

SITE LOCATION MAP
NTS

SDEV PLANS NO PLATTING ACTION PROPOSED 605 & 613 ST HELENS AVE TACOMA, WA 98402

SPECIAL TRAFFIC CONTROL REQUIREMENTS

LOCATION: 605 & 613 ST HELENS AVE. THE FOLLOWING SPECIAL TRAFFIC CONTROLS SHALL SUPPLEMENT SECTION 1-07.23 OF THE STANDARD SPECIFICATIONS.

THE CONTRACTOR MAY CLOSE NON-ARTERIAL STREETS TO THROUGH TRAFFIC, PROVIDED THAT LOCAL ACCESS IS MAINTAINED AT ALL TIMES WITH A MINIMUM OF A 20-FOOT WIDE ACCESS LANE.

THE CONTRACTOR SHALL COORDINATE ANY CLOSURES AND COOPERATE WITH THE VARIOUS BUSINESSES AND / OR RESIDENCES ADJACENT TO THE PROJECT SITE. A MINIMUM OF ONE ACCESS SHALL BE MAINTAINED TO ALL PROPERTIES AT ALL TIMES.

THREE (3) WORKING DAYS PRIOR TO ANY STREET CLOSURE, THE CONTRACTOR SHALL NOTIFY:

- TACOMA PUBLIC WORKS ENGINEERING DIVISION (253-591-5500)
- TACOMA PUBLIC WORKS STREETS AND GROUNDS (253-591-5495)
- TACOMA PUBLIC WORKS SOLID WASTE (253-591-5544)
- TACOMA FIRE DEPARTMENT (253-591-5733)
- TACOMA POLICE DEPARTMENT (253-591-5951)
- LESA COMMUNICATIONS CENTER (253-798-4721-OPT. #3)
- TACOMA PUBLIC SCHOOLS TRANSPORTATION OFFICE (253-571-1853)
- PIERCE TRANSIT (253-581-8109)

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LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

PARCEL A
LOTS 3 THROUGH 5, AND THE NORTHERLY HALF OF LOT 6, BLOCK 607, MAP OF NEW TACOMA, WASHINGTON TERRITORY, ACCORDING TO THE PLAT FILED FOR RECORD FEBRUARY 3, 1875, IN PIERCE COUNTY, WASHINGTON.

PARCEL B
LOT 7 AND THE SOUTHERLY HALF OF LOT 6, BLOCK 607, MAP OF NEW TACOMA, WASHINGTON TERRITORY, ACCORDING TO THE PLAT FILED FOR RECORD FEBRUARY 3, 1875, IN PIERCE COUNTY, WASHINGTON.

BOTH SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

BASIS OF BEARING

WASHINGTON COORDINATE SYSTEM, NAD83(91), NORTH ZONE, DERIVED FROM WASHINGTON STATE REFERENCE NETWORK - ACCEPTED THE BEARING OF N 54°48'43" E BETWEEN CITY OF TACOMA POINT NOS. 965 AND 922, ALONG DIVISION AVE, BASED ON FOUND MONUMENTS, PER CITY OF TACOMA SURVEY CONTROL DATABASE.

VERTICAL DATUM

NGVD29 - ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY CITY OF TACOMA SURVEY CONTROL DATABASE.

POINT ID NO. 1208 - BRASS DISK AT THE INTERSECTION OF 6TH AVE AND BROADWAY AVE.

ELEVATION: 181.575 FEET

EXISTING CONDITIONS NOTES

- EXISTING CONDITIONS ARE SHOWN AS DEPICTED ON THE TOPOGRAPHIC SURVEY BY BBA LANDSURVEYING, DATED 3/11/2023, WHICH IS, BY REFERENCE, MADE A PART OF THESE PLANS.

OWNER/APPLICANT

ENCOMPASS PROPERTY MANAGEMENT
PO BOX 1711
GIG HARBOR, WA 98335
(360) 340-5390

ENGINEER

NICK TAYLOR PE
IRIS GROUP CIVIL ENGINEERS
299 N MARKET ST
CHEHALIS, WA 98532
(360) 890-8955
NTAYLOR@IRISGROUPCONSULTING.COM

RELATED PERMITS

WO 22-0130
BLDCN 22-0084
SDEV 22-0475

RESTORATION NOTE

RESTORATION SHALL BE IN ACCORDANCE WITH THE CITY OF TACOMA ROW RESTORATION POLICY AS ADOPTED AUGUST, 2017. THE CITY OF TACOMA INSPECTOR SHALL HAVE THE FINAL DIRECTION FOR LIMITS OF RESTORATION. THESE PLANS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 24 MONTHS FROM THE DATE OF CITY APPROVAL. THE CITY RESERVES THE RIGHT TO REQUIRE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION OR IF FIELD CONDITIONS ARE DIFFERENT FROM WHAT IS DEPICTED ON THESE PLANS.

UTILITY CONFLICT NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATES AT 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

DEWATERING NOTE

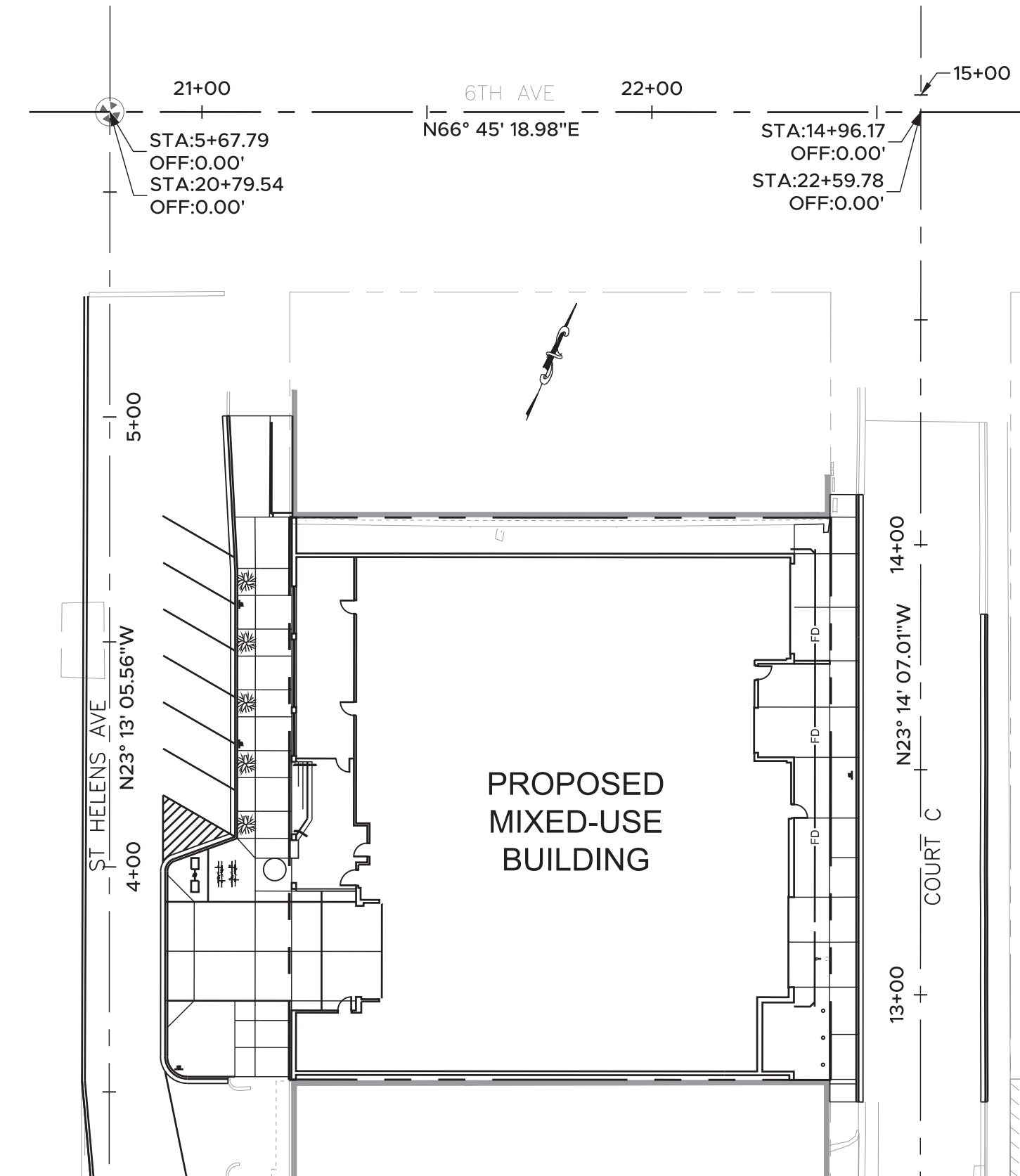
IF DEWATERING IS ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL CONTACT A SOURCE CONTROL REPRESENTATIVE WITH THE CITY OF TACOMA AT (253)502-2153. DEWATERING MAY REQUIRE A SPECIAL APPROVED DISCHARGE PERMIT.

NOTE

CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE ALL CUSTOM BENDS, CUSTOM FITTINGS, AND ALL OTHER CUSTOM PRODUCTS NECESSARY TO COMPLETE THE WORK DESCRIBED HEREIN.

LEGEND*	PROPOSED
BUILDING	=====
PROPERTY LINE	-----
CONTOUR	-----
ROAD CENTER LINE	-----
WATER PIPE	-----W
SEWER LINE	-----SS
STORM DRAIN LINE	-----SD
FOOTING DRAIN LINE	-----FD-----FD
UNDERGROUND POWER LINE	-----UGP
OVERHEAD POWER LINE	-----OHP
SILT FENCE	-----o-----o
SAWCUT	-----
LIMITS OF DISTURBANCE	-----
STORM CLEANOUT	○
TYPE 1 CATCH BASIN	■
SEWER CLEANOUT	⊕
BACKWATER VALVE	∇

* SEE PROJECT SURVEY FOR EXISTING FEATURES. HATCH, BLOCK, AND LINETYPE SCALES MAY NOT MATCH PLAN.



1" = 30'
22" x 34" PRINT

HORIZONTAL CONTROL
DETAIL

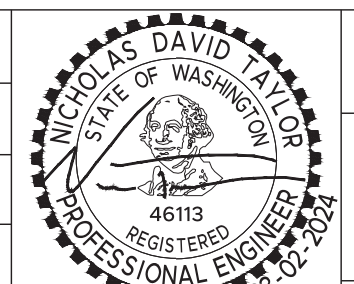
SITE DATA

PARCEL #: 2006070020 & 2006070030
SITE ADDRESS: 605 & 613 ST HELENS AVE
TACOMA, WA 98402
GROSS ACREAGE: 0.35 AC (PER SURVEY DATA)
ZONING: DOWNTOWN COMMERCIAL CORE (DCC)
EXISTING USE: VACANT
PRESIDING JURISDICTION: CITY OF TACOMA

ABBREVIATIONS

ACC	ASPHALTIC CEMENT CONCRETE	IE	INVERT ELEVATION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	L	LEFT
APPROX	APPROXIMATE(LY)	LAT	LATERAL
ARCH	ARCHITECT(URAL)	LB	POUND(S)
BLDG	BUILDING	LF	LINEAR FEET
BFCB	BAYFILTER CATCH BASIN	MAX	MAXIMUM
BNDRY	BOUNDARY	ME	MATCH EXISTING ELEVATION
BVC	BEGINNING OF VERTICAL CURVE	MEP	MECHANICAL, ELECTRICAL, PLUMBING
BW	BUTT WELDED	MFR	MANUFACTURER
CB	CATCH BASIN	MH	MANHOLE
CF	CUBIC FEET (FOOT)	MJ	MECHANICAL JOINT
CI	CAST IRON	MIN	MINIMUM
CL	CLASS	MISC	MISCELLANEOUS
CMP	CORRUGATED METAL PIPE	MON	MONUMENT
CO	CLEANOUT	N	NORTH(ING)
CONC	CONCRETE	NO (#)	NUMBER
CPEP	CORRUGATED POLYETHYLENE PIPE	OC	ON CENTER
CY	CUBIC YARD	OFF	OFFSET
DCVA	DOUBLE CHECK VALVE ASSEMBLY	PCC	PORTLAND CEMENT CONCRETE
DDCV	DOUBLE DETECTOR CHECK VALVE	PIV	POST INDICATOR VALVE
DEPT	DEPARTMENT	PSF	POUNDS PER SQUARE FOOT
DI	DUCTILE IRON	PSI	POUNDS PER SQUARE INCH
DIA (Ø)	DIAMETER	PT	POINT OF TANGENCY
DS	DOWNSPOUT	PVC	POLYVINYL CHLORIDE
E	EAST(ING)	PVI	POINT OF VERTICAL INFLECTION
ECC	EXTRUDED CONCRETE CURB	R	RIGHT
ELEV	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT	REF	REFERENCE
W/	WITH	REQD	REQUIRED
WWF	WELDED WIRE FABRIC	ROW	RIGHT OF WAY
EVC	END OF VERTICAL CURVE	SAN	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SHT	SHEET
FFE	FINISH FLOOR ELEVATION	SPEC	SPECIFICATION(S)
FG	FINISHED GRADE	STA	STATION
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLANGED (PIPING)	SD	STORM DRAIN
FL	FLOWLINE (GRADING)	STD	STANDARD
FOC	FACE OF CURB	TC	TOP OF CURB
FT (')	FOOT (FEET)	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
GV	GATE VALVE	TEMP	TEMPORARY
HDPE	HIGH DENSITY POLYETHYLENE	TOF	TOP OF FOUNDATION
HORIZ(H)	HORIZONTAL	TPN	TAX PARCEL NUMBER
HMA	HOT MIX ASPHALT	TPY	TYPICAL
ID	INSIDE DIAMETER	WM	WATER METER

