

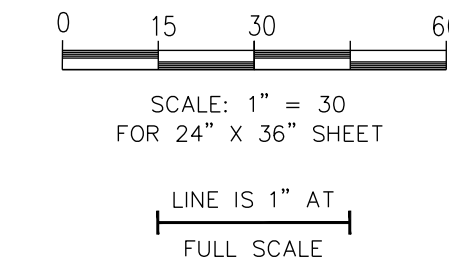
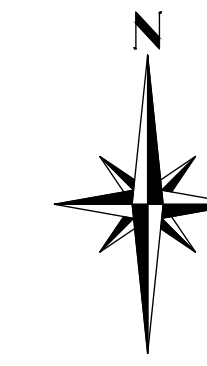
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EAST TOWN CROSSING

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

PIONEER FRONTAGE PLAN

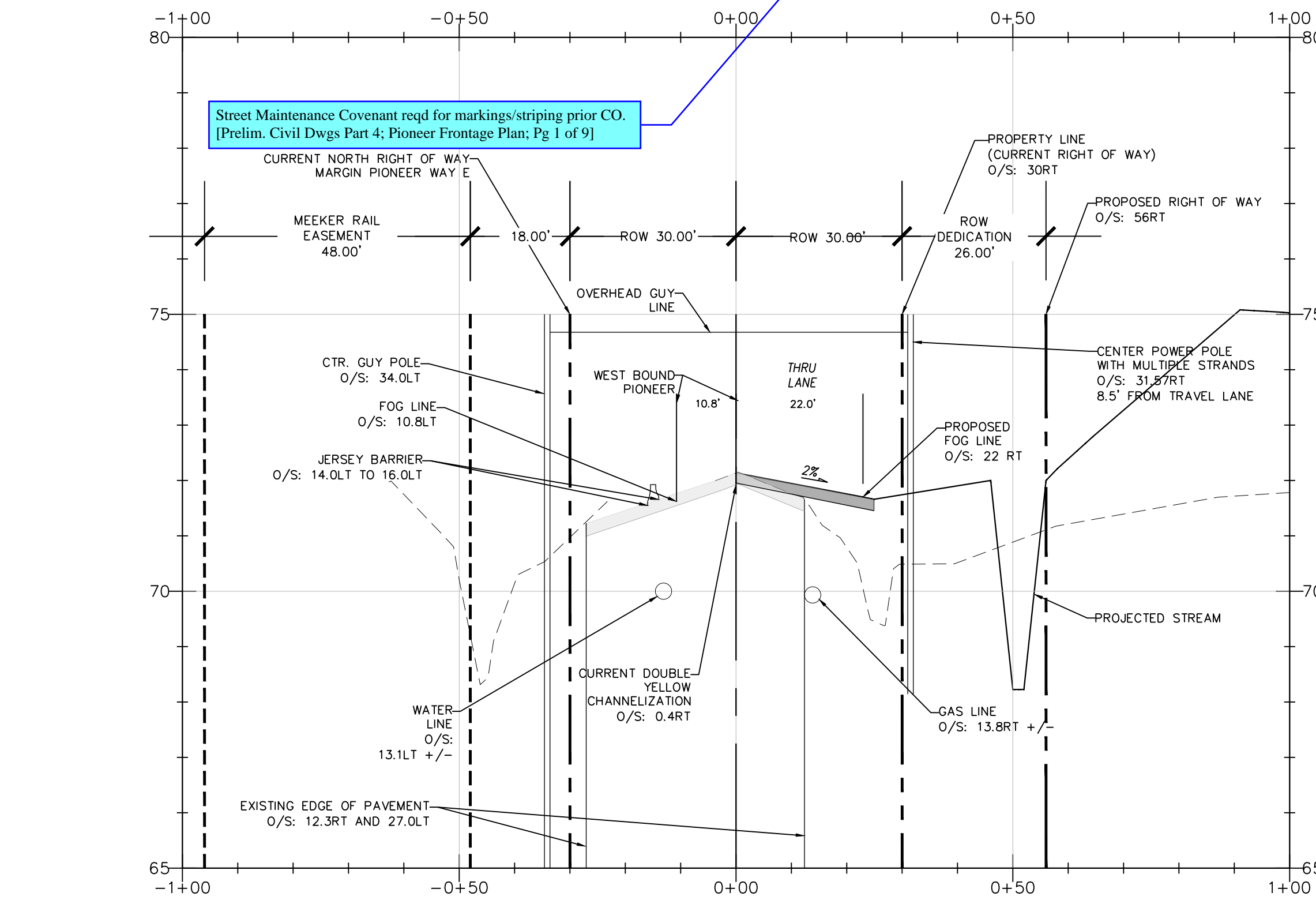
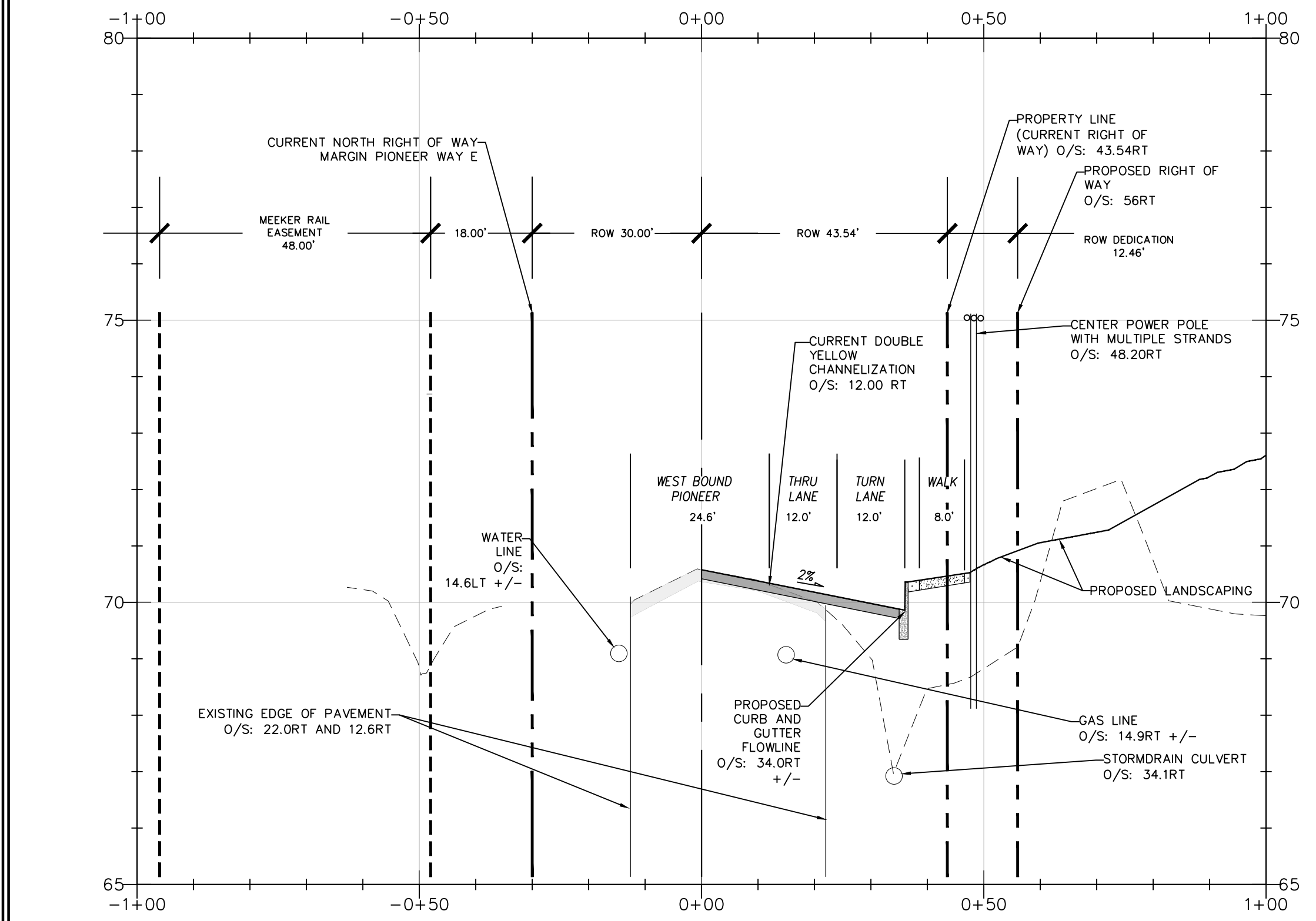
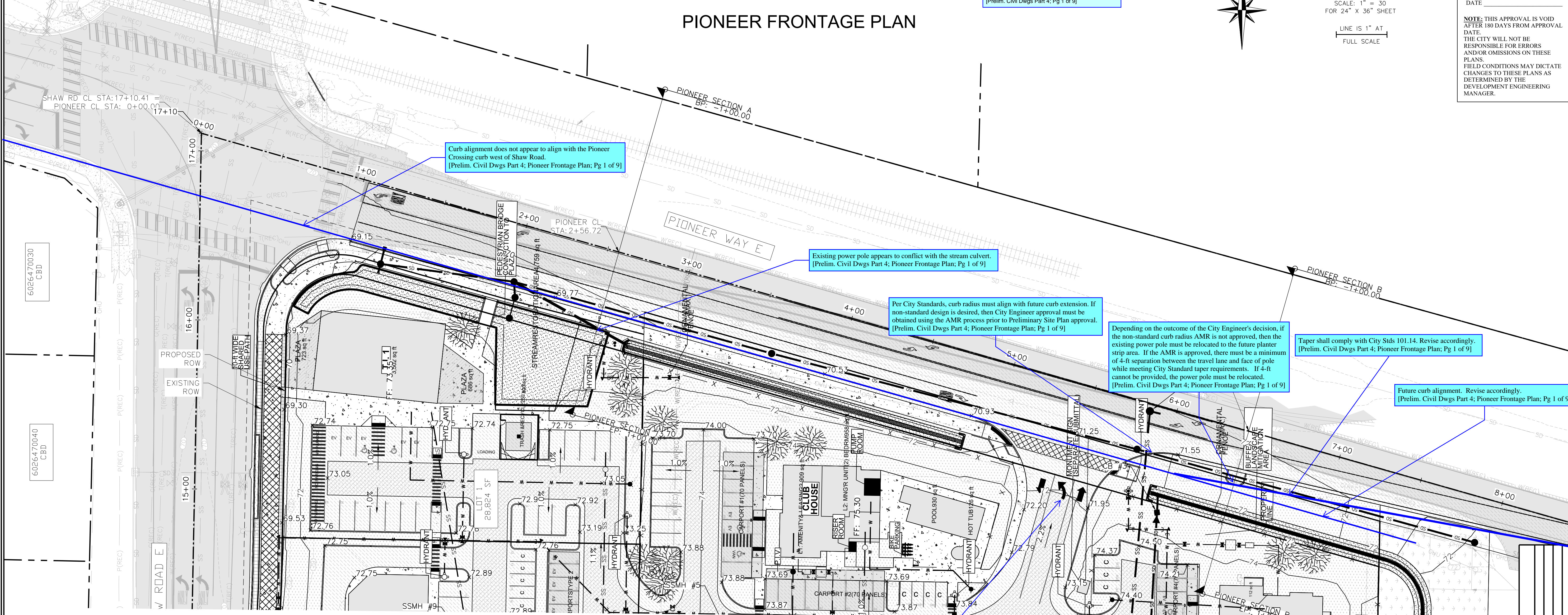
The submitted civil plans contain review comments ("markups") that must be addressed prior to landuse approval as well as informational comments that can be addressed at time of civil application. Please refer to the DRT Letter "Action Items" for markups that must be addressed for landuse approval. [Prelim. Civil Dwg Part 4; Pg 1 of 9]



