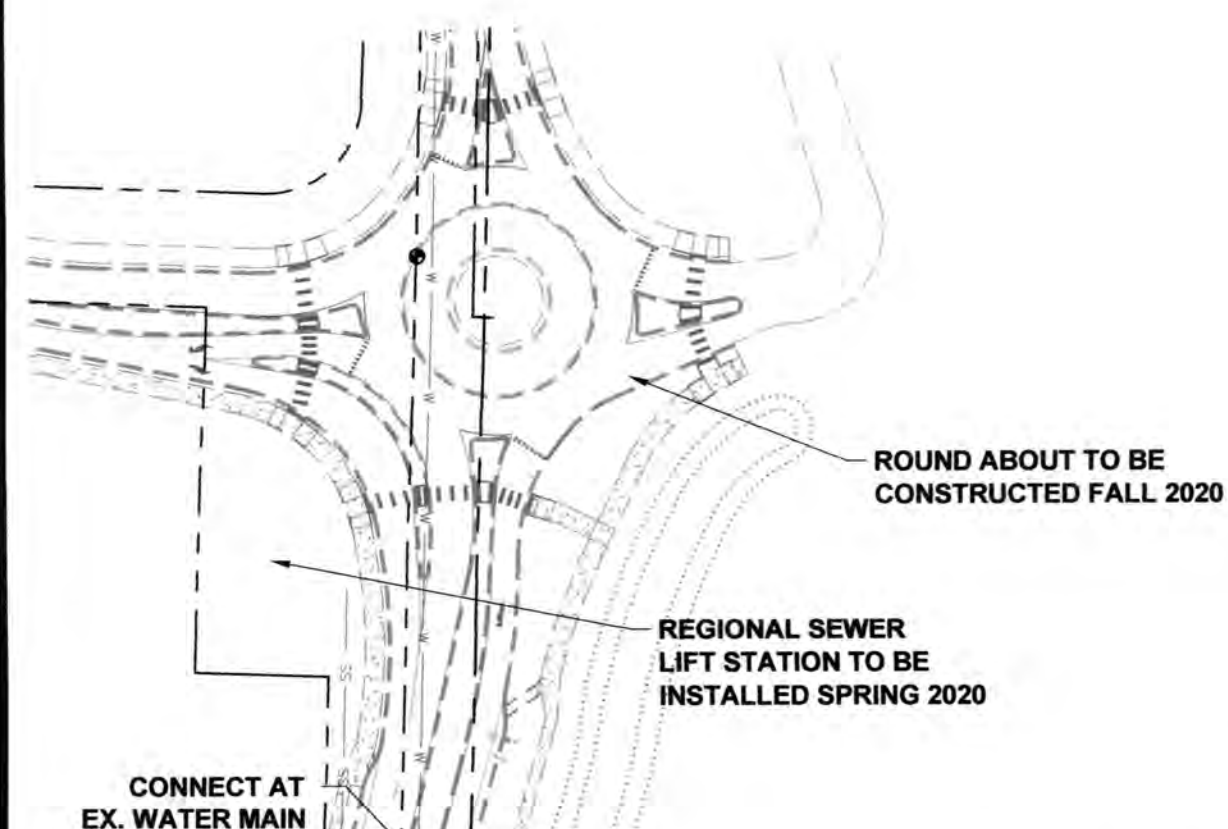


I-5 COMMERCE

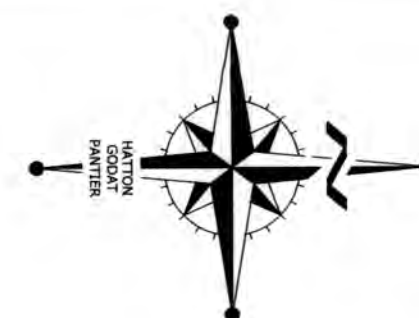
93RD AVENUE SW, TUMWATER, WA



- 1 COVER SHEET**
2 EROSION CONTROL PLAN
3 TEMPORARY EROSION SEDIMENT CONTROL NOTES & DETAILS
4 OVERALL GRADING & DRAINAGE PLAN
5 SOUTH GRADING PLAN
6 NORTH GRADING PLAN
7 LEGACY CT (ROAD 'A') DRAINAGE PLAN & PROFILE - 1
8 LEGACY CT (ROAD 'A') DRAINAGE PLAN & PROFILE - 2
9 LEGACY CT (ROAD 'A') DRAINAGE PLAN & PROFILE - 3
10 LEGACY CT (ROAD 'A') DRAINAGE PLAN & PROFILE - 4
11 DRAINAGE FACILITY
12 DRAINAGE FACILITY SECTIONS & DETAILS
13 INTERSECTION DETAILS
14 GRADING & DRAINAGE NOTES & DETAILS - 1
15 GRADING & DRAINAGE NOTES & DETAILS - 2
16 STREET DETAILS - 1
17 STREET DETAILS - 2
18 OVERALL STREET LIGHT PLAN
19 STREET LIGHTING - 1
20 STREET LIGHTING - 2
21 STREET LIGHTING DETAILS
22 ROADSIDE FEATURES - 1
23 ROADSIDE FEATURES - 2
24 ROADSIDE FEATURES DETAILS

SHEET INDEX

- 25 OVERALL WATER PLAN**
26 LEGACY CT (ROAD 'A') WATER PLAN & PROFILE - 1
27 LEGACY CT (ROAD 'A') WATER PLAN & PROFILE - 2
28 LEGACY CT (ROAD 'A') WATER PLAN & PROFILE - 3
29 LEGACY CT (ROAD 'A') WATER PLAN & PROFILE - 4
30 LEGACY CT (ROAD 'A') WATER PLAN & PROFILE - 5
31 WATER NOTES & DETAILS - 1
32 WATER NOTES & DETAILS - 2
33 OVERALL SEWER PLAN
34 LEGACY CT (ROAD 'A') SEWER PLAN & PROFILE - 1
35 LEGACY CT (ROAD 'A') SEWER PLAN & PROFILE - 2
36 LEGACY CT (ROAD 'A') SEWER PLAN & PROFILE - 3
37 LEGACY CT (ROAD 'A') SEWER PLAN & PROFILE - 4
38 SEWER NOTES & DETAILS
39 OVERALL LANDSCAPE
40 LANDSCAPE - 1
41 LANDSCAPE - 2
42 LANDSCAPE - 3
43 LANDSCAPE - 4
44 LANDSCAPE DETAILS
45 IRRIGATION - 1
46 IRRIGATION - 2
47 IRRIGATION - 3
48 IRRIGATION DETAILS



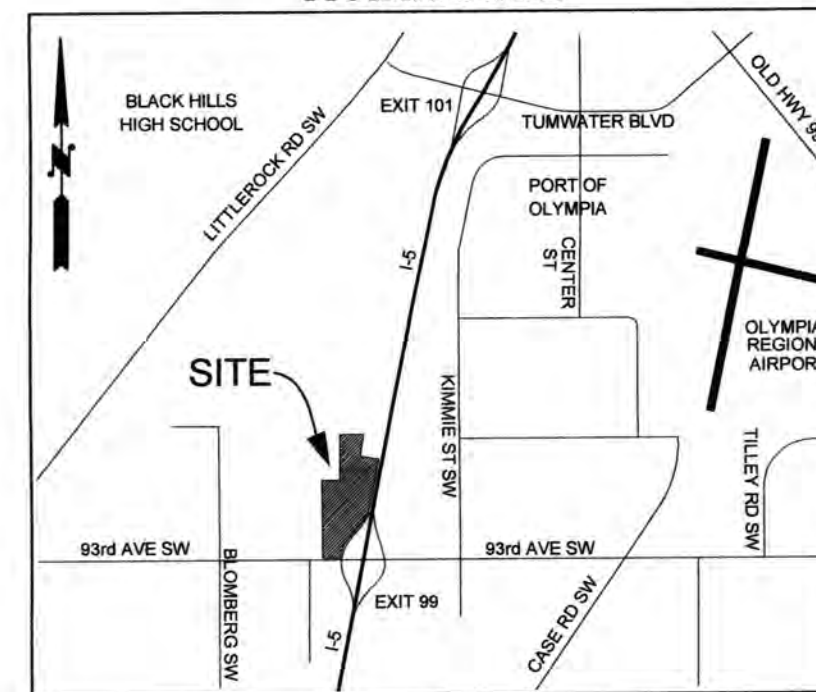
SURVEY NOTES

- 1 RIGHT OF WAY LINE DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 516498 (SEE SURVEYOR'S NOTE #8)
- 2 NORTH LINE RIGHT OF WAY CONVEYED TO THURSTON COUNTY AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 4160513
- 3 NORTH LINE, RIGHT OF WAY CONVEYED TO THE STATE OF WASHINGTON, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 743346 (SEE SURVEYOR'S NOTE #7)
- 4 RIGHT OF WAY LINE DESCRIBED IN DEED TO THE STATE OF WASHINGTON AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 743347 (SEE SURVEYOR'S NOTE #7)
- 5 30' WIDE DRAINAGE EASEMENT DESCRIBED IN DEED TO THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NO. 516498 (ALSO SEE SURVEYOR'S NOTE #8)
- 6 APPROXIMATE LOCATION 75' WIDE EASEMENT GRANTED TO PACIFIC NORTHWEST PIPELINE, AS DESCRIBED UNDER AUDITOR'S FILE NO. 757510 (SEE SURVEYOR'S NOTE NO. 9)
- 7 AREAS DEPICTED IN CRITICAL AREA BUFFER NOTICE RECORDED UNDER AUDITOR'S FILE NO.'S 3796189 AND 3795844 (SEE SURVEYOR'S NOTE NO. 10)
- 8 NOTE: THE BUFFER NOTICE SHOULD BE AMENDED FOLLOWING PRELIMINARY PLAT APPROVAL TO REFLECT THE UPDATED INFORMATION. SAID AMENDMENT SHOULD BE SIGNED BY THE CITY OF TUMWATER AND RECORDED ON TITLE.
- 9 RIGHT OF WAY DEDICATION BY DEEDS RECORDED UNDER AUDITOR'S FILE NO.'S 4821153, 4821154 & 4821155
- 10 150' WETLAND BUFFER BASED ON REPORT BY KRIPPNER CONSULTING, LLC DATED JANUARY 30, 2020
- 11 PLANNED 10' WIDE UTILITY EASEMENT
- 12 INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 7
- 13 INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 10, 11, 12 AND TRACT "D"

THURSTON COUNTY	
VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION ELEVATION = 200.30	BASIS OF BEARING: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E

100 50 0 100 200
SCALE: 1" = 100'

VICINITY MAP



PROJECT PROPONENT

KAUFMAN REAL ESTATE, LLC
7908 SWEET IRON COURT SE
TUMWATER, WA 98501
(360) 491-5230

PROJECT PROPERTY

ADDRESS: 2734 93rd AVENUE SW
TUMWATER, WA 98512
TAX PARCEL #: 12716340100, 12716340101,
12716340102, 12716420000

ENDANGERED SPECIES NOTE:

THE APPLICANT AND CONTRACTOR(S) ARE SOLELY RESPONSIBLE FOR ENSURING COMPLIANCE WITH FEDERAL ENDANGERED SPECIES ACT REQUIREMENTS.

WABO Inspections By (CTL) Construction Testing Laboratories Inc.



THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

CONSTRUCTION STAKING:

THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

RECORD DOCUMENTS:

THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES HE/SHE HAS MADE TO THE DESIGN DRAWING(S).

INADVERTENT DISCOVERY NOTE:

WHEN AN UNANTICIPATED DISCOVERY OF PROTECTED CULTURAL MATERIAL (E.G., BONES, SHELLS, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTHS, ETC.) OR HUMAN REMAINS ARE DISCOVERED, THE PROPERTY OWNER OR CONTRACTOR WILL IMMEDIATELY STOP ALL WORK, COMPLETELY SECURE THE LOCATION, AND CONTACT THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION AND OTHER CONTACTS AS IDENTIFIED IN THE CITY OF TUMWATER STANDARD INADVERTENT ARCHAEOLOGICAL AND HISTORIC RESOURCES DISCOVERY PLAN. THE INDIVIDUAL OR REPRESENTATIVE WHOM THE PERMIT WAS ISSUED TO MUST SEND WRITTEN NOTIFICATION OF THE INADVERTENT DISCOVERY TO THE CITY OF TUMWATER DEPARTMENT OF COMMUNITY DEVELOPMENT.

Retaining Walls require separate permits

- LEGEND**
- EX. SEWER MANHOLE
 - EX. CATCH BASIN
 - EX. SIGN
 - EX. STREET LIGHT
 - EX. WATER LINE
 - EX. STORM LINE
 - EX. SEWER LINE
 - EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - FINISH MAJOR CONTOUR
 - FINISH MINOR CONTOUR
 - NEW WATER LINE
 - NEW STORM LINE
 - NEW SEWER LINE
 - NEW HIGH MAST STREET LIGHT
 - NEW J-BOX
 - NEW FIRE HYDRANT
 - NEW WATERMETER
 - NEW GATE VALVE
 - NEW DCVA
 - NEW SEWER CLEAN OUT
 - NEW SEWER MANHOLE
 - NEW CATCH BASIN
 - NEW SIGN



APPROVED
PERMIT #: TUM-21-0907
06/18/2023;39:28 PM

Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CAHNS
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: 1" = 100'

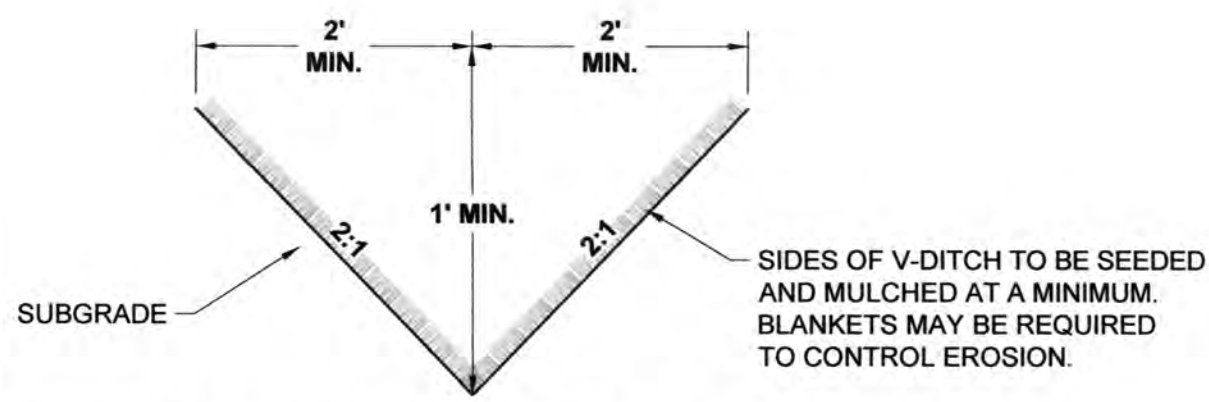


HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
COVER SHEET

AGENCY NO. 16-0016
SHEET: 1 OF 48
INDEX: 13-051 cov.dwg
JOB: 13-051



TEMPORARY EROSION CONTROL DITCH DETAIL
N.T.S.

- FINAL SITE STABILIZATION**
1. CONSTRUCT FILLS AND COMPACT PER THESE PLANS AND SPECIFICATIONS. SEE ALSO SHEET 3 & 5.
 2. LIGHTLY SCARIFY SURFACE OF FINISHED FILLS TO LOOSEN THE TOP 1/2 - 1 INCH (E.G. BACK BLADE WITH DOZER, ROTOTILL OR DISC).
 3. COMPLETE HYDROSEEDING AND OTHER REQUIRED SITE STABILIZATION MEASURES PER THESE PLANS AND SPECIFICATIONS. SEE ALSO SHEET 3.

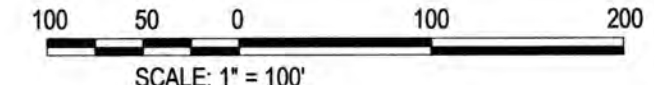
POND NOTE:
EXCAVATE INFILTRATION POND BOTTOMS NO DEEPER THAN DESIGN BOTTOM DURING CONSTRUCTION. ONCE SITE IS FULLY STABILIZED, ALL CONSTRUCTION MUCK SHALL BE REMOVED FROM THE BASINS. INFILTRATION PONDS EXCAVATED 18" BELOW DESIGN BOTTOM, AND TREATMENT LINERS INSTALLED.



THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO. 573A THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E



- LEGEND**
- [Symbol] INLET PROTECTION
 - [Symbol] FILTER FABRIC FENCE
 - [Symbol] CONSTRUCTION LIMITS
 - [Symbol] STRAW WATTLE
 - [Symbol] TEMPORARY DITCH

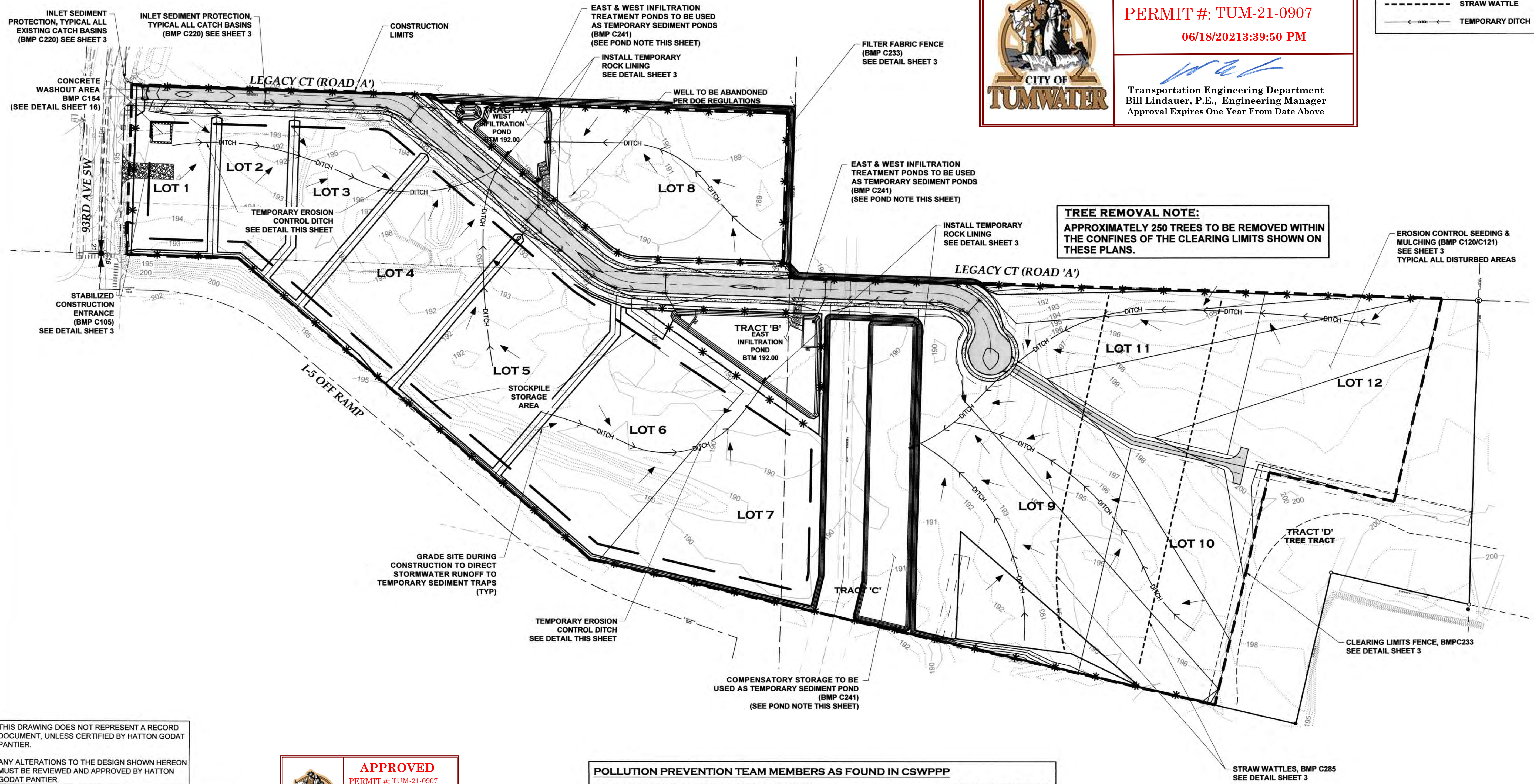
APPROVED

PERMIT #: TUM-21-0907

06/18/2021 3:39:50 PM

[Signature]

Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above



TREE REMOVAL NOTE:
APPROXIMATELY 250 TREES TO BE REMOVED WITHIN THE CONFINES OF THE CLEARING LIMITS SHOWN ON THESE PLANS.

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APPROVED

PERMIT #: TUM-21-0907

06/21/2021 7:59:03 AM

[Signature]

Community Development Department
At Customers, CDO Building/Tre Safety Official

POLLUTION PREVENTION TEAM MEMBERS AS FOUND IN CSWPPP

CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL)JAKE HOMAX (360) 491-5230
CIVIL ENGINEERHATTON GODAT PANTIER (STEVE HATTON) (360) 943-1599
EMERGENCY ECOLOGY CONTACTSPILL REPORT HOTLINE (360) 407-6300
OWNER CONTACTJOHN KAUFMAN (360) 491-5230
NON EMERGENCY ECOLOGY CONTACTHONOR CARPENTER (360) 407-6294

DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1"=100'
V N/A



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

REVISIONS:

CITY COMMENTS	10/07/2020
CITY COMMENTS	10/27/2020

TP# 12716340100, 12716340102, 12716342000

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC

EROSION CONTROL PLAN

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016

SHEET: 2 OF 48
H:\egm\13-000\13-051\CD\I-5 INDEX: 13-051.ec.dwg

■ JOB: 13-051

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION. THE PROJECT ENGINEER AND THE REVIEWING AGENCY SHALL INSPECT AND APPROVE THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.
2. EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL NOT BE ALLOWED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF SITE PROPERTIES.
3. THE CONTRACTOR SHALL MAKE DAILY SURVEILLANCE OF ALL EROSION CONTROL MEASURES AND MAKE ANY NECESSARY REPAIRS OR ADDITIONS TO THE EROSION CONTROL MEASURES AS REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS DETERMINED NECESSARY BY THE INSPECTOR OR PROJECT ENGINEER. FAILURE TO COMPLY WITH ALL LOCAL AND STATE EROSION CONTROL REQUIREMENTS MAY RESULT IN CIVIL PENALTIES BEING LEVIED AGAINST THE CONTRACTOR.
4. DURING THE WET SEASON, OCTOBER 1ST TO APRIL 30TH INCLUSIVE, ALL DISTURBED SOILS SHALL BE STABILIZED WITHIN 48 HOURS AFTER STOP OF WORK. EROSION CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, COVERING THE AFFECTED AREA INCLUDING SPOIL PILES WITH PLASTIC SHEETING, STRAW MATTING, JUTE MATTING, STRAW MULCH, OR WOOD CHIPS. SEEDING OF THE DISTURBED AREAS SHALL TAKE PLACE AS WEATHER PERMITS.
5. ALL SEEDED OR SODDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE VEGETATIVE COVERAGE IS COMPLETE. AREAS SHALL BE REPAIRED, RESEEDED, AND FERTILIZED AS REQUIRED.
6. TRACKING OF SOIL OFF SITE WILL NOT BE ALLOWED. IF SOIL IS TRACKED ON TO A PUBLIC STREET, IT SHALL BE REMOVED BY THE END OF THAT WORKING DAY. ANY FURTHER TRACKING OF MUD SHALL THEN BE PREVENTED BY SWEEPING OR WASHING OF THE VEHICLE'S TIRES BEFORE DRIVING ON A CITY STREET.
7. NO MORE THAN 300LF OF TRENCH SHALL BE OPENED AT ONE TIME.
8. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
9. TRENCH DEWATERING DEVICES SHALL BE DISCHARGED IN A MANNER THAT WILL NOT ADVERSELY AFFECT FLOWING STREAMS, DRAINAGE SYSTEMS, OR OFF SITE PROPERTIES.
10. ALL STORM SEWER INLETS RECEIVING RUNOFF FROM THE PROJECT DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL BE FILTERED BEFORE ENTERING THE CONVEYANCE SYSTEM.
11. ALL OFF SITE CATCH BASINS IMMEDIATELY ADJACENT TO THE SITE SHALL BE PROTECTED FROM SILTATION.
12. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED UPON COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT COMPLETE COVERAGE OF THE DISTURBED AREAS IS PROVIDED AND THAT GROWTH OF VEGETATION IS ESTABLISHED.

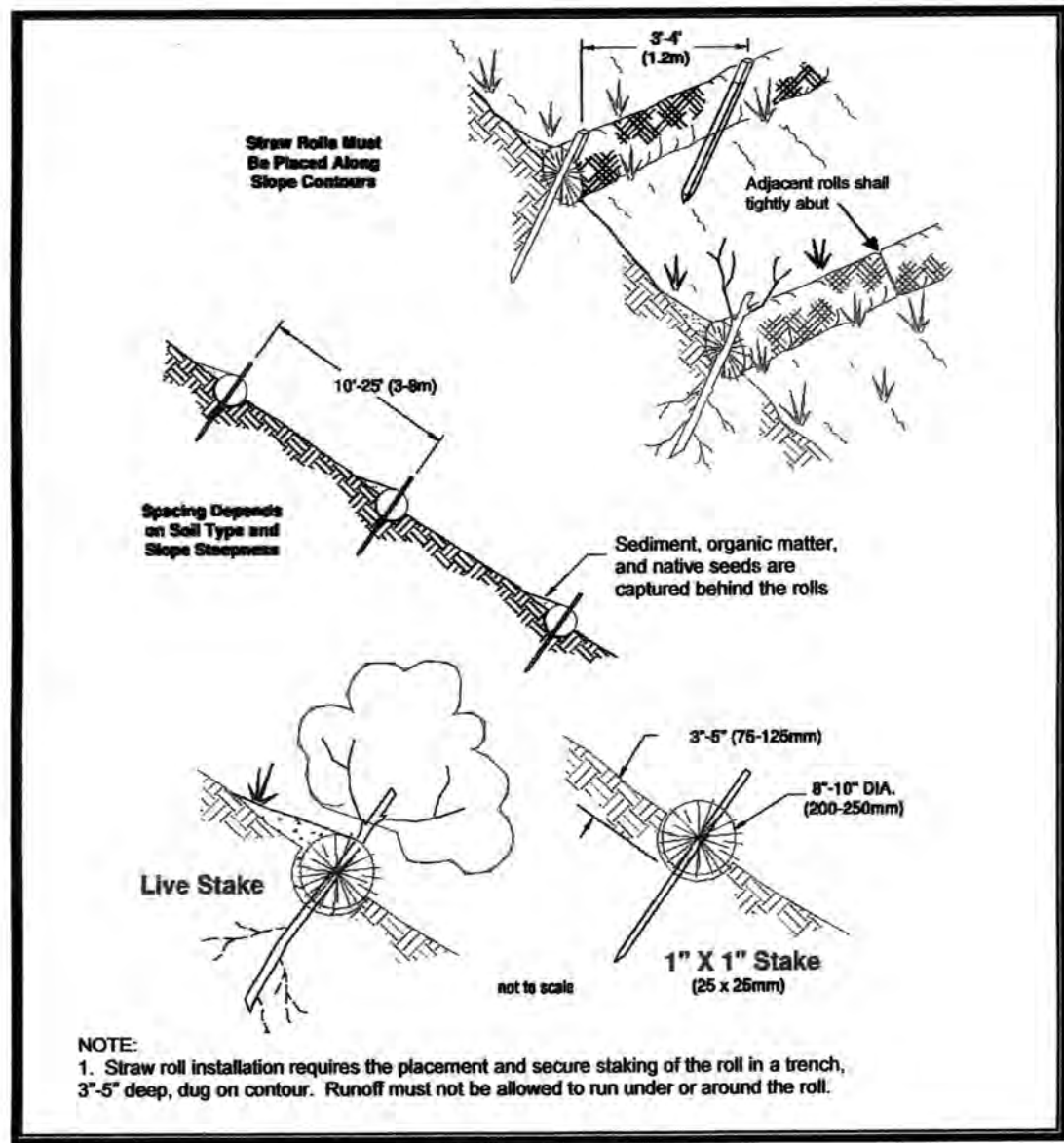
SCHEDULING NOTES: (BMP C162)

1. PROPER SCHEDULING OF A CONSTRUCTION PROJECT REDUCES THE AMOUNT AND DURATION OF SOIL EXPOSED TO EROSION FROM WIND, RAIN RUNOFF AND VEHICLE TRACKING.
2. SCHEDULING SHOULD AVOID RAINY PERIOD WHERE POSSIBLE.
3. SCHEDULE PROJECTS TO DISTURB SMALL PORTIONS OF THE SITE AT ANY ONE TIME.
4. COMPLETE GRADING AS SOON AS POSSIBLE
5. IMMEDIATELY STABILIZE DISTURBED PORTION BEFORE MOVING ON TO NEXT GRADING PORTION.

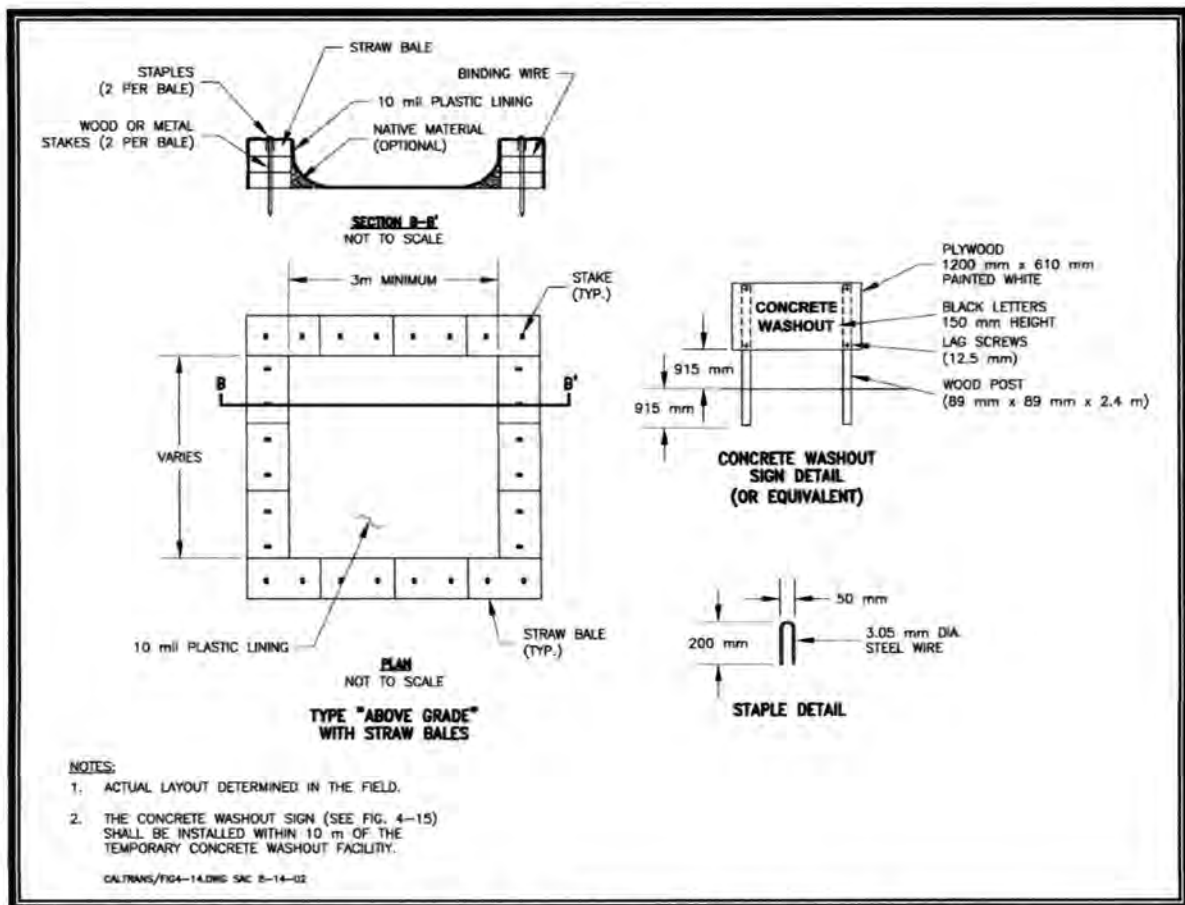
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STRAW WATTLES DETAIL
(BMP C235)
N.T.S.



CONCRETE WASHOUT AREA
(BMP C154)
N.T.S.

STANDARD SWPPP NOTES:

APPROVAL OF THIS CONSTRUCTION SWPPP DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION/DETENTION/INFILTRATION FACILITIES, UTILITIES, ETC.).

THE IMPLEMENTATION OF THIS CONSTRUCTION SWPPP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE CONSTRUCTION SWPPP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

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 APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

THE CONSTRUCTION SWPPP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

THE CONSTRUCTION SWPPP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.

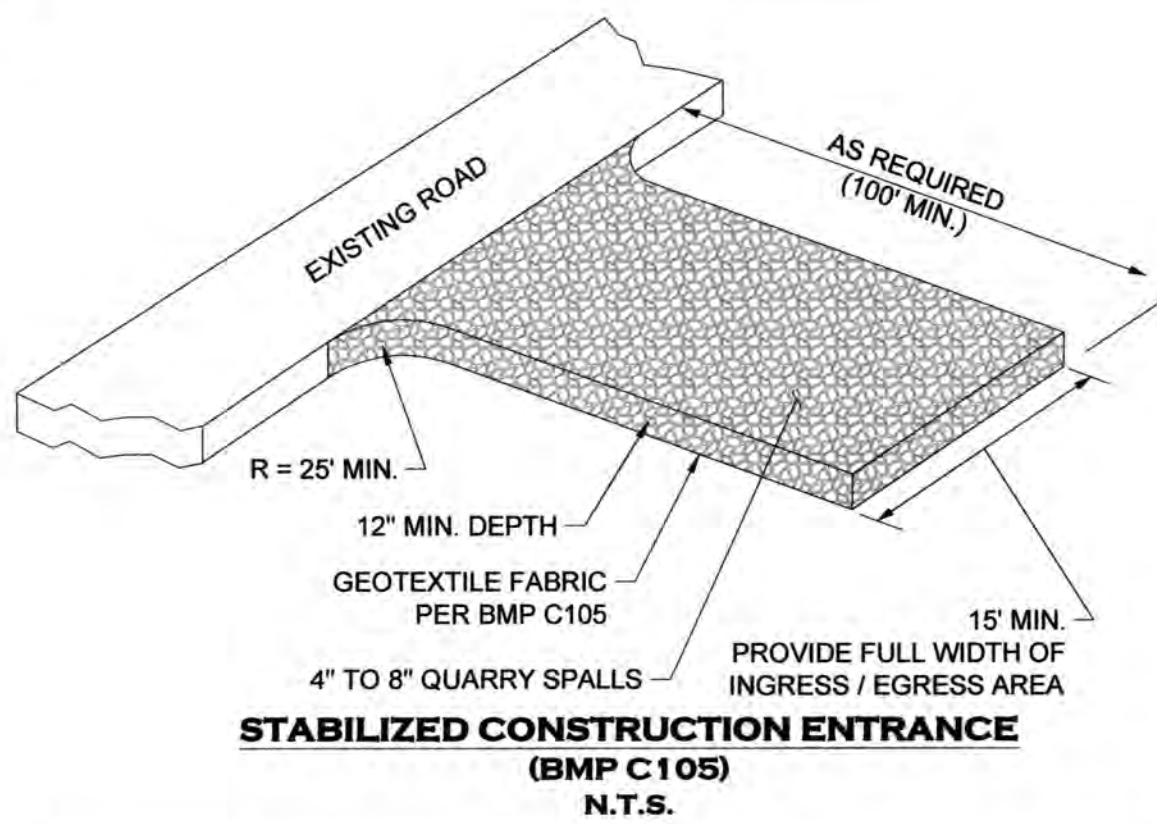
AT NO TIME SHALL MORE THAN 1 FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN TRAP (OR SUMP). ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE SEDIMENT CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

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.

CITY OF TUMWATER DRAINAGE DESIGN & EROSION CONTROL MANUAL
VOLUME II, APPENDIX 11-A
JANUARY 2018

SCHEDULING NOTES: (BMP C162)

1. PROPER SCHEDULING OF A CONSTRUCTION PROJECT REDUCES THE AMOUNT AND DURATION OF SOIL EXPOSED TO EROSION FROM WIND, RAIN RUNOFF AND VEHICLE TRACKING.
2. SCHEDULING SHOULD AVOID RAINY PERIOD WHERE POSSIBLE.
3. SCHEDULE PROJECTS TO DISTURB SMALL PORTIONS OF THE SITE AT ANY ONE TIME.
4. COMPLETE GRADING AS SOON AS POSSIBLE
5. IMMEDIATELY STABILIZE DISTURBED PORTION BEFORE MOVING ON TO NEXT GRADING PORTION.



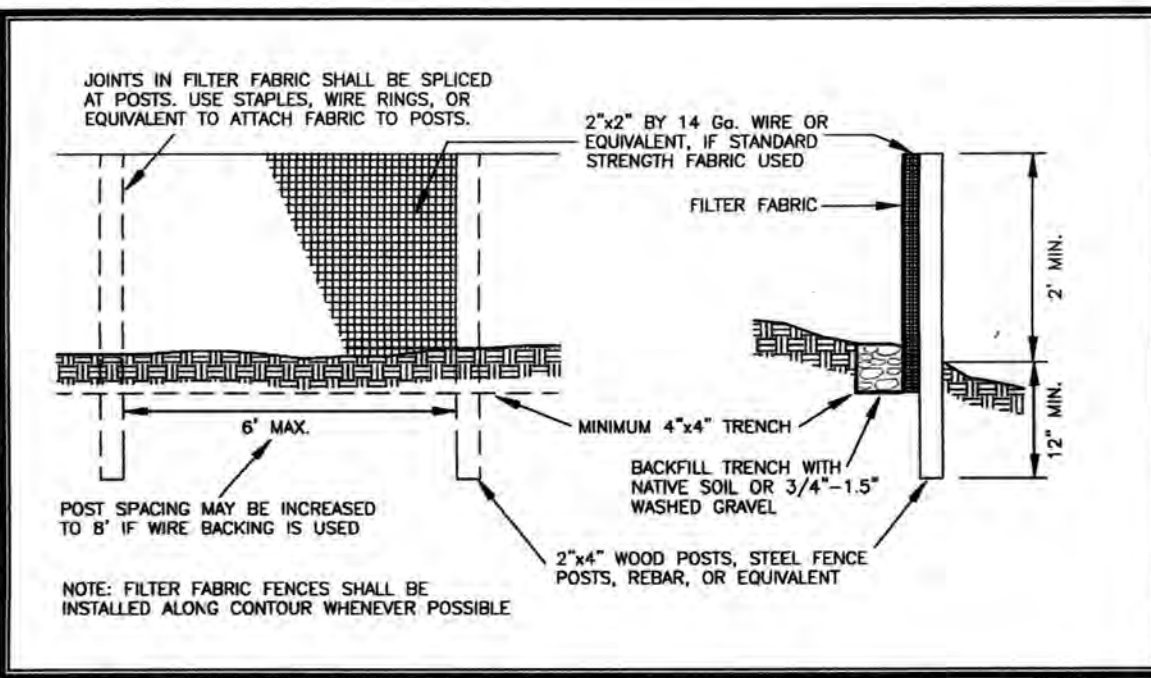
STABILIZED CONSTRUCTION ENTRANCE
(BMP C105)
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE NOTES: (BMP C105)

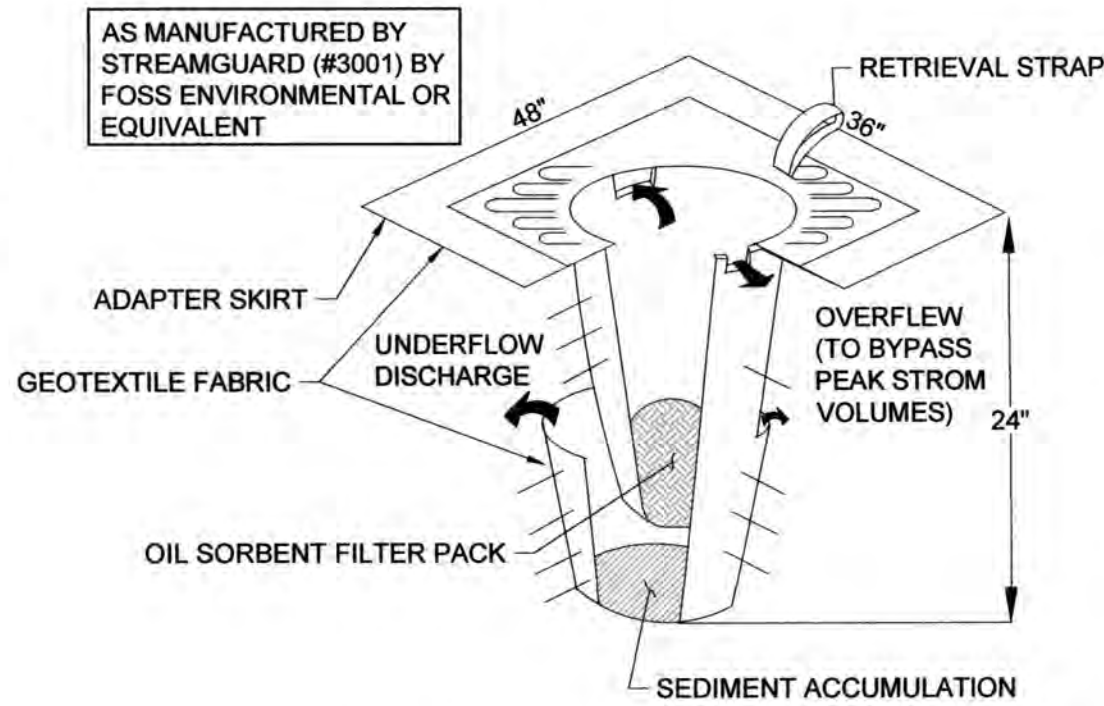
1. MATERIAL SHALL BE 4 INCH TO 8 INCH QUARRY SPALLS. (STATE STANDARD SPECIFICATIONS.)
2. A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE QUARRY SPALLS.
3. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE-FAMILY RESIDENTIAL AND SMALL COMMERCIAL SITES.
4. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
5. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.

FILTER FABRIC FENCE NOTES: (BMP C233)

1. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POST.
2. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES).
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG. TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
7. FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UP SLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
8. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. FILTER FABRIC FENCING TO BE INSTALLED AT A MINIMUM AS SHOWN ON THESE PLANS. ADDITIONAL FILTER FABRIC FENCING TO BE INSTALLED AT ANY LOCATION WHERE RUNOFF COULD LEAVE THE SITE. WITH INSPECTOR APPROVAL, FILTER FABRIC FENCING AND CLEARING LIMITS FENCING MAY BE COMBINED BY USING ORANGE FILTER FABRIC FENCING.



FILTER FABRIC / CLEARING LIMITS FENCE DETAIL
(BMP C103 / BMP C233)
N.T.S.



INLET SEDIMENT PROTECTION
(BMP C220)
N.T.S.

INLET SEDIMENT PROTECTION NOTES: (BMP C220)

1. INSTALL INSERT PER THE MANUFACTURER'S SPECIFICATIONS
2. MAINTAIN AND REPLACE INSERTS AS RECOMMENDED BY THE MANUFACTURER, AS REQUIRED BY THE INSPECTOR OR PROJECT ENGINEER, AND AS OTHERWISE NECESSARY.

STOCKPILE NOTES:

1. STOCKPILES SHALL BE STABILIZED DAILY WITH PLASTIC COVERING OR OTHER APPROVED DEVICES BETWEEN OCTOBER 1 AND APRIL 30.
2. IN ANY SEASON SEDIMENT LEACHING FROM STOCKPILES MUST BE POSITIVELY PREVENTED.
3. TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION WHEN SUBGRADE IS DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING.
4. PREVIOUSLY ESTABLISHED GRADES, IN THE AREAS TO RECEIVE TOPSOIL, SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLANS.

CONSTRUCTION SEQUENCE:

1. CONSTRUCTION ON THIS SITE SHALL BE CONDUCTED SUBSTANTIALLY IN ACCORDANCE WITH THE DIVISIONS DESCRIBED HEREON. DEVIATIONS FROM THESE DIVISIONS SHALL BE SUBMITTED TO THE PROJECT ENGINEER AND REVIEWING AGENCY. DEVIATIONS MUST BE APPROVED PRIOR TO ANY SITE DISTURBING ACTIVITY NOT CONTAINED WITHIN THE APPROVED PLANS.
2. FOR DEVELOPMENT OF THIS SITE, THE FOLLOWING GENERAL SEQUENCE SHALL BE OBSERVED:
 - A. INSTALL TREE PROTECTION/CLEARING LIMITS FENCING, FILTER FABRIC FENCE, AND CONSTRUCTION ENTRY AS SHOWN.
 - B. INSTALL INLET PROTECTION FOR EXISTING INLETS IN THE VICINITY OF AREAS TO BE DISTURBED.
 - C. CALL FOR INSPECTION BY THE REVIEWING AGENCY AND PROJECT ENGINEER.
 - D. CLEAR & GRUB AREAS WHICH ARE TO BE GRADED.
 - E. INSTALL TEMPORARY PIPING, EROSION CONTROL DITCHES, AND INFILTRATION BASINS/TEMPORARY SEDIMENT TRAPS.
 - F. GRADE AREAS TO SUBGRADE AS SPECIFIED.
 - G. INSTALL SITE IMPROVEMENTS IN ACCORDANCE WITH APPROVED PLANS.
 - H. INSTALL PERMANENT EROSION CONTROL MEASURES (I.E., HYDROSEEDING, PLANTINGS, ETC.)
3. ONCE THE SITE HAS BEEN DISTURBED, CONTINUE OPERATIONS DILIGENTLY TOWARD COMPLETION AND STABILIZATION OF THE SITE.
4. MONITOR ALL EROSION CONTROL FACILITIES, REPAIR, MODIFY, AND ENHANCE AS DIRECTED OR AS REQUIRED.

FILL AREA STABILIZATION:

1. ALL FILL AREA SLOPES SHALL BE ROUGHENED USING ONE OF THE METHODS FROM BMP C130 AS FILL IS BEING PLACED.
2. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED PER THE NOTES AND DETAILS IN THIS PLAN SET AND PER BMP'S C120 AND C121.
3. IN NO CASE SHALL DISTURBED SOILS REMAIN UNSTABILIZED AND UNWORKED FOR MORE THAN 7 DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) OR MORE THAN 2 DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30)

EROSION CONTROL SEEDING NOTES: (BMP C120)

1. SEED MIXTURE SHALL BE: 40% CHEWINGS OR ANNUAL BLUEGRASS, 50% PERENNIAL RYE, 5% RED TOP OR COLONIAL BENTGRASS AND 5% WHITE DUTCH CLOVER APPLIED AT THE RATE OF 120 POUNDS PER ACRE.
2. SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
3. FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING).
4. BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
5. THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL CULTURAL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
6. FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

MULCH NOTES: (BMP C121)

1. MULCH MATERIALS USED SHALL BE HAY OR STRAW, AND SHALL BE APPLIED AT THE RATE OF 2 - 3 TONS / ACRE OR OTHER WOOD FIBER CELLULOSE MATERIAL TO BE APPLIED AT THE RATE OF APPROXIMATELY 100 TONS / ACRE.
2. MULCHES SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SOILS.
3. MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON.
4. ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER 1.
5. MULCH MUST BE MAINTAINED UNTIL SITE HAS ESTABLISHED 80% GRASS COVERAGE.



APPROVED
PERMIT #: TUM-21-0907

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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V N/A



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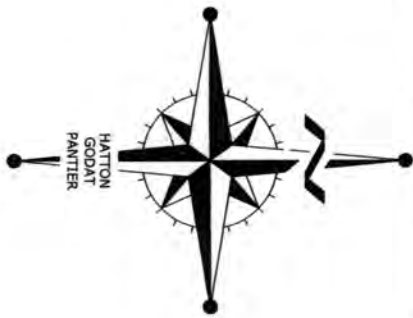
REVISIONS: DATE: 10/07/2020
CITY COMMENTS: 10/27/2020
CITY COMMENTS: 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
TEMPORARY EROSION
SEDIMENT CONTROL
NOTES & DETAILS

AGENCY NO.: 16-0016
SHEET: 3 OF 48
INDEX: 13-051 ec.dwg
JOB: 13-051

WEST DRAINAGE
BASIN BOUNDARY

PROTECT INFILTRATION POND BOTTOMS
AGAINST SEDIMENTATION
SEE POND SHEET 12



THURSTON COUNTY
VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

100 50 0 100 200
SCALE: 1" = 100'

EARTHWORK CALCULATIONS

CUT 5,000 CY
FILL 152,000 CY
NET 147,000 CY IMPORT

FOR PERMITTING PURPOSES ONLY
NOT TO BE USED FOR BIDDING

DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 100'
V N/A



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REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
OVERALL GRADING
& DRAINAGE PLAN

AGENCY NO. 16-0016
SHEET: 4 OF 48
INDEX: 13-051.grd&dm.dwg
JOB: 13-051

EAST DRAINAGE
BASIN BOUNDARY

GEOTECH OF RECORD NOTE:

THE CITY OF TUMWATER REQUIRES THAT THE FIRM PROVIDING THE SOILS REPORT (SOUTH SOUND GEOTECHNICAL) CONDUCT THE SITE INSPECTIONS AS DEFINED IN THE REPORT. THE CITY ALSO REQUIRES THAT IN ADDITION TO THE SOILS ENGINEERING FIRM, A WABO REGISTERED SPECIAL INSPECTOR WITH EXPERIENCE WITH SOIL GRADING BE EMPLOYED, BY THE OWNER, TO CONDUCT COMPACTION TESTING FOR THE BUILDING PADS AND THE REQUIRED FIRE LANES. THE SPECIAL INSPECTOR SHALL NOT BE THE GEOTECHNICAL FIRM, THE CIVIL ENGINEER OF RECORD OR AN EMPLOYEE OF THE CONTRACTOR.

ALL GRADING WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY SOUTH SOUND GEOTECHNICAL. COMPACTION TESTING OF THE SOILS UNDER THE FIRE LANES AND THE BUILDING FOUNDATIONS AND UTILITY TRENCHES SHALL BE VERIFIED BY SOUTH SOUND GEOTECHNICAL AND THE WABO SPECIAL INSPECTOR.

THE OWNER WILL NEED TO SUBMIT THE NAME OF THE WABO REGISTERED FIRM WHO WILL CONDUCT THE SPECIAL INSPECTIONS, TO THE BUILDING OFFICIAL, PRIOR TO ISSUANCE OF THE SITE DEVELOPMENT/GRADING PERMITS.

WHEN THE GRADING WORK IS COMPLETE AND READY FOR FINAL INSPECTION THE CIVIL ENGINEER OF RECORD IS RESPONSIBLE FOR PROVIDING A FINAL INSPECTION REPORT WHICH WILL INCLUDE THE GEOTECHNICAL ENGINEERS AND WABO SPECIAL INSPECTOR'S REPORTS. IN ADDITION, AS-BUILT DRAWINGS FOR THE SITE WILL BE SUBMITTED IN A PDF FORMAT. IBC APPENDIX J



THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

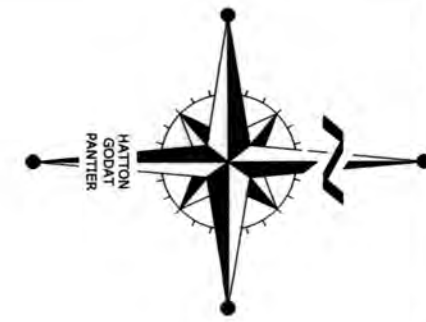
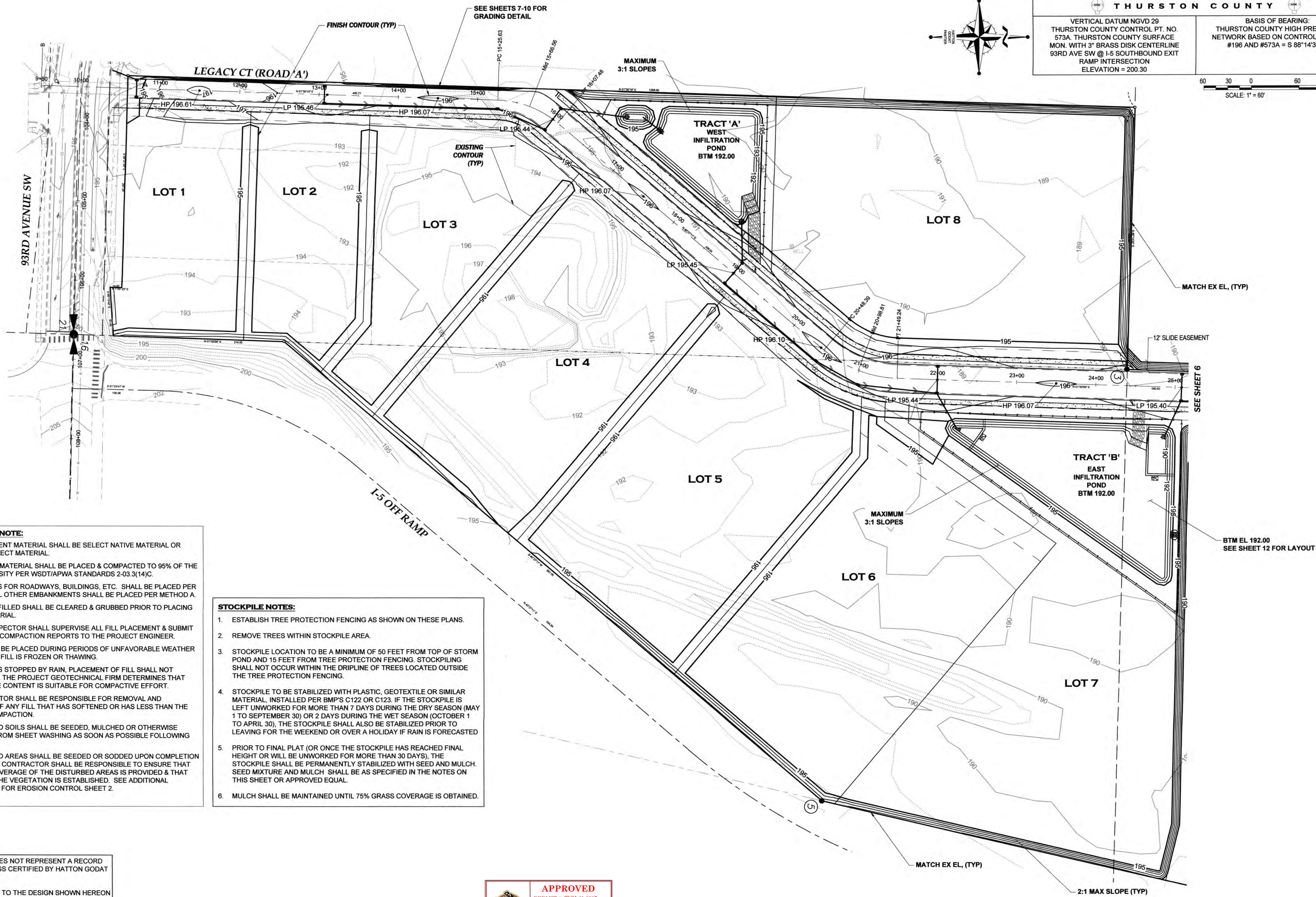
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

TP# 12716340100, 12716340102, 12716342000

SEE CONTINUATION THIS SHEET

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.



THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

60 30 0 60 120
SCALE: 1" = 60'

- EMBANKMENT NOTE:**
- ALL EMBANKMENT MATERIAL SHALL BE SELECT NATIVE MATERIAL OR IMPORTED SELECT MATERIAL.
 - EMBANKMENT MATERIAL SHALL BE PLACED & COMPACTED TO 95% OF THE MAXIMUM DENSITY PER WSDOT/APWA STANDARDS 2-03.3(14)C.
 - EMBANKMENTS FOR ROADWAYS, BUILDINGS, ETC. SHALL BE PLACED PER METHOD C. ALL OTHER EMBANKMENTS SHALL BE PLACED PER METHOD A.
 - AREAS TO BE FILLED SHALL BE CLEARED & GRUBBED PRIOR TO PLACING ANY FILL MATERIAL.
 - A SPECIAL INSPECTOR SHALL SUPERVISE ALL FILL PLACEMENT & SUBMIT INSPECTION & COMPACTION REPORTS TO THE PROJECT ENGINEER.
 - NO FILL SHALL BE PLACED DURING PERIODS OF UNFAVORABLE WEATHER OR WHILE THE FILL IS FROZEN OR THAWING.
 - WHEN WORK IS STOPPED BY RAIN, PLACEMENT OF FILL SHALL NOT RESUME UNTIL THE PROJECT GEOTECHNICAL FIRM DETERMINES THAT THE MOISTURE CONTENT IS SUITABLE FOR COMPACTIVE EFFORT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REWORKING OF ANY FILL THAT HAS SOFTENED OR HAS LESS THAN THE REQUIRED COMPACTION.
 - ALL DISTURBED SOILS SHALL BE SEEDED, MULCHED OR OTHERWISE PROTECTED FROM SHEET WASHING AS SOON AS POSSIBLE FOLLOWING GRADING.
 - ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED UPON COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT COMPLETE COVERAGE OF THE DISTURBED AREAS IS PROVIDED & THAT GROWTH OF THE VEGETATION IS ESTABLISHED. SEE ADDITIONAL REQUIREMENTS FOR EROSION CONTROL SHEET 2.

- STOCKPILE NOTES:**
- ESTABLISH TREE PROTECTION FENCING AS SHOWN ON THESE PLANS.
 - REMOVE TREES WITHIN STOCKPILE AREA.
 - STOCKPILE LOCATION TO BE A MINIMUM OF 50 FEET FROM TOP OF STORM POND AND 15 FEET FROM TREE PROTECTION FENCING. STOCKPILING SHALL NOT OCCUR WITHIN THE DRIPLINE OF TREES LOCATED OUTSIDE THE TREE PROTECTION FENCING.
 - STOCKPILE TO BE STABILIZED WITH PLASTIC, GEOTEXTILE OR SIMILAR MATERIAL, INSTALLED PER BMP'S C122 OR C123. IF THE STOCKPILE IS LEFT UNWORKED FOR MORE THAN 7 DAYS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30) OR 2 DAYS DURING THE WET SEASON (OCTOBER 1 TO APRIL 30), THE STOCKPILE SHALL ALSO BE STABILIZED PRIOR TO LEAVING FOR THE WEEKEND OR OVER A HOLIDAY IF RAIN IS FORECASTED.
 - PRIOR TO FINAL PLAT (OR ONCE THE STOCKPILE HAS REACHED FINAL HEIGHT OR WILL BE UNWORKED FOR MORE THAN 30 DAYS), THE STOCKPILE SHALL BE PERMANENTLY STABILIZED WITH SEED AND MULCH. SEED MIXTURE AND MULCH SHALL BE AS SPECIFIED IN THE NOTES ON THIS SHEET OR APPROVED EQUAL.
 - MULCH SHALL BE MAINTAINED UNTIL 75% GRASS COVERAGE IS OBTAINED.

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DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 60'
V N/A



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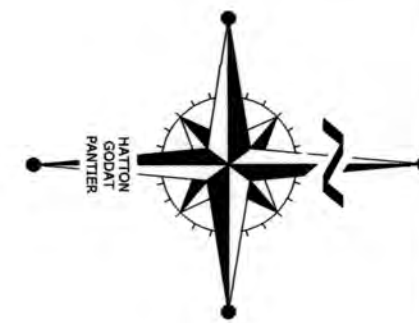
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I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC

SOUTH GRADING PLAN

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, WM

AGENCY NO. 16-0016
SHEET: 5 OF 48
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INDEX:13-051.grd&dm.dwg
JOB: 13-051



THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

60 30 0 60 120
SCALE: 1" = 60'

DESIGNED BY: CA/HG
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CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 60'
V N/A

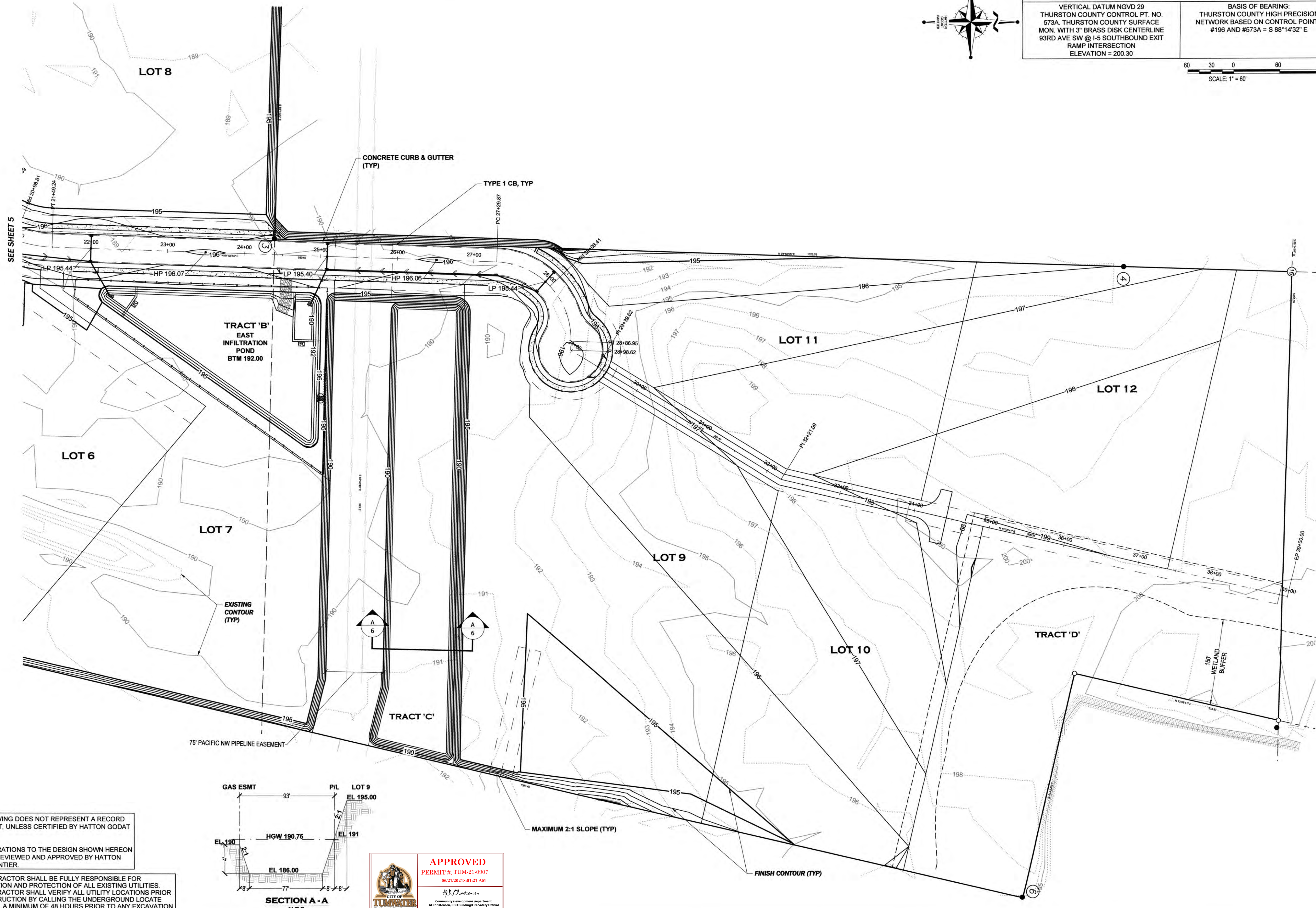


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I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
NORTH GRADING PLAN
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 11W, W.M.

