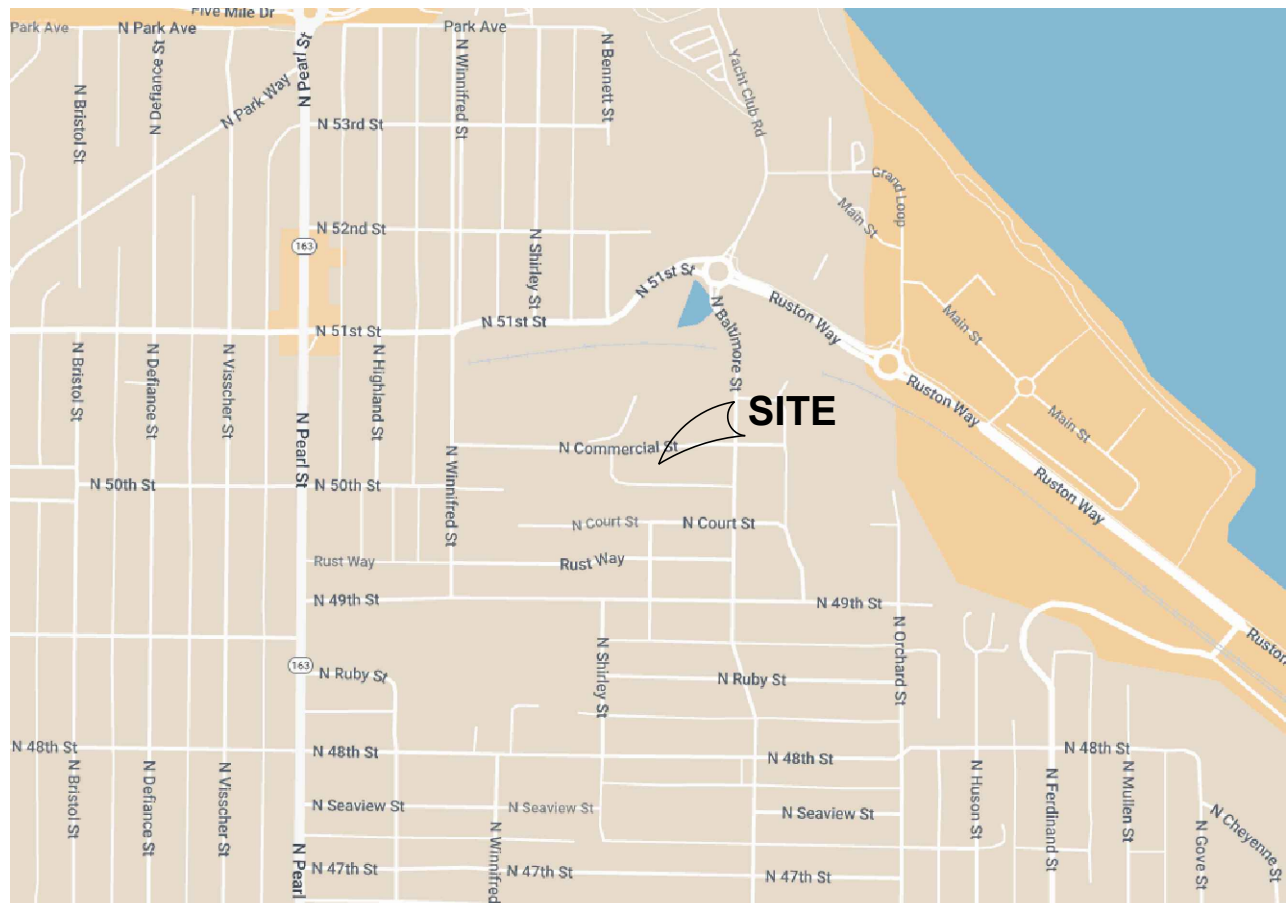


5324 N COMMERCIAL ST
SECTION 23 / TOWNSHIP 21 / RANGE 02
RUSTON, PIERCE COUNTY, WA
COVER SHEET



VICINITY MAP

SCALE: NTS

SURVEYOR

ENCOMPASS SURVEY
165 NE JUNIPER ST STE 201
ISSAQUAH, WA 98027
CONTACT: KEVIN REESE
OFFICE: 425-392-0250

CIVIL ENGINEER

MCINNIS ENGINEERING
202 EAST 34TH STREET
TACOMA, WA 98404
CONTACT: JACK RYAN
OFFICE: 253-414-1992

ARCHITECT

FERGUSON ARCHITECTURE
1818 TACOMA AVE S #100
TACOMA, WA 98402
CONTACT: MELISSA NORDQUIST
OFFICE: 253-248-6060

SITE INFORMATION

PARCEL: 2365000343
ADDRESS: 5324 N COMMERCIAL ST
ZONING: RES

LEGAL DESCRIPTION

LOT 2, TOWN OF RUSTON PLAT NO. 10-02, ACCORDING TO THE PLAT THEREOF
RECORDED NOVEMBER 24, 2010 UNDER RECORDING NO. 201011245001,
RECORDS OF PIERCE COUNTY, WASHINGTON TOGETHER WITH A
NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS
DELINEATED ON SAID SHORT PLAT. SITUATED IN COUNTY OF PIERCE, STATE
OF WASHINGTON.

HORIZONTAL DATUM

CITY OF TACOMA NAD 83/91/WASHINGTON SOUTH ZONE - TIED TO CITY OF TACOMA DATUM HOLDING SURVEY CONTROL MONUMENTS #760 (BASIS OF POSITION) AND #638 (BASIS OF BEARING)

VERITCAL DATUM

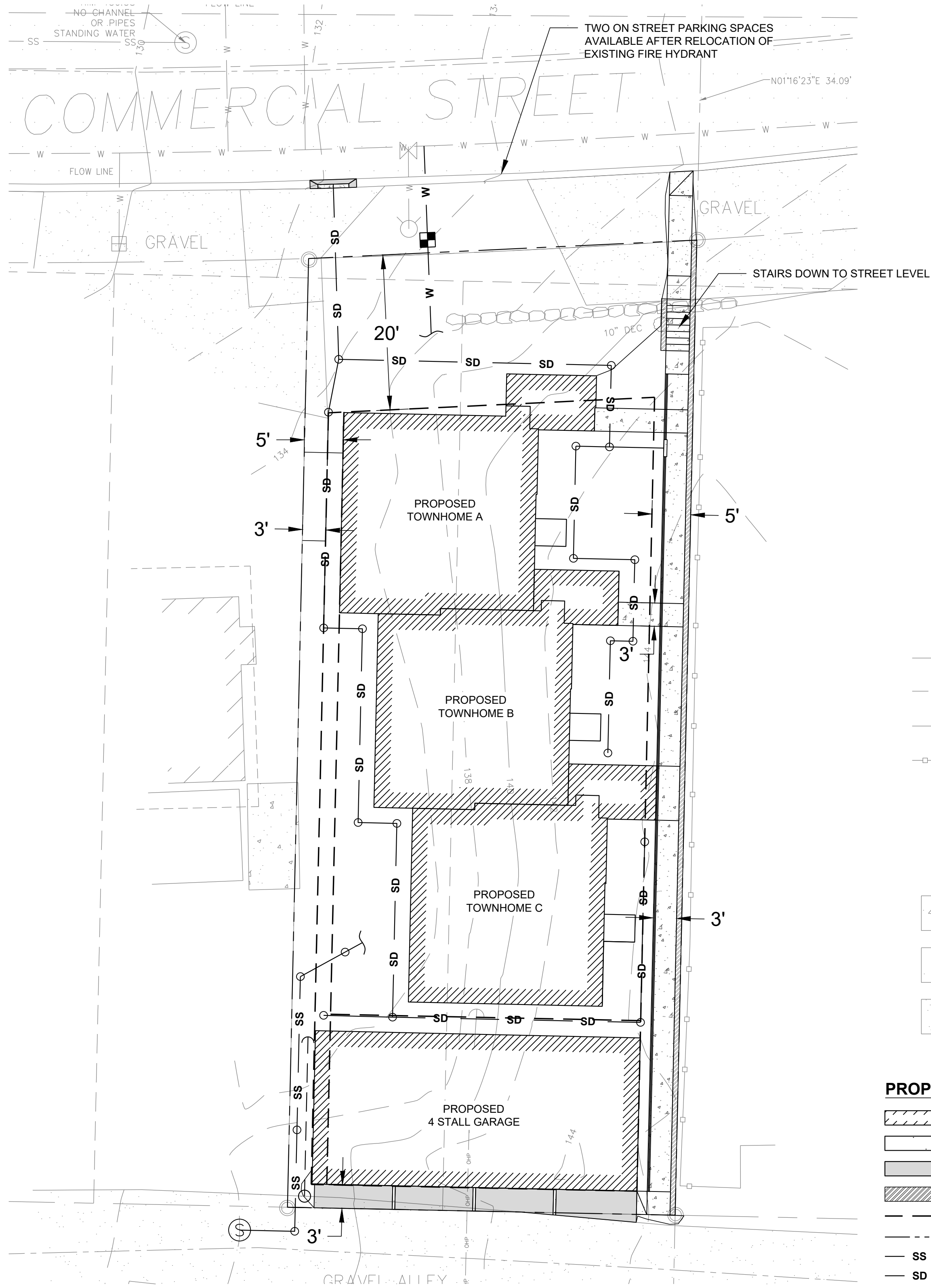
NGVD29

BASIS OF POSITION
























HELD THE FOUND OFFSET MONUMENT 5' NORTH OF THE CENTERLINE OF COMMERCIAL STREET.

