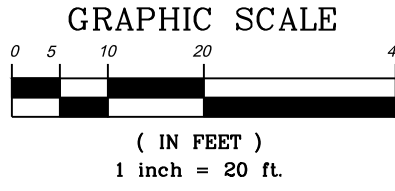


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10TH STREET DEVELOPEMENT PROJECT
SEC 27 / TWP 20 / RGE 4 E, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON
COVER SHEET



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.

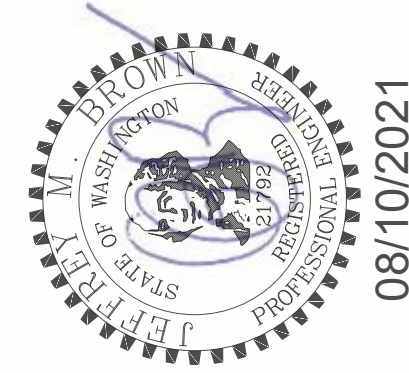
10TH Street
Development Project
Cover Sheet

P.O. BOX 280
PUYALLUP, WA 98371

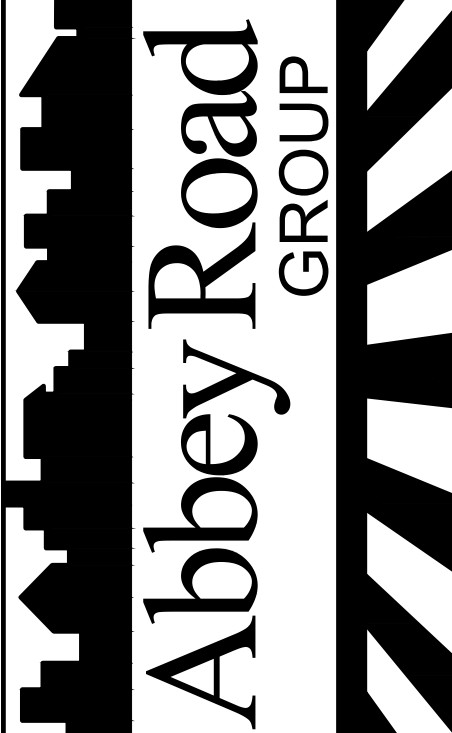
TITLE:

Greg Helle

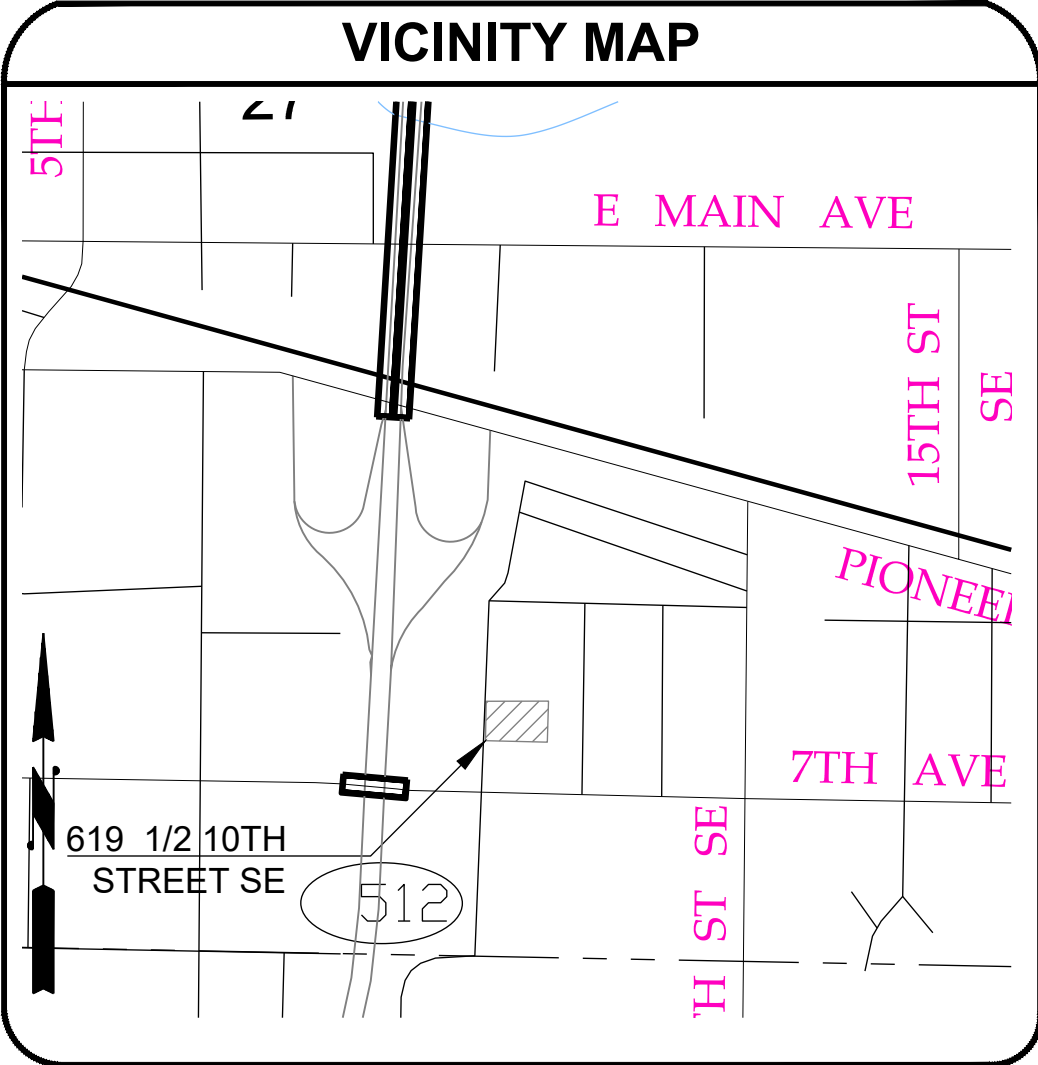
FOR:



Abbey Road Group
Land Development
Services Company, LLC
2102 E MAIN AVE, SUITE 109
PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159



File: F:\PROJECTS FILES (Active)\04-173_10th Street Duplex-2017\082025\Engineering\04-173-01_Engineering_sdwg
Plotted: 8/10/2021 11:38 AM



**PROJECT SPECIFICATIONS
(PROPOSED DEVELOPMENT AREA)**

PROJECT NAME: 10TH STREET DEVELOPMENT PROJECT
ABBEY ROAD JOB#: 04-173-01

APPLICANT/AGENT:
NAME: ABBEY ROAD GROUP LAND
DEVELOPMENT SERVICES COMPANY
ADDRESS: P.O. BOX 1224,
PUYALLUP WA 98371
PHONE: (253) 435-3699

PARCEL NO. 7845000622, 7845000591, 7845000600,
7845000571, 7845000621

SITE ADDRESS: 619TH 10TH STREET SE
PUYALLUP, WA 98372

ZONING: R10

PARCEL SIZE: 32,479 SF

SETBACK: FRONT 10'
REAR 15'
INTERIOR SIDE 3'
(TOTAL COMBINED 13')
STREET SIDE 10'

SETBACK, PIPESTEM LOTS: FRONT 10'
REAR 15'
INTERIOR SIDE 3'

PROPOSED LAND USE: MULTI FAMILY

NO. OF DWELLING UNITS: 8

DOMESTIC WATER SOURCE: CITY OF PUYALLUP

SEWAGE DISPOSAL SYSTEM: CITY OF PUYALLUP

SITE AREA: 32,479 SF

LANDSCAPE AREA: 10,976.37 SF

BUILDING AREA: 1,185 SF/PER PAD

PARKING: STANDARD: 14
COMPACT: 6
ADA: 1

PATIO (PATIO AND PORCH) AREA: 400 SF/PER PAD

UTILITIES

SEWER: CITY OF PUYALLUP
333 S MERIDIAN - 3RD FLOOR
PUYALLUP, WA 98371
(253) 841-5494

CABLE: COMCAST
410 Valley Ave NW
PUYALLUP, WA 98371
(253) 268-3102

TELEPHONE: CENTURY LINK
1-865-465-2313

WATER: CITY OF PUYALLUP
333 S MERIDIAN - 3RD FLOOR
PUYALLUP, WA 98371
(253) 841-5494

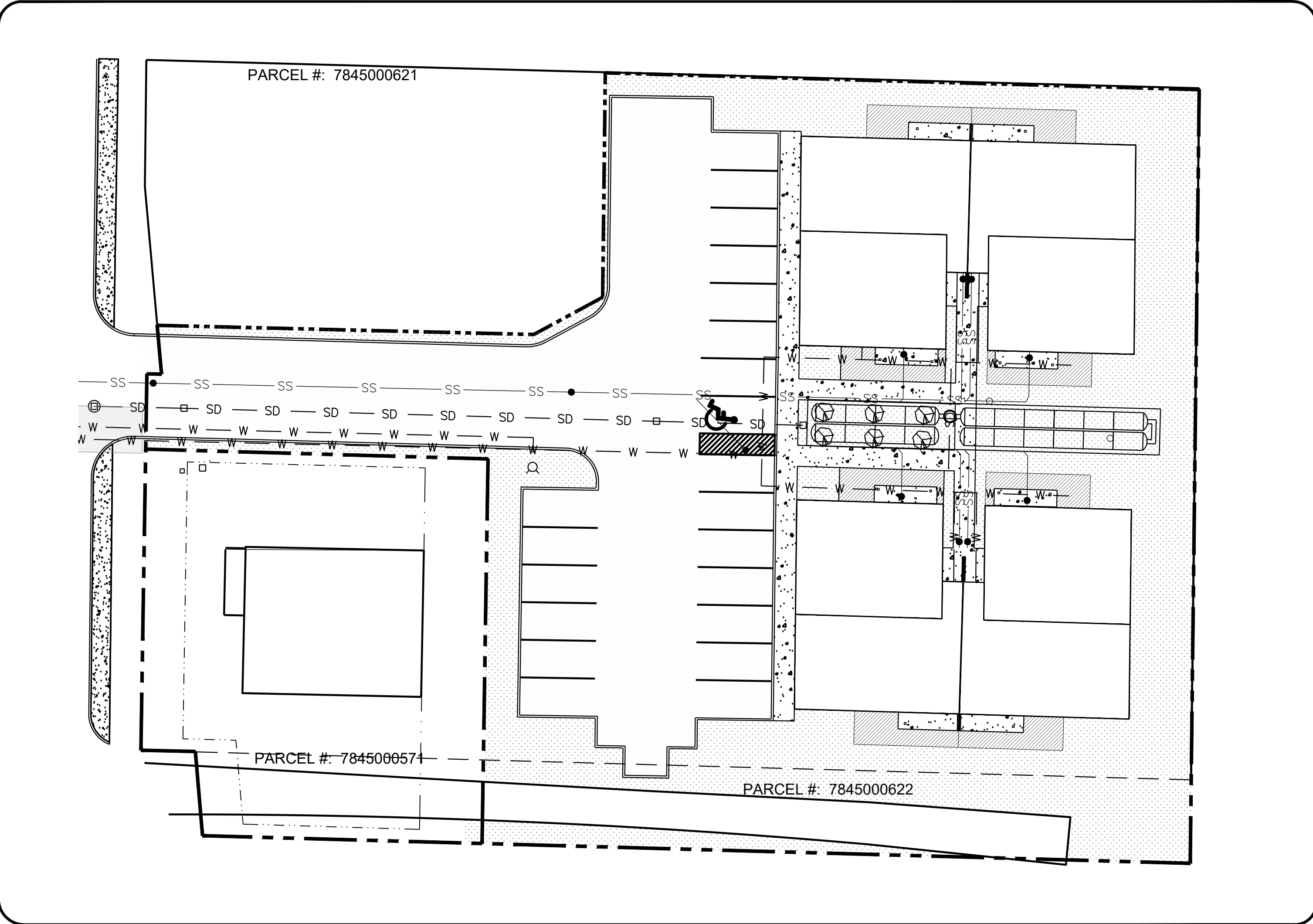
POWER: PUGET SOUND ENERGY
P.O. BOX 91269
BELLEVUE, WA 98009
(888) 225-5773

REFUSE: D.M. Disposal
302, 2nd St SE
PUYALLUP, WA 98371
(253) 414-0347

FIRE: CENTRAL, PIERCE FIRE &
RESCUE
311 W PIONEER AVE
PUYALLUP, WA 98371
(253) 538-6400

SCHOOL: Puyallup School District
302, 2nd St SE
PUYALLUP, WA 98372

GAS: BELLEVUE SOUND ENERGY
P.O. BOX 91269
BELLEVUE, WA 98009
(888) 225-5773



CONSULTANTS

OWNER:
THE FAMILY FARM LLC
PO BOX 1442
GRAHAM, WA 98338

PROJECT MANAGER:
ABBAY ROAD GROUP LAND
DEV. SERVICES COMPANY
P.O. BOX 1224
PUYALLUP, WA 98371
(253) 435-3699 W
(206) 446-3159 F
GIL.HULSMANN@ABBAYROADGROUP.COM

CIVIL ENGINEER:
ABBAY ROAD GROUP LAND
DEV. SERVICES COMPANY
RYAN JEFFRIES
P.O. BOX 1224
PUYALLUP, WA 98371
(253) 435-3699 W
(253) 446-3159 F
LARRY.WALKER@ABBAYROADGROUP.COM

TRAFFIC ENGINEER:
HEATH & ASSOCIATES, INC
GREG HEATH, PE
2214 TACOMA RD
PUYALLUP, WA 98371
(253) 770-1401 WORK
(253) 770-1473 FAX
GHEATH@HEATHTRAFFIC.COM

SURVEY:
ABBAY ROAD GROUP LAND
DEV. SERVICES COMPANY
LARRY WALKER, PLS
P.O. BOX 1224
PUYALLUP, WA 98371
(253) 435-3699 W
(253) 446-3159 F
LARRY.WALKER@ABBAYROADGROUP.COM

LANDSCAPE ARCHITECT:
TBD

GENERAL CONTRACTOR:
TBD

GEOTECHNICAL ENGINEER:
PHIL HABERMAN
GEOTECHNICAL ENGINEERING
COBALTGEO@GMAIL.COM
(206) 331-1097
(206) 452-9871 FAX
PO BOX 82243
KENMORE, WA 98028

SITE SPECIFICATIONS (EXISTING)

SITE DATA:
ASSESSORS/TAX PARCEL NUMBER(S): 7845000622, 7845000571,
7845000591, 7845000600

PARCEL/SITE SIZE: 0.3232 / 0.1652 / 0.3053 / 0.1061 ACRES

SECTION/TOWNSHIP/RANGE: 27/20/04E

DEVELOPMENT JURISDICTION: CITY OF PUYALLUP

SITE ADDRESS: 619 10th St SE
PUYALLUP, WA 98372

ZONING: R10

DENSITY: N/A

PRESENT USE: LOT 1, VACANT

PRESENT USE: LOT 2, SINGLE FAMILY HOME

PRESENT USE: LOT 3, VACANT

PRESENT USE: LOT 4, SINGLE FAMILY HOME

PRESENT USE: LOT 5, SINGLE FAMILY HOME

SENSITIVE AREAS: N/A

WETLANDS: NO

FLOOD PLAIN HAZARD AREAS: N/A

EROSION HAZARD AREAS: NO

LANDSLIDE HAZARD AREAS: NO

COAL MINE HAZARD AREAS: NO

SEISMIC HAZARD AREAS: NO

CREEKS/STREAMS: NO

LAKES: NO

STEEP SLOPES:(10% OR GREATER): NO

VOLCANIC: NO

WILDLIFE HABITAT: N/A

SHORELINE CLASSIFICATION: N/A

IMPERVIOUS AREAS: 0

PERVIOUS AREAS: 4.16 ACRES

ADJACENT ZONING:
NORTH: R10
SOUTH: R10
EAST: R10
WEST: R10

PHASING

NO PHASING HAS BEEN PROPOSED. THE PROJECT IS ANTICIPATED TO BE COMPLETED UPON PERMIT APPROVALS AND ALSO AS SPECIFIC TENANTS ARE DETERMINED.

