#### **SURVEYOR**

ABBEY ROAD GROUP CONTACT: LARRY WALKER PO BOX 1224

PUYALLUP, WA 98371

OFFICE: 253-435-3699

#### **ARCHITECT**

SYNTHESIS 9, LLC CONTACT: BRETT LINDSAY 523 N. D. ST **TACOMA, WA 98403** OFFICE: 253-468-4117

#### **CIVIL ENGINEER**

2215 NORTH 30TH STREET, SUITE 300 TACOMA, WA 98403 PHONE: (253) 383-2422 CONTACT: TODD SAWIN EMAIL: TSAWIN@AHBL.COM

SITE INFORMATION PARCEL: 0420264021, 0420264054, 0420264053. 0420351066, 0420351030, 0420351029, 0420351026 ADDRESS: 2902 E PIONEER PUYALLUP, WA 98372 ZONING: CG AND RM-20

0420351000

**LEGAL DESCRIPTION** 

DATED JANUARY 22, 2021 AT 8:00 A.M.

THENCE EAST 258.26 FEET;

AUDITOR'S FILE NO. 9308310480:

THENCE EAST 258.35 FEET;

EAST OF "POINT A";

WASHINGTON.

40249901-T35

9303010321:

LINE OF SECTION 35:

WASHINGTON.

TAX PARCEL NO. 0420264021: PER CW TITLE TITLE RESOURCES

JARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO.

TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY.

WASHINGTON, WITH THE EAST 1/16TH LINE OF SAID SECTION:

NORTH, RANGE 4 EAST, W.M., A DISTANCE OF 95.4 FEET;

ROAD TO THE EAST 1/16TH LINE OF SECTION 26;

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26,

THENCE SOUTH ALONG THE 1/16TH LINE OF SECTION 35, TOWNSHIP 20

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF COUNTY

THENCE SOUTH ALONG SAID 1/16TH LINE TO THE POINT OF BEGINNING;

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO PIERCE COUNTY

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY

9408230215, BEING A RE-RECORD OF INSTRUMENT RECORDED UNDER

AND ALSO EXCEPT ANY PORTION THEREOF LYING SOUTHERLY AND

WESTERLY OF A LINE DESCRIBED AS BEGINNING AT THE NORTHWEST

OF SAID SECTION 35, HEREINAFTER CALLED "POINT A";

RECORDED UNDER AUDITOR'S FILE NO. 200303315001;

OF BEGINNING OF THE LINE TO BE DESCRIBED;

DATED JANUARY 22, 2021 AT 8:00 A.M.

CORNER OF SAID SECTION 35:

WEST, 437,43 FEET TO POINT LYING

FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 145.00 FEET THEREOF;

CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER

THENCE SOUTH ALONG THE 1/16TH LINE 95.4 FEET TO THE TRUE POINT

THENCE SOUTH TO A POINT 495.4 FEET SOUTH OF AND 258.35 FEET

TERMINUS OF SAID LINE, SAID POINT ALSO BEING DESCRIBED AS THE

SOUTHWEST CORNER OF LOT 3 OF BOUNDARY LINE ADJUSTMENT

SITUATE IN THE CITY PUYALLUP, COUNTY OF PIERCE STATE OF

TAX PARCEL NO. 0420264053: PER CW TITLE TITLE RESOURCES

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST

QUARTER OF SECTION 35, AND THE SOUTHEAST QUARTER OF THE

EAST, WM.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS

SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID

SECTION 35 WHICH POINT BEARS NORTH 88°32'51" WEST, 640.11 FEET

FROM A BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST

THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04"

THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04'

SOUTH 88°53'30" EAST, 405.26 FEET OF THE EASTERLY EXTENSION OF

THENCE ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF

SAID LOT 2, NORTH 01°06'30" EAST, 789.89 FEET TO THE SOUTHERLY

THENCE ALONG SAID SOUTHERLY MARGIN, SOUTH 74°08'09" EAST,

THENCE ALONG SAID PARALLEL LINE, SOUTH 88°32'51" EAST, 142.38

(ALSO KNOWN AS LOT 3 OF RECORD OF SURVEY FOR BOUNDARY LINE

ADJUSTMENT RECORDED MARCH 31, 2003 UNDER RECORDING NO.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF

THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2; THENCE ALONG SAID PARALLEL LINE, SOUTH 01°06'30" WEST, 282.06 FEET TO A LINE 54.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH

272.98 FEET TO A LINE LYING 263.84 FEET EAST OF AND PARALLEL WITH

THE NORTH LINE OF LOT 2 OF PIERCE COUNTY SHORT PLAT NO.

WEST, 54.00 FEET TO THE TRUE POINT OF BEGINNING;

GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO.

THENCE EAST TO THE EAST LINE OF SAID PREMISES AND THE

PUYALLUP BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO.

BY DEED RECORDED UNDER RECORDING NO. 1618885 FOR SHAW

THENCE NORTH TO THE SOUTHERLY LINE OF THE COUNTY ROAD;

#### **SURVEYOR'S NOTES**

. <u>HORIZONTAL DATUM:</u> BASIS OF BEARING AND SURVEY DATA PER WASHINGTON STATE

2. BASIS OF BEARING: HELD S 01° 21' 28" W OBSERVED ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SEC. 35, T. 20 N. R. 4 E. BETWEEN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER MONUMENT AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER MONUMENT OF

3. <u>VERTICAL DATUM:</u> NAVD88 AS DEFINED BY THE NATIONAL GEODETIC SURVEY (NGS)

DESCRIPTION: ENCASED STEEL ROD LOCATED IN EASTERLY GRAVEL SHOULDER AT THE RSECTION OF PIONEER WAY AND 134TH AVE. E

4. ALL UTILITY LOCATES HAVE BEEN DETERMINED BY SURFACE LOCATION ONLY EITHER BY PHYSICAL STRUCTURES OR PAINT MARKINGS AS DETERMINED BY UNDERGROUND + UTILITY LOCATE, INC. AND/OR UTILITY COMPANY. GAS PIPE LOCATION WITH IN THE PROPERTY DETERMINED BY MAP PROVIDE BY PUGET SOUND ENERGY, INC. ACTUAL UNDERGROUND LOCATION MAY VARY EXISTING UTILITIES AS SHOWN MAY NOT BE THE SAME AFTER THIS DATE AS MAJOR CONSTRUCTION IS IN PROGRESS

5. REFERENCE SURVEYS 1. 200303315001

3. ROS 8210040207

6 METHOD OF SURVEYING WAS:

1. CONVENTIONAL TRAVERSE USING A TOPCON 800A TOTAL STATION. 2. MONUMENTS FOUND MARCH 2008

BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBL ENGINEERING CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

#### **FILL SPECIFICATIONS**

ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL. OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR

#### FIRE SPRINKLER NOTE

FIRE LINE SHALL BE SIZED BY A LICENSED FIRE PROTECTION ENGINEER. A SEPARATE, DETAILED PLAN SHALL BE APPROVED BY THE FIRE MARSHALL AND INSTALLED BY A WASHINGTON CERTIFIED LEVEL "U" CONTRACTOR IN ACCORDANCE WITH WAC 212-80-010. A POST INDICATOR VALVE SHALL BE INSTALLED ON THE SPRINKLER LINE TO ISOLATE THE FIRE SYSTEM FROM THE WATER SYSTEM WHEN REQUIRED.

#### **VERIFICATION NOTE**

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRICTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE

RIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

#### TRENCH NOTES

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09 .3(3)8. IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR IS ALONE RESPONSIBLE FOR WORKER SAFETY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS

OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

#### CONSTRUCTION SEQUENCE

FLAG CLEARING LIMITS

INSTALL OR REPLACE SILT FENCE

INSTALL CONSTRUCTION ENTRANCE POTHOLE ANY EXISTING UTILITIES FOR VERIFICATION OF DEPTH AND LOCATION. SEE

VERIFICATION NOTE SCHEDULE EROSION CONTROL INSPECTION W/ CITY

. ARRANGE FINAL INSPECTION WITH THE CITY

MAINTAIN EROSION CONTROL MEASURE AND RELOCATE SURFACEWATER CONTROLS AS NEEDED IN ACCORDANCE WITH CITY OF PUYALLUP REQUIREMENTS AND NPDES

CONSTRUCTION STORMWATER GENERAL PERMIT COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN FIVE DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON

). STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE I INSTALL RTANKS

2. STABILIZE ALL DISTURBED AREAS AND REMOVE BMP'S AND EROSION CONTROL MEASURES AS APPROPRIATE

#### CUT AND FILL ESTIMATES

FILL: 45,600 CY NET IMPORT: 43,100 CY

#### CONDITIONS:

PRIOR TO PERMIT ISSUANCE, RIGHT-OF-WAY DEDICATION ALONG SHAW ROAD SHALL BE APPROVED AND RECORDED. RIGHT-OF-WAY ALONG EAST PIONEER SHALL BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF PHASE 2 CIVIL PERMIT. PRIOR TO PERMIT ISSUANCE, THE APPLICANT SHALL CLARIFY WHETHER IT IS THE PROJECT'S INTENT TO DEDICATE RIGHT-OF-WAY OR GRANT AN EASEMENT FOR MAINTENANCE AND OPERATION OF THE SHAW ROAD TRAFFIC SIGNAL AND EQUIPMENT. ALL PRIVATE STORM DRAINAGE FACILITIES SHALL BE COVERED BY A MAINTENANCE AGREEMENT PROVIDED BY THE CITY AND RECORDED WITH PIERCE COUNTY, UNDER THIS AGREEMENT, IF THE OWNER FAILS TO PROPERLY MAINTAIN THE FACILITIES, THE CITY, AFTER GIVING THE OWNER NOTICE, MAY PERFORM NECESSARY MAINTENANCE AT THE OWNER'S EXPENSE. PRIOR TO OCCUPANCY THE AGREEMENT SHALL BE

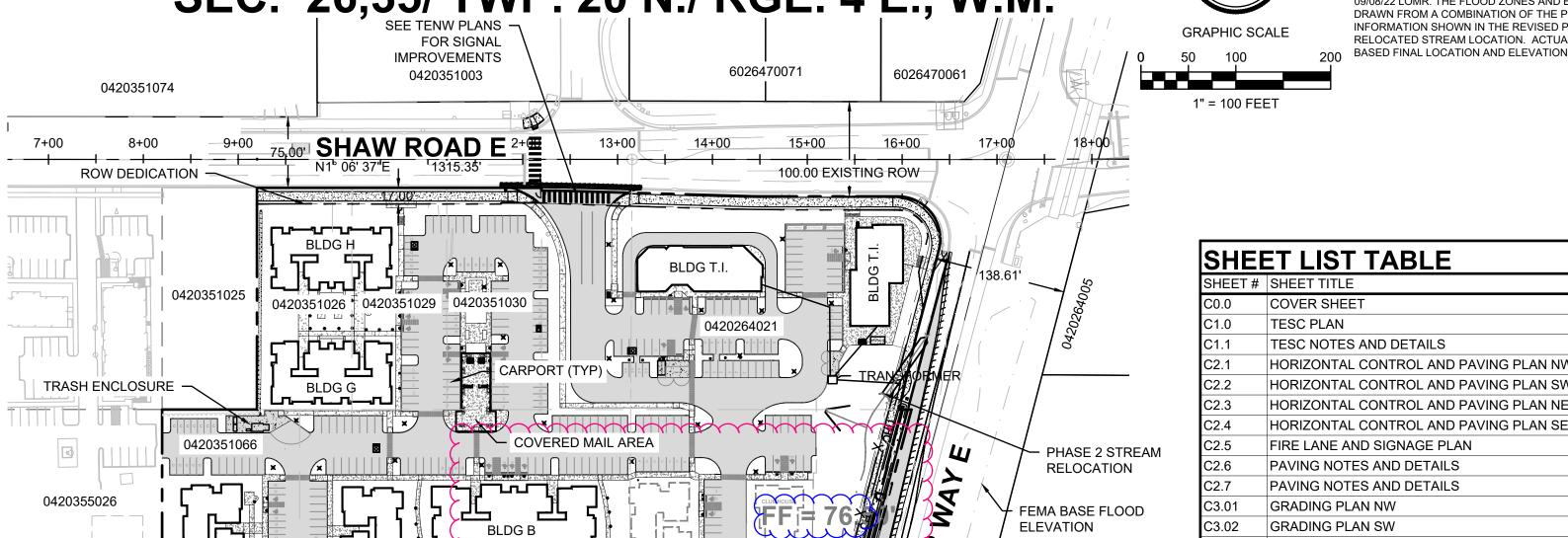
APPROVED AND RECORDED. PRIOR TO OCCUPANCY, A STREET MAINTENANCE COVENANT WILL BE REQUIRED TO ENSURE THAT PAVEMENT MARKINGS LOCATED ON PRIVATE PROPERTY AT THE DRIVE ENTRANCES WILL BE MAINTAINED.

AS MENTIONED DURING THE LAND USE APPLICATION (P-21-0034), THE EXISTING STORMWATER FACILITY SERVING THE OFFSITE PROPERTIES SOUTH OF THE PROJECT IS CURRENTLY IN VIOLATION OF NPDES REGULATIONS AND THE PUYALLUP MUNICIPAL CODE DUE TO LACK OF MAINTENANCE, BREACHING OF THE POND BERM, AND PASS-THROUGH OF A REGULATED STREAM THROUGH THE CONTROL STRUCTURE. HOWEVER, THE CITY IS WILLING TO ALLOW THE POND REMEDIATION TO OCCUR DURING PHASE 2, PROVIDED THE REMEDIATION IS ACCOMPLISH PRIOR TO ANY OCCUPANCY OF PHASE 1 STRUCTURES.



### **EAST TOWN CROSSING PHASE 1**

SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



0420264012

TAX PARCEL NO. 0420264054: PER CW TITLE TITLE RESOURCES

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST

QUARTER OF SECTION 35, AND THE SOUTHEAST QUARTER OF THE

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE

NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35

BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER

THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04"

THENCE ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID

THENCE NORTH 01°06'30" EAST, 282.08 FEET TO THE SOUTHERLY

THENCE ALONG SAID SOUTHERLY MARGIN, SOUTH 74°08'09" EAST,

179.36 FEET TO A LINE LYING 30.48 FEET EAST OF AND PARALLEL WITH

EAST LINE OF THE WEST HALF OF THE NORTH EAST QUARTER OF THE

THENCE ALONG SAID PARALLEL LINE, SOUTH 01°15'04" WEST, 183.43

THENCE ALONG SAID NORTH LINE, NORTH 88°32'51" WEST, 30.48 FEET

(ALSO KNOWN AS LOT 5 OF RECORD OF SURVEY FOR BOUNDARY LINE

ADJUSTMENT RECORDED MARCH 31, 2003 UNDER RECORDING NO.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID

SECTION 35 WHICH POINT BEARS NORTH 88°32'51" WEST, 640.11 FEET

FROM A BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST

THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04'

SOUTH 88°53'30" EAST, 405.26 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 OF THE PIERCE COUNTY SHORT PLAT NO.

THENCE ALONG SAID NORTH LINE, NORTH 88°53'30" WEST, 405.26 TO

THENCE ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF

WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST

ADJUSTMENT RECORDED MARCH 31, 2003 UNDER RECORDING NO.

THENCE SOUTH 88°53'30" EAST 405.62 FEET TO THE EAST LINE OF THE

THENCE ALONG SAID EAST LINE SOUTH 01°15'04" WEST, 145.00 FEET TO

TAX PARCEL NO. 0420351066: PER CW TITLE TITLE RESOURCES

GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO.

SECTION 35, NORTH 88°32'51" WEST, 142.38 FEET;

NORTHEAST QUARTER OF SAID SECTION 35;

FEET TO THE NORTH LINE OF SAID SECTION 35;

WHICH POINT BEARS NORTH 88°32'51" WEST, 640.11 FEET FROM A

EAST, WM.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS

DATED JANUARY 22, 2021 AT 8:00 A.M.

SAID SECTION 35:

WEST, 54,00 FEET

MARGIN OF PIONEER WAY:

TO THE POINT OF BEGINNING:

DATED JANUARY 22, 2021 AT 8:00 A.M.

WEST, 491.43 FEET TO A POINT LYING

9303010321 AND THE TRUE POINT OF BEGINNING

SAID LOT 2. NORTH 01°06'30" EAST, 145,00 FEET:

THE NORTHEAST CORNER OF SAID LOT 2;

CORNER OF SAID SECTION 35:

QUARTER OF SAID SECTION 35.

THE TRUE POINT OF BEGINNING

**FLOOD PLAIN NOTE** 

GRADING PLAN NE

GRADING PLAN SE

STORM PROFILES

STORM PROFILES

C4.11 R-TANK 1 NOTES AND DETAILS

STORM DRAINAGE PLAN NW

STORM DRAINAGE PLAN SW

STORM DRAINAGE PLAN NE

STORM DRAINAGE PLAN SE

R-TANK 1 NOTES AND DETAILS

STORM DRAINAGE NOTES AND DETAILS

STORM DRAINAGE NOTES AND DETAILS

STORM DRAINAGE NOTES AND DETAILS

THE FLOOD PLAIN INFORMATION SHOWN IN THE PLAN SET IS BASED ON THE REVISED PANEL 342 OF 1375 OF MAP 53053C0342E THAT WAS PART OF THE 09/08/22 LOMR THE FLOOD ZONES AND BEE'S SHOWN IN THE PLAN SET ARE DRAWN FROM A COMBINATION OF THE PDF MAP PANEL AND GIS DATA. THE INFORMATION SHOWN IN THE REVISED PANEL IS BASED ON AN ASSUMED RELOCATED STREAM LOCATION. ACTUAL FLOOD ZONE AND BFE's WILL BE BASED FINAL LOCATION AND ELEVATION OF RELOCATED STREAM.

