

These drawings, plans, specifications and other documents, including those in electronic form, are owned by Abbey Road Group Land Development Services Company, LLC and it retains all common law, statutory and other reserved rights, including copyrights.

These drawings, plans, specifications and other documents cannot be copied, distributed, submitted to others (including governmental agencies and lenders) without the express written consent of Abbey Road Group Land Development Services Company, LLC.

VICINITY MAP



SITE
SE CORNER OF SHAW ROAD
AND EAST PIONEER AVE.

UTILITIES

SEWER:

CITY OF PUYALLUP
1100 39TH AVENUE SE
PUYALLUP, WA 98374
(253) 841-5481

CABLE:

COMCAST
410 VALLEY AVENUE NW
PUYALLUP, WA 98371
(253) 864-4200

TELEPHONE:

COMCAST
410 VALLEY AVENUE NW
PUYALLUP, WA 98371
(253) 864-4200

WATER:

CITY OF PUYALLUP
1100 39TH AVENUE SE
PUYALLUP, WA 98374
(253) 841-5481

POWER:

PUGET SOUND ENERGY
14103 8TH STREET EAST
SUMNER, WA 98390
(253) 841-6258

REFUSE:

PUGET SOUND ENERGY
REFUSE COMPANY
6350 S 143RD ST
TUKWILA, WA 98168
(206) 243-4050

FIRE:

DISTRICT #6
902 7TH STREET NW
PUYALLUP, WA 98371
(253) 845-6666

SCHOOL:

PUYALLUP #3
PUYALLUP, WA 98371
(253) 841-1301

GAS:

PUGET SOUND ENERGY
SUMNER, WA 98390
(253) 841-6258

CONSULTANTS

OWNER/DEVELOPER:

EAST TOWN CROSSING LLC
GREG HELLE
1001 SHAW ROAD
PUYALLUP, WA 98371
GREG.HELLE@ABSHERCO.COM
W: (253) 845-9544
F: (253) 606-6799

LAND DEVELOPMENT MANAGER:

ABBEY ROAD GROUP LAND
DEV. SERVICES COMPANY
GIL HULSMANN
P.O. BOX 1224
PUYALLUP, WA 98371
(253) 435-3699 W
(253) 446-3159 F
GIL.HULSMANN@ABBEYROADGROUP.COM

PROJECT MANAGER:

ABBEY ROAD GROUP LAND
DEV. SERVICES COMPANY
GIL HULSMANN
P.O. BOX 1224
PUYALLUP, WA 98371
(253) 435-3699 W
(253) 446-3159 F
GIL.HULSMANN@ABBEYROADGROUP.COM

CIVIL ENGINEER:

ABBEY ROAD GROUP LAND
DEV. SERVICES COMPANY
JEFFREY BROWN
P.O. BOX 1224
PUYALLUP, WA 98371
(253) 435-3699 W
(253) 446-3159 F
JEFFREY.BROWN@ABBEYROADGROUP.COM

TRAFFIC ENGINEER:

HEATH & ASSOCIATES, INC.
GREG HEATH, P.E.
2214 TACOMA ROAD
PUYALLUP, WA 98371
(253) 770-1401 W
(253) 770-1473 F
HEATHENG@COMCAST.COM

GEOTECHNICAL ENGINEER:

KRAZAN & ASSOCIATES
VIJAY CHAUDHARY
PROJECT ENGINEER
825 CENTER STREET, SUITE A
TACOMA, WA 98409
W: (253) 939-2500
F: (253) 939-2556
VIJAYCHAUDHARY@KRAZAN.COM

ARCHITECT:

SYNTHESIS 9, LLC
BRETT LINDSAY
523 N. D. ST.
TACOMA, WASHINGTON 98403
(253) 468-4117 W
BLINDSAY@SYNTHESIS9.COM

LANDSCAPE ARCHITECT:

LYON LANDSCAPE ARCHITECTS
ERIC J. WILLIAMS
2008 N. CEDAR ST
TACOMA, WA 98406
C: (253) 678-4173
ERIC@LYONLA.COM

WETLANDS ANALYSIS:

TOM DEMING
HABITAT TECHNOLOGIES
TOM@HABITATTECHNOLOGIES.NET
W: (253) 845-5119
C: (253) 906-4114
PO BOX 1088
PUYALLUP, WA 98371

TRAFFIC SIGNAL:

TRANSPORTATION NORTH WEST SYSTEMS
BRYSON HUIE, P.E.
6917 166TH AVE. E.
SUMNER, WA 98390
C: (206) 616-6533
F: (253) 863-9636
BRYSON@TRANSPORTATIONSYSTEMSINC.COM

SURVEY:

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

PLUMBING/MECH/LIGHTING:

ROBISON ENGINEERING INC.
JON ROBISON
19401 40TH AVE. W. SUITE302
LYNNWOOD, WA 98036
C: (206) 364-5343
JROBISON@ROBISONENGINEERING.COM

FIRE SPRINKLERS:

SPRINK FIRE PROTECTION, INC.
JOE FAULKNER
2709 JAHN AVE. NW #H2
GIG HARBOR, WA 98335
C: (253) 853-7780
JOE@SPRINKFIRE.COM

GENERAL CONTRACTORS:

KEN RODY
8705 CANYON ROAD E.
PUYALLUP, WA 98371
W: (253) 848-9438
KGRODY54@GMAIL.COM
ADAM RAYGOR
6210 ALAMEDA AVE. W
UNIVERSITY PLACE, WA 98467
C: (253) 961-9976
ADAMRAYGOR@GMAIL.COM

EAST TOWN CROSSING SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M. COVER SHEET

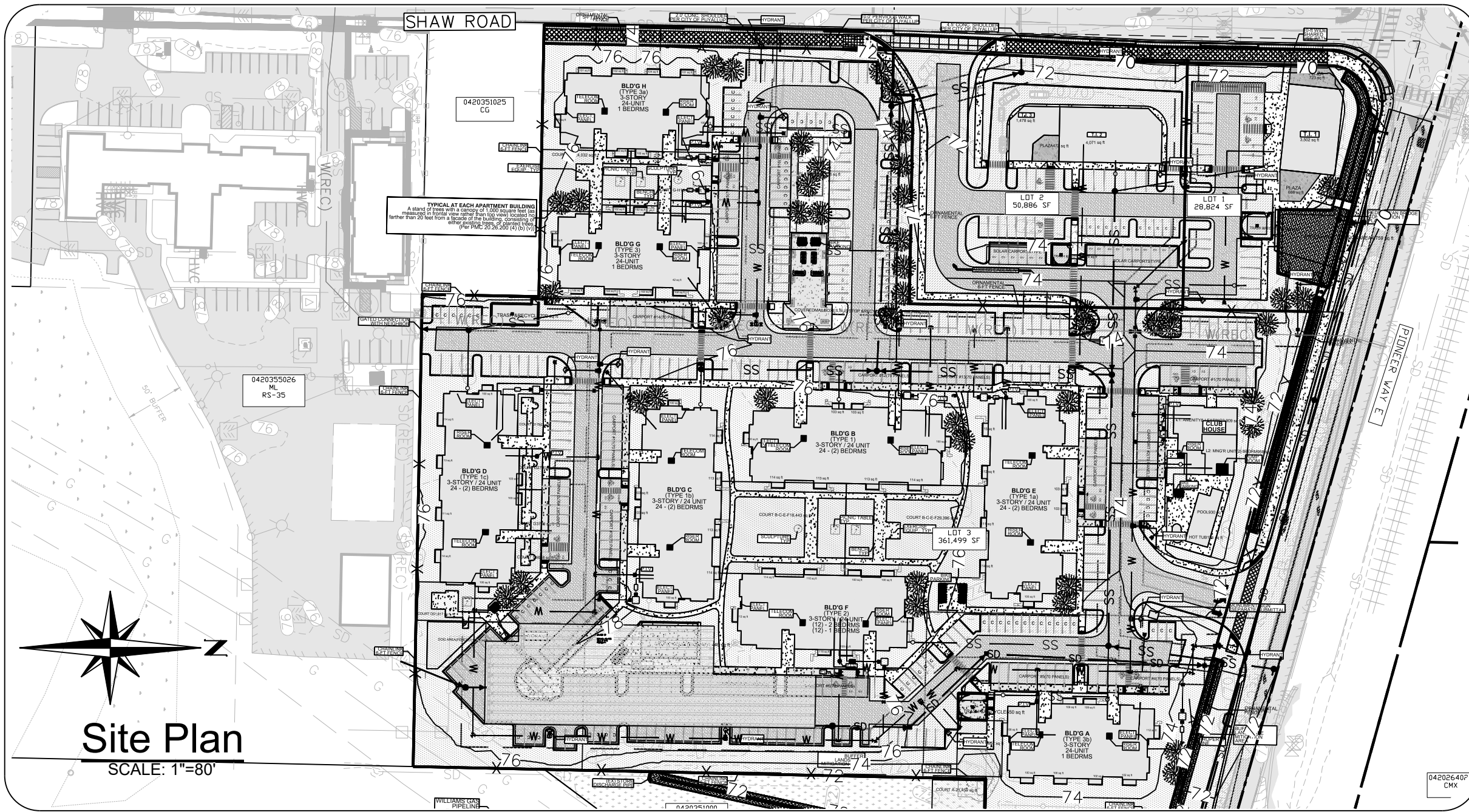


TABLE OF CONTENTS

COVER SHEET
MASTER LEGEND
BOUNDARY AND TOPOGRAPHY SURVEY
TECHNICAL SITE PLAN
TSSC PLAN
TSSC NOTES & DETAILS
GRADING PLANS
STORM PLANS
STORM PROFILES
STORM DETENTION PLAN
IMPERVIOUS SURFACING PLAN
SITE PARKING/DRIVE AISLE EXHIBIT
SHAW STORM DETAILS
PIONEER STORM DETAILS
PIONEER FRONTAGE STORM PLANS
STORM NOTES & DETAILS
WATER PLANS
WATER NOTES & DETAILS
SANITARY SEWER PLANS
SANITARY SEWER PROFILES
SANITARY SEWER NOTES & DETAILS
FRONTAGE PLANS
PIONEER CHANNELIZATION PLAN
FRONTAGE NOTES & DETAILS
FIRE ACCESS PLAN
BUS ACCESS PLAN

SURVEYOR'S NOTES

- HORIZONTAL DATUM: BASIS OF BEARING AND SURVEY DATA PER WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- BASIS OF BEARING: HELD 5° 21' 28" W OBSERVED ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SEC. 35, T. 20 N. R. 4 E. BETWEEN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER MONUMENT AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER MONUMENT OF THE SAID SECTION AS SHOWN HEREON.
- VERTICAL DATUM: NAVD83
AS DEFINED BY THE NATIONAL GEODETIC SURVEY (NGS)
PROJECT BENCHMARK:
DESIGNATION: 21 010
PID: DL274
PUBLISHED ELEVATION: 75.70 FEET (NAVD 88)
DESCRIPTION:
ENCASED STEEL ROD LOCATED IN EASTERLY GRAVEL SHOULDER AT THE INTERSECTION OF PIONEER WAY AND 134TH AVE. E.
- ALL UTILITY LOCATES HAVE BEEN DETERMINED BY SURFACE LOCATION ONLY EITHER BY PHYSICAL STRUCTURES OR PAINT MARKINGS AS DETERMINED BY UNDERGROUND + UTILITY LOCATE, INC. AND/OR UTILITY COMPANY. GAS PIPE LOCATION WITH IN THE PROPERTY DETERMINED BY MAP PROVIDED BY PUGET SOUND ENERGY, INC. ACTUAL UNDERGROUND LOCATION MAY VARY. EXISTING UTILITIES AS SHOWN MAY NOT BE THE SAME AFTER THIS DATE AS MAJOR CONSTRUCTION IS IN PROGRESS.
- REFERENCE SURVEYS:
 - 200303315001
 - SP 9303315001
 - RDS 8210040207
- METHOD OF SURVEYING WAS:
 - CONVENTIONAL TRAVERSE USING A TOPCON 800A TOTAL STATION.
 - MONUMENTS FOUND MARCH 2008

LEGAL DESCRIPTION

TAX PARCEL NO. 0420264021
PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249900-T35
DATED JANUARY 22, 2021 AT 8:00 A.M.
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, WITH THE EAST 1/16TH LINE OF SAID SECTION;
THENCE SOUTH ALONG THE 1/16TH LINE OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., A DISTANCE OF 95.4 FEET;
THENCE EAST 258.26 FEET;
THENCE NORTH TO THE SOUTHERLY LINE OF THE COUNTY ROAD;
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF COUNTY ROAD TO THE EAST 1/16TH LINE OF SECTION 26;
THENCE SOUTH ALONG SAID 1/16TH LINE TO THE POINT OF BEGINNING.
EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NO. 161886S FOR SHAW COUNTY ROAD.
ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY PUYALLUP BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9408230215, BEING A RE-RECORD OF INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9308310480;
AND ALSO EXCEPT ANY PORTION THEREOF LYING SOUTHERLY AND WESTERLY OF A LINE DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, HEREINAFTER CALLED "POINT A";
THENCE SOUTH ALONG THE 1/16TH LINE 95.4 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED;
THENCE EAST 258.26 FEET;
THENCE SOUTH TO A POINT 466.4 FEET SOUTH OF AND 258.35 FEET EAST OF "POINT A";
THENCE EAST TO THE EAST LINE OF SAID PREMISES AND THE TERMINUS OF SAID LINE. SAID POINT ALSO BEING DESCRIBED AS THE SOUTHWEST CORNER OF LOT 3 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200303315001;
SITUATE IN THE CITY PUYALLUP, COUNTY OF PIERCE STATE OF WASHINGTON.
TAX PARCEL NO. 0420264023
PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249900-T35
DATED JANUARY 22, 2021 AT 8:00 A.M.
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35 WHICH POINT BEARS NORTH 88°32'51" WEST, 640.11 FEET FROM A BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 35;
THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" WEST, 54.00 FEET;
THENCE ALONG THE EAST LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 35, NORTH 88°32'51" WEST, 142.38 FEET;
THENCE NORTH 01°09'30" EAST, 282.08 FEET TO THE SOUTHERLY MARGIN OF PIONEER WAY;
THENCE ALONG SAID SOUTHERLY MARGIN, SOUTH 74°08'09" EAST, 179.38 FEET TO A LINE LYING 30.48 FEET EAST OF AND PARALLEL WITH EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 35;
THENCE ALONG SAID PARALLEL LINE, SOUTH 01°15'04" WEST, 184.83 FEET TO THE NORTH LINE OF SAID SECTION 35;
THENCE ALONG SAID NORTH LINE, NORTH 88°32'51" WEST, 30.48 FEET TO THE POINT OF BEGINNING.
ALSO KNOWN AS LOT 5 OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31, 2003 UNDER RECORDING NO. 200303315001.
SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.
TAX PARCEL NO. 0420351068
PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249900-T35
DATED JANUARY 22, 2021 AT 8:00 A.M.
BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35 WHICH POINT BEARS NORTH 88°32'51" WEST, 640.11 FEET FROM A BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 35;
THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" WEST, 491.43 FEET TO A POINT LYING SOUTH 88°32'51" EAST, 405.26 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 OF THE PIERCE COUNTY SHORT PLAT NO. 9303010221 AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID NORTH LINE, NORTH 88°53'30" WEST, 405.26 TO THE NORTHEAST CORNER OF SAID LOT 2;
THENCE ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2, NORTH 01°09'30" EAST, 145.00 FEET;
THENCE SOUTH 88°53'30" EAST 405.62 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35;
THENCE ALONG SAID EAST LINE SOUTH 01°15'04" WEST, 145.00 FEET TO THE TRUE POINT OF BEGINNING
ALSO KNOWN AS LOT 3 OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31, 2003 UNDER RECORDING NO. 200303315001.
SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

PROJECT SPECIFICATIONS (EXISTING)

SITE DATA:
ASSESSORS/TAX PARCEL NUMBER:
0420264021, 0420264054, 0420264053,
0420351066, 0420351030, 0420351029, 0420351026
PARCEL/SITE SIZE: 10.70 AC
SECTION/TOWNSHIP/RANGE: 26/20/04
DEVELOPMENT JURISDICTION: CITY OF PUYALLUP
SITE ADDRESS: SE CORNER OF SHAW ROAD AND
EAST PIONEER AVE.
ZONING: CG AND MF
DENSITY: N/A
PRESENT USE: STORAGE/OFFICE/VACANT
SENSITIVE AREAS:
WETLANDS: YES
EROSION HAZARD AREAS: NO
LANDSLIDE HAZARD AREAS: NO
COAL MINE HAZARD AREAS: NO
SEISMIC HAZARD AREAS: YES
CREEKS/STREAMS: YES
LAKES: NO

STEEP SLOPES(>10%): NO
VOLCANIC: YES
SHORELINE CLASSIFICATION: N/A
OVERLAY AREAS: YES
IMPERVIOUS AREAS: --- SF/--- ACRES
PERVIOUS AREAS: --- SF/--- ACRES
ADJACENT ZONING:
NORTH: EC
SOUTH: CG, ML, RS-10
EAST: RS-10
WEST: CB, RS-08, PF
EXISTING BUILDING:
SIZE:
YEAR BUILT:
STORIES: 1
COMPOSITION: WOOD & STEEL/METAL FRAME
SANITARY STUB: YES - 8"
WATER SERVICE LINE: YES - 8"

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.