TABLE OF CONTENTS

SHEET C1.01	COVER SHEET
SHEET C1.02	MASTER LEGEND
SHEET C1.03	EXISTING CONDITIONS
SHEET C1.04	PROPOSED BLA MAP EXHIBIT
SHEET C1.05	MONITORING WELL EXHIBIT
SHEET C2.01	SITE PLAN
SHEET C2.02	FLOOR PLAN
SHEET C3.01	GRADING PLAN
SHEET C4.01	STORM PLAN
SHEET C5.01	WATER PLAN
SHEET C5.02	SANITARY SEWER PLAN
SHEET C6.01	NOTES & DETAILS
SHEET C6.02	NOTES & DETAILS 2
SHEET C6.03	NOTES & DETAILS 3
SHEET C6.04	NOTES & DETAILS 4

PARCEL / LOT INFORMATION

EXISTING:	PROPOSED:
LOT #1 14,080 SF	LOT #1 32,479 SF
LOT #2 13,299 SF	LOT #4 6,868 SF
LOT #3 4,779 SF	LOT #5 6,799 SF
LOT #4 7,197 SF	

SURVEY DATA

BASIS OF BEARINGS
RECORD OF SURVEY NO. 9601230517 (CENTERLINE OF 10TH STREET SE).
THE COORDINATE SYSTEM IS ASSUMED.
VERTICAL DATUM
NGVD 29
PIERCE COUNTY PUBLISHED BENCHMARK
DESIGNATION NO. 154-4
PUBLISHED ELEVATION: 45.43 FEET
DESCRIPTION: TOP NORTH CORNER OF A 2' BY 2'
SQUARE BRICK PILLAR FOR "KALLES JR. HIGH SCHOOL" SIGN, 20' EAST OF EAST
CURB ON 3RD ST. SE AND 60' SOUTH OF CENTERLINE DRIVE TO SCHOOL (PUYALLUP).

LEGAL DESCRIPTION
LOT 1
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN,
PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 54, FRANK R. SPINNING'S
FIRST ADDITION TO THE TOWN OF PUYALLUP, AS RECORDED IN VOLUME 4 OF
PLATS, AT PAGES 86 AND 87, RECORDS OF SAID COUNTY; THENCE NORTH 00°54'06"
EAST 237.65 FEET PARALLEL WITH THE EAST LINE OF SAID BLOCK 54 TO THE POINT
OF BEGINNING; THENCE CONTINUING NORTH 00°54'06" EAST 18.00 FEET TO POINT
"A" ON THE SOUTH LINE OF 10TH STREET SOUTHEAST; THENCE SOUTH 88°22'57"
EAST 3.51 FEET ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF SAID
STREET; THENCE NORTH 05°03'30" WEST 12.08 FEET ALONG SAID EAST LINE TO A
POINT WHICH LIES 12 FEET NORTH AS MEASURED AT RIGHT ANGLE, FROM SAID
SOUTH LINE; THENCE SOUTH 88°22'57" EAST 90.08 FEET; THENCE NORTH 61°
37'03" EAST 18.72 FEET; THENCE NORTH 00°40'37" EAST 53.64 FEET PARALLEL WITH
THE WEST LINE OF BAREM'S FIRST ADDITION, AS RECORDED IN VOLUME 17 OF
PLATS, AT PAGE 36, RECORDS OF SAID COUNTY TO A POINT WHICH LIES NORTH
00°40'37" EAST 330-2/3 FEET AND SOUTH 88°22'57" EAST 109.75 FEET FROM
THE SOUTHWEST CORNER OF SAID BLOCK; THENCE SOUTH 88°22'57" EAST 142.02 FEET
TO A POINT ON SAID WEST LINE; THENCE SOUTH 00°40'37" WEST 75.00 FEET ALONG
SAID WEST LINE TO A POINT WHICH BEARS SOUTH 88°22'57" EAST FROM SAID POINT
"A"; THENCE NORTH 88°22'57" WEST 119.36 FEET TO A POINT WHICH LIES SOUTH
88°22'57" EAST 131.40 FEET FROM SAID POINT "A"; THENCE SOUTH 61°37'03" WEST
36.00 FEET TO A POINT WHICH LIES 18 FEET SOUTH, AS MEASURED AT RIGHT ANGLE,
FROM THE SOUTH LINE OF SAID STREET EXTENDED EASTERLY; THENCE NORTH
88°22'57" WEST 100.00 FEET PARALLEL WITH SAID SOUTH LINE TO THE POINT OF
BEGINNING.

LOT 2:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN,
PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 54, FRANK R. SPINNING'S
FIRST ADDITION TO THE TOWN OF PUYALLUP, AS RECORDED IN VOLUME 4 OF PLATS,
AT PAGES 86 AND 87, RECORDS OF SAID COUNTY; THENCE NORTH 00°54'06" EAST
255.65 FEET PARALLEL WITH THE EAST LINE OF SAID BLOCK 54; THENCE SOUTH
88°22'57" EAST 131.40 FEET PARALLEL WITH THE SOUTH LINE OF SAID BLOCK TO THE
POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°22'57" EAST 119.36 FEET TO A
POINT ON THE WEST LINE OF BAREM'S FIRST ADDITION, AS RECORDED IN VOLUME 17
OF PLATS, AT PAGE 36 RECORDS OF SAID COUNTY; THENCE SOUTH 00°40'37" WEST
89.98 FEET ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF THE SOUTH
165.67 FEET OF BLOCKS 54 AND 55 OF SAID PLAT OF FRANK R. SPINNING'S FIRST
ADDITION; THENCE NORTH 88°22'57" WEST 151.12 FEET ALONG SAID NORTH LINE;
THENCE NORTH 00°54'06" EAST 71.97 FEET; THENCE NORTH 61°37'02" EAST 36.00
FEET TO THE POINT OF BEGINNING.

LOT 3:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN,
PIERCE COUTNY, WASHING, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 54, FRANK R. SPINNING'S
FIRST ADDITION TO THE TOWN OF PUYALLUP, AS RECORDED IN VOLUME 4 OF
PLATS, AT PAGES 86 AND 87, RECORDS OF SAID COUNTY; THENCE NORTH 00°54'06"
EAST 255.65 FEET PARALLEL WITH THE EAST LINE OF SAID BLOCK 54; THENCE
SOUTH 88°22'57" EAST 131.40 FEET PARALLEL WITH THE SOUTH LINE OF SAID
BLOCK TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°22'57" EAST
119.36 FEET TO A POINT ON THE WEST LINE OF BAREM'S FIRST ADDITION, AS
RECORDED IN VOLUME 17 OF PLATS, AT PAGE 36 RECORDS OF SAIDCOUNTY;
THENCE SOUTH 00°40'37" WEST 89.98 FEET ALONG SAID WEST LINE TO A POINT ON
THE NORTH LINE OF THE SOUTH 165.67 FEET OF BLOCKS 54 AND 55 OF SAID PLAT
OF FRANK R. SPINNING'S FIRST ADDITION; THENCE NORTH 88°22'57" WEST 151.12
FEET ALONG SAID NORTH LINE; THENCE NORTH 00°54'06" EAST 71.97 FEET; THENCE
NORTH 61°37'03" EAST 36.00 FEET TO THE POINT OF BEGINNING.

LOT 4:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN,
PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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BLOCK TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°22'57" EAST
119.36 FEET TO A POINT ON THE WEST LINE OF BAREM'S FIRST ADDITION, AS
RECORDED IN VOLUME 17 OF PLATS, AT PAGE 36 RECORDS OF SAIDCOUNTY;
THENCE SOUTH 00°40'37" WEST 89.98 FEET ALONG SAID WEST LINE TO A POINT ON
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FEET ALONG SAID NORTH LINE; THENCE NORTH 00°54'06" EAST 71.97 FEET; THENCE
NORTH 61°37'03" EAST 36.00 FEET TO THE POINT OF BEGINNING.

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

REVISIONS:	CHK:	APR:	DATE:	PER:
BY:				
DESIGNED BY: PB				
DEVELOPMENT REVIEW: PB				
APPROVED BY: PB				
DRAFTED BY: CL				
DATE: 08/10/21				
SHEET: C1.01				

10TH STREET DEVELOPEMENT PROJECT

SEC 27 / TWP 20 / RGE 4 E, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON

MASTER LEGEND

CHANNELIZATION

SYMBOL		DESCRIPTION
EXST	PROP	
		BIKE PATH
		HANDICAP SYMBOL
		H.O.V. LANE SYMBOL
		ONLY
		RAILROAD CROSSING
		SCHOOL
		STOP
		LANE CONTROL ARROWS: STRAIGHT ARROW
		LT.RT.STR. ARROW
		LEFT-RIGHT ARROW

CHANNELIZATION

SYMBOL		DESCRIPTION
EXIST.	PROP.	
		2-WAY LEFT TURN
		LEFT TURN ARROW
		RIGHT TURN ARROW
		LEFT-STRAIGHT ARROW
		RIGHT-STRAIGHT ARROW
		RAISED MARKERS: LANE MARKERS TYPE I
		LANE MARKERS TYPE II
		CONCRETE BARRIER*
		CONCRETE BARRIER TERMINAL END*

ABBREVIATIONS

AC = ASPHALTIC CONCRETE SURFACE	PVC = POLY VINYL CHLORIDE
BRW = BOTTOM OF RETAINING WALL	R = RADIUS
BR = BOTTOM OF ROCKERY	ROW = RIGHT OF WAY
BS = BOTTOM OF SWALE	SF = SQUARE FEET
CB = CATCH BASIN CC=CONCRETE CURB	SL = SLOPE
CG = CONCRETE GUTTER	SS = SANITARY SEWER
CL = CENTERLINE	SSCO = SANITARY SEWER CLEANOUT
CONC = CONCRETE	SSMH = SANITARY SEWER MANHOLE
CTR = CENTER	SD = STORM DRAIN
DI = DUCTILE IRON	TA = TOP OF ASPHALT
EA = EDGE OF ASPHALT	TC = TOP OF CONCRETE
EX = EXISTING	TRW = TOP OF RETAINING WALL
FF = FINISH FLOOR	TR = TOP OF ROCKERY
FL = FLOW LINE	TW = TOP OF SIDEWALK
G = GAS MAIN	TYP = TYPICAL
HC = HANDICAP PARKING STALL	W = WATER
IE = NVERT ELEVATION	VP = VENT PIPE
LS = LANDSCAPE	(P) = PER PLAT UNDER RECORDING
OHP = OVERHEAD POWER	(M) = MEASURED DATA
P = PROPERTY LINE	(R) = RECORD DATA
LPT = POINT	

SIGNALIZATION

SYMBOL		DESCRIPTION
EXST	PROP	
		AERIAL: AERIAL DISCONNECT
		AERIAL TERMINAL COMPARTMENT
		DETECTORS: DETECTOR LOOP TYPE I
		DETECTOR LOOP TYPE II
		PEDESTRIAN DETECTOR
		EMERGENCY VEHICLE INDICATOR LIGHTS:
		FLASHING WARNING SYSTEM
		INDICATOR LIGHTS
		EVP SENSOR
		EVP SENSOR W/ INDICATOR LIGHTS
		J BOX /CONTROLLERS: JUNCTION BOX (TYPE I, II, III)
		CONTROL CABINET
		SERVICE CABINET
		NOTES: POLE NOTE
		WIRE NOTE

SIGNALIZATION

SYMBOL		DESCRIPTION
EXIST.	PROP.	
		POLES: PEDESTRIAN PUSHBUTTON POST W/ PUSHBUTTON
		SIGNAL POLE TYPE I *
		SIGNAL POLE TYPE II *
		SIGNAL POLE TYPE III *
		STREET LIGHT ASSEMBLY
		RAILROAD CROSSING: R/R CROSSING GATE
		R/R CROSSING SIGNAL
		SIGNAL HEADS: PEDESTRIAN SIGNAL HEAD
		VEHICLE SIGNAL HEAD
		TRAFFIC SIGNS: SIGN *
		BRIDGE
		CANTILEVERED
		DOUBLE POST
		SINGLE POST

SURFACES

		ASPHALT
		CLEARING LIMITS
		CONCRETE
		FILTER FABRIC FENCE
		INTERCEPTOR SWALE
		PARKING COUNT

WATER

SYMBOL		DESCRIPTION
EXST	PROP	
		CAP /PLUG
		COUPLING
		GUARD POST
		REDUCER
		THRUST BLOCK
		SPRINKLER HEAD
		WATER METER
		FIRE HYDRANTS: 2-NOZZLE 3-NOZZLE
		JOINTS: FLANGE/BLIND FL
		MECHANICAL
		PUSH-ON/HUB
		THREAD
		VALVES: AIR RELIEF
		BLOW-OFF
		BUTTERFLY
		CHECK
		GATE/GENERAL
		PLUG VALVE
		ADAPTER, FL. x M.J.
		BENDS: 90 DEGREE BEND, FL. 45 DEGREE BEND, FL. 22.5 DEGREE BEND, FL. 11.25 DEGREE BEND, FL. 90 DEGREE BEND, M.J. 45 DEGREE BEND, M.J. 22.5 DEGREE BEND, M.J. 11.25 DEGREE BEND, M.J. M.J. VERTICAL BEND, FL. VERTICAL BEND, M.J.
		REDUCERS: REDUCER, FL. REDUCER, M.J. REDUCER, M.J. x FL. REDUCER, M.J. x P.E. REDUCER, P.E. x M.J. FL. x M.J.
		TEES: TAPPING TEE & VALVE FL. x M.J. TEE, FL. TEE, M.J. TEE, M.J. x FL.
		VALVES: BUTTERFLY VALVE FL. x M.J. BUTTERFLY VALVE, M.J. GATE VALVE, FL. x M.J. GATE VALVE, M.J.

