

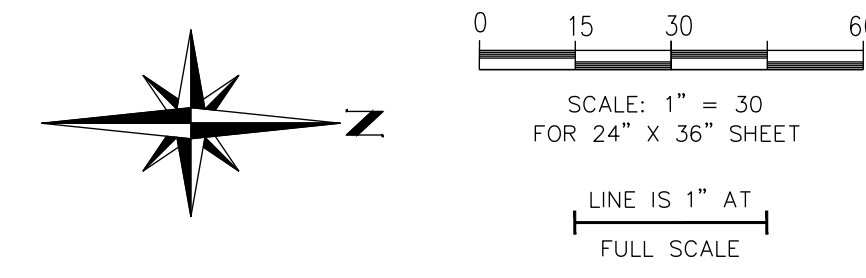
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# EAST TOWN CROSSING

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

### PIONEER WAY E. FRONTAGE STORM PLAN

See prior review comments in the Preliminary Storm Report dated December 15, 2021 and DRT letter dated May 6, 2022 for requested frontage revision and alignment [Prelim. Civil Dwgs Part 2: Pioneer Frontage Storm Plan]



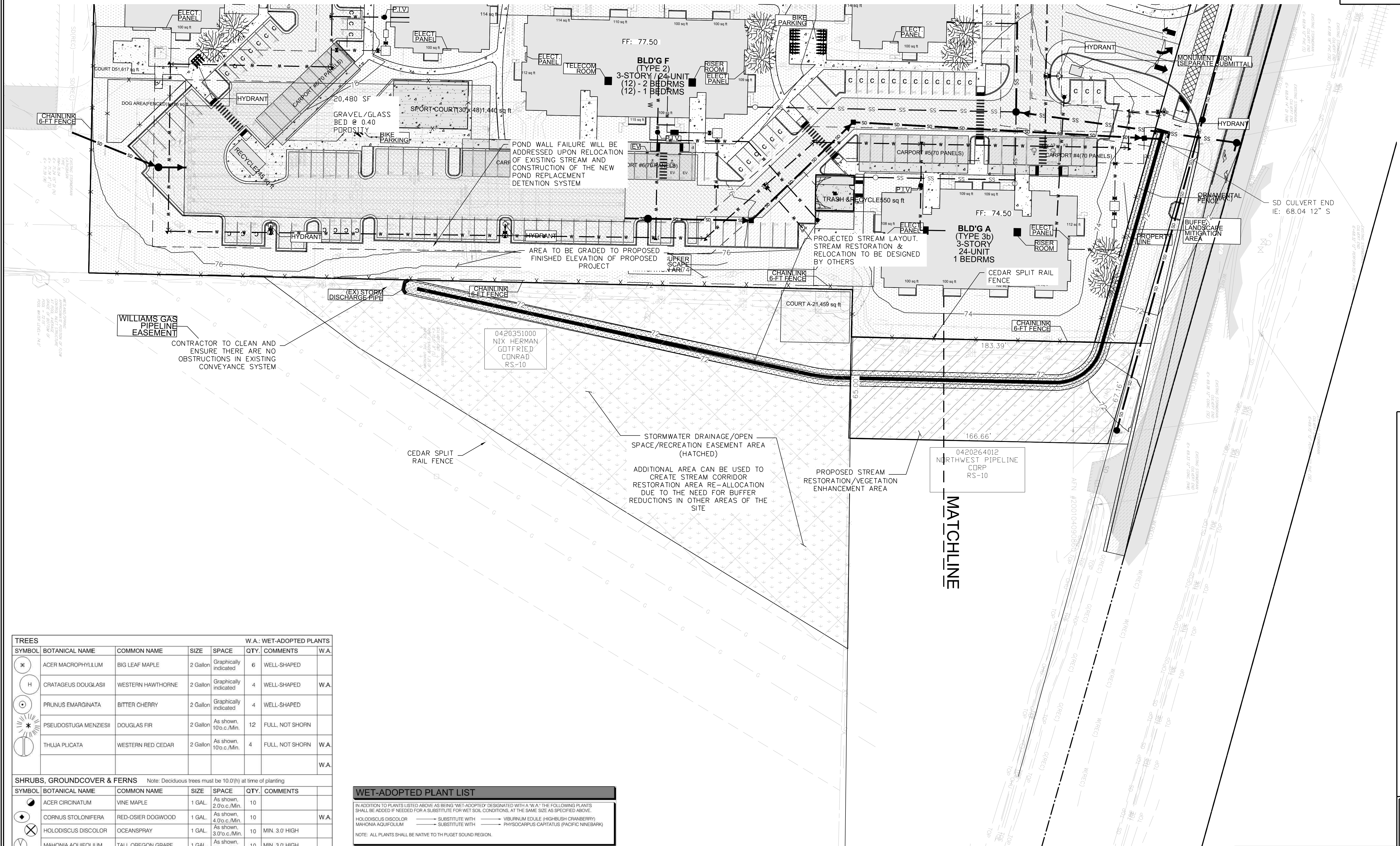
**APPROVED**

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.

**TITLE:** East Town Crossing  
**FOR:** East Town Crossing, LLC.  
 1001 Shaw Road  
 Puyallup, WA 98372



TREES							W.A.: WET-ADOPTED PLANTS	
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	QTY.	COMMENTS		
⊗	ACER MACROPHYLLUM	BIG LEAF MAPLE	2 GAL.	Graphically indicated	6	WELL-SHAPED		
H	CRATAGEUS DOUGLASII	WESTERN HAWTHORNE	2 GAL.	Graphically indicated	4	WELL-SHAPED	W.A.	
⊙	PRUNUS EMARGINATA	BITTER CHERRY	2 GAL.	Graphically indicated	4	WELL-SHAPED		
⊗	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2 GAL.	As shown, 100 c./Min.	12	FULL NOT SHORN		
⊗	THUJA PLICATA	WESTERN RED CEDAR	2 GAL.	As shown, 100 c./Min.	4	FULL NOT SHORN	W.A.	
<b>SHRUBS, GROUNDCOVER &amp; FERNS</b> Note: Deciduous trees must be 10.0'(h) at time of planting								
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	QTY.	COMMENTS		
●	ACER CIRCINATUM	VINE MAPLE	1 GAL.	As shown, 2.0 c./Min.	10			
●	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	1 GAL.	As shown, 4.0 c./Min.	10	MIN. 3.0' HIGH	W.A.	
⊗	HOLODISCUS DISCOLOR	OCEANSPRAY	1 GAL.	As shown, 3.0 c./Min.	10	MIN. 3.0' HIGH		
⊗	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	1 GAL.	As shown, 10 c./Min.	10	MIN. 3.0' HIGH		
⊗	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	As shown, 3.0 c./Min.	10			
⊗	RIBES SANQUINEUM	RED FLOWERING CURRANT	1 GAL.	As shown, 3.0 c./Min.	10			
⊕	SYMPHORICARPUS ALBUS	SNOWBERRY	1 GAL.	As shown, 4.0 c./Min.	10	MIN. 3.0' HIGH	W.A.	

WET-ADOPTED PLANT LIST			
IN ADDITION TO PLANTS LISTED ABOVE AS BEING "WET-ADOPTED" DESIGNATED WITH A "W.A." THE FOLLOWING PLANTS SHALL BE ADDED IF NEEDED FOR A SUBSTITUTE FOR WET SOIL CONDITIONS, AT THE SAME SIZE AS SPECIFIED ABOVE.			
HOLODISCUS DISCOLOR	— SUBSTITUTE WITH —	VIBURNUM EDULE	(HIGHBUSH CRANBERRY)
MAHONIA AQUIFOLIUM	— SUBSTITUTE WITH —	PHYSCARPUS CAPITATUS	(PACIFIC MINEBARK)
NOTE: ALL PLANTS SHALL BE NATIVE TO THE PUGET SOUND REGION.			
SEEDING SCHEDULE			
THE SEEDING FOR EXPOSED AREAS SHALL BE AS FOLLOWS:			
BOTANICAL NAME	BOTANICAL NAME	PERCENT BY WEIGHT	APPLICATION RATE
FESTUCA RUBRA	CREeping RED FESCUE	100%	120 LBS. / ACRE



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

REVISIONS: \_\_\_\_\_

BY: \_\_\_\_\_ CHK: \_\_\_\_\_ APR: \_\_\_\_\_ DATE: \_\_\_\_\_ PER: \_\_\_\_\_

DESIGNED BY: JMB

DEVELOPMENT REVIEW: PRB

APPROVED BY: GH

DRAFTED BY: HPJ

DATE: 05/17/2022

SHEET: \_\_\_\_\_

**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

File: T:\PROJECTS\FILES\ACTIVE\16161-01-East Town Crossing\DESIGN\ENGINEERING\05-17-22\Stream.dwg  
 Plotted: 5/18/22 10:45 AM  
 Plotted by: Hanson, Justin

# EAST TOWN CROSSING

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

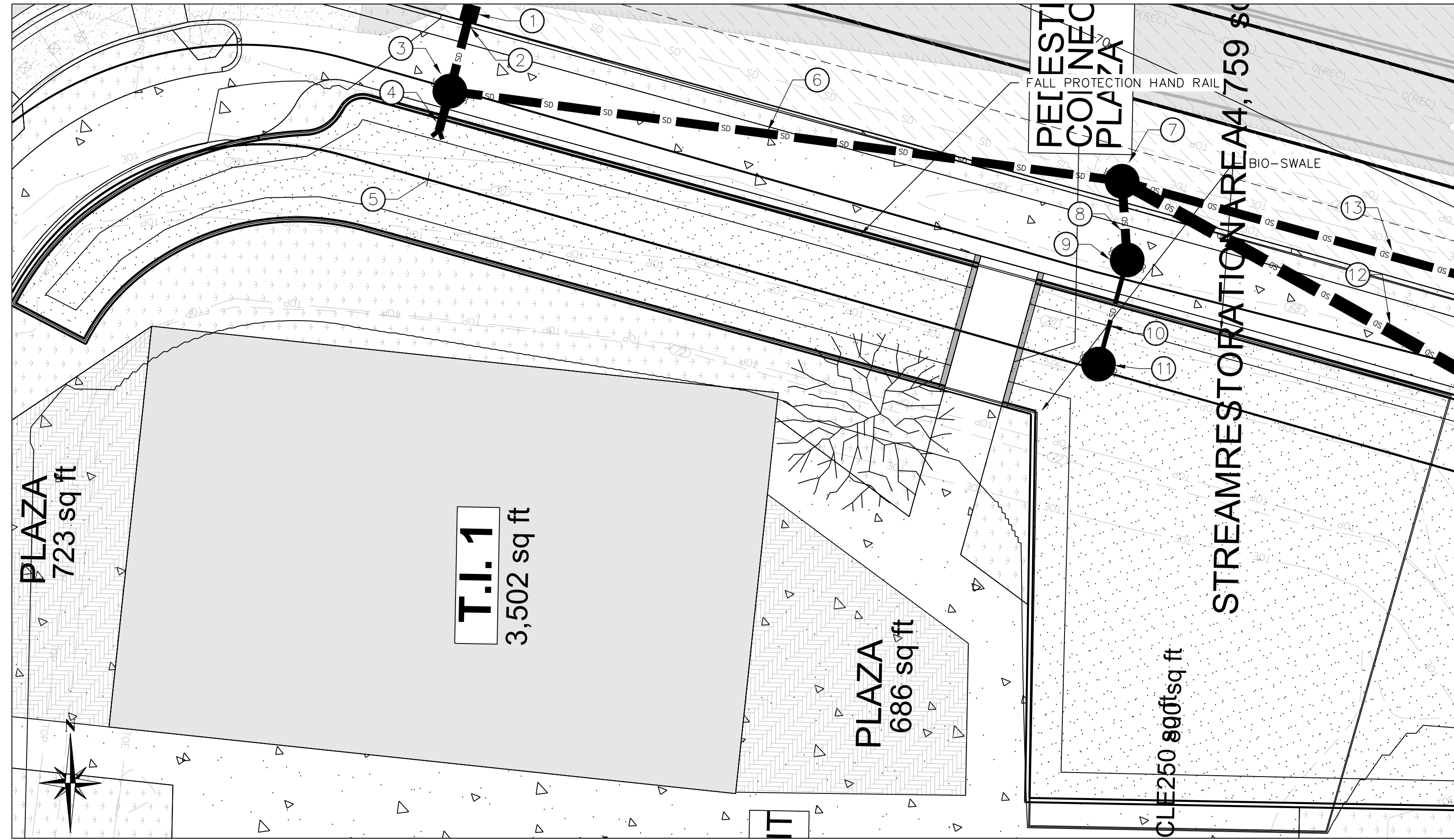
### PIONEER WAY E. FRONTAGE STORM

#### NOTES & DETAILS

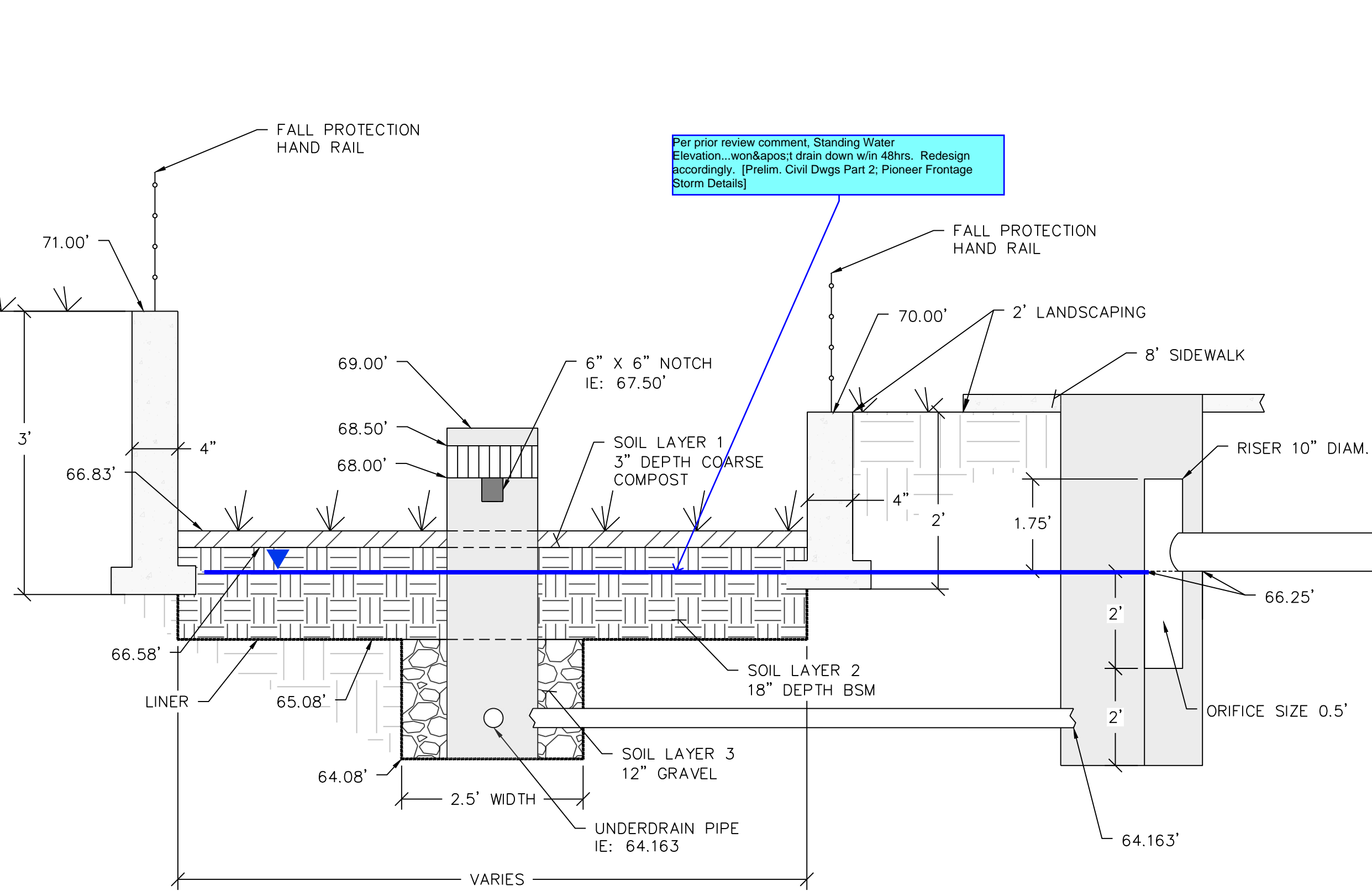
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 BY: \_\_\_\_\_ CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING  
 DATE: \_\_\_\_\_  
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**FOR:** East Town Crossing, LLC.  
 1001 Shaw Road  
 Puyallup, WA 98372

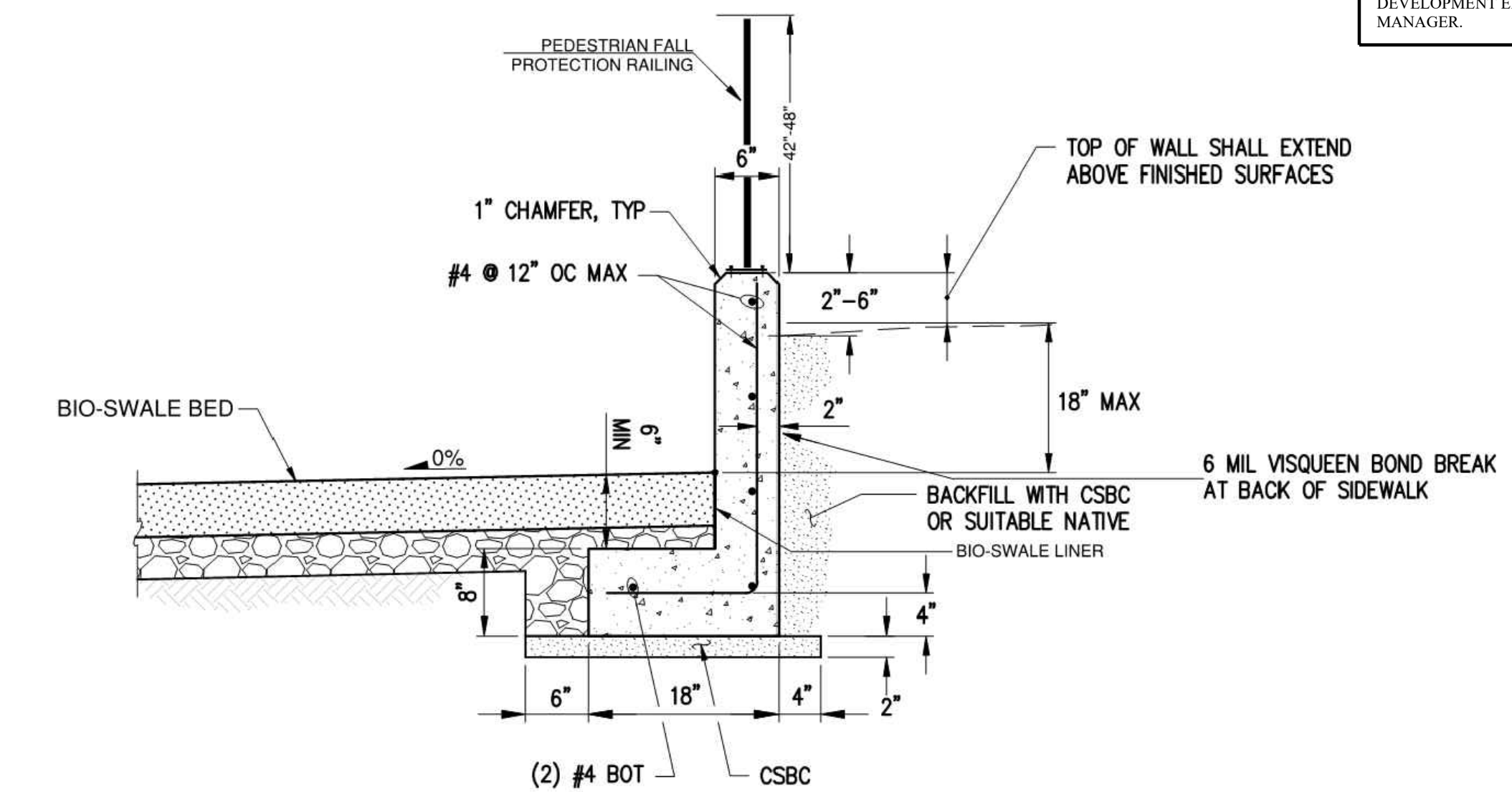
**TITLE:** East Town Crossing  
 Pioneer Way E. Frontage  
 Storm Notes & Details  
 Puyallup, WA



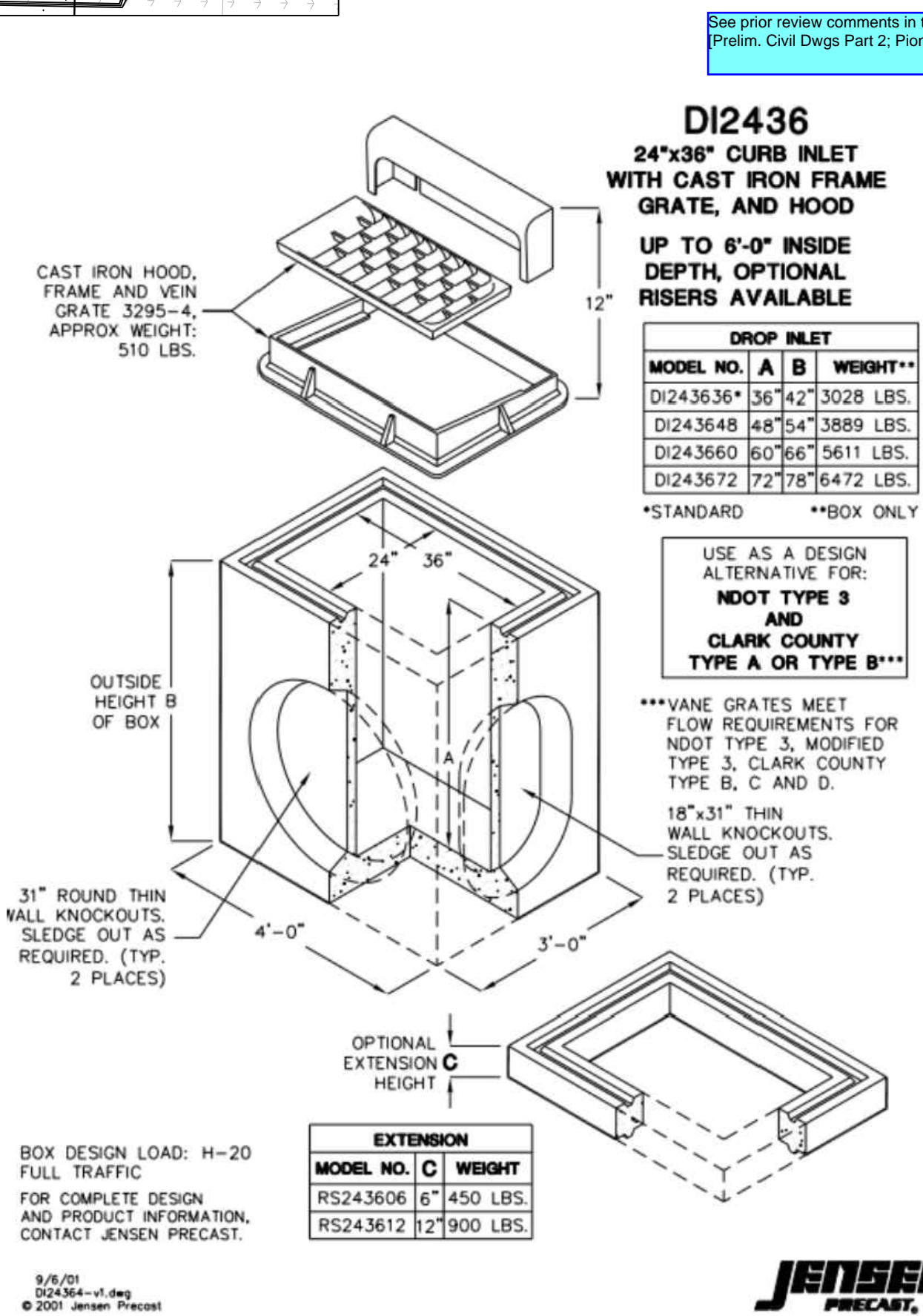
**BIO-SWALE DETAIL**  
 1" = 15'



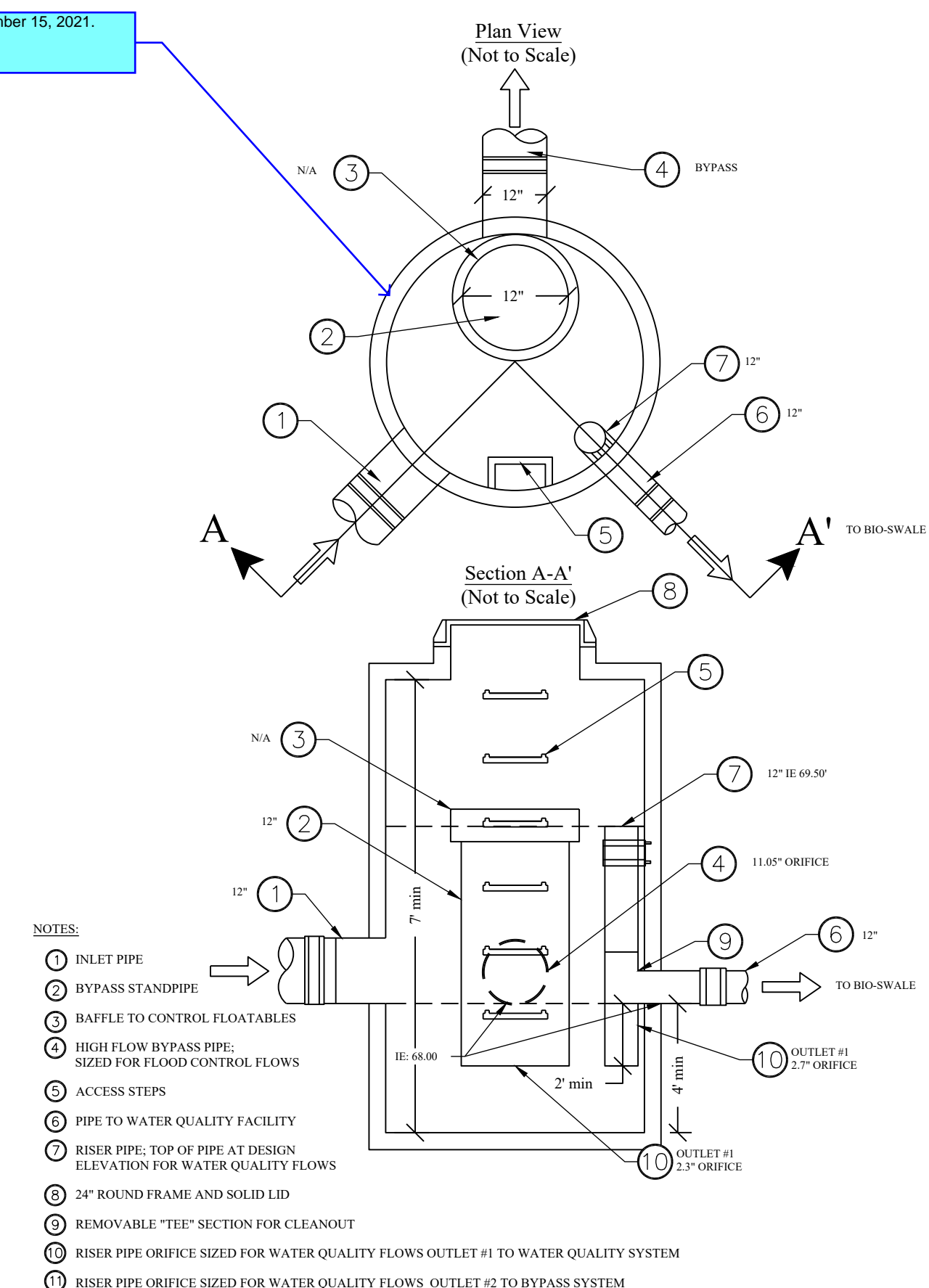
**BIO-SWALE SECTION**  
 NOT TO SCALE



**CEMENT CONCRETE CUT WALL DETAIL**  
 NTS



**60" FLOW SPLITTER CONTROL STRUCTURE DETAIL**



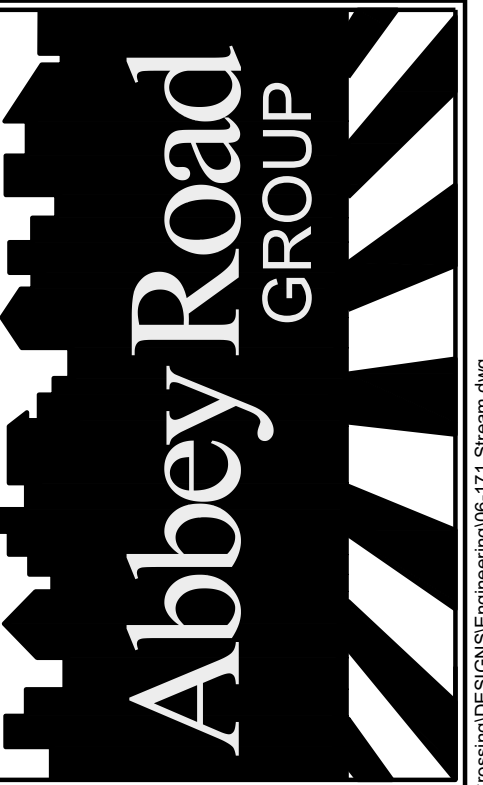
- NOTES:**
- INLET PIPE
  - BYPASS STANDPIPE
  - BAFFLE TO CONTROL FLOATABLES
  - HIGH FLOW BYPASS PIPE, SIZED FOR FLOOD CONTROL FLOWS
  - ACCESS STEPS
  - PIPE TO WATER QUALITY FACILITY
  - RISER PIPE, TOP OF PIPE AT DESIGN ELEVATION FOR WATER QUALITY FLOWS
  - 24" ROUND FRAME AND SOLID LID
  - REMOVABLE "TEE" SECTION FOR CLEANOUT
  - RISER PIPE ORIFICE SIZED FOR WATER QUALITY FLOWS OUTLET #1 TO WATER QUALITY SYSTEM
  - RISER PIPE ORIFICE SIZED FOR WATER QUALITY FLOWS OUTLET #2 TO BYPASS SYSTEM



