CITY OF TUMWATER PUBLIC WORKS
MAINTENANCE, OPERATIONS & ADMINISTRATION FACILITY
TUMWATER, WA

NTS

A PORTION OF SEC 12, T17N., R2W., W.M.
TUMWATER, WA

OWNER / APPLICANT:
CITY OF TUMWATER
555 ISREAL RD SW
TUMWATER, WA, 98501
DON CARNEY, P.E.
PHONE: 360.754.4140

CONSULTANTS:
CIVIL:
SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WA. 98516
PHONE: 360.352.1465
CONTACT: WHITNEY HOLM

ARCHITECT:
TCF ARCHITECTURE
902 N 2ND STREET
TUMWATER, WA. 98403-1931
PHONE: 253.572.3993
CONTACT: MARC PEVOTO

SURVEYOR:
MTN2COAST, LLC
2320 MOTTMAN ROAD SW, SUITE 106
TUMWATER, WA. 98512
PHONE: 360.688.1949
CONTACT: BLAIR PRIGGE, PLS

GEOTECH:
TERRACON
21905 64TH AVE. W., SUITE 100
MOUNTLAKE TERRACE, WA. 98043
PHONE: 425.697.1030
CONTACT: TORI HESEDAHL, PE

SITE ADDRESS:
7842 TRAILS END DR SE
TUMWATER, WA. 98501

UTILITIES:
WATER:
CITY OF TUMWATER
TUMWATER CITY HALL
555 ISRAEL ROAD SW
TUMWATER, WA 98501
PH: 360.754.5855

SEWER:
LOTT CLEAN WATER ALLIANCE
500 ADAMS STREET NE
OLYMPIA, WA 98501
PH: 360.664.2333

PHONE:
COMCAST
2915 HARRISON AVE NW STE. 200
OLYMPIA, WA 98502
PH: 1.800.934.6489

POWER/GAS:
PUGET SOUND ENERGY
PH: 1.888.225.5773

SITE INFORMATION:
PARCEL NUMBER:12712320400
ACRES: ±6.6
SQUARE FOOTAGE: 287,496

PARCEL NUMBER: 12712320300
TOTAL ACRES: ±17.00
ACRES USED FOR PARKING LOT:1.21 ACRES

LEGAL DESCRIPTION:
PARCEL 12712320400:
THAT PART OF THE WEST HALF OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:
12-17-2W NW SW COM X WLN NE SE SEC 11 & NELY R/W LN OLY-TENINO RD
PARCEL 12712320300:
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:
12-17-2W NW SW BAP ON NLY MARGIN OF CO RD 2170FE OF X W OLY -TENINO RD S89-
IN THURSTON COUNTY, WASHINGTON.

DATUM:
HORIZONTAL - WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO THURSTON COUNTY MONUMENT NGS-G-259R
VERTICAL - NGVD '29 BASED ON TIES TO THURSTON COUNTY MONUMENT NGS-G-259R, ELEVATION 189.892 NGVD '29

SHEET INDEX

PROJECT INFORMATION:
PROPOSED USE: COMMERCIAL, OPERATIONS AND MAINTENANCE FACILITY

SIZE OF EACH BUILDING:
- BUILDING A - 9,120 SF
- BUILDING B - 13,430 SF
- BUILDING C - 14,485 SF
- BUILDING D - 11,245 SF
- BUILDING E - 3,960 SF
- BUILDING F - 11,380 SF
- BUILDING G - 4,940 SF

BUILDING HEIGHT:
- BUILDING A - HEIGHT: 20'-7" ALLOWABLE: 60';
- BUILDING B - HEIGHT: 33' ALLOWABLE: 75';
- BUILDING C - HEIGHT: 26'-9" ALLOWABLE: 75';
- BUILDING D - HEIGHT: 27'-6" ALLOWABLE: 75';
- BUILDING E - HEIGHT: 25'-10" ALLOWABLE: 75';
- BUILDING F - HEIGHT: 25'-10" ALLOWABLE: 75';
- BUILDING G - HEIGHT: 20'-9" ALLOWABLE: 75'.

PROPOSED IBC CONSTRUCTION TYPE:
- BUILDING A - TYPE V-B
- BUILDINGS B-G - TYPE II-B

NUMBER OF PARKING SPACES:
- WEST CREW/SECURE PARKING -17
- WEST STAFF/VISITOR PARKING -44
- EAST EMPLOYEE PARKING -44
- EAST FUTURE PARKING - 50
- TOTAL PARKING SPACE COUNT - 155

PERCENT OF SITE COVERED WITH IMPERVIOUS SURFACES:
- PARCEL 12712320400: 78.5%
- PARKING LOT PORTION OF PARCEL 12712320300: 66.1%

ZONING: GENERAL COMMERCIAL

THERE ARE NO ON-SITE OR OFF-SITE WELLS WITHIN 200 FEET OF THE PROJECT AREA

TCF Architecture
P.253.572.3993
902 North SecondStreet
Tacoma, Washington98403
www.tcfarchitecture.com

SCJ ALLIANCE
CONSULTING SERVICES

CITY OF TUMWATER

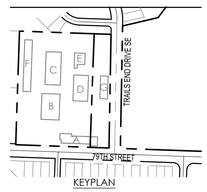
Project Title
O&M FACILITY
1360 79TH AVE SE
TUMWATER, WA 98501

Project Numbers
2023-012

Issue & Revision Dates

50% SD	August 31, 2023
75% SD	September 14, 2023
100% SD	September 28, 2023
50% DD	November 17, 2023
75% DD	December 1, 2023
100% DD	December 22, 2023
50% CD	February 12, 2024

CONSTRUCTION DOCUMENTATION
NOT FOR CONSTRUCTION



KEYPLAN

NOT TO SCALE

Sheet Title
COVER SHEET

Drawn By M. LOPEZ
Checked By K. HOPKINS

Sheet Number
C0.00

Sheet Number 1 Of 17

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE WEST HALF OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF COUNTY ROAD KNOWN AS 79TH AVENUE, S.E., SAID POINT BEING THE SOUTHEAST CORNER OFF A TRACT DESCRIBED UNDER AUDITOR'S FILE NO. 985479, THENCE SOUTH 89°43'10" EAST ALONG SAID NORTHERLY MARGIN 781.49 FEET; THENCE NORTH 0°12'09" EAST 424.49 FEET; THENCE NORTH 41°01'55" EAST 286.43 FEET; THENCE NORTH 42°32'25" EAST 510.91 FEET; THENCE SOUTH 74°58'20" WEST 193.20 FEET TO THE EASTERLY MARGIN OF TRAIL END LAKE ROAD, THENCE NORTH 89°53'30" WEST 147.39 FEET TO THE EASTERLY LINE OF SAID TRACT DESCRIBED UNDER FILE NO. 985479, SAID POINT BEING ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 87°37'05" EAST 506.72 FEET, THENCE SOUTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE 18.58 FEET, THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 0°16'50" WEST 627.41 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM COUNTY RIGHT OF WAY KNOWN AS TRAIL END LAKE ROAD. EXCEPTING THEREFROM THAT PORTION CONVEYED TO M. J. LOVELESS AND E. C. LOVELESS, HUSBAND AND WIFE, BY DEED RECORDED FEBRUARY 1, 1978 UNDER AUDITOR'S FILE NO. 1025854.

PARCEL 2:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., AND THE NORTHEASTERLY RIGHT OF WAY LINE OF THE OLYMPIA–TENINO ROAD (OLD HIGHWAY 99), THENCE SOUTH 39°43'10" EAST FOR A DISTANCE OF 64.46 FEET TO THE NORTH RIGHT OF WAY LINE OF 79TH AVENUE SOUTHEAST; THENCE SOUTH 89°43'10" EAST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 1,777.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°07'14" EAST FOR A DISTANCE OF 600.00 FEET; THENCE SOUTH 89°43'10" EAST FOR A DISTANCE OF 394.67 FEET TO THE WEST LINE OF TRACT CONVEYED TO CHARLES K. BARBO, ET AL, BY DEED DATED MARCH 31, 1977 AND RECORDED UNDER AUDITOR'S FILE NO. 993378; THENCE SOUTH 00°16'50" WEST ALONG SAID WEST LINE OF BARBO TRACT FOR A DISTANCE OF 600.00 FEET TO THE NORTH LINE OF SAID 79TH AVENUE SOUTHEAST; THENCE NORTH 89°43'10" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 393.00 FEET TO THE TRUE POINT OF BEGINNING.

IN THURSTON COUNTY, WASHINGTON.

DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO THURSTON COUNTY MONUMENT NGS–G–259R

VERTICAL – NGVD '29 BASED ON TIES TO THURSTON COUNTY MONUMENT NGS–G–259R, ELEVATION 189.892 NGVD '29

SURVEY NOTES

1. INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332–130–090.
3. SURVEY COMPLETED OCTOBER 2016.
4. ALL MONUMENTS SHOWN AS FOUND VISITED OCTOBER 2016.

