

Plan Change Request

Development Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
www.cityofpuyallup.org



A plan change request is necessary for civil projects that propose substantial changes to the approved civil plans and requires additional review by City of Puyallup review staff. This application should be filled out completely and sent directly to the City Review Engineer assigned to the civil permit application via email.

Project Information

Site Address/ Parcel #: _____ Permit #: **PCR 001**

Owner: _____ Email: _____

Design Engineer: _____ Email: _____

Contractor: _____ Email: _____

Originator of the Request: ☐ Owner ☐ Design Engineer ☐ Contractor ☐ City of Puyallup

- Does this request require a deviation from city standards? ☐ Yes ☐ No
- If yes, submit an [Alternative Method's Request](#) via the [CityView Portal](#) instead of this form

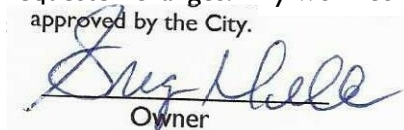
➤ Indicate the development infrastructure being affected

☐ Road ☐ Storm ☐ Water ☐ Sanitary ☐ Grading ☐ Erosion Control

➤ Specify the approved civil plans affected: _____

➤ Describe the change(s) being requested:

- All signatures are required to process this request unless initiated by the City of Puyallup. Final approval/denial will be made by the City Review Engineer. All changes must be fully approved/denied prior to any work on the requested changes. Any work completed prior to approval is at the risk of the developer/contractor and may not be approved by the City.


Owner


Design Engineer


Contractor


City Inspector
for Jason Little


City Reviewer

Approved w/ Corrections
Approved/ Denied

Date: **03/31/2025**

PROJECT MEMO



TO: File
FROM: Christopher Watt
Tacoma - (253) 383-2422

DATE: February 5, 2025
PROJECT NO.: 2230752.10
PROJECT NAME: East Town Crossing

PCR 001
PRCCP20230970

SUBJECT: East Town Crossing Permit 1 Revision – Storm Memo

This memo is intended to discuss the storm implications associated with the revisions to the ETC Phase 1 Permit (PRCCP20230970).

Phase 1 Permit Revisions impact each basin as follows:

Upper Basin (Residential):

- + 750 sf of pervious concrete sidewalk (modeled as lawn)
- + 1050 sf of lawn
- + 520 sf of roof area
- - 2320 asphalt roadway

Due to the overall reduction in impervious surfaces, by inspection, the existing storm system will not be impacted.

Lower Basin (Commercial):

- + 1750 sf of pervious concrete sidewalk (modeled as lawn)
- - 2000 sf of lawn
- + 100 sf of roof area
- + 150 sf of asphalt roadway

The overall addition in effective impervious area is 350 sf and is deemed negligible, thus will not impact the storm system.

Attached to this memo are:

- the permitted developed conditions basin map: Developed Conditions Basin Map A-3A
- the updated developed conditions basin map: Developed Conditions Basin Map (Updated) A-3A

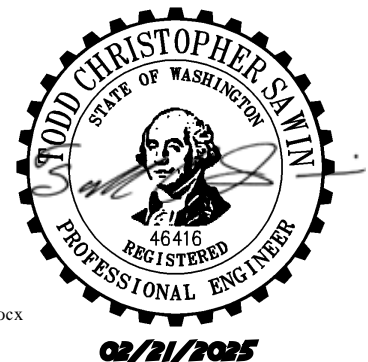
This analysis is based on data and records either supplied to or obtained by AHBL. This analysis has been prepared using procedures and practices within the standard accepted practices of the industry.

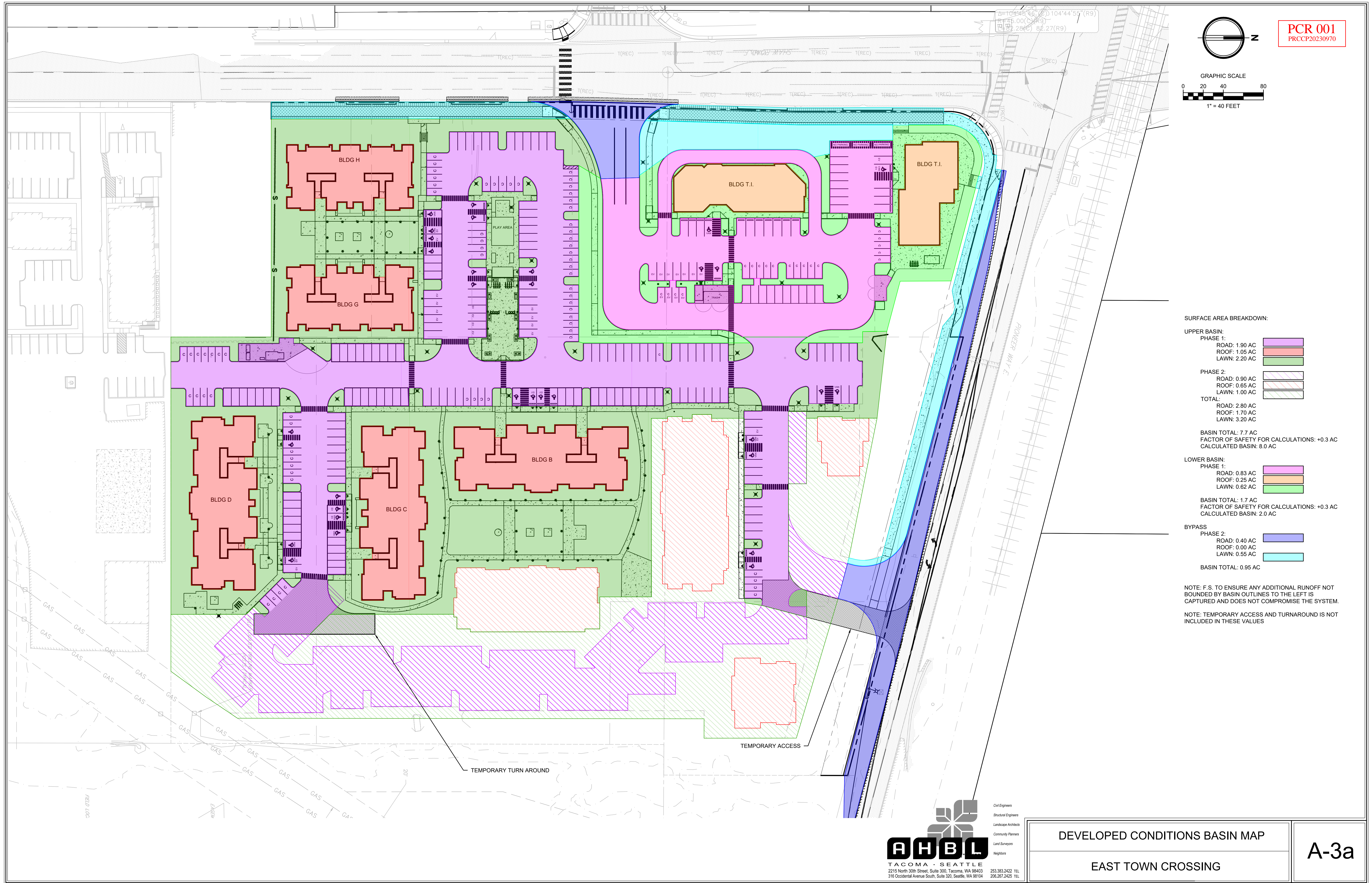
AHBL, Inc.

CJW/

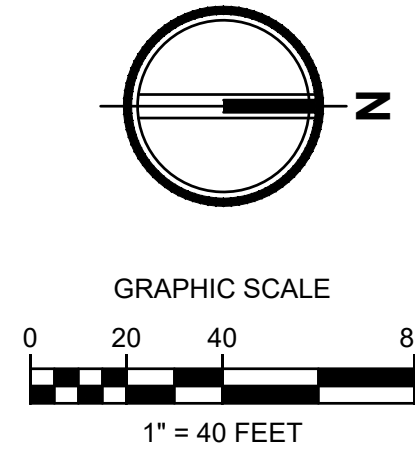
c: Todd Sawin, AHBL

\\ahbl.com\data\Projects\2023\2230752\10_CIV\NON_CAD\REPORTS\Permit 1 Rev\20250205 Permit 1 Rev Storm Memo.docx





PCR 001
PRCCP20230970



SURFACE AREA BREAKDOWN:

UPPER BASIN:
PHASE 1:
ROAD: 1.90 AC
ROOF: 1.05 AC
LAWN: 2.20 AC

PHASE 2:
ROAD: 0.90 AC
ROOF: 0.65 AC
LAWN: 1.00 AC

TOTAL:
ROAD: 2.80 AC
ROOF: 1.70 AC
LAWN: 3.20 AC

BASIN TOTAL: 7.7 AC
FACTOR OF SAFETY FOR CALCULATIONS: +0.3 AC
CALCULATED BASIN: 8.0 AC

LOWER BASIN:
PHASE 1:
ROAD: 0.83 AC
ROOF: 0.25 AC
LAWN: 0.62 AC

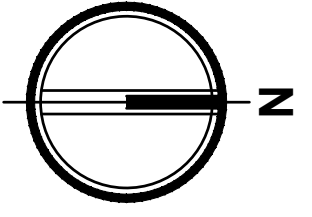
BASIN TOTAL: 1.7 AC
FACTOR OF SAFETY FOR CALCULATIONS: +0.3 AC
CALCULATED BASIN: 2.0 AC

BYPASS
PHASE 2:
ROAD: 0.40 AC
ROOF: 0.00 AC
LAWN: 0.55 AC

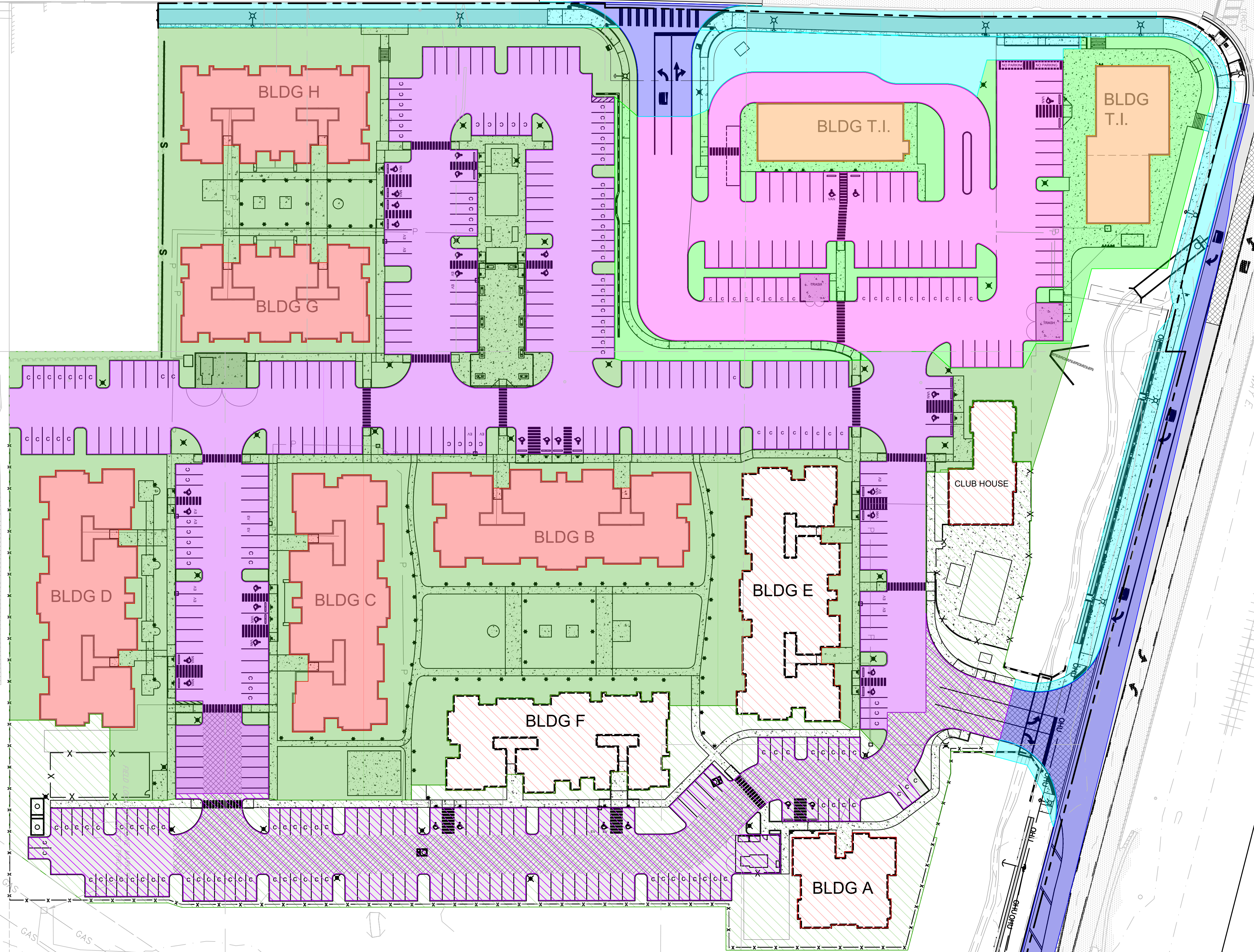
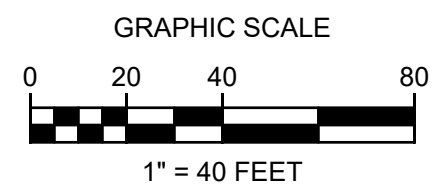
BASIN TOTAL: 0.95 AC

NOTE: F.S. TO ENSURE ANY ADDITIONAL RUNOFF NOT
BOUNDED BY BASIN OUTLINES TO THE LEFT IS
CAPTURED AND DOES NOT COMPROMISE THE SYSTEM.

NOTE: TEMPORARY ACCESS AND TURNAROUND IS NOT
INCLUDED IN THESE VALUES



PCR 001
PRCCP20230970



SURFACE AREA BREAKDOWN:

UPPER BASIN:
PHASE 1:
ROAD: 1.85 AC
ROOF: 1.05 AC
LAWN: 2.35 AC

PHASE 2:
ROAD: 0.90 AC
ROOF: 0.65 AC
LAWN: 0.90 AC

TOTAL:
ROAD: 2.80 AC
ROOF: 1.70 AC
LAWN: 3.20 AC

BASIN TOTAL: 7.7 AC
FACTOR OF SAFETY FOR CALCULATIONS: +0.3 AC
CALCULATED BASIN: 8.0 AC

LOWER BASIN:
PHASE 1:
ROAD: 0.87 AC
ROOF: 0.24 AC
LAWN: 0.59 AC

BASIN TOTAL: 1.7 AC
FACTOR OF SAFETY FOR CALCULATIONS: +0.3 AC
CALCULATED BASIN: 2.0 AC

BYPASS
PHASE 2:
ROAD: 0.39 AC
ROOF: 0.00 AC
LAWN: 0.56 AC

BASIN TOTAL: 0.95 AC

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Civil Engineers
Structural Engineers
Landscape Architects
Community Planners
Land Surveyors
Neighbors

DEVELOPED CONDITIONS BASIN MAP
(UPDATED)

EAST TOWN CROSSING

A-3a

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

AHBL INC.
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

- HORIZONTAL DATUM:** BASIS OF BEARING AND SURVEY DATA PER WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- 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 AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER MONUMENT OF THE SAID SECTION AS SHOWN HEREON.
- VERTICAL DATUM:** NAVD88
AS DEFINED BY THE NATIONAL GEODETIC SURVEY (NGS)
PROJECT BENCHMARK:
DESIGNATION: 21 010
PID: DL2774
PUBLISHED ELEVATION: 75.70 FEET (NAVD 88)
DESCRIPTION: ENCASED STEEL ROD LOCATED IN EASTERLY GRAVEL SHOULDER AT THE INTERSECTION OF PIONEER WAY AND 134TH AVE. E.
- 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 PROVIDED 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.
- REFERENCE SURVEYS:
 - 200303315001
 - SP 9303315001
 - ROS 8210040207
- METHOD OF SURVEYING WAS:
 - CONVENTIONAL TRAVERSE USING A TOPCON 800A TOTAL STATION.
 - MONUMENTS FOUND MARCH 2008

TOPOGRAPHIC NOTE

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 THIS 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 STANDARD.

