

Exhibit 17

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.

NEW MARKET APARTMENTS PHASE 1 CONSTRUCTION DOCUMENTS

SURVEY INFORMATION

LEGAL DESCRIPTION

LOT 15 OF WEST BRIGHTON PARK, AS RECORDED IN VOLUME 7 OF PLATS, PAGE 19 1/2, RECORDS OF THURSTON COUNTY, WASHINGTON.
ALSO:
PARCEL "B" OF BOUNDARY LINE ADJUSTMENT NO. 7234 AS RECORDED DECEMBER 6, 1990 UNDER AUDITOR'S FILE NO. 9012060094, IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON.

UTILITY NOTES

UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING VISIBLE SURFACE APPURTENANCES, AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

PROJECT INFORMATION

TAX PARCELS: 82701500000
SITE ADDRESS: UNASSIGNED
SITE AREA: 417,305 SF (9.58 AC)
CURRENT ZONING: TC
PROPOSED ZONING: TC
PROPOSED LAND USE: RESIDENTIAL LIVING
BUILDING SETBACKS: 0' FRONT
0' SIDE
0' REAR
PROPOSED UNITS: 410 UNITS TOTAL BUILD OUT
139 UNITS PHASE 1
PROPOSED HEIGHT: BUILDINGS 1-50'
BUILDINGS 2 & 3: 62'
(MAX HGT 55'-0")
WATER: CITY OF TUMWATER UTILITIES
SEWER: CITY OF TUMWATER UTILITIES
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY
TELEPHONE: COMCAST OR CENTURYLINK
CABLE: COMCAST
SCHOOL DISTRICT: TUMWATER
FIRE DISTRICT: TUMWATER
PARKING: TOTAL 543 STALLS 479 STALLS REQUIRED
377 STANDARD STALLS
92 STRUCTURED PARKING STALLS
74 COMPACT STALLS
EV INFRASTRUCTURE (543 x .05 = 27 STATIONS)

PARKING CALCULATION:
PHASE I: (129) STUDIOS, 1 BEDROOM & 2 BEDROOM x 1 STALL = 129 STALLS
(PROJECT IS WITHIN 1/2 MILE OF TRANSIT STOP)
(4) 3 BEDROOM x 2 STALL = 8 STALLS
+ 1 GUEST FOR EVERY 10 UNITS = 13 STALLS
150 STALLS REQUIRED < 157 OK

BIKE PARKING:

BUILDING 1:
SHORT TERM: 133 UNITS / 4 = 34 x 0.5 = 17 STALLS
LONG TERM: 133 UNITS / 4 = 34 + 17 = 51 STALLS

SITE AREA CALCULATIONS

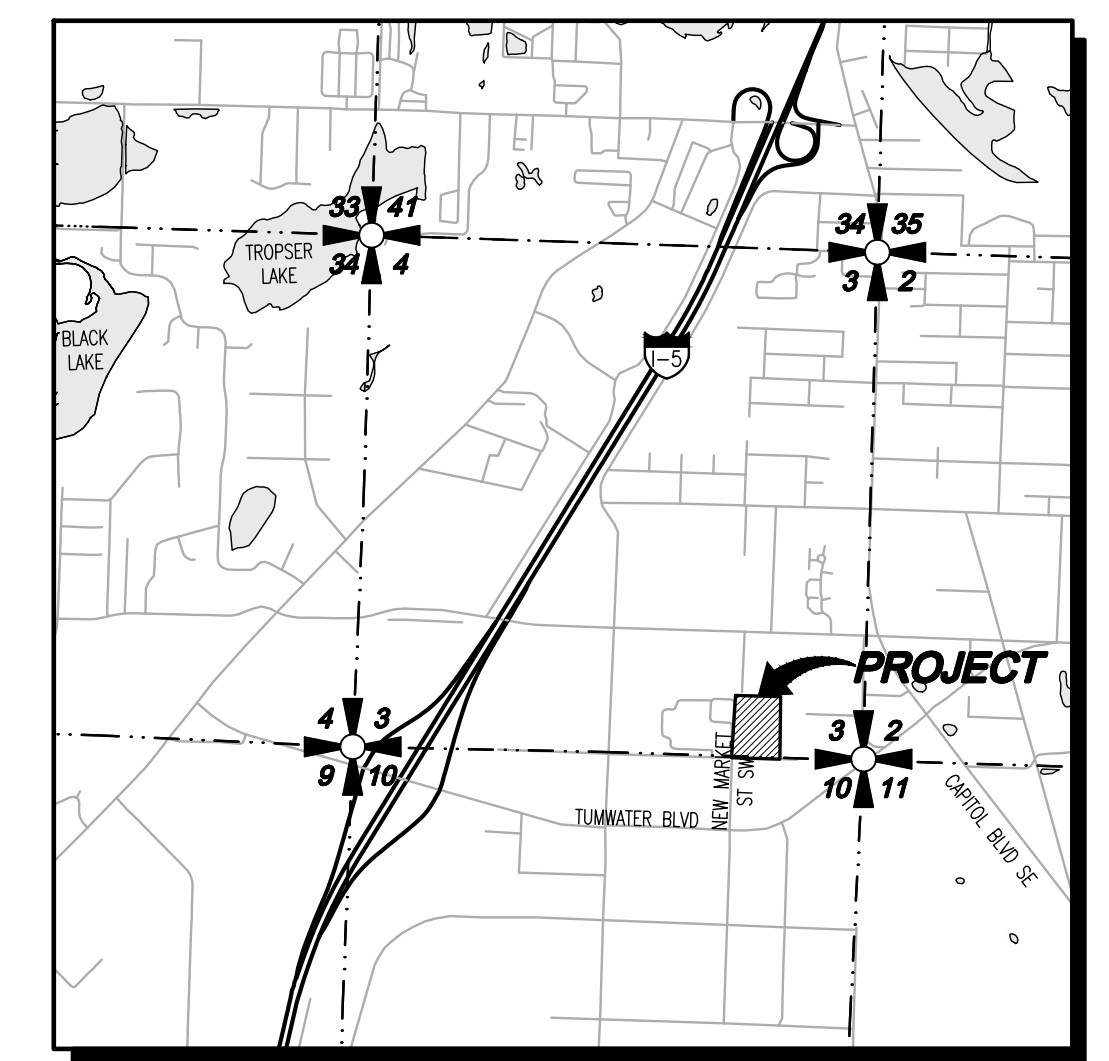
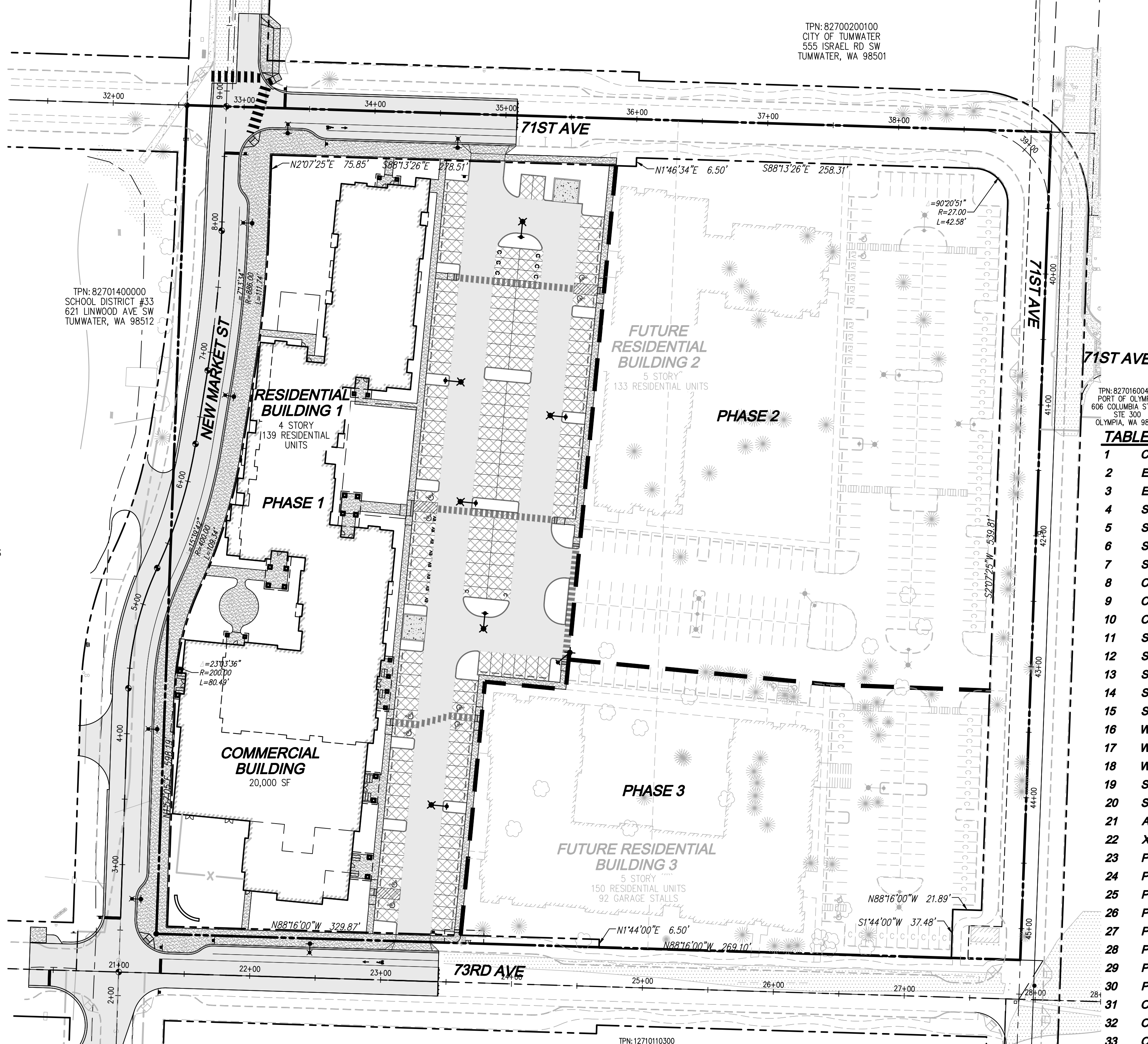
SITE AREA (BEFORE ROW DEDICATION): 417,514 S.F.
ROW DEDICATION: 64,050 S.F.

PHASE I	
TOTAL SITE AREA:	148,446 S.F.
BUILDING FOOTPRINT:	51,087 S.F.
RESIDENTIAL FOOTPRINT:	32,040 S.F.
COMMERCIAL FOOTPRINT:	19,047 S.F. (25%)
PARKING GARAGE FOOTPRINT:	0 S.F. (15%)
TOTAL BUILDING AREA:	153,502 S.F.
RESIDENTIAL AREA:	134,455 S.F. (25%)
COMMERCIAL AREA:	19,047 S.F. (15%)
PARKING GARAGE AREA:	0 S.F.
TOTAL LANDSCAPING:	34,959 S.F. (25%)
LANDSCAPING REQUIRED:	22,267 S.F. (15%)
PAVING AREA:	54,306 S.F.
TOTAL IMPERVIOUS AREA:	113,487 S.F. (75%)
MAXIMUM IMPERVIOUS:	126,179 S.F. (85%)
FAR CALC.:	416,179 / 353,464 = 1.18
DENSITY:	416 UNITS / 8.11 ACRES = 51 UNITS / ACRE

OPEN SPACE CALCULATIONS

PHASE I	
RESIDENTIAL UNITS:	139
OPEN SPACE REQUIRED:	24,575 S.F.
(UNITS x 150 S.F.), ADD (1% COMM + 1% SITE) FOR COMMERCIAL SPACES	
OPEN SPACE REQUIRED:	22,267 S.F.
(PHASE AREA x 15%)	
OPEN SPACE PROVIDED:	225,615 S.F.
ACTIVE OPEN SPACE:	12,500 S.F.
PASSIVE OPEN SPACE:	13,115 S.F.

UNIT MIX	BLDG. 1
3 BED / 2 BATH w/ DEN	1
3 BED / 2 BATH	4
2 BED / 2 BATH w/ DEN	22
2 BED / 2 BATH	36
1 BED / 1 BATH w/ DEN	37
1 BED	17
STUDIO w/ DEN	15
STUDIO	7
TOTAL UNITS	139

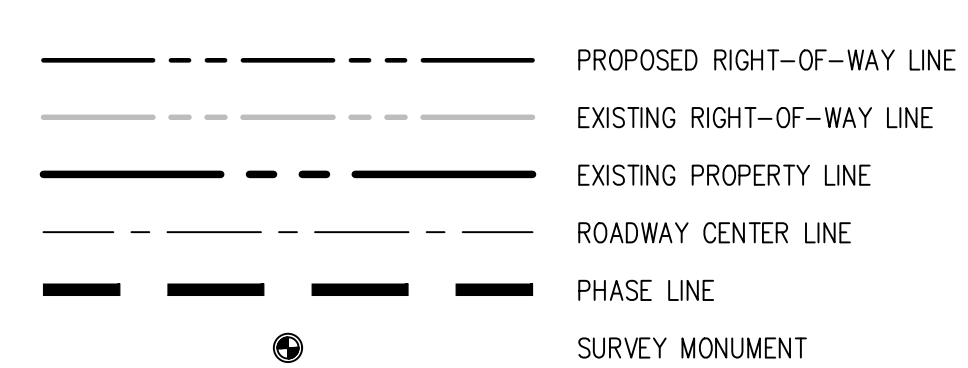


VICINITY MAP
SCALE: 1" = 2000'

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LEGEND



CONTACT LIST

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PHONE: (360) 943-1599

DISCLAIMER

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UTILITY NOTE

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

NO.	DATE	DESCRIPTION

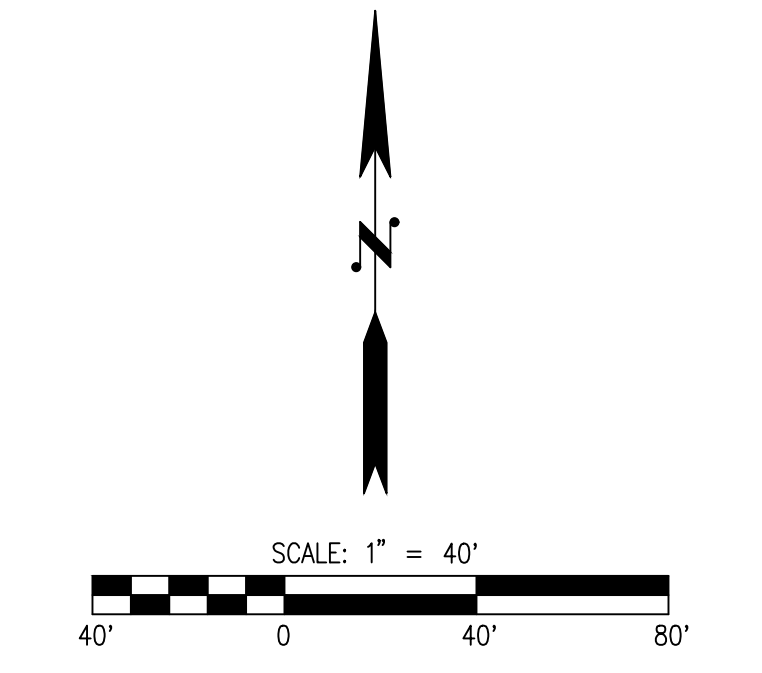
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VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
COVER SHEET

JOB NUMBER: C22-229
DRAWING NAME: C22-229 CPL
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

Drawing: P:\Civil\2023\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 CV01.dwg, Plotted: Oct 27, 2023 - 11:59am

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



- LEGEND**
- CLEARING LIMITS
 - SILT FENCE PER DETAIL ON SHEET EC-02
 - ✕ TREE PROTECTION FENCE PER DETAIL ON SHOWN SHEET EC-02
 - ① STABILIZED CONSTRUCTION ENTRANCE PER STD DETAIL SHOWN ON SHEET EC-02
 - ⊗ STORM DRAIN INLET PROTECTION PER DETAIL SHOWN ON SHEET EC-02
 - PRE DEVELOPMENT DRAINAGE PATTERN
 - SAWCUT LIMITS
 - ▨ ASPHALT PAVEMENT REMOVAL
 - ▩ CEMENT CONCRETE REMOVAL
 - ✕ EXISTING TREE AND ROOT SYSTEM TO BE REMOVED
 - ⊗ TEMPORARY SEDIMENT POND PER DETAIL ON SHEET EC-02
 - ⊕ CHECK DAM PER DETAIL ON SHEET EC-02
 - CONVEYANCE SWALE PER DETAIL ON SHEET EC-02

DEMOLITION AND TESC NOTES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL SHOWN ON SHEET EC-02
2. INSTALL SILT FENCE PER DETAIL SHOWN ON SHEET EC-02
3. INSTALL STORM DRAIN INLET PROTECTION PER DETAIL SHOWN ON SHEET EC-02
4. INSTALL TREE PROTECTION FENCE PER DETAIL SHOWN ON SHEET EC-02
5. PROTECT IN-PLACE EXISTING MONUMENT SIGN
6. PROTECT IN-PLACE EXISTING FIRE HYDRANT
7. RELOCATE EXISTING STOP SIGN AND POST TO NEW LOCATION SHOWN ON SHEET IL-03. REMOVE AND DISPOSE OF EXISTING FOUNDATION
8. PROTECT IN-PLACE EXISTING SIDEWALK
9. PROTECT IN-PLACE EXISTING CEMENT CONCRETE CURB AND GUTTER
10. PROTECT IN-PLACE EXISTING POWER POLE
11. REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT
12. REMOVE AND DISPOSE OF EXISTING CEMENT CONCRETE SIDEWALK TO NEAREST JOINT
13. REMOVE AND DISPOSE OF EXISTING CEMENT CONCRETE CURB TO NEAREST JOINT
14. REMOVE AND DISPOSE OF EXISTING CHAINLINK FENCE, POSTS, AND FOUNDATION
15. REMOVE AND DISPOSE OF EXISTING TREE AND ROOT SYSTEM
16. REMOVE EXISTING SWING GATE AND BOLLARDS, COORDINATE WITH THE OWNER IF THE SWING GATE IS TO BE SALVAGED OR DISPOSED OF.
17. RELOCATE EXISTING DEAD END SIGN TO NEW LOCATION SHOWN ON SHEET IL-03. REMOVE AND DISPOSE OF EXISTING FOUNDATION
18. REMOVE EXISTING SIGN AND RETURN TO OWNER
19. REMOVE AND DISPOSE OF EXISTING LIGHT POLE
20. RELOCATED EXISTING MAIL BOX. COORDINATE RELOCATION WITH UNITED STATES POSTAL SERVICE AND THE OWNER
21. REMOVE AND DISPOSE OF EXISTING CATCH BASIN AND ASSOCIATED PIPE. PROPOSED NEW CATCH BASIN LOCATION SHOWN ON SHEET WT-01
22. COORDINATE RELOCATION OF EXISTING TELEPHONE PEDESTAL WITH UTILITY PURVEYOR
23. ADJUST SANITARY SEWER MANHOLE TO FINISHED GRADE
24. INSTALL CHECK DAM ALONG CONVEYANCE SWALE EVERY 100' OR 2' OF ELEVATION CHANGE
25. PROTECT IN-PLACE EXISTING TELEPHONE PEDESTAL AND ELECTRIC TRANSFORMER
26. POTENTIAL CONCRETE WASHOUT LOCATION PER DETAIL ON SHEET EC-02. CONTRACTOR TO RELOCATE AS NECESSARY THROUGHOUT CONSTRUCTION
27. REMOVE AND DISPOSE OF EXISTING CONCRETE DRIVEWAY

NOTE

CONTRACTOR TO COORDINATE WITH NEW MARKET SKILL CENTER DURING DEMOLITION TO MAINTAIN ACCESS TO THE SITE DURING CONSTRUCTION.

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Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

NO.	DATE	DESCRIPTION

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 Engineering
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VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
 DEMOLITION AND TESC PLAN



JOB NUMBER: C22-229
 DRAWING NAME: C22-229 EC-01
 DESIGNER: T. BRADLEY
 DRAFTING BY: S. ORDONEZ
 DATE: OCTOBER, 2023
 SCALE: AS NOTED
 JURISDICTION: TUMWATER

SILT FENCE NOTES

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 30 INCHES).
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 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, THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
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 36 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 UPSLOPE 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.

STORM DRAIN INLET PROTECTION NOTES

1. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, SO THAT THE OPEN ENDS FACE OUTWARD, NOT UPWARD. THE ENDS OF ADJACENT BLOCKS SHALL ABUT. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING COMBINATIONS OF BLOCKS THAT ARE 4 INCHES, AND 12 INCHES WIDE. THE ROW OF BLOCKS SHALL BE AT LEAST 12 INCHES BUT NO GREATER THAN 24 INCHES HIGH.
2. PLACE WIRE MESH OVER THE OUTSIDE VERTICAL FACE (OPEN END) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE BLOCKS. USE HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2 INCH OPENINGS.
3. PILE STONE AGAINST THE WIRE MESH TO THE TOP OF THE BLOCKS. USE 3/4 TO 3 INCH GRAVEL.
4. PLACE WIRE MESH OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FT BEYOND EACH SIDE OF THE INLET STRUCTURE. USE HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2 INCH OPENINGS. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, OVERLAP THE STRIPS. PLACE FILTER FABRIC OVER WIRE MESH.
5. PLACE 3/4 INCH GRAVEL OVER THE WIRE MESH. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. EXTEND THE STONE BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
6. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY FROM THE INLET AND CLEANED OR REPLACED.

CONSTRUCTION ENTRANCE NOTES

1. MATERIAL SHALL BE 4" TO 6" QUARRY SPALLS. (STANDARD SPECIFICATIONS).
2. 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.
3. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
4. IF THE CONSTRUCTION ENTRANCE FAILS TO REMOVE SEDIMENT, A WHEEL WASHING STATION WILL BE REQUIRED.

CITY OF TUMWATER STANDARD CONSTRUCTION POLLUTION PREVENTION NOTES

1. 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.).
2. 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.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. 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.
5. 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.
6. THE CONSTRUCTION SWPPP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. 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.
8. 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.
9. 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.
10. DURING THE WET SEASON (OCTOBER TO APRIL INCLUSIVE) UNWORKED SOILS ARE TO BE COVERED AFTER TWO DAYS AND DURING THE DRY SEASON UNWORKED SOILS ARE TO BE COVERED AFTER SEVEN DAYS USING THE APPLICABLE BMPs IN THE SWPPP.

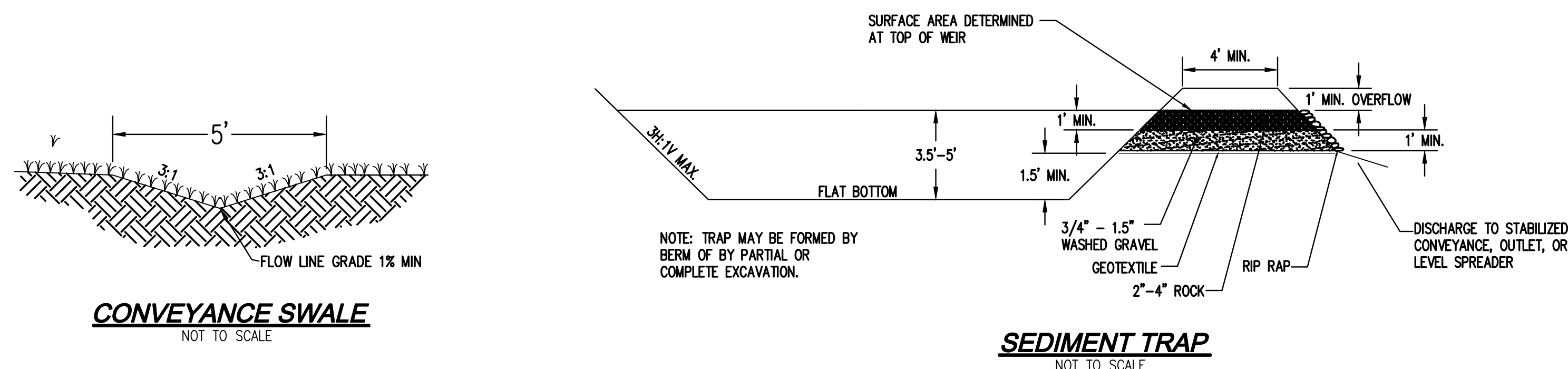
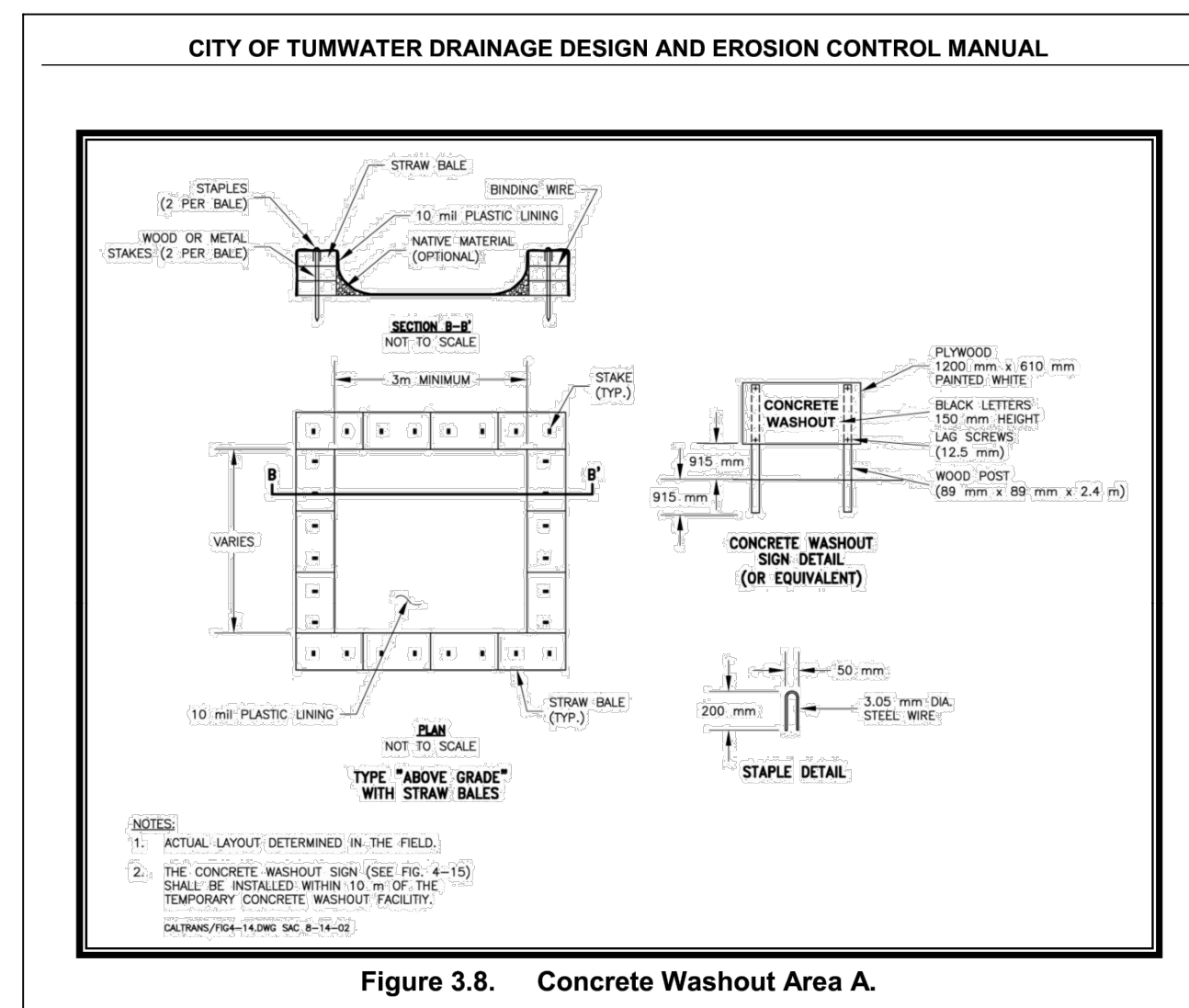
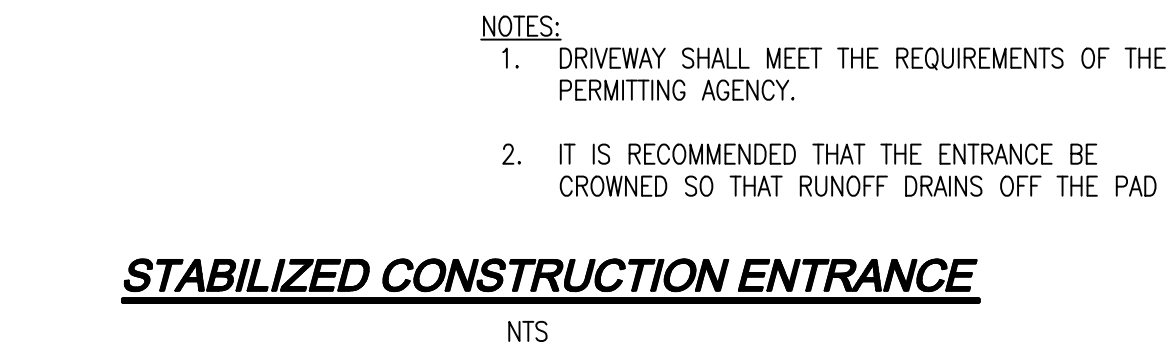
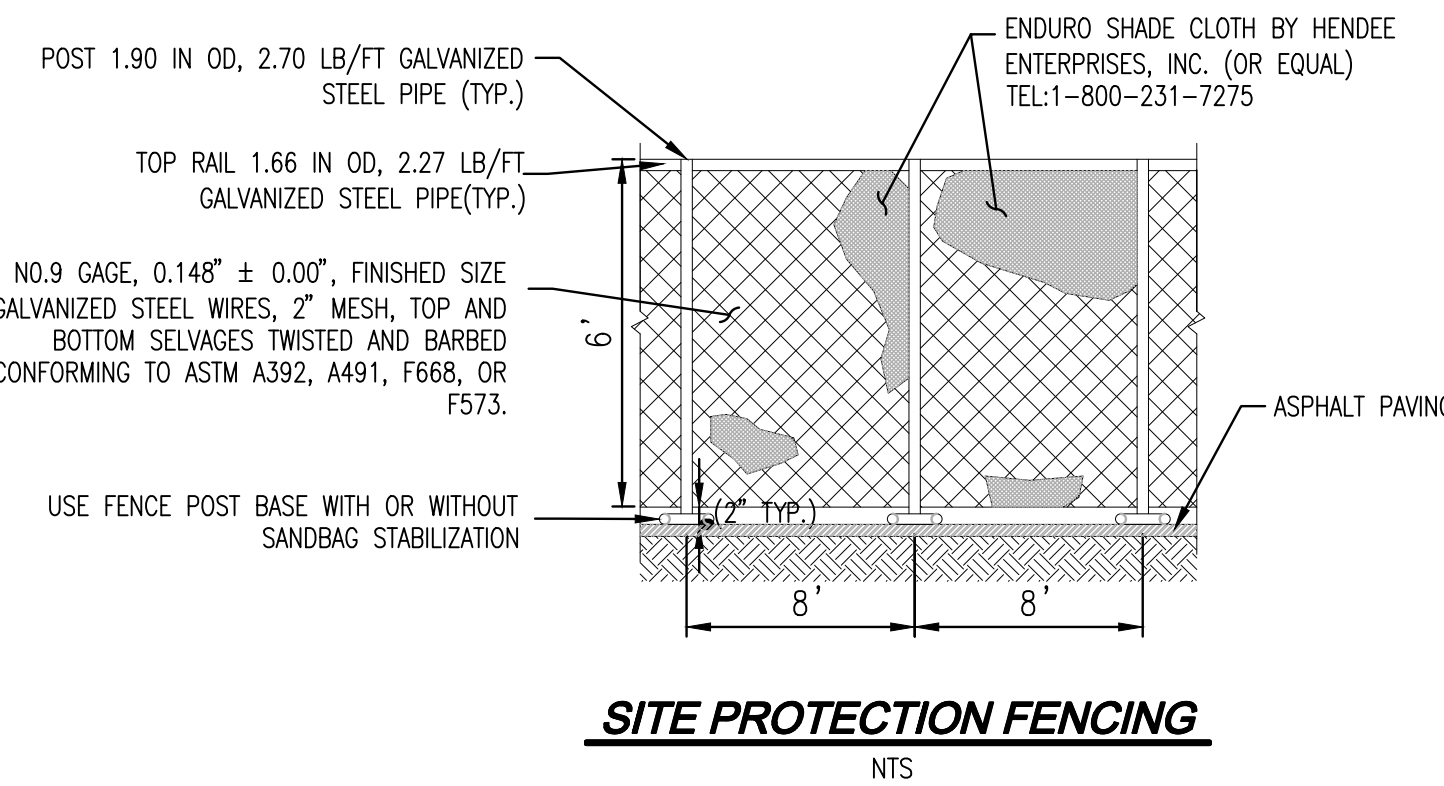
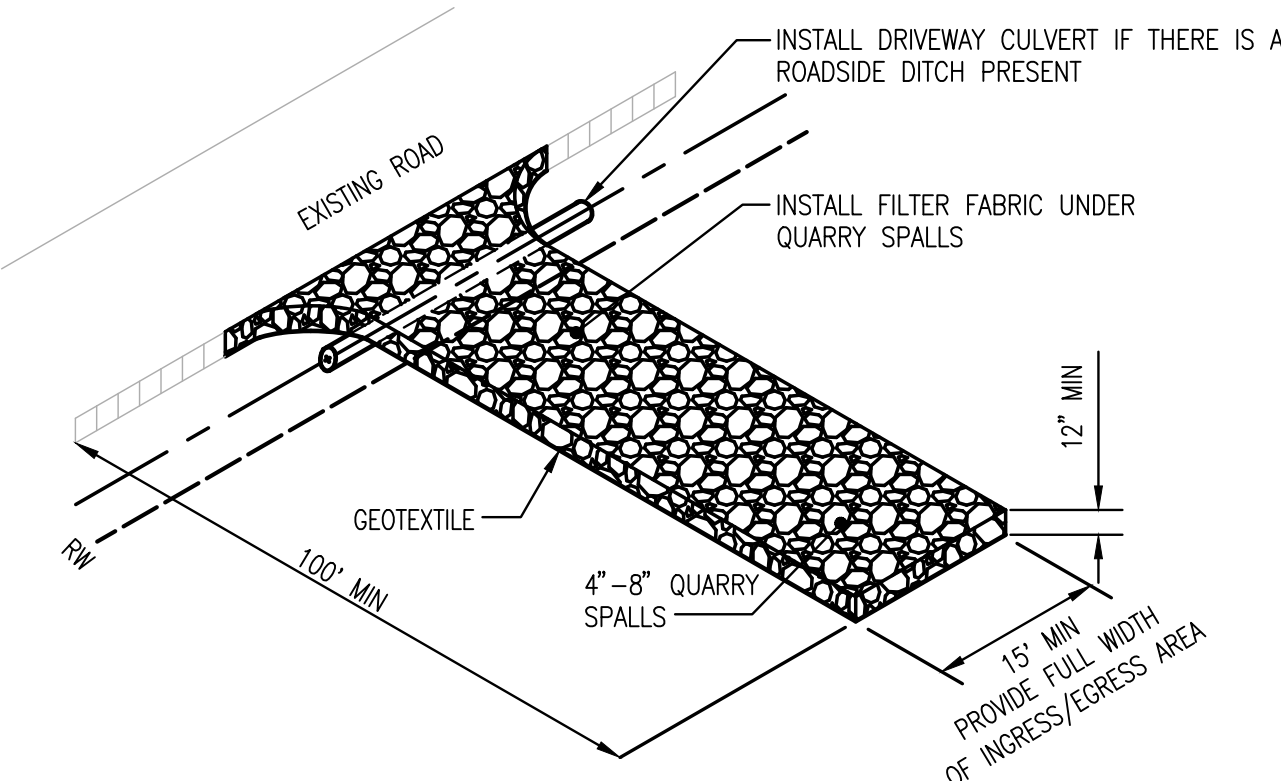
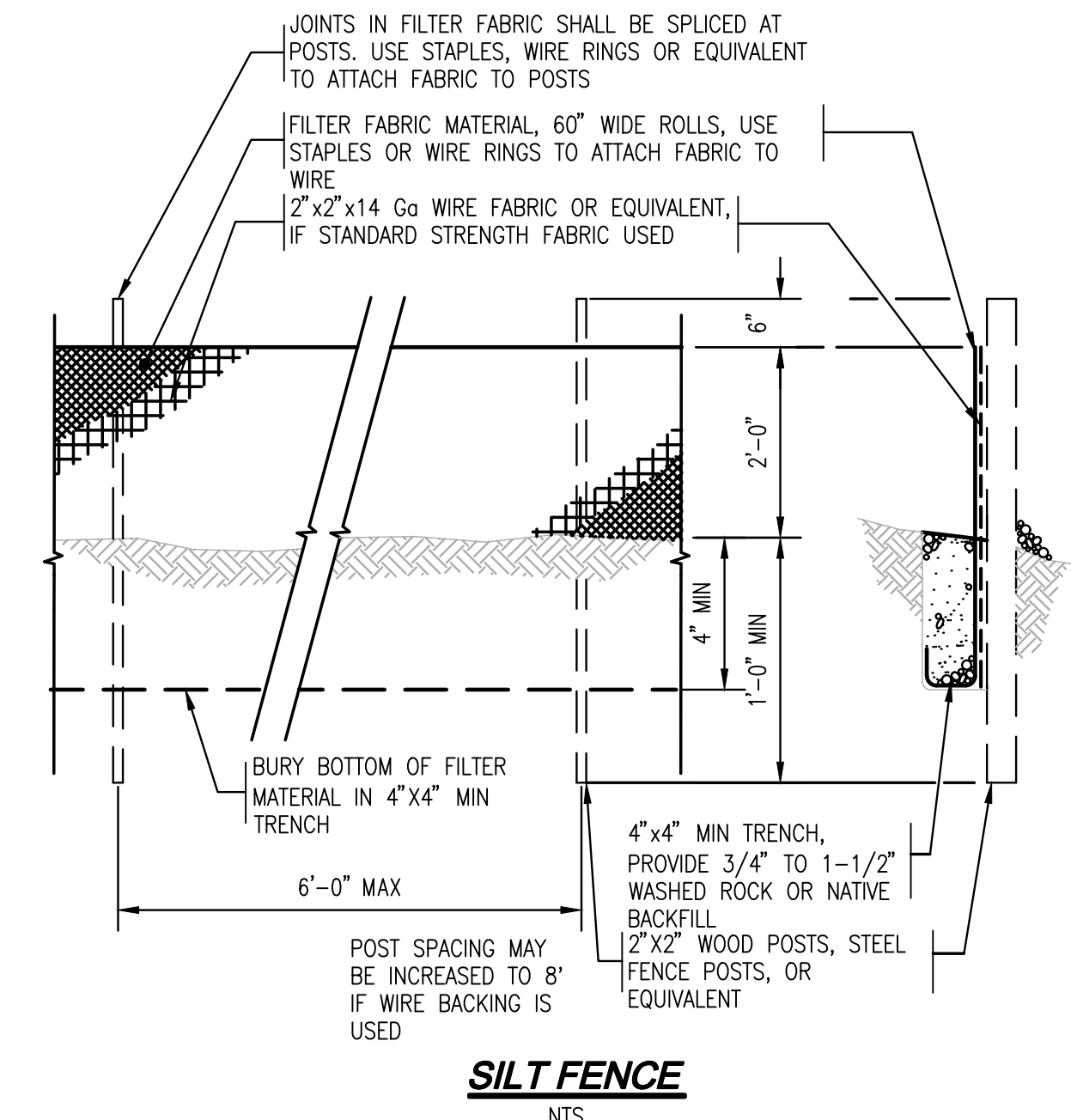
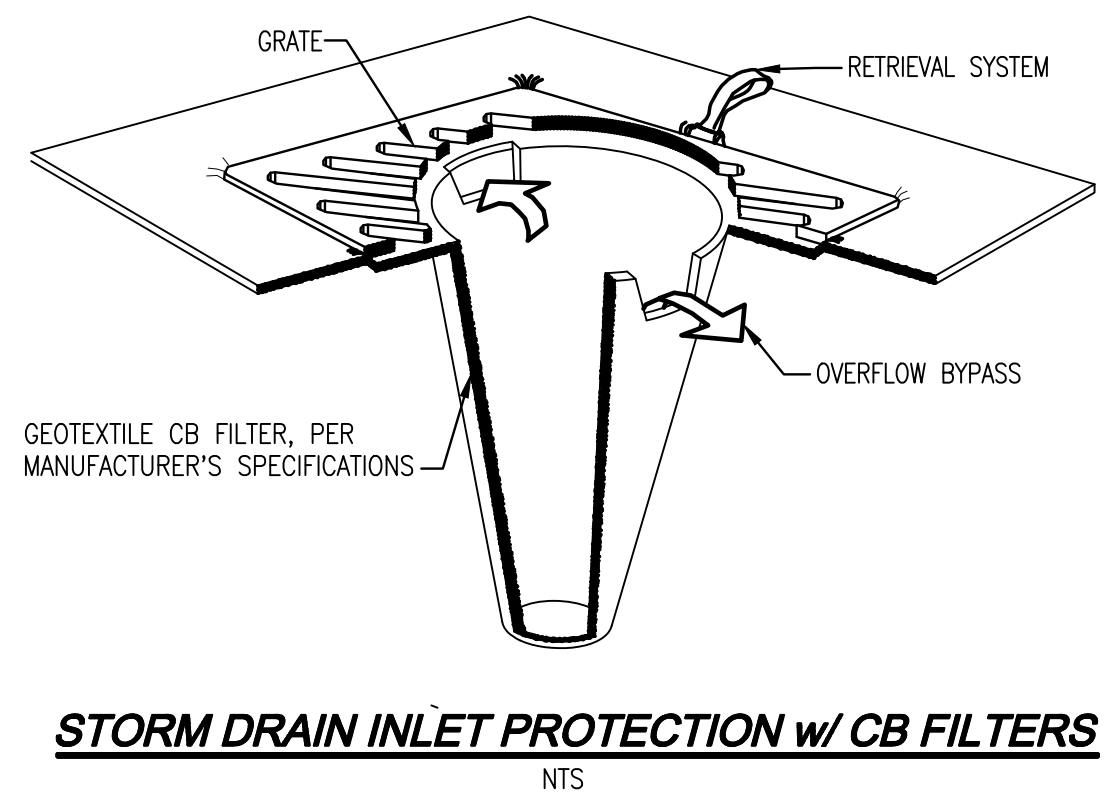
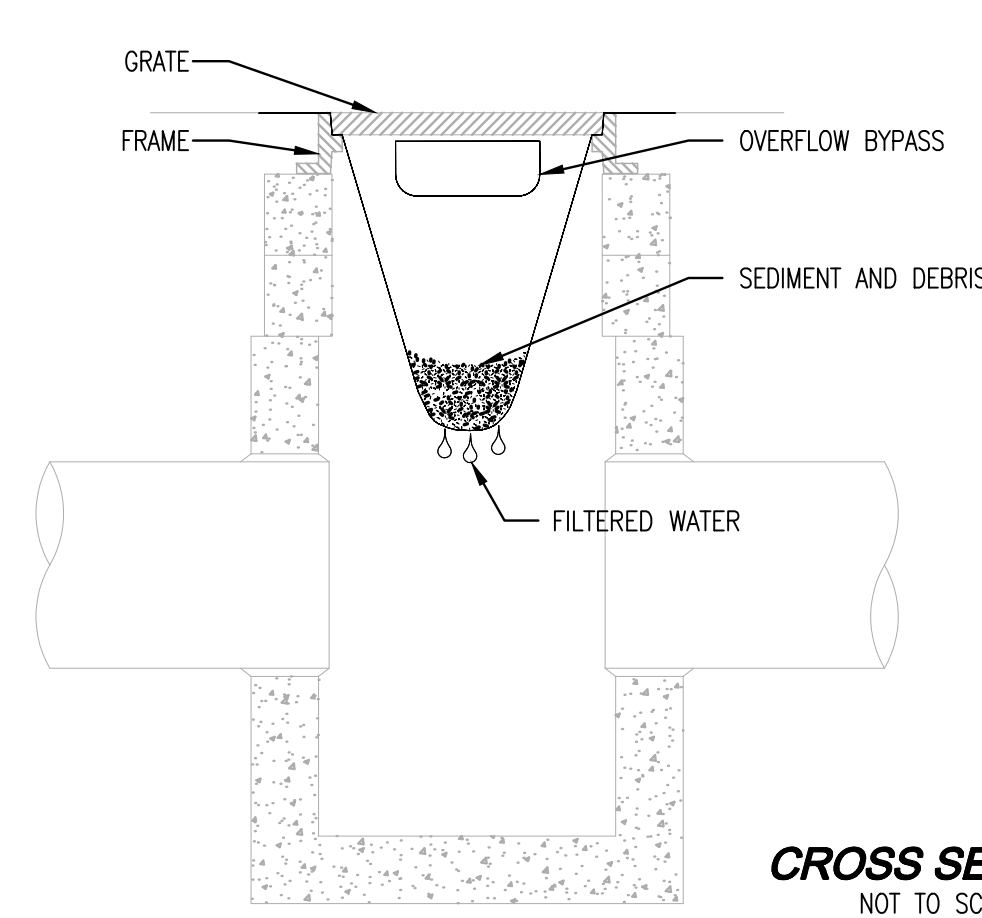
BMP C123: PLASTIC COVERING

DESIGN AND INSTALLATION SPECIFICATIONS:

- PLASTIC SLOPE COVER MUST BE INSTALLED AS FOLLOWS:
 1. RUN PLASTIC UP AND DOWN THE SLOPE, NOT ACROSS THE SLOPE.
 2. PLASTIC MAY BE INSTALLED PERPENDICULAR TO A SLOPE IF THE SLOPE LENGTH IS LESS THAN 10 FEET.
 3. PROVIDE A MINIMUM OF 8-INCH OVERLAP AT THE SEAMS.
 4. ON LONG OR WIDE SLOPES, OR SLOPES SUBJECT TO WIND, TAPE ALL SEAMS.
 5. PLACE PLASTIC INTO A SMALL (12-INCH WIDE BY 6-INCH DEEP) SLOT TRENCH AT THE TOP OF THE SLOPE AND BACKFILL WITH SOIL TO KEEP WATER FROM FLOWING UNDERNEATH.
 6. PLACE SAND FILLED BURLAP OR GEOTEXTILE BAGS EVERY 3 TO 6 FEET ALONG SEAMS AND TIE THEM TOGETHER WITH TWINE TO HOLD THEM IN PLACE.
 7. INSPECT PLASTIC FOR RIPS, TEARS, AND OPEN SEAMS REGULARLY AND REPAIR IMMEDIATELY. THIS PREVENTS HIGH VELOCITY RUNOFF FROM CONTACTING BARE SOIL, WHICH CAUSES EXTREME EROSION.
 8. SANDBAGS MAY BE LOWERED INTO PLACE TIED TO ROPES. HOWEVER, ALL SANDBAGS MUST BE STAKED IN PLACE.
- PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL.
- IF EROSION AT THE TOE OF A SLOPE IS LIKELY, A GRAVEL BERM, RIPRAP, OR OTHER SUITABLE PROTECTION SHALL BE INSTALLED AT THE TOE OF THE SLOPE IN ORDER TO REDUCE THE VELOCITY OF RUNOFF.

MAINTENANCE STANDARDS:

- TORN SHEETS MUST BE REPLACED AND OPEN SEAMS REPAIRED.
- COMPLETELY REMOVE AND REPLACE THE PLASTIC IF IT BEGINS TO DETERIORATE DUE TO ULTRAVIOLET RADIATION.
- COMPLETELY REMOVE PLASTIC WHEN NO LONGER NEEDED.
- DISPOSE OF OLD TIRES USED TO WEIGHT DOWN PLASTIC SHEETING APPROPRIATELY.



DISCLAIMER

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UTILITY NOTE

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	REVISIONS	DESCRIPTION

LDC Surveying Engineering Planning
Woodinville Olympia Kent
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

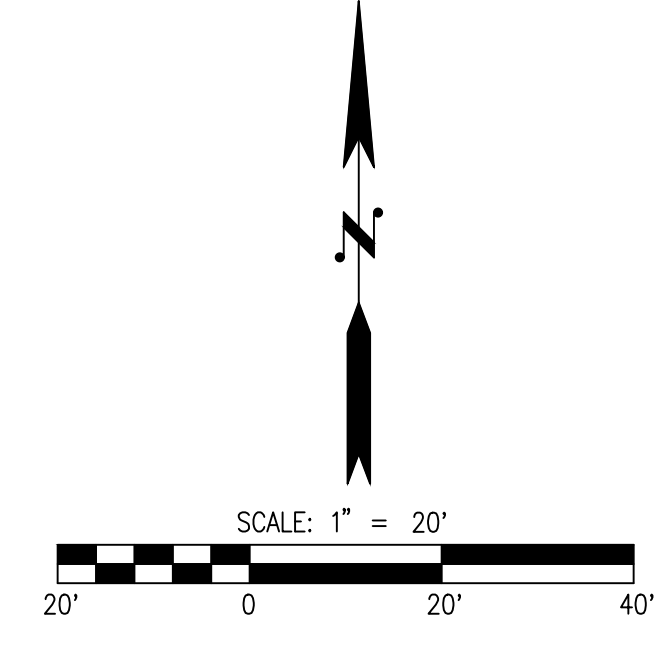
VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
DEMOLITION AND TESC NOTES AND DETAILS

JOB NUMBER: C22-229
DRAWING NAME: C22-229 EC-02
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

EC-02
SHEET 3 OF 43

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.

TPN: 82700200100
CITY OF TUMWATER
555 ISRAEL RD SW
TUMWATER, WA 98501



LEGEND

- PROPOSED BUILDING
- CEMENT CONCRETE BARRIER CURB PER DETAIL ON SHEET SP-03
- CONCRETE SIDEWALK PER CITY OF TUMWATER STD. DETAIL ST-4 ON SHEET SP-03
- ON-SITE ASPHALT PAVEMENT PER DETAIL ON SHEET SP-03
- POROUS ASPHALT PAVEMENT PER DETAIL ON SHEET SP-03
- CONCRETE TRASH ENCLOSURE PAD
- PRECAST CEMENT CONCRETE WHEELSTOP PER DETAIL ON SHEET SP-03
- 1** PARKING STALL COUNT NUMBER
- C** COMPACT 8'x16' STALL PER DETAIL ON SHEET SP-03
- EV** ELECTRIC VEHICLE PARKING STALL

④ SITE AND HORIZONTAL CONTROL NOTES

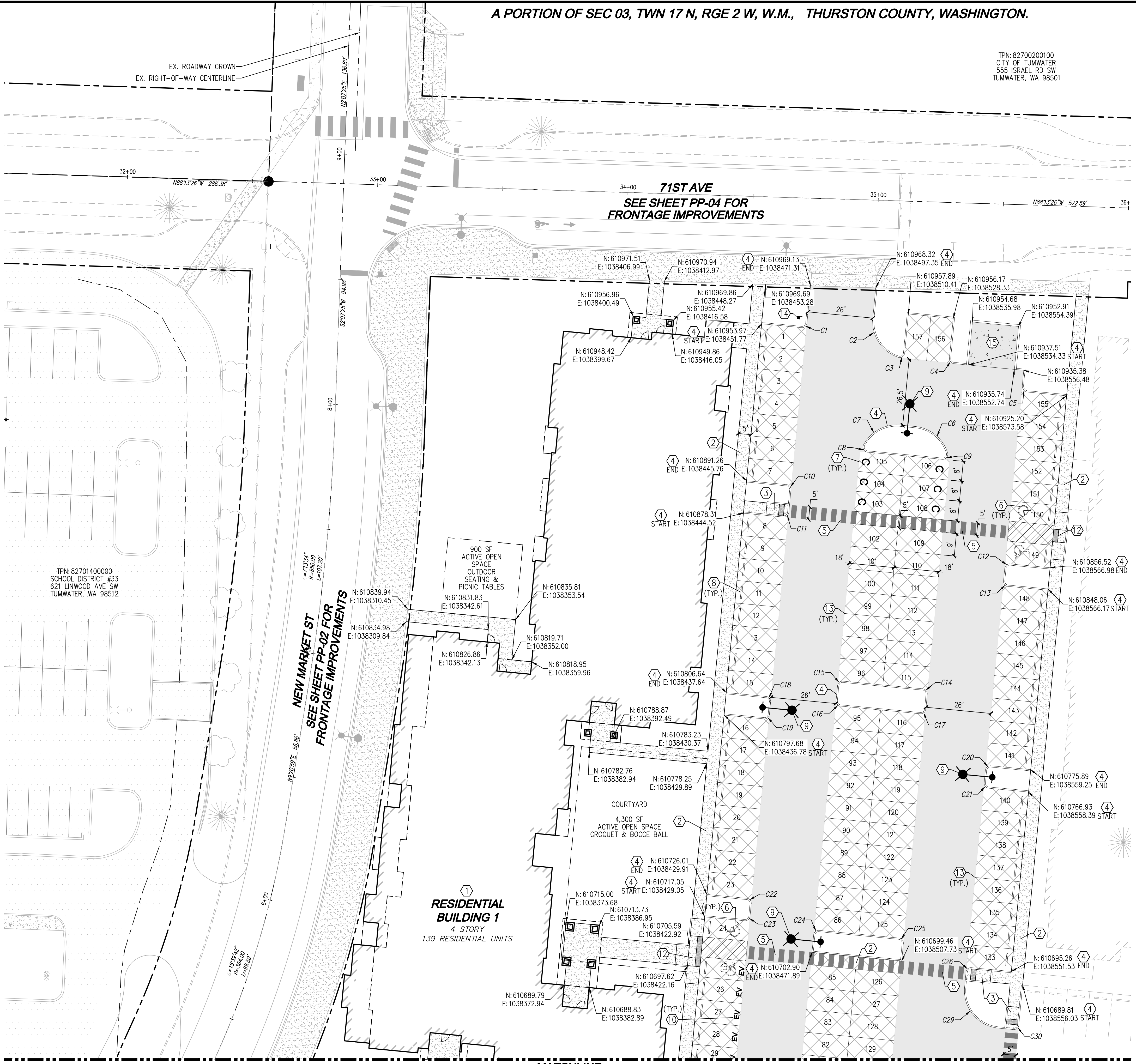
1. PROPOSED APARTMENT/COMMERCIAL BUILDING
2. PROPOSED SIDEWALK PER CITY OF TUMWATER STD DETAIL ST-4 SHOWN ON SHEET SP-03
3. PROPOSED SINGLE DIRECTION CURB RAMP PER WSDOT STD DETAIL F-40.16-03 SHOWN ON SHEET SP-03
4. PROPOSED CONCRETE BARRIER CURB PER DETAIL SHOWN ON SHEET SP-03
5. PROPOSED ACCESSIBLE PATH PER DETAIL SHOWN ON SHEET SP-03
6. PROPOSED ACCESSIBLE ADA PARKING PER DETAIL SHOWN ON SHEET SP-03
7. PROPOSED COMPACT PARKING PER DETAIL SHOWN ON SHEET SP-03
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9. PROPOSED LIGHT, SEE LIGHTING PLAN, BY OTHERS FOR ADDITIONAL INFORMATION
10. PROPOSED FUTURE EV PARKING STALLS WITH CHARGING INFRASTRUCTURE, SEE ELECTRICAL PLANS FOR CONDUIT RUNS AND CHARGING LOCATIONS
11. PROPOSED BICYCLE PARKING. SEE ARCH PLANS FOR ADDITIONAL INFORMATION
12. PROPOSED PARALLEL CURB RAMP PER WSDOT STD DETAIL F-40.12-03 SHOWN ON SHEET SP-03
13. PROPOSED PARKING STALL STRIPING, 4" WIDE WHITE PAINT STRIPE, 2 COATS W/ 7. MIL DFT PER COAT
14. PROPOSED POROUS ASPHALT PAVEMENT SIGN, SEE DETAIL SHOWN ON SHEET SP-04
15. PROPOSED TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
16. PROPOSED MONUMENT SIGN, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
17. PROPOSED DETECTABLE WARNING SURFACE PER WSDOT STD. PLAN F-45.10-03 SHOWN ON SHEET SP-04

CURVE TABLE

CURVE #	LENGTH	RADIUS	START	END
C1	3.14'	2.00'	N: 610952.44 E: 1038467.70	N: 610954.24 E: 1038469.88
C2	20.07'	15.00'	N: 610956.24 E: 1038496.19	N: 610940.61 E: 1038506.28
C3	3.61'	2.00'	N: 610940.61 E: 1038506.28	N: 610942.31 E: 1038508.92
C4	3.14'	2.00'	N: 610940.24 E: 1038526.80	N: 610938.06 E: 1038528.60
C5	3.48'	2.48'	N: 610929.41 E: 1038555.90	N: 610926.73 E: 1038557.66
C6	17.64'	15.00'	N: 610902.41 E: 1038526.04	N: 610912.92 E: 1038513.13
C7	17.64'	15.00'	N: 610913.49 E: 1038507.16	N: 610905.63 E: 1038492.50
C8	3.93'	2.00'	N: 610905.63 E: 1038492.50	N: 610902.69 E: 1038494.07
C9	3.93'	2.00'	N: 610899.83 E: 1038523.93	N: 610902.41 E: 1038526.04
C10	3.14'	2.00'	N: 610887.55 E: 1038463.48	N: 610889.73 E: 1038461.68
C11	3.14'	2.00'	N: 610876.79 E: 1038460.44	N: 610878.59 E: 1038462.62
C12	3.14'	2.00'	N: 610858.05 E: 1038551.07	N: 610856.25 E: 1038548.89
C13	3.14'	2.00'	N: 610851.27 E: 1038548.41	N: 610849.09 E: 1038550.21
C14	3.14'	2.00'	N: 610805.97 E: 1038517.94	N: 610808.15 E: 1038516.14
C15	3.14'	2.00'	N: 610811.21 E: 1038484.29	N: 610809.41 E: 1038482.11

CURVE TABLE

CURVE #	LENGTH	RADIUS	START	END
C16	3.14'	2.00'	N: 610803.44 E: 1038481.54	N: 610801.26 E: 1038483.34
C17	3.14'	2.00'	N: 610798.20 E: 1038515.19	N: 610800.00 E: 1038517.37
C18	3.14'	2.00'	N: 610805.12 E: 1038453.57	N: 610802.93 E: 1038455.37
C19	3.14'	2.00'	N: 610797.96 E: 1038454.89	N: 610796.16 E: 1038452.71
C22	3.14'	2.00'	N: 610724.49 E: 1038445.83	N: 610722.30 E: 1038447.63
C23	3.14'	2.00'	N: 610717.33 E: 1038447.16	N: 610715.53 E: 1038444.97
C24	3.14'	2.00'	N: 610711.67 E: 1038474.74	N: 610709.87 E: 1038472.56
C26	3.14'	2.00'	N: 610696.79 E: 1038535.60	N: 610694.99 E: 1038533.42
C29	23.56'	15.00'	N: 610689.02 E: 1038532.84	N: 610672.65 E: 1038546.34
C30	3.14'	2.00'	N: 610672.08 E: 1038532.32	N: 610673.88 E: 1038534.50



MATCHLINE
SEE SHEET SP-02

DISCLAIMER

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UTILITY NOTE

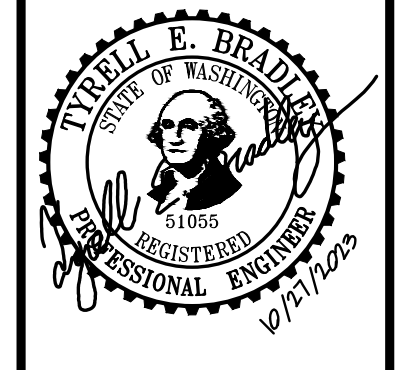
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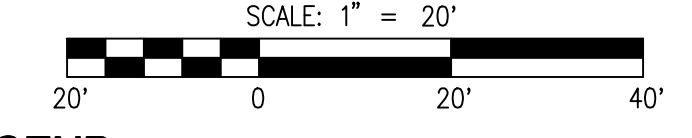
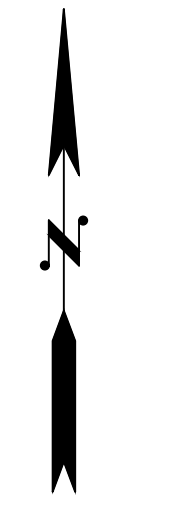
VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
SITE IMPROVEMENT PLAN



JOB NUMBER: C22-229
DRAWING NAME: C22-229 SP-01
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

Drawing: P:\CWA\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 SP-01.dwg Plotted: Oct 27, 2023 - 12:00pm

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



LEGEND

- PROPOSED BUILDING
- CEMENT CONCRETE BARRIER CURB PER DETAIL ON SHEET SP-03
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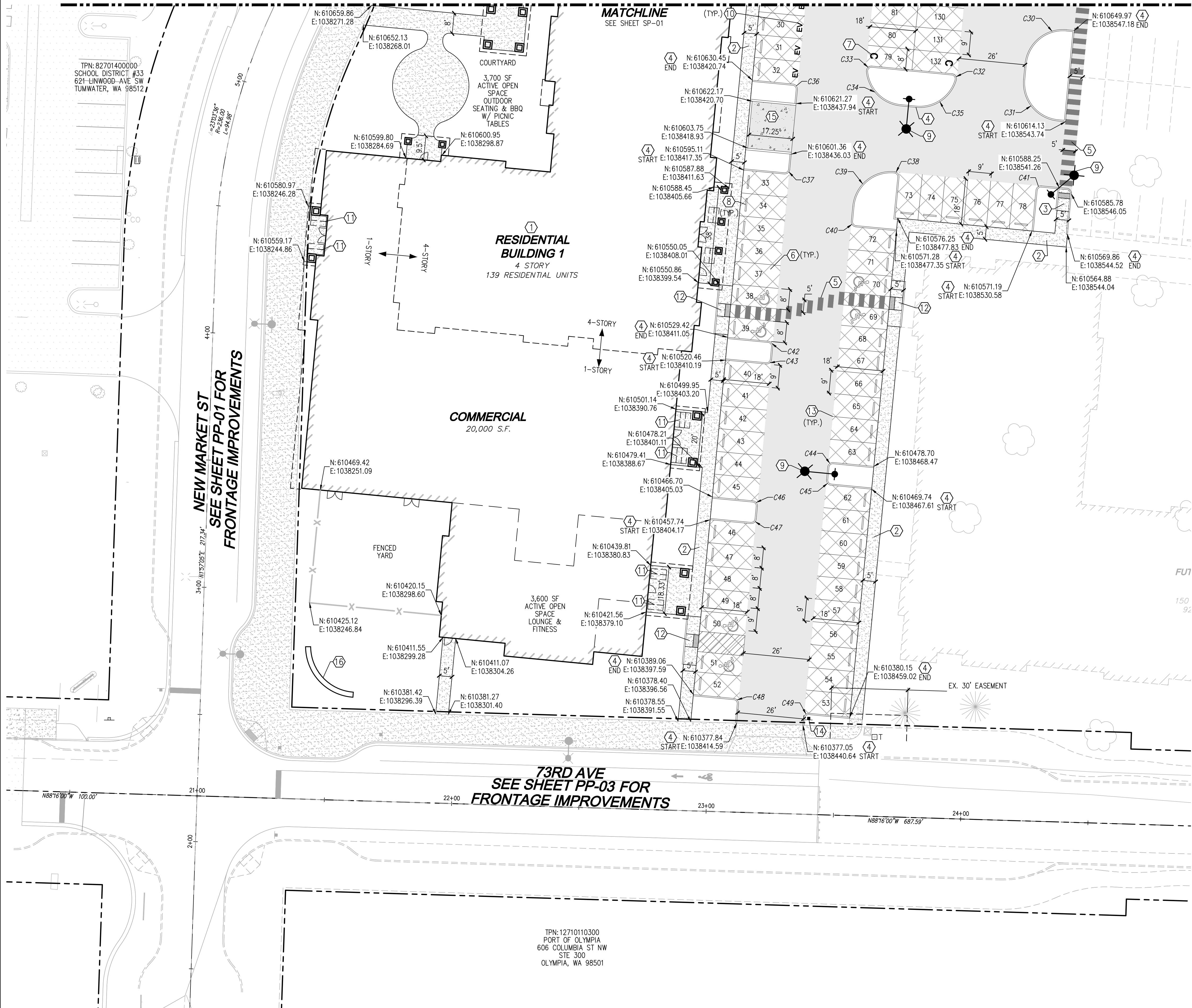
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17. PROPOSED DETECTABLE WARNING SURFACE PER WSDOT STD. PLAN F-45.10-03 SHOWN ON SHEET SP-04

CURVE TABLE

CURVE #	LENGTH	RADIUS	START	END
C30	23.56'	15.00'	N:610650.25 E:1038544.20	N:610636.76 E:1038527.83
C31	23.56'	15.00'	N:610630.78 E:1038527.26	N:610614.42 E:1038540.76
C32	3.53'	2.00'	N:610630.42 E:1038500.82	N:610632.98 E:1038499.10
C33	3.53'	2.00'	N:610635.99 E:1038467.73	N:610633.80 E:1038465.55
C34	20.66'	15.00'	N:610633.80 E:1038465.55	N:610620.34 E:1038479.04
C35	20.66'	15.00'	N:610619.77 E:1038485.01	N:610630.42 E:1038500.82
C36	3.14'	2.00'	N:610628.92 E:1038436.67	N:610626.74 E:1038438.47
C37	3.14'	2.00'	N:610595.39 E:1038435.46	N:610593.59 E:1038433.28
C38	3.14'	2.00'	N:610594.46 E:1038476.56	N:610592.28 E:1038478.36
C39	23.56'	15.00'	N:610580.96 E:1038460.20	N:610594.46 E:1038476.56

CURVE TABLE

CURVE #	LENGTH	RADIUS	START	END
C40	3.14'	2.00'	N:610572.80 E:1038461.42	N:610574.99 E:1038459.62
C41	3.14'	2.00'	N:610587.12 E:1038532.11	N:610588.92 E:1038534.29
C42	3.14'	2.00'	N:610527.89 E:1038426.98	N:610525.71 E:1038428.78
C43	3.14'	2.00'	N:610520.73 E:1038428.30	N:610518.80 E:1038426.12
C44	3.14'	2.00'	N:610478.43 E:1038450.36	N:610478.43 E:1038452.54
C45	3.14'	2.00'	N:610471.27 E:1038451.68	N:610473.45 E:1038449.88
C46	3.14'	2.00'	N:610462.99 E:1038422.76	N:610465.18 E:1038420.96
C47	3.14'	2.00'	N:610456.22 E:1038420.10	N:610458.02 E:1038422.28
C48	3.14'	2.00'	N:610387.53 E:1038413.51	N:610385.35 E:1038415.31
C49	3.14'	2.00'	N:610381.68 E:1038443.69	N:610379.88 E:1038440.91



**NEW MARKET ST
SEE SHEET PP-01 FOR
FRONTAGE IMPROVEMENTS**

**73RD AVE
SEE SHEET PP-03 FOR
FRONTAGE IMPROVEMENTS**

TPN: 12710110300
PORT OF OLYMPIA
606 COLUMBIA ST NW
STE 300
OLYMPIA, WA 98501

Drawing: P:\CWA\2022\c22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 SP-02.dwg Plotlet: Oct. 27, 2023 - 12:00pm

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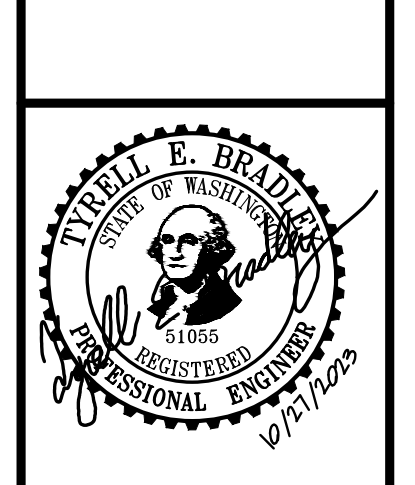
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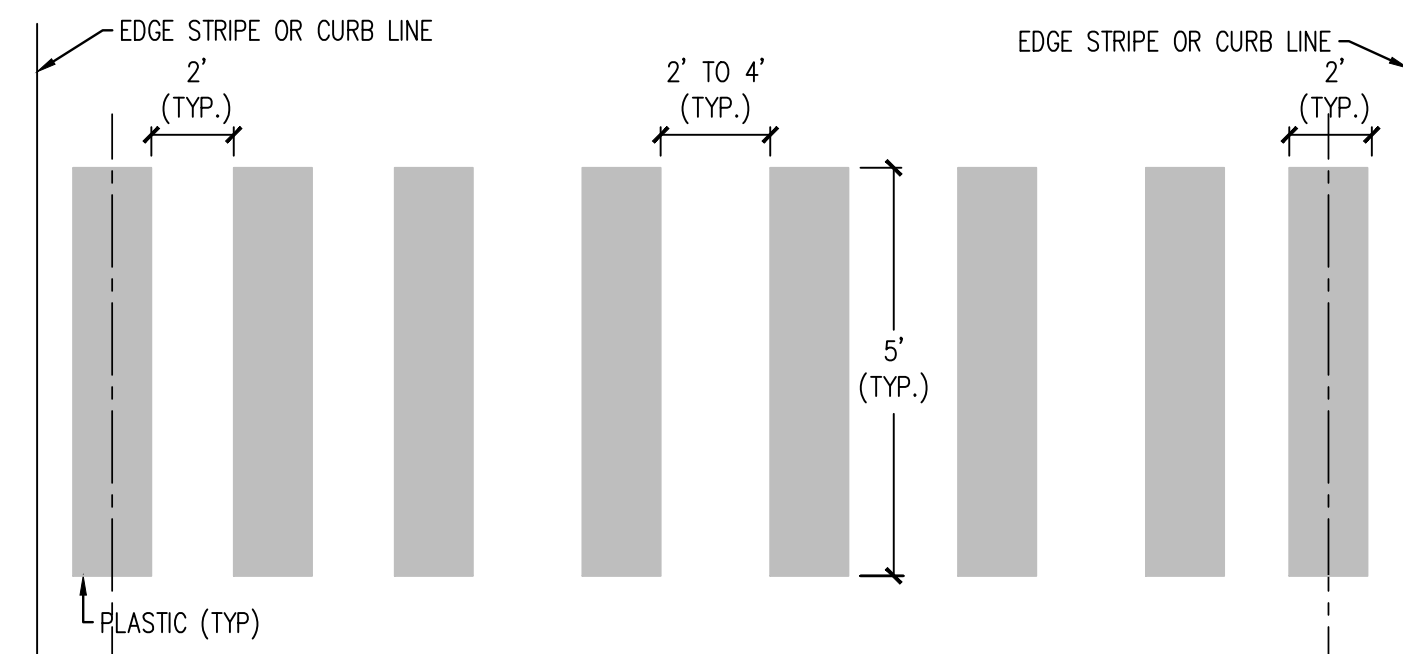
NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning
Woodville Olympia Kent
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
SITE IMPROVEMENT PLAN

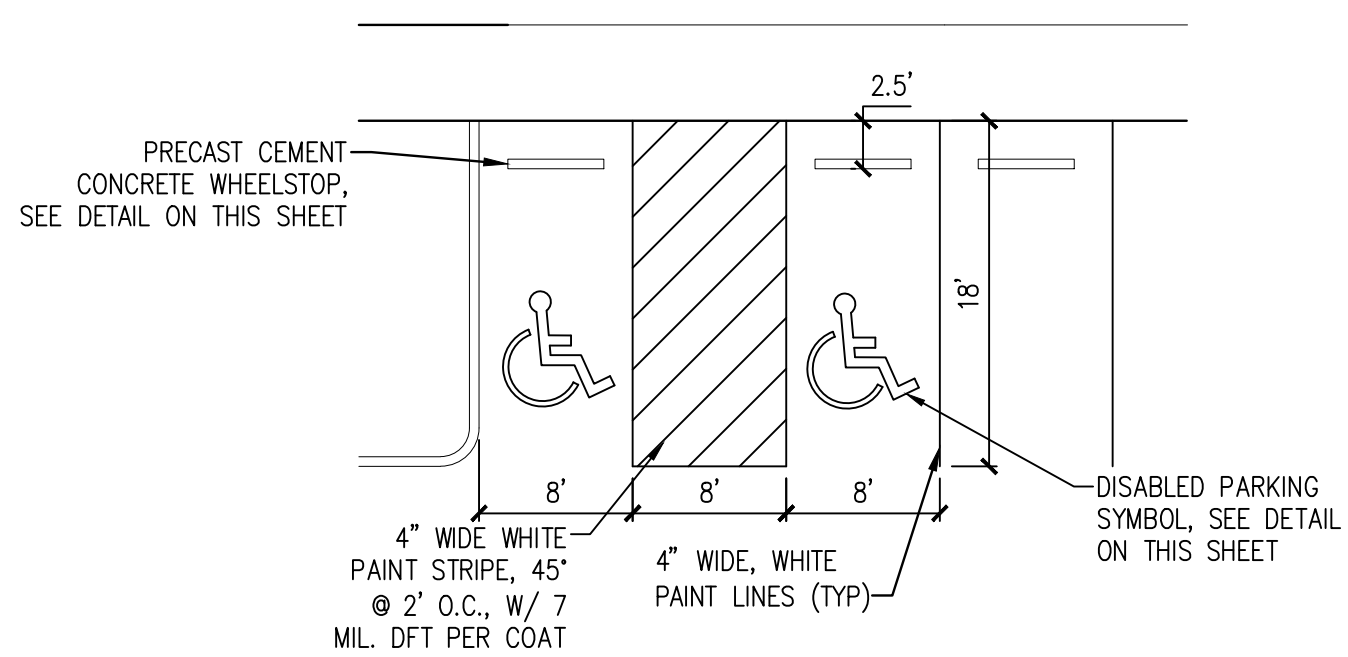


JOB NUMBER: C22-229
DRAWING NAME: C22-229 SP-02
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

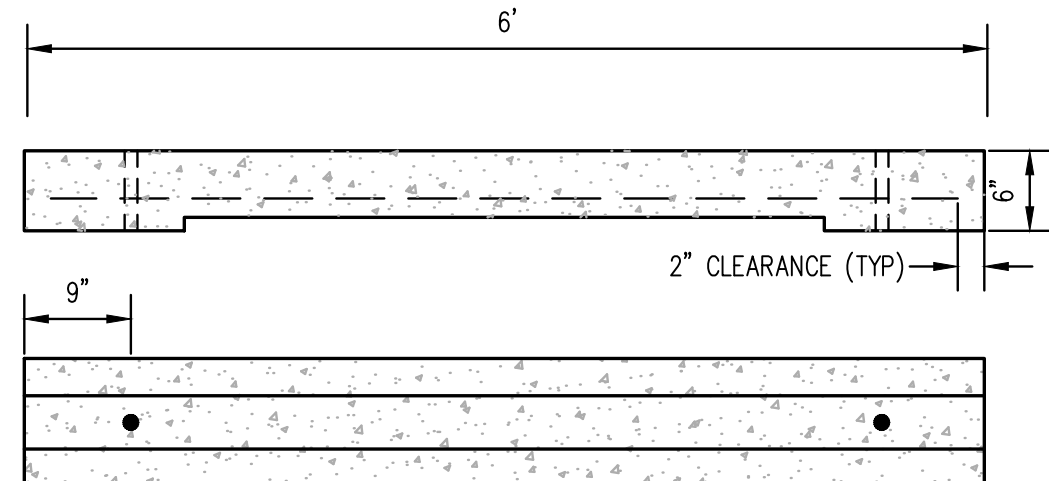


NOTE:
1. THE MARKING DESIGN SHOULD AVOID THE WHEEL PATHS AND THE SPACING SHOULD NOT EXCEED 4 FEET.

