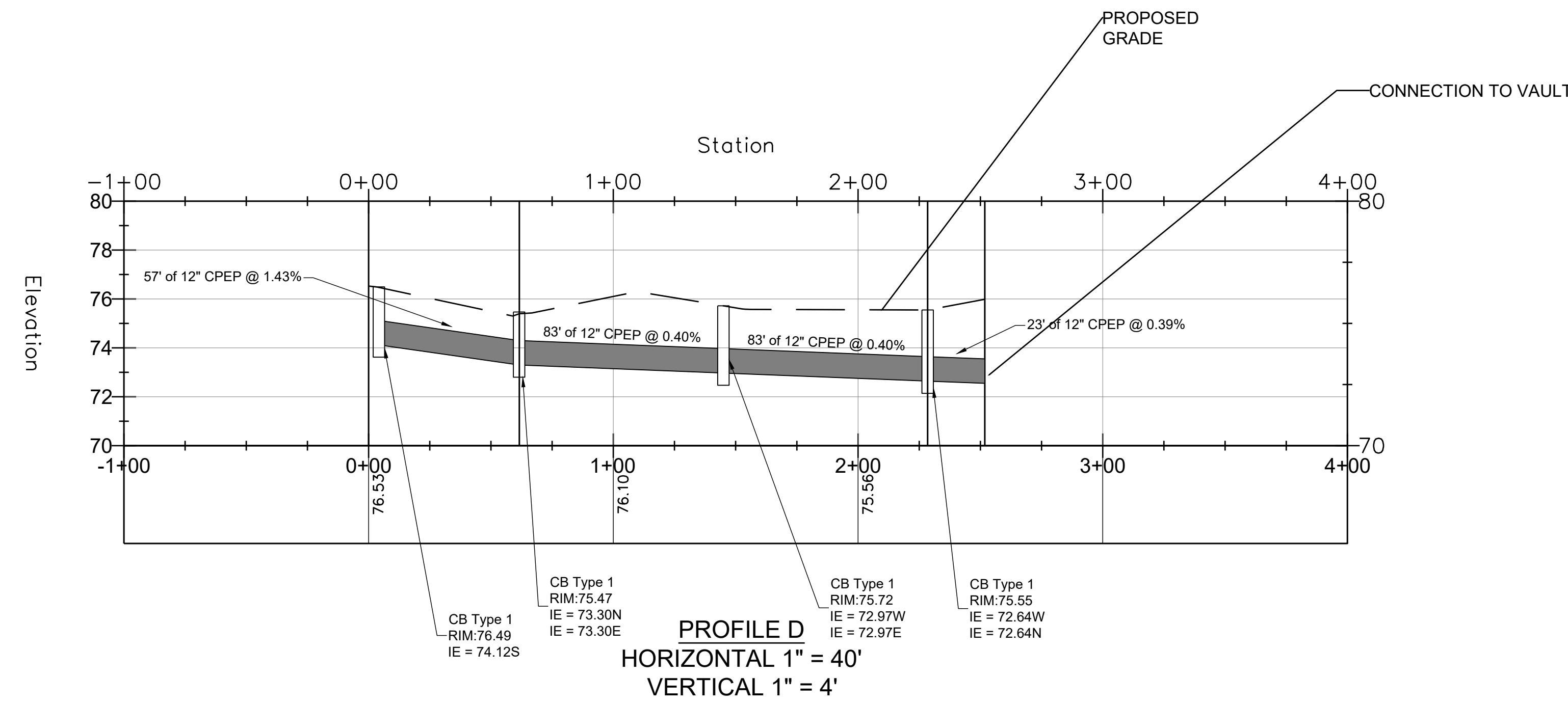


EAST TOWN CROSSING

PIPE PROFILES 2

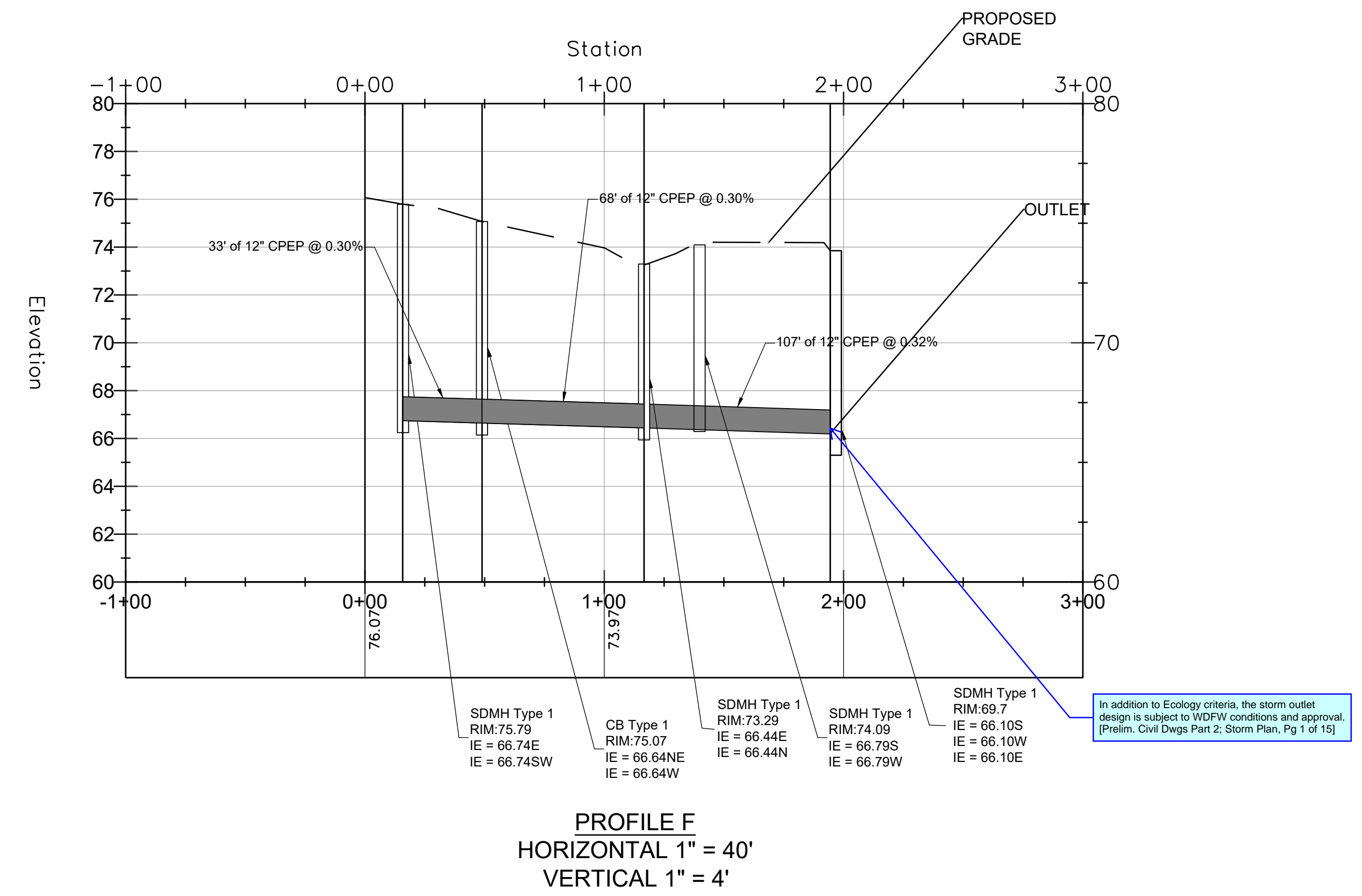
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.

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 2, Pg 1 of 15]

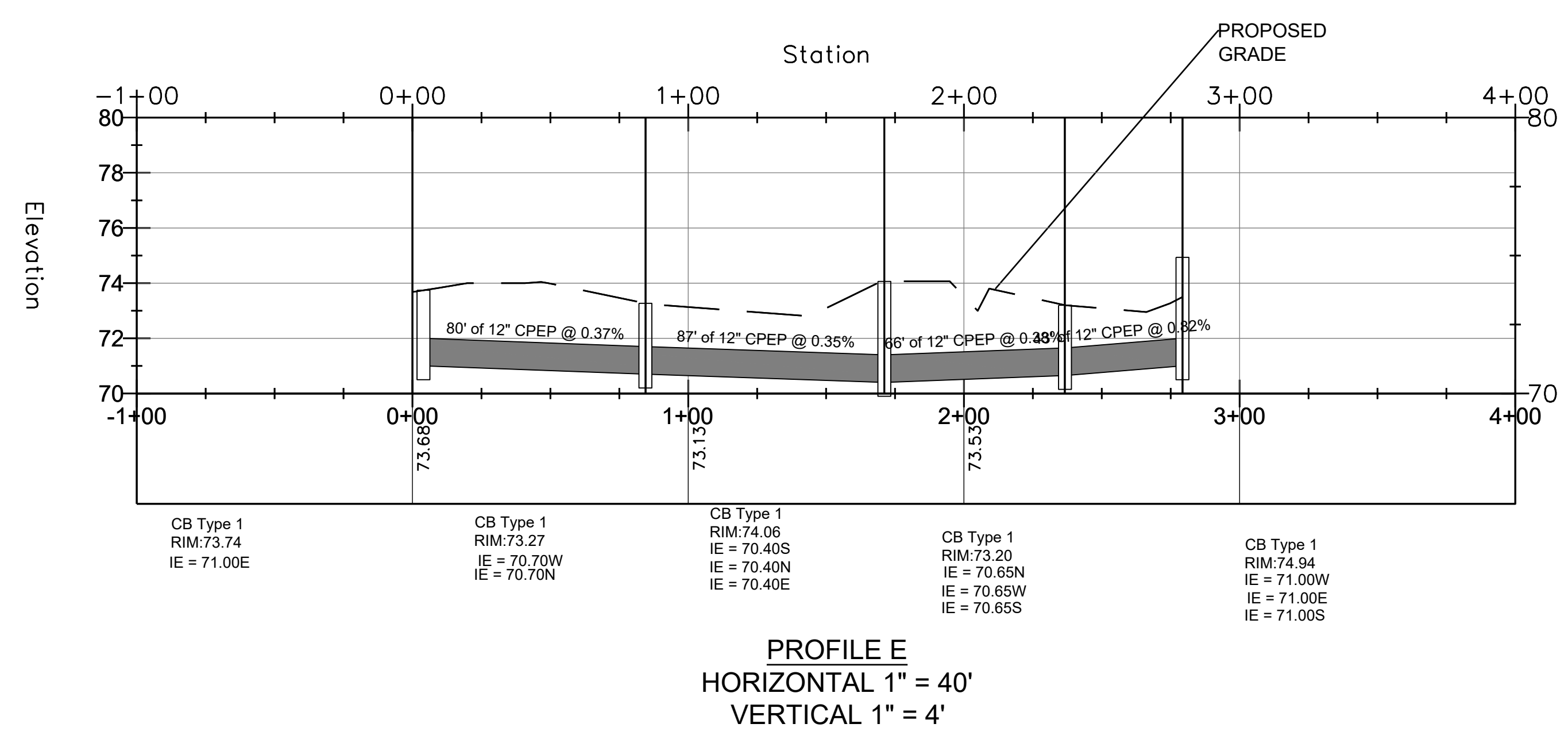


Sheet duplicated on Pg 13 of 15 of Part 1 Civils. [Prelim. Civil Dwg Part 2, Storm Plan, Pg 1 of 15]

To be finalized at civil application. [Prelim. Civil Dwg Part 2, Storm Plan, Pg 1 of 15]



In addition to Ecology criteria, the storm outlet design is subject to WDFW conditions and approval. [Prelim. Civil Dwg Part 2, Storm Plan, Pg 1 of 15]



EAST TOWN CROSSING

1001 SHAW ROAD
PUYALLUP, WA 98372



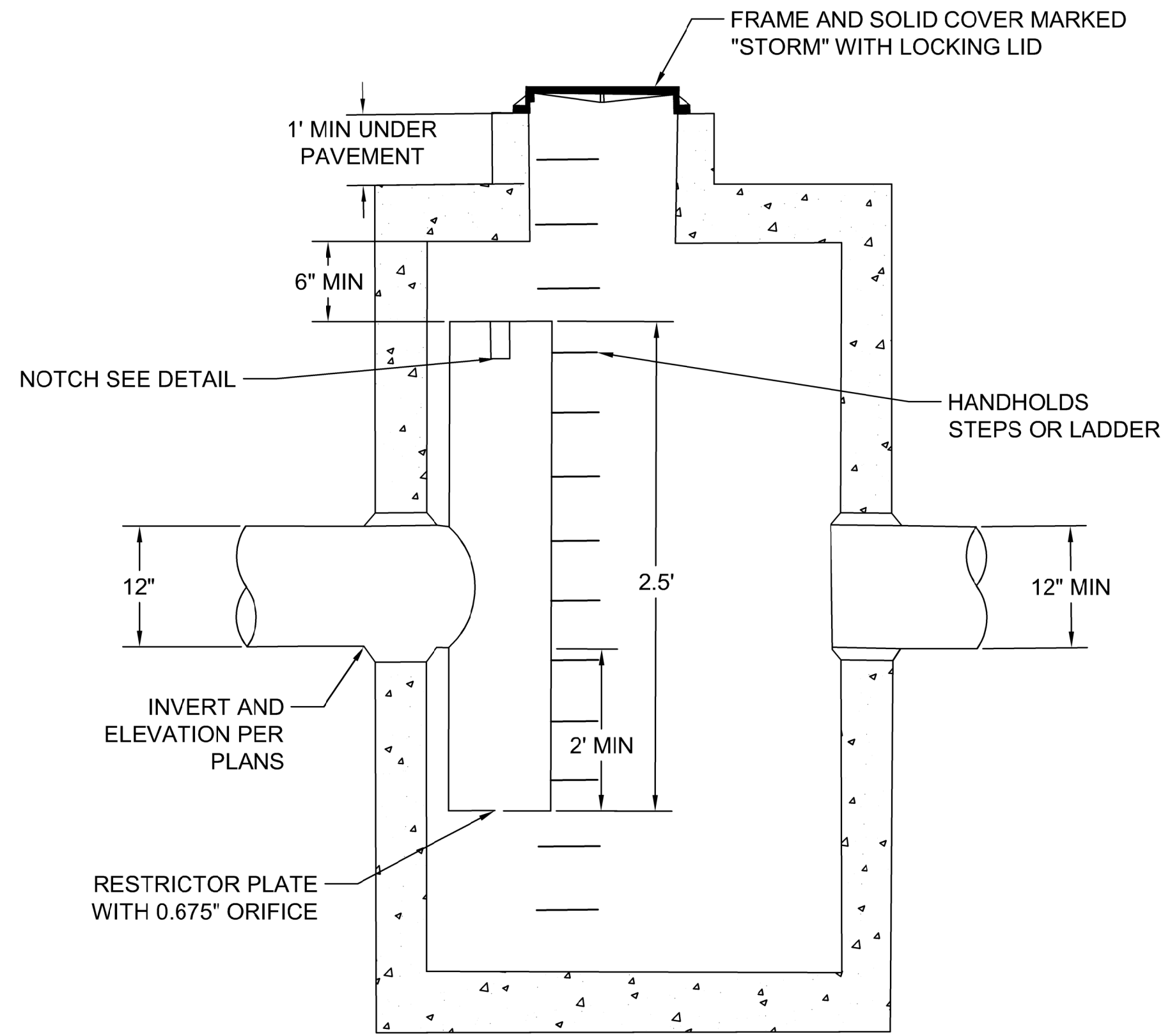
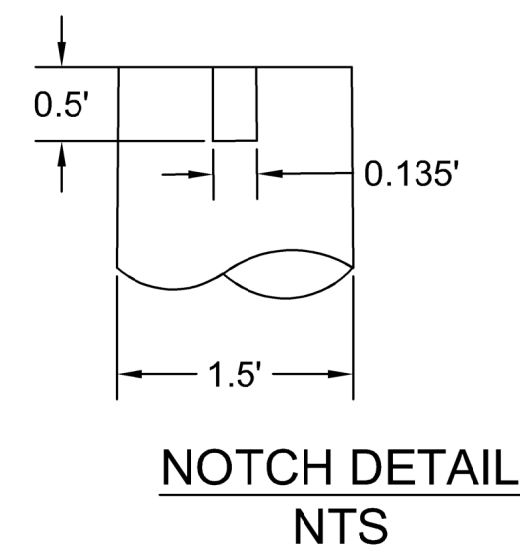
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DESIGNED			
J. MCINNIS			
DRAWN			CHECKED
W. MCINNIS			CHCK
DATE			APPROVED
11/22/22			APRD

C3

SHEET
3 OF 5

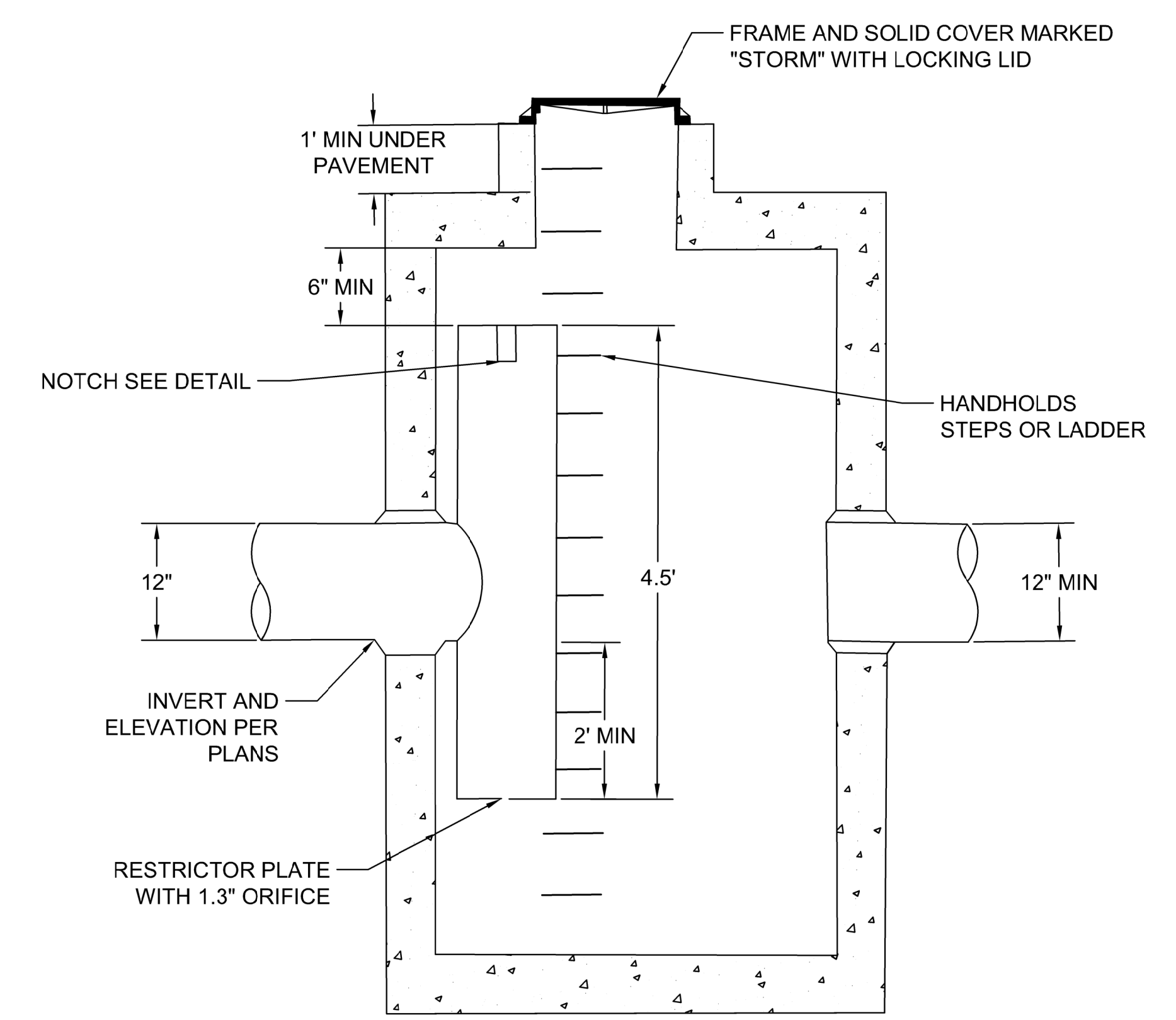
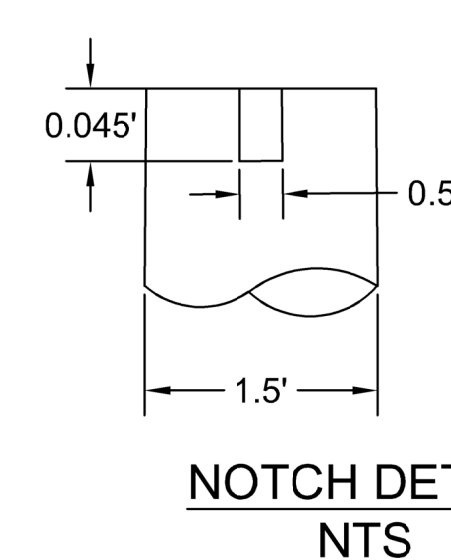
EAST TOWN CROSSING

1001 SHAW ROAD, PUYALLUP, WA 98372



NOTES:

1. Use a minimum of 54" diameter WSDOT type 2 catch basin.
2. Outlet Capacity: 100 Year developed peak flow
3. Riser structure shall be installed so that it can be removed and replaced from within the catch basin. Provide removable water tight coupling or gasketed pipe for PVC.
4. Metal parts: Corrosion resistant. Non-galvanized parts preferred. Galvanized pipe parts to have asphalt treatment 1. Riser structure, piping, orifices and weir plates may be PVC. PVC parts shall be schedule 40, ASTM 1785.
5. Frame and ladder or steps offset so:
 - a. Cleanout gate is visible from top.
 - b. Climb-down space is clear of riser and cleanout gate.
 - c. Frame is clear of curb.
6. If metal outlet pipe connects to cement concrete pipe: outlet pipe to have smooth O.D. equal to concrete pipe I.D. less 1/4".
7. Provide at least one 3" X 0.090 gage support bracket anchored to concrete wall. (one per maximum 3'-0" vertical spacing).
8. Locate additional ladder rungs in structures used as access to tanks and vaults to allow access when catch basin is filled with water.

