

LEGEND

SC	NEAT SAWCUT LINE
SF	FILTER FABRIC FENCE
CL	CLEARING LIMITS
IP	INLET SEDIMENT PROTECTION
IS	INTERCEPTOR SWALE
	EXISTING PAVEMENT REMOVAL
	EXISTING PAVEMENT TO REMAIN
	EXISTING CONCRETE REMOVAL
	EXISTING CONCRETE TO REMAIN

KEY NOTES

1	REMOVE EXISTING BUILDING AND ALL ASSOCIATED APPURTENANCES.
2	REMOVE EXISTING CURB
3	EXISTING OVERHEAD POWER LINES TO BE REMOVED BY TACOMA POWER OR LICENSED PURVEYOR.
4	REMOVED EXISTING LIGHT POLE TO BE RELOCATED.
5	REMOVE EXISTING FENCE
6	REMOVE EXISTING GATE
7	REMOVE EXISTING UTILITY AND ASSOCIATED APPURTENANCES TO MAXIMUM EXTENT NEEDED FOR CONSTRUCTION.
8	REMOVE PORTION OF EXISTING ROCK WALL TO BE REPLACED WITH CONCRETE STAIRS AND RETAINING STRUCTURES. SEE SHEET C2.0
9	PROTECT EXISTING UTILITY TO REMAIN
10	SEDIMENT TRAP OVERFLOW RUNOFF FLOW PATH. RUNOFF SHALL DISCHARGE INTO COT STORMWATER SYSTEM. INLET PROTECTION TO BE PROVIDED AND MAINTAINED AT ALL TIME.
11	PROPOSED LOCATION OF THE INFILTRATION FACILITY. THIS FACILITY SHALL BE PROTECTED ONSITE USING HIGH VISIBILITY ORANGE FENCING. THE FENCING SHALL BE LOCATED AROUND THE PERIMETER OF THE FACILITY UNTIL CONSTRUCTION OF THE FACILITY IS COMPLETED. HEAVY MACHINERY SHALL NOT BE PERMITTED TO DRIVE IN THIS LOCATION DURING THE DURATION OF CONSTRUCTION.

CONSTRUCTION SEQUENCE

1. ARRANGE AND ATTEND A PRE-CONSTRUCTION MEETING WITH CITY OF TACOMA.
2. STAKE / FLAG CLEARING AND CONSTRUCTION LIMITS.
3. CONSTRUCT ALL TEMPORARY EROSION CONTROL BMP'S ACCORDING TO THE TESC PLAN. INSTALL INLET SEDIMENT PROTECTION EXISTING CATCH BASINS.
4. INSTALL CONSTRUCTION ENTRANCE AS NEEDED.
5. INSPECTION NUMBER 1. EROSION CONTROL.
6. DEMOLISH EXISTING SITE FEATURES.
7. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE TO CITY OF TACOMA STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
8. INSPECTION NUMBER 2. COMPLETION OF DEMOLITION AND CLEARING.
9. ROUGH GRADE SITE.
10. CONSTRUCT SANITARY, STORM, AND WATER SYSTEMS AND INSTALL INLET SEDIMENT PROTECTION TO NEW CATCH BASINS. SANITARY SEWER AND WATER ARE UNDER SEPARATE PERMITS AND COVER.
11. APPLY EROSION CONTROL MULCH AND SEEDING, STRAW MULCH OR EQUAL TO AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR PERMANENTLY VEGETATED WITHIN 7 DAYS OF EXPOSURE DURING THE DRY SEASON, AND 2 DAYS OF EXPOSURE DURING THE WET SEASON (OCTOBER 1 - APRIL 30).
12. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS THE SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE TO THE CITY SWPPP MINIMUM REQUIREMENTS.
13. FINAL GRADE SITE AND INSTALL FINAL SURFACE TREATMENTS. ENSURE THAT SURFACE WATER IS POSITIVELY DIRECTED TOWARD PROPOSED STORM COLLECTION FACILITIES.
14. INSPECTION NUMBER 3. COMPLETION OF EXCAVATION, FILL AND EARTHWORK.
15. FINE GRADE PAVED AREA, POUR CURB & GUTTERS, AND PAVE ROADS.
16. REMOVE REMAINING TEMPORARY EROSION CONTROL ITEMS ONCE SITE HAD BEEN STABILIZED AND UPON APPROVAL FROM PIERCE COUNTY.
17. COMPLETE FINAL LANDSCAPING.
18. INSPECTION NUMBER 4. COMPLETION OF PROJECT.

DEMOLITION GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL UTILITIES HAVE BEEN DISCONNECTED PRIOR TO COMMENCING DEMOLITION.
2. REFER TO ELECTRICAL DRAWINGS FOR SITE ELECTRICAL DEMOLITION/RELOCATION.
3. SIDE SEWER CONNECTIONS SHALL BE MAINTAINED.
4. CONTRACTOR SHALL MINIMIZE DUST GENERATION ONSITE BY SPRINKLING THE SITE WITH WATER UNTIL A SURFACE IS WET. SEE BMP C140.
5. REFER TO SWPPP FOR ADDITIONAL INFORMATION REGARDING EROSION CONTROL MEASURES.
6. CONTRACTOR SHALL STAGE DEMOLITION AND CONSTRUCTION IN SUCH MANNER AS TO ALWAYS MAINTAIN A ROUTE FOR THE CONVEYANCE OF STORMWATER FROM THE EXISTING SITE AND AREA UPSTREAM OF THE CONSTRUCTION AREA.
7. INSTALL CONSTRUCTION FENCING TO SECURE SITE.

CUT/FILL NOTES

CUT SLOPES
SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, OR AS RECOMMENDED BY A SOILS ENGINEER.

THE CATCH POINT OF THE TOP OF THE SLOPE SHALL BE SET BACK FROM THE SITE BOUNDARY LINE IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS A RETAINING WALL IS DESIGNED BY THE ENGINEER AND CONSTRUCTED FOR THE PROJECT.

CUT DEPTH	SET BACK DISTANCE
UNDER 5 FEET	2 FEET
5 - 20 FEET	HEIGHT/2
OVER 20 FEET	10 FEET

FILL STANDARDS
FILL LOCATION
SLOPES SHALL NOT BE STEEPER THAN SOILS ENGINEER RECOMMENDATIONS. FILL SITES MUST BE APPROVED BY THE ENGINEER AS SUITABLE LOCATIONS FOR THE PROPOSED FILL.

PREPARATION OF GROUND
THE GROUND SURFACE FOR FILLS OVER FIVE FEET IN HEIGHT SHALL BE PREPARED BY REMOVING VEGETATION, NONCOMPLIANT FILL, TOPSOIL, AND OTHER UNSUITABLE MATERIALS. SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL; AND, WHERE EXISTING SLOPES ARE STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, BY BENCHING INTO COMPETENT MATERIAL AS DETERMINED BY THE ENGINEER. THE BENCH UNDER THE TOE OF A FILL ON A SLOPE STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL SHALL BE AT LEAST 10 FEET WIDE, OR AS RECOMMENDED BY A SOILS ENGINEER.

SETBACK FROM PROPERTY LINES
THE TOE OR CATCH POINT OF FILL SLOPES SHALL BE SET BACK FROM THE SITE BOUNDARY LINE IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS A RETAINING WALL IS DESIGNED BY THE ENGINEER AND CONSTRUCTED FOR THE PROJECT.

FILL DEPTH	SET BACK DISTANCE
UNDER 5 FEET	2 FEET
5 - 40 FEET	HEIGHT/2
OVER 40 FEET	20 FEET

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HENDRICKSON ENGINEERING PLLC CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

TESC NOTES

1. PROVIDE TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON PLANS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND ADJUSTING EROSION CONTROL FACILITIES AS SITE CONDITIONS CHANGE REFER TO T.E.S.C. NOTES AND DETAILS ON SHEET C2.1.
2. CONTRACTOR SHALL DESIGNATE A WASHINGTON STATE CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) WHO WILL BE ON-SITE OR ON CALL AT ALL TIMES. THE EROSION CONTROL LEAD SHALL HAVE THE AUTHORITY TO IMPLEMENT THE STORMWATER POLLUTION PREVENTION PLAN BASED ON SITE CONDITIONS WITHIN THEIR IF THE METHODS INDICATED FOR EROSION AND SEDIMENT CONTROL ARE NOT ADEQUATE, THE CESCL SHALL IMPLEMENT ADDITIONAL METHODS AS REQUIRED.
3. CONTRACTOR SHALL IMPLEMENT AND CHANGE EROSION CONTROL MEASURES AS NECESSITATED BY CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL MAINTAIN BMP C150; MATERIALS ON HAND, ON-SITE IN AN AREA EASILY ACCESSIBLE. REFER TO SWPPP FOR BMP DESCRIPTION AND INFORMATION.
5. CONTRACTOR TO FOLLOW BMP C153; MATERIAL DELIVERY, STORAGE AND CONTAINMENT IN THE STORAGE OF HAZARDOUS MATERIALS ONSITE. REFER TO SWPPP FOR BMP DESCRIPTION AND INFORMATION.
6. THIS TESC PLAN SHALL BE USED IN CONJUNCTION WITH THE CONSTRUCTION SWPPP AND MAY BE MODIFIED AS SITE CONDITIONS CHANGE BY THE CESCL.
7. SWEEP ADJACENT STREETS DAILY, AS REQUIRED BY THE CITY OF TACOMA INSPECTOR AND AT COMPLETIONS OF PROJECT. SEDIMENT TRACKED ONTO CITY STREETS MUST BE SWEEP IMMEDIATELY.
8. PROVIDED PLASTIC, STRAW, OR OTHER APPROPRIATE BMP ON DISTURBED SOILS NOT BEING WORKED FOR SHORT PERIODS OF TIME DURING THE DRY SEASON. REFER TO THE CSWPPP FOR STABILIZATION REQUIREMENTS DURING THE WET SEASON AND FOR EXTENDED TIME PERIODS.
9. MAINTAIN EXISTING PAVEMENT FOR CONSTRUCTION STAGING AND LAY DOWN AS LONG AS FEASIBLE. SWEEP AS NECESSARY TO PREVENT DEBRIS AND SEDIMENT FROM ENTERING STORM SYSTEM.
10. THE PROPOSED STORM SYSTEM CAN BE USED TO COLLECT AND CONVEY STORMWATER DURING CONSTRUCTION. CONSTRUCTION STORMWATER SHALL NOT BE RELEASED WITHOUT TREATMENT TO APPROPRIATE TURBIDITY LEVELS. STORM SYSTEM SHALL BE CLEANED PRIOR TO ACCEPTANCE.

WET WEATHER NOTE

SITE SOILS ARE CONSIDERED TO BE MOISTURE SENSITIVE AND CANNOT BE ADEQUATELY COMPACTED DURING WET WEATHER CONDITIONS. CONTRACTOR MAY NEED TO REMOVE EXCESSIVELY SATURATED SOILS OR PROVIDED COVER METHODS IF CONSTRUCTION DURING WET WEATHER. REFER TO GEO-TECHNICAL REPORT.

CESCL NOTE

A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL), OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL IS REQUIRED FOR THE PROJECT. THE NAMED PERSON OR FIRM SHALL BE ON SITE OR ON-CALL AT ALL TIMES.
CONTACT: MR. CALEB HILGER
PHONE: 253.584.4766

EMERGENCY CONTACT

A 24-HOUR EMERGENCY CONTACT IS REQUIRED FOR THIS PROJECT.
CONTACT: MR. CALEB HILGER
ADDRESS: 10905 25TH AVE E, TACOMA WA 98445
PHONE: 253.584.4766

BASIS OF BEARING

HELD SOUTH 88°42'01" EAST BETWEEN CITY OF TACOMA CONTROL MONUMENTS #1220 AND #1033

HORIZONTAL DATUM

WASHINGTON STATE PLAN COORDINATE SYSTEM, SOUTH ZONE (NAD 83/91)

BASED ON TIES CITY OF TACOMA MONUMENTS #34, 1033, 1219 AND 1220.

COT MONUMENT #1220

N 695117.01
E 1147556.43
FOUND 3" BRASS DISK W/PUNCH ON SURFACE AT INTX. OF S. 38TH ST. AND UNION AVE.

VERTICAL DATUM

CITY OF TACOMA NGVD 29

BENCHMARK 3760

DESC "X" ON SE BOLT OF STREET LIGHT POLE AT THE SE CORNER OF THE INTERSECTION OF S 38TH STREET AND SOUTH TACOMA WAY.
ELEV: 263.28'



HENDRICKSON
ENGINEERING

6909 FORD DR NW, GIG HARBOR, WA 98335 TEL: 253.514.2413

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REVISION

DATE

APPD

FINAL
CONSTRUCTION
CHECKED

DATE

SCALE

DESIGNED

CHECKED

DRAWN

PROJECT NAME

DRAWING NAME

TESC PLAN



SITE AND BUILDING DIVISION

CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS

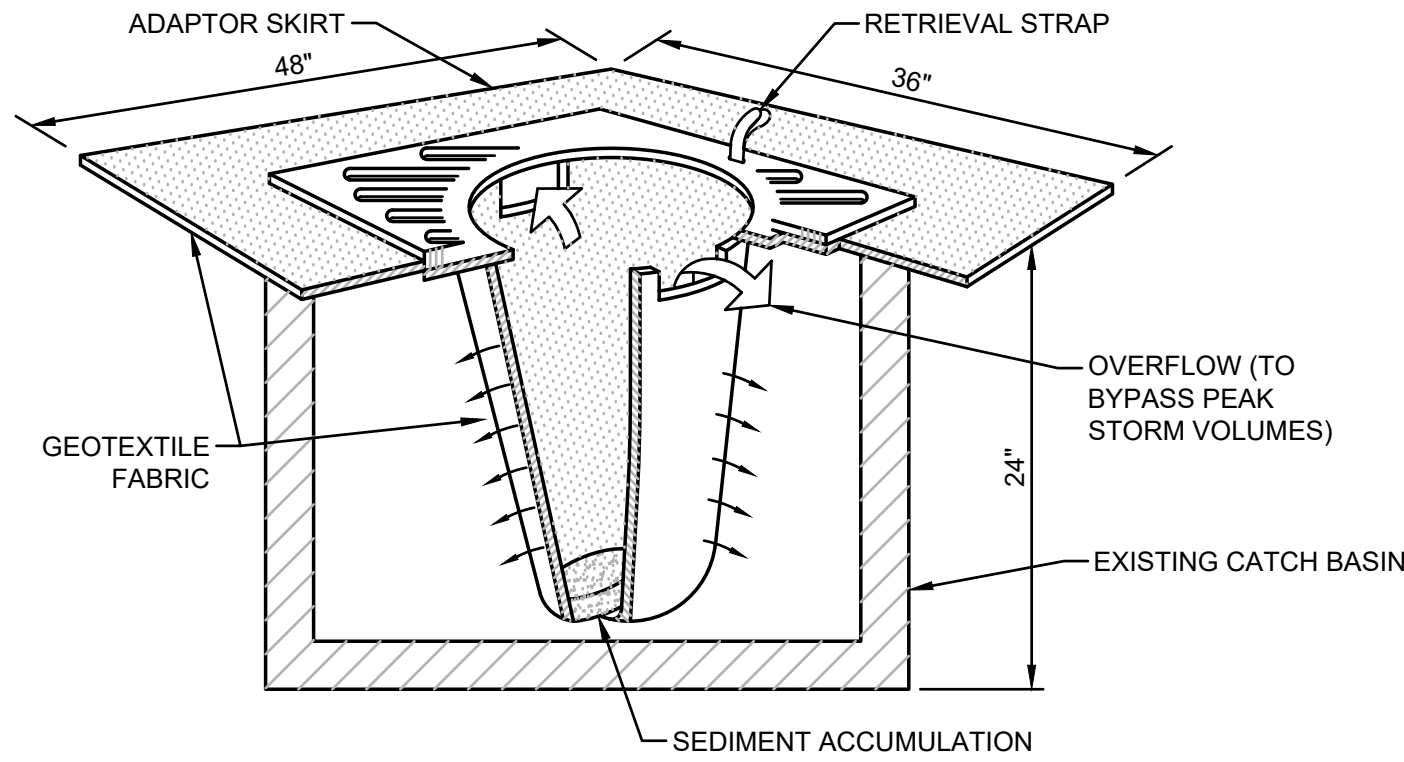
TACOMA SUBARU MOD FACILITY
3812 SOUTH TACOMA WAY, TACOMA, WA 98409
SITE DEVELOPMENT PERMIT SET

SDEV23-0202

SHEET NO.

C1.0

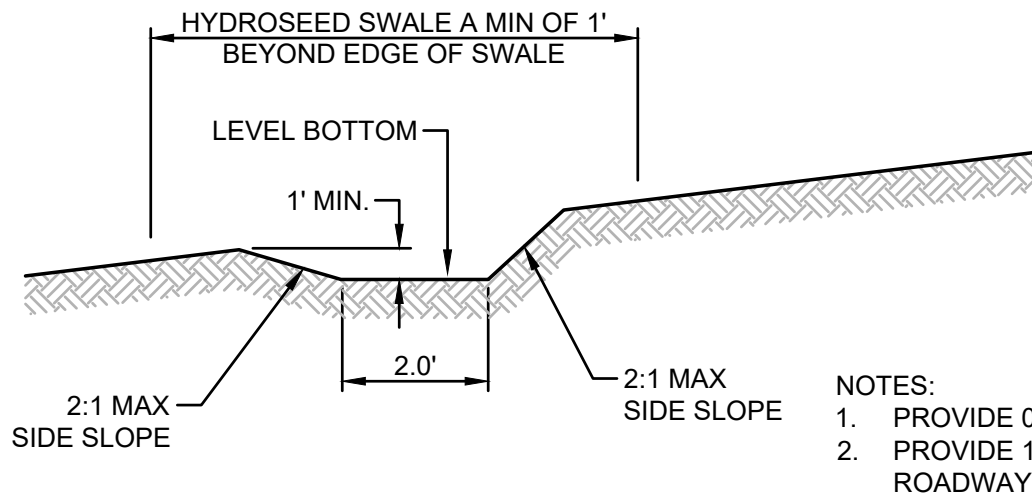
SHEET 2 OF 12



- NOTES:
1. FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.
 2. INSTALL INLET PROTECTION IN ALL NEW STORM STRUCTURES THAT WILL COLLECT STORMWATER AS THEY ARE INSTALLED.
 3. PROTECT ALL DOWNSTREAM INLETS WITHIN 200 FT OF THE PROJECT SITE.