REFERENCE SURVEYS

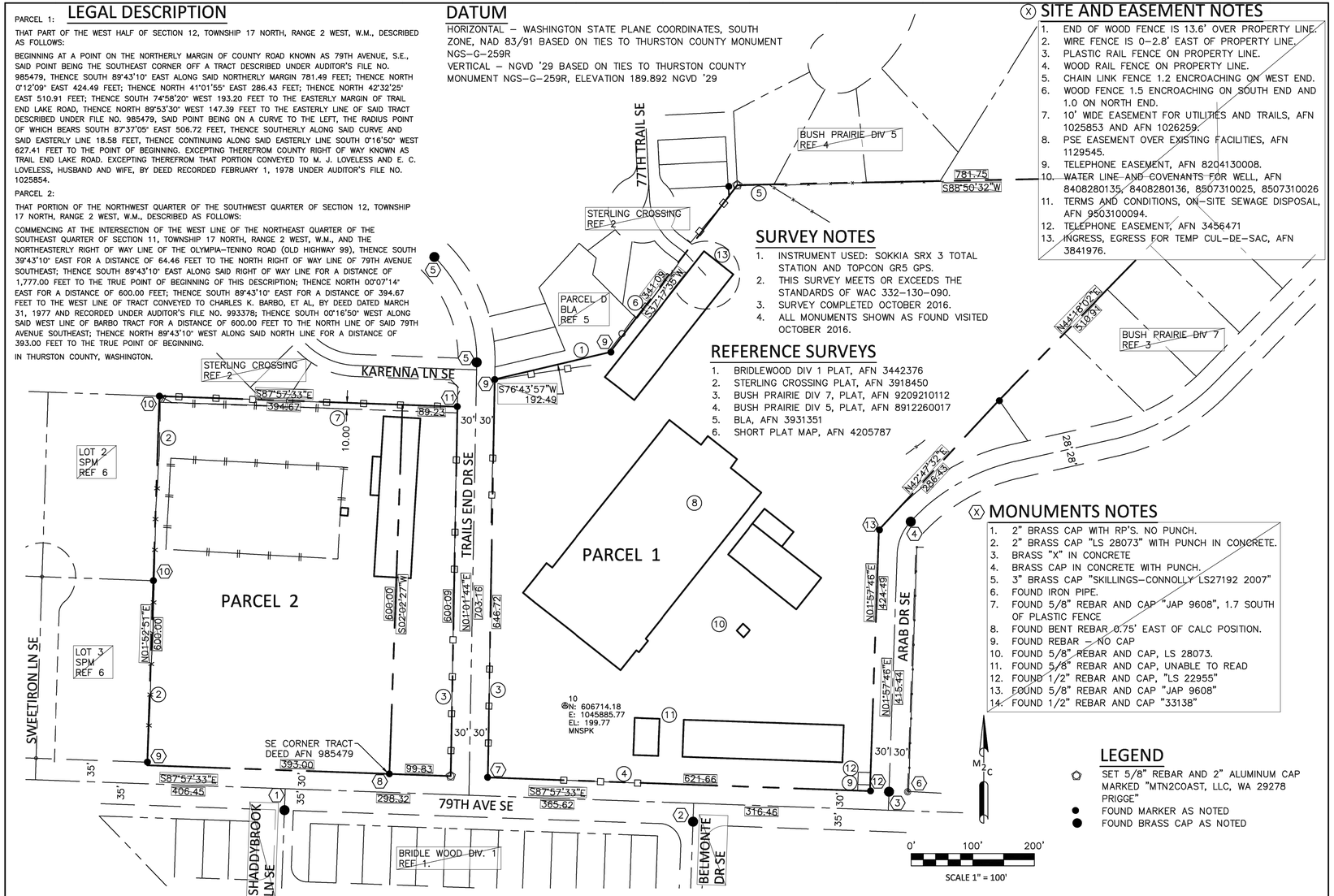
1. BRIDLEWOOD DIV 1 PLAT, AFN 3442376
2. STERLING CROSSING PLAT, AFN 3918450
3. BUSH PRAIRIE DIV 7, PLAT, AFN 9209210112
4. BUSH PRAIRIE DIV 5, PLAT, AFN 8912260017
5. BLA, AFN 3931351
6. SHORT PLAT MAP, AFN 4205787

SITE AND EASEMENT NOTES

1. END OF WOOD FENCE IS 13.6' OVER PROPERTY LINE.
2. WIRE FENCE IS 0–2.8' EAST OF PROPERTY LINE.
3. PLASTIC RAIL FENCE ON PROPERTY LINE.
4. WOOD RAIL FENCE ON PROPERTY LINE.
5. CHAIN LINK FENCE 1.2 ENCROACHING ON WEST END.
6. WOOD FENCE 1.5 ENCROACHING ON SOUTH END AND 1.0 ON NORTH END.
7. 10' WIDE EASEMENT FOR UTILITIES AND TRAILS, AFN 1025853 AND AFN 1026259.
8. PSE EASEMENT OVER EXISTING FACILITIES, AFN 1129545.
9. TELEPHONE EASEMENT, AFN 8204130008.
10. WATER LINE AND COVENANTS FOR WELL, AFN 8408280135, 8408280136, 8507310025, 8507310026
11. TERMS AND CONDITIONS, ON–SITE SEWAGE DISPOSAL, AFN 9503100094.
12. TELEPHONE EASEMENT, AFN 3456471
13. INGRESS, EGRESS FOR TEMP CUL–DE–SAC, AFN 3841976.

MONUMENTS NOTES

1. 2" BRASS CAP WITH RP'S. NO PUNCH.
2. 2" BRASS CAP "LS 28073" WITH PUNCH IN CONCRETE.
3. BRASS "X" IN CONCRETE
4. BRASS CAP IN CONCRETE WITH PUNCH.
5. 3" BRASS CAP "SKILLINGS–CONNOLLY LS27192 2007"
6. FOUND IRON PIPE.
7. FOUND 5/8" REBAR AND CAP "JAP 9608", 1.7 SOUTH OF PLASTIC FENCE
8. FOUND BENT REBAR 0.75' EAST OF CALC POSITION.
9. FOUND REBAR – NO CAP
10. FOUND 5/8" REBAR AND CAP, LS 28073.
11. FOUND 5/8" REBAR AND CAP, UNABLE TO READ
12. FOUND 1/2" REBAR AND CAP, "LS 22955"
13. FOUND 5/8" REBAR AND CAP "JAP 9608"
14. FOUND 1/2" REBAR AND CAP "33138"



LEGEND

- SET 5/8" REBAR AND 2" ALUMINUM CAP MARKED "MTN2COAST, LLC, WA 29278 PRIGGE"
- FOUND MARKER AS NOTED
- FOUND BRASS CAP AS NOTED

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2016 UNDER AUDITOR'S FILE NO. _____.

