Portion of SW 1/4 of NE 1/4 of SEC. 12, TWP. 20 N, RGE 4 E, SUMNER, WA

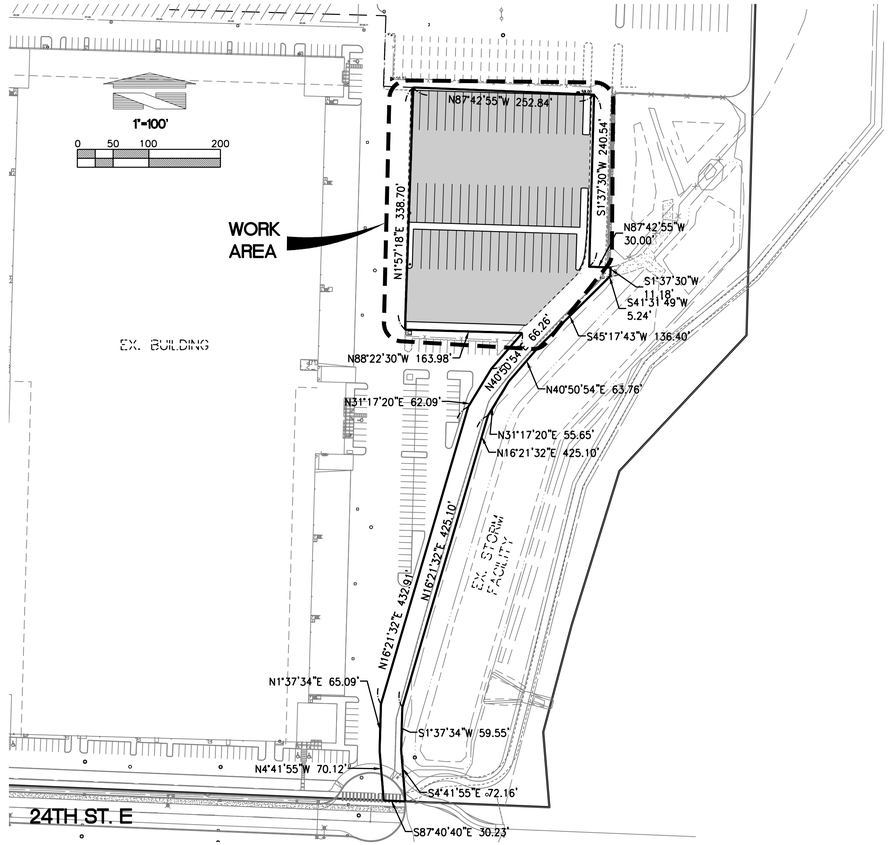
CIVIL COVER SHEET
for
SUMNER TRAILER PARKING

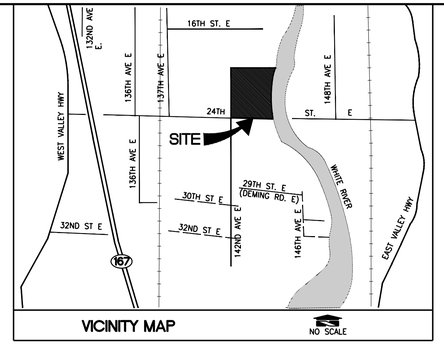
GENERAL NOTES:
(CITY OF SUMNER)

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE MOST RECENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AND THE CITY OF SUMNER DEVELOPMENT SPECIFICATIONS. IN CASE OF CONFLICT, THE CITY DEVELOPMENT SPECIFICATIONS AND STANDARD DETAILS TAKE PRECEDENCE.
2. PRIOR TO ANY WORK COMMENCING, THE CONTRACTOR SHALL ATTEND A PRECONSTRUCTION MEETING TO BE ATTENDED BY ALL MAJOR CONTRACTORS, REPRESENTATIVES OF INVOLVED UTILITIES, AND THE CITY OF SUMNER. CALL (253) 299-5700 TO SCHEDULE A MEETING AT LEAST TWO (2) WORKING DAYS IN ADVANCE.
3. SITE OWNER IS TO OBTAIN ALL PERMITS REQUIRED FROM THE STATE TO INCLUDE BUT NOT TO BE LIMITED TO THE NPDES STORMWATER GENERAL PERMIT.
4. THE CONTRACTOR SHALL NOTIFY THE COUNTY AND/OR STATE, AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS IF CONSTRUCTION IS TO TAKE PLACE IN COUNTY AND/OR STATE RIGHT-OF-WAY.
5. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONDUCTED BY A LICENSED, BONDED, AND INSURED CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A STREET OBSTRUCTION NOTIFICATION FORM, INCLUDING A TRAFFIC CONTROL PLAN IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND WSDOT SPECIFICATION SECTION 1-10, TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL A MINIMUM OF TWO (2) FULL WORKING DAYS PRIOR TO STREET OBSTRUCTION. NOTE THAT THE DAY THE STREET OBSTRUCTION NOTIFICATION FORM IS SUBMITTED TO THE CITY SHALL NOT COUNT AS ONE OF THE TWO DAYS. A NEW FORM WILL BE REQUIRED IF THE TIME, DATE, OR LOCATION OF THE PROPOSED OBSTRUCTION CHANGES FROM THAT REPORTED ON THE ORIGINAL FORM. CERTIFIED COPIES OF THE CONTRACTOR'S BUSINESS LICENSE AND INSURANCE POLICY SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT BEFORE PERMIT ISSUANCE.
6. ANY STRUCTURE AND/OR OBSTRUCTION THAT NEED TO BE REMOVED OR RELOCATED AS A RESULT OF THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
7. ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN APPROVED BY THE SUMNER COMMUNITY DEVELOPMENT DEPARTMENT. THE PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.
8. ALL MANHOLES AND CATCH BASINS SHALL BE COVERED WITH TEMPORARY COVERS TO PREVENT ENTRANCE OF DIRT AND DEBRIS DURING CONSTRUCTION.
9. BURIED UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION. CALL 1-800-424-5555 FOR "ONE CALL LOCATES."
10. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO IMPLEMENTATION IN THE FIELD.
11. TRAFFIC CONTROL SHALL BE MAINTAINED BY THE CONTRACTOR. CONSTRUCTION SIGNS, CONES, BARRICADES, AND FLAGGERS SHALL BE EMPLOYED AS SPECIFIED ON THE APPROVED TRAFFIC CONTROL PLANS OR AS REQUIRED BY THE PUBLIC WORKS DEPARTMENT.
12. AN APPROVED COPY OF THESE PLANS WITH REVISIONS MUST BE ON SITE WHENEVER CONSTRUCTION WORK IS IN PROGRESS.
13. THE PUBLIC WORKS DEPARTMENT REQUIRES THE CONTRACTOR TO PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CONTROL AT ALL TIMES ON SITE FOR PERIODIC SPOT CHECKS BY CITY PERSONNEL. THIS CONTROL WILL CONSIST OF FRONT-PROPERTY CORNER OFFSETS (20 FEET) STAKED PERPENDICULAR TO THE ROAD CENTERLINE. ALL CURVE RADIUS POINTS WILL BE STAKED.
14. PRIVATE UTILITY EASEMENTS ARE REQUIRED ON THE FRONT 10 FEET OF EACH LOT.
15. IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION, FOUR (4) FEET OR MORE IN DEPTH, THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3, THE TRENCH/EXCAVATION SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49 17 RCW.
16. EAST PIERCE FIRE AND RESCUE SHALL BE NOTIFIED IMMEDIATELY OF ALL GAS LINE BREAKS.
17. CONSTRUCTION HOURS ARE MONDAY THROUGH FRIDAY, 7:00 A.M. TO 6:00 P.M., AND SATURDAY, SUNDAY, AND HOLIDAYS, 10:00 A.M. TO 6:00 P.M. WORK CONDUCTED OUTSIDE THESE HOURS SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE. THE DAY OF SUBMITTAL SHALL NOT BE COUNTED AS ONE OF THE TWO REQUIRED DAYS. ALL CITY PERSONNEL OVERTIME INSPECTION FEES SHALL BE PAID BY THE CONTRACTOR.
18. BEFORE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE PUBLIC WORKS DEPARTMENT DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK LISTED SHALL BE SATISFACTORILY COMPLETED PRIOR TO ACCEPTANCE OF THE WATER SYSTEM AND PROVISION OF SANITARY SEWER SERVICE.
19. RECORD DRAWINGS (MYLAR) WILL BE SUBMITTED TO THE CITY BEFORE FINAL ACCEPTANCE.
20. NO CONSTRUCTION WORK SHALL BEGIN UNTIL THE OWNER/DEVELOPER HAS ACQUIRED ALL REQUIRED RIGHT-OF- WAY AND/OR EASEMENTS, AND HAS PROVIDED THE PUBLIC WORKS DEPARTMENT WITH COPIES OF THE RECORDED DOCUMENTS.

STORMWATER SITE PLAN NOTES:
(CITY OF SUMNER)

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN CONFORMANCE WITH THE CITY OF SUMNER DEVELOPMENT SPECIFICATIONS AND STANDARD DETAILS, THE MOST CURRENT COPY OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, THE ECOLOGY MANUAL, AND THE 2009 KING COUNTY SURFACE WATER DESIGN MANUAL.
2. ALL MANHOLES AND CATCH BASINS SHALL BE COVERED WITH TEMPORARY COVERS TO PREVENT DIRT AND DEBRIS FROM BEING PUSHED INTO THEM DURING CONSTRUCTION.
3. PROVISIONS SHALL BE MADE TO AVOID THE TRACKING OF SEDIMENT BY CONSTRUCTION VEHICLES ONTO PAVED PUBLIC ROADS. IF SEDIMENT IS DEPOSITED, IT IS TO BE CLEANED EVERY DAY BY SWEEPING.
4. CITY INSPECTION SHALL BE REQUIRED AT THE FOLLOWING STAGES OF CONSTRUCTION: COMPLETION OF FLOW ATTENUATION OR WATER QUALITY STRUCTURES.
   UPON COMPLETION OF EXCAVATION OF THE DETENTION FACILITIES SUBFOUNDATION AND INSTALLATION OF STRUCTURAL SUPPORTS OR REINFORCEMENT, AS REQUIRED BY THE APPROVED PLANS.
   DURING PLACEMENT OF STRUCTURAL FILL OR CONCRETE. DURING PIPING AND CATCH BASIN INSTALLATION.
   DURING BACKFILL OF FOUNDATIONS OR TRENCHES. DURING CONSTRUCTION OF EMBANKMENTS.
   UPON COMPLETION OF FINAL GRADING AND PERMANENT STABILIZATION.
5. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF SUMNER SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
6. STORMWATER PIPE BEDDING AND BACKFILL MATERIALS AND PRACTICES SHALL BE IN ACCORDANCE WITH THE CITY OF SUMNER DEVELOPMENT SPECIFICATIONS AND STANDARD DETAILS.
7. ALL STORMWATER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE APPROVED PLANS. ANY DEVIATION FROM THESE PLANS SHALL REQUIRE APPROVAL FROM THE OWNER, ENGINEER OF RECORD, AND THE CITY.
8. NATIVE MATERIAL SHALL NOT BE ALLOWED FOR BACKFILL UNLESS IT CONFORMS TO THE CITY OF SUMNER BACKFILL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LABORATORY ANALYSIS AND ASSOCIATED COSTS REQUIRED TO VERIFY CONFORMANCE.
9. THE CONTRACTOR SHALL ADJUST ALL CATCH BASIN RIMS FLUSH WITH FINAL GRADE.
10. THE CONTRACTOR SHALL PROVIDE A MINIMUM 3-FOOT-HORIZONTAL AND 0.5-FOOT-VERTICAL SEPARATION BETWEEN STORM LINES AND ALL OTHER UTILITIES.
11. ALL PIPE AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT SECTION 7-08. THIS SHALL INCLUDE LEVELING AND COMPACTING THE TRENCH BOTTOM, THE TOP OF THE FOUNDATION MATERIAL, AND ANY REQUIRED PIPE BEDDING TO A UNIFORM GRADE SO THAT THE ENTIRE PIPE IS SUPPORTED BY A UNIFORMLY DENSE, UNYIELDING BASE.
12. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK SHALL HAVE SOLID LOCKING LIDS.
13. ALL DRIVEWAY CULVERTS LOCATED WITHIN CITY OF SUMNER RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE, AND SHALL BE INSTALLED WITH A TRASH RACK ON THE UPSTREAM END.
14. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1 FOOT.
15. STORM STUB-OUTS SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT. STUB-OUTS ON EACH LOT SHALL BE LOCATED WITH A 5-FOOT-HIGH, 2-INCH BY 4-INCH STAKE, MARKED "STORM" OR "DRAIN." THE STUB-OUT SHALL EXTEND ABOVE SURFACE LEVEL, BE VISIBLE, AND BE SECURED TO THE STAKE.