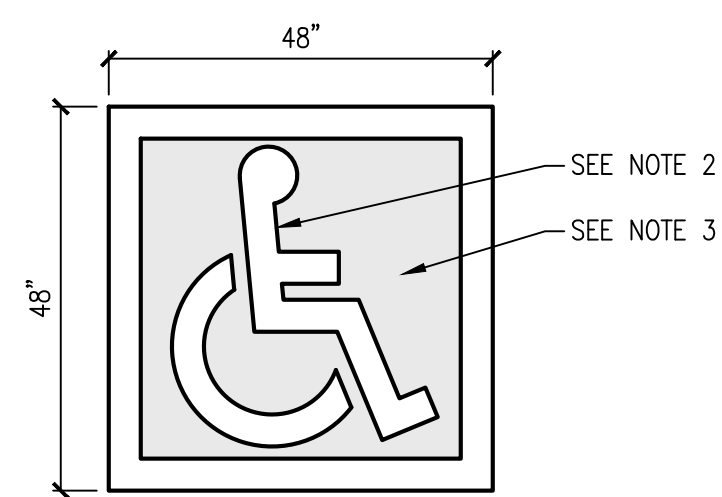
ACCESSIBLE PATH DETAIL
NOT TO SCALE



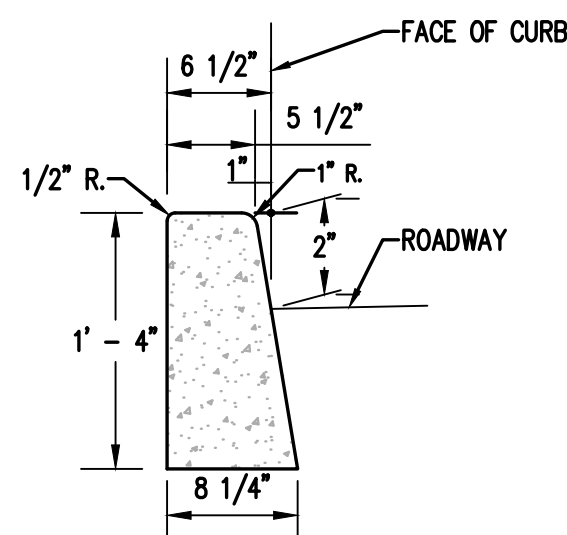
ADA PARKING DETAIL
SCALE: 1"=10'



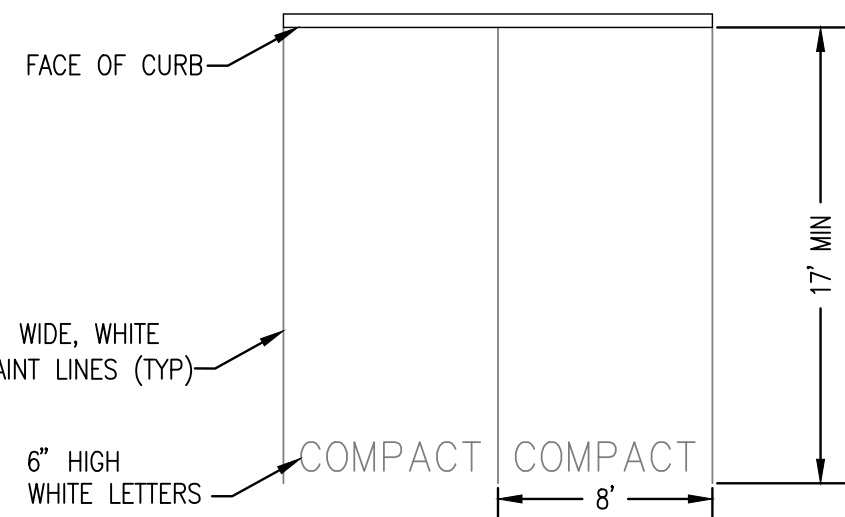
PRECAST CEMENT CONCRETE WHEELSTOP
NOT TO SCALE



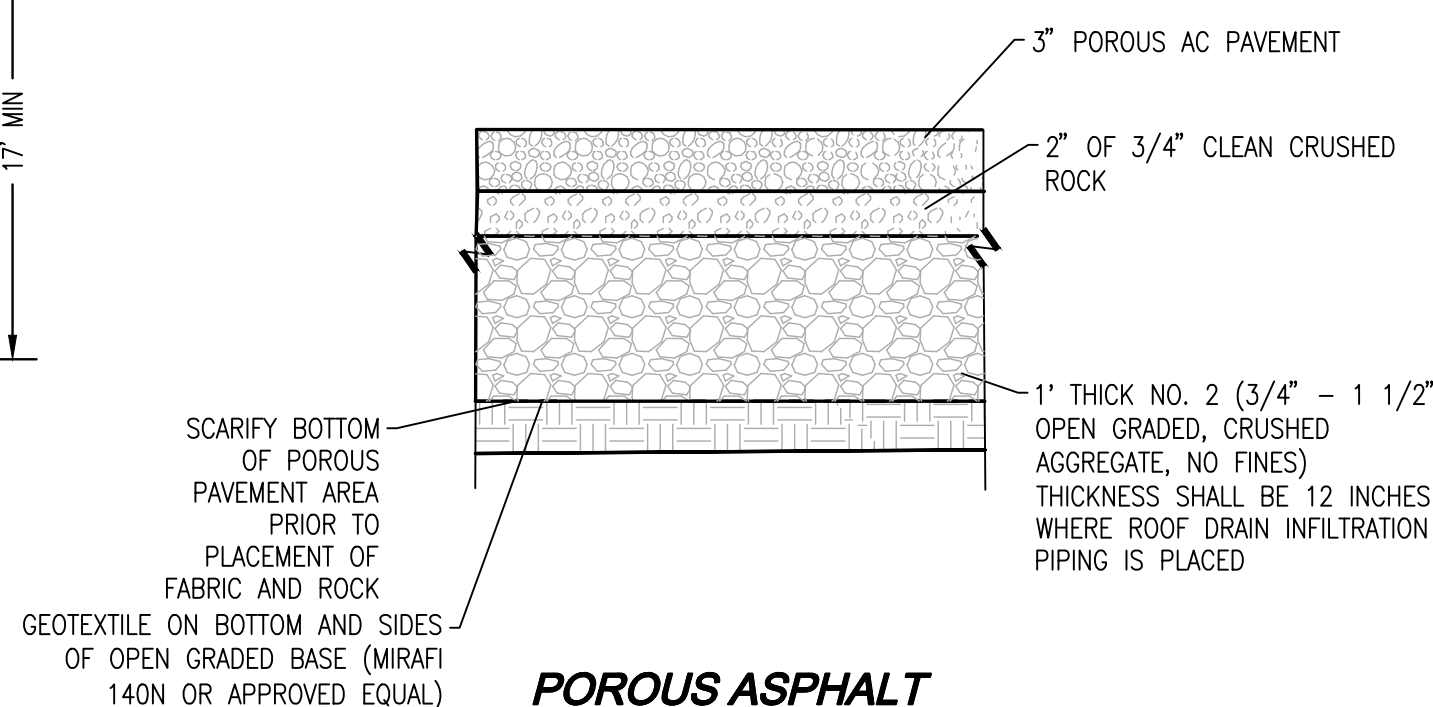
DISABLED PARKING SYMBOL
NOT TO SCALE



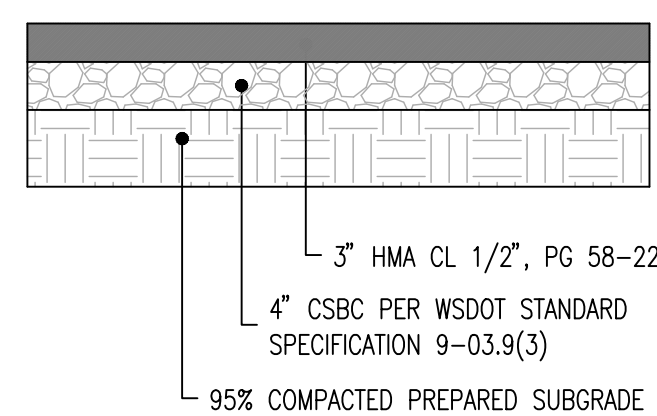
CONCRETE BARRIER CURB
NOT TO SCALE



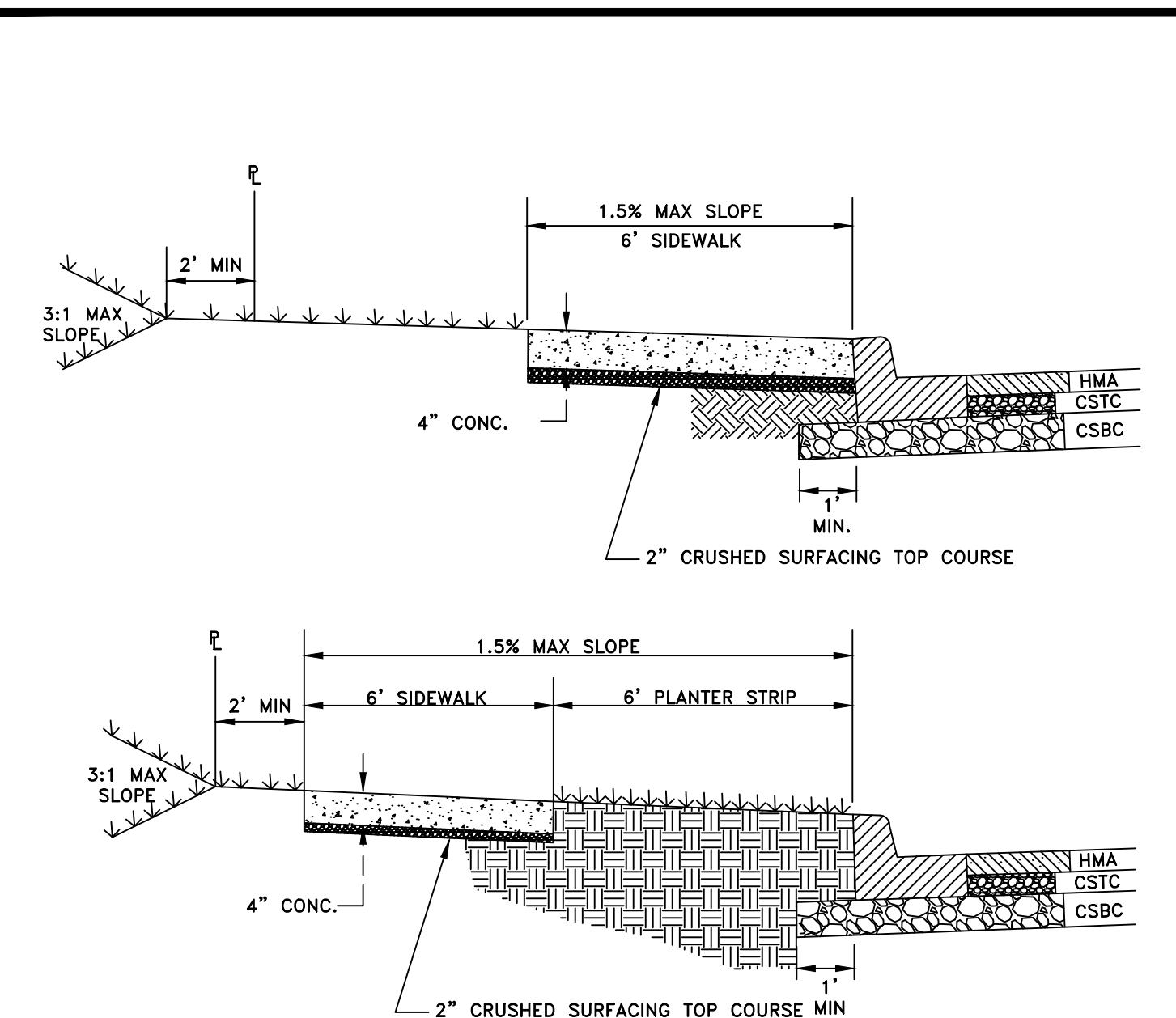
COMPACT PARKING DETAIL
NOT TO SCALE



POROUS ASPHALT
NOT TO SCALE



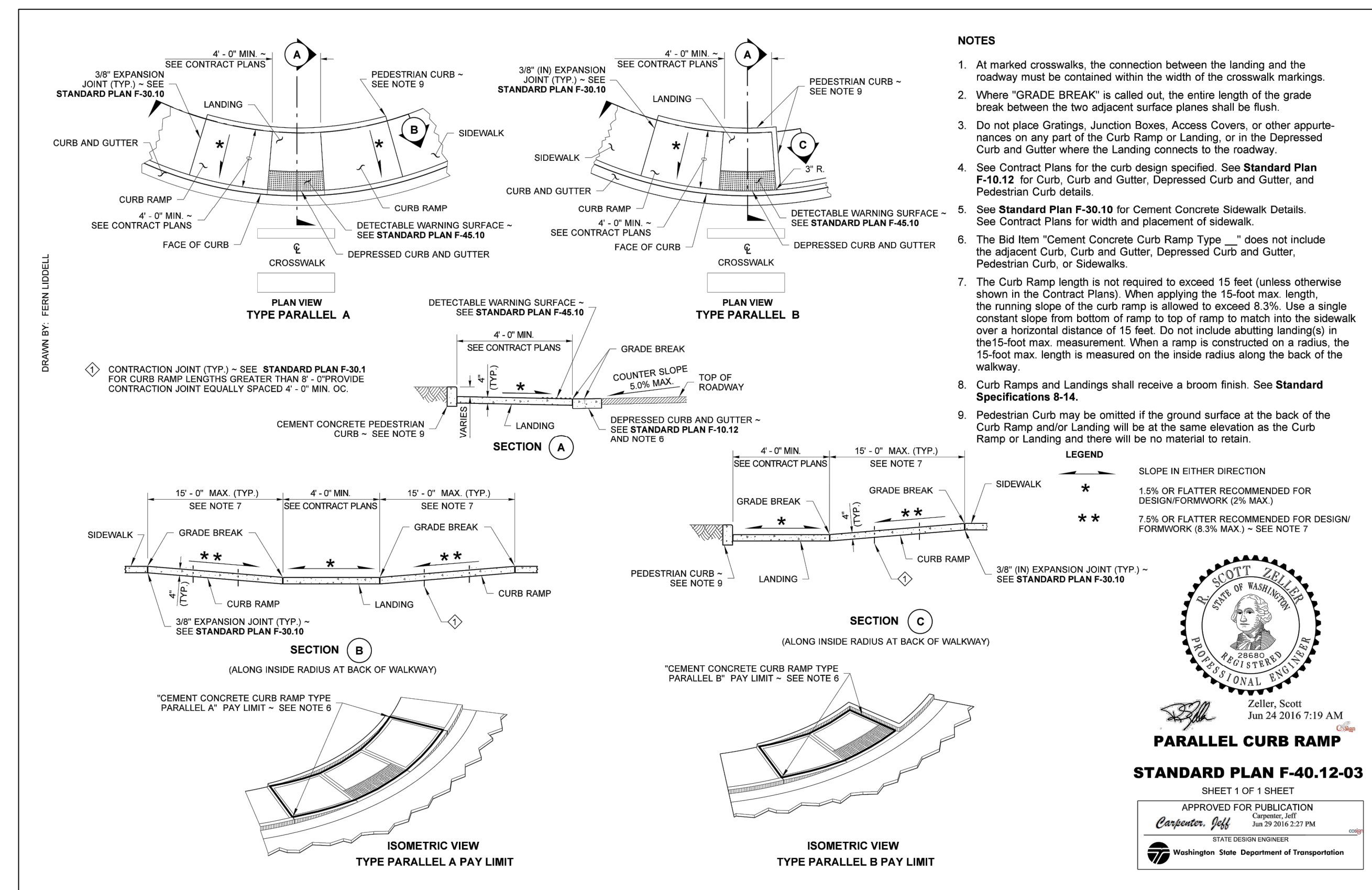
TYPICAL ON-SITE ASPHALT PAVEMENT SECTION
NOT TO SCALE



GENERAL NOTES:

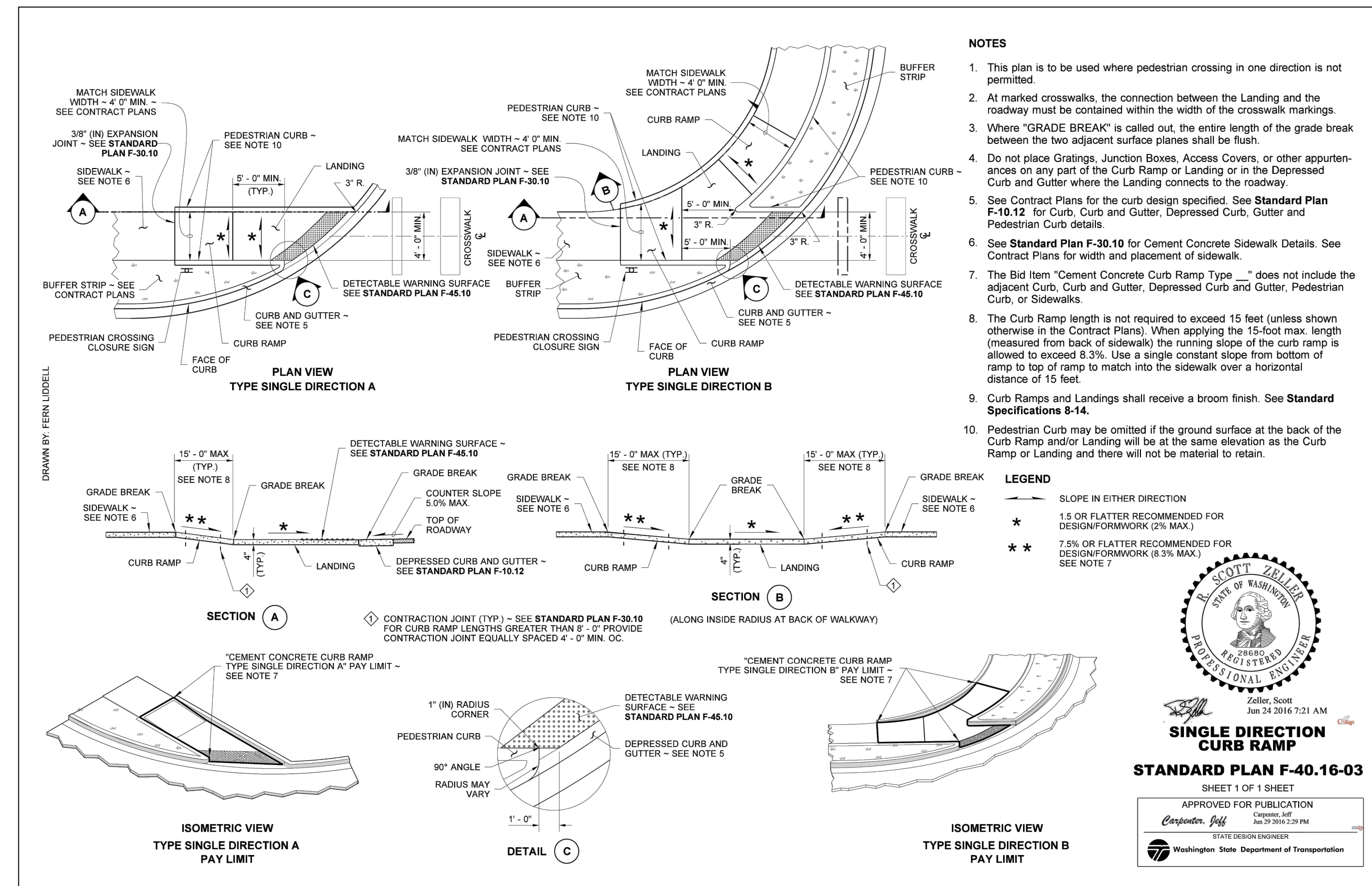
- FORMS SHALL BE WOOD OR METAL AND SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE.
- ALL FORMS SHALL BE CLEAN, STRAIGHT, FREE FROM WARP, AND OF SUFFICIENT STRENGTH TO RESIST THE PRESSURE OF THE CONCRETE WITHOUT SPRING.
- CONCRETE DRIVEWAYS REQUIRE A MINIMUM DEPTH OF 6".
- THE TOP OR TOE OF ALL SLOPES SHALL BEGIN 2' BACK OF THE SIDEWALK.

CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.			
SIDEWALK			
APPROVED BY:	DWG. NO.		
	ST-4		
CITY ENGINEER			
DES. PW	DWG. BY PW	C.D. BY MW	DATE JAN. 2015
			NOT TO SCALE



- NOTES**
- At marked crosswalks, the connection between the landing and the roadway must be contained within the width of the crosswalk markings.
 - Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
 - Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing, or in the Depressed Curb and Gutter where the Landing connects to the roadway.
 - See Contract Plans for the curb design specified. See Standard Plan F-10.12 for Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb details.
 - See Standard Plan F-30.10 for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
 - The Bid Item "Cement Concrete Curb Ramp Type ..." does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
 - The Curb Ramp length is not required to exceed 15 feet (unless otherwise shown in the Contract Plans). When applying the 15-foot max. length, the running slope of the curb ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the sidewalk over a horizontal distance of 15 feet. Do not include abutting landings in the 15-foot max. measurement. When a ramp is constructed on a radius, the 15-foot max. length is measured on the inside radius along the back of the walkway.
 - Curb Ramps and Landings shall receive a broom finish. See Standard Specifications 8-14.
 - Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will be no material to retain.

Zeller, Scott
 Jun 24 2016 7:19 AM
PARALLEL CURB RAMP
 STANDARD PLAN F-40.12-03
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
 Christopher Jeff
 10/23/2023 1:02 PM
 STATE DESIGN ENGINEER
 Washington State Department of Transportation



- NOTES**
- This plan is to be used where pedestrian crossing in one direction is not permitted.
 - At marked crosswalks, the connection between the landing and the roadway must be contained within the width of the crosswalk markings.
 - Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
 - Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing or in the Depressed Curb and Gutter where the Landing connects to the roadway.
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Zeller, Scott
 Jun 24 2016 7:21 AM
SINGLE DIRECTION CURB RAMP
 STANDARD PLAN F-40.16-03
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
 Christopher Jeff
 10/23/2023 1:02 PM
 STATE DESIGN ENGINEER
 Washington State Department of Transportation

Drawing: F:\CWA\2022\222-229 new market apartments\Drawings\Construction\Phase 1\222-229 SP-03.dwg Plotlet: Oct 27, 2023 12:00pm

NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning
 Woodinville Olympia
 321 Cleveland Ave SE, Suite 209 Kent
 Turnwater, WA 98501
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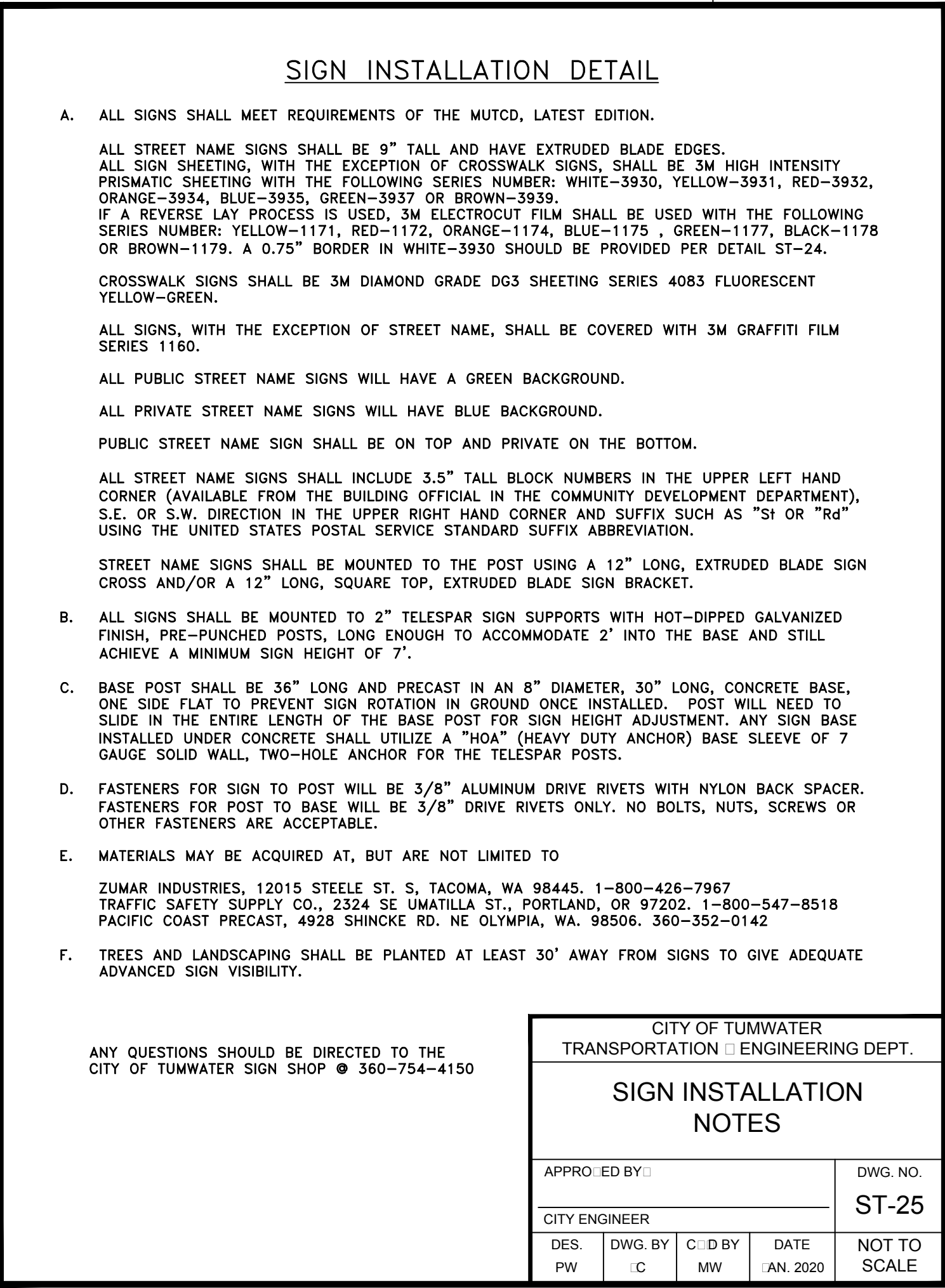
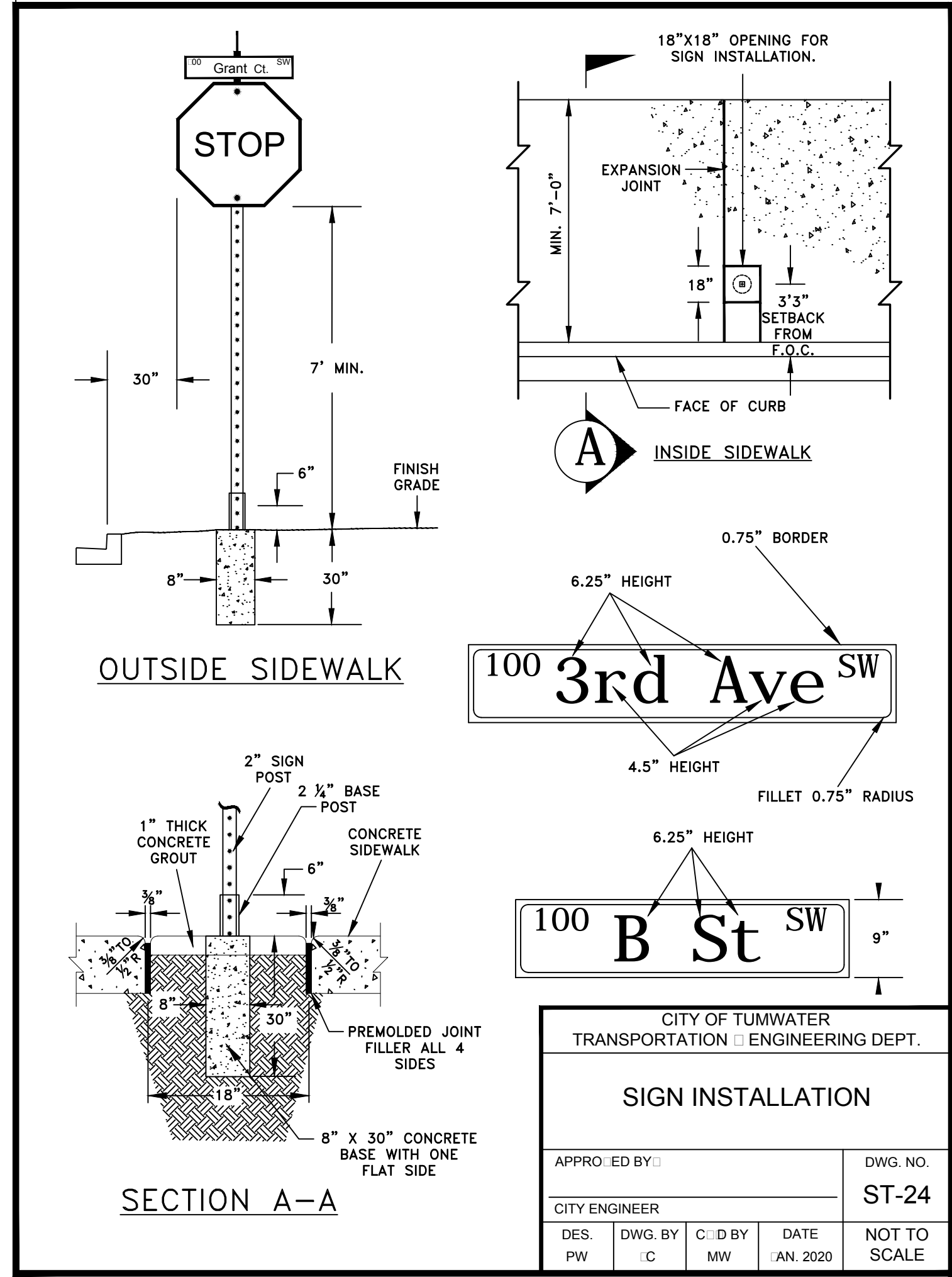
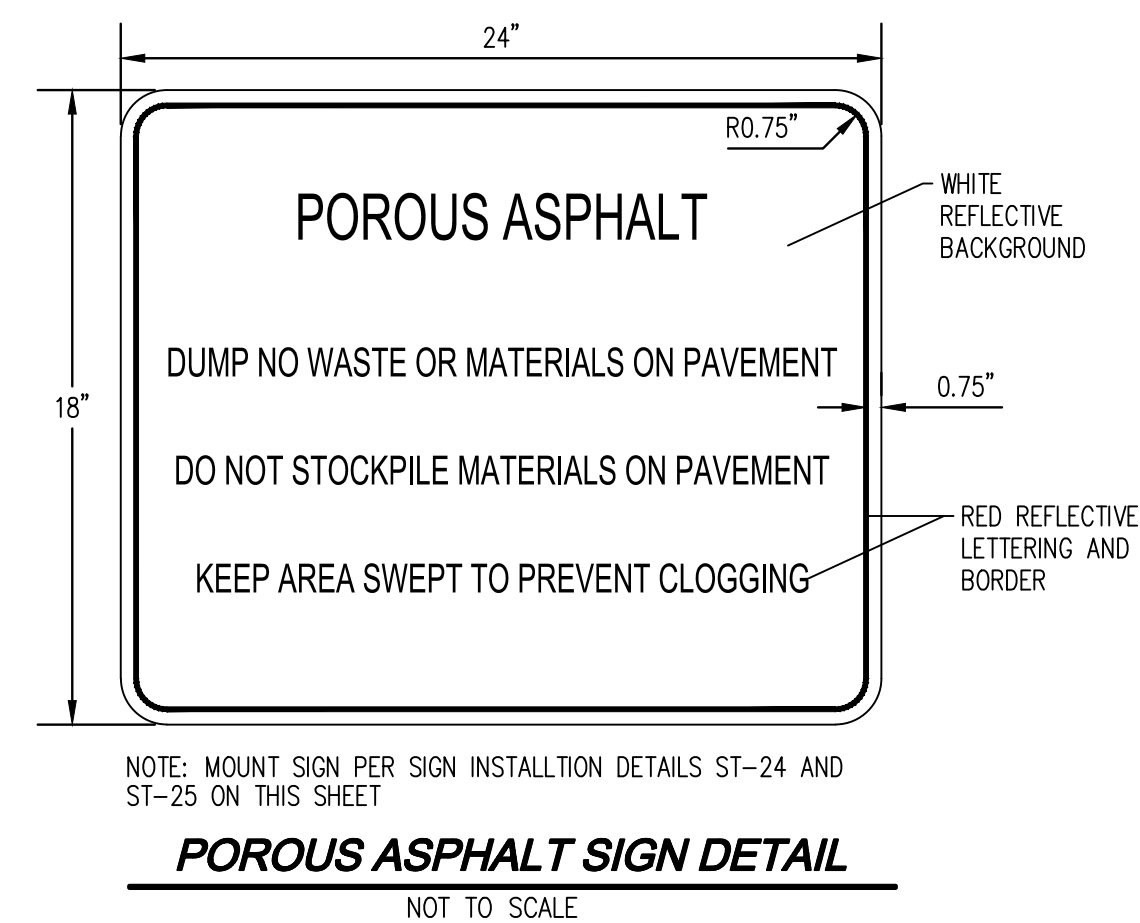
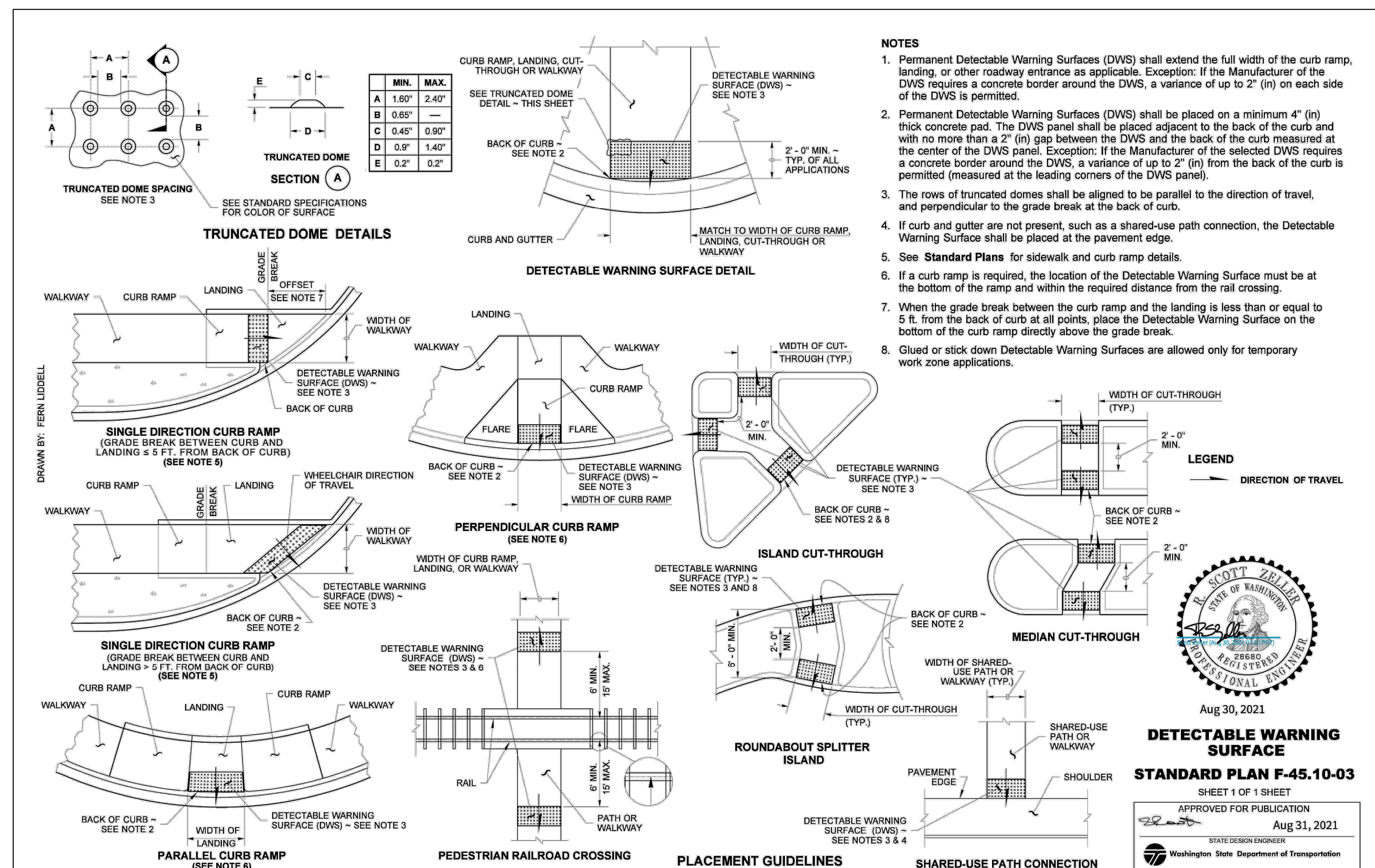
VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
 SITE IMPROVEMENT NOTES AND DETAILS

W. E. BRADLEY
 PROFESSIONAL ENGINEER
 No. 51555
 Exp. 12/31/2023
 JOB NUMBER: C22-229
 DRAWING NAME: C22-229 SP-03
 DESIGNER: T. BRADLEY
 DRAFTING BY: S. ORDONEZ
 DATE: OCTOBER, 2023
 SCALE: AS NOTED
 JURISDICTION: TUMWATER
SP-03
 SHEET 6 OF 43

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811 or 1-800-424-5555
 Utilities Underground Location Center

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UTILITY NOTE
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Drawing: P:\City\2022\222-229 new market apartments\Drawings\Construction\Phase 1\C22-229 SP-04.dwg Plotlet: Oct 27, 2023 - 12:01pm

NO.	DATE	DESCRIPTION

REVISIONS

BY: _____

DATE: _____

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VINE STREET INVESTORS, LLC

NEW MARKET APARTMENTS

SITE IMPROVEMENT NOTES AND DETAILS

T. BRADLEY
REGISTERED PROFESSIONAL ENGINEER
91555
07/27/2023

JOB NUMBER: C22-229
DRAWING NAME: C22-229 SP-04
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

SP-04

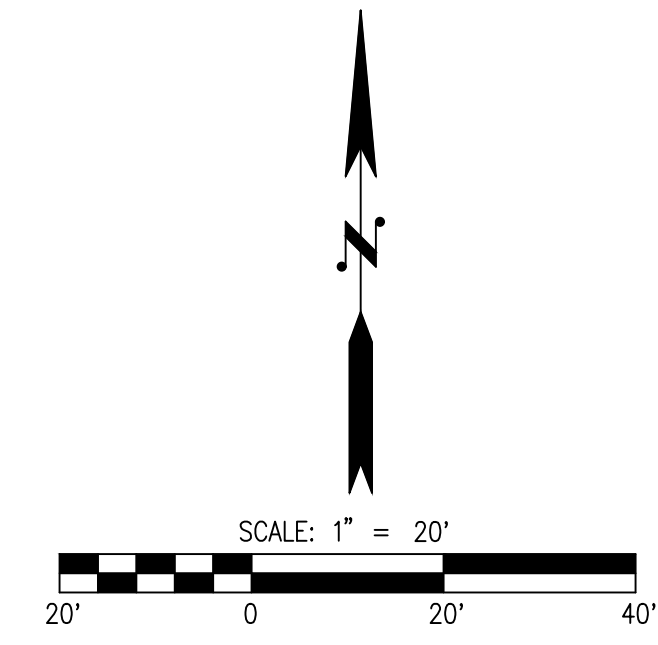
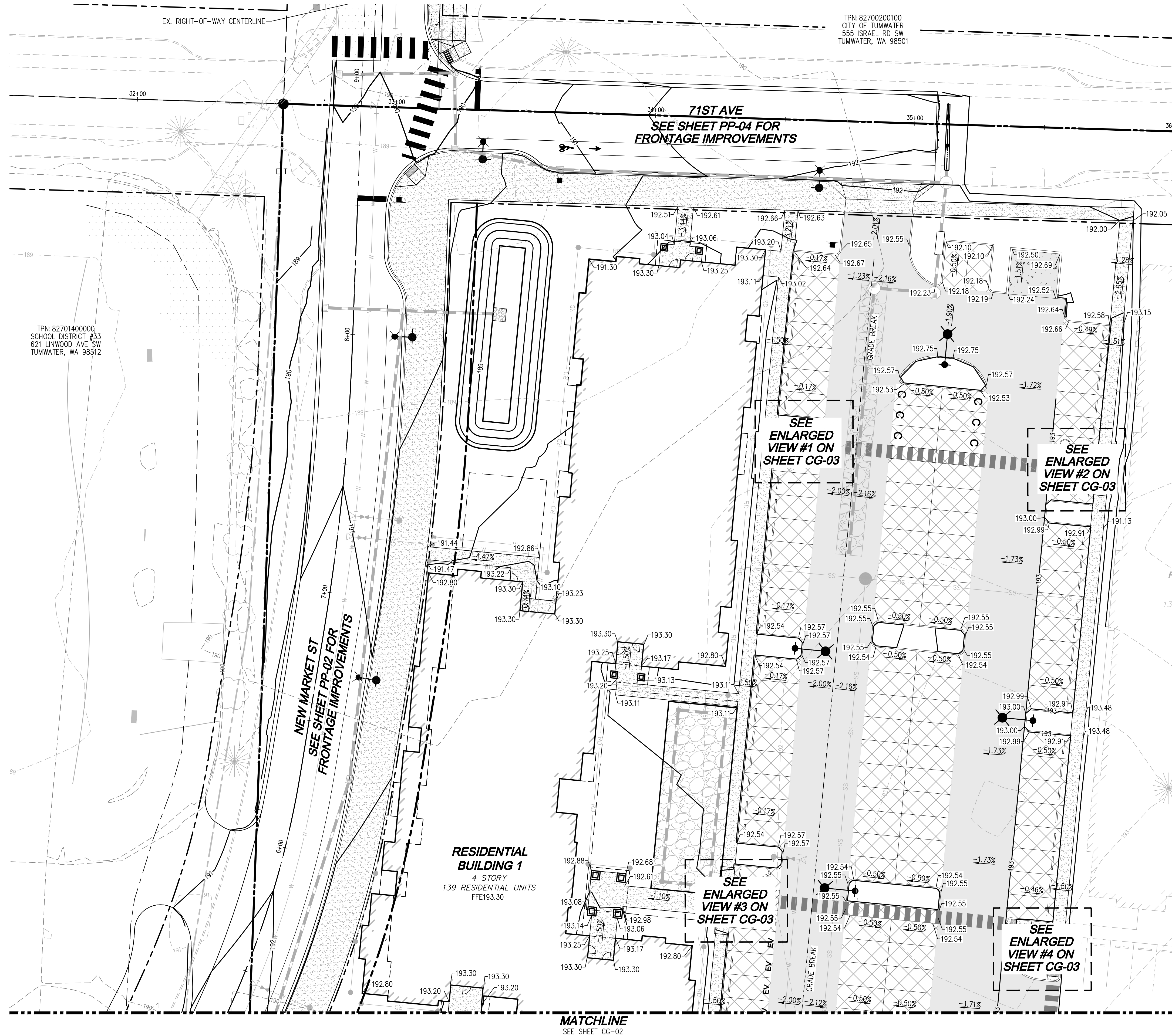
SHEET 7 OF 43

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A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



LEGEND

	TC:XXX.XX	TOP OF CURB SPOT ELEVATION
	GL:XXX.XX	GUTTERLINE SPOT ELEVATION
	XXX.XX	SPOT ELEVATION
	X.XX%	SLOPE ARROW
	---	EXISTING CONTOURS
	---	PROPOSED CONTOURS
	---	GRADE BREAK

NO.	DATE	DESCRIPTION

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VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
 GRADING PLAN



JOB NUMBER:	C22-229
DRAWING NAME:	C22-229 CG-01
DESIGNER:	T. BRADLEY
DRAFTING BY:	S. ORDONEZ
DATE:	OCTOBER, 2023
SCALE:	AS NOTED
JURISDICTION:	TUMWATER

CG-01
 SHEET 8 OF 43

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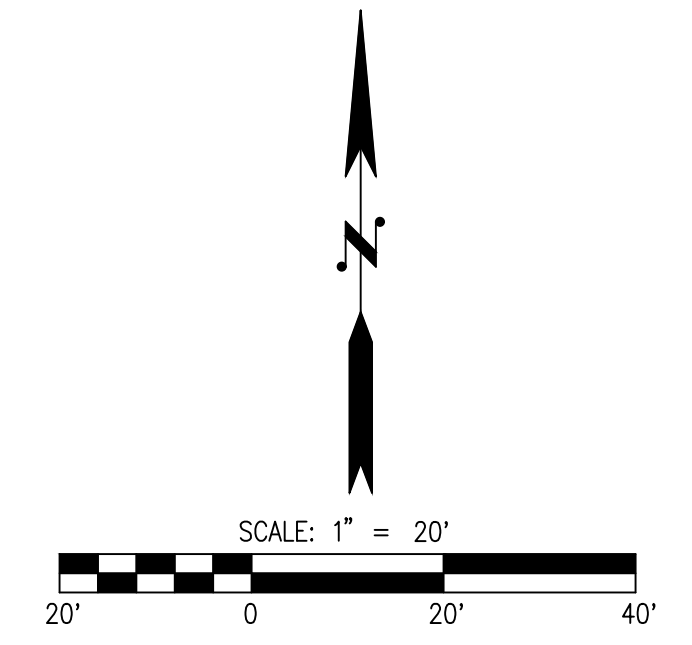
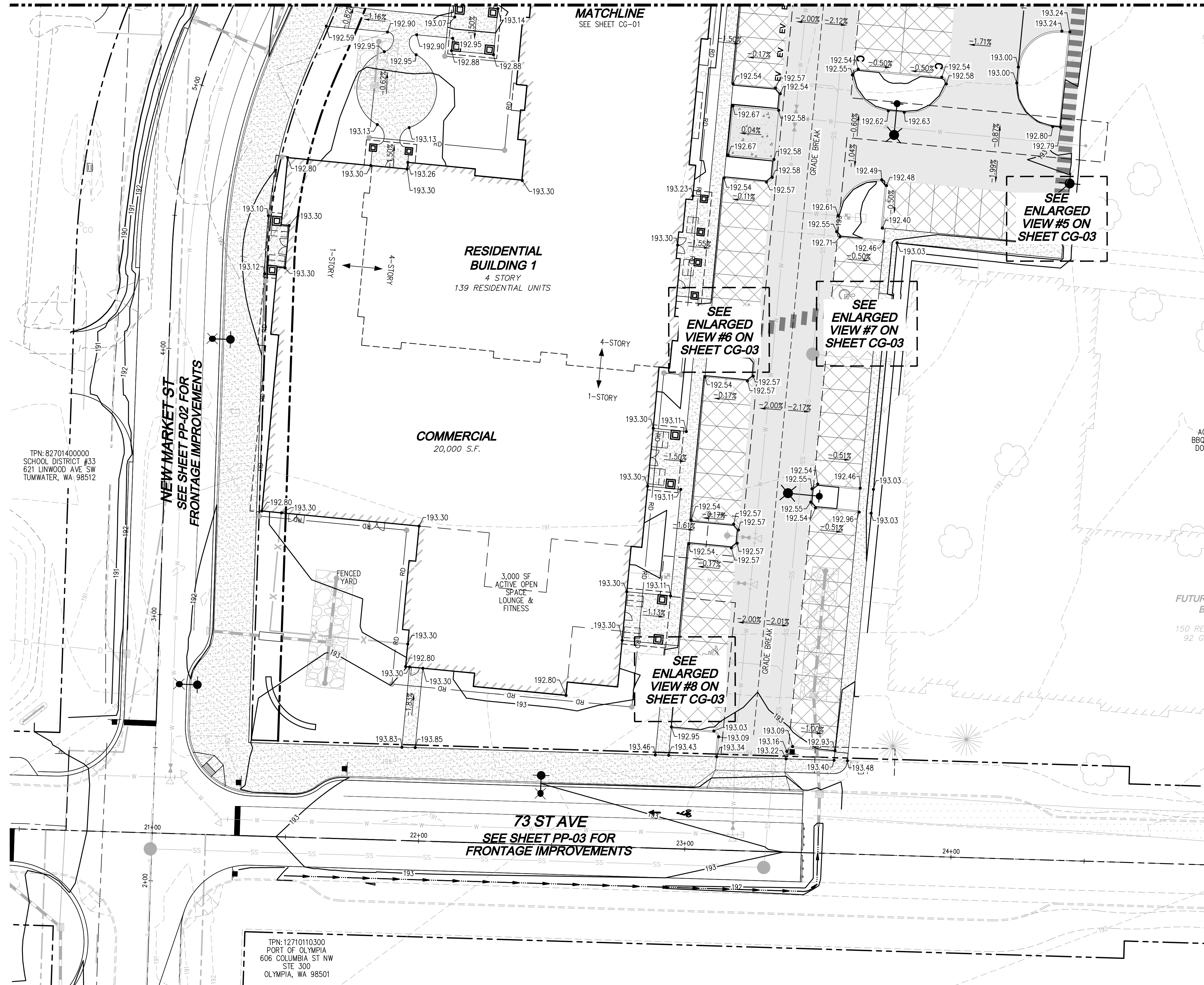
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LEGEND

TC:XXX.XX	TOP OF CURB SPOT ELEVATION
GL:XXX.XX	GUTTERLINE SPOT ELEVATION
XXX.XX	SPOT ELEVATION
X.XX%	SLOPE ARROW
-XX-	EXISTING CONTOURS
XX	PROPOSED CONTOURS
---	GRADE BREAK

TPN: 82701400000
SCHOOL DISTRICT #33
621 LINWOOD AVE SW
TUMWATER, WA 98512

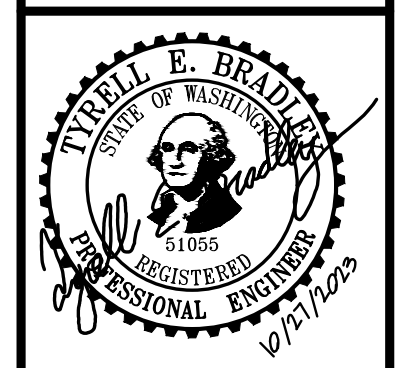
TPN: 12710110300
PORT OF OLYMPIA
606 COLUMBIA ST NW
STE 300
OLYMPIA, WA 98501

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VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
GRADING PLAN



JOB NUMBER: C22-229
DRAWING NAME: C22-229 CG-02
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

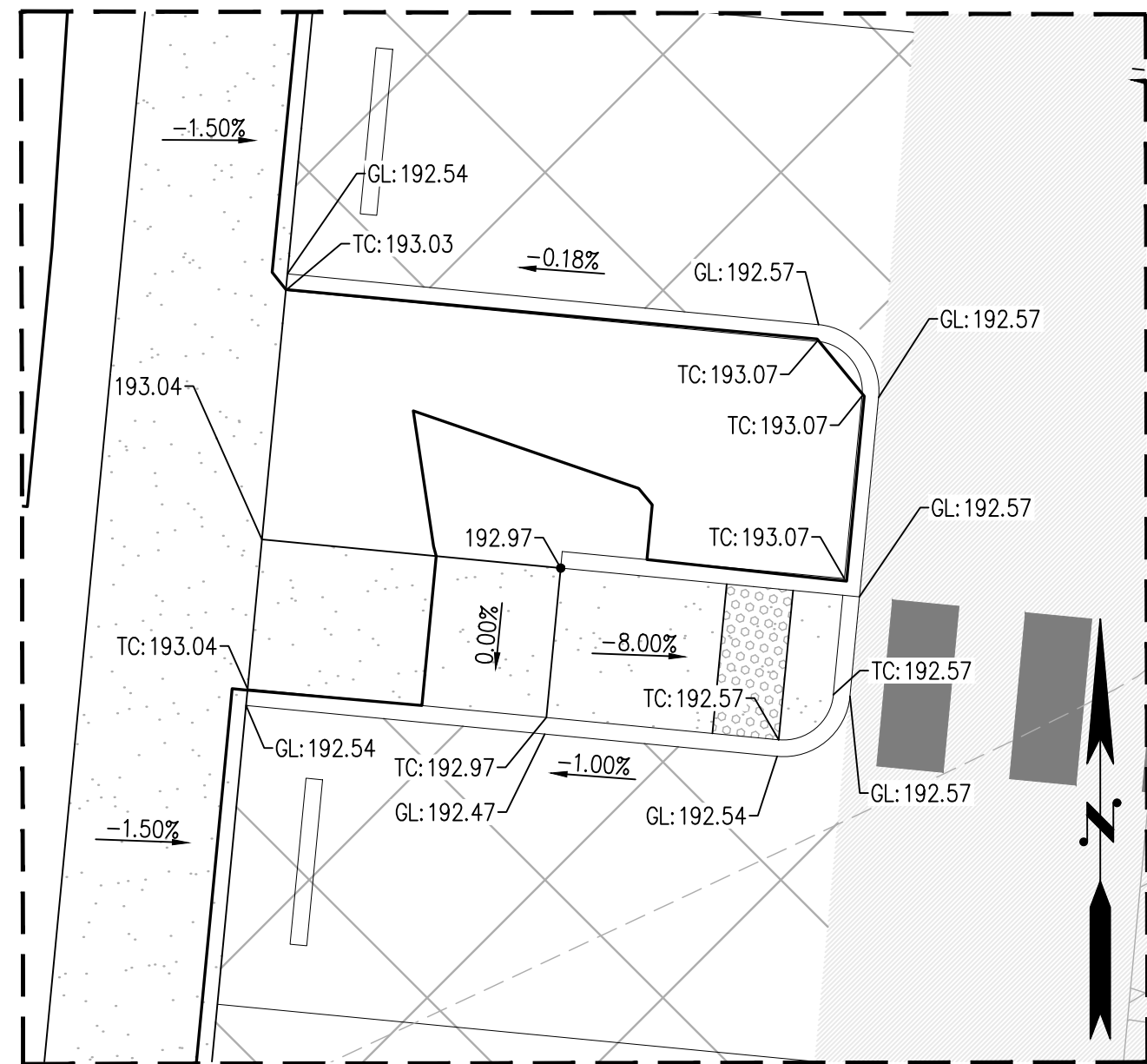
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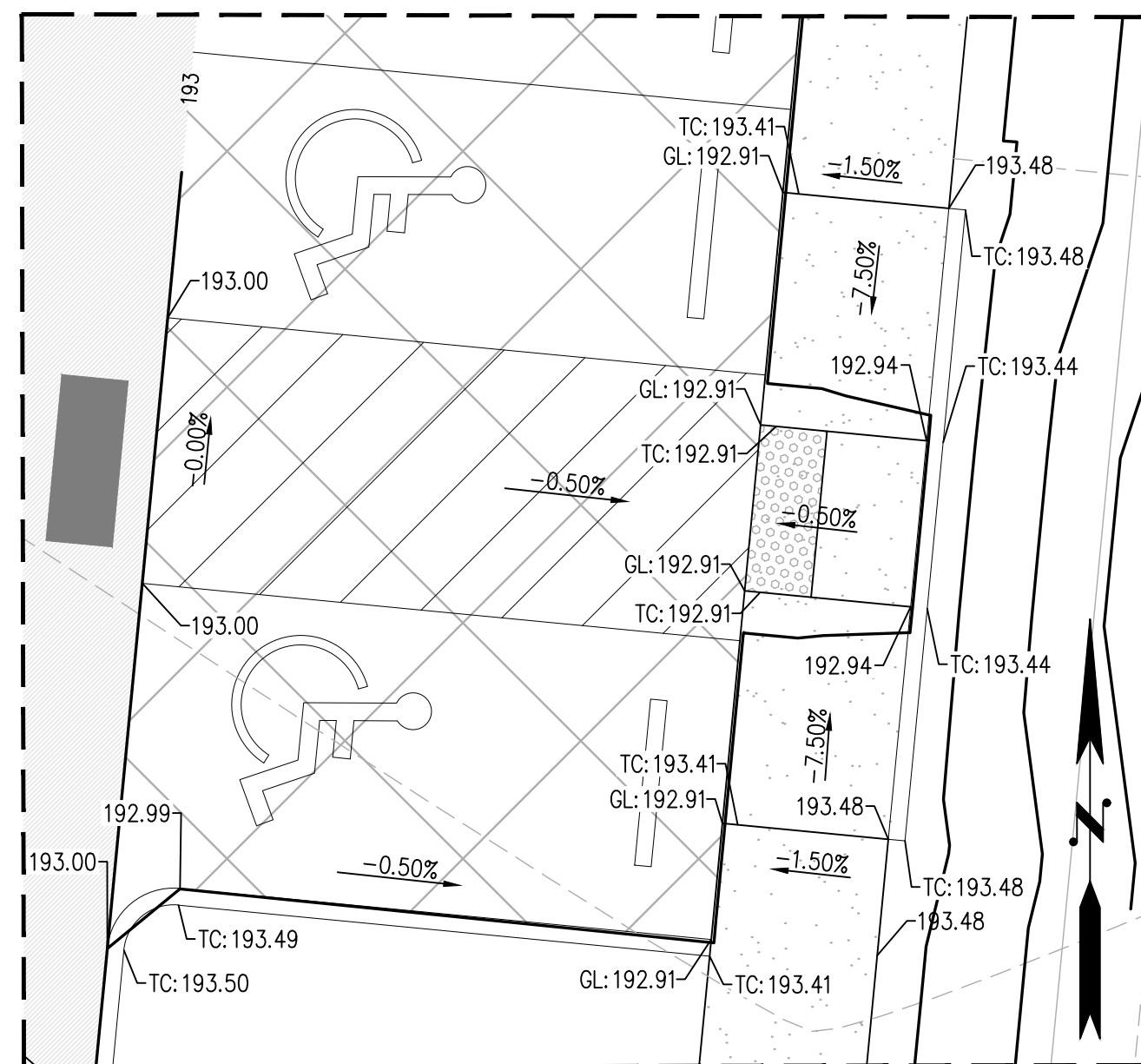
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TUM-21-1322

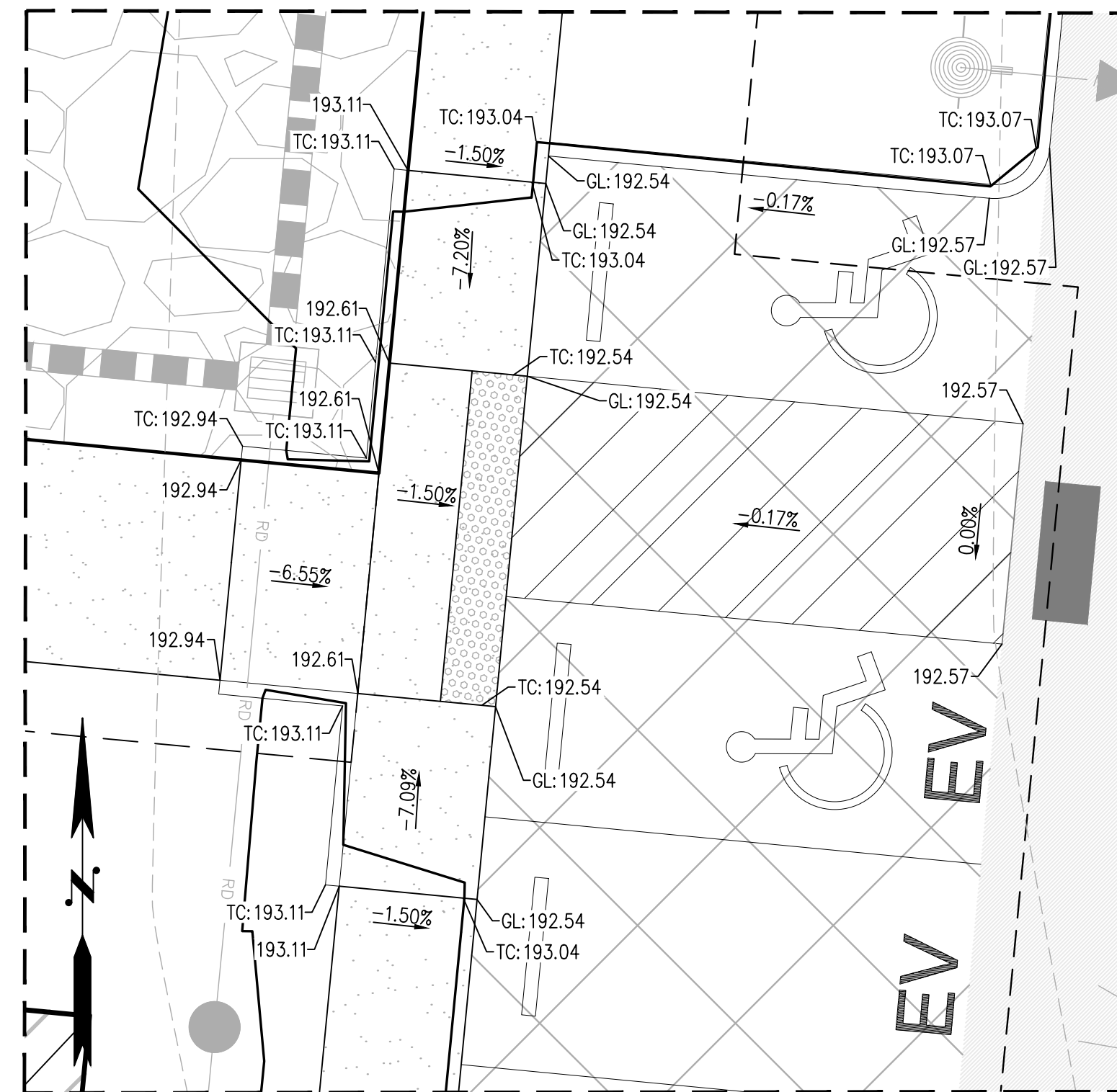
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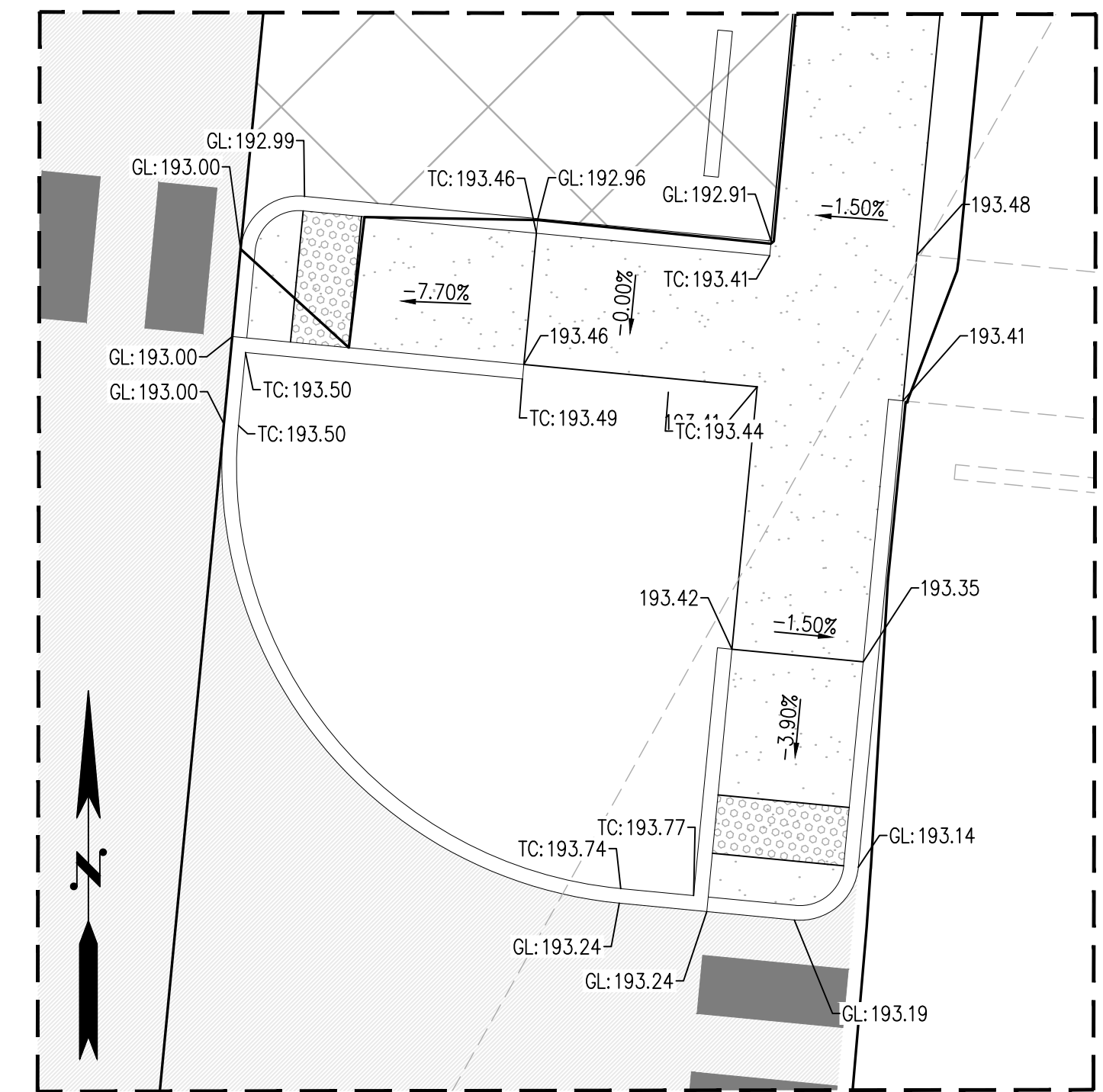
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SCALE: 1" = 5'



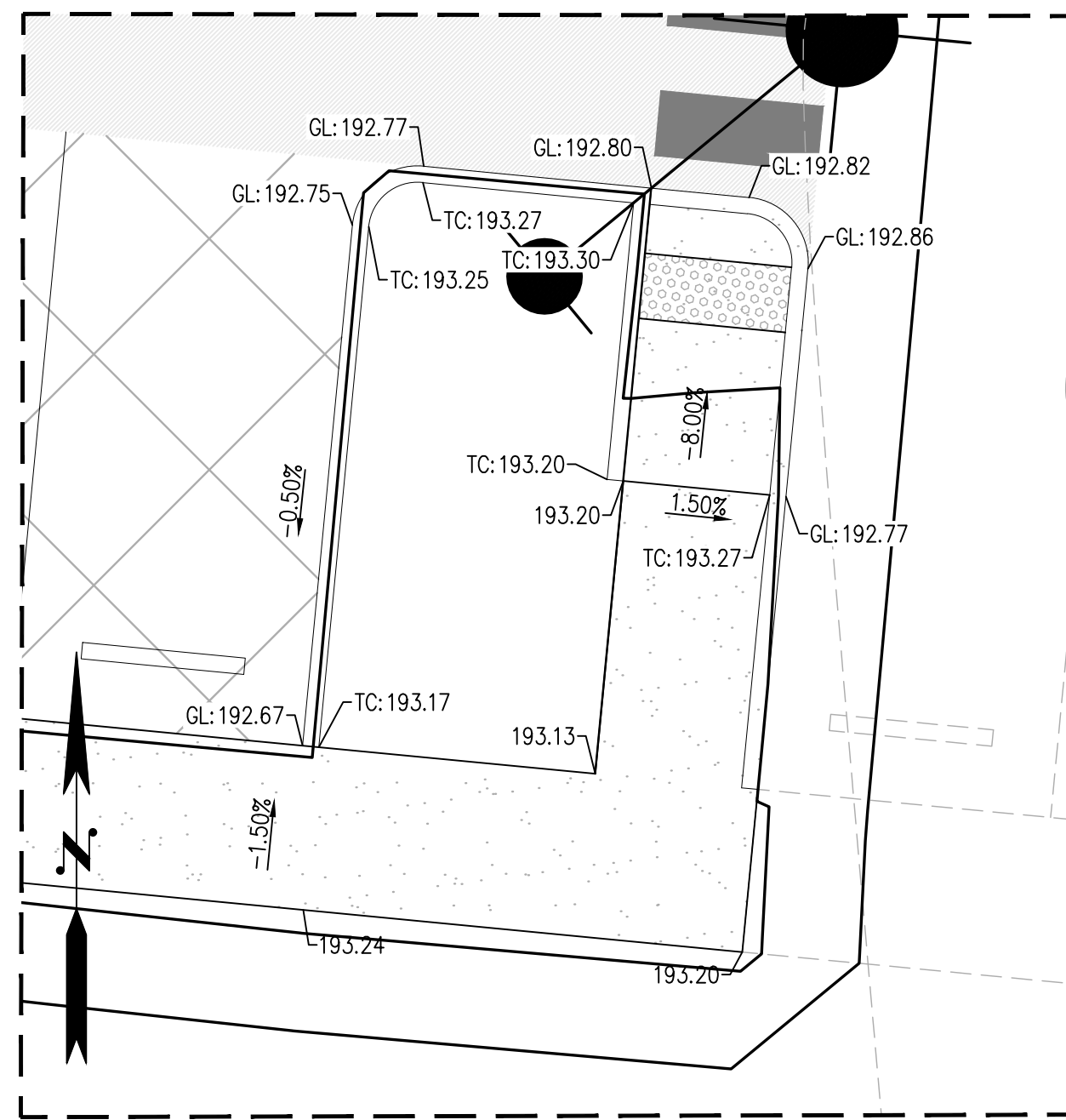
ENLARGED VIEW #2
SCALE: 1" = 5'



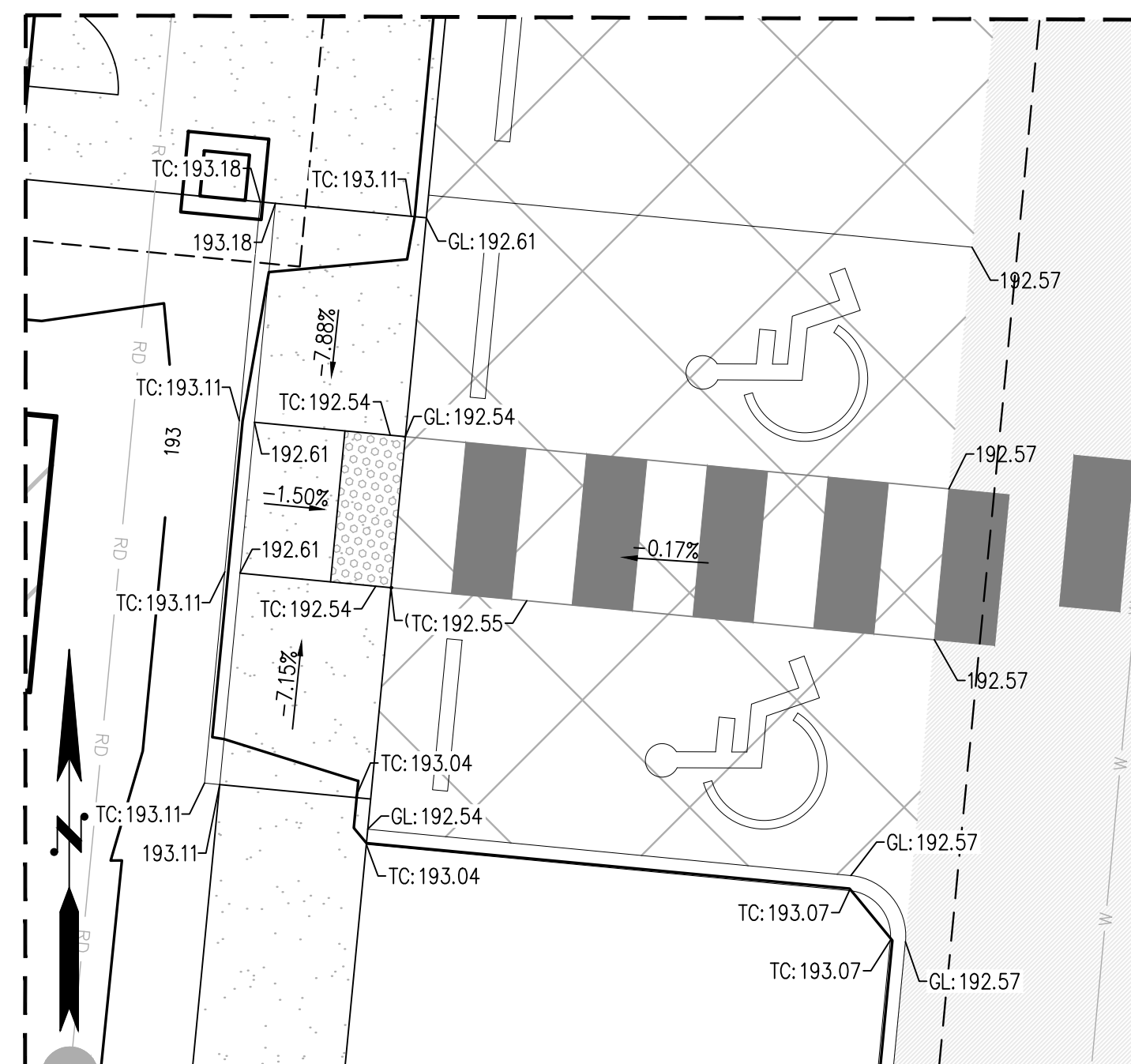
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SCALE: 1" = 5'



