED IN SUBDIVISION GUARANTEE PREPARED BY CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON, GUARANTEE NUMBER 21434-TC, DATED NOVEMBER 1, 2021. IN PREPARATION OF THIS SURVEY, SITTS & HILL ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS SITTS & HILL ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND/OR DISCLOSED BY SAID TITLE COMPANY'S ORDER. SITTS & HILL ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPORT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY COMPLIES WITH W.A.C. 332-130-145. THE CONTOURS DEPICTED HEREON ARE BASED ON DATA FROM DIRECT FIELD MEASUREMENTS. SPOT ELEVATIONS ARE BASED ON DIRECT FIELD MEASUREMENTS AND ARE DEPICTED FOR REFERENCE. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS TO SERVE AS A BASE MAP FOR CONTEMPLATED SITE IMPROVEMENTS AND DESIGN.

LEGAL DESCRIPTION

THAT PORTION OF THE PLAT OF MAPLEWOOD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 42, RECORDS OF PIERCE COUNTY AUDITOR, AND THAT PORTION OF THE I. H. WRIGHT DONATION LAND CLAIM IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF 5TH STREET S.W. AND THE NORTH LINE OF THE SOUTH 15 FEET OF VACATED INDIANA AVENUE (5TH AVENUE S.W.); THENCE SOUTH ALONG THE WEST LINE OF SAID 5TH STREET S.W. TO THE NORTHERLY BOUNDARY LINE OF 7TH AVENUE S.W.; THENCE WEST ALONG THE NORTH LINE OF SAID 7TH AVENUE S.W. TO THE EAST LINE OF THE I. H. WRIGHT DONATION LAND CLAIM; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID 7TH AVENUE S.W. TO A POINT ON THE EAST LINE OF THAT CERTAIN 20 FOOT ALLEY CONVEYED TO THE CITY OF PUYALLUP BY DEED RECORDED UNDER RECORDING NO. 338128, SAID POINT BEING 30 FEET NORTH AND 180 FEET EAST OF THE INTERSECTION OF 7TH AVENUE S.W. AND 7TH STREET S.W.; THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY TO THE NORTH LINE OF THE SOUTH 15.00 FEET OF SAID VACATED INDIANA AVENUE; THENCE SOUTH EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE I. H. WRIGHT DONATION LAND CLAIM, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 15 FEET SOUTH AND 125 FEET WEST OF THE INTERSECTION OF THE CENTERLINE OF 6TH AVENUE S.W. EXTENDED WITH THE EAST LINE OF THE I. H. WRIGHT DONATION LAND CLAIM; THENCE SOUTH 168.00 FEET; THENCE WEST TO A POINT 150 FEET EAST OF THE EAST LINE OF SAID 7TH STREET S.W.; THENCE NORTH 183 FEET; THENCE EAST 180 FEET; THENCE SOUTH 15 FEET; THENCE EAST 4.03 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 90 FEET AS MEASURED ALONG THE SOUTH LINE THEREOF;

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 33 FEET (AS MEASURED ALONG THE WEST SIDE) OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT 15 FEET SOUTH AND 125 FEET WEST OF THE INTERSECTION OF THE CENTERLINE OF 6TH AVENUE S.W. EXTENDED WITH THE EAST LINE OF THE I. H. WRIGHT DONATION LAND CLAIM; THENCE SOUTH 168.00 FEET; THENCE WEST TO A POINT 150 FEET EAST OF THE EAST LINE OF SAID 7TH STREET S.W.; THENCE NORTH 183 FEET; THENCE EAST 180 FEET; THENCE SOUTH 15 FEET; THENCE EAST 4.03 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 90 FEET AS MEASURED ALONG THE SOUTH LINE THEREOF;

ALSO TOGETHER WITH THAT PORTION OF ALLEY ABUTTING, VACATED BY CITY OF PUYALLUP ORDINANCE NO. 3074, RECORDED DECEMBER 23, 2014 UNDER RECORDING NO. 201412230158, RECORDS OF PIERCE COUNTY, WASHINGTON.

APPROVED

BY CITY OF PUYALLUP DEVELOPMENT ENGINEERING

DATE

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THIS 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.

HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/2011
BASED ON GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)
MEASURED NORTH XXX'XXX" EAST BETWEEN TWO FOUND MONUMENTS ALONG ???

VERTICAL DATUM

NGVD29
CITY OF PUYALLUP PUBLISHED DATA
BENCHMARK SWGPS-329 BM
2" MONUMENT IN CASE AT THE INTERSECTION OF 7TH ST SW & 9TH AVE SW
ELEVATION = 33.73
TEMPORARY BENCHMARK ELEVATION = 34.65
DESCRIPTION: MAG NAIL #8, LOCATED IN THE ASPHALT ON THE SOUTH SIDE OF 7TH ST SW

SITE DATA

TAX PARCEL NO. 0420284126
ADDRESS: 601 7TH AVE SW, PUYALLUP WA 98371

REFERENCES

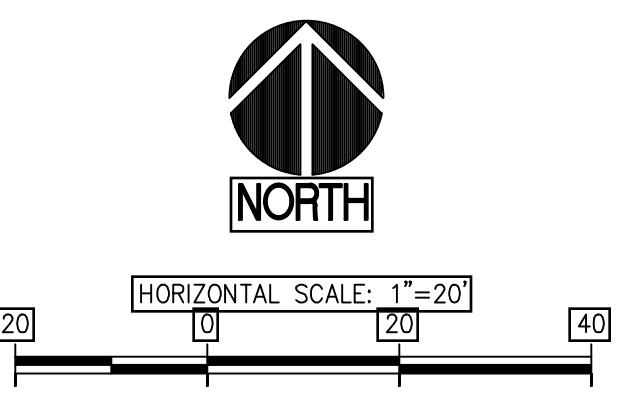
- RECORD OF SURVEY, AFN 200701235002, ERB FOR PSD
- RECORD OF SURVEY, AFN 8706190403, HINE FOR PSD
- PLAT OF MONSON'S FIRST ADDITION, V.13, P.49
- PLAT OF SECOND MAPLEWOOD ADDITION, V.4, P.42

SCHEDULE B EXCEPTIONS

(PER XXXX TITLE COMPANY COMMITMENT NUMBER XXXX, DATED XXXX)

* NOT A SURVEY MATTER, DESCRIPTION PROVIDED AS A COURTESY
** CONTENT/DATA WITHIN INSTRUMENT IS INSUFFICIENT TO DETERMINE EXACT LOCATION
*** INSTRUMENT IS BLANKET IN NATURE OR AFFECTS ENTIRE PROPERTY

EXCEPTION NUMBER	AFN	DESCRIPTION
1	*1406382	RESTRICTION CONTAINED ON THE PLAT OF MONSON'S FIRST ADDITION TO PUYALLUP, AS FOLLOWS: NO RESIDENCE COSTING LESS THAN \$5000.00 SHALL BE ALLOWED ON THE LAND HEREBY PLATTED; LIMITS OF THIS PLAT LIE OUTSIDE THE PROJECT AREA; NOT A SURVEY MATTER.
2	8611140237	ORDINANCE NO. 2098 VACATING A PORTION OF SIXTH AVENUE S.W. AND CERTAIN ALLEYS WITHIN THE CITY



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Project No.: 19474 Project Mgr.: RCH