NO	REVISION	DATE	APPD



UTILITY NOTES (ONSITE)

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- ALL FILL MATERIAL SHALL BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MINIMUM WATER AND SANITARY SEWER TRENCH WIDTH SHALL BE 2 FEET.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- LINE UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
- ALL NECESSARY INSPECTION AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- THE FIRE CHIEF AND SUPERINTENDENT OF PUBLIC WORKS MUST BE NOTIFIED FIVE (5) WORKING DAYS IN ADVANCE BEFORE SHUTDOWN OF THE WATER MAIN CAN OCCUR.
- PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED WITH THE CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS UTILITIES. THE OWNER AND THE CONTRACTORS NEED TO BE IN ATTENDANCE.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND/OR GAS LINE (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL BE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 AND ANSI 21.11 (AWWA C-15) (CLASS 50).
- ONSITE STORM PIPE UNLESS OTHERWISE NOTED SHALL BE DOUBLE WALLED SMOOTH INTERIOR HDPE PIPE CONFORMING TO AASHTO M-252
- WATER DISTRIBUTION PIPING AND ASSOCIATED APPURTENANCES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE PLASTIC PIPE INSTITUTE'S POLYETHYLENE PIPING SYSTEMS FIELD MANUAL FOR MUNICIPAL WATER APPLICATIONS.
- SANITARY SEWER PIPE SHALL BE SDR35 PVC UNLESS NOTED OTHERWISE.
- MINIMUM HORIZONTAL DISTANCE BETWEEN WATER AND STORM SEWER PIPES SHALL BE 5' FROM OUTSIDE TO OUTSIDE OF PIPES. MINIMUM SEPARATION BETWEEN WATER AND SANITARY SEWER PIPES SHALL BE 10' HORIZONTALLY AND 1.5' VERTICALLY FROM OUTSIDE TO OUTSIDE OF PIPE.
- CLEANOUTS LOCATED IN WALKING AREAS SHALL HAVE FLUSH-MOUNTED, SLIP RESISTANT LIDS WITH COEFFICIENTS OF FRICTION 0.6 OR GREATER.
- 90° BENDS IN ALL STORM AND SANITARY SEWER PIPES SHALL BE CONSTRUCTED OF (2) 45° BENDS WITH CLEANOUTS UPSTREAM.

UTILITY SEPARATION NOTES

- STORM SEWERS:
- A MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION SHOULD BE MAINTAINED BETWEEN ALL STORM SEWERS AND ANY OTHER EXISTING UTILITIES. THE DISTANCE BETWEEN UTILITIES SHALL BE MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE.
- SANITARY SEWERS:
- A MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION SHOULD BE MAINTAINED BETWEEN ALL SANITARY SEWER MAINS AND ANY OTHER EXISTING UTILITIES, EXCEPT POTABLE WATER.
 - A MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION AND EIGHTEEN (18) INCHES VERTICAL SEPARATION SHOULD BE MAINTAINED BETWEEN ALL GRAVITY SANITARY SEWERS AND POTABLE WATER LINES.
 - GRAVITY SANITARY SEWER LINES NOT MEETING THE MINIMUM SEPARATION REQUIREMENTS AND ALL PRESSURIZED SANITARY SEWER LINES SHALL BE DESIGNED IN ACCORDANCE WITH THE DEPARTMENT OF ECOLOGY'S CRITERIA FOR SEWAGE WORKS DESIGN.
 - THE DISTANCE BETWEEN UTILITIES SHALL BE MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE.
- WATER SERVICES:
- A MINIMUM SEPARATION OF FIVE (5) FEET MUST BE MAINTAINED BETWEEN THE WATER SERVICE PIPE AND ANY OTHER UTILITY. A VERTICAL SEPARATION BETWEEN THE WATER SERVICE PIPE AND ALL OTHER UTILITIES, EXCEPT SANITARY SEWERS, OF SIX (6) INCHES IS REQUIRED.

UTILITY NOTES (OFFSITE)

- PIPE WITHIN CITY ROW SHALL BE PER CITY ROW DESIGN MANUAL CHAPTER 11 SECTION 4.3

TESC/DEMOLITION NOTES (ONSITE)

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETE ALL WORK AND TO DISPOSE OF ALL DEMOLITION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. PRIOR TO ANY WORK CONTRACTOR SHALL COMPLETE ALL TESTING FOR HAZARDOUS MATERIALS AND SHALL ABATE ALL HAZARDOUS MATERIALS IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR SHALL OBTAIN AND FULFILL THE REQUIREMENTS OF ANY PERMITS REQUIRED FOR THE PROPOSED DEMOLITION ACTIVITY.
- CONTRACTOR SHALL COORDINATE WITH AND RECEIVE APPROVAL FROM ANY PUBLIC OR PRIVATE UTILITIES AS REQUIRED FOR ABANDONMENT OF UTILITY SERVICES. CONTRACTOR SHALL APPLY FOR AND COORDINATE ANY WORK THAT MUST BE COMPLETED BY THE UTILITY PURVEYOR. CONTRACTOR SHALL ENSURE THAT ALL UTILITIES TO BE MODIFIED OR REMOVED ARE SHUT OFF PRIOR TO DEMOLITION OR CONSTRUCTION ACTIVITY.
- PRIOR TO ANY DEMOLITION OR REMOVAL/MODIFICATION OF EXISTING UNDERGROUND UTILITY SERVICES, CONTRACTOR SHALL PERFORM BOTH A PRIVATE AND PUBLIC UTILITY LOCATE TO IDENTIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND PRESERVATION OF ANY EXISTING FEATURES TO REMAIN.
- APPROVAL OF THIS SWPPP DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
- THE IMPLEMENTATION OF THIS SWPPP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- DURING THE CONSTRUCTION PERIOD, NO UNAUTHORIZED DISTURBANCE BEYOND THE PROPERTY BOUNDARY SHALL BE PERMITTED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- THE ESC 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.
- CLEAN OR REMOVE AND REPLACE INLET PROTECTION DEVICES WHEN SEDIMENT HAS FILLED 1/3 OF THE AVAILABLE STORAGE. 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.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

PRODUCT SUBMITTALS

- MATERIAL SUBMITTALS FOR EVERY MATERIAL SPECIFIED IN THESE PLANS SHALL BE SUBMITTED TO THE CIVIL ENGINEER FOR REVIEW AT LEAST 10 WORKING DAYS PRIOR TO IMPLEMENTATION OF OR CONSTRUCTION WITH SAID MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS ARISING FROM LACK OF TIMELY OR CORRECT SUBMITTALS.
- SUBMITTALS SHALL INCLUDE MANUFACTURER'S MATERIAL SPECIFICATIONS, PRODUCT SAMPLES, MOCKUPS, OR OTHER ITEMS REQUESTED BY THE ENGINEER AFTER THE INITIAL MATERIAL SUBMITTAL.

SITE PLAN NOTES

- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS THAT ARE NOT PROPOSED TO BE LANDSCAPED ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- ALL SIGNS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- CONTRACTOR SHALL ENSURE THAT BOLLARD AND SIGNAGE FOUNDATIONS DO NOT DAMAGE PROPOSED OR EXISTING UTILITIES.

DIMENSIONING NOTE:

- ALL SITE DIMENSIONS RELATING TO CURB AND GUTTER ARE TO/FROM FACE OF CURB UNLESS INDICATED OTHERWISE.
- ALL PIPE DIMENSIONS ARE TO CENTER OF ORIGATION/TERMINATION STRUCTURE AND ARE FOR REFERENCE ONLY, NOT FOR ESTIMATING. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PIPE LENGTHS BY MEANS OF STRUCTURE POSITION AND SIZE.
- ALL SITE DIMENSIONS RELATING TO THE BUILDING ARE TO/FROM THE EXTERIOR FACE OF THE BUILDING UNLESS INDICATED OTHERWISE.
- ALL SPOT ELEVATIONS SHOWN ARE TO FLOW LINE UNLESS INDICATED OTHERWISE.

GENERAL NOTES (ONSITE)

- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS AND REQUIREMENTS CONTAINED IN JURISDICTIONAL STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL HAVE A COPY AVAILABLE AT THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO EXISTING UTILITY LINES UNLESS AN ENCROACHMENT PERMIT SPECIFIES OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE POLICE, FIRE, AND PUBLIC WORKS DEPARTMENTS AND KEEP THEM INFORMED DAILY REGARDING STREETS UNDER CONSTRUCTION AND DETOURS. DETOURS SHALL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE PUBLIC WORKS DIRECTOR.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
- ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL CONFORM TO EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- THE CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS, IF REQUIRED, WITH THE APPROPRIATE UTILITY COMPANIES.
- THE CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL SUCH CORRECTIVE MEASURES ARE TAKEN.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCIES AND DEPARTMENTS FOR ALL REQUIRED INSPECTIONS PRIOR TO PLACING ANY UTILITIES INTO SERVICE.

NOTES (ONSITE)

- SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE CITY OF TACOMA, WA DEVELOPMENT GUIDELINES AND PUBLIC WORKS STANDARDS, AS WELL AS THE WSDOT STANDARD SPECIFICATIONS, WHICH ARE HERE BY REFERENCED AS PART OF THESE PLANS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY BBA LAND SURVEYING, DATED 3/11/2023. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITE WORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY, AS SHOWN ON THE PLANS WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- ALL DETAILS PROVIDED IN THESE PLANS SHALL BE APPLIED TO ALL APPLICABLE PROPOSED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SPECIFIC REFERENCES TO APPLICABLE DETAILS ARE MADE.

CONSTRUCTION NOTES (ONSITE)

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE RIGHT-OF-WAY USE AND/OR ANY OTHER RELATED PERMITS REQUIRED PRIOR TO ANY CONSTRUCTION.
- REFER TO ARCHITECTURAL ROOF PLAN FOR THE EXACT LOCATIONS OF DOWNSPOUTS. ALL DOWNSPOUTS MUST BE CONNECTED INTO THE ON-SITE STORM DRAIN SYSTEM.
- WHERE NEW WORK IS SHOWN CONNECTING WITH EXISTING UTILITY, PROVIDE THE NECESSARY COUPLINGS FOR THE CONNECTION AND SIZE TRANSITION IF REQUIRED.
- ALL CASTINGS SHALL BE SET TO FINISHED GRADE. CASTING SET IN THE TRAFFIC AREA SHALL CONFORM TO WSDOT STANDARD 9-06.14 AND 9.06 (g).
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT BLUELINE PRINTS PRIOR TO FINAL APPROVAL. ALL DEVIATIONS FROM THE ORIGINAL PLANS MADE DURING THE COURSE OF THE CONSTRUCTION INCLUDING LOCATIONS, INVERTS AND DEPTHS OF UTILITIES SHOULD BE CLEARLY MARKED ON THE AS-BUILT PLANS.
- STANDARD LADDER STEPS SHALL BE PROVIDED IN ALL CATCH BASINS/MANHOLES EXCEEDING 4 FEET IN DEPTH.
- ANY MATERIAL WHICH IS NOT SUITABLE FOR CONSTRUCTION PURPOSES SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED BY GRAVEL BASE CONFORMING TO SECTION 9-03.10 OF THE WSDOT STANDARD SPECIFICATIONS.
- ON-SITE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY PROBLEMS OCCURRING PRIOR TO FINAL ACCEPTANCE BY THE ARCHITECT AND CITY SHALL BE CORRECTED BY THE CONTRACTOR.
- ANY REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPLICANT'S ENGINEER AND THE CITY OF TACOMA PRIOR TO IMPLEMENTATION IN THE FIELD.

STRIPING NOTES (ONSITE)

- ALL PROPOSED PARKING STRIPING SHALL BE 4" DOUBLE COATED WIDE WHITE LINES, UNLESS OTHERWISE REQUIRED PER APPLICABLE CODE.
- ACCESSIBLE ROUTE STRIPING SHALL BE AT 45° ANGLE TO ACCESSIBLE ROUTE AND AT 24" ON-CENTER.

LANDSCAPING NOTES (ONSITE)

- SEE ARCHITECT PLANS FOR PROPOSED LANDSCAPING.

EARTHWORK AND PAVEMENT NOTES (ONSITE)

- MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
- ALL EARTHWORK AND PAVING SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT PREPARED BY GEOTECH CONSULTANTS INC., DATED MARCH 9, 2018. WHICH IS HEREBY REFERENCED AS PART OF THESE PLANS.
- CONTRACTOR SHALL PROVIDE A TACK COAT TO FACE OF PCC WHERE PCC CONTACTS ASPHALT. NO DEVIATIONS OR SUBSTITUTIONS ARE ALLOWED.
- ALL ONSITE NON-STRUCTURAL PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH AIR-ENTRAINED CONCRETE FOR PAVEMENT SECTION 5.05 OF THE WSDOT STANDARD SPECIFICATIONS. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH A 4" MAXIMUM SLUMP AND 5%-8% ENTRAINED AIR. CONCRETE PAVEMENT IN DRIVING AREAS SHALL BE PER STRUCTURAL PLANS.