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**CALL BEFORE YOU DIG (811)**  
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REVISIONS:	BY:	CHK:	APR:	DATE:	PER:

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 (253) 435-3699, Fax (253) 446-3159



DESIGNED BY: JMB  
 DEVELOPMENT REVIEW: PRB  
 APPROVED BY: GH  
 DRAFTED BY: HJU  
 DATE: 05/17/2022  
 SHEET:



# EAST TOWN CROSSING

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

### STORM NOTES & DETAILS

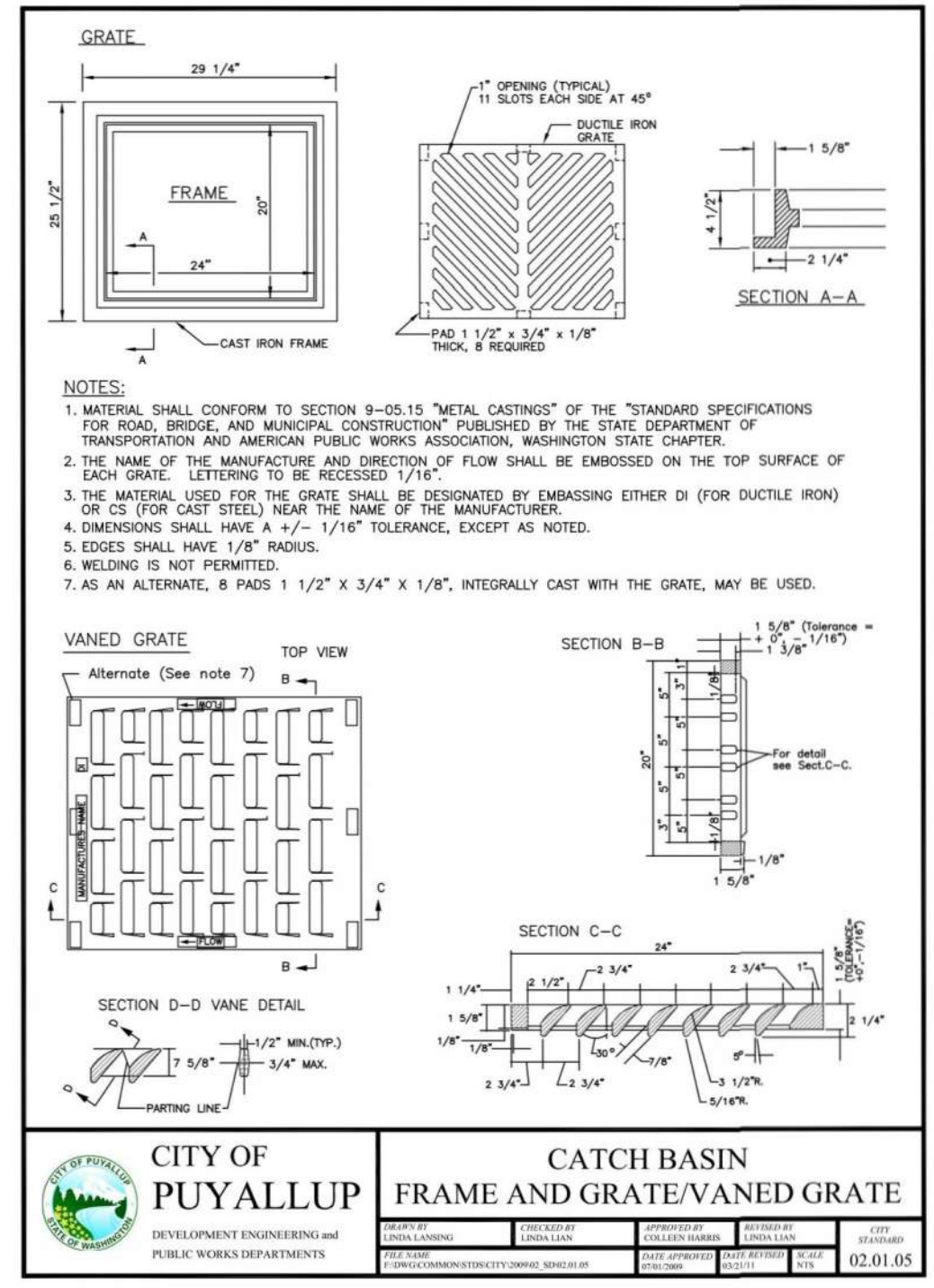
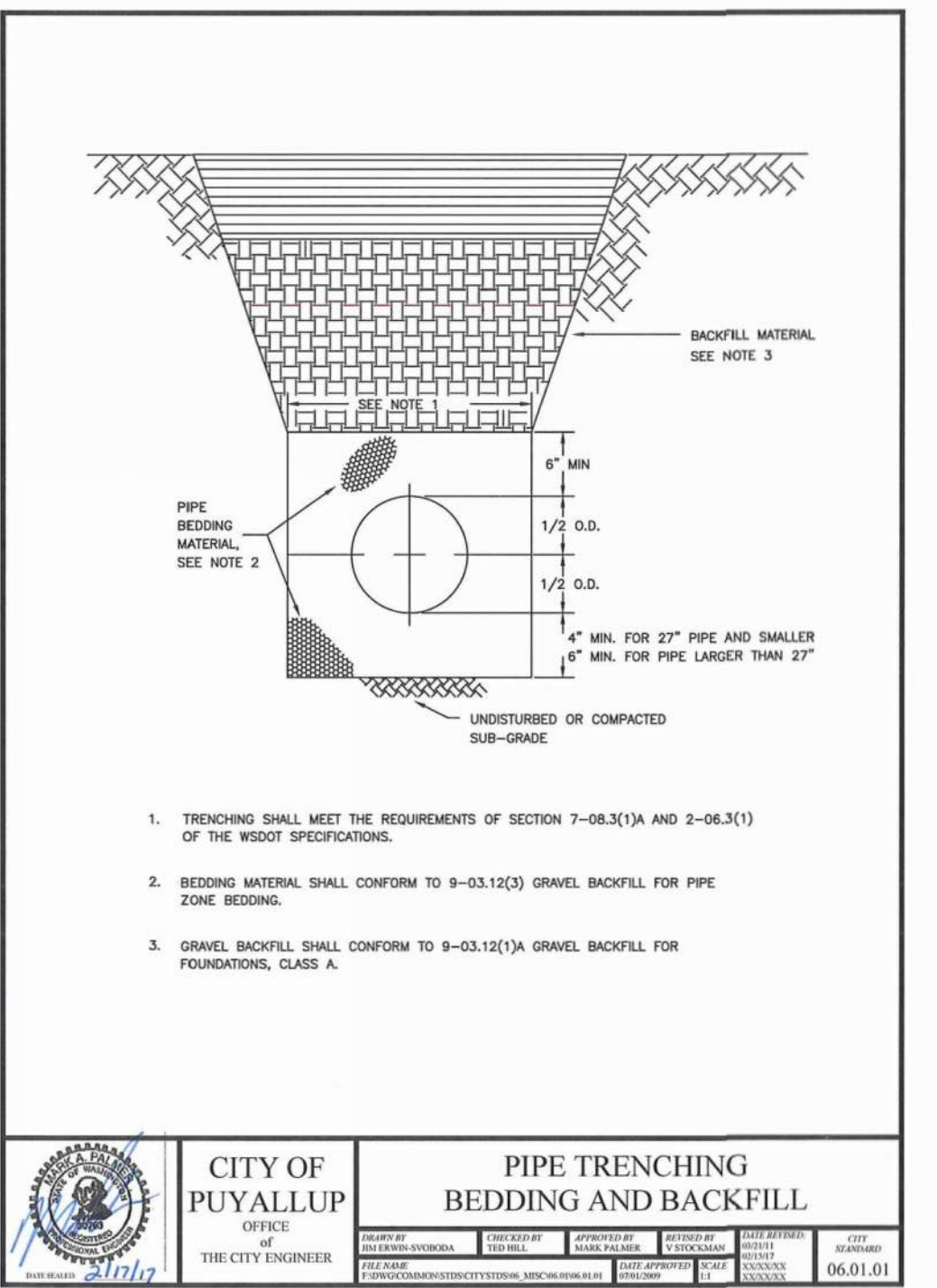
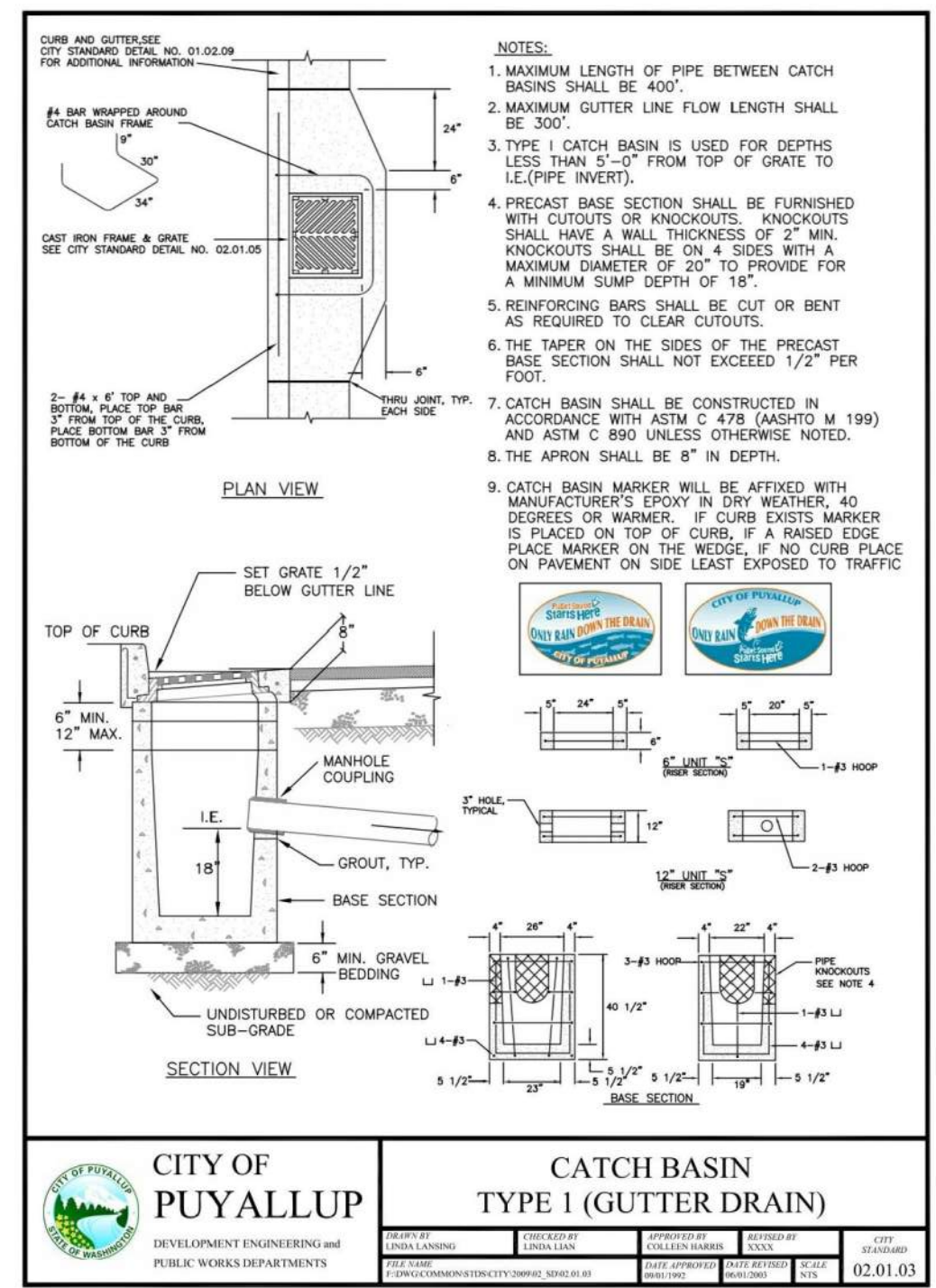
**APPROVED**

BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

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**East Town Crossing**  
**Storm Notes & Details**  
 Puyallup, WA  
 TITLE:  
 FOR: **East Town Crossing, LLC.**  
 1001 Shaw Road  
 Puyallup, WA 98372



**SOIL AMENDMENT NOTES:**

- SOIL RETENTION. RETAIN IN AN UNDISTURBED STATE. THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
- SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
  - THE TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
  - MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
  - USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
    - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BMP T7.30: BIORETENTION CELLS, SWALES, AND PLANTER BOXES, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
    - CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED ON TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.

THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

- IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:
  - LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
  - AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
  - STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
  - IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.
- MAINTENANCE
  - ESTABLISH SOIL QUALITY AND DEPTH TOWARD THE END OF CONSTRUCTION AND ONE ESTABLISHED, PROTECT FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
  - PLANT VEGETATION AND MULCH THE AMENDED SOIL AREA AFTER INSTALLATION.
  - LEAVE PLANT DEBRIS OR ITS EQUIVALENT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.
  - REDUCE AND ADJUST, WHERE POSSIBLE, THE USE OF IRRIGATION, FERTILIZERS, HERBICIDES AND PESTICIDES, RATHER THAN CONTINUING TO IMPLEMENT FORMERLY ESTABLISHED PRACTICES.

REFERENCE  
 VOLUME 1-5.3.1, BMP T5.13 OF THE 2014 STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

**STORMWATER NOTES:**

- ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
- AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
- A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
- ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE ENGINEERING SERVICES STAFF PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
- ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT, SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- DURING CONSTRUCTION, ALL EXISTING AND NEWLY INSTALLED DRAINAGE STRUCTURES SHALL BE PROTECTED FROM SEDIMENTS.
- ALL STORM MANHOLES SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.01. FLOW CONTROL MANHOLE/OIL WATER SEPARATOR SHALL CONFORM TO CITY STANDARD DETAIL NO. 02.01.06 AND 02.01.07.
- MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL 06.01.02 AND 06.01.03. THE COVER SHALL BE MARKED WITH "STORM" OR "DRAIN" IN 2-INCH RAISED LETTERS. MINIMUM WEIGHT OF THE FRAME SHALL BE 210 POUNDS. MINIMUM WEIGHT OF THE COVER SHALL BE 150 POUNDS.
- CATCH BASINS TYPE I SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.02 AND 02.01.03 AND SHALL BE USED ONLY FOR DEPTHS LESS THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CATCH BASINS TYPE II SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.04 AND SHALL BE USED FOR DEPTHS GREATER THAN 5 FEET FROM TOP OF THE GRATE TO THE INVERT OF THE STORM PIPE.
- CAST IRON OR DUCTILE IRON FRAME AND GRATE SHALL CONFORM TO CITY STANDARD DETAIL NO.02.01.05. GRATE SHALL BE MARKED WITH "DRAINS TO STREAM". SOLID CATCH BASIN LIDS (SQUARE UNLESS NOTED AS (ROUND)) SHALL CONFORM TO WSDOT STANDARD PLAN B-2 (OLYMPIC FOUNDRY NO. SM60 OR EQUAL). VANED GRATES SHALL CONFORM TO WSDOT STANDARD PLAN B-2A (OLYMPIC FOUNDRY NO. SM60V OR EQUAL).
- STORMWATER PIPE SHALL BE ONLY PVC, CONCRETE OR DUCTILE IRON PIPE.
  - THE USE OF ANY OTHER TYPE SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING SERVICES STAFF PRIOR TO INSTALLATION.
  - PVC PIPE SHALL BE PER ASTM D3034, SDR 35 FOR PIPE SIZE 15-INCH AND SMALLER AND F679 FOR PIPE SIZES 18 TO 27 INCH. MINIMUM COVER ON PVC PIPE SHALL BE 3.0 FEET.
  - CONCRETE PIPE SHALL CONFORM TO THE WSDOT STANDARD SPECIFICATIONS FOR CONCRETE UNDERDRAIN PIPE. MINIMUM COVER ON CONCRETE PIPE SHALL NOT LESS THAN 3.0 FEET.
  - DUCTILE IRON PIPE SHALL BE CLASS 50, CONFORMING TO AWWA C151. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
  - POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05 24(1). 12-INCH THROUGH 30-INCH PIPE SHALL MEET OR EXCEED ASTM F2736 AND AASHTO M330, TYPE S, OR TYPE D. 36-INCH THROUGH 60-INCH PIPE SHALL MEET OR EXCEED ASTM F2881 AND AASHTO M330, TYPE S, OR TYPE D. TESTING SHALL BE PER ASTM F1417. MINIMUM COVER OVER POLYPROPYLENE PIPE SHALL BE 3-FEET.
- TRENCHING, BEDDING, AND BACKFILL FOR PIPE SHALL CONFORM TO CITY STANDARD DETAIL NO. 06.01.01.
- STORM PIPE SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
- ALL STORM DRAIN MAINS SHALL BE VIDEO INSPECTED BY THE CITY OF PUYALLUP COLLECTIONS DIVISION PRIOR TO FINAL ACCEPTANCE BY THE CITY.
- AFTER ALL OTHER UTILITIES ARE INSTALLED AND PRIOR TO ASPHALT WORK, ALL STORM PIPE SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH SECTION 7-04.3(4)D OF THE STANDARD SPECIFICATIONS. PRODUCTS USED TO SEAL THE INSIDE OF THE PIPE ARE NOT TO BE USED TO SEAL THE AIR TEST.
- ALL STORM DRAIN MAINS SHALL BE MANDRELLED.
- AFTER ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.



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

REVISIONS:	CHK	APP	PER
BY:			
JOB #:	06-171-1	DESIGNED BY:	JMB
DEVELOPMENT REVIEW:	PRB	APPROVED BY:	GH
DRAFTED BY:	HJU	DATE:	05/17/2022
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

# EAST TOWN CROSSING

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

### WATER MASTER PLAN

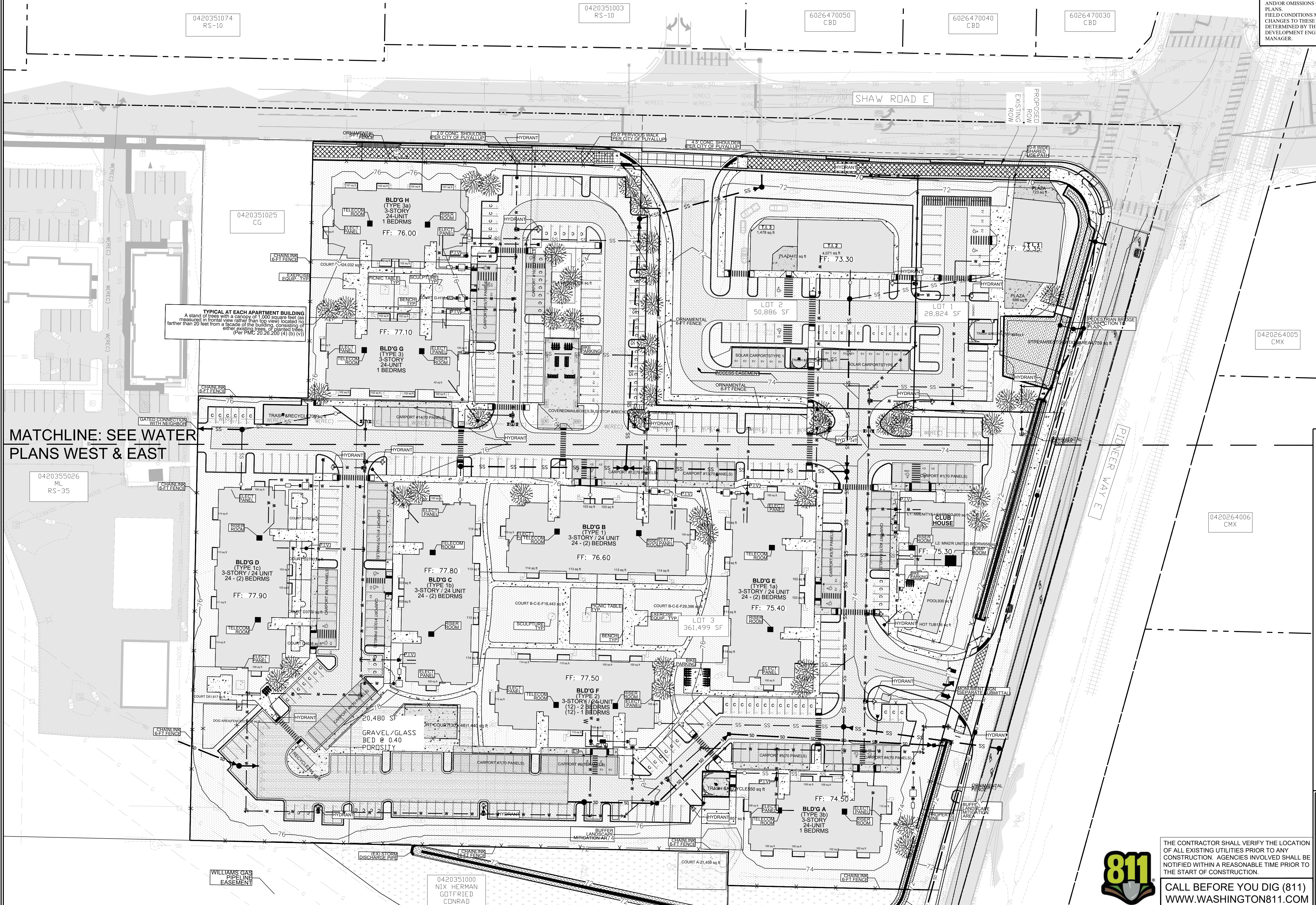
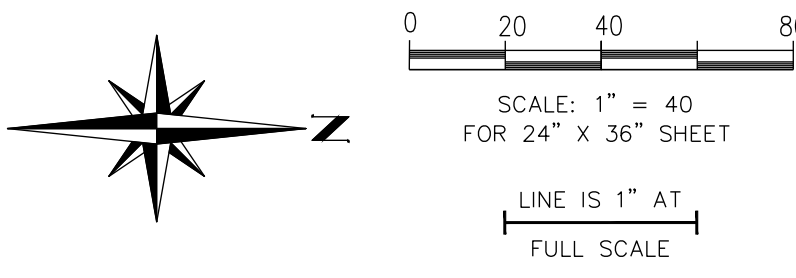
See prior review comments on the Water Master Plan previous submittal and DRT letter dated May 6, 2022. (Prelim. Civil Depts Part 2, Water Master Plan)

**APPROVED**

BY: \_\_\_\_\_  
CITY OF PUYALLUP  
DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

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**MATCHLINE: SEE WATER PLANS WEST & EAST**

**East Town Crossing**  
**Water Master Plan**

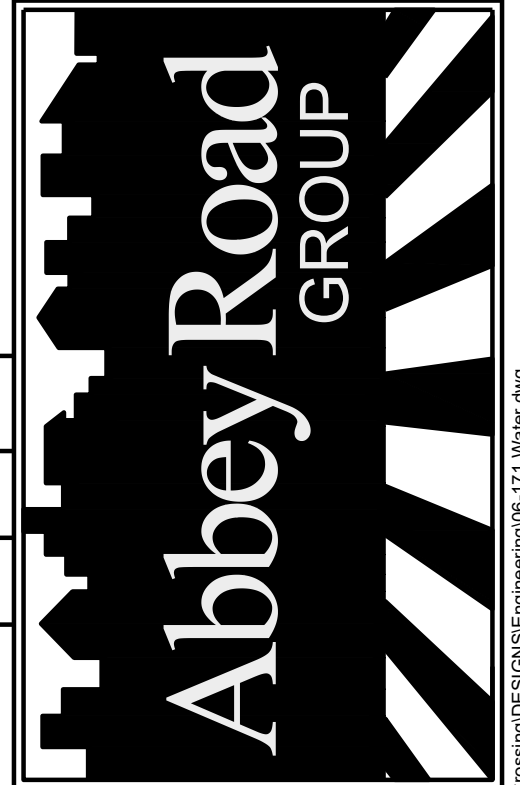
TITLE: \_\_\_\_\_

FOR: **East Town Crossing, LLC.**

1001 Shaw Road  
Puyallup, WA 98372

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

2102 E MAIN AVE, SUITE 109  
PUYALLUP, WA 98372  
P.O. Box 1224, Puyallup, WA 98371  
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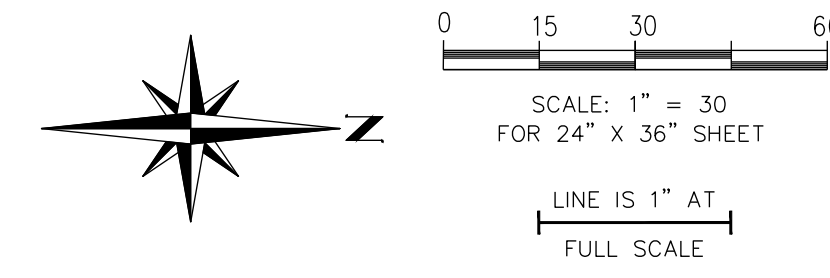
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# EAST TOWN CROSSING