BASIS OF BEARING

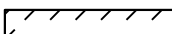
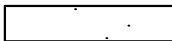

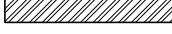

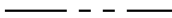







HELD THE BEARING OF S 89°39'49" E PER DIRECT INVERSE, BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE FOUND MONUMENT 13' SOUTH OF THE INTERSECTION OF N COMMERCIAL STREET AND N BALTIMORE STREET.



SURVEY LEGEND

- | | |
|---|-----------------------------------|
|  | FOUND MONUMENT IN CASE |
|  | FOUND REBAR & CAP |
|  | SET BENCHMARK (AS NOTED) |
|  | FOUND SURFACE MONUMENT (AS NOTED) |
| (M) | MEASURED |
| (C) | CALCULATED |
|  | WATER VALVE |
|  | FIRE HYDRANT |
|  | WATER METER |
|  | SEWER MANHOLE |
|  | POWER VAULT |
|  | POWER TRANSFORMER |
|  | JUNCTION BOX |
|  | LIGHT POST |
|  | TELEPHONE VAULT |
|  | TELEPHONE RISER |
|  | SIGN |
|  | ROCKERY |
|  | POWER METER |
|  | POWER POLE |
|  | GUY WIRE |
|  | OVERHEAD POWER LINE |
|  | WATER LINE |
|  | SEWER LINE |
|  | WOOD FENCE |

PROPOSED LEGEND

- | | |
|---|---|
|  | PROPOSED STRUCTURE |
|  | PROPOSED CONCRETE WALKWAY |
|  | PROPOSED ASPHALT PAVEMENT |
|  | PROPOSED RETAINING WALL |
|  | BUILDING SETBACKS |
|  | PROPERTY LINE |
|  | PROPOSED SANITARY SEWER LINE |
|  | PROPOSED STORM DRAIN LINE |
|  | PROPOSED WATER LINE |
|  | PROPOSED STORM DRAIN / SANITARY SEWER CLEAN OUT |
|  | PROPOSED TRENCH DRAIN CATCH BASIN |
|  | PROPOSED TRENCH DRAIN |
|  | PROPOSED WATER METER |

SHEET INDEX

SHEET NUMBER	SHEET NAME	DESCRIPTION
1	C-1	COVER SHEET
2	C-2	TESC PLAN
3	C-3	GRADING, DRAINAGE, & UTILITIES
4	C-4	DETAILS 1
5	C-5	DETAILS 2

FILL SPECIFICATIONS

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

TRENCH NOTES

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(j)(8), IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR IS ALONE RESPONSIBLE FOR WORKER SAFETY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CONSTRUCTION SEQUENCE

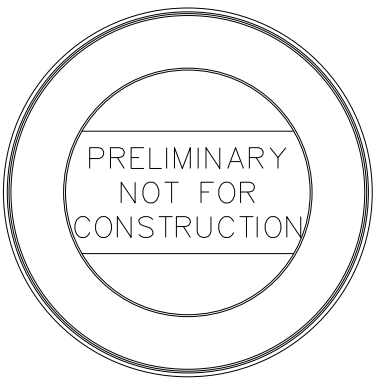
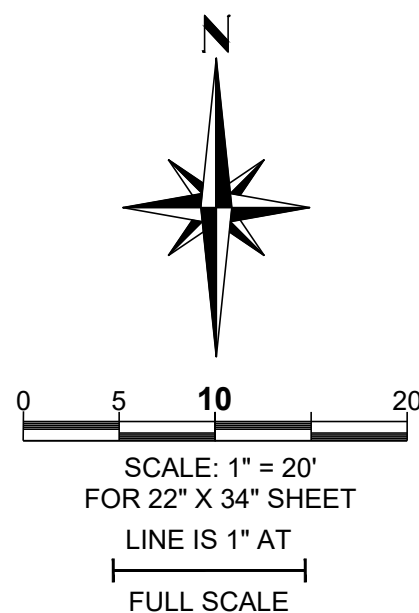
1. OBTAIN REQUIRED PERMITS AND HOLD A PRE-CONSTRUCTION MEETING WITH THE JURISDICTION.
2. POTHOLE ANY EXISTING UTILITIES FOR VERIFICATION OF DEPTH AND LOCATION. SEE VERIFICATION NOTE
3. INSTALL TESC MEASURES & SCHEDULE TESC INSPECTION.
4. GRADE SITE.
5. CONSTRUCT BUILDINGS, UTILITIES, & STORMWATER COLLECTION AND CONVEYANCE SYSTEM.
6. ARRANGE FINAL INSPECTION WITH THE JURISDICTION.

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHICAL DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, MCINNIS ENGINEERING 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.

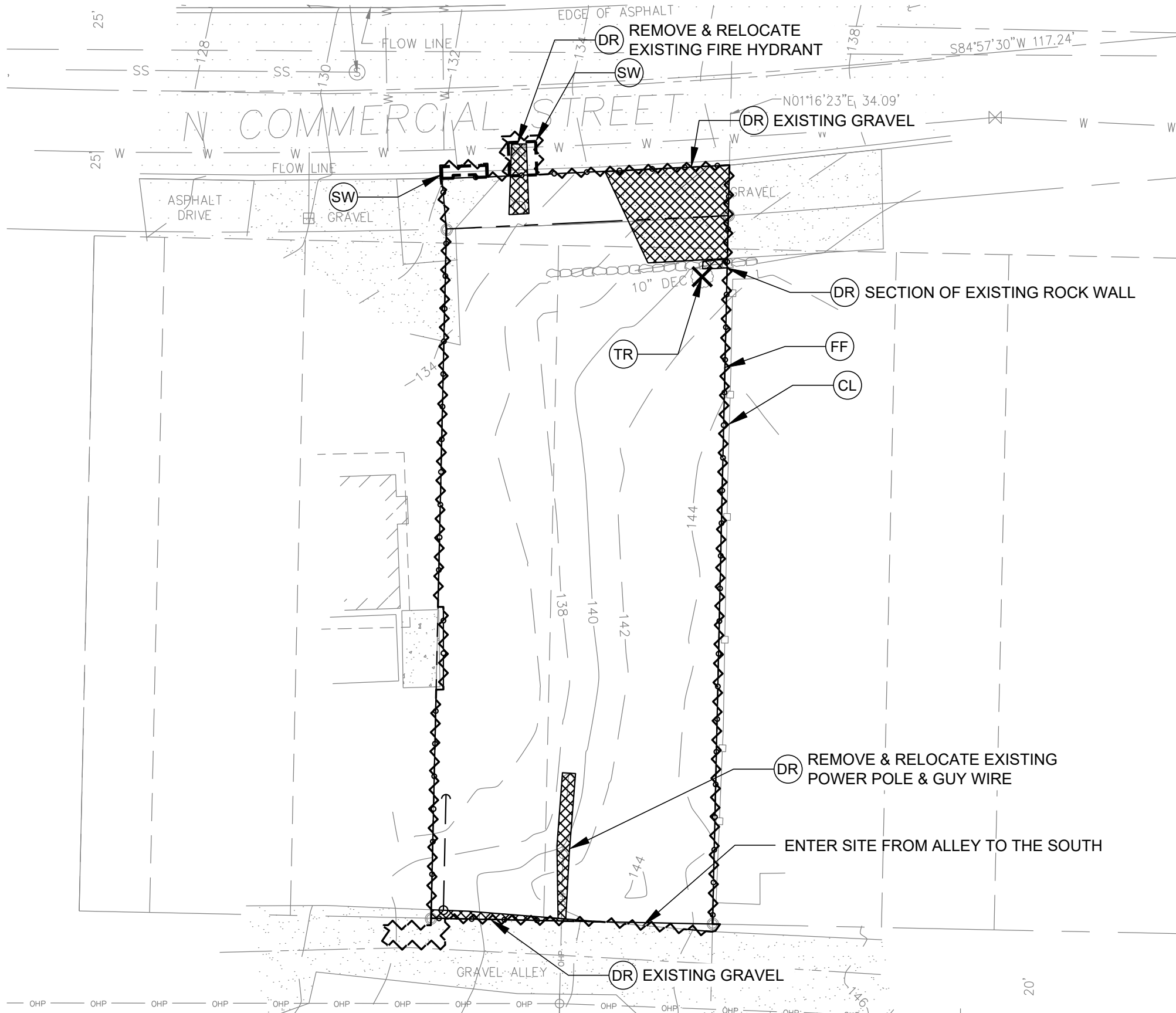
CUT AND FILL ESTIMATES

CUT: 40 CUBIC YARDS
FILL: 359 CUBIC YARDS
NET FILL: 319 CUBIC YARDS



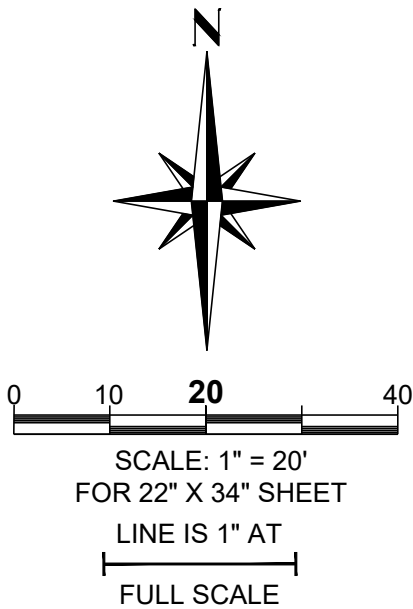
CALL BEFORE YOU DIG
1-800-424-5555 OR 811

