

# BRIDGEWATER COVER SHEET

A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N., RANGE 05 E., W.M.  
CITY OF ORTING, PIERCE COUNTY, WASHINGTON

CITY OF ORTING APPROVED FOR CONSTRUCTION	
	1/13/22
CITY ADMINISTRATOR	DATE
	1/12/22
CITY ENGINEER	DATE

### GRADING QUANTITIES:

CUT = 2,762 C.Y.  
FILL = 43,694 C.Y.  
NET = 40,932 C.Y. (FILL)  
NOTE: QUANTITIES CALCULATED FROM EXISTING GRADE TO FINISH GRADE WITH ROAD SECTION TO SUBGRADE NOT REMOVED. STRIPPING OR SOIL SUITABILITY NOT INCLUDED.  
NOTE: THE ABOVE QUANTITIES ARE ESTIMATES ONLY. THEY ARE INTENDED FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES.

### TOPOGRAPHY

1' CONTOUR INTERVAL  
THE TOPOGRAPHIC INFORMATION WAS COMPLETED/  
PREPARED BY APEX ENGINEERING IN SEPTEMBER 2015

### BASIS OF BEARING

HELD N 0-18-38 W FROM PC MON#376 TO PC MON#372

### VERTICAL DATUM

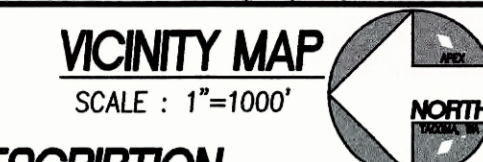
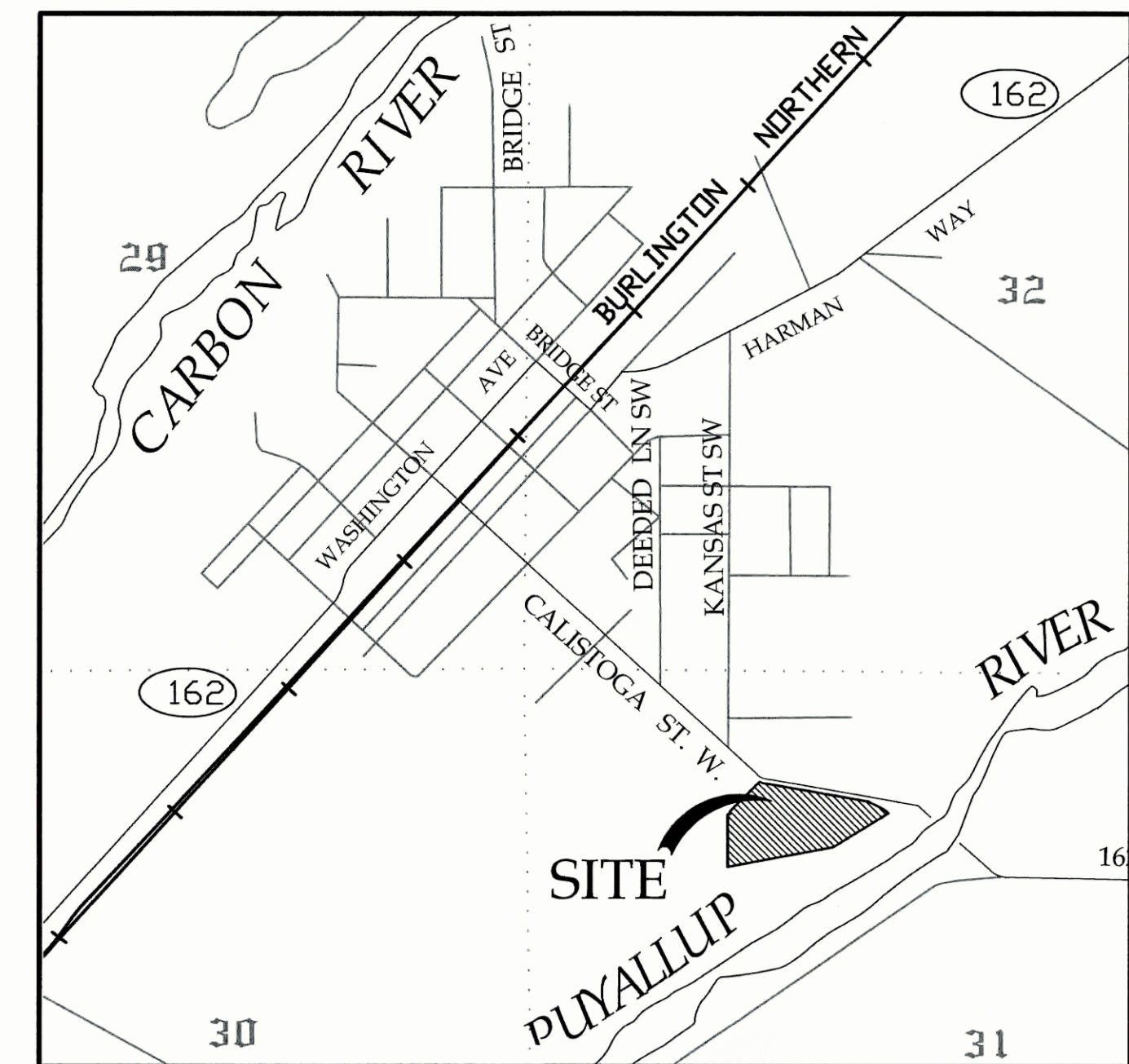
NAVD 88  
BASED OF GPS TIES UTILIZING THE WSRN.  
SITE TBM, PC MON FOR CALISTOGA ST. W NEAR INTERSECTION WITH SKINNER WAY SW  
ELEV=198.33

### HORIZONTAL DATUM

NAD 83/91

### UTILITY NOTE:

A 10' UTILITY EASEMENT WILL BE ADJACENT TO EACH SIDE OF ALL PLAT STREETS AND A 5' ROOF DRAIN EASEMENT ADJACENT TO THE UTILITY EASEMENT WHERE SHOWN.



