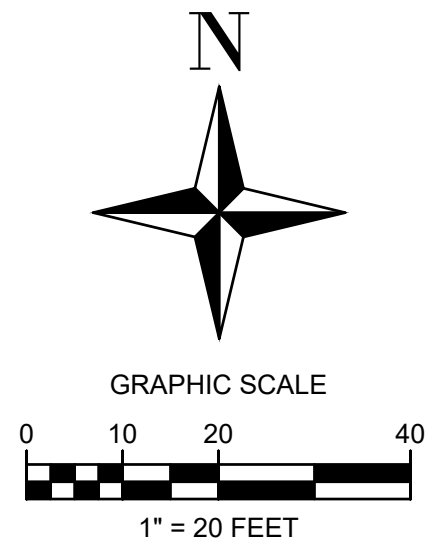
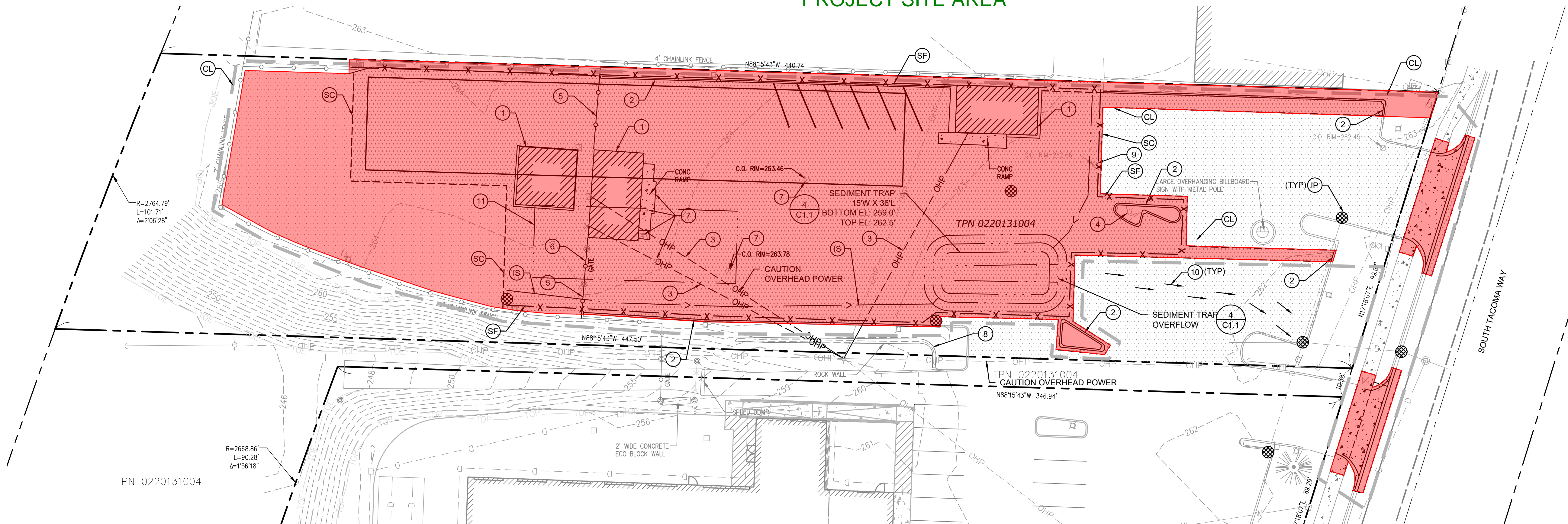


PROJECT SITE AREA



ONISTE  
PROJECT AREA = 25,777 SF  
SITE AREA = 42,200 SF  
OFFSITE  
PROJECT AREA = 1,087 SF

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.

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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.

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

TOPOGRAPHIC NOTE

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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.
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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.

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PHONE: 253.584.4766

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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'



Know what's below.  
Call before you dig.



