

**SURVEYOR**

ABBEY ROAD GROUP  
CONTACT: LARRY WALKER  
PO BOX 1224  
PUYALLUP, WA 98371  
OFFICE: 253-435-3699

**ARCHITECT**

SYNTHESIS 9, LLC  
CONTACT: BRETT LINDSAY  
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OFFICE: 253-468-4117

**CIVIL ENGINEER**

AHBL INC.  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
PHONE: (253) 383-2422  
CONTACT: TODD SAWYER  
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

Update site addresses with recently assigned addresses. Parcels should also be updated if the BLA is completed before retaining wall permit resubmission. [SITE PLAN, sheet 1 of 1]

**SURVEYOR'S NOTES**

- 1. HORIZONTAL DATUM: BASIS OF BEARING AND SURVEY DATA PER WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- 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 SOUTHWEST CORNER OF THE NORTHEAST QUARTER MONUMENT OF THE SAID SECTION AS SHOWN HEREON.
- 3. 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.
- 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 WITHIN 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.
- 5. REFERENCE SURVEYS:
  - 1. 200303315001
  - 2. SP 9303315001
  - 3. ROS 8210040207
- 6. METHOD OF SURVEYING WAS:
  - 1. CONVENTIONAL TRAVERSE USING A TOPCON 800A TOTAL STATION.
  - 2. 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 216-09-010. 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 2-09.30(3), 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**

- 1. OBTAIN REQUIRED PERMITS AND HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY
- 2. FLAG CLEARING LIMITS
- 3. INSTALL OR REPLACE SILT FENCE
- 4. INSTALL CONSTRUCTION ENTRANCE
- 5. POT-HOLE ANY EXISTING UTILITIES FOR VERIFICATION OF DEPTH AND LOCATION. SEE VERIFICATION NOTE
- 6. SCHEDULE EROSION CONTROL INSPECTION W/ CITY
- 7. GRADE SITE
- 8. MAINTAIN EROSION CONTROL, MEASURE AND RELOCATE SURFACE WATER CONTROLS AS NEEDED IN ACCORDANCE WITH CITY OF PUYALLUP REQUIREMENTS AND NPDES CONSTRUCTION STORMWATER GENERAL PERMIT
- 9. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN FIVE DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON
- 10. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE
- 11. INSTALL ETRAYS
- 12. STABILIZE ALL DISTURBED AREAS AND REMOVE BMP'S AND EROSION CONTROL MEASURES AS APPROPRIATE
- 13. ARRANGE FINAL INSPECTION WITH THE CITY

City of Puyallup Building REVIEWED FOR COMPLIANCE B.Snowden 04/16/2025 9:55:49 AM CITY OF PUYALLUP STATE OF WASHINGTON

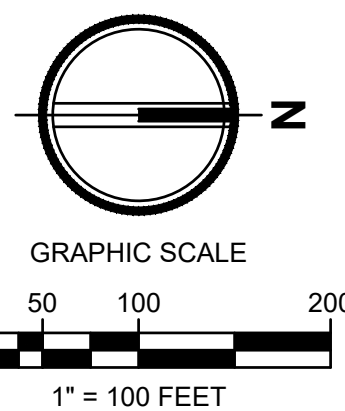
**CUT AND FILL ESTIMATES**

CUT: 2,500 CY  
FILL: 45,600 CY  
NET IMPORT: 43,100 CY

**CONDITIONS:**

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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 ACCOMPLISHED PRIOR TO ANY OCCUPANCY OF PHASE 1 STRUCTURES.