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

### WATER PLAN WEST



**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.

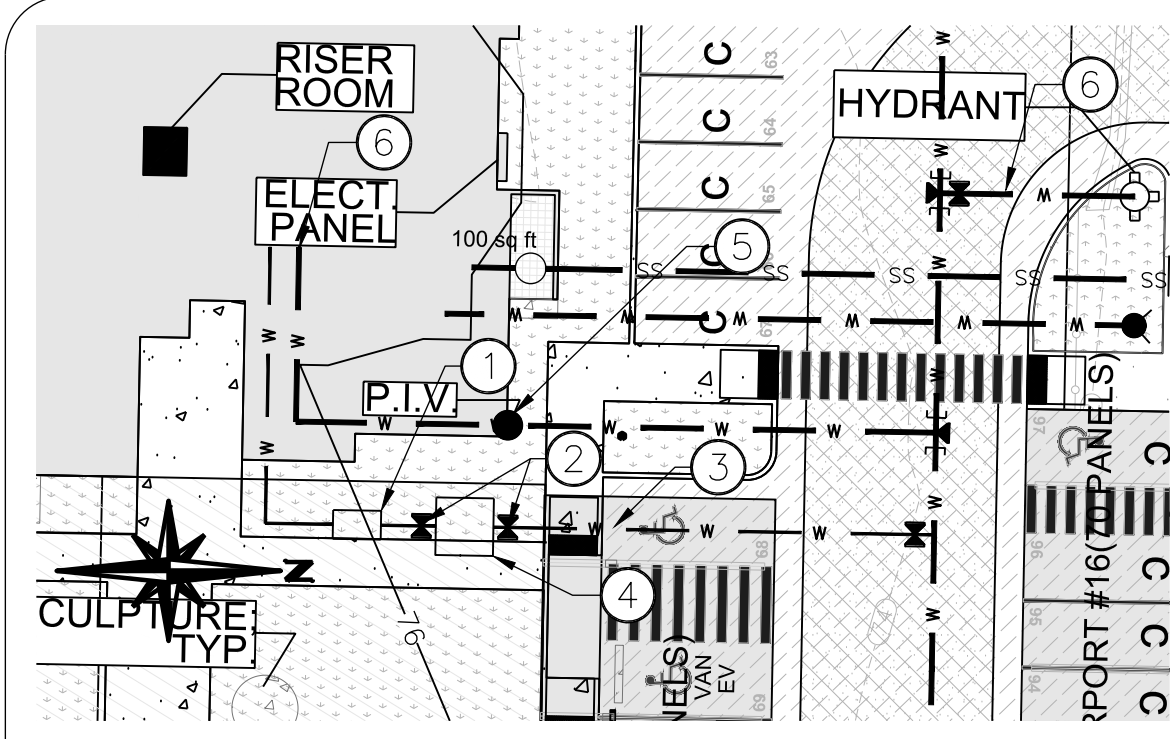
East Town Crossing  
 Water Plan West

Puyallup, WA

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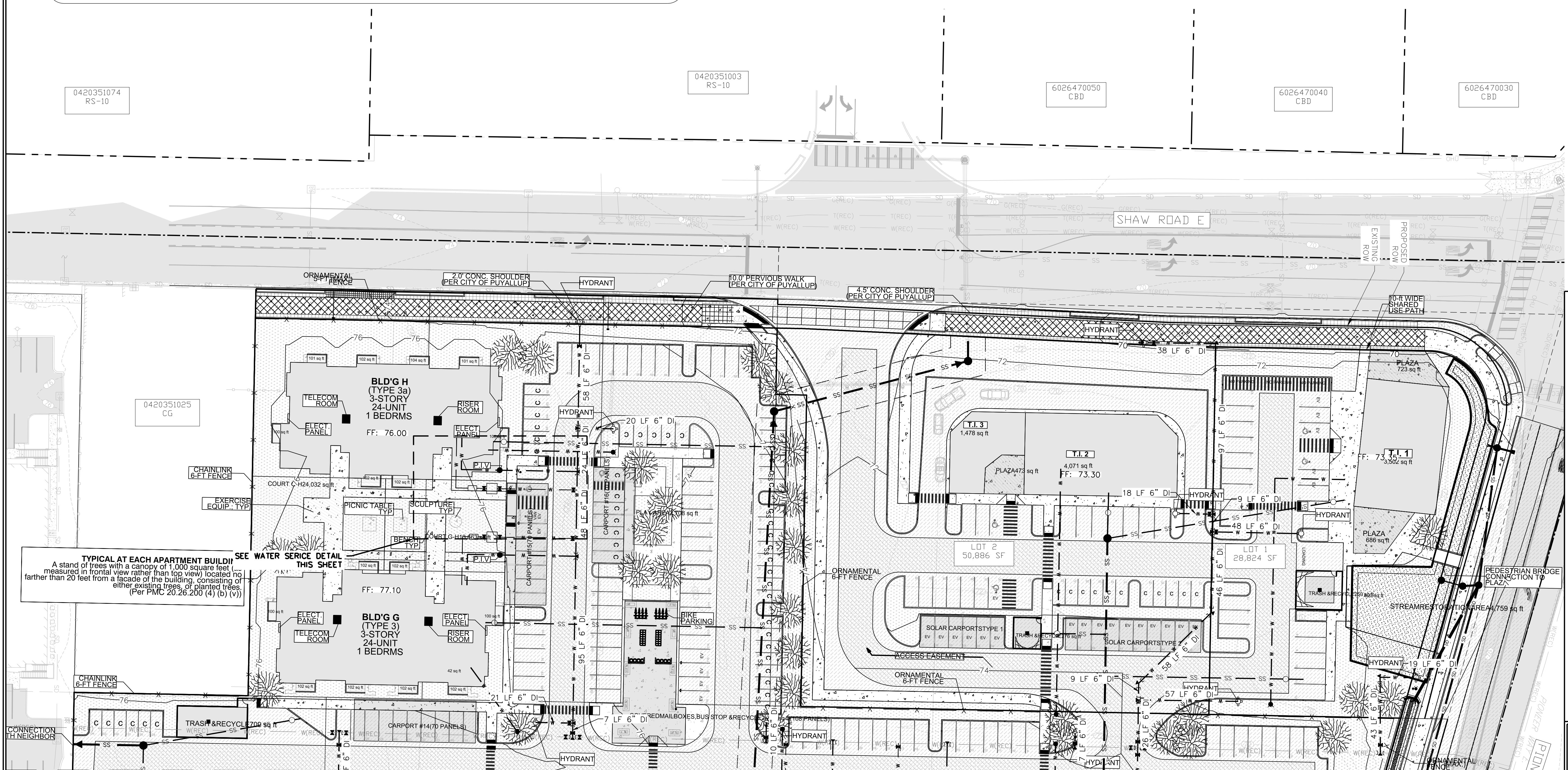
East Town Crossing, LLC.

1001 Shaw Road  
 Puyallup, WA 98372



- WATER SERVICE DETAIL KEYNOTES:**
- ① 2" OR 3" RPBA BOX 3'W X 5'L
  - ② GATE VALVE
  - ③ 3" DUCTILE IRON PIPE
  - ④ 2" OR 3" WATER METER BOX 6'W X 6'L
  - ⑤ POST INDICATOR VALVE PER CITY OF PUYALLUP STANDARD DETAIL 03.10.03.
  - ⑥ 6" DI CLASS 52 PIPE

**WATER SERVICE DETAIL (TYP.)**  
 SCALE: 1" = 20'



**TYPICAL AT EACH APARTMENT BUILDING**  
 A stand of trees with a canopy of 1,000 square feet (measured in frontal view rather than top view) located no farther than 20 feet from a facade of the building, consisting of either existing trees, or planted trees.  
 (Per PMC 20.26.200 (4) (b) (v))

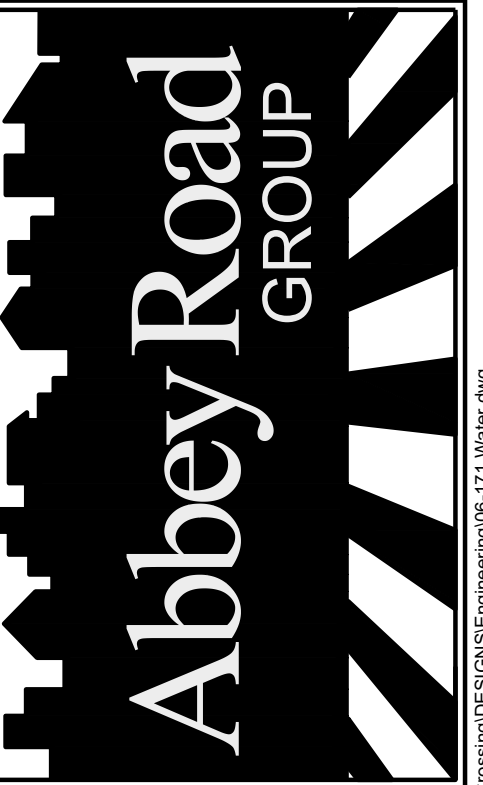
SEE WATER SERVICE DETAIL THIS SHEET

**MATCHLINE: SEE WATER PLAN EAST**

REVISIONS:	CHK:	APR:	DATE:	PER:
BY:				
JOB #:	06-171-1	DESIGNED BY:	JMB	DEVELOPMENT REVIEW:
APPROVED BY:	GH	DRAFTED BY:	HPJ	DATE:
DATE:	05/17/2022	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



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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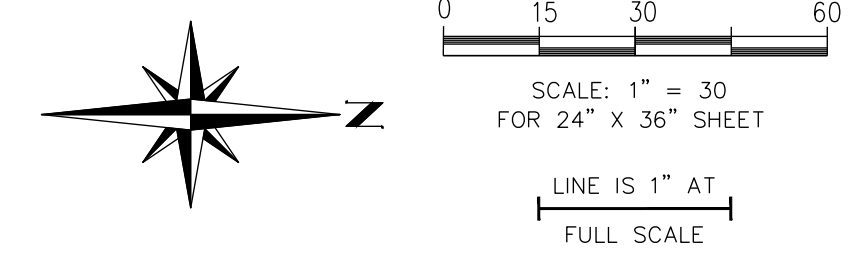
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 Plotted by: Jamborn\_Jamborn

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# EAST TOWN CROSSING

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

### WATER PLAN EAST



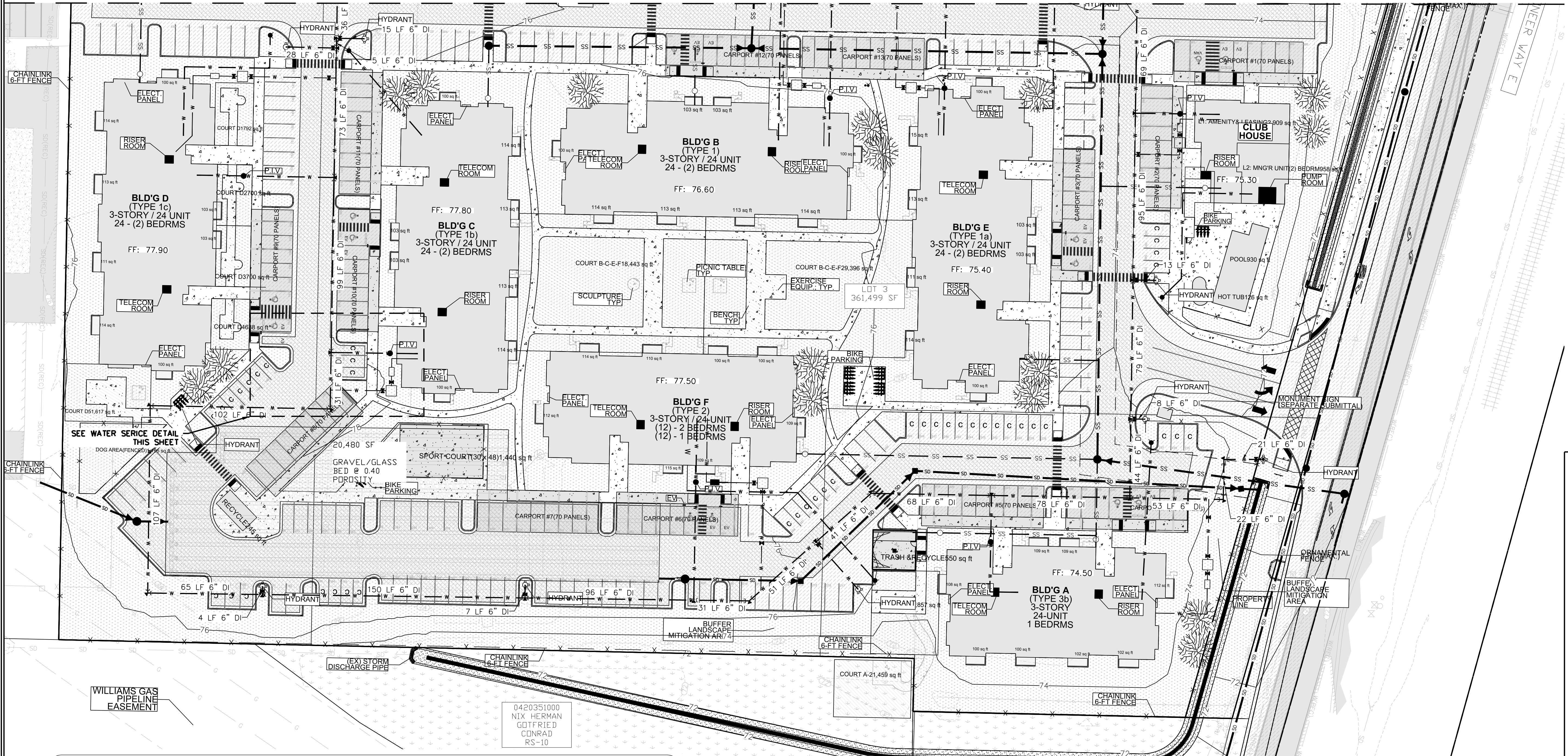
**APPROVED**

BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

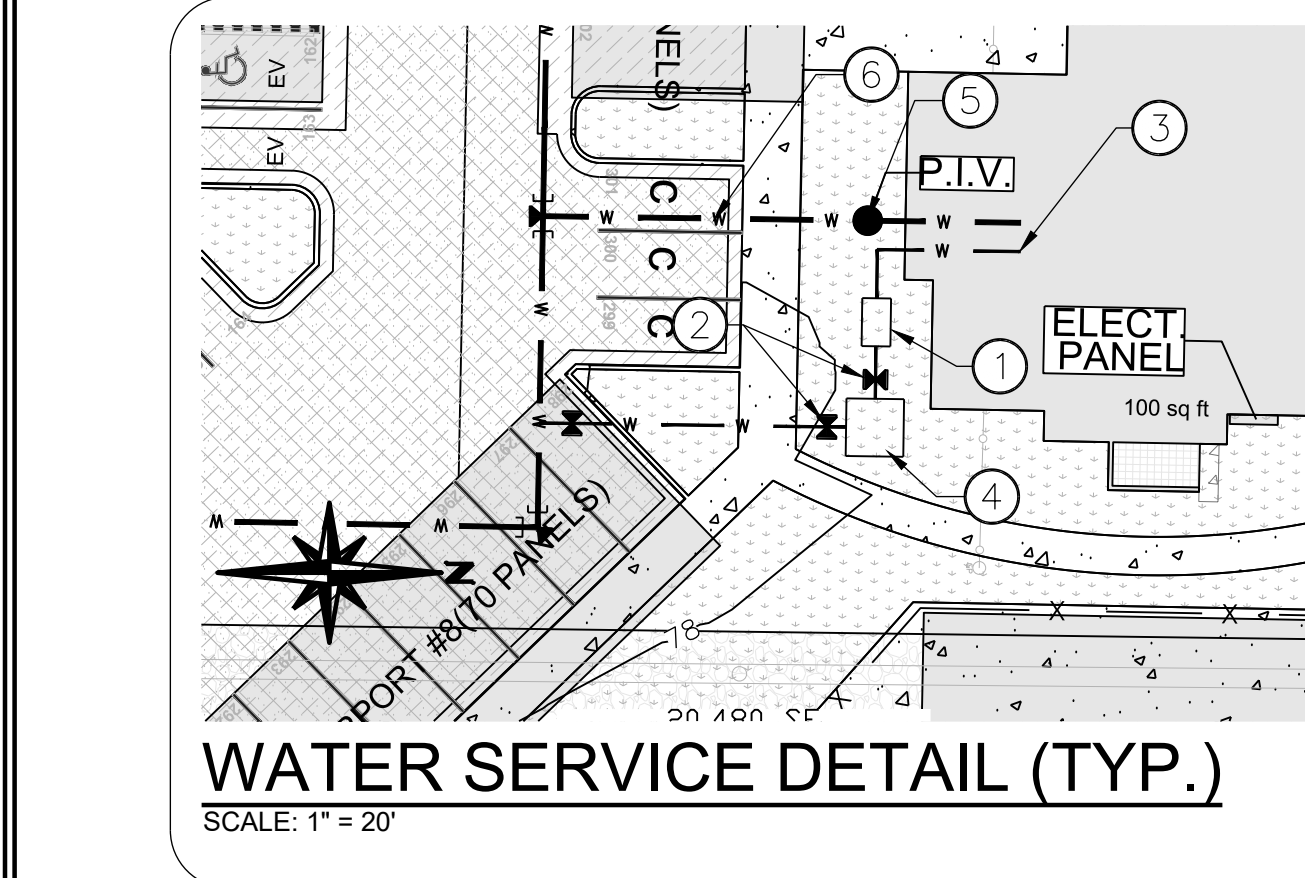
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

MATCHLINE: SEE WATER PLAN WEST



East Town Crossing  
 Water Plan East  
 Puyallup, WA

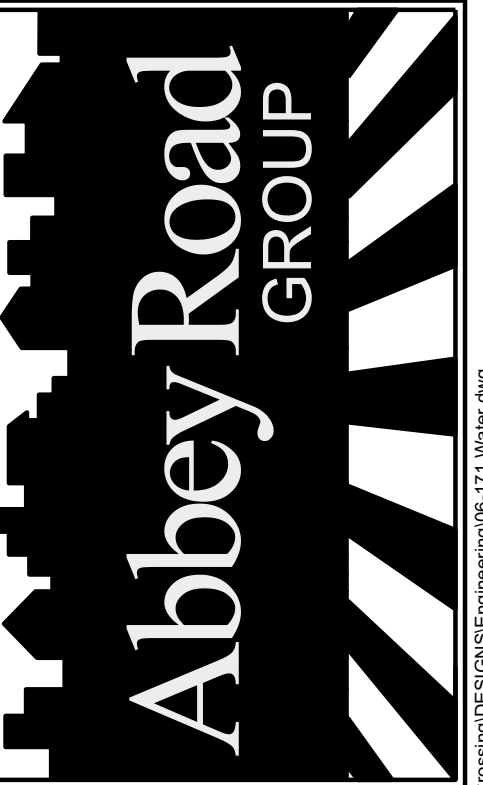
FOR: East Town Crossing, LLC.  
 1001 Shaw Road  
 Puyallup, WA 98372



- WATER SERVICE DETAIL KEYNOTES**
- ① 2" OR 3" RPBA BOX 3'W X 5'L
  - ② GATE VALVE
  - ③ 3" DUCTILE IRON PIPE
  - ④ 2" OR 3" WATER METER BOX 6'W X 6'L
  - ⑤ POST INDICATOR VALVE PER CITY OF PUYALLUP STANDARD DETAIL 03.10.03.
  - ⑥ 6" DI CLASS 52 PIPE

REVISIONS:	CHK: _____	DATE: _____	PER: _____
BY: _____	DESIGNED BY: JMB	DEVELOPMENT REVIEW: PRB	APPROVED BY: GH
	DRAFTED BY: HJU	DATE: 05/17/2022	SHEET: _____

**Abbey Road Group**  
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 PUYALLUP, WA 98372  
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 Plotted by: hamson\_jantramida  
 5/18/22 10:41 AM

# EAST TOWN CROSSING

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

### WATER NOTES & DETAILS

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.

East Town Crossing  
 Water Notes & Details  
 Puyallup, WA

FOR: East Town Crossing, LLC.  
 1001 Shaw Road  
 Puyallup, WA 98372

NOTE: DRAWINGS DEPICT BLOCK LOCATION, NOT SIZE. FOR SIZE SEE NOTES 3, 4, 5, AND CITY STD. 03.02.01-3

**HORIZONTAL THRUST BLOCKING**

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER  
 APPROVED: [Signature] 03.02.01-1

TABLE 1: CONCRETE BLOCKING FOR VERTICAL BENDS

PIPE DIAMETER (INCHES)	TEST PRESSURE (PSI)	BEND ANGLE (DEG)	CONCRETE VOLUME (CY)	CURE SIZE (FEET)	CHAIN SIZE (INCHES)	CHAIN EMBEDMENT (INCHES)
4"	200	11.25°	6	1.8	3/8"	17"
		22.5°	12	3.3		
		45°	22	2.8		
6"	200	11.25°	14	2.4	3/8"	17"
		22.5°	27	3.0		
		45°	30	3.7		
8"	200	11.25°	25	2.9	3/8"	17"
		22.5°	48	3.6		
		45°	88	4.5		
10"	200	11.25°	38	3.4	3/8"	17"
		22.5°	75	4.2		
		45°	138	5.2		
12"	200	11.25°	55	3.8	3/8"	17"
		22.5°	108	4.8		
		45°	200	5.8		
14"	200	11.25°	75	4.2	3/8"	17"
		22.5°	147	5.3		
		45°	272	6.5		
16"	200	11.25°	98	4.8	3/8"	17"
		22.5°	192	5.8		
		45°	353	7.1		

**VERTICAL THRUST BLOCKING**

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER  
 APPROVED: [Signature] 03.02.01-2

TABLE 2: THRUST AT FITTINGS AT 200 PSI

SIZE	TEST PRESSURE (PSI)	THRUST FITTINGS AT 200 PSI			
		A	B	C	D
4"	200	3,140	4,440	3,405	1,233
6"	200	7,070	8,995	5,410	2,790
8"	200	12,565	15,710	8,820	4,885
10"	200	18,835	23,770	13,030	7,660
12"	200	26,275	33,885	21,640	11,330
14"	200	35,485	44,425	29,455	15,015
16"	200	46,385	57,085	38,470	19,815

TABLE 3: BEARING VALUE OF SOIL

SOIL TYPE	SAFE BEARING LOAD (LB/SQ FT)
MUCK, PEAT, ETC.	0
SOFT CLAY/ALLUVIAL SOIL	1,000
SAND	3,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL, COMBATED WITH CLAY	4,000
HARD SHALE	10,000

**THRUST BLOCKING TABLE**

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER  
 APPROVED: [Signature] 03.02.01-3

TABLE 4: WATER VALVES AND MAINS

**WATER VALVES AND MAINS**

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER  
 APPROVED: [Signature] 03.01.01

TABLE 5: PIPE TRENCHING BEDDING AND BACKFILL

**PIPE TRENCHING BEDDING AND BACKFILL**

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER  
 APPROVED: [Signature] 06.01.01

NOTE: DRAWINGS DEPICT BLOCK LOCATION, NOT SIZE. FOR SIZE SEE NOTES 3, 4, 5, AND CITY STD. 03.02.01-3

**VALVE MARKER POST**

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER  
 APPROVED: [Signature] 03.01.02

NOTE: CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING AND/OR PROPOSED UTILITIES

**WATER MAIN CROSSING OTHER UTILITIES**

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER  
 APPROVED: [Signature] 03.01.03-1

NOTE: FOR WATER MAIN CROSSING OTHER UTILITIES CITY STANDARD 03.01.03-1

WHEN LOCAL CONDITIONS PREVENT THE SEPARATIONS DESCRIBED ON CITY STANDARD 03.01.03-1, A SENER MAY BE LAID CLOSER THAN 10- FEET HORIZONTAL OR 18-INCHES VERTICAL TO A WATER LINE, PROVIDED THE FOLLOWING ARE FOLLOWED:

- SENER LINE IS LAID IN A SEPARATE TRENCH FROM THE WATER LINE.
- SENER 18-INCHES VERTICAL SEPARATION CANNOT BE OBTAINED, THE SENER SHALL BE CONSTRUCTED OF METALS AND JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS PRIOR TO INSTALLATION.
- THE WATER LINE SHALL BE PLACED ON A BENCH OF UNDISTURBED GRAIN WITH THE BOTTOM OF THE WATER PIPE AT LEAST 18-INCHES ABOVE THE TOP OF THE SENER AND SHALL HAVE AT LEAST 30-INCHES OF HORIZONTAL SEPARATION AT ALL TIMES. THE CITY RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL MITIGATION EFFORTS, SUCH AS IMPERMEABLE BARRIERS OR OTHER MEANS, FOR ADDITIONAL PROTECTION.
- THE SENER SHALL NOT BE INSTALLED IN THE SAME TRENCH AS A POSSIBLE WATER LINE WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF PUYALLUP.