SURVEY

SYMBOL		DESCRIPTION
THEOR./ EXIST.	FOUND/ PROP.	
		ANGLE POINT
		BENCH MARK
		BLOCK CORNER
		IRON PIPE
		MONUMENT (IN CASE)
		MONUMENT (SURFACE)
		OWNERSHIP TIE
		SECTION DATA:
		SECTION CENTER
		SECTION CORNER
		QUARTER CORNER
		SIXTEENTH CORNER
		CLOSING CORNER
		MEANDER CORNER
		WITNESS CORNER
		SOIL BORING
		SPOT ELEVATION
		TAX LOT / ASSESSOR NUMBER

UTILITIES

SYMBOL		DESCRIPTION
EXST	PROP	
		GAS METER
		GAS VALVE
		GAS VENT/BLOW-OFF
		PAD MOUNTED TRANSFORMER
		POWER VAULT
		TRANSMISSION TOWER
		UTILITY POLE
		UTILITY POLE ANCHOR
		TELEPHONE RISER
		TELEPHONE VAULT
		TELEPHONE BOOTH
		MISC UTIL BOX
		MISC UTIL MANHOLE
		CONDUIT
		GUY POLE
NOTES: EXISTING UTILITY COLORS CORRESPOND TO COLOR CODE SPECIFIED BY THE UTILITIES UNDERGROUND LOCATION CENTER AS FOLLOWS:		
ELECTRIC/POWER - RED (1) GAS & OIL - YELLOW (2) PHONE & CATV - ORANGE (30) WATER - BLUE (5) SEWER - GREEN (106)		

SANITARY/STORM

SYMBOL		DESCRIPTION
EXIST.	PROP	
		SAN. SEWER CLEAN OUT
		SAN. SEWER MANHOLE
		STORM DRAIN CATCH BASIN
		STORM DRAIN * CULVERT
		MANHOLE STORM DRAIN
		STORM DRAIN DRYWELL
		STORM DRAIN INLET
		SEPTIC TANK
		LOG WEIR
		STORM DRAINAGE RESTRICTOR/OIL POLLUTION CONTROL DEVICE

SURFACE FEATURES

SYMBOL		DESCRIPTION
EXST	PROP	
		BUS STOP
		EMBANKMENT
		MAIL BOX
		RIP RAP
		ROCKERY
		SHRUB
		SIGN
		TREE (Conifer)
		TREE (Deciduous)
		YARD LIGHT
		MARSH/WETLANDS

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

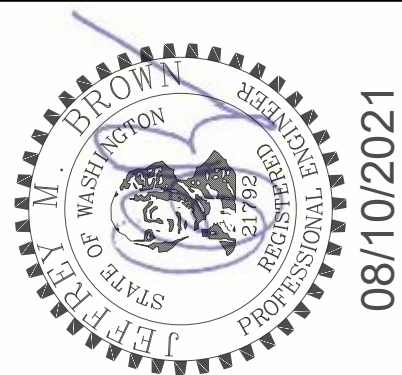
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10TH Street
Development Project
Master Legend

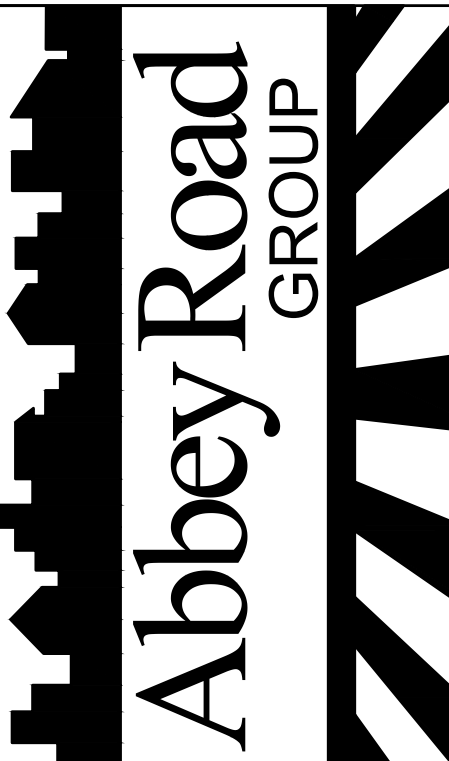
P.O. BOX 280
PUYALLUP, WA 98371

FOR: Greg Helle

P.O. BOX 280
PUYALLUP, WA 98371



Abbey Road Group
Land Development
Services Company, LLC
2102 E MAIN AVE, SUITE 109
PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159



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.

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JOB # 04-173

DESIGNED BY: PB

DEVELOPMENT REVIEW: PB

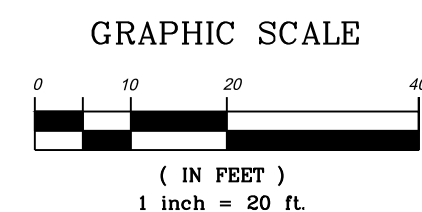
APPROVED BY: PB

DRAFTED BY: CL

DATE: 08/10/21

SHEET: C1.02

CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON
EXISTING CONDITIONS



NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
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FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

10TH Street Development Project Existing Conditions

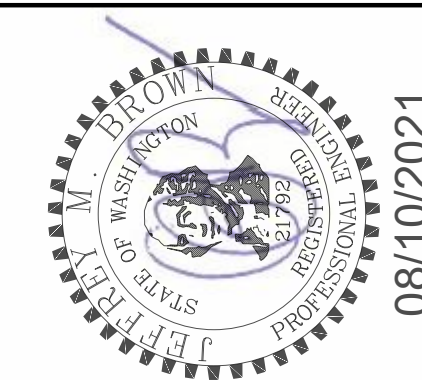
P.O. BOX 280
PUYALLUP, WA 98371

TITLE:

Greg Helle

P.O. BOX 280
PUYALLUP, WA 98371

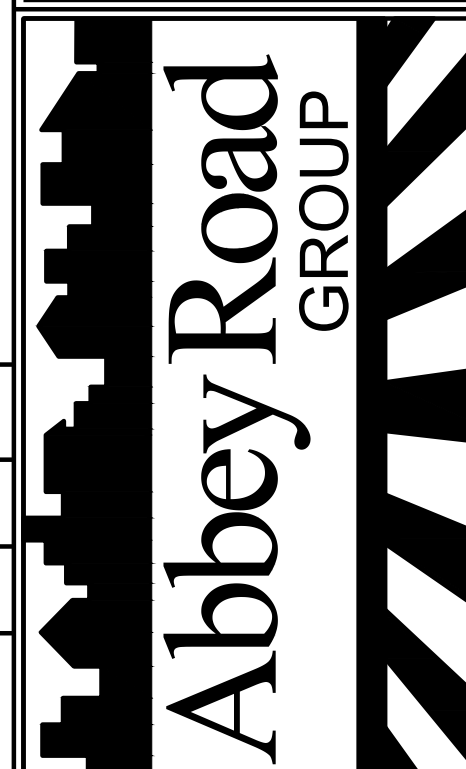
FOR:



08/10/2021

Abbey Road Group
Land Development
Services Company, LLC

PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159



File: I:\PROJECTS FILES (ACTIVE)\04-173, 10th Street Duplex 2017\DESIGNS\Engineering\04-173-01 Engineering set.dwg
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 Plotted: 8/18/2021 11:37 AM

	O	m	Z
JOB # 04-173			
DESIGNED BY: PB			
DEVELOPMENT REVIEW: PB			
APPROVED BY: PB			
DRAFTED BY: CL			
DATE: 08/10/21			
SHEET:	C103		

REVISIONS:

CHK.	APPR.	DATE:	PER.

Abbey Road

GROUP

**Abbey Road Group
Land Development
Services Company, LLC**

2102 E MAIN AVE., SUITE 109
PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159

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CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON
PROPOSED BLA MAP EXHIBIT

COMBINE LOT 1, LOT 2, AND LOT 3 TO TOTAL 32,158 SF. LOT 4 TO BE MINIMIZED TO 6,868 SF.

PROPOSED
LOT 1
32, 479 SF

EXISTING LOT LINE

EXISTING
LOT 5 (NO CHANGE)
6,799 SF

EXISTING LOT LINE

EXISTING LOT LINE TO BE REMOVED

PROPOSED —
EXISTING LOT
LINE

PROPOSED/NEW
LOT LINE
THROUGH BLA
DOCUMENT

PROPOSED
LOT 4
6, 868 SF

~~EXISTING LOT LINE~~

— EXISTING LOT
LINE TO BE
REMOVED

65.9' \pm (C)
65.48 \pm (DEED)

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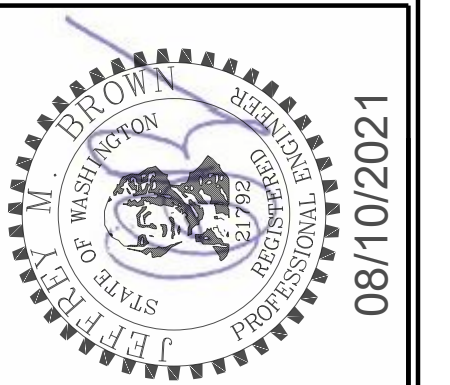
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10TH Street
Development Project
Proposed BLA Map Exhibit
P.O. BOX 280
PUYALLUP, WA 98371

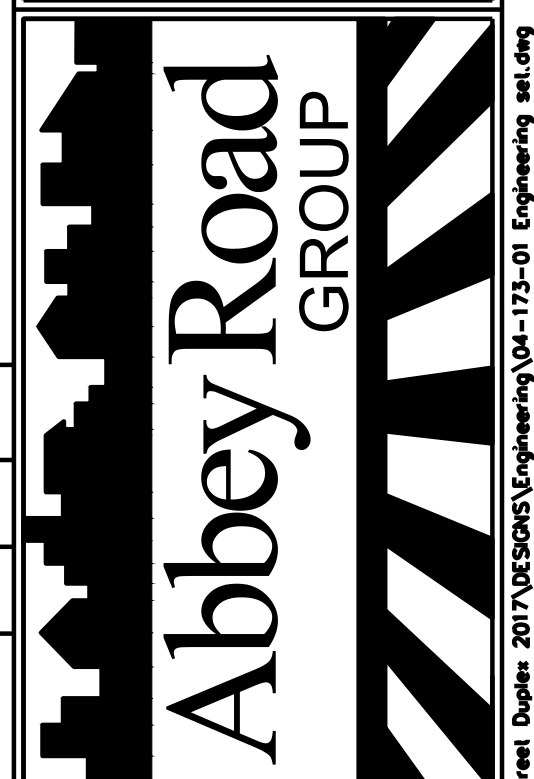
Greg Helle

F.O. BOX 280
PUYALLUP, WA 98371



**Abbey Road Group
Land Development
Services Company, LLC**


2102 E MAIN AVE, SUITE 109
PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159



Collected: 8/18/2021 11:37 AM Plotted By: Cecile Lunceford

	JOB #	04-173								
	DESIGNED BY:	PB								
	DEVELOPMENT REVIEW:	PB								
	APPROVED BY:	PB								
	DRAFTED BY:	CL								
	DATE:	08/10/21								
	SHEET:									

Abbey Road Group
Land Development
Services Company, LLC
2102 E MAIN AVE., SUITE 109
PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159



REVISIONS:

BY:	CHK:	APP.	DATE:	PER:

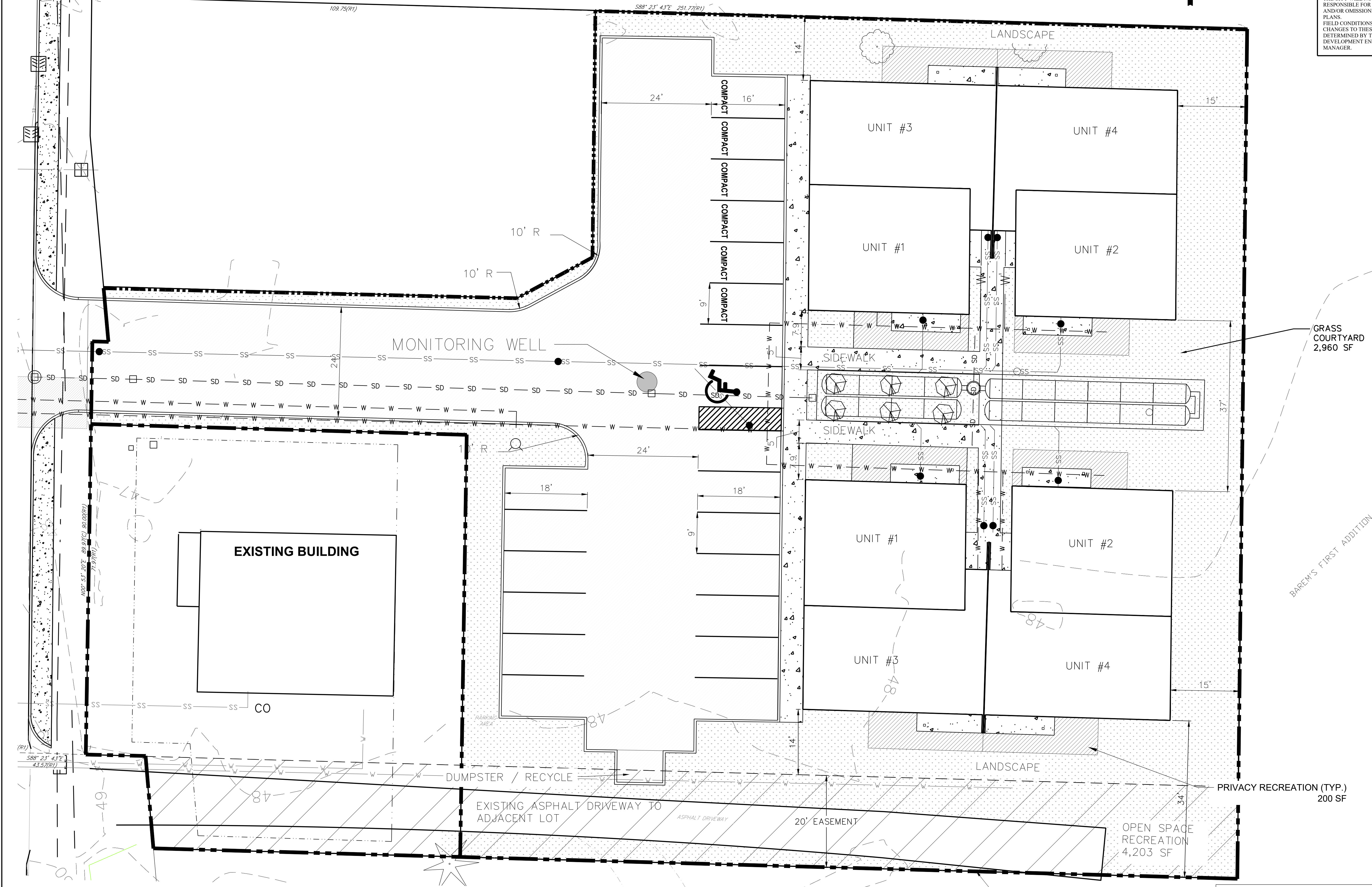
THE I:\PROJECTS\FILES (ACR)\JOB# -173_10th Street Duplex 2017\RESOURCES\Engineering\Job#-173-a-01 Engineering set.dwg

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10TH STREET DEVELOPEMENT PROJECT

SEC 27 / TWP 20 / RGE 4 E, W.M.

