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

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 THE SAID SECTION AS SHOWN HEREON.

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

ESCRIPTION: ENCASED STEEL ROD LOCATED IN EASTERLY GRAVEL SHOULDER AT THE NTERSECTION 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

2. SP 930331500² 3. ROS 8210040207

6 METHOD OF SURVEYING WAS:

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

THE EXISTING CULTURAL AND TOPOGRAPHICAL DATA SHOWN ON THESE DRAWINGS HAS 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

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH 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

PRIOR 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

. ARRANGE FINAL INSPECTION WITH THE CITY

SCHEDULE EROSION CONTROL INSPECTION W/ 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 D. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE 1 INSTALL RTANKS

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

CUT AND FILL ESTIMATES

ACCOMPLISH PRIOR TO ANY OCCUPANCY OF PHASE 1 STRUCTURES.

CONDITIONS:

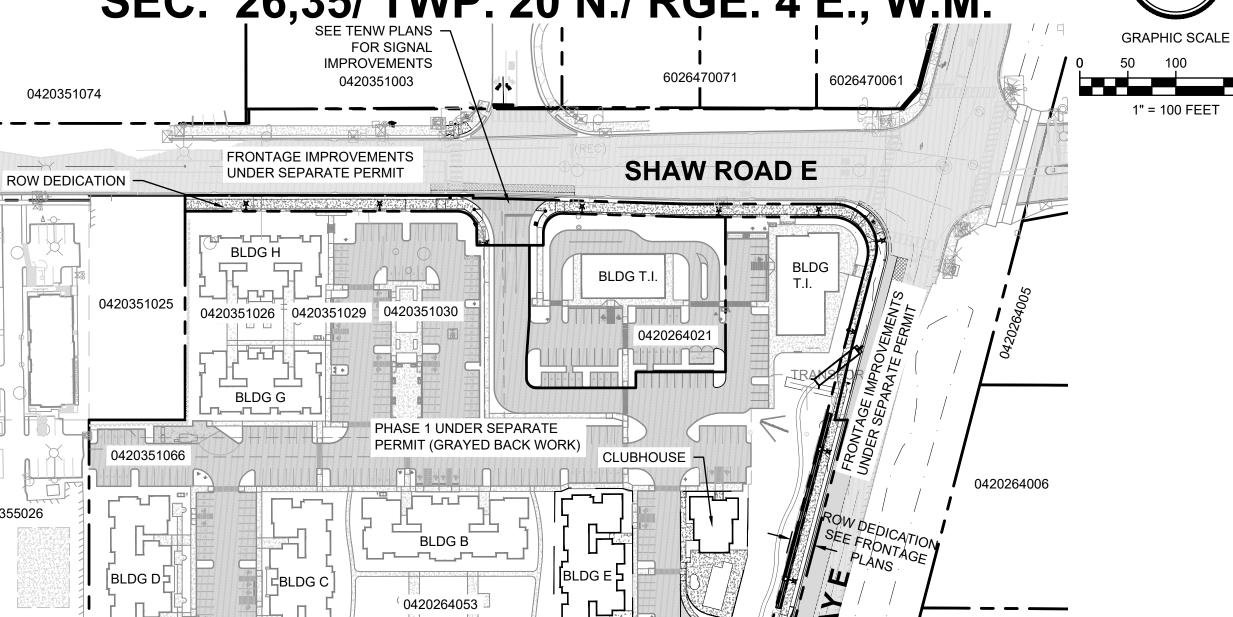
PRIOR TO PERMIT ISSUANCE, RIGHT-OF-WAY DEDICATION ALONG SHAW ROAD SHALL BE APPROVED AND RECORDED. RIGHT-OF-WAY ALONG EAST PIONEER SHALL BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF PHASE 2 CIVIL PERMIT. PRIOR TO PERMIT ISSUANCE, THE APPLICANT SHALL CLARIFY WHETHER IT IS THE PROJECT'S INTENT TO DEDICATE 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



EAST TOWN CROSSING PHASE 2 SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



0420355026 BLDG F - FEMA BASE FLOOD **ELEVATION** TRASH ENCLOSURE PIONEER WAY E ROW DEDICATION STREAM RELOCATION 0420351000 SHOWN ON PHASE 2 0420264023 **GRADING PERMIT** 0420264012 (SEPARATE COVER)

LEGAL DESCRIPTION

TAX PARCEL NO. 0420264021: PER CW TITLE TITLE RESOURCES JARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. DATED JANUARY 22, 2021 AT 8:00 A.M.

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY. WASHINGTON, WITH THE EAST 1/16TH LINE OF SAID SECTION: THENCE SOUTH ALONG THE 1/16TH LINE OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., A DISTANCE OF 95.4 FEET; THENCE EAST 258.26 FEET;

THENCE NORTH TO THE SOUTHERLY LINE OF THE COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF COUNTY ROAD TO THE EAST 1/16TH LINE OF SECTION 26; THENCE SOUTH ALONG SAID 1/16TH LINE TO THE POINT OF BEGINNING;

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NO. 1618885 FOR SHAW

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY PUYALLUP BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9408230215, BEING A RE-RECORD OF INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9308310480;

AND ALSO EXCEPT ANY PORTION THEREOF LYING SOUTHERLY AND WESTERLY OF A LINE DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, HEREINAFTER CALLED "POINT A"; THENCE SOUTH ALONG THE 1/16TH LINE 95.4 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED;

THENCE EAST 258.35 FEET; THENCE SOUTH TO A POINT 495.4 FEET SOUTH OF AND 258.35 FEET EAST OF "POINT A"; THENCE EAST TO THE EAST LINE OF SAID PREMISES AND THE

TERMINUS OF SAID LINE, SAID POINT ALSO BEING DESCRIBED AS THE SOUTHWEST CORNER OF LOT 3 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200303315001; SITUATE IN THE CITY PUYALLUP, COUNTY OF PIERCE STATE OF

TAX PARCEL NO. 0420264053: PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249901-T35

DATED JANUARY 22, 2021 AT 8:00 A.M. THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, WM.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS

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 CORNER OF SAID SECTION 35: THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" WEST, 54.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04' WEST, 437,43 FEET TO POINT LYING SOUTH 88°53'30" EAST, 405.26 FEET OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 OF PIERCE COUNTY SHORT PLAT NO. 9303010321: 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, 272.98 FEET TO A LINE LYING 263.84 FEET EAST OF AND PARALLEL WITH 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 LINE OF SECTION 35:

FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE SOUTH 145.00 FEET THEREOF; (ALSO KNOWN AS LOT 3 OF RECORD OF SURVEY FOR BOUNDARY LINE

ADJUSTMENT RECORDED MARCH 31, 2003 UNDER RECORDING NO.

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

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

TAX PARCEL NO. 0420264054: PER CW TITLE TITLE RESOURCES DATED JANUARY 22, 2021 AT 8:00 A.M.

SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, WM.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST

QUARTER OF SECTION 35, AND THE SOUTHEAST QUARTER OF THE

NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 WHICH POINT BEARS NORTH 88°32'51" WEST, 640.11 FEET FROM A BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER

SAID SECTION 35: THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" THENCE ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 35, NORTH 88°32'51" WEST, 142.38 FEET; THENCE NORTH 01°06'30" EAST, 282.08 FEET TO THE SOUTHERLY

MARGIN OF PIONEER WAY: 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 NORTHEAST QUARTER OF SAID SECTION 35; THENCE ALONG SAID PARALLEL LINE, SOUTH 01°15'04" WEST, 183.43 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE ALONG SAID NORTH LINE, NORTH 88°32'51" WEST, 30.48 FEET

TO THE POINT OF BEGINNING: (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

TAX PARCEL NO. 0420351066: PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. DATED JANUARY 22, 2021 AT 8:00 A.M.

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 CORNER OF SAID SECTION 35:

THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" WEST, 491.43 FEET TO A POINT LYING 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. 9303010321 AND THE TRUE POINT OF BEGINNING THENCE ALONG SAID NORTH LINE, NORTH 88°53'30" WEST, 405.26 TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2. NORTH 01°06'30" EAST, 145,00 FEET: THENCE SOUTH 88°53'30" EAST 405.62 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35: THENCE ALONG SAID EAST LINE SOUTH 01°15'04" WEST, 145.00 FEET TO THE TRUE POINT OF BEGINNING

(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

TAX PARCEL NO. 0420351030: PER CW TITLE TITLE RESOURCES SUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249904-T35 DATED JANUARY 22, 2021 AT 8:00 A.M

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 THENCE SOUTH ALONG THE SIXTEENTH SECTION 95.4 FEET TO THE TRUE POINT OF BEGINNING:

EXCEPT SHAW COUNTY ROAD.

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

TAX PARCEL NO. 0420351029: PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249905-1-E

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

TRUE POINT OF

THENCE EAST 258.26 FEET; THENCE SOUTH 100 FEET; THENCE WEST 258.26 FEET;

40249906-T35

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,

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

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

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

FLOOD PLAIN NOTE

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 BFE'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.

Sheet Number	Sheet Title	
C0.00	COVER SHEET	
C1.01	DEMOLITION AND TESC PLAN	
C1.10	TESC NOTES AND DETAILS	
C1.11	TESC NOTES AND DETAILS	
C2.01	HORIZONTAL CONTROL AND PAVING PLAN NE	
C2.02	HORIZONTAL CONTROL AND PAVING PLAN SE	
C2.03	FIRE LANE AND SIGNAGE PLAN	
C2.10	PAVING NOTES AND DETAILS	
C2.11	PAVING DETAILS	
C3.01	GRADING PLAN NE	
C3.02	GRADING PLAN SE	
C4.01	STORM DRAINAGE PLAN NE	
C4.02	STORM DRAINAGE PLAN SE	
C4.03	STORM PROFILES	
C4.04	STORM PROFILES	
C4.10	STORM DRAINAGE NOTES AND DETAILS	
C4.11	STORM DRAINAGE NOTES AND DETAILS	
C4.12	STORM DRAINAGE DETAILS	
C4.13	STORM DRAINAGE DETAILS	
C4.14	R-TANK 4 NOTES AND DETAILS	
C5.01	SEWER PLAN NE	
C5.02	SEWER PROFILE	
C5.10	SEWER NOTES AND DETAILS	
C6.01	WATER PLAN NE	
C6.02	WATER PLAN SE	
C6.03	WATER PROFILES	
C6.10	WATER DETAILS	
C6.11	WATER DETAILS	
C6.12	WATER DETAILS	
C7.00	OVERALL UTILITY PLAN	

APPROVED

DEVELOPMENT ENGINEERING

02/04/2025

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

MANAGER.

hompson St



TACOMA · SEATTLE · SPOKANE · TRI-CITIES

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

Project Title:

EAST TOWN CROSSING PHASE 2

ASH DEVELOPMENT

GREG HELLE

GREG.HELLE@ASHNW.COM

Project No.

2230752

Issue Set & Date:

PERMIT SUBMITTAL

01/07/2025



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AND IS NOT TO BE USED FOR REPAIR, REMODEL OR
ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

City of Power Ci	
Building	Planning
Engineering	Public Works
Fire	Traffic

Revisions:

Sheet Title:

COVER SHEET

Sheet No.

1 of 30 Sheets

THENCE EAST 258.26 FEET; THENCE SOUTH 100 FEET THENCE WEST 258.26 FEET THENCE NORTH 100 FEET TO THE TRUE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.

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

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

BEGINNING

THENCE NORTH 100 FEET TO TRUE POINT OF BEGINNING.

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON. TAX PARCEL NO. 0420351026: PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO.

WASHINGTON:

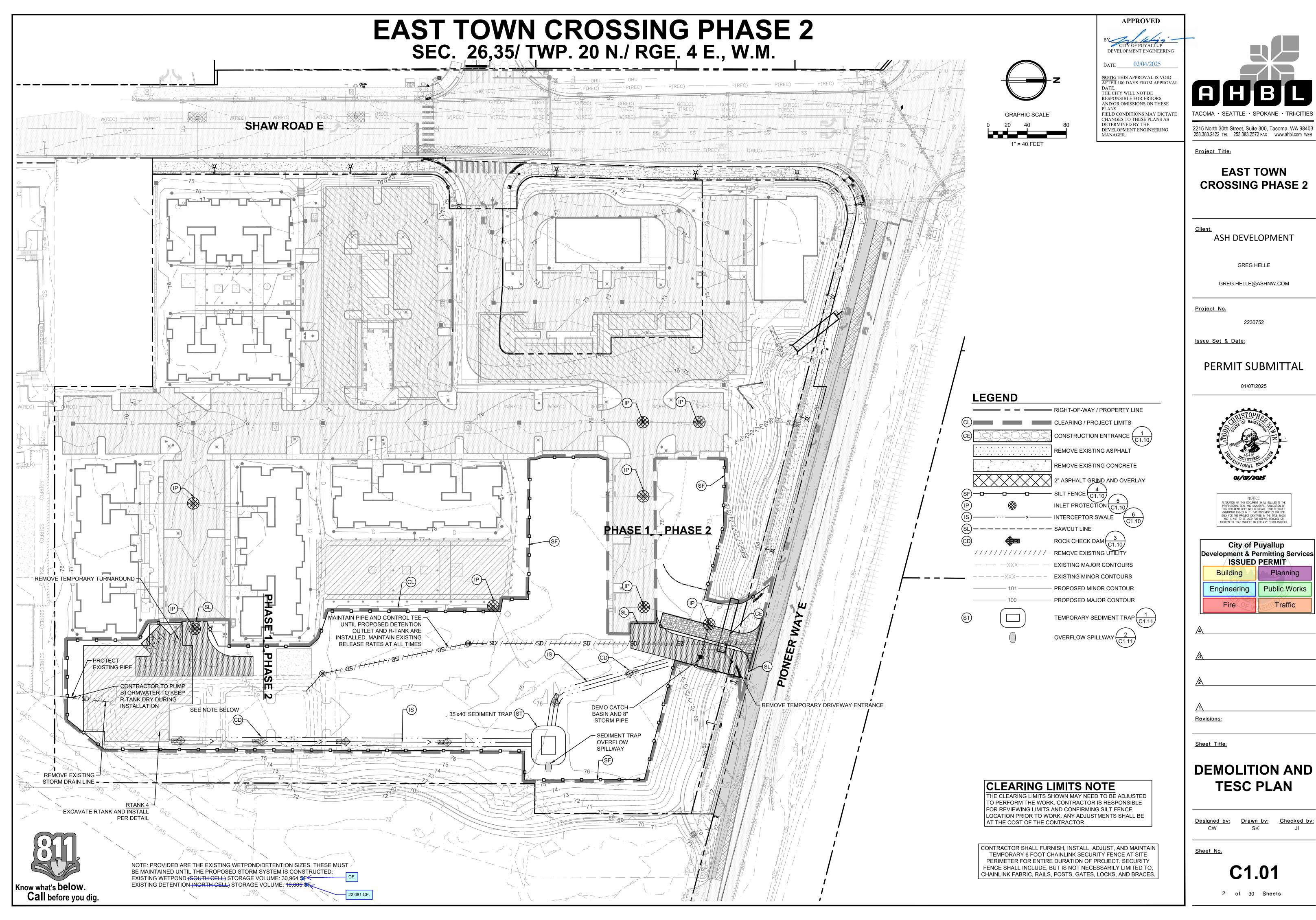
THENCE SOUTH 100 FEET THENCE WEST 258.35 FEET



VICINITY MAP

2902 E PIONEER WAY

Lindent





City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning		
Engineering	Public Works		
Fire OF W	Traffic		

TESC INSPECTION NOTES:

- INSPECT ALL INLET PROTECTION ON CATCH BASINS. CLEAN OR REPLACE IF FULL OF SEDIMENT /DEBRIS AND REPAIR/REPLACE AS NEEDED IF DAMAGED TO MAINTAIN PROTECTION.
- INSPECT ALL PERMANENT AND TEMPORARY STABILIZED SLOPES. REPAIR ANY DAMAGED SECTIONS AND RE-VEGETATE AS NEEDED TO ENSURE THE ESTABLISHMENT OF VEGETATION AND THAT NO EROSION OF THE SLOPES OCCUR. INSPECT ALL FILTER FABRIC FENCING FOR SIGNS OF EROSION, DAMAGE OR FAILURES. REPAIR AND/OR REPLACE AS
- NEEDED. SEE FILTER FABRIC NOTES. SEDIMENT BUILD-UP ALONG FENCE SHALL BE REMOVED WHEN REACHES 1/3 THE FENCE HEIGHT. IF EROSION IS OCCURRING, CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO PREVENT EROSION.
- ANY FILL/CUT SLOPES SHALL BE INSPECTED FOR EROSION. IF SIGNS OF EROSION ARE PRESENT, INSTALL
- APPROPRIATE BMPS AS NEEDED TO STOP EROSION AND STABILIZE SLOPES. TESC LEAD RESPONSIBLE FOR NOTIFYING ENGINEER IF ADDITIONAL MEASURES ARE WARRANTED.

PERMANENT STABILIZATION NOTES:

- ALL EXPOSED SOILS AND SLOPES SHALL BE SEEDED OR OTHERWISE STABILIZED IMMEDIATELY AFTER CONSTRUCTION AND GRADING ACTIVITIES HAVE BEEN COMPLETED. SILT FENCE, IF DEEMED APPROPRIATE, SHALL REMAIN FOR A MINIMUM OF 30 DAYS AFTER THE FINAL STABILIZATION OF
- ALL TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED 30 DAYS AFTER FINAL STABILIZATION HAS OCCURRED
- AS DIRECTED BY CITY OR COUNTY INSPECTOR. 4. CONTRACTOR SHALL REFER TO THE CONSTRUCTION SWPP FOR APPLICABLE BMPS

EDGE OF EXISTING PAVEMENT FRONTAGE ROAD GEOTEXTILE -ROCK PAD -

- 1. ROCK PAD MATERIAL SHALL BE QUARRY SPALLS PER WSDOT STANDARD SPECIFICATION 9-13.1(5) AND MAY BE TOP-DRESSED WITH 1"-3" ROCK.
- 2. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE THE FULL
- WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. 3. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
- 4. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE 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.
- 5. GEOTEXTILE SHALL MEET THE FOLLOWING: GRAB TENSILE STRENGTH 200 PSI MIN, GRAB TENSILE
- LONGATION 30% MAX, MULLEN BURST STRENGTH 400 PSI MIN, AOS 2-45 (U.S. STANDARD SIEVE). 6. THE ROCK PAD SHALL BE REMOVED UPON COMPLETION OF ALL CONSTRUCTION.
- 7. CONSTRUCTION ACCESS IS FORBIDDEN ALONG SHAW ROAD FOR THE DURATION OF CONSTRUCTION.

CONSTRUCTION ENTRANCE

SECTION

- 2"x4" BY 14 GA.

EQUIVALENT,

WIRE FABRIC OR

AFFIX TO POSTS

- BURY BOTTOM OF

FILTER MATERIAL

IN 8"x12" TRENCH

- 2"x4" WOOD POSTS,

STANDARD OR BETTER,

OR STEEL FENCE POST

2"x4" WOOD POST OR

FILTER FABRIC MATERIAL

EXISTING

SILT FENCE

GRADE -

6' MAX.

ELEVATION

PROVIDE 3/4" - 1-1/2" WASHED GRAVEL

BACKFILL IN TRENCH AND ON BOTH SIDES

ORANGE FILTER FABRIC MATERIAL MIRAFI 100 NS OR EQUIVALENT 60"

WIDE ROLLS - USE RINGS TO

ATTACH ATTACH TO WIRE FABRIC -

OF FILTER FENCE FABRIC ON THE SURFACE —

STEEL FENCE POST -

WIRE FABRIC -

NOTES:

- 1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM SIX-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
- 2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF SIX FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30")
- 3. A TRENCH SHALL BE EXCAVATED, ROUGHLY EIGHT INCHES WIDE AND TWELVE INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED.
- 4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST ONE INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF FOUR INCHES AND SHALL NOT EXTEND MORE THAN THIRTY SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND TWENTY INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN THIRTY SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- 6. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED. DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF STANDARD NOTE (S) APPLYING.
- 7. THE TRENCH SHALL BE BACKFILL WITH 3/4 INCH MINIMUM DIAMETER WASHED GRAVEL.
- 8. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- 9. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- 10. DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
- 11. DO NOT DRIVE OVER OR FILL OVER FILTER FABRIC FENCE.

Know what's below. Call before you dig.

EAST TOWN CROSSING PHASE 2

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

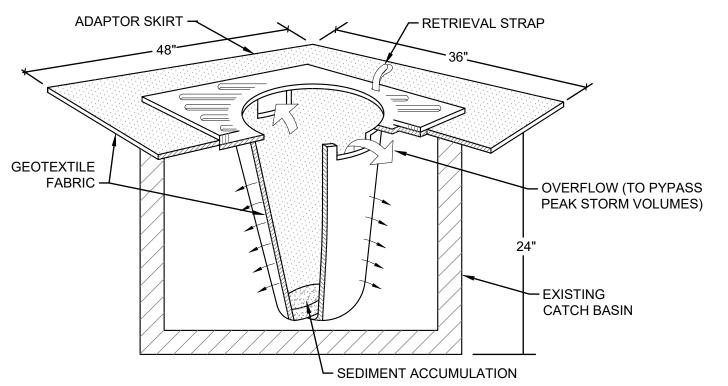
8' MAX. OC SPACING ANCHOR POSTS SHOULD BE MINIMUM 6' TALL 'T-BAR' FENCE POST 48" ORANGE VINYL CONSTRUCTION FENCING DIAMOND MESH (TYP) -USE 8" WIRE 'U' TO SECURE FENCE BOTTOM (TYP) - ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF THE POST.

- 1. THE TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT GRADING AND CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER INTO THE ROOT PROTECTION ZONE (RPZ). ALL BRUSH CLEANUP WITHIN THE RPZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS. NO CUTS OR FILLS OF UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, ETC. SHALL IMPACT THE RPZ. NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.
- 2. IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREES HEALTH.
- 3. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 4. FOR FENCING PLACED ON HARDSCAPED SURFACES THE ARCHOR POST SHALL BE CONNECTED TO A 24" x 48" x 7" BASE PANEL. A 50 LB CAPACITY HIGH VISIBILITY WOVEN POLYPROPYLENE

TEMPORARY CONSTRUCTION FENCING

SANDBAG SHALL BE PLACED ON BOTH SIDES OF ALL BASE PANELS.





- ROCK MUST COMPLETELY COVER THE

BOTTOM AND SIDES OF THE DITCH

SECTION

PROFILE

L= THE DISTANCE SUCH THAT POINTS

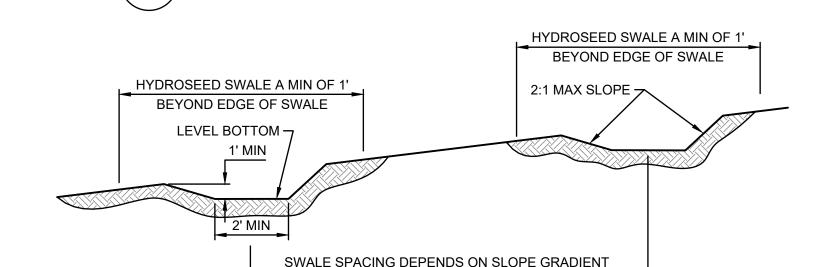
ROCK CHECK DAM

A AND B ARE OF EQUAL ELEVATION

1. FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.

2. INSTALL INLET PROTECTION IN ALL NEW STORM STRUCTURES THAT WILL COLLECT STORMWATER AS THEY ARE INSTALLED.

INLET PROTECTION





DEVELOPMENT ENGINEERING

02/04/2025

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CHECK DAM

SPACING

100'

50'

25'

20'

15'

10'

LONGITUDINAL

GRADE

1%

2%

4%

5%

6%

10%

20%

APPROVED

TACOMA · SEATTLE · SPOKANE · TRI-CITIES

Project Title:

EAST TOWN CROSSING PHASE 2

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

Project No.

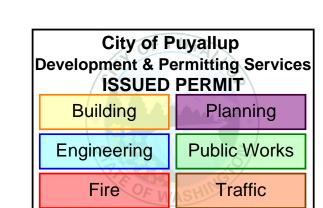
2230752

Issue Set & Date:

PERMIT SUBMITTAL

01/07/2025





Revisions:

Sheet Title:

TESC NOTES AND DETAILS

Designed by: Drawn by: Checked by:

Sheet No.

AMENDED SOILS NOTES:

- SOIL AMENDMENTS ARE REQUIRED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH BMP L613: POST-CONSTRUCTION SOIL QUALITY AND DEPTH OF THE 2021 SURFACE WATER MANAGEMENT MANUAL
- AMENDED SOILS SHALL BE A MINIMUM OF 8" (NON-COMPACTED) WITH SUBSOILS SCARIFIED AT LEAST 4" WITH
- INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE. • QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS ARE AS FOLLOWS:
- a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THE WAC IS AVAILABLE ONLINE AT: HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS
- HIGH AS 35: 1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.
- USE ONE OF THE FOLLOWING OPTIONS TO MEET THE POST CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS. USE THE MOST RECENT VERSION OF "GUIDELINES FOR RESOURCES FOR IMPLEMENTING SOIL QUALITY AND DEPTH BMP T5.13" TO MEET THE REQUIREMENTS OF THIS BMP. THIS GUIDANCE CAN BE FOUND ONLINE AT:WWW.SOILSFORSALMON.ORG
- a. LEAVE NATIVE VEGETATION AND SOIL UNDISTURBED, AND PROTECT FROM COMPACTION DURING CONSTRUCTION AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RA
- TES BASED ON SPECIFIC TESTS OF THE SOIL AND AMENDMENT STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT
- "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE. d. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.
- AMENDED SOILS SHALL BE MAINTAINED AS FOLLOWS:
- SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
- SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
- PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MA TIER.
- IT SHOULD BE POSSIBLE TO REDUCE USE OF IRRIGATION, FERTILIZERS, HERBICIDES AND PESTICIDES. THESE ACTIVITIES SHOULD BE ADJUSTED WHERE POSSIBLE, RATHER THAN CONTINUING TO IMPLEMENT FORMERLY ESTABLISHED PRACTICES.
- SEE PROJECT CONSTRUCTION SWPPP FOR ADDITIONAL INFORMATION OR SECTION 2.2.1.4 OF CHAPTER 2 OF VOLUME 6 OF THE 2021 SURFACE WATER MANAGEMENT MANUAL

MULCHING NOTES:

- 1. MULCH MATERIALS USED SHALL BE STRAW OR HAY, AND SHALL BE APPLIED AT THE RATE OF 75-100 POUNDS PER 1000
- SQ. FT. (APPX 2" THICK). MULCH SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 2: 1.
- MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE
- 4. ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER 1.

CONTRACTOR NOTES:

- 1. INLET PROTECTION SHALL BE INSTALLED IN ALL NEWLY CONSTRUCTED CATCH BASINS AND ALONG ALL IMPACTED
- FRONTAGE AND OFFSITE AREAS PER THE REQUIREMENTS OF THE COUNTY INSPECTOR PER DETAIL 5 ON THIS SHEET 5. CONSTRUCTION FENCE CAN BE UTILIZED IN PLACE OF FILTER FABRIC FENCE ONLY IN AREAS WHERE THE GRADES DO
- NOT ALLOW THE POTENTIAL FOR ANY STORMWATER TO LEAVE THE SITE. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A CITY APPROVED LOCATION AND IN A MANNER CONSISTENT WITH CURRENT REGULATIONS AND REQUIREMENTS.
- ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN (7) DAYS DURING THE DRY SEASON OR TWO (2) DAYS DURING THE WET SEASON, SHALL BE COVERED WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR OTHER EQUIVALENT PER CURRENT CITY OR COUNTY STANDARDS. SEE SEEDING NOTES AND MULCHING NOTES ON THIS
- CONTRACTOR SHALL DESIGNATE A WASHINGTON DEPT OF ECOLOGY CERTIFIED EROSION CONTROL LEAD PERSON, AND SHALL COMPLY WITH THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR
- 6. AT ANY TIME DURING CONSTRUCTION IT IS DETERMINED BY THE CITY OR COUNTY THAT MUD AND DEBRIS ARE BEING TRACKED ONTO PUBLIC STREETS WITH INSUFFICIENT CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL THIS CONDITION IS CORRECTED. THE CONTRACTOR AND/OR THE OWNER SHALL IMMEDIATELY TAKE ALL STEPS NECESSARY TO PREVENT FUTURE TRACKING OF MUD AND DEBRIS INTO THE PUBLIC ROW, WHICH MAY INCLUDE THE INSTALLATION
- OF A WHEEL WASH FACILITY ON-SITE. SEDIMENT LADEN RUNOFF SHALL NOT BE ALLOWED TO DISCHARGE BEYOND THE LIMITS OF THE IMPROVEMENTS. ADDITIONAL MEASURES SHALL BE INSTALLED AS NEEDED.
- 8. SAND BAGS SHALL BE SECURELY PLACED AROUND INSTALLED CATCH BASINS WITH INLET PROTECTION AS FIELD AND WEATHER CONDITIONS WARRANT SO TO PROTECT ALL DISPERSION AND INFILTRATION TRENCHES SEDIMENT LADEN
- 9. TREES WITHIN WORKING LIMITS TO BE SAVED, SHALL BE MARKED AS SUCH ON SITE AND PROTECTION FENCE PLACED AROUND EACH TREE.

