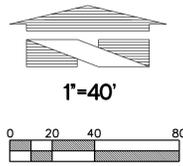
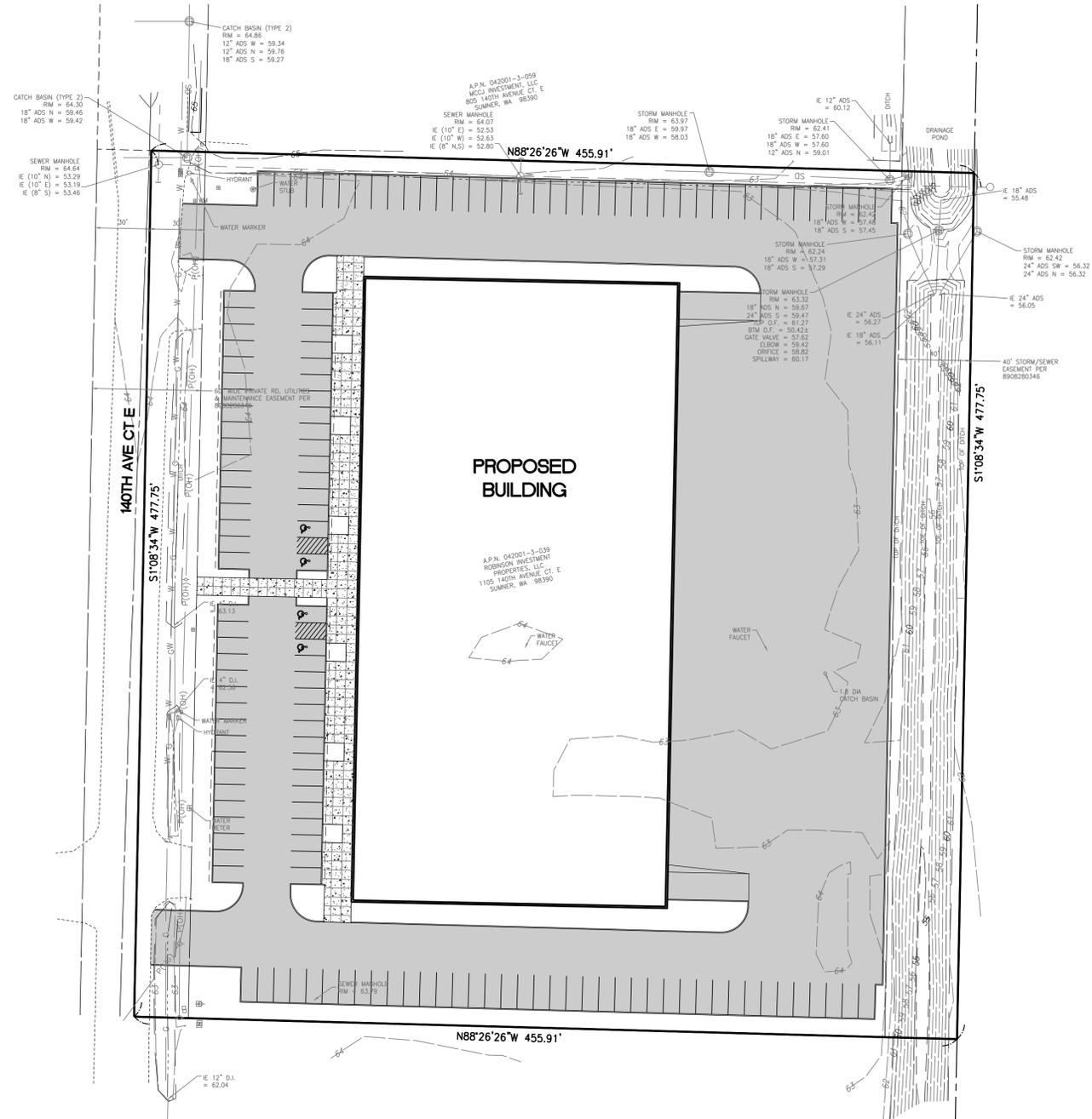
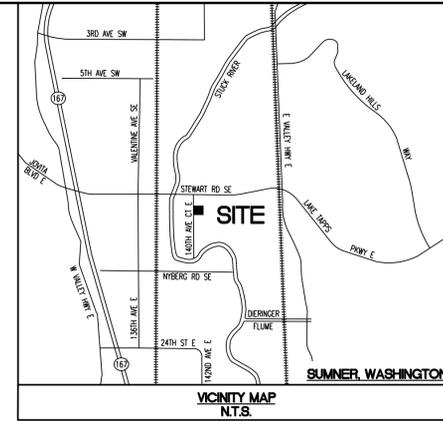