Mark-up Legend

Building Review
Engineering Review
Fire Review
Planning Review
Public Works Review
Traffic Review

P-21-0034
5th Review
(CV Submittal #4)
Dec 2022

PROJECT SPECIFICATIONS (PROPOSED)

PROJECT DATA:
PROJECT NAME: EAST TOWN CROSSING
ABBEY ROAD JOB# 06-171
APPLICANT/AGENT:
NAME: ABBEY ROAD GROUP LAND
DEVELOPMENT SERVICES COMPANY
ADDRESS: P.O. BOX 1224,
PUYALLUP WA 98371
PHONE: (253) 435-3699
OWNER/DEVELOPER:
NAME: EAST TOWN CROSSING LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
ADDRESS: 1001 SHAW ROAD
PUYALLUP WA 98372
PHONE: (253) 845-9544

GRADING:

GRADING DEPTH: TBD
CUT VOLUME: --- CY
FILL VOLUME: --- CY
NET: --- CY (FILL)

LANDSCAPE:

FRONT: N/A
SIDE: 12'30"
REAR: N/A
SIDE STREET: N/A
BUILDING: --- SF
PERIMETER: --- SF
PARKING: --- SF
EXISTING LANDSCAPE (TO REMAIN): N/A

PROPOSED USE/AREA:

MULTI-FAMILY LOT:
- SITE AREA: 361,495 SF/8.29 ACRES, INCLUDES 6.80 ACRES IN OPEN SPACE
- BUILDINGS: 8 MULTI-FAMILY BUILDINGS, 3 STORIES (1 & 2 BEDROOM UNITS), PLUS 1 CLUBHOUSE WITH POOL & MANAGERS UNIT.
- UNIT COUNT: 193
- PARKING COUNT: 410
COMMERCIAL LOT #1:
- SITE AREA: 28,824 SF/0.66 ACRES
- BUILDINGS: 1
- UNIT COUNT: TBD
COMMERCIAL LOT #2:
- SITE AREA: 50,896 SF/1.16 ACRES
- BUILDINGS: 1
- UNIT COUNT: TBD
- PARKING COUNT: 48
ACCESS:
- SHAW ROAD, ACCESS FROM EXISTING TRAFFIC SIGNAL
- PIONEER WAY, ACCESS FROM NEW COMMERCIAL ACCESS

ROADS:

RIGHT OF WAY: PIONEER WAY AND SHAW ROAD
FRONTAGE IMPROVEMENTS: SEE SITE PLAN

PROJECT PHASING

PHASE 1 - START 1 JUNE 2021, 30 MONTHS FOR FULL BUILD OUT. MULTI FAMILY SITE CONSTRUCTION AND BUILDING CONSTRUCTION.
PHASE 2 - START 1 JUNE 2021, 30 MONTHS FOR THE FULL BUILD OUT. COMMERCIAL BUILD OUT.
NOTE: DEPENDING ON THE MARKET, PHASE 1 AND PHASE 2 MAY BE COMBINED.

East Town Crossing

Cover Sheet

Puyallup, WA

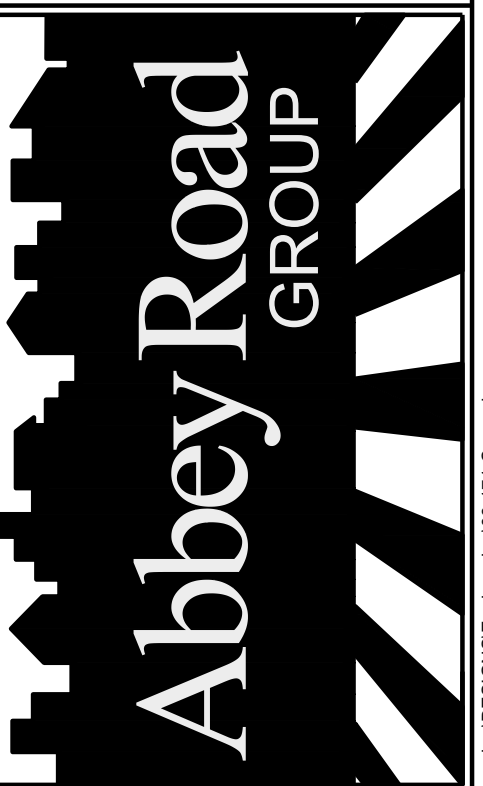
East Town Crossing, LLC.

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



File: T:\PROJECTS\FILES\ACTIVE\06-171-01_East Town Crossing\DESIGN\Engineering\06-171-01_Cover.dwg
Plotted By: Hanson_Janet.mxd
Date: 5/16/2022 1:04:41



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

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

These drawings, plans, specifications and other documents, including those in electronic form, are owned by Abbey Road Group Land Development Services Company, LLC and it retains all common law, statutory and other reserved rights, including copyrights.

These drawings, plans, specifications and other documents cannot be copied, distributed, submitted to others (including governmental agencies and lenders) without the express written consent of Abbey Road Group Land Development Services Company, LLC.

EAST TOWN CROSSING
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.
MASTER LEGEND

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

Master Legend

Puyallup, WA











TITLE:

East Town Crossing, LLC.

FOR:

1001 Shaw Road
Puyallup, WA 98372

CHANNELIZATION

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

CHANNELIZATION

| SYMBOL EXIST. | PROP. | DESCRIPTION |
|------------------|-------|---|
| | | 2-WAY LEFT TURN |
| | | LEFT TURN ARROW |
| | | RIGHT TURN ARROW |
| | | LEFT-STRAIGHT ARROW |
| | | RIGHT-STRAIGHT ARROW |
| o | o | <u>RAISED MARKERS:</u> LANE MARKERS TYPE I |
| □ | ■ | LANE MARKERS TYPE II |
| == | ▬ | CONCRETE BARRIER* |
| ▬ | ▬ | CONCRETE BARRIER TERMINAL END* |

ABBREVIATIONS

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













SIGNALIZATION

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

SIGNALIZATION

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


















SURFACES

| | | |
|---|---|---------------------|
|  |  | ASPHALT |
|  |  | CLEARING LIMITS |
|  |  | CONCRETE |
|  |  | FILTER FABRIC FENCE |
|  |  | INTERCEPTOR SWALE |
|  |  | PARKING COUNT |



















WATER

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

SURVEY

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

UTILITIES

| SYMBOL | | DESCRIPTION |
|---|---|-------------------------|
| EXT | PROP | |
|  |  | GAS METER |
|  |  | GAS VALVE |
|  |  | GAS VENT/BLOW-OFF |
|  | TRAN | PAD MOUNTED TRANSFORMER |
|  | POW V | POWER VAULT |
|  | TRANS TWR | TRANSMISSION TOWER |
|  | PP | UTILITY POLE |
|  | UPA | UTILITY POLE ANCHOR |
|  | TEL R | TELEPHONE RISER |
|  | TEL V | TELEPHONE VAULT |
|  | UT | TELEPHONE BOOTH |
|  | OUT | MISC UTIL BOX |
|  | OUT | MISC UTIL MANHOLE |
|  | CON | CONDUIT |
|  | GUY | GUY POLE |

NOTES: EXISTING UTILITY COLORS CORRESPOND TO COLOR CODE SPECIFIED BY THE UTILITIES UNDERGROUND LOCATION CENTER AS FOLLOWS:

ELECTRIC/POWER - RED (1)
GAS & OIL - YELLOW (2)
PHONE & CATV - ORANGE (30)
WATER - BLUE (5)
SEWER - GREEN (106)

SANITARY/STORM

| SYMBOL EXST | PROP | DESCRIPTION |
|----------------|------|--|
| • | • | SAN. SEWER CLEAN OUT |
| ◯MH | ● | SAN. SEWER MANHOLE |
| ▣C.B. | ■ | STORM DRAIN CATCH BASIN |
| ≡≡≡ | ≡≡≡ | STORM DRAIN • CULVERT |
| ◯MH | ⊙ | MANHOLE STORM DRAIN |
| ⊙DW | ⊙ | STORM DRAIN DRYWELL |
| ▣IN. | ▣ | STORM DRAIN INLET |
| SEPT. | | SEPTIC TANK |
| ▬▬▬ | ▬▬▬ | LOG WEIR |
| ⊙ | ⊙ | STORM DRAINAGE RESTRICTOR/OIL POLLUTION CONTROL DEVICE |


SURFACE FEATURES

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



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.

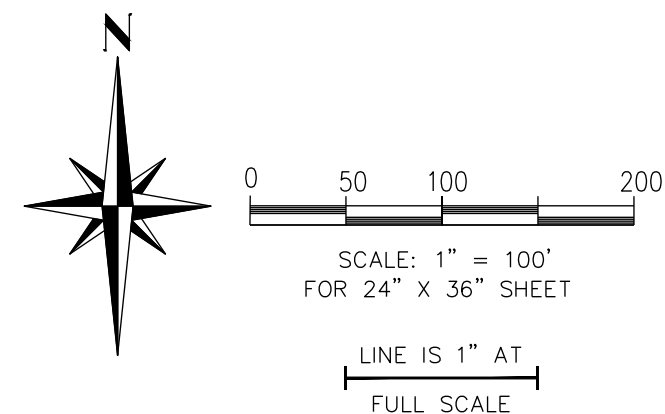
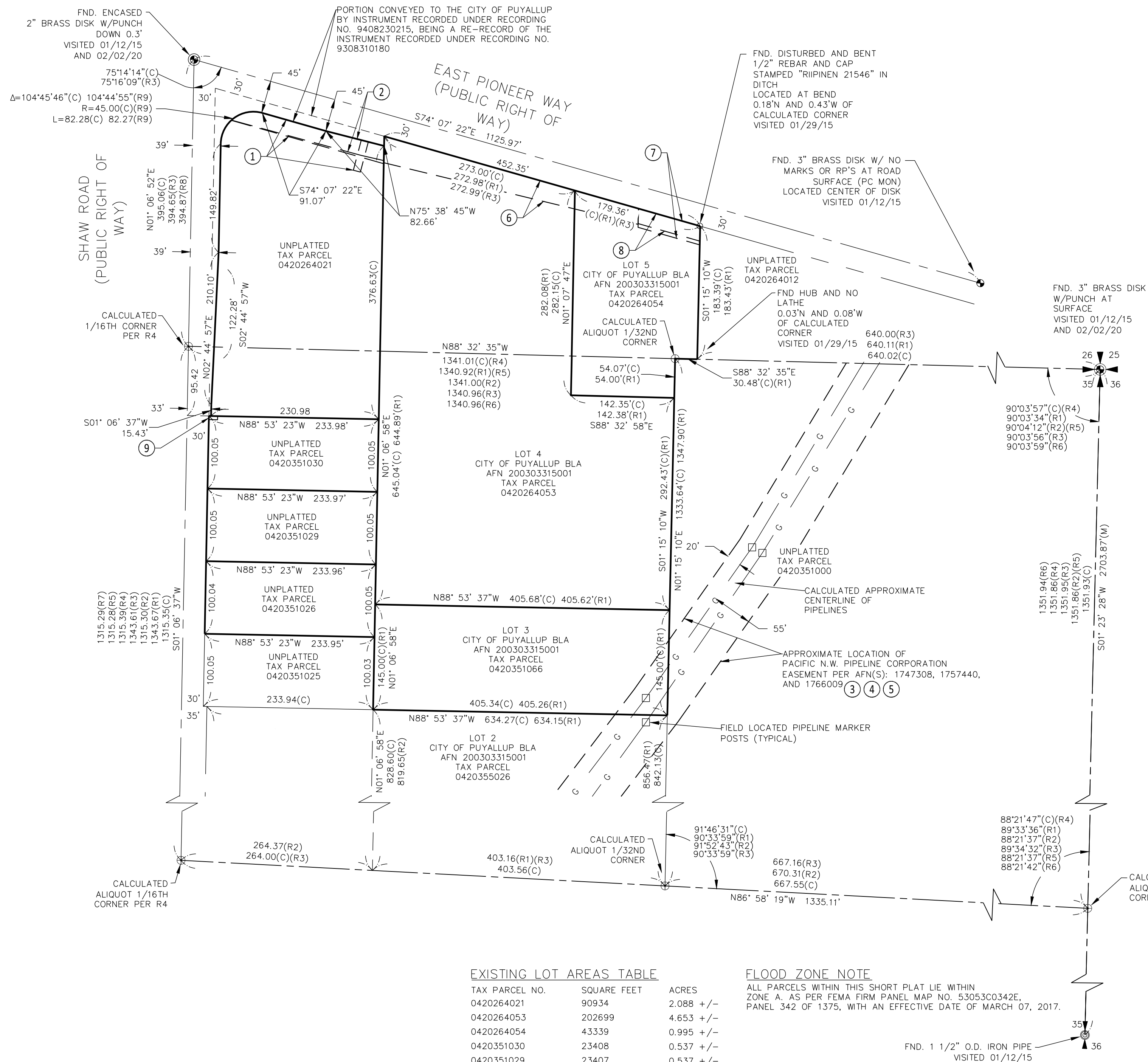
CALL BEFORE YOU DIG (811)
WWW.WASHINGTON811.COM

| | | | | |
|---|------------------|------|-------|------|
| REVISIONS: BY: | CHK: | APR: | DATE: | PER: |
| | | | | |
| | | | | |
| | | | | |
|  | | | | |
| Abbey Road Group Land Development Services Company, LLC | | | | |
| 2102 E MAIN AVE, SUITE 109 PUYALLUP, WA 98372 P.O. Box 1224, Puyallup, WA 98371 (253) 435-3699, Fax (253) 446-3159 | | | | |
| JOB #: 06-171-1 | DESIGNED BY: JMB | | | |
| DEVELOPMENT REVIEW: PRB | | | | |
| APPROVED BY: GH | | | | |
| DRAFTED BY: HPJ | | | | |
| DATE: 05/17/2022 | | | | |
| SHEET: | | | | |

EAST TOWN CROSSING

BOUNDARY AND TOPOGRAPHY SURVEY

A PORTION OF THE SE 1/4 OF THE SE 1/4, SEC. 26,
AND A PORTION OF THE NE 1/4 OF THE NE 1/4, SEC. 35,
ALL SITUATE IN TWP.20 N, RANGE 04 E, WM
CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON



BASIS OF BEARINGS

HELD S 01° 21' 28" W OBSERVED ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SEC. 35, T. 20 N. R. 4 E. BETWEEN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER MONUMENT AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER MONUMENT OF THE SAID SECTION AS SHOWN HEREON.