SEEDING NOTES:

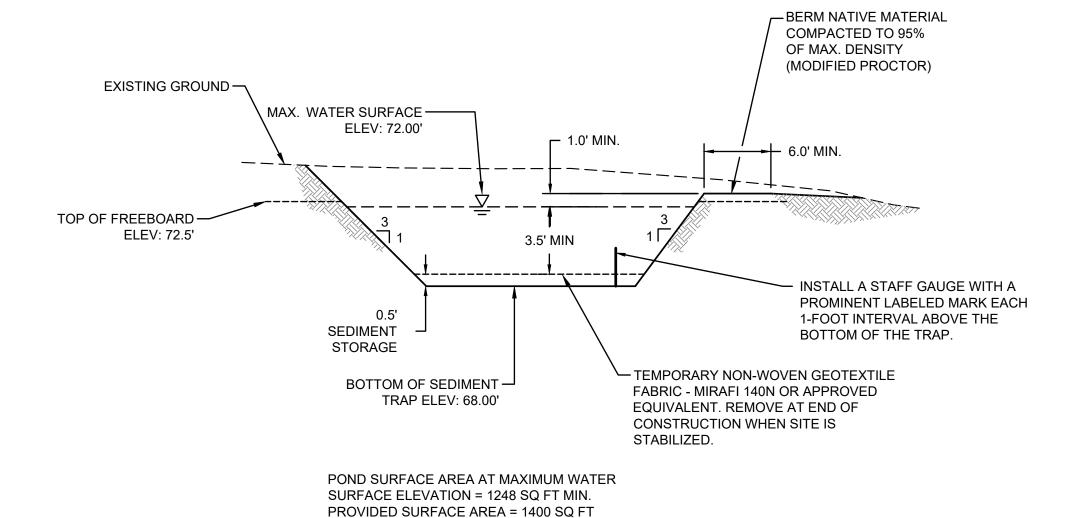
1. THE FOLLOWING SEED MIXTURE SHALL BE AS BELOW AND SHALL BE APPLIED AT THE RATE RECOMMENDED BY THE

TABLE D.3.2.B TEMPORARY EROSION CONTROL SEED MIX				
	% WEIGHT % PURITY % GERMINATIO			
CHEWINGS OR RED FESCUE FESTUCA RUBRA VAR. COMMUTATA OR FESTUCA RUBRA	40	98	90	
ANNUAL OR PERENNIAL RYE LOLIUM MULTIFLORUM OR LOLIUM PERENNE	40	98	90	
REDTOP OR COLONIAL BENTGRASS AGROSTIS ALBA OR AGROSTIS TENUIS	10	92	85	
WHITE DUTCH CLOVER TRIFOLIUM REPENS	10	98	90	

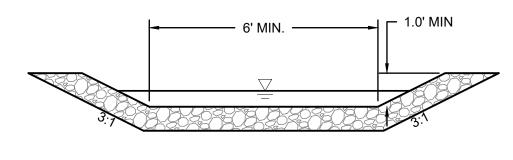
- SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS
- NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
- FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY. {E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING), BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES,
- INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
- THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
- 6. FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIER'S RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

EAST TOWN CROSSING PHASE 2

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











DEVELOPMENT ENGINEERING

02/04/2025

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MANAGER.



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Project Title:

EAST TOWN CROSSING PHASE 2

ASH DEVELOPMENT

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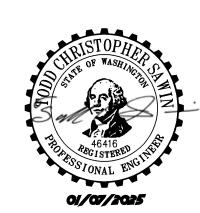
Project No.

2230752

Issue Set & Date:

PERMIT SUBMITTAL

01/07/2025



City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning		
Engineering	Public Works		
Fire OF W	Traffic		

4	

Revisions:

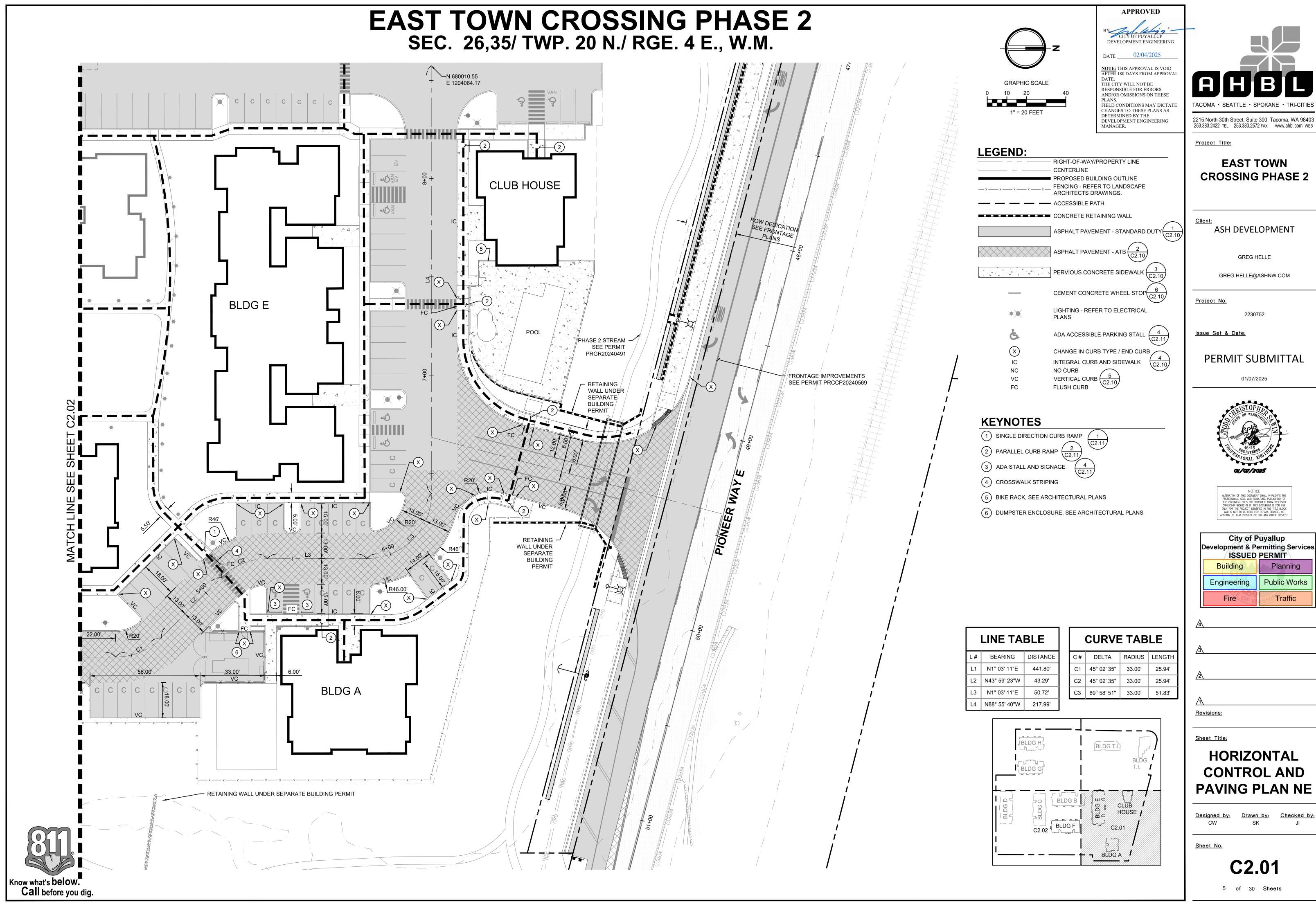
Sheet Title:

TESC NOTES AND DETAILS

Designed by: Drawn by: Checked by:

Sheet No.







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2230752

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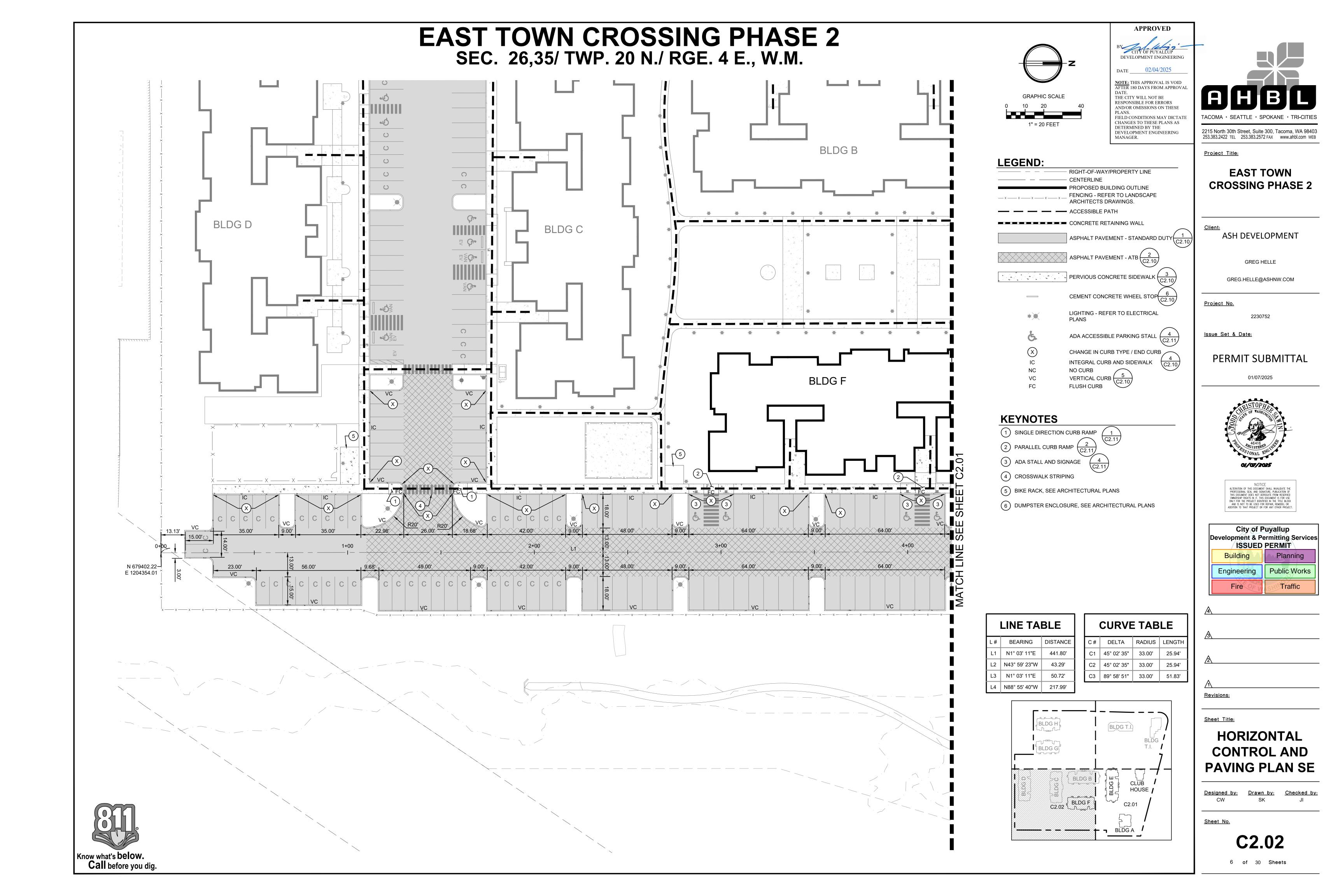


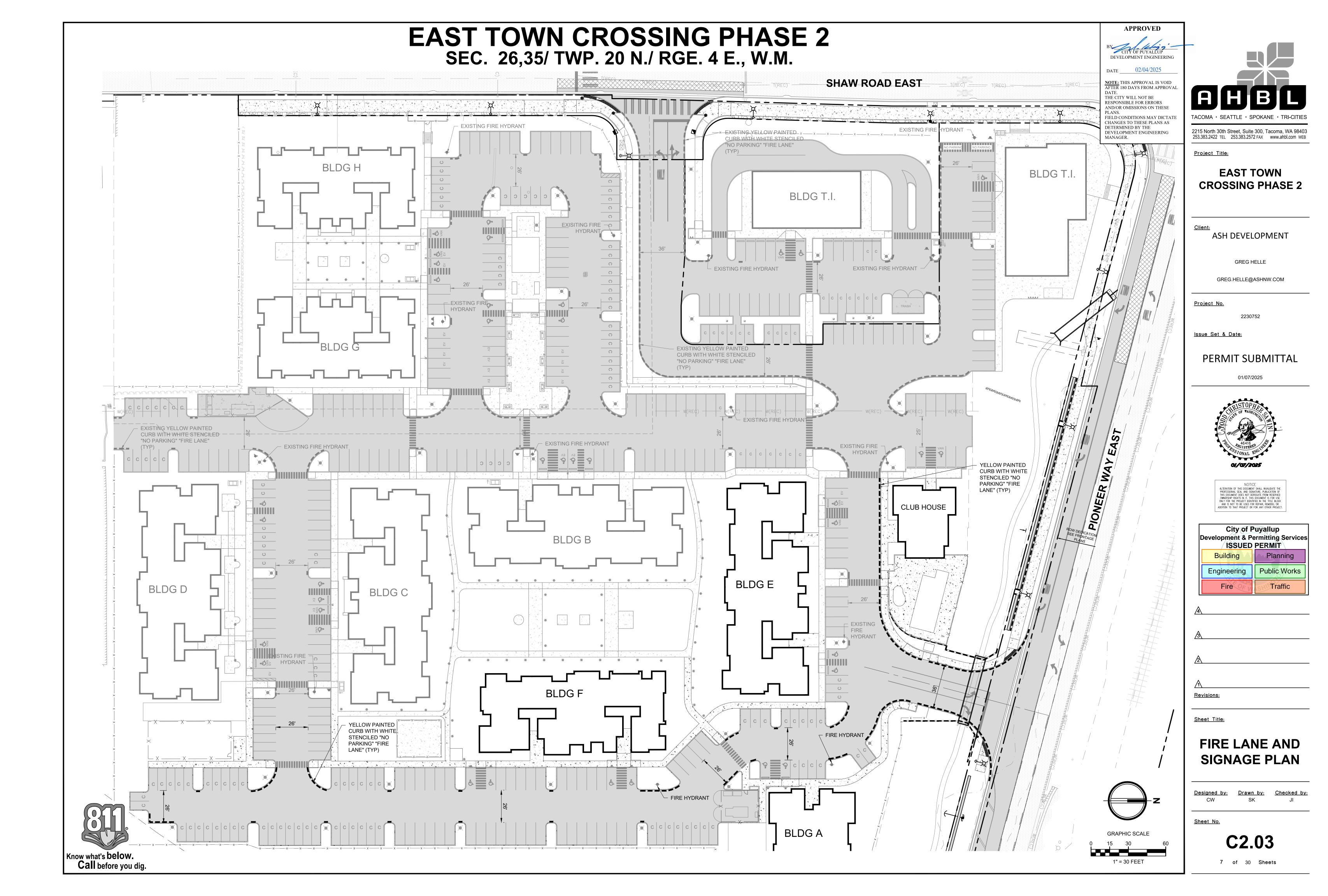
City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning		
Engineering	Public Works		
Fire OF W	Traffic		

HORIZONTAL **CONTROL AND PAVING PLAN NE**

Designed by: Drawn by: Checked by:

C2.01





HMA CL ½", PG 64-22 PER WSDOT 9-03.8(6) — CRUSHED SURFACING BASE COURSE PER WSDOT 9-03.9(3) 12" COMPACTED SUBGRADE

NOTES: ____| | | ___| | | ___| | | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | __| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | ___| | __| | ___| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | __| | | __| | __| | __| | __| | __| | __| | __| | __| | __| | __|

- 2. HMA SHALL BE COMPACTED TO A TARGET AVERAGE DENSITY OF 92% BASED ON THE RICE THEORETICAL MAXIMUM DENSITY PER ASTM D-2041. INDIVIDUAL LOCATIONS SHALL BE COMPACTED NOT LESS THAN 90% NOR MORE THAN 96%.
- 3. ALL ASPHALT BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% BASED ON THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557.
- 4. SUBGRADE SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION PRIOR TO PLACEMENT OF ANY PAVEMENT LAYERS. ANY LOCALIZED ZONES OF SOFT, ORGANIC-RICH, OR DEBRIS-LADEN SOILS SHOULD BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL MATERIAL
- 5. SEAL JOINTS WITH EMULSIFIED ASPHALT PER PROJECT SPECIFICATIONS.

ASPHALT PAVEMENT - STANDARD DUTY

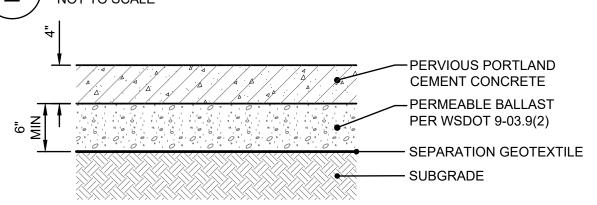
AND 9-02.1(4) CRUSHED SURFACING BASE COURSE PER WSDOT 9-03.9(3) • SUBGRADE

- HMA CL ½", PG 64-22 PER WSDOT 9-03.8(6)

1. DEPTHS INDICATED ARE COMPACTED THICKNESS.

- 2. HMA SHALL BE COMPACTED TO A TARGET AVERAGE DENSITY OF 92% BASED ON THE RICE THEORETICAL MAXIMUM
- DENSITY PER ASTM D-2041. INDIVIDUAL LOCATIONS SHALL BE COMPACTED NOT LESS THAN 90% NOR MORE THAN 96%. 3. ALL ASPHALT BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% BASED ON THE MODIFIED
- PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557. 4. SUBGRADE SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION PRIOR TO PLACEMENT OF ANY PAVEMENT LAYERS. ANY LOCALIZED ZONES OF SOFT, ORGANIC-RICH, OR DEBRIS-LADEN SOILS SHOULD BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL MATERIAL
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ASPHALT PAVEMENT - ATB



CONCRETE MIX DESIGN

- UNIT WEIGHT: 120 TO 130 POUNDS PER CUBIC FOOT (PERMEABLE CONCRETE IS APPROXIMATELY 70
- TO 80 PERCENT OF THE UNIT WEIGHT OF CONVENTIONAL CONCRETE) (FCPA, N.D.) • VOID SPACE: 15 TO 21 PERCENT ACCORDING TO ASTM C 138.
- WATER CEMENT RATIO: 0.27 TO 0.35.
- AGGREGATE TO CEMENT RATIO: 4:1 TO 4.5:1

REDUCING/RETARDING ADMIXTURE

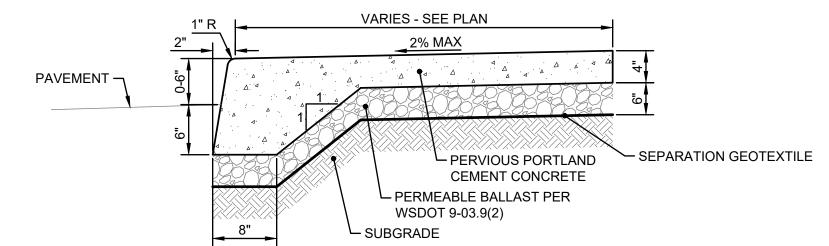
- AGGREGATE: USE EITHER:
- 3/8 INCH TO NO. 16 WASHED CRUSHED OR ROUND PER ASTM C 35 OR 3/8 - INCH TO NO. 50 WASHED CRUSHED OR ROUND PER ASTM D 448.
- SUBGRADE PREPARATION SHALL MEET APWA GSP 2-06.3(3) SUBGRADE FOR PERMEABLE PAVEMENTS

PORTLAND CEMENT: TYPE I OR II CONFORMING TO ASTM C 150 OR TYPE IP OR IS CONFORMING TO ASTM

- ADMIXTURES: CAN BE USED TO INCREASE WORKING TIME AND INCLUDE: WATER
- IN CONFORMANCE WITH ASTM C 494 TYPE D AND HYDRATION STABILIZER IN CONFORMANCE WITH
- WATER: USE POTABLE WATER.
- FIBER MESH CAN BE INCORPORATED INTO THE CEMENT MIX FOR ADDED STRENGTH.
- PROVIDE JOINTS AT 15' O.C. PROVIDE DOWEL BARS 1 ½" x 18" LONG ON 18" CENTERS ON TRANSVERSE JOINTS AND #5 TIE BARS x 30" LONG ON 36" CENTERS ON LONGITUDINAL JOINTS PER

PERVIOUS CEMENT CONCRETE

EAST TOWN CROSSING PHASE 2 SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



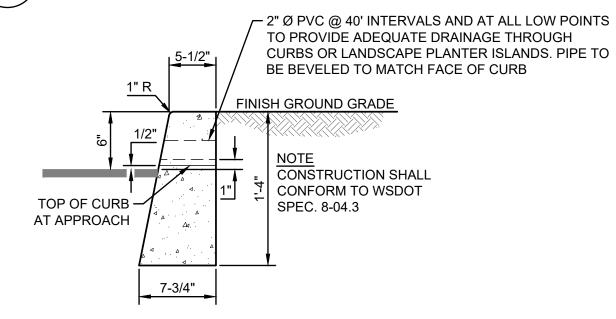
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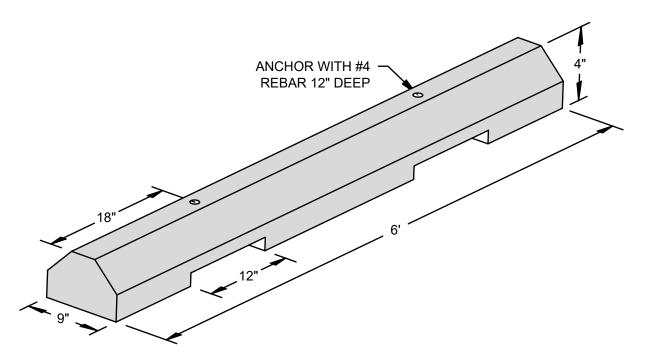
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- ADMIXTURES: CAN BE USED TO INCREASE WORKING TIME AND INCLUDE: WATER
- REDUCING/RETARDING ADMIXTURE IN CONFORMANCE WITH ASTM C 494 TYPE D AND HYDRATION STABILIZER IN CONFORMANCE WITH
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INTEGRAL CURB AND SIDEWALK











DEVELOPMENT ENGINEERING

02/04/2025

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 CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.



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 2

ASH DEVELOPMENT

GREG HELLE

GREG.HELLE@ASHNW.COM

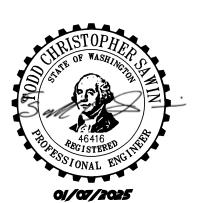
<u>Project No.</u>

2230752

Issue Set & Date:

PERMIT SUBMITTAL

01/07/2025



City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning		
Engineering	Public Works		
Fire OF W	Traffic		

Revisions:

Sheet Title:

PAVING NOTES AND DETAILS

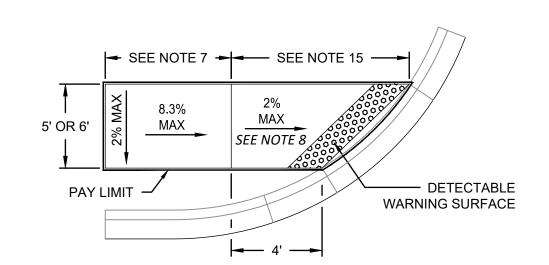
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Sheet No.

C2.10



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



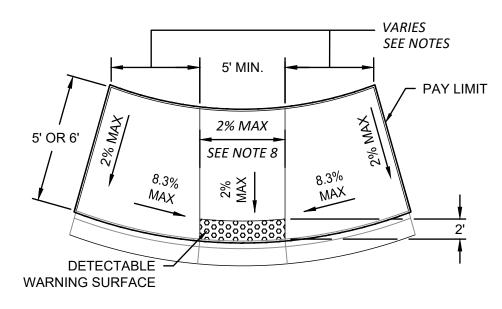
SINGLE DIRECTION CURB RAMP

R7-801

R7-1 —

Know what's below.

Call before you dig.

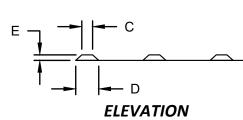


PARALLEL CURB RAMP

PLAN

DETECTABLE WARNING SURFACE AREA SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS SECTION 8-14.2.

DETECTABLE WARNING SURFACES SHALL BE PLACED IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS SECTION 8-14.3(5).



*****R7-1

* DIMENSION C SHALL BE 50% THROUGH 65% OF DIMENSION D

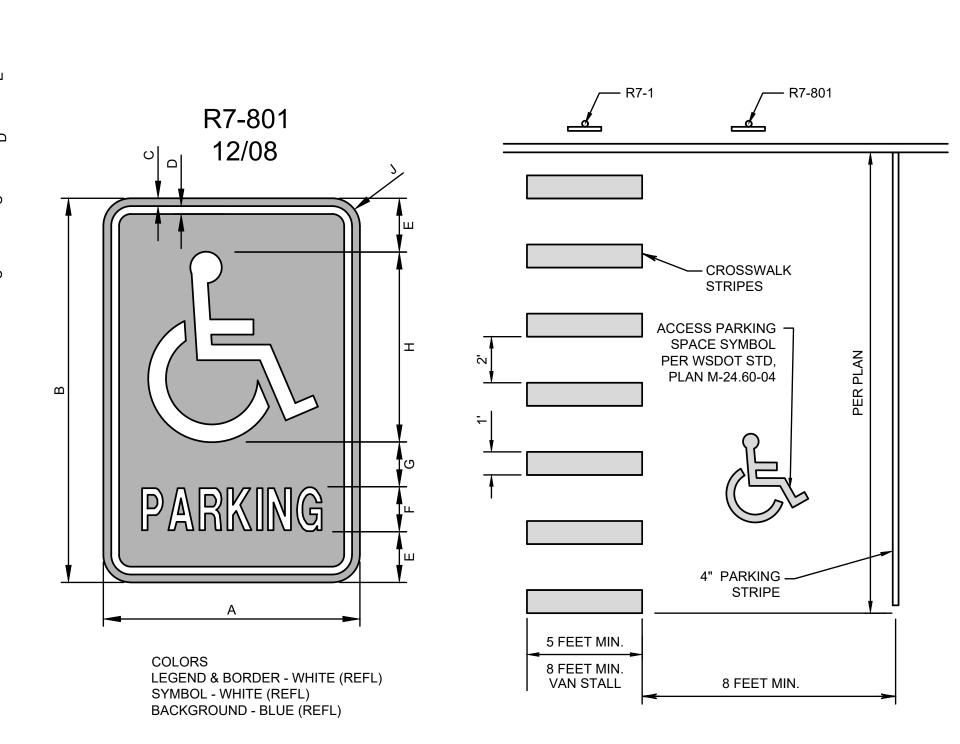
CURB RAMP NOTES:

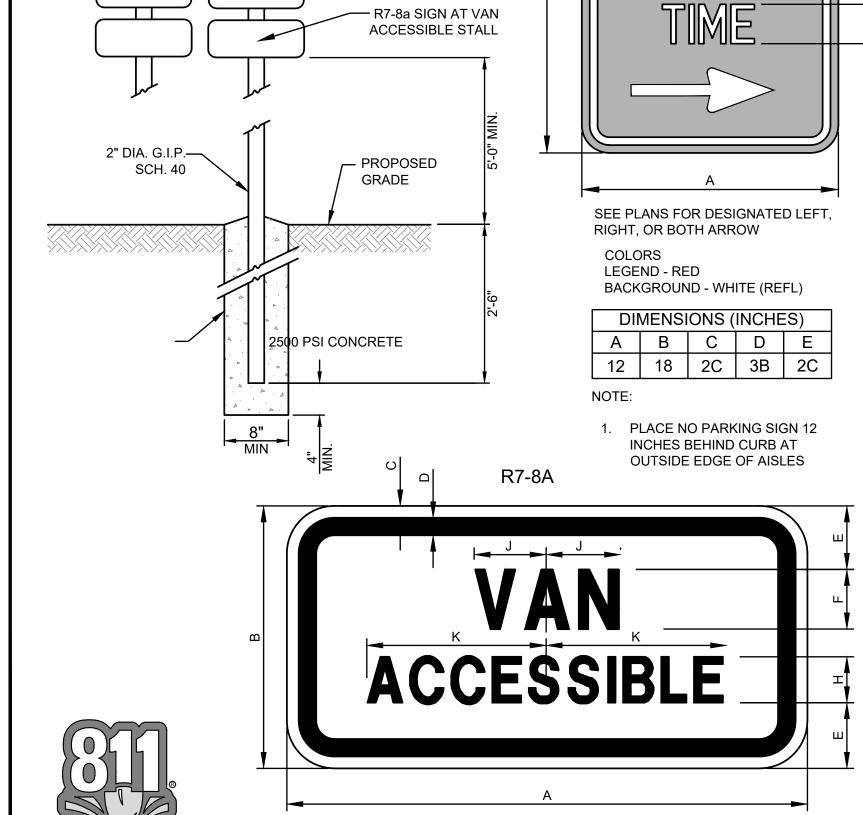
- 1. CURB RAMPS ARE TYPICALLY CENTERED AT THE 1/4 RADIUS POINTS. 2. CURB TO BE FLUSH WITH ADJACENT ROADWAY SURFACE. THE BID
- 3. PERPENDICULAR RAMP LENGTH IS MEASURED FROM BACK OF CURB.
- 4. PARALLEL RAMP LENGTHS VARY FROM 6' MIN. TO 15' MAX.

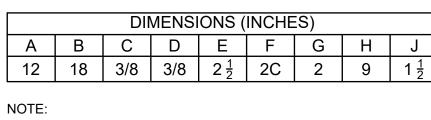
ITEM DOES NOT INCLUDE THE CURB AND GUTTER.