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
Pioneer Frontage Plan
 Puyallup, WA

FOR:
East Town Crossing, LLC.
 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'



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

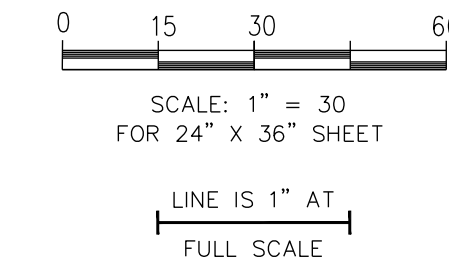
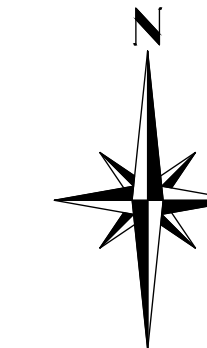
Abbey Road Group
 Land Development Services Company, LLC
 2102 E MAIN AVE, SUITE 109
 PUYALLUP, WA 98372
 P.O. Box 1224, Puyallup, WA 98371
 (253) 435-3699, Fax (253) 446-3159

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 Plotted: 5/18/2022 11:53 AM
 Plotted by: Hanson, Justin

EAST TOWN CROSSING

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

PIONEER CHANNELIZATION PLAN



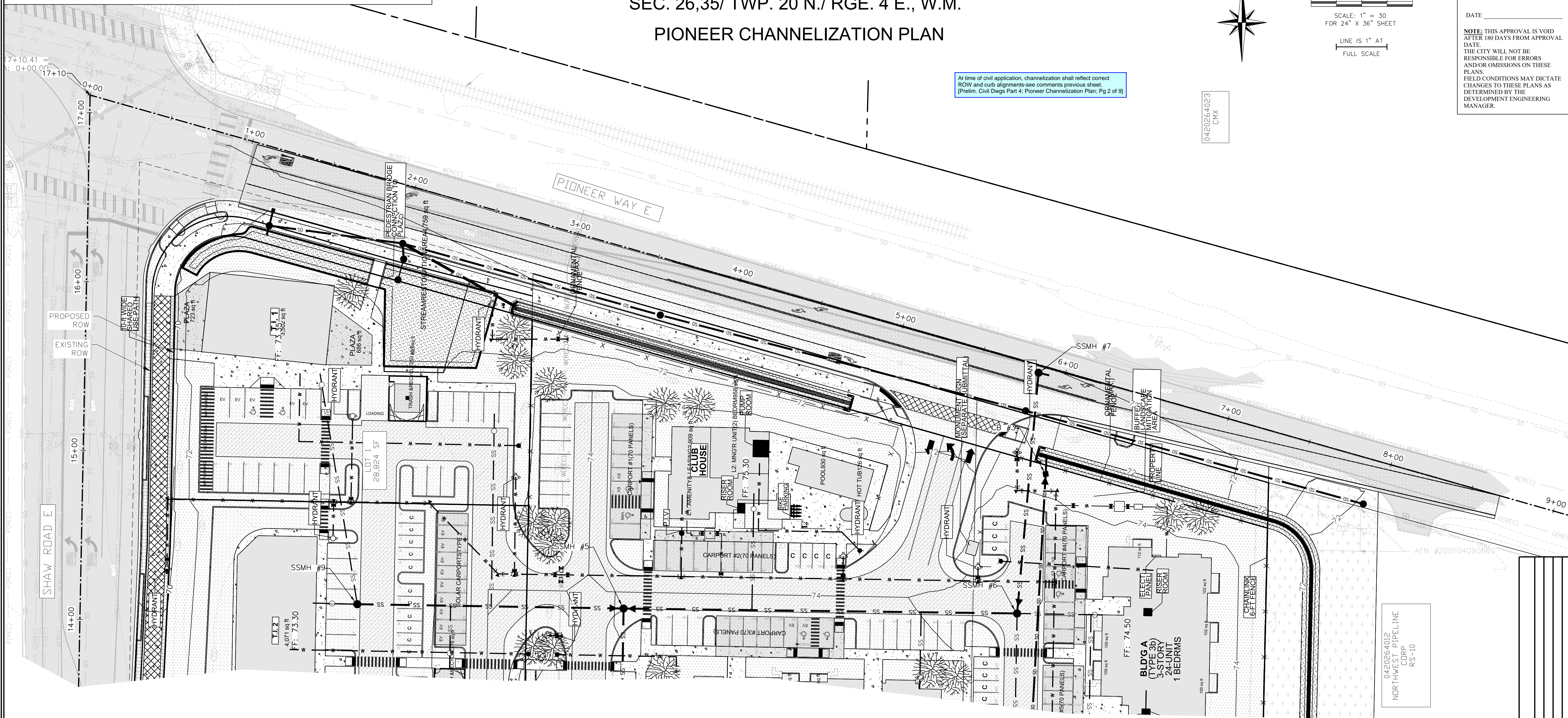
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At time of civil application, channelization shall reflect correct ROW and curb alignments-see comments previous sheet.
(Prelim. Civil Dwg Part 4, Pioneer Channelization Plan, Pg 2 of 9)



0420264023
CMX

0420264023
NORTHW CORP PIPELINE
RS-10

East Town Crossing
Pioneer Channelization
Plan

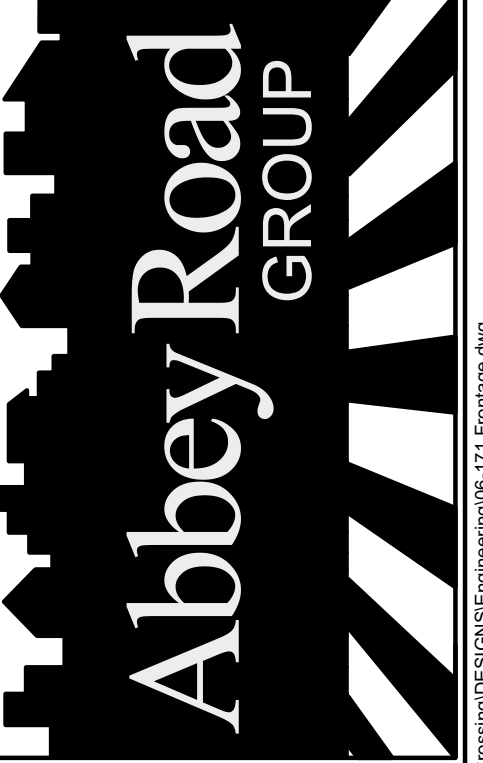
Puyallup, WA

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

1001 Shaw Road
Puyallup, WA 98372

Abbey Road Group
Land Development
Services Company, LLC

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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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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

1. THE 36" MINIMUM PAVEMENT PATCH SHALL BE INCREASED IN WIDTH IF THE RESULTING MEET LINE WOULD BE WITHIN A LANE WHEEL PATH.

2. THE ASPHALT SURFACE WITHIN THE NEW SECTION MUST HAVE A CONSTANT CROSS SLOPE FROM CURB TO CENTERLINE WITHIN THE RANGE OF 2.0 TO 3.0%. IF CROSS SLOPE CANNOT BE ACHIEVED WITHIN THIS RANGE, CONTRACTOR SHALL OVERLAY OR REBUILD FROM CENTERLINE TO NEW GUTTER.

3. NEW ASPHALT DEPTH SHALL MATCH EXISTING CONDITION ON DEPTH SPECIFIED IN APPROPRIATE CITY CROSS SECTION DETAIL, WHICHEVER IS GREATER.

4. IF THE BASE IS INADEQUATE OR THE PAVEMENT CONDITION IS SUBSTANDARD, THEN THE ROAD SECTION MUST BE REBUILT TO CENTERLINE.

5. ASPHALT SHALL BE HMA CL 1/2", PG24-22

CITY OF PUYALLUP	DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS
PROJECT: ROADWAY WIDENING	DATE: 01.01.15

HALF STREET IMPROVEMENT

1. ALL DEPTHS ARE MINIMUM COMPACTED DEPTHS.

2. SUBGRADE PREPARATION SHALL MEET THE REQUIREMENTS OF MOIST STANDARD SPEC. 3-02.01(1). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE COMPACTOR REQUIREMENTS AND CONTROL ALL WORK. THE CITY OF PUYALLUP RESERVES THE RIGHT TO REQUIRE TESTS AT THE CONTRACTOR'S EXPENSE.

3. SUBGRADE MATERIAL SHALL BE GRAVEL BORROW MEETING THE REQUIREMENTS OF MOIST STANDARD SPEC. 3-02.01(1) OR CRUSHED WALKMEET MEETING THE REQUIREMENTS OF MOIST STANDARD SPEC. 3-02.01(1). CRUSHED WALKMEET SHALL MEET THE GRADATION REQUIREMENTS OF MOIST STANDARD SPEC. 3-02.01(1). THE SURFACE AND BASE MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH MOIST STANDARD SPEC. 3-02.01(1).

4. SOIL STABILIZATION FABRIC MAY BE REQUIRED BY THE DEVELOPMENT REVIEW ENGINEER TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE MATERIAL. WHEN REQUIRED, THE CONTRACTOR SHALL PLACE A GEOTEXTILE FABRIC OVER THE PREPARED SUBGRADE WITH A TWO FOOT MINIMUM OVERLAP. THE FABRIC SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

5. ASPHALT CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH MOIST STANDARD SPEC. 3-02.01(1). DESIGN ENGINEER SHALL SUBMIT A STATE APPROVED PMA MIX FOR APPROVAL. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LOGS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.

6. TEMPORARIES SHALL NOT EXCEED 30% OF FINISH GRADE OF THE PLANT NOR BE LESS THAN 180% LEAVING THE SPREADER BOX.

7. THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT SHALL MEET MOIST STANDARD SPEC. 3-02.01(1) TO A MINIMUM AVERAGE COMPACTED DENSITY OF 91 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY MOIST 100% METHOD SPECIFIED IN STANDARD SPEC. 3-04.10(8). PERIODIC COMPLIANCE TESTS SHALL BE MADE BY A CERTIFIED TESTING AGENCY AT THE EXPENSE OF THE CONTRACTOR.

8. THE FACE OF THE CUTTER LIP AND EDGES OF EXISTING ASPHALT MEET LINES SHALL BE TACK COATED PRIOR TO PAVEMENT PLACEMENT. WHEN SUCCESSIVE LIFTS OF ASPHALT ARE REQUIRED, A TACK COAT SHALL BE DISTRIBUTED UNIFORMLY OVER THE PREVIOUS LIFT AT A RATE OF 0.05-0.08 GAL/100 SQ YD AT A TEMPERATURE OF 100°F.

9. ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEET LINES SHALL BE CLEANED AND TRUCK COATED.

10. ANY CHANGES TO THE STANDARD PAVEMENT SECTION SHALL REQUIRE APPROVAL BY THE DEVELOPMENT REVIEW ENGINEER. A STRUCTURAL PAVEMENT CROSS SECTION DESIGN WITH CALCULATIONS SHALL BE REQUIRED.

11. ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LOGS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.

12. ASPHALT SHALL BE HMA CL 1/2" PG 24-22

CITY OF PUYALLUP	DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS
PROJECT: HALF STREET IMPROVEMENT	DATE: 01.01.15

STREET PATCH

1. BASE AND SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

2. ALL DEPTHS INDICATED ARE A MINIMUM COMPACTED DEPTH.

3. INITIAL BACKFILL SHALL BE PERFORMED ONLY AFTER INSPECTION AND APPROVAL OF THE INSTALLED PIPE OR STRUCTURE. THE TRENCH BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAIL NO. 02.01.01.

4. ALL MANHOLE FRAMES FOR PIPE TRENCHES SHALL BE MECHANICALLY COMPACTED BY A POWER-OPERATED METHOD, TAMPERS AS SPECIFIED IN MOIST STANDARD SPEC. 3-03.03 (1)(4), COMPACTING EARTH ENHANCEMENTS, METHOD C OF THE MOIST STANDARD SPECIFICATIONS.

5. IF PAVING SURFACES ADJACENT TO THE TRENCH OPENING ARE TO BE DAMAGED WHERE TRENCHES ARE MADE PARALLEL TO THE STREET, OR WHERE A NUMBER OF CROSS TRENCHES ARE IN CLOSE PROXIMITY TO ONE ANOTHER OR WHERE THE EQUIPMENT USED MAY CAUSE ROAD CHANNELS, THE CITY ENGINEER MAY REQUIRE A NEGOTIATED CONTRIBUTION FROM THE PERMITTEE FOR REPAIRS IN LIEU OF PAVING.

6. IF THE TOTAL AREA OF THE PROPOSED TRENCH OR PARALLEL CHANNEL AREA EXCEEDS 25 PERCENT OF THE TOTAL PAVEMENT SURFACES BETWEEN CURB FACE OR BETWEEN CONCRETE GUTTER EDGES IN ANY BLOCK, SUCH RECONSTRUCTION SHALL BE CARRIED OUT AND CONTRIBUTIONS AGREED UPON PRIOR TO SIGNATURE OF A PERMIT. SUCH CONTRIBUTIONS SHALL BE IN ACCORDANCE WITH THE STANDARD PERMIT FEE SCHEDULE FOR UTILITIES.

7. ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LOGS WILL BE ADJUSTED TO FINISH GRADE AT FIRST LIFT AS DIRECTED BY THE CITY.

CITY OF PUYALLUP	DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS
PROJECT: STREET PATCH	DATE: 01.01.20

SIDEWALK WITH PLANTING STRIP

1. CONTRACTOR JOINTS SHALL BE 3/8" x 1/2" ASPHALT SATURATED FELT PLACED AT 15' O.C.

2. THRU JOINTS SHALL BE 3/8" x 4" ASPHALT SATURATED FELT PLACED AT DRIVEWAYS, ALLEY RETURNS AND WHEELCHAIR RAMPS AND BOYS.

3. V-GROOVES SHALL BE 1/8" DEEP AND 1/4" WIDE PLACED AT 15' O.C. FOR 8" SIDEWALKS AND 7.5" O.C. FOR 6" SIDEWALKS.

4. ALL JOINTS SHALL BE CLEAN AND EDGED TO A 1/4" RADIUS. JOINTS SHALL BE FLUSH WITH THE FINISHED SURFACE.

5. ALL UTILITY POLES AND STREET SIGN POSTS IN SIDEWALK AREA NOT REQUIRED TO BE RELOCATED SHALL HAVE A SQUARE SECTION OF CONCRETE SURROUNDING BY 3/4" TOP AND 1/2" BOTTOM. THE JOINT SHALL BE NO CLOSER THAN 12" TO ANY SIDE OF THE POLE SIDE OF THE POLE.

6. FORMS SHALL BE EITHER WOOD OR STEEL AND SHALL MEET ALL REQUIREMENTS OF THESE SPECIFICATIONS.

7. CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, BRIDGING 467 COARSE AGGREGATE, NO FLY ASH.

8. SIDEWALK MINIMUM UNDISTURBED CLEAR WIDTH SHALL BE 4' EXCLUSIVE OF THE WIDTH OF THE CURB.

9. GUTTERS, ACCESS COVERS, JUNCTION BOXES, CABLE VALVES, FULL BOXES AND OTHER APPEARANCES WITHIN THE SIDEWALK RIGHT OF WAY MUST HAVE SLIP RESISTANT SURFACES AND MATCH THE GRADE OF THE SIDEWALK.

10. CURB RAMPS SHALL BE CONSTRUCTED AT INTERSECTIONS UNDER A DESIGN PREPARED BY A LICENSED PROFESSIONAL ENGINEER. WHEN A RAMP DESIGN PLAN TO MEET ALL APPLICABLE DESIGN STANDARDS, THE ENGINEER SHALL DOCUMENT WHY THE PROPOSED PLAN ACHIEVES DESIGN STANDARDS TO THE MAXIMUM EXTENT FEASIBLE.

CITY OF PUYALLUP	DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS
PROJECT: SIDEWALK WITH PLANTING STRIP	DATE: 01.02.02

CURB AND GUTTER

1. CONTRACTOR JOINTS SHALL BE 3/8" x 1/2" ASPHALT SATURATED FELT PLACED AT 15' MAX. 10' MIN. O.C. IN ALL EXPOSED SURFACES OF CURB AND GUTTER AND SPACED AT 15' MAX. 10' MIN. O.C.

2. THRU JOINTS SHALL BE 3/8" ASPHALT SATURATED FELT PLACED AT POINTS OF TANGENCY ON CURVES, AT CATCH BASINS, AND AT EDGES OF ALLEY AND DRIVEWAYS. THE MAXIMUM SPACING BETWEEN THRU JOINTS SHALL BE 150'.

3. CONCRETE SHALL BE CLASS 3000 COMMERCIAL CONCRETE, 5.5 SACK MINIMUM, BRIDGING 467 COARSE AGGREGATE, NO FLY ASH.

4. FORMS SHALL BE STEEL UNLESS PRIOR APPROVAL IS GIVEN BY THE CITY ENGINEER. FORMS SHALL BE SET TRUE TO LINE AND GRADE AND SECURELY STAKED PRIOR TO CONCRETE PLACEMENT. FULL DEPTH DIVISION PLATES ARE ONLY TO BE USED WHERE THRU JOINTS ARE TO BE PLACED.

5. THE 1" RADIUS ON THE UPPER FACE OF THE CURB MAY BE FORMED BY AN EDGER TOOL OR BUILT INTO THE FACE FORM. THE 1" RADIUS AT THE BOTTOM FACE OF THE CURB SHALL BE FORMED BY THE FACE FORM.

CITY OF PUYALLUP	DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS
PROJECT: CURB AND GUTTER	DATE: 01.02.09

STANDARD COMMERCIAL APPROACH

1. TYPICAL COMMERCIAL APPROACHES SHALL BE 30' WIDE AND INCLUDE 30" CURB RADIUS. IF TRUCKS ARE EXPECTED TO USE THE APPROACH, DRIVEWAY WIDTH, CHANNELIZATION, AND CURB RADIUS SHALL BE BASED ON AN APPROVED TURNING MOVEMENT ANALYSIS.

2. ALL ASPHALT PAVEMENT MUST CONFORM TO CITY STANDARD NO. 01.01.01.

3. APPROACH SHALL BE ASPHALT WITH STANDARD CURB AND GUTTER PLACED ON EACH SIDE OF THE APPROACH.

4. WHEEL CHAIR RAMPS SHALL BE INSTALLED IN ACCORDANCE TO ALL APPLICABLE STANDARDS. DETECTABLE WARNING PATTERNS SHALL BE CONSTRUCTED AT A DRIVEWAY ONLY WHEN IT SHALL BE SIDEWALKED. CURB RAMP SLOPE SHALL NOT EXCEED 5% IN MEASURE OF A BUILT LEVEL, UNLESS RAMP LENGTH IS EXTENDED TO 15'. SEE DETAIL 01.02.19 FOR ADDITIONAL ADA RAMP INFORMATION.

5. SPACING OF COMMERCIAL APPROACHES ON PRINCIPAL AND MAJOR ARTERIALS SHALL BE MINIMUM 300' AND SPACING ON COLLECTORS SHALL BE MINIMUM 150'. MEASURED BETWEEN THE CLOSEST EDGES OF EACH DRIVEWAY. THIS REQUIREMENT IS ALSO APPLICABLE TO THE DRIVEWAYS THAT ARE ACROSS THE STREET.

6. SPACING OF COMMERCIAL APPROACHES FROM PRINCIPAL AND MAJOR ARTERIALS SHALL BE MINIMUM 300' AND SPACING FROM A COLLECTOR SHALL BE MINIMUM 150'. MEASURED FROM NEAREST ROW LINE TO APPROACH PAVEMENT EDGE. THE CITY MAY BE MORE RESTRICTIVE THAN SPECIFIED HEREIN IF DEEMED NECESSARY BASED ON TRAFFIC VOLUMES, CHANNELIZATION AND SIGNALIZATION.

7. THIS COMMERCIAL APPROACH STANDARD SHALL BE USED ON ARTERIALS AND COLLECTORS WITH SPEED LIMITS OF 35 MPH OR GREATER, AND/OR WHEN TRUCK TRAFFIC WILL BE USING THE APPROACH.

CITY OF PUYALLUP	DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS
PROJECT: STANDARD COMMERCIAL APPROACH	DATE: 01.02.16

SIDEWALK RAMP WITH COMMERCIAL APPROACHES

1. CURB RAMP SLOPE SHALL NOT EXCEED 5% IN MEASURE OF A BUILT LEVEL, UNLESS RAMP LENGTH IS EXTENDED TO 15'.

2. DETECTABLE WARNING PATTERN SHALL BE INSTALLED AT THE RAMP TO THE SIDEWALK.

3. THE 3/8" ASPHALT JOINT SHALL BE INSTALLED AT THE RAMP TO THE SIDEWALK.

CITY OF PUYALLUP	DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS
PROJECT: SIDEWALK RAMP WITH COMMERCIAL APPROACHES	DATE: 01.02.19

TYPE III BARRICADE FOR FUTURE EXTENDED SIDEWALKS

1. CURB RAMP SLOPE SHALL NOT EXCEED 5% IN MEASURE OF A BUILT LEVEL, UNLESS RAMP LENGTH IS EXTENDED TO 15'.

2. DETECTABLE WARNING PATTERN SHALL BE INSTALLED AT THE RAMP TO THE SIDEWALK.

3. THE 3/8" ASPHALT JOINT SHALL BE INSTALLED AT THE RAMP TO THE SIDEWALK.

CITY OF PUYALLUP	DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS
PROJECT: TYPE III BARRICADE FOR FUTURE EXTENDED SIDEWALKS	DATE: 01.02.20