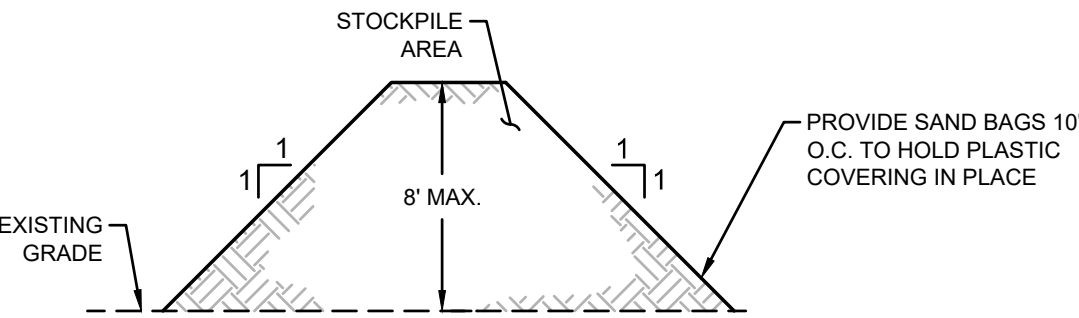
1 INLET PROTECTION

NOT TO SCALE



2 INTERCEPTOR SWALE

NOT TO SCALE



3 STOCKPILE

NOT TO SCALE

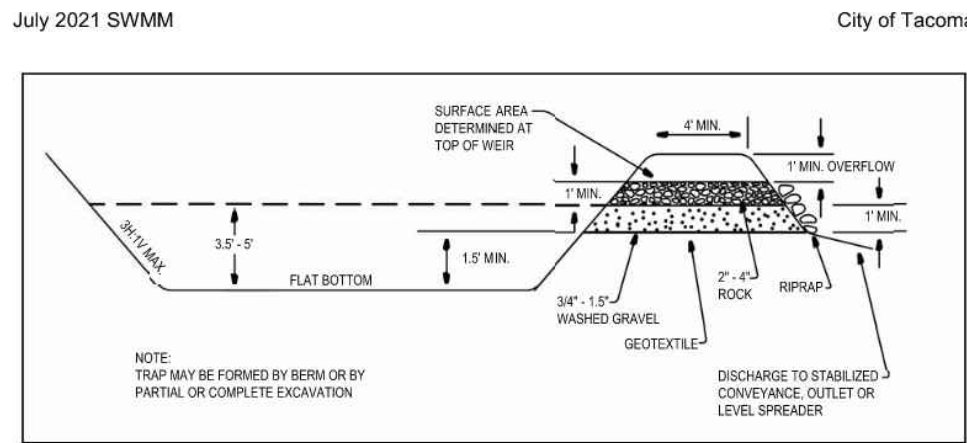


Figure 3 - 27: Cross-Section of a Sediment Trap

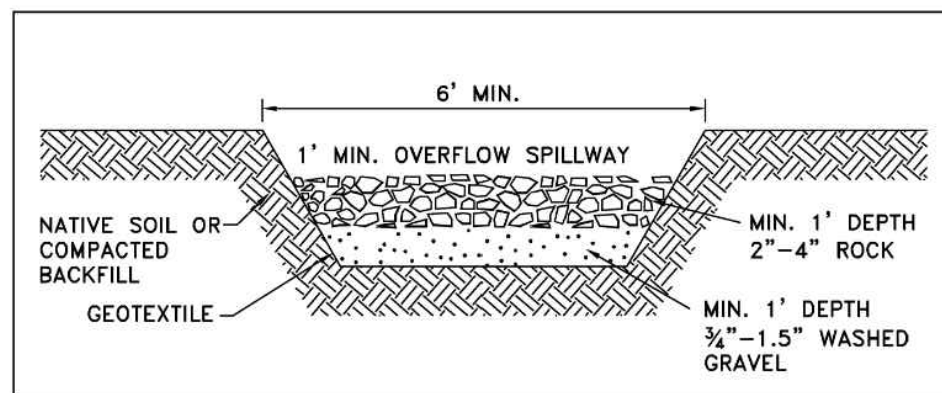


Figure 3 - 28: Sediment Trap Outlet

4 SEDIMENT TRAP AND OVERFLOW

NOT TO SCALE

PLASTIC COVERING NOTES

1. PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MILS AND SHALL MEET THE REQUIREMENTS OF THE STATE STANDARD SPECIFICATIONS SECTION 9-14.5.
2. COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10-FOOT GRID SPACING IN ALL DIRECTIONS. ALL SEAMS SHALL BE TAPED OR WEIGHTED DOWN FULL LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP OF ALL SEAMS.
3. CLEAR PLASTIC COVERING SHALL BE INSTALLED IMMEDIATELY ON AREAS SEEDED BETWEEN OCTOBER 1ST AND APRIL 30TH AND REMAIN UNTIL VEGETATION IS FIRMLY ESTABLISHED.
4. WHEN THE COVERING IS USED ON UN-SEEDED SLOPES, IT SHALL BE KEPT IN PLACE UNTIL THE NEXT SEEDING PERIOD.
5. PLASTIC COVERING SHEET SHALL BE BURIED TWO FEET AT THE TOP OF SLOPES IN ORDER TO PREVENT SURFACE WATER FLOW BENEATH SHEETS.
6. PROPER MAINTENANCE INCLUDES REGULAR CHECKS FOR RIPS AND DISLODGED ENDS.

5 SILT FENCE

NOT TO SCALE

ADDITIONAL EROSION CONTROL NOTES

1. ONSITE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY PROBLEMS OCCURRING BEFORE FINAL ACCEPTANCE OF THE STORM SYSTEM BY THE MUNICIPALITY SHALL BE CORRECTED BY THE CONTRACTOR.
2. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTY, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL AGGRAVATE THE SITUATION MUST CEASE AND THE APPLICANT/CONTRACTOR SHALL IMMEDIATELY COMMENCE RESTORATION OR MITIGATION MEASURES. RESTORATION ACTIVITY SHALL CONTINUE UNTIL SUCH TIME AS THE PROBLEM IS RECTIFIED.
3. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHOWN ON THIS DRAWING SHALL BE INSTALLED PRIOR TO OR AS THE FIRST STAGE OF SITE PREPARATION.
4. SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS DRAWING NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND OR STORM DRAINAGE SYSTEM. COORDINATE ADDITIONAL FACILITIES WITH OWNER.
5. THE PROJECT SURVEYOR WILL BE RESPONSIBLE FOR FIELD LOCATING THE CLEARING LIMITS AND ESTABLISHING THOSE BOUNDARIES WITH BRIGHT COLORED FLAGGING. THE CONTRACTOR SHALL CLEAR TO THE LIMITS AS ESTABLISHED ON THIS PLAN AND AS FLAGGED IN THE FIELD.
6. ALL WORK ASSOCIATED WITH STABILIZING THE DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE CITY OF TACOMA STORMWATER MANAGEMENT MANUAL.
7. ALL NECESSARY FACILITIES SHALL BE MAINTAINED ON SITE TO PREVENT DEBRIS, DUST, AND MUD FROM ACCUMULATING ON THE PUBLIC RIGHT OF WAY.

MULCHING NOTES:

1. MULCH MATERIALS USED SHALL BE STRAW AND SHALL BE APPLIED AT THE RATE OF 1.5 TO 2.5 TONS/ACRE MIN 2" THICK.
2. MULCHES SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 2:1.
3. MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON.
4. ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER FIRST (1).

SOIL STOCKPILE NOTES

1. STOCKPILES SHALL BE STABILIZED (WITH PLASTIC COVERING OR OTHER APPROVED DEVICE) DAILY BETWEEN OCTOBER 1 TO APRIL 30.
2. IN ANY SEASON, SEDIMENT LEACHING FROM STOCK PILES MUST BE PREVENTED.
3. TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR WHEN CONDITIONS EXIST THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING.
4. PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLAN.
5. ALL STOCKPILES SHALL BE COVERED WITH PLASTIC COVERING. SEE PLASTIC COVERING NOTES ON THIS SHEET.

HYDROSEEDING NOTES

1. HYDROSEEDING SHALL BE APPLIED IN ACCORDANCE WITH THE "T.E.S.C. NOTES" ON THIS SHEET.
2. HYDROSEEDING TO BE THE FOLLOWING MIXTURE:

COMMON NAME	% BY WEIGHT	% PURITY	%GERMINATION
REDTOP (AGOTSTIS ALBA)	10	92	90
ANNUAL RYE (LOLIUM MULTIFORUM)	45	98	90
CHEWING FESCUE(FESTUCE RUBRA COMMUTATA)	45	97	80
(JAMESTOWN, BANNER, SHADOW, OR KOKET)			

3. APPLICATION TO BE 100LBS/ACRE
4. 500 LBS/ACRE 10-20-20 FERTILIZER, 1500 LBS/ACRE WOOD FIBER CELLULOSE WITH SOIL BINDER OR TACKING AGENT TO BE APPLIED WITH SEED MIXTURE.
5. SEED BEDS PLANTED BETWEEN MAY 1 AND AUGUST 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
6. FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY. (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING.)
7. BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
8. THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
9. FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.
10. SEED SHALL NOT BE USED IN AREAS SUBJECT TO WEAR BY CONSTRUCTION TRAFFIC.

STANDARD TESC NOTES

1. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION MAINTENANCE, REPLACEMENT AND UPGRADING OF TESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, VEGETATION IS ESTABLISHED AND THE ENTIRE SITE IS STABILIZED.
2. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
3. THE TESC FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED PRIOR TO AND/OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IS SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM OR ROADWAYS OR VIOLATE APPLICABLE WATER STANDARDS.
4. THE TESC SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATERS DO NOT LEAVE THE SITE.
5. THE TESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTION.
6. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT OR AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTION.
7. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
8. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAIN FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.



Know what's below.
Call before you dig.

HENDRICKSON
ENGINEERING

6909 FORD DR NW, GIG HARBOR, WA 98335 TEL: 253.514.2413

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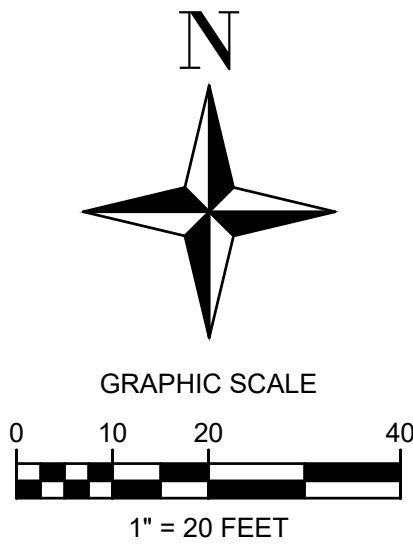
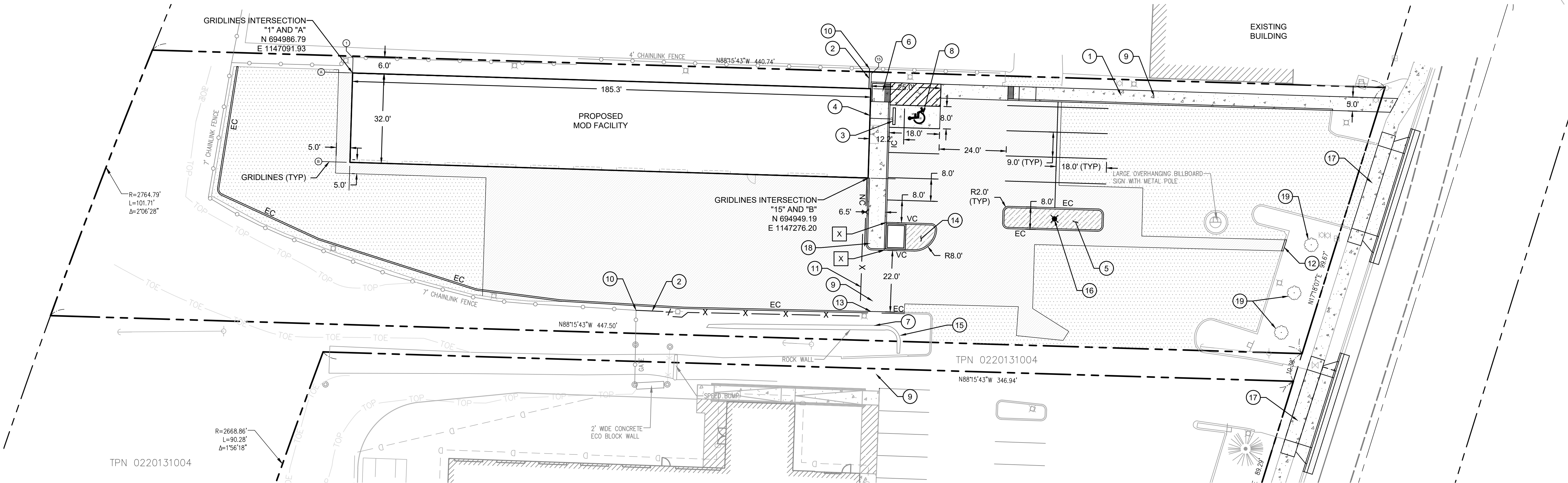


NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE 10.5.2023	SCALE N/A
BY DJH	DESIGNED DJH	CHECKED DJH
DATE	DRAWN DJH	PROJECT NAME TACOMA SUBARU MOD FACILITY
FIELD BOOKS	DRAWING NAME TESC NOTES AND DETAILS	



CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS		SDEV23-0202
TACOMA SUBARU MOD FACILITY 3812 SOUTH TACOMA WAY, TACOMA, WA 98409 SITE DEVELOPMENT PERMIT SET		SHEET NO. C1.1
SITE AND BUILDING DIVISION		SHEET 3 OF 12



LEGEND

EXISTING LOT LINE	---
PROPERTY SETBACK	---
EASEMENT LINE	---
PROPOSED BUILDING OUTLINE	---
6' CHAINLINK FENCE	X
PROPOSED ASPHALT	5 C2.1
PROPOSED CONCRETE	6 C2.1
ADA ACCESSIBLE PARKING STALL	8 C2.1
INTEGRAL CURB	2 C2.1
EXTRUDED CURB	3 C2.1
VERTICAL CURB	4 C2.1
NO CURB	NC
CHANGE OF CURB TYPE	X

KEY NOTES

1	PROVIDE 5' WIDE ADA PATH TO ROW.
2	INSTALL 6' CHAINLINK FENCE
3	INSTALL WHEEL STOP. FACE OF WHEEL STOP SHALL BE 24" FROM FACE OF CURB.
4	INSTALL ADA PARKING W/ VAN SIGN. STALL SIGN SHALL NOT OBSTRUCT WALKWAY. SIGN MAY BE MOUNTED TO BUILDING.
5	PROVIDE 12" OF TOPSOIL- INSTALL GROUND COVER PRUNUS LAUROCERASUS 'MT VERNON' 2 GAL @ 3' O.C (PER BMP L613)
6	PROVIDED TYPE B PARALLEL CURB RAMP PER WSDOT STANDARD PLAN F-40.12-03
7	CONCRETE STEPS AND METAL HANDRAILS ON BOTH SIDES OF STAIRS. ADDITIONAL RETAINING MAY BE NEEDED ON BOTH SIDES OF THE NEW STAIR CASE. CONTRACTOR TO SELECT RETAINING STRUCTURE MATERIAL DURING CONSTRUCTION. ADDITIONAL RETAINING TO BE COORDINATED WITH OWNER AND ENGINEER. ADDITIONAL RETAINING SHALL NOT EXCEED 4 FEET IN TOTAL HEIGHT. IF ADDITIONAL RETAINING OF OVER 4 FEET IS REQUIRED, A STRUCTURAL ENGINEER SHALL DESIGN THE ADDITIONAL RETAINING STRUCTURE.
8	ACCESSIBLE PARKING SYMBOL
9	PROVIDE 4" WHITE STRIPING AT 45° AND 2' O.C.
10	CONNECT TO EXISTING CHAINLIKE FENCE
11	PROVIDE 24' WIDE ROLL GATE. CONTRACTOR TO COORDINATE SPECIFICATIONS AND GATE MANUFACTURER WITH OWNER. GATE OPERATIONAL SPACE AND OPENING TO BE FIELD VERIFIED PRIOR TO INSTALLATION.
12	MATCH EXISTING CURB TYPE
13	PROVIDE 1/4" CONCRETE LIP TO DIRECT FLOW TOWARDS PROPOSED CATCH BASIN.
14	PROVIDE 12" OF TOPSOIL- INSTALL FLOWERING PERENNIAL PLANTINGS @ 18" O.C.-COORDINATE PLANT PALATE WITH OWNER PRIOR TO INSTALLATION. (PER COT BMP L613)
15	EXISTING ROCK WALL TO BE RECONSTRUCTED. CONTRACTOR TO FIELD VERIFY WALL HEIGHT NOT TO EXCEED 4 FEET. CONTRACTOR TO RECONSTRUCT WALL AS NEEDED TO CONSTRUCT STRAIRS.
16	RELOCATED STREET LIGHTING
17	DRIVEWAY ACCESS PER COT STANDARD DETAIL SU-7A
18	KNOX BOX LOCATION
19	PROVIDE MEDIUM STREET TREES PER TMC 13.06.090.B.1.e

ADA NOTE:

ADA PATHS SHALL HAVE A CROSS SLOPE OF LESS THAN 2% AND A RUNNING SLOPE OF LESS THAN 5%. RUNNING SLOPES GREATER THAN 5% MAY REQUIRE ADDITIONAL FEATURES TO MEET ADA REQUIREMENTS

EXTRUDED CURB NOTE

EXTRUDED CURB IS CONSTRUCTED WITH A BOTTOM WIDTH OF 10". EXTRUDED CURB IS SHOWN ON THE DRAWINGS AT 6". AN ADDITIONAL 6" OF HMA SHOULD BE CONSTRUCTED ON THE BACKSIDE OF AREAS WITH PROPOSED EXTRUDED CURB TO TAKE INTO ACCOUNT THE ADDITIONAL 4" BOTTOM WIDTH AND 2" HMA APRON ON THE BACKSIDE OF THE CURB.

NOTES:

- ALL RADIUS ARE 2' UNLESS OTHERWISE NOTED.
- ALL SAWCUT LINES ARE 1' FROM EXISTING / PROPOSED FEATURES UNLESS OTHERWISE NOTED.
- ALL PARKING STALL ARE 9' WIDE BY 18' LONG UNLESS OTHERWISE NOTED.

TOPOGRAPHIC NOTE

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BASIS OF BEARING

HELD SOUTH 88°42'01" EAST BETWEEN CITY OF TACOMA CONTROL MONUMENTS #1220 AND #1033

HORIZONTAL DATUM

WASHINGTON STATE PLAN COORDINATE SYSTEM, SOUTH ZONE (NAD 83/91)

BASED ON TIES CITY OF TACOMA MONUMENTS #34, 1033, 1219 AND 1220.

COT MONUMENT #1220

N 695117.01

E 1147556.43

FOUND 3" BRASS DISK W/PUNCH ON SURFACE AT INTX. OF S. 38TH ST. AND UNION AVE.

VERTICAL DATUM

CITY OF TACOMA NGVD 29

BENCHMARK 3760

DESC "X" ON SE BOLT OF STREET LIGHT POLE AT THE SE CORNER OF THE INTERSECTION OF S 38TH STREET AND SOUTH TACOMA WAY. ELEV: 263.28'



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DATE

APPD

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CHECKED
BY
DATE
FIELD BOOKS

DATE
10.5.2023
DESIGNED
DJH
DRAWN
DJH
DRAWING NAME
SITE PLAN

SCALE
N/A
CHECKED
DJH
PROJECT NAME
TACOMA SUBARU
MOD FACILITY



CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS
SITE AND BUILDING DIVISION

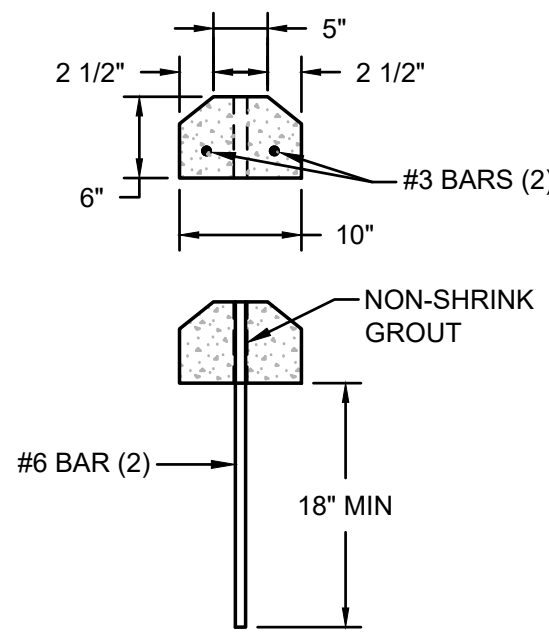
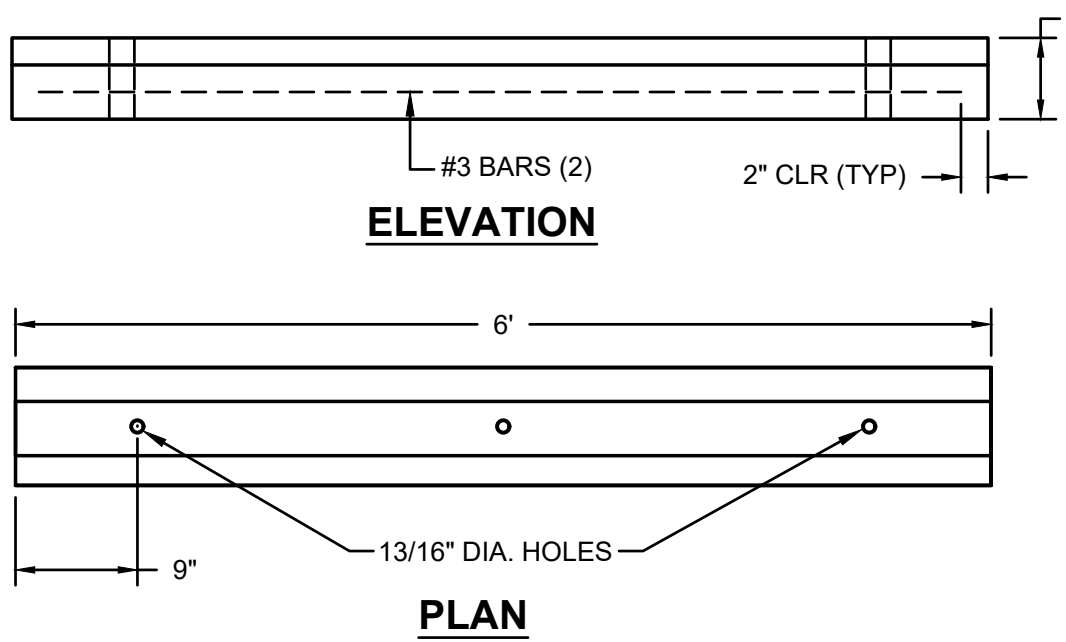
TACOMA SUBARU MOD FACILITY
3812 SOUTH TACOMA WAY, TACOMA, WA 98409
SITE DEVELOPMENT PERMIT SET

SDEV23-0202

SHEET NO.