VERTICAL DATUM

NAVD 88

AS DEFINED BY THE NATIONAL GEODETIC SURVEY (NGS)

PROJECT BENCHMARK

DESIGNATION: 21 010

PID: DL2774

PUBLISHED ELEVATION: 75.70 FEET (NAVD 88)

DESCRIPTION

ENCASED STEEL ROD LOCATED IN EASTERLY GRAVEL SHOULDER AT THE INTERSECTION OF PIONEER WAY AND 134TH AVE E

METHODOLOGY AND EQUIPMENT

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A TOPCON PS 103A 3" TOTAL STATION AND TOPCON GR-3 GPS RECEIVER AND WSRN (WASHINGTON STATE REFERENCE NETWORK) UTILIZING ROVER/NETWORK RTK TECHNIQUES AND TOGETHER WITH TOPCON AT-B2 AUTOLEVEL WITH CLOSED LOOP LEVELING THAT MEETS OR EXCEEDS THOSE STANDARDS IDENTIFIED BY WAC 332-130-090.

REFERENCES

- RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT AFN 200303315001
- PIERCE COUNTY SHORT PLAT AFN 9303010321
- RECORD OF SURVEY AFN 200201315001
- CITY OF PUYALLUP BOUNDARY LINE REVISION 08-84-004 AFN 200808195012
- PIERCE COUNTY LARGE LOT DIVISION AFN 8210040207
- PLAT OF PUYALLUP HIGHLANDS PHASE 1 AFN 200707165007
- RECORD OF SURVEY AFN 2038
- PIONEER CROSSING BINDING SITE PLAN AFN 201210305003
- RE-RECORDED STATUTORY WARRANTY DEED AFN 9408230215

SURVEYORS NOTES

- THE PURPOSE OF THIS SURVEY IS FOR FUTURE DEVELOPMENT OF THE SUBJECT PARCELS.
- DATE OF SURVEY: JANUARY AND FEBRUARY OF 2015, JUNE OF 2016, MARCH AND JULY OF 2019, AND JANUARY OF 2020.
- THE BOUNDARY CORNERS AND ASSOCIATED LINES BETWEEN AS SHOWN ON THIS SHEET REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE CONTOUR INTERVAL AS SHOWN ON SHEET 6 OF X, ARE 2 FOOT INTERVAL, AND WAS GENERATED FROM DIRECT FIELD OBSERVATIONS. THE ACCURACIES OF WHICH MEET THE NATION MAPPING STANDARDS (ONE HALF THE CONTOUR INTERVAL).
- THE UTILITIES SHOWN HEREON ARE BASED UPON SURFACE EVIDENCE FIELD OBSERVATIONS OF THE STORM AND SEWER STRUCTURES AND THE INTERPOLATION BETWEEN SAID STRUCTURES. OTHER UTILITIES SHOWN HEREIN ARE BASED OFF OF RECORD POSITIONS AND HAVE NOT BEEN FIELD VERIFIED BY ABBEY ROAD GROUP AND ARE TO BE TREATED AS APPROXIMATE IN NATURE. UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS SUCH AS FENCES, EXISTING POSSESSION AND/OR OCCUPATION MAY HAVE RIGHTS. DO NOT REMOVE THEM WITHOUT THE OWNERS CONSENT OR LEGAL COUNSEL. THESE OCCUPATIONAL INDICATORS MAY BE AN INDICATION OF UNWRITTEN RIGHTS OF TITLE BY EITHER PEACEFUL SETTLEMENT OR HOSTILE RELATIONS. NO ATTEMPT WAS MADE TO VERIFY OR RESOLVE IF AN UNWRITTEN RIGHT HAS BEEN EXTINGUISHED FROM ANY PART OF THE WRITTEN TITLE SHOWN BY THIS SURVEY. ANY CLAIMANT SHOULD CONSULT AN ATTORNEY CONCERNING THE BURDEN OF PROOF TO PERFECT AN UNWRITTEN RIGHT AND OBTAIN A WRITTEN TITLE.

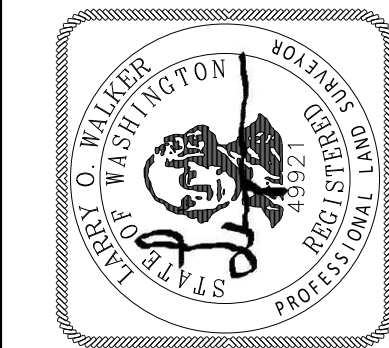
LEGEND

- (M) MEASURED
- (C) CALCULATED
- (RX) SEE REFERENCED DOCUMENTS ABOVE
- FOUND MONUMENT AS NOTED
- CALCULATED MONUMENT AS NOTED
- EASEMENT AS CONTAINED WITHIN TITLE REPORT, PLEASE SEE SHEET 3 OF 8 FOR FURTHER INFORMATION
- SECTIONAL SUBDIVISIONAL LINE
- RIGHT OF WAY CENTERLINE
- RIGHT OF WAY MARGIN
- SUBJECT PARCELS DEED LINE
- EASEMENT LINE AS NOTED

East Town Crossing
Boundary and
Topography Survey

Ash
Development, LLC

P.O. Box 280
Puyallup, Washington 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 # 06-171-01

DESIGNED BY:

DEVELOPMENT REVIEW/NA

APPROVED BY: L. WALKER

DRAFTED BY: L. WALKER

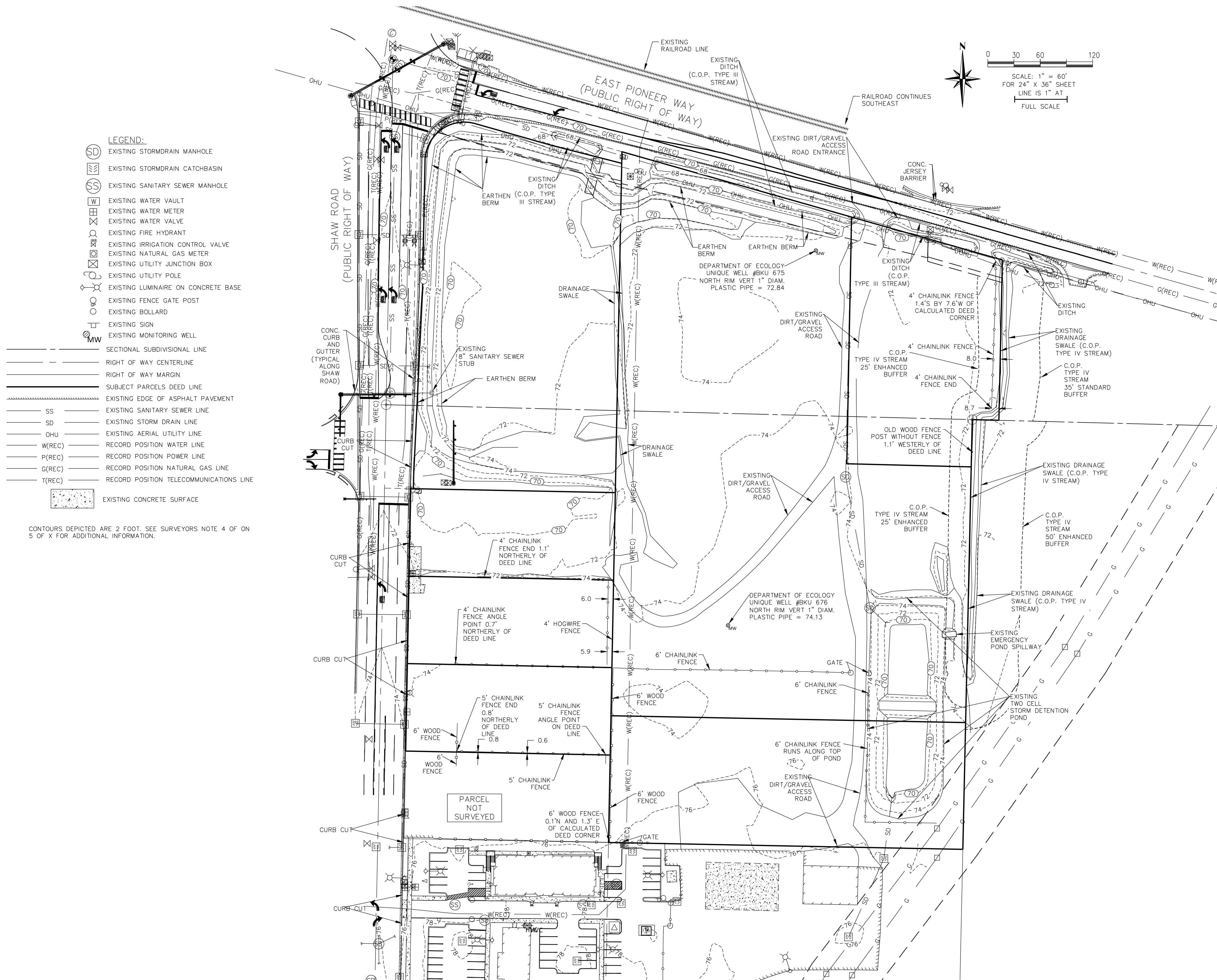
DATE: 05/17/2022

SHEET:

EAST TOWN CROSSING

BOUNDARY AND TOPOGRAPHY SURVEY

A PORTION OF THE SE 1/4 OF THE SE 1/4 , SEC. 26,
AND A PORTION OF THE NE 1/4 OF THE NE 1/4, SEC. 35,
ALL SITUATE IN TWP.20 N, RANGE 04 E, WM
CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON



East Town Crossing
Boundary and
Topography Survey

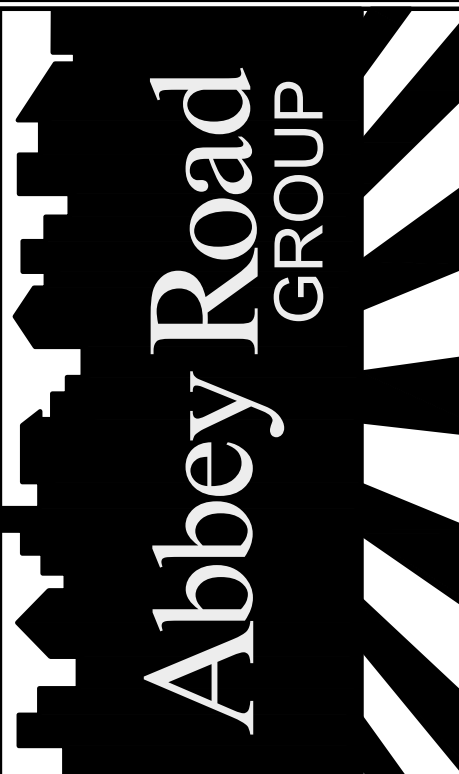
Ash
Development, LLC

P.O. Box 280
Puyallup, Washington 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 # 06-171-01

DESIGNED BY:

DEVELOPMENT REVIEW: N/A

APPROVED BY: L. WALKER

DRAFTED BY: L. WALKER

DATE: 05/17/2022

SHEET:

© 2022 Abbey Road Group Land Development Services Company, LLC, Puyallup, WA All rights reserved.

These drawings, plans, specifications and other documents, including those in electronic form, are owned by Abbey Road Group Land Development Services Company, LLC and it retains all common law, statutory and other reserved rights, including copyrights.

These drawings, plans, specifications and other documents cannot be copied, distributed, submitted to others (including governmental agencies and lenders) without the express written consent of Abbey Road Group Land Development Services Company, LLC.

EAST TOWN CROSSING
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.
SITE PLAN

Revise site plan and frontage per review comments on the following civil sheets.
(Prelim. Civil Dwg Part 1, Site 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

Site Plan

Puyallup, WA

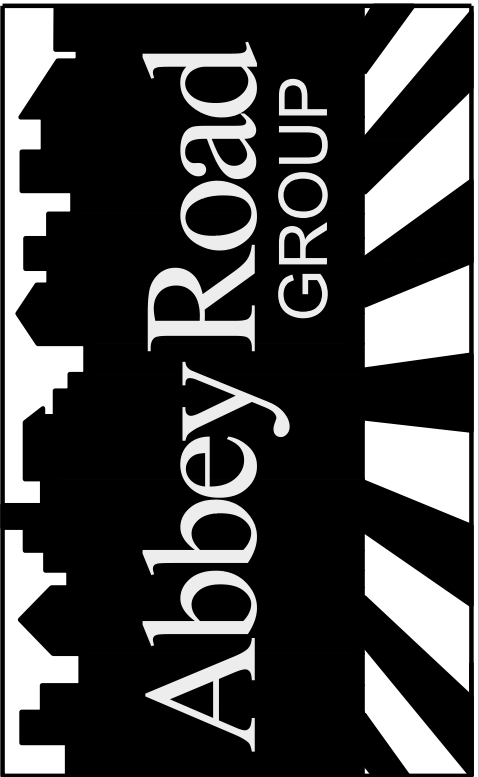
TITLE:

FOR: East Town Crossing, LLC.