DAYLIGHT CULVERT OPEN DITCH

1. ALL DRIVEWAY CULVERTS SHALL BE NOT LESS THAN 15 INCHES IN DIAMETER NOR LESS THAN 20 FEET IN LENGTH.

2. PLACE 8" TO 10" QUARRY SPALLS IN FRONT OF DISCHARGE PIPE.

3. PLACE 8" TO 10" QUARRY SPALLS IN A BERM ACROSS THE CHANNEL OF THE DITCH WHEN THE SLOPE OF THE DITCH IS GREATER.

4. PLACE 8" TO 10" QUARRY SPALLS IN A BERM ACROSS THE CHANNEL OF THE DITCH WHEN THE SLOPE OF THE DITCH IS GREATER.

5. ROCK-LINE BOTTOM AND SIDE SLOPES.

CITY OF PUYALLUP	DEVELOPMENT ENGINEERING AND PUBLIC WORKS DEPARTMENTS
PROJECT: DAYLIGHT CULVERT OPEN DITCH	DATE: 01.02.01

Abbey Road Group Land Development Services Company, LLC

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Abbey Road GROUP

REVISIONS: _____

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

JOB #: 06-171-1

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DEVELOPMENT REVIEW: PRB

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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

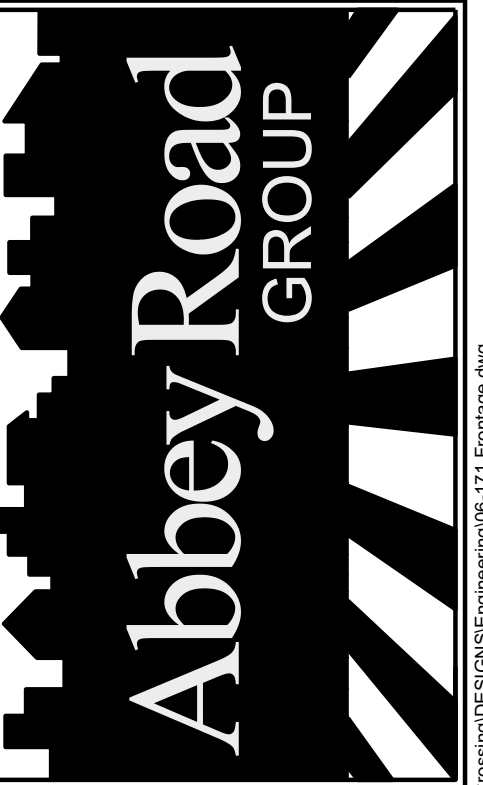
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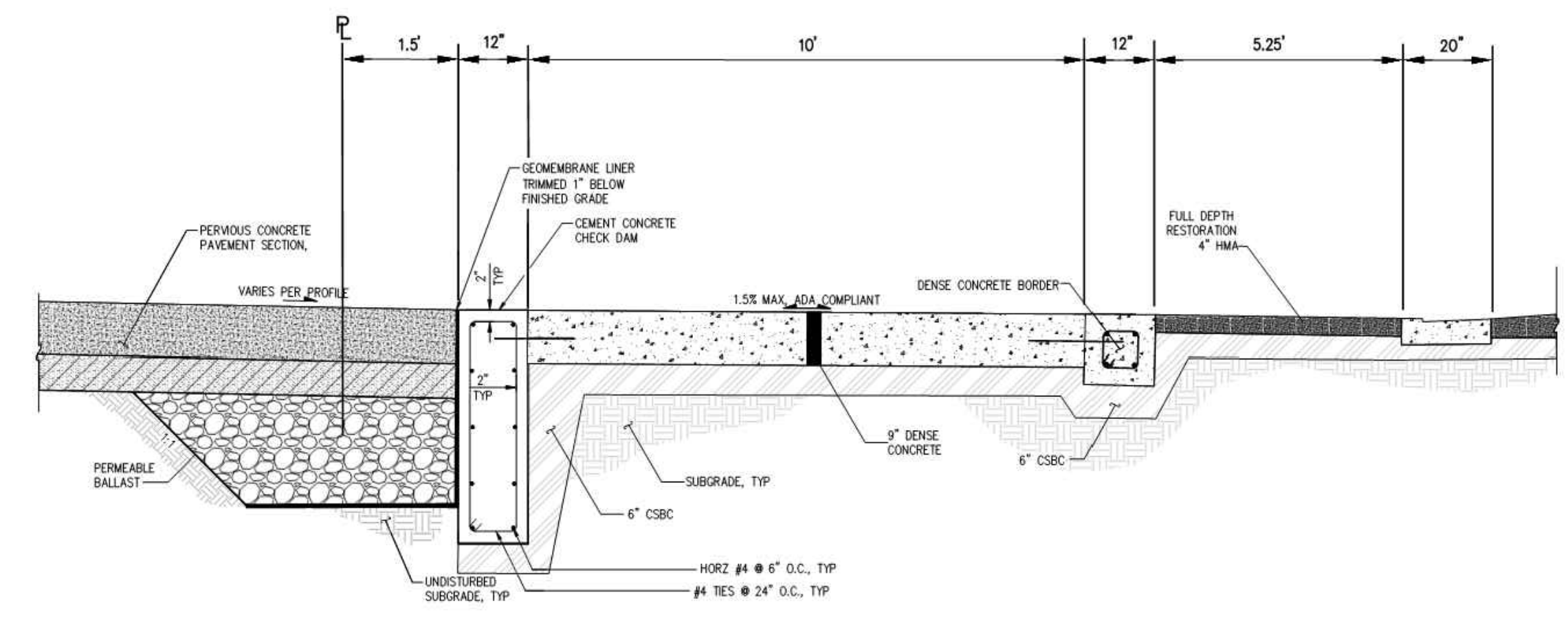
East Town Crossing
FRONTAGE NOTES & DETAILS
 Puyallup, WA

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

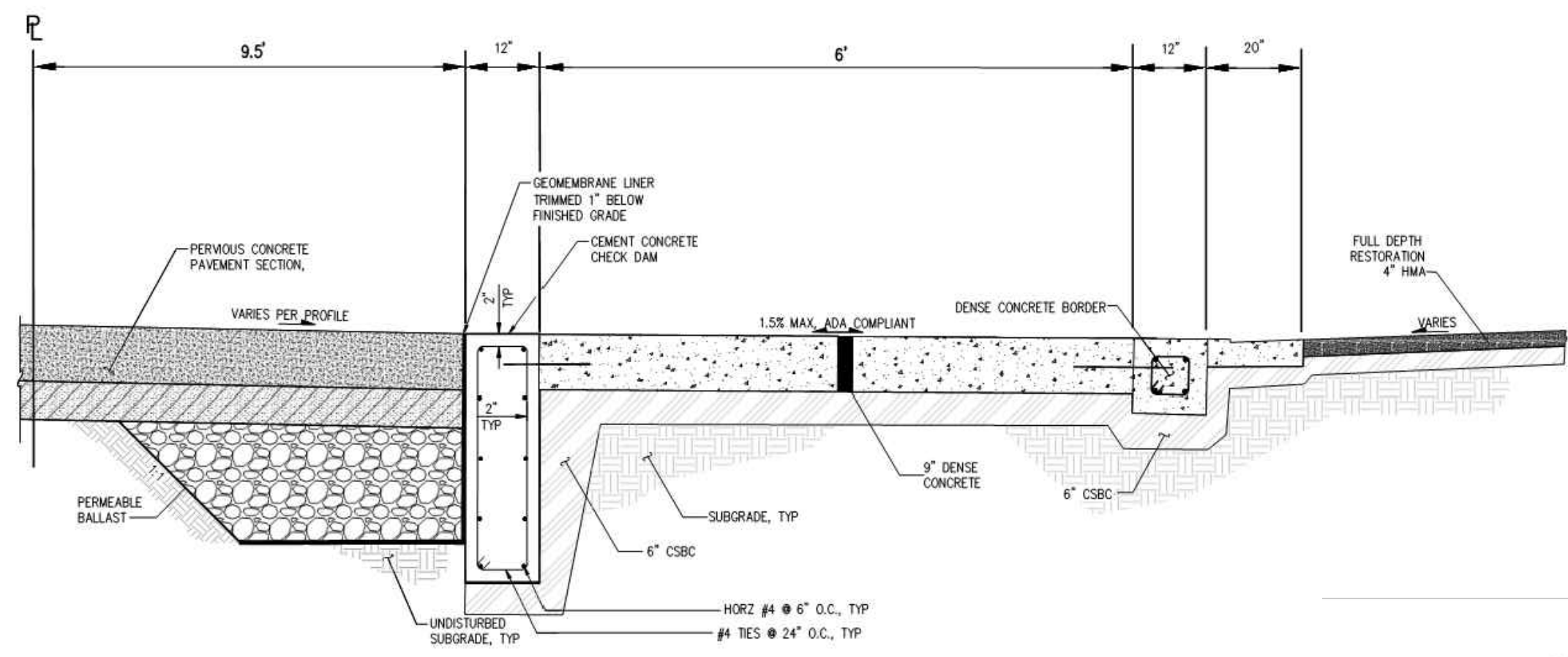
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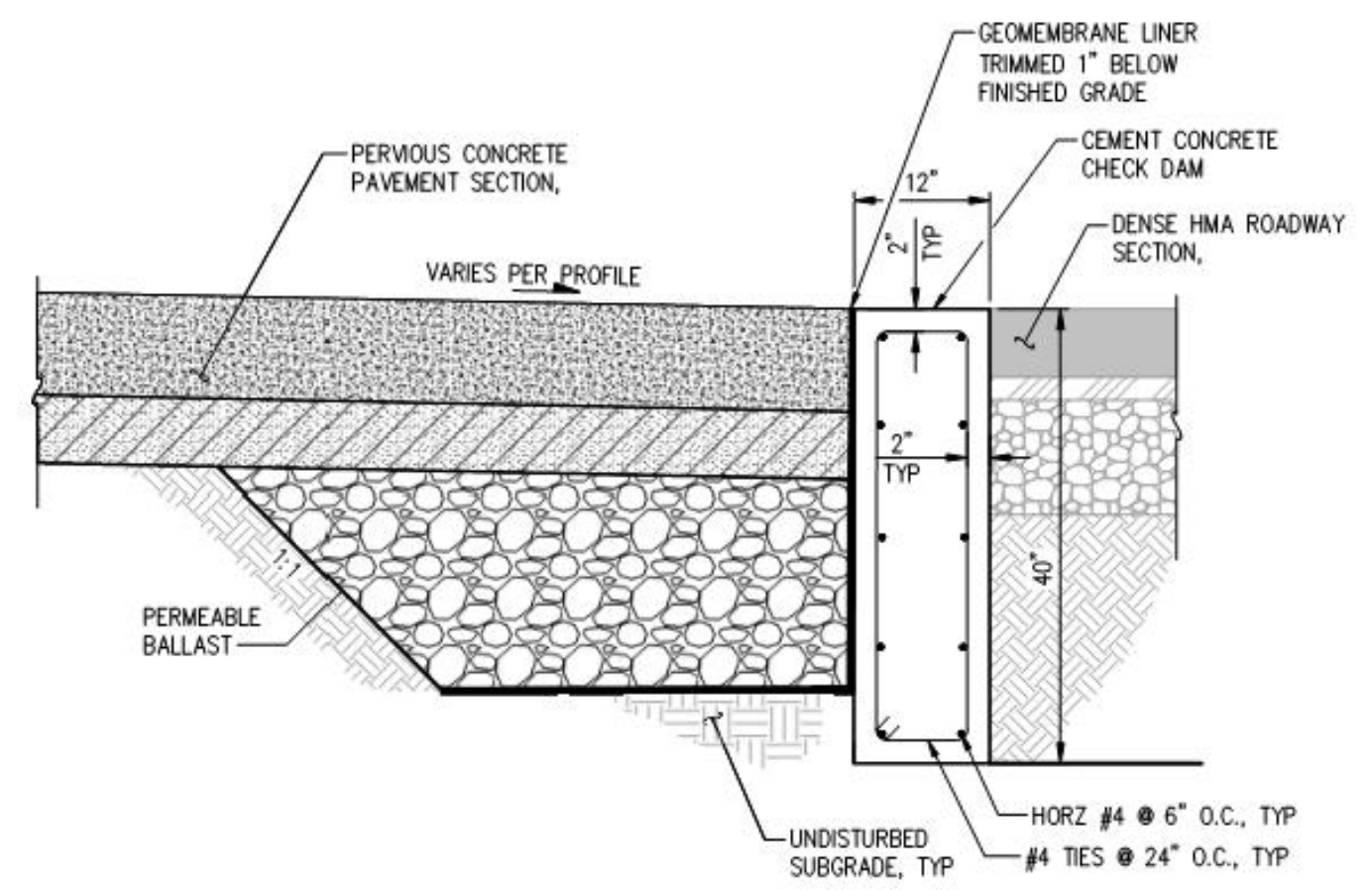
To be finalized at civil application.
 [Prelim. Civil Dwg Part 4: Frontage Notes; Pg 4 of 9]



