

04/25/2024 - Water Quality Review:

A lead free State of Washington approved reduced pressure backflow assembly (RPBA) is required on the domestic water supply line to the building prior to any branch line connections. The premises RPBA may be installed at the Tacoma Water meter or at the point the water service first enters the building with minimal exposed piping (less than 5 feet). It may not be installed below grade and must have proper drainage to accommodate the relief valve full design discharge flow rate. An independent shut off valve is required to be installed between the Tacoma Water meter and the required premises RPBA.

A lead free State of Washington approved reduced pressure backflow assembly (RPBA) is required on the water supply line to the following:

- Commercial dishwashers, warewashers, chemical mixing stations (approved air gap may be accepted. Fix gaps will not be accepted.)
- Water treatment units, carbonated beverage units and water-cooled condensers.

Backflow prevention assemblies may not be installed in ceilings, walls or crawl spaces and must have proper drainage to prevent flooding/damaging submerged and to accommodate full RPBA relief valve design discharge rate. RPBA's may not be installed below grade. This includes below grade finished rooms unless there is a daylight walkout.

An approved DCVA must be installed on the water supply line to the irrigation system unless pumps, chemicals or auxiliary water are utilized in the system then an RPBA is required. If installed below ground, the DCVA can be no deeper than 12" below grade and must have a minimum of 6" of open clearance underneath it. Threaded pipe are required in each of the 4 test ports. An independent shut off valve is required to be installed between the Tacoma Water meter and the required irrigation system DCVA.

A State of Washington approved double check valve assembly (DCVA) is required to be installed on the water supply line to the fire sprinkler system. If there are any provisions for chemical additives or if there is a storage tank/reservoir as part of the fire system then an RPBA is required in place of the DCVA.

Any new water meters will be installed in the off position and water service will only be provided after inspection by the Tacoma Water Water Quality Section. Failure to arrange water service turn on with the Water Quality Section may result in a re-visit to the site.

Please contact Scott Hallenberg at Tacoma Water for specific requirements or to arrange for water service turn on (including temp water for construction, system filling and/or testing). shallenb@cityoftacoma.org or 253-562-8215.

SITE REVIEW: STORM/SANITARY - 07/01/2024 - APPROVED W/COMMENTS

Comment 1: A covenant and easement agreement is required for the proposed stormwater facilities. You have completed the template form and it is in routing for city signatures at this time. When the city has completed signatures, a PDF of the document will be emailed to you for final signature and recording with the county. The recording number (ARN) is required prior to issuance of the permit.

Comment 2: Based on revisions made to the project scope and reflected in the second submittal, it now appears this project will disturb one or more acres of land or is part of a larger common plan of development or sale that has disturbed or ultimately will disturb one or more acres of land; and may discharge stormwater from the site. Coverage under a Washington State Department of Ecology (Ecology) NPDES Stormwater Construction General Permit (CSWGP) may be required.

a) For assistance with the CSWGP contact the Ecology Southwest Region Pierce County Permit Administrator: (360) 407-7451.
b) For information about the Construction Stormwater General Permit and requirements, visit Ecology's CSWGP webpage: <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-general-permit>.
c) To submit a Notice of Intent (NOI) for coverage under the CSWGP apply online through Ecology's WQWebPortal: <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Water-quality-permits-guidance/WQWebPortal-guidance>.
City approval does not release the applicant from state or other permitting requirements. Please note that to obtain Ecology CSWGP coverage a public notice must be published at least once a week for two consecutive weeks with seven days between publications, in at least a single newspaper of general circulation in the county in which the construction is to take place. Ecology cannot grant permit coverage sooner than the end of the 30-day public comment period, which begins on the date of the second public notice.

Comment 3: Camera viewing of existing side sewer shall be completed in the presence of the Site Inspector. Based on previous response comment from applicant team, Contractor shall discuss need for real-time video of existing line prior to adding new connections or completing pressure testing.

Advisory Note: A SEWER utility permit is required for connection of the new grease interceptor to the existing side sewer.

Advisory Note: This project does not disturb one (1) or more acres of land, therefore a Construction Stormwater General Permit (CSWGP) is not required.

Advisory Note: There is no sanitary sewer assessment due for this project, as confirmed via email by ABrown 05/31/2024.

ST CHARLES BORROMEOPARISH OFFICE ADDITION

7112 SOUTH 12TH STREET
TACOMA, WA 98465

04/01/2024 - TACOMA POWER REVIEW - APPROVED W/ COMMENTS

Request for a locate to be done for underground Power Lines going to the Padmount Transformer that will need to be relocated. Our mapping system shows that we have underground lines going south of the transformer to the church.

The (Builder, developer, and/or owner) must observe the appropriate clearances to Tacoma Power's facilities during construction.

Appropriate clearances must be maintained between all structures and Tacoma Power's facilities. No building shall be constructed under or over a primary power line. Buildings in the vicinity of the overhead lines must meet WAC, NEC, NESC and Tacoma Power requirements for clearance. Alternatively, the (Builder, developer, and/or owner) shall incur all costs associated with relocating Tacoma Power's facilities in order to obtain the appropriate clearances. Costs of relocation include demolition of existing facilities, construction of new facilities, restoration of property as necessary, and relocation of other utilities as necessary.

Tacoma Power requests to retain all existing easements and facilities in the subject area(s). Alternatively, the (Builder, developer, and/or owner) shall incur all costs associated with relocating Tacoma Power's facilities. Costs of relocation include demolition of existing facilities, construction of new facilities, restoration of property as necessary, and relocation of other utilities as necessary. The (Owner, developer, and/or builder) shall assist Tacoma Power and other affected utilities in obtaining all necessary easements for said relocated facilities.

The (Builder, developer, and/or owner) shall provide Tacoma Power and other affected utilities with all necessary easements.

Forms and information are available online at <http://www.mytpu.org/tacomapower/permitting>

Submit an Electric Service Application to Tacoma Power New Services Engineering Department. The Developer should review the Commercial Project Development Process online to determine additional submittal requirements.

Fees for new electrical service or upgrading the existing electrical service will be determined when the power requirements are submitted to Tacoma Power New Services Engineering Department.

For services over 400 amps, a set of electrical plans must be submitted to the Electrical Inspection Office for review.

The Electrical Contractor will need to submit an Application for Electrical Permit to Tacoma Power Electrical Inspection Department.

Fees for the electrical permit are based on the electrical contractors bid amount and have not been determined.

All new electrical services will be installed underground unless otherwise approved by Tacoma Power Engineering; additional utility easements may be required.

DESIGNED: A.S.
DRAWN: A.S.
CHECKED: R.H.
DATE: 05/16/2023
SCALE: AS NOTED

2 PERMIT RESUBMITTAL 07-12-2024
1 PERMIT RESUBMITTAL 06-03-2024
ISSUE FOR PERMIT 03-12-2024

APPROVALS

SEAL

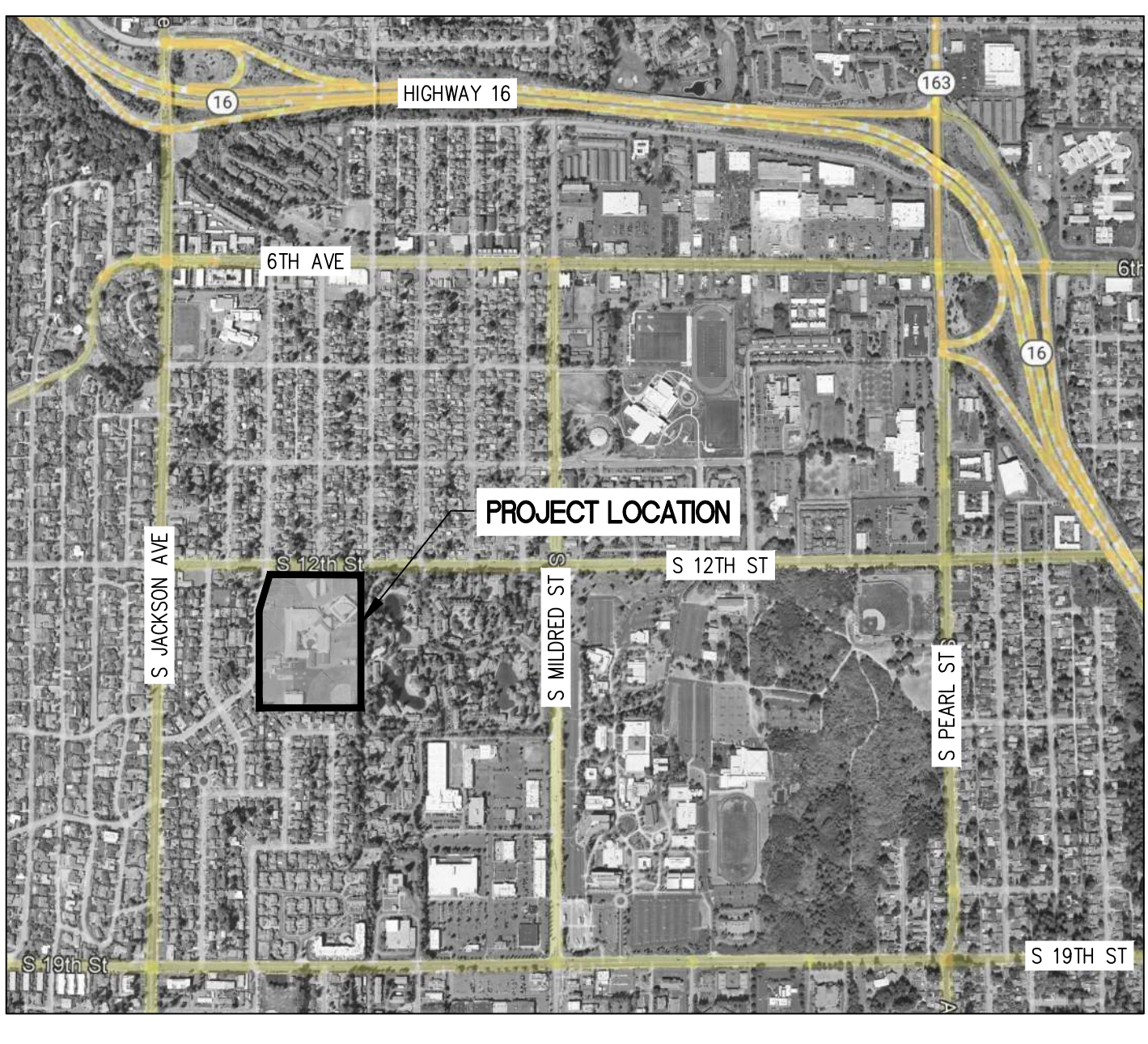
PROJECT

ST CHARLES BORROMEOPARISH OFFICE ADDITION

7112 SOUTH 12TH STREET
TACOMA, WA 98465

07/16/24

VICINITY MAP:



PREPARED FOR:

ST CHARLES BORROMEOPARISH OFFICE ADDITION

7112 SOUTH 12TH STREET
TACOMA, WA 98465
CONTACT: MICHAEL MCDERMOTT: 253-564-5785

INDEX OF DRAWINGS:

DRAWING No.	TITLE - DESCRIPTION
T1.00	COVER SHEET
SV1.00	TOPOGRAPHIC SURVEY
SV1.01	TOPOGRAPHIC SURVEY
SV1.02	TOPOGRAPHIC SURVEY
CO.01	CIVIL NOTES
C1.00	DEMOLITION AND TESC PLAN
C1.01	DEMOLITION AND TESC NOTES AND DETAILS
C2.00	OVERALL GRADING AND DRAINAGE PLAN
C2.01	ENLARGED GRADING AND DRAINAGE PLAN
C2.02	GRADING AND DRAINAGE DETAILS
C2.03	SECTIONS AND PROFILES
C2.04	ENLARGED FOUNDATION DRAIN PLAN
C2.05	CURB RAMP ENLARGEMENTS
C3.00	OVERALL SURFACING AND LAYOUT PLAN
C3.01	ENLARGED SURFACING AND LAYOUT PLAN
C3.02	SURFACING AND LAYOUT DETAILS
C3.03	SURFACING AND LAYOUT DETAILS
C4.00	ENLARGED UTILITY PLAN
C4.01	UTILITY DETAILS
L1.00	LANDSCAPING PLAN
L1.01	LANDSCAPE NOTES AND DETAILS

PREPARED BY:

CIVIL | STRUCTURAL | SURVEY

4815 CENTER STREET | TACOMA, WA. 98409
PHONE: (253) 474-9449 | FAX: (253) 474-0153

<http://www.sittshill.com/>

CONTACT: RICK HAND, P.E.
EMAIL: RICKH@SITSHILL.COM

SURVEY INFORMATION:

VERTICAL DATUM

NGVD 29

CITY OF TACOMA PUBLISHED BENCHMARK NO. 73 MONUMENT IN CASE AT THE INTERSECTION OF 12TH STREET SOUTH AND GEIGER STREET NORTH

ELEVATION = 353.05

HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/2011 BASED ON WSRN NETWORK

CITY OF TACOMA MONUMENT #541 AT THE INTERSECTION OF SOUTH 12TH AND MILDRED STREET
N: 705406.5271
E: 1137210.0870

CITY OF TACOMA MONUMENT #369 AT THE INTERSECTION OF SOUTH 12TH AND JACKSON STREET
N: 705474.1510
E: 1134566.6880

LEGAL DESCRIPTION

PARCEL A (TPN 0220034002):

BEGINNING ON THE SOUTH LINE OF SOUTH 12TH STREET AT A POINT 1320 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE W.M.; THENCE WEST 664.68 FEET ALONG THE SOUTH LINE OF SAID STREET TO A POINT 660 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0'13" WEST 935 FEET; THENCE EAST 668.17 FEET TO INTERSECT A LINE RUNNING PARALLEL WITH AND 1320 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG SAID PARALLEL LINE 935 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF TACOMA BY DEED RECORDED MARCH 27, 1959 UNDER RECORDING NO. 1849002;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF TACOMA BY DEED RECORDED JUNE 16, 1960 UNDER RECORDING NO. 1891748;

EXCEPT THAT PORTION THEREOF CONVEYED BY DEED RECORDED OCTOBER 1, 1965 UNDER RECORDING NO. 2118883;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF TACOMA BY DEED RECORDED OCTOBER 6, 1966 UNDER RECORDING NO. 2164277;

NOTES

- EQUIPMENT USED: TOPCON QS ROBOTIC TOTAL STATION
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090. ALL MEASUREMENTS WERE MADE WITH A TOPCON QS ROBOTIC TOTAL STATION IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
- IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (R.C.W.) 58.09 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 332-130, THIS SURVEY MAY DEPICT OCCUPANCY INDICATORS THAT DIFFER FROM THE DEEDED LOT LINES. THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH ITEMS.
- FIELD WORK PERFORMED IN OCTOBER AND NOVEMBER, 2014.
- UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED ON SURFACE EVIDENCE AND LOCATES PERFORMED BY MOUNTAIN VIEW LOCATING SERVICES, L.L.C. AND FIELD LOCATED BY SITTS AND HILL ENGINEERS, INC. IN NOVEMBER 2014. THIS HAS BEEN SUPPLEMENTED BY RECORD INFORMATION PROVIDED BY THE CITY OF TACOMA, PUGET SOUND ENERGY AND THE OWNER. RECORD UTILITY LINES SHOWN HEREON ARE DEPICTED WITH A DASHED LINTYPE AS SHOWN IN THE LEGEND.
- CHICAGO TITLE COMPANY GUARANTEE NO. 0026922-TC, DATED NOVEMBER 7, 2014 WAS RELIED UPON FOR THE LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON. REFER TO THE "SPECIAL EXCEPTIONS" TABLE SHOWN HEREON.

PROJECT INFORMATION:

PROJECT ADDRESS	7112 SOUTH 12TH STREET TACOMA, WA 98465
PARCEL NUMBER	0220034002 (885,882 SF, 13.45 ACRES)
ASSOCIATED PERMIT NUMBERS	
SCOPE OF WORK:	CONSTRUCT NEW PARISH OFFICE BUILDING AND ASSOCIATED SITE WORK.

04/09/2024 - Tacoma Water - Approved w/Comments

An existing 3" service with a 3" meter
An existing 6" fire service with a 6" meter
12" CI water main in South 12th St.
Calculated pressure is approximately 50 psi.
Please take the calculated pressure into consideration during your design process. This is the maximum available pressure. Actual pressure will be lower and vary daily.

The existing water services shall be utilized or disconnected from the water main by Tacoma Water at the owners' expense.

There are property-side water pipes located within the work area and shall be protected. Coordination with adjacent property owner(s) will be required to ensure continued/uninterrupted water service. If the property-side water pipes must be relocated, an additional permit may be required. Changes to property-side water pipe must be inspected. Contact PDS at permits@cityoftacoma.org. Tacoma Water is not responsible for maintaining and locating the property-side water pipes. It is the parcel owner's responsibility to maintain and locate their property-side water pipes.

If new water services or modification of existing water services are required, they will be sized and installed by Tacoma Water after payment of the Service Construction Charge, and the Water Main Charge, and the System Development Charge.

Contact Chris Hicks at (253) 377-0640 or chicks@cityoftacoma.org for:
Commercial sizing and pricing.
New fire service sizing and pricing. (New fire services will be sized by fire consultant)

New services install timeline:
4 weeks to complete estimating
Up to 7 weeks to install service once payment is received.

If a new fire hydrant is required at a location with an existing water main, the hydrant will be installed by Tacoma Water after payment of construction charge. Contact Chris Hicks at (253) 377-0640 or chicks@cityoftacoma.org for pricing.

If existing water facilities need to be relocated or adjusted, they will be relocated by Tacoma Water at the developer's expense. Contact Chris Hicks at (253) 377-0640 or chicks@cityoftacoma.org for pricing.

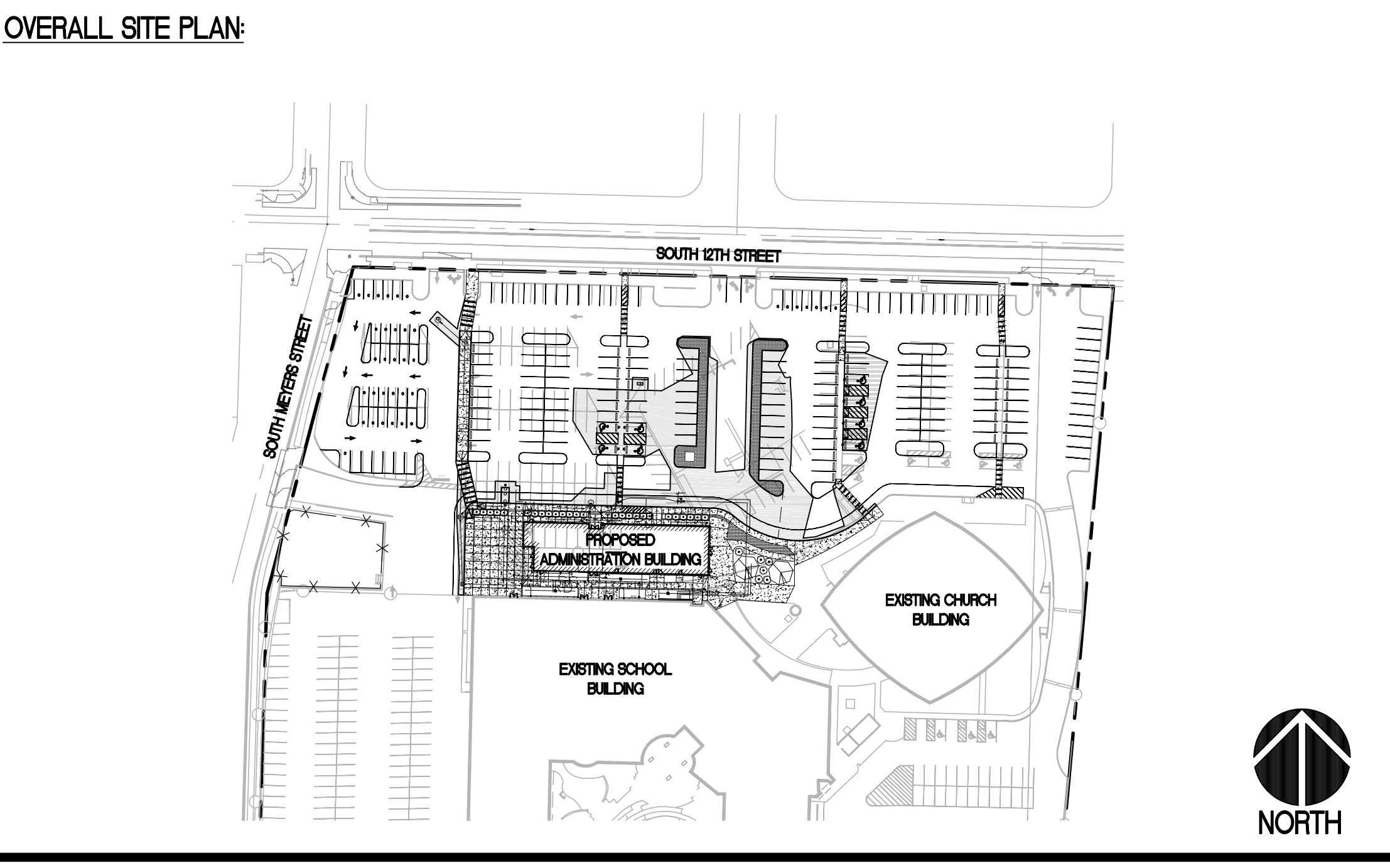
Tacoma Water facilities must remain accessible at all times. Any damage to Tacoma Water facilities will be repaired by Tacoma Water crews at the expense of the developer.

Landscaping Notes:
No structures, retaining walls, fences, trees are permitted within 5 feet of water facilities. Light landscaping with grass and/or small shrubbery is permitted.

General utility clearances:
For utilities other than sanitary sewer, the proposed facilities shall have a minimum horizontal separation of five (5) feet and vertical separation of twelve (12) inches from Tacoma Water facilities.

For aerial utilities, Tacoma Water requires a minimum of 20 feet above our water facilities.

Sanitary sewer mains and side sewers shall maintain a minimum horizontal separation of ten (10) feet from all water mains and water services. When extraordinary circumstances dictate the minimum horizontal separation is not achievable, the methods of protecting water facilities shall be in accordance with the most current State of Washington, Department of Ecology "Criteria For Sewage Works Design". Vertical separation of eighteen (18) inches from Tacoma Water facilities.



sh sits & hill

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PHONE: (253) 474-9449 | FAX: (253) 474-0153
<http://www.sittshill.com/>

ST CHARLES BORROMEOPARISH OFFICE ADDITION

7112 SOUTH 12TH STREET
TACOMA, WA 98465

MICHAEL MCDERMOTT: 253-564-5785

PROJECT

ST CHARLES BORROMEOPARISH OFFICE ADDITION

TACOMA, WASHINGTON

SHEET TITLE

COVER SHEET

SHEET NO.

T1.00

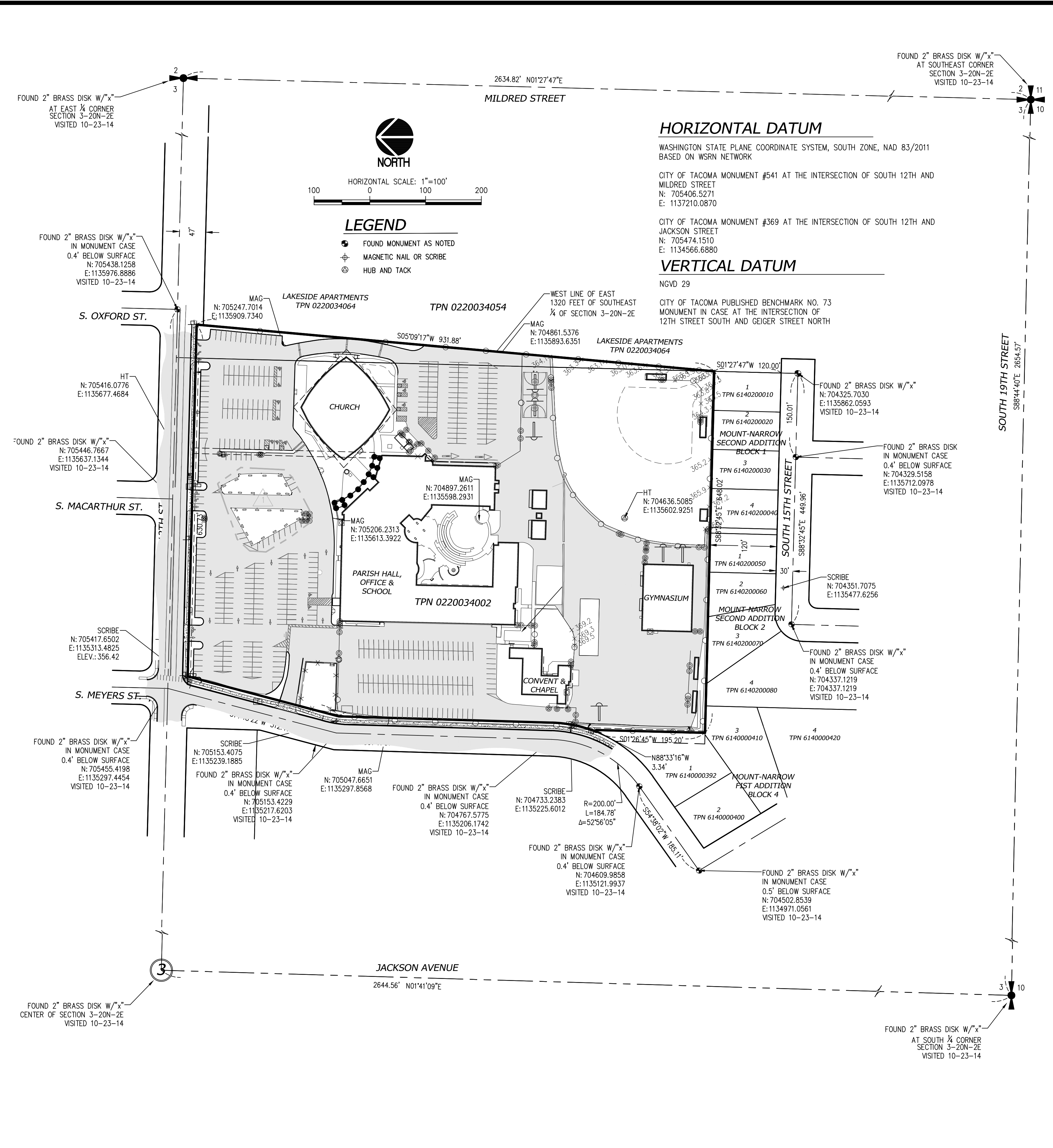
PROJECT NO.

20126

Call 811
two business days before you dig

City of Tacoma
Reviewed for Code Compliance

© 2010/2012/2015/2016/2018/2019/2020/2021/2022/2023 by schilling

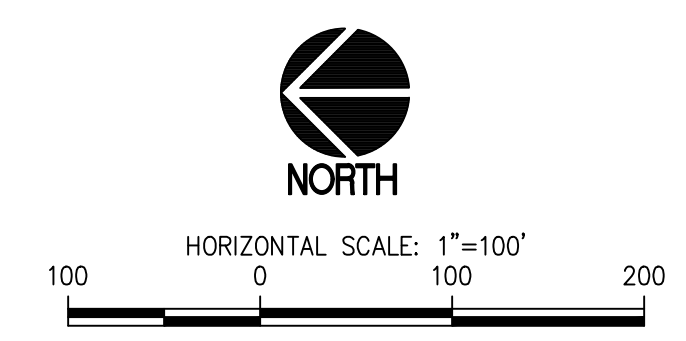


HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/2011
 BASED ON WSRN NETWORK
 CITY OF TACOMA MONUMENT #541 AT THE INTERSECTION OF SOUTH 12TH AND MILDRED STREET
 N: 705406.5271
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VERTICAL DATUM

NGVD 29



LEGEND

- FOUND MONUMENT AS NOTED
- MAGNETIC NAIL OR SCRIBE
- HUB AND TACK

NOTES

- EQUIPMENT USED: TOPCON QS ROBOTIC TOTAL STATION
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090. ALL MEASUREMENTS WERE MADE WITH A TOPCON QS ROBOTIC TOTAL STATION IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
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- UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED ON SURFACE EVIDENCE AND LOCATES PERFORMED BY MOUNTAIN VIEW LOCATING SERVICES, L.L.C. AND FIELD LOCATED BY SITTS AND HILL ENGINEERS, INC. IN NOVEMBER 2014. THIS HAS BEEN SUPPLEMENTED BY RECORD INFORMATION PROVIDED BY THE CITY OF TACOMA, PUGET SOUND ENERGY AND THE OWNER. RECORD UTILITY LINES SHOWN HEREON ARE DEPICTED WITH A DASHED LINETYPE AS SHOWN IN THE LEGEND.
- CHICAGO TITLE COMPANY GUARANTEE NO. 0026922-TC, DATED NOVEMBER 7, 2014 WAS RELIED UPON FOR THE LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON. REFER TO THE "SPECIAL EXCEPTIONS" TABLE SHOWN HEREON.

LEGAL DESCRIPTION

PARCEL A (TPN 0220034002):
 BEGINNING ON THE SOUTH LINE OF SOUTH 12TH STREET AT A POINT 1320 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE W.M.;
 THENCE WEST 664.68 FEET ALONG THE SOUTH LINE OF SAID STREET TO A POINT 660 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER;
 THENCE SOUTH 0'13" WEST 935 FEET;
 THENCE EAST 668.17 FEET TO INTERSECT A LINE RUNNING PARALLEL WITH AND 1320 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER;
 THENCE NORTH ALONG SAID PARALLEL LINE 935 FEET TO THE POINT OF BEGINNING;
 EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF TACOMA BY DEED RECORDED MARCH 27, 1959 UNDER RECORDING NO. 1849002;
 EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF TACOMA BY DEED RECORDED JUNE 16, 1960 UNDER RECORDING NO. 1891748;
 EXCEPT THAT PORTION THEREOF CONVEYED BY DEED RECORDED OCTOBER 1, 1965 UNDER RECORDING NO. 2118883;
 EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF TACOMA BY DEED RECORDED OCTOBER 6, 1966 UNDER RECORDING NO. 2164277;

PARCEL B (TPN 0220034054):
 THAT PORTION OF THE EASTERLY 1320 FEET OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EASTERLY 1320 FEET OF SAID SOUTHEAST QUARTER AND THE NORTH LINE OF SAID SOUTHEAST QUARTER;
 THENCE SOUTH 35 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO THE CITY OF TACOMA BY DEED RECORDED MAY 27, 1965 UNDER RECORDING NO. 2148168;
 THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT DISTANCE OF 60 FEET;
 THENCE SOUTHWESTERLY 925 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PARCEL CONVEYED TO CORPORATION OF THE CATHOLIC ARCHBISHOP OF SEATTLE BY DEED DATED MAY 13, 1957 AND RECORDED MAY 17, 1957 UNDER RECORDING NO. 1787519;
 THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL 919 FEET TO THE TRUE POINT OF BEGINNING;

REVISIONS

DESIGNED	RMH
DRAWN	MAM
CHECKED	
DATE	07-14-2015
SCALE	AS INDICATED

APPROVALS

07-2023 UPDATED TOPOGRAPHY IN FORMER RECTORY BUILDING LOCATION AND ADDED SUPPLEMENTAL STORM DATA

05.12.24

PREPARED BY **sitts & hill**

CIVIL | STRUCTURAL | ARCHITECTURAL | SURVEY
 4815 CENTER STREET | TACOMA, WA 98409
 PHONE: (253) 474-9449 | FAX: (253) 474-0153
 http://www.sitts-hill.com

PREPARED FOR **ST. CHARLES BORROMEO PARISH**
 7112 SOUTH 12TH STREET
 TACOMA, WA 98465
 ATTN: FATHER MICHAEL McDERMOTT

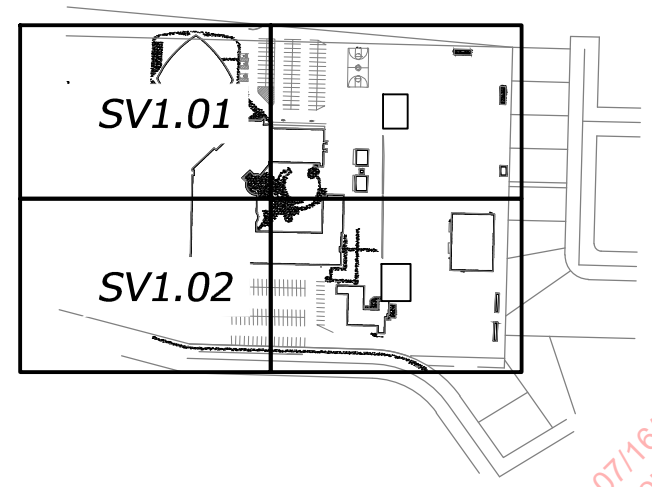
PROJECT SHEET NO. **SV1.00**

PROJECT NO. **20126**

TOPOGRAPHIC SURVEY

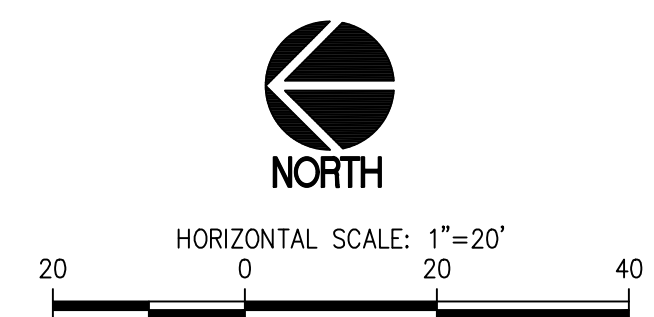
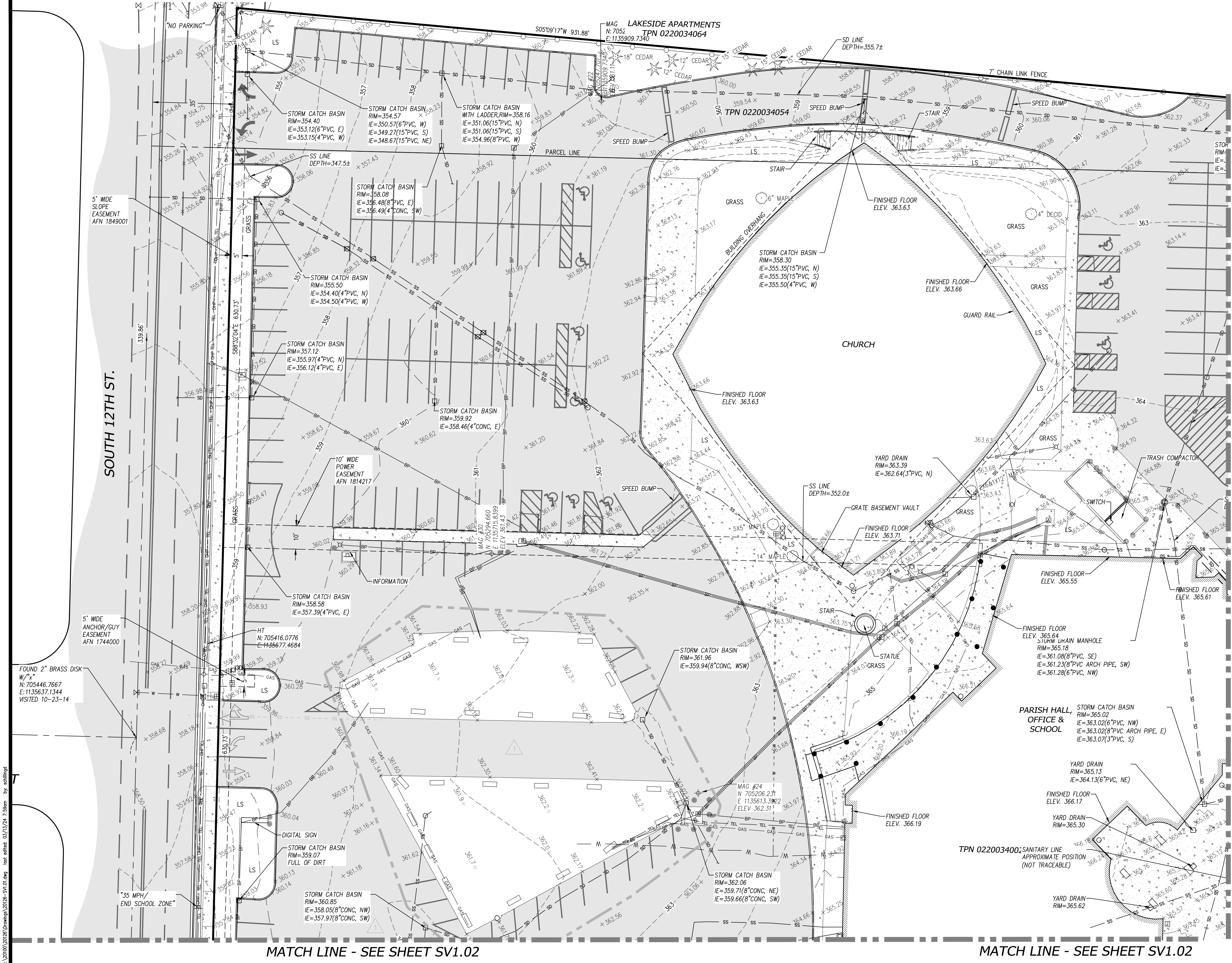
Approved 07/16/2023
 Site Developer
 SUE YIZHANG

Reviewed for Code Compliance

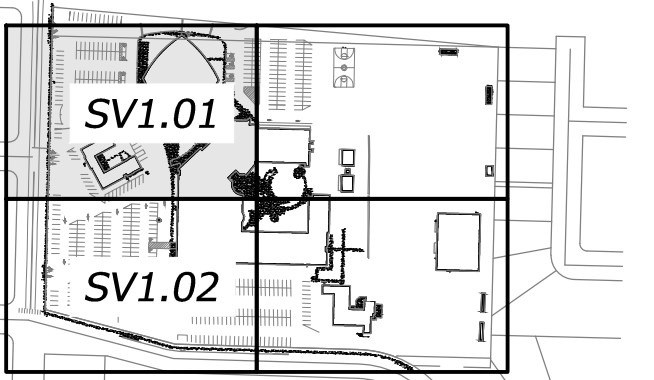


MAP KEY





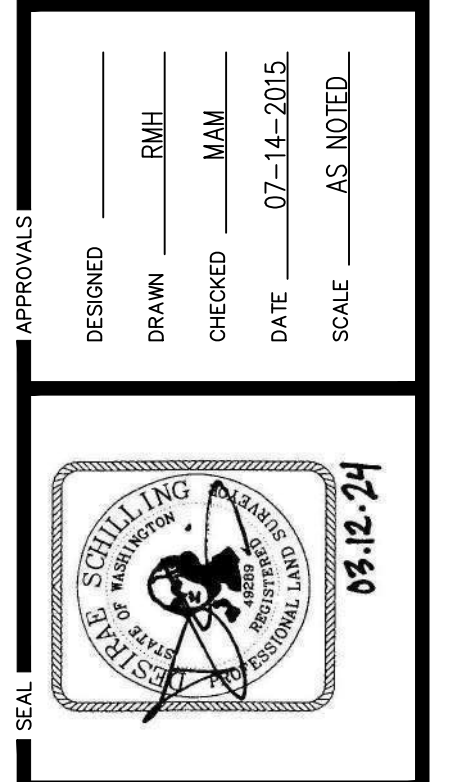
- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊕ MAGNETIC NAIL OR SCRIBE
 - ⊙ HUB AND TACK
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ STORM DRAIN MANHOLE
 - STORM CATCH BASIN
 - MISCELLANEOUS CLEANOUT
 - ⊗ WATER VALVE
 - ⊕ WATER METER
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VAULT
 - ⊕ FIRE DEPARTMENT CONNECTION
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - ⊕ UTILITY POLE
 - ⊕ GUY ANCHOR
 - ⊕ JUNCTION BOX
 - ⊕ ELECTRIC METER
 - ⊕ LIGHT POLE
 - ⊕ FLAGPOLE
 - ⊕ SIGN
 - ⊕ BOLLARD
 - ⊕ GATE POST
 - ⊕ TELEPHONE RISER
 - BOUNDARY LINE
 - - - RIGHT-OF-WAY LINE
 - - - SURVEY CENTER LINE
 - - - SURVEY LOT LINE
 - SS STORM DRAIN LINE
 - SS SANITARY SEWER LINE
 - W BURIED WATER LINE
 - GAS BURIED GAS LINE
 - BP BURIED POWER LINE
 - OHP OVERHEAD POWER LINE
 - ⊕ CHAIN LINK FENCE
 - WOOD FENCE
 - ASPHALT SURFACE
 - CONCRETE SURFACE
 - TPN TAX PARCEL NUMBER



REVISIONS

DESIGNED	RMH
DRAWN	MAM
CHECKED	MAM
DATE	07-14-2015
SCALE	AS INDIC.