**HENDRICKSON**  
ENGINEERING

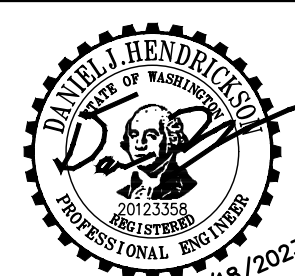
6909 FORD DR NW, GIG HARBOR, WA 98335 TEL: 253.514.2413

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NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE 8.18.2023	SCALE N/A
BY	DESIGNED DJH	CHECKED DJH
DATE	DRAWN DJH	PROJECT NAME TACOMA SUBARU MOD FACILITY
FIELD BOOKS	DRAWING NAME TESC PLAN	



SITE AND BUILDING DIVISION

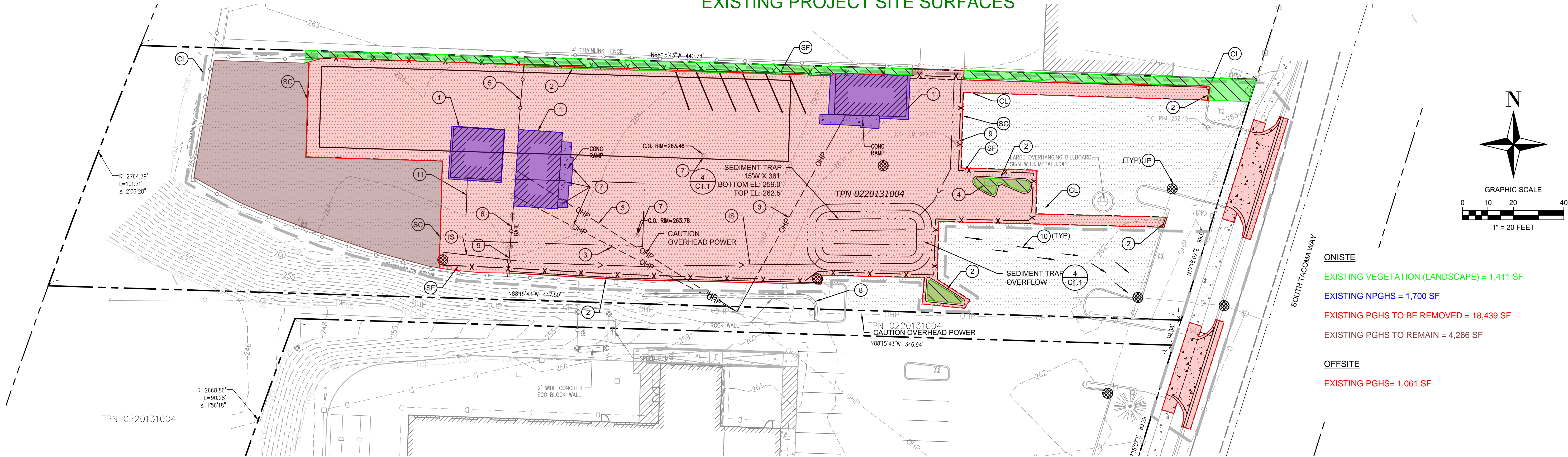
CITY OF TACOMA  
DEPARTMENT OF PUBLIC WORKS

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

SDEV23-0202
SHEET NO. <b>C1.0</b>
SHEET 2 OF 12



EXISTING PROJECT SITE SURFACES



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
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UNDER 5 FEET	2 FEET
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FILL LOCATION  
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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'



Know what's below.  
Call before you dig.