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



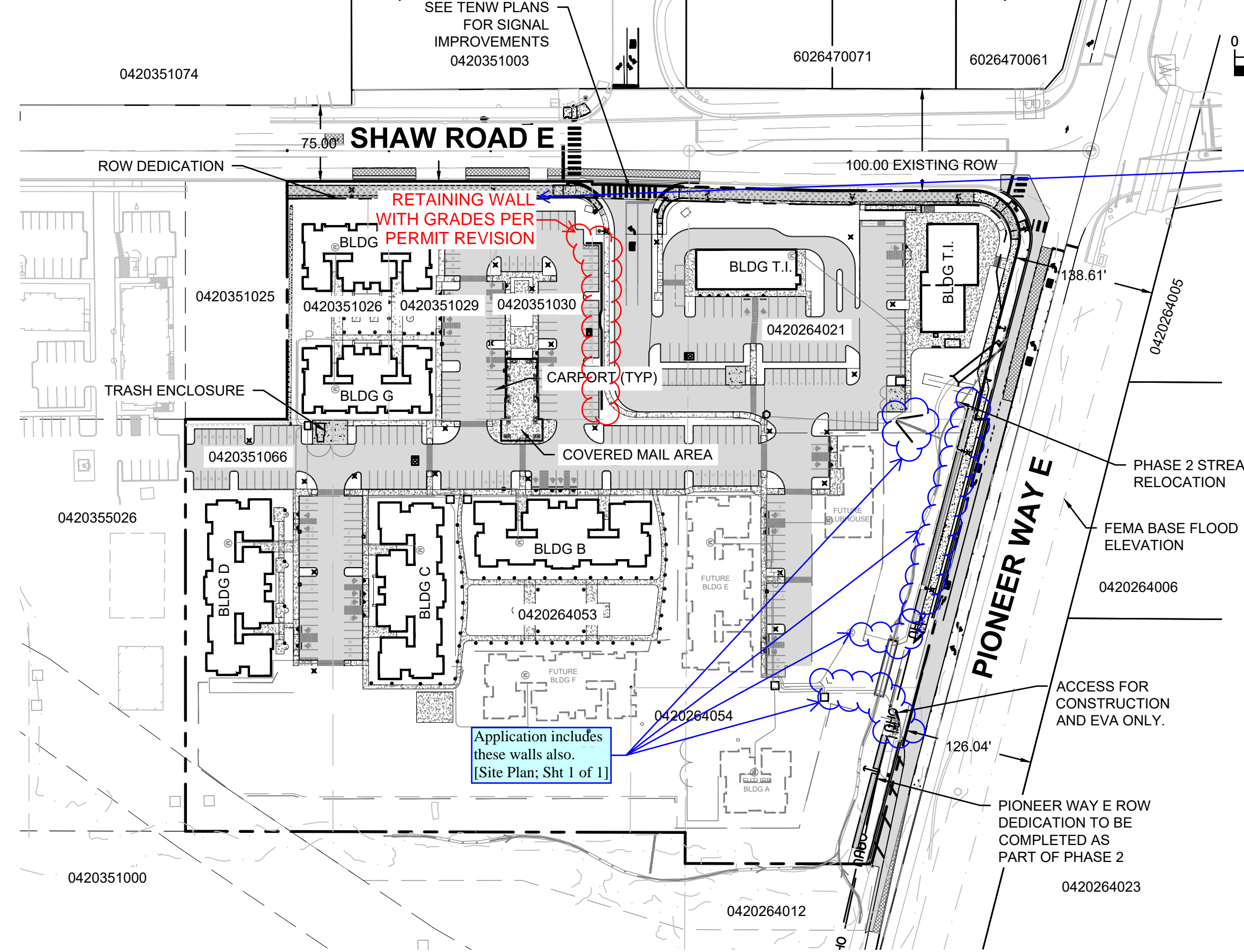
**FLOOD PLAIN NOTE**

THE FLOOD PLAIN INFORMATION SHOWN IN THE PLAN SET IS BASED ON THE REVISED PANEL 342 OF 1375 OF MAP 5303030342E THAT WAS PART OF THE 09/08/20 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.

Remove approval block from retaining wall site plan. [SITE PLAN, sheet 1 of 1]

Highlight all walls included for review and label all retaining walls to match the labels on the structural plans. [SITE PLAN, sheet 1 of 1]

See approved civil plans PRCCP20230970 and PRCCP20240569 for approved methods of stormwater control.