1001 Shaw Road
Puyallup, WA 98372

Abbey Road Group
Land Development
Services Company, LLC

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



REVISIONS:

BY: CHK: APR: DATE: PER:

JOB #: 06-171-1

DESIGNED BY: JMB

DEVELOPMENT REVIEW: PRB

APPROVED BY: GH

DRAFTED BY: HPU

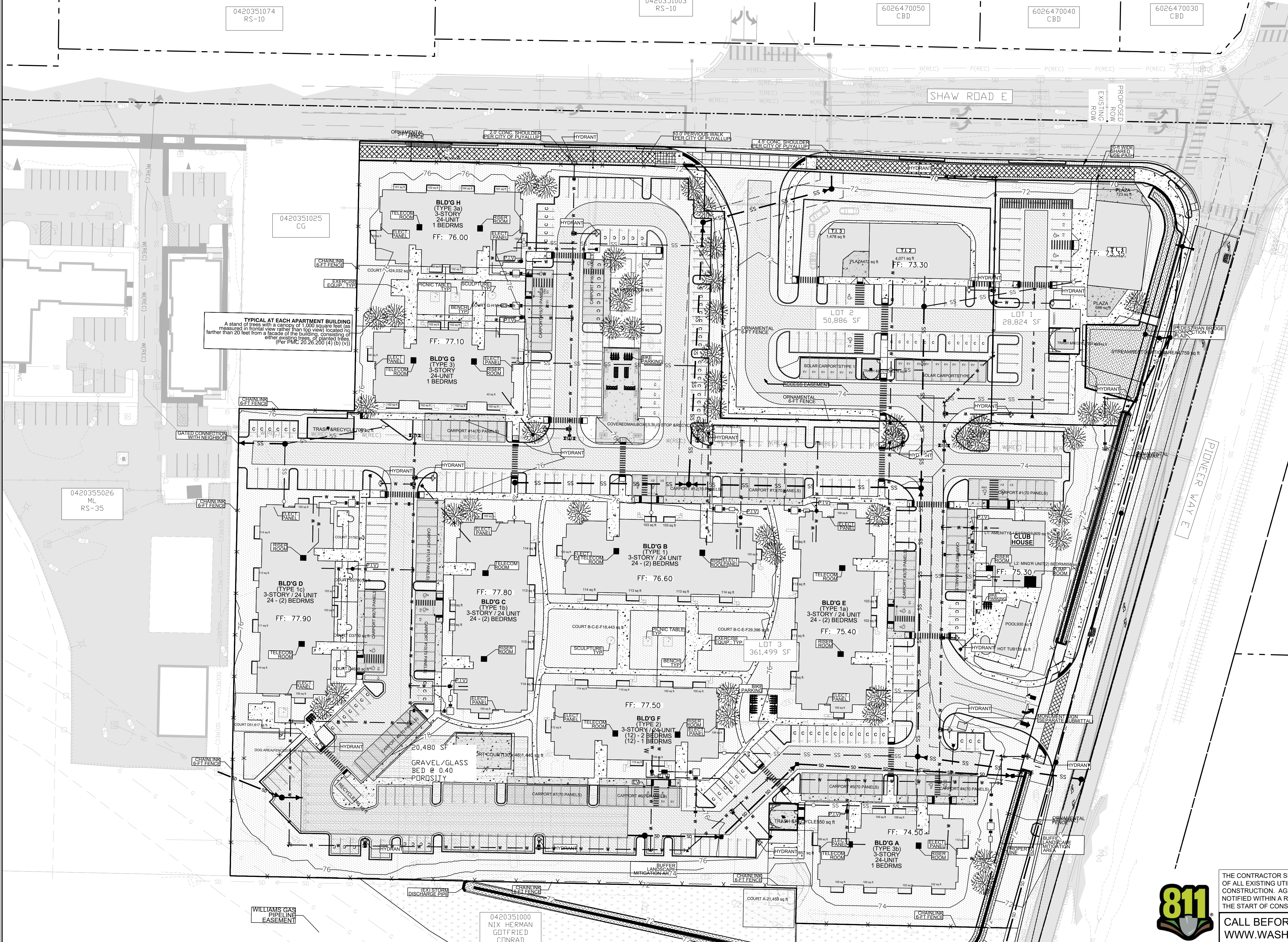
DATE: 05/17/2022

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.

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



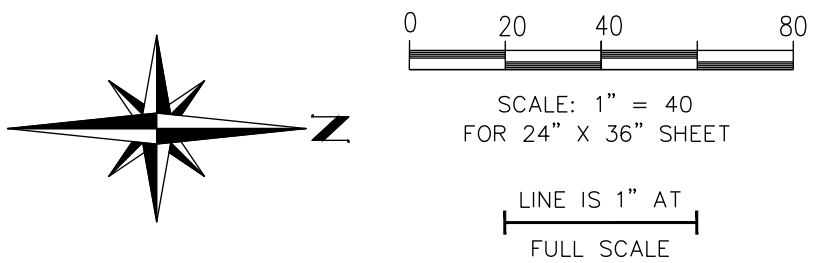
© 2022 Abbey Road Group Land Development Services Company, LLC, Puyallup, WA All rights reserved.

These drawings, plans, specifications and other documents, including those in electronic form, are owned by Abbey Road Group Land Development Services Company, LLC and it retains all common law, statutory and other reserved rights, including copyrights.

These drawings, plans, specifications and other documents cannot be copied, distributed, submitted to others (including governmental agencies and lenders) without the express written consent of Abbey Road Group Land Development Services Company, LLC.

EAST TOWN CROSSING
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.
TESC PLAN

To be finalized at civil application.
[Prelim. Civil Dwg Part 1; TESC Plan; Pg 6 of 15]



APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

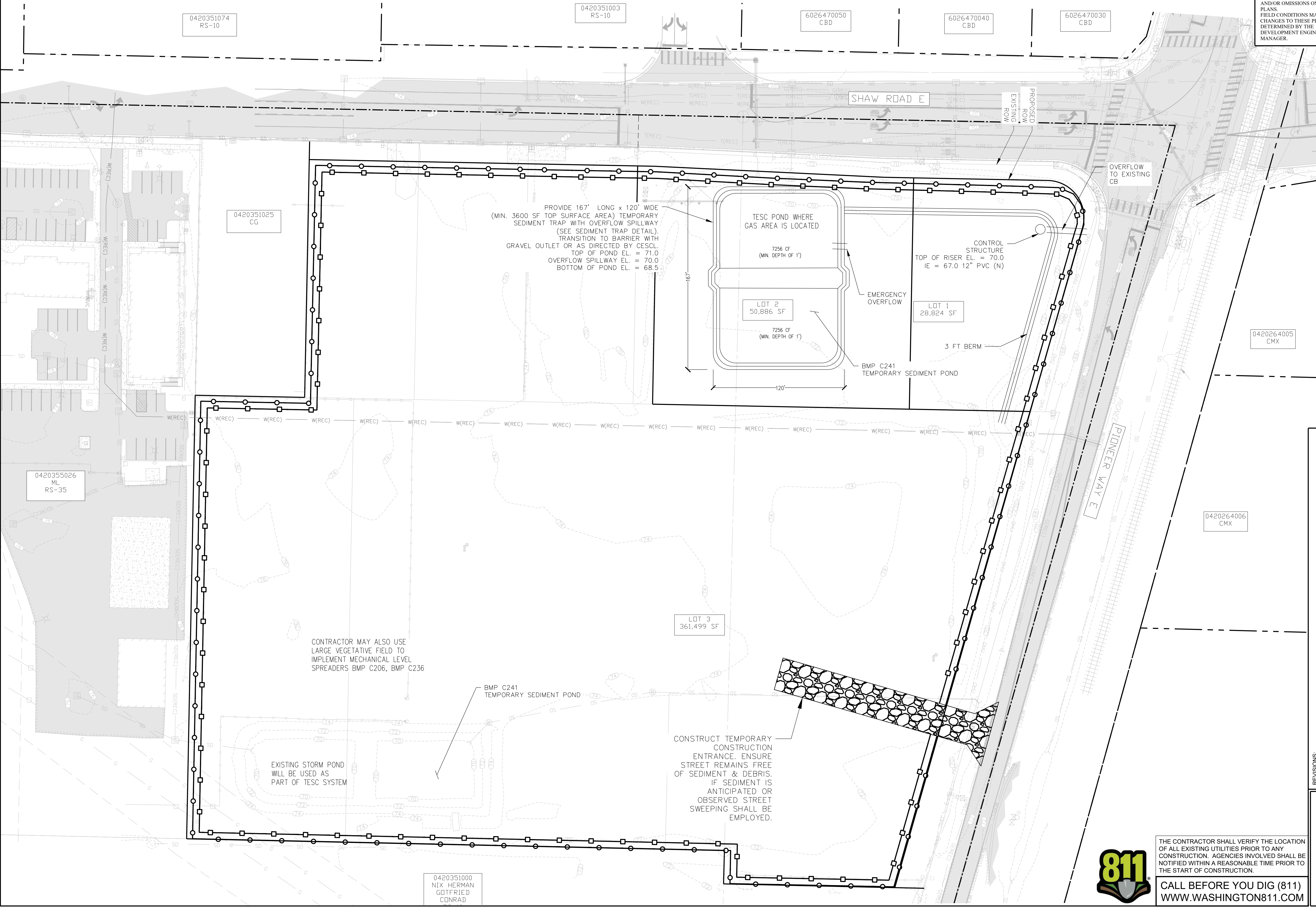
DATE _____

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.

TITLE: East Town Crossing
TESC Plan

FOR: East Town Crossing, LLC.

1001 Shaw Road
Puyallup, WA 98372



| REVISIONS: | | | |
|------------|------|------|------|
| BY: | CHK: | APR: | 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

Abbey Road GROUP

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

811

File: T:\PROJECTS\FILES\ACTIVE\06-171-01, East Town Crossing\DESIGN\Engineering\05-17 TESC.dwg
Plotted by: Hanson, Jambornick
Purser: 5/16/2022 10:17 AM

EAST TOWN CROSSING

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

TESC 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

TESC Notes & Details

Puyallup, WA

TITLE:

East Town Crossing, LLC.

FOR:

1001 Shaw Road
Puyallup, WA 98372

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. REPRESENTATIVES OF INVOLVED UTILITIES AND THE CITY OF PUYALLUP. CONTACT THE ENGINEERING SERVICES TO SCHEDULE THE MEETING (253-841-5568). THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN 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").
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 AND THE CITY 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 THAT REQUIRES REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN ON THE PLANS OR AS AFFECTED BY CONSTRUCTION, PER CITY STANDARD DETAILS.
10. POWER, STREET LIGHT, CABLE, AND TELEPHONE LINES SHALL BE IN A TRENCH LOCATED WITHIN A 10-FOOT UTILITY EASEMENT ADJACENT TO PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY CROSSINGS SHALL HAVE A MINIMUM HORIZONTAL SEPARATION FROM OTHER UTILITIES (SEWER, WATER, STORM) OF 5 FEET.
11. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER.
12. DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
13. CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
14. A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION CONTACT THE DEPARTMENT OF ECOLOGY AT (360)407-6300.
15. ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.
16. NO SURVEY MONUMENT SHALL BE REMOVED OR DESTROYED (THE PHYSICAL DISTURBANCE OR COVERING OF A MONUMENT SUCH THAT THE SURVEY POINT IS NO LONGER VISIBLE OR READILY ACCESSIBLE) BEFORE A PERMIT IS OBTAINED FROM THE DEPARTMENT OF NATURAL RESOURCES (DNR). WAC 332-120-030(2) STATES "IT SHALL BE THE RESPONSIBILITY OF <THOSE> PERFORMING CONSTRUCTION WORK OR OTHER ACTIVITY (INCLUDING ROAD AND STREET RESURFACING PROJECTS TO ADEQUATELY SEARCH THE RECORDS AND THE PHYSICAL AREA OF THE PROPOSED CONSTRUCTION WORK OR OTHER ACTIVITY FOR THE PURPOSE OF LOCATING AND REFERENCING ANY KNOWN OR EXISTING SURVEY MONUMENTS" CONSTRUCTION SHALL NOT COMMENCE UNTIL WAC OUTLINED IN CHAPTER 332-120 IS COMPLIED WITH. SURVEY MONUMENTS SUBJECT TO WAC 332-120-030(2) INCLUDE LOCAL CONTROL POINTS AND LAND BOUNDARY SURVEY CORNERS.
17. EXPOSED SOILS WITH AN AREA GREATER THAN 5,000 SQUARE FEET THAT ARE SCHEDULED TO REMAIN UNWORKED FOR MORE THAN 24 HOURS AND EXPOSED AREAS OF LESS THAN 5,000 SQUARE FEET THAT WILL REMAIN UNWORKED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED IMMEDIATELY.

GRADING, EROSION, AND SEDIMENTATION CONTROL NOTES

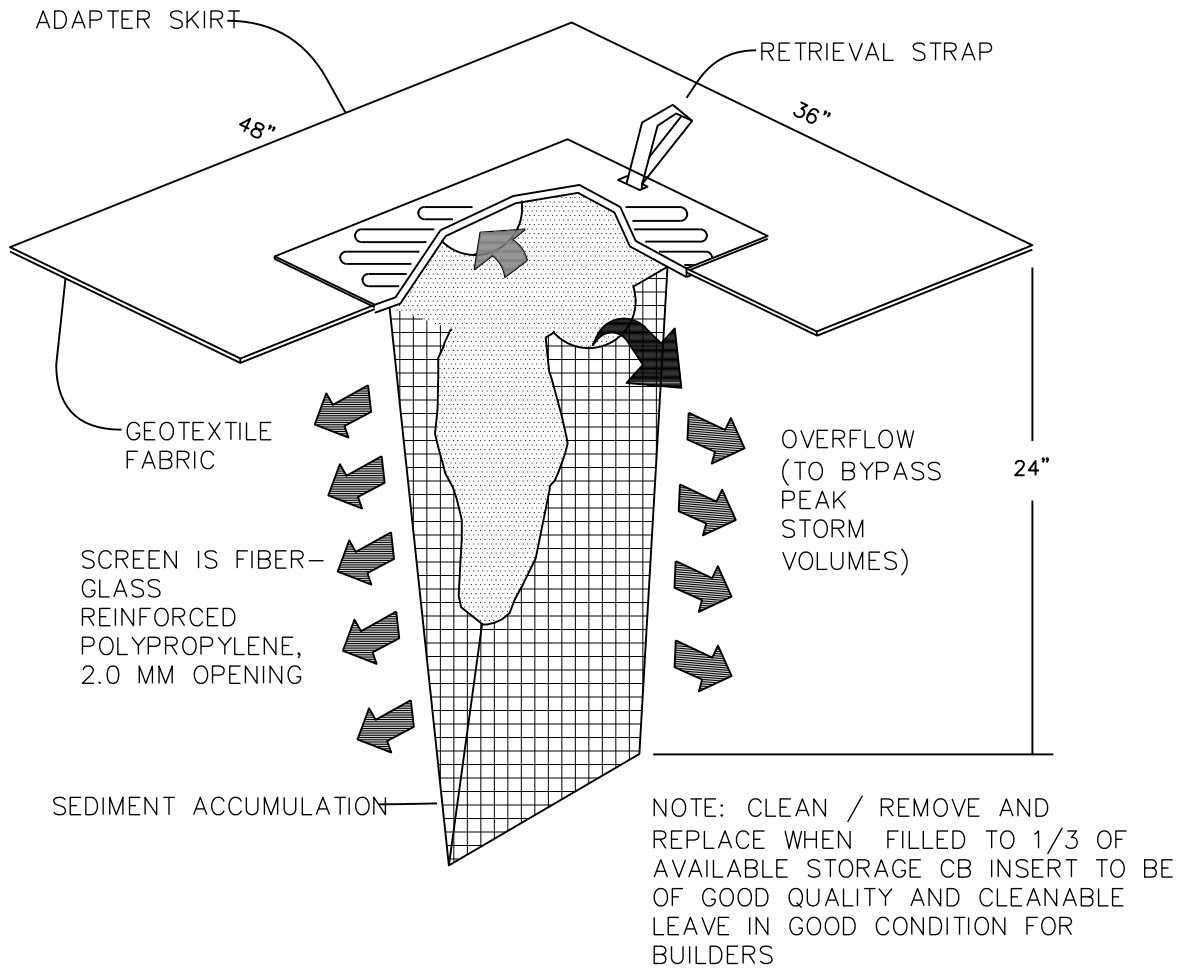
1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF PUYALLUP. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT THE DEVELOPMENT SERVICES CENTER TO BE ATTENDED BY ALL CONTRACTORS THAT WILL PERFORM WORK SHOWN ON THE ENGINEERING PLANS, REPRESENTATIVES 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").
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 AND THE CITY ENGINEER 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 HOURS IN ADVANCE. THE OWNER AND HIS/HER ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
8. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
9. THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS OCCUR, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
10. APPROVAL OF THESE PLANS IS FOR GRADING, TEMPORARY DRAINAGE, EROSION AND SEDIMENTATION CONTROL ONLY. IT DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STORM DRAINAGE DESIGN, SIZE OR LOCATION OF PIPES, RESTRICTORS, CHANNELS, OR RETENTION FACILITIES.
11. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
12. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
13. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.

