

S:\Washington\Puyallup\Palmadrome\115 2nd St SE 2DWCS\PPA1206.dwg Dec 03, 2025 - 4:14pm

LEGEND

- EX. CONTOUR
- RIDGE
- TYPE I CATCH BASIN
- STORM DRAIN PIPE
- ROOF DRAIN LEADER
- FOOTING DRAIN

Show the utility main relocations in resubmittal on a separate utility plan. As discussed in meetings between the City and applicants, this includes relocating and upsizing the 6-inch water main running in Main St and 3rd St SE. The extent of water main replacement required by this private development will terminate approximately as conceptually shown by the blue highlight, where the main in 3rd St SE intersects with the main south of this intersection. [Stormwater Site Plan]

Show where the existing overhead power and telecom lines will be relocated underground. [Stormwater Site Plan]

STORM DRAINAGE NOTES

1. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
2. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
3. STORM DRAINAGE PIPE WITH LESS THAN 2'-0" COVER SHALL BE DUCTILE IRON PIPE (AWWA C151) TO SUSTAIN H-20 LOADING.
4. ALL ON-SITE STORM DRAINAGE PIPE SHALL BE SMOOTH WALLED INTERIOR, MANUFACTURER'S VERIFICATION OF MANNING'S ROUGHNESS COEFFICIENT N=0.012 OR LESS.
5. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
6. ALL CATCH BASINS AND AREA DRAINS ARE TO BE SITUATED SUCH THAT THE OUTSIDE EDGE OF GRATE FRAME IS AT TOE OF CURB OR FLOWLINE OF GUTTER (WHERE APPLICABLE).
7. CATCH BASIN INLET PROTECTION / EROSION CONTROL TO BE USED FOR ALL NEW INLETS.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
10. CONTRACTOR SHALL CONNECT ROOF DRAIN LEADERS AND FOOTING DRAINS TO PROPOSED STORM DRAINS AS SHOWN.
11. CONTRACTOR SHALL CONFIRM STRUCTURE CONSTRUCTABILITY WITH MANUFACTURER PRIOR TO DELIVERY AND INSTALLATION.
12. PER COORDINATION WITH THE CITY OF PUYALLUP, THE PROJECT MAY DIRECTLY DISCHARGE TO THE CITY SYSTEM IN MEEKER ST WITHOUT THE NEED FOR ADDITIONAL FLOW CONTROL BMPS.

For the utility relocations within the drive aisle, an AMR will be required, as spacing and easements will likely need to deviate from City Standards. [Stormwater Site Plan]