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NO REVISION

DATE

APPD

FINAL  
CONSTRUCTION  
CHECKED

DATE

DESIGNED

DJH

DRAWN

DJH

FIELD BOOKS

DRAWING NAME

TESC PLAN

SCALE

N/A

CHECKED

DJH

PROJECT NAME

TACOMA SUBARU  
MOD FACILITY



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

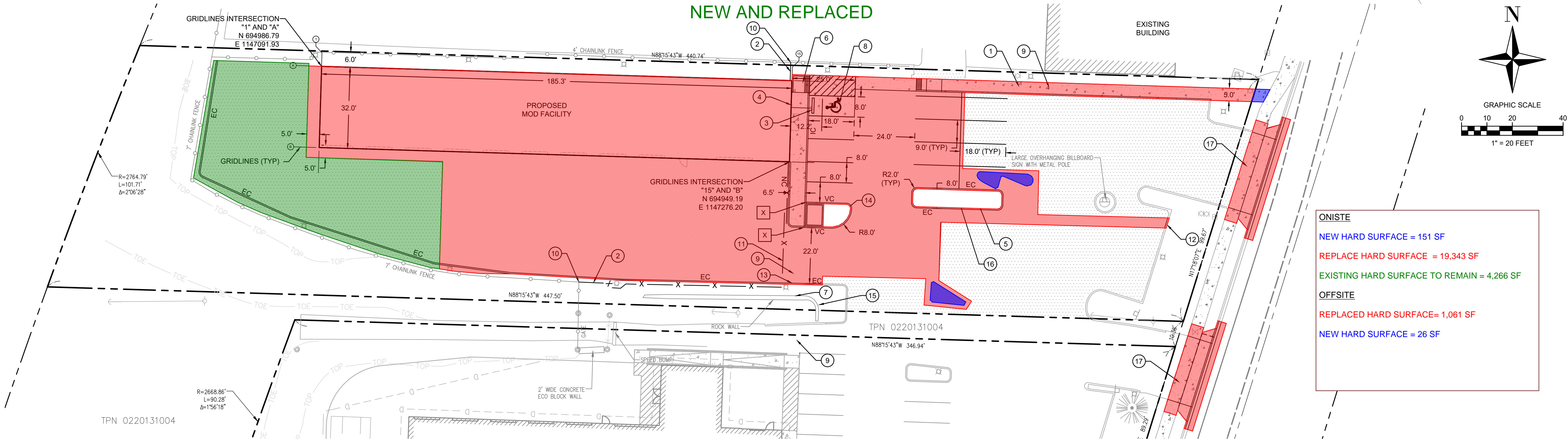
SHEET NO.

**C1.0**

SHEET 2 OF 12



DEVELOPED PROJECT SITE SURFACES  
NEW AND REPLACED



ONISTE
NEW HARD SURFACE = 151 SF
REPLACE HARD SURFACE = 19,343 SF
EXISTING HARD SURFACE TO REMAIN = 4,266 SF
OFFSITE
REPLACED HARD SURFACE= 1,061 SF
NEW HARD SURFACE = 26 SF

LEGEND

EXISTING LOT LINE	---
PROPERTY SETBACK	---
EASEMENT LINE	---
PROPOSED BUILDING OUTLINE	---
6' CHAINLINK FENCE	X
PROPOSED ASPHALT	
PROPOSED CONCRETE	
ADA ACCESSIBLE PARKING STALL	
INTEGRAL CURB	IC
EXTRUDED CURB	EC
VERTICAL CURB	VC
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 ¾" 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 STAIRS.
16	RELOCATED STREET LIGHTING
17	DRIVEWAY ACCESS PER COT STANDARD DETAIL SU-7A

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:

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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'



Know what's below.  
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HENDRICKSON  
ENGINEERING

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

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NO REVISION

DATE

APPD

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CONSTRUCTION  
CHECKED  
BY  
DATE  
FIELD BOOKS