CALL BEFORE YOU DIG:
1-800-424-5555



COVER SHEET FOR SUMNER RIP

PORTION OF THE SW ¼ SECTION 01, TOWNSHIP 20N, RANGE 4E, W.M.
CITY OF SUMNER, PIERCE COUNTY, STATE OF WASHINGTON



HORIZONTAL DATUM - BASIS OF BEARINGS

THE HORIZONTAL DATUM FOR THIS PROJECT IS NAD83(91) WGS POINT DESIGNATION NO. 2342 WAS HELD FOR POSITION AND A LINE BETWEEN SAID POINT NO. 2342 AND POINT DESIGNATION NO. 473 WAS HELD FOR ROTATION BEING NORTH 43°41'35" WEST.

VERTICAL DATUM - BASIS OF ELEVATIONS

BASIS OF ELEVATION FOR THIS SURVEY IS NVD 29. CITY OF SUMNER CONTROL POINT NO. 1 WAS HELD FOR ELEVATION, BEING 68.952'

PROCEDURE / NARRATIVE

A FIELD TRAVERSE USING A "TOPCON IS" TOTAL STATION, "TOPCON GR5" AND "TDS RANGER" DATA COLLECTOR SUPPLEMENTED WITH GPS AND FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

DATES OF SURVEYS:
FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN FEBRUARY 2015.

TAX ACCOUNT NUMBERS:
0420013039

PROPERTY ADDRESS:
1105 140TH AVE, CT. E., SUMNER, WASHINGTON

SURVEYORS NOTES:
1. UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE VERIFIED.
2. ALL DISTANCES ARE IN US FEET
3. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THE BOUNDARY SHOWN HEREON IS BASED ON AVAILABLE PUBLIC RECORDS AND HAS NOT BEEN VERIFIED. NOT ALL EASEMENTS AND/OR OTHER SERVITUDES OF RECORD THAT MAY AFFECT THE PROPERTY HAVE BEEN SHOWN.

INDEX TO SHEETS:

- C1 OF 4 COVER SHEET
- C2 OF 4 TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN
- C3 OF 4 PRELIMINARY GRADING AND STORM DRAINAGE PLAN
- C4 OF 4 TESC NOTES AND DETAILS

LEGEND:	
SURVEY MONUMENT	
EX. POWER VAULT	
EX. LUMINAIRE (LUM.)	
EX. LOT LIGHT	
EX. POWER POLE	
EX. JUNCTION BOX	
EX. CATCH BASIN (CB)	
EX. CATCH BASIN (CB) TYPE 2	
EX. SANITARY SEWER MANHOLE (SSMH)	
EX. GAS METER	
EX. GAS VALVE	
EX. WATER VALVE (WV)	
EX. FIRE HYDRANT (FH)	
MAIL BOX	
EX. WATER METER	
EX. SIGN	
EX. WATER LINE	
EX. SANITARY SEWER LINE	
EX. STORM DRAINAGE LINE	
EX. POWER UNDERGROUND	
EX. POWER OVERHEAD	
EX. METAL FENCE	
EX. WOOD FENCE	
EX. CONTOURS	
PROPOSED TYPE II CATCH BASIN	
PROPOSED TYPE I CATCH BASIN	
PROPOSED STORM DRAIN FLOW ARROW	
PROPOSED STORM DRAINAGE LINE	
PROPOSED TRENCH DRAIN	
PROPOSED SANITARY SEWER LINE	
PROPOSED SANITARY SEWER CLEANOUT	
PROPOSED WATERMAIN	
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED CONCRETE BLOCKING	
PROPOSED 90° BEND	
PROPOSED SPOT ELEVATIONS	
EXISTING SPOT ELEVATIONS	
EXISTING CONTOURS	
PROPOSED CONTOURS	
EXISTING PAVEMENT	
PROPOSED PAVEMENT	
PROPOSED CONCRETE	

UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

Revision
Appr.
By
Date

COVER SHEET
FOR
SUMNER RIP

SUMNER RIP
1105 140TH AVENUE CT. E
SUMNER, WA 98390



Scale:
Horizontal 1"=40'
Vertical N/A

Designed AS
Drawn MDY
Checked AS
Approved DKB
Date 3/4/15

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222 FAX
(425)251-8782
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

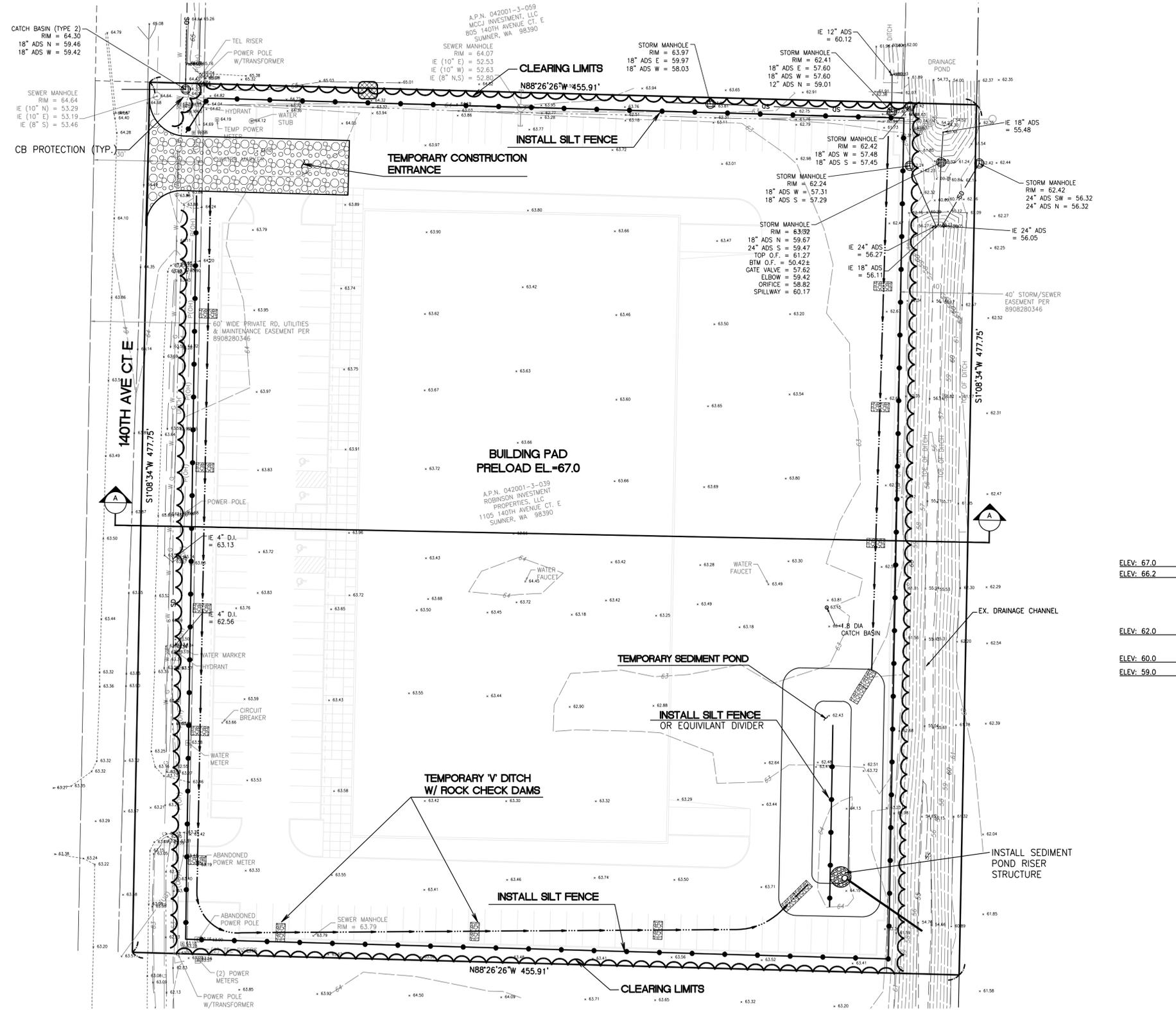
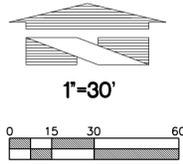