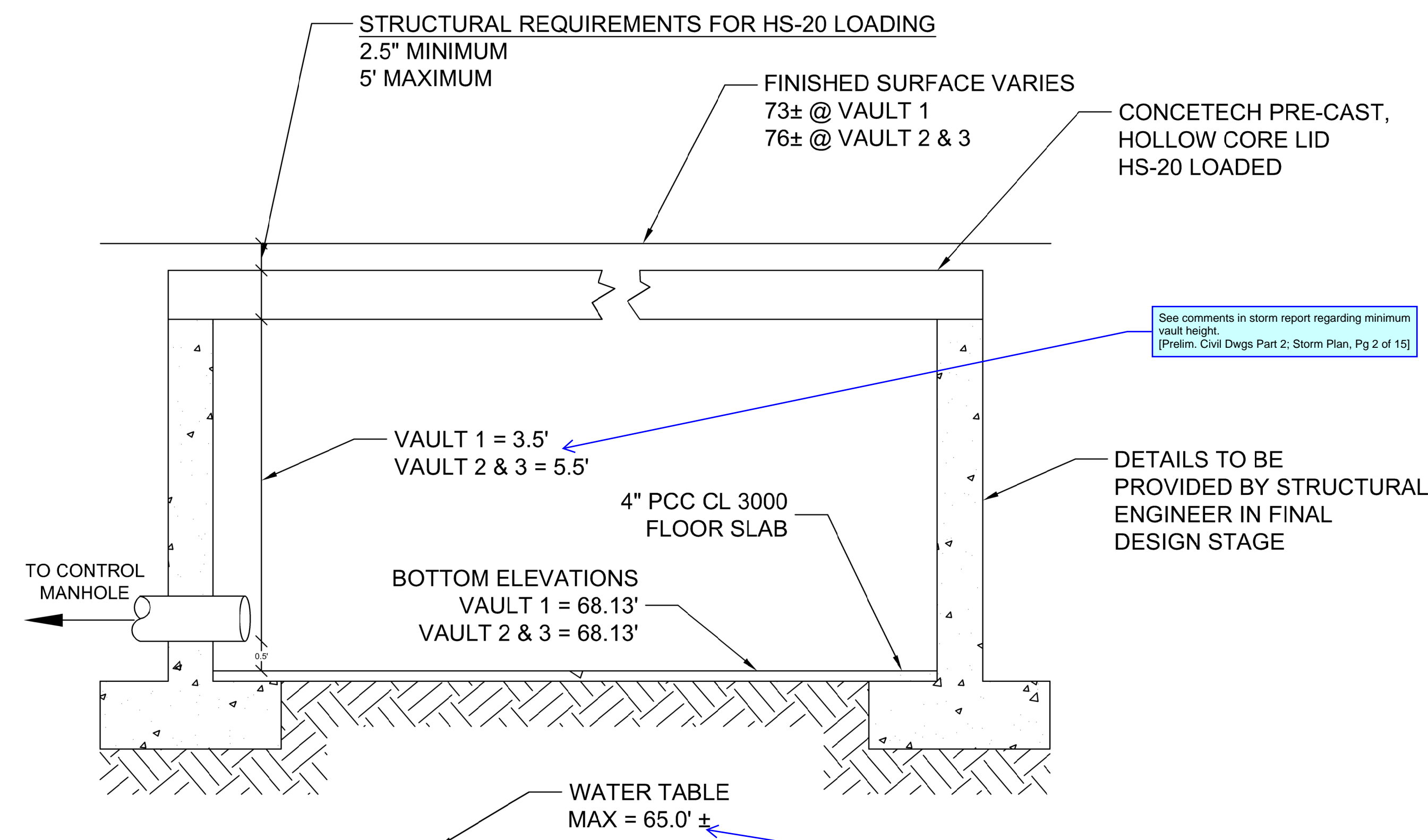


NOTES:

1. Use a minimum of 54" diameter WSDOT type 2 catch basin.
2. Outlet Capacity: 100 Year developed peak flow
3. Riser structure shall be installed so that it can be removed and replaced from within the catch basin. Provide removable water tight coupling or gasketed pipe for PVC.
4. Metal parts: Corrosion resistant. Non-galvanized parts preferred. Galvanized pipe parts to have asphalt treatment 1. Riser structure, piping, orifices and weir plates may be PVC. PVC parts shall be schedule 40, ASTM 1785.
5. Frame and ladder or steps offset so:
 - a. Cleanout gate is visible from top.
 - b. Climb-down space is clear of riser and cleanout gate.
 - c. Frame is clear of curb.
6. If metal outlet pipe connects to cement concrete pipe: outlet pipe to have smooth O.D. equal to concrete pipe I.D. less 1/4".
7. Provide at least one 3" X 0.090 gage support bracket anchored to concrete wall. (one per maximum 3'-0" vertical spacing).
8. Locate additional ladder rungs in structures used as access to tanks and vaults to allow access when catch basin is filled with water.

1 CONTROL MANHOLE DETAIL FOR 3.5' DEEP VAULT
SCALE: NTS

2 CONTROL MANHOLE DETAIL FOR 5.5' DEEP VAULT
SCALE: NTS



3 VAULT DETAIL
SCALE: NTS

Per Fire Code Official, vault lid must account for fire apparatus outrigger loading anywhere on the vault lid if located within a drive lane. [Prelim. Civil Dwg Part 2; Storm Plan, Pg 2 of 15]

Confirm with groundwater monitoring results (69.6' and 70.6' per Figure A8 in previous storm report). [Prelim. Civil Dwg Part 2; Storm Plan, Pg 2 of 15]



DESCRIPTION	DATE	NUM	DESIGNED	SCALE
			K. MAAS	
			DRAWN	CHECKED
			K. MAAS	CHCK
			DATE	APPROVED
			11/18/2022	APRD

C-4

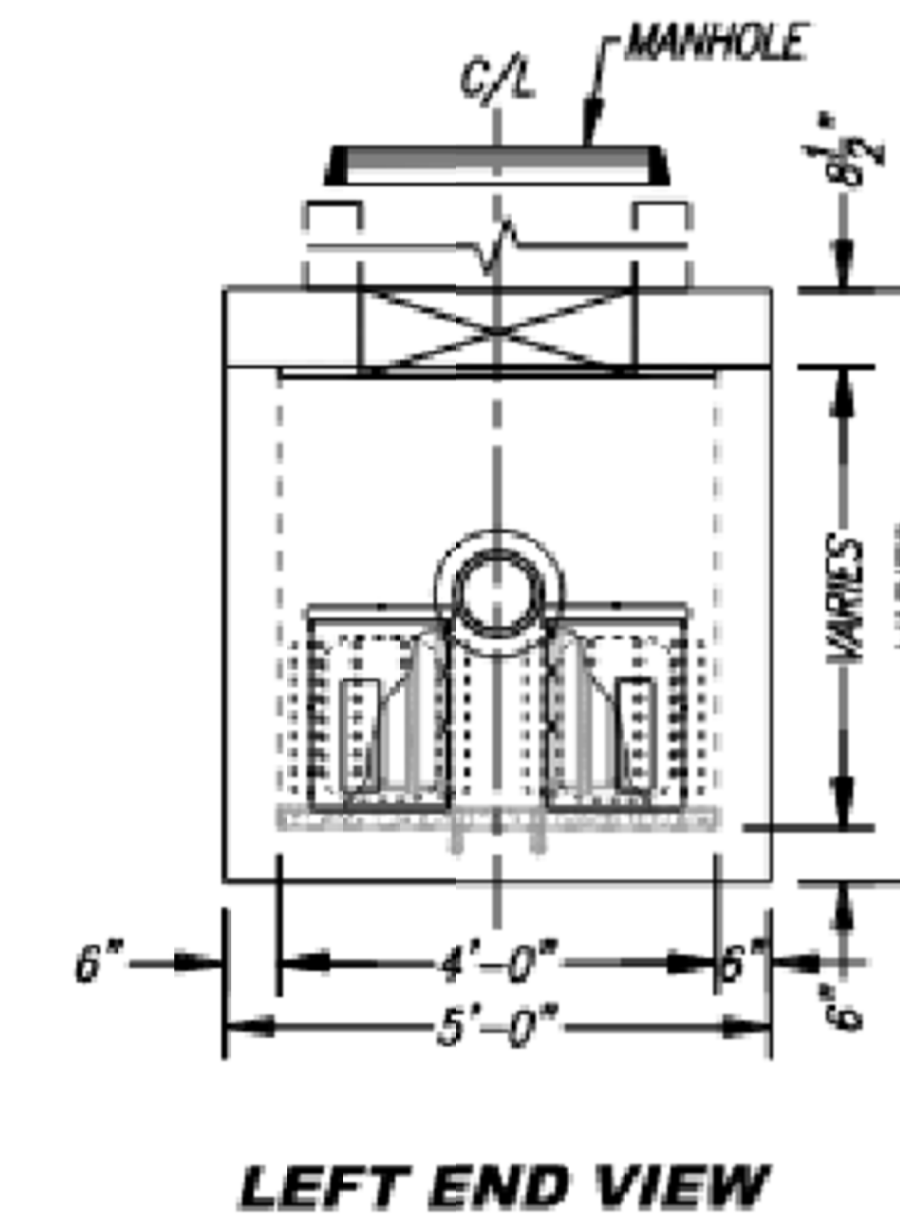
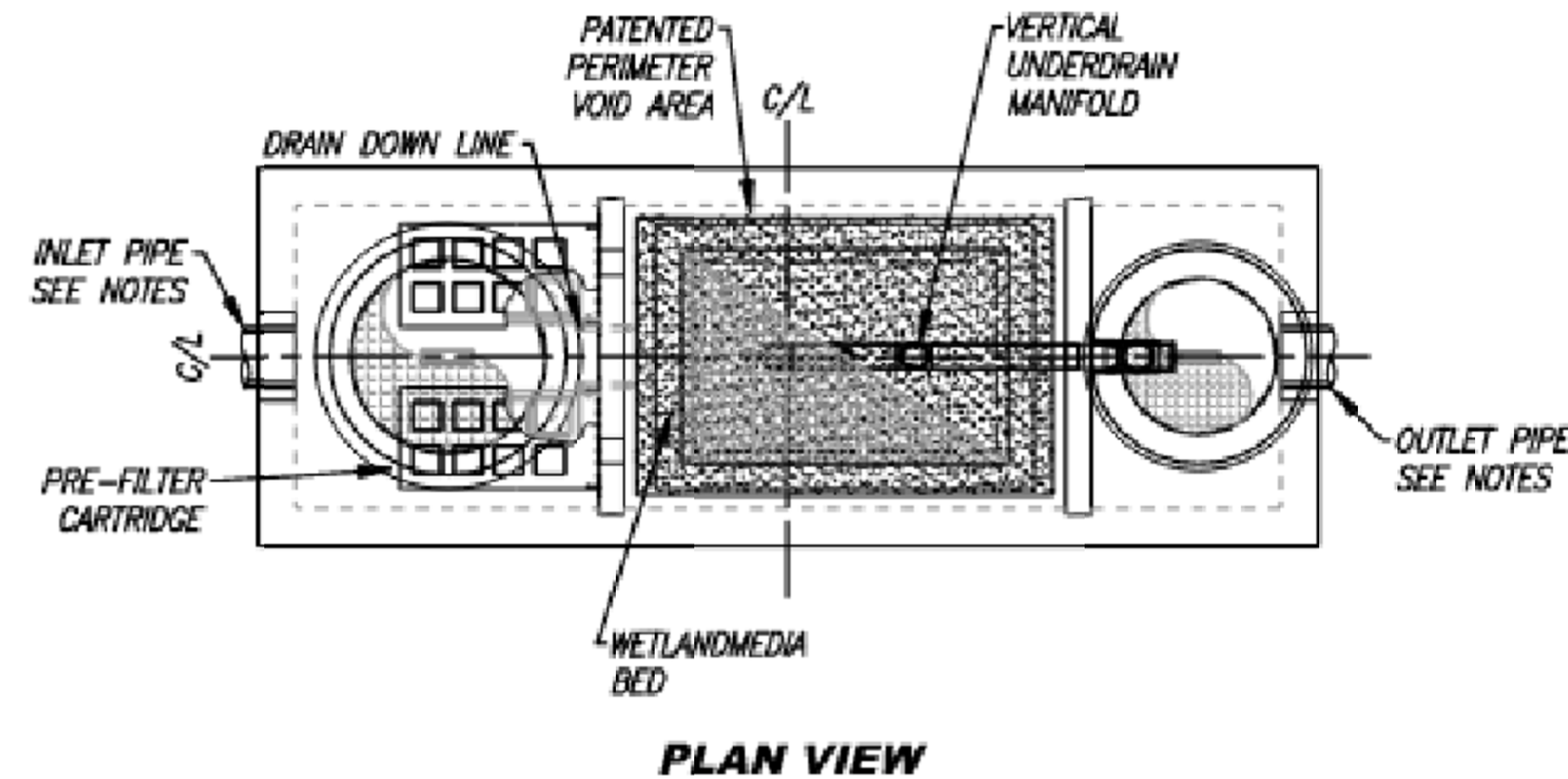
SHEET
4 OF 5

EAST TOWN CROSSING

1001 SHAW ROAD, PUYALLUP, WA 98372

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
FLOW BASED (CFS)			
0.144			
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	OFFLINE		
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	DIRECT TRAFFIC		
NOTES:			

* PRELIMINARY NOT FOR CONSTRUCTION

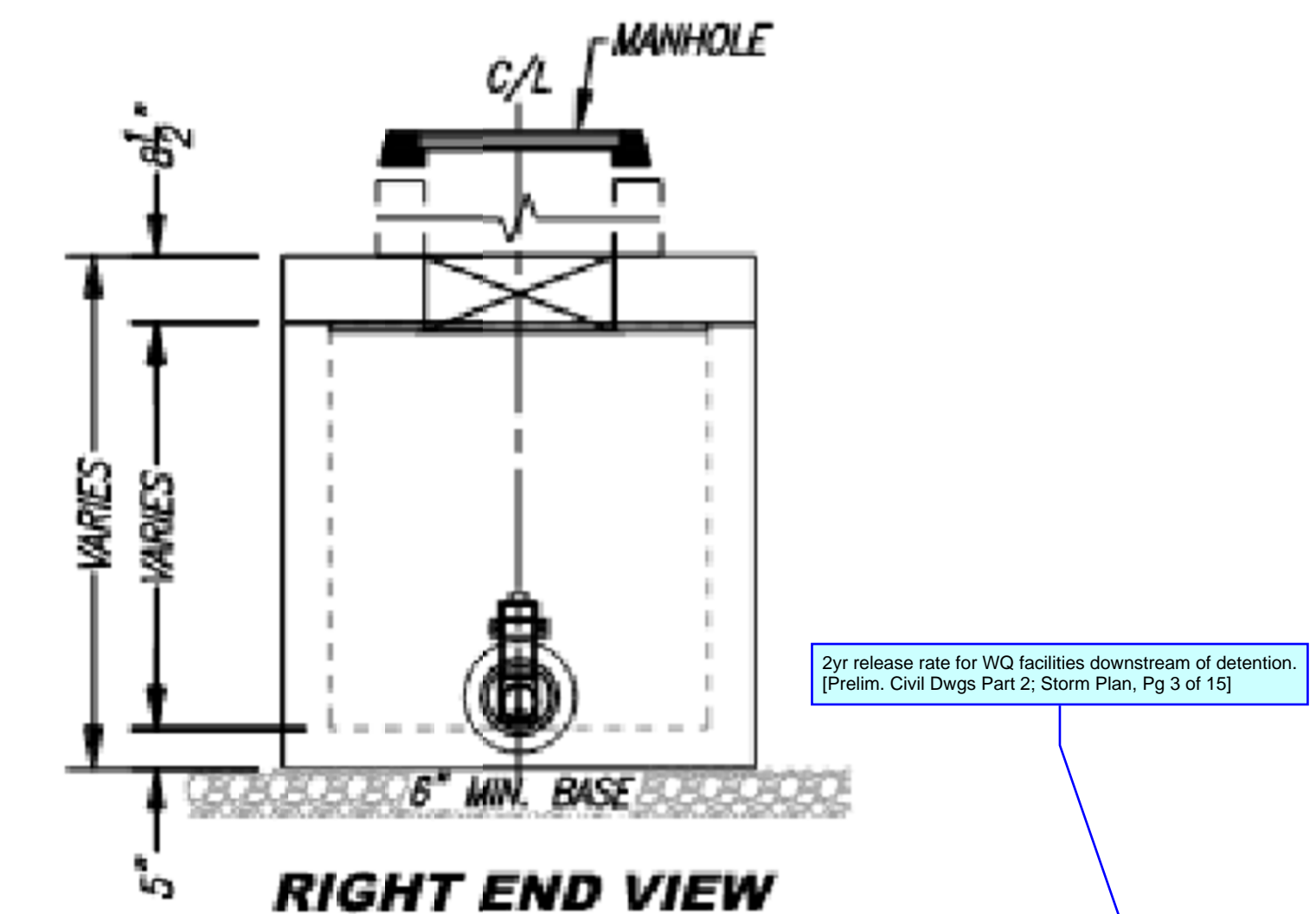
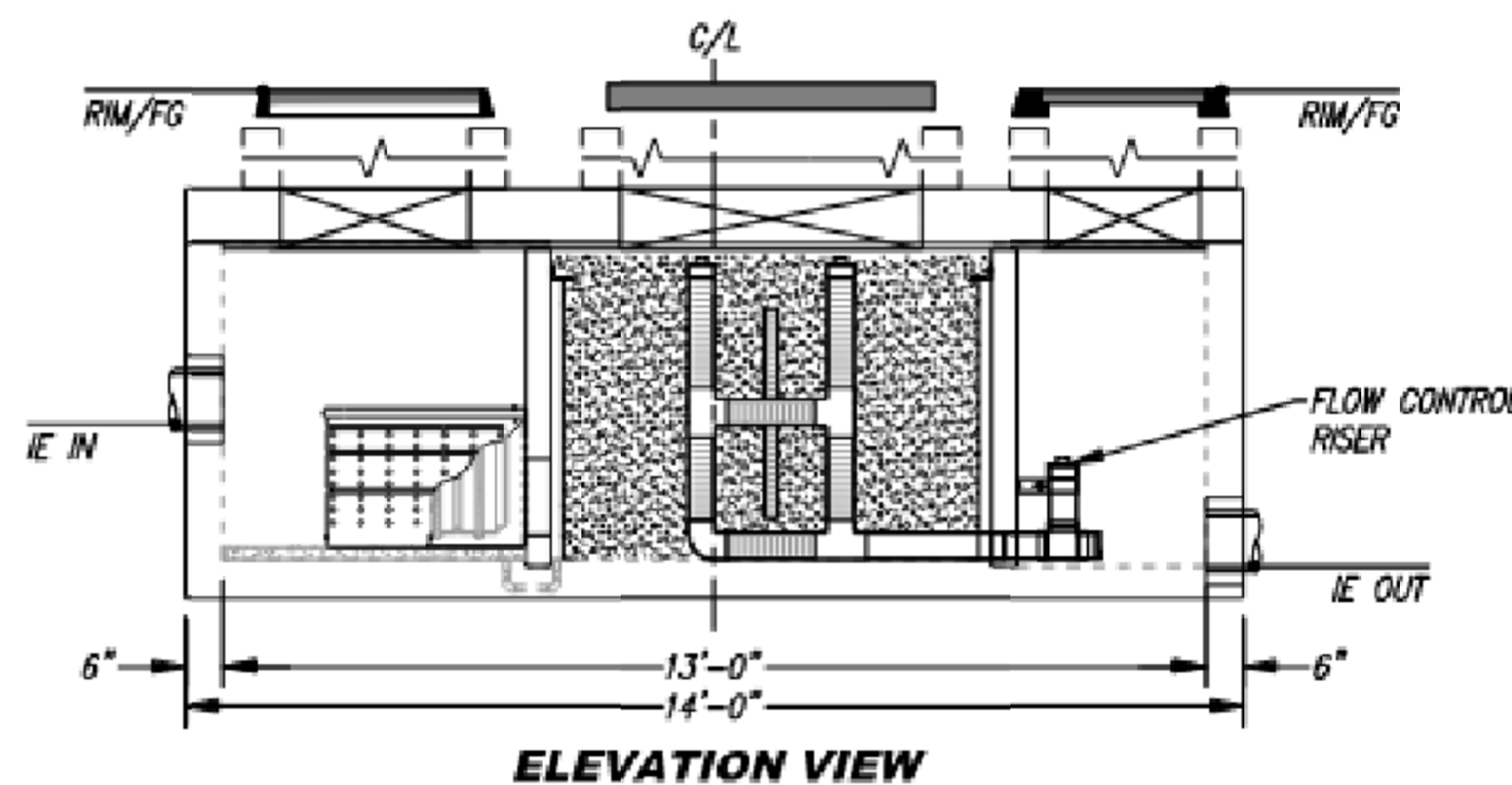


INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO USE GROUT AND/OR BRICKS TO MATCH COVERS WITH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
- CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT CONTECH.