- 5. IF SIGNAL POLE EXISTS, PARALLEL CURB RAMP SHALL INCLUDE THE CONCRETE AREA AROUND THE SIGNAL POLE. SIDEWALK DEPTH SHALL BE 6" FROM PC TO PT. SEE STANDARD DRAWING PC.J1.2 FOR ADDITIONAL DETAILS.
- 6. ADJUST RAMP LENGTHS TO MEET ADA REQUIREMENTS 8.3% MAX GRADE, 15' MAX LENGTH.
- 7. SEE WSDOT STANDARD PLAN F-40.16-03 NOTE 8.
- 8. LANDINGS SHALL HAVE A 2% MAX. GRADE IN EACH DIRECTION, EXCEPT AT MIDBLOCK CROSSINGS WHERE THEY MAY MATCH THE GRADE OF THE ROADWAY.
- 9. PERPENDICULAR CURB RAMPS SHALL HAVE A 2% MAX. CROSS SLOPE, EXCEPT AT MIDBLOCK CROSSINGS WHERE IT MAY MATCH THE GRADE OF THE ROADWAY.
- 10. THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES SHALL BE ALIGNED PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF CURB.
- 11. CURB RAMPS CANNOT BE PERVIOUS MATERIAL
- 12. SEE THE CURRENT EDITION OF WSDOT STANDARD PLAN F-10.12 FOR PEDESTRIAN CURB DETAILS.
- 13. FOR RESIDENTIAL DRIVEWAY APPROACHES PARALLEL CURB RAMPS SHALL BE 2' MIN. FROM THE DRIVEWAY APPROACH.
- 14. TO AVOID OBSTACLES, CURB RAMPS OPPOSITE THE RETURNED CURBS AT "T" INTERSECTIONS MAY BE PLACED AT A SKEW OF 5° MAX FROM AN ALIGNMENT PERPENDICULAR TO THE CENTERLINE
- 15. IF DISTANCE IS LESS THAN 5 FT BETWEEN LANDING AND BACK OF CURB, THE DETECTABLE WARNING STRIP SHALL BE PLACED AT THE BOTTOM OF THE RAMP.









- 1. PROVIDE VAN ACCESSIBLE STALL SIGN ON STALLS IDENTIFIED AS
- 2. PLACE NO PARKING SIGN 12 INCHES BEHIND CURB AT OUTSIDE
- 3. PROVIDE NO PARKING SIGN ON STALL POST IF AISLE LEADS TO

ACCESSIBLE PARKING STALL AND SIGNAGE

APPROVED DEVELOPMENT ENGINEERING

02/04/2025

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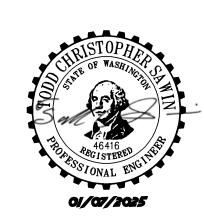
<u>Project No.</u>

2230752

Issue Set & Date:

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01/07/2025



City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning		
Engineering	Public Works		
Fire OF W	SHIT Traffic		

Revisions:

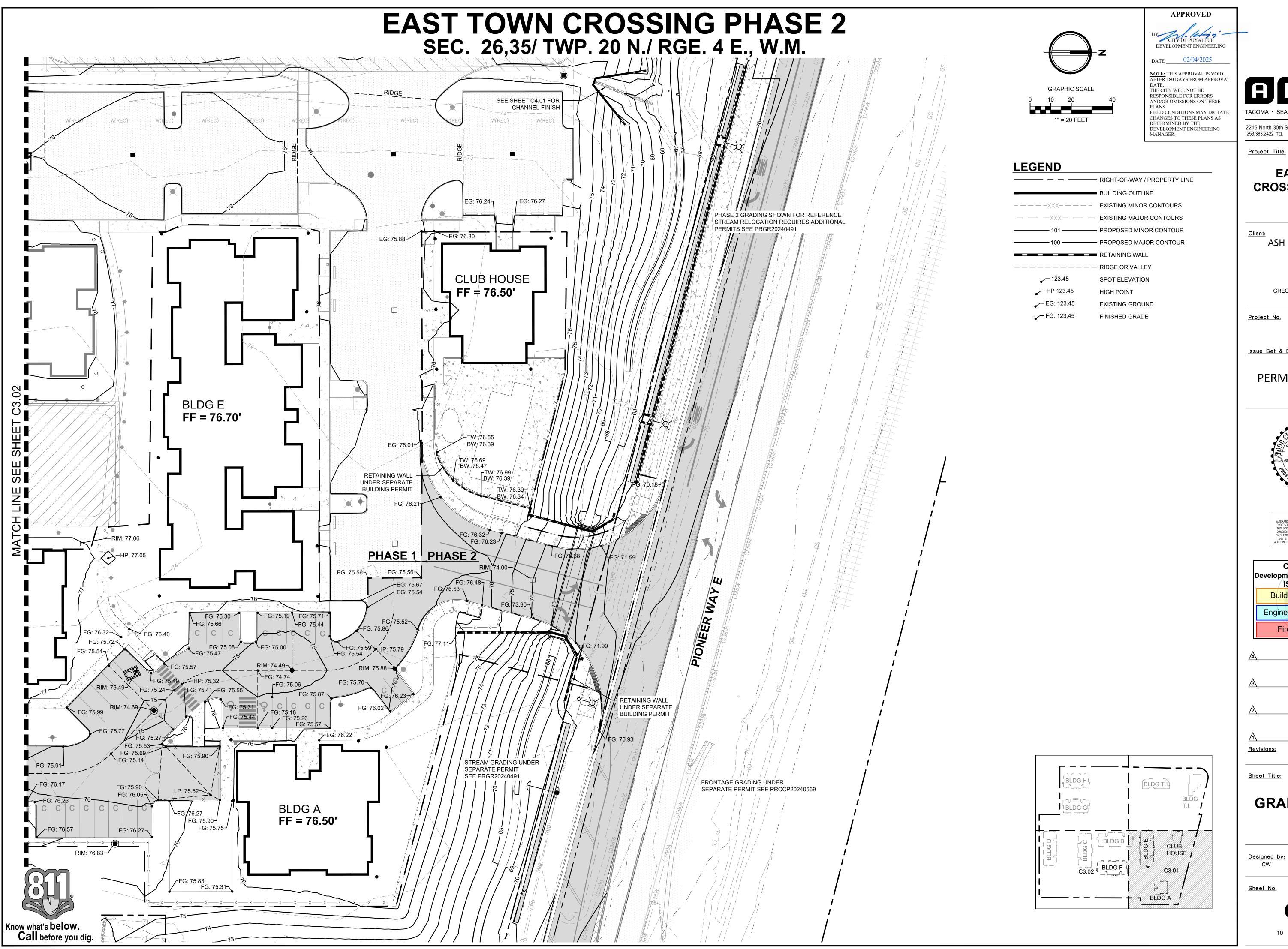
Sheet Title:

PAVING DETAILS

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Sheet No.

C2.11





ASH DEVELOPMENT

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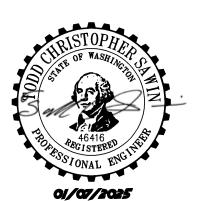
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City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning		
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Fire	SHITraffic		

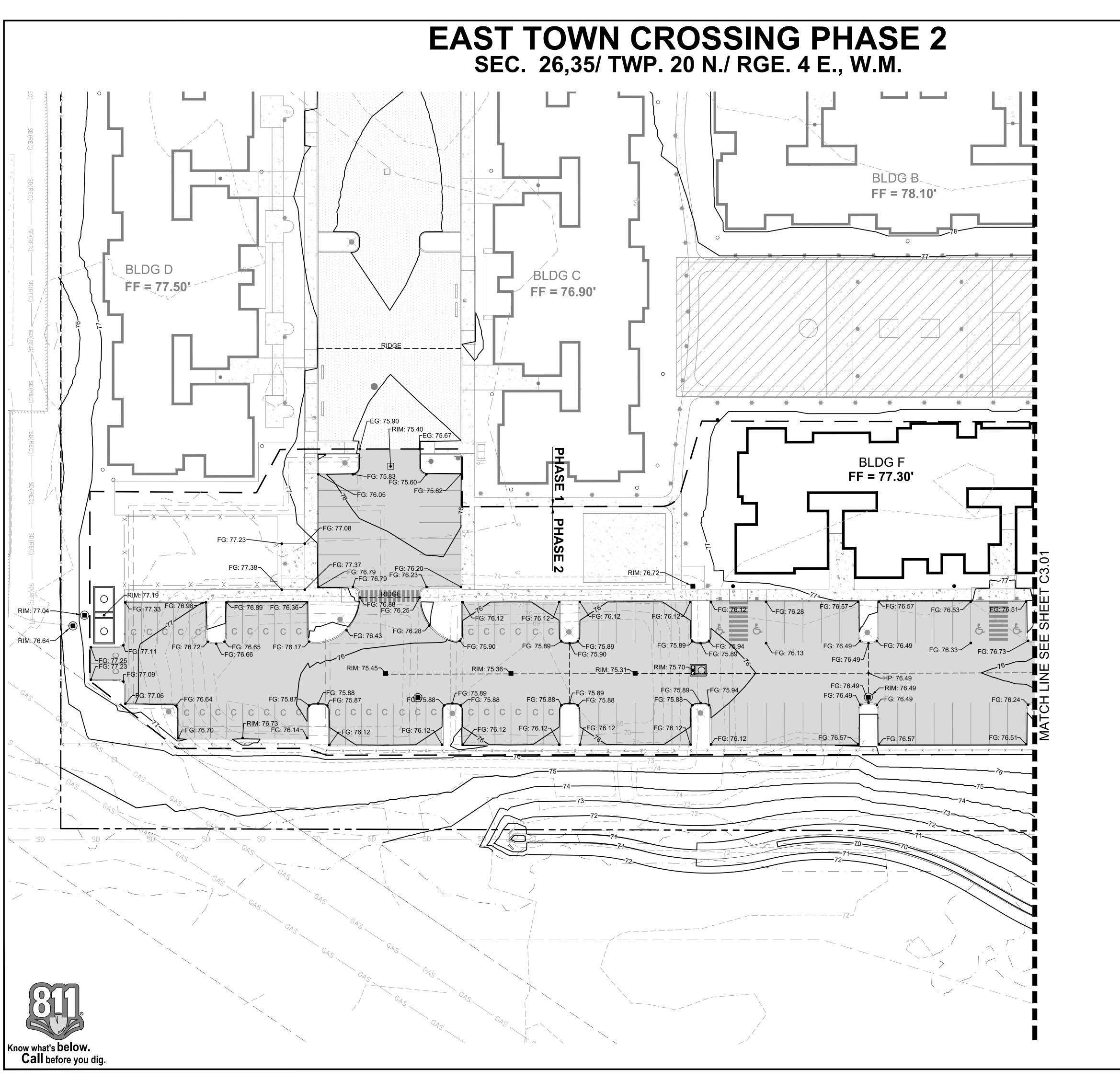
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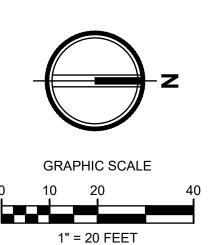
Sheet Title:

GRADING PLAN NE

Designed by: Drawn by: Checked by:

Sheet No.







DATE _____ 02/04/2025

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DEVELOPMENT ENGINEERING

LEGEND

RIGHT-OF-WAY / PROPERTY LINE BUILDING OUTLINE EXISTING MINOR CONTOURS EXISTING MAJOR CONTOURS — PROPOSED MINOR CONTOUR --- PROPOSED MAJOR CONTOUR RETAINING WALL — — — — — — — — RIDGE OR VALLEY SPOT ELEVATION HIGH POINT **EG**: 123.45 **EXISTING GROUND** FG: 123.45 FINISHED GRADE

BLDGH

BLDG G

C3.02 BLDG F

BLDG T.I.

CLUB HOUSE



Project Title:

EAST TOWN CROSSING PHASE 2

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Project No.

2230752

Issue Set & Date:

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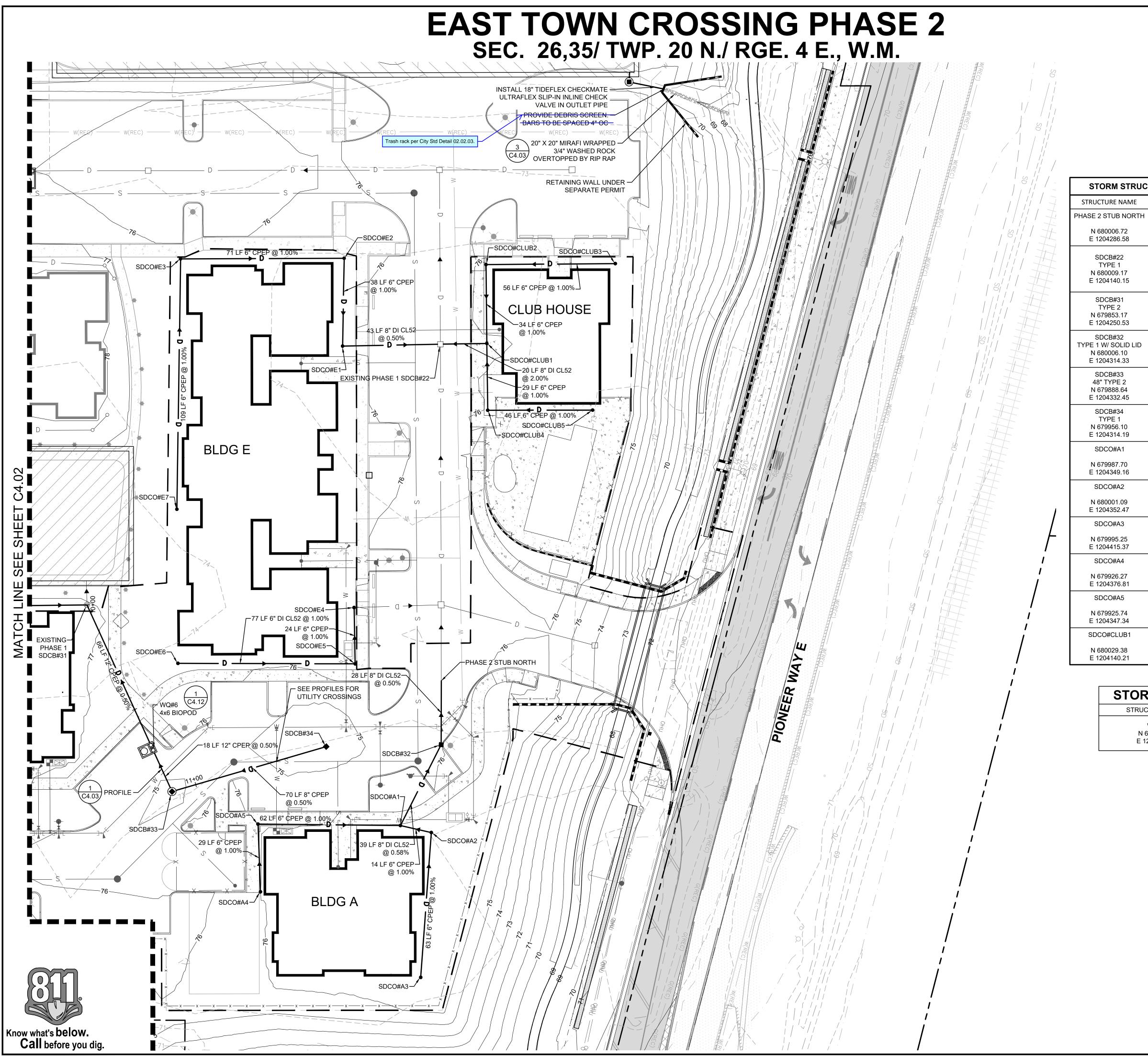
City of Puyallup Development & Permitting Services ISSUED PERMIT			
Building	Planning		
Engineering	Public Works		
Fire	Traffic		

Sheet Title:

GRADING PLAN SE

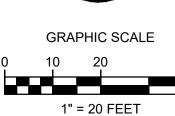
Sheet No.

C3.02





DEVELOPMENT ENGINEERING DATE _____ 02/04/2025



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EAST TOWN

CROSSING PHASE 2

ASH DEVELOPMENT

GREG HELLE

GREG.HELLE@ASHNW.COM

2230752

PERMIT SUBMITTAL

01/07/2025

City of Puyallup

Development & Permitting Services

ISSUED PERMIT

Building

Engineering

Planning

Public Works

Traffic

<u>Project Title:</u>

<u>Project No.</u>

Issue Set & Date:

STORM STRUCTURE TABLE		STORM STRUCTURE TABLE		
RUCTURE NAME	STRUCTURE DETAILS	STRUCTURE NAME	STRUCTURE DETAILS	
E 2 STUB NORTH		SDCO#CLUB2	RIM = 76.23	
N 680006.72 E 1204286.58	IE = 72.43 (8" E)	N 680029.68 E 1204105.92	IE = 72.44 (6" E) IE = 72.44 (6" N)	
SDCB#22	RIM = 75.25	SDCO#CLUB3	RIM = 76.51	
TYPE 1 N 680009.17 E 1204140.15	IE = 71.36 (12" E) IE = 71.36 (12" W) IE = 71.69 (8" N) IE = 71.69 (8" S)	N 680085.96 E 1204106.57	IE = 73.00 (6" S)	
00.00.00	` ,	SDCO#CLUB4	RIM = 76.11	
SDCB#31 TYPE 2 N 679853.17	RIM = 77.06 IE = 68.52 (12" W) IE = 68.52 (12")	N 680029.19 E 1204169.27	IE = 72.39 (6" W) IE = 72.39 (6" N)	
1204250.53	IE = 69.02 (6" S)	SDCO#CLUB5	RIM = 76.47	
SDCB#32 E 1 W/ SOLID LID N 680006.10	RIM = 75.88 IE = 72.57 (8" W) IE = 72.57 (8" SE)	N 680074.86 E 1204170.10	IE = 72.85 (6" S)	
E 1204314.33	2.57 (0 02)	SDCO#E1	RIM = 76.52	
SDCB#33 48" TYPE 2 N 679888.64	RIM = 74.69 IE = 69.44 (12" SW) IE = 69.77 (8" N)	N 679966.60 E 1204140.14	IE = 71.90 (6" W)	
E 1204332.45	12 00.77 (0 11)	SDCO#E2	RIM = 76.76	
SDCB#34 TYPE 1 N 679956.10	RIM = 74.49 IE = 70.12 (8" S)	N 679968.02 E 1204101.94	IE = 72.28 (6" S) IE = 72.28 (6" E)	
E 1204314.19		SDCO#E3	RIM = 76.50	
SDCO#A1 N 679987.70	RIM = 76.33 IE = 72.80 (8" NW) IE = 72.80 (6" S)	N 679896.84 E 1204100.85	IE = 72.99 (6" N) IE = 72.99 (6" E)	
1204349.16	IE = 72.80 (6" N)	SDCO#E4	RIM = 76.31	
SDCO#A2 N 680001.09	RIM = 76.51 IE = 72.94 (6" S)	N 679969.38 E 1204253.97	IE = 72.45 (6" E)	
1204352.47	IE = 72.94 (6" E)	SDCO#E5	RIM = 76.43	
SDCO#A3	RIM = 76.44	N 679969.38	IE = 72.69 (6" W) IE = 72.69 (6" S)	
N 679995.25 E 1204415.37	IE = 73.57 (6" W)	E 1204278.46 SDCO#E6		
SDCO#A4	Du	N 679892.27	RIM = 76.48 IE = 73.46 (6" N)	
N 679926.27 E 1204376.81	RIM = 75.96 IE = 73.71 (6" W)	E 1204276.73 SDCO#E7	, ,	
SDCO#A5	RIM = 75.46	N 679893.14	RIM = 76.71 IE = 74.08 (6" W)	
N 679925.74 E 1204347.34	IE = 73.42 (6" N) IE = 73.42 (6" E)	E 1204209.70		
SDCO#CLUB1	RIM = 75.59			

STORM W	Q STRUCTURE TABLE

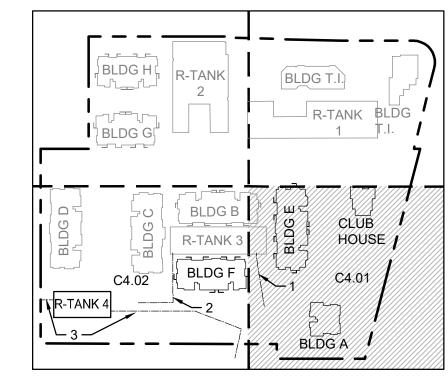
IE = 72.10 (6" E)

IE = 72.10 (6" W)

STRUCTURE NAME	STRUCTURE DETAIL
WQ#6 N 679880.31 E 1204313.21	RIM = 75.49 IE = 69.35' 12" (NE) INLET IE= 68.84' 12" (SW) OUTLET

GENERAL NOTE

SEE DETAILS AS NOTED ON SHEET C4.10 -FOR CATCH BASIN TYPE 1 -(AREA DRAIN) SEE DETAIL 1 -FOR CATCH BASIN TYPE II SEE DETAIL 2 -STORM SEWER MANHOLE SEE DETAIL 3 -STORM SEWER CONTROL STRUCTURE SEE DETAIL 5



Revisions:

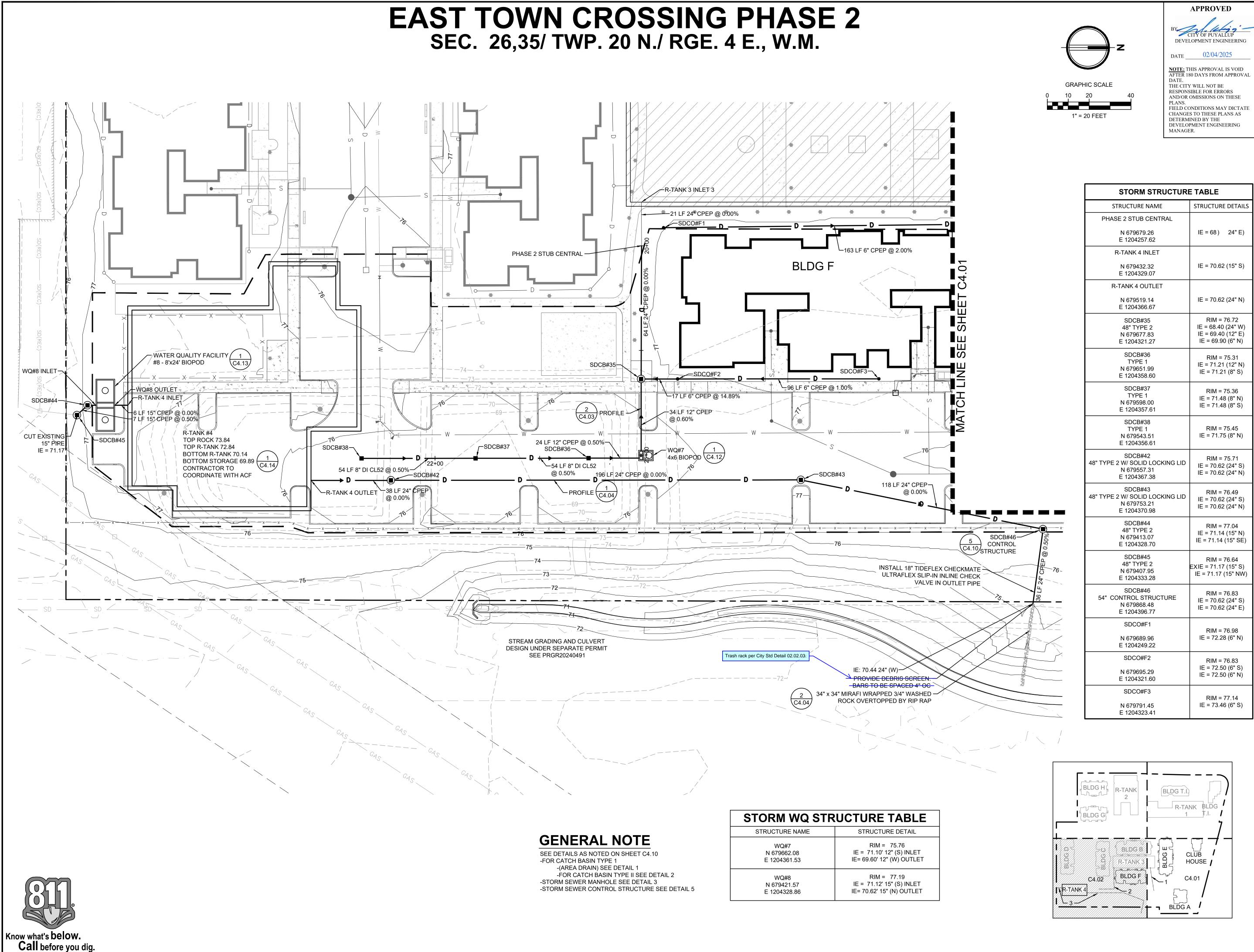
Sheet Title:

STORM **DRAINAGE PLAN NE**

Designed by: Drawn by: Checked by:

Sheet No.

C4.01





HE
GINEERING

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 2

ASH DEVELOPMENT

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	City of Puyallup Development & Permitting Service ISSUED PERMIT				
	Building	Planning			
	Engineering	Public Works			
	Fire	Traffic			
<u>A</u>	\				

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Sheet Title:

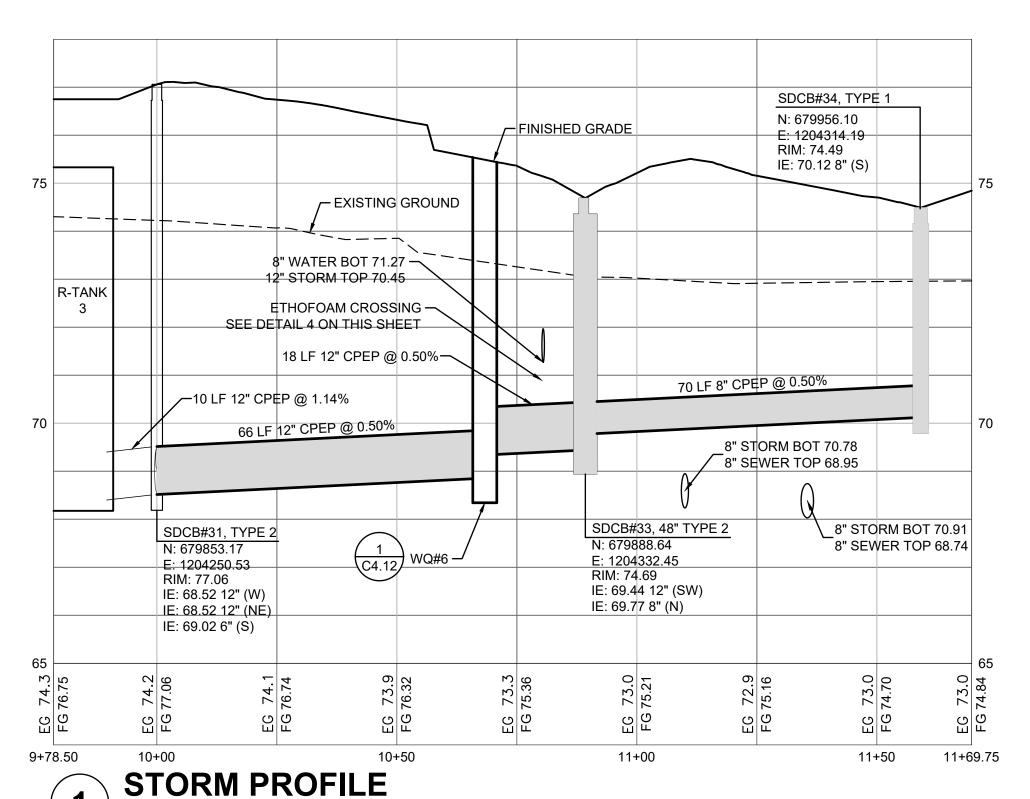
STORM DRAINAGE PLAN SE

Designed by:Drawn by:Checked by:CWSKJI

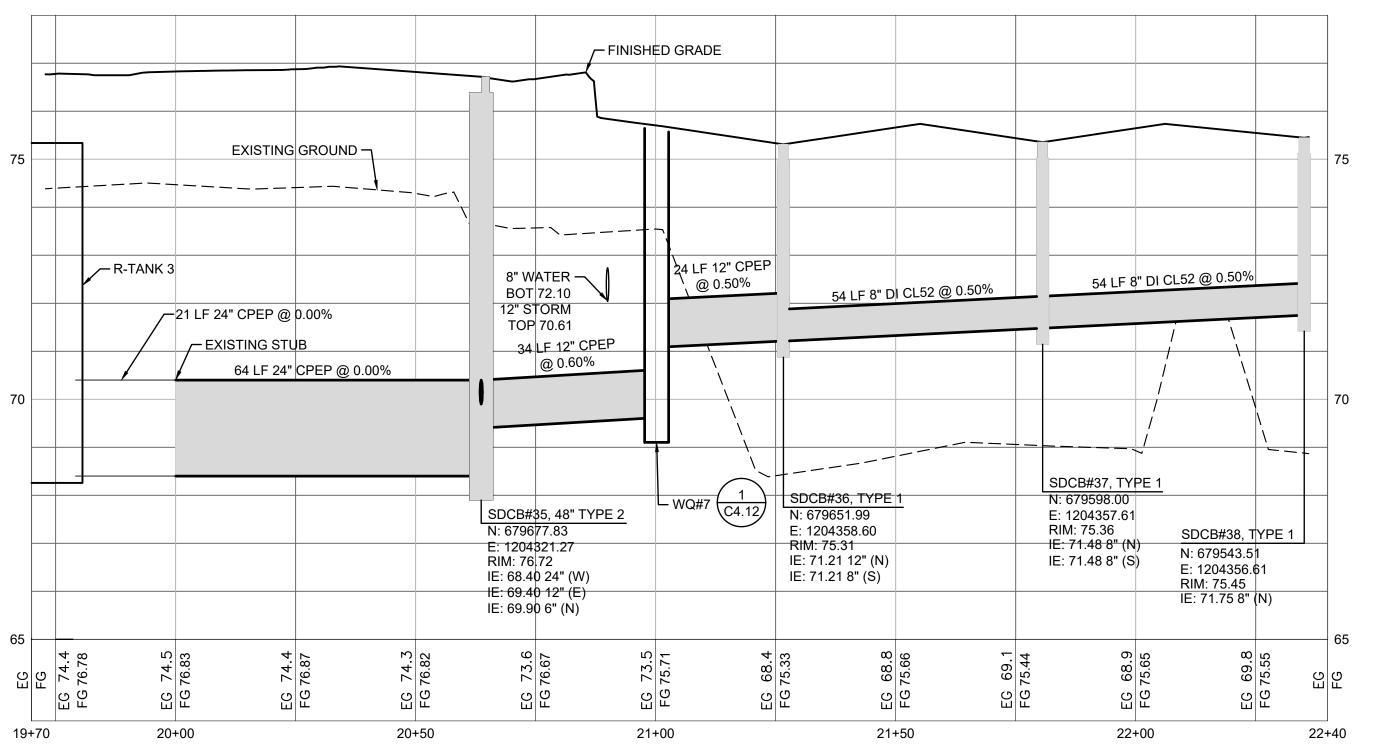
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C4.02