GRADING NOTES

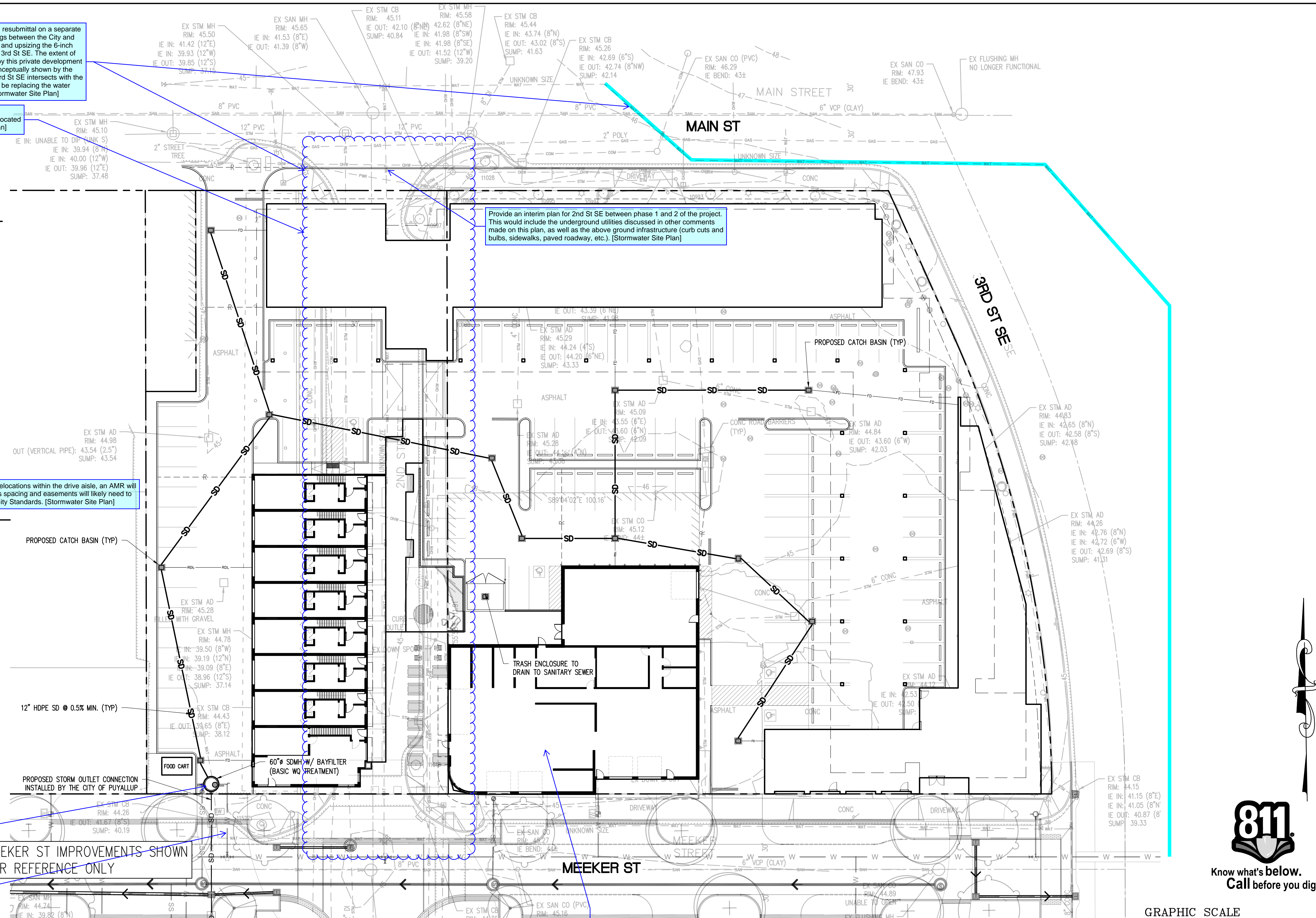
1. THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL OR AS OTHERWISE NOTED TO MEET LOW IMPACT DESIGN REQUIREMENTS. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
4. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE IBC CODE AND APPLICABLE LOCAL REGULATION. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
6. ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS.
10. PROPOSED GRADES SHALL BE LIMITED TO:
 - 10.1. ACCESSIBLE PARKING STALLS AND LANDINGS
 - 10.1.1. 2.0% IN ANY DIRECTION
 - 10.2. ACCESSIBLE PEDESTRIAN PATHS
 - 10.2.1. 2.0% CROSS-SLOPE
 - 10.2.2. 5.0% RUNNING SLOPE

Note that if roof and footing connections combine with surface runoff prior to treatment, the water quality design will need to account for this water as pollution generating area. [Stormwater Site Plan]

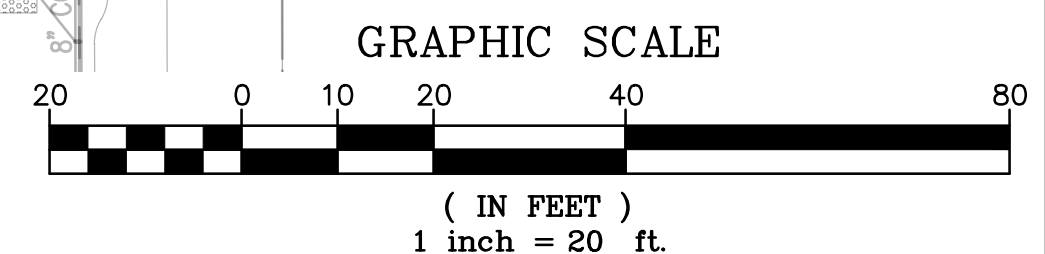
Show how the townhomes will be connected to water. Due to spacing constraints and setback requirements, the water main will not be relocated within this corridor. Instead, the main within 3rd St SE and Meeker will be upgraded. See the comments above for further information on the water main upgrade. [Stormwater Site Plan]

Provide an interim plan for 2nd St SE between phase 1 and 2 of the project. This would include the underground utilities discussed in other comments made on this plan, as well as the above ground infrastructure (curb cuts and butts, sidewalks, paved roadway, etc.). [Stormwater Site Plan]

Grease Interceptors are required for all commercial facilities involved in food preparation. As the developer agreement specifies that the market hall is to include restaurants, an external grease interceptor shall be provided in accordance with the current edition of the Uniform Plumbing Code adopted by the City of Puyallup, Puyallup Municipal Code, and City standard details. [Stormwater Site Plan]



MEEKER ST IMPROVEMENTS SHOWN FOR REFERENCE ONLY



No.	Date	By	Revision Description

Designed By:	Issue Date:
WL	11/26/2025
Drawn By:	PRELIMINARY
WL	
Checked By:	Project No.:
JAC	10-152-001

PACLAND
 6814 Greenwood Ave N
 Seattle, WA 98103
 T (206) 522-9510
 www.PacLand.com

SEASONS ON MEEKER
 115 2ND ST SE
 PUYALLUP, WA

**PRELIMINARY
 STORMWATER SITE
 PLAN**

C-2.0