> 5th Review PRCCP20230970 May 2024

> > C4.32

C5.03

C6.03

C6.06

**APPROVED** 

CITY OF PUYALLUP DEVELOPMENT ENGINEERING

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVA

THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE

DEVELOPMENT ENGINEERING

MANAGER.

R-TANK 1 NOTES AND DETAILS

R-TANK 2 NOTES AND DETAILS

R-TANK 2 NOTES AND DETAILS

R-TANK 2 NOTES AND DETAILS

R-TANK 3 NOTES AND DETAILS

R-TANK 3 NOTES AND DETAILS

R-TANK 3 NOTES AND DETAILS

SEWER NOTES AND DETAILS

WATER NOTES AND DETAILS

WATER NOTES AND DETAILS

WATER NOTES AND DETAILS

OVERALL UTILITY PLAN

C4.22 R-TANK 2 NOTES AND DETAILS

SEWER PLAN NW

SEWER PLAN SW

SEWER PLAN NE

SEWER PLAN SE

SEWER PROFILES

SEWER PROFILES

SEWER PROFILES

WATER PLAN NW

WATER PLAN SW

WATER PLAN NE

WATER PLAN SE

WATER PROFILES

WATER PROFILES

WATER PROFILES

WATER PROFILES

Project Title:

**EAST TOWN CROSSING PHASE 1** ASH DEVELOPMENT **GREG HELLE** GREG.HELLE@ASHNW.COM

Project No.

2230752

TACOMA · SEATTLE · SPOKANE · TRI-CITIES

2215 North 30th Street, Suite 300, Tacoma, WA 98403

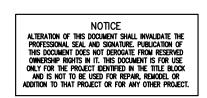
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Issue Set & Date:

PERMIT SUBMITTAL

05/17/2024





3/29/24 CITY COMMENTS

1 01/29/24 CITY COMMENTS

Sheet Title:

**COVER SHEET** 

<u>Drawn by:</u>

Sheet No.

1 of 53 Sheets

Lindent Golf & Country Jun Club

**VICINITY MAP** 

2902 E PIONEER WAY

40249904-T35 DATED JANUARY 22, 2021 AT 8:00 A.M

SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 TRUE POINT OF BEGINNING: THENCE EAST 258.26 FEET;

THENCE SOUTH 100 FEET THENCE WEST 258.26 FEET

EXCEPT SHAW COUNTY ROAD.

WASHINGTON.

40249905-1-E

COMMON TO SECTIONS 25, 26, 35 AND 36 IN TOWNSHIP 20 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH ALONG THE 1/16 SECTION LINE 195.4 FEET TO THE

TRUE POINT OF BEGINNING THENCE EAST 258.26 FEET;

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD.

DATED JANUARY 22, 2021 AT 8:00 A.M. BEGINNING AT THE 1/16 CORNER 1321.48 FEET WEST OF THE CORNER MONUMENT COMMON TO SECTIONS 25, 26, 35 AND 36 IN TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON:

THENCE NORTH 100 FEET TO THE TRUE POINT OF BEGINNING, IN

EXCEPT SHAW COUNTY ROAD.

(ALSO KNOWN AS LOT 3 OF RECORD OF SURVEY FOR BOUNDARY LINE

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF

TAX PARCEL NO. 0420351030: PER CW TITLE TITLE RESOURCES BEGINNING AT THE SIXTEENTH SECTION CORNER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, 1321.48 FEET WEST OF THE CORNER COMMON TO SECTIONS 25, 26, 35

0420264006

Replaced large text

with smaller text

similar to previous

ACCESS FOR

AND EVA ONLY

PIONEER WAY E ROW

DEDICATION TO BE

COMPLETED AS

PART OF PHASE 2

CONSTRUCTION

THENCE SOUTH ALONG THE SIXTEENTH SECTION 95.4 FEET TO THE

THENCE NORTH 100 FEET TO THE TRUE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF

TAX PARCEL NO. 0420351029: PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. DATED JANUARY 22, 2021 AT 8:00 A.M.

BEGINNING AT THE 1/16 SECTION CORNER, 1321.48 FEET WEST OF

THENCE SOUTH 100 FEET; THENCE WEST 258.26 FEET;

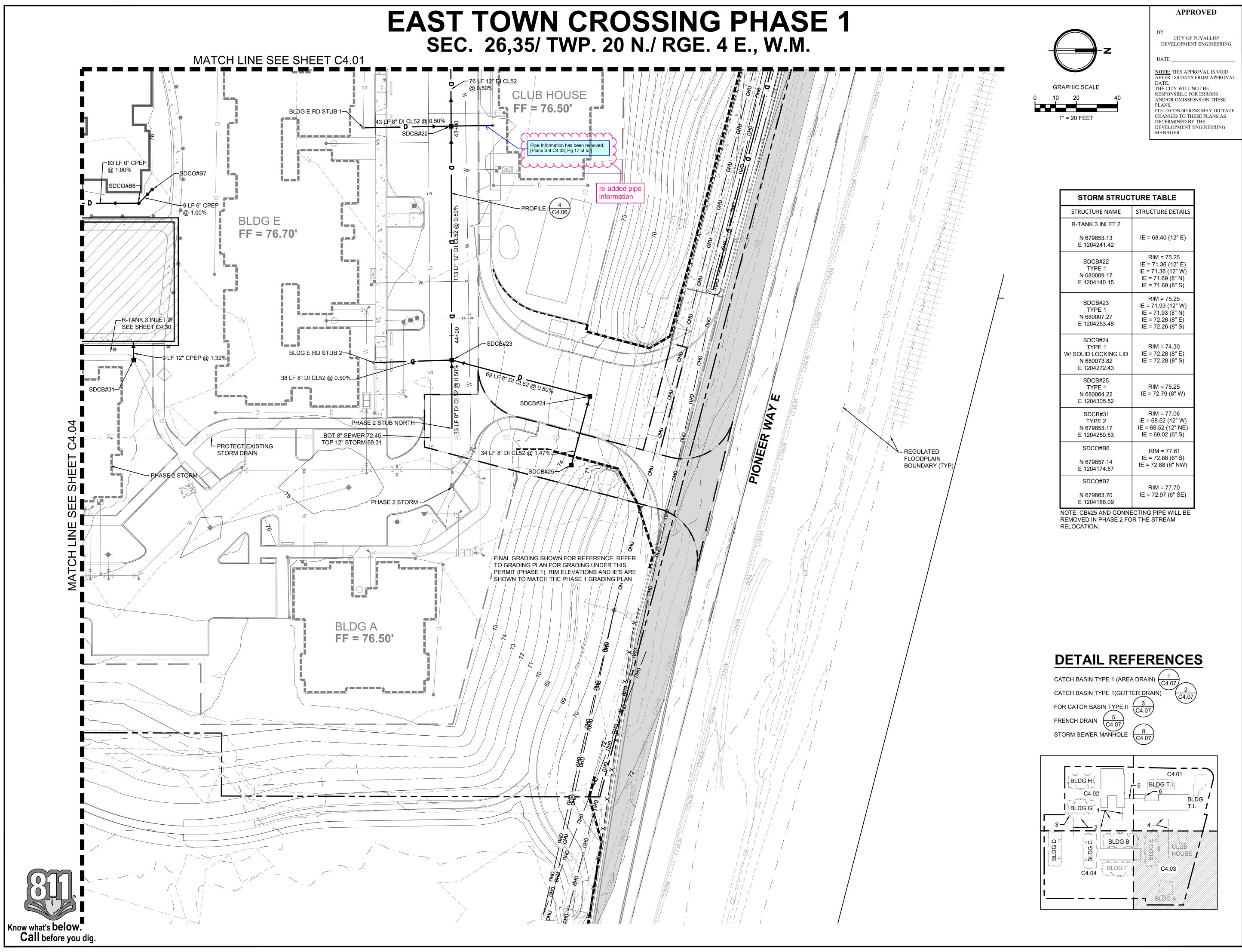
THENCE NORTH 100 FEET TO TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON. TAX PARCEL NO. 0420351026: PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249906-T35

THENCE SOUTH ALONG THE 1/16 SECTION LINE 294.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 258.35 FEET; THENCE SOUTH 100 FEET

THENCE WEST 258.35 FEET PIERCE COUNTY, WASHINGTON.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF





**EAST TOWN CROSSING PHASE 1** 

2215 North 30th Street, Suite 300, Tacoma, WA 98403 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

**ASH DEVELOPMENT** 

**GREG HELLE** 

GREG.HELLE@ASHNW.COM

2230752

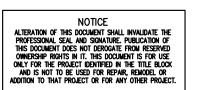
<u>Project No.</u>

Issue Set & Date:

#### PERMIT SUBMITTAL

05/17/2024





2 03/29/24 CITY COMMENTS

101/29/24 CITY COMMENTS

Revisions:

Sheet Title:

STORM DRAINAGE **PLAN NE** 

Designed by: Drawn by: Checked by:

Sheet No.