AT THE REQUEST OF MTN2COAST

_____ COUNTY AUDITOR

_____ DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF:

CITY OF TUMWATER

_____ BLAIR E. PRIGGE, PLS #29278

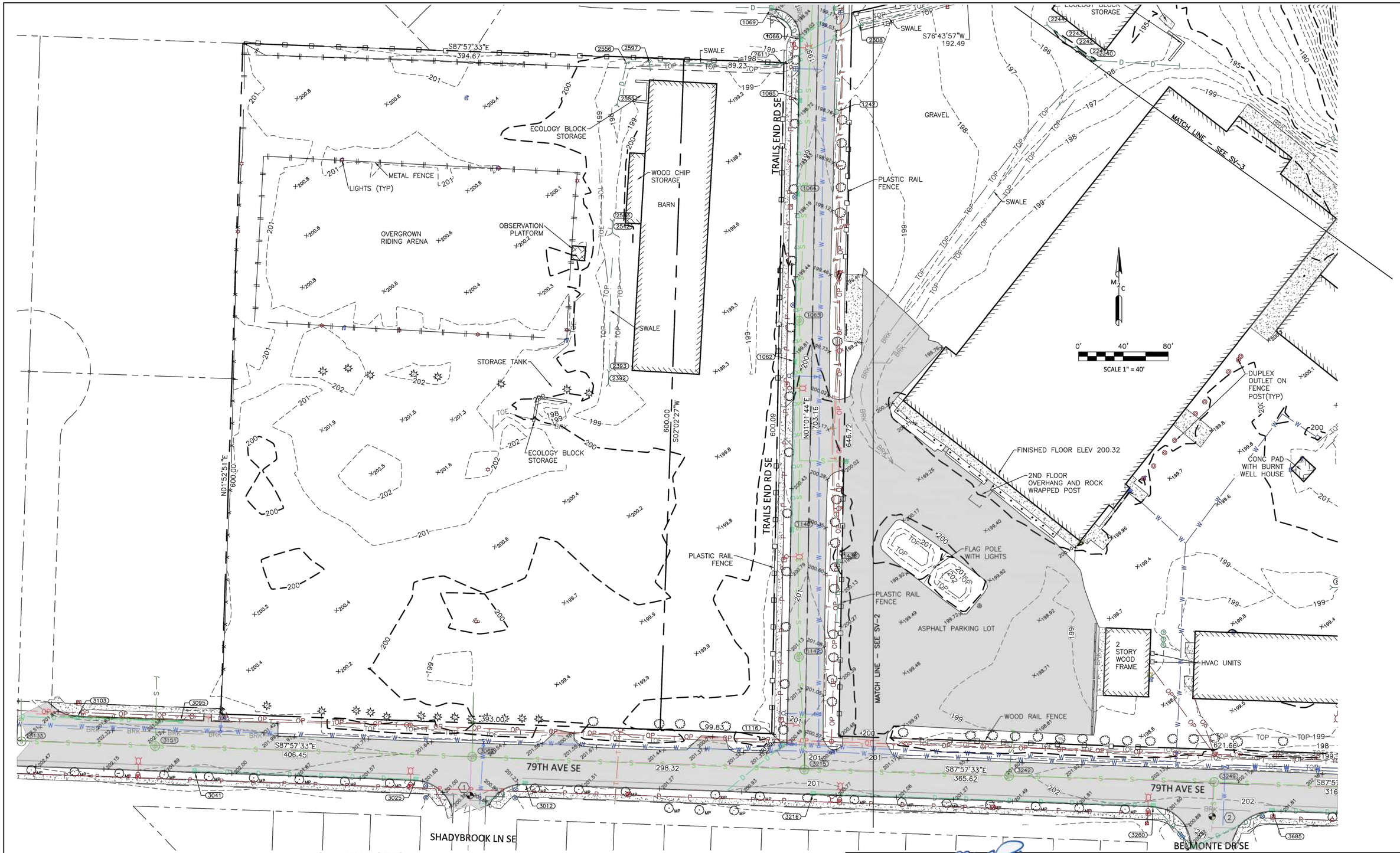
BLAIR E. PRIGGE – STATE OF WASHINGTON – 29278 – REGISTERED PROFESSIONAL LAND SURVEYOR

MTN 2 COAST LLC

PROFESSIONAL LAND SURVEYORS
OLYMPIA, WA
360.239.1497

RECORD OF SURVEY FOR CITY OF TUMWATER

DRAWN BY B PRIGGE	DATE 10/27/2016	JOB NUMBER 16–480
CHECKED BY S PRIGGE	SCALE 1"=100'	SHEET NUMBER SV 1
AUDITORS INDEX	NW1/4 SW1/4, SEC 12, T17N, R2W, W.M.	



UTILITY NOTE

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5. SEE SV–3 FOR LEGEND

DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO THURSTON COUNTY MONUMENT NGS–G–259R
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NW1/4 SW1/4, SEC 12, T17N, R2W, W.M.

DATE	10/27/2016
SCALE	1" = 40'
M2C PROJECT NO.:	16-480
DRAWN	BEP
CHECKED	SEP
APPROVED	BEP

BLAIR E. PRIGGE
STATE OF WASHINGTON
29278
REGISTERED
PROFESSIONAL LAND SURVEYOR

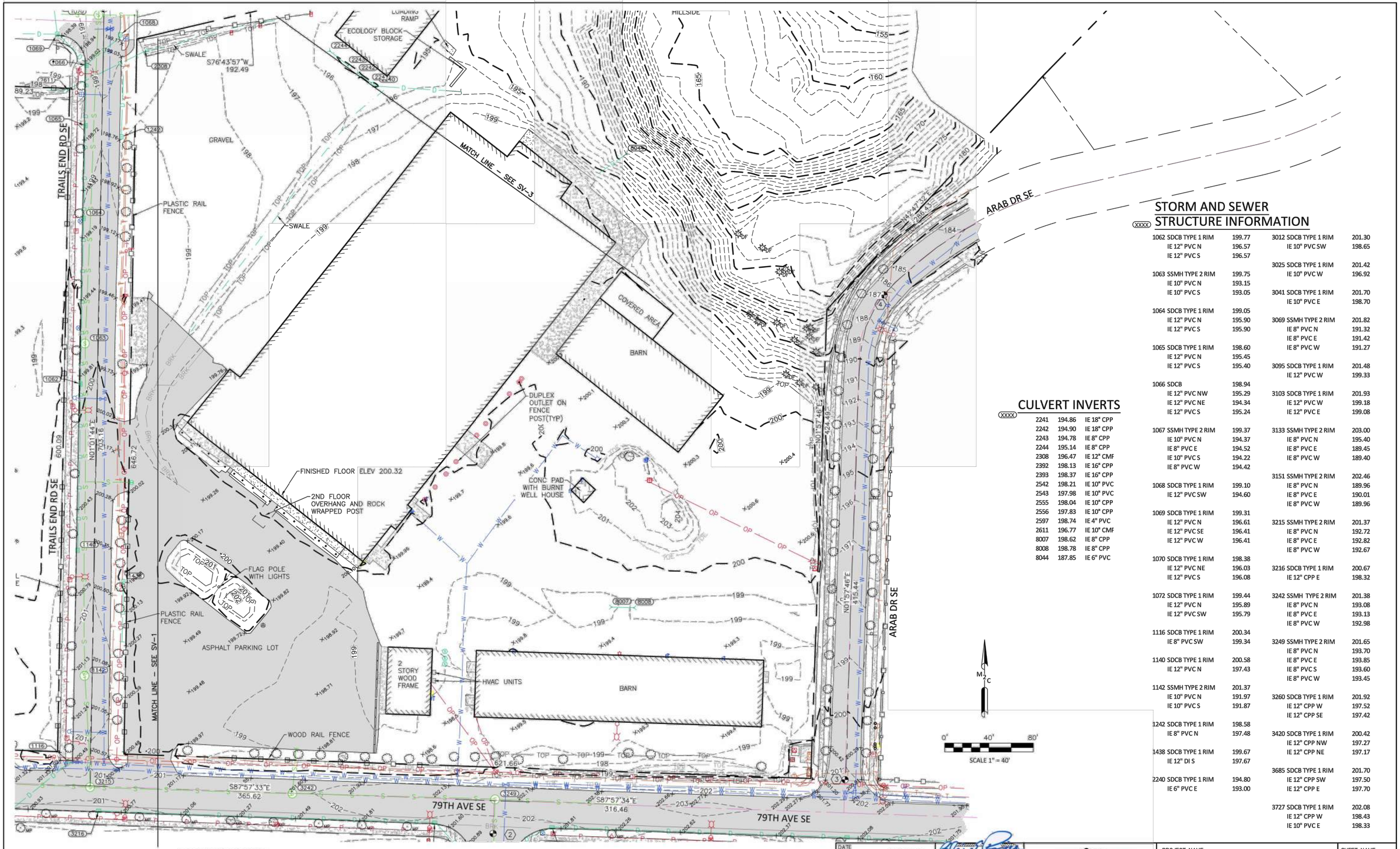
MTN 2 COAST LLC
1506 FAIRVIEW ST SE
OLYMPIA, WA 98501
360.239.1497

