VICINITY MAP



UTILITIES

SEWER: CITY OF PUYALLUP 1100 39TH AVENUE SE PUYALLUP, WA 98374 (253) 841-5481	CABLE: COMCAST 410 VALLEY AVENUE NW PUYALLUP, WA 98371 (253) 864-4200	TELEPHONE: COMCAST 410 VALLEY AVENUE NW PUYALLUP, WA 98371 (253) 864-4200
WATER: CITY OF PUYALLUP	POWER: PUGET SOUND ENERGY	REFUSE: WASTE MANAGEMENT

1100 39TH AVENUE SE 14103 8TH STREET EAST PUYALLUP, WA 98374 SUMNER, WA 98390 (253) 841-5481 (253) 841-6258

> **PUYALLUP #3** P.O. BOX 370 PUYALLUP, WA 98371

(253) 841-1301

SUMNER. WA 98390 (253) 841-6258

REFUSE COMPANY

TUKWILA, WA 98168

PUGET SOUND ENERGY

14103 8TH STREET EAST

6350 S 143RD ST

(206) 243-4050

CONSULTANTS

GIL.HULSMANN@ABBEYROADGROUP.COM

LAND DEVELOPMENT

TRAFFIC ENGINEER:

HEATHENG@COMCAST.COM

LYON LANDSCAPE ARCHITECTS

HEATH & ASSOCIATES, INC.

GREG HEATH, P.E.

(253) 770-1401 W

(253) 770-1473 F

LANDSCAPE

ARCHITECT:

ERIC J. WILLIAMS

2008 N. CEDAR ST

TACOMA, WA 98406

ERIC@LYONLA.COM

C: (253) 678-4173

2214 TACOMA ROAD

PUYALLUP, WA 98371

OWNER/DEVELOPER EAST TOWN CROSSING LLC GREG HELLE

DISTRICT #6

(253) 845-6666

902 7TH STREET NW

PUYALLUP, WA 98371

MANAGER: ABBEY ROAD GROUP LAND 1001 SHAW ROAD DEV. SERVICES COMPANY PUYALLUP, WA 98371 GIL HULSMANN GREG.HELLE@ABSHERCO.COM P.O. BOX 1224 W: (253) 845-9544 PUYALLUP, WA 98371 F: (253) 606-6799 (253) 435-3699 W (253) 446-3159 F

CIVIL ENGINEER ABBEY ROAD GROUP LAND DEV. SERVICES COMPANY JEFFREY BROWN P.O. BOX 1224 PUYALLUP, WA 98371 (253) 435-3699 W

(253) 446-3159 F JEFFREY.BROWN@ABBEYROADGROUP.COM

ARCHITECT: SYNTHESIS 9, LLC BRETT LINDSAY 523 N. D. ST

6917 166TH AVE. E.

TACOMA, WASHINGTON 98403 (253) 468-4117 W BLINDSAY@SYNTHESIS9.COM

TRAFFIC SIGNAL TRANSPORTATION NORTH WEST SYSTEMS BRYSON HUIE, P.E.

SUMNER, WA 98390 C: (206)516-6533 F: (253) 863-9636 BRYSON@TRANSPORTATIONSYSTEMSINC.COM (253) 446-3159 F

PLUMBING/MECH/LIGHTING: ROBISON ENGINEERING INC. JON ROBISON 19401 40TH AVE. W. SUITE302 LYNNWOOD, WA 98036 C: (206) 364-3343

JROBISON@ROBISONENGINEERING.COM

FIRE SPRINKLERS: SPRINX FIRE PROTECTION, INC. JOE FAULKNER

C: (253) 853-7780

JOE@SPRINXFIRE.COM

2709 JAHN AVE. NW #H2 GIG HARBOR, WA 98335

SURVEY: ABBEY ROAD GROUP LAND DEV. SERVICES COMPANY LARRY WALKER P.O. BOX 1224 PUYALLUP, WA 98371 (253) 435-3699 W

LARRY.WALKER@ABBEYROADGROUP.COM

CHON PIERUCCINI 3128 N. BENNETT ST TACOMA, WA 98407 CPIERU@HOTMAIL.COM C: (206) 949-7866

GENERAL CONTRACTORS

PROJECT MANAGER:

GIL.HULSMANN@ABBEYROADGROUP.COM

GEOTECHNICAL ENGINEER

ABBEY ROAD GROUP LAND

DEV. SERVICES COMPANY

PUYALLUP, WA 98371

KRAZAN & ASSOCIATES

VIJAY CHAUDHARY

TACOMA, WA 98409

W: (253) 939-2500

F: (253) 939-2556

PROJECT ENGINEER

825 CENTER STREET, SUITE A

VIJAYCHAUDHARY@KRAZAN.COM

WETLANDS ANALYSIS:

JCOMIS@JOHNCOMISASSOCIATES.COM

STRUCTURAL ENGINEER:

JOHN COMIS ASSOCIATION

222 EAST 26TH ST, #103

PIERUCCIONI E&C, LLC

TACOMA, WA 98421

W: (253) 272-6808

F: (253) 272-6807

GIL HULSMANN

(253) 435-3699 W

(206) 446-3159 F

P.O. BOX 1224

8705 CANYON ROAD E. PUYALLUP, WA 98371 W: (253) 848-9438 KGRODY54@GMAIL.COM ADAM RAYGOR 6210 ALAMEDA AVE. W UNIVERSITY PLACE, WA 98467 C: (253) 961-9976

ADAMRAYGOR@GMAIL.COM

EAST TOWN CROSSING - SEWER CONNECTION

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

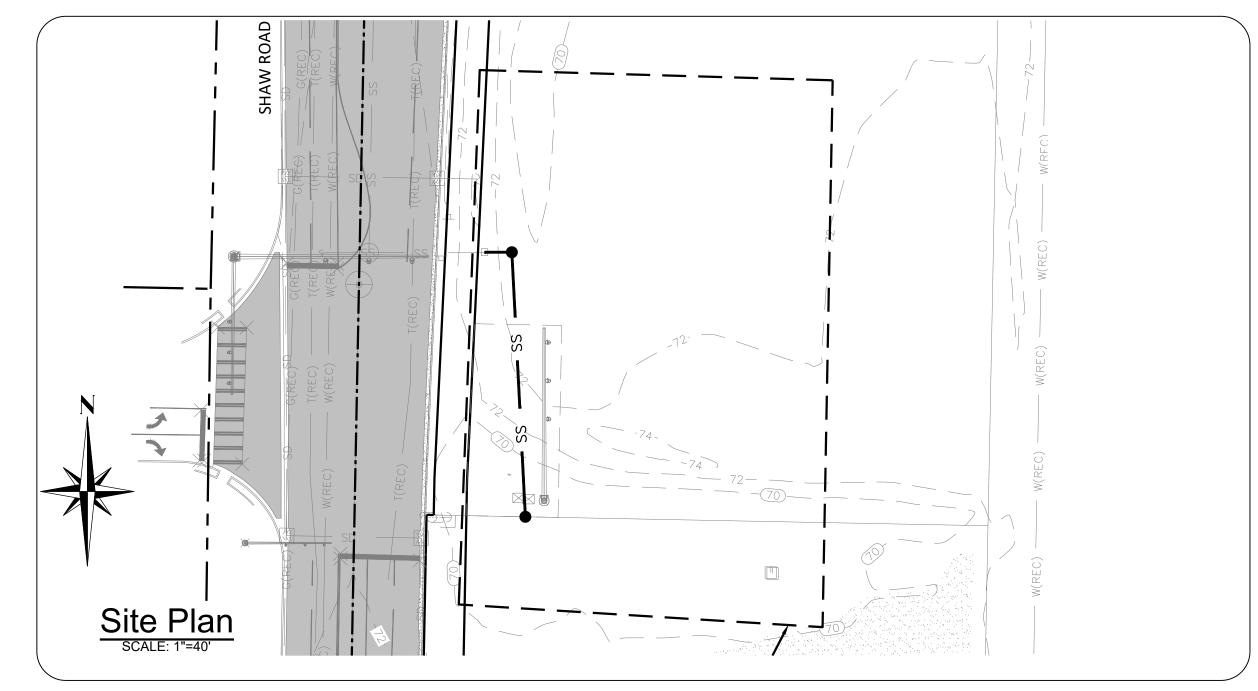


TABLE OF CONTENTS

COVER SHEET MASTER LEGEND 2 of 7 3 of 7 **EXISTING SITE CONDITIONS** 4 of 7 TESC PLAN TESC NOTES & DETAILS 5 of 7 SANITARY SEWER SITE PLAN & PROFILE SANITARY SEWER NOTES & DETAILS

PHASING

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249900-T35

9408230215, BEING A RE-RECORD OF INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9308310480;

THENCE SOUTH TO A POINT 495.4 FEET SOUTH OF AND 258.35 FEET EAST OF "POINT A";

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

HE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2;

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY

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.