TREATMENT FLOW (CFS)	0.144
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	1.3
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0



MWS-L-4-13-V-UG
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

EAST TOWN CROSSING

1001 SHAW ROAD
PUYALLUP, WA 98372



DESCRIPTION

DATE

NUM

DESIGNED

K. MAAS

DRAWN

K. MAAS

DATE

11/18/2022

SCALE

CHECKED

CHCK

APPROVED

APRD

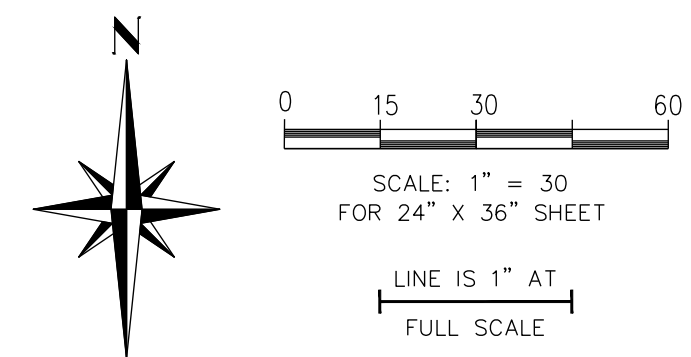
C-5

SHEET

5 OF 5

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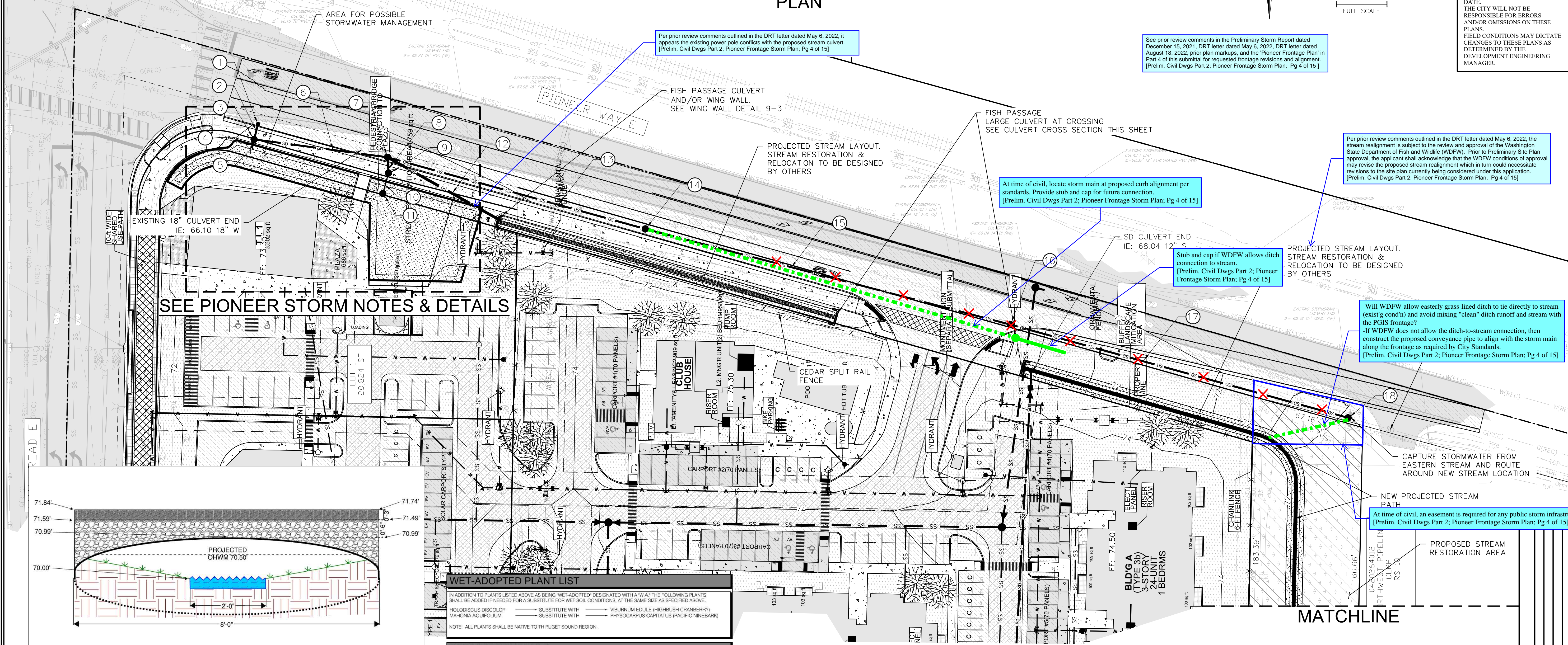
EAST TOWN CROSSING SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M. PIONEER WAY E. FRONTAGE STORM PLAN



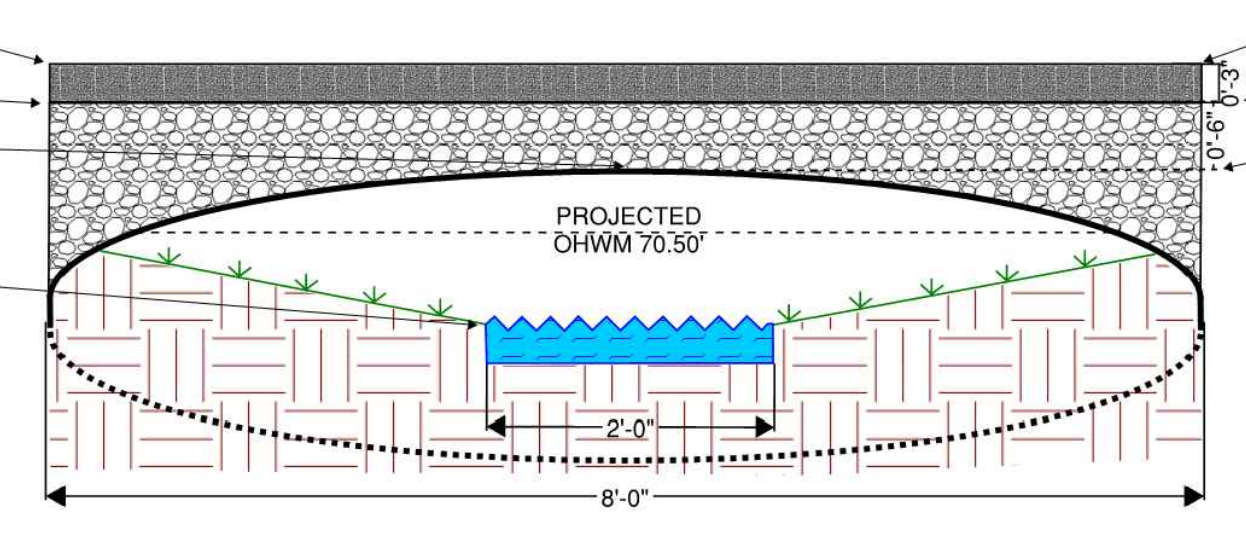
APPROVED
 BY: CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING
 DATE: _____
 NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING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

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

TITLE: East Town Crossing
 Pioneer Way E. Frontage Storm Plan
 Puyallup, WA



SEE PIONEER STORM NOTES & DETAILS



CULVERT CROSS SECTION
 NOT TO SCALE

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 (HIGH-BUSH CRANBERRY)
MAHONIA AQUIFOLIUM	SUBSTITUTE WITH	PHYSCOCARPUS CAPRATUS (PACIFIC NINEBARK)

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

STORMWATER KEYNOTES

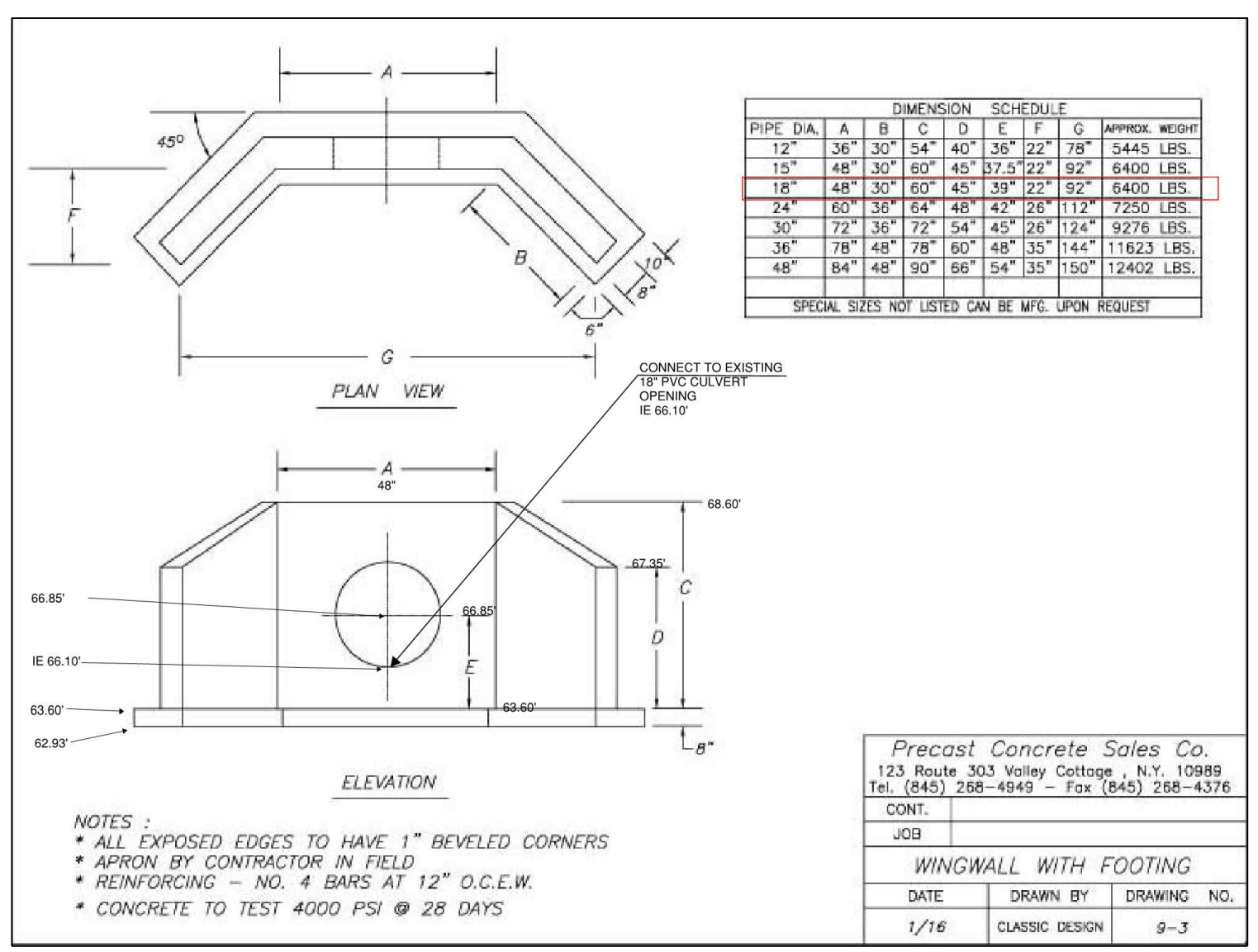
- CB1A - CURB INLET - TYPE 1 VANE GRATE LID
RIM: 69.59
IE: 68.00 S
(SEE DETAIL D12436, EXHIBIT 3)
- 4' OF 12" PVC @ 0.00%
- CB2A - 60" FLOW SPLITTER CONTROL STRUCTURE SOLID LOCKING LID
RIM: 70.08
IE: 68.00 N
OUTLET 1 - TO BID-SWALE
TOP OF RISER: 69.50'
IE: 68.00 S
DRIFICE: 2.7' , IE: 66.00'
OUTLET 2 - BYPASS
TOP OF RISER: 69.50'
IE: 68.00 E
DRIFICE: 2.3' , IE: 66.00'
- 7' OF 12" PVC @ 14.80%
- 4,020 SF BID-SWALE INLET 67.00 (12") DI
- 79' OF 12" PVC @ 0.47%
- SWMH #1 - 60" TYPE 2 - SOLID LOCKING LID CONNECTION STORMWATER AND STREAM MANHOLE
IE: 69.73
IE: 66.10 18" SE
IE: 66.20 12" S
IE: 66.10 12" E
IE: 66.10 18" W
IE: 67.63 12" SW
- 9' OF 12" PVC @ 0.54%
- SWMH #2 - 48" TYPE 2 - SOLID LOCKING LID CONTROL STRUCTURE
RIM: 70.28
IE: 64.163 6' PVC S
12" FLOW CONTROL DEVICE OUTLET IE: 66.25 12" N
DRIFICE 1: SIZE 6" @ IE: 64.25
10" RISER, TOP OF RISER: 68.00'
- 13' OF 6" PVC @ 0.00%
- SWMH #2 - 48" TYPE 2 - SOLID LOCKING LID CONTROL STRUCTURE
RIM: 69.00
24" OVERFLOW @ IE: 68.00
NOTCH HEIGHT: 6"
NOTCH WIDTH: 6"
BOTTOM OF NOTCH IE: 67.50
IE: 64.163' 6" N
- 76' OF 18" CMP @ 0.00%
- 158' OF 12" CMP @ 0.50%
- SWMH #3 - 48" TYPE 2 - SOLID LOCKING LID
RIM: 70.42
IE: 66.89 12" E
IE: 66.89 12" W
- 223' OF 12" CMP @ 0.50%
- SWMH #4 - 48" TYPE 2 - SOLID LOCKING LID
RIM: 71.50
IE: 68.00 12" E
IE: 68.00 12" W
- 207' OF 12" CMP @ 0.50%
- SWMH #5 - 48" TYPE 2 - SOLID LOCKING LID CONNECTION STORMWATER AND STREAM MANHOLE
RIM: 73.38
IE: 69.04 12" W
IE: 69.38 12" E

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	QTY.	COMMENTS	W.A.
⊗	ACER MACROPHYLLUM	BIG LEAF MAPLE	2 Gallon	Graphically indicated	6	WELL-SHAPED	
H	CRATAGEUS DOUGLASHI	WESTERN HAWTHORNE	2 Gallon	Graphically indicated	4	WELL-SHAPED	W.A.
⊙	PRUNUS EMARGINATA	BITTER CHERRY	2 Gallon	Graphically indicated	4	WELL-SHAPED	
⊗	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2 Gallon	As shown, 10.0 c./Min.	12	FULL, NOT SHORN	W.A.
⊙	THUJA PLICATA	WESTERN RED CEDAR	2 Gallon	As shown, 10.0 c./Min.	4	FULL, NOT SHORN	W.A.

SHRUBS, GROUNDCOVER & FERNS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	QTY.	COMMENTS	W.A.
⊗	ACER CIRCINATUM	VINE MAPLE	1 GAL.	As shown, 2.00 c./Min.	10		
⊙	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	1 GAL.	As shown, 4.00 c./Min.	10		W.A.
⊗	HOLODISCUS DISCOLOR	OCEANSPRAY	1 GAL.	As shown, 3.00 c./Min.	10	MIN. 3.0' HIGH	
⊙	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	1 GAL.	As shown, 10.0 c./Min.	10	MIN. 3.0' HIGH	
⊗	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	As shown, 3.00 c./Min.	10		
⊙	RIBES SANQUINEUM	RED FLOWERING CURRRANT	1 GAL.	As shown, 3.00 c./Min.	10		
⊗	SYMPHORICARPUS ALBUS	SNOWBERRY	1 GAL.	As shown, 4.00 c./Min.	10	MIN. 3.0' HIGH	W.A.