PROJECT NAME:
CITY OF TUMWATER
PUBLIC WORK OPERATIONS FACILITY
BOUNDARY AND TOPOGRAPHY SURVEY

CLIENT NAME:
CITY OF TUMWATER

SHEET NAME:
SV-1

SHEET NO. 1 OF 3



STORM AND SEWER STRUCTURE INFORMATION

XXXX					
1062	SDCB TYPE 1 RIM	199.77	3012	SDCB TYPE 1 RIM	201.30
	IE 12" PVC N	196.57		IE 10" PVC SW	198.65
	IE 12" PVC S	196.57			
			3025	SDCB TYPE 1 RIM	201.42
1063	SSMH TYPE 2 RIM	199.75		IE 10" PVC W	196.92
	IE 10" PVC N	193.15			
	IE 10" PVC S	193.05	3041	SDCB TYPE 1 RIM	201.70
				IE 10" PVC E	198.70
1064	SDCB TYPE 1 RIM	199.05			
	IE 12" PVC N	195.90	3069	SSMH TYPE 2 RIM	201.82
	IE 12" PVC S	195.90		IE 8" PVC N	191.32
				IE 8" PVC E	191.42
1065	SDCB TYPE 1 RIM	198.60		IE 8" PVC W	191.27
	IE 12" PVC N	195.45			
	IE 12" PVC S	195.40	3095	SDCB TYPE 1 RIM	201.48
				IE 12" PVC W	199.33
1066	SDCB	198.94			
	IE 12" PVC NW	195.29	3103	SDCB TYPE 1 RIM	201.93
	IE 12" PVC NE	194.34		IE 12" PVC W	199.18
	IE 12" PVC S	195.24		IE 12" PVC E	199.08
1067	SSMH TYPE 2 RIM	199.37	3133	SSMH TYPE 2 RIM	203.00
	IE 10" PVC N	194.37		IE 8" PVC N	195.40
	IE 8" PVC E	194.52		IE 8" PVC E	189.45
	IE 10" PVC S	194.22		IE 8" PVC W	189.40
	IE 8" PVC W	194.42			
			3151	SSMH TYPE 2 RIM	202.46
1068	SDCB TYPE 1 RIM	199.10		IE 8" PVC N	189.96
	IE 12" PVC SW	194.60		IE 8" PVC E	190.01
				IE 8" PVC W	189.96
1069	SDCB TYPE 1 RIM	199.31			
	IE 12" PVC N	196.61	3215	SSMH TYPE 2 RIM	201.37
	IE 12" PVC SE	196.41		IE 8" PVC N	192.72
	IE 12" PVC W	196.41		IE 8" PVC E	192.82
				IE 8" PVC W	192.67
1070	SDCB TYPE 1 RIM	198.38			
	IE 12" PVC NE	196.03	3216	SDCB TYPE 1 RIM	200.67
	IE 12" PVC S	196.08		IE 12" CPP E	198.32
1072	SDCB TYPE 1 RIM	199.44	3242	SSMH TYPE 2 RIM	201.38
	IE 12" PVC N	195.89		IE 8" PVC N	193.08
	IE 12" PVC SW	195.79		IE 8" PVC E	193.13
				IE 8" PVC W	192.98
1116	SDCB TYPE 1 RIM	200.34			
	IE 8" PVC SW	199.34	3249	SSMH TYPE 2 RIM	201.65
				IE 8" PVC N	193.70
1140	SDCB TYPE 1 RIM	200.58		IE 8" PVC E	193.85
	IE 12" PVC N	197.43		IE 8" PVC S	193.60
				IE 8" PVC W	193.45
1142	SSMH TYPE 2 RIM	201.37			
	IE 10" PVC N	191.97	3260	SDCB TYPE 1 RIM	201.92
	IE 10" PVC S	191.87		IE 12" CPP W	197.52
				IE 12" CPP SE	197.42
1242	SDCB TYPE 1 RIM	198.58			
	IE 8" PVC N	197.48	3420	SDCB TYPE 1 RIM	200.42
				IE 12" CPP NW	197.27
1438	SDCB TYPE 1 RIM	199.67		IE 12" CPP NE	197.17
	IE 12" DI S	197.67			
			3685	SDCB TYPE 1 RIM	201.70
2240	SDCB TYPE 1 RIM	194.80		IE 12" CPP SW	197.50
	IE 6" PVC E	193.00		IE 12" CPP E	197.70
			3727	SDCB TYPE 1 RIM	202.08
				IE 12" CPP W	198.43
				IE 10" PVC E	198.33

CULVERT INVERTS

XXXX		
2241	194.86	IE 18" CPP
2242	194.90	IE 18" CPP
2243	194.78	IE 8" CPP
2244	195.14	IE 8" CPP
2308	196.47	IE 12" CMF
2392	198.13	IE 16" CPP
2393	198.37	IE 16" CPP
2542	198.21	IE 10" PVC
2543	197.98	IE 10" PVC
2555	198.04	IE 10" CPP
2556	197.83	IE 10" CPP
2597	198.74	IE 4" PVC
2611	196.77	IE 10" CMF
8007	198.62	IE 8" CPP
8008	198.78	IE 8" CPP
8044	187.85	IE 6" PVC

UTILITY NOTE

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SURVEY NOTES

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DATUM

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DATE	10/27/2016
SCALE	1" = 40'
M2C PROJECT NO.	16-480
DRAWN	BEP
CHECKED	SEP
APPROVED	BEP

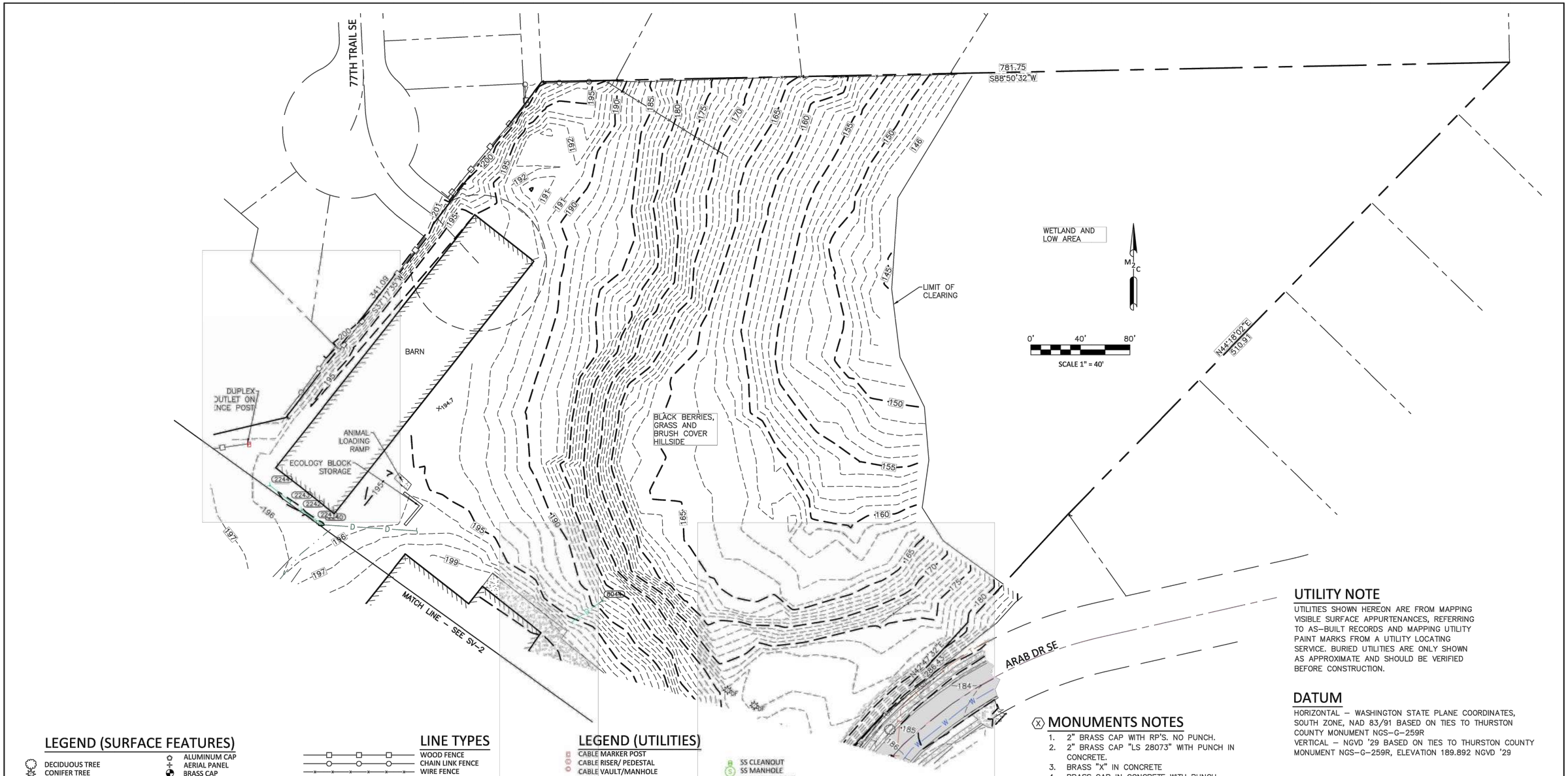
BLAIR E. PRIGGE — STATE OF WASHINGTON — 29278 — REGISTERED PROFESSIONAL LAND SURVEYOR

MTN 2 COAST LLC
1506 FAIRVIEW ST SE
OLYMPIA, WA 98501
360.239.1497

PROJECT NAME:
CITY OF TUMWATER
PUBLIC WORK OPERATIONS FACILITY
BOUNDARY AND TOPOGRAPHY SURVEY

CLIENT NAME:
CITY OF TUMWATER

SHEET NAME:
SV-2



LEGEND (SURFACE FEATURES)

- DECIDUOUS TREE
- CONIFER TREE
- MAPLE TREE
- DOUGLAS-FIR TREE
- STUMP
- SHRUB
- BIKE RACK
- MAIL BOX
- WHEEL STOP
- STREET SIGN (AS DESCRIBED)
- ALUMINUM CAP
- AERIAL PANEL
- BRASS CAP
- CONCRETE MONUMENT
- HUB AND TACK
- IRON PIPE
- LEAD AND TACK
- MAG NAIL
- MONUMENT IN CASE
- PK NAIL
- REBAR AND CAP
- SCRIBE
- STONE