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 CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

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 2-29.3(9), 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

- OBTAIN REQUIRED PERMITS AND HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY
- FLAG CLEARING LIMITS
- INSTALL OR REPLACE SILT FENCE
- INSTALL CONSTRUCTION ENTRANCE
- POTHOLE ANY EXISTING UTILITIES FOR VERIFICATION OF DEPTH AND LOCATION. SEE VERIFICATION NOTE
- SCHEDULE EROSION CONTROL. INSPECTION W/ CITY
- GRADE SITE
- MAINTAIN EROSION CONTROL MEASURE AND RELOCATE SURFACE-WEATER CONTROLS AS NEEDED IN ACCORDANCE WITH CITY OF PUYALLUP REQUIREMENTS AND NPDES CONSTRUCTION STORMWATER GENERAL PERMIT
- COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN FIVE DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE
- INSTALL RETAINS
- STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs AND EROSION CONTROL MEASURES AS APPROPRIATE
- ARRANGE FINAL INSPECTION WITH THE CITY

CUT AND FILL ESTIMATES

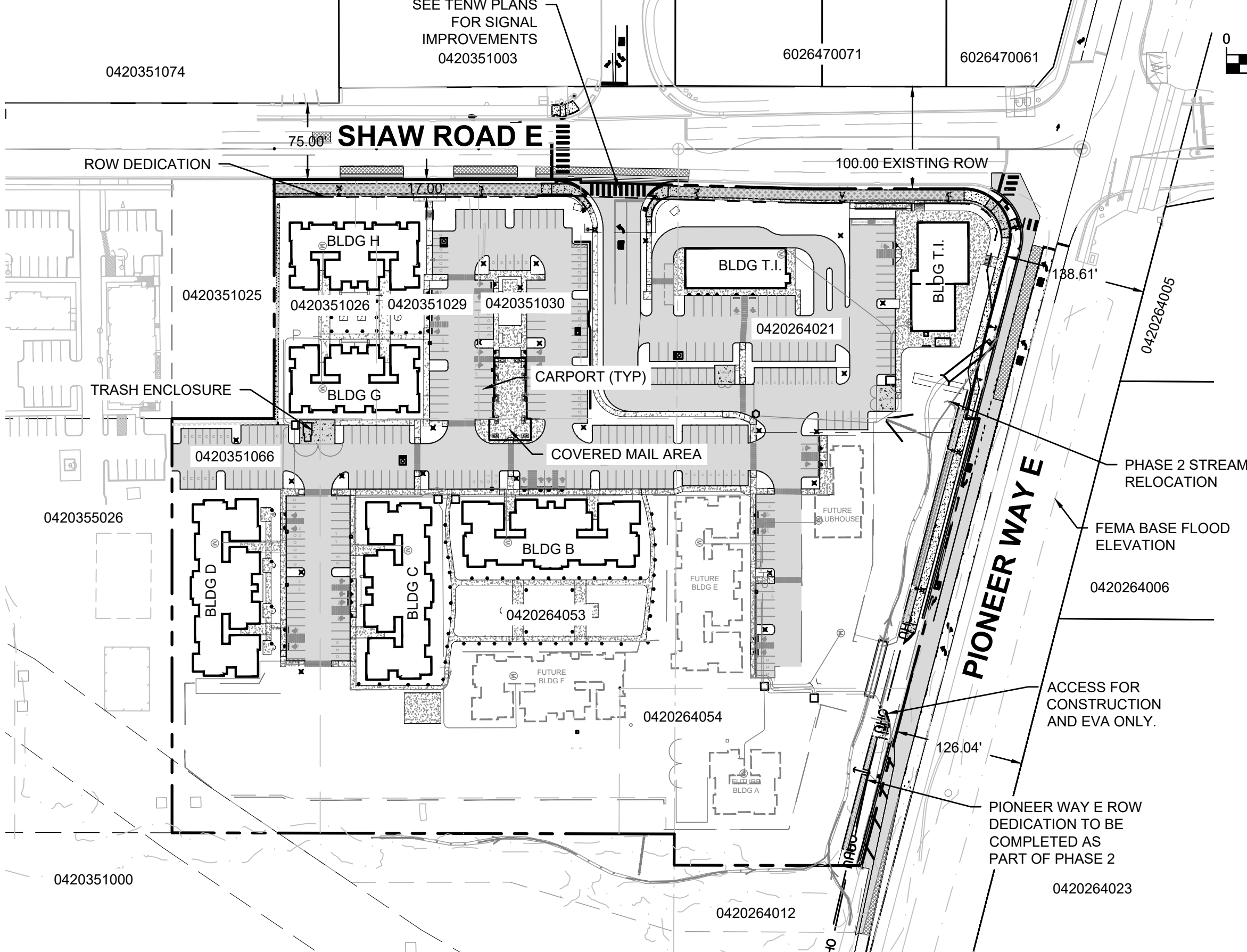
CUT: 2,550 CY
FILL: 45,600 CY
NET IMPORT: 43,100 CY

CONDITIONS:

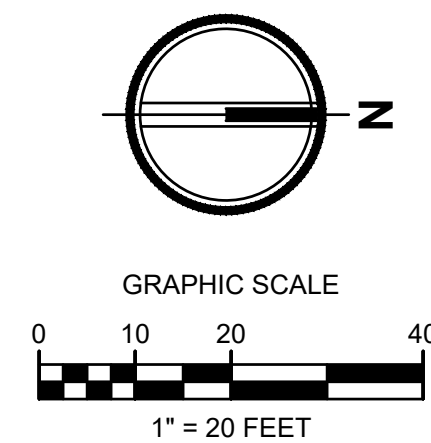
- PRIOR TO PERMIT ISSUANCE, RIGHT-OF-WAY DEDICATION ALONG SHAW ROAD SHALL BE APPROVED AND RECORDED. RIGHT-OF-WAY ALONG EAST PIONEER SHALL BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF PHASE 2 CIVIL PERMIT.
- PRIOR TO PERMIT ISSUANCE, THE APPLICANT SHALL CLARIFY WHETHER IT IS THE PROJECT'S INTENT TO DEDICATE RIGHT-OF-WAY OR GRANT AN EASEMENT FOR MAINTENANCE AND OPERATION OF THE SHAW ROAD TRAFFIC SIGNAL AND EQUIPMENT.
- ALL PRIVATE STORM DRAINAGE FACILITIES SHALL BE COVERED BY A MAINTENANCE AGREEMENT PROVIDED BY THE CITY AND RECORDED WITH PIERCE COUNTY. UNDER THIS AGREEMENT, IF THE OWNER FAILS TO PROPERLY MAINTAIN THE FACILITIES, THE CITY, AFTER GIVING THE OWNER NOTICE, MAY PERFORM NECESSARY MAINTENANCE AT THE OWNER'S EXPENSE. PRIOR TO OCCUPANCY, THE AGREEMENT SHALL BE APPROVED AND RECORDED.
- PRIOR TO OCCUPANCY, A STREET MAINTENANCE COVENANT WILL BE REQUIRED TO ENSURE THAT PAVEMENT MARKINGS LOCATED ON PRIVATE PROPERTY AT THE DRIVE ENTRANCES WILL BE MAINTAINED.
- AS MENTIONED DURING THE LAND USE APPLICATION (P-21-0034), THE EXISTING STORMWATER FACILITY SERVING THE OFFSITE PROPERTIES SOUTH OF THE PROJECT IS CURRENTLY IN VIOLATION OF NPDES REGULATIONS AND THE PUYALLUP MUNICIPAL CODE DUE TO LACK OF MAINTENANCE, BREACHING OF THE POND BERM, AND PASS-THROUGH OF A REGULATED STREAM THROUGH THE CONTROL STRUCTURE. HOWEVER, THE CITY IS WILLING TO ALLOW THE POND REMEDIATION TO OCCUR DURING PHASE 2, PROVIDED THE REMEDIATION IS ACCOMPLISH PRIOR TO ANY OCCUPANCY OF PHASE 1 STRUCTURES.

EAST TOWN CROSSING PHASE 1

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



EAST TOWN CROSSING PHASE 1
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



APPROVED
PCR 001
BY: PRCCP20230970
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE: _____
NOTE: THIS APPROVAL IS VOID
AFTER 180 DAYS FROM APPROVAL
DATE.
THE CITY WILL NOT BE
RESPONSIBLE FOR ERRORS
AND/OR OMISSIONS ON THESE
PLANS.
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE
DEVELOPMENT ENGINEERING
MANAGER.



Project Title:

EAST TOWN
CROSSING PHASE 1

Client:

ASH DEVELOPMENT

GREG HELLE

GREG.HELLE@ASHNW.COM

Project No.

2230752

Issue Set & Date:

PERMIT SUBMITTAL

03/21/2025

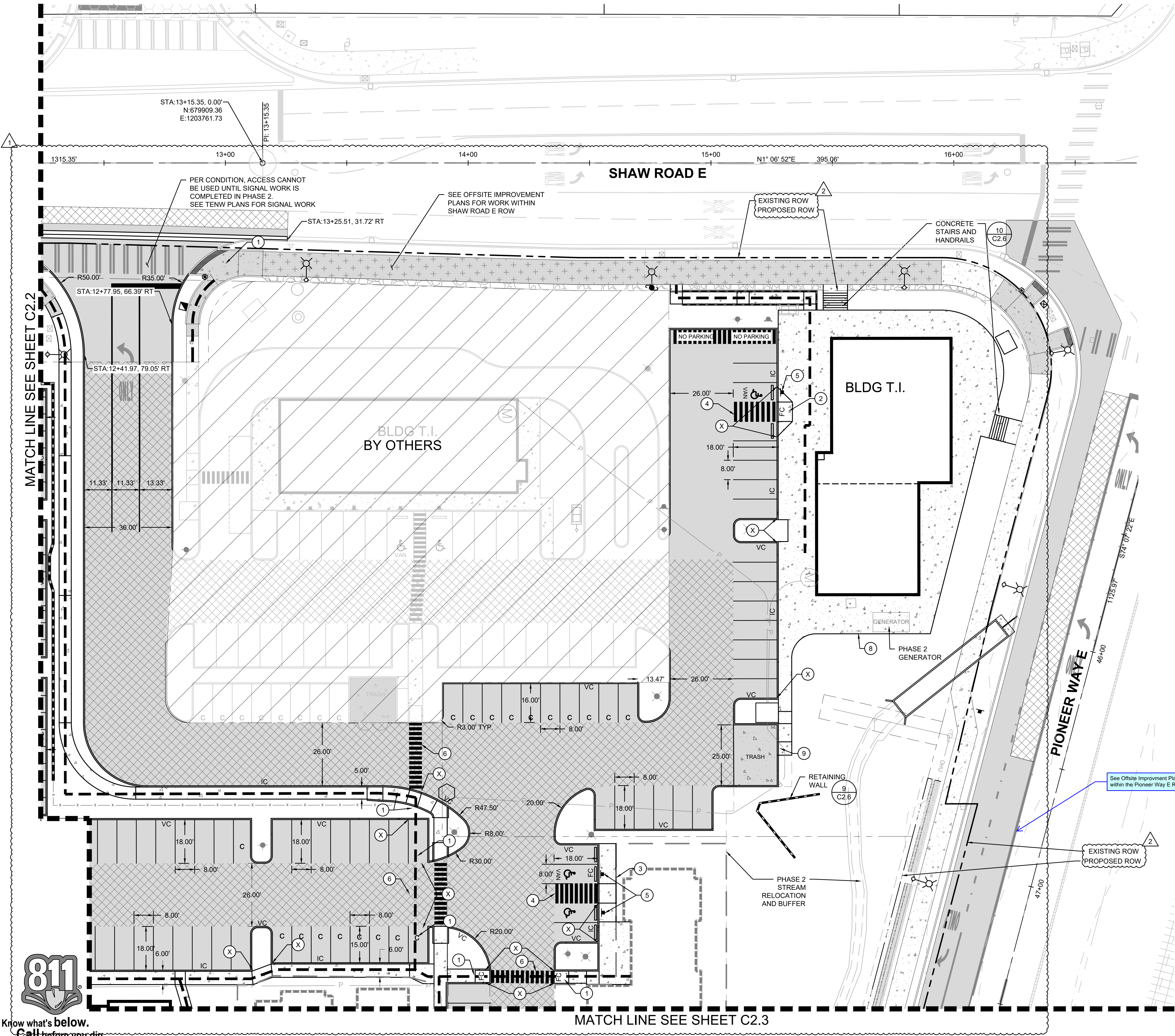
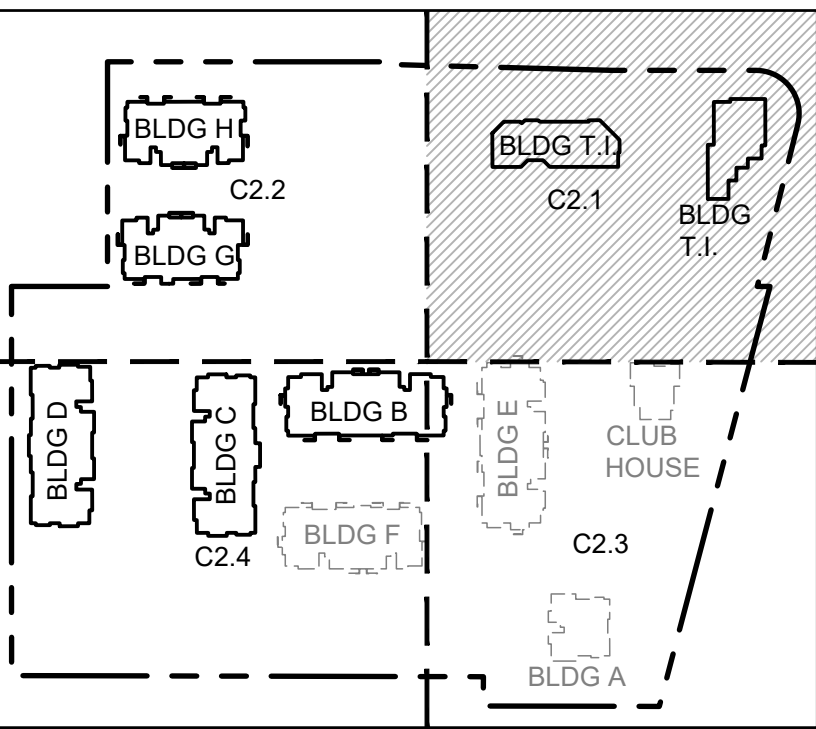
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LEGEND:

- RIGHT-OF-WAY/PROPERTY LINE
- CENTERLINE
- PROPOSED BUILDING OUTLINE
- FENCING - REFER TO LANDSCAPE ARCHITECTS DRAWINGS.
- ACCESSIBLE PATH
- ASPHALT PAVEMENT - STANDARD DUTY (1 C2.6)
- ASPHALT PAVEMENT - ATB (2 C2.6)
- PERVIOUS CONCRETE SIDEWALK (3 C2.6)
- CEMENT CONCRETE - HEAVY DUTY (4 C2.6)
- BOLLARD PROTECTION
- CEMENT CONCRETE WHEEL STOP (7 C2.6)
- LIGHTING - REFER TO ELECTRICAL PLANS
- ADA ACCESSIBLE PARKING STALL (5 C2.7)
- CHANGE IN CURB TYPE / END CURB
- CONCRETE EXTRUDED CURB (5 C2.6)
- INTEGRAL CURB AND SIDEWALK
- NO CURB
- CURB CUT (8 C2.6) (6 C2.6)
- VERTICAL CURB
- CONCRETE CURB AND GUTTER
- FLUSH CURB

KEYNOTES

- 1 ADA RAMP - SINGLE DIRECTIONAL (1 C2.7) (3 C2.7)
- 2 ADA RAMP - PERPENDICULAR
- 3 ADA RAMP - DEPRESSED SIDEWALK (2 C2.7)
- 4 ADA STALL (5 C2.7) (5 C2.7)
- 5 ADA SIGN
- 6 CROSSWALK STRIPING
- 7 EV CHARGING - SEE ARCHITECTURAL PLANS
- 8 BIKE RACK, SEE ARCHITECTURAL PLANS
- 9 DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS



Know what's below.
Call before you dig.