AGENCY NO. 16-0016
SHEET: 8 OF 48
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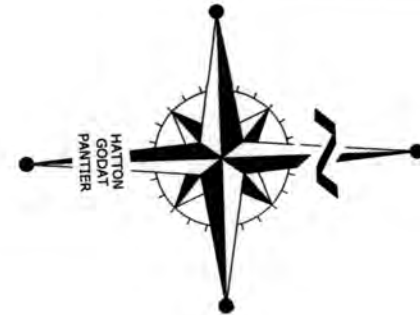
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THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



NOTE:
REQUIRED FRONTAGE IMPROVEMENTS SHOWN
ON PLANS UNDER CONSTRUCTION BY OTHERS.

ANY CONCRETE CURB & GUTTER ON A SLOPE
LESS THAN 0.50% SHALL BE MACHINE PLACED.



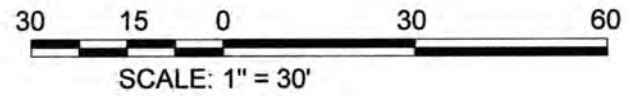
THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
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THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

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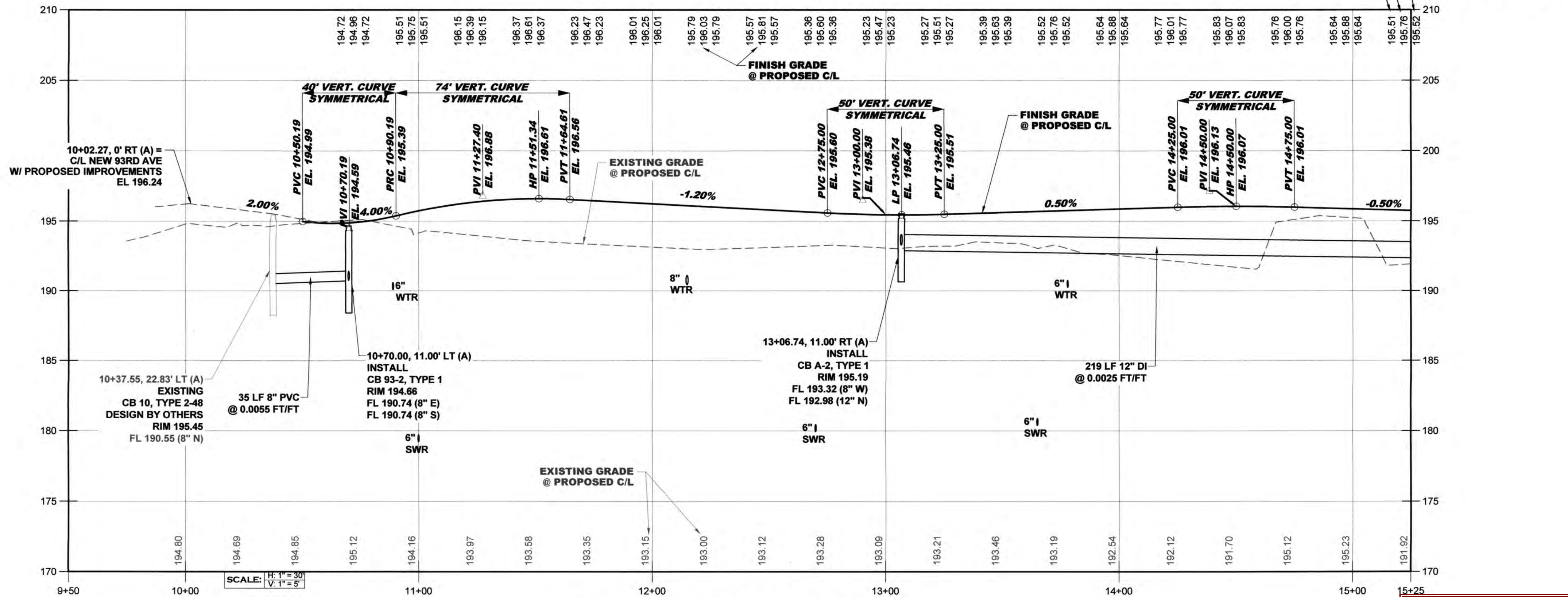
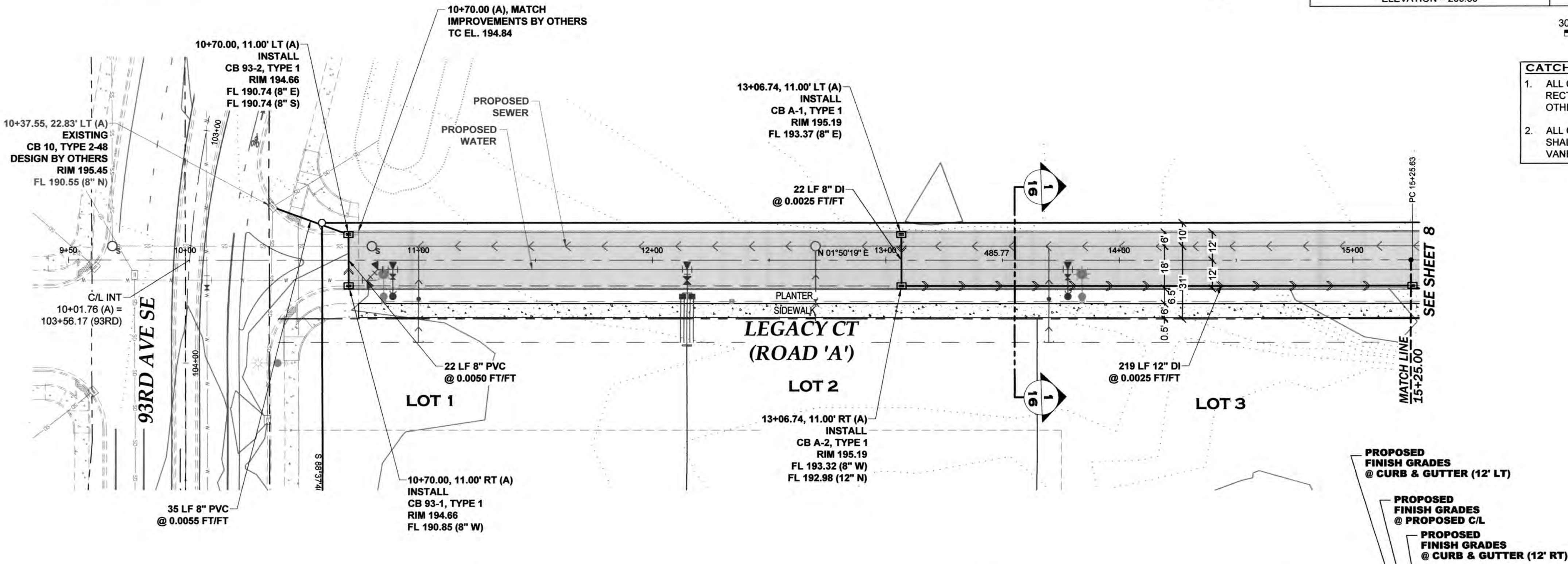
- CATCH BASIN GRATES NOTES:**
- ALL CATCH BASINS IN THE ROAD SHALL HAVE RECTANGULAR VANED GRATES UNLESS OTHERWISE NOTED.
 - ALL CATCH BASINS IN THE ROAD AT LOW POINTS SHALL HAVE RECTANGULAR BI-DIRECTIONAL VANED GRATES.



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hatterpannier.com

REVISIONS:	DATE:
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CITY COMMENTS	10/27/2020

I5 COMMERCE
KAUFMAN REAL ESTATE, LLC
**LEGACY CT (ROAD 'A')
DRAINAGE PLAN &
PROFILE - 1**
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, WM.



LEGACY CT (ROAD 'A') PROFILE - 1

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GODAT PANTIER.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR
THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES.
THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR
TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE
LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



APPROVED
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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

AGENCY NO. 16-0016
SHEET: 7 OF 48
INDEX: 13-051 gr&dp.psd
JOB: 13-051

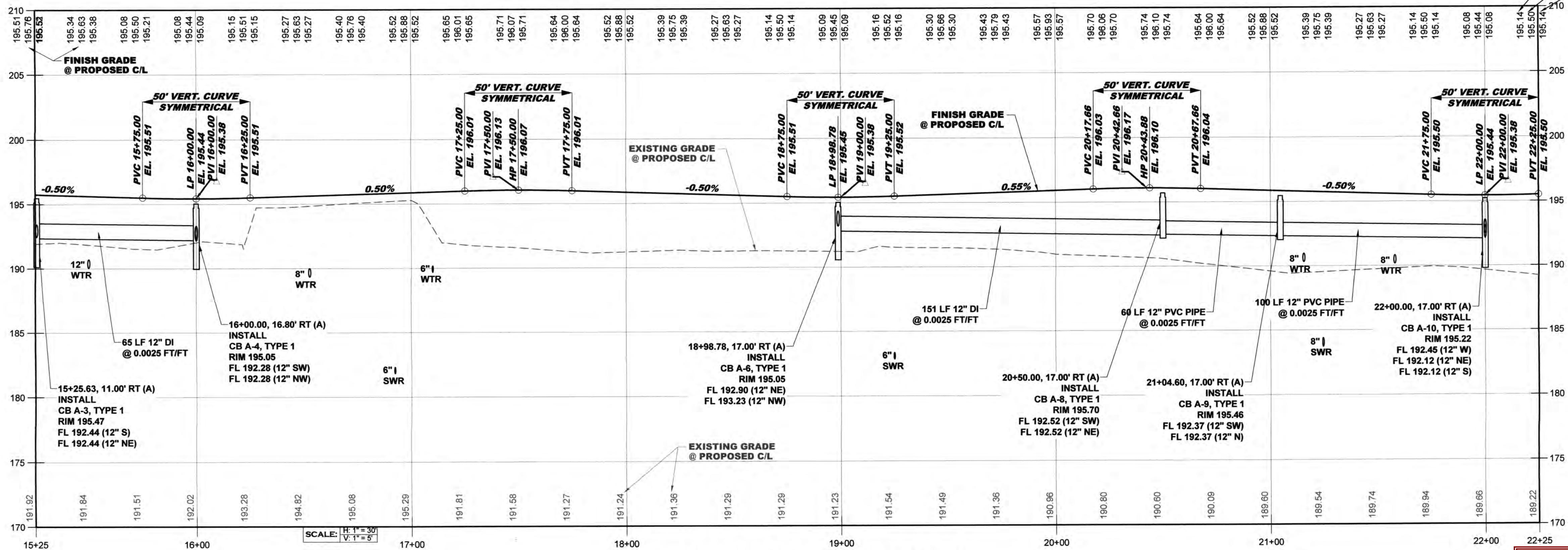
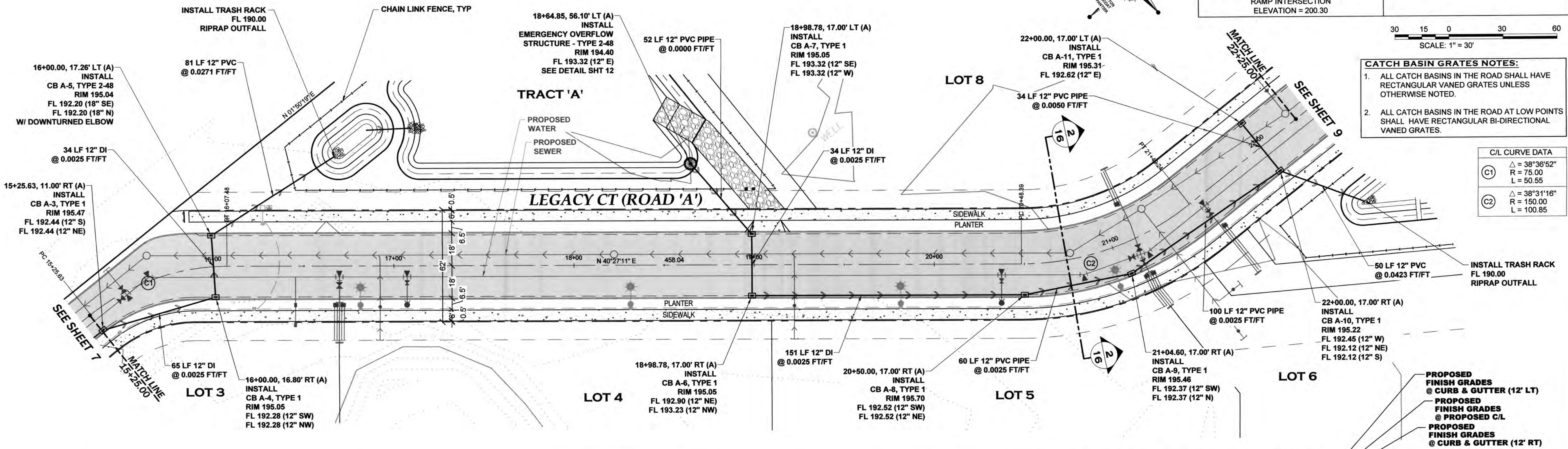
ANY CONCRETE CURB & GUTTER ON A SLOPE LESS THAN 0.50% SHALL BE MACHINE PLACED.

THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 30'
V N/A



LEGACY CT (ROAD 'A') PROFILE - 2

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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

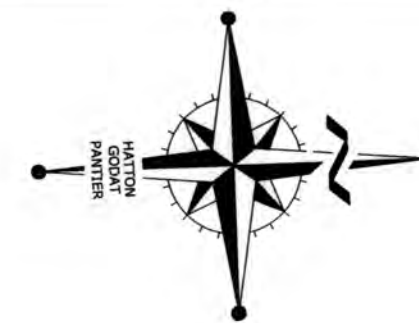
I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
DRAINAGE PLAN &
PROFILE - 2

AGENCY NO. 16-0016
SHEET: 8 OF 48
INDEX: 13-051 gr&dm p&dwg
JOB: 13-051

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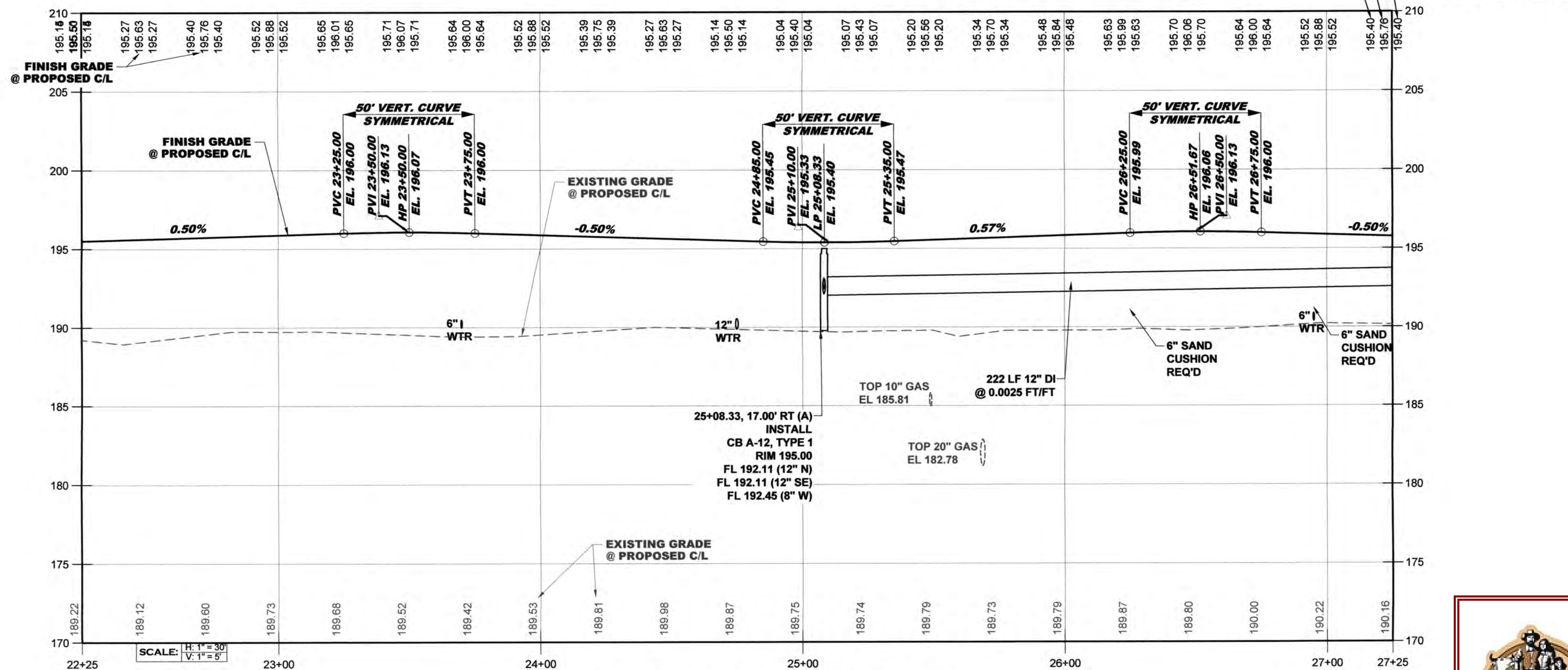
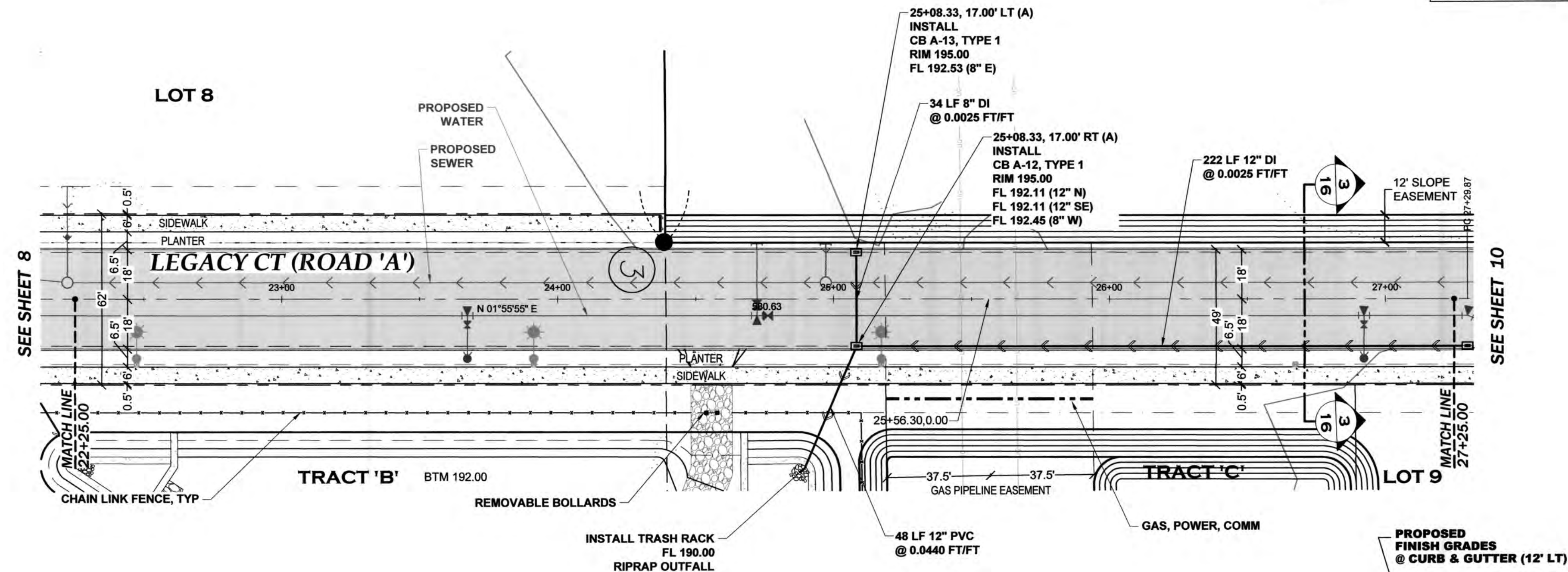
ANY CONCRETE CURB & GUTTER ON A SLOPE LESS THAN 0.50% SHALL BE MACHINE PLACED.



THURSTON COUNTY
VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION ELEVATION = 200.30
BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E

30 15 0 30 60
SCALE: 1" = 30'

- CATCH BASIN GRATES NOTES:**
- ALL CATCH BASINS IN THE ROAD SHALL HAVE RECTANGULAR VANED GRATES UNLESS OTHERWISE NOTED.
 - ALL CATCH BASINS IN THE ROAD AT LOW POINTS SHALL HAVE RECTANGULAR BI-DIRECTIONAL VANED GRATES.



LEGACY CT (ROAD 'A') PROFILE - 3

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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: 1" = 30'
V N/A



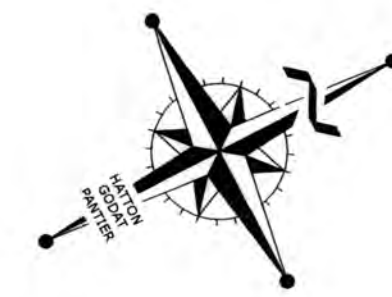
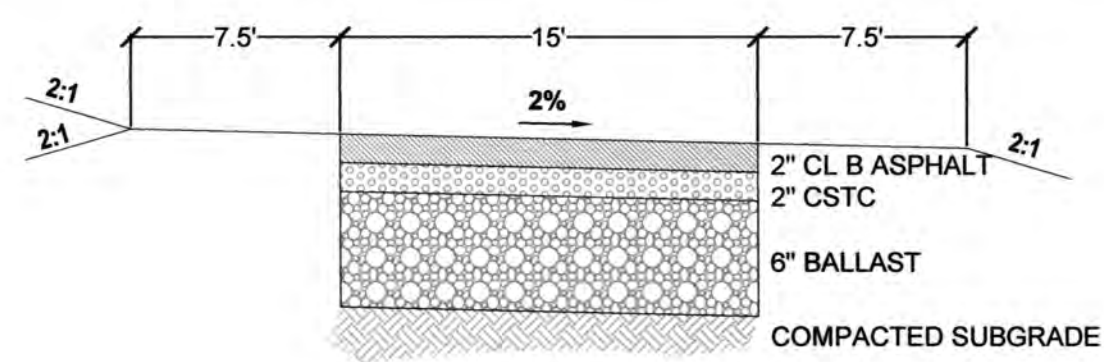
HATTON GODAT PANTIER
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hatterpantier.com

REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
DRAINAGE PLAN & PROFILE - 3
A PORTION OF SECTION 16, TOWNSHIP 17N, RANGE 11W, W1M

AGENCY NO. 16-0016
SHEET: 9 OF 48
INDEX: 13-051.grd&dm.p8p.dwg
JOB: 13-051

ANY CONCRETE CURB & GUTTER ON A SLOPE LESS THAN 0.50% SHALL BE MACHINE PLACED.

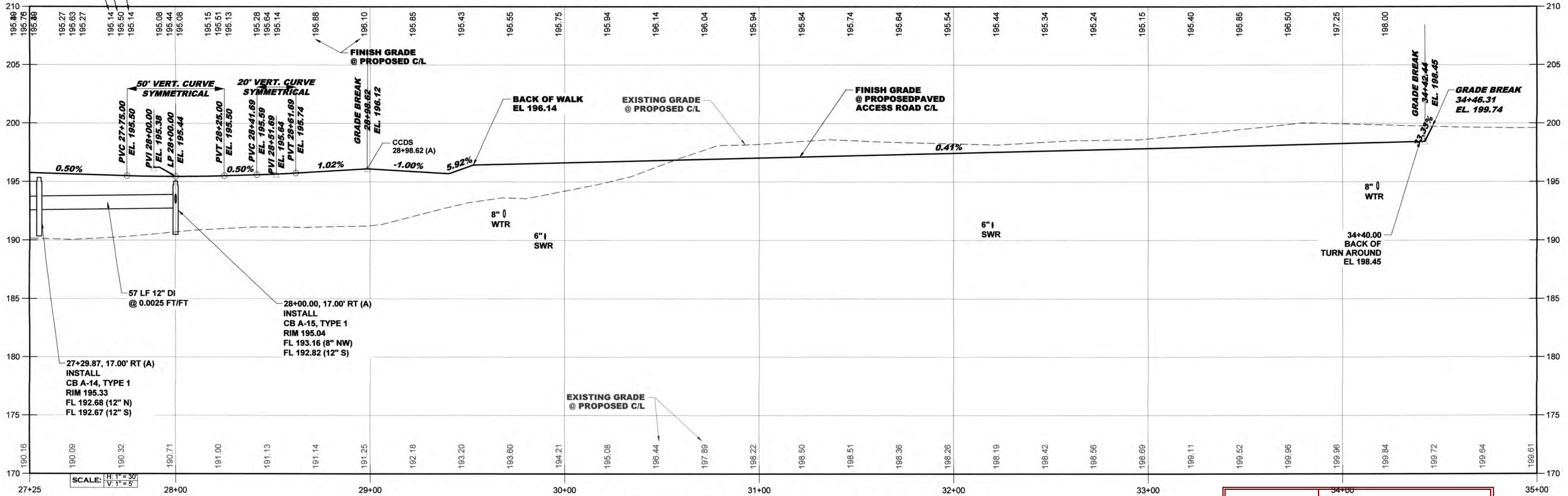
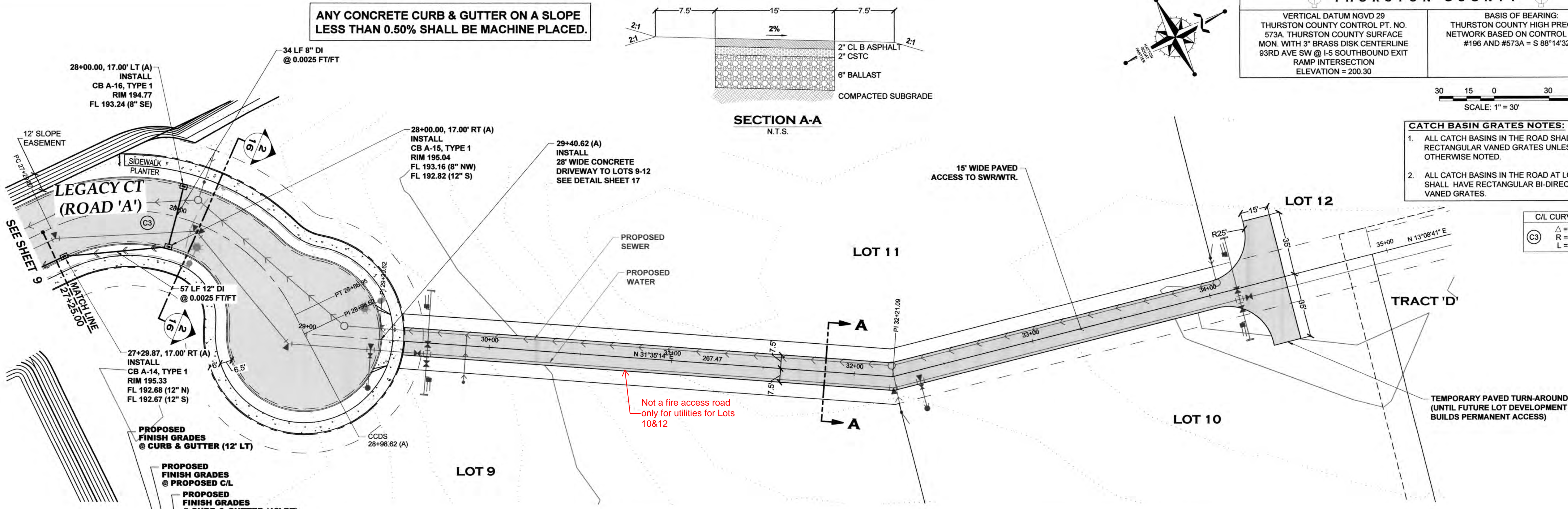


THURSTON COUNTY
VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO. 573A THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION ELEVATION = 200.30
BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E

SCALE: 1" = 30'

- CATCH BASIN GRATES NOTES:**
1. ALL CATCH BASINS IN THE ROAD SHALL HAVE RECTANGULAR VANED GRATES UNLESS OTHERWISE NOTED.
 2. ALL CATCH BASINS IN THE ROAD AT LOW POINTS SHALL HAVE RECTANGULAR BI-DIRECTIONAL VANED GRATES.

C/L CURVE DATA
C3
Δ = 90°00'00"
R = 100.00
L = 157.08



LEGACY CT (ROAD 'A') PROFILE - 4

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APPROVED
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CITY OF TUMWATER
Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: 1" = 30'
H V N/A



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hatterpantier.com

REVISIONS: DATE: 10/07/2020
CITY COMMENTS: 10/07/2020
CITY COMMENTS: 10/27/2020

I5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
DRAINAGE PLAN & PROFILE - 4
A PORTION OF SECTION 16, TOWNSHIP 17 N. RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 10 OF 48
INDEX: 13-051 gsd&dm p&sdg
JOB: 13-051

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GODAT PANTIER.


N = 601296.66
E = 1031316.07

N = 601296.66
E = 1031316.07

**INSTALL
2 - REMOVABLE BOLLARDS
SEE DETAIL SHEET 14**

— POND OVERFLOW SPILLWAY
SEE DETAIL THIS SHEET



C O U N T Y 

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

EAST INFILTRATION POND LAYOUT SCHEDULE				
POINT	ELEVATION	NORTHING	EASTING	DESCRIPTION
B1	190.00	601324.20	1031397.46	ANGLE POINT
B2	190.00	601342.65	1031397.91	POINT OF CURVE
B3	190.00	601345.10	1031398.99	CURVE MIDPOINT
B4	190.00	601346.07	1031401.49	END CURVE/ANGLE PT
B5	190.00	601344.94	1031447.89	ANGLE POINT
B6	190.00	601322.45	1031447.35	ANGLE POINT
B7	192.00	601320.97	1031418.26	ANGLE POINT
B8	192.00	601319.86	1031449.78	ANGLE POINT
B9	192.00	601347.38	1031450.45	ANGLE POINT
B10	192.00	601344.32	1031576.49	CURVE MIDPOINT
B11	192.00	601342.67	1031579.10	POINT OF CURVE
B12	192.00	601339.58	1031578.86	END CURVE/ANGLE PT
B13	192.00	601104.08	1031410.51	ANGLE POINT
B14	192.00	601117.64	1031391.54	ANGLE POINT
B15	192.00	601117.76	1031387.79	ANGLE POINT
B16	190.00	601103.50	1031407.02	ANGLE POINT
B17	190.00	601079.57	1031389.92	POINT OF CURVE
B18	190.00	601079.39	1031389.35	CURVE MIDPOINT
B19	190.00	601079.88	1031389.01	END CURVE/ANGLE PT
B20	190.00	601115.18	1031390.20	ANGLE POINT
B21	192.00	601291.58	1031393.65	POINT OF CURVE
B22	192.00	601293.26	1031394.24	CURVE MIDPOINT
B23	192.00	601294.31	1031395.68	END CURVE/ANGLE PT
B24	192.00	601298.93	1031409.13	ANGLE POINT

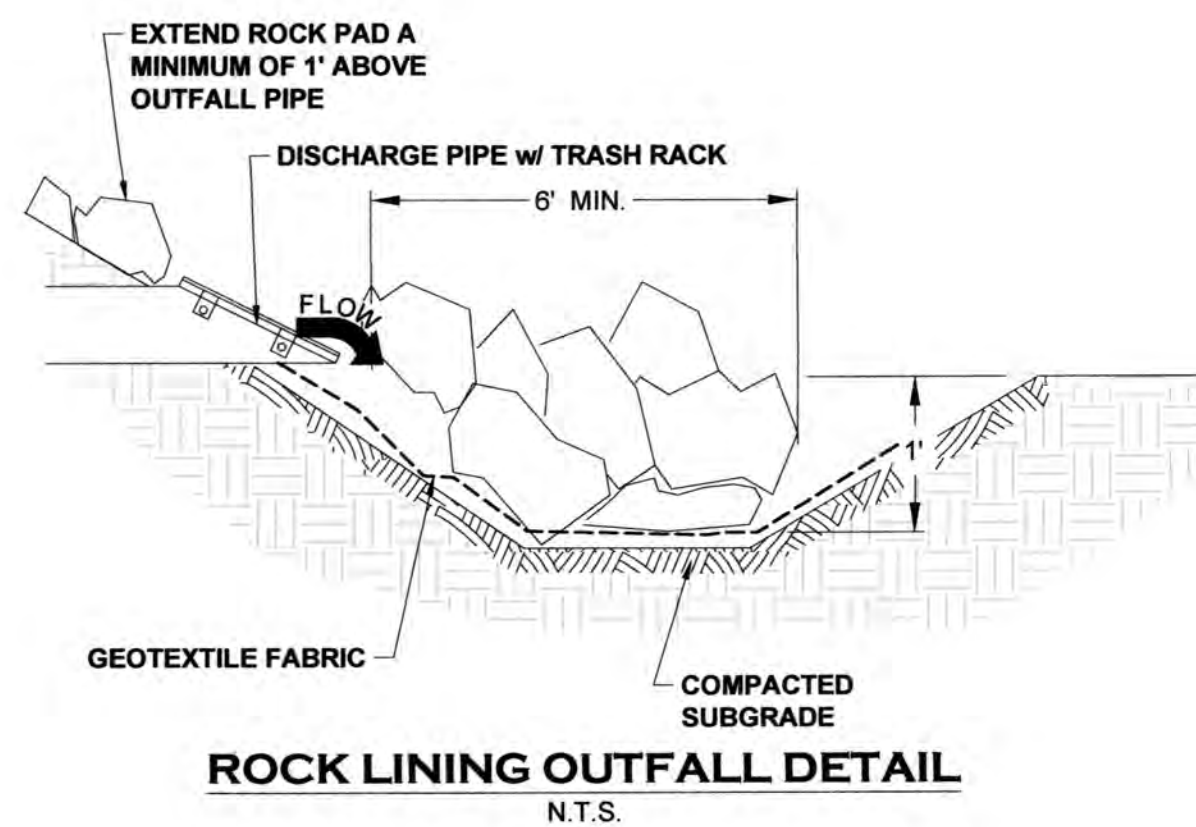


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NOTE:
EXTEND RIPRAP AND
FABRIC TO TOE OF SLOPE.

GEOTEXTILE FABRIC NOTES:

GEOTEXTILE FABRIC USED UNDER ROCK PROTECTION OF
OUTFALLS AND OVERFLOW SPILLWAYS SHOWN IN THESE PLANS
SHALL BE US FABRICS US160NW OR APPROVED EQUIVALENT.



ROCK LINING NOTES

Rock lining shall conform with table 3.9 of the 2018 City of Tumwater DDECM

Rock lining shall be a reasonably well graded assortment of rock with the following gradation:

Passing 8-inch square sieve.....	100%
Passing 3-inch square sieve.....	40-60% maximum
Passing 0.75-inch square sieve.....	0-10% maximum

Armor pond a min. of 3' in each side of outfall.

DESIGNED BY:	CA/HG
DRAWN BY:	JEG
CHECKED BY:	SDH
DATE:	JUNE 2020
SCALE:	H 1" = 40'
	V N/A

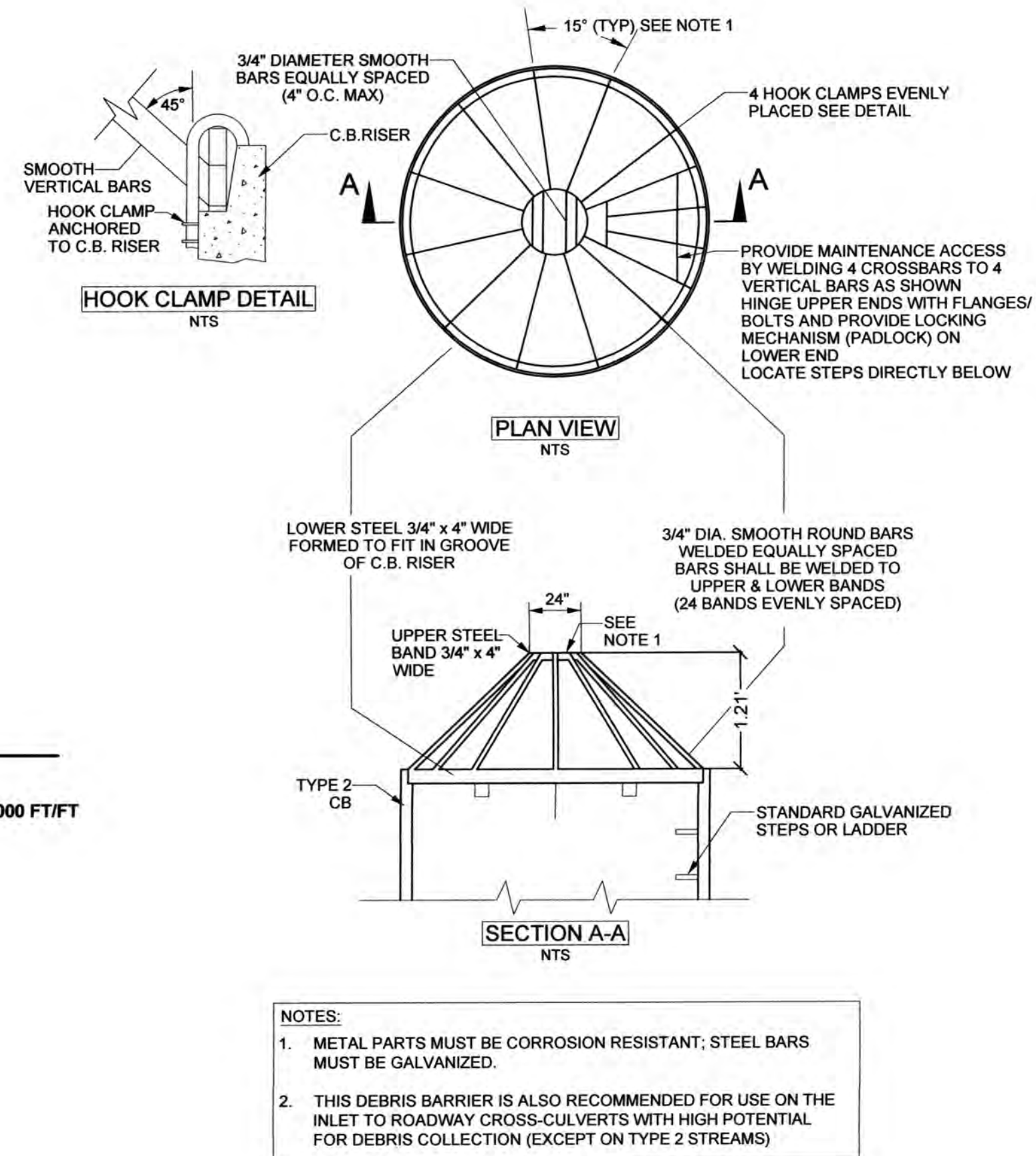
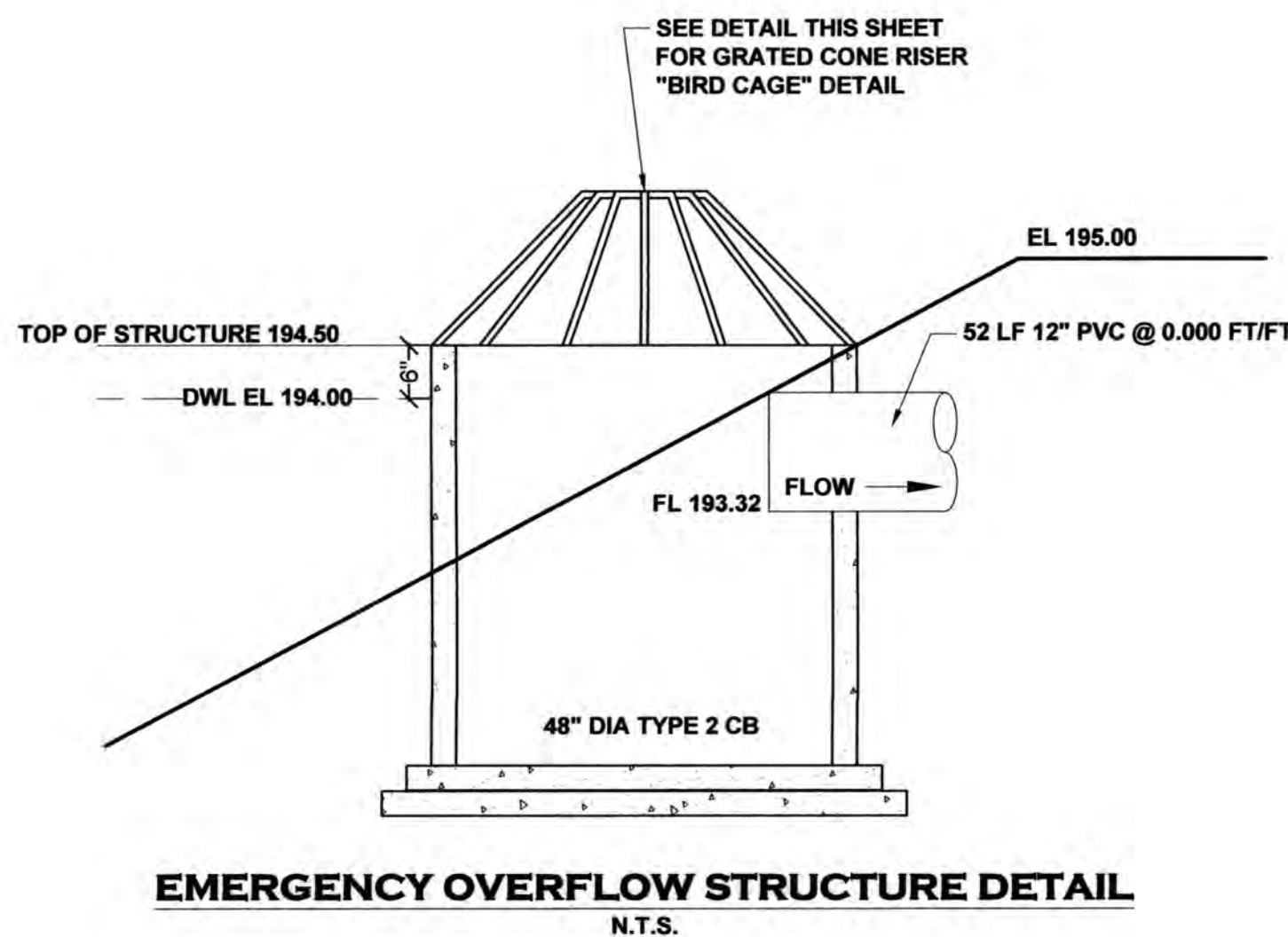
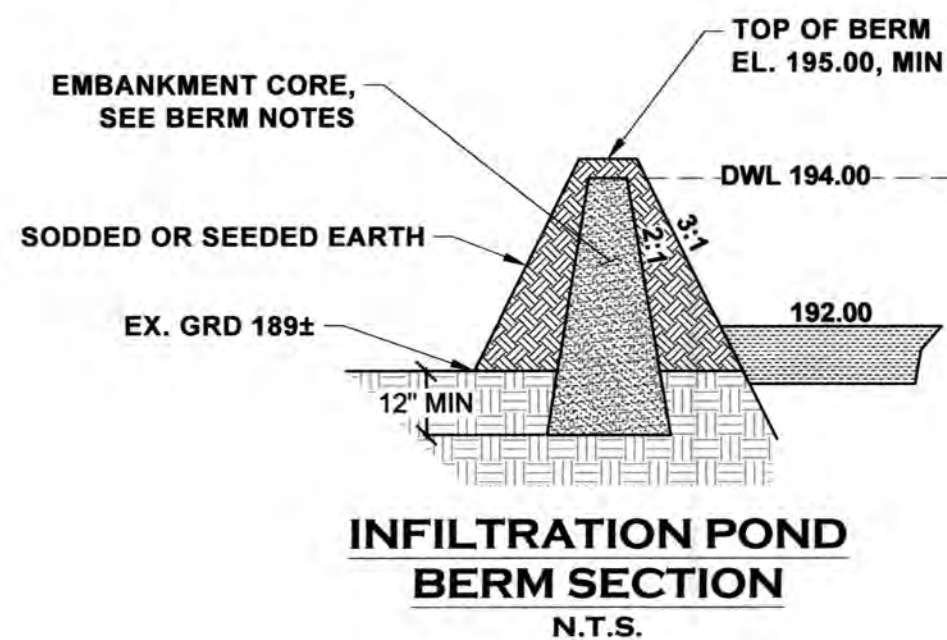
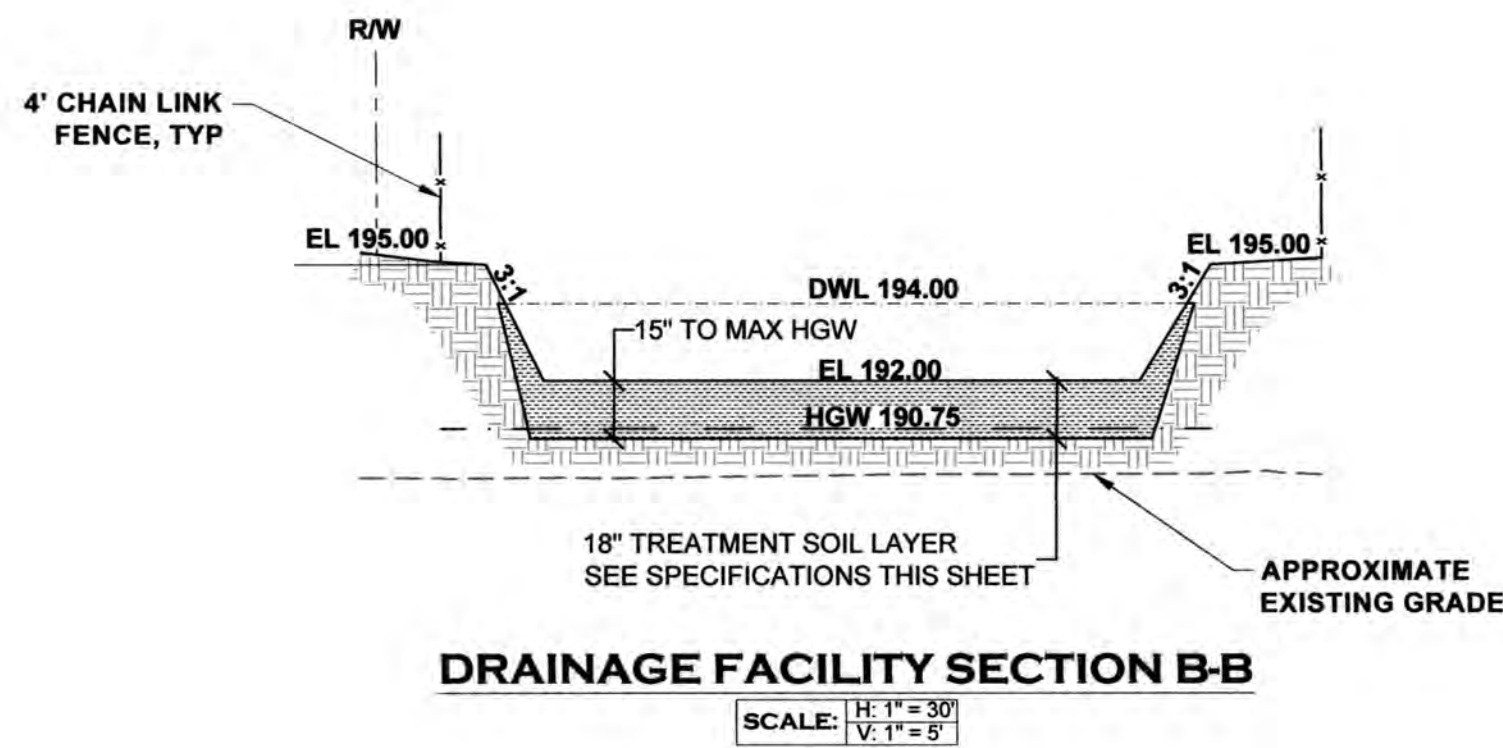
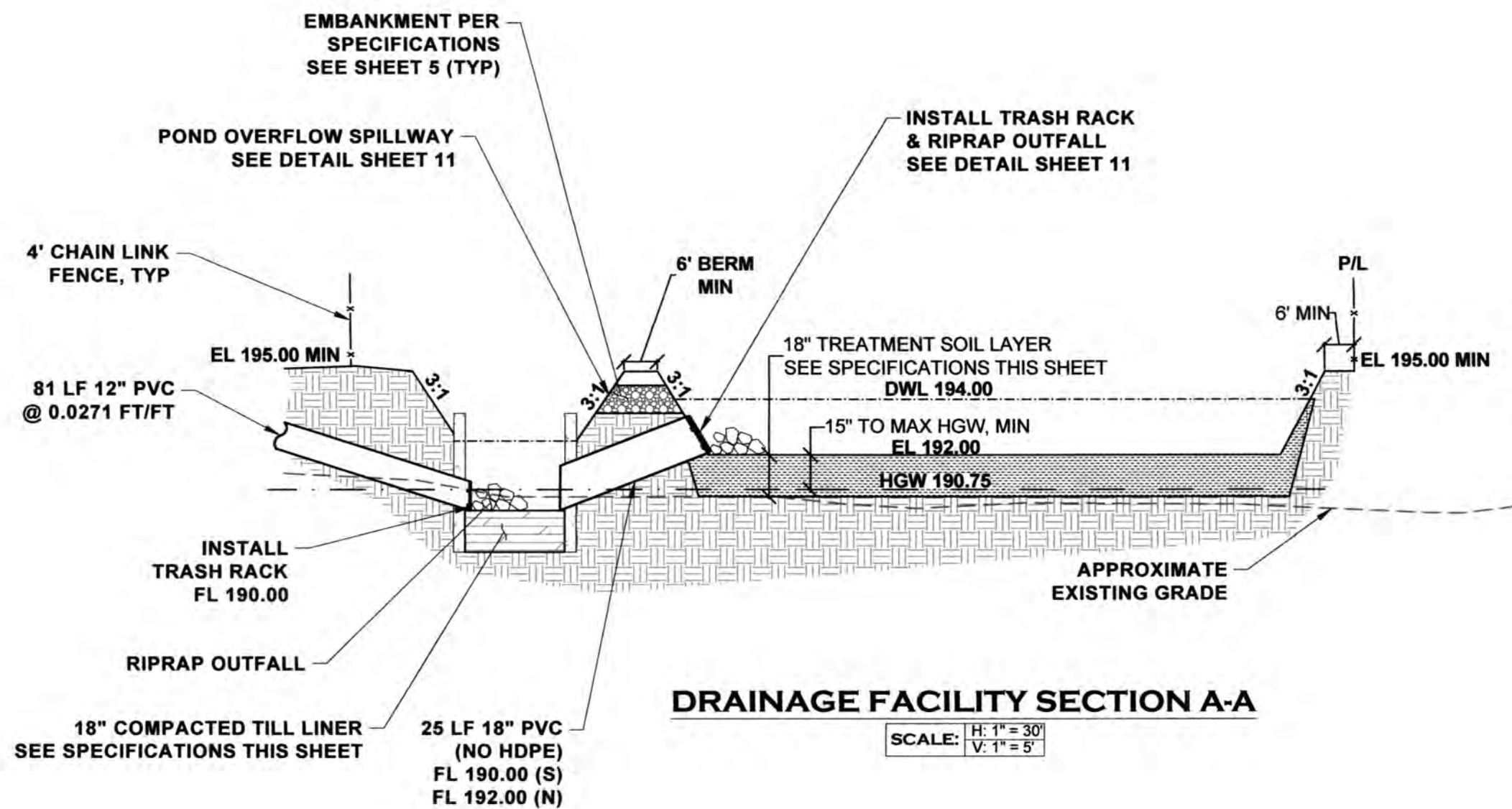


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**I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
DRAINAGE FACILITY**

AGENCY NO. 16-0016
SHEET: 11 OF 48
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INDEX: 13-051 ponds.dw
■ JOB: 13-051



- BERM NOTES:**
- CONSTRUCT POND BERM EMBANKMENTS ON NATIVE, CONSOLIDATED SOIL (OR ADEQUATELY COMPACTED AND STABLE FILL SOILS ANALYZED BY A GEOTECHNICAL ASSESSMENT), WHICH IS FREE OF LOOSE SURFACE SOIL MATERIALS, ROOTS, AND OTHER ORGANIC DEBRIS.
 - POND BERM EMBANKMENT CORES SHALL BE CONSTRUCTED OF COMPACTED SOIL (A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY, STANDARD PROCTOR METHOD PER ASTM D698 (COMPACTION STANDARDS MAY BE INCREASED IF REQUIRED BY THE CITY), WITH THE FOLLOWING GRADATION:
- | SIEVE SIZE | % PASSING |
|------------|-----------|
| 6" | 100 |
| 4" | 90 |
| #4 | 70-100 |
| #200 | 20 |
- EXPOSED EARTH ON THE INTERIOR AND EXTERIOR EMBANKMENT SIDE SLOPES SHALL BE SODDED OR SEEDDED WITH APPROPRIATE SEED MIXTURE (SEE VOLUME II, BMP C120) TO FACILITATE VISUAL INSPECTION OF THE EMBANKMENT. ESTABLISHMENT OF PROTECTIVE VEGETATIVE COVER SHALL BE ENSURED WITH APPROPRIATE SURFACE PROTECTION BMPs AND SHALL BE RESEEDDED AS NECESSARY.

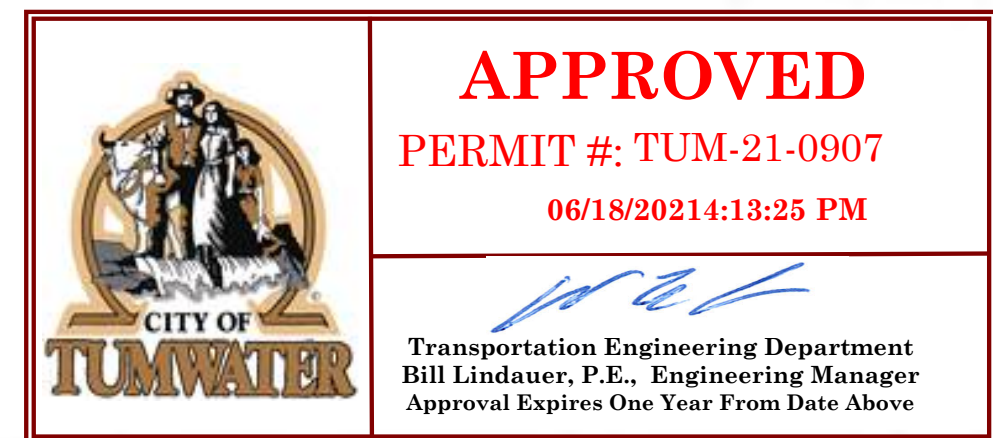
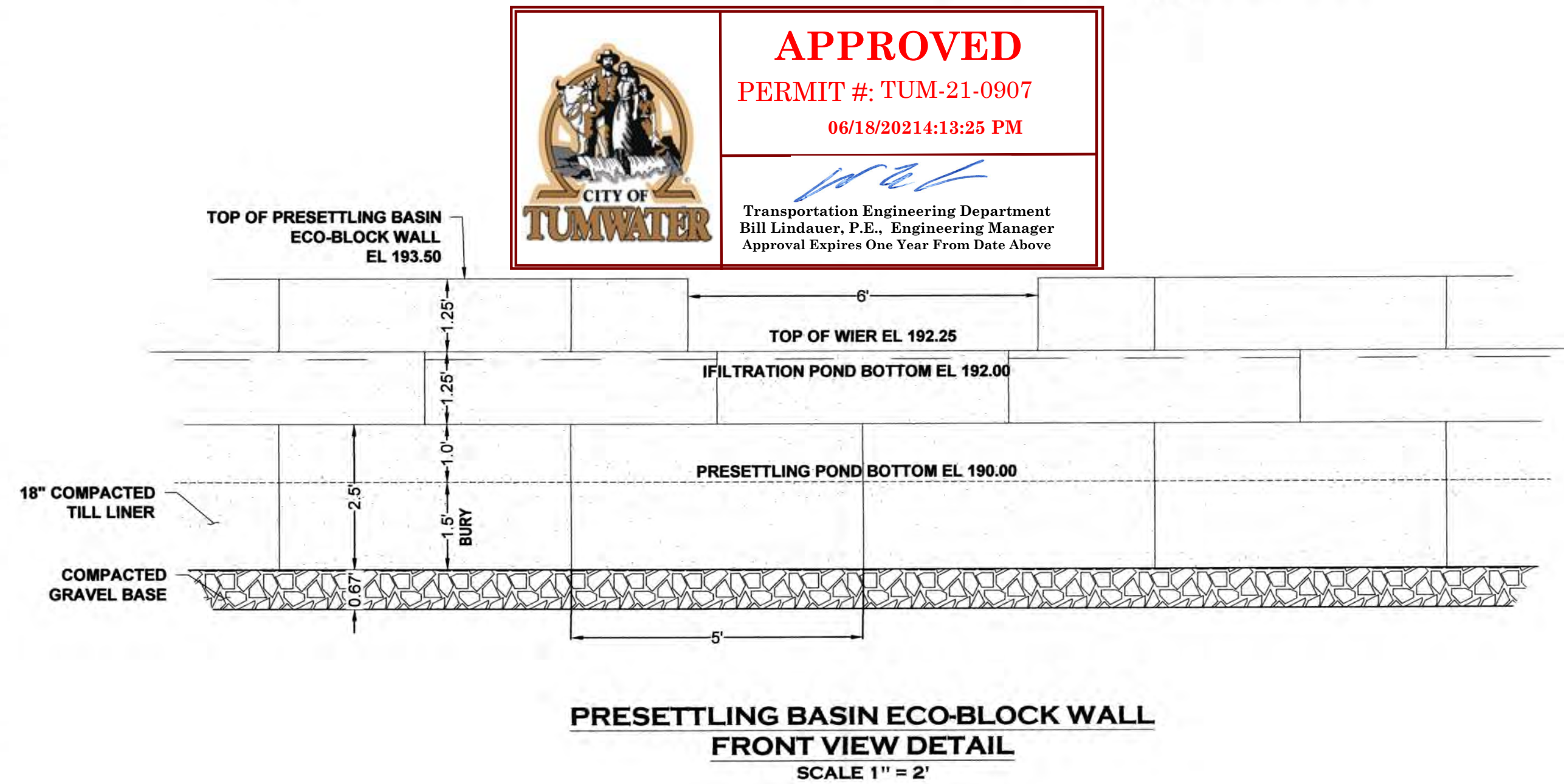
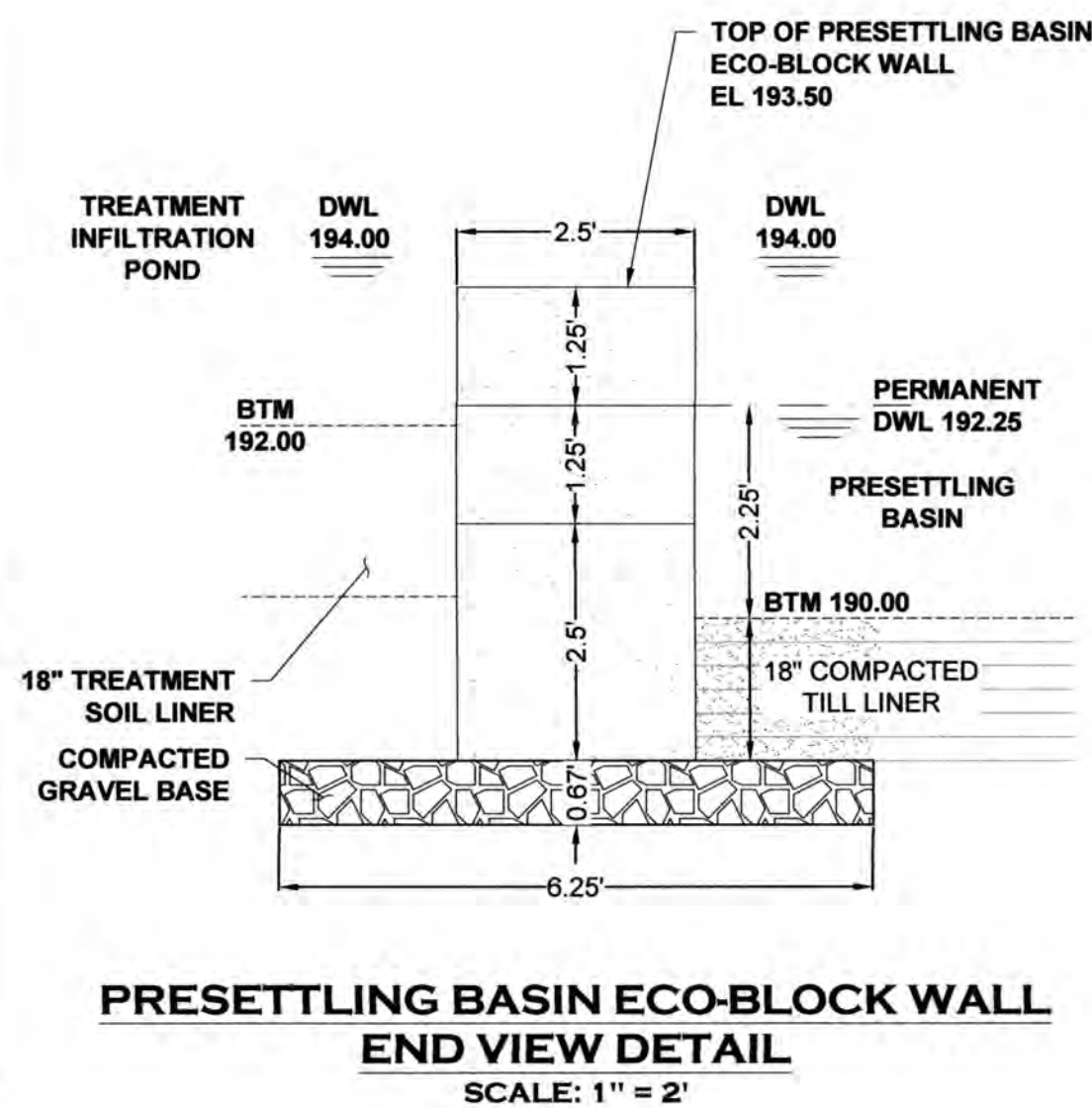
INFILTRATION NOTE:
INFILTRATION TESTING PER CITY DRAINAGE MANUAL WILL BE REQUIRED IN ALL PRESETTLING AND INFILTRATION BASINS PRIOR TO PROJECT ACCEPTANCE.