RUSTON MULTIFAMILY
5324 N COMMERCIAL ST
SECTION 23 / TOWNSHIP 21 / RANGE 02
RUSTON, PIERCE COUNTY, WA
TESC PLAN



TESC LEGEND:

- ~~~~~ (CL) CLEARING/ GRADING/ DISTURBED LIMITS
- (FF) FILTER FABRIC FENCE SEE DETAIL 1
- ~~~~~ (DR) DEMO AND REMOVE
- ✕ (TR) TREE TO BE REMOVED
- (SW) PROPOSED SAW CUT & PAVEMENT RESTORATION 2 C4



TESC INSPECTION NOTES:

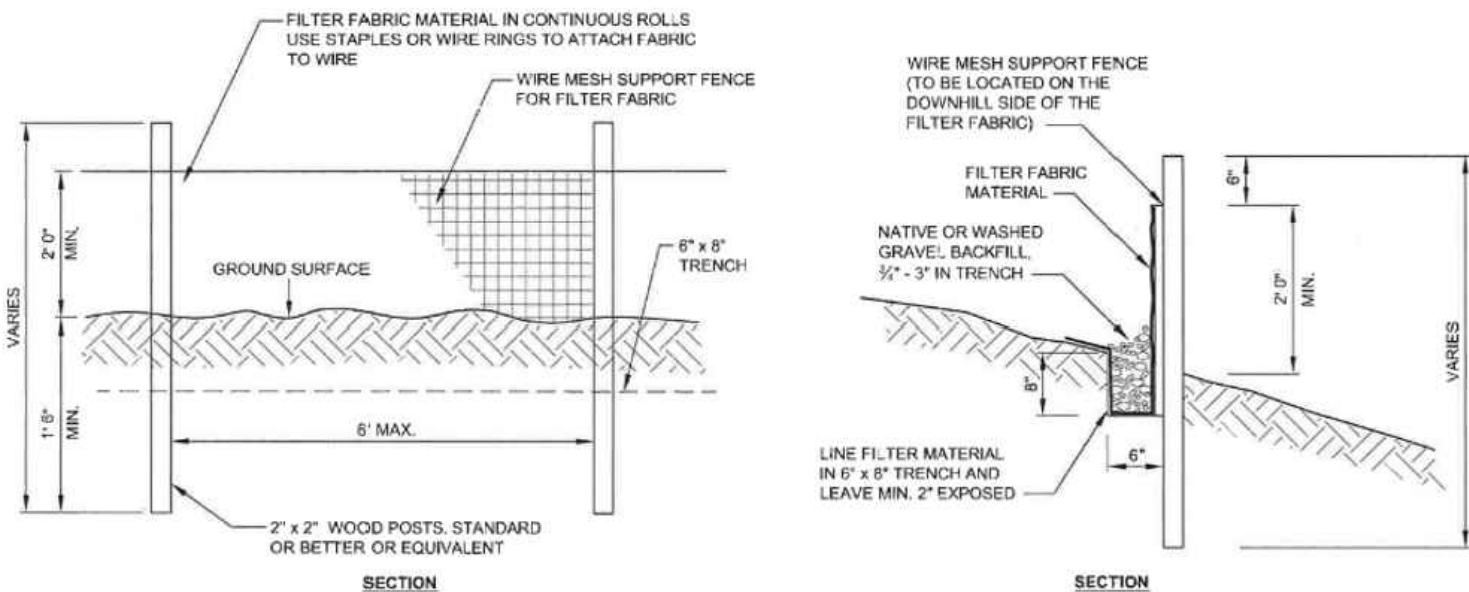
- INSPECT ALL INLET PROTECTION ON CATCH BASINS. CLEAN OR REPLACE IF FULL OF SEDIMENT /DEBRIS AND REPAIR/REPLACE AS NEEDED IF DAMAGED TO MAINTAIN PROTECTION.
- INSPECT ALL PERMANENT AND TEMPORARY STABILIZED SLOPES. REPAIR ANY DAMAGED SECTIONS AND RE-VEGETATE AS NEEDED TO ENSURE THE ESTABLISHMENT OF VEGETATION AND THAT NO EROSION OF THE SLOPES OCCUR.
- INSPECT ALL FILTER FABRIC FENCING FOR SIGNS OF EROSION, DAMAGE OR FAILURES. REPAIR AND/OR REPLACE AS NEEDED. SEE FILTER FABRIC NOTES. SEDIMENT BUILD-UP ALONG FENCE SHALL BE REMOVED WHEN REACHES 1/3 THE FENCE HEIGHT. IF EROSION IS OCCURRING, CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO PREVENT EROSION.
- ANY FILL/CUT SLOPES SHALL BE INSPECTED FOR EROSION. IF SIGNS OF EROSION ARE PRESENT, INSTALL APPROPRIATE BMPs AS NEEDED TO STOP EROSION AND STABILIZE SLOPES.
- TESC LEAD RESPONSIBLE FOR NOTIFYING ENGINEER IF ADDITIONAL MEASURES ARE WARRANTED.

AMENDED SOILS NOTES:

- SOIL AMENDMENTS ARE REQUIRED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH BMP L613: POST-CONSTRUCTION SOIL QUALITY AND DEPTH OF THE 2021 SURFACE WATER MANAGEMENT MANUAL
- AMENDED SOILS SHALL BE A MINIMUM OF 8" (NON-COMPACTED) WITH SUBSOILS SCARIFIED AT LEAST 4" WITH INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
- QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS ARE AS FOLLOWS:
 - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THE WAC IS AVAILABLE ONLINE AT: [HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/FACILITIES/350.HTML](http://www.ecy.wa.gov/programs/swfa/facilities/350.html) THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35: 1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.
- USE ONE OF THE FOLLOWING OPTIONS TO MEET THE POST CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS. USE THE MOST RECENT VERSION OF "GUIDELINES FOR RESOURCES FOR IMPLEMENTING SOIL QUALITY AND DEPTH BMP TS.13" TO MEET THE REQUIREMENTS OF THIS BMP. THIS GUIDANCE CAN BE FOUND ONLINE AT: WWW.SOILSFORSALMON.ORG
 - LEAVE NATIVE VEGETATION AND SOIL UNDISTURBED, AND PROTECT FROM COMPACTION DURING CONSTRUCTION
 - AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON SPECIFIC TESTS OF THE SOIL AND AMENDMENT
 - STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
 - IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.
- AMENDED SOILS SHALL BE MAINTAINED AS FOLLOWS:
 - SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
 - SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
 - PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.
 - IT SHOULD BE POSSIBLE TO REDUCE USE OF IRRIGATION, FERTILIZERS, HERBICIDES AND PESTICIDES. THESE ACTIVITIES SHOULD BE ADJUSTED WHERE POSSIBLE, RATHER THAN CONTINUING TO IMPLEMENT FORMERLY ESTABLISHED PRACTICES.
- SEE PROJECT CONSTRUCTION SWPPP FOR ADDITIONAL INFORMATION OR SECTION 2.2.1.4 OF CHAPTER 2 OF VOLUME 6 OF THE 2021 SURFACE WATER MANAGEMENT MANUAL.

FILTER FABRIC FENCE NOTES:

- SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POSTS.
- POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. THIS TRENCH SHALL BE BACKFILLED WITH WASHED GRAVEL.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
- FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SILT FENCES WILL BE INSTALLED PARALLEL TO ANY SLOPE CONTOURS.
- CONTRIBUTING LENGTH TO FENCE WILL NOT BE GREATER THAN 100 FEET.
- DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
- INSTALL DOWNSLOPE OF EXPOSED AREAS.
- DO NOT DRIVE OVER OR FILL OVER SILT FENCES.



1 FILTER FABRIC FENCE
SCALE: NTS

MULCHING NOTES:

- MULCH MATERIALS USED SHALL BE STRAW OR HAY, AND SHALL BE APPLIED AT THE RATE OF 75-100 POUNDS PER 1000 SQ. FT. (APPROX 2" THICK).
- MULCH SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 2: 1.
- MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDDED BECAUSE OF THE SEASON.
- ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER 1.

