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 TACOMA, WA 98407
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 CONTACT: LAUREEN SKRIVAN

GOVERNING AGENCY
 TOWN OF RUSTON
 5219 N SHIRLEY ST,
 RUSTON, WA 98407
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 CONTACT: ROB WHITE,
 CITY PLANNER

CONSULTANT
ARCHITECT:
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 5013 N PEARL ST, SUITE B
 RUSTON, WA 98407
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 CONTACT: STACY OSTLUND

UTILITIES
STORM
 CITY OF TACOMA
 747 MARKET STREET, ROOM 522
 TACOMA, WA 98402
 (253) 573-2332
 CONTACT:

CIVIL ENGINEER:
 HUITT-ZOLLARS
 1102 BROADWAY, SUITE 301
 TACOMA, WA 98402
 (253) 627-9131
 CONTACT: JEFF MCINNIS, P.E.

POWER
 TACOMA PUBLIC UTILITIES
 3628 S 35TH ST
 TACOMA, WA 98409
 (253)502-8600
 CONTACT:

SURVEYOR:
 HUITT-ZOLLARS
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 TACOMA, WA 98402
 (253) 627-9131
 CONTACT: DAVID OHUMUKINI

WATER
 TACOMA PUBLIC UTILITIES
 3628 S 35TH ST
 TACOMA, WA 98409
 (253)502-8600
 CONTACT:

SANITARY SEWER
 CITY OF TACOMA
 747 MARKET STREET, ROOM 522
 TACOMA, WA 98402
 (253) 573-2332
 CONTACT:

TACOMA FIRE DEPARTMENT
 TACOMA FIRE DEPARTMENT STATION 14
 4701 N 41ST ST.
 TACOMA, WA 98407
 (253) 591-5737

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	E	EAST	ME	MEET EXISTING
AVE	AVENUE	EL	ELEVATION	MH	MANHOLE
BLDG	BUILDING	EJ	EXPANSION JOINT	MEAS	MEASURED DISTANCE
BC	BACK OF CURB	EX	EXISTING	N	NORTH
CJ	CONSTRUCTION JOINT	FC	FACE OF CURB	OFF	ALIGNMENT OFFSET
CL	CENTERLINE	FL	CURB FLOW LINE	PL	PROPERTY LINE
CONC	CONCRETE	H	HIGH	POB	POINT OF BEGINNING
COT	CITY OF TACOMA	HCR	HANDICAP RAMP	PSE	PUGET SOUND ENERGY
CTRL	CONTROL	HZ	HUITT-ZOLLARS	RT	RIGHT
CR	PIPE CROWN	IE	INVERT ELEVATION	R/W	RIGHT-OF-WAY
DEMO	DEMOLITION	L	LENGTH OR LONG	S	SOUTH
DIA/Ø	DIAMETER	LP	LOW POINT	ST	STREET
DI	DUCTILE IRON	LS	LANDSCAPING	STA	ALIGNMENT STATION
DTL	DETAIL	LT	LEFT	S/W	SIDEWALK
DWG	DRAWING				

ME	MEET EXISTING	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
MH	MANHOLE	TEMP	TEMPORARY
MEAS	MEASURED DISTANCE	TOE	GRADE AT BOTTOM OF WALL
N	NORTH	TOP	GRADE AT TOP OF WALL
OFF	ALIGNMENT OFFSET	TPU	TACOMA PUBLIC UTILITIES
PL	PROPERTY LINE	TYP	TYPICAL
POB	POINT OF BEGINNING	W	WIDE OR WEST
PSE	PUGET SOUND ENERGY	WW	WATER VAULT
RT	RIGHT		
R/W	RIGHT-OF-WAY		
S	SOUTH		
ST	STREET		
STA	ALIGNMENT STATION		
S/W	SIDEWALK		

SHEET INDEX

C1.00	COVER, VICINITY MAP & LEGEND
C1.10	GENERAL NOTES
C1.20	CITY OF TACOMA STANDARD NOTES
C1.30	ARCHITECT LAYOUTS
C2.00	TESC & DEMOLITION PLAN
C2.10	TESC DETAILS
C3.00	PAVING PLAN
C3.10	PAVING DETAILS
C4.00	GRADING & DRAINAGE PLAN
C4.10	CROSS SECTIONS
C4.20	ALLEY PLAN & PROFILE
C4.30	N. 52ND ST PLAN & PROFILE
C4.40	GRADING & DRAINAGE NOTES & DETAILS
C5.00	UTILITY PLAN
C5.10	UTILITY DETAILS
S1.00	SURVEY
S1.10	SURVEY

LEGEND

DEMOLISH	EXISTING	LINE TYPES, PROPOSED	
			WATER PIPE
			FIRE LINE PIPE
			SANITARY SEWER PIPE
			STORM DRAIN PIPE
			GAS LINE
			POWER, BURIED
			POWER, OVERHEAD
			CONCRETE
			BUILDING
			ASPHALT
			LANDSCAPING
			STORMWATER MANHOLE
			STORMWATER CATCH BASIN
			GAS METER
			SANITARY SEWER CLEAN OUT
			WATER METER
			POWER POLE

HORIZONTAL DATUM
 HORIZONTAL DATUM IS THE WASHINGTON COORDINATE SYSTEM OF 1983, 1991 ADJUSTMENT (NAD 83/91). COORDINATES AND DISTANCES SHOWN ON THIS SURVEY REPRESENT GROUND DISTANCES IN THE US SURVEY FOOT UNIT OF MEASURE. DATUM IS BASED ON TIES TO CITY OF TACOMA HORIZONTAL CONTROL POINTS 644, 645, 1054 AND 1062.

VERTICAL DATUM
 VERTICAL DATUM IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) BASED ON TIES TO CITY OF TACOMA BENCHMARK NUMBER 921 WITH A PUBLISHED ELEVATION OF 160.976 FEET.

REFERENCE SURVEYS
 1) PLAT OF HOWARD HEIGHTS, RECORDED ON OCTOBER 6, 1891, RECORDS OF PIERCE COUNTY, WASHINGTON.

LEGAL DESCRIPTION
 LEGAL DESCRIPTIONS PER PIERCE COUNTY ASSESSOR'S OFFICE.

PARCEL 4655000070:
 LOTS 11 AND 12, BLOCK 1, PLAT OF HOWARD HEIGHTS, SUBJECT TO LIGHT EASEMENT TO RUSTON.

PARCEL 4655000060:
 NORTH HALF OF LOT 9 AND LOTS 10, BLOCK 1, PLAT OF HOWARD HEIGHTS.

UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BASED ON FIELD INFORMATION PROVIDED BY MOUNTAIN VIEW LOCATING SERVICES LLC AND MAPS PROVIDED BY MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FINAL CONSTRUCTION CHECKED	DATE	SCALE
DESIGNED	12/10/18	CHECKED
DRAWN	DRG	JM
DATE	ZH	PROJECT NAME
FIELD BOOKS	DRAWING NAME	

NO	REVISION	DATE	APPD
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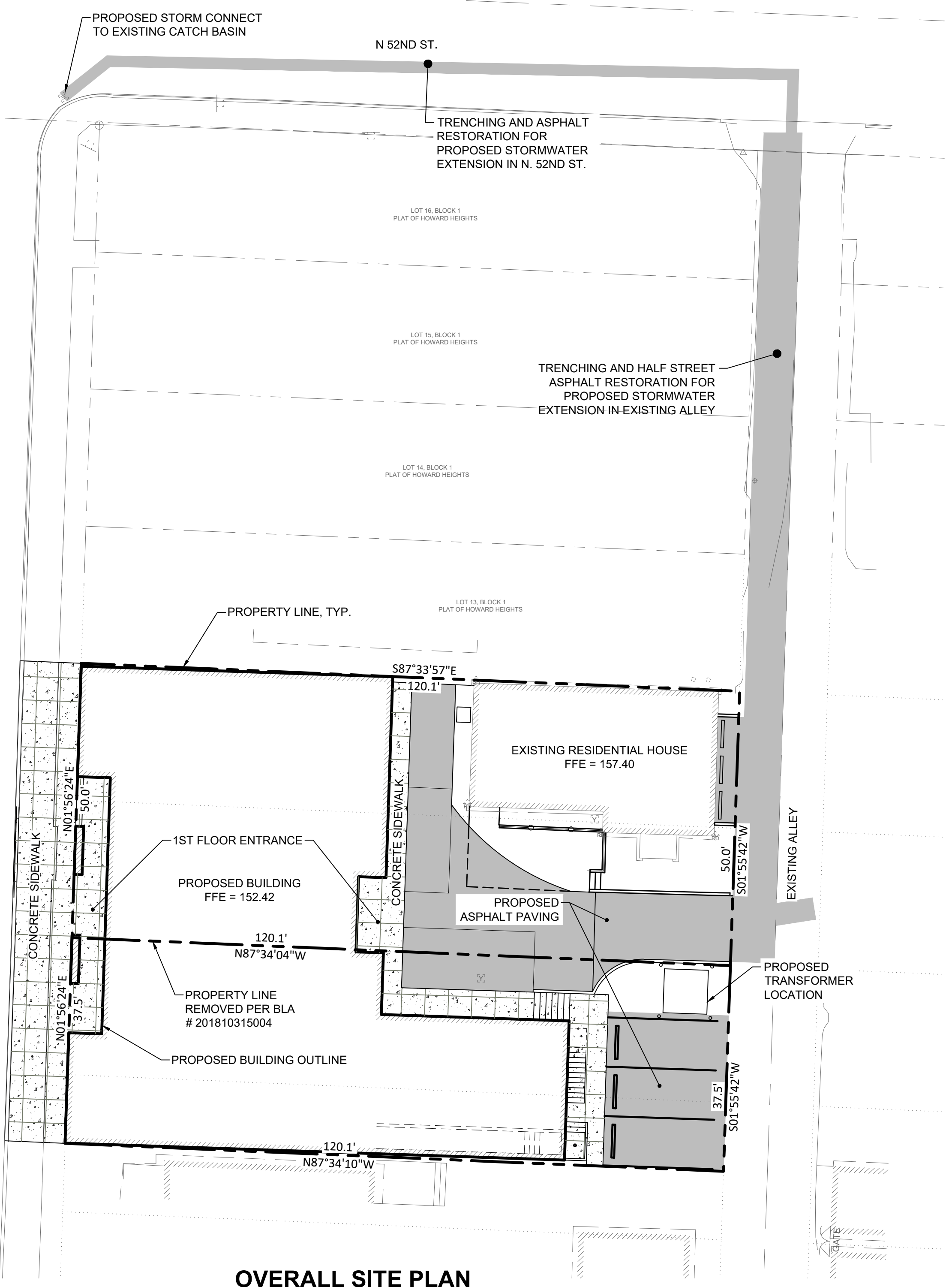
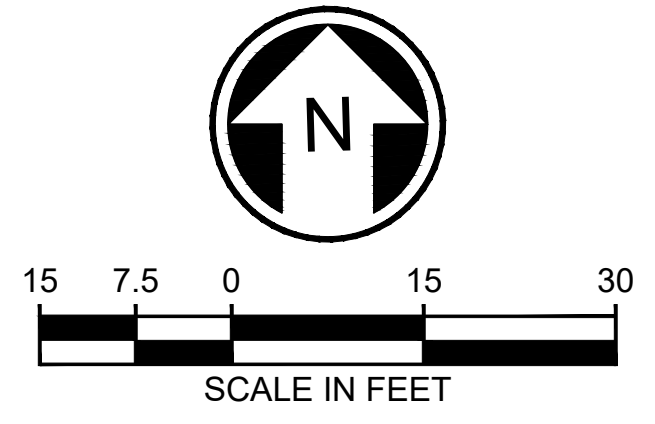


APPROVAL / RUSTON CITY ENGINEER

CARRIAGE HOUSE

5119 AND 5121 N. PEARL ST.

TACOMA, WA



OVERALL SITE PLAN
 SCALE: 1"=15'



CITY OF RUSTON		C1.00
CARRIAGE HOUSE		R309514.01
5119 AND 5121 N PEARL ST.		SHEET NO.
COVER SHEET		SHEET 1 OF 17

PIERCE COUNTY SEWER CONSTRUCTION NOTES:

- ALL MATERIALS, WORKMANSHIP, AND TESTING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE PIERCE COUNTY SANITARY SEWER DEVELOPMENT SPECIFICATIONS, THE PIERCE COUNTY SANITARY SEWER STANDARD DETAILS MANUAL AND THE PIERCE COUNTY SEWER CODE.
- THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE PIERCE COUNTY DEVELOPMENT ENGINEERING INSPECTOR IN THE EVENT OF DISCOVERY OF POOR SOILS, STANDING GROUND WATER OR DISCREPANCIES FROM THE PLANS IN GRADES, LOCATIONS AND CONSTRUCTION OF UTILITIES, STRUCTURES, AND OTHER EXISTING CONDITIONS.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF THE POINT OF CONNECTION PRIOR TO CONSTRUCTION.
- TESTING BY AIR OR WATER EXFILTRATION IS REQUIRED ON ALL SEWERS, INCLUDING DRY LINES, AND VACUUM TESTING IS REQUIRED ON ALL MANHOLES. PIERCE COUNTY REQUIRES A MINIMUM 24-HOUR ADVANCED NOTICE FOR SITE INSPECTION.
- THE CONTRACTOR SHALL BE REGISTERED WITH PIERCE COUNTY PLANNING AND PUBLIC WORKS DEVELOPMENT ENGINEERING SECTION AND HAVE A VALID \$5,000.00 STREET OBSTRUCTION BOND.
- PIERCE COUNTY REQUIRES THAT THE OWNER OR THE OWNER'S REPRESENTATIVE, THE ENGINEER AND THE CONTRACTOR ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE PIERCE COUNTY DEVELOPMENT ENGINEERING INSPECTOR FOR ALL WORK ON THESE PLANS. THE CONFERENCE SHOULD BE SCHEDULED BY CALLING (253) 798-4050 A MINIMUM OF TWO WEEKS PRIOR TO COMMENCEMENT OF WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/CONTRACTOR TO OBTAIN NECESSARY PERMITS, CONSTRUCTION EASEMENTS AND RELEASES.
- ANY REVISIONS TO THESE PLANS, ONCE APPROVED BY PIERCE COUNTY MUST BE REVIEWED AND REAPPROVED BY PIERCE COUNTY PLANNING AND PUBLIC WORKS DEVELOPMENT ENGINEERING SECTION PRIOR TO IMPLEMENTATION IN THE FIELD.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A SET OF THESE APPROVED PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- SIDE SEWER STUBS SHALL BE INSTALLED AT LEAST 10 FEET FROM PROPERTY LINES, UNLESS OTHERWISE APPROVED BY PIERCE COUNTY PLANNING AND PUBLIC WORKS DEVELOPMENT ENGINEERING SECTION.
- ALL MANHOLES LOCATED IN LOW POINTS OF VERTICAL CURVES SHALL HAVE WATERTIGHT LIDS.
- ALL NEW MANHOLES WILL BE PRE-CHANNELED WITH PIERCE COUNTY APPROVED MANHOLE INVERT LINERS AND HAVE LOCKING LIDS, UNLESS OTHERWISE NOTED.
- SANITARY SEWER LINES AND WATER MAIN CROSSINGS: A. THE STANDARD MINIMUM VERTICAL SEPARATION FOR WATER LINES IS 1.5 FEET ABOVE THE SANITARY SEWER LINE. SEPARATION SHALL BE MEASURED FROM THE OUTER WALLS OF THE PIPES. B. CONTACT DEVELOPMENT ENGINEERING FOR UNUSUAL CIRCUMSTANCES FOR DEVELOPMENT ENGINEERING TO DETERMINE IF A REDUCED MINIMUM VERTICAL SEPARATION WILL BE ALLOWED FOR LESS THAN 1.5 FEET BUT NOT LESS THAN 0.75 FEET. ADDITIONAL PROVISIONS WILL BE REQUIRED.
- SANITARY SEWER LINES AND UTILITY CROSSING OTHER THAN WATER LINES: A. THE STANDARD MINIMUM VERTICAL SEPARATION FOR UTILITIES OTHER THAN WATER LINES IS 1.5 FEET FROM THE SANITARY SEWER. SEPARATION SHALL BE MEASURED FROM THE OUTER WALLS OF THE PIPES. B. IF CONCRETE ENCASEMENT OF THE SANITARY SEWER IS PROVIDED, THEN A REDUCED MINIMUM VERTICAL SEPARATION OF 0.75 FEET WILL BE ALLOWED. THE CONCRETE ENCASEMENT SHALL EXTEND 10 FEET ON EACH SIDE OF THE CROSSING. C. CLASS 52 DUCTILE IRON PIPE MAY BE USED FOR THE SANITARY SEWER IN LIEU OF CONCRETE ENCASEMENT PROVIDED THAT THERE IS NO TRANSITIONING TO OTHER PIPE MATERIALS BETWEEN MANHOLES.
- TEES SHALL BE USED FOR ALL SIDE SEWER CONNECTIONS TO SEWER MAINLINES.
- THE INTERIOR OF ALL DUCTILE IRON PIPE SHALL BE LINED PER PIERCE COUNTY SANITARY SEWER DEVELOPMENT SPECIFICATIONS.
- THE INTERIOR WALLS OF ALL CONCRETE MANHOLES FOR INTERCEPTOR SEWERS (15" NOMINAL INSIDE DIAMETER AND LARGER) SHALL BE COATED PER PIERCE COUNTY SANITARY SEWER DEVELOPMENT SPECIFICATIONS.
- THE EXTERIOR OF ALL MANHOLES SHALL BE COATED PER PIERCE COUNTY SANITARY SEWER DEVELOPMENT SPECIFICATIONS.
- THE MINIMUM LENGTH OF CONCRETE ENCASEMENT SHALL BE 20 LINEAR FEET.
- CONCRETE MANHOLES THAT ARE TAPPED FOR A FORCE MAIN CONNECTION SHALL HAVE THEIR INTERIORS RECEIVE PROTECTIVE COATINGS PER PIERCE COUNTY SANITARY SEWER DEVELOPMENT SPECIFICATIONS.
- ALL TRENCH RESTORATION REQUIREMENTS, OTHER THAN PIPE BEDDING, SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON ACCOMMODATING UTILITIES IN PIERCE COUNTY RIGHT-OF-WAY. PEA GRAVEL, AS SPECIFIED IN THE PIERCE COUNTY SANITARY SEWER DEVELOPMENT SPECIFICATIONS, SHALL BE USED FOR ALL SANITARY SEWER PIPE BEDDING MATERIAL.
- ALL PAVEMENT RESTORATION REQUIREMENTS IN THE PUBLIC RIGHT-OF-WAY SHALL BE DETERMINED BY THE PERMITTING JURISDICTION (I.E. - PIERCE COUNTY TRANSPORTATION SERVICES, CITY OF UNIVERSITY PLACE, CITY OF LAKEWOOD, TOWN OF MILTON, CITY OF TACOMA, CITY OF DUPONT, OR THE STATE OF WASHINGTON, ETC.) UPON APPLICATION AND ISSUANCE OF RIGHT-OF-WAY PERMIT OR EQUAL THEREOF. IN ADDITION, AT THE PERMITTING JURISDICTION'S DISCRETION, ALTERNATIVE CONSTRUCTION METHODS OTHER THAN STANDARD OPEN TRENCH CONSTRUCTION MAY BE REQUIRED FOR SANITARY SEWER CONSTRUCTION SHOWN ON THESE APPROVED CONSTRUCTION PLANS.

CITY OF TACOMA SANITARY AND STORM SEWER CONSTRUCTION NOTES:

- 7-08.3(2)G JOINTING OF DISSIMILAR PIPE: DISSIMILAR PIPE SHALL BE JOINED BY USE OF RIGID COUPLINGS MANUFACTURED BY ROMAC INDUSTRIES, INC., OR CITY OF TACOMA APPROVED EQUAL.
- 7-08.3(2)F PLUGS AND CONNECTIONS: RIGID COUPLINGS, MANUFACTURED BY ROMAC INDUSTRIES, INC., OR CITY OF TACOMA APPROVED EQUAL, SHALL BE USED AT ANY PIPE JOINT IN WHICH BELL AND SPIGOT OR FUSED JOINTS ARE NOT USED. FLEXIBLE COUPLINGS ARE NOT PERMITTED.
- SECTION 7-04 OF THE STANDARD SPECIFICATION IS DELETED. STORM SEWERS SHALL MEET ALL THE REQUIREMENTS OF SANITARY SEWERS.
- SEWERS AND APPURTENANCES SHALL BE CLEANED AND TESTED AFTER BACKFILLING BY EITHER EXFILTRATION OR LOW-PRESSURE AIR METHOD AT THE OPTION OF THE CONTRACTOR, EXCEPT WHERE THE GROUND WATER TABLE IS SUCH THAT THE ENGINEER MAY REQUIRE THE INFILTRATION TEST.
- ALL WASTEWATER AND STORMWATER PIPES SHALL BE VIDEO INSPECTED BY CITY FORCES PRIOR TO PAVING WHERE PAVING OCCURS OVER SEWERS. ALL OTHER SEWERS WILL BE VIDEO INSPECTED PRIOR TO FINAL ACCEPTANCE.
- ALL ABANDONED PIPES ENCOUNTERED DURING CONSTRUCTION AND NEW STORMWATER AND WASTEWATER STUB OUTS SHALL BE SEALED WITH A WATERTIGHT PIPE PLUG.
- ALL FRAMES AND GRATES FOR STANDARD CATCH BASIN INLETS ON THIS PROJECT SHALL BE "VANED" TYPE AND SHALL CONFORM TO THAT SHOWN ON WSDOT STANDARD PLAN NO. B-30.30-01 AND B30.40-01.
- WHERE EXISTING CATCH BASINS ARE MODIFIED, GRATES MAY BE REQUIRED TO BE REPLACED WITH VANED GRATES. ENVIRONMENTAL SERVICES WILL MAKE THE FINAL DETERMINATION BASED ON THE CONDITION OF THE EXISTING GRATE AND STRUCTURE.
- RECYCLED CONCRETE SHALL NOT BE USED FOR PIPE ZONE BACKFILL.
- NEW CONNECTIONS TO BRICK MANHOLES MAY BE ALLOWED ON A CASE BY CASE BASIS. MANHOLE REPLACEMENT MAY BE REQUIRED BY THE ENVIRONMENTAL SERVICES DEPARTMENT BASED UPON THE CONDITION OF THE EXISTING MANHOLE.