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 WWW.WASHINGTON811.COM

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: HPJ
 DATE: 05/17/2022
 SHEET: _____

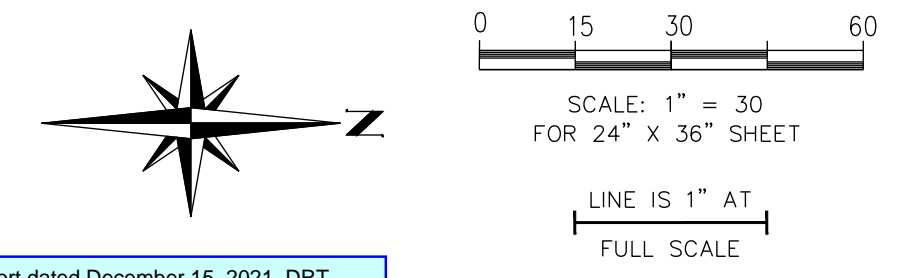
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 PLOTTED BY: Tamara Jankard

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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, DRT letter dated May 6, 2022, DRT letter dated August 18, 2022, prior plan markups, and the Pioneer Frontage Plan in Part 4 of this submittal for requested frontage revisions and alignment. (Prelim. Civil Dwg Part 2, Pioneer Frontage Storm Plan, Pg 5 of 15)



APPROVED

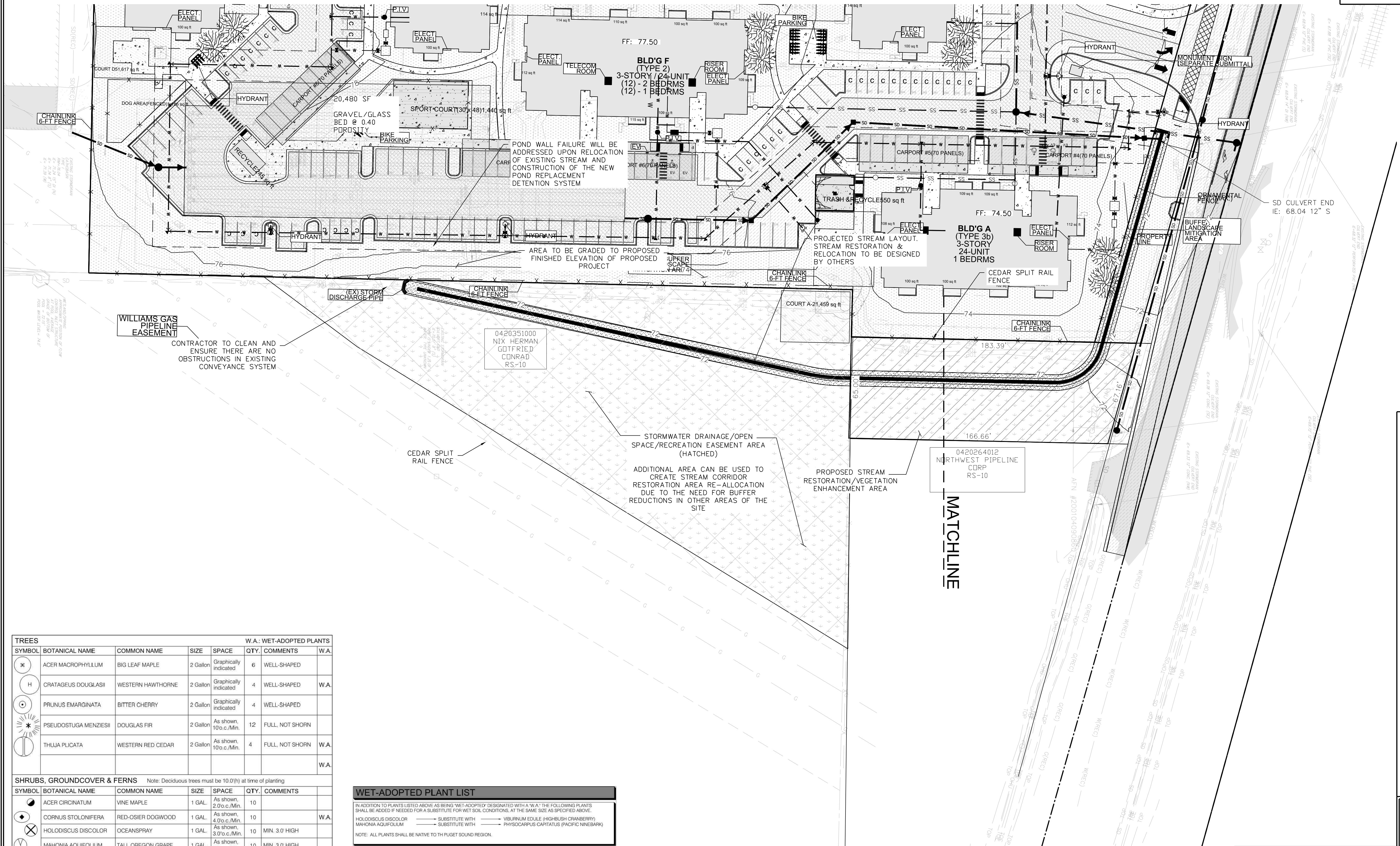
BY: _____
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

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
 Pioneer Way E. Frontage
 Storm Plan
 Puyallup, WA

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.	
SHRUBS, GROUND COVER & FERNS 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		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 (HOB-BLUSH 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



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

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

REVISIONS:

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:

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

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 Plotted by: Hanson, Justin

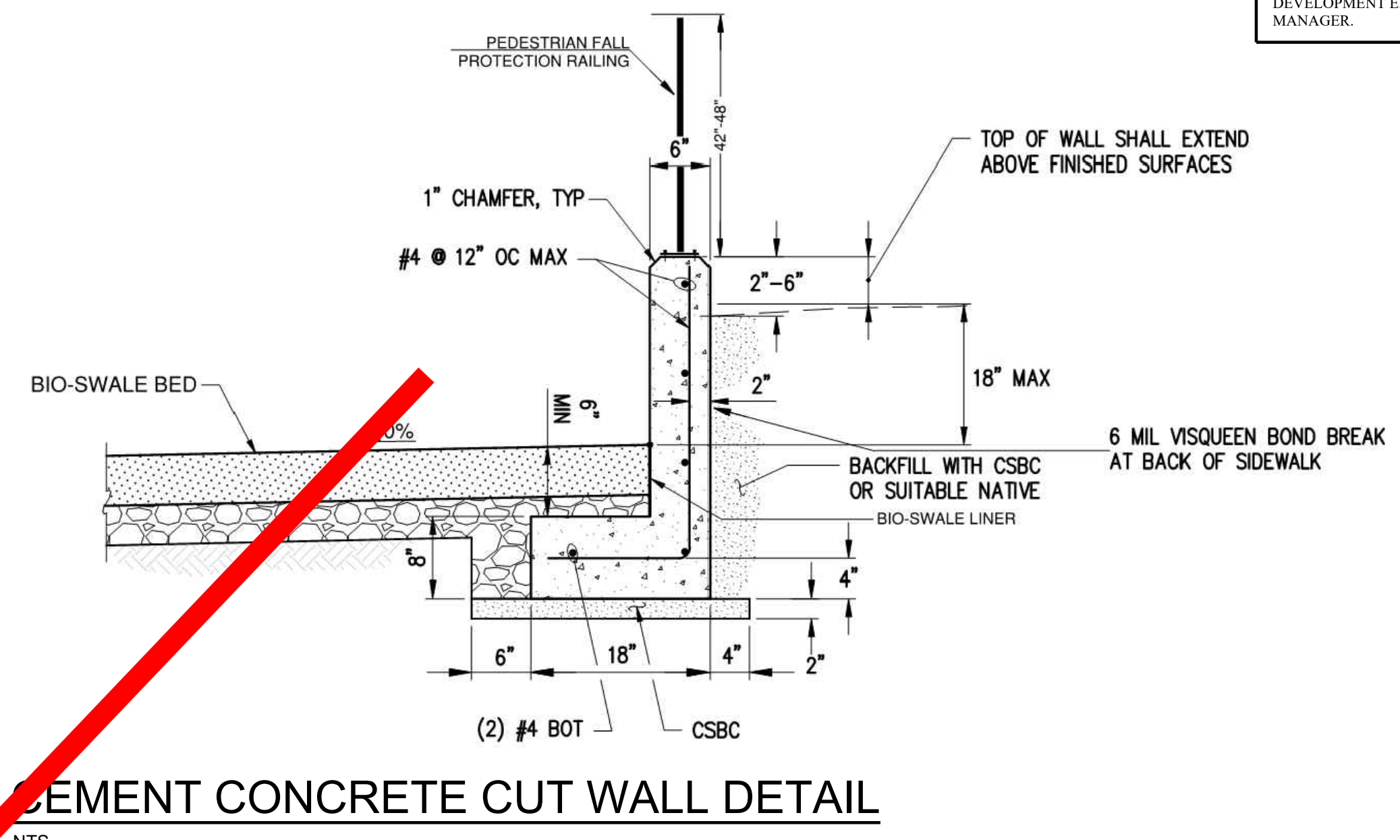
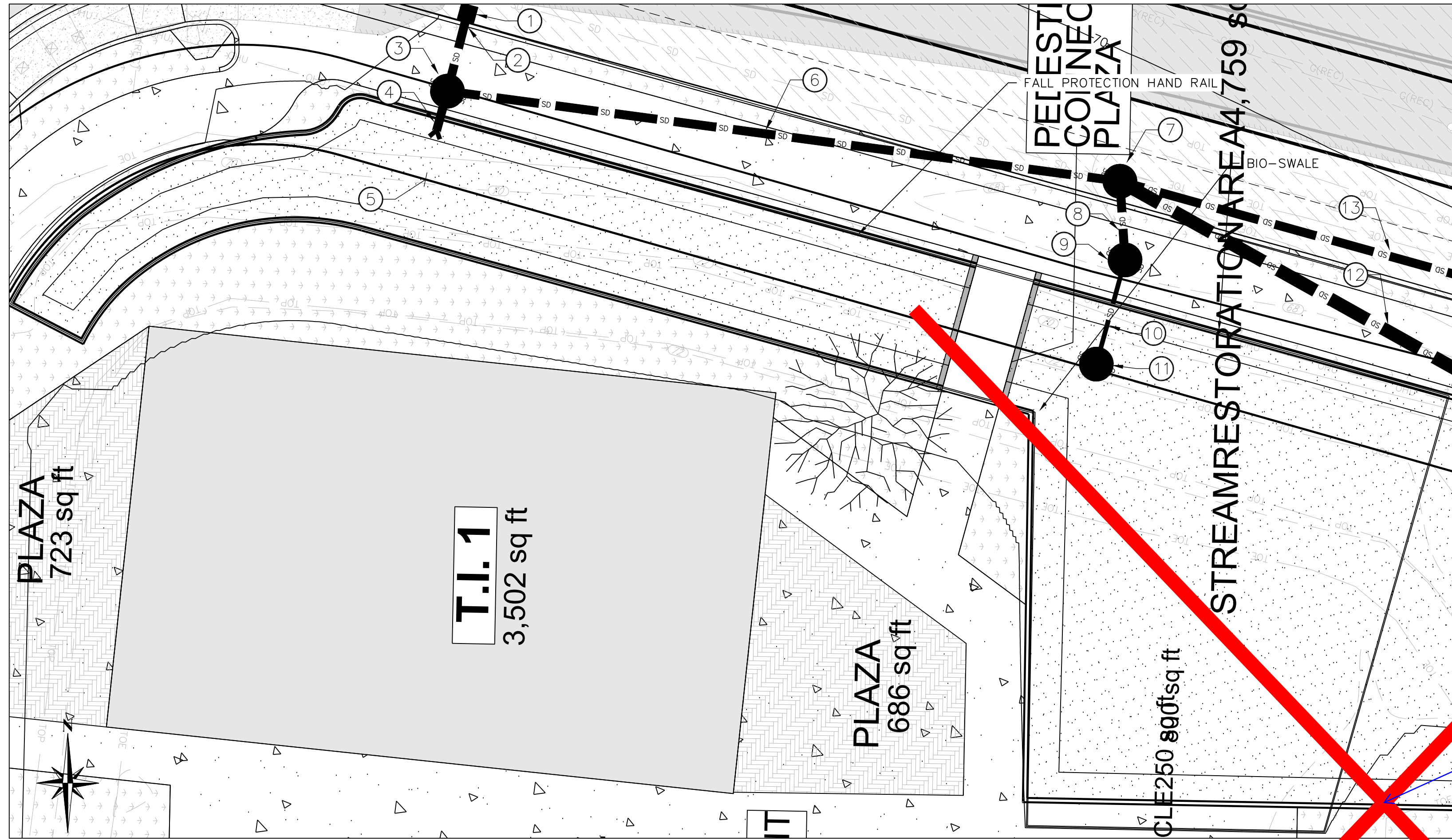
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EAST TOWN CROSSING

SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M. PIONEER WAY E. FRONTAGE STORM NOTES & DETAILS

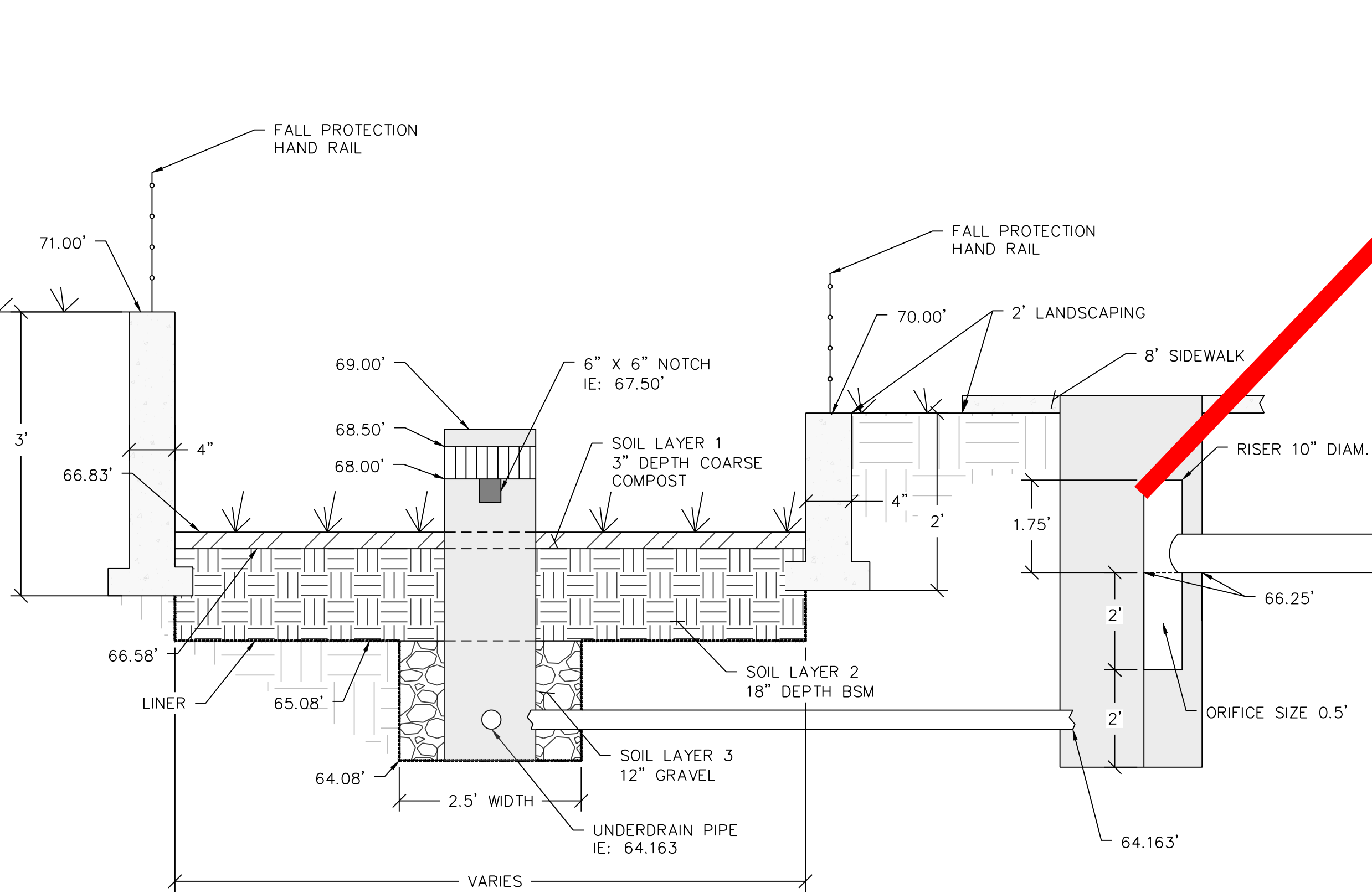
APPROVED
 BY: _____ CITY OF PUYALLUP DEVELOPMENT ENGINEERING
 DATE: _____
 NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING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

FOR: East Town Crossing, LLC.
TITLE: East Town Crossing
 Pioneer Way E. Frontage Storm Notes & Details
 Puyallup, WA
 1001 Shaw Road
 Puyallup, WA 98372

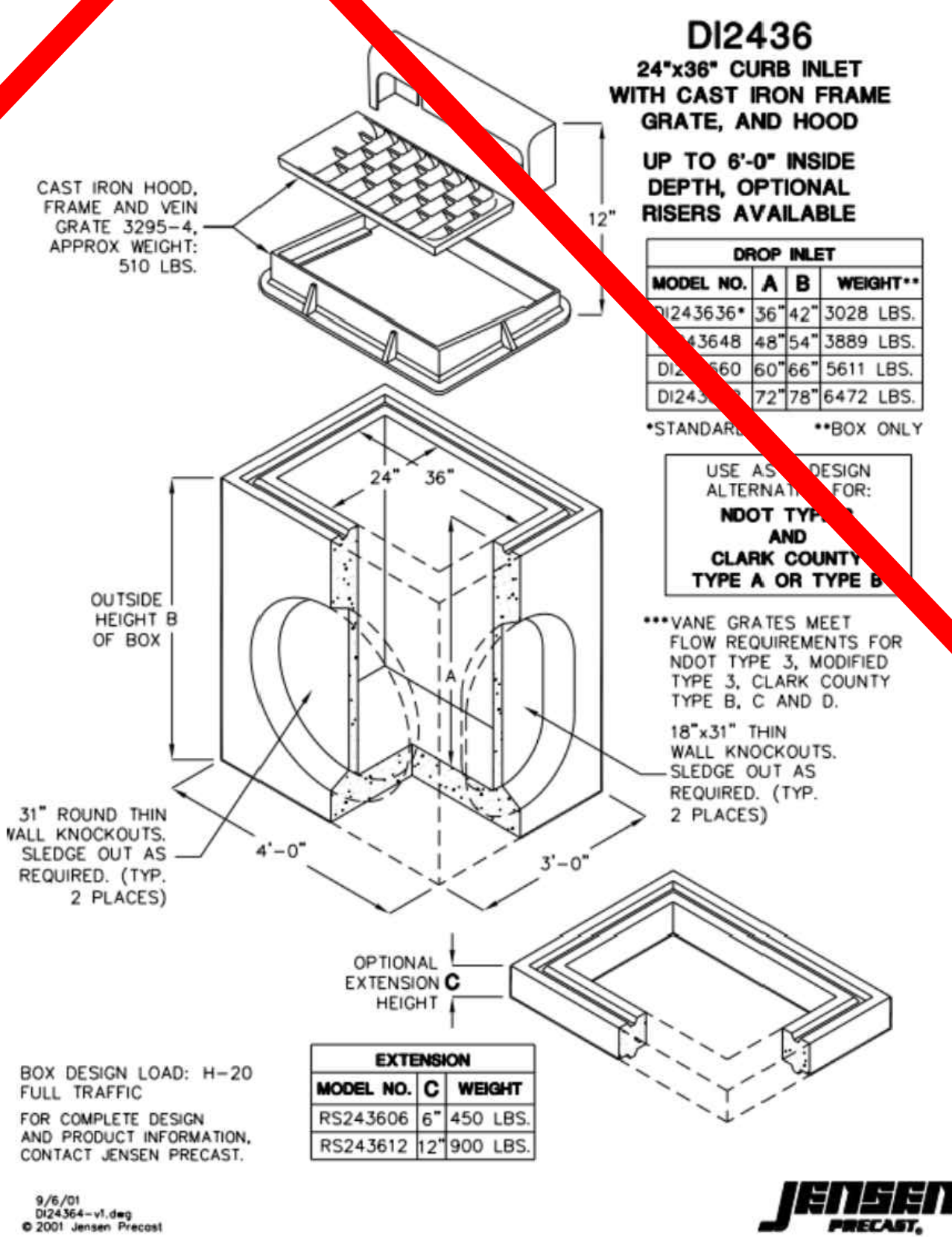


Confirm-Based on the revised Preliminary Storm Design submitted by McInnis Engineering, it does not appear that this sheet is relevant.
 [Prelim. Civil Dwg Part 2; Pioneer Frontage Storm Notes and Details; Pg 6 of 15]