CONTRACTOR NOTES:

- INLET PROTECTION SHALL BE INSTALLED IN ALL NEWLY CONSTRUCTED CATCH BASINS AND ALONG ALL IMPACTED FRONTAGE AND OFFSITE AREAS PER THE REQUIREMENTS OF THE COUNTY INSPECTOR PER DETAIL 3 ON THIS SHEET.
- CONSTRUCTION FENCE CAN BE UTILIZED IN PLACE OF FILTER FABRIC FENCE ONLY IN AREAS WHERE THE GRADES DO NOT ALLOW THE POTENTIAL FOR ANY STORMWATER TO LEAVE THE SITE.
- ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A CITY APPROVED LOCATION AND IN A MANNER CONSISTENT WITH CURRENT REGULATIONS AND REQUIREMENTS.
- ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN (7) DAYS DURING THE DRY SEASON OR TWO (2) DAYS DURING THE WET SEASON, SHALL BE COVERED WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR OTHER EQUIVALENT PER CURRENT CITY OR COUNTY STANDARDS. SEE SEEDING NOTES AND MULCHING NOTES ON THIS SHEET.
- CONTRACTOR SHALL DESIGNATE A WASHINGTON DEPT OF ECOLOGY CERTIFIED EROSION CONTROL LEAD PERSON, AND SHALL COMPLY WITH THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.
- IF AT ANY TIME DURING CONSTRUCTION IT IS DETERMINED BY THE CITY OR COUNTY THAT MUD AND DEBRIS ARE BEING TRACKED ONTO PUBLIC STREETS WITH INSUFFICIENT CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL THIS CONDITION IS CORRECTED. THE CONTRACTOR AND/OR THE OWNER SHALL IMMEDIATELY TAKE ALL STEPS NECESSARY TO PREVENT FUTURE TRACKING OF MUD AND DEBRIS INTO THE PUBLIC ROW, WHICH MAY INCLUDE THE INSTALLATION OF A WHEEL WASH FACILITY ON-SITE.
- SEDIMENT LADEN RUNOFF SHALL NOT BE ALLOWED TO DISCHARGE BEYOND THE LIMITS OF THE IMPROVEMENTS. ADDITIONAL MEASURES SHALL BE INSTALLED AS NEEDED.
- SAND BAGS SHALL BE SECURELY PLACED AROUND INSTALLED CATCH BASINS WITH INLET PROTECTION AS FIELD AND WEATHER CONDITIONS WARRANT SO TO PROTECT ALL DISPERSION AND INFILTRATION TRENCHES SEDIMENT LADEN RUNOFF.
- TREES WITHIN WORKING LIMITS TO BE SAVED, SHALL BE MARKED AS SUCH ON SITE AND PROTECTION FENCE PLACED AROUND EACH TREE.

PERMANENT STABILIZATION NOTES:

- ALL EXPOSED SOILS AND SLOPES SHALL BE SEEDDED OR OTHERWISE STABILIZED IMMEDIATELY AFTER CONSTRUCTION AND GRADING ACTIVITIES HAVE BEEN COMPLETED.
- SILT FENCE, IF DEEMED APPROPRIATE, SHALL REMAIN FOR A MINIMUM OF 30 DAYS AFTER THE FINAL STABILIZATION OF THE SLOPES HAS OCCURRED.
- ALL TEMPORARY EROSION CONTROL BMPs SHALL BE REMOVED 30 DAYS AFTER FINAL STABILIZATION HAS OCCURRED AS DIRECTED BY CITY OR COUNTY INSPECTOR.
- CONTRACTOR SHALL REFER TO THE CONSTRUCTION SWPPP FOR APPLICABLE BMPs.

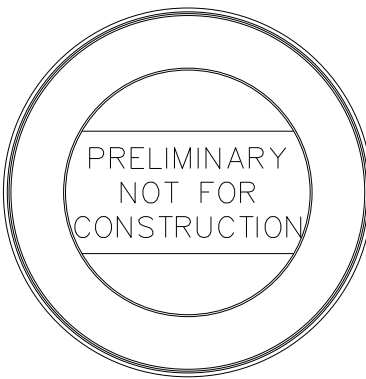
SEEDING NOTES:

- THE FOLLOWING SEED MIXTURE SHALL BE AS BELOW AND SHALL BE APPLIED AT THE RATE RECOMMENDED BY THE SUPPLIER.

TABLE D.3.2.B TEMPORARY EROSION CONTROL SEED MIX

	% WEIGHT	% PURITY	% GERMINATION
CHEWINGS OR RED FESCUE			
FESTUCA			
RUBRA VAR. COMMUTATA OR	40	98	90
FESTUCA RUBRA			
ANNUAL OR PERENNIAL RYE			
LOLIUM MULTIFLORUM OR LOLIUM PERENNE	40	98	90
REDDTOP OR COLONIAL BENTGRASS			
AGROSTIS ALBA OR AGROSTIS TENUIS	10	92	85
WHITE DUTCH CLOVER			
TRIPOLIUM REPENS	10	98	90

- SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
- FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY, (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING).
- BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
- THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
- FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIER'S RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.



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

mcinnisengineering.com
253.414.1992
202 East 34th Street
Tacoma, Washington 98404

McInnis
ENGINEERING

RUSTON MULTIFAMILY

5324 N COMMERCIAL ST
RUSTON, WA 98407



DESCRIPTION	DATE	NUM	INITIAL RELEASE						
	04/08/25	V1							

DESIGNED J. RYAN	SCALE 1"=20'
DRAWN J. RYAN	CHECKED K. IVERSON
DATE 04/08/25	APPROVED J. MCINNIS

JOB NO.

24-138

SHEET 2 OF 5

C-2

RUSTON MULTIFAMILY
5324 N COMMERCIAL ST
SECTION 23 / TOWNSHIP 21 / RANGE 02
RUSTON, PIERCE COUNTY, WA
GRADING, DRAINAGE, & UTILITIES PLAN

KEYNOTES

- 1 STORM DRAIN / SANITARY SEWER LINE CLEANOUT (1 C4)
- 2 TRENCH DRAIN CATCH BASIN (1 C5)
- 3 2" TRENCH DRAIN (2 C5)
- 4 CAST IN PLACE RETAINING WALL
- 5 CONCRETE WALKWAY
- 6 ASPHALT PAVEMENT (3 C4)
- 7 WATER METER
- 8 SAW CUT & PAVEMENT RESTORATION (2 C4)
- 9 STORM PIPE CURB OUTLET THOUGH CONCRETE CURB (3 C5)
- 10 6" CONCRETE CURB (4 C4)
- 11 CAST IN PLACE CONCRETE STAIRS

**STORM DRAIN / SANITARY SEWER
CLEAN OUTS (SDCO/SSCO):**

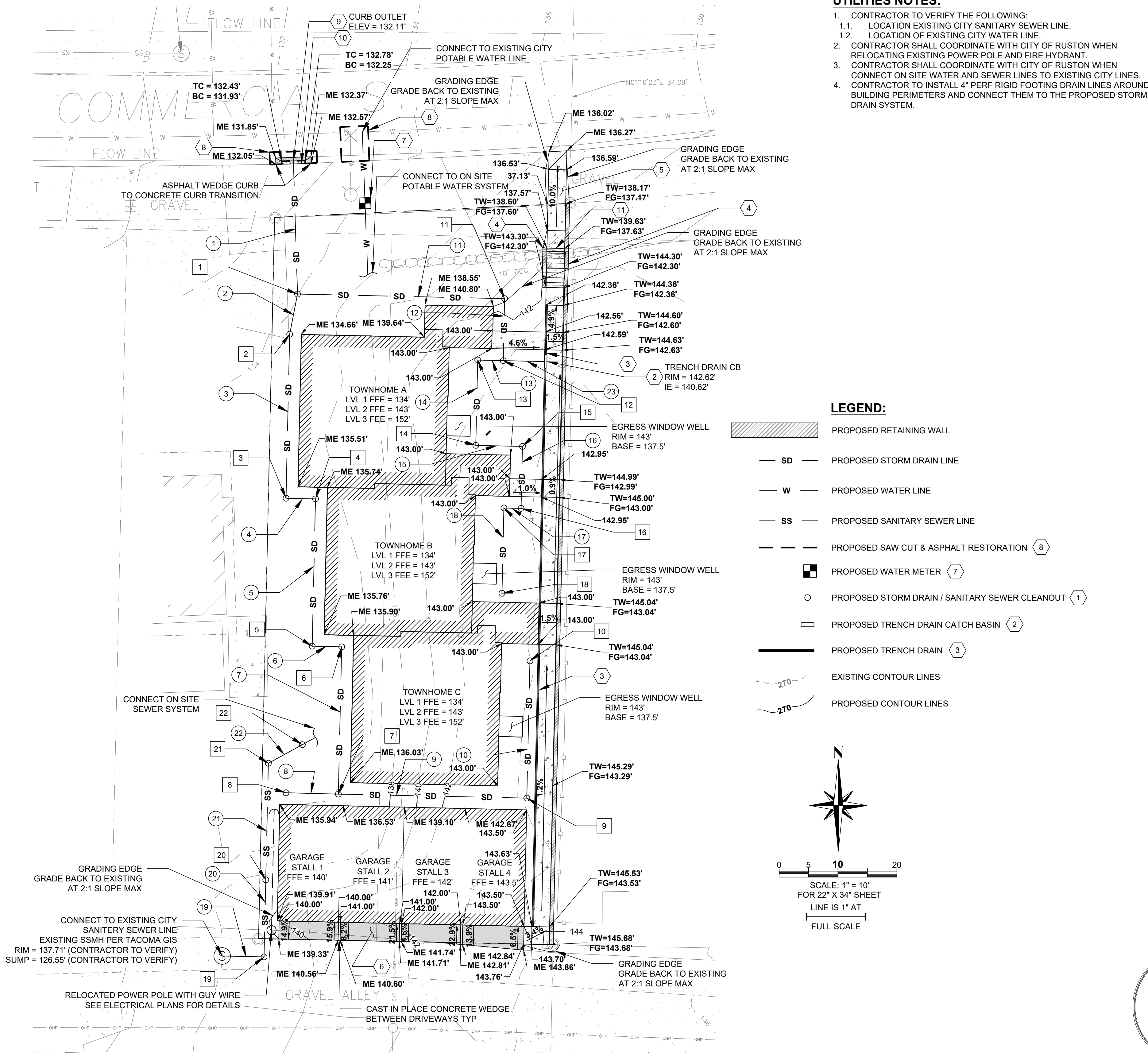
EACH CLEAN OUT NUMBERED IN A BOX
BUBBLE THE ASSOCIATED INVERTS AND
RIM ELEVATIONS ARE PROVIDED BELOW