GRASS NOTE:
THE STORM POND SHALL BE SEEDDED WITH A SEED MIXTURE SUITABLE FOR WET CONDITIONS. THE FOLLOWING OR EQUIVALENT MIXTURE MAY BE USED:

TALL FESCUE	65%
SEASIDE BENTGRASS	16%
MEADOW FOXTAIL	10%
ALSIKE CLOVER	9%

- 18" COMPACTED TILL LINER NOTES:**
- LINER THICKNESS WILL BE 18" AFTER COMPACTION.
 - SOIL SHALL BE COMPACTED TO 95% MINIMUM DRY DENSITY MODIFIED PROCTOR METHOD (ASTM D-1557).
 - SOIL SHOULD BE PLACED IN 6" LIFTS, MAXIMUM.
 - SOILS MAY BE USED THAT MEET GRADATIONS BELOW.

SIEVE SIZE	% PASSING
4"	100
2"	90
#4	70-100
#200	20



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THURSTON COUNTY VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION ELEVATION = 200.30		BASIS OF BEARING: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E
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V Y

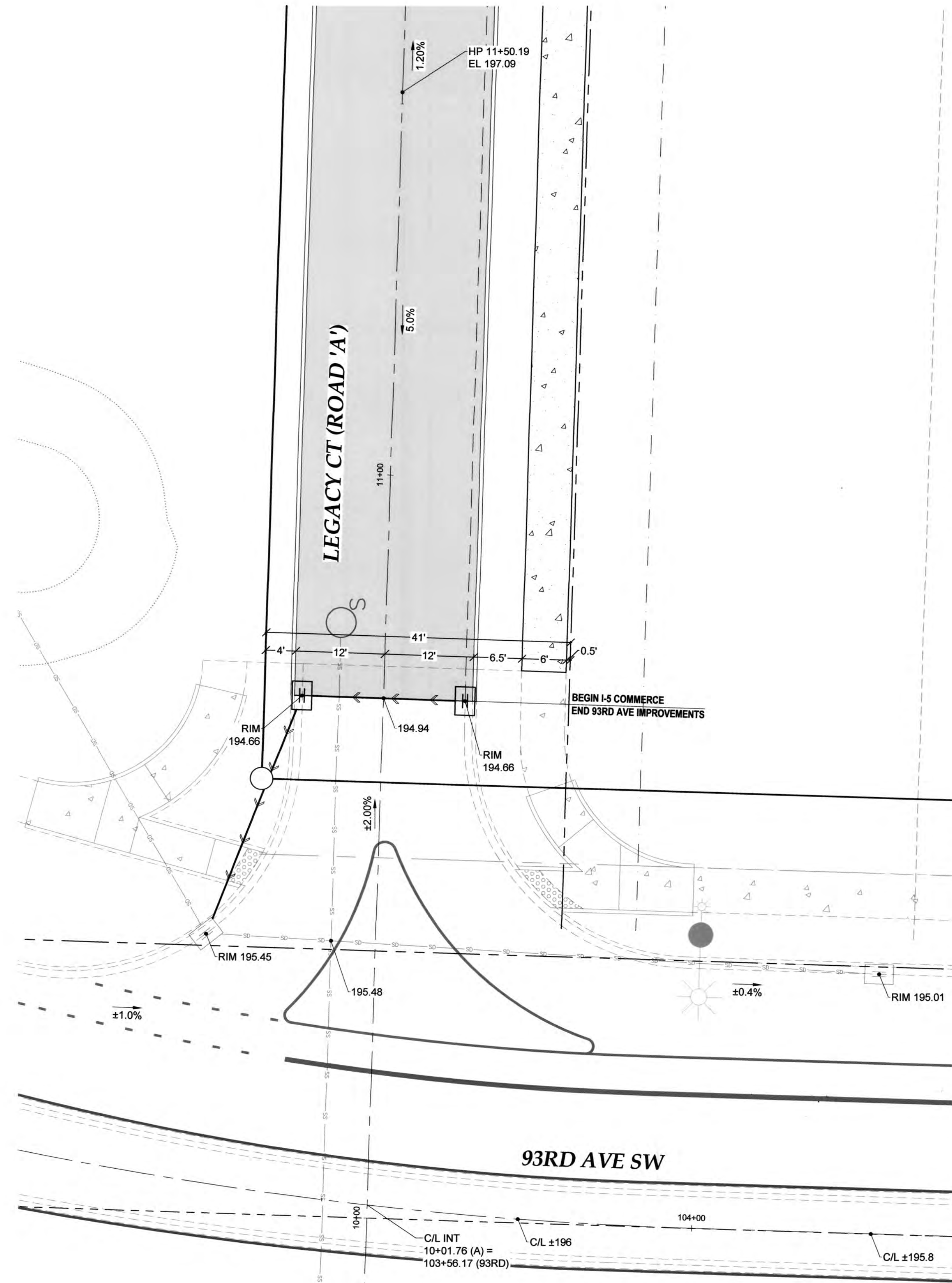


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CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
DRAINAGE FACILITY
SECTIONS & DETAILS
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 12 OF 48
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JOB: 13-051

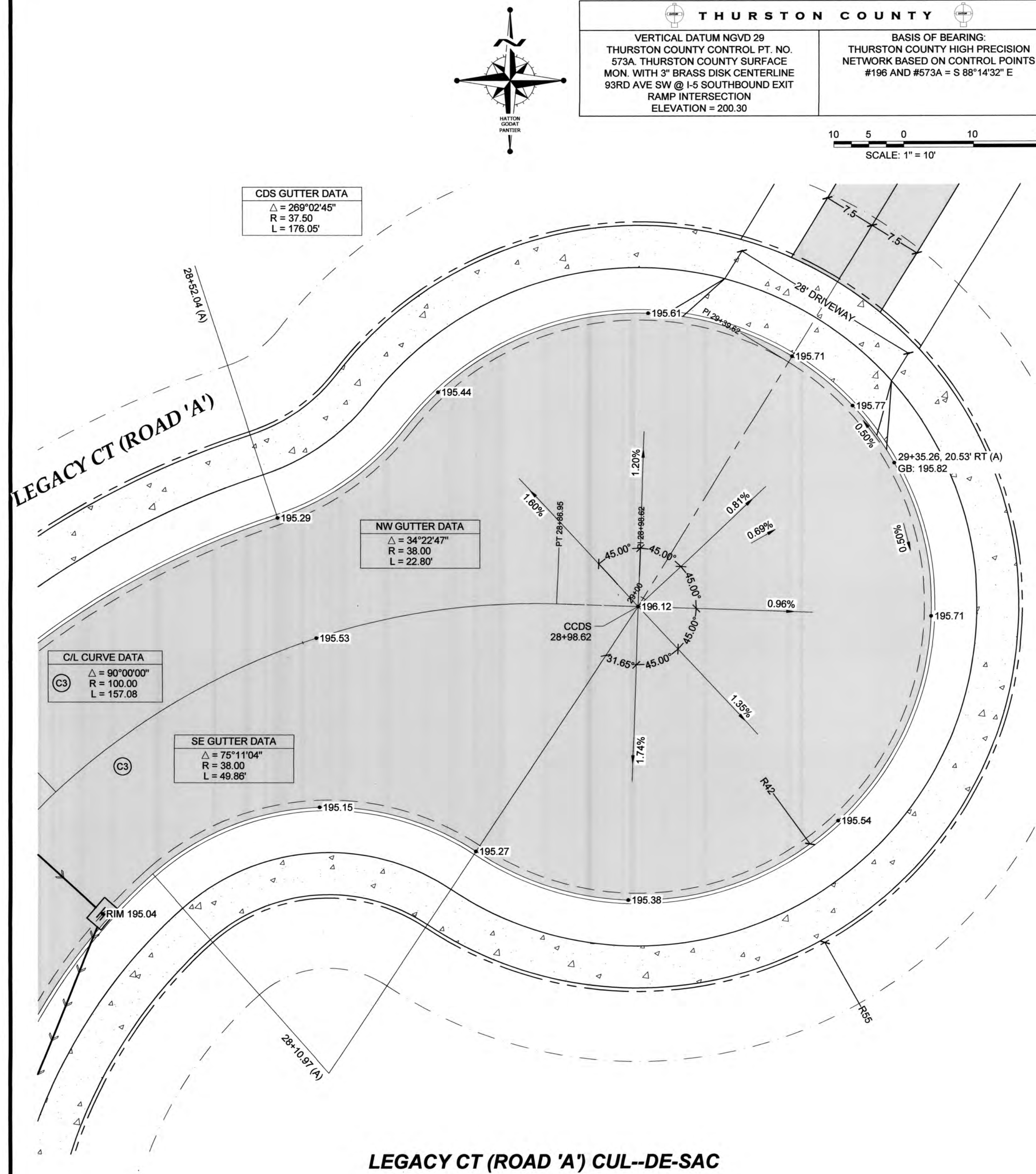


93RD AVE SW & LEGACY CT (ROAD 'A')

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LEGACY CT (ROAD 'A') CUL-DE-SAC



APPROVED
PERMIT #: TUM-21-0907
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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
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SCALE: 1" = 10'
N/A



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I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
INTERSECTION
DETAILS

TP# 12716340100, 12716340102, 12716342000
AGENCY NO. 16-0016
SHEET: 13 OF 48
INDEX: 13-051 INCDW
JOB: 13-051

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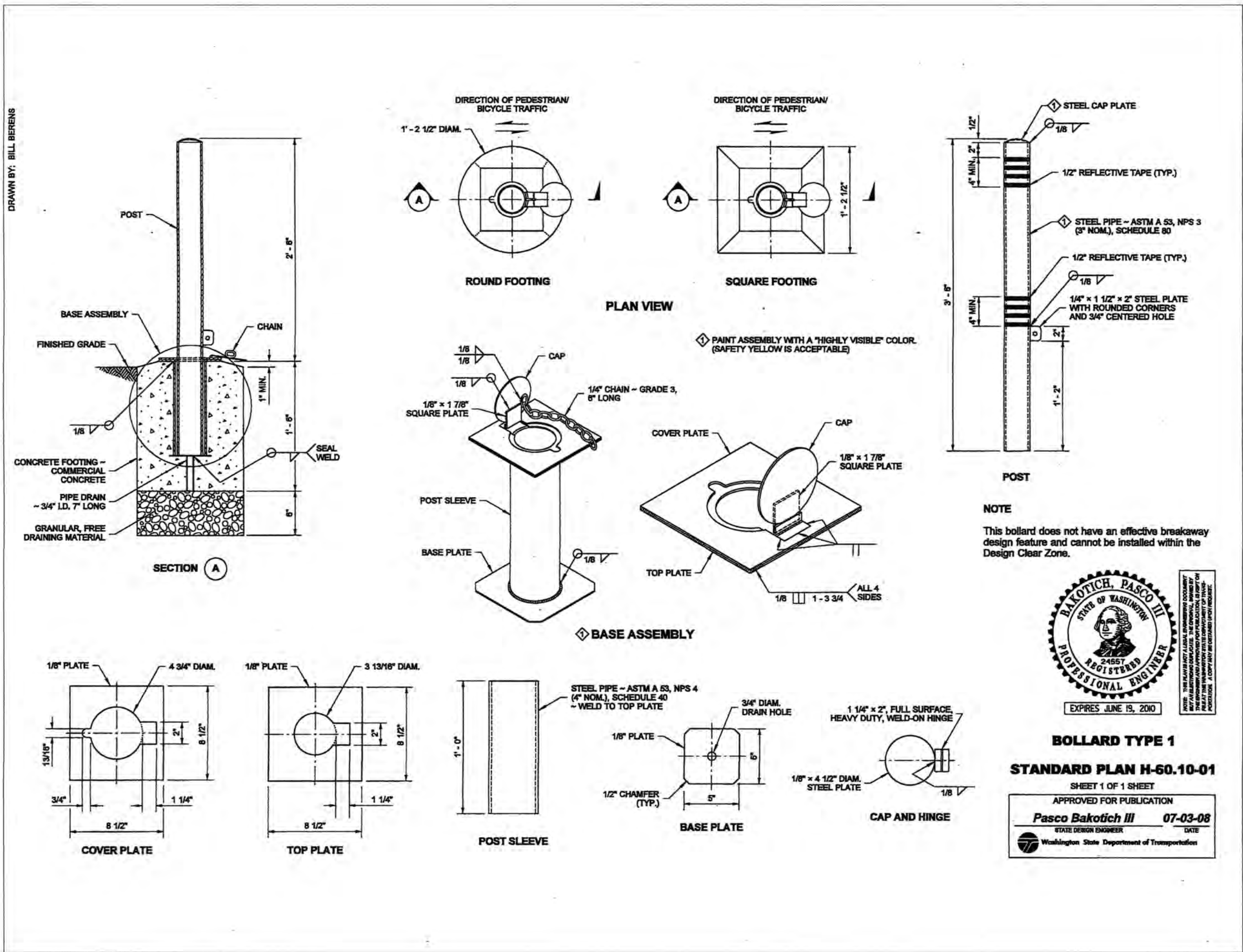
THE DETAILS ON THIS SHEET WITH AN AGENCY TITLE BLOCK WERE PREPARED BY THE REVIEWING AGENCY AND WERE REQUIRED TO BE INCLUDED ON THIS PLAN BY SAID AGENCY. THE DESIGN ENGINEER MAKES NO WARRANTY AS TO THE SUITABILITY OR APPROPRIATENESS OF THOSE DETAILS. SOME AGENCY DETAILS ON THIS SHEET MAY HAVE BEEN MODIFIED TO SUIT DESIGN NEEDS AND HAVE BEEN NOTED AS SUCH.

STREET CONSTRUCTION NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF TUMWATER STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE MUTCD. PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
3. ALL CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT SHALL BE STAKED BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
4. WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT SHALL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE NEW ASPHALT SHALL BE FEATHERED BACK OVER EXISTING TO PROVIDE FOR A SEAL AT THE SAW CUT LOCATION AND THE JOINT SEALED WITH GRADE AR-4000W PAVING ASPHALT.
5. COMPACTION OF SUBGRADE, ROCK, AND ASPHALT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
6. FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE POURING CONCRETE. 24 HOURS NOTICE IS REQUIRED FOR FORM INSPECTION.
7. SEE THE TUMWATER DEVELOPMENT GUIDE FOR TESTING AND SAMPLING FREQUENCIES.

STANDARD STORMWATER NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY/COUNTY STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA).
2. TEMPORARY EROSION/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 1-07.15 OF THE STANDARD SPECIFICATIONS AND THE DRAINAGE DESIGN AND EROSION CONTROL MANUAL ("DRAINAGE MANUAL").
3. PROPONENT SHALL COMPLY WITH ALL OTHER PERMITS AND OTHER REQUIREMENTS OF THE GOVERNING AUTHORITY OR AGENCY.
4. A PRECONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION OR STAKING OF THE SITE.
5. ALL STORM MAINS AND RETENTION/DETENTION AREAS SHALL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEY FIRM LICENSED TO PERFORM SUCH WORK.
6. STORM DRAIN PIPE SHALL BE AS SPECIFIED IN THE DRAINAGE MANUAL.
7. SPECIAL STRUCTURES, OIL/WATER SEPARATORS, AND OUTLET CONTROLS SHALL BE INSTALLED PER PLANS AND MANUFACTURERS RECOMMENDATIONS.
8. PROVIDE TRAFFIC CONTROL PLAN(S) AS REQUIRED BY MUTCD.
9. CALL UNDERGROUND LOCATE LINE 1-800-424-5555 MINIMUM 48 HOURS PRIOR TO ANY EXCAVATIONS.
10. ALL SURVEYING AND STAKING SHALL BE PERFORMED BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK. THE ENGINEER OR SURVEYOR DIRECTING SUCH WORK SHALL BE LICENSED BY THE STATE OF WASHINGTON.
11. THE MINIMUM STAKING OF STORM SEWER SYSTEMS SHALL BE AS FOLLOWS:
 - A. STAKE LOCATION OF ALL CATCH BASINS/MANHOLES AND OTHER FIXTURES FOR GRADE AND ALIGNMENT.
 - B. STAKE LOCATION, SIZE AND DEPTH RETENTION/DETENTION FACILITY.
 - C. STAKE FINISHED GRADE OF ALL STORMWATER FEATURES, INCLUDING BUT NOT LIMITED TO CATCH BASIN/MANHOLE RIM ELEVATIONS, OVERFLOW STRUCTURES, WEIRS, AND INVERT ELEVATIONS OF ALL PIPES IN CATCH BASINS, MANHOLES, AND THOSE PIPES THAT DAYLIGHT.
12. PIPE MATERIALS USED FOR STORMWATER CONVEYANCE SHALL BE AS APPROVED BY THE JURISDICTION. PIPE SIZE, SLOPE, COVER, ETC., SHALL BE AS SPECIFIED IN THE DRAINAGE MANUAL.
13. ALL DRIVEWAY CULVERTS 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 SECTIONS TO MATCH THE SIDE SLOPE.
14. IF DRAINAGE OUTLETS (STUB-OUTS) ARE TO BE PROVIDED FOR EACH INDIVIDUAL LOT, THE STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
 - A. EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORMWATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
 - B. OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2"x4" STAKE MARKED "STORM" OR "DRAIN". THE STUB-OUT SHALL VISIBLY EXTEND ABOVE SURFACE LEVEL AND BE SECURED TO THE STAKE.
 - C. PIPE MATERIAL SHALL BE AS APPROVED BY THE JURISDICTION.
 - D. DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
 - E. THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G., POWER, GAS, TELEPHONE TELEVISION).
 - F. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOMEOWNER.
15. THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS ON FILE WITH THE JURISDICTION. FOR SITES WHERE GRASS HAS BEEN PLANTED THROUGH HYDROSEEDING, THE PERFORMANCE BOND WILL NOT BE RELEASED UNTIL THE GRASS HAS BEEN THOROUGHLY ESTABLISHED, UNLESS OTHERWISE APPROVED BY THE JURISDICTION.
16. A COPY OF THE APPROVED STORMWATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
17. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE JURISDICTION. FOR SITES WHERE GRASS HAS BEEN PLANTED THROUGH HYDROSEEDING, THE PERFORMANCE BOND WILL NOT BE RELEASED UNTIL THE GRASS HAS BEEN THOROUGHLY ESTABLISHED, UNLESS OTHERWISE APPROVED BY THE JURISDICTION.
18. ALL BUILDING DOWNSPOUTS ON COMMERCIAL SITES SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM, UNLESS OTHERWISE APPROVED BY THE JURISDICTION.
19. ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT PROJECT.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE CURRENT W.S.D.O.T. STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL SHALL APPLY.
21. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE JURISDICTION'S RIGHT-OF-WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION.
22. NO FINAL CUT OR FILL SLOPE SHALL EXCEED TWO (2) HORIZONTAL TO ONE (1) VERTICAL WITHOUT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL.
23. THE PROJECT ENGINEER SHALL VERIFY THE LOCATIONS, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENTS AND STRUCTURES, INCLUDING UTILITIES AND OTHER FRONTAGE IMPROVEMENTS, THAT ARE TO INTERFACE WITH NEW WORK, PROVIDE ALL TRIMMING, CUTTING, SAWCUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY TO CAUSE THE INTERFACE WITH THE EXISTING WORKS TO BE PROPER, WITHOUT CONFLICT, ACCEPTABLE TO THE ENGINEER AND THE JURISDICTION, COMPLETE IN PLACE, AND READY TO USE.
24. COMPACTION OF ALL FILL AREAS SHALL BE PER CURRENT APWA SPECIFICATIONS. FILL SHALL BE PROVIDED IN 6" MAXIMUM LIFTS AND SHALL BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM RELATIVE DENSITY.



APPROVED

PERMIT #: TUM-21-0907

06/18/2021 4:14:03 PM

Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V N/A



HATTON GODAT PANTIER
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hatterpantier.com

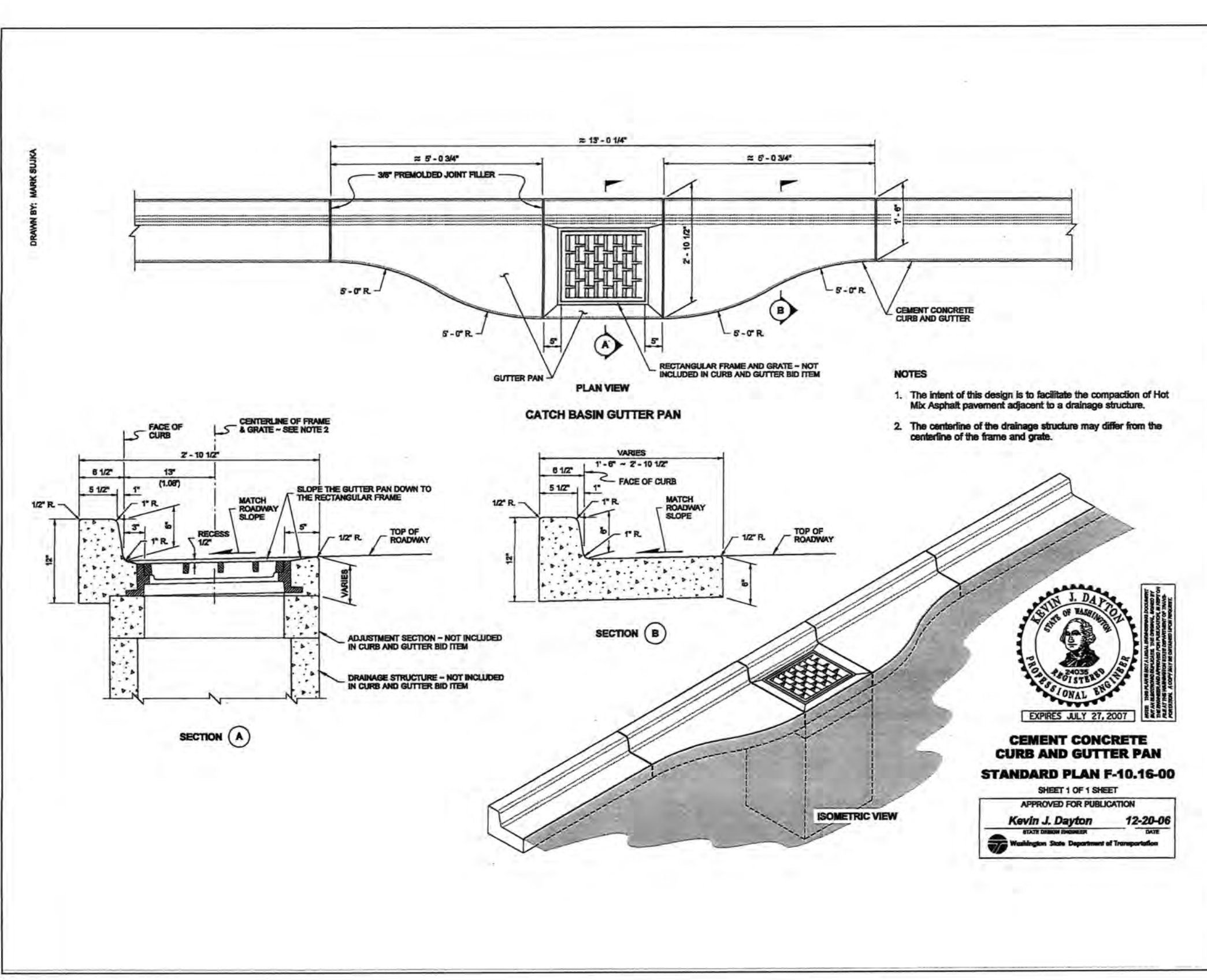
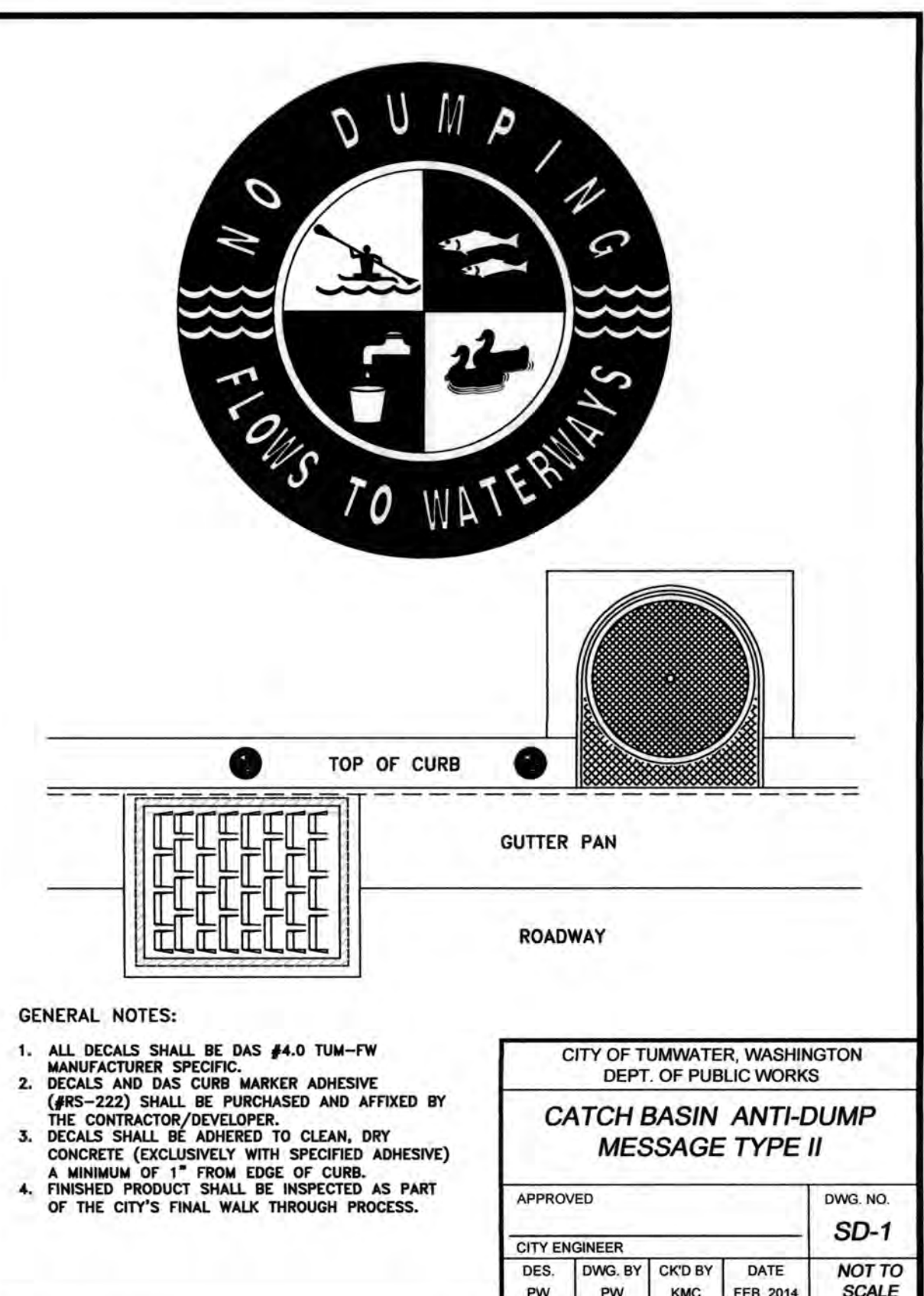
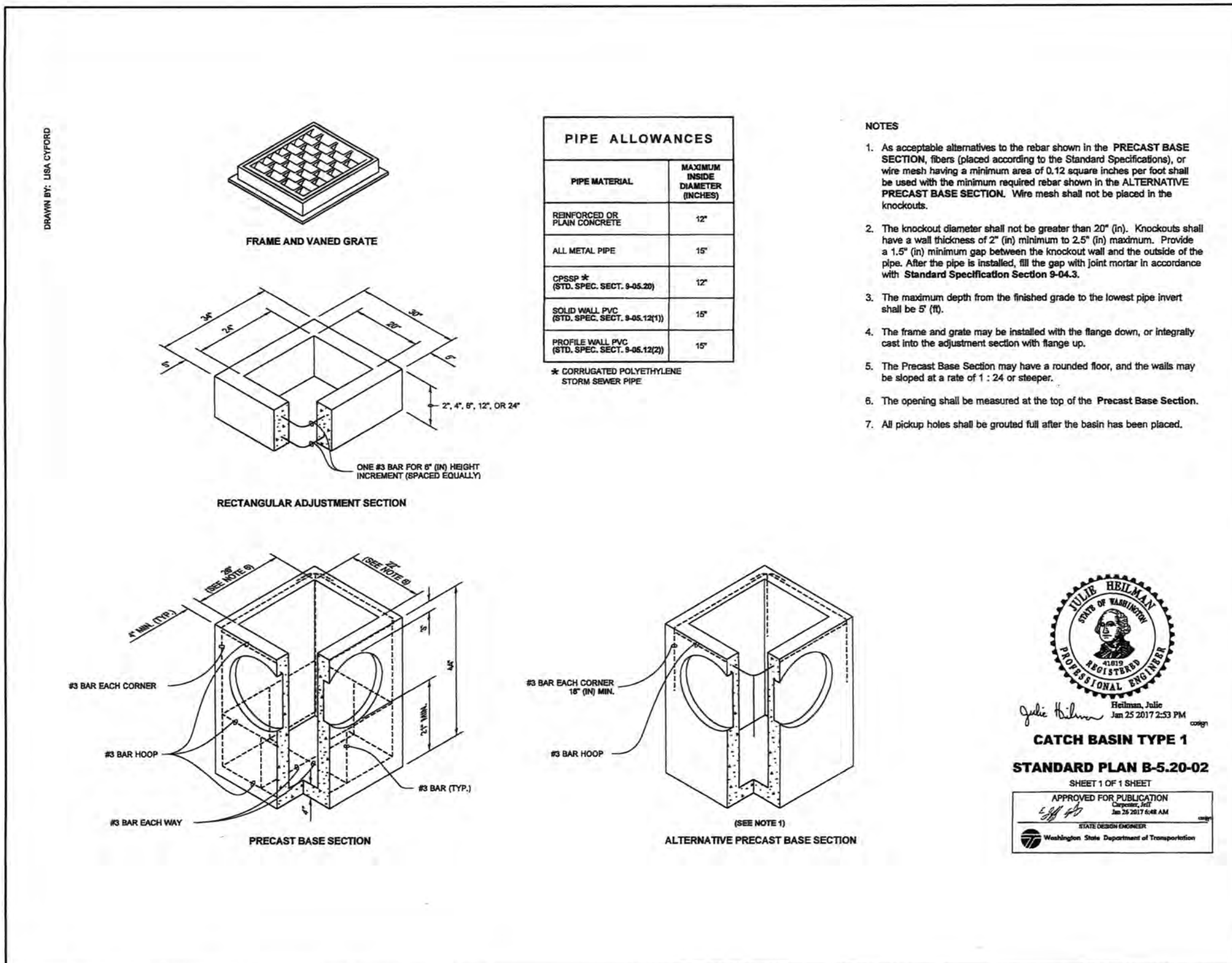
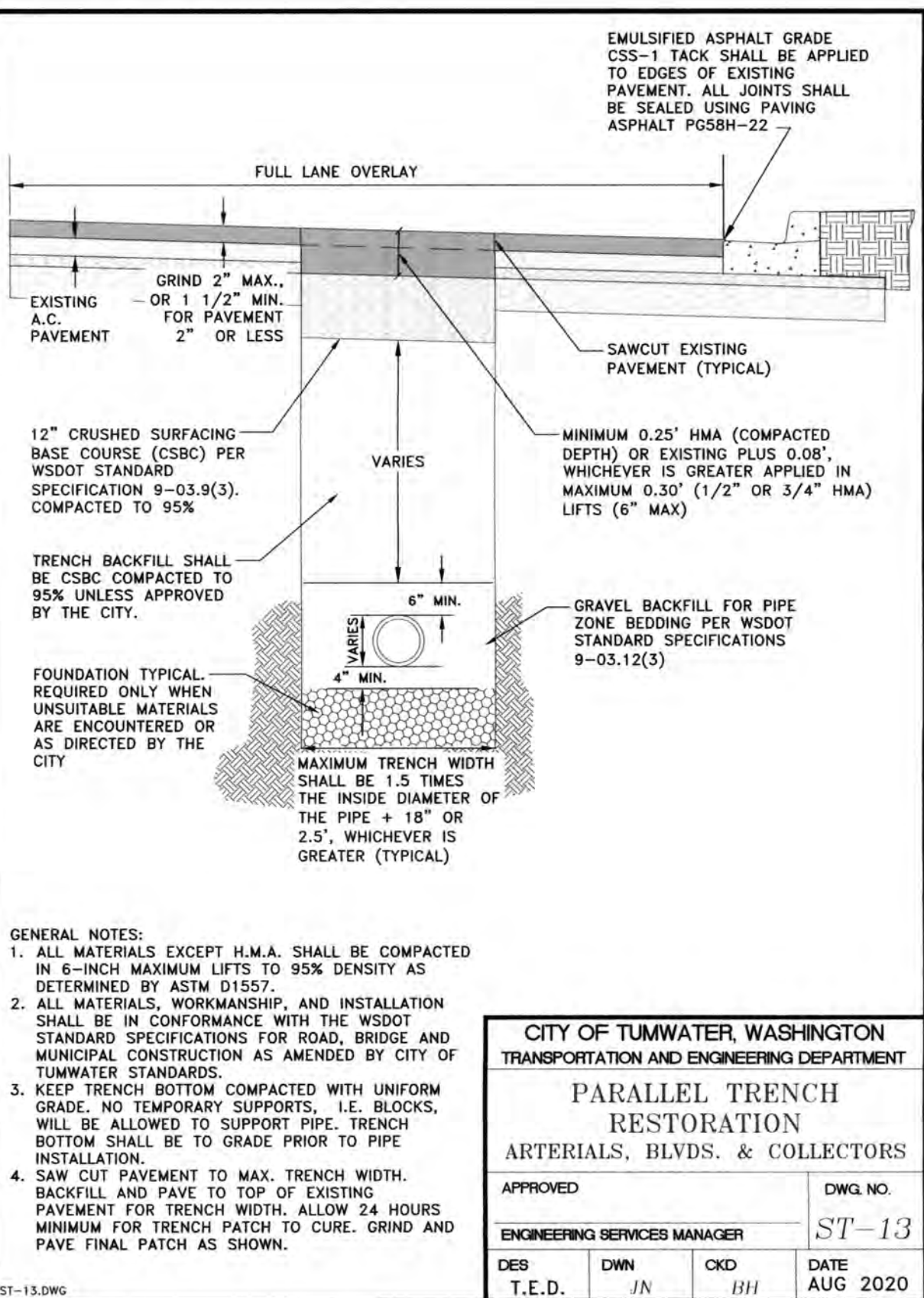
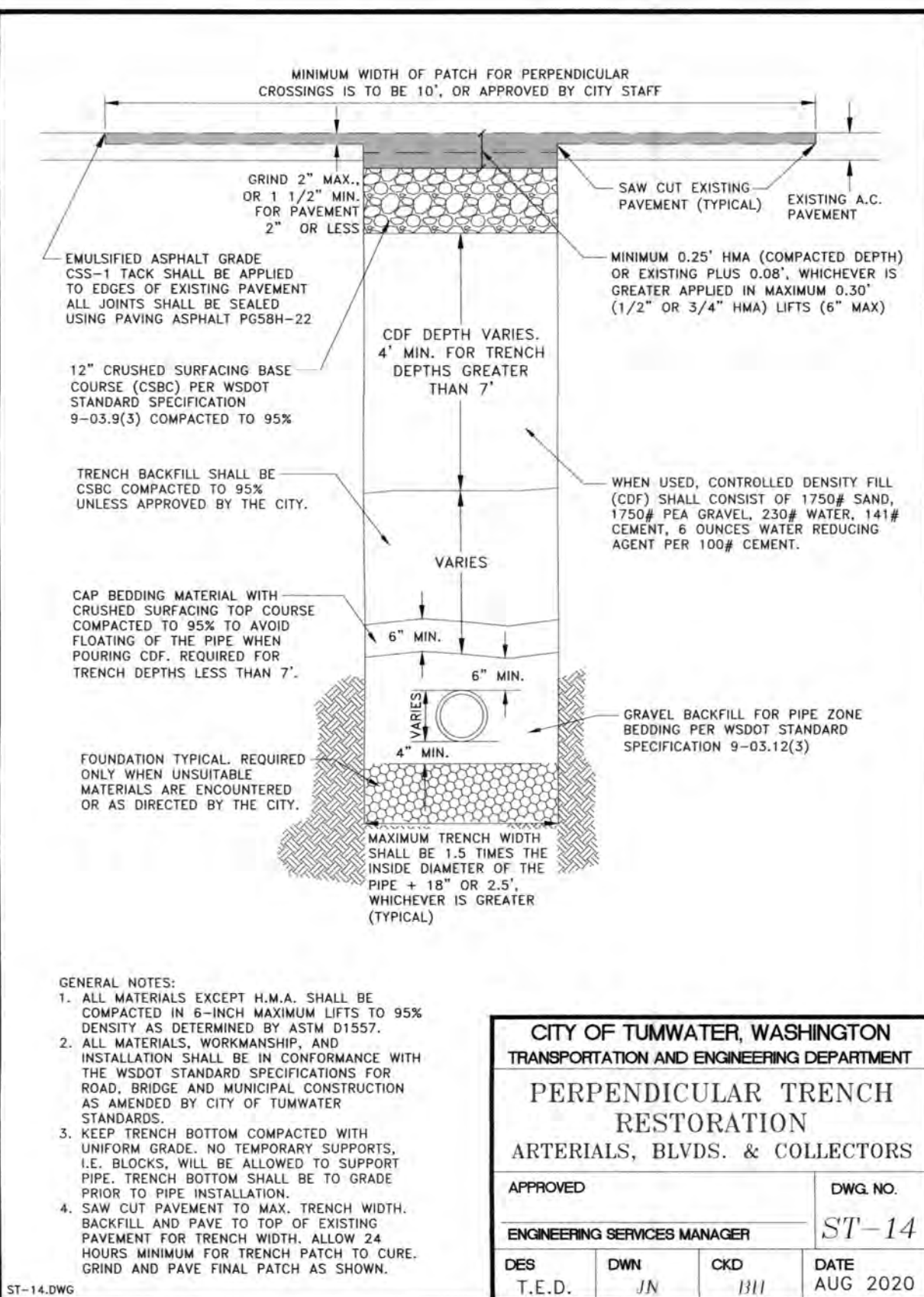
REVISIONS: DATE: 10/07/2020
CITY COMMENTS 10/27/2020

I5 COMMERCE
KAUFMAN REAL ESTATE, LLC

GRADING & DRAINAGE
NOTES & DETAILS - 1

A PORTION OF SECTION 16, TOWNSHIP 17 N. RANGE 1W, WM

AGENCY NO.: 16-0016
SHEET: 14 OF 48
INDEX: 13-051 grd det.dwg
JOB: 13-051



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NOTE:
CONTRACTOR TO CONTACT PUBLIC WORKS AT (360) 754-4140 FOR FREE DISCS CONTAINING ANTI-DUMP MESSAGES THAT ARE TO BE PLACED ON EACH CATCH BASIN.

APPROVED

PERMIT #: TUM-21-0907

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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V N/A

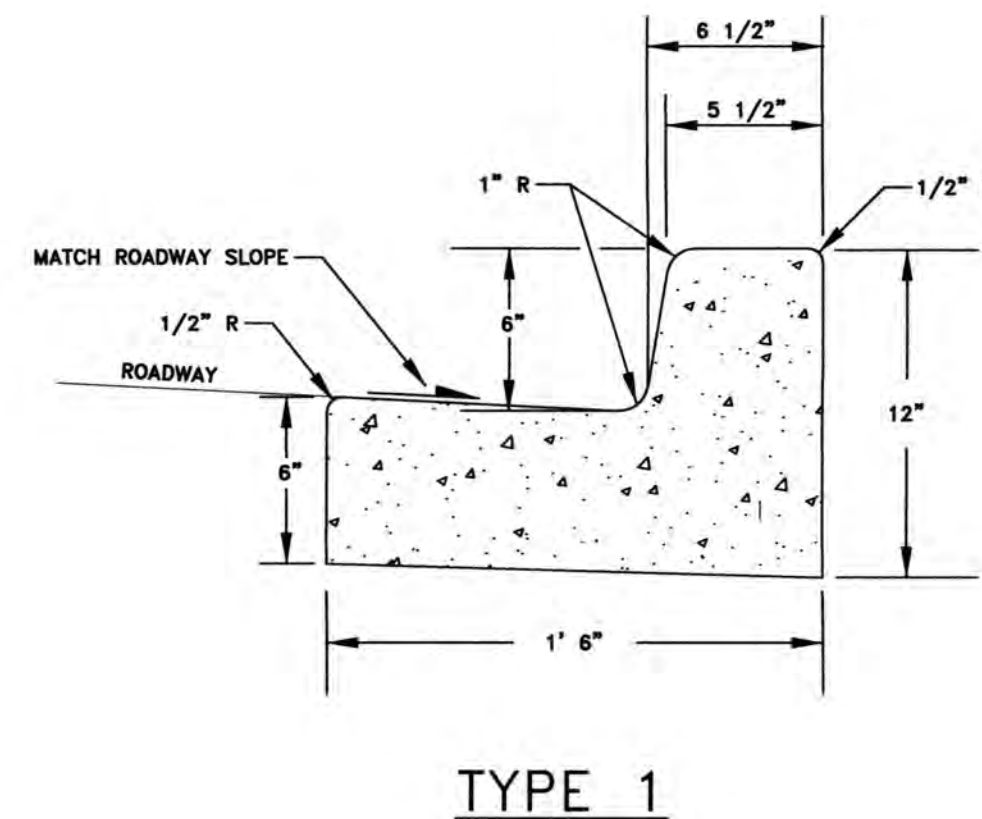
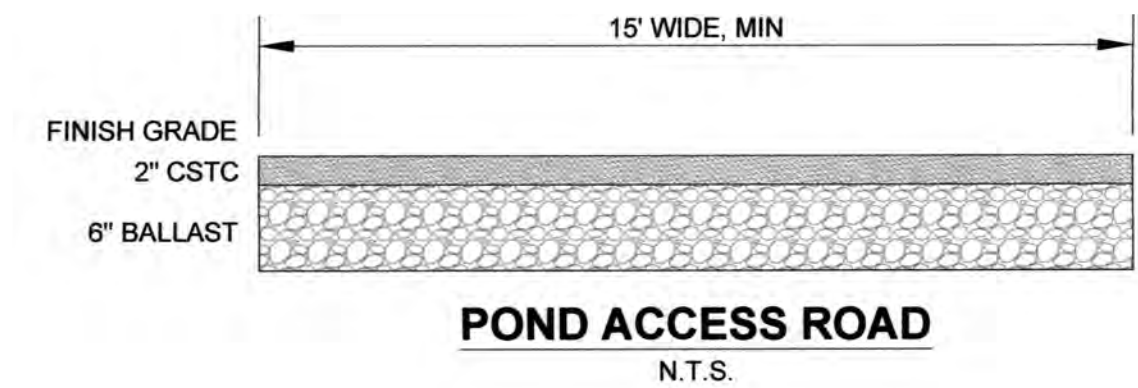
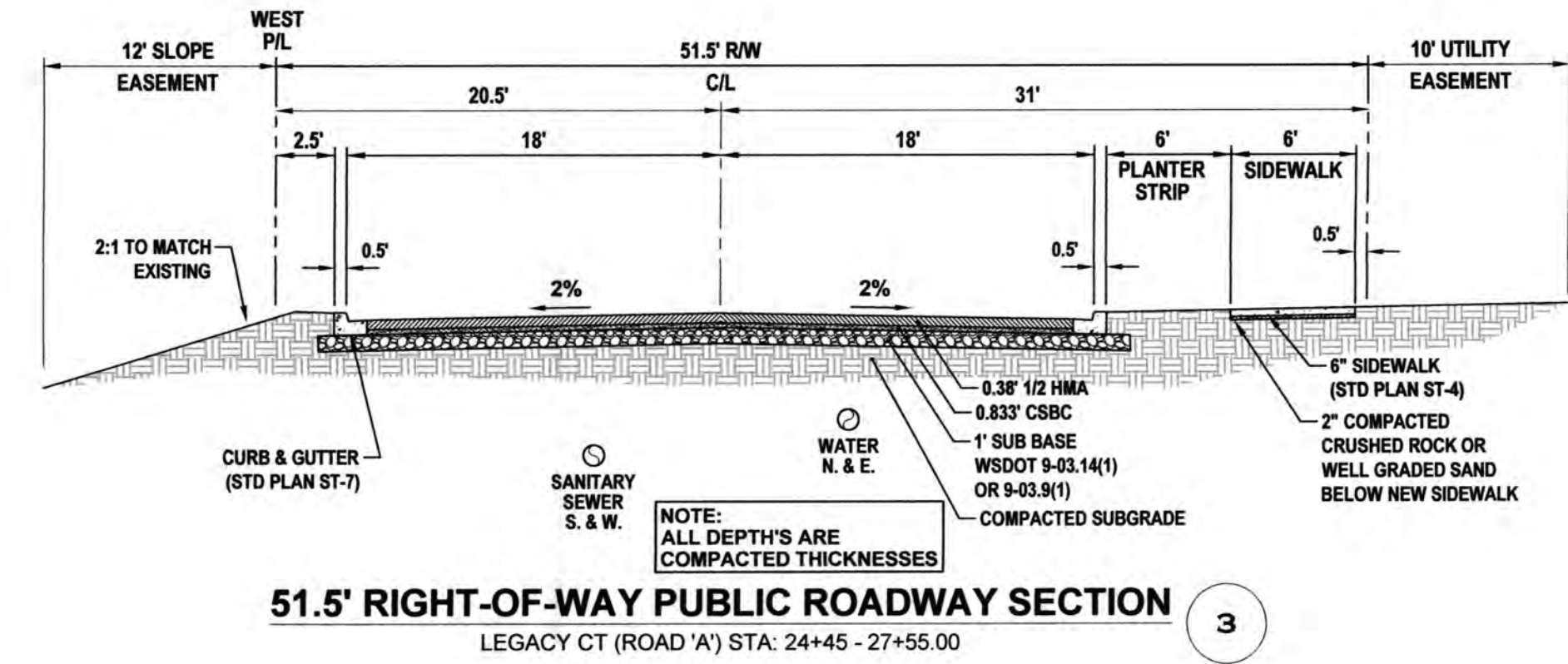
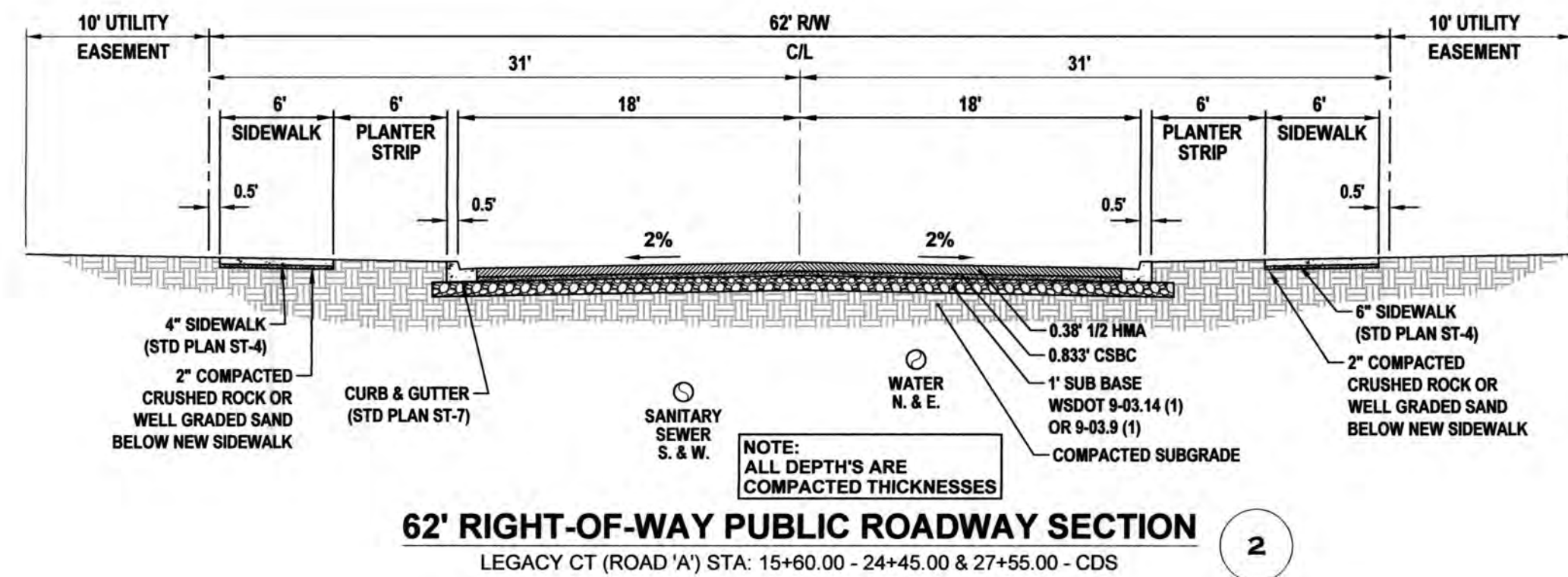
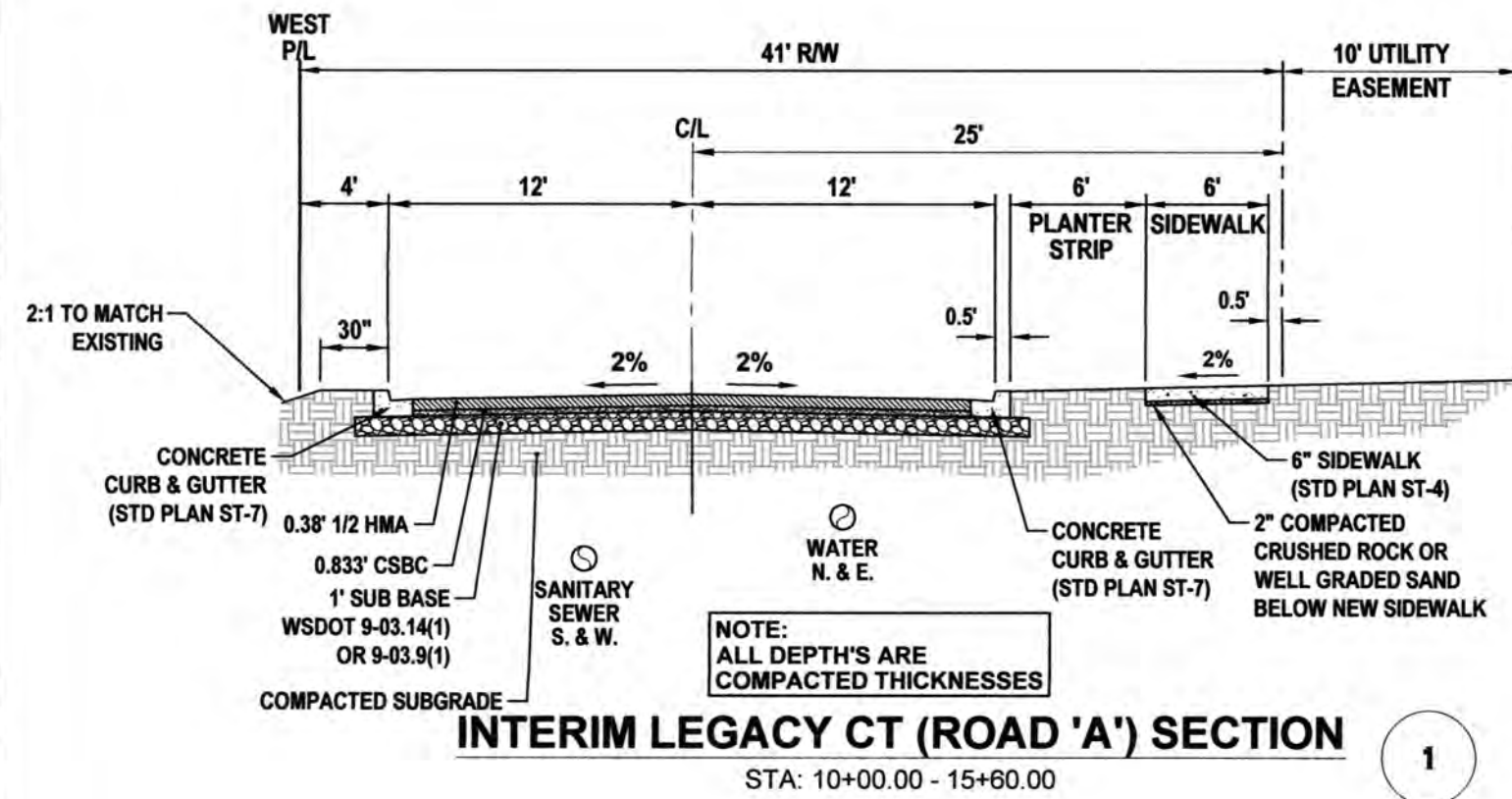


HATTON GODAT PANTIER
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REVISIONS: DATE: 10/07/2020
CITY COMMENTS: 10/07/2020
CITY COMMENTS: 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
GRADING & DRAINAGE
NOTES & DETAILS - 2

AGENCY NO.: 16-0016
SHEET: 15 OF 48
INDEX: 13-051 grd det.dwg
JOB: 13-051



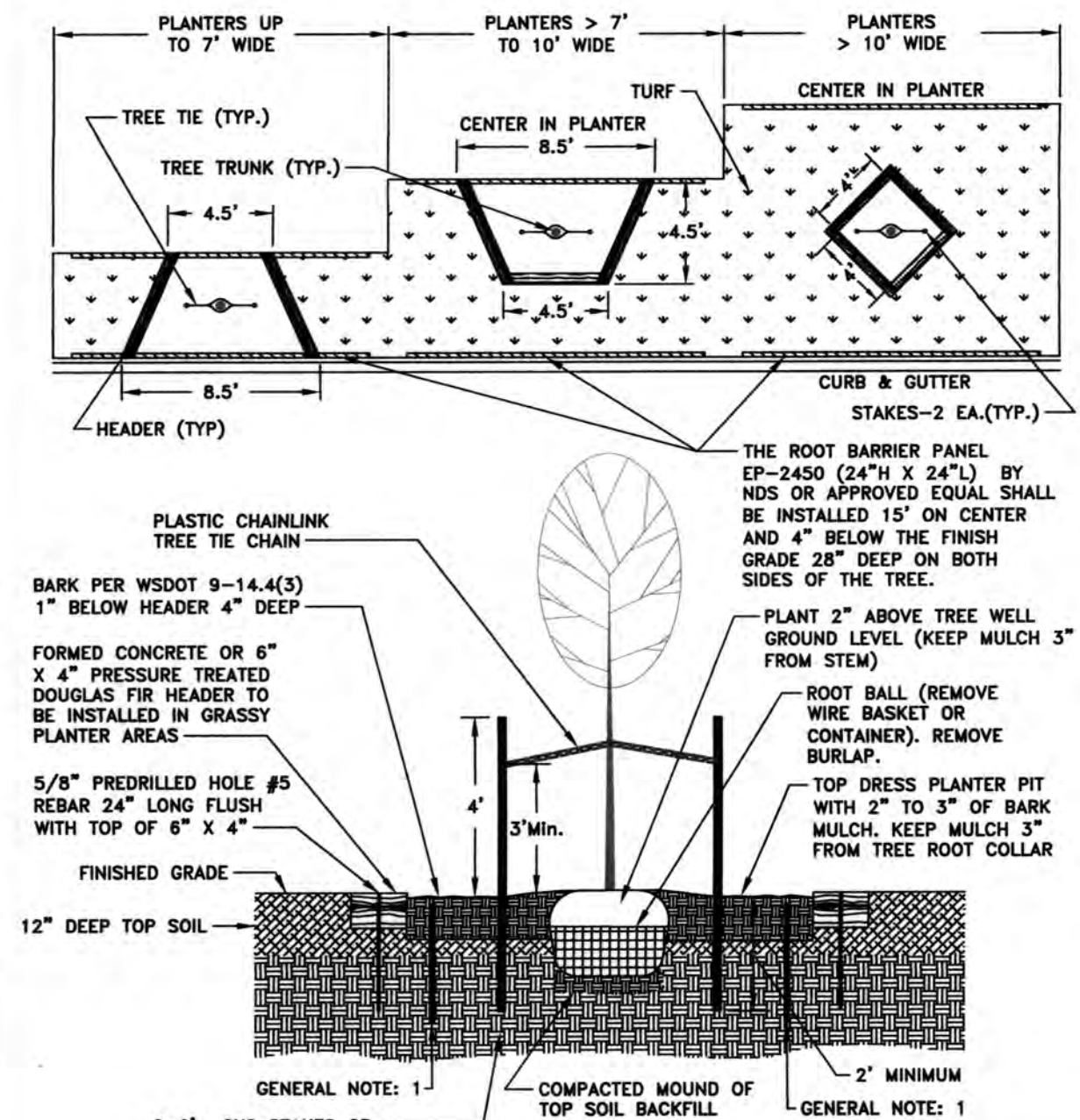
GENERAL NOTES:

- EXPANSION JOINT MATERIAL TO BE 3/8" THICK. PREMOULDED. JOINT FILLER FULL THICKNESS OF CONCRETE SPACING.
- FORM AND SUBGRADE INSPECTION REQUIRED BEFORE PLACING CONCRETE.