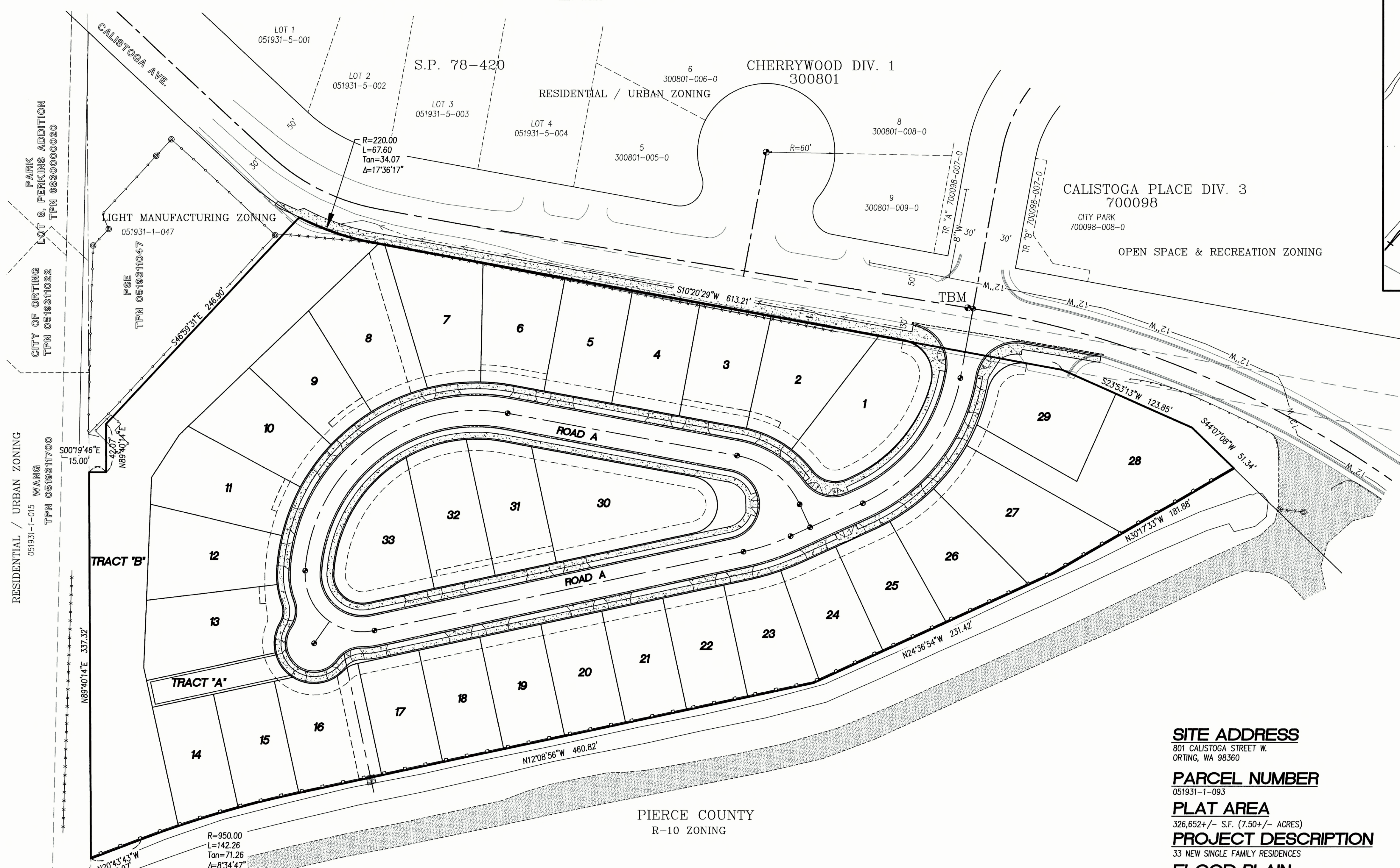
### LEGAL DESCRIPTION

PARCEL(S) B, AS SHOWN ON THAT CERTAIN BOUNDARY LINE REVISION RECORDED UNDER RECORDING NO. 201109235001, BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 5 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ORTING IN DEED RECORDED UNDER RECORDING NUMBER 201110050719.

### UTILITIES

WATER : CITY OF ORTING  
SEWER : CITY OF ORTING  
POWER : PUGET SOUND ENERGY  
TELEPHONE : CENTURYLINK  
CABLE TV : COMCAST  
GAS : PUGET SOUND ENERGY



PIERCE COUNTY  
R-10 ZONING

### LEGEND

- |  |  |  |  |  |                                  |
|--|--|--|--|--|----------------------------------|
|  | PROPOSED CONCRETE SIDEWALK               |  | EXISTING RIGHT OF WAY                    |  | EXISTING POWER METER             |
|  | PLAT BOUNDARY LINE                       |  | EXISTING ROAD CENTERLINE                 |  | EXISTING STORM DRAIN MANHOLE     |
|  | PROPOSED STORM DRAINAGE LINE             |  | EXISTING EDGE OF PAVEMENT                |  | EXISTING UTILITY BOXES           |
|  | PROPOSED WATER LINE                      |  | EXISTING PROPERTY LINES                  |  | EXISTING EDGE OF GRAVEL          |
|  | PROPOSED EDGE OF PAVEMENT                |  | EXISTING EASEMENT LINES                  |  | EXISTING 10' CONTOURS            |
|  | PROPOSED 182' CONTOURS                   |  | EXISTING SANITARY SEWER MANHOLE AND MAIN |  | EXISTING 2' CONTOURS             |
|  | PROPOSED 190' CONTOURS                   |  | UTILITY POLE                             |  | EXISTING SECTION CORNER          |
|  | PROPOSED 5' CONTOURS                     |  | POWER VAULT                              |  | EXISTING QUARTER CORNER          |
|  | PROPOSED SANITARY SEWER MANHOLE AND MAIN |  | TELEPHONE RISER                          |  | RIGHT OF WAY<br>EDGE OF PAVEMENT |
|  | PROPOSED SANITARY FORCED MAIN            |  | GAS VALVE                                |  |                                  |
|  | PROPOSED EASEMENT LINE                   |  | PROPOSED STREET LIGHT                    |  |                                  |

### SITE ADDRESS

801 CALISTOGA STREET W.  
ORTING, WA 98360

### PARCEL NUMBER

051931-1-093

### PLAT AREA

326,652 +/- S.F. (7.50 +/- ACRES)

### PROJECT DESCRIPTION

33 NEW SINGLE FAMILY RESIDENCES

### FLOOD PLAIN

THE PROJECT DOES LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP NUMBER 53053C0604E). REVISED 12/09/2014. APPROXIMATE FLOOD ELEVATION 194.

### PROPERTY OWNER

BRIDGEWATER 801 LLC  
3106 A SUMNER TAPPS HWY E  
ATTN: ERIC CORLISS  
(253) 826-5003

### SHEET INDEX

- SHT 1 - COVER SHEET
- SHT 2 - HORIZONTAL CONTROL PLAN
- SHT 3 - NOTES SHEET
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- SHT 5 - GRADING AND T.E.S.C PLAN SITE CROSS SECTIONS
- SHT 6 - GRADING AND T.E.S.C PLAN NOTES AND DETAILS
- SHT 7 - GRADING AND T.E.S.C PLAN NOTES AND DETAILS
- SHT 8 - PUBLIC ROAD AND STORM PLAN AND PROFILE - STA 9+60 TO 14+25
- SHT 9 - PUBLIC ROAD AND STORM PLAN AND PROFILE - STA 14+25 TO 16+00
- SHT 10 - PUBLIC ROAD AND STORM PLAN AND PROFILE - STA 16+00 TO 19+00
- SHT 11 - PUBLIC ROAD AND STORM PLAN AND PROFILE - STA 19+00 TO 23+40
- SHT 12 - PUBLIC ROAD AND STORM PLAN - CALISTOGA ST. W. SIDEWALK IMPROVEMENT PLAN
- SHT 13 - PUBLIC ROAD GRADING DETAILS
- SHT 14 - PUBLIC ROAD AND STORM PLAN DETAILS
- SHT 15 - PUBLIC ROAD AND STORM PLAN DETAILS
- SHT 16 - PUBLIC ROAD AND STORM PLAN DETAILS
- SHT 17 - PUBLIC SANITARY SEWER AND WATER PLAN AND PROFILE - STA 9+60 TO 14+25
- SHT 18 - PUBLIC SANITARY SEWER AND WATER PLAN AND PROFILE - STA 14+25 TO 16+00
- SHT 19 - PUBLIC SANITARY SEWER AND WATER PLAN AND PROFILE - STA 16+00 TO 19+00
- SHT 20 - PUBLIC SANITARY SEWER AND WATER PLAN AND PROFILE - STA 19+00 TO 23+40
- SHT 21 - PUBLIC SANITARY SEWER DETAILS
- SHT 22 - PUBLIC WATER DETAILS
- SHT 23 - PUBLIC WATER DETAILS

REV NO	REVISION DESCRIPTION	DATE BY

**Apex Engineering**  
2601 South 35th, Suite 200  
Tacoma, Washington 98409-4999  
Tel: (253) 475-4499 Fax: (253) 475-0599

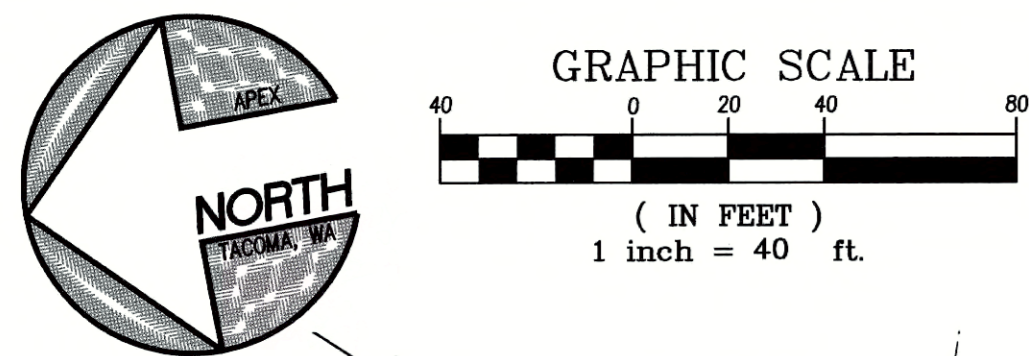
BRIDGEWATER COVER SHEET  
BRIDGEWATER 801 LLC  
3106-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98391  
ATTN: MR. ERIC CORLISS