1 SDCO: RIM = 133.95' IE = 132.22'	9 SDCO: RIM = 143.35' IE = 138.35'	17 SDCO: RIM = 143.00' IE = 140.11'
2 SDCO: RIM = 134.34' IE = 132.26'	10 SDCO: RIM = 143.02' IE = 141.00'	18 SDCO: RIM = 143.00' IE = 140.18'
3 SDCO: RIM = 135.48' IE = 132.40'	11 SDCO: RIM = 140.64' IE = 135.64'	19 SSCO: RIM = 138.96' IE = 129.04'
4 SDCO: RIM = 135.62' IE = 132.42'	12 SDCO: RIM = 142.88' IE = 137.88'	20 SDCO: RIM = 138.37' IE = 130.47'
5 SDCO: RIM = 135.72' IE = 132.55'	13 SDCO: RIM = 143.00' IE = 138.37'	21 SSCO: RIM = 135.80' IE = 130.87'
6 SDCO: RIM = 135.84' IE = 132.57'	14 SDCO: RIM = 143.00' IE = 140.00'	22 SSCO: RIM = 135.81' IE = 131.00'
7 SDCO: RIM = 136.16' IE = 132.70'	15 SDCO: RIM = 142.93' IE = 140.04'	
8 SDCO: RIM = 135.94' IE = 132.74'	16 SDCO: RIM = 142.99' IE = 140.09'	

STORM DRAIN / SANITARY SEWER PIPE SECTIONS

EACH PIPE SECTION IS NUMBERED IN A BUBBLE AND THE
ASSOCIATED LENGTHS AND SLOPES ARE PROVIDED BELOW

1 23 LF 4" PC50 DIP @ 0.50% SLOPE	9 32 LF 4" PVC @ 17.68% SLOPE	17 3 LF 4" PVC @ 0.50% SLOPE
2 7 LF 4" PVC @ 0.50% SLOPE	10 24 LF 4" PVC @ 11.37% SLOPE	18 15 LF 4" PVC @ 0.50% SLOPE
3 28 LF 4" PVC @ 0.50% SLOPE	11 36 LF 4" PVC @ 9.72% SLOPE	19 8 LF 6" SDR35 PVC @ 35.00% SLOPE
4 5 LF 4" PVC @ 0.50% SLOPE	12 11 LF 4" PVC @ 21.29% SLOPE	20 14 LF 6" SDR35 PVC @ 10.95% SLOPE
5 25 LF 4" PVC @ 0.50% SLOPE	13 5 LF 4" PVC @ 11.27% SLOPE	21 20 LF 4" SDR35 PVC @ 2.00% SLOPE
6 5 LF 4" PVC @ 0.50% SLOPE	14 15 LF 4" PVC @ 11.27% SLOPE	22 7 LF 4" SDR35 PVC @ 2.00% SLOPE
7 25 LF 4" PVC @ 0.50% SLOPE	15 8 LF 4" PVC @ 0.50% SLOPE	23 7 LF 4" PVC @ 39.14% SLOPE
8 9 LF 4" PVC @ 0.50% SLOPE	16 11 LF 4" PVC @ 0.50% SLOPE	

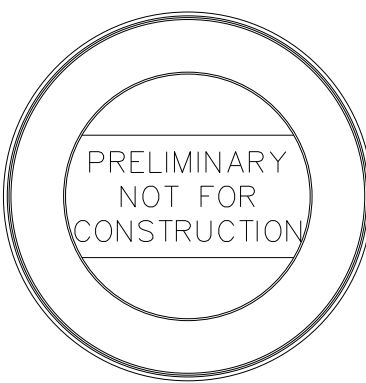
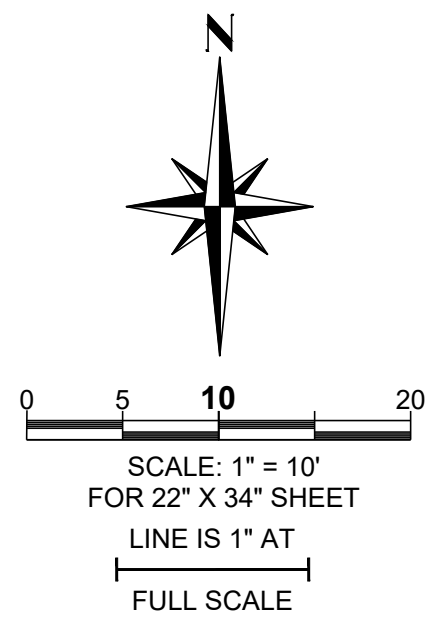


UTILITIES NOTES:

- CONTRACTOR TO VERIFY THE FOLLOWING:
 - LOCATION EXISTING CITY SANITARY SEWER LINE.
 - LOCATION OF EXISTING CITY WATER LINE.
- CONTRACTOR SHALL COORDINATE WITH CITY OF RUSTON WHEN RELOCATING EXISTING POWER POLE AND FIRE HYDRANT.
- CONTRACTOR SHALL COORDINATE WITH CITY OF RUSTON WHEN CONNECT ON SITE WATER AND SEWER LINES TO EXISTING CITY LINES.
- CONTRACTOR TO INSTALL 4" PERF RIGID FOOTING DRAIN LINES AROUND BUILDING PERIMETERS AND CONNECT THEM TO THE PROPOSED STORM DRAIN SYSTEM.

LEGEND:

- PROPOSED RETAINING WALL
- SD PROPOSED STORM DRAIN LINE
- W PROPOSED WATER LINE
- SS PROPOSED SANITARY SEWER LINE
- PROPOSED SAW CUT & ASPHALT RESTORATION
- PROPOSED WATER METER
- PROPOSED STORM DRAIN / SANITARY SEWER CLEANOUT
- PROPOSED TRENCH DRAIN CATCH BASIN
- PROPOSED TRENCH DRAIN
- EXISTING CONTOUR LINES
- PROPOSED CONTOUR LINES



mcinnisengineering.com
253.414.1992
202 East 34th Street
Tacoma, Washington 98404