CITY OF TUMWATER, WASHINGTON
DEPT. OF PUBLIC WORKS

CEMENT CONCRETE CURB & GUTTER

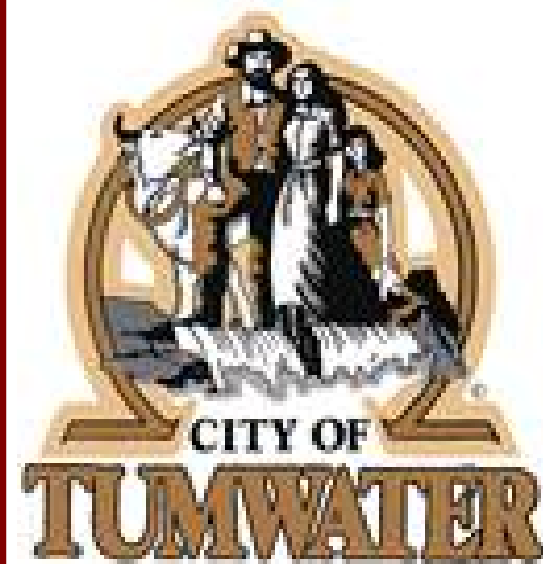
APPROVED BY:	DWG. NO.
CITY ENGINEER	ST-7
DES. PW	DWG. BY PW
CKD BY MW	DATE JAN. 2015
NOT TO SCALE	



CITY OF TUMWATER, WASHINGTON
DEPT. OF PUBLIC WORKS

TREE PLANTER AND BARRIER IN PLANTER STRIP

APPROVED BY:	DWG. NO.
CITY ENGINEER	ST-23
DES. PW	DWG. BY PW
CKD BY MW	DATE JAN. 2015
NOT TO SCALE	



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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
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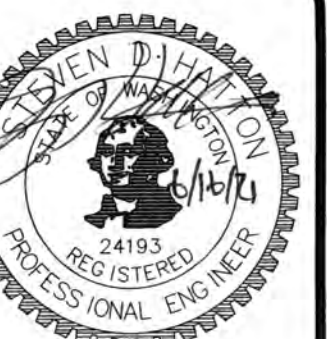
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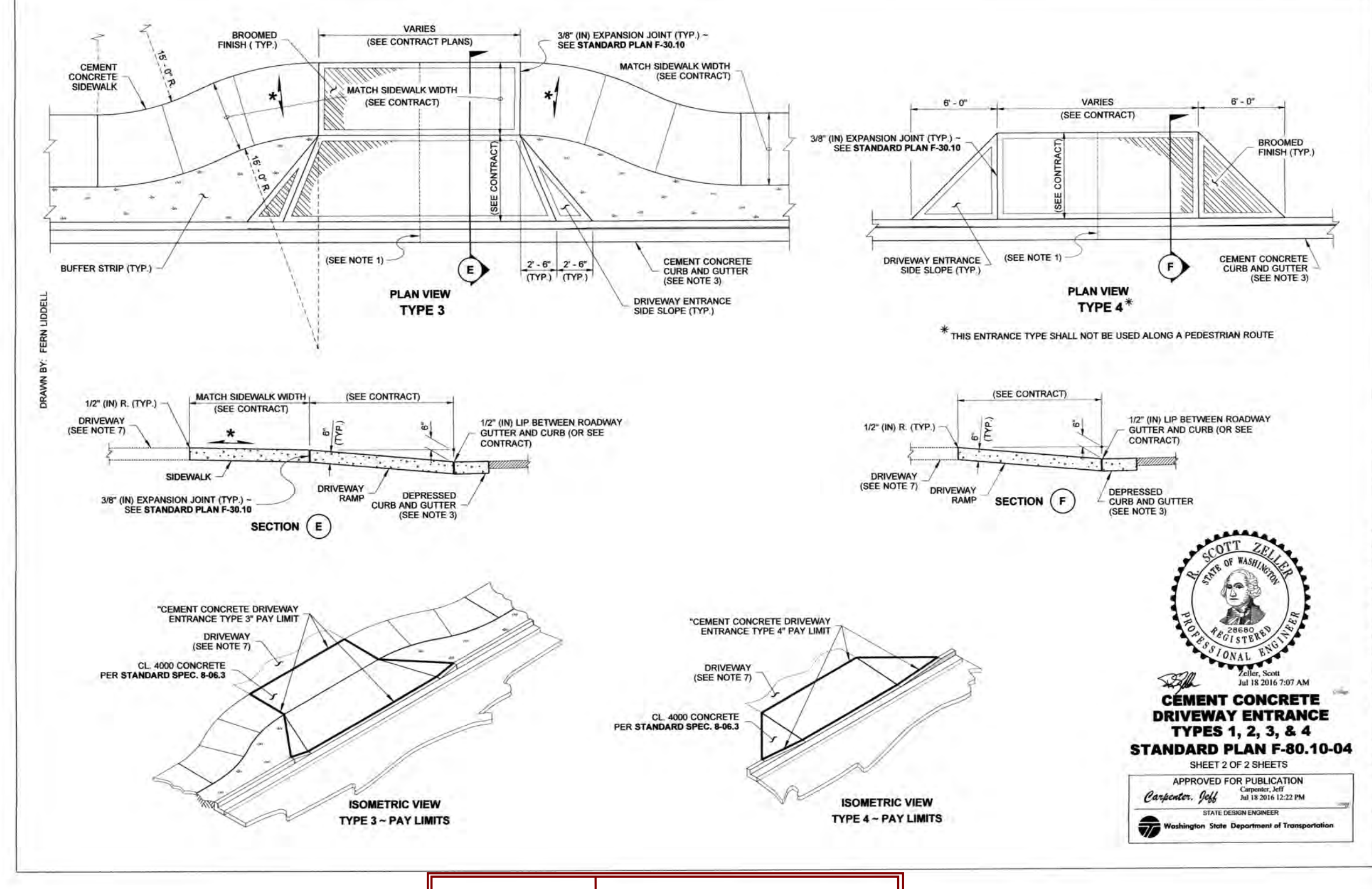
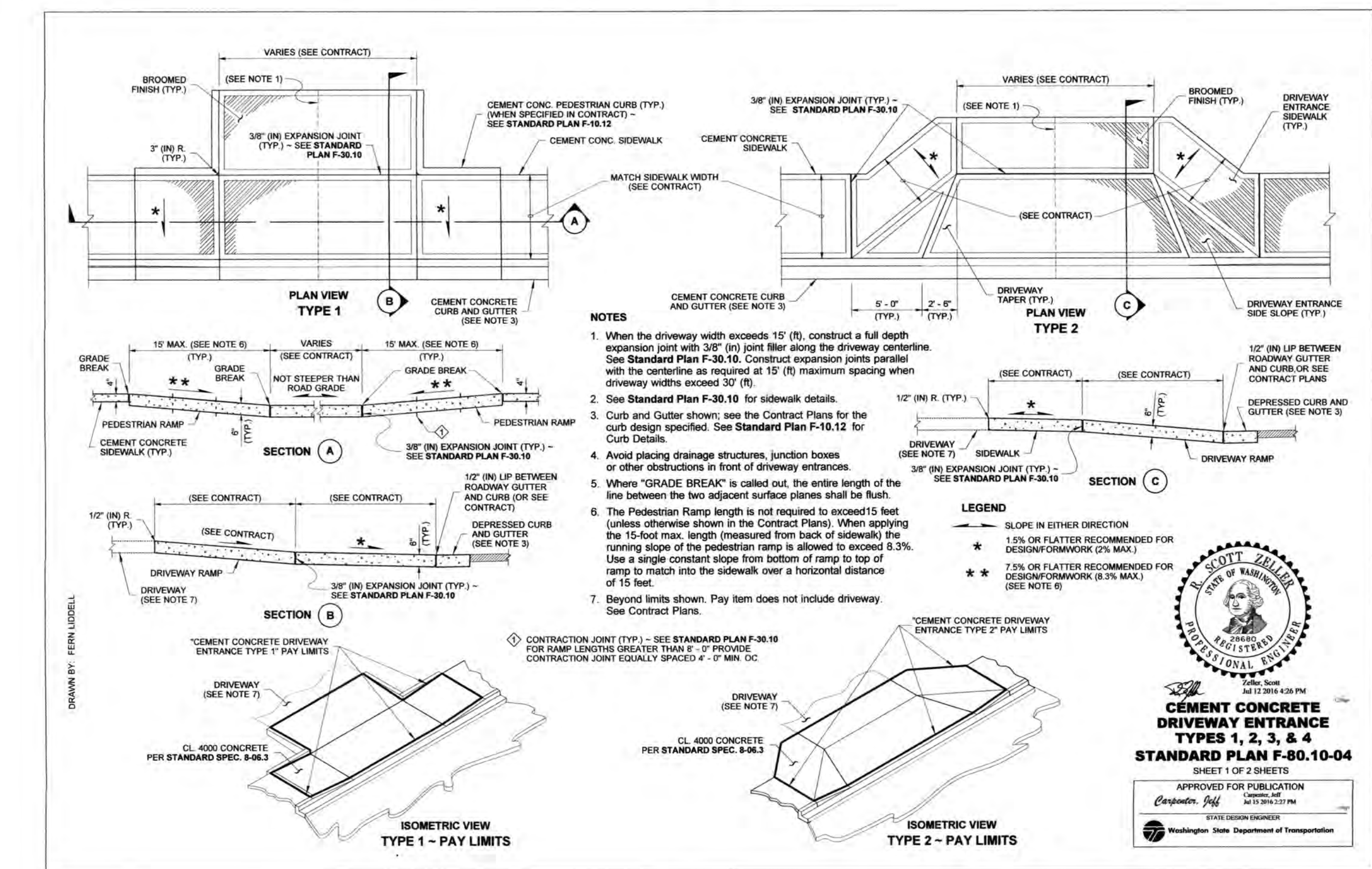
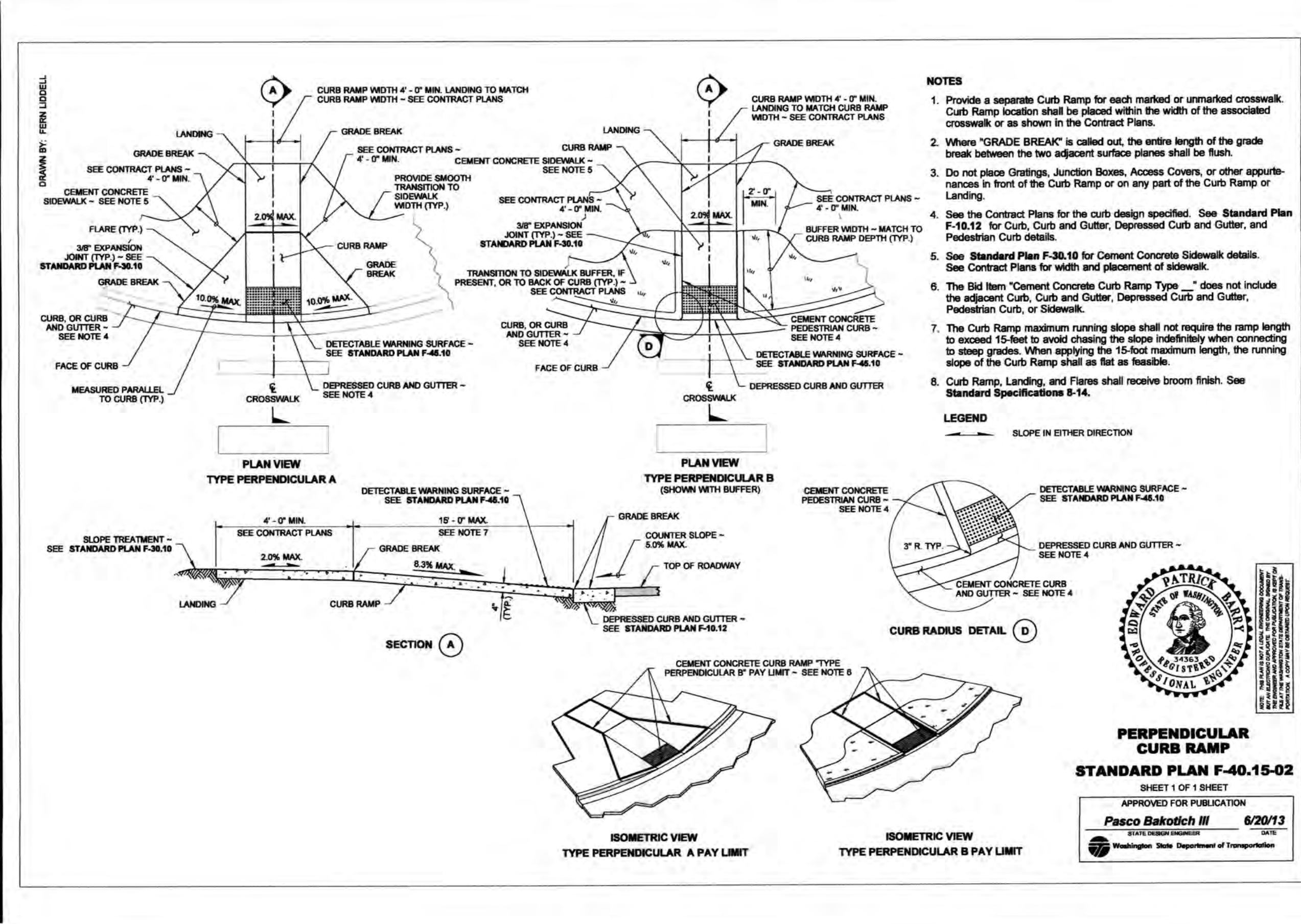
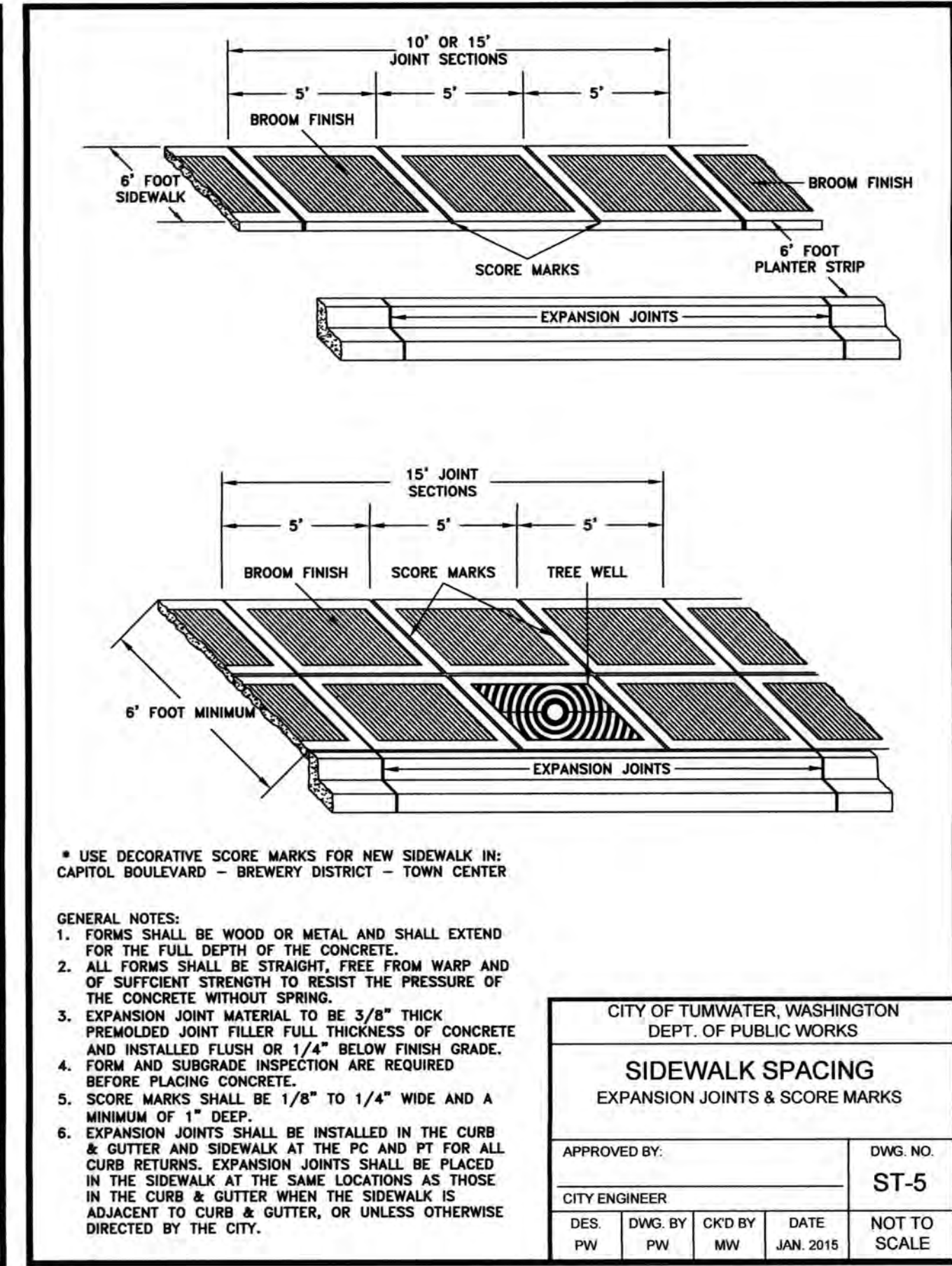
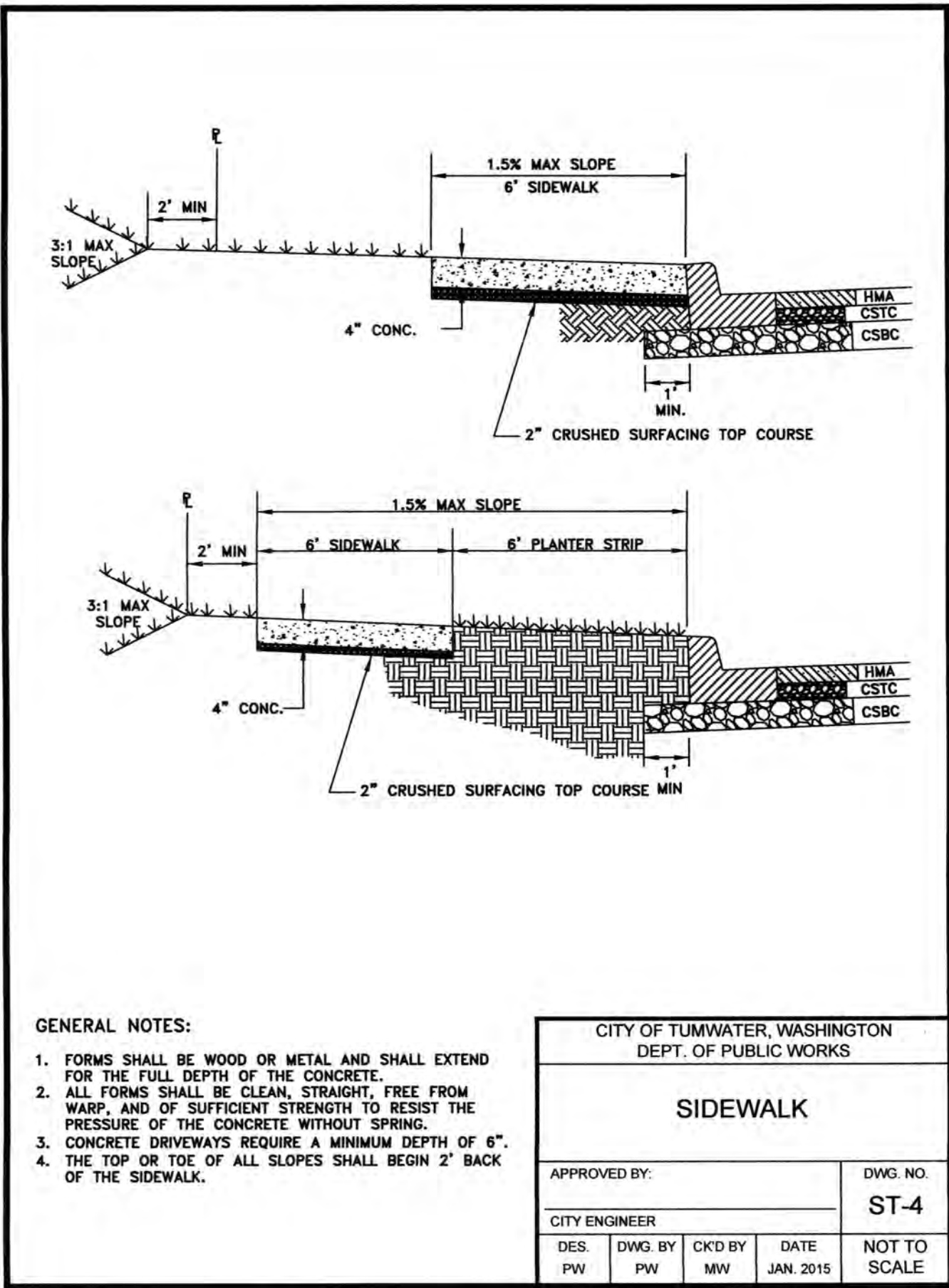


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hatterpantier.com

REVISIONS: DATE: 10/07/2020
CITY COMMENTS: 10/07/2020
CITY COMMENTS: 10/27/2020

I5 COMMERCE
KAUFMAN REAL ESTATE, LLC
STREET DETAILS - 1

AGENCY NO.: 16-0016
SHEET: 16 OF 48
INDEX: 13-051 INCDW
JOB: 13-051



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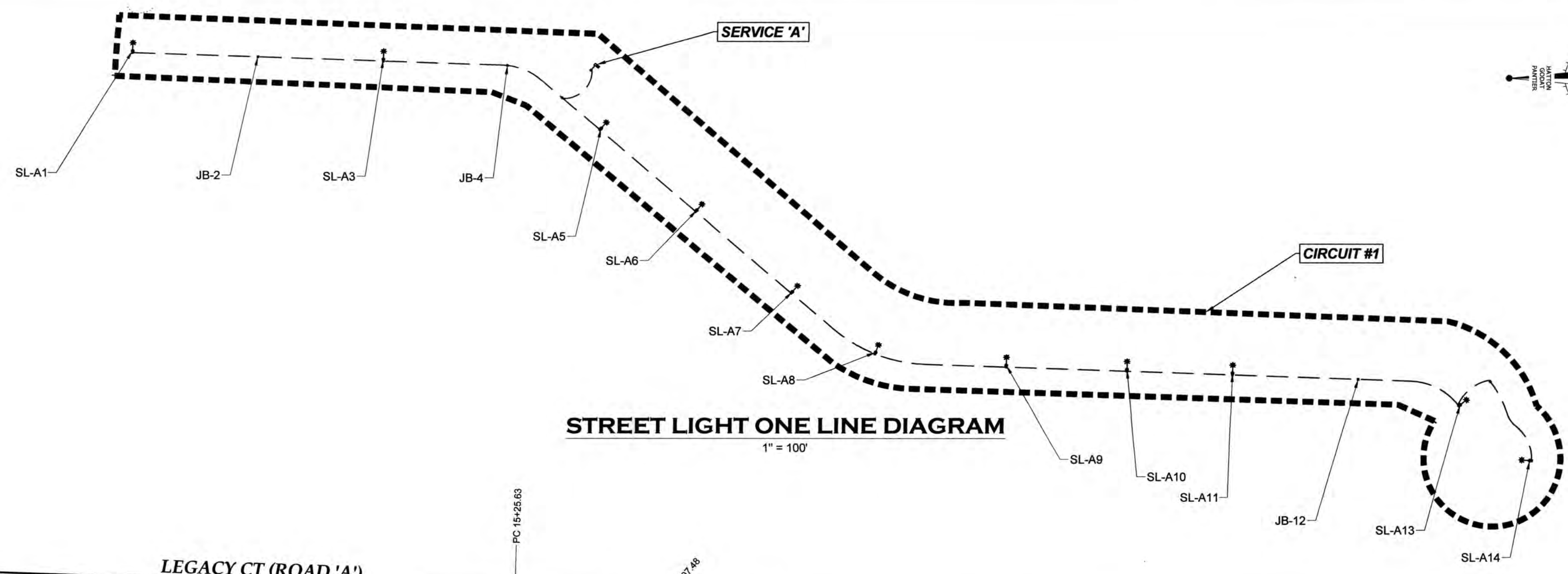


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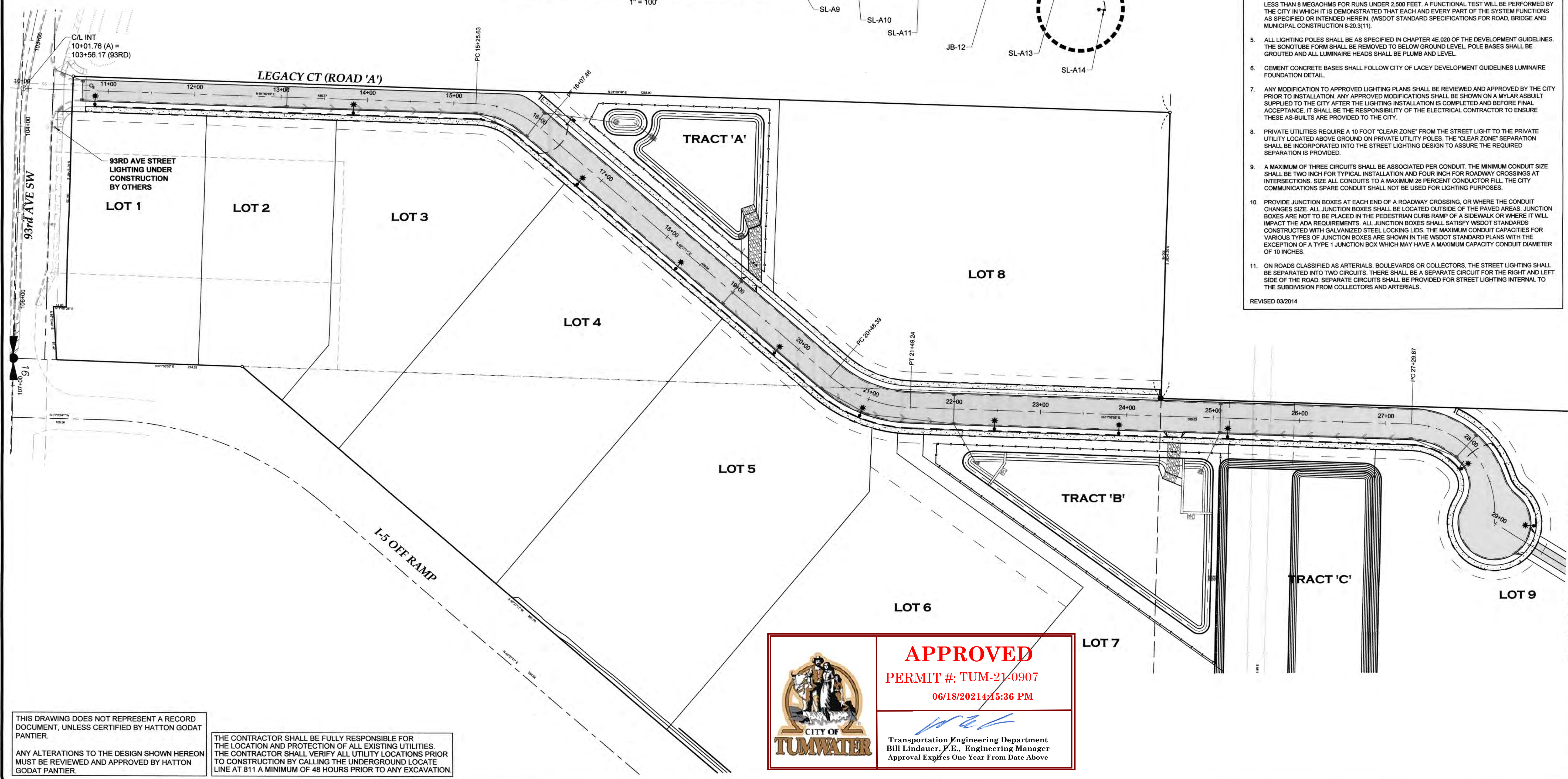
REVISIONS: DATE:
CITY COMMENTS 10/07/2020
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I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
STREET DETAILS - 2
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 17 OF 48
INDEX: 13-051 int.dwg
JOB: 13-051



STREET LIGHT ONE LINE DIAGRAM
1" = 100'




- GENERAL NOTES (STREET LIGHT CONSTRUCTION)**
- ELECTRICAL PERMITS AND INSPECTIONS ARE REQUIRED FOR ALL STREET LIGHTING INSTALLATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SAID PERMITS PRIOR TO ANY TYPE OF ACTUAL CONSTRUCTION.
 - A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF LACEY CONSTRUCTION AND ELECTRICAL INSPECTORS PRIOR TO THE START OF CONSTRUCTION.
 - PRIOR TO INSTALLATION OF ANY MATERIALS THE ELECTRICAL CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE CITY THREE BOUND, CATEGORIZED COPIES OF MATERIAL CATALOG CUTS, SPECIFICATIONS, SHOP DRAWINGS AND/OR WIRING DIAGRAMS. ANY MATERIALS PURCHASED OR LABOR PERFORMED PRIOR TO SUCH APPROVAL SHALL BE AT THE CONTRACTOR'S RISK. MOUNTING HEIGHTS, ARM LENGTH, POWER SOURCE, LUMINAIRE TYPE AND BOLT PATTERNS SHALL FOLLOW CITY OF LACEY DEVELOPMENT GUIDELINES CHAPTER 4E.020. MODIFICATIONS OF ANY PORTION OF THE LIGHTING SYSTEM WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE CITY. SUBMITTALS SHALL INCLUDE PROJECT NAME, NAME OF ELECTRICAL CONTRACTOR, DATE AND VENDOR NAME.
 - A 500 VOLT MEGGER TEST WILL BE PERFORMED BY THE CITY ON EACH CIRCUIT BETWEEN CONDUCTOR AND GROUND PRIOR TO ACCEPTANCE OF THE LIGHTING SYSTEM. THE INSULATION RESISTANCE SHALL NOT BE LESS THAN 6 MEGAOHMS TO GROUND FOR RUNS OVER 2,500 FEET NOR LESS THAN 8 MEGAOHMS FOR RUNS UNDER 2,500 FEET. A FUNCTIONAL TEST WILL BE PERFORMED BY THE CITY IN WHICH IT IS DEMONSTRATED THAT EACH AND EVERY PART OF THE SYSTEM FUNCTIONS AS SPECIFIED OR INTENDED HEREIN. (WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION 8-20.3(1)).
 - ALL LIGHTING POLES SHALL BE AS SPECIFIED IN CHAPTER 4E.020 OF THE DEVELOPMENT GUIDELINES. THE SONOTUBE FORM SHALL BE REMOVED TO BELOW GROUND LEVEL. POLE BASES SHALL BE GROUTED AND ALL LUMINAIRE HEADS SHALL BE PLUMB AND LEVEL.
 - CEMENT CONCRETE BASES SHALL FOLLOW CITY OF LACEY DEVELOPMENT GUIDELINES LUMINAIRE FOUNDATION DETAIL.
 - ANY MODIFICATION TO APPROVED LIGHTING PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ANY APPROVED MODIFICATIONS SHALL BE SHOWN ON A MYLAR ASBUILT SUPPLIED TO THE CITY AFTER THE LIGHTING INSTALLATION IS COMPLETED AND BEFORE FINAL ACCEPTANCE. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ENSURE THESE AS-BUILTS ARE PROVIDED TO THE CITY.
 - PRIVATE UTILITIES REQUIRE A 10 FOOT 'CLEAR ZONE' FROM THE STREET LIGHT TO THE PRIVATE UTILITY LOCATED ABOVE GROUND ON PRIVATE UTILITY POLES. THE 'CLEAR ZONE' SEPARATION SHALL BE INCORPORATED INTO THE STREET LIGHTING DESIGN TO ASSURE THE REQUIRED SEPARATION IS PROVIDED.
 - A MAXIMUM OF THREE CIRCUITS SHALL BE ASSOCIATED PER CONDUIT. THE MINIMUM CONDUIT SIZE SHALL BE TWO INCH FOR TYPICAL INSTALLATION AND FOUR INCH FOR ROADWAY CROSSINGS AT INTERSECTIONS. SIZE ALL CONDUITS TO A MAXIMUM 26 PERCENT CONDUCTOR FILL. THE CITY COMMUNICATIONS SPARE CONDUIT SHALL NOT BE USED FOR LIGHTING PURPOSES.
 - PROVIDE JUNCTION BOXES AT EACH END OF A ROADWAY CROSSING, OR WHERE THE CONDUIT CHANGES SIZE. ALL JUNCTION BOXES SHALL BE LOCATED OUTSIDE OF THE PAVED AREAS. JUNCTION BOXES ARE NOT TO BE PLACED IN THE PEDESTRIAN CURB RAMP OF A SIDEWALK OR WHERE IT WILL IMPACT THE ADA REQUIREMENTS. ALL JUNCTION BOXES SHALL SATISFY WSDOT STANDARDS CONSTRUCTED WITH GALVANIZED STEEL LOCKING LIDS. THE MAXIMUM CONDUIT CAPACITIES FOR VARIOUS TYPES OF JUNCTION BOXES ARE SHOWN IN THE WSDOT STANDARD PLANS WITH THE EXCEPTION OF A TYPE 1 JUNCTION BOX WHICH MAY HAVE A MAXIMUM CAPACITY CONDUIT DIAMETER OF 10 INCHES.
 - ON ROADS CLASSIFIED AS ARTERIALS, BOULEVARDS OR COLLECTORS, THE STREET LIGHTING SHALL BE SEPARATED INTO TWO CIRCUITS. THERE SHALL BE A SEPARATE CIRCUIT FOR THE RIGHT AND LEFT SIDE OF THE ROAD. SEPARATE CIRCUITS SHALL BE PROVIDED FOR STREET LIGHTING INTERNAL TO THE SUBDIVISION FROM COLLECTORS AND ARTERIALS.

REVISED 03/2014

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PERMIT #: TUM-21-0907
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[Signature]
Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 60'
V N/A



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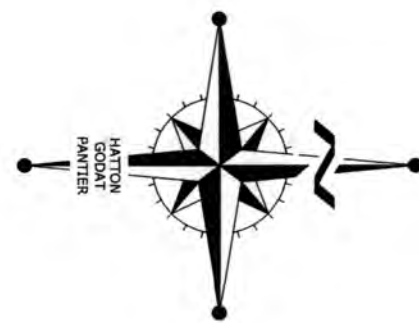
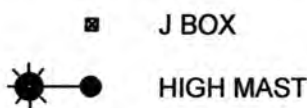
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CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
OVERALL STREET LIGHT PLAN
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, WM

AGENCY NO.: 16-0016
SHEET: 13 OF 48
INDEX: 13-051 sl.dwg
JOB: 13-051

WIRING SCHEDULE					
WIRE NOTE	CONDUIT SIZE	POWER	ILLUM	GROUND	REMARKS
1	2"	(2) #2		(1) #2	SERVICE
2	2"		(2) #8	(1) #8	CIRCUIT 1
3	(2) 2"		(2) #8	(1) #8	CIRCUIT 1
4	(1) 2"				#12 PULL CORD

SYMBOL INDEX



THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

30 15 0 30 60
SCALE: 1" = 30'

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 30'
V N/A

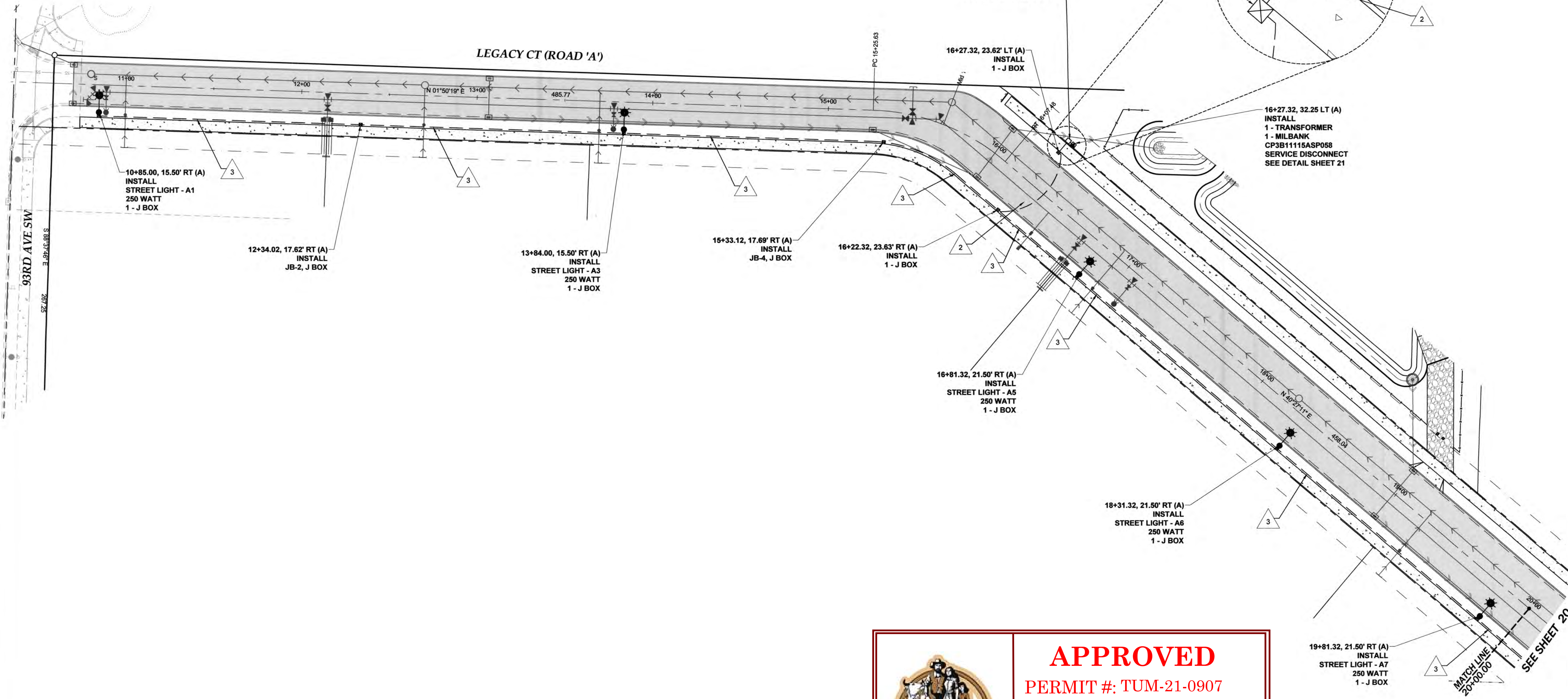


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REVISIONS: DATE:
CITY COMMENTS 10/07/2020
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I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
STREET LIGHTING - 1
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 19 OF 48
INDEX: 13-051 sl.dwg
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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

WIRING SCHEDULE					
WIRE NOTE	CONDUIT SIZE	POWER	ILLUM	GROUND	REMARKS
1	2"	(2) #2		(1) #2	SERVICE
2	2"		(2) #8	(1) #8	CIRCUIT 1
3	(2) 2"		(2) #8	(1) #8	CIRCUIT 1
4	(1) 2"				#12 PULL CORD

SYMBOL INDEX

- J BOX
● HIGH MAST

THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
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MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

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THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

30 15 0 30 60
SCALE: 1" = 30'



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SCALE: H 1" = 30'
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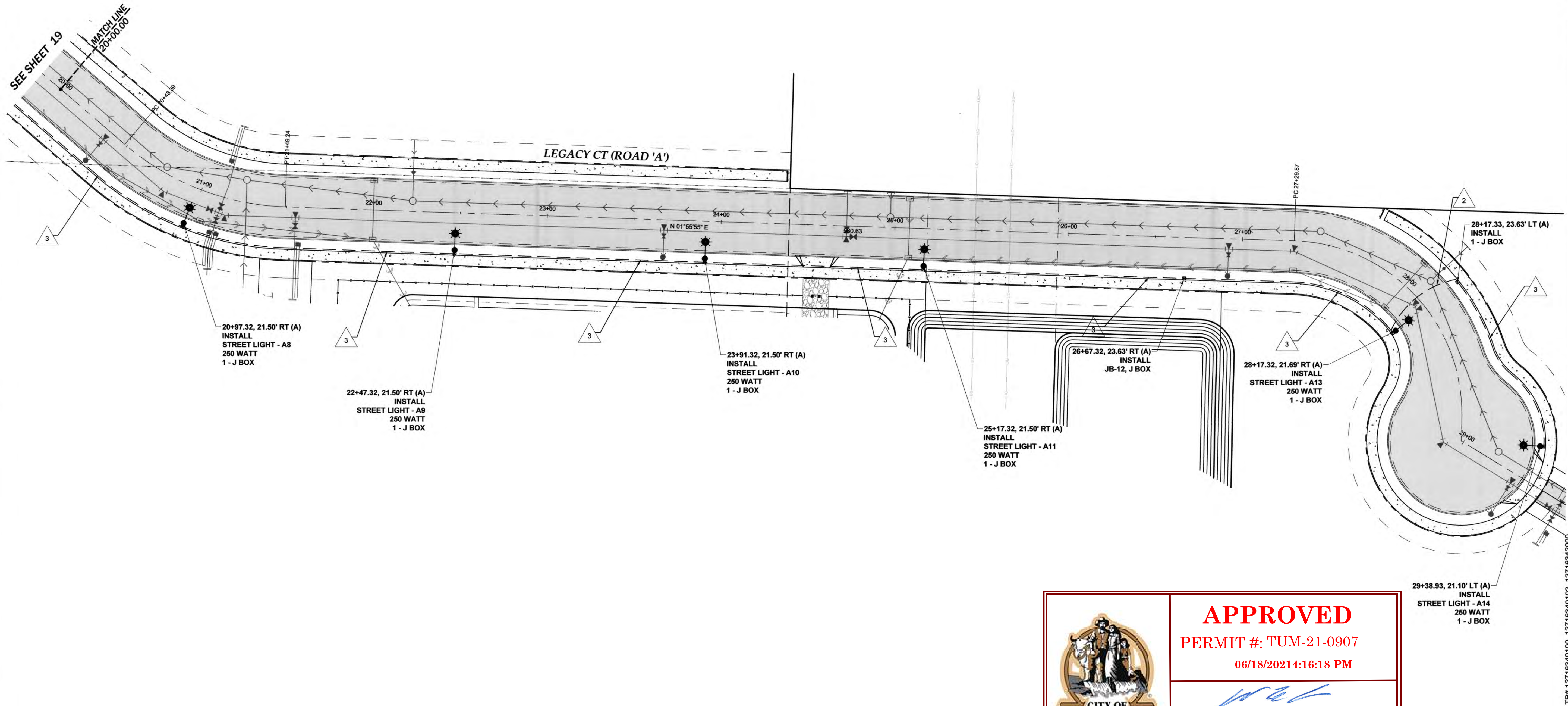
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I5 COMMERCE
KAUFMAN REAL ESTATE, LLC

STREET LIGHTING - 2

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO.	16-0016
SHEET	20 OF 48
INDEX	13-051 sl.dwg
JOB	13-051



CITY OF TUMWATER

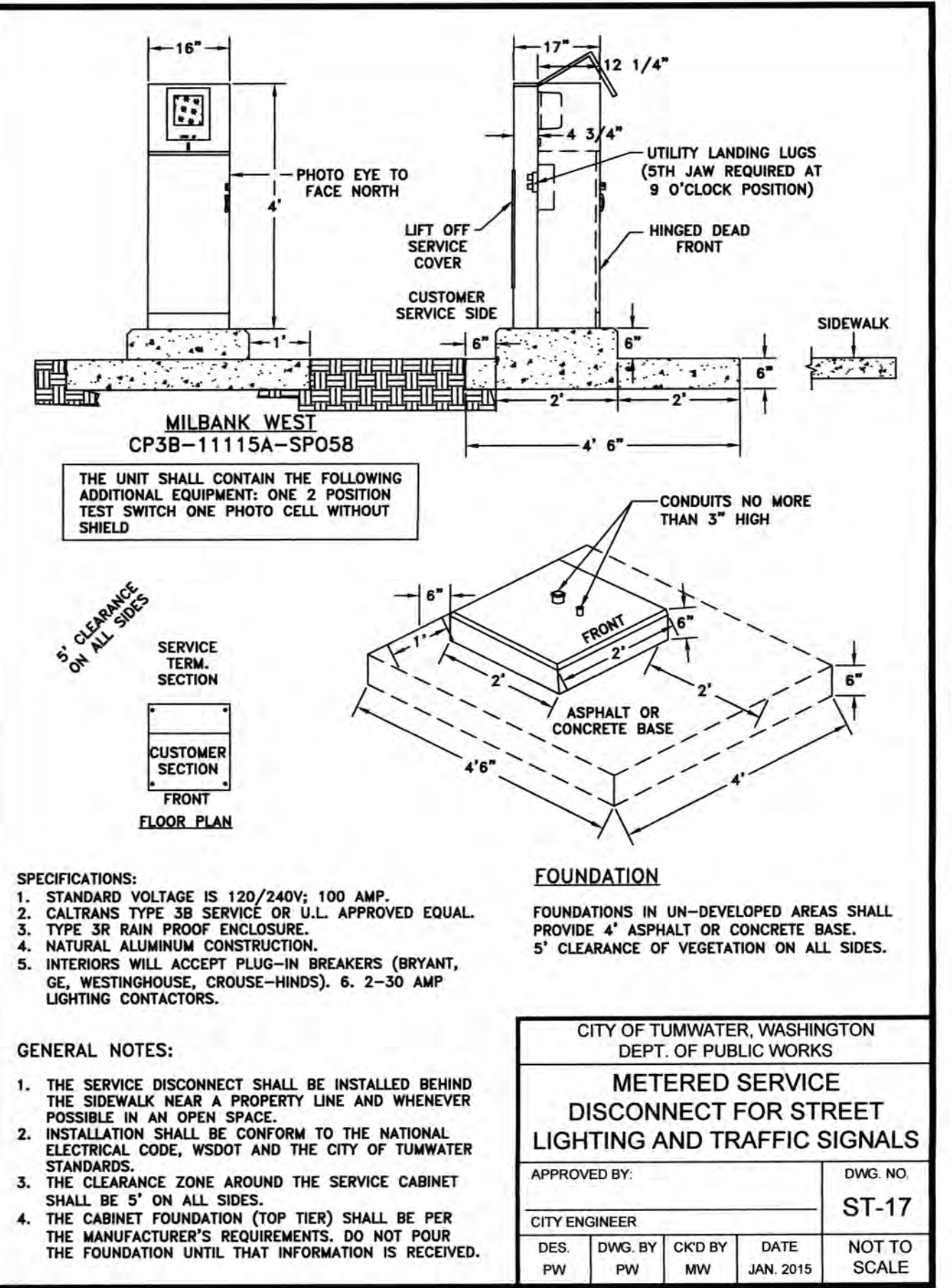
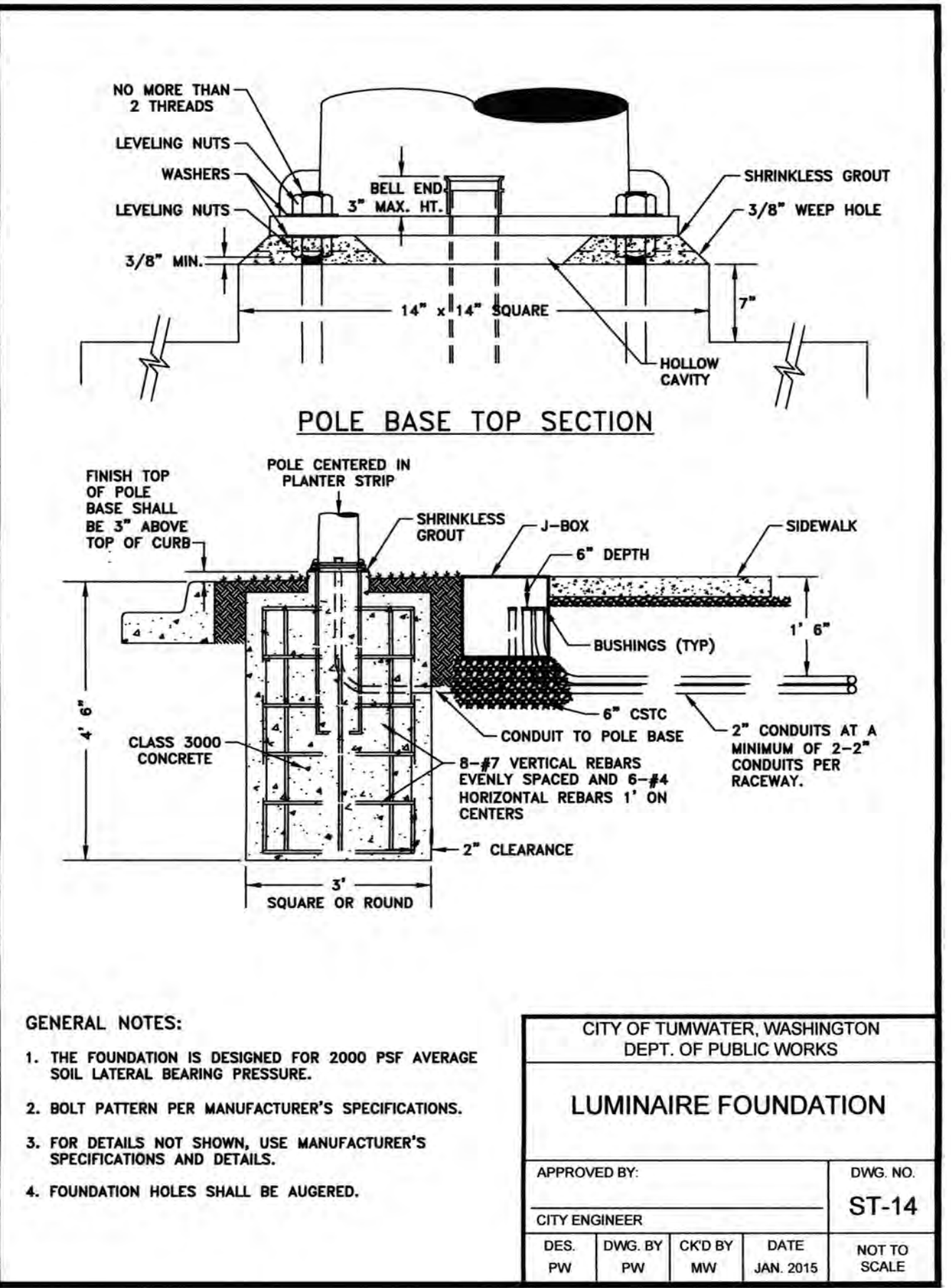
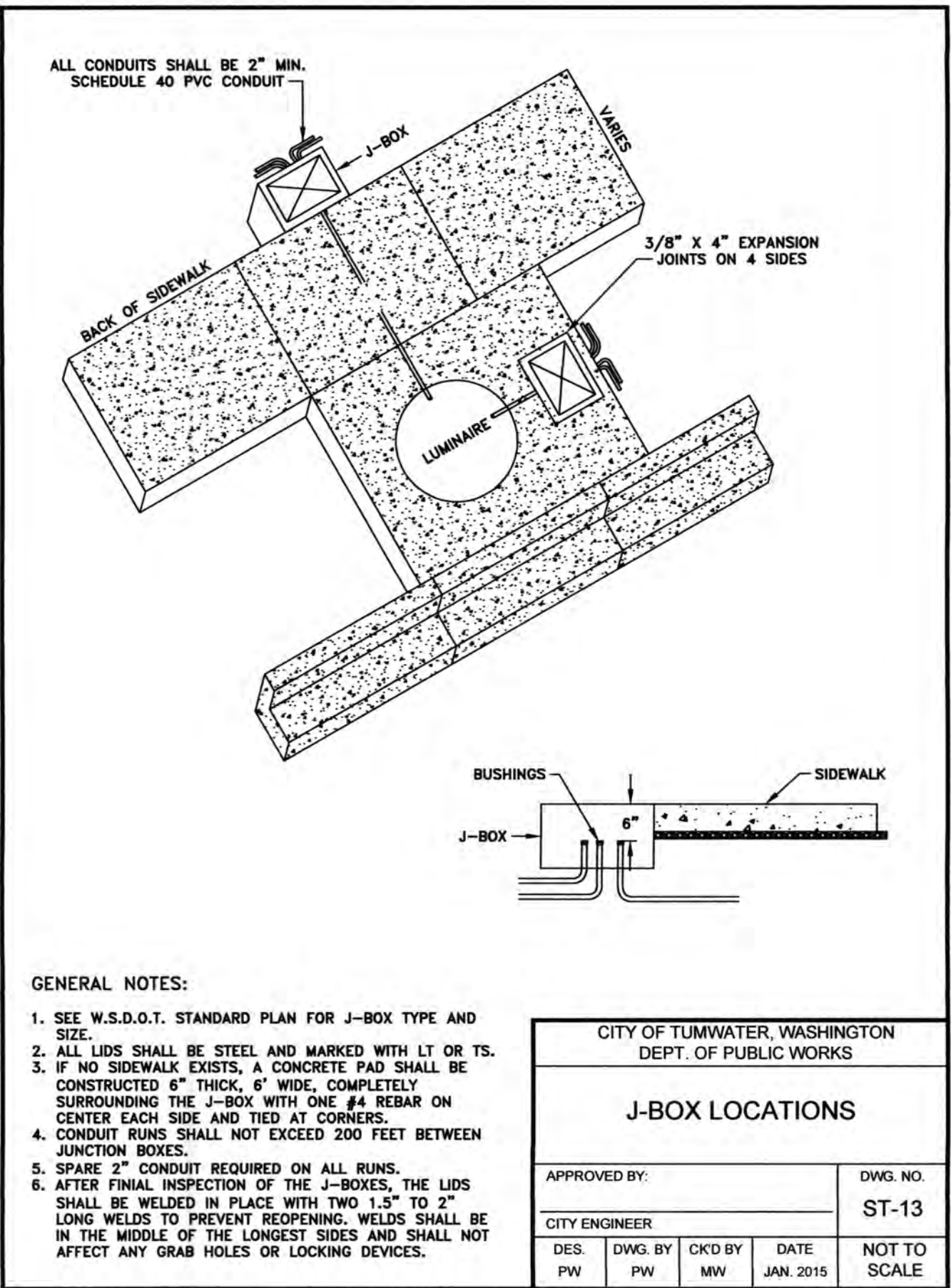
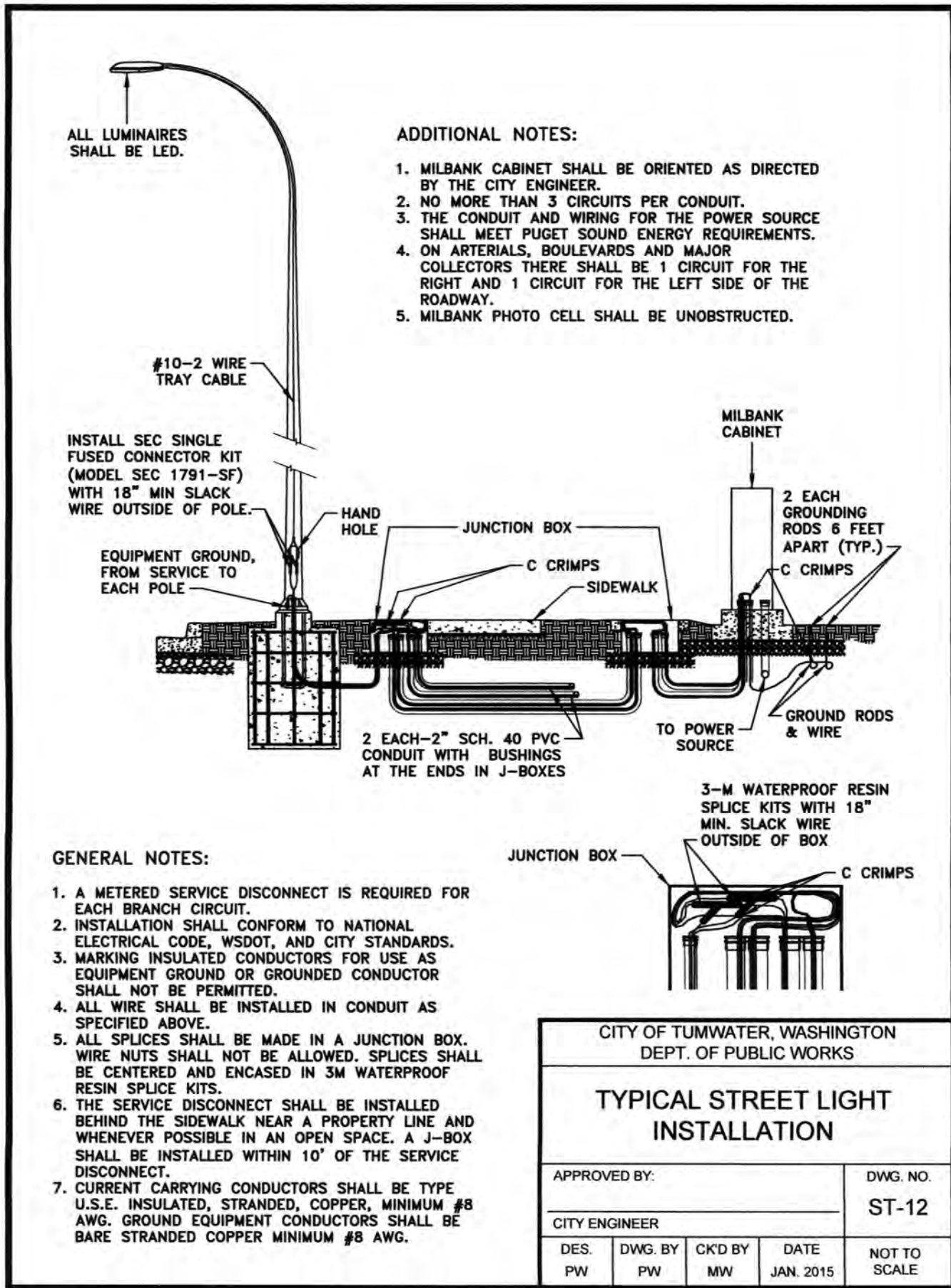
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Bill Lindauer, P.E., Engineering Manager
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LUMINAIRE SCHEDULE								
STREET	NO.	STATION	OFFSET	LUMINAIRE TYPE & WATTAGE	CIRCUIT	POLE TYPE	MOUNTING HEIGHT	MAST ARM LENGTH
LEGACY CT	A1	10+85.00	15.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	JB-2	12+34.02	17.62' RT	LED*	1			
LEGACY CT	A3	13+84.00	15.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	JB-4	15+33.12	17.69' RT	LED*	1			
LEGACY CT	A5	16+81.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A6	18+31.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A7	19+81.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A8	20+97.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A9	22+47.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A10	23+91.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A11	25+17.32	21.50' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	JB-12	26+67.32	23.63' RT	LED*	1			
LEGACY CT	A13	28+17.32	21.69' RT	LED*	1	DAVIT	35'	8'
LEGACY CT	A14	29+38.93	21.10' LT	LED*	1	DAVIT	35'	8'

* ALL LUMINAIRES SHALL BE LED TYPE WITH WATTAGE EQUIVALENT TO 250 WATT HIGH PRESSURE SODIUM LIGHTS

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[Signature]
Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
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DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V



HATTON GODAT PANTIER
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3910 MARTIN WAY E. SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

REVISIONS: _____ DATE: _____
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
STREET LIGHTING DETAILS
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 21 OF 48
INDEX: 13-051 sl.dwg
JOB: 13-051

TP# 12716340100, 12716340102, 12716342000

THURSTON COUNTY

VERTICAL DATUM NGVD 29

THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION

ELEVATION = 200.30

BASIS OF BEARING:

THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E

DESIGNED BY: CA/HG

DRAWN BY: JEG

CHECKED BY: SDH

DATE: JUNE 2020

SCALE: H 1" = 30'

V N/A

301500

150000

0

150000

300000

SCALE: 1" = 30'

ILLUSTRATION

OF

THE

LOCATION

AND

EXTENT

OF

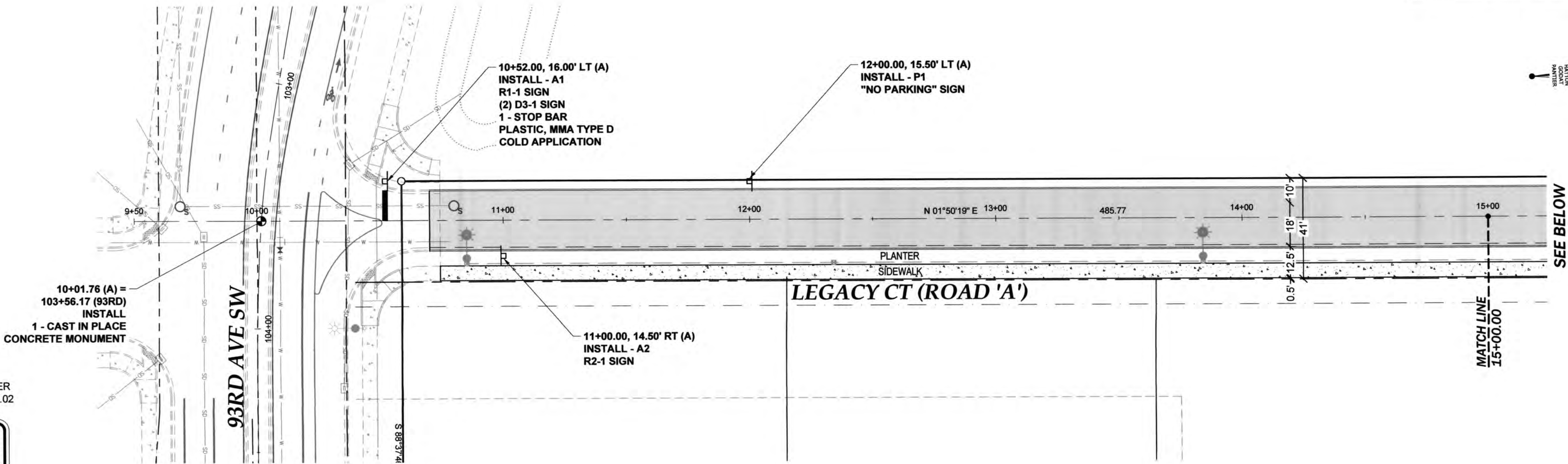
THE

PROPOSED

WORK

REGISTERED

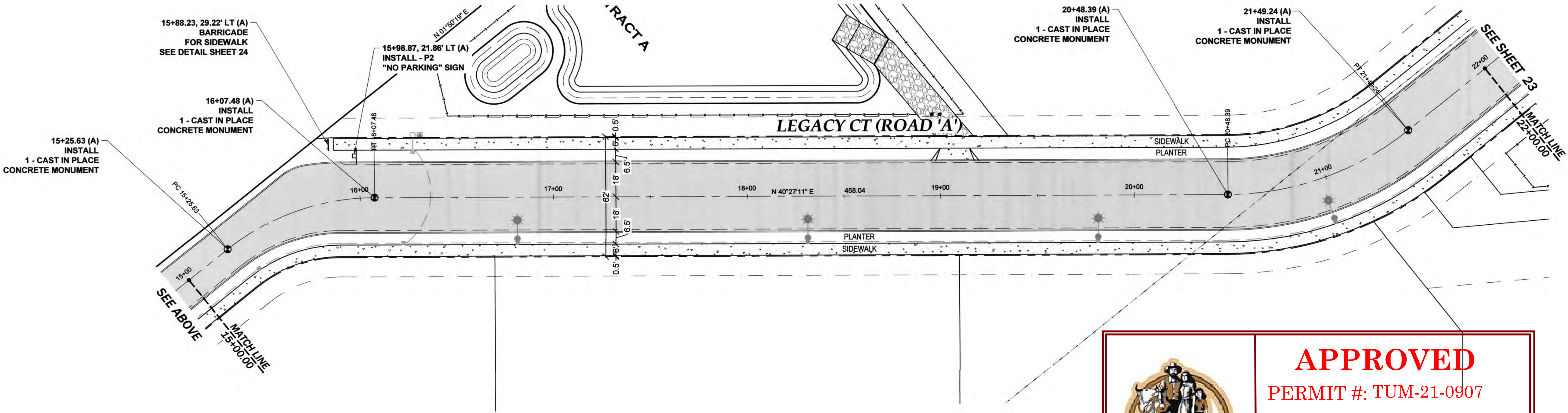
PROFESSIONAL ENGINEER



SIGN INSTALLATION SPECIFICATIONS AND LEGEND

SIGN NO.	SIGN CODE	DESCRIPTION	STATION	SIZE	LETTER SIZE	POST MATERIAL	POST SIZE	POST LENGTH	DESCRIPTION
A1	(R1-1) (D3-1)	STOP SIGN STREET NAME SIGN	10.52.00, 16.00' LT (A)	30"x30" 9"	STANDARD STANDARD	STEEL	2" SQ	12'	N/A 93RD AVENUE SE LEGACY CT (ROAD 'A')
A2	(R2-1)	25 MPH SPEED LIMIT	11+00.00, 14.50' RT (A)	24"x30" 9"	STANDARD	STEEL	2" SQ	12'	N/A
P1 - P3	POLICY 96.02	NO PARKING	SEE SHEETS 22 & 23	12"x18"	*	STEEL	2" SQ	12'	"NO PARKING"
P4 & P5	POLICY 96.02	NO PARKING	SEE SHEET 23	12"x18"	*	STEEL	2" SQ	12'	"NO PARKING IN CUL-DE-SAC"

* SEE SIGN NOTES AND DETAIL SHEET 24



CITY OF TUMWATER

APPROVED

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Transportation Engineering Department

Bill Lindauer, P.E., Engineering Manager

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DESIGNED BY: CA/HG

DRAWN BY: JEG

CHECKED BY: SDH

DATE: JUNE 2020

SCALE: H 1" = 30'

V N/A

REGISTERED

PROFESSIONAL ENGINEER

HATTON GODAT PANTIER

ENGINEERS AND SURVEYORS

3910 MARTIN WAY E, SUITE B

OLYMPIA, WA 98506

TEL: 360.943.1599 FAX: 360.357.6299

hattonpantier.com

REVISIONS:

DATE:

CITY COMMENTS 10/07/2020

CITY COMMENTS 10/27/2020

I-5 COMMERCE

KAUFMAN REAL ESTATE, LLC

ROADSIDE FEATURES - 1

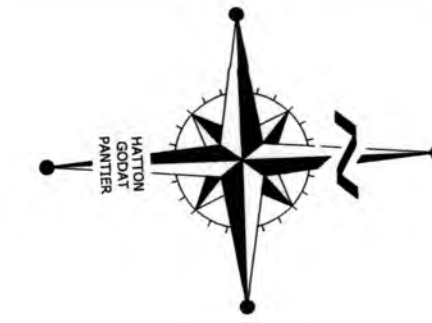
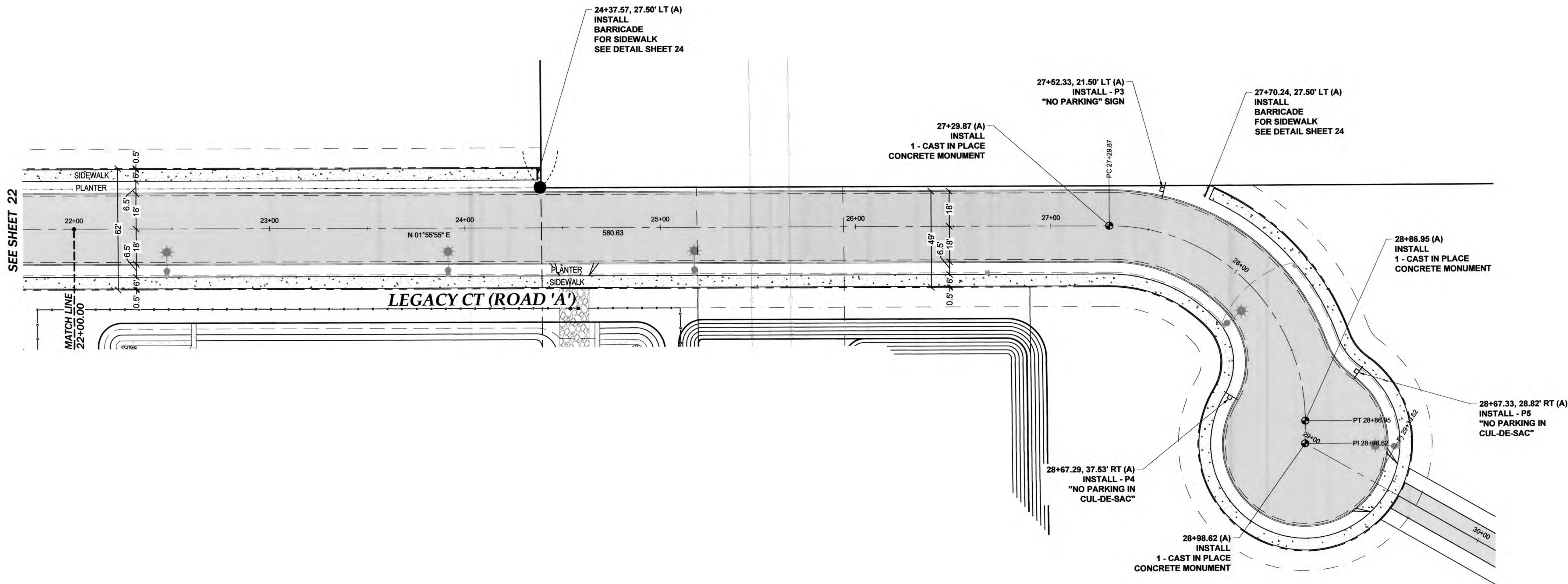
A PORTION OF SECTION 16, TOWNSHIP 17N, RANGE 1W, W.M.