ADDITIONAL NOTES REQUESTED BY CITY

- CHANGES OR REVISIONS TO THE ORIGINALLY APPROVED PERMIT SUBMITTAL SHALL BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION
- THE APPLICANT SHALL SUBMIT RECORD DRAWINGS ("AS-BUILTS") TO THE CITY WHEN THE PROJECT IS COMPLETED
- THE CONTRACTOR SHALL MAINTAIN A SINGLE HARDCOPY OF ALL PLANS WITH ANY APPROVED CHANGES INDICATED IN RED AND SHALL PROVIDE THESE PLANS TO THE PROJECT CIVIL ENGINEER FOR REVIEW/APPROVAL PRIOR TO FINAL ACCEPTANCE OF IMPROVEMENTS
- THE ENGINEER OF RECORD SHALL PROVIDE AN ENGINEER'S CERTIFICATION TO THE CITY OF TACOMA AFTER FACILITY INSTALLATION AND PRIOR TO PERMIT FINAL INSPECTION AND/OR CLOSEOUT

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360-890-8955 | 299 N Market Blvd, Chehalis, WA 98532

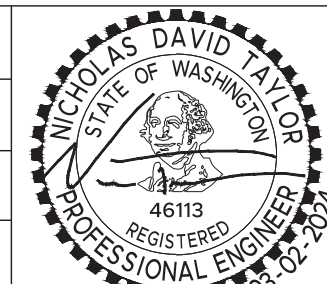


Know what's BELOW
Call 811 before you dig.



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FINAL CONSTRUCTION CHECKED	DATE 03/02/2024	SCALE
BY	DESIGNED NDT	CHECKED NDT
DATE	DRAWN RCB	PROJECT NAME EPM01
FIELD BOOKS	DRAWING NAME	



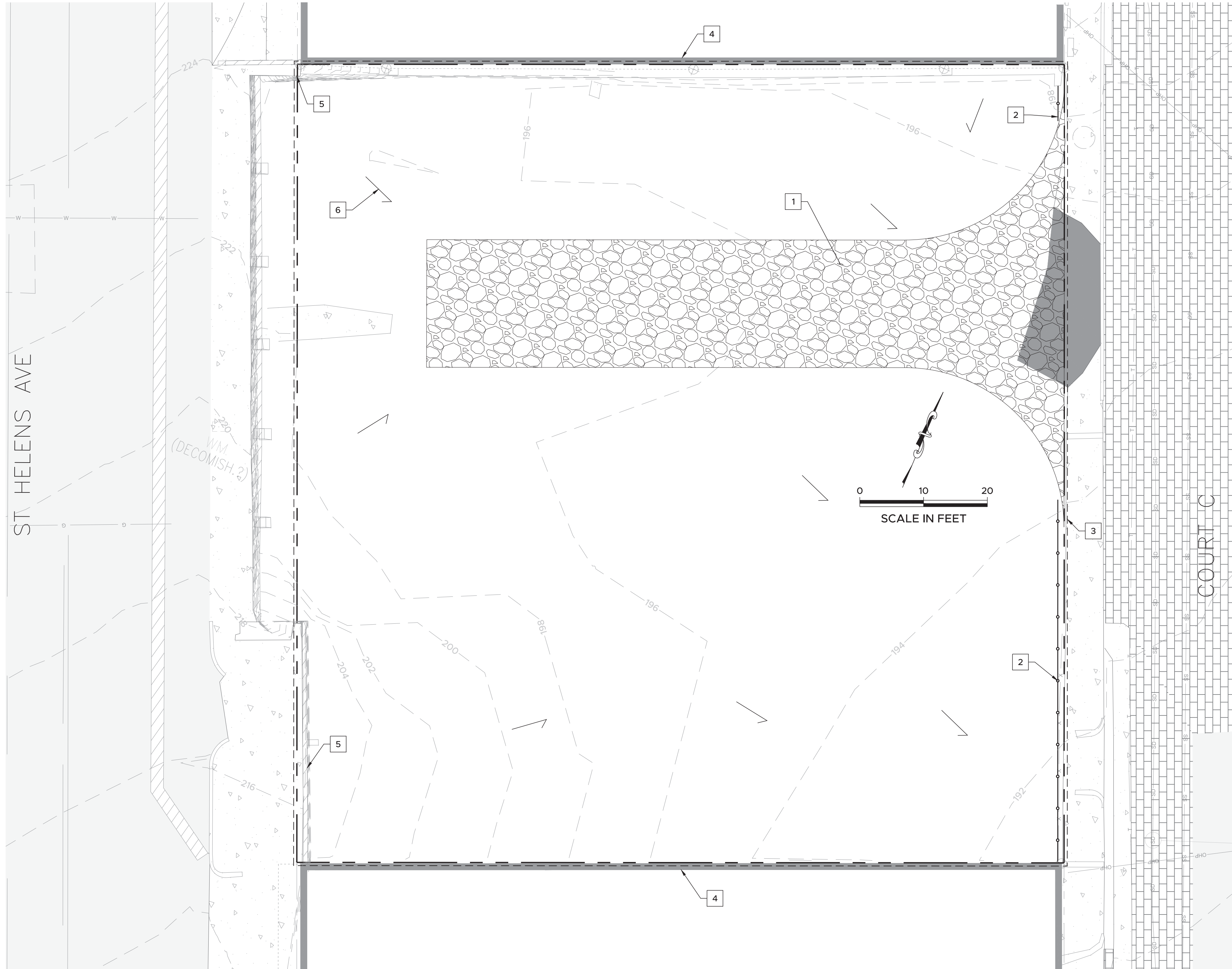
CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS

NOTES
605 & 613 ST. HELENS AVE
TACOMA, WA 98402

SITE & BUILDING DIVISION

SDEV 22-0421
SHEET NO.
C2
SHEET
2 of 10

FILE NAME: Z:\EPM01\CAD\Sheets\4 DEMOLITION AND TESC.dwg DATE/TIME: 3/2/2024 1:01:43 PM



KEY NOTES #

1. PROPOSED STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 1/C8
2. PROPOSED SILT FENCE PER DETAIL 2/C8
3. PROPOSED LIMITS OF DISTURBANCE
4. PROTECT EXISTING BUILDING AND FOUNDATION TO REMAIN
5. PRESERVE/MODIFY EXISTING WALL PER STRUCTURAL PLANS
6. SURFACE FLOW DIRECTION ARROW (TYP)

SHORING NOTE

ALL SHORING SHALL BE IN PLACE IN ACCORDANCE WITH THE PROJECT STRUCTURAL PLANS PRIOR TO DEMOLITION OR MODIFICATION OF EXISTING STRUCTURES INCLUDING, BUT NOT LIMITED TO, RETAINING WALLS. THE PURPOSE OF THIS PLAN IS TO SHOW STRUCTURAL FEATURES TO BE REMOVED/MODIFIED, NOT HOW TO REMOVE/MODIFY THEM.

INLET PROTECTION NOTE

INSTALL AND MAINTAIN OFFSITE INLET PROTECTION PER WO 22-1030 PLANS.

DEMOLITION NOTE

CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE DEMOLITION OF ALL FEATURES NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS REGARDLESS OF THE DEMOLITION WORK DESCRIBED ON THIS PLAN.

IRISGROUP
civil engineers

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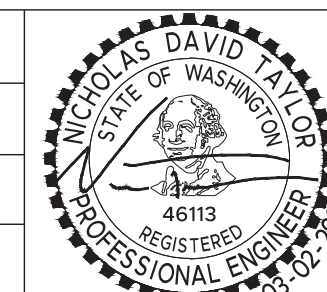
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DATE

APPD

FINAL CONSTRUCTION CHECKED	DATE	SCALE
BY	03/02/2024	
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DATE		
DRAWN	RCB	PROJECT NAME
		EPM01
FIELD BOOKS	DRAWING NAME	



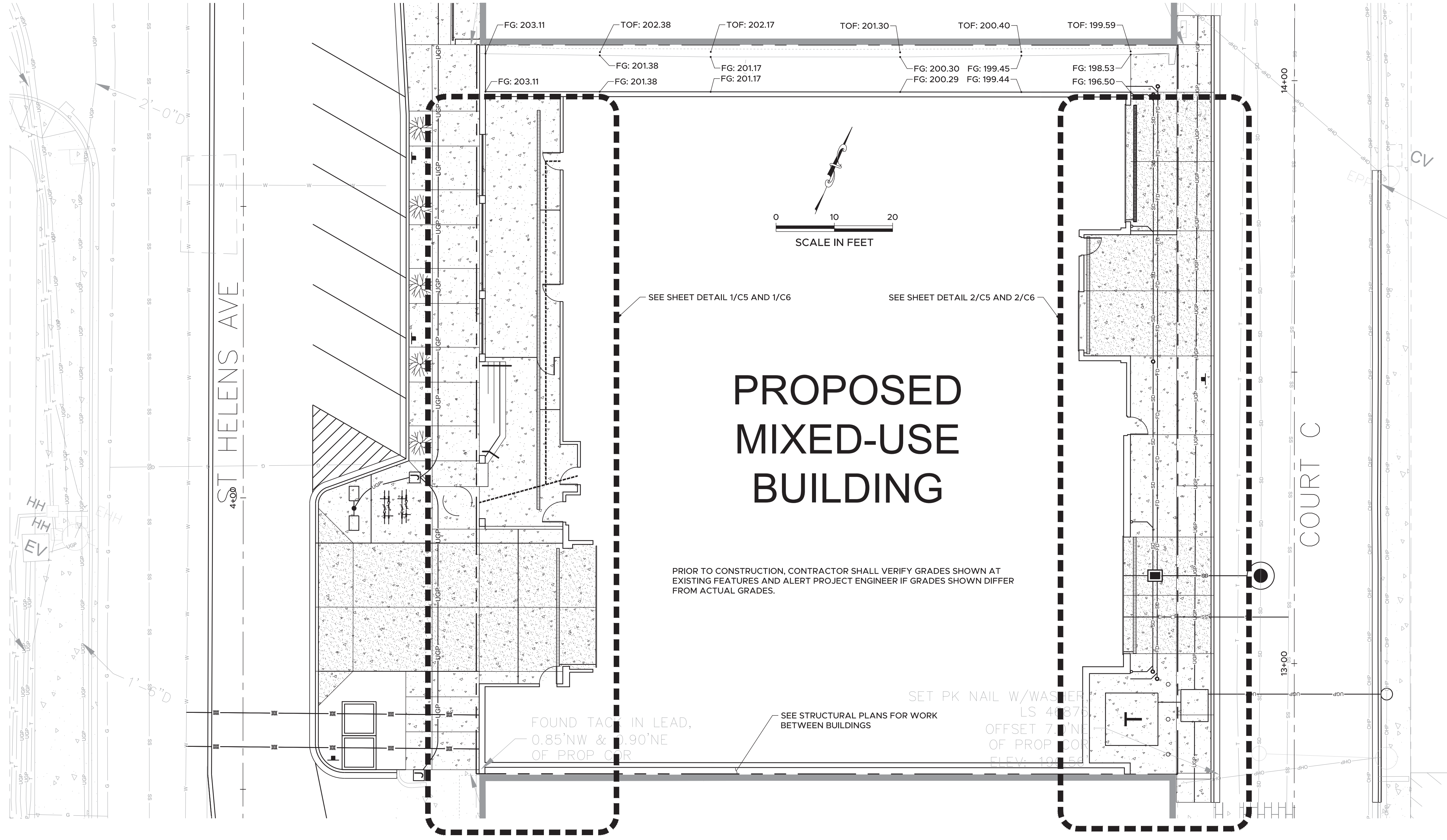
SITE & BUILDING DIVISION

CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS
DEMOLITION AND TESC
605 & 613 ST. HELENS AVE
TACOMA, WA 98402

SDEV 22-0421

SHEET NO. **C3**
SHEET 3 of 10

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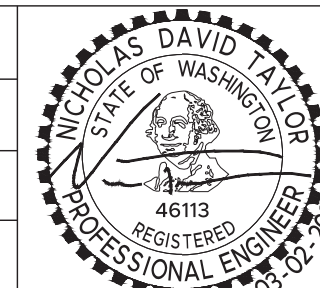


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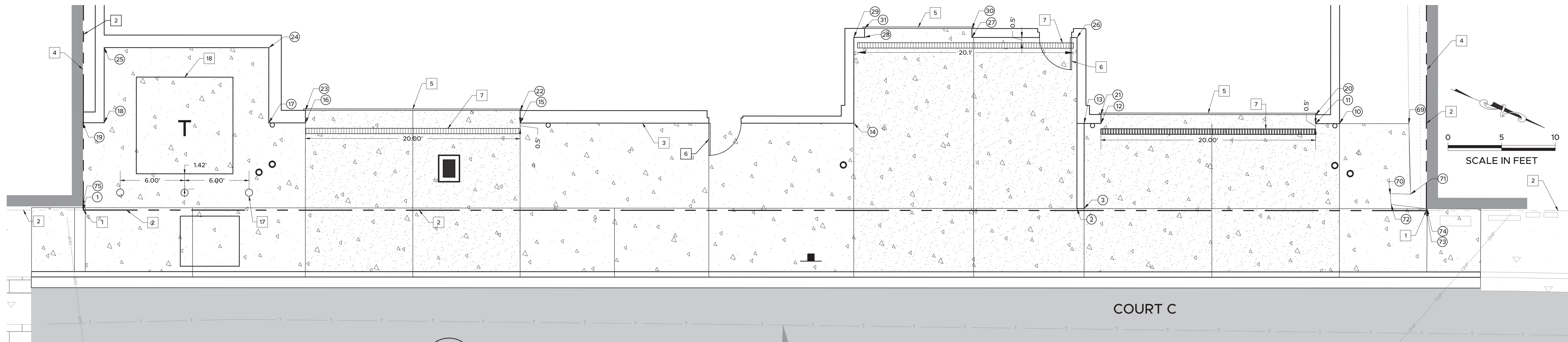
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BY 	DESIGNED NDT	CHECKED NDT
DATE	DRAWN RCB	PROJECT NAME EPM01
FIELD BOOKS	DRAWING NAME	



CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS
SITE AND GRADING PLAN
605 & 613 ST. HELENS AVE
TACOMA, WA 98402

SDEV 22-0421

SHEET NO. **C4**
SHEET 4 of 21



2

COURT C SITE DETAIL

POINT TABLE			POINT TABLE			POINT TABLE			POINT TABLE			POINT TABLE			POINT TABLE			POINT TABLE			POINT TABLE		
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2	13+73.56	-20.18	17	12+98.27	-28.13	26	13+73.56	-36.10	36	4+62.39	40.50	45	3+94.66	40.50	56	4+09.22	54.33	65	4+02.30	57.33	74	14+06.18	-20.17
3	13+74.22	-20.18	18	12+82.93	-28.13	27	13+63.77	-36.11	37	4+50.55	40.50	46	4+62.39	41.50	57	4+18.47	54.33	66	4+09.22	57.33	75	12+80.94	-20.36
10	13+98.02	-28.10	19	12+80.94	-28.13	28	13+53.77	-36.11	38	4+35.55	40.50	47	4+50.55	41.50	58	4+24.97	54.33	67	3+70.64	60.00			
11	13+95.79	-28.10	20	13+95.79	-28.93	29	13+52.77	-36.11	39	4+23.39	40.50	48	4+35.55	41.50	59	4+68.89	54.33	68	3+91.39	60.50			
12	13+75.79	-28.10	21	13+75.79	-28.94	30	13+63.77	-36.94	40	3+68.14	40.50	49	4+24.69	41.50	60	3+68.14	54.83	69	14+04.48	-28.09			
13	13+74.23	-28.10	22	13+21.69	-29.29	31	13+53.77	-36.94	41	3+52.69	40.50	50	4+68.89	41.50	61	3+71.14	54.83	70	14+02.75	-21.53			
14	13+52.77	-28.11	23	13+01.69	-29.29	32	4+77.78	40.00	42	4+05.97	40.50	51	4+01.97	40.01	62	3+91.35	54.88	71	14+04.65	-21.53			
15	13+21.68	-28.12	24	12+98.27	-35.13	33	3+52.69	40.00	43	3+96.47	40.50	52	4+66.53	50.63	63	3+94.66	54.83	72	14+02.83	-20.57			

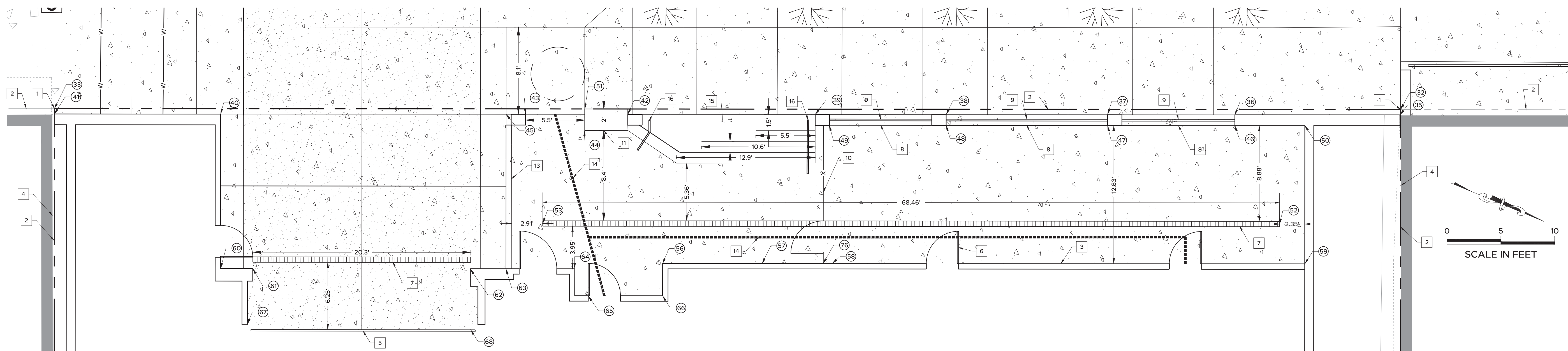
KEY NOTES #

- EXISTING PROPERTY CORNER
- EXISTING PROPERTY BOUNDARY
- PROPOSED BUILDING FACE (TYP)
- EXISTING BUILDING FACE (TYP)
- PROPOSED OVERHEAD GARAGE DOOR. SEE ARCHITECTURAL PLANS. (TYP)
- PROPOSED MAN DOOR. SEE ARCHITECTURAL PLANS. (TYP)
- PROPOSED TRENCH DRAIN PER DETAIL 2/C10 (TYP). SEE SHEET C7 FOR TRENCH DRAIN NOTES.
- PROPOSED OVERHEAD GARAGE DOOR WITH GLAZING. SEE ARCHITECTURAL PLANS. (TYP)
- PROPOSED HANDRAIL AT STEP-UP WALL. SEE ARCHITECTURAL PLANS. (TYP)
- PROPOSED FENCE WITH GATE. SEE ARCHITECTURAL PLANS.
- PROPOSED CONCRETE BENCH. SEE ARCHITECTURAL PLANS.
- NOT USED
- PROPOSED CONCRETE RAIL. SEE ARCHITECTURAL PLANS.
- PROPOSED ADA ROUTE
- PROPOSED CONCRETE STAIRS PER DETAIL 4/C8
- PROPOSED HANDRAIL AT STAIRS. SEE ARCHITECTURAL PLANS. (TYP)
- PROPOSED REMOVABLE BOLLARD PER DETAIL 3/C8 (TYP)
- PROPOSED TRANSFORMER. SEE UTILITY PLAN.

ONSITE PAVEMENT SECTIONS

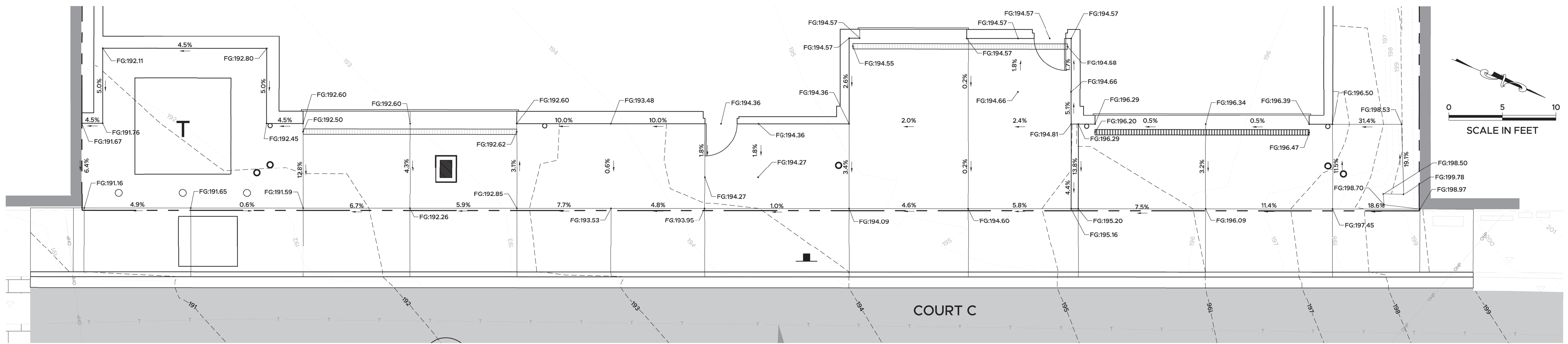
- PROPOSED PCC SIDEWALK. SECTION PER STRUCTURAL PLANS.
- PROPOSED PCC DRIVEWAY. SECTION PER STRUCTURAL PLANS.

ST HELENS AVE



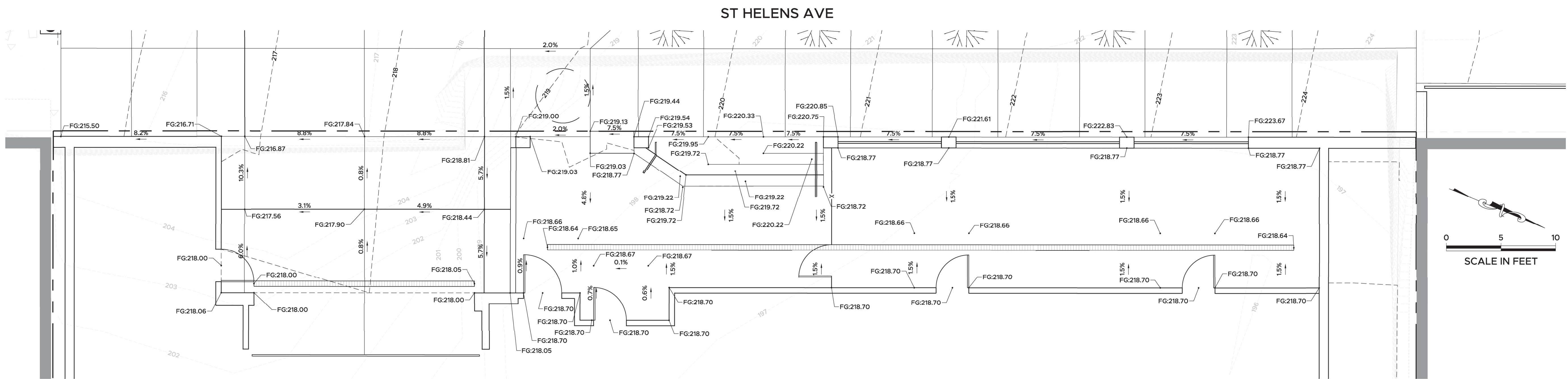
1

ST HELENS SITE DETAIL



COURT C GRADING
DETAIL

2



ST HELENS GRADING
DETAIL

1

NOTE
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL PROPOSED GRADES WHERE CONNECTING TO EXISTING FEATURES. ALERT PROJECT ENGINEER IF PROPOSED GRADES SHOWN DIFFER FROM ACTUAL EXISTING GRADES.

FILE NAME: Z:\P\EP\101\CAD\Sheets\6 DRAINAGE AND UTILITY.dwg DATE/TIME: 3/2/2024 1:09:51 PM

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civil engineers

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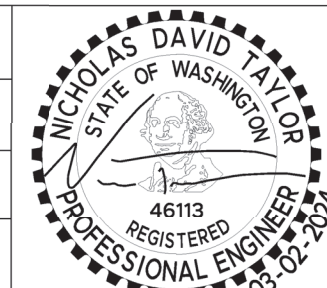
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REVISION

DATE

APPD

FINAL CONSTRUCTION CHECKED	DATE 03/02/2024	SCALE
BY NDT	DESIGNED NDT	CHECKED NDT
DATE	DRAWN RCB	PROJECT NAME EPM01
FIELD BOOKS	DRAWING NAME	



CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS
SITE GRADING DETAILS
605 & 613 ST. HELENS AVE
TACOMA, WA 98402

SDEV 22-0421

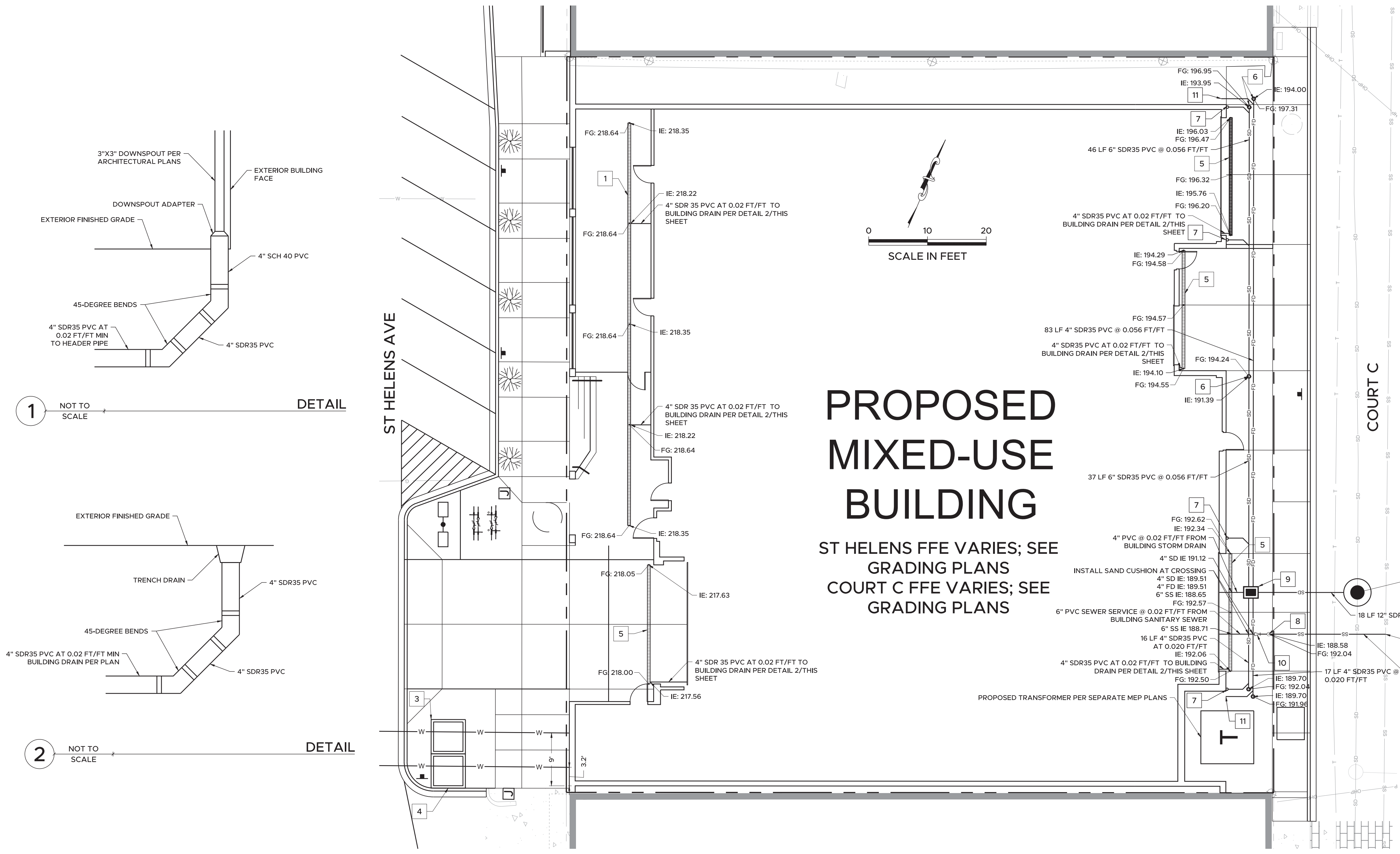
SHEET NO. C6
SHEET 6 OF 10

SITE & BUILDING DIVISION

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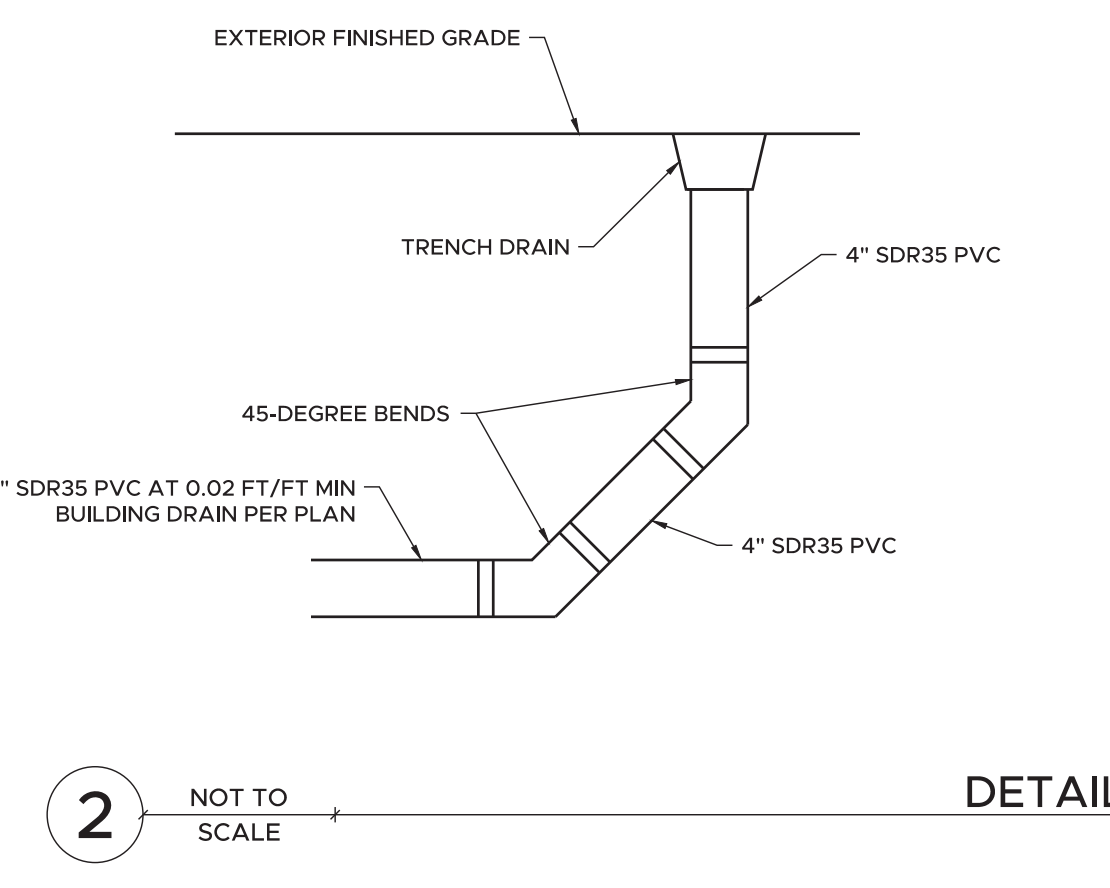
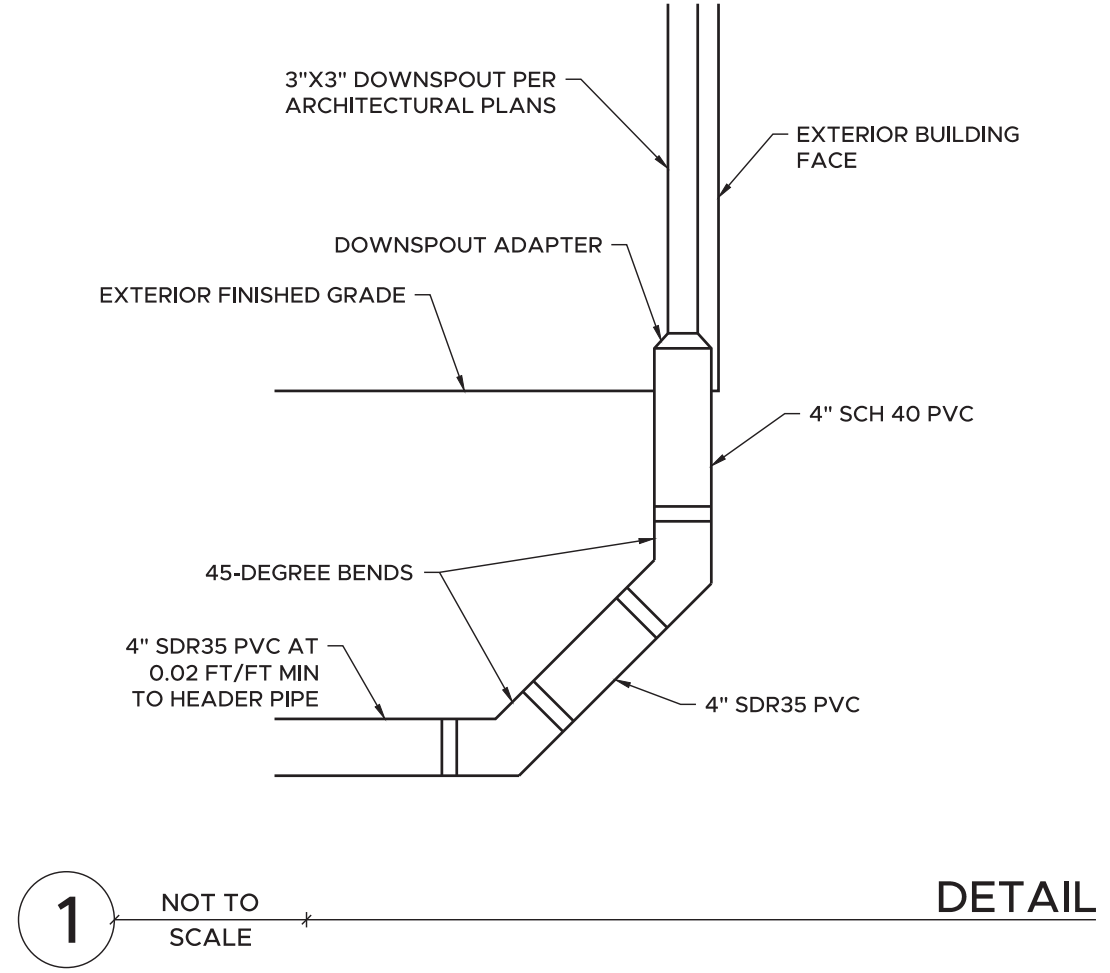
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BY: NDT	DESIGNED: NDT	CHECKED: NDT
DATE	DRAWN: RCB	PROJECT NAME: EPM01
FIELD BOOKS	DRAWING NAME	



SANITARY SEWER NOTE
THE EXISTING PUBLIC WASTEWATER PIPE HAS BEEN REHABILITATED WITH CURED IN PLACE THERMOSETTING RESIN. THE EXTERIOR HOST PIPE SHALL BE REMOVED FROM THE FULL CIRCUMFERENCE OF THE LINER PIPE AND THE CONNECTION SHALL BE MADE DIRECTLY TO THE LINER IN ACCORDANCE WITH CITY OF TACOMA STANDARD PLAN SU-23. THE CONTRACTOR SHALL REPAIR THE BEDDING FOR THE PUBLIC WASTEWATER MAIN IN ACCORDANCE WITH CITY OF TACOMA STANDARD PLAN SU-16.

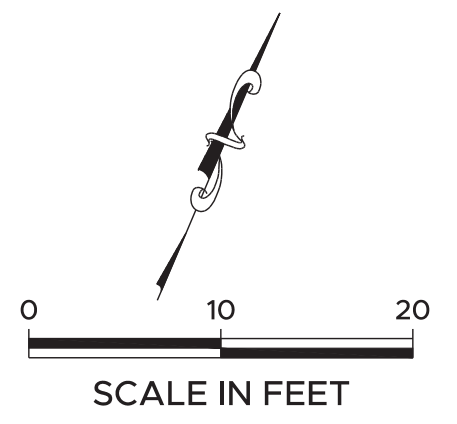
- TRENCH DRAIN NOTES**
- ALL TRENCH DRAINS SHALL HAVE BOTTOM OUTLETS WITH VERTICAL PIPE DROPS AS NECESSARY TO ENSURE THAT THE HORIZONTAL STUB INTO THE BUILDING DRAIN MAINTAINS A MINIMUM 2% GRADE TO THE BUILDING DRAIN AS SHOWN. SEE DETAIL 2/THIS SHEET.
 - SEE SITE PLAN FOR TRENCH DRAIN LENGTHS AND LOCATIONS. ALL TRENCHES AT THE FACE OF BUILDING SHALL BE OFFSET 6" FROM THE FACE OF THE BUILDING.
 - SEE TRENCH DRAIN DETAIL 2/C10
 - USE ZURN TRENCH DRAIN GRATE MODEL P6-PG OR PROJECT ENGINEER-APPROVED EQUIVALENT AT PEDESTRIAN LOCATIONS.