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 EAST TO THE EAST LINE OF SAID PREMISES AND THE TERMINUS OF SAID LINE, SAID POINT ALSO BEING DESCRIBED AS THE

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

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.

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

IHENCE 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

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

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

THENCE SOUTH ALONG THE 1/16TH LINE 95.4 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED;

SOUTHWEST CORNER OF LOT 3 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200303315001;

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249901-T35

THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" WEST, 437.43 FEET TO POINT LYING

THENCE ALONG SAID PARALLEL LINE, SOUTH 88°32'51" EAST, 142.38 FEET TO THE TRUE POINT OF BEGINNING

FHENCE SOUTH ALONG THE 1/16TH LINE OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., A DISTANCE OF 95.4 FEET;

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

PHASE 1 - START 1 JUNE 2021, 30 MONTHS FOR FULL BUILD OUT. MULTI FAMILY SITE CONSTRUCTION AND BUILDING CONSTRUCTION. PHASE 2 - START 1 JUNE 2021, 30 MONTHS FOR THE FULL BUILD OUT. COMMERCIAL

NOTE: DEPENDING ON THE MARKET, PHASE 1 AND PHASE 2 MAY BE COMBINED.

FAX PARCEL NO. 042026402°

THENCE EAST 258.35 FEET

TAX PARCEL NO. 0420264053

CORNER OF SAID SECTION 35:

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

EXCEPT THE SOUTH 145.00 FEET THEREOF;

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

THENCE NORTH TO THE SOUTHERLY LINE OF THE COUNTY ROAD;

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

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)

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 PROPER 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.

6. METHOD OF SURVEYING WAS: 1. CONVENTIONAL TRAVERSE USING A TOPCON 800A TOTAL

PID: DL2774

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

2. SP 9303315001 3. ROS 8210040207

2. MONUMENTS FOUND MARCH 2008

SITE SPECIFICATIONS (EXISTING)

SITE DATA:

ASSESSORS/TAX PARCEL NUMBER: 0420264021, 0420264054, 0420264053 0420351066, 0420351030, 0420351029, 0420351026 PARCEL/SITE SIZE: 10.70 AC

SECTION/TOWNSHIP/RANGE:26/20/04 DEVELOPMENT JURISDICTION: CITY OF PUYALLUF SITE ADDRESS: SE CORNER OF SHAW ROAD AND EAST PIONEER AVE. ZONING: CG AND MF

DENSITY: N/A PRESENT USE: STORAGE/OFFICE/VACANT SENSITIVE AREAS: NONE WETLANDS: NO

EROSION HAZARD AREAS: NO LANDSLIDE HAZARD AREAS: NO COAL MINE HAZARD AREAS: NO SEISMIC HAZARD AREAS: YES CREEKS/STREAMS: NO LAKES: NO STEEP SLOPES(>10%): NO

EXISTING BUILDING:

VOLCANIC: YES SHORELINE CLASSIFICATION: N/A OVERLAY AREAS: YES IMPERVIOUS AREAS: --- SF/--- ACRES PERVIOUS AREAS: --- SF/--- ACRES ADJACENT ZONING: NORTH: EC SOUTH: CG, ML, RS-10 EAST: RS-10 WEST: CB, RS-08, PF

YEAR BUILT: STORIES: 1 COMPOSITION: WOOD & STEEL/METAL FRAME SANITARY STUB: YES - 8" WATER SERVICE LINE: YES - 8"

PROJECT SPECIFICATIONS (PROPOSED)

PROJECT DATA: PROJECT NAME: EAST TOWN CROSSING

ABBEY ROAD JOB#: 06-171 APPLICANT/AGENT: NAME: ABBEY ROAD GROUP LAND DEVELOPMENT SERVICES COMPANY ADDRESS: P.O. BOX 1224, PUYALLUP WA 98371

PHONE: (253) 435-3699 OWNER/DEVELOPER: NAME: EAST TOWN CROSSING LLC, A WASHINGTON LIMITED LIABILITY COMPANY ADDRESS: 1001 SHAW ROAD

PUYALLUP WA 98372 PHONE: (253) 845-9544 **OVERALL SITE AREA:**

PROPOSED USE: COMMERCIAL/OFFICE/RETAIL/ RESIDENTIAL SITE SIZE: 465,990 SF/10.70 ACRES IMPERVIOUS AREA: --- SF/--- ACRES PERVIOUS AREA: --- SF /--- ACRES CRITICAL AREA: NONE MIN LOT SIZE: N/A MIN LOT DEPTH: N/A MIN LOT WIDTH: N/A MAX SITE COVERAGE: N/A

PROJECT AREA: DISTURBED AREA: N/A IMPERVIOUS AREA: --- SF/ --- ACRES BUILDING PAD AREA: 73,130 SF PERMEABLE SIDEWALK: NONE

CONCRETE SIDEWALK: NONE PERMEABLE PARKING AREA: 71,279 SF LANDSCAPE AREA: X SF

APPROVED

CITY OF PUYALLUP

DEVELOPMENT ENGINEERING

12/6/2021

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL

S B

rossing

Development Company, L

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.

Jank Calous

LEGAL DESCRIPTION (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 WASHINGTON.

TAX PARCEL NO. 0420264054 PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249902-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

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF 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 OF

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

THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15′04" WEST, 54.00 FEET; 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

AST LINE OF THE WEST HALF OF THE NORTH EAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35; HENCE 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 WASHINGTON.

TAX PARCEL NO. 0420351066

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249903-T35 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

HENCE 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 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 WASHINGTON.

THENCE WEST 258.35 FEE

PER CW TITLE TITLE RESOURCES GUARANTY 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 AND 36; THENCE SOUTH ALONG THE SIXTEENTH SECTION 95.4 FEET TO THE TRUE POINT OF BEGINNING 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.

EXCEPT SHAW COUNTY ROAD. 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 CORNER MONUMENT COMMON TO SECTIONS 25, 26, 35 AND 36 IN TOWNSHIP 20 NORTH, RANGE 4 EAST, VILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON THENCE SOUTH ALONG THE 1/16 SECTION LINE 195.4 FEET TO THE TRUE POINT OF

THENCE FAST 258 26 FEET THENCE SOUTH 100 FEET THENCE WEST 258.26 FEET; 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.

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 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, WASHINGTON; THENCE SOUTH ALONG THE 1/16 SECTION LINE 294.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 258.35 FEET THENCE SOUTH 100 FEET

THENCE 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 WASHINGTON.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

These drawings, plans, specifications and other documents cannot be copied, distributed, submitted to others (including governmental agencies and lenders)

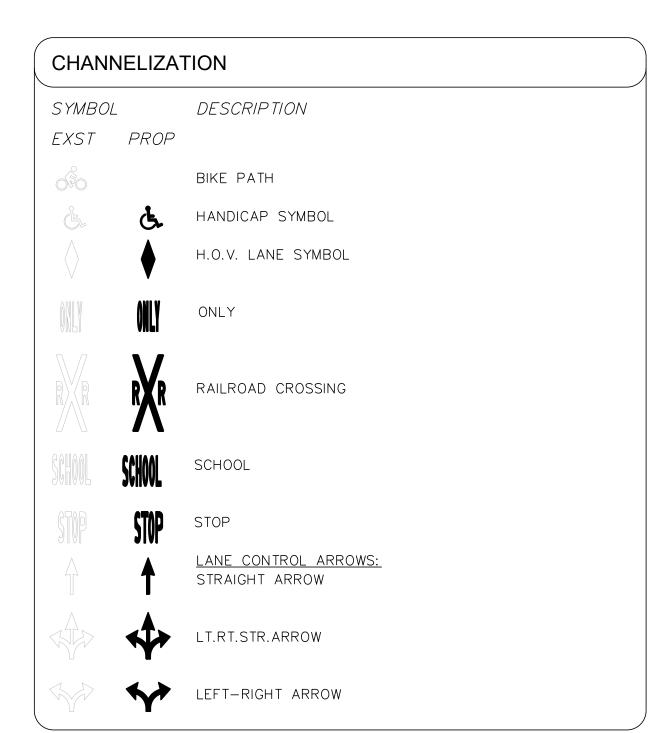
without the express written consent of Abbey Road Group Land Development Services Company, LLC.