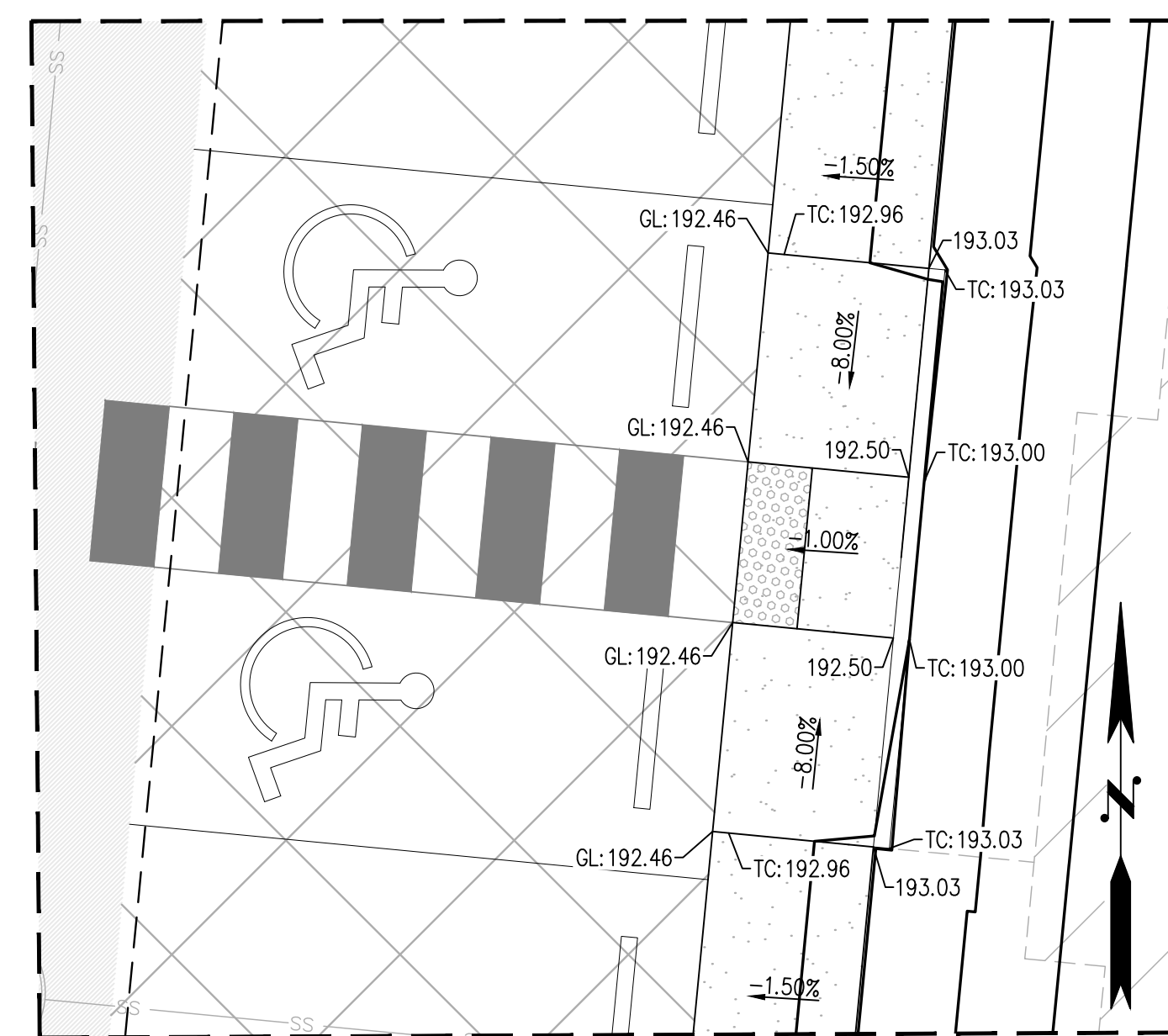
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SCALE: 1" = 5'



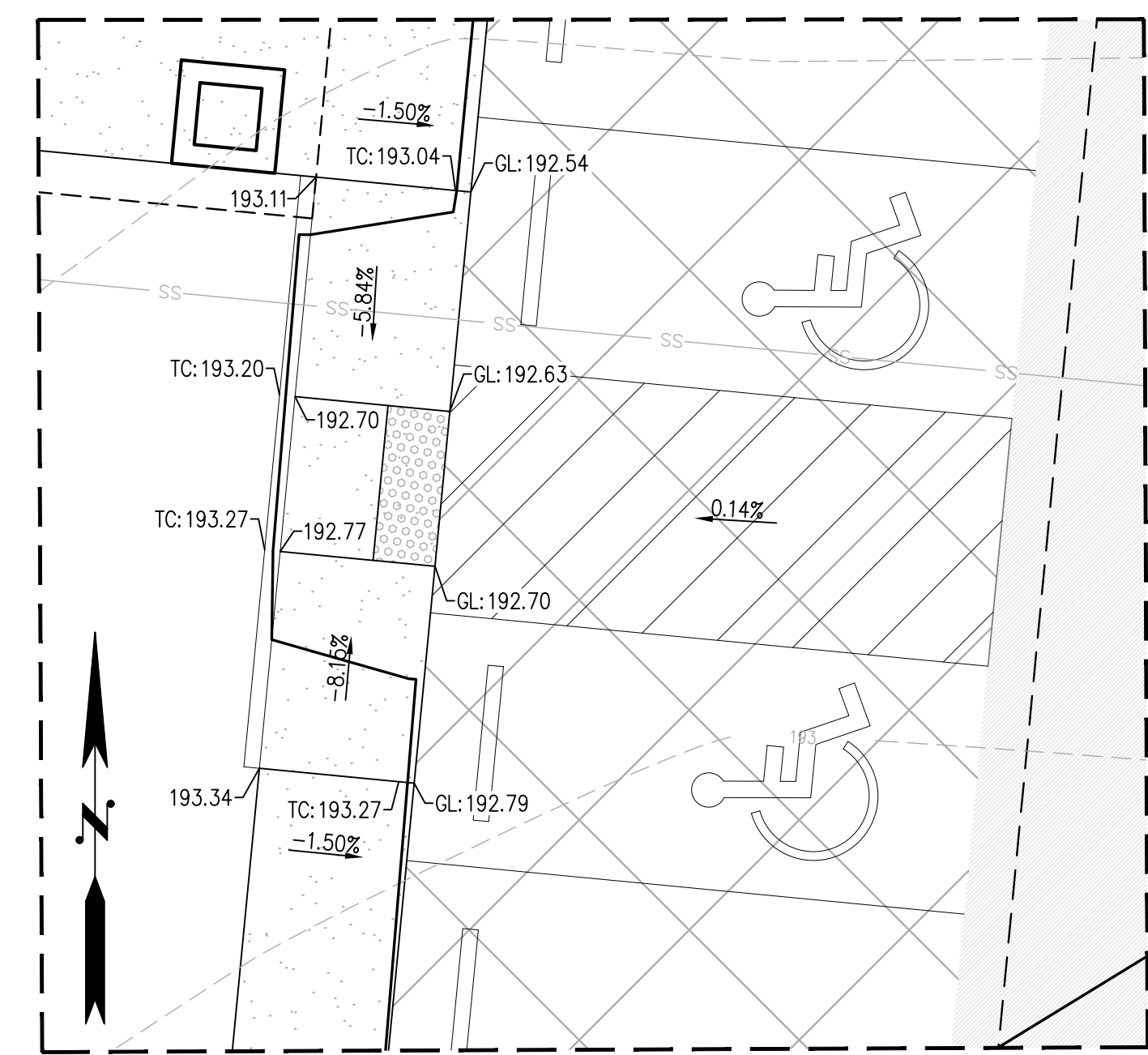
ENLARGED VIEW #5
SCALE: 1" = 5'



ENLARGED VIEW #6
SCALE: 1" = 5'



ENLARGED VIEW #7
SCALE: 1" = 5'



ENLARGED VIEW #8
SCALE: 1" = 5'

LEGEND

- TC: XXX.XX TOP OF CURB SPOT ELEVATION
- GL: XXX.XX GUTTERLINE SPOT ELEVATION
- XXX.XX SPOT ELEVATION
- X.XX% SLOPE ARROW
- EXISTING CONTOURS
- - - - - PROPOSED CONTOURS
- - - - - GRADE BREAK

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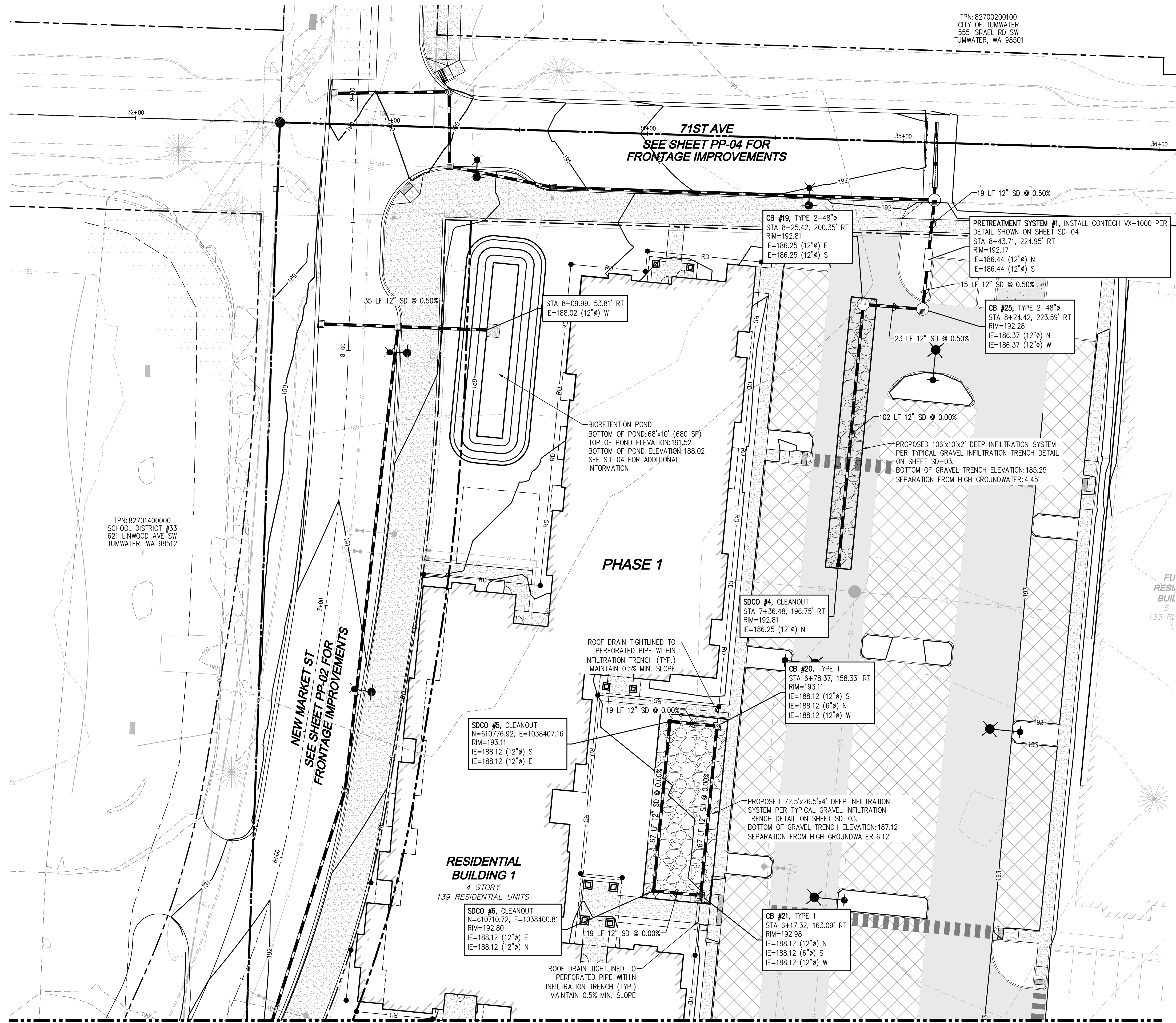
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VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
GRADING DETAILS



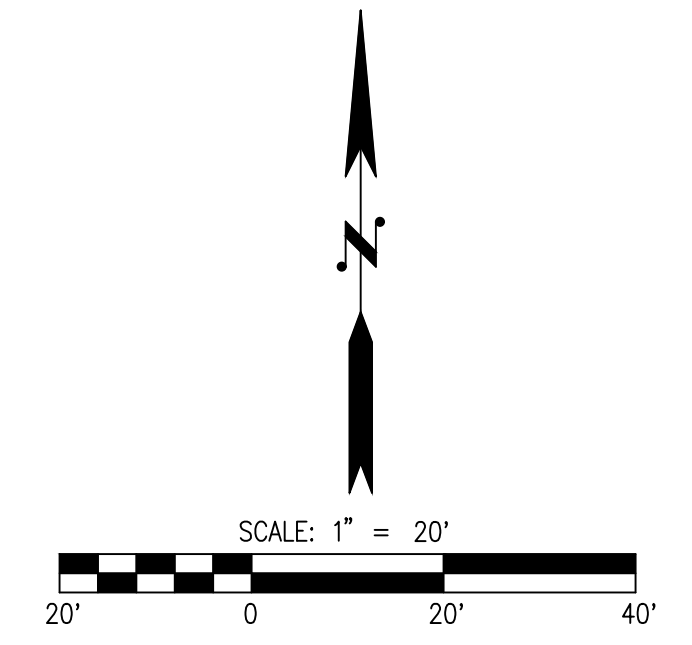
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DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

CG-03
SHEET 10 OF 43



TPN: 82700200100
CITY OF TUMWATER
555 ISRAEL RD SW
TUMWATER, WA 98501

TPN: 82701400000
SCHOOL DISTRICT #33
621 LINWOOD AVE SW
TUMWATER, WA 98512



- LEGEND**
- STORM DRAIN CLEANOUT PER DETAIL SHOWN ON SHEET SD-03
 - ▣ TYPE 1 CATCH BASIN WITH SOLID LID PER WSDOT STD. DETAIL B-5.20-03 SHOWN ON SHEET SD-03
 - ▣ TYPE 2 48" CATCH BASIN PER WSDOT STANDARD PLAN B-10.20-02 SHOWN ON SHEET SD-04
 - ASTM D3034 SDR35 PVC STORM PIPE, UNLESS OTHERWISE NOTED
 - - - ASTM D3034 SDR35 PVC DRAIN LINE
 - ▨ INFILTRATION TRENCH PER DETAIL ON SHEET SD-03

NO.	DATE	DESCRIPTION

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Tumwater, WA 98501
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VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
DRAINAGE PLAN



JOB NUMBER: C22-229
DRAWING NAME: C22-229 SD-01
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
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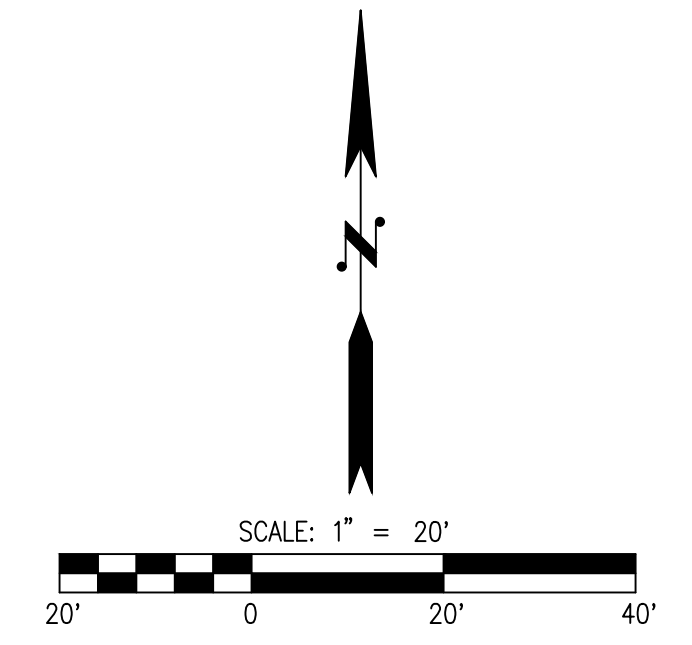
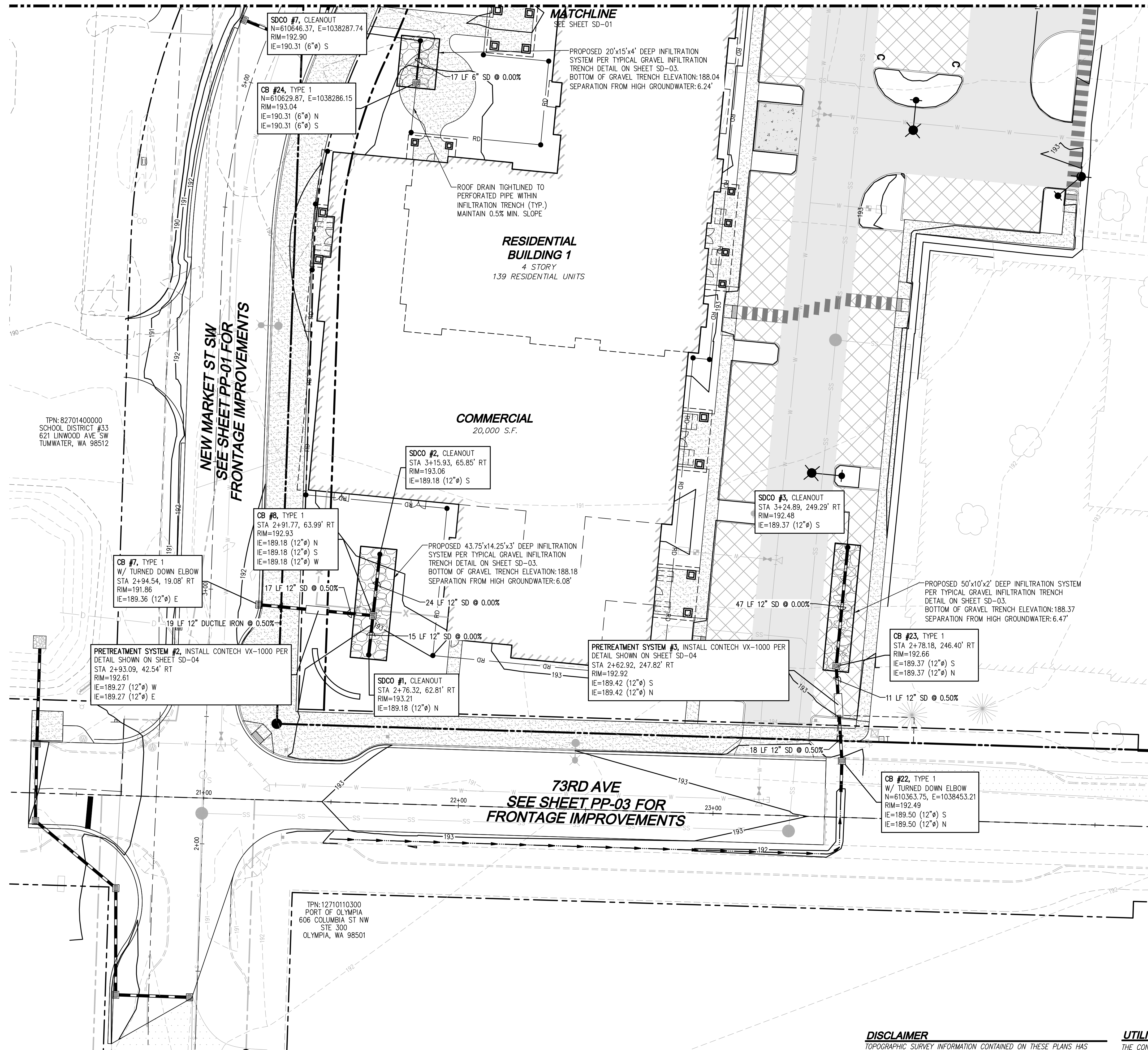
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MATCHLINE
SEE SHEET SD-02

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Utilities Underground Location Center



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 - TYPE 1 CATCH BASIN WITH SOLID LID PER WSDOT STD. DETAIL B-5.20-03 SHOWN ON SHEET SD-03
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NEW MARKET APARTMENTS
DRAINAGE PLAN**



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CITY OF TUMWATER STANDARD STORMWATER NOTES

- 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).
- 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").
- PROPOONENT SHALL COMPLY WITH ALL OTHER PERMITS AND OTHER REQUIREMENTS OF THE GOVERNING AUTHORITY OR AGENCY.
- A PRECONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION OR STAKING OF THE SITE.
- 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.
- STORM DRAIN PIPE SHALL BE AS SPECIFIED IN THE DRAINAGE MANUAL.
- SPECIAL STRUCTURES, OIL/WATER SEPARATORS, AND OUTLET CONTROLS SHALL BE INSTALLED PER PLANS AND MANUFACTURERS RECOMMENDATIONS.
- PROVIDE TRAFFIC CONTROL PLAN(S) AS REQUIRED IN ACCORDANCE WITH MUTCD.
- CALL UNDERGROUND LOCATE LINE 1-800-424-5555 MINIMUM 48 HOURS PRIOR TO ANY EXCAVATIONS.
- 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.
- THE MINIMUM STAKING OF STORM SEWER SYSTEMS SHALL BE AS FOLLOWS:
 - STAKE LOCATION OF ALL CATCH BASINS/MANHOLES AND OTHER FIXTURES FOR GRADE AND ALIGNMENT.
 - STAKE LOCATION, SIZE, AND DEPTH OF RETENTION/DETENTION FACILITY.
 - 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.
- 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.
- 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 ENDS AND SECTIONS TO MATCH THE SIDE SLOPE.
- IF DRAINAGE OUTLETS (STUB-OUTS) ARE TO BE PROVIDED FOR EACH INDIVIDUAL LOT, THE STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
 - 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 STORM WATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
 - 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.
 - 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 HOME OWNER.
- THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS ON FILE WITH THE JURISDICTION. ANY MATERIAL DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE JURISDICTION.
- A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- 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.
- ALL BUILDING DOWNSPOUTS ON COMMERCIAL SITES SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM, UNLESS OTHERWISE APPROVED BY THE JURISDICTION.
- ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT PROJECT.
- 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.
- 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.
- 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.
- 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, SAW CUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE PROPER, WITHOUT CONFLICT, ACCEPTABLE TO THE ENGINEER AND THE JURISDICTION, COMPLETE IN PLACE, AND READY TO USE.
- 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.

TESTING & SAMPLING FREQUENCY GUIDE

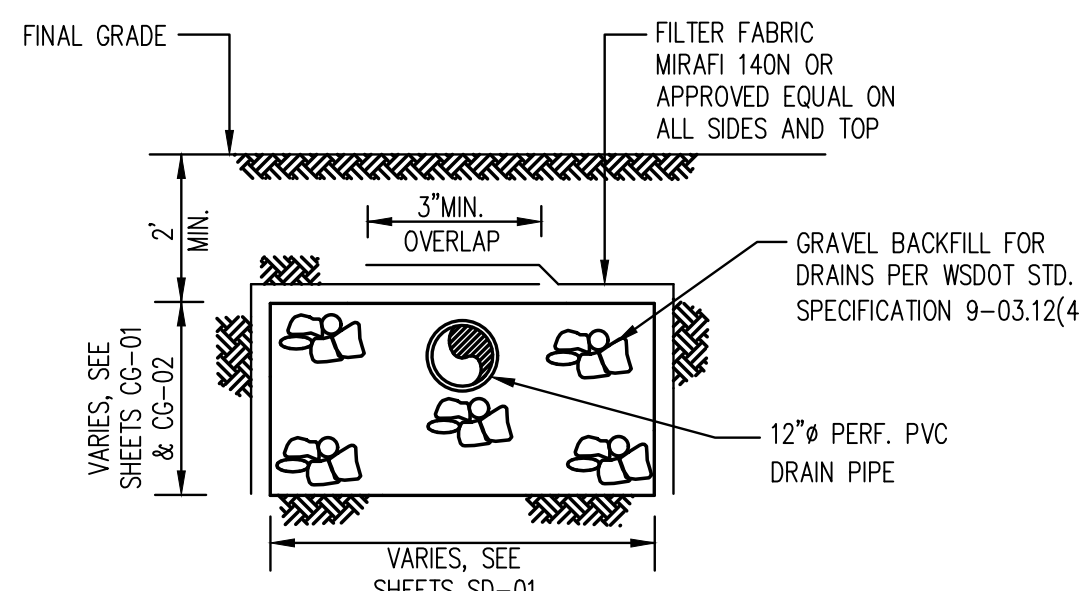
ITEM	TYPE OF TESTS	MINIMUM #	FREQUENCY
GRAVEL BORROW	GRADING & SE	1 EACH	1-4000 TON
SAND DRAINAGE BLANKET	GRADING	1 EACH	1-4000 TON
CSTC	GRADING, SE & FRACTURE	1 EACH	1-2000 TON
CSBC	GRADING, SE & FRACTURE	1 EACH	1-2000 TON
BALLAST	GRADING, SE & FRACTURE	1 EACH	1-2000 TON
BACKFILL/SAND DRAINS	GRADING	1 EACH	1-2000 TON
GRAVEL BACKFILL FOR:			
FOUNDATIONS	GRADING, SE & DUST RATIO	1 EACH	1-100 TON
PIPE BEDDING	GRADING, SE & DUST RATIO	1 EACH	1-100 TON
DRAINS	GRADING	1 EACH	1-100 TON
CEMENT	MIX DESIGN CERTIFICATION	1 EACH	1-JOB
PCC STRUCTURES (SIDEWALK, CURB AND GUTTER FOUNDATIONS)	28 DAY COMPRESSIVE STRENGTH CYLINDERS	2 EACH	1-100 CY
ASPHALT			
	CERTIFICATION	1 EACH	1-JOB
	MIX DESIGN	1 EACH	1-JOB
	COMPACTION	2 EACH	5-200 TON
COMPACTION TESTING:			
SUB GRADE	COMPACTION	1 EACH ²	1-150 LF
CSTC	COMPACTION	1 EACH ²	1-150 LF
CSBC	COMPACTION	1 EACH ²	1-150 LF
BALLAST	COMPACTION	1 EACH ²	1-150 LF
TRENCH BACKFILL	COMPACTION	1 EACH ²	1-150 LF

SE = SAND EQUIVALENCY
 1. A CONTROL LOT SHALL BE A NORMAL DAYS PRODUCTION. FOR MINOR QUANTITIES 200 TONS OR LESS PER DAY, A MINIMUM OF TWO (2) GAUGE READINESS SHALL BE TAKEN.
 2. MINIMUM OF TWO (2) TESTS FOR PROJECTS SHORTER THAN 150'.

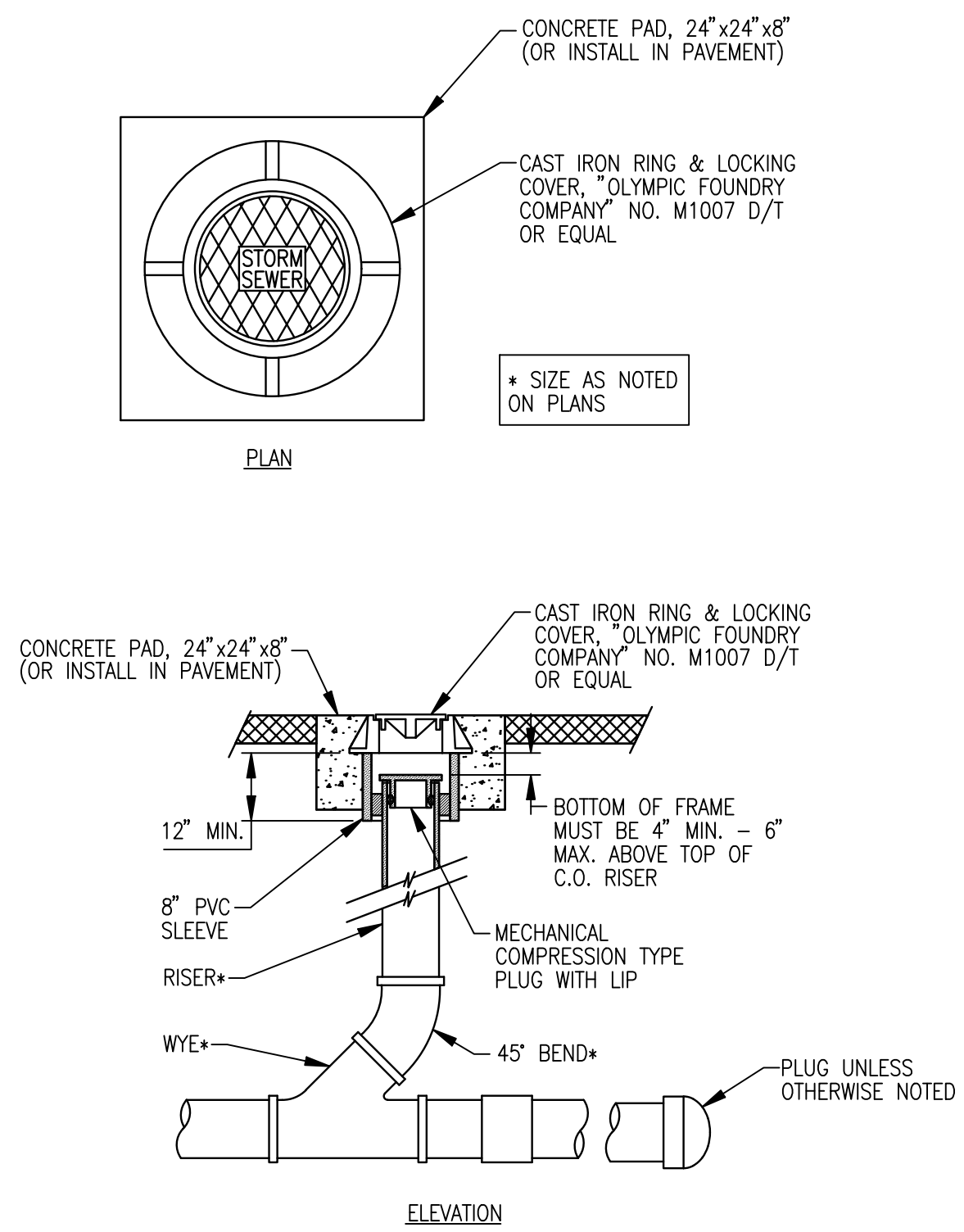
TESTING SHALL BE REQUIRED AT THE DEVELOPER'S OR CONTRACTOR'S EXPENSE. THE TESTING SHALL BE ORDERED BY THE DEVELOPER OR CONTRACTOR AND CHOSEN TESTING LAB SHALL BE APPROVED BY THE CITY CONSTRUCTION INSPECTOR. TESTING SHALL BE DONE ON ALL MATERIALS AND CONSTRUCTION AS SPECIFIED IN THE WSDOT APWA STANDARD SPECIFICATIONS AND WITH FREQUENCY SPECIFIED ABOVE.

THE CITY CONSTRUCTION INSPECTOR AND REVIEW ENGINEER FOR THE PROJECT WILL BE NOTIFIED IMMEDIATELY OF FAILED TEST RESULTS.

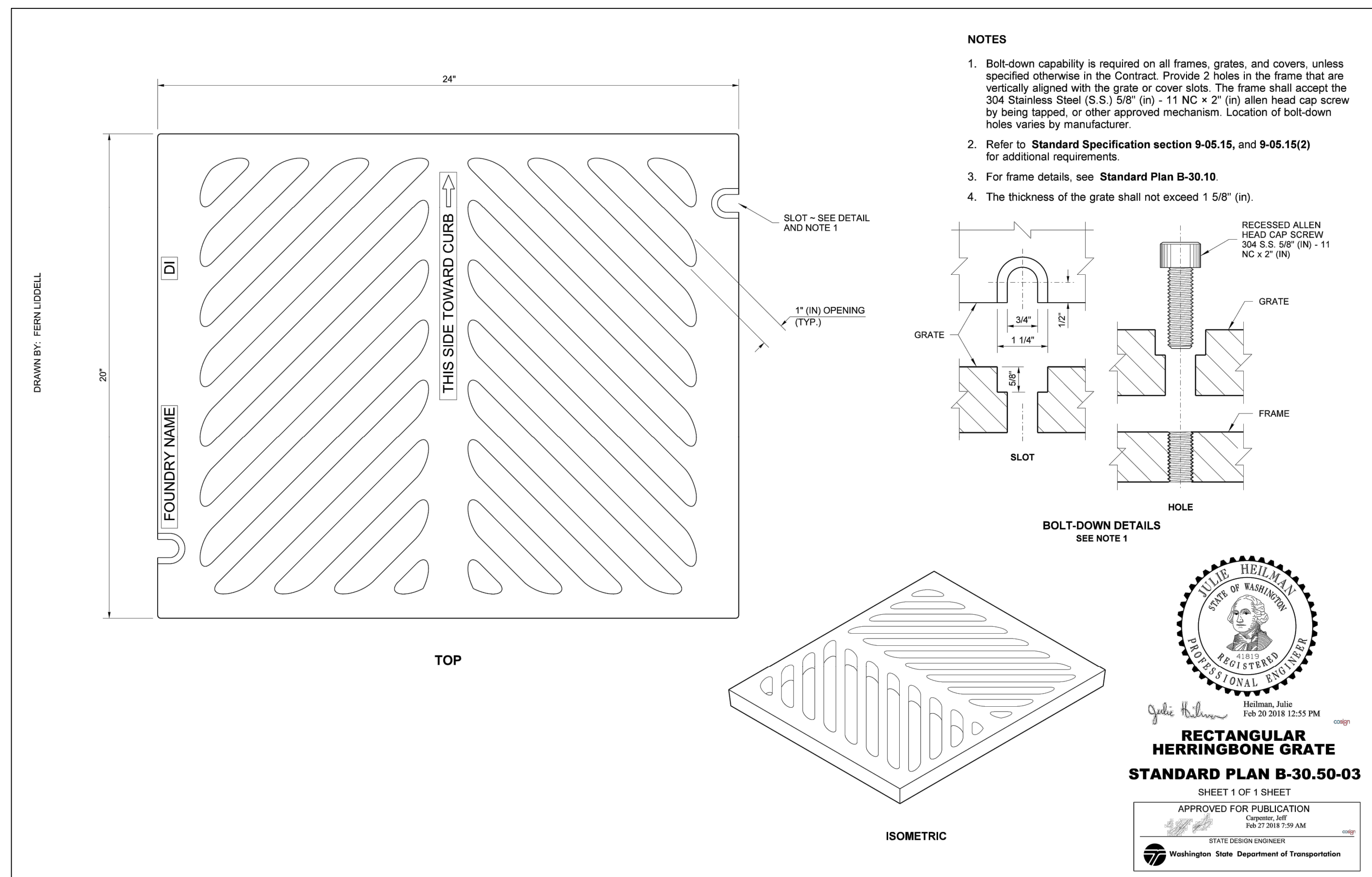
ALL TEST RESULTS WILL BE SUBMITTED TO DEVELOPMENT@CI.TUMWATER.WA.US FOR RECORDING WITHIN 48 HOURS OF THE RESULTS BEING MADE AVAILABLE TO THE DEVELOPER OR CONTRACTOR. THE SUBJECT LINE SHALL CONTAIN THE PROJECT NAME AND TUM# AS THEY APPEAR ON THE APPROVED CIVIL PLANS.



GRAVEL INFILTRATION TRENCH DETAIL
NTS



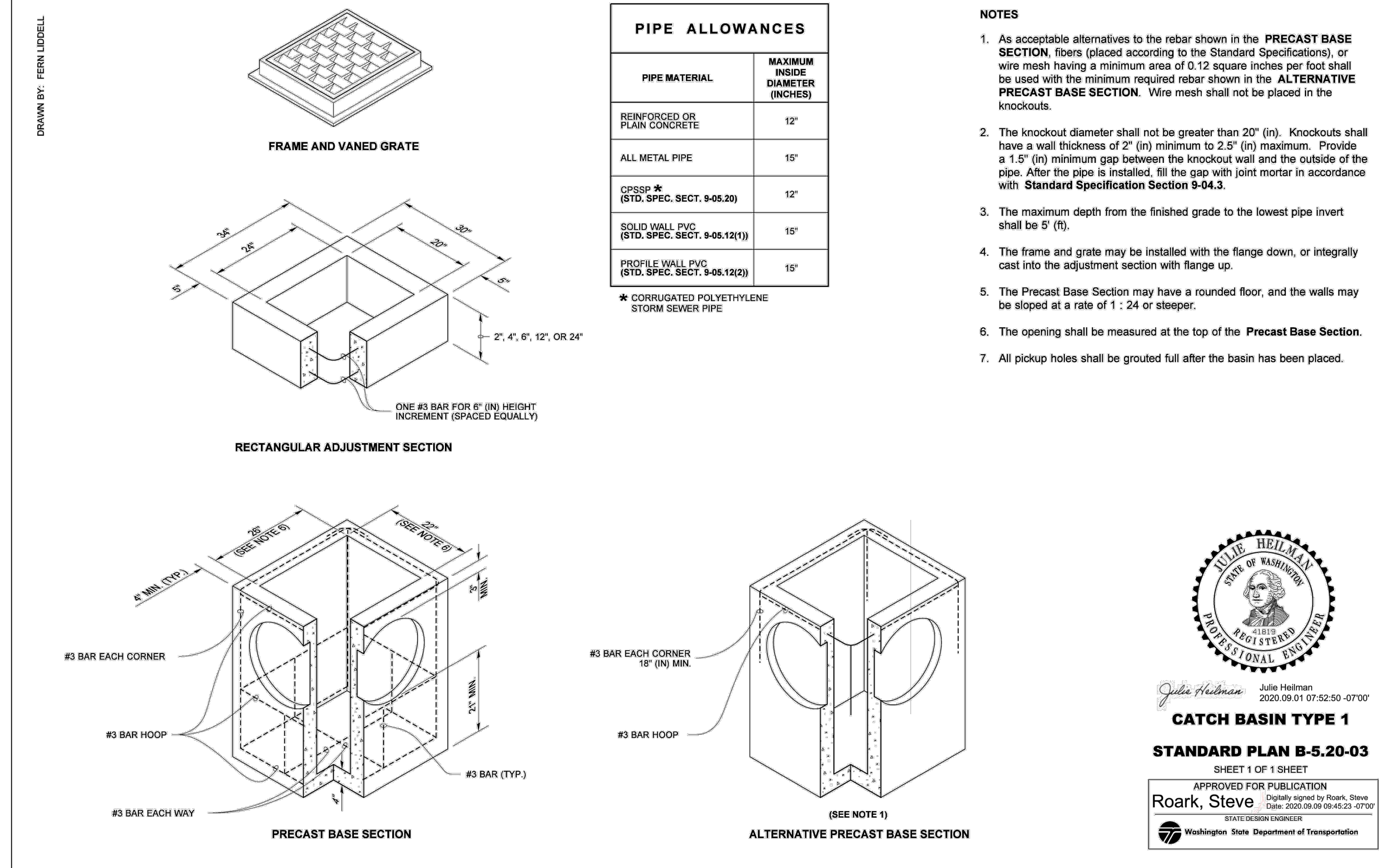
STORM CLEANOUT
NOT TO SCALE



- NOTES**
- Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (in) - 11 NC x 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.
 - Refer to Standard Specification section 9-05.15, and 9-05.15(2) for additional requirements.
 - For frame details, see Standard Plan B-30-10.
 - The thickness of the grate shall not exceed 1 5/8" (in).



RECTANGULAR HERRINGBONE GRATE
STANDARD PLAN B-30-50-03
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Roark, Steve
Digitally signed by Roark, Steve
Date: 2023.08.08 09:42:27 -0700
Washington State Department of Transportation



PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSP # (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

- NOTES**
- As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
 - The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1 1/2" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification Section 9-04.3.
 - The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
 - The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
 - The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
 - The opening shall be measured at the top of the Precast Base Section.
 - All pickup holes shall be grouted full after the basin has been placed.



CATCH BASIN TYPE 1
STANDARD PLAN B-5-20-03
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Roark, Steve
Digitally signed by Roark, Steve
Date: 2023.08.01 07:52:50 -0700
Washington State Department of Transportation

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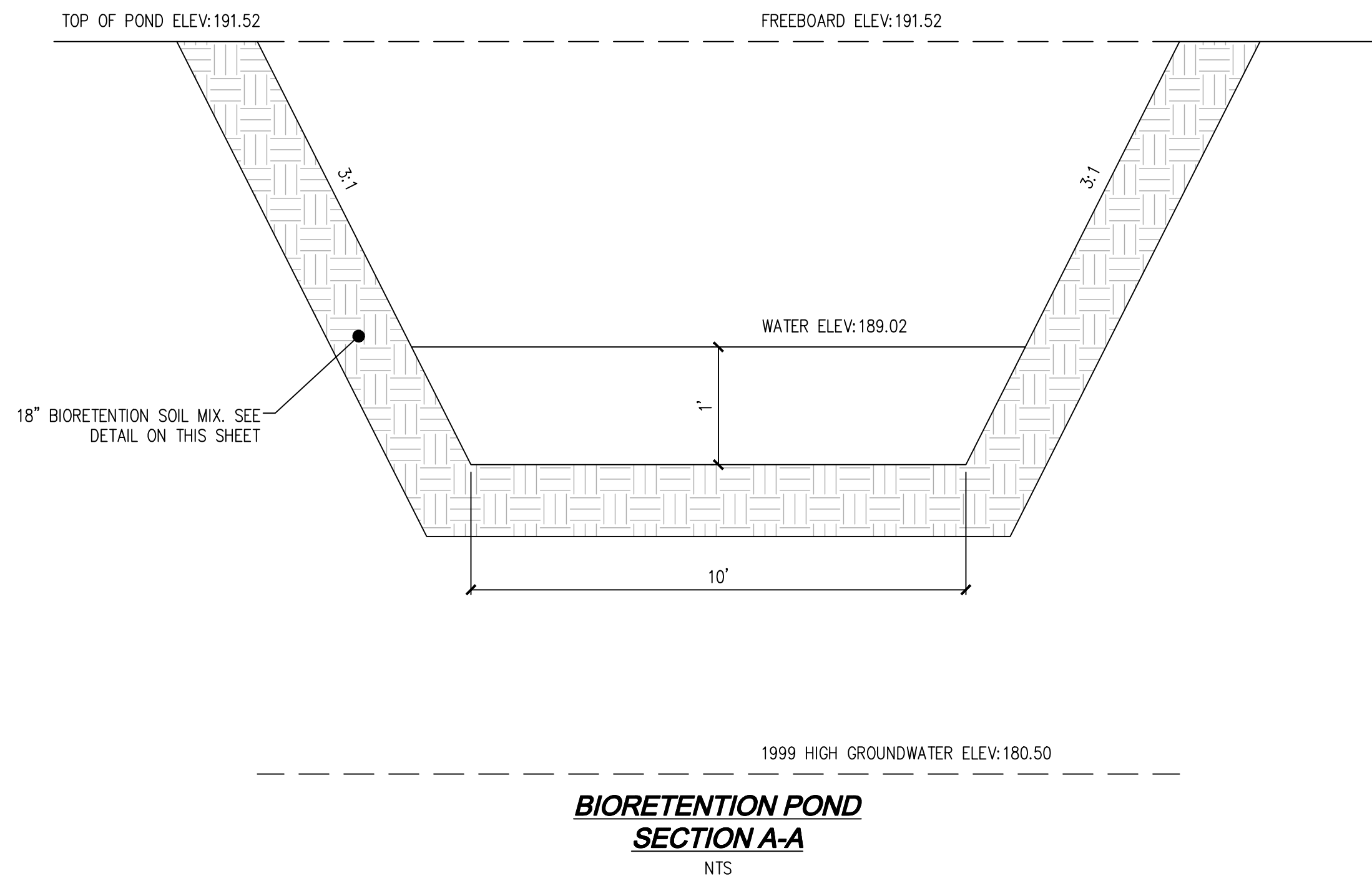
LDC Surveying Engineering Planning
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VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
DRAINAGE NOTES AND DETAILS

W. E. BRADLEY
PROFESSIONAL ENGINEER
JULY 17, 2023

JOB NUMBER: C22-229
DRAWING NAME: C22-229 SD-03
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

SD-03
SHEET 13 OF 43



BIORETENTION POND SECTION A-A
NTS

BIORETENTION CONSTRUCTION NOTES

REFERENCE VOLUME V CHAPTER 5 BMP 17.30 OF THE 2019 DOE MANUAL FOR MORE INFORMATION ON BIORETENTION INSTALLATION & REQUIREMENTS.

CONSTRUCTION OF BIORETENTION FACILITY:

- EXCAVATION
 - MINIMIZING COMPACTION OF THE BASE AND SIDEWALLS OF THE BIORETENTION AREA IS CRITICAL. NO EXCAVATION DURING WEST OR SATURATED CONDITIONS.
- PRIOR TO PLACEMENT OF BIORETENTION SOIL MIX, THE FINISHED SUBGRADE SHALL:
 - BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES
 - HAVE ANY SEDIMENT DEPOSITED FROM CONSTRUCTION RUNOFF REMOVED. TO REMOVE ALL INTRODUCED SEDIMENT, SUBGRADE SOIL SHOULD BE REMOVED TO A DEPTH OF 3-6 INCHES AND REPLACED WITH BIORETENTION SOIL MIX.
 - BE INSPECTED BY THE RESPONSIBLE ENGINEER TO VERIFY REQUIRED SUBGRADE CONDITION.
- SOIL PLACEMENT
 - THE SOIL MIXTURE SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED 6 INCHES PER LIFT FOR THE ENTIRE AREA OF THE BIORETENTION BMP.
 - COMPACT THE BIORETENTION SOIL MIX TO A RELATIVE COMPACTION OF 85 PERCENT OF MODIFIED MAXIMUM DRY DENSITY (ASTM D 1557). COMPACTION CAN BE ACHIEVED BY BOOT PACKING, AND THEN APPLY 0.2 INCHES OF WATER PER 1 INCH OF BIORETENTION SOIL MIX.
- CONSTRUCTION OF BIORETENTION BMPs SHOULD NOT BEGIN UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED ACCORDING TO EROSION AND SEDIMENT CONTROL BMPs AND TO THE SATISFACTION OF THE ENGINEER.

BIORETENTION SOIL MIX NOTES

DEFAULT BIORETENTION SOIL MIX (BSM) REQUIREMENTS:

- PERCENT FINES: A RANGE OF 2 TO 4 PERCENT PASSING THE #200 SIEVE IS IDEAL AND FINES SHOULD NOT BE ABOVE 5 PERCENT FOR A PROPER FUNCTIONING SPECIFICATION ACCORDING TO ASTM D422.
- THE AGGREGATE PORTION OF THE BSM SHOULD BE WELL-GRADED. ACCORDING TO ASTM D 2487-98, WELL-GRADED SAND SHOULD HAVE THE FOLLOWING GRADATION COEFFICIENTS:
 - COEFFICIENT OF UNIFORMITY EQUAL TO OR GREATER THAN 4
 - COEFFICIENT OF CURVE GREATER THAN TO EQUAL TO 1 AND LESS THAN OR EQUAL TO 3
- COMPOST TO AGGREGATE RATIO: 60-65 PERCENT MINERAL AGGREGATE, 35-40 PERCENT COMPOST BY VOLUME.
- ORGANIC MATTER CONTENT 5-8 PERCENT BY WEIGHT.
- CATION EXCHANGE CAPACITY (CEC) MUST BE >5 MILLIEQUIVALENTS/100 G DRY SOIL.
- COMPOST MUST MEET THE DEFINITION OF "COMPOSTED MATERIAL" IN WAC 173-350-100 AND COMPLIES WITH TESTING PARAMETERS AND OTHER STANDARDS IN WAC 173-350-220.

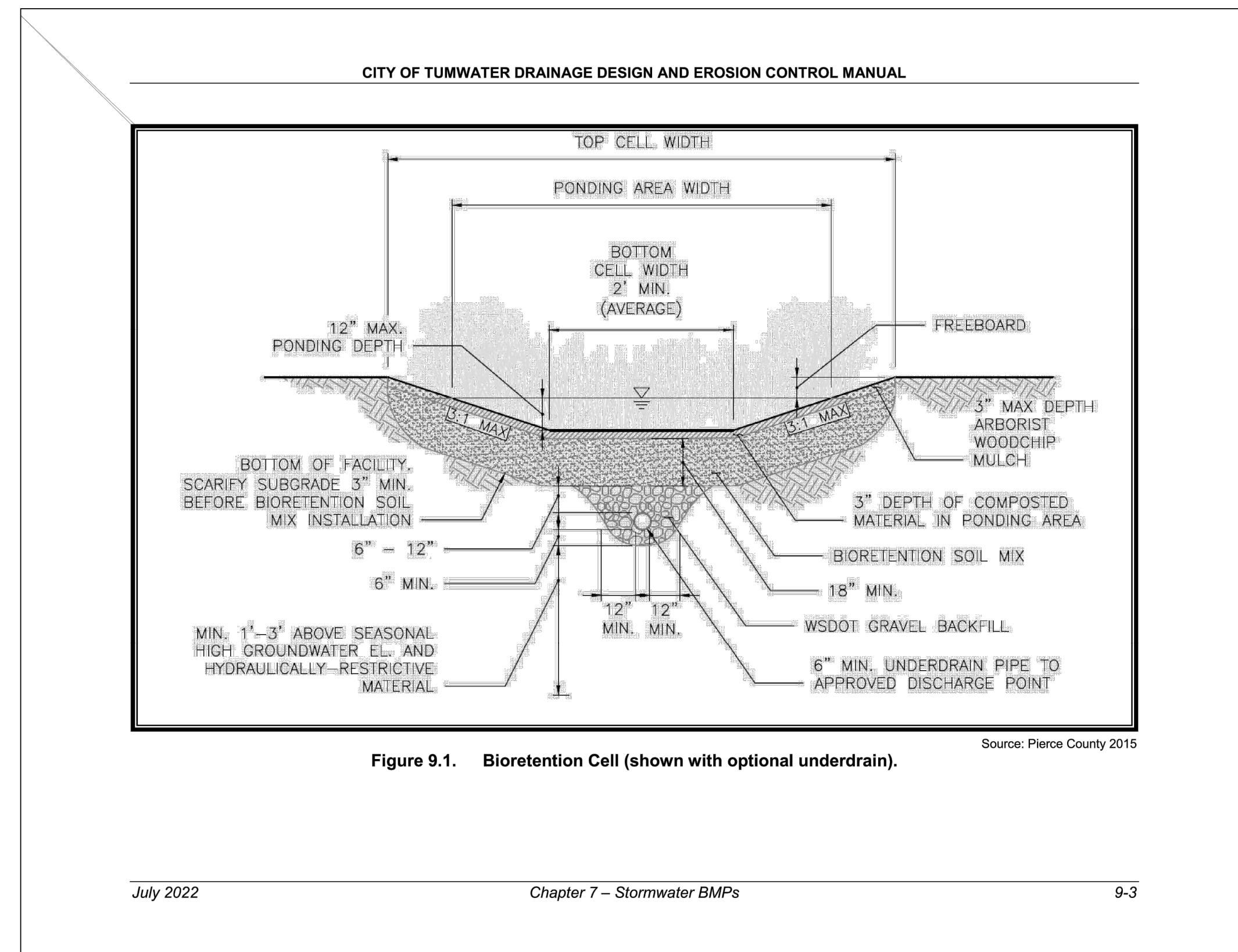
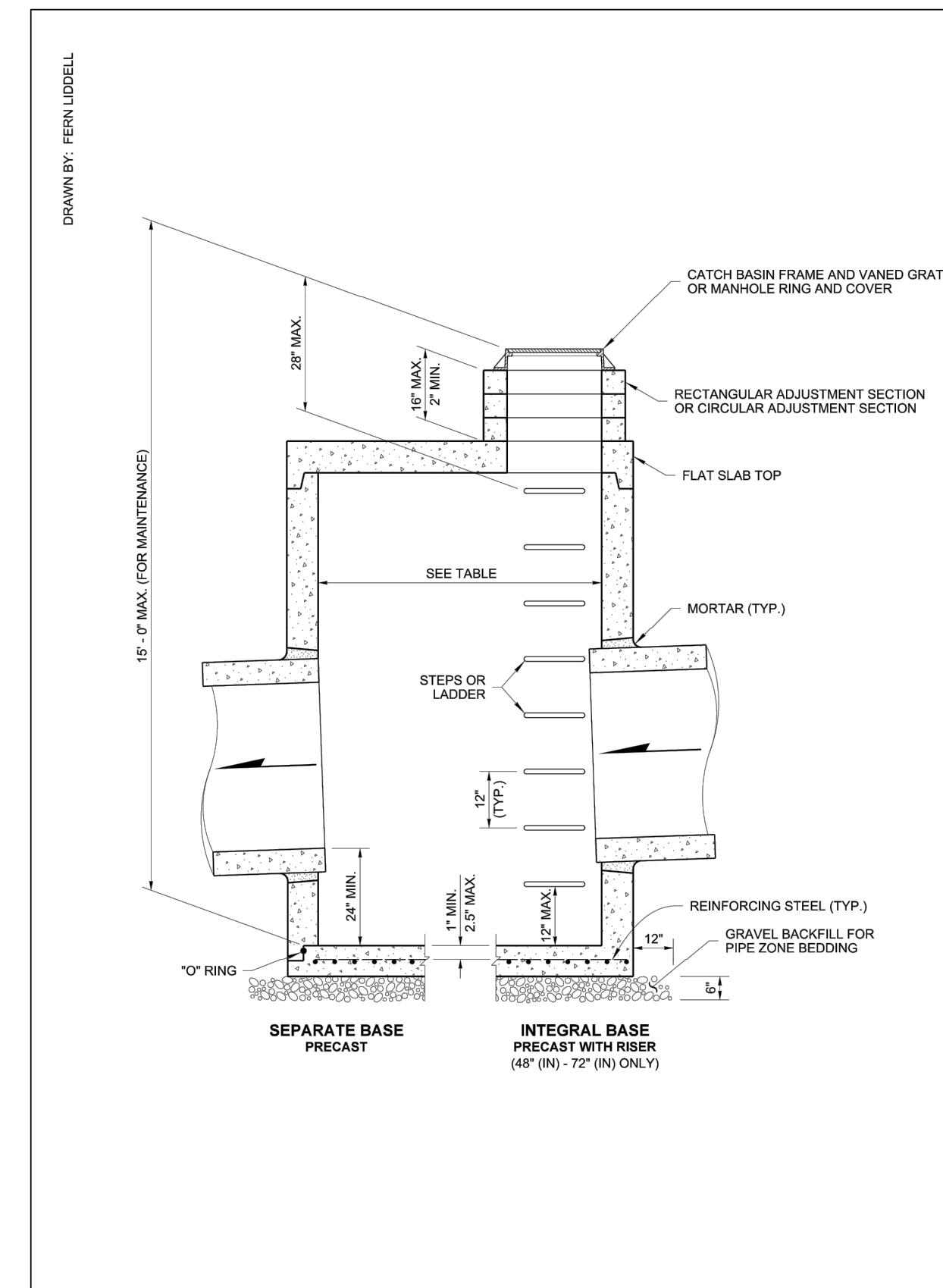


Figure 9.1. Bioretention Cell (shown with optional underdrain).



NOTES

- No steps are required when height is 4' or less.
- The bottom of the precast catch basin may be sloped to facilitate cleaning.
- The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
- Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification Section 9-04.3.

CATCH BASIN DIMENSIONS

CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

PIPE ALLOWANCES

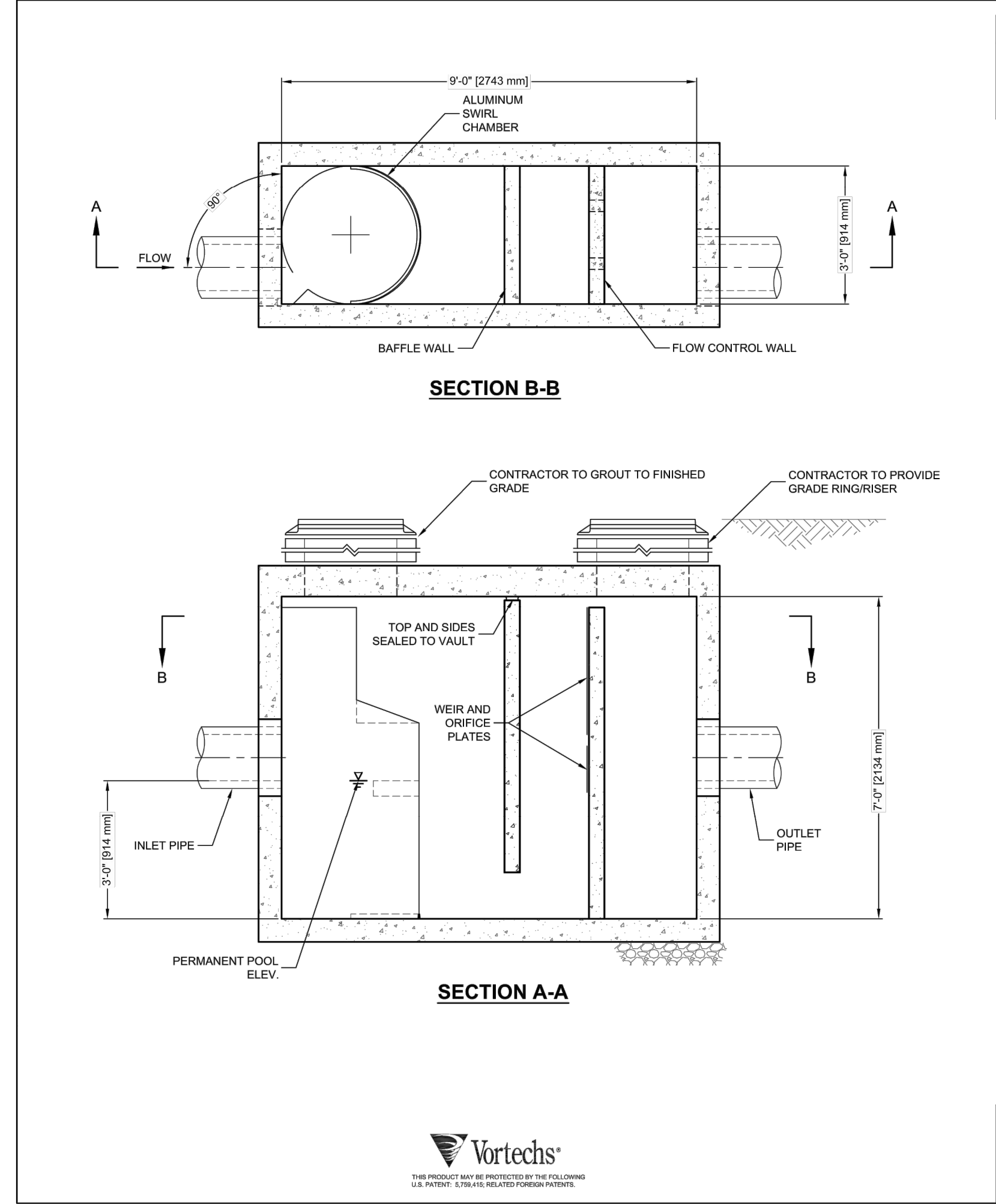
CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER			
	CONCRETE	ALL METAL	CSFSP (1) PP (2)	SOLID PROFILE WALL PVC (3)
48"	24"	30"	24"	30"
54"	30"	36"	30"	36"
60"	36"	42"	36"	42"
72"	42"	54"	42"	48"
84"	54"	60"	54"	48"
96"	60"	72"	60"	48"
120"	66"	84"	60"	48"
144"	78"	96"	60"	48"

- (1) Corrugated Polyethylene Storm Sewer Pipe (See Standard Specification Section 9-05.20)
- (2) (See Standard Specification Section 9-05.12(1))
- (3) (See Standard Specification Section 9-05.12(2))
- (4) Polypropylene Pipe (See Standard Specification Section 9-05.24)

HEILMAN
PROFESSIONAL ENGINEERS

Heilman, Julie
Feb 20 2018 12:49 PM
CATCH BASIN TYPE 2
STANDARD PLAN B-10.20-02

SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Washington State Department of Transportation



VORTECHS 1000 DESIGN NOTES

VORTECHS 1000 RATED TREATMENT CAPACITY IS 1.6 CFS, OR PER LOCAL REGULATIONS. IF THE SITE CONDITIONS EXCEED RATED TREATMENT CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

THE STANDARD INLET/OUTLET CONFIGURATION IS SHOWN. FOR OTHER CONFIGURATION OPTIONS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (CFS)	PEAK FLOW RATE (CFS)	RETURN PERIOD OF PEAK FLOW (YRS)

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	ANTI-FLOTATION BALLAST	WIDTH	HEIGHT

NOTES/SPECIAL REQUIREMENTS:
* PER ENGINEER OF RECORD

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
- VORTECHS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- INLET PIPE(S) MUST BE PERPENDICULAR TO THE VAULT AND AT THE CORNER TO INTRODUCE THE FLOW TANGENTIALLY TO THE SWIRL CHAMBER. DUAL INLETS NOT TO HAVE OPPOSING TANGENTIAL FLOW DIRECTIONS.
- OUTLET PIPE(S) MUST BE DOWN STREAM OF THE FLOW CONTROL BAFFLE AND MAY BE LOCATED ON THE SIDE OR END OF THE VAULT. THE FLOW CONTROL WALL MAY BE TURNED TO ACCOMMODATE OUTLET PIPE KNOCKOUTS ON THE SIDE OF THE VAULT.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTECHS STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7993 FAX

VORTECHS 1000 STANDARD DETAIL

LDC Surveying Engineering Planning
Woodinville 321 Cleveland Ave SE, Suite 209 Turnwater, WA 98051
T 425.806.1869 www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
DRAINAGE NOTES AND DETAILS

W. E. BRADLEY
REGISTERED PROFESSIONAL ENGINEER
19155
07/17/2023

JOB NUMBER: C22-229
DRAWING NAME: C22-229 SD-04
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

SD-04
SHEET 14 OF 43

Drawing: F:\CH\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 SD-04.dwg Plotlet: Oct 27, 2023 - 12:04pm

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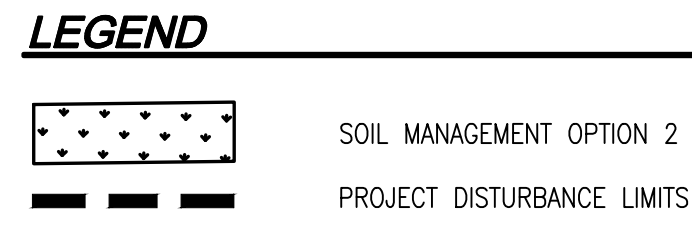
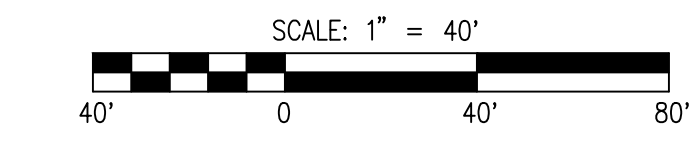
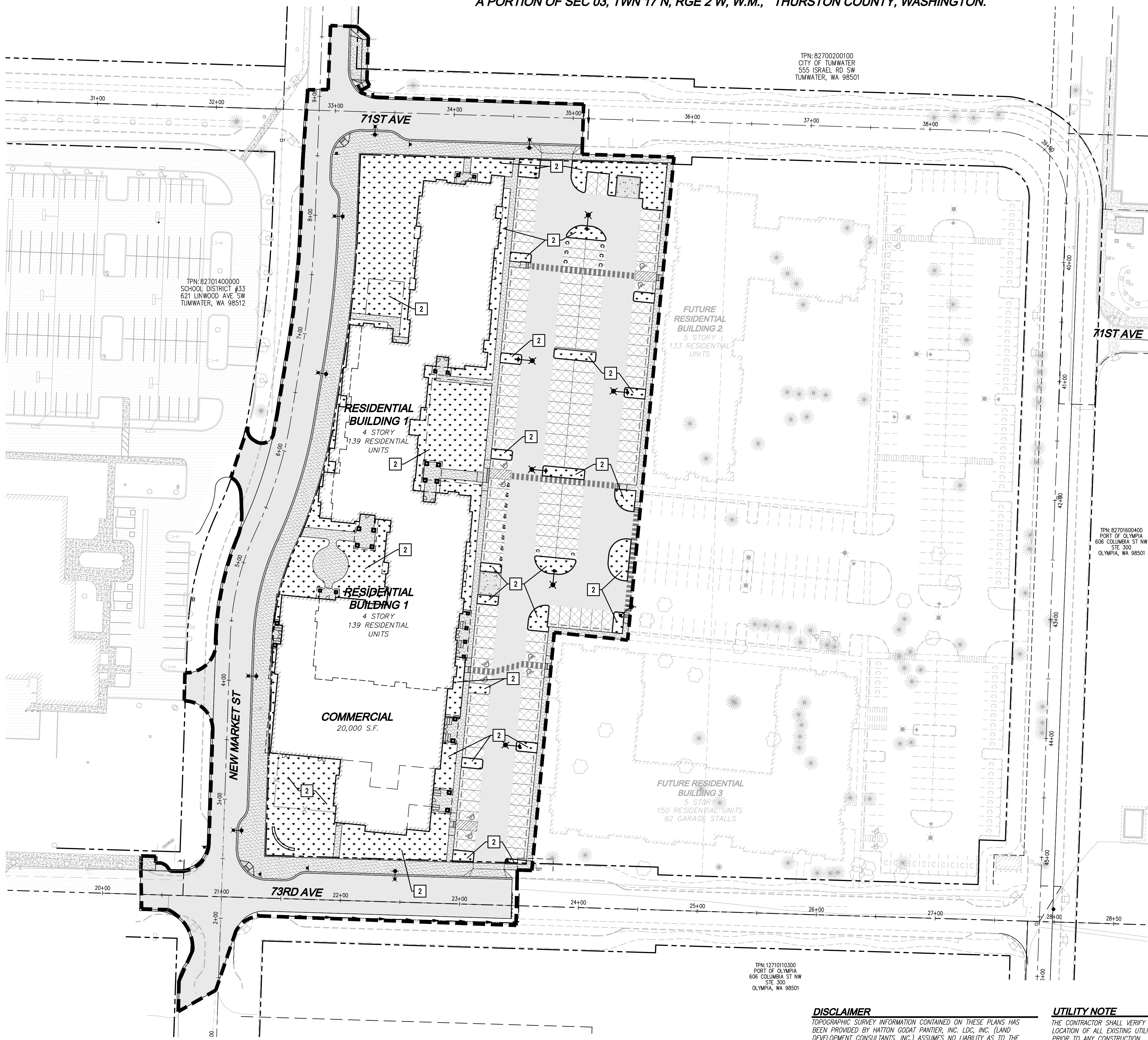
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Utilities Underground Location Center

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TUMWATER, WA 98501

TPN: 82701400000
SCHOOL DISTRICT #33
621 LINWOOD AVE SW
TUMWATER, WA 98512

TPN: 82701600400
PORT OF OLYMPIA
606 COLUMBIA ST NW
STE 300
OLYMPIA, WA 98501

TPN: 12710110300
PORT OF OLYMPIA
606 COLUMBIA ST NW
STE 300
OLYMPIA, WA 98501



1 OPTION 1 - RETAIN AND PROTECT UNDISTURBED SOIL

- LEAVE UNDISTURBED VEGETATION AND SOIL, AND PROTECT FROM COMPACTION BY FENCING AND KEEPING MATERIALS STORAGE AND EQUIPMENT OFF THESE AREAS DURING CONSTRUCTION.
- FOR ALL AREAS WHERE SOIL OR VEGETATION IS DISTURBED, USE OPTION 2, 3, OR 4.

2 OPTION 2 - AMEND SOIL

- SOIL AMENDMENTS SHALL BE APPLIED TO ALL AREAS THAT ARE BEING SET ASIDE AS NON-BUILDABLE AREAS (OPEN SPACE OR NATURAL RESOURCE PROTECTION AREAS) AND ARE IN NEED OF REHABILITATION BECAUSE OF PAST LAND USE DISTURBANCES SUCH AS CLEARING AND INTRUSION OF INVASIVE SPECIES. THE PURPOSE IS TO ENHANCE AND ACCELERATE THE REHABILITATION OF THE SOIL STRUCTURE. THE APPLICATION WILL BE NON-DESTRUCTIVE TO THE EXISTING VEGETATION THAT IS RETAINED BY TAKING CARE TO TAPER DEPTHS OF SOIL AMENDMENT NEAR THE SURFACE ROOTS.
- AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT PREAPPROVED RATES OR AT CUSTOM CALCULATED RATES TO MEET SOIL QUALITY GUIDELINES BASED ON ENGINEERING TESTS OF THE SOIL AND AMENDMENT. (REFER TO THE BUILDING SOIL MANUAL [STENN ET AL. 2012] OR WEBSITE <WWW.BUILDINGSOIL.ORG> FOR CUSTOM CALCULATION METHODS.)

3 OPTION 3 - STOCKPILE SOIL

- STOCKPILE EXISTING TOPSOIL DURING GRADING AND REPLACE IT PRIOR TO PLANTING. AMEND STOCKPILED TOPSOIL IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS EITHER AT THE DEFAULT "PREAPPROVED" RATE OR AT A CUSTOM CALCULATED RATE (REFER TO THE BUILDING SOIL MANUAL [STENN ET AL. 2012] OR WEBSITE <WWW.BUILDINGSOIL.ORG> FOR CUSTOM CALCULATION METHOD.)
- SCARIFY SUBSOIL AND MULCH PLANTING BEDS, AS DESCRIBED UNDER THE "SOIL AMENDMENT" SECTION IN VOLUME V CHAPTER 6 OF THE CITY OF TUMWATER DRAINAGE DESIGN AND EROSION CONTROL MANUAL.

4 OPTION 4 - IMPORT SOIL

- IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. IMPORTED SOILS MUST NOT CONTAIN EXCESSIVE CLAY OR SILT FINES (MORE THAN 5 PERCENT PASSING THE U.S. #200 SIEVE) BECAUSE THAT COULD RESTRICT STORMWATER INFILTRATION. USE IMPORTED TOPSOIL THAT MEETS DEFAULT "PREAPPROVED" RATES.
- SCARIFY SUBSOIL AND MULCH PLANTING BEDS, AS DESCRIBED UNDER THE "SOIL AMENDMENT" SECTION IN VOLUME V CHAPTER 6 OF THE CITY OF TUMWATER DRAINAGE DESIGN AND EROSION CONTROL MANUAL.

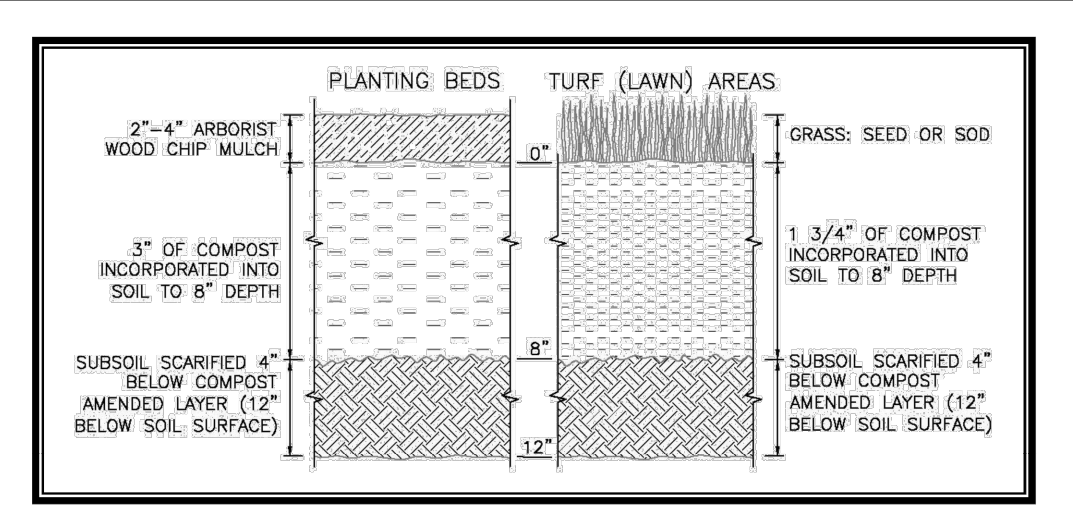


Figure 6.1. Cross-Section of Soil Amendment.