LINE TYPES

- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- METAL RAIL FENCE
- GROUND TOE
- GROUND TOP
- GROUND BREAK
- STORM LINE
- SANITARY SEWER LINE
- BURIED TELEPHONE
- OVERHEAD TELEPHONE
- BURIED POWER
- OVERHEAD POWER
- WATER LINE
- IRRIGATION LINE
- RECLAIMED WATER
- NATURAL GAS LINE
- BURIED CABLE TV LINE
- BURIED FIBER OPTIC LINE
- SANITARY FORCED MAIN
- WETLAND LINE
- DITCH/SWALE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- EASEMENT LINE
- RIGHT-OF-WAY
- PROPERTY LINE

HATCHING

- GRAVEL
- ASPHALT
- CONCRETE

LEGEND (UTILITIES)

- CABLE MARKER POST
- CABLE RISER/ PEDESTAL
- CABLE VAULT/MANHOLE
- CULVERT
- LUMINAIRE WITH ARM
- LUMINAIRE
- LANDSCAPE/YARD LIGHT
- NATURAL GAS MARKER POST
- NATURAL GAS METER
- PROPANE TANK
- NATURAL GAS VALVE
- POWER CONDUIT
- GUY ANCHOR
- GUY POLE
- POWER JUNCTION BOX
- POWER MARKER POST
- POWER METER
- POWER POLE
- PP WITH DROP LINE
- PP WITH DROP AND LIGHT
- PP WITH DROP, LIGHT AND TRANSFORMER
- PP WITH DROP AND TRANSFORMER
- PP WITH LIGHT AND TRANSFORMER
- PP WITH LIGHT
- PP WITH TRANSFORMER
- POWER TRANSFORMER
- POWER VAULT/ MANHOLE
- SIGNAL POLE ARM
- SS CLEANOUT
- SS MANHOLE
- SS MARKER POST
- SEPTIC TANK
- STORM CATCH BASIN
- STORM MANHOLE
- STORM CLEANOUT
- STORM ROOF DRAIN
- STORM YARD DRAIN
- STORM MARKER POST
- TELEPHONE CABINET
- TELEPHONE JUNCTION BOX
- TELEPHONE RISER
- TELEPHONE MARKER POST
- TELEPHONE POLE
- TELEPHONE VAULT/MANHOLE
- WATER AIR RELEASE VALVE
- WATER BLOW OFF
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- IRRIGATION CONTROL VALVE
- WATER MARKER POST
- WATER METER
- WATER POST INDICATOR VALVE
- SPRINKLER HEAD
- WATER VALVE
- WATER FIRE HYDRANT
- WATER VAULT/MANHOLE
- WELL

UTILITY NOTE

UTILITIES SHOWN HEREON ARE FROM MAPPING VISIBLE SURFACE APPURTENANCES, REFERRING TO AS-BUILT RECORDS AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

DATUM

HORIZONTAL – WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO THURSTON COUNTY MONUMENT NGS–G–259R
VERTICAL – NGVD '29 BASED ON TIES TO THURSTON COUNTY MONUMENT NGS–G–259R, ELEVATION 189.892 NGVD '29

MONUMENTS NOTES

1. 2" BRASS CAP WITH RP'S. NO PUNCH.
2. 2" BRASS CAP "LS 28073" WITH PUNCH IN CONCRETE.
3. BRASS "X" IN CONCRETE
4. BRASS CAP IN CONCRETE WITH PUNCH.
5. 3" BRASS CAP "SKILLINGS–CONNOLLY LS27192 2007"

REFERENCE SURVEYS

1. BRIDLEWOOD DIV 1 PLAT, AFN 3442376
2. STERLING CROSSING PLAT, AFN 3918450
3. BUSH PRAIRIE DIV 7, PLAT, AFN 9209210112
4. BUSH PRAIRIE DIV 5, PLAT, AFN 8912260017
5. BLA, AFN 3931351
6. SHORT PLAT MAP, AFN 4205787

SURVEY NOTES

1. INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332–130–090.
3. SURVEY COMPLETED OCTOBER, 2016.
4. ALL MONUMENTS SHOWN AS FOUND VISITED OCTOBER, 2016.

DATE	10/27/2016
SCALE	1" = 40'
M2C PROJECT NO.:	16-480
DRAWN	BEP
CHECKED	SEP
APPROVED	BEP

BLAIR E. PRIGGE — STATE OF WASHINGTON — 29278 — REGISTERED PROFESSIONAL LAND SURVEYOR

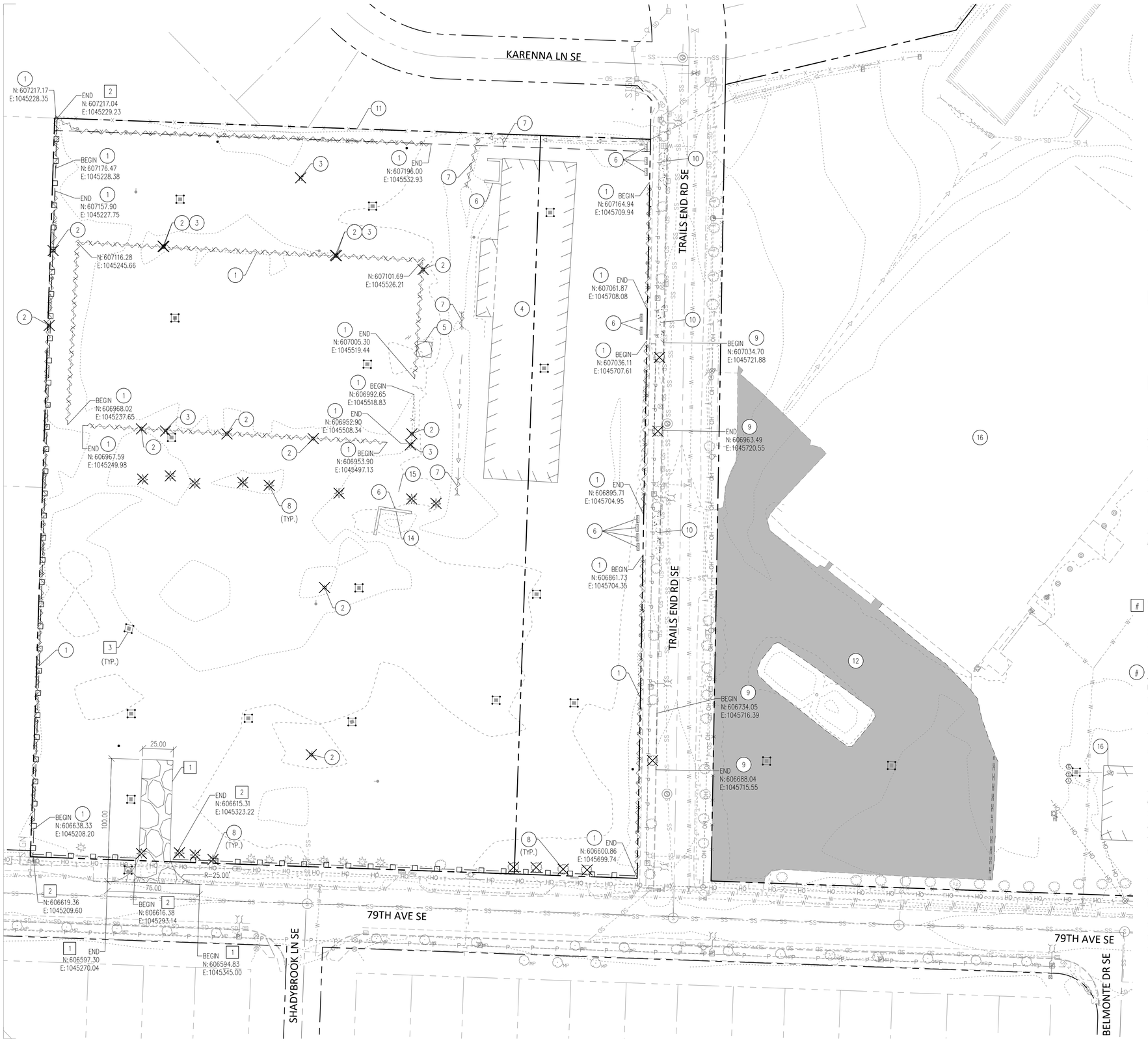
MTN 2 COAST LLC
1506 FAIRVIEW ST SE
OLYMPIA, WA 98501
360.239.1497

PROJECT NAME:
CITY OF TUMWATER
PUBLIC WORK OPERATIONS FACILITY
BOUNDARY AND TOPOGRAPHY SURVEY

CLIENT NAME:
CITY OF TUMWATER

SHEET NAME: SV-3

SHEET NO. 3 OF 3



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SCALE IN FEET

LEGEND

- INLET SEDIMENT PROTECTION, SEE EC-02
- SILT FENCE, SEE EC-02
- EXISTING SWALE
- EXISTING STORM PIPE
- EXISTING CULVERT
- STABILIZED CONSTRUCTION ENTRANCE, SEE EC-02
- EXISTING TREE AND ROOT BALL TO BE REMOVED AND DISPOSED OF
- EXISTING LUMINARE TO BE REMOVED
- EXISTING HOSE BIB TO BE REMOVED
- EXISTING ASPHALT AND BASE TO BE REMOVED BY OTHERS
- EXISTING FENCE TO BE REMOVED