07-2025 UPDATED TOPOGRAPHY IN FORMER RECTORY BUILDING LOCATION AND ADDED SUPPLEMENTAL STORM DATA



sitts & hill
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PREPARED FOR
ST. CHARLES BORROMEO PARISH
 7112 SOUTH 12TH STREET
 TACOMA, WA 98465
 ATTN: FATHER MICHAEL McDERMOTT

PROJECT
ST. CHARLES BORROMEO PARISH PROPERTY

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NO.
SV1.01

PROJECT NO.
20126

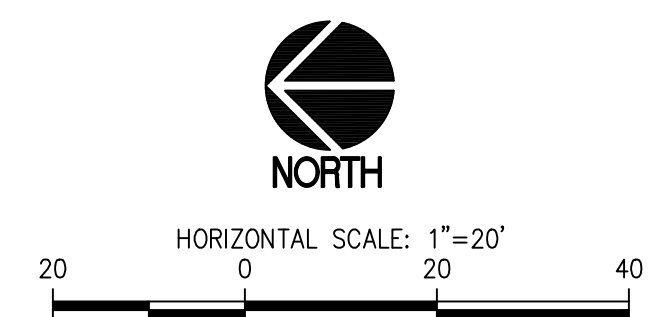
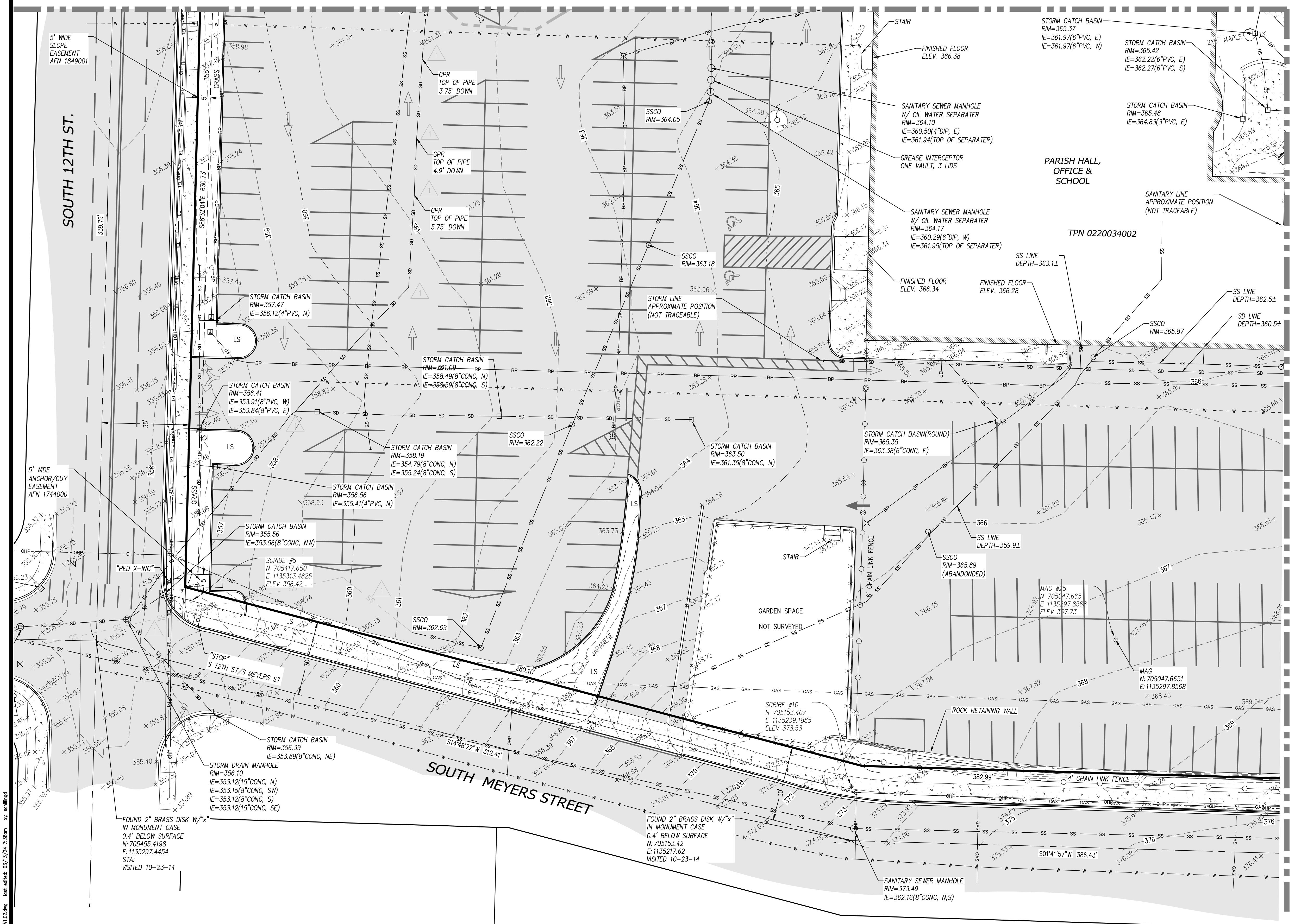
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Approved 07/16/2025
 Site Developer
 SUEY24-120

Reviewed for Code Compliance
 City of Tacoma

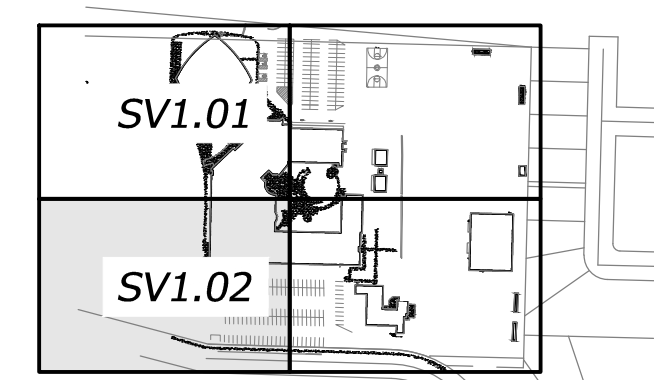
MATCH LINE - SEE SHEET SV1.01

MATCH LINE - SEE SHEET SV1.01



LEGEND

- FOUND MONUMENT AS NOTED
- ⊕ MAGNETIC NAIL OR SCRIBE
- ⊕ HUB AND TACK
- SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- STORM CATCH BASIN
- MISCELLANEOUS CLEANOUT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ WATER VAULT
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ GAS VALVE
- ⊕ GAS METER
- UTILITY POLE
- ⊕ GUY ANCHOR
- ⊕ JUNCTION BOX
- ⊕ ELECTRIC METER
- LIGHT POLE
- FLAGPOLE
- ⊕ SIGN
- ⊕ BOLLARD
- ⊕ GATE POST
- ⊕ TELEPHONE RISER
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SURVEY CENTER LINE
- SURVEY LOT LINE
- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- W BURIED WATER LINE
- GAS BURIED GAS LINE
- BP BURIED POWER LINE
- OHP OVERHEAD POWER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- ASPHALT SURFACE
- CONCRETE SURFACE
- TPN TAX PARCEL NUMBER



REVISIONS

APPROVALS

SEAL

PREPARED BY

PREPARED FOR

PROJECT

SHEET TITLE

SHEET NO.

PROJECT NO.

DATE

SCALE

AS NOTED

DESIGNED: RMH
DRAWN: MAM
CHECKED: MAM
DATE: 07-14-2012
SCALE: AS NOTED

TPN 0220034002



sitts & hill
CIVIL | STRUCTURAL | ARCHITECTURAL | SURVEY
4815 CENTER STREET | TACOMA, WA 98409
PHONE: (253) 474-9449 | FAX: (253) 474-0153
http://www.sitts-hill.com

ST. CHARLES BORROMEO PARISH
7112 SOUTH 12TH STREET
TACOMA, WA 98465
ATTN: FATHER MICHAEL McDERMOTT

ST. CHARLES BORROMEO PARISH PROPERTY
TOPOGRAPHIC SURVEY

SV1.02
20126

7-2023 UPDATED TOPOGRAPHY IN FORMER RECTORY-BUILDING LOCATION AND ADDED SUPPLEMENTAL STORM DATA

Approved 07/16/2012
Site Developer
SUE124-120

City of Tacoma
Reviewed for Code Compliance

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GENERAL PROJECT NOTES

- THE BURIED UTILITIES ON THIS PROJECT ARE SHOWN IN THEIR APPROXIMATE LOCATION WHERE KNOWN. OTHER EXISTING BURIED UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE THEIR LOCATION MARKED ON THE GROUND PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL PROTECT, OR IMMEDIATELY REPAIR, ANY DAMAGED UTILITY "DISCOVERED" ON THIS PROJECT WITHOUT ADDITIONAL COSTS. TO LOCATE UTILITIES, CALL THE UNDERGROUND LOCATE LINE AT 1-811-424-5555 OR 811.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING FEATURES, ELEVATIONS, AND PROPERTY LINES SHOWN. IF DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- WHERE CONFLICTS OCCUR BETWEEN EXISTING FEATURES AND THE PLACEMENT OF NEW FACILITIES, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE CONTRACTOR, AND WILL BE RESOLVED BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ANY CHANGES TO THE APPROVED PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE SITE DEVELOPMENT GROUP AS A FIELD REVISION PRIOR TO IMPLEMENTATION IN THE FIELD.
- THE CONTRACTOR FOR THIS PROJECT SHALL MAINTAIN A CLEAN, LEGIBLE SET OF THESE PLANS AND NOTE ALL DEVIATIONS THEREON. UPON COMPLETION OF CONSTRUCTION, THESE DRAWINGS SHALL BE DELIVERED TO THE ENGINEER FOR THE PREPARATION OF RECORD DRAWINGS. THE ENGINEER SHALL SUBMIT RECORD DRAWINGS TO THE CITY OF TACOMA UPON COMPLETION OF THE PROJECT AND PERMIT CLOSEOUT.
- THE ENGINEER OF RECORD SHALL PROVIDE AN ENGINEER'S CERTIFICATE TO THE CITY OF TACOMA AFTER STORMWATER FACILITY INSTALLATION AND PRIOR TO PERMIT FINAL INSPECTION AND/OR CLOSEOUT.
- THE CONTRACTOR SHALL HAVE ACCESS TO THE CURRENT COPY OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD PLANS AND CURRENT EDITION OF THE SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (PUBLICATIONS M21-01 AND M41-10).
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT TO PREVENT UTILITY INTERRUPTION. NOTIFY THE APPROPRIATE OWNER(S) ONE WEEK IN ADVANCE OF EACH UTILITY CONNECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL COORDINATE HIS/HER ACTIVITIES WITH THE CITY OF TACOMA, THE OWNER AND ENGINEER A MINIMUM OF TWO (2) WEEKS IN ADVANCE OF THE BEGINNING OF WORK. THE CONTRACTOR SHALL PREPARE, SUBMIT, AND OBTAIN TRAFFIC CONTROL FROM THE CITY PRIOR TO EXECUTING THE WORK. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. SHUTDOWN OF ADJACENT PROPERTY OWNER OPERATIONS OR ACCESS WILL NOT BE PERMITTED.
- AT ALL TIMES THE CONTRACTOR SHALL MAINTAIN SIGNS, BARRICADES, FENCING, OR OTHER MEASURES TO ENSURE CONTINUOUS PROTECTION OF THE PUBLIC AND TO PREVENT UNAUTHORIZED ENTRY TO THE CONSTRUCTION AREA. AT A MINIMUM FENCING SHALL BE 6.0 FEET HIGH. COORDINATE SAFETY AND SECURITY MEASURES WITH ADJACENT WORK.
- DAMAGE TO ANY PROPERTY, INCLUDING BUT NOT LIMITED TO, BUILDINGS, UTILITIES, VEHICLES, FENCING, OR LANDSCAPING AS A RESULT OF CONTRACTORS ACTIVITIES WILL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF OFF-SITE AND ON-SITE PAVED SURFACES WHERE DAMAGE HAS BEEN SUSTAINED BECAUSE OF CONSTRUCTION TRAFFIC.
- ALL CONCRETE, PAVEMENT, CURBS, SIDEWALKS AND RAMPS INDICATED TO BE REMOVED OR REPLACED SHALL BE REMOVED TO THE NEAREST EXPANSION JOINT AS IDENTIFIED DURING CONSTRUCTION. WHERE THIS IS NOT POSSIBLE DUE TO CONFLICTS OR ADJACENT DAMAGED CONCRETE / ASPHALT, THE CONTRACTOR SHALL MAKE A FULL PAVEMENT DEPTH SAWCUT AT THE PROPOSED JOINT IN SOUND PAVEMENT. PROPOSED CONCRETE / ASPHALT SHALL EXTEND TO THE SAWCUT EDGE AND BE APPROPRIATELY JOINED / SEALED. THE CONTRACTOR SHALL MAKE SAWCUTS AT EXISTING CONSTRUCTION JOINTS WHERE POSSIBLE.
- SUBMIT COPIES OF NOTIFICATIONS, CONTRACTOR NAME, CONTACT PERSON, APPROVED TRAFFIC CONTROL PLAN, ESTIMATED START & COMPLETION DATES PRIOR TO OR AT CITY WORK ORDER PRE-CONSTRUCTION MEETING.
- PROPOSED RIGHT-OF-WAY IMPROVEMENTS ARE TO BE COMPLETED AS THE FINAL CONSTRUCTION ELEMENT TO AVOID CONTRACTOR DAMAGE DURING CONSTRUCTION.
- SEE LANDSCAPE PLANS, CREATED BY OTHERS, FOR LANDSCAPING, IRRIGATION, NON-VEHICULAR PAVEMENT PAINT, FENCING, GATES AND OTHER SURFACE FEATURES SHOWN HEREIN.
- SEE ARCHITECTURAL PLANS FOR SITE SIGNAGE, STEM WALLS, FURNISHING AND LAYOUT DIMENSIONS NOT SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION. THE SITE WILL BE UTILIZED BY THE PUBLIC. PROVIDE ALL REQUIRED TEMPORARY RAMPS, CROSSINGS, FENCING, SIGNAGE, FLAGGERS, AND ASPHALT PATCHES AS REQUIRED TO MAINTAIN A SAFE SITE. COORDINATE WITH THE OWNER REGARDING SHARED SPACES, ACCESSIBILITY, AND OUTAGES.

DEFINITIONS

DEMOLISH: CAREFULLY REMOVE EXISTING ITEM AS INDICATED AND LEGALLY DISPOSE OF SAME OFFSITE.

REUSE/RELOCATE: CAREFULLY REMOVE EXISTING ITEM, INTACT, AS INDICATED, TEMPORARILY STORE (IF NECESSARY) AND PROTECT (FOR REINSTALLATION, INTACT, AS INDICATED).

SALVAGE: CAREFULLY REMOVE EXISTING ITEM, INTACT, AS INDICATED, AND DELIVER TO OWNER/OTHER, INTACT, AS INSTRUCTED.

PROTECT: LEAVE EXISTING ITEM IN PLACE, INTACT, AS INDICATED, AND PROTECT FROM DAMAGE. THIS IS PART OF EXISTING-TO-REMAIN AND IS SPECIFICALLY NOTED ONLY FOR CLARIFICATION PURPOSES.

REUSE: REINSTALL DESIGNATED SALVAGED ITEM AT A LOCATION SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

NOTE: THE CONTRACTOR SHALL VISIT THE SITE TO PERFORM A THOROUGH WALK THROUGH TO EXAMINE ALL ITEMS TO BE "DEMOLISHED," "REUSE/RELOCATED", "SALVAGED" OR "SAVED". ALL ITEMS SHALL BE INCLUDED IN THE CONTRACTORS SCOPE OF WORK AND BID.

UTILITY NOTES

- DETECTABLE WARNING TAPE SHALL BE INSTALLED ALONG THE FULL LENGTH OF EACH PROPOSED UTILITY. DETECTION TAPE SHALL BE 2-INCH WIDTH (MINIMUM), CONTAIN A 0.35 MIL SOLID ALUMINUM CORE, BE A MINIMUM OF 5.0 MIL OVERALL THICKNESS, AND BE SUITABLE FOR DIRECT BURY. THE TAPE SHALL BE COLOR CODED ACCORDING TO THE AWWA AND CONTINUOUSLY IMPRINTED WITH THE TYPE OF UTILITY FOR EACH UTILITY SHOWN.

EXCAVATION NOTES

- EXCAVATE TO ELEVATIONS, LINES AND GRADES INDICATED TO NOT MORE THAN 1/2-INCH ABOVE OR BELOW THAT REQUIRED.
- SLOPE SIDES OF EXCAVATION AS INDICATED OR COMPLY WITH WAC 296 AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION, WHICHEVER IS MORE STRINGENT. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED.
- STOCKPILE SATISFACTORY EXCAVATED MATERIALS UNTIL REQUIRED FOR BACKFILL OR FILL. PLACE, GRADE AND SHAPE STOCKPILES FOR PROPER DRAINAGE. LOCATE AND RETAIN SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS.
- DISPOSE OF EXCESS SOIL AND UNSUITABLE SOIL MATERIAL OFF-SITE AS DIRECTED.

SUBGRADE PREPARATION NOTES

- SUBGRADE BELOW STRUCTURAL FILL SHALL CONSIST OF FIRM, UNYIELDING NATIVE SOILS OR STRUCTURAL FILL MATERIALS. UNDER NO CIRCUMSTANCES SHALL FOUNDATIONS BE INSTALLED ATOP LOOSE, SOFT, OR FROZEN SOIL, SLOUGH, DEBRIS, EXISTING UNCONTROLLED FILL, OR SURFACES COVERED BY STANDING WATER. ANY LOCALIZED ZONES OF LOOSER GRANULAR SOILS OBSERVED WITHIN A SUBGRADE SHALL BE COMPACTED TO A DENSITY EQUAL TO THE SURROUNDING SOILS. ANY ORGANIC, SOFT, OR PUMPING SOILS OBSERVED WITHIN A SUBGRADE SHALL BE OVEREXCAVATED AND REPLACED WITH STRUCTURAL FILL MATERIAL PER THE SUBSEQUENT PARAGRAPHS. SUBGRADE CONDITION SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER OR SPECIAL INSPECTOR PRIOR TO PLACING STRUCTURAL FILL.

COMPACTION NOTES

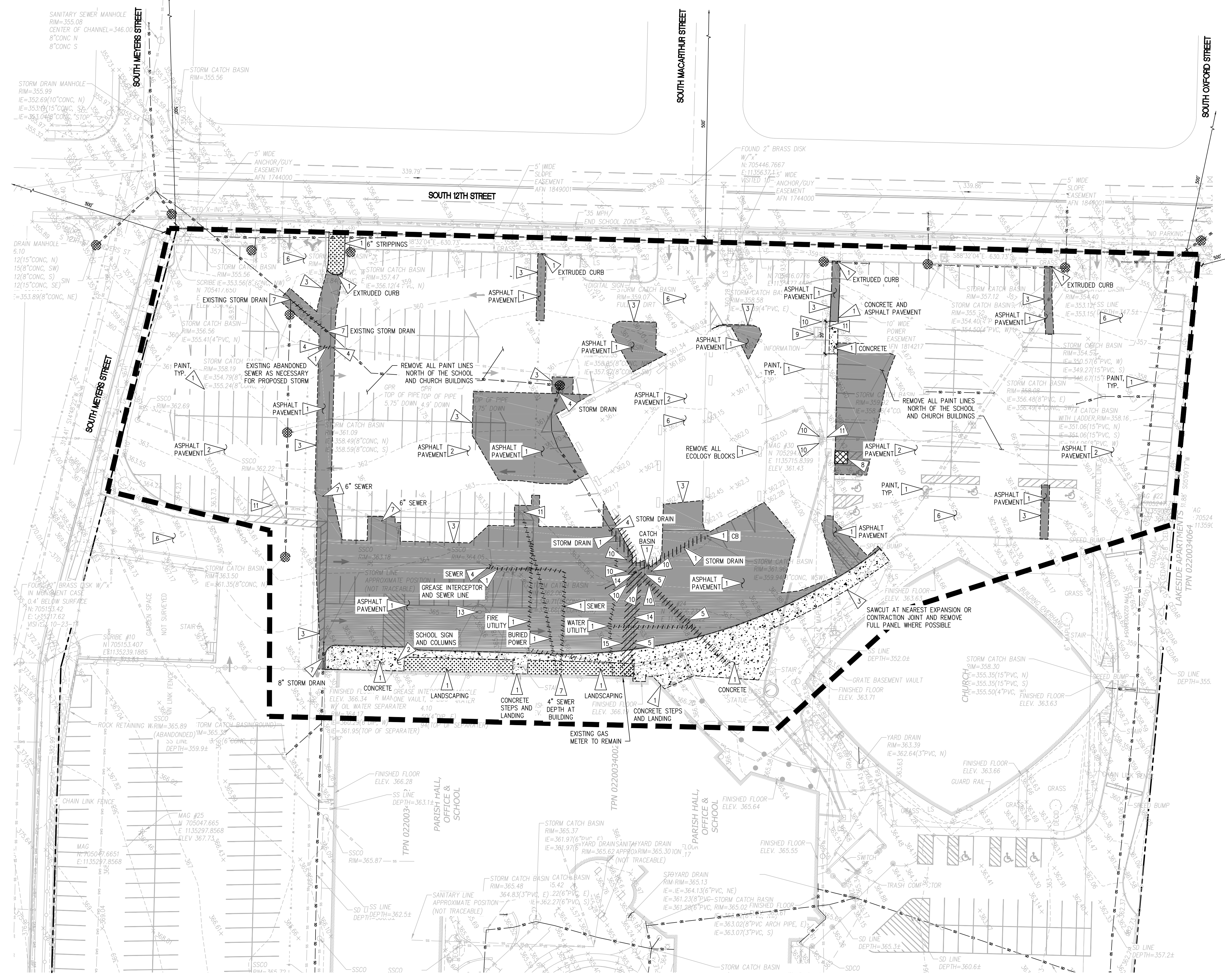
- CONTROL SOIL COMPACTION DURING CONSTRUCTION PROVIDING MINIMUM PERCENTAGE OF DENSITY SPECIFIED FOR EACH AREA CLASSIFICATION. PERCENTAGES ARE RELATED TO MAXIMUM DRY DENSITY AS MEASURED IN CONFORMANCE WITH ASTM D 1557.
- COMPACT TOP 12-INCHES OF SUBGRADE (24-INCHES UNDER PROPOSED DRIVING SURFACES) TO 95-PERCENT OF MAXIMUM DRY DENSITY UNDER PAVEMENTS AND GRAVEL SURFACING.
- WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE MOISTURE CONDITIONED BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATERIAL TO PREVENT FREE WATER APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY. SOIL MATERIAL THAT HAS BEEN REMOVED BECAUSE IT IS TOO WET TO PERMIT COMPACTION MAY BE STOCKPILED OR SPREAD AND ALLOWED TO DRY. ASSIST DRYING BY DISKING, HARROWING OR PULVERIZING UNTIL MOISTURE CONTENT IS REDUCED TO SATISFACTORY VALUE.
- THE CONTRACTOR SHALL TAKE MEASURES TO PROTECT THE PREPARED AND APPROVED SUBGRADE FROM TRAFFIC, WATER RUN-ON, STANDING WATER, OR OTHER DAMAGE. SUBGRADE THAT HAS BEEN OVER COMPACTED, SHALL BE SCARIFIED TO A MINIMUM DEPTH OF EIGHT (8) INCHES AND RECOMPACTED.

CONSTRUCTION SEQUENCE

- OBTAIN SITE DEVELOPMENT PERMIT FROM CITY OF TACOMA. SCHEDULE PRE-CONSTRUCTION MEETINGS WITH CITY INSPECTOR, OWNER, CONTRACTOR AND DESIGN TEAM. SUBMIT ALL SUBMITTALS.
- INSTALL TESC MEASURES (EROSION CONTROL PLANS AND DETAILS SHEETS). COORDINATE WITH PROJECT WORK TIME PERIODS AND PROJECT MILESTONE COMPLETION DATES.
- COMMENCE CONSTRUCTION ACTIVITY
 - PERFORM REQUIRED CLEARING, SITE DEMOLITION WORK, AND GRADING. PROVIDE POTHOLING AND EXISTING UTILITY INFORMATION REQUESTED PRIOR TO BEGINNING UTILITY WORK.
 - START BUILDING CONSTRUCTION.
 - INSTALL UTILITIES. COORDINATE UTILITY SHUT OFFS WITH OWNER.
 - INSTALL CONCRETE CURBS AND SIDEWALKS. COORDINATE SURFACING SCHEDULE IN THE PARKING LOT WITH OWNER.
 - INSTALL ASPHALT AND CONCRETE PAVING.
 - COMPLETE SURFACE RESTORATION
- PAINT ALL PARKING AREAS NORTH OF THE CHURCH AND SCHOOL BUILDINGS.
- CLEAN SEDIMENTS FROM STORM DRAINAGE STRUCTURES AND PIPING IF AFFECTED. PROVIDE DOCUMENTATION CLEANING WAS PERFORMED BY A LICENSED/BONDED COMPANY.
- FINAL SITE INSPECTIONS, RECORD DRAWINGS AND PERMIT CLOSEOUT.

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DESIGNED: A.S.	APPROVALS:	REVISIONS:
DRAWN: A.S.		
CHECKED: R.H.		
DATE: 05/19/2023		
SCALE: AS NOTED		
CIVIL STRUCTURAL SURVEY 4818 CENTER STREET TACOMA, WA 98409 PHONE: (253) 474-8449 FAX: (253) 474-0153 http://www.sittshill.com		
ST CHARLES BORROMEO 7112 SOUTH 12TH STREET TACOMA, WA 98465 MICHAEL MCDERMOTT: 253-564-5785		
PROJECT: ST CHARLES BORROMEO PARISH ADMINISTRATION BUILDING TACOMA, WASHINGTON	SHEET TITLE: CIVIL NOTES	SHEET NO.:
C0.01		PROJECT NO.:
20126		
City of Tacoma Reviewed for Code Compliance		



LEGEND

PROPOSED FEATURES:

- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- LANDSCAPE AND STRIPPINGS REMOVAL
- UTILITY TO BE RELOCATED
- ADA RAMP TO BE REMOVED
- SAWCUT LINE
- DEMOLISH FEATURE
- LIMITS OF WORK
- CATCH BASIN PROTECTION (C1/C1.01)

- ### GENERAL NOTES
1. THE BURIED UTILITIES ON THIS PROJECT ARE SHOWN IN THEIR APPROXIMATE LOCATION WHERE KNOWN BASED ON THE FIELD SURVEY. OTHER EXISTING BURIED UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE THE RELOCATION MARKED ON THE GROUND PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL PROTECT, OR IMMEDIATELY REPAIR, DAMAGED UTILITY "DISCOVERED" ON THIS PROJECT WITHOUT ADDITIONAL COSTS.
 2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES AFFECTING THE NEW CONSTRUCTION.
 3. CONTRACTOR TO COORDINATE ALL UTILITY SHUTOFFS WITH OWNER.
 4. CONTRACTOR TO PROTECT EXISTING FEATURES BEYOND THE LIMITS OF WORK AND REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
 5. CONTRACTOR TO INSTALL TEMPORARY FENCING/PLATES TO COVER UTILITY TRENCHES WHEN LEFT OPEN AND UNSUPERVISED.
 6. SEE SHEET C1.01 FOR PROJECT TESC AND DEMOLITION NOTES.
 7. INSTALL CATCH BASIN INLET PROTECTION PER DETAIL 01/C1.01 AT ALL NEW CATCH BASINS AS SOON AS THEY ARE INSTALLED. PROVIDE CATCH BASIN PROTECTION AT ALL EXISTING AND ADJACENT CATCH BASINS IN THE ADJUTING SOUTH 12TH STREET AND WITHIN 500' DOWNSTREAM OF THE PROJECT LIMITS.
 8. CONTRACTOR TO PROTECT SOIL STOCKPILES PER DETAIL 02/C1.01 AND NOTES ON C1.01.
 9. THE CONTRACTOR SHALL COORDINATE PARKING LOT DEMOLITION AND PAVING IMPROVEMENTS WITH OWNER AND MAKE PROVISIONS FOR TEMPORARY ASPHALT SURFACING FOR SCHOOL AND CHURCH FUNCTIONS AS NECESSARY.

- ### DEMOLITION AND EROSION CONTROL KEY NOTES
- 1 DEMOLISH FEATURE AND DISPOSE AT AN APPROVED OFFSITE FACILITY
 - 2 PROTECT FEATURE AS NOTED
 - 3 SAWCUT FULL DEPTH TO STRAIGHT, SMOOTH UNYIELDING EDGE
 - 4 CAP UTILITY AND ABANDON IN PLACE.
 - 5 RELOCATE TRANSFORMER AND BURIED POWER, COORDINATE WITH ELECTRICAL PLANS.
 - 6 SWEEP ADJACENT PAVEMENT REGULARLY AND PREVENT TRACKING DIRT ONTO CITY STREETS.
 - 7 CONTRACTOR TO POHOLE EXISTING UTILITY LOCATION AND REPORT PIPE CROWN AND INVERT TO CIVIL ENGINEER PRIOR TO BEGINNING ANY UTILITY WORK.
 - 8 REMOVE EXISTING AC ADA RAMP. UNDERLYING AC PAVEMENT SHALL REMAIN.
 - 9 REMOVE EXISTING MONUMENT SIGN AND PAD.
 - 10 REMOVE EXISTING BOLLARD.
 - 11 REMOVE EXISTING LIGHT POLE AND BASE. SALVAGE EXISTING LIGHT POLE FOR REUSE.
 - 12 ADJUST EXISTING SD RIM TO FINISH GRADE.
 - 13 REMOVE EXISTING FLAG POLE AND BASE. SALVAGE EXISTING FLAG POLE FOR REUSE.
 - 14 RELOCATE TELEPHONE UTILITY.
 - 15 RELOCATE GAS UTILITY.

DEMOLITION AND TESC PLAN
SCALE: 1"=30'

NORTH

HORIZONTAL SCALE: 1"=30'

DESIGNED: A.S.

DRAWN: A.S.

CHECKED: R.H.

DATE: 05/18/2023

SCALE: AS NOTED

APPROVALS:

DESIGNED: A.S.

DRAWN: A.S.

CHECKED: R.H.