A

A

03/21/2025 PERMIT REVISION 2

01/31/2025 PERMIT REVISION 1

Revisions:

Sheet Title:

HORIZONTAL
CONTROL AND
PAVING PLAN NW

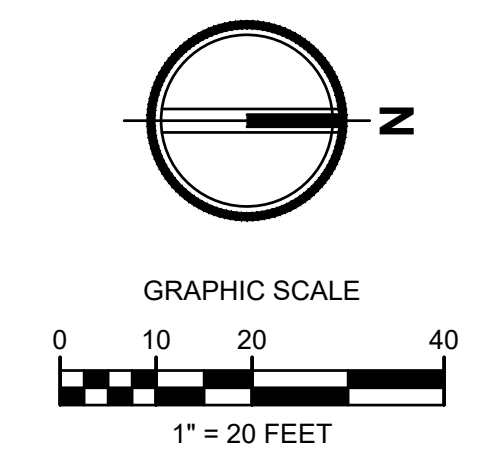
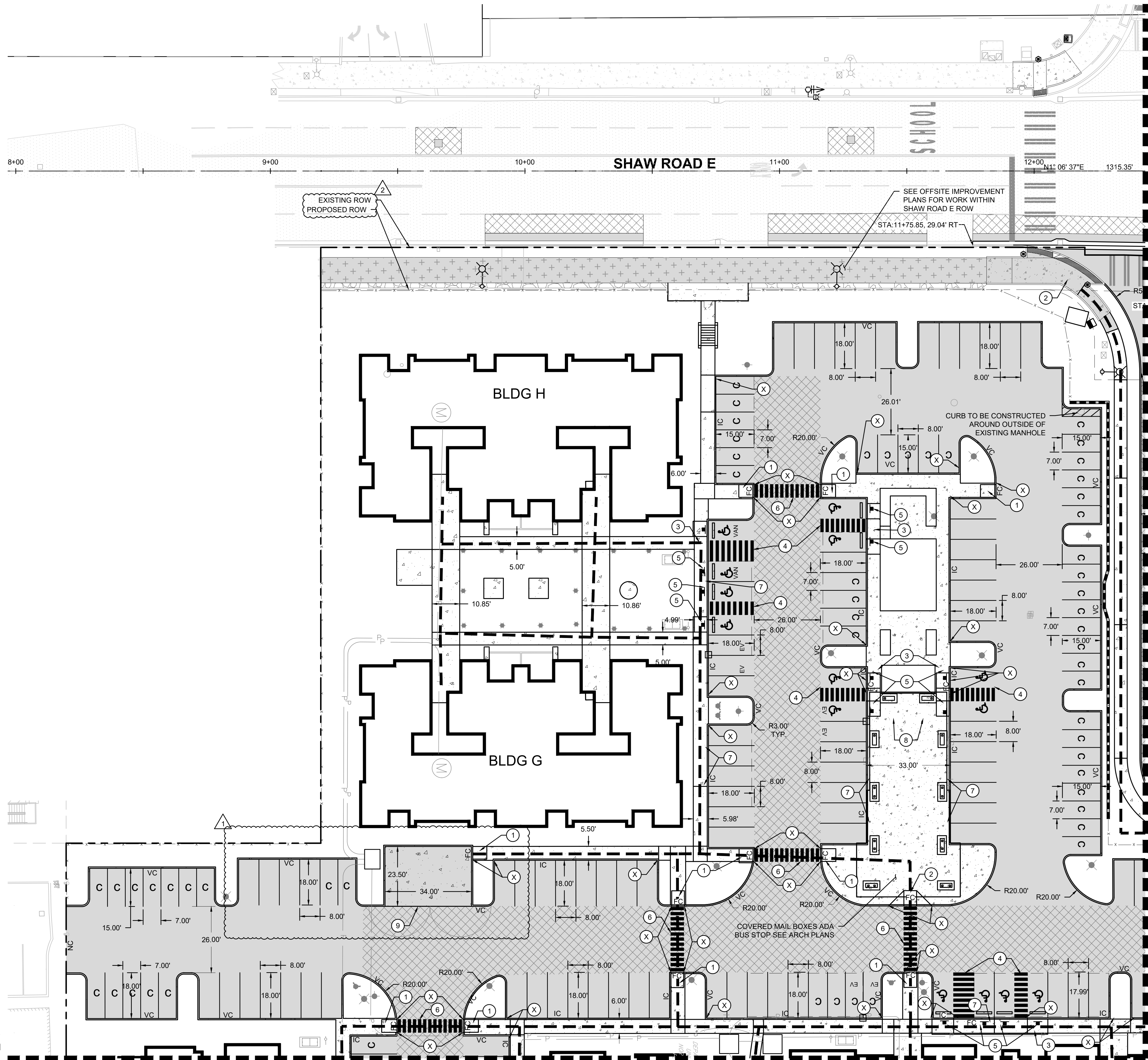
Designed by: CW Drawn by: SK / RS Checked by: JI

Sheet No.

C2.1

4 of 53 Sheets

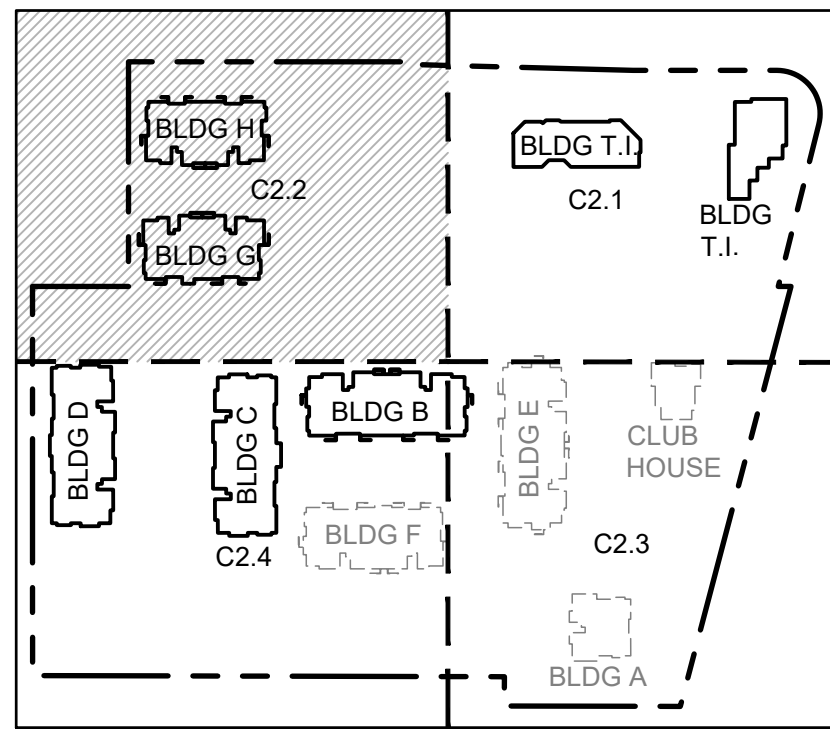
EAST TOWN CROSSING PHASE 1
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



APPROVED
PCR 001
BY: PRCCP20230970
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE: _____
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 - FLUSH CURB

- KEYNOTES**
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 - 8 BIKE RACK, SEE ARCHITECTURAL PLANS
 - 9 DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS



Know what's below.
Call before you dig.



Project Title:
EAST TOWN CROSSING PHASE 1

Client:
ASH DEVELOPMENT

GREG HELLE
GREG.HELLE@ASHNW.COM

Project No.
2230752

Issue Set & Date:
PERMIT SUBMITTAL
03/21/2025

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03/21/2025 PERMIT REVISION 2

01/31/2025 PERMIT REVISION 1

Revisions:

Sheet Title:
HORIZONTAL CONTROL AND PAVING PLAN SW

Designed by: CW **Drawn by:** SK / RS **Checked by:** JI

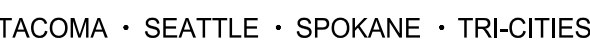
Sheet No.
C2.2
5 of 53 Sheets

APPROVED
PCR 001
PRCCP20230970

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

NOTE: THIS APPROVAL IS VALID
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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 1

Client:

ASH DEVELOPMENT

GREG HELLE

GREG.HELLE@ASHNW.COM

Project No.

2230752

Issue Set & Date:

PERMIT SUBMITTAL

03/21/2025

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2 03/21/2025 PERMIT REVISION 2

01/31/2025 PERMIT REVISION 1

Revisions:

Sheet Title:

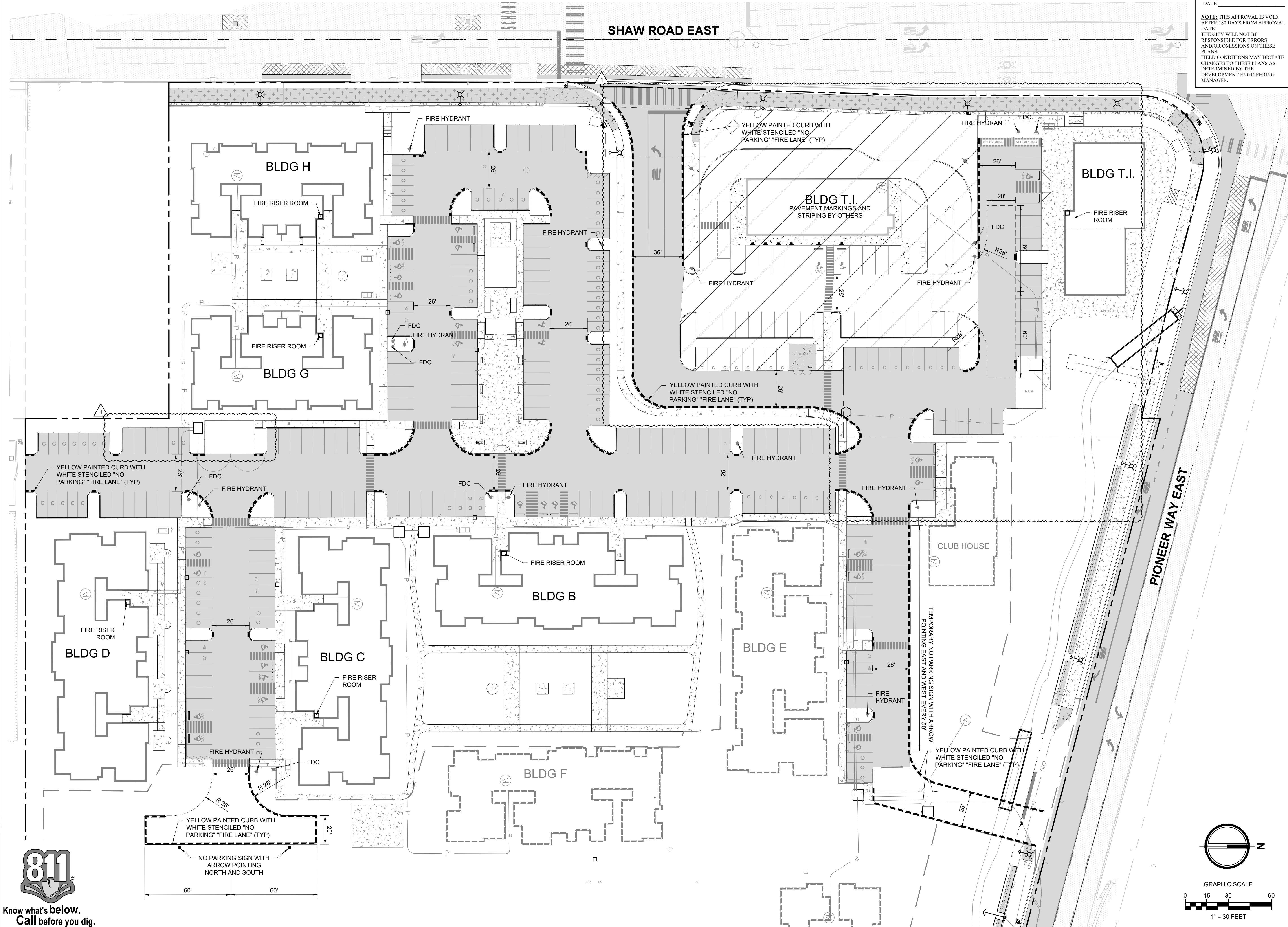
FIRE LANE AND SIGNAGE PLAN

Designed by: CW Drawn by: SK / RS Checked by: JI

Sheet No.

C2.5

8 of 53 Sheets



APPROVED
PCR 001
BY PRCCP20230970
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

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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:

Client: ASH DEVELOPMENT

REG HELLE

GREG.HELLE@ASHNW.COM

Project No.

2230752

Issue Set & Date:

03/21/2025

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4

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2 03/21/2025 PERMIT REVISION 2

01/31/2025 PERMIT REVISION 1

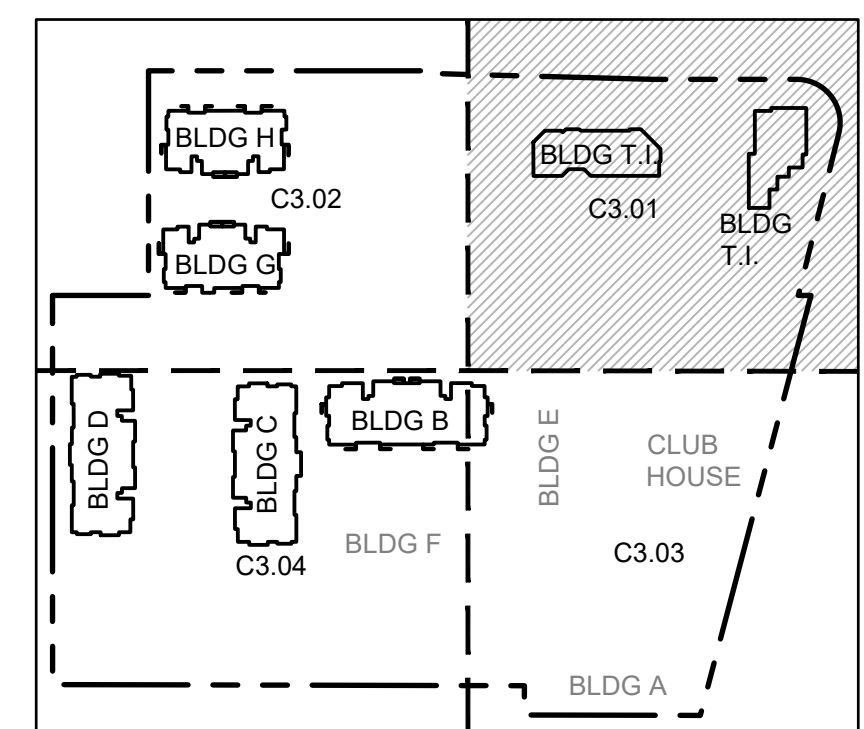
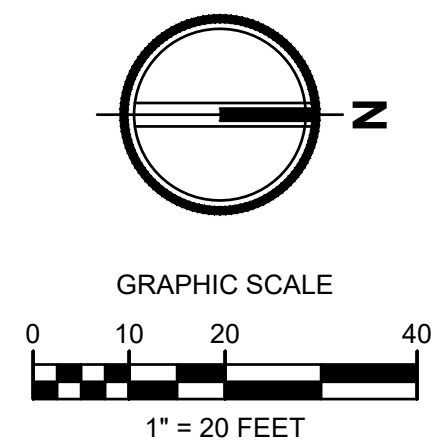
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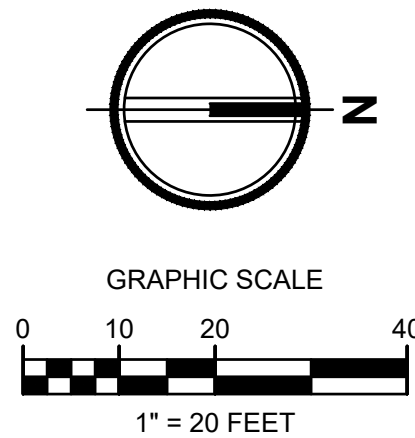
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PHASE 2 GRADING SHOWN FOR REFERENCE
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SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



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Project Title:

**EAST TOWN
CROSSING PHASE 1**

Client:

ASH DEVELOPMENT

GREG HELLE

GREG.HELLE@ASHNW.COM

Project No.