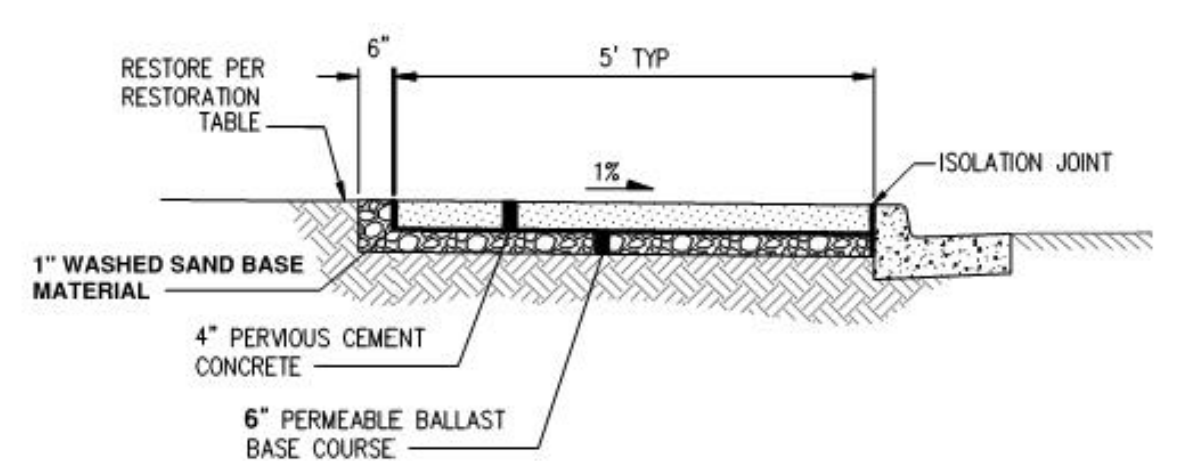
SHAW ROAD DECORATIVE CONCRETE ACCESS
 NTS



PIONEER WAY DECORATIVE CONCRETE ACCESS
 NTS



PERMEABLE OVERFLOW PROTECTION
 NTS

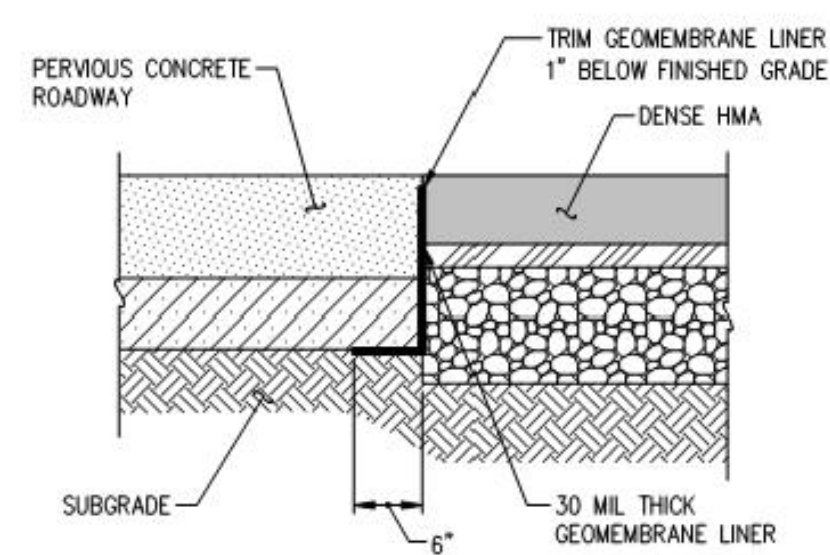


- NOTES**
- CONTRACTION JOINTS SHALL BE SAWCUT USING AN EARLY-ENTRY DRY-CUT SAW. CONTRACTION JOINTS SHALL BE PLANNED AT 10' O.C. SEE SPECIAL PROVISION SECTION 5-06 FOR ADDITIONAL INFORMATION.
 - ISOLATION JOINTS WITH ISOLATION JOINT FILLER SHALL BE PLANNED WHERE PERVIOUS CONCRETE ABUTS FIXED OBJECTS.

PERVIOUS CONCRETE SIDEWALK SECTION
 NTS

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.

GEOMEMBRANE LINER TRANSVERSE INSTALLATION DETAIL
 NTS



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

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 Plotted: 5/16/22 11:51 AM
 Plotted by: hamson.jabreem@ar.com

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EAST TOWN CROSSING

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

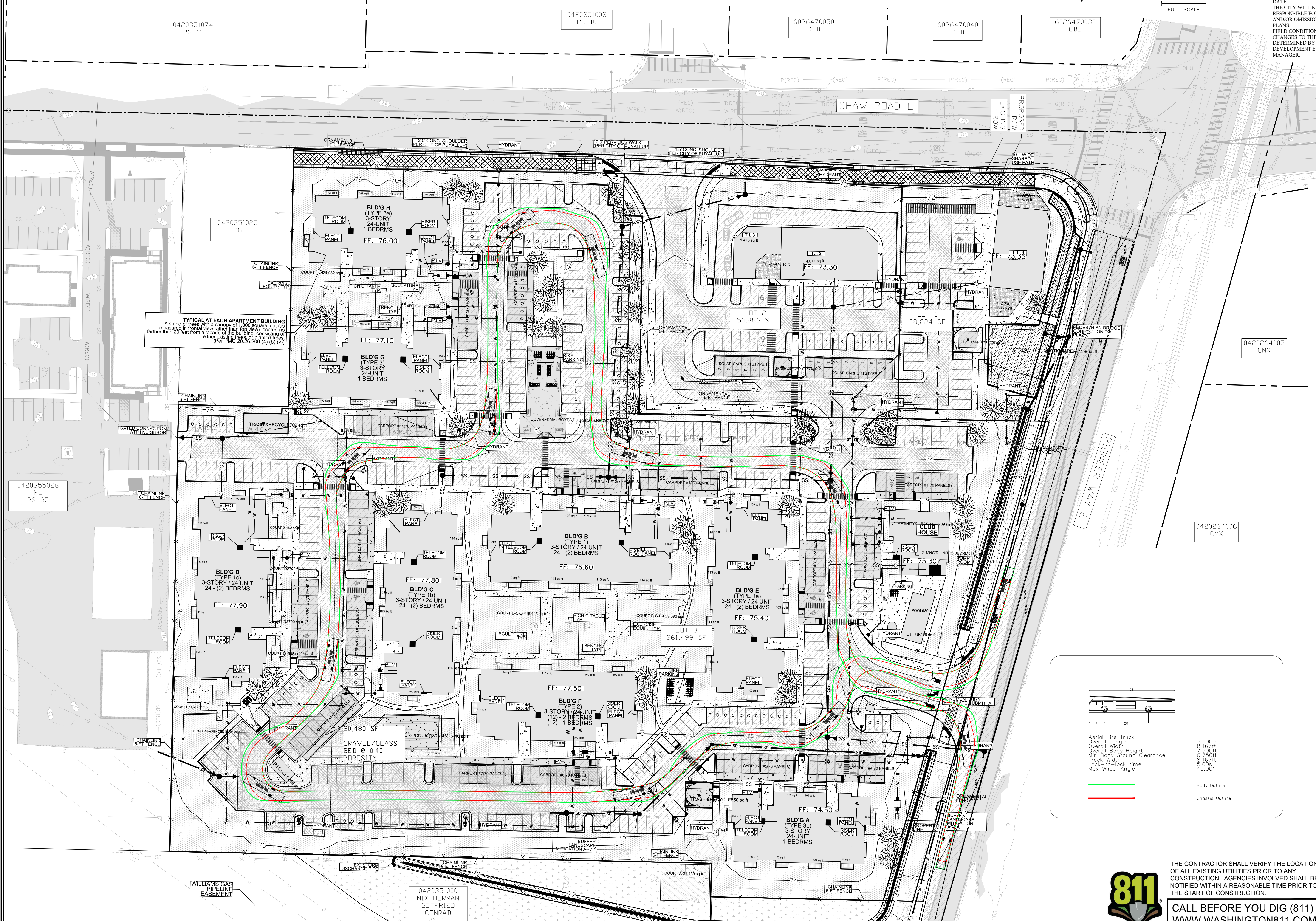
FIRE ACCESS

APPROVED

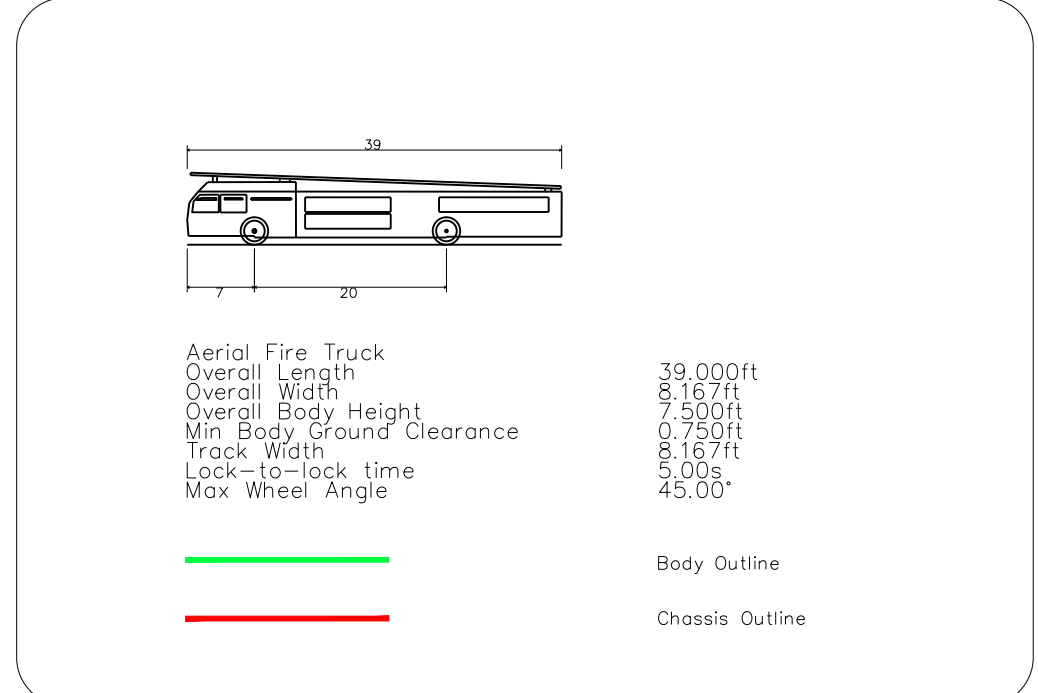
BY: _____
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