DATE: 05/18/2023

SCALE: AS NOTED

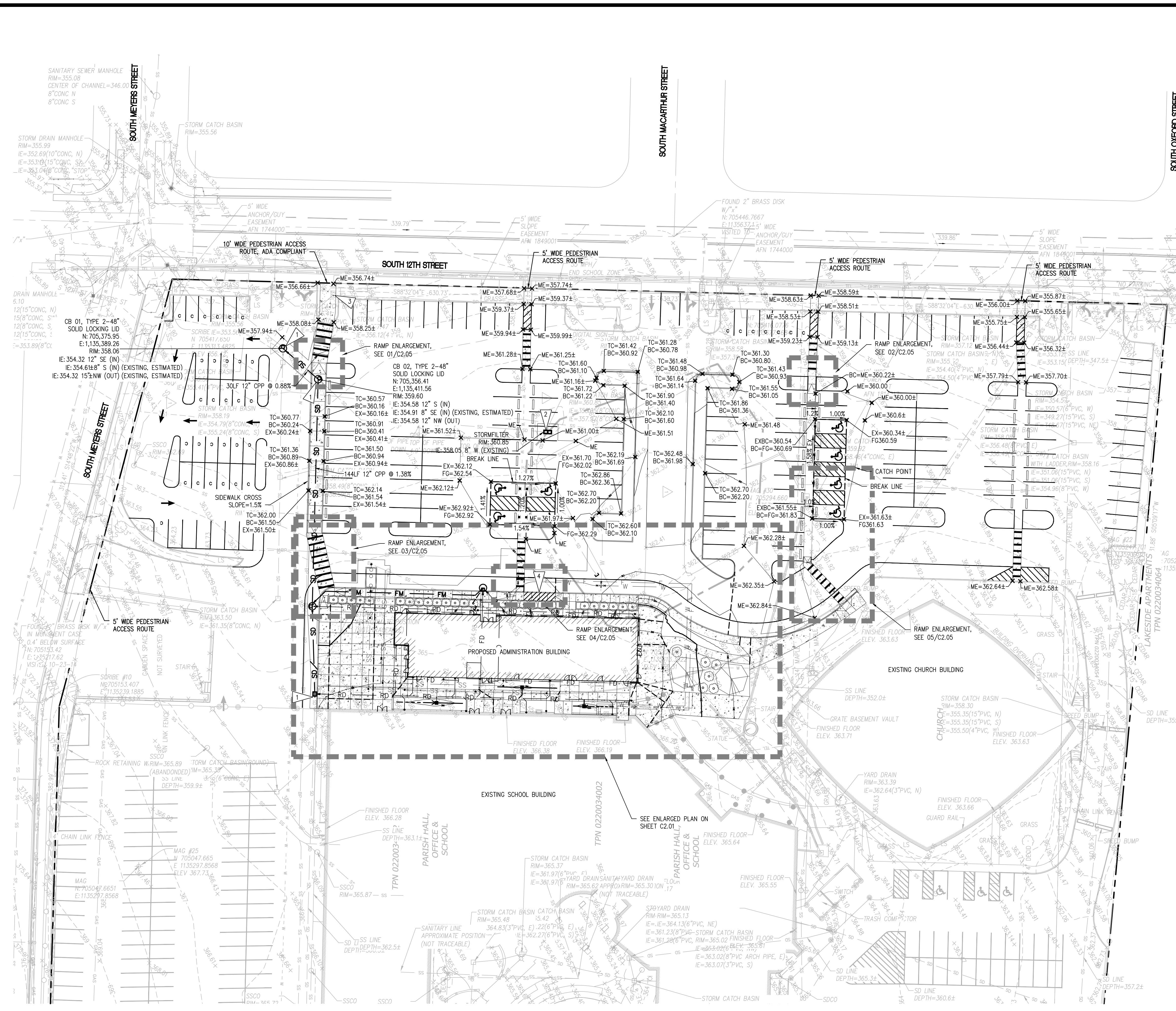
ST CHARLES BORFOMEO PARISH
ADMINISTRATION BUILDING
TACOMA, WASHINGTON

sh **sitts & hill**
CIVIL | STRUCTURAL | SURVEY
4818 CENTER STREET | TACOMA, WA 98409
PHONE: (253) 774-9449 | FAX: (253) 474-0153
<http://www.sitts-hill.com>

ST CHARLES BORFOMEO PARISH
ADMINISTRATION BUILDING
TACOMA, WASHINGTON

DEMOLITION AND TESC PLAN
C1.00
PROJECT NO. 20126

Call 811
two business days before you dig



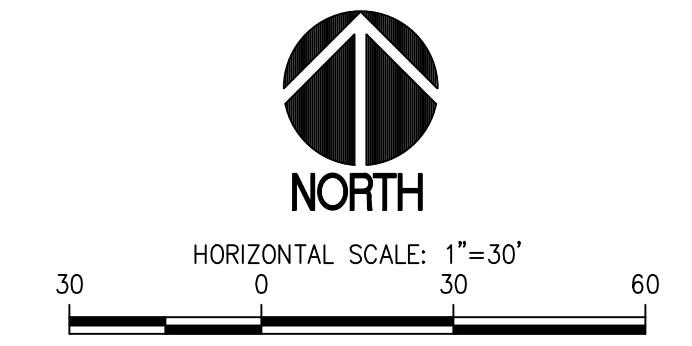
LEGEND

PROPOSED FEATURES:	ABBREVIATIONS
SD — STORM DRAIN PIPE (01/02.02)	DS — DOWNSPOUT
RD — ROOF DRAIN PIPE (01/02.02)	TC — TOP OF CURB
FD — FOUNDATION DRAIN PIPE (08/02.02)	BC — BOTTOM OF CURB
FM — FORCEMAIN	FG — FINISHED GRADE
— — GRADE BREAK	ME — MATCH EXISTING
□ G — TYPE 1, TYPE 2 CATCH (02/02.02)	
— — ROOF DRAIN CLEANOUT	
500 — PROPOSED MAJOR CONTOUR	
499 — PROPOSED MINOR CONTOUR	
— — SIDEWALK RAMP	

- GENERAL NOTES**
- THE BURIED UTILITIES ON THIS PROJECT ARE SHOWN IN THEIR APPROXIMATE LOCATION WHERE KNOWN BASED ON FIELD SURVEY PERFORMED BY SITTS & HILL ENGINEERS, INC. OTHER EXISTING BURIED UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE THEIR LOCATION MARKED ON THE GROUND PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL PROTECT, OR IMMEDIATELY REPAIR, ANY DAMAGED UTILITY "DISCOVERED" ON THIS PROJECT WITHOUT ADDITIONAL COSTS.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THE SITE WAS PREPARED AND PROVIDED BY SITTS & HILL ENGINEERS, INC. SEE SHEET T1.00 FOR HORIZONTAL AND VERTICAL DATUM.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR MAINTAINING ALL STORM SYSTEMS (EXISTING AND PROPOSED) AND TESC FACILITIES THROUGH ALL PHASES OF CONSTRUCTION AND THROUGH PROJECT COMPLETION.
 - A MINIMUM OF 5 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE STORM MAIN AND ALL WATER, SANITARY SEWER MAINS OR OTHER STORM MAINS, WHERE CROSSING A SANITARY SEWER MAIN, PROVIDE A MINIMUM 18 INCHES OF VERTICAL SEPARATION UNLESS OTHERWISE NOTED ON THE PLANS. FOR CROSSING OF WATER MAINS CONTACT TACOMA WATER. THE MINIMUM VERTICAL SEPARATION FOR A STORM MAIN CROSSING ANY OTHER UTILITY SHALL BE 6 INCHES. SEE SHEET C2.03 FOR ADDITIONAL CROSSING INFORMATION.
 - TYPE 2 CATCH BASINS GREATER THAN 4' FROM RIM TO INVERT TO HAVE STANDARD LADDERS.
 - ALL CATCH BASIN GRATES SHALL BE BOLT DOWN GRATES AND INSTALLED WITH BOLTS. THE CONTRACTOR SHALL SET FRAMES AS NECESSARY TO MATCH SLOPE OF THE FINISH GRADE. UPON COMPLETION OF PAVING AND LANDSCAPING, CLEAN ALL CATCH BASINS AND PIPING WITH A VACUUM TRUCK. PROVIDE INVOICE TO ENGINEER UPON COMPLETION.
 - CONTRACTOR AND/OR SURVEYOR SHALL CALCULATE PIPE SLOPES BASED ON THE INVERT ELEVATIONS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FIELD STAKING AND CONSTRUCTION.
 - ALL STORM DRAIN (SD) LINES SHALL BE CPP (CORRUGATED POLYPROPYLENE DUAL WALL), DOUBLE GASKET GRAY PIPE, PER WSDOT STANDARD SPECIFICATION 9-05, UNLESS OTHERWISE NOTED, AND INSTALLED PER DETAIL 01/C2.02.
 - ALL ROOF DRAIN (RD) LINES SHALL BE 6" SDR-35 PVC AT A MINIMUM SLOPE OF 1.5% (MINIMUM) IN ACCORDANCE WITH DETAIL 01/C2.02, UNLESS OTHERWISE NOTED. SEE DETAIL 04/C2.02 FOR DOWNSPOUT CONNECTIONS. COORDINATE LOCATION WITH ARCHITECTURAL PLANS.
 - ALL FOOTING DRAIN (FD) LINES SHALL BE 4" PERFORATED SDR-35 PVC AT EACH FOUNDATION LEVEL (GROUND FLOOR, BASEMENT, AND ELEVATOR PIT) IN ACCORDANCE WITH DETAIL 08/C2.02. SEE SHEET C2.04 FOR THE FOUNDATION DRAIN PLAN. EACH FOOTING DRAIN LEVEL SHALL BE TIGHTENED DIRECTLY TO THE PUMP STATION WITH 4" SOLID WALL SDR-35 PVC AT 1.0% SLOPE MINIMUM. DO NOT CONNECT FOOTING DRAINS TO ROOF DRAINS OR ANOTHER FOOTING DRAIN LEVEL.
 - SANDED MANHOLE ADAPTERS SHALL BE USED AT ALL CPP PIPE CONNECTIONS AT CATCH BASINS. GROUT INSIDE AND OUTSIDE OF STRUCTURE AT ADAPTER TO BE INSPECTED BY ENGINEER PRIOR TO BACKFILLING CATCH BASINS.
 - ALL CATCH BASIN INLETS IN OR ADJACENT TO PAVED AREAS SHALL BE MARKED WITH A "FISH STENCIL," SEE DETAIL 02/C3.03.
 - STORM CONNECTION PERMIT(S) IS/ARE REQUIRED. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN THE REQUIRED PERMIT. FOR QUESTIONS CONTACT SITE DEVELOPMENT AT 253-591-5760. TO APPLY FOR A PERMIT GO TO: TACOMAPERMITS.ORG

- KEY NOTES**
- SET CATCH BASIN ON EXISTING STORM DRAIN. CONTRACTOR TO POTHOLE AND REPORT INVERT ELEVATION BACK TO CIVIL ENGINEER.
 - REPLACE EXISTING CATCH BASIN WITH CONTECH STORMFILTER. SEE DETAIL 09/C2.02.
 - SET EXISTING UTILITY VAULT FLUSH WITH PROPOSED SIDEWALK.
 - 20'-FOOT LONG ACCESSIBLE PASSENGER LOADING ZONE, SEE C2.05 FOR ADA GRADING.

GRADING AND DRAINAGE PLAN
SCALE: 1"=30'



811 Call 811
two business days before you dig

ST CHARLES BORMEIO PARISH
ADMINISTRATION BUILDING
TACOMA, WASHINGTON

ST CHARLES BORMEIO
7112 SOUTH 12TH STREET
TACOMA, WA 98465

GRADING AND DRAINAGE PLAN

PROJECT NO. **C2.00**
SHEET NO. **20126**

DESIGNED: A.S.
DRAWN: A.S.
CHECKED: R.H.
DATE: 05/19/2023

APPROVED: [Signature]
DATE: 07/12/2024

REVISIONS:
2 PERMIT RESUBMITTAL 07-12-2024
1 PERMIT RESUBMITTAL 06-03-2024
1 PERMIT RESUBMITTAL 03-12-2024

PREPARED BY: **sh sitts & hill**
CIVIL | STRUCTURAL | SURVEY
4818 CENTER STREET | TACOMA, WA 98409
PHONE: (253) 474-9449 | FAX: (253) 474-0153
http://www.sittshill.com

APPROVED BY: [Signature]

PROJECT NO. **C2.00**
SHEET NO. **20126**

Reviewed for Code Compliance

LEGEND

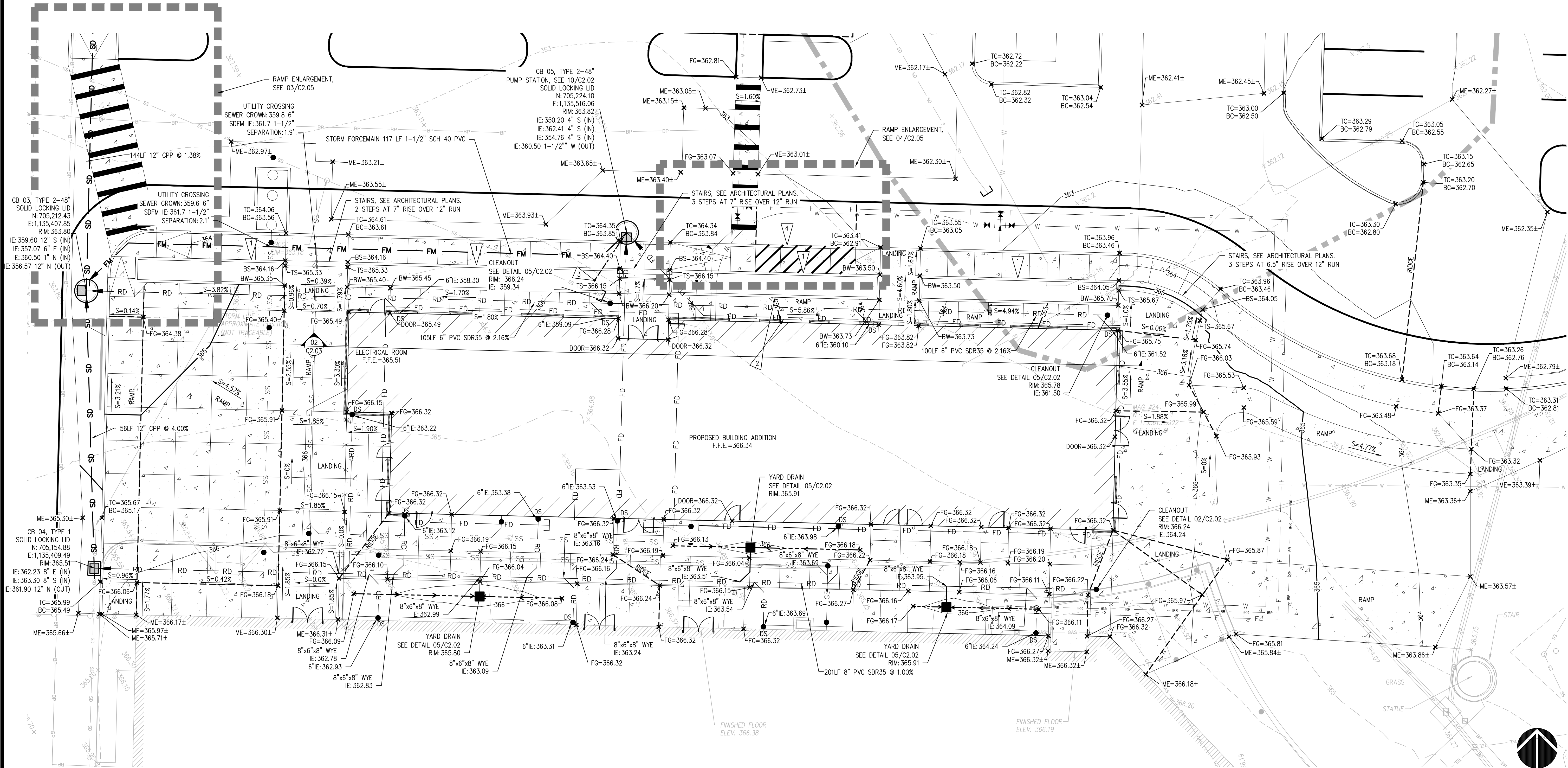
PROPOSED FEATURES		ABBREVIATIONS	
SD	STORM DRAIN PIPE	FFE	FINISHED FLOOR ELEVATION
RD	ROOF DRAIN PIPE	FG	FINISHED GRADE
FD	FOUNDATION DRAIN PIPE	ME	MATCH EXISTING GRADE
FM	FORCEMAIN	TC	TOP OF CURB
---	GRADE BREAK	BC	BOTTOM OF CURB
□	TYPE 1, TYPE 2 CATCH	TS	TOP OF STAIR
⊥	ROOF DRAIN CLEANOUT	BS	BOTTOM OF STAIR
500	PROPOSED MAJOR CONTOUR	FD	FOOTING DRAIN
499	PROPOSED MINOR CONTOUR	IE	INVERT ELEVATION
▭	SIDEWALK RAMP	DS	DOWNSPOUT

GENERAL NOTES

- THE BURIED UTILITIES ON THIS PROJECT ARE SHOWN IN THEIR APPROXIMATE LOCATION WHERE KNOWN BASED ON FIELD SURVEY PERFORMED BY SITTS & HILL ENGINEERS, INC. OTHER EXISTING BURIED UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE THEIR LOCATION MARKED ON THE GROUND PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL PROTECT, OR IMMEDIATELY REPAIR, ANY DAMAGED UTILITY "DISCOVERED" ON THIS PROJECT WITHOUT ADDITIONAL COSTS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THE SITE WAS PREPARED AND PROVIDED BY SITTS & HILL ENGINEERS, INC. SEE SHEET T1.00 FOR HORIZONTAL AND VERTICAL DATUM.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR MAINTAINING ALL STORM SYSTEMS (EXISTING AND PROPOSED) AND TESC FACILITIES THROUGH ALL PHASES OF CONSTRUCTION AND THROUGH PROJECT COMPLETION.
- MAINTAIN 6" MINIMUM VERTICAL AND 3" MINIMUM HORIZONTAL CLEARANCE (OUTSIDE SURFACES) BETWEEN STORM DRAIN PIPES AND OTHER UTILITY PIPES AND CONDUITS, UNLESS OTHERWISE NOTED. SEE STORM PROFILE SHEET C2.03 FOR ADDITIONAL CROSSING INFORMATION.
- TYPE 2 CATCH BASINS GREATER THAN 4' FROM RIM TO INVERT TO HAVE STANDARD LADDERS.
- ALL CATCH BASIN GRATES SHALL BE BOLT DOWN GRATES AND INSTALLED WITH BOLTS. THE CONTRACTOR SHALL SET FRAMES AS NECESSARY TO MATCH CROSS SLOPE OF THE FINISH GRADE. THE PEDESTRIAN FRAME SHALL CONFORM TO WSDOT STANDARD PLAN B-30.15-00 GRATE ALTERNATE 3. LOCKING. UPON COMPLETION OF PAVING AND LANDSCAPING, CLEAN ALL CATCH BASINS AND PIPING WITH A VACUUM TRUCK. PROVIDE INVOICE TO ENGINEER UPON COMPLETION.
- CONTRACTOR AND/OR SURVEYOR SHALL CALCULATE PIPE SLOPES BASED ON THE INVERT ELEVATIONS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO FIELD STAKING AND CONSTRUCTION.
- ALL STORM DRAIN (SD) LINES SHALL BE CPP (CORRUGATED POLYPROPYLENE), DOUBLE GASKET GRAY PIPE, PER WSDOT STANDARD SPECIFICATION 9-05, UNLESS OTHERWISE NOTED, AND INSTALLED PER DETAIL 01/C2.02.
- ALL ROOF DRAIN (RD) LINES SHALL BE 6" SDR-35 PVC AT A MINIMUM SLOPE OF 1.0% (MINIMUM) IN ACCORDANCE WITH DETAIL 01/C2.02, UNLESS OTHERWISE NOTED. SEE DETAIL 04/C2.02 FOR DOWNSPOUT CONNECTIONS. COORDINATE LOCATION WITH ARCHITECTURAL PLANS.
- ALL FOOTING DRAIN (FD) LINES SHALL BE 4" PERFORATED SDR-35 PVC AT EACH FOUNDATION LEVEL (GROUND FLOOR, BASEMENT, AND ELEVATOR PIT) IN ACCORDANCE WITH DETAIL 08/C2.02. SEE SHEET C2.04 FOR THE FOUNDATION DRAIN PLAN. EACH FOOTING DRAIN LEVEL SHALL BE TIGHTLINED DIRECTLY TO THE PUMP STATION WITH 4" SOLID WALL SDR-35 PVC AT 1.0% SLOPE MINIMUM. DO NOT CONNECT FOOTING DRAINS TO ROOF DRAINS OR ANOTHER FOOTING DRAIN LEVEL.
- SANDED MANHOLE ADAPTERS SHALL BE USED AT ALL CPP PIPE CONNECTIONS AT CATCH BASINS. GROUT INSIDE AND OUTSIDE OF STRUCTURE AT ADAPTER TO BE INSPECTED BY ENGINEER PRIOR TO BACKFILLING CATCH BASINS.
- ALL CATCH BASIN INLETS IN OR ADJACENT TO PAVED AREAS SHALL BE MARKED WITH A "FISH STENCIL," SEE DETAIL 03/C3.03.
- STORM CONNECTION PERMIT(S) IS/ARE REQUIRED. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN THE REQUIRED PERMIT. FOR QUESTIONS CONTACT SITE DEVELOPMENT AT 253-591-5760. TO APPLY FOR A PERMIT GO TO: TACMAPERMS.ORG
- SEE ARCHITECTURAL SHEET A1.4 FOR LOCATION AND DELINEATION OF ACCESSIBLE ENTRANCES TO THE STRUCTURE.

KEY NOTES

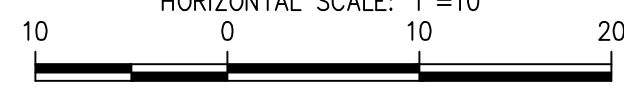
- SEE ARCHITECTURAL PLANS FOR PLANTER HEIGHT AND FOOTING. PLANTER RETAINING WALL TO BE LESS THAN 4' TALL.
- INSTALL HANDRAILS FOR RAMP GREATER THAN 12H:1V. SEE ARCHITECTURAL PLANS.
- PUMP STATION VENT PIPE, SEE DETAIL 10/C2.02.
- 20-FOOT LONG ACCESSIBLE PASSENGER LOADING ZONE, SEE C2.05 FOR ADA GRADING.



ENLARGED GRADING AND DRAINAGE PLAN

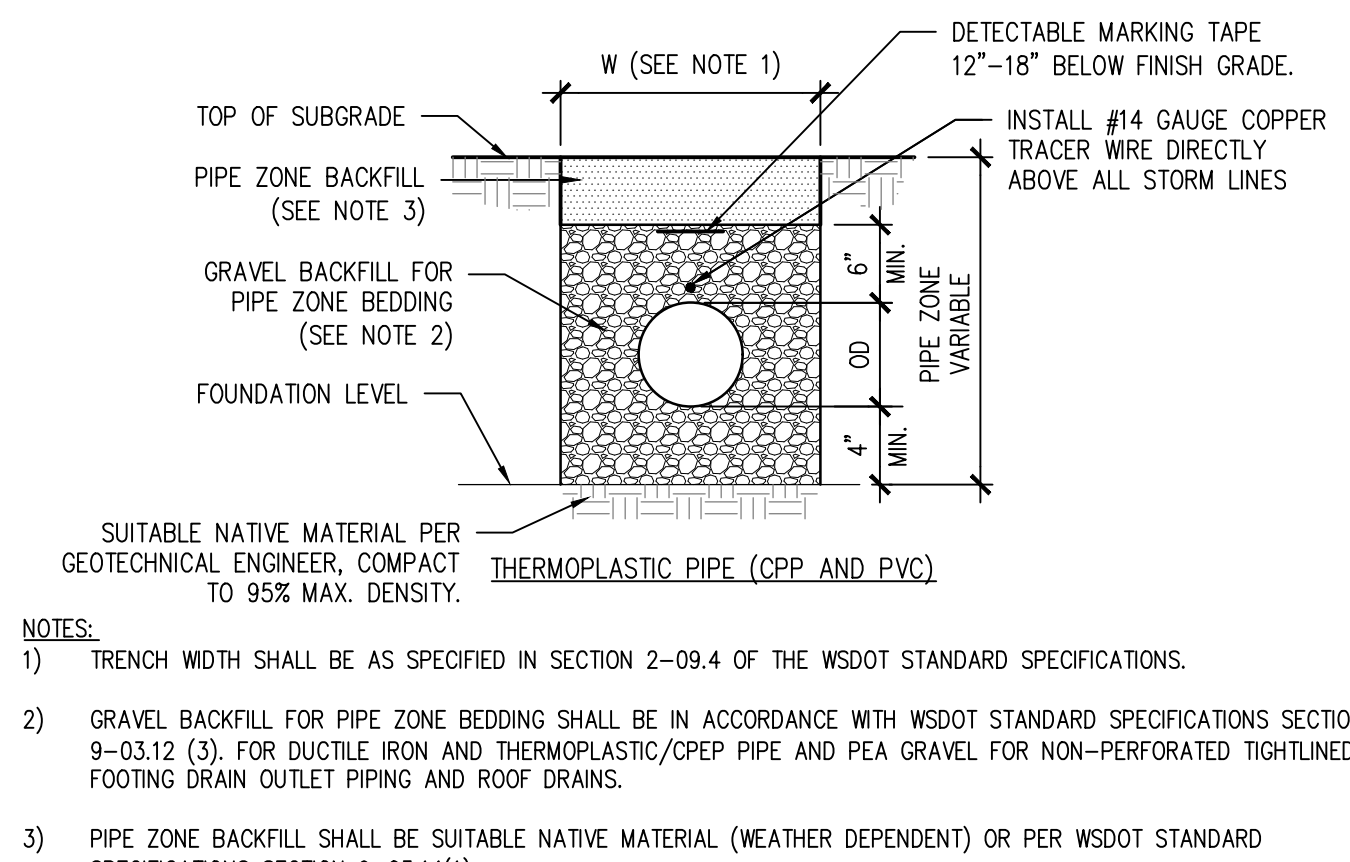
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HORIZONTAL SCALE: 1"=10'

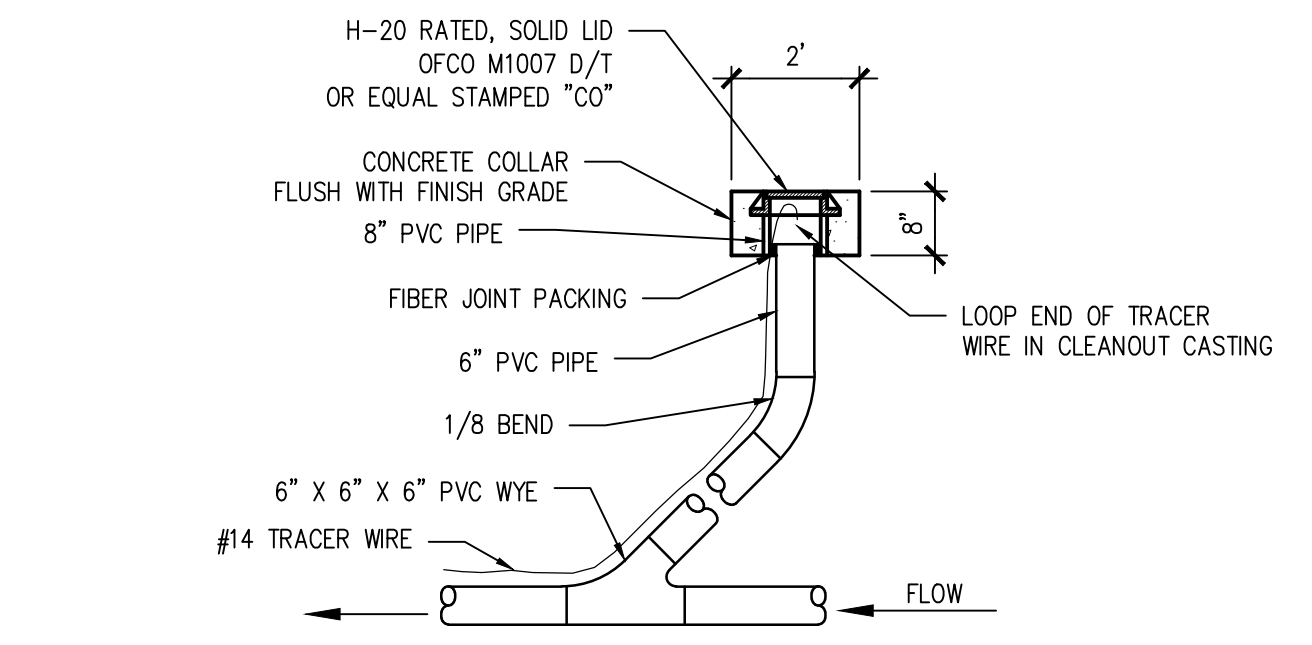


811 Call 811
two business days before you dig

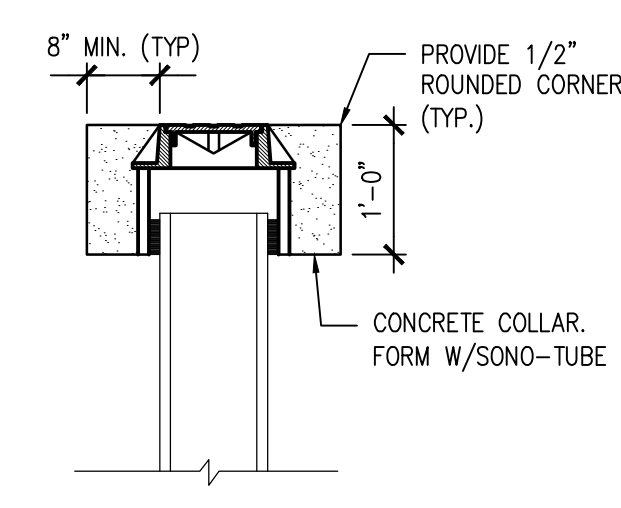
<p>DESIGNED: A.S.</p> <p>DRAWN: A.S.</p> <p>CHECKED: R.H.</p> <p>DATE: 05/18/2023</p> <p>SCALE: AS NOTED</p>	<p>APPROVALS</p> <p>DESIGNED: A.S.</p> <p>DRAWN: A.S.</p> <p>CHECKED: R.H.</p> <p>DATE: 05/18/2023</p> <p>SCALE: AS NOTED</p>	<p>REVISIONS</p> <p>07-12-2024</p> <p>06-03-2024</p> <p>03-12-2024</p>
	<p>PROJECT: ST CHARLES BORROMEO PARISH ADMINISTRATION BUILDING TACOMA, WASHINGTON</p> <p>SHEET TITLE: ENLARGED GRADING AND DRAINAGE PLAN</p> <p>SHEET NO: C2.01</p> <p>PROJECT NO: 20126</p>	
	<p>PREPARED BY: SH SITTS & HILL</p> <p>CIVIL STRUCTURAL SURVEY</p> <p>4818 CENTER STREET TACOMA, WA 98409</p> <p>PHONE: (253) 744-9449 FAX: (253) 474-0153</p> <p>http://www.sittshill.com</p>	
	<p>ST CHARLES BORROMEO PARISH ADMINISTRATION BUILDING</p> <p>7112 SOUTH 12TH STREET TACOMA, WA 98465</p> <p>MICHAEL McDERMOTT: 253-564-5785</p>	



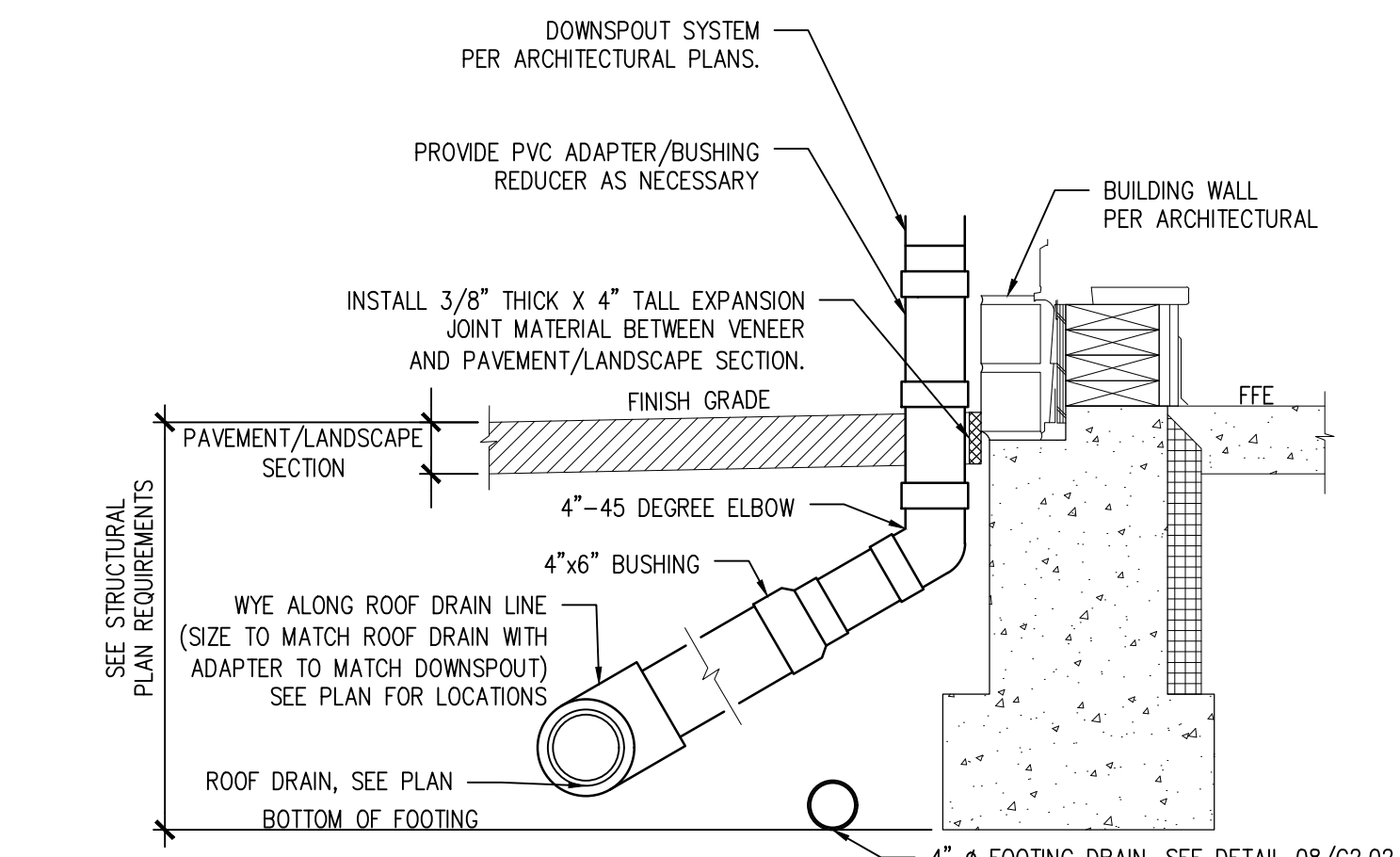
01 PIPE ZONE BEDDING AND BACKFILL
SCALE: N.T.S.



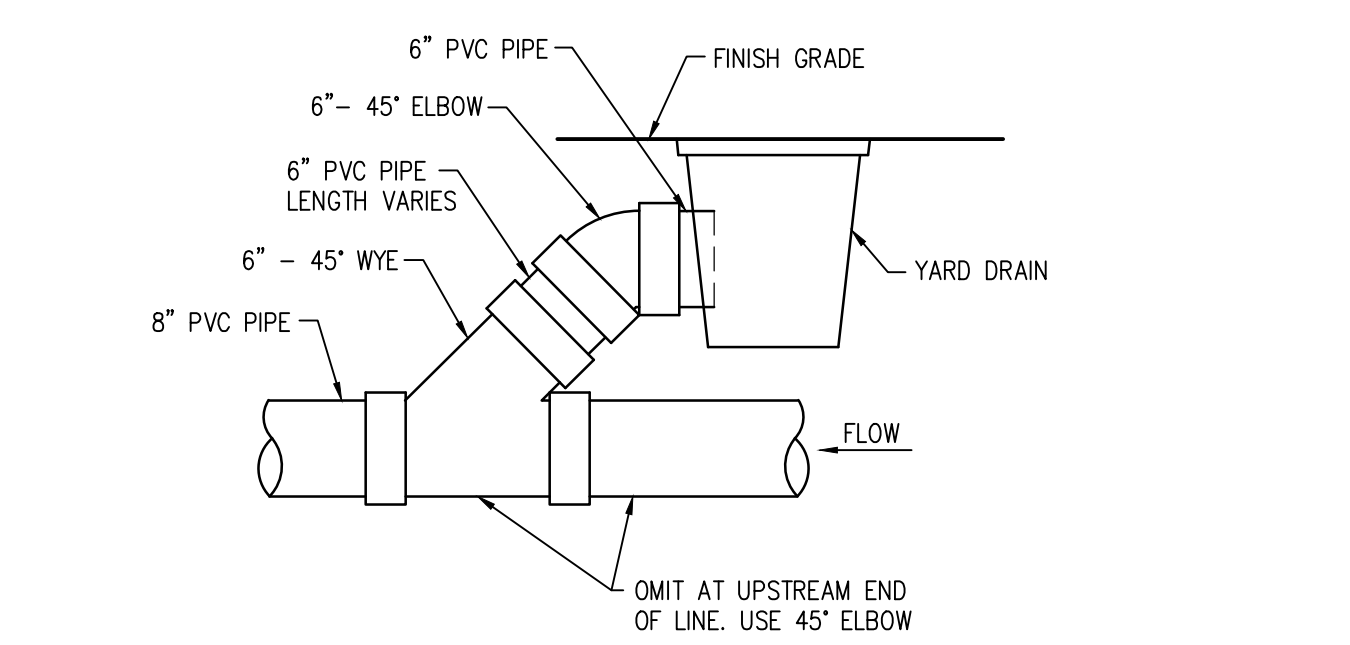
02 6" STORM DRAIN CLEANOUT
SCALE: N.T.S.



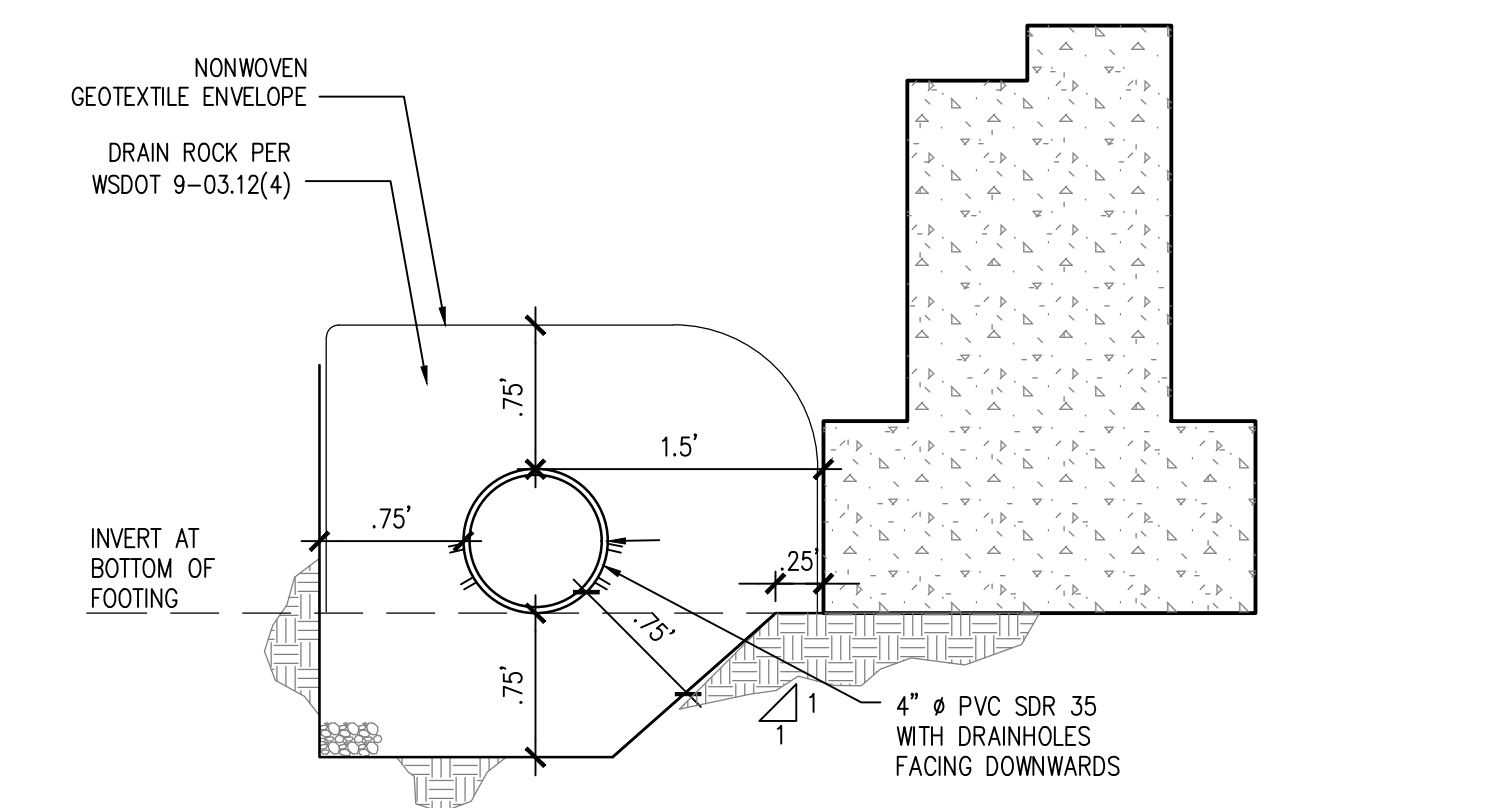
03 CONCRETE COLLAR DETAIL
SCALE: N.T.S.