Job Number 17389
Sheet C1 of 4

CALL BEFORE YOU DIG!
1-800-424-5555

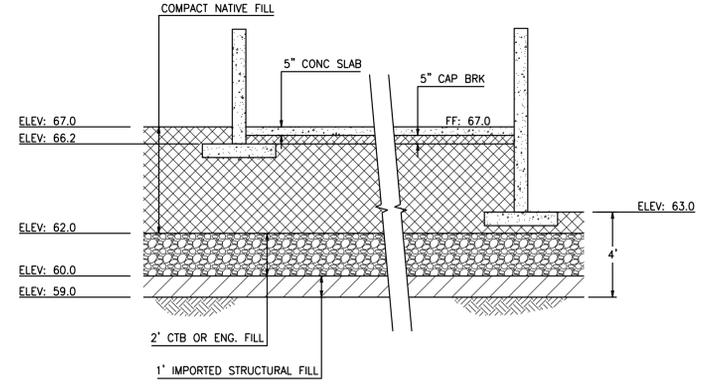
TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN FOR SUMNER RIP

PORTION OF THE SW ¼ SECTION 01, TOWNSHIP 20N, RANGE 4E, W.M.
CITY OF SUMNER, PIERCE COUNTY, STATE OF WASHINGTON



CONSTRUCTION SEQUENCE

1. REMOVE EXISTING FILL DOWN TO ELEVATION 59.00±.
2. BACKFILL WITH 12" COMPACTED STRUCTURAL FILL.
3. ADD 2' OF CTB WITH NATIVE MATERIAL.
4. BACKFILL WITH COMPACTED NATIVE MATERIAL.
5. PRE LOAD WITH NATIVE MATERIAL TO ELEVATION 69.0.
6. AFTER PRE LOAD IS COMPLETED, MOVE ADDITIONAL MATERIAL ON THE WEST TO THE NORTH AND SOUTH AREAS.



TYPICAL OVER EXCAVATION SECTION A-A

SCALE 1"=4'

UTILITY CONFLICT NOTE:
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CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

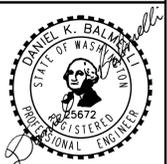
WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

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Revision
No. Date By Cld. Appr.