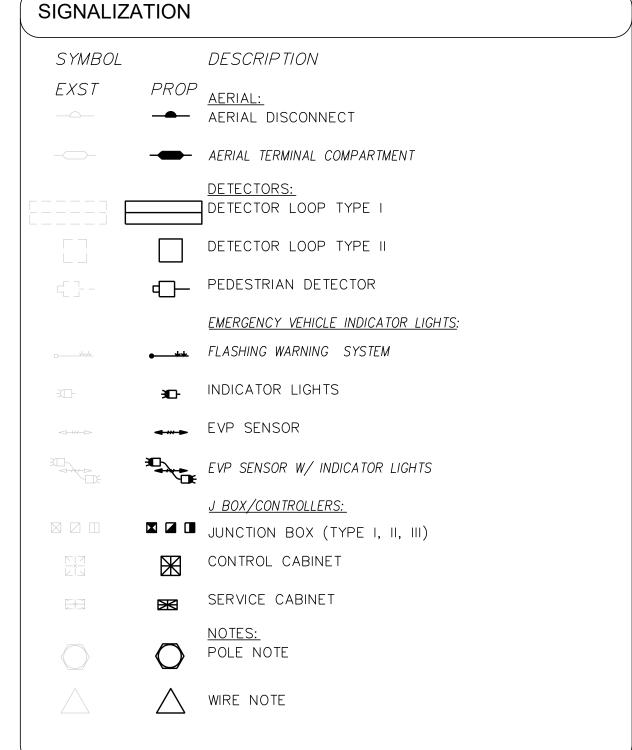
EAST TOWN CROSSING - SEWER CONNECTION

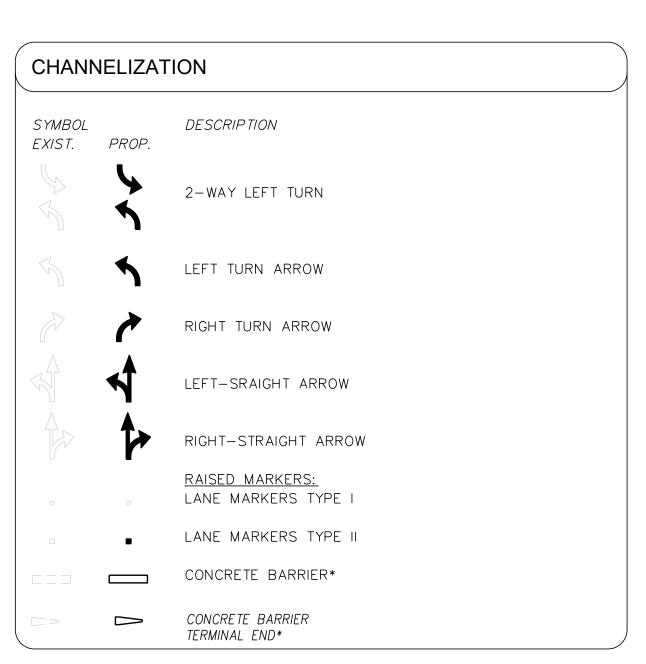
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.

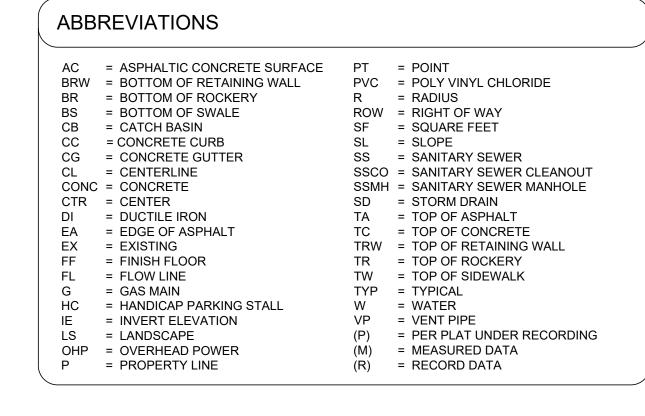
MASTER LEGEND

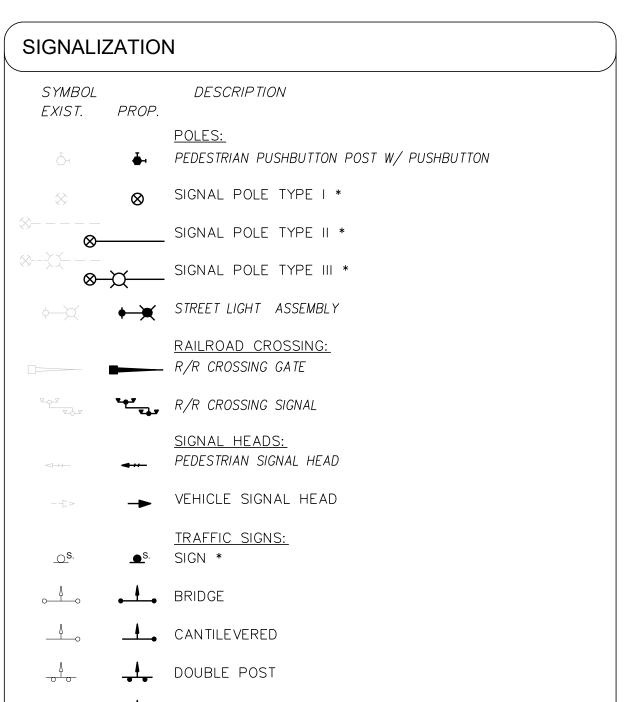
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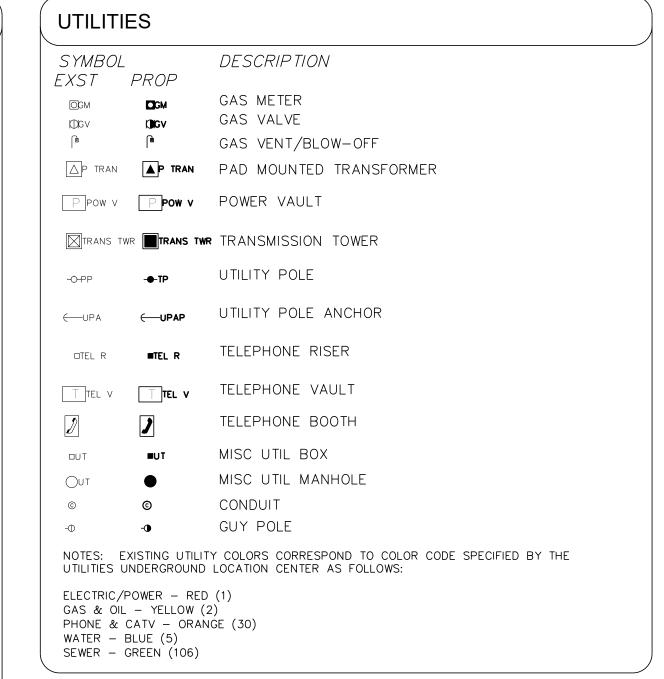