**WATER MAIN CROSSING OTHER UTILITIES (NOTES)**

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER  
 APPROVED: [Signature] 03.01.03-2

NOTE: ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

**FIRE HYDRANT ASSEMBLY**

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER  
 APPROVED: [Signature] 03.05.01

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

**Abbey Road GROUP**



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JOB #:	06-171-1	DESIGNED BY:	JMB	DEVELOPMENT REVIEW:	PRB
APPROVED BY:	GH	DRAFTED BY:	HJU	DATE:	05/17/2022
SHEET:					

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 Plotted by: Tamara Jastrzembski



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# EAST TOWN CROSSING

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

### WATER NOTES & DETAILS

**APPROVED**

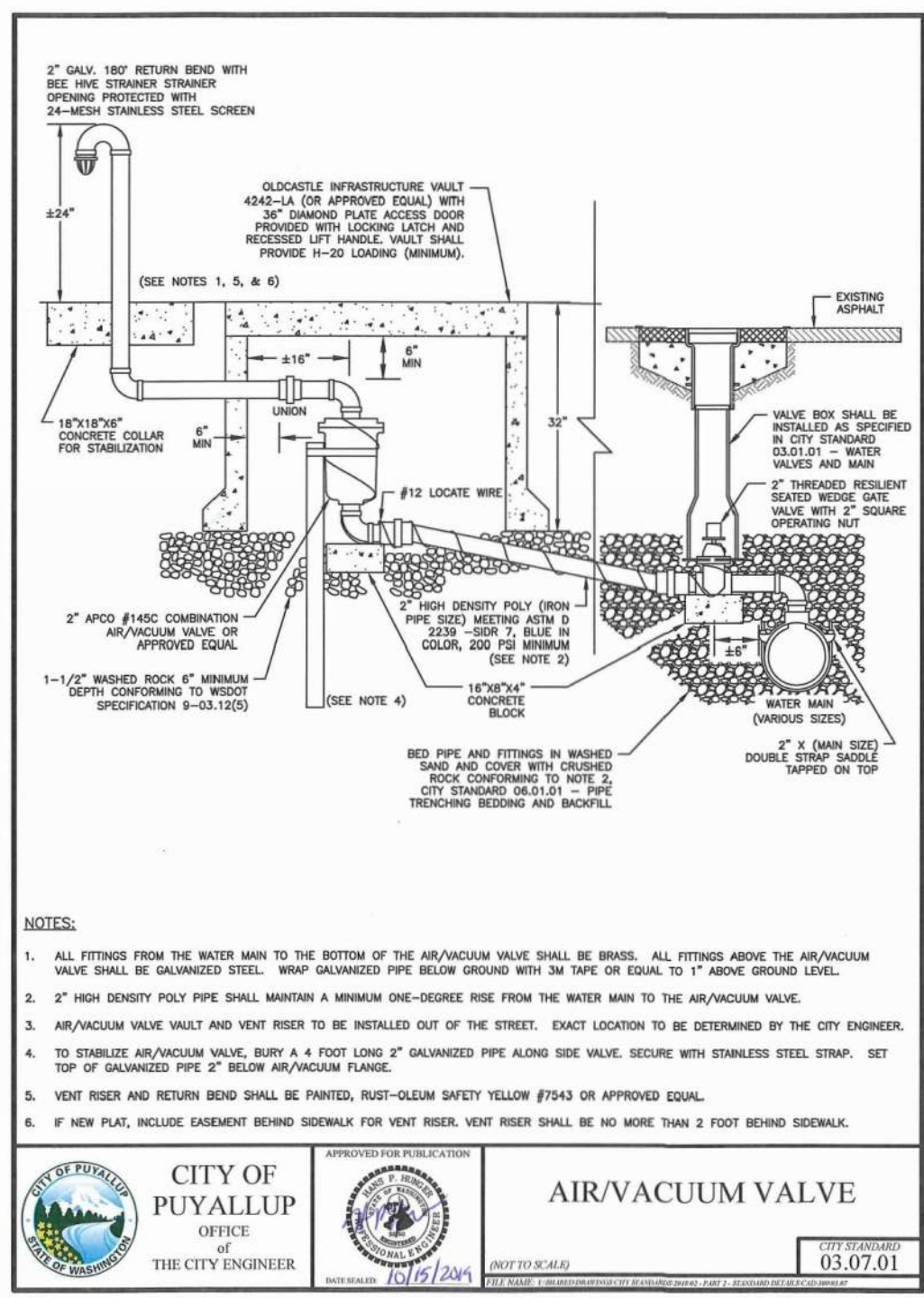
BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

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East Town Crossing  
 Water Notes & Details  
 Puyallup, WA

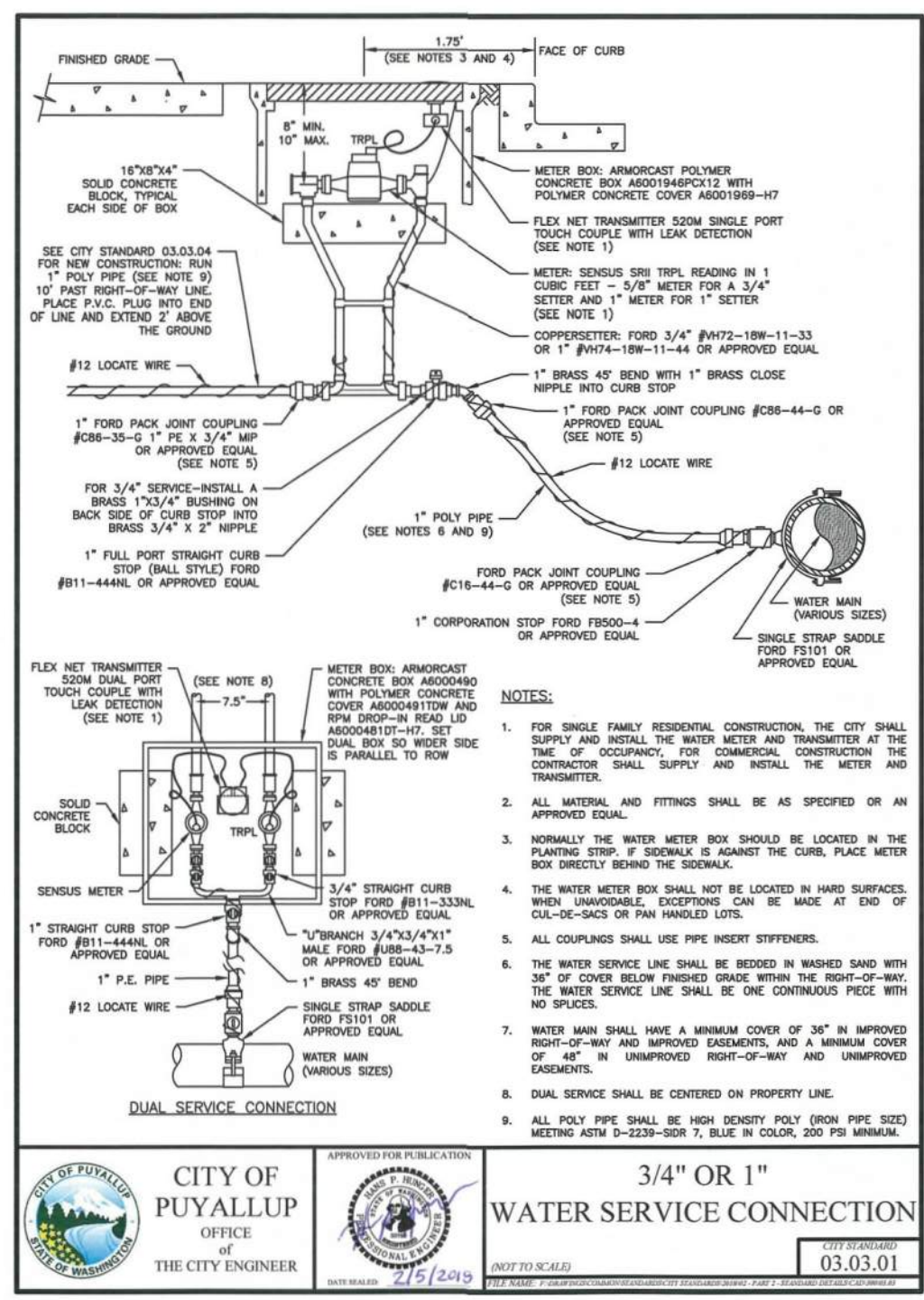
East Town Crossing, LLC.  
 1001 Shaw Road  
 Puyallup, WA 98372