AGENCY NO. 16-0016

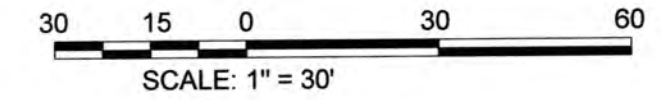
SHEET: 22 OF 48

INDEX: 13-051 rfdwg

JOB: 13-051



THURSTON COUNTY	
VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION ELEVATION = 200.30	BASIS OF BEARING: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E
DESIGNED BY: CAHG	DRAWN BY: JEG
CHECKED BY: SDH	DATE: JUNE 2020
SCALE: H	V
1" = 30'	



DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H V
1" = 30'



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ENGINEERS AND SURVEYORS
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hattonpantier.com

REVISIONS:	DATE:
CITY COMMENTS 10/07/2020	
CITY COMMENTS 10/27/2020	

TP# 12716340100, 12716340102, 12716342000

I-5 COMMERCE

KAUFMAN REAL ESTATE, LLC

ROADSIDE FEATURES - 2

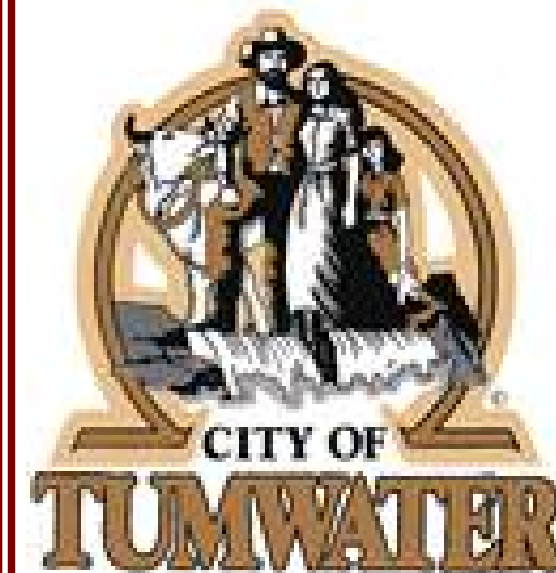
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AGENCY NO. 16-0016
SHEET: 23 OF 48
INDEX: 13-051 f.dwg
JOB: 13-051

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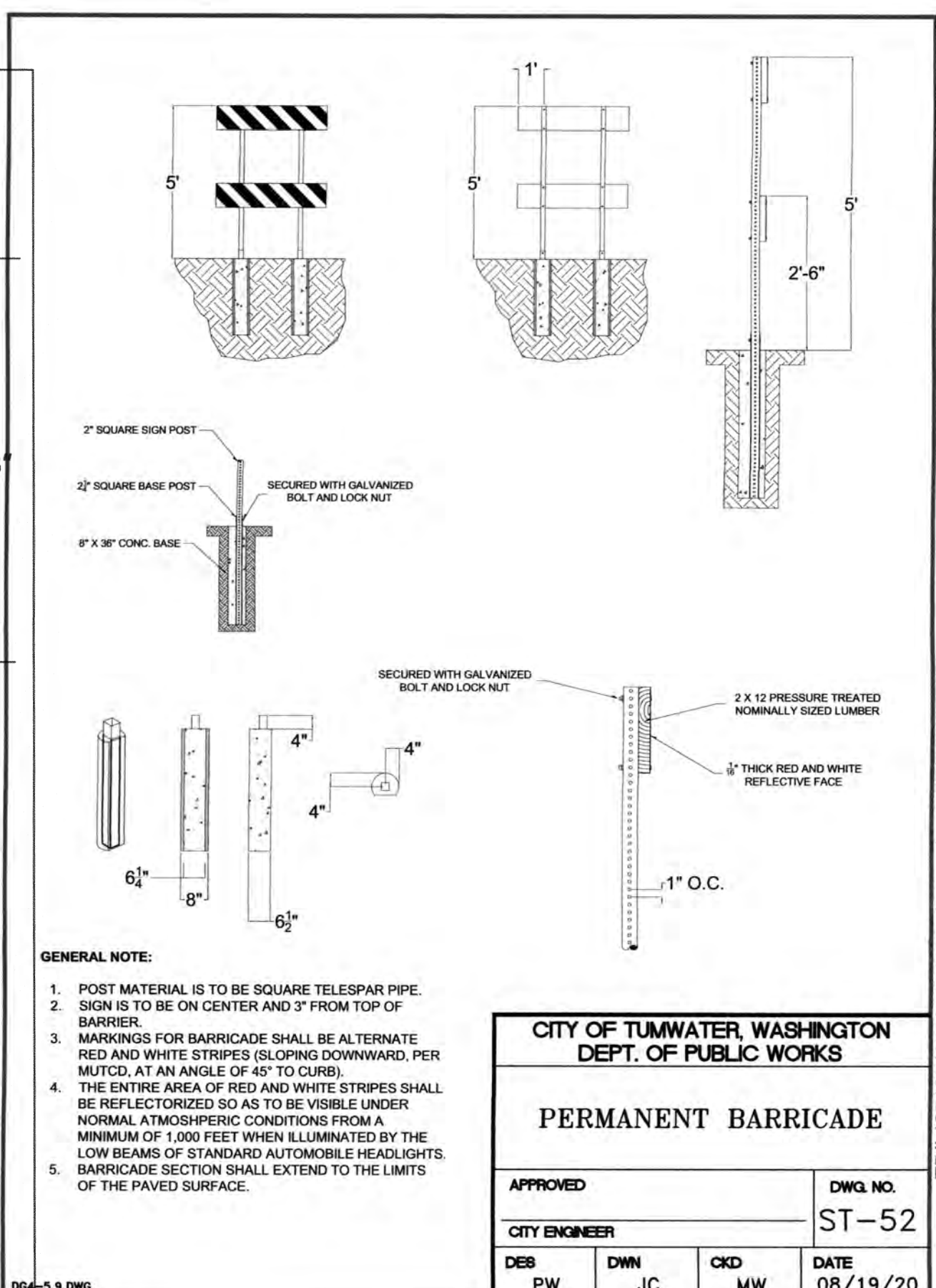
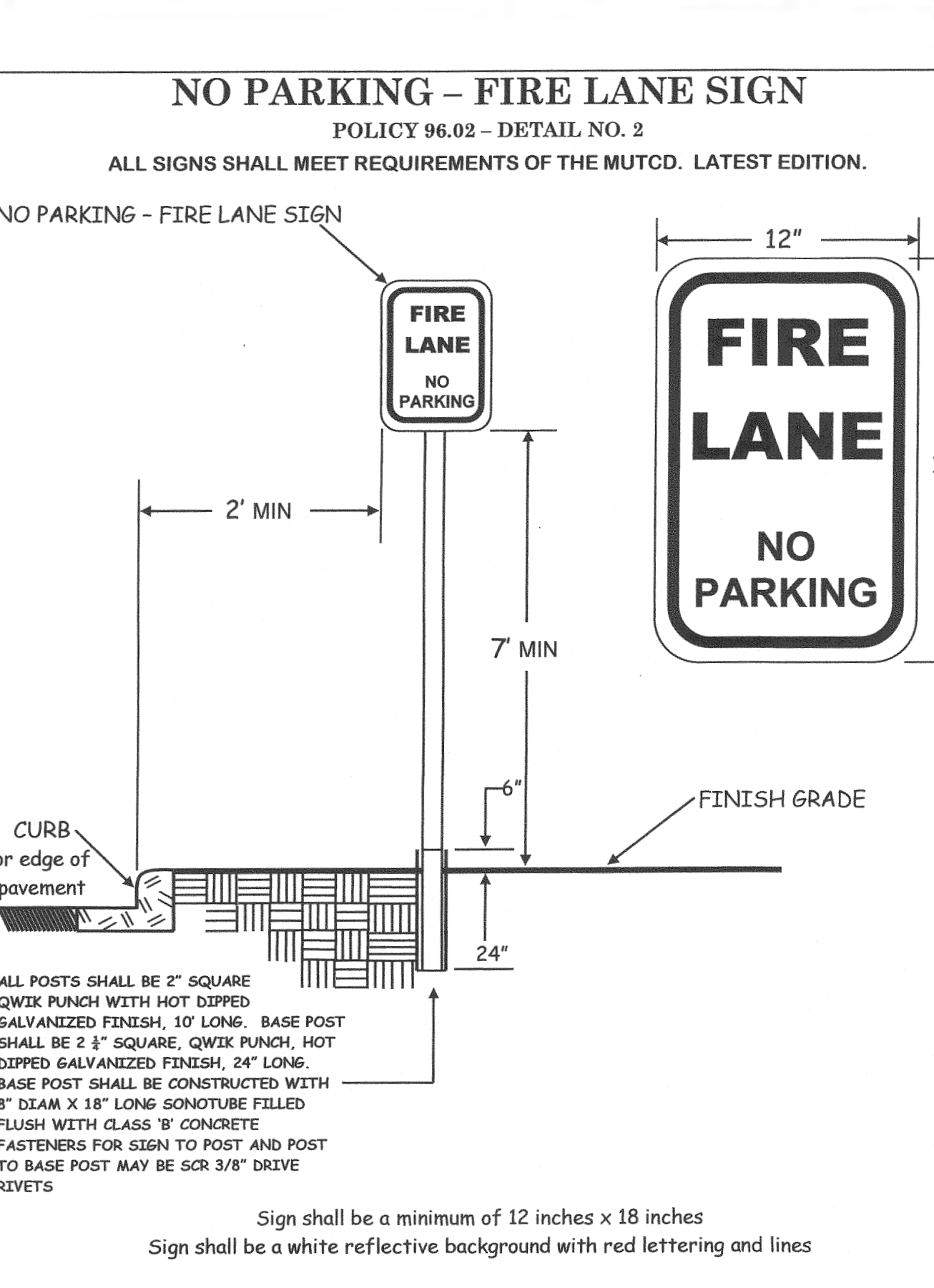
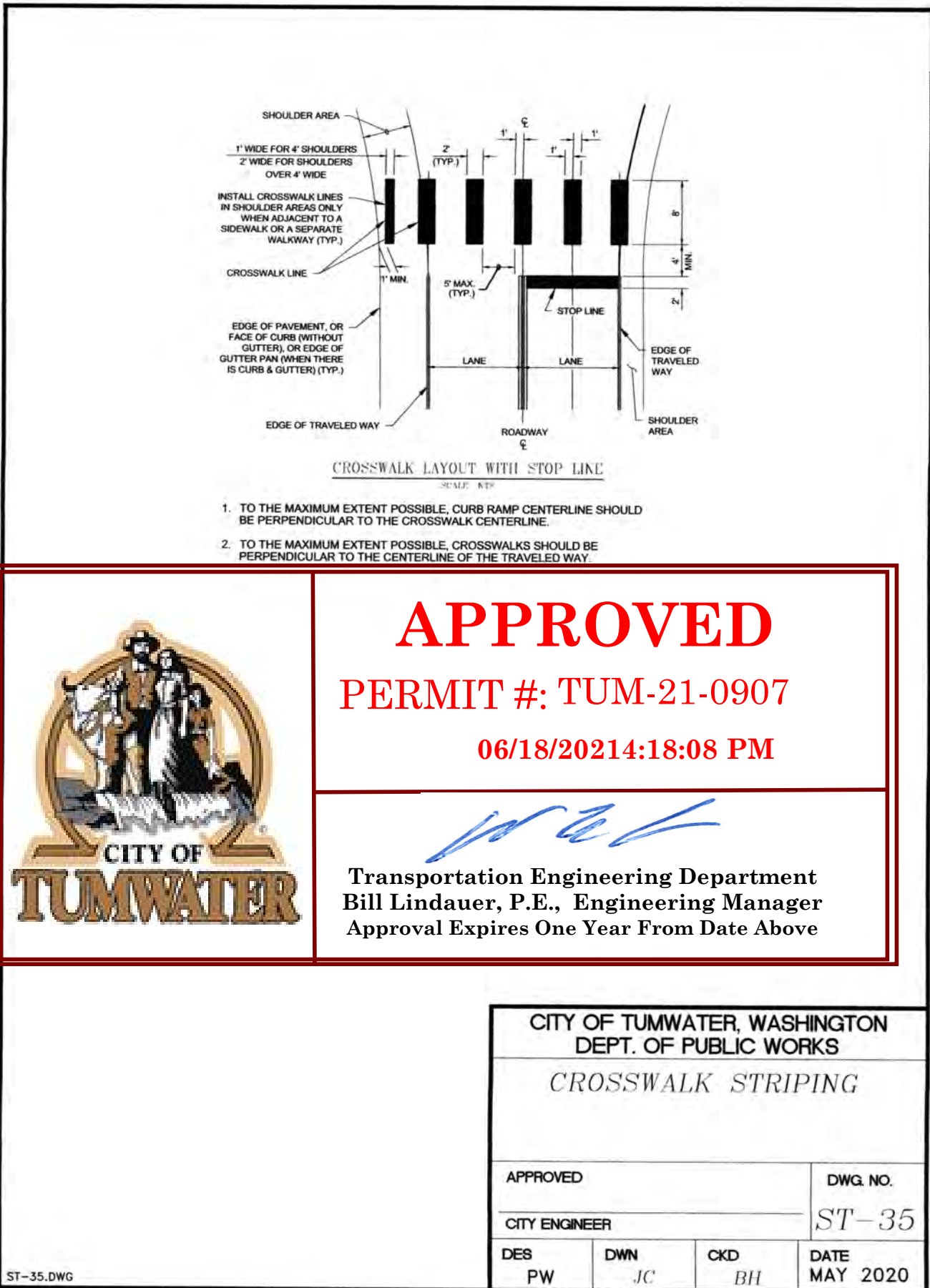
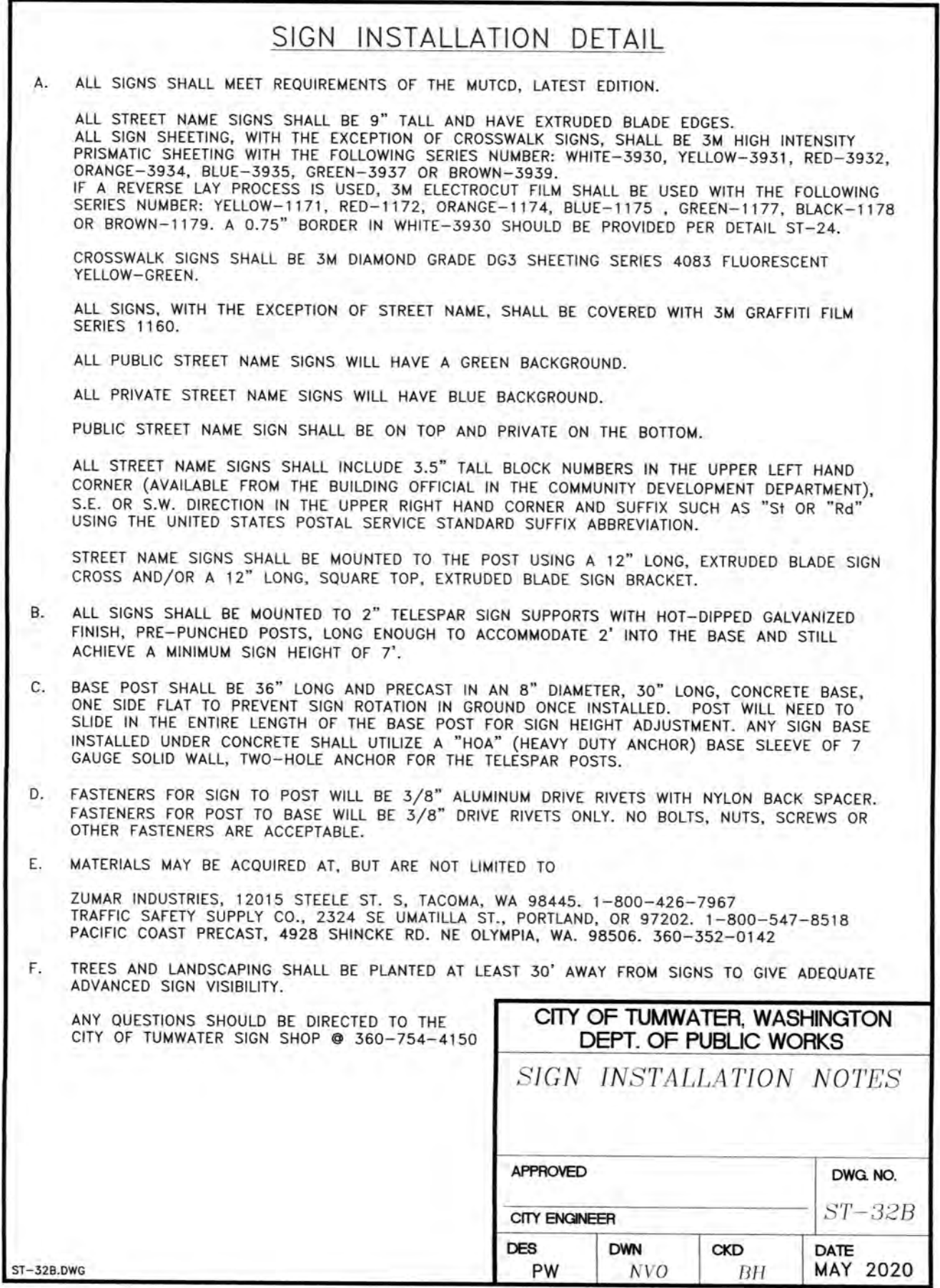
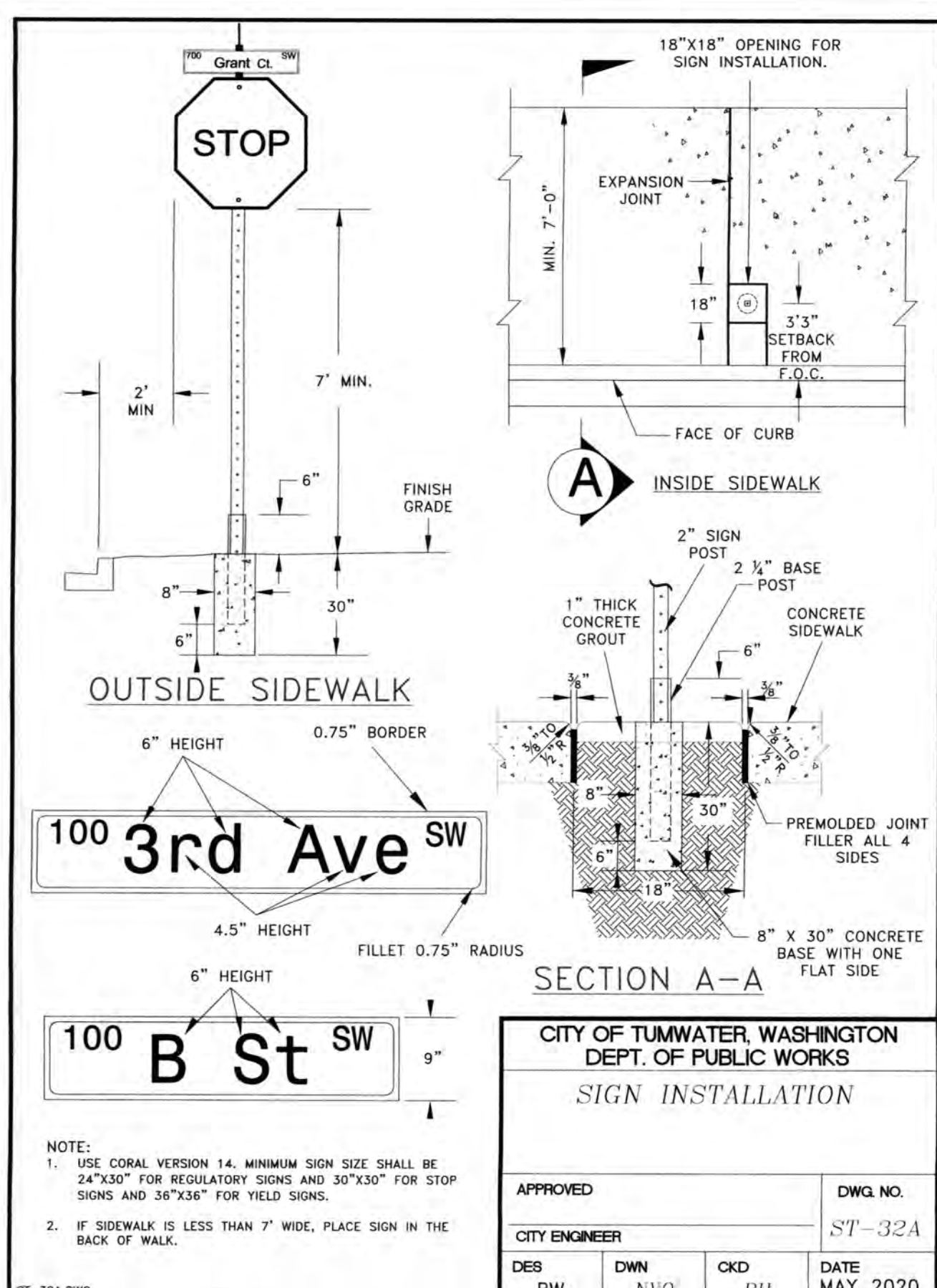
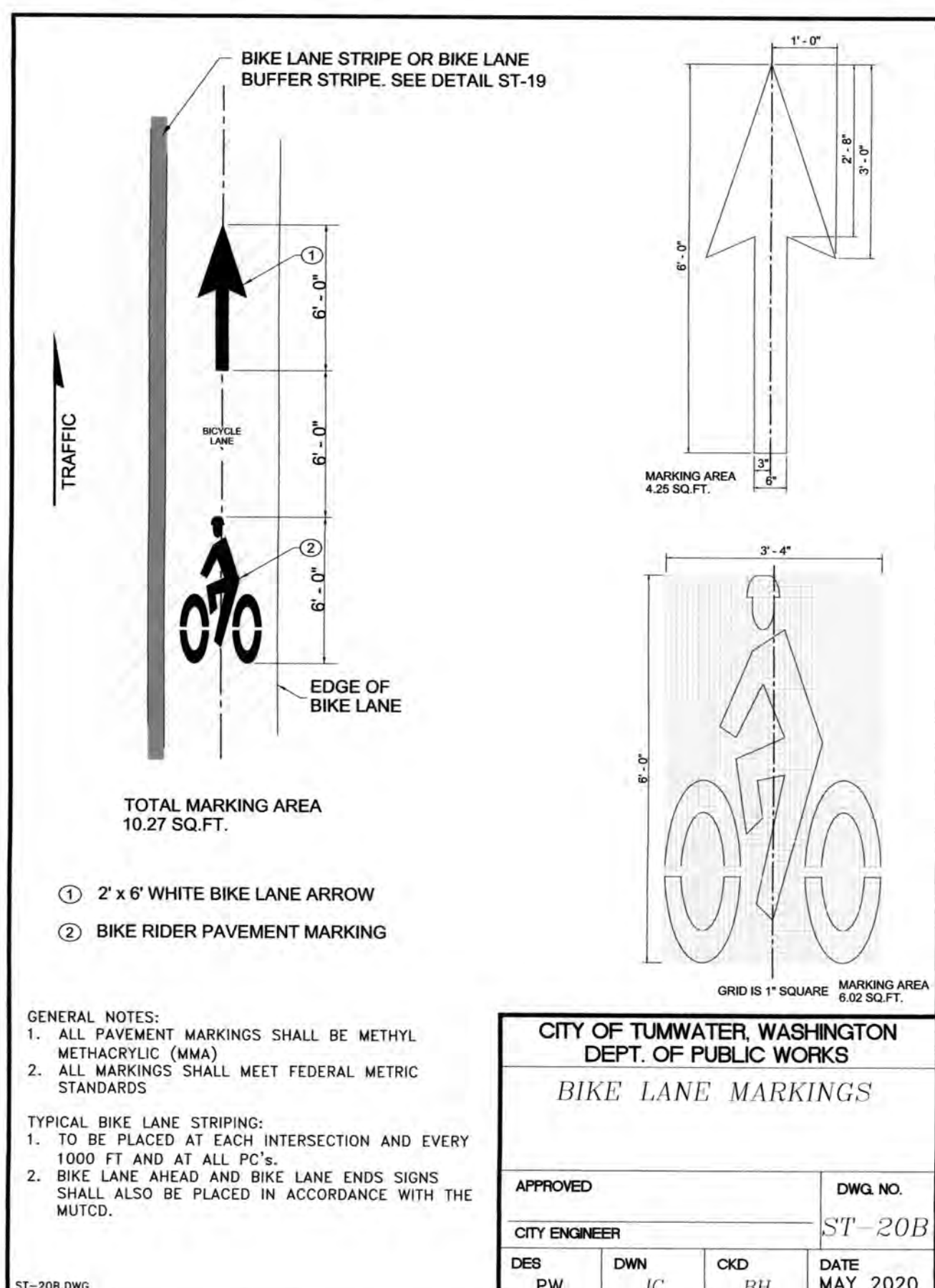
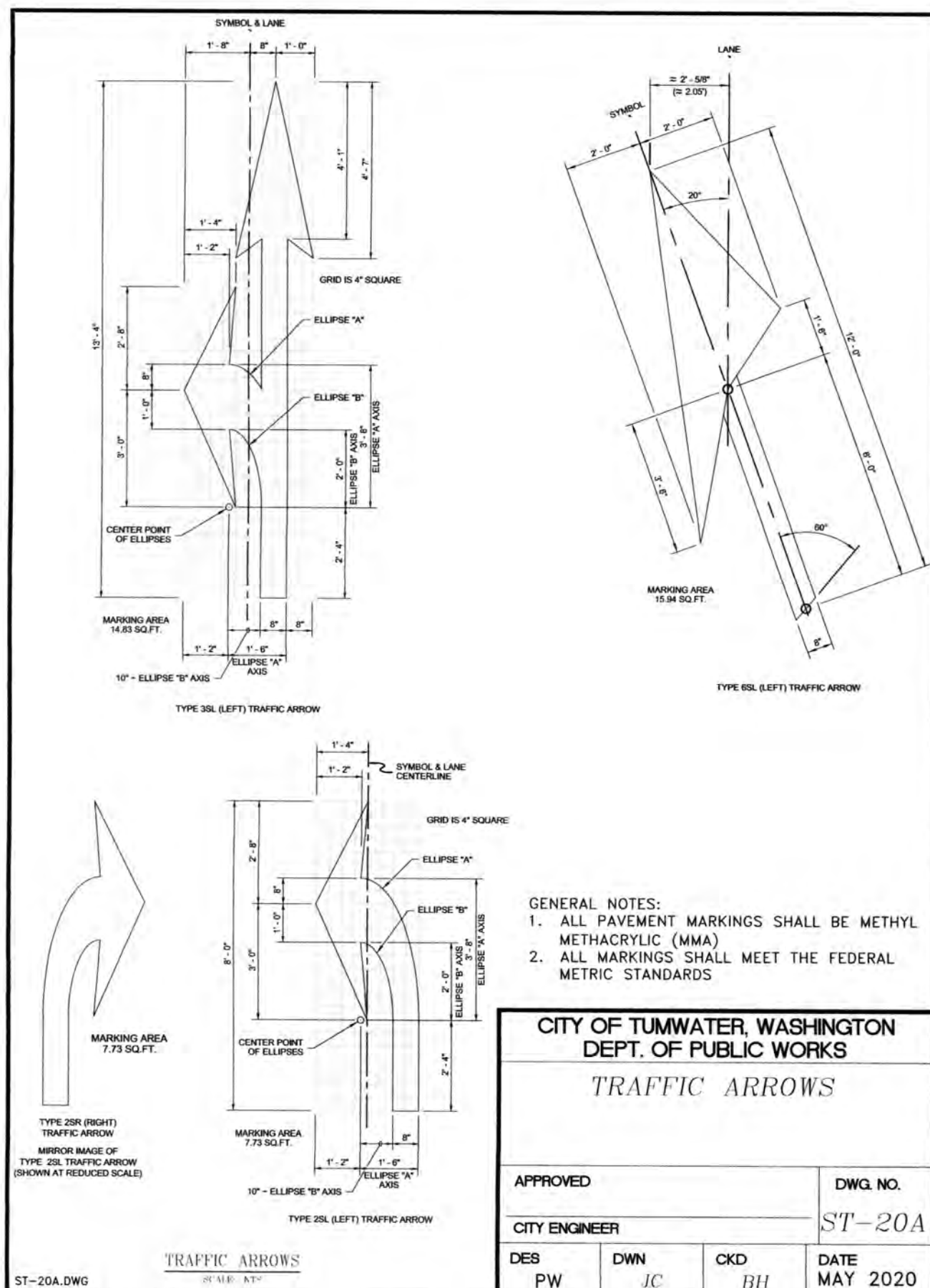
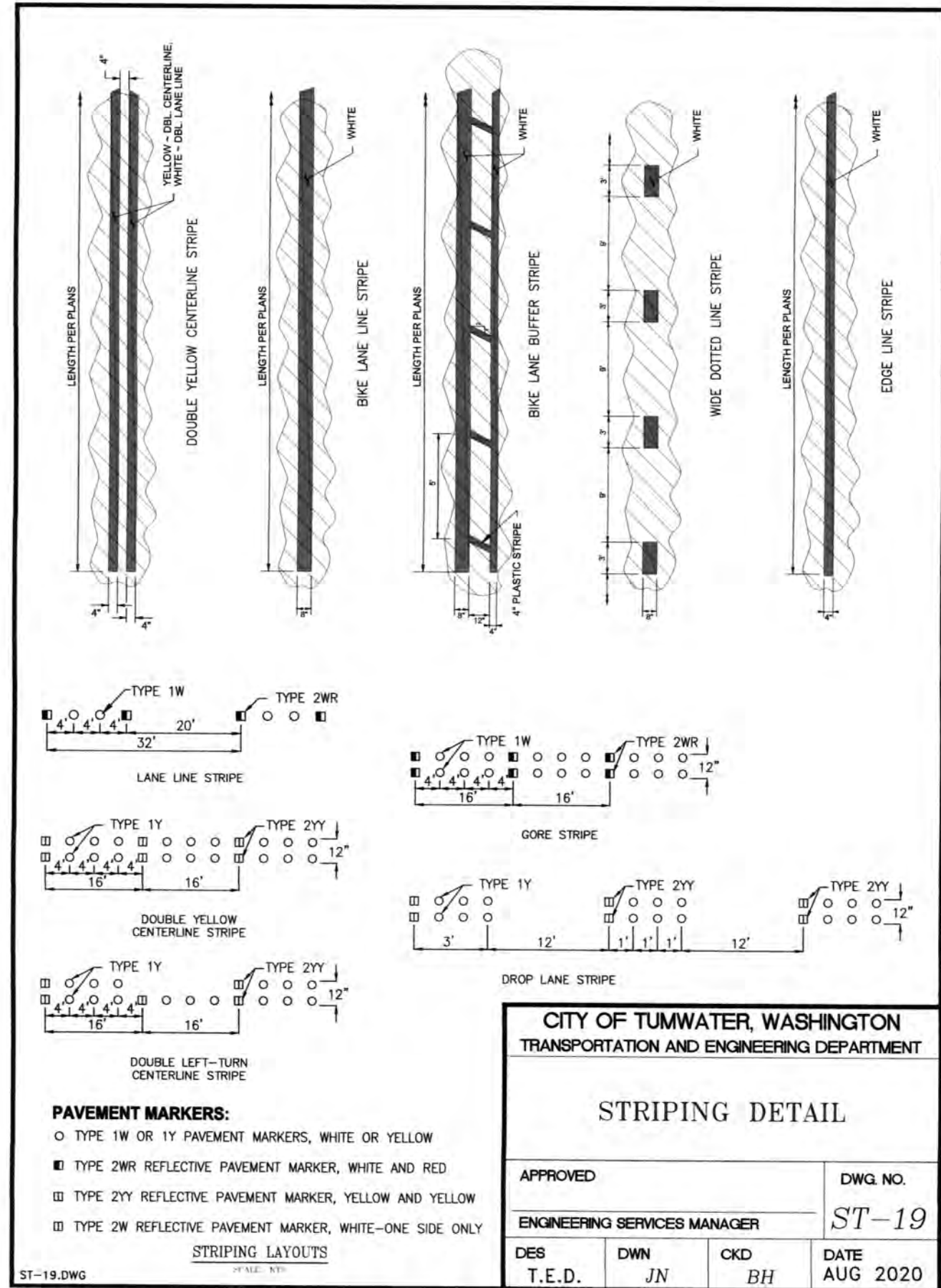


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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
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CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V N/A



HATTON GODAT
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E., SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599, FAX: 360.357.6299
hatterpanter.com

REVISIONS: DATE: 10/17/2020
CITY COMMENTS: 10/17/2020
CITY COMMENTS: 10/17/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
ROADSIDE FEATURES
DETAILS

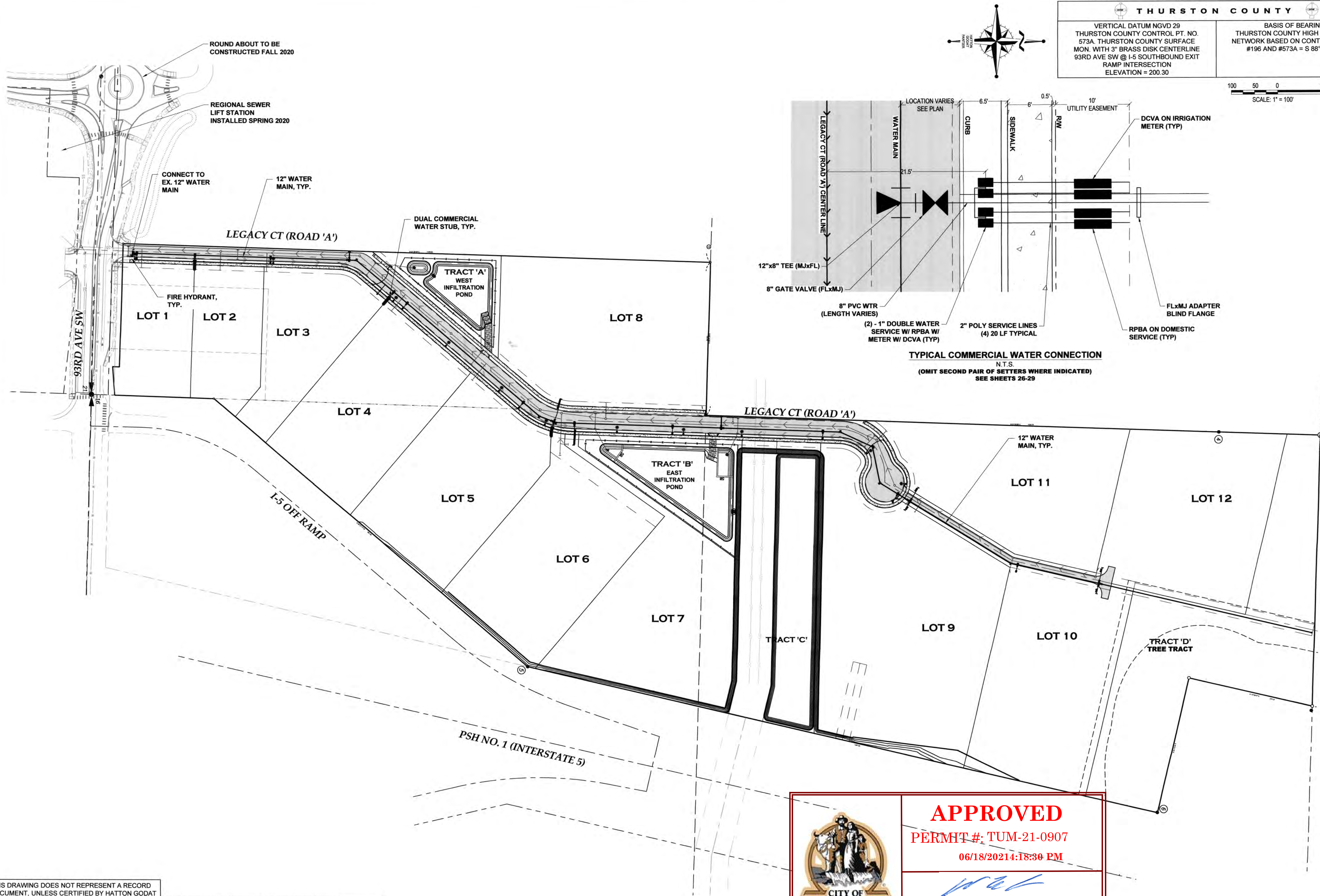
AGENCY NO. 16-0016
SHEET: 24 OF 48
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INDEX: 13-051.dwg
JOB: 13-051

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THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E


100 50 0 100 200

SCALE: 1" = 100'

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DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1"=100'
V N/A



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ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

REVISIONS:	DATE:
CITY COMMENTS 10/07/2020	
CITY COMMENTS 10/27/2020	

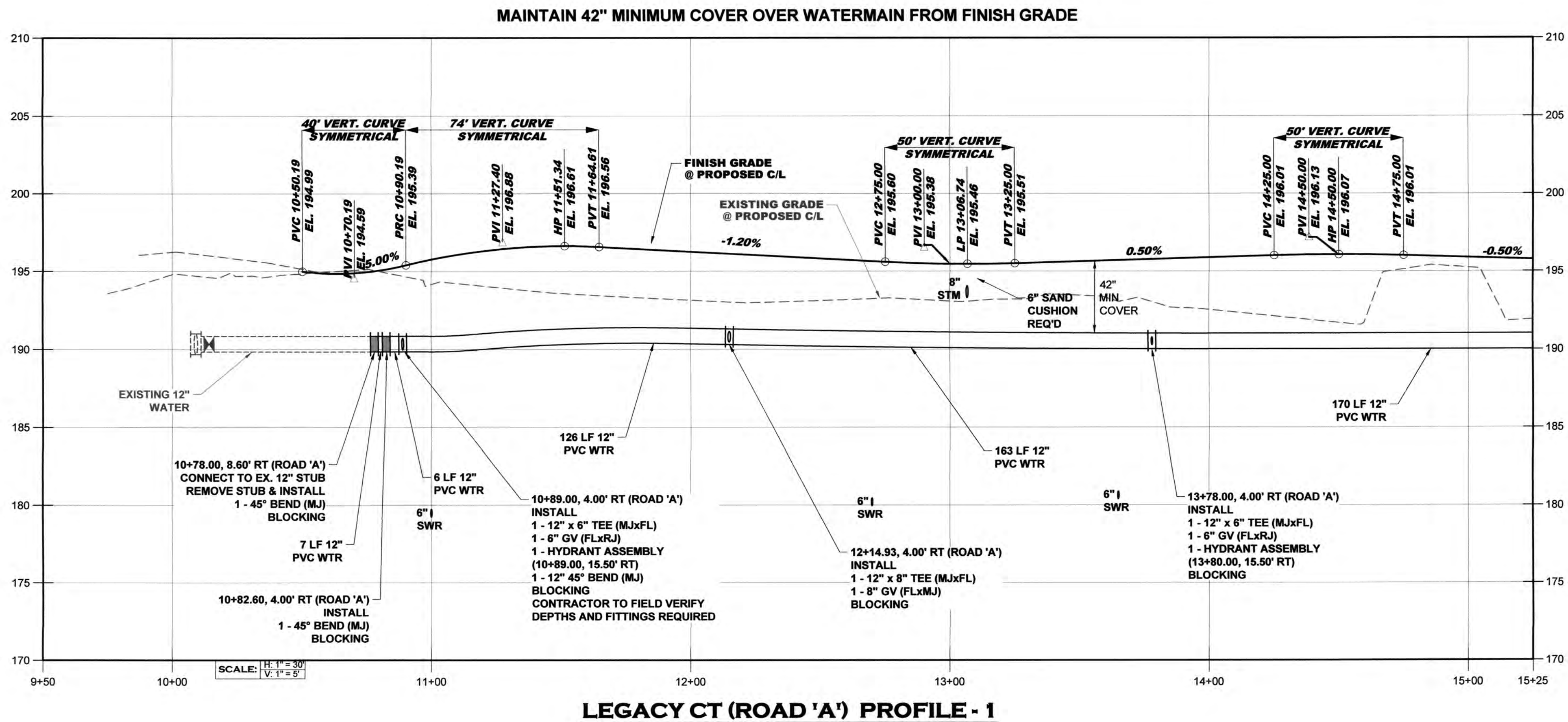
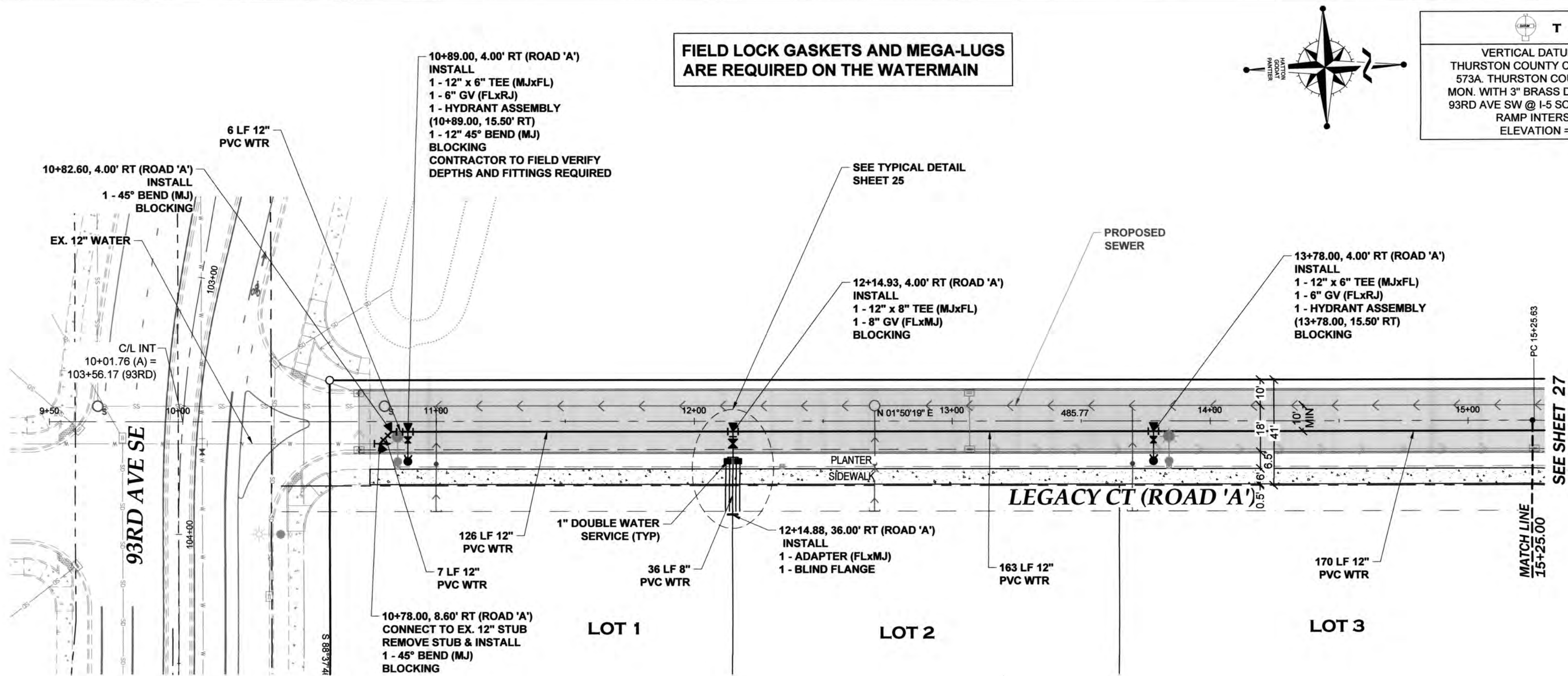
TP# 12716340100, 12716340102, 12716342000

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC

OVERALL WATER PLAN

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 25 OF 48
INDEX: 13-051 wtr.dwg
JOB: 13-051



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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

I-5 COMMERCE

KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
WATER PLAN &
PROFILE - 1

A PORTION OF SECTION 16, TOWNSHIP 17 N. RANGE 1W. WM.

AGENCY NO. 16-0016

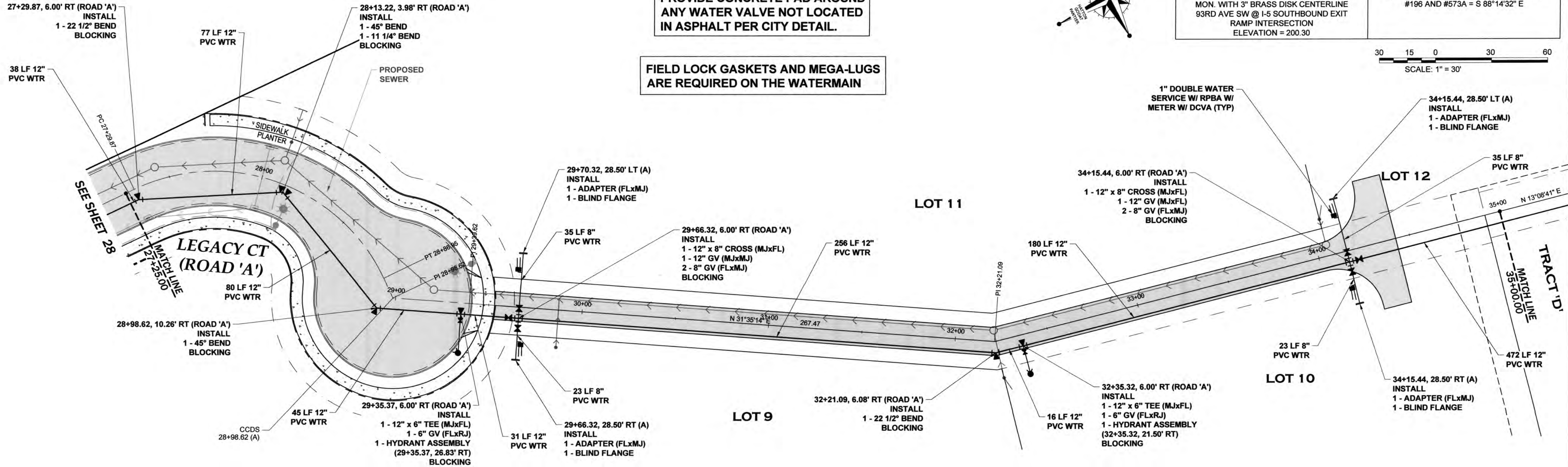
SHEET: 26 OF 48
H:\egm\13-000\13-051\CD\ INDEX: 13-051\wp&pdwg

JOB: 13-051

REVISIONS: DATE: CITY COMMENTS: 10/07/2020 CITY COMMENTS: 10/27/2020

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OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
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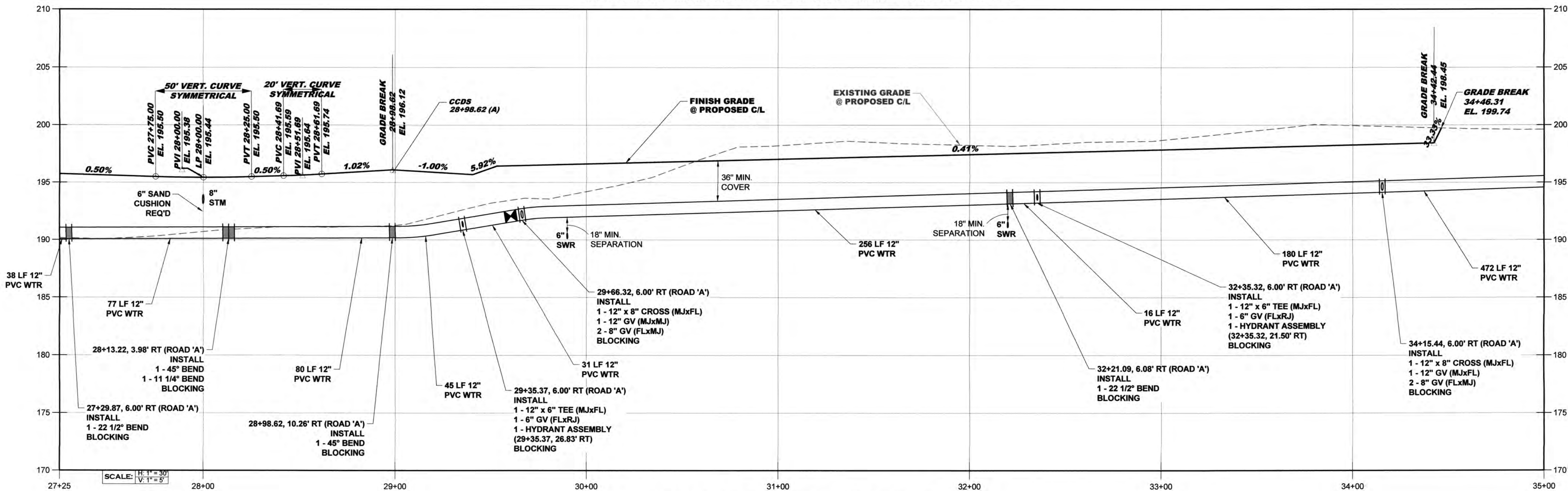




PROVIDE CONCRETE PAD AROUND ANY WATER VALVE NOT LOCATED IN ASPHALT PER CITY DETAIL.

FIELD LOCK GASKETS AND MEGA-LUGS ARE REQUIRED ON THE WATERMAIN

MAINTAIN 42" MINIMUM COVER OVER WATERMAIN FROM FINISH GRADE



LEGACY CT (ROAD 'A') PROFILE - 4

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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
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THURSTON COUNTY
VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO. 573A THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E

SCALE: 1" = 30'

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 30' V 1" = 5'



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

REVISIONS: DATE: CITY COMMENTS 10/07/2020 CITY COMMENTS 10/07/2020

15 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
WATER PLAN & PROFILE - 4
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

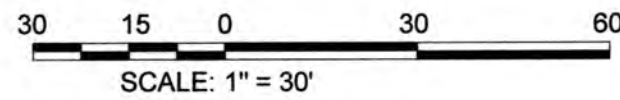
AGENCY NO. 16-0016
SHEET: 29 OF 48
INDEX: 13-051 WRP&pdwg
JOB: 13-051

PROVIDE CONCRETE PAD AROUND
ANY WATER VALVE NOT LOCATED
IN ASPHALT PER CITY DETAIL.

FIELD LOCK GASKETS AND MEGA-LUGS
ARE REQUIRED ON THE WATERMAIN



THURSTON COUNTY	
VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK CENTERLINE 93RD AVE SW @ I-5 SOUTHBOUND EXIT RAMP INTERSECTION ELEVATION = 200.30	BASIS OF BEARING: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E



DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 30'
V 1" = 5'

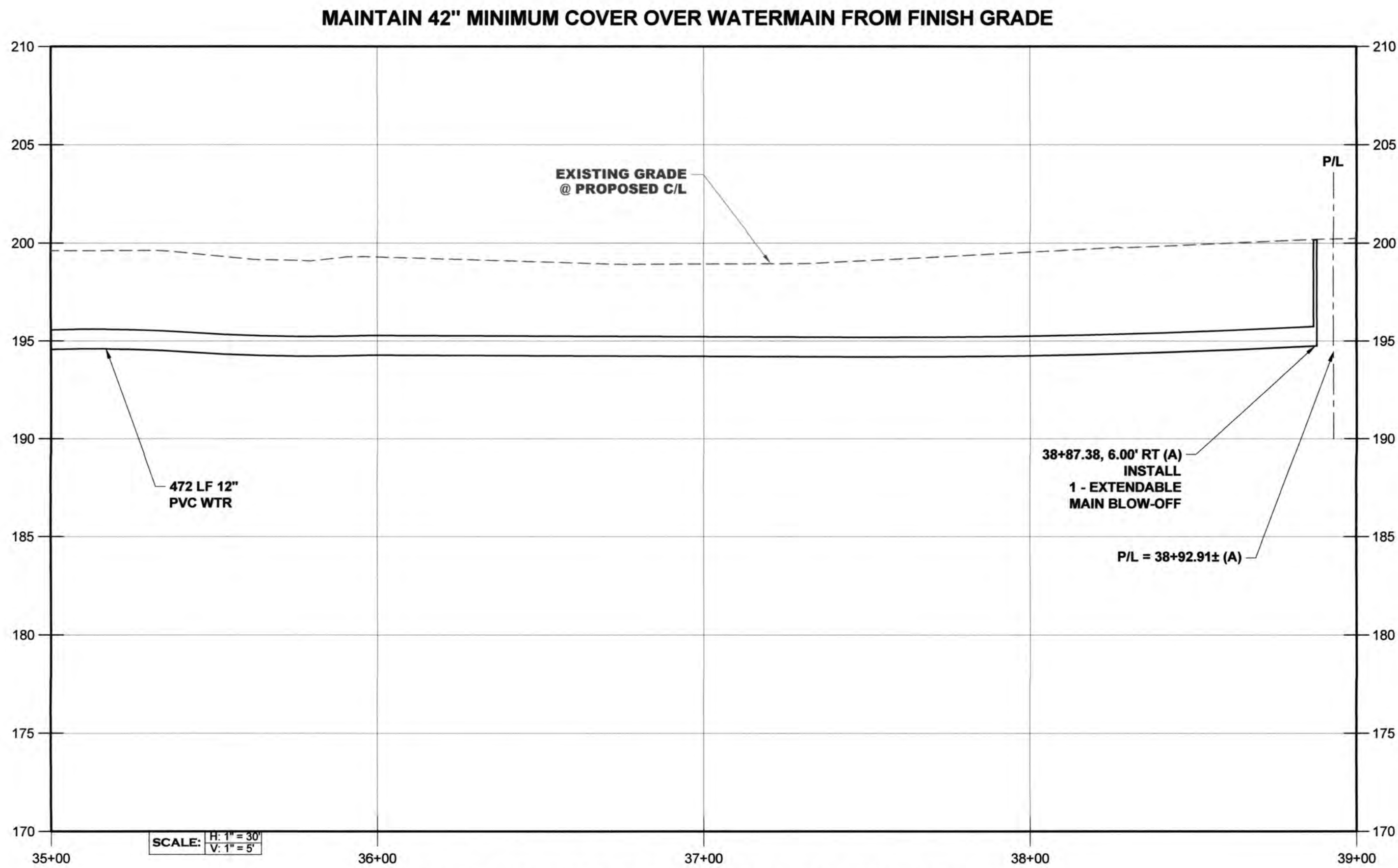
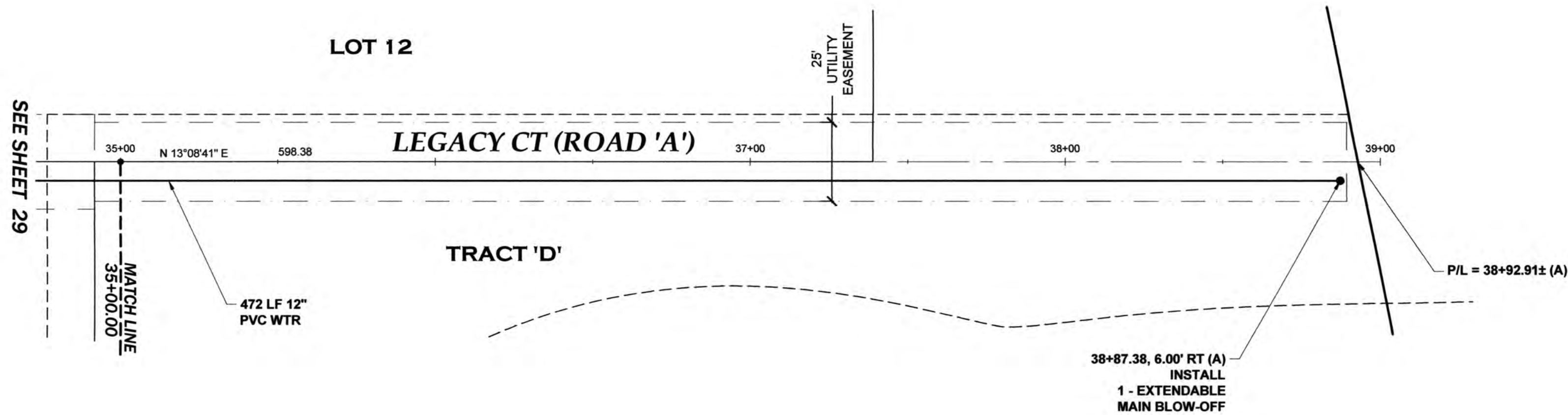


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hatterpantier.com

REVISIONS:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
WATER PLAN &
PROFILE - 5
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, WM.