Proj. Engineer: SAJ Proj. Drafter: SAJ

REVISIONS

APPROVALS

DESIGNED: SAJ DRAWN: SAJ CHECKED: RCH DATE: 11/10/2021 SCALE: AS NOTED

SEAL

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PREPARED FOR

PUYALLUP SCHOOL DISTRICT

323 12TH ST NW

PUYALLUP, WA 98374

PROJECT

SPARKS STADIUM EVENT PARKING LOT

PUYALLUP, WASHINGTON 98371

SHEET TITLE

TOPOGRAPHIC SURVEY

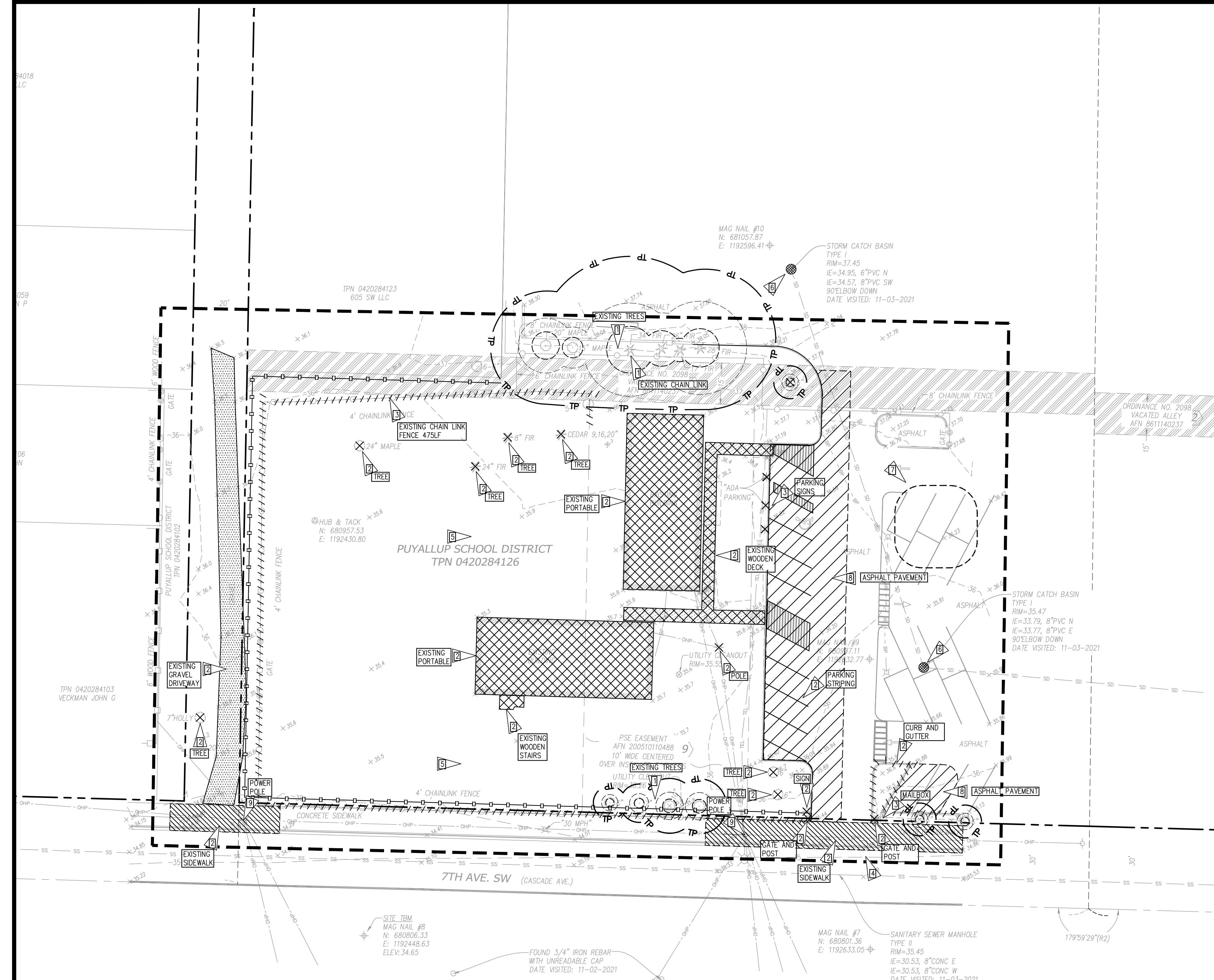
SHEET NO.

C0.4SS

PROJECT NO.