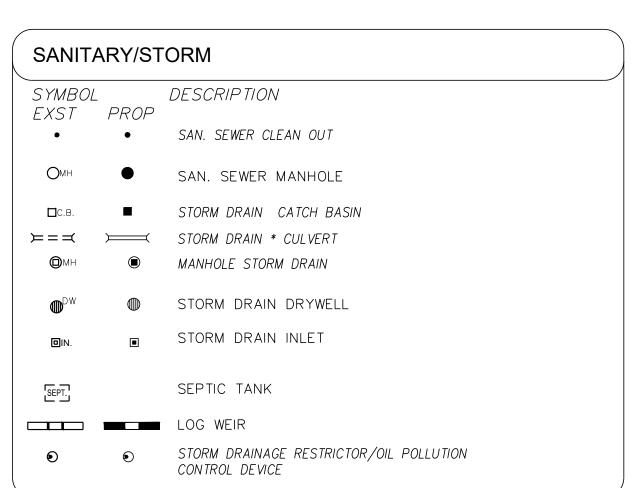
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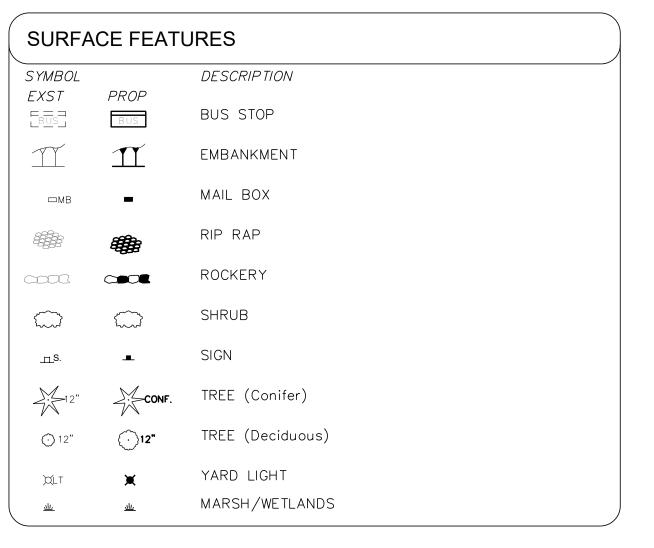
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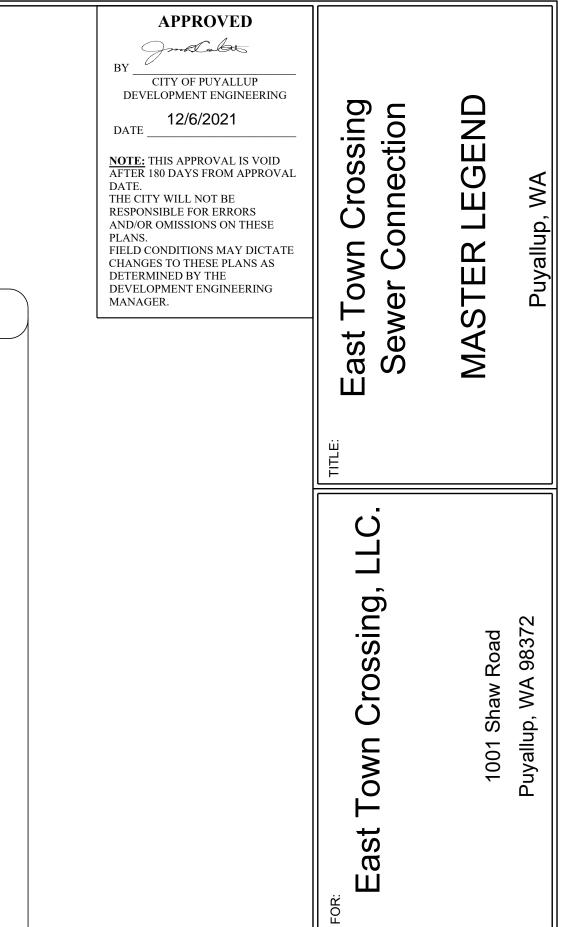
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⊲TB	⊸ TB	THRUST BLOCK
⊖ SP.	⊕ SP.	SPRINKLER HEAD
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-Q-FH	- FH	3-NOZZLE
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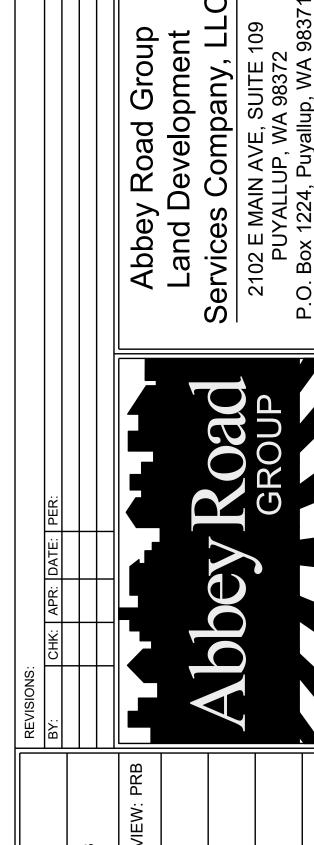
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 	♦ BENCH MARK
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o IP	IRON PIPE
⊕ Mon.	MONUMENT (IN CASE)
⊚ Mon.	MONUMENT (SURFACE)
7	OWNERSHIP TIE
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(4)	SECTION CENTER
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	QUARTER CORNER
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14/13 14	CLOSING CORNER
MC ►	MEANDER CORNER WITNESS CORNER
° _{WC}	SOIL BORING
×	⊗ SPOT ELEVATION