**SHEET LIST TABLE**

SHEET #	SHEET TITLE
C0.0	COVER SHEET
C1.0	TESC PLAN
C1.1	TESC NOTES AND DETAILS
C2.1	HORIZONTAL CONTROL AND PAVING PLAN NW
C2.2	HORIZONTAL CONTROL AND PAVING PLAN SW
C2.3	HORIZONTAL CONTROL AND PAVING PLAN NE
C2.4	HORIZONTAL CONTROL AND PAVING PLAN SE
C2.5	FIRE LANE AND SIGNAGE PLAN
C2.6	PAVING NOTES AND DETAILS
C2.7	PAVING NOTES AND DETAILS
C3.01	GRADING PLAN NW
C3.02	GRADING PLAN SW
C3.03	GRADING PLAN NE
C3.04	GRADING PLAN SE
C4.01	STORM DRAINAGE PLAN NW
C4.02	STORM DRAINAGE PLAN SW
C4.03	STORM DRAINAGE PLAN NE
C4.04	STORM DRAINAGE PLAN SE
C4.05	STORM PROFILES
C4.06	STORM PROFILES
C4.07	STORM DRAINAGE NOTES AND DETAILS
C4.08	STORM DRAINAGE NOTES AND DETAILS
C4.09	STORM DRAINAGE NOTES AND DETAILS
C4.10	R-TANK 1 NOTES AND DETAILS
C4.11	R-TANK 1 NOTES AND DETAILS

C4.12	R-TANK 1 NOTES AND DETAILS
C4.20	R-TANK 2 NOTES AND DETAILS
C4.21	R-TANK 2 NOTES AND DETAILS
C4.22	R-TANK 2 NOTES AND DETAILS
C4.23	R-TANK 2 NOTES AND DETAILS
C4.30	R-TANK 3 NOTES AND DETAILS
C4.31	R-TANK 3 NOTES AND DETAILS
C4.32	R-TANK 3 NOTES AND DETAILS
C5.01	SEWER PLAN NW
C5.02	SEWER PLAN SW
C5.03	SEWER PLAN NE
C5.04	SEWER PLAN SE
C5.05	SEWER PROFILES
C5.06	SEWER PROFILES
C5.07	SEWER PROFILES
C5.08	SEWER NOTES AND DETAILS
C6.01	WATER PLAN NW
C6.02	WATER PLAN SW
C6.03	WATER PLAN NE
C6.04	WATER PLAN SE
C6.05	WATER PROFILES
C6.06	WATER PROFILES
C6.07	WATER PROFILES
C6.08	WATER PROFILES
C6.09	WATER NOTES AND DETAILS
C6.10	WATER NOTES AND DETAILS
C7.0	OVERALL UTILITY PLAN

**LEGAL DESCRIPTION**

TAX PARCEL NO. 0420264021; PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249905-735 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 COUNTY ROAD.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY PUYALLUP BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 0408230215, 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 WASHINGTON.

TAX PARCEL NO. 0420264053; PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249901-735 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, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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, 142.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE, SOUTH 88°32'51" EAST, 142.38 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. 200303315001).

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

TAX PARCEL NO. 0420264054; PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249902-735 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, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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 SAID SECTION 35; THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" WEST, 183.43 FEET TO THE TRUE POINT OF BEGINNING; 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. 200303315001).

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

TAX PARCEL NO. 0420351066; PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249905-735 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. 200303315001).

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

TAX PARCEL NO. 0420351030; PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249904-735 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.

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

TAX PARCEL NO. 0420351026; PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249905-1-E DATED JANUARY 22, 2021 AT 8:00 A.M.

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, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH ALONG THE 1/16 SECTION LINE 195.4 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 258.26 FEET; 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.