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 either existing trees, or planted trees.
 (Per PMC 20.26.200 (4) (b) (v))



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East Town Crossing
 Fire Access
 Puyallup, WA

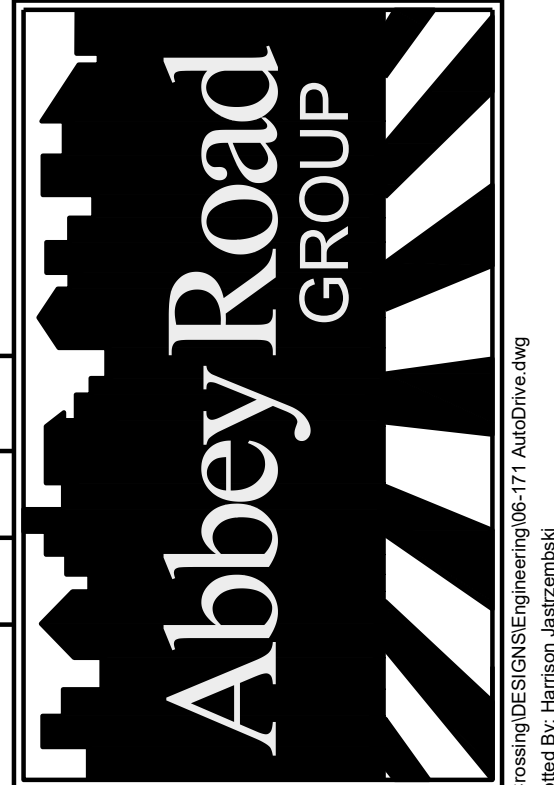
TITLE: _____

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:	CHK	APR	DATE	PER
BY:				
DESIGNED BY:	JMB			
DEVELOPMENT REVIEW:	PRB			
APPROVED BY:	GH			
DRAFTED BY:	HPJ			
DATE:	05/17/2022			
SHEET:				

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EAST TOWN CROSSING

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

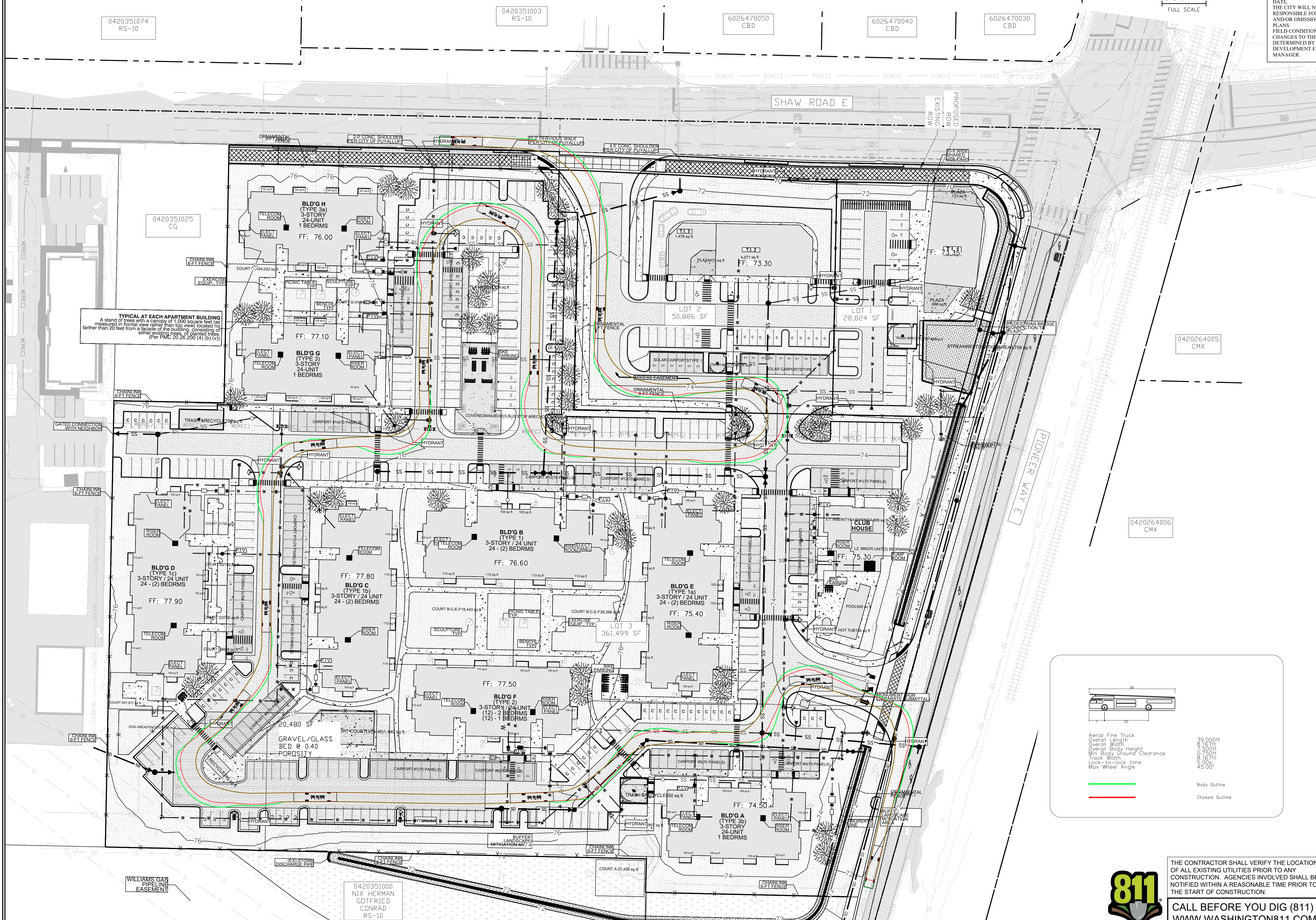
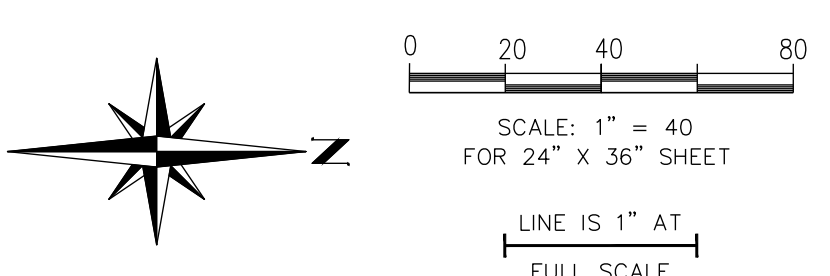
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APPROVED

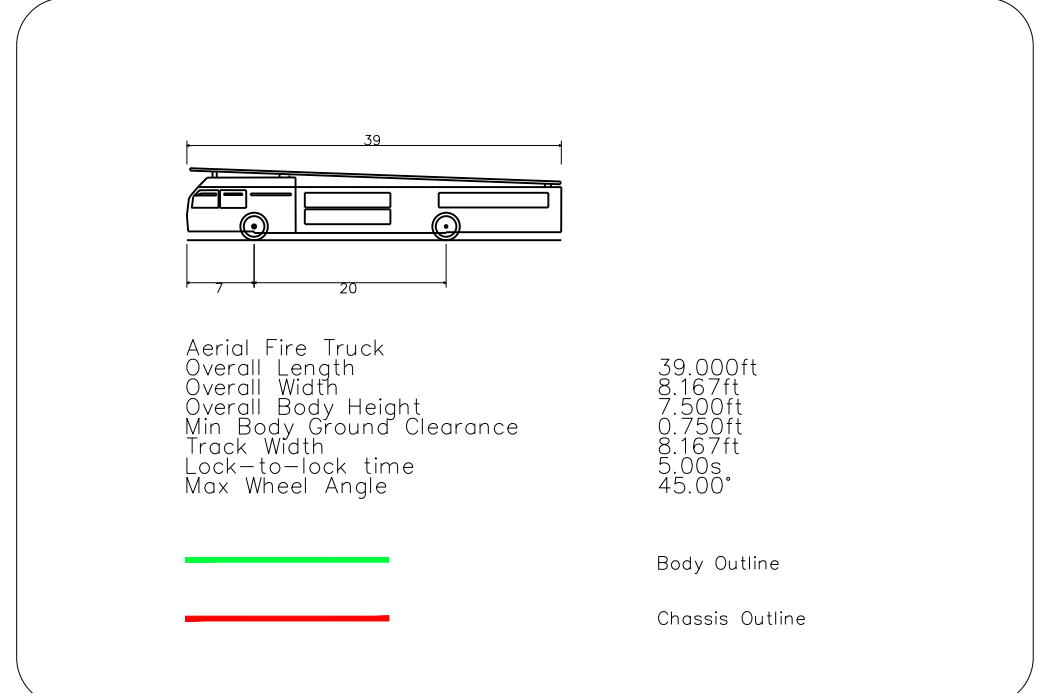
BY: _____
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

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 either deciduous trees, or planted trees.
 (Per Part 21.04.014 (b) (v))



811

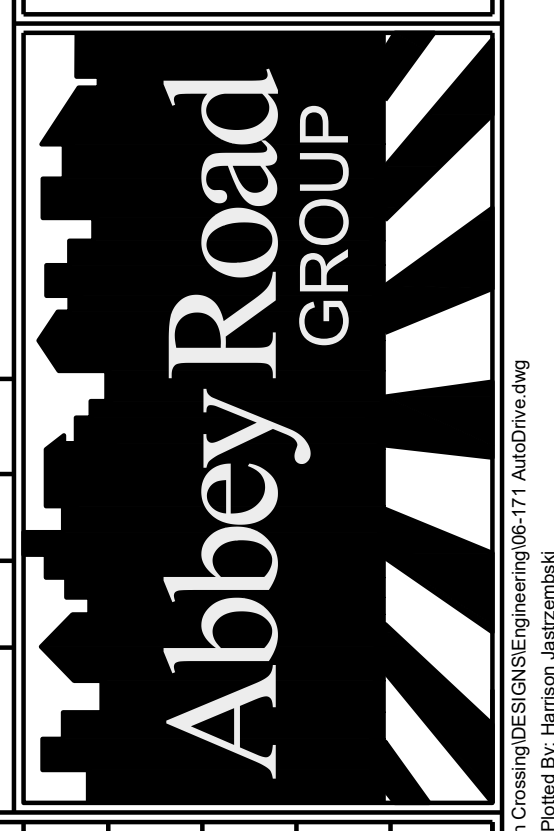
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