C2.0

SHEET 3 OF 12

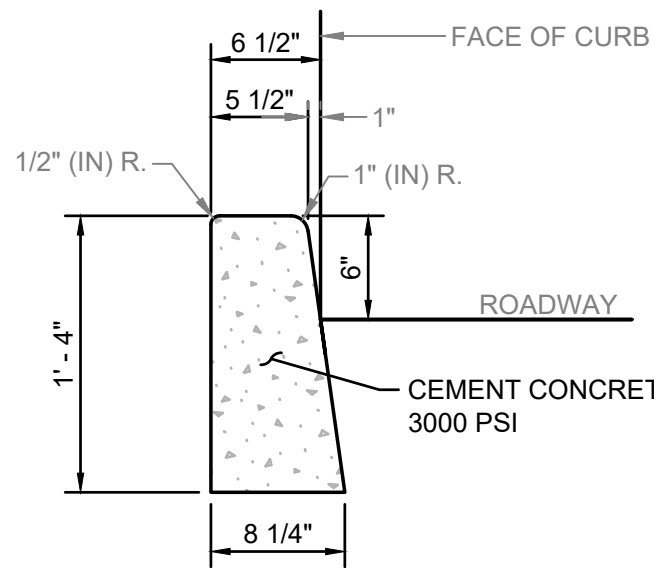


ATTACHMENT DETAIL

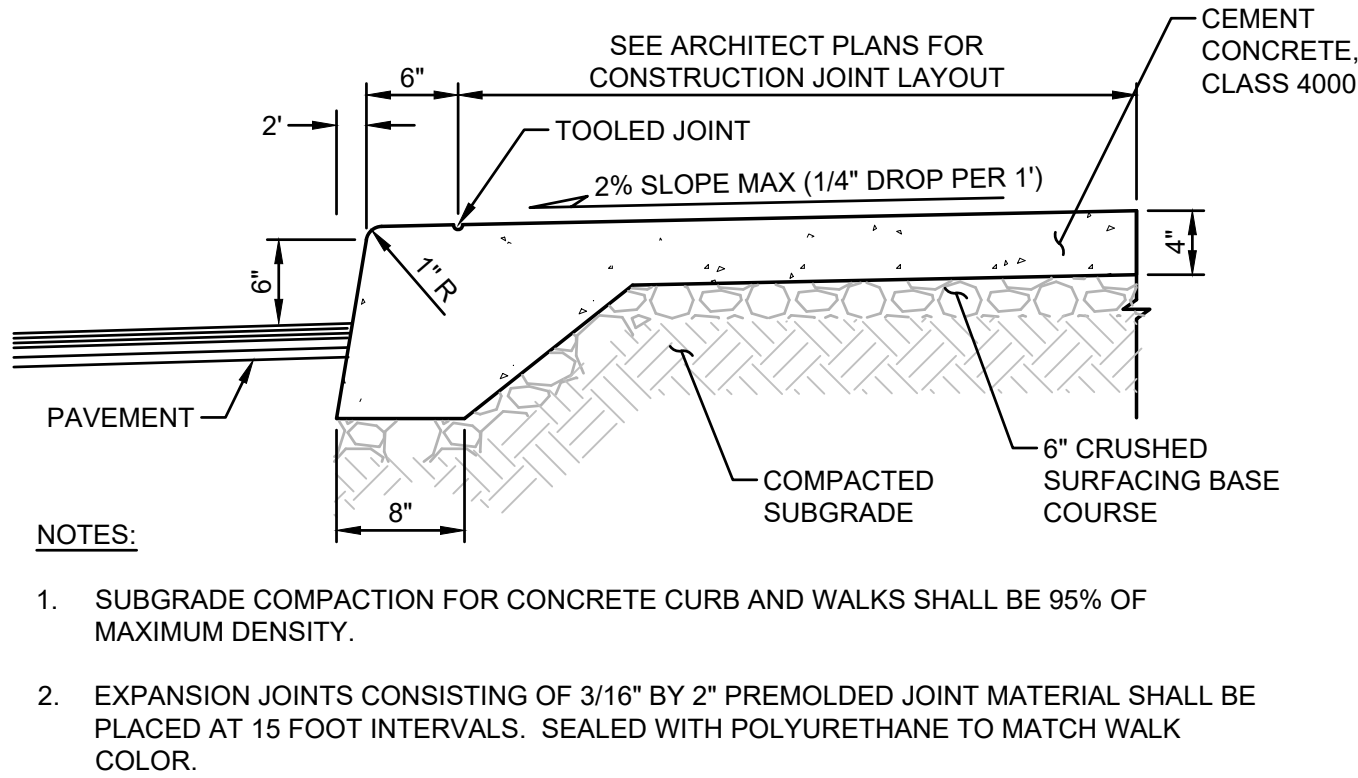
NOTES:

1. THE NON-SHRINK GROUT USED TO ATTACH THE PRECAST CURB SHALL CONSIST OF 3:1 SAND AND CEMENT. GROUT TO A DEPTH OF 1" FROM THE TOP OF THE BUMPER.
2. LOCATIONS FOR WEEPHOLES, AND V-SLOTS SHALL BE IDENTIFIED ON THE DELIVERY ORDER DRAWINGS.
3. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

1 WHEEL STOP
NOT TO SCALE



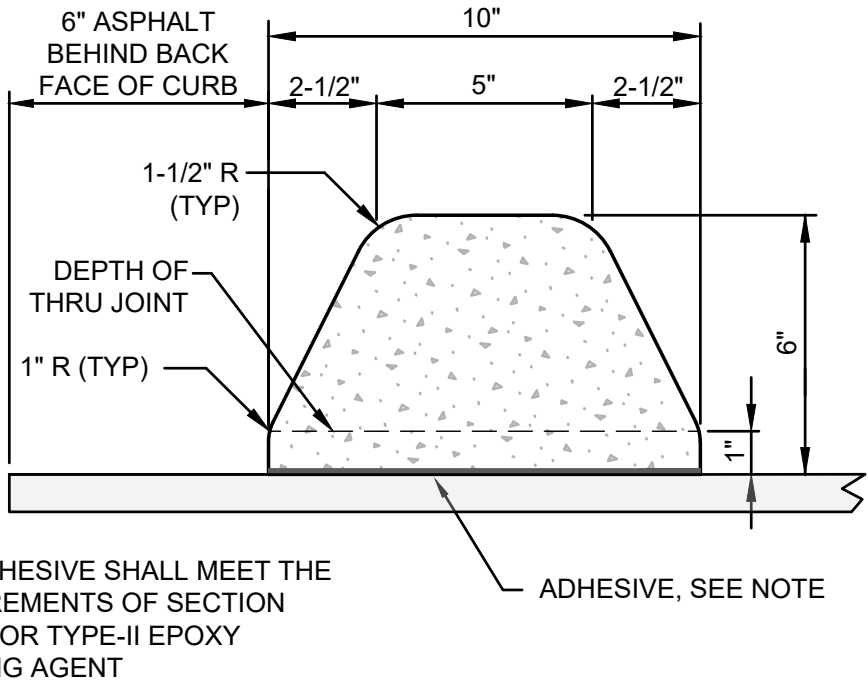
4 VERTICAL CURB
NOT TO SCALE



NOTES:

1. SUBGRADE COMPACTION FOR CONCRETE CURB AND WALKS SHALL BE 95% OF MAXIMUM DENSITY.
2. EXPANSION JOINTS CONSISTING OF 3/16" BY 2" PREMOLDED JOINT MATERIAL SHALL BE PLACED AT 15 FOOT INTERVALS. SEALED WITH POLYURETHANE TO MATCH WALK COLOR.

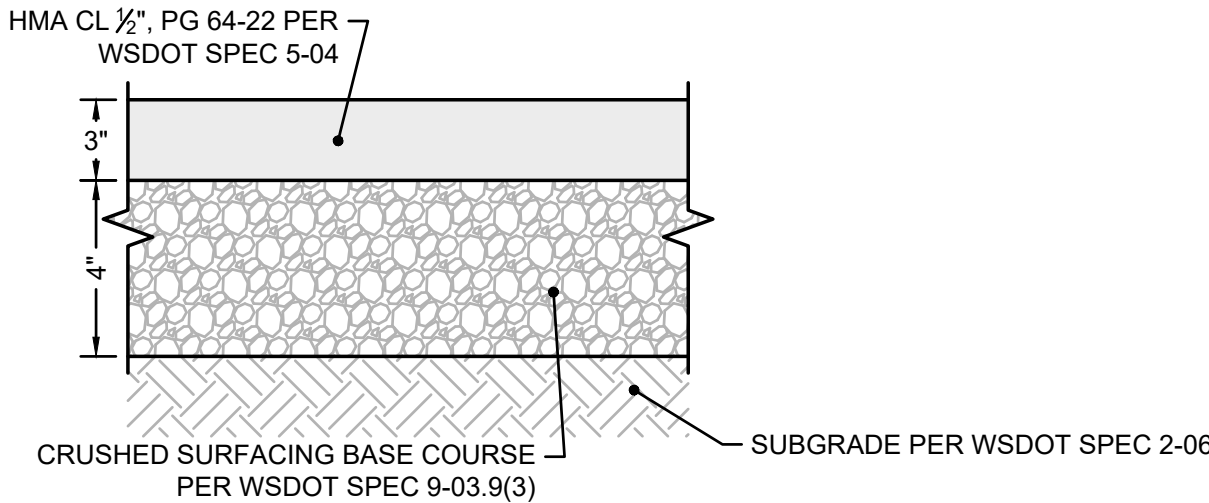
2 INTEGRAL CURB
NOT TO SCALE



NOTE:

THE ADHESIVE SHALL MEET THE REQUIREMENTS OF SECTION 9-26.1 FOR TYPE-II EPOXY BONDING AGENT

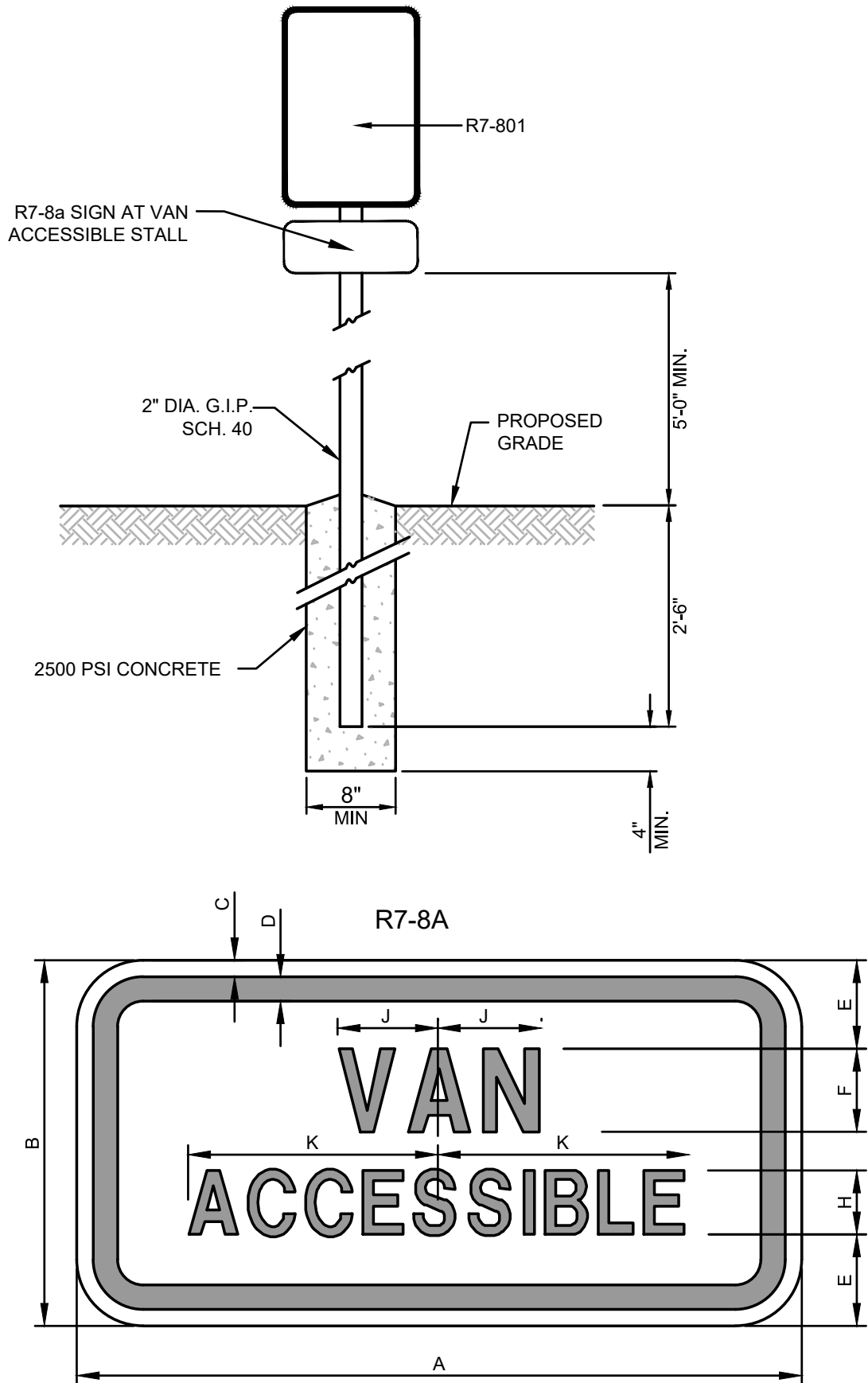
3 EXTRUDED CURB
NOT TO SCALE



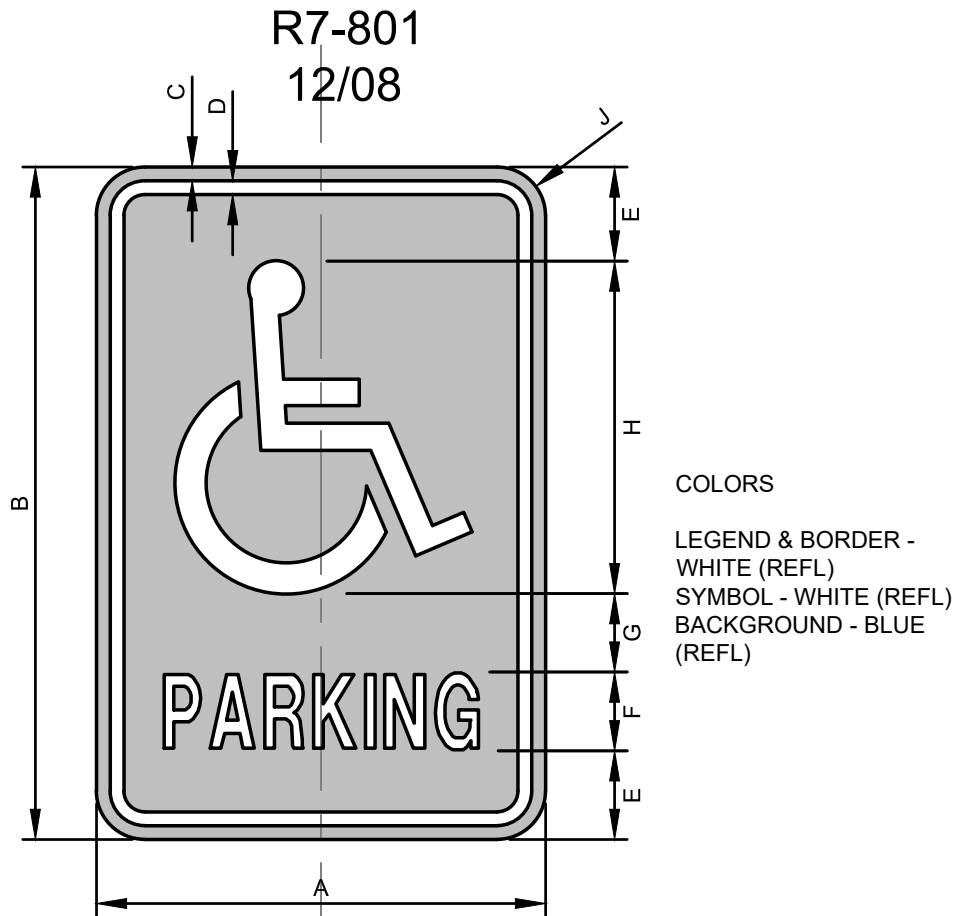
NOTES:

1. DEPTHS INDICATED ARE COMPACTED THICKNESSES.
2. HMA SHALL BE COMPACTED TO A TARGET AVERAGE DENSITY OF 92% BASED ON THE RICE THEORETICAL MAXIMUM DENSITY PER ASTM D-2041. INDIVIDUAL LOCATIONS SHALL BE COMPACTED NOT LESS THAN 90% NOR MORE THAN 96%.
3. UP TO 20% BY WEIGHT OF THE ASPHALT BASE MATERIAL MAY BE SUBSTITUTED WITH CRUSHED CEMENT CONCRETE, PROVIDED THAT THE FINAL MIXTURE MEETS THE SAME TEXTURAL CRITERIA AS THE SPECIFIED WSDOT MATERIAL.
4. GRANULAR SUBBASE SHALL CONSIST OF "BALLAST" PER WSDOT 9-03.9(1), "GRAVEL BORROW" PER WSDOT 9-03.14, OR CRUSHED RECYCLED CONCRETE PROVIDED THAT IT MEETS THE SAME TEXTURAL CRITERIA AS "BALLAST" OR "GRAVEL BORROW."
5. ALL ASPHALT BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% BASED ON THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557.
6. SUBGRADE SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION PRIOR TO PLACEMENT OF ANY PAVEMENT LAYERS. ANY LOCALIZED ZONES OF SOFT, ORGANIC-RICH, OR DEBRIS-LADEN SOILS SHOULD BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL MATERIAL.

5 ASPHALT SECTION
NOT TO SCALE



7 ADA SIGNAGE
NOT TO SCALE

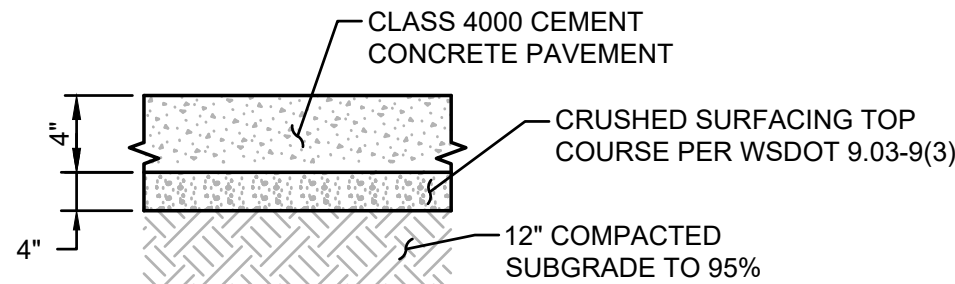


COLORS

LEGEND & BORDER - WHITE (REFL)
SYMBOL - WHITE (REFL)
BACKGROUND - BLUE (REFL)

COLORS:
LEGEND - GREEN (REFL)
SYMBOL - BLUE (REFL)
BACKGROUND - WHITE (REFL)

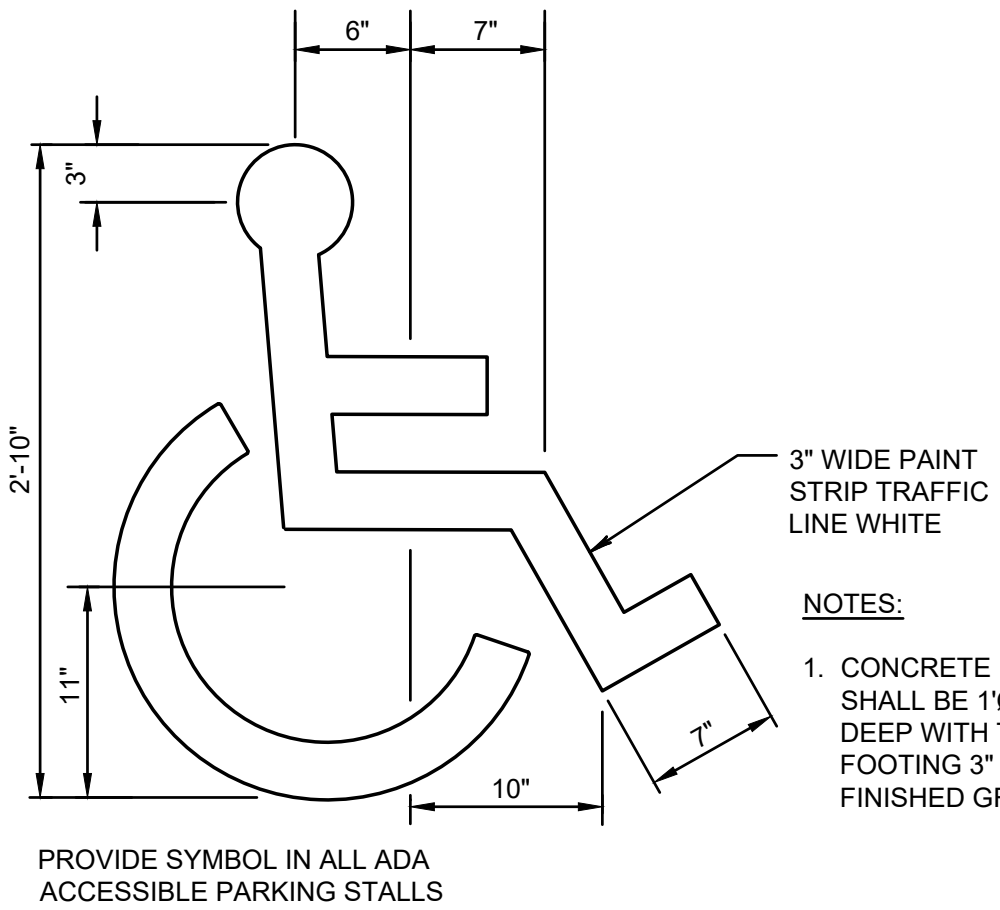
DIMENSIONS (INCHES)							
A	B	C	D	E	F	G	H
12	18	3/8	5/8	2C	3/4C	1	1/2



NOTES:

1. DEPTHS ARE COMPACTED THICKNESS.
2. DUMMY JOINTS CONSISTING OF 3/16" BE 2" PREMOLDED JOINT MATERIAL SHALL BE PLACED AT MAXIMUM 10 FOOT INTERVALS.
3. PROVIDE A TOOLED CONSTRUCTION JOINT AT MAXIMUM 6 FOOT INTERVAL.
4. THE CONTRACTOR SHALL EXPOSE EXISTING FILL, PROOF ROLL AND COMPACT TO 95%. IF YIELDING CONDITIONS ARE ENCOUNTERED, YIELDING MATERIALS SHALL BE REPLACED WITH IMPORTED STRUCTURAL FILL MATERIAL. THE DEPTH OF MATERIAL REPLACEMENT SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER.