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NO.	DATE	REVISIONS DESCRIPTION

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Woodinville
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321 Cleveland Ave SE, Suite 209
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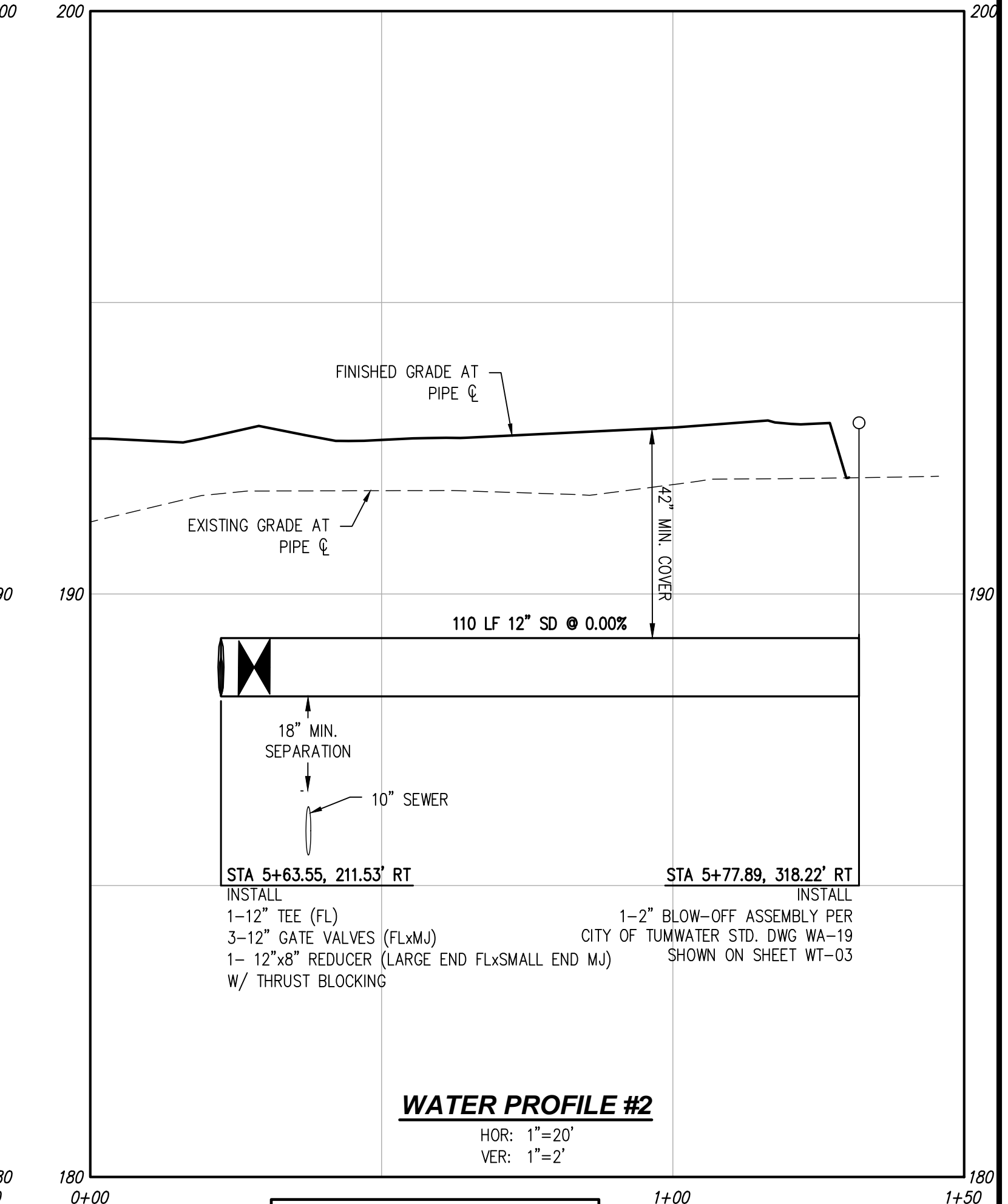
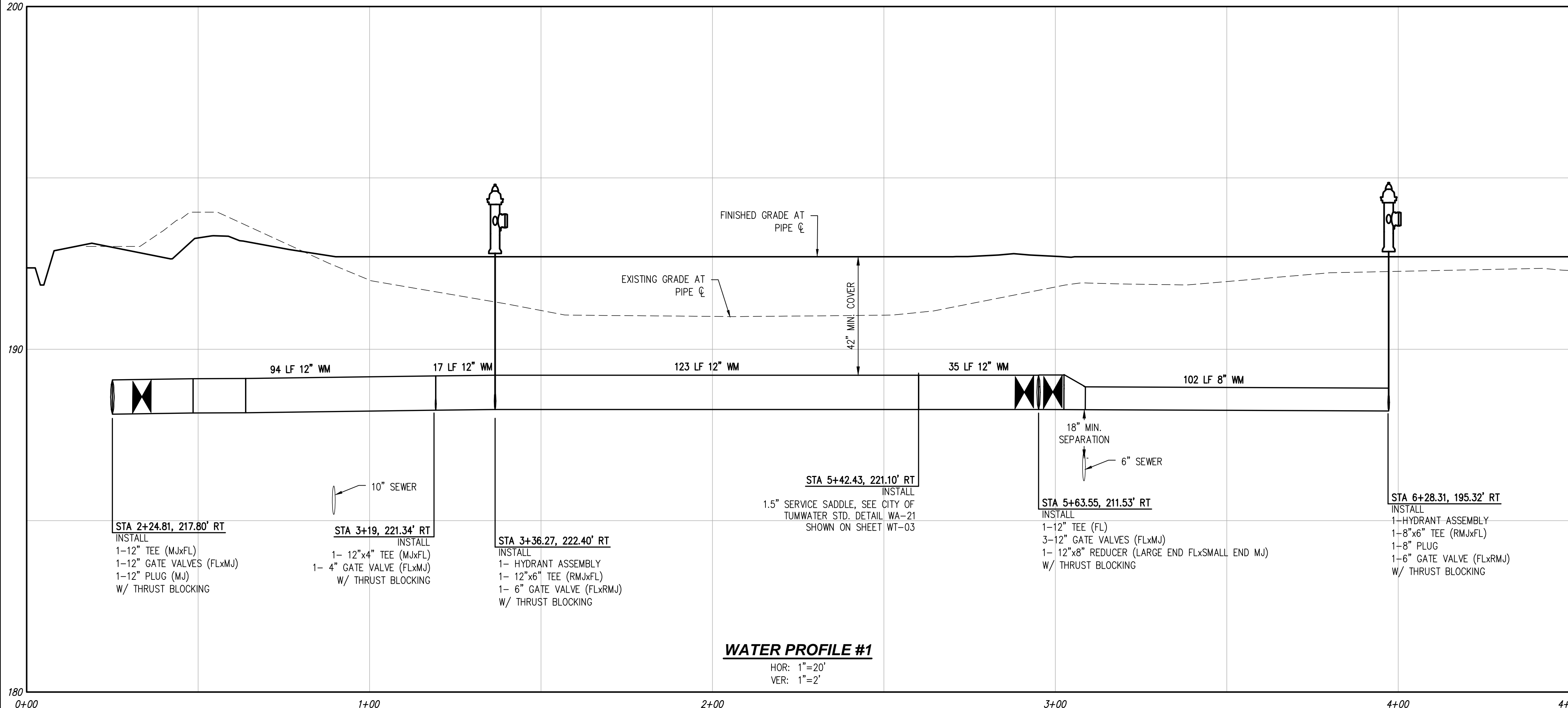
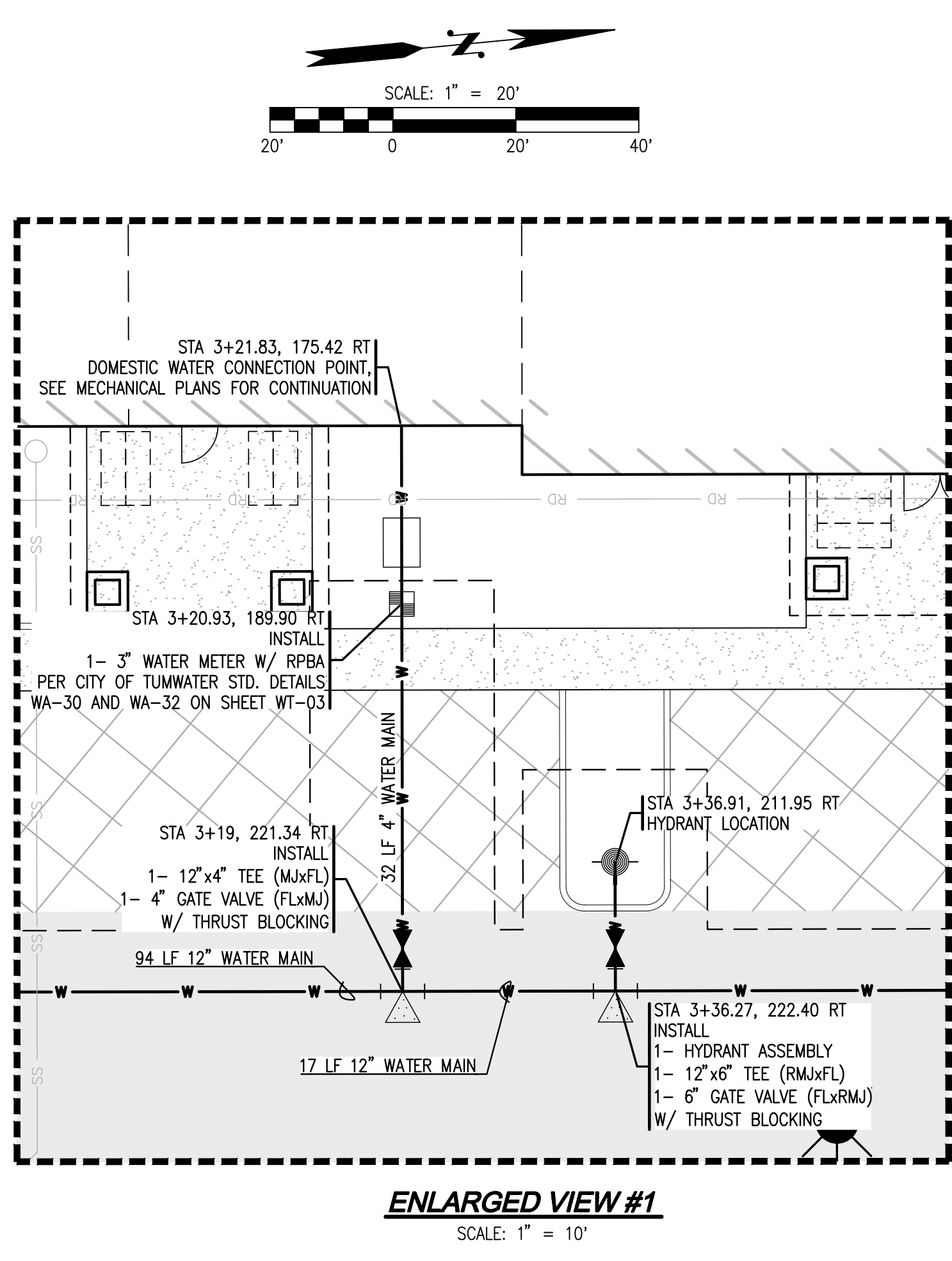
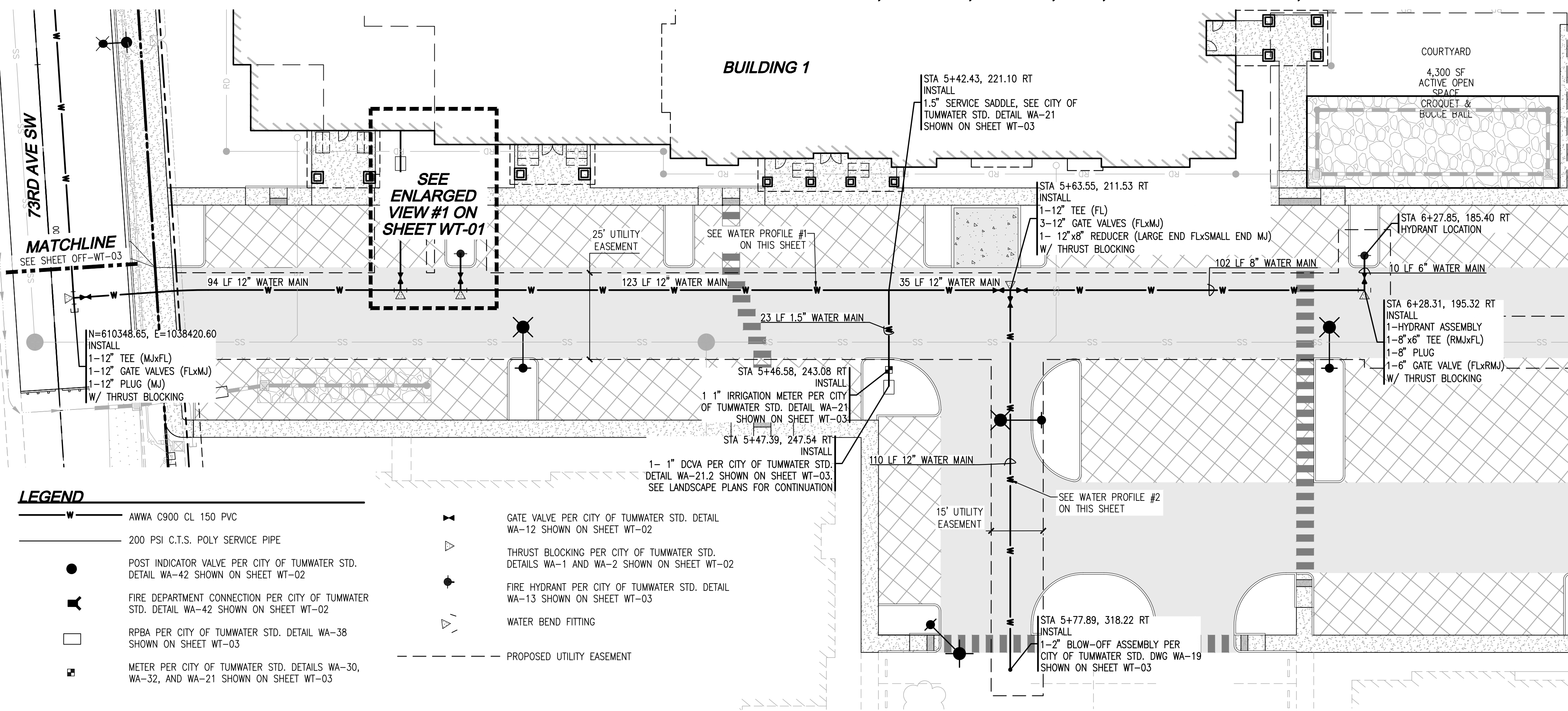
VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
SOIL MANAGEMENT PLAN



JOB NUMBER: C22-229
DRAWING NAME: C22-229 SMP-01
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

Drawing: P:\CWA\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 SMP-01.dwg Plotter: Oct 27, 2023 - 10:06am

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



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

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
WATER PLAN AND PROFILE

LDC
Surveying
Engineering
Planning
Woodinville
Olympia
Kent
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

W. E. BRADLEY
REGISTERED PROFESSIONAL ENGINEER
61555
07/17/2023

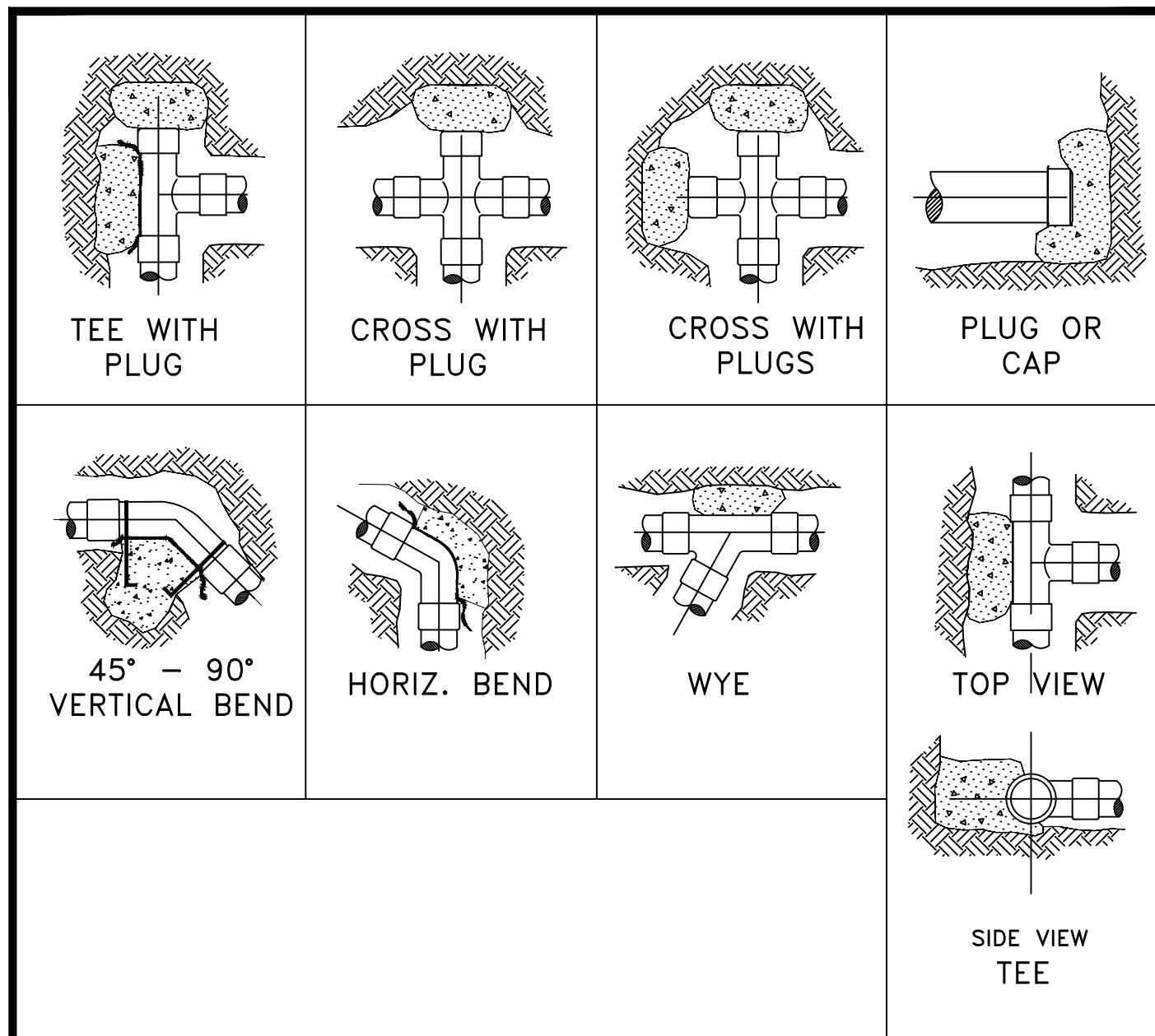
JOB NUMBER: C22-229
DRAWING NAME: C22-229 WT-01
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

WT-01
SHEET 16 OF 43

Drawing: P:\CIVIL\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 WT-01.dwg Plotfile: Oct 27, 2023 12:04pm

CITY OF TUMWATER GENERAL NOTES- WATER

- A. ALL WORKMANSHIP AND MATERIALS WILL BE IN ACCORDANCE WITH CITY OF TUMWATER STANDARDS AND THE 1994 STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, LATEST EDITION.
- B. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
- C. WATER MAINS EQUAL TO OR LESS THAN TWELVE INCHES IN DIAMETER SHALL BE AWWA C900 CLASS 150, C905 CLASS 235, OR DUCTILE IRON CEMENT MORTAR LINED THICKNESS CLASS 50. ALL WATER MAINS LARGER THAN 12 INCHES IN DIAMETER SHALL BE AWWA C05, CLASS 235 CEMENT MORTAR-LINED THICKNESS CLASS 50 OR DUCTILE IRON.
- D. GATE VALVES SHALL BE RESILIENT WEDGE, NRS (NON RISING STEM) WITH O-RINGS. 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.
- E. HYDRANTS SHALL BE THE 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.
- F. ALL LINES SHALL BE CHLORINATED AND TESTED IN CONFORMANCE WITH THE ABOVE REFERENCED SPECIFICATION (SEE NOTE A ABOVE).
- G. ALL PIPE AND SERVICES SHALL BE INSTALLED WITH 14 GAUGE COATED COPPER WIRE, WRAPPED AROUND THE PIPE, BROUGHT UP AND TIED OFF AT TOP OF VALVE BOX.
- H. PROVIDE TRAFFIC CONTROL PLAN(S) AS REQUIRED IN ACCORDANCE WITH MUTCD.
- I. ALL WATER MAINS SHALL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
- J. CALL UNDERGROUND LOCATE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
- K. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES.
- L. 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 INSTALL A NEW VALVE.
- M. NO LOT LINE WATERMAINS ARE ALLOWED.



- GENERAL NOTES:**
- CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
 - PLASTIC BARRIER SHALL BE PLACED BETWEEN ALL THRUST BLOCKS AND FITTINGS.
 - ANCHOR REBAR SHALL BE 5/8" MINIMUM DIAMETER

CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.

STANDARD BLOCKING DETAIL

APPROVED BY: _____ DWG. NO. **WA-1**

CITY ENGINEER _____

DES. PW	DWG. BY PW	CKD BY KMC	DATE JUNE 2014	NOT TO SCALE
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THRUST LOADS

THRUST AT FITTINGS IN POUNDS AT 225 POUNDS PER SQUARE INCH OF WATER PRESSURE

PIPE DIAMETER	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	DEAD END OR TEE
4"	4,100	2,300	1,200	600	3,000
6"	9,000	5,000	2,600	1,400	6,500
8"	16,500	9,000	4,700	2,500	11,500
10"	25,500	14,000	7,000	3,500	18,000
12"	36,000	20,000	10,500	5,500	26,000
14"	50,000	27,000	14,000	7,000	35,000
16"	65,000	35,000	18,000	9,000	46,000

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

SAFE SOIL BEARING LOADS

FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET

SOIL	POUNDS PER SQUARE FOOT
MUCK, PEAT	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
SAND & GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

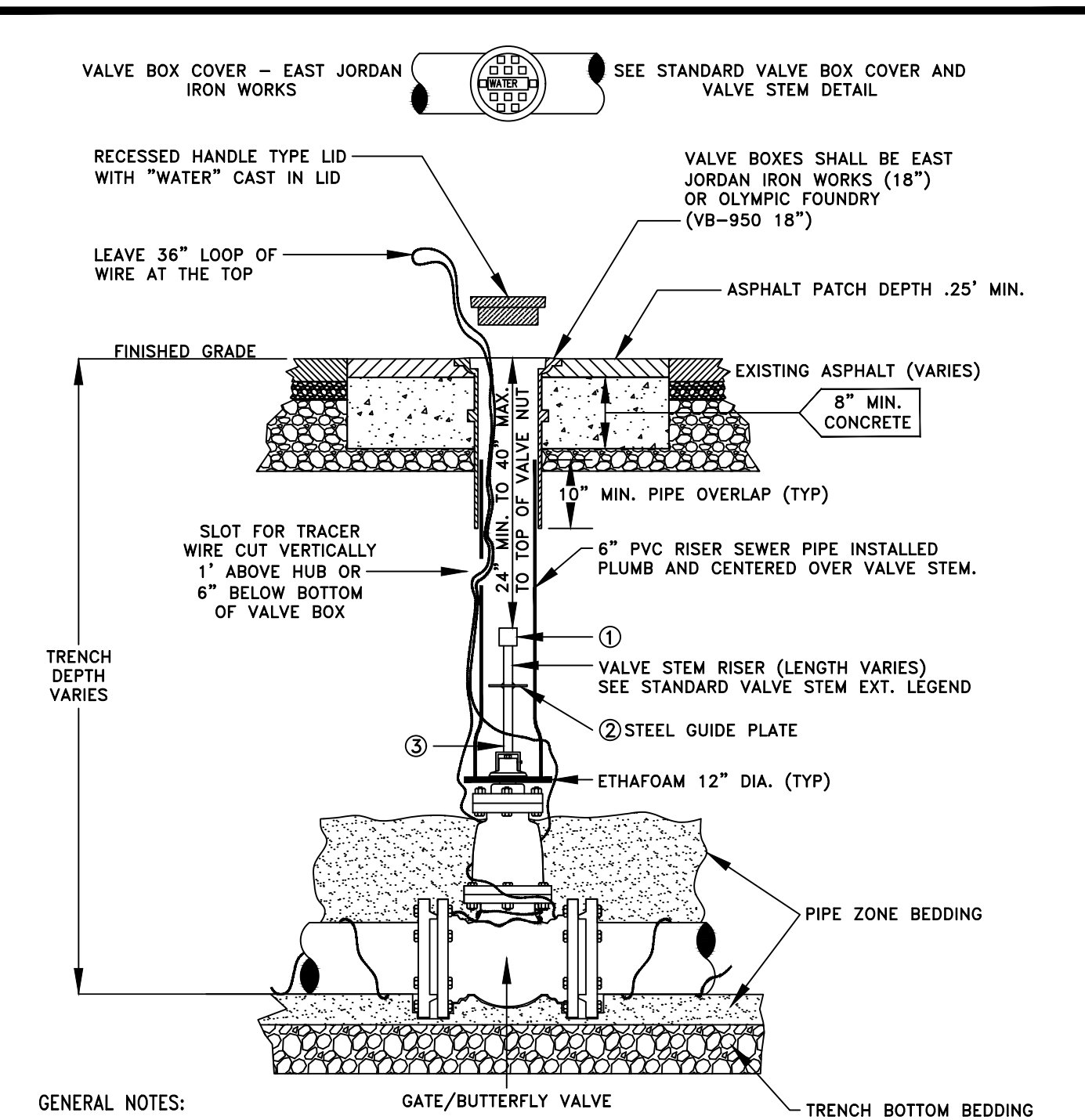
CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.

THRUST LOADS

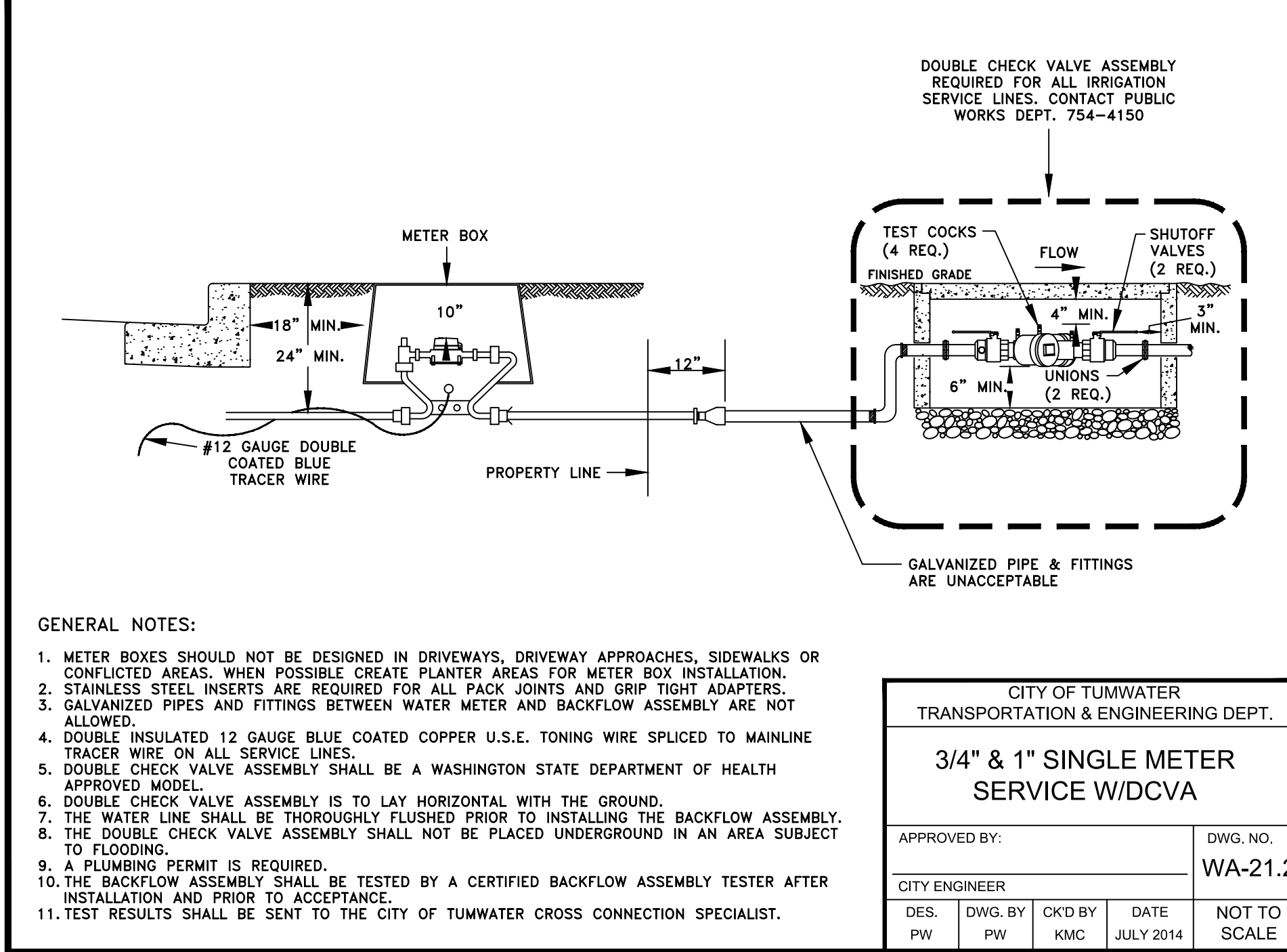
APPROVED BY: _____ DWG. NO. **WA-2**

CITY ENGINEER _____

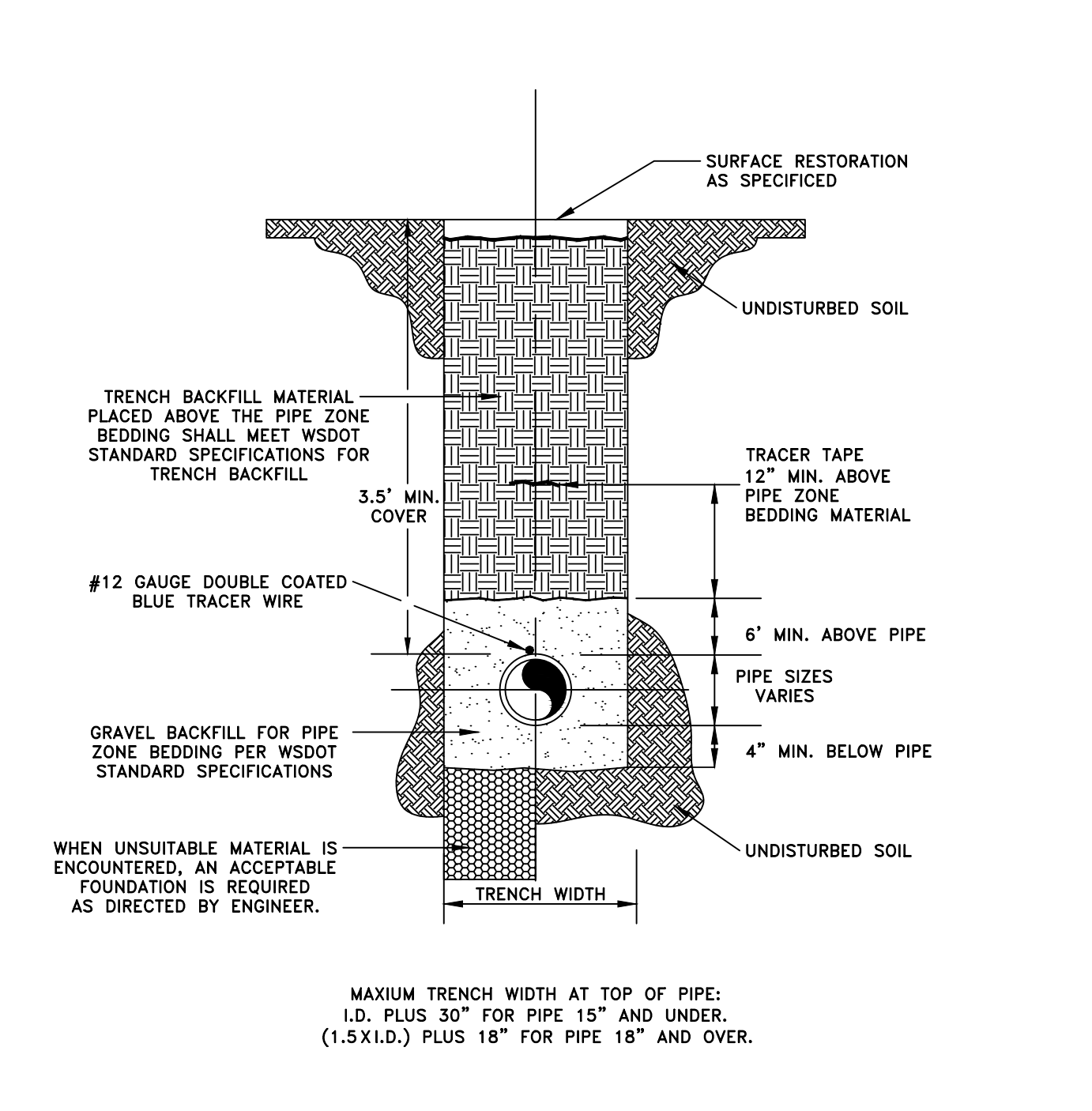
DES. PW	DWG. BY PW	CKD BY KMC	DATE JUNE 2014	NOT TO SCALE
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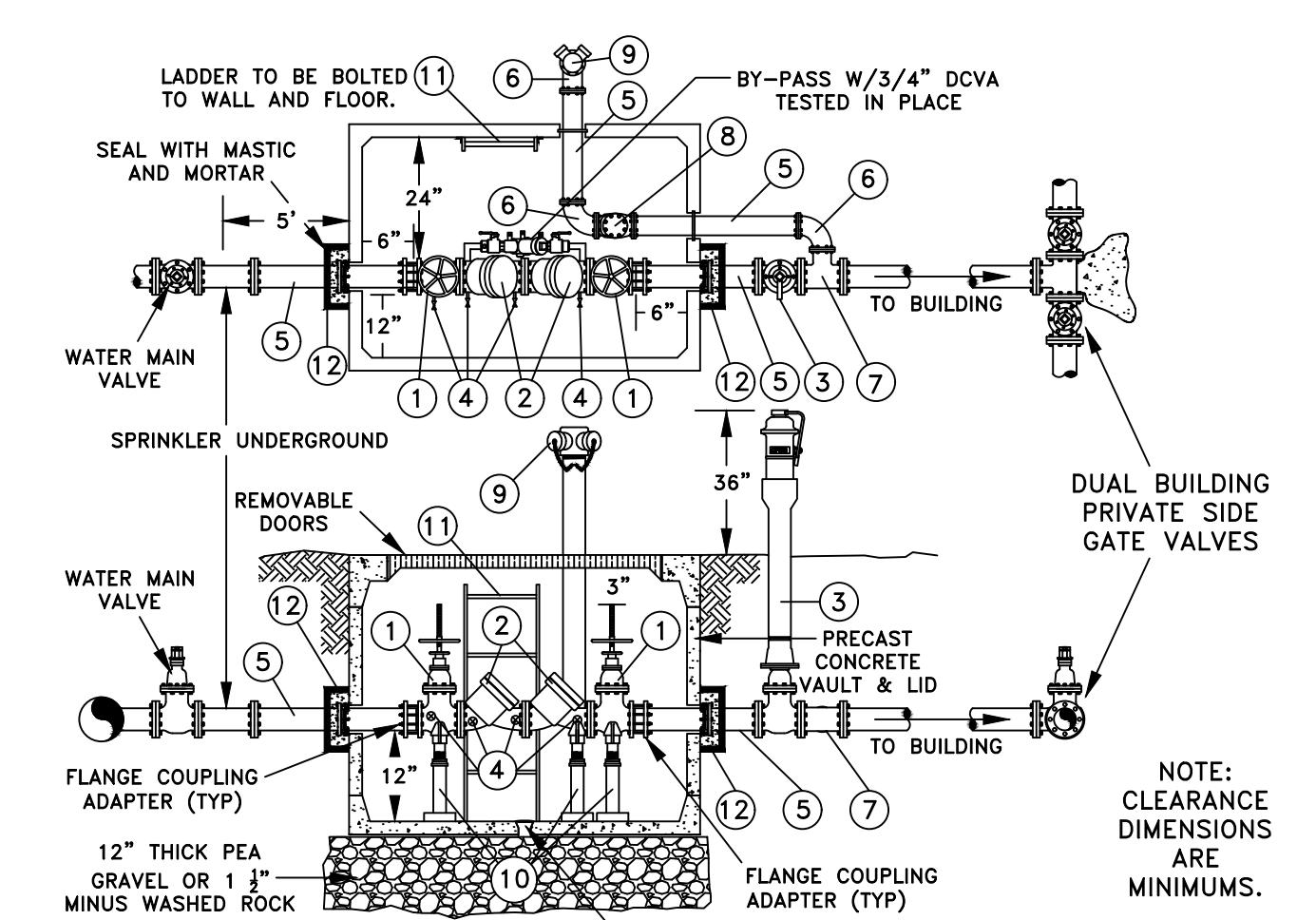
- GENERAL NOTES:**
- ALL VALVES SHALL HAVE A U.S.E. 12 GAUGE BLUE COATED COPPER TRACER WIRE TIED OFF AT VALVE BODY. THE WIRE SHALL BE EXTENDED UP ON THE OUTSIDE RISER PIPE A FOOT ABOVE THE VALVE HUB BEFORE THE WIRE IS PUT INTO THE RISER THROUGH A SLOT CUT INTO THE RISER. LEAVE 36" OF WIRE ABOVE THE TOP OF VALVE BOX.
 - ALL WELDS TO THE SHAFT SHALL BE FILLET WELD, AROUND THE ENTIRE PLATE PER #2 BELOW.
- VALVE STEM EXTENSION LEGEND**
- VALVE OPERATING NUT OR 1-7/8" X 1-7/8" X 2" HIGH GRADE STEEL WELDED TO GUIDE PLATE.
 - 3/16" THICK X 5 1/2" DIA STEEL GUIDE PLATE WELDED TO RISER SHAFT.
 - 2"x2" X 3/16" SQUARE STRUCTURAL STEEL TUBING TO FIT OPERATING NUT. LENGTH AS REQUIRED.
- CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.
- STANDARD VALVE BOX**
- APPROVED BY: _____ DWG. NO. **WA-12**
- CITY ENGINEER _____
- | | | | | |
|---------|------------|------------|----------------|--------------|
| DES. PW | DWG. BY PW | CKD BY KMC | DATE JUNE 2014 | NOT TO SCALE |
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- GENERAL NOTES:**
- METER BOXES SHOULD NOT BE DESIGNED IN DRIVEWAYS, DRIVEWAY APPROACHES, SIDEWALKS OR CONFLICTED AREAS. WHEN POSSIBLE CREATE PLANTER AREAS FOR METER BOX INSTALLATION.
 - STAINLESS STEEL INSERTS ARE REQUIRED FOR ALL PACK JOINTS AND GRIP TIGHT ADAPTERS.
 - GALVANIZED PIPES AND FITTINGS BETWEEN WATER METER AND BACKFLOW ASSEMBLY ARE NOT ALLOWED.
 - DOUBLE INSULATED 12 GAUGE BLUE COATED COPPER U.S.E. TONING WIRE SPLICED TO MAINLINE TRACER WIRE ON ALL SERVICE LINES.
 - DOUBLE CHECK VALVE ASSEMBLY SHALL BE A WASHINGTON STATE DEPARTMENT OF HEALTH APPROVED MODEL.
 - DOUBLE CHECK VALVE ASSEMBLY IS TO LAY HORIZONTAL WITH THE GROUND.
 - THE WATER LINE SHALL BE THOROUGHLY FLUSHED PRIOR TO INSTALLING THE BACKFLOW ASSEMBLY.
 - THE DOUBLE CHECK VALVE ASSEMBLY SHALL NOT BE PLACED UNDERGROUND IN AN AREA SUBJECT TO FLOODING.
 - A PLUMBING PERMIT IS REQUIRED.
 - THE BACKFLOW ASSEMBLY SHALL BE TESTED BY A CERTIFIED BACKFLOW ASSEMBLY TESTER AFTER INSTALLATION AND PRIOR TO ACCEPTANCE.
 - TEST RESULTS SHALL BE SENT TO THE CITY OF TUMWATER CROSS CONNECTION SPECIALIST.
- CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.
- 3/4" x 1" SINGLE METER SERVICE W/DCVA**
- APPROVED BY: _____ DWG. NO. **WA-21.2**
- CITY ENGINEER _____
- | | | | | |
|---------|------------|------------|----------------|--------------|
| DES. PW | DWG. BY PW | CKD BY KMC | DATE JULY 2014 | NOT TO SCALE |
|---------|------------|------------|----------------|--------------|



- GENERAL NOTES:**
- COMPACTION, THE TESTING REQUIREMENTS SHALL BE PER THE CITY OF TUMWATER DEVELOPMENT GUIDELINES AND PUBLIC WORKS STANDARDS.
 - ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION OR AS AMENDED BY CITY OF TUMWATER STANDARDS.
- CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.
- WATER TRENCH DETAIL UNPAVED AREAS**
- APPROVED BY: _____ DWG. NO. **WA-5.2**
- CITY ENGINEER _____
- | | | | | |
|---------|------------|-----------|----------------|--------------|
| DES. PW | DWG. BY JC | CKD BY BH | DATE JAN. 2020 | NOT TO SCALE |
|---------|------------|-----------|----------------|--------------|



- MATERIAL LIST:**
- OS&Y GATE VALVE W/HANDWHEEL FL X FL
 - D.O.H. APPROVED CHECK VALVE FL X FL
 - POST INDICATOR VALVE
 - TEST COCK - 4 REQUIRED
 - CLASS 52 DI WALL PIPE FL X FL
 - CLASS 52 DI 90° BEND FL X FL
 - CLASS 52 DI TEE FL X FL
 - SWING CHECK VALVE W/BALL DRIP ASSEMBLY
 - FIRE DEPARTMENT CONNECTION
 - VALVE STANDS - ADJUSTABLE
 - LADDER
 - RESTRAIN INLET & OUTLET W/MEGALUG MID-SPAN RESTRAINTS AND THRUST BLOCK ADJACENT TO VAULT.
- GENERAL NOTES:**
- THOROUGHLY FLUSH LINES PRIOR TO INSTALLING BACKFLOW ASSEMBLY.
 - PIPE FROM VAULT TO BUILDING SHALL BE CLASS 52 DI.
 - TAMPER SWITCHES SHALL BE INSTALLED ON 1 AND 3 CONNECTED TO BUILDING FIRE ALARM SYSTEM.
 - WHERE PIPING PASSES THROUGH CONCRETE WALL PROVIDE 2" CLEARANCE W/ WATERPROOF MASTIC OR FLEXIBLE SEALANT.
 - DIAMETER OF PIPE AND FITTINGS TO BE DETERMINED BY CERTIFIED SPRINKLER DESIGNER.
 - ALL PIPING SHALL BE A MINIMUM OF 4" DIAMETER AS PER NFPA13.
 - ALL VAULTS SHALL BE EQUIPPED WITH A DRAIN OR BE INSTALLED ABOVE GROUND.
 - ALL FIRE SPRINKLER LINES UP TO THE FIRST VALVE ON THE DCDA SHALL BE DISINFECTED, PRESSURE TESTED, FLUSHED AND TESTED FOR PURITY PER THE CITY OF TUMWATER STANDARDS.
- NOTE: CLEARANCE DIMENSIONS ARE MINIMUMS.**
- CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.
- DOUBLE CHECK DETECTOR (DCDA) VALVE ASSEMBLY W/FDC**
- APPROVED BY: _____ DWG. NO. **WA-42**
- CITY ENGINEER _____
- | | | | | |
|---------|------------|------------|----------------|--------------|
| DES. PW | DWG. BY PW | CKD BY KMC | DATE JULY 2014 | NOT TO SCALE |
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LDC Surveying Engineering Planning

Woodville 321 Cleveland Ave SE, Suite 209 Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

REVISIONS: _____

NO. _____ DATE _____ DESCRIPTION _____

VINE STREET INVESTORS, LLC

NEW MARKET APARTMENTS

WATER NOTES AND DETAILS

W. E. BRADLEY
REGISTERED PROFESSIONAL ENGINEER
07/17/2020

JOB NUMBER: C22-229
DRAWING NAME: C22-229 WI-02
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

WT-02

SHEET 17 OF 43

TUM-21-1322

DISCLAIMER

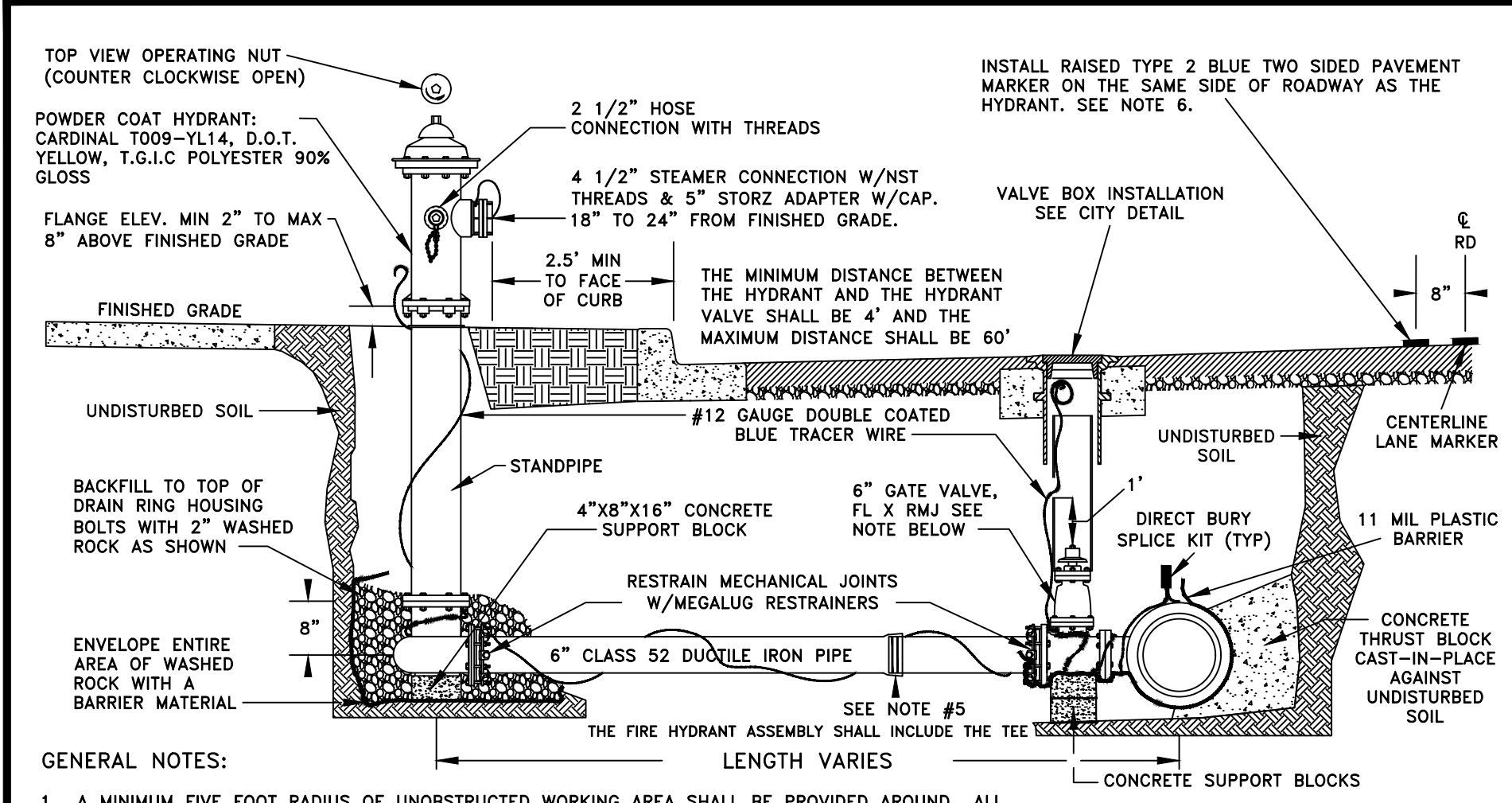
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UTILITY NOTE

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Call 2 Business Days Before You Dig
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Utilities Underground Location Center

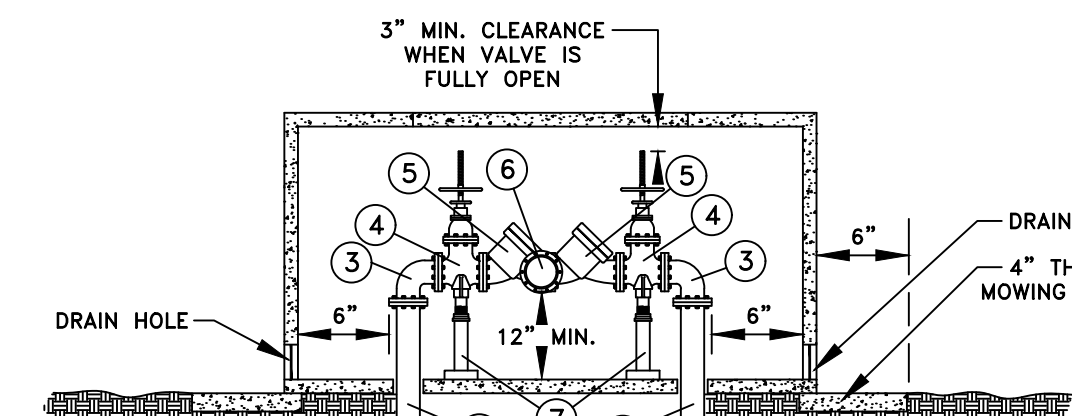
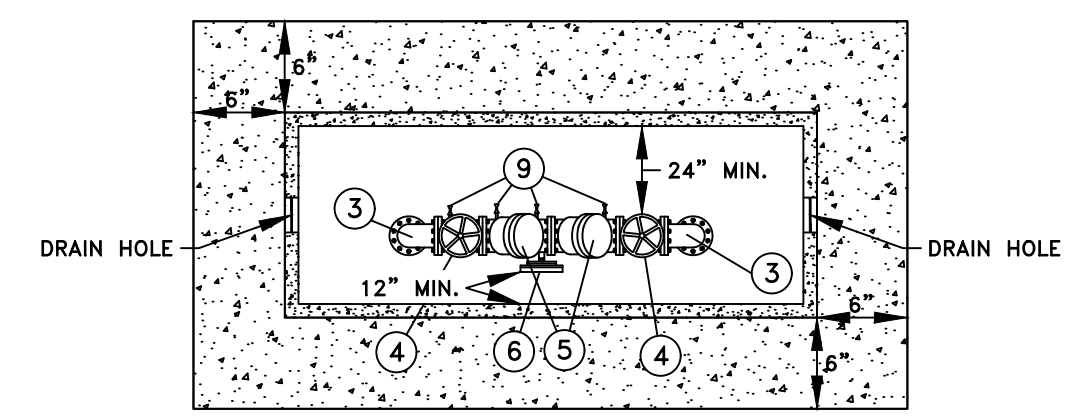
A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



GENERAL NOTES:

- A MINIMUM FIVE FOOT RADIUS OF UNOBSTRUCTED WORKING AREA SHALL BE PROVIDED AROUND ALL HYDRANTS. OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO TREES, SHRUBS, PLANTS, VAULTS, FDC, METERS, WALLS, EMBANKMENTS, SIGN POSTS, ETC.
- HYDRANT SHALL BE WATEROUS PAPER, M & H RELIANT STYLE 929, AMERICAN AVK, KENNEDY K-81, MUELLER CENTURION, OR CLOW MEDALLION.
- GATE VALVES SHALL BE RESILIENT WEDGE NRS WITH O-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT BY ANSI FLANGES. VALVES SHALL CONFORM TO AWWA C515 LATEST REVISION. VALVES SHALL BE MUELLER, M&H, KENNEDY, CLOW R/W, WATEROUS SERIES 2500 OR AMERICAN AVK.
- REMOVE FACTORY CHAINS HOLDING CAPS.
- WHEN DISTANCE BETWEEN FIRE HYDRANT AND VALVE EXCEEDS MORE THAN 1 STICK OF PIPE RESTRAINED JOINTS SHALL BE REQUIRED.
- INSTALLATION OF A BLUE, TYPE 2, TWO WAY, REFLECTIVE HYDRANT MARKER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE HYDRANT MARKER SHALL BE ALIGNED WITH THE OUTSIDE EDGE OF THE LANE MARKER 8" FROM THE CENTERLINE.
- CONTRACTOR REQUIRED TO MAINTAIN POWDER COATING UNTIL FINAL ACCEPTANCE BY CITY.

CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.	
FIRE HYDRANT ASSEMBLY	
APPROVED BY:	DWG. NO.
CITY ENGINEER	WA-13
DES. PW	DWG. BY PW
CK'D BY KMC	DATE JULY 2014
	NOT TO SCALE



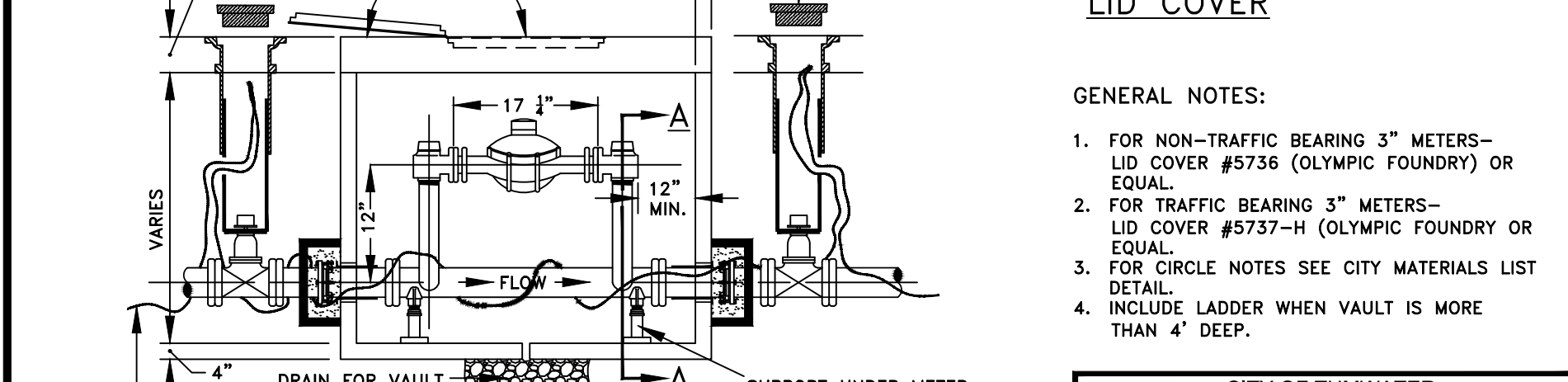
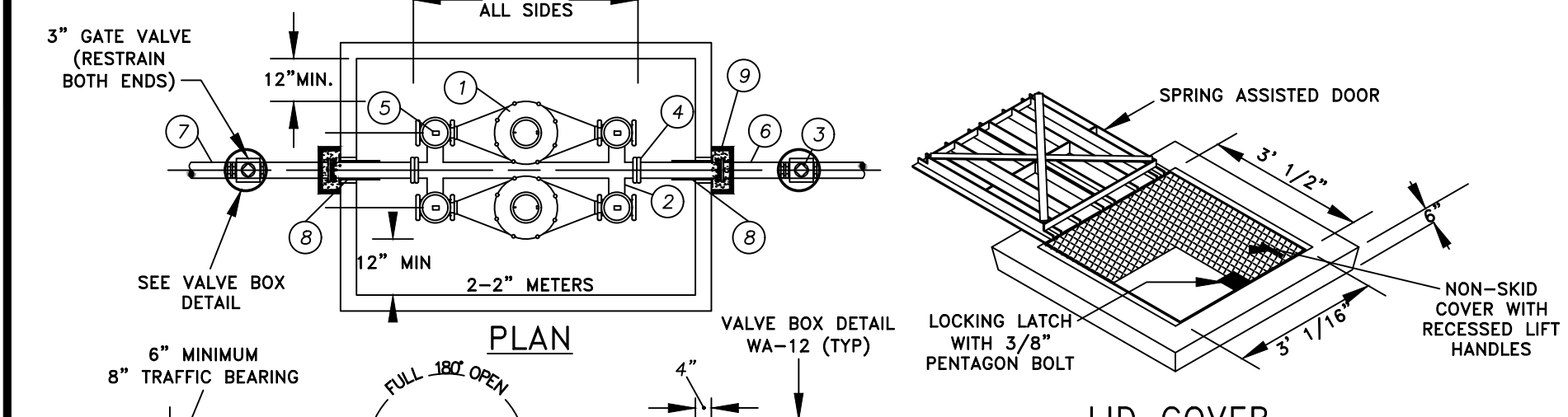
GENERAL NOTES:

- WHERE PIPING PASSES THROUGH THE VAULT WALL, PROVIDE WATERPROOF MASTIC OR FLEXIBLE SEALANT. DIAMETER OF PIPE AND FITTINGS TO BE DETERMINED BY A CERTIFIED SPRINKLER DESIGNER.
- REFER TO DEVELOPMENT GUIDE FOR FURTHER INFORMATION.
- THOROUGHLY FLUSH LINES PRIOR TO INSTALLING BACKFLOW ASSEMBLY.
- DRAIN HOLES SHALL BE 1.5 TIMES THE DIAMETER OF THE SERVICE LINE AND INCLUDE SCREENING.
- DO NOT INSTALL IN AREAS SUBJECT TO FLOODING.
- ALL MAIN LINES UP TO THE FIRST VALVE ON THE RPBA'S SHALL BE DISINFECTED, PRESSURE TESTED, FLUSHED AND TESTED FOR PURITY PER THE CITY OF TUMWATER STANDARDS.
- THE PLACEMENT OF THE HOT BOX SHALL BE IN AN AREA WHERE OBSTACLES SUCH AS GATES, ETC. WILL NOT DAMAGE IT.
- PVC PIPE AND FITTINGS SHALL NOT BE ALLOWED.
- ALL RPBA'S SHALL BE INSTALLED IN A HOT BOX TO PREVENT THE UNIT FROM FREEZING. THE HOT BOX MAY BE EQUIPPED WITH ELECTRICAL COMPONENTS (CONDUITS, WIRING, ETC.) AND POWER SUPPLIED BY THE OWNER WHEN NECESSARY OR REQUIRED.

MATERIAL LIST:

- PVC C900 OR CLASS 52 D.I. WALL PIPE
- FL X FL
- 90° BEND FL X MEG-A-LUG
- 90° BEND FL X FL
- OS&Y GATE VALVE W/HANDWHEEL FL X FL
- D.S.M.S. APPROVED CHECK VALVE FL X FL
- RELIEF VALVE FL
- ADJUSTABLE SUPPORT STANDS
- TEST COCKS - 4 REQUIRED

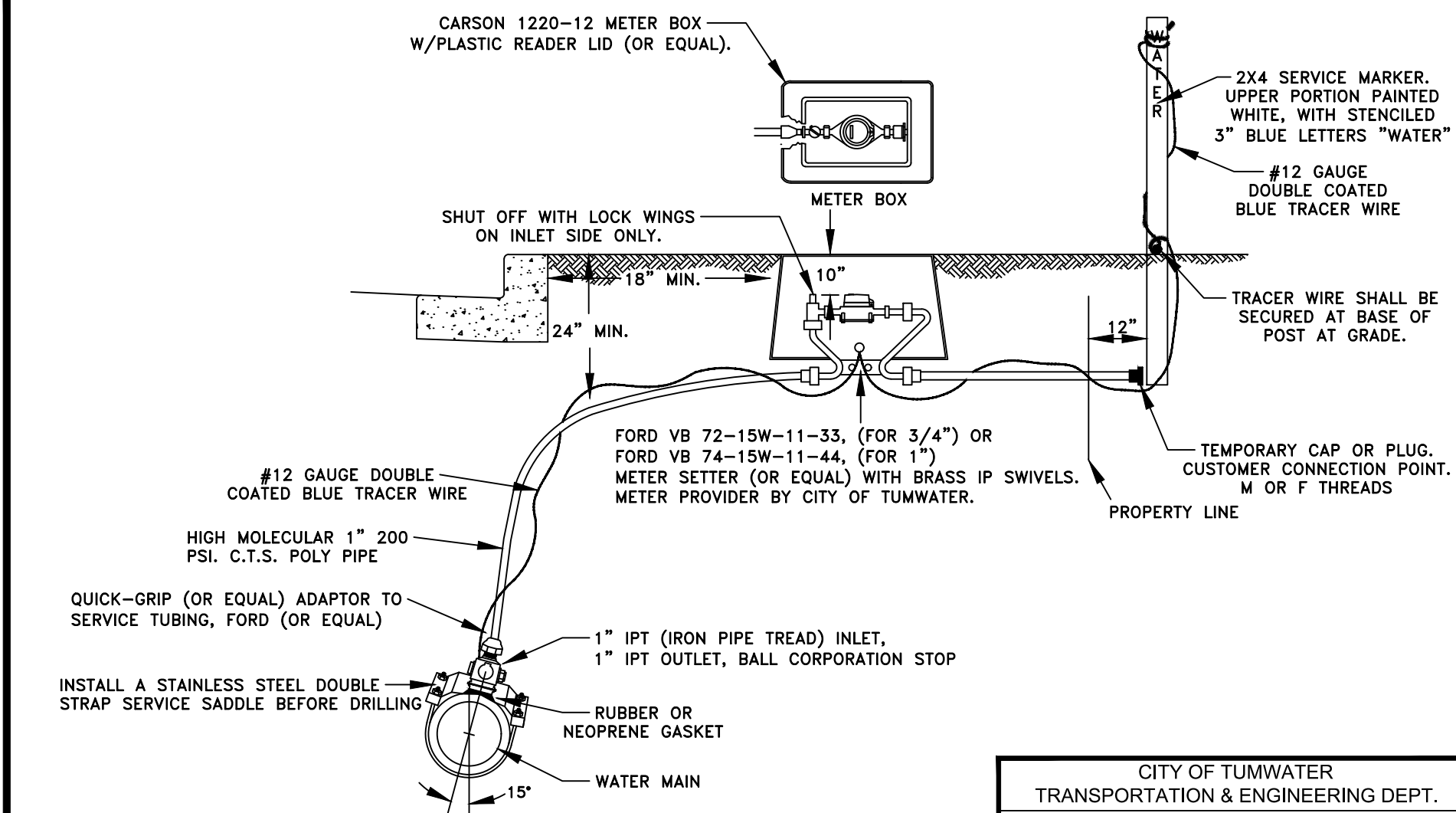
CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.	
REDUCED PRESSURE BACKFLOW ASSEMBLY FOR 3" & GREATER	
APPROVED BY:	DWG. NO.
CITY ENGINEER	WA-38
DES. PW	DWG. BY PW
CK'D BY KMC	DATE JULY 2014
	NOT TO SCALE



GENERAL NOTES:

- FOR NON-TRAFFIC BEARING 3" METERS- LID COVER #5736 (OLYMPIC FOUNDRY) OR EQUAL.
- FOR TRAFFIC BEARING 3" METERS- LID COVER #5737-H (OLYMPIC FOUNDRY OR EQUAL).
- FOR CIRCLE NOTES SEE CITY MATERIALS LIST DETAIL.
- INCLUDE LADDER WHEN VAULT IS MORE THAN 4' DEEP.

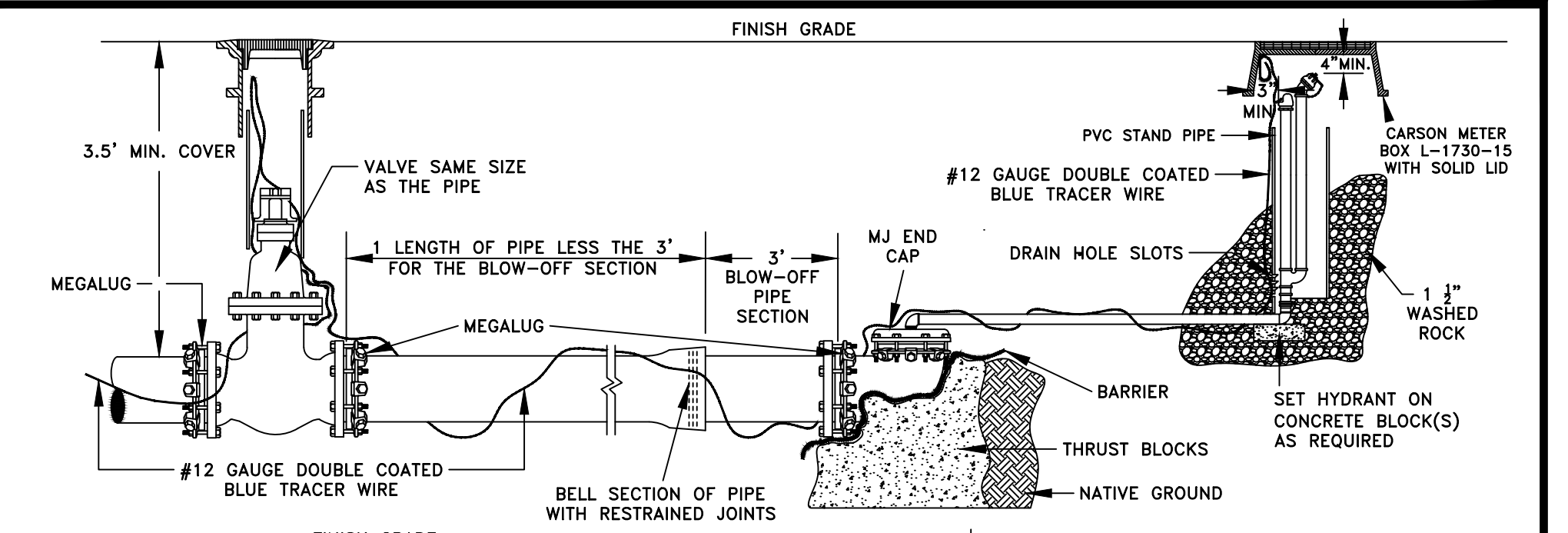
CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.	
3" WATER SERVICE METER MANIFOLD	
APPROVED BY:	DWG. NO.
CITY ENGINEER	WA-30
DES. PW	DWG. BY PW
CK'D BY KMC	DATE JULY 2014
	NOT TO SCALE



GENERAL NOTES:

- METER BOXES SHOULD NOT BE DESIGNED IN DRIVEWAYS, DRIVEWAY APPROACHES, SIDEWALKS OR CONFLICTED AREAS. WHEN POSSIBLE CREATE PLANTER AREAS FOR METER BOX INSTALLATION.
- STAINLESS STEEL INSERTS ARE REQUIRED FOR ALL PACK JOINTS AND GRIP TIGHT ADAPTERS.
- ALL SERVICE SADDLES SHALL HAVE RUBBER GASKETS AND I.P. THREADS.
- GALVANIZED PIPES AND FITTINGS BETWEEN WATER METER AND BACKFLOW ASSEMBLY ARE NOT ALLOWED.
- SERVICE CLAMPS SHALL BE STAINLESS STEEL, DOUBLE STRAP. DIRECT TAPS ARE NOT ALLOWED.
- DOUBLE INSULATED 12 GAUGE BLUE COATED COPPER U.S.E. TONING WIRE SPLICED TO MAINLINE TRACER WIRE ON ALL SERVICE LINES.
- ALL SERVICE LINE FITTINGS SHALL BE BRASS.

CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.	
3/4" & 1" SINGLE METER SERVICE	
APPROVED BY:	DWG. NO.
CITY ENGINEER	WA-21
DES. PW	DWG. BY PW
CK'D BY KMC	DATE JULY 2014
	NOT TO SCALE



GENERAL NOTES:

- FOR VALVE BOX REQUIREMENTS SEE CITY DETAIL.
- FILL THE AREA OUTSIDE OF THE BLOW-OFF RISER STAND PIPE WITH WASHED ROCK.
- ALL 2" FITTINGS SHALL BE BRASS.
- CARSON METER BOX SHALL HAVE A SOLID LID. A TRAFFIC RATED LID SHALL BE REQUIRED IF THE METER BOX IS IN THE TRAVELED WAY.
- WHEN CONCEIVABLE LOCATE BLOW-OFF HYDRANT OUTSIDE ROADWAY.

CITY OF TUMWATER DEPT. OF PUBLIC WORKS	
2" BLOW OFF ASSEMBLY FOR EXTENDABLE MAINS	
APPROVED BY:	DWG. NO.
CITY ENGINEER	WA-19
DES. PW	DWG. BY PW
CK'D BY KMC	DATE JULY 2014
	NOT TO SCALE

3-INCH METER INSTALLATION

- 2 - 2" METERS PROVIDED AND INSTALLED BY CITY OF TUMWATER
- 3" METER MANIFOLD (WITH TWO 2" METER SETS)
- 2 - 3" MJ X MJ GATE VALVES (RESTRAINED BOTH SIDES)
- 2 - 3" FLANGE COUPLING ADAPTERS
- 4 - ANGLE BALL STOPS
- 2 - 3" X 36" LENGTH I.P. PLAIN ENDS
- 3" PLAIN END I.P.
- 2 - 6" SLEEVES
- 2 - MEGALUG MID-SPAN RESTRAINTS

4-INCH METER INSTALLATION

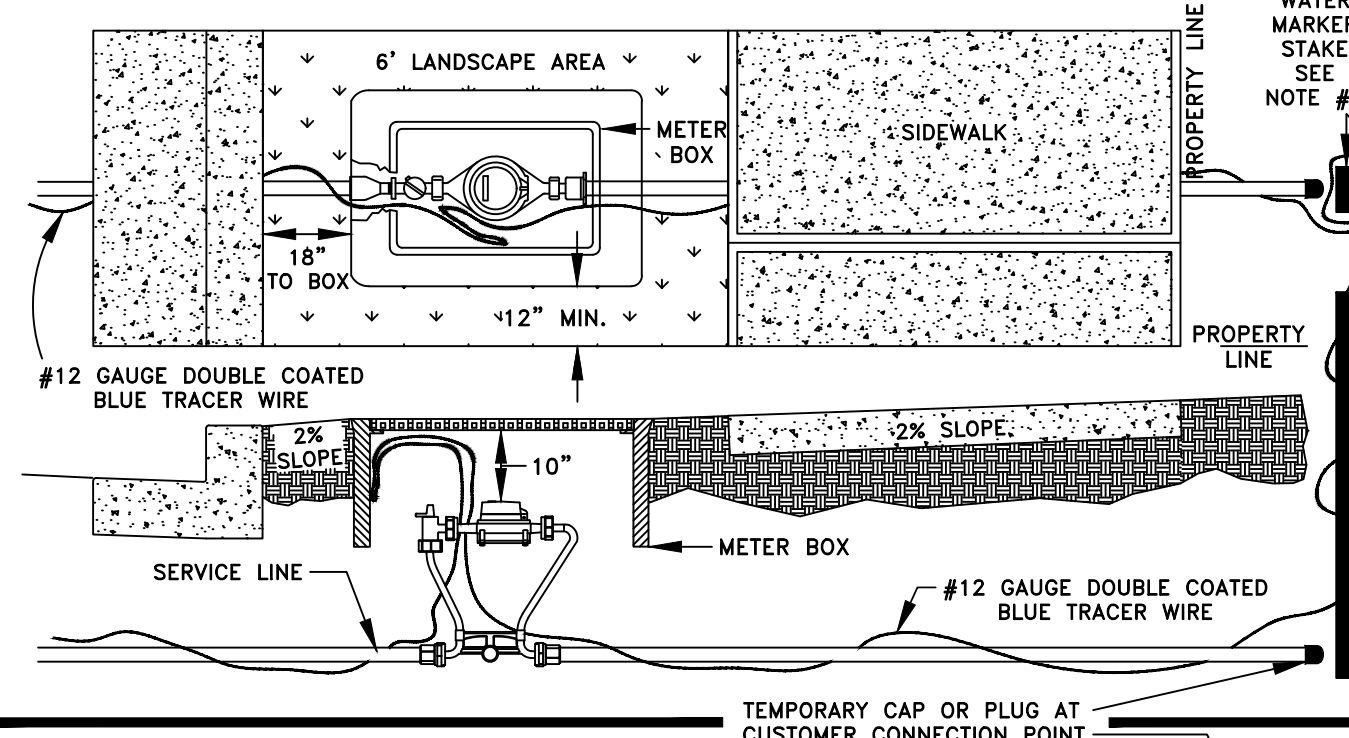
- 3 - 2" METERS PROVIDED AND INSTALLED BY CITY OF TUMWATER
- 4" METER MANIFOLD (WITH THREE 2" METER SETS)
- 2 - 4" MJ X MJ GATE VALVES (RESTRAINED BOTH SIDES)
- 2 - 4" FLANGE COUPLING ADAPTERS
- 6 - ANGLE BALL STOPS
- 2 - 4" X 36" LENGTH I.P. PLAIN ENDS
- 4" PLAIN END I.P.
- 2 - 8" SLEEVES
- 2 - MEGALUG MID-SPAN RESTRAINTS

GENERAL NOTES:

- DRAINAGE MUST BE PROVIDED FOR THE METER VAULT.
- METER VAULT MAY BE EXTENDED IN LENGTH WHEN P.R.V. IS REQUIRED.
- ON ALL METERS 3" INCHES AND ABOVE, A FLEX-COUPLING SHALL BE INSTALLED IN THE OUTLET LINE WITHIN THE METER BOX.
- VAULTS SHALL BE EQUIPPED WITH LADDERS WHEN OVER 4' IN DEPTH.
- GROUT ANNULAR SPACE BETWEEN VAULT WALL AND PIPE.

ALL SIX-INCH AND EIGHT-INCH WATER SERVICE CONNECTIONS MUST BE PRE-APPROVED BY THE PUBLIC WORKS DEPARTMENT, 754-4150.

CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.	
MATERIALS LIST FOR 3" & 4" MANIFOLD WATER METERS	
APPROVED BY:	DWG. NO.
CITY ENGINEER	WA-32
DES. PW	DWG. BY PW
CK'D BY KMC	DATE JULY 2014
	NOT TO SCALE



GENERAL NOTES:

- METER BOXES SHOULD NOT BE DESIGNED IN DRIVEWAYS, DRIVEWAY APPROACHES, SIDEWALKS OR CONFLICTED AREAS. WHEN POSSIBLE CREATE PLANTER AREAS FOR METER BOX INSTALLATION.
- EXTEND THE SERVICE LINE FOR CUSTOMER CONNECTION POINT 1' BEYOND THE PROPERTY LINE OR 1' BEYOND ANY EASEMENT OR JOINT UTILITY TRENCH.
- WHITE MARKER STAKES WITH BLUE LETTERING MUST BE 18" ABOVE FINISHED GRADE.