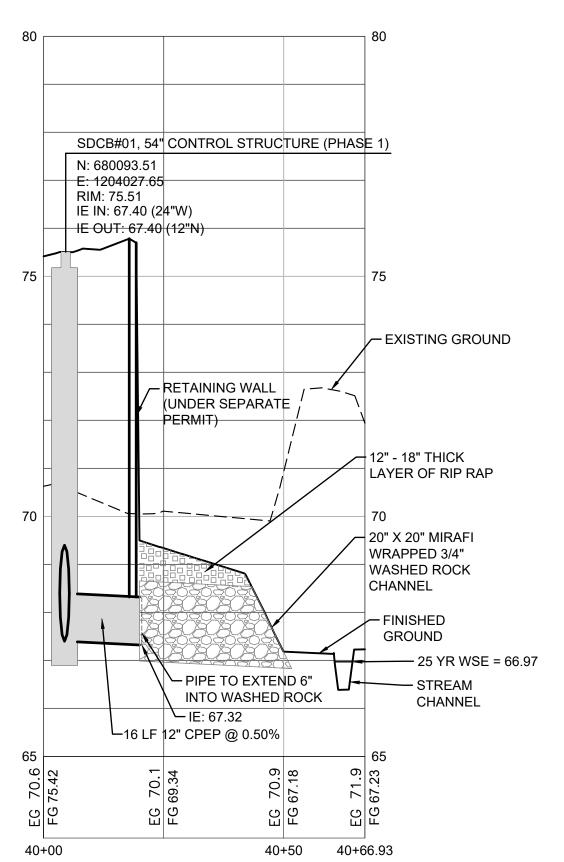
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



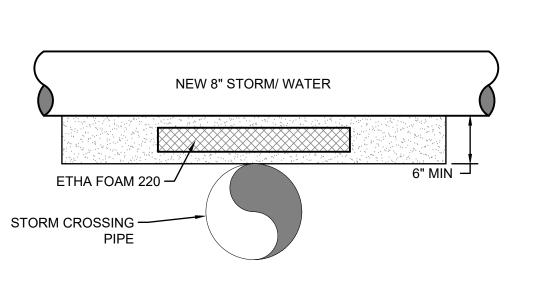
SCALE: HORIZ 1"=20'; VERT 1"=2'



STORM PROFILE



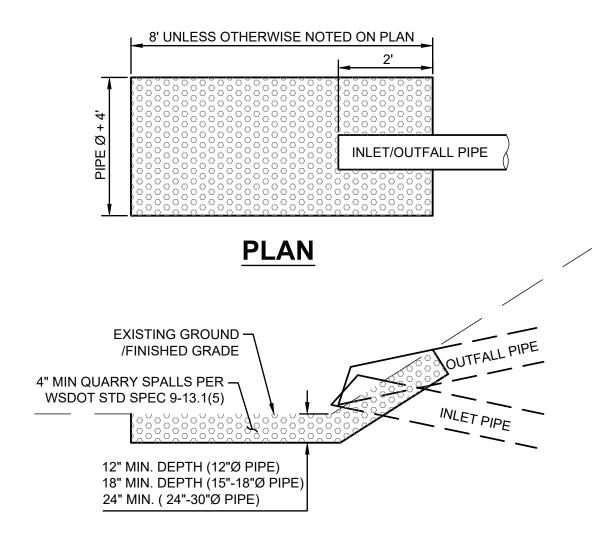
STORM PROFILE



FOR CROSSINGS LESS THAN 12" (18" FOR SEWER AND WATER CROSSINGS), A 3"x48"x108" SHEET OF ETHAFOAM 220 WILL BE PLACED BETWEEN THE PIPES WITH SAND PLACED AROUND THE CROSSING PIPES AND ETHAFOAM SHEET. SEWER AND WATER CROSSINGS SHALL MEET THE 2008 CRITERIA FOR SEWAGE WORKS DESIGN C1-9.1.4

SEE ADDITIONAL CROSSING REQUIREMENTS ON CITY OF PUYALLUP STANDARD DETAILS (6.12)





SECTION





02/04/2025

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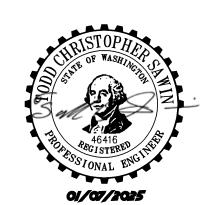
<u>Project No.</u>

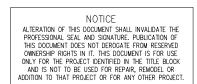
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D	City of Puyallup Development & Permitting Service ISSUED PERMIT		
	Building	Planning	
	Engineering	Public Works	
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Sheet Title:

STORM

PROFILES

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C4.03



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



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EAST TOWN CROSSING PHASE 2

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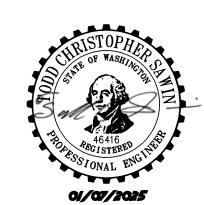
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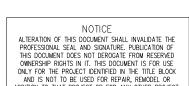
2230752

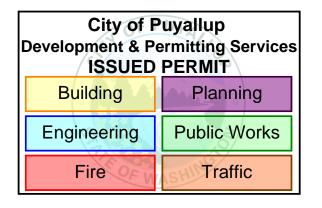
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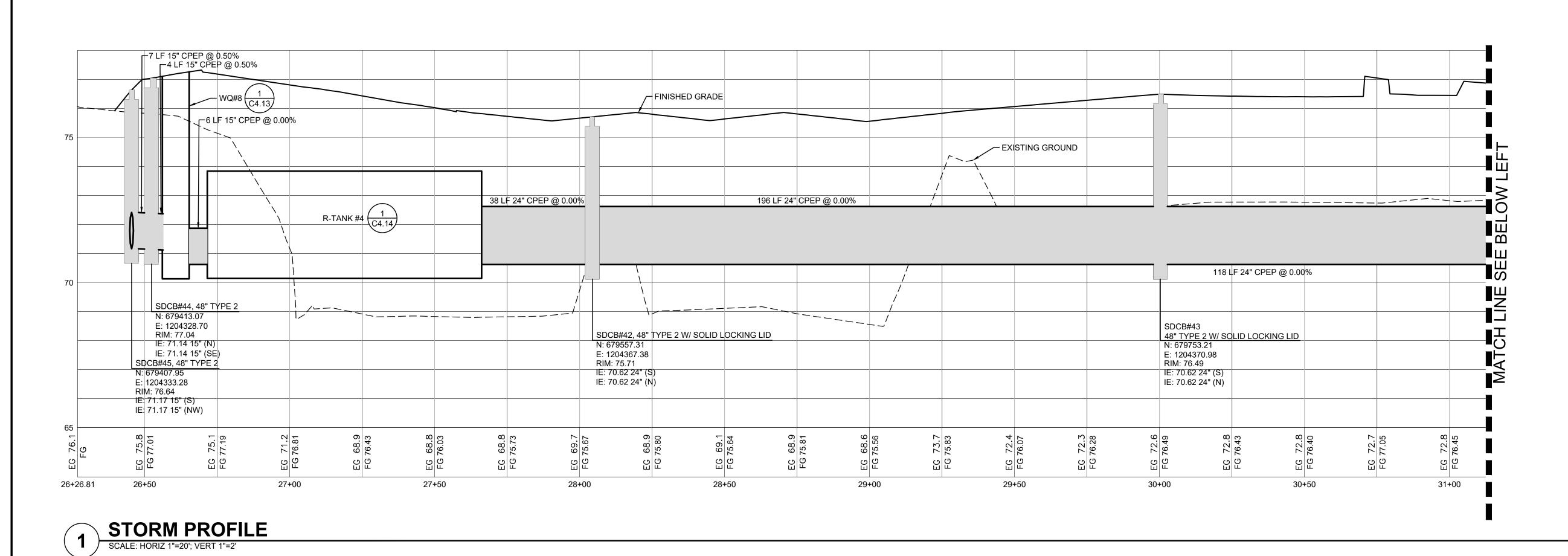
STORM **PROFILES**

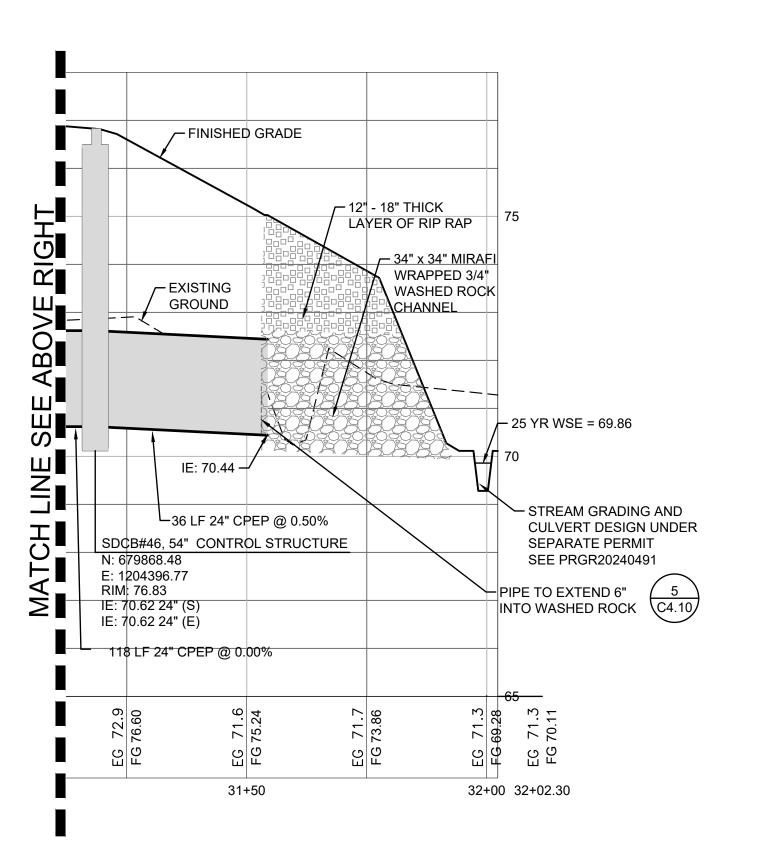
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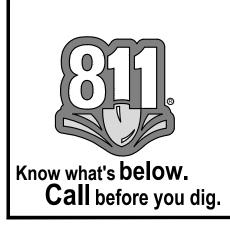
Sheet No.

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15 of 30 Sheets

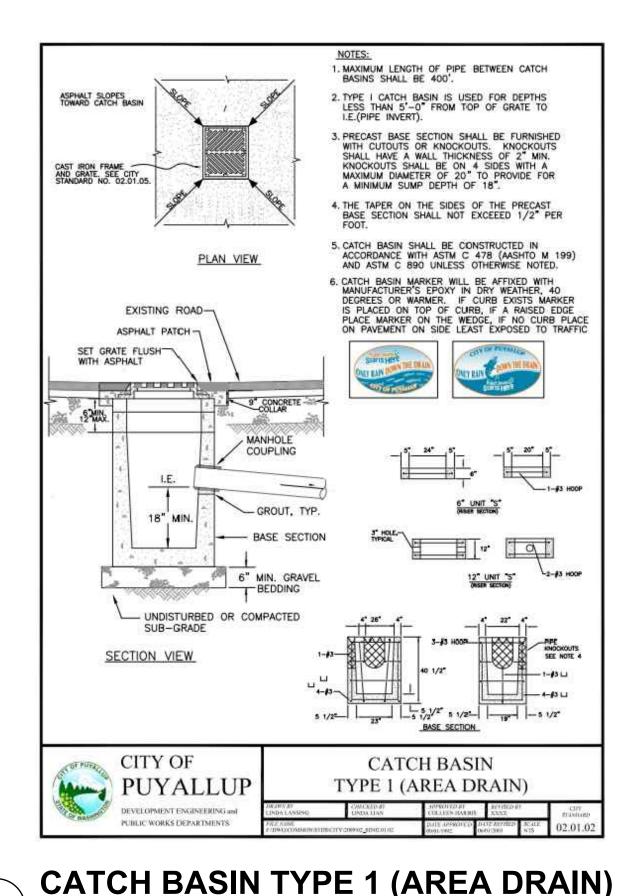






STORM PROFILE

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



MANHOLE RING AND COVER

AND COVER SEE CITY STANDARD

6" PVC SLEEVE -

ADJUSTING RINGS 4" MIN TO 16"

NON-SHRINK GROUT, TYP. JOINTS SHALL BE RUBBER
GASKETED, MEET ASTM C 443

SEE PIPE SUPPORT DETAIL BELOW

ORIFICE PLATE SHALL BE
ATTACHED WITH A PVC CEMENT
AND INSET 1" FROM 12", TYP.

PIPE EXTENDER CAPPED WITH

UNDISTURBED OR COMPACTED SUB-GRADE

TOP VIEW

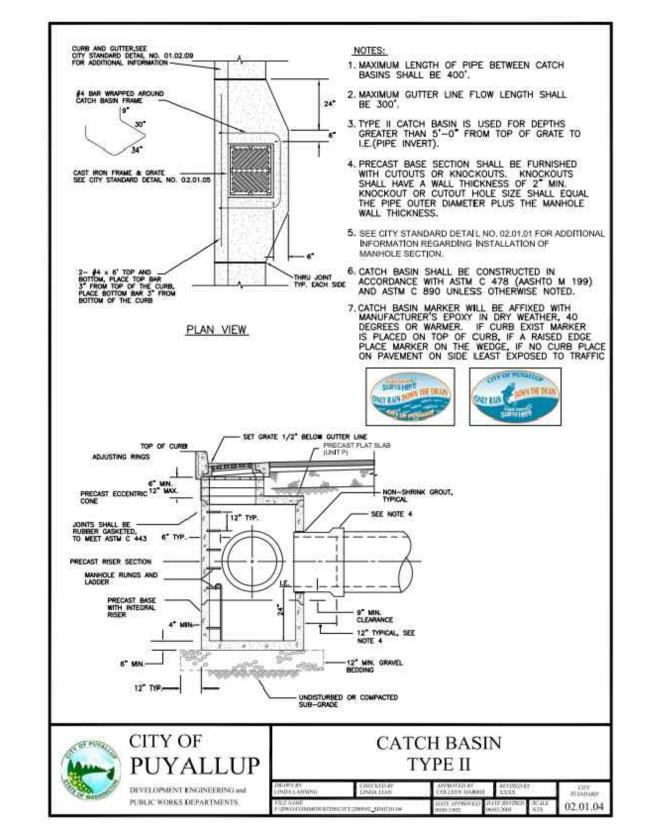
MESH SCREEN WITH 1/4" GRATING

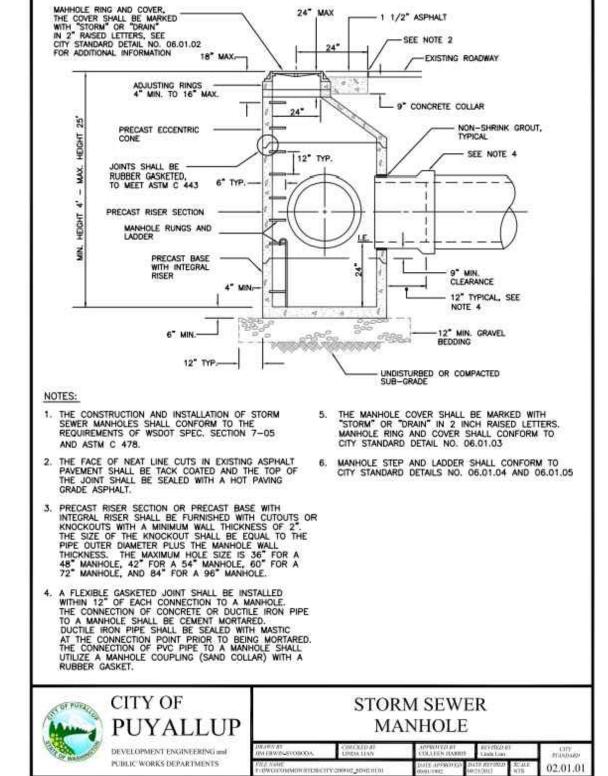
CITY OF

PUYALLU

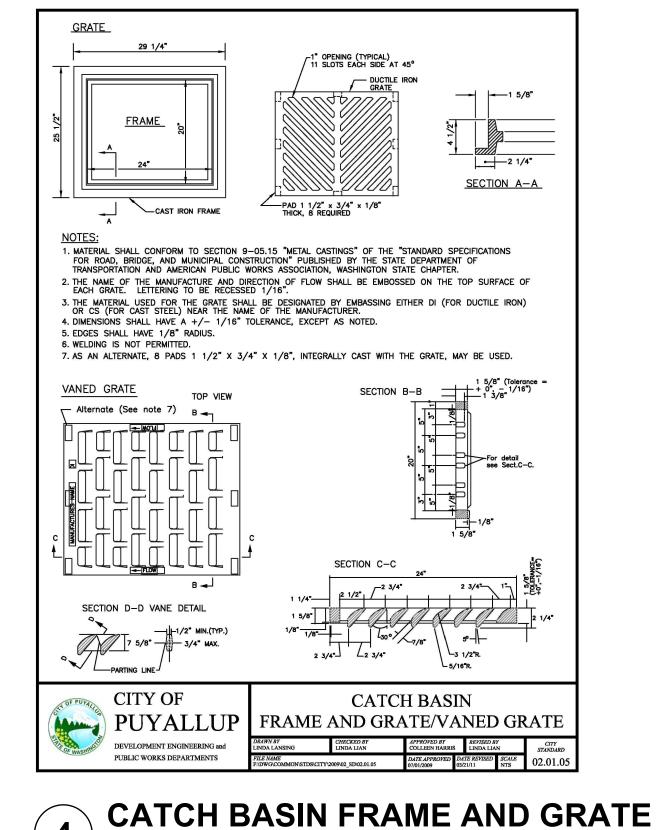
MESH SCREEN

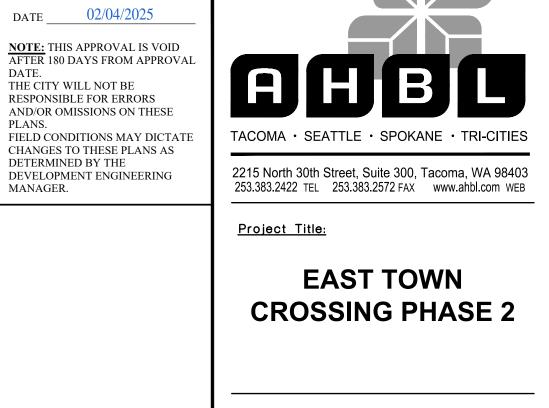
WITH 1/2" MORTAR





STORM SEWER MANHOLE





APPROVED

DEVELOPMENT ENGINEERING

THE CITY WILL NOT BE

DETERMINED BY THE

PLANS.

MANAGER.

ASH DEVELOPMENT

GREG HELLE

GREG.HELLE@ASHNW.COM

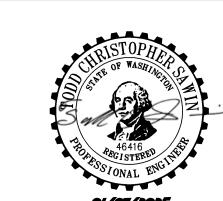
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City of Puyallup Development & Permitting Services ISSUED PERMIT		
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Fire OF W	Traffic	

<u>Revisions:</u>

Sheet Title:

STORM DRAINAGE **NOTES AND DETAILS**

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Sheet No.

C4.10

16 of 30 Sheets

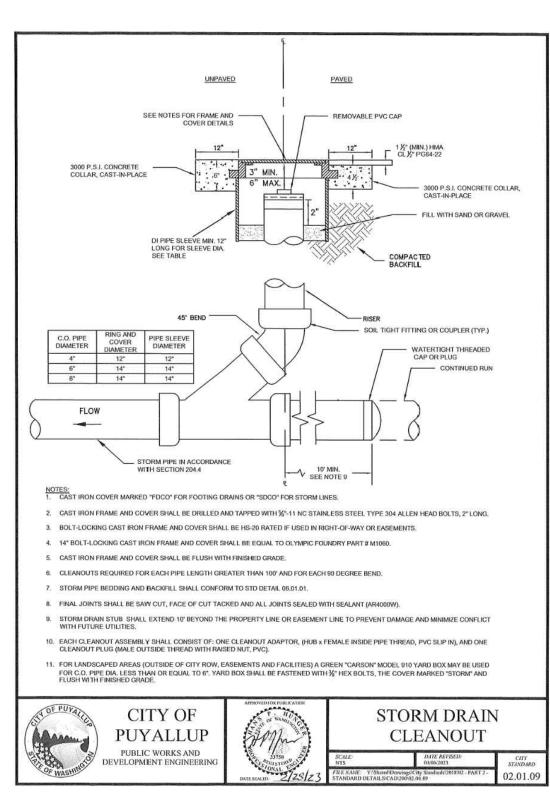


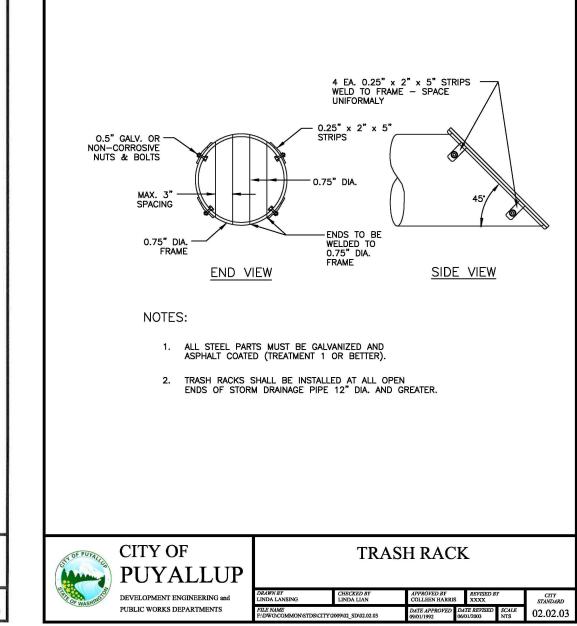
CONTROL STRUCTURE GEOMETRY

STRUCTURE	PART	INVERT ELEVATION	DIAMETER (IN)	NOTES
	RISER CREST	73.32	24	CIRCULAR
SDCB#46	ORIFICE 1	68.62	5.25	CIRCULAR, NO ELBOW
3DCD#40	ORIFICE 2	72.01	14	CIRCULAR, WITH ELBOW
	OUTLET PIPE	70.62	24	RIM: 76.83

NOTES FOR FLOW CONTROL MANHOLE:

- NEAT LINE CUTS SHALL BE AT TOP WITH A HOT PAVING GRADE ASPHALT AND FACE OF CUT TACKED.
- 2. FLOW CONTROL MANHOLES SHALL BE USED AS A SINGLE USE STRUCTURE.
- MANHOLE RUNG SHALL CONFORM TO SECTION R, ASTM C 478 (ASSHTO M-199 AND MEET ALL WISHA REQUIREMENTS. MANHOLE RUNGS SHALL BE PARALLEL OR APPROXIMATELY RADIAL AT THE OPTION OF THE MANUFACTURER, EXCEPT THAT ALL STEPS IN ANY MANHOLE SHALL BE SIMILAR. PENETRATION OF OUTER WALL BY A RUNG LEG IS PROHIBITED. SEE MANHOLE STEP AND LADDER DETAIL, CITY STANDARD DETAIL NO. 06.01.04.
- PRECAST RISER SECTION SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE WALL THICKNESS OF TWO (2) INCHES MINIMUM. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAMETER PLUS MANHOLE WALL THICKNESS. MINIMUM DISTANCE BETWEEN HOLES IS EIGHT (8) INCHES.
- PRECAST CONCRETE MANHOLE COMPONENTS SHALL CONFORM TO ASTM C 478.
- FLEXIBLE JOINTS SHALL BE RUBBER GASKETED IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS. MORTARED, DRY-PACKED, OR CAST-IN-PLACE JOINTS WILL BE PERMITTED FOR CONNECTIONS TO OR THROUGH MANHOLES. A FLEXIBLE GASKETED JOINT SHALL BE INSTALLED WITHIN ONE (1) FOOT OF EACH CONNECTION TO OR THROUGH SAID MANHOLES. CONNECTIONS TO MANHOLE WITH PVC PIPE SHALL UTILIZE A MANHOLE COUPLING AND RUBBER GASKET.
- THE COVER ON THE MANHOLE SHALL BE MARKED WITH "STORM" OR "DRAIN" IN TWO (2) INCH RAISED LETTERS. SEE MANHOLE RING AND COVER DETAIL. CITY STANDARDS DETAIL NO. 06.01.02 AND 06.01.03.
- STAINLESS STEEL PIPE CLAMP WITH 1/2" DIAMETER STAINLESS STEEL THREADED ROD WITH WASHER AND NUT EACH SIDE OF CLAMP. PROVIDE 1/2" DIAMETER DROP-IN ANCHOR WITH JAMB NUT AT WALL. PIPE CLAMPS SHALL BE PLACED AT SIXTEEN (16) INCHES ON CENTER.
- FLOW CONTROL UNIT SHALL BE MADE FROM PVC PIPE AND SHALL CONFORM