STORM DRAINAGE NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH TOWN OF RUSTON STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA) AND AS AMENDED BY THE COUNTY OR THE STATE.
- TEMPORARY EROSION/ WATER POLLUTION PREVENTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 1-07.15, AS MODIFIED BY THE APWA SUPPLEMENT OF THE CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS AND THE 2016 CITY OF TACOMA STORMWATER MANAGEMENT MANUAL.
 - SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS SET OF DRAWINGS NOT PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL, THE APPLICANT/CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- CALL FOR UNDERGROUND LOCATE LINE 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
- ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE MUNICIPALITY'S RIGHT-OF-WAY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY WHEN WORKING IN THE ROAD RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, STANDING GROUNDWATER, OR SEVERE DISCREPANCIES FROM SOIL LOGS DESCRIPTIONS AS NOTED ON THE PLANS.
- FOR PUBLIC SYSTEMS, THE CONTRACTOR SHALL CALL FOR INSPECTION 48 HOURS PRIOR TO COVERING ANY DRAINAGE STRUCTURES.
- ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY, SIDEWALK OR GRAVEL PLAZA, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.
- ALL COORDINATES FOR DRAINAGE STRUCTURES ARE CENTERED OF GRATE, CONTRACTOR TO LOCATE GRATES AT APPROXIMATE LOW POINTS AND SURFACE WATER FLOW LINES.
- A PRE CONSTRUCTION MEETING SHALL BE HELD WITH THE LOCAL REGULATING MUNICIPALITY INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
- ALL STORM MAINS AND RETENTION/DETENTION AREAS SHALL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEER OR SURVEYING FIRM, OR A CONTRACTOR APPROVED BY THE CITY.
- STORM DRAIN PIPE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - PLAIN CONCRETE PIPE CONFORMING TO THE REQUIREMENTS OF AASHTO M 86, CLASS 2.
 - REINFORCED CONCRETE PIPE CONFORMING TO THE REQUIREMENTS OF AASHTO M 170.
 - PVC PIPE SHALL CONFORM TO ASTM D 3034-73 SDR 35 FOR 4' THROUGH 15' DIAMETER PVC PIPE, AND SHALL CONFORM TO ASTM F 679 FOR 18" THROUGH 27" DIAMETER PIPE WITH JOINTS AND GASKETS CONFORMING TO ASTM D 3212 AND ASTM F 477.
 - DUCTILE IRON PIPE (DIP) CONFORMING TO THE REQUIREMENTS OF ANSI A21.51, AND AWWA C 151, THICKNESS CLASS AS SHOWN ON THE PLANS.
 - POLYETHYLENE (HDPE) SMOOTH INTERIOR WALL PIPE PER ADVANCED DRAINAGE SYSTEMS N-12 PIPE (N-12) CONSTRUCTION PER THE STANDARD SPECIFICATIONS 7-04.
 - THE MINIMUM COVER FOR PVC PIPE SHALL BE 36". THE MINIMUM COVER FOR ADS OR DUCTILE IRON PIPE SHALL BE 12". THE MINIMUM COVER FOR ALL OTHER PIPE SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS, BUT NOT LESS THAN 12" MIN.
- STORM DRAIN PIPE INSTALLATION SHALL MEET MANUFACTURER'S SPECIFICATIONS FOR JOINT DEFLECTION, PIPE DEFLECTION, DEPTH, PIPE BEDDING, PIPE BEDDING COMPACTION, AND ALL OTHER MANUFACTURER'S SPECIFICATIONS.
- ROOF DRAIN PIPE MATERIAL SHALL BE ONE OF THE FOLLOWING:
 - PVC SOLID WALL PIPE WHICH MEETS ASTM D3034.
 - CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INTERIOR WHICH MEETS ASHTO M252 OR M294.

GENERAL NOTES

- A COPY OF THESE APPROVED PLANS AND THE STANDARDS FOR CONSTRUCTION MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL SEDIMENTATION/EROSION FACILITIES MUST BE IN OPERATION PRIOR TO CLEARING AND CONTINUE IN OPERATION UNTIL BUILDING CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY REGULATIONS AND REQUIREMENTS.
- THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING BEDDING MATERIAL FOR INSTALLATION OF THE WATER MAIN, SANITARY SEWER, AND STORM DRAIN PIPES. THIS MATERIAL MAY INCLUDE PEA GRAVEL, SAND, OR FOUNDATION FOR BEDDING MATERIAL, IF REQUIRED BY THE EXISTING SITE CONDITIONS.
- CONTRACTOR SHALL RECORD ANY APPROVED FIELD DEVIATION FROM ENGINEERING PLAN. THESE RECORDS SHALL BE KEPT ON CONSTRUCTION DRAWINGS AND TURNED OVER TO ENGINEER UPON COMPLETION OF PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND LOCAL REGULATING MUNICIPALITY INSPECTOR IN THE EVENT OF THE DISCOVERY OF POOR SOILS, STANDING GROUNDWATER OR DISCREPANCIES FROM THE PLANS IN GRADES, LOCATION AND CONSTRUCTION OF UTILITIES, STRUCTURES, AND OTHER EXISTING CONDITIONS.
- FOR ALL UTILITIES, THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF THE POINTS OF CONNECTION PRIOR TO CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER/CONTRACTOR TO OBTAIN NECESSARY PERMITS, CONSTRUCTION EASEMENTS AND RELEASES.
- THE MINIMUM LENGTH OF CONCRETE ENCASING SHALL BE 20 LINEAR FEET.
- ALL PAVEMENT RESTORATION REQUIREMENTS IN THE PUBLIC RIGHT-OF-WAY SHALL BE DETERMINED BY THE PERMITTING JURISDICTION UPON APPLICATION AND ISSUANCE OF A RIGHT-OF-WAY PERMIT OR EQUAL THEREOF. IN ADDITION, AT THE PERMITTING JURISDICTION'S DISCRETION, ALTERNATIVE CONSTRUCTION METHODS OTHER THAN STANDARD OPEN TRENCH CONSTRUCTION MAY BE REQUIRED FOR THE SANITARY SEWER CONSTRUCTION SHOWN ON THESE APPROVED CONSTRUCTION PLANS.

WATER NOTES:

- CONTRACTOR SHALL RECORD ALL APPROVED FIELD DEVIATION FROM ENGINEERING PLAN. THESE RECORDS SHALL BE KEPT ON CONSTRUCTION DRAWINGS AND TURNED OVER TO ENGINEER UPON COMPLETION OF PROJECT.
- THE CONTRACTOR SHALL VERIFY DIA, LENGTH, CONDITION, PIPE TYPE, SLOPE AND VERTICAL AND HORIZONTAL ALIGNMENT OF THE EXISTING ALIGNMENT OF THE PROPOSED POINT OF CONNECTION PRIOR TO CONNECTION AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION. POTHOLES OF SYSTEM (AS REQUIRED) SHALL BE INCLUDED IN BASE BID.
- WATER MAIN: INSTALL WITH 42 INCHES COVER, MINIMUM. MAINTAIN A 6-INCH SAND CUSHION, VERTICAL SEPARATION WITH STORM DRAIN PIPES.
- FIRE HYDRANTS: CONFORM TO THE CITY OF SHELTON STANDARDS. LOCATION GIVEN TO APPROXIMATE CENTER OF HYDRANT.
- VALVE BOXES: CONFORM TO TOWN OF RUSTON STANDARDS. LOCATE AS SHOWN ON PLANS. ALL VALVES SHALL HAVE A VALVE BOX.
- THRUST BLOCKING: CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL VALVES, INCLUDING IN-LINE VALVES, FITTINGS, BENDS, PLUGS, STUBS, AND APPURTENANCES AS REQUIRED BY TOWN OF RUSTON STANDARDS. THRUST BLOCKING SHALL CONFORM TO TOWN OF RUSTON STANDARDS.
- CONTRACTOR TO FURNISH AND INSTALL METER BOX AND VALVE AT WATER SERVICES.
- EXISTING VALVES: SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY TO MATCH FINISH GRADE. ADJUSTMENT INCLUDES INSTALLATION OF VALVE BOX AND COVER.
- EXISTING AIR RELEASE ASSEMBLIES: SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY TO MATCH FINISH GRADE.
- WATER AND SEWER CROSSINGS: MAINTAIN 18" VERTICAL SEPARATION ON WATER AND SEWER CROSSINGS (EXCEPT WHERE SPECIFICALLY IDENTIFIED ON PLANS). WATER LINE TO ALWAYS CROSS ABOVE SEWER MAINS. MAINTAIN 10' MINIMUM SEPARATION ON PARALLEL WATER AND SEWER LINES AND SERVICES. WATER LINE TO BE ENCASED WHEN 18" VERTICAL SEPARATION IS NOT POSSIBLE.
- BENDS: BENDS SHALL BE INSTALLED PER THE MANUFACTURER'S GUIDELINES AND PER THE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL BENDS IN LIEU OF DEFLECTING THE PIPE IF THE TOWN OF RUSTON INSPECTOR OR CITY ENGINEER DEEM IT NECESSARY.

DEMOLITION NOTES

- COORDINATE ALL UTILITY DEMOLITION WITH THE RESPECTIVE PROPOSED UTILITY PLAN PRIOR TO REMOVAL. ALL UTILITY LINES MUST REMAIN IN SERVICE WITH ANY REQUIRED DISRUPTION SCHEDULED DURING HOURS WHEN SCHOOL IS NOT OPEN.
- LOCATION OF UTILITIES SHOWN IN THESE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION CONTRACTOR IS TO FIELD VERIFY LOCATIONS AND ELEVATION AT POINTS OF CONNECTION BEFORE BEGINNING WORK.
- CONTRACTOR TO ONLY EXCAVATE THE AMOUNT OF UTILITY THAT CAN BE REMOVED WITHIN THE WORKDAY. UPON COMPLETION OF REMOVAL AND INSTALLATION OF NEW UTILITY, THE CONTRACTOR WILL BACKFILL THE TRENCH AS ALLOWED BY LOCAL JURISDICTION.
- WHEN ITEM IS TO BE "DEMOLISHED" OR "DEMOLITION" IS TO OCCUR, CONTRACTOR TO CUT AND REMOVE, OR ABANDON (IF ALLOWED BY OWNER AND UTILITY PURVEYOR, IF APPLICABLE AND WILL NOT CONFLICT WITH OTHER PROPOSED IMPROVEMENTS). ALL DEMOLISHED ITEMS TO BE DISPOSED OF OFF-SITE AT CONTRACTOR'S EXPENSE. CONTRACTOR IS ALSO REQUIRED TO TAKE ALL NECESSARY STEPS TO MAINTAIN EXISTING UTILITY SERVICE OR OTHER FUNCTION DURING DEMOLITION UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE OWNER.

SEWER NOTES:

- CONTRACTOR SHALL RECORD ANY FIELD DEVIATION FROM ENGINEERING PLAN. THESE RECORDS SHALL BE KEPT ON CONSTRUCTION DRAWINGS AND TURNED OVER TO ENGINEER UPON COMPLETION OF PROJECT.
- THE CONTRACTOR SHALL VERIFY DIA, LENGTH, CONDITION, PIPE TYPE, SLOPE AND VERTICAL AND HORIZONTAL ALIGNMENT OF THE EXISTING ALIGNMENT OF THE PROPOSED POINT OF CONNECTION PRIOR TO CONNECTION AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION. POTHOLES OF SYSTEM (AS REQUIRED) SHALL BE INCLUDED IN BASE BID.
- CLEANOUTS: CONFORM TO TOWN OF RUSTON STANDARDS.



NO	REVISION	DATE	APPD
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FINAL CONSTRUCTION CHECKED	DATE	SCALE
BY	DESIGNED	CHECKED
DATE	DRAWN	PROJECT NAME
FIELD BOOKS	DRAWING NAME	



CITY OF RUSTON

CARRIAGE HOUSE
5119 AND 5121 N PEARL ST.
GENERAL NOTES

C1.10
R309514.01
SHEET NO.
SHEET 2 OF 17

APPROVAL / RUSTON CITY ENGINEER

RIGHT-OF-WAY PERMITTING GENERAL NOTES

GENERAL

- A. The following special provisions are to be used in conjunction with the City of Tacoma Special Provisions, City of Tacoma Standard Plans and City of Tacoma Right-of-Way Design Manual, "2014 Standard Specifications for Road, Bridge and Municipal Construction" and "Standard Plans for Road, Bridge and Municipal Construction" as prepared by the Washington State Department of Transportation (WSDOT).
- B. Any inconsistency between these work order drawings and the 2014 Standard Specifications or the WSDOT Standard Plans shall be resolved by the following order of precedence (e.g., 1 presiding over 2, 3, and so forth):
 1. Approved Work Order Drawings
 2. City of Tacoma Special Provisions, including APWA General Special Provisions, as applicable
 3. City of Tacoma Right-of-Way Design Manual
 4. 2014 Standard Specifications
 5. City of Tacoma Standard Plans
 6. WSDOT Standard Plans
- C. Any revisions to these plans must be reviewed and approved by the City of Tacoma prior to any implementation in the field.
- D. Contractors shall familiarize themselves with the site and shall bring any discrepancies to the attention of the Engineer prior to undertaking the affected work.
- E. Any discrepancy in these drawings, specifications, these notes, and the site conditions shall be reported to the Engineer, who shall correct such discrepancy in writing after reviewing any changes. Any work done by the Contractor after the discovery of such discrepancy shall be done at the Contractor's risk. The Contractor shall verify and coordinate the dimensions among all drawings prior to proceeding with any work.
- F. A pre-construction meeting shall be held at the City of Tacoma with the applicant, contractor, and City Inspectors prior to issuance of a permit.

ADDITIONAL PERMITS

- A. Separate permits are required for on-site work including all retaining walls, grading, and erosion control. Adherence to all conditions of these permits is required as a part of this plan.
- B. Separate permits are required for sidewalk installation as well as curb and gutter removal and driveway construction when constructed at building permit stage.
- C. Separate storm and sanitary sewer connection permits are required for connections to the wastewater or stormwater systems.

UTILITIES

- A. The existing underground utilities shown hereon are based upon existing record drawings and are not guaranteed to be accurate, nor all-inclusive.
- B. All utilities must be verified prior to construction. If the project requires any excavation, the developer/contractor is required to call the Utility Underground Location Center at (800) 424-5555 at least two days before starting such excavation in accordance with RCW 19.122.
- C. It shall be the Contractor's responsibility to protect, in place, all utilities and/or structures whether shown or not shown on this plan. Damage due to the Contractor's operations shall be repaired at the Contractor's expense.

EXCAVATION

- A. If workers enter any trench or other excavation four feet or more in depth that does not meet the open pit requirements of Section 2-09.3(3)B, it shall be shored and cribbed. All trench safety systems shall meet the requirements of the Washington Industrial Safety and Health Act, Chapter 49.17 RCW. The Contractor alone shall be responsible for all worker safety, and neither the City of Tacoma nor the Engineer of record assumes any responsibility.

PAVEMENT PREPARATION / RESTORATION

- A. Additional removal and replacement of pavement may be required to provide proper transition/crown as directed by the City of Tacoma Inspector in the field.
- B. The street sections shown on this plan are designed to be placed upon a firm and unyielding base.
- C. Subgrade compaction shall be tested by a professional geotechnical consultant prior to placing base material.
- D. Pavement restoration shall be constructed in accordance with the City of Tacoma Restoration policy and applicable Standard Plans.
- E. All permanent traffic channelization, such as but not limited to legends, raised pavement markings, paint, and signage, shall be restored to current Tacoma Standards.
- F. Final restoration limits shall be determined in the field by the City of Tacoma Inspector.
- G. Pavement Preparation and Restoration shall meet all applicable requirements of City of Tacoma Right-of-Way Design Manual Chapter 4 Sections 5.4 and 5.5.

PERMEABLE PAVEMENTS

- A. Permeable Pavements including pavers, porous asphalt and pervious concrete may be approved for use within the right of way.
- B. Installation shall be in accordance with the approved permit documents and all applicable requirements as outlined in the documents referenced in the GENERAL section above.
- C. Permeable pavers shall be designed and installed in accordance with manufacturer's recommendations, per approved permit drawings and the requirements of the City of Tacoma Right-of-Way Design Manual.

HOT MIX ASPHALT

- A. Standard hot mix asphalt shall be HMA CL 1/2 Inch PG 64-22.
- B. Porous asphalt shall be Class 2^{1/2} PG 70-22ER polymer modified or higher grade.
- C. Mix design shall be based on Standard Plan PD-01-Pavement Design Standards and PD-02 Pavement Design Worksheet.
- D. Section 5-04.3(6)A "Acceptance Sampling and Testing" of the Standard Specifications is deleted.
- E. All standard hot mix asphalt shall be compacted to a minimum of 92 percent of the maximum density as determined by AASHTO T209. All standard hot mix asphalt utilized shall be considered compactable. The level of compaction attained will be determined as the average of not less than 5 nuclear density gauge tests taken on the day the mix is placed (after completion of the finish rolling) at randomly selected locations within each lot. The quantity represented by each lot will be no greater than a single day's production or approximately 400 tons, whichever is less.
- F. All testing results shall be provided to the City within 48 hours of the test.
- G. Control lots not meeting the minimum density standard shall be removed and replaced with satisfactory material.
- H. In addition to the randomly selected locations for test of the control lot, the City Inspector reserves the right to test any area which appears defective and to require further compaction of areas that fall below acceptable density readings. These additional tests shall not impact the compaction evaluation of the entire control lot.
- I. Hot mix asphalt pavement shall not be placed on any traveled way between October 1 and April 1 without written approval from a Science & Engineering Assistant Division Manager.
- J. No traffic shall be allowed on any newly placed pavement without the approval of the City Inspector.

CONCRETE

- A. Concrete pavement mix design shall be based on Standard Plan PD-01-Pavement Design Standards.
- B. Cold Weather Concrete Work. The following requirements for placing concrete shall be in effect from November 1 to April 1:
 1. The Engineer shall be notified at least 24 hours prior to any concrete placement.
 2. Weather permitting, all concrete placement shall be completed no later than 2200 p.m. each day.
 3. Where forms have been placed and the subgrade has been subjected to severe frost, no concrete shall be placed until the ground is completely thawed. At that time, the forms shall be adjusted and subgrade repaired as determined by the Engineer.
- C. Curling of concrete shall be in accordance with Section 5-05.3(13) of the Standard Specifications.
- D. The slump for standard concrete used for sidewalks shall not exceed four inches +/- one inch.
- E. Sidewalks and curb ramps shall be constructed in accordance with ADA Standards for Accessible Design, 28 CFR, Part 35 and as supplemented by the Public Works Right of Way Accessibility Guidelines (PROWAG).

SANITARY AND STORM SEWERS

- A. 7-08.3(2)G Joining of Dissimilar Pipe:
Dissimilar pipe shall be joined by use of rigid couplings manufactured by Romac Industries, Inc., or City of Tacoma approved equal.
- B. 7-08.3(2)F Plugs and Connections:
Rigid Couplings, manufactured by Romac Industries, Inc., or City of Tacoma approved equal, shall be used at any pipe joint in which bell and spigot or fused joints are not used. Flexible couplings are not permitted.
- C. Section 7-04 of the Standard Specification is deleted. Storm sewers shall meet all the requirements of sanitary sewers.
- D. Sewers and appurtenances shall be cleaned and tested after backfilling by either exfiltration or low-pressure air method at the option of the Contractor, except where the ground water table is such that the Engineer may require the infiltration test.
- E. All wastewater and stormwater pipes shall be video inspected by City Forces prior to paving where paving occurs over sewers. All other sewers will be video inspected prior to final acceptance.
- F. All abandoned pipes encountered during construction and new stormwater and wastewater stub outs shall be sealed with a watertight pipe plug.
- G. All frames and grates for standard catch basin inlets on this project shall be "vaned" type and shall conform to that shown on WSDOT Standard Plan No. B-30.30-01 and B-30.40-01.
- H. Where existing catch basins are modified, grates may be required to be replaced with vaned grates. Environmental Services will make the final determination based on the condition of the existing grate and structure.
- I. Recycled concrete shall not be used for pipe zone backfill.
- J. New connections to brick manholes may be allowed on a case by case basis. Manhole replacement may be required by the Environmental Services Department based upon the condition of the existing manhole.

MISCELLANEOUS

- A. Any fence or structure replaced and/or relocated shall be maintained to remain functional.
- B. Independent quality assurance sampling and testing will be provided by a certified independent laboratory for all improvements within the right-of-way. All special inspection reports shall be forwarded to the Site Development Group on a monthly basis, and / or as requested by the City of Tacoma Inspector.
- C. The Contractor shall only use those hydrants designated by the agency in charge of water distribution and in strict accordance with its requirements for hydrant use. Water applied by the Contractor shall not be from residential sources.

GRADING, EXCAVATION, AND EROSION CONTROL NOTES

- A. All work is to be done in accordance with the approved grading plan, soils report, the most current WSDOT Standard Specifications For Road, Bridge And Municipal Construction and the current City of Tacoma Stormwater Management Manual.
- B. When construction operations are such that debris from the work is deposited on the streets, the Contractor shall immediately remove any deposits or debris which may accumulate on the roadway surface. If the Contractor fails to keep the streets free from deposits and debris resulting from the work, the Contractor shall, upon order of the City of Tacoma Inspector, provide facilities for, and remove all clay, dirt, or other deposits from the tires or between wheels before trucks or other equipment will be allowed to travel over paved streets. Should the Contractor fail or refuse to clean the streets in question, or the trucks or equipment in question, the City of Tacoma Inspector may order the work suspended at the Contractor's risk until compliance with the Contractor's obligations is assured, or the City of Tacoma Inspector may order the streets in question cleaned by others and such costs incurred by the City in achieving compliance with these requirements, including cleaning of the streets, shall be deducted from the work order account.
- C. The Contractor shall protect existing drainage structures using acceptable methods and materials as shown on this plan. If the methods and materials as shown on this plan are not adequate, the City of Tacoma Inspector may require additional/alternative methods for erosion control and/or protection of existing drainage structures. Additional or alternative methods shall be submitted by the design engineer and accepted by the City of Tacoma Inspector. Any damage caused to the City of Tacoma stormwater system as a result of the work outlined on this plan shall be the sole responsibility of the Contractor. Resolving said damage may include, but not be limited to, the cleaning of the drainage system in question by the Contractor.
- D. Watering provisions when applicable must be in place to prevent dust from becoming air borne. Violation of this condition will result in a stop work order until corrected.
- E. Fill that will support a street section or other structures shall be placed under the inspection of a Washington State Licensed Geotechnical Engineer. Soil to be placed shall be tested and compacted to 95 percent of its maximum density. Engineer shall document existing site conditions, soil and its placement and allowable bearing capacity submitted. Standard requirements for cuts and fill are contained in the WSDOT Standard Specifications For Road, Bridges, and Municipal Construction.
- F. A stormwater pollution prevention plan (SWPPP) is required for all work order projects. The plan must be in accordance with the current City Tacoma Stormwater Management Manual.