CITY OF TUMWATER TRANSPORTATION & ENGINEERING DEPT.	
TYPICAL SINGLE METER PLACEMENT	
APPROVED BY:	DWG. NO.
CITY ENGINEER	WA-23
DES. PW	DWG. BY PW
CK'D BY KMC	DATE JULY 2014
	NOT TO SCALE

DISCLAIMER

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

NO.	DATE	REVISIONS	DESCRIPTION

Surveying Engineering Planning

LDC

Woodinville
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC

NEW MARKET APARTMENTS

WATER NOTES AND DETAILS

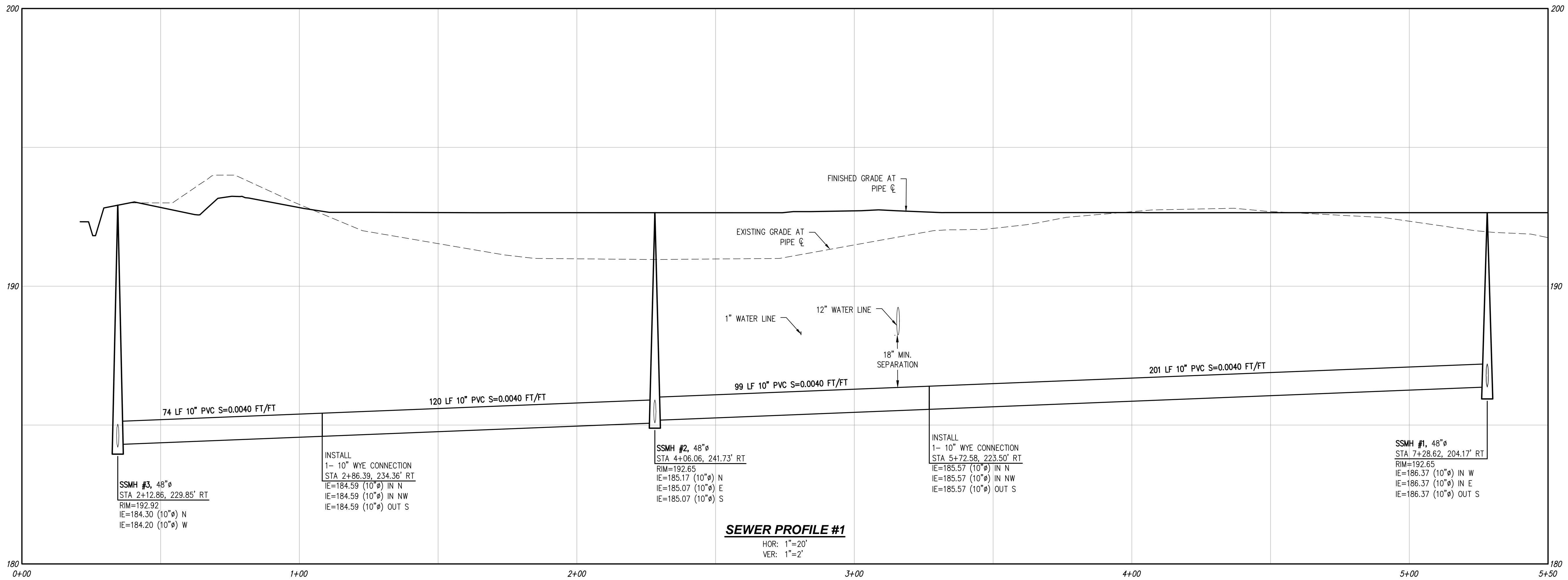
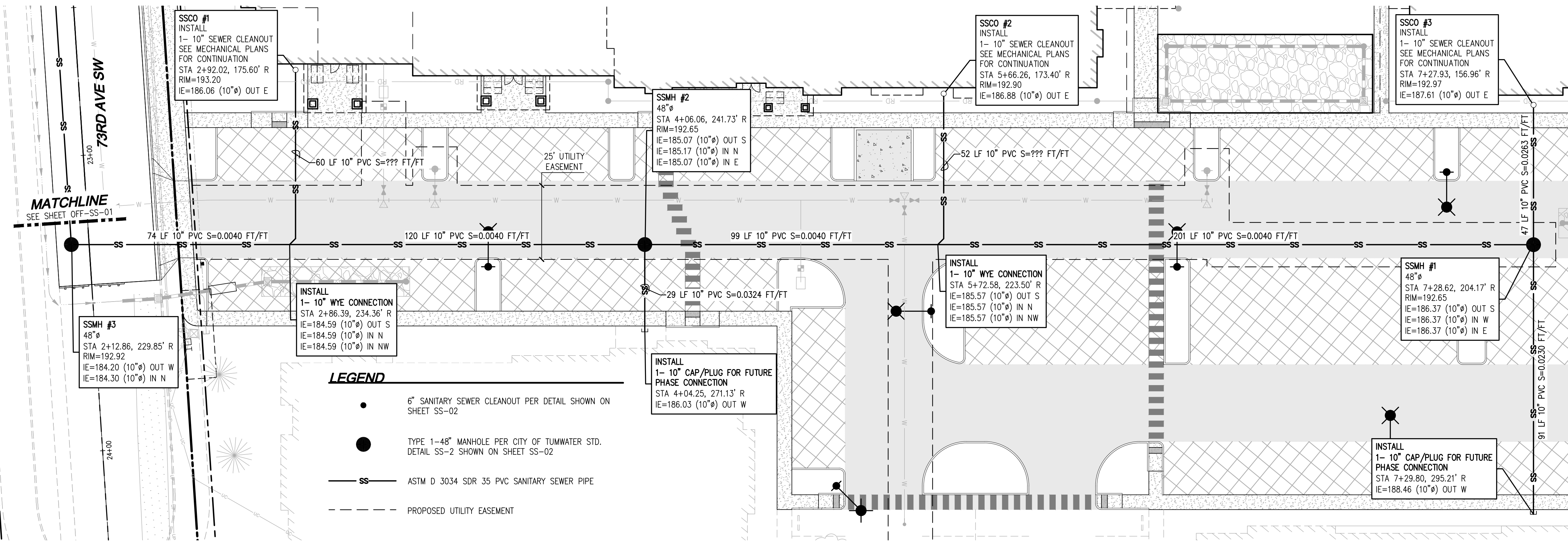
T. BRADLEY
REGISTERED PROFESSIONAL ENGINEER
07/17/2003

JOB NUMBER: C22-229
DRAWING NAME: C22-229 WT-03
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

WT-03

SHEET 18 OF 43

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



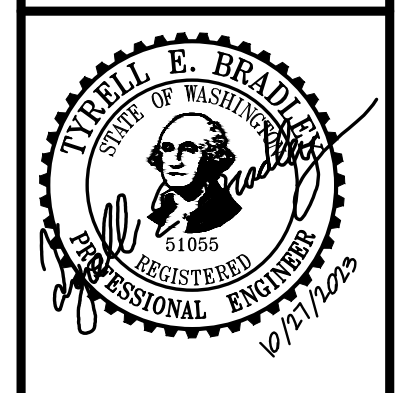
Drawing: P:\CIVIL\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 SS-01.dwg Plotted: Oct 27, 2023 - 12:05pm

NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning

Olympia
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
SEWER PLAN AND PROFILE



JOB NUMBER: C22-229
DRAWING NAME: C22-229 SS-01
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

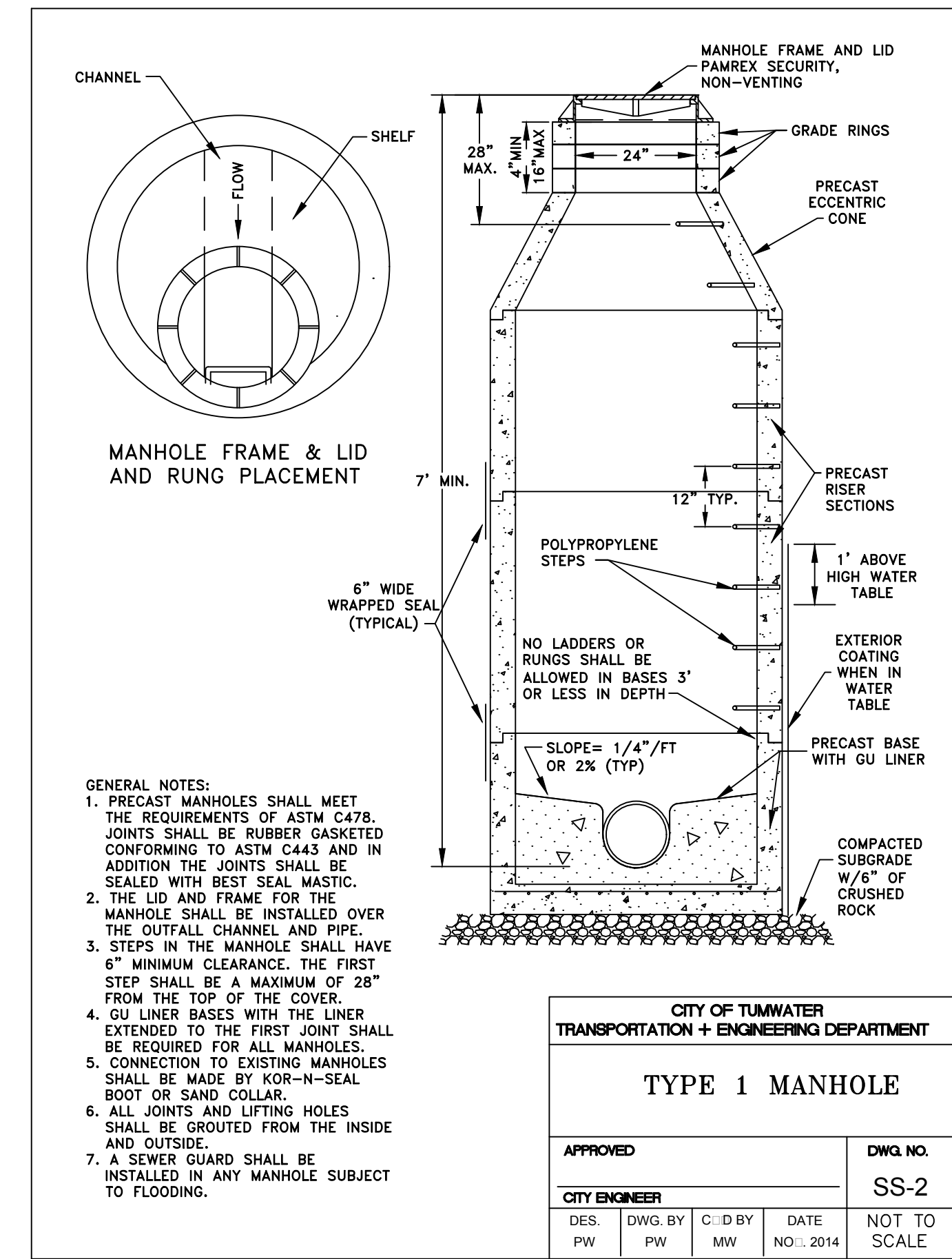
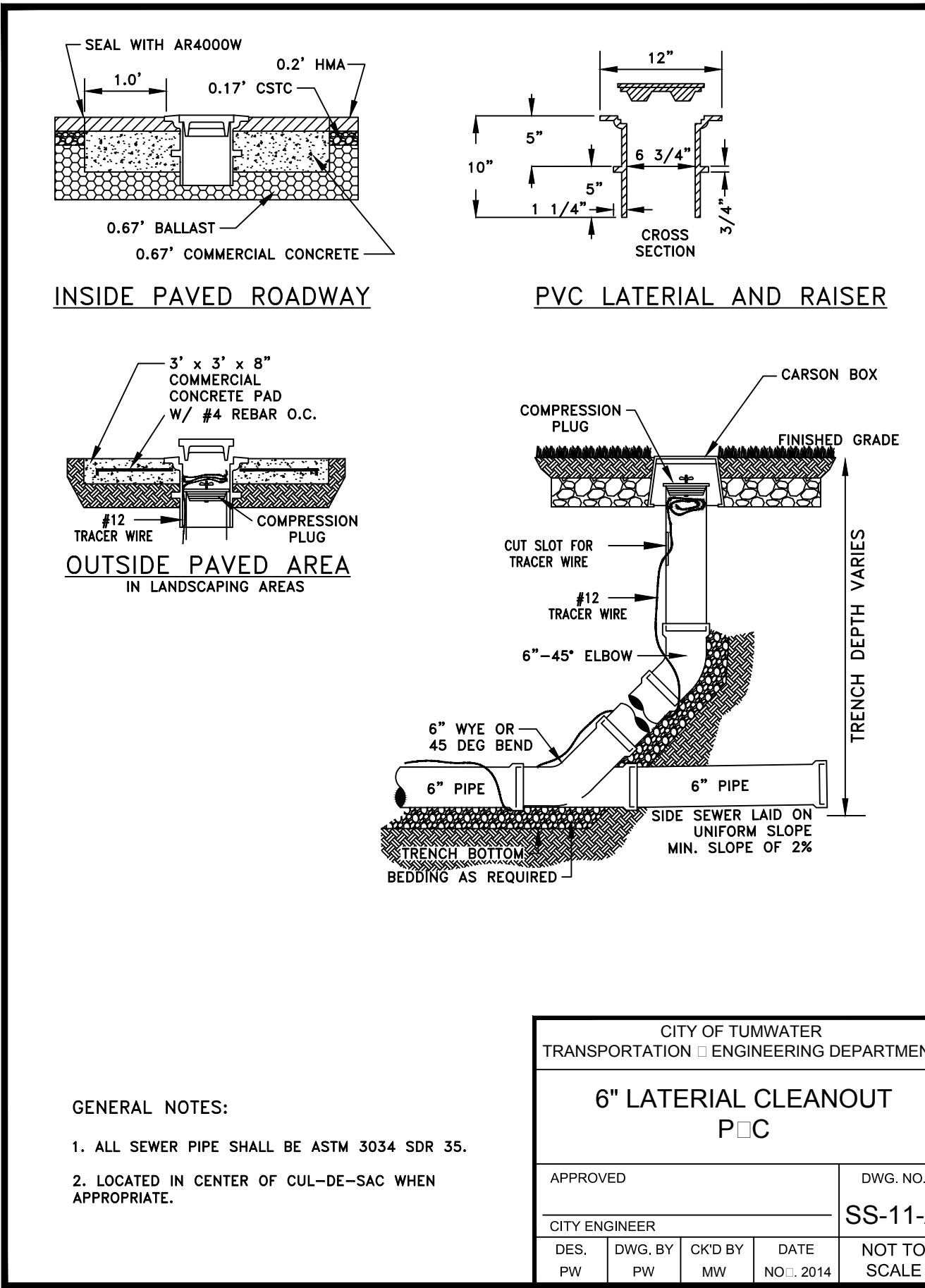
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CITY OF TUMWATER GENERAL NOTES SANITARY SEWER

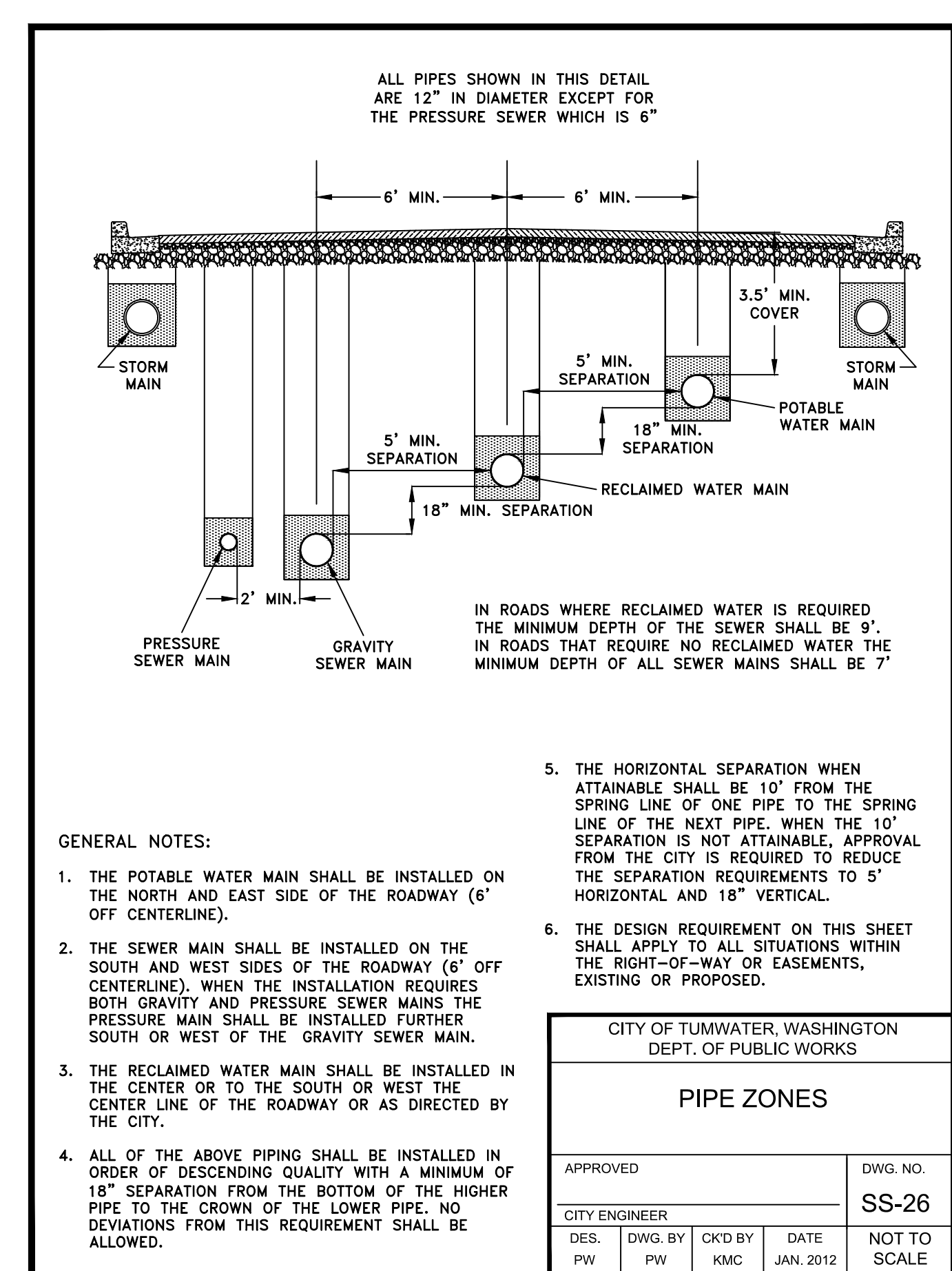
- ALL WORKMANSHIP AND MATERIALS WILL BE IN ACCORDANCE WITH CITY OF TUMWATER STANDARDS AND THE MOST CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- CITY OF TUMWATER DATUM SHALL BE USED FOR ALL VERTICAL CONTROL. A BENCHMARK LIST IS AVAILABLE 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 OF 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" MANHOLES OR LARGER UNLESS OTHERWISE SPECIFIED ON THE PLANS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO ASTM C 443 AND SHALL BE GROUDED FROM THE INSIDE. LIFT HOLES SHALL BE GROUDED FROM THE OUTSIDE 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 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.



- GENERAL NOTES:**
- PRECAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM C478. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO ASTM C443 AND IN ADDITION THE JOINTS SHALL BE SEALED WITH BEST SEAL MASTIC.
 - THE LID AND FRAME FOR THE MANHOLE SHALL BE INSTALLED OVER THE OUTFALL CHANNEL AND PIPE.
 - STEPS IN THE MANHOLE SHALL HAVE 6" MINIMUM CLEARANCE. THE FIRST STEP SHALL BE A MAXIMUM OF 28" FROM THE TOP OF THE COVER.
 - GU LINER BASES WITH THE LINER EXTENDED TO THE FIRST JOINT SHALL BE REQUIRED FOR ALL MANHOLES.
 - CONNECTION TO EXISTING MANHOLES SHALL BE MADE BY KOP-N-SEAL BOOT OR SAND COLLAR.
 - ALL JOINTS AND LIFTING HOLES SHALL BE GROUDED FROM THE INSIDE AND OUTSIDE.
 - A SEWER GUARD SHALL BE INSTALLED IN ANY MANHOLE SUBJECT TO FLOODING.

CITY OF TUMWATER TRANSPORTATION + ENGINEERING DEPARTMENT			
6" LATERAL CLEANOUT P.C.			
APPROVED		DWG. NO.	
CITY ENGINEER		SS-11-A	
DES. PW	DWG. BY PW	CKD BY MW	DATE NO. 2014
			NOT TO SCALE

CITY OF TUMWATER TRANSPORTATION + ENGINEERING DEPARTMENT			
TYPE 1 MANHOLE			
APPROVED		DWG. NO.	
CITY ENGINEER		SS-2	
DES. PW	DWG. BY PW	CKD BY MW	DATE NO. 2014
			NOT TO SCALE



CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS			
PIPE ZONES			
APPROVED		DWG. NO.	
CITY ENGINEER		SS-26	
DES. PW	DWG. BY PW	CKD BY KMC	DATE JAN. 2012
			NOT TO SCALE

Drawing: P:\City\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 SS-02.dwg Plotlet: 04.17.2023 12:05pm

TUM-21-1322

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REVISIONS

NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning
Woodville
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
SEWER NOTES AND DETAILS

PROFESSIONAL ENGINEER
T. BRADLEY
07/17/2023

JOB NUMBER: C22-229
DRAWING NAME: C22-229 SS-02
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

SS-02
SHEET 20 OF 43

Drawing: P:\CWA\2022\229 new market apartments\Drawings\Construction\Phase 1\C22-229 AL-01.dwg Plotted: Oct 27, 2023 - 12:05pm

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.

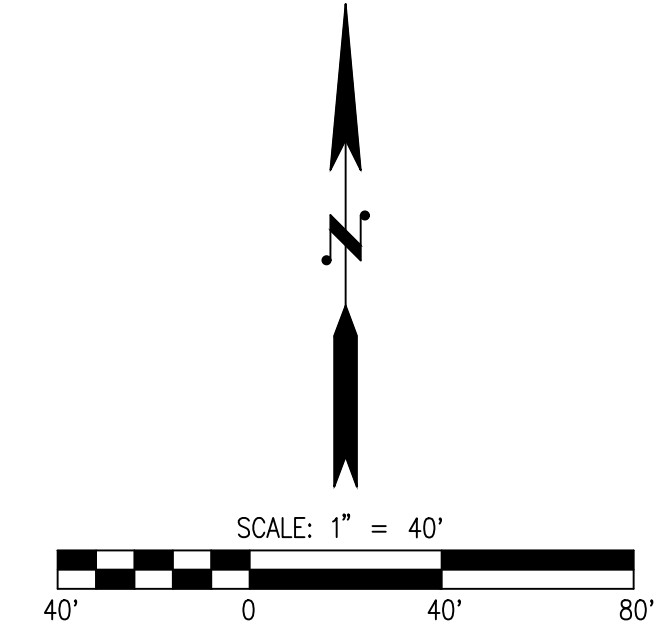
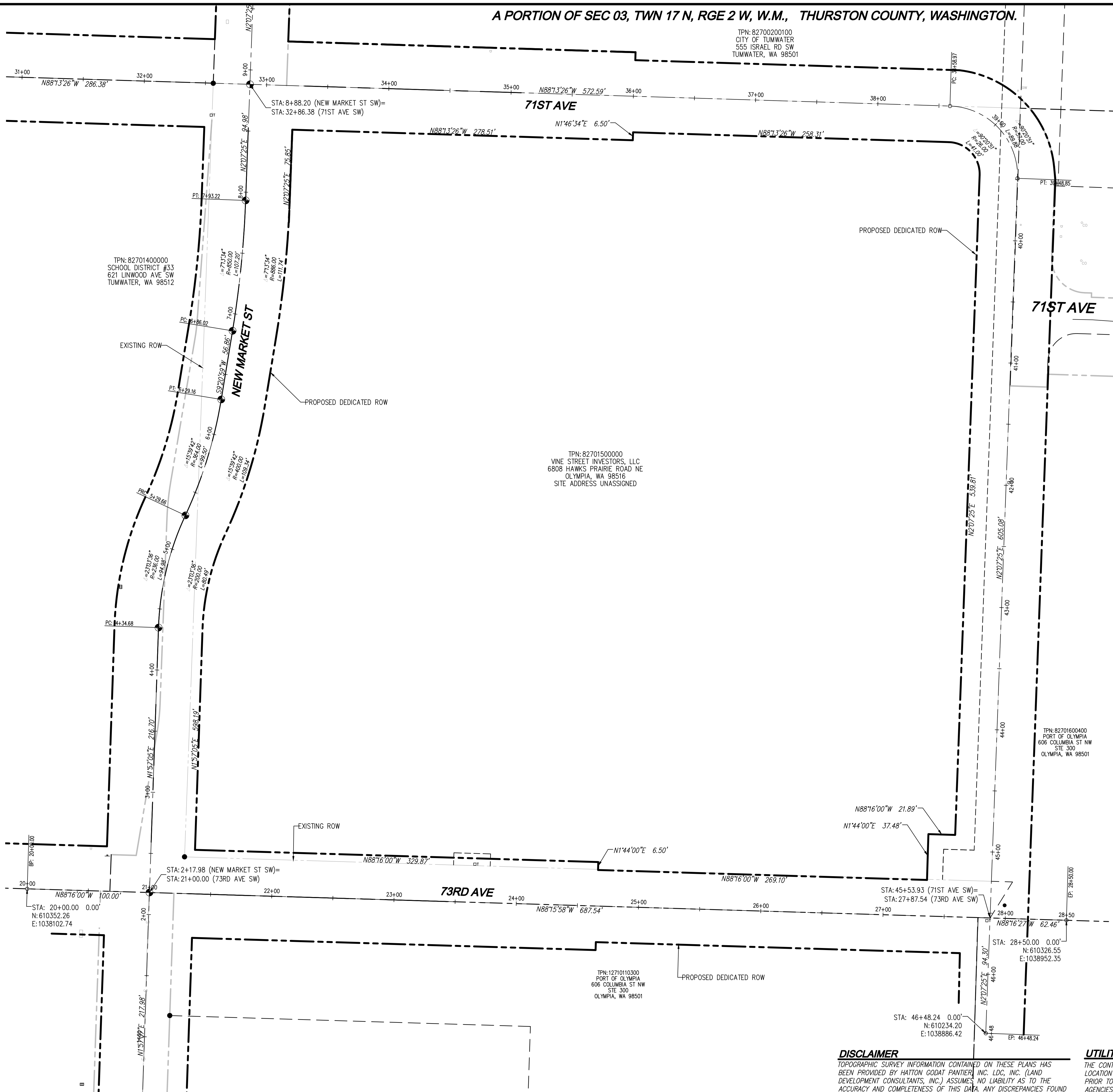
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CITY OF TUMWATER
555 ISRAEL RD SW
TUMWATER, WA 98501

TPN: 82701400000
SCHOOL DISTRICT #33
621 LINWOOD AVE SW
TUMWATER, WA 98512

TPN: 82701500000
VINE STREET INVESTORS, LLC
6808 HAWKS PRAIRIE ROAD NE
OLYMPIA, WA 98516
SITE ADDRESS UNASSIGNED

TPN: 82701600400
PORT OF OLYMPIA
606 COLUMBIA ST NW
SITE 300
OLYMPIA, WA 98501

TPN: 12710103000
PORT OF OLYMPIA
606 COLUMBIA ST NW
SITE 300
OLYMPIA, WA 98501

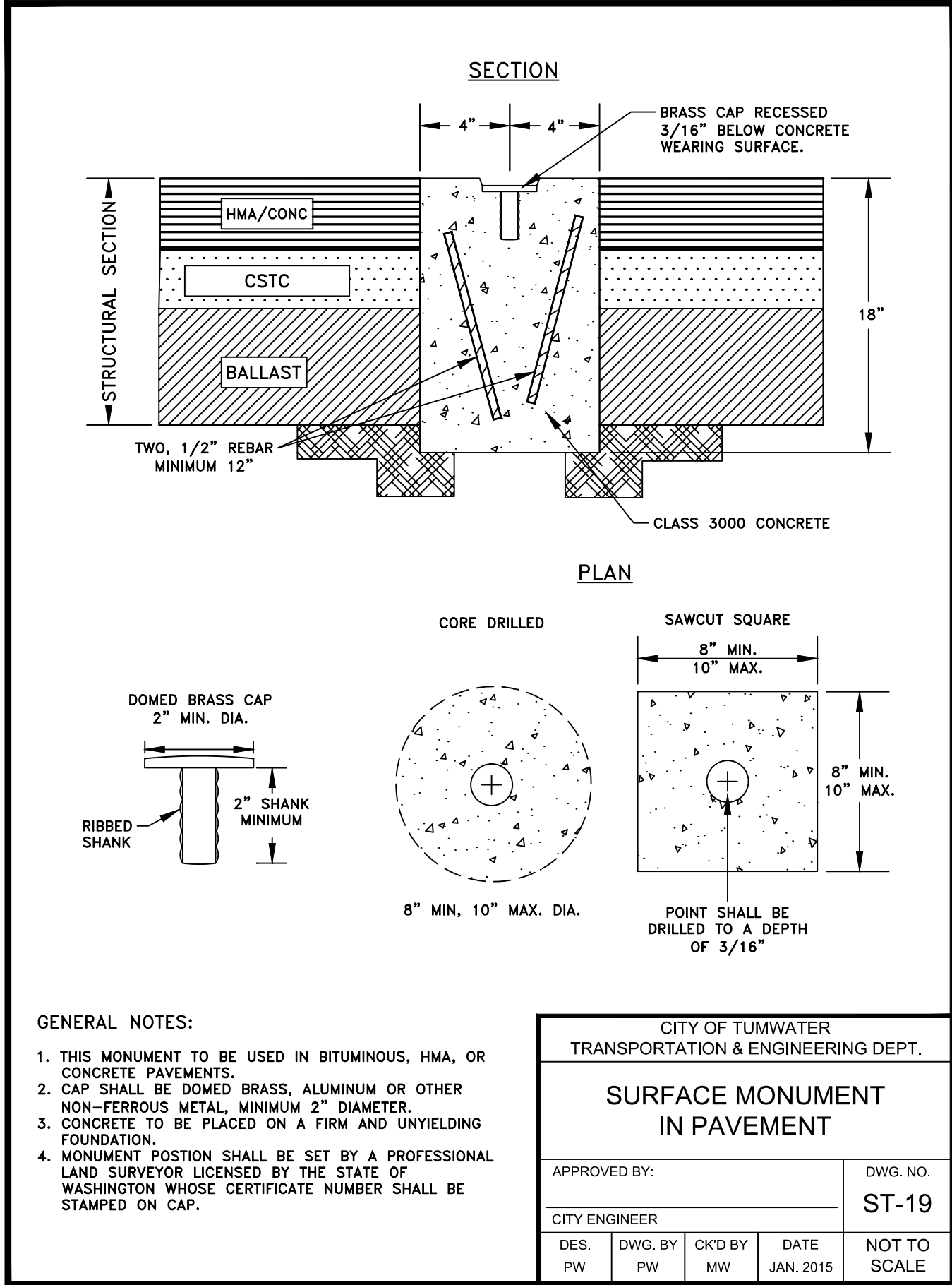


- LEGEND**
- MONUMENT PER CITY OF TUMWATER STD. DETAIL ST-19 ON THIS SHEET
 - EXISTING ROW LINE
 - PROPOSED DEDICATED ROW LINE
 - PROPERTY LINE
 - EXISTING EASEMENT

NOTE
THE PROFESSIONAL LAND SURVEYOR THAT IS RESPONSIBLE FOR THE SURVEYING OF THIS PROJECT MUST OBTAIN A PERMIT FROM DNR BEFORE DISTURBING A MONUMENT

VERTICAL DATUM
NOV 29 BASED ON GPS TIES TO TC MONUMENT 1302
ELEV = 183.91

HORIZONTAL DATUM
WASHINGTON STATE PLAN COORDINATES, SOUTH ZONE, NAD 83/29
BASED ON GPS TIES TO TC MONUMENT 1302



CITY OF TUMWATER
TRANSPORTATION & ENGINEERING DEPT.

**SURFACE MONUMENT
IN PAVEMENT**

APPROVED BY:	DWG. NO.
CITY ENGINEER	ST-19
DES. PW	DWG. BY PW
CKD BY MW	DATE JAN. 2015
	SCALE NOT TO SCALE

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NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning

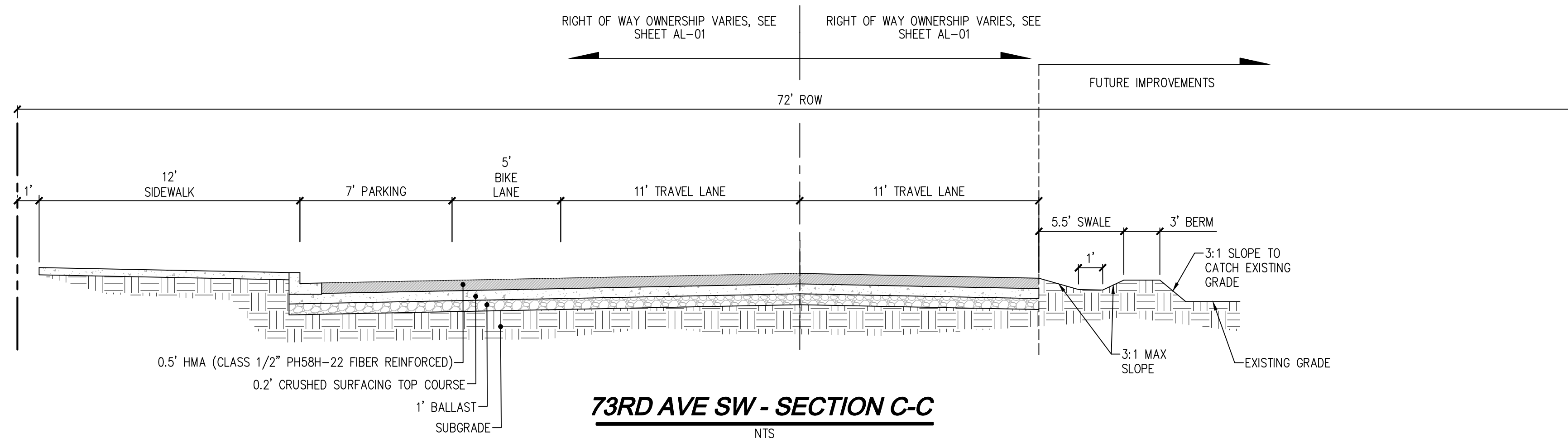
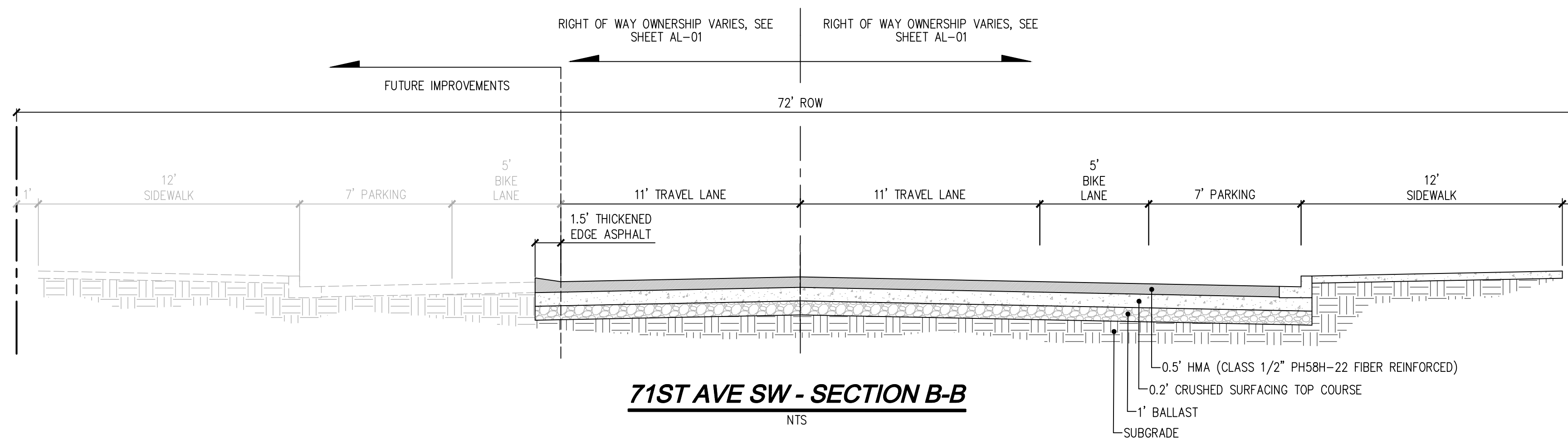
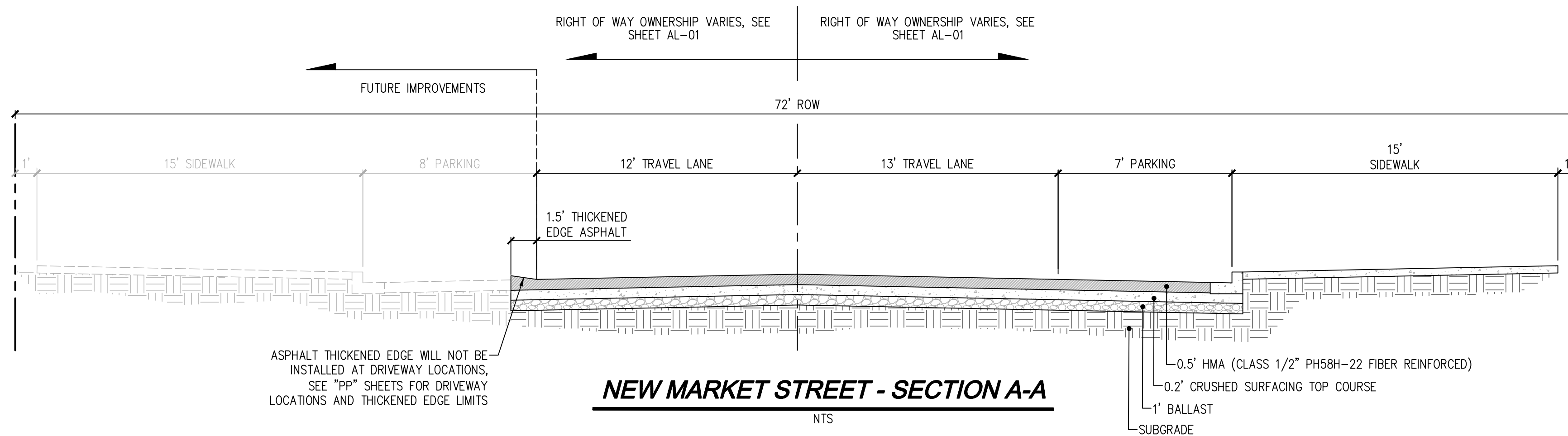
Woodinville Olympia
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
ALIGNMENT PLAN



JOB NUMBER: C22-229
DRAWING NAME: C22-229 AL-01
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



Drawing: P:\CH\2022\c22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 XS-01.dwg Plotted: Oct 27, 2023 - 12:05pm

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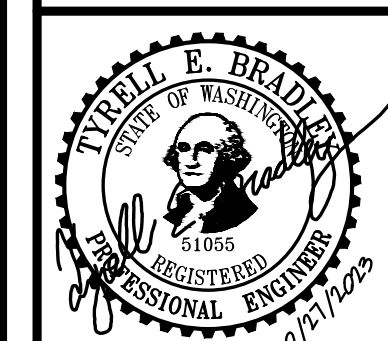
TUM-21-1322

NO.	DATE	DESCRIPTION	BY

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 Surveying
 Engineering
 Planning

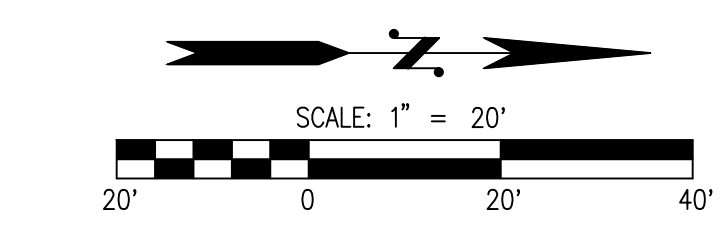
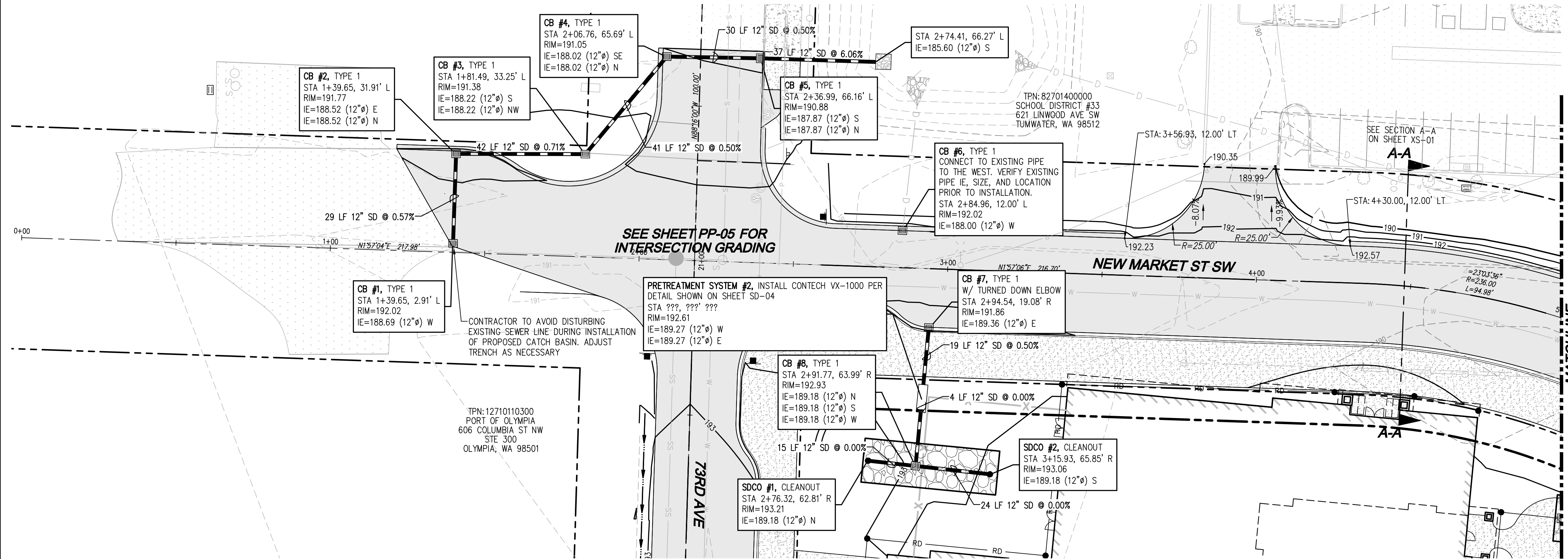
Woodinville
 Olympia
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 Tumwater, WA 98501
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VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
 ROADWAY CROSS SECTIONS

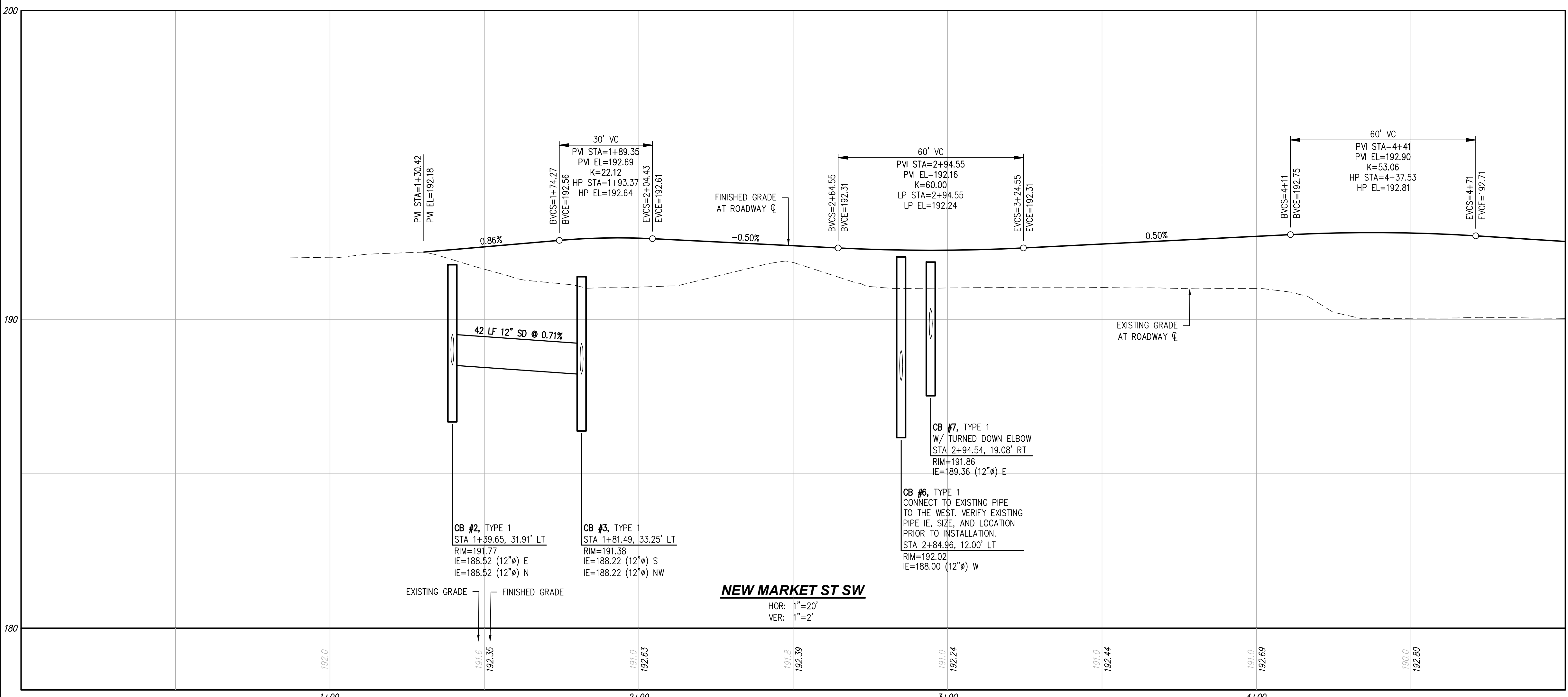


JOB NUMBER: C22-229
 DRAWING NAME: C22-229 XS-01
 DESIGNER: T. BRADLEY
 DRAFTING BY: S. ORDONEZ
 DATE: OCTOBER, 2023
 SCALE: AS NOTED
 JURISDICTION: TUMWATER

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



- LEGEND**
- CEMENT CONCRETE CURB AND GUTTER PER DETAIL ON SHEET PP-07
 - CONCRETE SIDEWALK PER CITY OF TUMWATER STD. DETAIL ST-4 ON SHEET PP-07
 - ASPHALT PAVEMENT PER SECTIONS SHOWN ON SHEET XS-01
 - TYPE 1 CATCH BASIN WITH SOLID LID PER WSDOT STD DETAIL B-5.20-03 SHOWN ON SHEET SD-03
 - ASTM D3034 SDR35 PVC STORM PIPE, UNLESS OTHERWISE NOTED
 - 4'x4'x1' DEEP QUARRY SPALL PAD



NEW MARKET ST SW
 HOR: 1"=20'
 VER: 1"=2'

NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning
 Woodinville
 321 Cleveland Ave SE, Suite 209
 Tumwater, WA 98501
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VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
 NEW MARKET ST PLAN AND PROFILE



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 DRAWING NAME: C22-229 PP-01
 DESIGNER: T. BRADLEY
 DRAFTING BY: S. ORDONEZ
 DATE: OCTOBER, 2023
 SCALE: AS NOTED
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PP-01
 SHEET 23 OF 43

Drawing: P:\CIVIL\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 PP-01.dwg Plotted: Oct 27, 2023 - 12:06pm

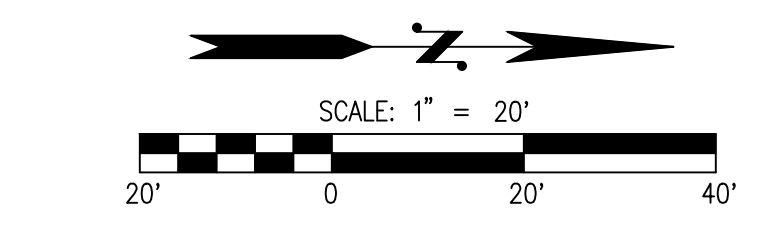
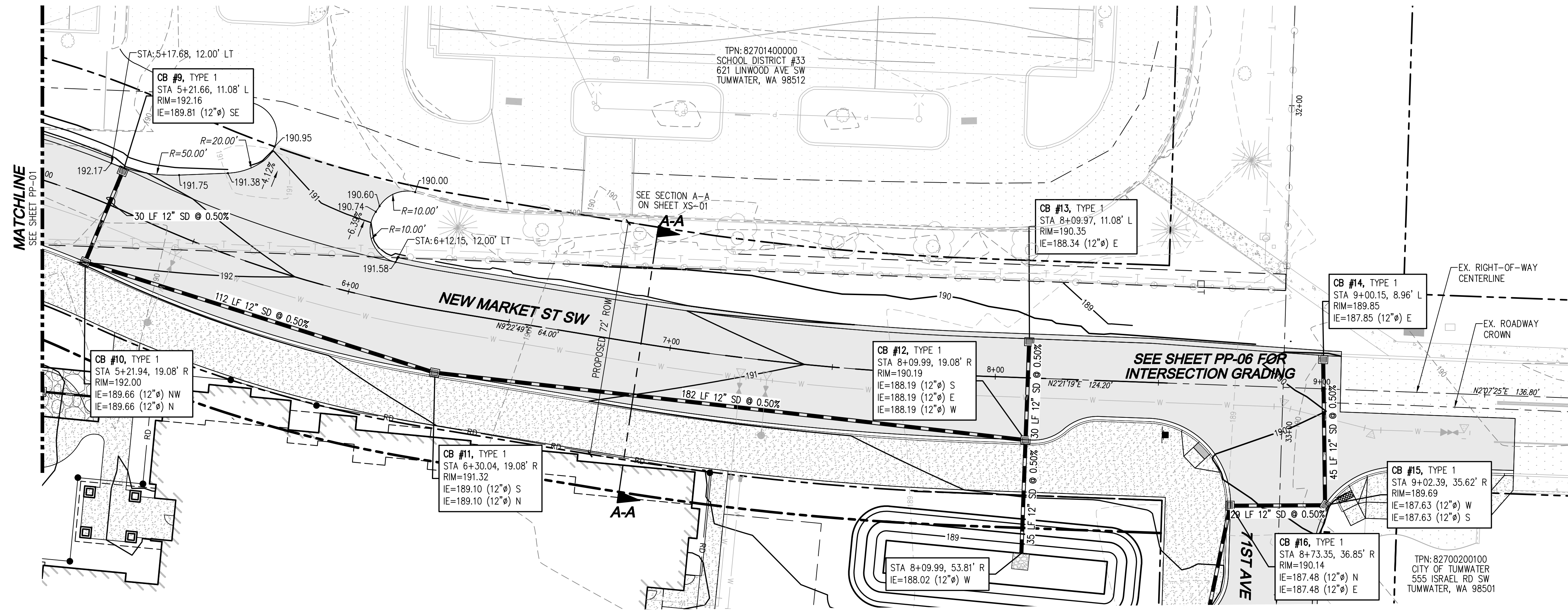
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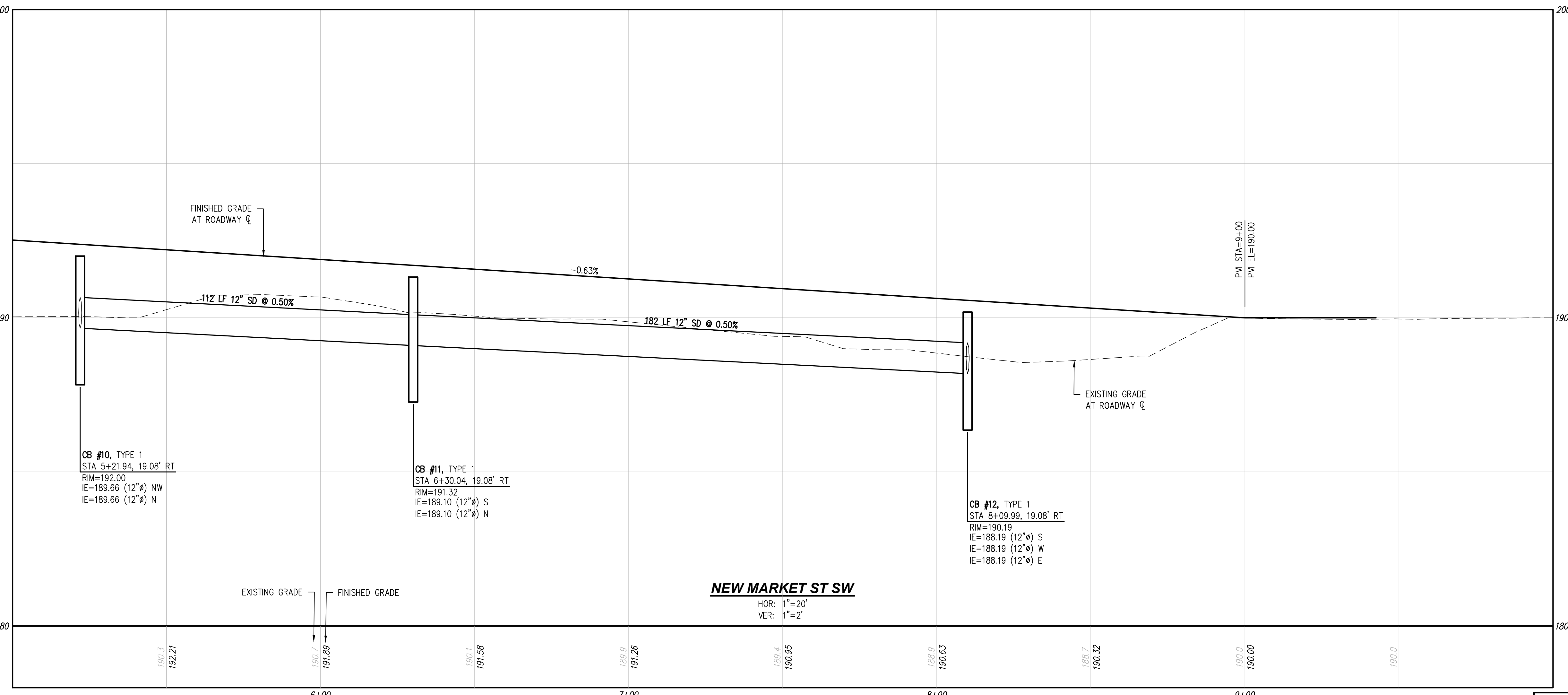
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TUM-21-1322

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 - 4'x4'x1' DEEP QUARRY SPALL PAD



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 VER: 1"=2'

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 Surveying
 Engineering
 Planning

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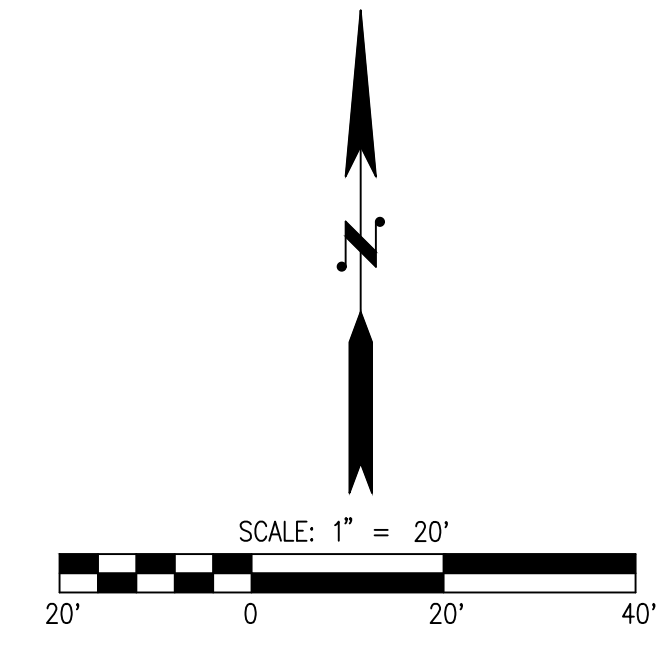
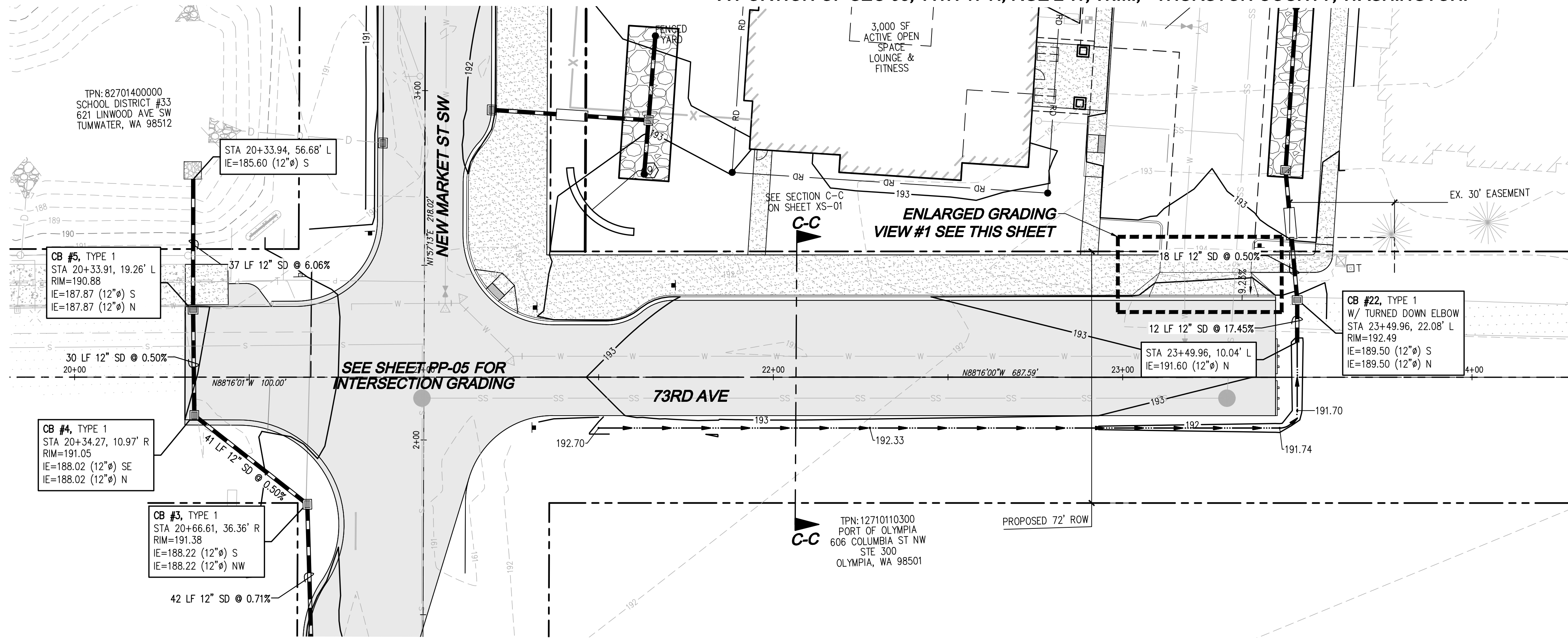
VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
 NEW MARKET ST PLAN AND PROFILE



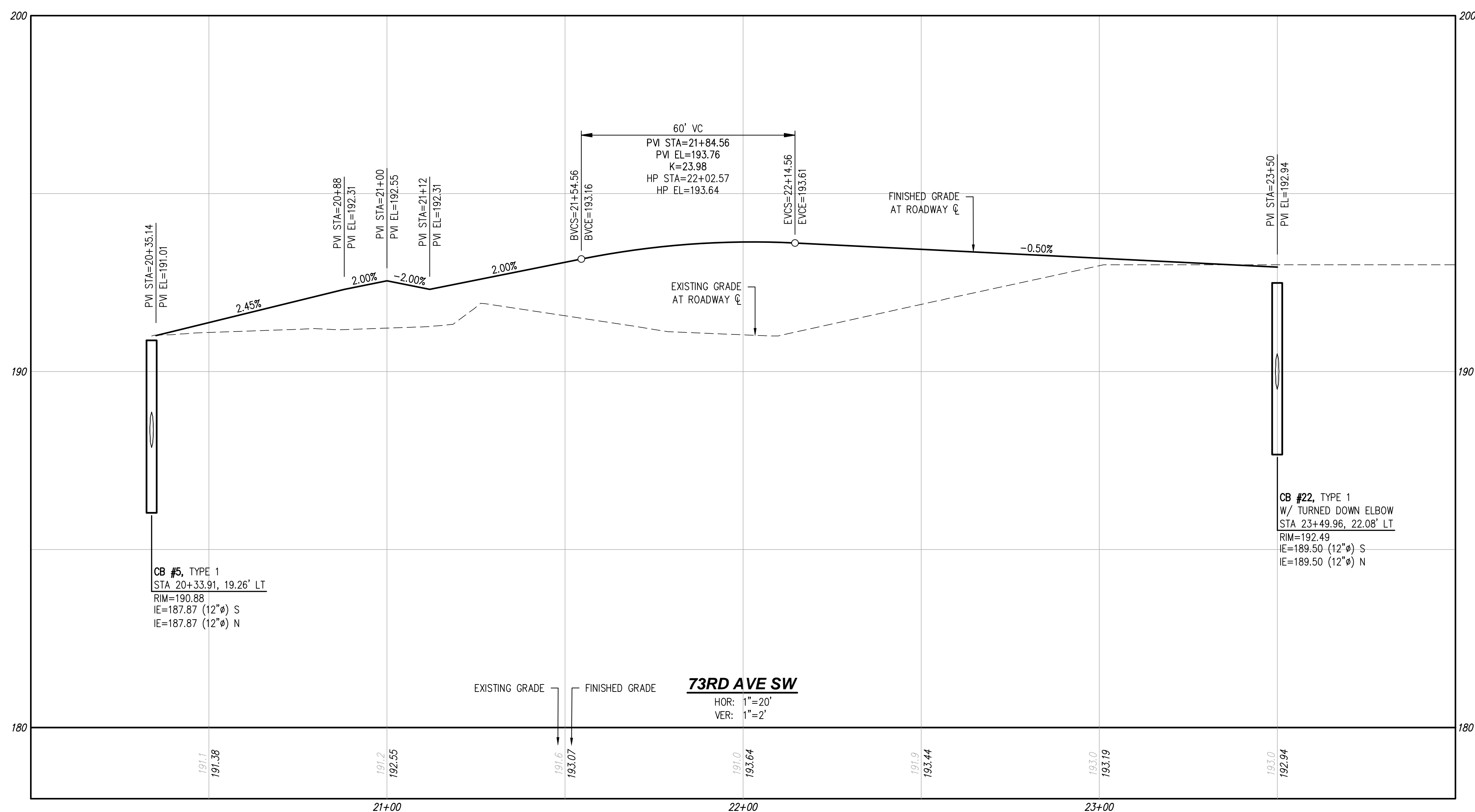
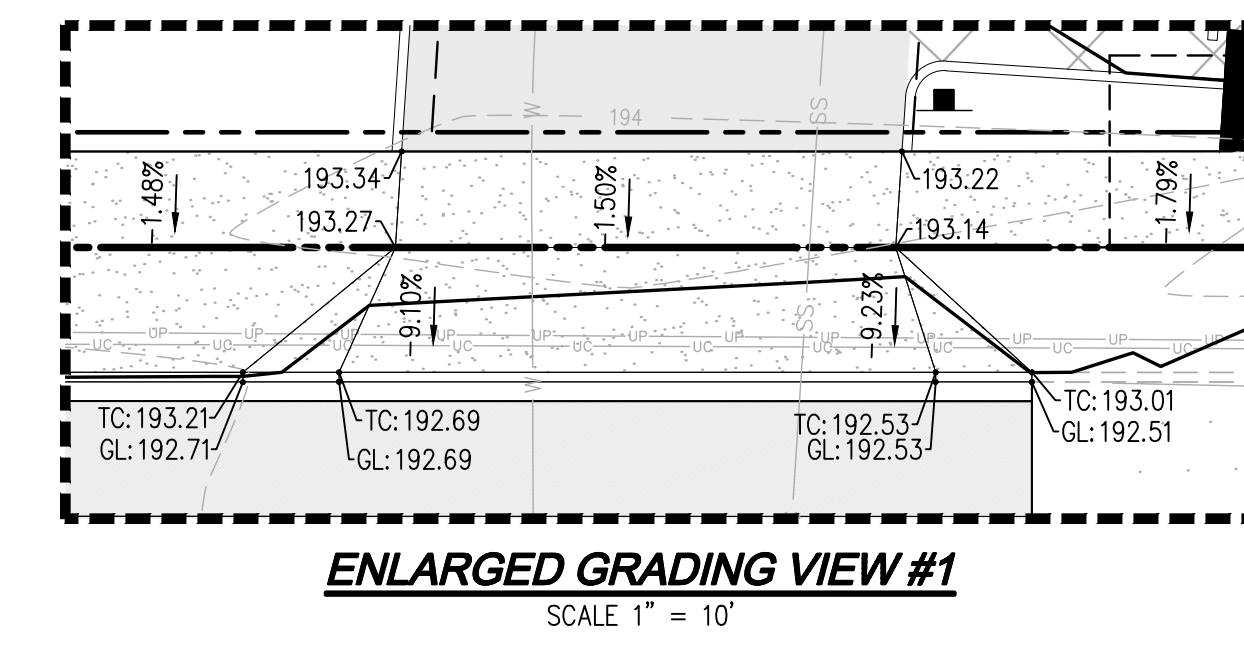
JOB NUMBER:	C22-229
DRAWING NAME:	C22-229 PP-02
DESIGNER:	T. BRADLEY
DRAFTING BY:	S. ORDONEZ
DATE:	OCTOBER, 2023
SCALE:	AS NOTED
JURISDICTION:	TUMWATER

Drawing: P:\CH\2023\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 PP-02.dwg Plotlet: Oct. 27, 2023 - 12:07pm

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



- LEGEND**
- CEMENT CONCRETE CURB AND GUTTER PER DETAIL ON SHEET PP-07
 - CONCRETE SIDEWALK PER CITY OF TUMWATER STD. DETAIL ST-4 ON SHEET PP-07
 - ASPHALT PAVEMENT PER SECTIONS SHOWN ON SHEET XS-01
 - TYPE 1 CATCH BASIN WITH SOLID LID PER WSDOT STD DETAIL B-5.20-03 SHOWN ON SHEET SD-03
 - ASTM D3034 SDR35 PVC STORM PIPE, UNLESS OTHERWISE NOTED
 - 4'x4'x1' DEEP QUARRY SPALL PAD



DISCLAIMER
 TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY HATTON GODAT PANTIER, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE
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Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

NO.	DATE	DESCRIPTION

LDC
 Surveying
 Engineering
 Planning

Woodinville
 Olympia
 321 Cleveland Ave SE, Suite 209
 Tumwater, WA 98501
 T 425.806.1869 www.LDCcorp.com F 425.482.2893

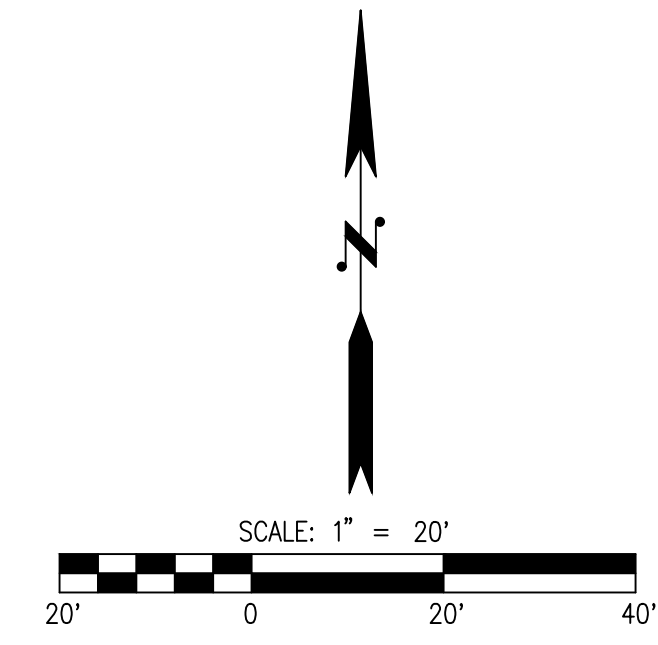
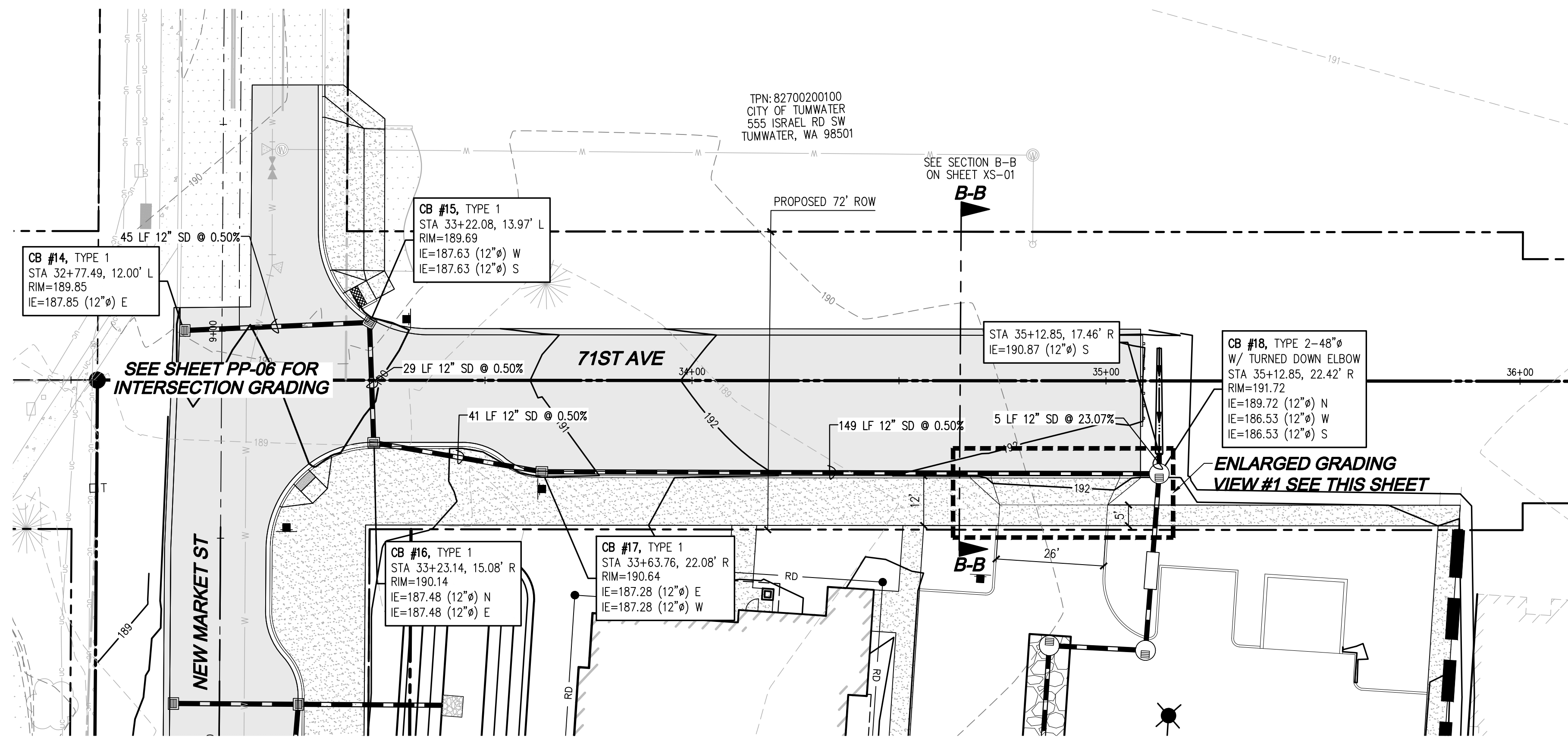
VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
 73RD AVE PLAN AND PROFILE



JOB NUMBER: C22-229
 DRAWING NAME: C22-229 PP-03
 DESIGNER: T. BRADLEY
 DRAFTING BY: S. ORDONEZ
 DATE: OCTOBER, 2023
 SCALE: AS NOTED
 JURISDICTION: TUMWATER

Drawing: P:\CIVIL\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 PP-03.dwg Plotlet: Oct. 27, 2023 - 12:07pm

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



LEGEND

- CEMENT CONCRETE CURB AND GUTTER PER DETAIL ON SHEET PP-07
- CONCRETE SIDEWALK PER CITY OF TUMWATER STD. DETAIL ST-4 ON SHEET PP-07
- ASPHALT PAVEMENT PER SECTIONS SHOWN ON SHEET XS-01
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NO.	DATE	DESCRIPTION

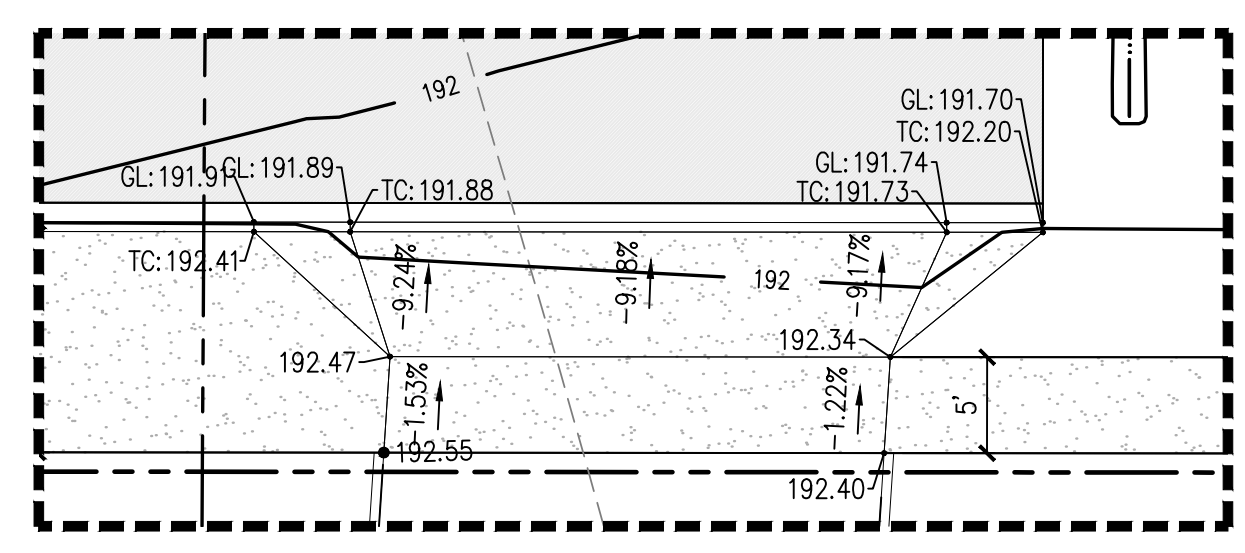
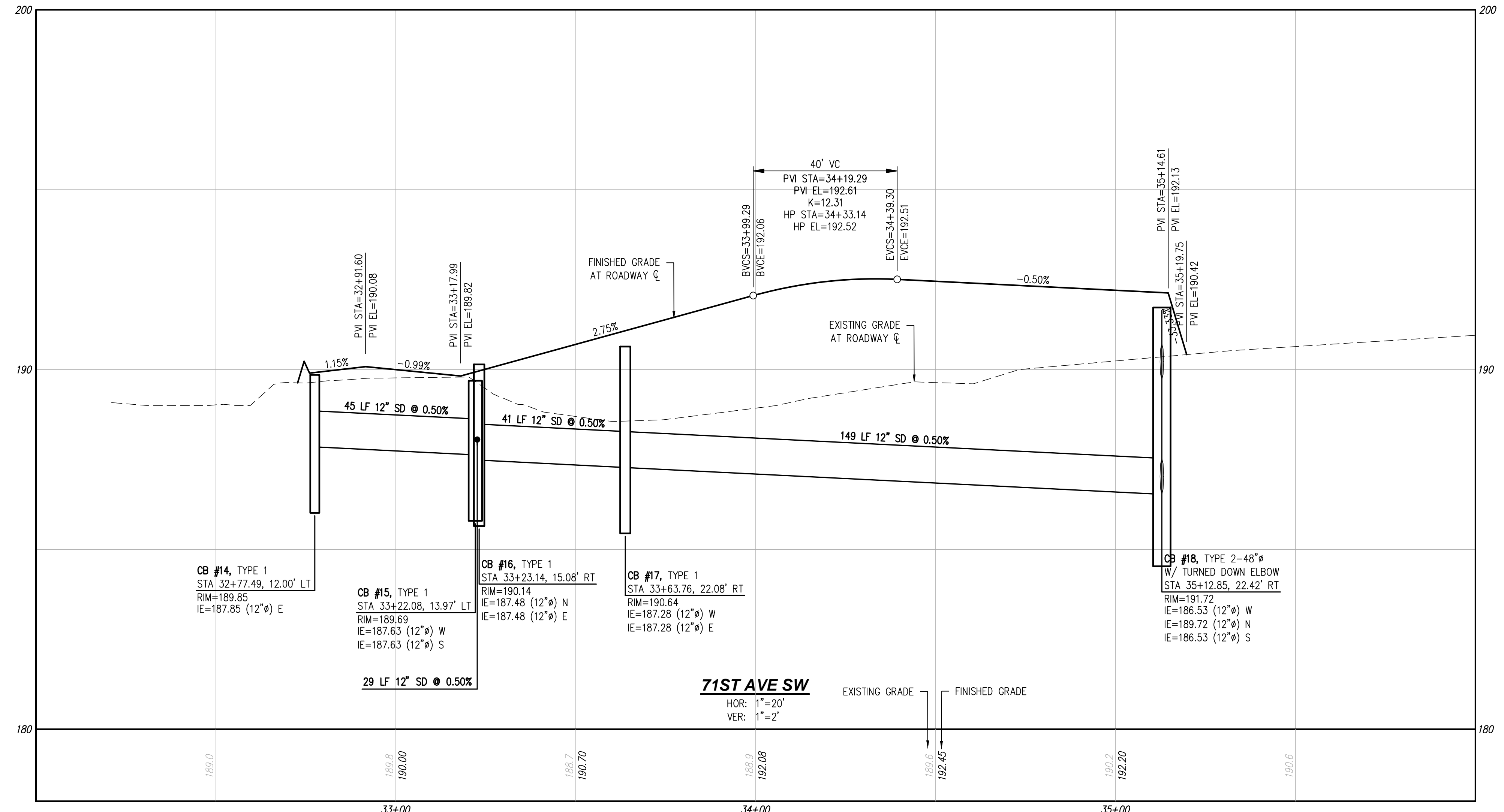
LDC Surveying Engineering Planning
Woodinville Olympia Kent
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
71ST AVE PLAN AND PROFILE