04 DOWNSPOUT CONNECTION
SCALE: N.T.S.



05 YARD DRAIN DETAIL
SCALE: N.T.S.



08 FOOTING DRAIN DETAIL
SCALE: N.T.S.

STORMFILTER DESIGN NOTES

- CONCRETE CATCHBASIN STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCAL APPROVALS
- PEAK CONVEYANCE CAPACITY: 81.3 CFS
- CONCRETE CATCHBASIN STORMFILTER IS AVAILABLE WITH UP TO TWO (2) 18" (457) OR 27" (686) TALL CARTRIDGES
- UP TO 4 INDIVIDUAL UNITS MAY BE LINKED FOR AN ULTIMATE CAPACITY OF EIGHT (8) CARTRIDGES

CARTRIDGE SIZE (in. (mm))	27" (686)	18" (457)
RECOMMENDED HYDRAULIC DROP (ft. (mm))	3.05 (930)	2.3 (701)
SPECIFIC FLOW RATE (gpm/ft. (L/m ²))	2 (1.36)	1.67 (1.13)
CARTRIDGE FLOW RATE (gpm (L/s))	22 (1.4)	18.79 (1.16)
	15 (0.95)	12.53 (0.79)
		7.5 (0.47)

* 1.87 gpm/ft. (1.13 L/m²) SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

LINKING OPTIONS SHOWN BELOW. FLEXIBLE INLET PIPE, GRATED AND SOLID COVER PLACEMENT. CONTACT YOUR CONTECH REPRESENTATIVE FOR MORE INFORMATION.

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- ALTERNATE DIMENSIONS ARE MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON-ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES (178). FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
- SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM (L/S)) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF (m²)).
- STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 0.2' (0) AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES

- ANY SUB-BASE BACKFILL DEPTH AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
- CONTRACTOR TO PROVIDE AND INSTALL PIPES. MATCH PIPE INVERTS SHOWN ON PROJECT SPECIFIC DRAWINGS.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	CB
WATER QUALITY FLOW RATE (cfs (L/s))	12.20 GPM
PEAK FLOW RATE (cfs (L/s))	0.8 CFS
RETURN PERIOD OF PEAK FLOW (YRS)	100 YEAR
CARTRIDGE SIZE (in. (mm))	18
CARTRIDGE FLOW RATE	12.53 GPM
MEDIA TYPE (PERLITE, ZPO, PSORB)	PSORB
NUMBER OF CARTRIDGES REQUIRED	360.85
RIM ELEVATION	360.85
PIPE DATA	
INLET PIPE 1	INVERT MATERIAL DIAMETER
INLET PIPE 2	358.05 RCP 8"
OUTLET PIPE	

NOTES/SPECIAL REQUIREMENTS:

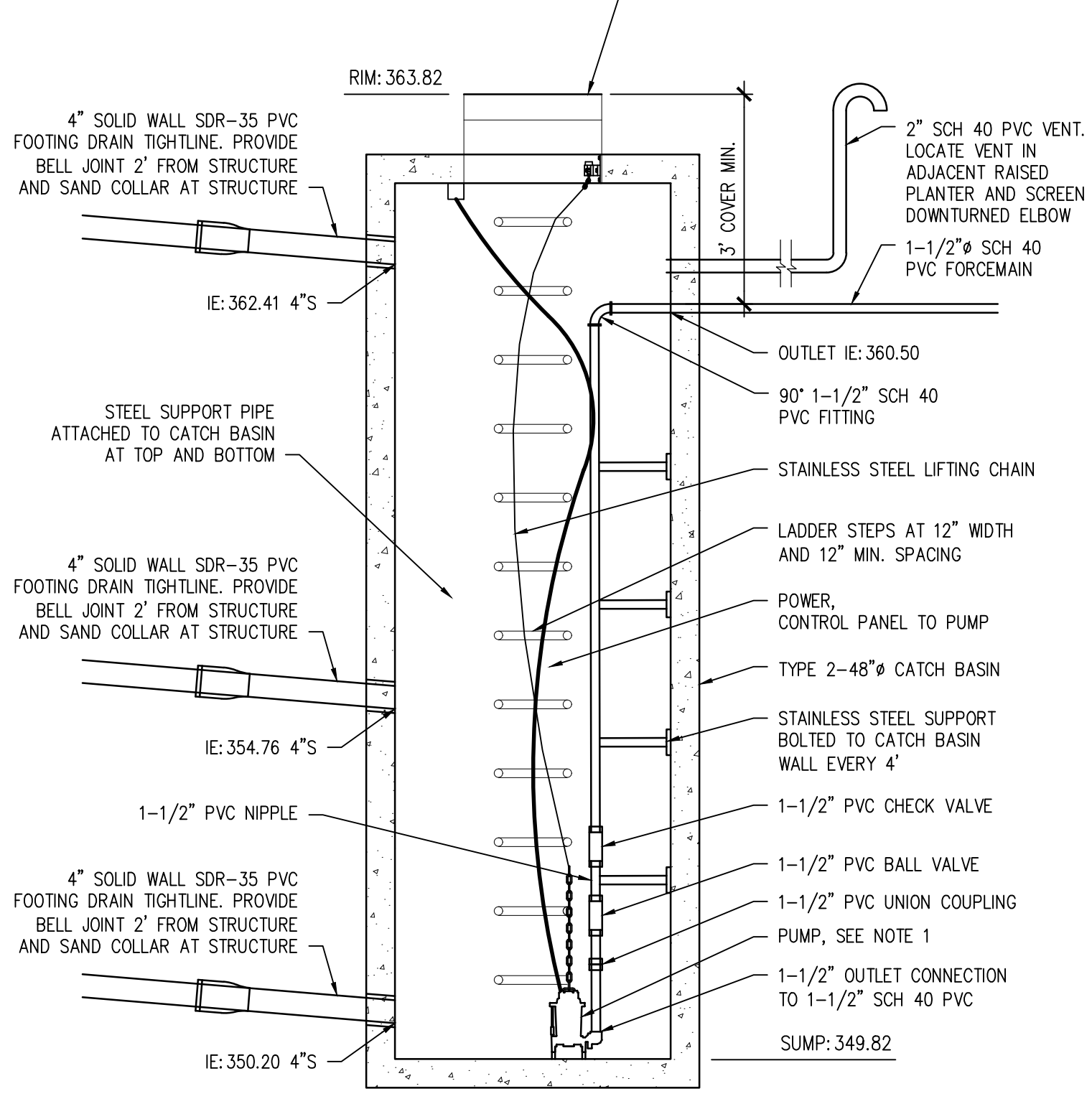
CONTECH ENGINEERED SOLUTIONS LLC
11815 NE Green Valley Drive, Portland, OR 97220
503-549-4997 503-243-3393 800-581-1271 FAX

CONCRETE CATCHBASIN STORMFILTER STANDARD DETAIL

09 CONTECH STORMFILTER CONCRETE CATCHBASIN
SCALE: N.T.S.

LIFT STATION NOTES

- PUMP SHALL BE LIBERTY MODEL 247 1/4 HP, 115V, 6A.
- PUMP CHAMBER SHALL BE 48" CATCH BASIN WITH 24" SOLID LOCKING LID.
- PUMP CHAMBER SHALL BE EQUIPPED WITH LADDERS. 24" CLEAR SPACE IS REQUIRED AROUND THE LADDER FROM THE TOP TO BOTTOM OF STRUCTURE.
- FORCEMAIN PIPING SHALL BE INSTALLED WITH A MINIMUM OF 3' COVER OVER THE PUMP STATION AND ADJACENT SURFACES.



10 STORM DRAINAGE LIFT STATION DETAIL
SCALE: 1"=1/2'

APPROVALS:

DESIGNED: A.S. 07-12-2024
DRAWN: A.S.
CHECKED: R.H.
DATE: 05/18/2023
SCALE: AS NOTED

REVISIONS:

2 PERMIT RESUBMITTAL 07-12-2024
1 PERMIT RESUBMITTAL 06-03-2024
1 PERMIT RESUBMITTAL 03-12-2024
ISSUE FOR PERMIT

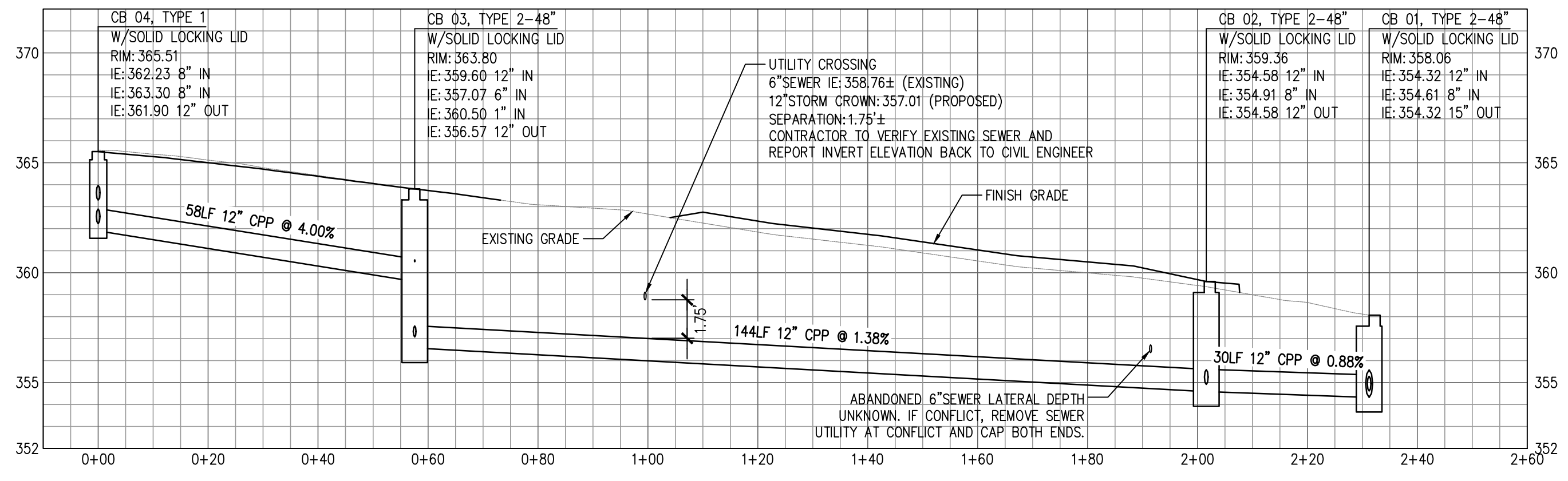
PREPARED BY: **sh** sitts & hill
CIVIL | STRUCTURAL | SURVEY
4818 CENTER STREET | TACOMA, WA 98409
PHONE: (253) 774-9449 | FAX: (253) 474-0153
<http://www.sittshill.com>

PROJECT: **ST CHARLES BORMEJO PARISH ADMINISTRATION BUILDING**
TACOMA, WASHINGTON

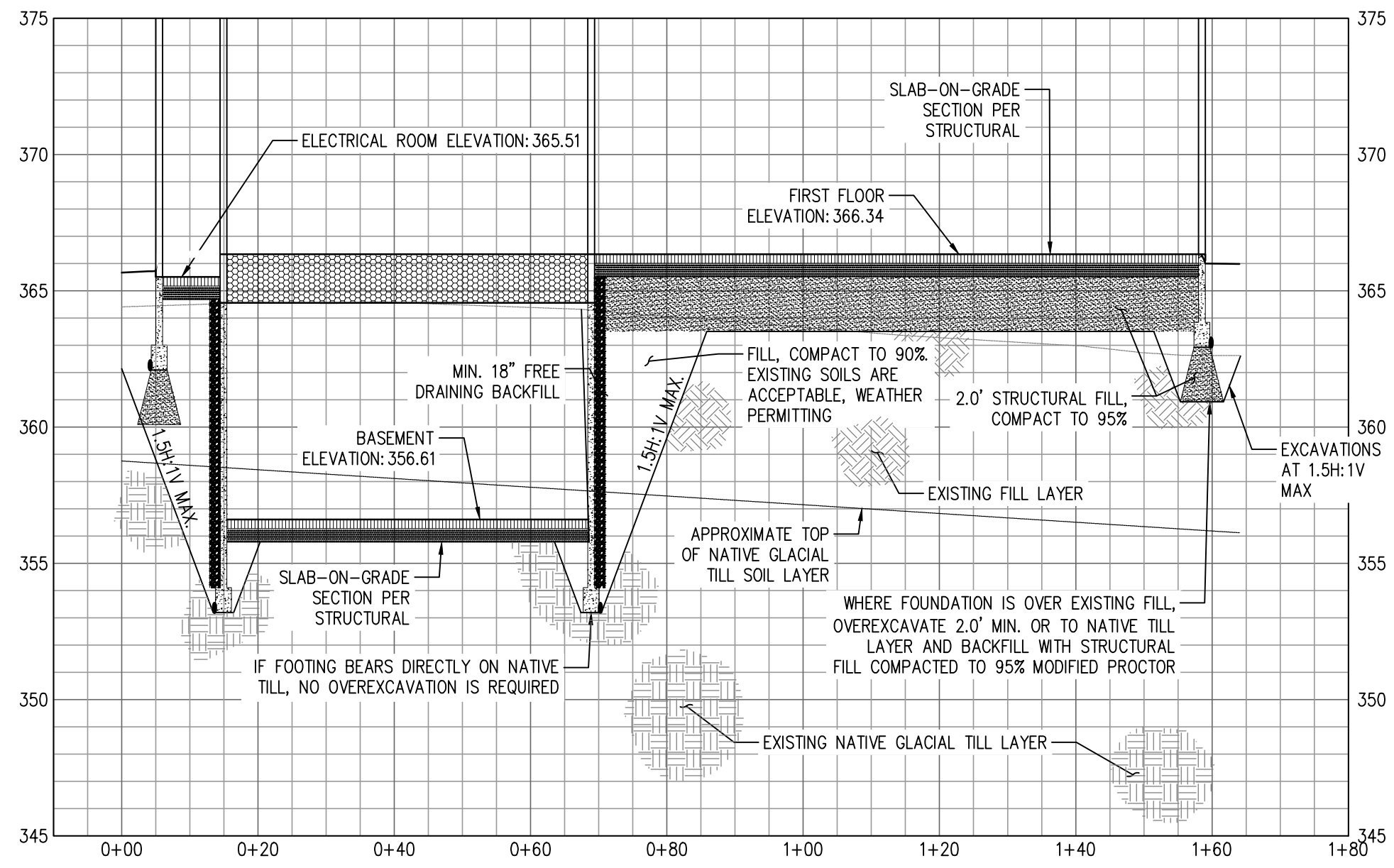
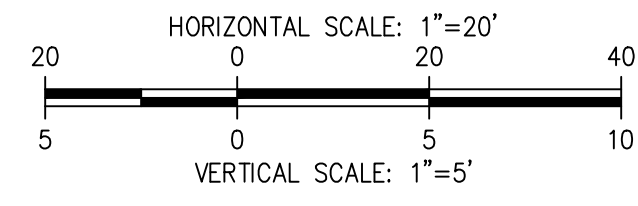
SHEET TITLE: **GRADING AND DRAINAGE DETAILS**
SHEET NO. **C2.02**

PROJECT NO. **20126**

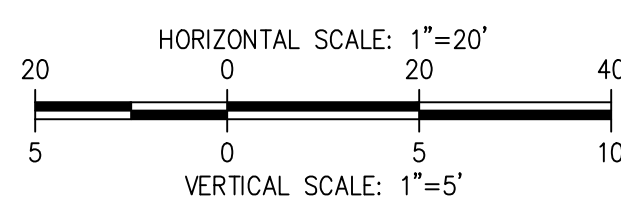
Call 811 - two business days before you dig



01 CB 04 TO CB 01
SCALE: 1"=20' HORIZ ; 1"=5' VERT



02 WEST TO EAST BUILDING EXCAVATION SECTION
SCALE: 1"=20' HORIZ ; 1"=5' VERT



DESIGNED	A.S.
DRAWN	A.S.
CHECKED	R.H.
DATE	05/16/2023
SCALE	AS NOTED

APPROVALS	REVISIONS
DESIGNED	1 PERMIT RESUBMITTAL
DRAWN	2 PERMIT RESUBMITTAL
CHECKED	07-12-2024
DATE	06-03-2024
SCALE	03-12-2024



sh sittings & hill
 CIVIL | STRUCTURAL | SURVEY
 4816 CENTER STREET | TACOMA, WA 98409
 PHONE: (253) 474-8449 | FAX: (253) 474-0153
<http://www.sittingsandhill.com>

ST CHARLES BORROMEO
 7112 SOUTH 12TH STREET
 TACOMA, WA 98465
 MICHAEL MCDERMOTT: 253-564-5785

PROJECT: ST CHARLES BORROMEO PARISH ADMINISTRATION BUILDING
 SHEET TITLE: SECTIONS AND PROFILES
 SHEET NO.:

C2.03
 PROJECT NO. 20126



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 last edit: 03/11/24 11:32am
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LEGEND

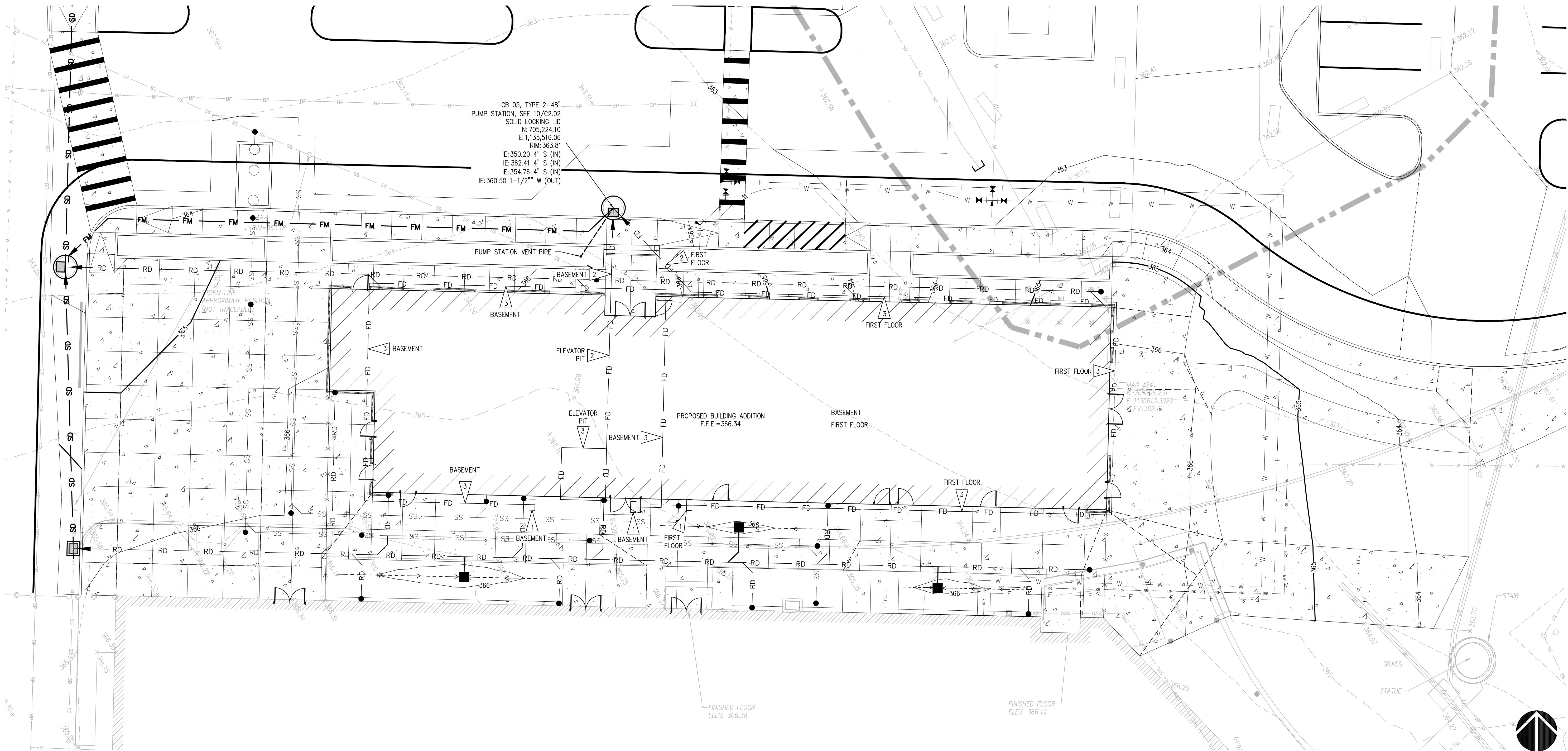
- PROPOSED FEATURES:**
- SD — STORM DRAIN PIPE (01, C2.02)
 - RD — ROOF DRAIN PIPE (01, C2.02)
 - FD — FOUNDATION DRAIN PIPE (08, C2.02)
 - FM — FORCEMAIN
 - GRADE BREAK
 - G — TYPE 1, TYPE 2 CATCH (02, C2.02)
 - ⌋ — ROOF DRAIN CLEANOUT
 - 500 — PROPOSED MAJOR CONTOUR
 - 499 — PROPOSED MINOR CONTOUR
 - ▨ — SIDEWALK RAMP

GENERAL NOTES

- ALL FOOTING DRAIN (FD) LINES TO BE 4" PERFORATED SDR-35 PVC AT EACH FOUNDATION LEVEL (GROUND FLOOR, BASEMENT, AND ELEVATOR PIT) IN ACCORDANCE WITH DETAIL 08/C2.02. EACH FOOTING DRAIN LEVEL SHALL BE TIGHTLINE DIRECTLY TO THE PUMP STATION WITH 4" SOLID WALL SDR-35 PVC AT 1.0% SLOPE MINIMUM. DO NOT CONNECT FOOTING DRAINS TO ROOF DRAINS OR ANOTHER FOOTING DRAIN LEVEL.

KEY NOTES

- CAP END OF FOUNDATION DRAIN AT THE HIGHER LEVEL.
- TIGHTLINE FOUNDATION DRAIN TO PUMP STATION.
- FOUNDATION DRAIN AT BOTTOM OF FOOTING FOR THE LEVEL. SEE DETAIL 08/C2.02. SEE STRUCTURAL FOR BOTTOM OF FOUNDATION ELEVATION.



ENLARGED FOUNDATION DRAIN PLAN

SCALE: 1"=10'

HORIZONTAL SCALE: 1"=10'



DESIGNED	A.S.	APPROVALS	DESIGNED	A.S.
DRAWN	A.S.	SEAL	DRAWN	A.S.
CHECKED	R.H.	PROJECT NO.	CHECKED	R.H.
DATE	05/18/2023	PROJECT TITLE	DATE	05/18/2023
SCALE	AS NOTED	PROJECT NO.	SCALE	AS NOTED
		PROJECT NO.		
		PROJECT TITLE		
		SHEET NO.		
		SHEET NO.		

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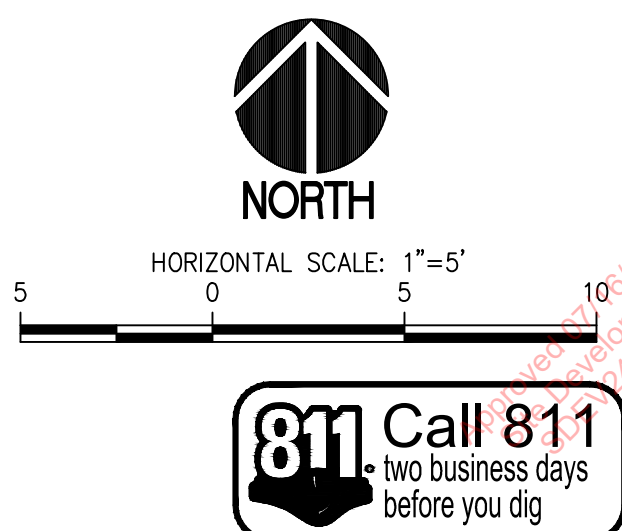
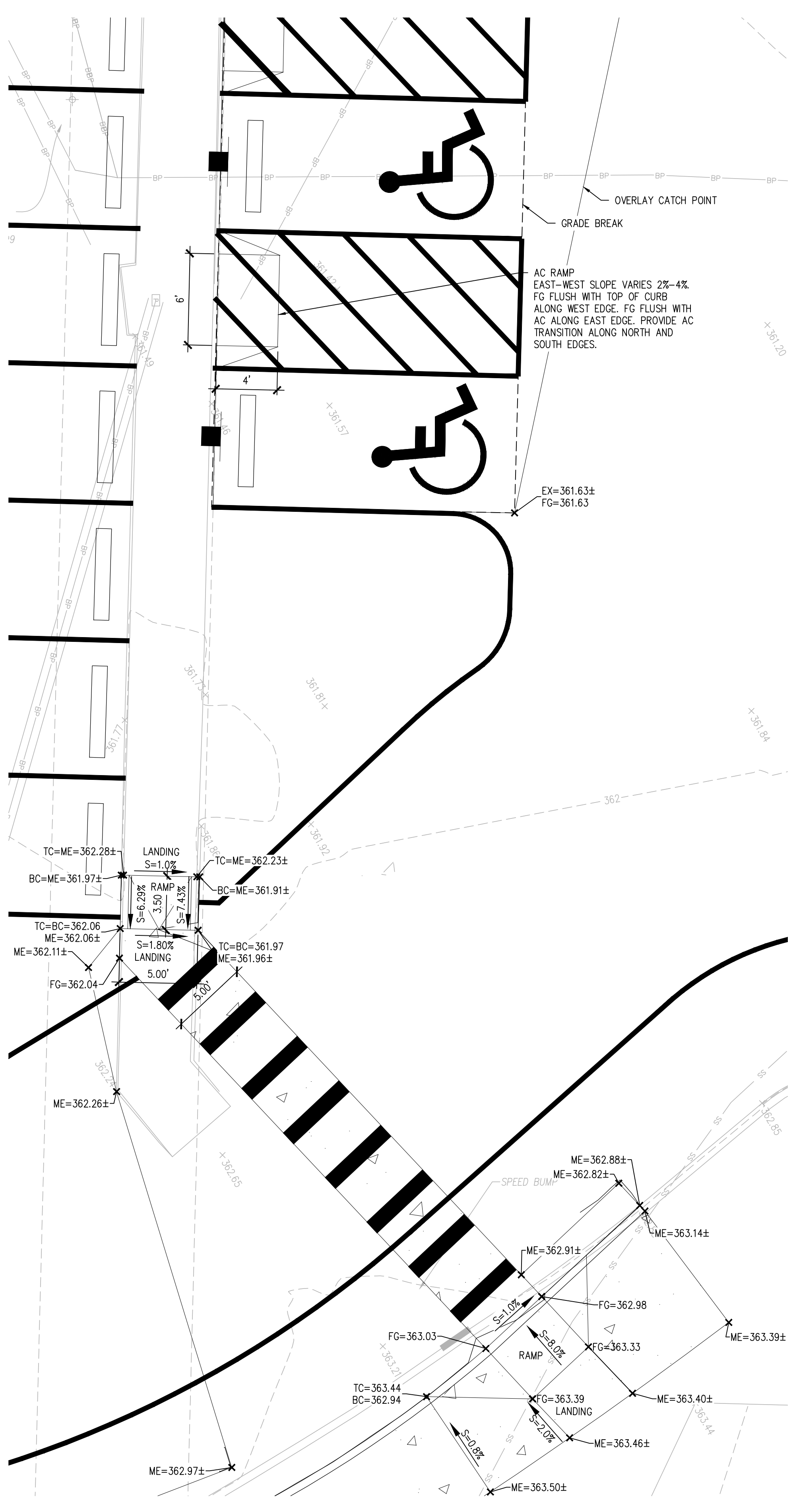
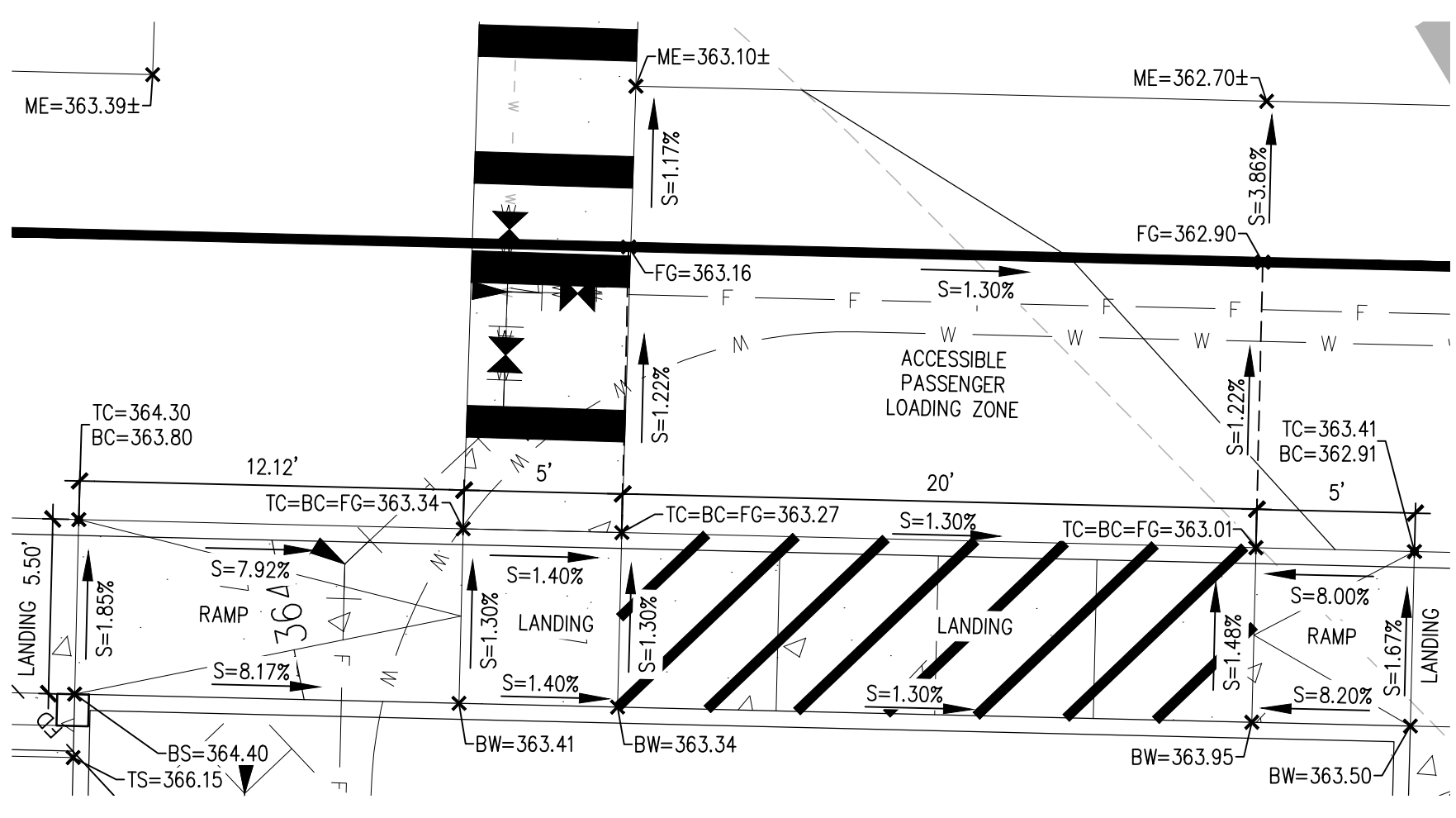
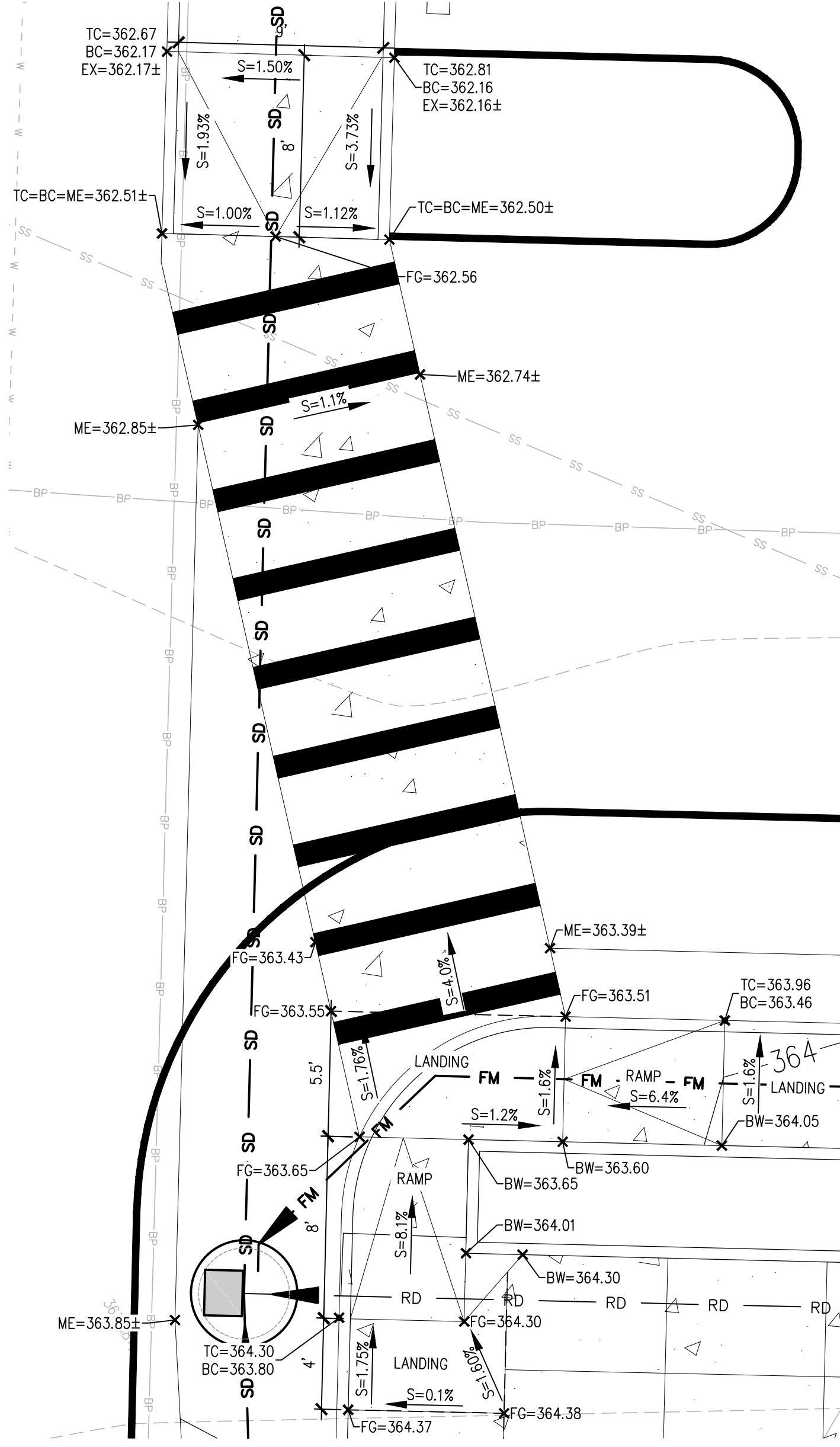
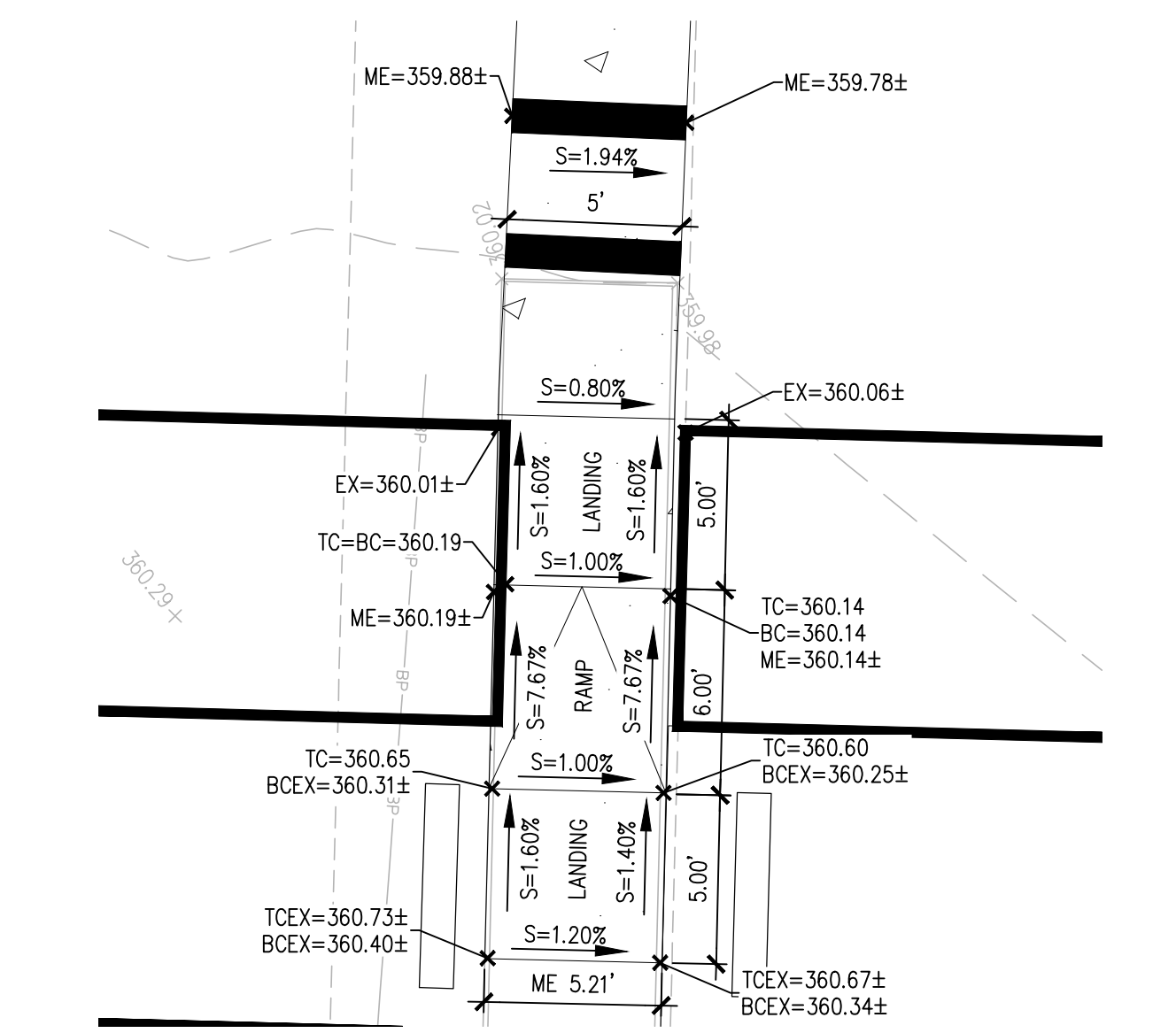
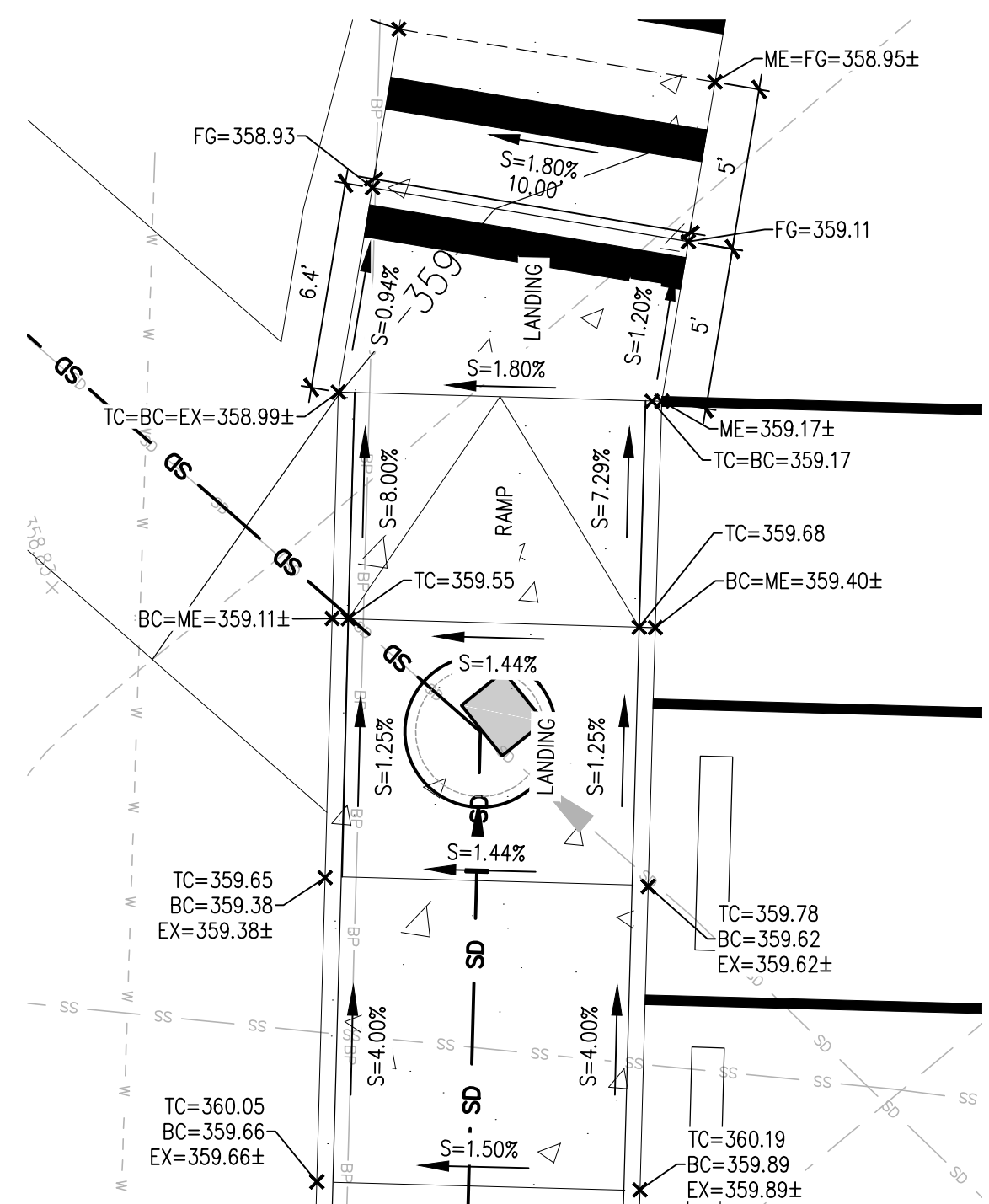
ST CHARLES BORROMEO PARISH
ADMINISTRATION BUILDING
 TACOMA, WASHINGTON
ENLARGED FOUNDATION DRAIN PLAN