DATE SEALED	9-19-21
PROJECT MANAGER	CMH
DESIGN	CLJ
DRAWN	JRE/MSA
CHECKED	KAS
SEC 31 T 19 N R 05 E	
FILE NO	E/33008/WORK
DATE	02/10/20
SCALE	1" = 50'
SHEET 1 OF 23	
FILE NO	33008



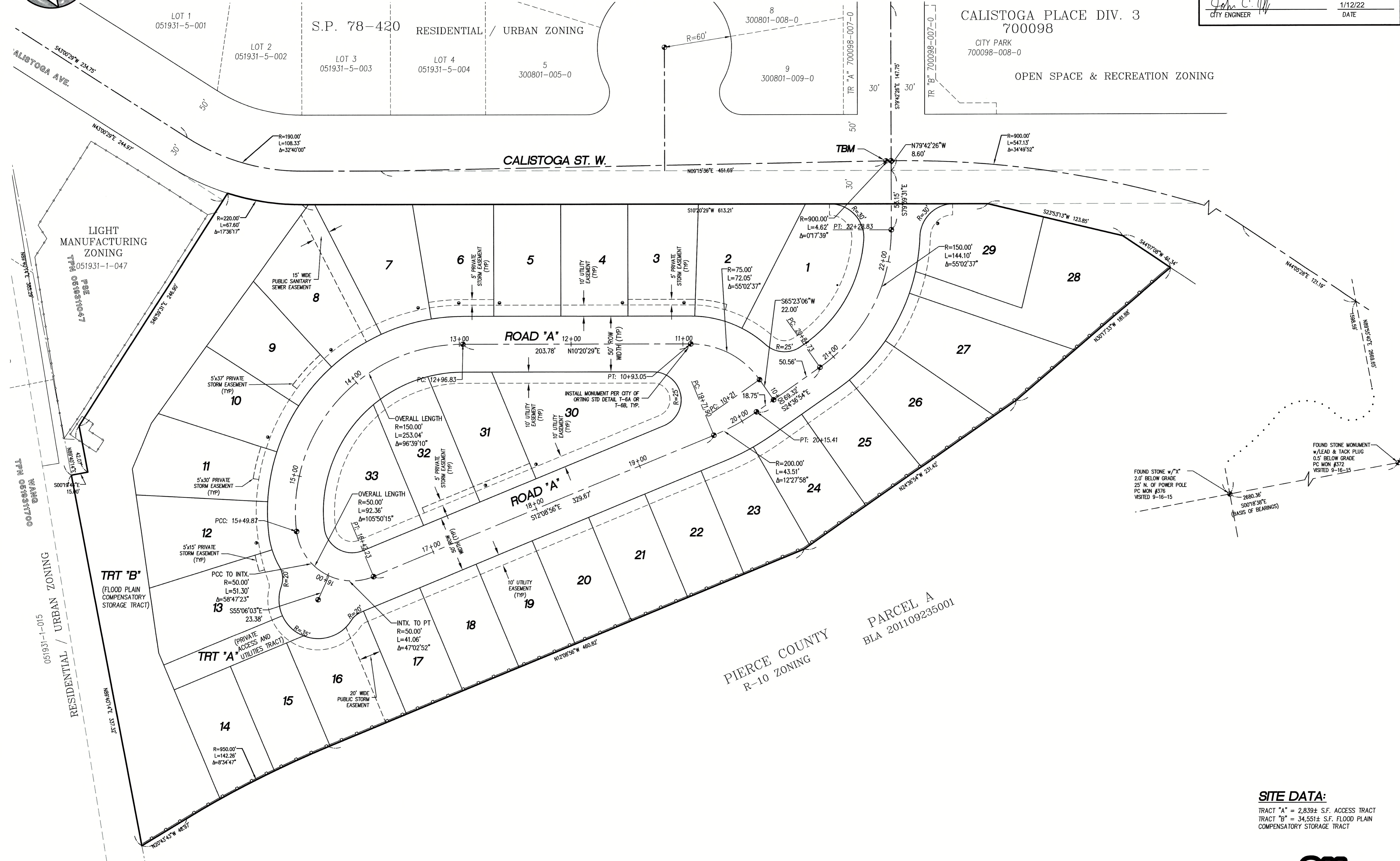
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# BRIDGEWATER HORIZONTAL CONTROL PLAN

A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N., RANGE 05 E., W.M.  
CITY OF ORTING, PIERCE COUNTY, WASHINGTON

<b>CITY OF ORTING</b>	
<b>APPROVED FOR CONSTRUCTION</b>	
 CITY ADMINISTRATOR	1/13/22 DATE
 CITY ENGINEER	1/12/22 DATE

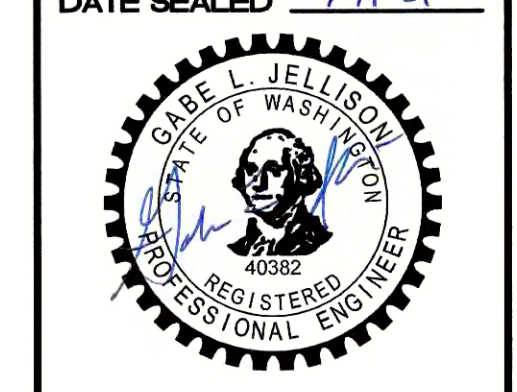


REV NO	REVISION DESCRIPTION	DATE	BY

**Apex Engineering**

2601 South 35th, Suite 200  
Tacoma, Washington 98403  
Tel: (253) 473-4994 Fax: (253) 473-0559

**BRIDGEWATER 801 LLC**  
3106-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98391  
ATTN: MR. ERIC CORLISS



**PROJECT MANAGER**  
CMH

**DESIGN** CLJ  
**DRAWN** JRE/MSA  
**CHECKED** KAS  
**SEC** 31 T 19 N R 05 E  
**FILE NO** L/33008/WORK  
**DATE** 02/10/20  
**SCALE** 1" = 40'

**SHEET 2 OF 23**  
**FILE NO 33008**

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**SITE DATA:**  
TRACT "A" = 2,839± S.F. ACCESS TRACT  
TRACT "B" = 34,551± S.F. FLOOD PLAIN COMPENSATORY STORAGE TRACT