1 1/2" ASPHALT PATCH

—9" CONCRETE COLLAR

PRECAST RISER SECTION

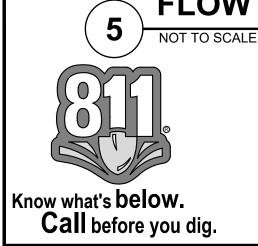
REMOVABLE GASKETED END PLUG

PIPE SUPPORT

FLOW CONTROL MANHOLE

WITH FLAT TOP

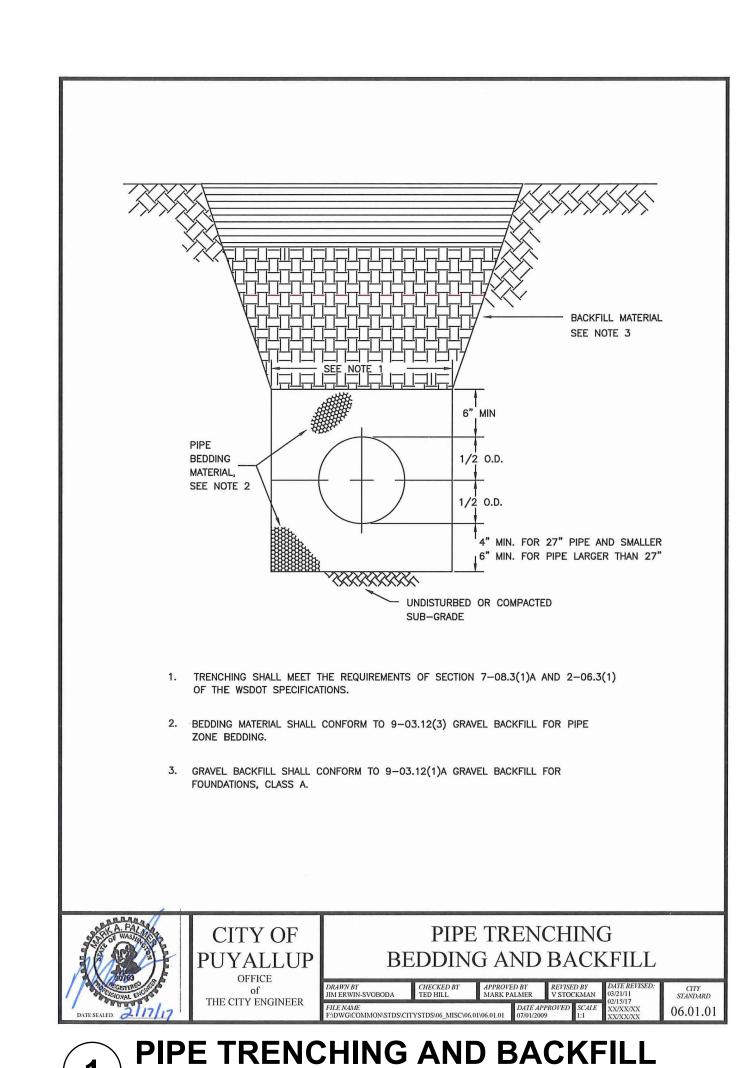
HANDHOLD

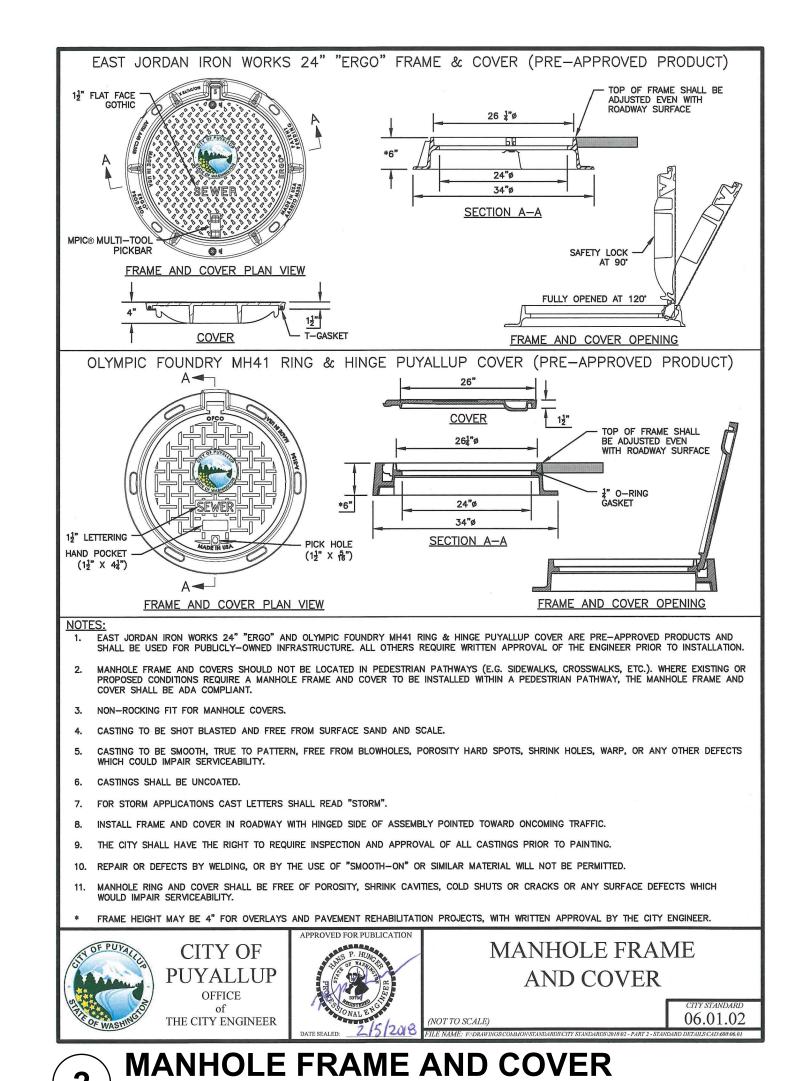


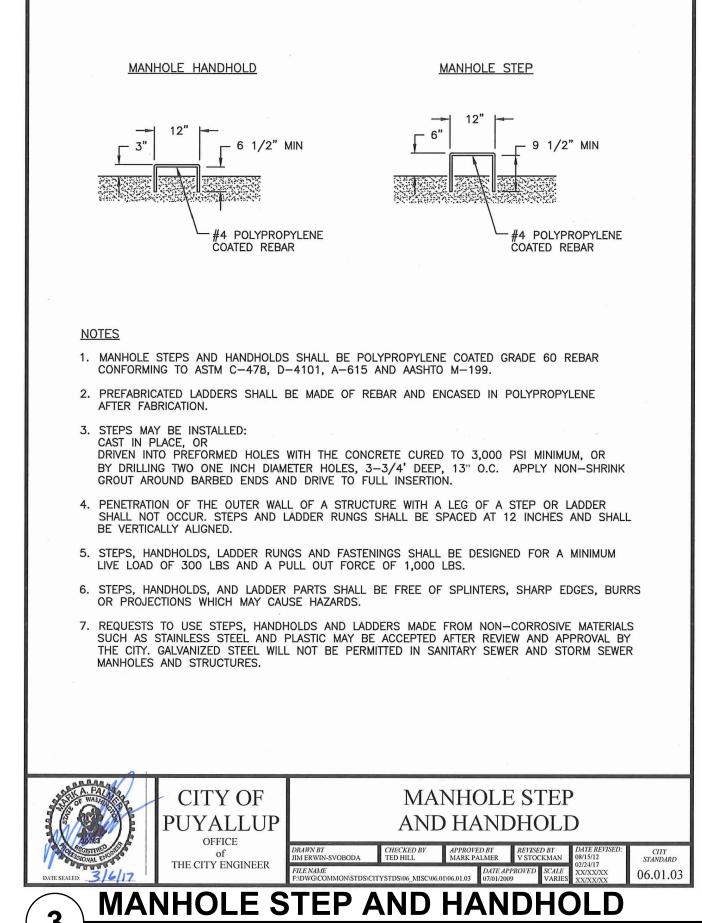
STORM DRAIN CLEANOUT

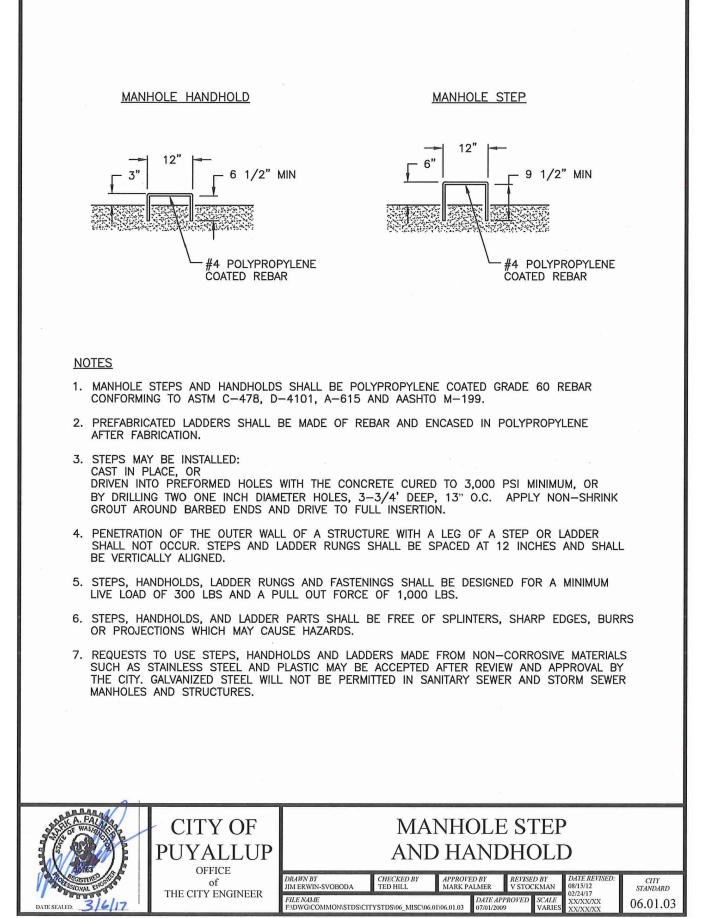


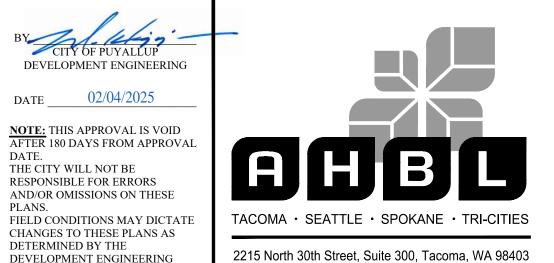
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.











APPROVED

MANAGER.

Project Title: **EAST TOWN CROSSING PHASE 2**

253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

GREG.HELLE@ASHNW.COM

ASH DEVELOPMENT

GREG HELLE

<u>Project No.</u>

2230752

Issue Set & Date:

PERMIT SUBMITTAL

01/07/2025



Development & Pe	City of Puyallup Development & Permitting Service ISSUED PERMIT		
Building	Planning		
Engineering	Public Works		
Fire OF W	Traffic		

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Revisions:

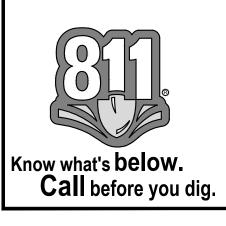
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STORM DRAINAGE **NOTES AND DETAILS**

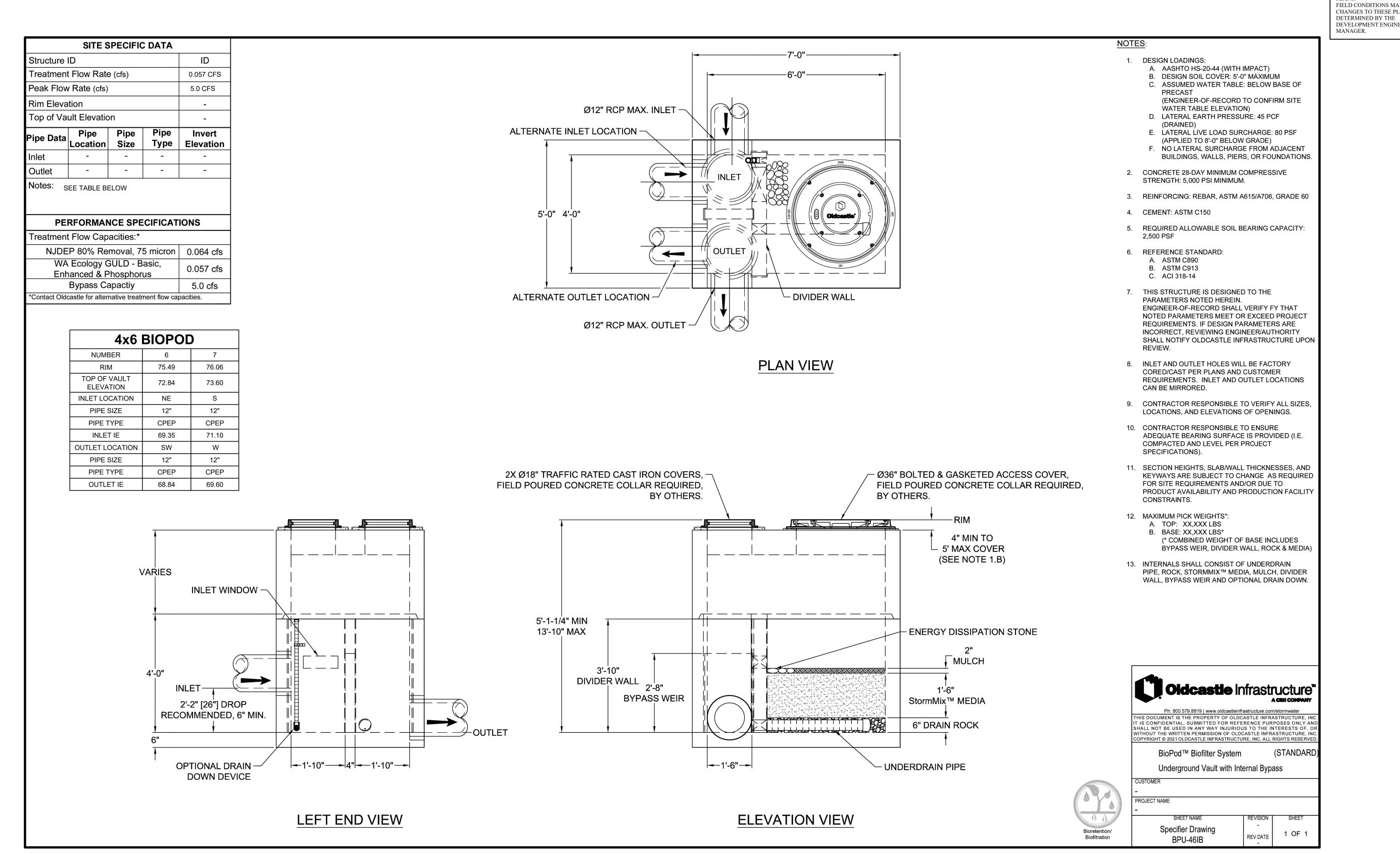
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C4.11



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





WATER QUALITY FACILITIES #6 AND #7 - 4X6 BIOPOD

APPROVED

DEVELOPMENT ENGINEERING

DATE 02/04/2025

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

CHANGES TO THESE PLANS AS 2215 North 30th Street, Suite 300, Tacoma, WA 98403 DEVELOPMENT ENGINEERING 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

TACOMA · SEATTLE · SPOKANE · TRI-CITIES

Project Title:

EAST TOWN CROSSING PHASE 2

ASH DEVELOPMENT

GREG HELLE

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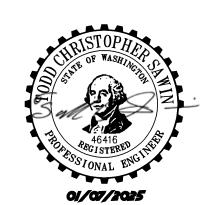
<u>Project No.</u>

2230752

Issue Set & Date:

PERMIT SUBMITTAL

01/07/2025



Development & P	City of Puyallup Development & Permitting Service ISSUED PERMIT		
Building	Planning		
Engineering	Public Works		
Fire OF V	SHITTraffic		

Revisions:

Sheet Title:

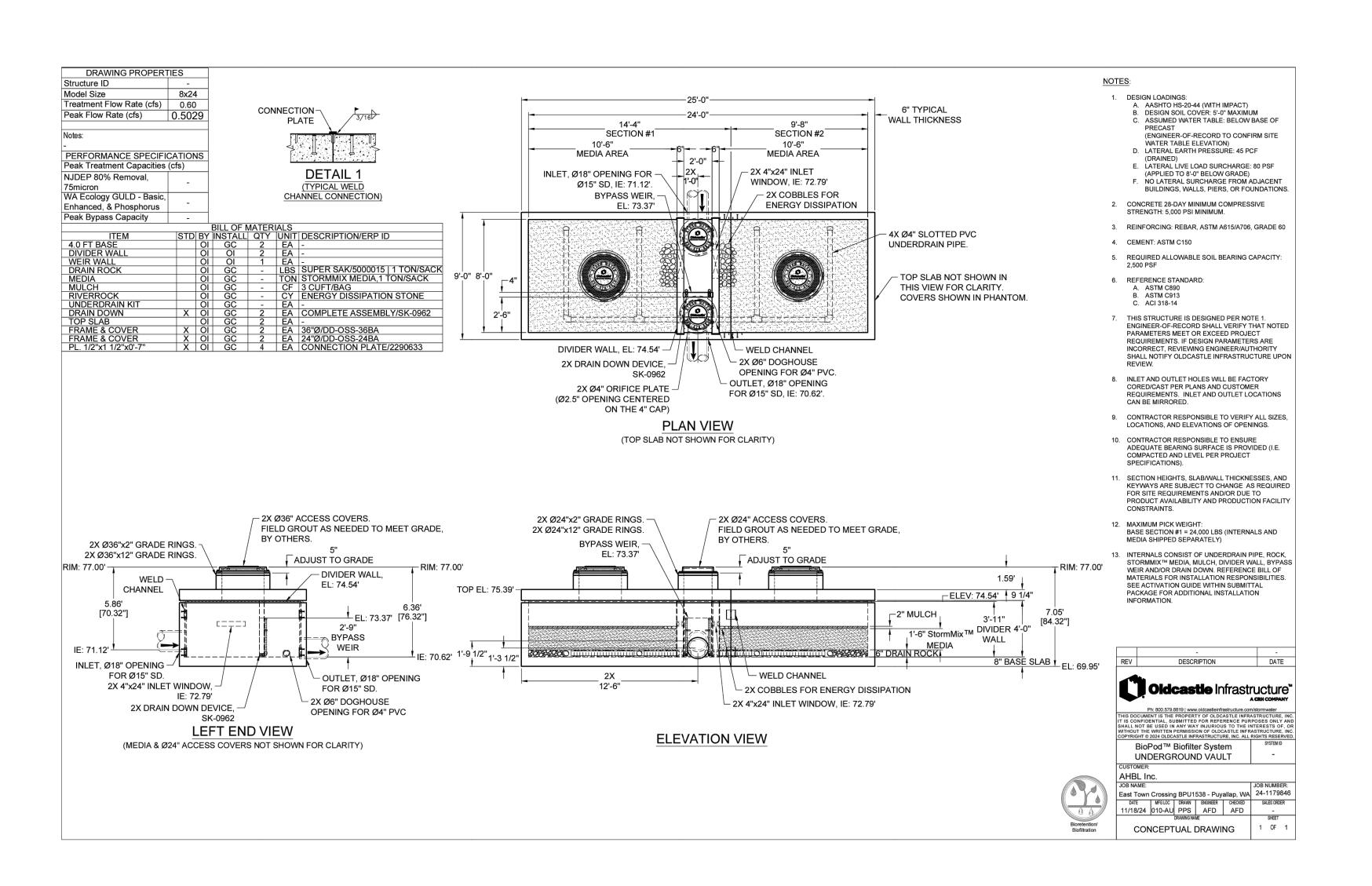
STORM DRAINAGE **DETAILS**

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



WATER QUALITY FACILITY #8 - 8X24 BIOPOD



APPROVED

DEVELOPMENT ENGINEERING

02/04/2025 DATE ___

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Project Title:

EAST TOWN CROSSING PHASE 2

ASH DEVELOPMENT

GREG HELLE

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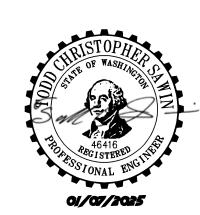
<u>Project No.</u>

2230752

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

PERMIT SUBMITTAL

01/07/2025



City of Puyallup Development & Permitting Services ISSUED PERMIT		
Building	Planning	
Engineering	Public Works	
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<u>Revisions:</u>

Sheet Title:

STORM DRAINAGE **DETAILS**

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Sheet No.

C4.13

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

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02/04/2025

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MANAGER.

CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

R-TANK SPECIFICATION

PART 1 - GENERAL

A. Drawings, technical specification and general provisions of the Contract as modified herein apply to this section.

B. Provide and install R-TankLD/, R-TankHD/, R-TankDD/ or R-TankU/D/ system (hereafter called R-Tank) and all related products including fill materials, geotextiles, geogrids, inlet and outlet pipe with connections per the manufacturer's installation guidelines provided in this section.

C. Provide and construct the cover of the R-Tank system including; stone backfill, structural fill cover, and pavement section as specified.

1.03 QUALITY CONTROL

Installation Contractor shall demonstrate the following experience:

1. A minimum of three R-Tank or equivalent projects completed within 2 years; and,

8. Contractor experience requirement may be waived if the manufacturer's representative provides on-site training and review during construction.

comparable size and quality.

D. Contractor must have manufacturer's representative available for site review if requested by Owner.

A. Submit proposed R-Tank layout drawings. Drawings shall include typical section details as well as the required base elevation of stone and tanks, minimum cover requirements and

Submit required experience and personnel requirements as specified in Section 1.03. G. Any proposed equal alternative product substitution to this specification must be submitted for review and approved prior to bid opening. Review package should include third party

Protect R-Tank and other materials from damage during delivery, and store UV sensitive materials under tarp to protect from sunlight when time from delivery to installation exceeds

3. Do not build on frozen ground or wet, saturated or muddy subgrade.

R-Tank installation contractor, and the manufacturer's representative.

A. Coordinate installation for the R-Tank system with other on-site activities to eliminate all non-installation related construction traffic over the completed R-Tank system. No loads heavier than the design loads shall be allowed over the system, and in no case shall loads higher than a standard AASHTO HS20 (or HS25, depending on design criteria) load be allowed on the system at any time.

All pre-treatment systems to remove debris and heavy sediments must be in place and functional prior to operation of the R-Tank system. Additional pretreatment measures may be needed if unit is operational during construction due to increased sediment loads

PART 2 - PRODUCTS

R-Tank - Injection molded plastic tank plates assembled to form a 95% void modular structure of predesigned height (custom for each project).

PROPERTY	DESCRIPTION	R-Tank ^{LD} VALUE	R-TankHD VALUE	R-Tank ^{SD} VALUE	R-Tank ^U
Void Area	Volume available for water storage	95%	95%	95%	96
Surface Void Area	Percentage of exterior available for infiltration	90%	90%	90%	90
Vertical Compressive Strength	ASTM D 2412 / ASTM F 2418	30.0 psi	33.4 psi	42.9 psi	134.
Lateral Compressive Strength	ASTM D 2412 / ASTM F 2418	20.0 psi	22.4 psi	28.9 psi	N
HS-20 Minimum Cover	Cover required to support HS-20 loads	N/A	20"	18"	12" (STONE
HS-25 Minimum Cover	Cover required to support HS-25 loads	N/A	24"	19*	15" (STONE
Maximum Cover	Maximum allowable cover depth	3 feet	< 7 feet	< 10 feet	51
Jnit Weight	Weight of plastic per cubic foot of tank	3.29 lbs / cf	3.62 lbs/cf	3.96 lbs / cf	4.33
Rib Thickness	Thickness of load-bearing members	0.18 inches	0.18 inches	0.18 inches	N
Service Temperature	Safe temperature range for use	-14 – 167° F	-14 – 167° F	-14 – 167° F	-14 -

. Standard Application: The standard geotextile shall be an 8 oz per square yard nonwoven geotextile (TenCate Mirafi 180N or equivalent). 2. Infiltration Applications: When water must infiltrate/exfiltrate through the geotextile as a function of the system design, a woven monofilament (TenCate Mirafi FW402 or equivalent) shall be used.

B. Geogrid. For installations subject to traffic loads and/or when required by project plans, install geogrid (Naue Secugrid 30/30 or equivalent) to reinforce backfill above the R-Tank

2.03 BACKFILL & COVER MATERIALS Bedding Materials: Stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System) shall be used below the R-Tank system (3" minimum). Material must be free from lumps, debris, and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture

as determined by ASTM D698 at the time of installation. Fraffic Applications - Free draining material shall be used adjacent to (24" minimum) and above (for the first 12") the R-Tank system a. For HD, and SD modules, backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil

2. Non-Traffic / Green Space Applications - For all R-Tank modules installed in green spaces and not subjected to vehicular loads, backfill materials may either follow the guidelines for Traffic Applications above, or the top backfill layer (12" minimum) may consist of AASHTO #57 stone blended with 30-40% (by volume) topsoil to aid in establishing vegetation. Additional Cover Materials: Structural Fill shall consist of granular materials meeting the gradational requirements of SM, SP, SW, GM, GP or GW as classified by the Unified Soil Classification System. Structural fill shall have a maximum of 25 percent passing the No. 200 sieve, shall have a maximum clay content of 10 percent and a maximum Plasticity Index of 4. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.

2.04 OTHER MATERIALS

A. Utility Marker: Install metallic tape at corners of R-Tank system to mark the area for future utility detection.

3.01 ASSEMBLY OF R-TANK UNITS Assembly of modules shall be performed in accordance with the R-Tank Installation Manual, Section 2.

3.02 LAYOUT AND EXCAVATION Installer shall stake out, excavate, and prepare the subgrade area to the required plan grades and dimensions, ensuring that the excavation is at least 2 feet greater than R-Tank

dimensions in each direction allowing for installation of geotextile filter fabric, R-Tank modules, and free draining backfill materials.

All excavations must be prepared with OSHA approved excavated sides and sufficient working space. Protect partially completed installation against damage from other construction traffic by establishing a perimeter with high visibility construction tape, fencing, barricades, or other means until construction is complete Base of the excavation shall be uniform, level, and free of lumps or debris and soft or yielding subgrade areas. A minimum 2,000 pounds per square foot bearing capacity is required.

Unsuitable Soils or Conditions: All questions about the base of the excavation shall be directed to the owner's engineer, who will approve the subgrade conditions prior to placement of stone. The owner's engineer shall determine the required bearing capacity of the R-Tank subgrade; however in no case shall a bearing capacity of less than 2,000 pounds per square foot be provided. 1. If unsuitable soils are encountered at the subgrade, or if the subgrade is pumping or appears excessively soft, repair the area in accordance with contract documents and/or as

. If indications of the water table are observed during excavation, the engineer shall be contacted to provide recommendations 3. Do not start installation of the R-Tank system until unsatisfactory subgrade conditions are corrected and the subgrade conditions are accepted by the owner's engineer.

1. Standard Applications: Compact subgrade to a minimum of 95% of Standard Proctor (ASTM D698) density or as required by the Owner's engineer.

Place a thin layer (3" unless otherwise specified) of bedding material (Section 2.03 A), over the subgrade to establish a level working platform for the R-Tank modules. Level to within ½" (+/- ½") or as shown on the plans. Native subgrade soils or other materials may be used if determined to meet the requirements of 2.03 A and are accepted by the owner's 1. Standard Applications: Static roll or otherwise compact bedding materials until they are firm and unyielding

2. Infiltration Applications: Bedding materials shall be prepared in accordance with the contract documents.

Outline the footprint of the R-Tank system on the excavation floor using spray paint or chalk line to ensure a 2' perimeter is available around the R-Tank system for proper installation

3.04 INSTALLATION OF THE R-TANKS Where a geotextile wrap is specified on the stone base, cut strips to length and install in excavation, removing wrinkles so material lays flat. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags or other ballast to secure overlaps. As geotextiles can be damaged by extreme heat, smoking is not

permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.

Where an impervious liner (for containment) is specified, install the liner per manufacturer's recommendations and the contract documents. The R-Tank units shall be separated from impervious liner by a non-woven geotextile fabric installed accordance with Section 3.04A.

Install R-Tank modules by placing side by side, in accordance with the design drawings. No lateral connections are required. It is advisable to use a string line to form square corners and straight edges along the perimeter of the R-Tank system. The modules are to be oriented as per the design drawing with required depth as shown on plans.

1. For LD, HD, and SD installations, the large side plate of the tank should be placed on the perimeter of the system. This will typically require that the two ends of the tank area will

have a row of tanks placed perpendicular to all other tanks. If this is not shown in the construction drawings, it is a simple field adjustment that will have minimal effect on the overall system footprint. Refer to R-Tank Installation Guide for more details 2. For UD installations, there is no perpendicular end row required.

Wrap the R-Tank top and sides in specified geotextile. Cut strips of geotextile so that it will cover the sides and top, encapsulating the entire system to prevent backfill entry into the system. Overlap geotextile 12" or as recommended by manufacturer. Take great care to avoid damage to geotextile (and, if specified, impervious liner) during placement. Identify locations of inlet, outlet and any other penetrations of the geotextile (and optional liner). These connections should be installed flush (butted up to the R-Tank) and the geotextile fabric shall be cut to enable hydraulic continuity between the connections and the R-Tank units. These connections shall be secured using pipe boots with stainless steel

pipe clamps. Support pipe in trenches during backfill operations to prevent pipe from settling and damaging the geotextile, impervious liner (if specified) or pipe. Connecting pipes at 90 degree angles facilitates construction, unless otherwise specified. Ensure end of pipe is installed snug against R-Tank system.

Install Inspection and Maintenance Ports in locations noted on plans. At a minimum one maintenance port shall be installed within 10' of each inlet & outlet connection, and with a maximum spacing of one maintenance port for every 2,500 square feet. Install all ports as noted in the R-Tank Installation Guide.

of the system. Vents are often installed using a 90 degree elbow with PVC pipe into a landscaped area with "U" bend or venting bollard to inhibit the ingress of debris. A ground level 3.05 BACKFILLING OF THE R-TANK UNITS

1. Place freely draining backfill materials (Section 2.03 B) around the perimeter in lifts with a maximum thickness of 12". Each lift shall be placed around the entire perimeter such that

2. Each lift shall be compacted at the specified moisture content to a minimum of 95% of the Standard Proctor Density until no further densification is observed (for self-compacting stone materials). The side lifts must be compacted with walk behind compaction equipment. Even when "self-compacting" backfill materials are selected, a walk behind vibratory

3. Take care to ensure that the compaction process does not allow the machinery to come into contact with the modules due to the potential for damage to the geotextile and R-Tank 4. No compaction equipment is permissible to operate directly on the R-Tank modules. 5. Top Backfill: Only low pressure track vehicles shall be operated over the R-Tank system during construction. Dump Trucks and Pans shall not be operated within the R-Tank system footprint at any time. Heavy equipment should unload in an area adjacent to the R-Tank system and the material should be moved over the system using tracked equipment with an

a. Typical Applications: Install a 12" (or as shown on plans) lift of freely draining material (Section 2.03 B) over the R-Tank Units, maintaining 12" between equipment tracks and mode until a minimum of 24" of cover has been placed over the modules. Sheep foot rollers should not be used. b. Shallow Applications (< 18" total cover): Install top backfill in accordance with plans.
 6. If required, install a geogrid as shown on plans. Geogrid shall extend a minimum of 3 feet beyond the limits of the excavation wall.

7. Following placement and compaction of the initial cover, subsequent lifts of structural fill (Section 2.03 C) shall be placed at the specified moisture content and compacted to a minimum of 95% of the Standard Proctor Density and shall cover the entire footprint of the R-Tank system. During placement of fill above the system, unless otherwise specified, a uniform elevation of fill shall be maintained to within 12" across the footprint of the R-Tank system. Do not exceed maximum cover depths listed in Table 2.01 B.

8. Place additional layers of geotextile and/or geogrid at elevations as specified in the design details. Each layer of geosynthetic reinforcement placed above the R-Tank system shall extend a minimum of 3 feet beyond the limits of the excavation wall. Ensure that all unrelated construction traffic is kept away from the limits of excavation until the project is complete and final surface materials are in place. No non-installation related loading should be allowed over the R-Tank system until the final design section has been constructed (including pavement).

Place surfacing materials, such as groundcovers (no large trees), or paving materials over the structure with care to avoid displacement of cover fill and damage to surrounding Backfill depth over R-Tank system must be within the limitations shown in the table in Section 2.01 B. If the total backfill depth does not comply with this table, contact engineer or

A routine maintenance effort is required to ensure proper performance of the R-Tank system. The Maintenance program should be focused on pretreatment systems. Ensuring these structures are clean and functioning properly will reduce the risk of contamination of the R-Tank system and stormwater released from the site. Pre-treatment systems shall be

inspected yearly, or as directed by the regulatory agency and by the manufacturer (for proprietary systems). Maintain as needed using acceptable practices or following manufacturer's guidelines (for proprietary systems) All inlet pipes and Inspection and/or Maintenance Ports in the R-Tank system will need to be inspected for accumulation of sediments at least quarterly through the first year of

If sediment has accumulated to the level noted in the R-Tank Maintenance Guide or beyond a level acceptable to the Owner's engineer, the R-Tank system should be flushed. All inspection and maintenance activities should be performed in accordance with the R-Tank Operation, Inspection & Maintenance Manual.

A. Provide excavation and base preparation per geotechnical engineer's recommendations and/or as shown on the design drawings, to provide adequate support for project design loads and safety from excavation sidewall collapse. Excavations shall be in accordance with the owner's and OSHA requirements.