PREPARED FOR: ST CHARLES BORROMEO PARISH
 PROJECT: ADMINISTRATION BUILDING
 SHEET NO.: C2.04
 SHEET NO.: 20126

PREPARED BY: MICHAEL MCDERMOTT: 253-564-5785
 7112 SOUTH 12TH STREET
 TACOMA, WA 98465

APPROVED FOR PERMIT: 07-12-2024
 PERMIT RESUBMITTAL: 06-03-2024
 PERMIT RESUBMITTAL: 03-12-2024
 ISSUE FOR PERMIT: 03-12-2024

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 two business days before you dig

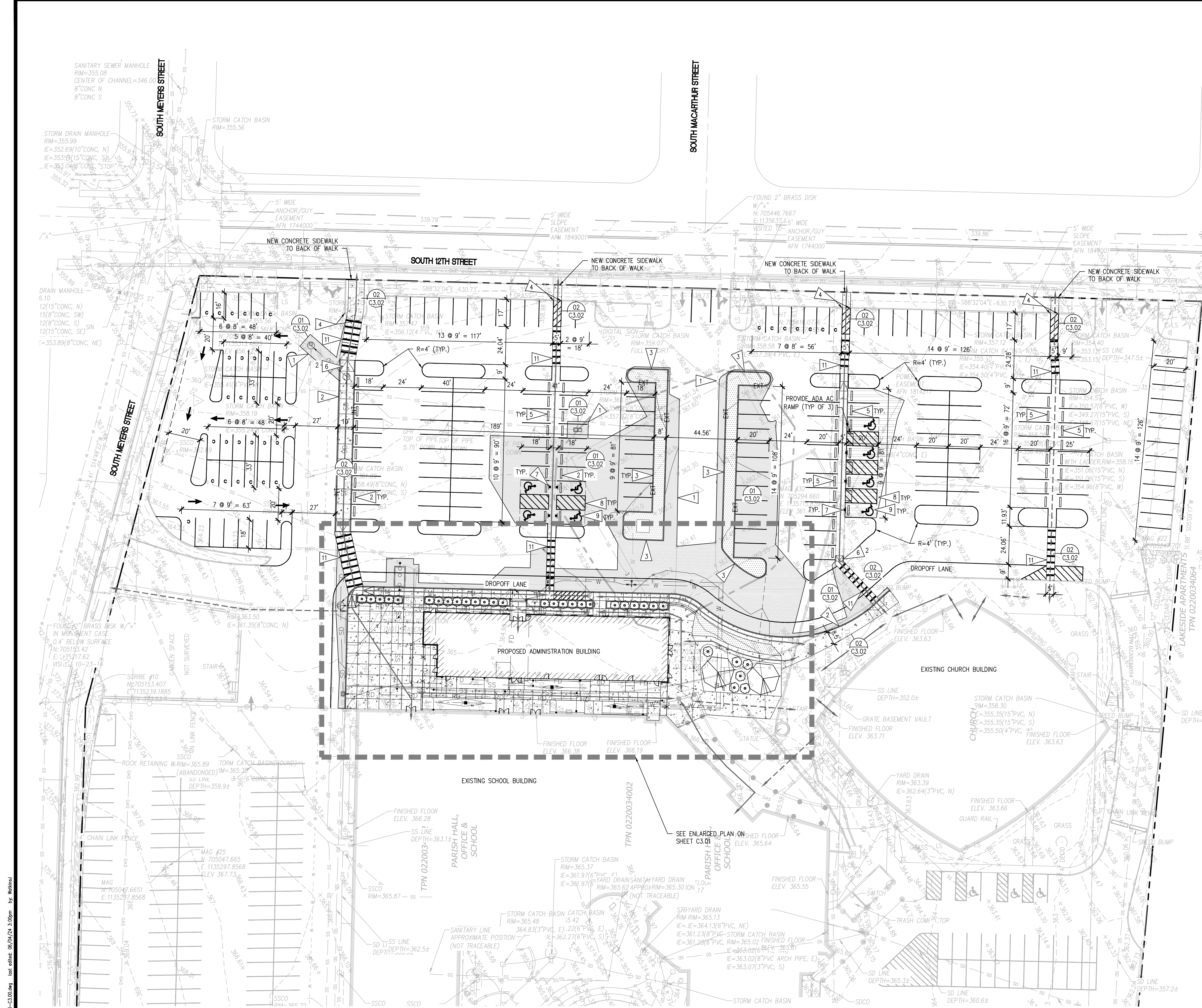


DESIGNED	A.S.	APPROVALS	REVISIONS
DRAWN	A.S.	1	2
CHECKED	R.H.	DATE	05/19/2023
DATE	05/19/2023	SCALE	AS NOTED
PROJECT	ST CHARLES BORROMEO PARISH ADMINISTRATION BUILDING TACOMA, WASHINGTON		
SHEET TITLE	CURB RAMP ENLARGEMENTS		
PROJECT NO.	20126		
SHEET NO.	C2.05		
DATE	07-12-2024		
ISSUE FOR PERMIT	06-03-2024		
ISSUE FOR PERMIT	03-12-2024		

ST CHARLES BORROMEO PARISH
ADMINISTRATION BUILDING
TACOMA, WASHINGTON

7112 SOUTH 12TH STREET
TACOMA, WA 98465
MICHAEL MCDERMOTT: 253-564-5785

sh sitts & hill
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4816 CENTER STREET | TACOMA, WA 98409
PHONE: (253) 774-9449 | FAX: (253) 474-0153
http://www.sittshill.com



LEGEND

PROPOSED FEATURES-

- ASPHALT PAVEMENT (01 C3.02)
- CONCRETE PAVEMENT (02 C3.02)
- LANDSCAPING, PROVIDE SOIL AMENDMENT (01 L1.01)
- INTEGRAL CONCRETE CURB AND WALKWAY (05 C3.02)
- EXTRUDED CONCRETE CURB (06 C3.02)
- FENCING AND GATE, COORDINATE WITH OWNER
- PRECAST CONCRETE WHEEL STOP (08 C3.02)
- SITE SIGNAGE (03 C3.03)
- ADA ACCESSIBLE ROUTES
- PEDESTRIAN ROUTES
- AC OVERLAY

GENERAL NOTES

- THE BURIED UTILITIES ON THIS PROJECT ARE SHOWN IN THEIR APPROXIMATE LOCATION WHERE KNOWN BASED ON FIELD SURVEY AS-BUILT PERFORMED BY SITTS & HILL ENGINEERS, INC. OTHER EXISTING BURIED UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE THEIR LOCATION MARKED ON THE GROUND PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL PROTECT, OR IMMEDIATELY REPAIR, ANY DAMAGED UTILITY "DISCOVERED" ON THIS PROJECT WITHOUT ADDITIONAL COSTS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THE SITE WAS PREPARED AND PROVIDED BY SITTS & HILL ENGINEERS, INC. SEE SHEET T1.00 FOR HORIZONTAL AND VERTICAL DATUM.
- FOR ALL DISTURBED AREAS TO BE SURFACED WITH LANDSCAPING, THE CONTRACTOR SHALL AMEND SOILS IN ACCORDANCE WITH BMP T5.13 FROM THE 2019 DEPARTMENT OF ECOLOGY STORMWATER MANUAL FOR WESTERN WASHINGTON AND DETAIL 01/L1.01. COORDINATE WITH LANDSCAPE PLANS.

KEY NOTES

- ASPHALT JOINT SECTION PER DETAIL 03/C3.02
- INTEGRAL CURB AND SIDEWALK PER DETAILS 05 AND 02/C3.02
- EXTRUDED CURB PER DETAIL 06/C3.02
- 45° BEVEL AT END OF EXTRUDED CURB PER DETAIL 07/C3.02
- PRECAST CONCRETE WHEEL STOP PER DETAIL 08/C3.02
- CONCRETE RAMP, TYPE PER DETAILS 09, 10, 11, AND 12/C3.02
- ADA PARKING SIGN PER DETAIL 03/C3.03
- PAVEMENT MARKINGS PER DETAIL 04/C3.03
- ADA PAINT SYMBOL PER DETAIL 05/C3.03
- PAINT 4" WIDE WHITE PARKING STALL LINE (2 COATS)
- CROSSWALK PAVEMENT MARKING PER DETAIL 01/C3.03

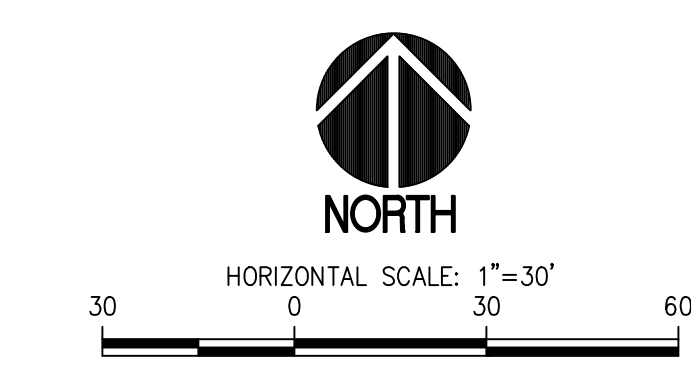
PARKING CALCULATIONS

(FROM MBA ARCHITECTS 14 MARCH 2024 PDF)

EXISTING CALCULATIONS	CURRENT FACILITY	CALCULATION	UNITS	REQUIRED PARKING
CHURCH BUILDING	PEW LENGTH	1,741 LF	232.1	
PARISH OFFICES		6,200 LF	18.6	
DAYCARE BUILDING	20 CHILDREN		2.0	
GYMNASIUM	TEACHING STATIONS	4	4.8	
SCHOOL BUILDING				
	FEIST HALL	6,675 SF	53.4	
	PARISH CENTER	2,361 SF	23.7	
	ADMIN OFFICES	2,016 SF	6.1	
	TEACHING STATIONS	29 STATIONS	34.8	
	EXISTING TOTAL REQUIRED PARKING PROVIDED		375.5	442
PROPOSED CALCULATIONS				
	NEW PARISH OFFICES	11,562 SF	34.7	-18.6
	DEMOLISHED PARISH OFFICES			
	NEW REQUIRED PARKING		391.6	
	PROPOSED PARKING PROVIDED		423.0	

THERE IS A NET REDUCTION OF ON-SITE PARKING, THEREFORE, NO EV STALL ARE REQUIRED. NO EV STALLS WILL BE PROVIDED. THE SAME AMOUNT OF ADA ACCESSIBLE STALLS WILL BE PROVIDED.

OVERALL SURFACING PLAN
SCALE: 1"=30'



PROJECT: ST CHARLES BORROMEO PARISH ADMINISTRATION BUILDING TACOMA, WASHINGTON
 SHEET NO: C3.00
 SURFACING PLAN

PREPARED FOR: MICHAEL MCDERMOTT: 253-564-5785
 7112 SOUTH 12TH STREET
 TACOMA, WA 98465

PREPARED BY: sh sitts & hill
 CIVIL | STRUCTURAL | SURVEY
 4818 CENTER STREET | TACOMA, WA 98409
 PHONE: (253) 774-8449 | FAX: (253) 474-0153
 http://www.sittshill.com

DESIGNED: A.S.
 DRAWN: A.S.
 CHECKED: R.H.
 DATE: 05/18/2023
 SCALE: AS NOTED

APPROVALS:

REVISIONS:

1	PERMIT RESUBMITTAL	07-12-2024
2	PERMIT RESUBMITTAL	06-03-2024
3	ISSUE FOR PERMIT	03-12-2024

LEGEND

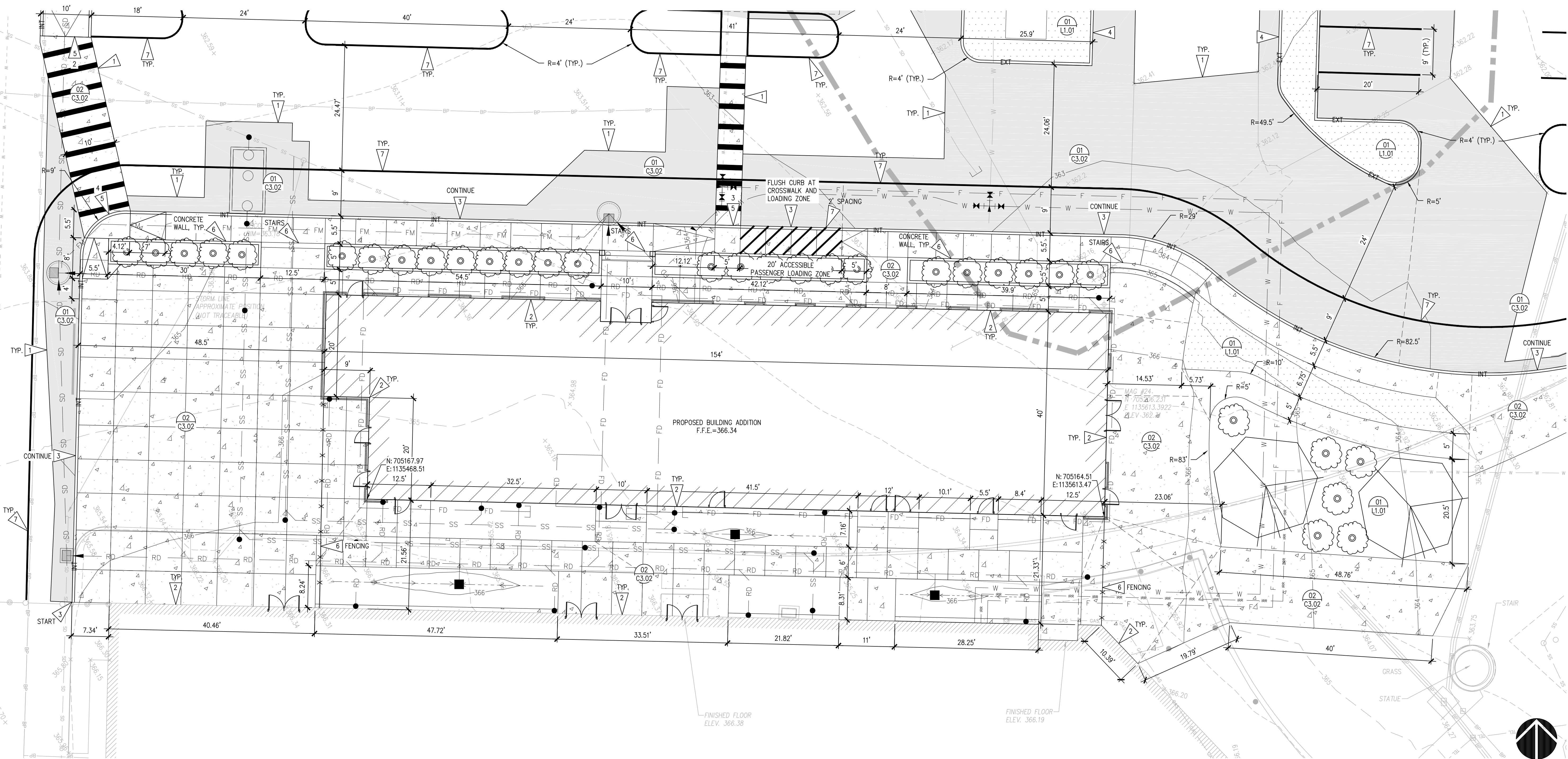
- PROPOSED FEATURES-**
- ASPHALT PAVEMENT (01 C3.02)
 - CONCRETE PAVEMENT (02 C3.02)
 - LANDSCAPING, PROVIDE SOIL AMENDMENT (01 L1.01)
 - INT INTEGRAL CONCRETE CURB AND WALKWAY (05 C3.02)
 - EXT EXTRUDED CONCRETE CURB (06 C3.02)
 - FENCING AND GATE, COORDINATE WITH OWNER AND ARCHITECT
 - PRECAST CONCRETE WHEEL STOP (08 C3.02)
 - HANDICAP PARKING SIGNAGE (03 C3.03)

GENERAL NOTES

1. THE BURIED UTILITIES ON THIS PROJECT ARE SHOWN IN THEIR APPROXIMATE LOCATION WHERE KNOWN BASED ON FIELD SURVEY AS-BUILT PERFORMED BY SITTS & HILL ENGINEERS, INC. OTHER EXISTING BURIED UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE THEIR LOCATION MARKED ON THE GROUND PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL PROTECT, OR IMMEDIATELY REPAIR, ANY DAMAGED UTILITY "DISCOVERED" ON THIS PROJECT WITHOUT ADDITIONAL COSTS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THE SITE WAS PREPARED AND PROVIDED BY SITTS & HILL ENGINEERS, INC. SEE SHEET T1.00 FOR HORIZONTAL AND VERTICAL DATUM.
3. FOR ALL DISTURBED AREAS TO BE SURFACED WITH LANDSCAPING, THE CONTRACTOR SHALL AMEND SOILS IN ACCORDANCE WITH BMP 15.13 FROM THE 2019 DEPARTMENT OF ECOLOGY STORMWATER MANUAL FOR WESTERN WASHINGTON, SEE DETAIL 01/L1.01. COORDINATE WITH LANDSCAPE PLANS.
4. COORDINATE PLANTER WALLS WITH ARCHITECTURAL PLANS.

KEY NOTES

- 1 ASPHALT JOINT SECTION PER DETAIL 03/C3.02
- 2 CONCRETE ISOLATION JOINT AT BUILDING PER DETAIL 04/C3.02
- 3 INTEGRAL CURB AND SIDEWALK PER DETAILS 05 AND 02/C3.02
- 4 EXTRUDED CURB PER DETAIL 06/C3.02
- 5 CONCRETE RAMP, TYPE PER DETAILS 09, 10, 11, AND 12/C3.02
- 6 SEE ARCHITECTURAL PLANS FOR FEATURE.
- 7 PAINT 4" WIDE WHITE PARKING STALL LINE (2 COATS)



ENLARGED SURFACING AND LAYOUT PLAN
SCALE: 1"=10'

HORIZONTAL SCALE: 1"=10'
0 10 20

811 Call 811
two business days before you dig

PROJECT: ST CHARLES BORMEIO PARISH ADMINISTRATION BUILDING TACOMA, WASHINGTON
SHEET TITLE: ENLARGED SURFACING AND LAYOUT PLAN
SHEET NO: C3.01
PROJECT NO: 20126

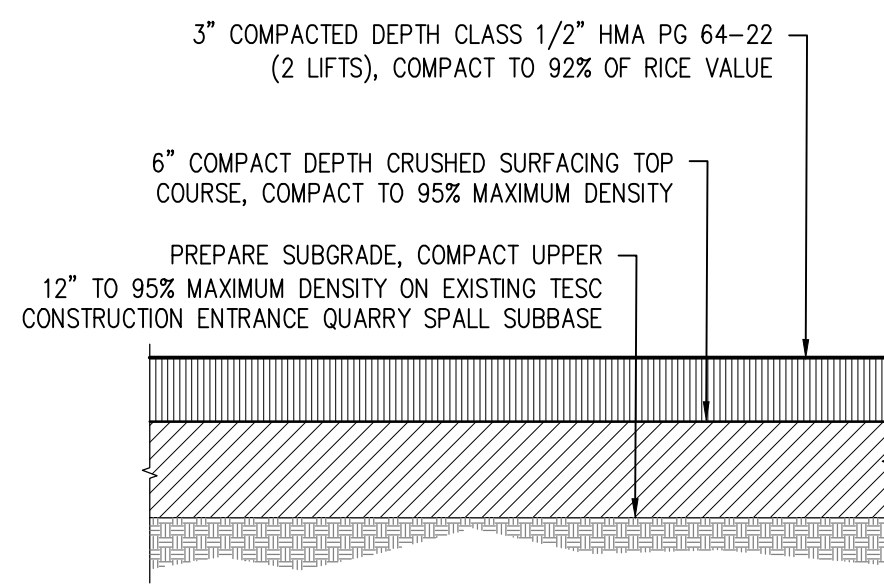
PREPARED BY: MICHAEL MCDERMOTT
ST CHARLES BORMEIO
7112 SOUTH 12TH STREET
TACOMA, WA 98465
MICHAEL MCDERMOTT: 253-564-5785

APPROVALS:
DESIGNED: A.S.
DRAWN: A.S.
CHECKED: R.H.
DATE: 05/18/2023
SCALE: AS NOTED

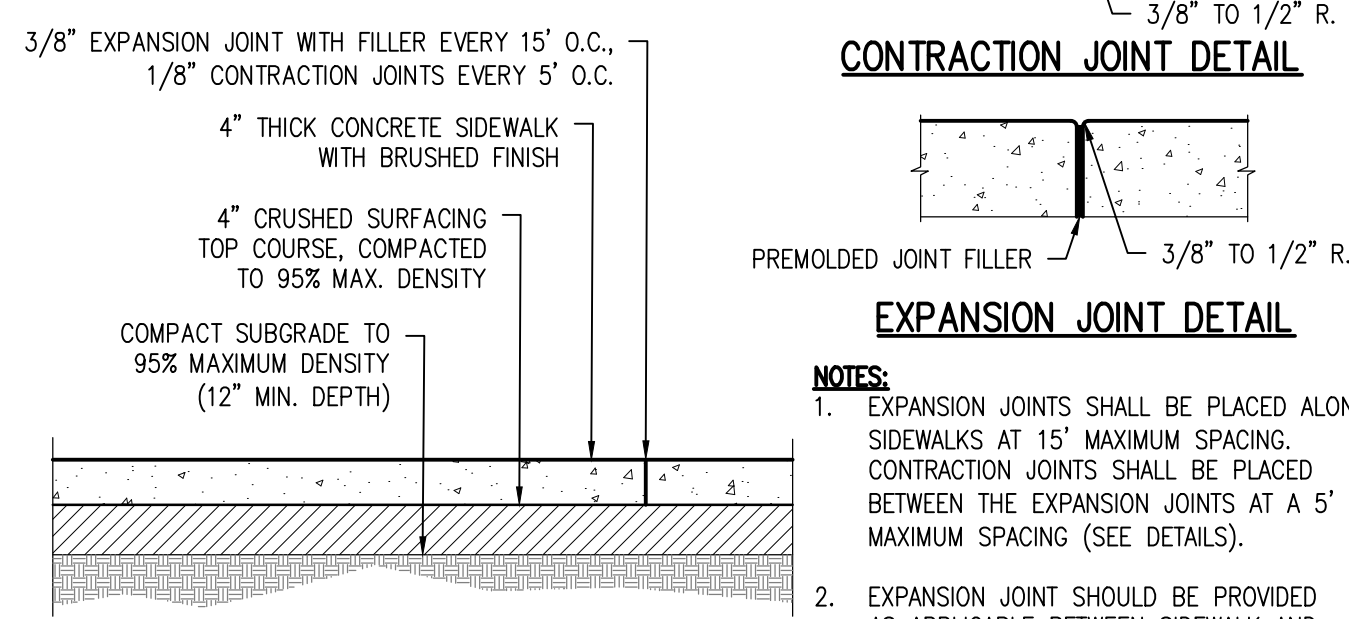
REVISIONS:
2 PERMIT RESUBMITTAL 07-12-2024
1 PERMIT RESUBMITTAL 06-03-2024
1 ISSUE FOR PERMIT 03-12-2024

SEAL: A. HARRIS, P.E., 07/19/24

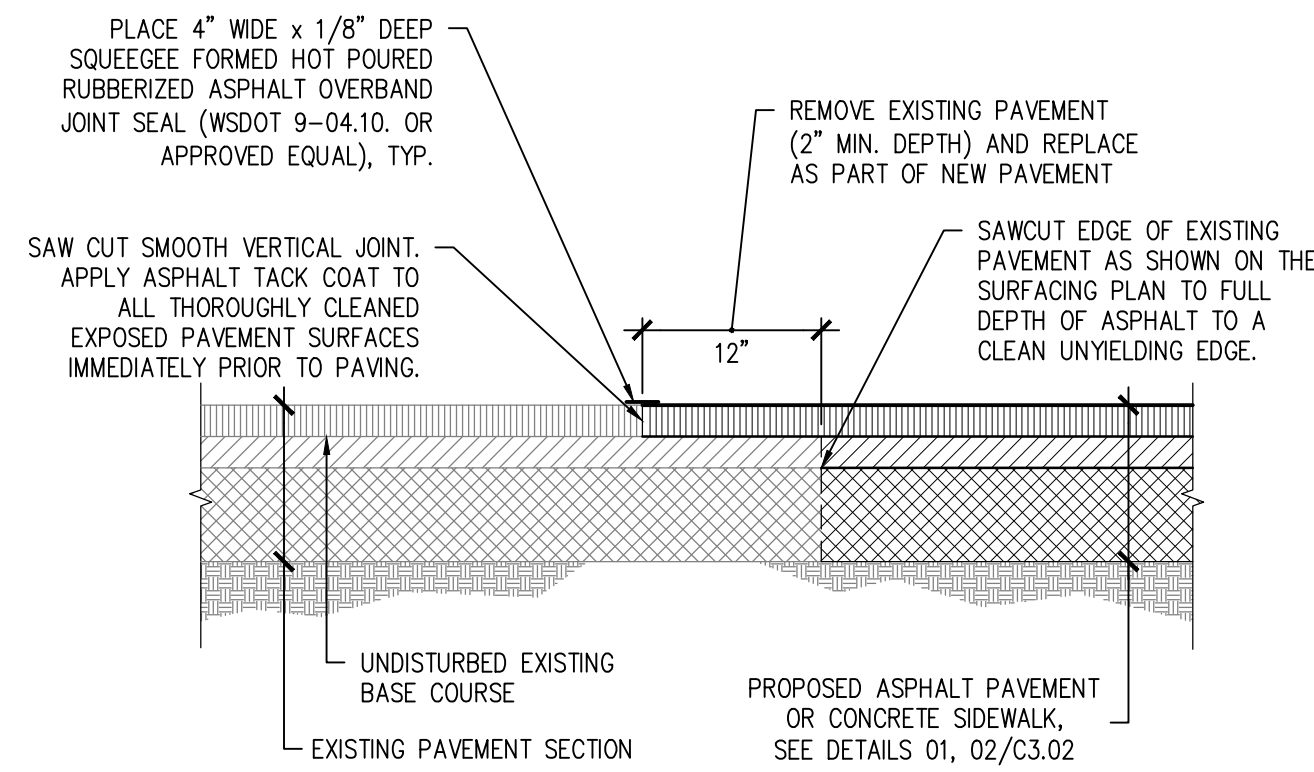
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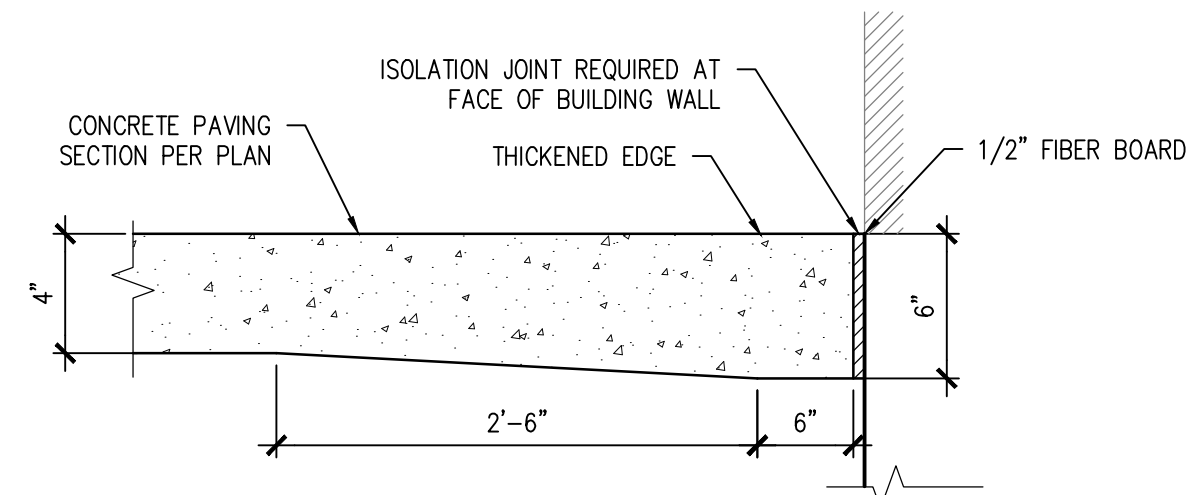
01 ASPHALT PAVEMENT
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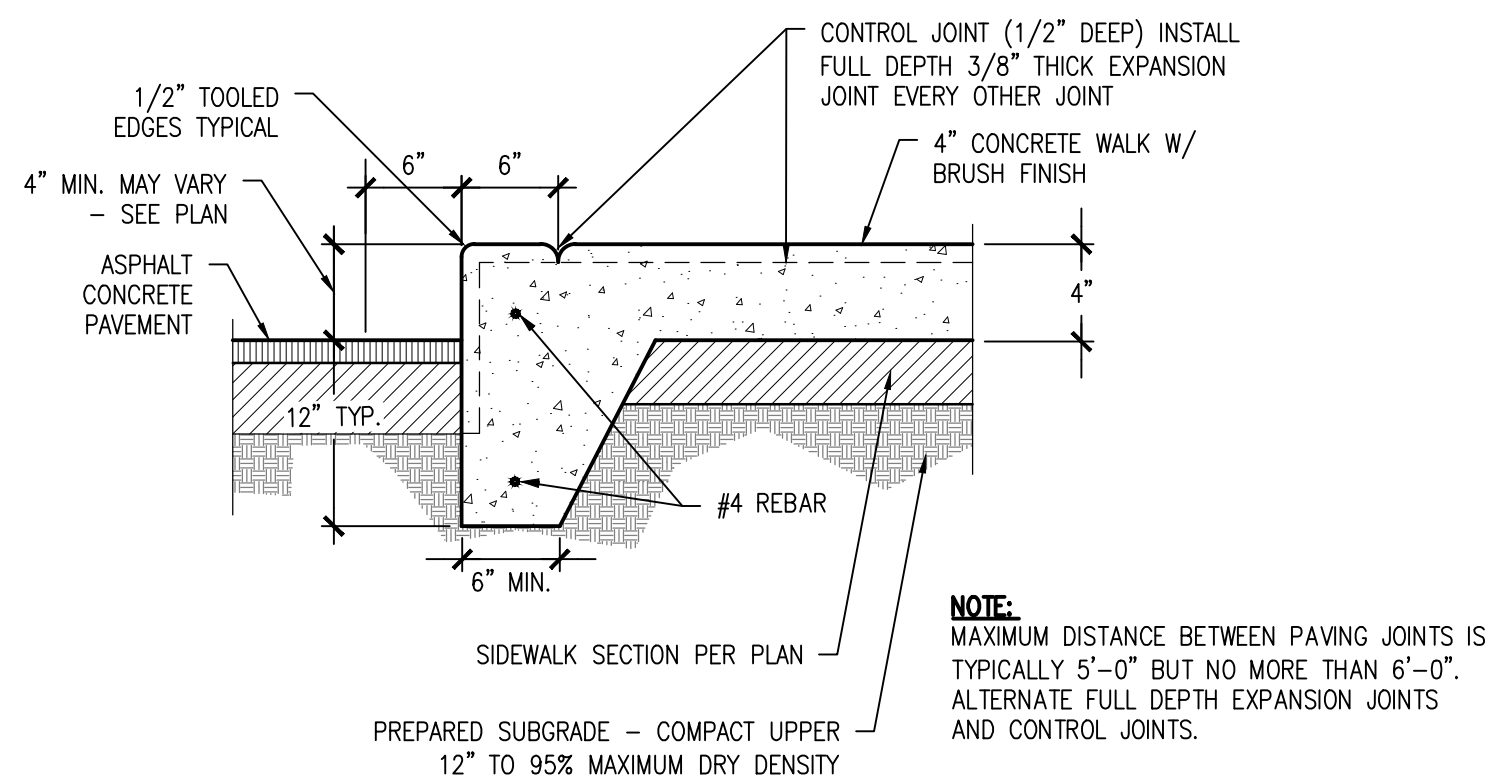
02 CONCRETE WALK SECTION
SCALE: N.T.S.