2230752

Issue Set & Date:

PERMIT SUBMITTAL

03/21/2025

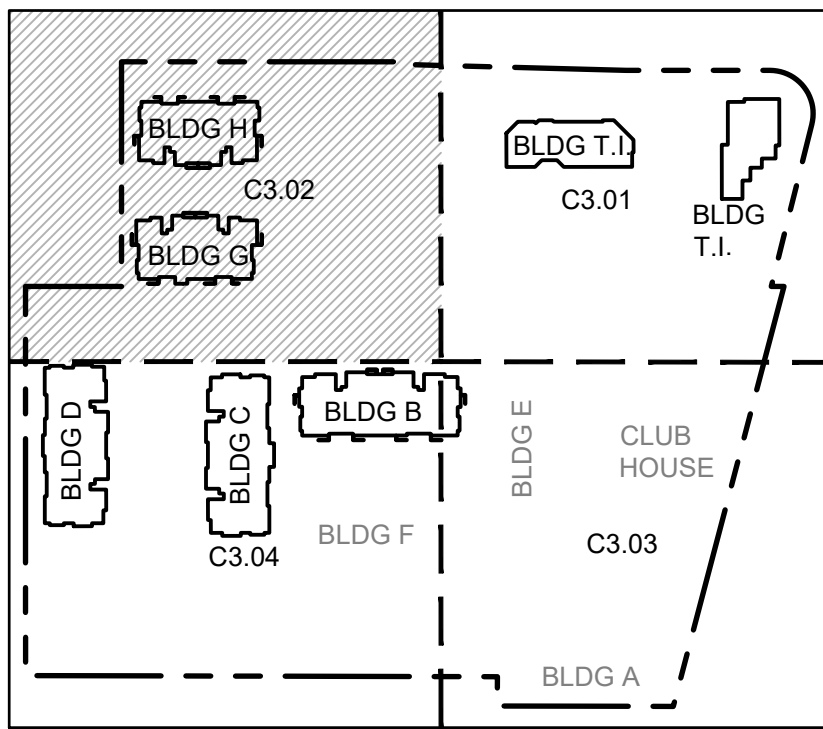
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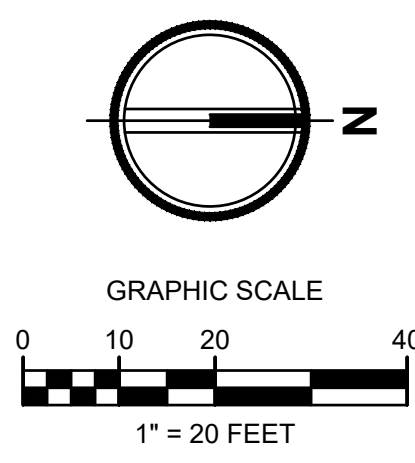
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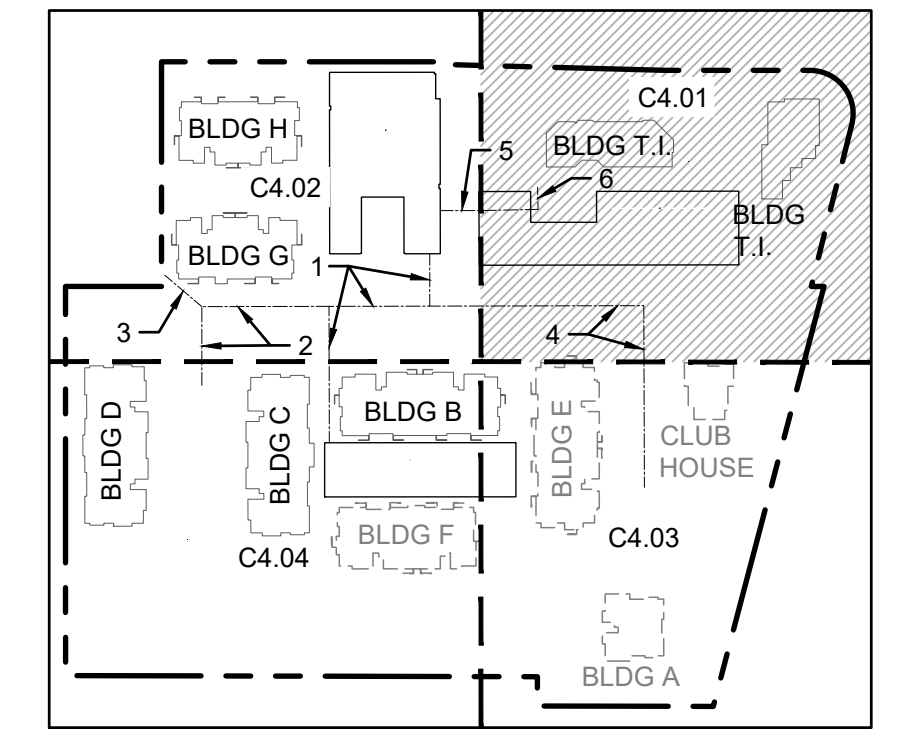
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STORM STRUCTURE TABLE		STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS	STRUCTURE NAME	STRUCTURE DETAILS
R-TANK 1 INLET 1 N 679890.39 E 1203965.82	IE = 67.58 (12" N)	SDCO#B2 N 679863.80 E 1204103.07	RIM = 77.58 IE = 75.07 (6" NE) IE = 75.07 (6" S)
R-TANK 1 INLET 2 N 679845.57 E 1203961.30	IE = 67.79 (24" S)	SDCO#B3 N 679867.81 E 1204108.90	RIM = 77.26 IE = 75.14 (6" SW)
R-TANK 1 OUTLET N 680093.81 E 1204023.48	IE = 67.40 (24" E)	SDCO#COM1 N 680133.41 E 1203883.69	RIM = 73.49 IE = 70.75 (6" E) IE = 70.75 (6" W)
SDCB#01 54" CONTROL STRUCTURE N 680093.51 E 1204027.65	RIM = 75.36 IE = 67.40 (24" W) IE = 67.40 (12" N)	SDCO#COM2 N 680140.65 E 1203836.57	RIM = 73.52 IE = 71.23 (6" E)
SDCB#02 TYPE 1 N 680099.34 E 1203943.53	RIM = 72.50 IE = 69.88 (8" W) IE = 69.88 (8" N) IE = 69.50 (12" S)	SDCO#COM4 N 680132.68 E 1203945.98	RIM = 73.56 IE = 70.13 (6" N) IE = 70.13 (6" W) IE = 70.13 (8" S)
SDCB#03 TYPE 1 N 680100.00 E 1203871.83	RIM = 72.19 IE = 70.52 (8" E) IE = 70.52 (8" SW)	SDCO#COM5 N 680178.02 E 1203946.68	RIM = 73.54 IE = 70.58 (6" W) IE = 70.58 (6" S)
SDCB#04 TYPE 1 N 680051.13 E 1203848.63	RIM = 72.77 IE = 70.79 (8" NE)	SDCO#COM6 N 680197.46 E 1203884.56	RIM = 73.50 IE = 71.23 (6" E)
SDCB#05 TYPE 1 N 679991.28 E 1203940.77	RIM = 72.50 IE = 68.96 (12" S) IE = 69.29 (8" W) IE = 68.96 (12" N)		
SDCB#06 TYPE 1 N 679859.67 E 1203938.96	RIM = 72.16 IE = 69.06 (8" W) IE = 69.06 (8" N)		
SDCB#07 TYPE 1 N 679859.67 E 1203866.80	RIM = 71.79 IE = 69.42 (8" E) IE = 69.42 (8" N)		
SDCB#08 TYPE 1 N 679904.68 E 1203848.32	RIM = 72.47 IE = 69.67 (8" S)		
SDCB#09 TYPE 1 N 679902.08 E 1203938.82	RIM = 72.28 IE = 68.84 (8" S) IE = 68.51 (12" N) IE = 68.51 (12" E)		
SDCB#19 TYPE 1 N 679883.48 E 1204062.20	RIM = 75.25 IE = 70.35 (12" S) IE = 70.35 (12" N)		
SDCB#20 TYPE 1 N 680010.25 E 1204064.38	RIM = 75.25 IE = 70.98 (12" S) IE = 70.98 (12" E)		

DETAIL REFERENCES

- CATCH BASIN TYPE 1 (AREA DRAIN) 1 C4.07
- CATCH BASIN TYPE 1 (GUTTER DRAIN) 2 C4.07
- FOR CATCH BASIN TYPE II 3 C4.07
- FRENCH DRAIN 5 C4.07
- STORM SEWER MANHOLE 8 C4.07



MATCH LINE SEE SHEET C4.02

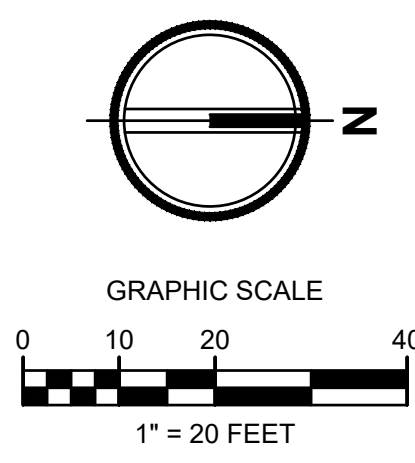
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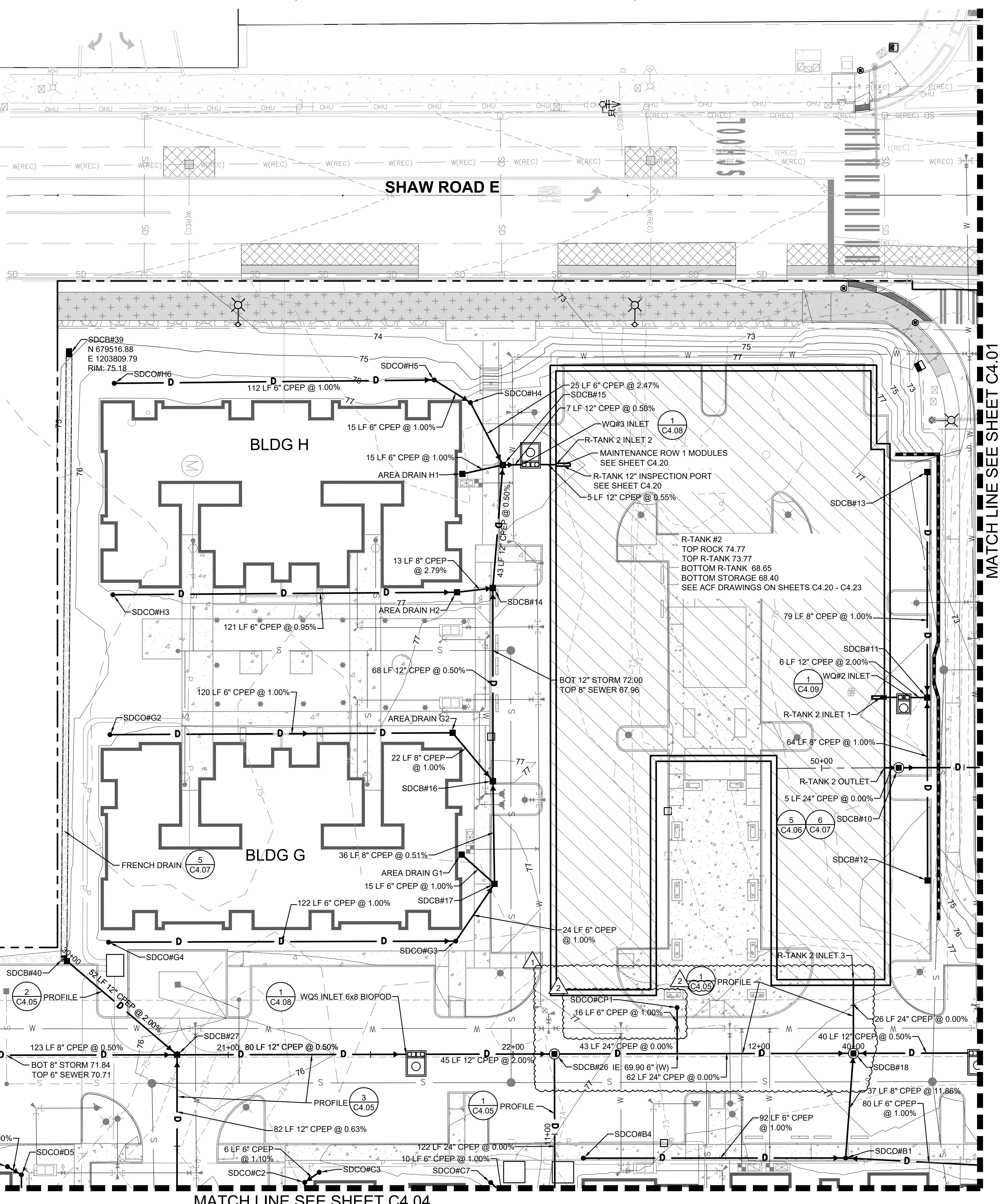
GREG HELLE
GREG.HELLE@ASHNW.COM

Project No.
2230752

Issue Set & Date:
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03/21/2025

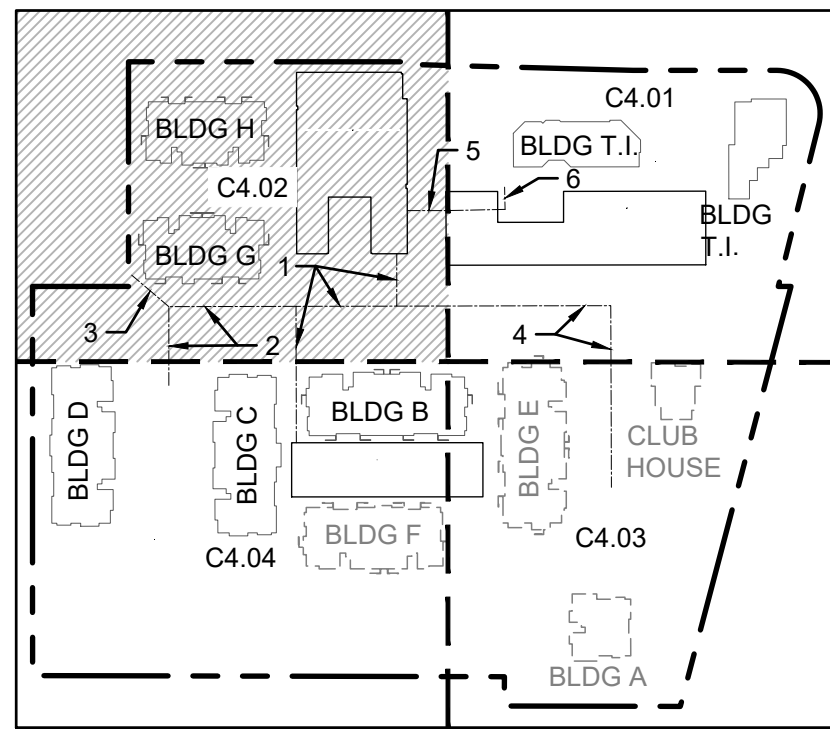
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STRUCTURE NAME	STRUCTURE DETAILS	STRUCTURE NAME	STRUCTURE DETAILS
AREA DRAIN G1 TYPE 1 N 679651.27 E 1203988.13	RIM = 77.13 IE = 73.07 (6" NE)	SDCB#17 TYPE 1 N 679662.59 E 1203988.62	RIM = 76.64 IE = 72.75 (8" W) IE = 72.92 (8" SE) IE = 72.92 (8" SW)
AREA DRAIN G2 TYPE 1 N 679648.92 E 1203945.32	RIM = 77.43 IE = 72.78 (6" S) IE = 72.78 (8" NE)	SDCB#18 48" TYPE 2 SOLID LOCKING LID N 679787.40 E 1204060.54	RIM = 76.69 IE = 69.40 (12" N) IE = 69.73 (8" E) IE = 68.40 (24" S) IE = 68.40 (24" W)
AREA DRAIN H1 TYPE 1 N 679654.11 E 1203854.54	RIM = 77.10 IE = 72.33 (6" N)	SDCB#26 48" TYPE 2 SOLID LOCKING LID N 679682.46 E 1204058.73	RIM = 76.79 IE = 69.40 (12" S) IE = 68.40 (24" E) IE = 68.40 (24" N)
AREA DRAIN H2 TYPE 1 N 679651.43 E 1203896.03	RIM = 77.04 IE = 72.58 (6" S) IE = 72.58 (8" N)	SDCB#27 TYPE 1 N 679550.01 E 1204056.45	RIM = 75.52 IE = 71.54 (8" S) IE = 71.20 (12" N) IE = 71.20 (12" SW) IE = 71.20 (12" E)
R-TANK 2 INLET 1 N 679799.41 E 1203935.82	IE = 68.87 (12" N)	SDCB#28 TYPE 1 N 679427.04 E 1204054.32	RIM = 75.25 IE = 72.15 (8" N) IE = 72.15 (8" E)
R-TANK 2 INLET 2 N 679687.01 E 1203851.93	IE = 68.87 (12" S)	SDCB#40 TYPE 1 N 679510.96 E 1204021.83	RIM = 76.35 IE = 72.24 (12" NE)
R-TANK 2 INLET 3 N 679787.89 E 1204034.66	IE = 68.40 (24" E)	SDCO#B1 N 679783.96 E 1204097.21	RIM = 77.21 IE = 74.27 (6" S) IE = 74.27 (6" N) IE = 74.10 (8" W)
R-TANK 2 OUTLET N 679800.24 E 1203960.54	IE = 68.40 (24" N)	SDCO#B4 N 679691.87 E 1204095.49	RIM = 77.67 IE = 75.19 (6" N)
SDCB#10 54" CONTROL STRUCTURE N 679805.24 E 1203960.64	RIM = 77.20 IE = 68.40 (24" S) IE = 68.40 (24" N)	SDCO#C2 N 679593.93 E 1204102.08	RIM = 76.86 IE = 73.50 (6" NW) IE = 73.50 (6" E)
SDCB#11 TYPE 1 N 679815.72 E 1203936.19	RIM = 76.68 IE = 71.81 (8" W) IE = 71.81 (8" E) IE = 71.48 (12" S)	SDCO#C3 N 679599.10 E 1204098.64	RIM = 76.93 IE = 73.57 (6" SE)
SDCB#12 TYPE 1 N 679814.62 E 1204000.39	RIM = 76.60 IE = 72.45 (8" W)	SDCO#C7 N 679659.20 E 1204103.40	RIM = 77.06 IE = 72.72 (6" NE)
SDCB#13 TYPE 1 N 679817.31 E 1203857.02	RIM = 76.62 IE = 72.60 (8" E)	SDCO#CP1 N 679725.83 E 1204043.28	RIM = 77.79 IE = 70.06 (6" E)
SDCB#14 TYPE 1 N 679664.01 E 1203894.81	RIM = 76.84 IE = 71.89 (12" W) IE = 72.22 (8" S) IE = 71.89 (12" E)	SDCO#D5 N 679494.55 E 1204097.47	RIM = 77.41 IE = 73.83 (6" SW) IE = 73.83 (6" E)
SDCB#15 TYPE 1 N 679668.39 E 1203851.68	RIM = 76.30 IE = 71.68 (12" E) IE = 72.18 (6" SW) IE = 71.68 (12" N) IE = 72.18 (6" S)	SDCO#D6 N 679489.70 E 1204094.51	RIM = 77.38 IE = 73.89 (6" NE)
SDCB#16 TYPE 1 N 679662.74 E 1203962.56	RIM = 76.89 IE = 72.57 (8" E) IE = 72.23 (12" W) IE = 72.56 (8" S)	SDCO#G2 N 679528.62 E 1203943.63	RIM = 76.83 IE = 73.98 (6" N)
SDCO#G3 N 679648.60 E 1204018.45	RIM 77.16 IE = 73.16 (6" S) IE = 73.16 (6" NW)		



