PARCEL NUMBER: 125125125

GRADING QUANTITIES:
- CUT: 1,872 CUBIC YARDS
- FILL: 1,521 CUBIC YARDS
- NET: 351 CUBIC YARDS

TOPOGRAPHICAL NOTE:
- A GROUND SURVEY WAS PERFORMED

OWNER:
MKKM, LLC

BASIS OF BEARING:
- YOUR TOWN'S HORIZONTAL DATUM
- YOUR TOWN'S VERTICAL DATUM

RELATED PERMITS:
- 5-125 LOT 1 BLDG
- 5-126 LOT 2 BLDG
- 5-127 LOT 3 BLDG
- 5-128 LOT 4 BLDG
- 5-129 LOT 5 BLDG
- 5-130 LOT 6 BLDG
- HEX 23456
- PRELIMINARY PLAT

DATE: 10/22/2019 8:22 AM

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PROJECT LOCATION

COMMENCEMENT BAY

VICINITY MAP

SIX PACK PLAT
S. Match Street & S. Example Avenue
INFILTRATION TRENCH NOTES:
1. TRENCH IS SIZED FOR THE ROOF AREA AND 300 SF. OF WALK/IMPERVIOUS AREA WITH NO POLLUTION GENERATING SURFACES.
2. BOTTOM OF INFILTRATION TRENCH SHALL NOT BE COMPACTED.
3. INFILTRATION TRENCH SHALL BE LOCATED A MINIMUM OF 5 FT FROM PROPERTY LINE AND 10 FT. FROM STRUCTURES AND TOE OF SLOPE GREATER THAN 20%.
4. FINISHED FLOOR ELEVATION IS ONE FOOT ABOVE PAD ELEVATION.

SOIL AMENDMENT NOTES:
1. SOIL AMENDMENT SHALL OCCUR AT THE COMPLETION OF GRADING OPERATIONS TO ENSURE THAT THE AMEND SOIL WILL NOT BE COMPACTED BY CONSTRUCTION EQUIPMENT. IN ADDITION, SOIL AMENDMENT SHALL OCCUR ONLY AFTER THE SITE HAS EXPERIENCED NO RAINFALL FOR 7 DAYS PRIOR TO THE START OF SOIL AMENDMENT OPERATIONS AND NO RAINFALL IS PREDICTED FOR 7 DAYS FOLLOWING THE COMPLETION OF SOIL AMENDMENT OPERATIONS.
2. SOIL AMENDMENT SHALL BE TYPE D UNLESS NOTED OTHERWISE:
   TYPE D: REMOVE AND STOCKPILE SITE SOIL IN APPROVAL LOCATION(S). STOCKPILES SHALL BE COVERED BY A WOVEN WEED BARRIER. APPLY 7.5 INCHES MINIMUM DEPTH STOCKPILED SOIL AFTER GRADING AND SITE DISTURBANCES ARE COMPLETE. UNDERLINING SOIL SHALL BE TILLED 2 INCHES IN DEPTH PRIOR TO TOPSOIL APPLICATION. APPLY 2.5 INCHES OF COMPOST MEETING WSDOT STANDARD SPECIFICATIONS 9-14.4(8) TO REAPPLIED TOPSOIL AND TILL 12 INCHES INTO SITE SOIL TO ACHIEVE 12 INCH FINAL DEPTH OF COMPACTED AMENDED SOIL.
3. SOIL PH LEVELS SHALL BE TESTED AND ADJUSTED AS REQUIRED TO SUIT PROPOSED USE.
4. FINAL SURFACE SHALL BE RAKED SMOOTH AND ROCKS LARGER THAN 1 INCH IN DIAMETER REMOVED.
5. ALL AMENDED AREAS SHALL BE WATER ROLLED OR COMPACTED TO 80-85 PERCENT OF MAXIMUM DENSITY.

NOTE: ALL SFR DWS WILL BE PERVIOUS PAVEMENT.
CONSTRUCTION NOTES:

1. SIDEWALK RAMP PER WSDOT STD PLAN F-40.18-00.
2. MATCH EXISTING SIDEWALK ELEVATION.
3. 2" GRIND AND OVERLAY TO PROVIDE SMOOTH TRANSITION TO EXISTING ROAD.
4. SAW CUT AND REMOVE EXISTING SIDEWALK TO NEAREST JOINT.
5. SAW CUT AND REMOVE CURB AND GUTTER TO NEAREST JOINT.
6. SAW CUT NEAT LINE FULL PAVEMENT DEPTH.
7. PROTECT EXISTING FIRE HYDRANT.
8. MAINTAIN ACCESS.
9. PLUG PIPE PER WSDOT SPEC 7-08.3(4).
10. STORM DRAIN INFILTRATION PROTECTION, SEE DETAIL ON SHEET 4.
11. MATCH EXISTING SIDEWALK ELEVATION.
12. SAW CUT AND REMOVE EXISTING CURB FOR SIDEWALK RAMP INSTALLATION (SIDEWALK RAMP PER C.O.T. STAND PLAN SU-03).
13. SAW CUT AND REMOVE AND RESTORE EXISTING ASPHALT.