GENERAL NOTES:

1. BMPS SHOWN ON THIS PLAN ARE THE MINIMUM BMPS REQUIRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SITE IS COMPLIANT AT ALL TIMES AND INSTALL ADDITIONAL BMPS AS NECESSARY.
2. CONTRACTOR SHALL SECURE ALL STORAGE AREAS.
3. CONTRACTOR SHALL PROVIDE ALL EROSION CONTROL MEASURES REQUIRED FOR STORAGE AND STOCKPILE AREAS.
4. ALL MATERIAL STORED ON SITE SHALL HAVE PROPER ENCLOSURES AND/OR COVERINGS.
5. SEE LANDSCAPE PLANS FOR SEEDING AND PLANTINGS.
6. CONTRACTOR SHALL INSTALL SILT FENCE, CONSTRUCTION ENTRANCE AND INLET PROTECTION IN EXISTING INLETS PRIOR TO COMMENCING ANY SITE DISTURBING ACTIVITIES.
7. CONTRACTOR SHALL PROPERLY DISPOSE OF ANY REMOVED STRUCTURE AND OTHER DEMOLISHED OBJECTS.

SEDIMENT CONTROL MEASURES:

1. STABILIZED CONSTRUCTION ENTRANCE
2. SILT FENCE
3. INLET PROTECTION

DEMOLITION NOTES:

DEMOLITION NOTES:

1. EXISTING FENCE AND ASSOCIATED FOOTINGS TO BE REMOVED
2. EXISTING LUMINARIES AND ASSOCIATED WIRING AND APPURTENANCES TO BE REMOVED
3. EXISTING HOSE BIB TO BE REMOVED, CONTRACTOR TO FIELD VERIFY WATER IS DISCONNECTED
4. EXISTING BARN TO BE REMOVED. CONTRACTOR TO VERIFY EXTENT OF REMOVAL AND REMOVE ALL REMAINING FOOTINGS, FOUNDATIONS, SLABS AND UTILITY SERVICE CONNECTIONS AS NEEDED. ALL TREATED WOOD MEMBERS TO BE LEGALLY DISPOSED OF PER HAZ/MAT REQUIREMENTS
5. EXISTING OBSERVATION PLATFORM TO BE REMOVED
6. EXISTING ECOLOGY BLOCKS TO BE REMOVED
7. EXISTING CULVERT TO BE REMOVED
8. EXISTING TREE AND ROOT BALL TO BE REMOVED AND DISPOSED OF
9. EXISTING CURB TO BE REMOVED
10. EXISTING DRIVEWAY TO BE REMOVED. FLUSH TO WALK AND REPLACE WITH 6" CURB AND GREENSCAPE, UNLESS OTHERWISE NOTED IN FRONTAGE IMPROVEMENT PLANS.
11. PRESERVE AND PROTECT EXISTING FENCE
12. EXISTING ASPHALT AND BASE TO BE REMOVED BY OTHERS
13. EXISTING CURB CUTS TO BE DEMOLISHED AS PART OF SEPARATE OFF-SITE IMPROVEMENTS BY OTHERS.
14. REMOVE AND DISPOSE OF ALL ASSOCIATED STORAGE STRUCTURES
15. REMOVE EXISTING UNDERGROUND STORAGE TANK
16. ENTIRELY DEMOLISH REMAINING BUILDING FOUNDATION AND SLAB

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CONSULTING SERVICES

CITY OF TUMWATER

Project Title

O&M FACILITY

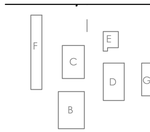
1360 79TH AVE SE
TUMWATER, WA 98501

Project Numbers
2023-012

Issue & Revision Dates

50% SD	August 31, 2023
75% SD	September 14, 2023
100% SD	September 28, 2023
50% DD	November 17, 2023
75% DD	December 1, 2023
100% DD	December 22, 2023
50% CD	February 12, 2024

CONSTRUCTION DOCUMENTATION
NOT FOR CONSTRUCTION



KEYPLAN

NOTE: DRAWING MAY BE REDUCED
0 20' 40' 80'

Sheet Title

DEMOLITION AND TESC PLAN

Drawn By: M. LOPEZ
Checked By: K. HOPKINS

Sheet Number

C2.00

Sheet Number 6 Of 17

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N

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SCALE IN FEET

LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED BUILDING
- (XX) STALL COUNT
- CEMENT CONCRETE TRAFFIC CURB
- CONCRETE SIDEWALK
- LIGHT DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- HEAVY DUTY CONCRETE PAVING

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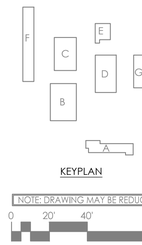

KEYPLAN

NOTE: DRAWING MAY BE REDUCED

0 20' 40' 80'

Sheet Title

SITE IMPROVEMENT PLAN

Drawn By: M. LOPEZ
Checked By: K. HOPKINS

Sheet Number

C3.00

Sheet Number 8 Of 17

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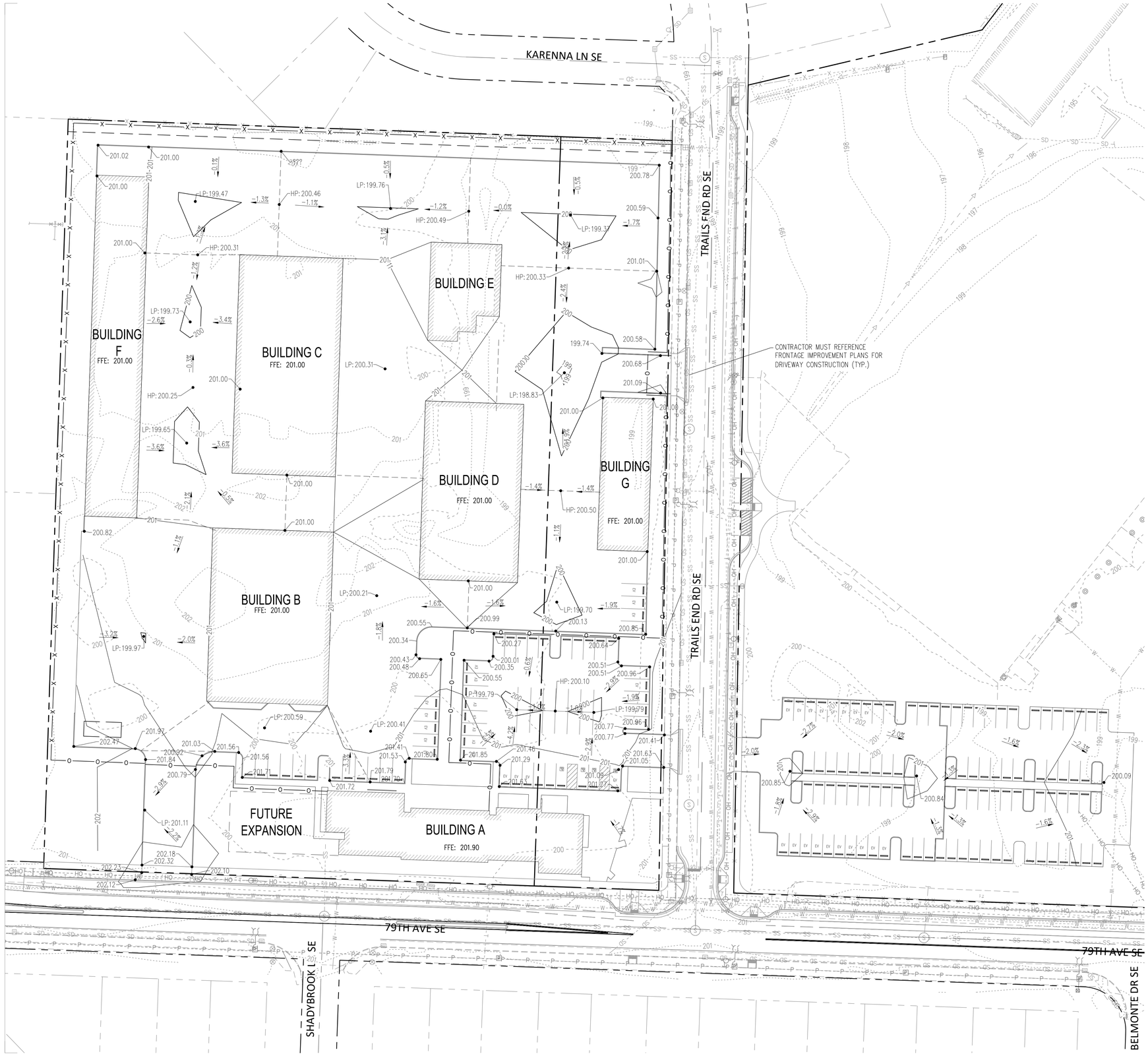