All materials shall be manufactured in ISO certified facilities.

2. A minimum of 25,000 cubic feet of storage volume completed within 2 years.

C. Installation Personnel: Performed only by skilled workers with satisfactory record of performance on bulk earthworks, pipe, chamber, or pond/landfill construction projects of

tank configuration.

Submit manufacturer's product data, including compressive strength and unit weight Submit manufacturer's installation instructions.

Submit R-Tank sample for review. Reviewed and accepted samples will be returned to the Contractor.

Submit material certificates for geotextile, geogrid, base course and backfill materials. reviewed performance data that meets or exceeds criteria in Table 2.01 B.

two weeks. Storage of materials should be on smooth surfaces, free from dirt, mud and debris. Handling is to be performed with equipment appropriate to the materials and site conditions, and may include hand, handcart, forklifts, extension lifts, etc.

Care must be taken when handling plastics when air temperature is 40 degrees or below as plastic becomes brittle.
 Do not use frozen materials or materials mixed or coated with ice or frost.

Prior to the start of the installation, a preinstallation conference shall occur with the representatives from the design team, the general contractor, the excavation contractor, the

Protect adjacent work from damage during R-Tank system installation.

PROPERTY	DESCRIPTION	R-Tank ^{LD} VALUE	R-TankHD VALUE	R-Tank ^{SD} VALUE	R-Tank ^{UD} VALUE
Void Area	Volume available for water storage	95%	95%	95%	95%
Surface Void Area	Percentage of exterior available for infiltration	90%	90%	90%	90%
Vertical Compressive Strength	ASTM D 2412 / ASTM F 2418	30.0 psi	33.4 psi	42.9 psi	134.2 psi
Lateral Compressive Strength	ASTM D 2412 / ASTM F 2418	20.0 psi	22.4 psi	28.9 psi	N/A
HS-20 Minimum Cover	Cover required to support HS-20 loads	N/A	20"	18"	12" (STONE BACKF
HS-25 Minimum Cover	Cover required to support HS-25 loads	N/A	24"	19"	15" (STONE BACKE
Maximum Cover	Maximum allowable cover depth	3 feet	< 7 feet	< 10 feet	5 feet
Unit Weight	Weight of plastic per cubic foot of tank	3.29 lbs / cf	3.62 lbs/cf	3.96 lbs / cf	4.33 lbs / cf
Rib Thickness	Thickness of load-bearing members	0.18 inches	0.18 inches	0.18 inches	N/A
Service Temperature	Safe temperature range for use	-14 – 167° F	-14 – 167° F	-14 – 167° F	-14 – 167° F

A. Geotextile. A geotextile envelope is required to prevent backfill material from entering the R-Tank modules. system. Geogrid is not always required for R-TankUD/ installations, and is often not required for non-traffic load applications. MANUFACTURED 30 MIL (MIN) IMPERMEABLE LINER TO PREVENT GROUNDWATER INTRUSION.

content as determined by ASTM D698 at the time of installation. For infiltration applications bedding material shall be free draining.

Side and Top Backfill: Material must be free from lumps, debris and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content

Classification System).

b. For UD modules with less than 14" of top cover, backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter). The use of soil backfill on the sides and top of the UD module is not permitted unless the modules are installed outside of traffic areas or with cover depths of 14" or more. Top backfill material (from top of module to bottom of pavement base or 12" maximum) must be consistent with side backfill.

operation and at least yearly thereafter.



Project Title:

EAST TOWN CROSSING PHASE 2

ASH DEVELOPMENT

GREG.HELLE@ASHNW.COM

GREG HELLE

<u>Project No.</u>

Issue Set & Date:

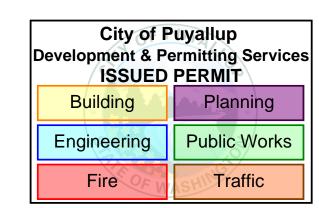
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Sheet Title:

R-TANK 4 NOTES AND DETAILS

Designed by: Drawn by: Checked by:

Sheet No.

20 of 30 Sheets



10-YR WATER ELEV: 72.17 -

TANK INCLUDES 6" OF

DEAD STORAGE

3" STONE BASE -

R-TANK 4 CROSS-SECTION AND NOTES

GEOGRID (NAUE SECUGRID 30/30) PLACED 12" ABOVE THE

GEOGRID SHOULD EXTEND 3' BEYOND THE EXCAVATION

EXCAVATION WRAPPED WITH 30 MIL. GEOMEMBRANE LINER

BETWEEN TWO LAYERS OF TENCATE MIRAFI 1100N NON-WOVEN

30 MIL. GEOMEMBRANE LINER SHALL BE

ULTRAVIOLET (UV) LIGHT RESISTANT.

TENCATE MIRAFI 180N NON-WOVEN (OR EQUAL)

R-TANK^{SD} SYSTEM. OVERLAP ADJACENT PANELS BY 18" MIN.

R-TANK^{SD} UNITS WRAPPED WITH

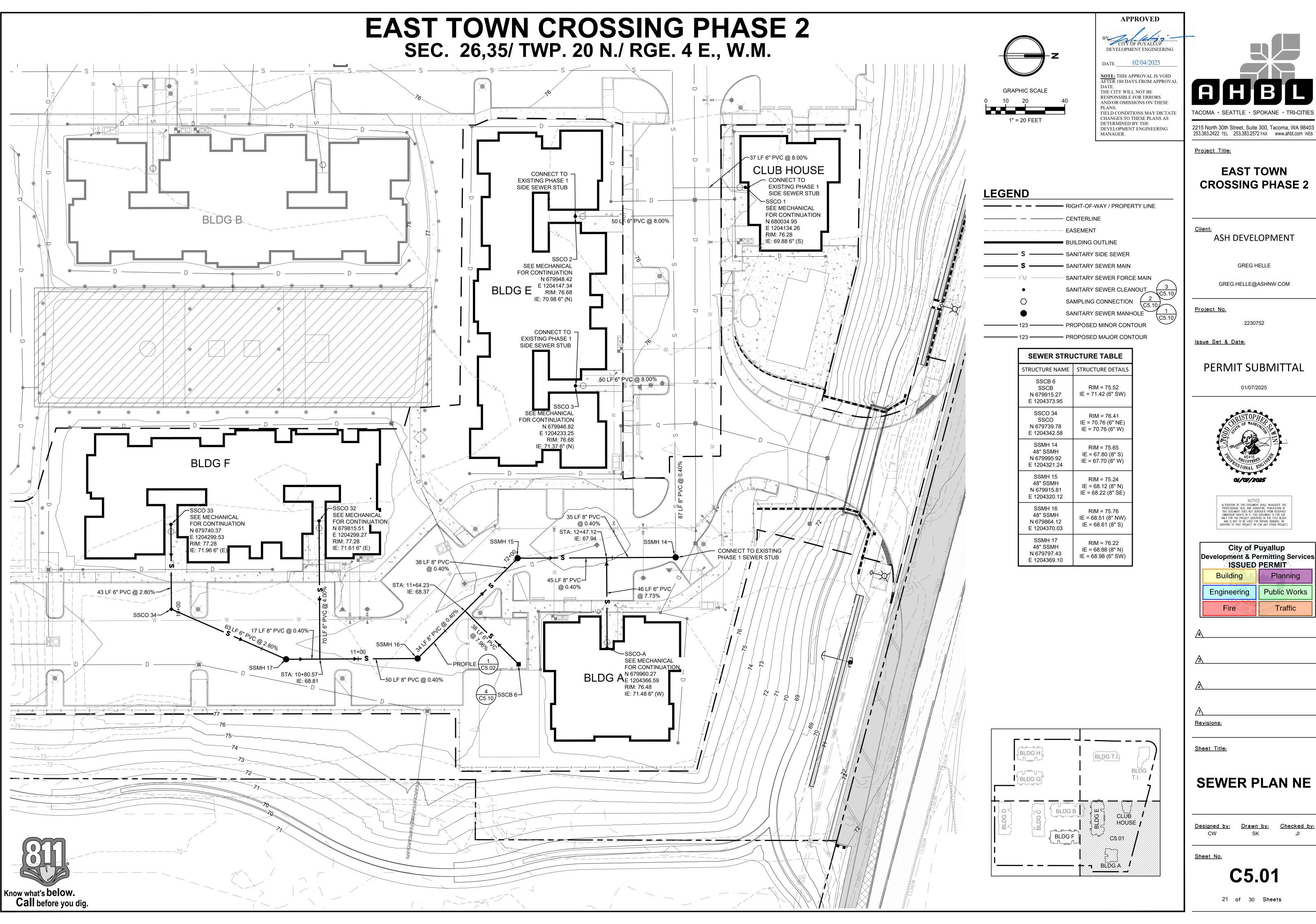
(OR EQUAL)

2-YR WATER ELEV: 71.76 -

R-TANK

SYSTEM

R-TANK^{SD} TANK WRAP & EXCAVATION ENVELOPE DETAIL





GREG.HELLE@ASHNW.COM

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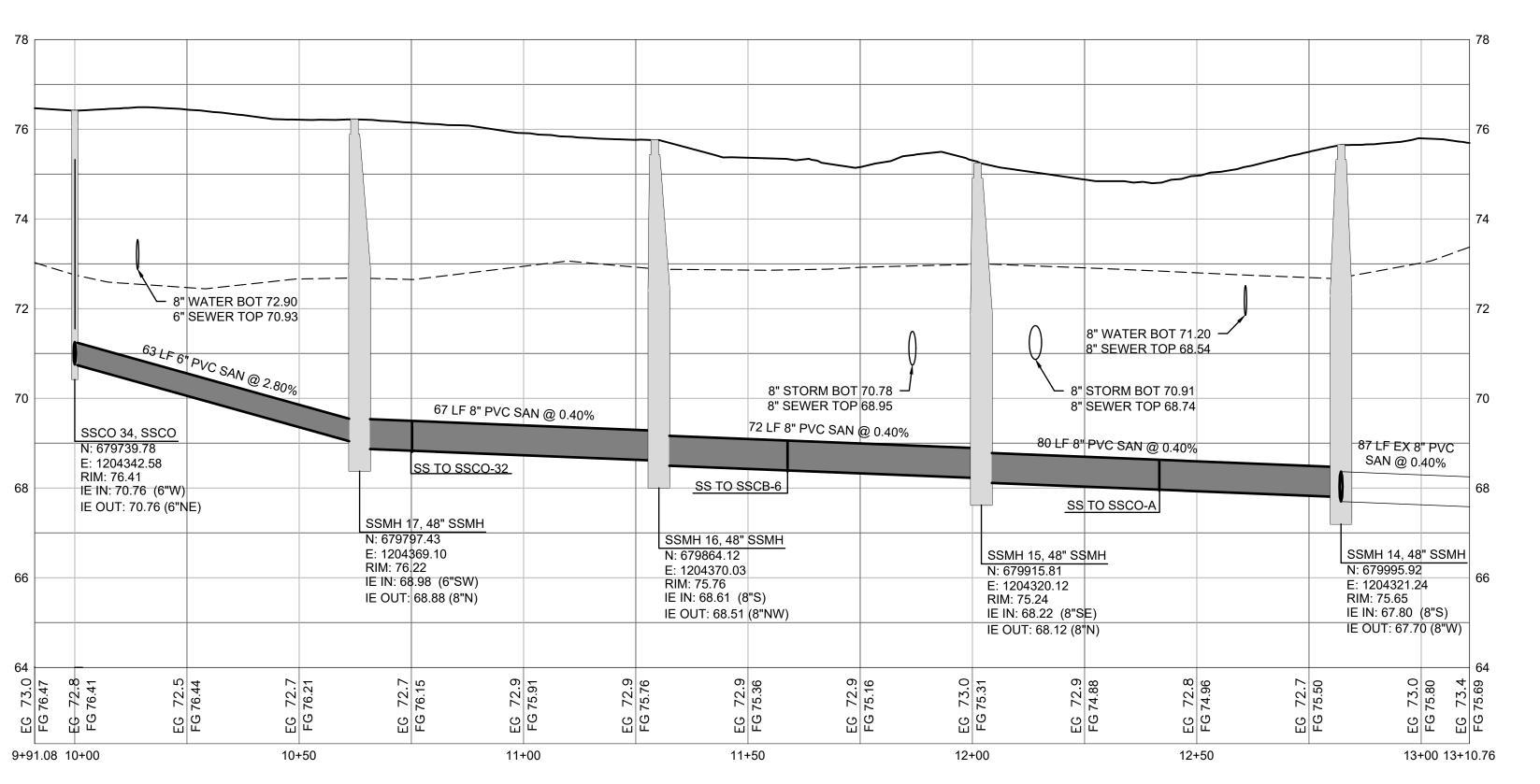
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Fire OF W	Traffic		

SEWER PLAN NE

Designed by: Drawn by: Checked by:

C5.01

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





APPROVED

CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE ____02/04/2025

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



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 2

ASH DEVELOPMENT

GREG.HELLE@ASHNW.COM

GREG HELLE

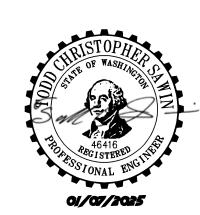
Project No.

2230752

Issue Set & Date:

PERMIT SUBMITTAL

01/07/2025



City of Puyallup Development & Permitting Services ISSUED PERMIT		
Building	Planning	
Engineering	Public Works	
Fire	Traffic	

Revisions:

Sheet Title:

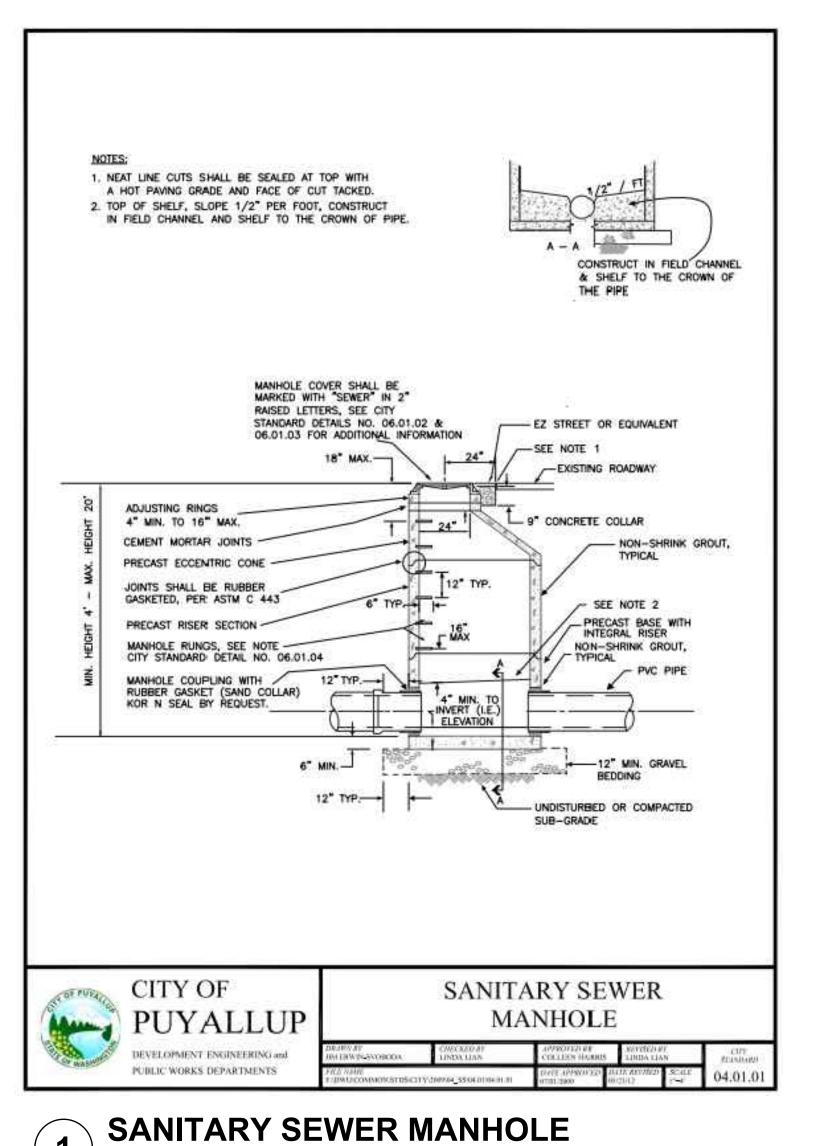
SEWER PROFILE

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Sheet No.

C5.02





- EXPANSION TYPE ANCHOR CONNECTION

- ENCLOSURE

S.S.-316 BAR

3"MIN -

- ADAPTOR

WALL

BRACKET DETAIL

6"x6"TEE, CONNECT TO SSCB —

1/2" S.S. STUD, BOLTS, -

NUTS AND WASHERS

CONCRETE PAVING -

Know what's below.

Call before you dig.

(2 PLACES)

4" CAMLOCK FITTING (MALE). INSTALL 4" -

RUBBER FAB BUNA GASKET SCREEN OR APPROVED EQUIVALENT WHEN COMPACTOR

> 4" CAMLOCK CAP (FEMALE) CHAINED TO BRACKET, FOR

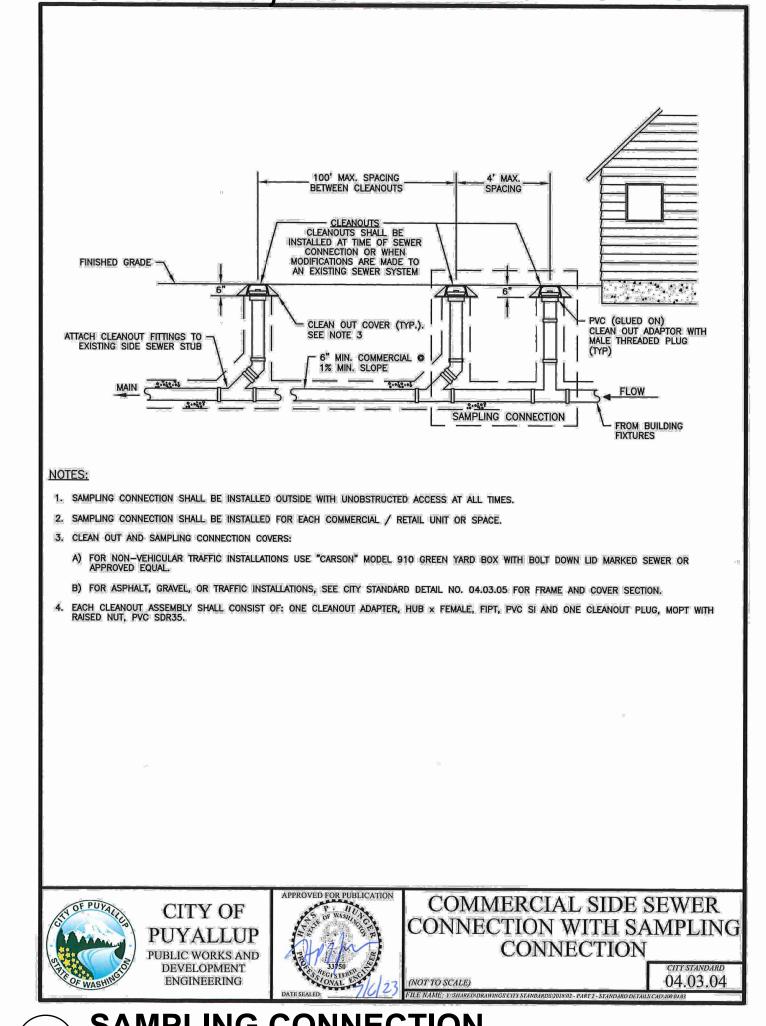
USE WHEN COMPACTOR

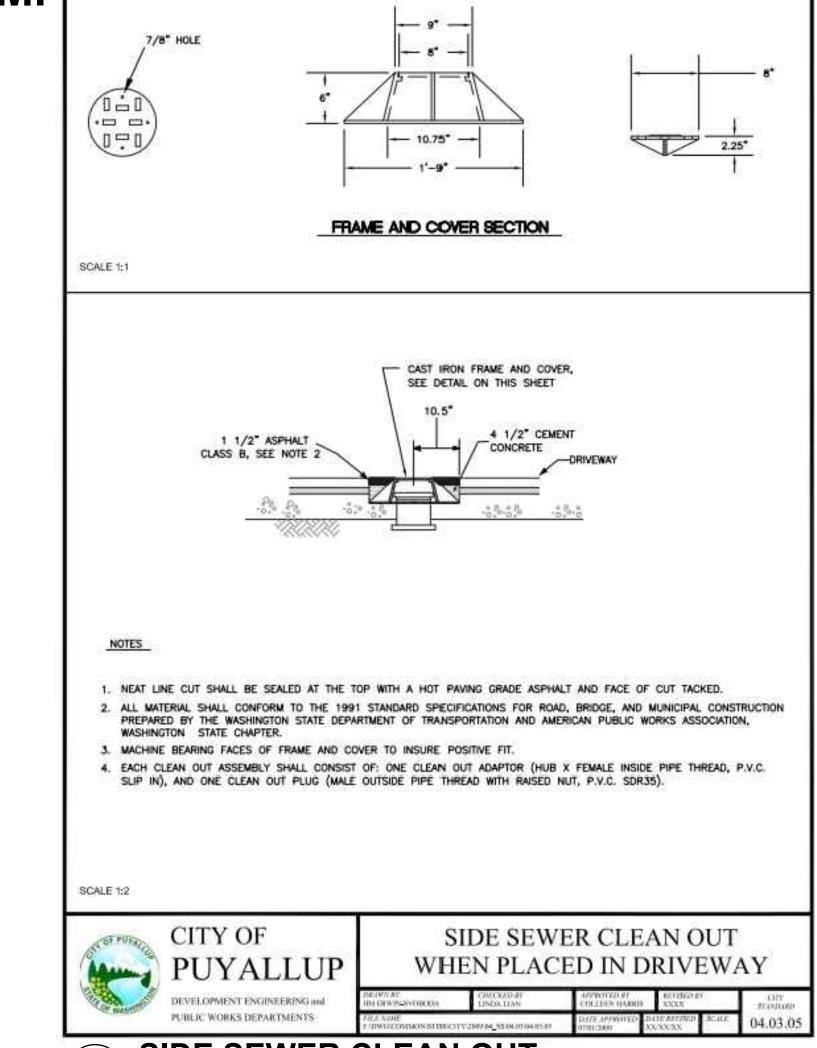
HOSE IS NOT CONNECTED

IS CONNECTED. SCREEN SIZE SHALL BE 1/4"

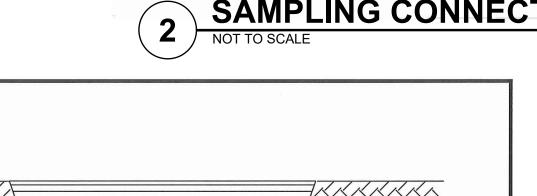
EAST TOWN CROSSING PHASE 2

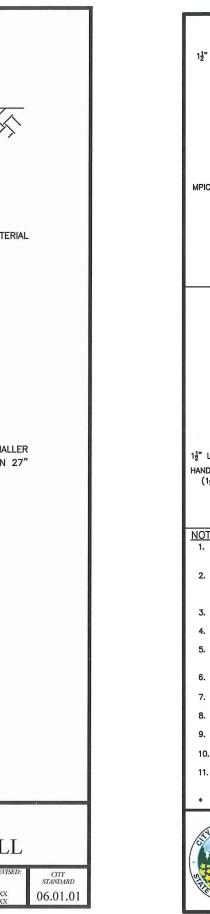
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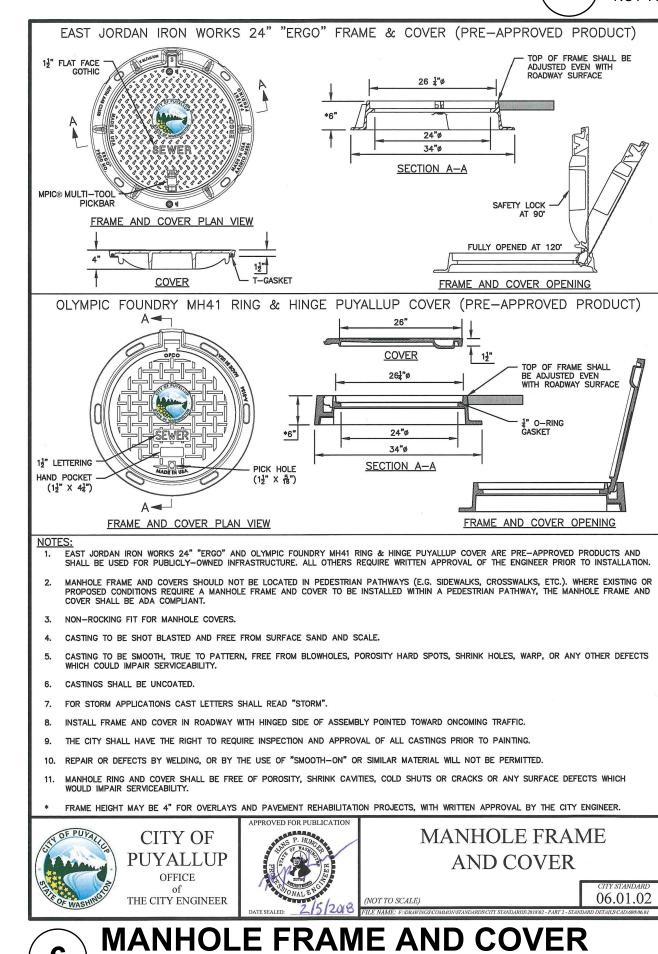