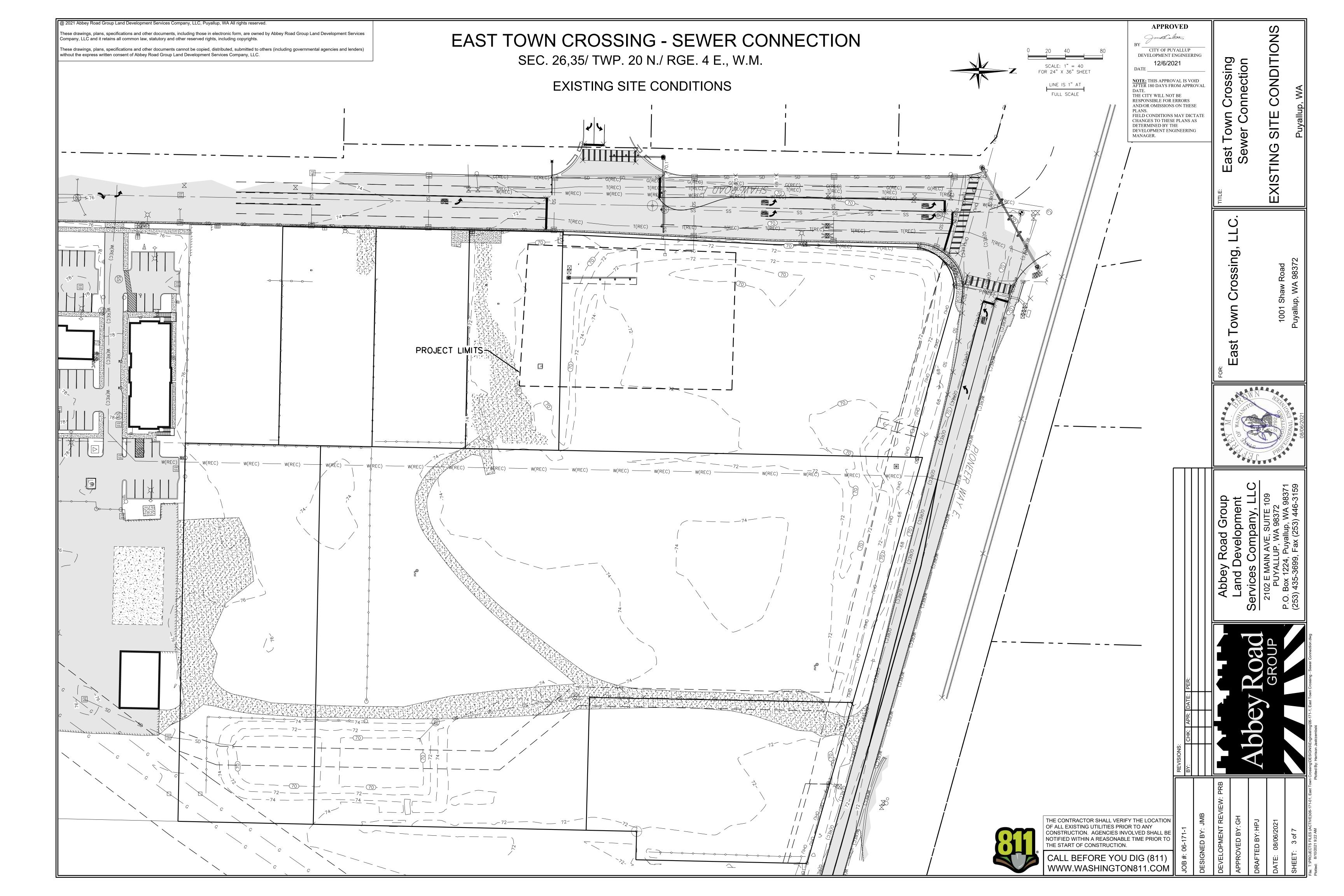


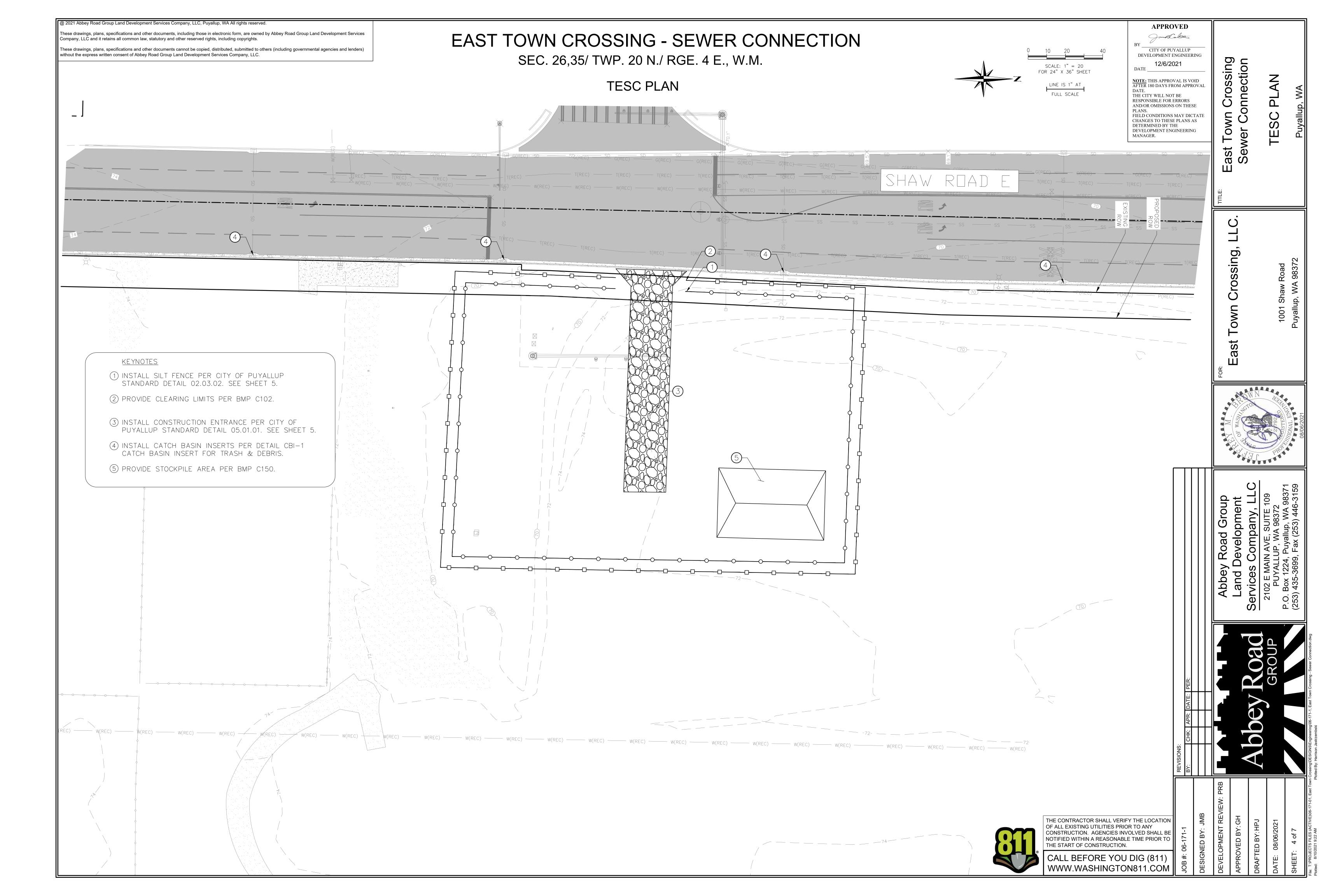




THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

CALL BEFORE YOU DIG (811) WWW.WASHINGTON811.COM





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EAST TOWN CROSSING - SEWER CONNECTION

SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M. **TESC NOTES & DETAILS**

GRADING, EROSION AND SEDIMENTATION CONTROL NOTES:

- 1. All work in City right-of-way requires a permit from the City of Puyallup. Prior to any work commencing, the general contractor shall arrange for a preconstruction meeting at the Development Services Center to be attended by all contractors that will perform work shown on the engineering plans, representatives from all applicable Utility Companies, the project owner and appropriate City staff. Contact Engineering Services to schedule the meeting (253) 841-5568. The contractor is responsible to have their own approved set of plans at the
- 2. After completion of all items shown on these plans and before acceptance of the project, the contractor shall obtain a "punch list" prepared by the City's inspector detailing remaining items of work to be completed. All items of work shown on these plans shall be completed to the satisfaction of the City prior to acceptance of the water system and provision of
- 3. All materials and workmanship shall conform to the Standard Specifications for Road, Bridge, and Municipal Construction (hereinafter referred to as the "Standard Specifications"), Washington State Department of Transportation and American Public Works Association, Washington State Chapter, latest edition, unless superseded or amended by the City of Puyallup City Standards for Public Works Engineering and Construction (herinafter referred to as the "City Standards").
- 4. A copy of these approved plans and applicable city developer specifications and details shall be on site during construction.
- 5. Any revisions made to these plans must be reviewed and approved by the developer's engineer and the city engineer prior to any implementation in the field. The City shall not be responsible for any errors and/or omissions on these plans.
- 6. The contractor shall have all utilities verified on the ground prior to any construction. Call (811) at least two working days hours in advance. The owner and his/her engineer shall be contacted immediately if a conflict exists.
- 7. All limits of clearing and areas of vegetation preservation as prescribed on the plans shall be clearly flagged in the field and observed during construction.
- 8. All required sedimentation and erosion control facilities must be constructed and in operation prior to any land clearing and/or other construction to ensure that sediment laden water does not enter the natural drainage system. The contractor shall schedule an inspection of the erosion control facilities PRIOR to any land clearing and/or other construction. All erosion and sediment facilities shall be maintained in a satisfactory condition as determined by the City, until such time that clearing and/or construction is completed and the potential for on-site erosion has passed. The implementation, maintenance, replacement, and additions to the erosion and sedimentation control systems shall be the responsibility of the
- 9. The erosion and sedimentation control system facilities depicted on these plans are intended to be minimum requirements to meet anticipated site conditions. As construction progresses and unexpected or seasonal conditions dictate, facilities will be necessary to ensure complete siltation control on the site. During the course of construction, it shall be the obligation and responsibility of the permittee to address any new conditions that may be created by his activities and to provide additional facilities, over and above the minimum requirements, as may be needed to protect adjacent properties, sensitive areas, natural water courses, and/or
- 10. Approval of these plans is for grading, temporary drainage, erosion and sedimentation control only. It does not constitute an approval of permanent storm drainage design, size or location of pipes, restrictors, channels, or retention facilities.
- 11. Any disturbed area which has been stripped of vegetation and where no further work is anticipated for a period of 30 days or more, must be immediately stabilized with mulching, grass planting, or other approved erosion control treatment applicable to the time of year in question. Grass seeding alone will be acceptable only during the months of April through September inclusive. Seeding may proceed outside the specified time period whenever it is in the interest of the permittee but must be augmented with mulching, netting, or other treatment approved by the City.
- 12. In case erosion or sedimentation occurs to adjacent properties, all construction work within the development that will further aggravate the situation must cease, and the owner/contractor will immediately commence restoration methods. Restoration activity will continue until such time as the affected property owner is satisfied.
- 13. No temporary or permanent stockpiling of materials or equipment shall occur within critical areas or associated buffers, or the critical root zone for vegetation proposed for retention.

1. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.

2. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR CONSTRUCTION, ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITEE.

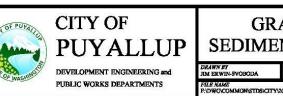
3. THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE, DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.

4. APPROVAL OF THESE PLANS IS FOR GRADING, TEMPORARY DRAINAGE, EROSION AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR

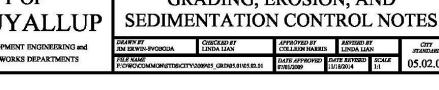
5. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE

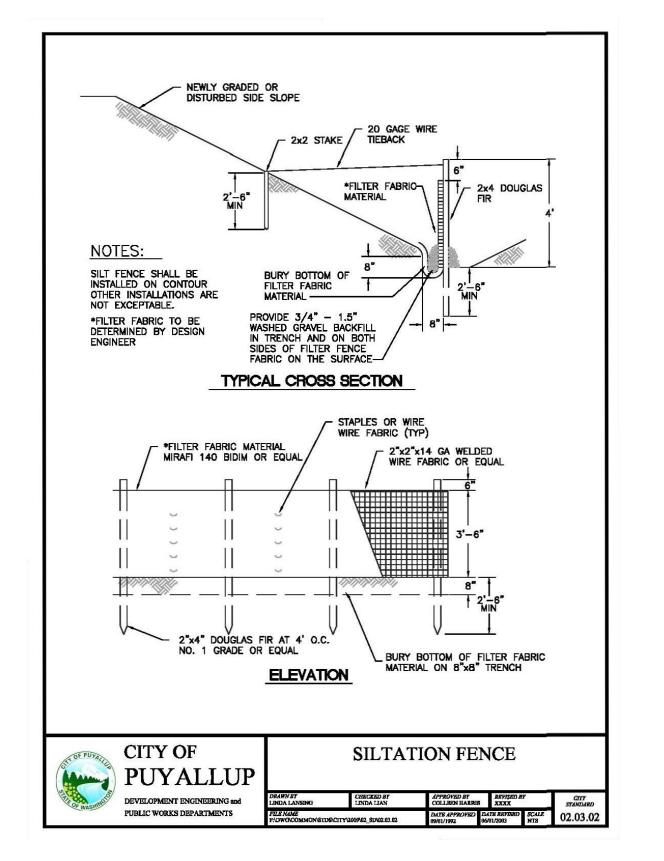
6. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.