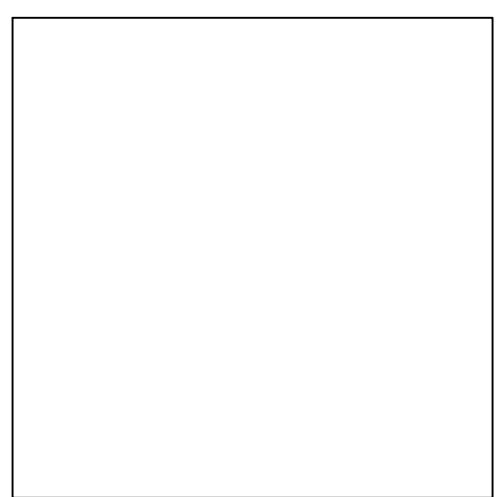
19474

C:\19400\19474\Drawings\19474 - C1.099.dwg Plot Date: 07/17/22 1:37pm by: kschierck



VICINITY MAP

SCALE: 1"=50'



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE: 11/10/2021
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LEGEND

PROPOSED FEATURES

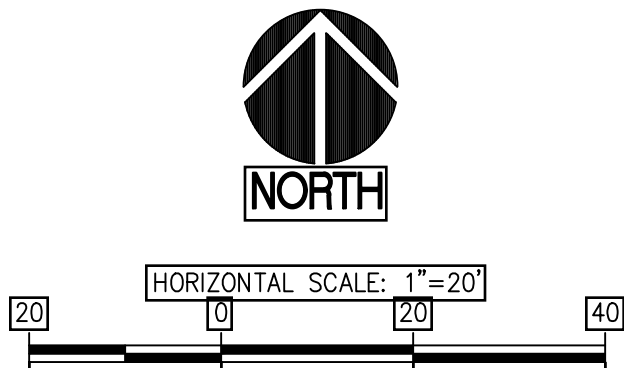
	CATCH BASIN PROTECTION, PER DETAIL A2/C6.0W
	DEMOLITION OF DESIGNATED ITEM
	TEMPORARY SOIL STOCKPILE
	SAWCUT PAVEMENT
	LIMITS OF WORK
	TREE PROTECTION FENCE, PER DETAIL B1/C6.0W
	SILT FENCE, PER DETAIL B3/C6.0W
	GRAVEL DEMOLITION
	BUILDING STRUCTURE DEMOLITION
	CONCRETE REMOVAL
	ASPHALT DEMOLITION

GENERAL NOTES

- SEE APPLICABLE CITY OF PUYALLUP GENERAL CIVIL NOTES ON SHEET C0.255
- CONSTRUCTION ACCESS SHALL BE FROM EXISTING ASPHALT SURFACES ON 7TH AVE SW. IF ADDITIONAL MEASURES ARE NEEDED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADS. THE CONTRACTOR SHALL INSTALL A CONSTRUCTION ENTRANCE PER DETAIL B4/C4.0SS.
- CONTRACTOR SHALL COVER ALL OPEN TRENCHES AT END OF WORK DAY.
- CONTRACTOR TO PROTECT EXISTING FEATURES BEYOND THE LIMITS OF WORK AND REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES AFFECTING THE NEW CONSTRUCTION.
- SEE ELECTRICAL PLAN FOR POWER AND LOW VOLTAGE CONNECTION REQUIREMENTS.
- CONTRACTOR SHALL PREPARE, SUBMIT AND OBTAIN AN APPROVED TRAFFIC CONTROL PLAN FROM THE CITY OF PUYALLUP PRIOR TO COMMENCING WORK IN RIGHT-OF-WAY.

KEY NOTES

- PROTECT EXISTING FEATURE TO REMAIN, AS NOTED.
- DEMOLISH EXISTING FEATURE, AS NOTED.
- SALVAGE EXISTING FEATURE, AS NOTED. COORDINATE RELOCATION WITH SCHOOL DISTRICT.
- TEMPORARY CONSTRUCTION ACCESS, SWEEP CLEAN AS REQUIRED. SEE GENERAL NOTE 2.
- REMOVE EXISTING GRASS AND SOIL. DISPOSE OF AT AN APPROVED OFF-SITE FACILITY.
- INSTALL CATCH BASIN PROTECTION PER DETAIL A2/C6.0W. PROVIDE CATCH BASIN PROTECTION AT ALL STORM DRAINAGE INLET SUBJECT TO SURFACE DRAINAGE FROM CONSTRUCTION AREA.
- SUGGESTED TEMPORARY SOIL STOCK PILE LOCATION. COORDINATE ACTUAL LOCATION WITH SCHOOL DISTRICT. CONTRACTOR TO PROTECT ALL STOCKPILES AS NEEDED TO PREVENT EROSION PER DETAIL A1/C6.0W. AND EMPLOY EROSION CONTROL BMP'S IN ACCORDANCE WITH GENERAL NOTES ON SHEET C1.1W.
- DEMOLISH ASPHALT PAVEMENT FULL DEPTH.
- RELOCATE EXISTING POWER POLE