TEMPORARY EROSION AND
SEDIMENTATION CONTROL PLAN
FOR
SUMNER RIP

SUMNER RIP
1105 140TH AVENUE CT. E
SUMNER, WA 98390



Scale:
Horizontal 1"=30'
Vertical N/A

Designed AS
Drawn MDY
Checked AS
Approved DKB
Date 3/4/15

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

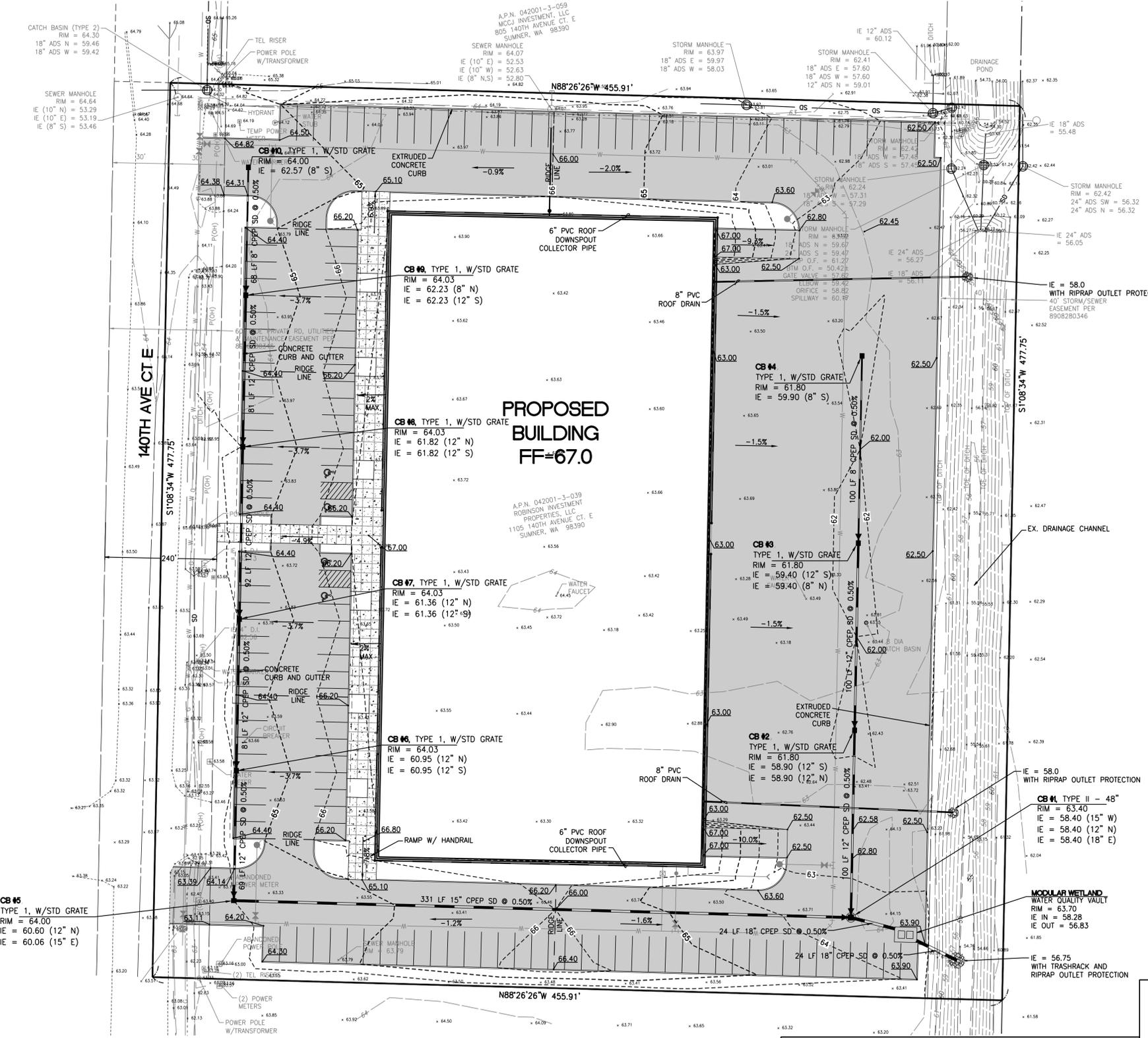
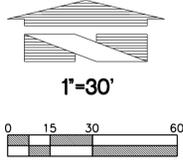


Job Number
17389
Sheet
C2 of 4

CALL BEFORE YOU DIG:
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PRELIMINARY GRADING AND STORM DRAINAGE PLAN FOR SUMNER RIP

PORTION OF THE SW ¼ SECTION 01, TOWNSHIP 20N, RANGE 4E, W.M.
CITY OF SUMNER, PIERCE COUNTY, STATE OF WASHINGTON



UTILITY CONFLICT NOTE:
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WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

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No.	Date	By	Chd.	Appr.	Revision

Title:
PRELIMINARY GRADING AND
STORM DRAINAGE PLAN
FOR
SUMNER RIP

For:
SUMNER RIP
1105 140TH AVENUE CT. E
SUMNER, WA 98390



Scale:	Horizontal	1"=30'	Vertical	N/A	
Designed	AS	Drawn	MDY	Checked	AS
Approved	DKB	Date	3/4/15		

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CIVIL ENGINEERING, LAND PLANNING,
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Job Number
17389