JOB NUMBER: C22-229
DRAWING NAME: C22-229 PP-04
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

PP-04
SHEET 26 OF 43



DISCLAIMER

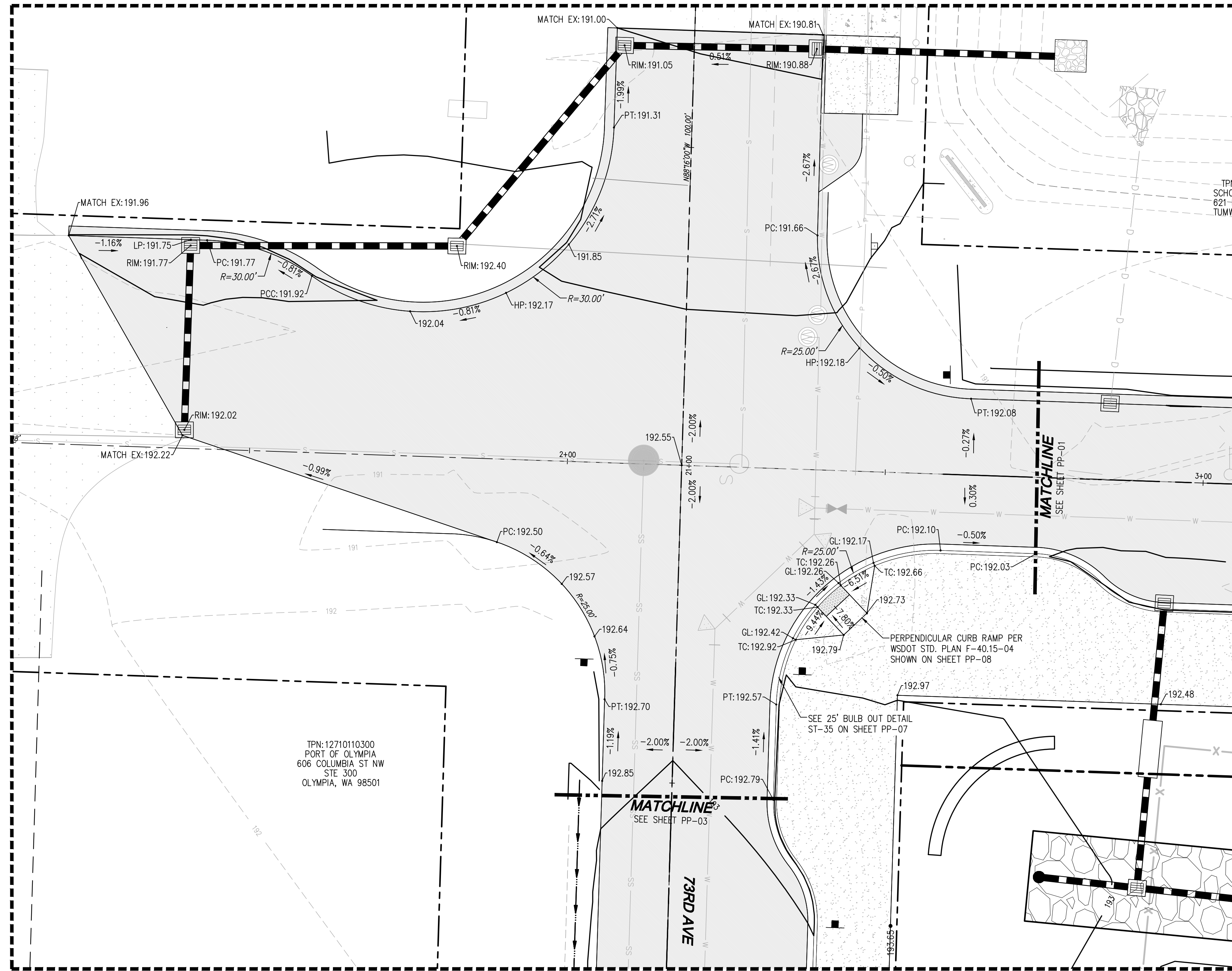
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UTILITY NOTE

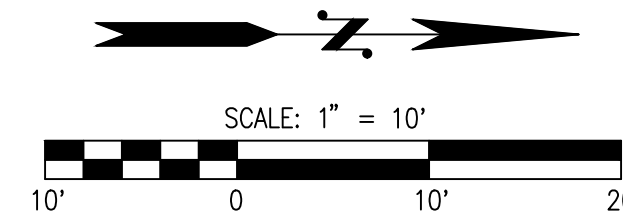
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811 or 1-800-424-5555
Utilities Underground Location Center

Drawing: P:\CWA\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 PP-04.dwg Plotlet: Oct. 27, 2023 - 12:08pm



INTERSECTION NEW MARKET ST SW AND 73RD AVE SW



Drawing: P:\CIV\2023\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 PP-05.dwg Plotter: Oct 27, 2023 - 12:09pm

TPN: 12710110300
PORT OF OLYMPIA
606 COLUMBIA ST NW
STE 300
OLYMPIA, WA 98501

DISCLAIMER

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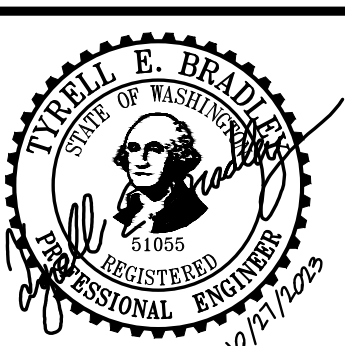
TUM-21-1322

NO.	DATE	DESCRIPTION

LDC Surveying
Engineering
Planning

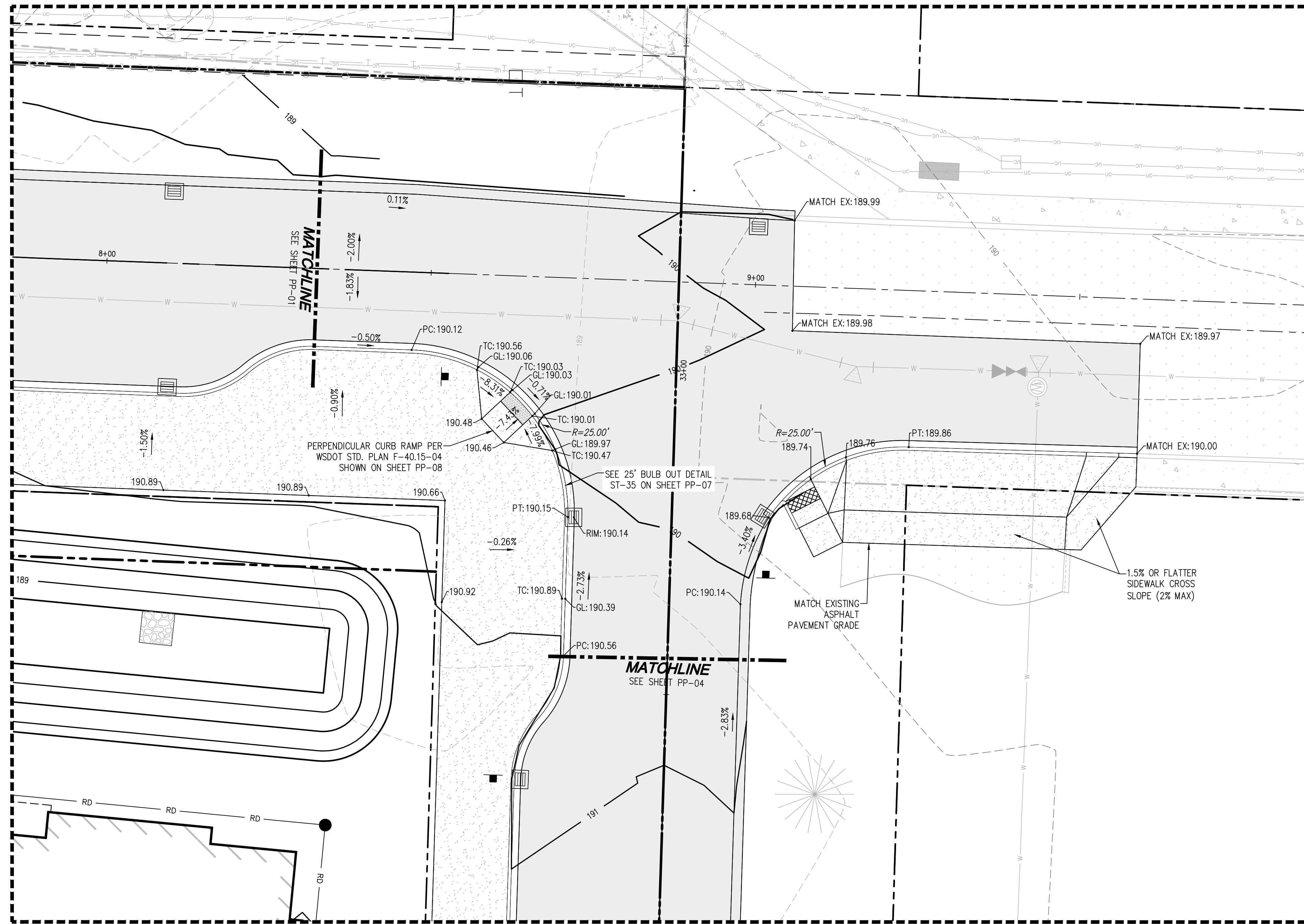
Woodinville
Olympia
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
Kent
www.LDCcorp.com F 425-482-2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
INTERSECTION GRADING DETAIL

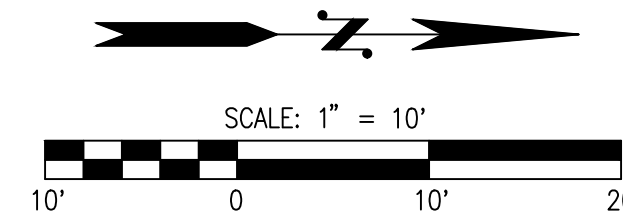


JOB NUMBER: C22-229
DRAWING NAME: C22-229 PP-05
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

PP-05
SHEET 27 OF 43



INTERSECTION NEW MARKET ST SW AND 71ST AVE SW



Drawing: P:\CIV\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 PP-06.dwg Plotter: Oct 27, 2023 - 12:09pm

DISCLAIMER

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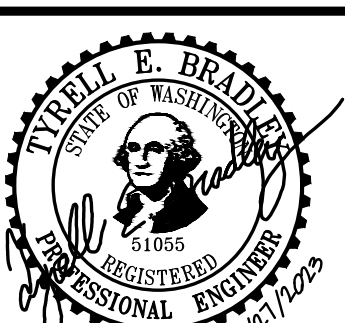
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

TUM-21-1322

NO.	DATE	REVISIONS DESCRIPTION	BY

LDC Surveying Engineering Planning
 Olympia Woodinville Kent
 321 Cleveland Ave SE, Suite 209 Turnwater, WA 98501
 T 425.806.1869 www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
 INTERSECTION GRADING DETAIL



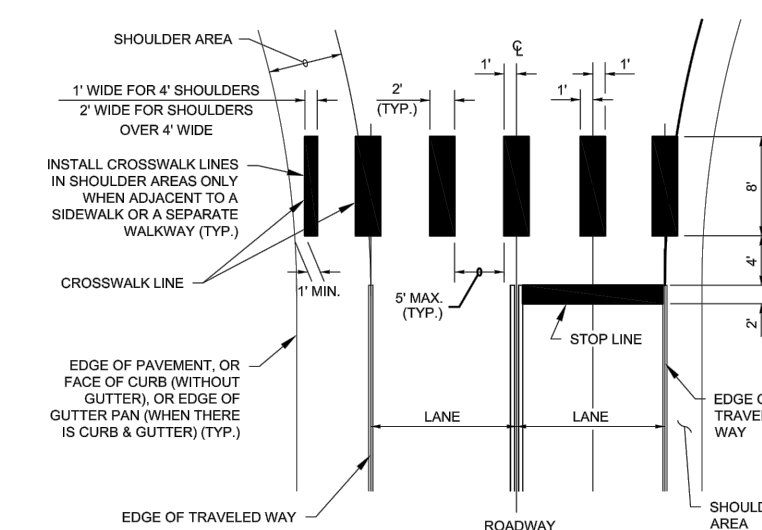
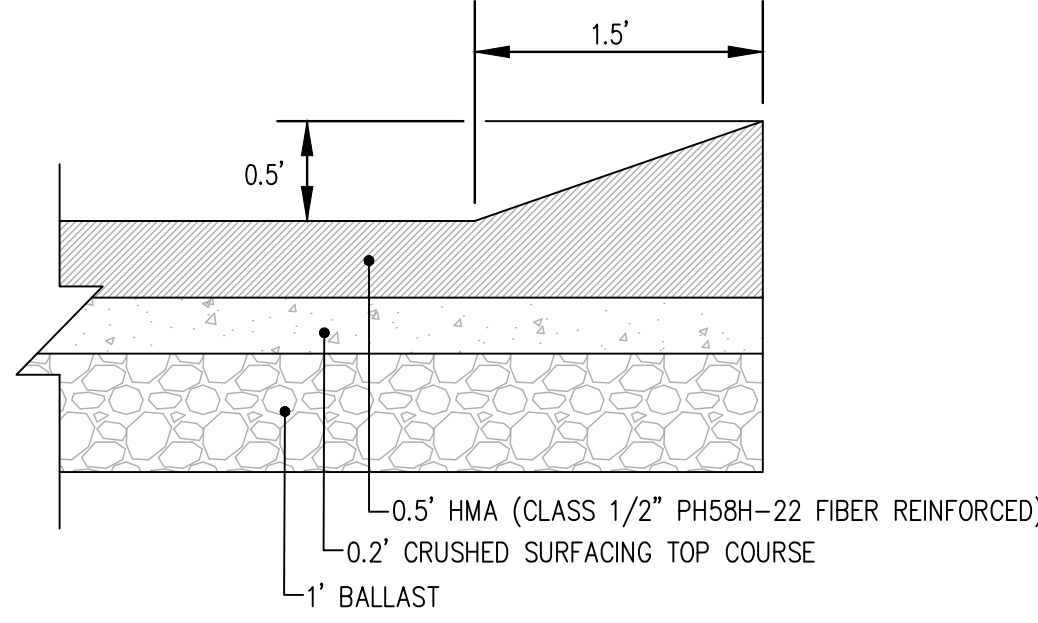
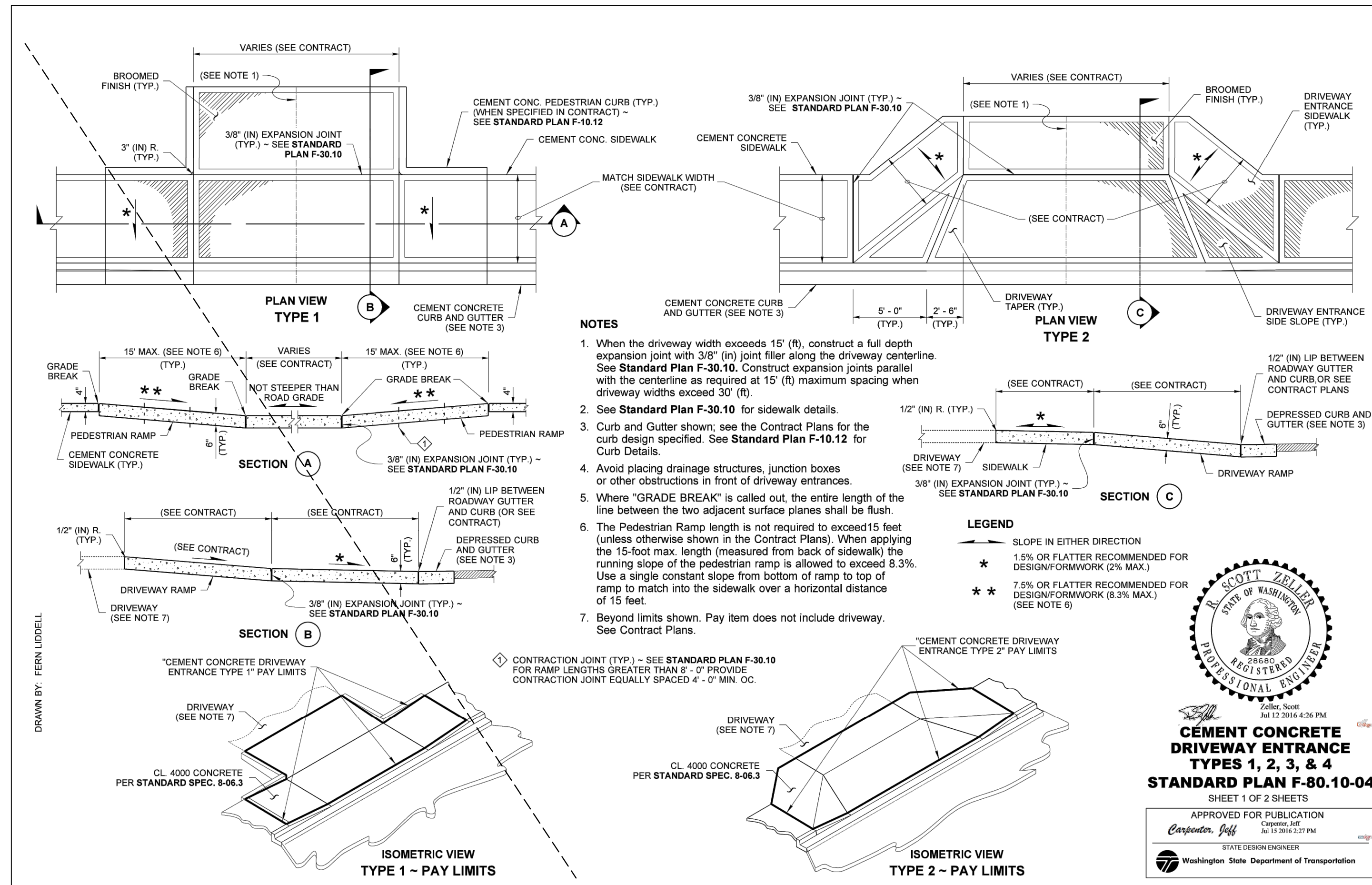
JOB NUMBER: C22-229
 DRAWING NAME: C22-229 PP-06
 DESIGNER: T. BRADLEY
 DRAFTING BY: S. ORDONEZ
 DATE: OCTOBER, 2023
 SCALE: AS NOTED
 JURISDICTION: TUNWATER

PP-06
 SHEET 28 OF 43

CITY OF TUMWATER GENERAL NOTES STREET CONSTRUCTION

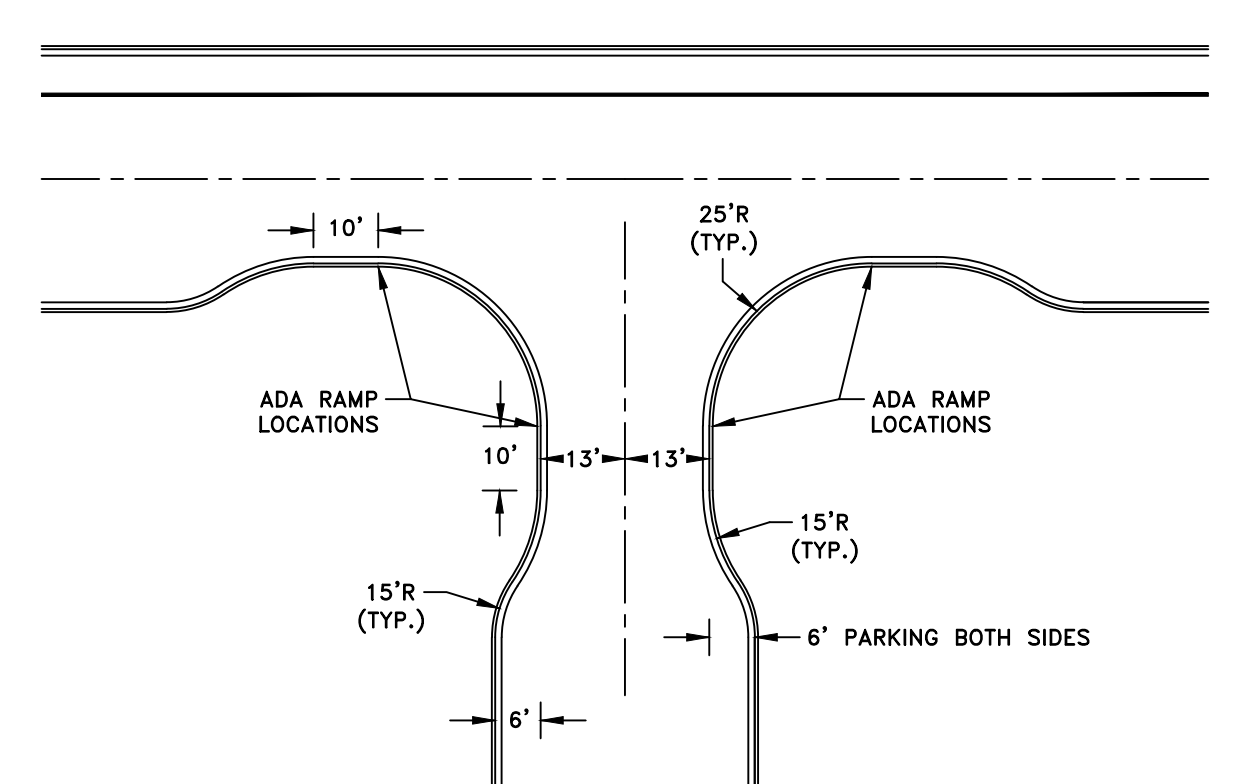
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF TUMWATER STANDARDS AND THE MOST CURRENT COPY OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
2. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA AND THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE WSDOT/APWA STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (ALL APPLICABLE "K" PLANS) AND/OR THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC CONTROL PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
4. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF TUMWATER SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
5. IF CONSTRUCTION IS TO TAKE PLACE IN OTHER JURISDICTION'S RIGHT-OF-WAY (I.E., THE COUNTY, THE STATE, THE CITY OF OLYMPIA, OR OTHER ADJACENT MUNICIPALITIES), THE CONTRACTOR SHALL NOTIFY THE JURISDICTION AND OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS.
6. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF TUMWATER CONSTRUCTION INSPECTOR A MINIMUM 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. HE 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 OR 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF AN APPROVED SET OF PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
9. ALL SURVEYING AND STAKING SHALL BE PERFORMED BY AN ENGINEERING FIRM OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK. THE SURVEYOR DIRECTING SUCH WORK SHALL BE LICENSED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON.
10. TEMPORARY EROSION CONTROL/WATER POLLUTION PREVENTION MEASURES SHALL BE REQUIRED. AT NO TIME WILL SILTS AND DEBRIS BE ALLOWED TO DRAIN INTO AN EXISTING OR NEWLY INSTALLED FACILITY.
11. COMPACTION OF SUBGRADE, ROCK, AND ASPHALT SHALL MEET WSDOT/APWA STANDARDS
12. FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE POURING CONCRETE. TWENTY-FOUR HOURS NOTICE IS REQUIRED FOR FORM INSPECTION.
13. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR FURNISHING AND INSTALLING PUBLIC AND PRIVATE STREET NAME SIGNS, AND REGULATORY SIGNS AT THE CONTRACTOR'S/DEVELOPER'S EXPENSE.

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



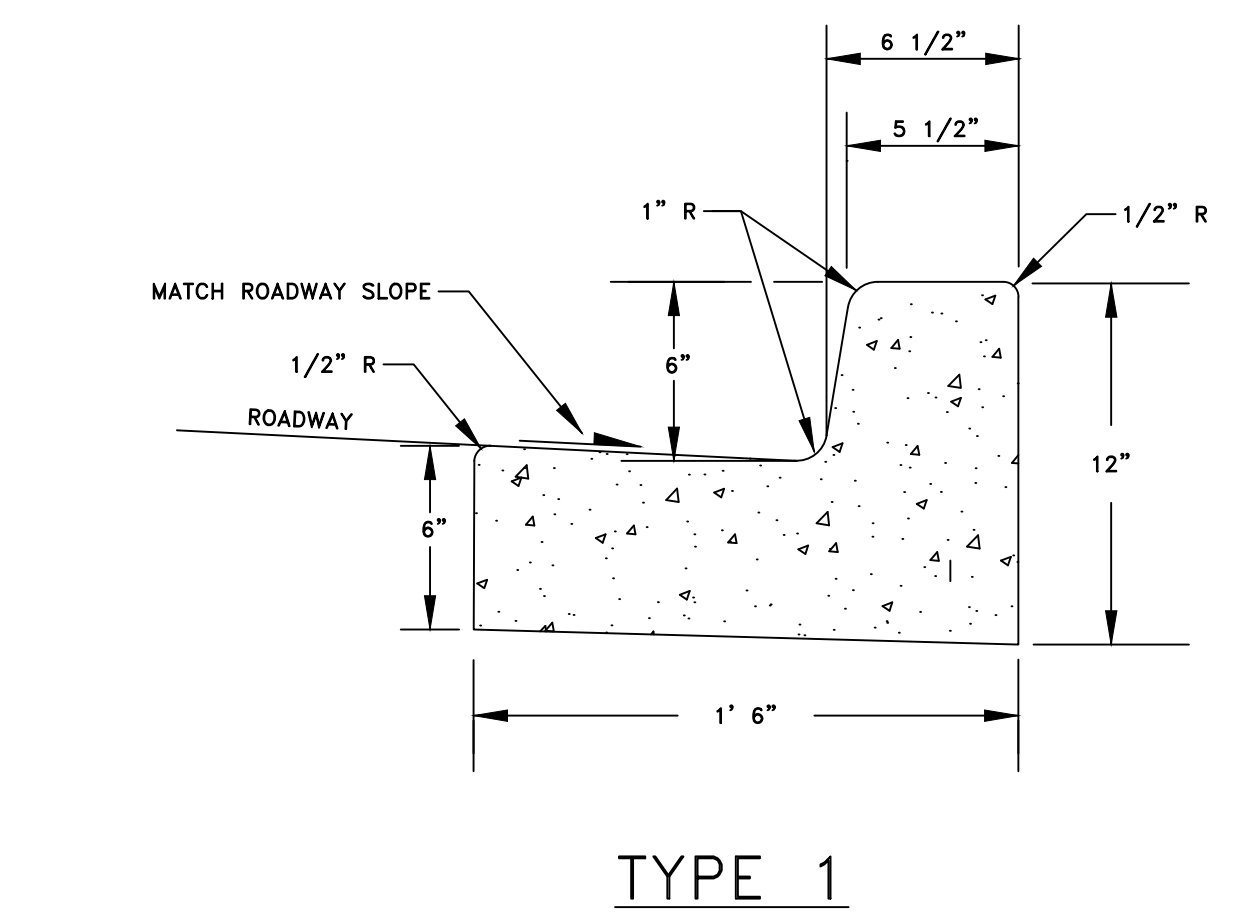
1. TO THE MAXIMUM EXTENT POSSIBLE, CURB RAMP CENTERLINE SHOULD BE PERPENDICULAR TO THE CROSSWALK CENTERLINE.
2. TO THE MAXIMUM EXTENT POSSIBLE, CROSSWALKS SHOULD BE PERPENDICULAR TO THE CENTERLINE OF THE TRAVELED WAY.

CITY OF TUMWATER, WASHINGTON DEPT. OF PUBLIC WORKS	
CROSSWALK STRIPING	
APPROVED	DWG. NO.
CITY ENGINEER	ST-35
DES. DWN CKD	DATE
PW JC BH	MAY 2020



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB.
 2. ADA PEDESTRIAN RAMP SHALL BE BUILT PER WSDOT STANDARDS

CITY OF TUMWATER TRANSPORTATION ENGINEERING DEPT.	
25' RADIUS BULB OUT PARQUING (TWO WAY)	
APPRO. ED BY:	DWG. NO.
CITY ENGINEER	ST-35
DES. DWG. BY C. D. BY DATE	NOT TO SCALE
PW PW MW	NO. 1, 2014



- GENERAL NOTES:**
1. EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED. JOINT FILLER FULL THICKNESS OF CONCRETE SPACING.
 2. FORM AND SUBGRADE INSPECTION REQUIRED BEFORE PLACING CONCRETE.

CITY OF TUMWATER TRANSPORTATION ENGINEERING DEPT.	
CEMENT CONCRETE CURB AND GUTTER	
APPRO. ED BY:	DWG. NO.
CITY ENGINEER	ST-0
DES. DWG. BY C. D. BY DATE	NOT TO SCALE
PW PW MW	JAN 2015

- GENERAL NOTES:**
1. FORMS SHALL BE WOOD OR METAL AND SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE.
 2. ALL FORMS SHALL BE CLEAN, STRAIGHT, FREE FROM WARP, AND OF SUFFICIENT STRENGTH TO RESIST THE PRESSURE OF THE CONCRETE WITHOUT SPRING.
 3. CONCRETE DRIVEWAYS REQUIRE A MINIMUM DEPTH OF 6".
 4. THE TOP OR TOE OF ALL SLOPES SHALL BEGIN 2" BACK OF THE SIDEWALK.

CITY OF TUMWATER TRANSPORTATION ENGINEERING DEPT.	
SIDEWALK	
APPRO. ED BY:	DWG. NO.
CITY ENGINEER	ST-4
DES. DWG. BY C. D. BY DATE	NOT TO SCALE
PW PW MW	JAN 2015

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

NO.	DATE	DESCRIPTION

REVISIONS

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
 FRONTAGE NOTES AND DETAILS

CITY OF WASHINGTON PROFESSIONAL ENGINEER
T. BRADLEY
 No. 51555
 Exp. 07/17/2025

JOB NUMBER: C22-229
 DRAWING NAME: C22-229 PP-07
 DESIGNER: T. BRADLEY
 DRAFTING BY: S. ORDONEZ
 DATE: OCTOBER, 2023
 SCALE: AS NOTED
 JURISDICTION: TUMWATER

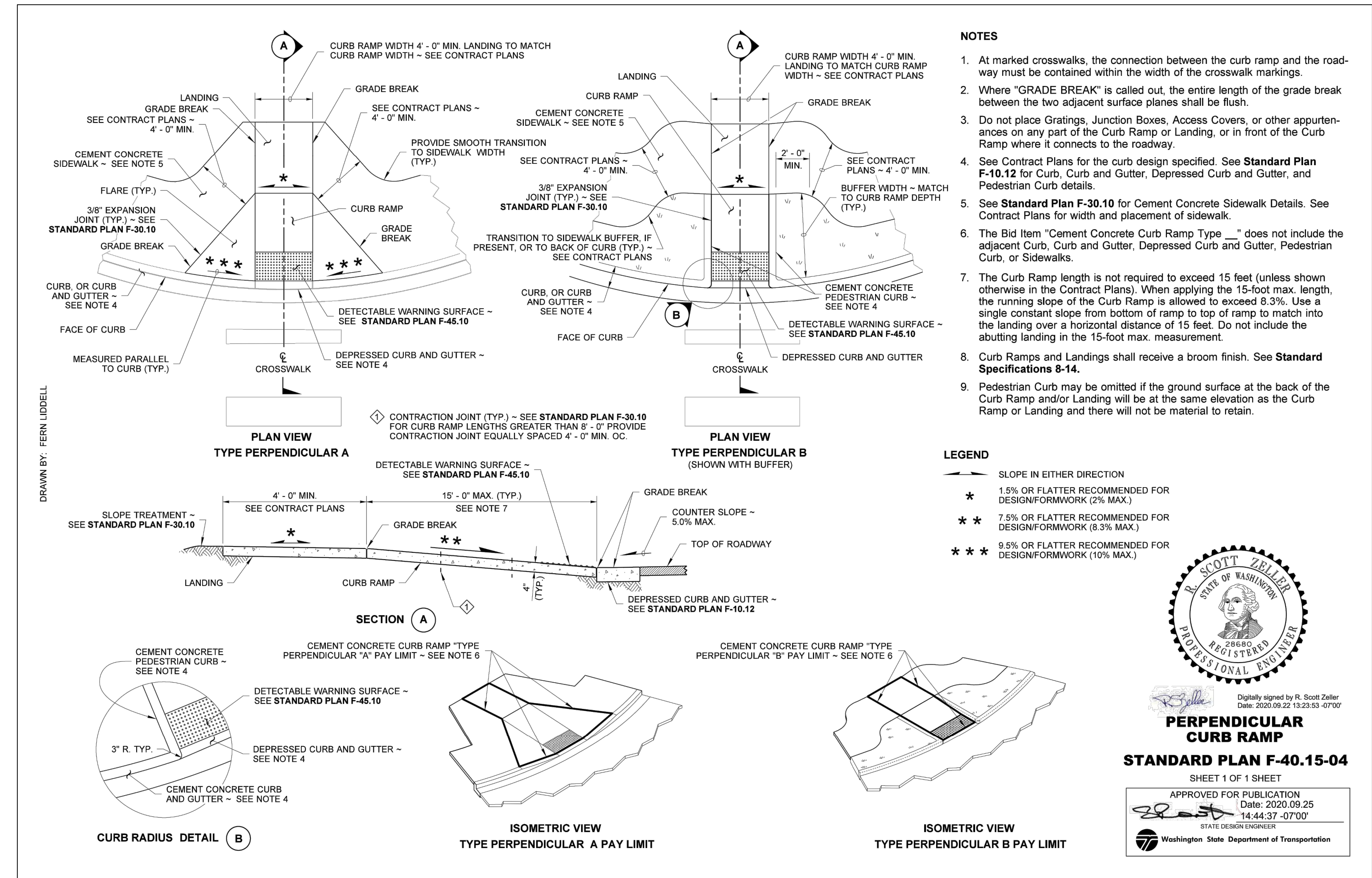
PP-07
 SHEET 29 OF 43

Drawing: P:\City\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 PP-07.dwg Plotlet: Oct 27, 2023 12:09pm

TUM-21-1322

DISCLAIMER
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NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning
 Kent
 Olympia
 321 Cleveland Ave SE, Suite 209
 Tumwater, WA 98501
 T 425.806.1869 www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
 FRONTAGE DETAILS

T. BRADLEY
 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
 91555
 07/17/2023

JOB NUMBER: C22-229
 DRAWING NAME: C22-229 PP-07
 DESIGNER: T. BRADLEY
 DRAFTING BY: S. ORDONEZ
 DATE: OCTOBER, 2023
 SCALE: AS NOTED
 JURISDICTION: TUMWATER

Drawing: P:\CIVIL\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 PP-07.dwg Plotlet: Oct. 27, 2023 - 12:09pm

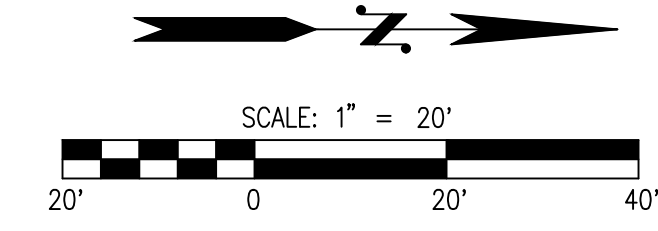
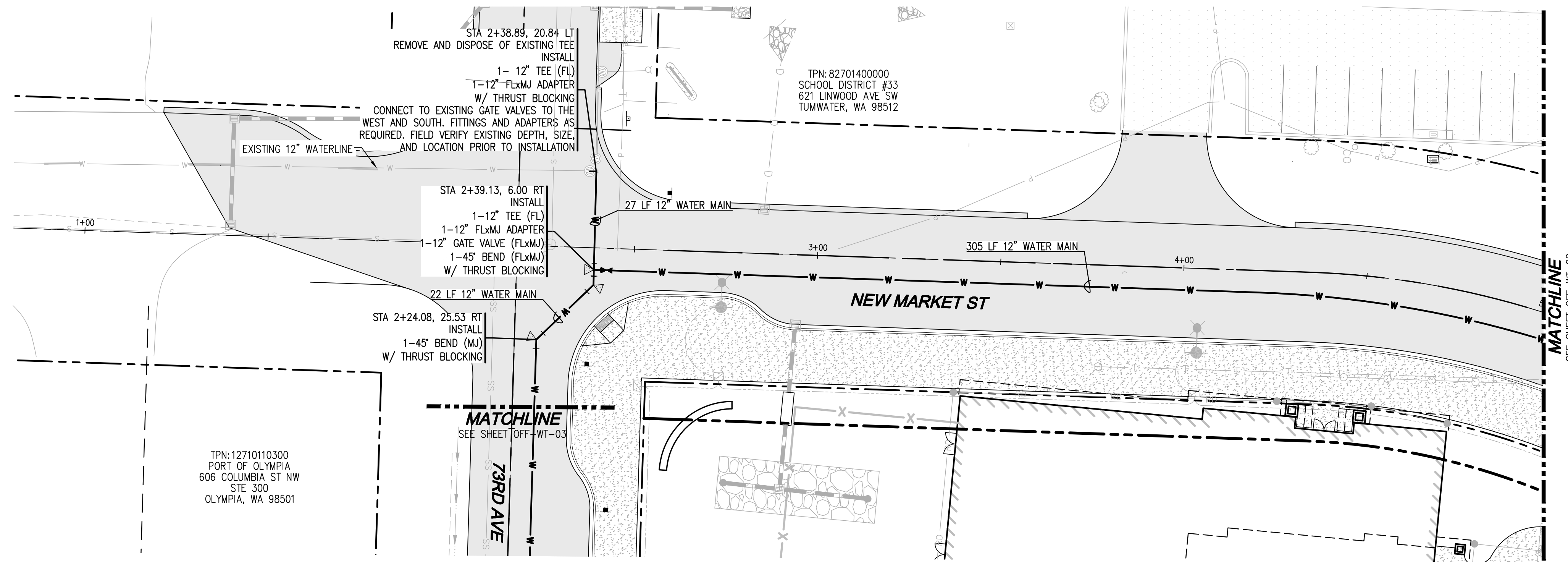
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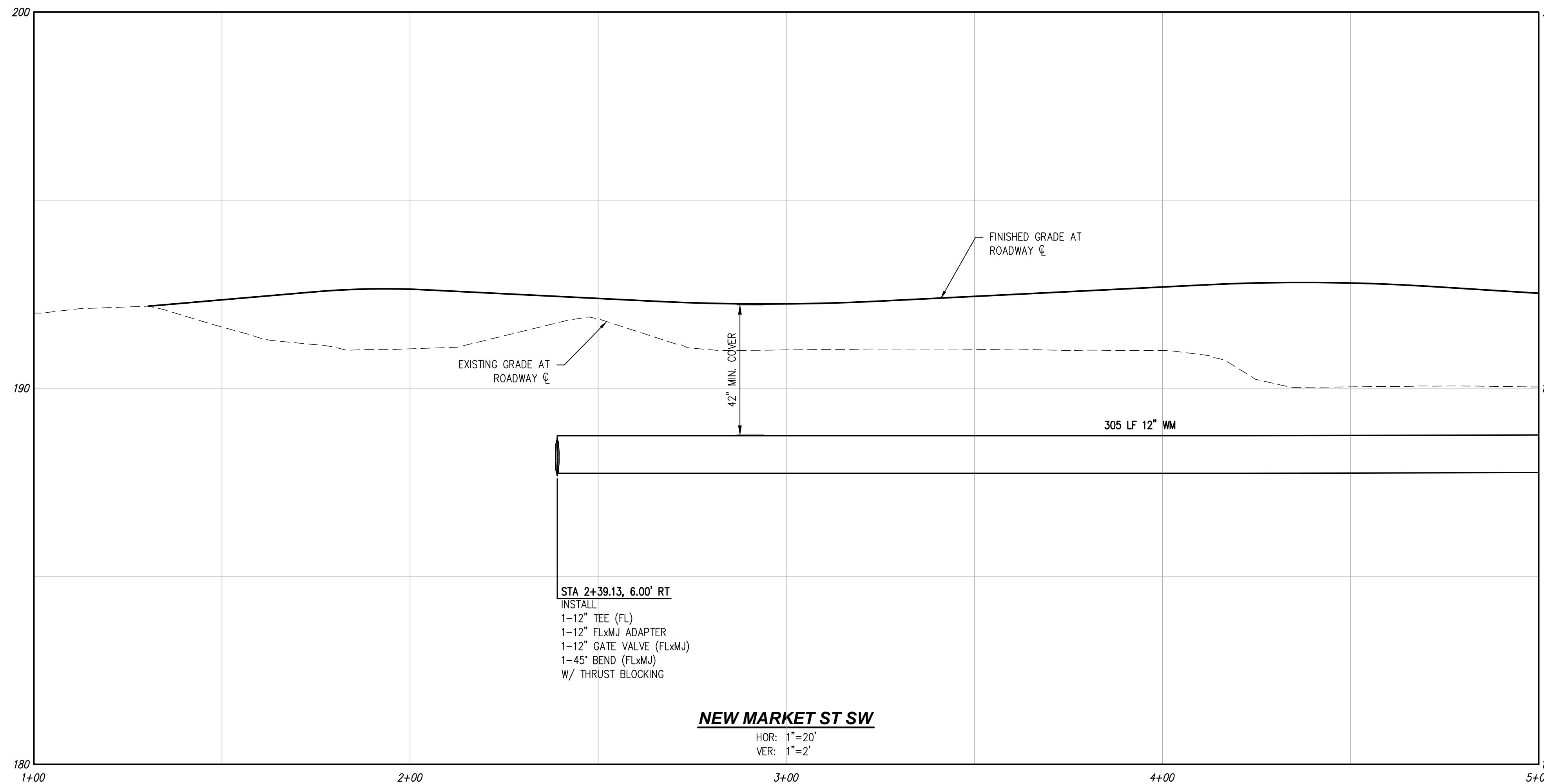
TUM-21-1322

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



LEGEND

- AWWA C900 CL 150 PVC
- 200 PSI C.T.S. POLY SERVICE PIPE
- ⊥ GATE VALVE PER CITY OF TUMWATER STD. DETAIL WA-12 SHOWN ON SHEET OFF-WT-04
- ▽ THRUST BLOCKING PER CITY OF TUMWATER STD. DETAILS WA-1 AND WA-2 SHOWN ON SHEET OFF-WT-04
- FIRE HYDRANT PER CITY OF TUMWATER STD. DETAIL WA-13 SHOWN ON SHEET OFF-WT-04
- ⌒ WATER BEND FITTING
- - - PROPOSED UTILITY EASEMENT



NEW MARKET ST SW

HOR: 1"=20'
VER: 1"=2'

STA 2+39.13, 6.00' RT
INSTALL
1-12" TEE (FL)
1-12" FLxMJ ADAPTER
1-12" GATE VALVE (FLxMJ)
1-45" BEND (FLxMJ)
W/ THRUST BLOCKING

DISCLAIMER

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UTILITY NOTE

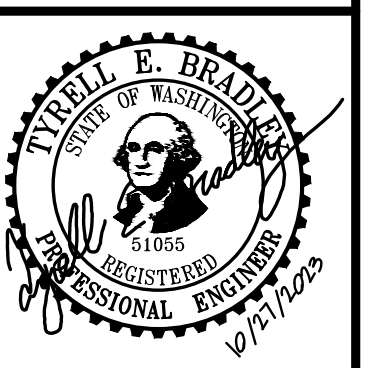
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NO.	DATE	DESCRIPTION

LDC
Surveying
Engineering
Planning

Woodinville
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
NEW MARKET ST WATER PLAN AND PROFILE

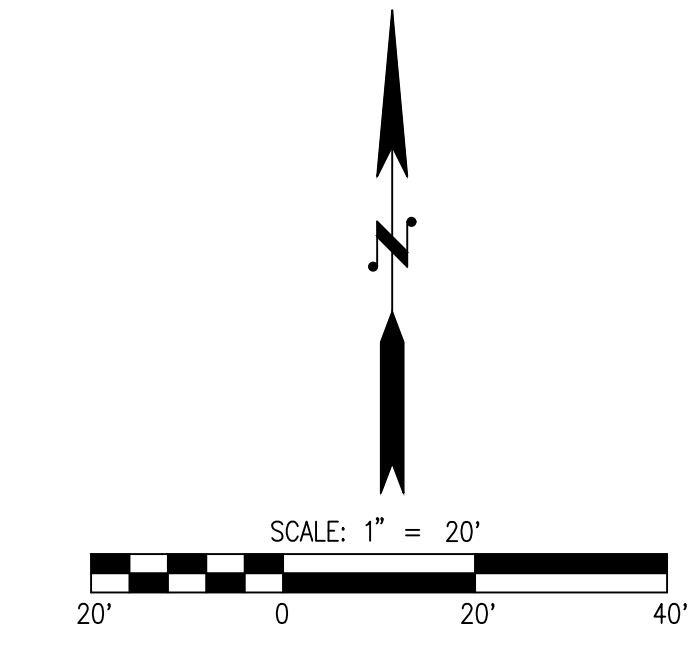
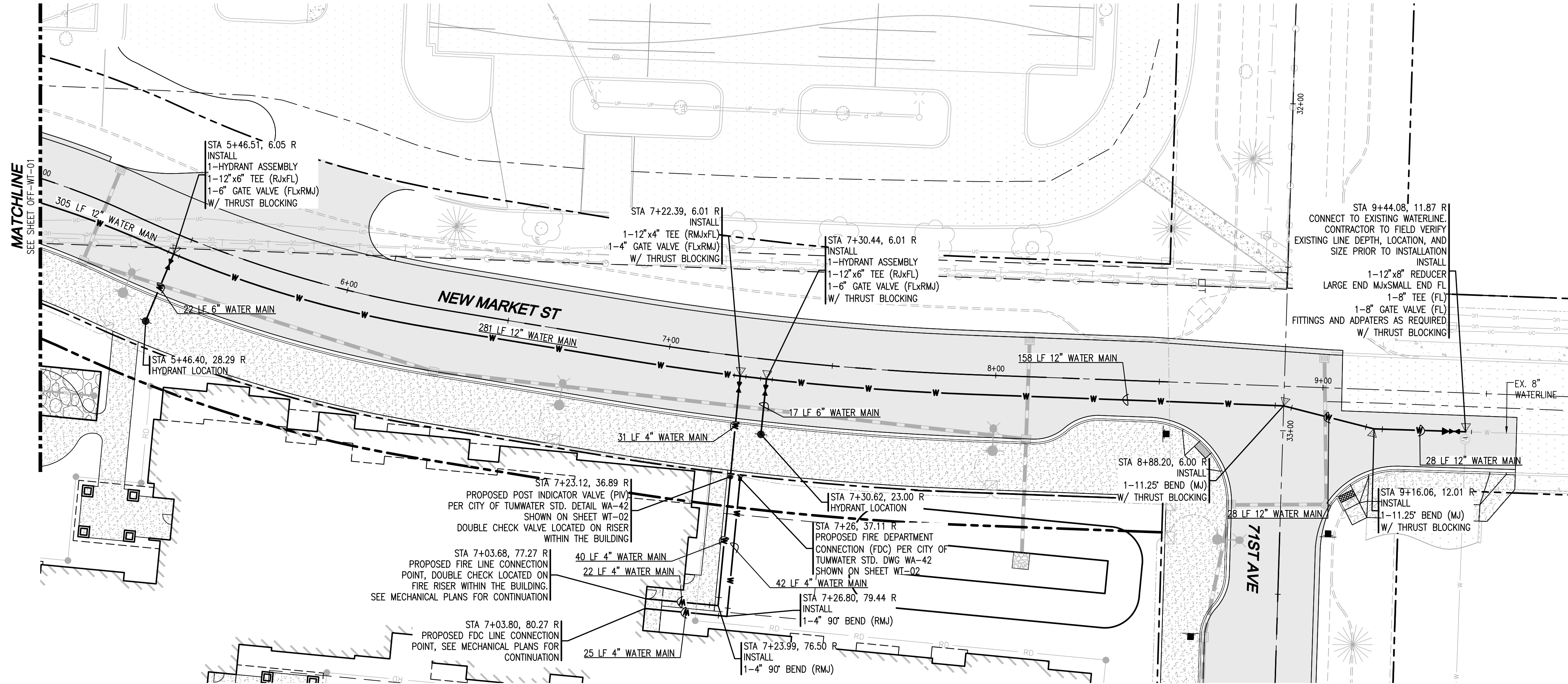


JOB NUMBER: C22-229
DRAWING NAME: C22-229 OFF-WT-01
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

OFF-WT-01

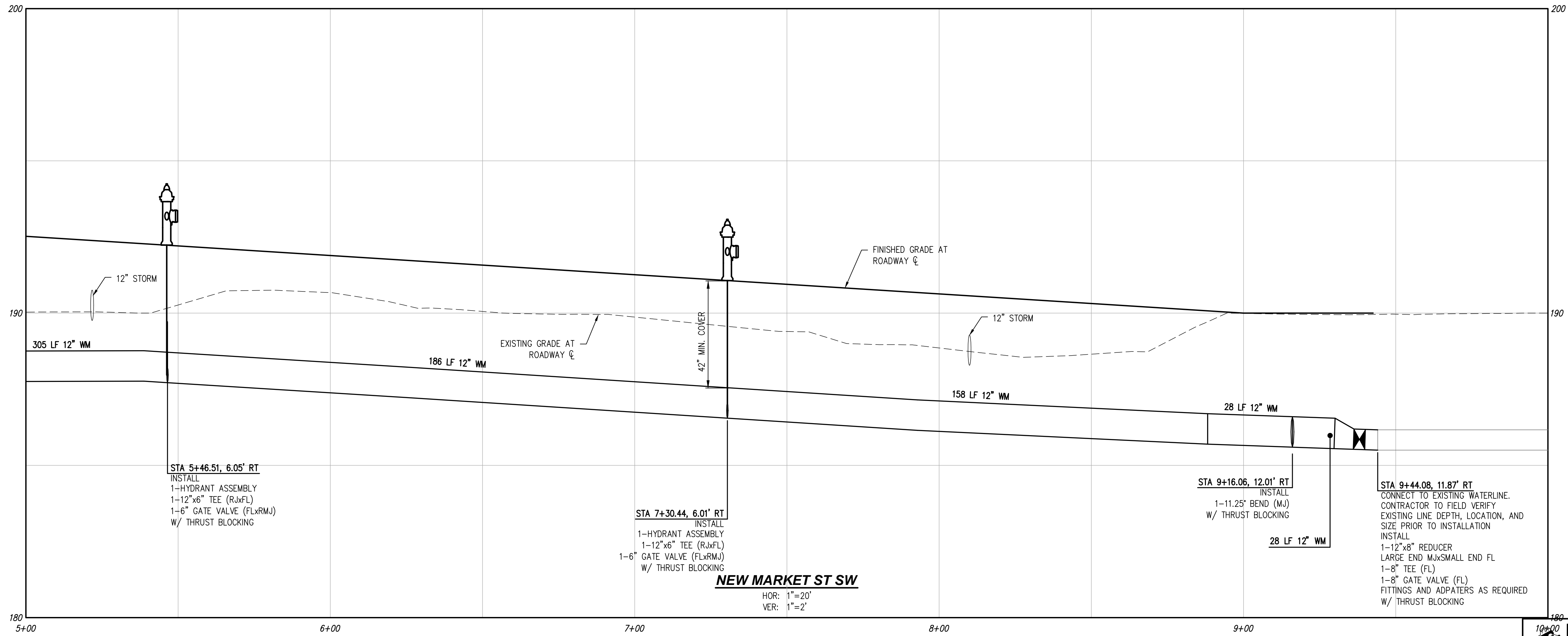
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LEGEND

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- 200 PSI C.T.S. POLY SERVICE PIPE
- GATE VALVE PER CITY OF TUMWATER STD. DETAIL WA-12 SHOWN ON SHEET OFF-WT-04
- THRUST BLOCKING PER CITY OF TUMWATER STD. DETAILS WA-1 AND WA-2 SHOWN ON SHEET OFF-WT-04
- FIRE HYDRANT PER CITY OF TUMWATER STD. DETAIL WA-13 SHOWN ON SHEET OFF-WT-04
- WATER BEND FITTING
- PROPOSED UTILITY EASEMENT



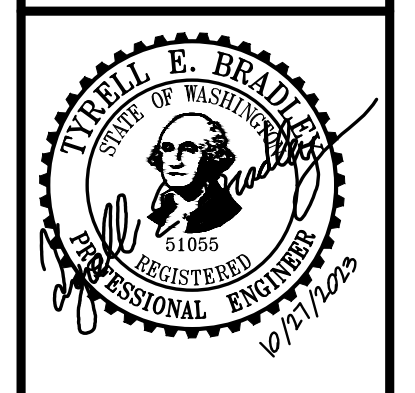
Drawing: P:\CWA\2022\229 new market apartments\Drawings\Construction\Phase 1\C22-229 OFF-WT-02.dwg Plotlet: Oct 27, 2023 - 12:10pm

NO.	DATE	DESCRIPTION

LDC
 Surveying
 Engineering
 Planning

Woodinville
 Olympia
 321 Cleveland Ave SE, Suite 209
 Tumwater, WA 98501
 T 425.806.1869 www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
 NEW MARKET ST WATER PLAN AND PROFILE



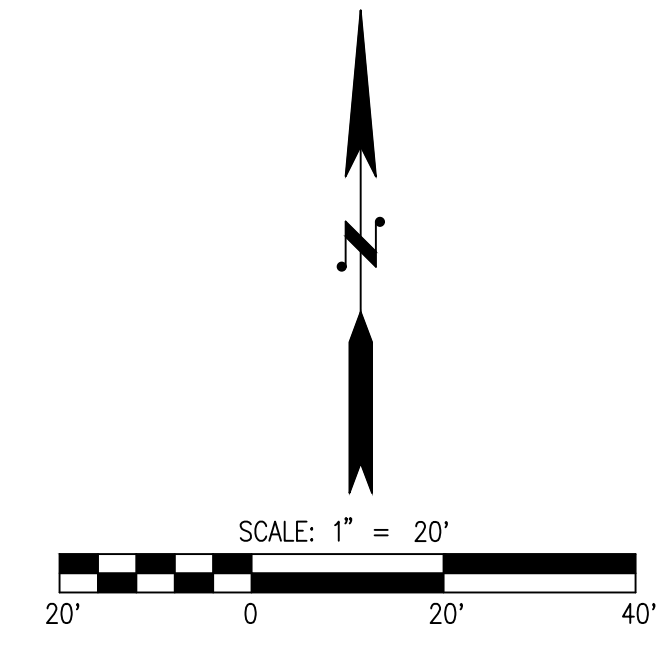
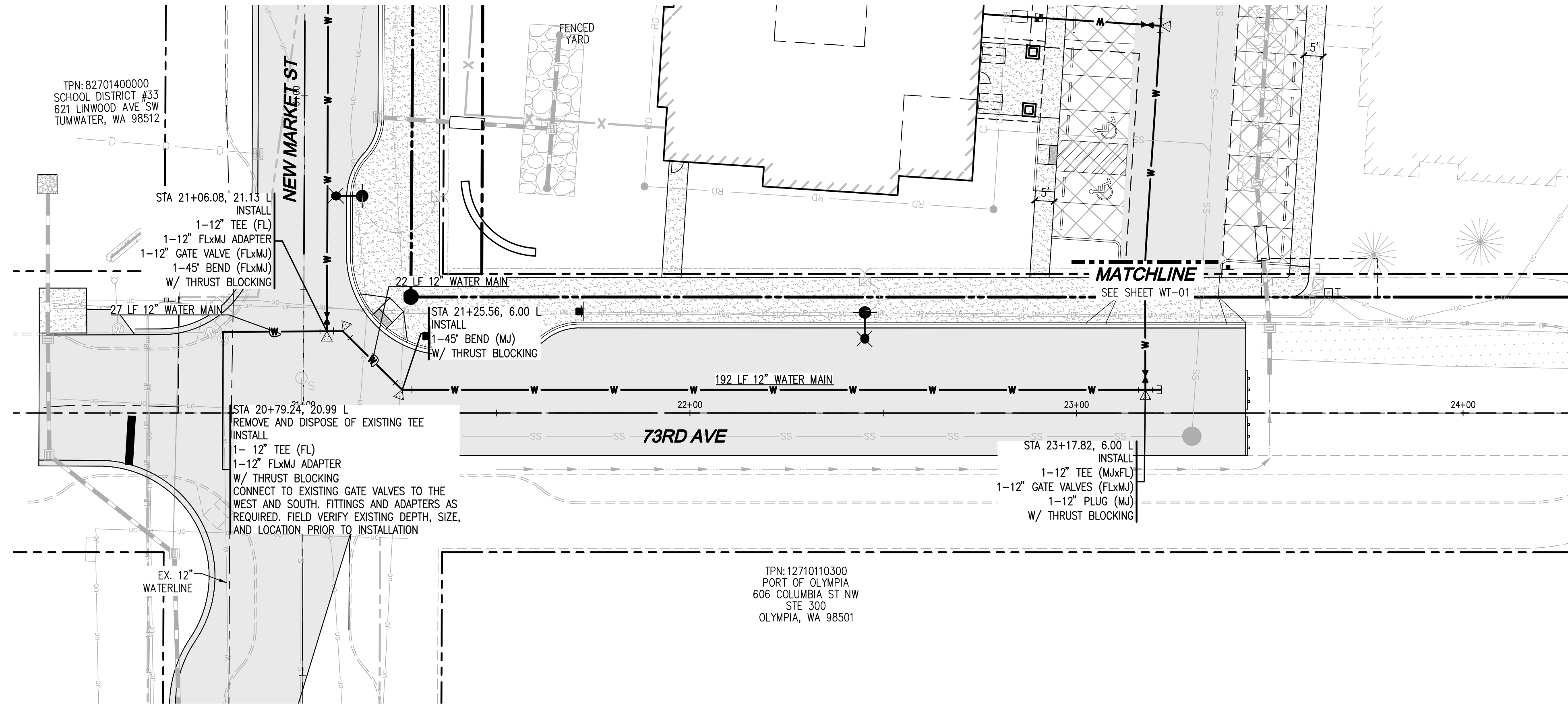
JOB NUMBER: C22-229
 DRAWING NAME: C22-229 OFF-WT-02
 DESIGNER: T. BRADLEY
 DRAFTING BY: S. ORDONEZ
 DATE: OCTOBER, 2023
 SCALE: AS NOTED
 JURISDICTION: TUMWATER

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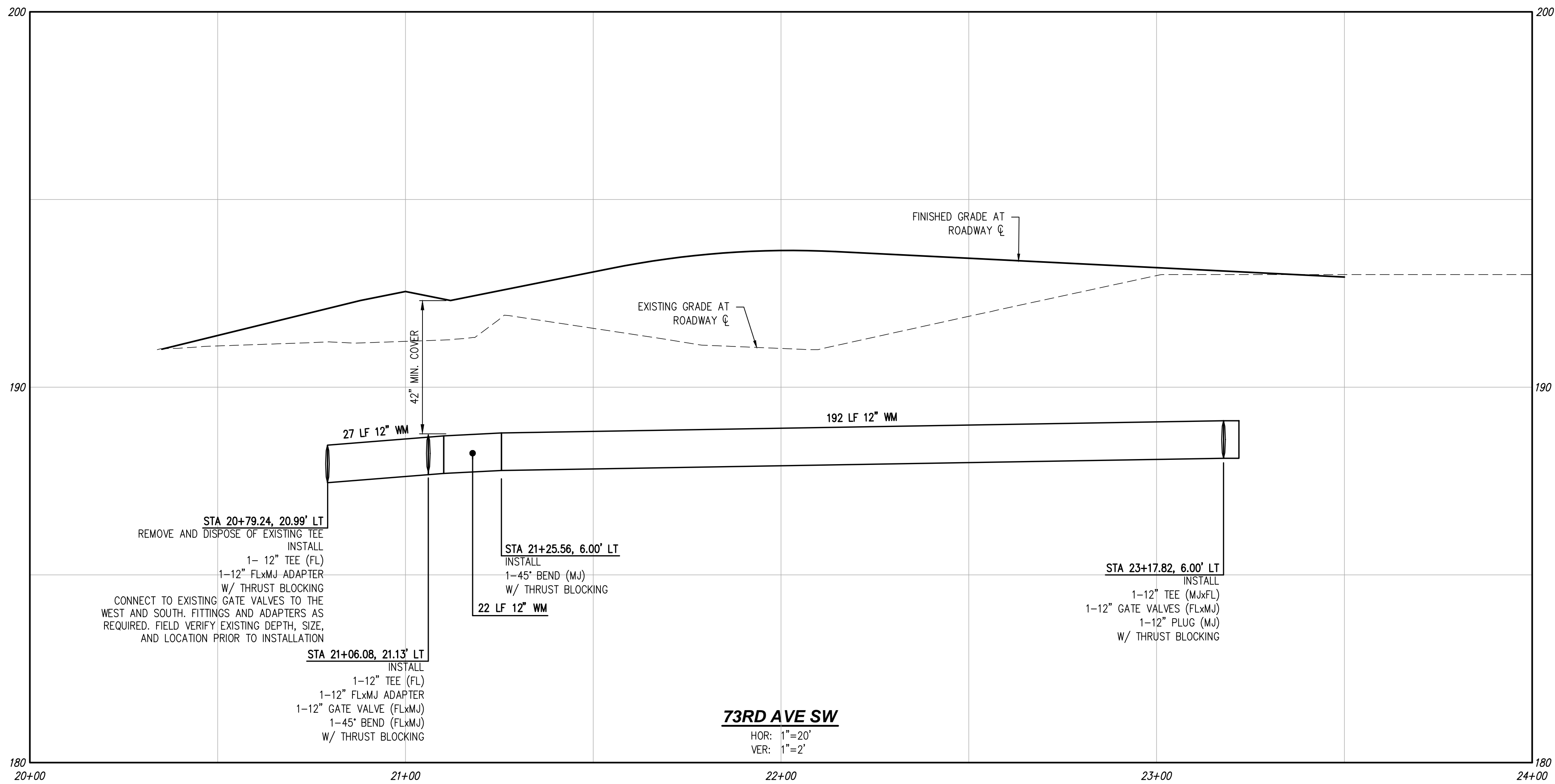
UTILITY NOTE
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



- LEGEND**
- AWWA C900 CL 150 PVC
 - 200 PSI C.T.S. POLY SERVICE PIPE
 - GATE VALVE PER CITY OF TUMWATER STD. DETAIL WA-12 SHOWN ON SHEET OFF-WT-04
 - THRUST BLOCKING PER CITY OF TUMWATER STD. DETAILS WA-1 AND WA-2 SHOWN ON SHEET OFF-WT-04
 - FIRE HYDRANT PER CITY OF TUMWATER STD. DETAIL WA-13 SHOWN ON SHEET OFF-WT-04
 - WATER BEND FITTING
 - PROPOSED UTILITY EASEMENT



Drawing: P:\CWA\2022\622-229 new market apartments\Drawings\Construction\Phase 1\C22-229 OFF-WT-03.dwg Plotlet: Oct 27, 2023 - 12:11pm

NO.	DATE	DESCRIPTION

LDC Surveying Engineering Planning
 Woodinville
 321 Cleveland Ave SE, Suite 209
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VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
 73RD AVE WATER PLAN AND PROFILE



JOB NUMBER: C22-229
 DRAWING NAME: C22-229 OFF-WT-03
 DESIGNER: T. BRADLEY
 DRAFTING BY: S. ORDONEZ
 DATE: OCTOBER, 2023
 SCALE: AS NOTED
 JURISDICTION: TUMWATER

OFF-WT-03

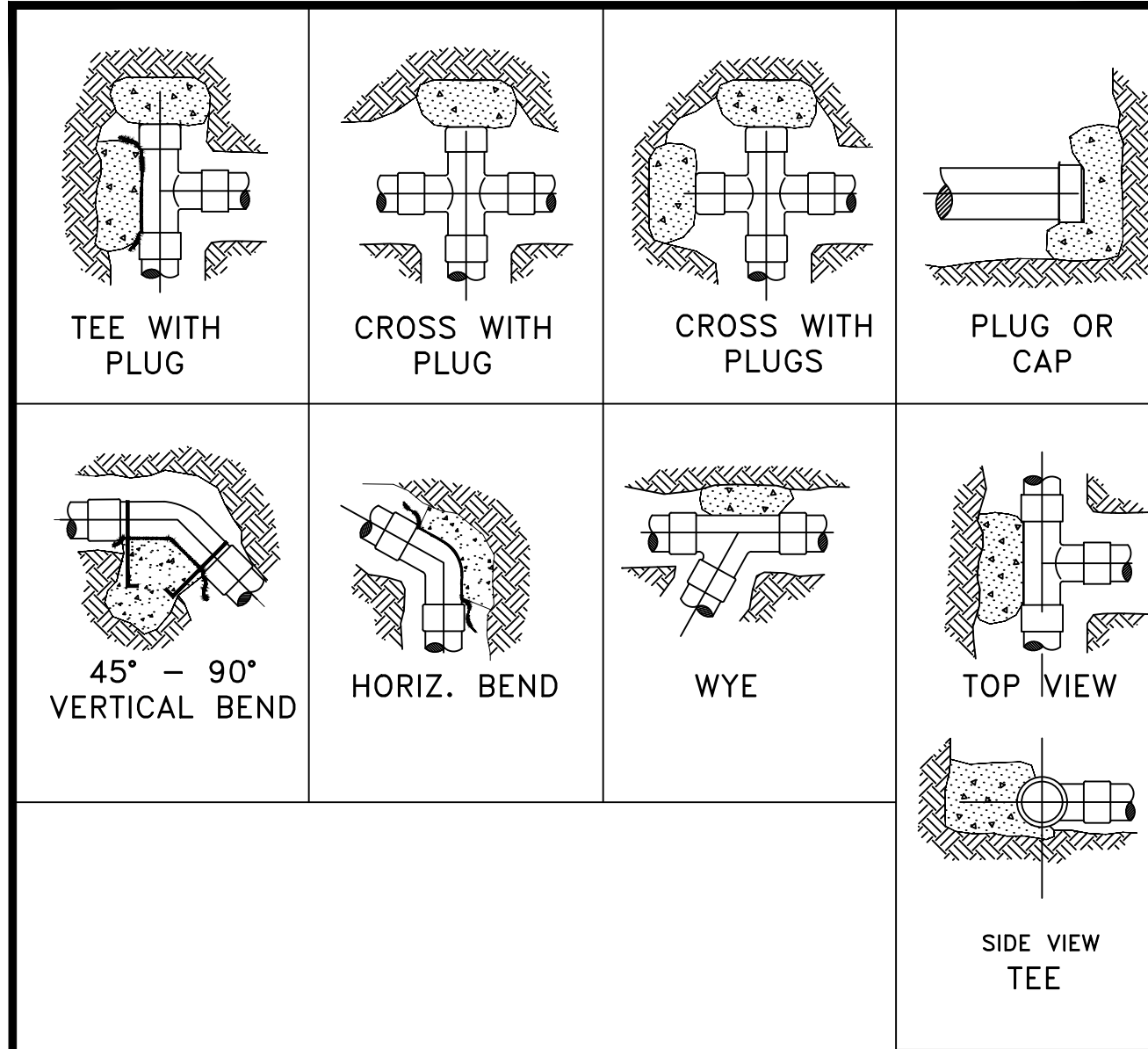
TUM-21-1322

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 811 or 1-800-424-5555
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A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



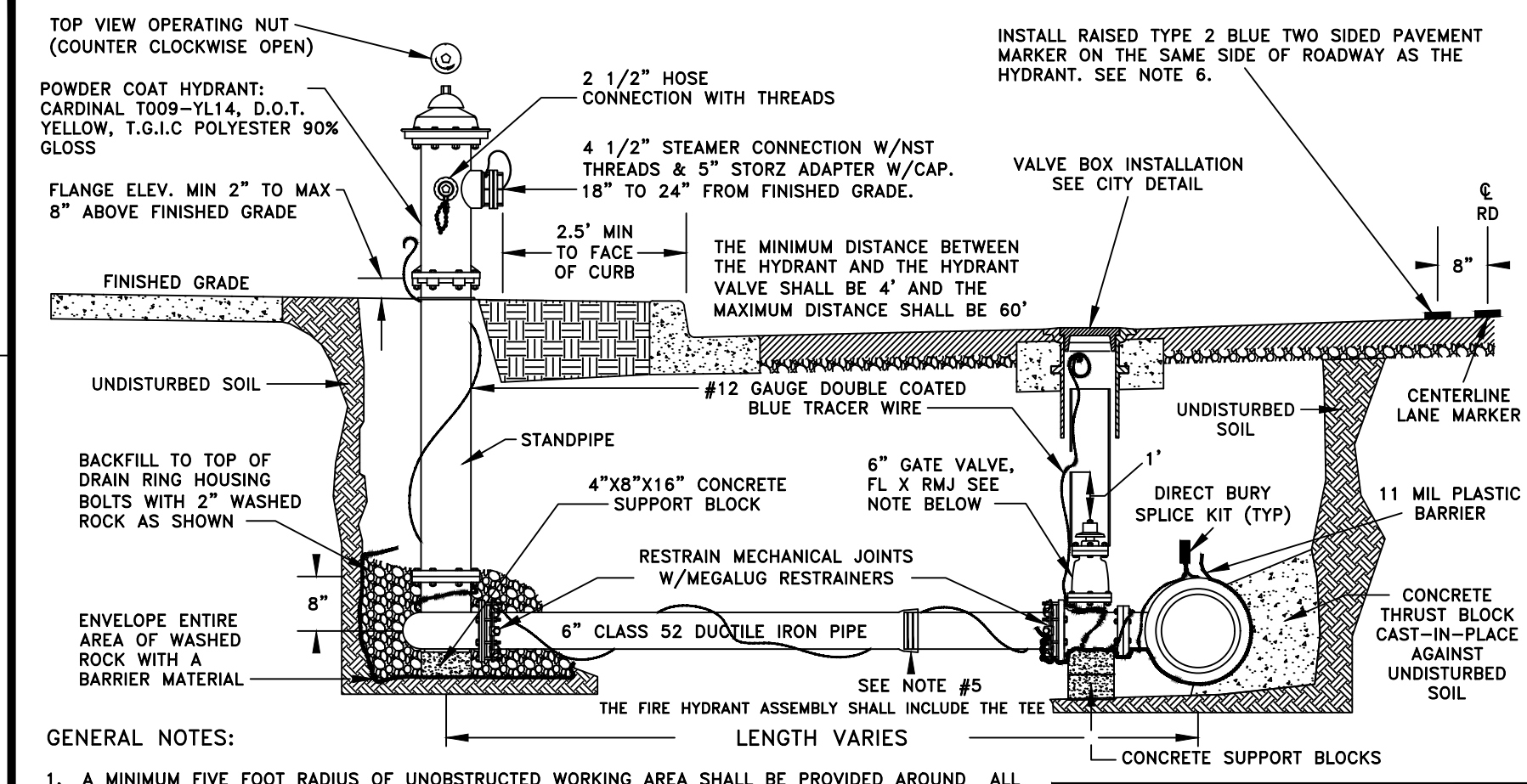
CITY OF TUMWATER
TRANSPORTATION & ENGINEERING DEPT.

STANDARD BLOCKING DETAIL

APPROVED BY: CITY ENGINEER
DES. PW DWG. BY PW CKD BY KMC DATE JUNE 2014 NOT TO SCALE

DWG. NO. WA-1

- GENERAL NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
 2. PLASTIC BARRIER SHALL BE PLACED BETWEEN ALL THRUST BLOCKS AND FITTINGS.
 3. ANCHOR REBAR SHALL BE 5/8" MINIMUM DIAMETER



CITY OF TUMWATER
TRANSPORTATION & ENGINEERING DEPT.

FIRE HYDRANT ASSEMBLY

APPROVED BY: CITY ENGINEER
DES. PW DWG. BY PW CKD BY KMC DATE JULY 2014 NOT TO SCALE

DWG. NO. WA-13

- GENERAL NOTES:
1. A MINIMUM FIVE FOOT RADIUS OF UNOBSTRUCTED WORKING AREA SHALL BE PROVIDED AROUND ALL HYDRANTS. OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO TREES, SHRUBS, PLANTS, VAULTS, TDC, METERS, WALLS, EMBANKMENTS, SIGN POSTS, ETC.
 2. HYDRANT SHALL BE WATEROUS PACER, M & H RELIANT STYLE 929, AMERICAN AVK, KENNEDY K-81, MUELLER CENTURION, OR CLOW MEDALLION.
 3. GATE VALVES SHALL BE RESILIENT WEDGE NRS WITH O-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT BY ANSI FLANGES. VALVES SHALL CONFORM TO AWWA C515 LATEST REVISION. VALVES SHALL BE MUELLER, M&H, KENNEDY, CLOW R/W, WATEROUS SERIES 2500 OR AMERICAN AVK.
 4. REMOVE FACTORY CHAINS HOLDING CAPS.
 5. WHEN DISTANCE BETWEEN FIRE HYDRANT AND VALVE EXCEEDS MORE THAN 1 STICK OF PIPE RESTRAINED JOINTS SHALL BE REQUIRED.
 6. INSTALLATION OF A BLUE, TYPE 2, TWO WAY, REFLECTIVE HYDRANT MARKER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE HYDRANT MARKER SHALL BE ALIGNED WITH THE OUTSIDE EDGE OF THE LANE MARKER 8" FROM THE CENTERLINE.
 7. CONTRACTOR REQUIRED TO MAINTAIN POWDER COATING UNTIL FINAL ACCEPTANCE BY CITY.