HYDROSEEDING

- A. All areas that are cleared and grubbed, graded, excavated or filled are subject to stabilization. Any of these areas that are left unpaved or unlandscaped shall be hydroseeded or otherwise fully stabilized under the direction and approval of the Construction Inspector.
- B. Hydroseeding may occur only during the periods of April 1 through May 31 or September 1 through October 15. Hydroseeding may be allowed during the months of June through August if irrigation is provided.
- C. Monitor and maintain hydroseeded areas throughout the winter wet season to ensure that no erosion occurs.

EROSION CONTROL MEASURES

- A. Minimum Erosion Control measures shall include:
 1. Construction entrance.
 2. Perimeter erosion/sedimentation control.
 3. Protection of catch basins.
 4. Stabilization of exposed soils.
- B. All erosion control shall be in place prior to clearing. The contractor shall call the City of Tacoma Inspector for initial erosion control inspection prior to start of work, per Item F, below.
- C. Erosion control measures shall be maintained at all times to the approval of the City of Tacoma Inspector.
- D. Should temporary erosion and sedimentation control measures, as shown on plans become inadequate, the contractor shall install facilities as necessary to protect adjacent properties and the City of Tacoma drainage system, meeting approval of the City of Tacoma Inspector.
- E. No permits to perform grading, excavation, or filling during the period from October 1st through March 31 shall be issued, EXCEPTION: The City may approve a grading, excavation, or filling plan prepared by a licensed Civil or Geotechnical Engineer which specifically addresses the winter rain season and the associated erosion problems, and issue a permit based on such plan.
- F. Call for inspection of the City of Tacoma Inspector upon completion of:
 1. Staking of clearing limits.
 2. Installation of erosion control and prior to site grading.
 3. Prior to removal of erosion control devices.
- G. All material removed from site shall be placed only at a permitted site. Verify location of destination of material prior to exportation.
- H. Traffic control provisions as approved by the City Traffic Engineer shall be adhered to at all times.
- I. Trees to be removed shall be clearly marked for removal. Trees to be saved shall be fenced with barricade fence at the drip line (outer edge of tree branches) to keep construction vehicles from compacting root zone and killing trees. This fencing shall be maintained until construction ends.
- J. Tree protection measures to be installed with Initial TESC measures and shall be maintained throughout the duration of site work. Refer to City of Tacoma Std. Plans LS-08 through LS-11.

RECORD DRAWINGS CRITERIA FOR ACCEPTANCE OF ALL PRIVATE WORK ORDERS

- A. All revisions to the approved plans must be approved by the City of Tacoma prior to implementation of the changes.
- B. A determination at the time of proposal shall be made whether the revision can be addressed with red line drawings submitted as a part of the record drawings or will require formal submission for approval.
- C. Record drawings shall show the station, offset, centerline and gutter flowline elevations, to nearest 0.01 foot; for all horizontal and vertical roadway alignment changes, at the intersection end of radius points and at the beginning and end of new paving.
- D. Record drawings shall show the station, offset, invert, and rim elevations to the nearest 0.01 foot for all stormwater and wastewater structures, (i.e.: manholes, catch basins, etc.)
- E. After any new stormwater and/or wastewater pipes have been cleaned and the manholes channelled, the man(s) shall be televised for video inspection to provide a record of the constructed conditions and for the wastewater system to verify side sewer connection locations. The City of Tacoma will coordinate this inspection.
- F. The property side ends of the side sewers shall be marked in the field by means of a 2-inch by 4-inch board and locate wire that extends from the flow line of the side sewer to at least 1 foot above the finished lot grade. Record drawings shall show all side sewers and shall locate them by measurements from permanent objects, (i.e.: curb, property corner, etc.) In addition, the depth of all side sewers shall be noted on the record drawings and locate board.
- G. Record drawings shall be received and accepted prior to issuing utility connection permits or release of performance bonds.
- H. Record drawings shall show vertical and horizontal datum for survey monuments (existing or new construction) within the limits of the project.
- I. Record drawings shall consist of a clean set of approved work order drawings with all changes noted above shown in red ink.
- J. Record drawings, including the Engineer's Certification, as applicable, must be submitted within 30 days of substantial completion or City survey crews will collect the necessary data and bill against the work order.

MONUMENT REMOVAL PERMIT PROCESS

"No survey monument shall be removed or destroyed (the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible) before a permit is obtained from the Department of Natural Resources (DNR)." WAC 332-120-030(2) states "It shall be the responsibility of those performing construction work or other activity (including road and street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." Construction shall not commence until WAC outlined in Chapter 332-120 is complied with.

STAKING REQUIREMENTS

WASTEWATER AND STORMWATER

- A. Clearing stakes if needed.
- B. Stakes every 50 feet plus grade breaks. Try to maintain 12 foot offsets in streets and 8 foot offsets in alleys.
- C. Double offsets at manholes and catch basins (ahead and back stakes at angle points).
- D. Catch basin station shall be to the centerline of the basin. Catch basin offsets shall be to the face of the curb.

RESIDENTIAL STREETS

- A. Clearing stakes as needed.
- B. Slope stakes every 50 feet and grade breaks if cuts or fills exceed 2 feet.
- C. Curb stakes every 50 feet and grade breaks, on 4 foot offset to the face of curb. Curb stakes are set to the top of curb grade (Blue Tops).
- D. Also stake the beginning and end of all approaches.
- E. No centerline of street grades unless the street grade is warped. If street grades are needed, set blue tops for each course.

ARTERIAL STREETS

- A. Clearing stakes as needed.
- B. Slope stakes every 50 feet and grade breaks if cuts or fills exceed 2 feet.
- C. Curb stakes every 50 feet and grade breaks, on 4 foot offset to the face of curb.
- D. Curb stakes are set to the top of curb grade (Blue Tops). Also stake the beginning and end of all approaches.
- E. Stake centerline and quarterline grade every 50 feet and grade breaks at grade for each course.

ALLEYS

- A. Stake both sides every 50 feet and grade breaks, on a 2 foot offset to the edge of paving, with a cut of fill to edge of paving on high side and flow line on low side.

SIDEWALKS

- A. Offsets for walks are set on 50' intervals and grade breaks normally at 2 foot to edge of walk and at edge of walk grade (Blue Tops).
- B. Sidewalk alignment is normally at 5 feet from the face of curb. No walk grades are needed if curbs are built.

HORIZONTAL AND VERTICAL CURVES

- A. Grade stakes must be set every 25 feet and grade breaks with a minimum of 3 stakes for each curve. Radius points on street Returns.



NO	REVISION	DATE	APPD
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FINAL CONSTRUCTION CHECKED	DATE	SCALE
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DATE	DRAWN	PROJECT NAME
FIELD BOOKS	DRAWING NAME	

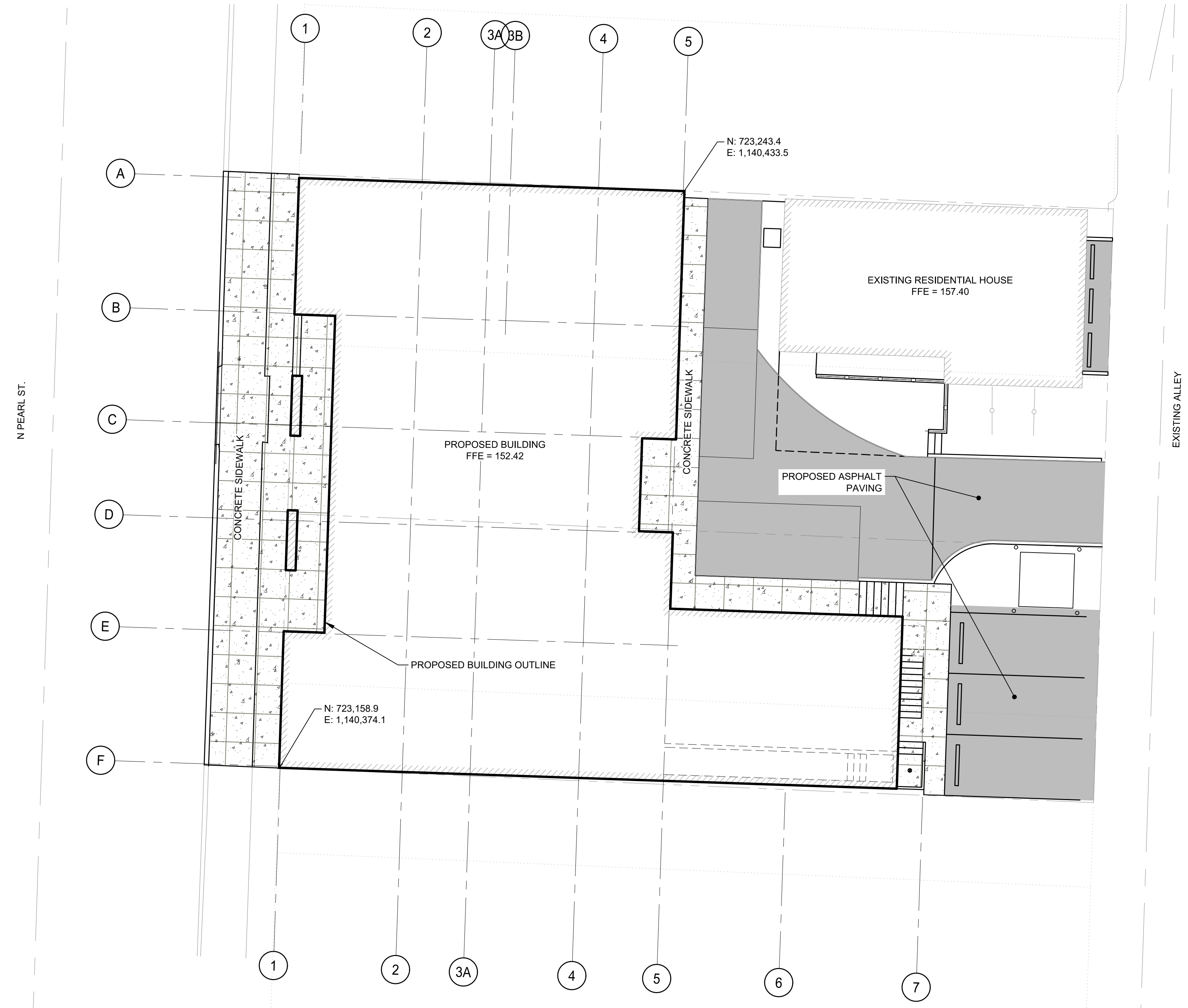
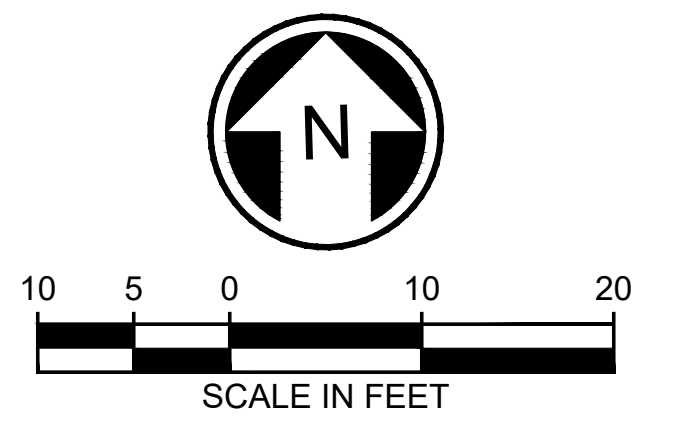


CITY OF RUSTON

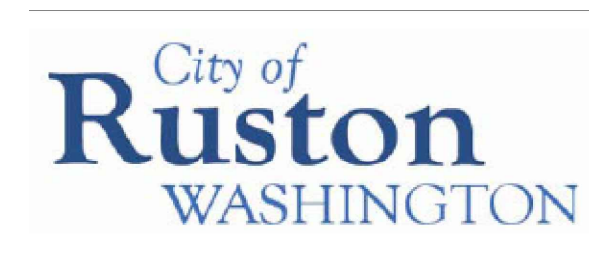
CARRIAGE HOUSE
5119 AND 5121 N PEARL ST.
CITY OF TACOMA GENERAL NOTES

C1.20
R309514.01
SHEET NO.
SHEET 2 OF 17

APPROVAL / RUSTON CITY ENGINEER

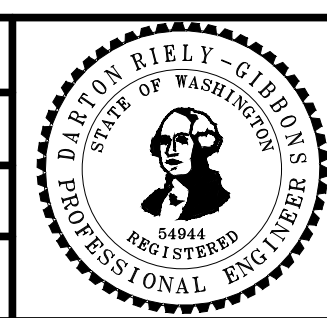


ARCHITECT LAYOUT
SCALE: 1" = 10'



NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE	SCALE
	12/10/18	
BY	DESIGNED	CHECKED
	DRG	JM
DATE	DRAWN	PROJECT NAME
	ZH	
FIELD BOOKS	DRAWING NAME	



APPROVAL / RUSTON CITY ENGINEER

CITY OF RUSTON
CARRIAGE HOUSE
5119 AND 5121 N PEARL ST.
ARCHITECT LAYOUT

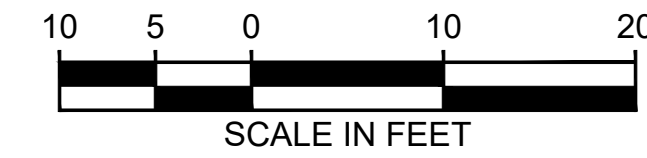
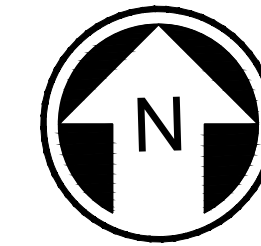
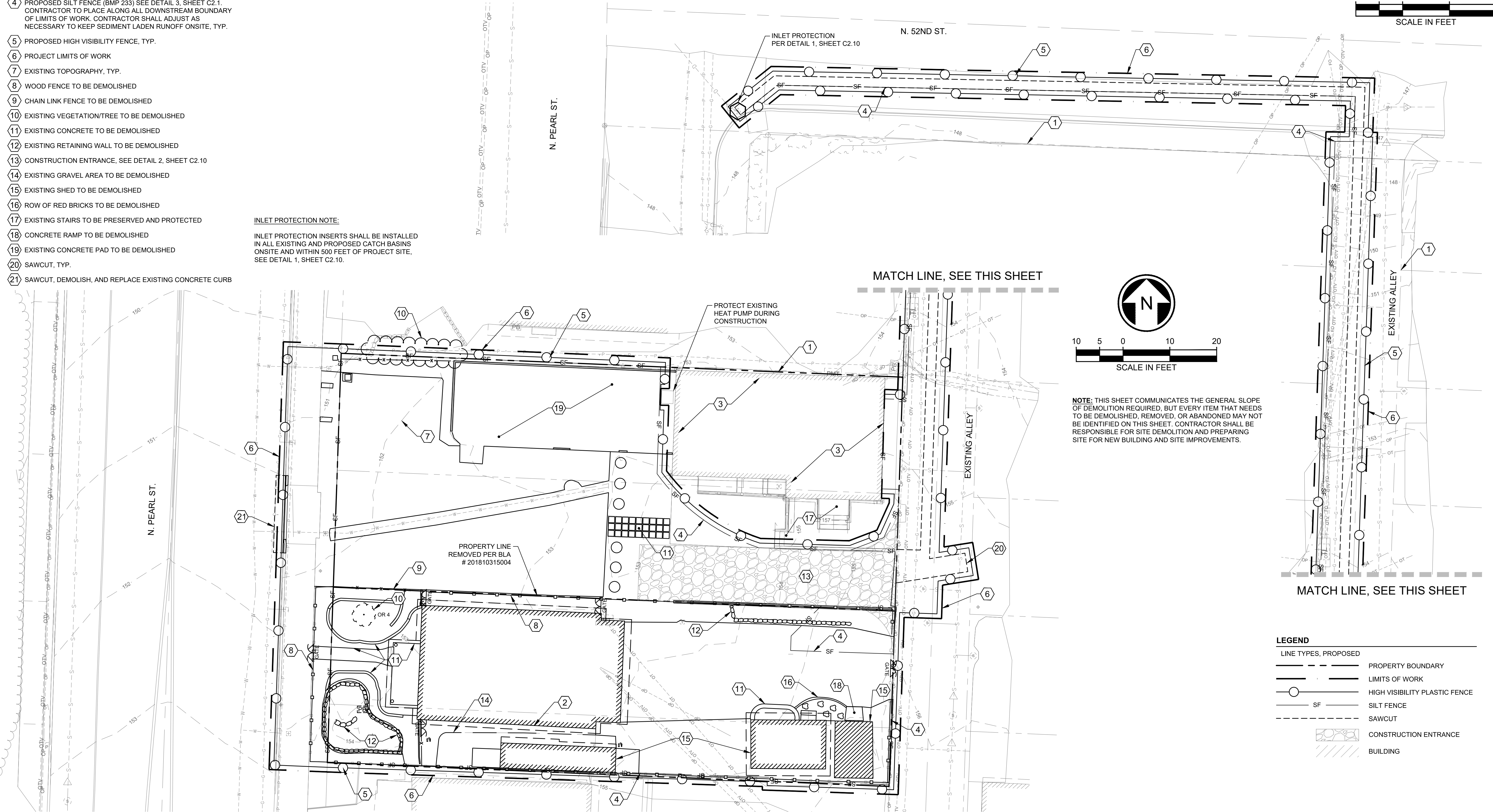
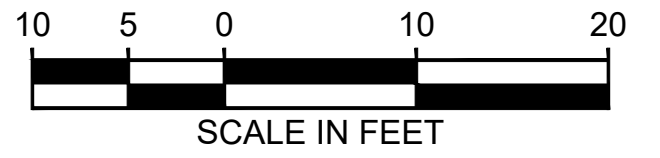
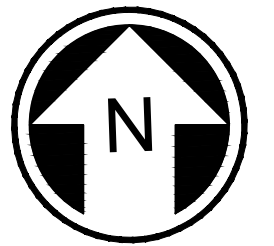
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SHEET NO.
SHEET 4 OF 17

CONSTRUCTION NOTES BY SYMBOL

- ① PROPERTY LINE, TYP.
- ② EXISTING BUILDING TO BE DEMOLISHED
- ③ PRESERVE AND PROTECT EXISTING BUILDING
- ④ PROPOSED SILT FENCE (BMP 233) SEE DETAIL 3, SHEET C2.1. CONTRACTOR TO PLACE ALONG ALL DOWNSTREAM BOUNDARY OF LIMITS OF WORK. CONTRACTOR SHALL ADJUST AS NECESSARY TO KEEP SEDIMENT LADEN RUNOFF ONSITE, TYP.
- ⑤ PROPOSED HIGH VISIBILITY FENCE, TYP.
- ⑥ PROJECT LIMITS OF WORK
- ⑦ EXISTING TOPOGRAPHY, TYP.
- ⑧ WOOD FENCE TO BE DEMOLISHED
- ⑨ CHAIN LINK FENCE TO BE DEMOLISHED
- ⑩ EXISTING VEGETATION/TREE TO BE DEMOLISHED
- ⑪ EXISTING CONCRETE TO BE DEMOLISHED
- ⑫ EXISTING RETAINING WALL TO BE DEMOLISHED
- ⑬ CONSTRUCTION ENTRANCE, SEE DETAIL 2, SHEET C2.10
- ⑭ EXISTING GRAVEL AREA TO BE DEMOLISHED
- ⑮ EXISTING SHED TO BE DEMOLISHED
- ⑯ ROW OF RED BRICKS TO BE DEMOLISHED
- ⑰ EXISTING STAIRS TO BE PRESERVED AND PROTECTED
- ⑱ CONCRETE RAMP TO BE DEMOLISHED
- ⑲ EXISTING CONCRETE PAD TO BE DEMOLISHED
- ⑳ SAWCUT, TYP.
- ㉑ SAWCUT, DEMOLISH, AND REPLACE EXISTING CONCRETE CURB

INLET PROTECTION NOTE:

INLET PROTECTION INSERTS SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH BASINS ONSITE AND WITHIN 500 FEET OF PROJECT SITE, SEE DETAIL 1, SHEET C2.10.



NOTE: THIS SHEET COMMUNICATES THE GENERAL SLOPE OF DEMOLITION REQUIRED, BUT EVERY ITEM THAT NEEDS TO BE DEMOLISHED, REMOVED, OR ABANDONED MAY NOT BE IDENTIFIED ON THIS SHEET. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE DEMOLITION AND PREPARING SITE FOR NEW BUILDING AND SITE IMPROVEMENTS.