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RUSTON MULTIFAMILY

5324 N COMMERCIAL ST
RUSTON, WA 98407



DESCRIPTION	INITIAL RELEASE	DATE	NUM
		04/08/25	V1

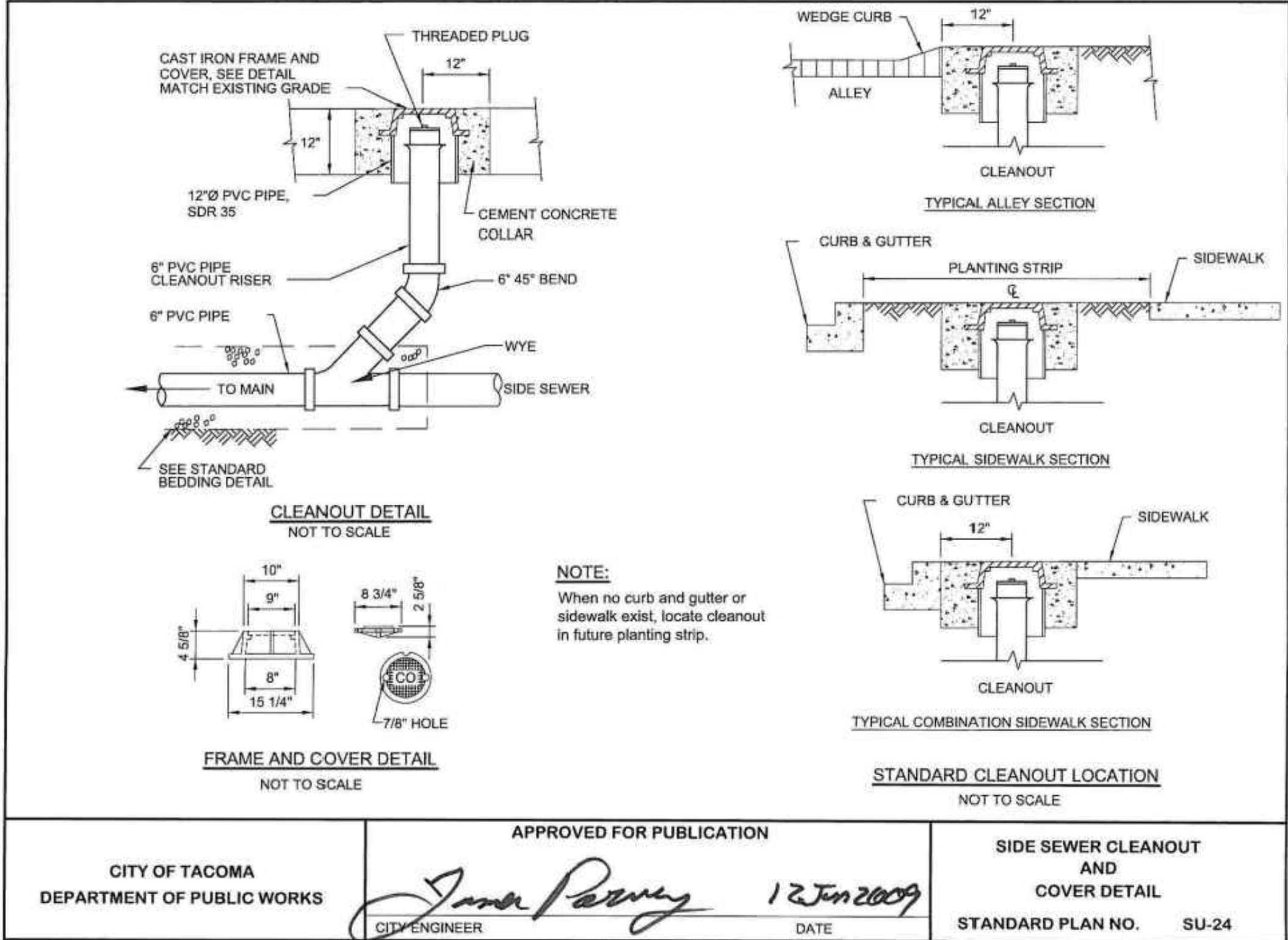
DESIGNED J. RYAN	SCALE 1" = 10'
DRAWN J. RYAN	CHECKED K. IVERSON
DATE 04/08/25	APPROVED J. MCINNIS

JOB NO. 24-138
SHEET 3 OF 5

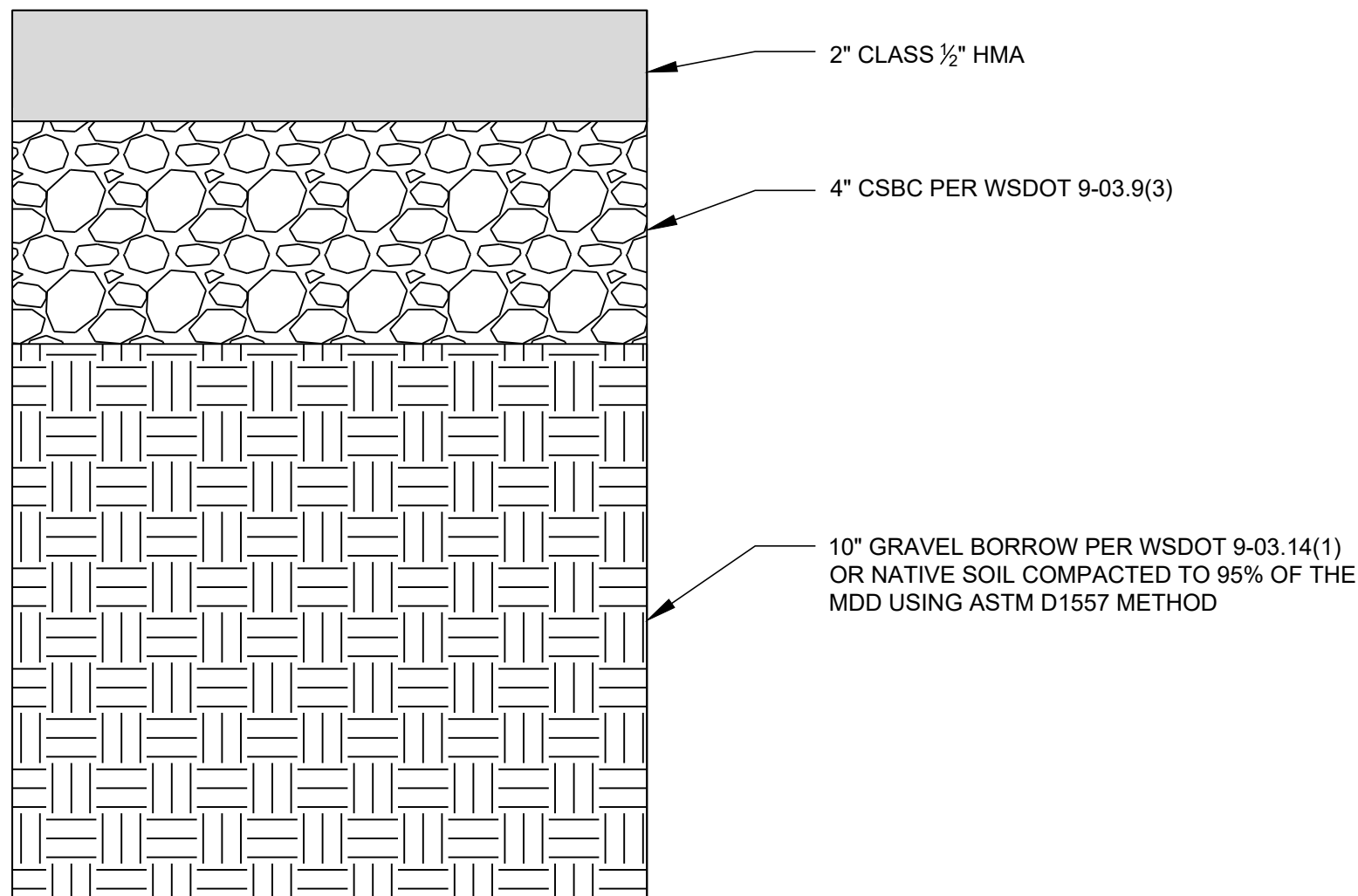
C-3

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

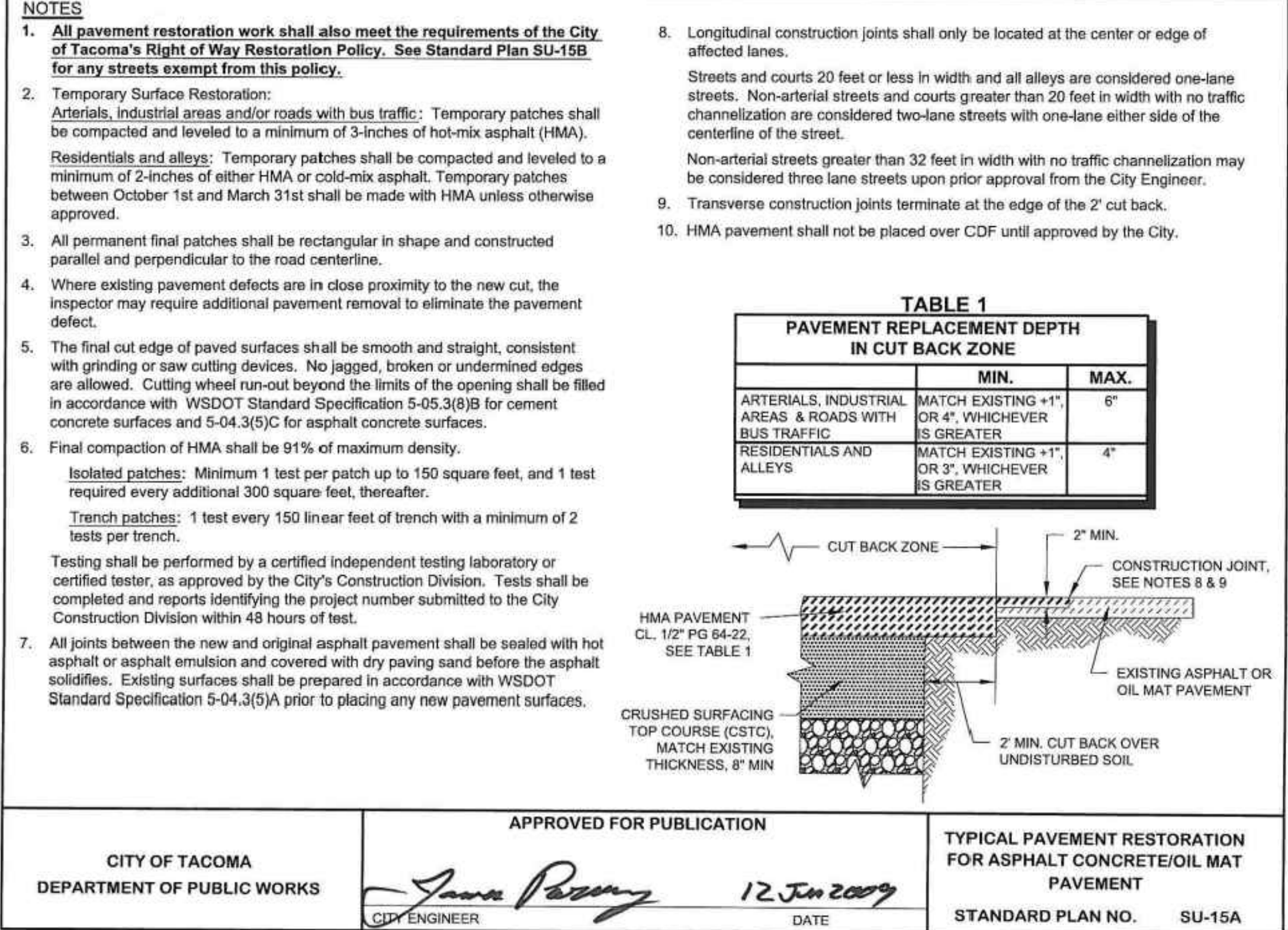
RUSTON MULTIFAMILY
5324 N COMMERCIAL ST
SECTION 23 / TOWNSHIP 21 / RANGE 02
RUSTON, PIERCE COUNTY, WA
DETAILS 1