MATCH LINE SEE SHEET C4.01

- DETAIL REFERENCES**
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 - CATCH BASIN TYPE 1 (GUTTER DRAIN) 2 C4.07
 - FOR CATCH BASIN TYPE II 3 C4.07
 - FRENCH DRAIN 5 C4.07
 - STORM SEWER MANHOLE 8 C4.07



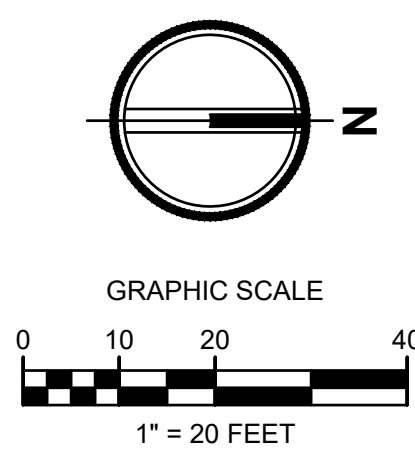
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**STORM
DRAINAGE
PLAN SW**

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EAST TOWN CROSSING PHASE 1
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



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Project Title:

**EAST TOWN
CROSSING PHASE 1**

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ASH DEVELOPMENT

GREG HELLE
GREG.HELLE@ASHNW.COM

Project No.
2230752

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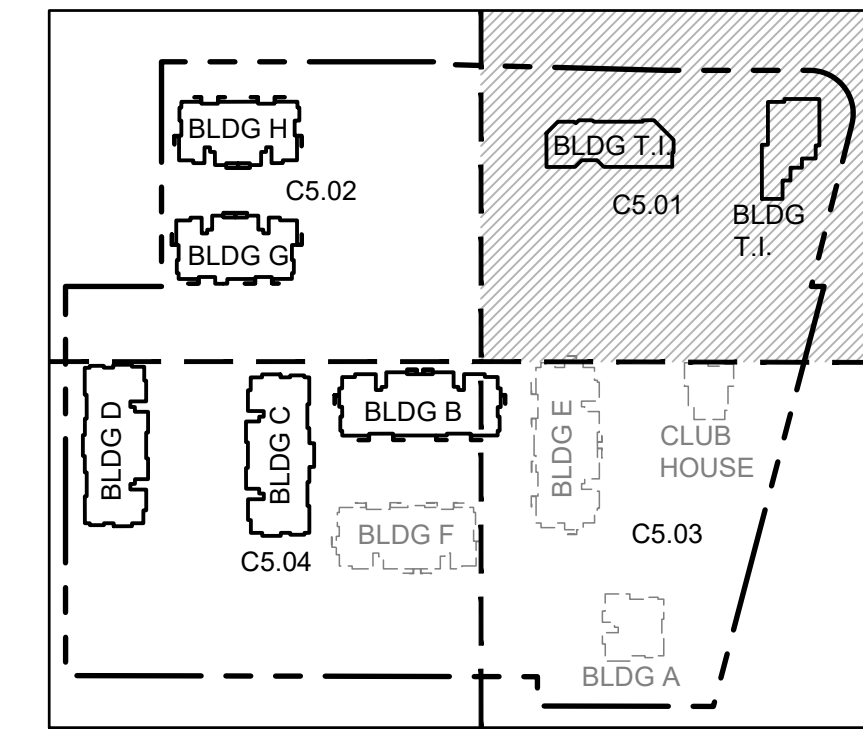
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 - EASEMENT
 - BUILDING OUTLINE
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 - S** --- SANITARY SEWER MAIN
 - FM --- SANITARY SEWER FORCE MAIN
 - --- SANITARY SEWER CLEANOUT
 - --- SAMPLING CONNECTION
 - --- SANITARY SEWER MANHOLE
 - 123 --- PROPOSED MINOR CONTOUR
 - 123 --- PROPOSED MAJOR CONTOUR

SEWER STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
EXISTING SSMH 15 ADJUST RIM TO FINISH GRADE N 679922.81 E 1203825.42	RIM = 71.85 IE = 50.82 (8" W) IE = 62.37 (8" S) INSIDE DROP MH
SSCB 4 TYPE 1 CB N 679948.91 E 1203975.91	RIM = 73.62 IE = 69.31 (6" W)
SSCB 11 TYPE 1 CB N 680112.53 E 1204009.07	RIM = 74.41 IE = 70.59 (6" NW)
SSCO 10 N 680154.12 E 1203952.47	RIM = 73.53 IE = 68.33 (6" S) IE = 68.43 (6" W)
SSCO 11 N 680121.51 E 1204006.00	RIM = 74.61 IE = 70.17 (6" W)
SSMH 1 48" SSMH N 679999.02 E 1204074.16	RIM = 75.64 IE = 66.61 (8" S) IE = 66.71 (8" E)
SSMH 12 48" SSMH N 680121.64 E 1203931.70	RIM = 73.43 IE = 66.50 (8" S) IE = 66.60 (6" E) IE = 66.60 (6" N)
SSMH 13 48" SSMH N 679900.63 E 1203927.77	RIM = 72.47 IE = 65.51 (8" S) IE = 65.61 (8" N) IE = 65.61 (8" W)

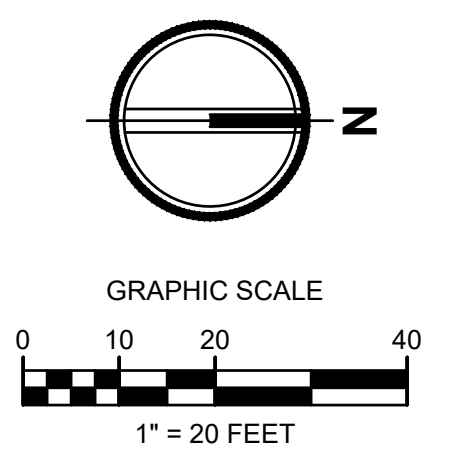
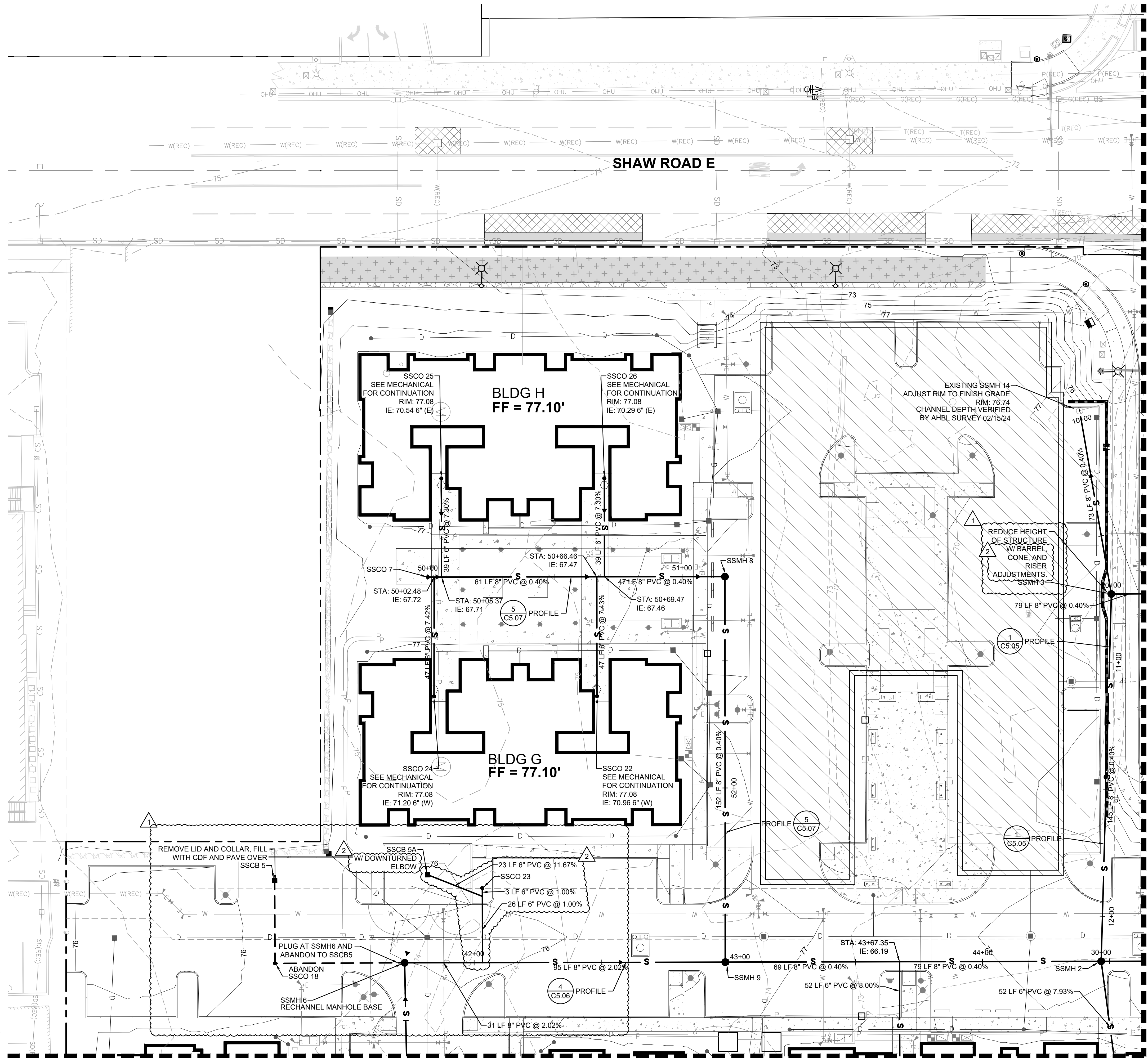


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MATCH LINE SEE SHEET C5.03



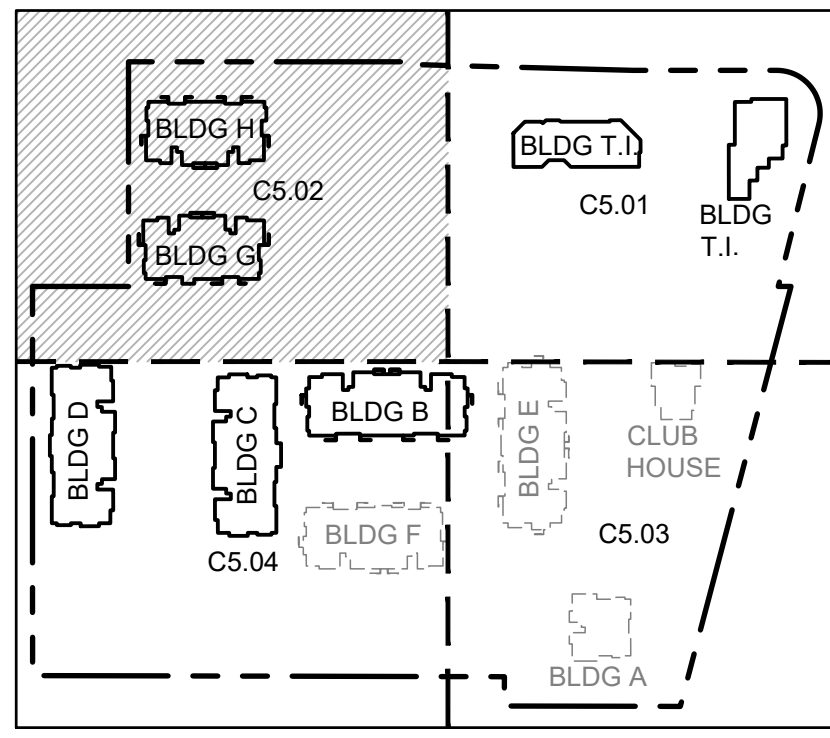
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 - --- SAMPLING CONNECTION
 - --- SANITARY SEWER MANHOLE
 - 123 --- PROPOSED MINOR CONTOUR
 - 123 --- PROPOSED MAJOR CONTOUR

SEWER STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
EXISTING SSMH 14 ADJUST RIM TO FINISH GRADE N 679810.64 E 1203854.27	RIM = 76.74 IE = 64.46 (8" N) IE = 64.80 (8" E)
SSCB 5 TYPE 1 CB N 679490.51 E 1204032.97	RIM = 76.29 IE = 71.01 (6" E)
SSCB 5A TYPE 1 CB N 679550.70 E 1204031.82	RIM = 75.69 IE = 71.62 (6" NE)
SSCO 7 N 679553.05 E 1203914.74	RIM = 76.68 IE = 67.73 (8" N)
SSCO 18 N 679490.00 E 1204065.50	RIM = 76.18 IE = 69.71 (6" N) IE = 69.71 (6" W)
SSCO 23 SSCO N 679572.10 E 1204037.49	RIM = 76.63 IE = 68.95 (6" E)
SSMH 2 48" TYPE 1 N 679814.92 E 1204071.02	RIM = 76.75 IE = 65.77 (8" W) IE = 65.90 (6" E) IE = 65.87 (8" S) IE = 65.87 (8" N)
SSMH 3 48" TYPE 1 N 679821.72 E 1203926.62	RIM = 73.16 IE = 65.09 (8" W) IE = 65.19 (8" E) IE = 65.19 (8" N)
SSMH 6 48" SSMH N 679540.98 E 1204066.28	RIM = 76.03 IE = 69.10 (8" N) IE = 69.20 (8" E) IE = 69.20 (6" S)
SSMH 8 48" TYPE 1 N 679669.89 E 1203916.83	RIM = 77.24 IE = 67.17 (8" E) IE = 67.27 (8" S)
SSMH 9 48" TYPE 1 N 679667.05 E 1204068.46	RIM = 76.63 IE = 66.46 (8" N) IE = 66.56 (8" S) IE = 66.56 (8" W)