DATE  
DESIGNED  
DRAWN  
DRAWING NAME  
SITE PLAN

SCALE  
CHECKED  
PROJECT NAME  
TACOMA SUBARU  
MOD FACILITY



CITY OF TACOMA  
DEPARTMENT OF PUBLIC WORKS

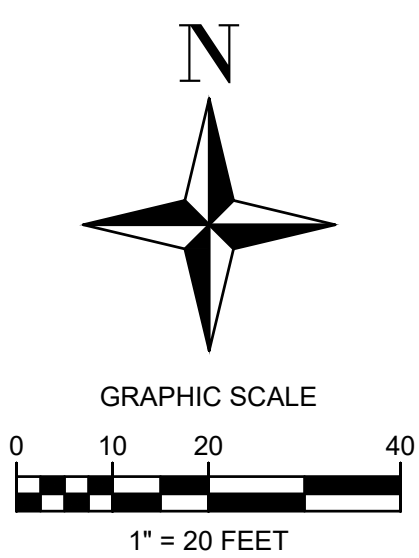
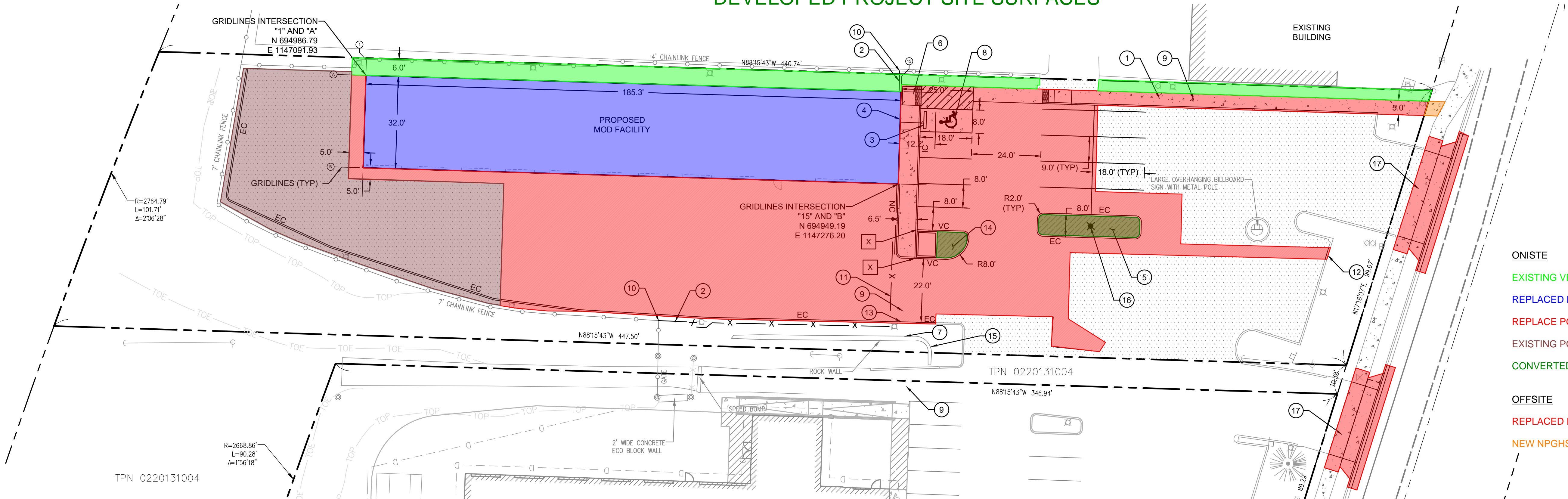
TACOMA SUBARU MOD FACILITY  
3812 SOUTH TACOMA WAY, TACOMA, WA 98409  
SITE DEVELOPMENT PERMIT SET

SDEV23-0202

SHEET NO.  
C2.0  
SHEET 3 OF 12



DEVELOPED PROJECT SITE SURFACES



- ONISTE
- EXISTING VEGETATION (LANDSCAPE) = 1,411 SF
- REPLACED NPGHS = 5,931 SF
- REPLACE PGHS = 13,412 SF
- EXISTING PGHS TO REMAIN = 4,266 SF
- CONVERTED LANDSCAPE = 324 SF
- OFFSITE
- REPLACED PGHS = 1,061 SF
- NEW NPGHS = 26 SF

LEGEND

- EXISTING LOT LINE
- PROPERTY SETBACK
- EASEMENT LINE
- PROPOSED BUILDING OUTLINE
- 6' CHAINLINK FENCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- ADA ACCESSIBLE PARKING STALL
- INTEGRAL CURB
- EXTRUDED CURB
- VERTICAL CURB
- NO CURB
- CHANGE OF CURB TYPE

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.
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ELEV: 263.28'

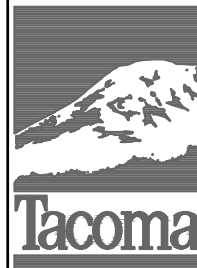


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PROJECT NAME  
TACOMA SUBARU  
MOD FACILITY