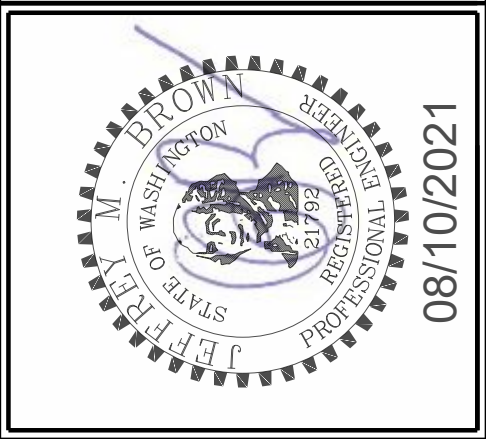
CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON
MONITORING WELL EXHIBIT



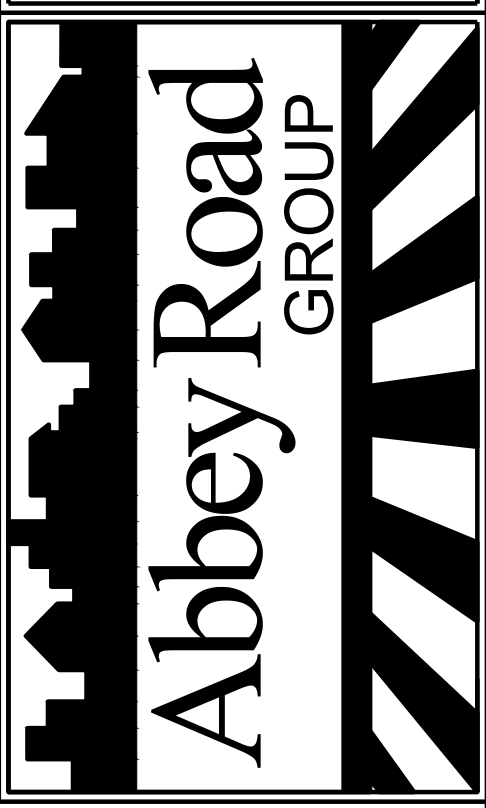
APPROVED
BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING
DATE _____
NOTE: THIS APPROVAL IS VOID
AFTER 180 DAYS FROM APPROVAL
DATE.
THE CITY WILL NOT BE
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AND/OR OMISSIONS ON THESE
PLANS.
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED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

10TH Street
Development Project
Monitoring Well Exhibit
TITLE

FOR: Greg Helle
P.O. BOX 280
PUYALLUP, WA 98371



Abbey Road Group
Land Development
Services Company, LLC
2102 E MAIN AVE, SUITE 109
PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159



REVISIONS:	CHK:	APR:	DATE:	PER:
BY:				
DESIGNED BY: PB				
DEVELOPMENT REVIEW: PB				
APPROVED BY: PB				
DRAFTED BY: CL				
DATE: 08/10/21				
SHEET: C1.05				

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CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON
FLOOR PLAN



NOTE: THIS APPROVAL IS VOID
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MANAGER.

P.O. BOX 280
PUYALLUP, WA 98371

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PUYALLUP, WA 98371



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P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159



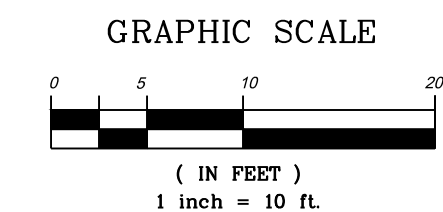
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 Plotted: 8/18/2021 11:37 AM

SHEET: C21

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CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON
GRADING PLAN

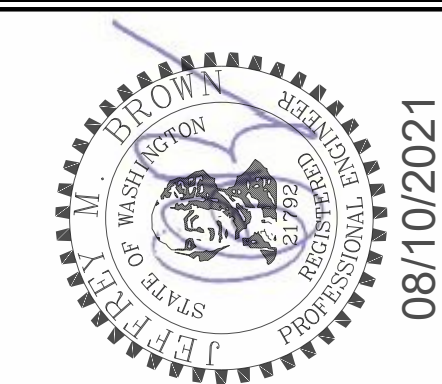


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P.O. BOX 280
PUYALLUP, WA 98371

Greg Helle

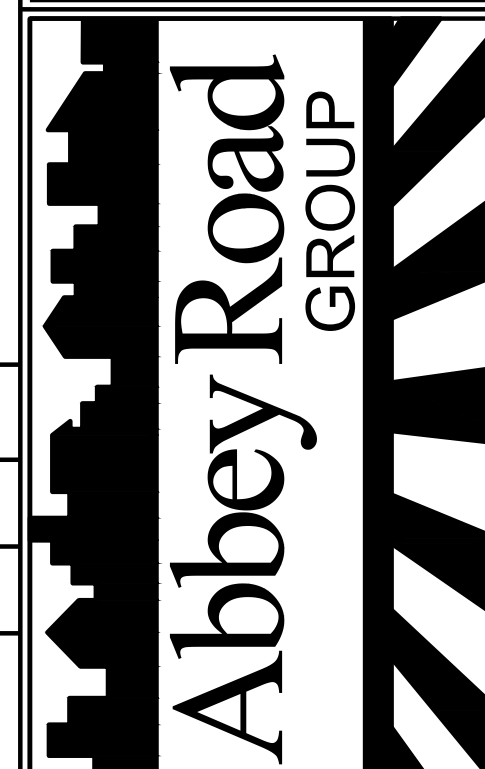
P.O. BOX 280
PUYALLUP, WA 98371



08/10/2021

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Services Company, LLC

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P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159



in Street Duplex: 2017\DESIGNS\Engineering\04-173-01 Engineering set.dwg

BY: _____
REVISIONS: _____

JOB #:04-173

DESIGNED BY:PB

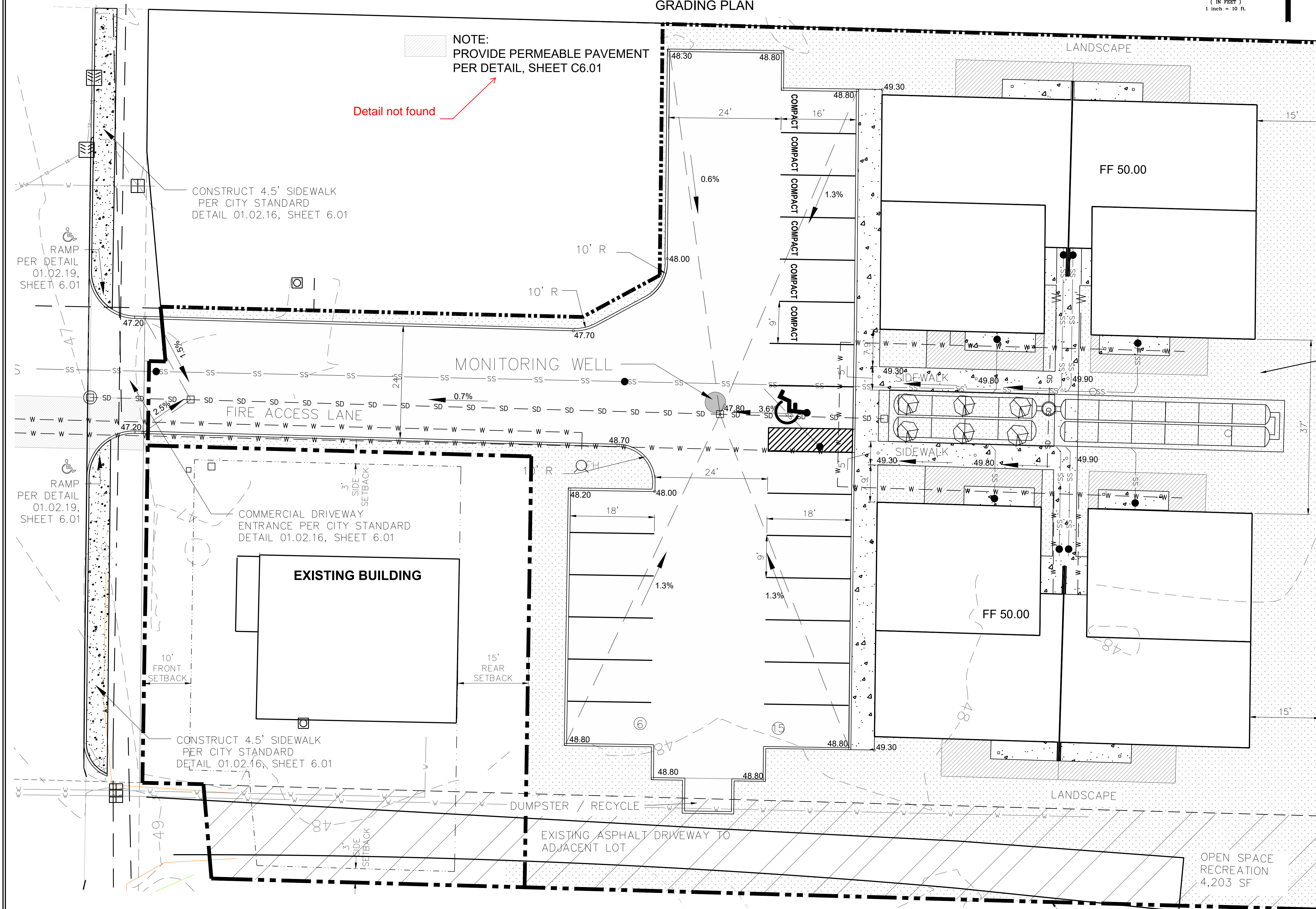
DEVELOPMENT REVIEW
APPROVED BY: PB

DRAFTED BY: C

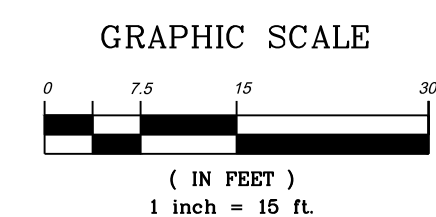
DATE: 08/10/21

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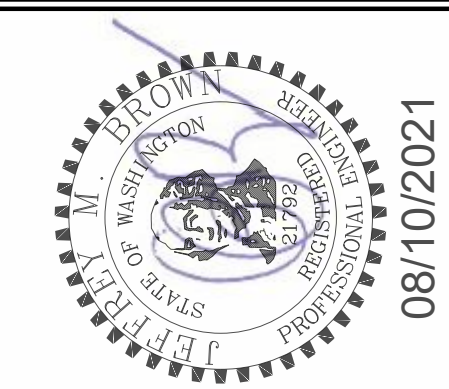
CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON
STORM PLAN



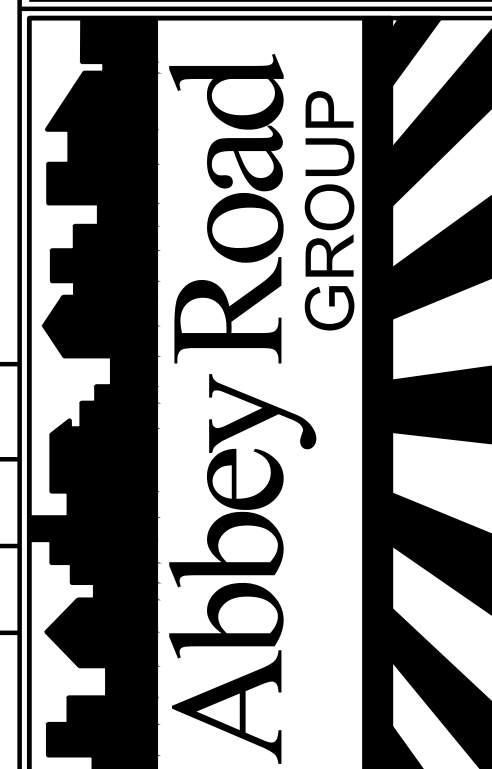
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P.O. BOX 280
PUYALLUP, WA 98371

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PUYALLUP, WA 98371



2102 E MAIN AVE, SUITE 109
PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159



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 Plotted By: Cecile Luncford
 Plotted: 8/18/2021 11:38 AM

REVISIONS:	
BY:	

SHEET: C4.01

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SDCB TYPE I W/GRATE —
RIM = 47.80
IE = 43.95 12" PVC (E,W)
SDCB TYPE I W/GRATE
RIM = 47.00
IE = 42.82 12" PVC (E,W)

CONNECT ROOF —

UNIT #7

UNIT #2

— — — — — 17 —

UNIT #2

— GRASS
COURTYARD
2,960 SF

— CONTECH CHAMBERMAXX
INFILTRATION SYSTEM
(20 CHAMBERS REQUIRED)
BOTTOM EL = 44.30
OVERFLOW EL = 47.80

— PRIVACY RECREATION (TYP.)
200 SF

20' EASEMENT

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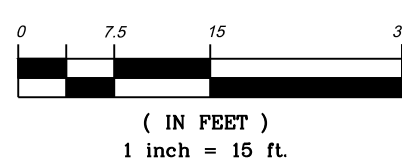
10TH STREET DEVELOPEMENT PROJECT

SEC 27 / TWP 20 / RGE 4 E, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON

WATER PLAN

GRAPHIC SCALE



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE:

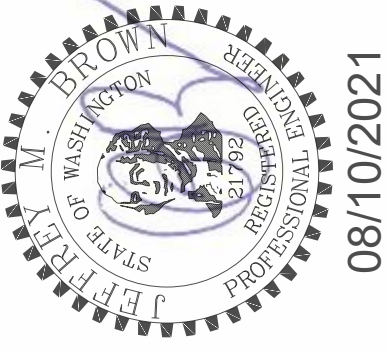
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10TH Street
Development Project
Water Plan

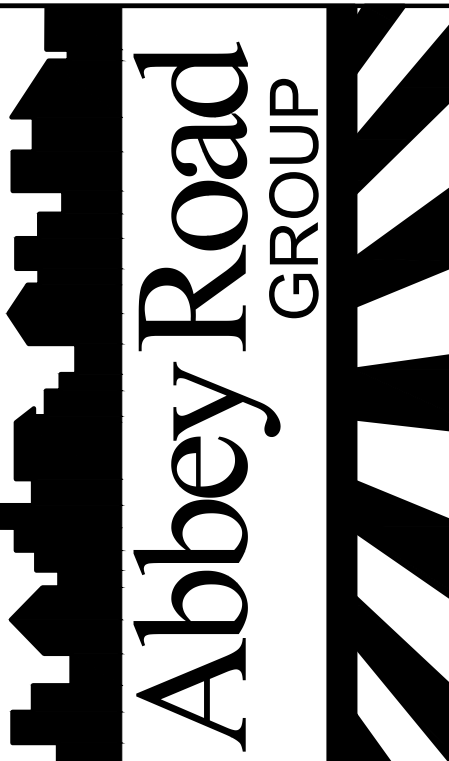
P.O. BOX 280
PUYALLUP, WA 98371

FOR: Greg Helle

P.O. BOX 280
PUYALLUP, WA 98371



Abbey Road Group
Land Development
Services Company, LLC
2102 E MAIN AVE, SUITE 109
PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159



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Plotted By: Cecil Lundgren

REVISIONS:

BY:	CHK:	APR:	DATE:	PER:

JOB # 04-173

DESIGNED BY: PB

DEVELOPMENT REVIEW: PB

APPROVED BY: PB

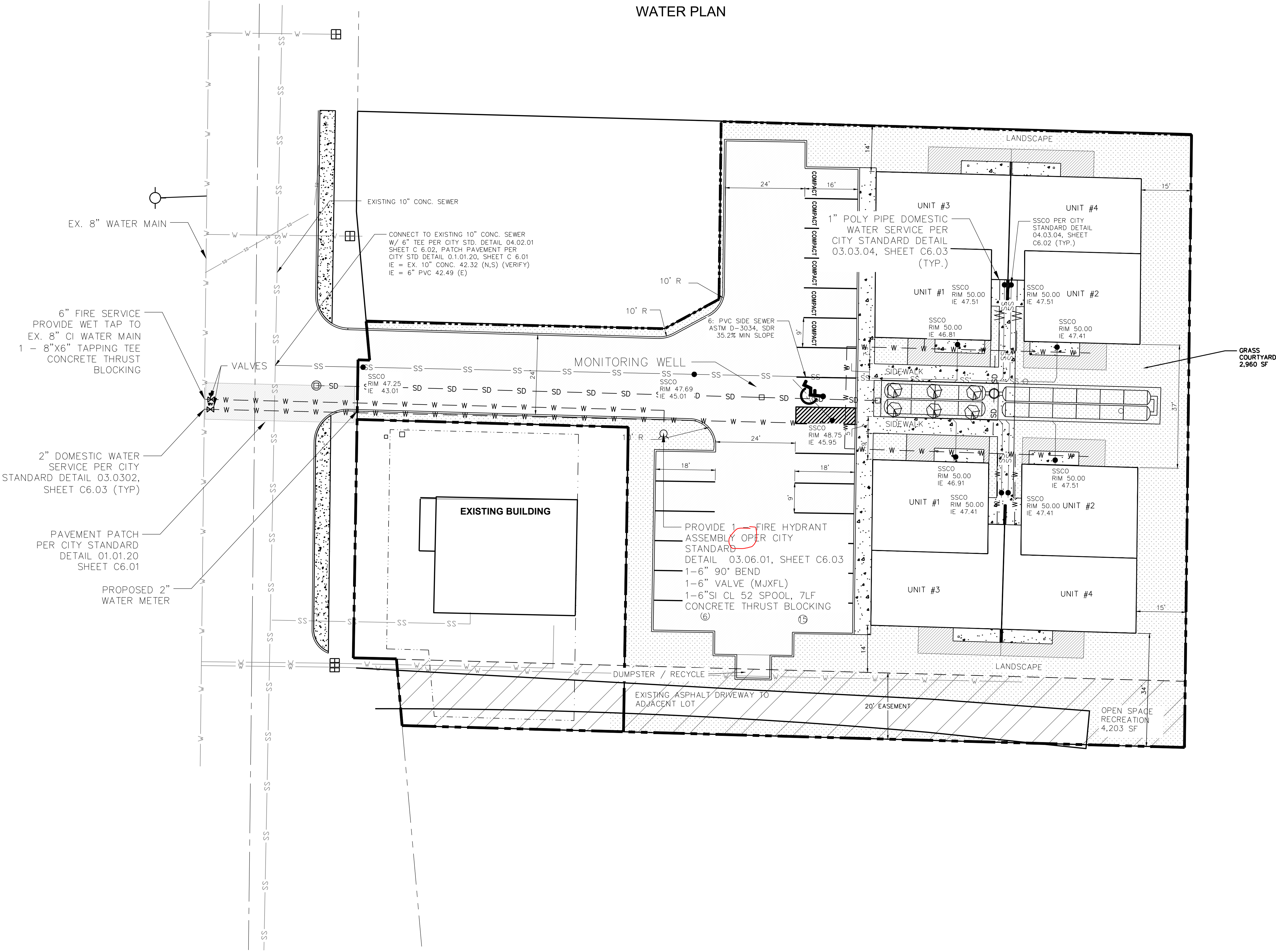
DRAFTED BY: CL

DATE: 08/10/21

SHEET: C5.01

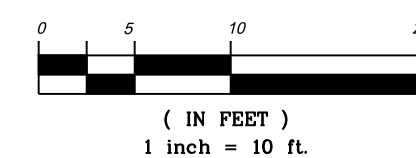
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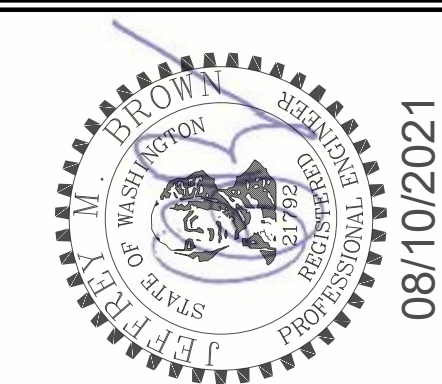
CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON
SANITARY SEWER PLAN



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P.O. BOX 280
PUYALLUP, WA 98371

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Land Development
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PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
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 Printed By: Ceejay L. Crawford
 Date: 11/28/2017 11:28 AM

BY:	
REVISIONS:	

JOB #: 04-173

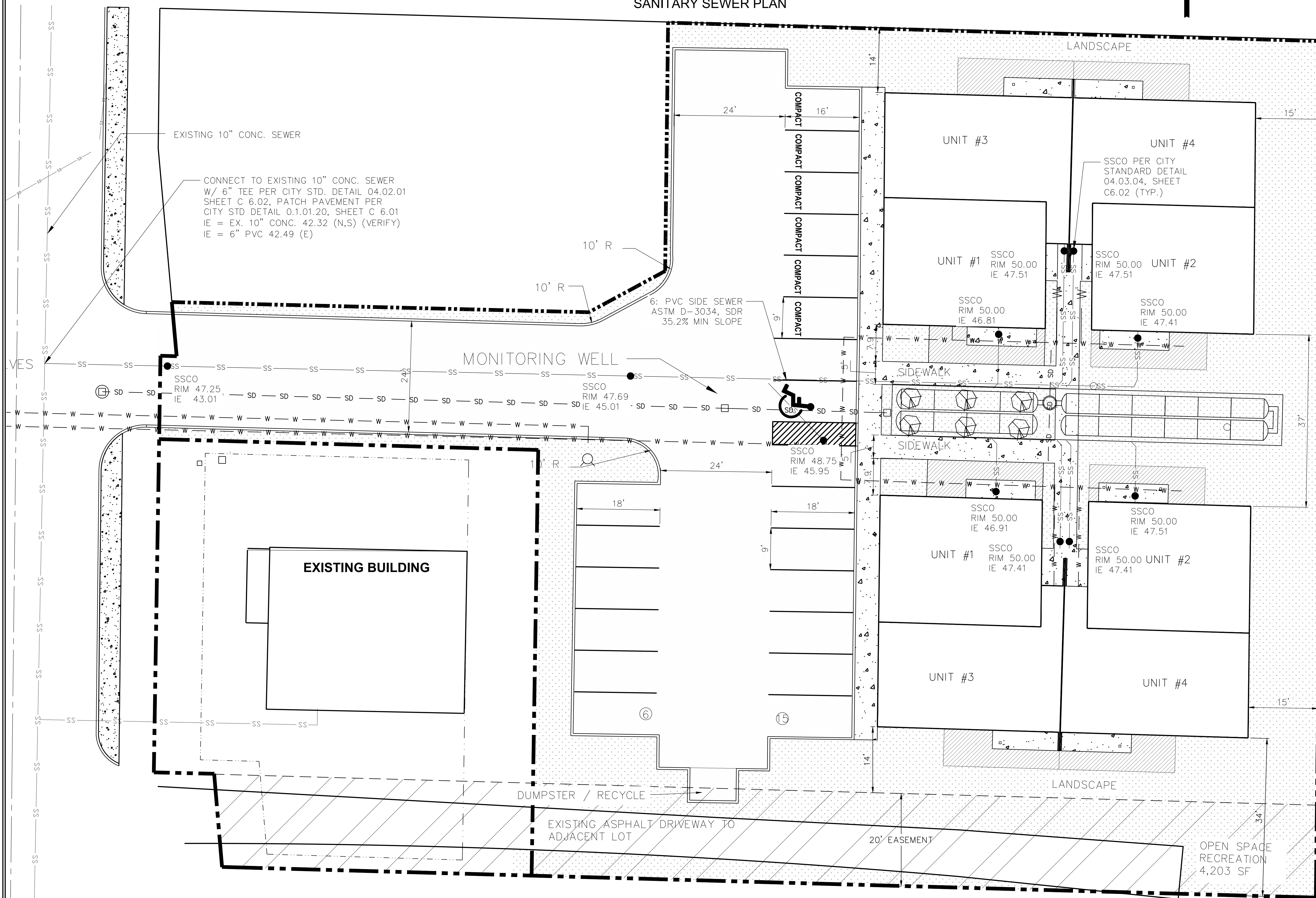
DESIGNED BY:PB

DEVELOPMENT REVIEW
APPROVED BY: PB

DRAFTED BY: C

DATE: 08/10/21

SHEET: C5.02



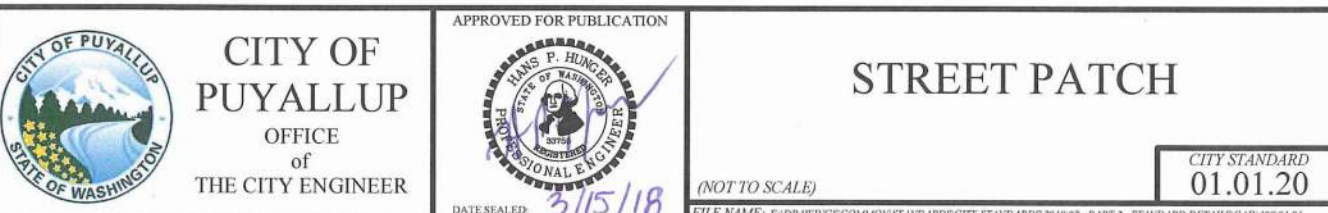
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CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON
NOTES & DETAILS

SITE ASPHALT CROSS SECTION
N.T.S.

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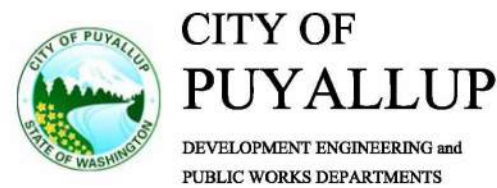
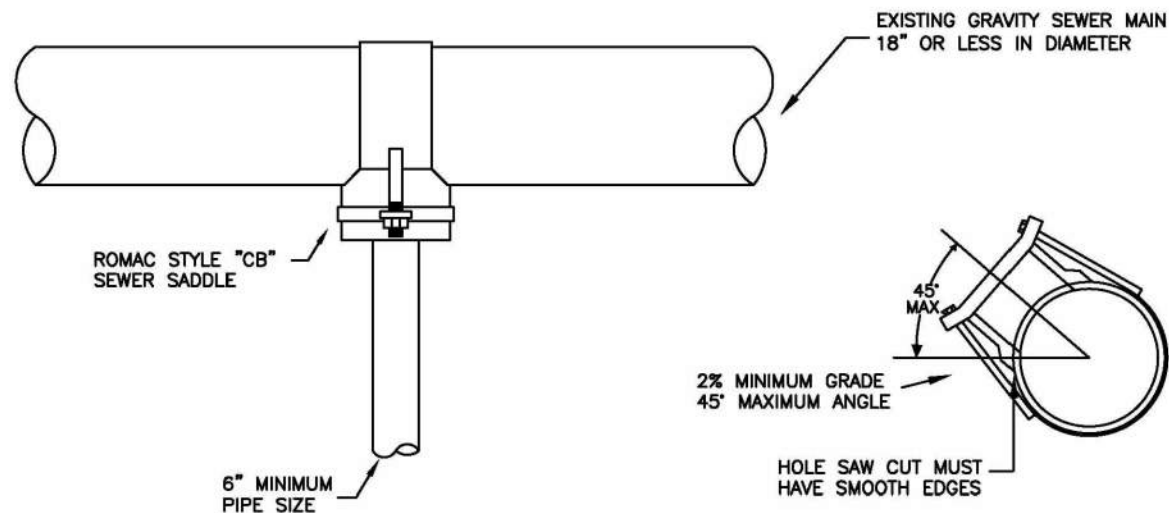
10TH STREET DEVELOPEMENT PROJECT

SEC 27 / TWP 20 / RGE 4 E, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON
NOTES & DETAILS 2

NOTES FOR CONNECTING TAPS ON EXISTING SEWER MAINS

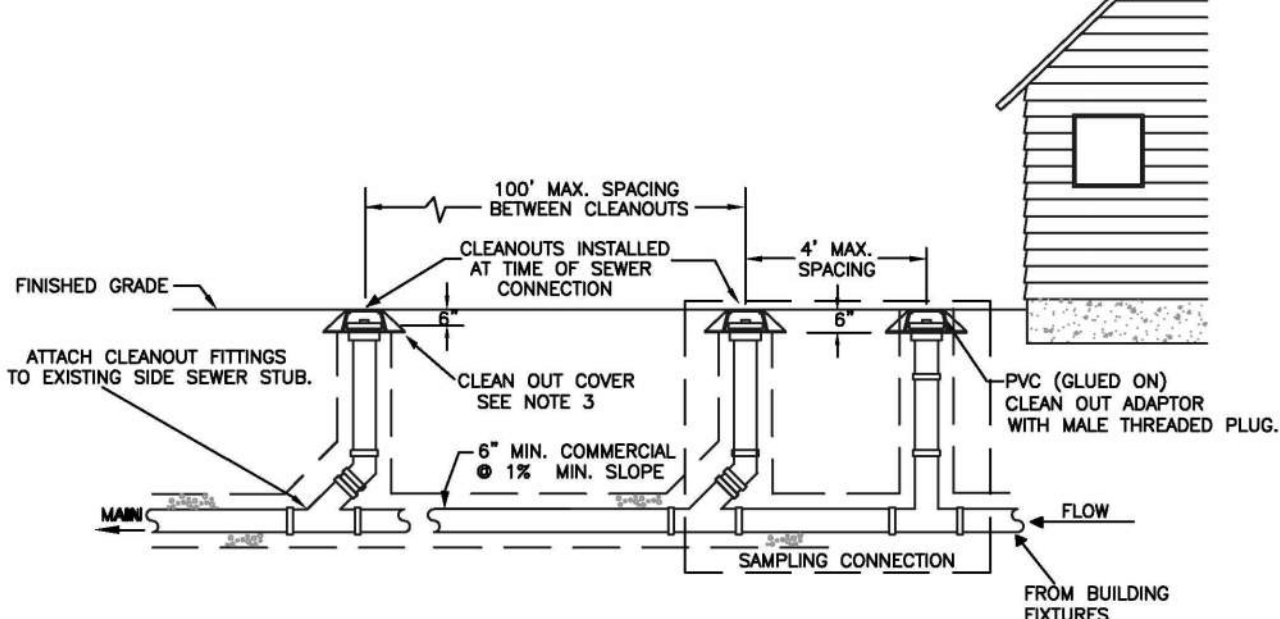
1. THE TEE FITTING SHALL BE A ROMAC INDUSTRIES STYLE "CS" SEWER SADDLE (OR APPROVED EQUAL). ONLY NEW SADDLE AND PARTS SHALL BE INSTALLED. DUE TO PIPE SIZE MATERIALS OR PIPE CONDITION, THE CITY ENGINEER MAY REQUIRE AN ALTERNATE METHOD/MATERIAL BE USED.
2. THE SEWER MAIN TAP SHALL BE CUT WITH A SEWER PIPE TAPPING MACHINE (HOLE SAW) CAPABLE OF RETAINING THE COUPON.
3. THE ROUND HOLE CUT INTO THE SEWER MAIN SHALL BE NO LARGER THAN THE INSIDE DIAMETER OF THE SADDLE GASKET. THE HOLE SAW CUT EDGES SHALL BE SMOOTH.
4. THE COUPON SHALL BE RETAINED AND SURRENDERED TO THE INSPECTOR. THE PERMIT HOLDER WILL PAY ALL COSTS ASSOCIATED WITH THE LOCATION AND RETRIEVAL OF A LOST COUPON. ADDITIONALLY THE PERMIT HOLDER WILL BE HELD LIABLE FOR ANY SUBSEQUENT DAMAGES CAUSED BY A LOST COUPON.
5. BOLTS SHALL BE TORQUED TO MANUFACTURE SPECIFICATIONS, THEN RETORQUED AFTER 10 MINUTES.
6. NO TAPS SHALL BE ALLOWED ON EXISTING SEWER MAINS OVER 18" IN DIAMETER. CONNECTIONS INTO SEWER MAINS OVER 18" IN DIAMETER SHALL INTERSECT THE SEWER MAIN IN A MANHOLE. IN SOME CASES THE CITY ENGINEER MAY ALLOW A VARIANCE TO THIS REQUIREMENT.
7. ALL TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL NO. 06.01.01. ALL ASPHALT REPAIR SHALL BE IN ACCORDANCE WITH CITY STANDARD NO. 01.01.20. ALL ADDITIONAL UTILITY AND RIGHT OF WAY REPAIRS SHALL BE IN ACCORDANCE WITH THE "CITY STANDARDS" MANUAL.
8. THE CITY OF PUYALLUP WILL CONDUCT A "SEWER MAIN VIDEO INSPECTION" OF THE SEWER TAP. THE PERMIT HOLDER WILL BE REQUIRED TO REPAIR ANY SEWER TAP CONSTRUCTION DEFECTS FOUND BY THE CITY INSPECTORS. THE COST OF ALL REPAIRS AND SUBSEQUENT "SEWER MAIN VIDEO INSPECTIONS" WILL BE THE RESPONSIBILITY OF THE PERMIT HOLDER. THE DAMAGE DEPOSIT POSTED BY THE BUILDER WILL BE HELD UNTIL PROBLEMS ARE CORRECTED. DUE TO PUBLIC HEALTH AND SAFETY, BUILDING OCCUPANCY WILL NOT BE ALLOWED UNTIL REPAIRS ARE COMPLETED AND ACCEPTED BY THE CITY ENGINEER.