LEGEND

LINE TYPES, PROPOSED	
	PROPERTY BOUNDARY
	LIMITS OF WORK
	HIGH VISIBILITY PLASTIC FENCE
	SILT FENCE
	SAWCUT
	CONSTRUCTION ENTRANCE
	BUILDING



NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE	SCALE
	12/10/18	1" = 10'
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DATE	DRAWN	PROJECT NAME
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FIELD BOOKS	DRAWING NAME	



APPROVAL / RUSTON CITY ENGINEER

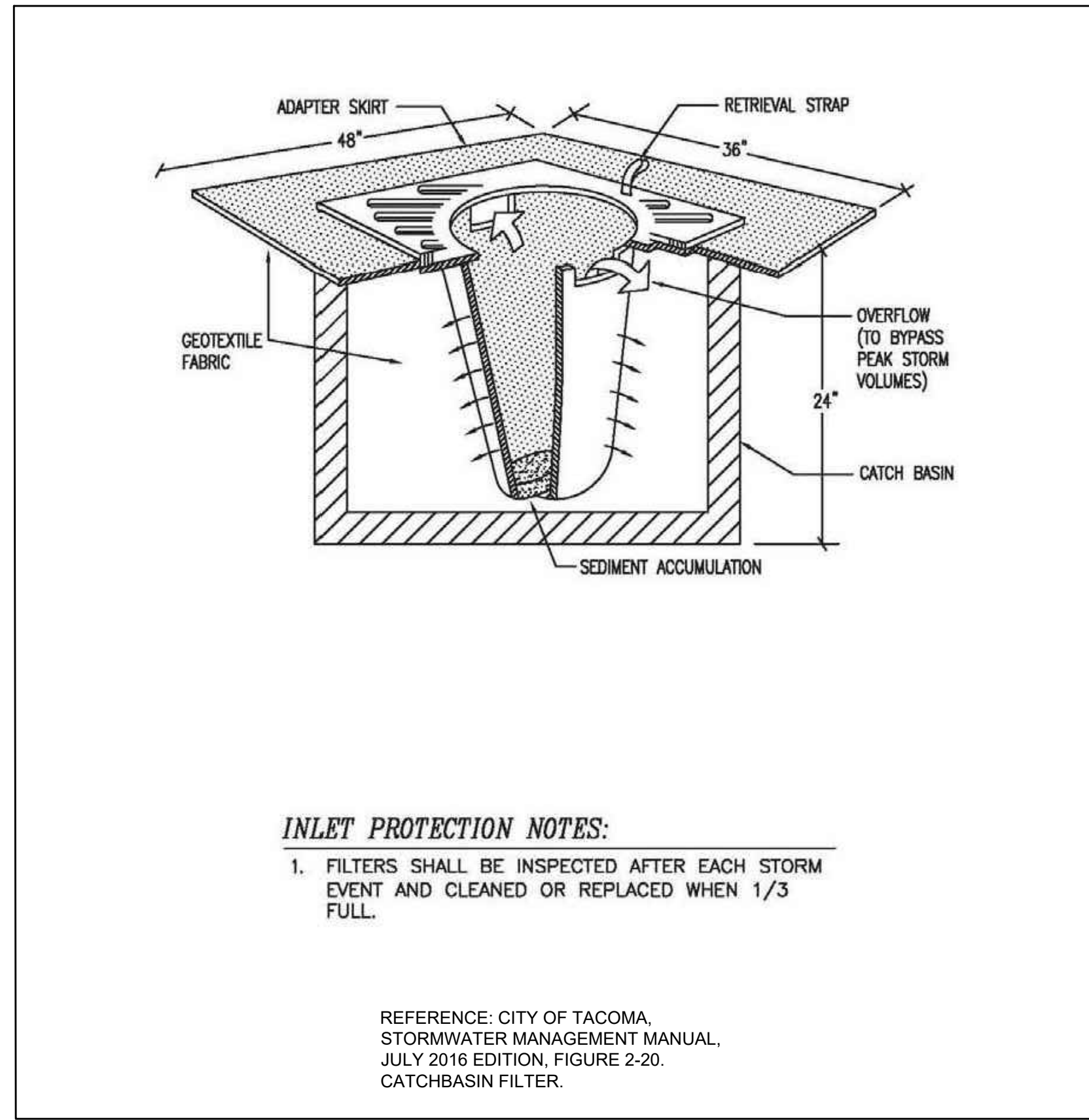
CITY OF RUSTON

CARRIAGE HOUSE
5119 AND 5121 N PEARL ST.
TESC & DEMOLITION PLAN

C2.00

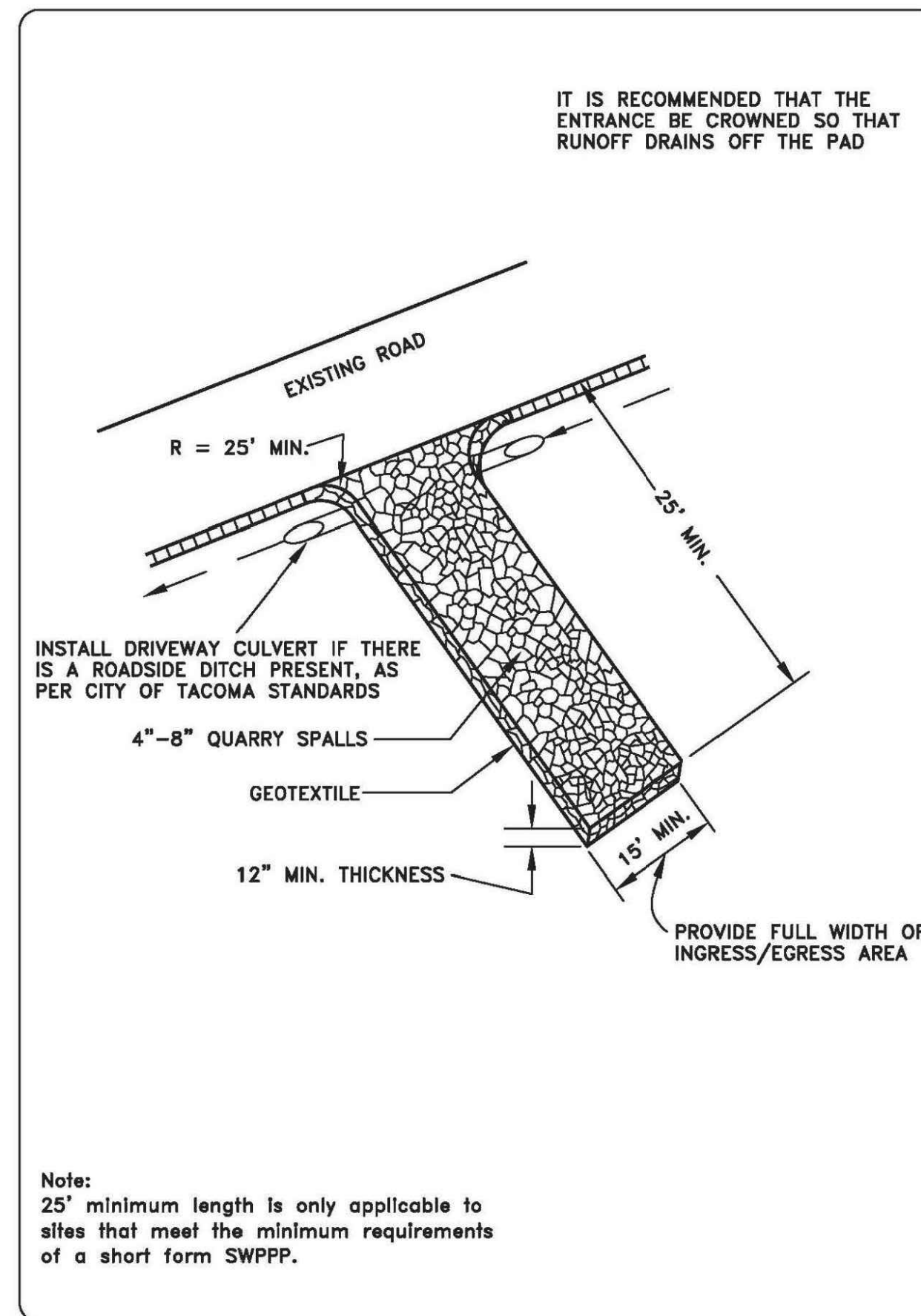
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SHEET NO. 5 OF 17



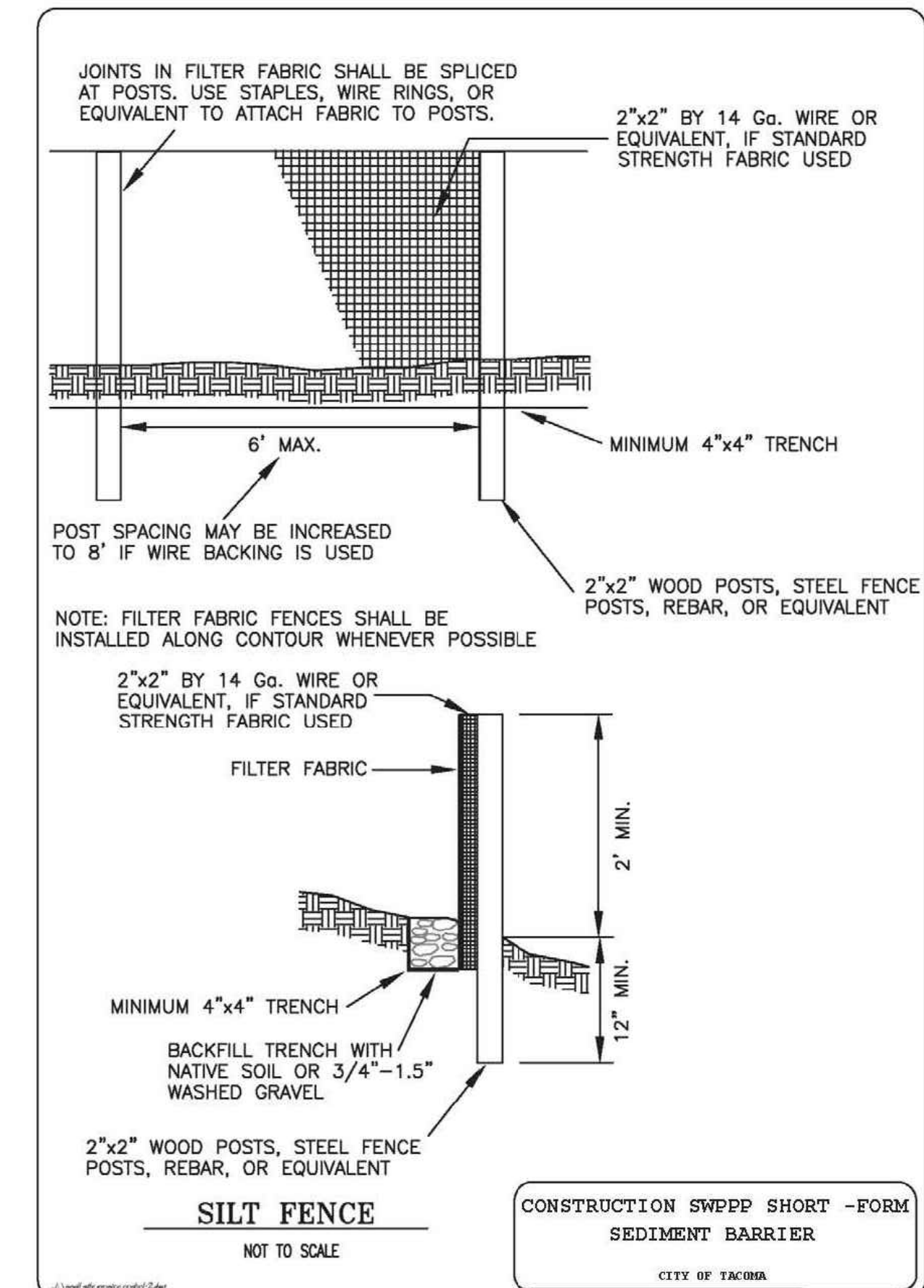
INLET PROTECTION
NOT TO SCALE

1



CONSTRUCTION ENTRANCE
NOT TO SCALE

2



SILT FENCE
NOT TO SCALE

3

DEMOLITION NOTES

- COORDINATE ALL UTILITY DEMOLITION WITH THE RESPECTIVE PROPOSED UTILITY PLAN PRIOR TO REMOVAL. ALL UTILITY LINES MUST REMAIN IN SERVICE WITH ANY REQUIRED DISRUPTION SCHEDULED DURING HOURS WHEN SCHOOL IS NOT OPEN.
- LOCATION OF UTILITIES SHOWN IN THESE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR IS TO FIELD VERIFY LOCATIONS AND ELEVATION AT POINTS OF CONNECTION BEFORE BEGINNING WORK.
- CONTRACTOR TO ONLY EXCAVATE THE AMOUNT OF UTILITY THAT CAN BE REMOVED WITHIN THE WORKDAY. UPON COMPLETION OF REMOVAL AND INSTALLATION OF NEW UTILITY, THE CONTRACTOR WILL BACKFILL THE TRENCH AS ALLOWED BY LOCAL JURISDICTION.
- WHEN ITEM IS TO BE "DEMOLISHED" OR "DEMOLITION" IS TO OCCUR, CONTRACTOR TO CUT AND REMOVE, OR ABANDON (IF ALLOWED BY OWNER AND UTILITY PURVEYOR, IF APPLICABLE AND WILL NOT CONFLICT WITH OTHER PROPOSED IMPROVEMENTS). ALL DEMOLISHED ITEMS TO BE DISPOSED OF OFF-SITE AT CONTRACTOR'S EXPENSE. CONTRACTOR IS ALSO REQUIRED TO TAKE ALL NECESSARY STEPS TO MAINTAIN EXISTING UTILITY SERVICE OR OTHER FUNCTION DURING DEMOLITION UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE OWNER.

HZ DEMOLITION NOTES

- ALL MATERIAL AND SOIL REMOVED FROM SITE TO BE DISPOSED OF IN COUNTY APPROVED DISPOSAL SITE.

HZ EROSION CONTROL NOTES

- CONTRACTOR TO FOLLOW EROSION CONTROL PRACTICES OUTLINED IN THE CITY OF TACOMA PUBLIC WORKS DEPARTMENT DESIGN MANUAL, WASHINGTON STATE DEPARTMENT OF ECOLOGY, AND NPDES REQUIREMENTS. CONTRACTOR SHALL PREPARE AND IMPLEMENT SWPPP IN CONFORMANCE WITH DOE/NPDES REQUIREMENTS.
- EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. NO SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL BE ALLOWED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF-SITE PROPERTIES.
- EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION. THE PROJECT ENGINEER AND THE REVIEWING AGENCY SHALL INSPECT AND APPROVE THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.
- ALL EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL THE POTENTIAL FOR EROSION ASSOCIATED WITH THE CLEARING OPERATIONS IS STABILIZED. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE SYSTEM AS REQUIRED BY THE OWNER, THE ENGINEER, OR THE CITY OF TACOMA.
- CONTRACTOR TO FOLLOW WASTE DISPOSAL GUIDELINES AS OUTLINED IN THE WASTE DISPOSAL & EROSION/SEDIMENTATION CONTROL METHODS MANUAL, AGC WATER QUALITY MANUAL.
- THE CONTRACTOR SHALL MAKE A DAILY SURVEILLANCE OF ALL EROSION CONTROL MEASURES AND MAKE ANY NECESSARY REPAIRS OR ADDITIONS TO THE EROSION CONTROL MEASURES AS REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS DETERMINED NECESSARY BY THE INSPECTOR AND/OR PROJECT ENGINEER. FAILURE TO COMPLY WITH ALL LOCAL AND STATE EROSION CONTROL REQUIREMENTS MAY RESULT IN CIVIL PENALTIES BEING LEVIED AGAINST THE CONTRACTOR.

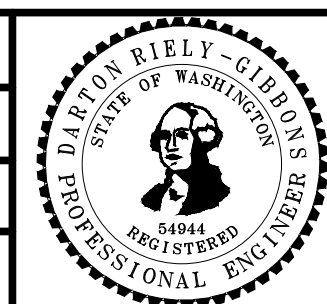
- DURING THE WET SEASON (NOVEMBER TO MARCH INCLUSIVE), ALL DISTURBED SOILS SHALL BE STABILIZED WITHIN 48 HOURS AFTER STOP OF WORK. EROSION CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, COVERING THE AFFECTED AREA INCLUDING SPOIL PILES WITH PLASTIC SHEETING, STRAW MATTING, JUTE MATTING, STRAW MULCH, OR WOOD CHIPS. SEEDING OF THE DISTURBED AREAS SHALL TAKE PLACE AS WEATHER PERMITS.
- ALL STORM SEWER INLETS RECEIVING RUNOFF FROM THE PROJECT DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL BE FILTERED BEFORE ENTERING THE CONVEYANCE SYSTEM.
- ALL OFF-SITE CATCH BASINS IMMEDIATELY ADJACENT TO THE PROPOSED SITE SHALL BE PROTECTED FROM SILTATION.
- TRENCH DEWATERING DEVICES SHALL BE DISCHARGED IN A MANNER THAT WILL NOT ADVERSELY AFFECT STREAMS, DRAINAGE SYSTEMS, OR OFF-SITE PROPERTIES.
- TRACKING OF SOIL, MUD, OR DEBRIS OFF-SITE WILL NOT BE ALLOWED. IF SOIL, MUD, OR DEBRIS IS TRACKED ONTO A PUBLIC ROADWAY, THEN IT SHALL BE REMOVED BY THE END OF THAT WORKING DAY. TO PREVENT THE TRACKING OF SOIL, MUD, OR DEBRIS ONTO PUBLIC ROADWAYS, SWEEPING OR WASHING OF THE VEHICLE'S TIRES MAY BE REQUIRED PRIOR TO ENTERING A PUBLIC ROADWAY.
- ALL SEEDED OR SODDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE VEGETATIVE COVERAGE IS COMPLETE. AREAS SHALL BE REPAIRED, RESEEDED, AND FERTILIZED AS REQUIRED.
- ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON SITE STABILIZATION AND AT APPROVAL BY ENGINEER AND THE CITY OF TACOMA.
- TO MAINTAIN FUNCTION, FILTERS SHALL BE REMOVED AND CLEANED OR REPLACED AFTER EACH STORM EVENT.
- CONTACT THE JURISDICTION TO DETERMINE ITS ACCEPTANCE OF SPECIFIC FILTER PRODUCTS.

- NO MATERIAL SHALL BE STOCKPILED ON PAVEMENT WITHOUT AUTHORIZATION FROM THE PROJECT ENGINEER OR OWNERS REPRESENTATIVE WHICH WILL BE CONDITIONAL ON IMPLEMENTATION OF A PROCEDURE TO PREVENT SEDIMENT TRANSPORT.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED OR AFTER THE MEASURES ARE NO LONGER NEEDED. SEDIMENT COLLECTED IN TRAPS, PONDS, VAULTS, OR SILT FENCE SHALL BE REMOVED AND DISPOSED IN AN APPROVED MANNER OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM SEDIMENT REMOVAL SHALL BE PERMANENTLY STABILIZED WITHIN SEVEN (7) DAYS.
- INSTALL INLET PROTECTION AT CATCH BASINS LOCATED AT SOUTHEAST CORNER OF S. ALTHEIMERS STREET AND S. 11TH STREET INTERSECTION, THE SOUTHWEST CORNER OF TACOMA AVENUE S. AND S. 11TH STREET INTERSECTION, AND FOR CURB INLET AT THE NORTHWEST CORNER OF EARNEST BRAZIL AND TACOMA AVENUE S. INTERSECTION IMMEDIATELY UPON COMMENCEMENT OF CONSTRUCTION.
- PROTECT EXISTING UTILITIES TO REMAIN.
- INLET PROTECTION: CONFORM TO DETAIL 1, THIS SHEET.



NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE	SCALE
	12/10/18	1" = 10'
BY	DESIGNED	CHECKED
	DRG	JM
DATE	DRAWN	PROJECT NAME
	ZH	
FIELD BOOKS	DRAWING NAME	