CITY OF TACOMA  
DEPARTMENT OF PUBLIC WORKS

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

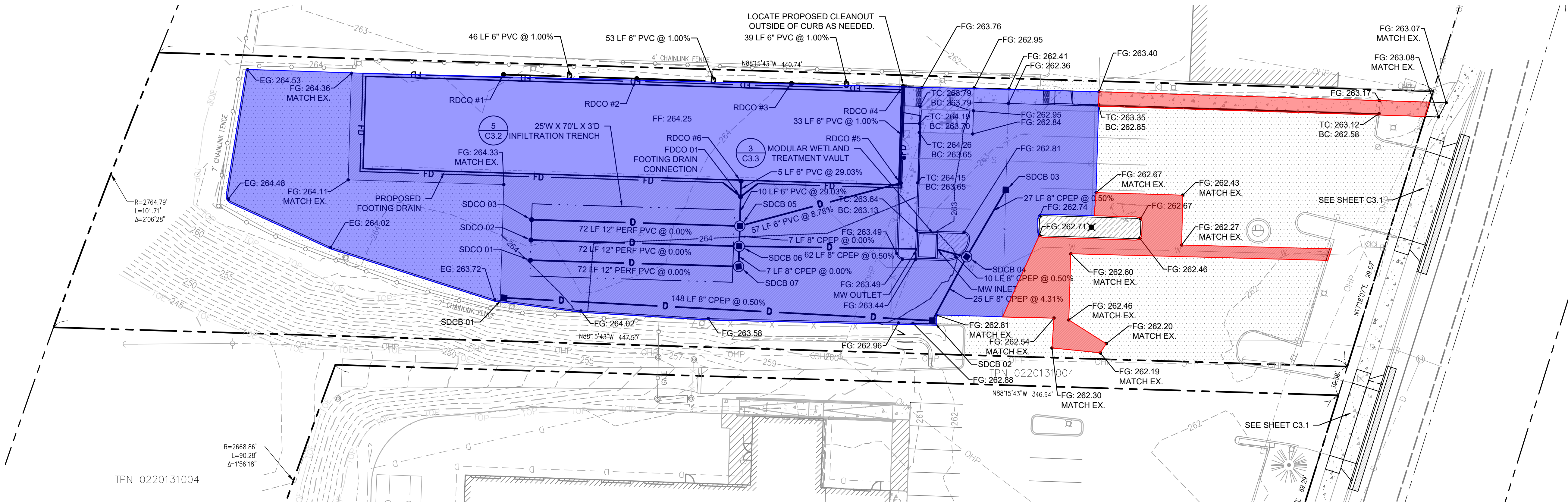
SDEV23-0202

SHEET NO.  
C2.0  
SHEET 3 OF 12

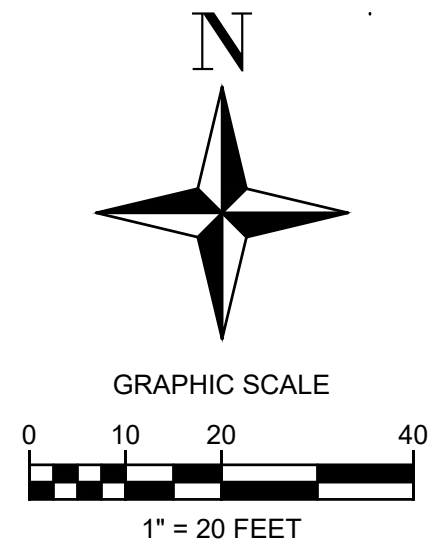


ALL DISTURBED AREA TO BE COMPOST SOIL  
AMENDED PER CITY OF TACOMA BMP L613

4  
C3.3



TDA 1  
BYPASS



## LEGEND

TYPE 1 CATCH BASIN

TYPE 2 MANHOLE

ROOF DRAIN CLEANOUT

PROPOSED STORM DRAIN PIPE

PROPOSED ROOF DRAIN PIPE

FOOTING DRAIN

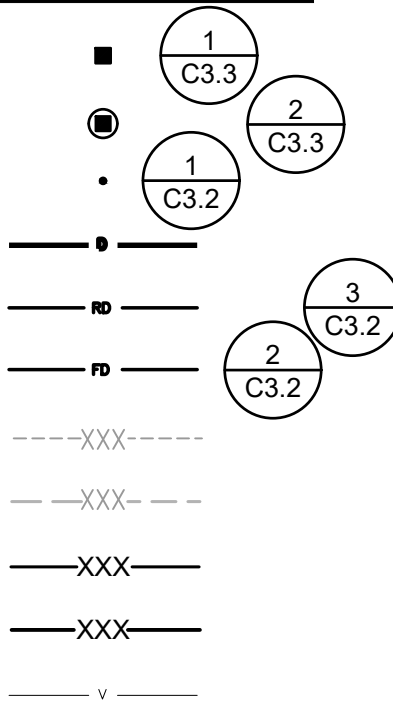
EXISTING MINOR CONTOUR

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:

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COT MONUMENT #1220

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E 1147556.43

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## 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

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- 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 694945.13 E 1147221.51	RIM = 259.79 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 694950.51 E 1147221.66	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 694935.02 E 1147221.24	RIM = 264.06 IE = 255.50 (8" S) IE = 255.50 (12" W) IE = 255.50 (6" E) IE = 255.50 (6" N)
SDCB 06 48" TYPE 2 N 694928.02 E 1147221.02	RIM = 263.95 IE = 255.50 (8" S) IE = 255.50 (8" N) IE = 255.50 (12" W) IE = 255.50 (8" E)
SDCB 07 48" TYPE 2 N 694921.02 E 1147220.81	RIM = 263.85 IE = 255.50 (8" N) IE = 255.50 (12" W)
SDCO 01 CO N 694923.21 E 1147148.84	RIM = 264.04 IE = 255.50 (12" E)
SDCO 02 CO N 694930.18 E 1147149.06	RIM = 264.23 IE = 255.50 (12" E)
SDCO 03 CO N 694937.20 E 1147149.27	RIM = 264.22 IE = 255.50 (12" E)



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DATE

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DATE

DESIGNED

DJH

DJH

DRAWN

DJH

FIELD BOOKS

DRAWING NAME

GRADING AND DRAINAGE PLAN

SCALE

N/A

CHECKED

DJH

PROJECT NAME

TACOMA SUBARU  
MOD FACILITY

6/18/2023



CITY OF TACOMA  
DEPARTMENT OF PUBLIC WORKS

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

SDEV23-0202

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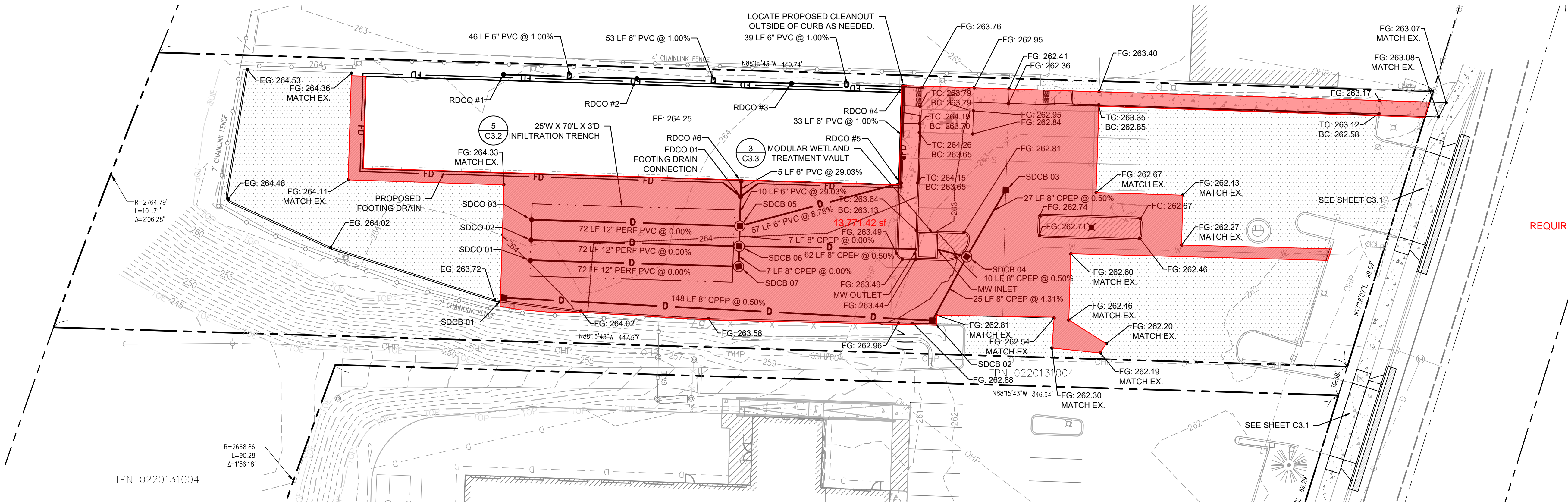
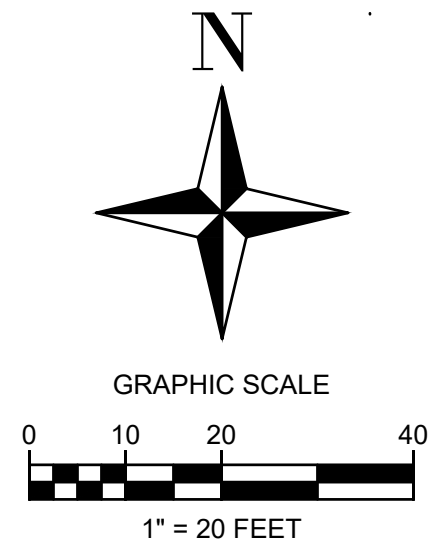
SHEET 7 OF 12