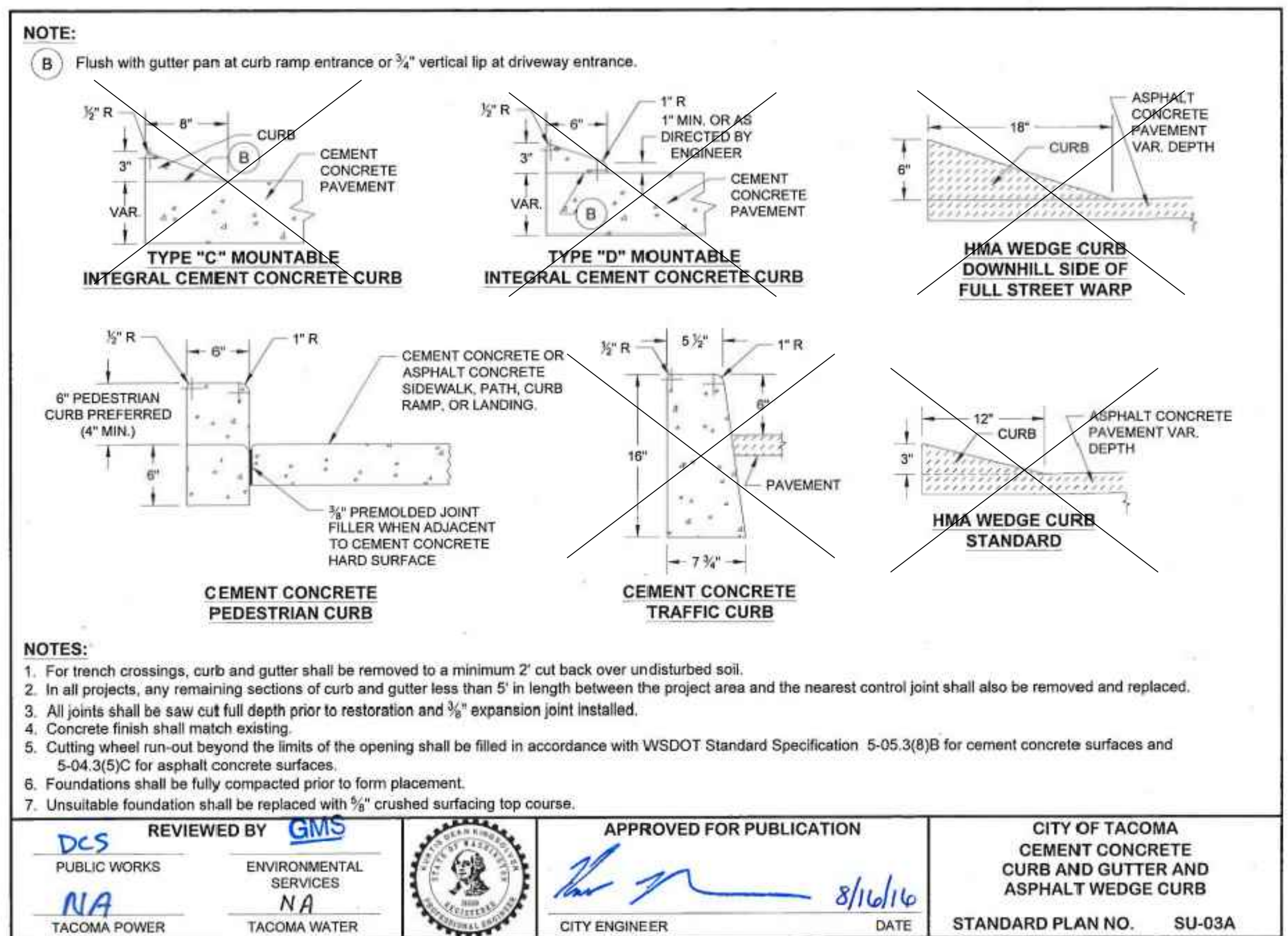
1 STORM DRAIN / SANITARY SEWER LINE CLEANOUT
SCALE: NTS