**CITY OF PUYALLUP**  
 OFFICE OF THE CITY ENGINEER

**AIR/VACUUM VALVE**

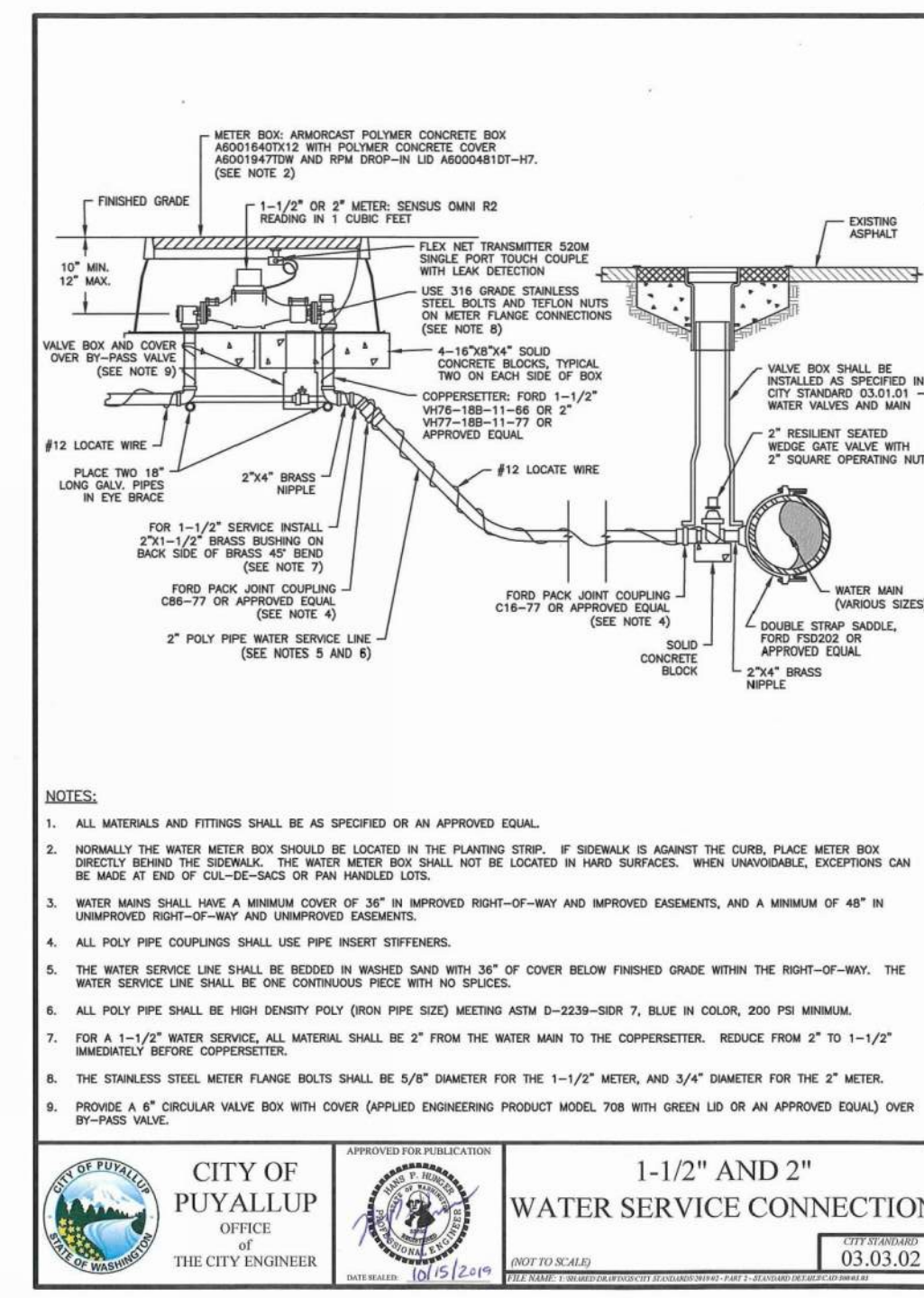
03.07.01



**CITY OF PUYALLUP**  
 OFFICE OF THE CITY ENGINEER

**3/4" OR 1" WATER SERVICE CONNECTION**

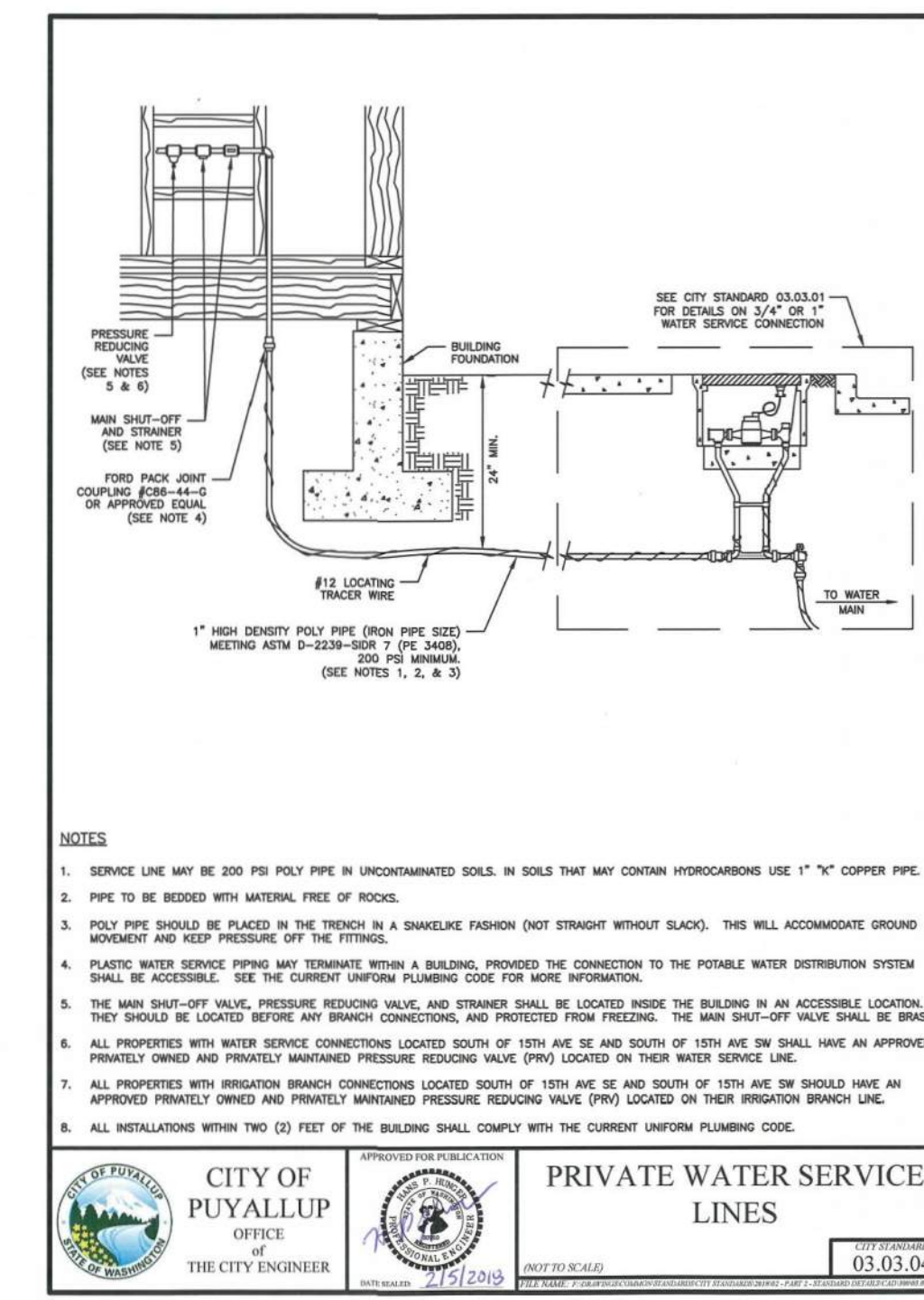
03.03.01



**CITY OF PUYALLUP**  
 OFFICE OF THE CITY ENGINEER

**1-1/2" AND 2" WATER SERVICE CONNECTION**

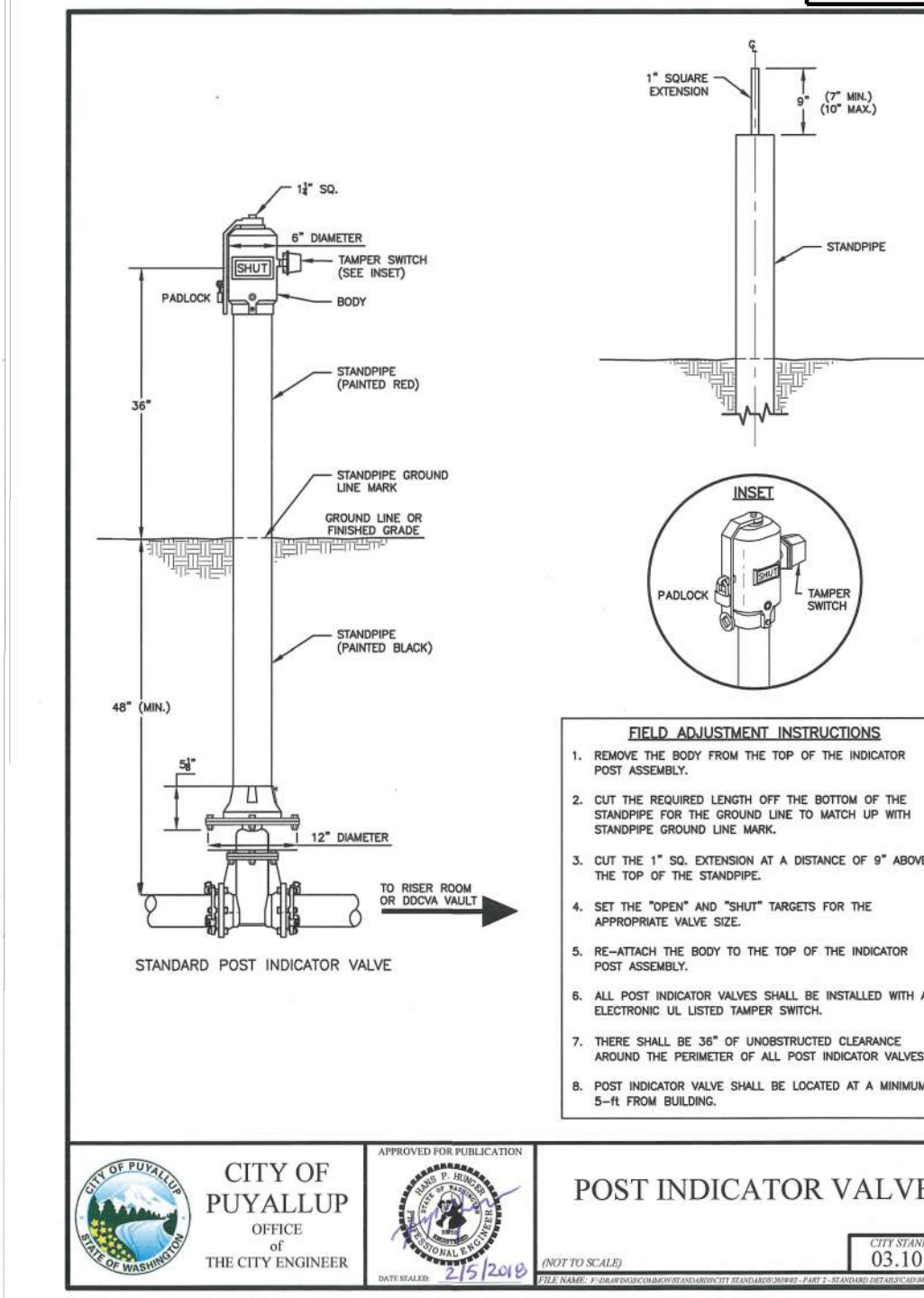
03.03.02



**CITY OF PUYALLUP**  
 OFFICE OF THE CITY ENGINEER

**PRIVATE WATER SERVICE LINES**

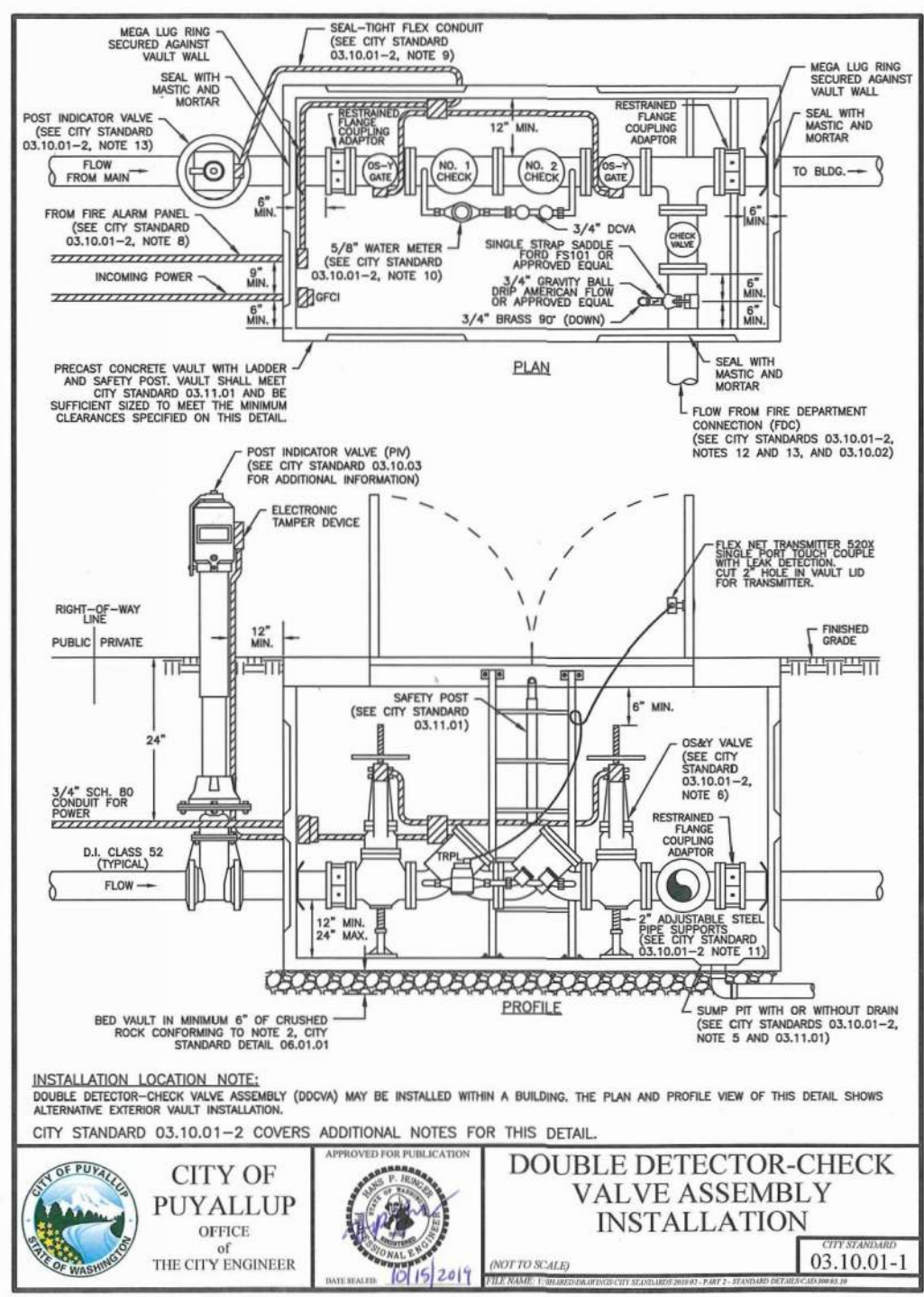
03.03.04



**CITY OF PUYALLUP**  
 OFFICE OF THE CITY ENGINEER

**POST INDICATOR VALVE**

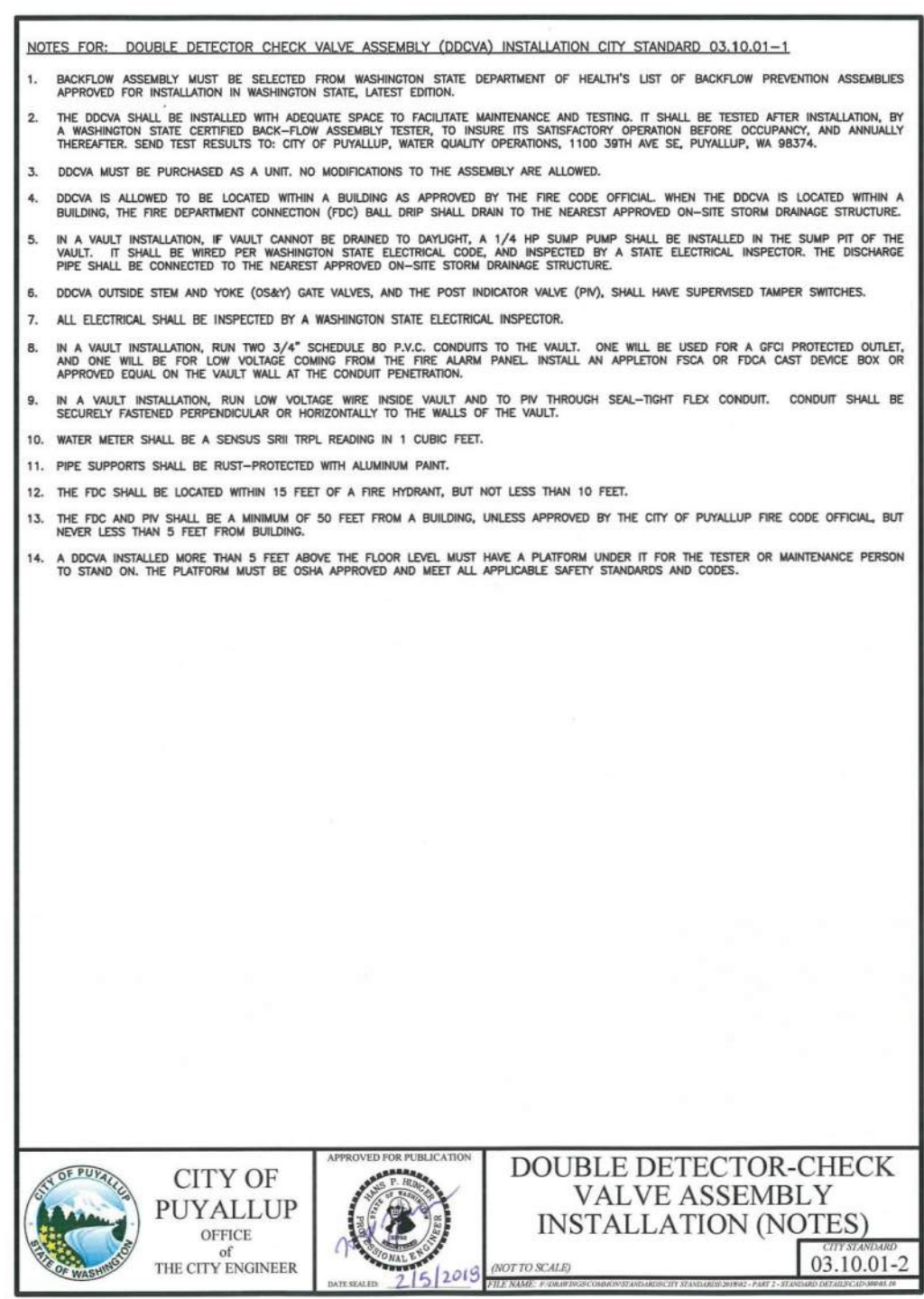
03.10.03



**CITY OF PUYALLUP**  
 OFFICE OF THE CITY ENGINEER

**DOUBLE DETECTOR-CHECK VALVE ASSEMBLY INSTALLATION**

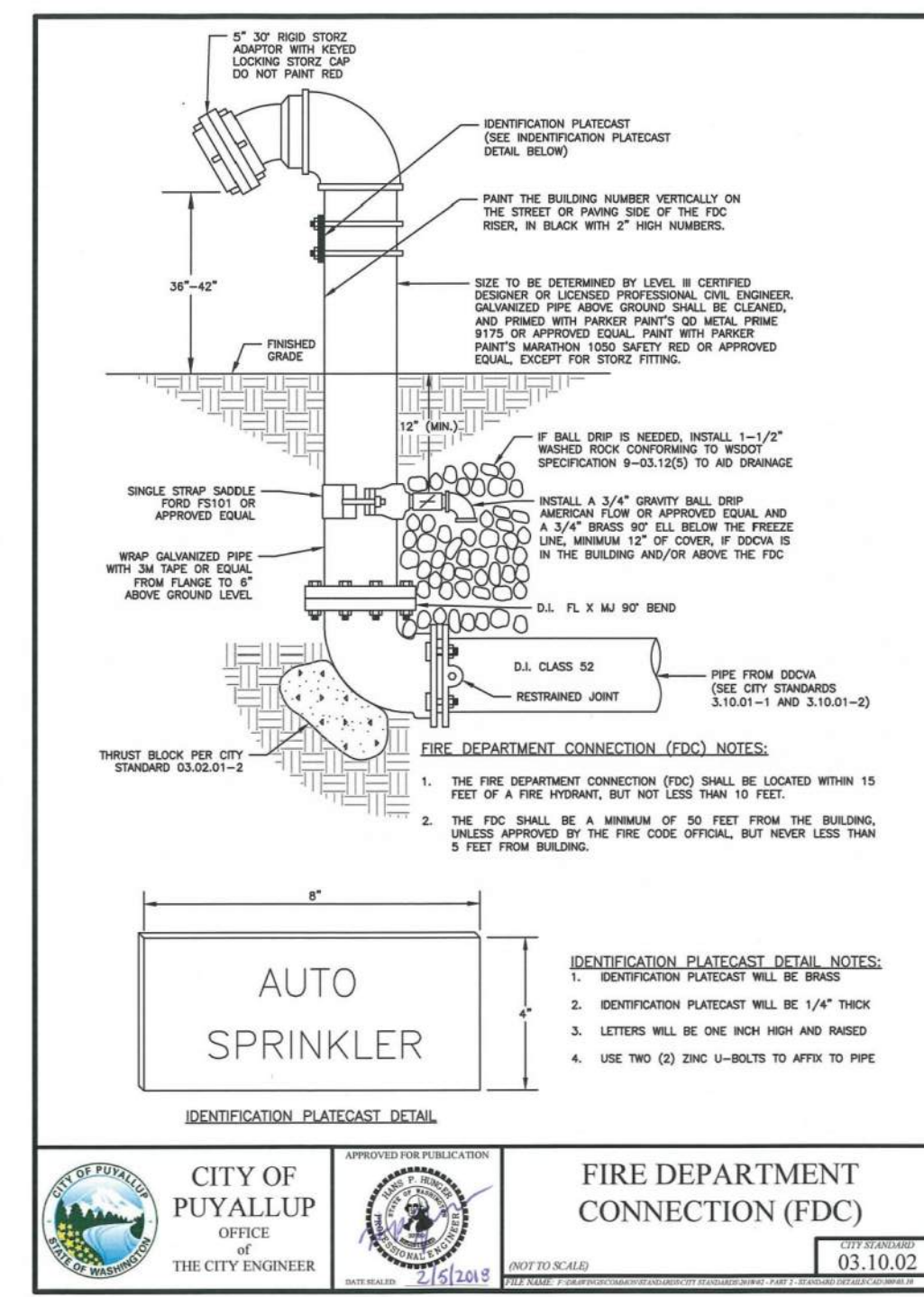
03.10.01-1



**CITY OF PUYALLUP**  
 OFFICE OF THE CITY ENGINEER

**DOUBLE DETECTOR-CHECK VALVE ASSEMBLY INSTALLATION (NOTES)**

03.10.01-2



**CITY OF PUYALLUP**  
 OFFICE OF THE CITY ENGINEER

**FIRE DEPARTMENT CONNECTION (FDC)**

03.10.02

**WATER SYSTEM NOTES:**

- ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS. REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
- AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"). WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS"), OR AS DIRECTED BY FRUITLAND MUTUAL WATER COMPANY (FMWC), VALLEY WATER (VW), OR TACOMA CITY WATER (TCW) IS THE PURVEYOR.
- A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
- ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER, THE ENGINEERING SERVICES STAFF, AND THE FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR. PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
- THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
- ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- BACTERIOLOGICAL (COLIFORM AND IRON BACTERIA) TEST SAMPLES WILL BE TAKEN BY THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) AND PAID FOR BY THE CONTRACTOR, EXCEPT FOR CAPITAL IMPROVEMENT PROJECTS (CIP) WHICH SHALL BE PAID FOR BY THE CITY.
- WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES FROM PAVED FINAL GRADE IN IMPROVED RIGHT-OF-WAY AND IMPROVED EASEMENTS, AND A MINIMUM OF 48 INCHES IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
- 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 A 21.4-1964.
- CONNECTIONS TO EXISTING WATER MAINS TYPICALLY SHALL BE WET TAPS 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 SIZE I.E. 8 INCH TAP ON 8 INCH PIPE. THE CITY (OR FMWC, VW OR TCW WHEN SERVED BY THAT PURVEYOR) SHALL APPROVE THE TIME AND LOCATION FOR THESE CONNECTIONS.
- ALL WATER MAINS AND APPURTENANCES SHALL BE HYDROSTATICALLY TESTED AT 200 PSI IN ACCORDANCE WITH STANDARD SPECIFICATION 7-09.3(2). PRESSURE TESTING SHALL NOT BE PERFORMED UNTIL SATISFACTORY PURITY SAMPLES HAVE BEEN RECEIVED, EXCEPT WHEN NEW WATER MAINS ARE INSTALLED INDEPENDENTLY FROM THE WATER SYSTEM PIPING.
- 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.
- VALVE MARKER POSTS SHALL BE INSTALLED WHERE VALVE BOXES ARE HIDDEN FROM VIEW OR IN UNPAVED. THE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL 03.01.02.
- VALVE 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.
- PIPE FITTING FOR WATER MAINS SHALL BE DUCTILE IRON AND SHALL BE MECHANICAL JOINT CONFORMING TO AWWA SPECIFICATION C111-72.
- WATER MAIN PIPE AND SERVICE CONNECTIONS SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
- 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 WILLIAMS NORTHWEST PIPELINE BEFORE THE CROSSING IS MADE.
- TRENCHING, BEDDING, AND BACKFILL FOR WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 06.01.01.
- ALL COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, IRRIGATION SYSTEMS, AND MULTI-FAMILY 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, 03.04.02, AND 03.04.03.
- ANY LEAD JOINT FITTING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH A MECHANICAL JOINT FITTING AT THE CONTRACTOR'S EXPENSE.
- WHEN HYDRAULIC FIRE FLOW MODELING IS REQUIRED FOR A PROJECT, THE CITY WILL ISSUE A PERMIT. THE HYDRAULIC MODELING CRITERIA IS BASED ON THE PROJECTED 2030 WATER DEMAND, WHILE MAINTAINING A MINIMUM SYSTEM PRESSURE OF 20 POUNDS PER SQUARE INCH AND A MAXIMUM VELOCITY OF 10 FEET PER SECOND.
- WHEN FILLING A NEW WATER MAIN FOR PURITY WITH HIGHLY CONCENTRATED CHLORINE WATER, THAT "SUPER" CHLORINATED WATER CANNOT SIT INSIDE THE NEW WATER MAIN FOR GREATER THAN 5 DAYS.
- WHEN USING A FIRE HYDRANT FOR NON-FIREFIGHTING PURPOSES, A CITY HYDRANT METER MUST BE USED. COORDINATE THE ACQUISITION OF THE HYDRANT METER WITH THE CITY'S UTILITY BILLING DIVISION AT PUYALLUP CITY HALL. A CITY APPROVED BACKFLOW PROTECTION ASSEMBLY SHALL BE INSTALLED BY THE PERSON REQUESTING USE OF A FIRE HYDRANT. THE ASSEMBLY SHALL BE ACCOMPANIED BY A CURRENT BACKFLOW ASSEMBLY TEST REPORT. THE TEST REPORT SHALL BE AVAILABLE AT THE SITE FOR THE DURATION OF THE HYDRANT USE.



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REVISIONS: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHK: \_\_\_\_\_  
 APR: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PER: \_\_\_\_\_

DESIGNED BY: JMB  
 DEVELOPMENT REVIEW: PRB  
 APPROVED BY: GH  
 DRAFTED BY: HJU  
 DATE: 05/17/2022  
 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

THE TYPED PROJECT FILES ACTIVE/IN6-PT1-G1-East Town Crossing/DESIGN/ENGINEERING/05-17-2022 Water.dwg  
 PLOTTER: 5/16/2022 1:04:41 PM  
 PLOTTED BY: tamara.janzak@abbeyroad.com

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# EAST TOWN CROSSING

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

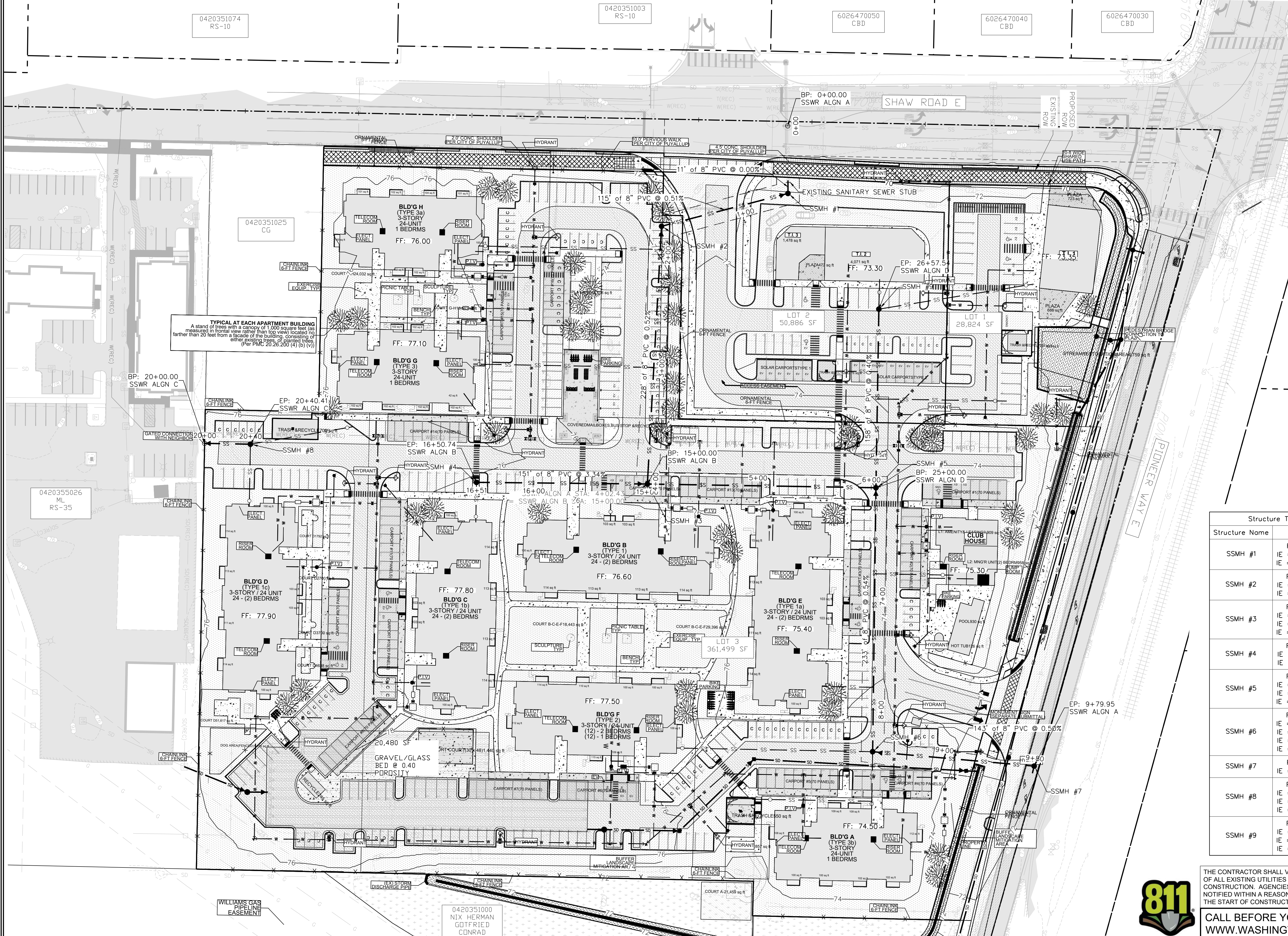
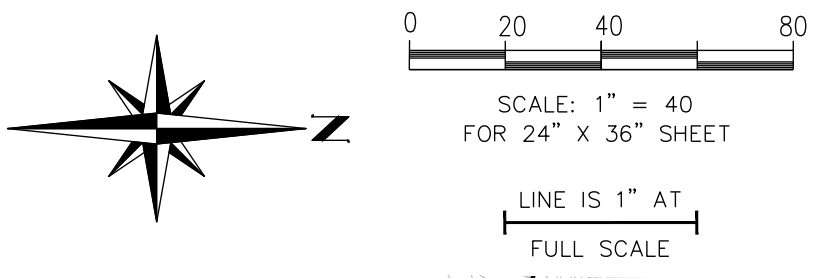
### SANITARY SEWER MASTER PLAN

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.



**TYPICAL AT EACH APARTMENT BUILDING**  
 A stand of trees with a canopy of 1,000 square feet (as measured in frontal view rather than top view) located no farther than 20 feet from a facade of the building, consisting of other existing trees, or planted trees.  
 (Per PMC 20.26.200 (4) (b) (v))

Structure Table	
Structure Name	Details
SSMH #1	RIM = 72.15 IE = 64.08 8" S IE = 50.70 8" W
SSMH #2	RIM = 73.83 IE = 64.74 8" E IE = 64.67 8" N
SSMH #3	RIM = 75.03 IE = 65.96 8" S IE = 65.96 8" N IE = 65.92 8" W
SSMH #4	RIM = 76.44 IE = 71.00 8" N IE = 71.04 6" E
SSMH #5	RIM = 73.97 IE = 66.96 8" S IE = 67.00 8" E IE = 67.00 8" W
SSMH #6	RIM = 74.54 IE = 68.25 8" W IE = 68.29 6" S IE = 68.29 6" E IE = 68.29 8" N
SSMH #7	RIM = 71.88 IE = 69.00 8" S
SSMH #8	RIM = 76.27 IE = 68.60 8" S IE = 68.62 6" E IE = 68.62 6" N
SSMH #9	RIM = 72.88 IE = 67.63 8" E IE = 67.73 6" W IE = 67.73 6" N

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)**  
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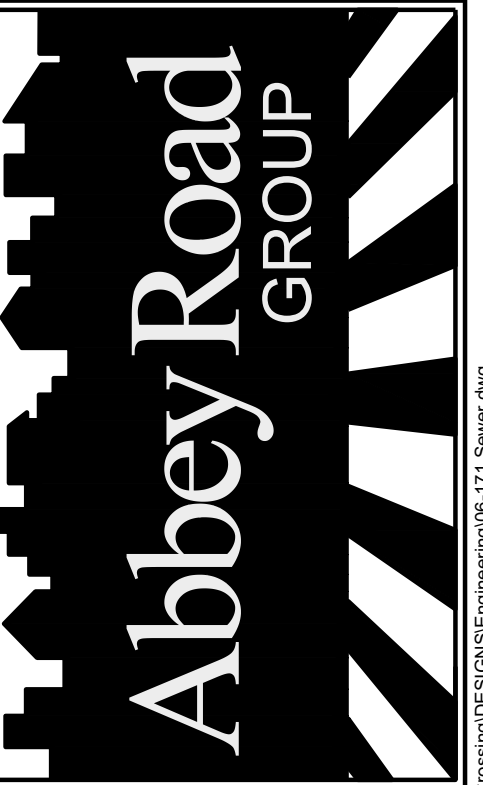


East Town Crossing  
 Sanitary Sewer  
 Master Plan  
 Puyallup, WA

FOR: East Town Crossing, LLC.

1001 Shaw Road  
 Puyallup, WA 98372

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: APR: DATE: PER:

JOB #: 06-171-1  
 DESIGNED BY: JMB  
 DEVELOPMENT REVIEW: PRB  
 APPROVED BY: GH  
 DRAFTED BY: HJU  
 DATE: 05/17/2022  
 SHEET:

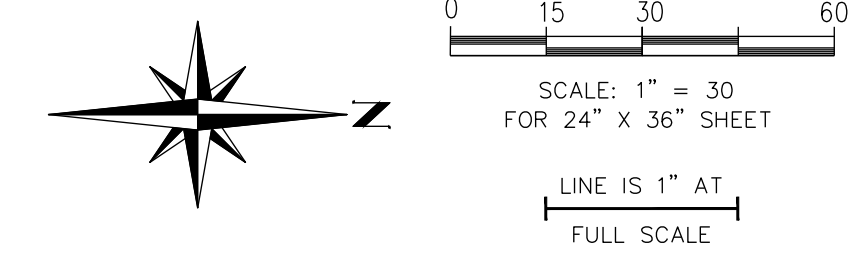
File: T:\PROJECTS\FILES\ACTIVE\06-171-01 East Town Crossing\DESIGN\engineering\06-171 Sewer.dwg  
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 Plotted by: hamson\_jacobson

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# EAST TOWN CROSSING

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

### SANITARY SEWER PLAN WEST



**APPROVED**

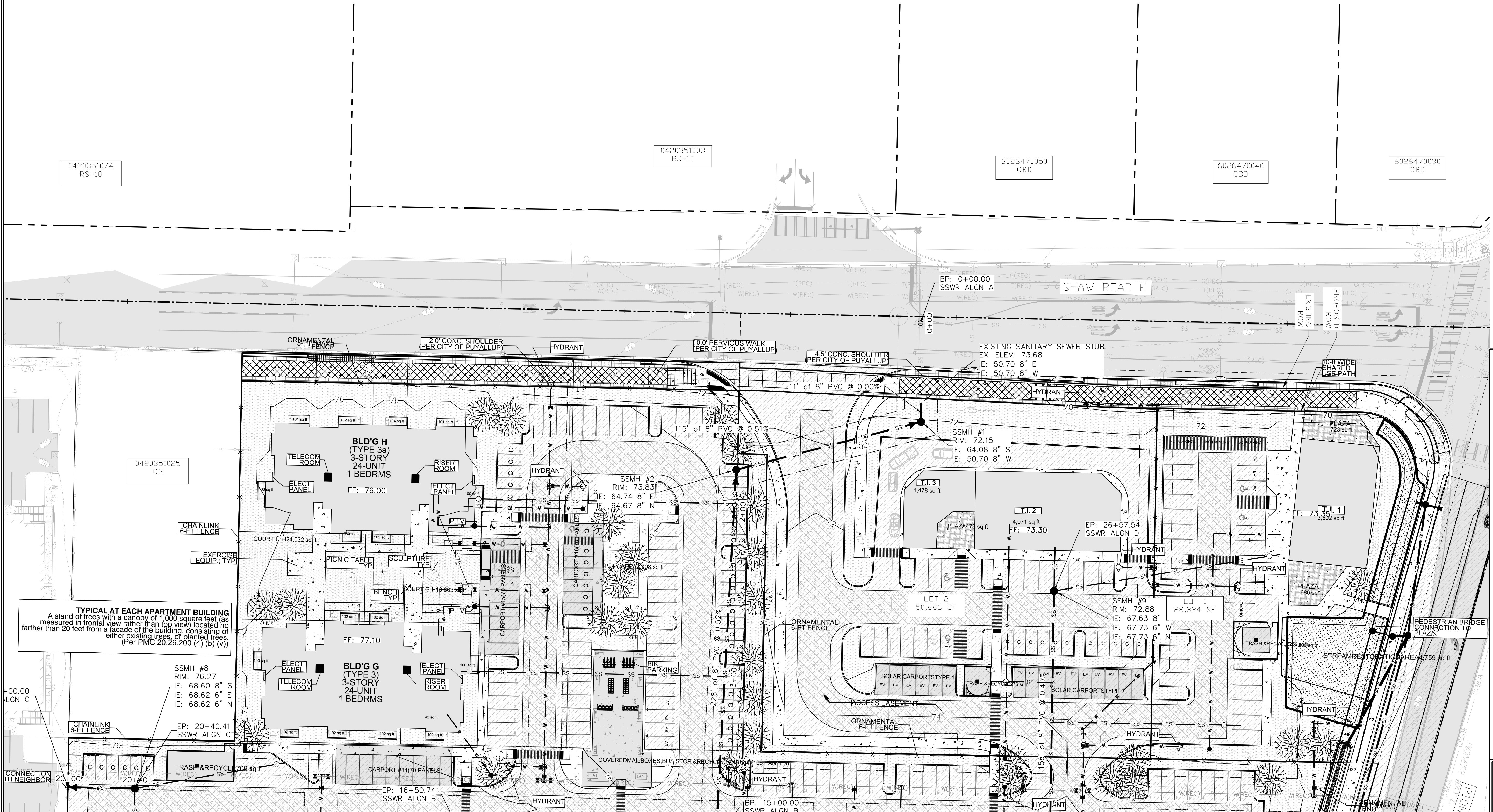
BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

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.

East Town Crossing  
 Sanitary Sewer  
 Plan West  
 Puyallup, WA

FOR: East Town Crossing, LLC.  
 1001 Shaw Road  
 Puyallup, WA 98372

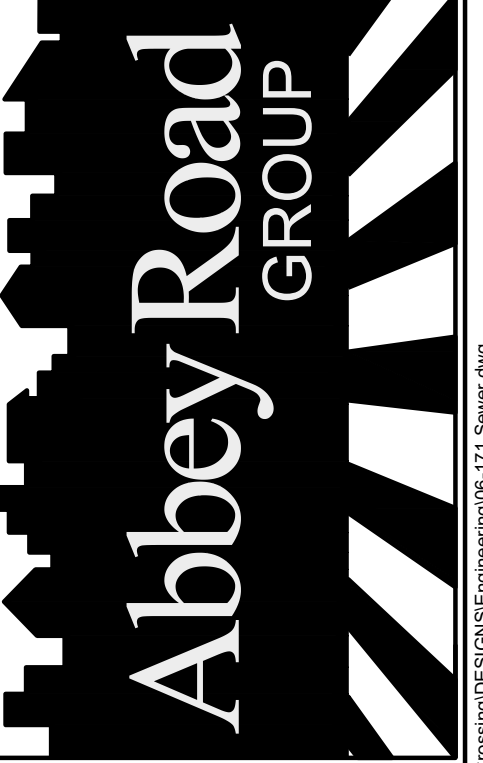


**TYPICAL AT EACH APARTMENT BUILDING**  
 A stand of trees with a canopy of 1,000 square feet (as measured in frontal view rather than top view) located no farther than 20 feet from a facade of the building, consisting of either existing trees, or planted trees.  
 (Per PMC 20.26.200 (4) (b) (v))

**MATCHLINE: SEE SANITARY SEWER PLAN EAST**

REVISIONS:	BY:	CHK:	APR:	DATE:	PER:

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



JOB #:	06-171-1
DESIGNED BY:	JMB
DEVELOPMENT REVIEW:	PRB
APPROVED BY:	GH
DRAFTED BY:	HPJ
DATE:	05/17/2022
SHEET:	



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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 Plotted by: Hanson, Justin

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# EAST TOWN CROSSING

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

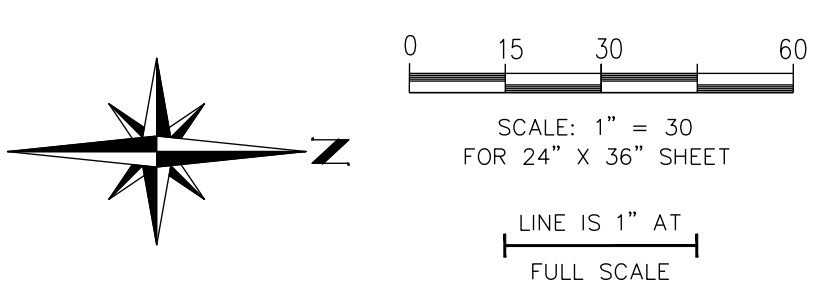
### SANITARY SEWER PLAN EAST

**APPROVED**

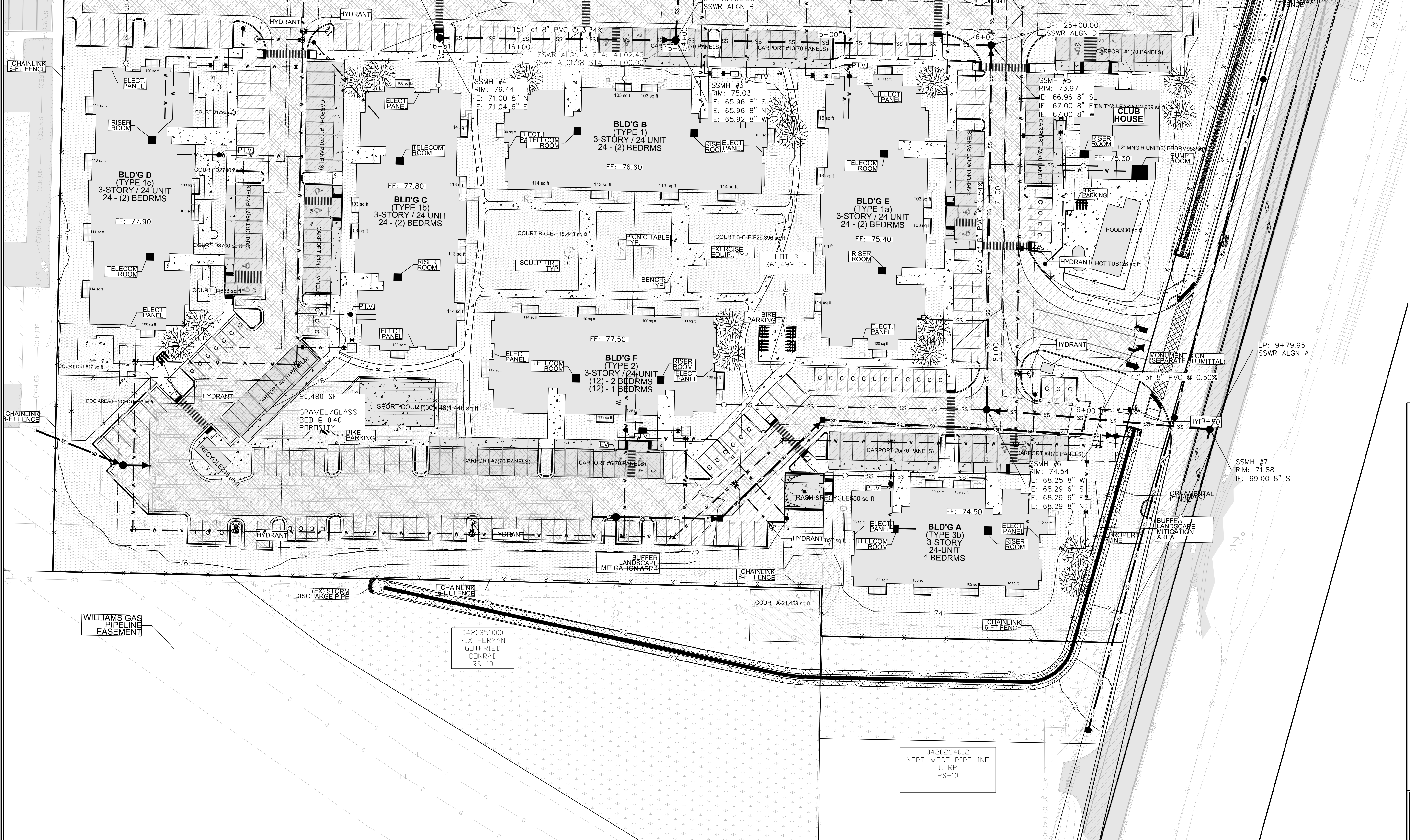
BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

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**MATCHLINE: SEE SANITARY SEWER PLAN WEST**



**East Town Crossing**  
**Sanitary Sewer**  
**Plan East**  
 Puyallup, WA

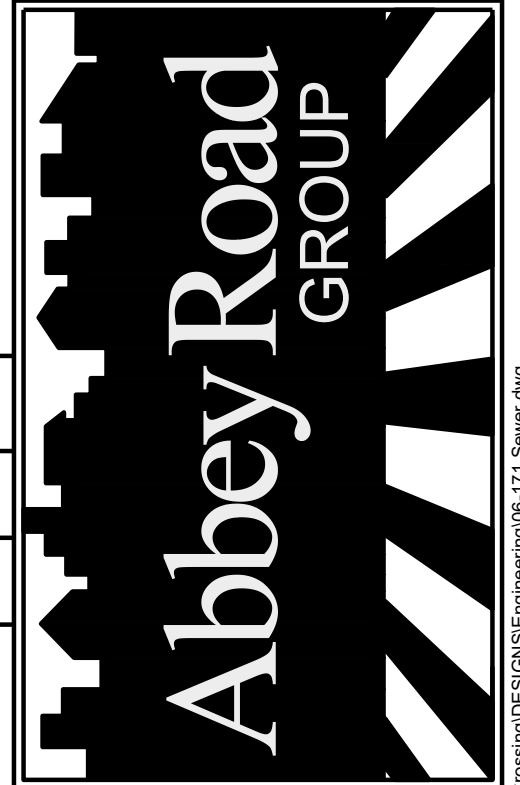
TITLE: \_\_\_\_\_

FOR: **East Town Crossing, LLC.**

1001 Shaw Road  
 Puyallup, WA 98372

**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:	APR:	DATE:	PER:

JOB #:	06-171-1
DESIGNED BY:	JMB
DEVELOPMENT REVIEW:	PRB
APPROVED BY:	GH
DRAFTED BY:	HPJ
DATE:	05/17/2022
SHEET:	