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

4  
C3.3

## TREATMENT BASIN MAP



REQUIRED TREATMENT AREA = 13,772 SF

### LEGEND

TYPE 1 CATCH BASIN

TYPE 2 MANHOLE

ROOF DRAIN CLEANOUT

PROPOSED STORM DRAIN PIPE

PROPOSED ROOF DRAIN PIPE

FOOTING DRAIN

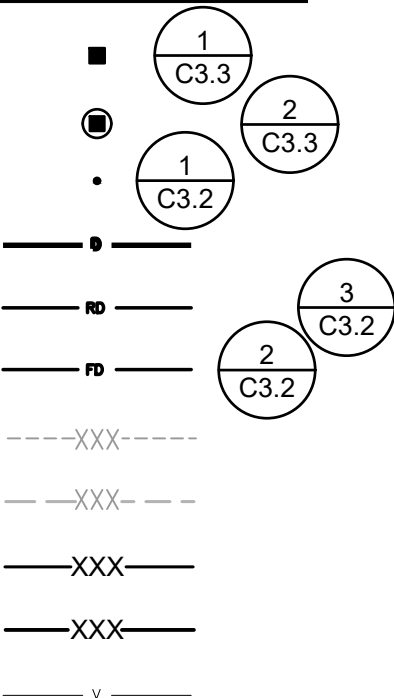
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SDCB 03 TYPE 1 N 694947.55 E 1147313.18	RIM = 262.06 IE = 259.39 (8" SW)
SDCB 04 48" TYPE 2 N 694924.38 E 1147299.67	RIM = 262.89 IE = 259.26 (8" W) IE = 259.26 (8" NE) IE = 259.26 (8" SW)
SDCB 05 48" TYPE 2 N 694935.02 E 1147221.24	RIM = 264.06 IE = 255.50 (8" S) IE = 255.50 (12" W) IE = 255.50 (6" E) IE = 255.50 (6" N)
SDCB 06 48" TYPE 2 N 694928.02 E 1147221.02	RIM = 263.95 IE = 255.50 (8" S) IE = 255.50 (8" N) IE = 255.50 (12" W) IE = 255.50 (8" E)
SDCB 07 48" TYPE 2 N 694921.02 E 1147220.81	RIM = 263.85 IE = 255.50 (8" N) IE = 255.50 (12" W)
SDCO 01 CO N 694923.21 E 1147148.84	RIM = 264.04 IE = 255.50 (12" E)
SDCO 02 CO N 694930.18 E 1147149.06	RIM = 264.23 IE = 255.50 (12" E)
SDCO 03 CO N 694937.20 E 1147149.27	RIM = 264.22 IE = 255.50 (12" E)



**HENDRICKSON**  
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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  
DJDH  
DRAWN  
DJDH  
FIELD BOOKS

SCALE  
N/A  
CHECKED  
DJDH  
PROJECT NAME  
TACOMA SUBARU  
MOD FACILITY  
DRAWING NAME  
GRADING AND DRAINAGE PLAN



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.