THRUST LOADS

THRUST AT FITTINGS IN POUNDS AT 225 POUNDS PER SQUARE INCH OF WATER PRESSURE

PIPE DIAMETER	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	DEAD END OR TEE
4"	4,100	2,300	1,200	600	3,000
6"	9,000	5,000	2,600	1,400	6,500
8"	16,500	9,000	4,700	2,500	11,500
10"	25,500	14,000	7,000	3,500	18,000
12"	36,000	20,000	10,500	5,500	26,000
14"	50,000	27,000	14,000	7,000	35,000
16"	65,000	35,000	18,000	9,000	46,000

- 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 BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET(S.F.) EXAMPLE : 12" - 90° BEND IN SAND AND GRAVEL 36,000 LBS 3000 LB/S.F. = 12 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.

SAFE SOIL BEARING LOADS

FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET

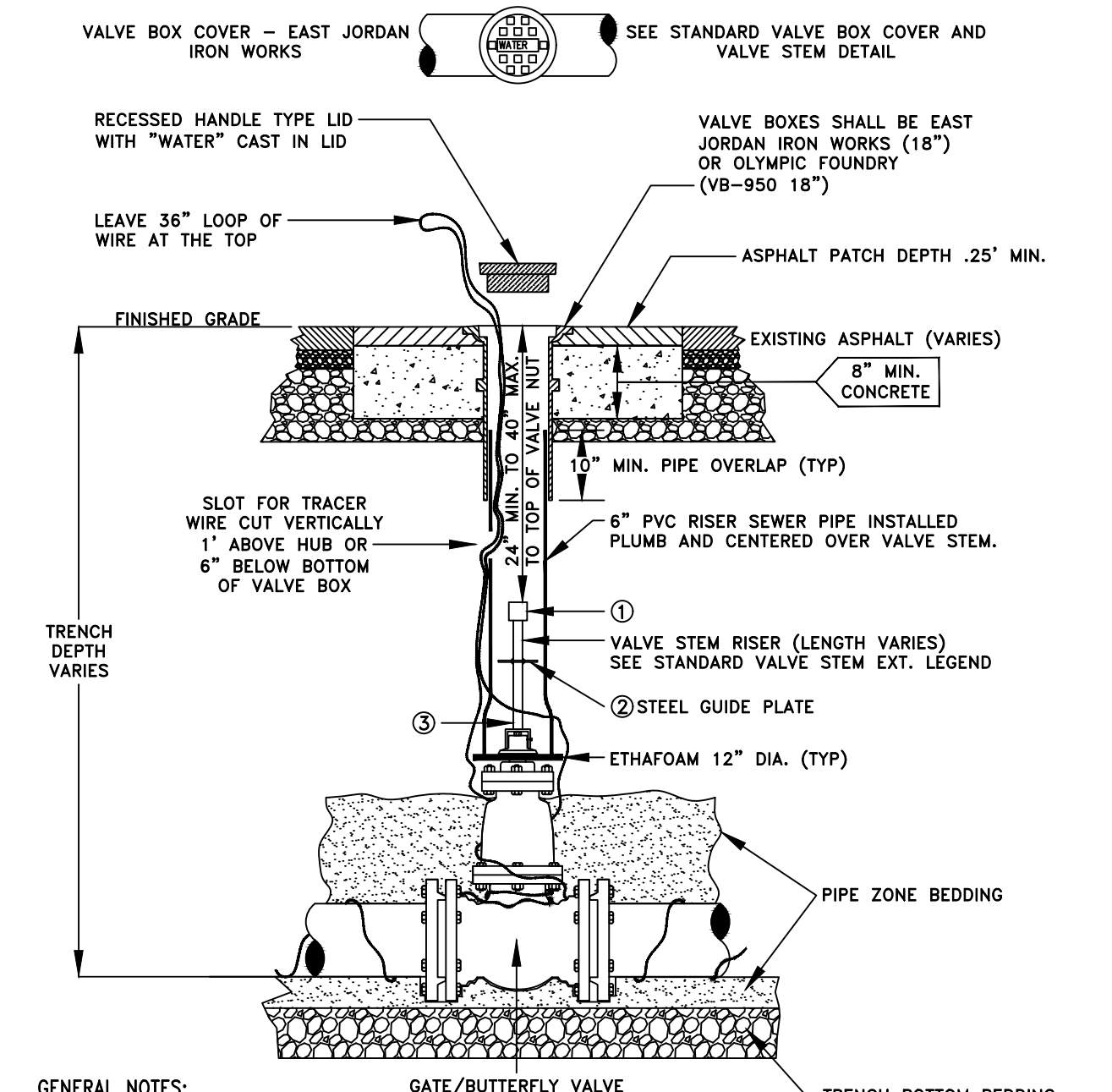
SOIL	POUNDS PER SQUARE FOOT
MUCK, PEAT	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
SAND & GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

CITY OF TUMWATER
TRANSPORTATION & ENGINEERING DEPT.

THRUST LOADS

APPROVED BY: CITY ENGINEER
DES. PW DWG. BY PW CKD BY KMC DATE JUNE 2014 NOT TO SCALE

DWG. NO. WA-2



CITY OF TUMWATER
TRANSPORTATION & ENGINEERING DEPT.

STANDARD VALVE BOX

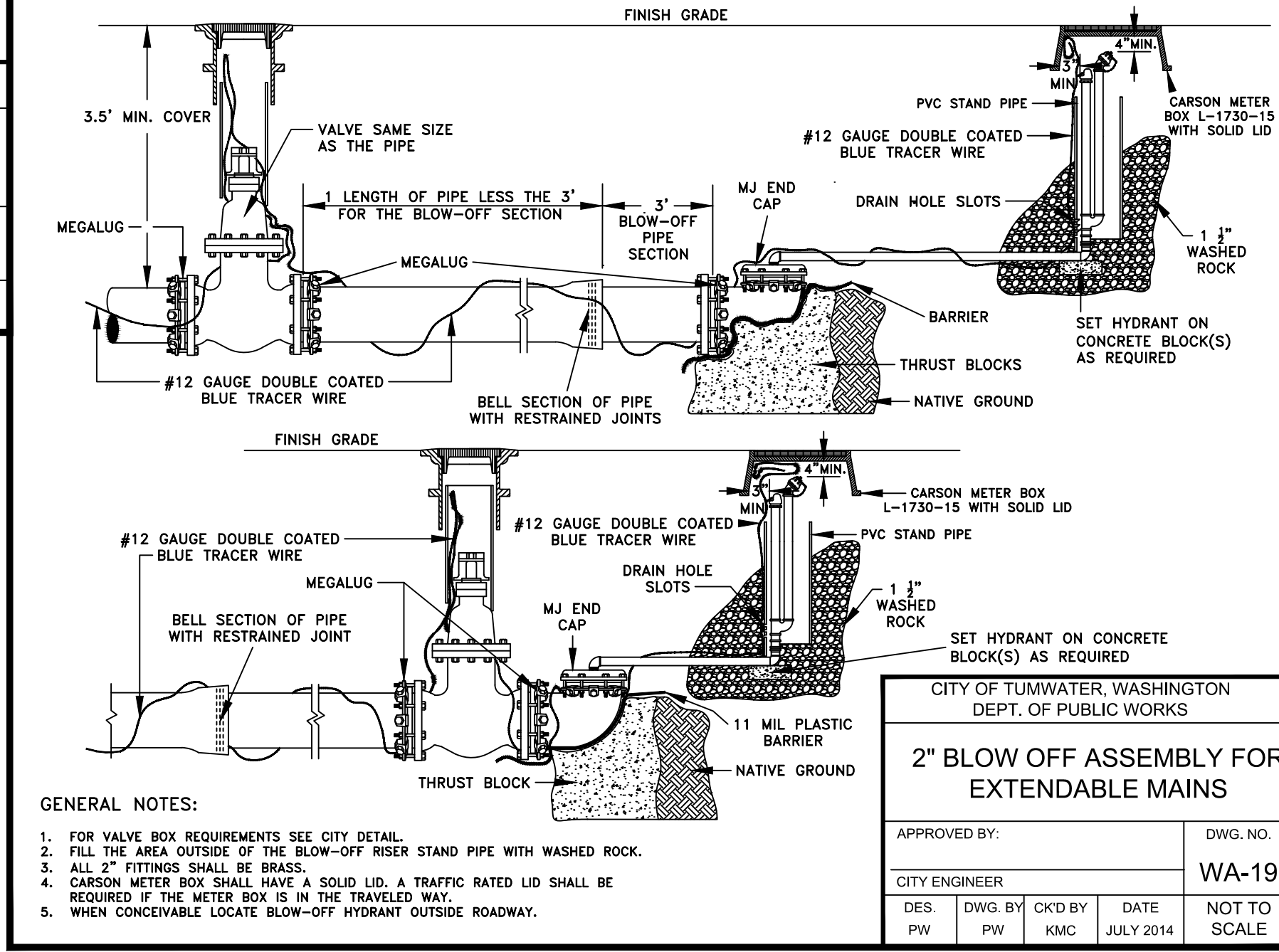
APPROVED BY: CITY ENGINEER
DES. PW DWG. BY PW CKD BY KMC DATE JUNE 2014 NOT TO SCALE

DWG. NO. WA-12

- GENERAL NOTES:
1. ALL VALVES SHALL HAVE A U.S. 12 GAUGE BLUE COATED COPPER TRACER WIRE TIED OFF AT VALVE BODY. THE WIRE SHALL BE EXTENDED UP ON THE OUTSIDE RISER PIPE A FOOT ABOVE THE VALVE HUB BEFORE THE WIRE IS PUT INTO THE RISER THROUGH A SLOT CUT INTO THE RISER. LEAVE 36" OF WIRE ABOVE THE TOP OF VALVE BOX.
 2. ALL WELDS TO THE SHAFT SHALL BE FILLET WELD, AROUND THE ENTIRE PLATE PER #2 BELOW.
 3. 2"x2" 3/16" SQUARE STRUCTURAL STEEL TUBING TO FIT OPERATING NUT. LENGTH AS REQUIRED.

CITY OF TUMWATER GENERAL NOTES- WATER

- ALL WORKMANSHIP AND MATERIALS WILL BE IN ACCORDANCE WITH CITY OF TUMWATER STANDARDS AND THE 1994 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.
- WATER MAINS EQUAL TO OR LESS THAN TWELVE INCHES IN DIAMETER SHALL BE AWWA C900 CLASS 150, C905 CLASS 235, OR DUCTILE IRON CEMENT MORTAR LINED THICKNESS CLASS 50. ALL WATER MAINS LARGER THAN 12 INCHES IN DIAMETER SHALL BE AWWA C05, CLASS 235 CEMENT MORTAR-LINED THICKNESS CLASS 50 OR DUCTILE IRON.
- GATE VALVES SHALL BE RESILIENT WEDGE, NRS (NON RISING STEM) WITH O-RINGS. 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 THE 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.
- 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 14 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 WATER MAINS 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 WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO 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 INSTALL A NEW VALVE.
- NO LOT LINE WATERMAINS ARE ALLOWED.



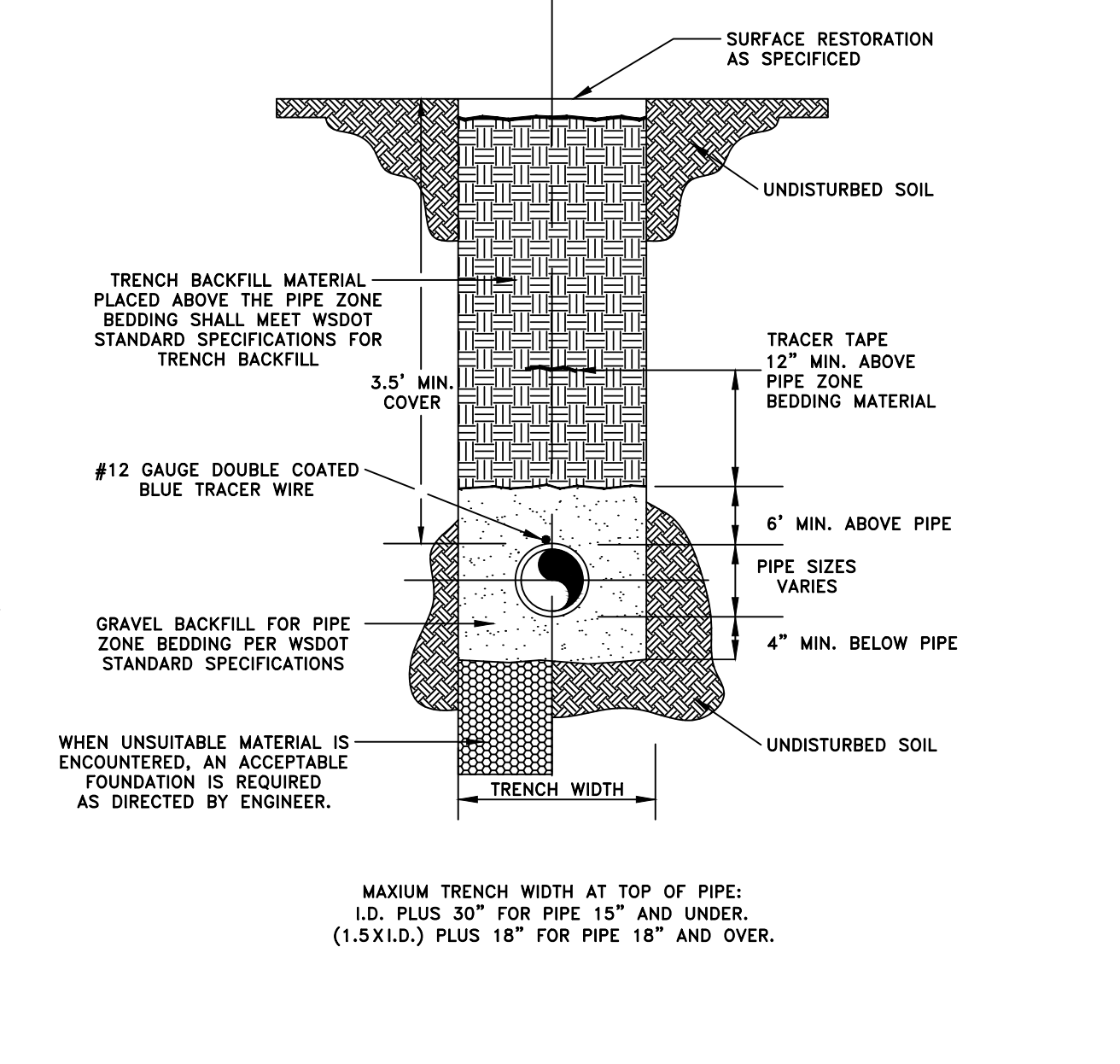
CITY OF TUMWATER, WASHINGTON
DEPT. OF PUBLIC WORKS

2" BLOW OFF ASSEMBLY FOR EXTENDABLE MAINS

APPROVED BY: CITY ENGINEER
DES. PW DWG. BY PW CKD BY KMC DATE JULY 2014 NOT TO SCALE

DWG. NO. WA-19

- GENERAL NOTES:
1. FOR VALVE BOX REQUIREMENTS SEE CITY DETAIL.
 2. FILL THE AREA OUTSIDE OF THE BLOW-OFF RISER STAND PIPE WITH WASHED ROCK.
 3. ALL 2" FITTINGS SHALL BE BRASS.
 4. CARSON METER BOX SHALL HAVE A SOLID LID. A TRAFFIC RATED LID SHALL BE REQUIRED IF THE METER BOX IS IN THE TRAVELED WAY.
 5. WHEN CONCEIVABLE LOCATE BLOW-OFF HYDRANT OUTSIDE ROADWAY.



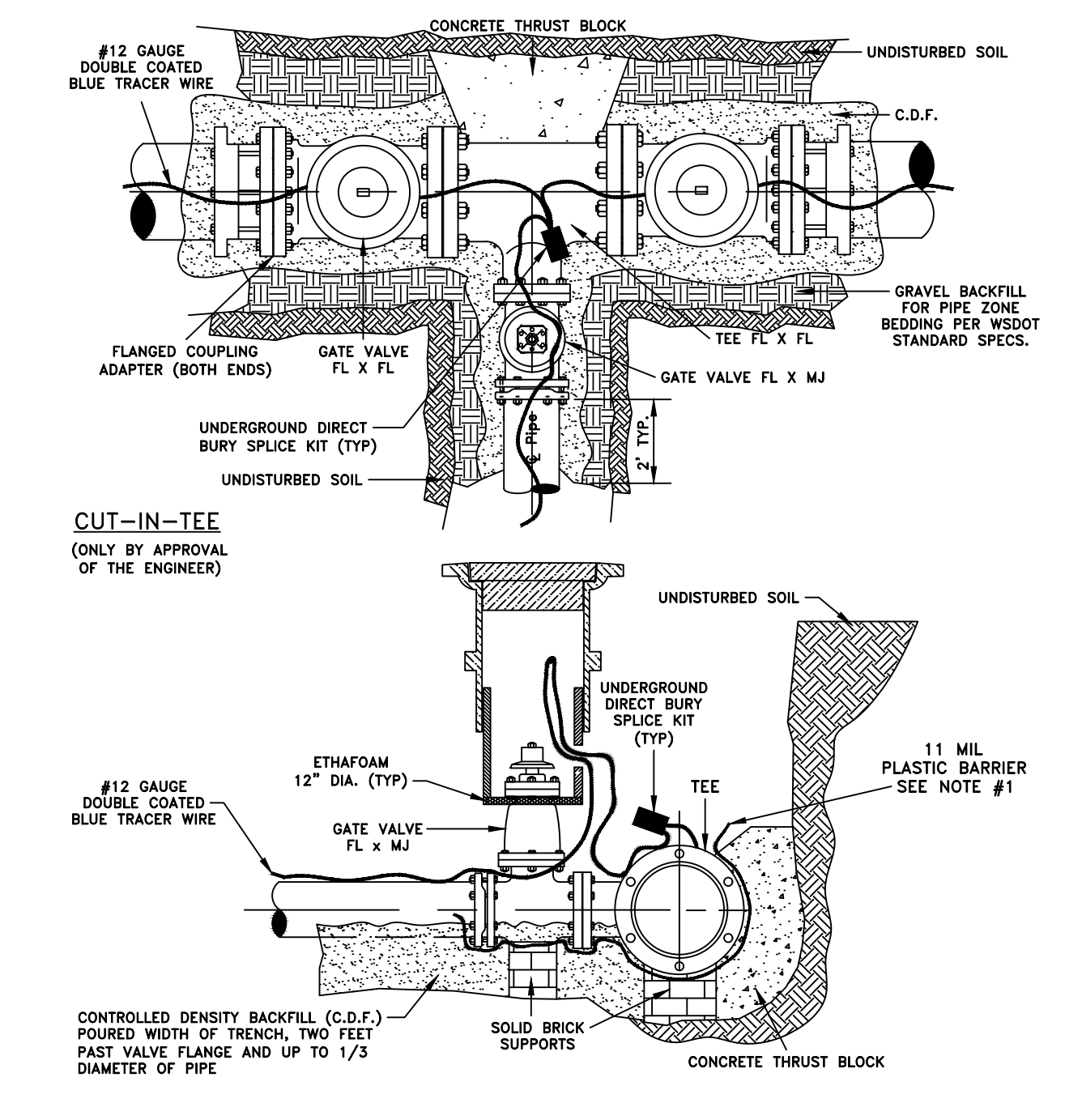
CITY OF TUMWATER
TRANSPORTATION & ENGINEERING DEPT.

WATER TRENCH DETAIL UNPAVED AREAS

APPROVED BY: CITY ENGINEER
DES. PW DWG. BY JC BH DATE JAN. 2020 NOT TO SCALE

DWG. NO. WA-5.2

- GENERAL NOTES:
1. COMPACTION: THE TESTING REQUIREMENTS SHALL BE PER THE CITY OF TUMWATER DEVELOPMENT GUIDELINES AND PUBLIC WORKS STANDARDS.
 2. ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION OR AS AMENDED BY CITY OF TUMWATER STANDARDS.



CITY OF TUMWATER
TRANSPORTATION & ENGINEERING DEPT.

CUT-IN TEE

APPROVED BY: CITY ENGINEER
DES. PW DWG. BY PW CKD BY KMC DATE JUNE 2014 NOT TO SCALE

DWG. NO. WA-11

- GENERAL NOTES:
1. 11 MIL PLASTIC SHALL BE WRAPPED AROUND PIPE AND FITTINGS BEFORE THRUST BLOCK AND BACKFILL ARE POURED.
 2. CONTROLLED DENSITY BACKFILL IS A PLANT MIX CONSISTING OF 1750# SAND, 1750# PEA GRAVEL, 230# WATER, 14# CEMENT, & 6 OUNCES WATER REDUCING AGENT PER 100# CEMENT.
 3. SUPPORT VALVE AND SLEEVE CONTINUOUSLY THROUGH INSTALLATION.
 4. MINIMUM 96 HOURS NOTICE SHALL BE GIVEN TO THE CITY BEFORE SCHEDULED CONNECTION TO THE EXISTING WATER LINE.

Drawing: F:\CWA\2022\229 new market apartments\Drawings\Construction\Phase 1\C22-229 OFF-WT-04.dwg Plotfile: Oct 27, 2023 - 12:11pm

REVISIONS

NO.	DATE	DESCRIPTION

Surveying Engineering Planning

LDC

Woodinville Olympia Kent
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC

NEW MARKET APARTMENTS

WATER NOTES AND DETAILS

T. E. BRADLEY
REGISTERED PROFESSIONAL ENGINEER
07/17/2003

JOB NUMBER: C22-229
DRAWING NAME: 229 OFF-WT-04
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

OFF-WT-04

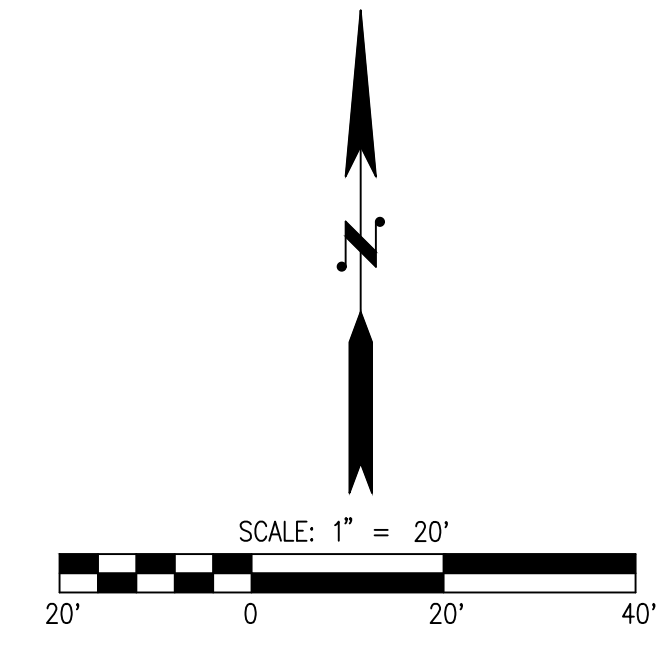
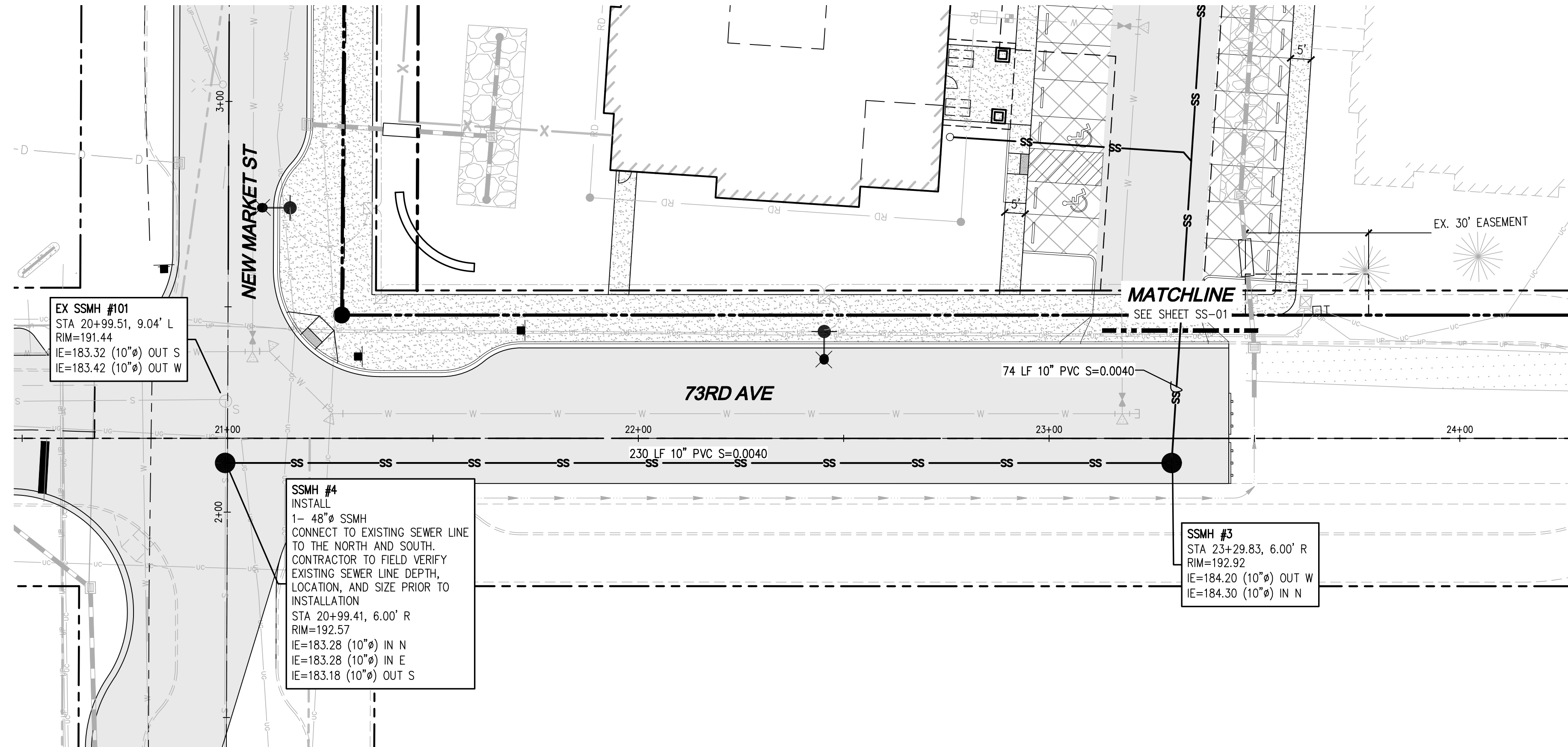
SHEET 34 OF 43

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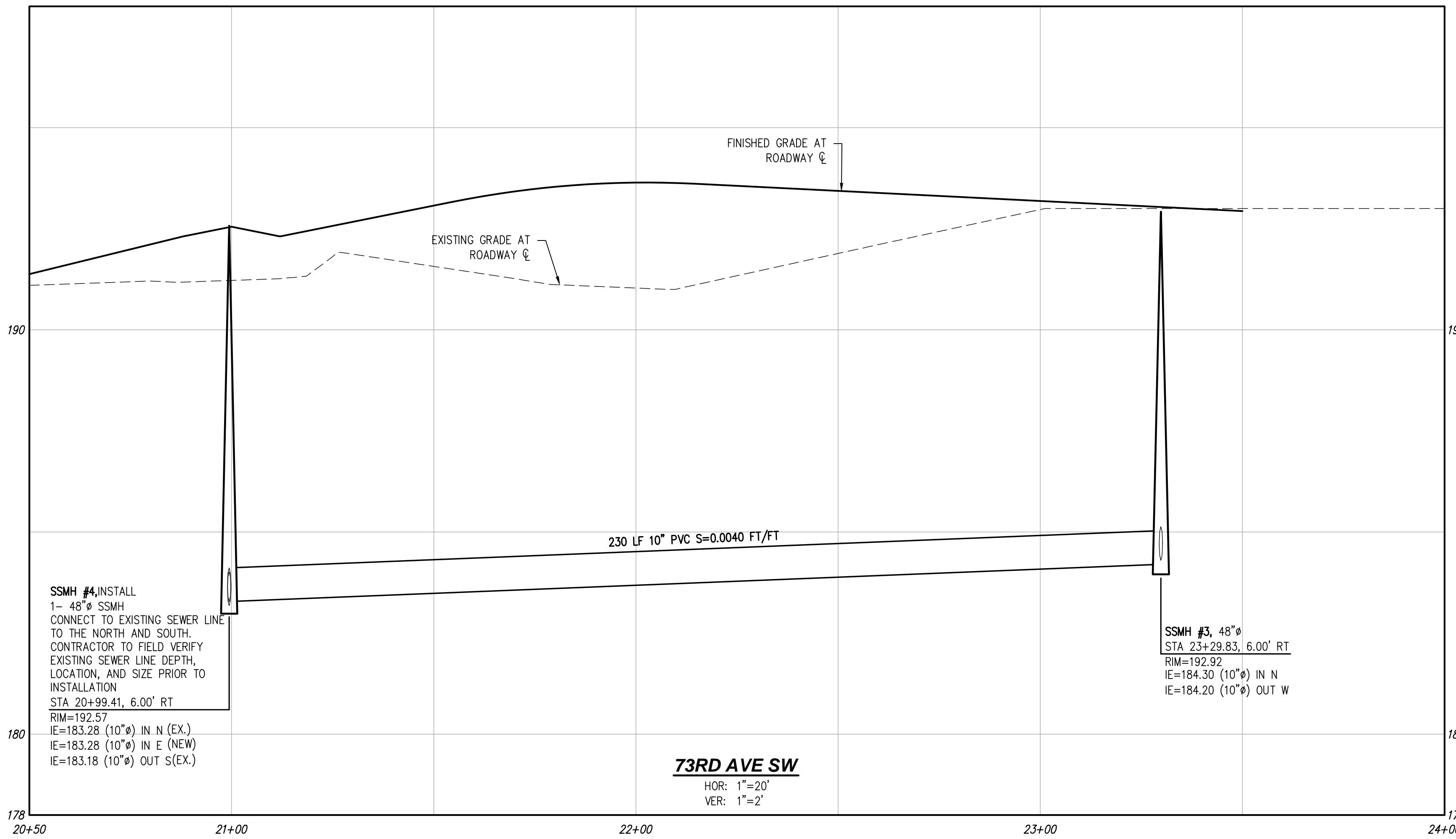
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Utilities Underground Location Center

A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.



- LEGEND**
- TYPE 1-48" MANHOLE PER CITY OF TUMWATER STD. DETAIL SS-2 SHOWN ON SHEET OFF-SS-02
 - SS — ASTM D 3034 SDR 35 PVC SANITARY SEWER PIPE
 - - - - PROPOSED UTILITY EASEMENT



73RD AVE SW
HOR: 1"=20'
VER: 1"=2'

NO.	DATE	DESCRIPTION

LDC
Surveying
Engineering
Planning

Woodinville
Olympia
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
73RD AVE SEWER PLAN AND PROFILE



JOB NUMBER: C22-229
DRAWING NAME: C22-229 OFF-SS-01
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

OFF-SS-01

Drawing: P:\CWA\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 OFF-SS-01.dwg Plotted: Oct 27, 2023 - 12:12pm

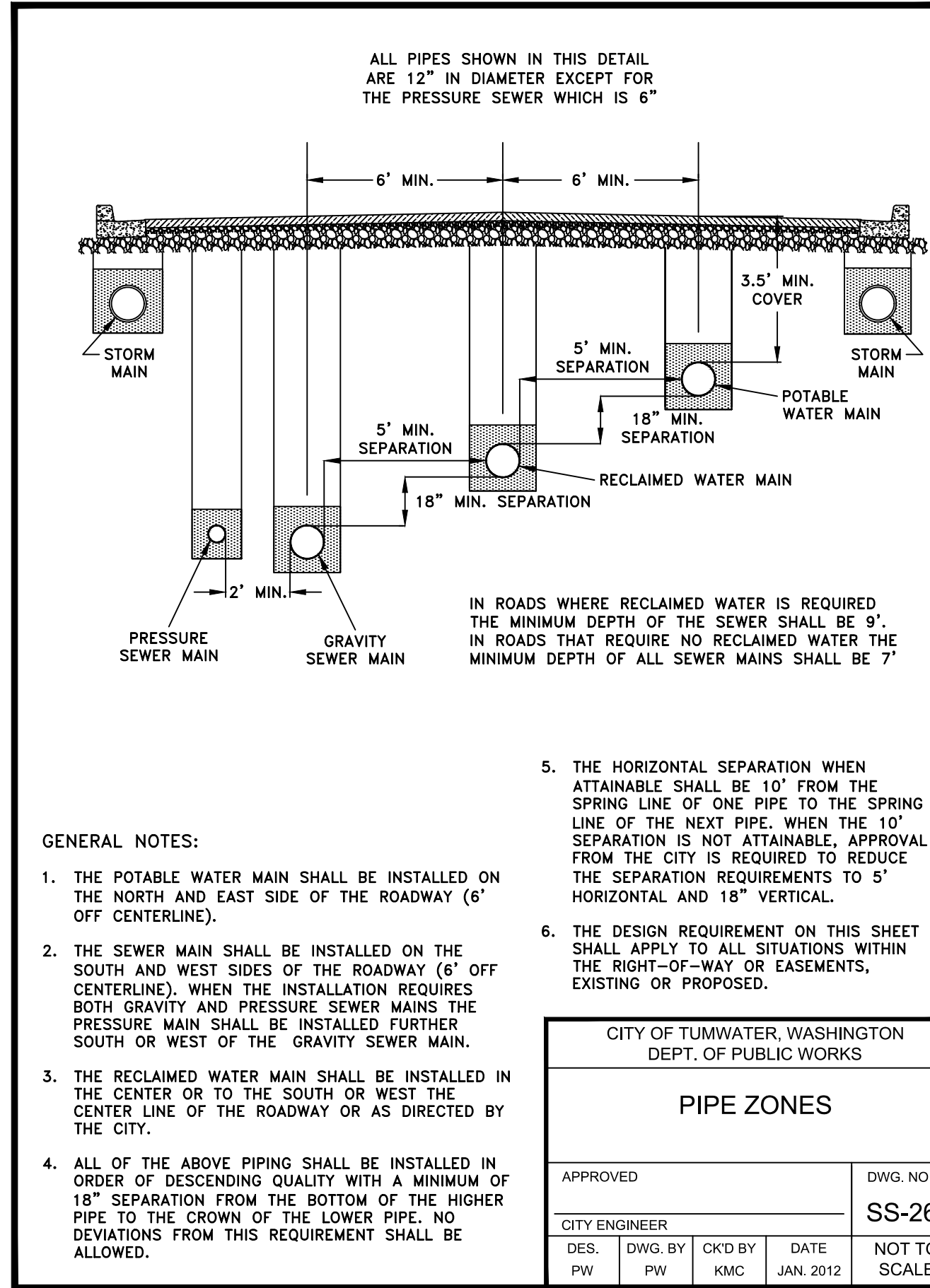
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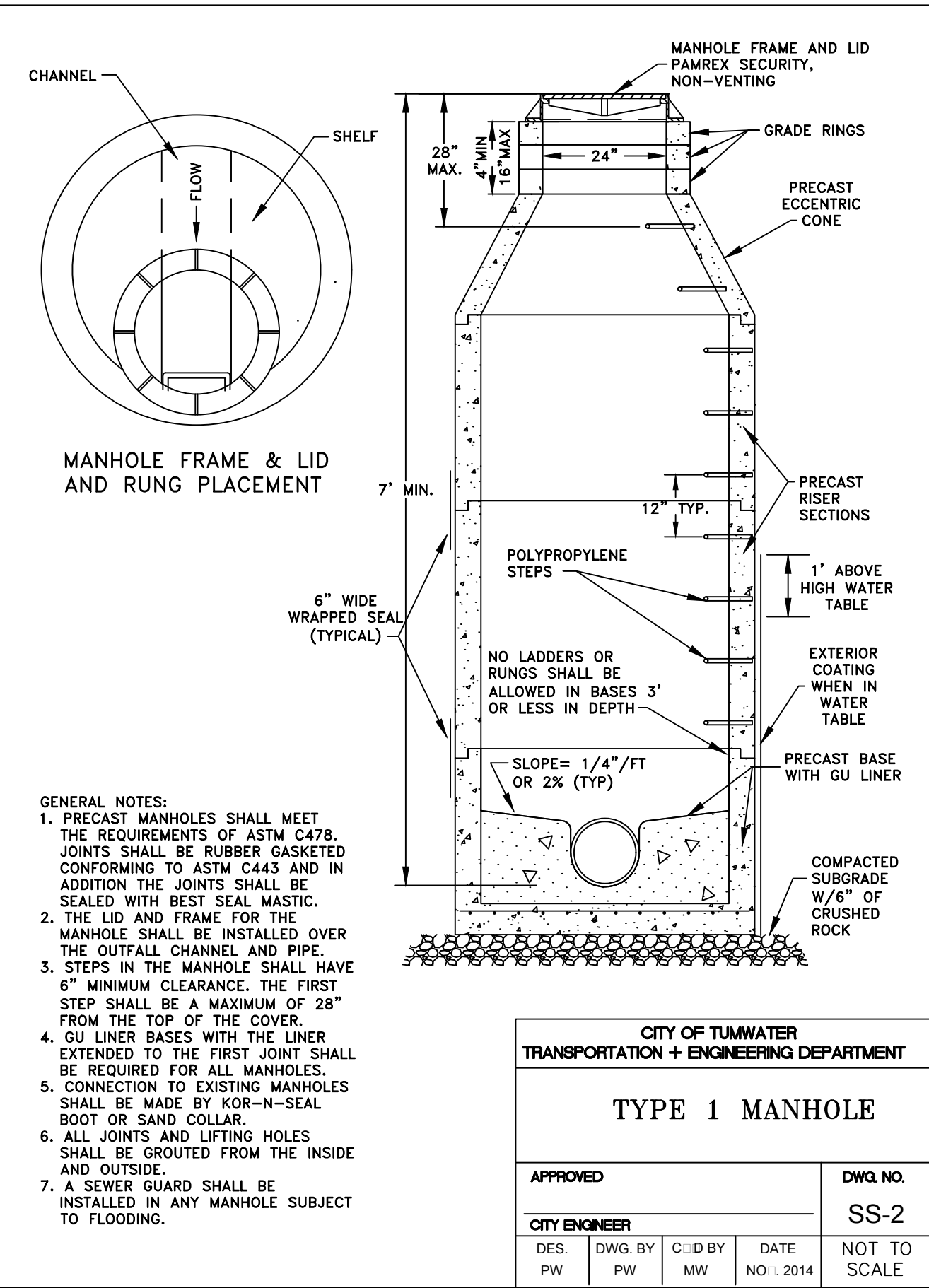
Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

CITY OF TUMWATER GENERAL NOTES SANITARY SEWER

- ALL WORKMANSHIP AND MATERIALS WILL BE IN ACCORDANCE WITH CITY OF TUMWATER STANDARDS AND THE MOST CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- 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 OF 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" MANHOLES OR LARGER UNLESS OTHERWISE SPECIFIED ON THE PLANS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO ASTM C 443 AND SHALL BE GROUDED FROM THE INSIDE. LIFT HOLES SHALL BE GROUDED FROM THE OUTSIDE 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 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			
PIPE ZONES			
APPROVED	DWG. NO.		
CITY ENGINEER	SS-26		
DES. PW	DWG. BY PW	CKD BY KMC	DATE JAN. 2012
			NOT TO SCALE



CITY OF TUMWATER TRANSPORTATION + ENGINEERING DEPARTMENT			
TYPE 1 MANHOLE			
APPROVED	DWG. NO.		
CITY ENGINEER	SS-2		
DES. PW	DWG. BY PW	C. D BY MW	DATE NO. 2014
			NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION

Surveying Engineering Planning

LDC

Woodinville Olympia Kent
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
www.LDCcorp.com F 425-482-2893

VINE STREET INVESTORS, LLC

NEW MARKET APARTMENTS

SEWER NOTES AND DETAILS

JOB NUMBER: C22-229
DRAWING NAME: 229 OFF-SS-02
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

OFF-SS-02

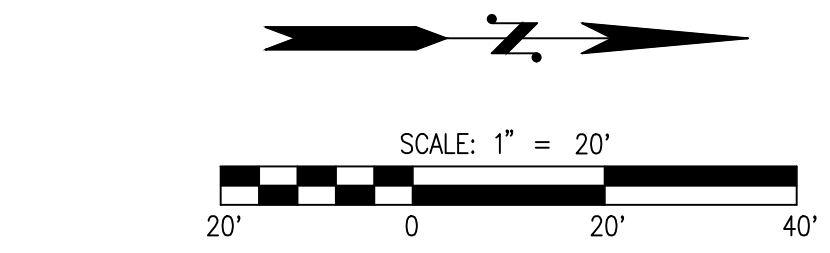
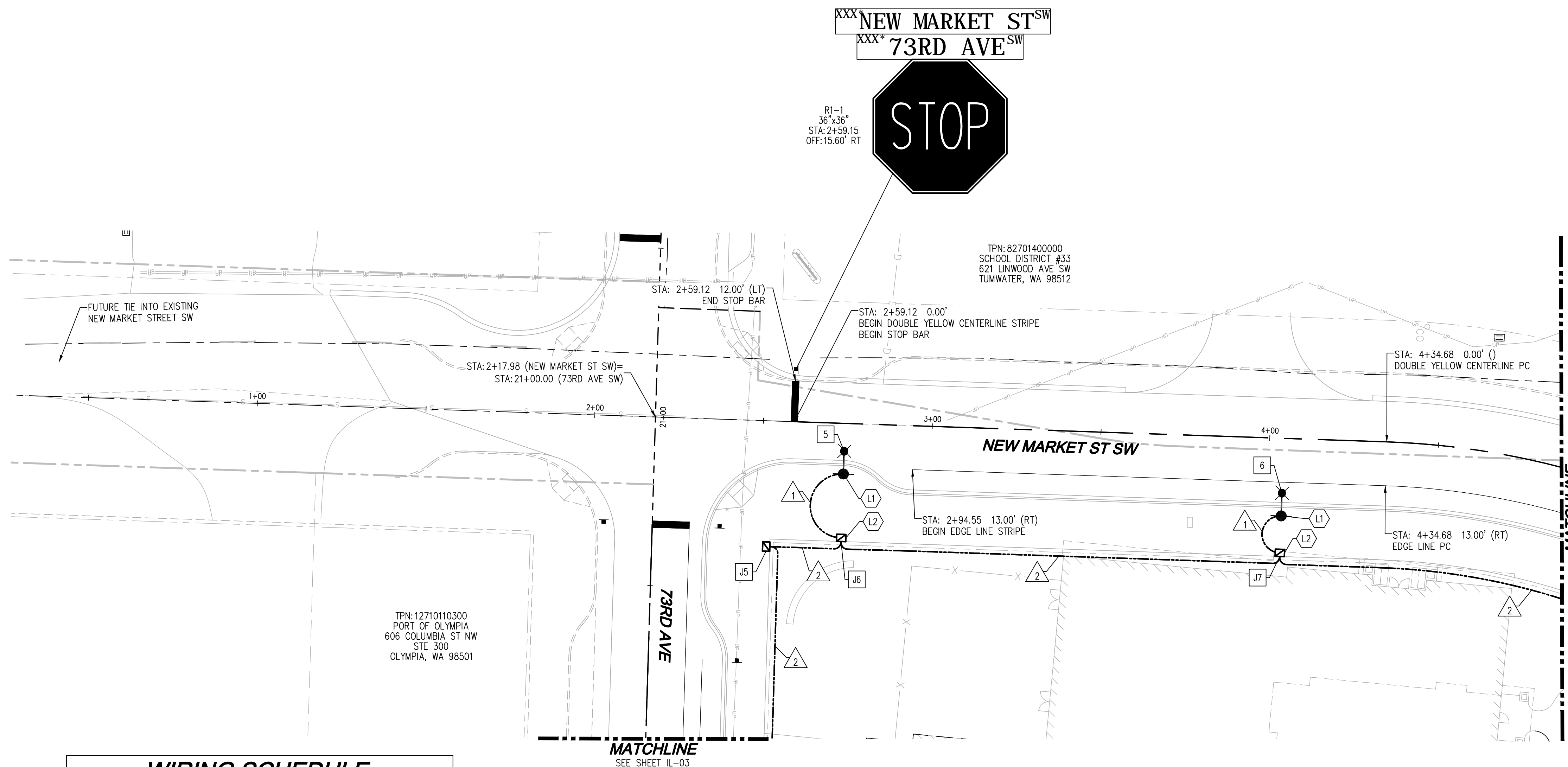
SHEET 36 OF 43

Drawing: P:\CWA\2022\229 new market apartments\Drawings\Construction\Phase 1\C22-229 OFF-SS-02.dwg Plotfile: Oct 27, 2023 - 12:10pm

DISCLAIMER
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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center



LEGEND

- PVC CONDUIT
- TYPE 1 JUNCTION BOX PER WSDOT STD. PLAN J-40.10-03
- DOUBLE YELLOW CENTERLINE STRIPE PER CITY OF TUMWATER DETAIL ST-19 ON SHEET IL-05
- 4" WIDE EDGE LINE STRIPE PER CITY OF TUMWATER DETAIL ST-19 ON SHEET IL-05
- SIGN POST PER CITY OF TUMWATER DETAIL ST-24 AND ST-25 ON SHEET IL-05
- PROPOSED HISTORIC STREET LIGHT PER DETAILS ON SHEET IL-05 TO IL-07
- CROSSWALK PER CITY OF TUMWATER STD. DETAIL ST-35 ON SHEET IL-06
- BIKE LANE SYMBOL PER CITY OF TUMWATER STD. DETAIL ST-20B ON SHEET IL-06
- STOP BAR PER WSDOT STD. PLAN M24.60-04

WIRING SCHEDULE				
RUN NO.	CONDUIT SIZE	WIRE/CABLE		REMARKS
		#8 AWG	#8 AWG GRND.	
1	2" PVC	2	1	STREET LIGHTING
2	2" PVC	2	1	STREET LIGHTING
	2" PVC			SPARE WITH PULL STRING
3	2" PVC	4	1	STREET LIGHTING
	2" PVC			SPARE WITH PULL STRING

LIGHTING SCHEDULE							
LUM NO.	SERVICE NO.	CIRCUIT NO.	TYPE-WATTAGE-DISTRIBUTION	POLE SET HEIGHT	MAST ARM TYPE/LENGTH	BASE	STATION, OFFSET
5	1	A	LED-100 R3	NY28-20-31	WLC96-8	FIXED	2+74.15, 15.00 RT
6	1	A	LED-100 R3	NY28-20-31	WLC96-8	FIXED	4+04.15, 23.00 RT

NOTE:
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LIGHTING CONSTRUCTION NOTES

- (L1) INSTALL FOUNDATION TYPE A PER CITY OF TUMWATER STD. DETAIL ST-14. INSTALL DECORATIVE LIGHT STANDARD PER SPECIFICATIONS. WELD J-BOX LIDS AFTER FINAL ACCEPTANCE.
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- (L3) CONNECT TO EXISTING CONDUIT/J-BOX

PAVEMENT MARKING NOTES

- 1. ALL PAVEMENT MARKINGS SHALL BE METHYL METHACRYLATE (MMA) PER CITY OF TUMWATER STANDARDS.
- 2. SEE WSDOT STD. PLAN M-20.40-02 FOR INSTALLATION OF SUPPLEMENTAL RAISED PAVEMENT MARKINGS
- 3. ALL EDGE LINES ARE WHITE UNLESS OTHERWISE NOTED.
- 4. CENTER TRAFFIC ARROWS IN MIDDLE OF DESIGNATED LANE.
- 5. ALL STRIPING SHALL BE RPM'S EXCEPT FOR WHITE EDGE STRIPE (BIKE LANE) SHALL BE THERMOPLASTIC.

SIGNING NOTES

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- 2. FOR CODE REFERENCES SEE WASHINGTON STATE FABRICATION MANUAL.
- 3. ALL STATIONS AND OFFSETS ARE TO POST NEAREST CENTERLINE FOR SIGNS WITH MORE THAN ONE POST.
- 4. USE TYPE ST-4 SIGN SUPPORT, PER WSDOT STANDARD PLAN G-24.50-03, FOR SIGNS WITH SINGLE POST.
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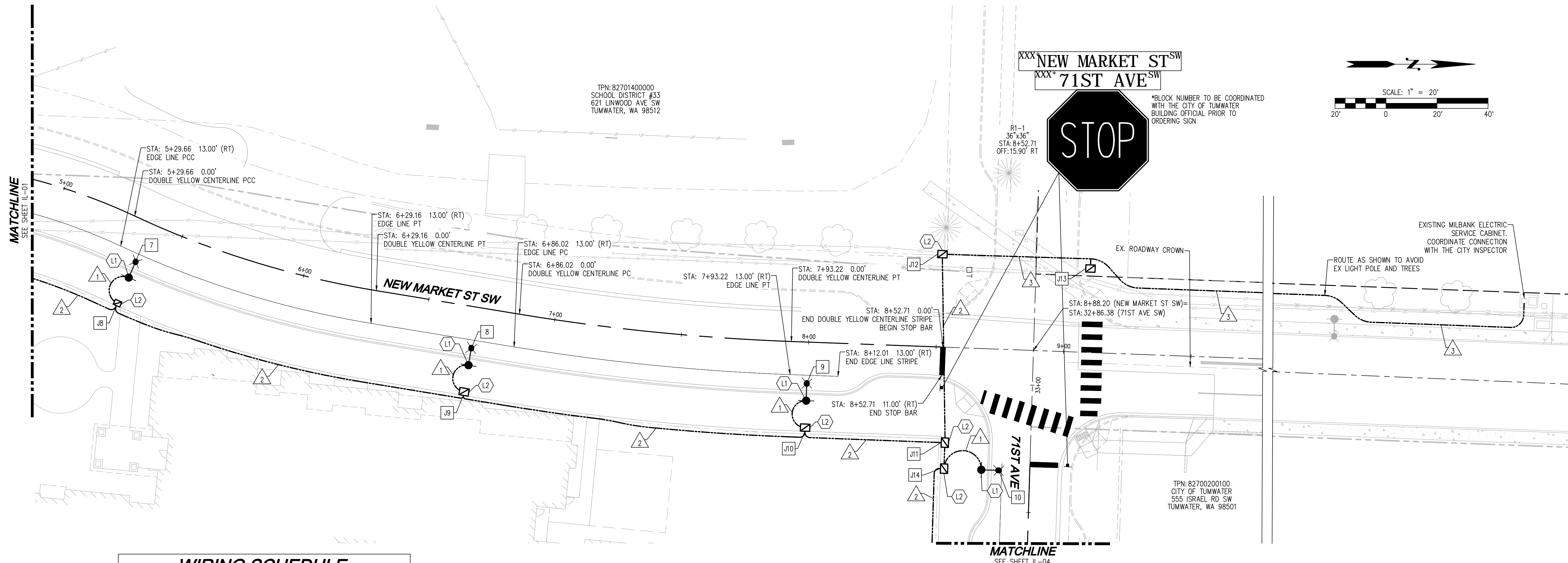
LDC
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T 425.606.1869

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
NEW MARKET ST ILLUMINATION,
CHANNELIZATION AND SIGNING PLAN

JOB NUMBER:	C22-229
DRAWING NAME:	C22-229 IL-01
DESIGNER:	T. BRADLEY
DRAFTING BY:	S. ORDONEZ
DATE:	OCTOBER, 2023
SCALE:	AS NOTED
JURISDICTION:	TUMWATER

Drawing: P:\CIV\2023\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 IL-01.dwg Plotted: Oct 27, 2023 - 12:12pm



WIRING SCHEDULE

RUN NO.	CONDUIT SIZE	WIRE/CABLE		REMARKS
		#8 AWG	#8 AWG GRND.	
1	2" PVC	2	1	STREET LIGHTING
2	2" PVC	2	1	STREET LIGHTING
	2" PVC			SPARE WITH PULL STRING
3	2" PVC	4	1	STREET LIGHTING
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LIGHTING SCHEDULE

LUM NO.	SERVICE NO.	CIRCUIT NO.	TYPE-WATTAGE-DISTRIBUTION	POLE SET HEIGHT	MAST ARM TYPE/LENGTH	BASE	STATION, OFFSET
7	1	A	LED-100 R3	NY28-20-31	WLC96-8	FIXED	5+37.27, 23.00 RT
8	1	A	LED-100 R3	NY28-20-31	WLC96-8	FIXED	6+69.53, 23.00 RT
9	1	A	LED-100 R3	NY28-20-31	WLC96-8	FIXED	7+99.86, 23.00 RT
10	1	A	LED-100 R3	NY28-20-31	WLC96-8	FIXED	8+69.57, 47.53 RT
11	2	A	LED-100 R3	NY28-20-31	WLC96-8	FIXED	34+63.88, 26.00 RT

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3. ALL EDGE LINES ARE WHITE UNLESS OTHERWISE NOTED.
4. CENTER TRAFFIC ARROWS IN MIDDLE OF DESIGNATED LANE.
5. ALL STRIPING SHALL BE RPM'S EXCEPT FOR WHITE EDGE STRIPE (BIKE LANE) SHALL BE THERMOPLASTIC.

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- 4" WIDE EDGE LINE STRIPE PER CITY OF TUMWATER DETAIL ST-19 ON SHEET IL-05
- ↑ SIGN POST PER CITY OF TUMWATER DETAIL ST-24 AND ST-25 ON SHEET IL-05
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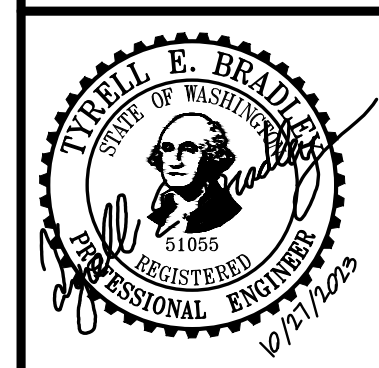
REVISIONS

NO.	DATE	DESCRIPTION

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VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
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JOB NUMBER: C22-229
DRAWING NAME: C22-229 IL-02
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

DISCLAIMER

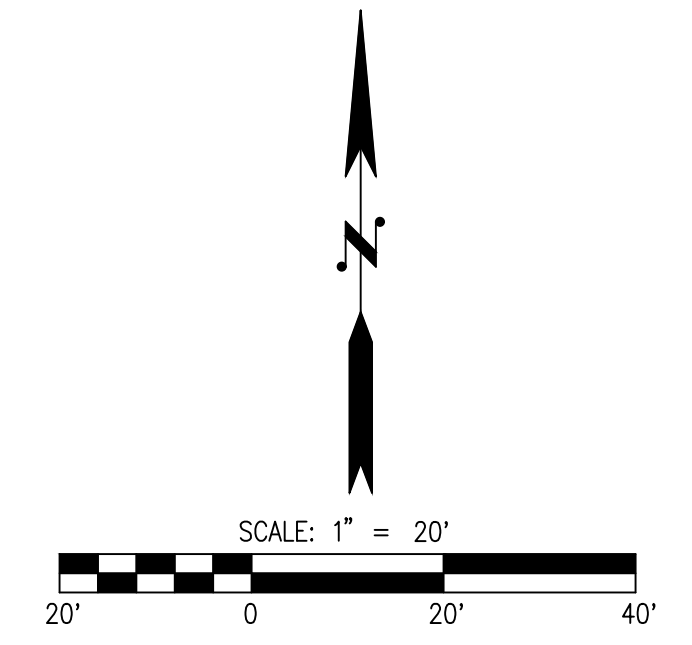
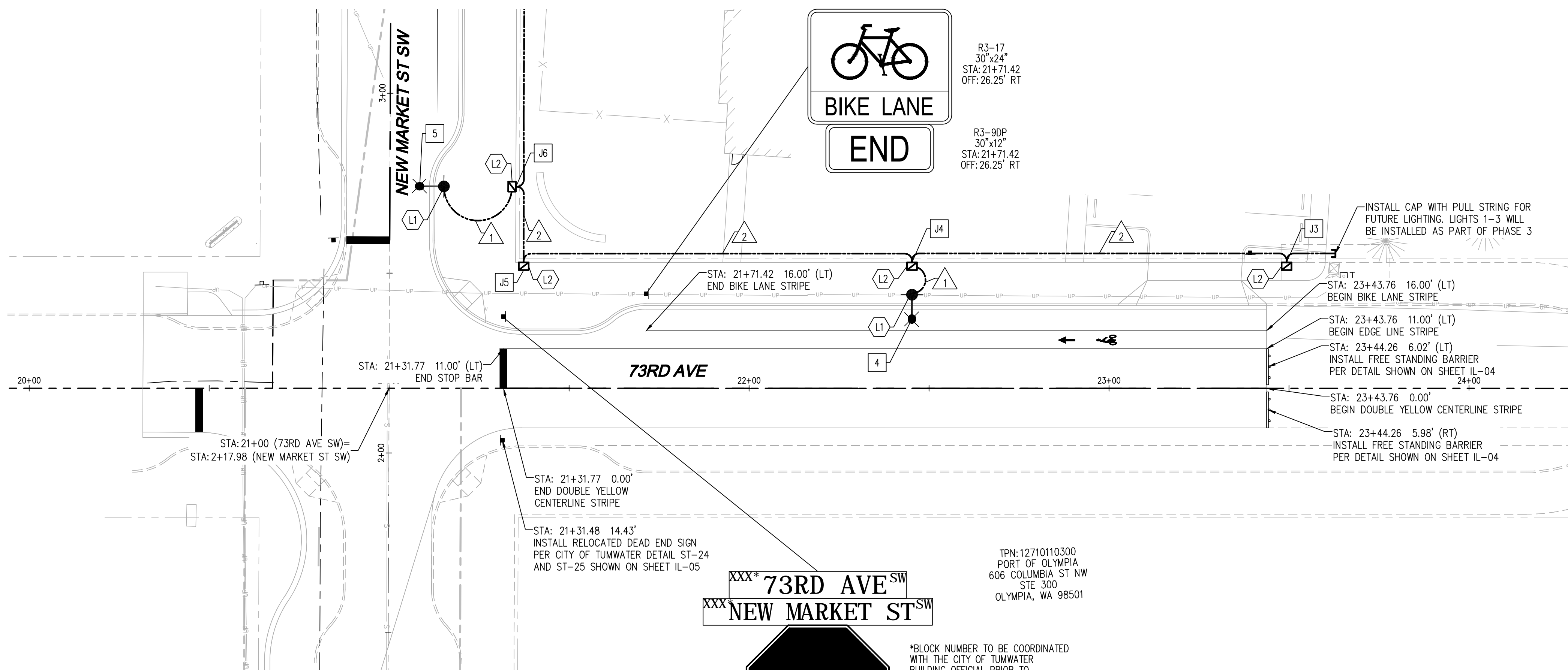
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A PORTION OF SEC 03, TWN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.

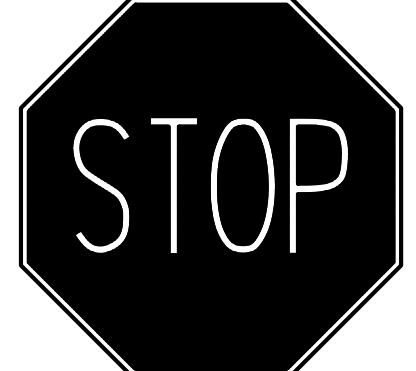


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- STOP BAR PER WSDOT STD. PLAN M24.60-04

TPN: 12710110300
PORT OF OLYMPIA
606 COLUMBIA ST NW
STE 300
OLYMPIA, WA 98501

XXX 73RD AVE SW
XXX NEW MARKET ST SW



R1-1
36"x36"
STA: 4+62.64
OFF: 23.23' RT

*BLOCK NUMBER TO BE COORDINATED WITH THE CITY OF TUMWATER BUILDING OFFICIAL PRIOR TO ORDERING SIGN

WIRING SCHEDULE

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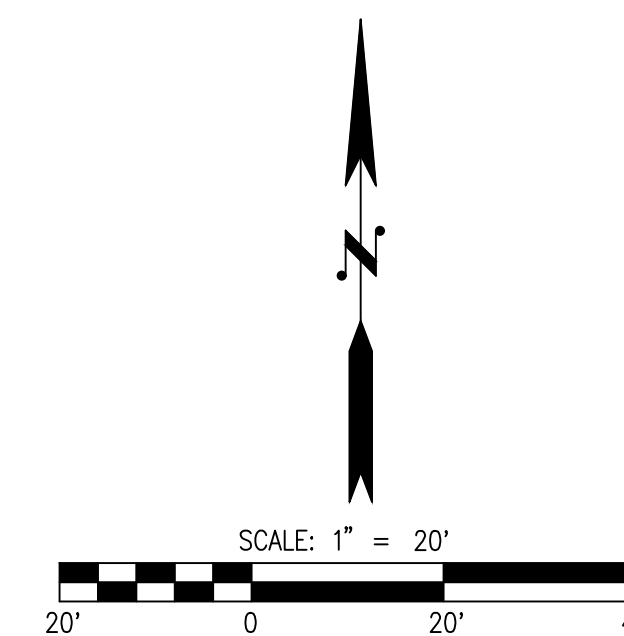
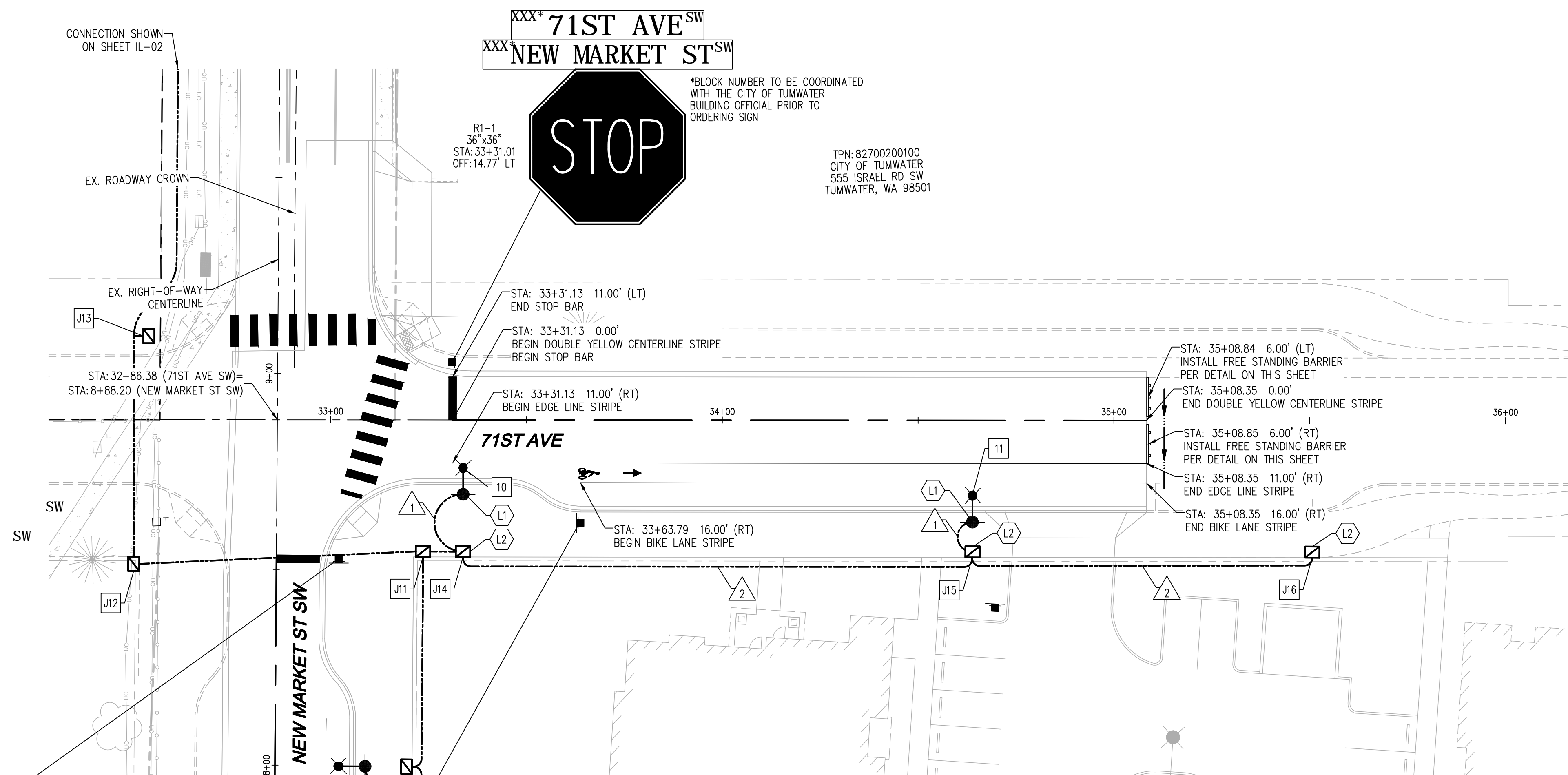
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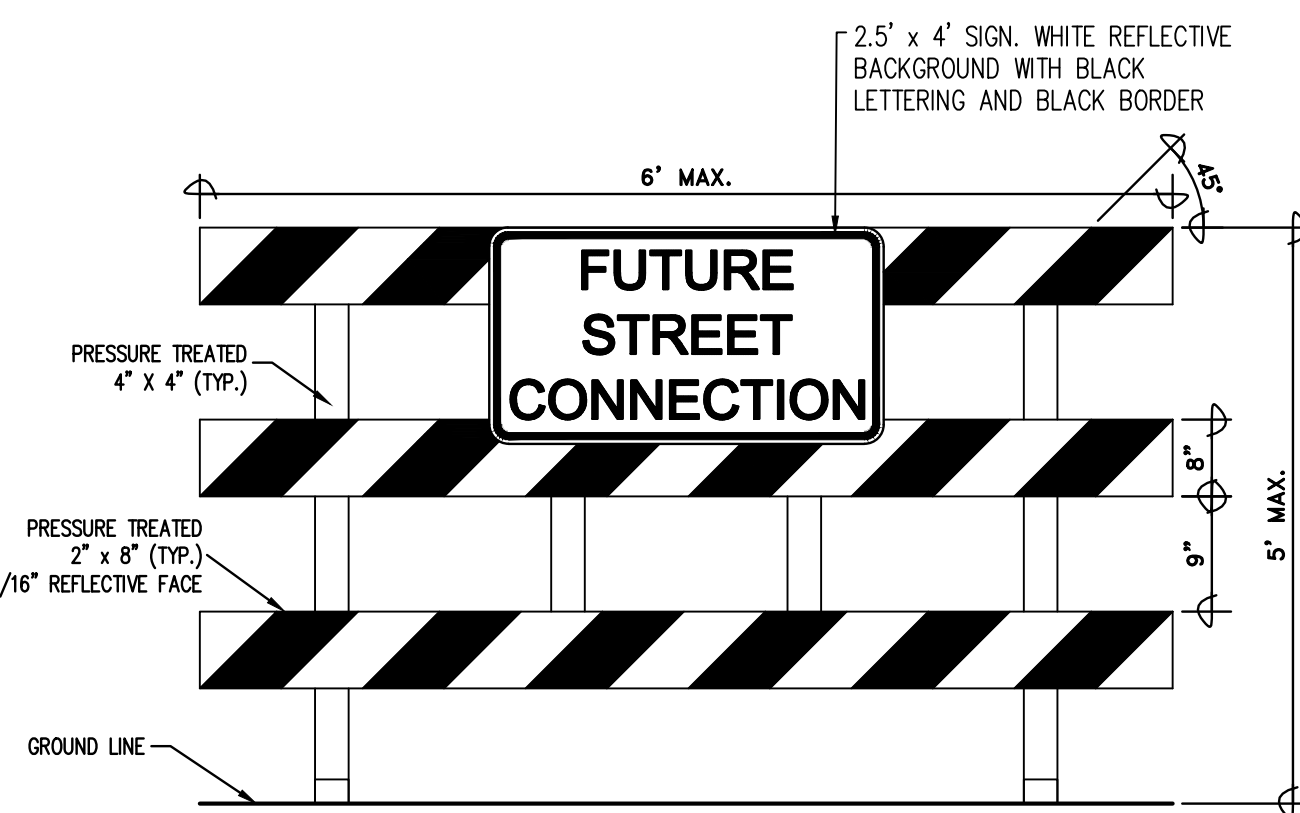
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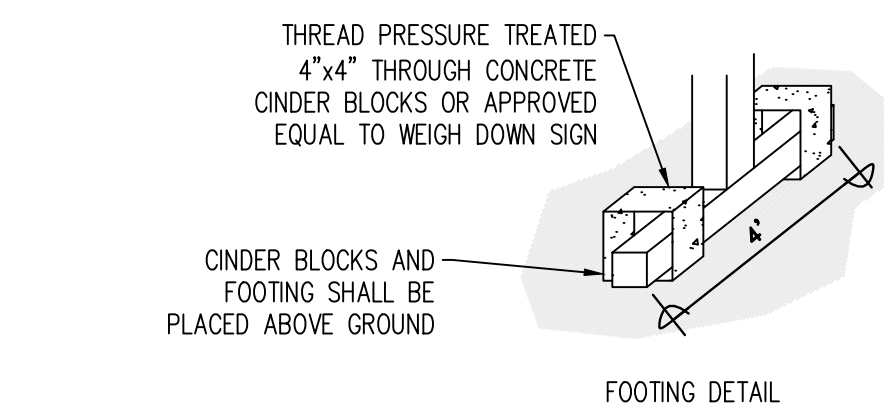
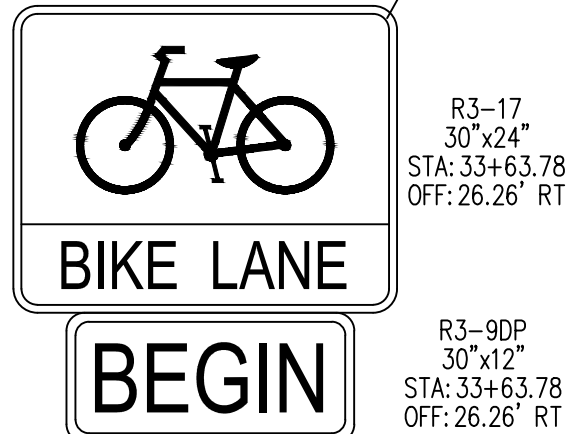
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- NOTES:**
1. MARKINGS FOR BARRICADE SHALL BE ALTERNATE RED AND WHITE STRIPES (SLOPING DOWNWARD, PER THE MUTCD, AT AN ANGLE OF 45° TO CURB).
 2. THE ENTIRE AREA OF RED AND WHITE STRIPES SHALL BE REFLECTORIZED SO AS TO BE VISIBLE UNDER NORMAL ATMOSPHERIC CONDITIONS FROM A MINIMUM DISTANCE OF 1,000 FEET WHEN ILLUMINATED BY THE LOW BEAMS OF STANDARD AUTOMOBILE HEADLIGHTS. THE PREDOMINANT COLORS FOR OTHER BARRICADE COMPONENTS SHALL BE WHITE.
 3. CONSTRUCT BARRICADE PER MUTCD TYPE 3, SECTION 6C-8.
 4. ALL HARDWARE SHALL BE GALVANIZED.