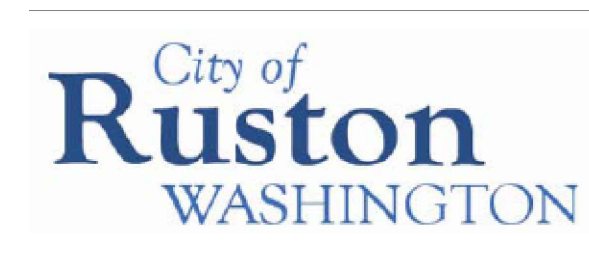
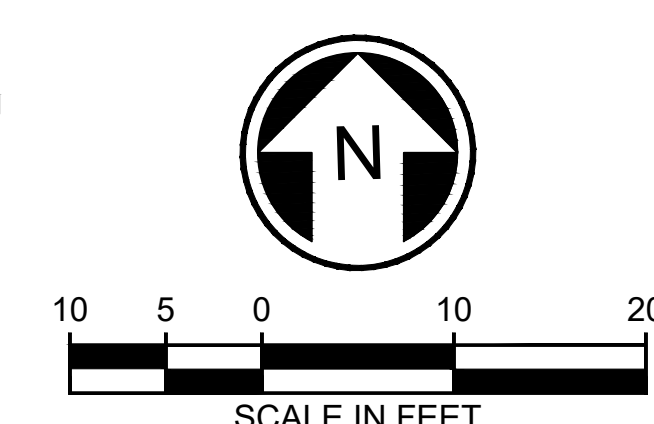
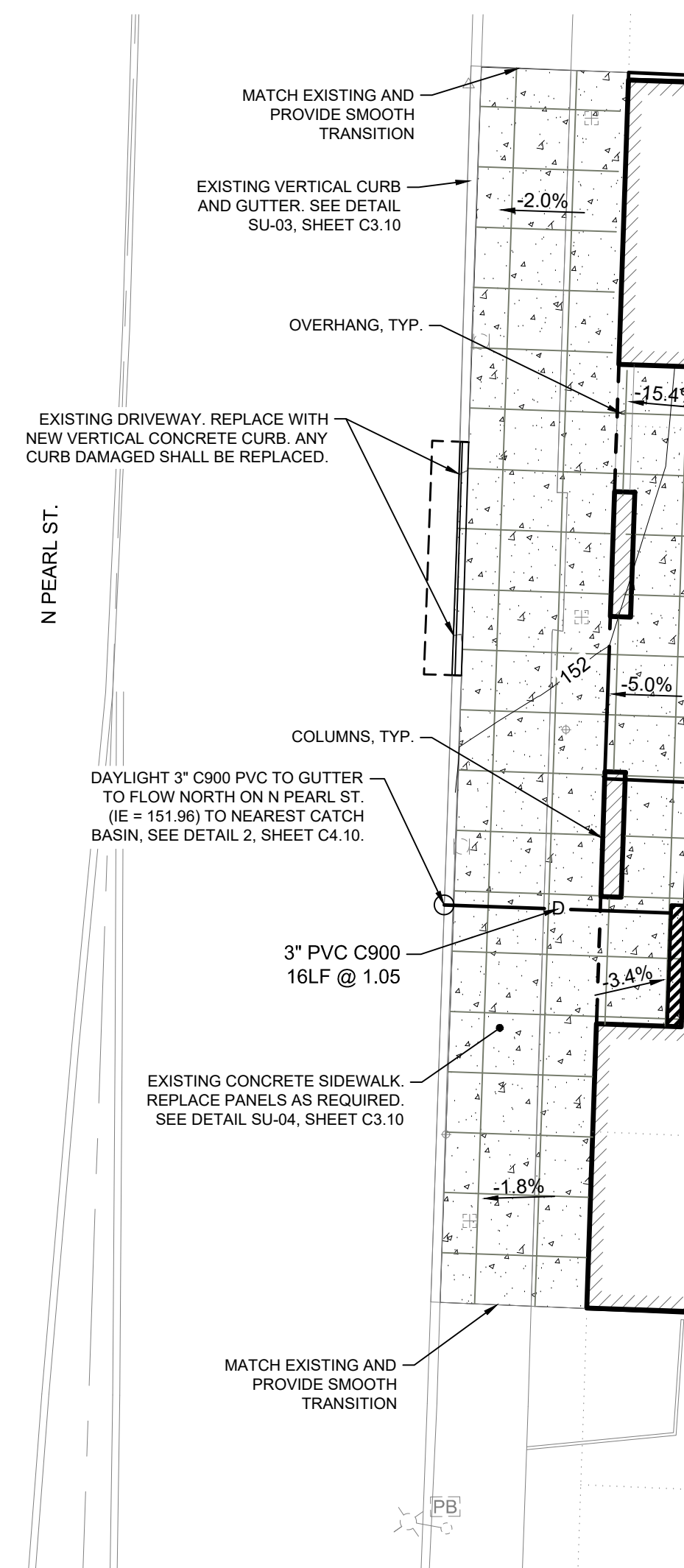
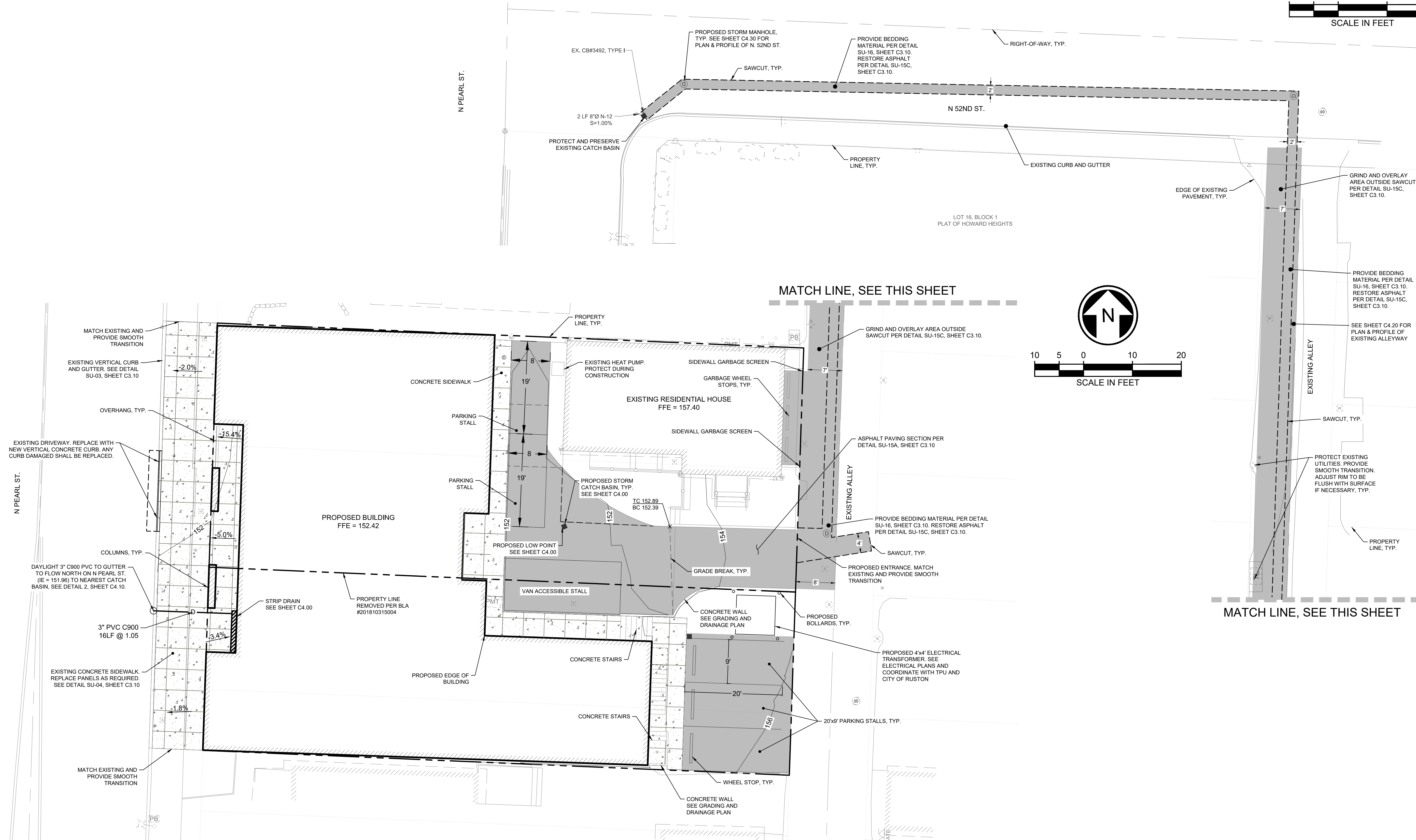
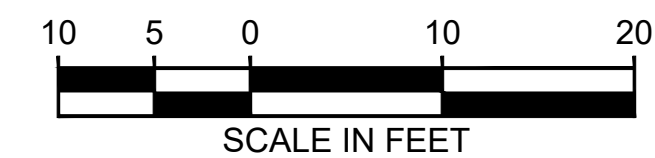
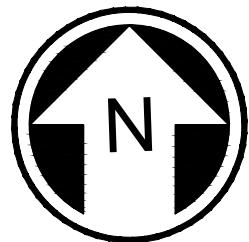
APPROVAL / RUSTON CITY ENGINEER

CITY OF RUSTON

CARRIAGE HOUSE
5119 AND 5121 N PEARL ST.
TESC NOTES & DETAILS

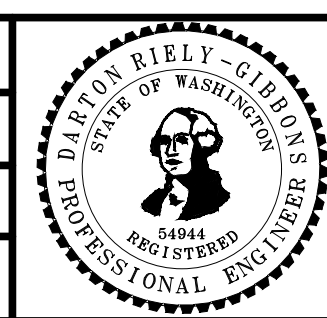
C2.10
R309514.01

SHEET NO. 6 OF 17



NO.	REVISION	DATE	APPD.

FINAL CONSTRUCTION CHECKED	DATE	SCALE
BY	DESIGNED	CHECKED
DATE	DRAWN	PROJECT NAME
FIELD BOOKS	DRAWING NAME	



CITY OF RUSTON

CARRIAGE HOUSE
5119 AND 5121 N PEARL ST.
PAVING PLAN

APPROVAL / RUSTON CITY ENGINEER

C3.00
R309514.01
SHEET NO.
SHEET 7 OF 17

NOTES:

(A) When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The height of the curb shall be 6", unless otherwise shown on plans.

(B) Flush with gutter pan at curb ramp entrance or 3/4" vertical lip at driveway entrance.

NOTES:

- For trench crossings, curb and gutter shall be removed to a minimum 2' cut back over undisturbed soil.
- In all projects, any remaining sections of curb and gutter less than 5' in length between the project area and the nearest control joint shall also be removed and replaced.
- All joints shall be saw cut full depth prior to restoration and 3/8" expansion joint installed.
- Concrete finish shall match existing.
- 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.
- Foundations shall be fully compacted prior to form placement.
- Unsuitable foundation shall be replaced with 3/4" crushed surfacing top course.

DCS PUBLIC WORKS NA TACOMA POWER	REVIEWED BY GMS ENVIRONMENTAL SERVICES NA TACOMA WATER	CITY OF TACOMA CEMENT CONCRETE CURB AND GUTTER STANDARD PLAN NO. SU-03
APPROVED FOR PUBLICATION <i>[Signature]</i> CITY ENGINEER DATE 8/16/16		

NOTES:

- All pavement restoration work shall also meet the requirements of the City of Tacoma's Right of Way Restoration Policy. See Standard Plan SU-15B for any streets exempt from this policy.
- Temporary Surface Restoration:
Arterials, industrial areas and/or roads with bus traffic: Temporary patches shall be compacted and leveled to a minimum of 3-inches of hot-mix asphalt (HMA).
Residential and alleys: Temporary patches shall be compacted and leveled to a minimum of 2-inches of either HMA or cold-mix asphalt. Temporary patches between October 1st and March 31st shall be made with HMA unless otherwise approved.
- All permanent final patches shall be rectangular in shape and constructed parallel and perpendicular to the road centerline.
- Where existing pavement defects are in close proximity to the new cut, the inspector may require additional pavement removal to eliminate the pavement defect.
- The final cut edge of paved surfaces shall be smooth and straight, consistent with grinding or saw cutting devices. No jagged, broken or undermined edges are allowed. 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.
- Final compaction of HMA shall be 91% of maximum density.
Isolated patches: Minimum 1 test per patch up to 150 square feet, and 1 test required every additional 300 square feet, thereafter.
Trench patches: 1 test every 150 linear feet of trench with a minimum of 2 tests per trench.
Testing shall be performed by a certified independent testing laboratory or certified tester, as approved by the City's Construction Division. Tests shall be completed and reports identifying the project number submitted to the City Construction Division within 48 hours of test.
- All joints between the new and original asphalt pavement shall be sealed with hot asphalt or asphalt emulsion and covered with dry paving sand before the asphalt solidifies. Existing surfaces shall be prepared in accordance with WSDOT Standard Specification 5-04.3(5)A prior to placing any new pavement surfaces.
- Longitudinal construction joints shall only be located at the center or edge of affected lanes.
Streets and courts 20 feet or less in width and all alleys are considered one-lane streets. Non-arterial streets and courts greater than 20 feet in width with no traffic channelization are considered two-lane streets with one-lane either side of the centerline of the street.
Non-arterial streets greater than 32 feet in width with no traffic channelization may be considered three lane streets upon prior approval from the City Engineer.
- Transverse construction joints terminate at the edge of the 2' cut back.
- HMA pavement shall not be placed over CDF until approved by the City.

**TABLE 1
PAVEMENT REPLACEMENT DEPTH
IN CUT BACK ZONE**

	MIN.	MAX.
ARTERIALS, INDUSTRIAL AREAS & ROADS WITH BUS TRAFFIC	MATCH EXISTING +1", OR 4", WHICHEVER IS GREATER	6"
RESIDENTIALS AND ALLEYS	MATCH EXISTING +1", OR 3", WHICHEVER IS GREATER	4"

NOTES:

- All joints between the new and original asphalt pavement shall be sealed with hot asphalt or asphalt emulsion and covered with dry paving sand before the asphalt solidifies. Existing surfaces shall be prepared in accordance with WSDOT Standard Specification 5-04.3(5)A prior to placing any new pavement surfaces.

CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS	APPROVED FOR PUBLICATION <i>[Signature]</i> CITY ENGINEER DATE 12 Jun 2009	TYPICAL PAVEMENT RESTORATION FOR ASPHALT CONCRETE/OIL MAT PAVEMENT STANDARD PLAN NO. SU-15A
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NOTES:

- 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%.
- When placing walk adjacent to existing curb and gutter, curb and gutter will be repaired as necessary before placing concrete forms for walk.
- Staking is required where no curb is present.
- Thickened edge shall be constructed using cement concrete on all radii. All other locations shall be backfilled and compacted.
- 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.
- All expansion joints shall be full depth with 3/8" premolded joint filler.
- All joints shall be cleaned and edged. External edges shall be 1/2" radius. Internal joints shall be 1/2" radius.
- 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.
- 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.
- 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.

NOTES:

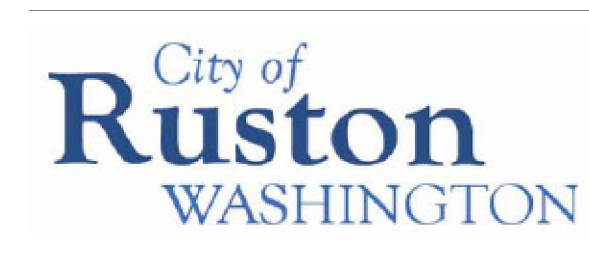
- Provide uniform support under barrel and provide pockets in bedding for pipe bells.
- Hand tamp under haunches.
- Trench width shall be as specified in Section 2-09.4 of the WSDOT Standard Specifications.
- Pipe zone backfill and backfill above pipe zone shall meet the material requirements of WSDOT Standard Specification Section 9-03.12(2) for gravel backfill for walls.
- All trenches shall be compacted in accordance with SU-28.
- Pipe zone bedding shall meet the material requirements of WSDOT Standard Specification Section 9-03.9(3) for crushed surfacing top course.

DCS PUBLIC WORKS NA TACOMA POWER	REVIEWED BY GMS ENVIRONMENTAL SERVICES NA TACOMA WATER	CITY OF TACOMA CEMENT CONCRETE SIDEWALK STANDARD PLAN NO. SU-04
APPROVED FOR PUBLICATION <i>[Signature]</i> CITY ENGINEER DATE 7/28/19		

NOTES:

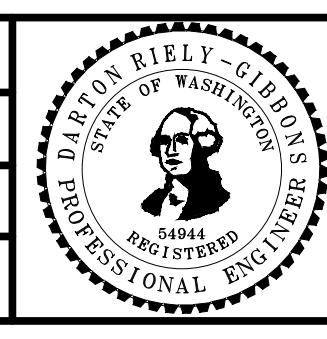
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- Hand tamp under haunches.
- Trench width shall be as specified in Section 2-09.4 of the WSDOT Standard Specifications.
- Pipe zone backfill and backfill above pipe zone shall meet the material requirements of WSDOT Standard Specification Section 9-03.12(2) for gravel backfill for walls.
- All trenches shall be compacted in accordance with SU-28.
- Pipe zone bedding shall meet the material requirements of WSDOT Standard Specification Section 9-03.9(3) for crushed surfacing top course.

DCS PUBLIC WORKS NA TACOMA POWER	REVIEWED BY GMS ENVIRONMENTAL SERVICES NA TACOMA WATER	CITY OF TACOMA PIPE ZONE BEDDING AND BACKFILL FOR SANITARY AND STORM SEWERS STANDARD PLAN NO. SU-16
APPROVED FOR PUBLICATION <i>[Signature]</i> CITY ENGINEER DATE 8/16/16		



NO	REVISION	DATE	APPD

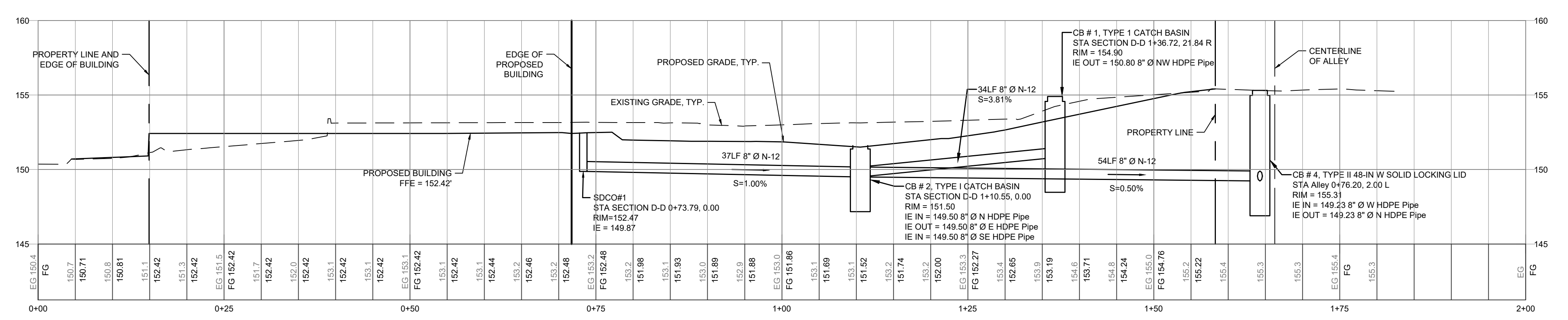
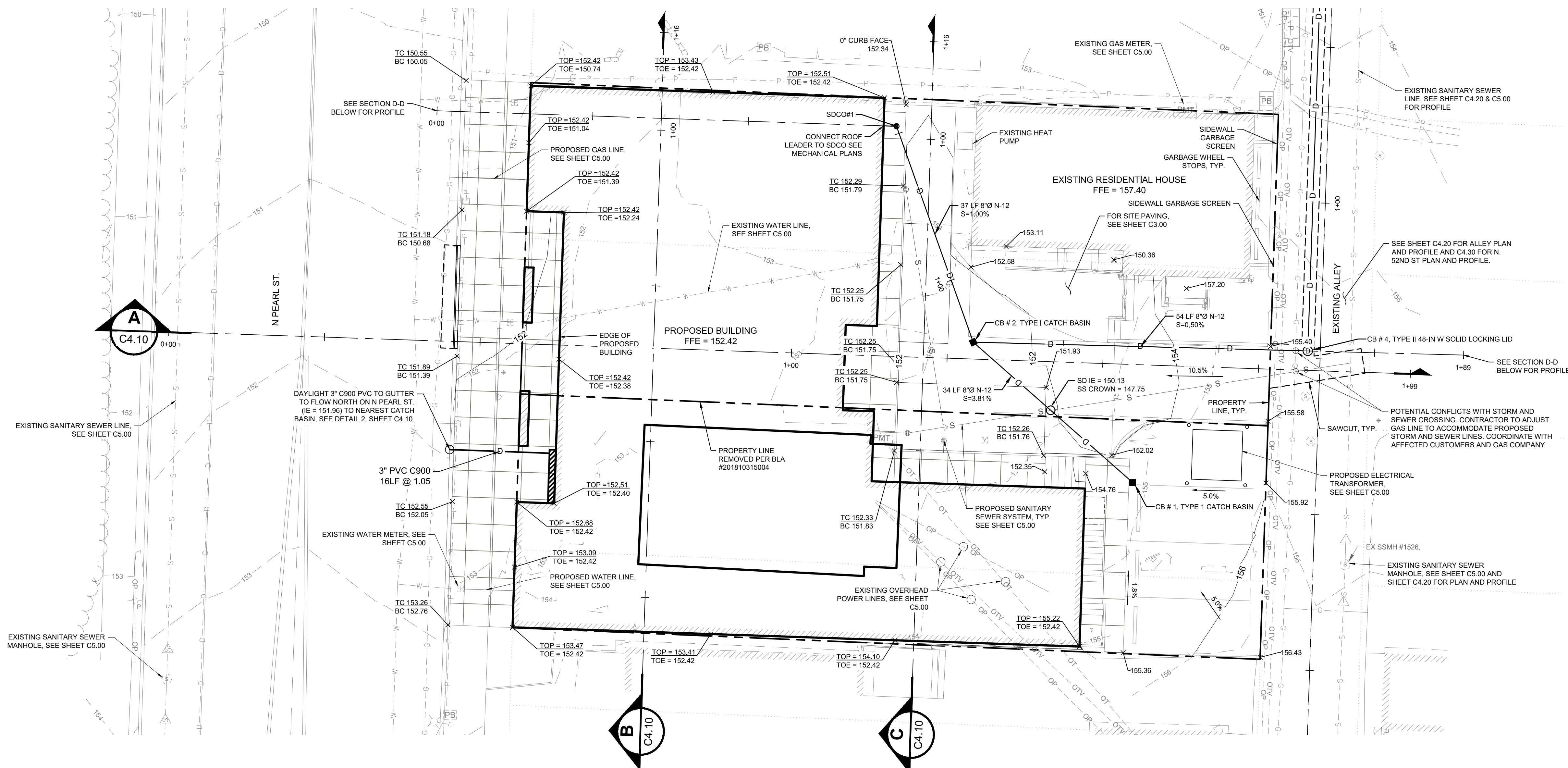
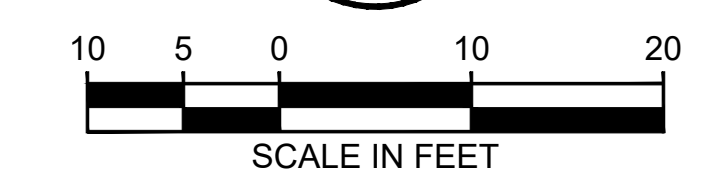
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BY	12/10/18	
DESIGNED	DRG	CHECKED
DRAWN	ZH	JM
PROJECT NAME		
DRAWING NAME		



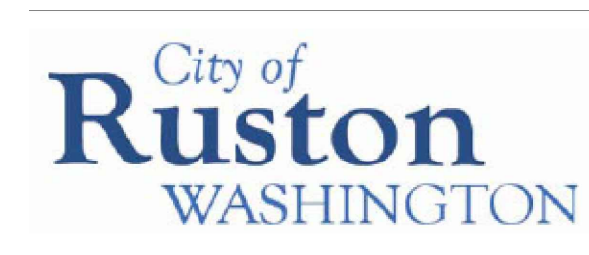
CITY OF RUSTON

CARRIAGE HOUSE
5119 AND 5121 N PEARL ST.
PAVING DETAILS

C3.10
R309514.01
SHEET 8 OF 17



SECTION D-D
SCALE: H: 1"=10', V: 1"=10'



NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE	SCALE
DESIGNED	12/10/18	CHECKED
BY	DRG	JM
DATE	DRAWN	PROJECT NAME
	ZH	
FIELD BOOKS	DRAWING NAME	