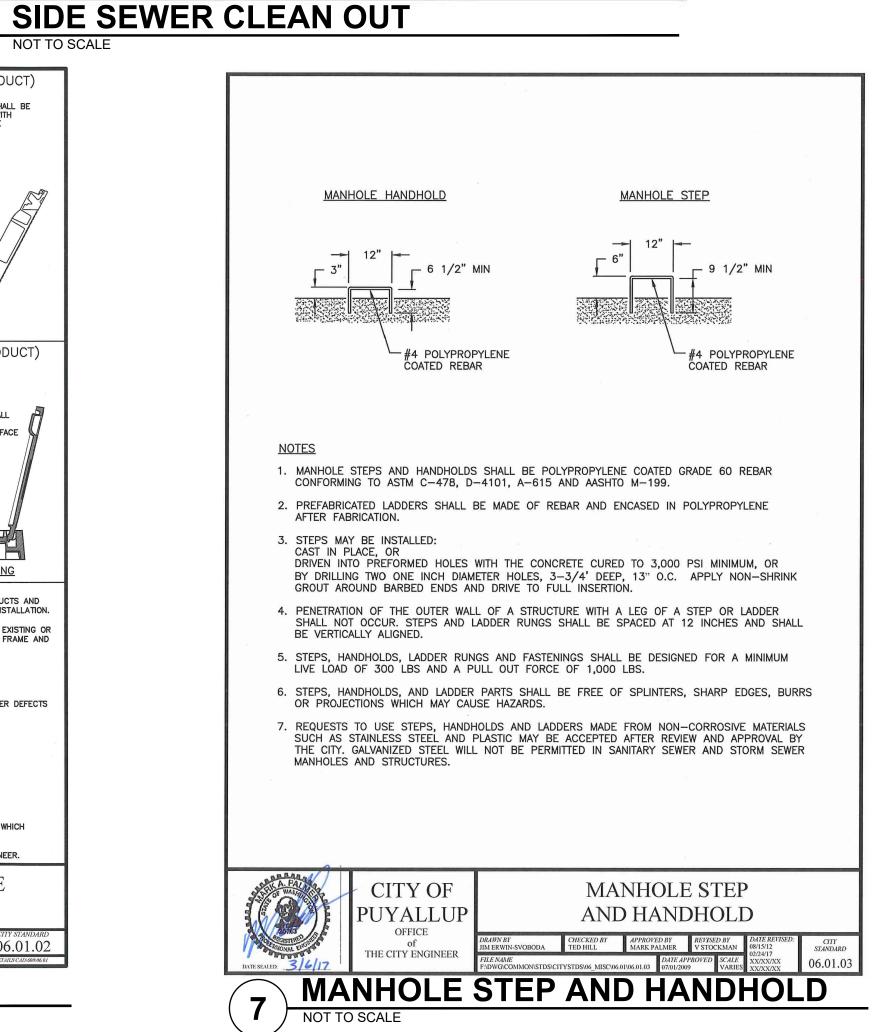


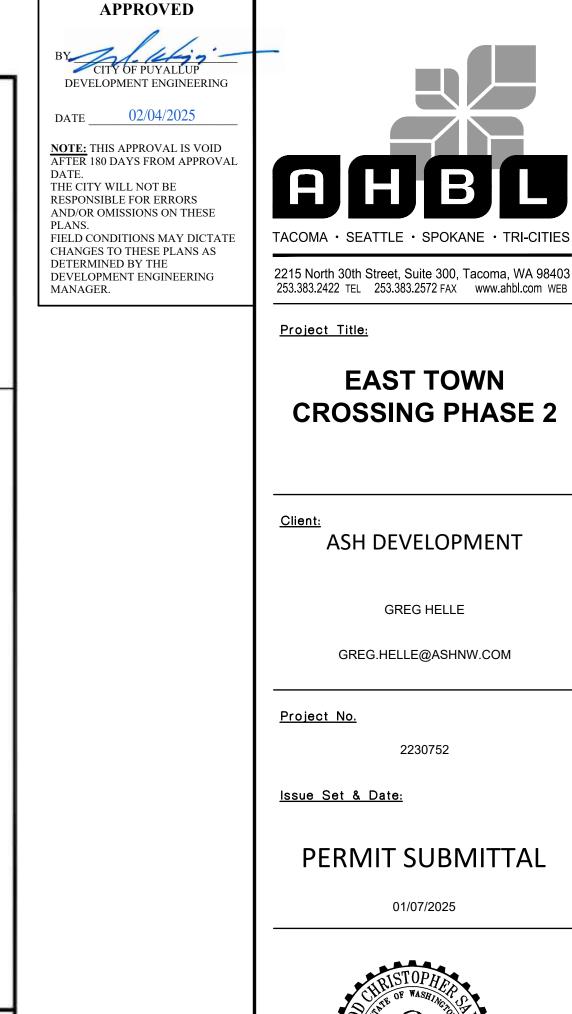


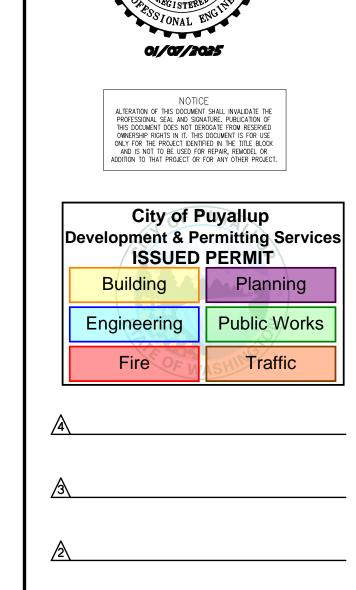












EAST TOWN

CROSSING PHASE 2

ASH DEVELOPMENT

GREG HELLE

GREG.HELLE@ASHNW.COM

2230752

PERMIT SUBMITTAL

01/07/2025

SEWER NOTES AND DETAILS

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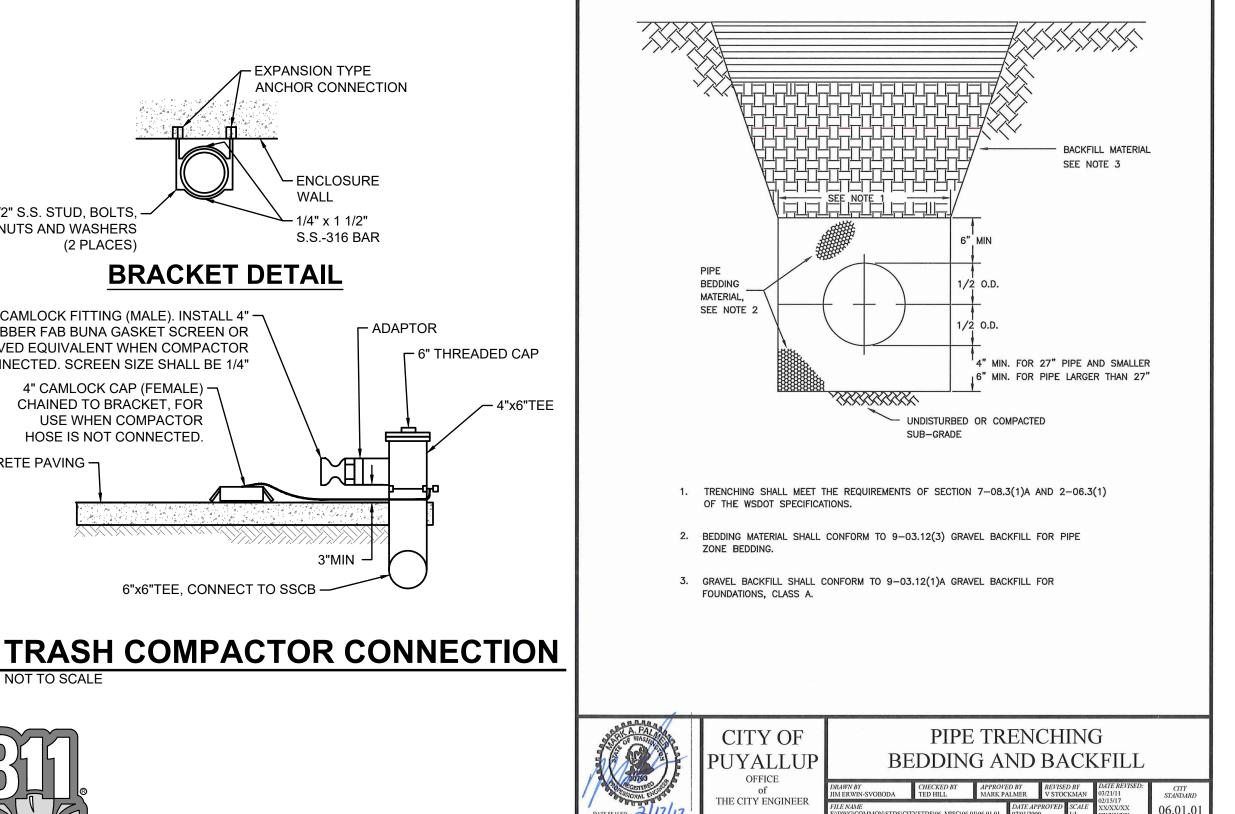
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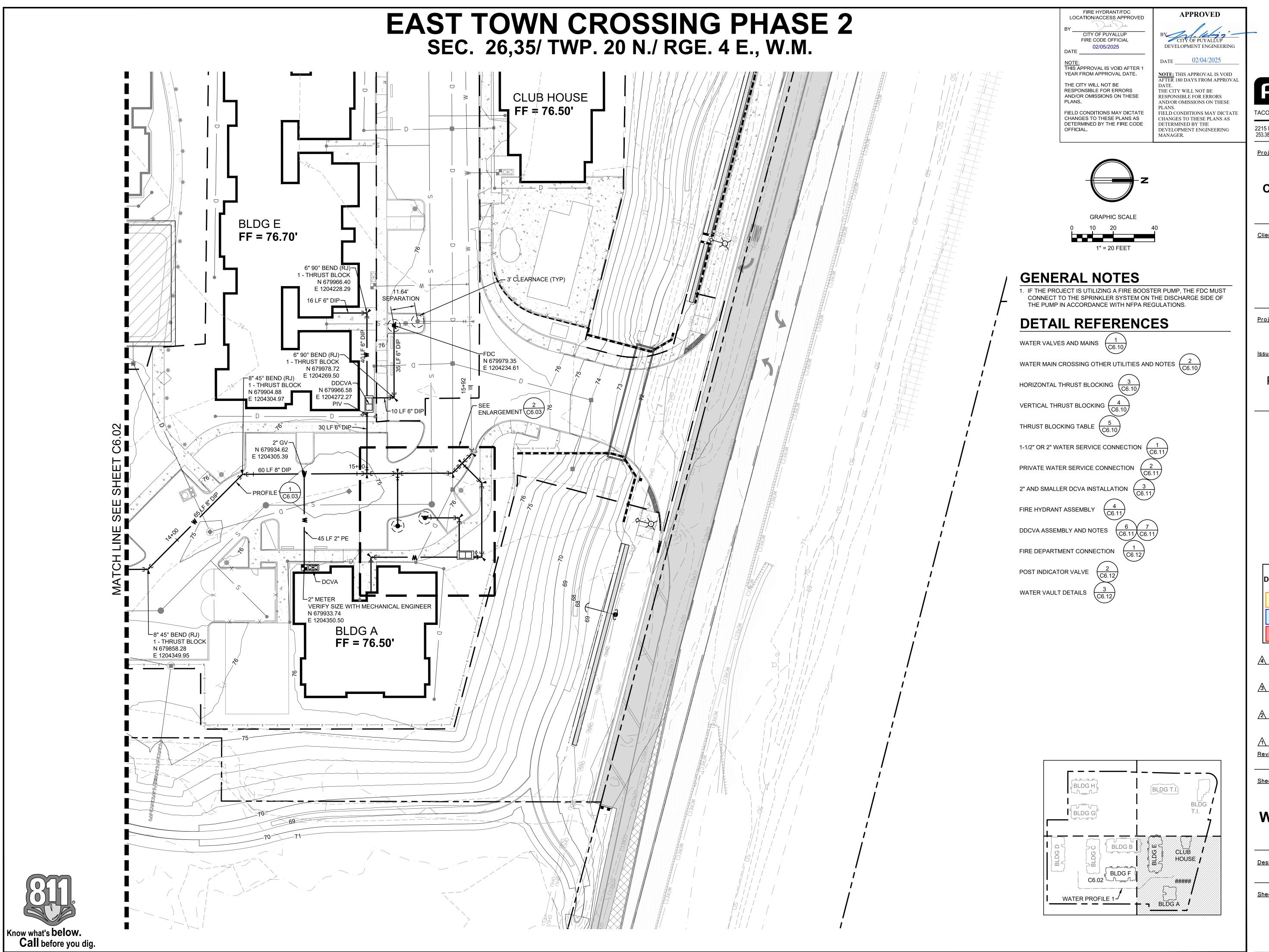
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C5.10

23 of 30 Sheets



PIPE TRENCHING AND BACKFILL





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Project Title:

EAST TOWN CROSSING PHASE 2

ASH DEVELOPMENT

GREG HELLE

GREG.HELLE@ASHNW.COM

Project No.

2230752

Issue Set & Date:

PERMIT SUBMITTAL

01/07/2025



City of Puyallup Development & Permitting Services ISSUED PERMIT		
Building	Planning	
Engineering	Public Works	
Fire OF W	Traffic	

Revisions:

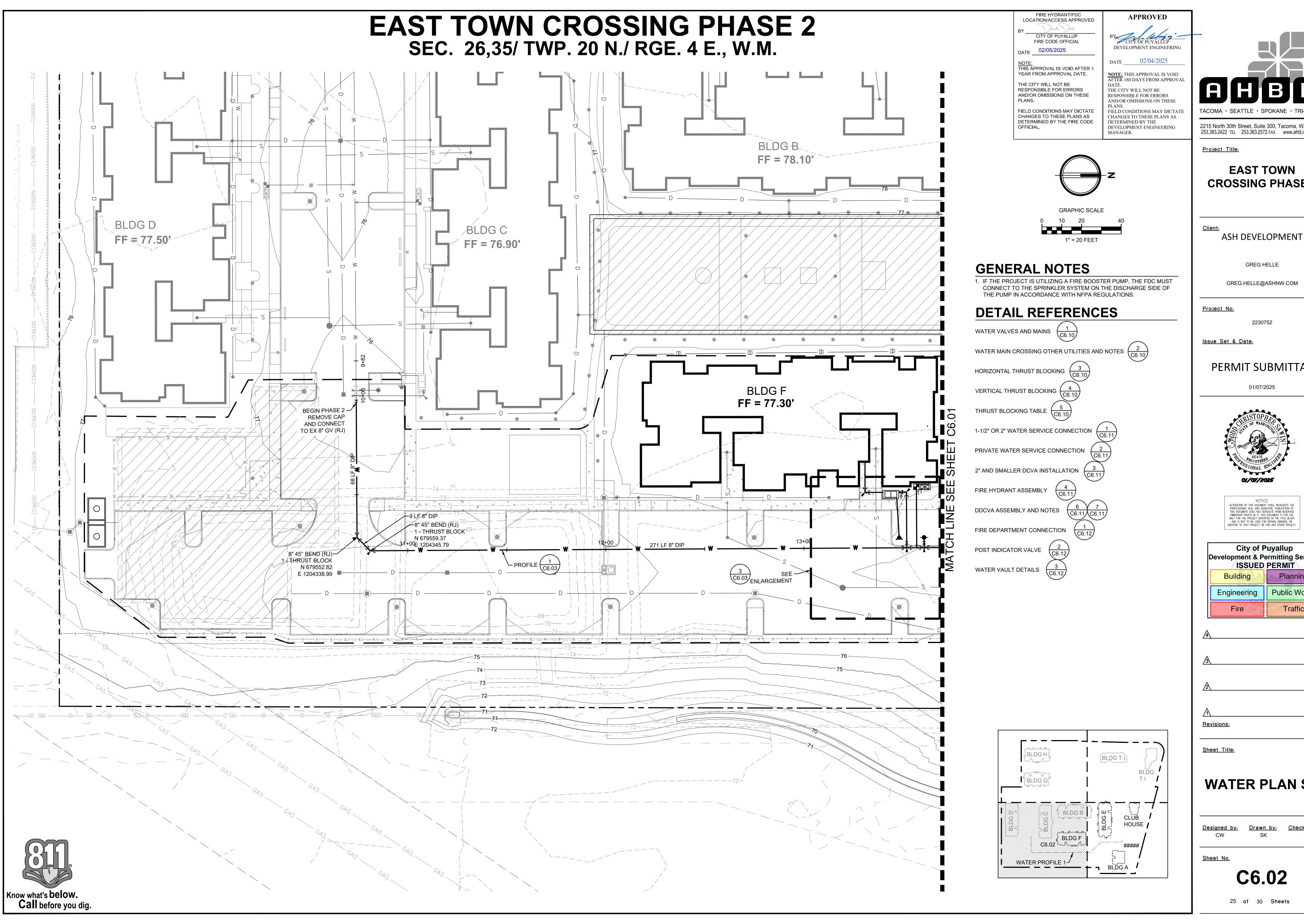
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WATER PLAN NE

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Sheet No.

C6.01



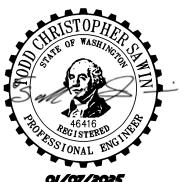


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EAST TOWN CROSSING PHASE 2

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PERMIT SUBMITTAL



City of Puyallup Development & Permitting Services ISSUED PERMIT		
Building	Planning	
Engineering	Public Works	
Fire OF W	Traffic	

WATER PLAN SE

C6.02

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



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FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE FIRE CODE OFFICIAL.



RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE

DETERMINED BY THE

FIELD CONDITIONS MAY DICTATE

CHANGES TO THESE PLANS AS

DEVELOPMENT ENGINEERING

DATE 02/04/2025

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
THE CITY WILL NOT BE

TACOMA · SEATTLE · SPOKANE · TRI-CITIES

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Project Title:

EAST TOWN CROSSING PHASE 2

ient: ASH DEVELOPMENT

GREG HELLE

GREG.HELLE@ASHNW.COM

<u>Project No.</u>

2230752

Issue Set & Date:

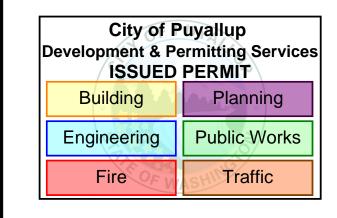
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Revisions:

WATER PROFILES

Designed by:

CW

Drawn by:

Checked by:

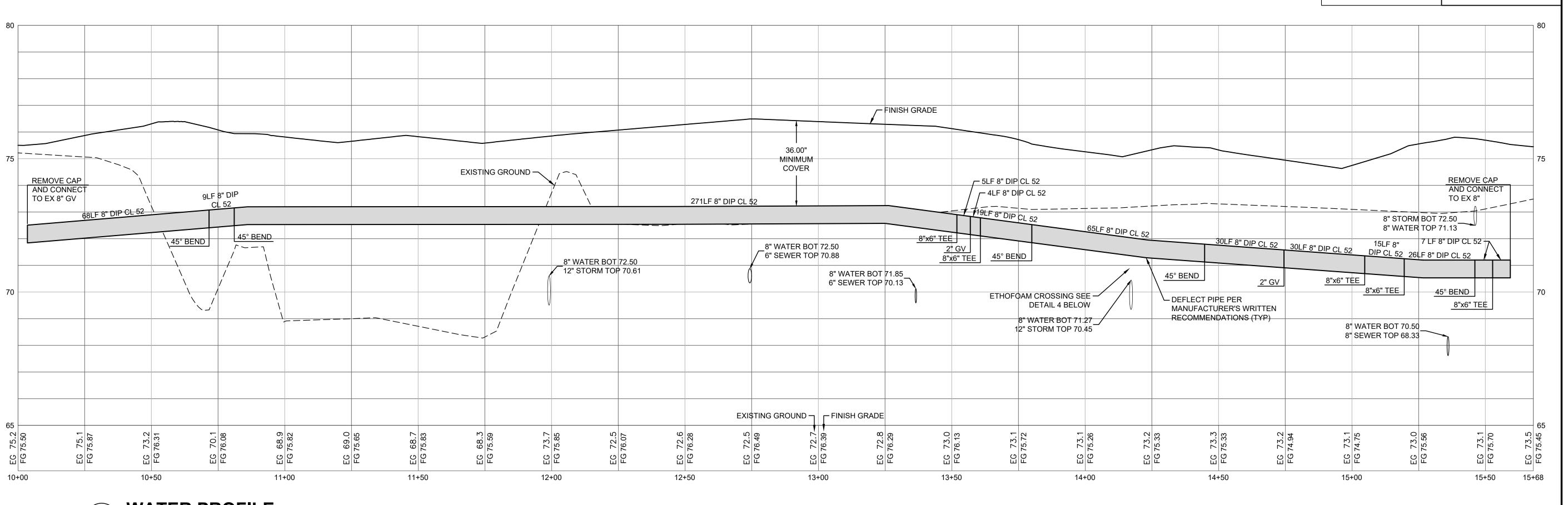
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JI

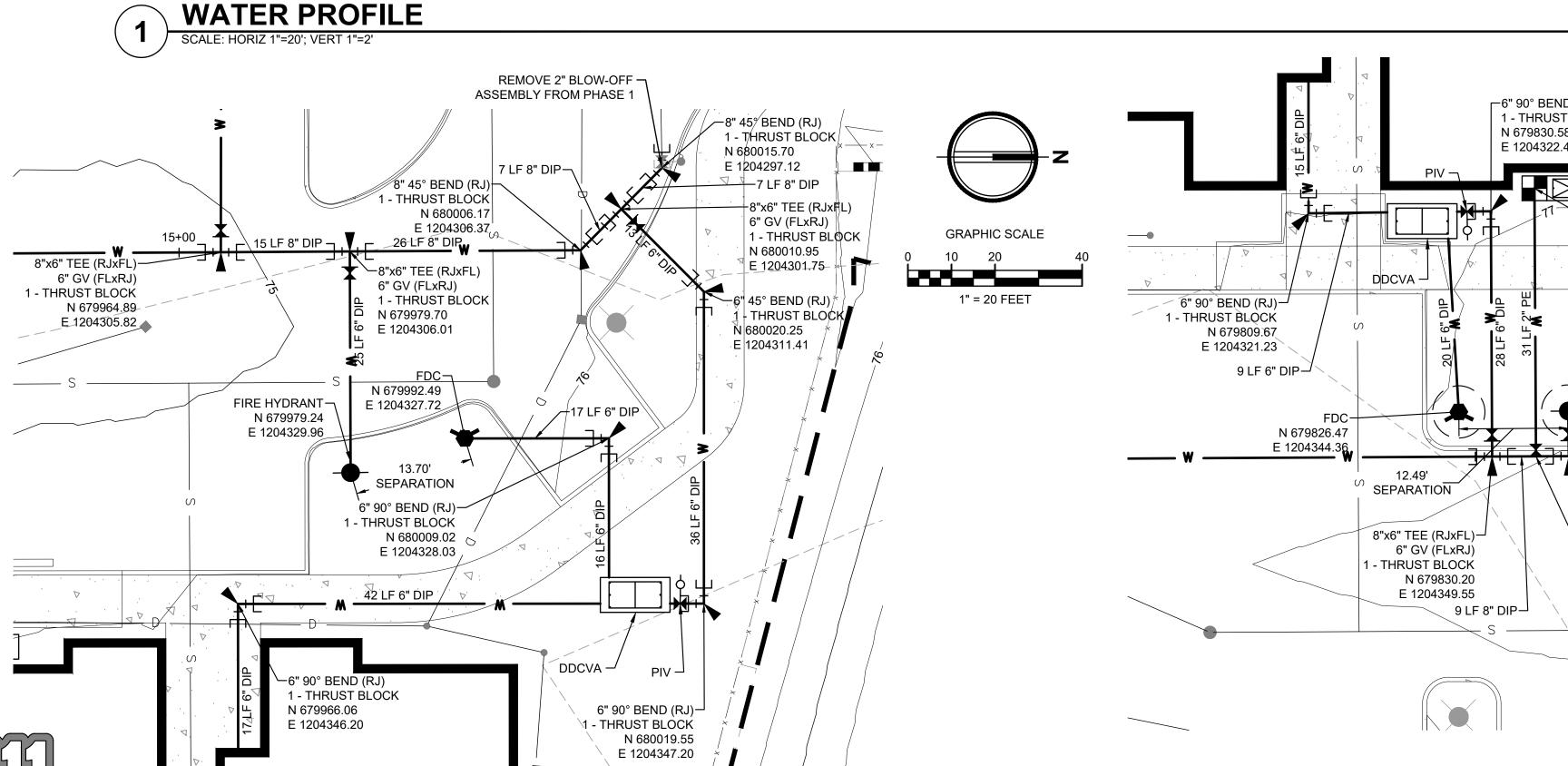
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C6.03

26 of 30 Sheets



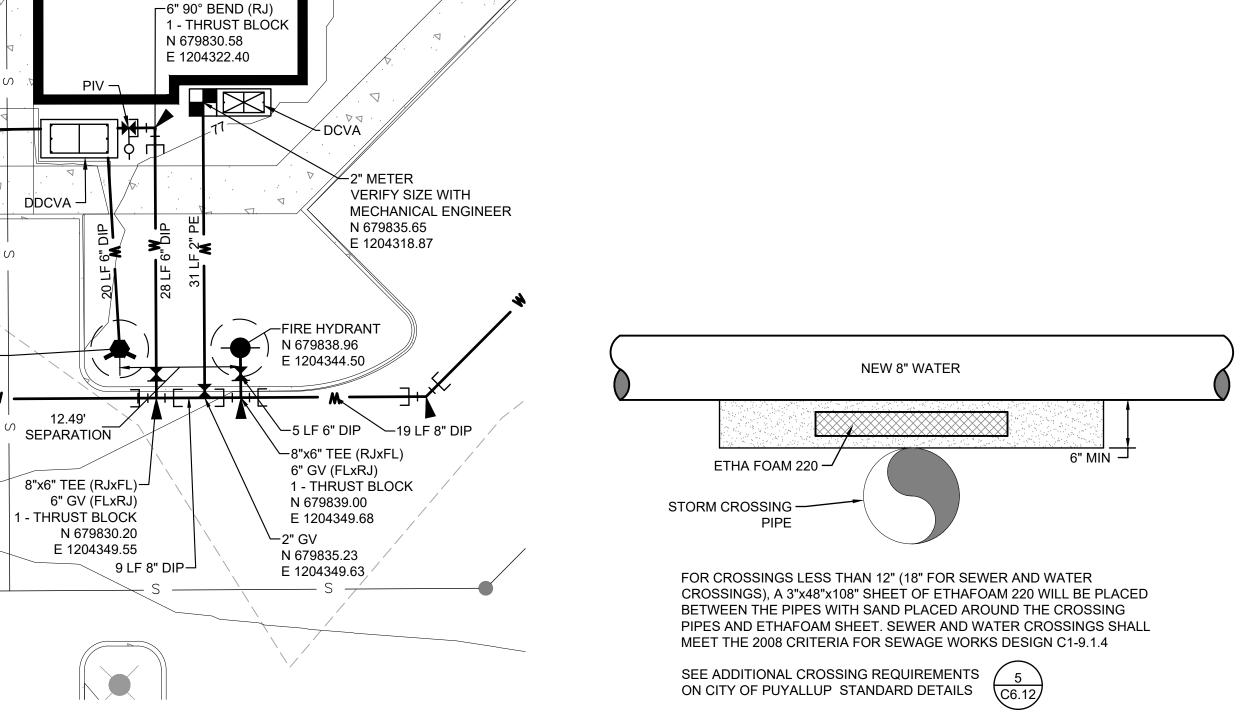
ENLARGEMENT



ENLARGEMENT

Know what's below.

Call before you dig.



ETHAFOAM CROSSING

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

CITY OF PUYALLUP FIRE CODE OFFICIAL 02/05/2025

LOCATION/ACCESS APPROVED

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PLANS.

MANAGER.

DEVELOPMENT ENGINEERING DATE 02/04/2025 **NOTE:** THIS APPROVAL IS VOID

CHANGES TO THESE PLANS AS

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DETERMINED BY THE

AFTER 180 DAYS FROM APPROVAL THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE TACOMA · SEATTLE · SPOKANE · TRI-CITIES FIELD CONDITIONS MAY DICTATE

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EAST TOWN CROSSING PHASE 2

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ASH DEVELOPMENT

GREG HELLE

GREG.HELLE@ASHNW.COM

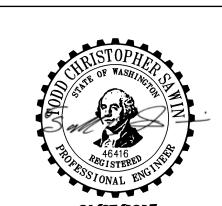
<u>Project No.</u>

2230752

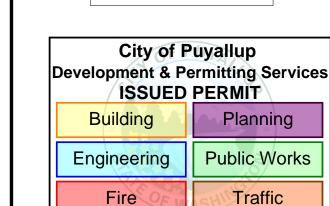
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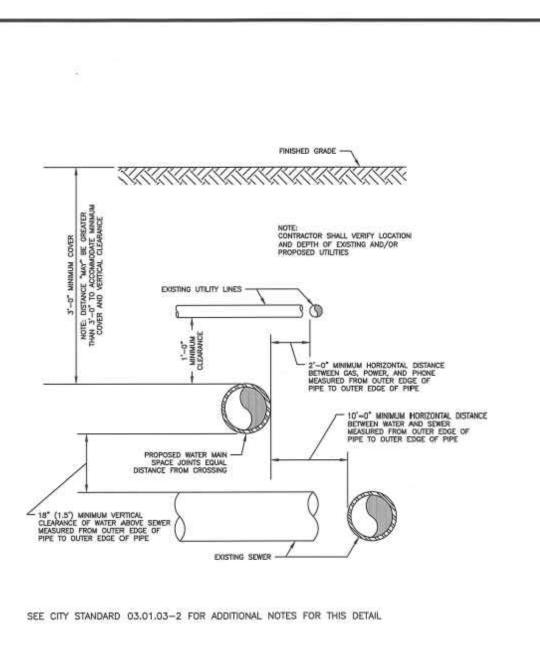
WATER DETAILS

Designed by: Drawn by: Checked by:

<u>Sheet No.</u>

C6.10

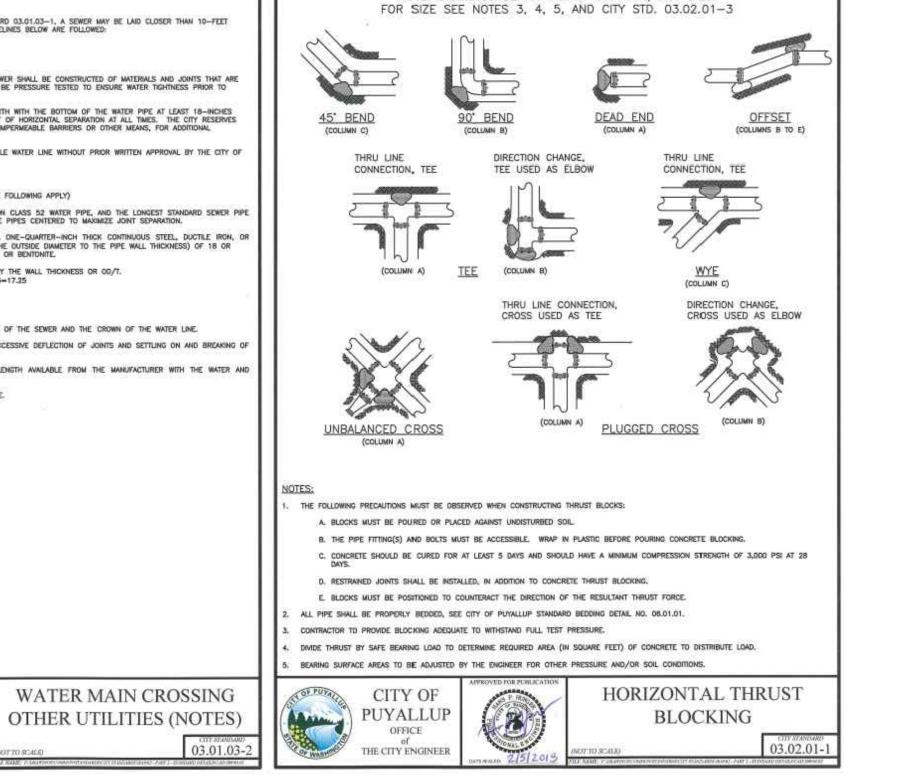
27 of 30 Sheets



. SEWER LINE IS LAID IN A SEPARATE TRENCH FROM THE WATER LINE. . THE SEWER SHALL NOT BE INSTALLED IN THE SAME DITCH AS A POTABLE WATER LINE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF PUVALUE. CONDITION A - GRAVITY SEWERS PASSING UNDER WATER LINES (ALL OF THE FOLLOWING APPLY) STANDARD GRAWITY-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. . ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING OF THE WATER LINE. 4. THE SEWER LINE CASING EQUIVALENT TO THAT SPECIFIED IN A(2) ABOVE

PUYALLUP

OFFICE



HORIZONTAL THRUST BLOCKING

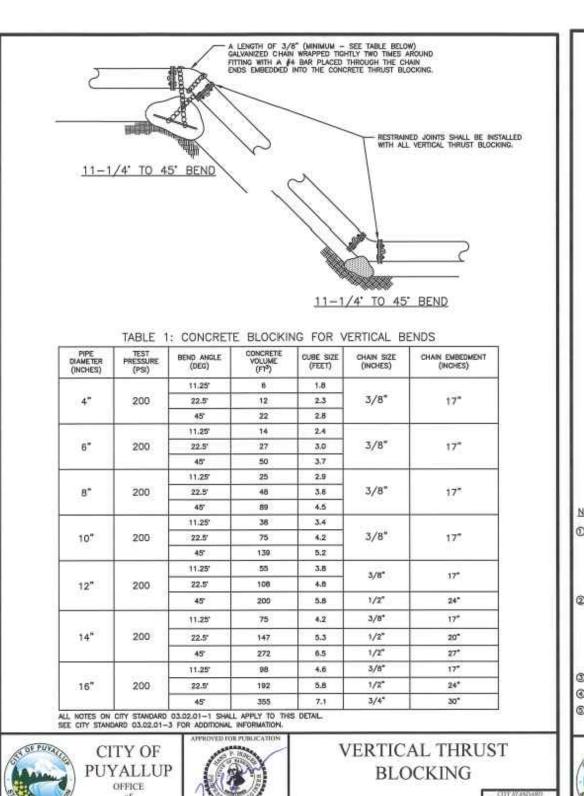
WATER MAIN CROSSING UTILITIES

PUYALLUP

OFFICE

WATER MAIN CROSSING

OTHER UTILITIES



- EXISTING ASPHALT

WALVE OPERATING BUT EXTENSIONS ARE REQUIRED WHEN THE WALVE BUT IS MORE THAN FIVE (5) FEET BELOW FINISHED GRADE. EXTENSIONS ARE TO BE AMBINION OF TWO (2) FEET LONG, ONLY ONE EXTENSION TO BE USED PUR WALVE. TOP OF EXTENSION SHALL BE 2 FEET 6 INCHES TO 3 FEET BELOW FINISHED GRADE.