SIDEWALK RAMP PER WSDOT STD PLAN F-40.18-00.
MATCH EXISTING SIDEWALK ELEVATION.
2" GRIND AND OVERLAY TO PROVIDE SMOOTH TRANSITION TO EXISTING ROAD.
SAW CUT AND REMOVE EXISTING SIDEWALK TO NEAREST JOINT.
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SAW CUT NEAT LINE FULL PAVEMENT DEPTH.
PROTECT EXISTING FIRE HYDRANT.
MAINTAIN ACCESS.
PLUG PIPE PER WSDOT SPEC 7-08.3(4).
STORM DRAIN INFILTRATION PROTECTION, SEE DETAIL ON SHEET 4.
MATCH EXISTING SIDEWALK ELEVATION.
SAW CUT AND REMOVE EXISTING CURB FOR SIDEWALK RAMP INSTALLATION (SIDEWALK RAMP PER C.O.T. STAND PLAN SU-03).
SAW CUT AND REMOVE AND RESTORE EXISTING ASPHALT.
1. The standard construction sequence is as follows:
   - Mark cleaning/grading limits.
   - Call site development inspector to inspect cleaning/grading limits.
   - Install initial erosion control practices (construction entrance, sill fence, cabin basin inserts).
   - Contact site development inspector to inspect initial erosion control practices.
   - Clear, grade, and fill site as outlined in the site plan while implementing and maintaining temporary erosion and sediment control practices at the same time.
   - Install proposed site improvements (impermeable surface, landscaping, etc.).
   - Control site development inspector for approval of permanent erosion protection and site grades.
   - Remove erosion control methods as permitted by the site development inspector and repair permanent erosion protection as necessary.

   Monitor and maintain permanent erosion protection until fully established.

   **STORM DRAIN NOTES:**
   - Unless otherwise shown, drainage pipes shall be:
     - Plan concrete storm sewer pipes per WSDOT Section 9-05.7(1). (Conc.)
     - Reinforced concrete storm sewer pipe per WSDOT Section 9-05.7(2). (R.C.P.)
     - Polyvinyl chloride storm sewer pipe per WSDOT 9-05.12. (PVC)
     - Ductile iron storm sewer pipe per WSDOT Section 9-05.13 Class 350.

   - Unless otherwise shown, pipe inverts and pipe lengths are measured and calculated to the center of manholes and catch basins.

   - Unless otherwise noted, stations and offsets are to center of catch basin or manhole.

   - All underdrain pipe shall be per WSDOT 9-05.2(8).

   - Downspout, footing, yard drain collections, and temporary storm pipe shall be:
     - Single wall, fully corrugated pipe (CPEP) for use on private property. Pipes and fittings per AASHTO M252 (3" to 10") and AASHTO M294 (12" to 24").
     - Polysinyl chloride pipe (PVC) per WSDOT Sections 9-05.1(5) and 9-05.2(6). Fittings shall match pipe type.
     - Storm drain pipe per Note 1, above.
     - Footing drains shall be 4" minimum diameter.
     - Roof drain pipe shall be 6" minimum diameter, @0.5% slope minimum or as noted on plans.

   **STORM DRAIN NOTES:**
   - Bag filters shall be inspected after each storm event and cleaned or replaced when full.

   Inlet protection notes:
   - Bag filters shall be inspected after each storm event and cleaned or replaced when full.

   **DEVELOPMENT NOTES:**
   - Development notes, stationing and offsets are to center of catch basin or manhole.

   - All underdrain pipe shall be per WSDOT 9-05.2(8).

   - Downspout, footing, yard drain collections, and temporary storm pipe shall be:
     - Single wall, fully corrugated pipe (CPEP) for use on private property. Pipes and fittings per AASHTO M252 (3" to 10") and AASHTO M294 (12" to 24").
     - Polysinyl chloride pipe (PVC) per WSDOT Sections 9-05.1(5) and 9-05.2(6). Fittings shall match pipe type.
     - Storm drain pipe per Note 1, above.
     - Footing drains shall be 4" minimum diameter.
     - Roof drain pipe shall be 6" minimum diameter, @0.5% slope minimum or as noted on plans.
SIX PACK PLAT

DATE: 10/22/2019 8:34 AM
PATH: P:\ENVSERVICES\PROJECTS\SPECIAL PROJECTS\SIXPACKPLAT\PRODUCTION SET
FILE: SIXPACK PS PLAN & PROFILE
LAYOUT: 6

SCALE: 1" =
PLAN SCALE
PROFILE SCALE
VERTICAL: 1" =
HORIZONTAL: 1" =
0'
20'
40'
30'
20'
10'
20'
5'

CITY OF TACOMA
DEPARTMENT OF PUBLIC WORKS

ENVIRONMENTAL SERVICES DEPARTMENT

SIX PACK PLAT
S. Match Street & S. Example Avenue
Standard Details