INDEX OF SHEETS

CIVIL SHEETS

C1	OF 6	CIVIL COVER SHEET
C2	OF 6	DEMOLITION AND EROSION CONTROL PLAN
C3	OF 6	EROSION CONTROL NOTES AND DETAILS
C4	OF 6	SITE PLAN
C5	OF 6	GRADING AND STORM DRAINAGE PLAN
C6	OF 6	CONSTRUCTION NOTES AND DETAILS

LANDSCAPE SHEETS

L-1	OF 2	LANDSCAPE PLAN
L-2	OF 2	LANDSCAPE PLAN

CONTACTS:

OWNER/APPLICANT
PROLOGIS
12720 GATEWAY DRIVE, SU. 110
TUKWILA, WA 98168
PHONES(S): (206) 414-7608
CONTACT PERSON: JAKE MAXWELL
EMAIL: JMAXWELL@PROLOGIS.COM

CIVIL ENGINEERING CONSULTANT:
BARGHAUSEN CONSULTING ENGINEERS
18215 72ND AVENUE SOUTH
KENT, WA. 98032
(425) 251-6222
(425) 251-8782 (FAX)
JASON HUBBELL
email: jhubbell@barghausen.com

SURVEYOR
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE S.
KENT, WASHINGTON 98032
CONTACT: BRIAN GILLOOLY
email: bgillooly@BARGHAUSEN.COM
DATED: MARCH 2017

SURVEY INFORMATION

LEGAL DESCRIPTION
PARCEL A, CITY OF SUMNER LOT LINE ADJUSTMENT NO.2005-00078 RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 200512055006, IN PIERCE COUNTY, WASHINGTON.

HORIZONTAL DATUM: NAD 83/91
BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/91. WGS POINT DESIGNATION NO. 2342 WAS HELD FOR POSITION AND A LINE BETWEEN SAID POINT NO. 2342 AND POINT DESIGNATION NO. 457 WAS HELD FOR ROTATION BEING, NORTH 01°36'48" WEST AS SHOWN.

VERTICAL DATUM: NGVD 29
BASIS OF ELEVATION FOR THIS SURVEY IS NGVD29. CITY OF SUMNER CONTROL POINT NO. 1 WAS HELD FOR ELEVATION, BEING 68.952'

TAX PARCEL NUMBER & ADDRESS
6024800020 - 14401 24TH ST. E, SUMNER, WA

DATE OF SURVEY:
THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 22, 2017.

EARTHWORK QUANTITIES:
FOR PERMIT PURPOSES ONLY.

CUT = 2500 C.YD.
FILL = 0 CU. YD.

EXPORT MATERIAL SHALL BE DISPOSED OF OFF-SITE AT LOCATION APPROVED BY CITY

CONSTRUCTION SEQUENCE

1. SCHEDULE AND ATTEND PRE-CONSTRUCTION MEETING WITH CITY OF SUMNER OFFICIALS.
2. FLAG ALL CLEARING AND GRADING LIMITS FOR PROJECT AS SHOWN ON THE PLANS.
3. TIME LIMIT APPLIES TO ANY WORK PERFORMED IN THE CITY OF SUMNER ROW. CONTRACTOR TO COORDINATE WITH CITY OFFICIAL FOR TIMING OF ANY CONSTRUCTION WITHIN ROW.
4. PROTECT ALL PROPERTIES ADJACENT TO THE PROJECT FROM SEDIMENT DEPOSITION.
5. NO RUNOFF IS TO LEAVE SITE WITHOUT TREATMENT.
6. AMEND E.S.C. FACILITIES AS REQUIRED.
7. CLEAR AND GRADE SITE.
8. WHEREVER CONSTRUCTION VEHICLES ACCESS ROUTE CROSSES PAVED ROADS, CARE MUST BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) ONTO THE PAVED ROAD. IF SEDIMENT IS TRANSPORTED ONTO PAVED SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY BY SWEEPING AT THE END OF EACH DAY.
9. WITH EACH LAYER OF FILL MATERIAL, INTERCEPTOR DITCHES AND T.E.S.C. FACILITIES MUST BE GRADED AND MAINTAINED TO PROVIDE POSITIVE SLOPE FOR DRAINAGE TO SEDIMENT TRAPS.
10. ALL WATER DISCHARGE DEVICES USED DURING CONSTRUCTION SHALL DISCHARGE INTO THE SEDIMENT TRAPS.
11. ALL DISTURBED AREAS AND EXISTING DITCHES WHICH HAVE BEEN EFFECTED BY GRADING OPERATION SHALL BE HYDROSEEDED/MULCHED WITHIN 48 HOURS IN ACCORDANCE WITH GRADING AND TEMPORARY EROSION AND SEDIMENTATION CONTROL NOTES.
12. CONTINUOUS MAINTENANCE AND UPGRADE OF T.E.S.C. MEASURES, INCLUDING DUST CONTROL, SHALL BE PROVIDED AFTER FILL OPERATIONS ARE COMPLETED.
13. MAINTAIN E.S.C. FACILITIES UNTIL ALL RISK OF EROSION/SEDIMENTATION DRAINAGE HAS PASSED AND PERMANENT STORM DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONAL. DO NOT CONVEY SEDIMENT- LADEN WATER INTO STORM DRAINAGE SYSTEM. TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES CAN BE REMOVED ONLY UPON FINAL SITE STABILIZATION AND APPROVAL FROM CITY OFFICIAL.
14. INSTALL UTILITIES PER APPROVED PLANS.
15. PROVIDE CATCH BASIN PROTECTION ON ALL NEWLY INSTALLED CATCH BASINS.
16. FINE GRADE SITE AND PREPARE FOR PAVEMENT.
17. FINALIZE UTILITY AND PAVING CONSTRUCTION AND CLEAN ALL UTILITIES AS REQUIRED.
18. INSTALL LANDSCAPE AND LIGHTING FIXTURE FOR THE SITE.
19. COMPLETE INSPECTION/PUNCHLIST.

SOILS REPORT NOTES

1. THE FOLLOWING SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT
   PRELIMINARY GEOTECHNICAL INVESTIGATION
   PAVEMENT DESIGN AND INFILTRATION ASSESSMENT
   PROLOGIS PARK SUMNER LANDING, LOT B TRAILER PARKING LOT
   14301 - 24TH STREET E, SUMNER, WA
   DATED: MAY 10, 2017
   PROJECT NO: T-7651

   SOIL REPORT PERFORMED AND PREPARED BY:
   TERRA ASSOCIATES, INC.
   12220 113TH AVENUE NE, STE. 130
   KIRKLAND, WA 98034
   PROJECT CONTACT: TED SCHEPPER, P.E.
   (425) 821-7777
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, PAVING SUBGRADE PREPARATION, AND PAVING CONSTRUCTION.
3. ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC.
4. A REPRESENTATIVE FOR THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATION OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL PROVISIONS FOR SOILS INSPECTIONS AS RECOMMENDED WITHIN SOILS REPORT AS A MINIMUM, THIS INCLUDES THE OBSERVATION OF THE FOLLOWING BY A SOILS ENGINEER:
   A. EXISTING SOIL CONDITIONS AFTER VEGETATION AND ORGANIC MATERIAL REMOVAL.
   B. CONDITIONING AND RE-COMPACTION OF EXISTING SUBGRADE.
   C. PLACEMENT OF STRUCTURAL FILL MATERIAL BENEATH PAVEMENT
5. THE CONTRACTOR SHALL QUALIFY ANY LIMITATIONS TO SOILS INSPECTIONS WITHIN BID PROPOSAL.

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 360-902-1190 OR 888-902-1190 (TOLL FREE).

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
801 88th AVE. SE
MS 47019
TUMWATER, WASHINGTON 98501-7019

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.

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 POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING 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, INC. AND CITY OF SUMNER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO START OF CONSTRUCTION

THESE DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY THE SUMNER PUBLIC WORKS DEPT. FOR GENERAL CONFORMANCE TO CITY OF SUMNER STANDARDS. CONTRACTOR SHALL NOTIFY THE ENGINEER STAMPING THESE SHEETS WITH RESPECT TO OMISSIONS, CONFLICTS OR ERRORS. THE CITY ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTABILITY OF THIS DESIGN.

APPROVED FOR CONSTRUCTION
CITY OF SUMNER PUBLIC WORKS

CITY OF SUMNER - CITY ENGINEER DATE

APPROVAL OF THESE PLANS BECOMES VOID IF THE UTILITY AND/OR STREET USE PERMIT HAS NOT BEEN ISSUED WITHIN 90 DAYS OF THIS APPROVAL DATE.

NOTE: APPROVAL DOES NOT RELIEVE THE DESIGNER/CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND REQUIREMENTS, NOR DOES IT ABROGATE THE REQUIREMENTS OF OTHER AUTHORITIES HAVING JURISDICTION.

No.	Date	By	Ckd.	Appr.	Revision
	06/19/17	KEH	JGH	JGH	REVISED PER SEPA REVIEW COMMENTS 6/6/2017
	05/15/17	DL	KEH	KEH	PERMIT SUBMITAL

Title: CIVIL COVER SHEET

SUMNER LANDING NORTH

For: PROLOGIS
12720 GATEWAY DRIVE
TUKWILA, WA 98168
(206) 414-7608

JASON GUY HUBBELL — STATE OF WASHINGTON — 38950 — REGISTERED PROFESSIONAL ENGINEER
06-19-2017

Scale: Horizontal 1"=100' Vertical NA

Designed JGH Drawn RDC Checked JGH Approved JGH Date 5/05/17

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

Job Number 7678 Sheet C1 of 6

File:P:\07000s\7678\engineering\NEW PARKING\7678-0.dwg Date/Time:5/16/2017 9:32 AM Scale:1" = 1' XrefS: KHARRIS -----

Portion of SW 1/4 of NE 1/4 of SEC. 12, TWP. 20 N, RGE 4 E, SUMNER, WA

DEMOLITION AND EROSION CONTROL PLAN

LEGEND

- CLEARING LIMITS
- CATCH BASIN INLET PROTECTION
- TEMPORARY SWALE
- SILT FENCE
- OVERLAND FLOW DIRECTION
- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY SEDIMENT TRAP
- EXISTING EASEMENT
- EXISTING CURB
- EXISTING SANITARY SEWER
- EXISTING STORM PIPE
- EXISTING WATER
- EXISTING FENCE
- EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING CATCH BASIN (CB)
- EXISTING STORM MANHOLE (SDMH)
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE (SSMH)
- DEMO EXISTING CURB
- DEMO EXISTING FENCE
- SAWCUT LINE

TESC SCHEDULE

- (CE) STABILIZED CONSTRUCTION ENTRANCE PER DETAIL SHEET C3
- (CE) CONSTRUCT AND MAINTAIN CONCRETE WASHOUT AREA BMP
- (IP) INSTALL CATCH BASIN PROTECTION PER DETAIL SHEET C3
- (SF) INSTALL SILT FENCE PER DETAIL SHEET C3
- (TR) TEMPORARY SEDIMENT TRAP WITH 3:1 SIDESLOPES. MIN. DEPTH = 3.0'
- (V) INSTALL TEMPORARY "V" DITCH BMP AT 0.5% MINIMUM SLOPE, WITH CHECK DAMS, TO DRAIN TEMPORARY RUNOFF TO SILT TRAP. ADJUST ROUTE AS NECESSARY DURING CONSTRUCTION.

DEMOLITION AND EXCAVATION NOTES:

1. CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED AND NECESSARY PRECONSTRUCTION MEETINGS HELD, PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, AND TYPE OF EXISTING UTILITIES IN WORK AREA PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL PROTECT AND PRESERVE ALL IMPROVEMENTS ALONG THE PERIMETER OF THE WORK AREA. ANY DAMAGED IMPROVEMENTS SHALL BE REPAIRED/REPLACED AT CONTRACTOR'S EXPENSE.
4. ALL SILT PROTECTION AND EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE SAWCUTTING, CURB AND PAVEMENT REMOVAL, OR STRIPPING OF SITE VEGETATION.
5. ANY/ALL EXISTING WELLS AND/OR SEPTIC SYSTEMS DISCOVERED ON-SITE SHALL BE REMOVED AND/OR ABANDONED PER SACRAMENTO COUNTY HEALTH DEPARTMENT STANDARDS.

DUST AND EROSION CONTROL GENERAL NOTES:

1. PUBLIC STREETS AND SITE PARKING/DRIVE AISLES ARE TO BE KEPT CLEAN OF DIRT AND DEBRIS GENERATED BY WORK. CLEANUP SHALL BE BY SWEEPING AND/OR OTHER APPROVED METHODS.
2. CONTRACTOR SHALL REVIEW HIS PROPOSED HAULING ROUTES AND PROPOSAL FOR ONSITE TRAFFIC CONTROL WITH CITY INSPECTOR FOR APPROVAL.
3. CONTRACTOR SHALL PROVIDE DUST PREVENTION AND CONTROL MEASURES AS NEEDED THROUGHOUT CONSTRUCTION. THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:
   A. STONE – COVER SURFACES WITH CRUSHED STONE OR COARSE GRAVEL,
   B. WATER TRUCK – SITE IS SPRAYED UNTIL WET,
   C. SPRINKLERS – SITE IS SPRINKLED UNTIL WET.
   D. BARRIERS – SOLID BOARD FENCES, HAY BALES BURLAP FENCES, AND SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

811 Know what's **below.** **Call** before you dig.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO START OF CONSTRUCTION

THESE DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY THE SUMNER PUBLIC WORKS DEPT. FOR GENERAL CONFORMANCE TO CITY OF SUMNER STANDARDS. CONTRACTOR SHALL NOTIFY THE ENGINEER STAMPING THESE SHEETS WITH RESPECT TO OMISSIONS, CONFLICTS OR ERRORS. THE CITY ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTABILITY OF THIS DESIGN.