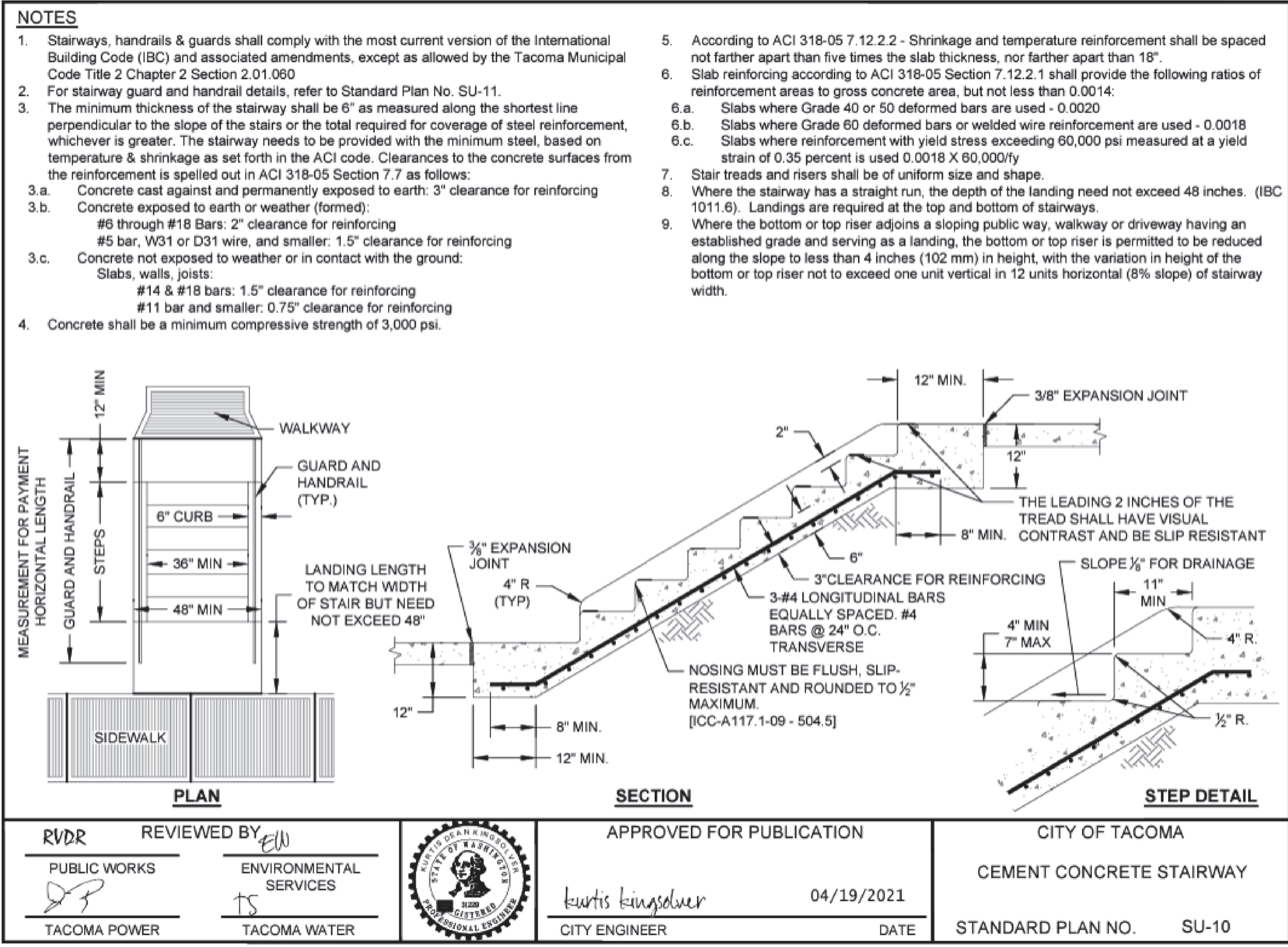
- KEY NOTES #**
- PROPOSED ZURN X886 TRENCH DRAIN W/HEEL PROOF GRATES, OR PROJECT CIVIL ENGINEER APPROVED EQUIVALENT. PROVIDE TAPERING SECTIONS TO DRAIN. SEE TRENCH DRAIN NOTES.
 - NOT USED
 - PROPOSED 4" DOMESTIC WATER SERVICE W/ METER. SEE WORK ORDER PLANS FOR WATER SERVICES TO BUILDING.
 - PROPOSED 4" FIRE WATER SERVICE W/ METER. SEE WORK ORDER PLANS FOR WATER SERVICES TO BUILDING.
 - PROPOSED ZURN X886-HD TRENCH DRAIN W/ HS20 LOAD-RATED SLOTTED GRATE, OR PROJECT CIVIL ENGINEER APPROVED EQUIVALENT. PROVIDE TAPERING AND NON-TAPERING SECTIONS TO DRAIN. SEE TRENCH DRAIN NOTES.
 - PROPOSED STORM/FOOTING DRAIN CLEANOUT PER DETAIL 3/C9 (TYP)
 - PROPOSED HORIZONTAL 4" SDR35 PVC PIPE TO 4" SCH 40 PVC VERTICAL PIPE TO 3" X 3" DOWNSPOUT WITH ADAPTER PER DETAIL 1/THIS SHEET. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT CONNECTION DETAILS AND LOCATIONS.
 - PROPOSED SEWER CLEANOUT PER DETAIL 3/C9 (TYP)
 - PROPOSED TYPE 1 CATCH BASIN WITH SOLID LOCKING LID PER DETAIL 4/C9
RIM: 192.43
IE IN (W): 191.07 4" SDR35 PVC
IE IN (N): 189.36 6" SDR35 PVC
IE IN (N): 189.36 4" SDR35 PVC
IE IN (S): 189.36 4" SDR35 PVC
IE IN (S): 189.36 4" SDR35 PVC
IE OUT (E): 189.36 12" SDR35 PVC
 - PROPOSED 6" BACKWATER VALVE W/ HS20 RATED LID, RING, AND RISER
 - 4" FOOTING DRAIN CONNECTION. SEE STRUCTURAL PLANS FOR DEPTH AT CONNECTION.



PROPOSED MIXED-USE BUILDING

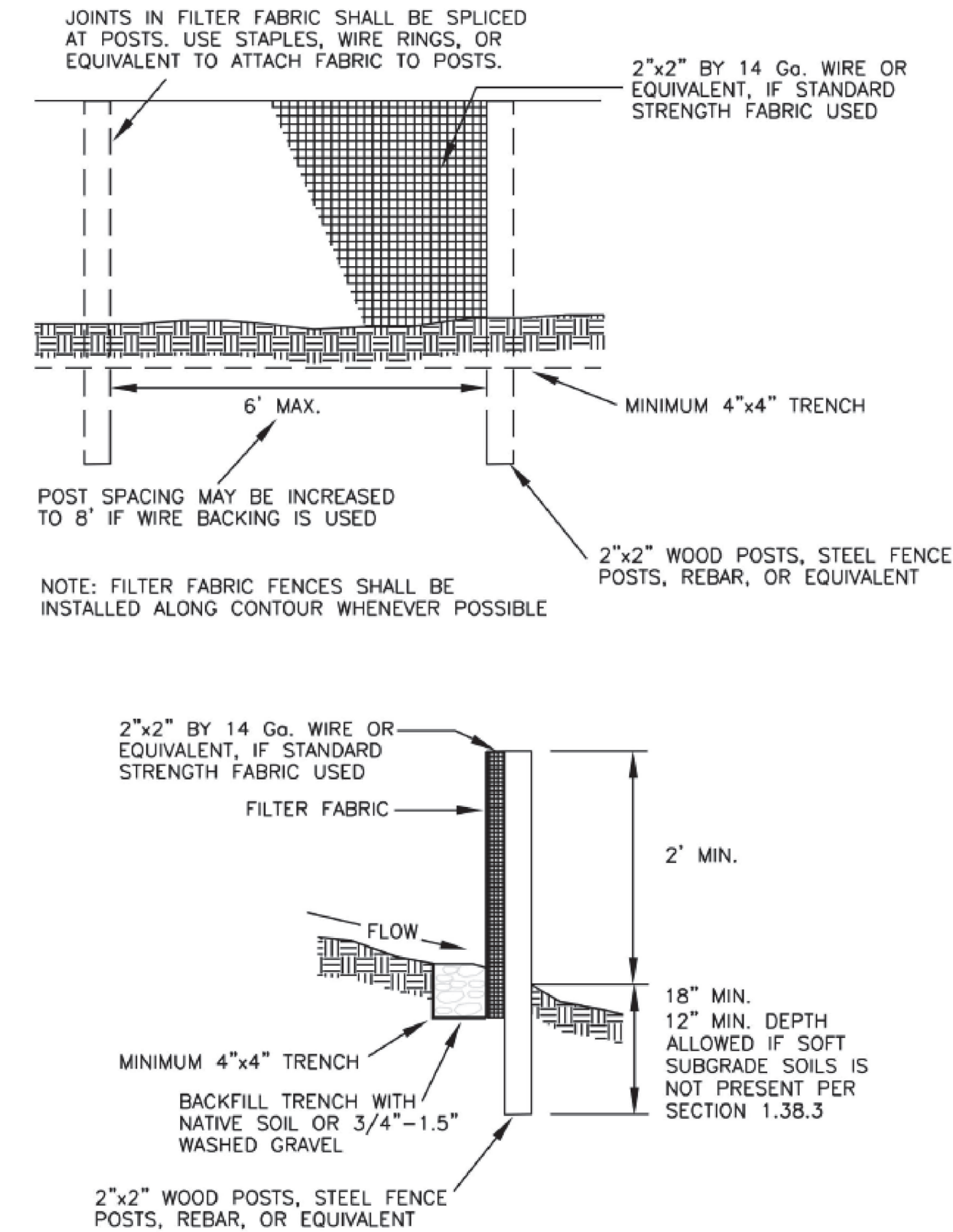
ST HELENS FFE VARIES; SEE GRADING PLANS
COURT C FFE VARIES; SEE GRADING PLANS





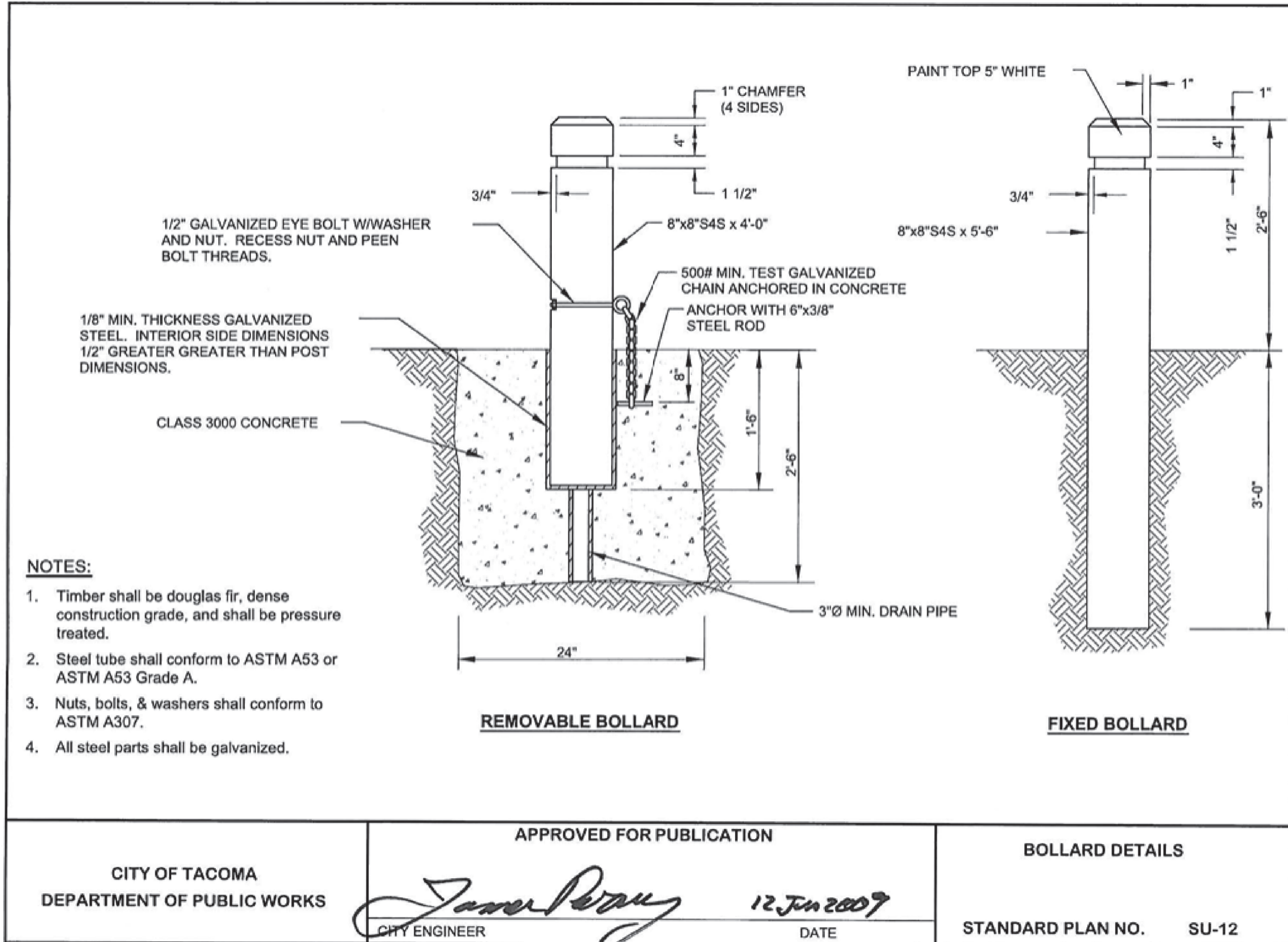
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DETAIL