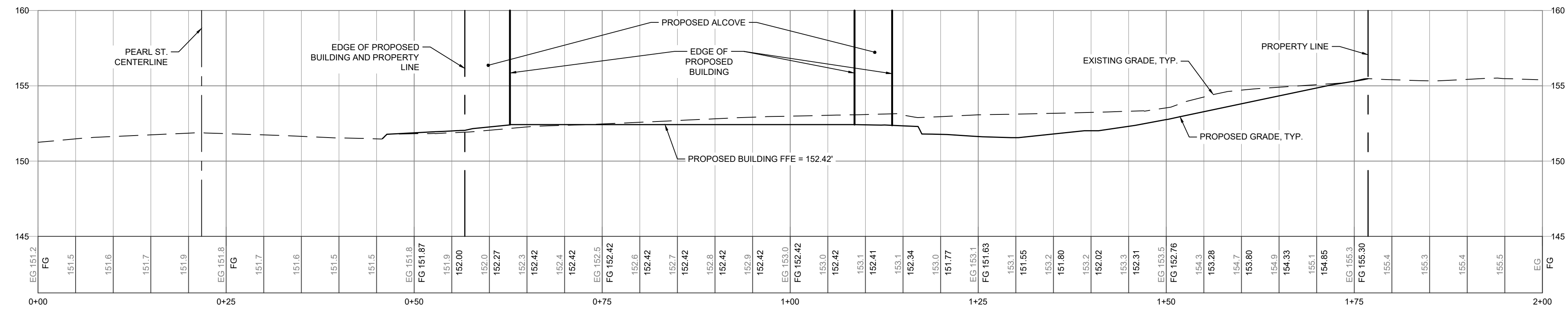
APPROVAL / RUSTON CITY ENGINEER

CITY OF RUSTON

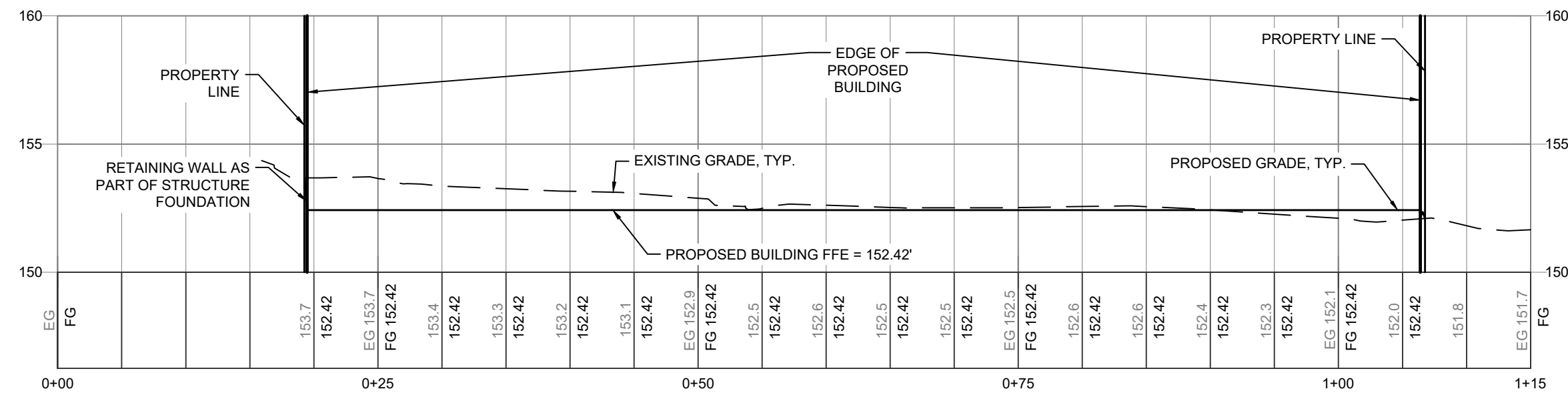
CARRIAGE HOUSE
5119 AND 5121 N PEARL ST.
GRADING & DRAINAGE PLAN

C4.00
R309514.01

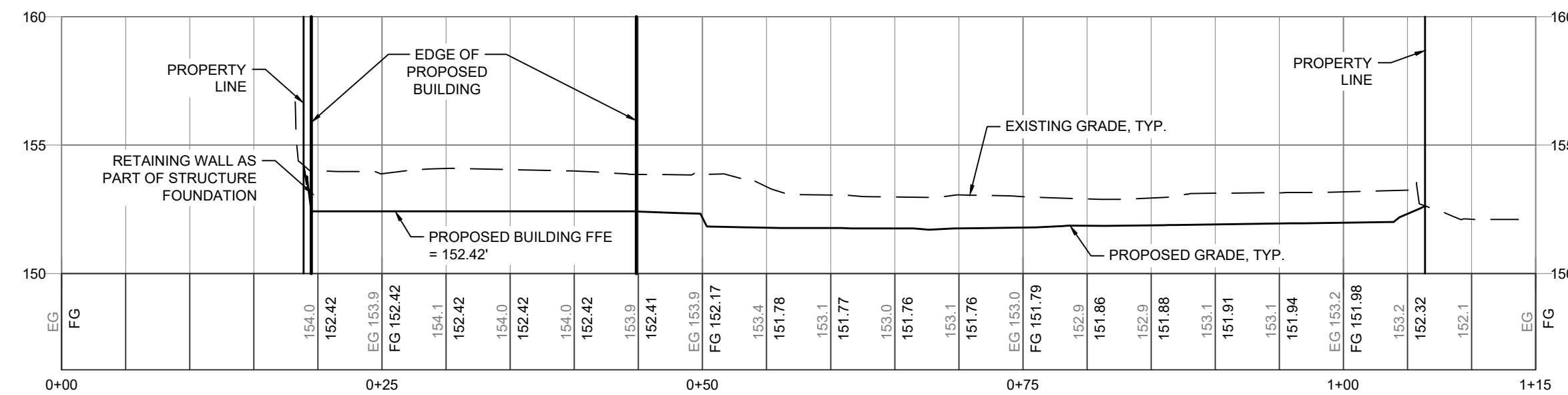
SHEET 9 OF 17



SECTION A-A
SCALE: H: 1"=10', V: 1"=10'



SECTION B-B
SCALE: H: 1"=10', V: 1"=10'

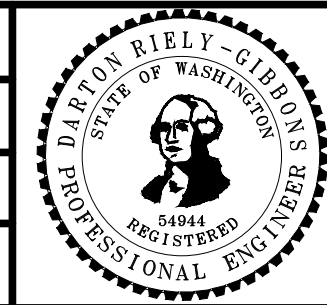


SECTION C-C
SCALE: H: 1"=10', V: 1"=10'



NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE	SCALE
BY	12/10/18	CHECKED
DATE	DRG	JM
FIELD BOOKS	DRAWN	PROJECT NAME
	ZH	
	DRAWING NAME	



CITY OF RUSTON

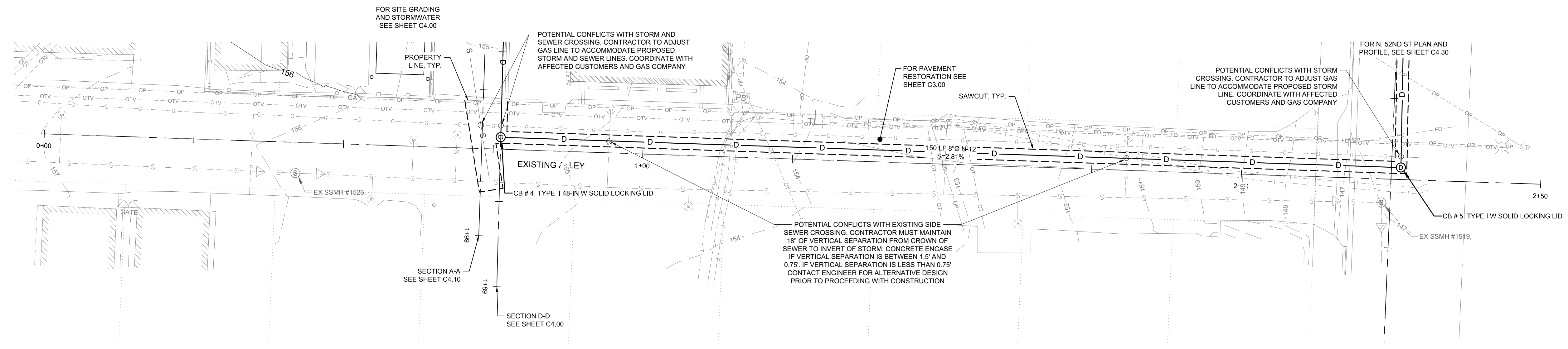
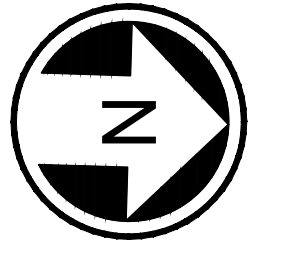
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5119 AND 5121 N PEARL ST.
CROSS SECTIONS

APPROVAL / RUSTON CITY ENGINEER

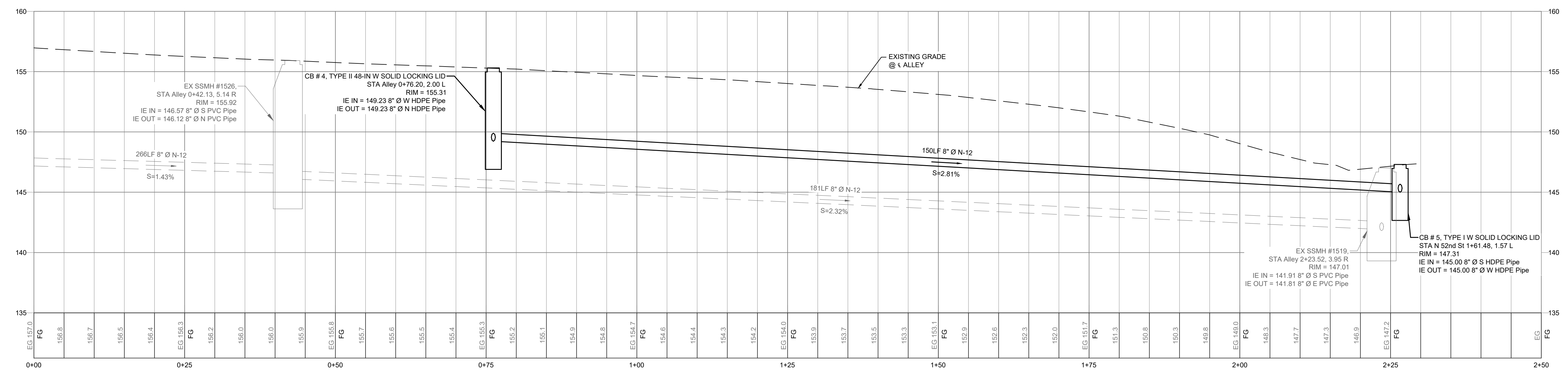
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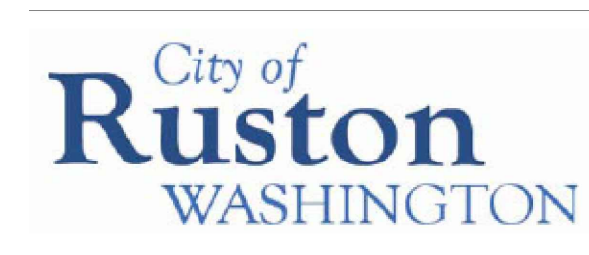
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ALLEY PLAN
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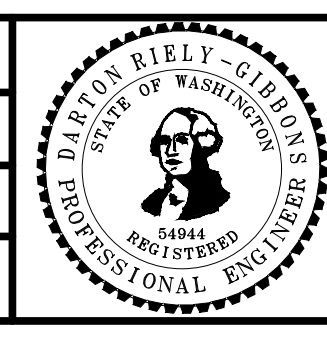


ALLEY PROFILE
SCALE: H: 1"=10', V: 1"=10'



NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE: 12/10/18	SCALE
BY: DRG	DESIGNED: DRG	CHECKED: JM
DATE	DRAWN: ZH	PROJECT NAME
FIELD BOOKS	DRAWING NAME	



CITY OF RUSTON

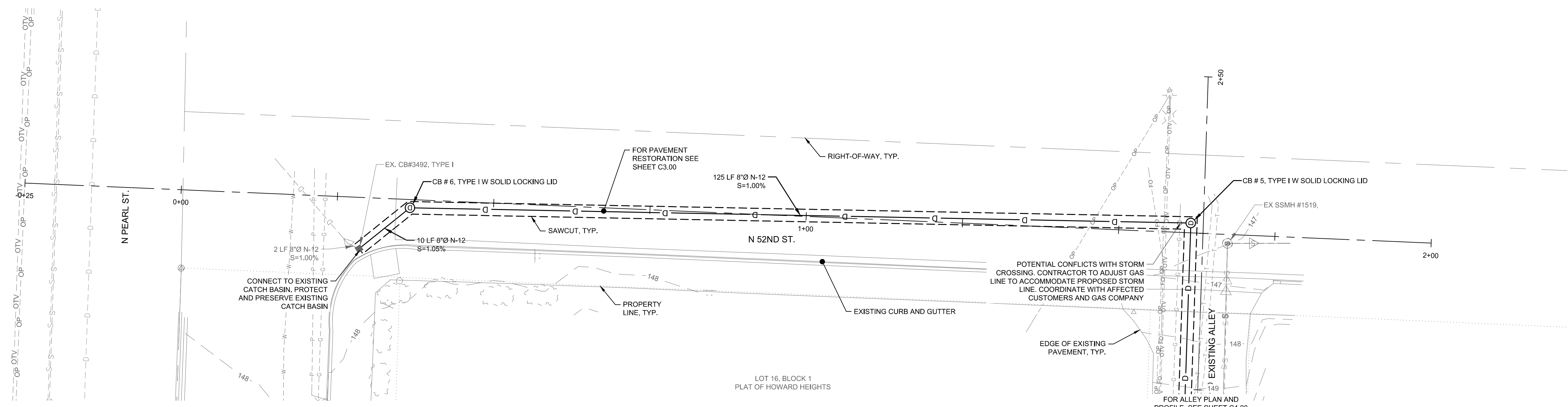
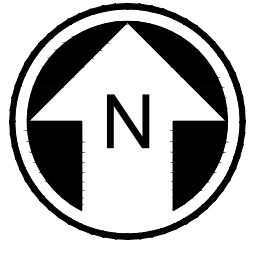
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5119 AND 5121 N PEARL ST.
ALLEY PLAN AND PROFILE

APPROVAL / RUSTON CITY ENGINEER

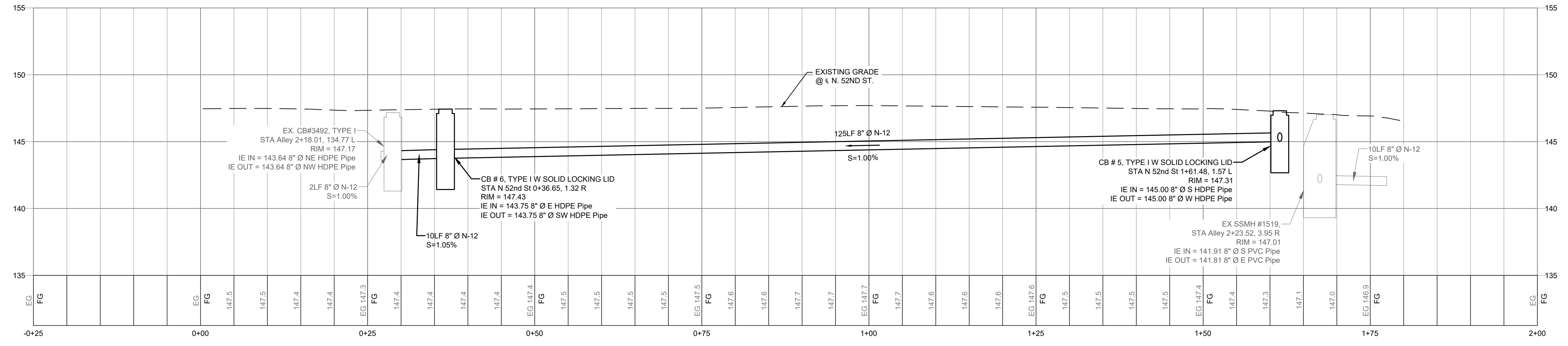
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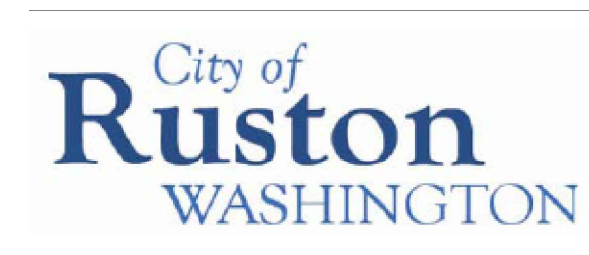
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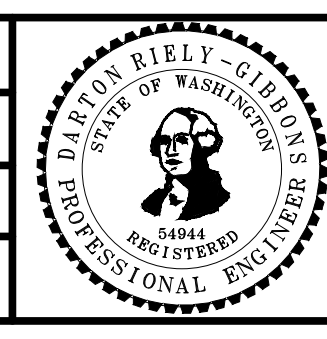


N. 52ND ST. PROFILE
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NO.	REVISION	DATE	APPD.

FINAL CONSTRUCTION CHECKED	DATE	SCALE
	12/10/18	
BY	DESIGNED	CHECKED
	DRG	JM
DATE	DRAWN	PROJECT NAME
	ZH	
FIELD BOOKS	DRAWING NAME	



CITY OF RUSTON

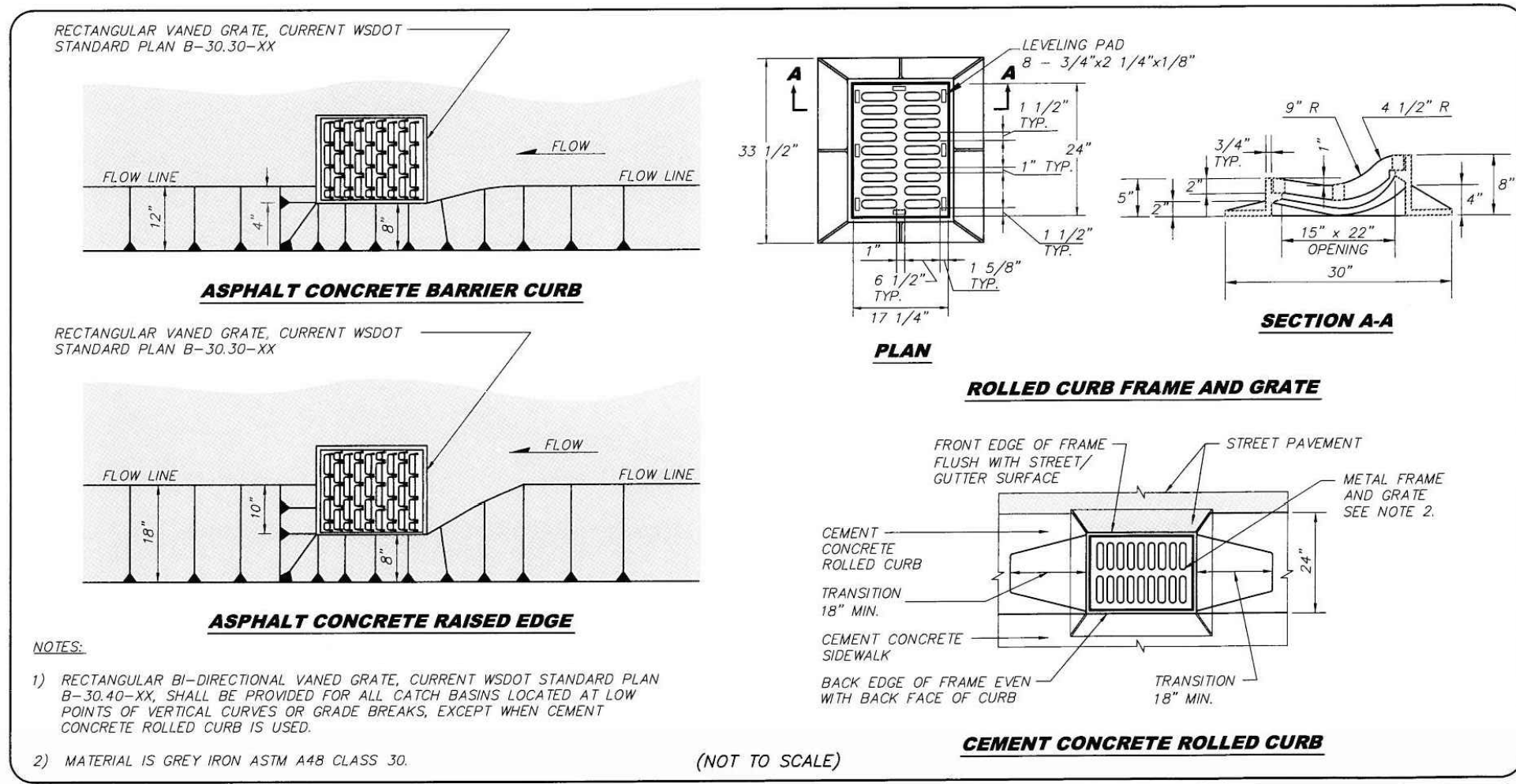
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5119 AND 5121 N PEARL ST.
N 52ND ST. PLAN AND PROFILE