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<http://www.sittshill.com/>

Project No.:	19474	Project Mgr.:	RCH
Proj. Engineer:	SAJ	Proj. Drafter:	SAJ

APPROVALS

DESIGNED	SAJ	CHECKED	RCH	DATE	11/10/2021	SCALE	AS NOTED
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PRELIMINARY

PREPARED BY

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PROJECT

SPARKS STADIUM
EVENT PARKING LOT
PUYALLUP, WASHINGTON 98371

SHEET TITLE

DEMOLITION AND TESC PLAN

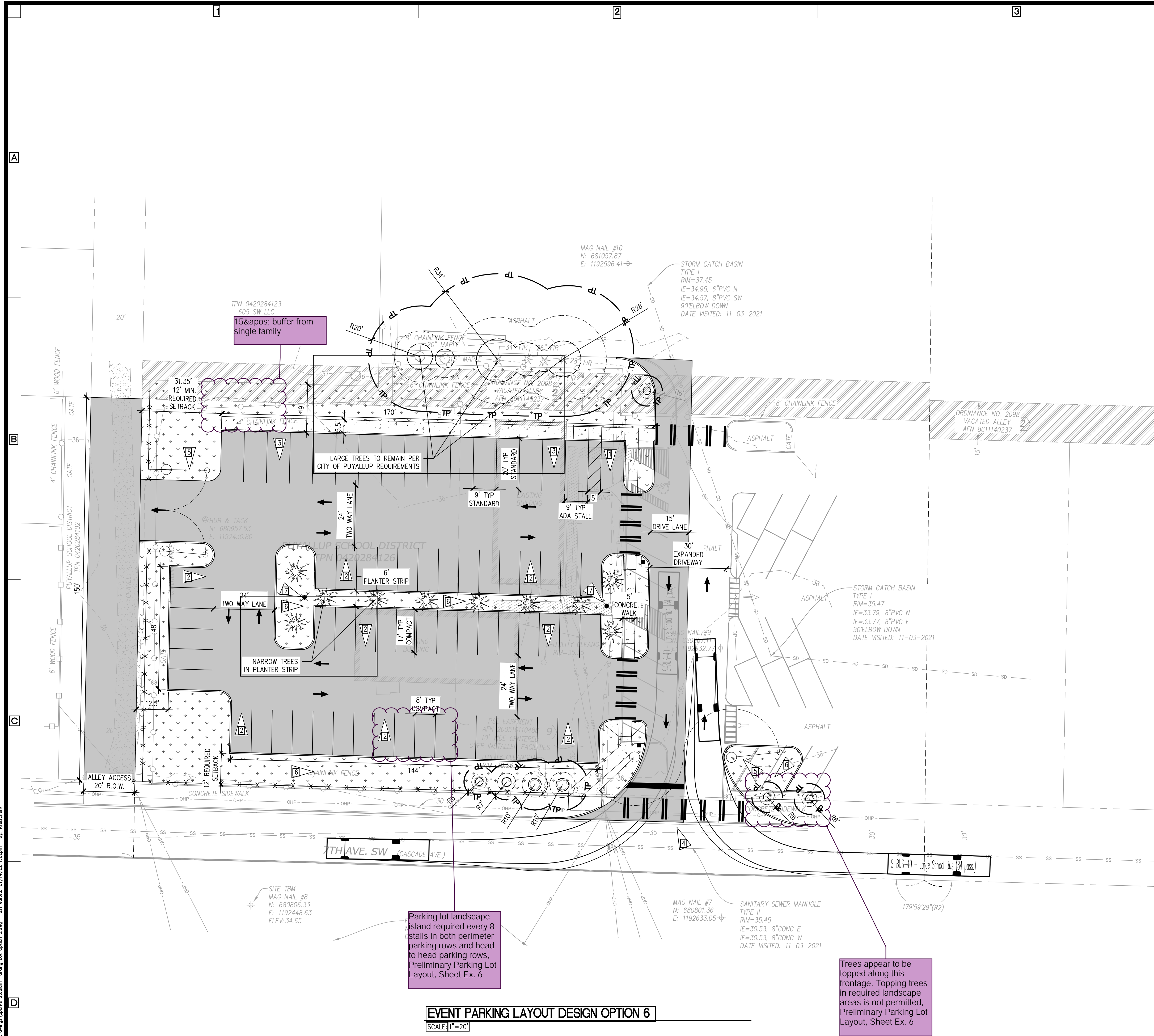
PROJECT NO.