AGENCY NO. 16-0016
SHEET: 30 OF 48
INDEX: 13051wrp&pdw
JOB: 13-051




LEGACY CT (ROAD 'A') PROFILE - 5

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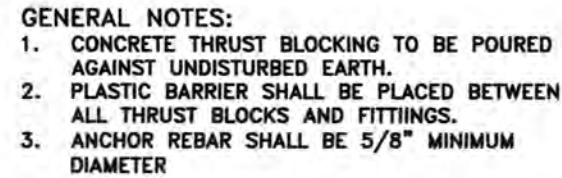
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR
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Transportation Engineering Department
Bill Lindauer, P.E., Engineering Manager
Approval Expires One Year From Date Above

TP# 12716340100, 12716340102, 12716342000

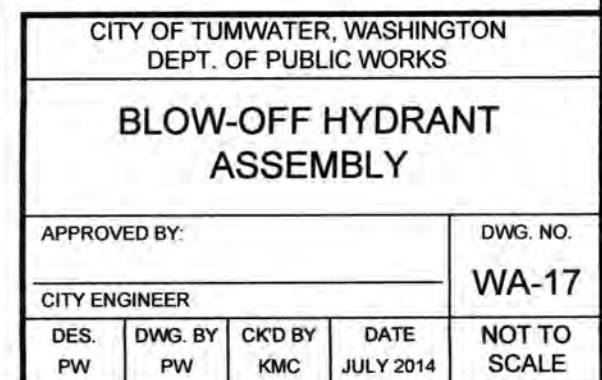
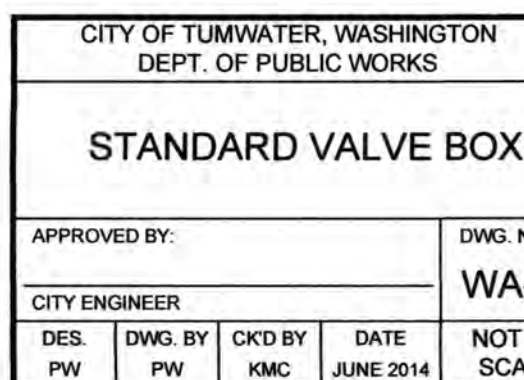
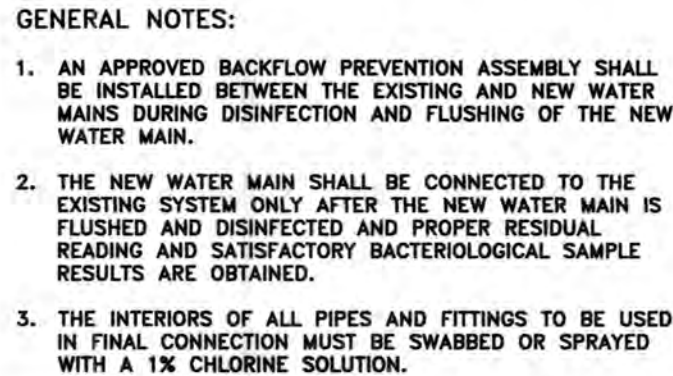
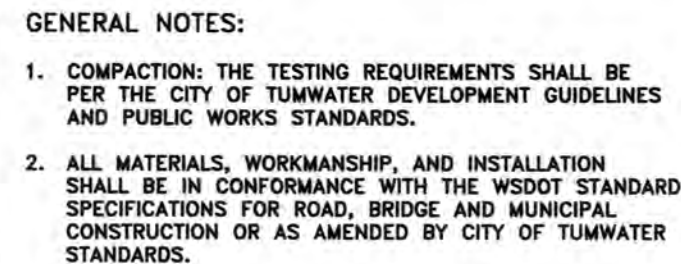
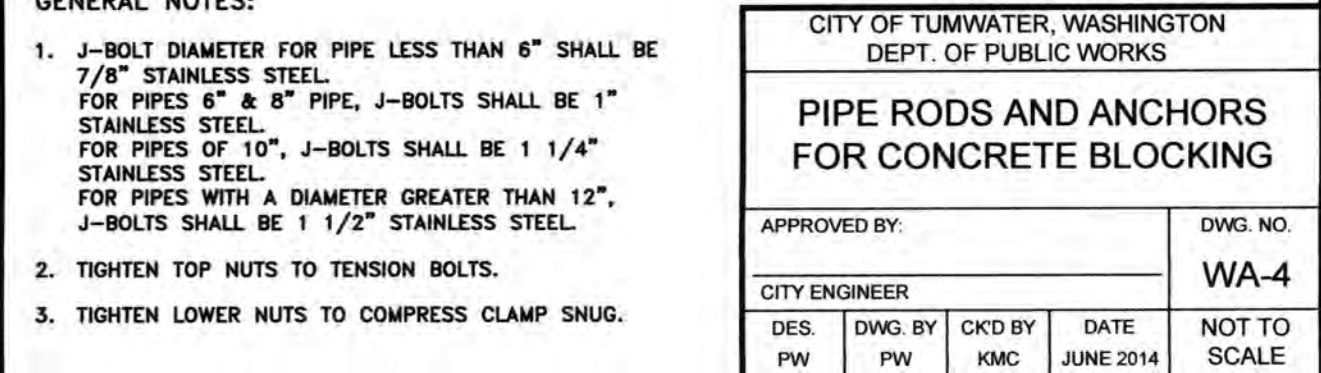
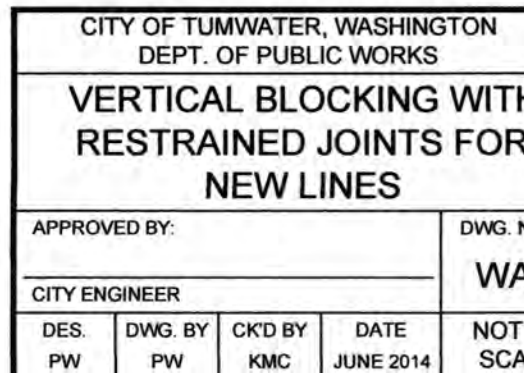


CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS					
<h1 style="text-align: center;">WATER TRENCH DETAIL</h1> <h2 style="text-align: center;">PAVED AREAS</h2>					
APPROVED BY:					DWG. NO.
CITY ENGINEER					WA-5
DES. PW	DWG. PW	CK'D BY KMC	DATE JUNE 2014	NOT TO SCALE	

NOTES:

1. BLOCKING SHALL BE COMMERCIAL CONCRETE POURED IN PLACE THRUST BLOCK WITH PLASTIC SHEETING OR SIMILAR MATERIAL TO ISOLATE THE FITTING.
2. TO DETERMINE THE TEARING AREA OF THE THRUST BLOCK IN SQUARE FEET(S.F.)
EXAMPLE : $12'' - 90''$ BEND IN SAND AND GRAVEL 36,000 LBS
 $3000 \text{ LB/S.F.} = 12 \text{ S.F. OF AREA}$
3. AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZE, PRESSURES AND SOIL CONDITIONS.
4. BLOCKING SHALL BE ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.

CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS				
THRUST LOADS				
APPROVED BY: CITY ENGINEER				DWG. NO. WA-2
DES. PW	DWG. BY PW	CKD BY KMC	DATE JUNE 2014	NOT TO SCALE



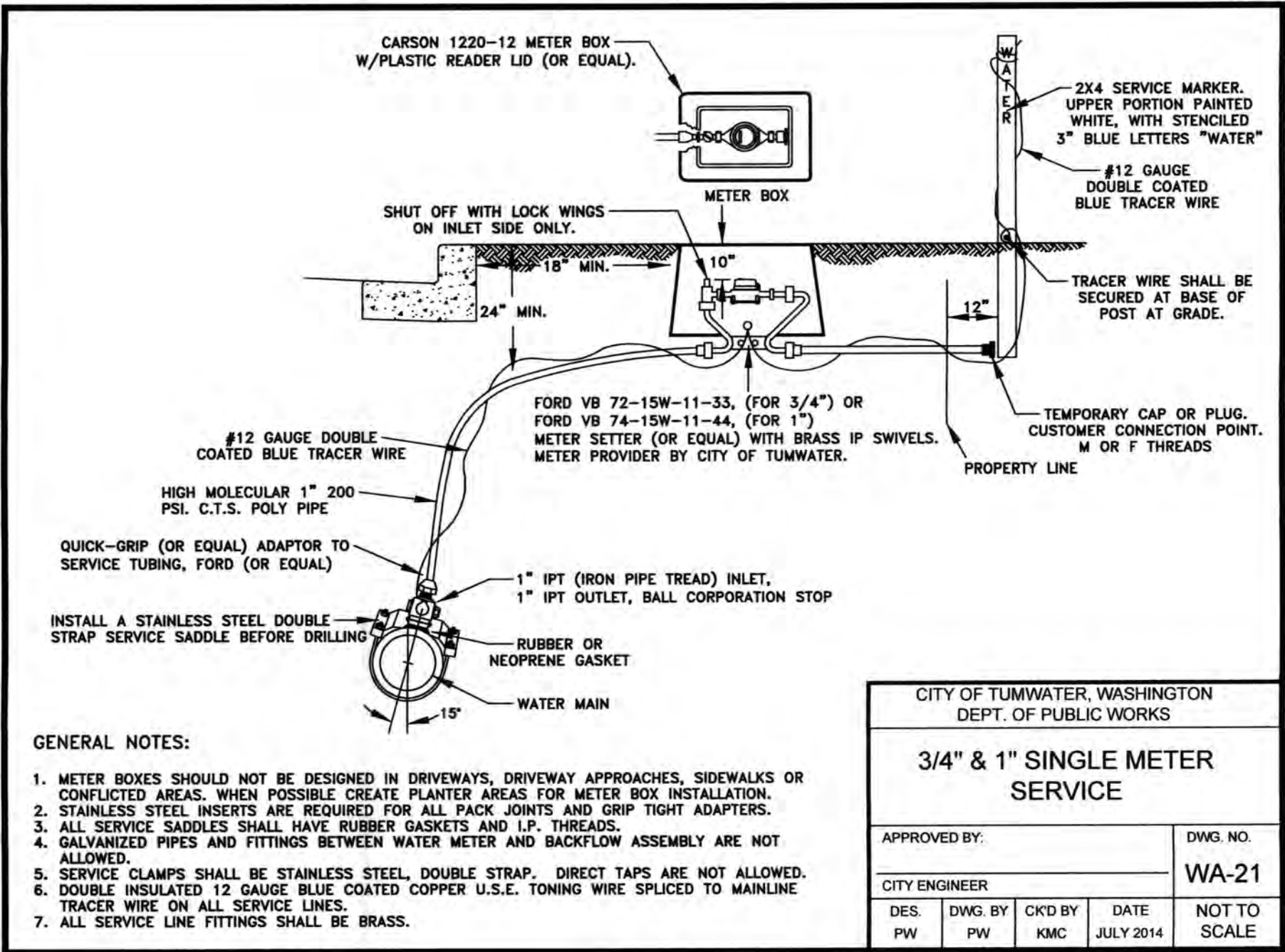
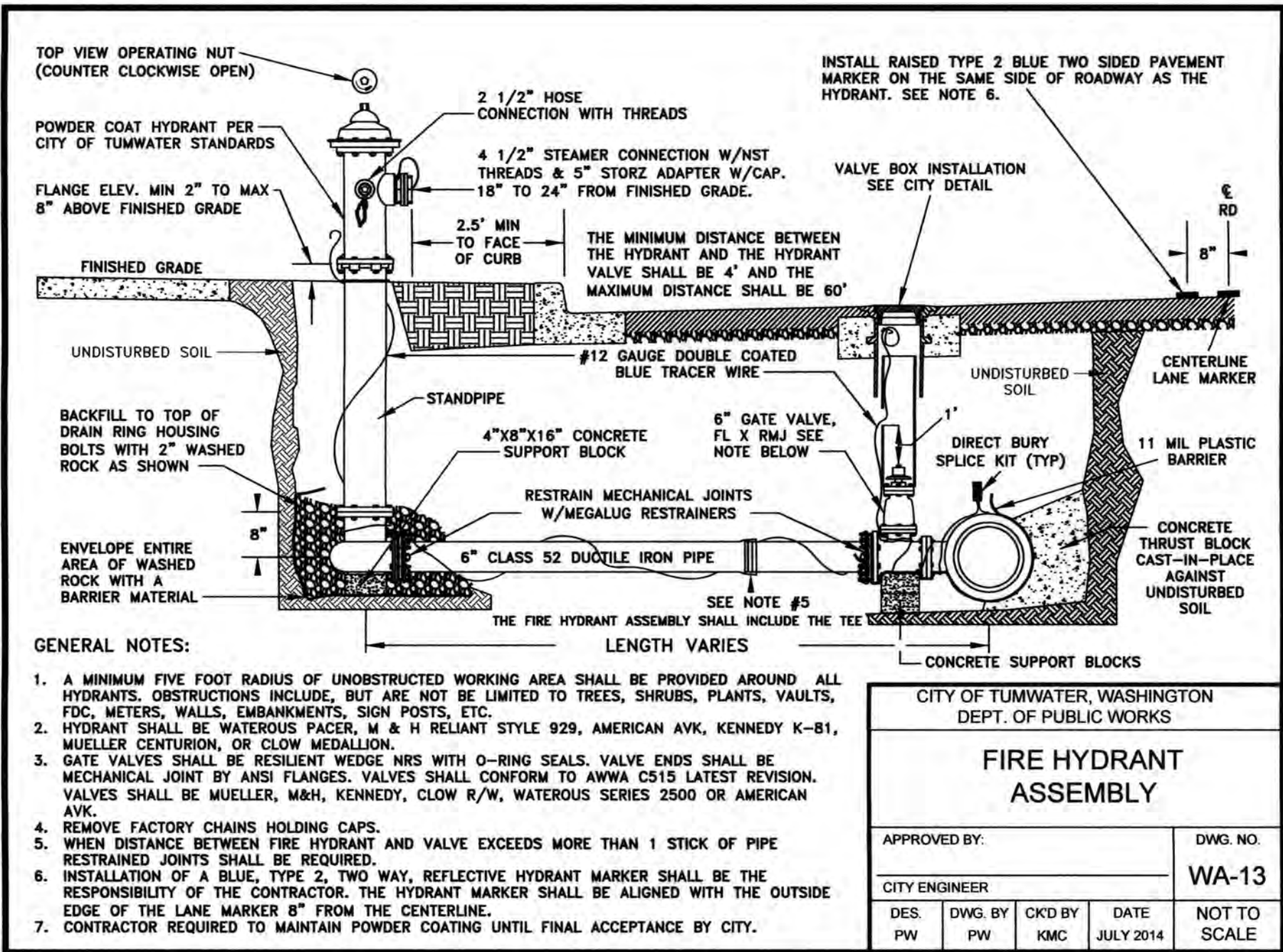
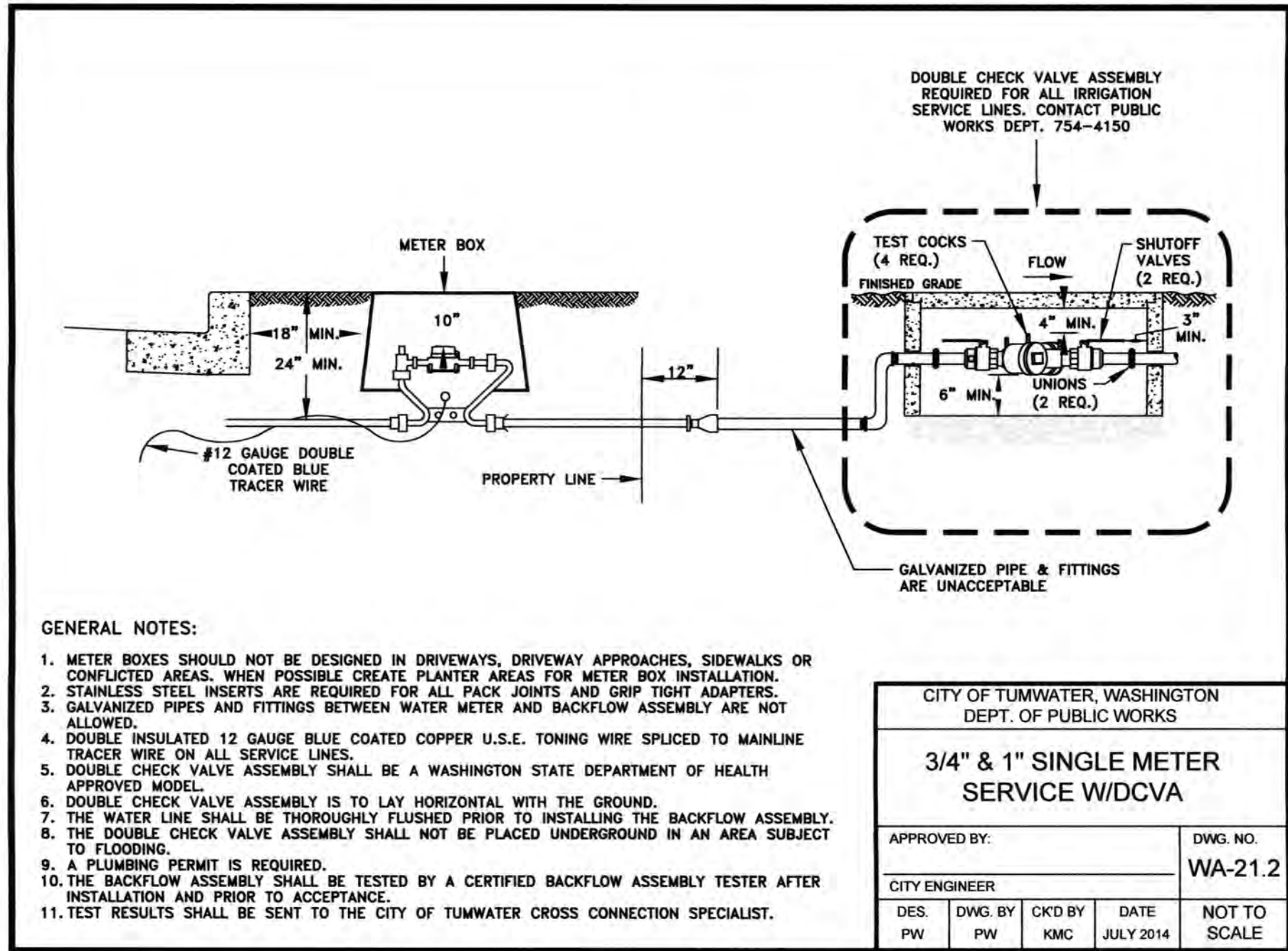
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THE DETAILS ON THIS SHEET WITH AN AGENCY TITLE BLOCK WERE PREPARED BY THE REVIEWING AGENCY AND WERE REQUIRED TO BE INCLUDED ON THIS PLAN BY SAID AGENCY. THE DESIGN ENGINEER MAKES NO WARRANTY AS TO THE SUITABILITY OR APPROPRIATENESS OF THOSE DETAILS. SOME AGENCY DETAILS ON THIS SHEET MAY HAVE BEEN MODIFIED TO SUIT DESIGN NEEDS AND HAVE BEEN NOTED AS SUCH.

REVISIONS:	DATE:
CITY COMMENTS 10/07/2020	
CITY COMMENTS 10/27/2020	

**I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
WATER NOTES &
DETAILS - 1**

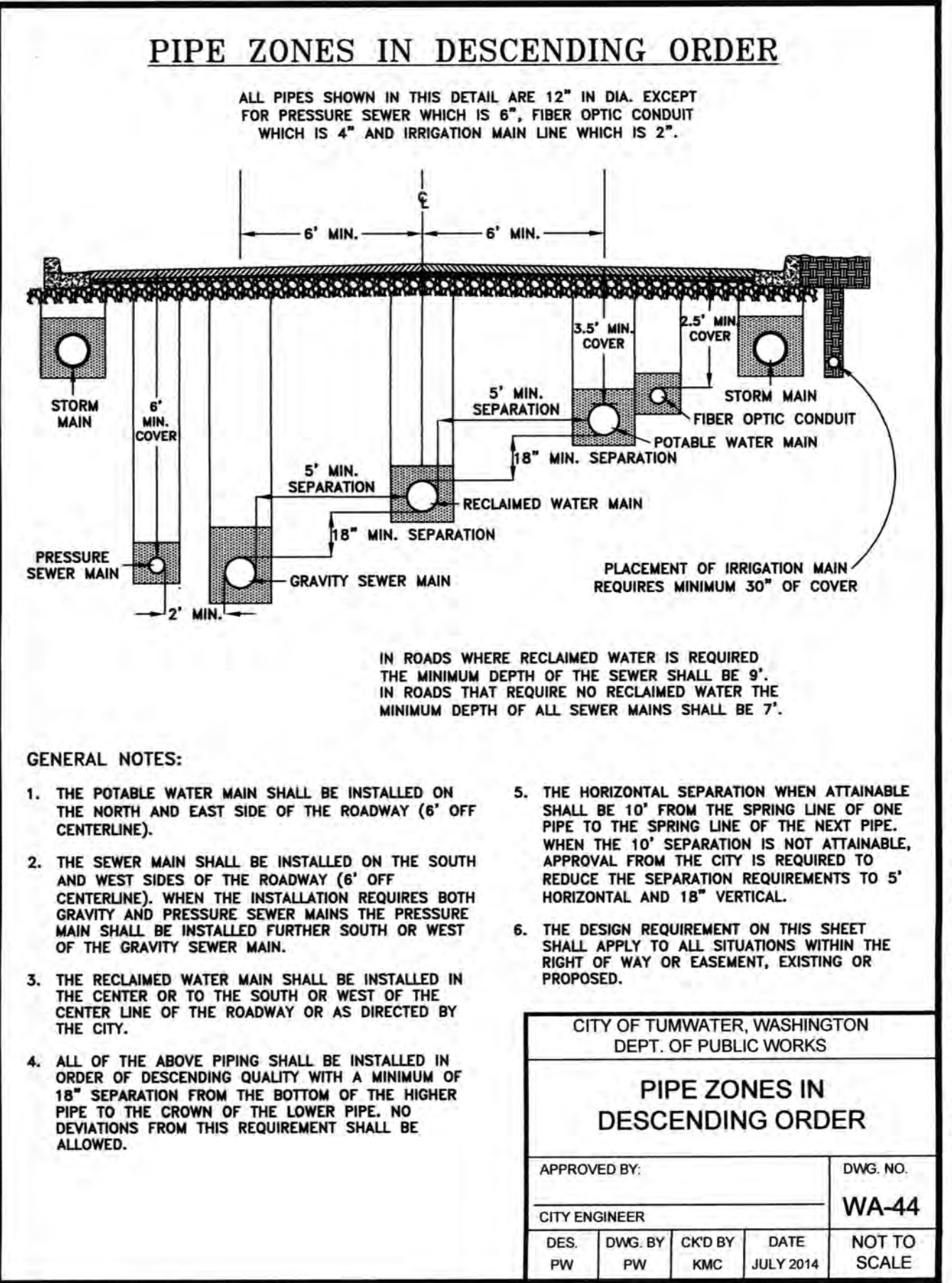
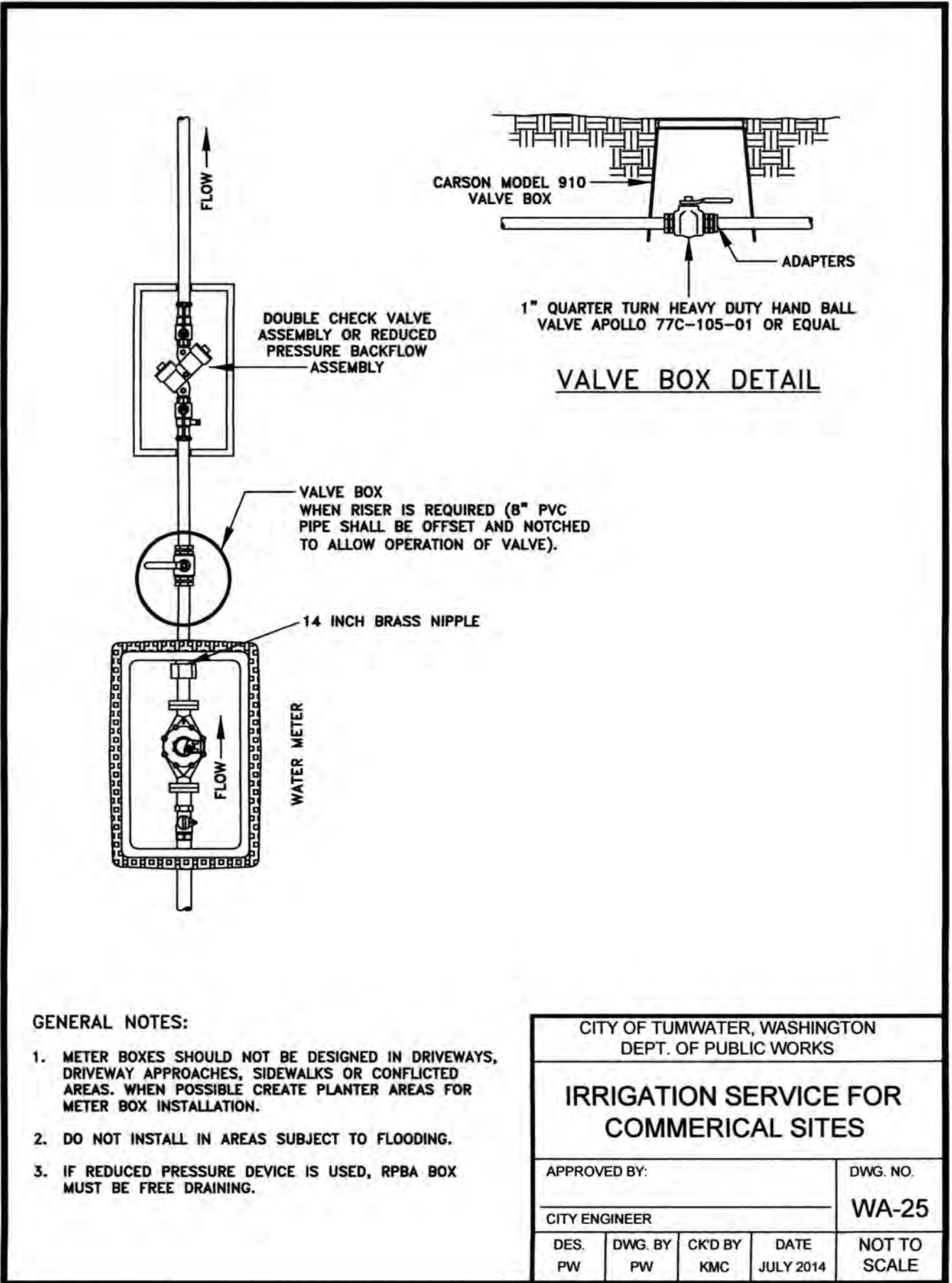
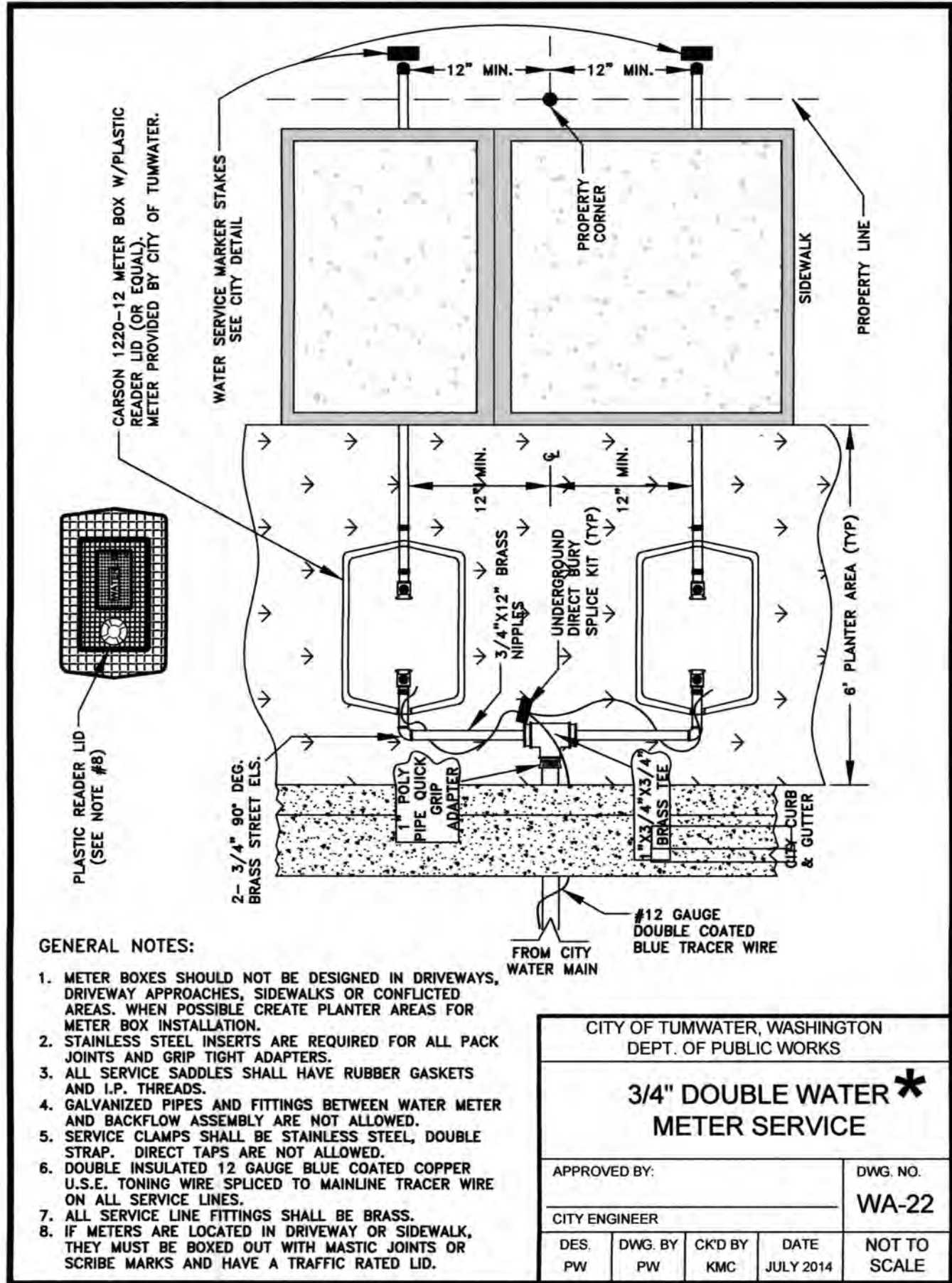
AGENCY NO. 16-0016
SHEET: 31 OF 48
H:/dgn/13-000/13-051/CDs/
INDEX: 13-051 wtr det dwg
■ JOB: 13-051



GENERAL NOTES (WATERMAIN INSTALLATION)

- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF TUMWATER STANDARDS AND THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, LATEST EDITION.
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
- WATERMAINS EQUAL TO OR LESS THAN 12 INCHES IN DIAMETER SHALL BE AWWA C900 CLASS 150, C905 CLASS 235, OR DUCTILE IRON CEMENT MORTAR-LINED THICKNESS CLASS 50. ALL WATERMAINS LARGER THAN 12 INCHES IN DIAMETER SHALL BE AWWA C905, CLASS 235, OR DUCTILE IRON CEMENT MORTAR-LINED THICKNESS CLASS 50.
- GATE VALVES SHALL BE RESILIENT WEDGE, NRS (NON-RISING STEM) WITH O-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT OR ANSI FLANGES. VALVES SHALL CONFORM TO AWWA 509-80. VALVES SHALL BE MUELLER, M & H, KENNEDY, CLOW R/W OR WATEROUS SERIES 500. EXISTING VALVES SHALL BE OPERATED BY CITY EMPLOYEES ONLY.
- HYDRANTS SHALL BE DRY BARREL TYPE AND ONE OF THE FOLLOWING: WATEROUS, M & H, MUELLER, OR CLOW. HYDRANTS SHALL BE BAGGED UNTIL SYSTEM IS APPROVED. ALL HYDRANTS SHALL BE EQUIPPED WITH STORZ ADAPTERS AND SHALL BE POWDER COATED.
- ALL LINES SHALL BE CHLORINATED AND TESTED IN CONFORMANCE WITH THE ABOVE REFERENCED SPECIFICATION (SEE NOTE A ABOVE).
- ALL PIPE AND SERVICES SHALL BE INSTALLED WITH 12-GAUGE COATED COPPER WIRE, WRAPPED AROUND THE PIPE, BROUGHT UP AND TIED OFF AT TOP OF VALVE BOX.
- PROVIDE TRAFFIC CONTROL PLAN(S) AS REQUIRED IN ACCORDANCE WITH MUTCD.
- ALL WATERMAINS SHALL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
- CALL UNDERGROUND LOCATE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
- WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS SHALL BE EXPOSED BY THE CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO THE CITY DISTRIBUTING SHUT-DOWN NOTICES.
- AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED TO CITY STANDARDS PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR SHALL MAKE THE NECESSARY PROVISIONS TO TEST THE NEW LINE PRIOR TO CONNECTION TO THE EXISTING SYSTEM OR SHALL INSTALL A NEW VALVE.
- WATERMAIN DEFLECTION SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
- THE CITY OF TUMWATER SUPERINTENDANT OF PUBLIC WORKS AND THE FIRE CHIEF SHALL BE NOTIFIED NO LATER THAN 5 DAYS PRIOR TO ANY WATER SHUT DOWN OF EXISTING MAINS.
- TRAFFIC RATED LIDS SHALL BE USED FOR ALL WATER METERS LOCATED IN DRIVEWAYS.

* DOUBLE 1" WATER SERVICE SIMILAR
INSTALL 1 1/2" FROM CITY MAIN TO 1 1/2" x 1" TEE.
FOR SINGLE METER DETAIL SEE WA-21



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DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V N/A

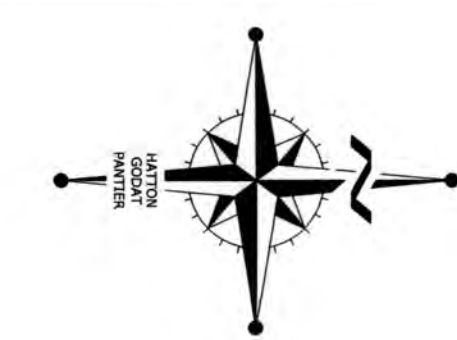
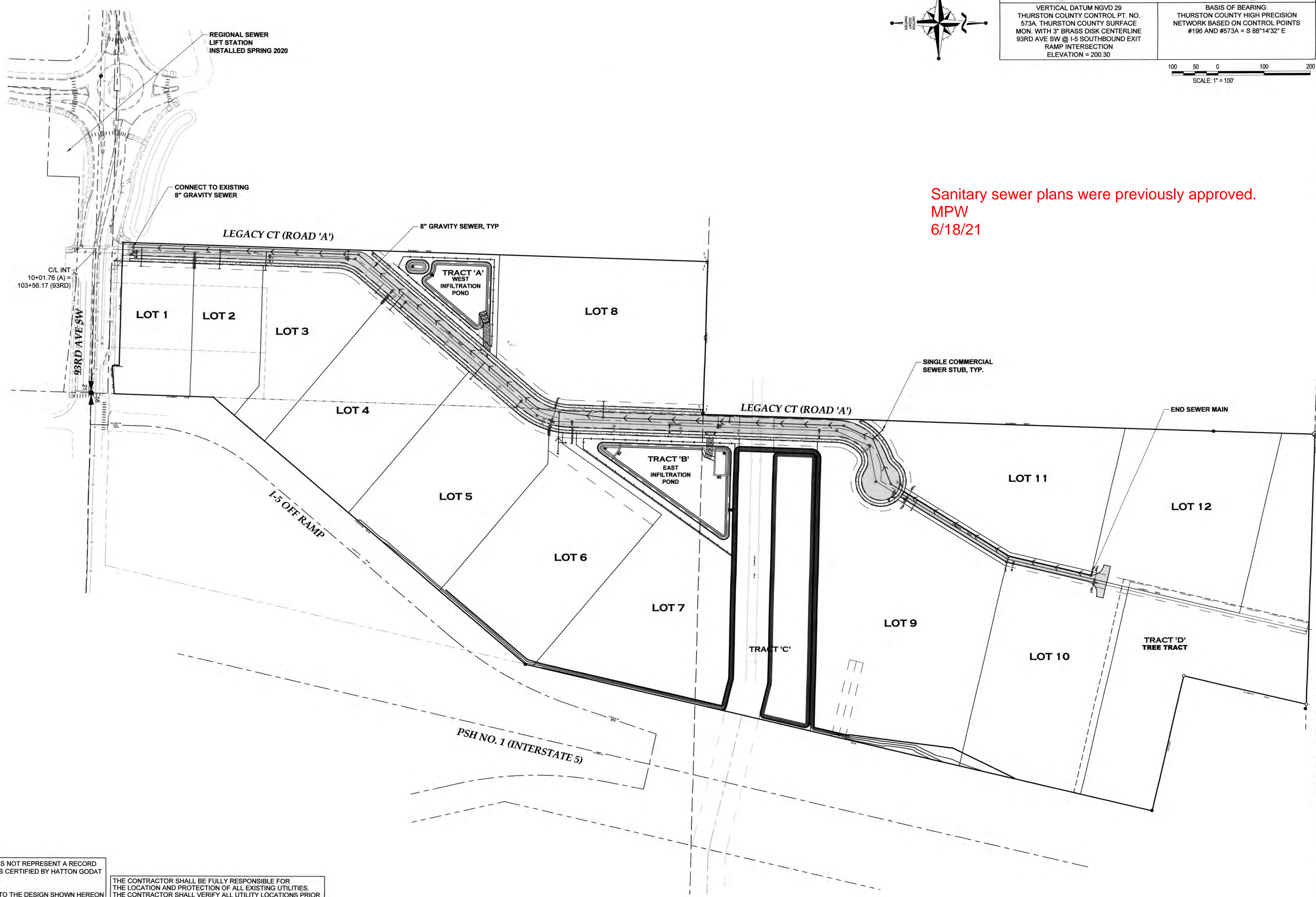


HATTON GODAT PANTIER
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OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I5 COMMERCE
KAUFMAN REAL ESTATE, LLC
WATER NOTES & DETAILS - 2

AGENCY NO. 16-0016
SHEET: 32 OF 48
H:\ag\p13-000\13-051\CD\w
INDEX: 13-051 wtr det.dwg
JOB: 13-051



THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

100 50 0 100 200

SCALE: 1" = 100'

Sanitary sewer plans were previously approved.
MPW
6/18/21

DESIGNED BY:	CA/HG
DRAWN BY:	JEG
CHECKED BY:	SDH
DATE:	JUNE 2020
SCALE:	H 1" = 100' V N/A



HATTON GODAT PANTIER

ENGINEERS AND SURVEYORS

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TEL: 360.943.1599 FAX: 360.357.6299
huttonpantier.com

REVISIONS:	DATE:
CITY COMMENTS 10/07/2020	
CITY COMMENTS 10/27/2020	

I5 COMMERCE

KAUFMAN REAL ESTATE, LLC

OVERALL SEWER PLAN

A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

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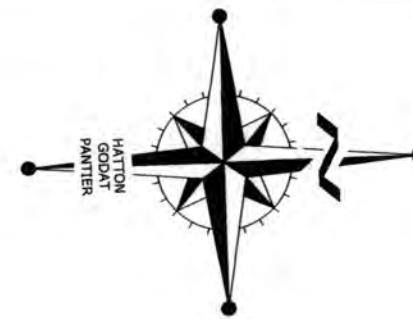
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AGENCY NO.	16-0016
SHEET:	33 OF 48
INDEX:	13-051 swr.dwg
JOB:	13-051

NOTE:
COAT THE OUTSIDE OF ALL MANHOLES WITH
WATER PROOFING BY TNEC, CO. FROM
BASE TO WITHIN 2' OF RIM

NOTE:
14 GAUGE GREEN TRACER WIRE IS REQUIRED
ON ALL SEWER MAINS & LATERALS

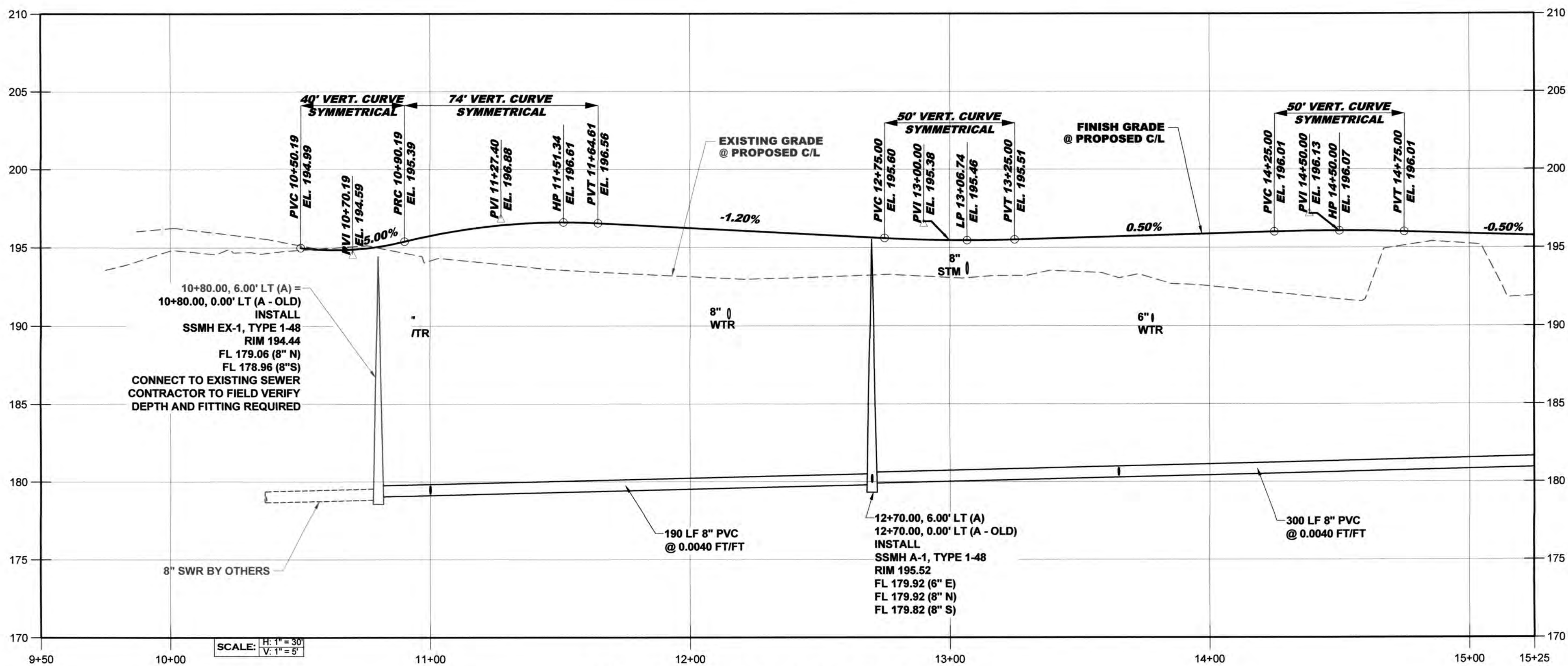
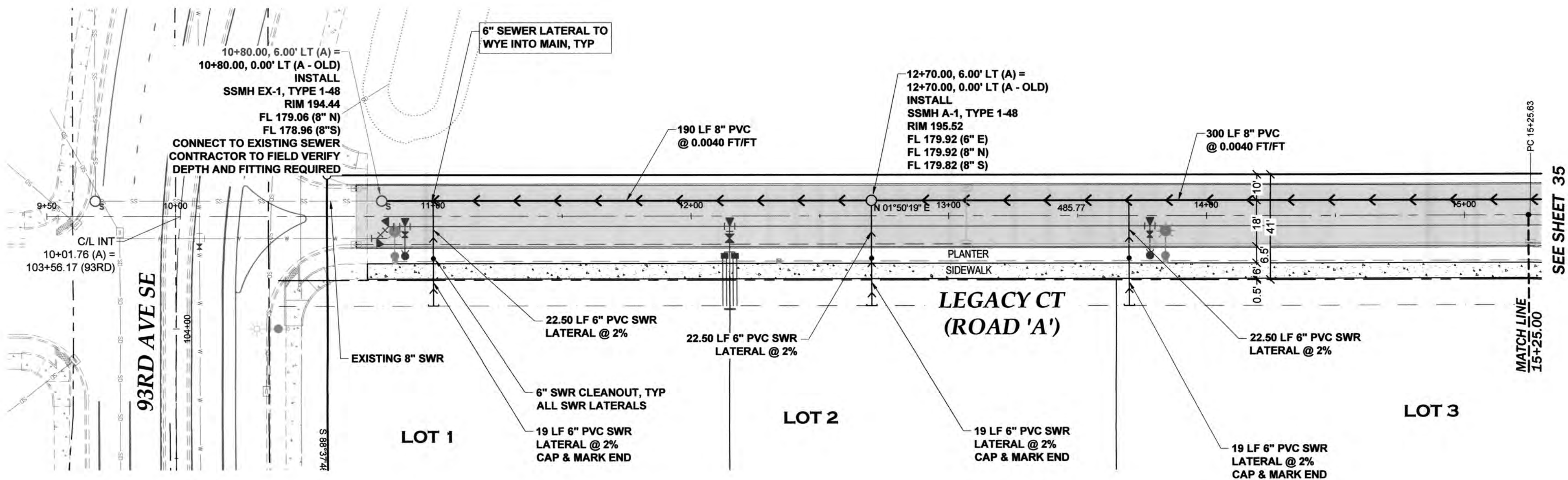
ALIGNMENT NOTE:
SEWER PLANS PREVIOUSLY APPROVED WITH DIFFERENT STATIONING.
SEE APPROVED SET DATED 11-02-2020.



THURSTON COUNTY
VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

30 15 0 30 60
SCALE: 1" = 30'



LEGACY CT (ROAD 'A') PROFILE - 1

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LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

Sanitary sewer plans were previously approved.
MPW
6/18/21

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 30'
V N/A



HATTON GODAT PANTIER
AND
ENGINEERS
SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com


REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD
'A') SEWER PLAN &
PROFILE - 1
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 34 OF 48
INDEX: 13-051 swr p&pdwg
JOB: 13-051

ALIGNMENT NOTE:
SEWER PLANS PREVIOUSLY APPROVED WITH DIFFERENT STATIONING
SEE APPROVED SET DATED 11-02-2020.

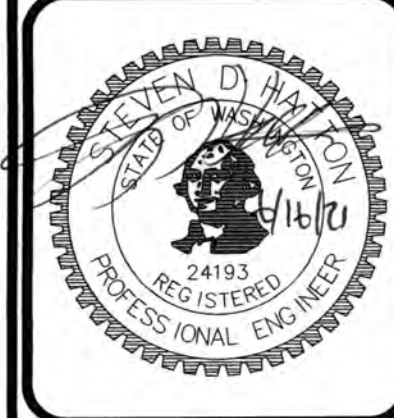


 **THURSTON COUNTY**

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

DESIGNED BY:	CA/HG
DRAWN BY:	JEG
CHECKED BY:	SDH
DATE:	JUNE 2020
SCALE:	H 1" = 30'
	V N/A

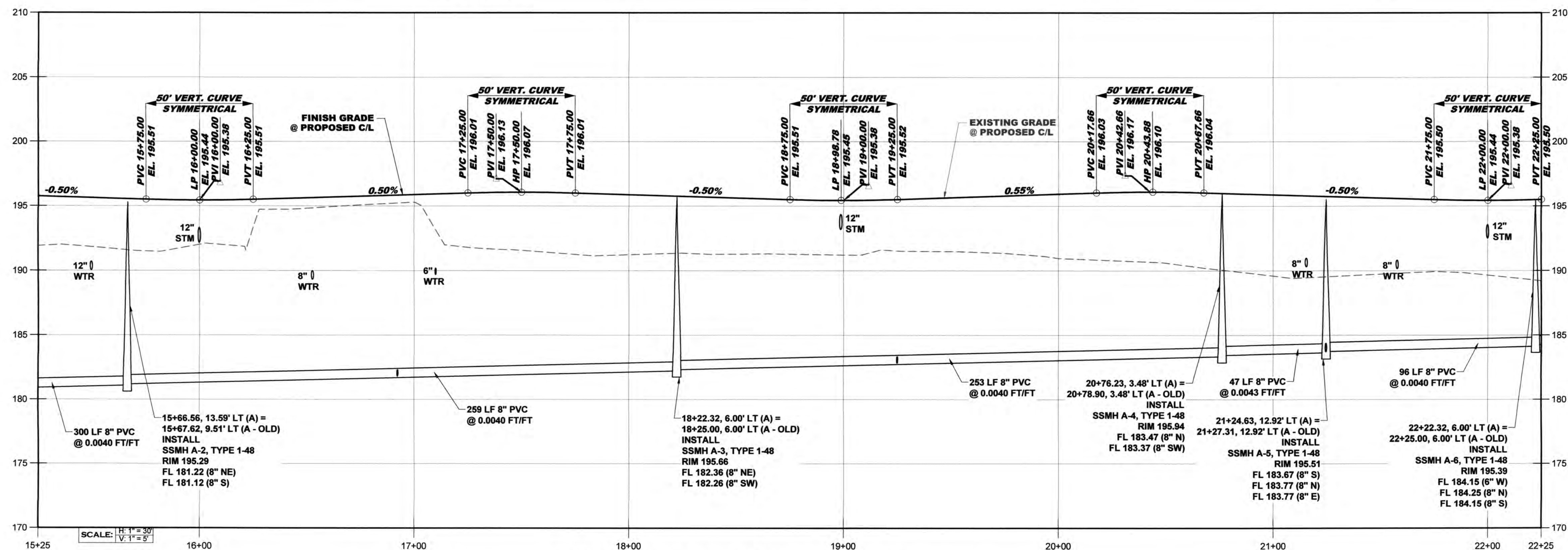
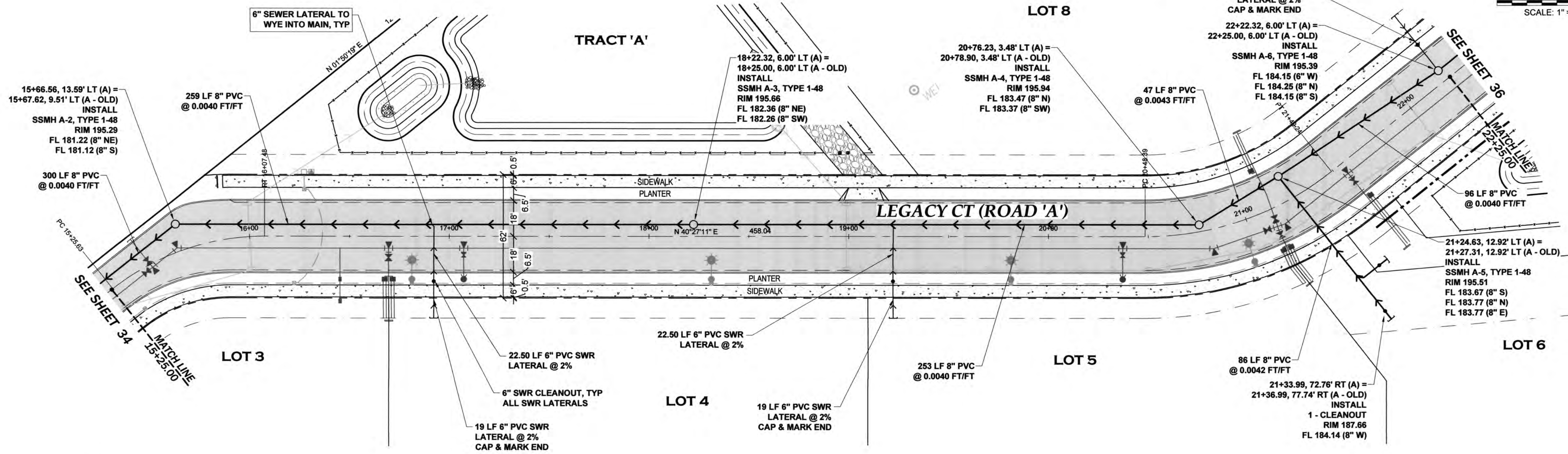


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· ENGINEERS AND SURVEYORS
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OLYMPIA, WA 98506
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huttonpantier.com

REVISIONS:	DATE:
CITY COMMENTS	10/07/2020
CITY COMMENTS	10/27/2020

**I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD 'A')
SEWER PLAN &
PROFILE - 2**

AGENCY NO. 16-0016
SHEET: 35 OF 48
H:/dgn/13-000/13-051/CDs/
INDEX: 13-051 swr p&p.dwg
■ JOB: 13-051



LEGACY CT (ROAD 'A') PROFILE - 2

Sanitary sewer plans were previously approved.
MPW
6/18/21

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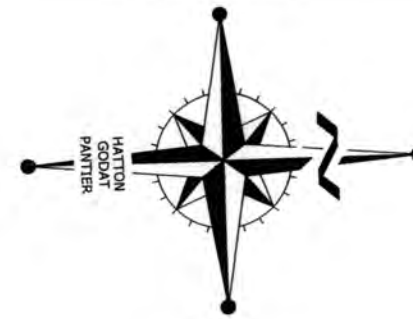
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A PORTION OF SECTION 16 TOWNSHIP 17 N RANGE 1W WM

NOTE:
COAT THE OUTSIDE OF ALL MANHOLES WITH
WATER PROOFING BY TNEEC, CO. FROM
BASE TO WITHIN 2' OF RIM

NOTE:
14 GAUGE GREEN TRACER WIRE IS REQUIRED
ON ALL SEWER MAINS & LATERALS

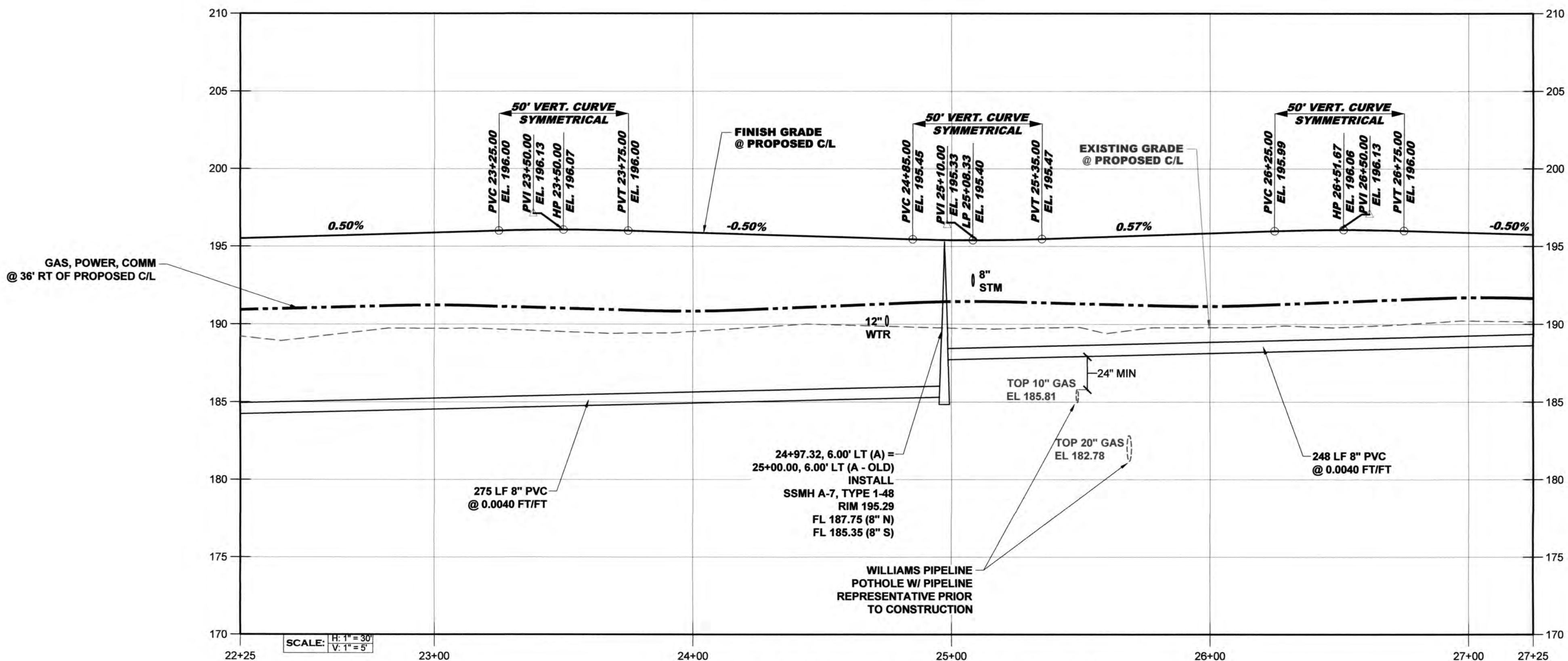
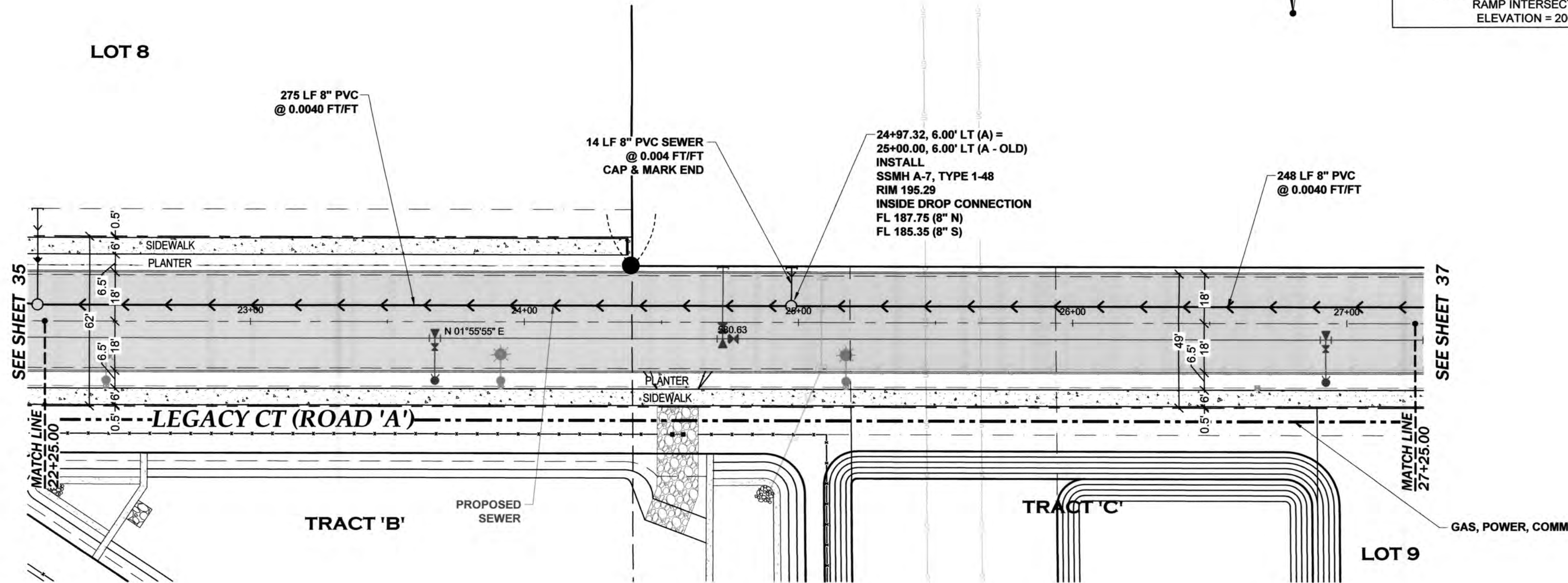
ALIGNMENT NOTE:
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SEE APPROVED SET DATED 11-02-2020.



THURSTON COUNTY
VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

30 15 0 30 60
SCALE: 1" = 30'



LEGACY CT (ROAD 'A') PROFILE - 3

Sanitary sewer plans were previously approved.
MPW
6/18/21

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DESIGNED BY: CA/HG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 30'
V N/A



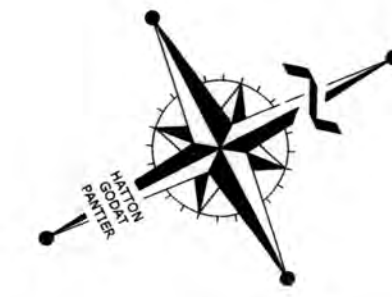
HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E. SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com


REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

15 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD
'A') SEWER PLAN &
PROFILE - 3
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.


AGENCY NO. -16-0016
SHEET: 36 OF 48
H:\sgn\13-000\13-051\CD\w
INDEX: 13-051 swr p&pdwg
JOB: 13-051

ALIGNMENT NOTE:
SEWER PLANS PREVIOUSLY APPROVED WITH DIFFERENT STATIONING
SEE APPROVED SET DATED 11-02-2020.