SEWER MAIN TAP

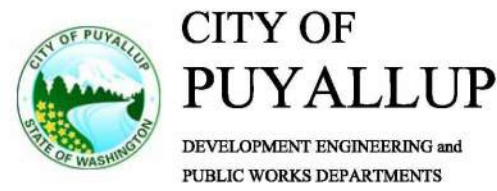
DESIGNED BY: JIM BROWN 05/03/04	CHECKED BY: LINDA LIAN 05/03/04	APPROVED BY: COLLEEN BARBER 05/03/04	REVISED BY: NONE 05/03/04	CITY STANDARD 04.02.01
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SIDE SEWER CONNECTION



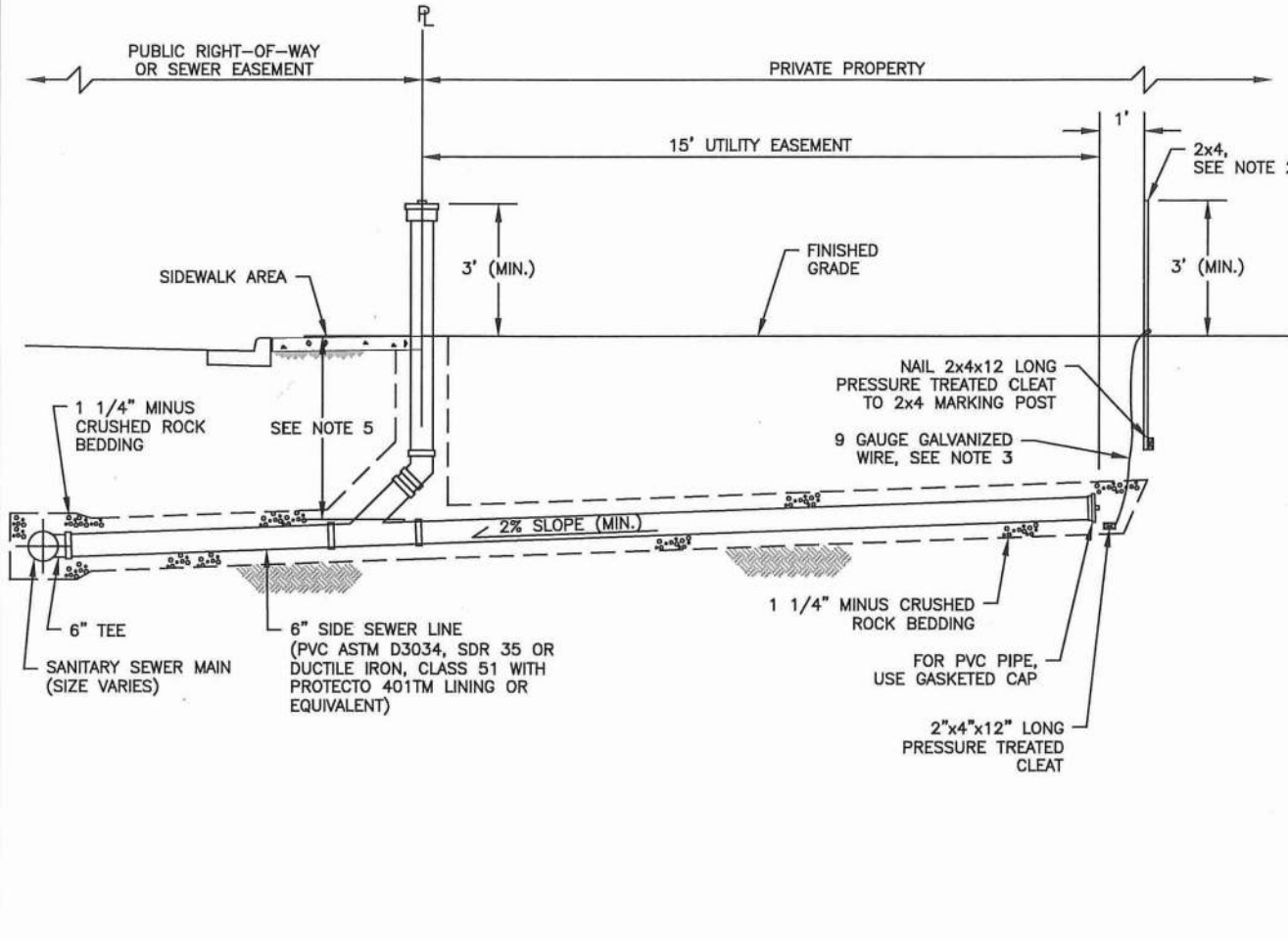
NOTES

1. SAMPLING CONNECTION SHALL BE INSTALLED OUT SIDE WITH UNOBSTRUCTED ACCESS AT ALL TIMES.
2. A SAMPLING CONNECTION SHALL BE INSTALLED FOR EACH COMMERCIAL / RETAIL UNIT OR SPACE.
3. CLEAN OUT AND SAMPLING CONNECTION COVERS:
A) FOR NON-VEHICULAR TRAFFIC INSTALLATIONS USE "CARSON" MODEL 910 GREEN YARD BOX WITH BOLT DOWN LID MARKED SEWER OR APPROVED EQUAL.
B) FOR ASPHALT, GRAVEL, OR TRAFFIC INSTALLATIONS SEE CITY STANDARD DETAIL NO. 04.03.05 FRAME AND COVER SECTION.
4. EACH CLEANOUT ASSEMBLY SHALL CONSIST OF: ONE CLEANOUT ADAPTER, HUB x FEMALE, FIPT, PVC SI AND ONE CLEANOUT PLUG, MOPT WITH RAISED NUT, PVC SDR35.



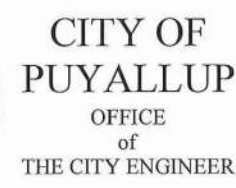
COMMERCIAL SIDE SEWER CONNECTION WITH SAMPLING CONNECTION

DESIGNED BY: JIM BROWN 05/03/04	CHECKED BY: LINDA LIAN 05/03/04	APPROVED BY: COLLEEN BARBER 05/03/04	REVISED BY: NONE 05/03/04	CITY STANDARD 04.03.04
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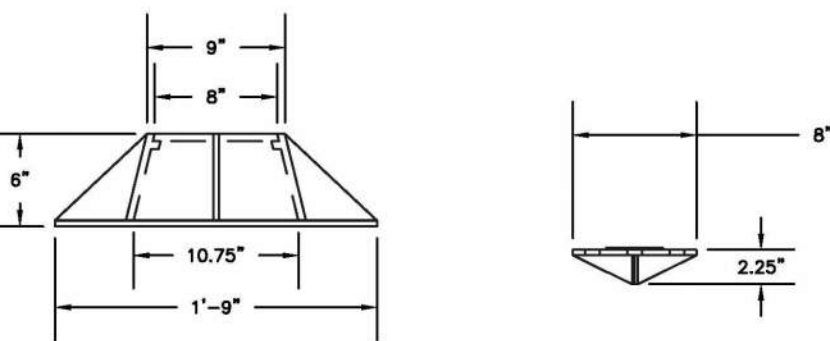
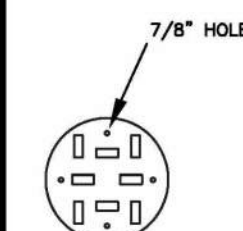
NOTES

1. SIDE SEWER STUBS SHALL BE INSTALLED TO EACH BUILDING LOT DURING PLAT CONSTRUCTION. WHEN A LOT IS BUILT ON, THE SIDE SEWER CONNECTION SHALL BE COMPLETED AS SHOWN IN CITY STANDARD DETAIL NO. 04.03.03.
2. THE TOP ONE (1) FOOT OF THE 2X4X12 LONG PRESSURE TREATED SIDE SEWER MARKER SHALL BE EXPOSED, AND SHALL BE PAINTED TRAFFIC YELLOW AND THE DEPTH PAINTED IN BLACK ON BOTH SIDES OF THE MARKER.
3. NINE (9) GAUGE GALVANIZED WIRE TO BE ATTACHED TO THE 2X4X12 CLEAT AND ATTACHED TO THE MARKER POST ABOVE FINISHED GRADE.
4. IN LOCATION WHERE SIDEWALKS ARE NOT PRESENT NOR REQUIRED THE CONTRACTOR SHALL POUR A CONCRETE COLLAR AS DIRECTED BY THE CITY ENGINEER. SEE CITY STANDARD DETAIL NO. 04.03.05 FOR FRAME AND COVER INFORMATION.
5. END OF SIDE SEWER SHALL HAVE A FIVE (5) FOOT MINIMUM COVER AT THE PROPERTY LINE.
6. SEWER PIPE TRENCHING, BEDDING AND BACKFILL SHALL CONFORM TO CITY STANDARD 06.01.01.

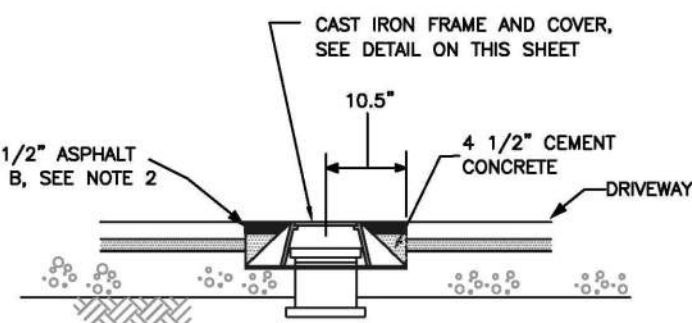


SIDE SEWER STUB WHEN UTILITY EASEMENT EXISTS

NOT TO SCALE
CITY STANDARD 04.03.01

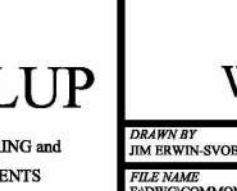
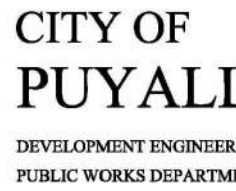


FRAME AND COVER SECTION



NOTES

1. NEAT LINE CUT SHALL BE SEALED AT THE TOP WITH A HOT PAVING GRADE ASPHALT AND FACE OF CUT TACKED.
2. ALL MATERIAL SHALL CONFORM TO THE 1991 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION PREPARED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER.
3. MACHINE BEARING FACES OF FRAME AND COVER TO INSURE POSITIVE FIT.
4. EACH CLEAN OUT ASSEMBLY SHALL CONSIST OF: ONE CLEAN OUT ADAPTER (HUB x FEMALE INSIDE PIPE THREAD, P.V.C. SLIP IN), AND ONE CLEAN OUT PLUG (MALE OUTSIDE PIPE THREAD WITH RAISED NUT, P.V.C. SDR35).



SIDE SEWER CLEAN OUT WHEN PLACED IN DRIVEWAY

DESIGNED BY: JIM BROWN 05/03/04	CHECKED BY: LINDA LIAN 05/03/04	APPROVED BY: COLLEEN BARBER 05/03/04	REVISED BY: NONE 05/03/04	CITY STANDARD 04.03.05
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SANITARY SEWER NOTES:

1. MINIMUM GRADE ON ALL 4 INCH RESIDENTIAL SIDE SEWER SHALL BE 2 PERCENT AND 6 INCH COMMERCIAL SIDE SEWER SHALL BE 1 PERCENT: MAXIMUM SHALL BE 8 PERCENT. ALL SIDE SEWERS SHALL BE 6 INCHES WITHIN THE CITY RIGHT-OF-WAY.
2. SIDE SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD NO'S. .04.03.01 .04.03.02, 04.03.03, 04.03.04. SIDE SEWER INSTALLATION WORK SHALL BE DONE IN ACCORDANCE WITH THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT (WISHA).
3. ALL SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR35, FOR PIPE SIZES 15-INCH AND SMALLER AND ASTM F679, FOR PIPE SIZES 18- TO 27-INCH, OR DUCTILE IRON PIPE CLASS 51 OR GREATER, UNLESS OTHERWISE NOTED. TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD NO. 06.01.01. MINIMUM COVER ON PVC PIPE SHALL BE 3.0 FEET. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
4. SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL CONFORM TO CITY STANDARD NO'S. 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.
5. 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 LADDERS SHALL CONFORM TO CITY STANDARD NO .06.01.04.
6. SANITARY SEWER PIPE AND SIDE SEWERS SHALL BE 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
7. 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 ACCEPTED.
8. ALL PUBLIC SANITARY SEWER MAINS SHALL BE VIDEO INSPECTED PRIOR TO ACCEPTANCE BY THE CITY OF PUYALLUP'S WATER COLLECTION DIVISION.
9. 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.
10. 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 SOURCE.
11. ALL SANITARY SEWER SHALL BE MANDREL TESTED.

APPROVED

BY: _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE: _____

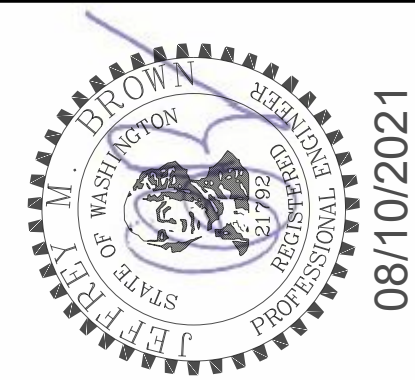
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10TH Street
Development Project
Notes & Details 2

P.O. BOX 280
PUYALLUP, WA 98371

Greg Helle

P.O. BOX 280
PUYALLUP, WA 98371



Abbey Road Group
Land Development
Services Company, LLC
2102 E MAIN AVE, SUITE 109
PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159



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.