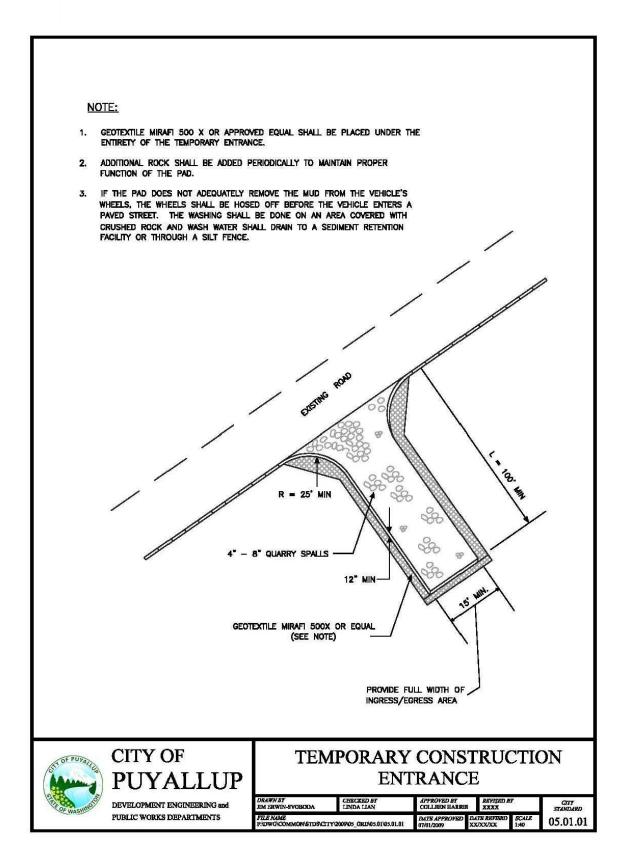
7. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.

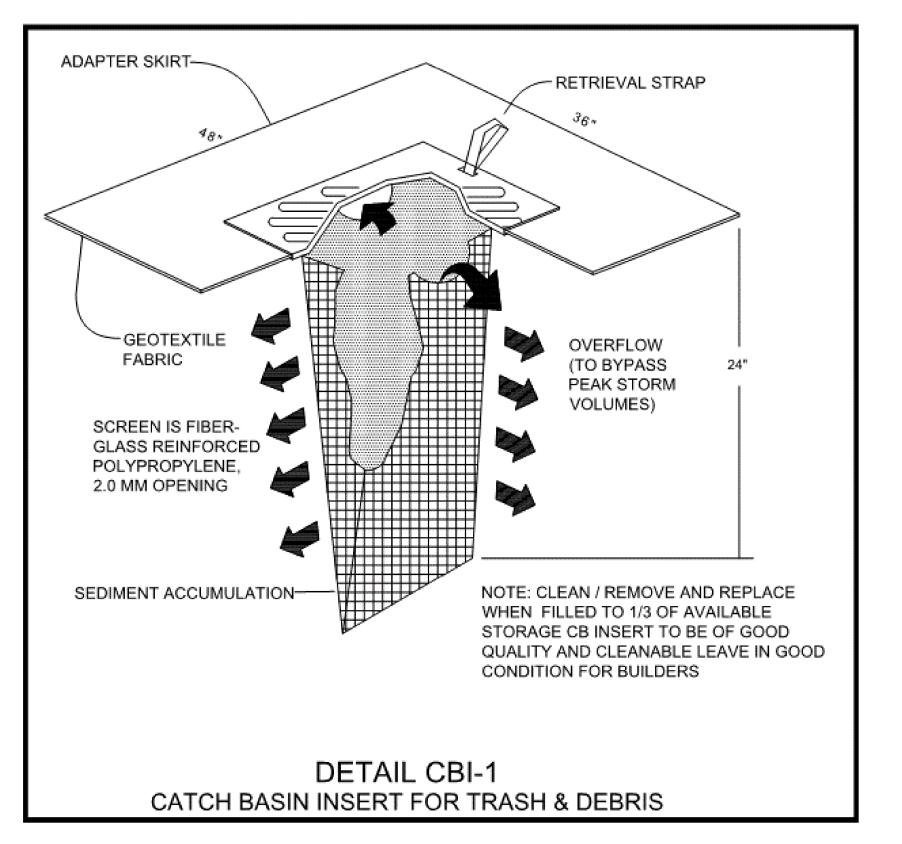


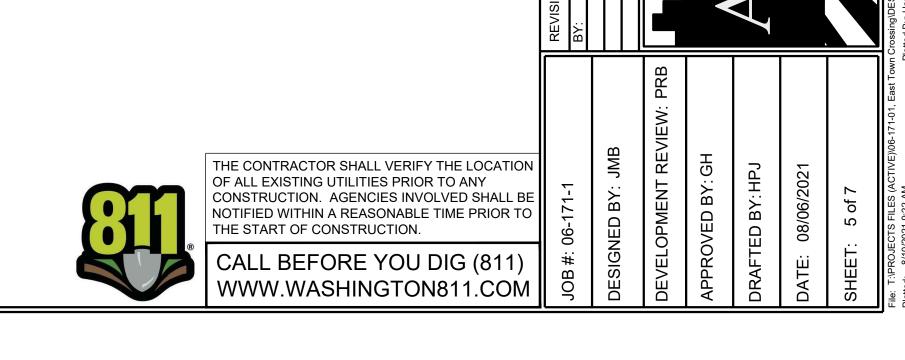












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CITY OF PUYALLUP

DEVELOPMENT ENGINEERING

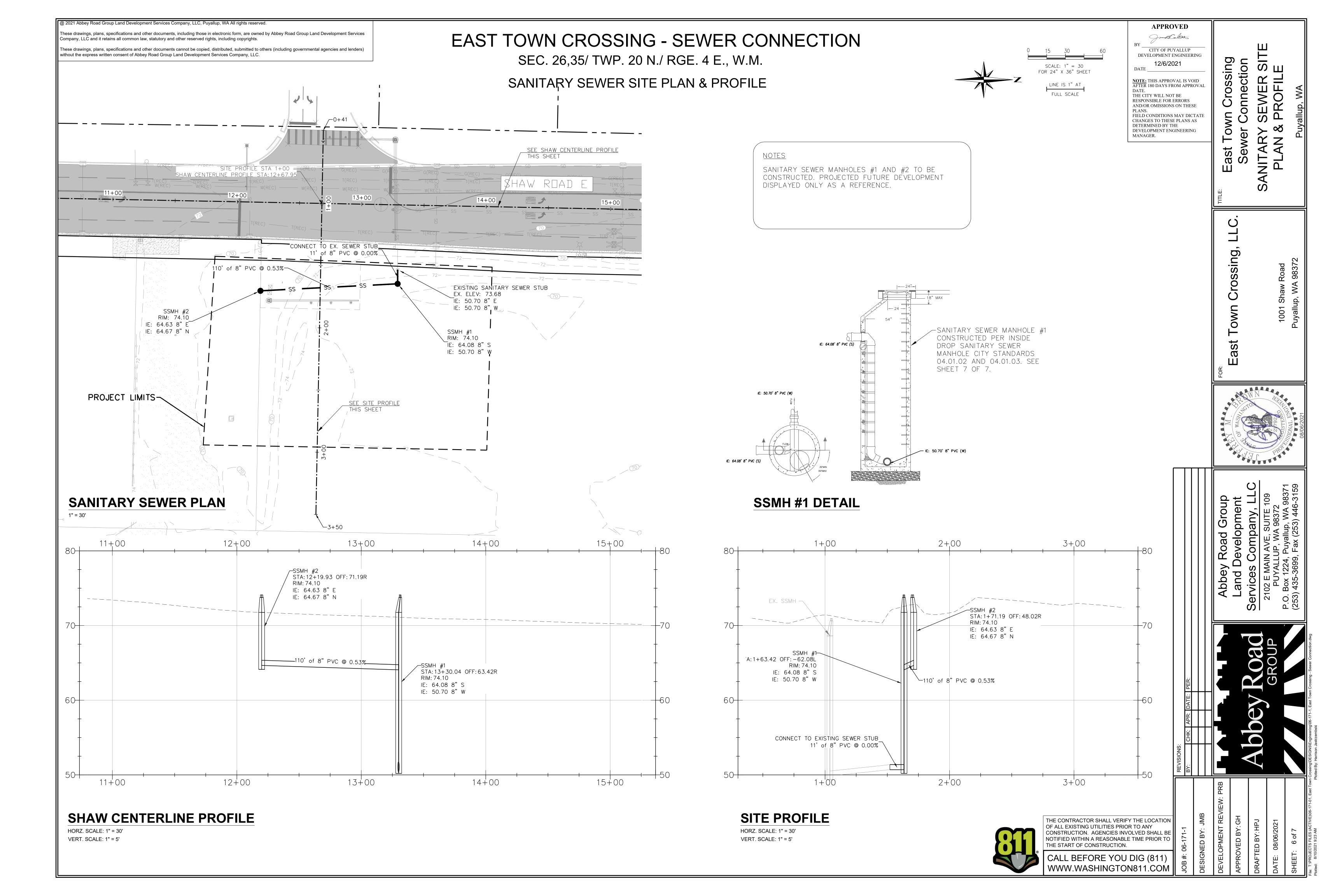
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL

FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS

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

DETERMINED BY THE DEVELOPMENT ENGINEERING

MANAGER.