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GREG.HELLE@ASHNW.COM

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Revisions:

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Drawn by: SK / RS
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Sheet No.
C5.02
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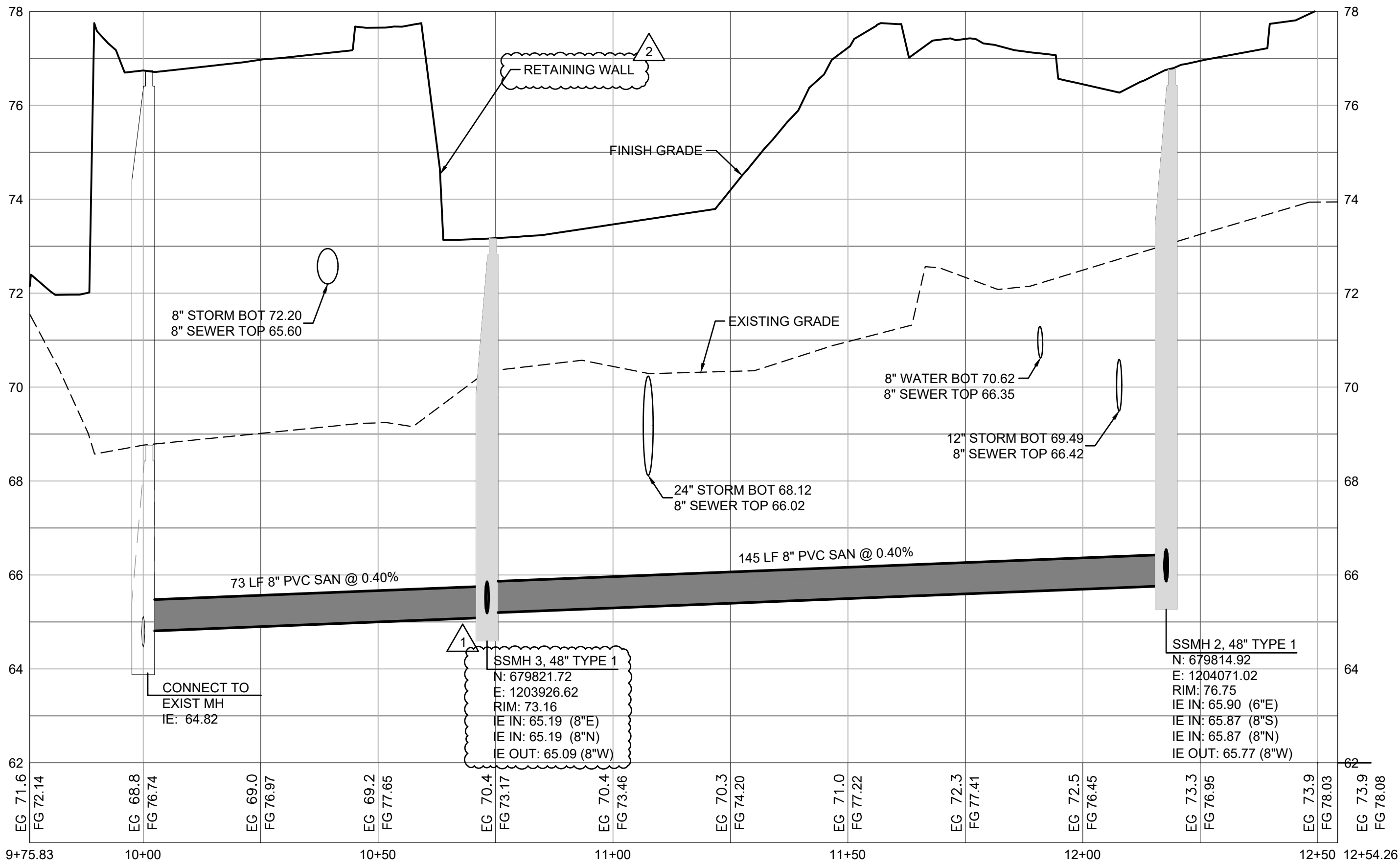
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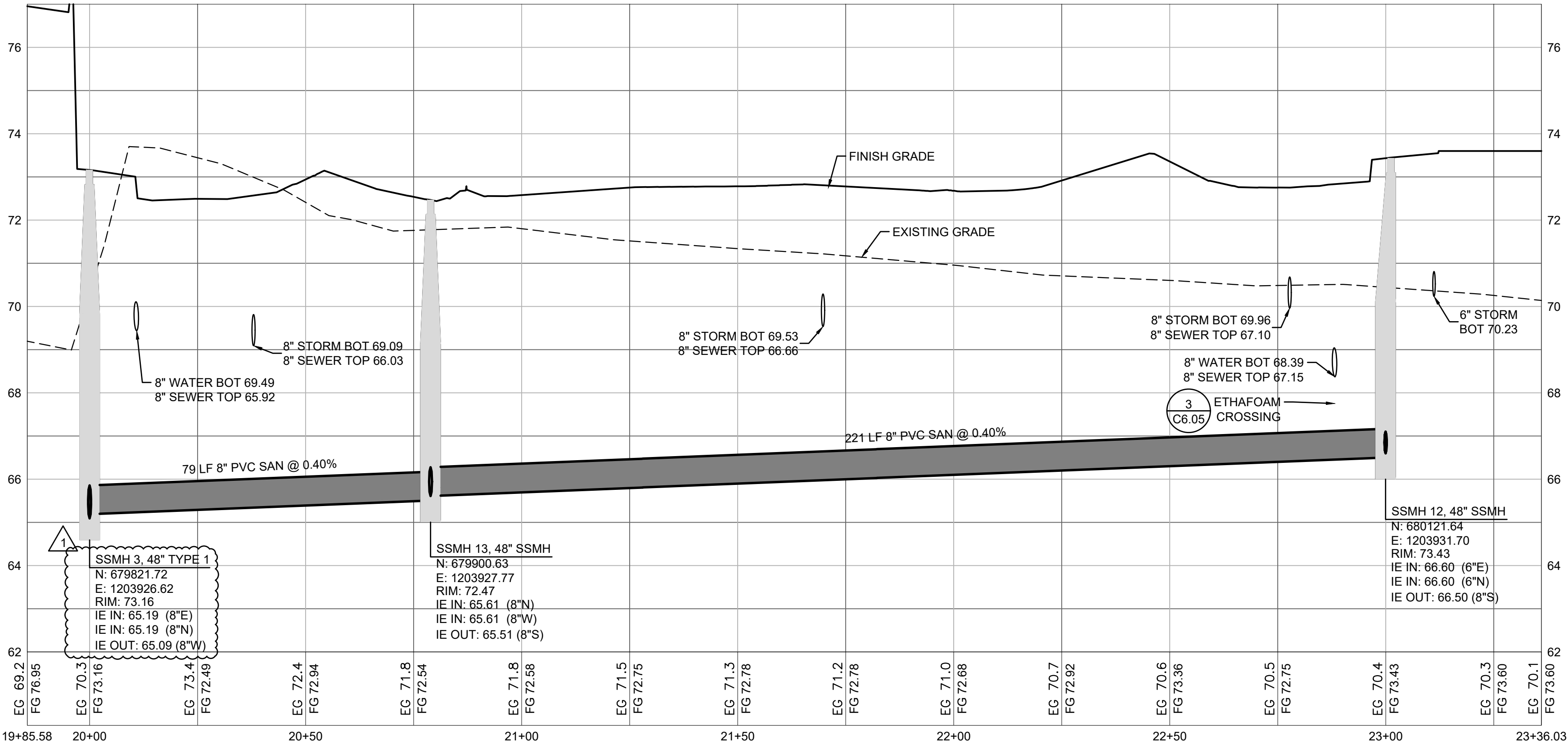
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SEWER PROFILES

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Drawn by: SK / RS
Checked by: JI

Sheet No.
C5.05
38 of 53 Sheets



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



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



Know what's below.
Call before you dig.

EAST TOWN CROSSING PHASE 1

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

FIRE HYDRANT/FDC
LOCATION/ACCESS APPROVED

BY
CITY OF PUYALLUP
FIRE CODE OFFICIAL

DATE

NOTE:
THIS APPROVAL IS VOID AFTER 1
YEAR FROM APPROVAL DATE.

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

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

APPROVED
PCR 001

BY
PRCCP20230970
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE

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



GENERAL NOTES

- WET TAPS TO EXISTING WATER MAINS SHALL BE ACCOMPLISHED THROUGH A TAPPING TEE AND TAPPING VALVE, AND SHALL BE MADE BY A CITY APPROVED CONTRACTOR. THE TAPPING SLEEVE SHALL BE ROMAC SST ALL STAINLESS STEEL TAPPING SLEEVE OR APPROVED EQUAL. A TWO-PIECE EPOXY COATED OR DUCTILE IRON TAPPING SLEEVE MAY BE USED ON DUCTILE IRON PIPE, WHEN THE TAP IS SMALLER THAN THE WATER MAIN, I.E. 6" TAP ON 8" PIPE. THE CITY SHALL APPROVE THE TIME AND LOCATION FOR THESE CONNECTIONS.
- IF THE PROJECT IS UTILIZING A FIRE BOOSTER PUMP, THE FDC MUST CONNECT TO THE SPRINKLER SYSTEM ON THE DISCHARGE SIDE OF THE PUMP IN ACCORDANCE WITH NFPA REGULATIONS.

DETAIL REFERENCES

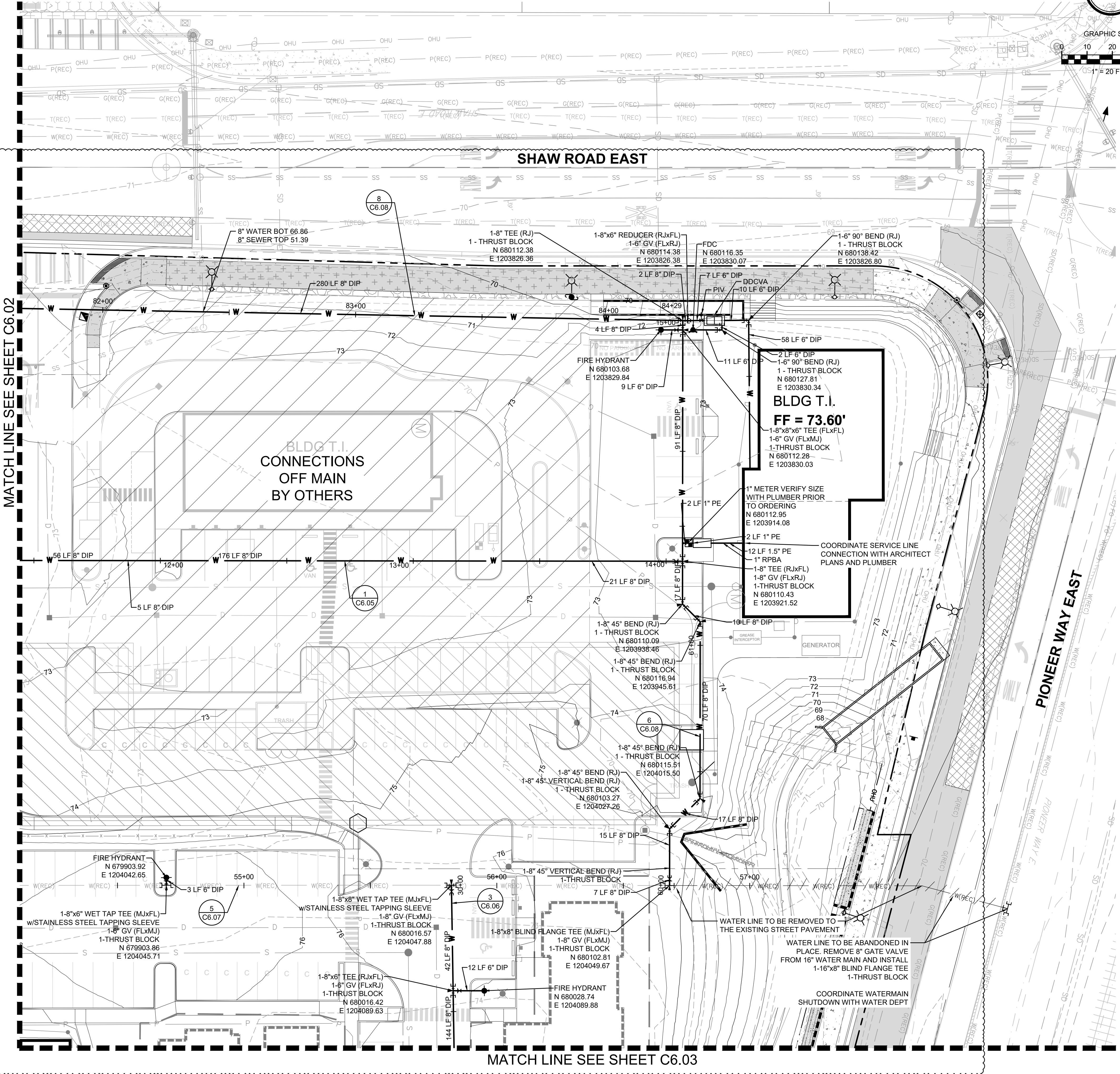
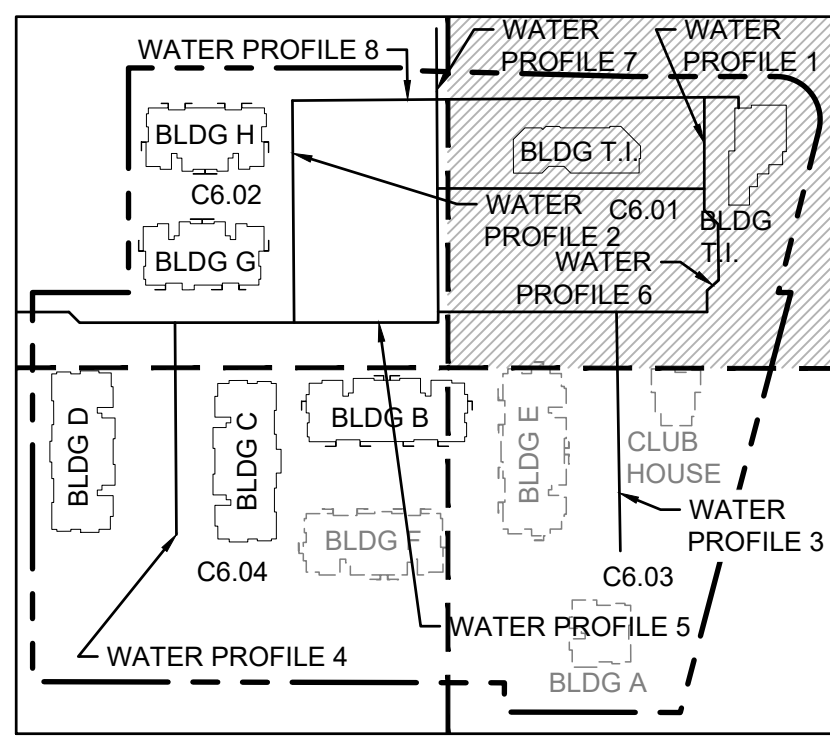
- HORIZONTAL THRUST BLOCKING ¹ C6.09
- VERTICAL THRUST BLOCKING ² C6.09
- THRUST BLOCKING TABLE ³ C6.09
- 3/4" OR 1" WATER SERVICE CONNECTION ⁴ C6.09
- 1-1/2" OR 2" WATER SERVICE CONNECTION ⁵ C6.09
- PRIVATE WATER SERVICE LINES ⁶ C6.09
- 2" AND SMALLER DCVA INSTALLATION ⁷ C6.09
- FIRE HYDRANT ASSEMBLY ⁸ C6.09
- 2" BLOW-OFF ASSEMBLY ¹ C6.10
- DDCVA ASSEMBLY AND NOTES ² C6.10 ³ C6.10
- FIRE DEPARTMENT CONNECTION ⁴ C6.10
- POST INDICATOR VALVE ⁵ C6.10
- WATER VALVES AND MAINS ¹ C6.11
- WATER MAIN CROSSING OTHER UTILITIES AND NOTES ² C6.11 ³ C6.11
- 2" AND SMALLER RPBA ASSEMBLY INSTALLATION ⁴ C6.11
- WATER VAULT DETAILS ⁵ C6.11

FIRE PROTECTION NOTES

THE FIRE PROTECTION SYSTEM INCLUDING MATERIALS, SIZING, AND CONFIGURATION IS SUBJECT TO A CONTRACTOR PROVIDED DESIGN BY A FIRE PROTECTION ENGINEER, AND AS SUCH, THE FINAL DESIGN OF THE FIRE PROTECTION SYSTEM MAY DEVIATE FROM THE SYSTEM SHOWN. THE FIRE PROTECTION SYSTEM AS SHOWN FROM THE MAIN LINE TO THE CONNECTION AT THE BUILDING SPRINKLER IS INTENDED FOR LOCATION OF THE FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION ONLY. CONTRACTOR'S BID SHALL REFLECT THE CONDITIONS OF THE FIRE PROTECTION ENGINEER'S DESIGN. CONTRACTOR SHALL COMPLY WITH ALL NATIONAL FIRE PROTECTION ASSOCIATION REQUIREMENTS AS SET FORTH BY "NFPA 13", ITS AMENDMENTS, AND LOCAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ACQUISITION OF ALL PERMITS.