VALVE BOXES SHALL BE TWO-PIECE, ADJUSTABLE, CAST IRON WITH EXTENSION PIECES (IF NECESSARY), AS MANUFACTURED BY THE WARRCH \$940 SEATTLE OR APPROVED EQUAL. THE WORD "WATER" SHALL BE CAST IN MELIF ON THE VALVE BOX COVER. WALVE BOX TOPS INSTALLED IN ARTERIAL ROADWAYS SHALL BE MANUFACTURED BY EAST JORDAN (EJ) IRONWORKS MODEL 8555 WITH LOCKING VALVE BOX COVER WODEL 8600 (PARTY 06800025U) OR APPROVED EQUAL.

WATER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH DIVISION 7 OF THE WEDGT STANDARD SPECIFICATIONS SUPPLEMENTED WITH THE FOLLOWING:

D. BOLTS USED IN FLANGE INSTALLATION SETS SHALL CONFORM TO ASTM B 193, GRADE BY. MUTS SHALL COMPLY WITH ASTM A 194, GRADE 2H.

O. RESULENT SEATED WEDGE GATE VALVES SHALL BE USED FOR TEN (1G) INCH MAINS AND SMALLER. BUTTERFLY VALVES SHALL BE USED FOR MAINS

WATER VALVES AND MAINS

E. PROVIDE A WASHER FOR EACH NUT, WHERE NEEDED. WASHERS SHALL BE OF THE SAME MATERIAL AS THE NUTS.

VALVE BOX BOTTOM SECTION, -(SEE NOTE 4)

(SEE NOTE 6-G)

WATER VALVE DETAIL

NEAT LINE CUTS SHALL BE SEALED WITH A HOT PAVING GRADE ASPHALT AND FACE OF CUT TACKED.

F. ALL FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF AWAY C 110 AND AWAY C 111.

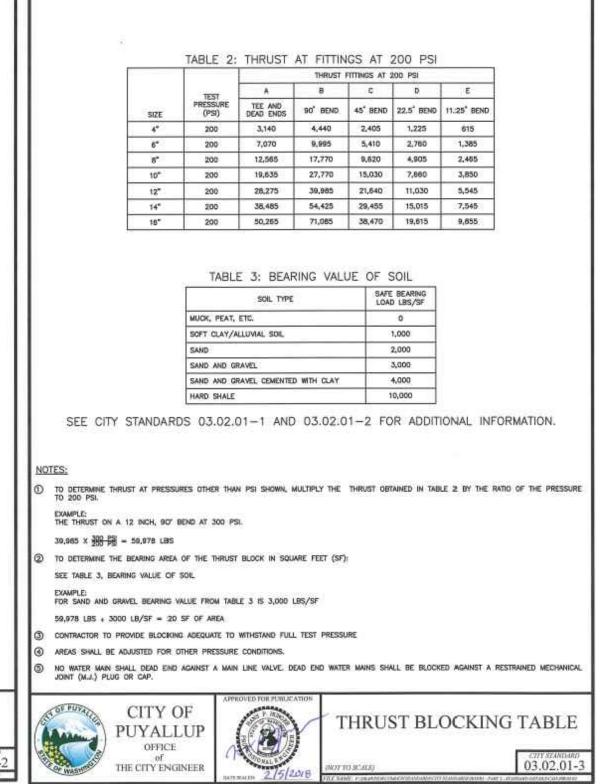
PUYALLUP

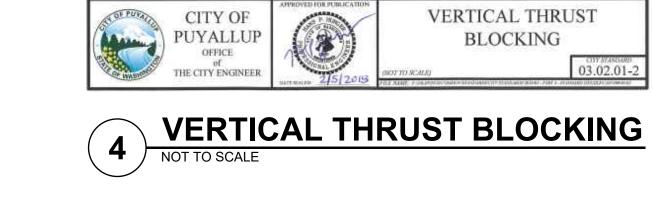
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- 4-1/2" DIA. 1/8" MIN. THICKNESS

VALVE OPERATING NUT EXTENSION DETAIL

WATER VALVES





Know what's below.

Call before you dig.



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

CITY OF PUYALLUP FIRE CODE OFFICIAL 02/05/2025

LOCATION/ACCESS APPROVED

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NOTES FOR: DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCVA) INSTALLATION CITY STANDARD 03.10.01-1

BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.

THE DOCKA SHALL BE INSTALLED WITH ADEQUATE SPACE TO FACILITATE MAINTENANCE AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION, BY A WASHINGTON STATE CERTIFIED BACK-FLOW ASSEMBLY TESTER, TO INSURE ITS SATISFACTORY OPERATION BEFORE OCCUPANCY, AND ANNUALLY THEREAFTER. SEND TEST RESULTS TO: CITY OF PUYALLUP, WATER QUALITY OPERATIONS, 1100 39TH AVE SE, PLYYALLUP, WA 98374.

DOCKA IS ALLOWED TO BE LOCATED WITHIN A BUILDING AS APPROVED BY THE FIRE CODE OFFICIAL. WHEN THE DOCKA IS LOCATED WITHIN A BUILDING, THE FIRE DEPARTMENT CONNECTION (FDC) BALL DRIP SHALL DRAIN TO THE NEAREST APPROVED ON-SITE STORM DRAINAGE STRUCTURE. IN A VAULT INSTALLATION, IF VAULT CANNOT BE DRAINED TO DAYLIGHT, A 1/4 HP SUMP PUMP SHALL BE INSTALLED IN THE SUMP PIT OF THE VAULT. IT SHALL BE WIRED PER WASHINGTON STATE ELECTRICAL CODE, AND INSPECTED BY A STATE ELECTRICAL INSPECTOR. THE DISCHARGE PIPE SHALL BE CONNECTED TO THE NEAREST APPROVED ON-SITE STORM DRAINAGE STRUCTURE.

DDCWA DUTSIDE STEM AND YOKE (OS&Y) GATE VALYES, AND THE POST INDICATOR VALVE (PV), SHALL HAVE SUPERVISED TAMPER SWITCHES.

DOUBLE DETECTOR-CHECK

VALVE ASSEMBLY

INSTALLATION (NOTES)

ALL ELECTRICAL SHALL BE INSPECTED BY A WASHINGTON STATE ELECTRICAL INSPECTOR.

APPROVED

DEVELOPMENT ENGINEERING DATE 02/04/2025

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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

Project Title:

EAST TOWN CROSSING PHASE 2

ASH DEVELOPMENT

GREG.HELLE@ASHNW.COM

GREG HELLE

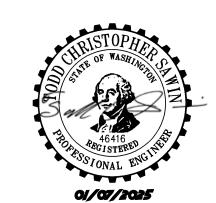
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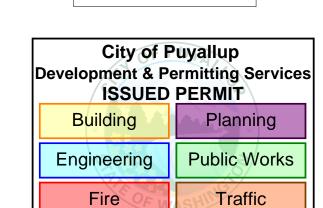
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Issue Set & Date:

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<u>Revisions:</u>

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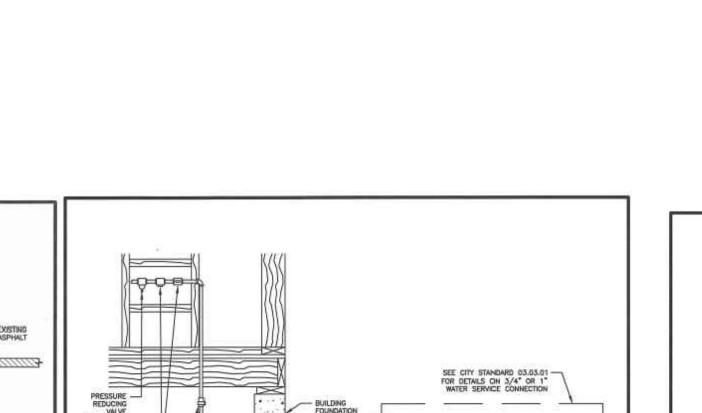
WATER DETAILS

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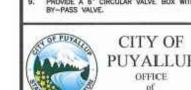
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28 of 30 Sheets



2" POLY PIPE WATER SERVICE LINE

- ALL POLY PIPE SHALL BE HIGH DENSITY POLY (IRON PIPE SIZE) MEETING ASTM D-2238-SIGR 7, BLUE IN COLOR, 200 PSI MINIMUM. FOR A 1-1/2" WATER SERVICE, ALL MATERIAL SHALL BE 2" FROM THE WATER MAIN TO THE COPPERSETTER. REDUCE FROM 2" TO 1-1/2" MMEDIATELY BEFORE COPPERSETTER.
- THE STAINLESS STEEL METER FLANGE BOLTS SHALL BE 5/8" DIAMETER FOR THE 1-1/2" METER, AND 3/4" DIAMETER FOR THE 2" METER.

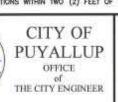


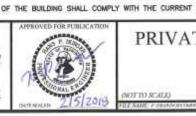
LOCATE WIRE -



1-1/2" AND 2"

WATER SERVICE CONNECTION





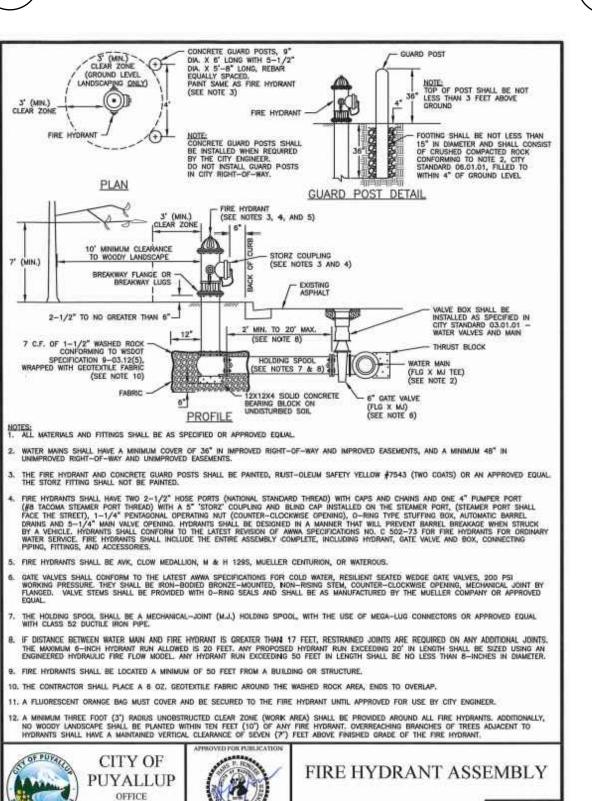
OWNED AND PRIVATELY MAINTAINED PRESSURE REDUCING VALVE (PRV) LOCATED ON THEIR IRRIGATION BRANCH LINE

SERVICE LINE MAY BE 200 PSI POLY PIPE IN UNCONTAMINATED SOILS. IN SOILS THAT MAY CONTAIN HYDROCARBONS USE 1" "K" COPPER PIPE.

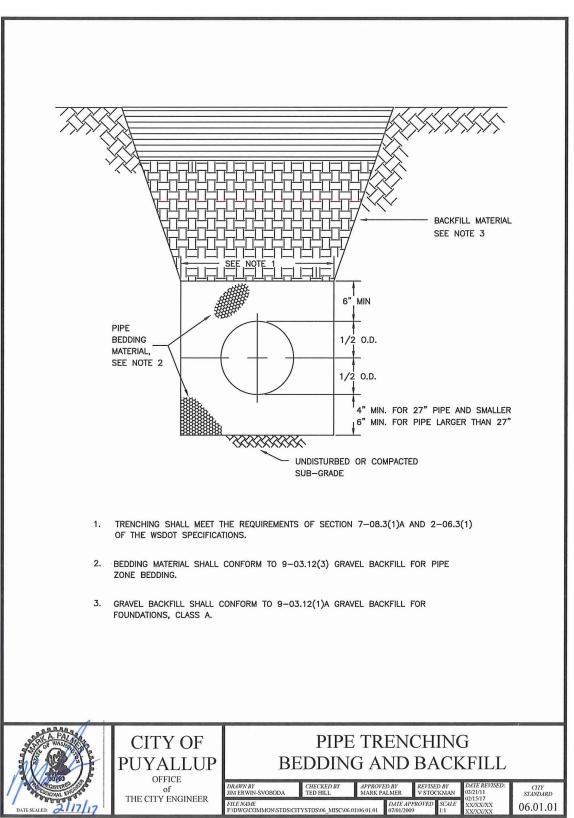
PRIVATE WATER SERVICE LINES

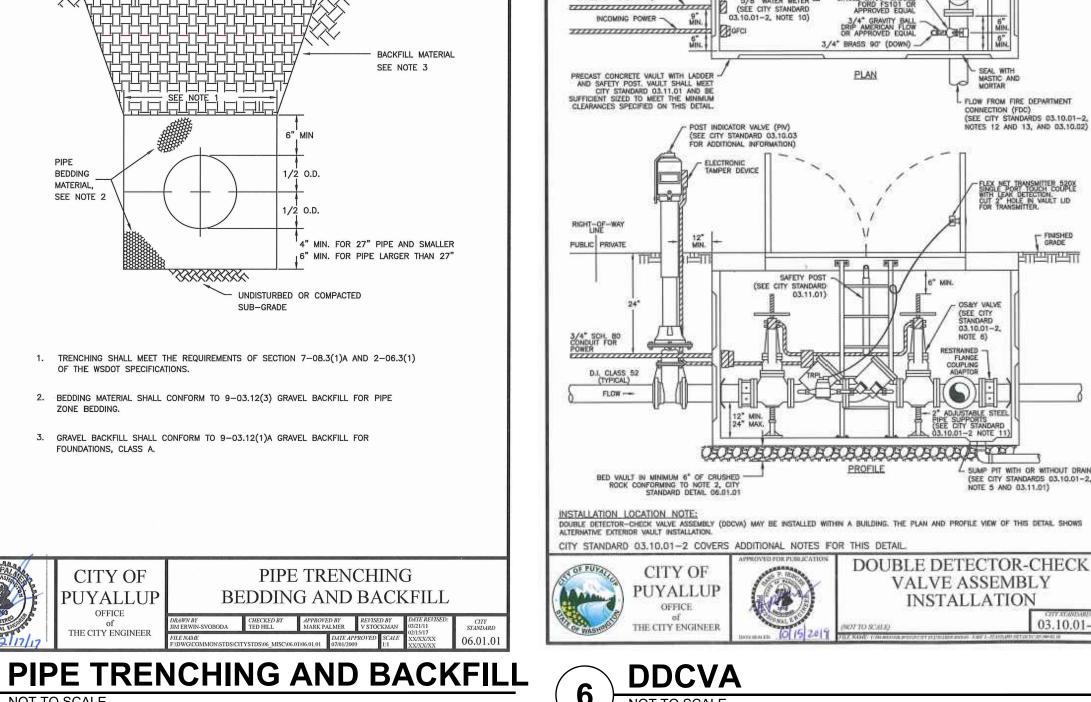


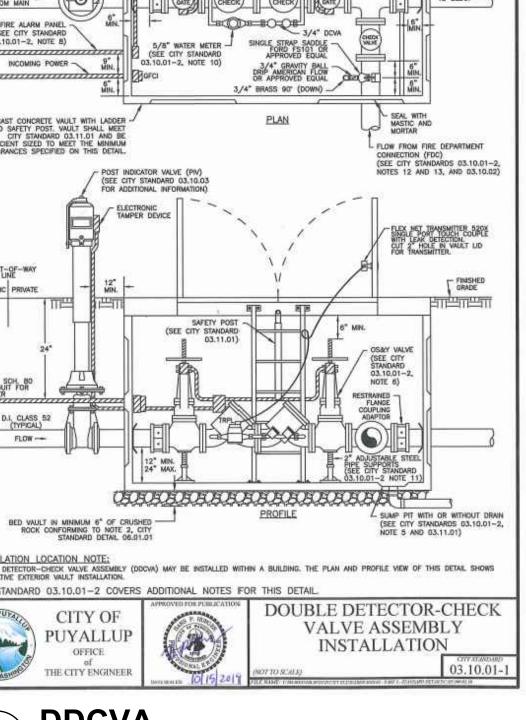
03.05.01

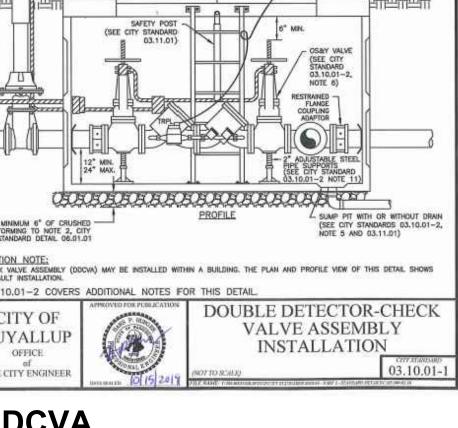


FIRE HYDRANT















IN A VAULT INSTALLATION, RUN TWO 3/4" SCHEDULE 80 P.V.C. CONDUITS TO THE VAULT. ONE WILL BE USED FOR A GFCI PROTECTED OUTLET, AND ONE WILL BE FOR LOW VOLTAGE COMING FROM THE FIRE ALARM PANEL. INSTALL AN APPLETON FSCA OR FDCA CAST DEVICE BOX OR APPROVED EQUAL ON THE VAULT WALL AT THE CONDUIT PENETRATION. IN A VAULT INSTALLATION, RUN LOW VOLTAGE WIRE INSIDE VAULT AND TO PW THROUGH SEAL-TIGHT FLEX CONDUIT. CONDUIT SHALL B SECURELY FASTENED PERPENDICULAR OR HIGRIZONTALLY TO THE WALLS OF THE VAULT. WATER METER SHALL BE A SENSUS SRII TRPL READING IN 1 CUBIC FEET. PIPE SUPPORTS SHALL BE RUST-PROTECTED WITH ALUMINUM PAINT, 12. THE FDC SHALL BE LOCATED WITHIN 15 FEET OF A FIRE HYDRANT, BUT NOT LESS THAN 10 FEET. THE FDC AND PV SHALL BE A MINIMUM OF 50 FEET FROM A BUILDING, UNLESS APPROVED BY THE CITY OF PUYALLUP FIRE CODE OFFICIAL, BUT NEVER LESS THAN 5 FEET FROM BUILDING.

BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLIES APPROVED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.

METER BOX SHALL BE LARGE ENOUGH TO ALLOW THE MINIMUM SETBACKS ILLUSTRATED ABOVE. METER BOX LID SHALL BE A TRAFFIC LID WITH A H-20 LOADING.

" AND SMALLER DOUBLE

CHECK VALVE ASSEMBLY

INSTALLATION

DCVA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS TO THE ASSEMBLY ARE ALLOWED.

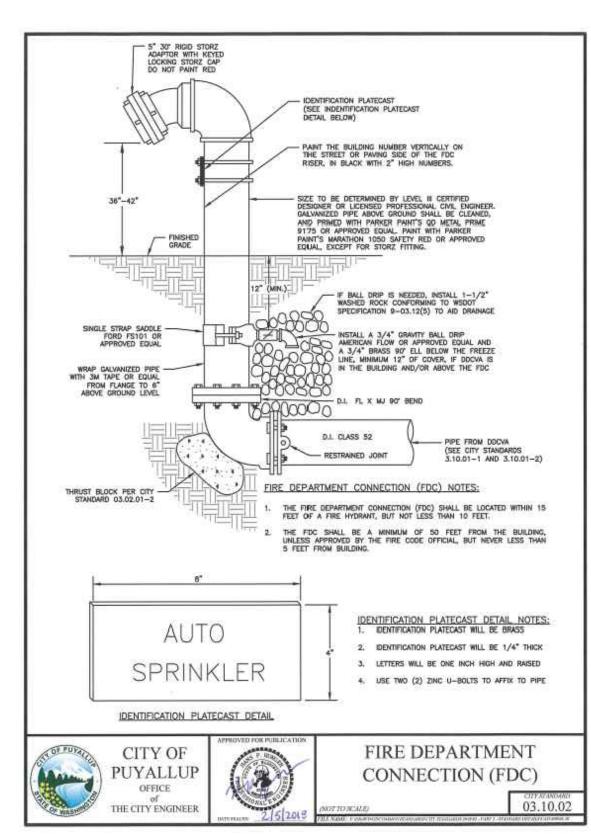
USE ONLY BRASS OR COPPER BETWEEN THE METER AND THE UNION ON THE CUSTOMER'S SIDE OF THE DCVA.

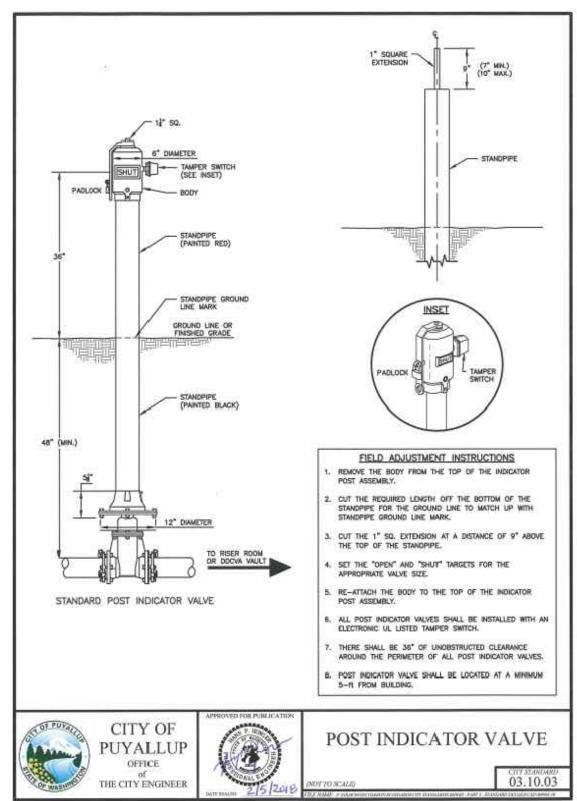
DIELECTRIC UNIONS MUST BE USED TO SEPARATE DISSIMILAR MATERIALS.

PUYALLUP

OFFICE

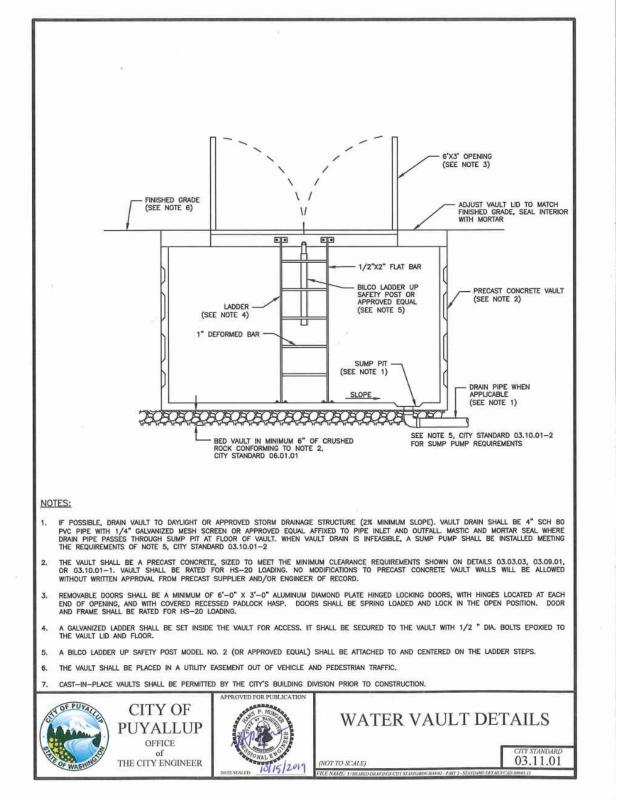
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FIRE DEPARTMENT CONNECTION POST INDICATOR VALVE

NOT TO SCALE



WATER VAULT DETAILS

LOCATION/ACCESS APPROVED

BY ______CITY OF PUYALLUP FIRE CODE OFFICIAL DATE _02/05/2025

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DEVELOPMENT ENGINEERING

DATE 02/04/2025

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

DEVELOPMENT ENGINEERING

DETERMINED BY THE

TACOMA · SEATTLE · SPOKANE · TRI-CITIES 2215 North 30th Street, Suite 300, Tacoma, WA 98403

Project Title:

EAST TOWN CROSSING PHASE 2

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

01/07/2025



City of Puyallup Development & Permitting Services ISSUED PERMIT		
Building	Planning	
Engineering	Public Works	
Fire	Traffic	

Revisions:

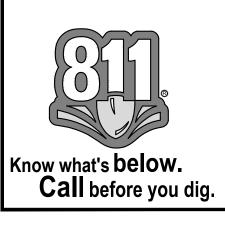
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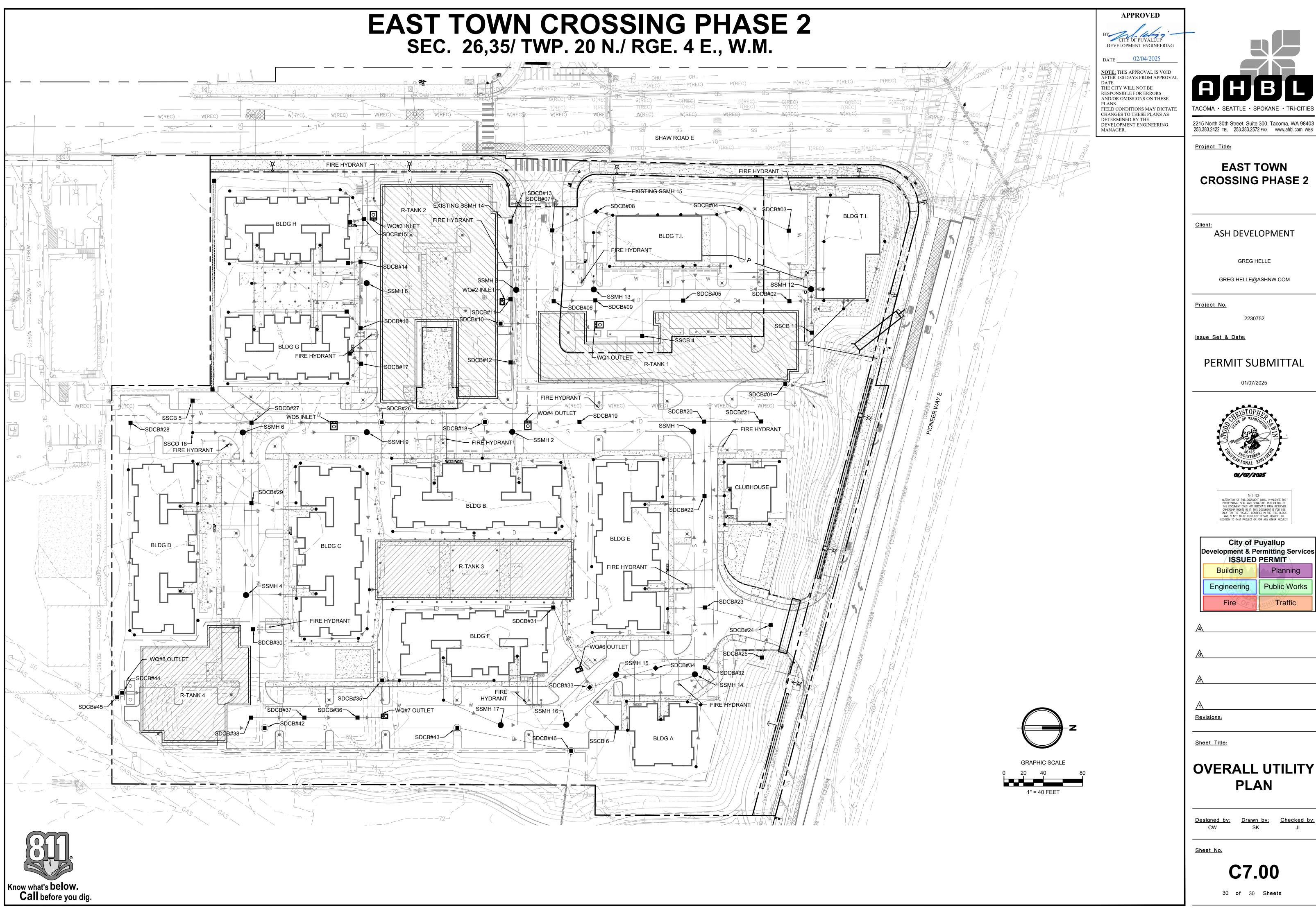
WATER DETAILS

Sheet No.

Designed by: Drawn by: Checked by:

C6.12







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OVERALL UTILITY PLAN

C7.00