C1.099

PROJECT NO.

19474

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EVENT PARKING LAYOUT DESIGN OPTION 6
SCALE: 1"=20'

APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE: 12/10/2021

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LEGEND

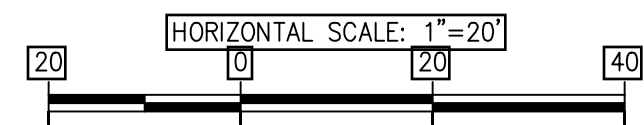
	CONCRETE CURB
	CHAIN-LINK FENCE
	SIGNAGE
	GATE POST
	GATE HOLD OPEN POST
	PROPOSED LIGHT POLE
	PAVEMENT MARKINGS
	LANDSCAPE TREE
	TREE PROTECTION
	ASPHALT
	CONCRETE SIDEWALK
	LANDSCAPING
	BUS TURN LOOP

GENERAL NOTES

- PARKING LAYOUT FOLLOW GUIDELINES FROM THE PUYALLUP MUNICIPAL CODE 20.55.035 AISLE AND DRIVEWAY DIMENSIONS
 - 70 ADDED PARKING STALLS: 15 STANDARD, 53 COMPACT, 2 ADA
 - 157 EXISTING STALLS: 153 STANDARD, 4 ADA
 - 10 EXISTING STALLS REMOVED: 8 STANDARD, 2 ADA
 - 217 TOTAL STALLS: 160 STANDARD, 53 COMPACT, 4 ADA
- ADA PARKING STALLS FOLLOW THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN ADOPTED BY THE CITY OF PUYALLUP
- DRIVEWAY APPROACH PER CITY OF PUYALLUP STANDARD DETAIL 01.02.16
- GATES FOLLOW THE PIERCE COUNTY NON-RESIDENTIAL GATE PERMITTING DESIGN AND INSPECTION GUIDE AND THE PIERCE COUNTY MANUAL ON DESIGN GUIDELINES AND SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION
- VEGETATION AND LANDSCAPING FOLLOW GUIDELINES FROM THE PUYALLUP MUNICIPAL CODE 20.58 LANDSCAPE REQUIREMENTS
- CRITICAL ROOT ZONE PROTECTION DIMENSIONS FOLLOW GUIDELINES IN THE PUYALLUP MUNICIPAL CODE 20.58 LANDSCAPING REQUIREMENTS
- SIGHT DISTANCE REQUIREMENTS TBD
- SCHOOL BUS FOLLOW STANDARD DESIGN IN AASHTO-GEOMETRIC DESIGN OF HIGHWAY AND STREETS
- PAVEMENT MARKINGS PER CITY OF PUYALLUP STANDARD DETAIL 01.03.11

KEY NOTES

- ADA STALL
- COMPACT STALL
- STANDARD STALL
- DRIVEWAY APPROACH
- MANUAL SWING GATES
- LANDSCAPE
- LIGHT POLE



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Project No.:	19474	Project Mgr.:	RCM
Proj. Engineer:	SAJ	Proj. Drafter:	SAJ

DESIGNED	SAJ
DRAWN	SAJ
CHECKED	RCM
DATE	12/10/2021
SCALE	AS NOTED



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PUYALLUP SCHOOL DISTRICT
323 12TH ST NW
PUYALLUP, WA 98374

PROJECT: SPARKS STADIUM
EVENT PARKING LOT
PUYALLUP, WASHINGTON 98374
SHEET TITLE: PRELIMINARY
PARKING LAYOUT
OPTION 6

EX 6
PROJECT NO.
19474