APPROVAL / RUSTON CITY ENGINEER

C4.30

R309514.01

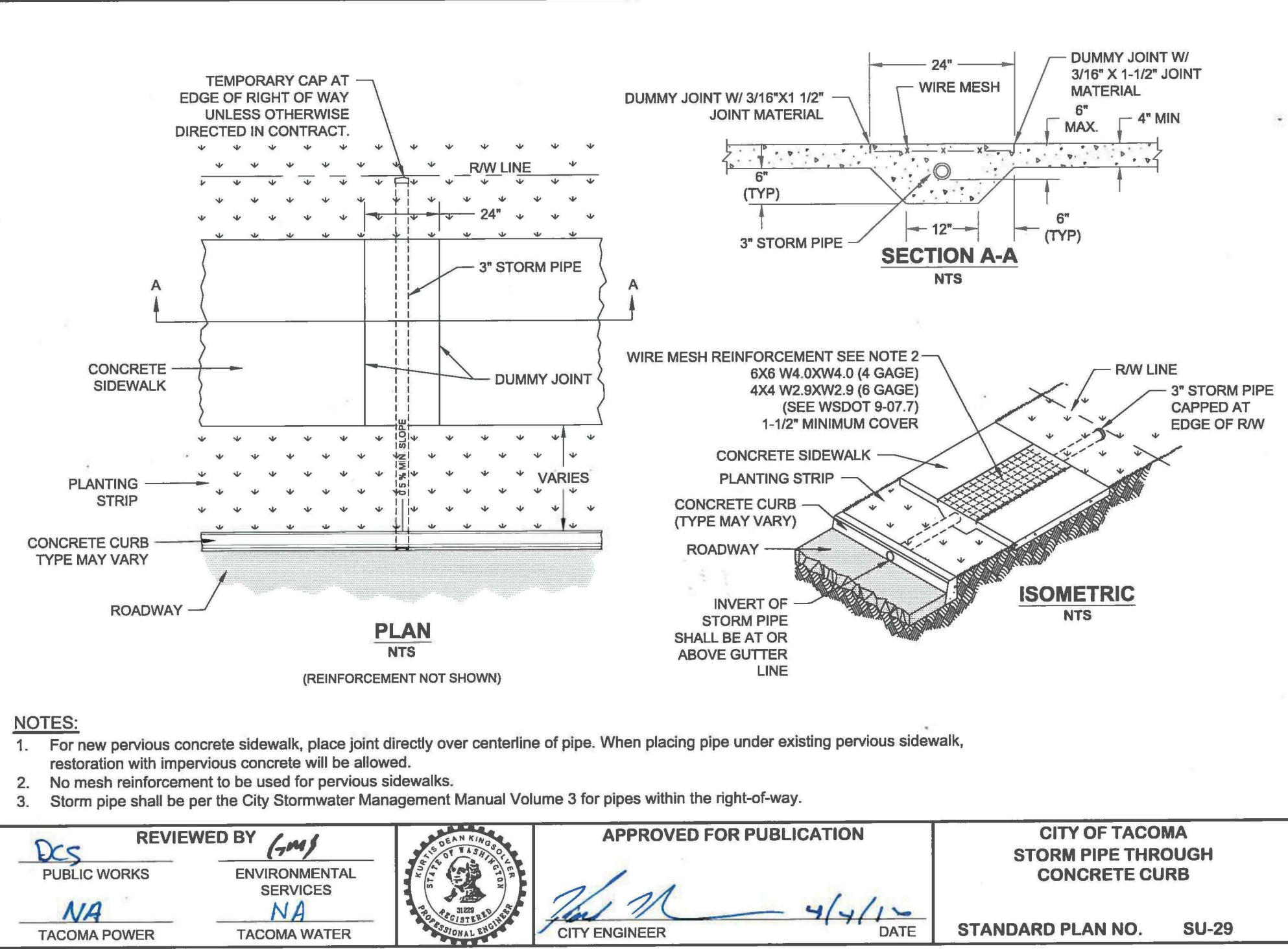
SHEET NO. 12 OF 17



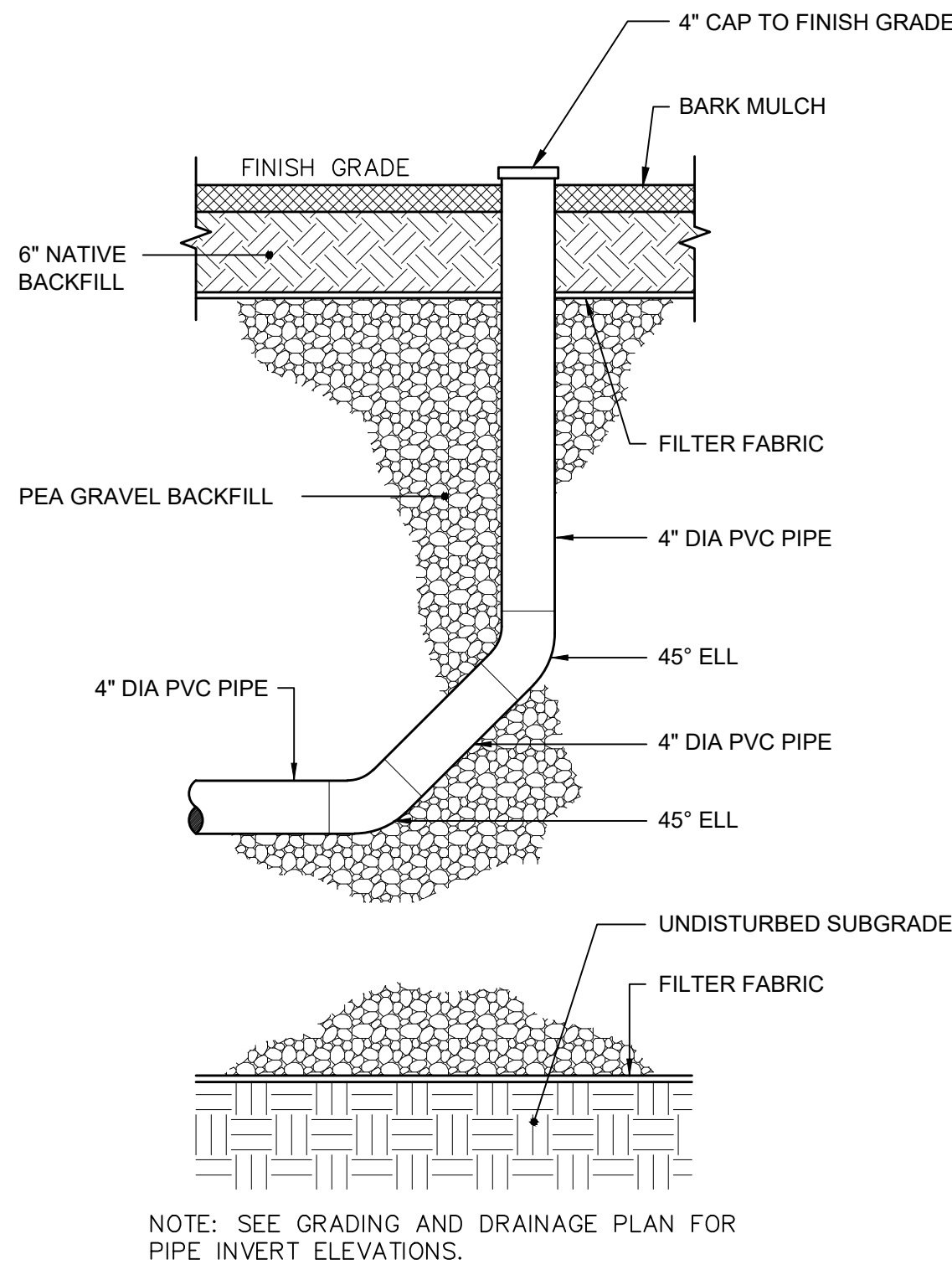
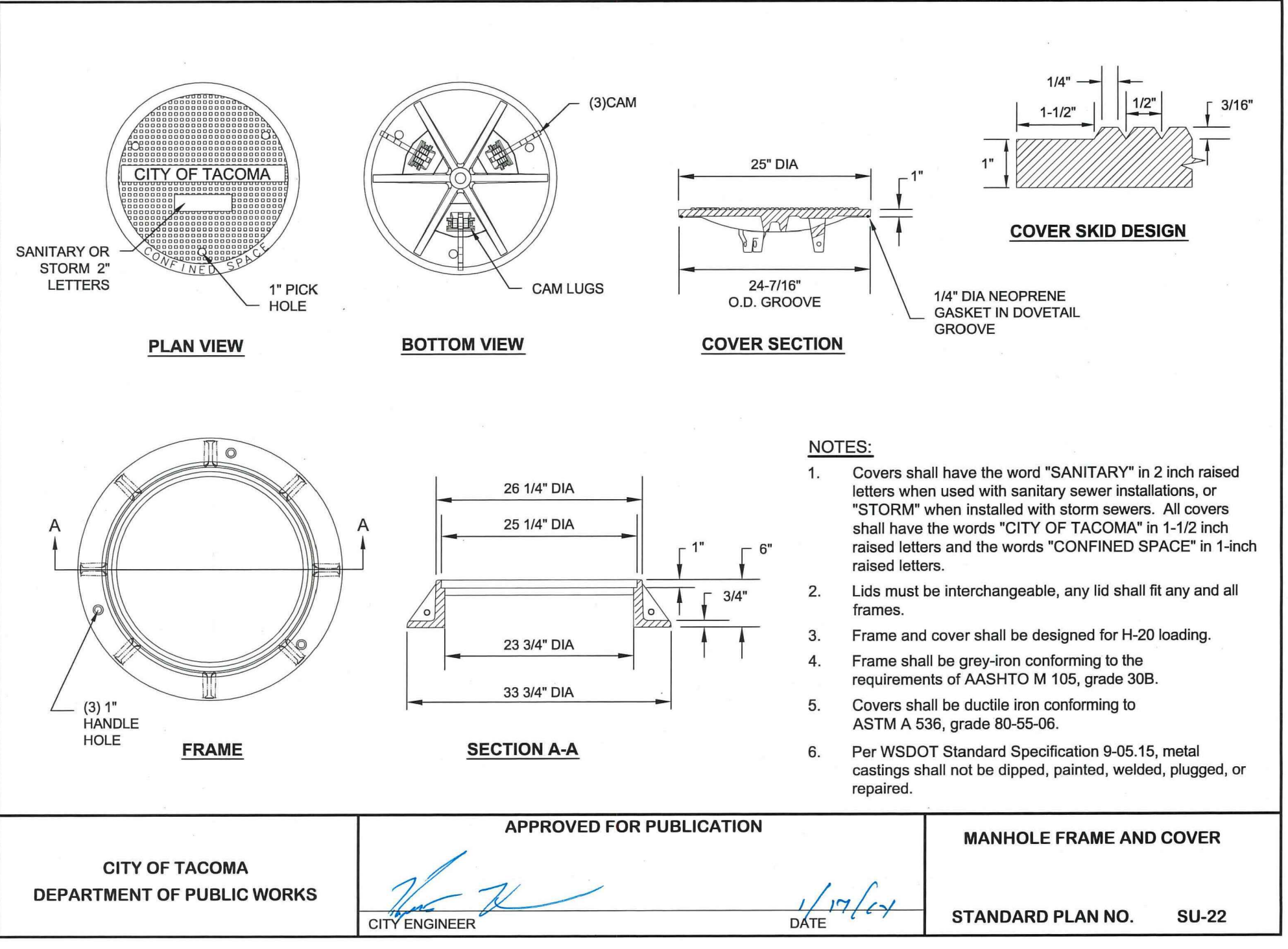
Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

BRIAN D. STACK, P.E.
COUNTY ENGINEER
Office of the County Engineer

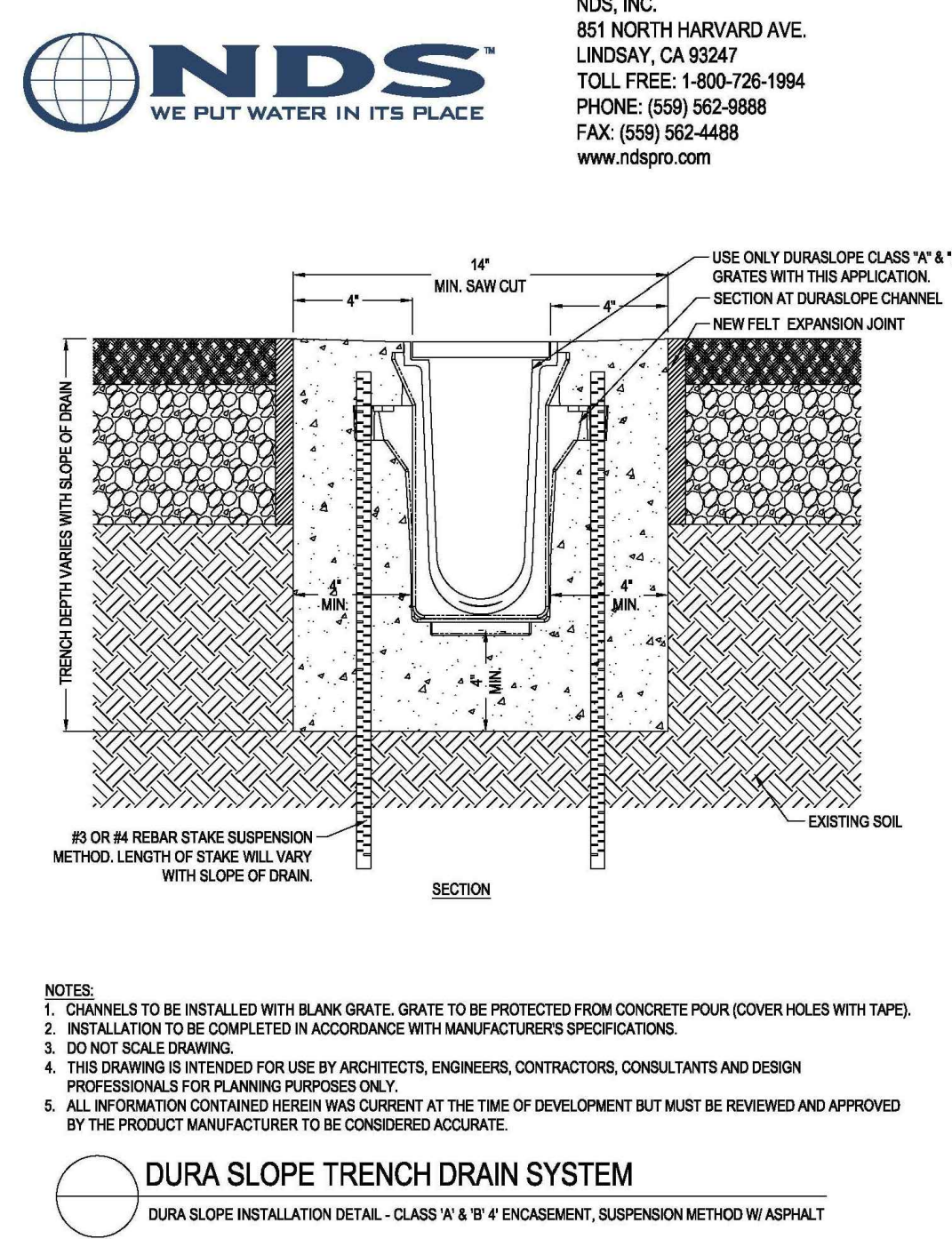
CATCH BASIN AND INLET INSTALLATION FOR CURBS
PC.B1.1



REVIEWED BY PUBLIC WORKS NA TACOMA POWER	ENVIRONMENTAL SERVICES NA TACOMA WATER	APPROVED FOR PUBLICATION CITY ENGINEER 4/4/18 DATE	CITY OF TACOMA STORM PIPE THROUGH CONCRETE CURB STANDARD PLAN NO. SU-29
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STORM DRAIN CLEANOUT
NOT TO SCALE



STRIP DRAIN
NOT TO SCALE

City of **Ruston** WASHINGTON

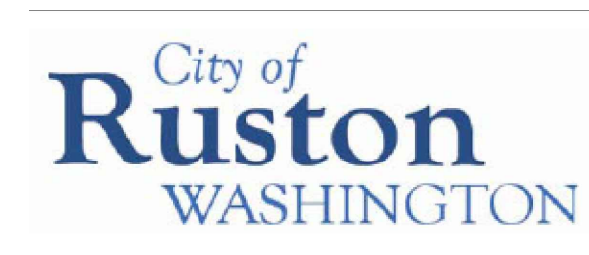
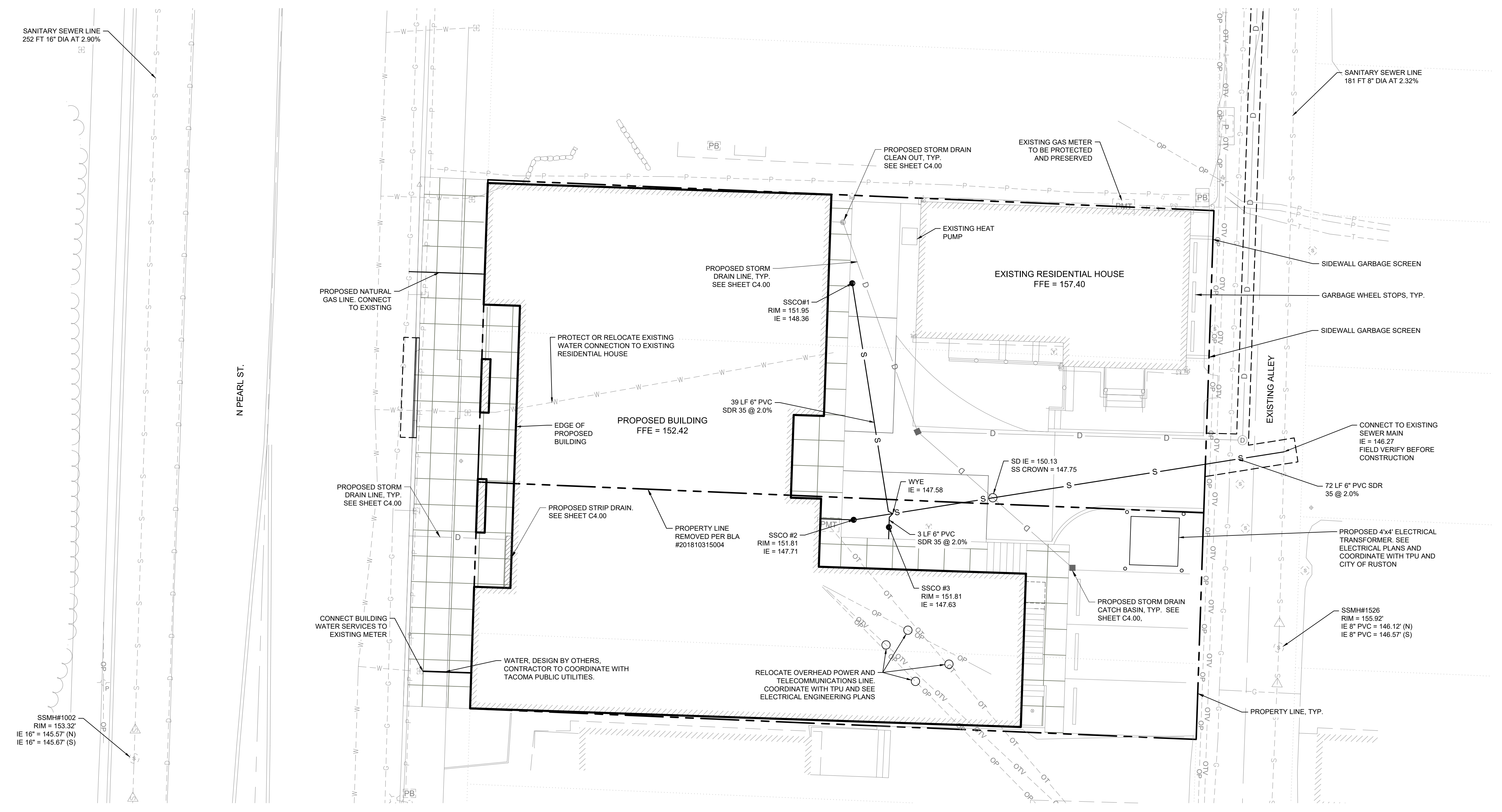
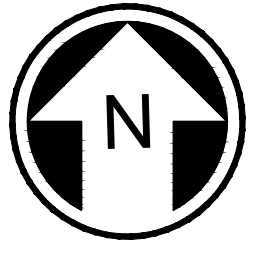
NO.	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE 12/10/18	SCALE
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FIELD BOOKS	DRAWING NAME	



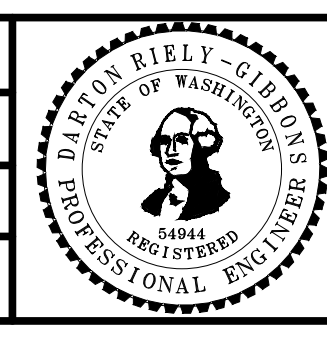
CITY OF RUSTON
CARRIAGE HOUSE
5119 AND 5121 N PEARL ST.
GRADING & DRAINAGE NOTES & DETAILS

C4.40
R309514.01
SHEET NO. 13 OF 17



NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE	SCALE
DESIGNED	12/10/18	CHECKED
DRAWN	DRG	JM
FIELD BOOKS	ZH	PROJECT NAME
	DRAWING NAME	



CITY OF RUSTON

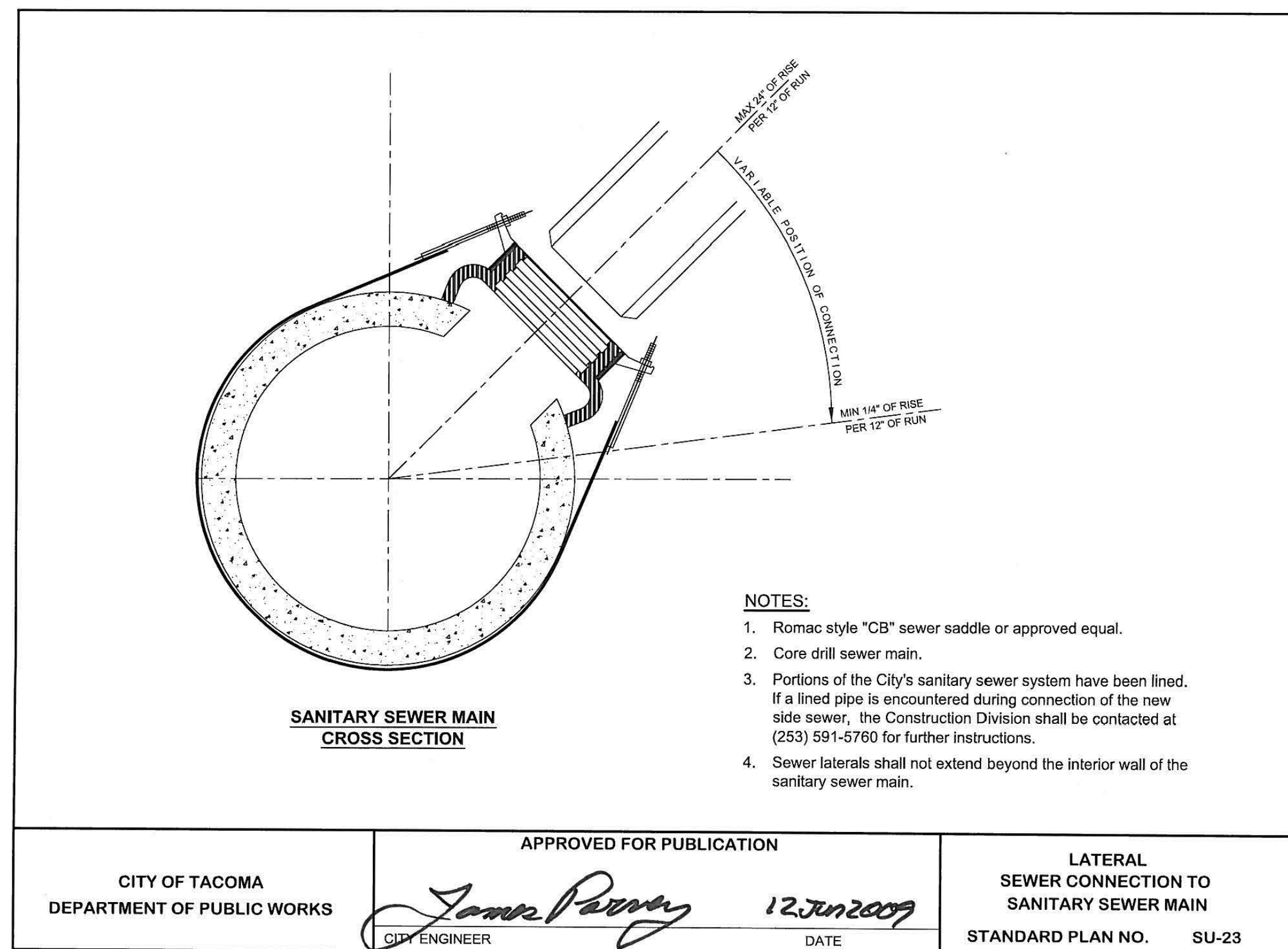
CARRIAGE HOUSE
5119 AND 5121 N PEARL ST.
UTILITY PLAN