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0 40 80

SCALE IN FEET

LEGEND

XX	EXISTING CONTOURS (MAJOR/MINOR)
XX	PROPOSED CONTOURS (MAJOR/MINOR)
	GRADE BREAK
XXX.XX	SPOT ELEVATION
HP: XXX.XX	HIGH POINT
LP: XXX.XX	LOW POINT
X%	SLOPE LABEL

GRADING QUANTITIES:

CUT: 1,376 CY
FILL: 9,750 CY
TOTAL: 8,374 CY (FILL)

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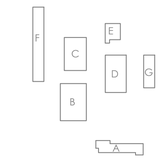

KEYPLAN

NOTE: DRAWING MAY BE REDUCED
0 20' 40' 80'

Sheet Title

GRADING PLAN

Drawn By: M. LOPEZ
Checked By: K. HOPKINS

Sheet Number

C4.00

Sheet Number 10 Of 17

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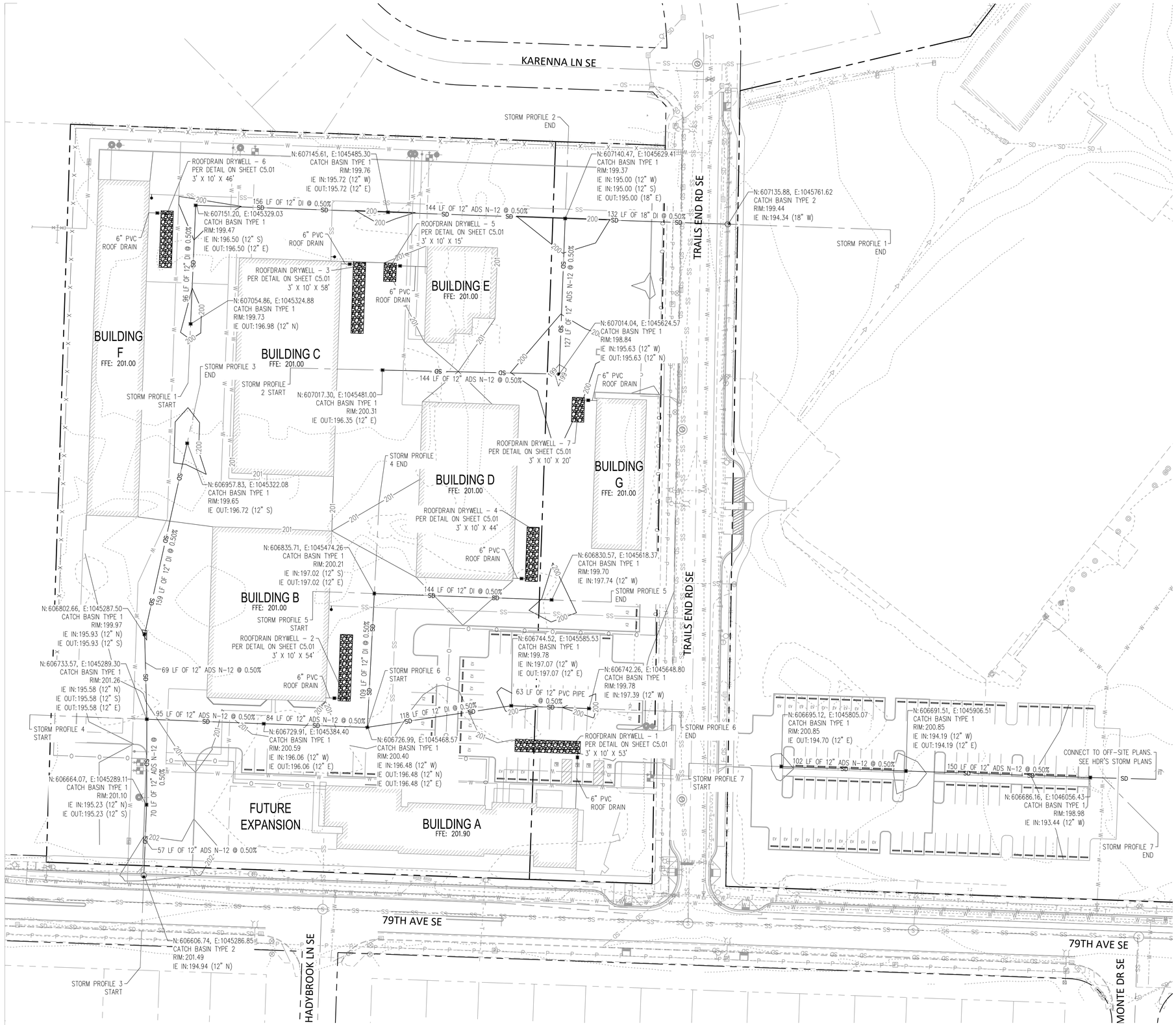

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SCALE IN FEET

CITY OF TUMWATER

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LEGEND

XX	EXISTING CONTOURS (MAJOR/MINOR)
XX / XX / SD	PROPOSED CONTOURS (MAJOR/MINOR) / PROPOSED STORM PIPE
SD SD	EX STORM PIPE
FD	FOOTING DRAIN
RD	ROOF DRAIN
■	TYPE 1 CATCH BASIN PER DETAIL ON SHEET C5.01
●	TYPE 2 CATCH BASIN PER DETAIL ON SHEET C5.01
▨	ROOF DRAIN DRYWELL PER DETAIL ON SHEET C5.01

NOTES:

1. ALL CATCH BASINS ARE STATIONED TO THE CENTER OF STRUCTURE

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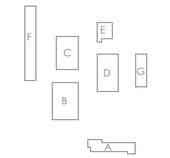

KEYPLAN

NOTE: DRAWING MAY BE REDUCED
0 20' 40' 80'

Sheet Title

DRAINAGE PLAN

Drawn By: M. LOPEZ
Checked By: K. HOPKINS

Sheet Number

C5.00

Sheet Number 11 Of 17

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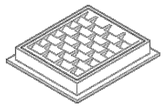
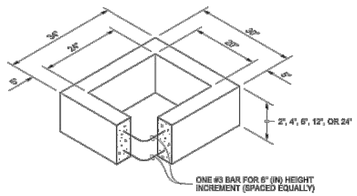
DRAWN BY: FERN LIDDELL



FRAME AND VANED GRATE



RECTANGULAR ADJUSTMENT SECTION

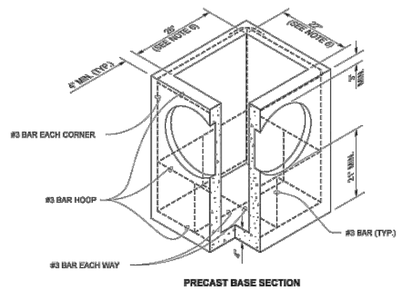
PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP ✱ (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"

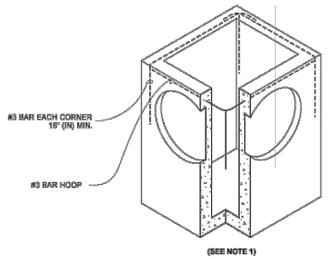
✱ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

1. 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.
2. 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**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of **1 : 24** or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.



PRECAST BASE SECTION



ALTERNATIVE PRECAST BASE SECTION

JULIE HEILMAN STATE OF WASHINGTON 41810 REGISTERED PROFESSIONAL ENGINEER

Julie Heilman
2020.09.01 07:52:50 -07'00'

CATCH BASIN TYPE 1

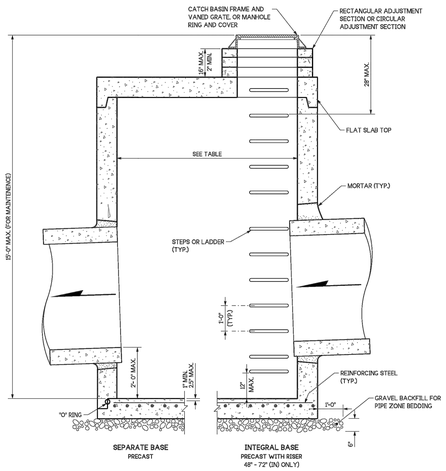
STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve
Digitally signed by Roark, Steve
Date: 2020.09.09 09:45:23 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

NOTES:

1. No steps are required when height is 4' or less.
2. The bottom of the precast catch basin may be sloped to facilitate cleaning.
3. The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
4. 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**.
5. Pipe allowances will vary depending on the pipe material used. Contact the Region Hydraulics Engineer for assistance.