Sheet
4

C3 of 4

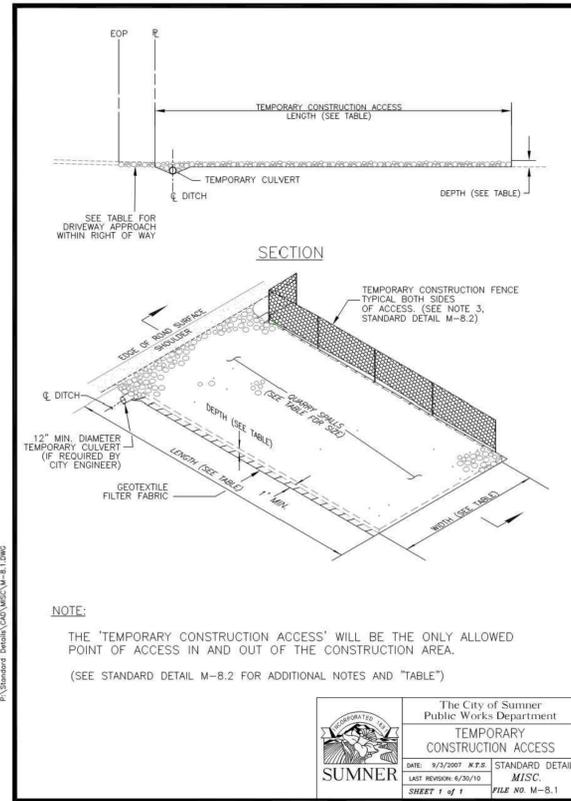
TESC NOTES AND DETAILS

FOR SUMNER RIP

PORTION OF THE SW ¼ SECTION 01, TOWNSHIP 20N, RANGE 4E, W.M.
CITY OF SUMNER, PIERCE COUNTY, STATE OF WASHINGTON

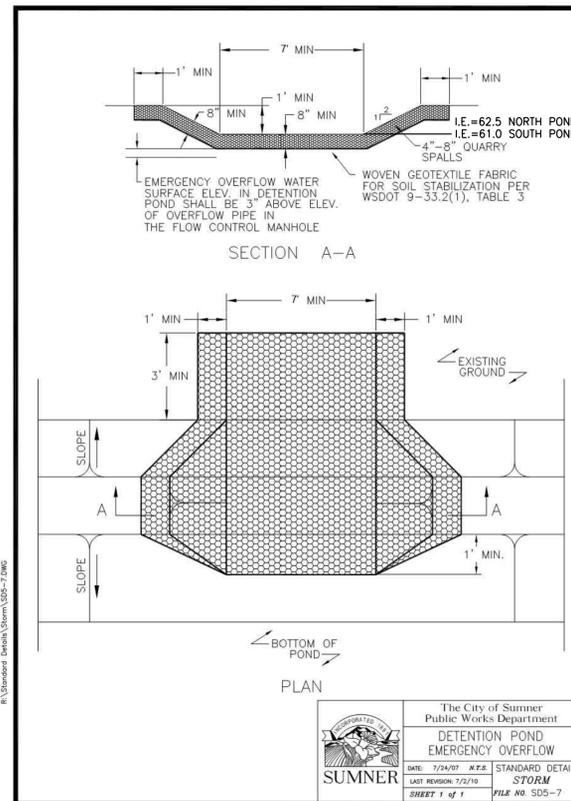
TESC NOTES

- Approval of this Stormwater Site Plan does not constitute an approval of permanent road or drainage design.
- The implementation of these TESC BMPs and the construction, maintenance, replacement, and upgrading of these TESC facilities is the responsibility of the Applicant/Contractor until all construction is approved.
- The boundaries of the clearing limits shown on this plan shall be clearly flagged in the field prior to construction. During the construction period, no disturbance beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the ESC Supervisor for the duration of construction.
- The TESC BMPs shown must be constructed prior to all clearing and grading activities, and in such a manner to ensure that sediment-laden water does not enter the drainage system or violate applicable water standards.
- The permittee shall notify the City Engineer or designee to schedule inspections at the completion of the following phases of work:
 - Preconstruction Inspection. Prior to the commencement of any other work, the inspection of erosion and sediment control devices shall take place when installation of all the erosion and sediment control devices has been completed according to approved plans. Only the minimum area necessary for installation of erosion and sediment control devices shall be cleared and/or graded prior to this inspection.
 - Rough Grading Inspection. When all rough grading is complete, inspection of the site shall take place to determine the satisfactory functioning of all erosion and sediment control devices.
 - Final Inspection. Upon completion of all construction, inspection of the site shall take place to determine that all temporary erosion and sediment control devices have been removed and that the site has been permanently stabilized.
- The TESC BMPs shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these TESC facilities shall be upgraded (e.g., additional sumps, relocation of ditches and silt fences, etc.) as needed for unexpected storm events and as the City requires.
- From October 1 through April 30, no soils shall remain exposed and unworked for more than 2 days. From May 1 through September 30, no soils shall remain exposed and unworked for more than 7 days. This condition applies to all soils on site, whether at final grade or not. See the Department of Ecology 2005 Stormwater Management Manual for Western Washington, Volume II, for additional soil stabilization requirements.
- Any area needing TESC measures, not requiring immediate attention, shall be addressed within 15 days.
- At no time shall more than 1 foot of sediment be allowed to accumulate within a catch basin. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system.