FIRE SPRINKLER NOTE

WHERE THE UNDERGROUND WATER SUPPLY TEES OFF TO SERVE ONLY A FIRE SPRINKLER SYSTEM AND/OR FIRE HYDRANTS, A SEPARATE DETAILED PLAN MUST BE SUBMITTED AND APPROVED BY THE FIRE MARSHAL PRIOR TO INSTALLATION.



Know what's below.
Call before you dig.

Project Title:

**EAST TOWN
CROSSING PHASE 1**

Client:

ASH DEVELOPMENT

GREG HELLE

GREG.HELLE@ASHNW.COM

Project No.

2230752

Issue Set & Date:

PERMIT SUBMITTAL

03/21/2025

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03/21/2025 PERMIT REVISION 2

01/31/2025 PERMIT REVISION 1

Revisions:

Sheet Title:

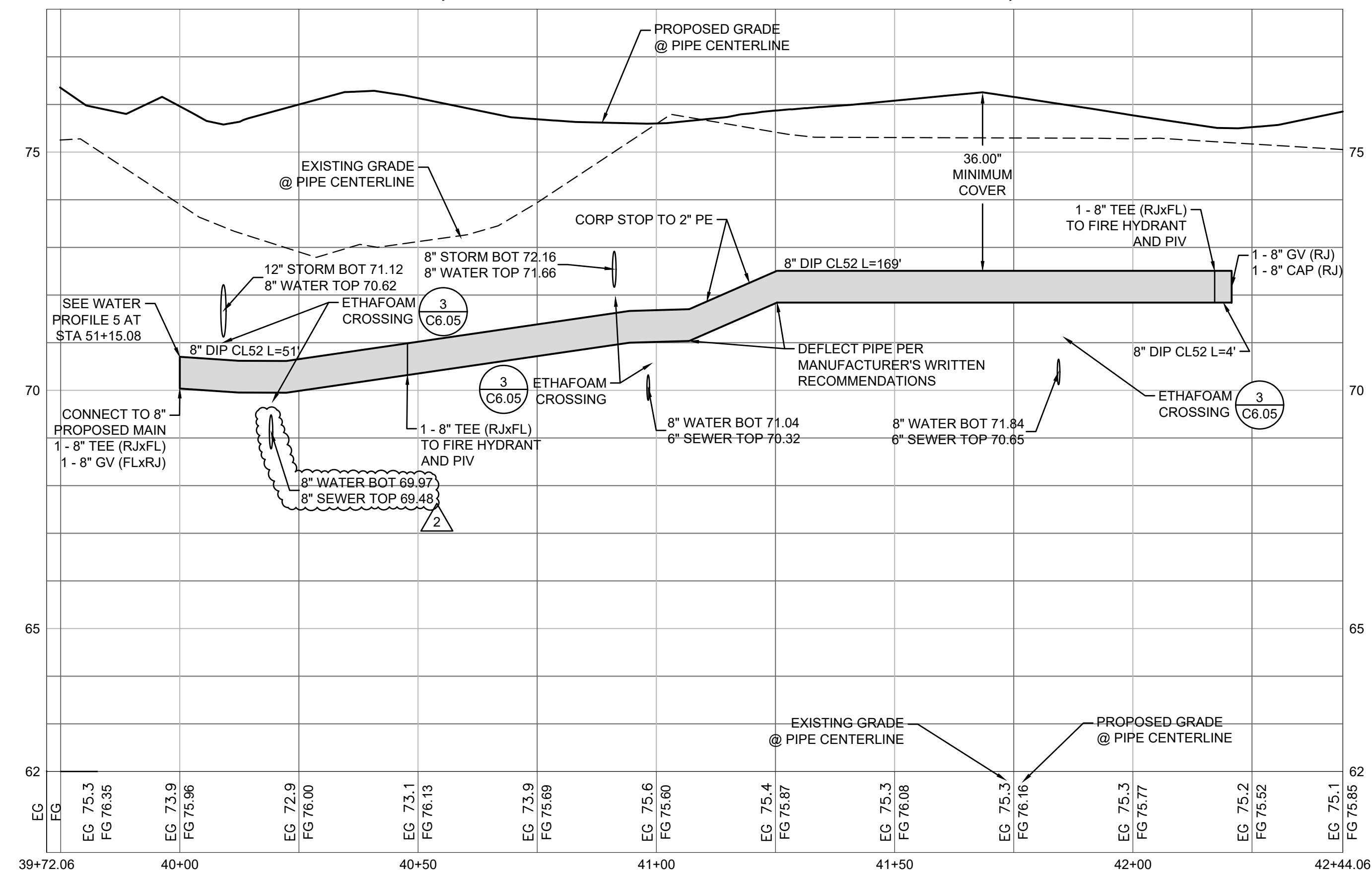
WATER PLAN NW

Designed by: CW Drawn by: SK / RS Checked by: JI

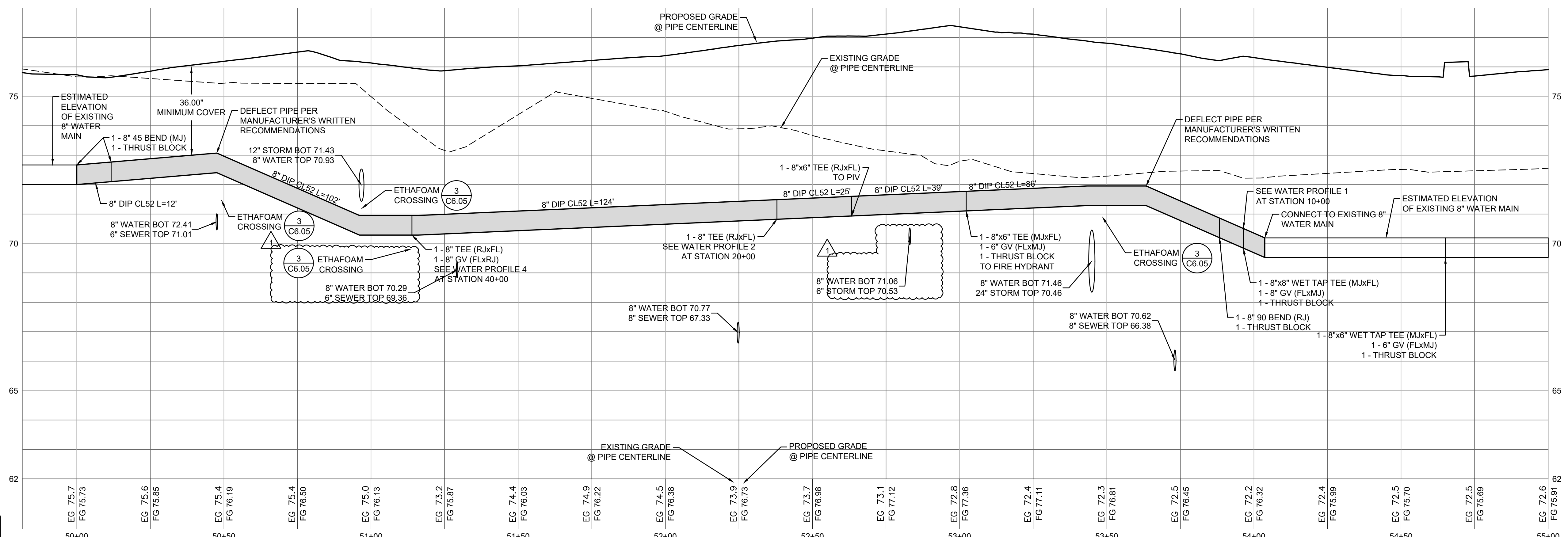
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C6.01

EAST TOWN CROSSING PHASE 1
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



4 WATER PROFILE 4
1"=2' VERTICAL, 1"=20' HORIZONTAL



5 WATER PROFILE 5
1"=2' VERTICAL, 1"=20' HORIZONTAL

FIRE HYDRANT/FDC
LOCATION/ACCESS APPROVED

BY
CITY OF PUYALLUP
FIRE CODE OFFICIAL

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AHBL

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

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CROSSING PHASE 1**

Client:
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GREG HELLE
GREG.HELLE@ASHNW.COM

Project No.
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PERMIT SUBMITTAL
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A 01/31/2025 PERMIT REVISION 1

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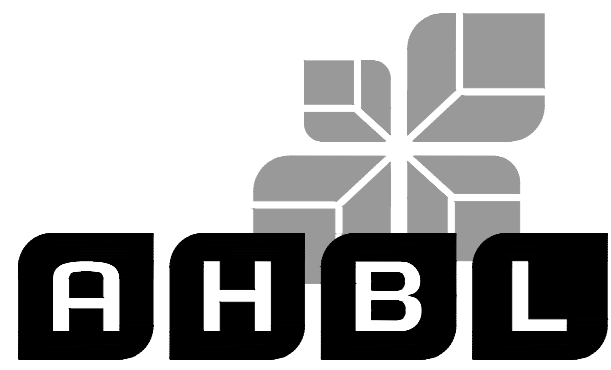
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EAST TOWN CROSSING PHASE 1