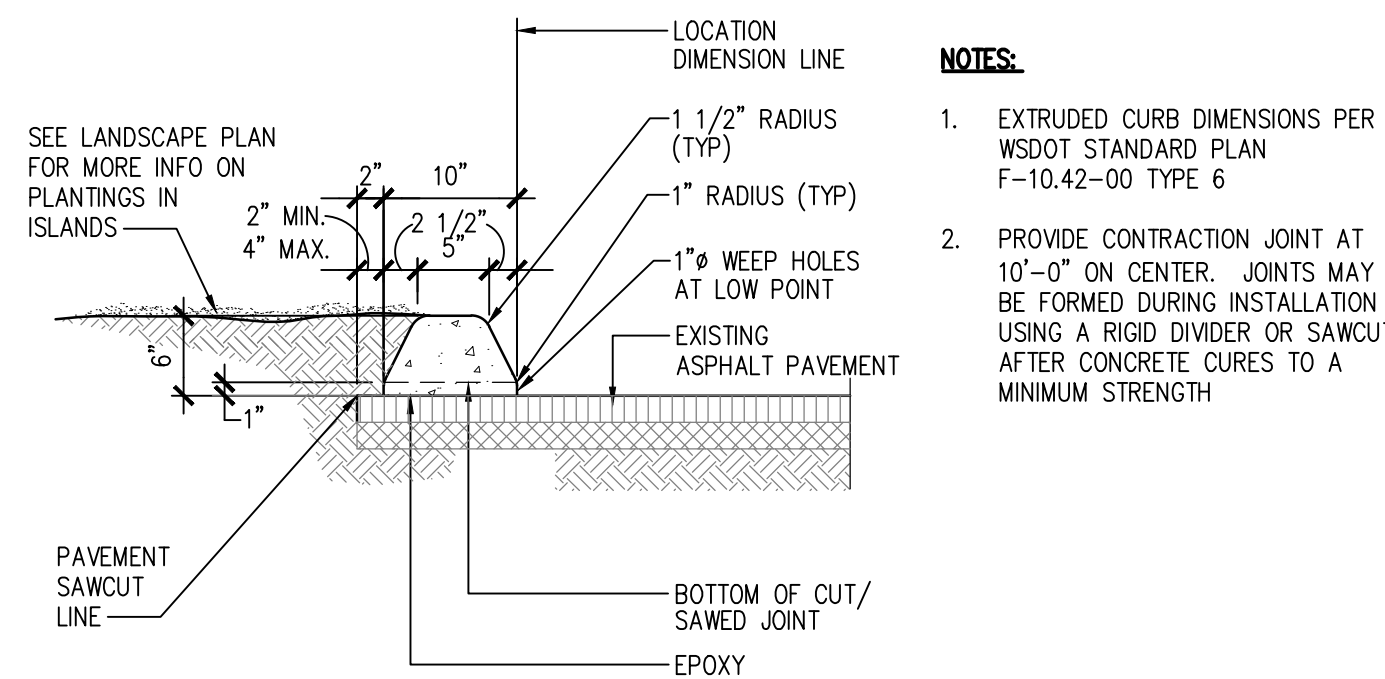
03 ASPHALT PAVEMENT JOINT SECTION
SCALE: N.T.S.



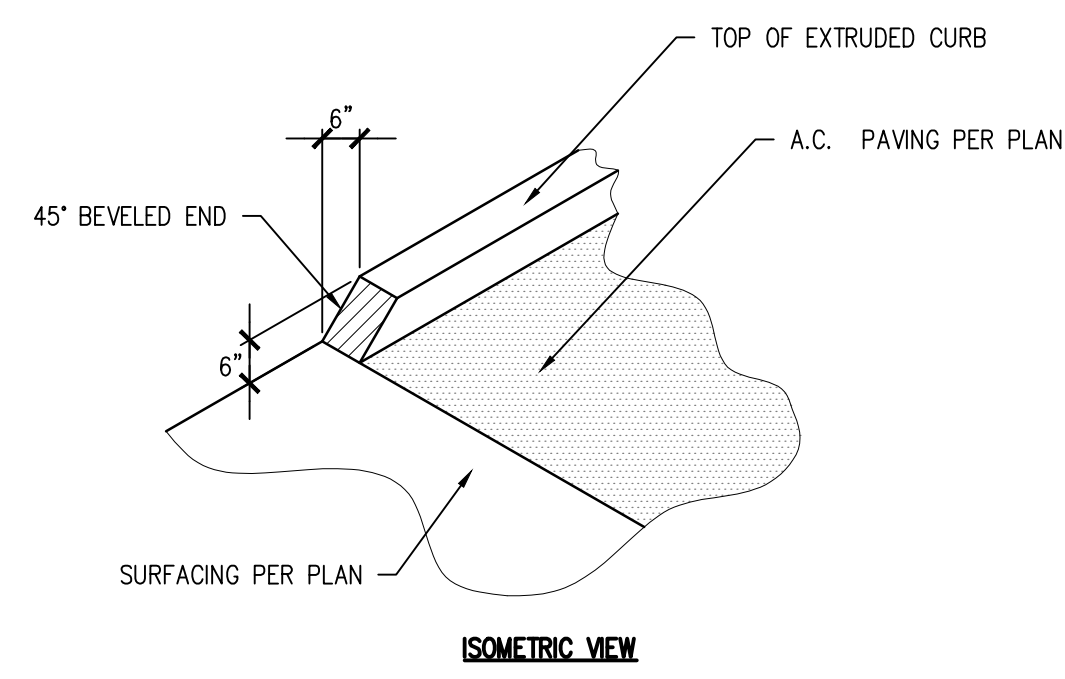
04 CONCRETE ISOLATION JOINT AT BUILDING
SCALE: N.T.S.



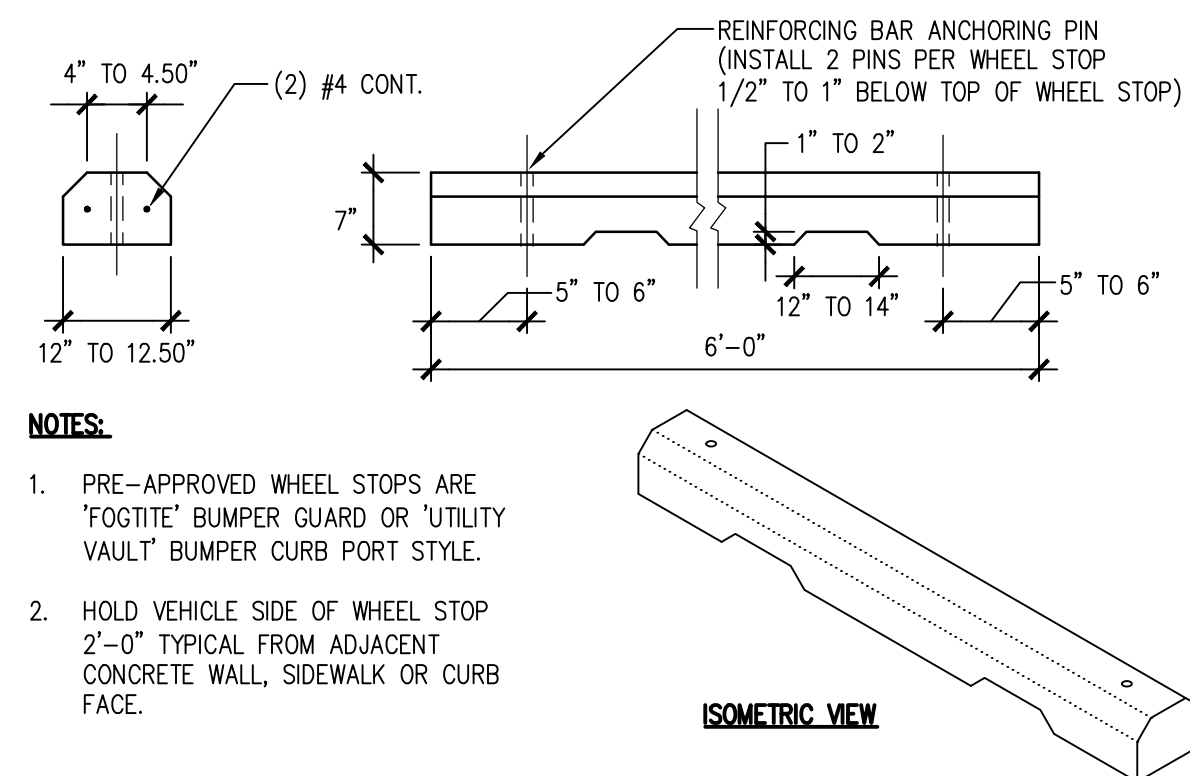
05 INTEGRAL CURB AND SIDEWALK W/ THICKENED EDGE
SCALE: N.T.S.



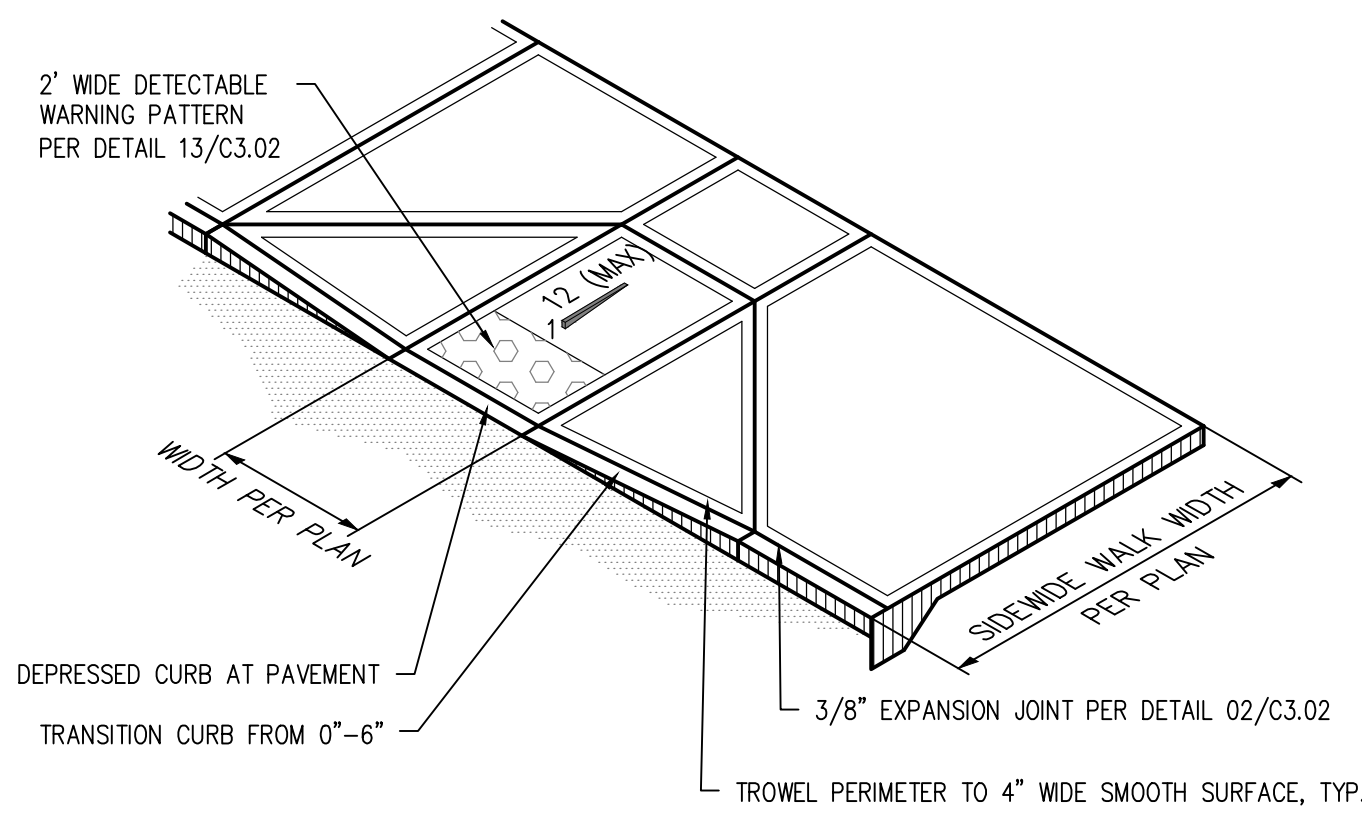
06 EXTRUDED CONCRETE CURB
SCALE: N.T.S.



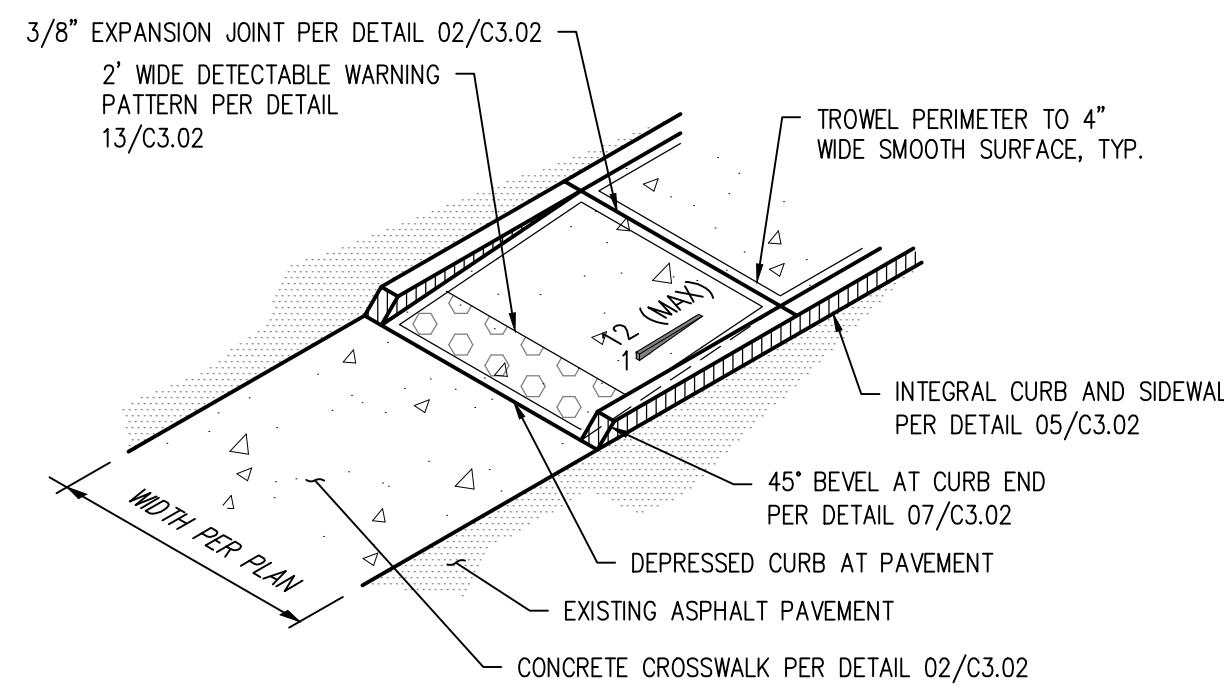
07 CURB END DETAIL
SCALE: N.T.S.



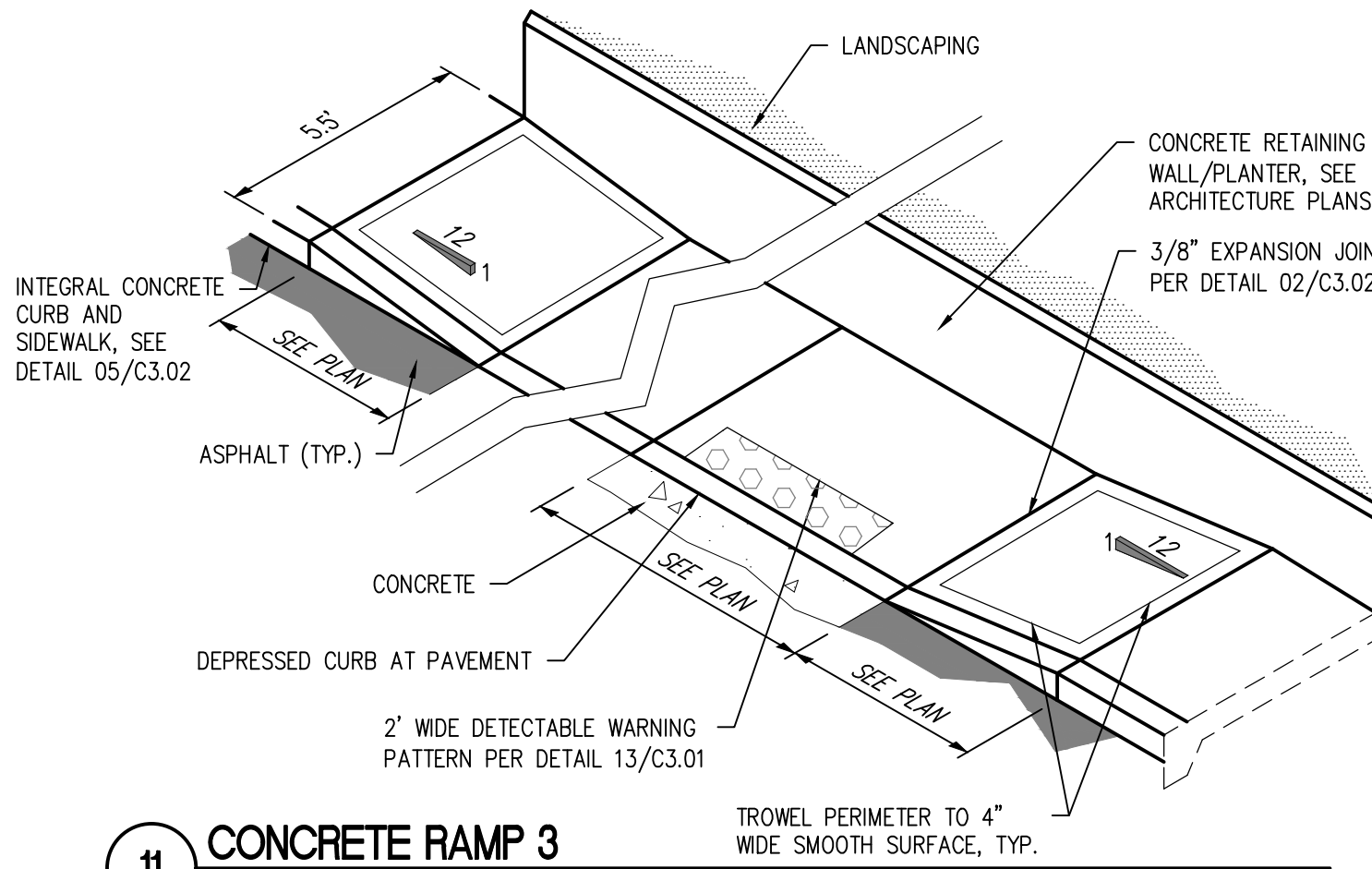
08 PRECAST CONCRETE WHEEL STOP
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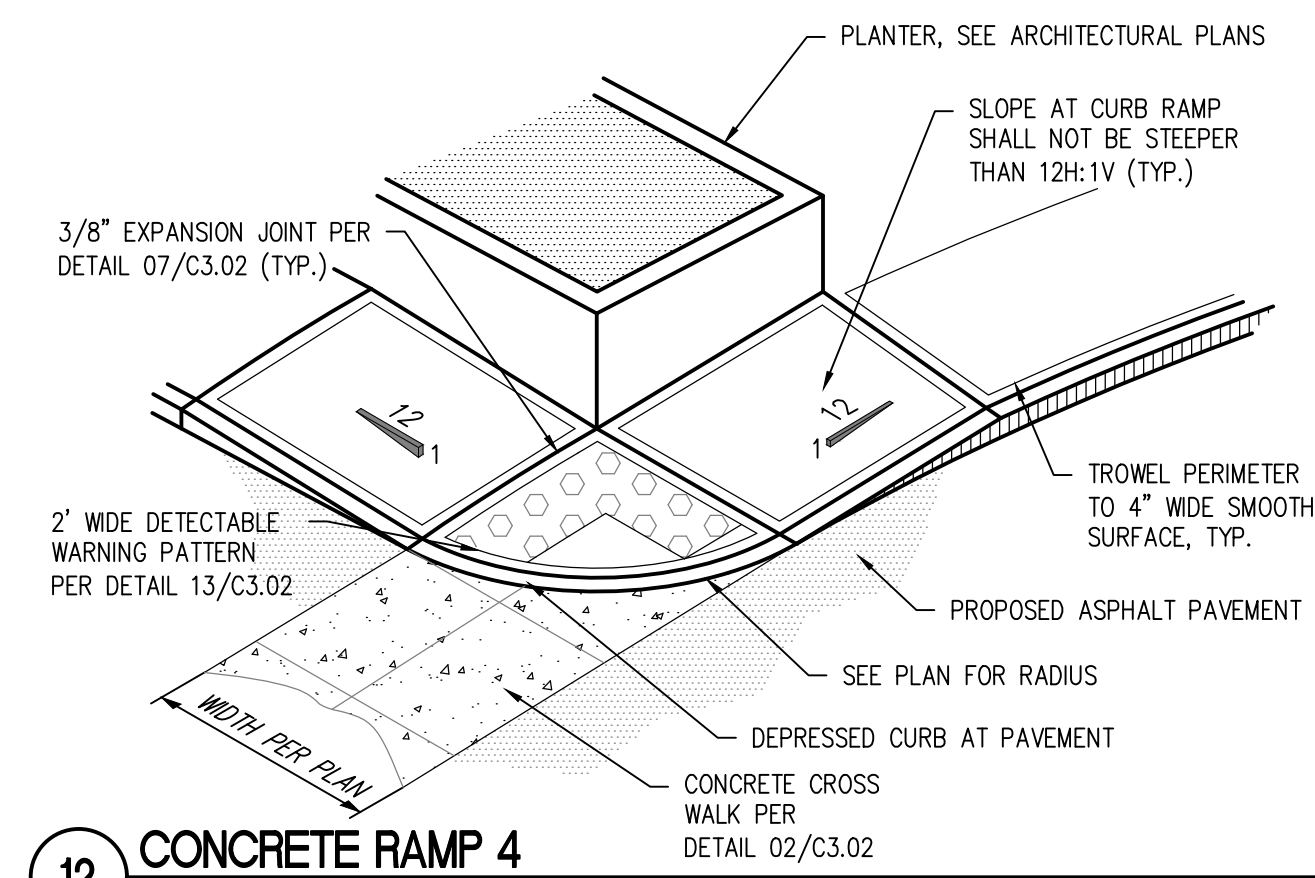
09 CONCRETE RAMP 1
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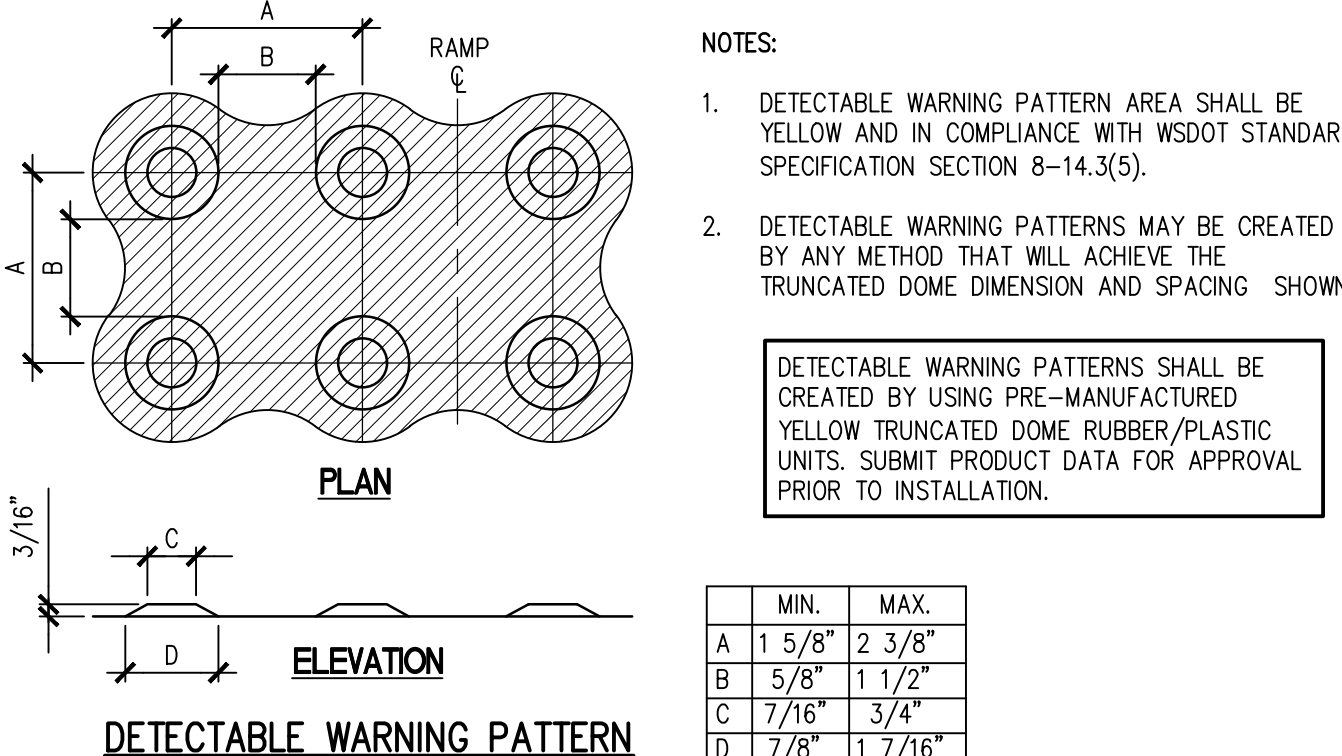
10 CONCRETE RAMP 2
SCALE: N.T.S.



11 CONCRETE RAMP 3
SCALE: N.T.S.

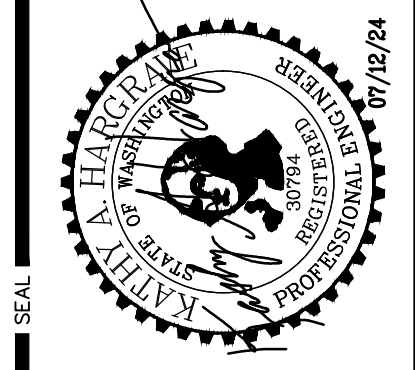


12 CONCRETE RAMP 4
SCALE: N.T.S.



13 DETECTABLE WARNING PATTERN AND RAMP TEXTURE DETAILS
SCALE: N.T.S.

APPROVALS	DESIGNED	DRAWN	CHECKED	DATE	SCALE
A.S.	A.S.	R.H.	05/18/2023		A.S. NOTED



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 CIVIL | STRUCTURAL | SURVEY
 4816 CENTER STREET | TACOMA, WA 98409
 PHONE: (253) 474-9449 | FAX: (253) 474-0153
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ST CHARLES BORMEIO PARISH
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ST CHARLES BORMEIO
 7112 SOUTH 12TH STREET
 TACOMA, WA 98465
MICHAEL MCDERMOTT: 253-564-5785

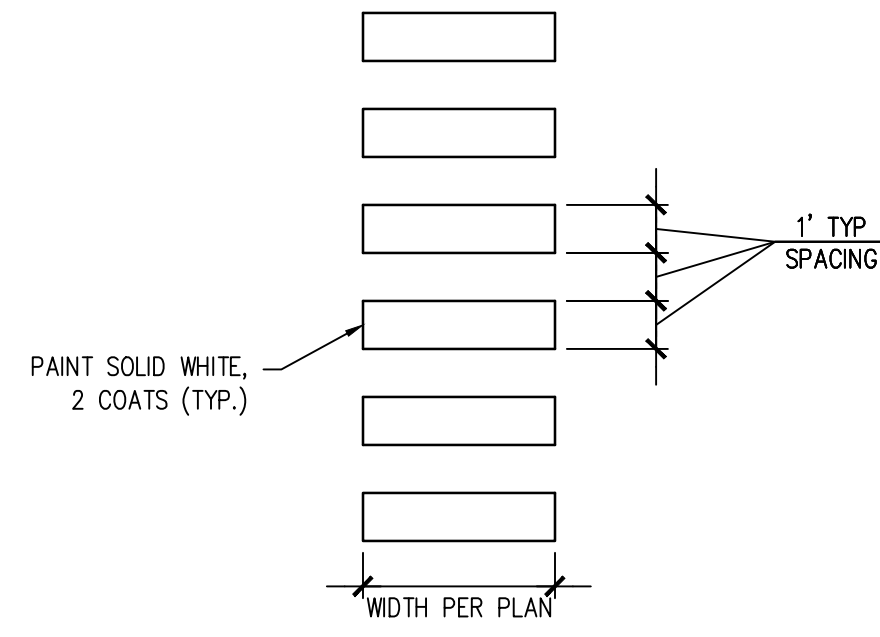
ST CHARLES BORMEIO PARISH
 ADMINISTRATION BUILDING
 TACOMA, WASHINGTON
SHEET TITLE
SURFACING DETAILS
 SHEET NO.

C3.02
 PROJECT NO.
20126

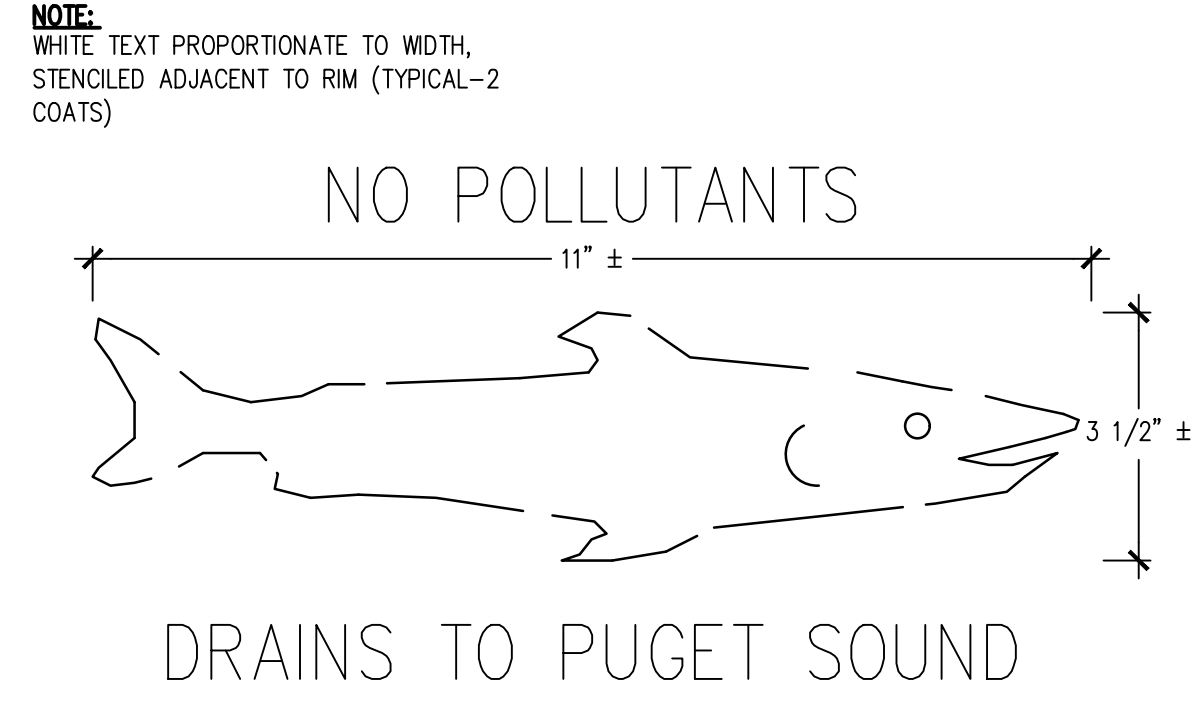


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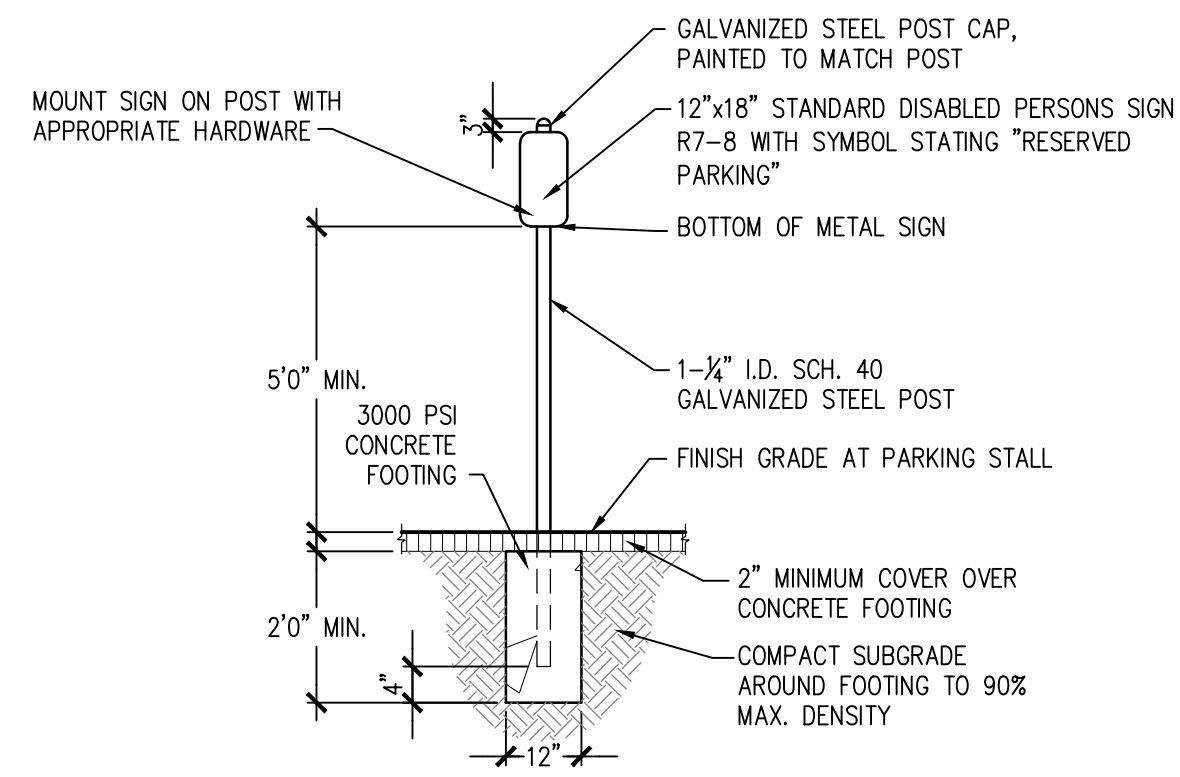
City of Tacoma
 Reviewed for Code Compliance



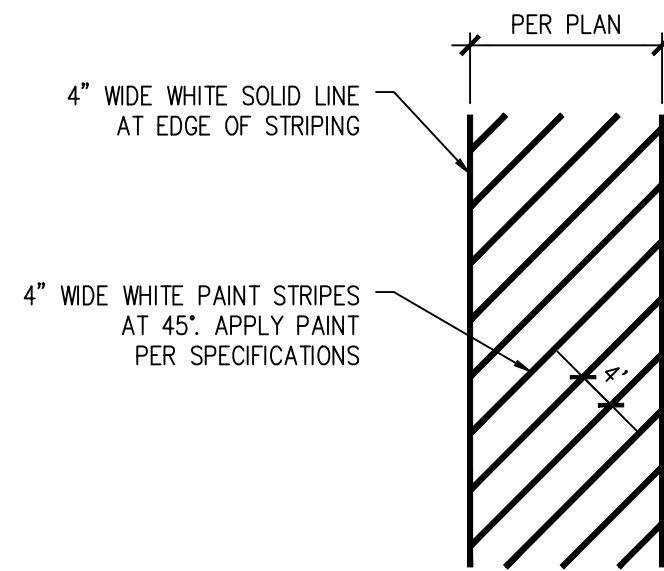
01 CROSSWALK PAVEMENT MARKINGS
SCALE: N.T.S.