L:\33008\WORK\PA\33008\33008-HORIZ.dwg

# BRIDGEWATER NOTES SHEET

A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N, RANGE 05 E, W.M.  
CITY OF ORTING, PIERCE COUNTY, WASHINGTON

**CITY OF ORTING**  
**APPROVED FOR CONSTRUCTION**

	1/13/22
CITY ADMINISTRATOR	DATE
	1/12/22
CITY ENGINEER	DATE

## CITY OF ORTING GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AT CITY HALL TO BE ATTENDED BY ALL MAJOR CONTRACTORS, REPRESENTATIVES OF INVOLVED UTILITIES, AND THE CITY OF ORTING. CONTACT THE PUBLIC WORKS ENGINEERING DIVISION TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR OWN SET OF PLANS AT THE MEETING.
2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO FINAL ACCEPTANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER, LATEST EDITION, UNLESS SUPERSEDED OR AMENDED BY THE CITY OF ORTING CITY STANDARDS FOR PUBLIC WORKS ENGINEERING AND CONSTRUCTION (HEREINAFTER REFERRED TO AS THE "CITY STANDARDS").
4. A COPY OF THESE APPROVED PLANS AND SPECIFICATIONS AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO ANY IMPLEMENTATION IN THE FIELD.
6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL (811) AT LEAST TWO WORKING DAYS IN ADVANCE. THE OWNER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
7. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF UTILITIES.
8. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED LAND SURVEYOR OR A WASHINGTON STATE LICENSED PROFESSIONAL CIVIL ENGINEER.
9. FRONT PROPERTY CORNERS SHALL BE SET BY A LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON PRIOR TO THE START OF CONSTRUCTION.
10. DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING HOMEOWNERS OF THE INTENDED CONSTRUCTION SCHEDULE.
12. CERTIFIED RECORD DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE.
13. A NPDES STORMWATER GENERAL PERMIT MAY BE REQUIRED BY THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. FOR INFORMATION CONTACT THE DEPARTMENT OF ECOLOGY (360-407-6300).
14. ANY DISTURBANCE OR DAMAGE TO CRITICAL AREAS AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY'S PLANNING DIVISION.
15. NO SURVEY MONUMENT SHALL BE REMOVED OR DESTROYED (THE PHYSICAL DISTURBANCE OR COVERING OF A MONUMENT SUCH THAT THE SURVEY POINT IS NO LONGER VISIBLE OR READILY ACCESSIBLE) BEFORE A PERMIT IS OBTAINED FROM THE DEPARTMENT OF NATURAL RESOURCES (DNR). WAC 332-120-030(2) STATES "IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING CONSTRUCTION WORK OR OTHER ACTIVITY (INCLUDING ROAD AND STREET RESURFACING PROJECTS) TO ADEQUATELY SEARCH THE RECORDS AND THE PHYSICAL AREA OF THE PROPOSED CONSTRUCTION WORK OR OTHER ACTIVITY FOR THE PURPOSE OF LOCATING AND REFERENCING ANY KNOWN OR EXISTING SURVEY MONUMENTS." CONSTRUCTION SHALL NOT COMMENCE UNTIL WAC OUTLINED IN CHAPTER 332-120 IS COMPLIED WITH. SURVEY MONUMENTS SUBJECT TO WAC 332-120-030(2) INCLUDE LOCAL CONTROL POINTS AND LAND BOUNDARY SURVEY CORNERS.
16. CONTRACTOR SHALL USE ENVIRONMENTALLY ACCEPTABLE LUBRICANTS COMPOSED OF BIODEGRADABLE BASE OILS SUCH AS VEGETABLE OILS, SYNTHETIC ESTERS, AND POLYALKYLENE GLYCOLS IN EQUIPMENT OPERATED IN OR NEAR THE WATER.

## PLAN NOTES:

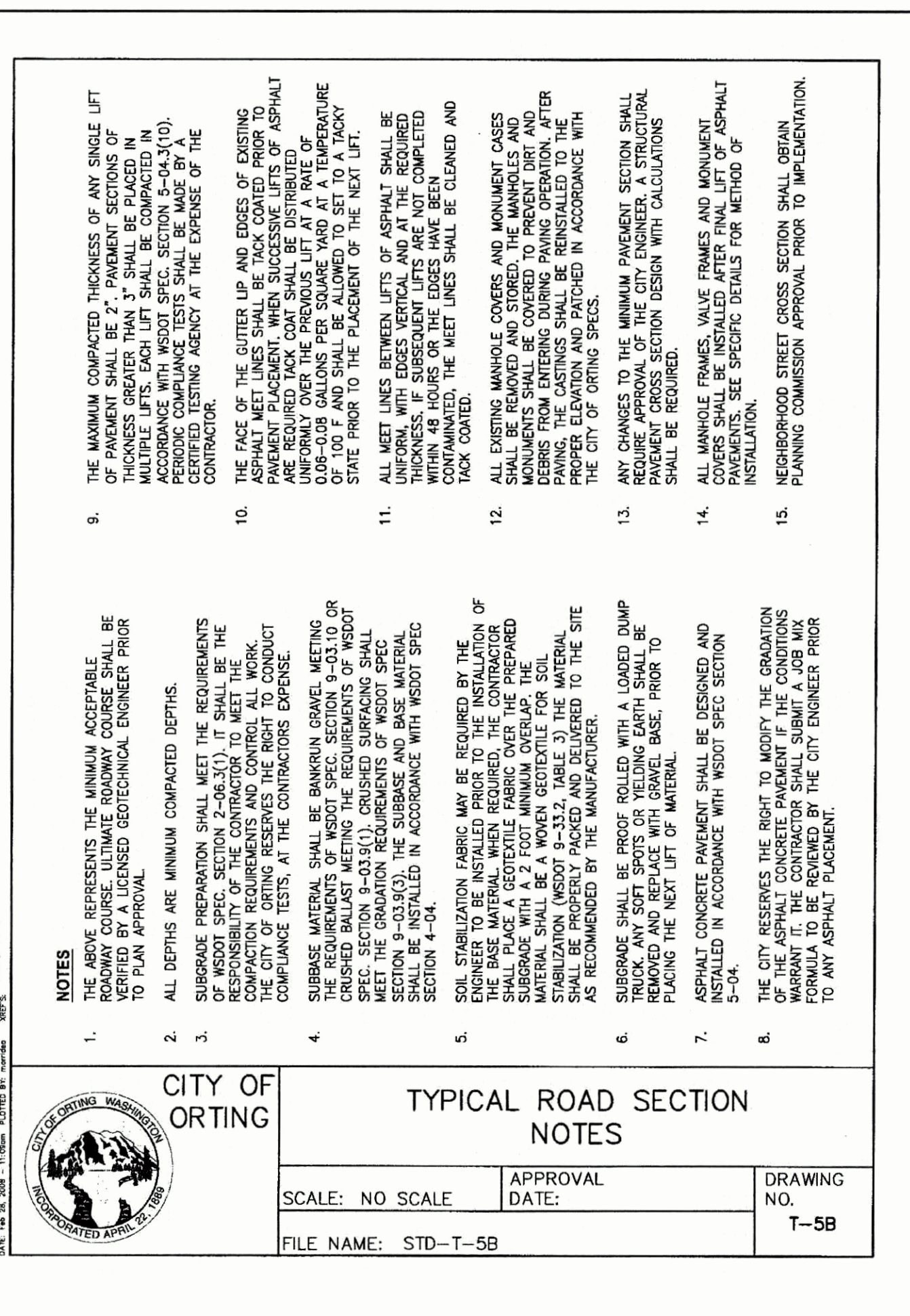
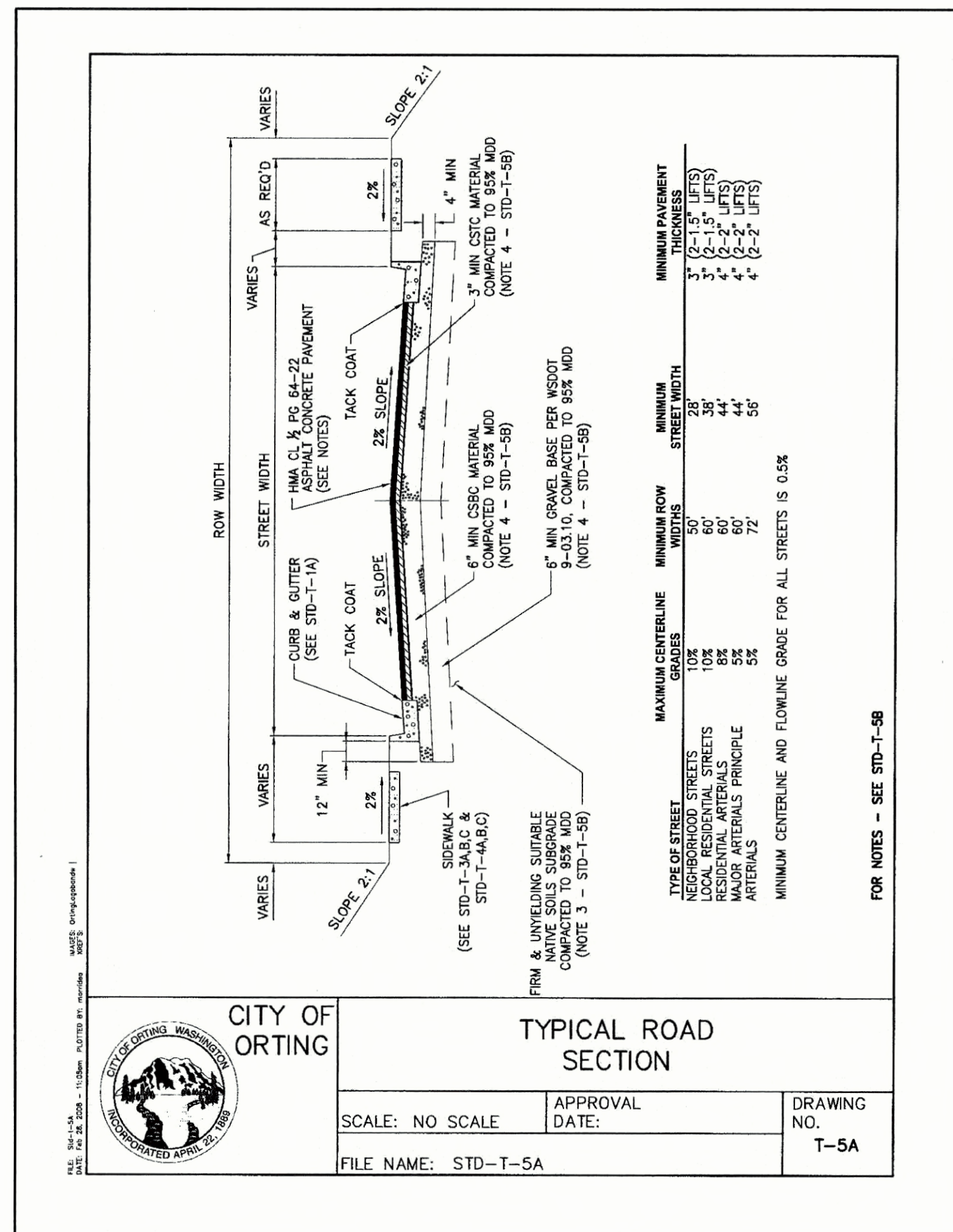
1. THE EXISTING UTILITY LOCATIONS SHOWN WITHIN THESE PLANS SHALL BE USED AS APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTACT UTILITIES UNDERGROUND LOCATION CENTER 1-800-424-5555, OR 811.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE PUBLIC AND/OR PRIVATE UTILITIES AND SERVICES WHICH ARE NOT THE RESPONSIBILITY OF THE UNDERGROUND LOCATION CENTER.
3. CAUTION - EXTREME HAZARD - OVERHEAD ELECTRICAL SERVICE LINES ARE GENERALLY NOT SHOWN ON THE DRAWINGS. ELECTRICAL LINES, IF SHOWN, ARE LOCATED POINT-TO-POINT, POWER POLE-TO-POWER POLE CONNECTION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXTENT OF HAZARD CREATED BY OVERHEAD ELECTRICAL POWER IN ALL AREAS AND SHALL FOLLOW PROCEDURES DURING CONSTRUCTION AS REQUIRED BY LAW AND REGULATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH UTILITY OWNERS AND DETERMINE THE EXTENT OF HAZARD AND REMEDIAL MEASURES AND SHALL TAKE WHATEVER PRECAUTIONS MAY BE REQUIRED.
4. ADJACENT PROPERTY LINE LOCATIONS WERE OBTAINED FROM THE PIERCE COUNTY ASSESSORS MAPPING AND ARE APPROXIMATE ONLY.
5. ALL DEMOLITION MATERIALS, INCLUDING BUT NOT LIMITED TO, WOOD WASTE, SHEET ROCK, ROCK MATERIALS AND CONCRETE SHALL BE LEGALLY DISPOSED OF OFFSITE TO A LICENSED SOLID WASTE DISPOSAL FACILITY.
6. ALL EXISTING ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE REMOVED AND LEGALLY DISPOSED OF OFFSITE. ALL SEPTIC TANKS SHALL BE PUMPED AND LEGALLY DISPOSED OF OFFSITE. ALL WORK SHALL BE COMPLETED PER TACOMA PIERCE COUNTY HEALTH DEPARTMENTS (TPCHD) REQUIREMENTS. CONTACT TPCHD FOR PERMITTING REQUIREMENTS.
7. ALL EXISTING ON-SITE WELLS SHALL BE DECOMMISSIONED PER TACOMA PIERCE COUNTY HEALTH DEPARTMENT REQUIREMENTS. CONTACT RICH DICKERSON, TPCHD AT (253)798-2885 FOR PERMITTING REQUIREMENTS.