FREE STANDING BARRIER DETAIL

INTS



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NO.	DATE	DESCRIPTION

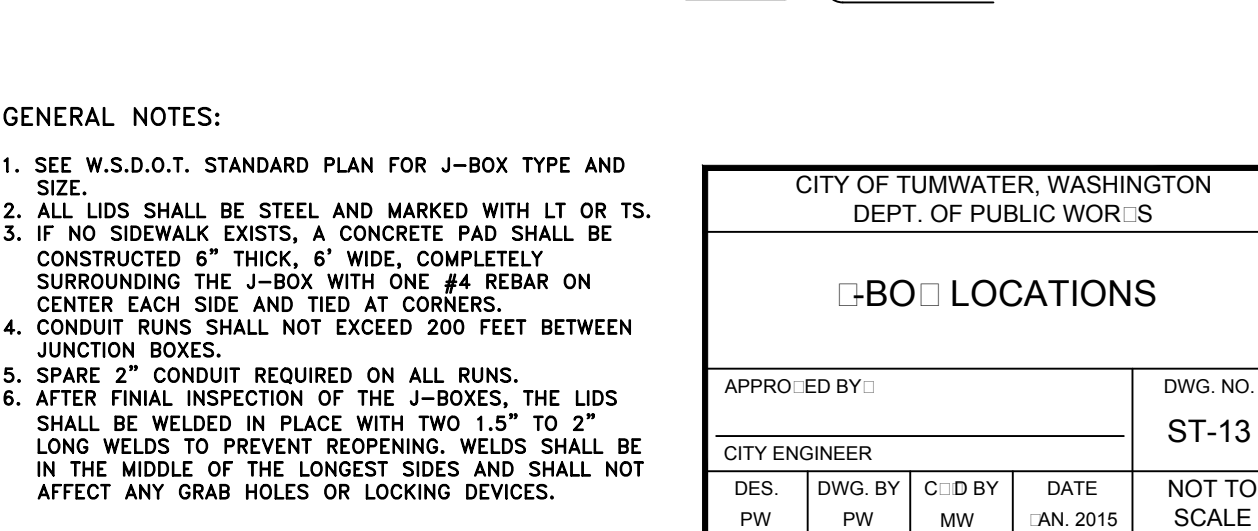
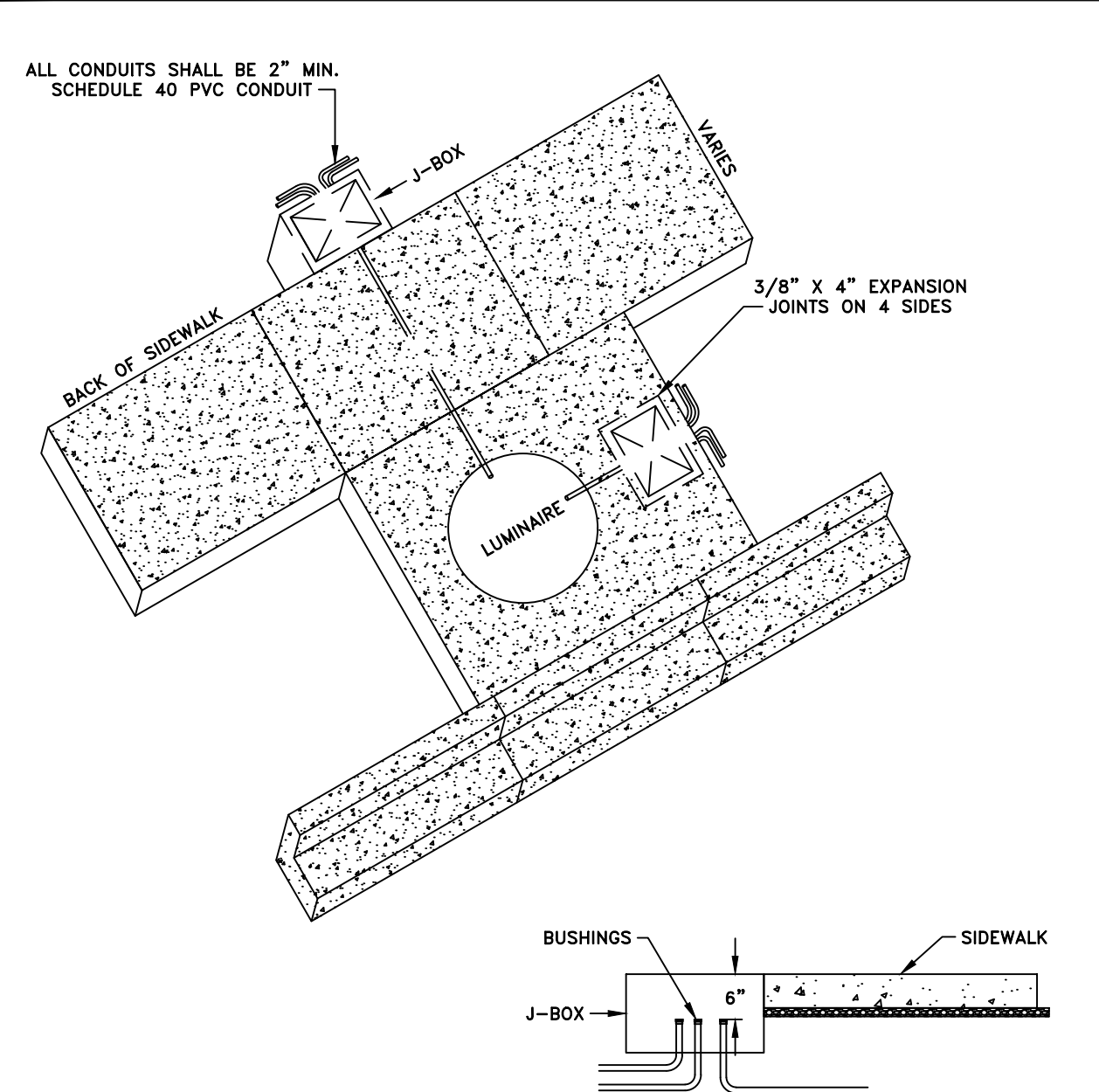
LDC
Surveying
Engineering
Planning
Woodinville
Olympia
Kent
321 Cleveland Ave SE, Suite 209
Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
71ST AVE ILLUMINATION, CHANNELIZATION, AND SIGNING PLAN

JOB NUMBER: C22-229
DRAWING NAME: C22-229 IL-04
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

CITY OF TUMWATER GENERAL NOTES STREET LIGHT CONSTRUCTION

- ALL WORKMANSHIP, MATERIALS AND TESTING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT WASHINGTON STATE DEPARTMENT OF TRANSPORTATION/AMERICAN PUBLIC WORK ASSOCIATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, NATIONAL ELECTRICAL CODE AND CITY OF TUMWATER DEVELOPMENT GUIDE MANUAL UNLESS OTHERWISE SPECIFIED BELOW. IN CASES OF CONFLICT, THE MOST STRINGENT GUIDELINE SHALL APPLY. WHEN THE MOST STRINGENT GUIDELINE IS NOT CLEAR, THE CITY ENGINEER WILL MAKE THE DETERMINATION. THE ELECTRICAL CONTRACTOR SHALL BE FAMILIAR WITH ALL ABOVE-STATED PUBLICATIONS AND GUIDELINES AS THEY WILL BE STRICTLY ENFORCED BY THE CITY.
- ALL SAFETY STANDARDS AND REQUIREMENTS SHALL BE COMPLIED WITH AS SET FORTH BY THE STATE OF WASHINGTON, DEPARTMENT OF LABOR AND INDUSTRIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. (SEE WSDOT STANDARD PLANS K2-K21.) NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF TUMWATER PRIOR TO THE START OF CONSTRUCTION. CONTACT THE DEVELOPMENT SERVICES DEPARTMENT TO SCHEDULE A MEETING.
- ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF TUMWATER SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF AN APPROVED SET OF PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
- ALL PROJECT STAKING SHALL BE PERFORMED BY QUALIFIED SURVEY PERSONNEL WORKING UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER LICENSED BY THE STATE OF WASHINGTON. IN CASES WHERE THE WORK INCLUDES THE SETTING OR PERPETUATION OF STREET MONUMENTATION, THE SETTING OR REPLACEMENT OF LAND CORNERS, OR ANY OTHER WORK REQUIRING THE SERVICES OF A PROFESSIONAL LAND SURVEYOR AS DEFINED BY THE LAWS OF THE STATE OF WASHINGTON, SAID WORK SHALL BE DONE UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON.
- TEMPORARY EROSION CONTROL/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 1-07.15 OF THE WSDOT/APWA STANDARD SPECIFICATIONS AND THE DRAINAGE DESIGN AND EROSION CONTROL MANUAL FOR THURSTON REGION WASHINGTON. AT NO TIME WILL SILTS AND DEBRIS BE ALLOWED TO DRAIN INTO AN EXISTING OR NEWLY INSTALLED FACILITY.
- 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.
- 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. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR MAINTAINING ALL LOCATE MARKS ONCE THE UTILITIES HAVE BEEN LOCATED.
- ELECTRICAL PERMITS AND INSPECTIONS ARE REQUIRED FOR ALL STREET LIGHTING INSTALLATIONS WITHIN THE CITY OF TUMWATER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SAID PERMITS PRIOR TO ANY TYPE OF ACTUAL CONSTRUCTION. THESE PERMITS ARE AVAILABLE FROM THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES ELECTRICAL SAFETY DIVISION.
- PRIOR TO INSTALLATION OF ANY MATERIALS, THE ELECTRICAL CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE CITY TWO 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 TUMWATER DEVELOPMENT GUIDE MANUAL SECTION 4.31. MODIFICATIONS OF ANY PORTION OF AN EXISTING LIGHTING SYSTEM WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE CITY.
- A RATED SERVICE DISCONNECT SHALL BE PROVIDED FOR EVERY BRANCH CIRCUIT. LIGHT BRANCH CIRCUIT BREAKERS SHALL BE 40 AMP MINIMUM. THE LOCATION AND INSTALLATION OF THE DISCONNECT SHALL CONFORM TO THE NATIONAL ELECTRIC CODE (NEC) AND CITY OF TUMWATER STANDARDS. THE SERVICE DISCONNECT SHALL BE OF A TYPE EQUAL TO A "MYERS" MEUGL-M100C-UM OR A "UNICORN" CP11B-0111A SERVICE, 120/240 VAC, CALTRANS TYPE 3B OR CITY APPROVED EQUAL, WITH TWO LIGHTING RELAYS, ONE THREE POSITION TEST SWITCH (AUTO/OFF/MANUAL) AND ONE PHOTOCELL. THE PHOTOCELL SHALL FACE NORTH UNLESS OTHERWISE DIRECTED BY THE CITY. (SEE GUIDELINE DRAWING ST-23.)
- SERVICE ENTRANCE CONDUCTORS SHALL BE A MINIMUM SIZE OF #2 COPPER. ALL LIGHTING WIRE SHALL BE STRANDED COPPER WITH A MINIMUM SIZE OF #8 WITH INSULATION SUITABLE FOR WET LOCATIONS. PHASING TAPE WILL NOT BE ALLOWED. ALL WIRE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT WITH A MINIMUM DIAMETER OF 1-1/4 INCHES. ALL CONDUIT SHALL BE INSTALLED IN THE "UTILITY DITCH" OR AS OTHERWISE DIRECTED BY THE CITY. A BUSHING OR BELL END SHALL BE USED AT THE END OF EVERY CONDUIT. ALL SPLICES SHALL BE IN THE NEAREST JUNCTION BOX. WIRE NUTS WILL NOT BE ALLOWED. ALL SPLICES WILL BE MADE WITH TYPE C COPPER FITTINGS, CENTERED AND ENCASED IN A 3-M SCOTCHCAST EPOXY KIT, RATED AT 600 VOLTS, TYPE 82-A1, 82-B1 OR CITY APPROVED EQUAL. IF MORE THAN ONE CIRCUIT PASSES THROUGH A JUNCTION BOX EACH IS TO HAVE A PVC SLEEVE CLEARLY IDENTIFYING THE CIRCUIT. (WSDOT STANDARD SPECIFICATION 8-20.3.) 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 2,500 FEET AND OVER NOR LESS THAN 8 MEGAOHMS 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 8-20.3(11).)
- EACH LUMINAIRE POLE SHALL HAVE AN IN-LINE, FUSED, WATER-TIGHT ELECTRICAL DISCONNECT LOCATED AT THE BASE OF THE POLE. ACCESS TO THESE FUSED DISCONNECTS 4-26 SHALL BE THROUGH THE HAND-HOLE ON THE POLE. THE HAND-HOLE SHALL BE FACING AWAY FROM ON-COMING TRAFFIC. LOAD SIDE OF IN-LINE FUSE TO LUMINAIRE HEAD SHALL BE CABLE AND POLE BRACKET WIRE, 2 CONDUCTOR, 19 STRAND COPPER #10 AND SHALL BE SUPPORTED AT THE END OF THE LUMINAIRE ARM BY AN APPROVED MEANS. FUSE SIZE, DISCONNECT INSTALLATION AND GROUNDING IN POLE SHALL CONFORM TO WSDOT STANDARDS.
- CITY-APPROVED PULL BOXES OR JUNCTION BOXES SHALL BE INSTALLED PER WSDOT STANDARD PLAN J-11A IN ALL STREET LIGHTING INSTALLATIONS. JUNCTION BOXES SHALL BE INCORPORATED INTO THE BACK EDGE OF SIDEWALK OR AS DIRECTED BY CITY. WHERE NO SIDEWALKS EXISTS, JUNCTION BOXES SHALL HAVE A CONCRETE PAD PER TUMWATER DRAWING ST-22. NO CONDUIT RUN SHALL BE MORE THAN 200 FEET BETWEEN JUNCTION BOXES. A JUNCTION BOX SHALL BE LOCATED WITHIN 10 FEET OF EACH LUMINAIRE POLE AND AT EVERY ROAD CROSSING. NO CONDUIT SHALL BE INSTALLED IN THE ROADWAY EXCEPT AT DESIGNATED ROAD CROSSINGS. CONDUIT ENTERING THE JUNCTION BOX SHALL BE PERPENDICULAR TO THE SIDES OF THE BOX AND A MINIMUM OF 6 BUT NO MORE THAN 8 INCHES BELOW THE LID. BOXES SHALL BE CLEARLY AND INDELIBLY MARKED AS LIGHTING BOXES BY THE LEGEND "LT." OR "LIGHTING". ALL J-BOXES SHALL BE SUPPORTED BY A MINIMUM 6 INCH CRUSHED GRAVEL PAD. A 3/8 INCH EXPANSION JOINT SHALL BE INSTALLED BETWEEN CONCRETE SIDEWALK AND JUNCTION BOX.
- ALL LIGHTING POLES SHALL BE AS SPECIFIED IN SECTION 4.31 OF THE DEVELOPMENT GUIDE MANUAL. IN EXISTING DEVELOPED AREAS, THE CITY MAY REQUIRE THE USE OF OTHER POLES TO ESTABLISH UNIFORMITY WITHIN THE DEVELOPED AREA. AFTER INSTALLATION AND BEFORE ACCEPTANCE BY THE CITY, ALL POLES SHALL BE FREE OF DENTS AND MARKS. SONOTUBE 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 TUMWATER DEVELOPMENT GUIDE MANUAL DRAWING ST-25 LUMINAIRE FOUNDATION DETAIL. CONDUIT SHALL EXTEND BETWEEN 3 AND 6 INCHES ABOVE THE CONCRETE BASE.
- 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 ASBUILTS ARE PROVIDED TO THE CITY.



GENERAL NOTES:

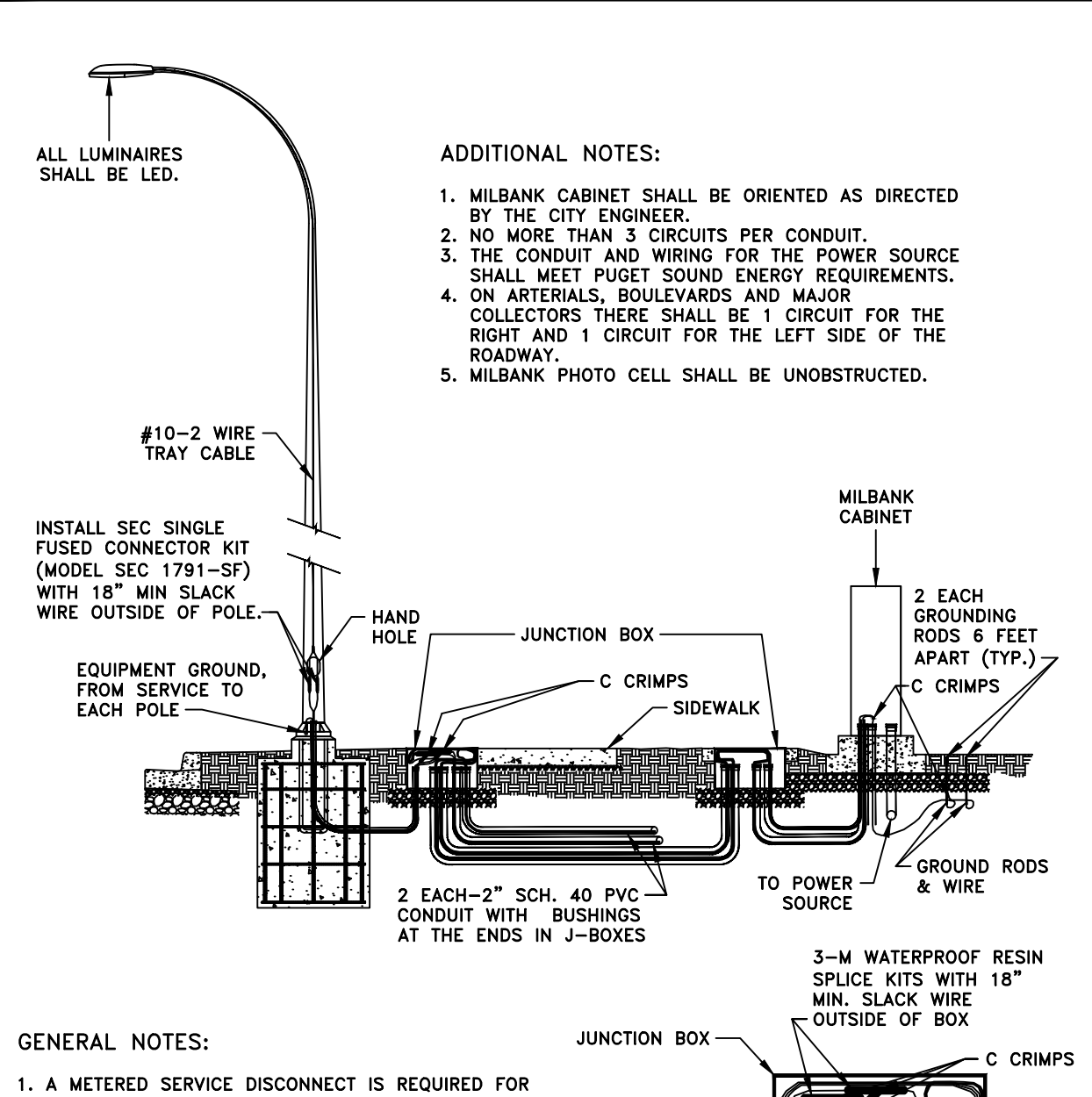
- SEE W.S.D.O.T. STANDARD PLAN FOR J-BOX TYPE AND SIZE.
- ALL LIDS SHALL BE STEEL AND MARKED WITH LT OR TS.
- IF NO SIDEWALK EXISTS, A CONCRETE PAD SHALL BE CONSTRUCTED 6" THICK, 6" WIDE, COMPLETELY SURROUNDING THE J-BOX WITH ONE #4 REBAR ON CENTER EACH SIDE AND TIED AT CORNERS.
- CONDUIT RUNS SHALL NOT EXCEED 200 FEET BETWEEN JUNCTION BOXES.
- SPARE 2" CONDUIT REQUIRED ON ALL RUNS.
- AFTER FINAL INSPECTION OF THE J-BOXES, THE LIDS SHALL BE WELDED IN PLACE WITH TWO 1.5" X 2" LONG WELDS TO PREVENT REOPENING. WELDS SHALL BE IN THE MIDDLE OF THE LONGEST SIDES AND SHALL NOT AFFECT ANY GRAB HOLES OR LOCKING DEVICES.

CITY OF TUMWATER, WASHINGTON
DEPT. OF PUBLIC WORKS

BO LOCATIONS

APPROVED BY: CITY ENGINEER DWG. NO. ST-13

DES. PW DWG. BY PW C.D. BY MW DATE AN 2015 NOT TO SCALE



ADDITIONAL NOTES:

- MILBANK CABINET SHALL BE ORIENTED AS DIRECTED BY THE CITY ENGINEER.
- NO MORE THAN 3 CIRCUITS PER CONDUIT.
- THE CONDUIT AND WIRING FOR THE POWER SOURCE SHALL MEET PUGET SOUND ENERGY REQUIREMENTS.
- ON ARTERIALS, BOULEVARDS AND MAJOR COLLECTORS THERE SHALL BE 1 CIRCUIT FOR THE RIGHT AND 1 CIRCUIT FOR THE LEFT SIDE OF THE ROADWAY.
- MILBANK PHOTO CELL SHALL BE UNOBSTRUCTED.

GENERAL NOTES:

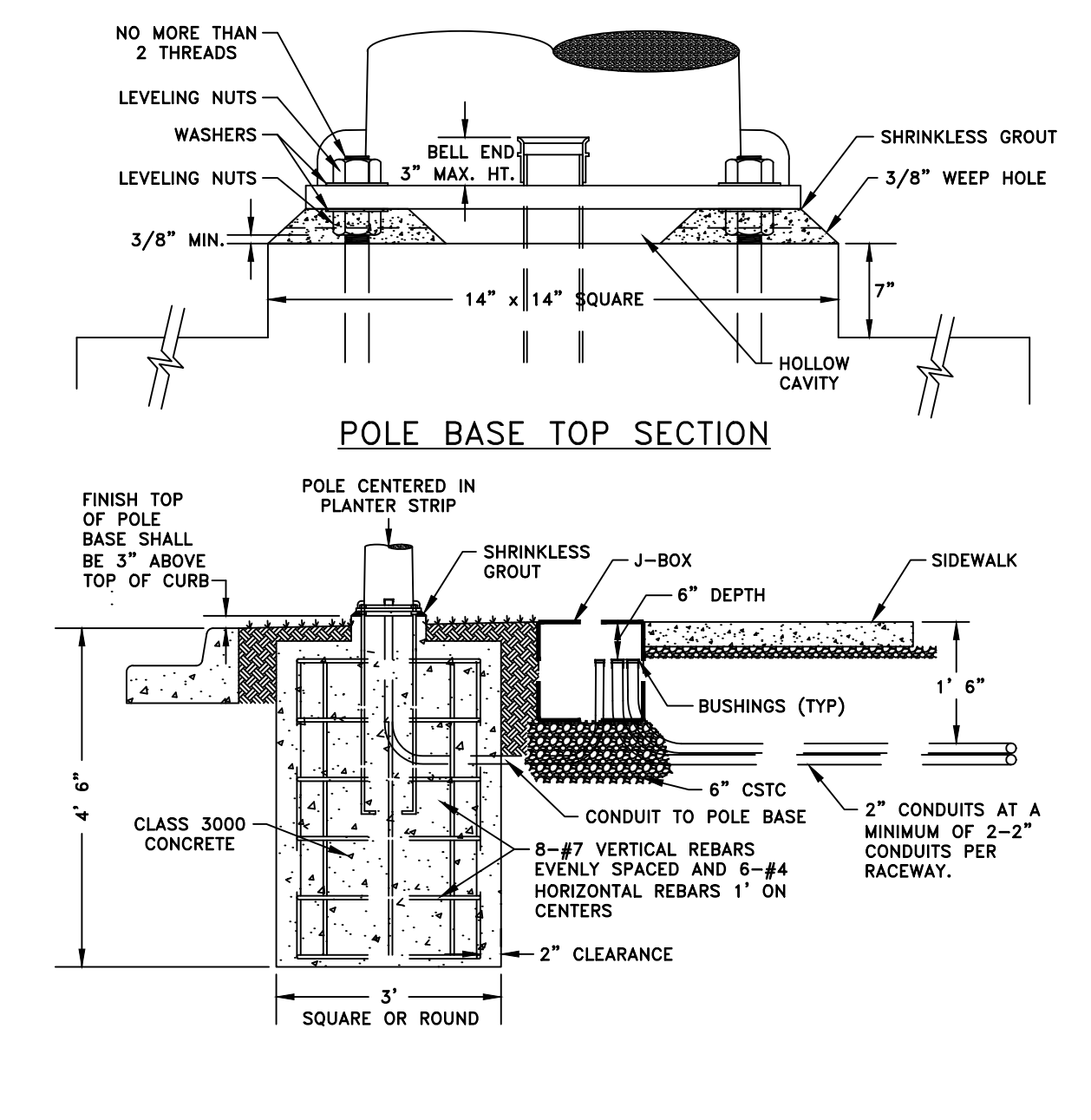
- A METERED SERVICE DISCONNECT IS REQUIRED FOR EACH BRANCH CIRCUIT.
- INSTALLATION SHALL CONFORM TO NATIONAL ELECTRICAL CODE, WSDOT, AND CITY STANDARDS.
- MARKING INSULATED CONDUCTORS FOR USE AS EQUIPMENT GROUND OR GROUNDED CONDUCTOR SHALL NOT BE PERMITTED.
- ALL WIRE SHALL BE INSTALLED IN CONDUIT AS SPECIFIED ABOVE.
- ALL SPLICES SHALL BE MADE IN A JUNCTION BOX. WIRE NUTS SHALL NOT BE ALLOWED. SPLICES SHALL BE CENTERED AND ENCASED IN 3M WATERPROOF RESIN SPLICE KITS.
- THE SERVICE DISCONNECT SHALL BE INSTALLED BEHIND THE SIDEWALK NEAR A PROPERTY LINE AND WHENEVER POSSIBLE IN AN OPEN SPACE. A J-BOX SHALL BE INSTALLED WITHIN 10' OF THE SERVICE DISCONNECT.
- CURRENT CARRYING CONDUCTORS SHALL BE TYPE U.S.E. INSULATED, STRANDED COPPER, MINIMUM #8 AWG. GROUND EQUIPMENT CONDUCTORS SHALL BE BARE STRANDED COPPER MINIMUM #8 AWG.

CITY OF TUMWATER, WASHINGTON
DEPT. OF PUBLIC WORKS

TYPICAL STREET LIGHT INSTALLATION

APPROVED BY: CITY ENGINEER DWG. NO. ST-12

DES. PW DWG. BY PW C.D. BY MW DATE AN 2015 NOT TO SCALE



GENERAL NOTES:

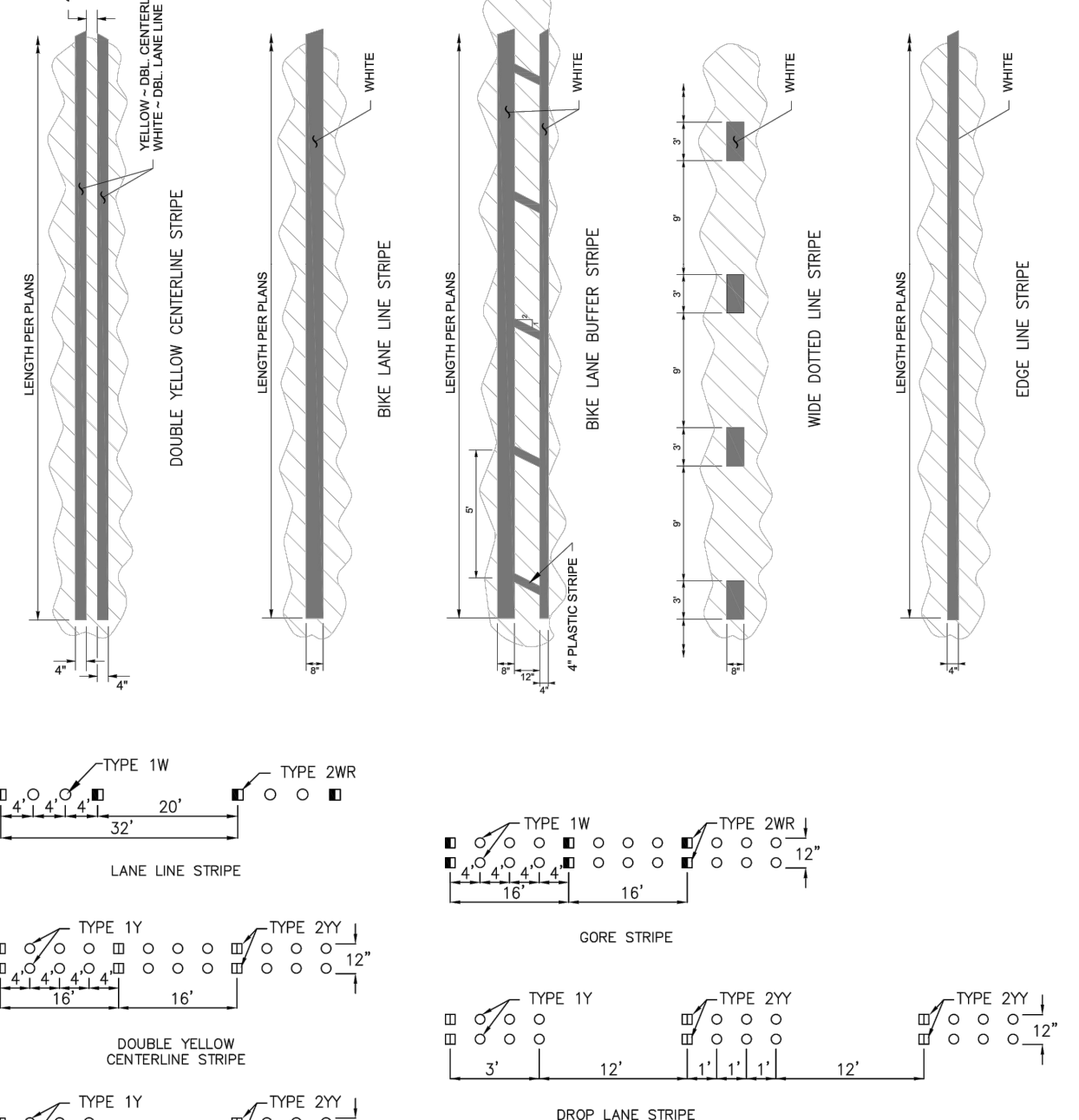
- THE FOUNDATION IS DESIGNED FOR 2000 PSF AVERAGE SOIL LATERAL BEARING PRESSURE.
- BOLT PATTERN PER MANUFACTURER'S SPECIFICATIONS.
- FOR DETAILS NOT SHOWN, USE MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- FOUNDATION HOLES SHALL BE AUGERED.

CITY OF TUMWATER, WASHINGTON
DEPT. OF PUBLIC WORKS

LUMINAIRE FOUNDATION

APPROVED BY: CITY ENGINEER DWG. NO. ST-14

DES. PW DWG. BY PW C.D. BY MW DATE AN 2015 NOT TO SCALE



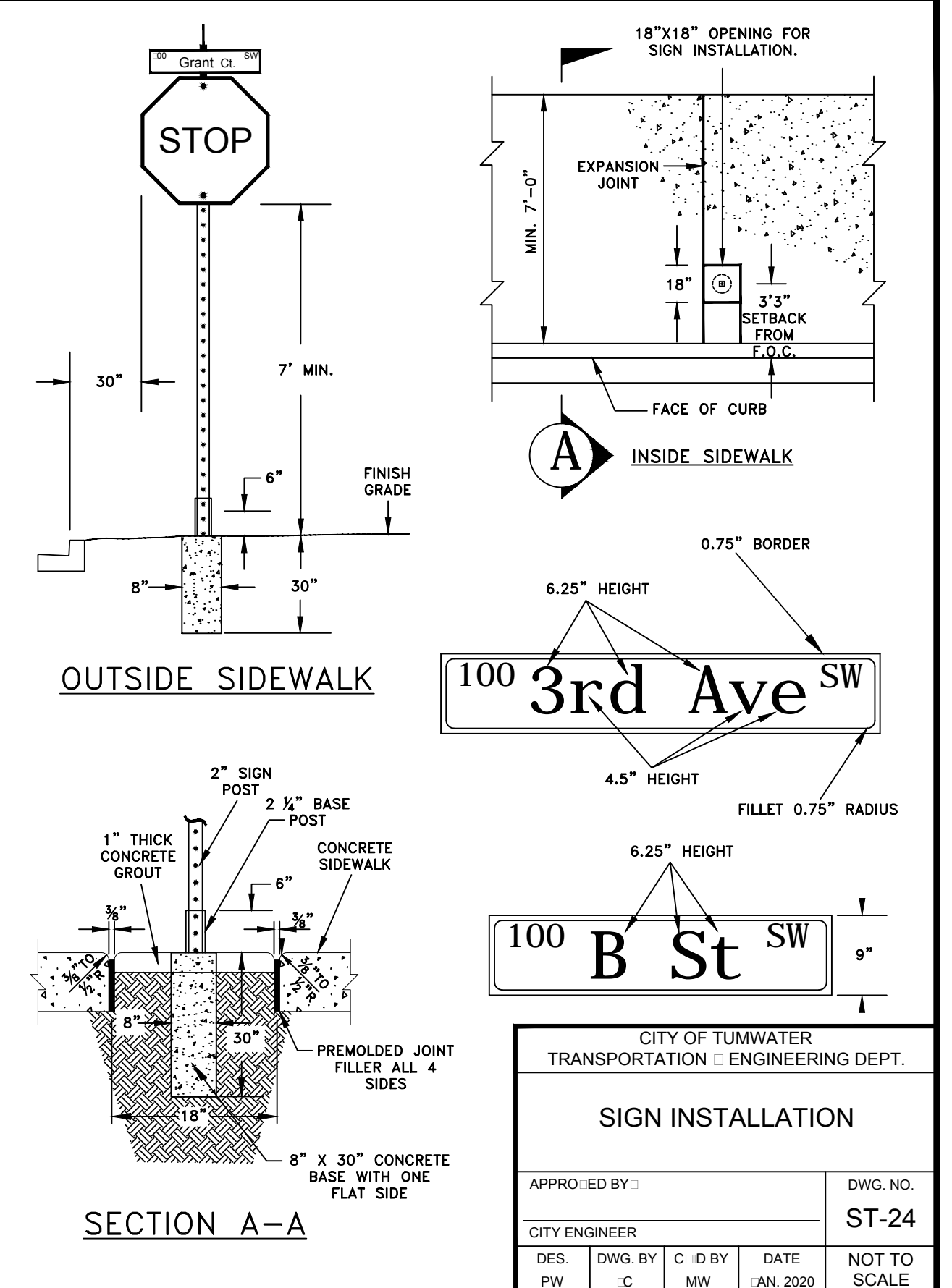
PAVEMENT MARKERS:

- TYPE 1W OR 1Y PAVEMENT MARKERS, WHITE OR YELLOW
- TYPE 2WR REFLECTIVE PAVEMENT MARKER, WHITE AND RED
- TYPE 2ZY REFLECTIVE PAVEMENT MARKER, YELLOW AND YELLOW
- TYPE 2W REFLECTIVE PAVEMENT MARKER, WHITE-ONE SIDE ONLY

STRIPING DETAIL

APPROVED BY: ENGINEERING SERVICES MANAGER DWG. NO. ST-19

DES. T.E.D. DWG. BY JN C.D. BY BH DATE AUG 2020



SIGN INSTALLATION DETAIL

A. ALL SIGNS SHALL MEET REQUIREMENTS OF THE MUTCD, LATEST EDITION.

ALL STREET NAME SIGNS SHALL BE 9" TALL AND HAVE EXTRUDED BLADE EDGES. ALL SIGN SHEETING, WITH THE EXCEPTION OF CROSSWALK SIGNS, SHALL BE 3M HIGH INTENSITY PRISMATIC SHEETING WITH THE FOLLOWING SERIES NUMBER: WHITE-3930, YELLOW-3931, RED-3932, ORANGE-3934, BLUE-3935, GREEN-3937 OR BROWN-3939. IF A REVERSE LAY PROCESS IS USED, 3M ELECTROFLUO FILM SHALL BE USED WITH THE FOLLOWING SERIES NUMBER: YELLOW-1171, RED-1172, ORANGE-1174, BLUE-1175, GREEN-1177, BLACK-1178 OR BROWN-1179. A 0.75" BORDER IN WHITE-3930 SHOULD BE PROVIDED PER DETAIL ST-24.

CROSSWALK SIGNS SHALL BE 3M DIAMOND GRADE D63 SHEETING SERIES 40B5 FLUORESCENT YELLOW-GREEN.

ALL SIGNS, WITH THE EXCEPTION OF STREET NAME, SHALL BE COVERED WITH 3M GRAFFITI FILM SERIES 1160.

ALL PUBLIC STREET NAME SIGNS WILL HAVE A GREEN BACKGROUND.

ALL PRIVATE STREET NAME SIGNS WILL HAVE BLUE BACKGROUND.

PUBLIC STREET NAME SIGN SHALL BE ON TOP AND PRIVATE ON THE BOTTOM.

ALL STREET NAME SIGNS SHALL INCLUDE 3.5" TALL BLOCK NUMBERS IN THE UPPER LEFT HAND CORNER (AVAILABLE FROM THE BUILDING OFFICIAL IN THE COMMUNITY DEVELOPMENT DEPARTMENT), S.E. OR S.W. DIRECTION IN THE UPPER RIGHT HAND CORNER AND SUFFIX SUCH AS "51" OR "RD" USING THE UNITED STATES POSTAL SERVICE STANDARD SUFFIX ABBREVIATION.

STREET NAME SIGNS SHALL BE MOUNTED TO THE POST USING A 12" LONG, EXTRUDED BLADE SIGN CROSS AND/OR A 12" LONG, SQUARE TOP, EXTRUDED BLADE SIGN BRACKET.

B. ALL SIGNS SHALL BE MOUNTED TO 2" TELESPAR SIGN SUPPORTS WITH HOT-DIPPED GALVANIZED FINISH, PRE-PUNCHED POSTS, LONG ENOUGH TO ACCOMMODATE 2" INTO THE BASE AND STILL ACHIEVE A MINIMUM SIGN HEIGHT OF 7'.

C. BASE POST SHALL BE 36" LONG AND PRECAST IN AN 8" DIAMETER, 30" LONG, CONCRETE BASE, ONE SIDE FLAT TO PREVENT SIGN ROTATION IN GROUND ONCE INSTALLED. POST WILL NEED TO SLIDE IN THE ENTIRE LENGTH OF THE BASE POST FOR SIGN HEIGHT ADJUSTMENT. ANY SIGN BASE INSTALLED UNDER CONCRETE SHALL UTILIZE A "HOA" (HEAVY DUTY ANCHOR) BASE SLEEVE OF 7 GAUGE SOLID WALL, TWO-HOLE ANCHOR FOR THE TELESPAR POSTS.

D. FASTENERS FOR SIGN TO POST WILL BE 3/8" ALUMINUM DRIVE RIVETS WITH NYLON BACK SPACER. FASTENERS FOR POST TO BASE WILL BE 3/8" DRIVE RIVETS ONLY. NO BOLTS, NUTS, SCREWS OR OTHER FASTENERS ARE ACCEPTABLE.

E. MATERIALS MAY BE ACQUIRED AT, BUT ARE NOT LIMITED TO

ZUMAR INDUSTRIES, 12015 STEELE ST. S. TACOMA, WA 98445. 1-800-426-7967

TRAFFIC SAFETY SUPPLY CO., 2324 SE UMATILLA ST., PORTLAND, OR 97202. 1-800-547-8518

PACIFIC COAST PRECAST, 4928 SHONKE RD. NE OLYMPIA, WA. 98506. 360-352-0142

F. TREES AND LANDSCAPING SHALL BE PLANTED AT LEAST 30' AWAY FROM SIGNS TO GIVE ADEQUATE ADVANCED SIGN VISIBILITY.

CITY OF TUMWATER
TRANSPORTATION & ENGINEERING DEPT.

SIGN INSTALLATION NOTES

APPROVED BY: CITY ENGINEER DWG. NO. ST-25

DES. PW DWG. BY PW C.D. BY MW DATE AN 2020 NOT TO SCALE

NO.	DATE	REVISIONS	DESCRIPTION

Surveying
Engineering
Planning

LDC

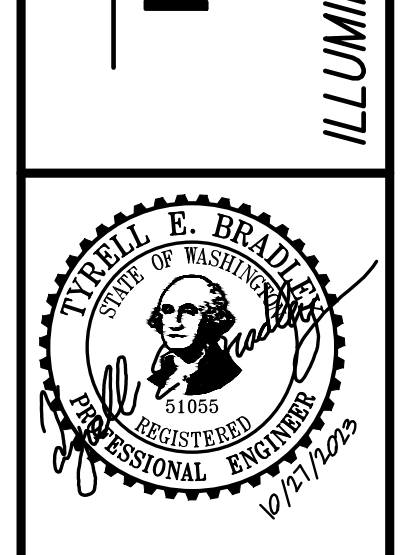
Woodinville
321 Cleveland Ave SE, Suite 209
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T 425.806.1869 www.LDCcorp.com F 425.482.2893

Olympia
Kent

VINE STREET INVESTORS, LLC

NEW MARKET APARTMENTS

ILLUMINATION, CHANNELIZATION, & SIGNING NOTES & DETAILS



JOB NUMBER: C22-229

DRAWING NAME: C22-229 IL-05

DESIGNER: T. BRADLEY

DRAFTING BY: S. ORDONEZ

DATE: OCTOBER, 2023

SCALE: AS NOTED

JURISDICTION: TUMWATER

Drawing: F:\CWA\2022\C22-229 new market apartments\Drawings\Construction\Phase 1\C22-229 IL-05.dwg Plotfile: Oct 27, 2023 - 12:13pm

DISCLAIMER
TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY HATTON GODAT PANTIER, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

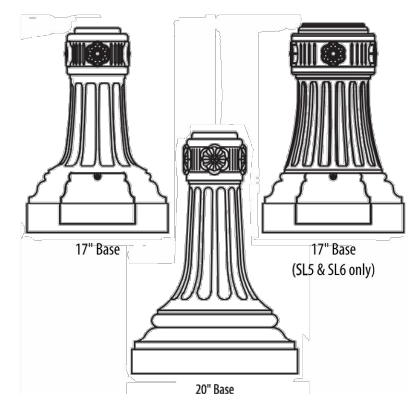
UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center



Category Number	
Name	Type

NYA
North Yorkshire Aluminum Pole



SPECIFICATIONS
General Description
The lighting post shall be all aluminum, one-piece construction, with a classic tapered base design.

Materials
• The base and fluted tapered cast shaft shall be heavy wall, cast aluminum produced from certified 6061 T6. Taper per ASTM B-179 or ASTM B26.
• The straight shafts shall be extruded from aluminum, ASTM 6061 alloy.
• The tapered shaft shall be extruded from aluminum, ASTM 6061 alloy, open to a tapered shape.
• All hardware shall be tamper resistant stainless steel.
• Anchor bolts to be completely hot dip galvanized.
• Utilize a polymer powder coat paint to ensure maximum durability.
• Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scuff crepe rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
• RAL (RAL 5005/2002) paint colors are Super Durable-Corrosion Resistant, 90% gloss.

Construction
• The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity.
• The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft enters the base.
• All welding shall be per AWS/AWS.

Dimensions
• The post height shall range from 8' to 30' with a 17" or 20" diameter base.
• At the top of the post, an integral tenon with a transitional dome shall be provided for luminaire mounting.

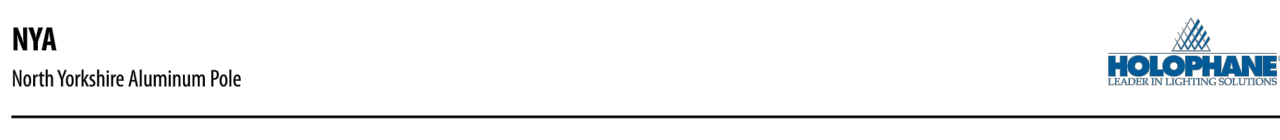
Installation
• The post shall be provided with four, hot dip galvanized L-type anchor bolts.
• A door shall be provided in the base for anchorage and wiring access.
• A ground screw shall be provided inside the base opposite the door.

Warranty
1 Year Limited. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

IMPORTANT INSTALLATION NOTES:
• Do not erect poles without having fixtures installed.
• Factory-supplied templates must be used when setting anchor bolts. Acuity Brands Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
• If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
• Acuity Brands Lighting is not responsible for any damage to property or equipment due to failure to use factory template.

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Finish	Options	Welded Provisions
BLK	Black	DBB
BLZ	Blaze	FG8
CNC	Customer matched color	GD
CTBS	Standard color to be determined	
DB	Dark Blue	
GI	Graphite	
GR	Green	
GR	Gray	
PP	Prims Painted	
RAL5005/2002	RAL Super Durable-Corrosion Resistant, 90% Gloss Paint, replace xxx with RAL number.	
SL	Silver	
WH	White	



ORDERING INFORMATION Example: NYA 14 54C 17D C03 BK GD

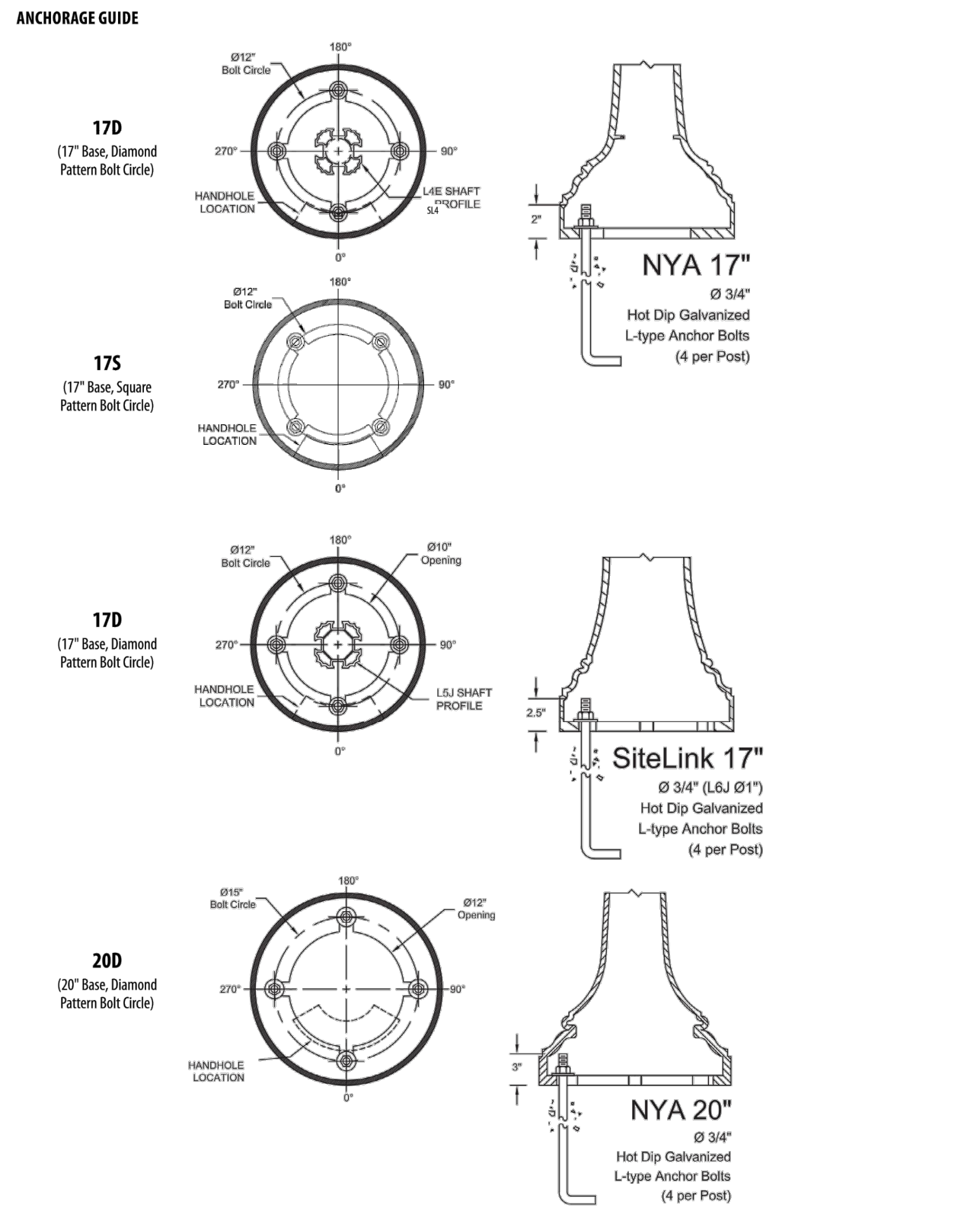
Post	Height	Shaft Style	Base	Tenon
NYA North Yorkshire Aluminum Pole	08 - 8 feet	FD	17D 17" Base, Diamond Pattern Bolt Circle	PLN Plain pole top pole - no tenon.
	09 - 9 feet	FD	17D 17" Base, Square Pattern Bolt Circle	C03 3X3 Tenon, (actual size 2.88 O.D. x 3" I.D.)
	10 - 10 feet	FD	17D 17" Base, Square Pattern Bolt Circle	C04 3X4 Tenon, (actual size 2.88 O.D. x 4" I.D.)
	11 - 11 feet	FD	17D 17" Base, Square Pattern Bolt Circle	C05 3X5 Tenon, (actual size 2.88 O.D. x 5" I.D.)
	12 - 12 feet	FD	17D 17" Base, Square Pattern Bolt Circle	C06 3X6 Tenon, (actual size 2.88 O.D. x 6" I.D.)
	13 - 13 feet	FD	17D 17" Base, Square Pattern Bolt Circle	C08 3X8 Tenon, (actual size 2.88 O.D. x 8" I.D.)
	14 - 14 feet	FD	17D 17" Base, Square Pattern Bolt Circle	C09 3X9 Tenon, (actual size 2.88 O.D. x 9" I.D.)
	15 - 15 feet	FD	17D 17" Base, Square Pattern Bolt Circle	C12 3X12 Tenon, (actual size 2.88 O.D. x 12" I.D.)
	16 - 16 feet	FD	17D 17" Base, Square Pattern Bolt Circle	C14 3X14 Tenon, (actual size 2.88 O.D. x 14" I.D.)
	17 - 17 feet	FD	17D 17" Base, Square Pattern Bolt Circle	E07 3-1/2" Dia. Tenon, (actual size 3.5 O.D. x 3" I.D.)
	18 - 18 feet	FD	17D 17" Base, Square Pattern Bolt Circle	G17 4-3/8" Dia. Tenon, (actual size 4.375 O.D. x 3" I.D.)
	19 - 19 feet	FD	17D 17" Base, Square Pattern Bolt Circle	T12 4-3/8" Dia. Tenon, (actual size 4.375 O.D. x 3" I.D.)
	20 - 20 feet	FD	17D 17" Base, Square Pattern Bolt Circle	H10 4-1/2" Dia. Tenon, (actual size 4.5 O.D. x 3" I.D.)

Accessories	Options	Welded Provisions
AB-27-4	1" Anchor bolt set, galvanized steel	EPXXY
AB-31-4	3/4" Anchor bolt set, galvanized steel	EPXXY
A08B100	17" Galvanized steel direct burial base	EPXXY
A08B106	20" Galvanized steel direct burial base	EPXXY
BWKT 1700R 1200RC 07548 XX	Breakaway Kit for 17" anchor bolts	SR000XX
BWKT 1700R 1200RC 1048 XX	Breakaway Kit for 17" anchor bolts	
BWKT 2000R 1200RC 07548 XX	Breakaway Kit for 20" anchor bolts	
TMP-85	Template for 17" round base, 12" BK, Non-Sleek	
TMP-99	Template for 20" round base, 12" BK, Non-Sleek	
TMP-000B	Template for 17" round base, 12" BK, Sleek S&L	
TMP-0010	Template for 17" round base, 12" BK, Sleek S&S and S&B	

POLE HEIGHT RANGE (For 17" diameter base)

Post	Height	Base
FD	8' to 14'	17D 17"
FD	8' to 16'	17D 17"
FD	8' to 18'	17D 17"
FD	8' to 20'	17D 17"
FD	8' to 22'	17D 17"
FD	8' to 24'	17D 17"
FD	8' to 26'	17D 17"
FD	8' to 28'	17D 17"
FD	8' to 30'	17D 17"

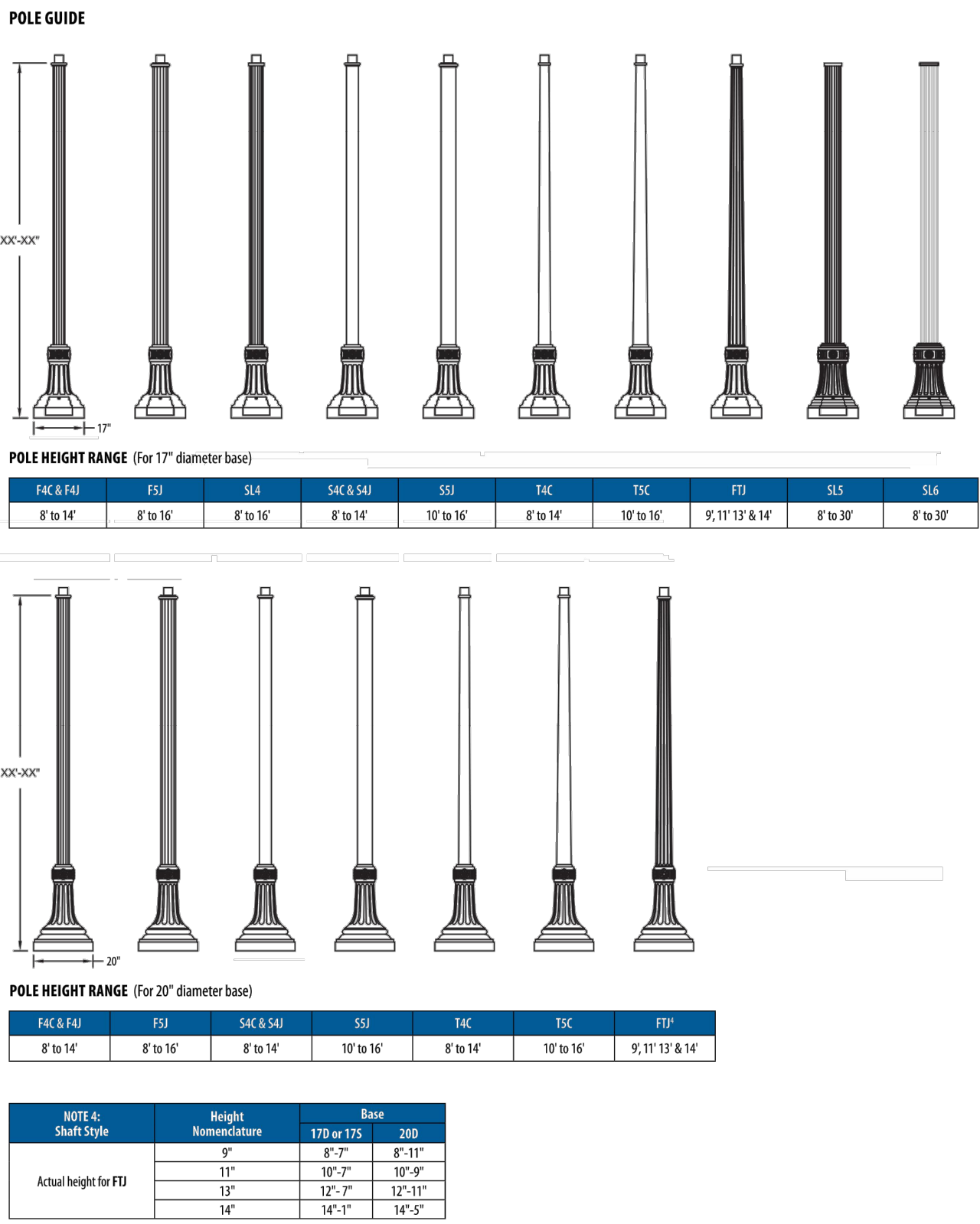
NYA
North Yorkshire Aluminum Pole



POLE HEIGHT RANGE (For 20" diameter base)

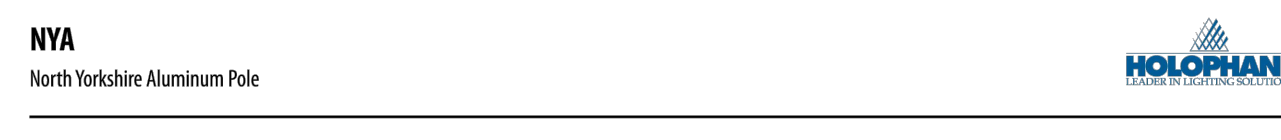
Post	Height	Base
FD	8' to 14'	20D
FD	8' to 16'	20D
FD	8' to 18'	20D
FD	8' to 20'	20D
FD	8' to 22'	20D
FD	8' to 24'	20D
FD	8' to 26'	20D
FD	8' to 28'	20D
FD	8' to 30'	20D

NYA
North Yorkshire Aluminum Pole



POLE HEIGHT RANGE (For 17" diameter base)

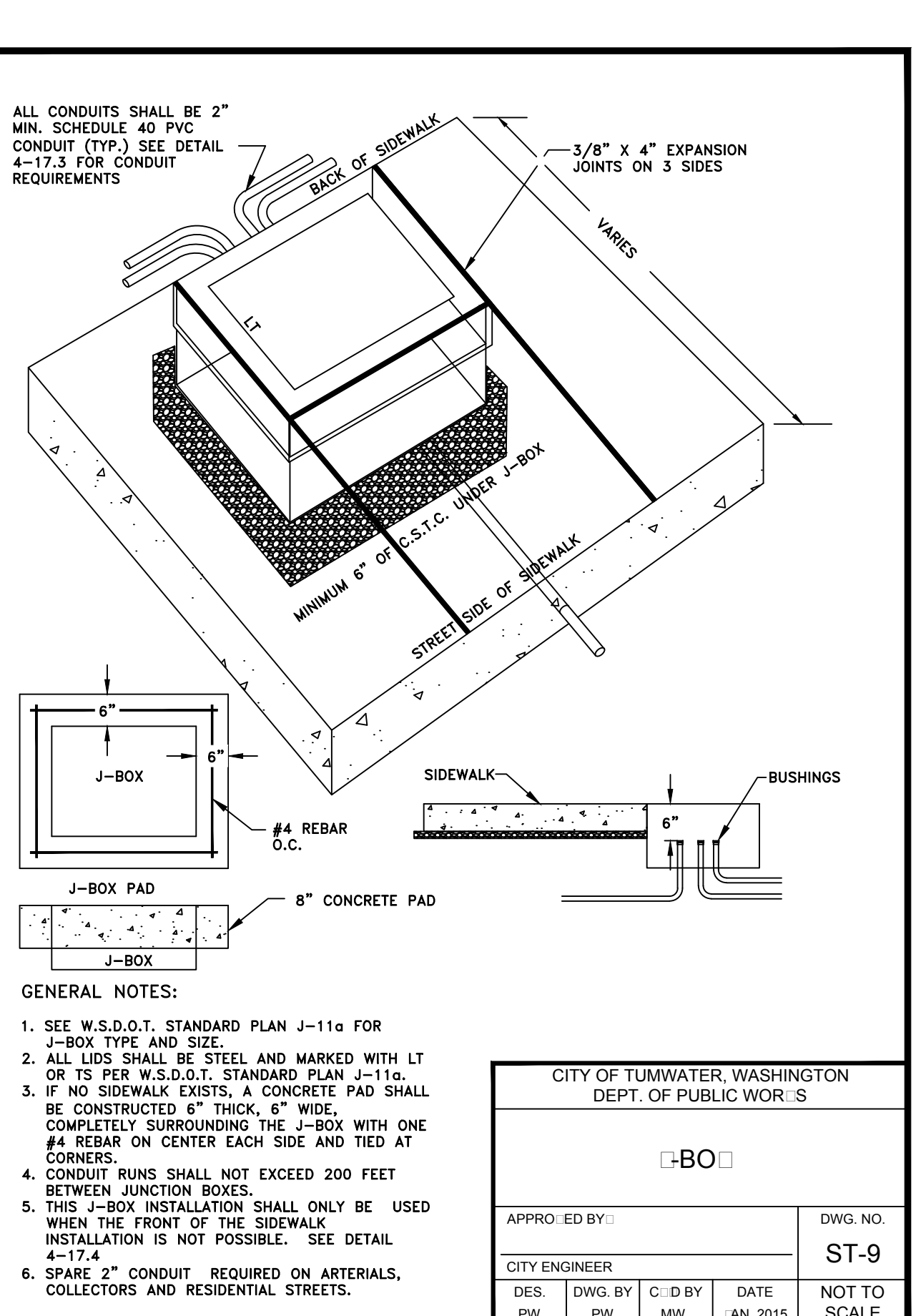
Post	Height	Base
FD	8' to 14'	17D 17"
FD	8' to 16'	17D 17"
FD	8' to 18'	17D 17"
FD	8' to 20'	17D 17"
FD	8' to 22'	17D 17"
FD	8' to 24'	17D 17"
FD	8' to 26'	17D 17"
FD	8' to 28'	17D 17"
FD	8' to 30'	17D 17"



SHAFT STYLE

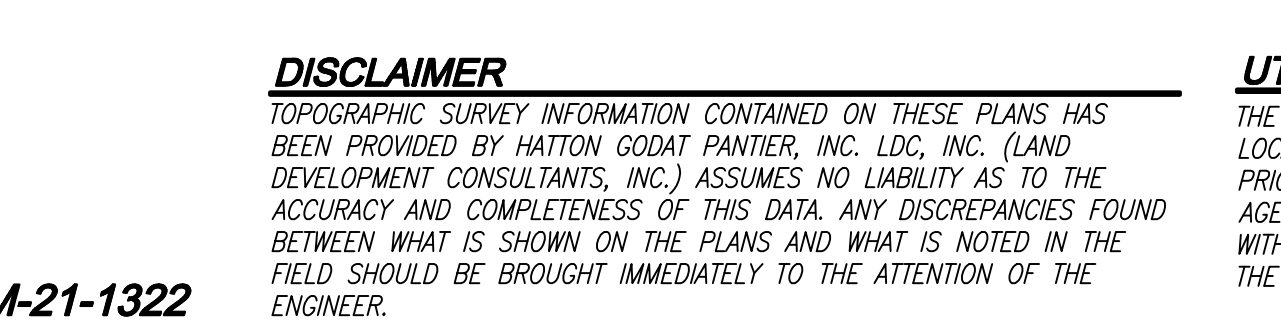
GENERAL NOTES:

- SEE W.S.D.O.T. STANDARD PLAN J-11a FOR J-BOX TYPE AND SIZE.
- ALL LIDS SHALL BE STEEL AND MARKED WITH LT OR 15 PER W.S.D.O.T. STANDARD PLAN J-11a.
- IF NO SIDEWALK EXISTS, A CONCRETE PAD SHALL BE CONSTRUCTED 6" THICK, 6" WIDE, COMPLETELY SURROUNDING THE J-BOX WITH ONE #4 REBAR ON CENTER EACH SIDE AND TIED AT CORNERS.
- CONDUIT RUNS SHALL NOT EXCEED 200 FEET BETWEEN JUNCTION BOXES.
- THIS J-BOX INSTALLATION SHALL ONLY BE USED WHEN THE FRONT OF THE SIDEWALK INSTALLATION IS NOT POSSIBLE. SEE DETAIL 4-17.4.
- SPARE 2" CONDUIT REQUIRED ON ARTERIALS, COLLECTORS AND RESIDENTIAL STREETS.



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LDC Surveying Engineering Planning

Woodinville | Olympia | Kent
321 Cleveland Ave SE, Suite 209 | Turnwater, WA 98501
T 425.606.1869 | www.LDCcorp.com | F 425.482.2893

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
ILLUMINATION, CHANNELIZATION, & SIGNING NOTES & DETAILS

TRELL E. BRADLEY
REGISTERED PROFESSIONAL ENGINEER
07/17/2003

JOB NUMBER: C22-229
DRAWING NAME: C22-229 IL-06
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

IL-06
SHEET 42 OF 43

A PORTION OF SEC 03, TWIN 17 N, RGE 2 W, W.M., THURSTON COUNTY, WASHINGTON.

ESPL2
Esplanade® Teardrop Pedestrian Roadway LED Pendant

Description
The Esplanade luminaire is styled to replicate the "teardrop" luminaires that litged boulevards in the first half of the 1900s. Designed for light control and ease of installation and maintenance, the Esplanade has a precision optical system for true street lighting performance.

Mounting Style (See Listing Page 5)
Three mounting styles are available:

- An arm-mount version which provides two 3/8" bolts with washers and nuts and two leveling set screws that lock the housing to a 1/2" nominal (1.315" O.D.) horizontal arm and allow a +/- 5 degree adjustment from horizontal to the center.
- A pendant-mount version (either 1.2NPT or 1.5NPT) which threads to a vertical 1/2" male threaded pipe fitting and is locked in place by a stainless steel set screw.
- A GOM (Quick Lock Stem Mounting), which consists of a vertical stem with a ring that mounts into a matching GOM receiver arm. The GOM mount can aid in installation speed as it is a quicker installation than the other mounting methods.

Note: The GOM style is compatible with the following installation features:
- Boston Harbor Decorative Arm Fitter (BHDF)
- West Liberty Decorative Arm Fitter (WLDF)
- Rail Style Decorative Arm Fitter (RDF)

Electrical/Reflector Assembly
The electrical/reflector assembly hangs down from the wiring chamber for ease of wiring and to facilitate the removal of the electrical module. The assembly is secured in place by a stainless steel latch. The electrical module consists of the electronic driver and components mounted to an aluminum plate that is easily removed by loosening two screws at the base of the housing. The driver module plug connects to the ballast at the terminal block in the wiring chamber.

Reflector / Glass Assembly
The cast aluminum dome supports a teardrop, bowl or sag shaped, thermal resistant borosilicate glass reflector that controls the light to provide an I.E.S. symmetric lighting beam and/or asymmetric (down and up glass) distribution. I.E.S. asymmetric cut off distribution is available on the bowl glass with the decorative deep skirt option and the sag glass with either the decorative shallow or deep skirt option. The reflector assembly and decorative skirt (when applicable) assembly hangs from the electrical/reflector assembly and is latched by a tamper resistant, color matched bracket and nut assembly.

Driver
LED programmable dimmable driver located in the upper electrical housing.

Finish/ Material
Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scrub-encrusted rating of 8 (per ASTM D564) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAH finish options.


Note: RAH (RAL 9005) clear coat areas are Super Durable Corrosion Resistant, 80% gloss.

Certification
CSA listing available for wet location up to 40°C. Consult factory for details.

BUY AMERICAN
This product is assembled in the USA and meets the Buy America! act for ease of wiring and to facilitate the removal of the electrical module. The assembly is secured in place by a stainless steel latch. The electrical module consists of the electronic driver and components mounted to an aluminum plate that is easily removed by loosening two screws at the base of the housing. The driver module plug connects to the ballast at the terminal block in the wiring chamber.

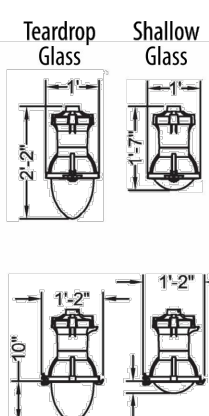
Warranty
5-year limited warranty. This is the only warranty provided and no other warranties are implied or intended. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



Buy American

PERFORMANCE DATA
Lumens - Standard Skirt



Maximum Weight: ~9 lbs
Maximum Electric Projected Area: ESPL2 1.43 ft², ESPL2 SS 1.64 ft², ESPL2 DS 1.8 ft²

Acuity Brands | Holophane | 3825 Columbus Rd., Greenville, OH 43031 | Phone: 866-402-9946 | www.holophane.com | ESPL2 Page 1 of 6

ESPL2
Esplanade® Teardrop Pedestrian Roadway LED Pendant

ORDERING INFORMATION
EXAMPLE: ESPL2 P20 40K MVOLT QSM BK TGL DS

Series
ESPL2 Teardrop Pedestrian Roadway LED Pendant

LED Performance Package
P30 2700-3000 lumens
P20 3000-4700 lumens
P30 510W-6000 lumens
P40 770W-11000 lumens
P50 1200W-12,400 lumens

Color Temperature
30K 3000 CCT
40K 4000 CCT
50K 5000 CCT

Voltage
MVOLT Auto-voltage: voltage 120V thru 277V
MVOLT Auto-voltage: voltage 120V thru 277V
MVOLT Auto-voltage: voltage 120V thru 277V

Mounting
HPT 1.5 NPT pendant mount
GOM GOM Quick Lock Stem Mount

Finish
BK Black
GR Green
WH White
BLZ Black
CIS Clear
RALxxxxDCLR

Optics
SG4 Shallow Glass Asymmetric
SGS Shallow Glass Symmetric
TG4 Teardrop Glass Asymmetric
TGS Teardrop Glass Symmetric

Options
Control Options
FR3 NEMA twist lock photocell control (3 pin)
FR2 NEMA twist lock dimming photocell control - 7 pin
PREX Externally mounted NEMA twistlock photocell control (3 pin) on the filter
PROT Externally mounted NEMA twistlock photocell control (7 pin) on the filter
PCL Long Life O/L twistlock photocell control for Solid State, Rail DF, MVDF
P34 Long Life O/L twistlock photocell control for Solid State, Rail DF, MVDF
SH Shorting cap

Skirt Options
SS 25 inch Diameter Deep Skirt, refer to page 5 for wiring options
DS 25 inch Diameter Shallow Skirt refer to page 4 for zero uplight options

**NEMA Wettag Label OptionsN1 N1 17"1" for wettag label
N182 27"2" for wettag label
N183 33"3" for wettag label**

**Private Lead OptionsL16 1.5' provided leads
L83 3' provided leads
L10 10' provided leads
L20 20' provided leads
L25 25' provided leads
L30 30' provided leads**

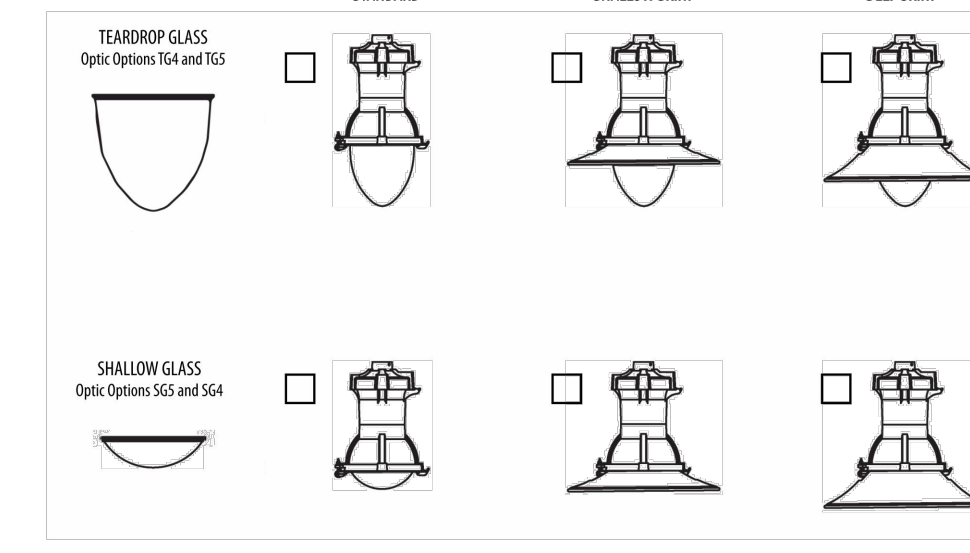
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ESPL2
Esplanade® Teardrop Pedestrian Roadway LED Pendant

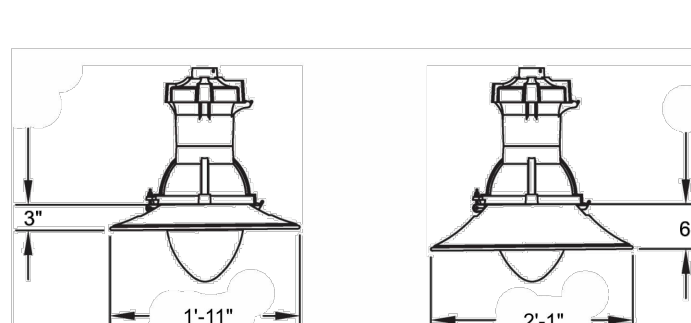
OPTICS MATRIX

OPTICS	Performance Package	Voltage	Optics	SS	DS	SG4	SGS	TG4	TGS	FR3	FR2	PRE	PROT	PCL	P34	P34	P34	SH	
P30	P30	P30	P30	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MARK APPROPRIATE BOX FOR TRIM OPTIONS



SKIRT DIMENSIONS



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ESPL2
Esplanade® Teardrop Pedestrian Roadway LED Pendant

PERFORMANCE DATA
Lumens - Standard Skirt

LED Package	Distribution	System Watts	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)							
			Lumens	LPW	U	U	U	Lumens	LPW	U	U	U	Lumens	LPW	U	U	U			
P30	RS4	27	1,471	128	1	3	2	3,621	134	1	3	2	3,621	134	1	3	2			

Lumens - with Deep Skirt (DS) option

LED Package	Distribution	System Watts	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)							
			Lumens	LPW	U	U	U	Lumens	LPW	U	U	U	Lumens	LPW	U	U	U			
P30	RS4	27	2,927	104	1	1	1	2,935	109	1	1	1	2,935	109	1	1	1			

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ESPL2
Esplanade® Teardrop Pedestrian Roadway LED Pendant

PERFORMANCE DATA
Lumens - with Shallow Skirt (SS) option

LED Package	Distribution	System Watts	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)							
			Lumens	LPW	U	U	U	Lumens	LPW	U	U	U	Lumens	LPW	U	U	U			
P30	RS4	27	1,337	116	1	2	2	3,291	122	1	2	1	3,291	122	1	2	1			

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WLC
West Liberty Aluminum Roadway Arm

General Description
The roadway arm shall be all aluminum, one-piece construction. The arm shall consist of a decorative post mounting piece and a bent tub arm. All welding shall be per ANSI/AWS D12.90. All welds shall be certified per ANSI/AWS D12.90 Section 5.


Materials
The post mounting piece shall be:
- Heavy wall cast aluminum produced from certified ASTM 356.1 Ingot per ASTM B-179-95a or ASTM B26-95.
- The bent arm shall be aluminum, ASTM 6063 alloy.
- All hardware shall be stainless steel.

Installation
- The arm shall slip fit a 3" diameter by 17" tall post top section and attach with socket set screws.
- The post top mounting piece shall have a removable flange for wiring access.

Finish
- Utilize polyester powder coat paint to ensure maximum durability.
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scrub-encrusted rating of 8 (per ASTM D564) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAH finish options.
- RAH (RALxxxxDCLR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Warranty
5-year limited warranty. This is the only warranty provided and no other warranties are implied or intended. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions.

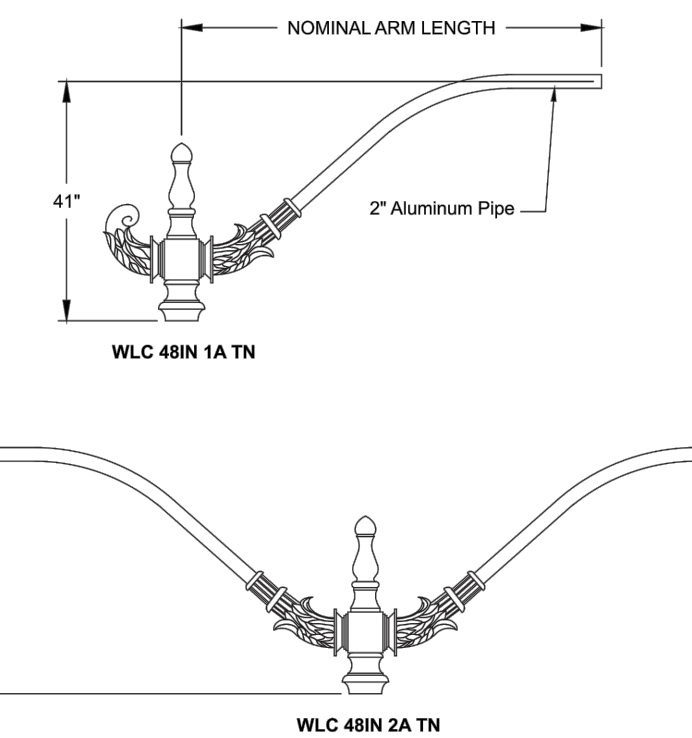
Note: Specifications subject to change without notice.



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WLC
West Liberty Aluminum Roadway Arm

DIMENSIONAL DATA & ORIENTATION



Example: WLC 48IN 1A 1N BK

Series	Length	Number of Arms	Mount	Finish
WLC West Liberty Aluminum Roadway Arm	48IN Roadway Arm 48" Length 72IN Roadway Arm 72" Length 96IN Roadway Arm 96" Length	1A Single Roadway Arm 2A Double Roadway Arm, 2 single arms @ 180°	EN Tee-on Mount	BK Black BLZ Bezeal CIS Customer matching color GR Standard color to be selected GR Dark Blue GR Green GR Graphite GR Gray GR Prime Painted RALxxxxDCLR RAL Super Durable Corrosion Resistant, 80% Gloss finish, replace screw with RAH number. SL Silver WH White

ARM	LPW (LM78)	Height (AS)
WLC 48IN 1A 1N	2.08	69
WLC 48IN 2A 1N	2.72	78
WLC 72IN 1A 1N	2.48	73
WLC 72IN 2A 1N	3.36	82
WLC 96IN 1A 1N	2.8	76
WLC 96IN 2A 1N	4	90

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Drawing: P:\GHA\2022\c22-229 new market apartmnts\Drawings\Construction\Phase 1\C22-229 11-07.dwg Plotted: Oct 27, 2023 - 12:13pm

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Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS
DESCRIPTION
NO. DATE

VINE STREET INVESTORS, LLC
NEW MARKET APARTMENTS
ILLUMINATION, CHANNELIZATION, & SIGNING NOTES & DETAILS

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Engineering
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321 Cleveland Ave SE, Suite 209
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T 425.606.1869 www.LDCCorp.com F 425.482.2893

JOB NUMBER: C22-229
DRAWING NAME: C22-229 11-07
DESIGNER: T. BRADLEY
DRAFTING BY: S. ORDONEZ
DATE: OCTOBER, 2023
SCALE: AS NOTED
JURISDICTION: TUMWATER

SHEET 43 OF 43