SEDIMENTATION NOTES:

1. AT ANY TIME DURING CONSTRUCTION IT IS DETERMINED BY THE CITY THAT MUD AND DEBRIS ARE BEING TRACKED ONTO PUBLIC STREETS WITH INSUFFICIENT CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL THIS CONDITION IS CORRECTED. THE CONTRACTOR AND/OR THE OWNER SHALL IMMEDIATELY TAKE ALL STEPS NECESSARY TO PREVENT FUTURE TRACKING OF MUD AND DEBRIS INTO THE PUBLIC ROW, WHICH MAY INCLUDE THE INSTALLATION OF A WHEEL WASH FACILITY ON SITE.
2. SEDIMENT-LADEN RUNOFF SHALL NOT BE ALLOWED TO DISCHARGE BEYOND THE CONSTRUCTION LIMITS IN ACCORDANCE WITH THE PROJECT'S NPDES CONSTRUCTION STORMWATER GENERAL PERMIT. CONTRACTOR SHALL DESIGNATE A WASHINGTON DEPT. OF ECOLOGY CERTIFIED EROSION AND SEDIMENT CONTROL LEADPERSON, AND SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR THE PROJECT.
4. CONSTRUCTION SWPPP AND NPDES CONSTRUCTION STORMWATER GENERAL PERMIT SHALL BE KEPT ON-SITE AT ALL TIMES.

INSPECTION SCHEDULE

1. CONSTRUCTION ENTRANCE DAILY: SWEEP & CLEAN PUBLIC ROAD, AS NECESSARY TO KEEP CLEAN OF TRUCKED SOIL.
2. SILT FENCE: WEEKLY & AFTER HEAVY RAINS
3. INTERCEPTOR SWALES: WEEKLY & AFTER HEAVY RAINS
4. PONDS: WEEKLY & AFTER HEAVY RAINS
5. PAVED ROAD: SWEEP MONTHLY TO REMOVE SEDIMENTS WHEN 1" DEEP
6. INLET PROTECTION: WEEKLY & AFTER HEAVY RAINS.
7. POND: INSPECT MONTHLY. REMOVE SEDIMENTS WHEN 3" DEEP. SEDIMENTS TO BE REMOVED WITH BACKHOE OR AS CONTRACTOR DETERMINES WITH APPROVAL OF PROJECT ENGINEER.



DETAIL CBI-1
CATCH BASIN INSERT FOR TRASH & DEBRIS

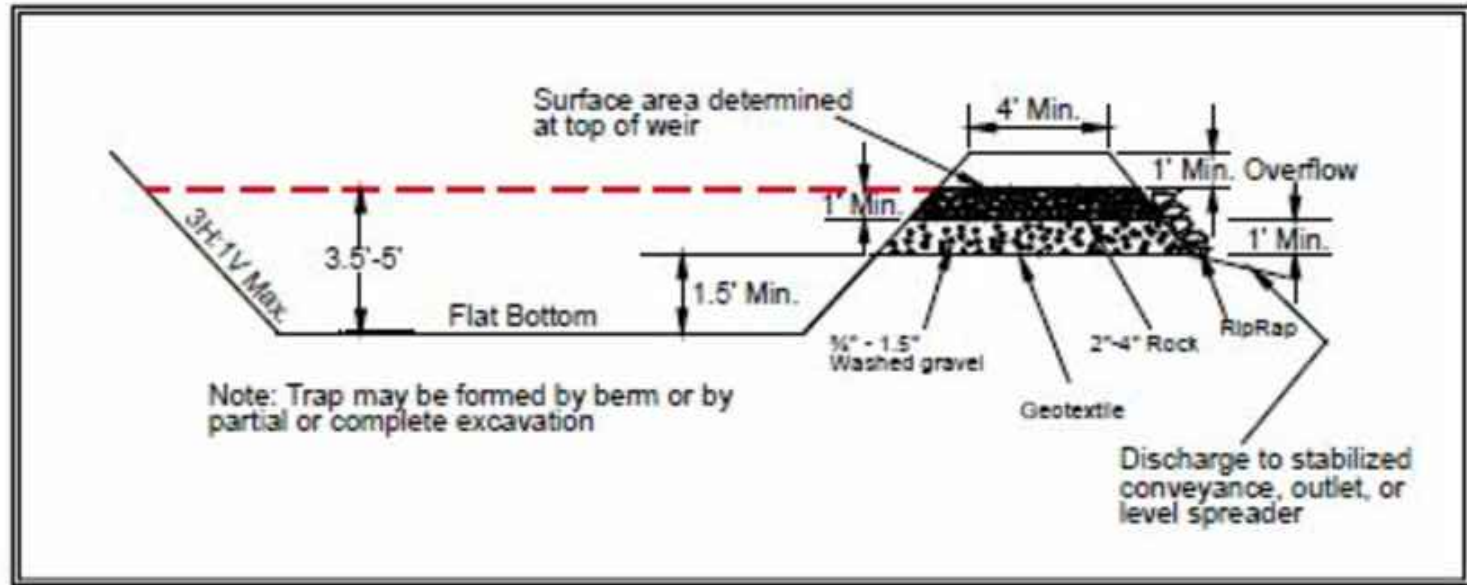


Figure 4.2.16 – Cross Section of Sediment Trap

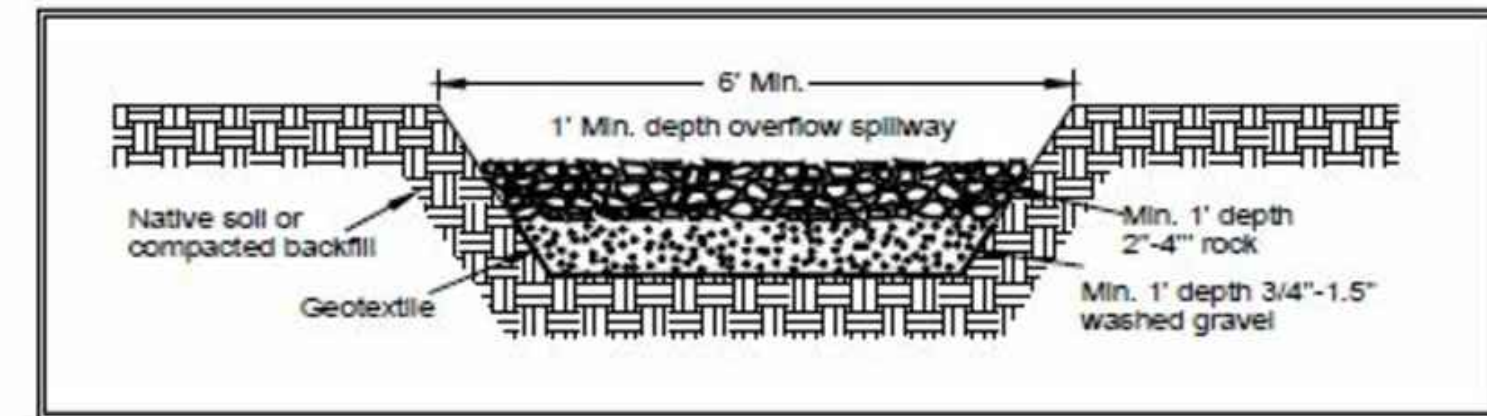
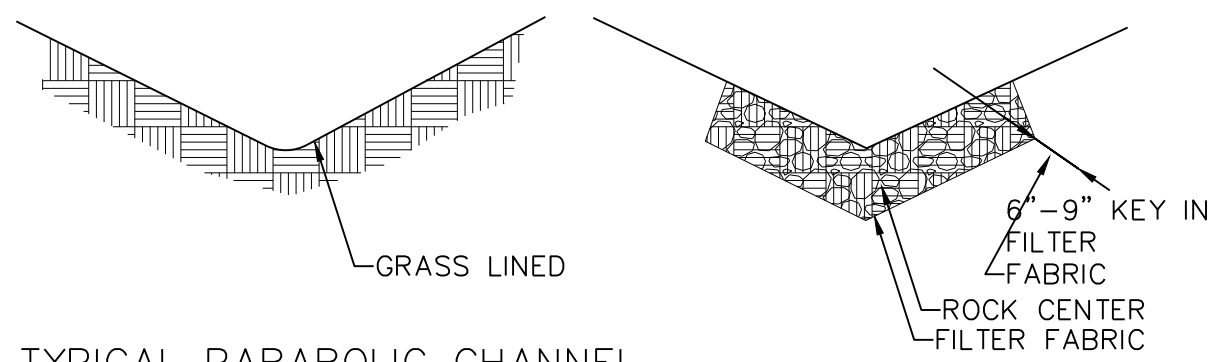


Figure 4.2.17 – Sediment Trap Outlet

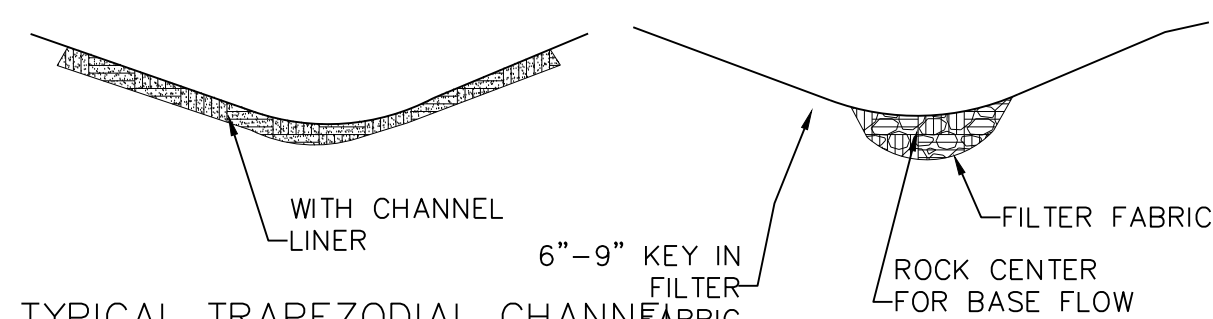
SEDIMENT TRAP DETAIL
N.T.S.

- To aid in determining sediment depth, all sediment traps shall have a staff gauge with a prominent mark 1-foot above the bottom of the trap.
- Sediment traps may not be feasible on utility projects due to the limited work space or the short-term nature of the work. Portable tanks may be used in place of sediment traps for utility projects.
- Sediment shall be removed from the trap when it reaches 1-foot in depth.
- Any damage to the pond embankments or slopes shall be repaired.

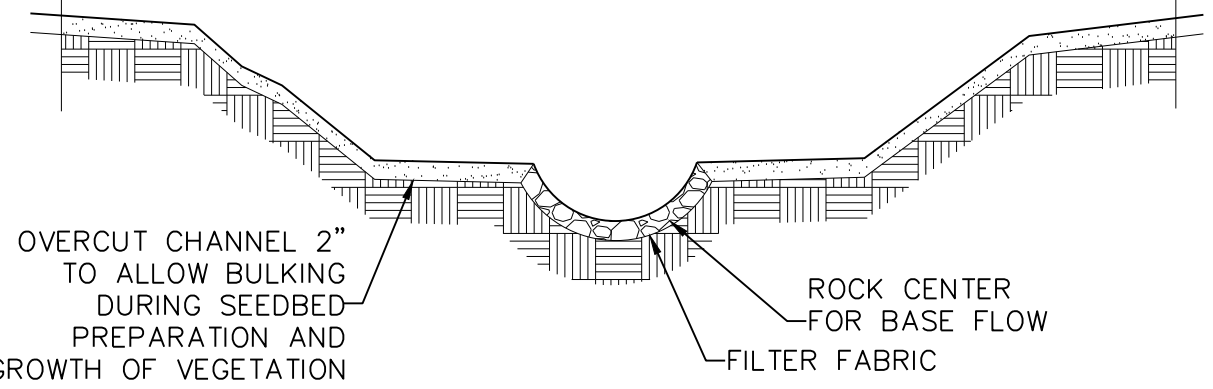
TYPICAL V-SHAPED CHANNEL CROSS-SECTION



TYPICAL PARABOLIC CHANNEL CROSS-SECTION



TYPICAL TRAPEZODIAL CHANNEL CROSS-SECTION




TYPICAL GRASS LINED CHANNELS



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

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



Abbey Road
GROUP

Abbey Road Group
Land Development
Services Company, LLC

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

© 2022 Abbey Road Group Land Development Services Company, LLC, Puyallup, WA All rights reserved.

These drawings, plans, specifications and other documents, including those in electronic form, are owned by Abbey Road Group Land Development Services Company, LLC and it retains all common law, statutory and other reserved rights, including copyrights.

These drawings, plans, specifications and other documents cannot be copied, distributed, submitted to others (including governmental agencies and lenders) without the express written consent of Abbey Road Group Land Development Services Company, LLC.

EAST TOWN CROSSING
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.
GRADING MASTER PLAN

At time of civil application, emphasize the grading aspects of the project and minimize the other backgrounds (buildings, utilities, amenities, etc) for legibility.
[Prelim. Civil Dwg Part 1: Grading Master Plan; Pg 9 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.

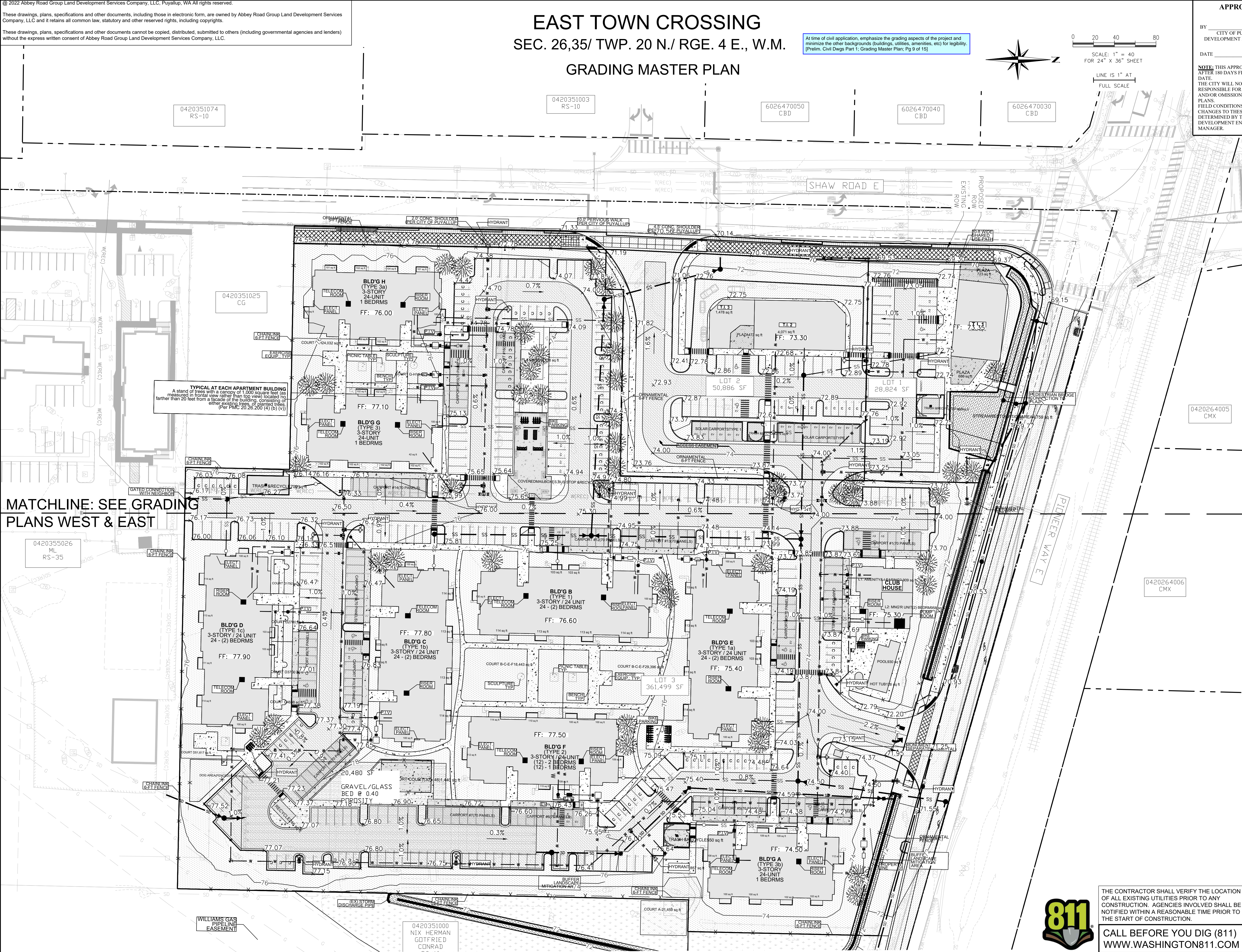
East Town Crossing
Grading Master Plan
Puyallup, WA

TITLE:

FOR: East Town Crossing, LLC.