## CITY OF ORTING STORM DRAIN NOTES

1. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH THE APPROVED PLANS AND ALL LOCAL, STATE AND FEDERAL REGULATIONS.
2. COMPLY WITH ALL OTHER PERMITS AND OTHER REQUIREMENTS BY THE CITY OR OTHER GOVERNING AUTHORITY OR AGENCY AS MAY BE APPLICABLE.
3. ALL STORM MAINS AND DETENTION/RETENTION AREAS SHALL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK, AND CURRENTLY LICENSED IN THE STATE OF WASHINGTON TO DO SO.
4. SPECIAL STRUCTURES, OIL/WATER SEPARATORS, AND OUTLET CONTROLS SHALL BE INSTALLED PER THE APPROVED PLANS AND MANUFACTURERS' RECOMMENDATIONS.
5. STORM DRAIN PIPE SHALL MEET THE FOLLOWING REQUIREMENTS:
  - a. PVC PIPE SHALL CONFORM TO ASTM D3034, SDR 35 FOR 4-INCH- THROUGH 15-INCH- DIAMETER PVC PIPE, AND SHALL CONFORM TO ASTM F879 FOR 18-INCH- THROUGH 27-INCH- DIAMETER PVC PIPE, WITH JOINTS AND GASKETS CONFORMING TO ASTM D3212 AND ASTM F477.
  - b. DUCTILE IRON PIPE CONFORMING TO THE REQUIREMENTS OF THE WSDOT STANDARD SPECIFICATIONS, THICKNESS CLASS AS SHOWN ON THE PLANS.
  - c. POLYETHYLENE SMOOTH WALL PIPE PER ADVANCED DRAINAGE SYSTEMS (ADS) N-12, "SURE-LOK" BELL AND SPIGOT, CONSTRUCTED PER WSDOT STANDARD SPECIFICATIONS 7-04. NOTE: THIS TYPE OF PIPE WILL ONLY BE APPROVED WITH THE CITY'S SPECIFIC APPROVAL. APPROVAL SHALL BE BASED ON SITE-SPECIFIC CONDITIONS AND IF ADDITIONAL ON-SITE INSPECTION TIME FOR WITNESSING PROPER PIPE INSTALLATION CAN BE SCHEDULED BY THE CITY.
6. TRENCHING, BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD DWG S-2. MINIMUM COVER ON PVC PIPE SHALL BE 3.0 FEET. MINIMUM COVER ON DUCTILE IRON PIPE SHALL BE 1.0 FOOT.
7. A MINIMUM OF 1 FOOT OF COVER SHALL BE PROVIDED OVER STORM PIPES DURING CONSTRUCTION.
8. MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND STORM LINES SHALL BE 6" UNLESS OTHERWISE APPROVED.

## CITY OF ORTING STREET NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE MUTCD MANUAL. PRIOR TO DISRUPTION OF ANY TRAFFIC, TRAFFIC CONTROL PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR POSSIBLE APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE. WORK SHALL CEASE WHEN TRAFFIC CONTROL FAILS TO MEET MINIMUM REQUIREMENTS.
2. ALL CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT SHALL BE STAKED BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK. SUCH FIRMS SHALL BE CURRENTLY LICENSED IN THE STATE OF WASHINGTON TO PERFORM SUCH WORK.
3. WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT SHALL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS 1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE NEW ASPHALT SHALL BE FEATHERED BACK OVER EXISTING TO PROVIDE FOR A SEAL AT THE SAW CUT LOCATION AND THE JOINT SEALED WITH GRADE AR-4000W PAVING ASPHALT. A SAND BLANKET SHALL BE APPLIED TO THE SURFACE TO MINIMIZE "TRACKING" OF SALES.
4. COMPACTION OF SUBGRADE, ROCK, AND ASPHALT SHALL BE IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS.
5. FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE POURING CONCRETE. A MINIMUM TWO (2) WORKING DAYS NOTICE ARE REQUIRED TO BE PROVIDED TO THE CITY OBSERVER FOR FORM INSPECTION.
6. ALL STREETS, CURB AND GUTTERS, SIDEWALKS, AND ASSOCIATED APPURTENANCES SHALL BE CLEANED TO THE SATISFACTION OF THE CITY PRIOR TO FINAL ACCEPTANCE.