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REVISIONS:

BY: _____
CHK: _____
APR: _____
DATE: _____
PER: _____

JOB # 04-173

DESIGNED BY: PB

DEVELOPMENT REVIEW: PB

APPROVED BY: PB

DRAFTED BY: CL

DATE: 08/10/21

SHEET: C6.02

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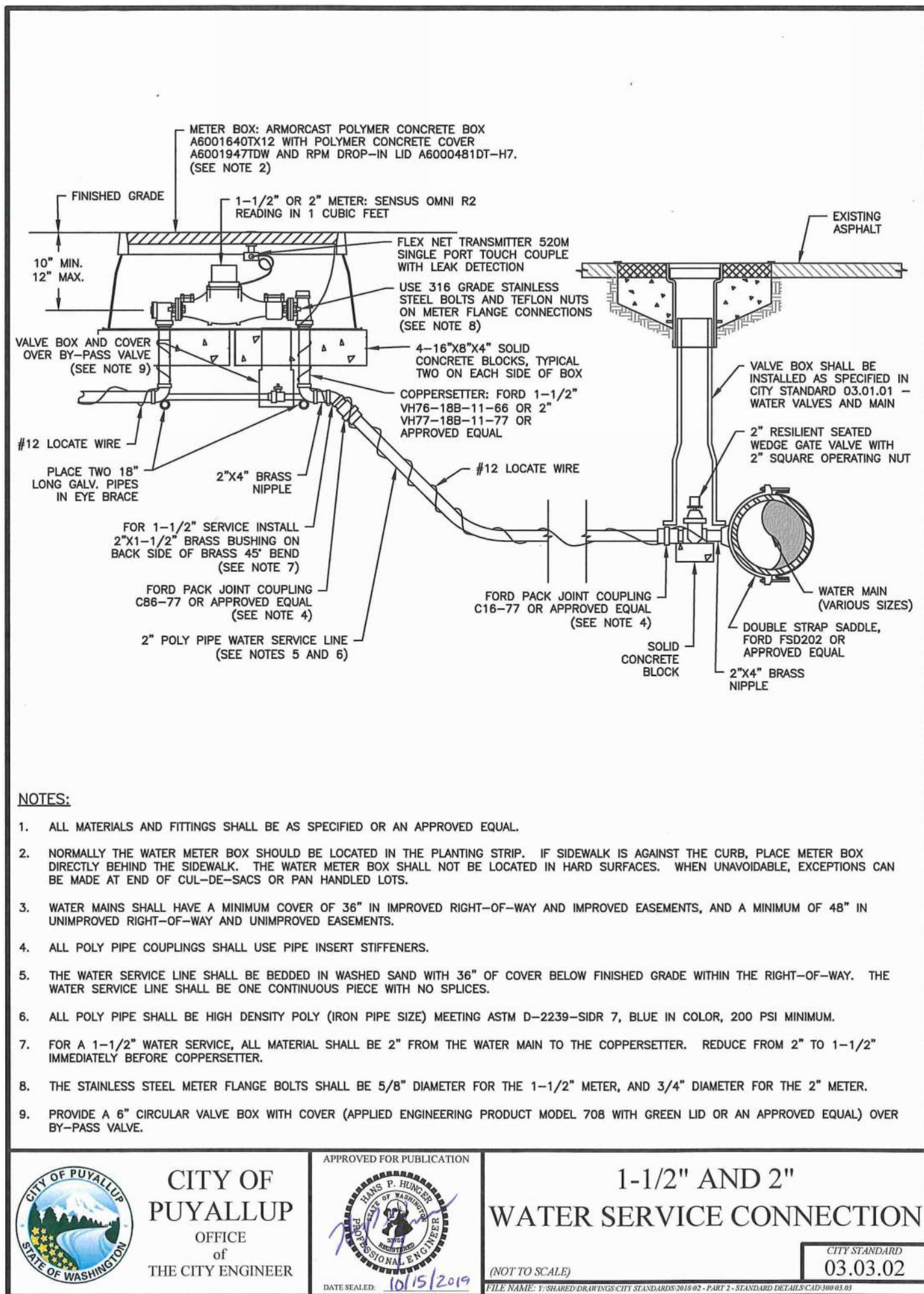
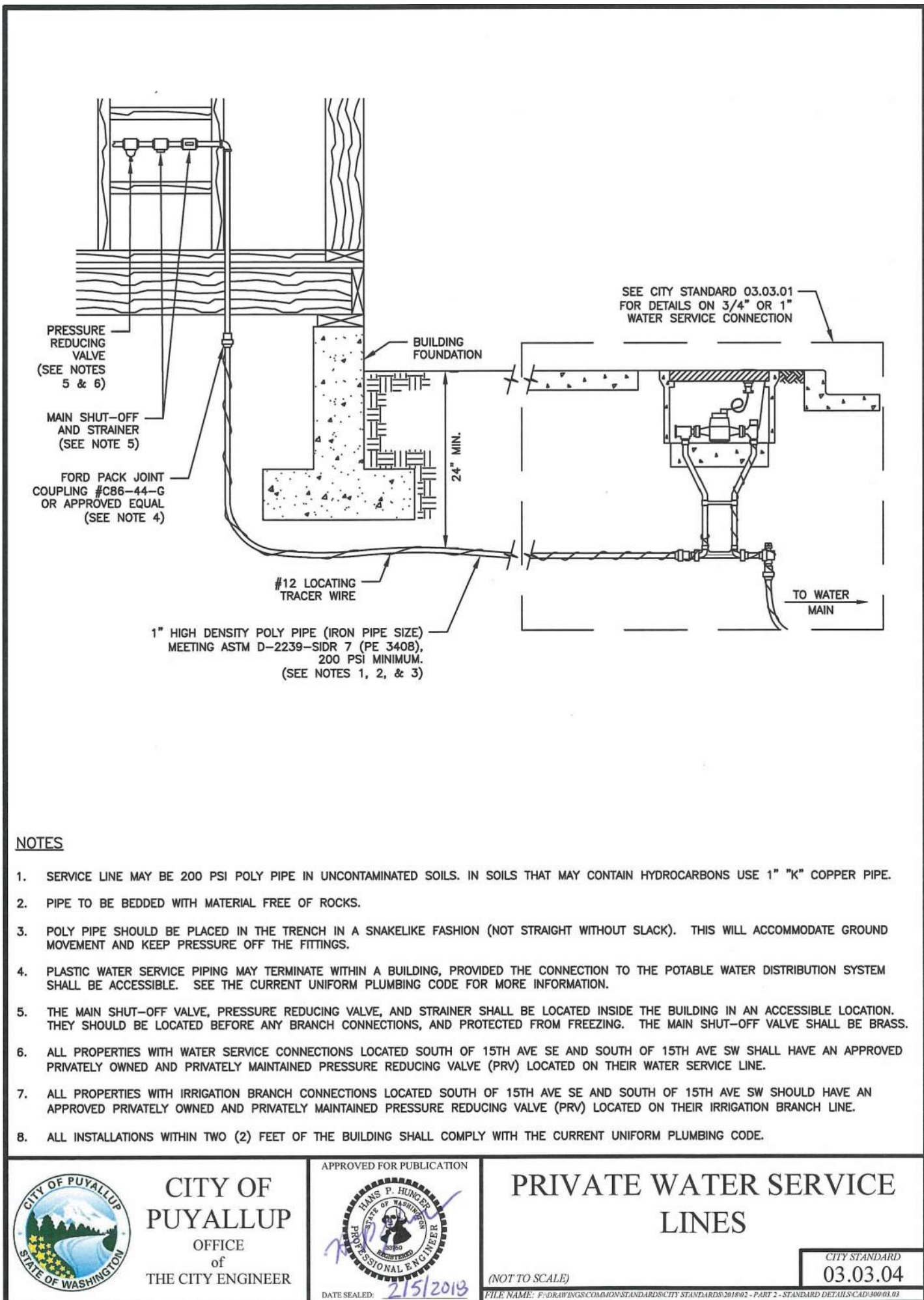
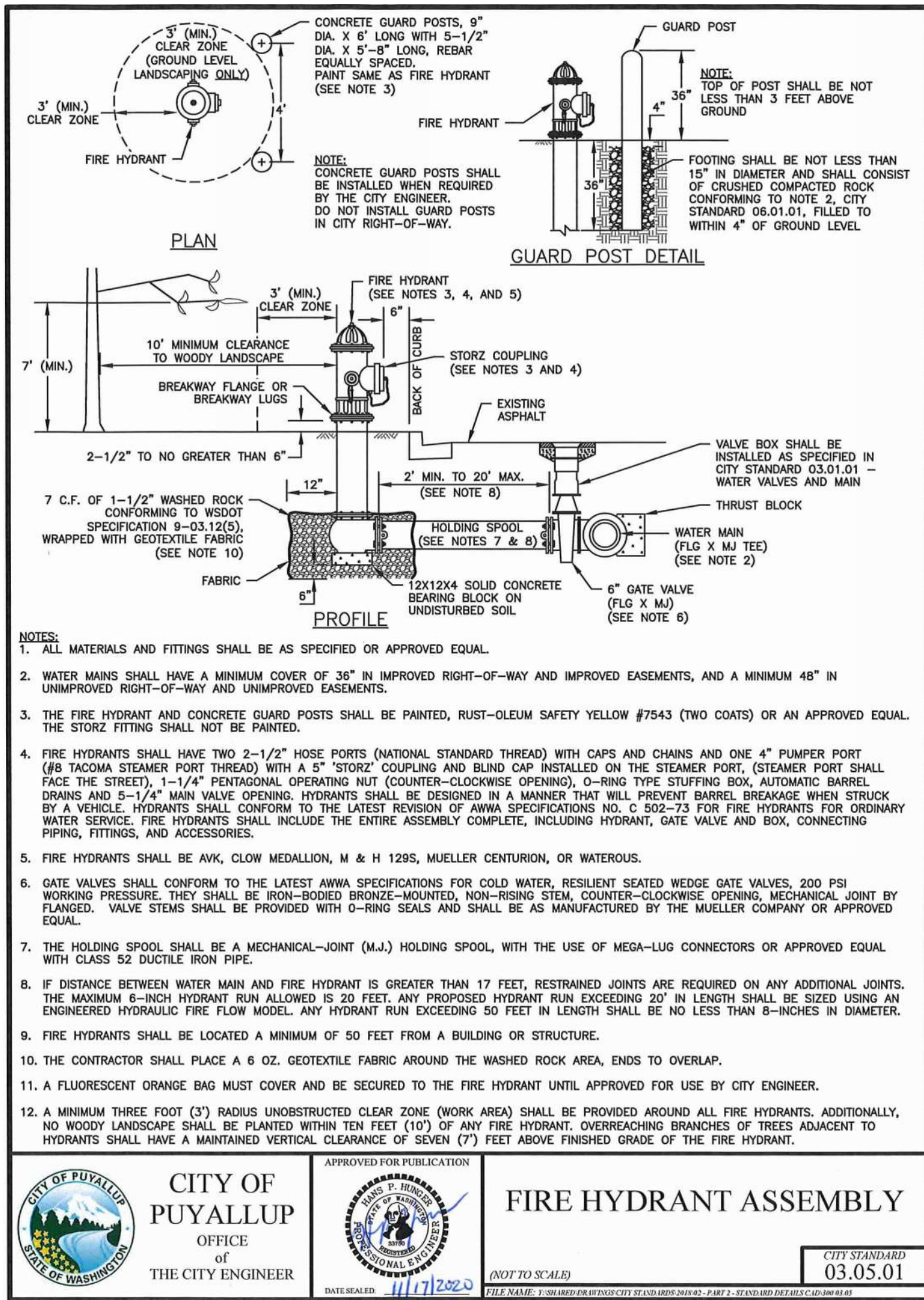
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10TH STREET DEVELOPEMENT PROJECT

SEC 27 / TWP 20 / RGE 4 E, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON

NOTES & DETAILS 3



APPROVED

BY: CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE:

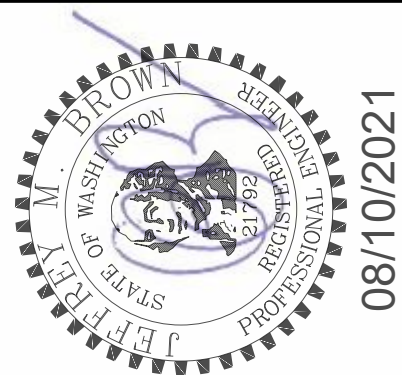
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10TH Street
Development Project
Notes & Details 3

P.O. BOX 280
PUYALLUP, WA 98371

Greg Helle

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WATER SYSTEM NOTES:

1. WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES IN IMPROVED RIGHT-OF-WAY AND A MINIMUM OF 48 INCHES IN UNIMPROVED RIGHT-OF-WAY AND EASEMENTS.
2. PIPE FOR WATER MAINS SHALL BE DUCTILE IRON CONFORMING TO SECTION 7-09 OF THE STANDARD SPECIFICATIONS, CLASS 52 WITH TYTON OR APPROVED EQUAL JOINTS. PIPE SHALL BE CEMENT LINED IN ACCORDANCE WITH A.S.A. SPECIFICATION A21.4-1964.
3. CONNECTIONS TO EXISTING FMW MAINS SHALL TYPICALLY BE WET TAPS THROUGH A TAPPING 'TEE' AND TAPPING VALVE AND SHALL BE MADE BY A CITY-APPROVED CONTRACTOR. THE TAPPING SLEEVE SHALL BE EPOXY COATED OR DUCTILE IRON. STAINLESS SLEEVES SHALL ONLY BE USED ON AC PIPE. THE CITY (OR FMWC, VW, OR TCW WHEN SERVED BY THAT PURVEYOR) SHALL APPROVE THE TIME AND LOCATION FOR THESE CONNECTIONS.
4. ALL WATER MAINS AND APPURTENANCES SHALL BE HYDROSTATICALLY TESTED AT 200 PSI IN ACCORDANCE WITH CITY STANDARDS.
5. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 03.05.01 AND AS DIRECTED BY THE CITY OF PUYALLUP FIRE CODE OFFICIAL.
6. VALVE MARKER POSTS SHALL BE INSTALLED WHERE VALVE BOXES ARE HIDDEN FROM VIEW OR IN UNPAVED AREAS. THE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL 03.01.02.
7. RESILIENT SEATED WEDGE GATE VALVES SHALL BE USED FOR 10-INCH MAINS AND SMALLER. BUTTERFLY VALVES SHALL BE USED FOR MAINS GREATER THAN 10 INCHES.
8. PIPE FITTING FOR WATER MAINS SHALL BE DUCTILE IRON AND SHALL BE MECHANICAL JOINT CONFORMING TO AWWA SPECIFICATION C111-72.
9. WATER MAIN PIPE AND SERVICE CONNECTIONS SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
10. WHERE A WATER MAIN CROSSES THE NORTHWEST GAS PIPELINE, THE WATER LINE SHALL BE CASED WITH PVC PIPE A MINIMUM OF 10 FEET BEYOND EACH SIDE OF THE GAS LINE EASEMENT. CONTACT NORTHWEST GAS BEFORE THE CROSSING IS MADE.
11. TRENCHING, BEDDING, AND BACKFILL FOR WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 06.01.01.
12. ALL COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, IRRIGATION SYSTEMS, AND MULTIFAMILY WATER SERVICE CONNECTIONS SHALL BE PROTECTED BY A DOUBLE CHECK VALVE ASSEMBLY OR A REDUCED PRESSURE BACKFLOW ASSEMBLY AS DIRECTED BY THE CITY (OR FMWC, VW, OR TCW WHEN SERVED BY THAT PURVEYOR. CONFORMING TO CITY STANDARD DETAILS 03.04.01 ZNC 03.04.02-1, 03.04.02-2 AND 03.04.03
13. ANY LEAD JOINT FITTING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH A MECHANICAL FITTING AT CONTRACTOR EXPENSE.