3 ASPHALT PAVEMENT
SCALE: NTS



2 DETAIL DESCRIPTION
SCALE: NTS



4 6" CONCRETE CURB
SCALE: NTS

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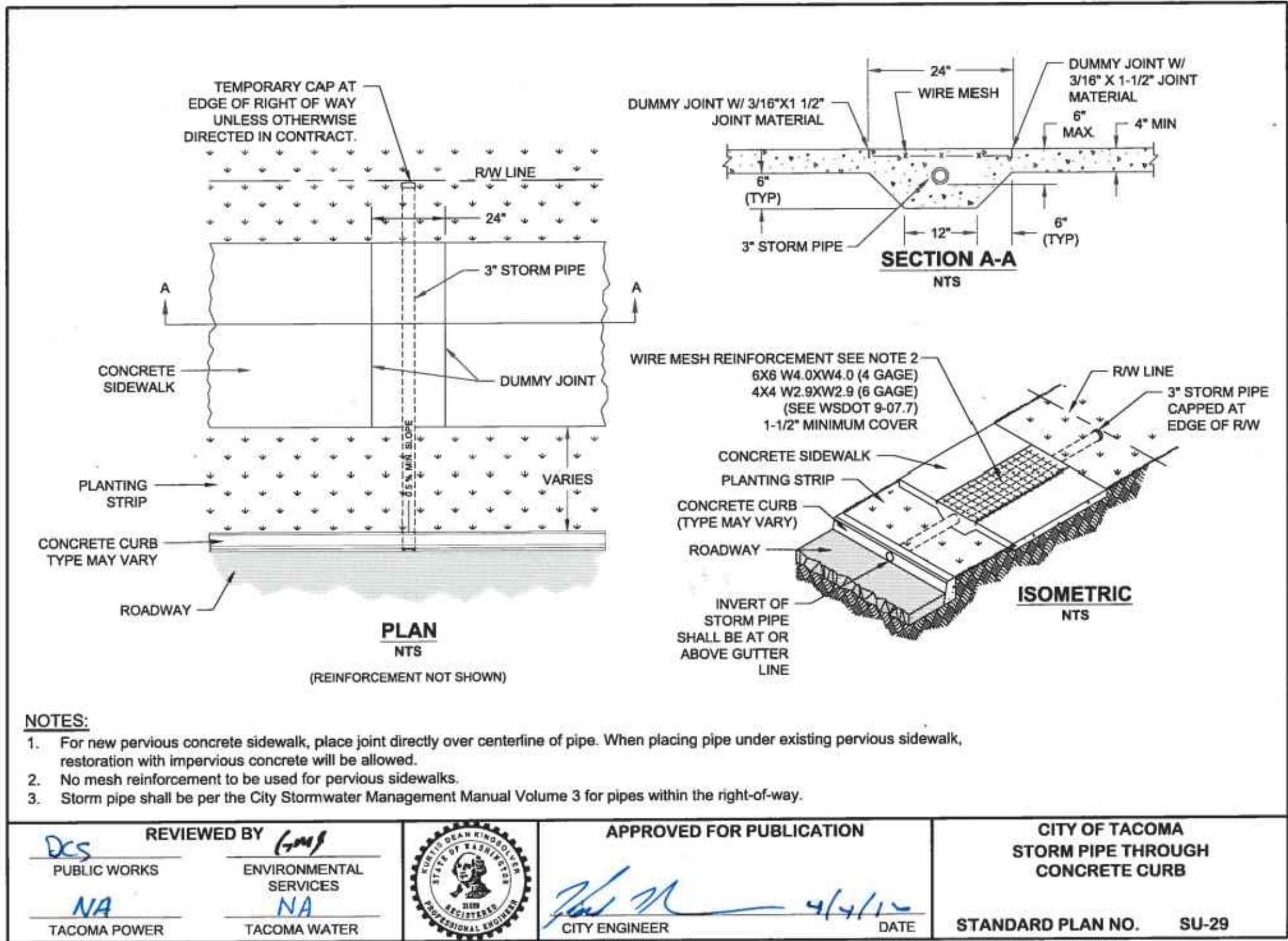
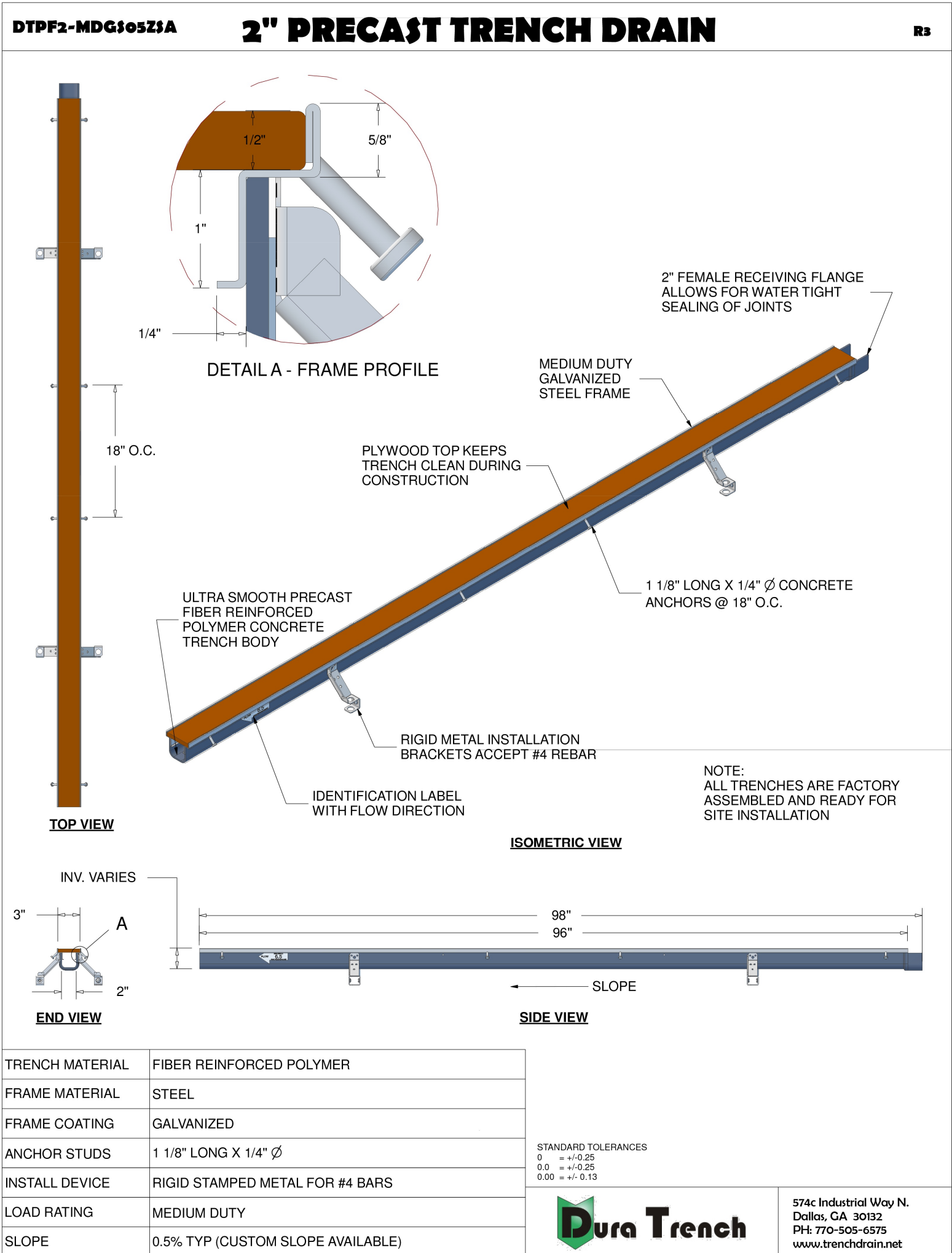
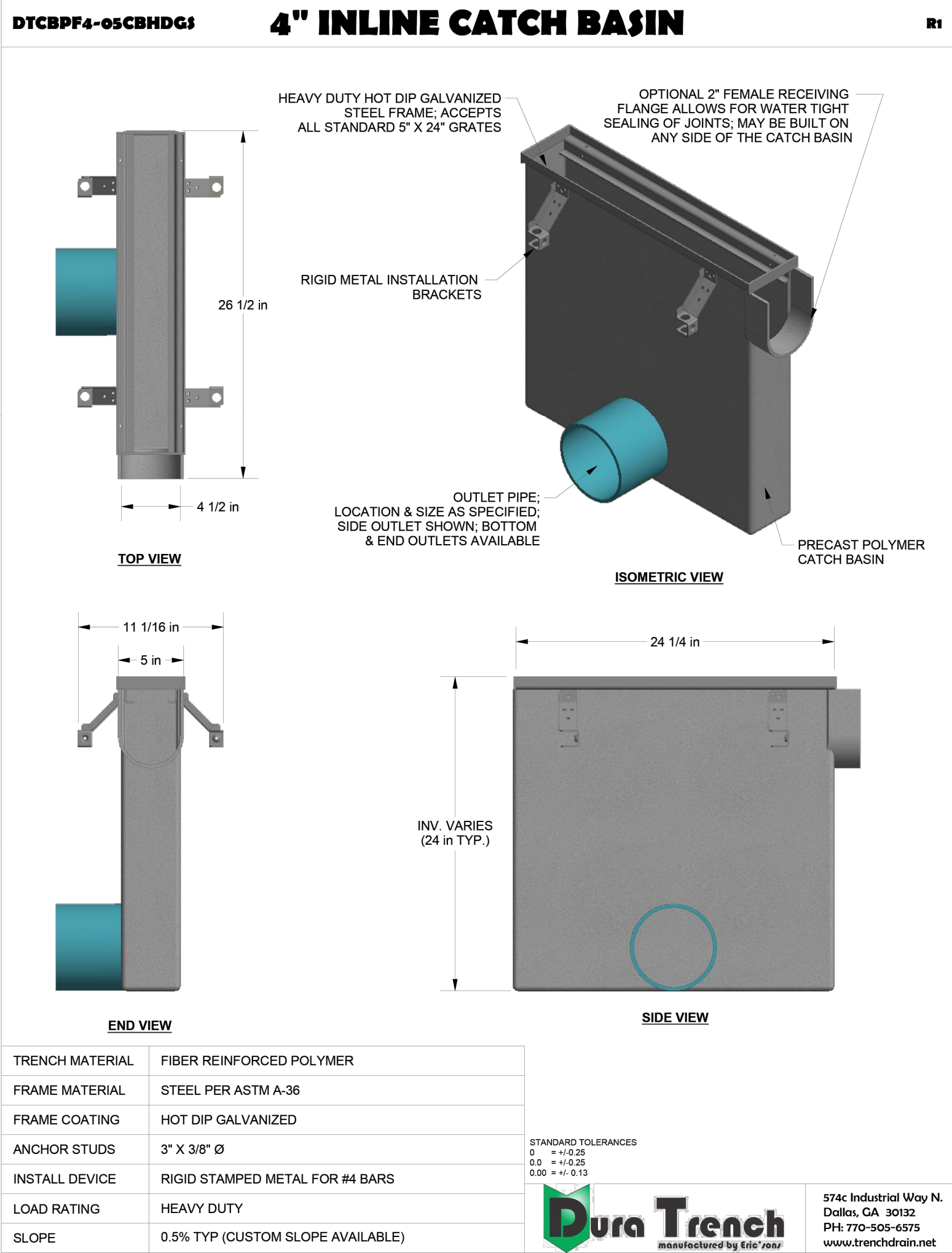
JEFFREY W. MCINNIS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
37399
04/08/25

DESCRIPTION	INITIAL RELEASE	DATE	NUM	SCALE
		04/08/25	V1	NTS
DESIGNED J. RYAN				CHECKED K. IVERSON
DRAWN J. RYAN				APPROVED J. MCINNIS
DATE 04/08/25				
JOB NO. 24-138				
SHEET 4	OF	5		
C-4				

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RUSTON MULTIFAMILY

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RUSTON, PIERCE COUNTY, WA
DETAILS 2



1 TRENCH DRAIN CATCH BASIN

SCALE:NTS

2 TRENCH DRAIN

SCALE:NTS

3 STORM PIPE THROUGH CONCRETE CURB

SCALE:NTS



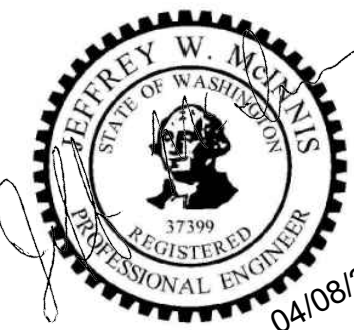
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DESCRIPTION	DATE	NUM	DESIGNED	SCALE
INITIAL RELEASE	04/08/25	V1	J. RYAN	NTS
			DRAWN	CHECKED
			J. RYAN	K. IVERSON
			DATE	APPROVED
			04/08/25	J. MCINNIS
JOB NO.	24-138			
SHEET	5	OF	5	
C-5				