APPROVED FOR CONSTRUCTION
CITY OF SUMNER PUBLIC WORKS

CITY OF SUMNER - CITY ENGINEER — DATE

APPROVAL OF THESE PLANS BECOMES VOID IF THE UTILITY AND/OR STREET USE PERMIT HAS NOT BEEN ISSUED WITHIN 90 DAYS OF THIS APPROVAL DATE.

NOTE: APPROVAL DOES NOT RELIEVE THE DESIGNER/CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND REQUIREMENTS, NOR DOES IT ABROGATE THE REQUIREMENTS OF OTHER AUTHORITIES HAVING JURISDICTION.

1"=20'
0 10 20 40

No.	Date	By	Ckd.	Appr.	Revision
06/19/17	KEH	DL	KEH	JGH	REVISED PER SEPA REVIEW COMMENTS 5/6/2017
05/15/17	KEH		KEH	JGH	PERMIT SUBMITTAL

Title: DEMOLITION AND EROSION CONTROL PLAN

SUMNER LANDING NORTH

For: PROLOGIS
12720 GATEWAY DRIVE
TUKWILA, WA 98168
(206) 414-7608

JASON GUY HUSSEY — STATE OF WASHINGTON — 38950 — REGISTERED PROFESSIONAL ENGINEER
06-19-2017

Scale: Horizontal 1"=20' Vertical NA
Designed JGH Drawn RDC Checked JGH Approved JGH Date 4/14/17
KHARRIS Xref: ---- Scale:1" = 1'

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
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(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

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Job Number 7678

Sheet C2 of 6

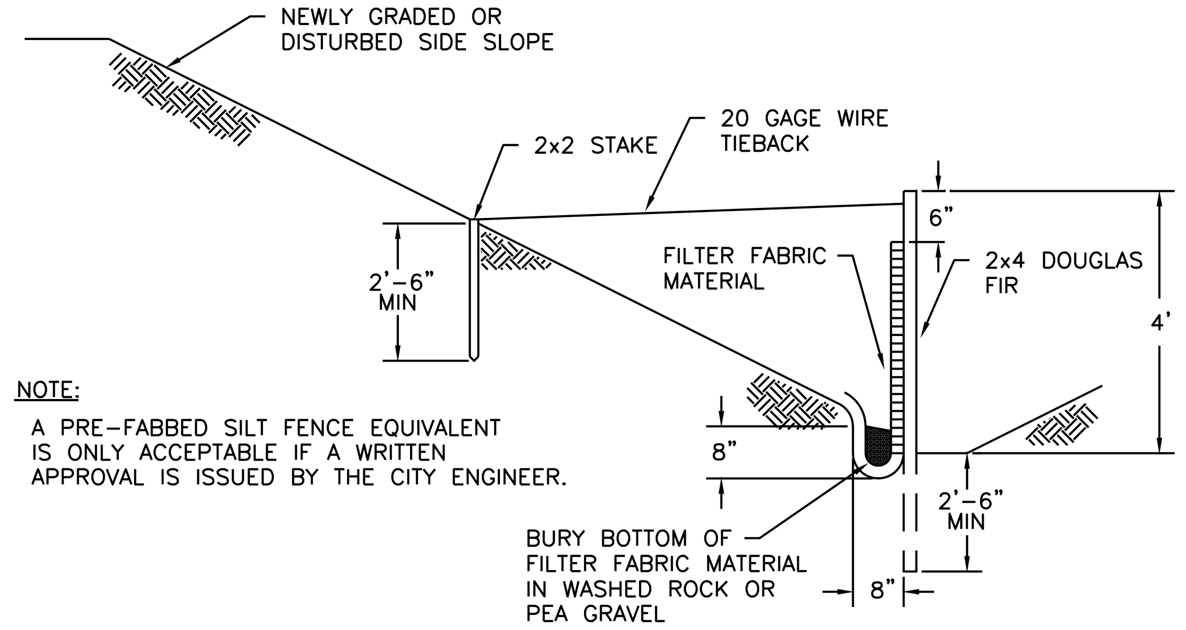
Portion of SW 1/4 of NE 1/4 of SEC. 12, TWP. 20 N, RGE 4 E, SUMNER, WA

EROSION CONTROL NOTES AND DETAILS

TESC NOTES:

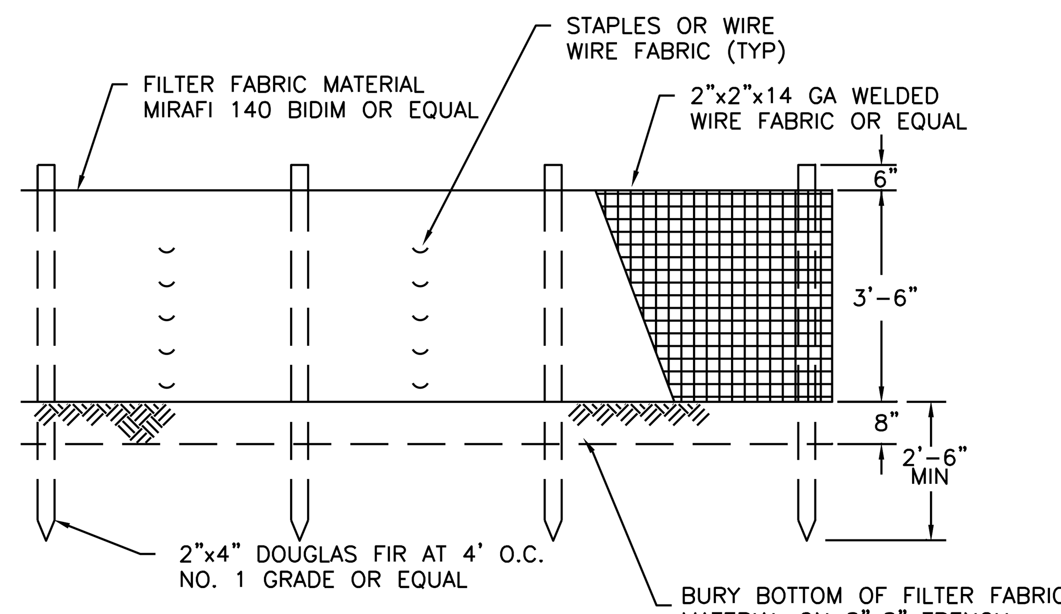
(CITY OF SUMNER)

1. APPROVAL OF THIS STORMWATER SITE PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.
2. 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.
3. 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.
4. 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.
5. THE PERMITTEE SHALL NOTIFY THE CITY ENGINEER OR DESIGNEE TO SCHEDULE INSPECTIONS AT THE COMPLETION OF THE FOLLOWING PHASES OF WORK:
   - 5.1. 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.
   - 5.2. 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.
   - 5.3. 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.
6. 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.
7. 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.
8. ANY AREA NEEDING TESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN 15 DAYS.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. RETURN SILTATION CONTROL AREAS TO ORIGINAL OR BETTER GROUND CONDITIONS AT PROJECT COMPLETION.



NOTE:
A PRE-FABBED SILT FENCE EQUIVALENT IS ONLY ACCEPTABLE IF A WRITTEN APPROVAL IS ISSUED BY THE CITY ENGINEER.

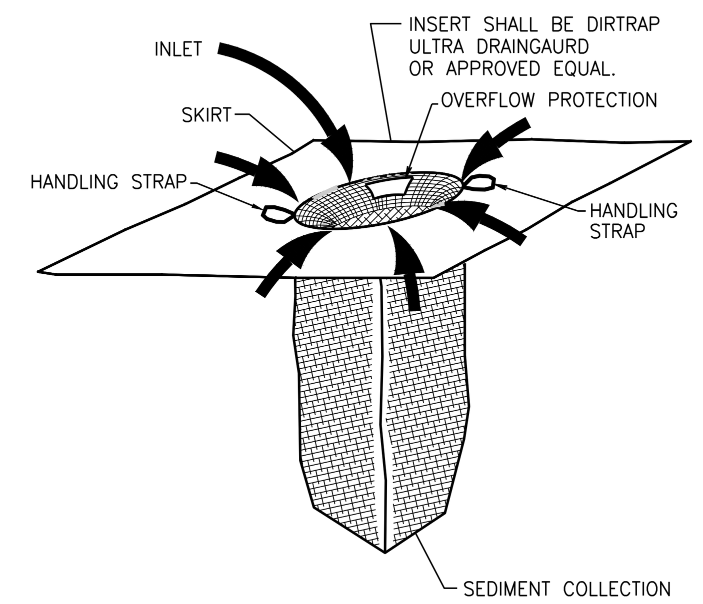
TYPICAL CROSS SECTION



ELEVATION

CITY OF SUMNER DEPT. OF PUBLIC WORKS SILTATION FENCE DETAIL #SD9

NOT TO SCALE



CATCH BASIN INSERT DETAIL

NOT TO SCALE

MATERIALS OF CONSTRUCTION

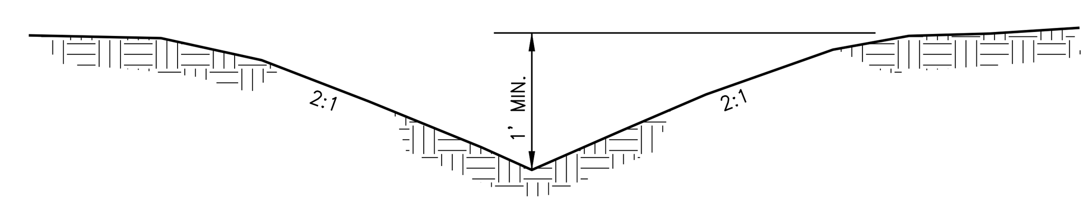
FABRIC:	NEEDLE PUNCHED NON-WOVEN GEOTEXTILE MATERIAL. FABRIC IS IS RESISTANT TO ULTRAVIOLET AND BIOLOGICAL DEGREDATION AND A BROAD RANGE OF CHEMICALS.
APPARENT OPENING SIZE (AOS):	80 US STANDARD SIEVE (0.180 MM)
GRAB TENSILE STRENGTH:	200 LBS
PUNCTURE STRENGTH:	130 LBS
MULLEN BURST:	400 PSI
TRAPEZIODAL TEAR:	85 LBS
WATER FLOW RATE:	110 GPM/FT2
PREMEABILITY:	0.38 CM/SECOND

DIMENSIONS:

SKIRT:	24"x36"
SOCK FILTER/SEPARATOR:	10" D x 24" L

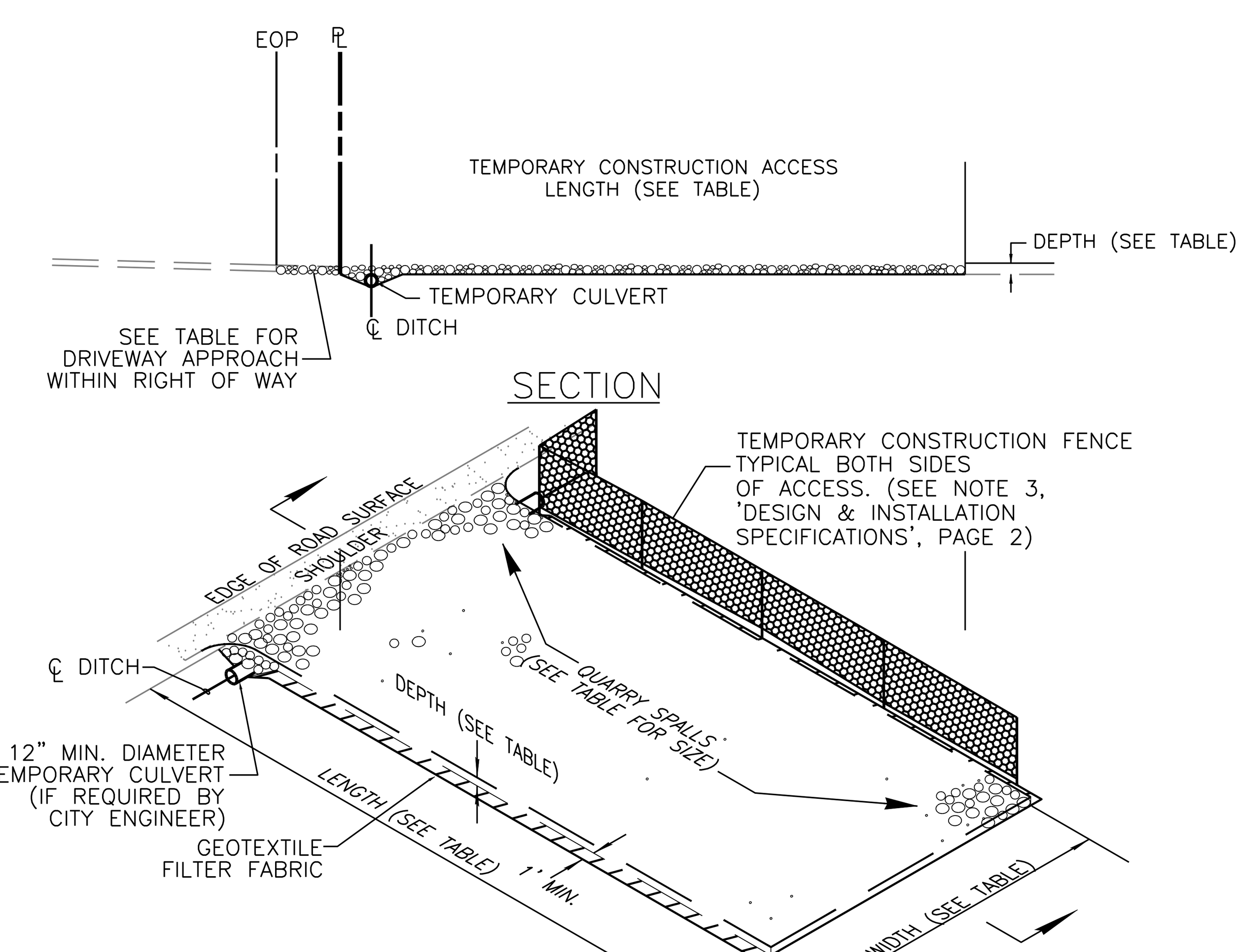
DISPOSAL REQUIREMENTS:

CONSULT FEDERAL, STATE, AND LOCAL REGULATIONS FOR DISPOSAL OF INSERTS



TEMPORARY V-DITCH DETAIL

NOT TO SCALE



NOTES:

1. THE 'TEMPORARY CONSTRUCTION ACCESS' WILL BE THE ONLY ALLOWED POINT OF ACCESS IN AND OUT OF THE CONSTRUCTION AREA.
2. THE PERMIT HOLDER IS RESPOSIBLE FOR MAINTAINING AND CLEANING OF ROAD SURFACES ON A ROUTINE BASIS OR AS DIRECTED BY CITY.

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

TEMPORARY CONSTRUCTION ENTRANCE CRITERIA FOR TESC, GRADE & FILL, SITE WORK & BUILDING CONSTRUCTION					CATEGORY
DESCRIPTION	TYPE I	TYPE II	TYPE III	TYPE IV	
Site Size in acres	< 1.0	1.0 to 3.0	3.0 to 6.0	> 6.0	site size criteria
Volume of Cut and/or fill	< 2,500	< 20,000	< 100,000	> 100,000	
Minimum width in feet	15	24	24	30	geometry & dimensions of entrance
Min. depth of spalls (inches)	8	12	12	18	
Min. length of spall entrance	50	75	100	150	
Min. Return radius off street (ft.)	0	30	35	40	
Depth of ACP approach in ROW	3	4	6	6	
Type of ACP for Approach	Class "B"	Class "B"	Class "B"	Class "B"	Material Specifications for Entrance in ROW
Concrete approach thickness	6	6	7	7	
Type of Concrete Cement	6 sack-1 1/2	6 sack-1 1/2	6 sack-1 1/2	6 sack-1 1/2	
28 day strength of Concrete	4,000	4,000	4,000	4,000	
Concrete Cement Reinforcement	fiber mesh	#4@12"e.w.	#5@12"e.w.	#5@12"e.w.	
Geotextile Required	yes	yes	yes	yes	Spall material Specifications
Size of quarry Spalls	2"-4"	4"-6"	4"-6"	4"-6"	

NOTES:

1. ACP will be used within ROW's where the street is a road section without curb and gutter
2. For access off improved streets, provide concrete driveway in row as specified in table
3. Curb cuts shall meet the same material requirements as concrete driveway approaches
4. For ACP approaches, edge of road shall be saw cut, edge tacked and joint sealed with ar4000

PURPOSE: The purpose of construction entrances is to reduce the amount of sediment transported off-site by construction vehicles, protection of the city's storm drainage system from undue amounts of sediment and protection of the city's streets and roads. A hard surface approach within the limits of the ROW protects the City Street and reduces the potential of rocks getting onto the street.

DESIGN AND INSTALLATION SPECIFICATIONS:

1. See page one of this City Standard M-8 for layout of entrance.
2. A separation geotextile shall be placed under the spalls to prevent fine sediments from pumping up into the rock pad. The fabric shall conform to WSDOT Standard Specification 9-33, Table 3 for Soil Stabilization fabric.
3. Fencing shall be installed as necessary to restrict traffic to the construction entrance.
4. Location of construction entrance to be approved by the city engineer. Type I and II sites will generally be allowed only one entrance.
5. Truck routes for Type II, III and IV sites shall be submitted with the permit application for review and approval by the City Engineer.
6. Permitee shall post street damage bond for Type II, III and IV sites.

MAINTENCE STANDARDS:

1. Quarry spalls shall be added if the pad is no longer in accordance with the specifications.
2. If the entrance is not preventing sediment from being tracked onto pavement, than alternative measures shall be required which may include street sweeping, increasing dimensions of the entrance or the installation of a wheel wash.
3. Any rock spalls that are loosened from the pad and end up in the roadway, shall be removed immediately.
4. Dirt tracked onto the streets shall be removed by sweepers. Water trucks may be used as a secondary measure to complete the cleaning, if necessary.

THESE DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY THE SUMNER PUBLIC WORKS DEPT. FOR GENERAL CONFORMANCE TO CITY OF SUMNER STANDARDS. CONTRACTOR SHALL NOTIFY THE ENGINEER STAMPING THESE SHEETS WITH RESPECT TO OMISSIONS, CONFLICTS OR ERRORS. THE CITY ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTABILITY OF THIS DESIGN.

APPROVED FOR CONSTRUCTION
CITY OF SUMNER PUBLIC WORKS

CITY OF SUMNER - CITY ENGINEER DATE

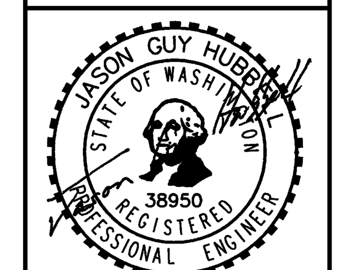
APPROVAL OF THESE PLANS BECOMES VOID IF THE UTILITY AND/OR STREET USE PERMIT HAS NOT BEEN ISSUED WITHIN 90 DAYS OF THIS APPROVAL DATE.

NOTE: APPROVAL DOES NOT RELIEVE THE DESIGNER/CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND REQUIREMENTS, NOR DOES IT ABROGATE THE REQUIREMENTS OF OTHER AUTHORITIES HAVING JURISDICTION.

No.	Date	By	Ckd.	Appr.	Revision
	06/19/17	KEH	KEH	JGH	REVISED PER SEPA REVIEW COMMENTS 6/6/2017
	05/15/17	DL	KEH	JGH	PERMIT SUBMITTAL

Title: EROSION CONTROL NOTES AND DETAILS
SUMNER LANDING NORTH

For: PROLOGIS
12720 GATEWAY DRIVE
TUKWILA, WA 98168
(206) 414-7608



06-19-2017

Scale: Horizontal NA Vertical NA

Designed JGH
Drawn RDC
Checked JGH
Approved JGH
Date 4/14/17

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Job Number 7678
Sheet C3 of 6

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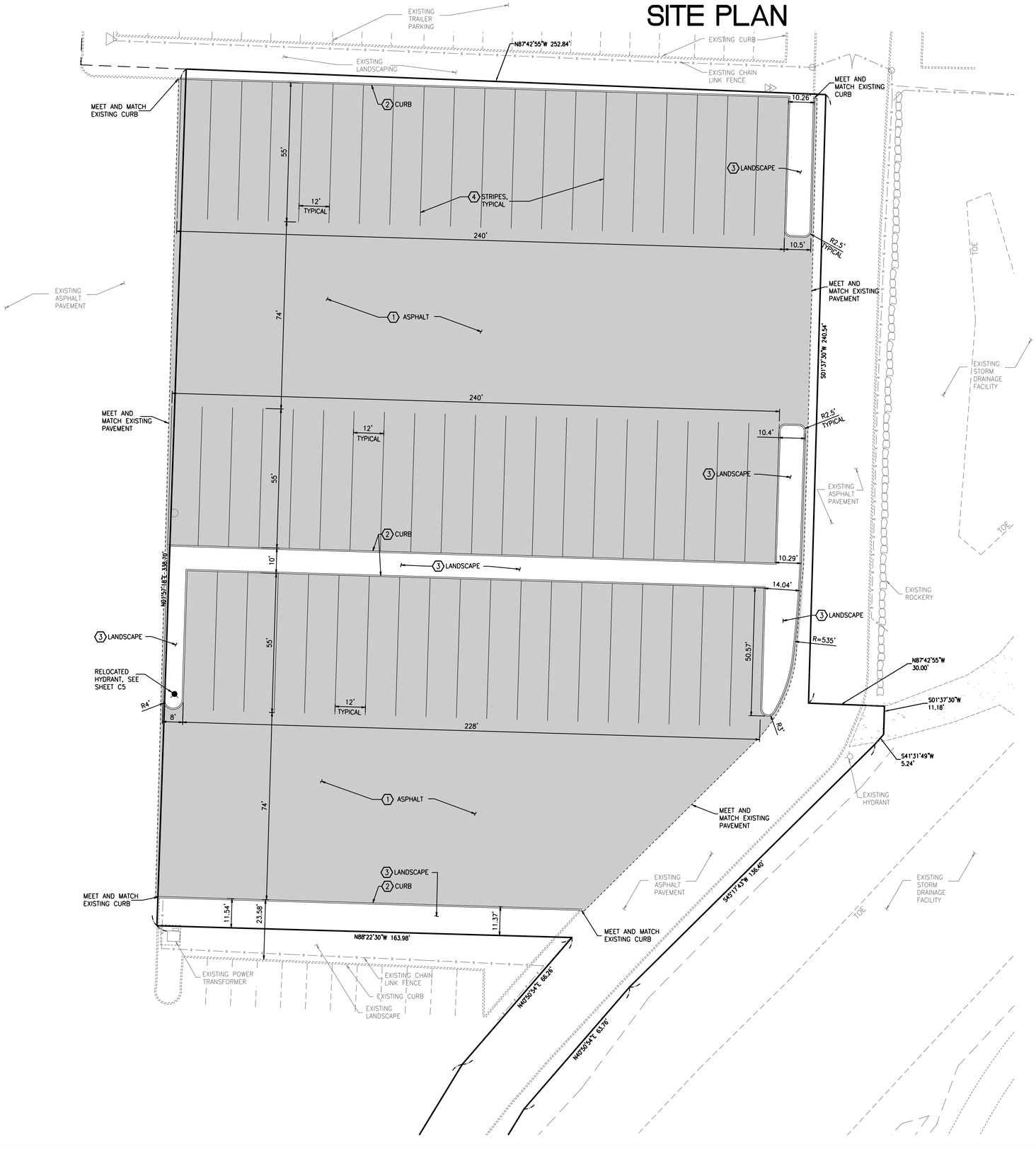
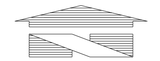
Portion of SW 1/4 of NE 1/4 of SEC. 12, TWP. 20 N, RGE 4 E, SUMNER, WA

SITE PLAN





1"=20'

0 10 20 40

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SAWCUT LINE		
CURB		
FENCE		
FIRE HYDRANT		
ASPHALT PAVEMENT		

CONSTRUCTION CALL OUTS

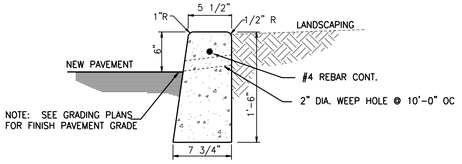
1. ASPHALT PAVEMENT SECTION PER DETAIL 2/C4.
2. CONCRETE BARRIER CURB PER DETAIL 1/C4
3. NEW LANDSCAPING. SEE LANDSCAPE PLANS L-1 AND L-2 FOR SOIL PREPARATION, TOPSOIL, AND PLANTING REQUIREMENTS AND DETAILS.
4. 4" WIDE WHITE PAINTED PARKING STRIPE

SITE LAYOUT NOTES

1. CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO PROVIDE HORIZONTAL AND VERTICAL CONTROL FOR ALL NEW WORK. SURVEYOR TO CONTACT BCE, INC. TO OBTAIN ELECTRONIC DRAWING FILES FOR STAKING CONTROL PURPOSES.
2. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED ON PLAN.