02 CATCH BASIN STENCIL
SCALE: N.T.S.

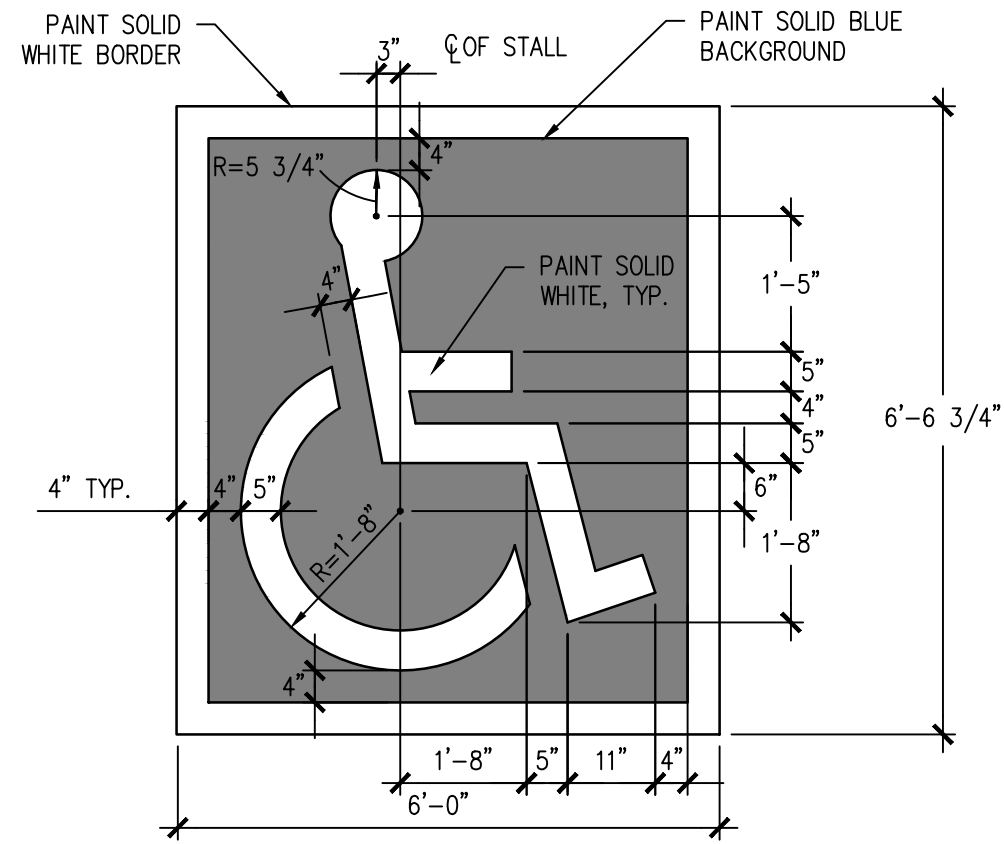


03 ADA PARKING SIGN POST
SCALE: N.T.S.



- NOTES:
- ALL PAVEMENT MARKINGS SHALL BE PAINT. ALL PAVEMENT MARKINGS SHALL COMPLY WITH WSDOT SPECIFICATION 9-34 AND SHALL BE APPLIED IN ACCORDANCE WITH WSDOT SPECIFICATION 8-22.
 - PAINT SHALL BE APPLIED IN TWO APPLICATIONS. THE TIME PERIOD BETWEEN APPLICATIONS SHALL BE IN ACCORDANCE WITH WSDOT SPECIFICATION SECTION 8-22.3(3).
 - PAINT SHALL BE TOP-COATED WITH GLASS BEADS PER WSDOT SPECIFICATION SECTION 8-22.3(3)G.

04 PAVEMENT MARKING
SCALE: N.T.S.



05 ADA PARKING SYMBOL
SCALE: N.T.S.

APPROVALS		DESIGNED		DRAWN		CHECKED		DATE		SCALE	
REVISIONS		A.S.		A.S.		R.H.		05/18/2023		AS NOTED	
2	PERMIT RESUBMITTAL										
1	PERMIT RESUBMITTAL										
1	ISSUE FOR PERMIT										



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7112 SOUTH 12TH STREET
TACOMA, WA 98465
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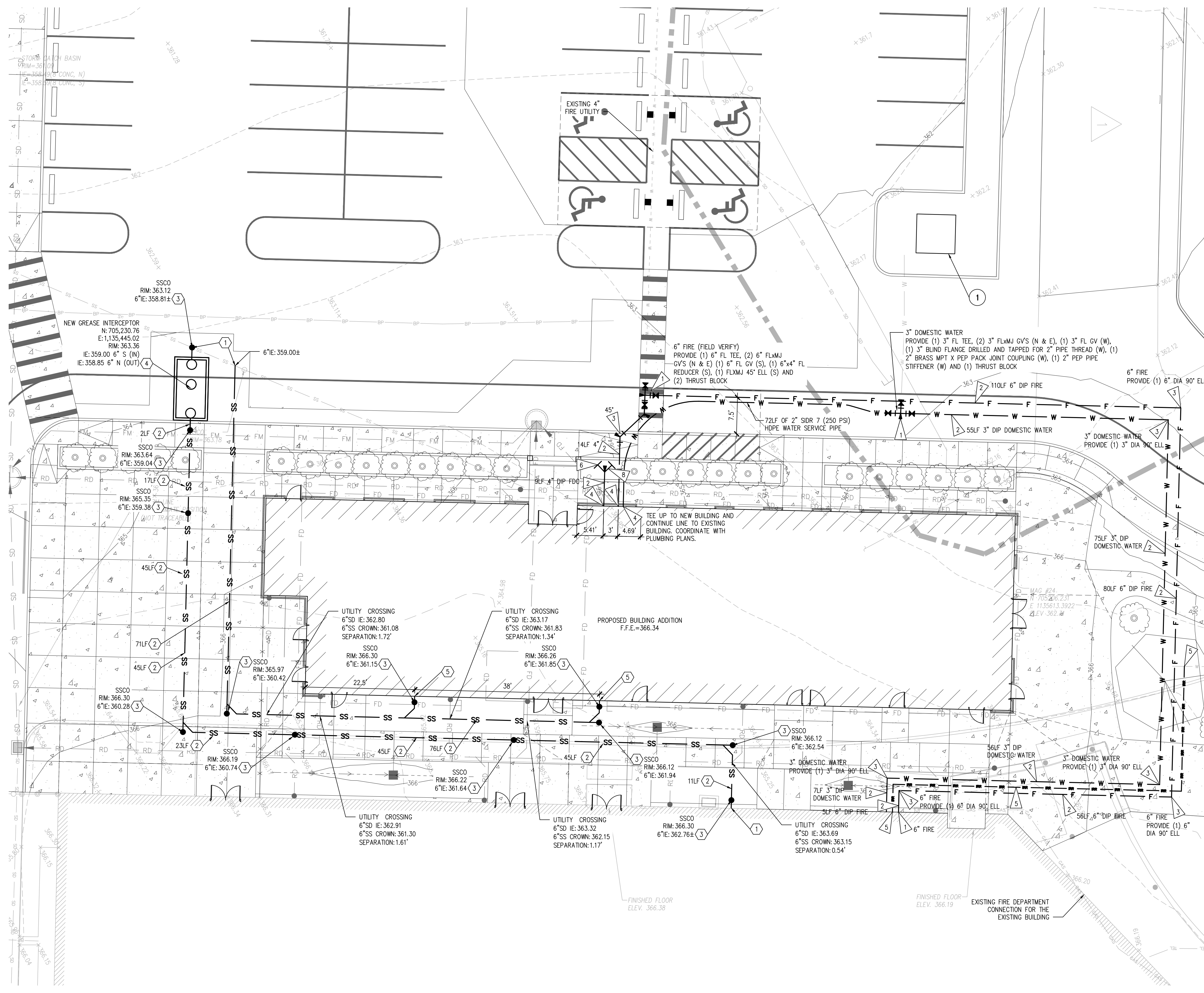
PROJECT: ST CHARLES BORROMEO PARISH ADMINISTRATION BUILDING
TACOMA, WASHINGTON
SHEET TITLE: SURFACING DETAILS
SHEET NO:

C3.03
PROJECT NO.
20126



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Reviewed for Code Compliance
City of Tacoma



LEGEND

PROPOSED FEATURES-

- SS SANITARY SEWER (01/04.01)
- SANITARY SEWER CLEANOUT (02/04.01)
- W DOMESTIC WATER (01/04.01)
- IRRIGATION WATER
- F FIRE (01/04.01)
- FDC FIRE DEPARTMENT CONNECTION LINE (01/04.01)
- FIRE DEPARTMENT CONNECTION (FDC) (06/04.01)
- WATER VALVE

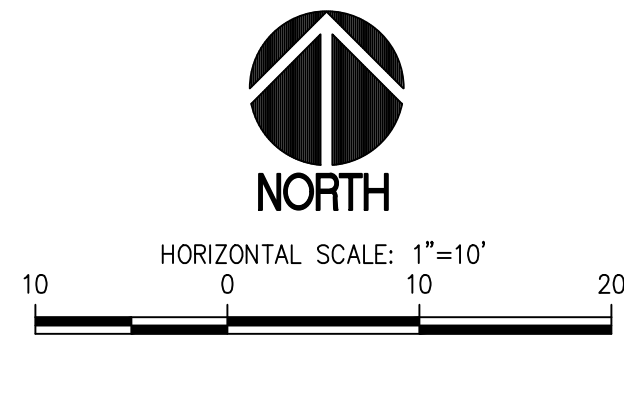
- GENERAL NOTES**
- THE BURIED UTILITIES ON THIS PROJECT ARE SHOWN IN THEIR APPROXIMATE LOCATION WHERE KNOWN BASED ON FIELD SURVEY AS-BUILT PERFORMED BY SITTS & HILL ENGINEERS, INC. OTHER EXISTING BURIED UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE THEIR LOCATION MARKED ON THE GROUND PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL PROTECT, OR IMMEDIATELY REPAIR, ANY DAMAGED UTILITY "DISCOVERED" ON THIS PROJECT WITHOUT ADDITIONAL COSTS.
 - POWER AND LIGHTING UTILITIES SHALL BE COORDINATED WITH THE ELECTRICAL DESIGN.
 - IRRIGATION TO BE DESIGN BUILD BY CONTRACTOR.
 - EXISTING SIDE SANITARY SEWER TO BE RE-USED. CONTRACTOR TO PRESSURE TEST EXISTING SIDE SEWER PER CITY OF TACOMA STANDARDS. IF THE PRESSURE TEST FAILS, THE CONTRACTOR SHALL REPAIR, REHABILITATE, AND RETEST UNTIL THE PRESSURE TEST PASSES.
 - MAINTAIN MINIMUM OF 5 FEET HORIZONTAL SEPARATION BETWEEN WATER AND ALL OTHER UTILITIES. WHERE CROSSING WATER AND SANITARY SEWER, PROVIDE A MINIMUM 18" SEPARATION.
 - ALL WATER, FIRE AND FDC UTILITY PIPING BENDS SHALL BE RESTRAINED WITH A MINIMUM OF 2 RESTRAINT METHODS, SUCH AS THRUST BLOCKS AND MEGALUGS, MEGALUGS AND SHACKLES-RODS OR SOME OTHER APPROVED COMBINATION. ALL BELL OR PUSH ON TYPE OF FITTING SHALL BE PROVIDED WITH A GRIPPER GASKET.
 - PER SECTION 3.5 OF THE SIDE SEWER AND SANITARY SEWER AVAILABILITY MANUAL, IF THE EXISTING SIDE SEWER IS TO BE RE-USED FOR A NEW BUILDING, IT SHALL BE TELEVISION INSPECTED AND PRESSURE TESTED PER CITY STANDARDS. IF THE SIDE SEWER IS FOUND THROUGH TELEVISION INSPECTION TO HAVE ANY ILLEGAL CONNECTIONS OR CANNOT PASS THE PRESSURE TEST, ALL ILLEGAL CONNECTIONS SHALL BE DISCONNECTED AND THE SIDE SEWER SHALL BE REPAIRED, REPLACED, OR REHABILITATED AND RETESTED UNTIL THE SIDE SEWER PASSES THE PRESSURE TEST TO ENSURE IT IS WATERTIGHT. COORDINATE WITH CITY INSPECTOR.
 - A SEPARATE SUBMITTAL AND PERMIT ARE REQUIRED FROM THE TACOMA FIRE DEPARTMENT FOR THE INSTALLATION OF THE UNDERGROUND SPRINKLER SYSTEM SUPPLY LINE AND FIRE DEPARTMENT CONNECTION. ALL WORK SHALL COMPLY WITH THE IFC AND NFPA 24. PER WAC 212-80, ALL UNDERGROUND WORK FOR THE FIRE SPRINKLER SYSTEM MUST BE BY A STATE OF WASHINGTON LICENSED FIRE SPRINKLER CONTRACTOR, LEVEL 'U' OR III. PLANS ARE TO BEAR A PE STAMP OR LEVEL III SPRINKLER DESIGNER STAMP AS WELL AS THE LEVEL U OR LEVEL III SPRINKLER CONTRACTOR STAMP OF THE INSTALLING CONTRACTOR. THE INSTALLING CONTRACTOR MUST ALSO BE PROPERLY LICENSED WITH THE CITY AND ALSO HOLD A CITY OF TACOMA FIRE PROTECTION LICENSE.
 - SIDE SEWER CONNECTION PERMIT(S) IS/ARE REQUIRED. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN THE REQUIRED PERMIT. FOR QUESTIONS CONTACT SITE DEVELOPMENT AT 253-591-5760. TO APPLY FOR A PERMIT GO TO: TACOMAPERMITS.ORG
 - WATER CONNECTION PERMIT(S) IS/ARE REQUIRED. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN THE REQUIRED PERMIT. FOR QUESTIONS CONTACT SITE DEVELOPMENT AT 253-591-5760. TO APPLY FOR A PERMIT GO TO: TACOMAPERMITS.ORG

- KEY NOTES - POWER**
- RELOCATE EXISTING TRANSFORMER TO PLANTER ISLAND. SEE ELECTRICAL PLANS.

- KEY NOTES - WATER UTILITIES**
- CONNECT TO EXISTING FIRE/WATER LINE.
 - DI CL 52 FIRE/WATER LINE. PROVIDE 3" MINIMUM COVER, BEDDING AND BACKFILL PER DETAIL 01/C4.01. SEE PLAN FOR SIZE AND LENGTH.
 - PROVIDE BEND MECHANICAL JOINTS AND THRUST BLOCK PER DETAIL 04/C4.01.
 - CONNECT UTILITY TO BUILDING, COORDINATE WITH PLUMBING PLANS.
 - PROVIDE SCH 40 PVC IRRIGATION LINE BETWEEN 2 CONNECTION LOCATIONS. MATCH EXISTING SIZE AND PROVIDE 24" MINIMUM COVER.
 - FDC PER DETAIL 06/C4.01.
 - REROUTE EXISTING IRRIGATION TO OUTSIDE OF PROPOSED BUILDING.
 - PROVIDE 3' RADIUS VEGETATION CLEARANCE AROUND FDC.

- KEY NOTES - SEWER UTILITIES**
- CONNECT TO EXISTING 6" SEWER SERVICE LINE. PROVIDE CLEANOUT PER DETAIL 02/C4.01. CONTRACTOR TO VERIFY SEWER DEPTH AND REPORT THE INVERT ELEVATION BACK TO ENGINEER.
 - 6" SDR 35 SANITARY SEWER SERVICE SLOPED AT 2.0% MIN. TRENCH PER DETAIL 01/C4.01.
 - PROVIDE SANITARY SEWER CLEANOUT PER DETAIL 02/C4.01.
 - NEW 2,500 GALLON GREASE INTERCEPTOR. SEE DETAIL 05/C4.01.
 - CONNECT TO BUILDING, COORDINATE WITH PLUMBING PLANS.

ENLARGED UTILITY PLAN
SCALE: 1"=10'



PROJECT: ST CHARLES BORMEIO PARISH ADMINISTRATION BUILDING TACOMA, WASHINGTON

SHEET TITLE: ENLARGED UTILITY PLAN

SHEET NO: C4.00

PROJECT NO: 20126

DESIGNED: A.S.

DRAWN: A.S.

CHECKED: R.H.

DATE: 05/18/2023

SCALE: AS NOTED

2 PERMIT RESUBMITTAL 07-12-2024

1 PERMIT RESUBMITTAL 06-03-2024

1 PERMIT RESUBMITTAL 03-12-2024

APPROVALS:

DESIGNED: A.S.

DRAWN: A.S.

CHECKED: R.H.

DATE: 05/18/2023

SCALE: AS NOTED

PREPARED BY: SH SITTS & HILL

CIVIL / STRUCTURAL / SURVEY

4815 CENTER STREET | TACOMA, WA 98409

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ST CHARLES BORMEIO PARISH
ADMINISTRATION BUILDING
TACOMA, WASHINGTON

7112 SOUTH 12TH STREET
TACOMA, WA 98465

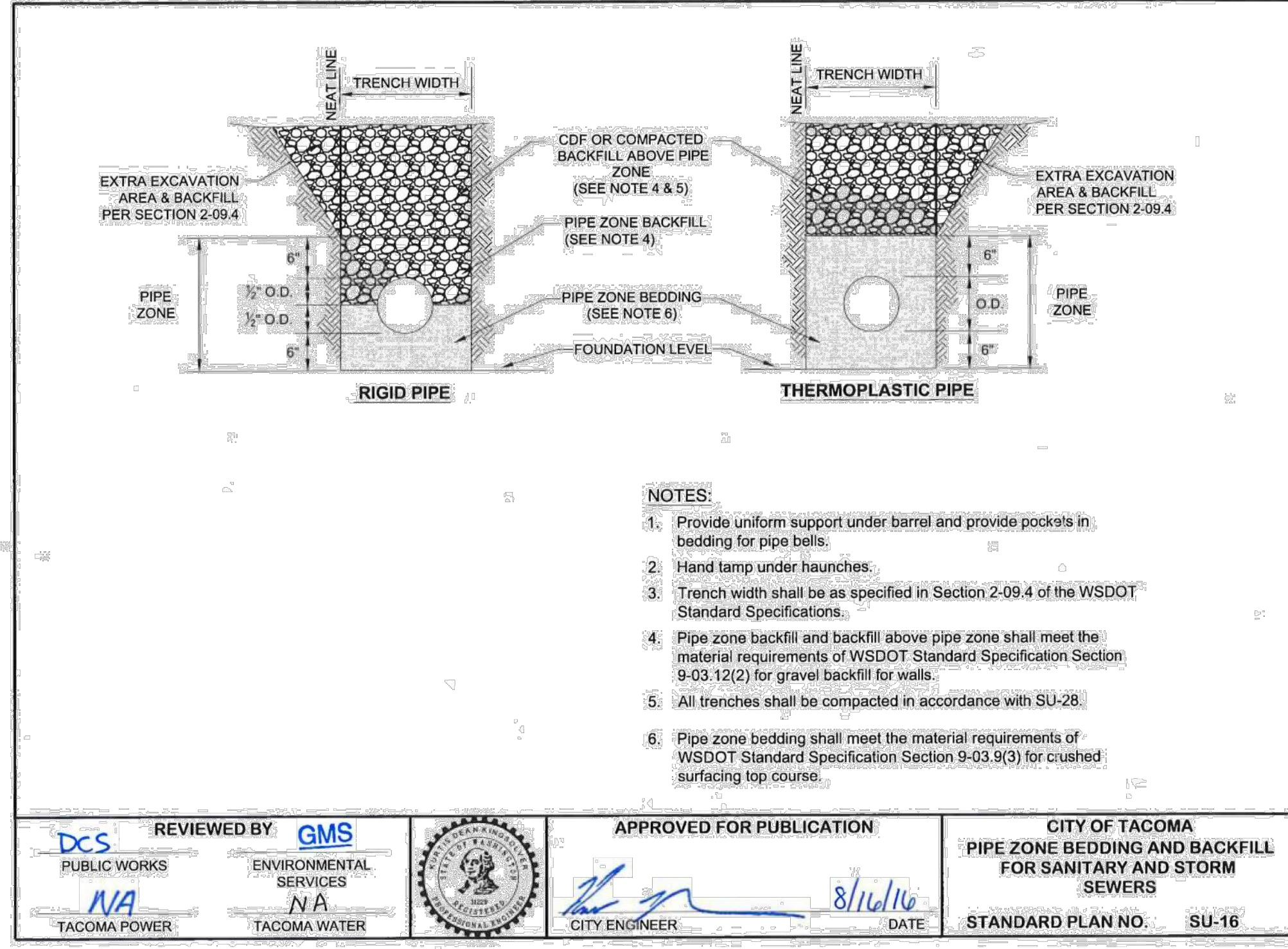
MICHAEL MCDERMOTT: 253-564-5785

ENLARGED UTILITY PLAN

PROJECT NO: C4.00

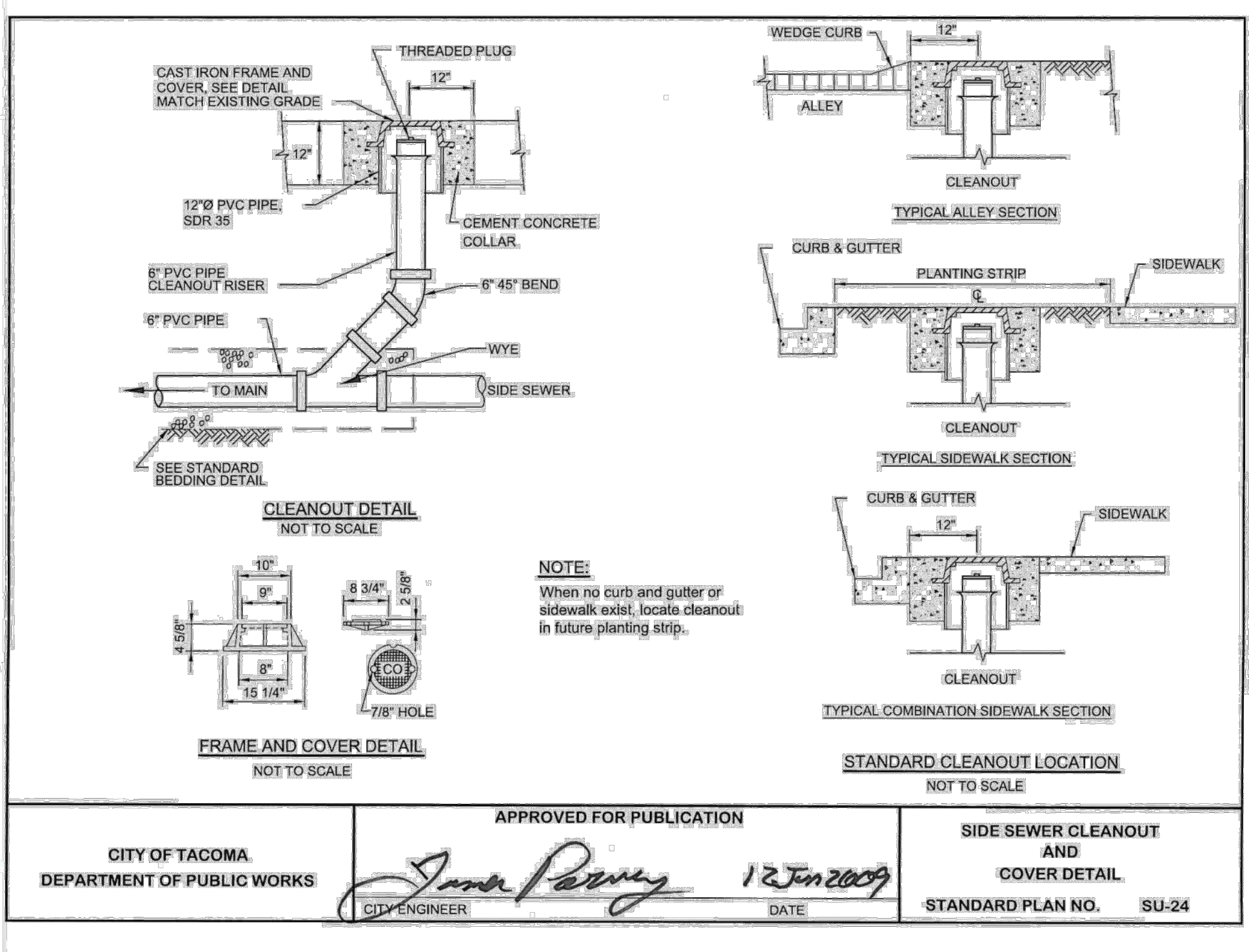
20126

City of Tacoma
Reviewed for Code Compliance



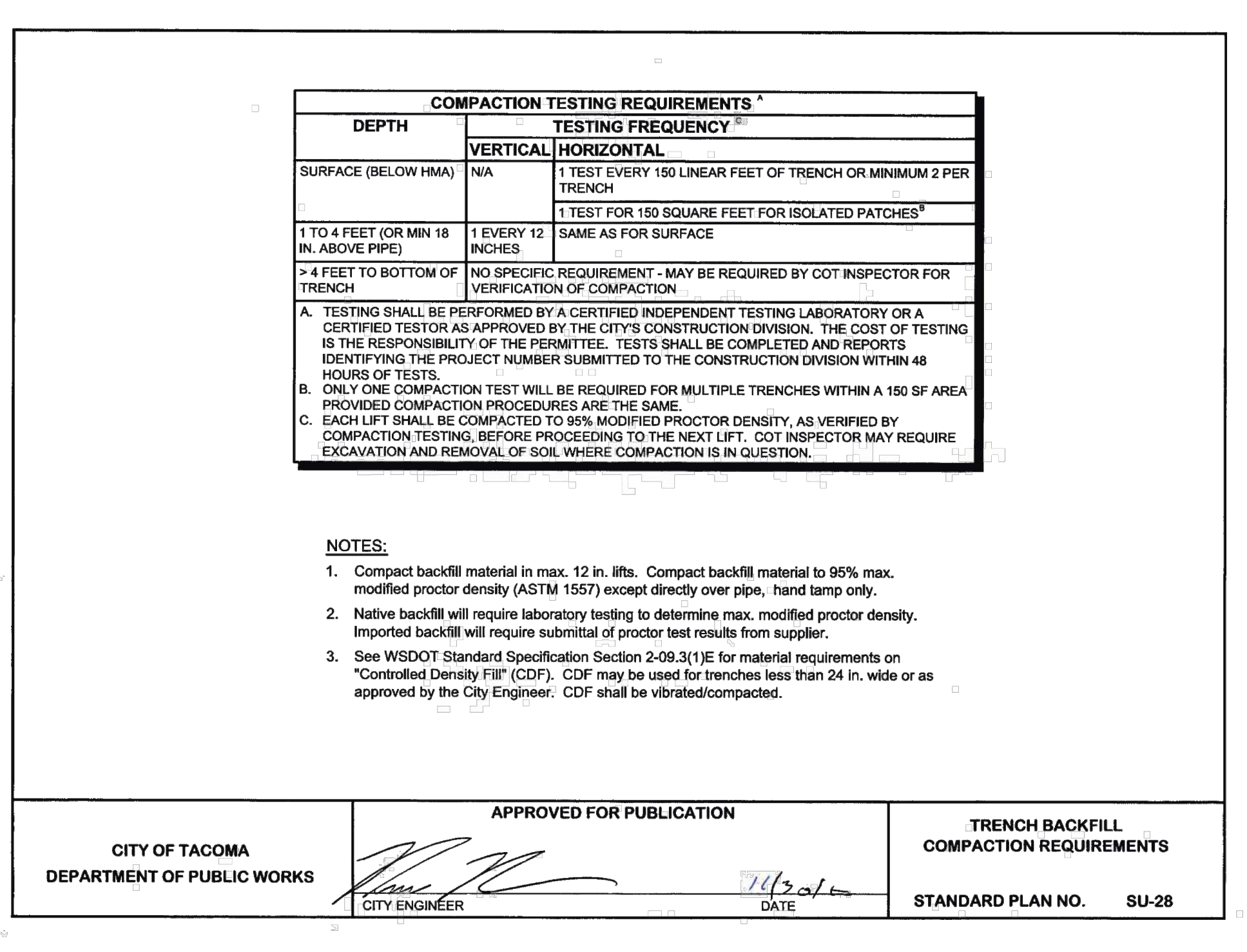
- NOTES:**
1. Provide uniform support under barrel and provide pockets in bedding for pipe bells.
 2. Hand tamp under haunches.
 3. Trench width shall be as specified in Section 2-09.4 of the WSDOT Standard Specifications.
 4. Pipe zone backfill and backfill above pipe zone shall meet the material requirements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

01 **SIDE SEWER PIPE BEDDING AND BACKFILL**
SCALE: N.T.S.

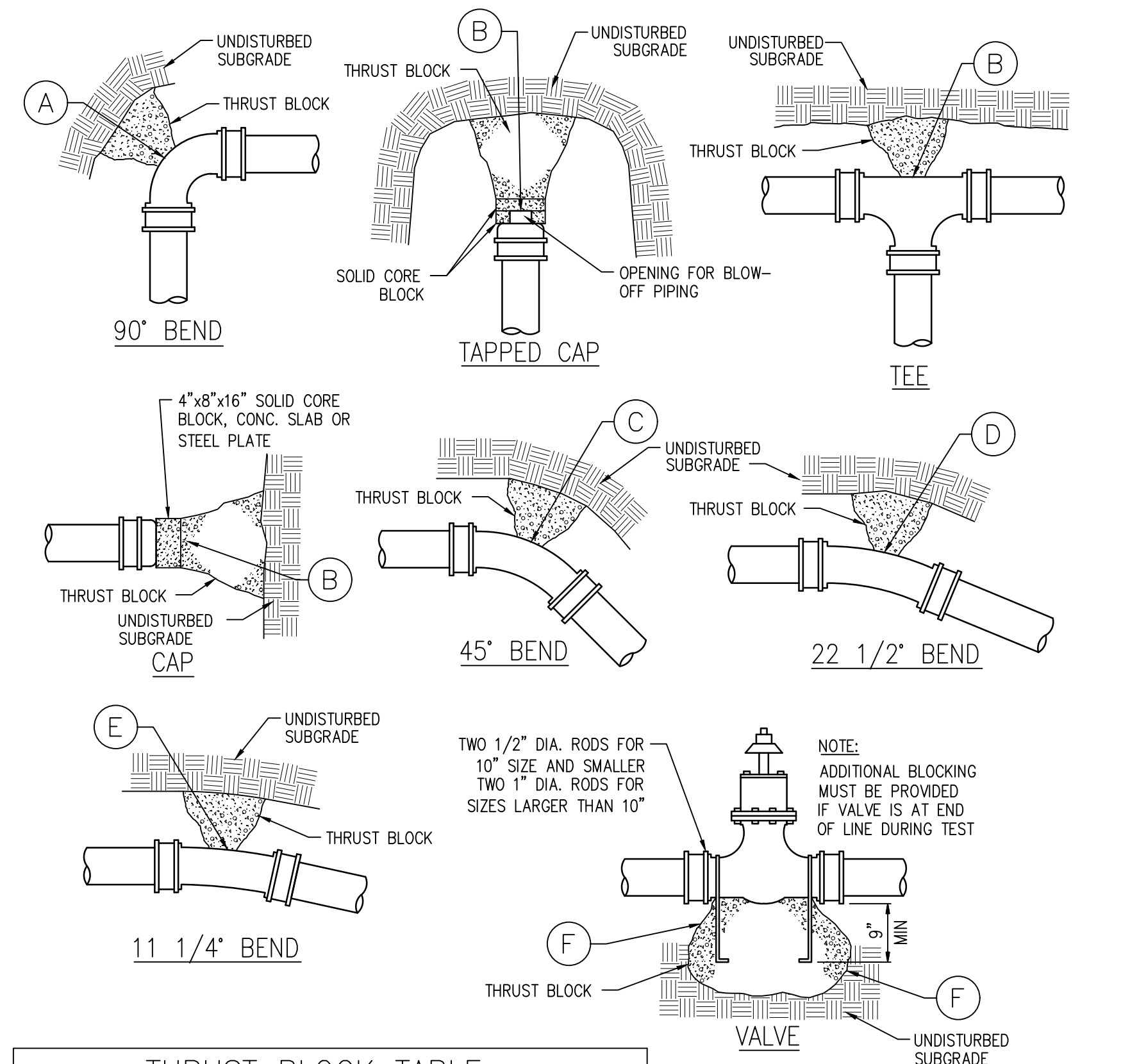


NOTE:
When no curb and gutter or sidewalk exist, locate cleanout in future planting strip.

02 **SIDE SEWER CLEANOUT AND CONCRETE COLLAR**
SCALE: N.T.S.



03 **SIDE SEWER TRENCH BACKFILL COMPACTION REQUIREMENTS**
SCALE: N.T.S.

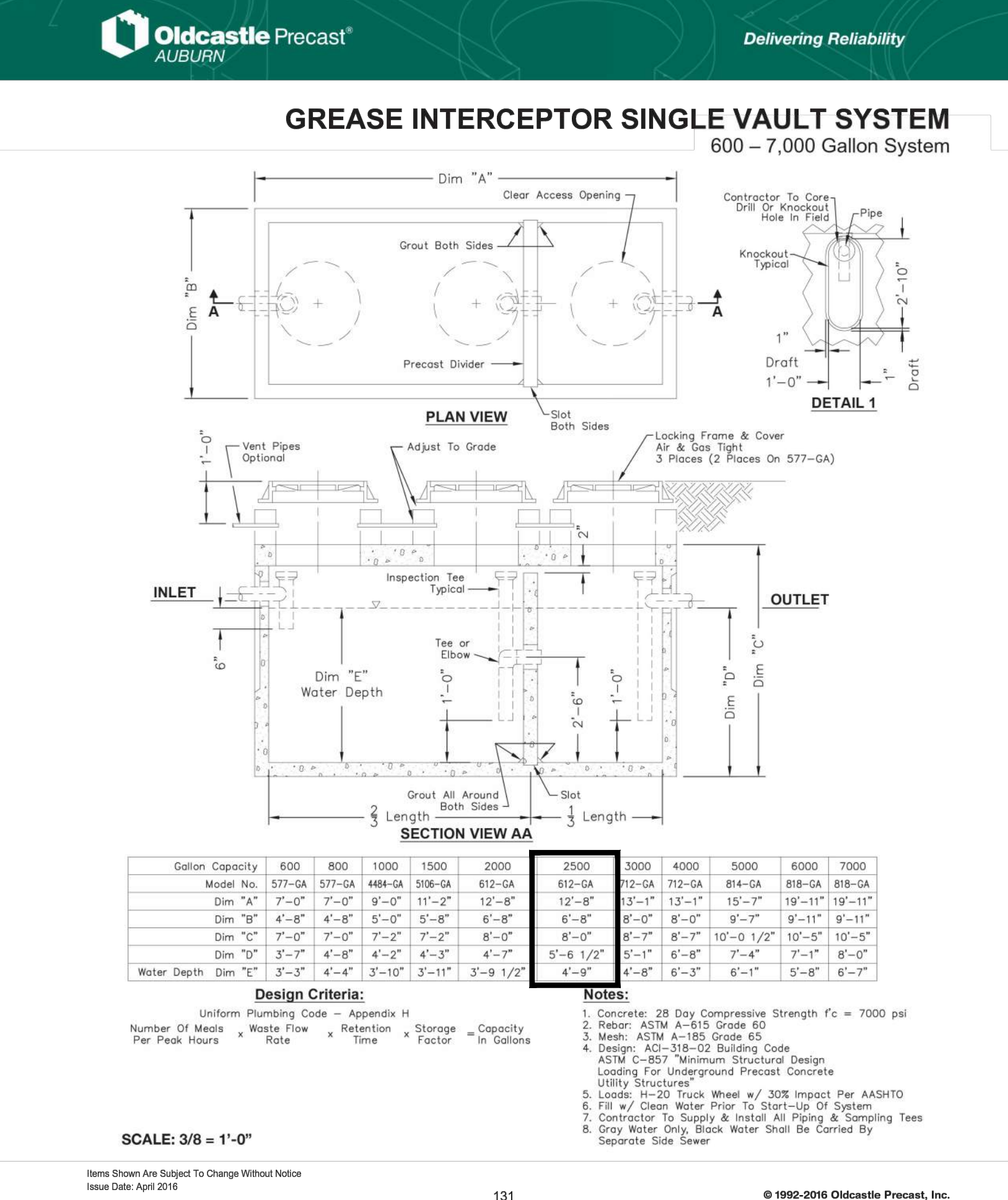


THRUST BLOCK TABLE

PIPE SIZE (INCHES)	TEST PRESSURE (PSI)	MIN. BEARING AGAINST UNDISTURBED SOIL (SQ.FT.)					
		A	B	C	D	E	F
3 OR 4	200	4	3	2	1	NONE	NONE
6	200	8	6	4	2	NONE	NONE
8	200	14	10	7	4	2	3

- THRUST BLOCK NOTES:**
1. THRUST BLOCK SIZED PER NFPA24, LATEST EDITION. SQUARE FEET OF CONCRETE THRUST-BLOCK AREA BASED ON SAFE SOIL BEARING LOAD OF 2000 POUNDS PER SQUARE FOOT AND WATER PRESSURE OF 200 PSI.
 2. CONCRETE BLOCKING SHALL BE CAST IN PLACE AND HAVE A MINIMUM OF 1/2 SQUARE FOOT BEARING AGAINST THE FITTING.
 3. BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF JOINTS TO PREVENT TAKING UP OR DISMANTLING JOINT.
 4. IN ADDITION TO THRUST BLOCKS, SECURE ALL JOINTS WITH RETAINER GLANDS, TIE RODS, OR FLANGE FITTINGS.
 5. NEW CONCRETE FOR THRUST BLOCKS SHALL BE 3000 psi @ 28 DAYS.