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REVISIONS:

BY: CHK: APR: DATE: PER:

DESIGNED BY: PB

DEVELOPMENT REVIEW: PB

APPROVED BY: PB

DRAFTED BY: CL

DATE: 08/10/21

SHEET: C6.03

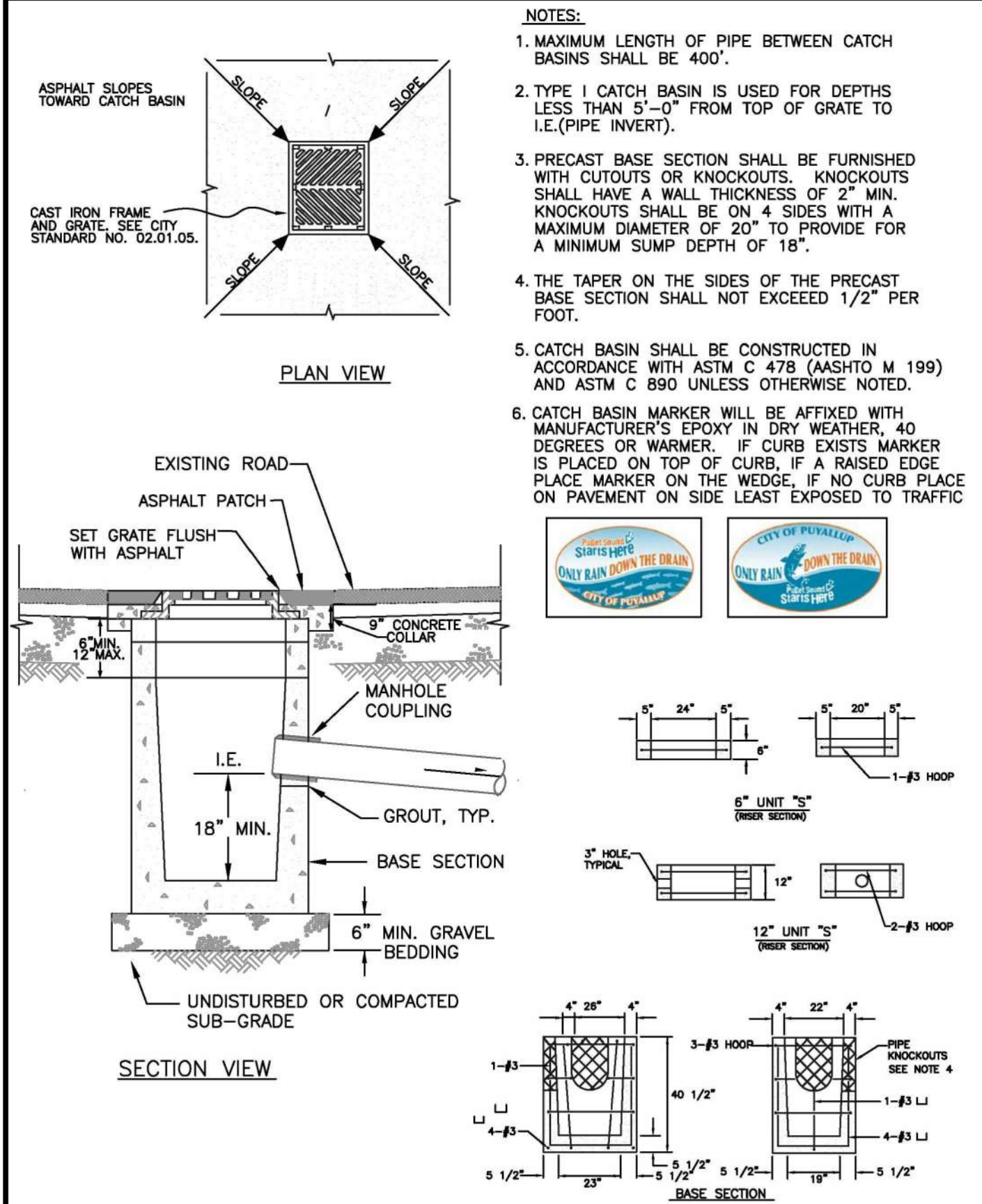
JOB #: 04-173

10TH STREET DEVELOPEMENT PROJECT

SEC 27 / TWP 20 / RGE 4 E, W.M.

CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON

NOTES & DETAILS 4



CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

DESIGNED BY: LINDA LANSING

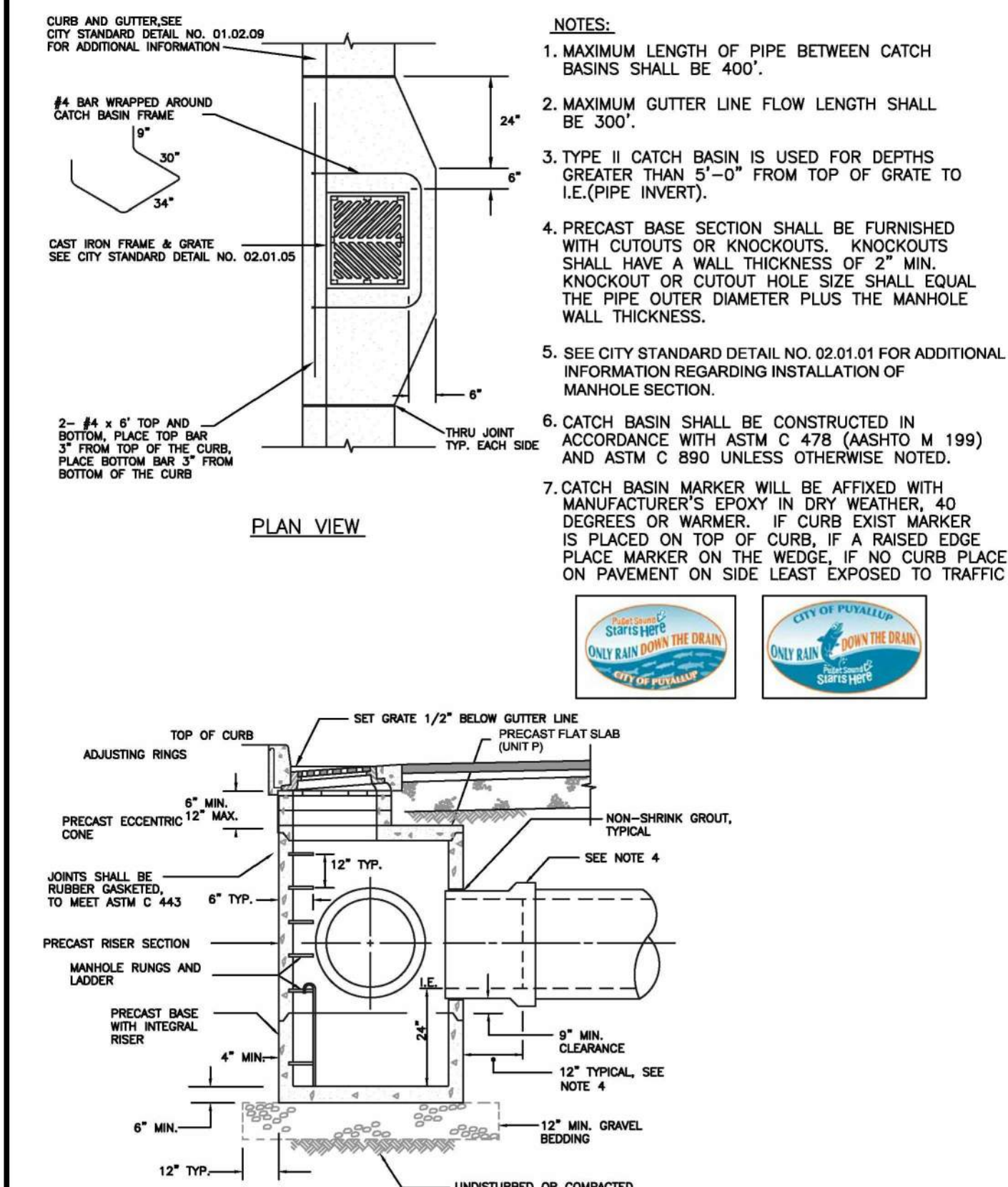
CHECKED BY: LINDA LANSING

APPROVED BY: COLLEEN HARRIS

DATE APPROVED: 08/10/2021

SCALE: NTS

CITY STANDARD: 02.01.02



CITY OF PUYALLUP

DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

DESIGNED BY: LINDA LANSING

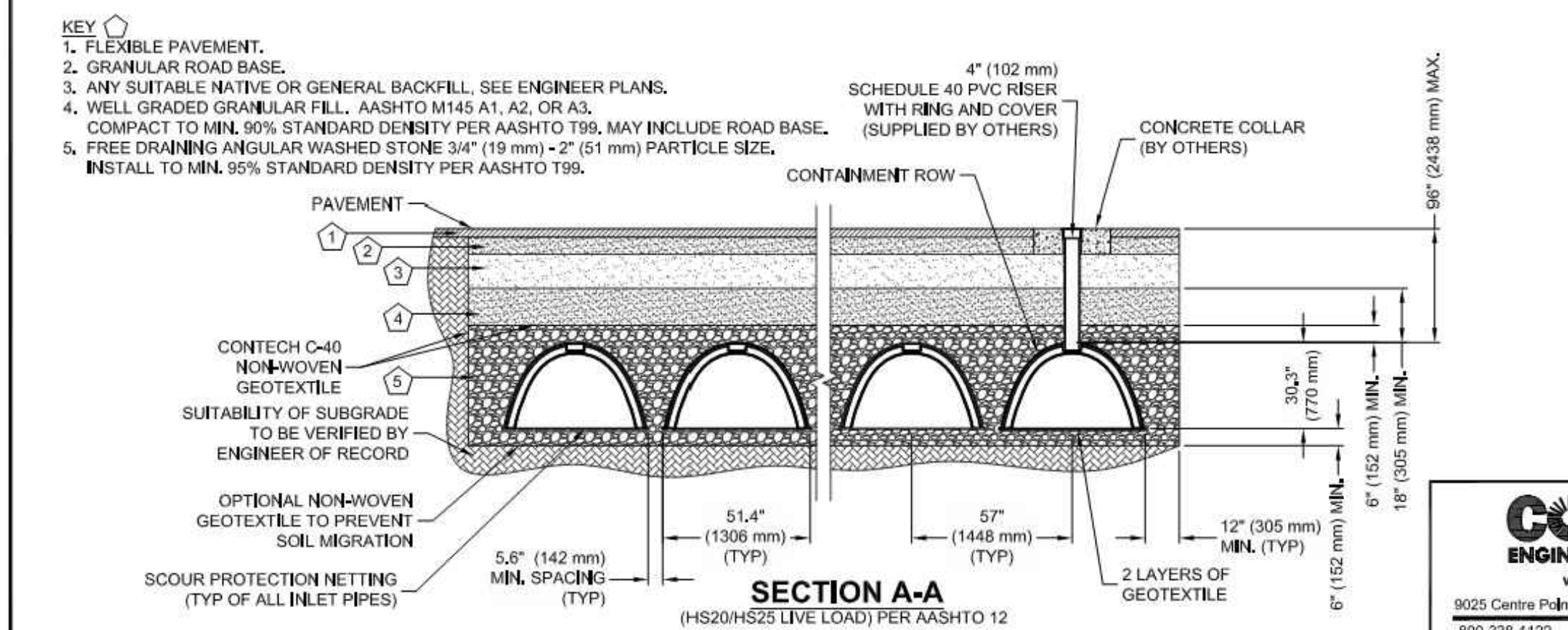
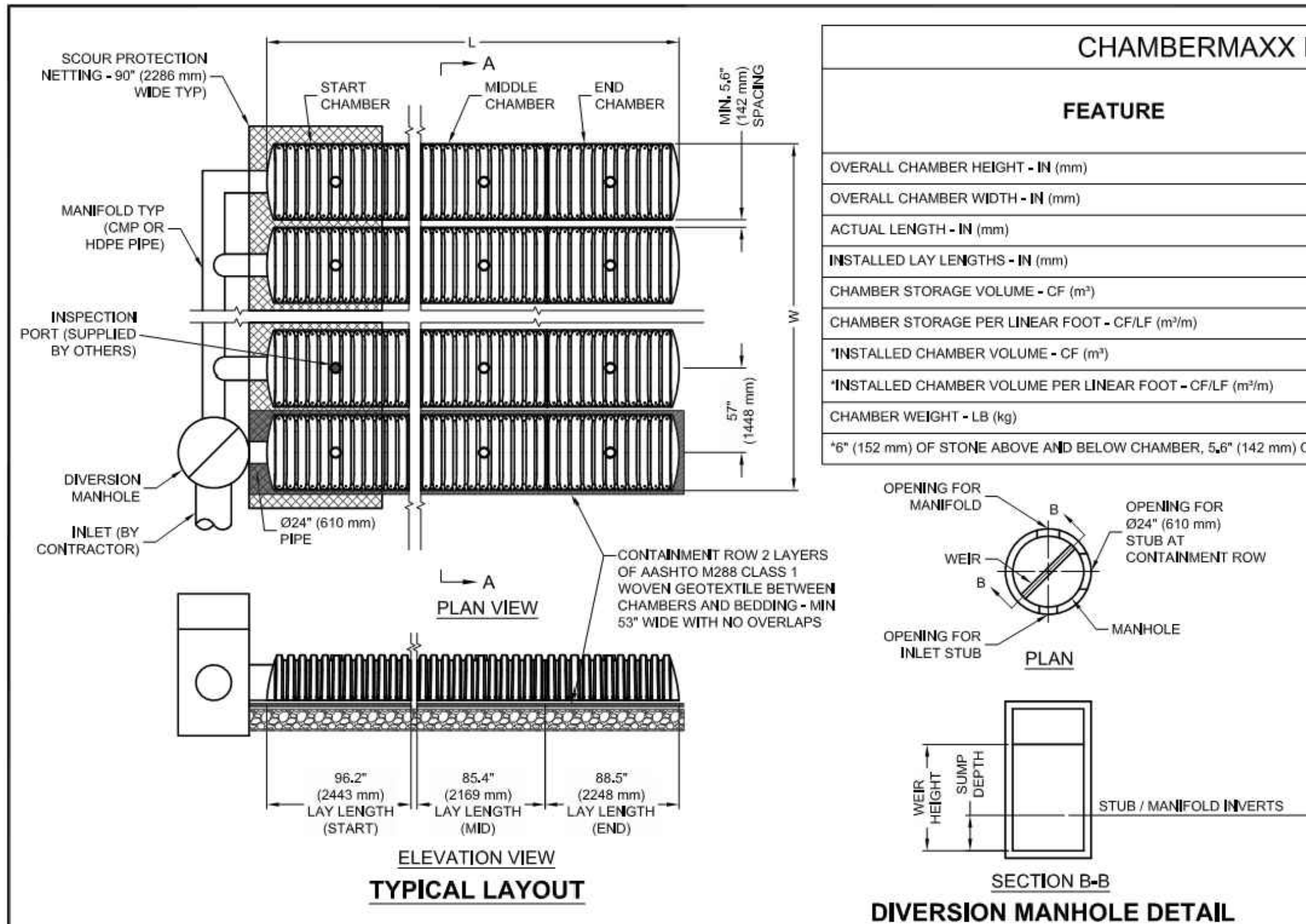
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APPROVED BY: COLLEEN HARRIS

DATE APPROVED: 08/10/2021

SCALE: NTS

CITY STANDARD: 02.01.04



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DATE: _____

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10TH Street

Development Project

Notes & Details 4

TITLE:

Greg Helle

FOR:

Abbey Road Group Land Development Services Company, LLC

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08/10/2021

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Land Development

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