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 Plotted By: Hanson, Justin@rdm

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# EAST TOWN CROSSING

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

### SANITARY SEWER PROFILES

**APPROVED**

BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE \_\_\_\_\_

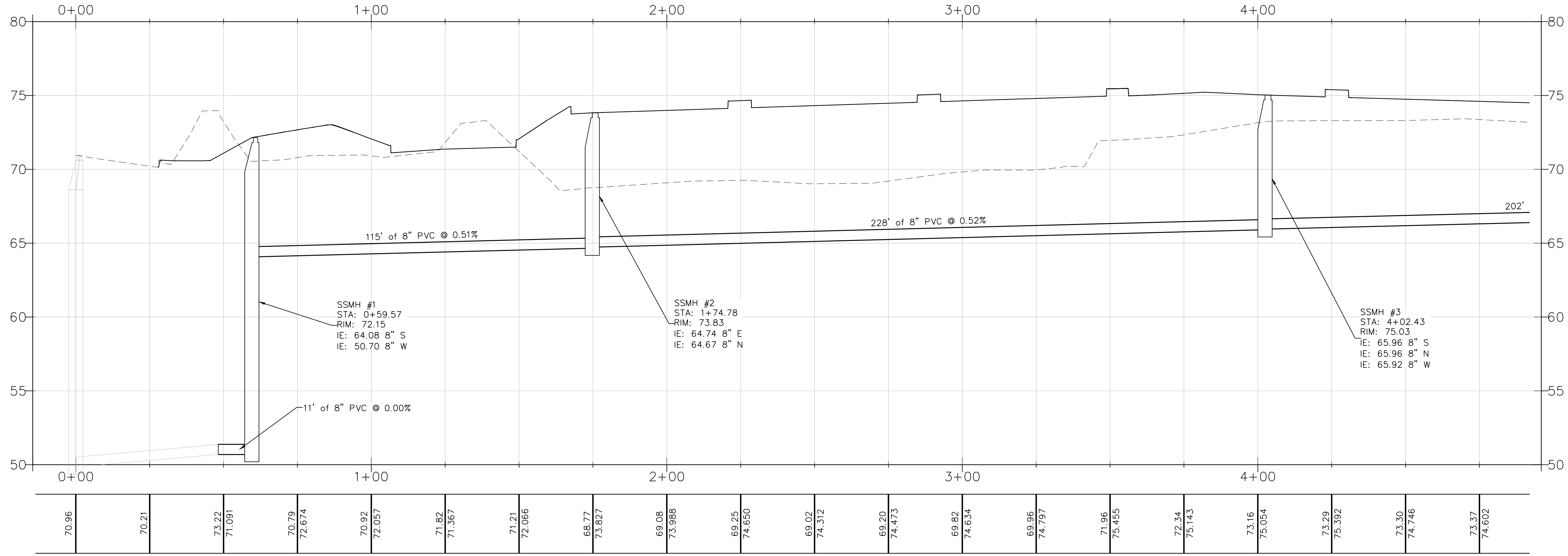
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**East Town Crossing  
Sanitary Sewer  
Profiles**

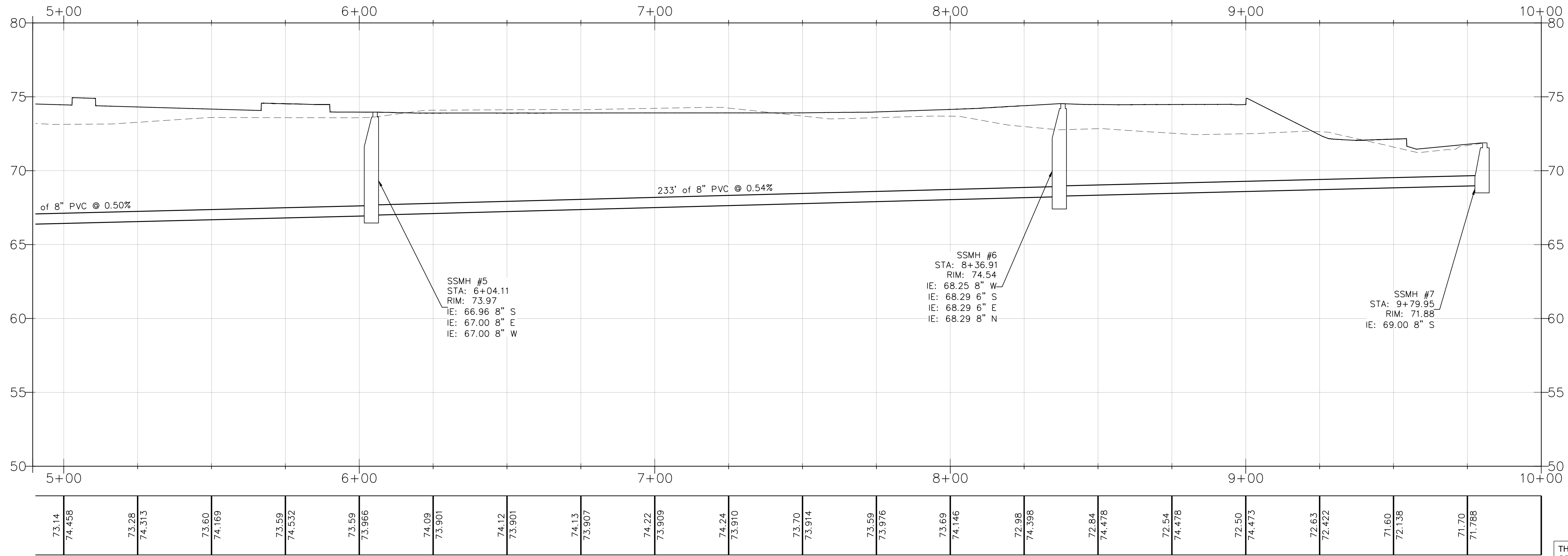
Puyallup, WA

**East Town Crossing, LLC.**

1001 Shaw Road  
Puyallup, WA 98372



**SEWER ALIGNMENT PROFILE A - STA 0+00 - 5+00**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 4'



**SEWER ALIGNMENT PROFILE A - STA 5+00 - 10+00**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 4'

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**811**  
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File: T:\PROJECTS\FILES\ACTIVE\06-171-01-East Town Crossing\DESIGN\Engineering\06-171 Sewer.dwg  
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 Plotted by: Hanson, Justin

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# EAST TOWN CROSSING

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

### SANITARY SEWER PROFILES

**APPROVED**

BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

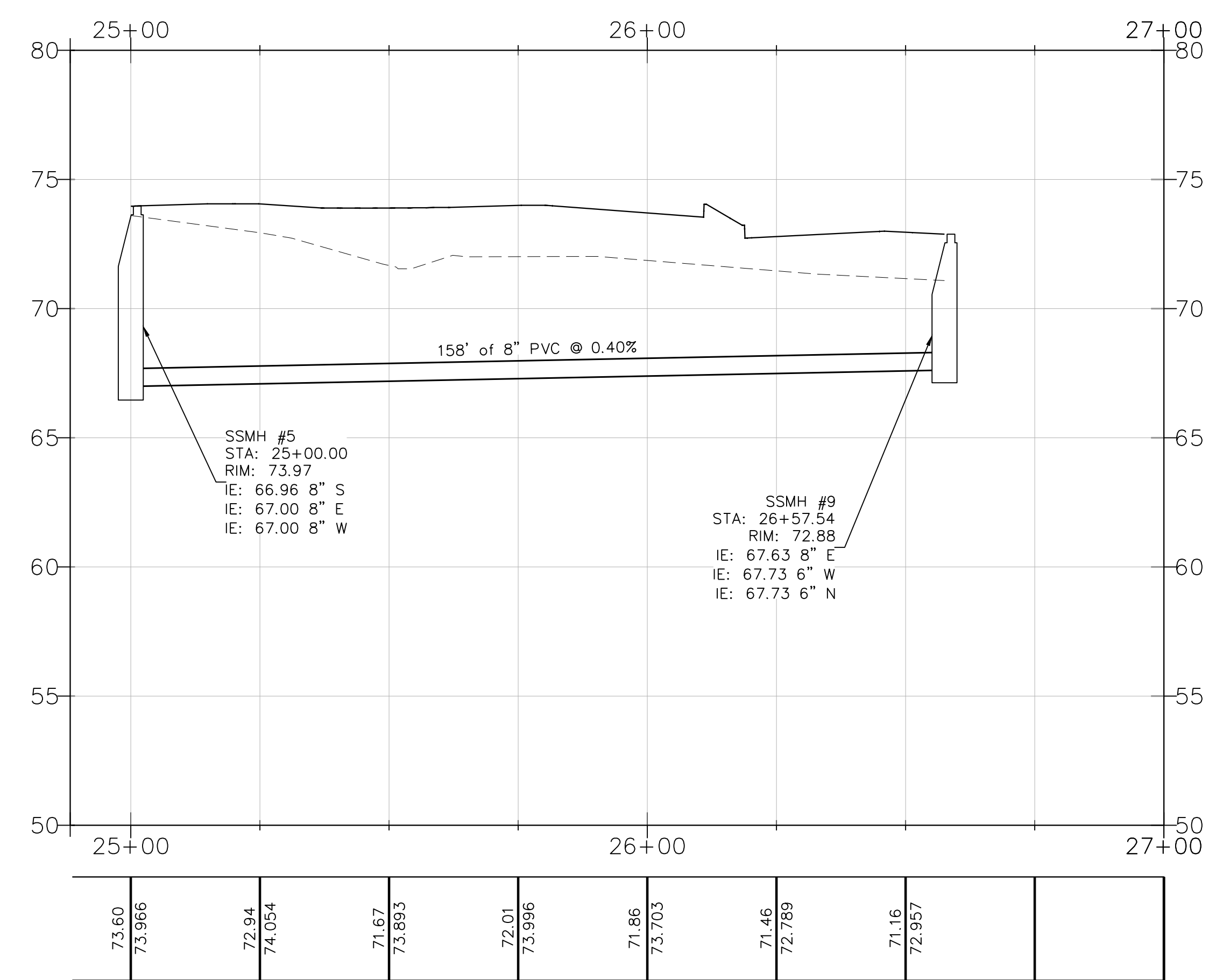
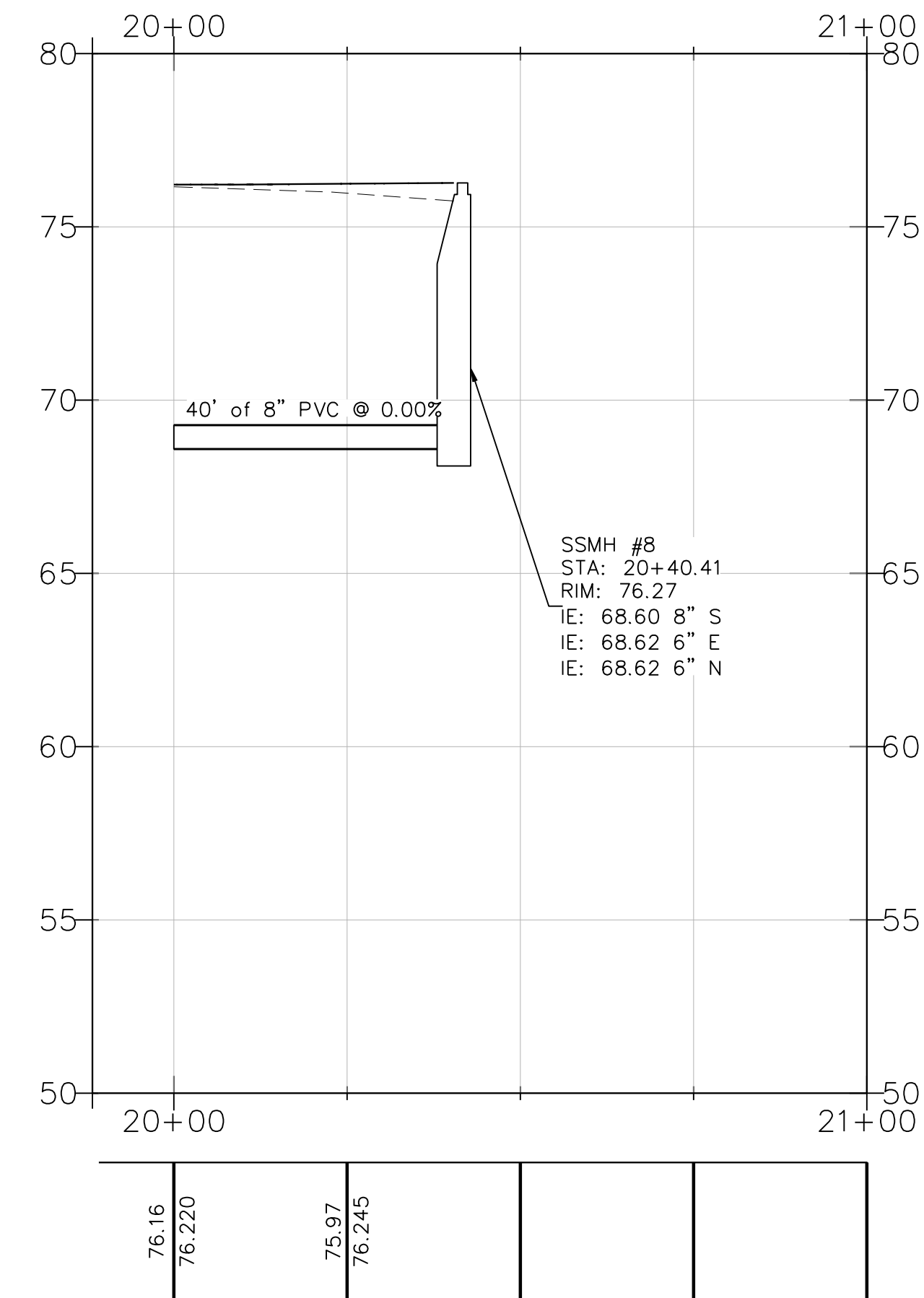
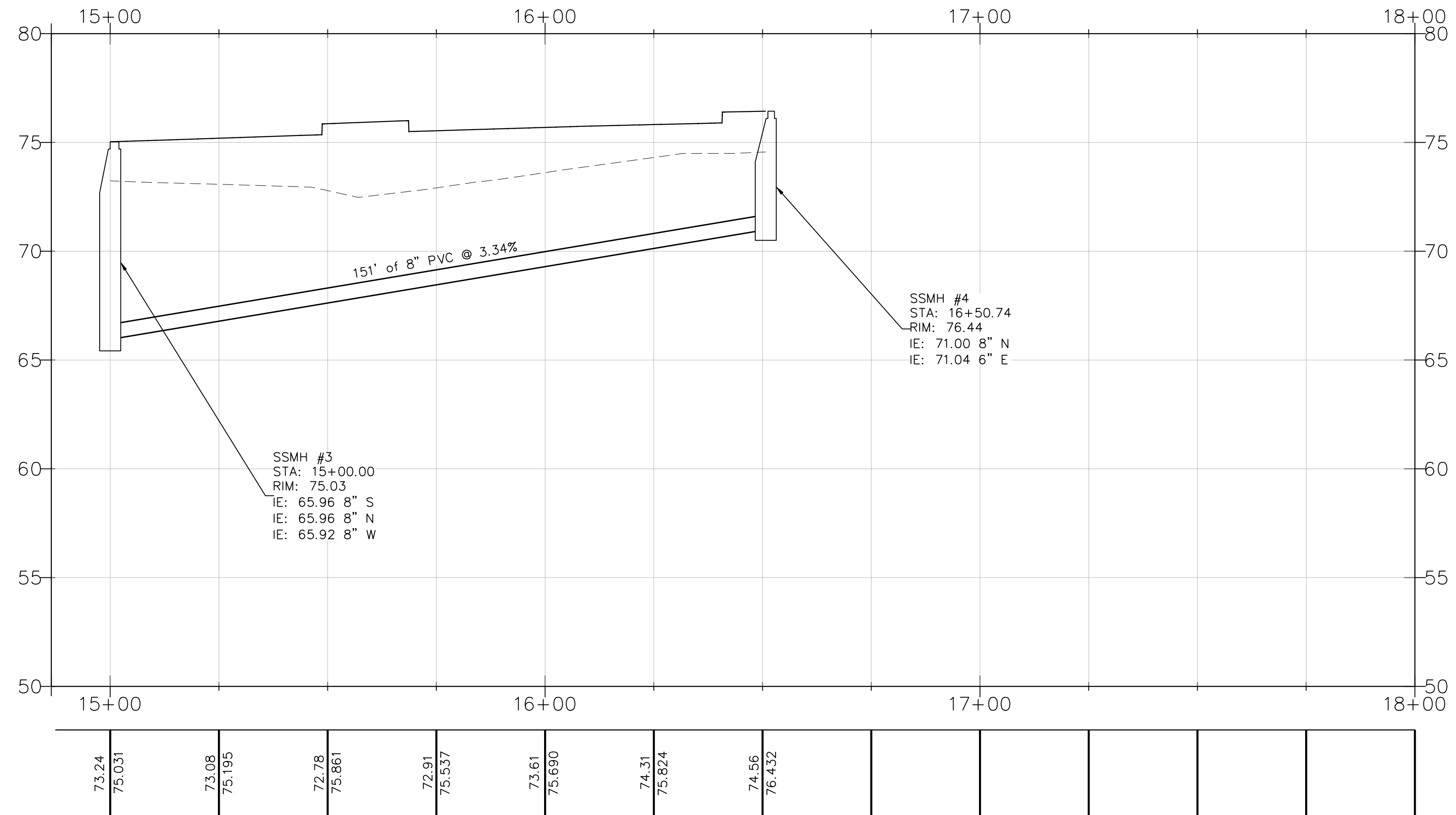
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**East Town Crossing  
Sanitary Sewer  
Profiles**

Puyallup, WA

**East Town Crossing, LLC.**

1001 Shaw Road  
Puyallup, WA 98372



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 Plotted by: Hanson, Justin@rdk

# EAST TOWN CROSSING

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

### SANITARY SEWER NOTES & DETAILS

**APPROVED**

BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

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**East Town Crossing**  
**Sanitary Sewer Notes & Details**  
 Puyallup, WA

**East Town Crossing, LLC.**  
 1001 Shaw Road  
 Puyallup, WA 98372

**FRAME AND COVER SECTION**

SCALE 1:1

SCALE 1:2

**CITY OF PUYALLUP**  
 DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

**SIDE SEWER CLEAN OUT WHEN PLACED IN DRIVEWAY**

DATE	04.03.05
BY	
CHK	
APP	
PER	

**PIPE TRENCHING BEDDING AND BACKFILL**

SCALE 1:1

**CITY OF PUYALLUP**  
 OFFICE OF THE CITY ENGINEER

DATE: 06.01.01

**INSIDE DROP SANITARY SEWER MANHOLE**

SCALE 1:2

**CITY OF PUYALLUP**  
 DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

**INSIDE DROP SANITARY SEWER MANHOLE (NOTES)**

DATE	04.01.02
BY	
CHK	
APP	
PER	

**INSIDE DROP SANITARY SEWER MANHOLE (NOTES)**

- NEAT LINE CUTS SHALL BE SEALED AT TOP WITH A HOT PAVING GRADE ASPHALT AND FACE OF CUT TUCKED. ASPHALT DEPTH TO MATCH EXISTING.
- TOP OF SHELVE, SLOPE 1/2" PER FOOT MINIMUM. CONSTRUCT IN FIELD CHANNEL AND SHELF TO THE CROWN OF PIPE.
- MANHOLE RING SHALL CONFORM TO SECTION B, ASTM C 478 (ASTM M-199) AND MEET ALL OSHA REQUIREMENTS. MANHOLE RINGS SHALL BE PARALLEL OR APPROXIMATELY RADIAL AT THE OPTION OF THE MANUFACTURER, EXCEPT THAT ALL STEPS IN ANY MANHOLE SHALL BE SIMILAR. PENETRATION OF OUTER WALL BY A LEIS IS PROHIBITED. SEE CITY STANDARD DETAIL NO. 06.01.04 & 06.01.05.
- PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MINIMUM. DROP INLET PIPE HOLE MAY BE FIELD CONSTRUCTED.
- KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAMETER PLUS MANHOLE WALL THICKNESS. MINIMUM DISTANCE BETWEEN HOLES IS 8".
- PRECAST CONCRETE MANHOLE COMPONENTS SHALL CONFORM TO ASTM C 478.
- FLEXIBLE JOINTS SHALL BE RUBBER GASKETED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. WETTED, SPRAY-PAVED, OR CAST-IN-PLACE JOINTS WILL BE PERMITTED ONLY FOR CONNECTIONS TO OR THROUGH MANHOLES. A FLEXIBLE GASKETED JOINT SHALL BE INSTALLED WITHIN ONE (1) FOOT OF EACH CONNECTION TO MANHOLES. CONNECTIONS TO MANHOLE SHALL UTILIZE A ROR IN SEAL CONNECTION. CONNECTIONS TO THESE STRUCTURES WITH PVC PIPE SHALL UTILIZE A MANHOLE COLLAR AND RUBBER GASKET.
- MANHOLE RING AND COVER. THE COVER SHALL BE MARKED WITH "TENT" IN TWO (2) NON PAID LETTERS PER CITY STANDARD DETAILS NO. 06.01.02 AND 06.01.03 FOR ADDITIONAL INFORMATION.
- THE MAXIMUM CHANGE IN FLOW DIRECTION IN MANHOLES SHALL BE 90 DEGREES. FOR ALL CHANGES IN FLOW DIRECTION GREATER THAN 45 DEGREES, A MINIMUM DROP OF 0.10 FEET BETWEEN INVERTS SHALL BE PROVIDED AND CHANNELIZATION PROVIDED.

**CITY OF PUYALLUP**  
 DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

**INSIDE DROP SANITARY SEWER MANHOLE (NOTES)**

DATE	04.01.02
BY	
CHK	
APP	
PER	

**SANITARY SEWER MANHOLE**

SCALE 1:1

**CITY OF PUYALLUP**  
 DEVELOPMENT ENGINEERING and PUBLIC WORKS DEPARTMENTS

**SANITARY SEWER MANHOLE**

DATE	04.01.01
BY	
CHK	
APP	
PER	

**MANHOLE FRAME AND COVER**

SCALE 1:1

**CITY OF PUYALLUP**  
 OFFICE OF THE CITY ENGINEER

DATE: 06.01.02

**MANHOLE STEP AND HANDHOLD**

SCALE 1:1

**CITY OF PUYALLUP**  
 OFFICE OF THE CITY ENGINEER

DATE: 06.01.03

- SANITARY SEWER NOTES:**
- ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT ENGINEERING SERVICES STAFF PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS. REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES, THE PROJECT OWNER AND APPROPRIATE CITY STAFF. CONTACT ENGINEERING SERVICES TO SCHEDULE THE MEETING (253) 841-5568. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN APPROVED SET OF PLANS AT THE MEETING.
  - AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
  - ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF PUYALLUP CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
  - A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
  - ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEER AND THE ENGINEERING SERVICES STAFF PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS.
  - THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (253) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
  - ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
  - MINIMUM GRADE ON ALL 4 INCH RESIDENTIAL SIDE SEWERS SHALL BE 2 PERCENT AND 6 INCH COMMERCIAL SIDE SEWERS SHALL BE 1 PERCENT; MAXIMUM SHALL BE 8 PERCENT. ALL SIDE SEWERS SHALL BE 6 INCHES WITHIN CITY RIGHT-OF-WAY.
  - SIDE SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD NOS. 04.03.01, 04.03.02, 04.03.03 AND 04.03.04. SIDE SEWER INSTALLATION WORK SHALL BE DONE IN ACCORDANCE WITH THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT (WISHA).
  - ALL SEWER PIPE SHALL BE PVC, POLYPROPYLENE, OR DUCTILE IRON. PVC SEWER PIPE SHALL CONFORM TO ASTM D-3034, SDR35 FOR PIPE SIZES 15-INCH AND SMALLER AND ASTM F679 FOR PIPE SIZES 18- TO 27-INCH, DUCTILE IRON PIPE SHALL BE CLASS 51 OR GREATER UNLESS OTHERWISE NOTED. 12-INCH THROUGH 30-INCH POLYPROPYLENE PIPE (PP) SHALL BE DUAL WALLED, HAVE A SMOOTH INTERIOR AND EXTERIOR CORRUGATIONS AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2736. 36-INCH THROUGH 60-INCH PP PIPE SHALL BE TRIPLE WALLED AND MEET WSDOT 9-05.24(2). IT SHALL MEET OR EXCEED ASTM F2764. PP SHALL HAVE A MINIMUM PIPE STIFFNESS OF 46 PII WHEN TESTED IN ACCORDANCE WITH ASTM D2412. TESTING SHALL BE PER ASTM F1417. TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD NO. 06.01.01. MINIMUM COVER ON PVC AND PP PIPE SHALL BE 3.0 FEET. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
  - SANITARY SEWER MANHOLE FRAMES AND COVERS SHALL CONFORM TO CITY STANDARD NOS. 06.01.02 AND 06.01.03 COVERS SHALL BE MARKED "SEWER" WITH 2-INCH RAISED LETTERS. MINIMUM WEIGHT OF THE FRAME SHALL BE 210 POUNDS. MINIMUM WEIGHT OF THE COVER SHALL BE 150 POUNDS.
  - SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STANDARD NOS. 04.01.01, 04.01.02, 04.01.03 AND 04.01.04. ALL MANHOLES SHALL BE CHANNELLED FOR FUTURE LINES AS SPECIFIED ON THESE PLANS. MANHOLE STEPS AND LADDER SHALL CONFORM TO STANDARD NO. 06.01.04.
  - SANITARY SEWER PIPE AND SIDE SEWERS SHALL BE 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
  - NO SIDE SEWERS SHALL BE CONNECTED TO ANY HOUSE OR BUILDING UNTIL ALL MANHOLES ARE ADJUSTED TO THE FINISHED GRADE OF THE COMPLETED ASPHALT ROADWAY AND THE ASPHALT PATCH AND SEAL AROUND THE RING ARE ACCEPTED.
  - ALL PUBLIC SANITARY SEWER MAINS SHALL BE VIDEO INSPECTED PRIOR TO ACCEPTANCE BY THE CITY OF PUYALLUP WATER COLLECTION DIVISION.
  - 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.
  - 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.
  - ALL SANITARY SEWER MAINS SHALL BE MANDRELLED.