6 CONCRETE SECTION
NOT TO SCALE



NOTES:

1. CONCRETE FOOTING SHALL BE 1'0 x 2' DEEP WITH TOP OF FOOTING 3" BELOW FINISHED GRADE.

8 ADA SYMBOL
NOT TO SCALE



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SITE NOTES AND DETAILS

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PROJECT NAME
TACOMA SUBARU
MOD FACILITY



CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS
SITE AND BUILDING DIVISION

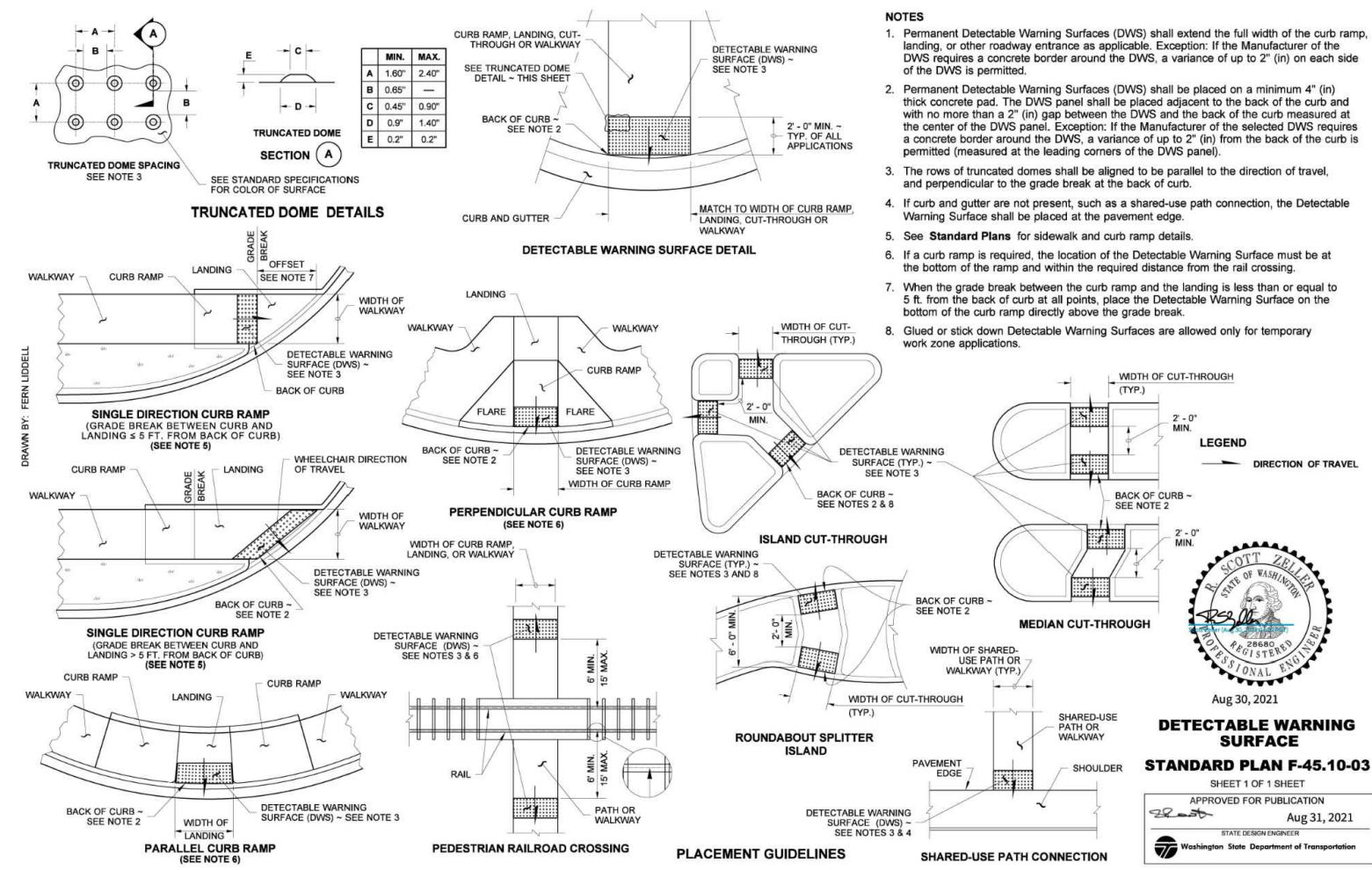
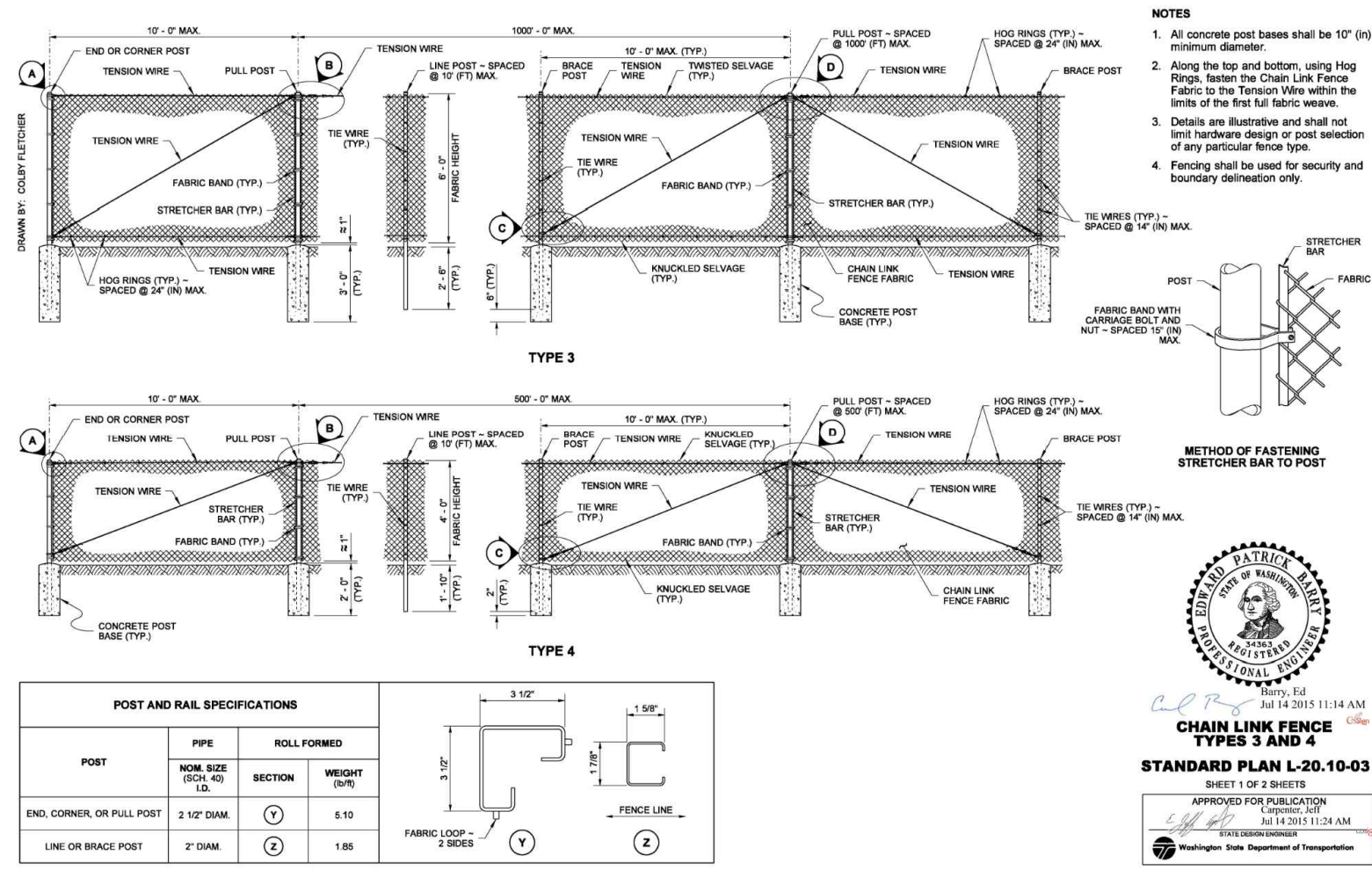
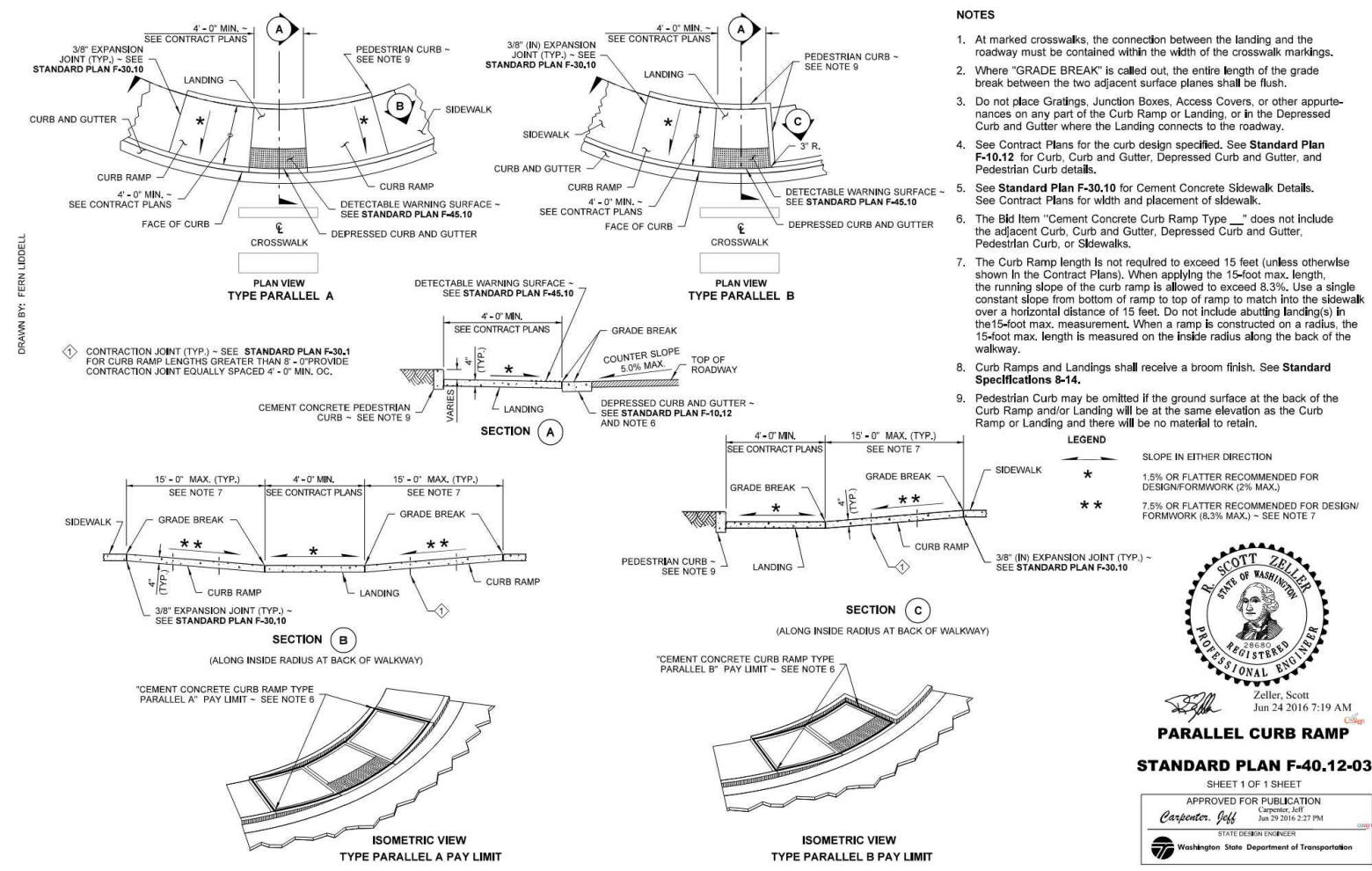
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C2.1

SHEET 5 OF 12



1 PARALLEL CURB RAMP

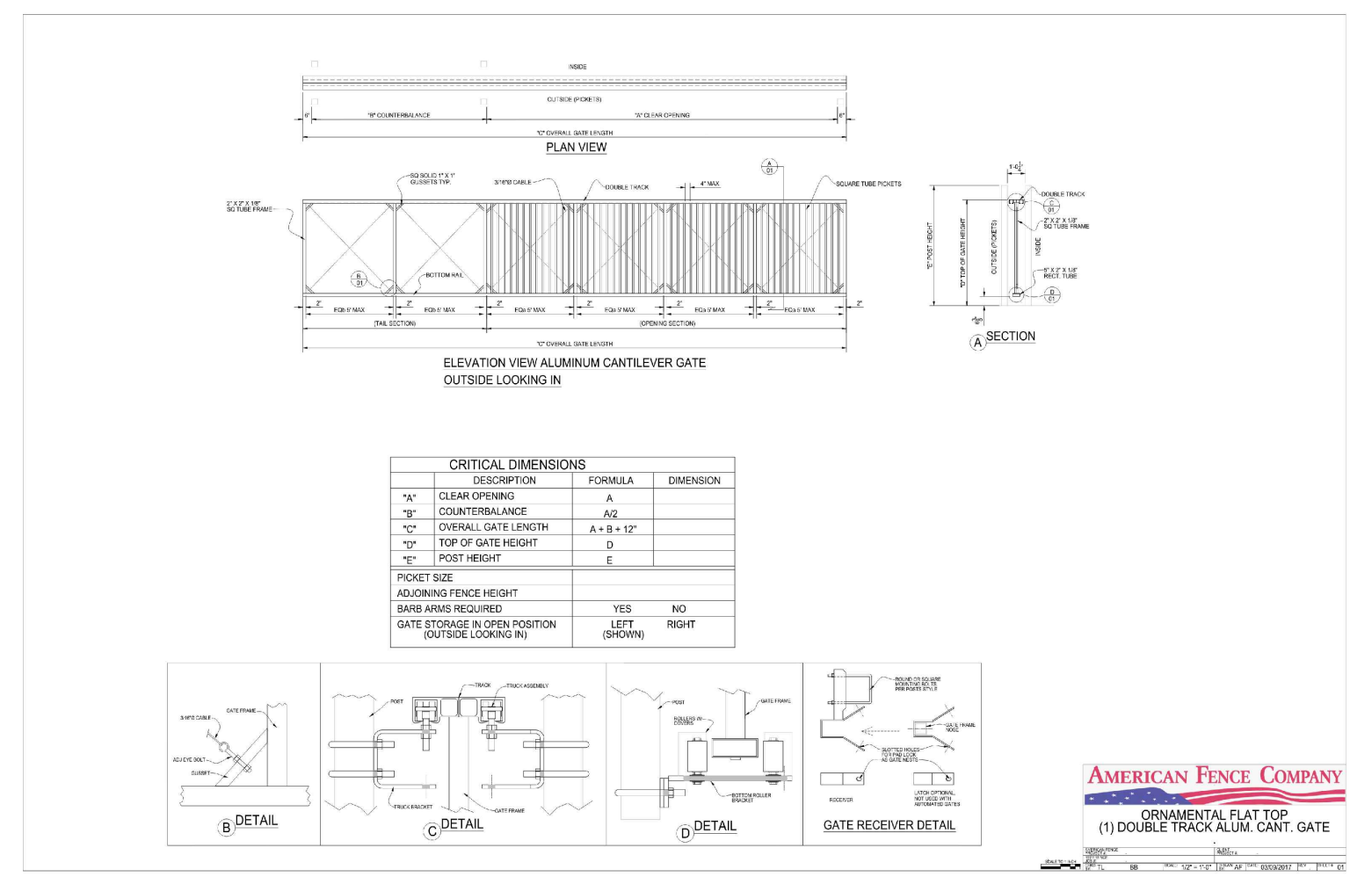
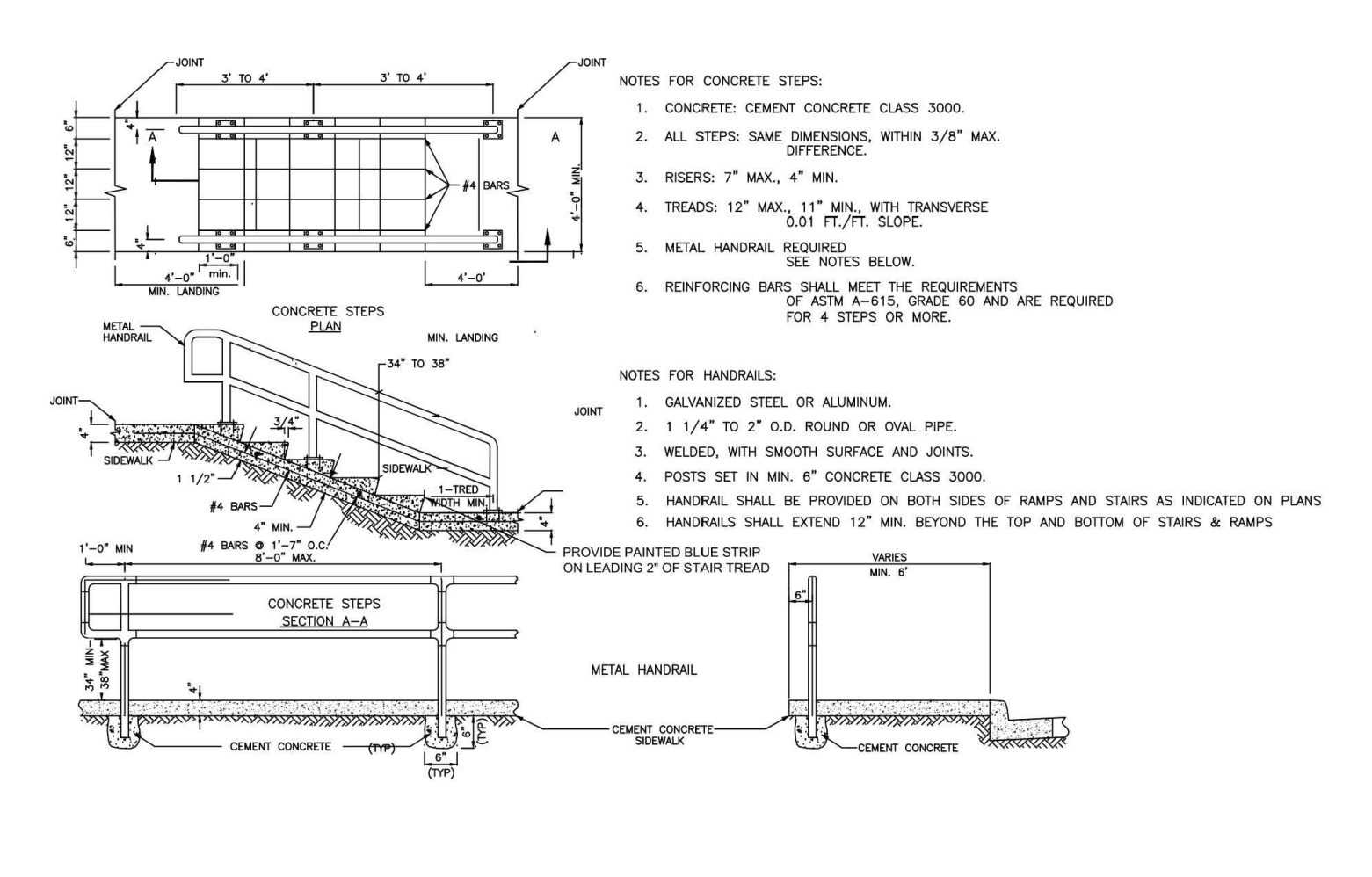
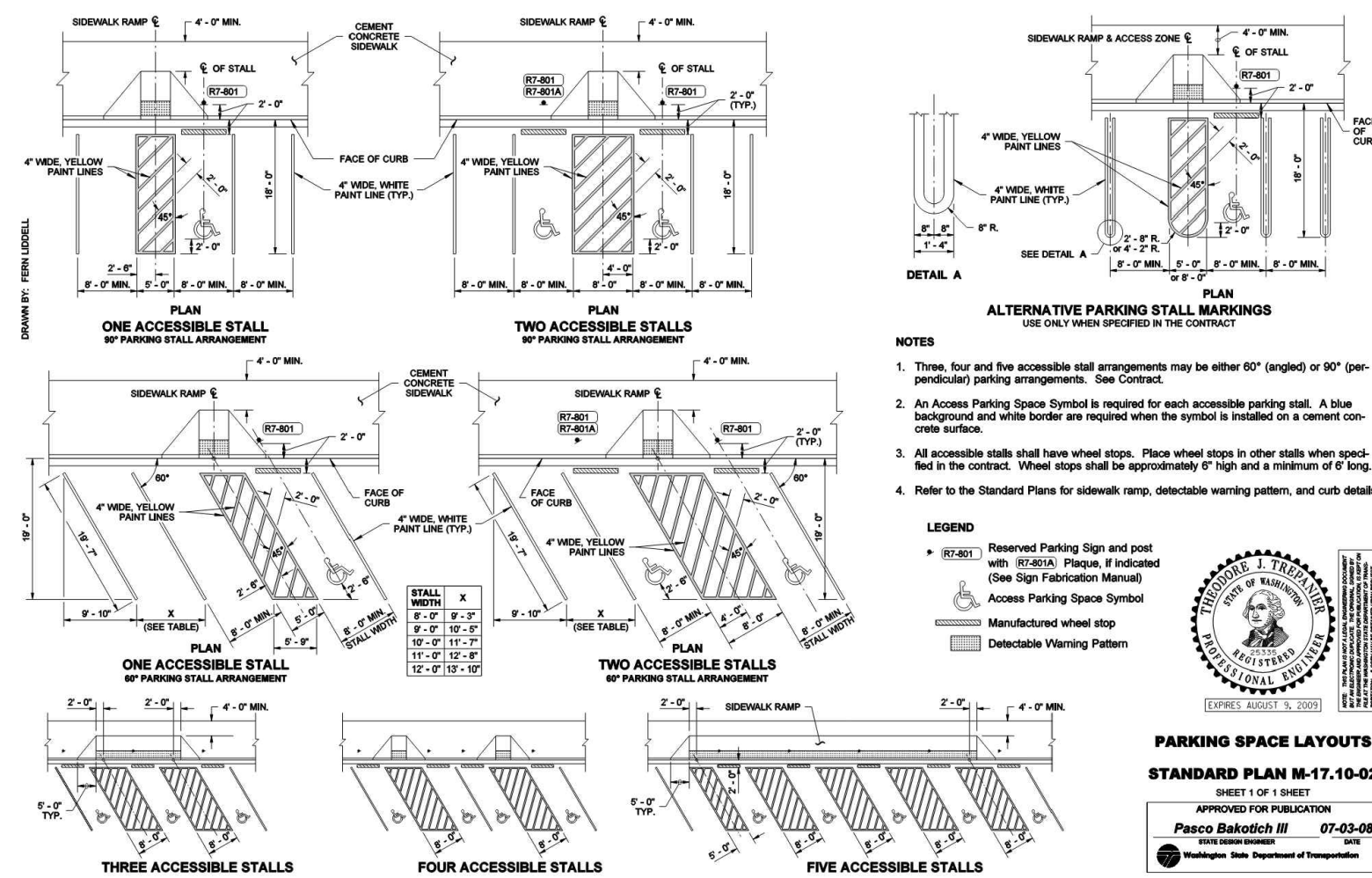
NOT TO SCALE