C4.03

## **EAST TOWN CROSSING PHASE 1**

SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.

This is new...is there a reason?

[Plans Sht C4.08; Pg 22 of 53]



PROJECT NAME

Bioretention/

Specifier Drawing

BPU-68IB

1 OF 1

REV DATE

DEVELOPMENT ENGINEERING 

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE

**APPROVED** 

CITY OF PUYALLUP

TACOMA · SEATTLE · SPOKANE · TRI-CITIES LD CONDITIONS MAY DICTATE ANGES TO THESE PLANS AS ERMINED BY THE 2215 North 30th Street, Suite 300, Tacoma, WA 98403 ELOPMENT ENGINEERING 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

#### **EAST TOWN CROSSING PHASE 1**

ASH DEVELOPMENT

GREG.HELLE@ASHNW.COM

**GREG HELLE** 

<u>Project No.</u>

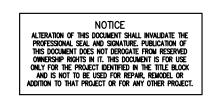
2230752

Issue Set & Date:

#### PERMIT SUBMITTAL

05/17/2024





03/29/24 CITY COMMENTS

101/29/24 CITY COMMENTS

Revisions:

Sheet Title:

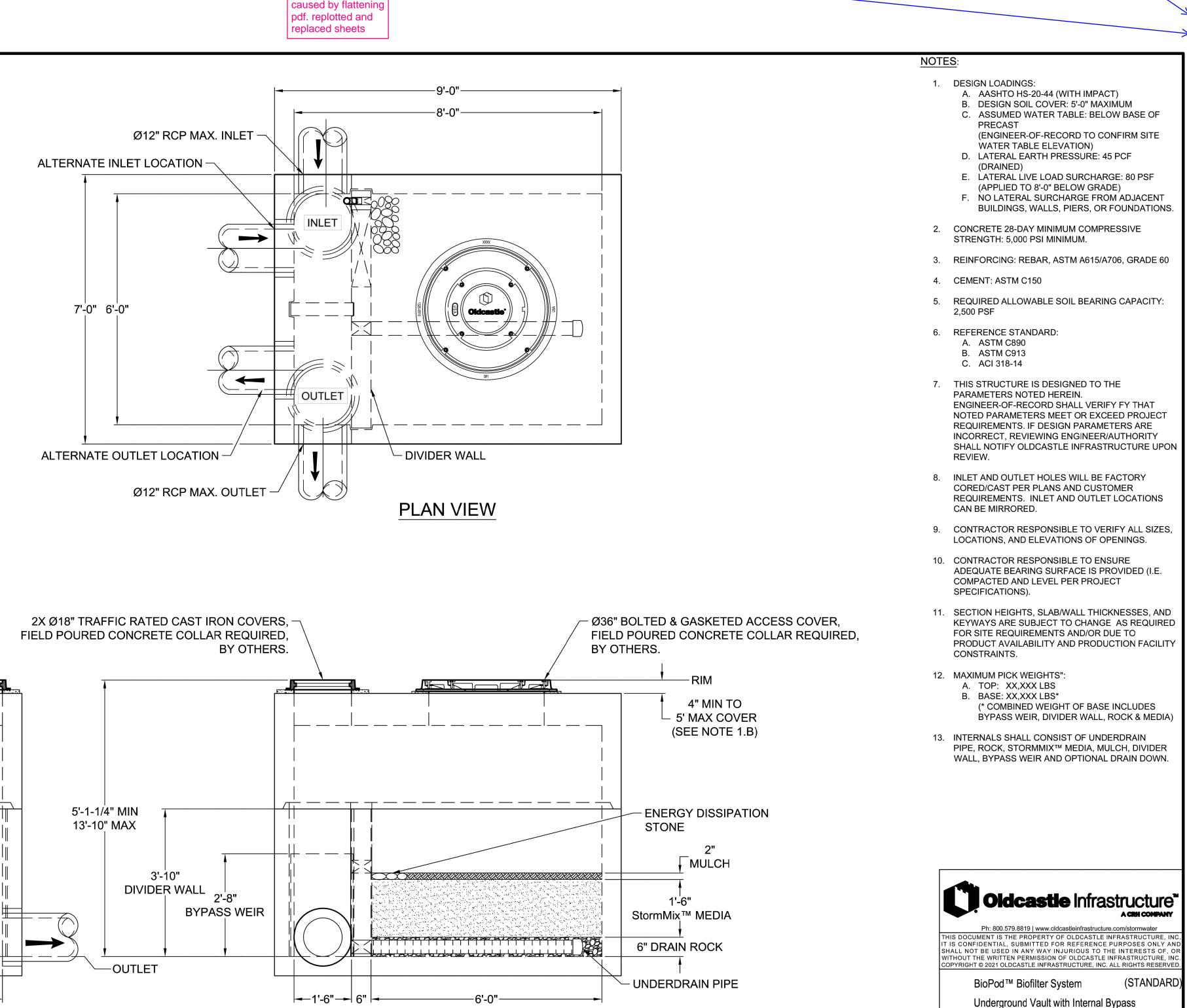
### STORM DRAINAGE **NOTES AND DETAILS**

Drawn by: Checked by:

Sheet No.

C4.08

22 of 53 Sheets



**ELEVATION VIEW** 





SITE SPECIFIC DATA

Pipe

SEE TABLE BELOW FOR DATA

PERFORMANCE SPECIFICATIONS

NJDEP 80% Removal, 75 micron | 0.144 cfs

72.78

W

12"

CPEP

68.40

12"

CPEP

Location Size

reatment Flow Capacities:\*

NUMBER

**ELEVATION** 

INLET LOCATION

PIPE SIZE

PIPE TYPE

INLET IE

**OUTLET LOCATION** 

PIPE SIZE

PIPE TYPE

**VARIES** 

WA Ecology GULD - Basic,

Contact Oldcastle for alternative treatment flow capacities.

Enhanced & Phosphorus

Bypass Capacity

0.12 CFS

4 CFS

Invert

0.128 cfs

5.0 cfs

76.07

Ν

12"

CPEP

70.10

12"

CPEP

76.28

75.90

S

12"

CPEP

70.80

Ν

12"

CPEP

<del>--|</del>4"|<del>------</del>2'-10"--

LEFT END VIEW

**6x8 BIOPOD** 

76.52

12"

CPEP

71.65

68.90

WQ DEVICE #2 IS A 4x6 BIOPOD. REFER TO SHEET C4.09 FOR SIZING

**INLET WINDOW** 

2'-2" [26"] DROP

RECOMMENDED, 6" MIN.

OPTIONAL DRAIN

DOWN DEVICE

Type | Elevation

Structure ID

Rim Elevation

Pipe Data .

Outlet

Notes:

Treatment Flow Rate (cfs)

Peak Flow Rate (cfs)

Top of Vault Elevation

## **EAST TOWN CROSSING PHASE 1**

SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.

This is new...is there a reason?

[Plans Sht C4.09; Pg 23 of 53]

caused by flattening

pdf. replotted and

replaced sheets



NOTES:

1. DESIGN LOADINGS:

4. CEMENT: ASTM C150

6. REFERENCE STANDARD: A. ASTM C890

> B. ASTM C913 C. ACI 318-14

CAN BE MIRRORED.

SPECIFICATIONS).

12. MAXIMUM PICK WEIGHTS":

A. TOP: XX,XXX LBS B. BASE: XX,XXX LBS\*

2,500 PSF

A. AASHTO HS-20-44 (WITH IMPACT)

WATER TABLE ELEVATION)

2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.

3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60

5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY:

ENGINEER-OF-RECORD SHALL VERIFY FY THAT

INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON

9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.

ADEQUATE BEARING SURFACE IS PROVIDED (I.E.

11. SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND

KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED

PRODUCT AVAILABILITY AND PRODUCTION FACILITY

(\* COMBINED WEIGHT OF BASE INCLUDES

Oldcastle Infrastructure

HIS DOCUMENT IS THE PROPERTY OF OLDCASTLE INFRASTRUCTURE, INC. T IS CONFIDENTIAL, SUBMITTED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED IN ANY WAY INJURIOUS TO THE INTERESTS OF, OR

WITHOUT THE WRITTEN PERMISSION OF OLDCASTLE INFRASTRUCTURE, INC. COPYRIGHT © 2021 OLDCASTLE INFRASTRUCTURE, INC. ALL RIGHTS RESERVED.