SITE AREAS:

TOTAL LOT AREA	=106,119 SF
PERVIOUS AREA PROVIDED	= 10,913 SF
10% PERVIOUS REQUIRED	= 10,612 SF
IMPERVIOUS AREA PROVIDED	= 95,206 SF
MAXIMUM 90% IMPERVIOUS	= 95,507 SF



EXPANSION JOINT AT 20' INTERVALS

1 CEMENT CONCRETE BARRIER CURB

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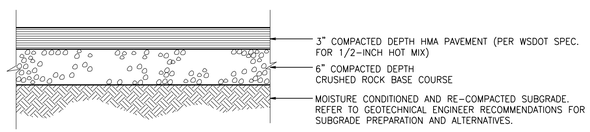

2 ASPHALT PAVEMENT SECTION

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APPROVED FOR CONSTRUCTION
CITY OF SUMNER PUBLIC WORKS

CITY OF SUMNER - CITY ENGINEER — DATE

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Title: SITE PLAN

SUMNER LANDING NORTH

For:

PROLOGIS
12720 GATEWAY DRIVE
TUKWILA, WA 98168
(206) 414-7608

JASON GUY HUBBELL — STATE OF WASHINGTON — 38950 — REGISTERED PROFESSIONAL ENGINEER

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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

BARGHAUSEN CONSULTING ENGINEERS, INC.

Job Number 7678

Sheet C4 of 6

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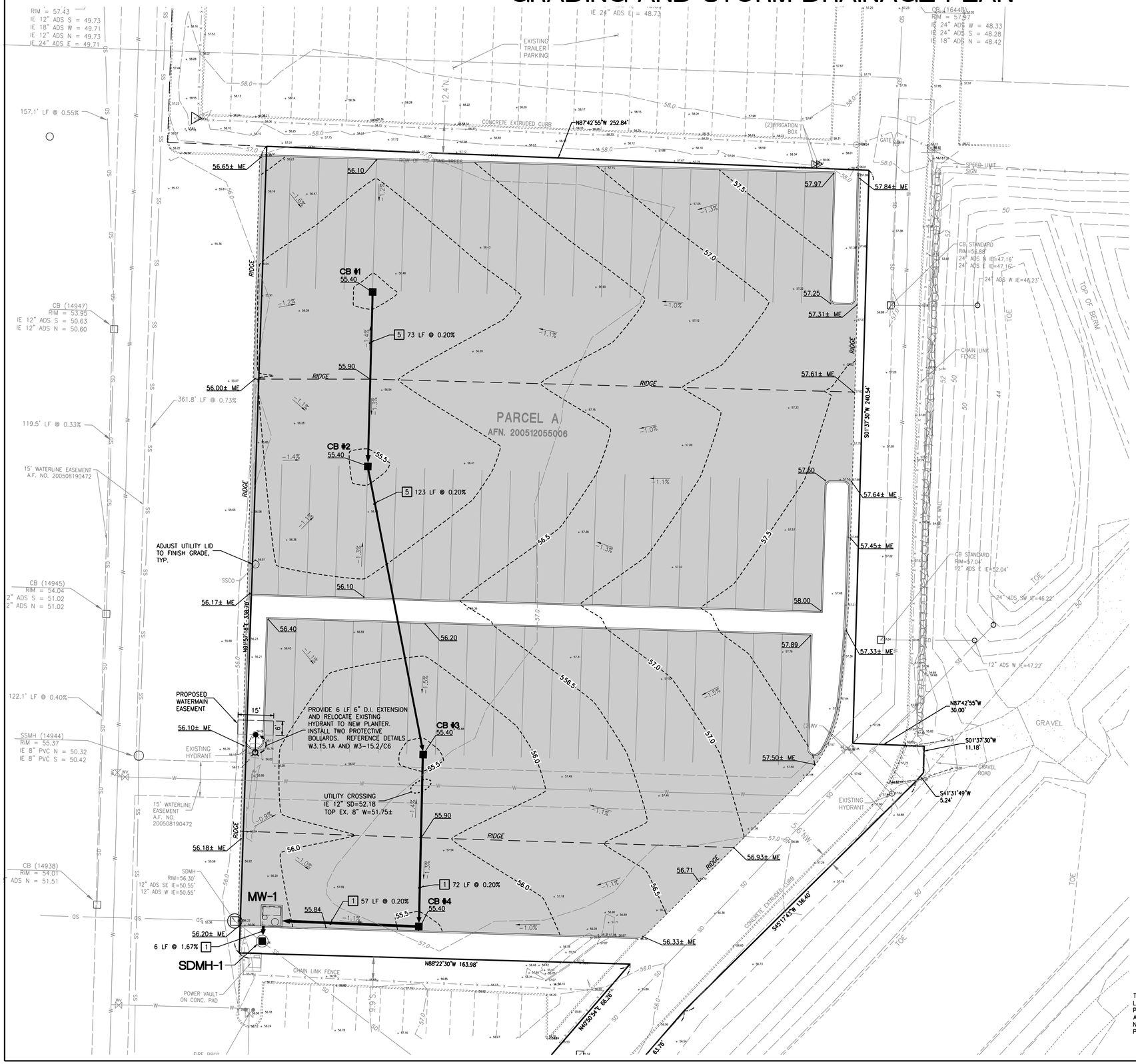
Portion of SW 1/4 of NE 1/4 of SEC. 12, TWP. 20 N, RGE 4 E, SUMNER, WA

GRADING AND STORM DRAINAGE PLAN



1"=20'

0 10 20 40

LEGEND

DESCRIPTION	EXISTING	PROPOSED
EASEMENT		
SAWCUT LINE		
CURB		
SANITARY SEWER	SS	
STORM	SD	
WATER	W	W
FENCE		
GROUND CONTOUR	51.0	52.0
SPOT ELEVATION	447.74	54.00
CATCH BASIN (CB)		
STORM MANHOLE (SDMH)		
FIRE HYDRANT		
SEWER MANHOLE (SSMH)		
ASPHALT PAVEMENT		
OVERLAND FLOW DIRECTION		ME
MATCH EXISTING ELEVATION		

STORM DRAINAGE SCHEDULE

1. 12" CPEP STORM PIPE
2. TYPE 1 CATCH BASIN WITH STANDARD FRAME AND GRADE PER CITY DETAIL SD5-2/C6
3. TYPE 2 CATCH BASIN WITH ROUND SOLID LOCKING LID PER CITY DETAIL SD5-1/C6.
4. MODULAR WETLAND WATER QUALITY VAULT PER DETAIL, SHEET C6
5. 12" DUCTILE IRON PIPE

CB #1 [2]
GRATE EL = 55.40
IE = 52.61 (12" S)

CB #2 [2]
GRATE EL = 55.40
IE = 52.46 (12" N,S)

CB #3 [2]
GRATE EL = 55.40
IE = 52.21 (12" N,S)

CB #4 [2]
GRATE EL = 55.40
IE = 52.07 (12" N,W)

MW-1 [4]
LID EL = 56.10±
IE = 51.96 (12" E)
IE = 50.60 (12" S)

SDMH-1 [3]
INSTALL OVER EXISTING 12" STORM DRAIN PIPE.
LID EL = 56.30
IE = 50.50± (12" N, MATCH EX.)
IE = 50.50± (EX. 12" E,W)

GRADING NOTES

1. CONTRACTOR SHALL RETAIN SERVICES OF A LICENSED SURVEYOR TO PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL CONSTRUCTION STAKING BASED ON ELECTRONIC FILES PROVIDED BY BCE.
2. ALL EXISTING UTILITY LIDS AFFECTED BY NEW WORK SHALL BE ADJUSTED TO NEW FINISH GRADE.

811 Know what's below. Call before you dig.

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO START OF CONSTRUCTION

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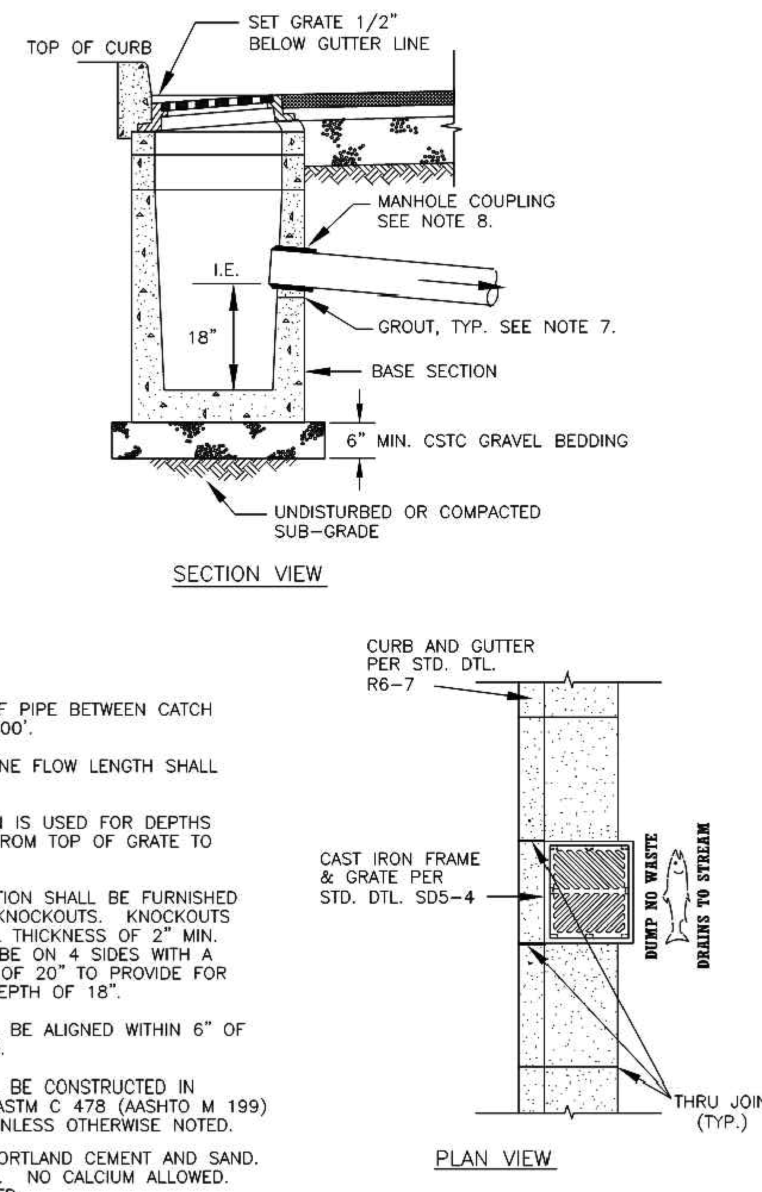
Job Number 7678

Sheet C5 of 6

Portion of SW 1/4 of NE 1/4 of SEC. 12, TWP. 20 N, RGE 4 E, SUMNER, WA

CONSTRUCTION NOTES AND DETAILS

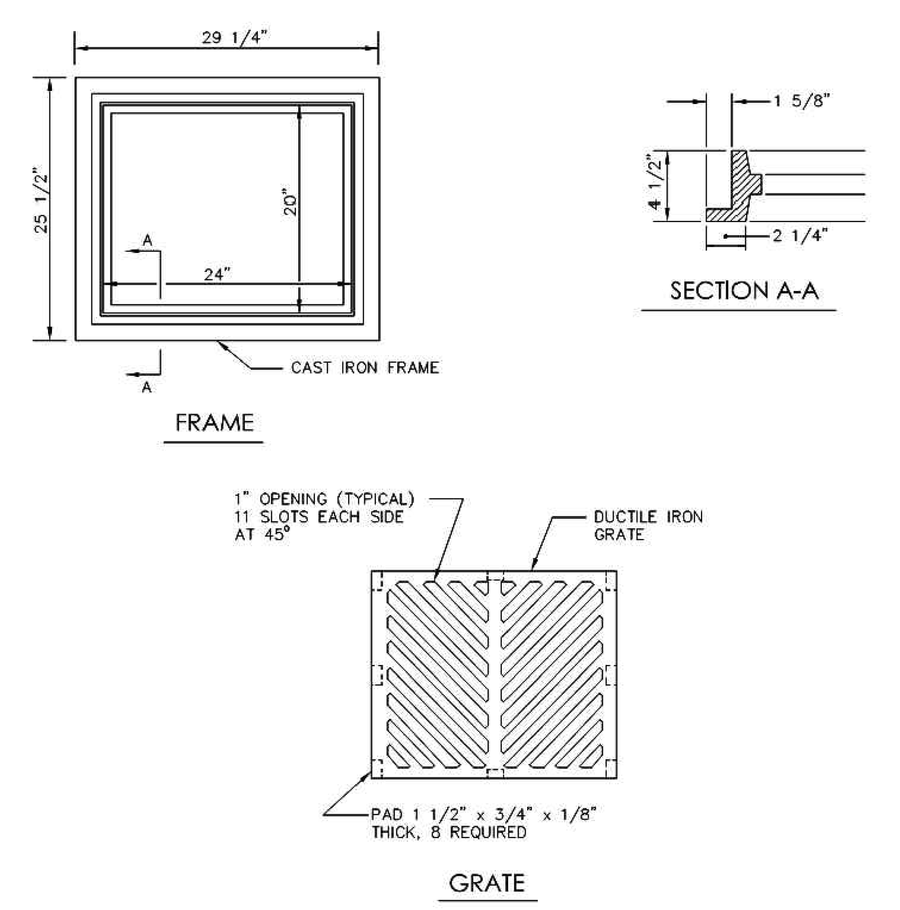


NOTES:

1. MAXIMUM LENGTH OF PIPE BETWEEN CATCH BASINS SHALL BE 400'.
2. MAXIMUM GUTTER LINE FLOW LENGTH SHALL BE 300'.
3. TYPE I CATCH BASIN IS USED FOR DEPTHS LESS THAN 5'-0" FROM TOP OF GRATE TO I.E.(PIPE INVERT).
4. PRECAST BASE SECTION SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. KNOCKOUTS SHALL BE ON 4 SIDES WITH A MAXIMUM DIAMETER OF 20" TO PROVIDE FOR A MINIMUM SUMP DEPTH OF 18".
5. CATCH BASIN SHALL BE ALIGNED WITHIN 6" OF FACE OF CURB MAX.
6. CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C 478 (AASHTO M 199) AND ASTM C 890 UNLESS OTHERWISE NOTED.
7. GROUT SHALL BE PORTLAND CEMENT AND SAND. PER WSDOT 9-04.3. NO CALCIUM ALLOWED. NO JET-SET ALLOWED.
8. SAND COLLAR SHALL BE USED WITH PVC STORM PIPE.
9. GROUT SHALL BE PLACED BETWEEN EACH ADJUSTMENT SECTION AND AT THE TOP OF THE STRUCTURE WITH 100% COVERAGE.
10. ALL GRATED INLETS SHALL BE STENCILED WITH "DUMP NO WASTE – DRAINS TO STREAM" STENCIL.

R:\Standard Details\Storm\SD5-2.DWG

SUMNER — The City of Sumner Public Works Department
CATCH BASIN TYPE I (GUTTER DRAIN)
DATE: 7/24/07 N.T.S. — STANDARD DETAIL STORM
LAST REVISION: 6/30/10
SHEET 1 of 1 — FILE NO. SD5-2



NOTES:

1. MATERIAL SHALL CONFORM TO SECTION 9-05.15 "METAL CASTINGS" OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" PUBLISHED BY THE STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER.
2. ALL GRATED INLETS SHALL BE STENCILED WITH "DUMP NO WASTE – DRAINS TO STREAM" STENCIL SEE STANDARD DETAIL SD5-2.

R:\Standard Details\Storm\SD5-4.DWG

SUMNER — The City of Sumner Public Works Department
CATCH BASIN FRAME AND GRATE
DATE: 7/24/07 N.T.S. — STANDARD DETAIL STORM
LAST REVISION: 7/2/10
SHEET 1 of 1 — FILE NO. SD5-4

SITE SPECIFIC DATA

PROJECT NUMBER		5233	
PROJECT NAME		SUMNER LANDING NORTH	
PROJECT LOCATION		SUMNER, WA	
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
		0.16140	
TREATMENT HGL AVAILABLE (FT)			N/A
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			1.6547
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	51.96	N/K	12"
INLET PIPE 2			
OUTLET PIPE	50.60	N/K	12"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	56.50±	56.50±	56.50±
SURFACE LOAD	HS-20 DIRECT	HS-20 DIRECT	HS-20 DIRECT
FRAME & COVER	ø30"	30" X 40"	ø24"
WETLANDMEDIA VOLUME (CY)			3.62
WETLANDMEDIA DELIVERY METHOD			PER CONTRACT
ORIFICE SIZE (DIA. INCHES)			ø2.10"
NOTES:			

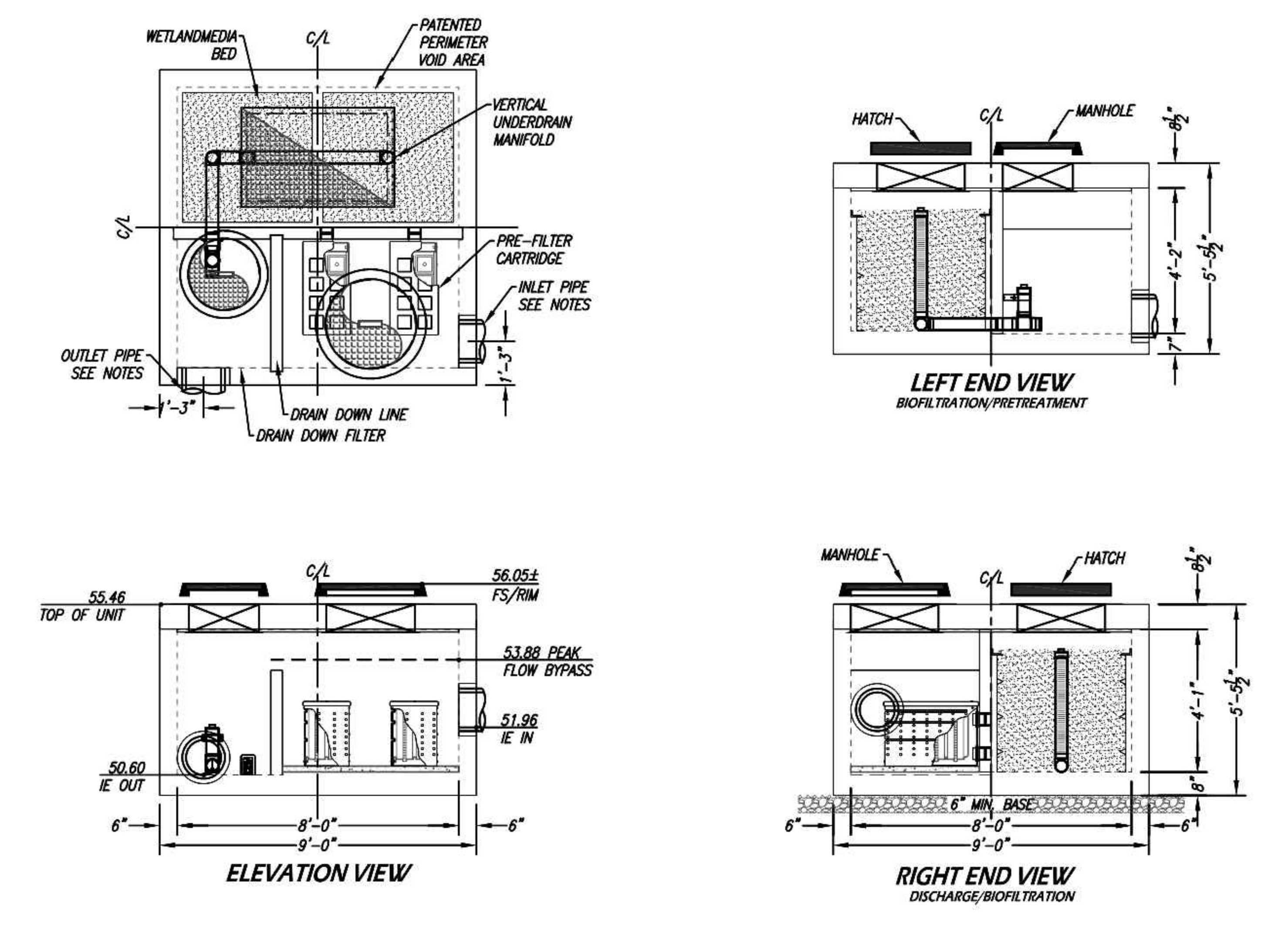
INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.

5/12/17CSINGH



TREATMENT FLOW (CFS)	0.200
OPERATING HEAD (FT)	2.9
PRETREATMENT LOADING RATE (GPM/SF)	1.8
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

INTERNAL BYPASS DISCLOSURE:

THE DESIGN AND CAPACITY OF THE PEAK CONVEYANCE METHOD TO BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD. HGL(S) AT PEAK FLOW SHALL BE ASSESSED TO ENSURE NO UPSTREAM FLOODING. PEAK HGL AND BYPASS CAPACITY SHOWN ON DRAWING ARE USED FOR GUIDANCE ONLY.

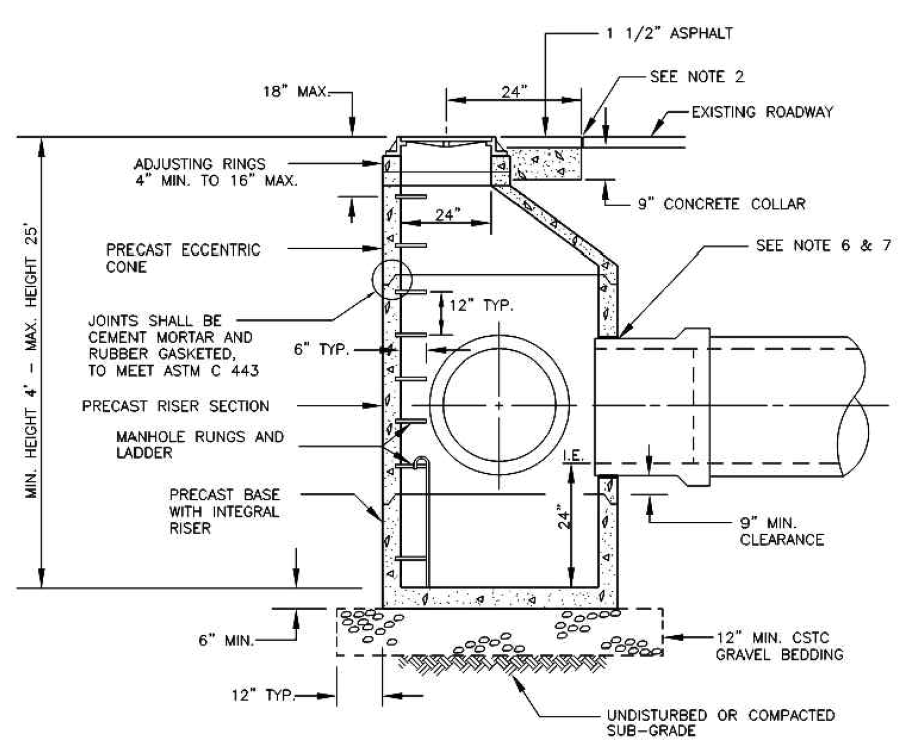
THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,425,262; 7,470,362; 7,674,378; 8,303,816; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING

PROPRIETARY AND CONFIDENTIAL:

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MODULAR WETLANDS SYSTEMS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MODULAR WETLANDS SYSTEMS IS PROHIBITED.

Bio Clean — A Forterra Company

MWS-L-8-8-V-UG
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

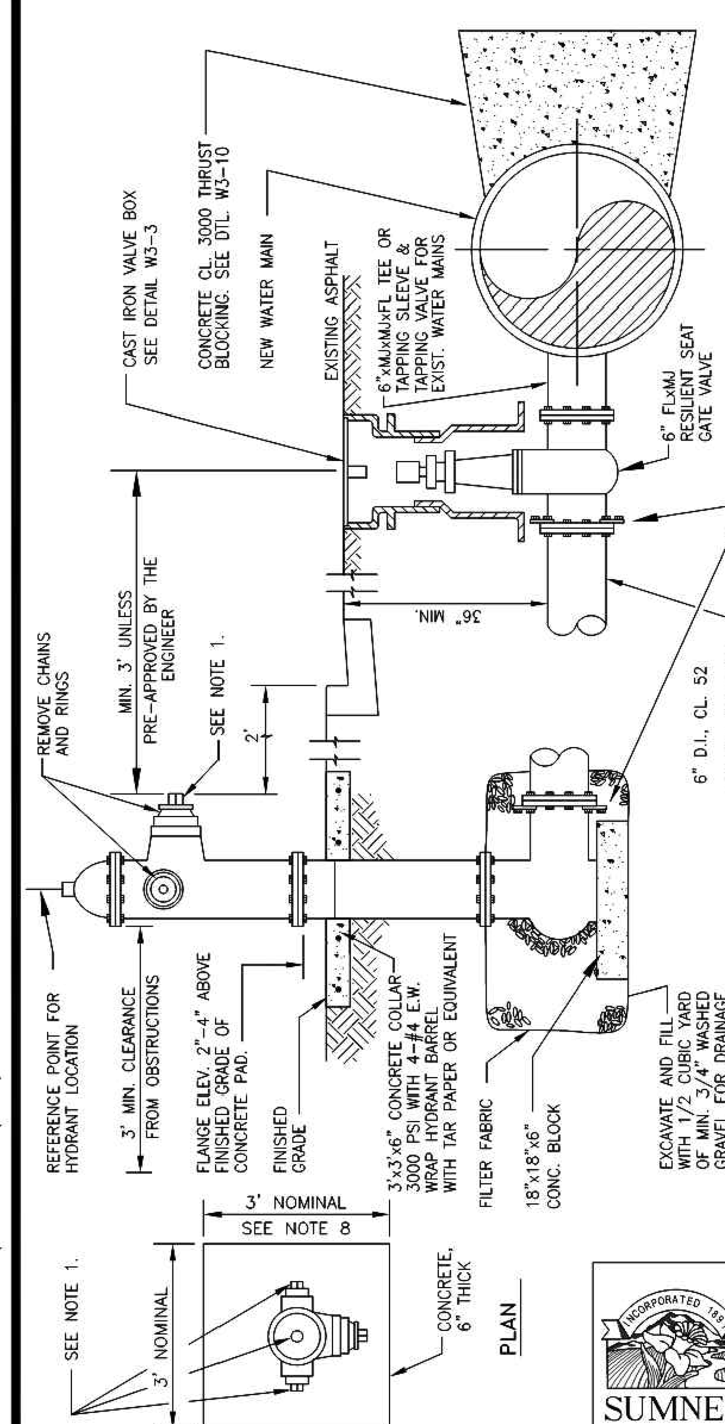


NOTES:

1. THE CONSTRUCTION AND INSTALLATION OF STORM SEWER MANHOLES SHALL CONFORM TO THE REQUIREMENTS OF WSDOT SPEC. SECTION 7-05 AND ASTM C 478.
2. THE FACE OF NEAT LINE CUTS IN EXISTING ASPHALT PAVEMENTT SHALL BE TACK COATED AND THE TOP OF THE JOINT SHALL BE SEALED WITH A HOT PAVING GRADE ASPHALT.
3. THERE SHALL BE NO PIPE JOINTS WITHIN 10' OF STRUCTURE.
4. THE MANHOLE COVER SHALL BE MARKED WITH "STORM" OR "DRAIN" WITH 2 INCH RAISED LETTERS. MANHOLE RING AND COVER SHALL CONFORM TO CITY STANDARD DETAIL SS4-2.1.
5. MANHOLE STEP AND LADDER SHALL CONFORM TO CITY STANDARD DETAIL SS4-3.
6. GROUT SHALL BE PORTLAND CEMENT AND SAND PER WSDOT 9-04.3. NO CALCIUM ALLOWED. NO JET-SET ALLOWED.
7. SAND COLLAR SHALL BE USED WITH PVC STORM PIPE.
8. GROUT SHALL BE PLACED BETWEEN EACH ADJUSTMENT SECTION AND AT THE TOP OF THE STRUCTURE WITH 100% COVERAGE.

R:\Standard Details\Storm\SD5-1.DWG

SUMNER — The City of Sumner Public Works Department
CATCH BASIN TYPE II
DATE: 7/24/07 N.T.S. — STANDARD DETAIL STORM
LAST REVISION: 7/2/10
SHEET 1 of 1 — FILE NO. SD5-1

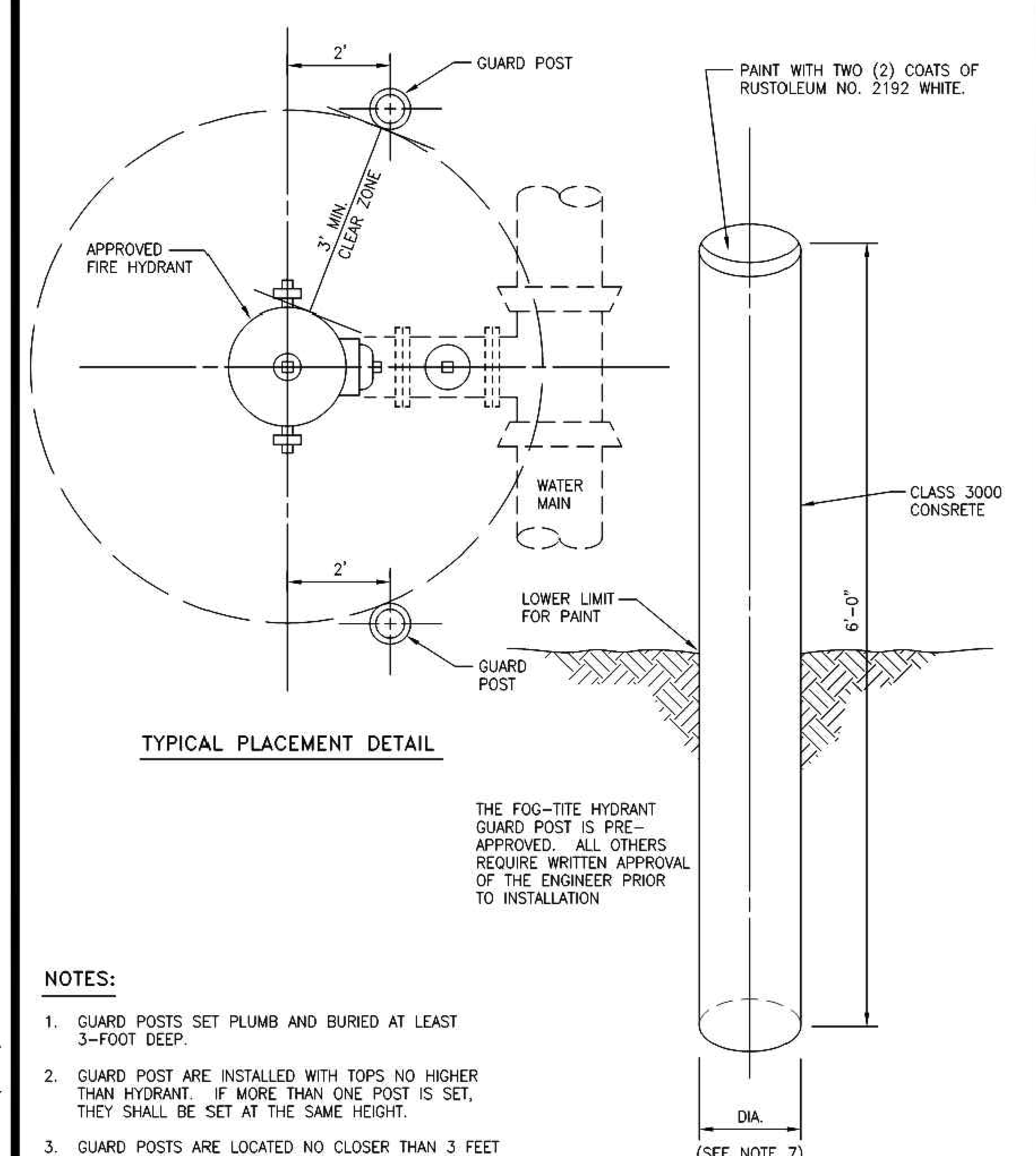


NOTES:

1. FIRE HYDRANT SHALL BE A CENTER OPERATING VALVE SUCH AS MUELLER CENTURION, WATEROUS WB-67 CLOW #2500, M & H 929 OR PRE-APPROVED EQUIVALENT MEETING AWWA STDS. C502. THE STEAMER PORT SHALL BE PROVIDED WITH A 1/4 TURN DISCONNECT TYPE FITTING (5" STORTZ COUPLING AND BLIND CAP) TO BE AN INTEGRAL PART OF THE HYDRANT.
2. PAINT HYDRANTS WITH TWO (2) COATS TRAFFIC YELLOW SEMI GLOSS 756/PC-76 DERUSTO PAINT OR AN EQUIVALANT APPROVED BY THE CITY ENGINEER.
3. ALL FIRE HYDRANTS SHALL BE LOCATED BEHIND SIDEWALK OR AS SHOWN ON PLANS. THE PORT CAP SHALL NOT BE OVER THE SIDEWALK.
4. WHEN FIRE HYDRANTS FALL BEHIND DITCH LINE, PLACE CULVERT IN DITCH FOR MIN. OF 10' & BACK FILL WITH CRUSHED SURFACING. RIP RAP ENDS AS NEEDED FOR EROSION CONTROL.
5. NO HYDRANT SHALL BE INSTALLED LESS THAN 10 FEET FROM THE EDGE OF A DRIVEWAY APPROACH.
6. FIRE HYDRANT SHALL FACE THE ADJACENT STREET UNLESS DIRECTED OTHERWISE BY CITY OFFICIALS.
7. WRAP, WITH PLASTIC, ALL PIPE AND FITTINGS THAT WILL COME IN CONTACT WITH THRUST BLOCKS.
8. 6" THICK CONCRETE PAD SHALL BE 3' WIDE AND BE PLACED BETWEEN BACK OF CURB & SIDEWALK WHEN HYDRANT IS INSTALLED IN PLANTER.

R:\Standard Details\Water\W3-15.1.DWG

SUMNER — The City of Sumner Public Works Department
STANDARD FIRE HYDRANT
DATE: 12/16/03 N.T.S. — STANDARD DETAIL WATER
LAST REVISION: 05/07/10
SHEET 1 of 1 — FILE NO. W3-15.1



TYPICAL PLACEMENT DETAIL

THE FOG-TITE HYDRANT GUARD POST IS PRE-APPROVED. ALL OTHERS REQUIRE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO INSTALLATION

NOTES:

1. GUARD POSTS SET PLUMB AND BURIED AT LEAST 3-FOOT DEEP.
2. GUARD POST ARE INSTALLED WITH TOPS NO HIGHER THAN HYDRANT. IF MORE THAN ONE POST IS SET, THEY SHALL BE SET AT THE SAME HEIGHT.
3. GUARD POSTS ARE LOCATED NO CLOSER THAN 3 FEET FROM OUTSIDE FACE OF FIRE HYDRANT.
4. EXPOSED PORTION OF GUARD POSTS ARE TO BE PAINTED WITH TWO (2) COATS OF WHITE PAINT.
5. SEE STANDARD DETAIL W3-15.1 FOR FIRE HYDRANT DETAILS.
6. GUARD POSTS ARE NOT USED WHERE FIRE HYDRANT IS LOCATED IN CITY RIGHT-OF-WAY.
7. GUARD POST DIA. TO BE 6" UNLESS IN AREAS OF HEAVY TRUCK TRAFFIC WHERE 10" DIA. POST WILL BE USED.

R:\Standard Details\Water\W3-15.2.DWG

SUMNER — The City of Sumner Public Works Department
GUARD POST
DATE: 12/16/03 N.T.S. — STANDARD DETAIL WATER
LAST REVISION: 05/11/10
SHEET 1 of 1 — FILE NO. W3-15.2

THESE DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY THE SUMNER PUBLIC WORKS DEPT. FOR GENERAL CONFORMANCE TO CITY OF SUMNER STANDARDS. CONTRACTOR SHALL NOTIFY THE ENGINEER STAMPING THESE SHEETS WITH RESPECT TO OMISSIONS, CONFLICTS OR ERRORS. THE CITY ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTABILITY OF THIS DESIGN.

APPROVED FOR CONSTRUCTION
CITY OF SUMNER PUBLIC WORKS

CITY OF SUMNER - CITY ENGINEER — DATE

APPROVAL OF THESE PLANS BECOMES VOID IF THE UTILITY AND/OR STREET USE PERMIT HAS NOT BEEN ISSUED WITHIN 90 DAYS OF THIS APPROVAL DATE.

NOTE: APPROVAL DOES NOT RELIEVE THE DESIGNER/CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE CODES AND REQUIREMENTS, NOR DOES IT ABROGATE THE REQUIREMENTS OF OTHER AUTHORITIES HAVING JURISDICTION.