2 CHAINLINK FENCE

NOT TO SCALE

3 DETECTABLE SURFACE WARNING

NOT TO SCALE



4 ADA STRIPING

NOT TO SCALE

5 CONCRETE STEPS AND METAL HANDRAIL

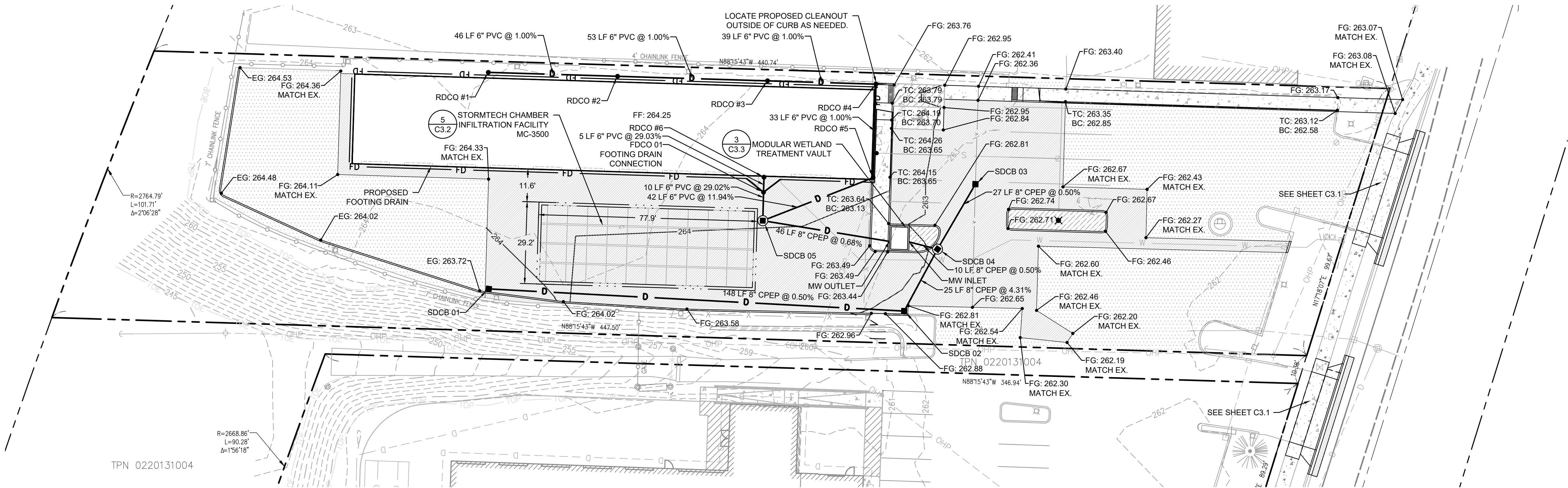
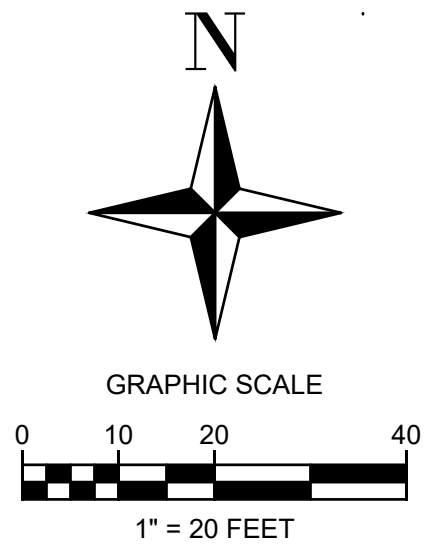
NOT TO SCALE

6 SLIDE GATE

NOT TO SCALE

ALL DISTURBED AREA TO BE COMPOST SOIL
AMENDED PER CITY OF TACOMA BMP L613

4
C3.3



LEGEND

TYPE 1 CATCH BASIN

TYPE 2 MANHOLE

ROOF DRAIN CLEANOUT

PROPOSED STORM DRAIN PIPE

PROPOSED ROOF DRAIN PIPE

FOOTING DRAIN

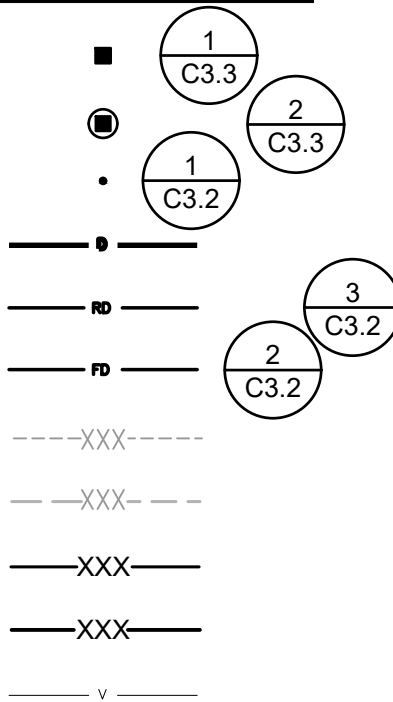
EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED MAJOR CONTOUR

VALLEY FLOWLINE



EARTHWORK QUANTITIES

CUT = 37 CU. YDS

FILL = 120 CU. YDS

NOTE: FILL = 83 CU. YDS (FILL)

NOTE:

THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES. THE QUANTITIES DO NOT HAVE STRIPPING, COMPACTION, OR CUT OR FILL ADJUSTMENT FACTORS APPLIED TO THEM, NOR DO THEY ACCOUNT FOR ROADWAY SECTION.

TOPOGRAPHIC NOTE

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BASIS OF BEARING

HELD SOUTH 88°42'01" EAST BETWEEN CITY OF TACOMA CONTROL MONUMENTS #1220 AND #1033

HORIZONTAL DATUM

WASHINGTON STATE PLAN COORDINATE SYSTEM, SOUTH ZONE (NAD 83/91)

BASED ON TIES CITY OF TACOMA MONUMENTS #34, 1033, 1219 AND 1220.

COT MONUMENT #1220

N 695117.01

E 1147556.43

FOUND 3" BRASS DISK W/PUNCH ON SURFACE AT INTX. OF S. 38TH ST. AND UNION AVE.

VERTICAL DATUM

CITY OF TACOMA NGVD 29

BENCHMARK 3760

DESC "X" ON SE BOLT OF STREET LIGHT POLE AT THE SE CORNER OF THE INTERSECTION OF S 38TH STREET AND SOUTH TACOMA WAY.
ELEV: 263.28'

DRAINAGE NOTE

- ALL CATCH BASINS SHALL HAVE VANED GRATES UNLESS OTHERWISE NOTED.
- PIPE COVER SHALL BE A MINIMUM OF 2' FOR CPEP AND 1' FOR DUCTILE IRON.
- ALL ROOF DRAINS TO BE RIGID PVC UNLESS OTHERWISE NOTED.
- PIPE BEDDING AND BACKFILL SHALL BE PER DETAIL.
- ALL STORM PIPES SHALL BE CPEP UNLESS OTHERWISE NOTED. CPEP PIPES SHALL BE ADS N-12 OR APPROVED EQUAL.
- PROPOSED PIPE LENGTHS AND HORIZONTAL CONTROL ARE PROVIDED TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED.
- ALL STORM PIPES SHALL BE CLEANED BEFORE FINAL ACCEPTANCE.
- CONTRACTOR TO CLEAN EXISTING STORM CATCH BASINS. REMOVE EXISTING LIQUIDS AND ANY ACCUMULATED SEDIMENT; DISPOSE OF AT AN APPROVED OFFSITE LOCATION AND PROVIDE COUNTY INSPECTOR WITH A COPY OF THE BILL OF LADING.
- MATERIALS FOR THE STORM DRAINAGE SYSTEM SHALL BE IN ACCORDANCE WITH THE 2021 CITY OF TACOMA STORMWATER MANAGEMENT MANUAL.
- ALL CATCH BASINS, INLETS, ETC SHALL BE MARKED WITH THE APPROVED COT CURB MARKERS / STENCILS. STENCILS ARE AVAILABLE FOR BOTH PRIVATE AND PUBLIC PROJECTS AS NEEDED.

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
FDCO 01 CO N 694944.64 E 1147237.65	RIM = 262.20 IE = 258.44 (6" N) IE = 258.44 (6" S) IE = 261.00 (4" NE) IE = 261.00 (4" NW)
MW INLET Null Structure N 694926.95 E 1147289.53	IE = 259.21 (8" E)
MW OUTLET Null Structure N 694927.13 E 1147282.53	IE = 255.81 (8" W)
RDCO #1 CO N 694987.35 E 1147139.55	RIM = 263.96 IE = 262.25 (6" E)
RDCO #2 CO N 694985.95 E 1147185.61	RIM = 264.36 IE = 261.79 (6" W) IE = 261.79 (6" E)
RDCO #3 CO N 694984.33 E 1147239.08	RIM = 264.32 IE = 261.26 (6" W) IE = 261.26 (6" E)
RDCO #4 CO N 694983.15 E 1147277.73	RIM = 263.95 IE = 260.87 (6" W) IE = 260.87 (6" S)
RDCO #5 CO N 694949.84 E 1147276.72	RIM = 264.23 IE = 260.54 (6" N) IE = 260.54 (6" W)
RDCO #6 CO N 694950.02 E 1147237.81	RIM = 264.27 IE = 260.00 (6" S)
SDCB 01 TYPE 1 N 694910.21 E 1147139.69	RIM = 263.75 IE = 261.08 (8" E)

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SDCB 02 TYPE 1 N 694902.33 E 1147287.79	RIM = 262.81 IE = 260.34 (8" NE) IE = 260.34 (8" W)
SDCB 03 TYPE 1 N 694947.55 E 1147313.18	RIM = 262.06 IE = 259.39 (8" SW)
SDCB 04 48" TYPE 2 N 694924.38 E 1147299.67	RIM = 262.89 IE = 259.26 (8" W) IE = 259.26 (8" NE) IE = 259.26 (8" SW)
SDCB 05 48" TYPE 2 N 694934.52 E 1147237.39	RIM = 264.04 IE = 255.50 (8" E) IE = 255.50 (6" E) IE = 255.50 (6" N)



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SCALE

DESIGNED

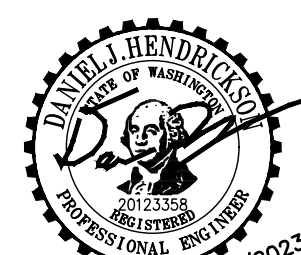
CHECKED

DRAWN

PROJECT NAME

DRAWING NAME

GRADING AND
DRAINAGE PLAN



CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS

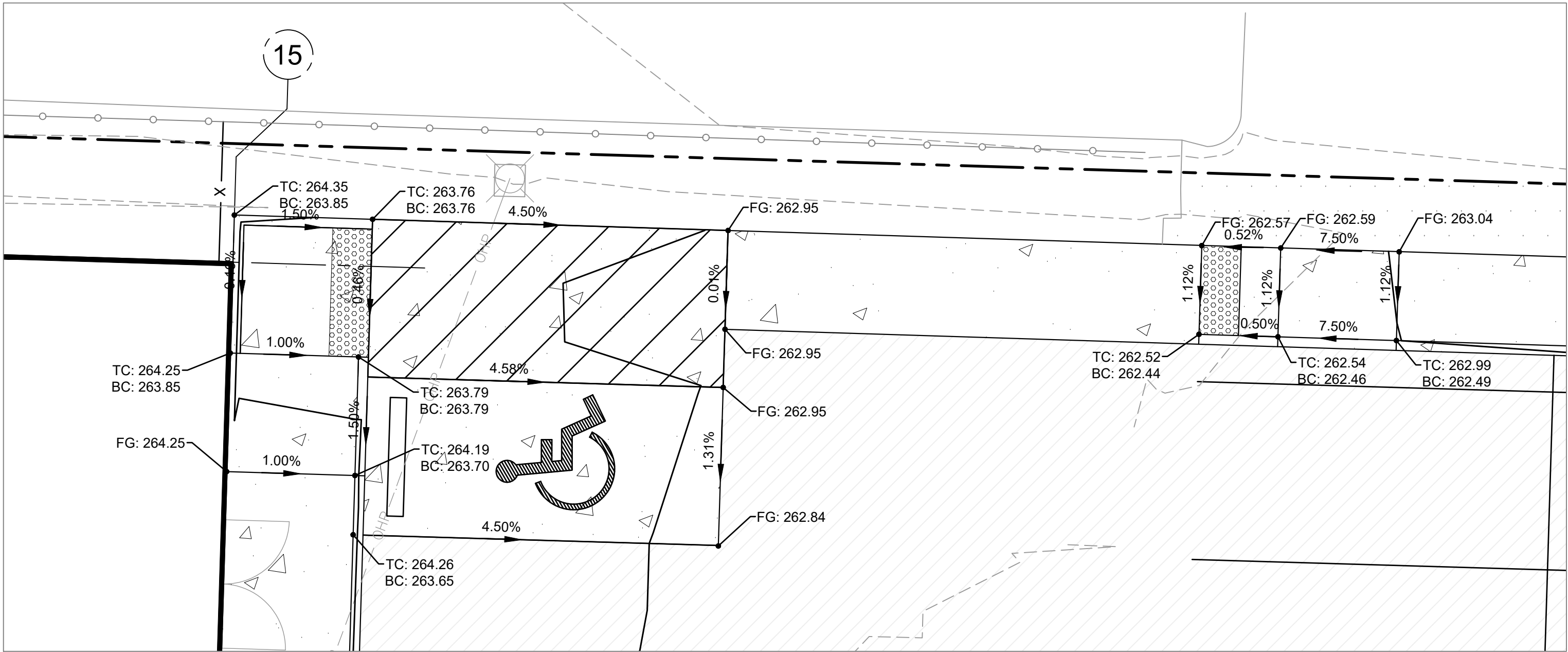
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SDEV23-0202

SHEET NO.