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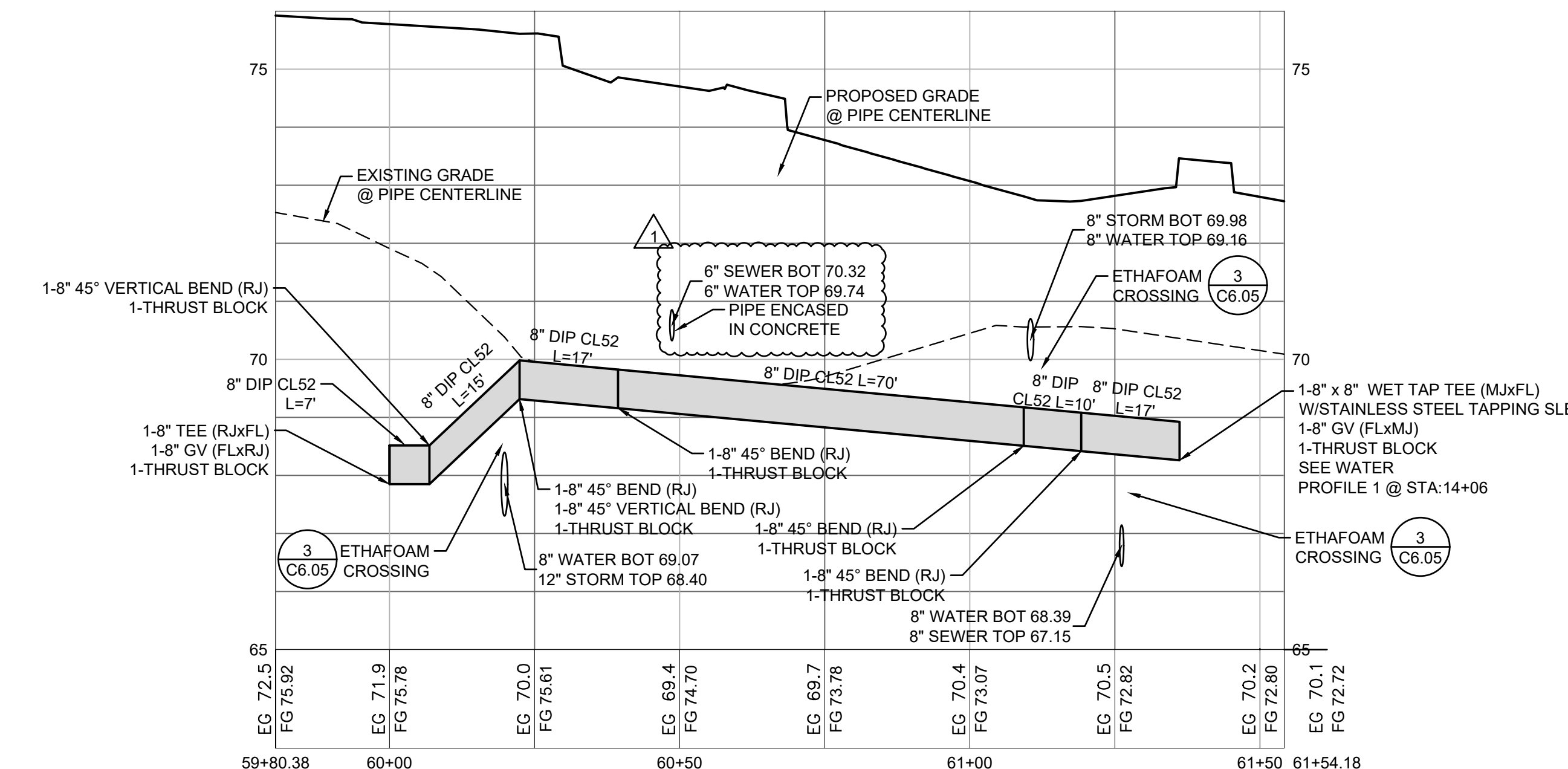
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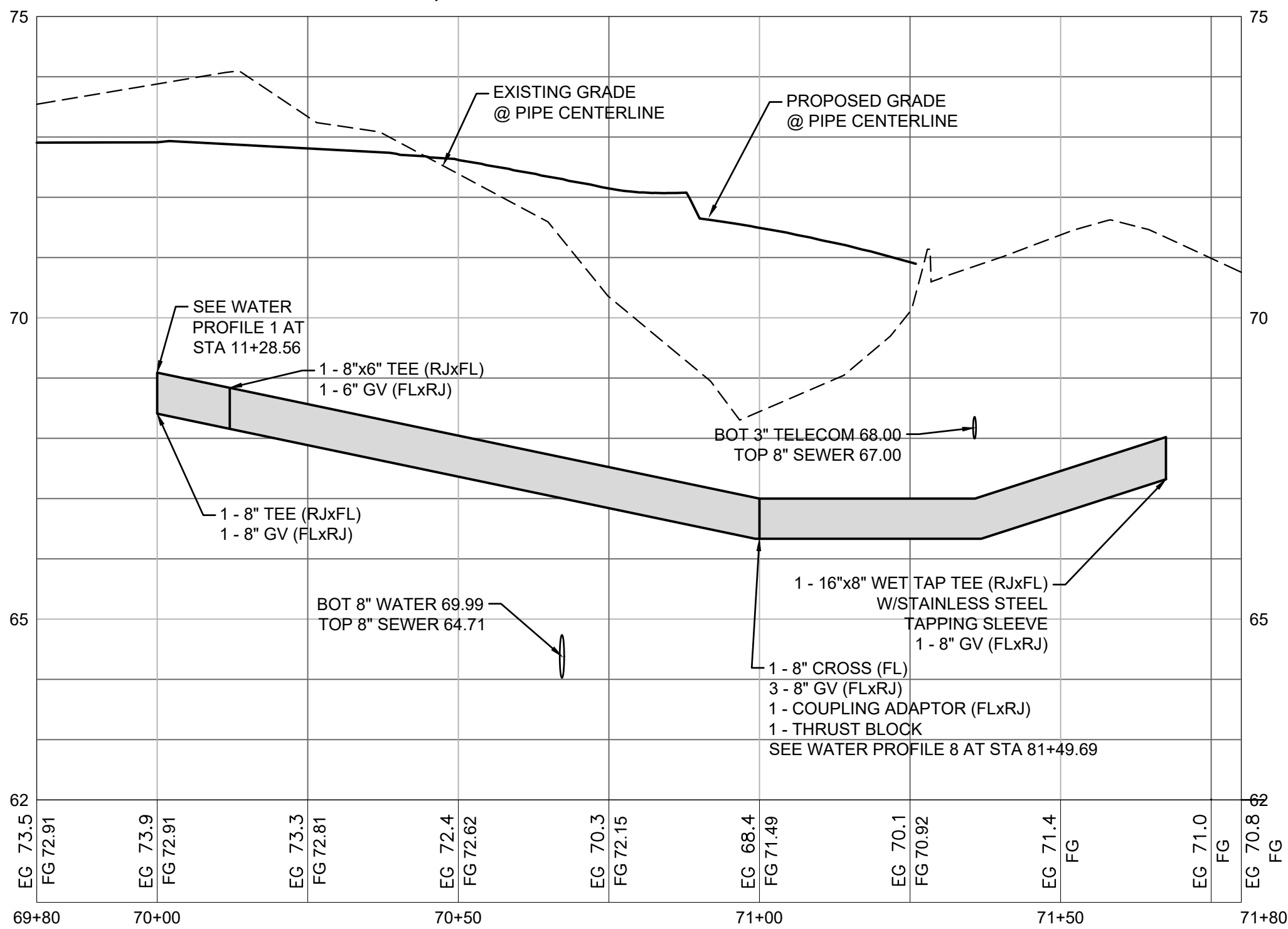
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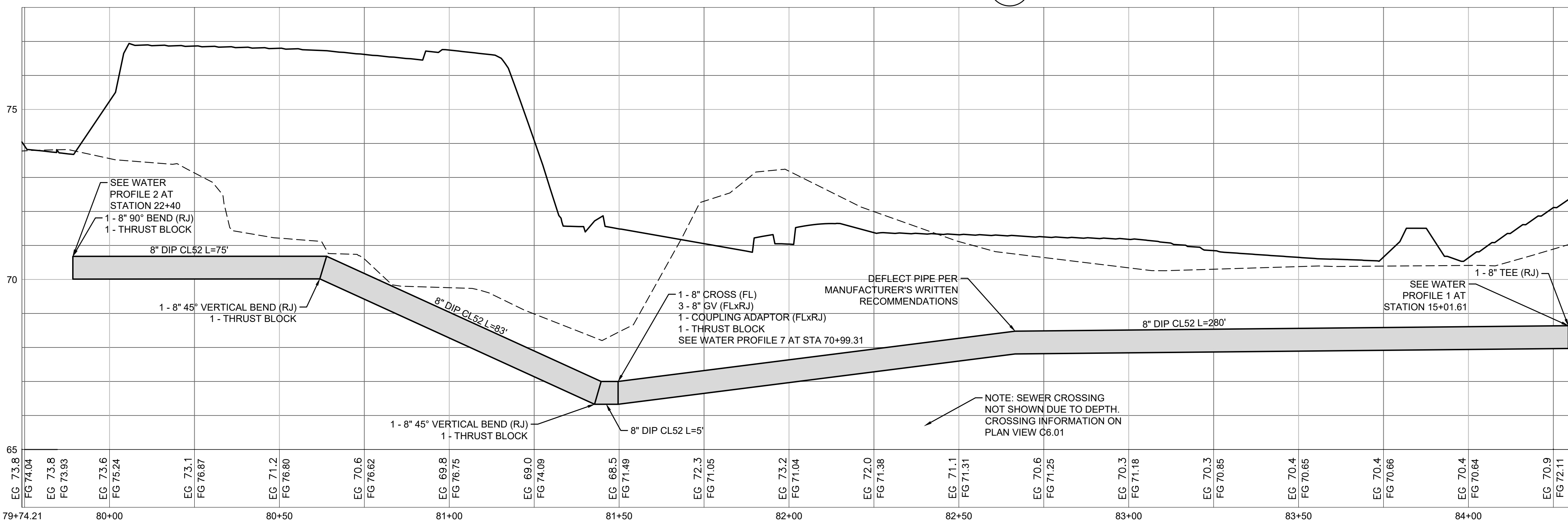
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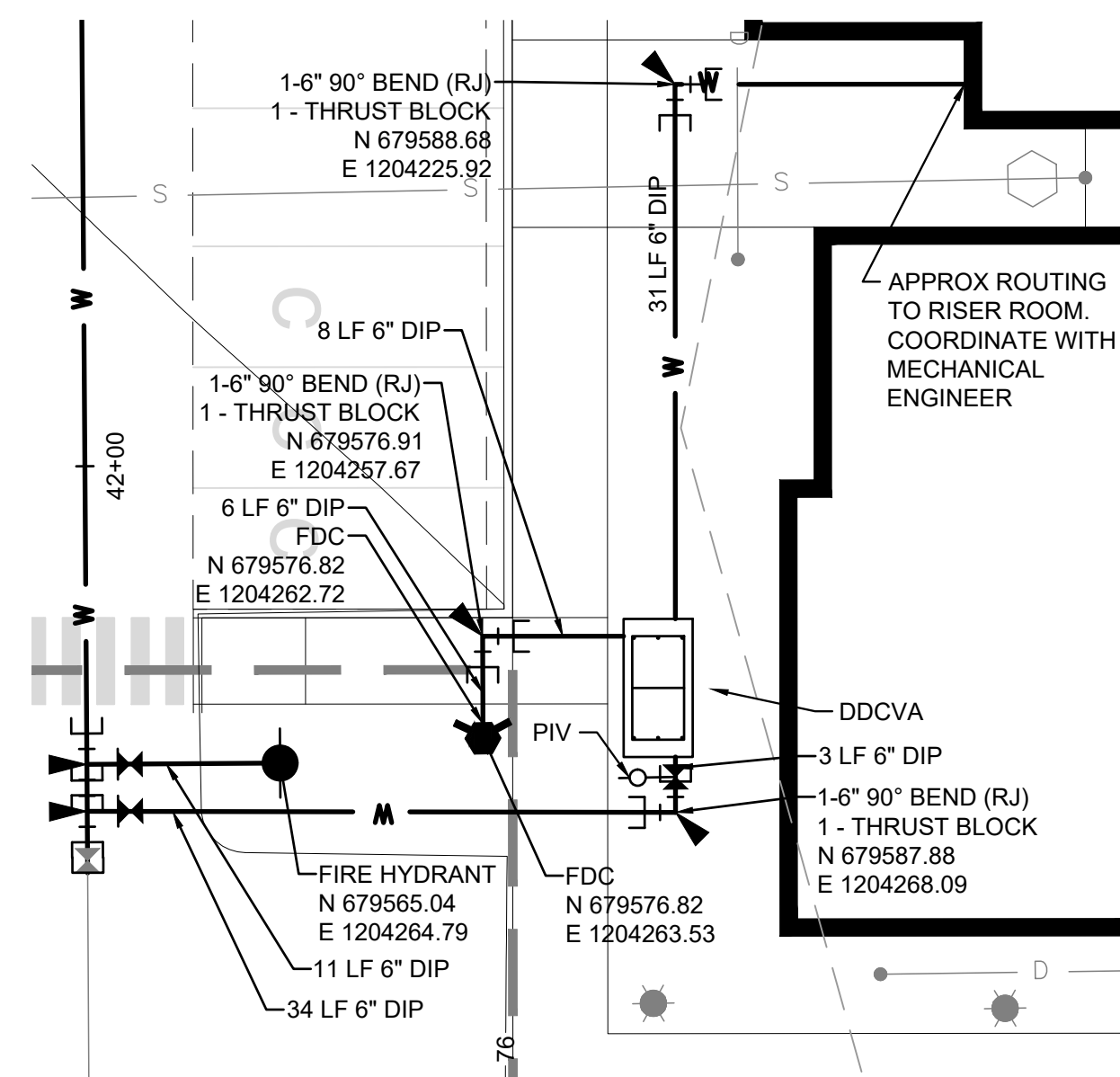
6 WATER PROFILE 6
1"=2" VERTICAL, 1"=20" HORIZONTAL



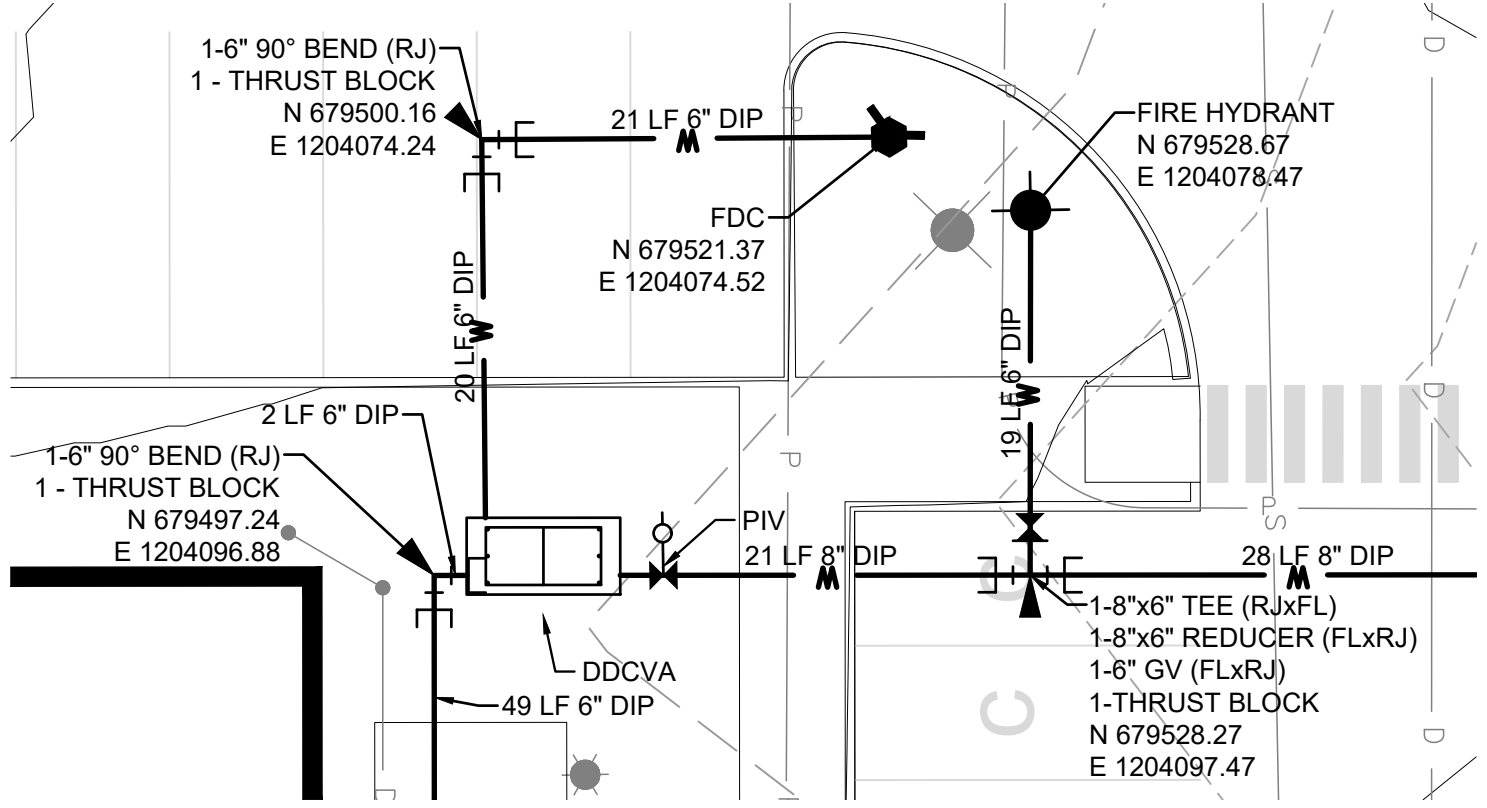
7 WATER PROFILE 7
NOT TO SCALE



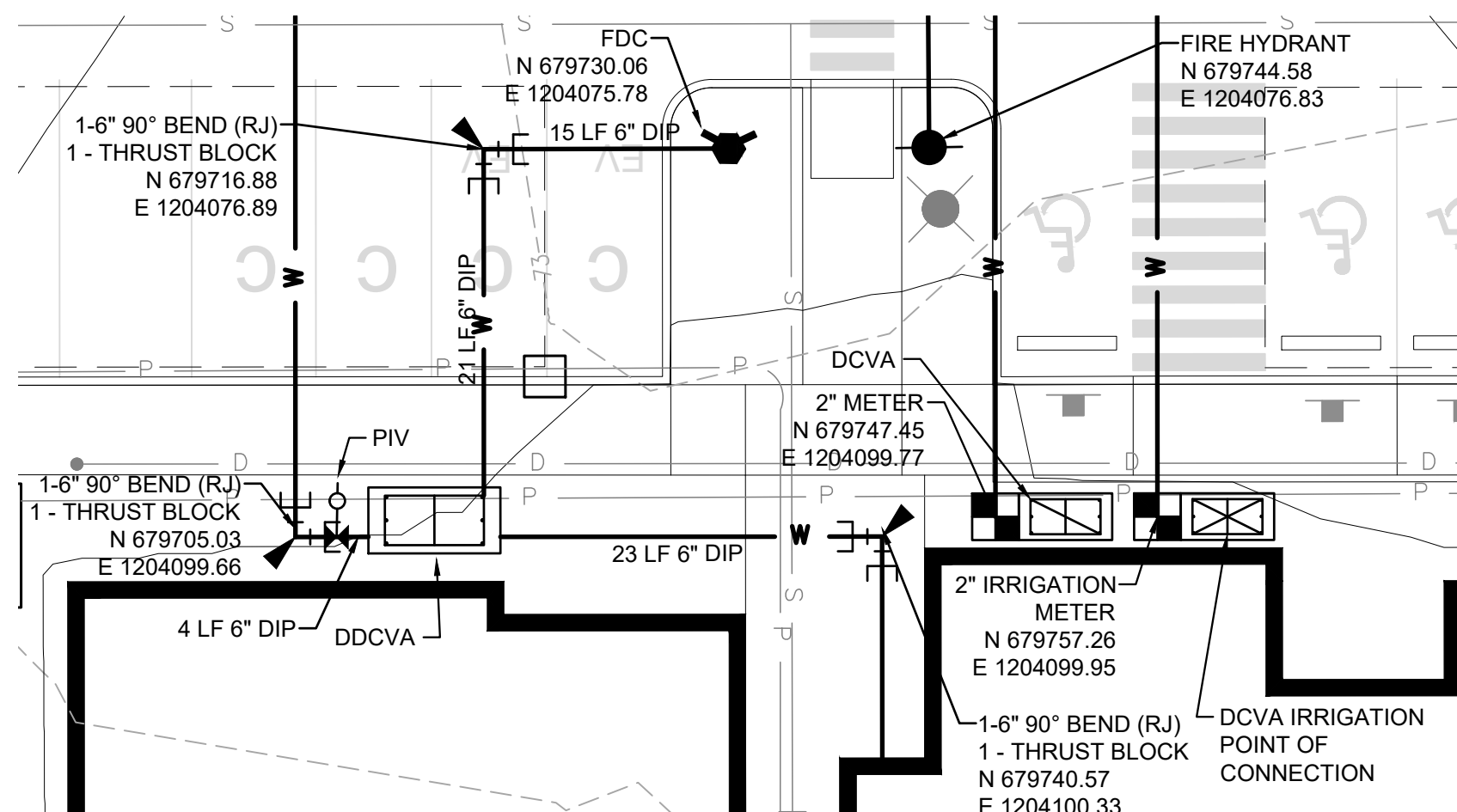
8 WATER PROFILE 8
1"=2" VERTICAL, 1"=20" HORIZONTAL



9 ENLARGEMENT
SCALE: 1"=10"



10 ENLARGEMENT
SCALE: 1"=10"



11 ENLARGEMENT
SCALE: 1"=10"



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