Underground Vault with Internal Bypass

BioPod™ Biofilter System

BYPASS WEIR, DIVIDER WALL, ROCK & MEDIA)

8. INLET AND OUTLET HOLES WILL BE FACTORY CORED/CAST PER PLANS AND CUSTOMER REQUIREMENTS. INLET AND OUTLET LOCATIONS

10. CONTRACTOR RESPONSIBLE TO ENSURE

COMPACTED AND LEVEL PER PROJECT

FOR SITE REQUIREMENTS AND/OR DUE TO

13. INTERNALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMIX™ MEDIA, MULCH, DIVIDER WALL, BYPASS WEIR AND OPTIONAL DRAIN DOWN.

NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE

7. THIS STRUCTURE IS DESIGNED TO THE

PARAMETERS NOTED HEREIN.

B. DESIGN SOIL COVER: 5'-0" MAXIMUM C. ASSUMED WATER TABLE: BELOW BASE OF

D. LATERAL EARTH PRESSURE: 45 PCF

E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)

F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.

(ENGINEER-OF-RECORD TO CONFIRM SITE

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE FIELD CONDITIONS MAY DICTATE

**APPROVED** 

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING

TACOMA · SEATTLE · SPOKANE · TRI-CITIES ANGES TO THESE PLANS AS ERMINED BY THE 2215 North 30th Street, Suite 300, Tacoma, WA 98403 ELOPMENT ENGINEERING 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

#### **EAST TOWN CROSSING PHASE 1**

ASH DEVELOPMENT

**GREG HELLE** 

GREG.HELLE@ASHNW.COM

<u>Project No.</u>

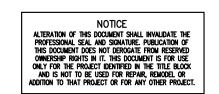
2230752

Issue Set & Date:

#### PERMIT SUBMITTAL

05/17/2024





03/29/24 CITY COMMENTS

101/29/24 CITY COMMENTS

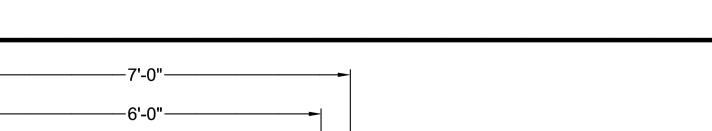
Revisions:

Sheet Title:

### STORM DRAINAGE **NOTES AND DETAILS**

Sheet No.

C4.09



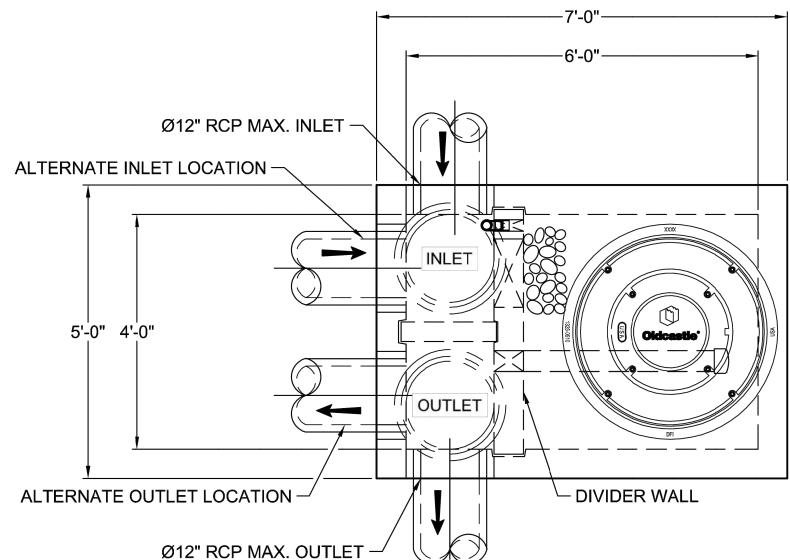
SITE SPECIFIC DATA						
Structure ID	ID					
Treatment Flow Rate (cfs)			0.05 CFS			
Peak Flow Rate (cfs)			1.2 CFS			
Rim Elevation			76.79			
Top of Vault Elevation			76.38			
Pipe Data Pipe	Pipe	Pipe Type	Invert			

Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet	N	12"	CPEP	71.37
Outlet	S	12"	CPEP	69.20
Notes:				

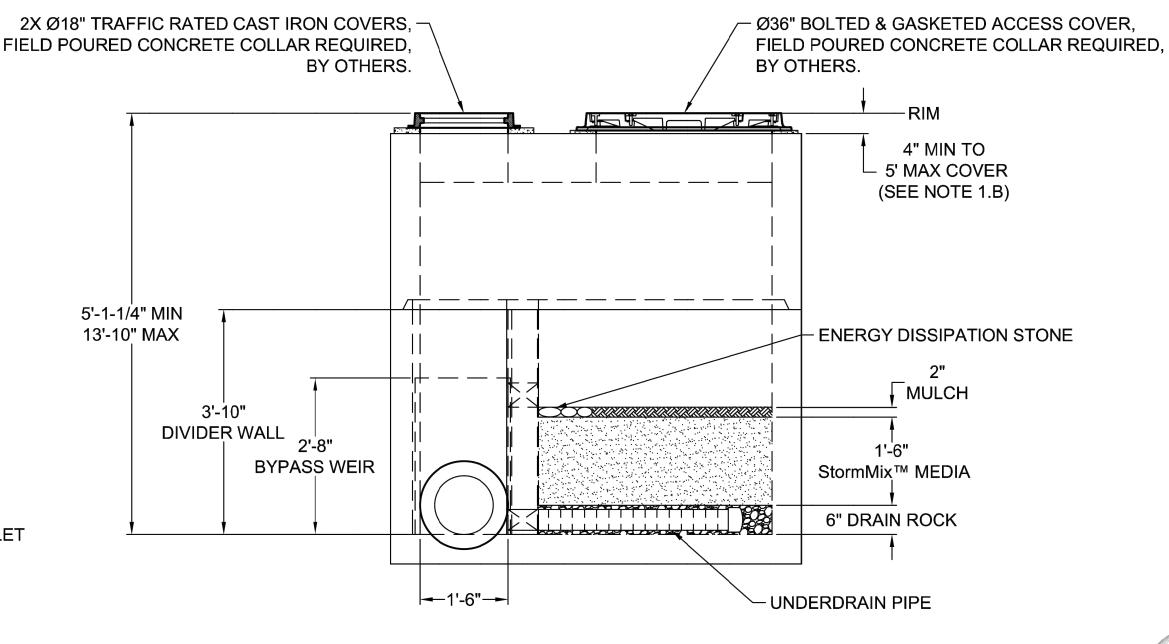
PERFORMANCE SPECIFICATIONS

Treatment Flow Capacities:*		
NJDEP 80% Removal, 75 micron	0.064 cf	
WA Ecology GULD - Basic, Enhanced & Phosphorus	0.057 cf	
Bypass Capactiy	5.0 cfs	
*Contact Oldcastle for alternative treatment flow capacities.		

VARIES



**PLAN VIEW** 



**ELEVATION VIEW** 

**4X6 BIOPOD** 

Know what's **below**.

Call before you dig.