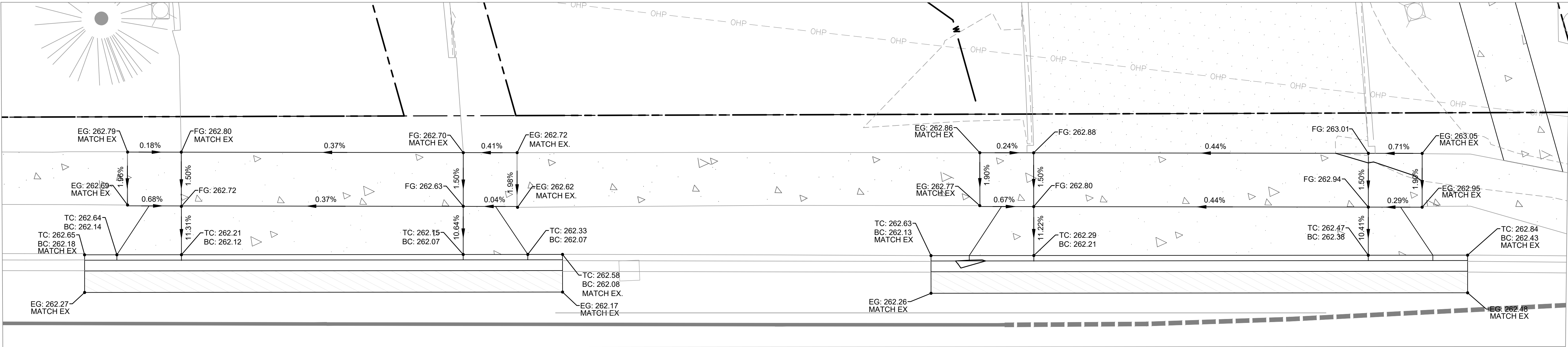
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SHEET 7 OF 12



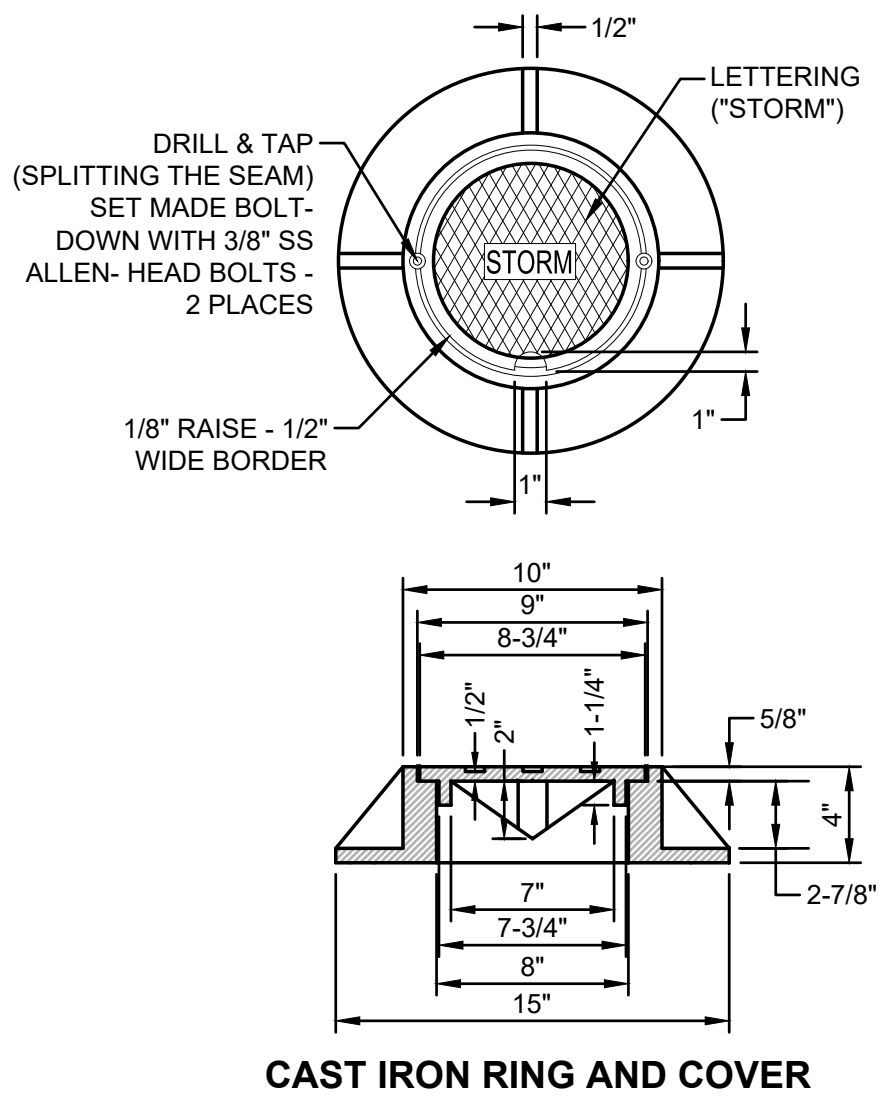
ADA RAMPS AND PARKING BLOW UP

SCALE: 1" = 5'

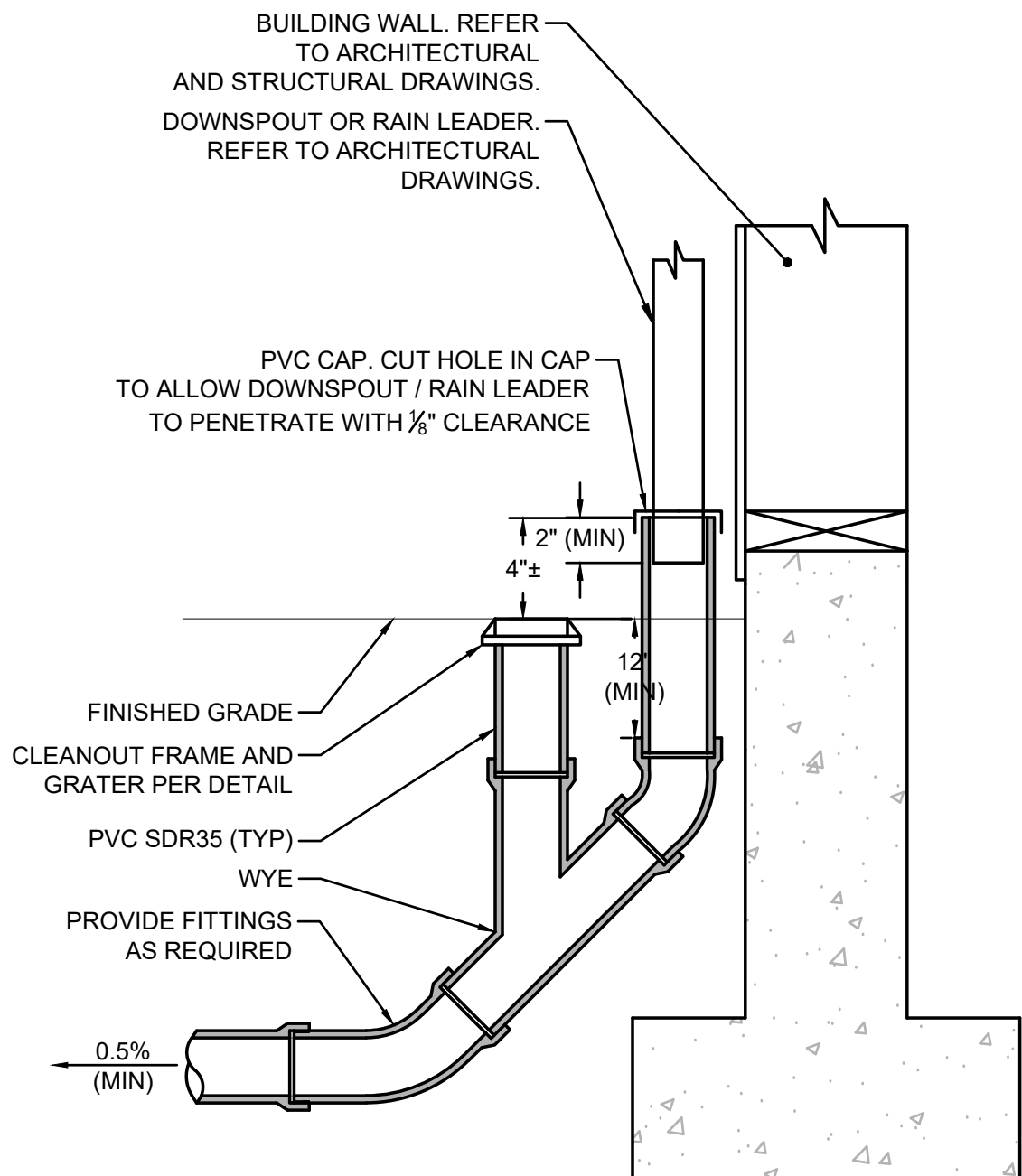
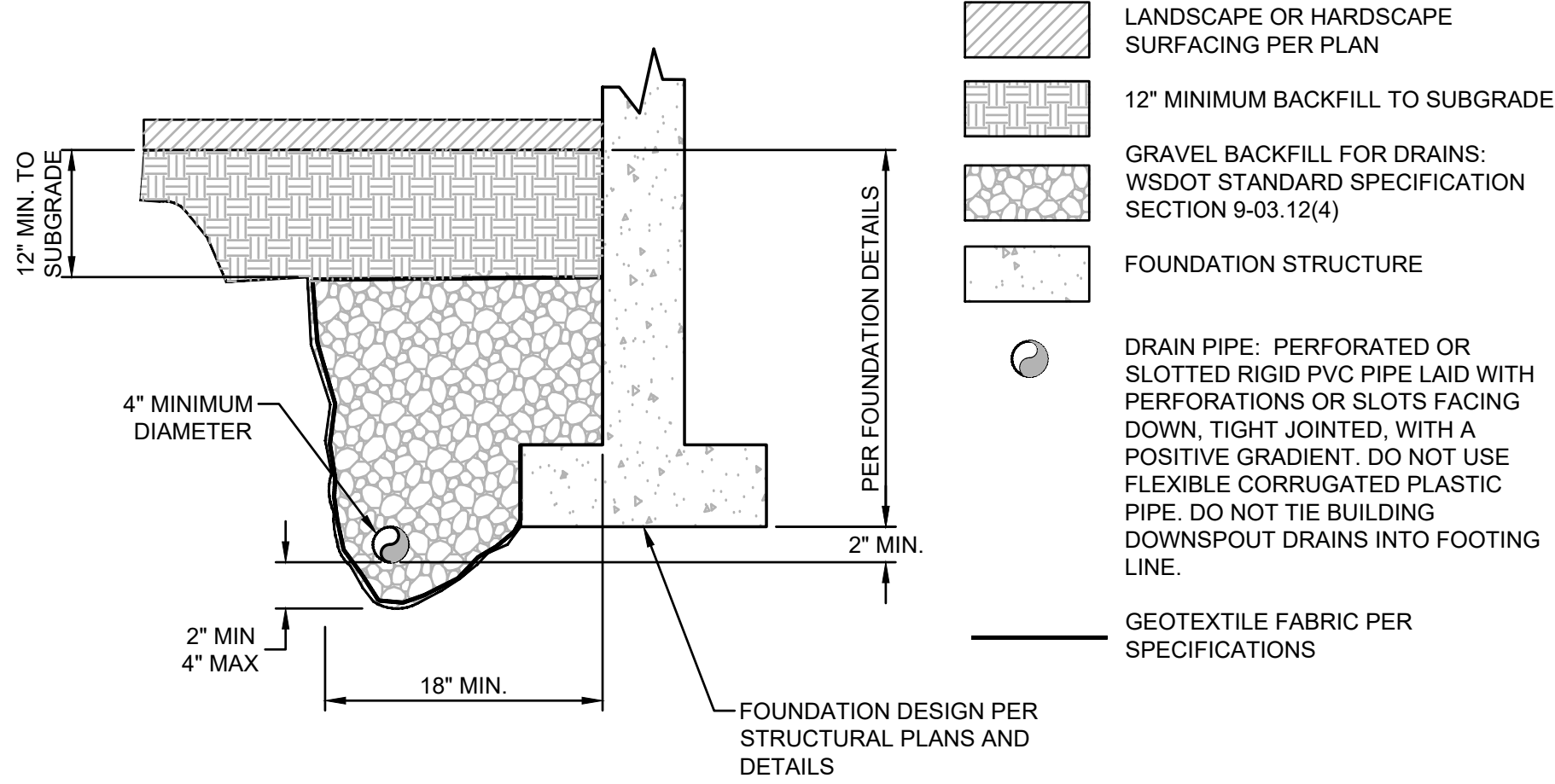
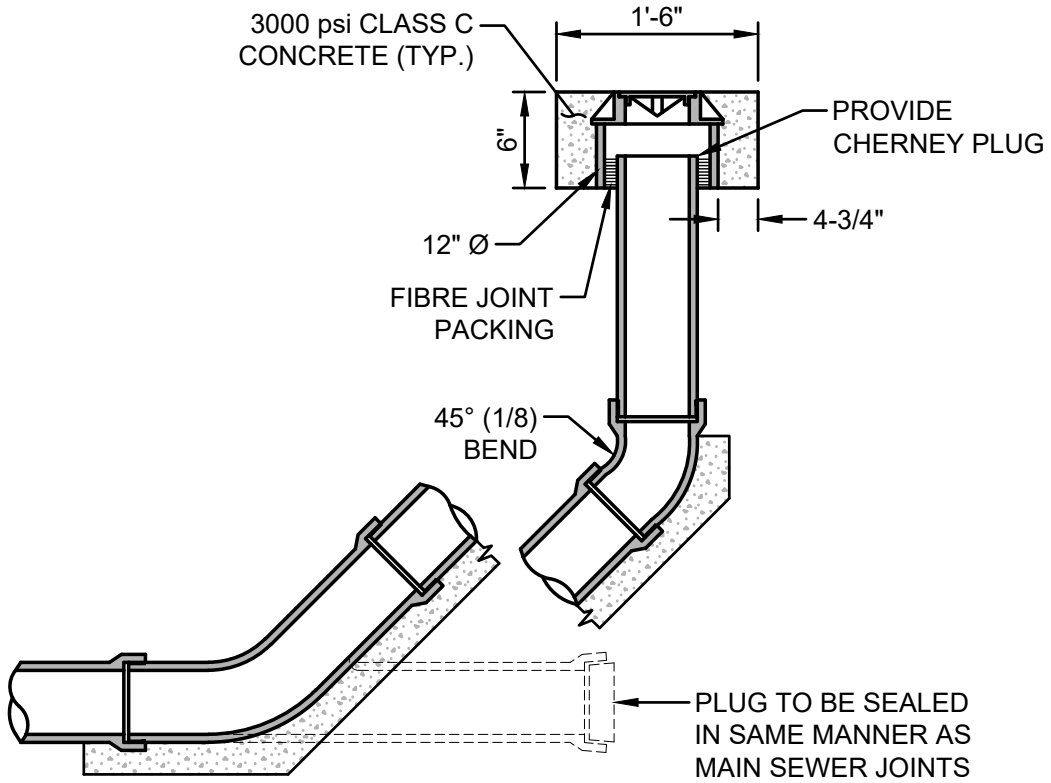


DRIVEWAY BLOW UPS

SCALE: 1" = 5'



- NOTES:**
- PIPE MATERIAL AS SPECIFIED BY THE ENGINEER.
 - PIPE DIAMETER AS SHOWN PER PLAN.



1 STORM CLEANOUT

NOT TO SCALE

2 FOOTING DRAIN

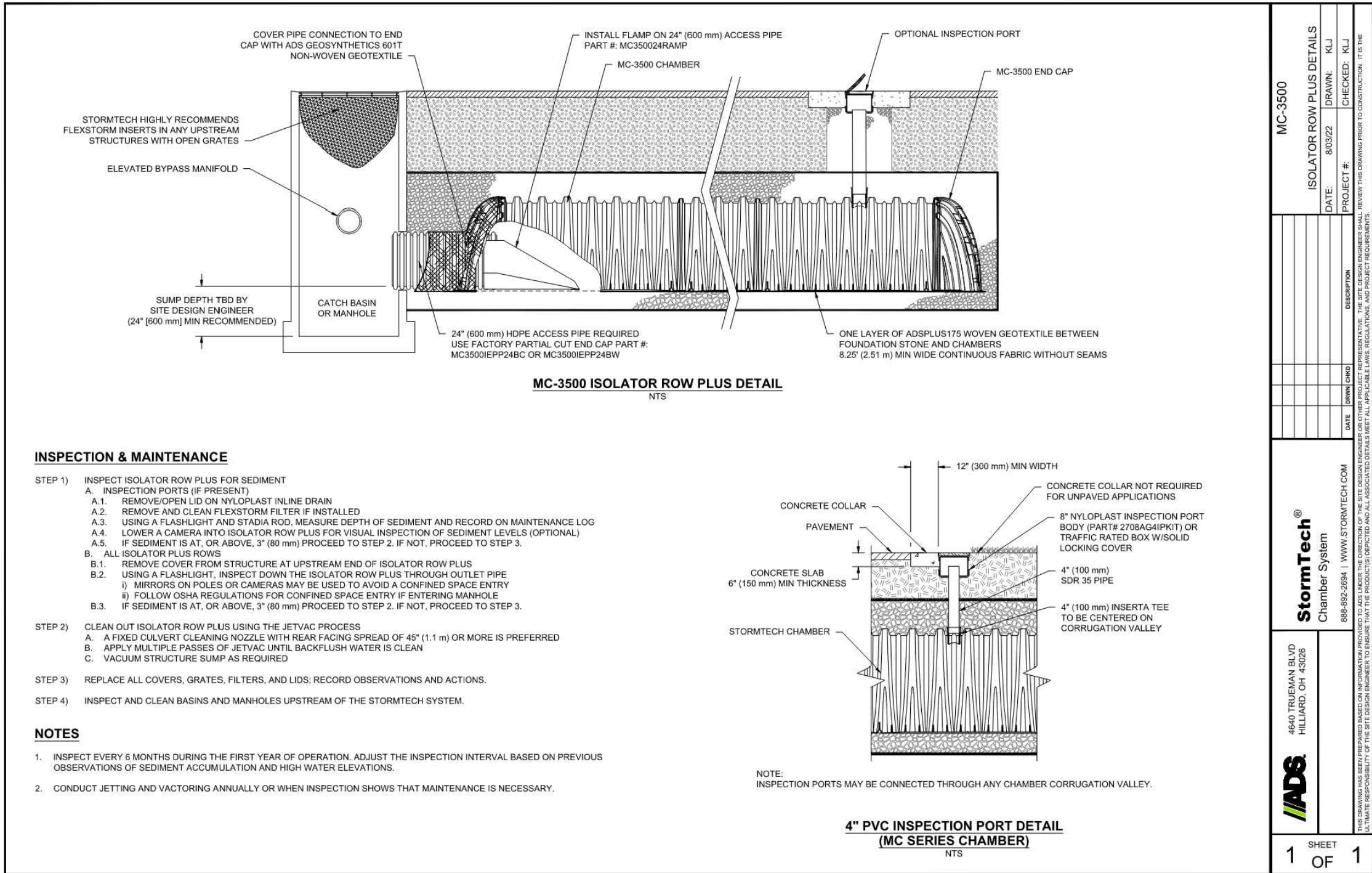
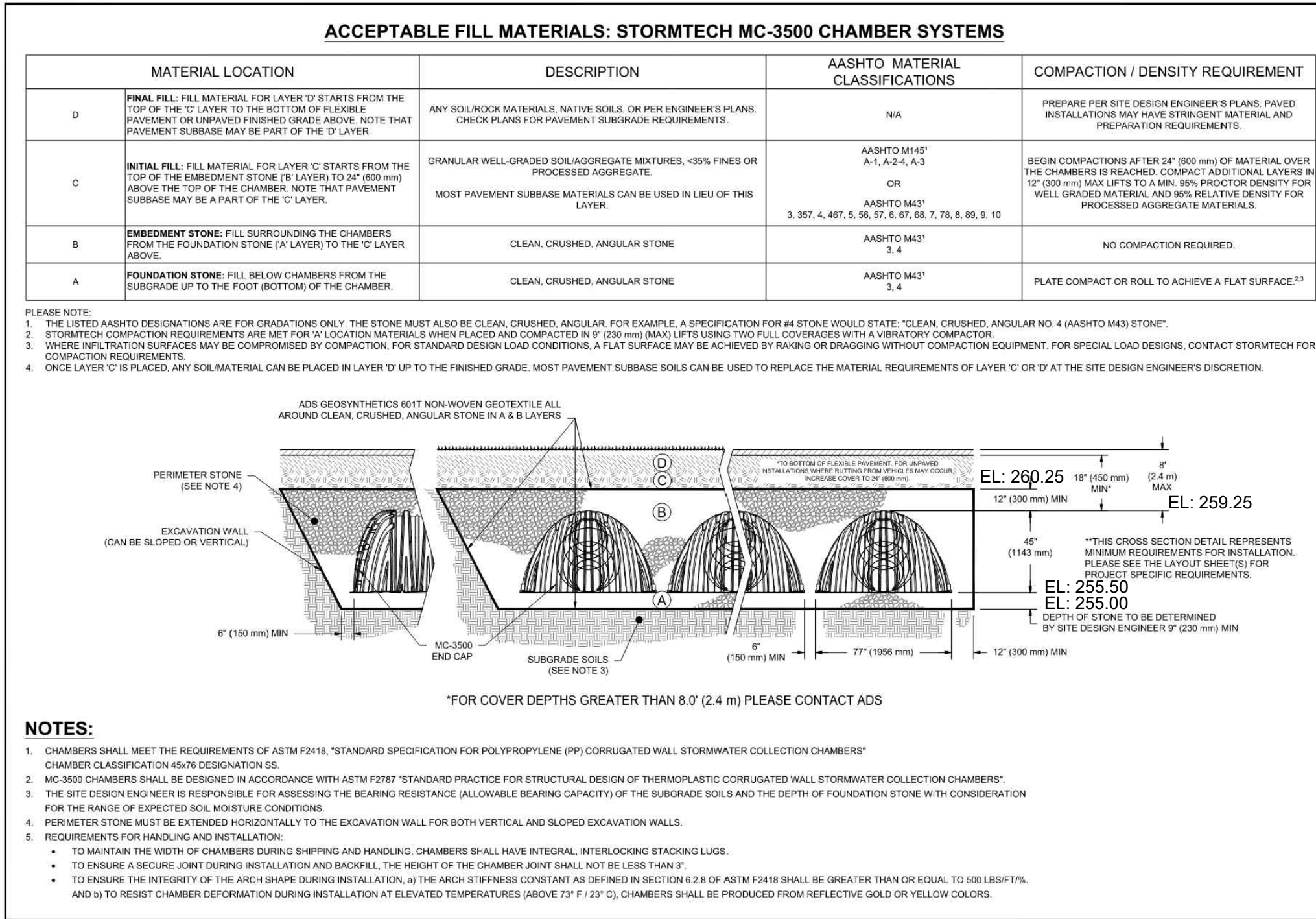
NOT TO SCALE

3 ROOF DOWNSPOUT CONNECTION

NOT TO SCALE

INFILTRATION TRENCH NOTES

- RUBBER GASKET OR GROUTING OF THE JOINTS FOR PERFORATED PIPE RUNS WILL NOT BE REQUIRED.
- WASHED DRAIN ROCK PER COT BMP 720.
- ALL GEOTEXTILES SHALL CONFORM WITH COT BMP 720.