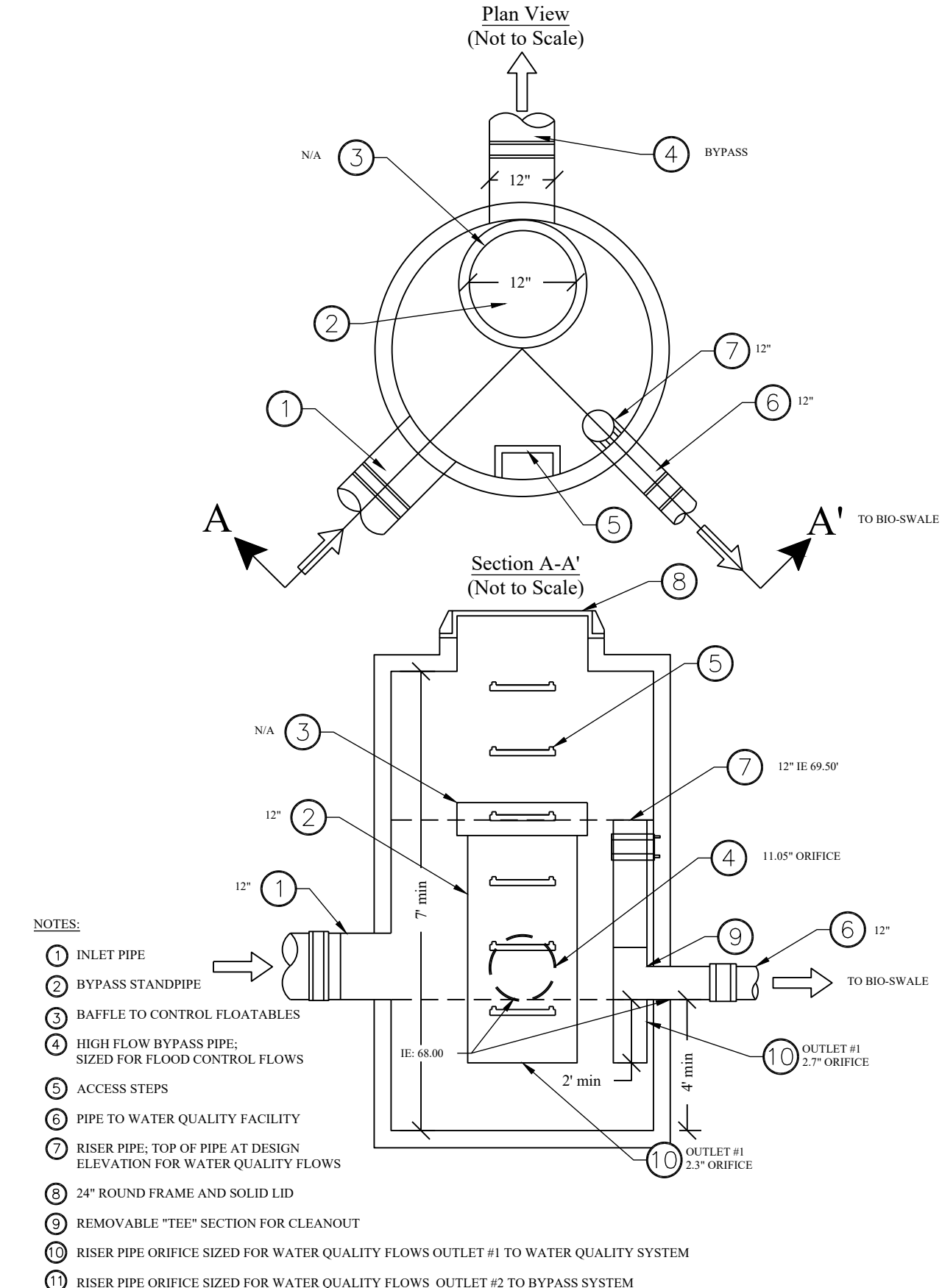
BIO-SWALE DETAIL
 1" = 15'



BIO-SWALE SECTION
 NOT TO SCALE



60" FLOW SPLITTER CONTROL STRUCTURE DETAIL



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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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

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

REVISIONS:
 BY: _____ CHK: _____ DATE: _____ PER: _____

JOB #: 06-171-1

File: T:\PROJECTS\FILES\ACTIVE\06-171-01-East Town Crossing\DESIGN\ENGINEERING\06-171-Storm.dwg
 Plotted: 5/18/2022 10:40 AM
 Plotted by: Hanson_Johnston

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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: _____

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
 Storm Notes & Details
 Puyallup, WA

FOR: East Town Crossing, LLC.

1001 Shaw Road
 Puyallup, WA 98372

- TRENCHING SHALL MEET THE REQUIREMENTS OF SECTION 7-08.3(A) AND 3-06.3(C) OF THE WSDOT SPECIFICATIONS.
- BEDDING MATERIAL SHALL CONFORM TO 9-03.12(C) GRAVEL BACKFILL FOR PIPE ZONE BEDDING.
- GRAVEL BACKFILL SHALL CONFORM TO 9-03.12(C) GRAVEL BACKFILL FOR FOUNDATIONS, CLASS A.

	CITY OF PUYALLUP	PIPE TRENCHING BEDDING AND BACKFILL
PROJECT NO. 2022-001 SHEET NO. 02.01.01 DATE 06.01.01	DESIGNED BY: JMB CHECKED BY: JMB DATE: 06.01.01	CITY ENGINEER: JMB PUBLIC WORKS DEPARTMENT

NOTES:

- EAST JORDAN IRON WORKS 24" TORG and OLYMPIC FOUNDRY MANHOLE RING & HINGE PUYALLUP COVER ARE PRE-APPROVED PRODUCTS AND SHALL BE USED FOR PUBLICLY-OWNED INFRASTRUCTURE. ALL OTHERS REQUIRE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO INSTALLATION.
- MANHOLE FRAME AND COVER SHOULD NOT BE LOCATED IN PEDESTRIAN PATHWAYS (E.G. SIDEWALKS, CROSSWALKS, ETC.) WHERE EXISTING OR PROPOSED CONDITIONS REQUIRE A MANHOLE FRAME AND COVER TO BE INSTALLED WITHIN A PEDESTRIAN PATHWAY, THE MANHOLE FRAME AND COVER SHALL BE ADA COMPLIANT.
- NON-ROOSTING FIT FOR MANHOLE COVERS.
- CASTINGS TO BE SMOOTH, TRUE TO PATTERN, FREE FROM BURRS, POROSITY, HARD SPOTS, SPIN KNOTS, WARP, OR ANY OTHER DEFECTS WHICH COULD IMPAIR SERVICEABILITY.
- CASTINGS SHALL BE ENCOATED.
- FOR STORM APPLICATIONS CAST LADDERS SHALL READ "STORM".
- INSTALL FRAME AND COVER IN ROADWAY WITH HINGED SIDE OF ASSEMBLY POINTED TOWARD ONCOMING TRAFFIC.
- THE CITY SHALL HAVE THE RIGHT TO REQUIRE INSPECTION AND APPROVAL OF ALL CASTINGS PRIOR TO PAINTING.
- REPAIR OR DEFECTS BY WELDING, OR BY THE USE OF "BROOM-ON" OR SIMILAR MATERIAL WILL NOT BE PERMITTED.
- MANHOLE RING AND COVER SHALL BE FREE OF POROSITY, SPIN KNOTS, COLD SHOTS OR CRACKS OR ANY SURFACE DEFECTS WHICH WOULD IMPAIR SERVICEABILITY.
- FRAME HEIGHT MAY BE 4" FOR OVERLAYS AND PAVEMENT RECONSTRUCTION PROJECTS, WITH WRITTEN APPROVAL BY THE CITY ENGINEER.

	CITY OF PUYALLUP	MANHOLE FRAME AND COVER
PROJECT NO. 2022-001 SHEET NO. 02.01.02 DATE 06.01.01	DESIGNED BY: JMB CHECKED BY: JMB DATE: 06.01.01	CITY ENGINEER: JMB PUBLIC WORKS DEPARTMENT

NOTES:

- MANHOLE STEPS AND HANDHOLDS SHALL BE POLYPROPYLENE COATED REBAR 60 REBAR CONFORMING TO ASTM C-476, D-4101, A-819 AND A8750 M-189.
- PREFABRICATED LADDERS SHALL BE MADE OF REBAR AND ENCASED IN POLYPROPYLENE AFTER FABRICATION.
- STEPS MAY BE INSTALLED: CAST IN PLACE, OR DRIVEN INTO PREFORMED HOLES WITH THE CONCRETE CURED TO 3,000 PSI MINIMUM, OR BY DRILLING TWO ONE INCH DIAMETER HOLES, 3-3/4" DEEP, 13" O.C. APPLY NON-SHRINK GROUT AROUND BARBED ENDS AND DRIVE TO FULL INSERTION.
- PENETRATION OF THE OUTER WALL OF A STRUCTURE WITH A LEG OF A STEP OR LADDER SHALL NOT OCCUR. STEPS AND LADDER RINGS SHALL BE SPACED AT 12 INCHES AND SHALL BE VERTICALLY ALIGNED.
- STEPS, HANDHOLDS, LADDER RINGS AND FASTENINGS SHALL BE DESIGNED FOR A MINIMUM LIVE LOAD OF 300 LBS AND A FULL CUT FORCE OF 1,000 LBS.
- STEPS, HANDHOLDS, AND LADDER PARTS SHALL BE FREE OF SPLINTERS, SHARP EDGES, BURRS OR PROJECTIONS WHICH MAY CAUSE HAZARDS.
- REQUESTS TO USE STEPS, HANDHOLDS AND LADDERS MADE FROM NON-CORROSIVE MATERIALS SUCH AS STAINLESS STEEL AND PLASTIC MAY BE ACCEPTED AFTER REVIEW AND APPROVAL BY THE CITY. GALVANIZED STEEL WILL NOT BE PERMITTED IN SANITARY SEWER AND STORM SEWER MANHOLES AND STRUCTURES.

	CITY OF PUYALLUP	MANHOLE STEP AND HANDHOLD
PROJECT NO. 2022-001 SHEET NO. 02.01.03 DATE 06.01.01	DESIGNED BY: JMB CHECKED BY: JMB DATE: 06.01.01	CITY ENGINEER: JMB PUBLIC WORKS DEPARTMENT

NOTES:

- MAXIMUM LENGTH OF PIPE BETWEEN CATCH BASINS SHALL BE 400'.
- TYPE I CATCH BASIN IS USED FOR DEPTHS LESS THAN 3'-0" FROM TOP OF GRATE TO I.E. (PIPE INVERT).
- PRECAST BASE SECTION SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. KNOCKOUTS SHALL BE ON 4 SIDES WITH A MAXIMUM DIAMETER OF 20" TO PROVIDE FOR A MINIMUM SUMP DEPTH OF 18".
- THE PAPER ON THE SIDES OF THE PRECAST BASE SECTION SHALL NOT EXCEED 1/2" PER FOOT.
- CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (ASHTO M 199) AND ASTM C 890 UNLESS OTHERWISE NOTED.
- CATCH BASIN MARKER WILL BE AFFIXED WITH MANUFACTURER'S EPOXY IN DRY WEATHER, 40 DEGREES OR WARMER. IF CURB EXIST MARKER IS PLACED ON TOP OF CURB, IF A RAISED EDGE PLACE MARKER ON THE WEDGE. IF NO CURB PLACE ON PAVEMENT ON SIDE LEAST EXPOSED TO TRAFFIC.

	CITY OF PUYALLUP	CATCH BASIN TYPE I (AREA DRAIN)
PROJECT NO. 2022-001 SHEET NO. 02.01.04 DATE 02.01.02	DESIGNED BY: JMB CHECKED BY: JMB DATE: 02.01.02	CITY ENGINEER: JMB PUBLIC WORKS DEPARTMENTS

- REMOVABLE DOORS SHALL BE A MINIMUM OF 6'-0" X 3'-0" DIAMOND PLATE HINGED LOCKING DOORS, WITH HINGES LOCATED AT EACH END OF OPENING. DOORS SHALL HAVE AN H=20 LOAD RATING IN AREAS THAT ARE SUBJECT TO VEHICLE TRAFFIC. DOORS SHALL BE SPRING LOADED WITH OPEN POSITION LOCK.
- A LADDER PER CITY STANDARD DETAIL 06.01.04 SHALL BE SET INTO THE VAULT FOR ACCESS INTO THE VAULT.
- A BILCO LADDER UP SAFETY POST MODEL NO. 2 SHALL BE ATTACHED TO THE LADDER STEPS. IT SHALL BE OF STAINLESS STEEL OR ALUMINUM CONSTRUCTION. POWDER COAT AND GALVANIZED STEEL WILL NOT BE PERMITTED.

	CITY OF PUYALLUP	STORMWATER VAULT
PROJECT NO. 2022-001 SHEET NO. 02.04.01 DATE 02.04.01	DESIGNED BY: JMB CHECKED BY: JMB DATE: 02.04.01	CITY ENGINEER: JMB PUBLIC WORKS DEPARTMENTS

SEE CITY STANDARD NO. 02.05.03 NOTES

	CITY OF PUYALLUP	INDIVIDUAL ROOF DOWNSPOUT SYSTEM
PROJECT NO. 2022-001 SHEET NO. 02.05.01 DATE 02.05.01	DESIGNED BY: JMB CHECKED BY: JMB DATE: 02.05.01	CITY ENGINEER: JMB PUBLIC WORKS DEPARTMENTS

NOTE:

SOIL CONDITIONS, INFILTRATION RATES, AND TRENCH SIZING SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER.

GENERAL NOTES:

- THE FOLLOWING MINIMUM LENGTHS (LINEAR FEET) PER 1,000 SQUARE FEET OF ROOF AREA BASED ON SOIL TYPE MAY BE USED FOR SIZING DOWNSPOUTS INFILTRATION TRENCHES.

COARSE SANDS AND COBBLES	20 LF
MEDIUM SAND	30 LF
FINE SAND, LOAMY SAND	75 LF
SANDY LOAM	125 LF
LOAM	190 LF
- MAXIMUM LENGTH OF TRENCH SHALL NOT EXCEED 100 FEET FROM THE INLET SUMP.
- MINIMUM SPACING BETWEEN TRENCH CENTER LINES SHALL BE 6 (SIX) FEET.

	CITY OF PUYALLUP	INDIVIDUAL ROOF DOWNSPOUT SYSTEM NOTES
PROJECT NO. 2022-001 SHEET NO. 02.05.01 DATE 02.05.01	DESIGNED BY: JMB CHECKED BY: JMB DATE: 02.05.01	CITY ENGINEER: JMB PUBLIC WORKS DEPARTMENTS

NOTES:

- MAXIMUM LENGTH OF PIPE BETWEEN CATCH BASINS SHALL BE 400'.
- MAXIMUM GUTTER LINE FLOW LENGTH SHALL BE 300'.
- TYPE II CATCH BASIN IS USED FOR DEPTHS GREATER THAN 3'-0" FROM TOP OF GRATE TO I.E. (PIPE INVERT).
- PRECAST BASE SECTION SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. KNOCKOUT OR OUTPUT HOLE SIZE SHALL EQUAL THE PIPE OUTER DIAMETER PLUS THE MANHOLE WALL THICKNESS.
- SEE CITY STANDARD DETAIL NO. 02.01.01 FOR ADDITIONAL INFORMATION REGARDING INSTALLATION OF MANHOLE SECTION.
- CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (ASHTO M 199) AND ASTM C 890 UNLESS OTHERWISE NOTED.
- CATCH BASIN MARKER WILL BE AFFIXED WITH MANUFACTURER'S EPOXY IN DRY WEATHER, 40 DEGREES OR WARMER. IF CURB EXIST MARKER IS PLACED ON TOP OF CURB, IF A RAISED EDGE PLACE MARKER ON THE WEDGE. IF NO CURB PLACE ON PAVEMENT ON SIDE LEAST EXPOSED TO TRAFFIC.

	CITY OF PUYALLUP	CATCH BASIN TYPE II
PROJECT NO. 2022-001 SHEET NO. 02.01.04 DATE 02.01.04	DESIGNED BY: JMB CHECKED BY: JMB DATE: 02.01.04	CITY ENGINEER: JMB PUBLIC WORKS DEPARTMENTS

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

REVISIONS:

NO.	DATE	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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File: T:\PROJECTS\FILES\ACTIVE\06-171-01_East Town Crossing\DESIGN\06-171-01_Storm Notes.dwg
 Plotter: 0: 6/20/22 10:41 AM
 Plotted by: Hanson, Justin

EAST TOWN CROSSING

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

STORM NOTES & DETAILS

APPROVED

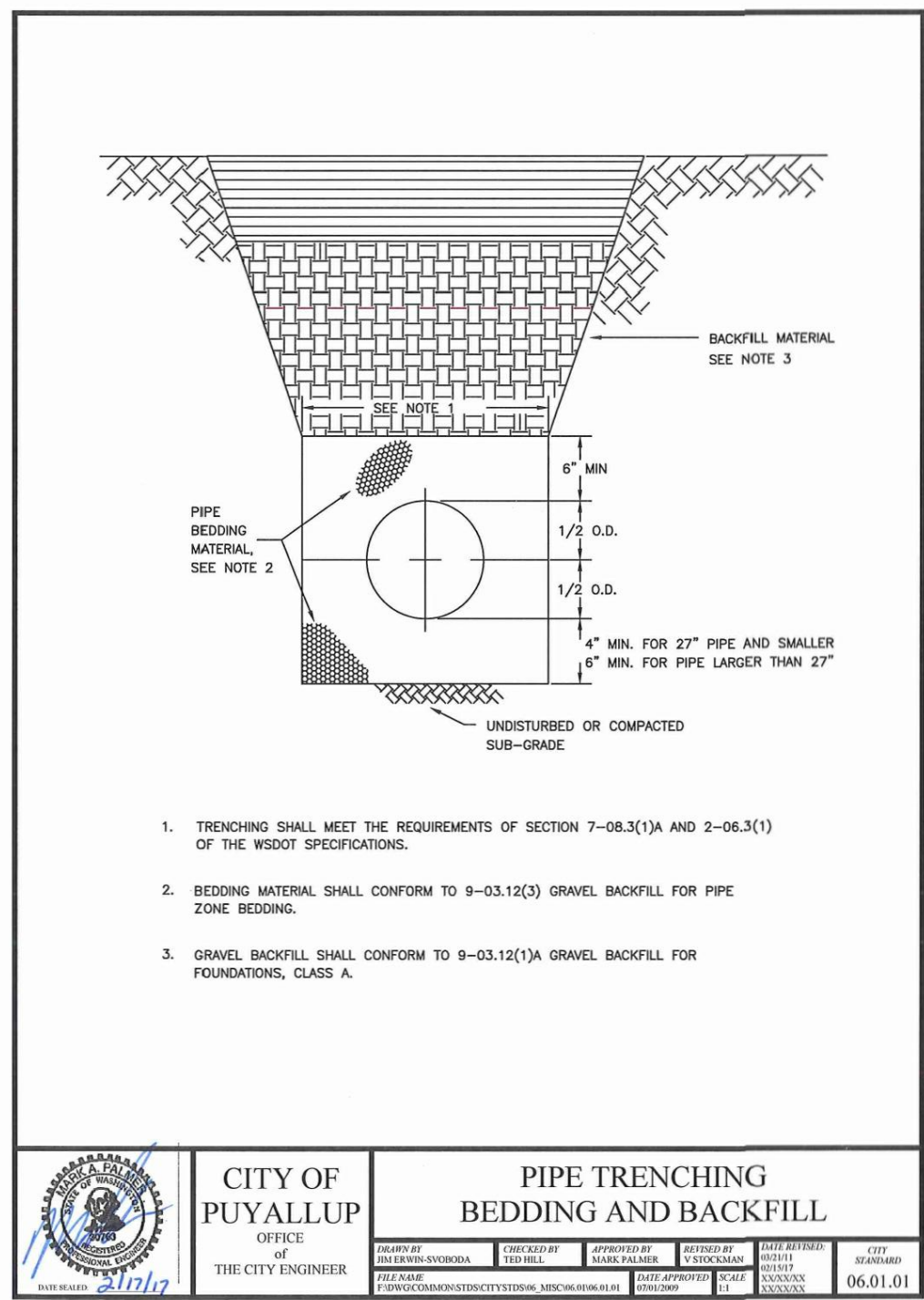
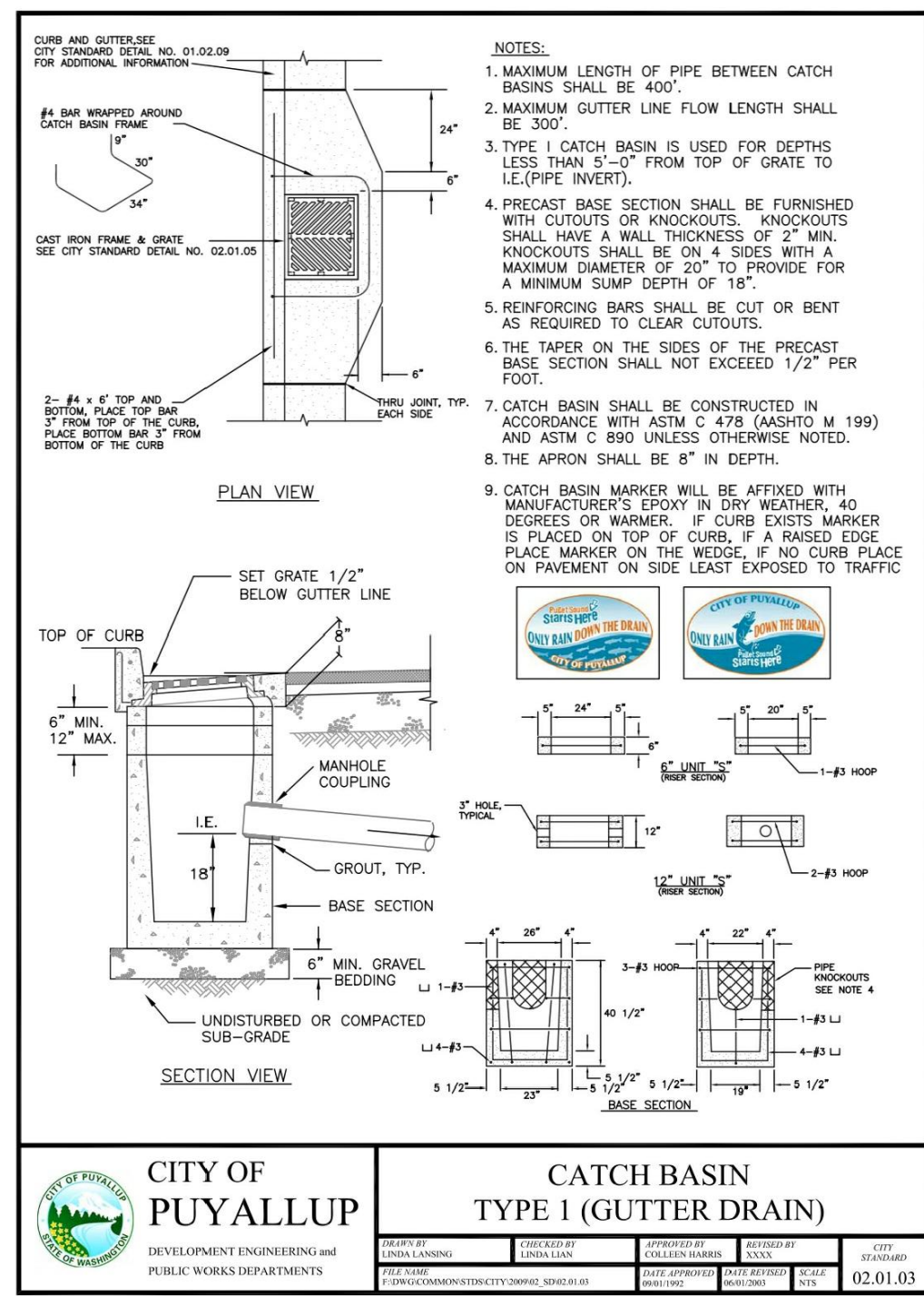
BY: _____
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

DATE: _____

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
Storm Notes & Details
 Puyallup, WA

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



SOIL AMENDMENT NOTES:

- SOIL RETENTION. RETAIN IN A 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.