APPROVAL / RUSTON CITY ENGINEER

C5.00

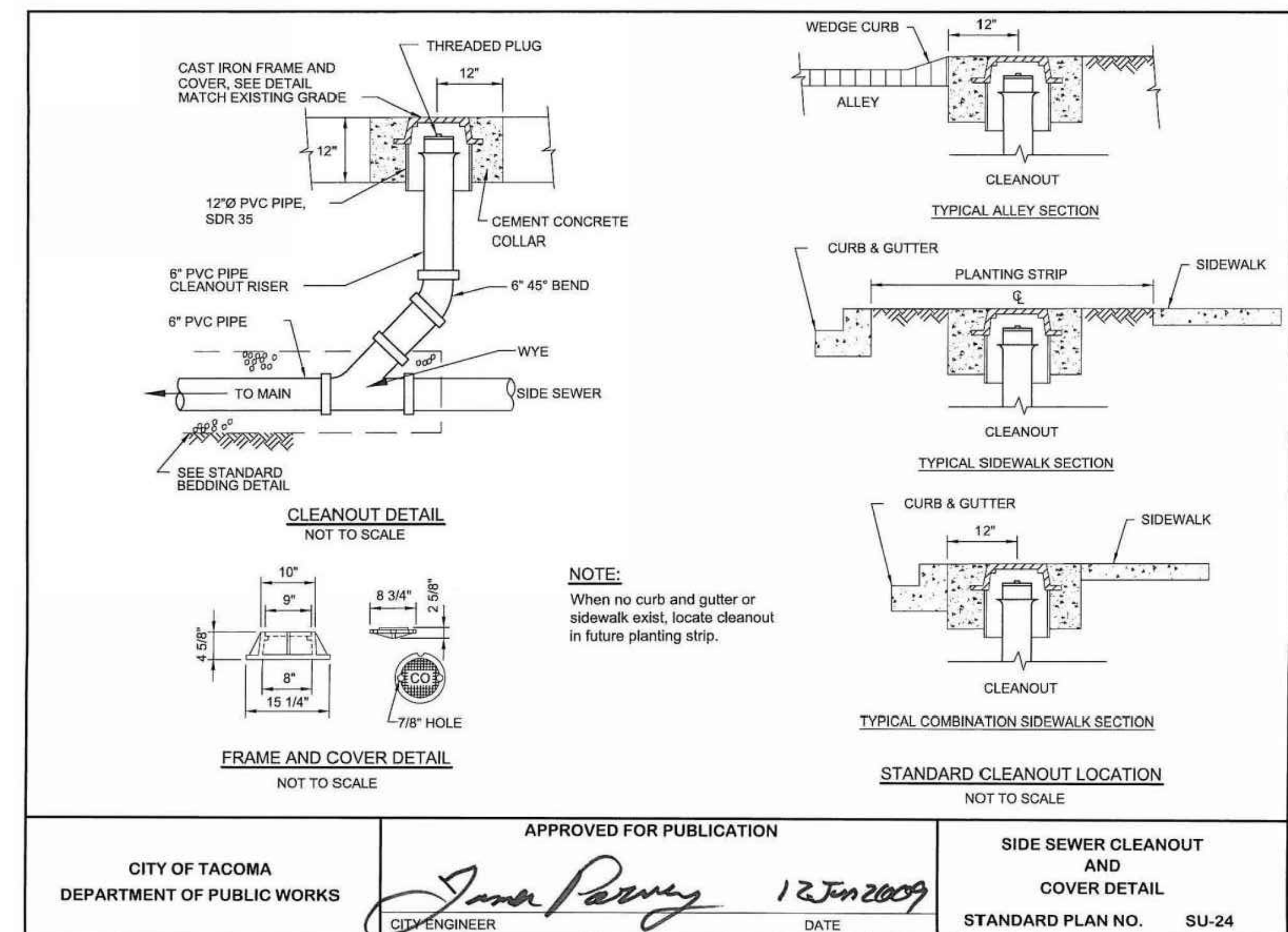
R309514.01

SHEET NO. 14 OF 17



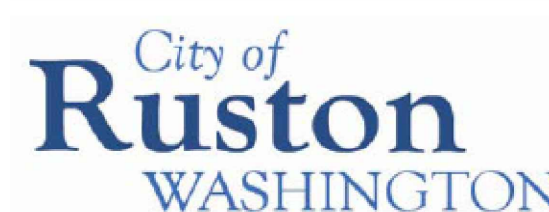
LATERAL SEWER CONNECTION TO SANITARY SEWER MAIN
 NOT TO SCALE

1



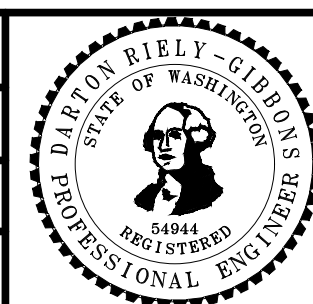
SIDE SEWER CLEANOUT AND COVER DETAIL
 NOT TO SCALE

2



NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE	SCALE
BY	DESIGNED	CHECKED
DATE	DRAWN	PROJECT NAME
FIELD BOOKS	DRAWING NAME	



CITY OF RUSTON

CARRIAGE HOUSE
 5119 AND 5121 N PEARL ST.
 UTILITY DETAILS

APPROVAL / RUSTON CITY ENGINEER

C5.10

R309514.01

SHEET NO. 15 OF 17

SURVEYOR'S NOTES

- 1) THE PURPOSE OF THIS SURVEY WAS TO MAP PIERCE COUNTY PARCEL NUMBER 465500070 LOCATED AT 5121 N. PEARL ST., TACOMA, WA 98407 TO CREATE A TOPOGRAPHIC SURVEY EXHIBIT TO AID IN THE DESIGN OF IMPROVEMENTS TO THE SITE.
- 2) FIELD MAPPING PERFORMED IN FEBRUARY OF 2017. INSTRUMENT USED, TRIMBLE GPS, S6 AND TRIMBLE 5603 ROBOTIC TOTAL STATIONS. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.
- 3) ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 4) BOUNDARY INFORMATION SHOWN IS BASED UP PIERCE COUNTY ASSESSOR'S OFFICE PARCEL INFORMATION, RECORDED PLATS AND RECORDS OF SURVEYS. NO RESEARCH OF TITLE WAS MADE DURING THE COURSE OF THIS SURVEY.

HORIZONTAL DATUM

HORIZONTAL DATUM IS THE WASHINGTON COORDINATE SYSTEM OF 1983, 1991 ADJUSTMENT (NAD 83/91). COORDINATES AND DISTANCES SHOWN ON THIS SURVEY REPRESENT GROUND DISTANCES IN THE US SURVEY FOOT UNIT OF MEASURE. DATUM IS BASED ON TIES TO CITY OF TACOMA HORIZONTAL CONTROL POINTS 644, 645, 1054 AND 1062.

VERTICAL DATUM

VERTICAL DATUM IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) BASED ON TIES TO CITY OF TACOMA BENCHMARK NUMBER 921 WITH A PUBLISHED ELEVATION OF 160.976 FEET.

REFERENCE SURVEYS

- 1) PLAT OF HOWARD HEIGHTS, RECORDED ON OCTOBER 6, 1891, RECORDS OF PIERCE COUNTY, WASHINGTON.

LEGAL DESCRIPTION

LEGAL DESCRIPTIONS PER PIERCE COUNTY ASSESSOR'S OFFICE.

PARCEL 465500070:
LOTS 11 AND 12, BLOCK 1, PLAT OF HOWARD HEIGHTS, SUBJECT TO LIGHT EASEMENT TO RUSTON.

PARCEL 465500060:
NORTH HALF OF LOT 9 AND LOTS 10, BLOCK 1, PLAT OF HOWARD HEIGHTS.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BASED ON FIELD INFORMATION PROVIDED BY MOUNTAIN VIEW LOCATING SERVICES LLC AND MAPS PROVIDED BY MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF BEARING

BASIS OF BEARING S01°56'24"W BETWEEN THE FOUND MONUMENT AT THE INTERSECTION OF N. PEARL ST. & N. 52ND ST. AND THE FOUND MONUMENT AT THE INTERSECTION OF N. PEARL ST. AND N. 51ST ST.

LEGEND

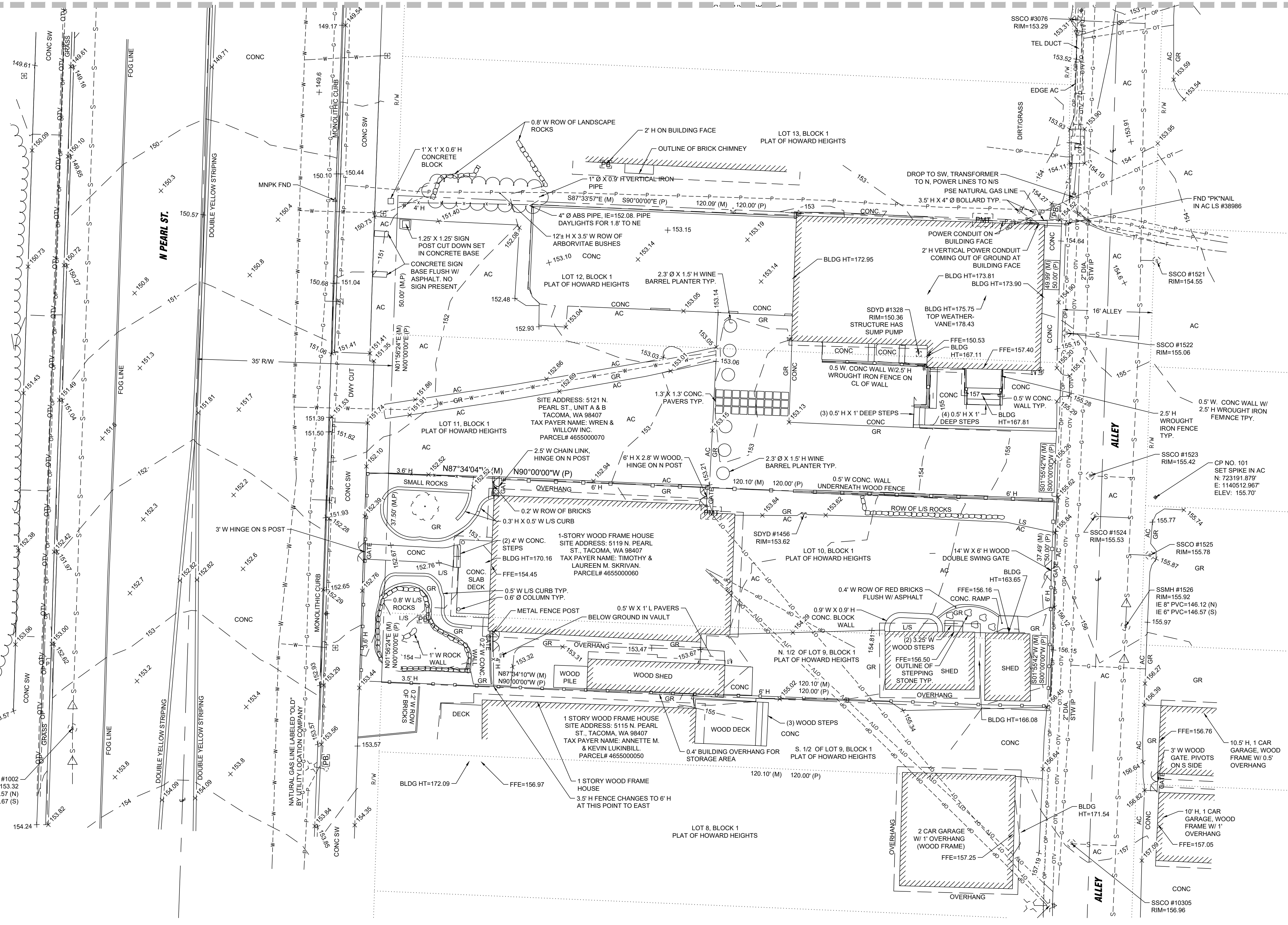
- ⊙ SURVEY MONUMENT BRASS DISC AS NOTED
- ⊕ SURVEY MONUMENT IN CASE AS NOTED
- △ SURVEY CONTROL POINT PK NAIL W/ WASHER
- ◆ SURVEY CONTROL POINT SPIKE W/ WASHER
- GATE
- POST
- ⊕ NATURAL GAS METER
- ⊕ NATURAL GAS VALVE
- ⊕ POWER PULL BOX
- ⊕ POWER METER
- ⊕ POWER VAULT
- ⊕ POWER POLE
- ⊕ POWER POLE W/ TRANSFORMER & DROPLINE
- ⊕ POWER POLE W/ DROP LINE, LIGHT & TRANSFORMER
- ⊕ STREET LIGHT
- ⊕ STORM CATCH BASIN
- ⊕ STORM YARD DRAIN
- ⊕ STORM ROOF DRAIN
- ⊕ STORM MANHOLE
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- ⊕ WATER HOSE BIB
- ⊕ DECIDUOUS TREE
- ⊕ SPOT ELEVATION
- MP 12 TREE TRUNK DIAMETER
- TREE TYPE

ABBREVIATIONS

- ABS ACRYLONITRILE-BUTADIENE-STYRENE
- AC ASPHALT CONCRETE PAVEMENT
- BLDG BUILDING
- CL CENTERLINE
- CONC CONCRETE
- COR CORNER
- CTRL CONTROL
- DIA DIAMETER
- E EAST
- EL ELEVATION
- FFE FINISH FLOOR ELEVATION
- FND FOUND
- GR GRAVEL
- H HIGH
- HT HEIGHT
- IE INVERT ELEVATION
- INTX INTERSECTION
- IP IRON PIPE
- L LENGTH OR LONG
- L/S LANDSCAPING
- M MEASURED
- MH MANHOLE
- MNCS MONUMENT IN CASE
- MNBC MONUMENT BRASS CAP
- MP MAPLE
- N NORTH
- OR ORNAMENTAL TREE
- P PLATTED
- PROP PROPERTY
- PSE PUGET SOUND ENERGY
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- S SOUTH
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SDRD STORM DRAIN ROOF DRAIN
- SDYD STORM YARD DRAIN
- STW STEEL WRAPPED
- SSMH SANITARY SEWER MANHOLE
- TYP TYPICAL
- W WIDE OR WEST
- W WITH
- Ø DIAMETER

LINETYPES

- - - - - STORM DRAIN LINE
- - - - - SEWER LINE
- - - - - WATER LINE
- - - - - NATURAL GAS LINE
- - - - - BURIED POWER LINE
- - - - - OVERHEAD POWER LINE
- - - - - OVERHEAD TELEPHONE LINE
- - - - - OVERHEAD CABLE TV
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- ⊕ BUILDING OUTLINE
- 150 CONTOUR MAJOR
- 151 CONTOUR MINOR
- ⋯ PLAT LINE
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- - - - - RIGHT OF WAY CENTERLINE
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- - - - - EDGE OF GRAVEL
- - - - - CHAIN LINK FENCE
- - - - - WOOD FENCE
- - - - - WROUGHT IRON FENCE
- - - - - HEDGE/EDGE OF VEGETATION



MATCH LINE, SEE SHEET S1.10

City of Ruston WASHINGTON

NO	REVISION	DATE	APPD

FINAL CONSTRUCTION CHECKED	DATE 12/10/18	SCALE
BY DRG	DESIGNED	CHECKED JM
DATE	DRAWN ZH	PROJECT NAME
FIELD BOOKS	DRAWING NAME	

CITY OF RUSTON

CARRIAGE HOUSE
5119 AND 5121 N PEARL ST.
SURVEY

S1.00
R309514.01

SHEET 16 OF 17

SURVEYOR'S NOTES

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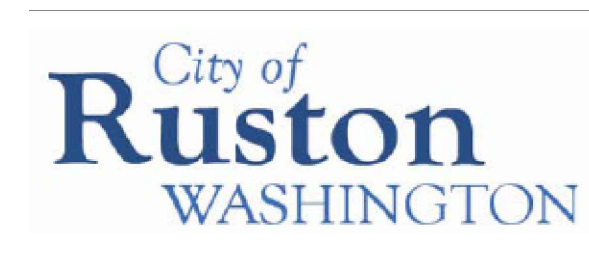
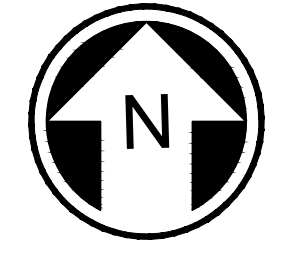
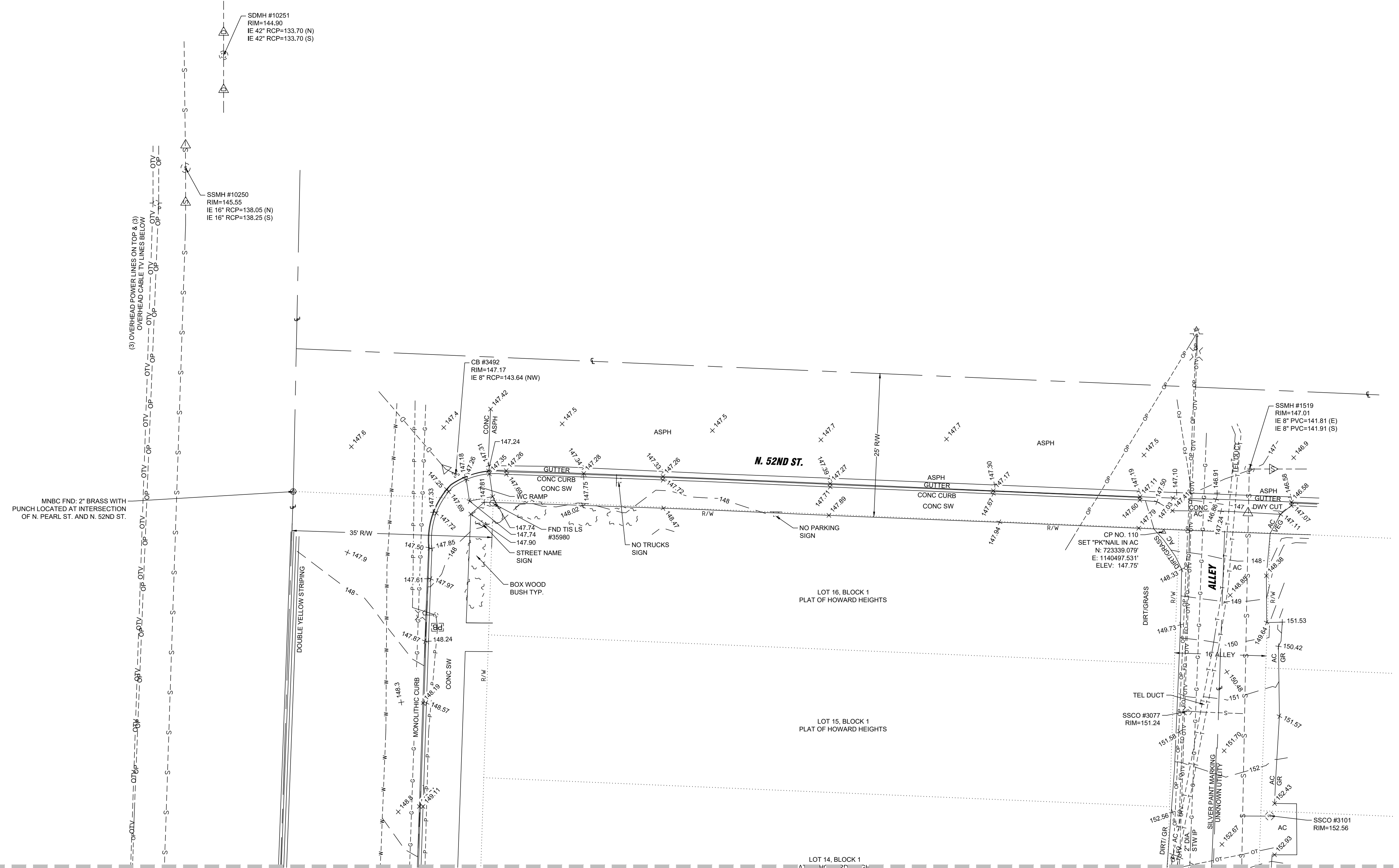
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- S -S -S -S SEWER LINE
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- G -G -G -G NATURAL GAS LINE
- P -P -P -P BURIED POWER LINE
- OP -OP -OP -OP OVERHEAD POWER LINE
- OT -OT -OT -OT OVERHEAD TELEPHONE LINE
- OTV -OTV -OTV -OTV OVERHEAD CABLE TV
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- — — — — BUILDING OVERHANG
- — — — — EDGE OF GRAVEL
- X -X -X -X CHAIN LINK FENCE
- O -O -O -O WOOD FENCE
- W -W -W -W WROUGHT IRON FENCE
- H -H -H -H HEDGE/EDGE OF VEGETATION



NO	REVISION		DATE	APPD	CITY OF RUSTON CARRIAGE HOUSE 5119 AND 5121 N PEARL ST. SURVEY	S1.10 R309514.01
	BY	DATE	SCALE	CHECKED		
	DATE	DESIGNED	DRAWN	PROJECT NAME		
	FIELD BOOKS	DRAWING NAME				