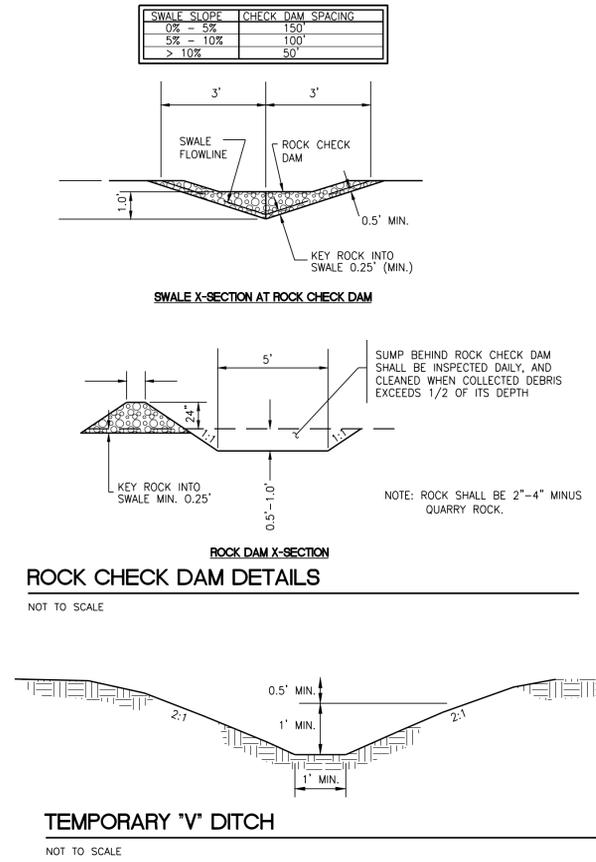


NOTE:
THE "TEMPORARY CONSTRUCTION ACCESS" WILL BE THE ONLY ALLOWED POINT OF ACCESS IN AND OUT OF THE CONSTRUCTION AREA.
(SEE STANDARD DETAIL M-8.2 FOR ADDITIONAL NOTES AND "TABLE")

The City of Sumner
Public Works Department
TEMPORARY CONSTRUCTION ACCESS
DATE: 9/2/2007 K.P.B. STANDARD DETAIL
LAST REVISION: 6/30/10 MISC.
SHEET 1 of 1 FILE NO. M-8.1



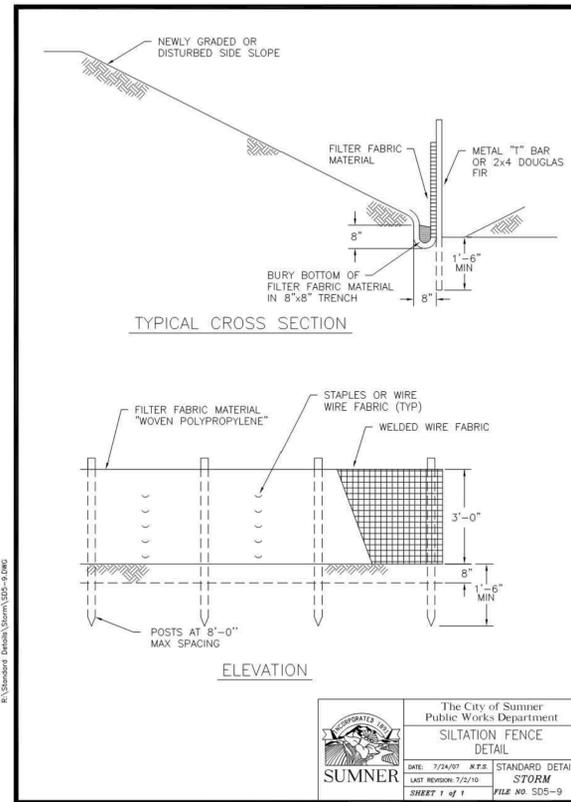
The City of Sumner
Public Works Department
DETENTION POND EMERGENCY OVERFLOW
DATE: 7/24/07 K.P.B. STANDARD DETAIL
LAST REVISION: 7/2/10 MISC.
SHEET 1 of 1 FILE NO. SDS-7