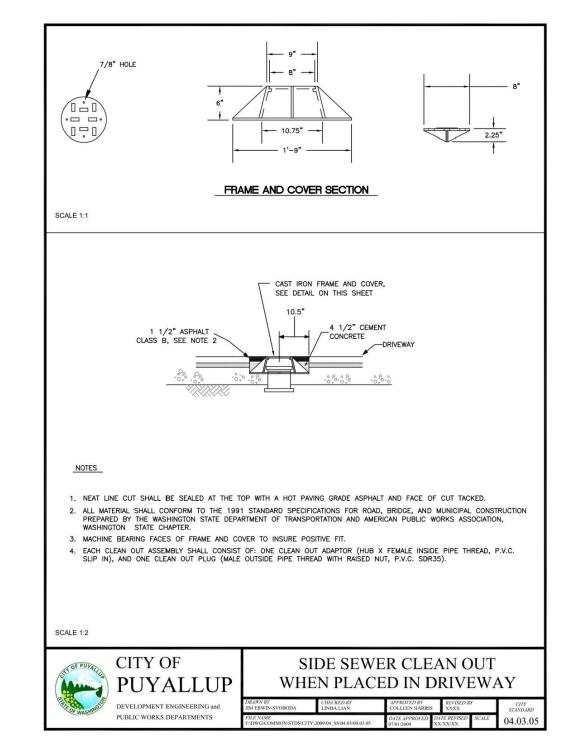
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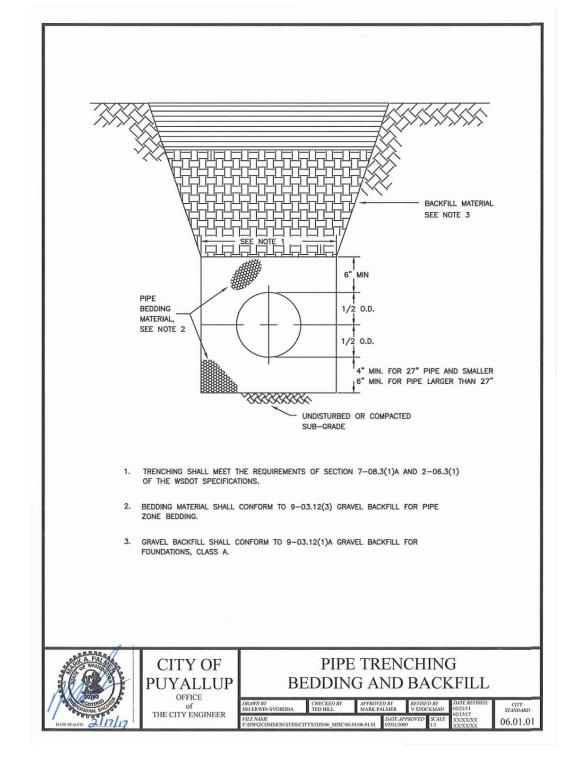
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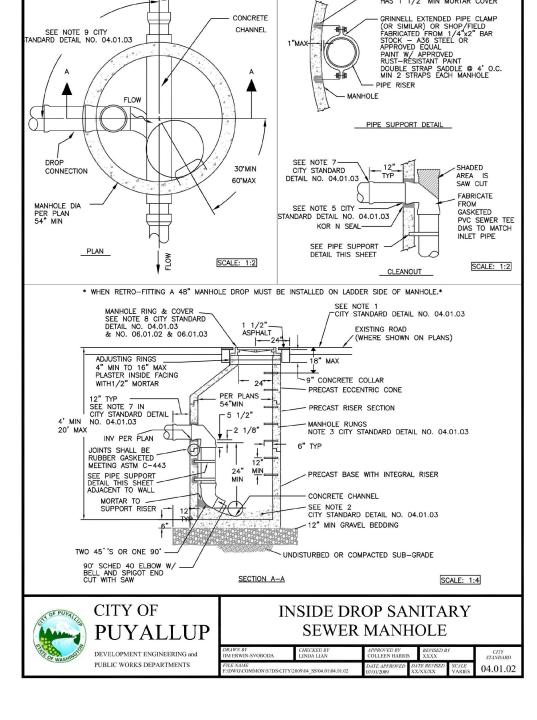
EAST TOWN CROSSING - SEWER CONNECTION

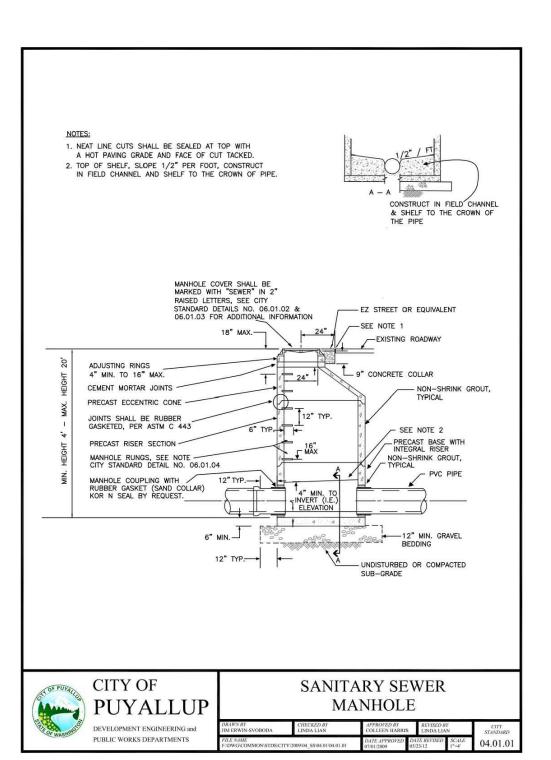
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.