1001 Shaw Road
Puyallup, WA 98372

MATCHLINE: SEE GRADING
PLANS WEST & EAST



| | | | | |
|------------|------|------|-------|------|
| REVISIONS: | | | | |
| BY: | CHK: | APR: | DATE: | PER: |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |



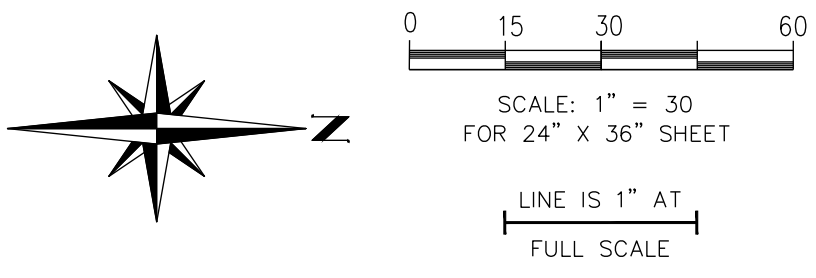
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

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

© 2022 Abbey Road Group Land Development Services Company, LLC, Puyallup, WA All rights reserved.
These drawings, plans, specifications and other documents, including those in electronic form, are owned by Abbey Road Group Land Development Services Company, LLC and it retains all common law, statutory and other reserved rights, including copyrights.
These drawings, plans, specifications and other documents cannot be copied, distributed, submitted to others (including governmental agencies and lenders) without the express written consent of Abbey Road Group Land Development Services Company, LLC.

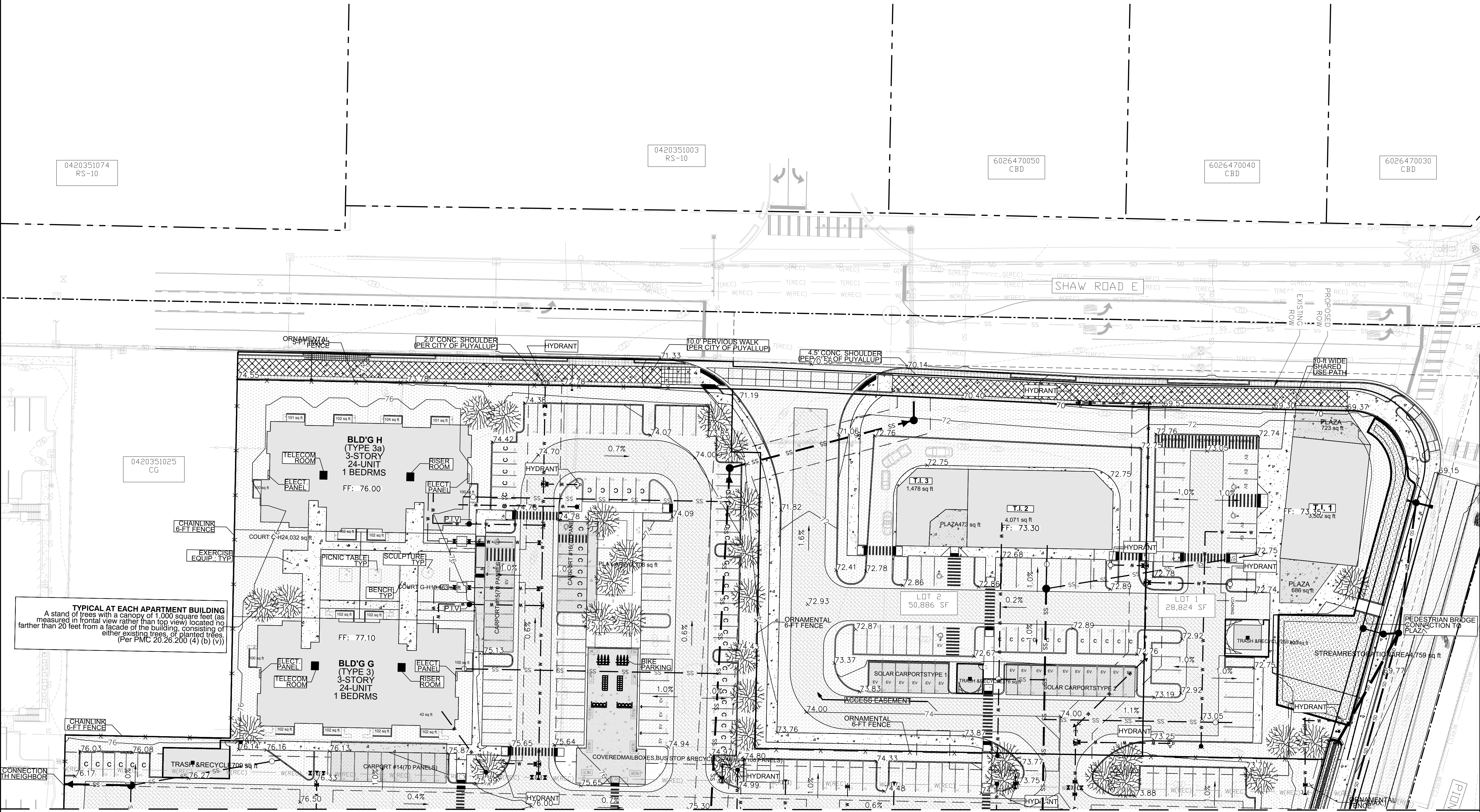
EAST TOWN CROSSING
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.
GRADING PLAN WEST

At time of civil application, emphasize the grading aspects of the project and minimize the other backgrounds (buildings, utilities, amenities, etc) for legibility.
[Prelim. Civil Dwg Part 1; Grading Plan West; Pg 10 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.

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



MATCHLINE: SEE GRADING PLAN EAST



THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.
CALL BEFORE YOU DIG (811)
WWW.WASHINGTON811.COM

| | | | | |
|-------------------------|-----|-----|------|-----|
| REVISIONS: | CHK | APR | DATE | PER |
| BY: | | | | |
| DESIGNED BY: JMB | | | | |
| DEVELOPMENT REVIEW: PRB | | | | |
| APPROVED BY: GH | | | | |
| DRAFTED BY: HPU | | | | |
| DATE: 05/17/2022 | | | | |
| SHEET: | | | | |

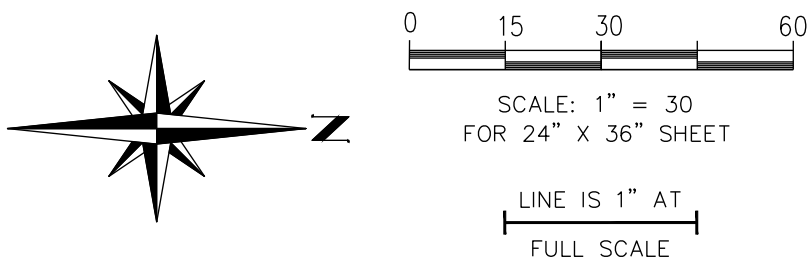
Abbey Road Group
Land Development
Services Company, LLC
2102 E MAIN AVE, SUITE 109
PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159

Abbey Road GROUP

© 2022 Abbey Road Group Land Development Services Company, LLC, Puyallup, WA. All rights reserved.
These drawings, plans, specifications and other documents, including those in electronic form, are owned by Abbey Road Group Land Development Services Company, LLC and it retains all common law, statutory and other reserved rights, including copyrights.
These drawings, plans, specifications and other documents cannot be copied, distributed, submitted to others (including governmental agencies and lenders) without the express written consent of Abbey Road Group Land Development Services Company, LLC.

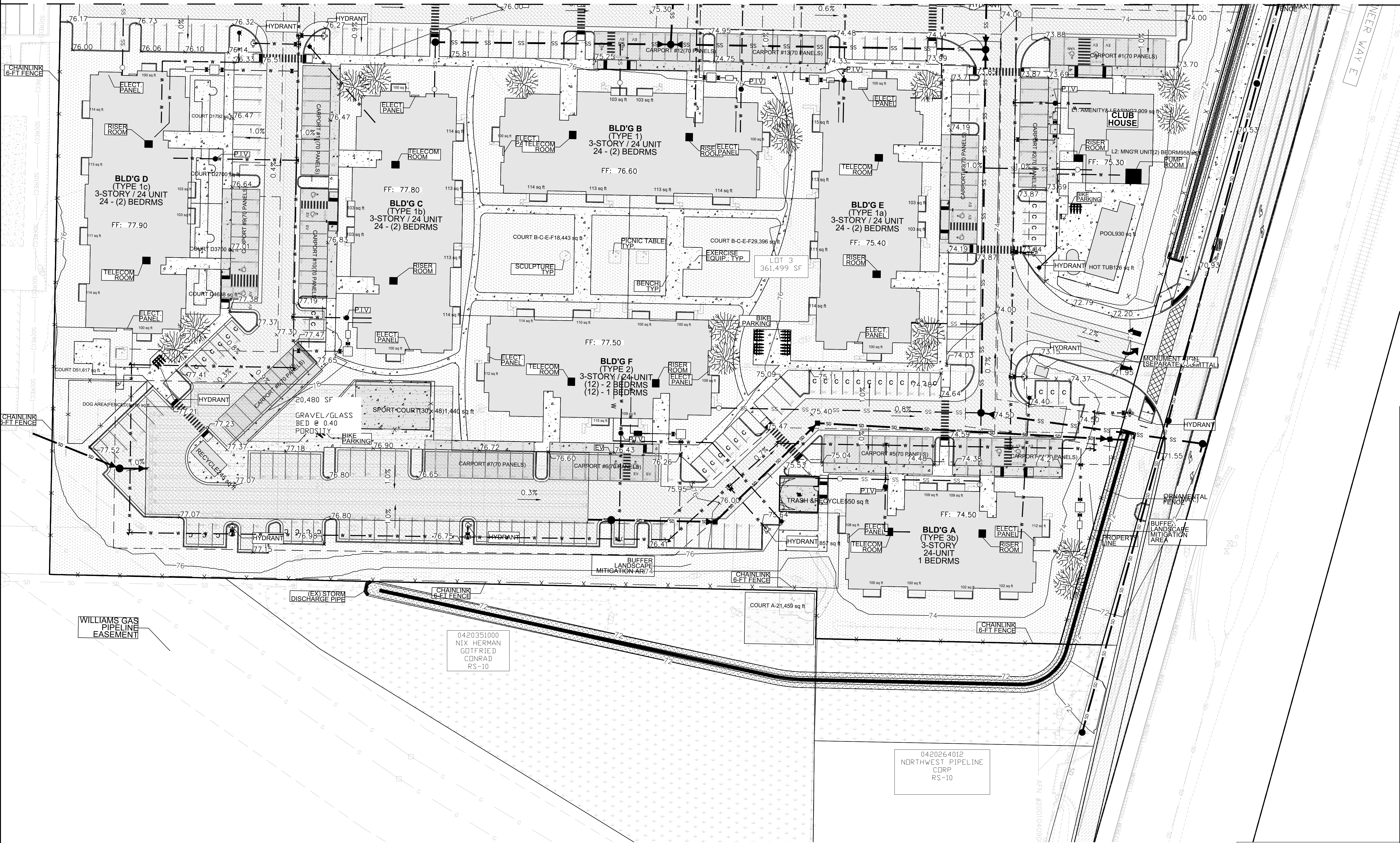
EAST TOWN CROSSING
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.
GRADING PLAN EAST

At time of civil application, emphasize the grading aspects of the project and minimize the other backgrounds (buildings, utilities, etc) for legibility.
[Prelim. Civil Dwg Part 1: Grading Plan East; Pg 11 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.

MATCHLINE: SEE GRADING PLAN WEST

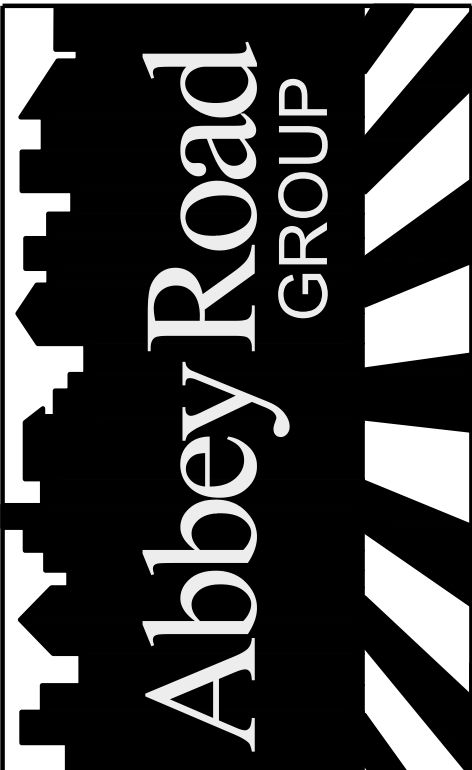


East Town Crossing
Grading Plan East
Puyallup, WA

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

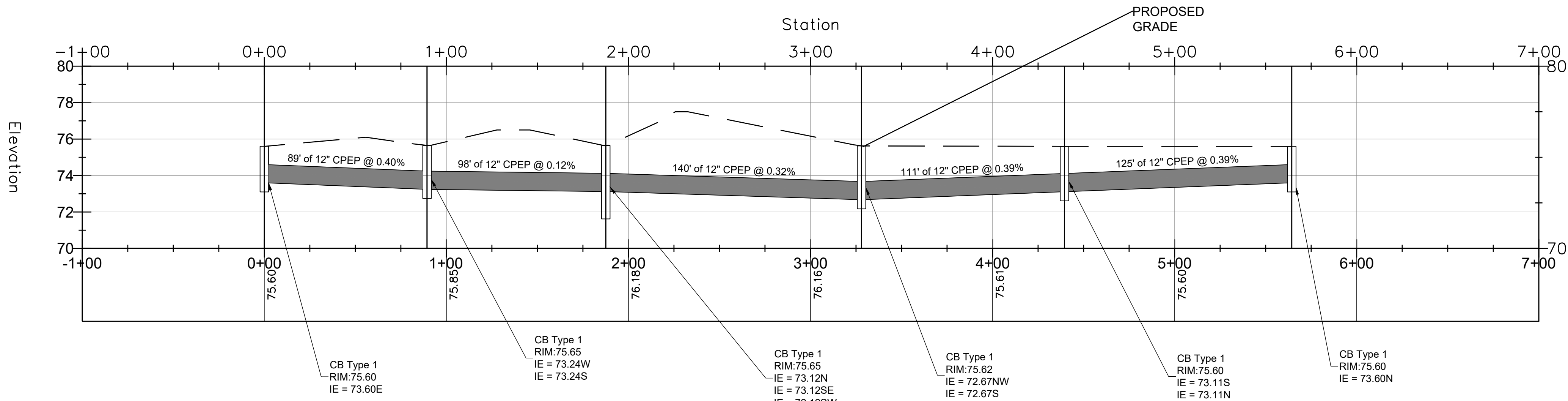


THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.
CALL BEFORE YOU DIG (811)
WWW.WASHINGTON811.COM