REVISIONS:

NO.	CHK	DATE	PER

DESIGNED BY: JMB

DEVELOPMENT REVIEW: PRB

APPROVED BY: GH

DRAFTED BY: HJU

DATE: 05/17/2022

SHEET:

**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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# EAST TOWN CROSSING

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

### SANITARY SEWER MASTER PLAN

This is a duplicate of Sheet 10 of 21, this packet. [Prelim Civil Dwg's Part 2: Sanitary Sewer Master Plan Sht 16]



**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.

**East Town Crossing**  
**Sanitary Sewer**  
**Master Plan**

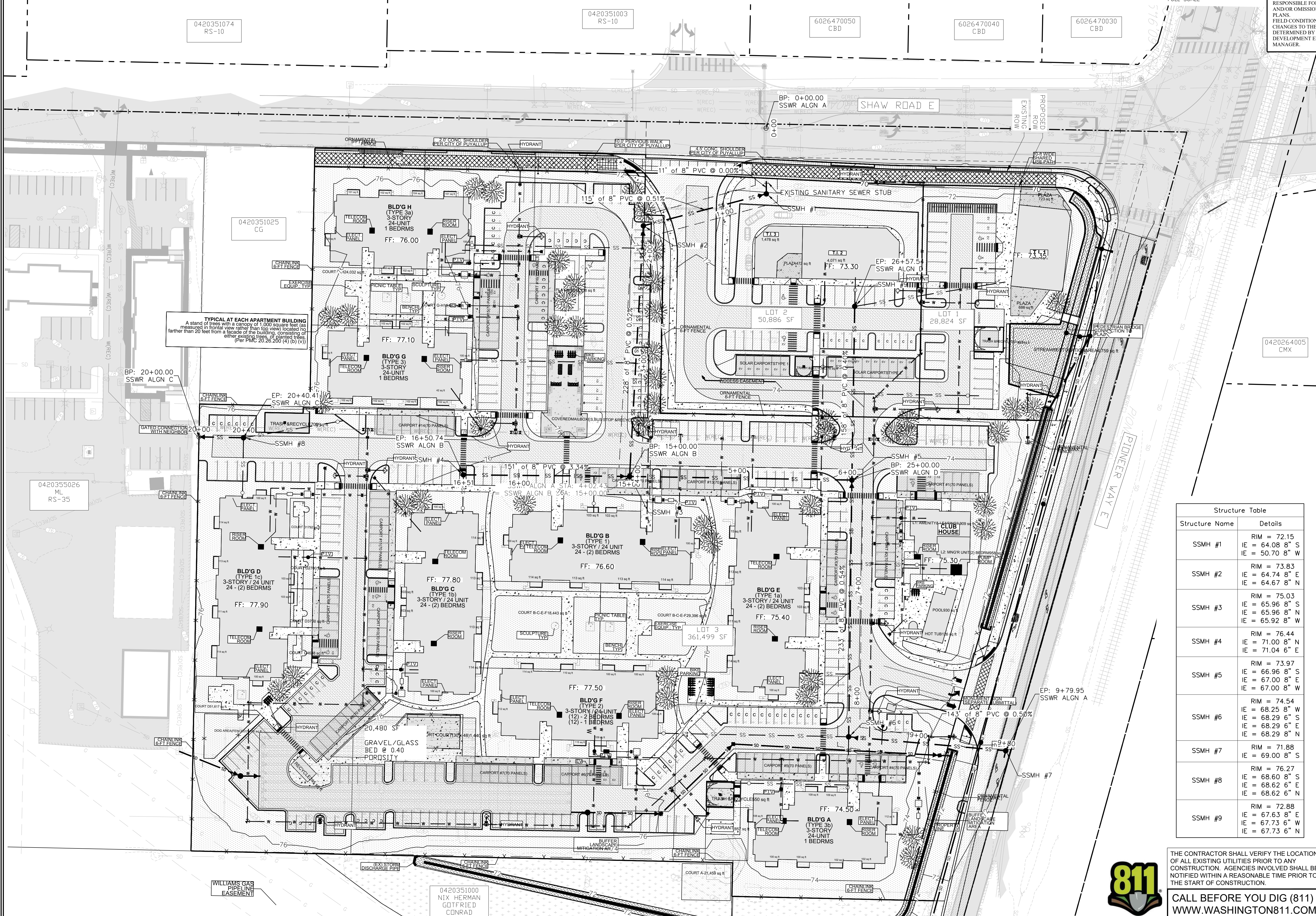
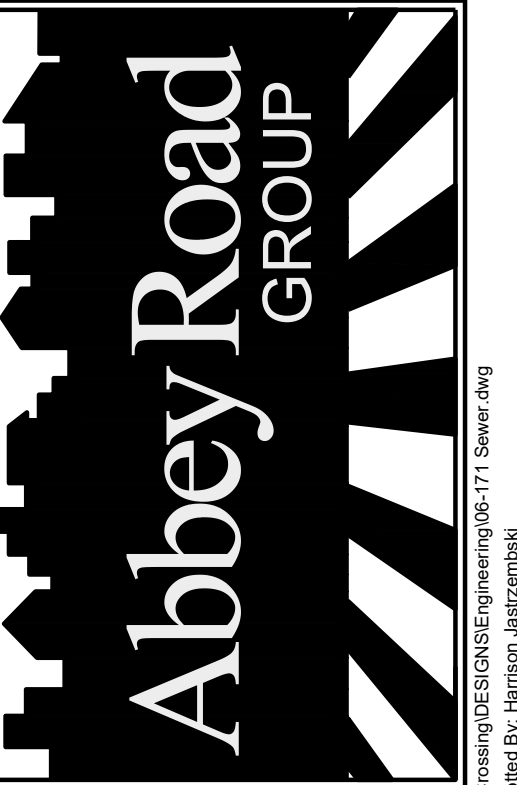
Puyallup, WA

FOR: **East Town Crossing, LLC.**

1001 Shaw Road  
 Puyallup, WA 98372

**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



**TYPICAL AT EACH APARTMENT BUILDING**  
 A stand of trees with a canopy of 1,000 square feet (as measured in frontal view rather than top view) located no farther than 20 feet from a facade of the building, consisting of other existing trees, or planted trees.  
 (Per PMC 20.26.200 (4) (b) (v))

Structure Table	
Structure Name	Details
SSMH #1	RIM = 72.15 IE = 64.08' 8" S IE = 50.70' 8" W
SSMH #2	RIM = 73.83 IE = 64.74' 8" E IE = 64.67' 8" N
SSMH #3	RIM = 75.03 IE = 65.96' 8" S IE = 65.96' 8" N IE = 65.92' 8" W
SSMH #4	RIM = 76.44 IE = 71.00' 8" N IE = 71.04' 6" E
SSMH #5	RIM = 73.97 IE = 66.96' 8" S IE = 67.00' 8" E IE = 67.00' 8" W
SSMH #6	RIM = 74.54 IE = 68.25' 8" W IE = 68.29' 6" S IE = 68.29' 6" E IE = 68.29' 8" N
SSMH #7	RIM = 71.88 IE = 69.00' 8" S
SSMH #8	RIM = 76.27 IE = 68.60' 8" S IE = 68.62' 6" E IE = 68.62' 6" N
SSMH #9	RIM = 72.88 IE = 67.63' 8" E IE = 67.73' 6" W IE = 67.73' 6" N

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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BY:					
JOB #:	06-171-1	DESIGNED BY:	JMB	DEVELOPMENT REVIEW:	PRB
APPROVED BY:	GH	DRAFTED BY:	HPJ	DATE:	05/17/2022
SHEET:					



File: T:\PROJECTS\FILES\ACTIVE\06-171-01 East Town Crossing\DESIGN\ENGINEERING\06-171 Sewer.dwg  
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 Printed by: Hanson, Justin@rld



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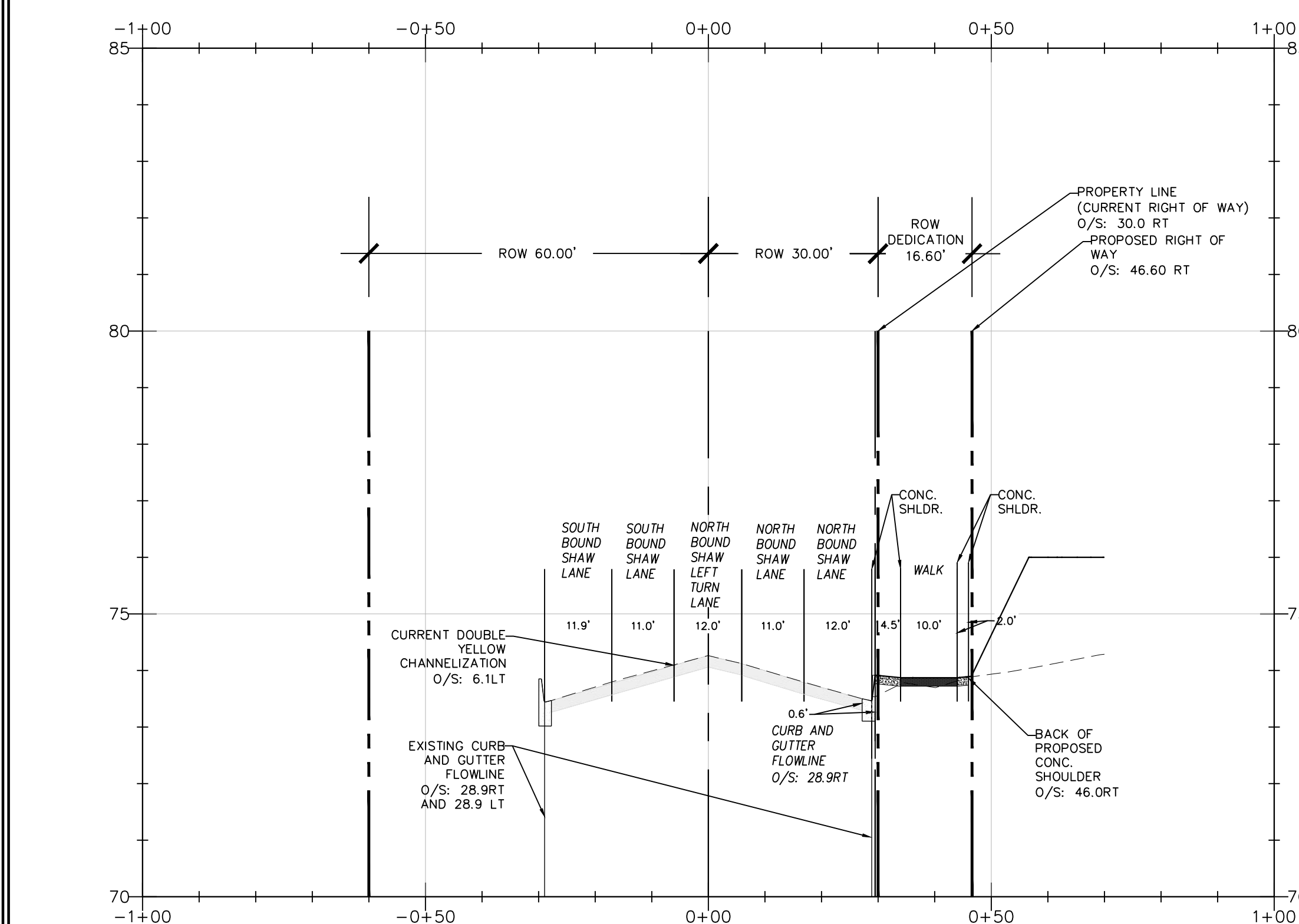
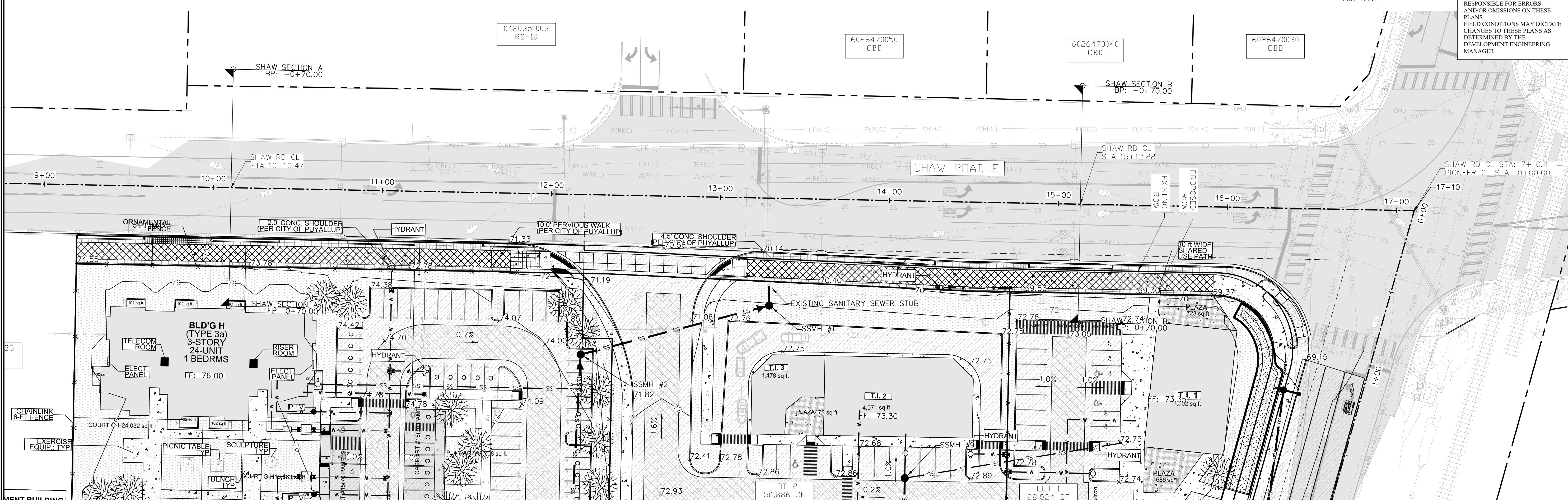
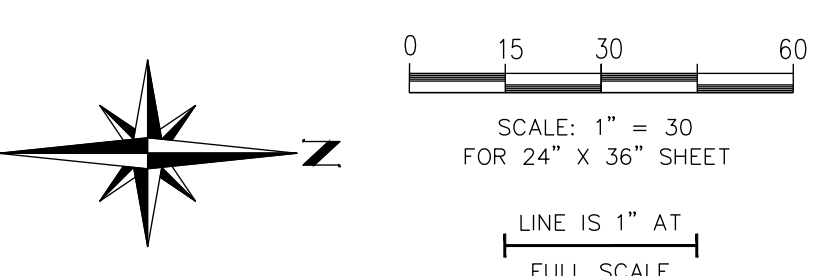
# EAST TOWN CROSSING

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

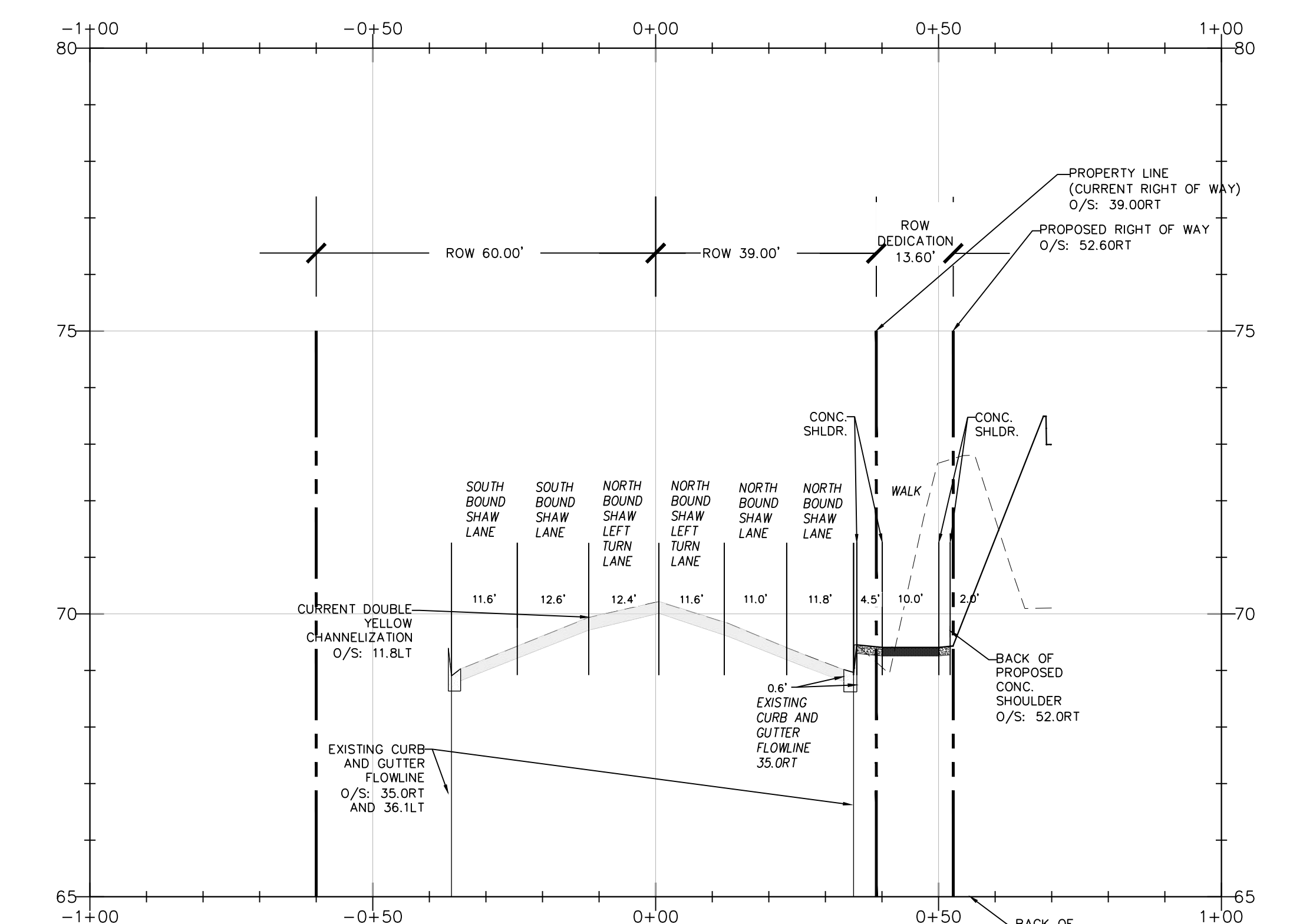
### SHAW FRONTAGE PLAN

See prior review comments on the Shaw Frontage Plan previous submittal and DRT letter dated May 6, 2022. (Prelim. Civil Dwg Part 2: Shaw Frontage Plan)

**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.



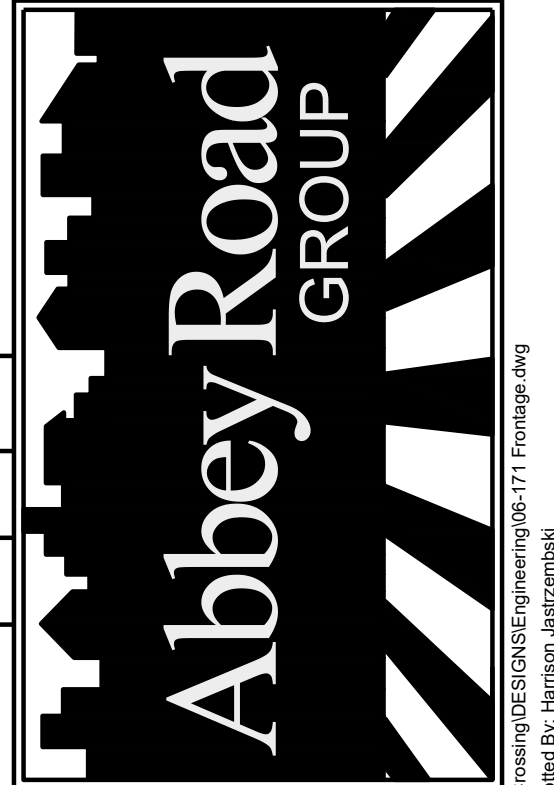
**SHAW SECTION A**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 2'



**SHAW SECTION B**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 2'

**East Town Crossing**  
**Shaw Frontage Plan**  
 Puyallup, WA  
 TITLE:  
 FOR: **East Town Crossing, LLC.**  
 1001 Shaw Road  
 Puyallup, WA 98372

**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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JOB #:	06-171-1	DESIGNED BY:	JMB	DEVELOPMENT REVIEW:	PRB
APPROVED BY:	GH	DRAFTED BY:	HPJ	DATE:	05/17/2022
SHEET:					



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 Date: 5/16/22 11:54 AM

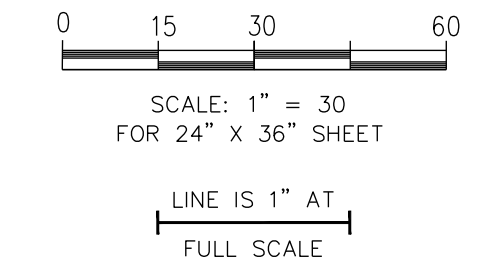
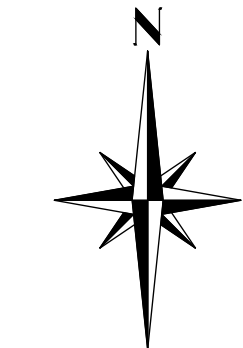
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# EAST TOWN CROSSING

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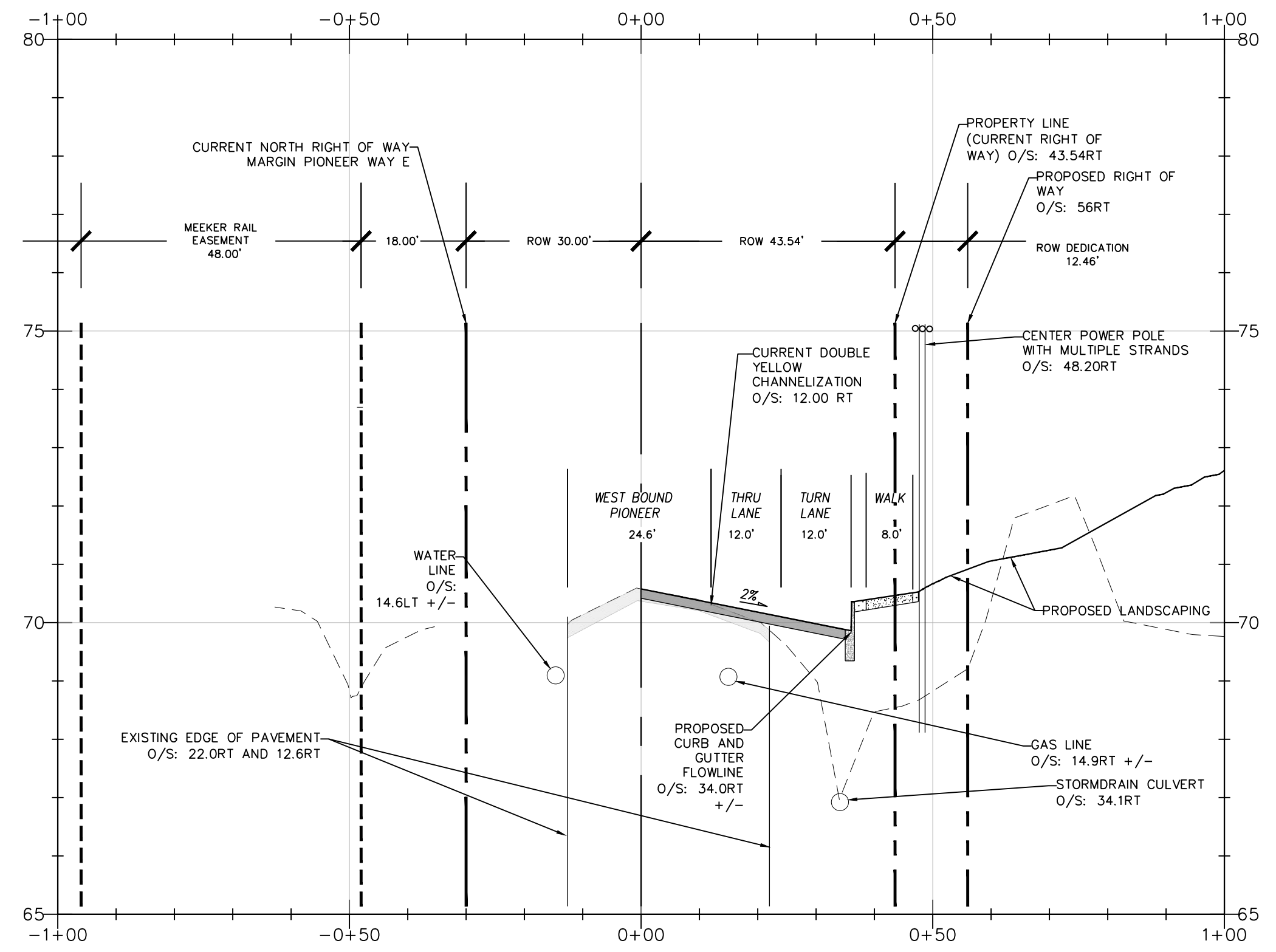
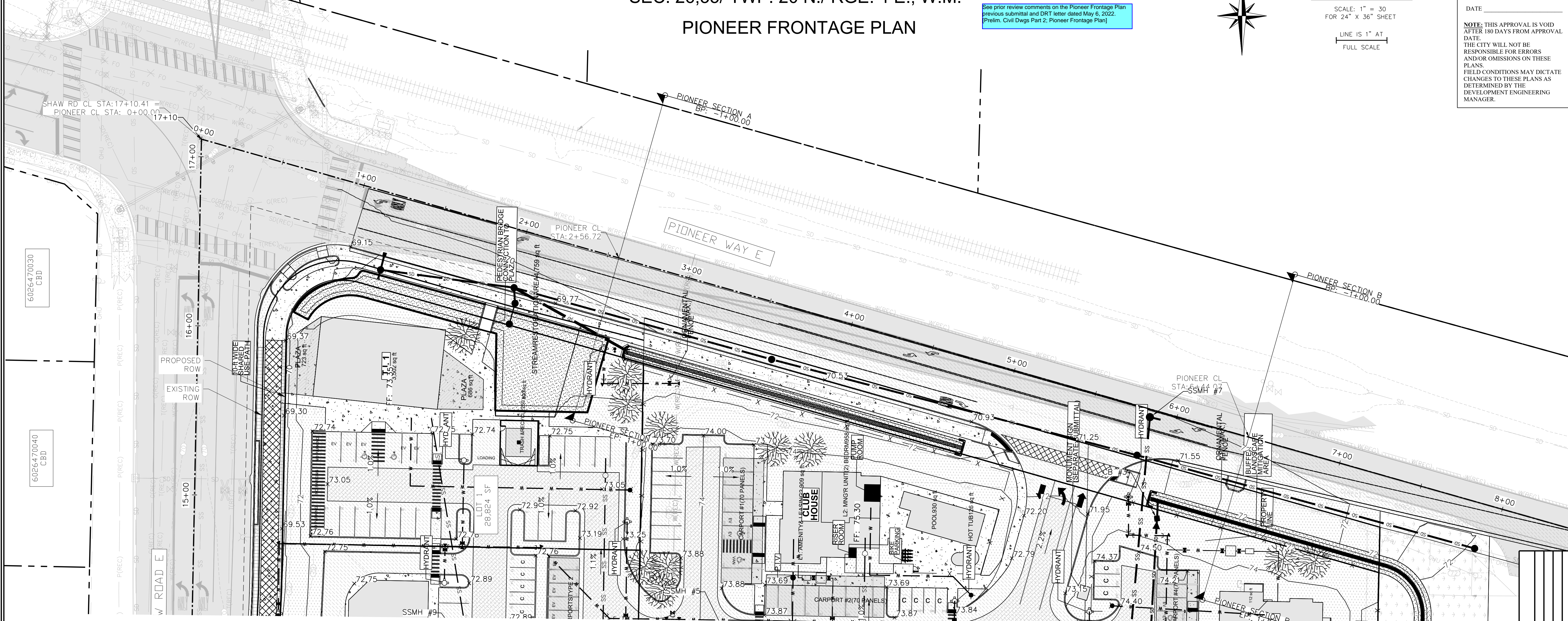
### PIONEER FRONTAGE PLAN