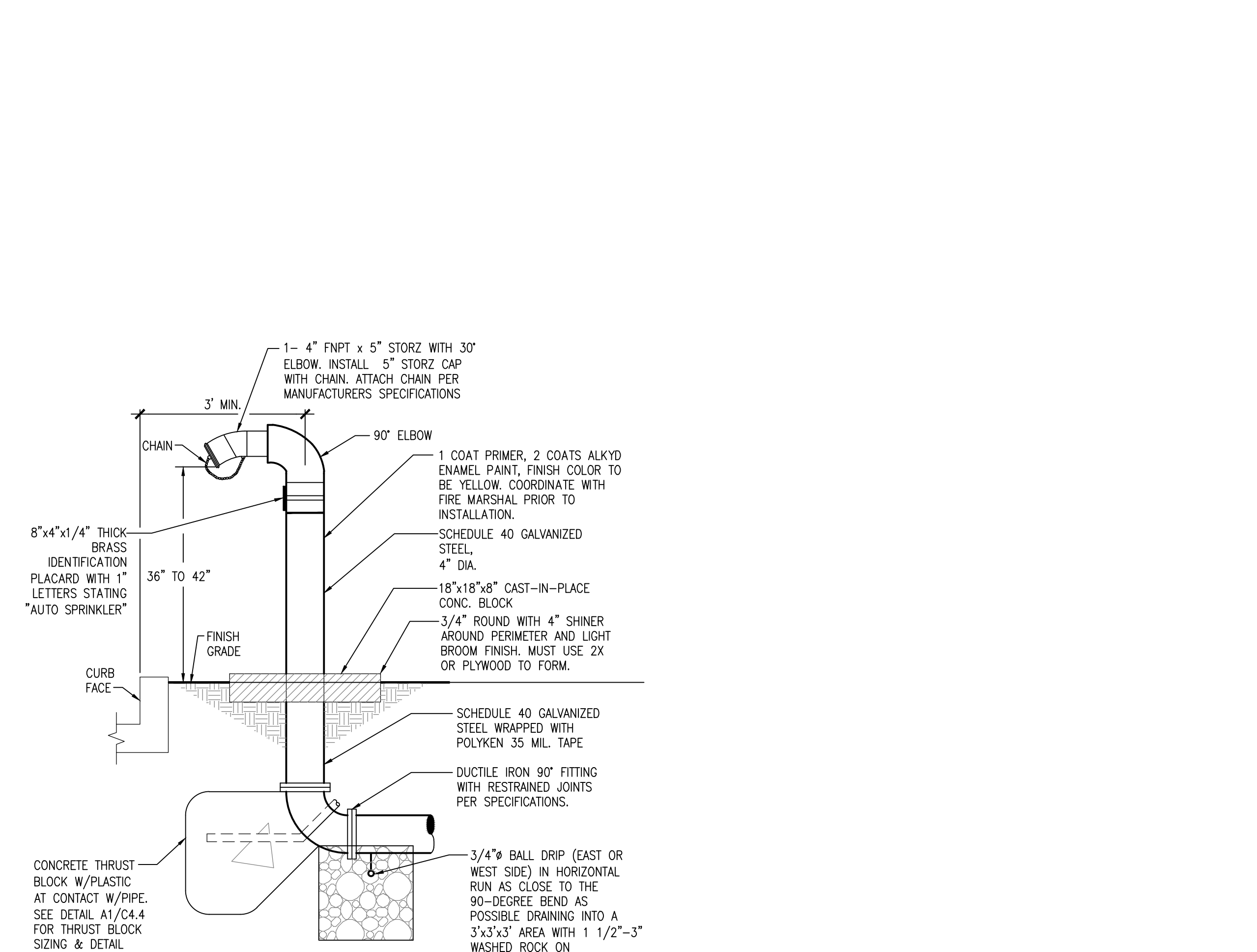
04 **THRUST BLOCKING FOR HORIZONTAL BENDS**
SCALE: N.T.S.



Gallon Capacity	600	800	1000	1500	2000	2500	3000	4000	5000	6000	7000
Model No.	577-GA	577-GA	488-GA	508-GA	612-GA	612-GA	712-GA	712-GA	814-GA	818-GA	818-GA
Dim "A"	7'-0"	7'-0"	9'-0"	9'-0"	11'-2"	12'-8"	12'-8"	13'-1"	15'-7"	19'-11"	19'-11"
Dim "B"	4'-8"	4'-8"	5'-0"	5'-8"	6'-8"	6'-8"	6'-8"	8'-0"	9'-7"	9'-11"	9'-11"
Dim "C"	7'-0"	7'-0"	7'-2"	7'-2"	8'-0"	8'-0"	8'-7"	8'-7"	10'-0 1/2"	10'-5"	10'-5"
Dim "D"	3'-7"	4'-8"	4'-2"	4'-3"	4'-7"	5'-6 1/2"	5'-1"	6'-8"	7'-4"	7'-1"	8'-0"
Water Depth	Dim "E"	3'-3"	4'-4"	3'-10"	3'-11"	3'-9 1/2"	4'-9"	4'-8"	6'-1"	5'-8"	6'-7"

- Design Criteria:**
- Uniform Plumbing Code - Appendix H
 - Number of Loads x Waste Flow x Retention x Storage = Capacity
 - Per Peak Hours Rate Time Factor in Gallons
- Notes:**
1. Concrete: 28 Day Compressive Strength $f_c = 7000$ psi
 2. Rebar: ASTM A-615 Grade 60
 3. Mesh: ASTM A-185 Grade 65
 4. Design: AS-108-02 Building Code
 5. Utility Structures
 6. Load: H-20 Truck Wheel w/ 30K Impact Per AASHTO
 7. Fill w/ Clean Water Prior To Start-Up Of System
 8. Contractor To Supply & Install All Piping & Sampling Tees
 9. Gray Water Only, Block Water Shall Be Carried By Separate Side Sewer

05 **2,500 GALLON GREASE INTERCEPTOR**
SCALE: N.T.S.



06 **FIRE DEPARTMENT CONNECTION - FDC**
SCALE: N.T.S.

DESIGNED BY: A.S.
DRAWN BY: A.S.
CHECKED BY: R.H.
DATE: 05/18/2023
SCALE: AS NOTED

APPROVED FOR PUBLICATION: [Signature]
CITY ENGINEER

APPROVED FOR PUBLICATION: [Signature]
CITY ENGINEER

APPROVED FOR PUBLICATION: [Signature]
CITY ENGINEER

REVISIONS:

1	PERMIT RESUBMITTAL	07-12-2024
2	PERMIT RESUBMITTAL	06-03-2024
3	ISSUE FOR PERMIT	03-12-2024

sh **sitts & hill**

CIVIL | STRUCTURAL | SURVEY
4818 CENTER STREET | TACOMA, WA 98409
PHONE: (253) 744-8449 | FAX: (253) 474-0153
http://www.sitts-hill.com

ST CHARLES BORMEIO
7112 SOUTH 12TH STREET
TACOMA, WA 98465
MICHAEL MCDERMOTT: 253-564-5785

ST CHARLES BORMEIO PARISH
ADMINISTRATION BUILDING
TACOMA, WASHINGTON

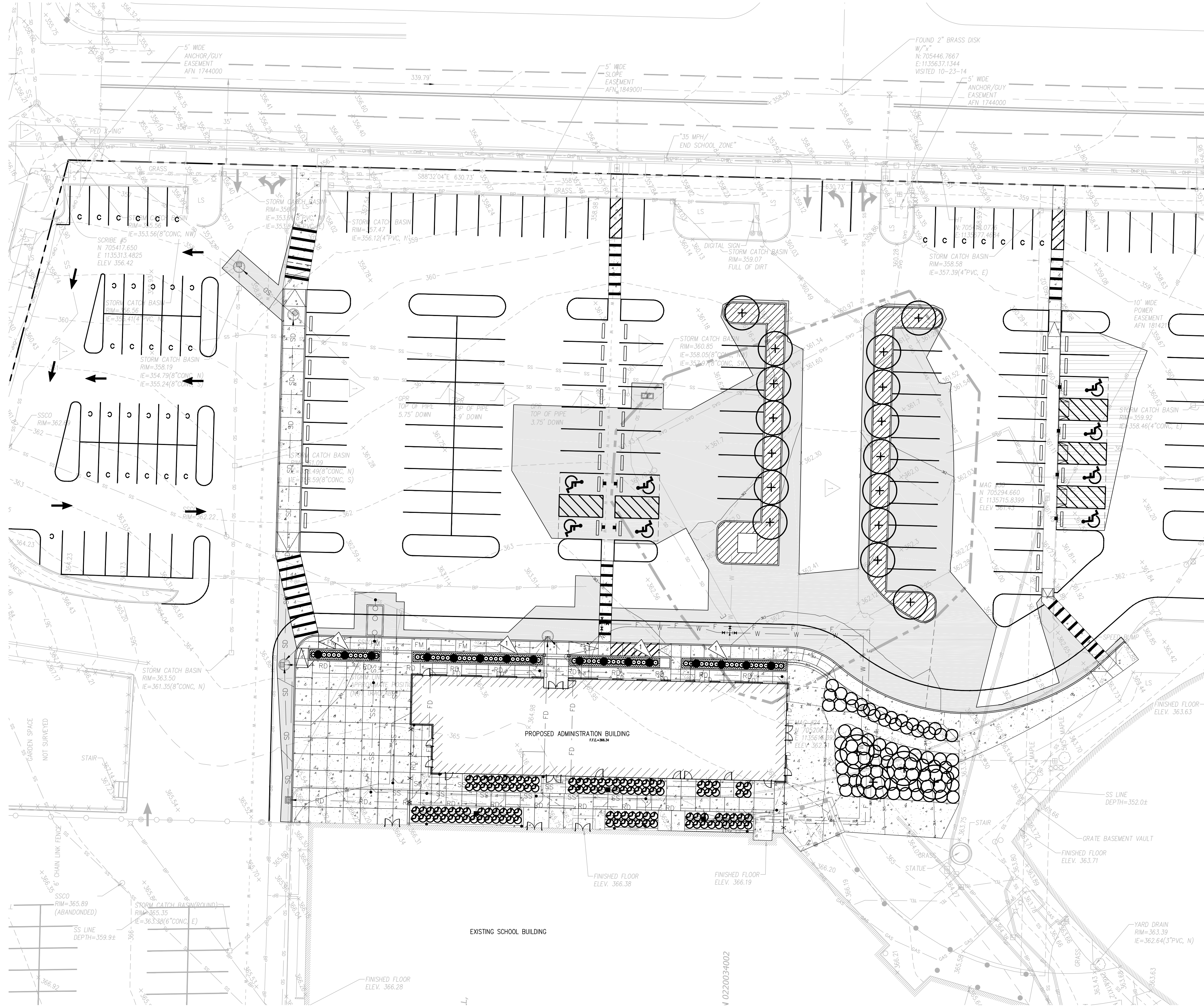
UTILITY DETAILS

SHEET NO. C4.01



PROJECT NO. 20126

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LEGEND
PROPOSED PLANTINGS-SEE PLANT SCHEDULE ON SHEET L1.01

- PRINCETON SENTRY GINKGO
- EMERALD GREEN ARBORVITAE
- TALL OREGON GRAPE
- MT. VERNON LAUREL
- SWEET DRIFT ROSE (PINK)
- BEARBERRY COTONEASTER
- PINK CREEPING THYME

GENERAL NOTES

1. THE BURIED UTILITIES ON THIS PROJECT ARE SHOWN IN THEIR APPROXIMATE LOCATION WHERE KNOWN BASED ON FIELD SURVEY AS-BUILT PERFORMED BY SITTS & HILL ENGINEERS, INC. OTHER EXISTING BURIED UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE THEIR LOCATION MARKED ON THE GROUND PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL PROTECT, OR IMMEDIATELY REPAIR, ANY DAMAGED UTILITY "DISCOVERED" ON THIS PROJECT WITHOUT ADDITIONAL COSTS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THE SITE WAS PREPARED AND PROVIDED BY SITTS & HILL ENGINEERS, INC. SEE SHEET T1.00 FOR HORIZONTAL AND VERTICAL DATUM.
3. FOR ALL DISTURBED AREAS TO BE SURFACED WITH LANDSCAPING, THE CONTRACTOR SHALL AMEND SOILS IN ACCORDANCE WITH BMP L613 STANDARD DETAIL OPTION 4 IMPORTED TOPSOIL, GS-014 FROM THE CITY OF TACOMA 2021 STORMWATER MANAGEMENT MANUAL.

LANDSCAPE SHRUB AND GROUND COVER AREAS SHALL INCLUDE 3" DEPTH ARBORIST WOOD CHIP MULCH OVER 6" DEPTH OF IMPORT TOPSOIL. IMPORT TOPSOIL SANDY LOAM SHALL BE 90% SANDY LOAM TO 10% ORGANIC MATTER BY VOLUME WITH A PH OF 6.0-8.0. COMPOST SHALL CONFORM TO MAC 173-350-220 REQUIREMENTS. THE PLACE 3 INCHES OF IMPORTED TOPSOIL MIX ON SURFACE AND TILL INTO 2 INCHES OF SOIL. PLACE SECOND LIFT OF 3 INCHES TOPSOIL MIX ON SURFACE. RAKE BEDS TO SMOOTH AND REMOVE SURFACE ROCKS LARGER THAN 2 INCHES DIAMETER. MULCH PLANTING BEDS WITH 3 TO 4 INCHES OF ORGANIC ARBORIST WOOD CHIP MULCH.
4. SEE SHEET L1.01 FOR ADDITIONAL LANDSCAPE NOTES, PLANT SCHEDULE AND DETAILS.
5. CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE EXISTING IRRIGATION SYSTEM. PROVIDE CONTRACTOR DESIGN/BUILD UNDERGROUND IRRIGATION SYSTEM W/ AUTOMATIC CONTROLLER FOR NEW PLANTING AREAS SHOWN ON THESE PLANS. PROVIDE 1" BACKFLOW ASSEMBLY, SHUT-OFF VALVE, QUICK COUPLER FOR WINTERIZATION, 1.25" DIA. SCHED. 40 PVC MAINLINE, CONTROL VALVES AND VALVE BOXES, LATERAL CLASS 200 PVC PIPING, PIPE SLEEVING UNDER PAVING CONNECTING LANDSCAPE AREAS, FITTINGS AND IRRIGATION HEADS. PROVIDE 2 FEET OF COVER OVER MAINLINE AND SLEEVING, AND 12" OVER LATERAL LINES.

KEY NOTES

- RAISED CONCRETE PLANTING BEDS. SEE STRUCTURAL FOR DRAINAGE SYSTEM IN RAISED PLANTING BEDS.

LANDSCAPING PLAN
SCALE: 1"=20'

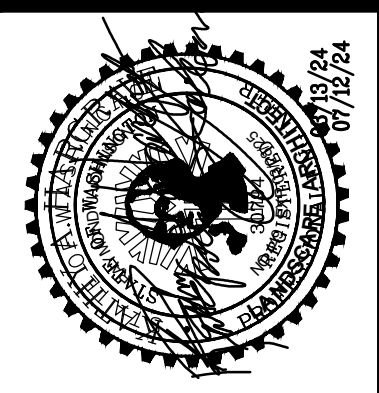


HORIZONTAL SCALE: 1"=20'
0 20 40



REVISIONS	DATE	BY
2. PERMIT RESUBMITTAL	07-12-2024	
1. PERMIT RESUBMITTAL	06-05-2024	
ISSUE FOR PERMIT	03-12-2024	

APPROVALS	DATE	BY
DESIGNED	A.S.	
DRAWN	A.S.	
CHECKED	R.H.	
DATE	05/18/2023	
SCALE	AS NOTED	



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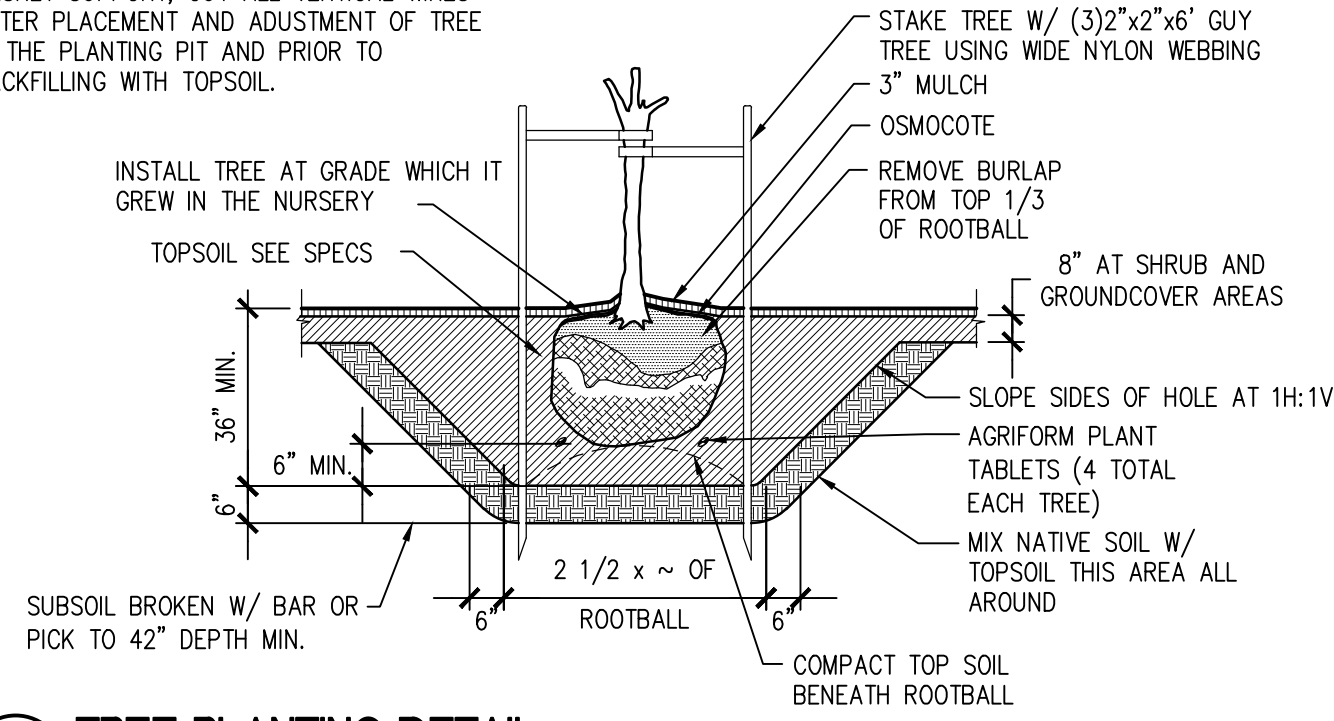
PREPARED FOR
ST CHARLES BORMEIO PARISH
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 TACOMA, WASHINGTON
LANDSCAPING PLAN

PROJECT NO.
L1.00
 SHEET NO.
20126

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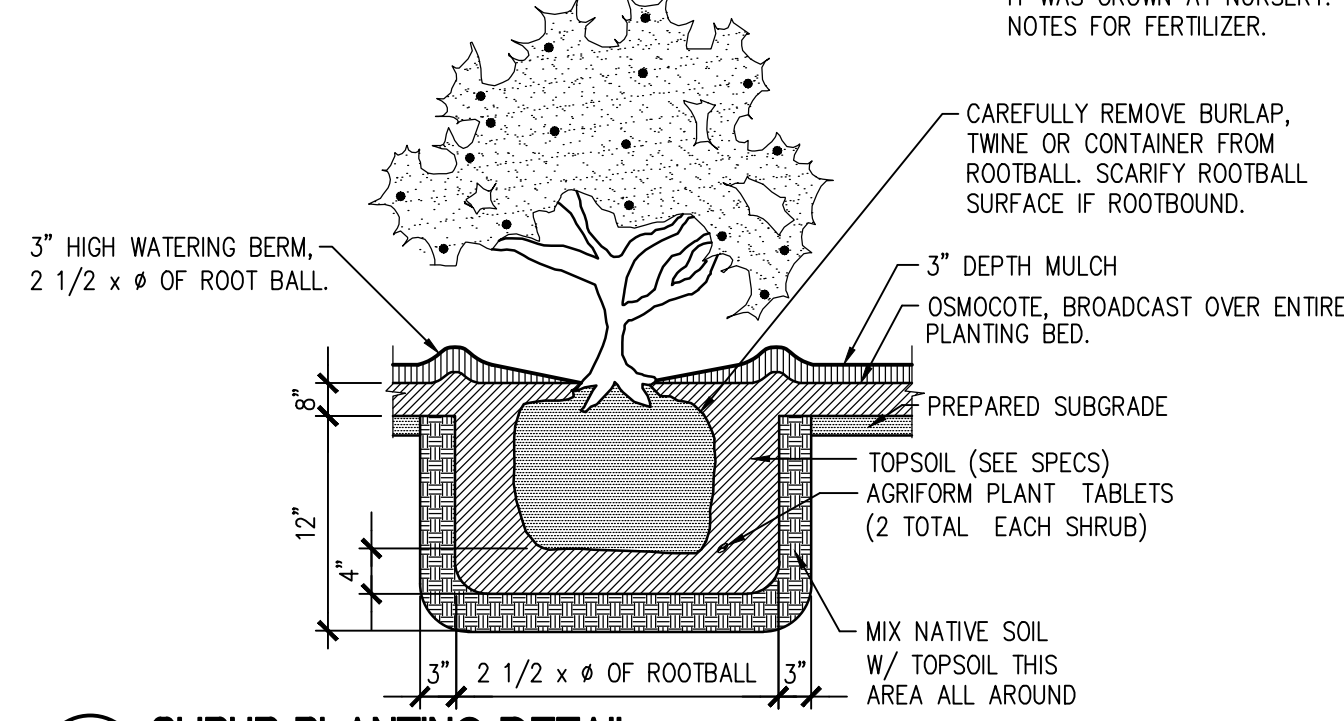
Reviewed for Code Compliance
 City of Tacoma

NOTE:
WHEN THE ROOTBALL IS ENCLOSED IN A WIRE BASKET SUPPORT, CUT ALL VERTICAL WIRES AFTER PLACEMENT AND ADJUSTMENT OF TREE IN THE PLANTING PIT AND PRIOR TO BACKFILLING WITH TOPSOIL.



01 TREE PLANTING DETAIL
SCALE: N.T.S.

NOTES:
A. INSTALL SHRUB AT GRADE WHICH IT WAS GROWN AT NURSERY. SEE NOTES FOR FERTILIZER.



02 SHRUB PLANTING DETAIL
SCALE: N.T.S.

LANDSCAPING NOTES

UNDERGROUND CONDITION:
LOCATE UTILITY LINES AND UNDERGROUND OBSTRUCTIONS TO AVOID DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE TO UTILITIES, BUILDING, PAVING OR OTHER WORK AT YOUR EXPENSE.

GRADING:
FINISH SUBGRADE AND OBTAIN APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PLACING ANY MULCH. FINISH SUBGRADE SHALL BE SMOOTH AND CONFORM TO THE FINAL FINISH GRADE AFTER TOPSOIL PLACEMENT. ALLOW FOR ADDED MULCH IN INDIVIDUAL PLANTINGS AS SPECIFIED. COMPACT ALL LANDSCAPE SUBGRADE TO 90% OF OPTIMUM DENSITY PER ASTM D 1557.

FINISH GRADE OF PLANTING AREAS WHERE ABUTTING PAVING OR CURBS SHALL BE 1/2 INCH BELOW TOP OF PAVING OR CURB. SLOPE ALL PLANTING AREAS AT A MINIMUM OF 1/4 INCH PER FOOT TO PROVIDE POSITIVE DRAINAGE AWAY FROM PLANTINGS.

SOIL CONDITIONS:
VERIFY EXISTING SOIL CONDITIONS FOR CONTAMINANTS THAT MAY HAVE BEEN DISCARDED BY OTHER TRADES, SUCH AS THINNER AND PLASTER. REPORT FINDINGS IMMEDIATELY TO LANDSCAPE ARCHITECT.

NOTIFY THE LANDSCAPE ARCHITECT OF ADVERSE SOIL DRAINAGE CONDITIONS WHICH MAY POTENTIALLY AFFECT PLANT GROWTH (E.G. SATURATED SOIL, CLAY, HARDPAN, HIGH GRAVEL OR ROCK CONTENT, CONCRETE, ETC.)

TOPSOIL:
FOR TOPSOIL REQUIREMENTS SEE NOTE 3, SHEET L1.00 AND DETAIL 04/L1.01.

SUBMIT 1 POUND SAMPLE AND SOIL ANALYSIS FROM SOIL MANUFACTURER FOR APPROVAL BY LANDSCAPE ARCHITECT. MANUFACTURED TOPSOIL SHALL PROVIDE ALL COMPONENTS NECESSARY FOR OPTIMUM PLANT GROWTH.

MULCH:
AFTER PLANTING AND CLEANING PLANTING GRADE, INSTALL 3 INCH MINIMUM DEPTH ARBORIST WOOD CHIP MULCH OVER THE PREPARED SUBGRADE. DO NOT BURY THE STEM(S) OF THE PLANT.

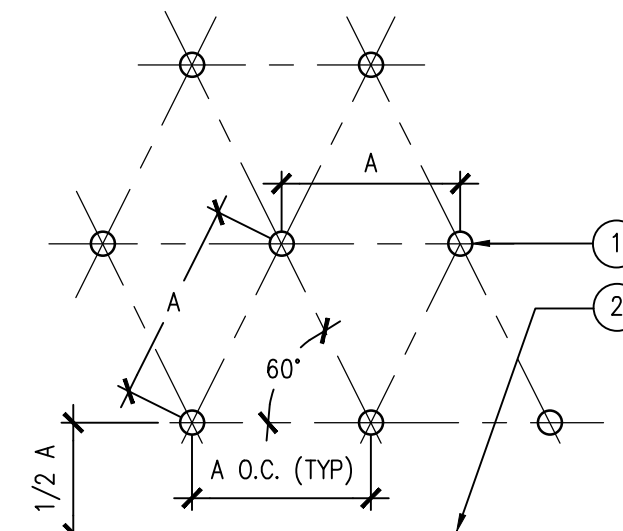
FERTILIZER:
INSTALL AGRIFORM 20-10-15 PLANTING TABLETS FOR PLANTING PITS AS SHOWN IN PLANTING DETAILS.

PLANT LOCATIONS:
STAKE TREE LOCATIONS FOR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAKE REQUIRED FIELD ADJUSTMENTS AS DIRECTED. AVOID OBSTRUCTIONS SUCH AS IRRIGATION EQUIPMENT, UNDERGROUND UTILITIES AND VAULTS OR OTHER ABOVE-GROUND SITE FEATURES.

IRRIGATION:
IRRIGATION SHALL BE AUTOMATIC VALVE CONTROLLED SPRINKLER SYSTEM DESIGN/BUILD BY THE CONTRACTOR. SUBMIT PROPOSED IRRIGATION PLAN TO LANDSCAPE ARCHITECT FOR HIS REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CONFORM WITH ALL STATE HEALTH DEPARTMENT REQUIREMENTS. SUBMIT COPY OF IRRIGATION PLAN TO THE CITY OF TACOMA WATER DEPARTMENT FOR BACKFLOW PREVENTION DEVICE REVIEW AND APPROVAL.

QUALITY ASSURANCE:
ALL PLANT MATERIAL TO BE IN HEALTHY THRIVING CONDITION. PROTECT ALL PLANT MATERIAL FROM HARM. HEAL-IN AND WATER ALL ROOTBALLS IF NOT PLANTED THE SAME DAY AS DELIVERY. REMOVE UNSATISFACTORY MATERIALS FROM SITE. PLANT DURING PERIODS NORMAL FOR OPTIMAL GROWTH, AS DETERMINED BY SEASON, WEATHER CONDITIONS AND ACCEPTED PRACTICE.

WARRANTY:
ACCEPTANCE OF LANDSCAPE IMPROVEMENTS AND IRRIGATION SYSTEM SHALL OCCUR AT OWNER'S PROVISIONAL ACCEPTANCE OF THE COMPLETED PROJECT. WARRANTY PERIOD FOR ALL PLANTING AND IRRIGATION SYSTEM SHALL BE ONE YEAR FROM DATE OF PROVISIONAL ACCEPTANCE OF THE PROJECT. IF REPLACEMENT OF PLANTINGS ARE REQUIRED DURING THE WARRANTY PERIOD, RESTORE ADJACENT PLANTING AREA TO ORIGINAL CONSTRUCTED CONDITION. REPLACEMENT PLANTS SHALL BE IN LIKE SIZE AND KIND AS ORIGINALLY PLANTED.



03 TRIANGULAR SPACING OF GROUNDCOVER OR SHRUBS
SCALE: N.T.S.

PLANTING BEDS **TURF (LAWN) AREAS**

OPTION 2: Amend existing site topsoil, or subsoil, either at preapproved rate or at calculated rate based on tests of the soil and amendment. All soil areas disturbed or compacted during construction, and not covered by buildings or pavement, shall be amended with compost as described below.

Scarification: Scarify or till subgrade to 8 inches depth (or to depth needed to achieve a total depth of 12 inches of uncompacted soil after calculated amount of amendment is added). Entire surface should be disturbed by scarification. Do not scarify within drip line of existing trees to be retained or where scarification would damage tree roots or as determined by the engineer.

A. Planting Beds

1. **PREAPPROVED RATE:** Place 3 inches of composted material and rototill into 5 inches of existing site soils (a total amended depth of about 9.5 inches, for a settled depth of 8 inches).

2. **CALCULATED RATE:** Place calculated amount of composted material or approved organic material and rototill into depth of soil needed to achieve 8 inches of settled soil at 10% organic content.

Rake beds to smooth and remove surface rocks larger than 2 inches diameter. Mulch planting beds with 3" - 4" of organic mulch or stockpiled duff.

Setbacks: to prevent uneven settling, do not compost-amend soils within 3 feet on center of utility infrastructure (poles, vaults, meters etc.). Within one foot of pavement edge, curbs and sidewalks; soil should be compacted to approximately 90% max. modified proctor density (ASTM D1557) to ensure a firm surface. Do not compact within the tree protection zone. See Std. Plans LS-08 and LS-09.

See SWMM BMP L613 for additional information.

B. Turf (Lawn) Areas

1. **PREAPPROVED RATE:** Place 1.75 inches of composted material and rototill into 6.25 inches of existing site soils (a total amended depth of about 9.5 inches, for a settled depth of 8 inches).

2. **CALCULATED RATE:** Place calculated amount of composted material or approved organic material and rototill into depth of soil needed to achieve 8 inches of settled soil at 5% organic content.

Water or roll to compact to 85% of maximum dry density. Rake to level and remove surface rocks larger than 1 inch diameter.

Setbacks: to prevent uneven settling, do not compost-amend soils within 3 feet on center of utility infrastructure (poles, vaults, meters etc.). Within one foot of pavement edge, curbs and sidewalks; soil should be compacted to approximately 90% max. modified proctor density (ASTM D1557) to ensure a firm surface. Do not compact within the tree protection zone. See Std. Plans LS-08 and LS-09.

See SWMM BMP L613 for more information.

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

APPROVED FOR PUBLICATION: CITY ENGINEER

CITY OF TACOMA: BMP L613 POST CONSTRUCTION SOIL QUALITY AND DEPTH OPTION 2 - AMEND IN PLACE STANDARD PLAN NO. GSI-01b

04 SOIL AMENDMENT DETAIL
SCALE: N.T.S.

PLANTING BEDS **TURF (LAWN) AREAS**

OPTION 3: Stockpile existing topsoil during grading. Stockpile and cover soil with weed barrier material that sheds moisture yet allows air transmission, in approved location, prior to grading. Replace stockpiled topsoil prior to planting. Stockpiled topsoil shall be tested and amended if needed to meet the organic matter or depth requirements either at preapproved rate or calculated rate. All soil areas disturbed or compacted during construction, and not covered by buildings or pavement, shall be amended with compost as described below.

Scarification: If placed topsoil plus compost or other organic material will amount to less than 12 inches, scarify or till subgrade to depth needed to achieve 12 inches of loosened soil after topsoil and amendment are placed. Entire surface should be disturbed by scarification. Do not scarify within drip line of existing trees to be retained.

A. Planting Beds

1. **PREAPPROVED RATE:** Place 3 inches of composted material and rototill into 5 inches of replaced soil (a total amended depth of about 9.5 inches, for a settled depth of 8 inches).

2. **CALCULATED RATE:** Place calculated amount of composted material or approved organic material and rototill into depth of replaced soil needed to achieve 8 inches of settled soil at 5% organic content.

Rake beds to smooth and remove surface rocks larger than 2 inches diameter. Mulch planting beds with 3" - 4" of organic mulch or stockpiled duff.

Setbacks: to prevent uneven settling, do not compost-amend soils within 3 feet on center of utility infrastructure (poles, vaults, meters etc.). Within one foot of pavement edge, curbs and sidewalks; soil should be compacted to approximately 90% max. modified proctor density (ASTM D1557) to ensure a firm surface. Do not compact within the tree protection zone. See Std. Plans LS-08 and LS-09.

See SWMM BMP L613 for more information.

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

APPROVED FOR PUBLICATION: CITY ENGINEER

CITY OF TACOMA: BMP L613 POST CONSTRUCTION SOIL QUALITY AND DEPTH OPTION 3 - STOCKPILE AND AMEND STANDARD PLAN NO. GSI-01c

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	CONDITION
+	20	GINKGO B. 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CALIFER, SPACE AS SHOWN	B&B
●	16	THUJA O. 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6' HEIGHT, SPACE AS SHOWN	CONTAINER
⊗	115	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	5 GALLON, SPACE AT 3' O.C.	CONTAINER
○	80	PRUNUS L. 'MT. VERNON'	MT. VERNON LAUREL	3 GALLON, SPACE AT 5' O.C.	CONTAINER
⊙	59	ROSA SWEET DRIFT	SWEET DRIFT ROSE (PINK)	3 GALLON, SPACE AT 2' O.C.	CONTAINER
▨	2,313 S.F.	COTONEASTER DAMMERI	BEAR BERRY COTONEASTER	1 GALLON, SPACE AT 4' O.C. TRIANGULAR SPACING	CONTAINER
▩	341 S.F.	THUMUS PRAECOS SPP.	PINK CREEPING THYME	1 GALLON, SPACE AT 3' O.C.	CONTAINER

NOTES:

1. CONTRACTOR SHALL VERIFY QUANTITIES INDICATED W/ THE LANDSCAPE PLAN. SHOULD DISCREPANCY OCCUR BETWEEN THE PLANTING SCHEDULE AND LANDSCAPE PLANS, PLAN LOCATIONS AND QUANTITY SHALL PREVAIL.

2. SHRUBS AND GROUNDCOVER PLANT SPACING INDICATED PROVIDES FOR COMPLETE COVER OF PLANTING AREAS WITHIN 3 YEARS OF INSTALLATION.

DESIGNED: A.S. 07-12-2024
DRAWN: A.S.
CHECKED: R.H.
DATE: 05/18/2023
SCALE: AS NOTED

APPROVALS:
2. PERMIT RESUBMITTAL 07-12-2024
1. PERMIT RESUBMITTAL 06-03-2024
ISSUE FOR PERMIT 03-12-2024

DESIGNED: A.S.
DRAWN: A.S.
CHECKED: R.H.
DATE: 05/18/2023
SCALE: AS NOTED

PREPARED BY: sh sits & hill
CIVIL | STRUCTURAL | SURVEY
4818 CENTER STREET | TACOMA, WA 98409
PHONE: (253) 474-9449 | FAX: (253) 474-0153
http://www.sitsandhill.com

PROJECT: ST CHARLES BORMEOMO PARISH ADMINISTRATION BUILDING TACOMA, WASHINGTON
SHEET TITLE: LANDSCAPE NOTES AND DETAILS
SHEET NO. L1.01
PROJECT NO. 20126

ST CHARLES BORMEOMO
7112 SOUTH 12TH STREET
TACOMA, WA 98465
MICHAEL McDERMOTT: 253-564-5785

811 Call 811
two business days before you dig

03/20/2024 10:28:00 AM 2024/05/18 12:39pm by: krmachek