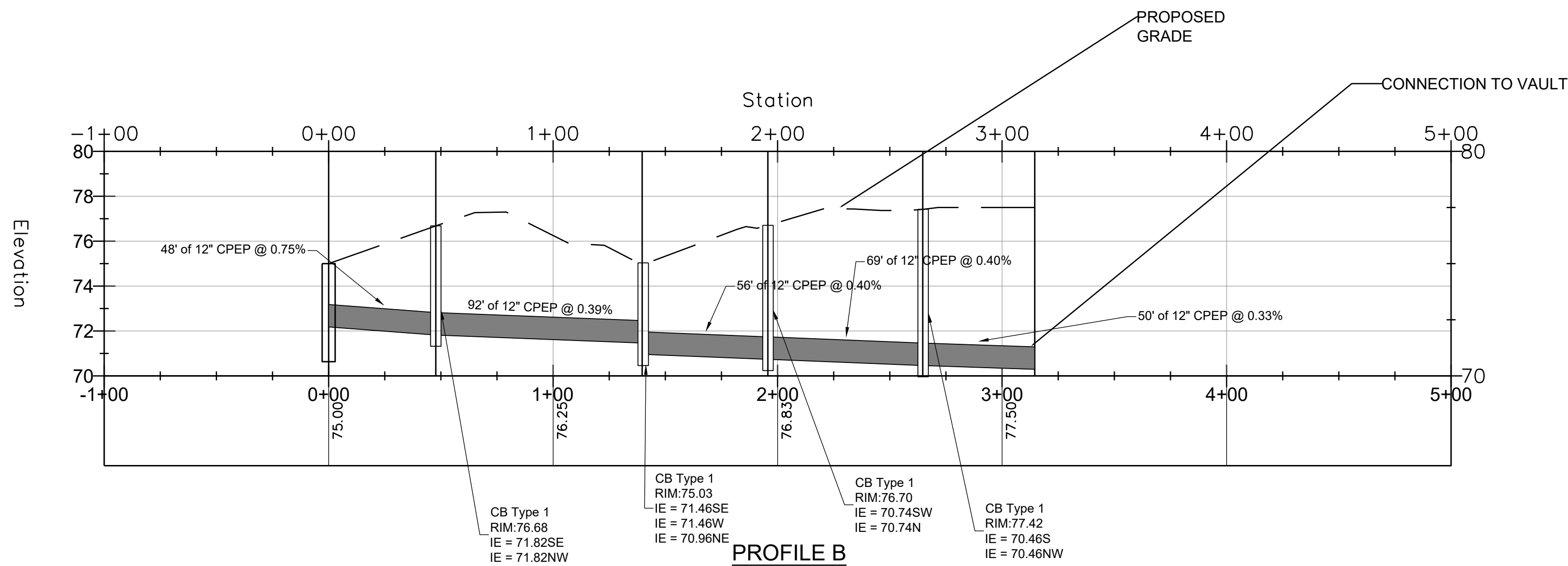
EAST TOWN CROSSING

PIPE PROFILES 1

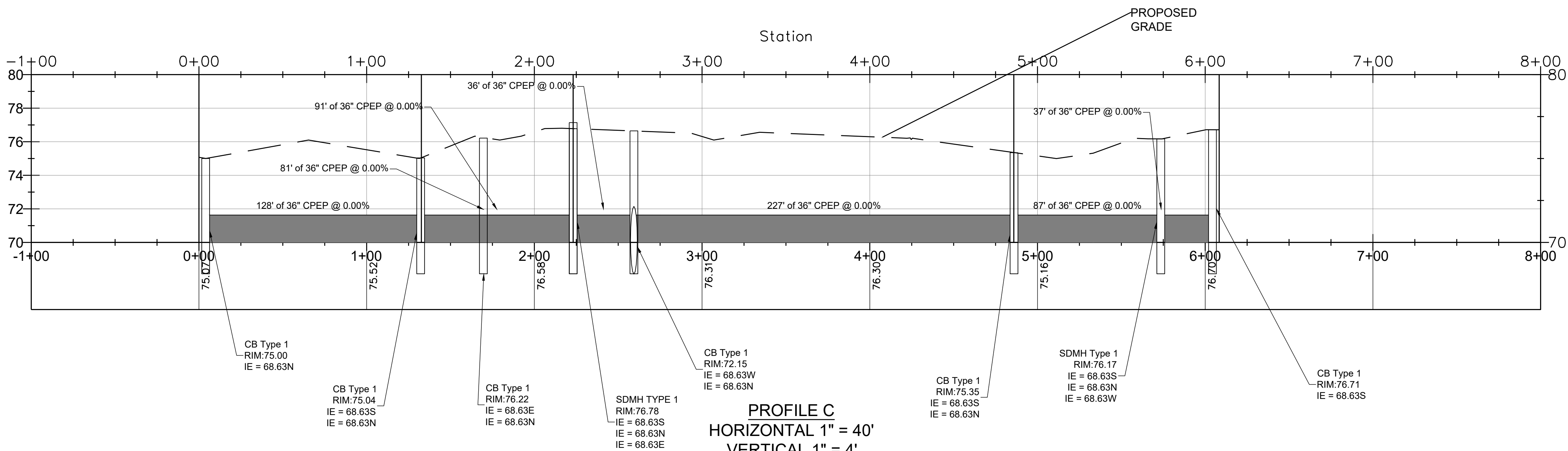
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



PROFILE A
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



PROFILE B
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



PROFILE C
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'

Sheet duplicated on Pg 15 of 15 of Part 1 Civils.
[Prelim. Civil Dwg Part 1, Storm Plan, Pg 12 of 15]

To be finalized at civil application.
[Prelim. Civil Dwg Part 1, Storm Plan, Pg 12 of 15]



| DESCRIPTION | DATE | NUM | DESIGNED | SCALE |
|-------------|------|-----|------------|----------|
| | | | J. MCINNIS | |
| | | | DRAWN | CHECKED |
| | | | W. MCINNIS | CHCK |
| | | | DATE | APPROVED |
| | | | 11/22/22 | APRD |

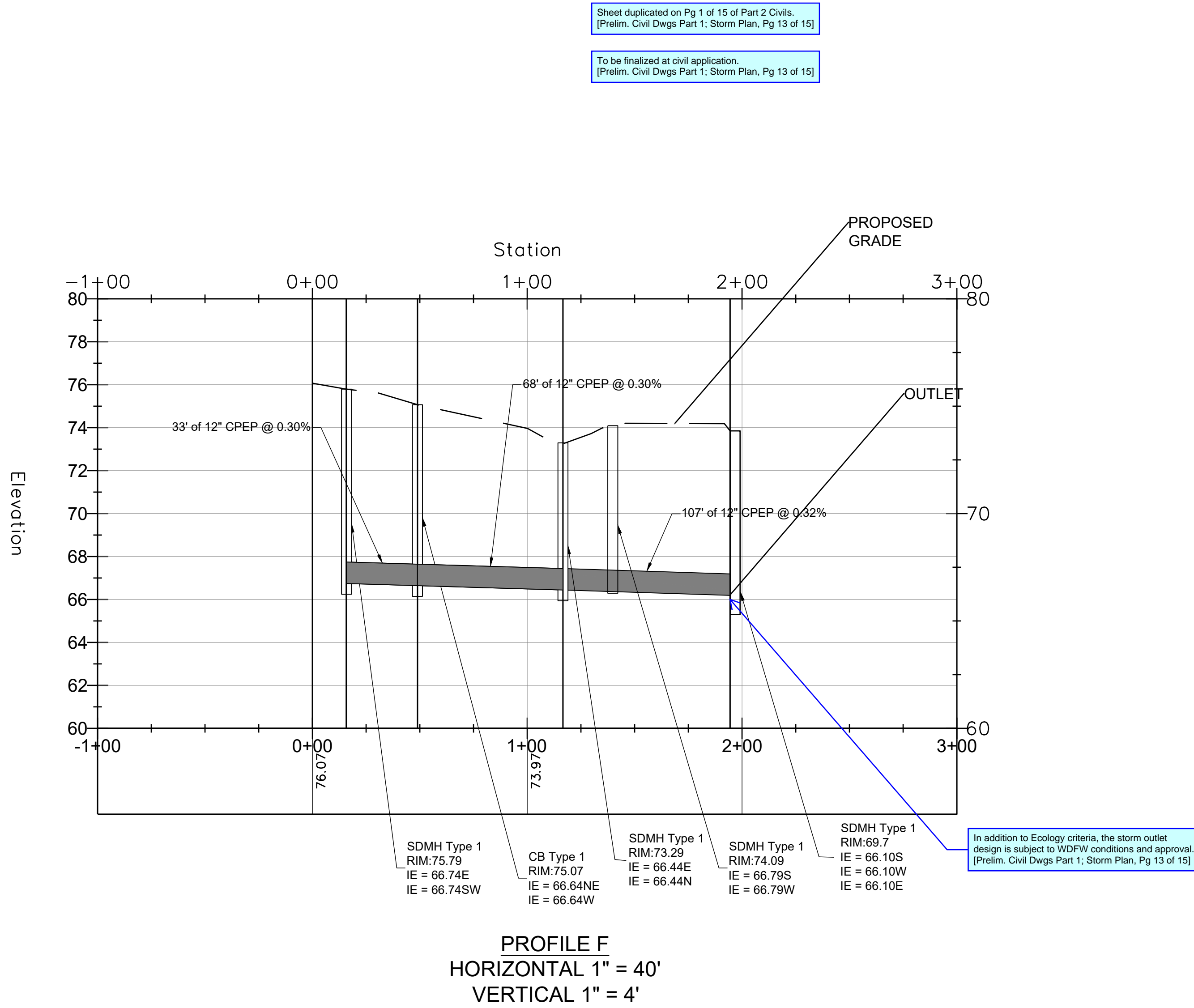
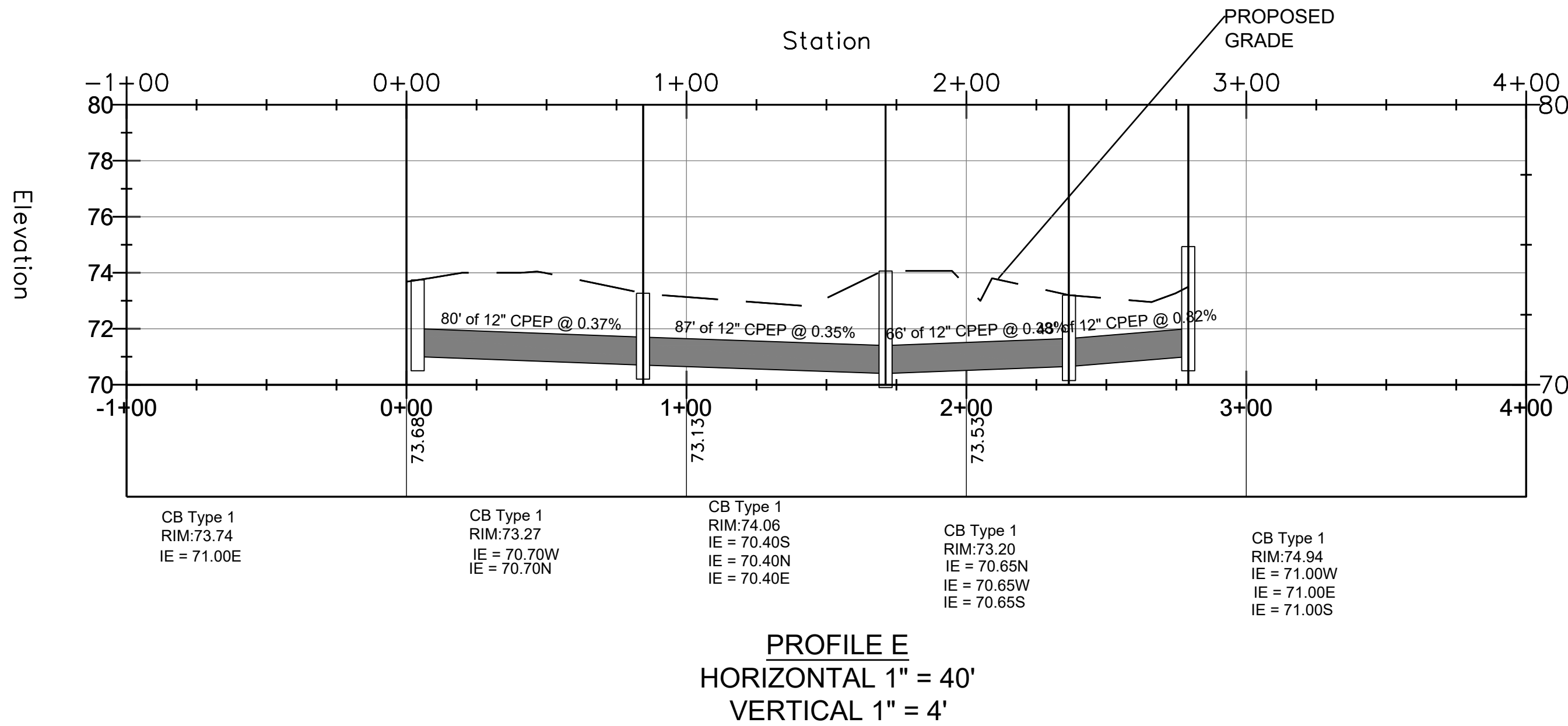
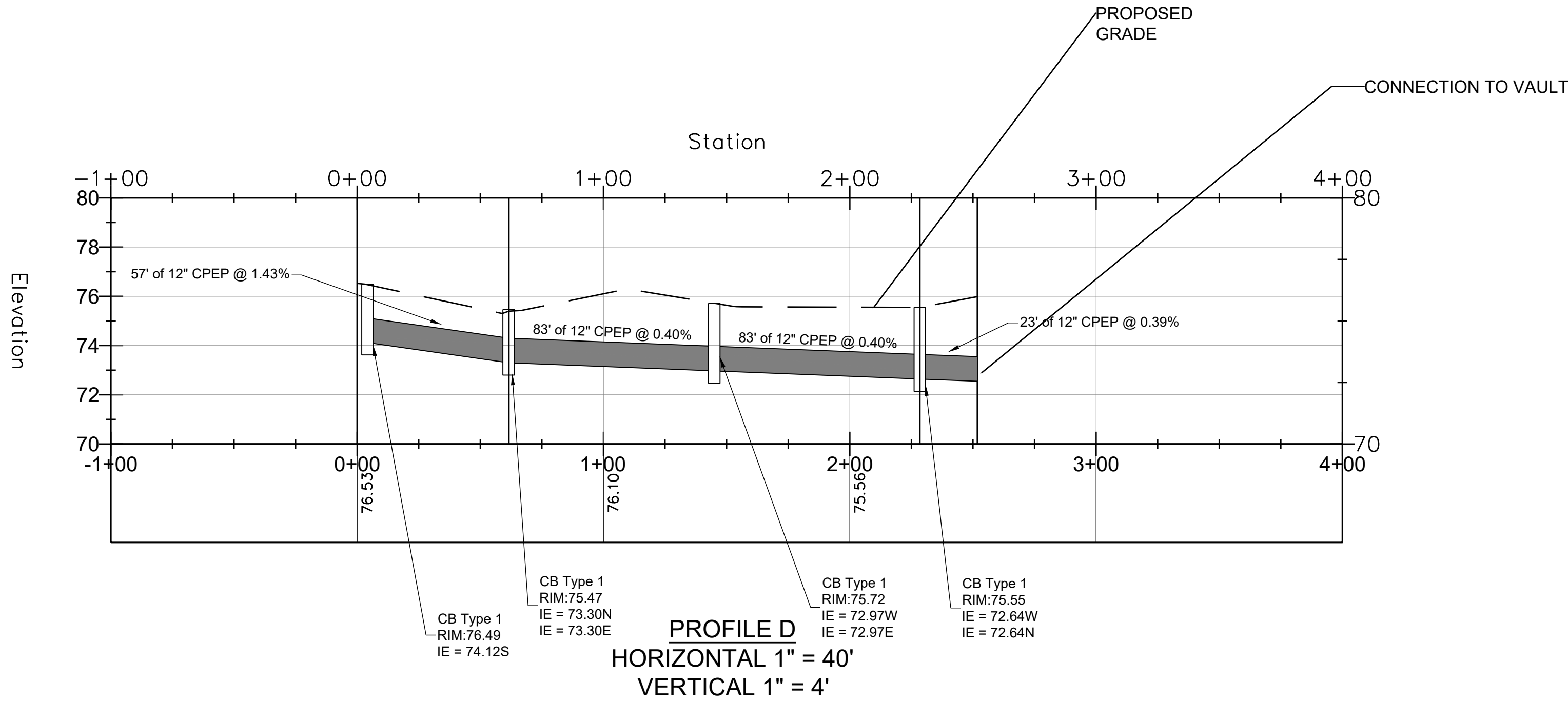
C2