5 STORMTECH CHAMBER SYSTEM- MC3500

NOT TO SCALE

4 TRENCH BEDDING AND BACKFILL

NOT TO SCALE



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DATE

APPD

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BY

DATE

FIELD BOOKS

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DESIGNED

DRAWN

DRAWING NAME

SCALE

CHECKED

PROJECT NAME

PROJECT LOCATION



CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS

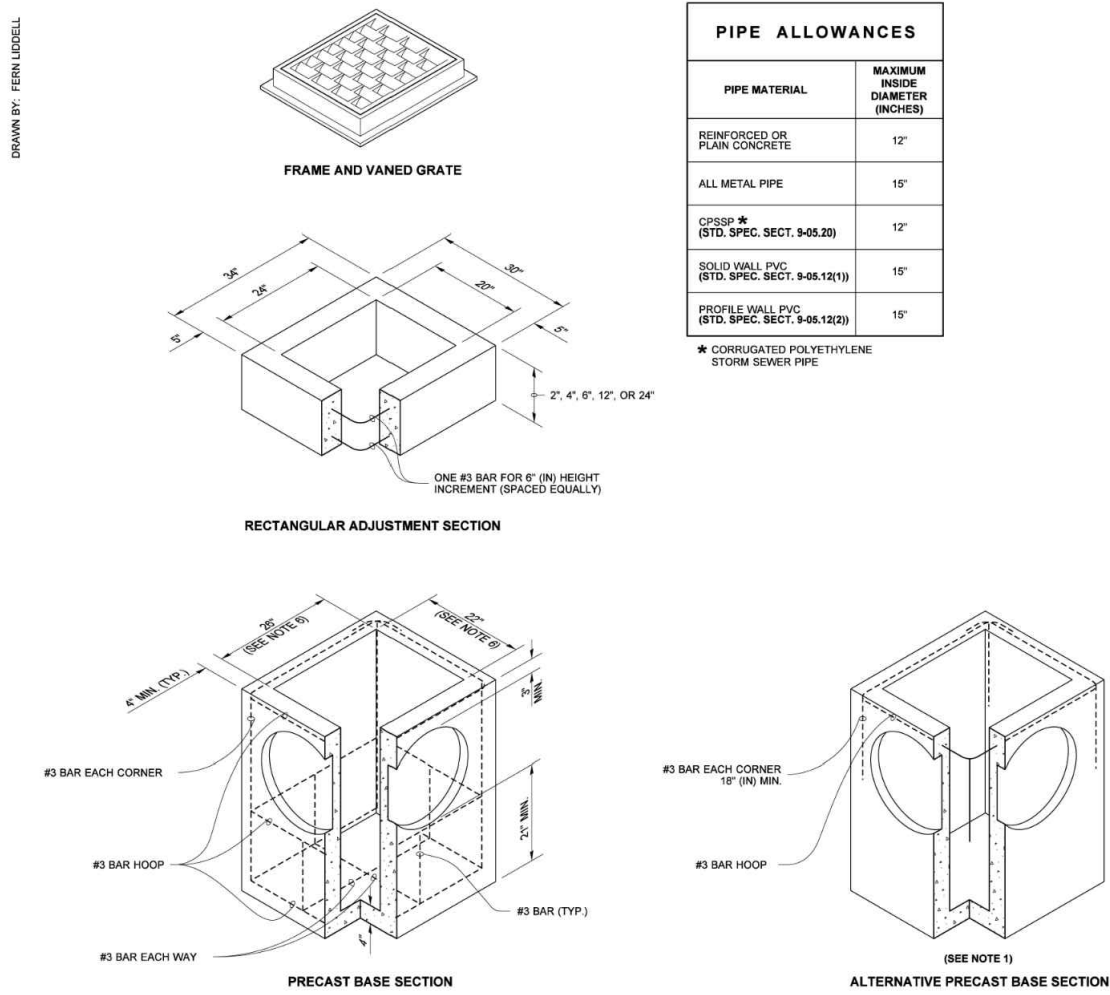
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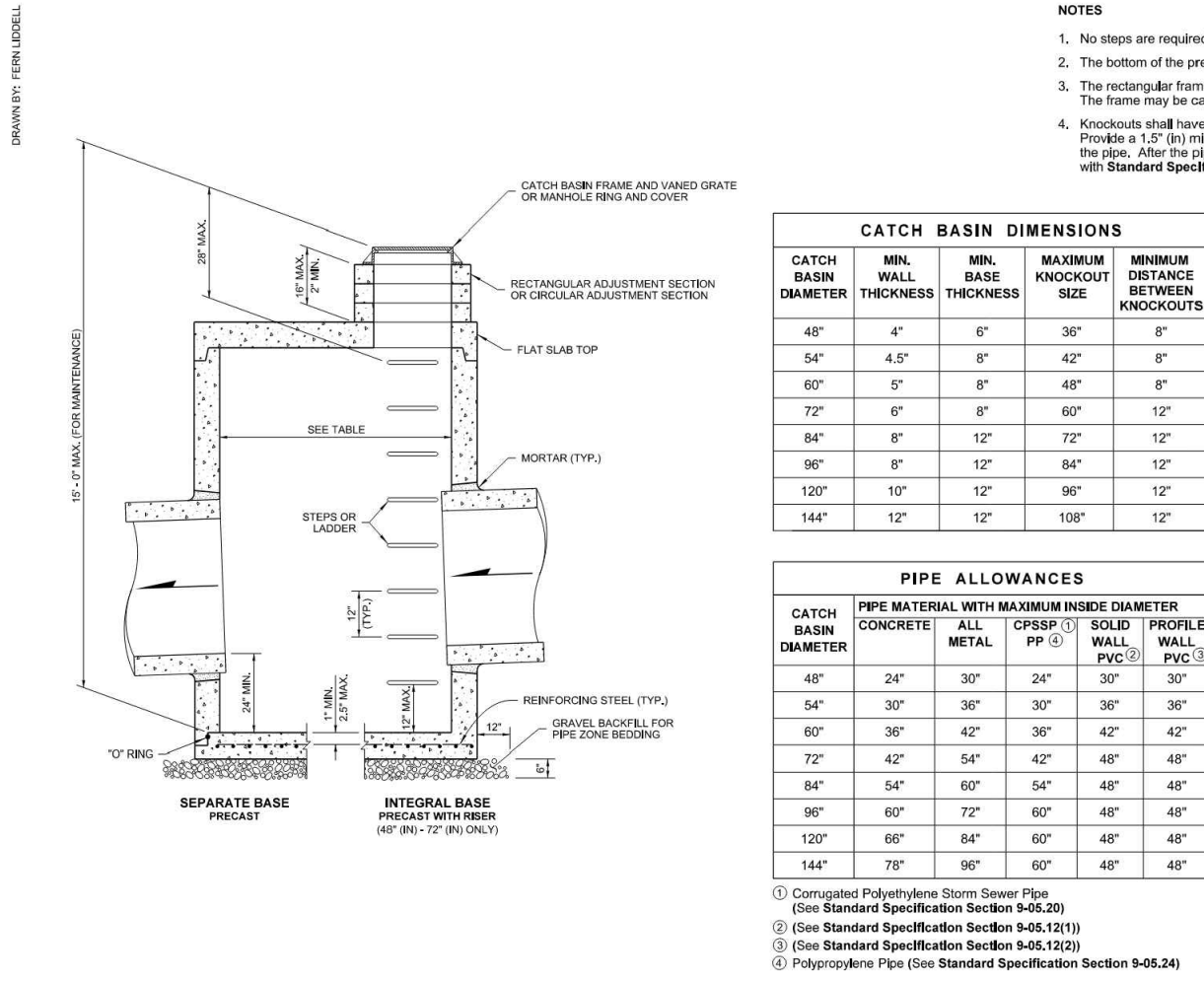
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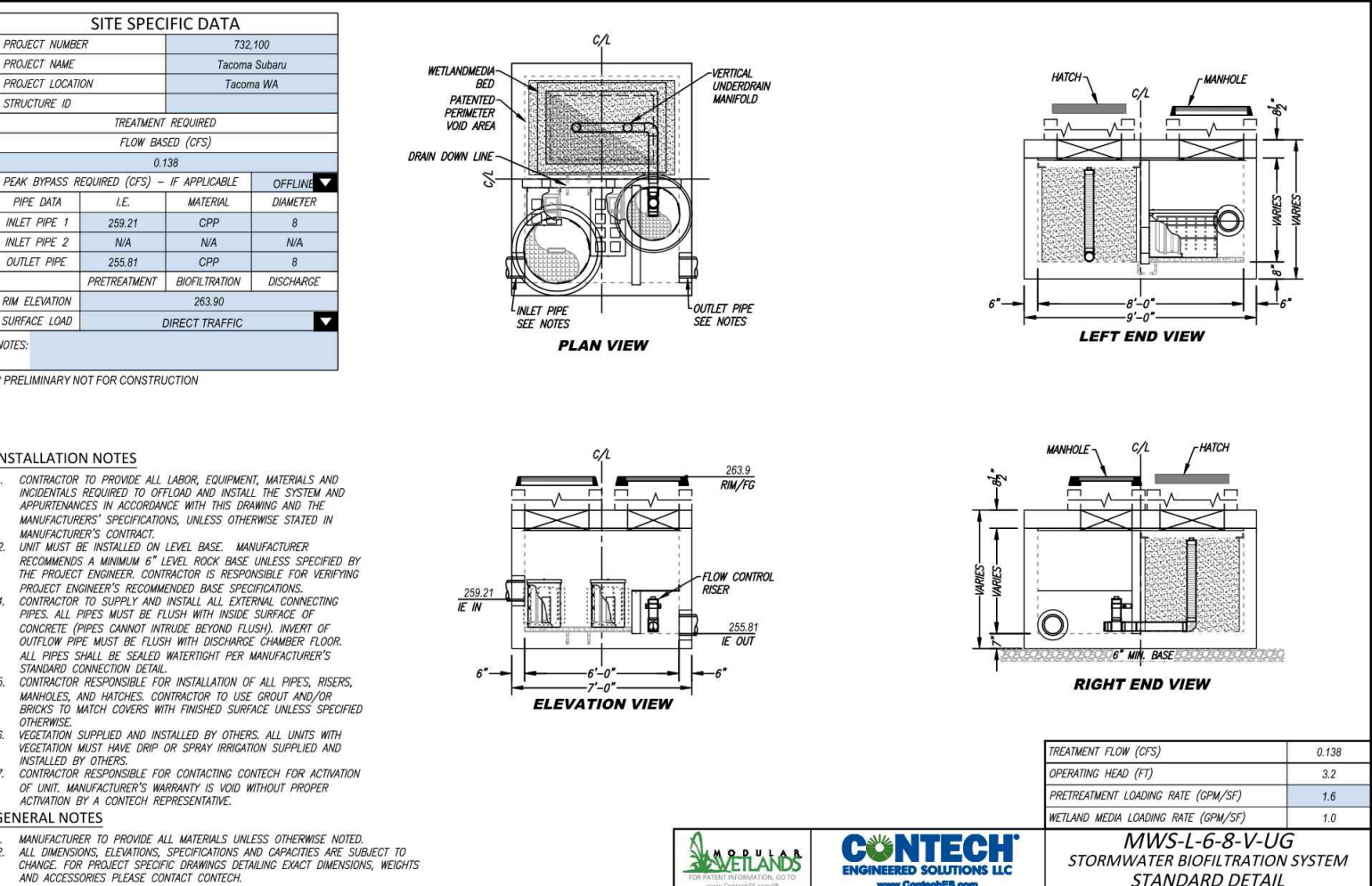
SHEET 9 OF 12



PIPE ALLOWANCES table with columns for PIPE MATERIAL, MAXIMUM ALLOWABLE DIAMETER (INCHES), and NOTES. Includes notes on rebar placement and knockout dimensions.



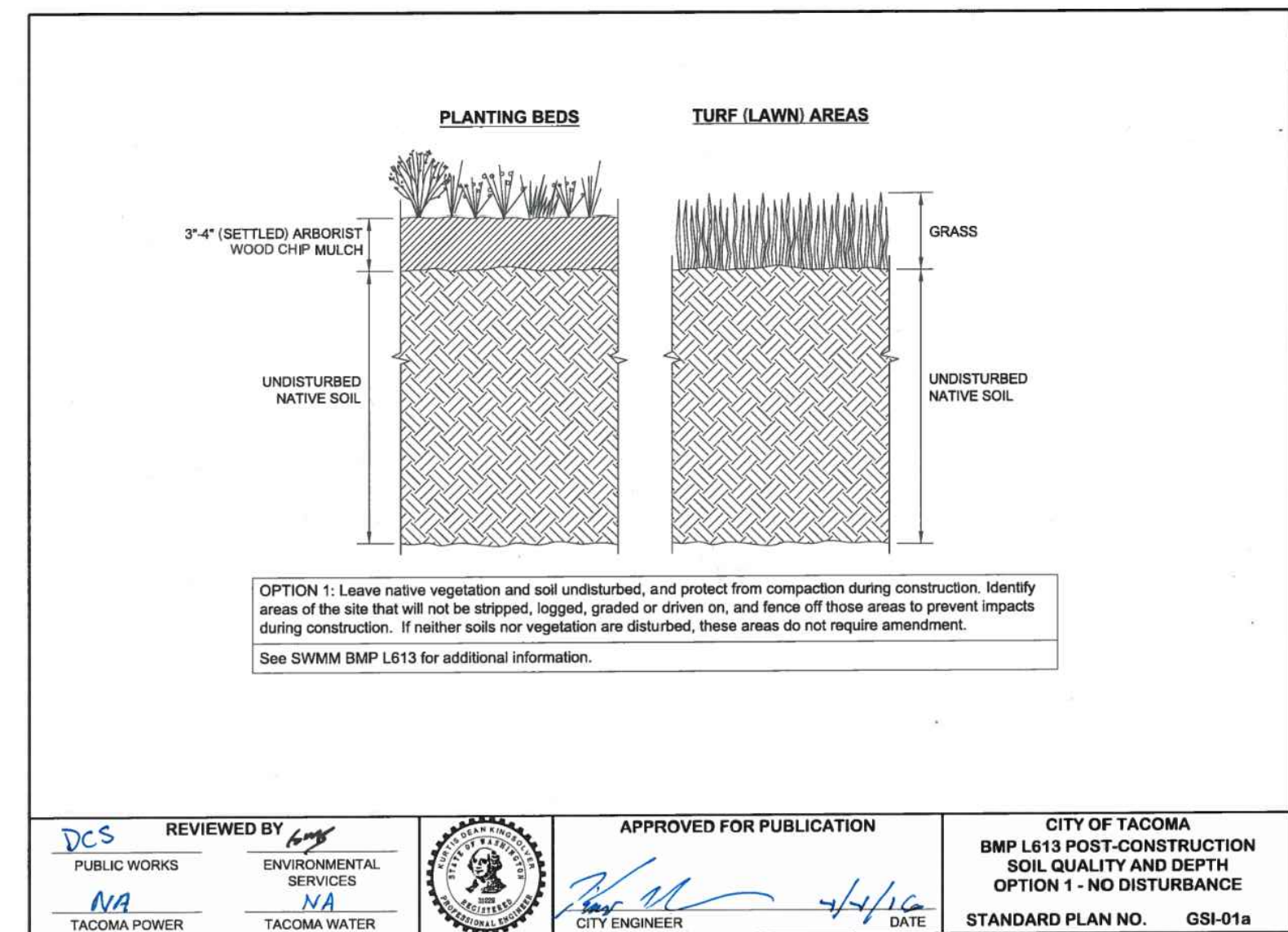
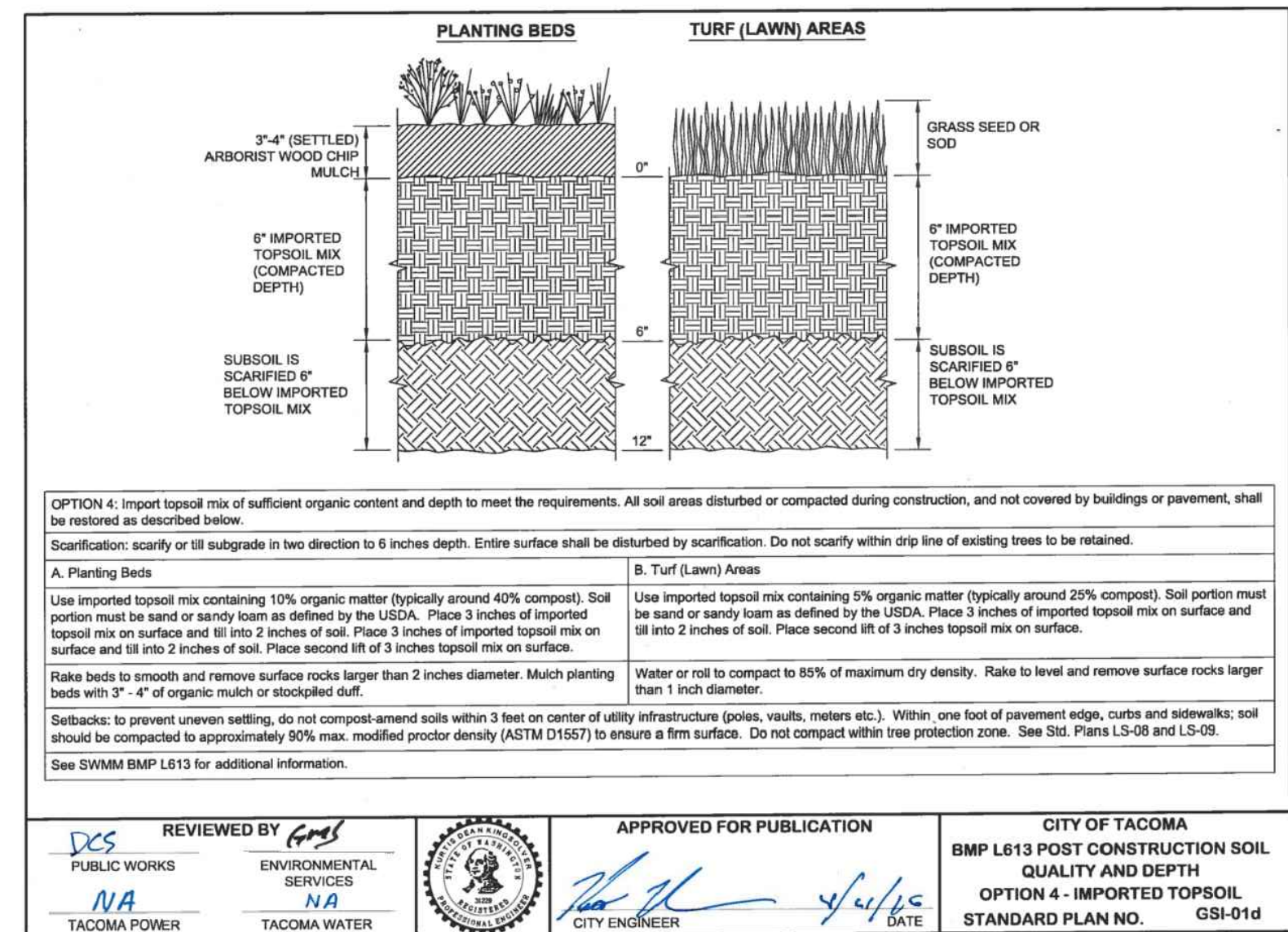
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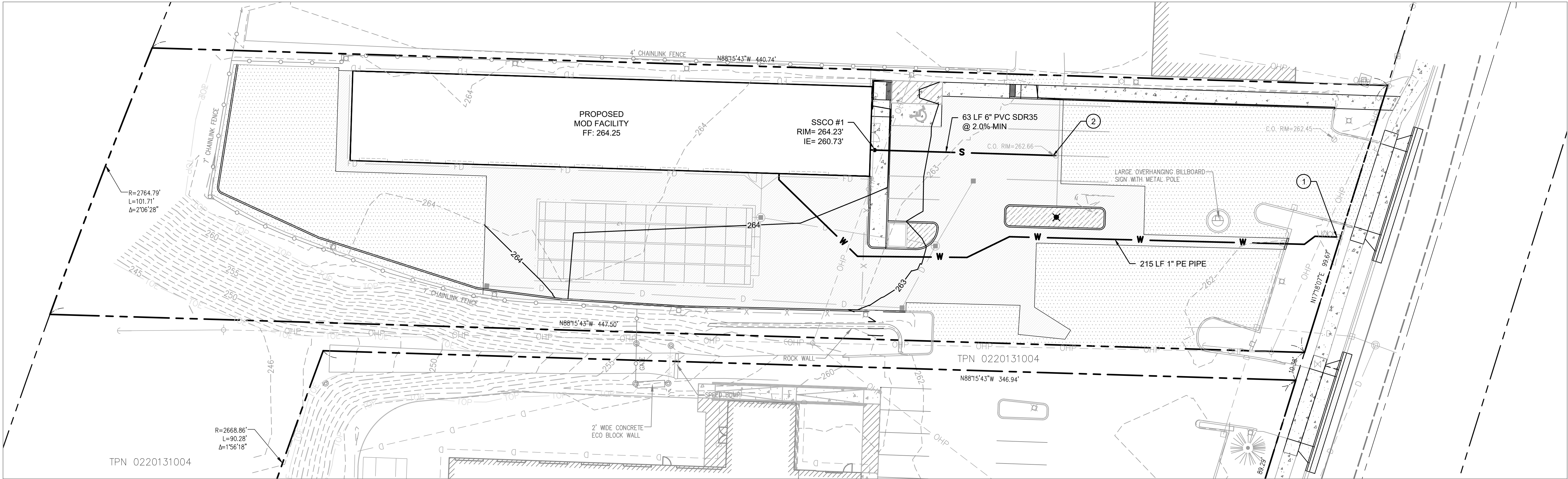
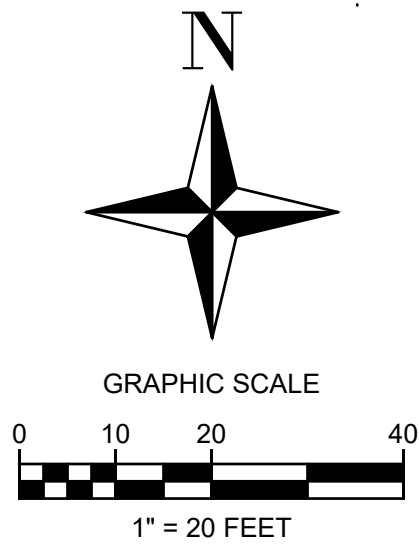
1 TYPE 1 CATCH BASIN NOT TO SCALE