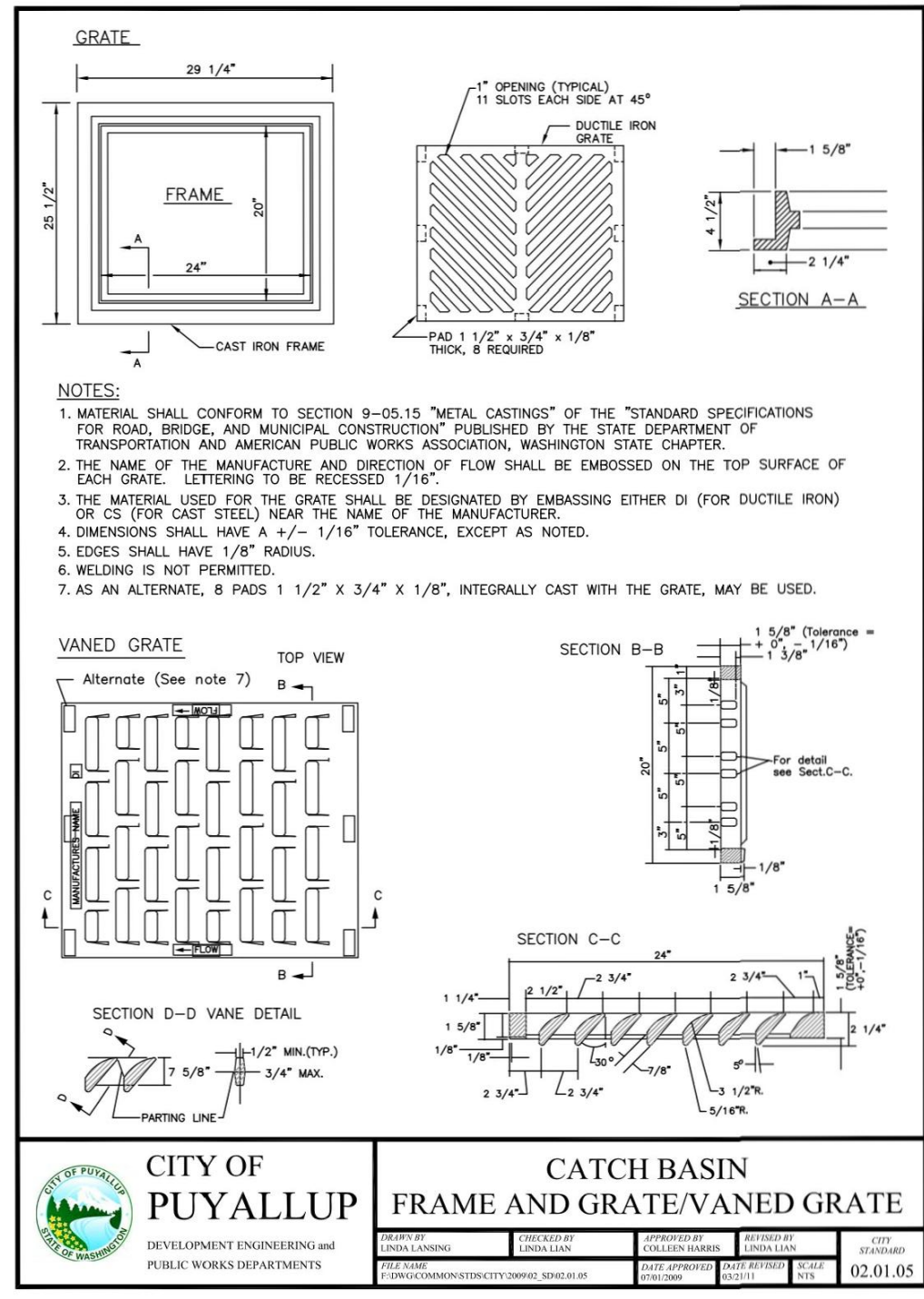
THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

- 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.
- MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.
- 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 ASHTO M330, TYPE S, OR TYPE D. 36-INCH THROUGH 60-INCH PIPE SHALL MEET OR EXCEED ASTM F2881 AND ASHTO 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 OTHER UTILITIES ARE INSTALLED AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.



REVISIONS:

BY:	CHK:	APR:	DATE:	PER:

JOB #: 06-171-1

DESIGNED BY: JMB

DEVELOPMENT REVIEW: PRB

APPROVED BY: GH

DRAFTED BY: HJU

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SHEET:

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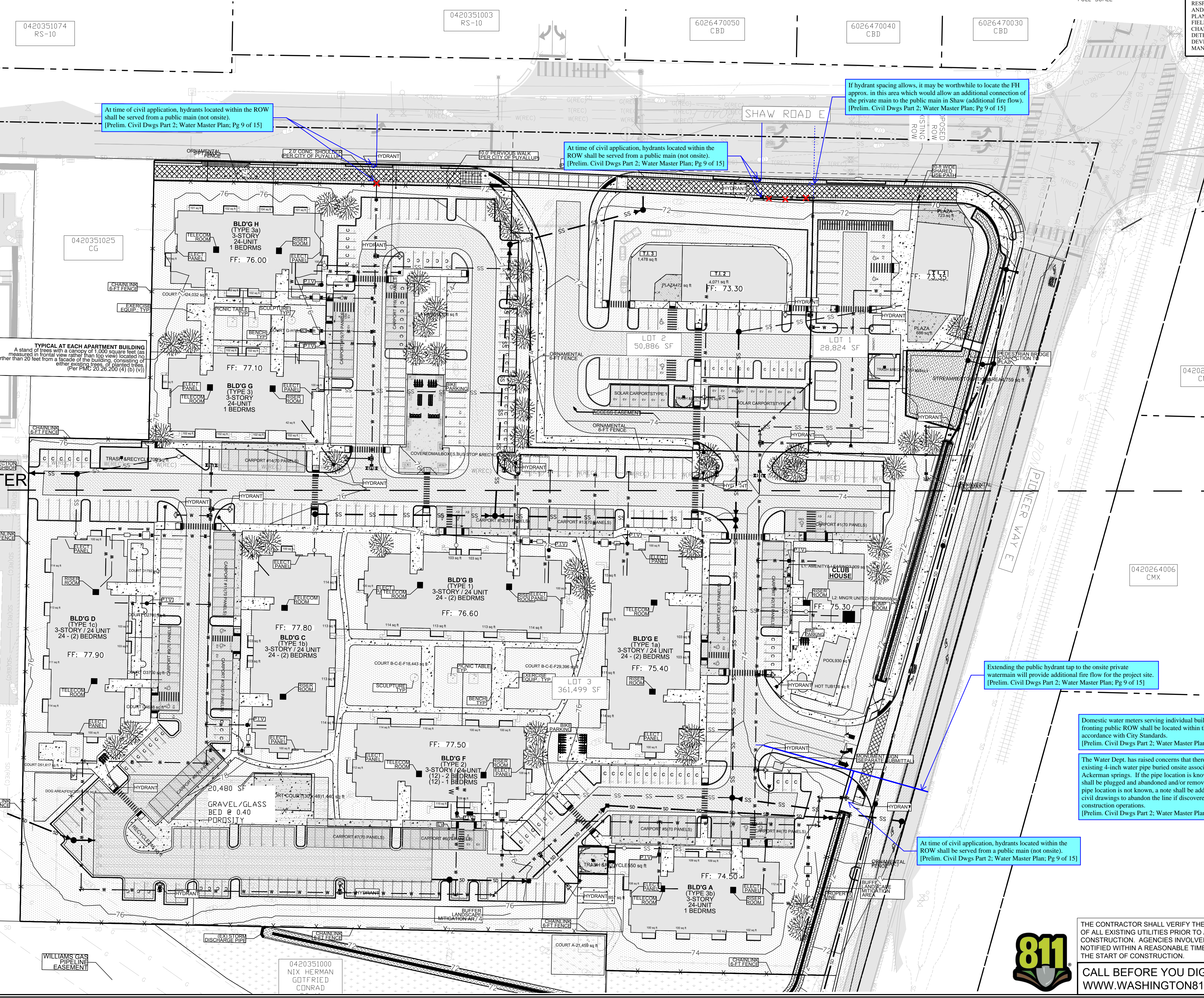
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EAST TOWN CROSSING

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

WATER 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.



At time of civil application, hydrants located within the ROW shall be served from a public main (not onsite).
 [Prelim. Civil Dwg Part 2; Water Master Plan; Pg 9 of 15]

At time of civil application, hydrants located within the ROW shall be served from a public main (not onsite).
 [Prelim. Civil Dwg Part 2; Water Master Plan; Pg 9 of 15]

If hydrant spacing allows, it may be worthwhile to locate the FH approx. in this area which would allow an additional connection of the private main to the public main in Shaw (additional fire flow).
 [Prelim. Civil Dwg Part 2; Water Master Plan; Pg 9 of 15]

Extending the public hydrant tap to the onsite private watermain will provide additional fire flow for the project site.
 [Prelim. Civil Dwg Part 2; Water Master Plan; Pg 9 of 15]

Domestic water meters serving individual buildings fronting public ROW shall be located within the ROW in accordance with City Standards.
 [Prelim. Civil Dwg Part 2; Water Master Plan; Pg 9 of 15]

The Water Dept. has raised concerns that there may be an existing 4-inch water pipe buried onsite associated with Ackerman springs. If the pipe location is known, the pipe shall be plugged and abandoned and/or removed. If the pipe location is not known, a note shall be added to the civil drawings to abandon the line if discovered during construction operations.
 [Prelim. Civil Dwg Part 2; Water Master Plan; Pg 9 of 15]

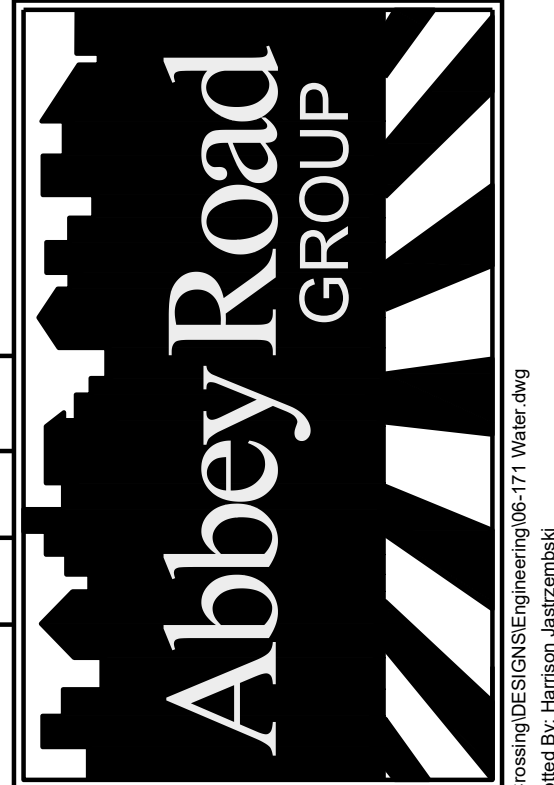
At time of civil application, hydrants located within the ROW shall be served from a public main (not onsite).
 [Prelim. Civil Dwg Part 2; Water Master Plan; Pg 9 of 15]

MATCHLINE: SEE WATER PLANS WEST & EAST

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))

East Town Crossing
Water Master Plan
 Puyallup, WA
 TITLE:
East Town Crossing, LLC.
 FOR:
 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:				

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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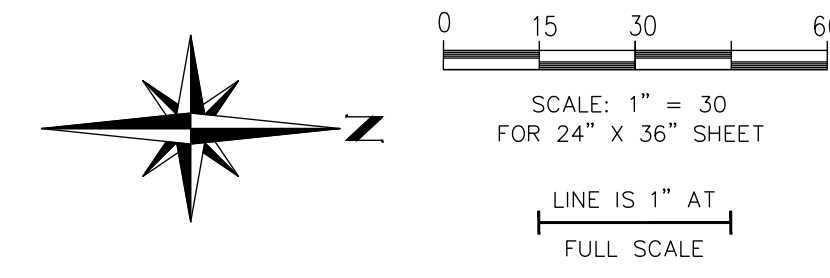
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EAST TOWN CROSSING

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

WATER PLAN WEST



APPROVED

BY: _____
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

DATE: _____

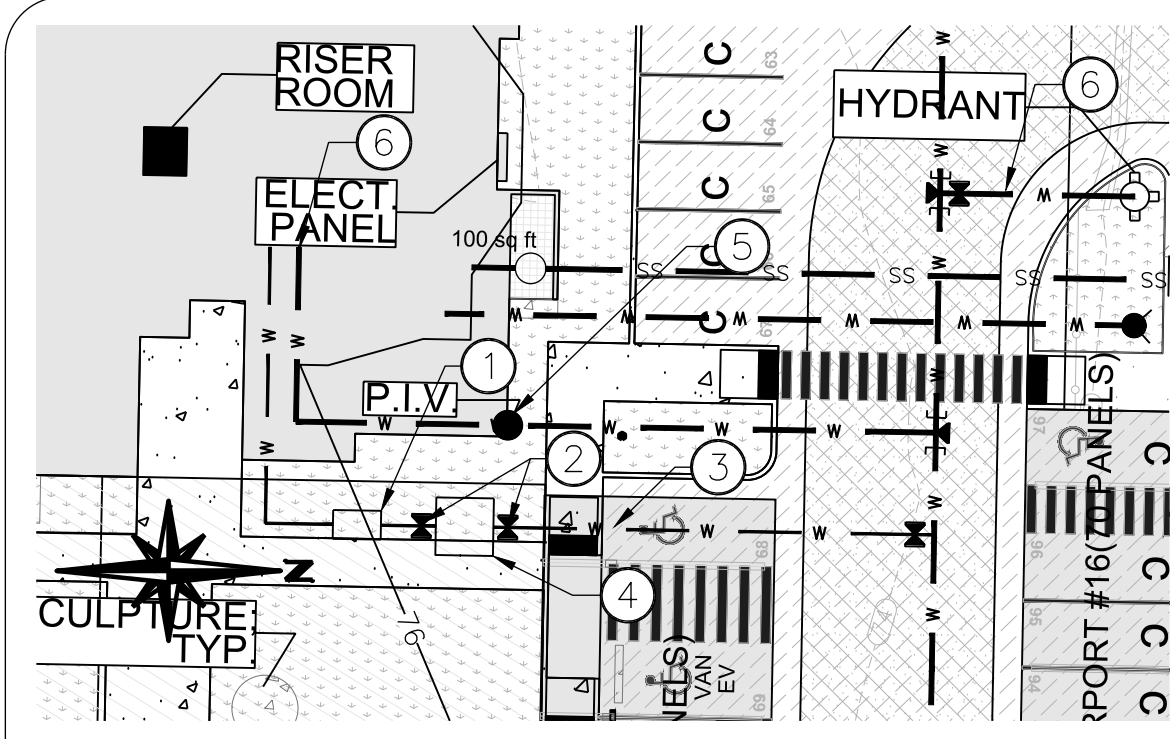
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FOR: East Town Crossing, LLC.

TITLE: East Town Crossing Water Plan West

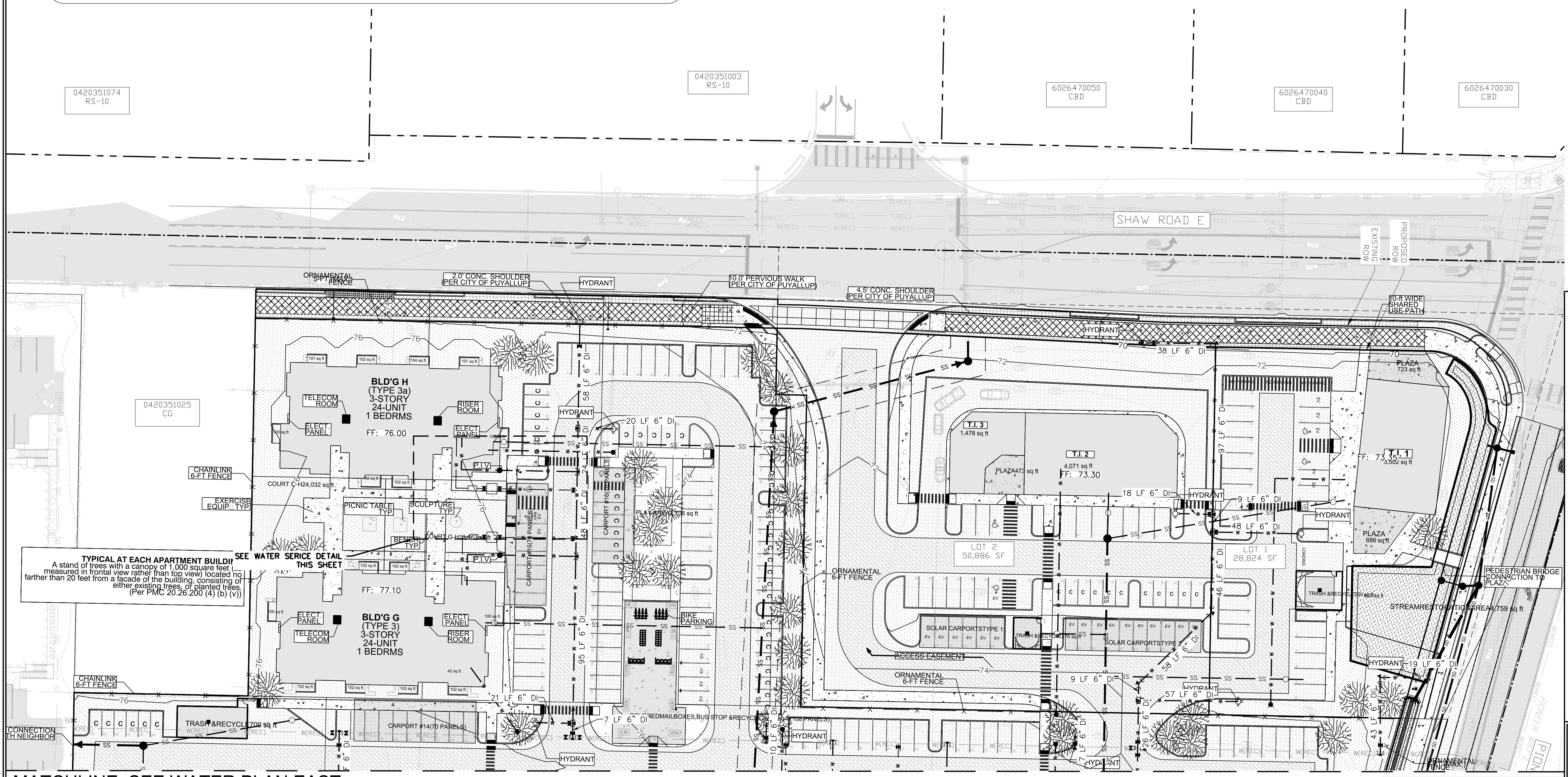
Puyallup, WA

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

See comments on Water Master Plan sheet.
 [Prelim. Civil Dwg Part 2: Water Plan West; Pg 10 of 15]



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))

MATCHLINE: SEE WATER PLAN EAST

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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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.