 **THURSTON**

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK CENTERLINE
93RD AVE SW @ I-5 SOUTHBOUND EXIT
RAMP INTERSECTION
ELEVATION = 200.30

C O U N T Y 

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

DESIGNED BY: CAVHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H 1" = 30'
V N/A

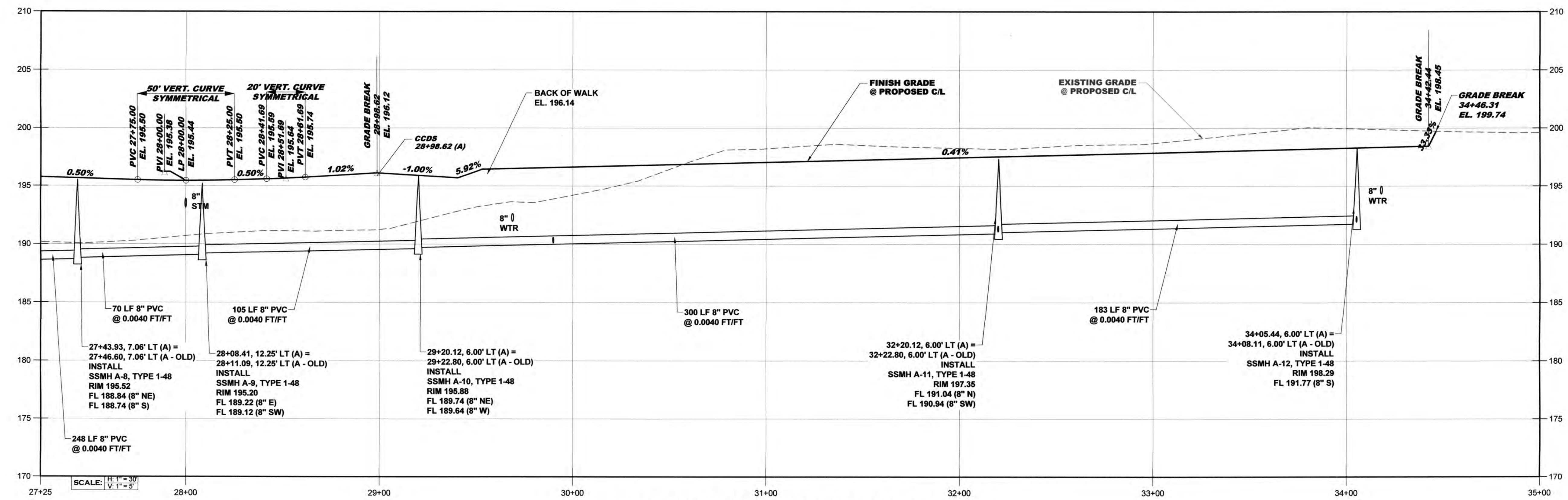
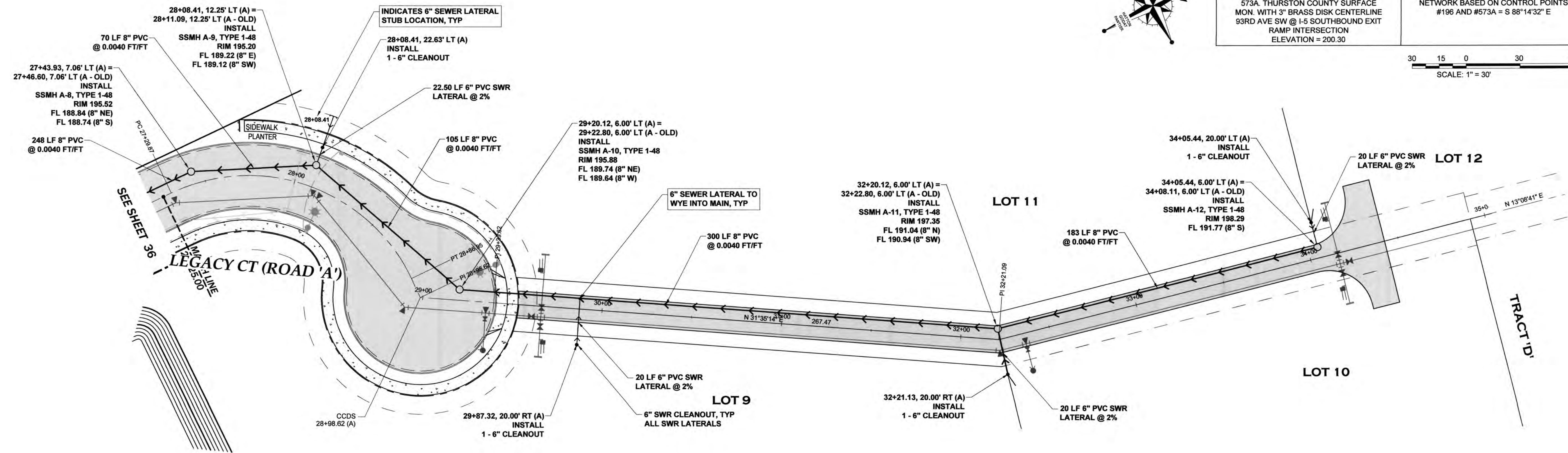


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huttonpantier.com

REVISIONS: DATE:
CITY COMMENTS 10/07/2020
CITY COMMENTS 10/27/2020

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LEGACY CT (ROAD
'A') SEWER PLAN &
PROFILE - 4

AGENCY NO. 16-0016
SHEET: 37 OF 48
H:\dgn\13-000\13-051\CDs/
INDEX: 13-051 swr p&dwg
■ JOB: 13-051



LEGACY CT (ROAD 'A') PROFILE - 4

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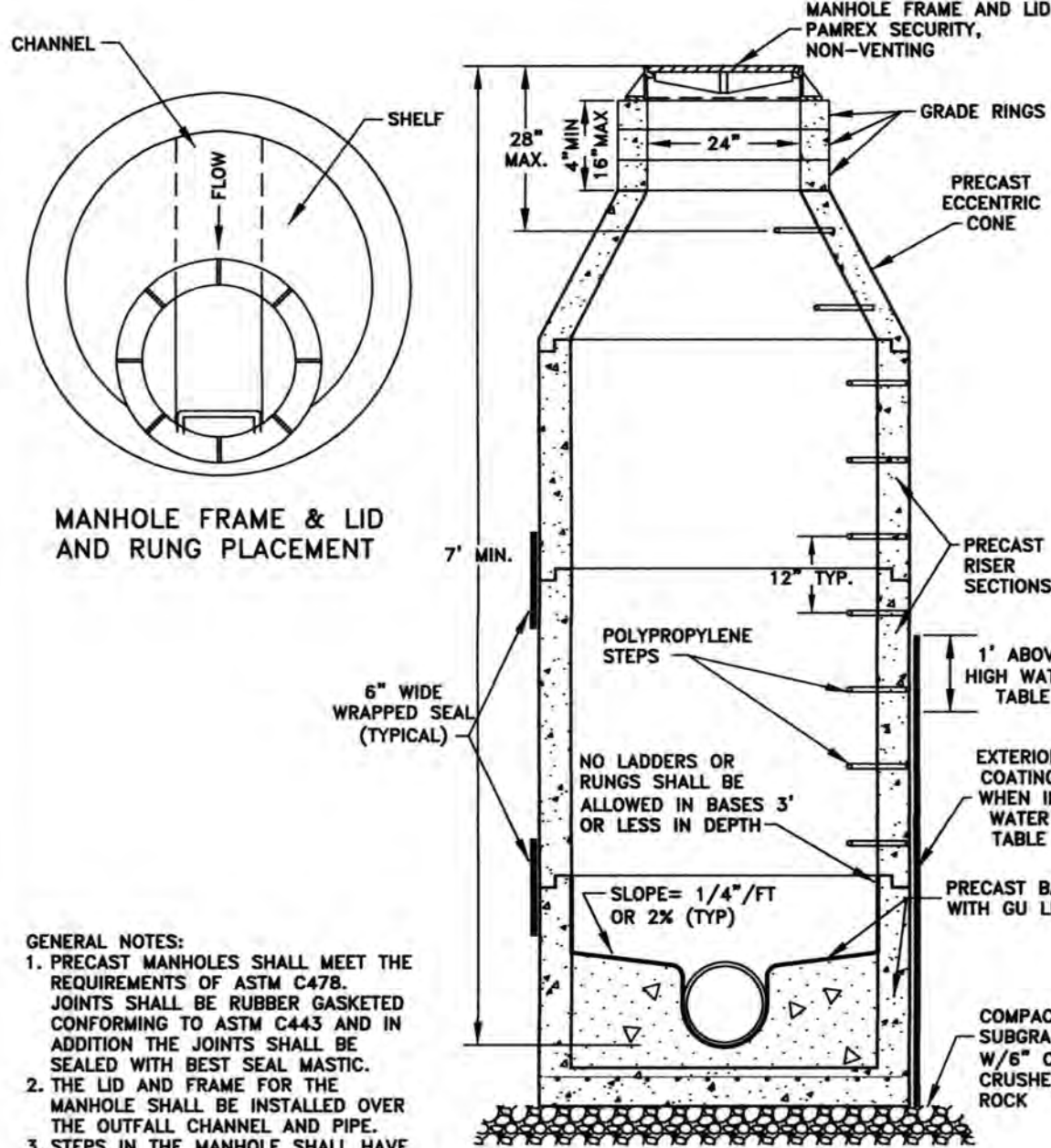
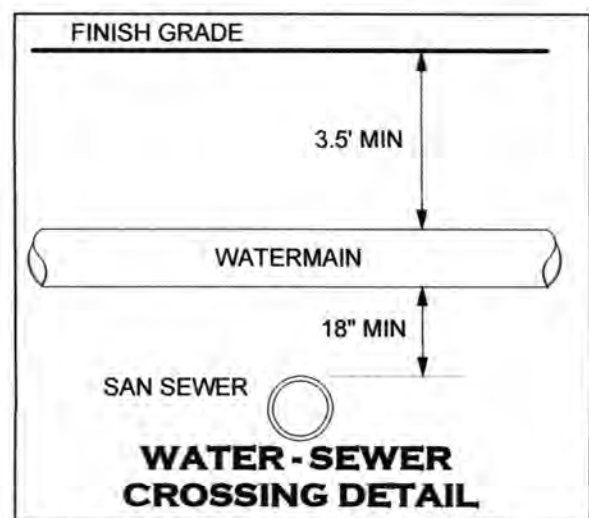
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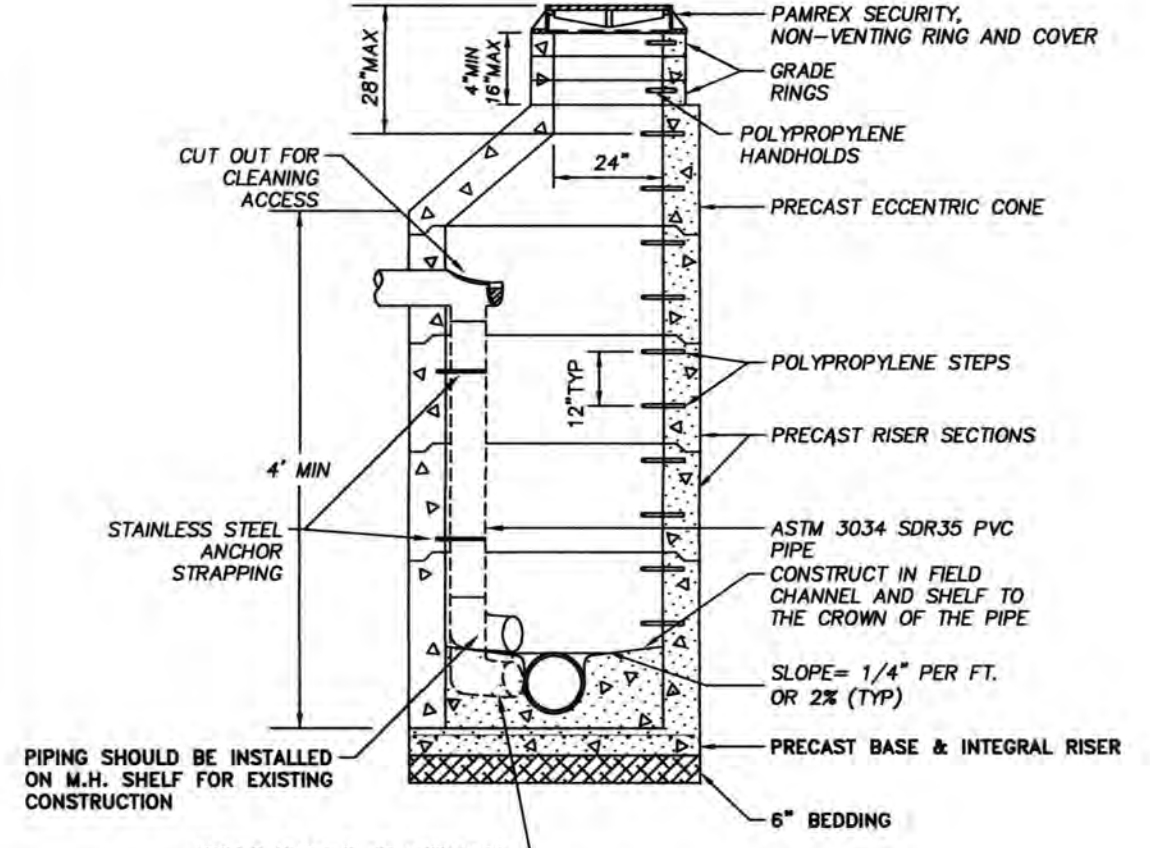
Sanitary sewer plans were previously approved.
MPW
6/18/21

GENERAL NOTES (SANITARY SEWER MAIN INSTALLATION)

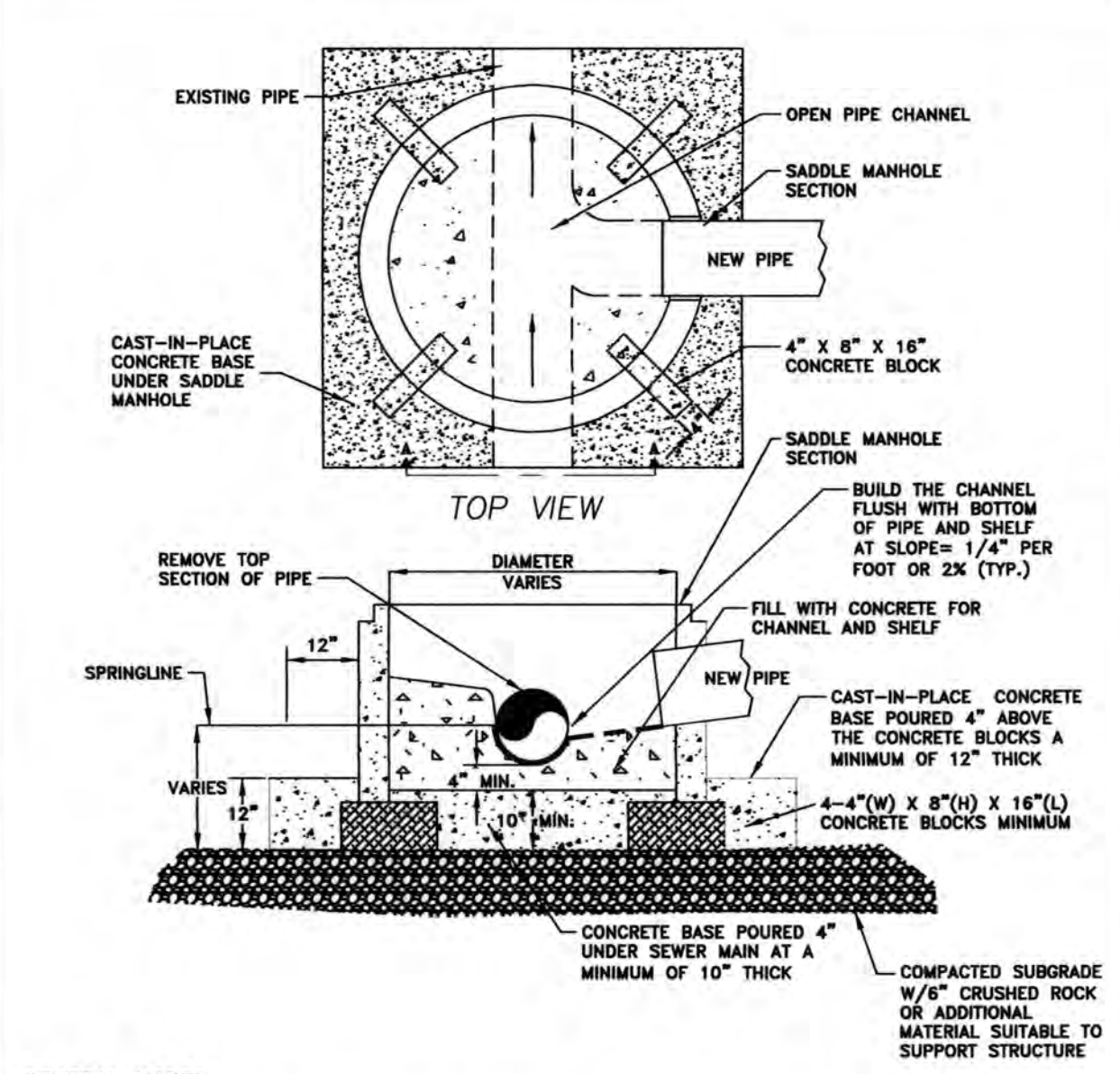
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF TUMWATER STANDARDS AND THE LATEST EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA).
- CITY OF TUMWATER DATUM SHALL BE USED FOR ALL VERTICAL CONTROL. A BENCHMARK LIST IS AVAILABLE FROM THE PUBLIC WORKS DEPARTMENT.
- ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF TUMWATER SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE COUNTY AND OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF TUMWATER CONSTRUCTION INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
- THE CITY OF TUMWATER CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF A TAP CONNECTION TO AN EXISTING MAIN.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
- GRAVITY SEWER MAIN SHALL BE PVC, ASTM D 3034 SDR 35 OR ASTM F 789 WITH JOINTS AND RUBBER GASKETS CONFORMING TO ASTM D 3212 AND ASTM F 477.
- PRECAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM C 478. MANHOLES SHALL BE TYPE 1-48" MANHOLE OR LARGER UNLESS OTHERWISE SPECIFIED ON THE PLANS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO ASTM C 443 AND SHALL BE GROUTED FROM THE INSIDE. LIFT HOLES SHALL BE GROUTED FROM THE OUTSIDE AND INSIDE OF THE MANHOLE.
- SIDE SEWER SERVICES SHALL BE PVC, ASTM D 3034 SDR 35 WITH FLEXIBLE GASKETED JOINTS. SIDE SEWER CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN OR A WYE BRANCH FROM A NEW MAIN.
- ALL SEWER MAINS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A LICENSED ENGINEERING OR SURVEYING FIRM QUALIFIED TO PERFORM SUCH WORK.
- BEDDING OF THE SEWER MAIN AND COMPACTION OF THE BACKFILL MATERIAL SHALL BE REQUIRED IN ACCORDANCE WITH THE ABOVE MENTIONED SPECIFICATION (SEE NOTE 1).
- TEMPORARY STREET PATCHING SHALL BE ALLOWED FOR AS APPROVED BY THE CITY ENGINEER. TEMPORARY STREET PATCHING SHALL BE PROVIDED BY PLACEMENT AND COMPACTION OF ONE INCH MAXIMUM ASPHALT CONCRETE COLD MIX. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED.
- EROSION CONTROL MEASURES SHALL BE TAKEN BY THE CONTRACTOR DURING CONSTRUCTION TO PREVENT INFILTRATION OF EXISTING AND PROPOSED STORM DRAINAGE FACILITIES AND ROADWAYS.
- PROVIDE TRAFFIC CONTROL PLAN(S) IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS REQUIRED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THESE APPROVED PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
- ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER AND THE CITY OF TUMWATER.
- ALL LINES SHALL BE CLEANED AND PRESSURE TESTED IN CONFORMANCE WITH THE ABOVE REFERENCED SPECIFICATIONS (SEE NOTE 1). A WATER TEST OF ALL MANHOLES IN ACCORDANCE WITH TUMWATER STANDARD IS ALSO REQUIRED. TESTING SHALL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUBGRADE IS COMPLETED.
- PRIOR TO BACKFILL, ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF TUMWATER CONSTRUCTION INSPECTOR. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FOR CORRECTION OF ANY DEFICIENCIES AND/OR FAILURES AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF TUMWATER FOR THE REQUIRED INSPECTIONS.
- ALL SANITARY SEWER MAINS SHALL BE PLACED IN PUBLIC RIGHT-OF-WAY OR IF IN EASEMENT AREAS, PROVIDE 12 FOOT WIDE PAVED (SIX INCH BALLAST, TWO INCH CRUSHED, TWO INCH ASPHALT) ACCESS TO ALL MANHOLES. NO LOT LINE SEWER MAINS WILL BE ALLOWED.
- ALL MAINS WILL BE DEDICATED TO THE CITY FOR MAINTENANCE WITH APPROPRIATE BILLS OF SALE AND EASEMENTS.
- CITY OWNERSHIP OF THE MAIN AND LATERAL WILL GO TO THE PROPERTY LINE OR EASEMENT IF A CLEANOUT EXISTS AT THIS POINT. IF NO CLEANOUT EXISTS, CITY RESPONSIBILITY ENDS AT THE LIMIT OF THE MAIN.



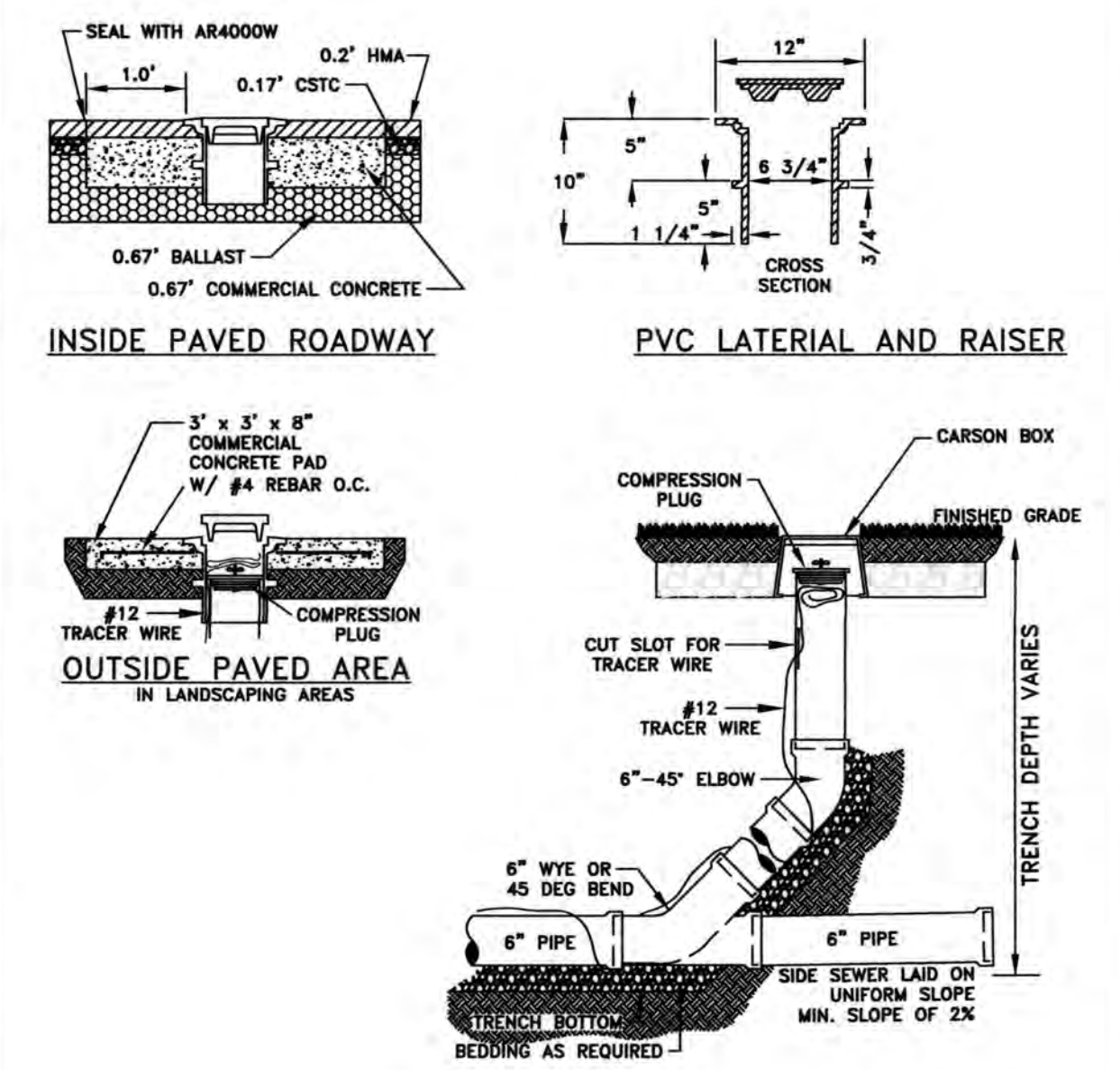
CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS					
TYPE 1 MANHOLE					
APPROVED			DWG. NO.		
CITY ENGINEER			SS-2		
DES	DWG BY	CKD BY	DATE	NOT TO SCALE	
PW	PW	MM	NOV 2014		



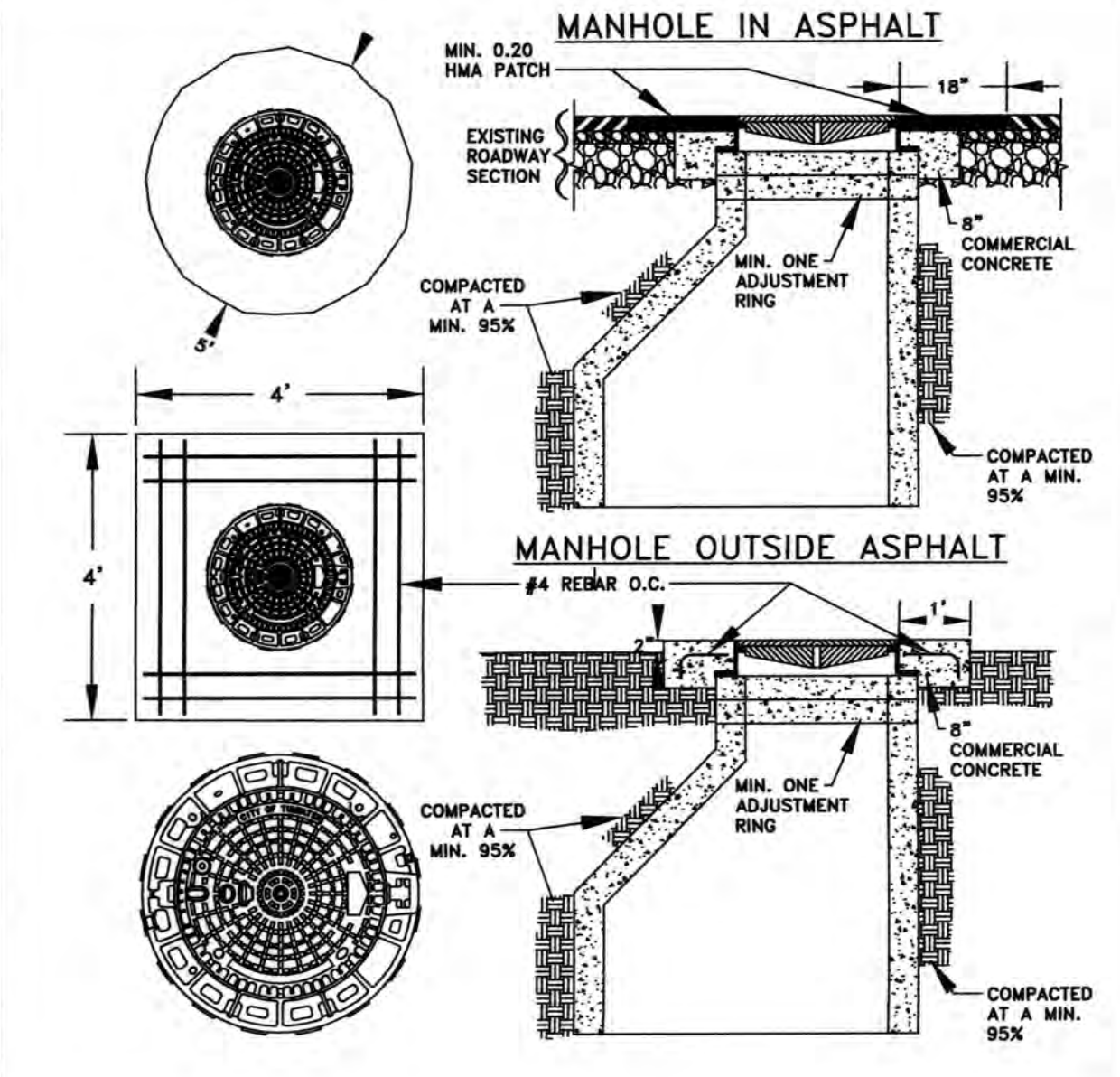
CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS					
INSIDE DROP CONNECTION - PVC					
APPROVED			DWG. NO.		
CITY ENGINEER			SS-8		
DES	DWG BY	CKD BY	DATE	NOT TO SCALE	
PW	PW	KMC	JAN 2012		



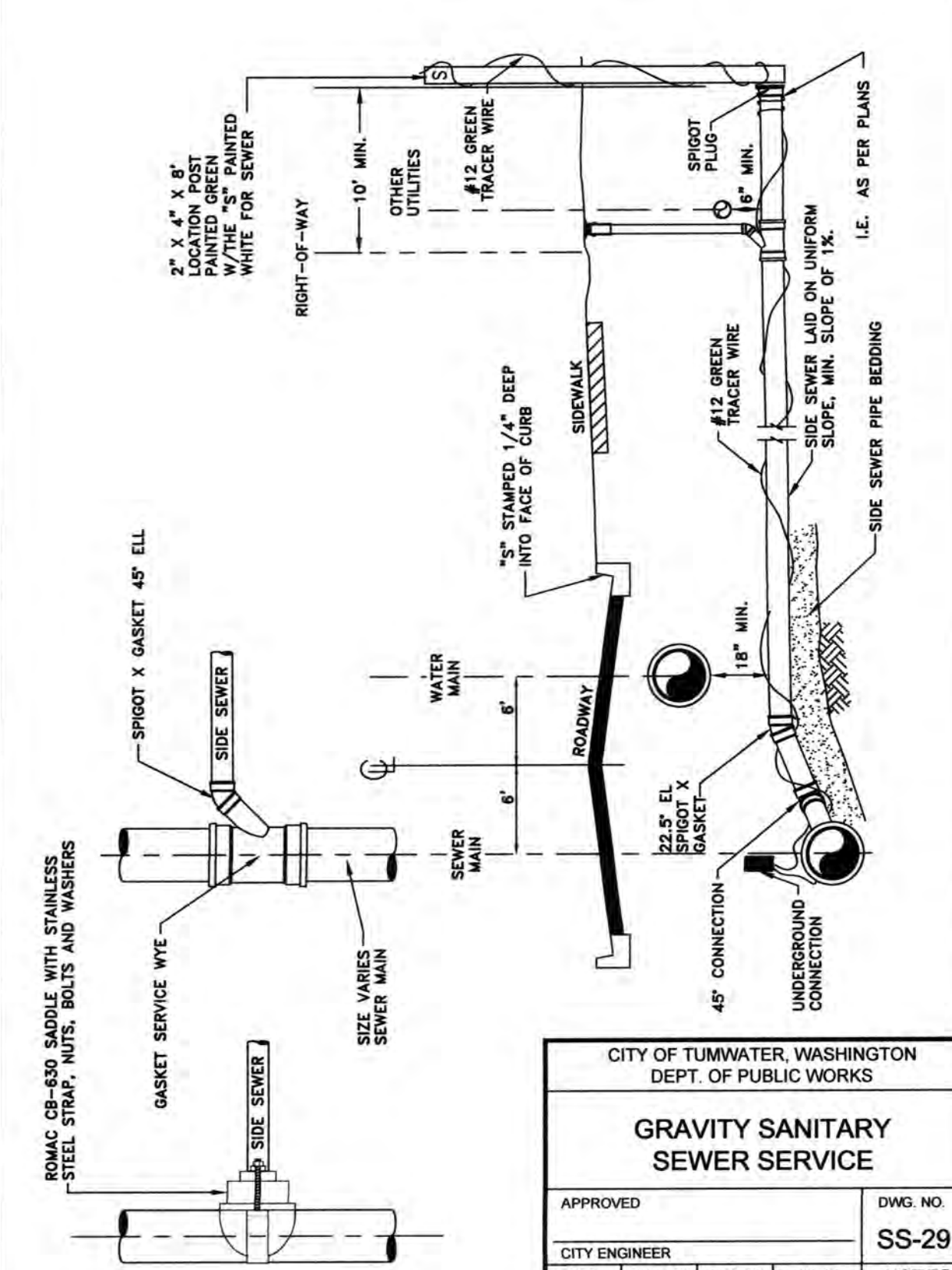
CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS					
SADDLE MANHOLE with CAST IN PLACE BASE					
APPROVED			DWG. NO.		
CITY ENGINEER			SS-4		
DES	DWG BY	CKD BY	DATE	NOT TO SCALE	
PW	PW	KMC	JAN 2013		



CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS					
6" LATERAL CLEANOUT PVC					
APPROVED			DWG. NO.		
CITY ENGINEER			SS-11-A		
DES	DWG BY	CKD BY	DATE	NOT TO SCALE	
PW	PW	MM	NOV 2014		



CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS					
MANHOLE RING ASSEMBLIES					
APPROVED			DWG. NO.		
CITY ENGINEER			SS-5		
DES	DWG BY	CKD BY	DATE	NOT TO SCALE	
PW	PW	KMC	JAN 2013		



CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS					
GRAVITY SANITARY SEWER SERVICE					
APPROVED			DWG. NO.		
CITY ENGINEER			SS-29		
DES	DWG BY	CKD BY	DATE	NOT TO SCALE	
PW	PW	KMC	JAN 2012		

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

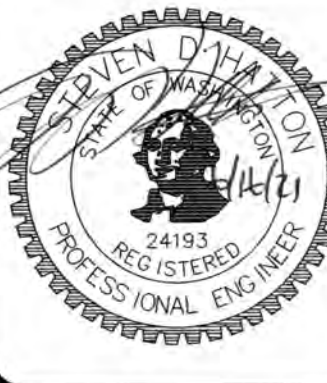
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

THE DETAILS ON THIS SHEET WITH AN AGENCY TITLE BLOCK WERE PREPARED BY THE REVIEWING AGENCY AND WERE REQUIRED TO BE INCLUDED ON THIS PLAN BY SAID AGENCY. THE DESIGN ENGINEER MAKES NO WARRANTY AS TO THE SUITABILITY OR APPROPRIATENESS OF THOSE DETAILS. SOME AGENCY DETAILS ON THIS SHEET MAY HAVE BEEN MODIFIED TO SUIT DESIGN NEEDS AND HAVE BEEN NOTED AS SUCH.

Sanitary sewer plans were previously approved.
MPW
6/18/21

DESIGNED BY: CAHG
DRAWN BY: JEG
CHECKED BY: SDH
DATE: JUNE 2020
SCALE: H N/A
V N/A



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E. SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
huttonpantier.com

REVISIONS: DATE: 10/07/2020
CITY COMMENTS: 10/07/2020
CITY COMMENTS: 10/07/2020

15 COMMERCE
KAUFMAN REAL ESTATE, LLC
SEWER NOTES & DETAILS
A PORTION OF SECTION 16, TOWNSHIP 17 N. RANGE 1W. W.M.

AGENCY NO.: 16-0016
SHEET: 38 OF 48
H:\dgn\13-000\13-051\cds\
INDEX: 13-051 swr det.dwg
JOB: 13-051

I-5 COMMERCE














2734 93RD AVENUE SW, TUMWATER, WA

PROJECT PROPONENT

KAUFMAN REAL ESTATE, LLC
7908 SWEET IRON COURT SE
TUMWATER, WA 98501
(360) 491-5230

SITE DEVELOPMENT

SITE ADDRESS:
93RD AVENUE SW, TUMWATER
PARCEL NO: 12716420000, 12716340100
12716340102, 12716340101
S/T/R: SEC. 16, T. 17N., RGE. 2W., W.M.,
JURISDICTION: THURSTON
SITE AREA: 40.26 AC
ZONING: LI - LIGHT INDUSTRIAL
SETBACKS:
FRONT: 20'
BACK: 10'
REAR: 10'
WATER: CITY OF TUMWATER
SEWER: CITY OF TUMWATER
ELECTRIC/GAS: PUGET SOUND ENERGY

PLANT SCHEDULE							
QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	HST.	SIZE	CONDITION	REMARKS
TREES							
39		HALUS ADIRONDACK	ADIRONDACK CRABAPPLE		2" GAL.	B and B	DECIDUOUS
36		ACER R. 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE		2" GAL.	B and B	DECIDUOUS
4		PRUNUS SEROTATA	SNOW GOOSE CHERRY		2" GAL.	B and B	DECIDUOUS
29		SALIX LASIANDBRA	PACIFIC WILLOW		2" GAL.	B and B	DECIDUOUS
50		PSUEDOTSUGA MENZIESII	DOUGLAS FIR		6"-7 HT.	B and B	EVERGREEN
SHRUBS							
155		CORNUS STOLONIFERA	RED-OSIER DOGWOOD		2 GAL.		STORMWATER / PLANT AS SHOWN
155		PHYSCOCARPUS CAPITATUS	NINEBARK		2 GAL.		STORMWATER / PLANT AS SHOWN
154		SPIRAEA DOUGLASHI	WESTERN SPIREA		2 GAL.		STORMWATER / PLANT AS SHOWN
HATCH LEGEND							
		REPLACEMENT TREES* - TRACT D					2-2 TRANSPLANT BARE ROOT STOCK 48" HT MIN. 6.5" O.G.
1074 TOTAL		PSUEDOTSUGA MENZIESII					
		ALNUS RUBRA					
		PINUS CONTORTA					
		*SHALL BE INSTALLED WITH BROWSE PROTECTION SLEEVES.					
WET PONDS							
		HYDROSEED BIOSWALE MIX - STORM PONDS					
		NATIVE VEGETATION WITHIN TREE PROTECTION AREA TO REMAIN					
		HYDROSEED LAWN AREAS					

THURSTON COUNTY

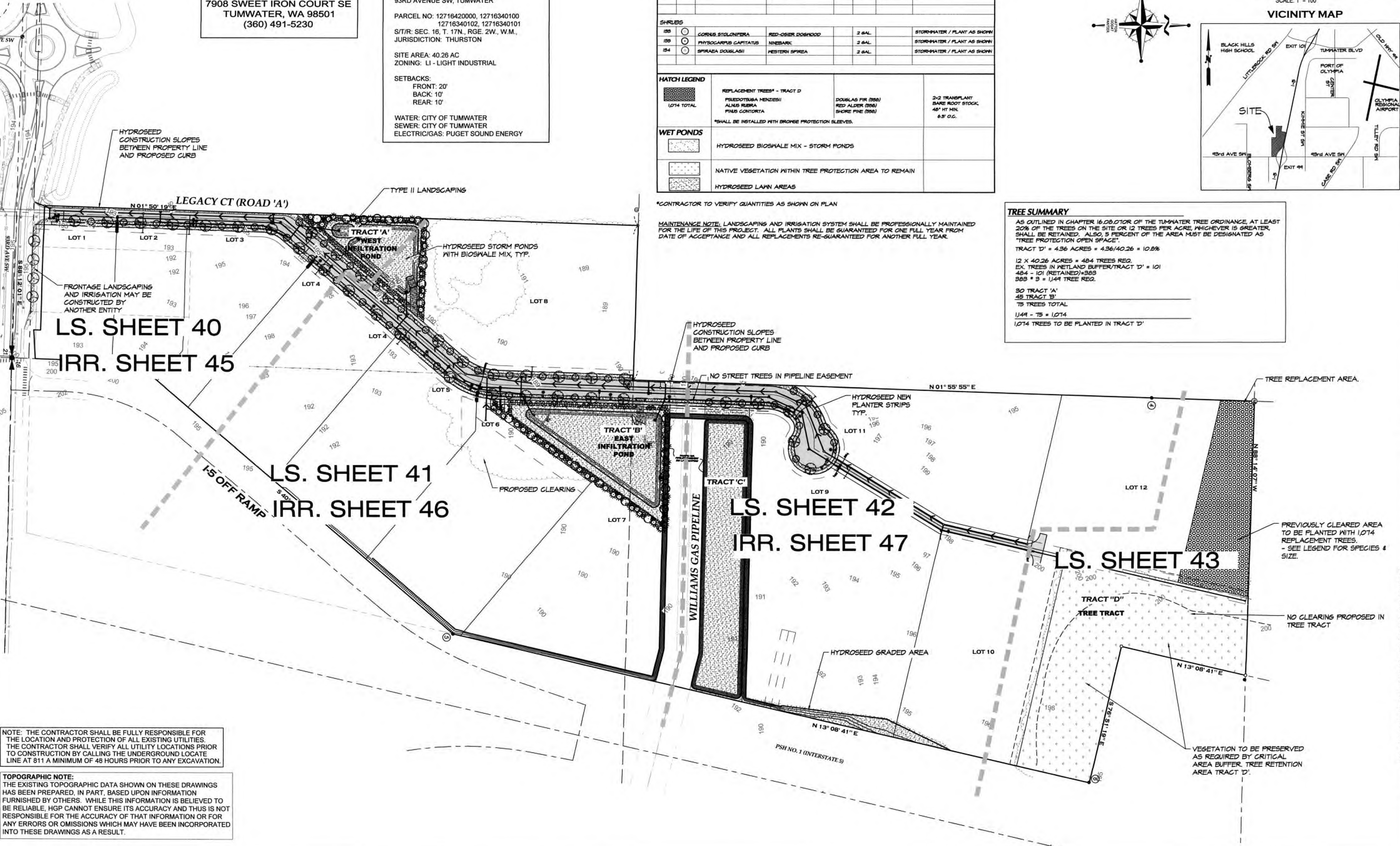
VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK C.L. 93RD
AVE SW @ I-5 S.B. EXIT RAMP I/S
ELEVATION = 200.17

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

100 50 0 100 200

SCALE: 1" = 100'

VICINITY MAP



TREE SUMMARY

AS OUTLINED IN CHAPTER 16.08.07 OF THE TUMWATER TREE ORDINANCE, AT LEAST 20% OF THE TREES ON THE SITE OR 12 TREES PER ACRE, WHICHEVER IS GREATER, SHALL BE RETAINED. ALSO, 5 PERCENT OF THE AREA MUST BE DESIGNATED AS "TREE PROTECTION OPEN SPACE".

TRACT 'D' = 4.36 ACRES = 4.36/40.26 = 10.8%

12 X 40.26 ACRES = 484 TREES REQ.

EX. TREES IN WETLAND BUFFER/TRACT 'D' = 101

484 - 101 (RETAINED) = 383

383 * 3 = 1,149 TREE REQ.

30 TRACT 'A'

45 TRACT 'B'

75 TREES TOTAL

1,149 - 75 = 1,074

1,074 TREES TO BE PLANTED IN TRACT 'D'

NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

TOPOGRAPHIC NOTE:
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

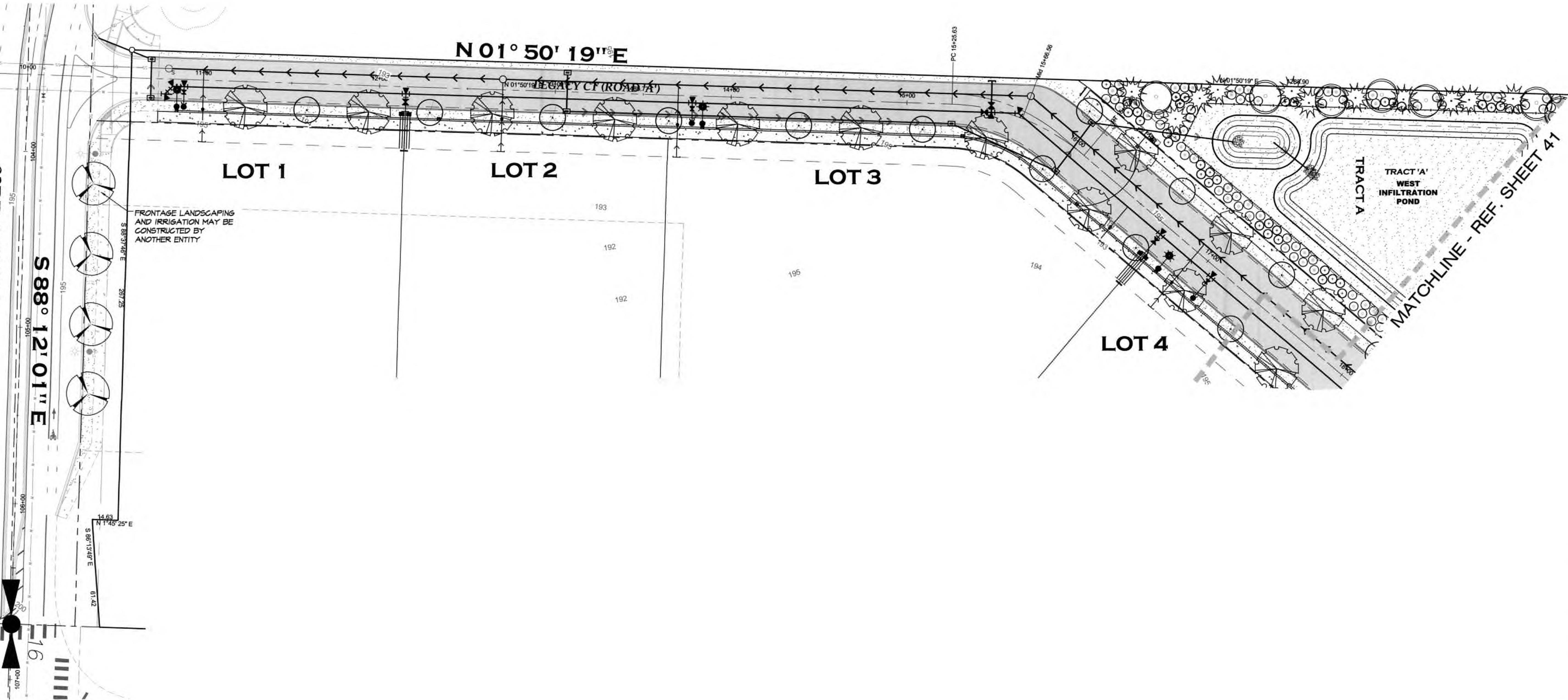
DESIGNED BY: JCHICADL
DRAWN BY: JCHICADL
CHECKED BY: CAJL
DATE: JUNE 2020
SCALE: 1" = 100'

STATE OF WASHINGTON
DAVID L. HATTON
LANDSCAPE ARCHITECT
EXPIRATION DATE: 06/16/21

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E SUITE B
OLYMPIA, WA 98508
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

DATE: 10/07/20
CITY COMMENTS:
REVISIONS:
AGENCY NO.: 18-0016
SHEET: 39 OF 48
E:\landscape\13-000\13-051\INDEX: 13-051A.dwg
JOB: 13-051

I-5 COMMERCE
93RD AVENUE SW, TUMWATER, WA



NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

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THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK C.L. 83RD
AVE SW @ I-5 S.B. EXIT RAMP I/S
ELEVATION = 200.17

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

30 15 0 30 60
SCALE: 1" = 30'

DESIGNED BY: JCHICADL
DRAWN BY: JCHIDL
CHECKED BY: CADL
DATE: JUNE 2020
SCALE: H 1" = 30'
Y

STATE OF WASHINGTON
DAVID LOUTHAN
LANDSCAPE ARCHITECT
6/16/21

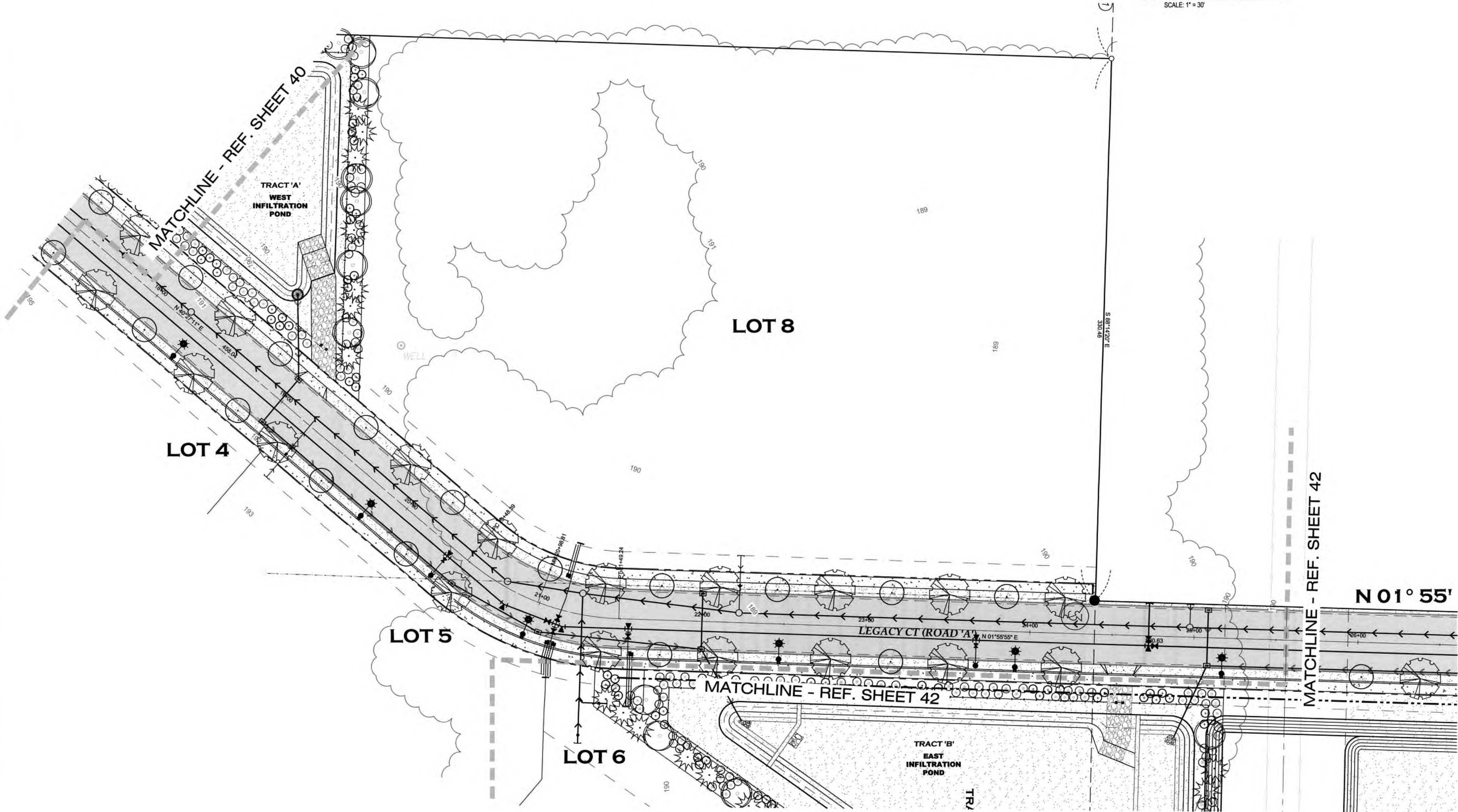
HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
huttonpantier.com

REVISIONS: DATE: 10/07/20
CITY COMMENTS

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LANDSCAPE - 1
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 40 OF 48
E:\landscape\13-000\13-051\13-051LA.dwg
JOB: 13-051

I-5 COMMERCE
93RD AVENUE SW, TUMWATER, WA



THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A. THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK C.L. 93RD
AVE SW @ I-5 S.B. EXIT RAMP I/S
ELEVATION = 200.17

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

30 15 0 30 60
SCALE: 1" = 30'

DESIGNED BY: ICHCADL
DRAWN BY: JCHIDL
CHECKED BY: CADL
DATE: JUNE 2020
SCALE: 1" = 30'

STATE OF WASHINGTON
DAVID LOUHAN
LANDSCAPE ARCHITECT
6/16/21

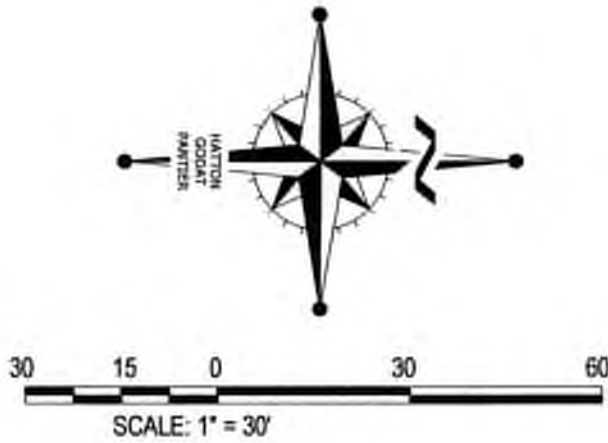
HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
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OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

REVISIONS: DATE: 10/07/20
CITY COMMENTS:

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LANDSCAPE - 2
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 11 W, W.M.

AGENCY NO. 16-0016
SHEET: 41 OF 48
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JOB: 13-051

I-5 COMMERCE
93RD AVENUE SW, TUMWATER, WA



THURSTON COUNTY	
VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK C.L. 93RD AVE SW @ I-5 S.B. EXIT RAMP I/S ELEVATION = 200.17	BASIS OF BEARINGS: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E

DESIGNED BY: ICHICADL	DRAWN BY: JCHDL	CHECKED BY: CADL	DATE: JUNE 2020	SCALE: 1" = 30'

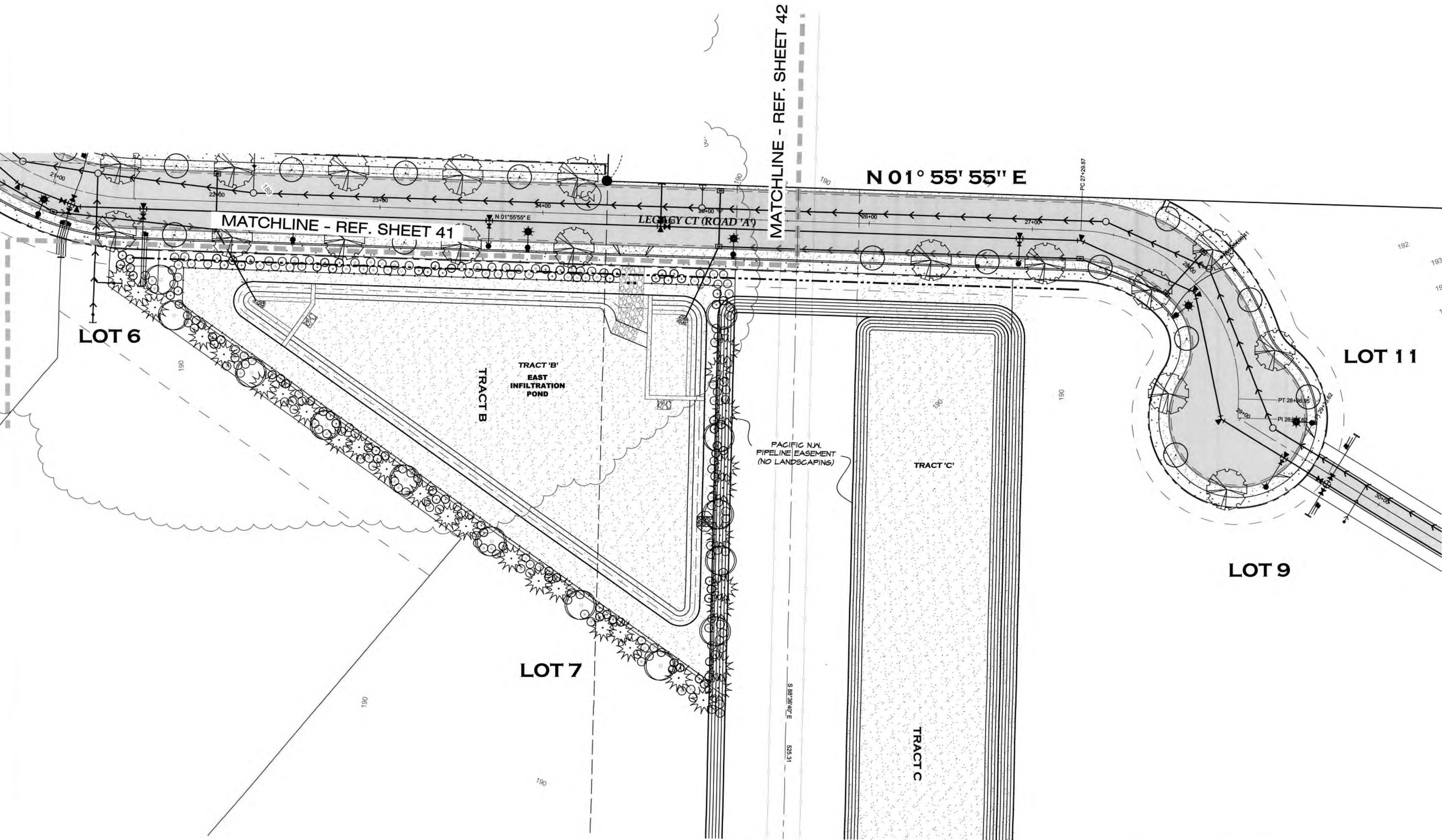


HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
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OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

REVISIONS:	DATE:
CITY COMMENTS	10/07/20

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LANDSCAPE - 3
A PORTION OF SECTION 18, TOWNSHIP 17 N, RANGE 11W, W.M.

AGENCY NO. 16-0016
SHEET: 42 OF 48
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INDEX: 13-051LA.dwg
JOB: 13-051



I-5 COMMERCE
93RD AVENUE SW, TUMWATER, WA

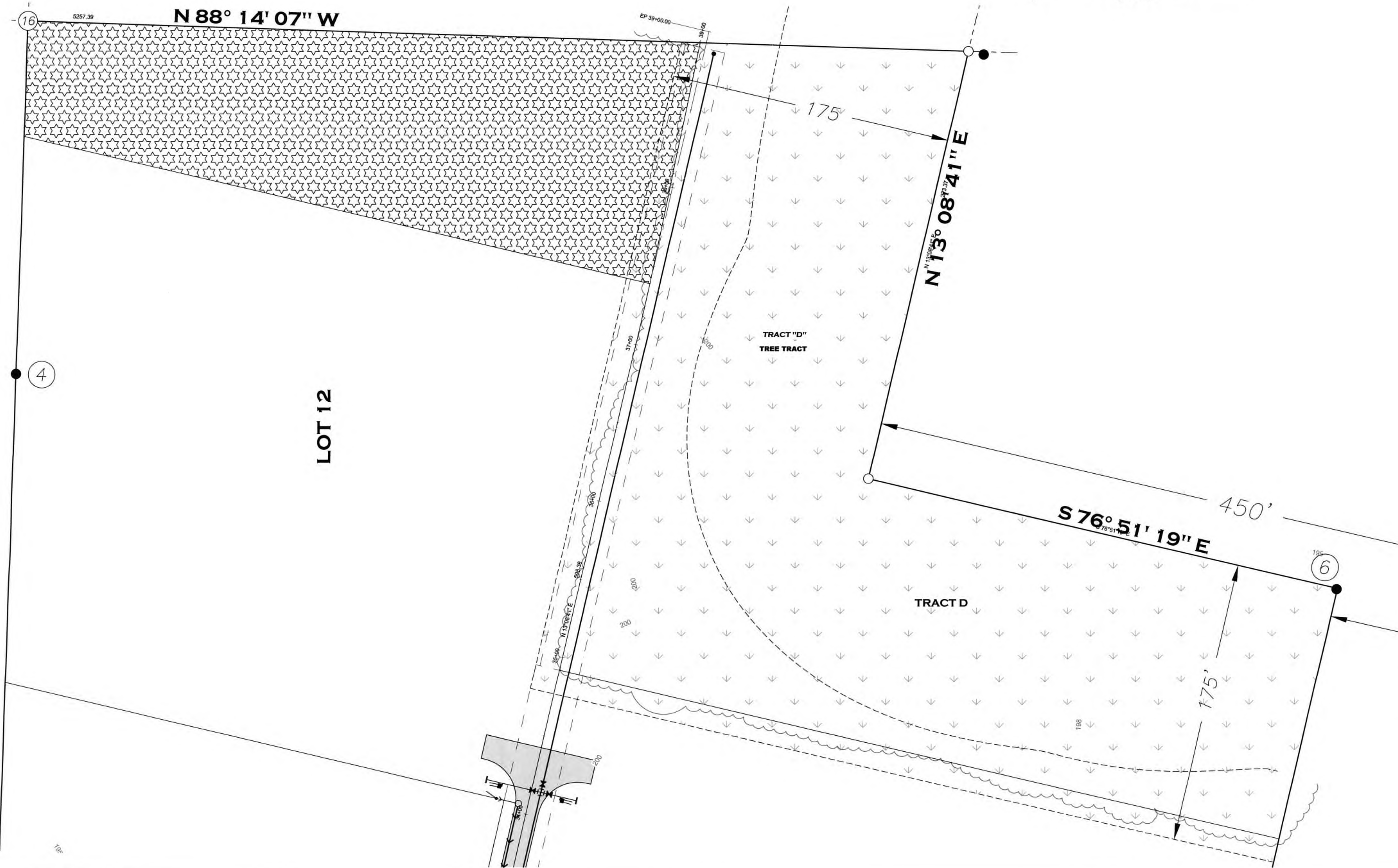


THURSTON COUNTY

VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK C.L. 93RD
AVE SW @ I-5 S.B. EXIT RAMP I/S
ELEVATION = 200.17

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

30 15 0 30 60
SCALE: 1" = 30'



DESIGNED BY: JCH/CAV/L
DRAWN BY: JCH/DL
CHECKED BY: CAV/L
DATE: JUNE 2020
SCALE: 1" = 30'



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E. SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
huttonpantier.com

REVISIONS:	DATE:
CITY COMMENTS	10/07/20

I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
LANDSCAPE - 4
A PORTION OF SECTION 16, TOWNSHIP 17 N. RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 43 OF 48
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INDEX: 13-051LA.dwg
JOB: 13-051

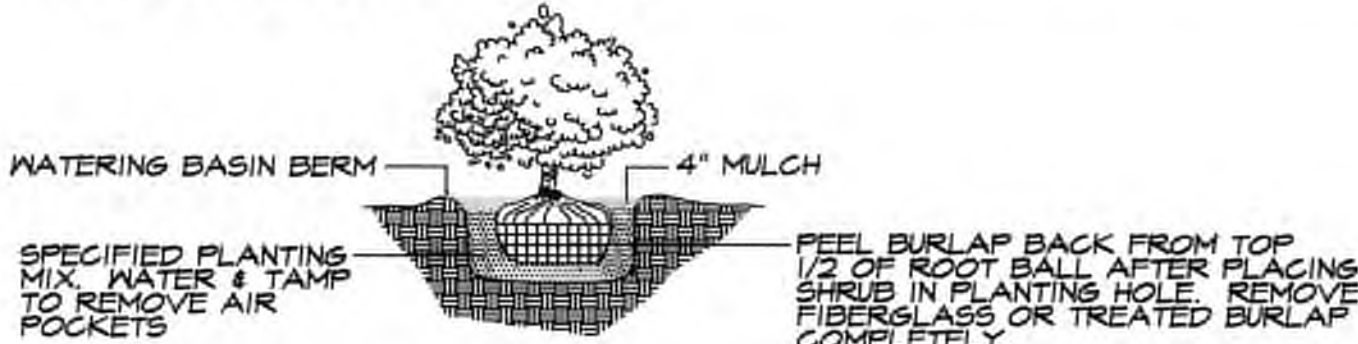
I-5 COMMERCE
93RD AVENUE SW, TUMWATER, WA

GENERAL NOTE - PLANTER STRIPS

UNLESS DEFERRED OR BONDED AS ALLOWED BY THE CITY OF TUMWATER, ALL PLANTER STRIPS WITHIN THE STREET RIGHT OF WAY SHALL BE FULLY INSTALLED AS SPECIFIED AND DETAILED WITHOUT DRIVEWAY APPROACHES, COMPLETE WITH SOIL AMENDMENT AND PREPARATION, IRRIGATION SYSTEM, STREET TREES AND SEEDING FOR LAWN. PRIVATE DRIVEWAY APPROACHES MAY BE INSTALLED ON INDIVIDUAL LOTS DIFFERENTLY THAN AS SHOWN ON PLANS. CONSTRUCTION OF THE FUTURE DRIVEWAY APPROACHES MAY REQUIRE MINOR REVISIONS TO THE IRRIGATION IMPROVEMENTS AND/OR STREET TREE LOCATIONS.