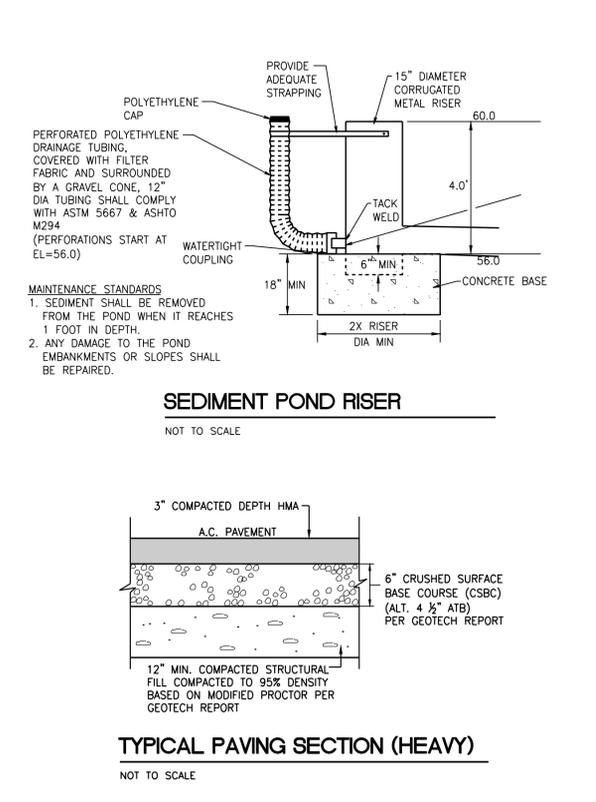
- Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.
- Provisions shall be made to avoid the tracking of sediment by construction vehicles onto paved public roads. If sediment is deposited, the roads are to be cleaned every day by sweeping.
- Any permanent retention/detention facility used as a temporary settling basin shall be modified with the necessary erosion-control measures and shall provide adequate storage capacity and shall be cleaned out entirely following project completion.
- As construction progresses and unexpected seasonal conditions dictate, and as the City requires, the permittee should anticipate that more TESC measures will be necessary to protect adjacent properties and ensure adequate water quality for site runoff. It shall be the responsibility of the ESC Supervisor to address deficient TESC conditions and provide additional facilities, over and above minimum requirements outlined on the approved plans.
- The ESC Supervisor shall inspect all TESC measures monthly during the dry season (May 1 to September 30), weekly during the wet season (October 1 to April 30), and immediately following significant storms (0.4 inches of precipitation in 24 hours). Written record of these inspections shall be retained on site, with a copy of the inspection report being forwarded to the City Engineer or designee within 48 hours of each inspection. ESC Supervisor shall be responsible for maintaining all TESC BMPs as necessary to ensure continued satisfactory function and operation.
- Return siltation control areas to original or better ground conditions at project completion.



The City of Sumner
Public Works Department
TEMPORARY CONSTRUCTION ACCESS - NOTES
DATE: 9/2/2007 K.P.B. STANDARD DETAIL
LAST REVISION: 7/2/10 MISC.
SHEET 1 of 1 FILE NO. M-8.2



The City of Sumner
Public Works Department
SILTATION FENCE DETAIL
DATE: 7/24/07 K.P.B. STANDARD DETAIL
LAST REVISION: 7/2/10 MISC.
SHEET 1 of 1 FILE NO. SDS-9



The City of Sumner
Public Works Department
TYPICAL PAVING SECTION (HEAVY)
DATE: 7/24/07 K.P.B. STANDARD DETAIL
LAST REVISION: 7/2/10 MISC.
SHEET 1 of 1 FILE NO. SDS-9

Revision: _____
Appr. _____
By: _____
Date: _____
No. _____

TESC NOTES AND DETAILS FOR SUMNER RIP

FOR
SUMNER RIP
1105 140TH AVENUE CT. E
SUMNER, WA 98390

Scale: Horizontal N/A Vertical N/A
Designed AS
Drawn DSC
Checked AS
Approved DKB
Date 3/14/15

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

BARGHAUSEN & ASSOCIATES
CONSULTING ENGINEERS, INC.

Job Number: 17389
Sheet: C4 of 4