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

TITLE: East Town Crossing
 Fire Access
 Puyallup, WA

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

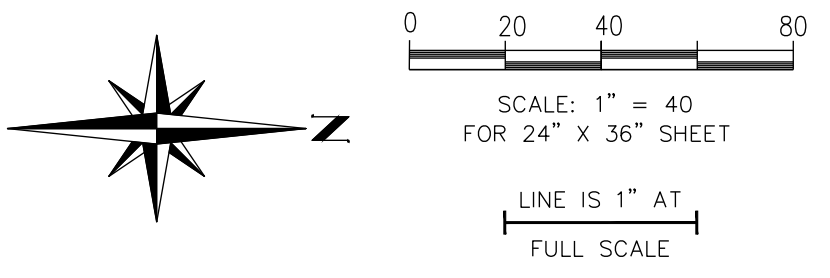
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EAST TOWN CROSSING

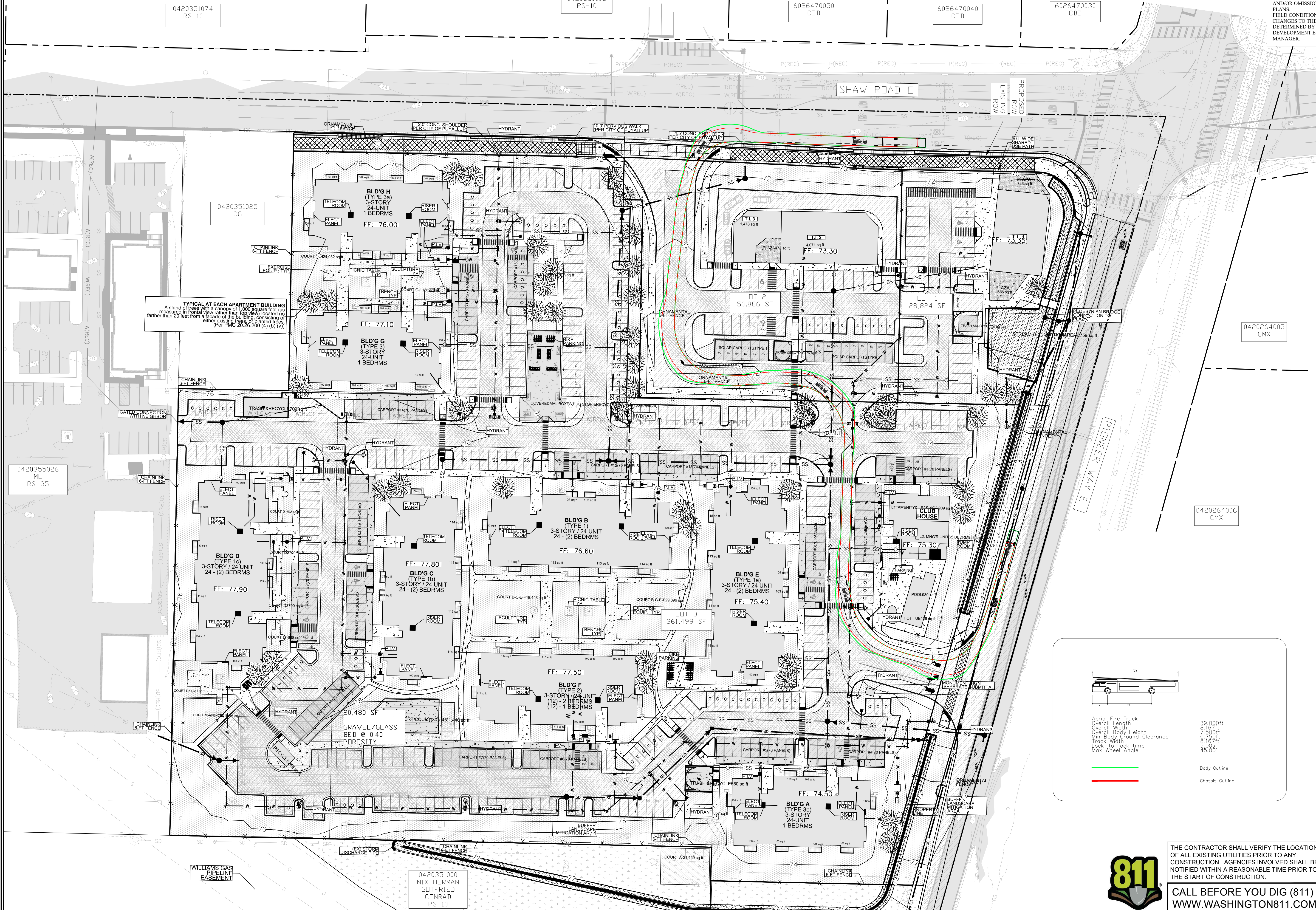
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FIRE ACCESS

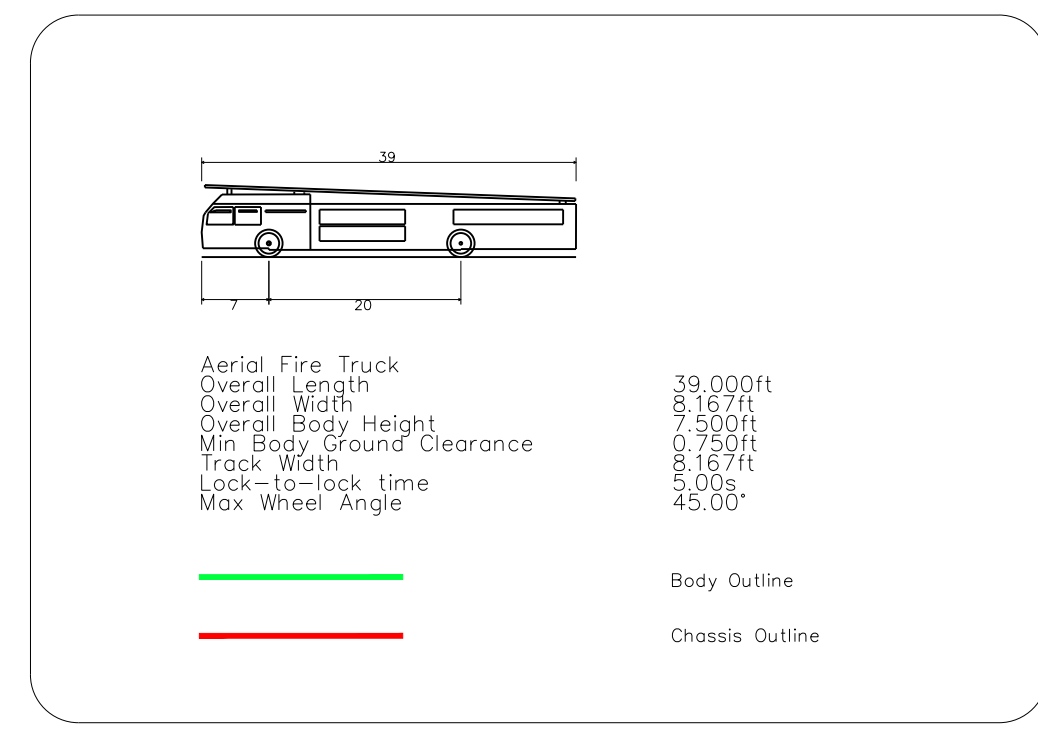


APPROVED
 BY: _____ CITY OF PUYALLUP DEVELOPMENT ENGINEERING
 DATE: _____
NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING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

FOR: East Town Crossing, LLC.
TITLE: East Town Crossing
PROJECT: Fire Access
 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))



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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

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

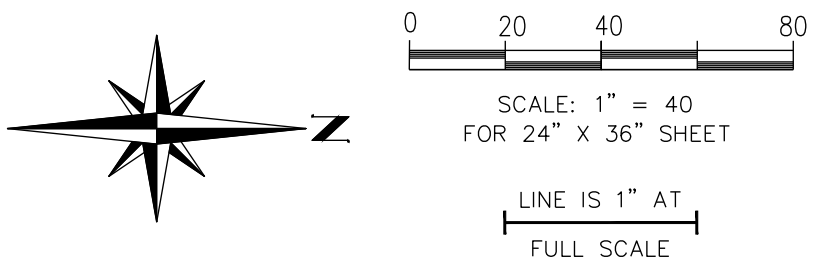
REVISIONS:
 BY: CHK: APR: DATE: PER:

File: T:\PROJECTS\FILES\ACTIVE\16161 East Town Crossing\DESIGN\ENGINEERING\051717 Additive.dwg
 Plotted by: Hanson, Justin
 Date: 5/18/22 11:42 AM