SHEET
2 OF 5

EAST TOWN CROSSING

PIPE PROFILES 2

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



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

To be finalized at civil application.
[Prelim. Civil Dwg Part 1, Storm Plan, Pg 13 of 15]



| DESCRIPTION | DATE | NUM | DESIGNED | SCALE |
|-------------|------|-----|------------|----------|
| | | | J. MCINNIS | |
| | | | DRAWN | CHECKED |
| | | | W. MCINNIS | CHCK |
| | | | DATE | APPROVED |
| | | | 11/22/22 | APRD |

C3

SHEET
3 OF 5

EAST TOWN CROSSING
PRELIMINARY STORM & GRADING PLAN
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



DESCRIPTION

DATE

NUM

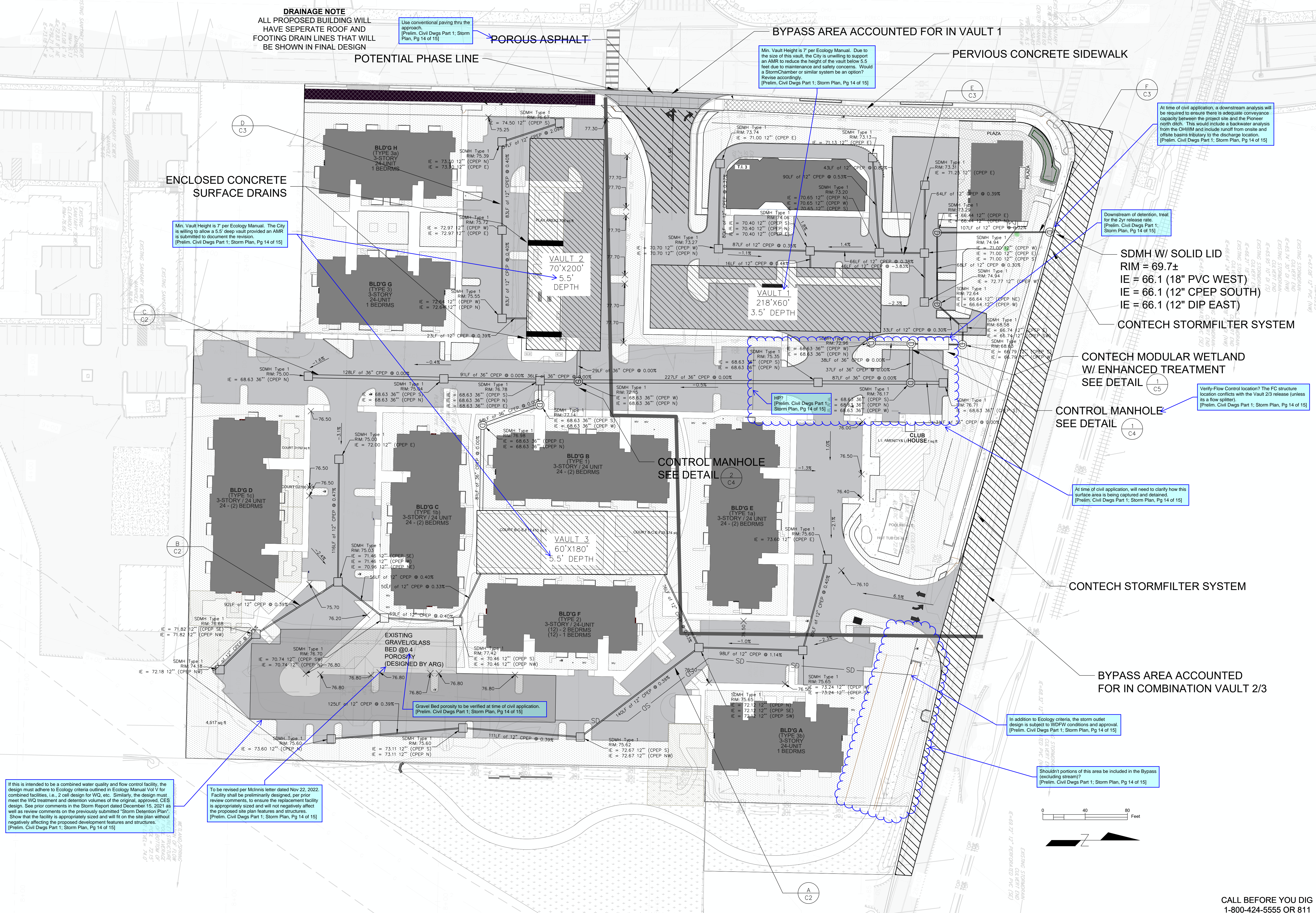
| | | | |
|----------|------------|----------|------|
| DESIGNED | J. MCINNIS | SCALE | 1:40 |
| DRAWN | W. MCINNIS | CHECKED | CHCK |
| DATE | 11/22/22 | APPROVED | APRD |

C1

SHEET

1 OF 5

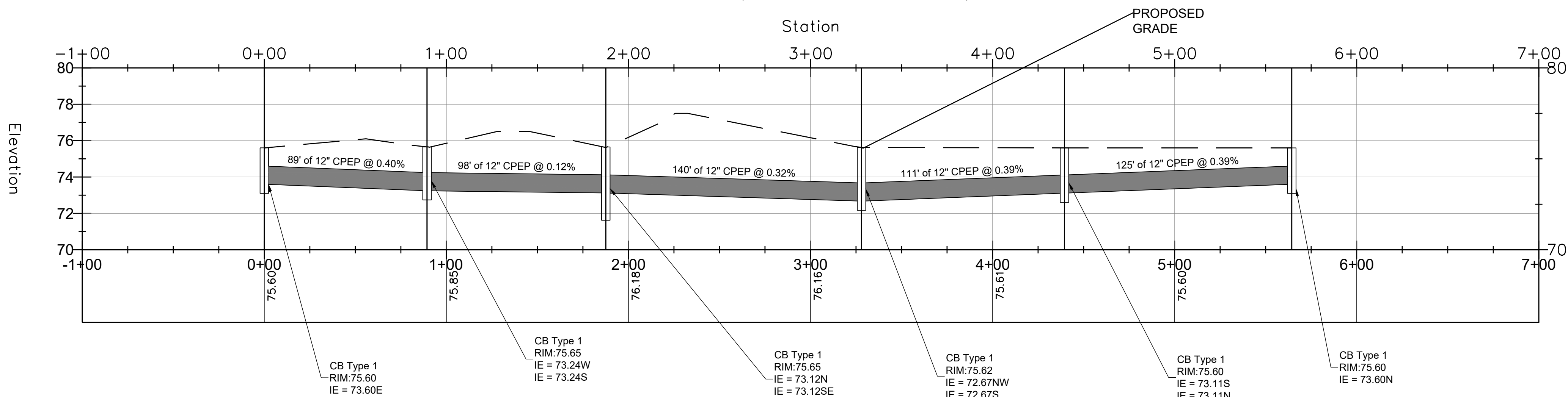
CALL BEFORE YOU DIG
1-800-424-5555 OR 811



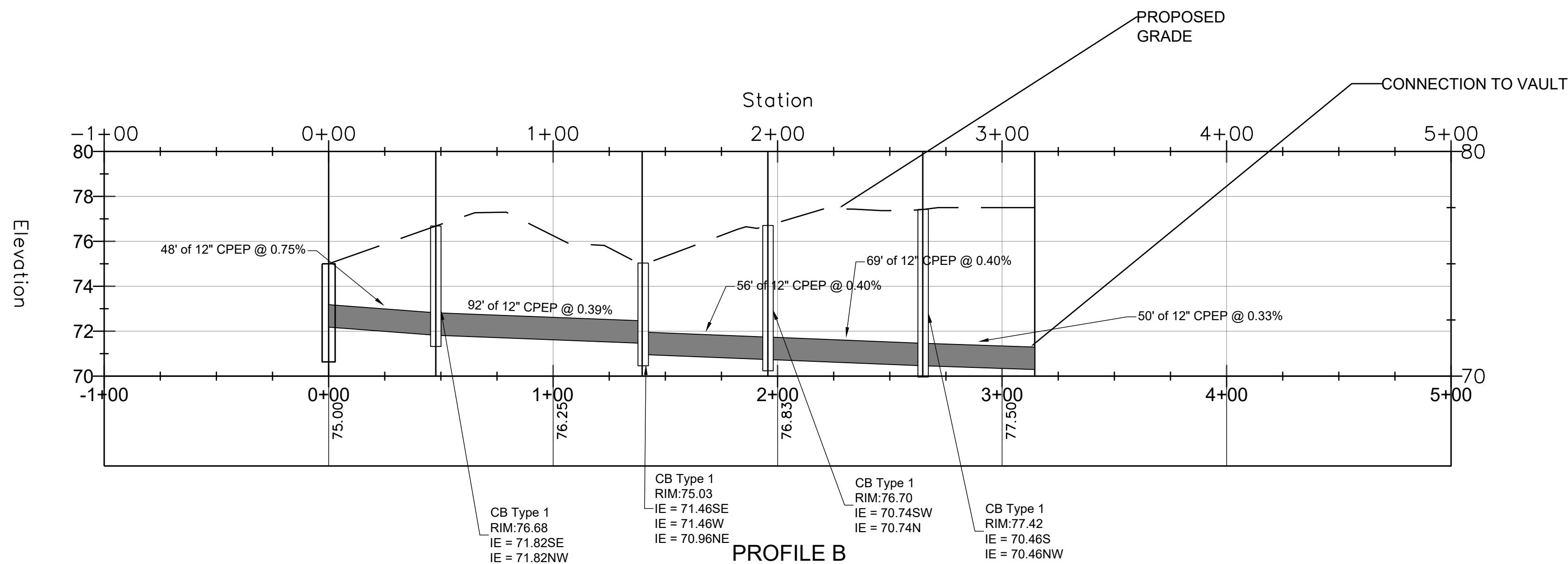
EAST TOWN CROSSING

PIPE PROFILES 1

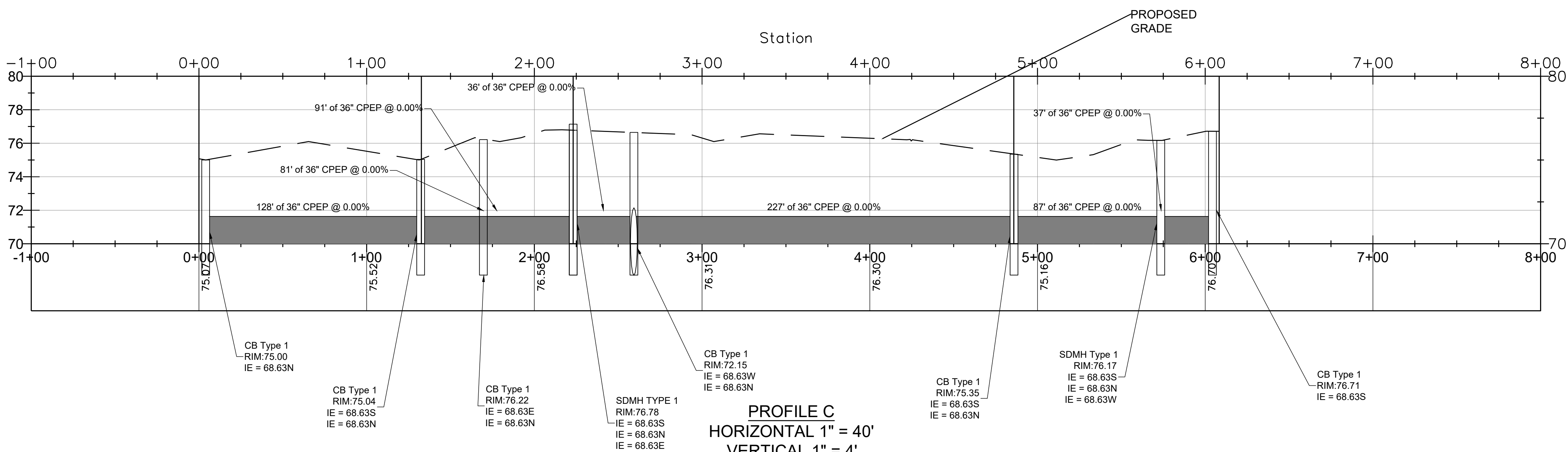
SEC. 26,35/ TWP. 20 N./ RGE. 4 E., W.M.



PROFILE A
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



PROFILE B
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



PROFILE C
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'

Sheet duplicated on Pg 12 of 15 of Part 1 Civils.
[Prelim. Civil Dwgs Part 1; Storm Plan, Pg 15 of 15]

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

EAST TOWN CROSSING

1001 SHAW ROAD
PUYALLUP, WA 98372



| DESCRIPTION | DATE | NUM | DESIGNED | SCALE |
|-------------|------|-----|------------|----------|
| | | | J. MCINNIS | |
| | | | DRAWN | CHECKED |
| | | | W. MCINNIS | CHCK |
| | | | DATE | APPROVED |
| | | | 11/22/22 | APRD |

C2

SHEET

2 OF 5