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.

WATER PLAN EAST

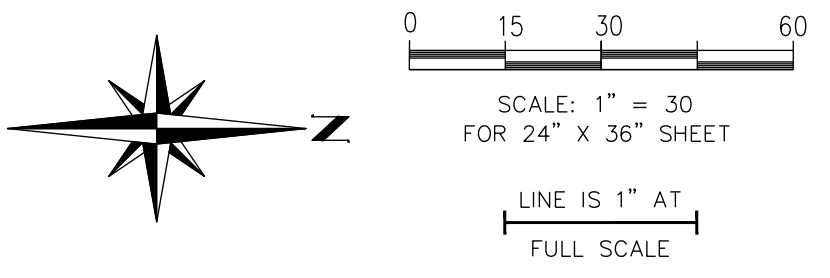
See comments on Water Master Plan sheet.
 [Prelim. Civil Dwg Part 2; Water Plan East; Pg 11 of 15]

APPROVED

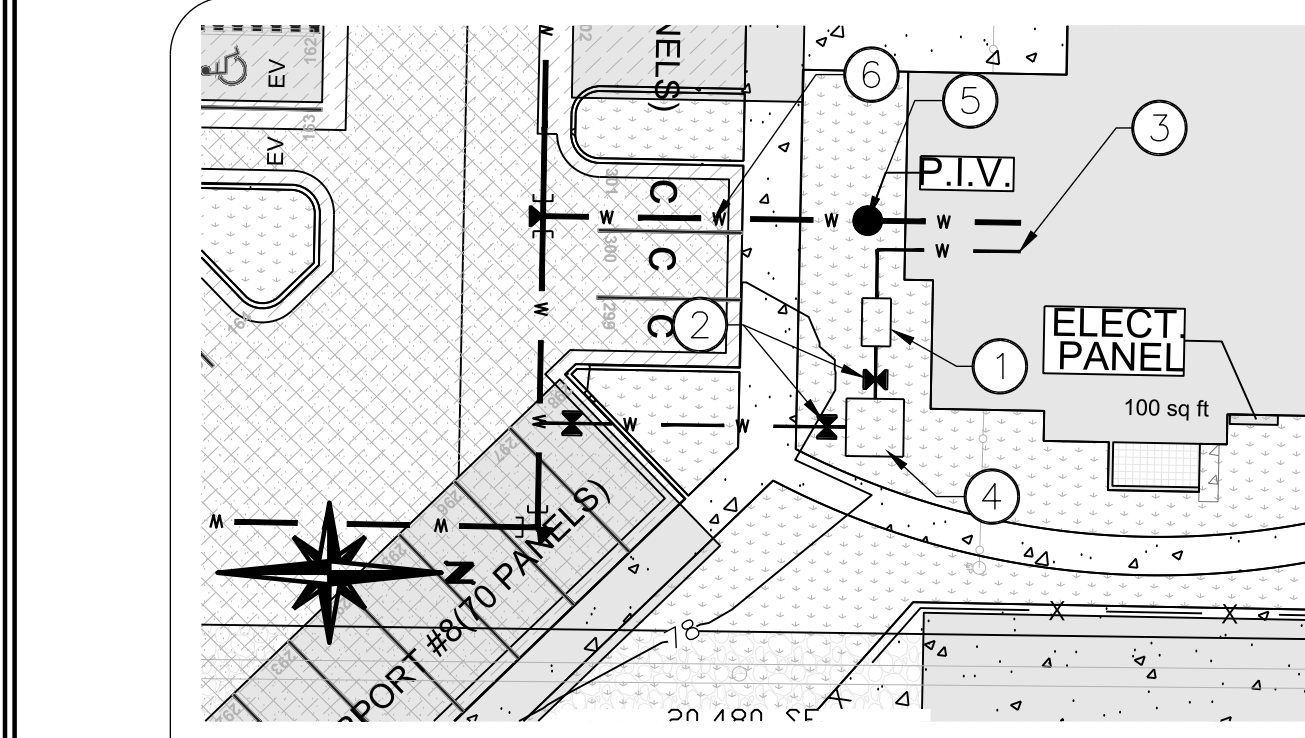
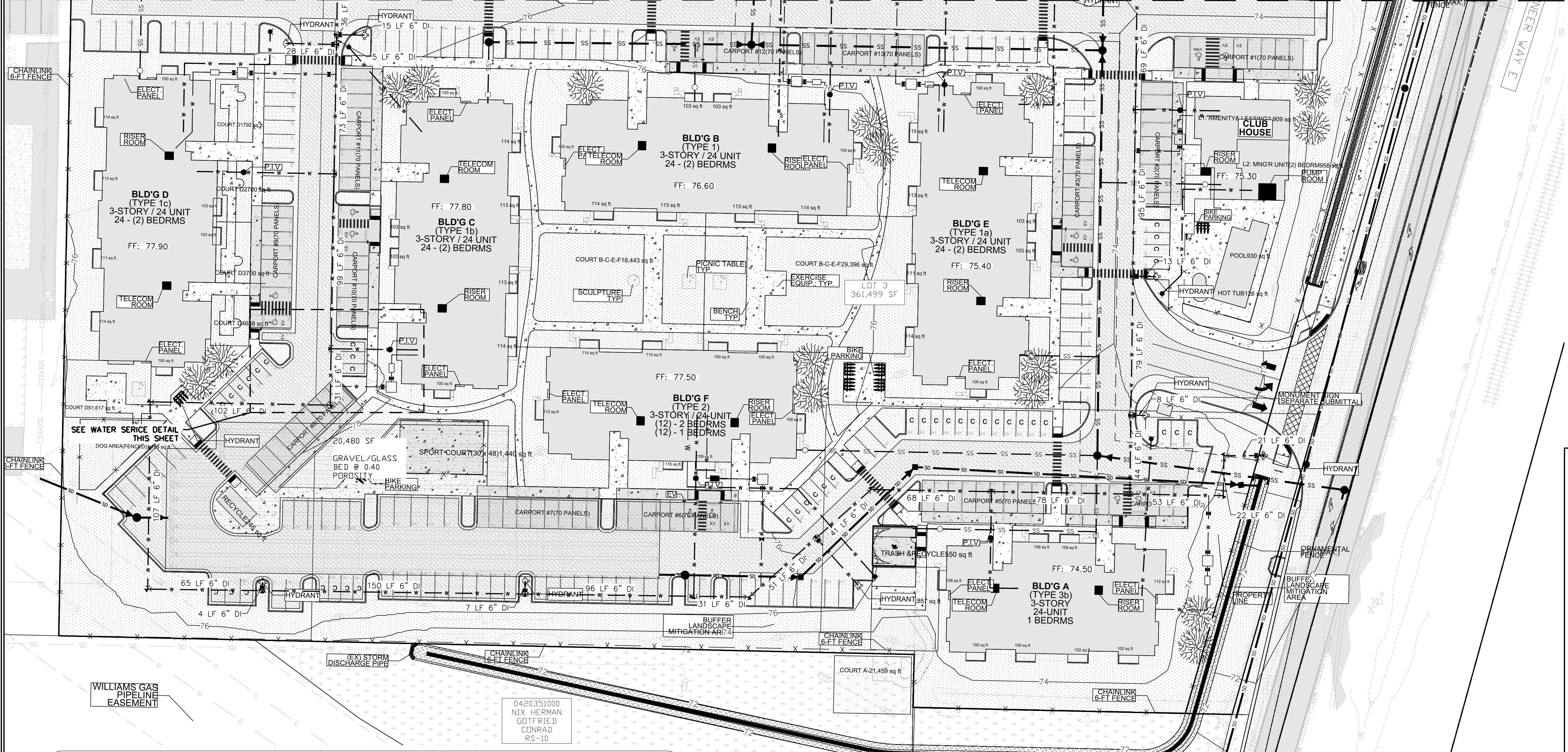
BY: _____
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

DATE: _____

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MATCHLINE: SEE WATER PLAN WEST



- 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

East Town Crossing
Water Plan East

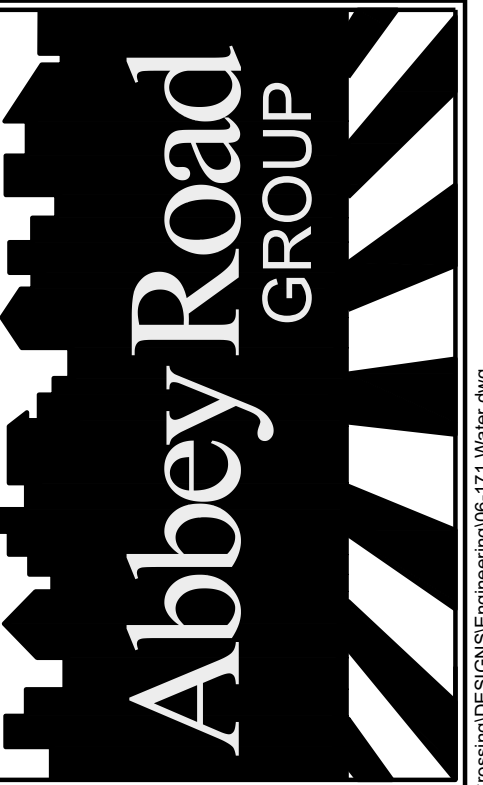
TITLE: _____

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:

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.

WATER NOTES & DETAILS

APPROVED

BY: _____
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

DATE: _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE.
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East Town Crossing
 Water Notes & Details
 Puyallup, WA

FOR: East Town Crossing, LLC.
 TITLE: _____
 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 FOR PUBLICATION: 03.02.01-1

RESTRAINED JOINTS SHALL BE INSTALLED WITH ALL VERTICAL THRUST BLOCKING.

TABLE 1: CONCRETE BLOCKING FOR VERTICAL BENDS

PIPE DIAMETER (INCHES)	TEST PRESSURE (PSI)	BEND ANGLE (DEG)	CONCRETE VOLUME (CY)	CURB SIZE (FEET)	CHAIN EMBEDMENT (INCHES)
4"	200	11.25°	6	1.8	17"
		22.5°	12	2.3	3/8"
		45°	22	2.8	17"
6"	200	11.25°	14	2.4	17"
		22.5°	27	3.0	3/8"
		45°	30	3.7	17"
8"	200	11.25°	25	2.9	17"
		22.5°	48	3.6	3/8"
		45°	60	4.5	17"
10"	200	11.25°	38	3.4	17"
		22.5°	75	4.2	3/8"
		45°	138	5.2	17"
12"	200	11.25°	55	3.8	17"
		22.5°	138	4.8	3/8"
		45°	200	5.8	17"
14"	200	11.25°	75	4.2	17"
		22.5°	147	5.3	17"
		45°	272	6.5	17"
16"	200	11.25°	98	4.8	17"
		22.5°	192	5.8	17"
		45°	305	7.1	17"

VERTICAL THRUST BLOCKING

CITY OF PUYALLUP
 OFFICE OF THE CITY ENGINEER
 APPROVED FOR PUBLICATION: 03.02.01-2

TABLE 2: THRUST AT FITTINGS AT 200 PSI

PIPE SIZE	TEST PRESSURE (PSI)	45° BEND	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	200	3,140	4,440	3,405	1,225	615
6"	200	7,070	8,995	5,410	2,790	1,385
8"	200	12,585	15,710	9,820	4,985	2,485
10"	200	18,630	23,770	15,030	7,660	3,850
12"	200	24,775	31,985	21,640	11,030	5,545
14"	200	31,485	41,425	28,445	14,015	7,245
16"	200	38,285	51,085	36,470	18,615	9,855

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	2,000
SAND AND GRAVEL	3,000
SAND AND GRAVEL, COMPACTED WITH CLAY	4,000
HARD SHALE	10,000

THRUST BLOCKING TABLE

CITY OF PUYALLUP
 OFFICE OF THE CITY ENGINEER
 APPROVED FOR PUBLICATION: 03.02.01-3

WATER VALVES AND MAINS

CITY OF PUYALLUP
 OFFICE OF THE CITY ENGINEER
 APPROVED FOR PUBLICATION: 03.01.01

PIPE TRENCHING BEDDING AND BACKFILL

CITY OF PUYALLUP
 OFFICE OF THE CITY ENGINEER
 APPROVED FOR PUBLICATION: 06.01.01

VALVE MARKER POST

CITY OF PUYALLUP
 OFFICE OF THE CITY ENGINEER
 APPROVED FOR PUBLICATION: 03.01.02

WATER MAIN CROSSING OTHER UTILITIES

CITY OF PUYALLUP
 OFFICE OF THE CITY ENGINEER
 APPROVED FOR PUBLICATION: 03.01.03-1

WATER MAIN CROSSING OTHER UTILITIES (NOTES)

CITY OF PUYALLUP
 OFFICE OF THE CITY ENGINEER
 APPROVED FOR PUBLICATION: 03.01.03-2

FIRE HYDRANT ASSEMBLY

CITY OF PUYALLUP
 OFFICE OF THE CITY ENGINEER
 APPROVED FOR PUBLICATION: 03.05.01

Abbey Road Group
 Land Development Services Company, LLC
 2102 E MAIN AVE, SUITE 109
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 (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:					

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

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

AIR/VACUUM VALVE

NOTES:
1. ALL FITTINGS FROM THE WATER MAIN TO THE BOTTOM OF THE AIR/VACUUM VALVE SHALL BE BRASS. ALL FITTINGS ABOVE THE AIR/VACUUM VALVE SHALL BE GALVANIZED STEEL. WHEN GALVANIZED PIPE BELOW GROUND WITH 30 INCHES OR DEEPER TO 1" ABOVE GROUND LEVEL.
2. 2" HIGH DENSITY POLY PIPE SHALL MAINTAIN A MINIMUM 6-INCH CLEARANCE FROM THE WATER MAIN TO THE AIR/VACUUM VALVE.
3. AIR/VACUUM VALVE MUST BE INSTALLED OUT OF THE STREET. EXACT LOCATION TO BE DETERMINED BY THE CITY ENGINEER.
4. TO STABILIZE AIR/VACUUM VALVE, BUY A 4 FOOT LONG 2" GALVANIZED PIPE ALONG SIDE VALVE, SECURE WITH STAINLESS STEEL STRAP. SET TOP OF GALVANIZED PIPE 2" BELOW AIR/VACUUM VALVE.
5. VENT RISER AND RETURN RISER SHALL BE PAINTED, RUST-OLEUM SAFETY YELLOW #7643 OR APPROVED EQUAL.
6. IF NEW PAV, INCLUDE EASEMENT BOUND SIDEWALK FOR VENT RISER. VENT RISER SHALL BE NO MORE THAN 2 FOOT BEHIND SIDEWALK.

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE: 03.07.01

3/4" OR 1" WATER SERVICE CONNECTION

NOTES:
1. FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION THE CITY SHALL SUPPLY AND INSTALL THE WATER METER AND TRANSMITTER AT THE TIME OF OCCUPANCY, FOR COMMERCIAL, INSTITUTIONAL, OR INDUSTRIAL CONSTRUCTION THE CONTRACTOR SHALL SUPPLY AND INSTALL THE METER AND TRANSMITTER.
2. ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
3. NORMALLY THE WATER METER BODY SHOULD BE LOCATED IN THE PLUMBING STAIR, IF SIDEWALK IS ADJACENT TO CURB, PLACE METER BOX DIRECTLY BEHIND THE SIDEWALK.
4. THE WATER METER BOX SHALL NOT BE LOCATED IN JARDI SURFACES, POOL, UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS, AND SHALL BE A MINIMUM OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
5. ALL LOCATIONS SHALL USE PIPE HEIGHT DIFFERENCES.
6. THE WATER SERVICE LINE SHALL BE INSTALLED IN WHIPPED SAND WITH 3/4" OF COVER BELOW FINISHED GRADE WITHIN THE RIGHT-OF-WAY. THE WATER SERVICE LINE SHALL BE ONE CONTINUOUS PIECE WITH NO JOINTS.
7. WATER MAIN SHALL HAVE A MINIMUM COVER OF 36" IN UNIMPROVED RIGHT-OF-WAY AND APPROVED EASEMENTS, AND A MINIMUM COVER OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
8. DUAL SERVICE SHALL BE COVERED ON PROPERTY LINE.
9. ALL POLY PIPE SHALL BE HIGH DENSITY POLY (HDPE PIPE SIZES) METING WITH 3-2238-308-7, 1. BLUE IN COLOR, 300 PSI MINIMUM.

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE: 03.03.01

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

NOTES:
1. ALL MATERIALS AND FITTINGS SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
2. NORMALLY THE WATER METER BODY SHOULD BE LOCATED IN THE PLUMBING STAIR, IF SIDEWALK IS ADJACENT TO CURB, PLACE METER BOX DIRECTLY BEHIND THE SIDEWALK. THE WATER METER BOX SHALL NOT BE LOCATED IN JARDI SURFACES, POOL, UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS, AND SHALL BE A MINIMUM OF 48" IN UNIMPROVED RIGHT-OF-WAY AND UNIMPROVED EASEMENTS.
3. ALL LOCATIONS SHALL USE PIPE HEIGHT DIFFERENCES.
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6. DUAL SERVICE SHALL BE COVERED ON PROPERTY LINE.
9. ALL POLY PIPE SHALL BE HIGH DENSITY POLY (HDPE PIPE SIZES) METING WITH 3-2238-308-7, 1. BLUE IN COLOR, 300 PSI MINIMUM.

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE: 03.03.02

PRIVATE WATER SERVICE LINES

NOTES:
1. SERVICE LINE MAY BE 200 PSI POLY PIPE IN UNIMPROVED SOILS IN SOILS THAT MAY CONTAIN HYDROCARBONS USE 1" X 1" COVER PIPE.
2. PIPE TO BE BEHIND WITH MATERIAL FREE OF ROCKS.
3. POLY PIPE SHOULD BE PLACED IN THE TRENCH IN A SANDWICH FASHION (NOT STRAIGHT THROUGH BLACK). THIS WILL ACCOMMODATE GROUND IMPROVEMENT AND KEEP PRESSURE OFF THE FITTING.
4. PLASTIC WATER SERVICE PIPING MAY TERMINATE WITHIN A BUILDING, PROVIDED THE CONNECTION TO THE POTABLE WATER DISTRIBUTION SYSTEM SHALL BE ACCESSIBLE. SEE THE CURRENT UNIFORM PLUMBING CODE FOR MORE INFORMATION.
5. THE MAIN SHUT-OFF VALVE, PRESSURE REDUCING VALVE AND STRAINER SHALL BE LOCATED WHERE THE BUILDING IS AN ACCESSIBLE LOCATION. THIS SHOULD BE LOCATED BEFORE ANY BRANCH CONNECTIONS, AND PROTECTED FROM FREEZING. THE MAIN SHUT-OFF VALVE SHALL BE BRASS.
6. ALL PROPERTIES WITH WATER SERVICE CONNECTIONS LOCATED SOUTH OF 15TH AVE SE AND SOUTH OF 15TH AVE SW SHALL HAVE AN APPROVED PRIVATELY OWNED AND MAINTAINED PRESSURE REDUCING VALVE (PRV) LOCATED ON THEIR WATER SERVICE LINE.
7. ALL PROPERTIES WITH IRRIGATION BRANCH CONNECTIONS LOCATED SOUTH OF 15TH AVE SE AND SOUTH OF 15TH AVE SW SHOULD HAVE AN APPROVED PRIVATELY OWNED AND MAINTAINED PRESSURE REDUCING VALVE (PRV) LOCATED ON THEIR IRRIGATION BRANCH LINE.
8. ALL INSTALLATIONS WITHIN 20 FEET OF THE BUILDING SHALL COMPLY WITH THE CURRENT UNIFORM PLUMBING CODE.