EAST TOWN CROSSING

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

FIRE ACCESS



APPROVED

BY: _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

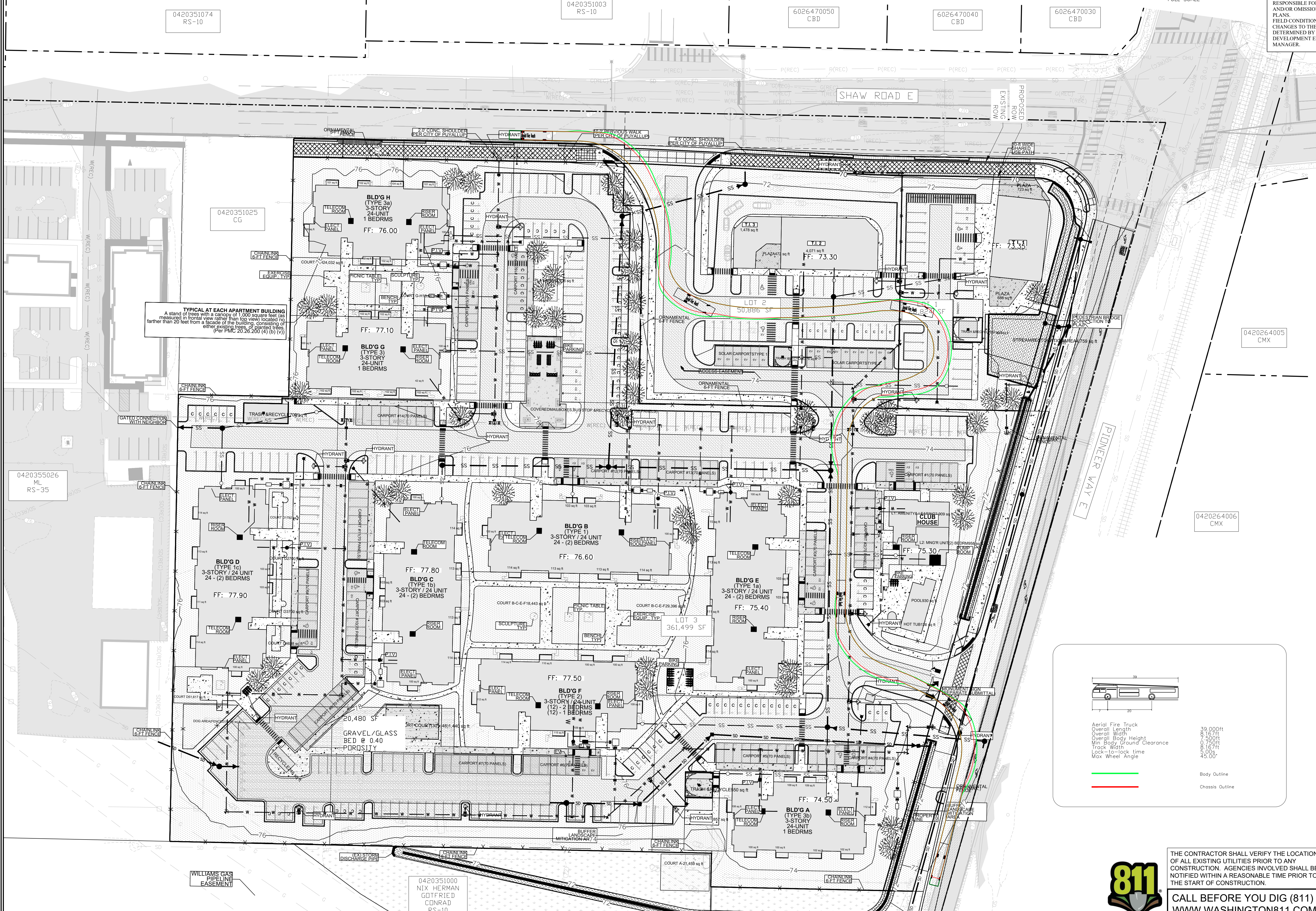
DATE: _____

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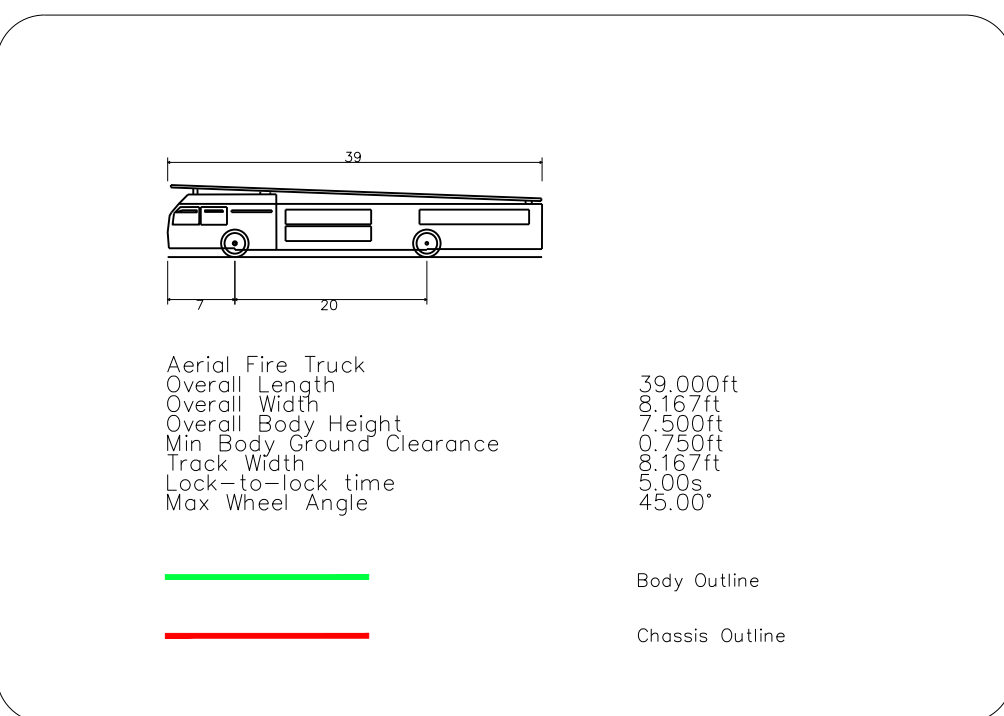
TITLE: **East Town Crossing**

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 front 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.
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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:					

File: T:\PROJECTS FILES\ACTIVE\66171-01\East Town Crossing\DESIGN\66171-01\Ardmore.dwg
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EAST TOWN CROSSING

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

BUS ACCESS

PROJECTED PSD BUS STOPS

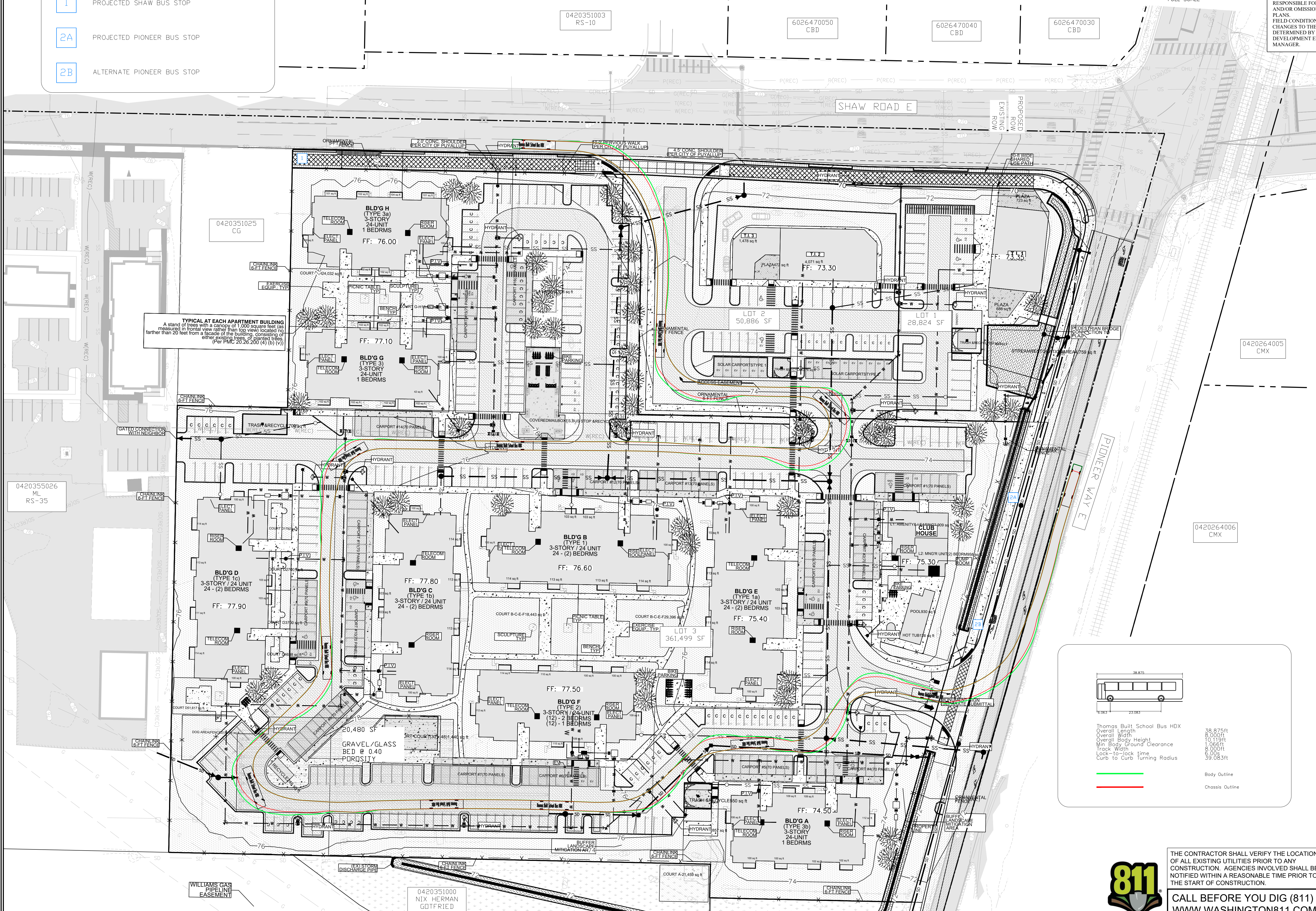
- 1 PROJECTED SHAW BUS STOP
- 2A PROJECTED PIONEER BUS STOP
- 2B ALTERNATE PIONEER BUS STOP

APPROVED

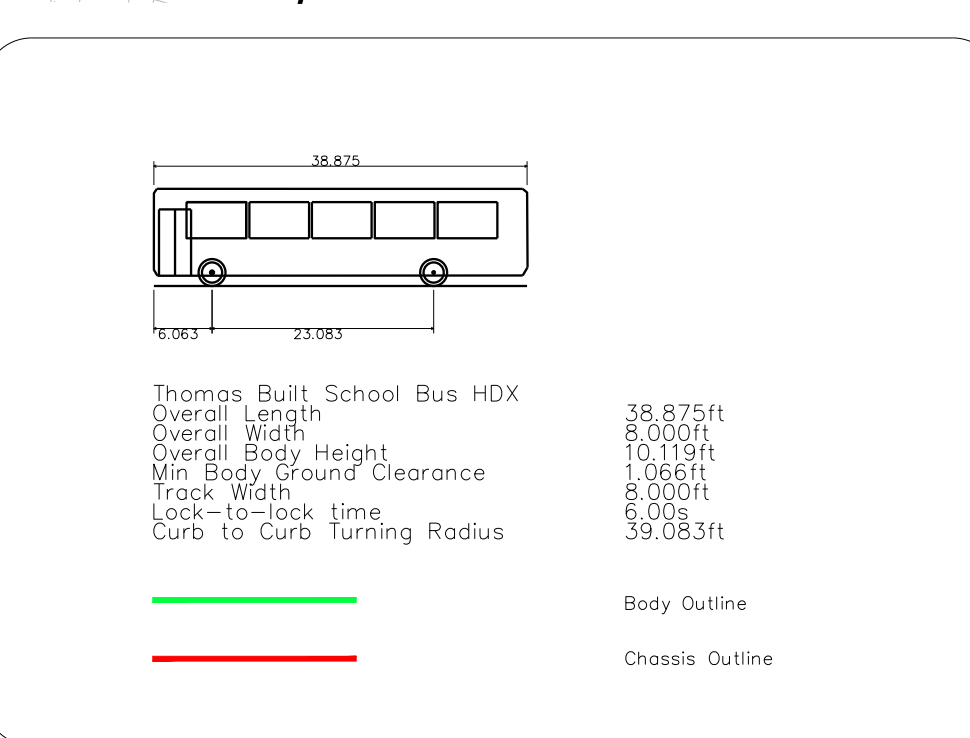
BY: _____
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

DATE: _____

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East Town Crossing

Bus Access

Puyallup, WA

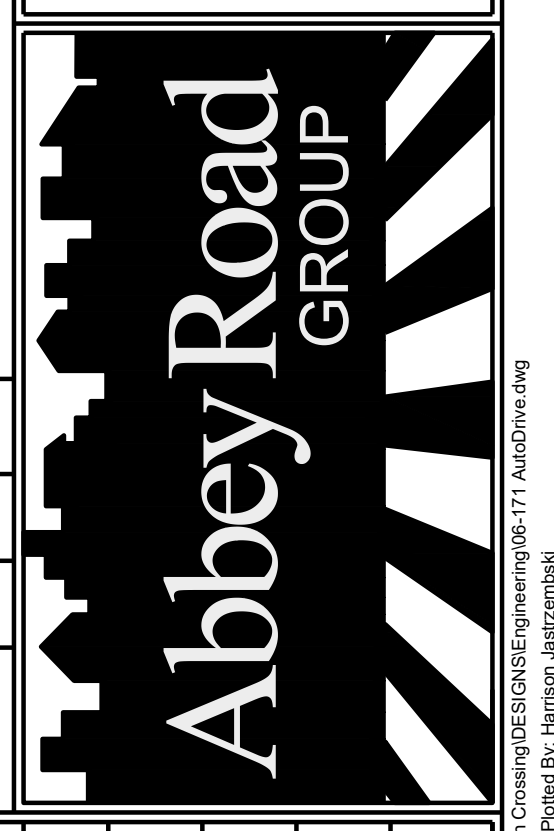
TITLE: _____

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				
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DATE:	05/17/2022				
SHEET:					

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