See prior review comments on the Pioneer Frontage Plan previous submittal and DRT letter dated May 6, 2022. (Prelim. Civil Dwg Part 2, Pioneer Frontage Plan)

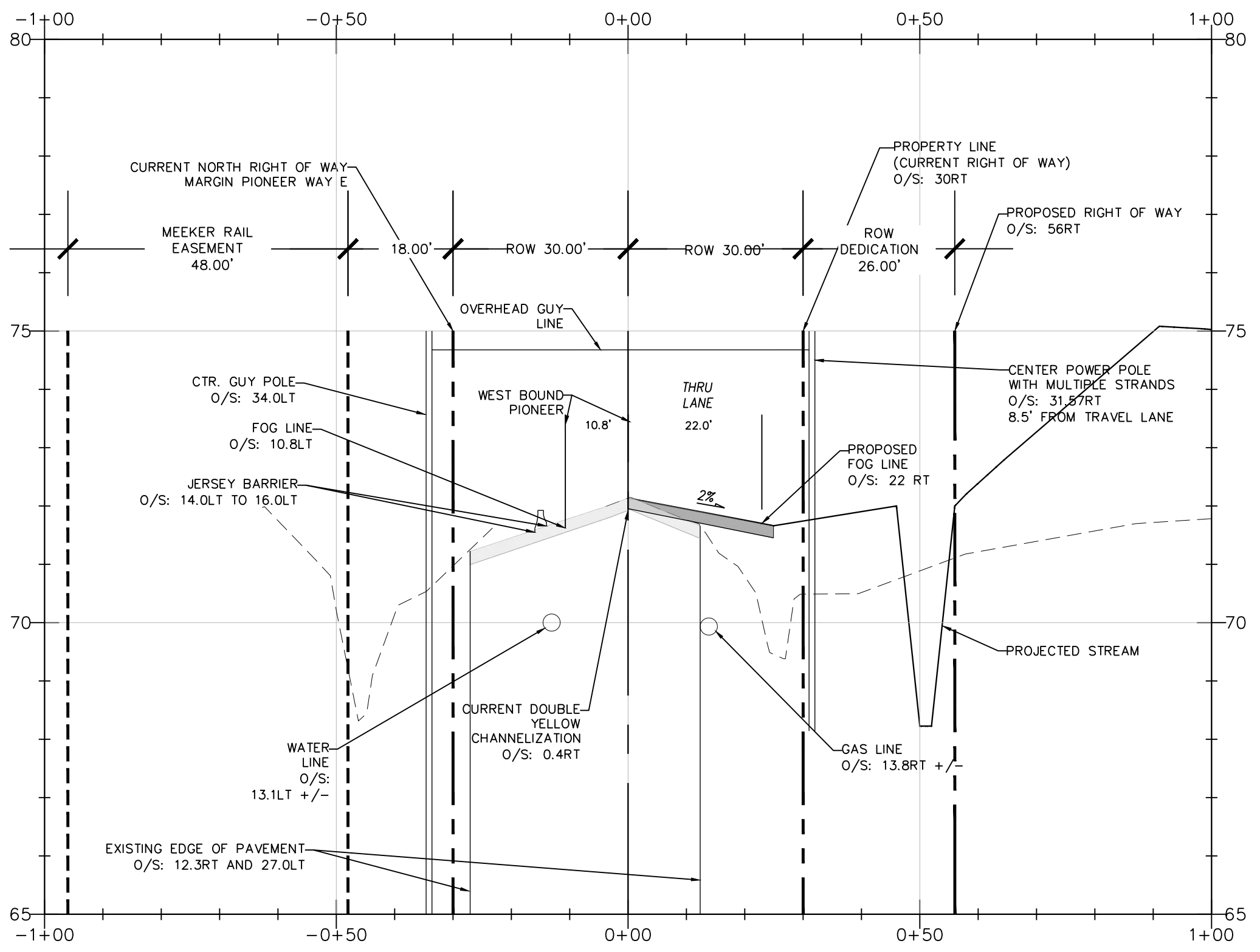


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 BY: \_\_\_\_\_  
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 DEVELOPMENT ENGINEERING  
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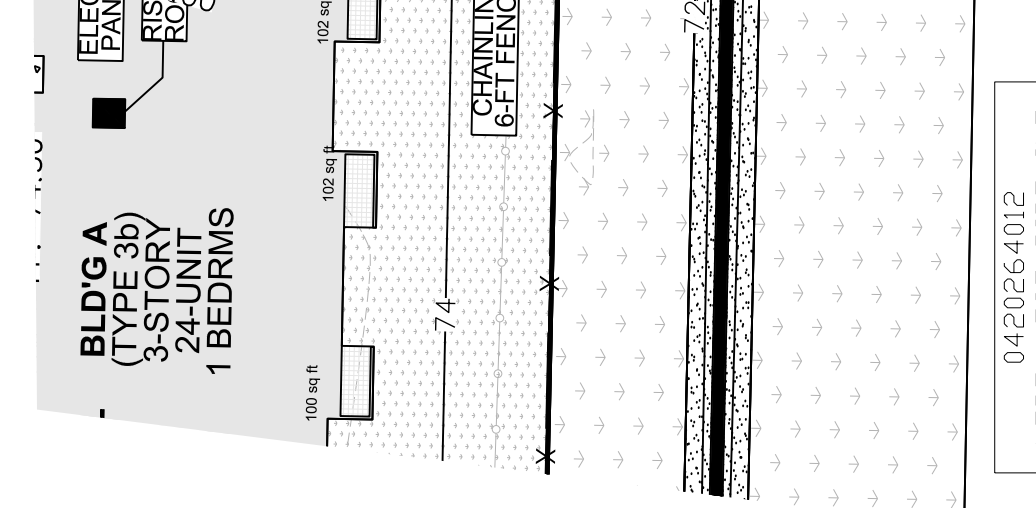
**FOR:** East Town Crossing, LLC.  
**TITLE:** East Town Crossing  
 Pioneer Frontage Plan  
 Puyallup, WA  
 1001 Shaw Road  
 Puyallup, WA 98372



**PIONEER SECTION A**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 2'



**PIONEER SECTION B**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 2'



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

**Abbey Road GROUP**

REVISIONS:  
 BY: \_\_\_\_\_ CHK: \_\_\_\_\_ APR: \_\_\_\_\_ DATE: \_\_\_\_\_ PER: \_\_\_\_\_

JOB #: 06-171-1  
 DESIGNED BY: JMB  
 DEVELOPMENT REVIEW: PRB  
 APPROVED BY: GH  
 DRAFTED BY: HJU  
 DATE: 05/17/2022  
 SHEET: \_\_\_\_\_

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# EAST TOWN CROSSING

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

### FRONTAGE NOTES & DETAILS

**APPROVED**

BY: \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

DATE: \_\_\_\_\_

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East Town Crossing

FRONTAGE NOTES & DETAILS

Puyallup, WA

FOR: East Town Crossing, LLC.

1001 Shaw Road  
 Puyallup, WA 98372

**ROADWAY WIDENING**

DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS

DATE	01.01.15
BY	JMB
CHK	JMB
APP	JMB
PER	JMB

**HALF STREET IMPROVEMENT**

DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS

DATE	01.01.15
BY	JMB
CHK	JMB
APP	JMB
PER	JMB

**STREET PATCH**

DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS

DATE	01.01.20
BY	JMB
CHK	JMB
APP	JMB
PER	JMB

**SIDEWALK WITH PLANTING STRIP**

DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS

DATE	01.02.03
BY	JMB
CHK	JMB
APP	JMB
PER	JMB

**CURB AND GUTTER**

DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS

DATE	01.02.09
BY	JMB
CHK	JMB
APP	JMB
PER	JMB

**STANDARD COMMERCIAL APPROACH**

DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS

DATE	01.02.16
BY	JMB
CHK	JMB
APP	JMB
PER	JMB

**SIDEWALK RAMP WITH COMMERCIAL APPROACHES**

DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS

DATE	01.02.19
BY	JMB
CHK	JMB
APP	JMB
PER	JMB

**TYPE III BARRICADE FOR FUTURE EXTENDED SIDEWALKS**

DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS

DATE	01.02.20
BY	JMB
CHK	JMB
APP	JMB
PER	JMB

**DAYLIGHT CULVERT OPEN DITCH**

DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS

DATE	01.02.01
BY	JMB
CHK	JMB
APP	JMB
PER	JMB

REVISIONS:

NO.	DATE	BY	CHK	APP	PER

DESIGNED BY: JMB

DEVELOPMENT REVIEW: PRB

APPROVED BY: GH

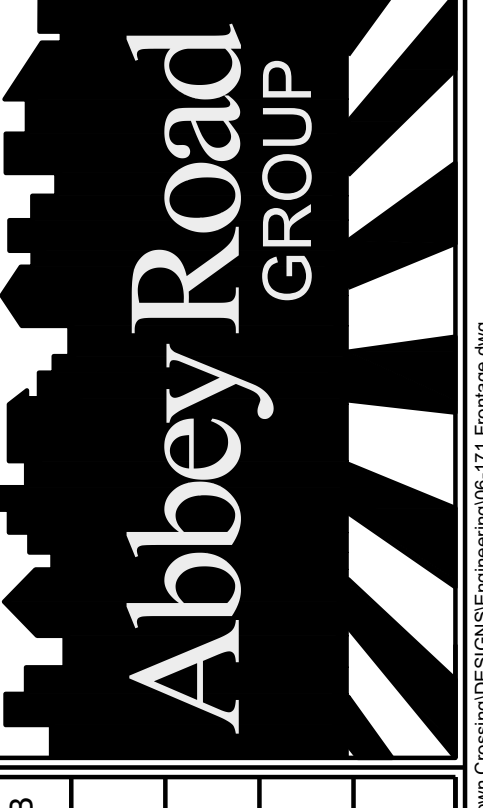
DRAFTED BY: HJU

DATE: 05/17/2022

SHEET: \_\_\_\_\_

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 Land Development  
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 PUYALLUP, WA 98372  
 P.O. Box 1224, Puyallup, WA 98371  
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# EAST TOWN CROSSING

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

### FRONTAGE NOTES & DETAILS

**APPROVED**

BY \_\_\_\_\_  
 CITY OF PUYALLUP  
 DEVELOPMENT ENGINEERING

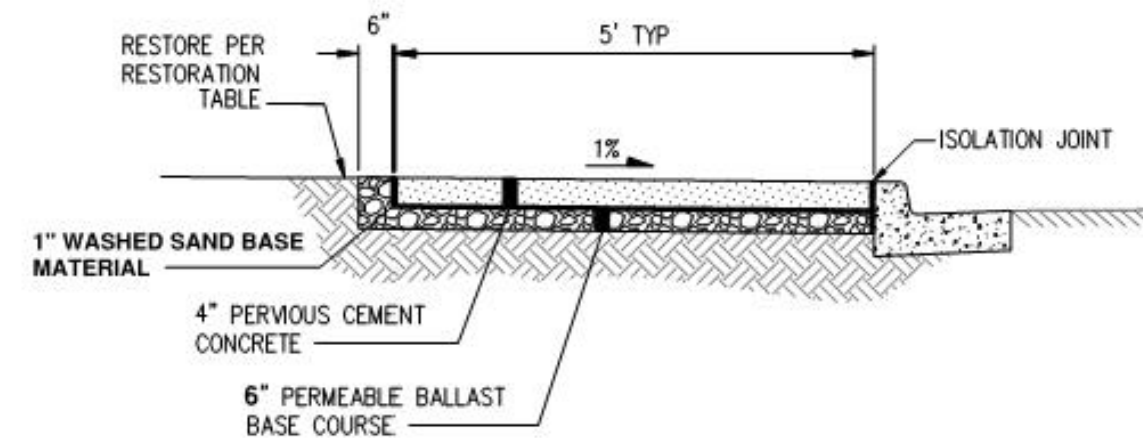
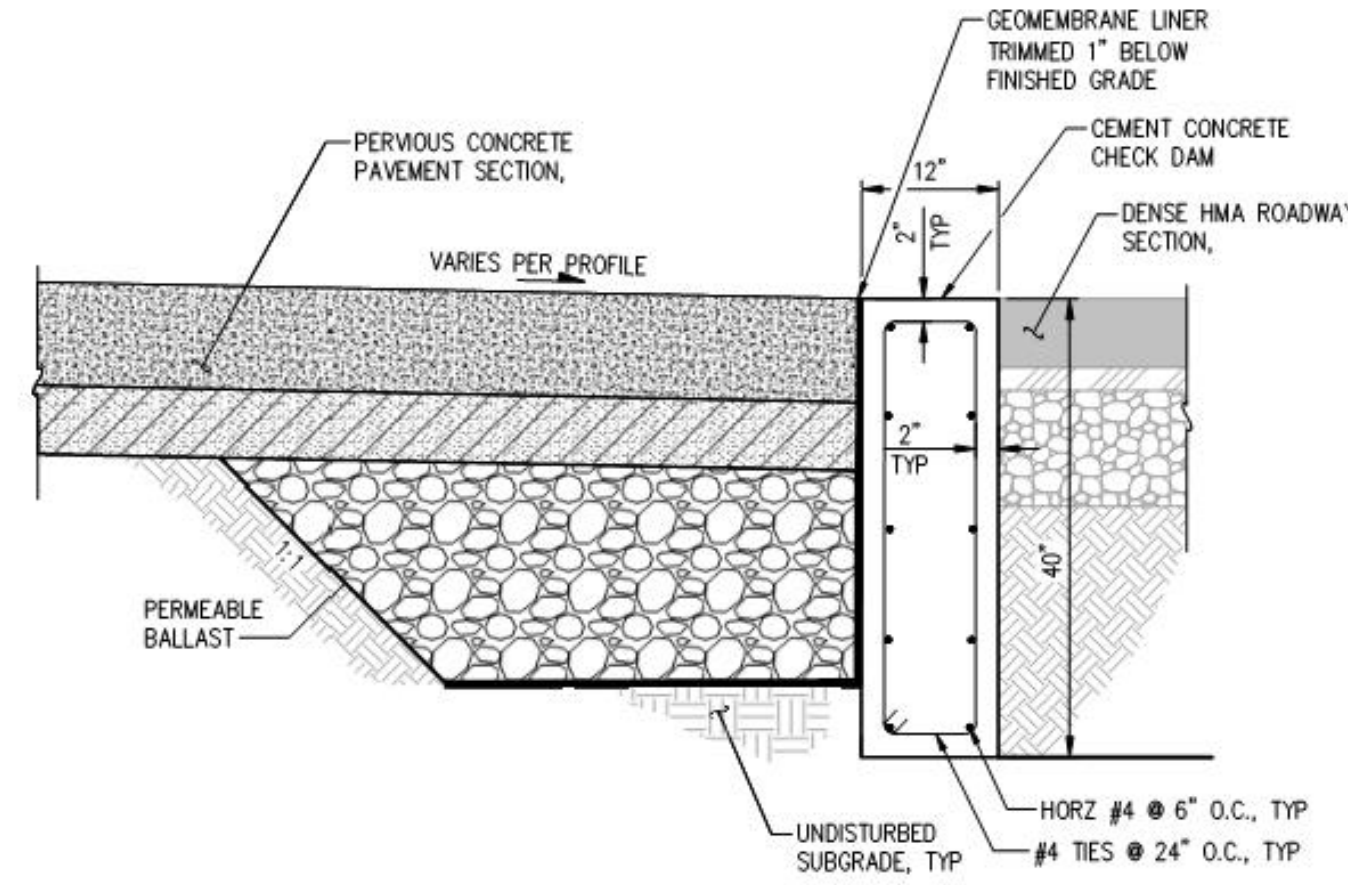
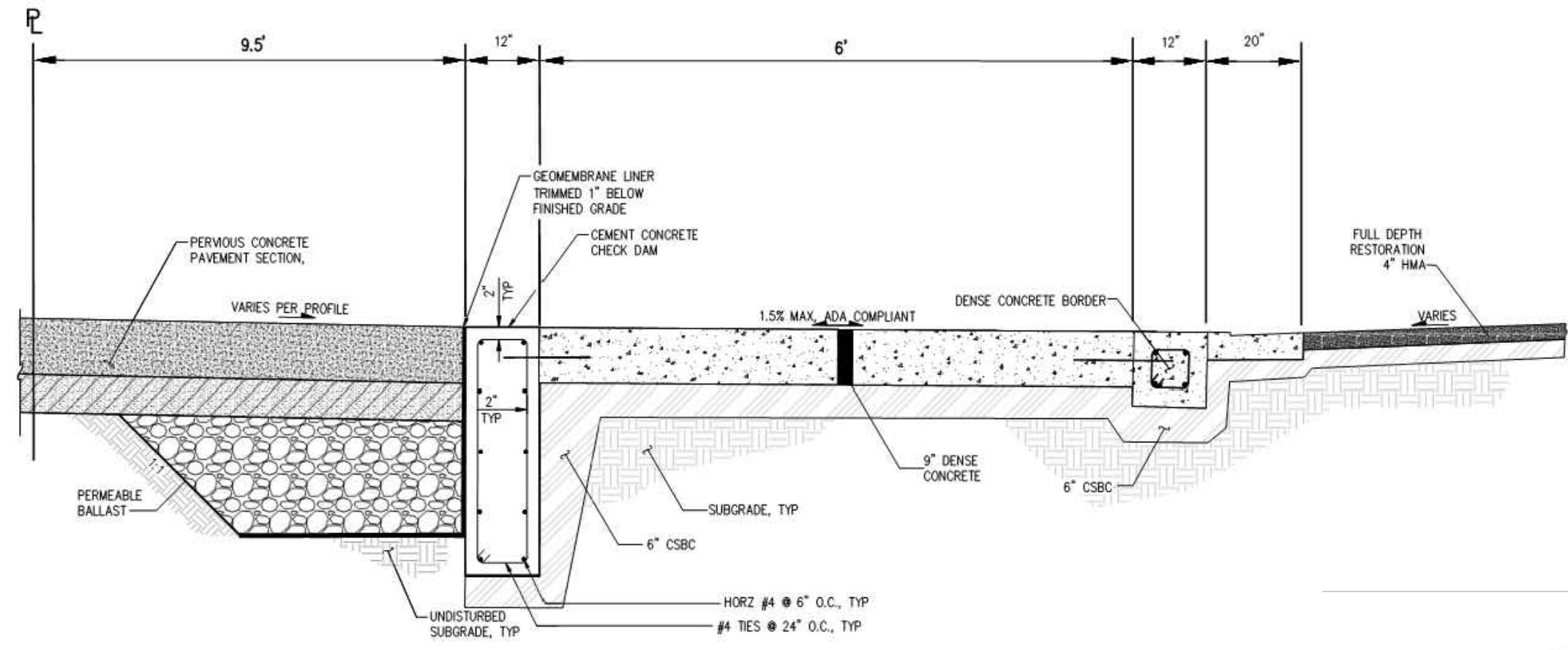
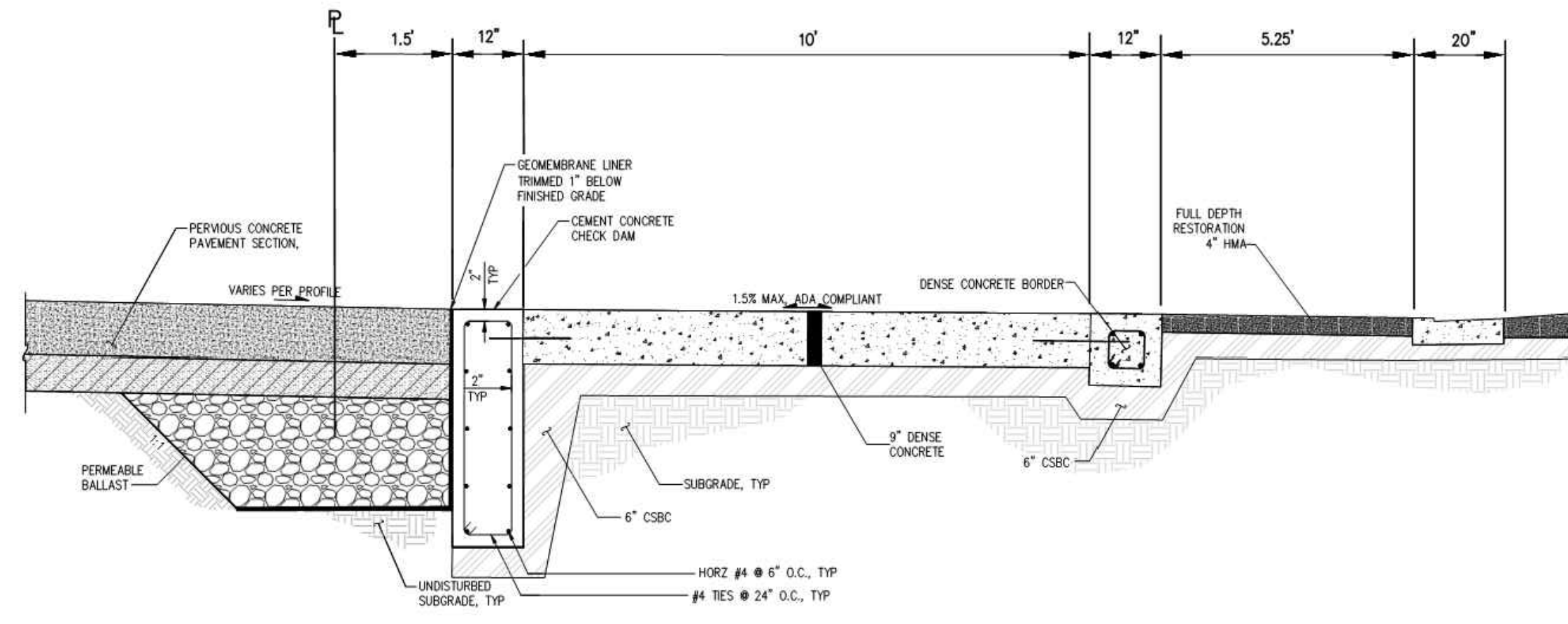
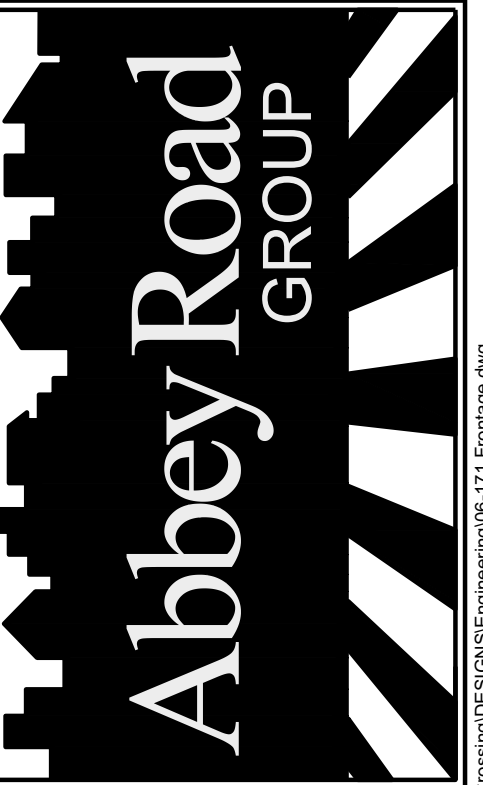
DATE \_\_\_\_\_

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**East Town Crossing**  
**FRONTAGE NOTES & DETAILS**  
 Puyallup, WA

**East Town Crossing, LLC.**  
 1001 Shaw Road  
 Puyallup, WA 98372

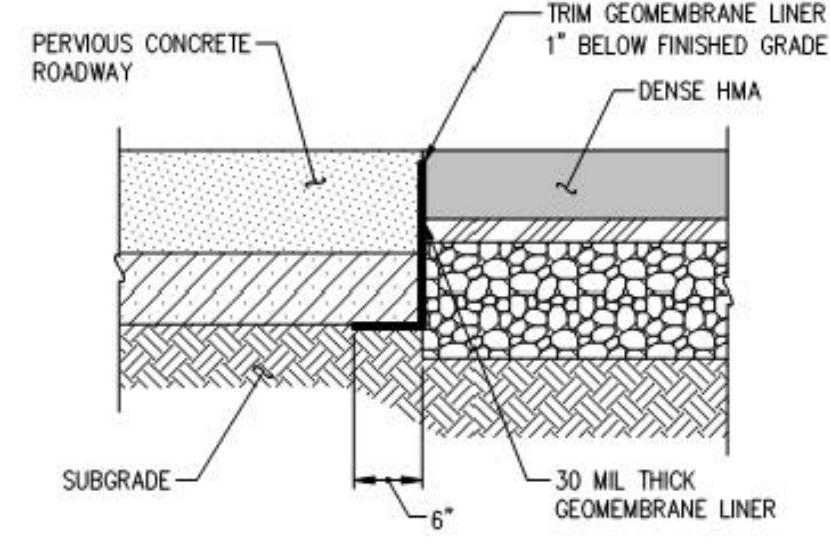
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- NOTES**
- CONTRACTION JOINTS SHALL BE SAWCUT USING AN EARLY-ENTRY DRY-CUT SAW. CONTRACTION JOINTS SHALL BE PLANNED AT 10' O.C. SEE SPECIAL PROVISION SECTION 5-06 FOR ADDITIONAL INFORMATION.
  - ISOLATION JOINTS WITH ISOLATION JOINT FILLER SHALL BE PLANNED WHERE PERVIOUS CONCRETE ABUTS FIXED OBJECTS.

RESTORATION TABLE			
PROJECT LOCATION	RESTORATION TYPE	RESTORATION	COMMENTS
TYPICAL	LAWN/UNIMPROVED GRASS	SEED OVER 4" TOPSOIL TYPE A	HYDROSEED WITH SEEDED LAWN MIX, FINISH GRADE SHALL BE SMOOTH AND CONSISTENT WITH EXISTING GRADE. SLOPE NOT TO EXCEED 3H:1V
TYPICAL	PRIVATE LANDSCAPE AREAS/ UNIMPROVED AREAS	3" BARK MULCH OVER 4" TOPSOIL TYPE A	FINISHED GRADE SHALL BE SMOOTH AND CONSISTENT WITH EXISTING GRADE
TYPICAL	GRAVEL	CSBC PLACED AT 3" TYPICAL DEPTH	PLACE CSBC FROM BACK OF CURB, BACK OF WALK, EDGE OF SHOULDER, OR EDGE OF PAVEMENT TO EXISTING GRADE FOR 3'. GRADE NOT TO EXCEED 4H:1V

**NOTE**  
 LOCATIONS OF RESTORATION ARE TYPICAL AND MAY BE REVISED BASED ON PROPERTY OWNER'S PREFERENCE AND APPROVAL BY CITY. FINAL RESTORATION TYPE SHALL BE DETERMINED BY THE CITY.



- NOTES**
- CONTRACTOR SHALL INSTALL GEOMEMBRANE LINER AT TIE-IN OF PERVIOUS CONCRETE PAVEMENT AND DENSE HMA WHERE SPECIFIED ON PLANS.
  - GEOMEMBRANE SHALL BE INSTALLED PER THIS DETAIL AT OTHER LOCATION SPECIFIED ON PLANS, WHERE PERVIOUS CONCRETE ROADWAY ABUTS OTHER DENSE SURFACES. SEE TYPICAL SECTIONS FOR MATERIALS AND DEPTHS.



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BY:					
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APPROVED BY:	GH	DRAFTED BY:	HPJ	DATE:	05/17/2022
SHEET:					

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 Plotted by: hamson\_jabir@arag.com