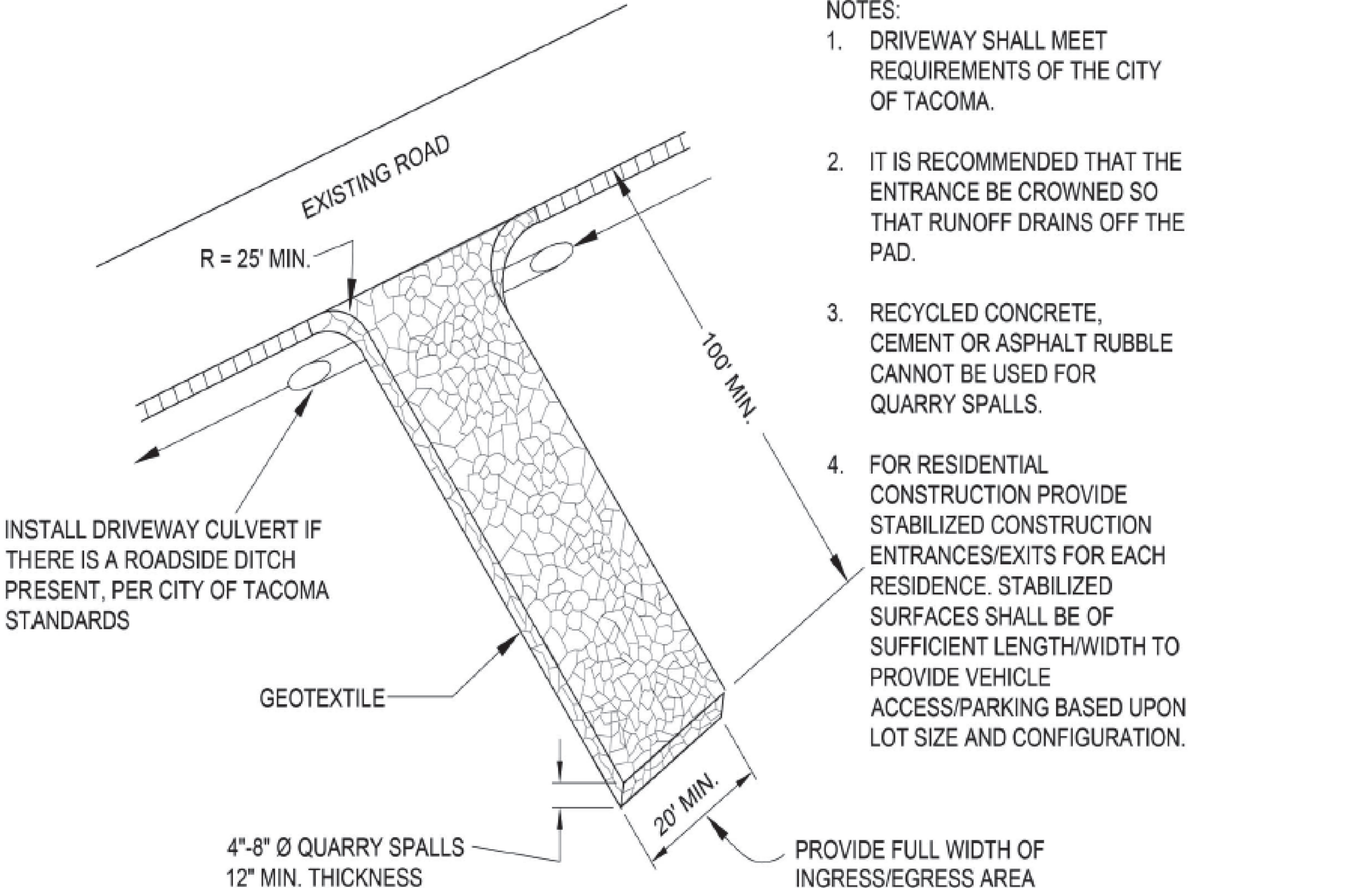
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SILT FENCE DETAIL



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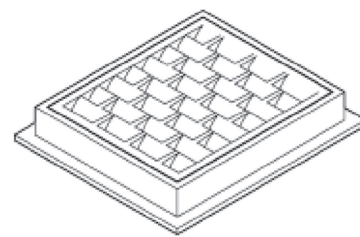
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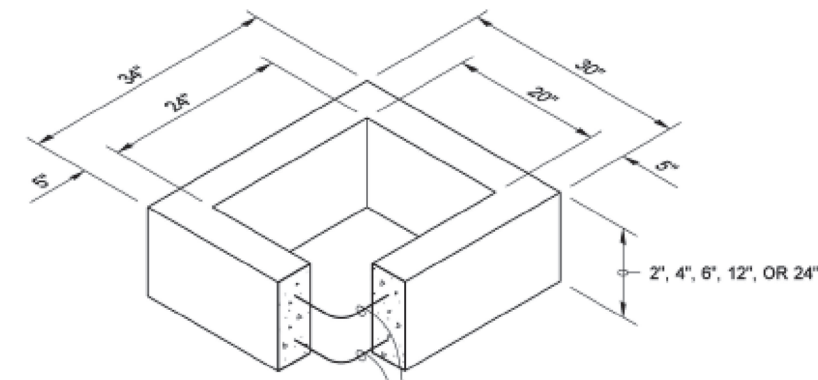
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CONSTRUCTION ENTRANCE DETAIL

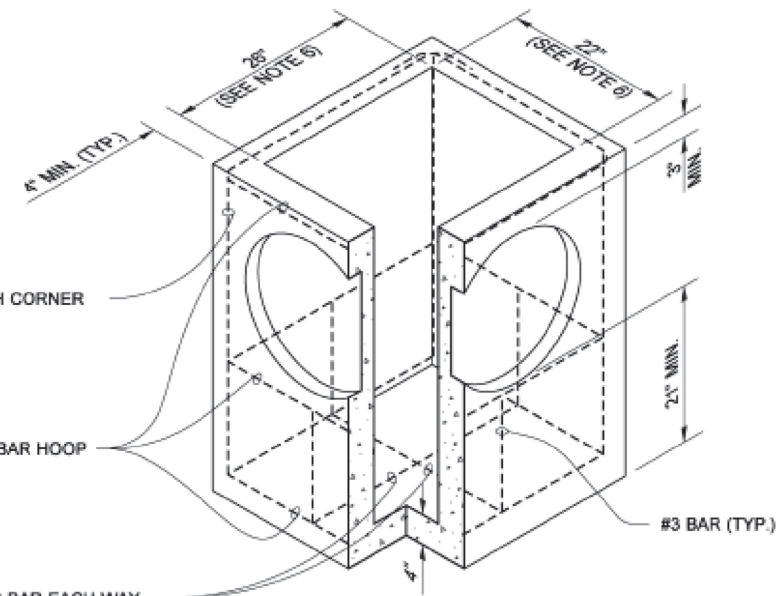
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FRAME AND VANED GRATE



RECTANGULAR ADJUSTMENT SECTION



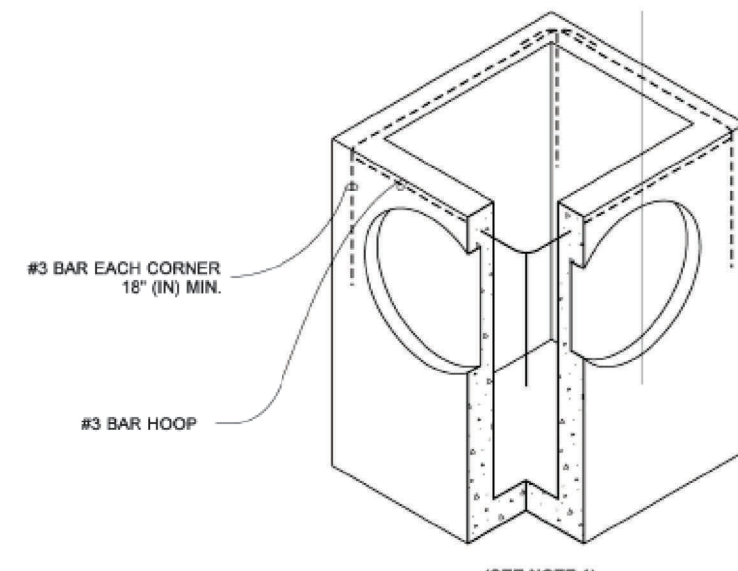
PRECAST BASE SECTION

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CRSPSP * (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

- As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
- The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification Section 9-04.3.
- The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
- The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
- The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
- The opening shall be measured at the top of the Precast Base Section.
- All pickup holes shall be grouted full after the basin has been placed.



ALTERNATIVE PRECAST BASE SECTION



Julie Helman, State of Washington, Registered Professional Engineer

CATCH BASIN TYPE 1
STANDARD PLAN B-5.20-03
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
 Roark, Steve
 STATE DESIGN ENGINEER
 Washington State Department of Transportation

4 NOT TO SCALE

DETAIL

COMPACTION TESTING REQUIREMENTS ^A		
DEPTH	TESTING FREQUENCY ^C	
	VERTICAL	HORIZONTAL
SURFACE (BELOW HMA)	N/A	1 TEST EVERY 150 LINEAR FEET OF TRENCH OR MINIMUM 2 PER TRENCH
1 TO 4 FEET (OR MIN 18 IN. ABOVE PIPE)	1 EVERY 12 INCHES	SAME AS FOR SURFACE
> 4 FEET TO BOTTOM OF TRENCH	NO SPECIFIC REQUIREMENT - MAY BE REQUIRED BY COT INSPECTOR FOR VERIFICATION OF COMPACTION	

A. TESTING SHALL BE PERFORMED BY A CERTIFIED INDEPENDENT TESTING LABORATORY OR A CERTIFIED TESTOR AS APPROVED BY THE CITY'S CONSTRUCTION DIVISION. THE COST OF TESTING IS THE RESPONSIBILITY OF THE PERMITTEE. TESTS SHALL BE COMPLETED AND REPORTS IDENTIFYING THE PROJECT NUMBER SUBMITTED TO THE CONSTRUCTION DIVISION WITHIN 48 HOURS OF TESTS.
 B. ONLY ONE COMPACTION TEST WILL BE REQUIRED FOR MULTIPLE TRENCHES WITHIN A 150 SF AREA PROVIDED COMPACTION PROCEDURES ARE THE SAME.
 C. EACH LIFT SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY, AS VERIFIED BY COMPACTION TESTING, BEFORE PROCEEDING TO THE NEXT LIFT. COT INSPECTOR MAY REQUIRE EXCAVATION AND REMOVAL OF SOIL WHERE COMPACTION IS IN QUESTION.

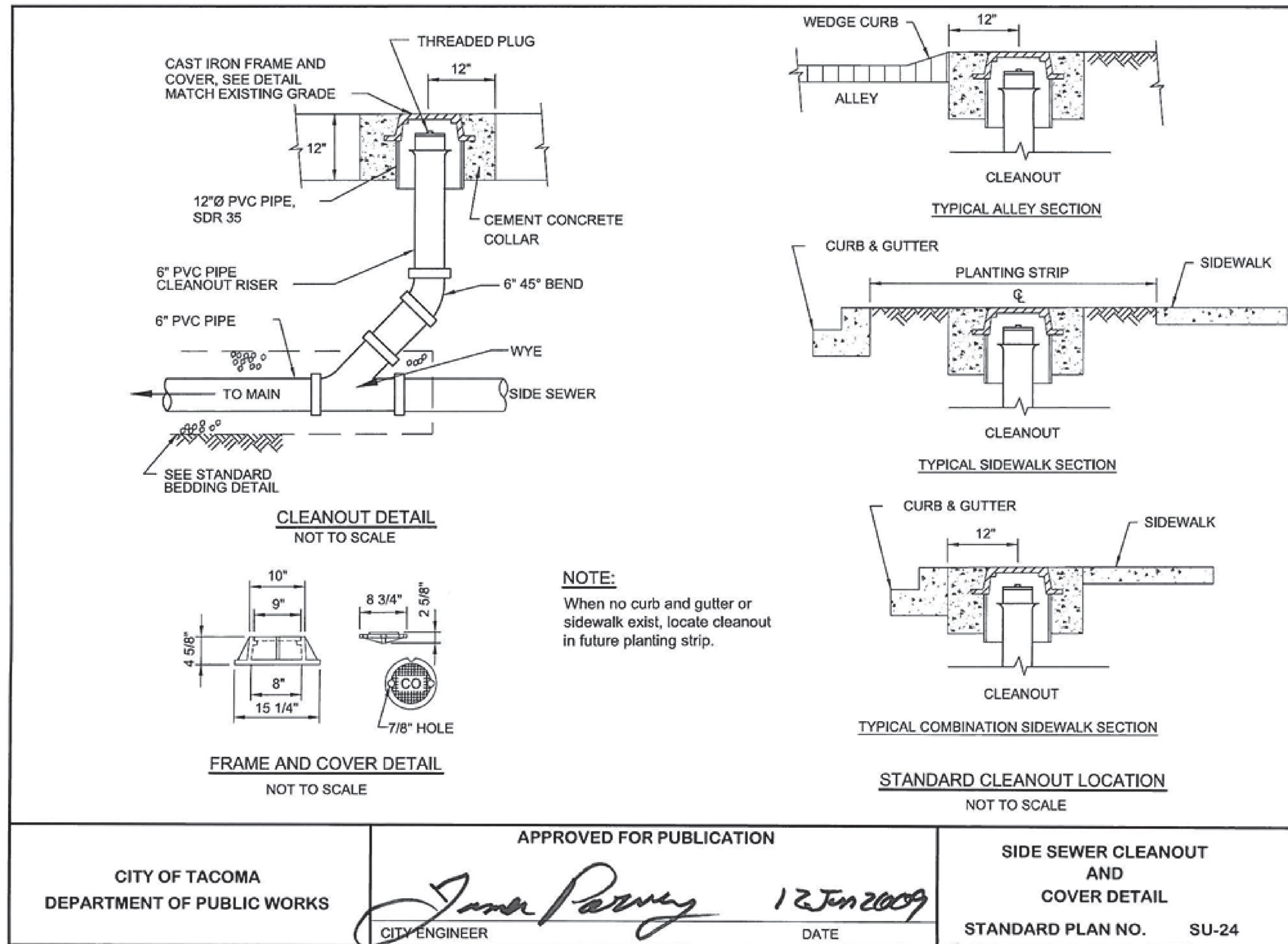
NOTES:

- Compact backfill material in max. 12 in. lifts. Compact backfill material to 95% max. modified proctor density (ASTM 1557) except directly over pipe, hand tamp only.
- Native backfill will require laboratory testing to determine max. modified proctor density. Imported backfill will require submittal of proctor test results from supplier.
- See WSDOT Standard Specification Section 2-09.3(1)E for material requirements on "Controlled Density Fill" (CDF). CDF may be used for trenches less than 24 in. wide or as approved by the City Engineer. CDF shall be vibrated/compacted.

CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS	APPROVED FOR PUBLICATION	TRENCH BACKFILL COMPACTION REQUIREMENTS
	<i>[Signature]</i> CITY ENGINEER	11/3/24 DATE
		STANDARD PLAN NO. SU-28

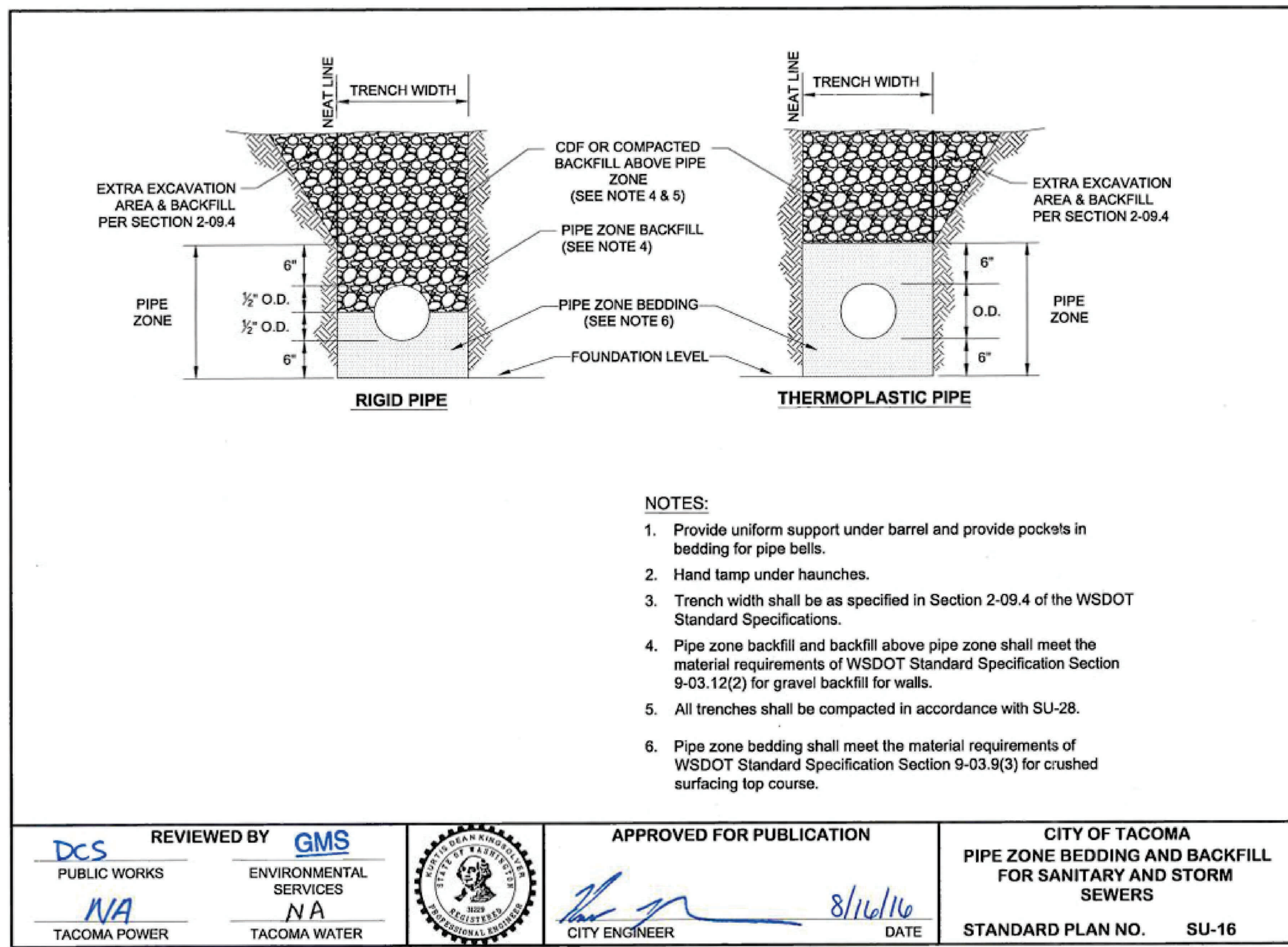
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3 NOT TO SCALE

DETAIL



1 NOT TO SCALE

DETAIL

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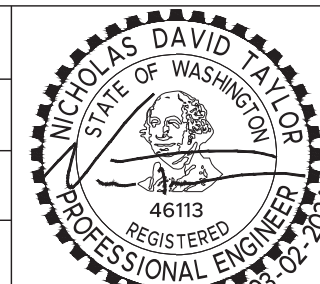


Know what's BELOW
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NO REVISION DATE APPD

FINAL CONSTRUCTION CHECKED	DATE 03/02/2024	SCALE
BY NDT	CHECKED NDT	
DATE	DRAWN RCB	PROJECT NAME EPM01
FIELD BOOKS	DRAWING NAME	



APPROVED FOR PUBLICATION
[Signature]
 CITY ENGINEER

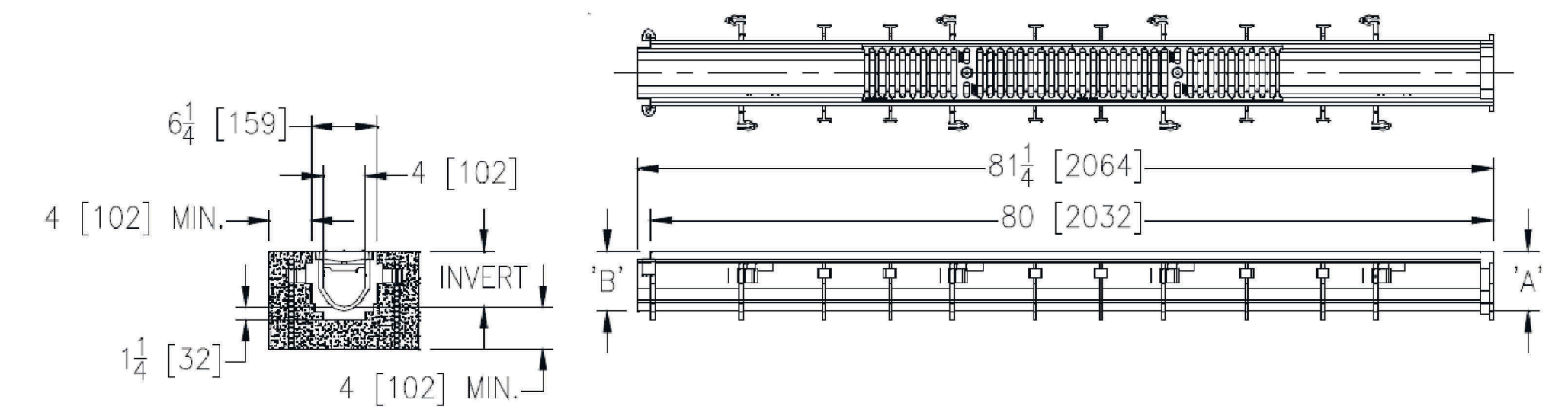
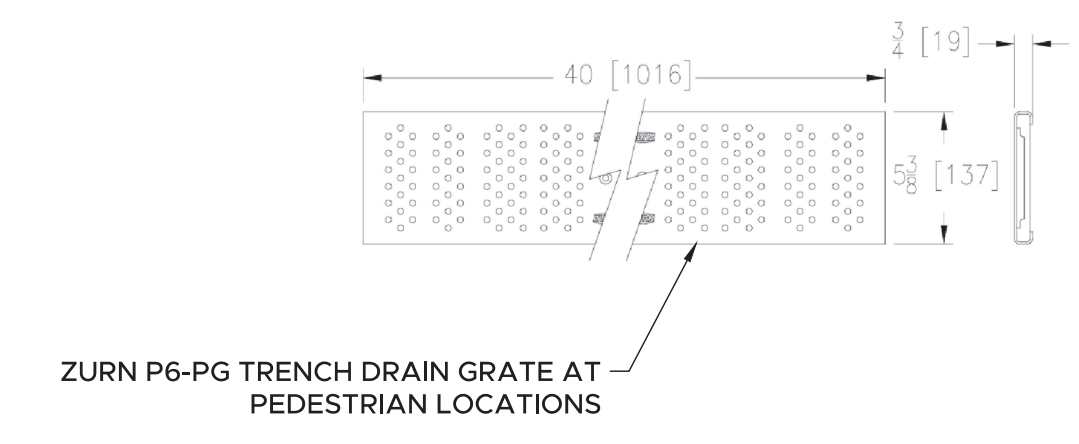
CITY OF TACOMA
 DEPARTMENT OF PUBLIC WORKS
 DETAILS 2
 605 & 613 ST. HELENS AVE
 TACOMA, WA 98402

SDEV 22-0421
 SHEET NO. C9
 SHEET 9 of 10

FILE NAME: Z:\P\EP\01\CAD\Sheets\SDEV DETAILS.dwg DATE/TIME: 3/2/2024 10:21:17 PM

TRENCH DRAIN NOTES

1. ALL TRENCH DRAINS SHALL HAVE BOTTOM OUTLETS WITH VERTICAL PIPE DROPS AS NECESSARY TO ENSURE THAT THE HORIZONTAL STUB INTO THE BUILDING DRAIN MAINTAINS A MINIMUM 2% GRADE TO THE BUILDING DRAIN.
2. SEE SITE PLAN FOR TRENCH DRAIN LENGTHS AND LOCATIONS. ALL TRENCHES AT THE FACE OF BUILDING SHALL BE OFFSET 6" FROM THE FACE OF THE BUILDING.
3. USE ZURN TRENCH DRAIN GRATE MODEL P6-PG OR PROJECT ENGINEER-APPROVED EQUIVALENT AT PEDESTRIAN LOCATIONS. GRATE PERFORMANCE SHALLS BE NO LARGER THAN 1/2" IN ANY DIRECTION.



2 NOT TO SCALE

TRENCH DRAIN DETAIL

NOTES:

1. Sidewalks shall be designed and constructed in accordance with 2010 ADA Standards, 28 CFR, Part 35 and as supplemented by the Public Right of Way Accessibility Guidelines (PROWAG). City of Tacoma prefers sidewalk cross slopes to be designed to a maximum of 1.5% and a minimum of 1.0%
2. When placing walk adjacent to existing curb and gutter, curb and gutter will be repaired as necessary before placing concrete forms for walk.
3. Staking is required where no curb is present.
4. Thickened edge shall be constructed using cement concrete on all radii. All other locations shall be backfilled and compacted.
5. Combination walk shall be 7' min. on all commercial sites and arterial streets. Combination walk shall be a minimum of 5' on non arterial streets. Dimensions are from back of curb to back of walk. See contract plans for width and placement of sidewalk.
6. All expansion joints shall be full depth with 3/8" preformed joint filler.
7. All joints shall be cleaned and edged. External edges shall be 1/2" radius. Internal joints shall be 1/4" radius.
8. All soft and yielding foundation material shall be removed and replaced with crushed surfacing top course (CSTC) per Section 9-03.9(3) of the WSDOT Standard Specifications.
9. All sidewalk shall be replaced to the nearest expansion or contraction joint. All joints shall be saw cut full depth prior to restoration and 3/8" expansion joint installed. Cutting wheel run-out beyond the limits of the opening shall be filled in accordance with WSDOT Standard Specification 5-05.3(8)B for cement concrete surfaces and 5-04.3(5)C for asphalt concrete surfaces.
10. For sidewalks within the North Slope Historical District area use Standard Plan HD-NS03. See Standard Plan HD-NS01 for North Slope Historic District site map.

TOP SURFACE SHALL BE BROOMED IN THE SAME DIRECTION AS THE EXPANSION JOINT

4" SHINER AROUND 15' PANEL 3/8" EXPANSION JOINT

3/8" EXPANSION JOINT TO MATCH CURB JOINTS NOT TO EXCEED 15'

2" X 3/4" DEEP WESTERN GROOVER CONTRACTION JOINT (TYP.)

4" SHINER AROUND 15' PANEL 3/8" EXPANSION JOINT

TOP SURFACE SHALL BE BROOMED IN THE SAME DIRECTION AS THE EXPANSION JOINT

SECTION DETAIL A-A

SECTION DETAIL B-B

HEAVY BROOM FINISH, (TYP.)

REVIEWED BY: DCS PUBLIC WORKS, N/A TACOMA POWER, ENVIRONMENTAL SERVICES, N/A TACOMA WATER

APPROVED FOR PUBLICATION: [Signature] CITY ENGINEER, [Signature] DATE 4/25/19

CITY OF TACOMA CEMENT CONCRETE SIDEWALK STANDARD PLAN NO. SU-04

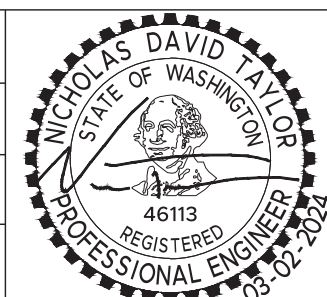
1 NOT TO SCALE

DETAIL



NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE 03/02/2024	SCALE
BY NDT	CHECKED NDT	
DATE	DRAWN RCB	PROJECT NAME EPM01
FIELD BOOKS	DRAWING NAME	



CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS

DETAILS 3

605 & 613 ST. HELENS AVE TACOMA, WA 98402

SITE & BUILDING DIVISION

SDEV 22-0421
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