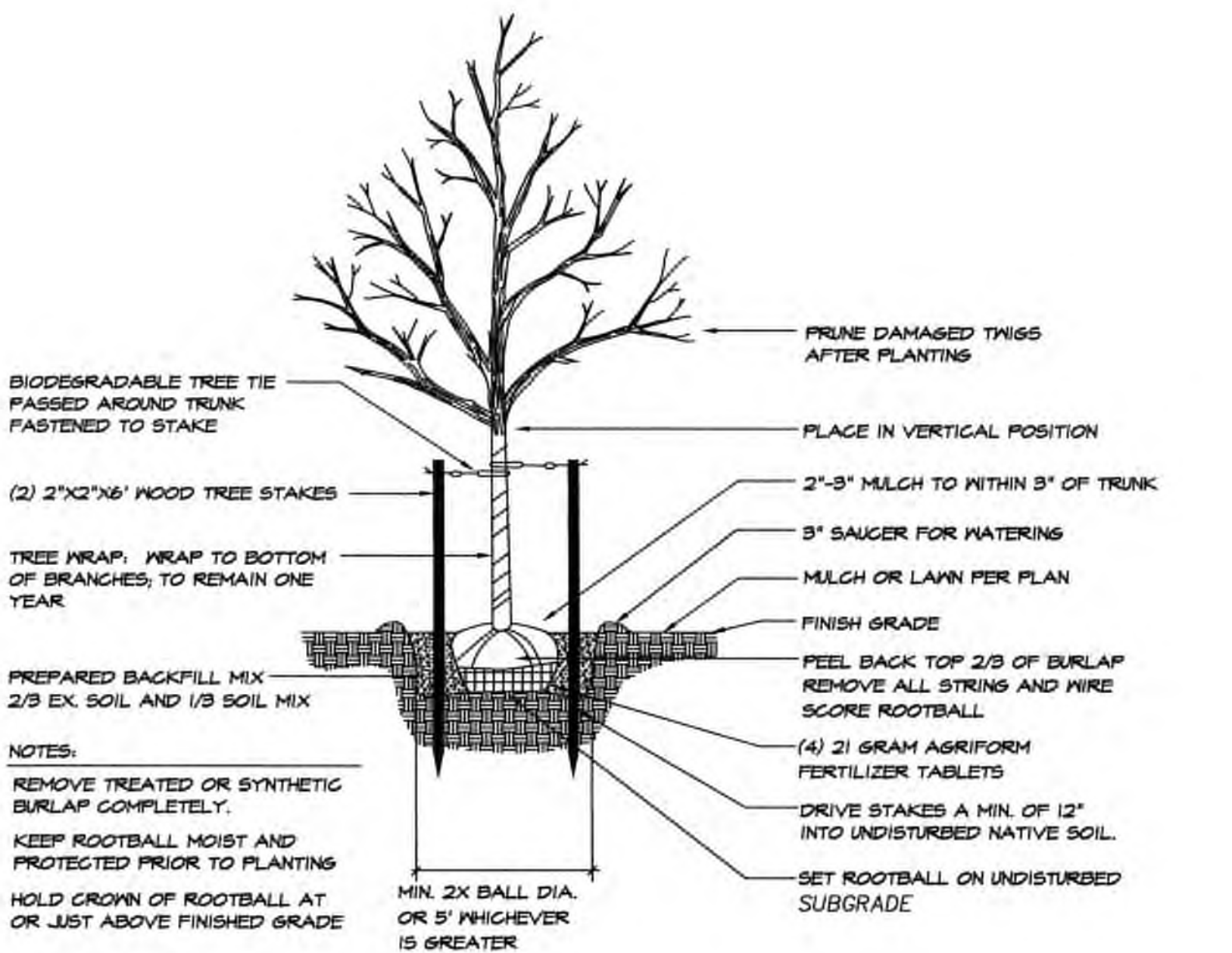
INSTALLATION SPECIFICATIONS

- 1. SCARIFY OR OTHERWISE REMOVE ALL EXISTING VEGETATION FROM ALL PLANTING AREAS. FINE GRADE ALL LANDSCAPE BEDS PRIOR TO BARK OR GROUNDCOVER PLACEMENT.
- 2. NO PLANT SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND THE CITY OF TUMWATER.
- 3. ALL PLANT MATERIAL AND PLANT LOCATIONS SHALL BE APPROVED, AT THE REQUEST OF THE LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION. ALL PLANTS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING.
- 4. SOIL MIX FOR BED PREPARATION AND PLANTING BACKFILL SHALL BE A 3-WAY LANDSCAPE BLEND CONSISTING OF THE FOLLOWING: 33% (MAX) IMPORTED BLACK SANDY LOAM TOPSOIL, 33% (MIN) FEATMOSS OR COMPOSTED FIR CHIPS OR BARK, AND 33% COMPOSTED STEER MANURE OR MUSHROOM COMPOST. OTHER SOIL MIX PRODUCTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO USE.
- 5. SOIL PREPARATION: SPREAD TO A MINIMUM DEPTH OF 4 INCHES (12 CUBIC YARDS PER 1000 S.F.) OF SOIL MIX PER NOTE 4, IN ALL GROUNDCOVER AND PLANTING BEDS. ROTOTILL OR OTHERWISE THOROUGHLY INCORPORATE SOIL MIX TO A 12 INCH DEPTH, GRADE SMOOTH, AND REMOVE ALL ROCKS AND CLODS OVER 1 INCH DIAMETER. SOIL MIX ADDITION IS NOT REQUIRED IN STORMWATER TRACTS. SEE CIVIL PLANS FOR STORMWATER GRADING REQUIREMENTS.
- 6. BACKFILL MIX FOR ALL TREES AND SHRUBS TO BE 2/3 EXISTING SITE TOPSOIL AND 1/3 SOIL MIX PER NOTE 4. REFER TO PLANS AND DETAILS REGARDING INSTALLATION OF PLANT MATERIALS.
- 7. FERTILIZER FOR ALL PLANTS SHALL BE AGRIFORM 20-10-5, 21 GRAM OR 10 GRAM TABLETS DISTRIBUTED AS FOLLOWS: TREES 4-21 GRAM TABLETS, SHRUBS 2 GAL SIZE AND LARGER 3-21 GRAM TABLETS, 1 GAL SIZE SHRUBS 1-21 GRAM TABLET, ALL 4" POTS 1 - 5 GRM TABLET OR EQUIVALENT EACH. SET TABLETS DIRECTLY NEXT TO ROOT BALL. GRANULAR EQUIVALENT FERTILIZER IS ACCEPTABLE WITH PRIOR AUTHORIZATION FROM THE LANDSCAPE ARCHITECTS.
- 8. ALL SHRUB AND GROUNDCOVER BEDS SHALL RECEIVE 2 INCH MINIMUM DEPTH (6 CUBIC YARDS PER 1000 S.F.) OF HEM-FIR MEDIUM BARK MULCH. PLANT 4" POT GROUNDCOVERS INTO SOIL MIX PER NOTE 5 ABOVE, PLANTS PLANTED IN BARK MULCH ONLY ARE NOT ACCEPTABLE.
- 9. APPLY A GRANULAR OR SOLUBLE PRE-EMERGENT HERBICIDE AS APPROVED BY THE LANDSCAPE ARCHITECT TO ALL SHRUB AND GROUNDCOVER BEDS PRIOR TO DISTRIBUTION OF BARK MULCH. APPROVED PRE-EMERGENT HERBICIDES INCLUDE: RONSTAR, SURFLAN, AND CASARON. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
- 10. SOIL PREPARATION FOR TURF AREAS: SPREAD 3" DEPTH (4 CUBIC YARDS PER 1000 S.F.) SOIL MIX AS PER NOTE 4 AND ROTOTILL THE ABOVE TO A DEPTH OF 6 TO 8 INCHES, GRADE SMOOTH, REMOVE ALL ROCKS AND CLODS OVER 1 INCH DIAMETER, AND ROLL SMOOTH WITH WATER FILLED ROLLER.
- 11. TURF AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN A HYDRAULIC APPLICATION BY CONVENTIONAL SEEDING EQUIPMENT. SEED SHALL BE A MINIMUM FOUR WAY MIXTURE OF PERENNIAL RYEGRASS VARIETIES AT A RATE NOT LESS THAN 3 LBS PER 1000 S.F.. LANDSCAPE ARCHITECT SHALL APPROVE MULCH/FERTILIZER TYPE AND RATES PRIOR TO APPLICATION. WATER TURF AREAS WITHIN 1 HOUR OF APPLICATION.
- 12. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OWNER. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE. ALL REPLACEMENTS SHALL BE RE-GUARANTEED FOR ANOTHER FULL YEAR FROM DATE OF INSTALLATION.
- 13. THE OWNER SHALL MAINTAIN ALL LANDSCAPE AREAS AND PLANT MATERIALS IN ACCORDANCE TO LOCAL ORDINANCES.



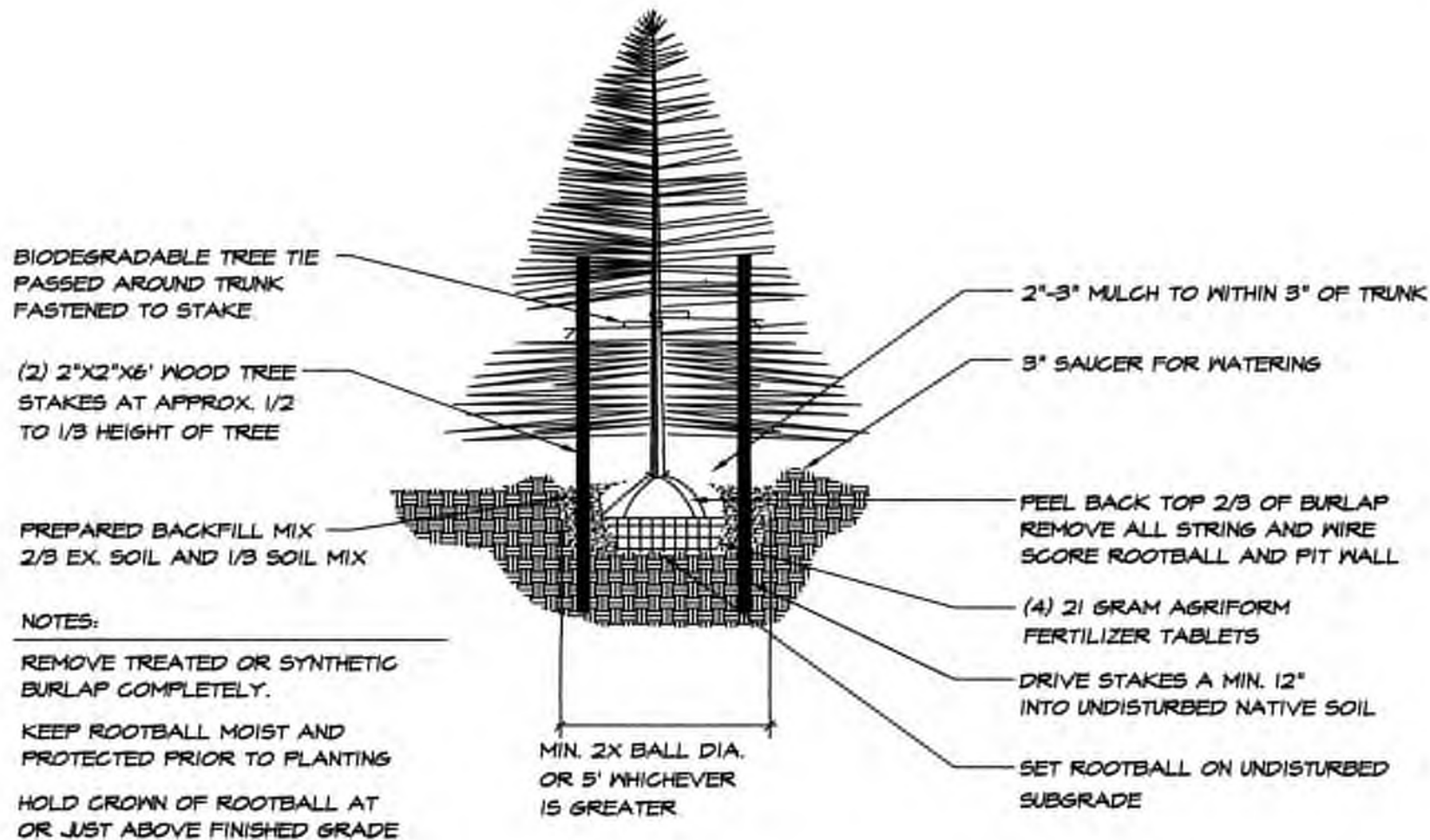
NOTES:
PLANTING PIT SHALL BE A MINIMUM OF TWICE THE ROOT BALL WIDTH AND TWICE THE ROOT BALL DEPTH

SHRUB/TREE PLANTING DETAIL FOR BUFFER/STORM



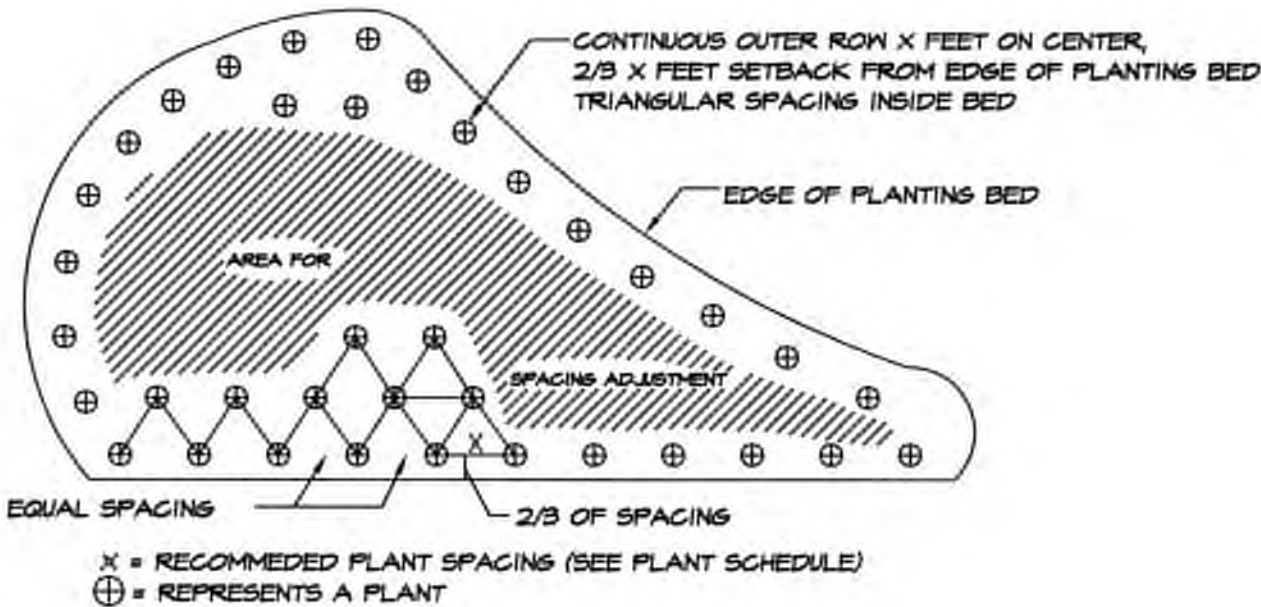
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE



PLANT SPACING DETAIL

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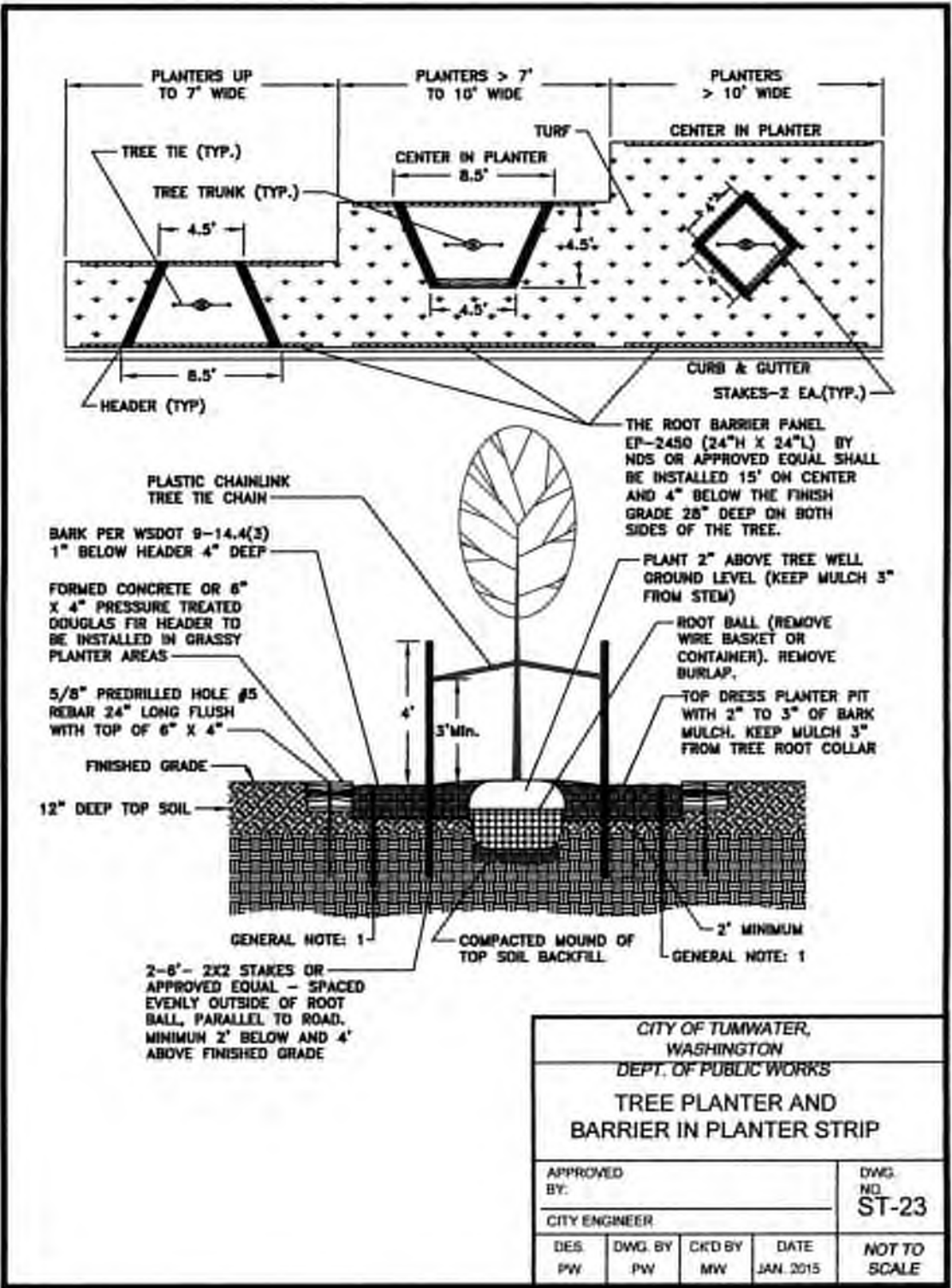


Table with 8 columns: QTY., SYM., SCIENTIFIC NAME, COMMON NAME, HGT., SIZE, CONDITION, REMARKS. It lists various trees and shrubs for planting, including Malus adirondack, Acer r. 'Autumn Blaze', Prunus serrulata, Salix lasiandra, Pseudotsuga menziesii, Cornus stolonifera, Physocarpus capitatus, and Spiraea douglasii.

*CONTRACTOR TO VERIFY QUANTITIES AS SHOWN ON PLAN

MAINTENANCE NOTE: LANDSCAPING AND IRRIGATION SYSTEM SHALL BE PROFESSIONALLY MAINTAINED FOR THE LIFE OF THIS PROJECT. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE AND ALL REPLACEMENTS RE-GUARANTEED FOR ANOTHER FULL YEAR.

Vertical sidebar containing project information, designer details (HATTON GODAT PANTIER), revision table, and agency details (I-5 COMMERCE KAUFMAN REAL ESTATE, LLC).

I-5 COMMERCE

93RD AVENUE SW, TUMWATER, WA

PROJECT PROPONENT

KAUFMAN REAL ESTATE, LLC
7908 SWEET IRON COURT SE
TUMWATER, WA 98501
(360) 491-5230

THURSTON COUNTY

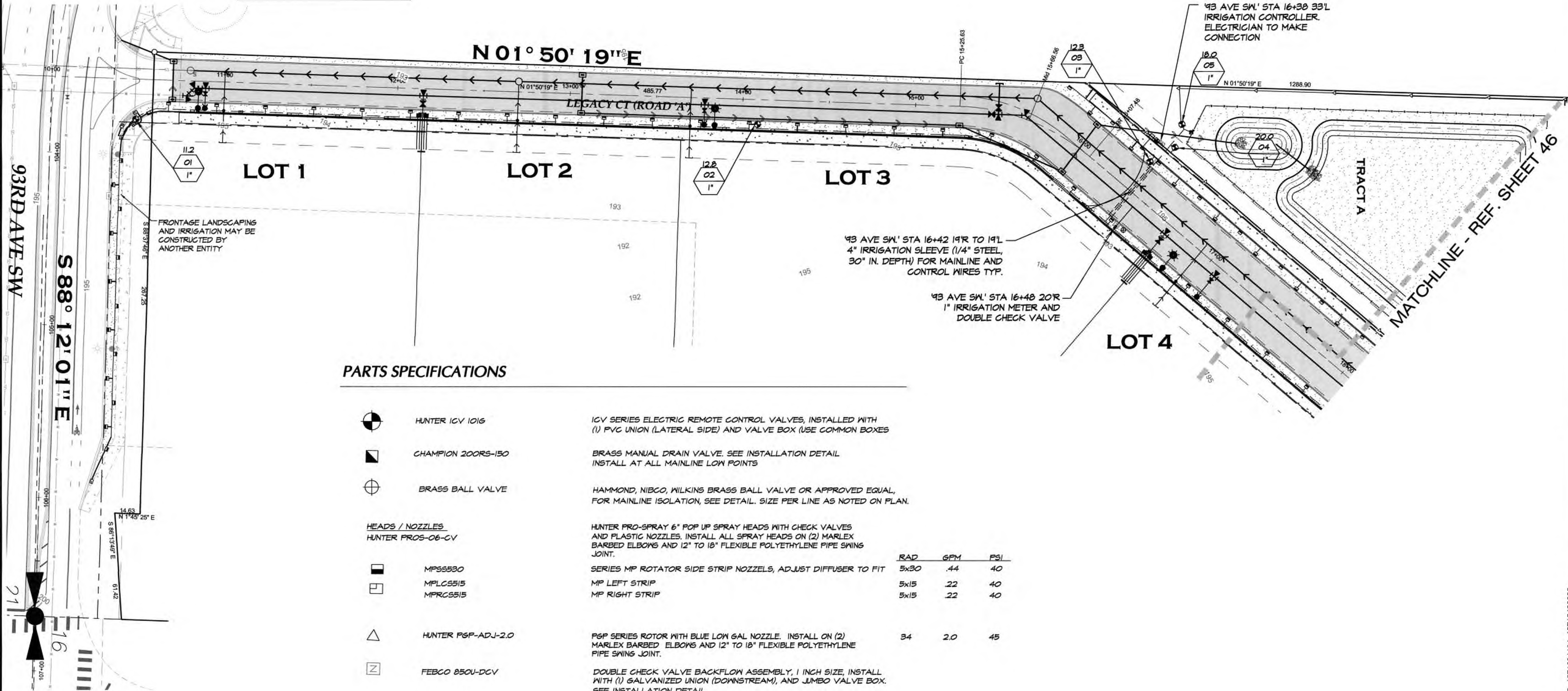
VERTICAL DATUM NGVD 29
THURSTON COUNTY CONTROL PT. NO.
573A THURSTON COUNTY SURFACE
MON. WITH 3" BRASS DISK C.L. 83RD
AVE SW @ I-5 S.B. EXIT RAMP I/S
ELEVATION = 200.17

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION
NETWORK BASED ON CONTROL POINTS
#196 AND #573A = S 88°14'32" E

DESIGNED BY: JCHICADL
DRAWN BY: JCHIDL
CHECKED BY: CADL
DATE: JUNE 2020
SCALE: H 1" = 30'
V

STATE OF WASHINGTON
DAVID LOUTHAN
LICENSED LANDSCAPE ARCHITECT
NO. 120784 EXP. 04/30/2023
2.116.121

HATTON GODAT
PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E. SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
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PARTS SPECIFICATIONS

	HUNTER IGV 1016	IGV SERIES ELECTRIC REMOTE CONTROL VALVES, INSTALLED WITH (1) PVC UNION (LATERAL SIDE) AND VALVE BOX (USE COMMON BOXES)
	CHAMPION 200RS-150	BRASS MANUAL DRAIN VALVE. SEE INSTALLATION DETAIL. INSTALL AT ALL MAINLINE LOW POINTS
	BRASS BALL VALVE	HAMMOND, NIBCO, WILKINS BRASS BALL VALVE OR APPROVED EQUAL, FOR MAINLINE ISOLATION, SEE DETAIL. SIZE PER LINE AS NOTED ON PLAN.
HEADS / NOZZLES		
HUNTER PROS-06-CV		
	MPSS530	SERIES MP ROTATOR SIDE STRIP NOZZLES, ADJUST DIFFUSER TO FIT
	MPLCS515	MP LEFT STRIP
	MPRC515	MP RIGHT STRIP
	HUNTER PSP-ADJ-2.0	PSP SERIES ROTOR WITH BLUE LOW GAL NOZZLE. INSTALL ON (2) MARLEX BARBED ELBOWS AND 12" TO 18" FLEXIBLE POLYETHYLENE PIPE SWING JOINT.
	FEBCO 850U-DCV	DOUBLE CHECK VALVE BACKFLOW ASSEMBLY, 1 INCH SIZE, INSTALL WITH (1) GALVANIZED UNION (DOWNSTREAM), AND JUMBO VALVE BOX. SEE INSTALLATION DETAIL.
	HUNTER ICC2-PED-SS	SOLID STATE ELECTRONIC CONTROLLER WITH STAINLESS STEEL CABINET AND INTERNAL TRANSFORMER. INSTALL WITH ICM-2200 22 STATION EXPANSION MODULE. PEDESTAL MOUNT AS DETAILED (ELECTRICAL CONTRACTOR TO PROVIDE 120V PRIMARY TO PEDESTAL. ROUTE CONTROL WIRE PER N.E.C. REQUIREMENTS.
	MAINLINES	PRESSURE MAINLINE AND LATERALS SHALL BE CLASS 200 PVC, SOLVENT WELDED. TEFLON TAPE ALL THREADED JOINTS. BURY DEPTH: MAINS=18 INCHES, LATERALS= 12 INCHES MIN. SEE NOTES BELOW FOR PIPE BEDDING.
	LATERALS	
	SLEEVES	SLEEVES SHALL BE 1/4" WALL STEEL CASINGS WITH A MINIMUM COVER OF 30 INCHES. SIZE PER PLAN (MIN. 4") SEE NOTES BELOW FOR SLEEVE INSTALLATION.
	WIRING (NOT SHOWN)	LOW VOLT WIRING SHALL BE 14 GA. SINGLE STRAND UF/UL LISTED. WHITE=COMMON, RED=SIGAL. NO IN-LINE SPLICES, SPLICE AT VALVES WITH 3M WEATHER PROOF CONNECTORS OR APPROVED EQUAL. INSTALL (1) EXTRA COMMON AND (1) SPARE SIGNAL WIRE TO MAINLINE TERMINUS.

NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

TOPOGRAPHIC NOTE:
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

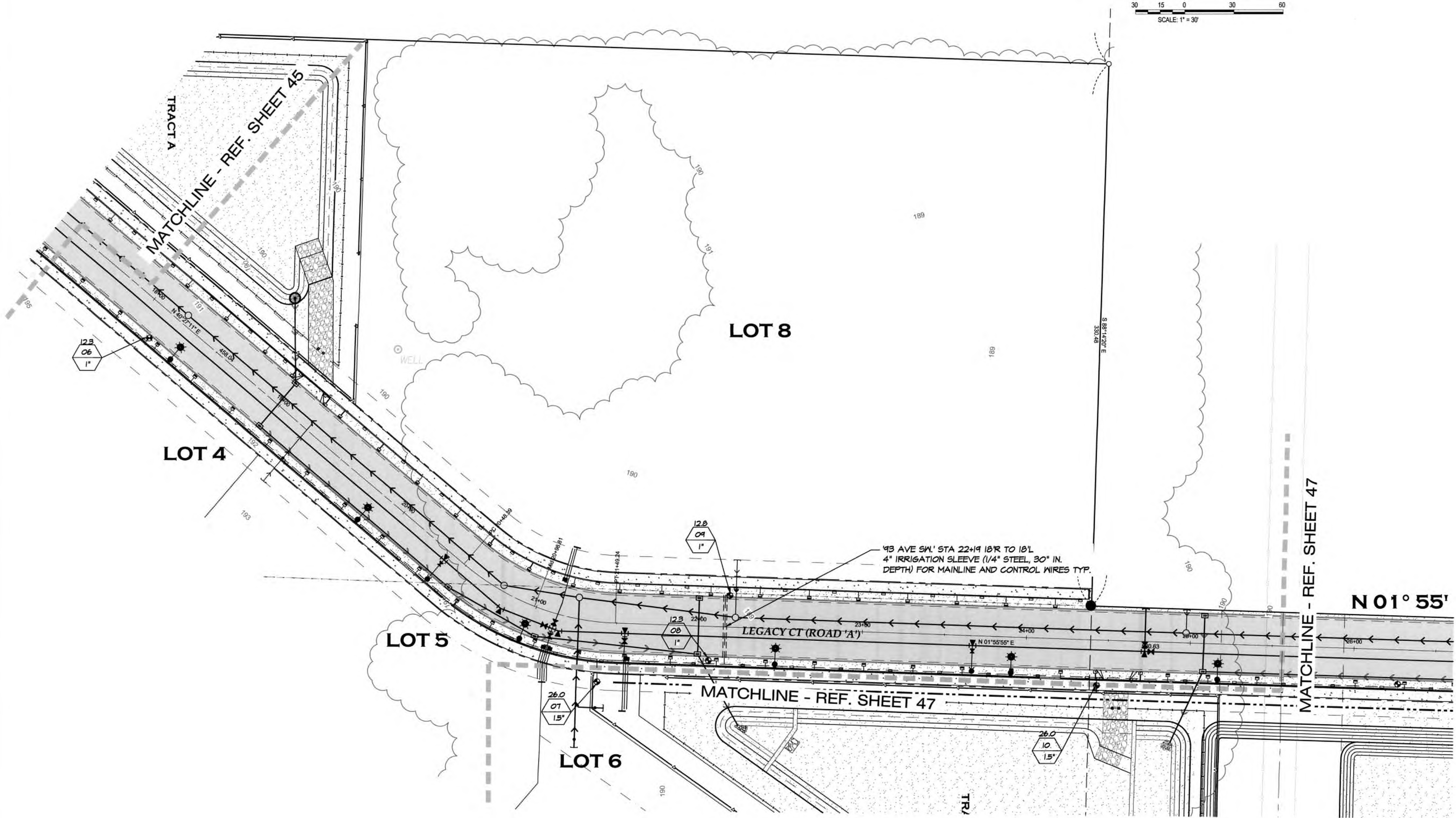
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I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC

IRRIGATION - 1

AGENCY NO. 16-0016
SHEET: 45 OF 48
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JOB: 13-051

I-5 COMMERCE
93RD AVENUE SW, TUMWATER, WA



THURSTON COUNTY	
VERTICAL DATUM NGVD 29	
THURSTON COUNTY CONTROL PT. NO.	
573A THURSTON COUNTY SURFACE	
MON. WITH 3" BRASS DISK C.L. 93RD	
AVE SW @ I-5 S.B. EXIT RAMP I/S	
ELEVATION = 200.17	
BASIS OF BEARINGS:	
THURSTON COUNTY HIGH PRECISION	
NETWORK BASED ON CONTROL POINTS	
#196 AND #573A = S 88°14'32" E	



DESIGNED BY: JCH/CDL	
DRAWN BY: JCH/DL	
CHECKED BY: CADL	
DATE: JUNE 2020	
SCALE: H 1" = 30'	
	V



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hatterpantier.com

REVISIONS:	DATE:
CITY COMMENTS	10/07/20

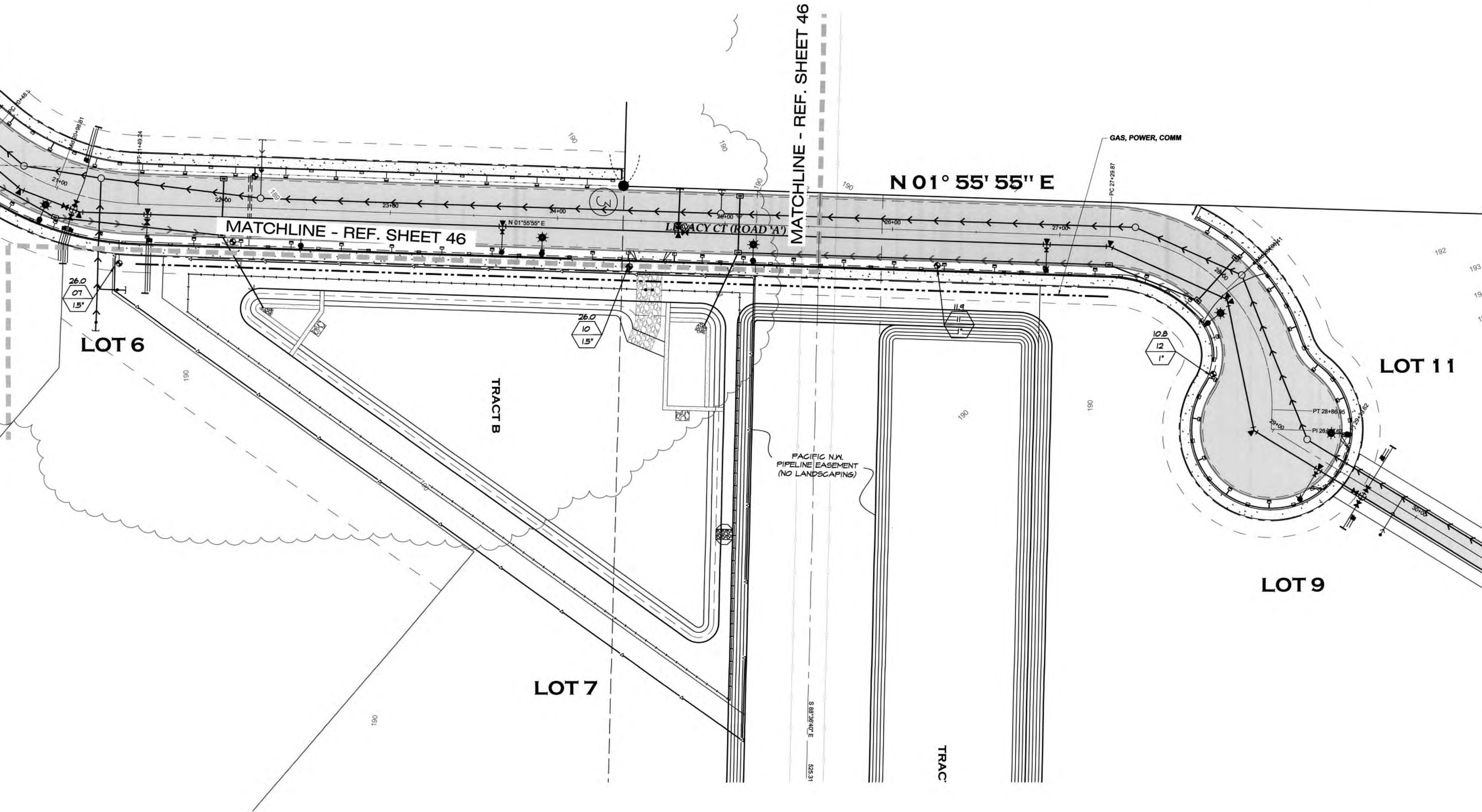
I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
IRRIGATION - 2
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 46 OF 48
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INDEX: 13-051LA.dwg
JOB: 13-051

I-5 COMMERCE
93RD AVENUE SW, TUMWATER, WA



THURSTON COUNTY	
VERTICAL DATUM NGVD 29 THURSTON COUNTY CONTROL PT. NO. 573A. THURSTON COUNTY SURFACE MON. WITH 3" BRASS DISK C.L. 93RD AVE SW @ I-5 S.B. EXIT RAMP 1/S ELEVATION = 200.17	
BASIS OF BEARINGS: THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A = S 88°14'32" E	



DESIGNED BY: JCH/CDL	DRAWN BY: JCH/CDL	CHECKED BY: CADL	DATE: JUNE 2020	SCALE: 1" = 30'
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REVISIONS:	DATE:
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I-5 COMMERCE
KAUFMAN REAL ESTATE, LLC
IRRIGATION - 3
A PORTION OF SECTION 16, TOWNSHIP 17 N, RANGE 1W, W.M.

AGENCY NO. 16-0016
SHEET: 47 OF 48
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INDEX: 13-051LA.dwg
JOB: 13-051

IRRIGATION INSTALLATION NOTES

1. THIS PLAN IS DIAGRAMMATIC. ALL PIPING, VALVES, HEADS, ETC. SHALL BE INSTALLED IN COMMON TRENCHES WHERE POSSIBLE. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN COMPLETE COVERAGE. ADJUST LOCATION OF HEADS, ARCS, AND RADIUS AS NECESSARY.
2. USE VAN SPRAY HEADS WHERE NECESSARY TO PREVENT OVER SPRAY.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLETE DRAINABILITY OF SYSTEM. ALL LATERALS AND MAINLINES SHALL SLOPE TO DRAIN LOCATION(S) WHERE INDICATED.
4. REFER TO DETAIL DRAWINGS FOR INSTALLATION AND FURTHER SPECIFICATIONS. IF DETAIL NOT PROVIDED, CONTRACTOR SHALL USE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
5. ALL MAINLINE PIPES SHALL BE PRESSURE TESTED PRIOR TO BACKFILL. PRESSURE TEST SHALL BE AT MAXIMUM LINE PRESSURE HELD FOR 1 HOUR WITH LESS THAN 5 PERCENT PRESSURE LOSS, OR 100 PSI FOR 15 MINUTES WITH LESS THAN 5% STATIC PRESSURE LOSS.
6. BACKFILL AROUND MAINLINES AND LATERALS SHALL BE FREE OF ROCKS AND DEBRIS. PIPE BEDDING MATERIAL SHALL BE SAND OR FINE SOILS WITH NO ROCKS LARGER THAN 1 INCH.
7. NO IN-LINE WIRE SPLICES WILL BE ALLOWED. SUPPLY VALVE BOXES (AMETEK, CARSON, OR EQUAL 12" STANDARD) AT COMMON VALVE LOCATIONS. CONTROL WIRES SHALL BE BUNDLED AND TAPED TO MAIN EVERY 20 FEET. RUN WIRES IN COMMON TRENCH. USE ONLY WATERPROOF CONNECTORS AS SPECIFIED AT VALVE CONNECTIONS.
8. CONTRACTOR SHALL PROVIDE SLEEVES IN LOCATIONS SHOWN. SLEEVE DEPTH SHALL BE 30 INCHES BELOW FINISH GRADE, AND EXTEND BEYOND CURB OR EDGE OF PAVEMENT A MINIMUM OF 12 INCHES. SEE SPECS FOR SLEEVE TYPE. TAPE ENDS OF SLEEVES TO BE USED FOR FUTURE PIPES, AND PROVIDE MARKER POST.
9. CONTRACTOR SHALL PROVIDE OWNER WITH A SET OF "AS-BUILT" RECORD DRAWINGS SHOWING ACTUAL LOCATIONS OF ALL SPRINKLER SYSTEM EQUIPMENT. CONTRACTOR SHALL ORIENT OWNER WITH COMPLETE SYSTEM OPERATION AND MAINTENANCE PROCEDURES.
10. CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF SYSTEM INSTALLATION.
11. ANY IRRIGATION LINES PLACED WITHIN TREE PROTECTION ZONES ESTABLISHED FOR THE PROJECT MUST BE INSTALLED IN SUCH A MANNER AS TO NOT CAUSE DAMAGE TO THE ROOT PROTECTION ZONE, SUCH AS BY CUTTING ROOTS, DIGGING TRENCHES, OPERATION OF MACHINERY, ETC. SPECIAL CARE MUST BE TAKEN (HAND DIGGING TRENCHES, DESIGNING LINES TO STAY OUT OF THESE AREAS WHERE POSSIBLE, ETC.) TO ENSURE DAMAGE TO THE TREES DOES NOT OCCUR. IN THE EVENT DAMAGE TO THESE AREAS DOES OCCUR, THE CITY MAY REQUIRE, AT ITS DISCRETION, REPLACEMENT OF THE COMPARABLE LANDSCAPE VALUE OF THE TREES DAMAGED OR OTHER MEANS TO MAKE UP THAT LOSS.

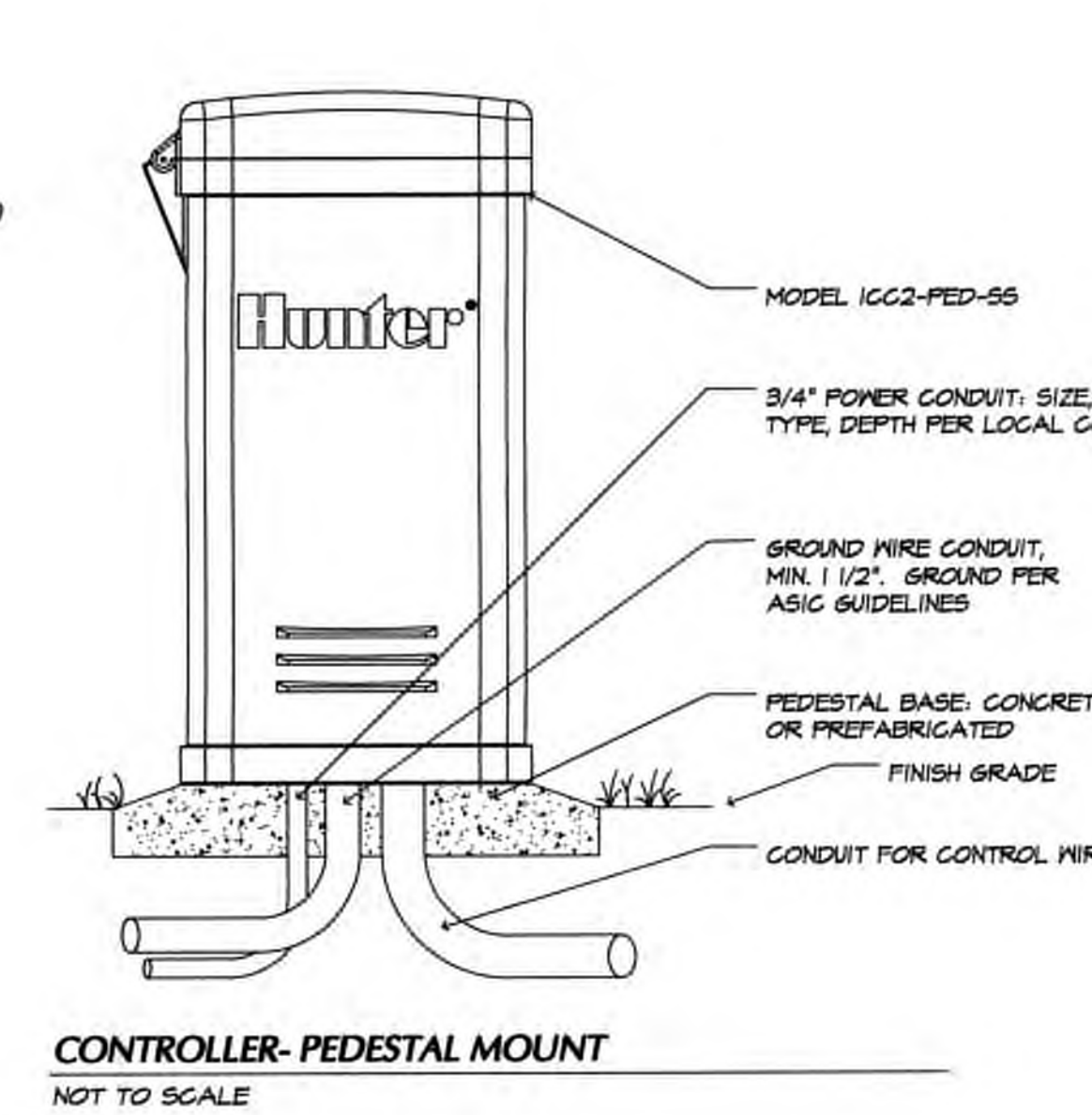
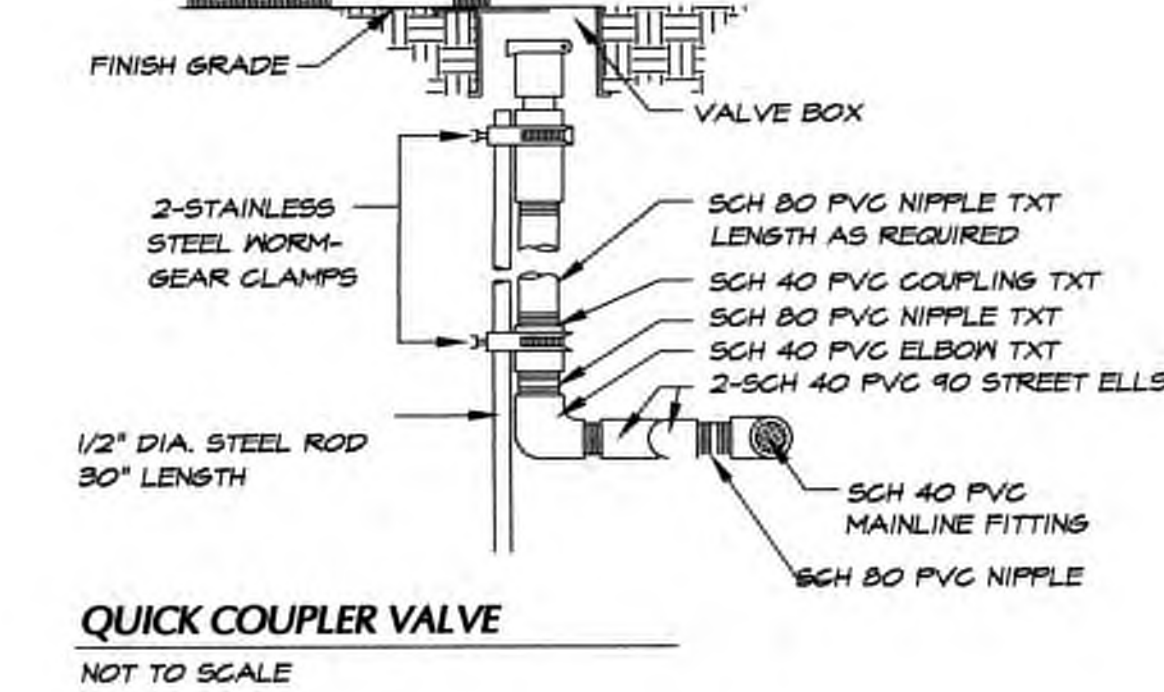
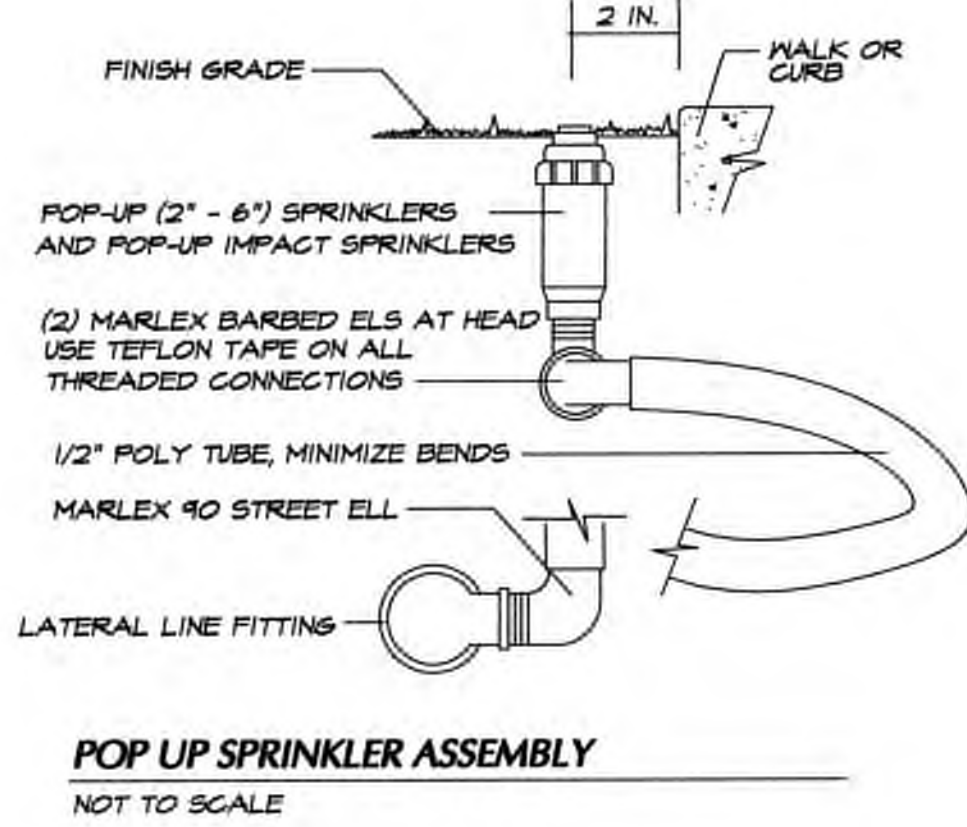
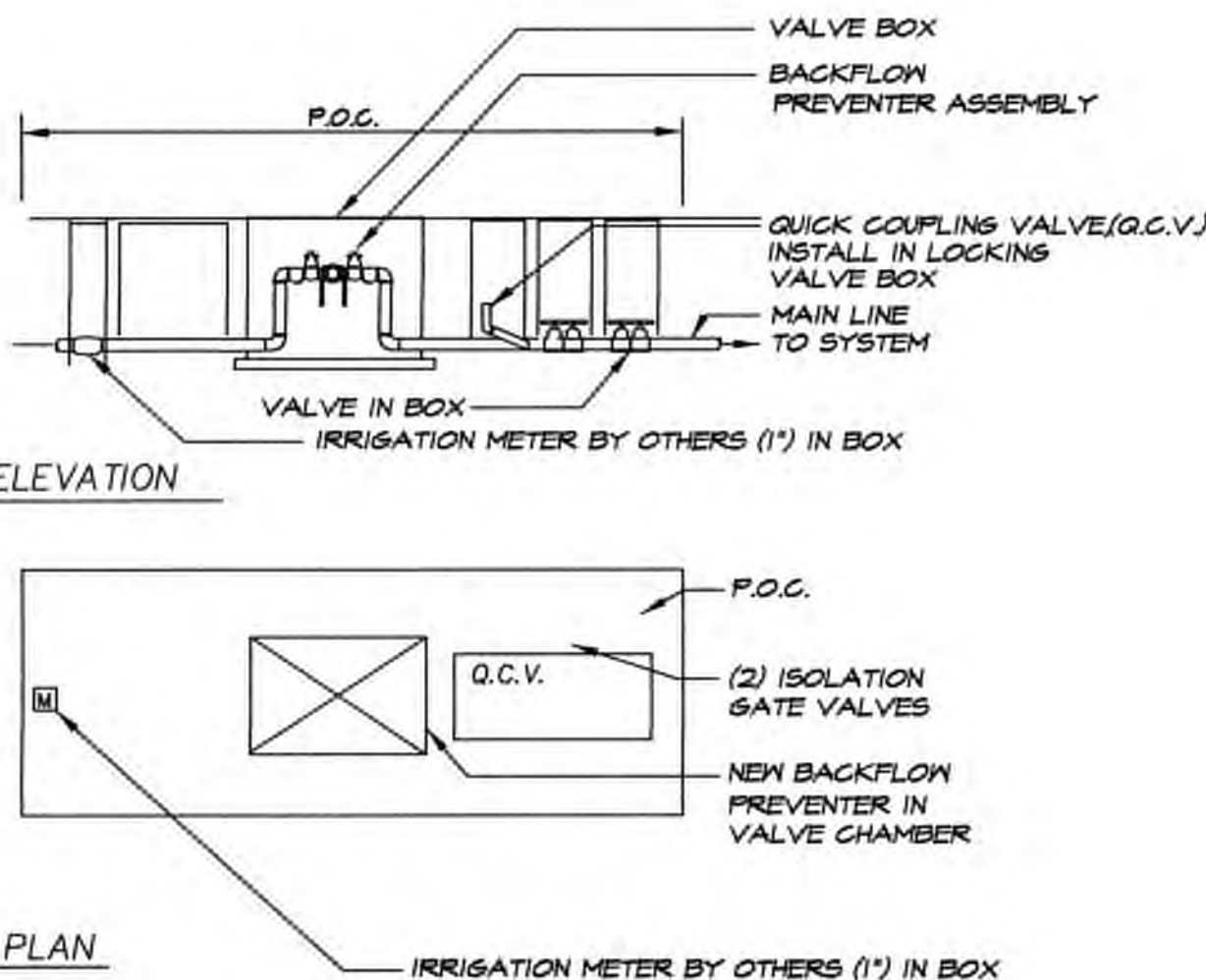
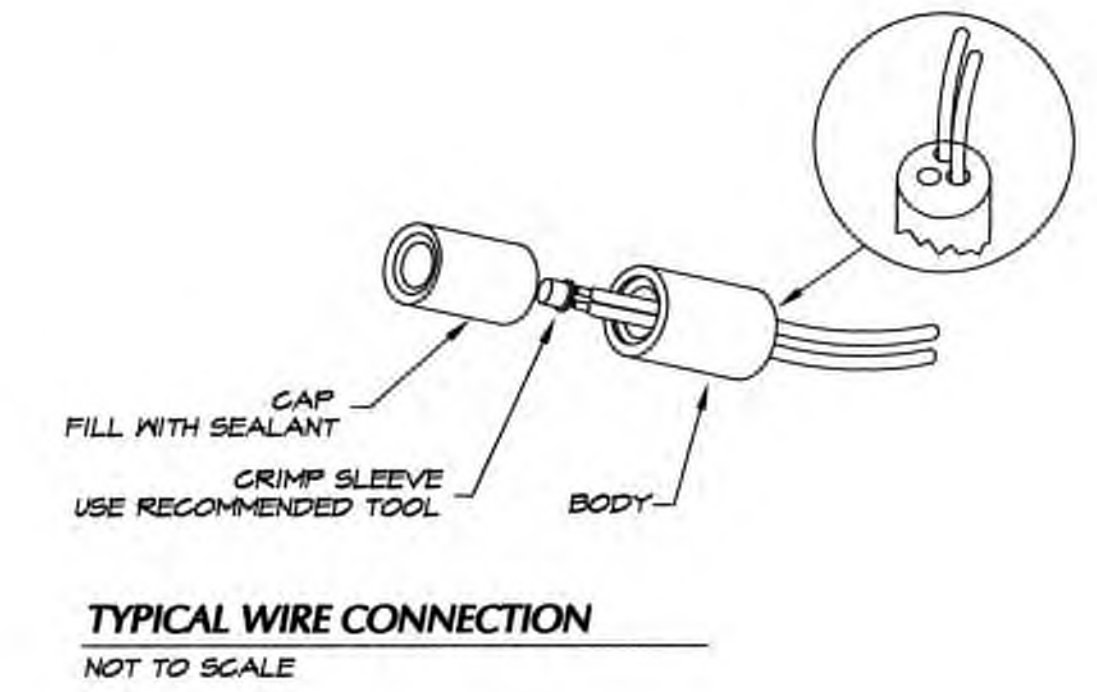
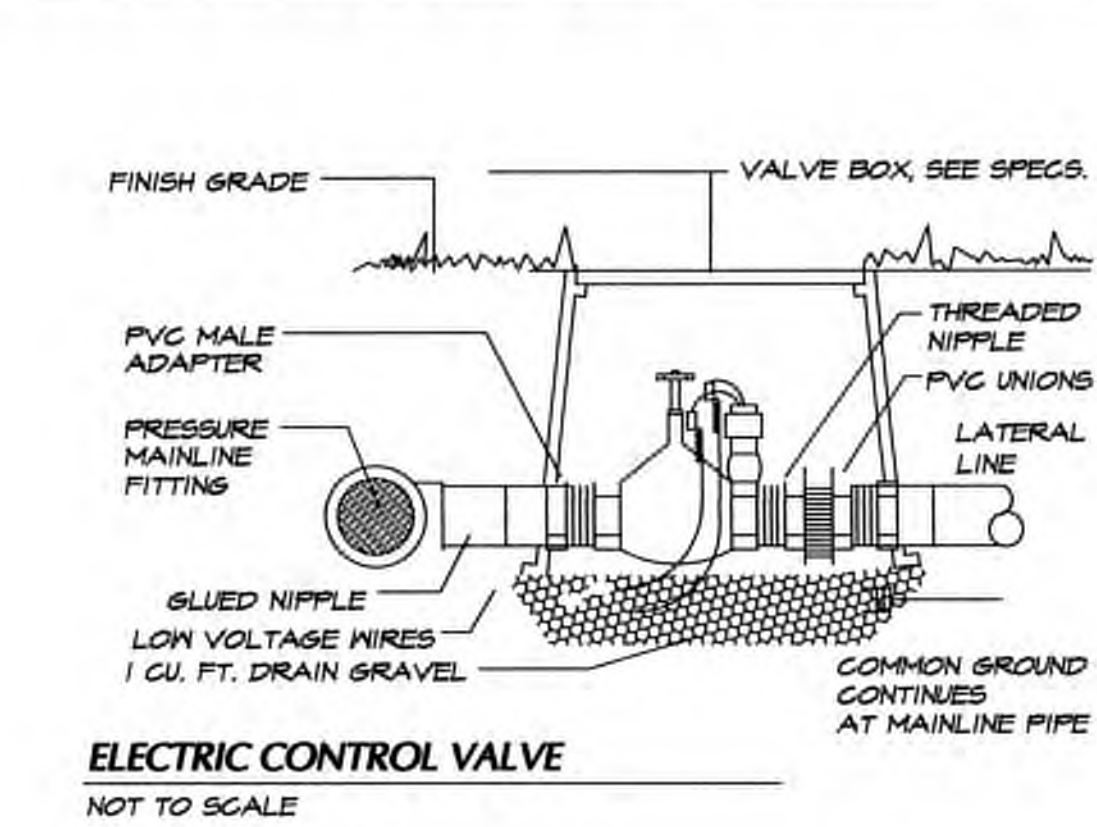
PVC LATERAL SEGMENTS SHALL BE SIZED BY CONTRACTOR DURING INSTALLATION SUCH THAT THE FLOW SHALL NOT EXCEED 4 FEET PER SECOND, OR THE FOLLOWING GALLONS PER MINUTE:

GL200 SIZE	MAX G.P.M.
3/4"	8
1"	14
1 1/4"	22
1 1/2"	28
2"	45

VALVE CHART

ZONE	SIZE	FLOW (GPM) (MAX=38)	SHEET #	DESCRIPTION
1	1"	11.2	45	CORNER STRIP, SPRAYS
2	1"	12.8	45	ROAD A STRIP, SPRAYS
3	1"	12.3	45	ROAD A STRIP, SPRAYS
4	1"	20.0	45	TRACT A STORM, ROTORS
5	1"	18.0	45	TRACT A STORM, ROTORS
6	1"	12.3	45	ROAD A STRIP, SPRAYS
7	1.5"	26.0	47	TRACT B STORM, ROTORS
8	1"	12.3	46	ROAD A STRIP, SPRAYS
9	1"	12.8	46	ROAD A STRIP, SPRAYS
10	1.5"	26.0	47	TRACT B STORM, ROTORS
11	1"	11.9	47	ROAD A STRIP, SPRAYS
12	1"	12.8	47	ROAD A STRIP, SPRAYS

IRRIGATION INSTALLATION DETAILS



DESIGNED BY: JCH/CADL
DRAWN BY: JCH/DL
CHECKED BY: CADL
DATE: JUNE 2020
SCALE: H V



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