No.	Date	By	Ckd.	Appr.	Revision
	06/19/17	KEH	KEH	JGH	REVISED PER SEPA REVIEW COMMENTS 6/6/2017
	05/15/17	DL	KEH	JGH	PERMIT SUBMITTAL

Title: CONSTRUCTION NOTES AND DETAILS
SUMNER LANDING NORTH

For: PROLOGIS
12720 GATEWAY DRIVE
TUKWILA, WA 98168
(206) 414-7608

JASON GUY HUBBELL — STATE OF WASHINGTON — 38950 REGISTERED PROFESSIONAL ENGINEER
06-19-2017

Scale: Horizontal 1"=20' — Vertical NA

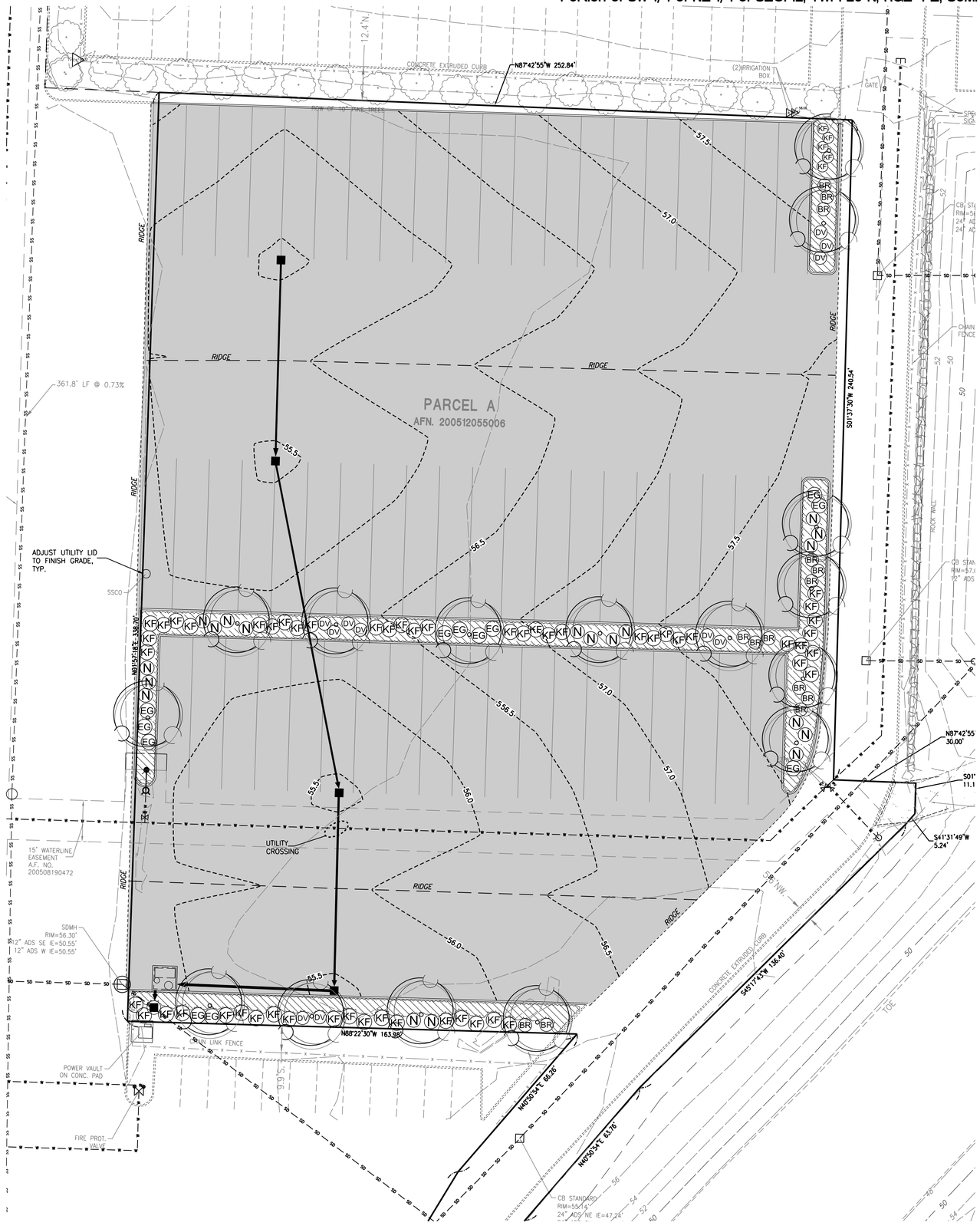
Designed JGH
Drawn RDC
Checked JGH
Approved JGH
Date 4/14/17

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

Job Number 7678
Sheet C6 of 6

File:P:\07000s\7678\engineering\NEW PARKING\7678-D.dwg Date/Time:5/15/2017 12:14 PM Scale:1:1 KHARRIS Xref: ----

Portion of SW 1/4 of NE 1/4 of SEC. 12, TWP. 20 N, RGE 4 E, SUMNER, WA



1"=20'

0 10 20 40

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

JEFF M. VARLEY CERTIFICATE No. 774

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS
	TREES:				
	ZELKOVA SERRATA 'VILLAGE GREEN' / JAPANESE ZELKOVA	3" CAL. B & B	AS SHOWN ON PLAN	16	FULL AND MATCHING. STAKE AND GUY FOR ONE YEAR
	SHRUBS:				
KF	CALAMAGROSTIS ACUTOFOLIA 'KARL FOERSTER' / REED FEATHER GRASS	18"–21" HT	AS SHOWN	59	FULL AND MATCHING
BR	BERBERIS THUNBERGII / REDLEAF BARBERRY	18"–21" HT	AS SHOWN	14	FULL AND MATCHING
N	NANDINA DOMESTICA 'FIREPOWER' / NANDINA	18"–21" HT	AS SHOWN	19	FULL AND MATCHING
DV	VIBURNUM DAVIDII / DAVID VIBURNUM	18"–21" HT	AS SHOWN	11	FULL AND MATCHING
EG	EUONYMUS FORTUNEI 'EMERALD N GOLD' / EUONYMUS	18"–21" HT	AS SHOWN	12	FULL AND MATCHING
	GROUNDCOVERS:				
	ARCTOSTAPHYLLOS 'MASSACHUSETTS' / KINNIKINNIK	1 GAL.	36" O.C.	AS REQ'D	HOLD 12" FROM BORDERS, SHRUBS, AND TREES

No.	Date	By	Ckd.	Appr.	Revision
1	6/19/17	JMV	JMV	JMV	REVISED PER SEPA REVIEW COMMENTS 6/6/2017

Title: LANDSCAPE PLAN

For: PROLOGIS
12720 GATEWAY DRIVE
TUKWILA, WA 98168
(206) 414-7608

Scale: Horizontal 1"=20' Vertical NA

Designed JMV. Drawn JMV. Checked JMV. Approved JGH. Date 4/14/17

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

Job Number 7678

Sheet L-1 of 2

Portion of SW 1/4 of NE 1/4 of SEC. 12, TWP. 20 N, RGE 4 E, SUMNER, WA

LANDSCAPE PLAN

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZERS, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 30-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM FOR FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE – DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

REPAIR OF EXISTING IRRIGATION SYSTEM:
DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE EXISTING IRRIGATION SYSTEM TO MATCH OR BETTER THEN CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER OR THE OWNER'S REPRESENTATIVE.

30-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING COMPLETION ACCEPTANCE BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-1996). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER SIZE ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.

B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE PROJECT SITE.

C) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM THREE QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL OF REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPROVALS. PROVIDE OWNER AND LANDSCAPE ARCHITECTS WITH COPIES OF ALL APPROVALS.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:
AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO SOIL AND PLANT LABORATORY, BELLEVUE, WASHINGTON PHONE: 425-746-1665 OR, EQUIVALENT TESTING LABORATORY, FOR TEST #A05-2. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. IF ON-SITE TOPSOIL HAS BEEN STOCKPILED AND WILL BE USED, A TEST IS TO BE COMPLETED FOR IT, ALSO. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

A) IMPORT TOPSOIL:
TOPSOIL TO CONSIST OF WINTER MIX AS PRODUCED AND REMIXED BY PACIFIC TOPSOIL, INC. WINTER MIX TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT.

B) IMPORT TOPSOIL, NATIVE/STOCKPILED TOPSOIL PREPARATION AND INSTALLATION:
VERIFY SUBGRADES TO -7 INCHES BELOW FINISH ELEVATION IN ALL LANDSCAPE AREAS, EXCEPT AREAS NOTED ON PLANS. THIS IS TO ACCOMMODATE FOR TOPSOIL NATIVE /STOCKPILE TOPSOIL, AMENDMENTS, AND MULCH LAYER.
ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT OR AROUND EXISTING PLANTINGS AND/OR EXISTING IRRIGATION SYSTEM NOTED TO REMAIN WITH HAND TOOLS. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.
PARKING LOT PLANTER ISLANDS TO BE OVER EXCAVATED BY BACKHOE. REMOVE PAVING WASTE, GRAVEL BASE MATERIAL AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF PAVING. SCARIFY AND OVER EXCAVATE PLANT PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.

C) IMPORT TOPSOIL PLACEMENT:
PLACE 2 INCHES OF TOPSOIL TOPSOIL AND AMENDMENTS OVER THE PREPARED SUB-GRADE AND THOROUGHLY ROTOTILL WITH MULTIPLE PASSES INTO THE TOP 6 INCHES OF SUB-GRADE FOR A TOTAL DEPTH OF 8 INCHES. PLACE AN ADDITIONAL 2 INCHES LIFT OR IMPORT TOPSOIL, NATIVE/STOCKPILED OVER THE AMENDED SOIL AS A SURFACES COURSE. PLACE ADDITIONAL TOPSOIL AS REQUIRED TO MEET FINISH ELEVATIONS OR IN AREAS INDICATED TO BE MOUNTED.

BARK MULCH (TOPDRESSING):
ONE-HALF-INCH (1/2") SIZE, TO ONE-INCH (1"), I.E., "MEDIUM," HEMLOCK/FIR BARK. FINE MULCH, I.E., "STEERCO" TEXTURE AND CEDAR ARE NOT ACCEPTABLE.

STAKES:
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER. NO WIRE.

LAWN:
COMMERCIAL SEED AS NOTED ON PLAN.

HERBICIDE:
HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

ANTI-DESICCANT:
"WILT-PROOF," 48 HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1 THROUGH SEPTEMBER. THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

EXECUTION:

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS.

TREES:
ARRANGE TREES ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

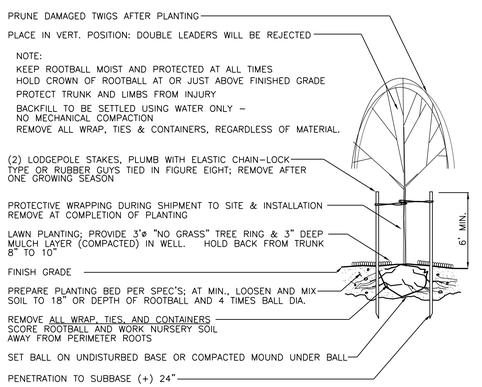
SHRUBS:
INSTALL SHRUBS AS SPECIFIED FOR TREES.

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:
MULCH ALL LANDSCAPE AREAS NOT COVERED BY LAWN AND/OR SEED. APPLY SUFFICIENT QUANTITY TO PROVIDE A 3-INCH COMPACTED DEPTH.

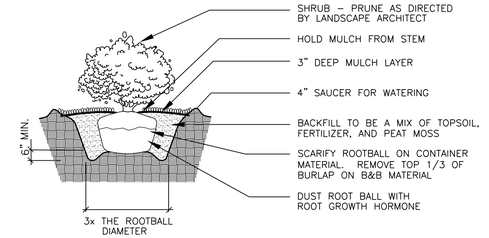
UTILITY CLEARANCES:
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

PLANTING AND IRRIGATION MAINTENANCE:
CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES; AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.



DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



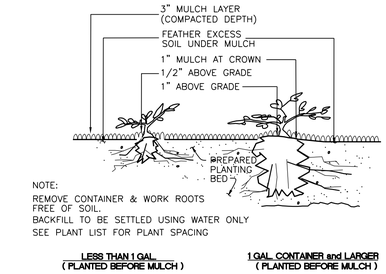
NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.

PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

CUT AND REMOVE BURLAP FROM ROOT BALL

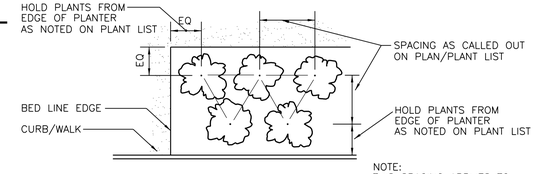
SHRUB PLANTING DETAIL

NOT TO SCALE



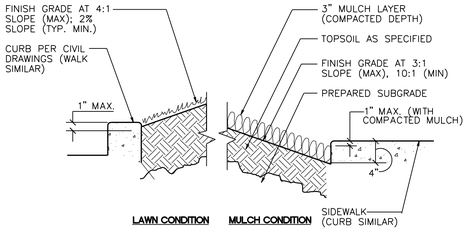
GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



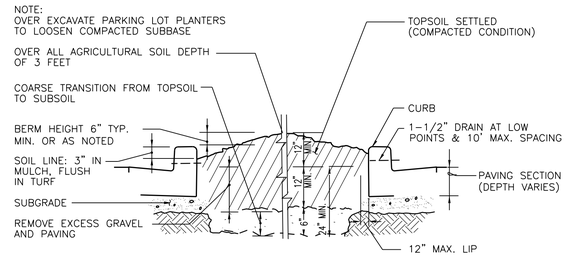
PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



PLANTER SECTION DETAIL

NOT TO SCALE



GRADING IN PARKING LOT PLANTERS DETAIL (TOPSOIL PREP.)

NOT TO SCALE

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JEFF M. VARLEY CERTIFICATE No. 774

No.	Date	By	Ckd.	Appr.	Revision
1	05/15/17	JMV	JMV	JMV	PERMIT SUBMITTAL REVIEW COMMENTS 6/6/2017

Title: LANDSCAPE PLAN

For: PROLOGIS
12720 GATEWAY DRIVE
TUKWILA, WA 98168
(206) 414-7608

Scale: Horizontal 1"=20' Vertical NA

Designed JMV Drawn JMV Checked JMV Approved JGH Date 4/14/17

18215 72ND AVENUE SOUTH
KENT, WA 98032
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CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES
BARGHAUSEN CONSULTING ENGINEERS, INC.

Job Number 7678

Sheet L-2 of 2