CATCH BASIN DIMENSIONS

CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

PIPE ALLOWANCES

CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER				
	CONCRETE	ALL METAL	CPSSP ① PP ④	SOLID WALL PVC ②	PROFILE WALL PVC ③
48"	24"	30"	24"	30"	30"
54"	30"	36"	30"	36"	36"
60"	36"	42"	36"	42"	42"
72"	42"	54"	42"	48"	48"
84"	54"	60"	54"	48"	48"
96"	60"	72"	60"	48"	48"
120"	66"	84"	60"	48"	48"
144"	78"	96"	60"	48"	48"

① Corrugated Polyethylene Storm Sewer Pipe (See Standard Specification Section 9-05.20)
② (See Standard Specification Section 9-05.12(1))
③ (See Standard Specification Section 9-05.12(2))
④ Polypropolyne Pipe (See Standard Specification Section 9-05.24)

JULIE HEILMAN STATE OF WASHINGTON 41810 REGISTERED PROFESSIONAL ENGINEER

Aug 23, 2023

CATCH BASIN TYPE 2

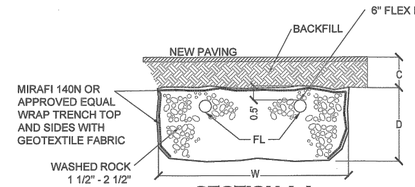
STANDARD PLAN B-10.20-03

SHEET 1 OF 1 SHEET

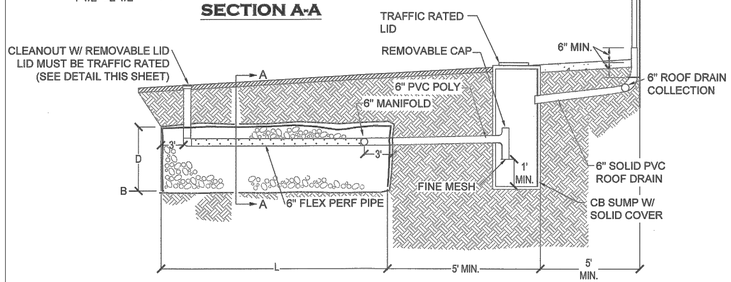
APPROVED FOR PUBLICATION
Aug 23, 2023
STATE DESIGN ENGINEER
Washington State Department of Transportation

INFILTRATION NOTE:

1. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT SUBGRADE CONDITION IS NOT COMPROMISED BY CONSTRUCTION EQUIPMENT AND/OR OTHER CONSTRUCTION ACTIVITY.
2. GEOTECHNICAL ENGINEER SHALL BE CONTACTED TO INSPECT BOTTOM OF EXCAVATION OF INTILTRATION TRENCHES AND TO PERFORM INFILTRATION TESTING TO CONFIRM DESIGN ASSUMPTIONS PRIOR TO COMMENCING WITH. CONTACT ENGINEER PRIOR TO BACKFILLING IF THERE ARE ANY DISCREPANCIES.



SECTION A-A



ROOF DRAIN DRYWELL

SEE DRYWELL SIZING TABLE

DRYWELL SIZING TABLE

DRYWELL #	DEPTH (FT)	LENGTH (FT)	WIDTH (FT)
1 – BLDG A	3	53	10
2 – BLDG B	3	54	10
3 – BLDG C	3	58	10
4 – BLDG D	3	44	10
5 – BLDG E	3	15	10
6 – BLDG F	3	46	10
7 – BLDG G	3	20	10

INFILTRATION TRENCH NOTES

1. **GEOTECH FABRIC SHALL BE WSDOT 9-33.**
2. **DRAIN ROCK SHALL BE PLACED IN 12-INCH LIFTS. COMPACT ROCK BETWEEN LIFTS TO MAINTAIN A UNIFORM CONTACT BETWEEN THE FABRIC AND THE TRENCH WALL.**
3. **OBSERVATION PORTS TO BE PLACED AT CENTER OF INFILTRATION TRENCH. CLEANOUTS TO BE PLACED AT BOTH ENDS OF ALL PIPES. THE OBSERVATION PORTS SHALL BE EXTENDED TO THE BOTTOM OF THE INFILTRATION TRENCH.**

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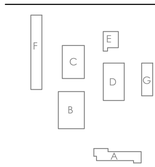


KEYPLAN

NOT TO SCALE

Sheet Title

DRAINAGE NOTES AND DETAILS

Drawn By
M. LOPEZ

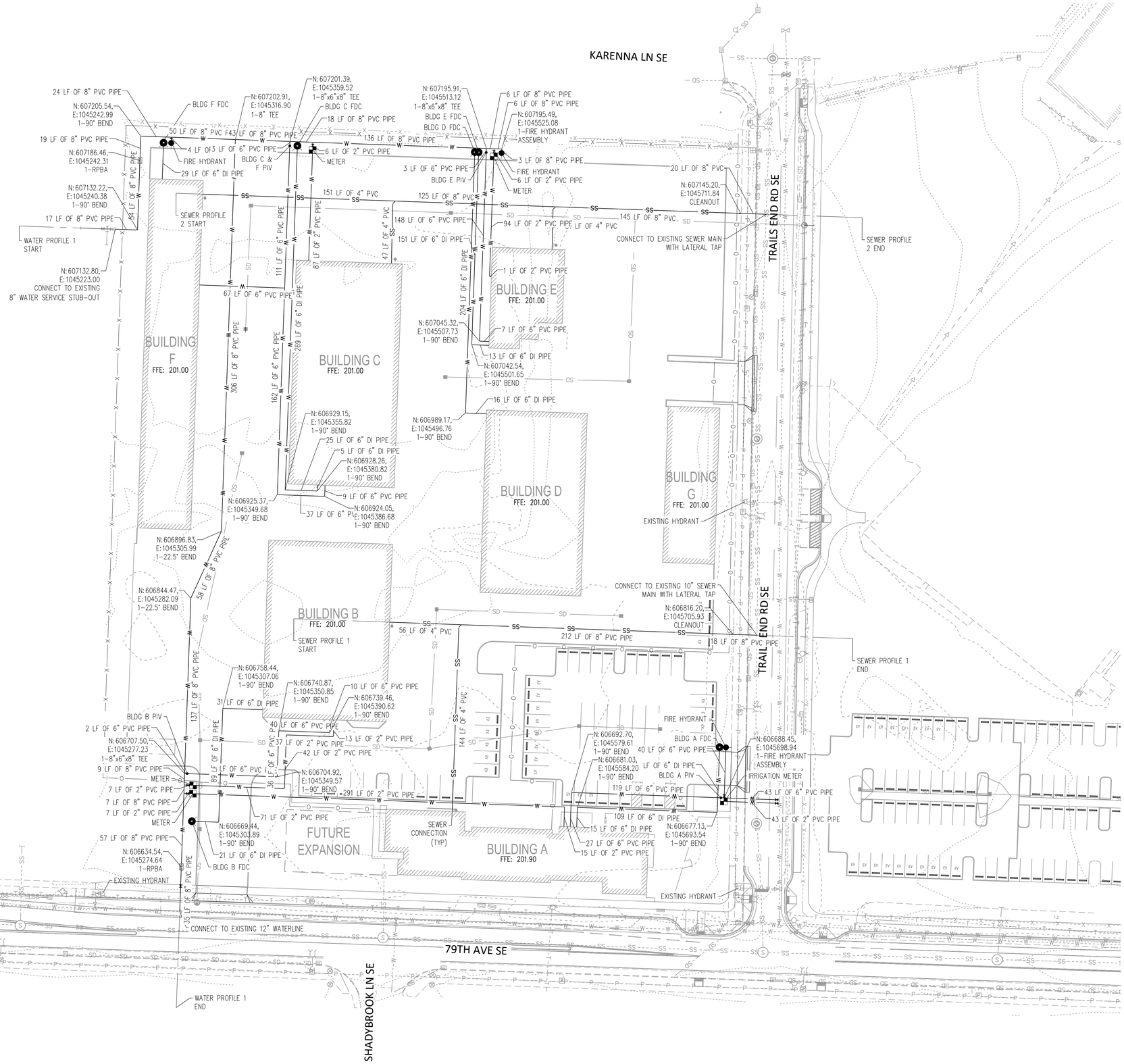
Checked By
K. HOPKINS

Sheet Number

C5.02

Sheet Number 13 Of 17

4/30/2010 3:35:37 PM



LEGEND

- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED WATER METER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED POST INDICATOR VALVE
- PROPOSED REDUCED PRESSURE BACKFLOW ASSEMBLY
- PROPOSED CLEANOUT

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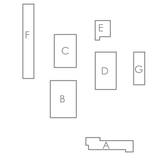

KEYPLAN

NOTE: DRAWING MAY BE REDUCED
0 20' 40' 80'

Sheet Title

WATER AND SEWER PLAN

Drawn By: M. LOPEZ
Checked By: K. HOPKINS

Sheet Number

C6.00

Sheet Number 14 Of 17

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