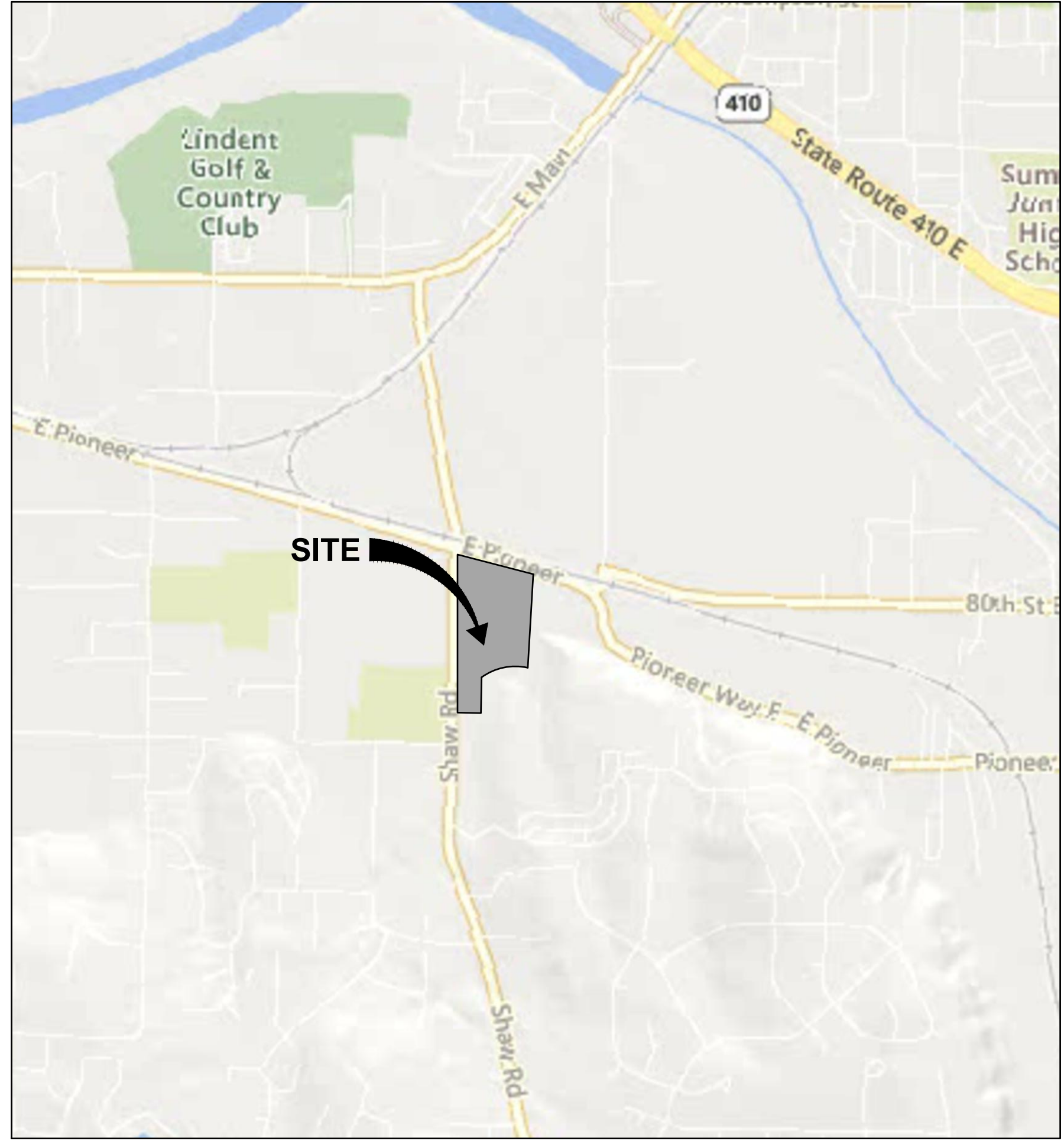
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL NO. 0420351026; PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249906-735 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 WEST 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 WASHINGTON.



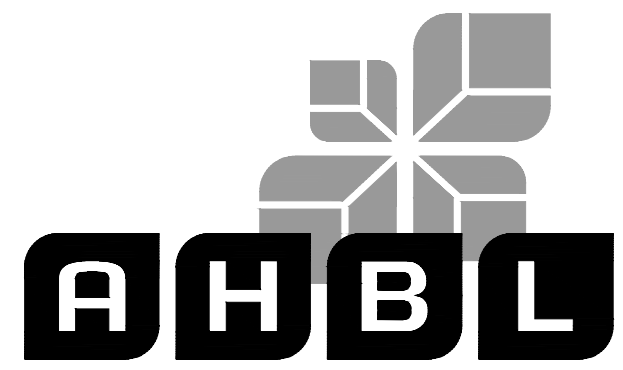
**VICINITY MAP**

1" = 1000'  
2902 E PIONEER WAY

APPROVED

BY: 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.



TACOMA • SEATTLE • SPOKANE • TRI-CITIES

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253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

**EAST TOWN CROSSING PHASE 1**

Client: ASH DEVELOPMENT  
GREG HELLE  
GREG.HELLE@ASHNW.COM

Project No. 2230752

**PERMIT SUBMITTAL**

03/21/2025

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- 03/21/2025 PERMIT REVISION 2
- 01/31/2025 PERMIT REVISION 1

Revisions:

Sheet Title: COVER SHEET

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

Sheet No. C0.0

1 of 53 Sheets



Know what's below. Call before you dig.