REV NO	REVISION DESCRIPTION	DATE

**Apex Engineering**

2601 South 35th, Suite 200  
Tacoma, Washington 98409-7479  
(253) 475-4494 FAX: (253) 773-0599

**BRIDGEWATER NOTES SHEET**

**BRIDGEWATER 801 LLC**  
3106-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98891  
ATTN: MR. ERIC CORLISS

**TITLE**

**CLIENT**

DATE SEALED 9-14-21

ERIC L. JELLISSON  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
40382

PROJECT MANAGER: CMH

DESIGN: CLJ

DRAWN: JFE/MSA

CHECKED: KAB

SEC: 31 T 19 N 05 E

FILE NO: 1633008/WORK

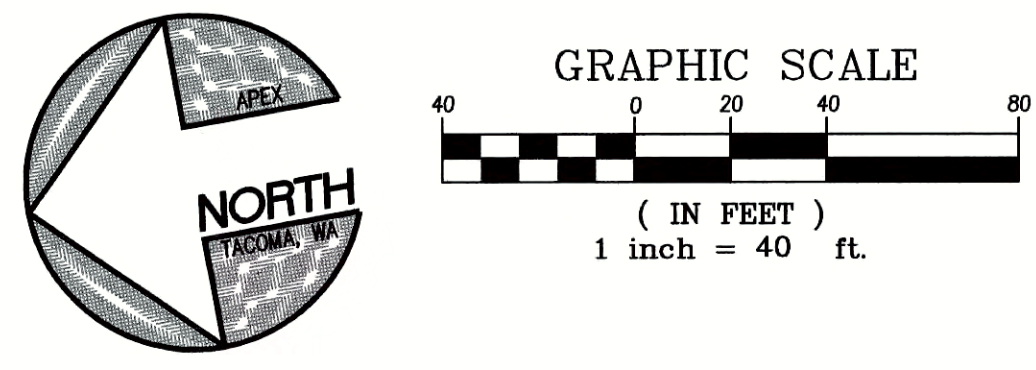
DATE: 02/10/20

SCALE: AS SHOWN

**SHEET 3 OF 23**

FILE NO: 33008

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# BRIDGEWATER GRADING AND T.E.S.C. PLAN

A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N., RANGE 05 E., W.M.  
CITY OF ORTING, PIERCE COUNTY, WASHINGTON

**CITY OF ORTING**  
**APPROVED FOR CONSTRUCTION**

1/13/22  
 CITY ADMINISTRATOR DATE

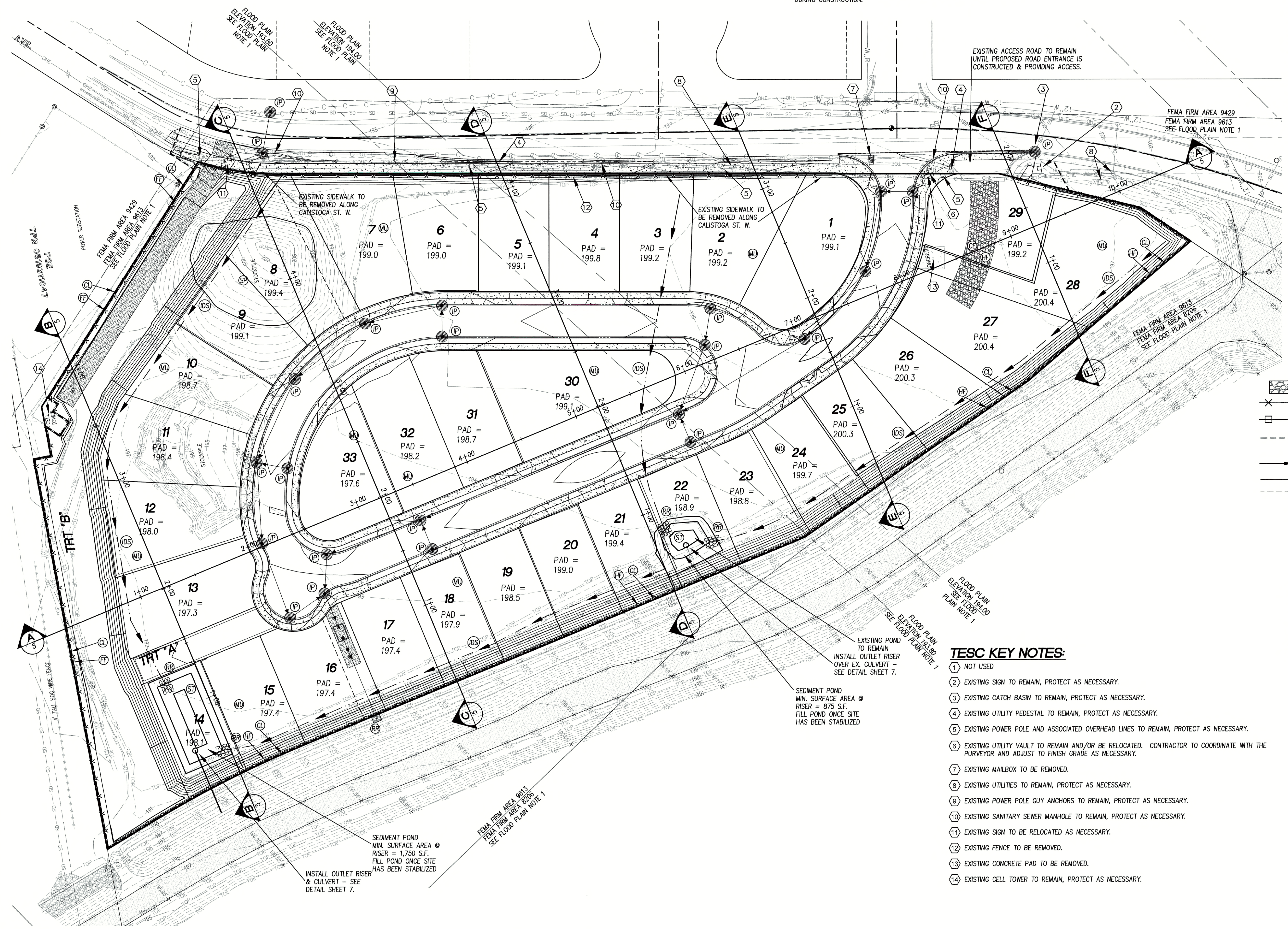
1/12/22  
 CITY ENGINEER DATE

**EXISTING UTILITY NOTES:**

- EXISTING POWER, CABLE, TELEPHONE, AND GAS LINES, PEDESTALS, VAULTS, ETC. AROUND THE PERIMETER OF THE SITE SHALL BE PROTECTED DURING CONSTRUCTION.

**GRADING NOTES:**

- GROUND SURFACE FOR FILLS OVER 5' IN HEIGHT SHALL BE PREPARED BY REMOVING VEGETATION, NONCOMPLYING FILL, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING.
- GROUND SURFACE FOR FILLS WHERE EXISTING SLOPES ARE STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL BY BENCHING INTO COMPETENT MATERIAL.
- THE BENCH UNDER THE TOE OF A FILL ON A SLOPE STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL IS AT LEAST 10' WIDE OR AS RECOMMENDED BY A GEOTECHNICAL ENGINEER.
- NO MATERIAL OTHER THAN EARTH MATERIAL SHALL BE BURIED OR PLACED IN FILLS.
- THE TOE/TOP OR CATCH POINT OF FILL/CUT SLOPES SHALL BE SET BACK FROM THE SITE BOUNDARY LINE IN ACCORDANCE WITH THE HEIGHT/5 BUT 2 FEET MINIMUM AND 20 FEET MAXIMUM UNLESS A RETAINING WALL IS DESIGNED BY THE ENGINEER AND CONSTRUCTED FOR THE PROJECT.