2 TYPE 2 CATCH BASIN NOT TO SCALE

3 MODULAR WETLAND NOT TO SCALE



4 COMPOST SOIL AMENDMENT NOT TO SCALE



LEGEND

EXISTING LOT LINE	----
PROPERTY SETBACK	----
EASEMENT LINE	----
EXISTING MINOR CONTOUR	---XXX---
EXISTING MAJOR CONTOUR	---XXX---
PROPOSED MINOR CONTOUR	---XXX---
PROPOSED MAJOR CONTOUR	---XXX---
SANITARY SEWER CLEANOUT	•
PROPOSED SEWER PIPE	—●—
PROPOSED WATER LINE	—■—

UTILITY NOTE

1. SURFACE UTILITY FACILITIES ARE SHOWN HEREON PER FIELD LOCATED VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER THAN THOSE GRAPHICALLY DEPICTED HEREON.
2. UNDERGROUND (BURIED) UTILITIES SHOWN HEREON ARE BASED ON COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS). ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND, IN SOME CASES, ARE SHOWN AS STRAIGHT LINES BETWEEN FIELD LOCATED SURFACE UTILITY FACILITIES. UNDERGROUND UTILITIES MAY HAVE BENDS, CURVES OR CONNECTIONS WHICH ARE NOT SHOWN.
3. ALTHOUGH LOCATIONS OF UNDERGROUND UTILITIES BASED ON UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS) ARE DEEMED RELIABLE, HENDRICKSON ENGINEERING PLLC ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID DATA.
4. CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.
5. ALL PROPOSED WORK TO BE COMPLETED WITHIN THE CITY RIGHT OF WAY SHALL REQUIRE A CITY OF TACOMA ROW PERMIT. THIS PERMIT SHALL BE OBTAINED UNDER A SEPARATE APPLICATION.

KEY NOTES

1. EXISTING WATER SERVICE CONNECTION. CONTRACTOR TO FIELD VERIFY EXISTING WATER LINE SIZE AND LOCATION. EXISTING WATER LINE MAY BE USED IF IT MEETS LOCAL STANDARDS AND IS ADEQUATE SIZE TO SERVE THE PROPOSED BUILDING
2. CONNECT TO EXISTING SEWER CLEANOUT. EXISTING SANITARY SIDE SEWER BASED UPON CITY SEWER CARD INFORMATION. CONTRACTOR SHALL FIELD VERIFY EXISTING LOCATION AND DEPTH. IT IS ASSUMED THAT A GRAVITY CONNECTION TO THIS LOCATION IS FEASIBLE. CONTRACTOR TO FIELD VERIFY EXISTING INVERT ELEVATION. IF GRAVITY CONNECTION IS NOT FEASIBLE A GRINDER PUMP MAY BE NEEDED. CONTACT ENGINEER IF DEPTH FOR GRAVITY SEWER IS NOT FEASIBLE.

SEWER NOTES

1. TWO (2.0) FEET MINIMUM HORIZONTAL SEPARATION IS REQUIRED FOR SIDE SEWER STUBS ON OPPOSITE SIDES OF THE SEWER MAIN (OTHERWISE 10' MIN. SEPARATION IS REQUIRED).
2. TWO (2.0) FEET MINIMUM HORIZONTAL SEPARATION IS REQUIRED FOR ALL PRESSURE SIDE SEWER STUBS.
3. CATCH BASINS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
4. FIVE (5) FEET MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN SIDE SEWER STUBS AND THE OUTER WALL OF MANHOLES.
5. GRAVITY SIDE SEWER CONNECTION AND SERVICE STUBS PER
6. CONTACT UNDERGROUND LOCATE ("ONE-CALL") SERVICE AT (800) 424-5555 PRIOR TO ANY CONSTRUCTION.

CONSTRUCTION NOTES

1. PEA GRAVEL BEDDING WILL BE PLACED 4" BELOW AND 6" ABOVE PIPE. NO OTHER BEDDING MATERIAL IS ACCEPTABLE.
2. HYDROSTATIC TESTING WILL BE DONE IN ACCORDANCE WITH THE CITY UTILITY SANITARY SEWER SPECIFICATIONS, LATEST EDITION.
3. INSPECTION SHALL INCLUDE THE GRAVITY SEWER IN ACCORDANCE WITH THE APPROVED PLANS. NO DEVIATION FROM THE APPROVED PLANS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES DEPARTMENT ENGINEERING SECTION.
4. THE SEWER LINES SHALL REMAIN UNDER THE OWNERSHIP OF THE PROPERTY OWNER WHO SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE.
5. ALL UTILITIES CROSSING SEWER LINES MUST HAVE PROPER VERTICAL CLEARANCE. THE STANDARD VERTICAL SEPARATION FOR WATER LINES IS 3 FEET ABOVE THE SEWER LINE AND 1.5 FEET FOR ALL OTHER UTILITIES. CONCRETE ENCASEMENT OF SEWER LINES WILL BE ALLOWED FOR WATER MAINS CROSSING AT LESS THAN 3 FEET BUT NO CLOSER THAN 1.5 FEET. THE SANITARY SEWER ENCASEMENT SHALL BE 10 FEET ON EACH SIDE OF THE CROSSING.
6. PARALLEL SEWER WATER LINES MUST HAVE 10 FEET OF HORIZONTAL SEPARATION.

WATER NOTE

UNLESS OTHERWISE SPECIFIED, MATERIALS AND WORKMANSHIP FOR THE WATER SYSTEM AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS, DIVISION 7 AND REQUIREMENTS OF THE APPLICABLE PURVEYOR.

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HENDRICKSON ENGINEERING PLLC CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

BASIS OF BEARING

HELD SOUTH 88°42'01" EAST BETWEEN CITY OF TACOMA CONTROL MONUMENTS #1220 AND #1033

HORIZONTAL DATUM

WASHINGTON STATE PLAN COORDINATE SYSTEM, SOUTH ZONE (NAD 83/91)

BASED ON TIES CITY OF TACOMA MONUMENTS #34, 1033, 1219 AND 1220.

COT MONUMENT #1220

N 695117.01
E 1147556.43
FOUND 3" BRASS DISK W/PUNCH ON SURFACE AT INTX. OF S. 38TH ST. AND UNION AVE.

VERTICAL DATUM

CITY OF TACOMA NGVD 29

BENCHMARK 3760

DESC "X" ON SE BOLT OF STREET LIGHT POLE AT THE SE CORNER OF THE INTERSECTION OF S 38TH STREET AND SOUTH TACOMA WAY.
ELEV: 263.28'

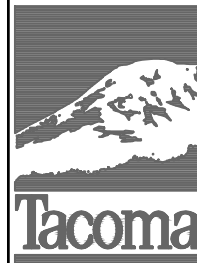


Know what's below.
Call before you dig.

HENDRICKSON
ENGINEERING

6909 FORD DR NW, GIG HARBOR, WA 98335 TEL: 253.514.2413

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NO REVISION

DATE APPD

FINAL
CONSTRUCTION
CHECKED

BY

DATE

FIELD BOOKS

DATE

DESIGNED

DRAWN

DRAWING NAME

SCALE

CHECKED

PROJECT NAME

WATER AND SEWER PLAN

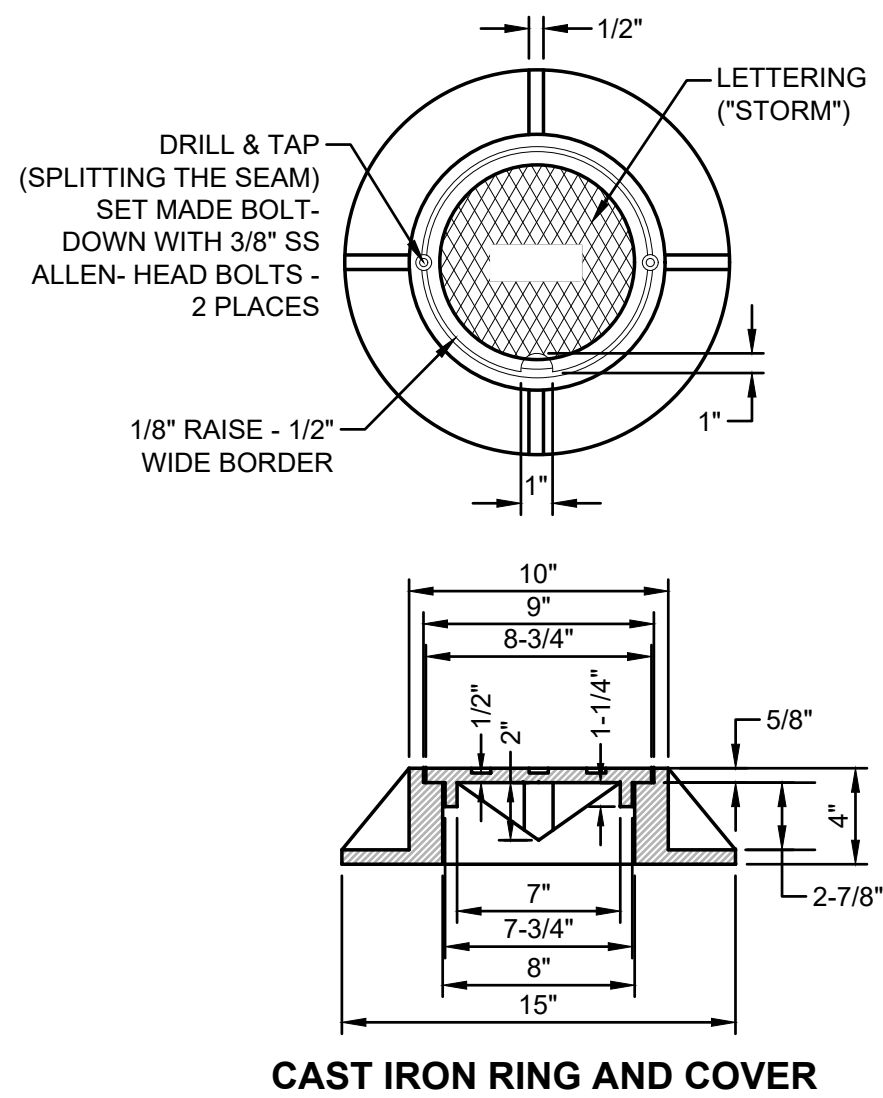


CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS

TACOMA SUBARU MOD FACILITY
3812 SOUTH TACOMA WAY, TACOMA, WA 98409
SITE DEVELOPMENT PERMIT SET

SHEET NO. **C4.0**

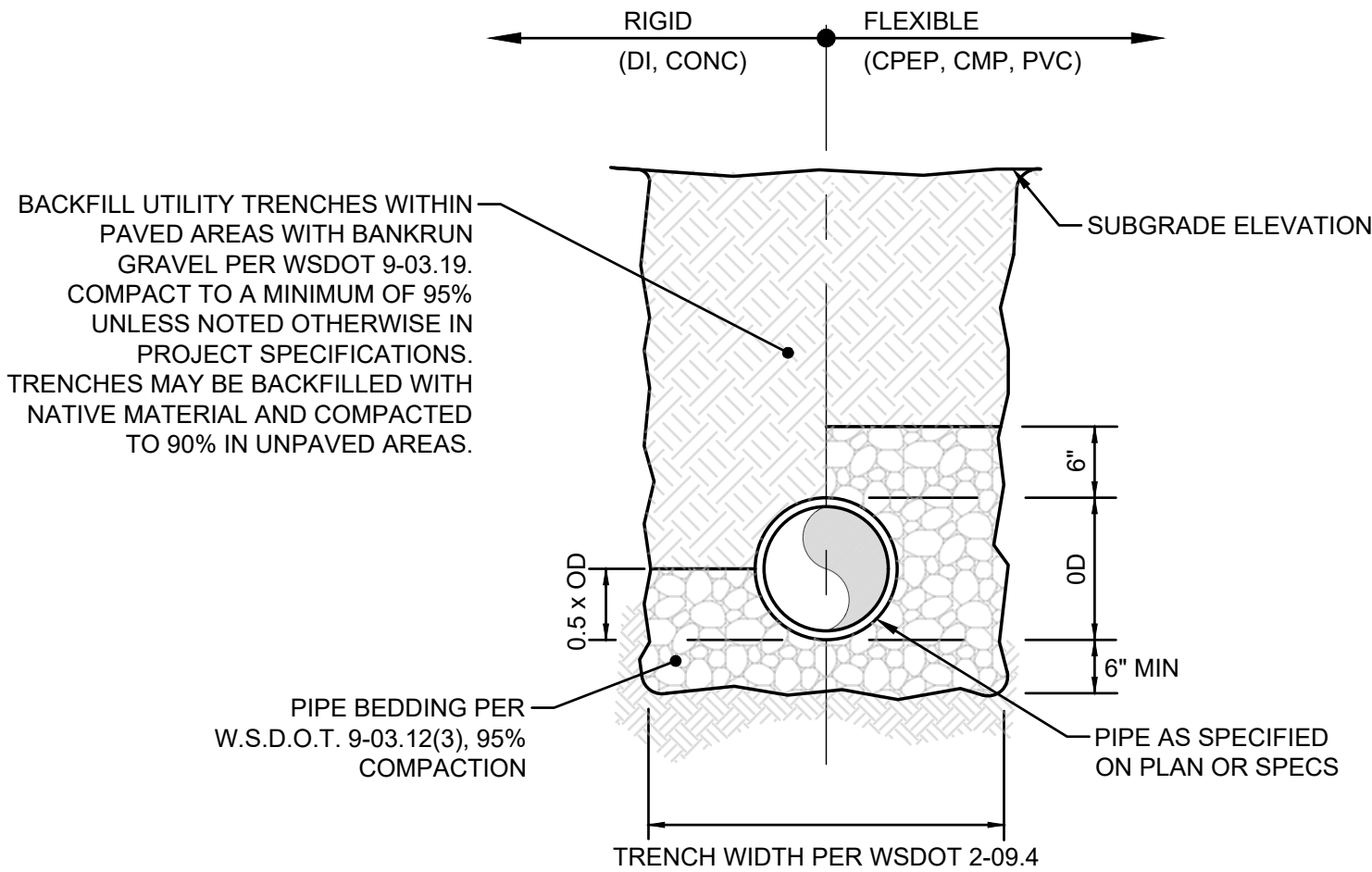
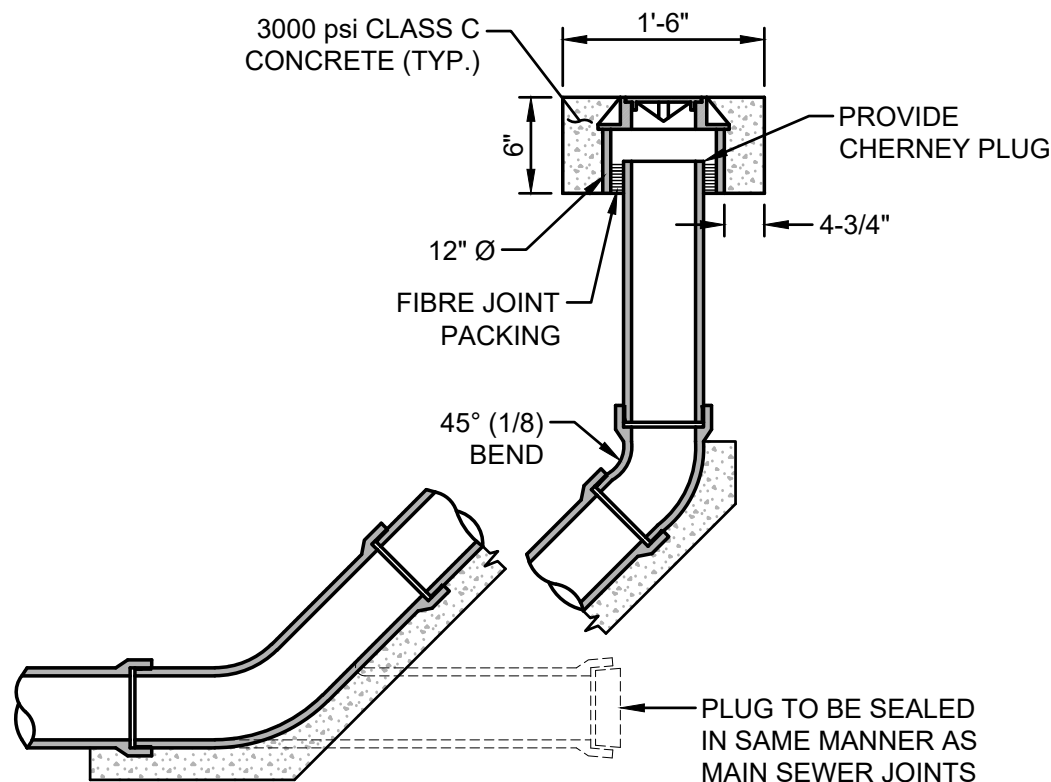
SHEET 11 OF 12



1 **SANITARY CLEANOUT**
NOT TO SCALE

NOTES:

1. PIPE MATERIAL AS SPECIFIED BY THE ENGINEER.
2. PIPE DIAMETER AS SHOWN PER PLAN.



2 **PIPE BEDDING AND BACKFILL**
NOT TO SCALE



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ENGINEERING

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NO

REVISION

DATE

APPD

FINAL
CONSTRUCTION
CHECKED

DATE
10.5.2023

SCALE
N/A

BY

DESIGNED
DJH

CHECKED
DJH

DATE

DRAWN
DJH

PROJECT NAME
TACOMA SUBARU
MOD FACILITY

FIELD BOOKS

DRAWING NAME
UTILITY NOTES AND DETAILS



CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS

TACOMA SUBARU MOD FACILITY
3812 SOUTH TACOMA WAY, TACOMA, WA 98409
SITE DEVELOPMENT PERMIT SET

SITE AND BUILDING DIVISION

SDEV23-0202

SHEET NO.

C4.1

SHEET 12 OF 12