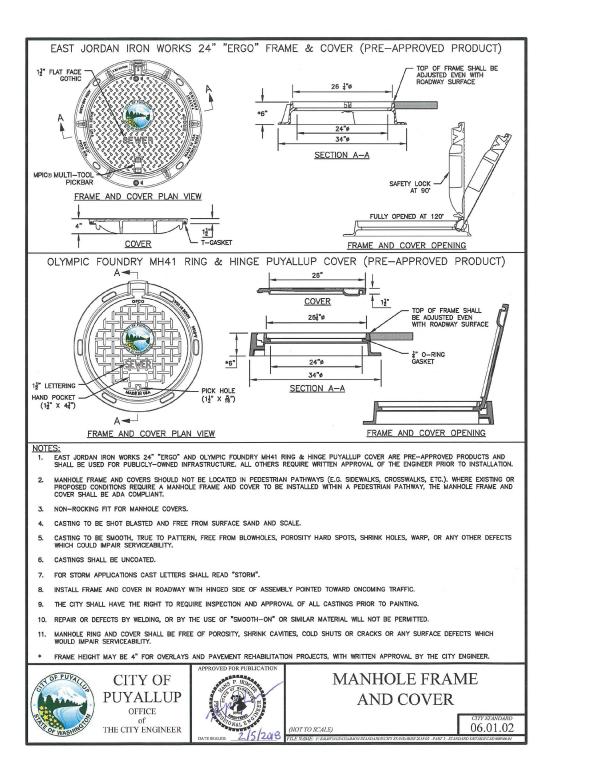
SANITARY SEWER NOTES & DETAILS

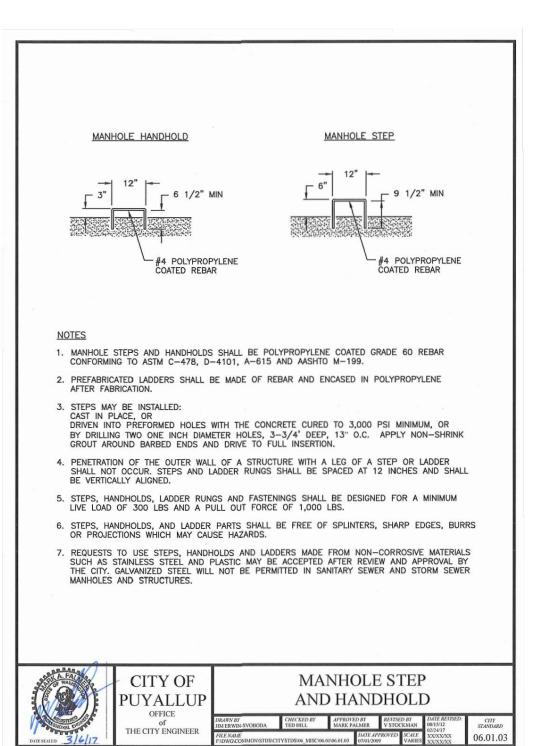


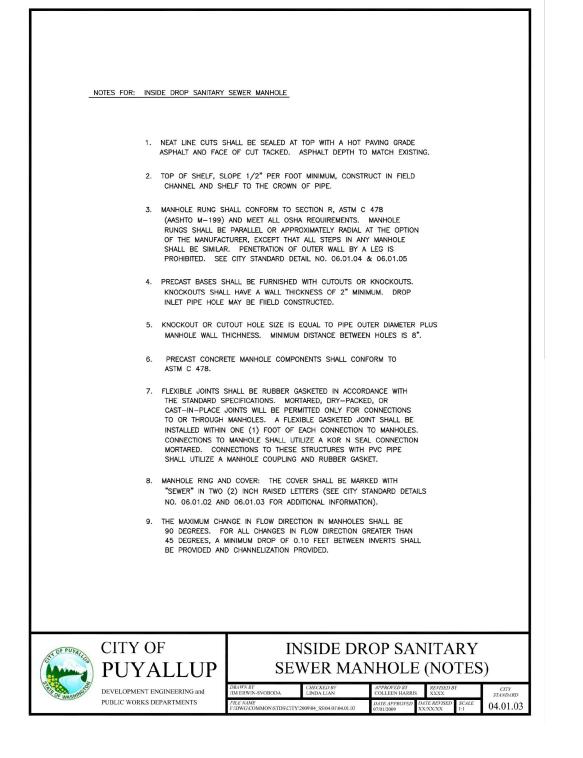






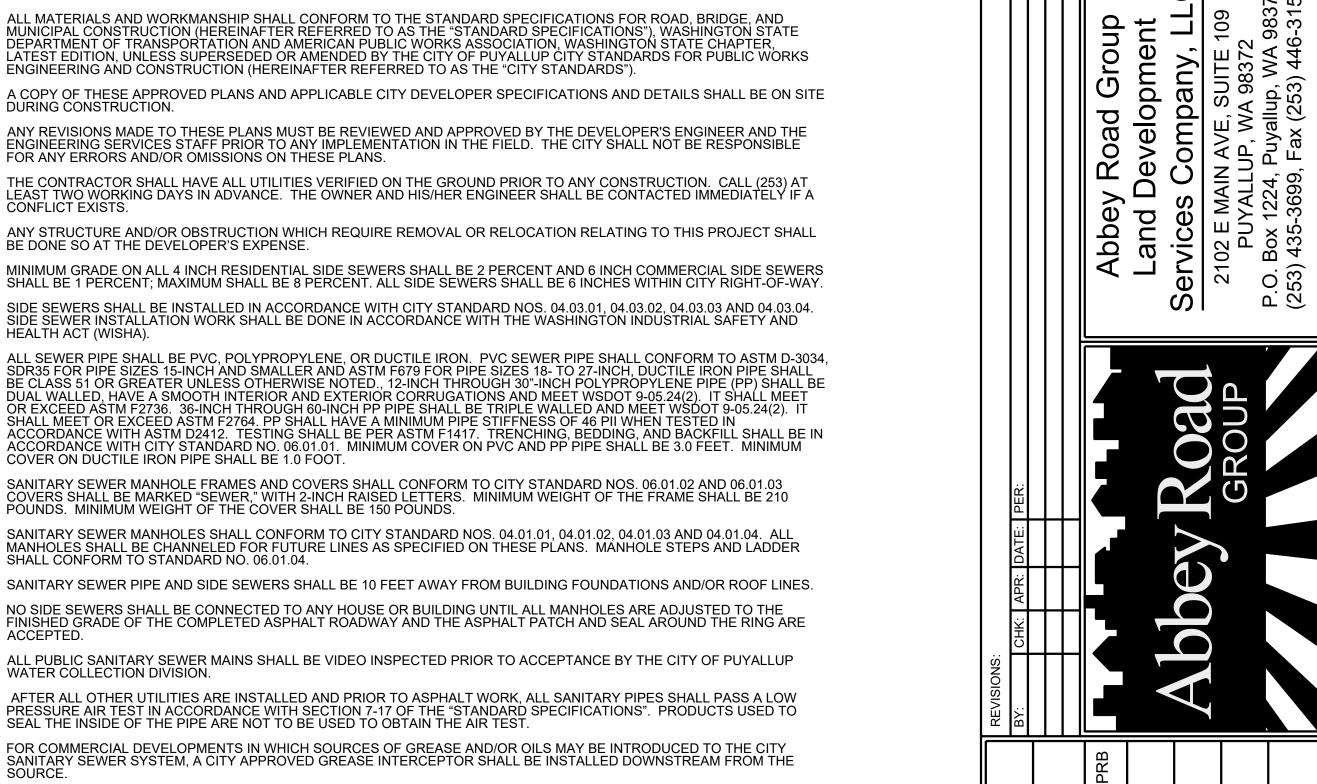






SANITARY SEWER NOTES:

- ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTRACT TO BE AND APPROVED SET OF DIAMS AT THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
- AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
- A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
- ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE ENGINEERING SERVICES STAFF PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (253) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A
- ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL
- BE DONE SO AT THE DEVELOPER'S EXPENSE.
- SHALL BE 1 PERCENT; MAXIMUM SHALL BE 8 PERCENT. ALL SIDE SEWERS SHALL BE 6 INCHES WITHIN CITY RIGHT-OF-WAY.
- SIDE SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD NOS. 04.03.01, 04.03.02, 04.03.03 AND 04.03.04. SIDE SEWER INSTALLATION WORK SHALL BE DONE IN ACCORDANCE WITH THE WASHINGTON INDUSTRIAL SAFETY AND
- ALL SEWER PIPE SHALL BE PVC, POLYPROPYLENE, OR DUCTILE IRON. PVC SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR35 FOR PIPE SIZES 15-INCH AND SMALLER AND ASTM F679 FOR PIPE SIZES 18- TO 27-INCH, DUCTILE IRON PIPE SHALL BE CLASS 51 OR GREATER UNLESS OTHERWISE NOTED., 12-INCH THROUGH 30"-INCH POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F3736. 36-INCH POLYPROPHE SHALL BE TRIPLE WALLED AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. PP SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PII WHEN TESTED IN ACCORDANCE WITH ASTM D2412. TESTING SHALL BE PER ASTM F1417. TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD NO. 06.01.01. MINIMUM COVER ON PVC AND PP PIPE SHALL BE 3.0 FEET. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
- SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL CONFORM TO CITY STANDARD NOS. 06.01.02 AND 06.01.03 COVERS SHALL BE MARKED "SEWER," WITH 2-INCH RAISED LETTERS. MINIMUM WEIGHT OF THE FRAME SHALL BE 210 POUNDS. MINIMUM WEIGHT OF THE COVER SHALL BE 150 POUNDS.
- SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STANDARD NOS. 04.01.01, 04.01.02, 04.01.03 AND 04.01.04. ALL MANHOLES SHALL BE CHANNELED FOR FUTURE LINES AS SPECIFIED ON THESE PLANS. MANHOLE STEPS AND LADDER SHALL CONFORM TO STANDARD NO. 06.01.04.
- SANITARY SEWER PIPE AND SIDE SEWERS SHALL BE 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
- NO SIDE SEWERS SHALL BE CONNECTED TO ANY HOUSE OR BUILDING UNTIL ALL MANHOLES ARE ADJUSTED TO THE FINISHED GRADE OF THE COMPLETED ASPHALT ROADWAY AND THE ASPHALT PATCH AND SEAL AROUND THE RING ARE
- ALL PUBLIC SANITARY SEWER MAINS SHALL BE VIDEO INSPECTED PRIOR TO ACCEPTANCE BY THE CITY OF PUYALLUP
- AFTER ALL OTHER UTILITIES ARE INSTALLED AND PRIOR TO ASPHALT WORK, ALL SANITARY PIPES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH SECTION 7-17 OF THE "STANDARD SPECIFICATIONS". PRODUCTS USED TO SEAL THE INSIDE OF THE PIPE ARE NOT TO BE USED TO OBTAIN THE AIR TEST.
- 17. FOR COMMERCIAL DEVELOPMENTS IN WHICH SOURCES OF GREASE AND/OR OILS MAY BE INTRODUCED TO THE CITY SANITARY SEWER SYSTEM, A CITY APPROVED GREASE INTERCEPTOR SHALL BE INSTALLED DOWNSTREAM FROM THE
- ALL SANITARY SEWER MAINS SHALL BE MANDRELLED.



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CITY OF PUYALLUP

DEVELOPMENT ENGINEERING

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