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE: 03.03.04

POST INDICATOR VALVE

FIELD ADJUSTMENT INSTRUCTIONS:
1. REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
2. CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO WIDEN UP WITH STANDPIPE GROUND LINE MARK.
3. CUT THE 1" SQ. EXTENSION AT A DISTANCE OF 1" ABOVE THE TOP OF THE STANDPIPE.
4. SET THE "STOP" AND "START" INDICATORS FOR THE APPROPRIATE VALVE SIZE.
5. RE-ATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
6. ALL POST INDICATOR VALVES SHALL BE INSTALLED WITH AN ELECTRONIC UL LISTED TAMPER SWITCH.
7. THERE SHALL BE 36" OF UNOBSTRUCTED CLEARANCE AROUND THE PERIMETER OF ALL POST INDICATOR VALVES.
8. POST INDICATOR VALVES SHALL BE LOCATED AT A MINIMUM 5-FEET FROM BUILDING.

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE: 03.10.03

DOUBLE DETECTOR-CHECK VALVE ASSEMBLY INSTALLATION

NOTES:
1. BACKFLOW ASSEMBLY MUST BE SELECTED FROM WASHINGTON STATE DEPARTMENT OF HEALTH'S LIST OF BACKFLOW PREVENTION ASSEMBLY TESTED FOR INSTALLATION IN WASHINGTON STATE, LATEST EDITION.
2. THE DCCA SHALL BE INSTALLED WITH ADEQUATE SPACE TO INCLUDE IDENTIFICATION AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION. A WASHINGTON STATE CERTIFIED BACKFLOW ASSEMBLY TESTER, TO INSURE ITS SUSCEPTOR'S OPERATION PERFORMANCE, AND ANNUALLY THEREAFTER, SHALL TEST RESULTS TO CITY OF PUYALLUP WATER QUALITY OPERATIONS. TYPICAL TEST REPORT IS AVAILABLE IN OFFICE.
3. DCCA MUST BE PURCHASED AS A UNIT. NO MODIFICATIONS ARE ALLOWED.
4. DCCA IS ALLOWED TO BE LOCATED WITHIN A BUILDING AS LONG AS THE DCCA IS LOCATED WITHIN THE PLUMBING STAIR OR OTHER ACCESSIBLE LOCATION. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL DROP TO THE NEAREST APPROVED ON-SITE STORAGE STRUCTURE.
5. IN A WALL INSTALLATION, A WALL CANNOT BE BRASS OR GALVANIZED. A 1/2" HP BRASS PUMP SHALL BE INSTALLED IN THE SAND PIT OF THE WALL. SHALL BE WELDED PER WASHINGTON STATE ELECTRICAL CODE, AND INSPECTED BY A STATE ELECTRICAL INSPECTOR. THE DISCHARGE PIPE SHALL BE CONNECTED TO THE NEAREST APPROVED ON-SITE STORAGE STRUCTURE.
6. DCCA OUTSIDE THE WALL AND (OR) GATE VALVES, AND THE POST INDICATOR VALVE (PIV), SHALL HAVE SUPERSTANDARD TAMPER SWITCHES.
7. ALL ELECTRICAL SHALL BE INSPECTED BY A WASHINGTON STATE ELECTRICAL INSPECTOR.
8. THE DCCA SHALL BE INSTALLED WITH ADEQUATE SPACE TO INCLUDE IDENTIFICATION AND TESTING. IT SHALL BE TESTED AFTER INSTALLATION. A WASHINGTON STATE CERTIFIED BACKFLOW ASSEMBLY TESTER, TO INSURE ITS SUSCEPTOR'S OPERATION PERFORMANCE, AND ANNUALLY THEREAFTER, SHALL TEST RESULTS TO CITY OF PUYALLUP WATER QUALITY OPERATIONS. TYPICAL TEST REPORT IS AVAILABLE IN OFFICE.
9. IN A WALL INSTALLATION, RUN LOW VOLTAGE WIRE INSIDE WALL AND TO PIV THROUGH REAL-TIME FLEX CONDUIT. CONDUIT SHALL BE SECURELY FASTENED PERFORMING APPROVED OR HORIZONTALLY TO THE WALL OF THE WALL.
10. WATER METER SHALL BE A REDUCED SIZE WITH READING IN 1/4 INCH FEET.
11. PIV SUPPORTS SHALL BE PRE-PROTECTED WITH ALUMINUM PAINT.
12. THE FDC SHALL BE LOCATED WITHIN 15 FEET OF A FIRE HYDRANT, BUT NOT LESS THAN 10 FEET.
13. THE FDC AND PIV SHALL BE A MINIMUM OF 50 FEET FROM A BUILDING, UNLESS APPROVED BY THE CITY OF PUYALLUP FIRE CODE OFFICIAL, BUT NEVER LESS THAN 5 FEET FROM BUILDING.
14. A DCCA INSTALLED MORE THAN 3 FEET ABOVE THE FLOOR LEVELS MUST HAVE A PLATFORM UNDER IT FOR THE TESTER OR MAINTENANCE PERSON TO STAND ON. THE PLATFORM MUST BE CORN APPROVED AND MEET ALL APPLICABLE SAFETY STANDARDS AND CODES.

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE: 03.10.01-1

DOUBLE DETECTOR-CHECK VALVE ASSEMBLY INSTALLATION (NOTES)

NOTES:
1. IDENTIFICATION PLATECAST SHALL BE BRASS.
2. IDENTIFICATION PLATECAST WILL BE 1/4" THICK.
3. LETTERS WILL BE ONE INCH HIGH AND SPACED.
4. USE TWO (2) 3/8" DIA X 3/16" DIA 4010 TO ATTACH TO PIPE.

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE: 03.10.01-2

FIRE DEPARTMENT CONNECTION (FDC)

IDENTIFICATION PLATECAST DETAIL NOTES:
1. IDENTIFICATION PLATECAST SHALL BE BRASS.
2. IDENTIFICATION PLATECAST WILL BE 1/4" THICK.
3. LETTERS WILL BE ONE INCH HIGH AND SPACED.
4. USE TWO (2) 3/8" DIA X 3/16" DIA 4010 TO ATTACH TO PIPE.

CITY OF PUYALLUP OFFICE OF THE CITY ENGINEER
APPROVED FOR PUBLICATION
DATE: 03.10.02

WATER SYSTEM NOTES:

1. 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.
2. 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.
3. 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.
4. A COPY OF THESE APPROVED PLANS AND APPLICABLE CITY DEVELOPER SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. 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.
6. 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.
7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. 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.
9. 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.
10. 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 21.4-1984.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. PIPE FITTING FOR WATER MAINS SHALL BE DUCTILE IRON AND SHALL BE MECHANICAL JOINT CONFORMING TO AWWA SPECIFICATION C111-72.
17. WATER MAIN PIPE AND SERVICE CONNECTIONS SHALL BE A MINIMUM OF 10 FEET AWAY FROM BUILDING FOUNDATIONS AND/OR ROOF LINES.
18. 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.
19. TRENCHING, BEDDING, AND BACKFILL FOR WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAIL 06.01.01.
20. 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.
21. ANY LEAD JOINT FITTING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH A MECHANICAL JOINT FITTING AT THE CONTRACTOR'S EXPENSE.
22. 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.
23. 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.
24. 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.



CALL BEFORE YOU DIG (811)
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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
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\6-17-01\East Town Crossing\DESIGN\ENGINEERING\03-11 Water.dwg
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Date: 05/17/2022 10:41 AM

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EAST TOWN CROSSING

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

SANITARY SEWER MASTER PLAN

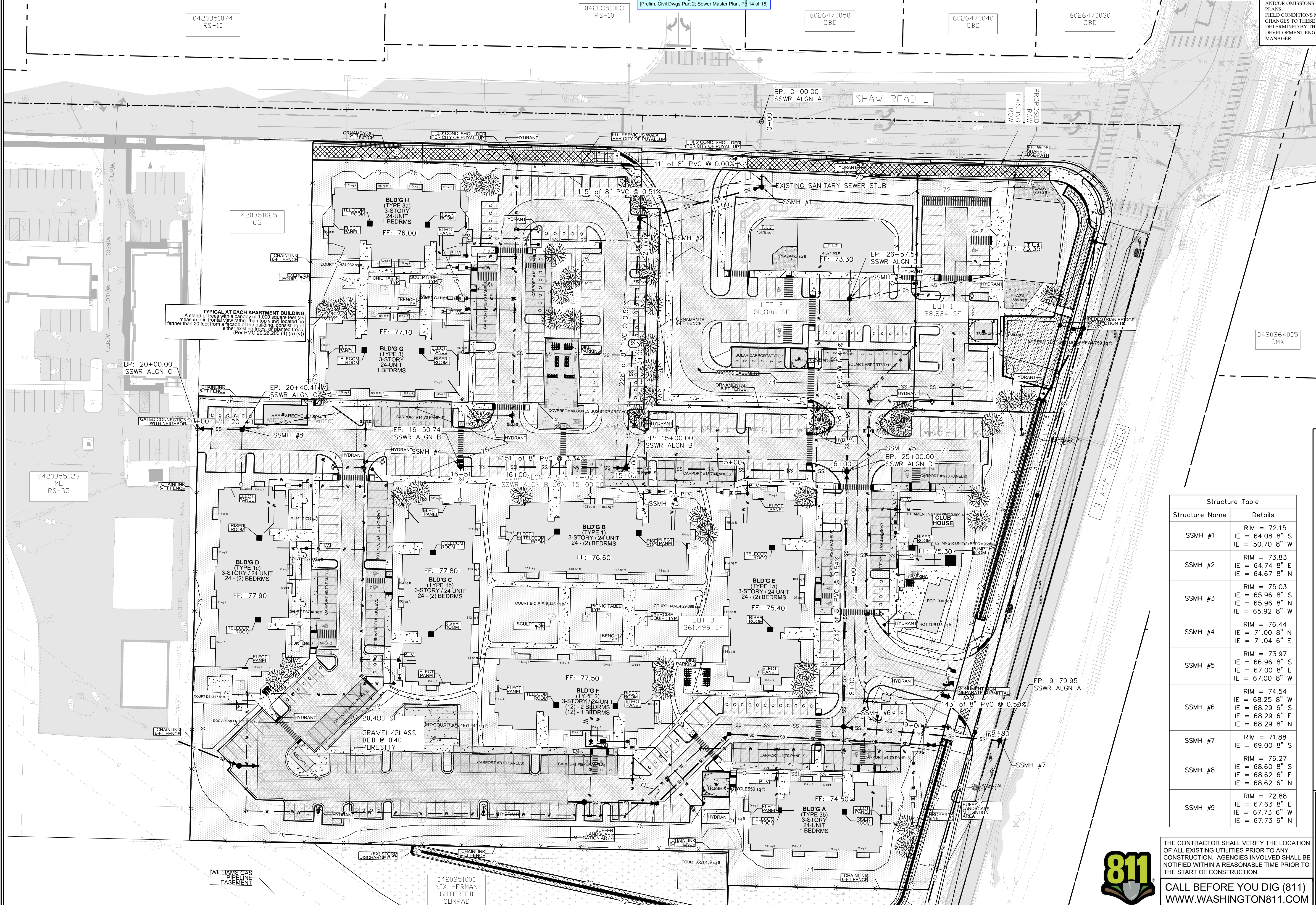
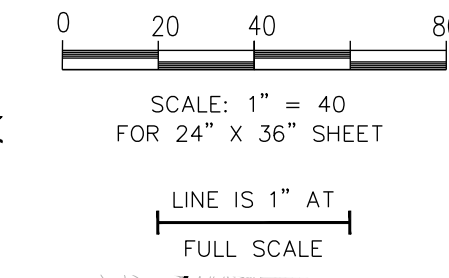
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 Prelim. Civil Dwg Part 2; Sewer Master Plan, Pg 14 of 15

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

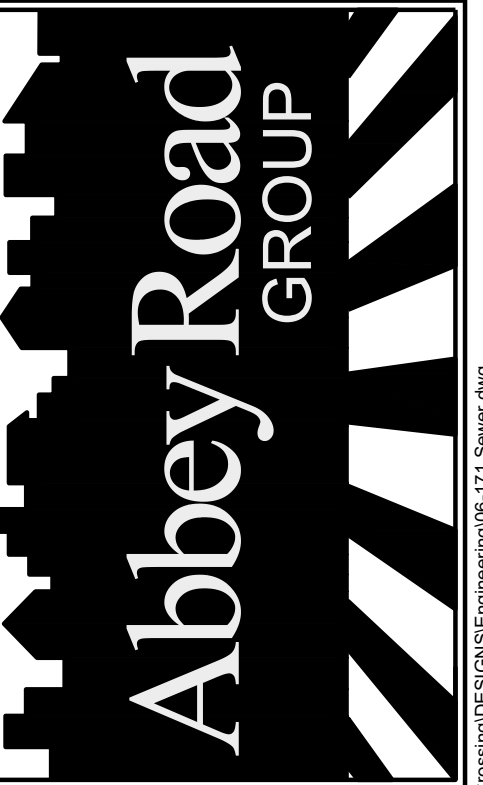
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

811
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 WWW.WASHINGTON811.COM

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:

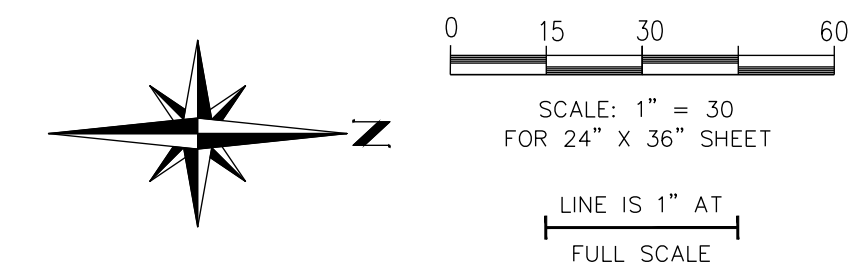
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 Plotted by: hamson_jacobson

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EAST TOWN CROSSING

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

SANITARY SEWER PLAN WEST



APPROVED

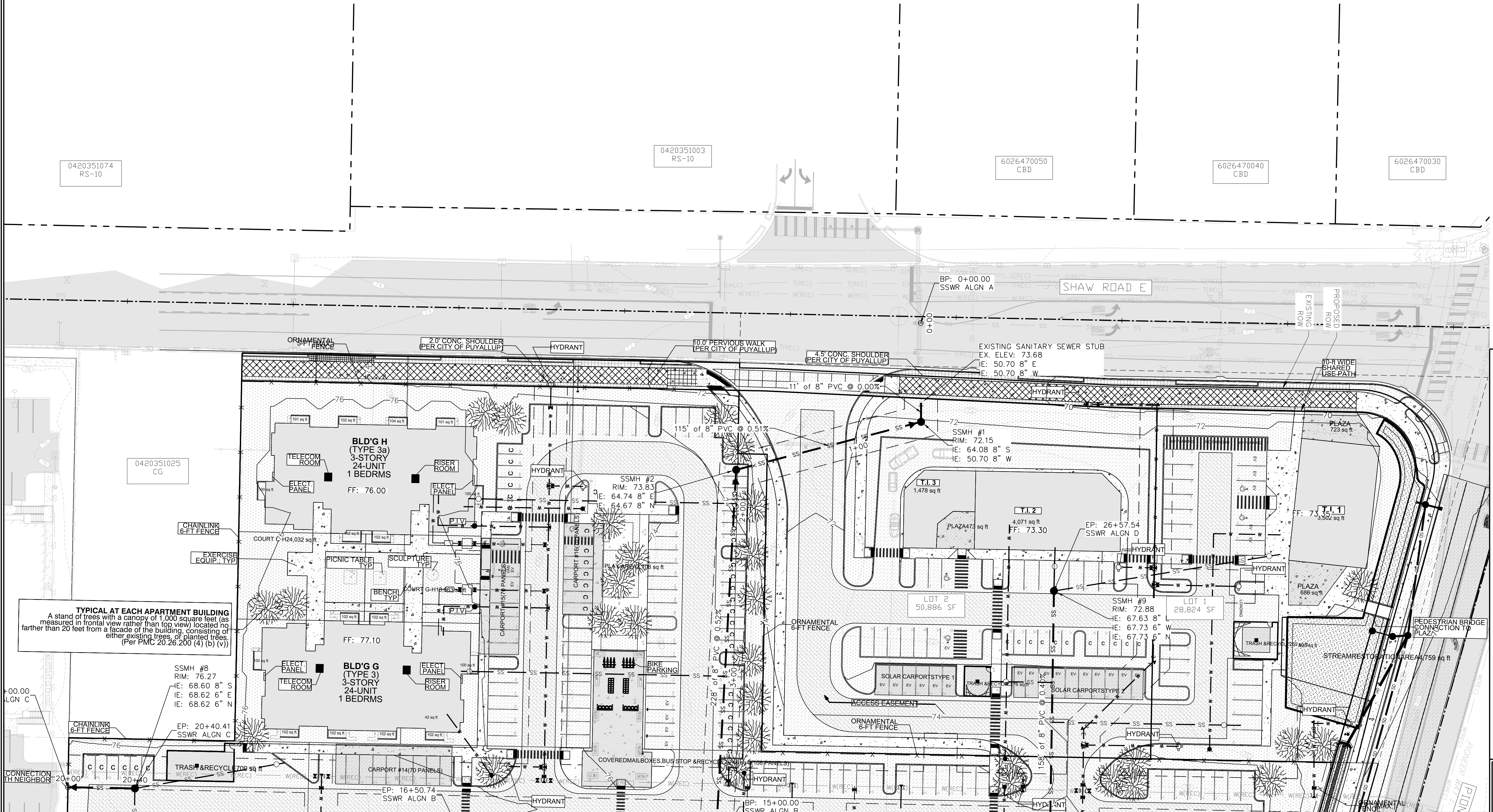
BY _____
 CITY OF PUYALLUP
 DEVELOPMENT ENGINEERING

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

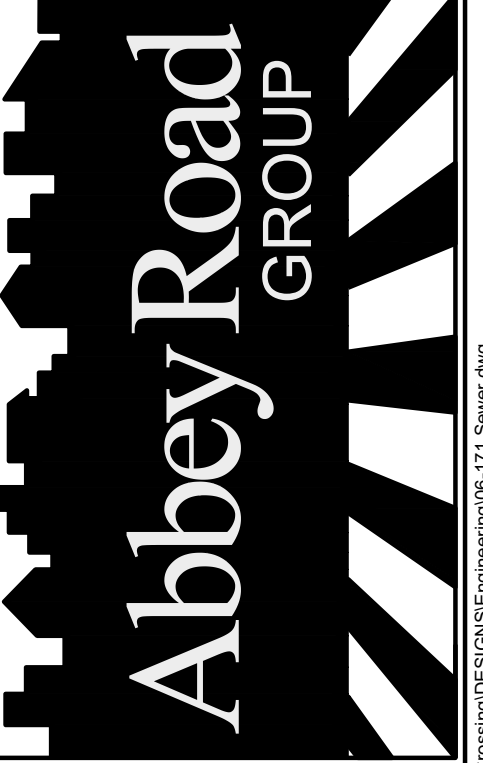


TYPICAL AT EACH APARTMENT BUILDING
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 (Per PMC 20.26.200 (4) (b) (v))

MATCHLINE: SEE SANITARY SEWER PLAN EAST

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

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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:	



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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