2'-2" [26"] DROP RECOMMENDED, 6" MIN. OPTIONAL DRAIN -DOWN DEVICE LEFT END VIEW

INLET WINDOW

5'-1-1/4" MIN

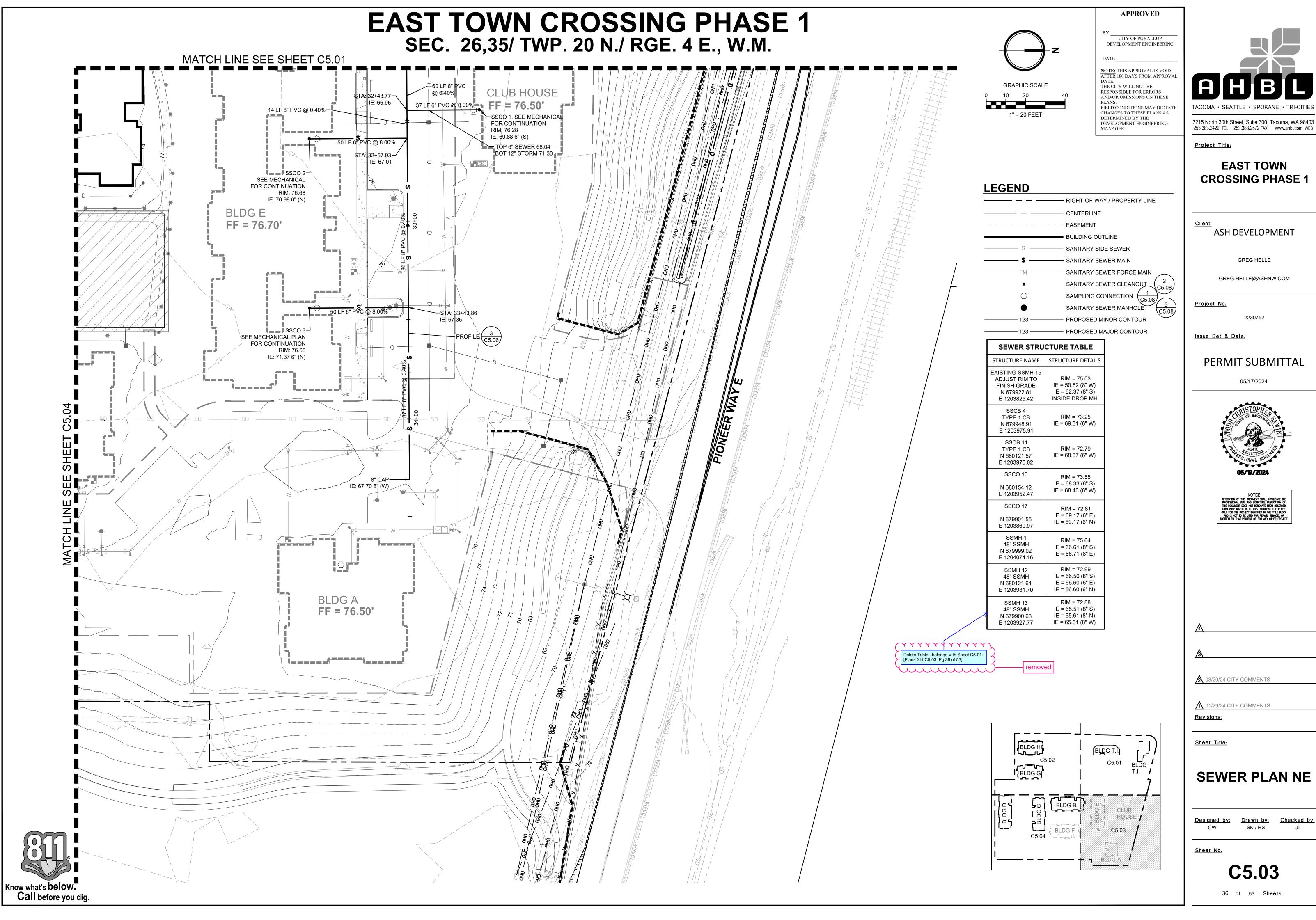
Specifier Drawing REV DATE BPU-46IB

PROJECT NAME

1 OF '

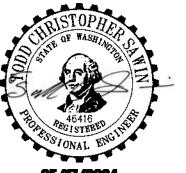
(STANDARD)

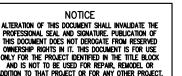
Designed by: Drawn by: Checked by:



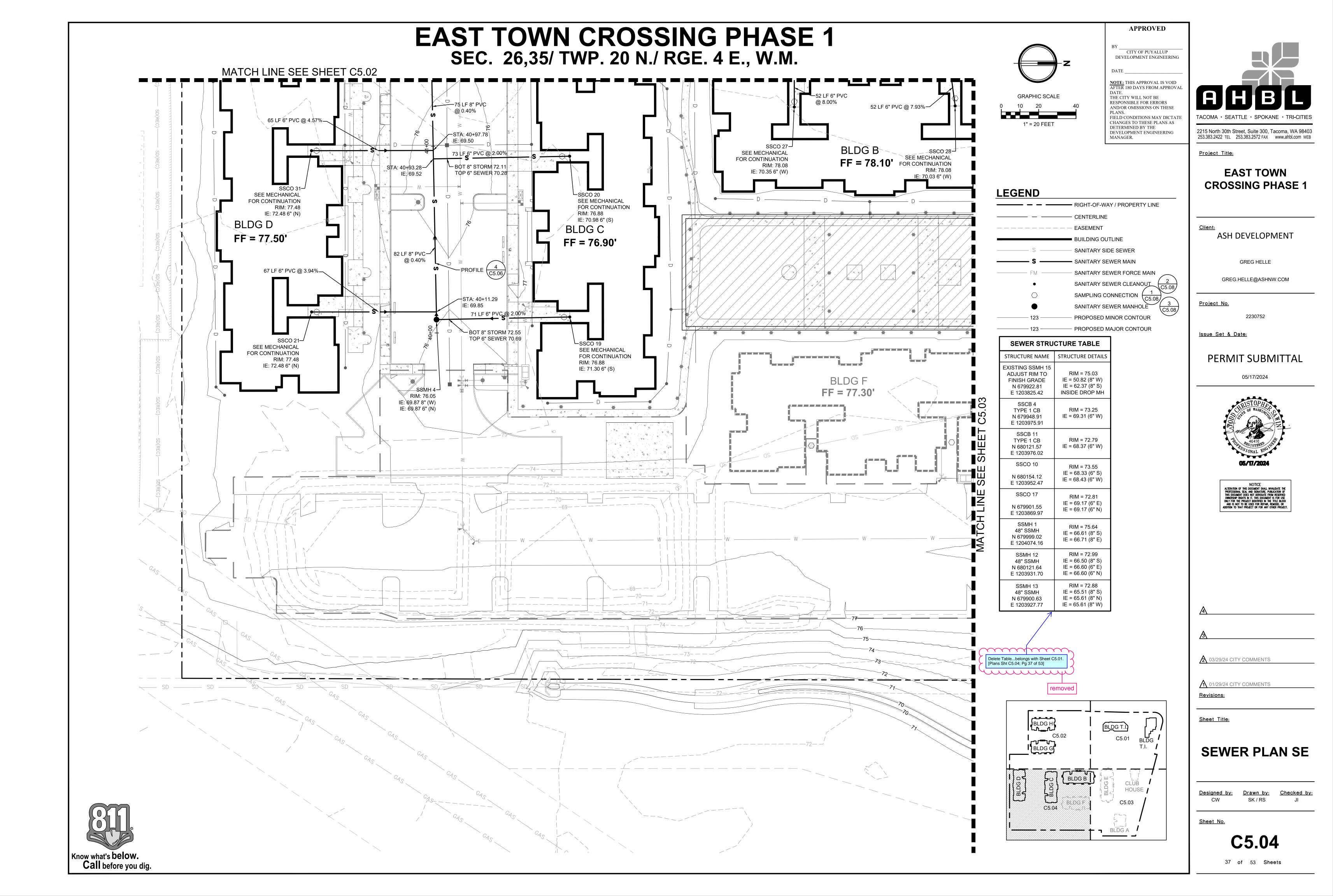
**EAST TOWN** 

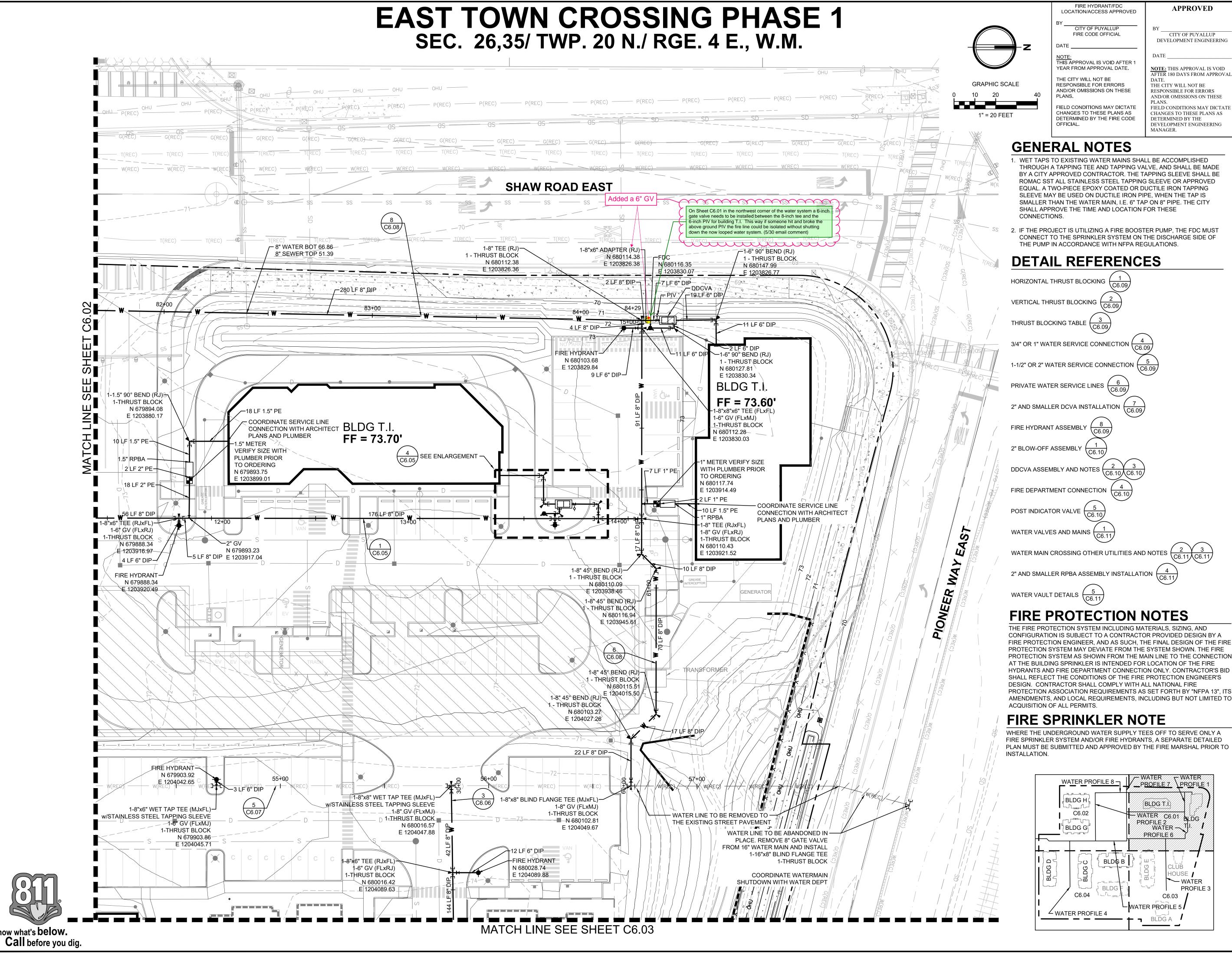
GREG.HELLE@ASHNW.COM

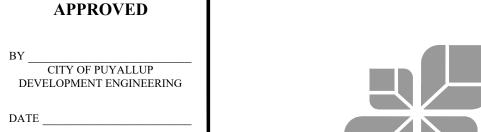




**SEWER PLAN NE** 







LOCATION/ACCESS APPROVED

FIRE CODE OFFICIAL

<u>NOTE:</u> THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE.

THE CITY WILL NOT BE

BLDG H

I ¦ BLDG G

C6.02

נ<sup>≀</sup> BLDG F

BLDG T.I.

WATER/C6.01/

PROFILE 2 WATER —

PROFILE 6

HOUSE

C6.03

WATER PROFILE 5

**─** WATER

PROFILE 3

RESPONSIBLE FOR ERRORS

AND/OR OMISSIONS ON THESE

FIELD CONDITIONS MAY DICTATE

CHANGES TO THESE PLANS AS

DETERMINED BY THE FIRE CODE

**NOTE:** THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVA THE CITY WILL NOT BE

AND/OR OMISSIONS ON THESE FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS

Project Title:

RESPONSIBLE FOR ERRORS

DEVELOPMENT ENGINEERING

DETERMINED BY THE

#### **EAST TOWN CROSSING PHASE 1**

2215 North 30th Street, Suite 300, Tacoma, WA 98403

253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

**ASH DEVELOPMENT** 

GREG.HELLE@ASHNW.COM

**GREG HELLE** 

<u>Project No.</u>

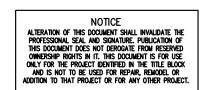
2230752

Issue Set & Date:

#### PERMIT SUBMITTAL

05/17/2024





03/29/24 CITY COMMENTS

01/29/24 CITY COMMENTS

<u>Revisions:</u>

Sheet Title:

**WATER PLAN NW** 

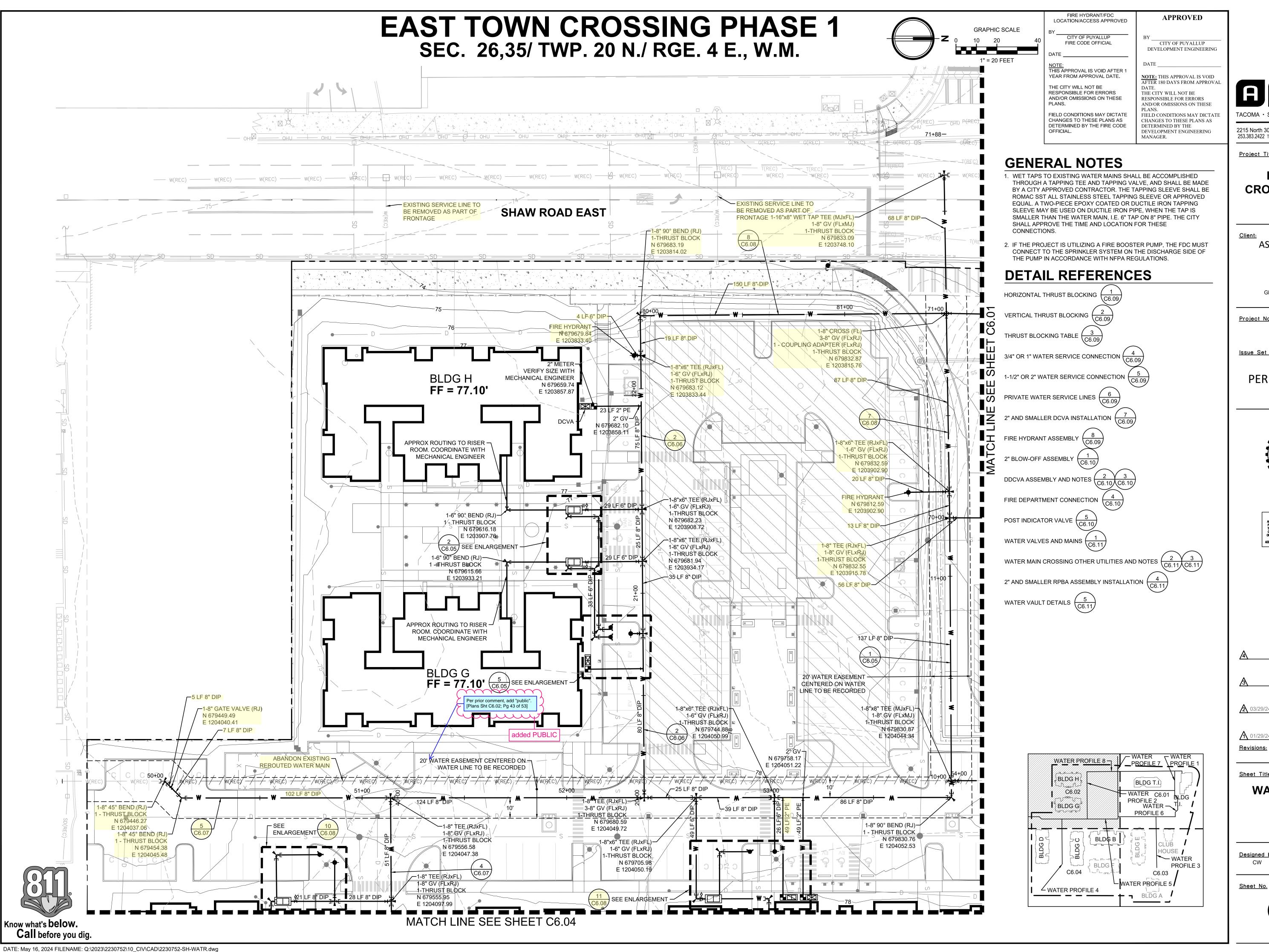
<u>Drawn by:</u> <u>Checked by:</u>

Sheet No.

C6.01

42 of 53 Sheets

Know what's below.