C3.0

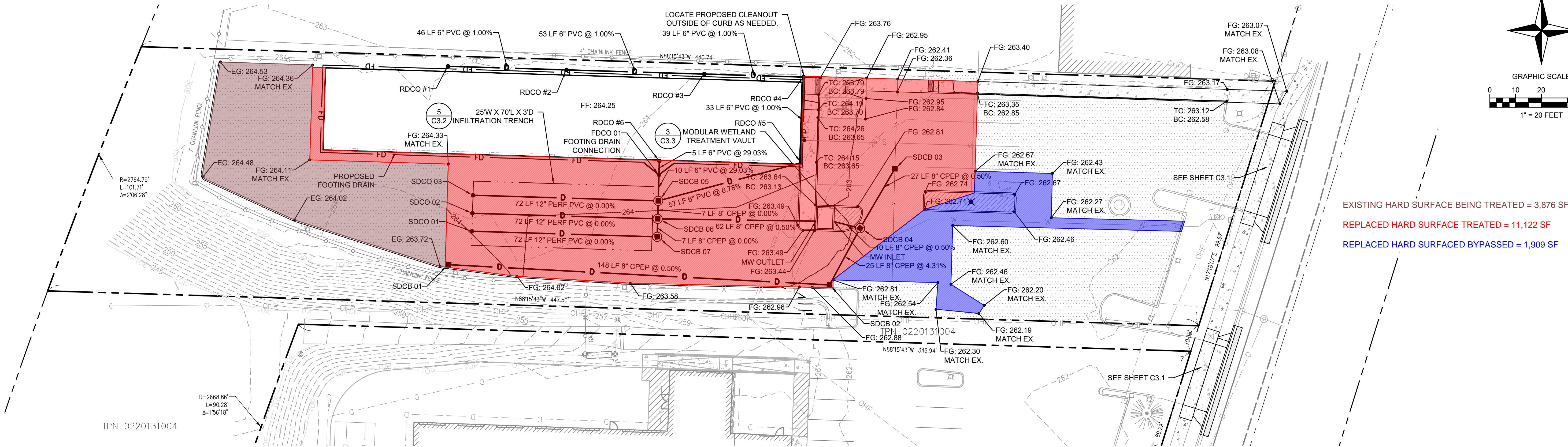
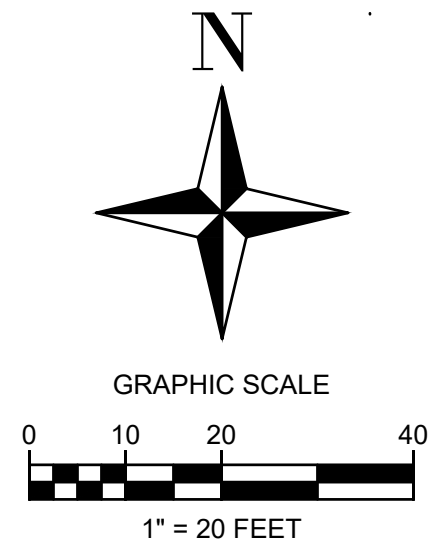
SHEET 7 OF 12



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

4  
C3.3

## TREATMENT BASIN MAP



EXISTING HARD SURFACE BEING TREATED = 3,876 SF  
REPLACED HARD SURFACE TREATED = 11,122 SF  
REPLACED HARD SURFACED BYPASSED = 1,909 SF

### 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

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'

### 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 694945.13 E 1147221.51	RIM = 259.79 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 694950.51 E 1147221.66	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	
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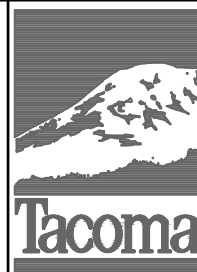


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Call before you dig.

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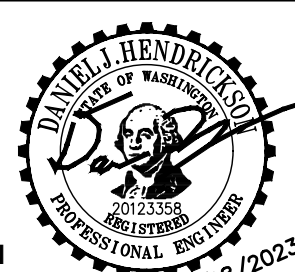
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