**LEGEND**

	CE CONSTRUCTION ENTRANCE PER NOTES AND DETAILS ON SHEET 7.
	FF FILTER FABRIC SILT FENCE PER NOTES AND DETAIL ON SHEET 7.
	HF HIGH VISIBILITY SILT FENCE PER NOTES AND DETAIL ON SHEET 7.
	CL CONSTRUCTION AND CLEARING LIMITS (COINCIDENT WITH PROPERTY LINE UNLESS OTHERWISE SHOWN)
	IDS TEMPORARY INTERCEPTOR SWALE PER DETAIL ON SHEET 7.
	572 PROPOSED FINISH GRADE CONTOUR
	573 EXISTING GRADE CONTOUR
	RR RIP RAP PER NOTES ON SHEET 6.
	IP CATCH BASIN INSERT PER NOTES & DETAIL ON SHEET 7
	ML HYDROSEED, FERTILIZE, AND MULCH PER NOTES ON SHEET 6
	WW WHEEL WASH PER NOTES AND DETAIL ON SHEET 7
	SP STOCKPILE PER NOTES ON SHEET 6
	ST SEDIMENT POND PER DETAIL ON SHEET 7

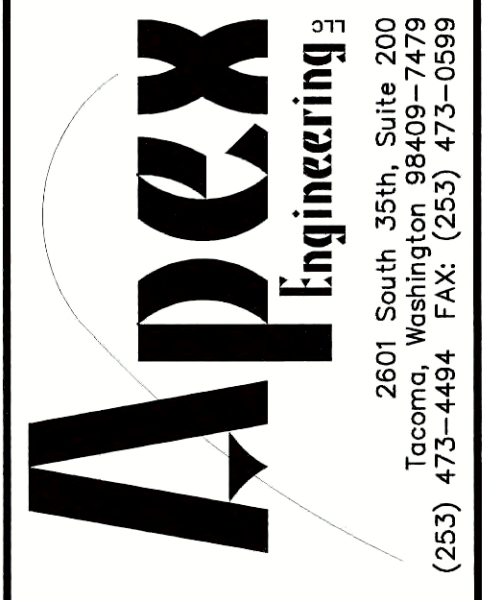
**FLOOD PLAIN NOTE:**

- FLOOD PLAIN INFORMATION OBTAINED FROM PUBLIC INFORMATION.

**T.E.S.C. KEY NOTES:**

- NOT USED
- EXISTING SIGN TO REMAIN, PROTECT AS NECESSARY.
- EXISTING CATCH BASIN TO REMAIN, PROTECT AS NECESSARY.
- EXISTING UTILITY PEDESTAL TO REMAIN, PROTECT AS NECESSARY.
- EXISTING POWER POLE AND ASSOCIATED OVERHEAD LINES TO REMAIN, PROTECT AS NECESSARY.
- EXISTING UTILITY VAULT TO REMAIN AND/OR BE RELOCATED. CONTRACTOR TO COORDINATE WITH THE PURVEYOR AND ADJUST TO FINISH GRADE AS NECESSARY.
- EXISTING MAILBOX TO BE REMOVED.
- EXISTING UTILITIES TO REMAIN, PROTECT AS NECESSARY.
- EXISTING POWER POLE GUY ANCHORS TO REMAIN, PROTECT AS NECESSARY.
- EXISTING SANITARY SEWER MANHOLE TO REMAIN, PROTECT AS NECESSARY.
- EXISTING SIGN TO BE RELOCATED AS NECESSARY.
- EXISTING FENCE TO BE REMOVED.
- EXISTING CONCRETE PAD TO BE REMOVED.
- EXISTING CELL TOWER TO REMAIN, PROTECT AS NECESSARY.

REVISION	DESCRIPTION	DATE	BY

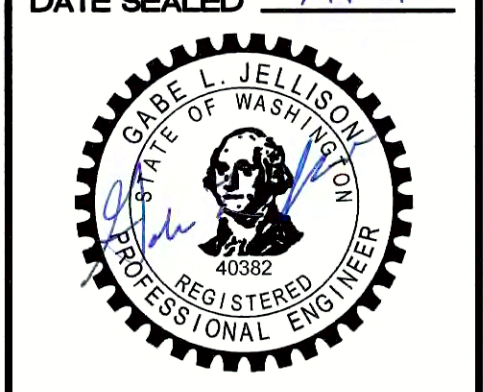


**BRIDGEWATER 801 LLC**  
3106-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98591  
ATTN: MR. ERIC CORLISS

**BRIDGEWATER GRADING AND T.E.S.C. PLAN**

**CLIENT**

DATE SEALED 9-14-21



**PROJECT MANAGER**  
CWH

**DESIGN** CLJ  
**DRAWN** JFE/MSA  
**CHECKED** KAS  
**SEC 31 T 19 N R 05 E**  
**FILE NO** L/33008/WORK  
**DATE** 02/10/20  
**SCALE** AS SHOWN