2215 North 30th Street, Suite 300, Tacoma, WA 98403 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

#### **EAST TOWN CROSSING PHASE 1**

**ASH DEVELOPMENT** 

GREG.HELLE@ASHNW.COM

**GREG HELLE** 

<u>Project No.</u>

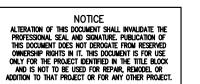
2230752

Issue Set & Date:

#### PERMIT SUBMITTAL

05/17/2024





03/29/24 CITY COMMENTS

1 01/29/24 CITY COMMENTS

Sheet Title:

**WATER PLAN SW** 

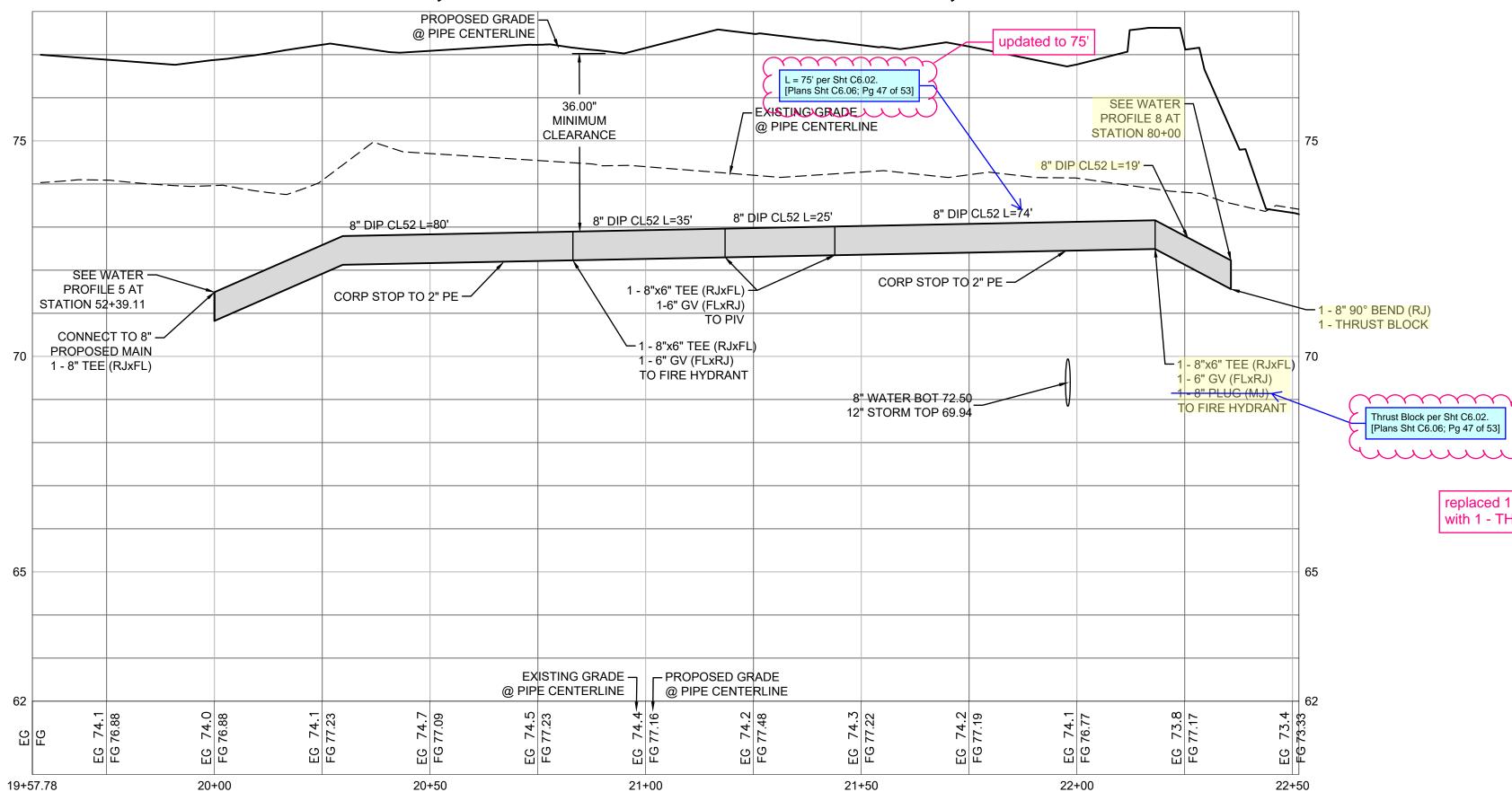
Drawn by: Checked by:

Sheet No.

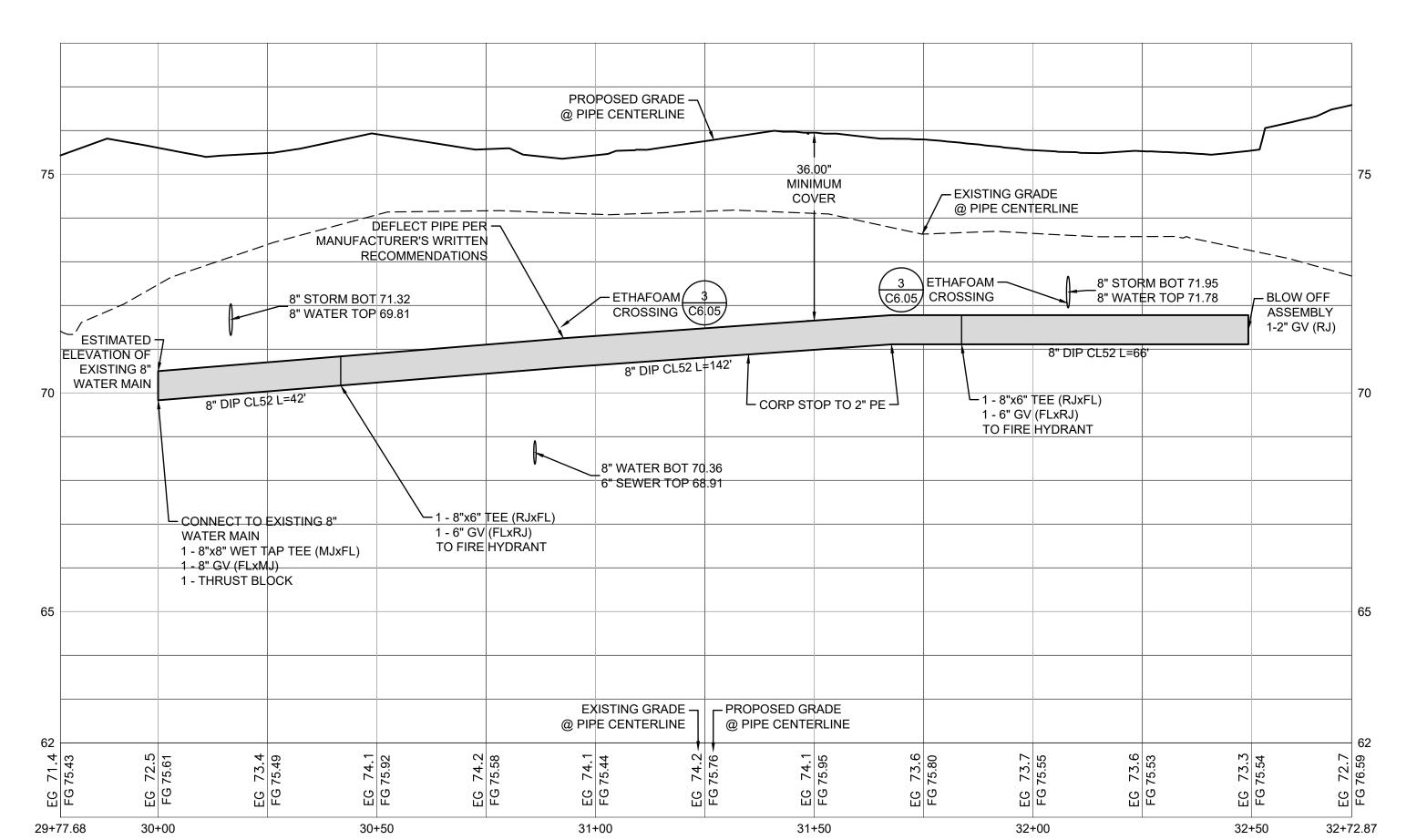
C6.02

# **EAST TOWN CROSSING PHASE 1**

SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



**WATER PROFILE 2** 



**WATER PROFILE 3** 1"=2' VERTICAL, 1"=20' HORIZONTAL Know what's below.

LOCATION/ACCESS APPROVED

FIRE CODE OFFICIAL

NOTE: THIS APPROVAL IS VOID AFTER 1 YEAR FROM APPROVAL DATE. THE CITY WILL NOT BE

AND/OR OMISSIONS ON THESE FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE FIRE CODE

replaced 1 - 8" PLUG (MJ) with 1 - THRUST BLOCK

RESPONSIBLE FOR ERRORS

CITY OF PUYALLUP DEVELOPMENT ENGINEERING

**APPROVED** 

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE FIELD CONDITIONS MAY DICTATE

DETERMINED BY THE

DEVELOPMENT ENGINEERING

TACOMA · SEATTLE · SPOKANE · TRI-CITIES CHANGES TO THESE PLANS AS

Project Title:

#### **EAST TOWN CROSSING PHASE 1**

2215 North 30th Street, Suite 300, Tacoma, WA 98403

253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

ASH DEVELOPMENT

**GREG HELLE** 

GREG.HELLE@ASHNW.COM

<u>Project No.</u>

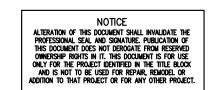
2230752

<u>Issue Set & Date:</u>

#### PERMIT SUBMITTAL

05/17/2024





03/29/24 CITY COMMENTS

↑ 01/29/24 CITY COMMENTS

<u>Revisions:</u>

Sheet Title:

**WATER PROFILES** 

Designed by: Drawn by: Checked by:

SK / RS

Sheet No.

Call before you dig. DATE: May 16, 2024 FILENAME: Q:\2023\2230752\10 CIV\CAD\2230752-SH-WATR.dwg