**SHEET 4 OF 23**  
**FILE NO** 33008  
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# BRIDGEWATER

## GRADING AND T.E.S.C. PLAN SITE CROSS SECTIONS

A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N, RANGE 05 E, W.M.  
CITY OF ORTING, PIERCE COUNTY, WASHINGTON

**CITY OF ORTING**  
**APPROVED FOR CONSTRUCTION**

1/13/22

CITY ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

1/12/22

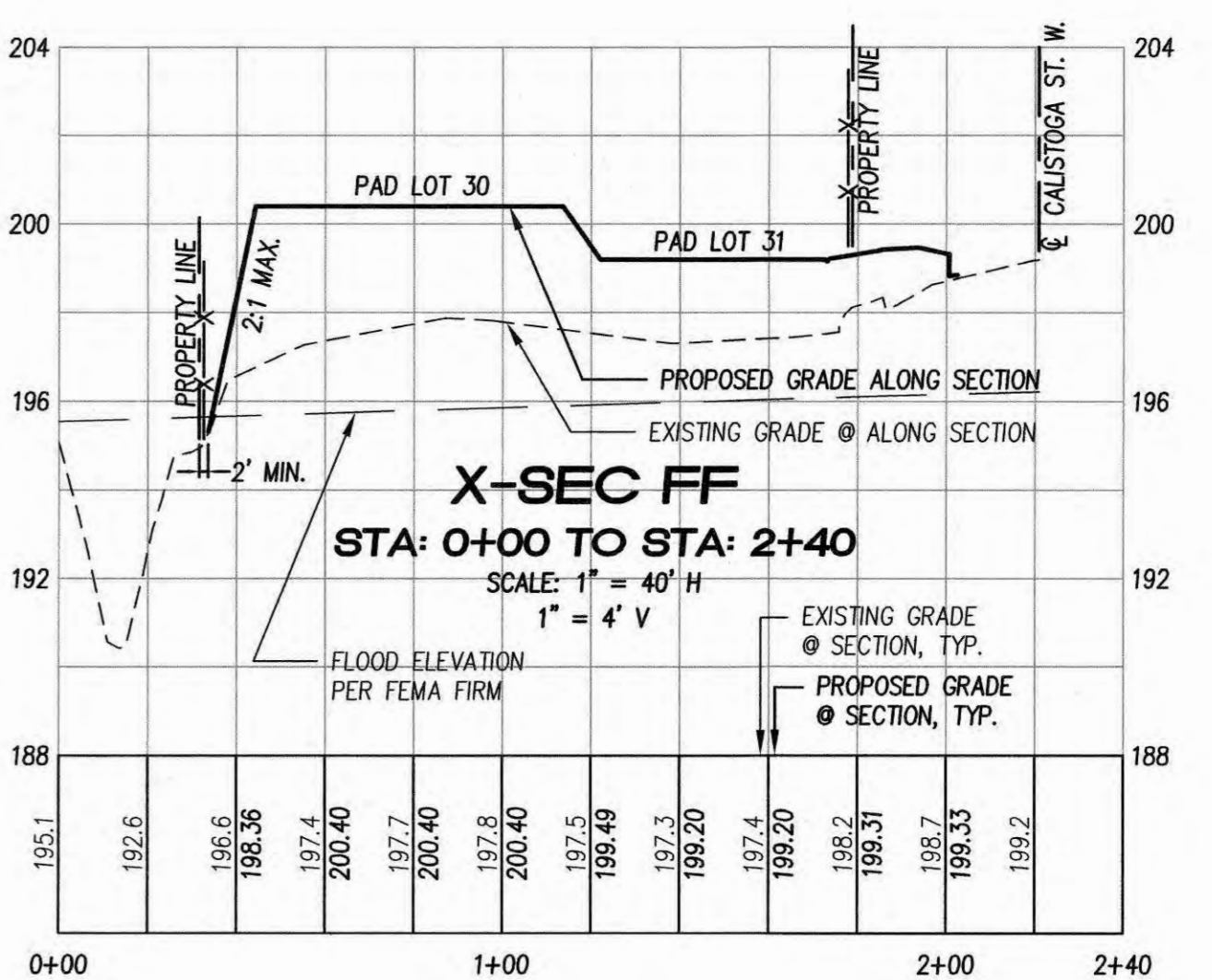
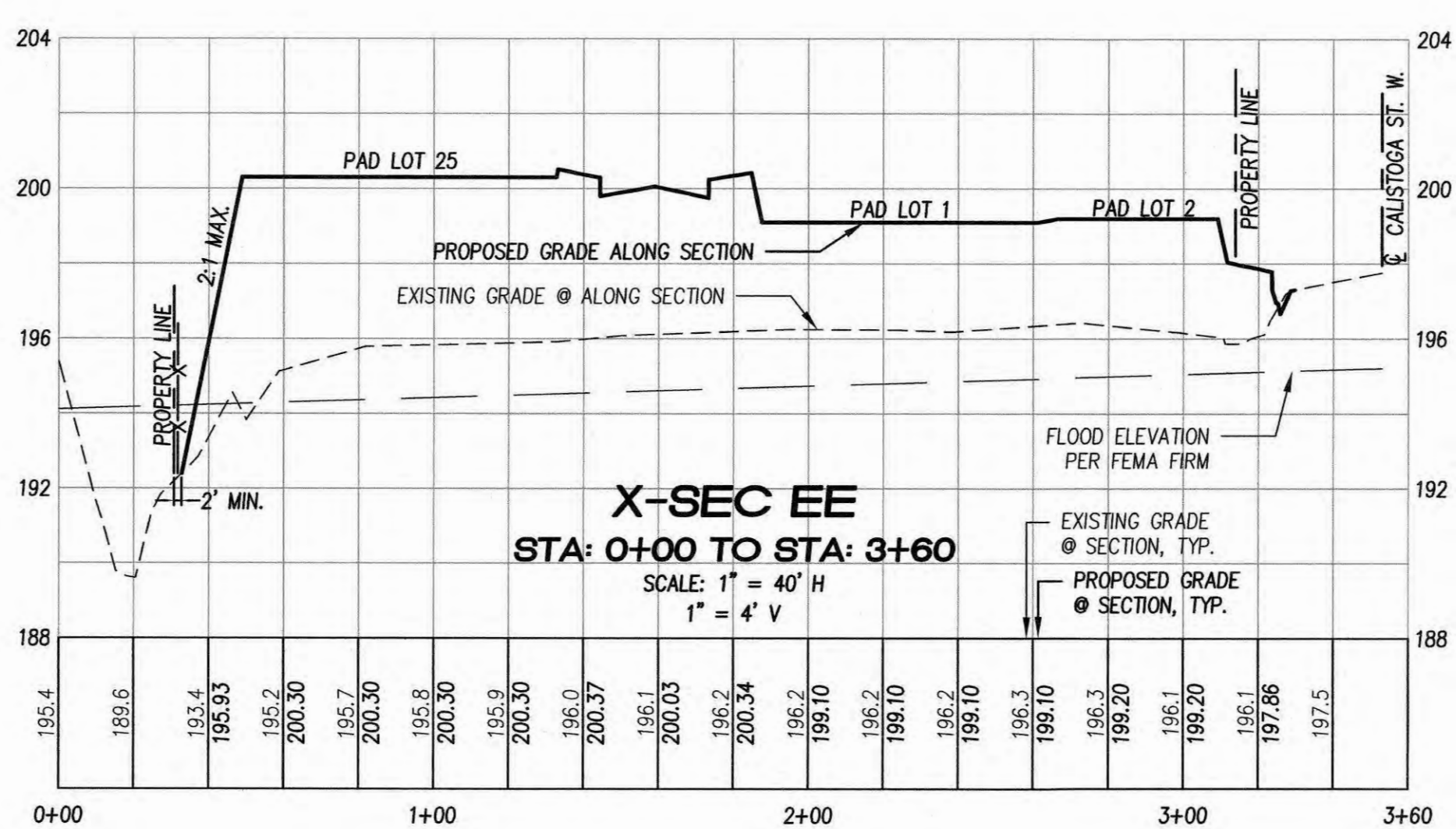
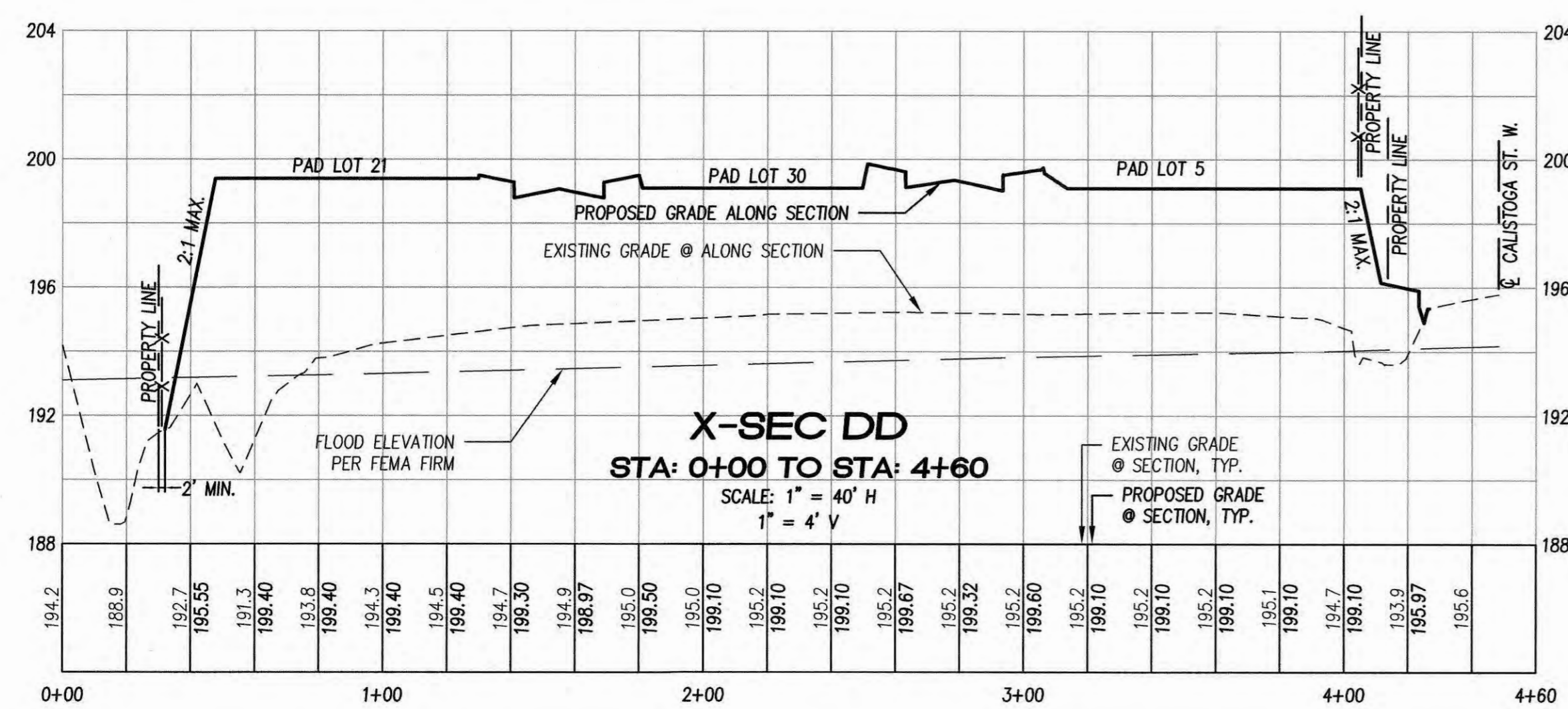
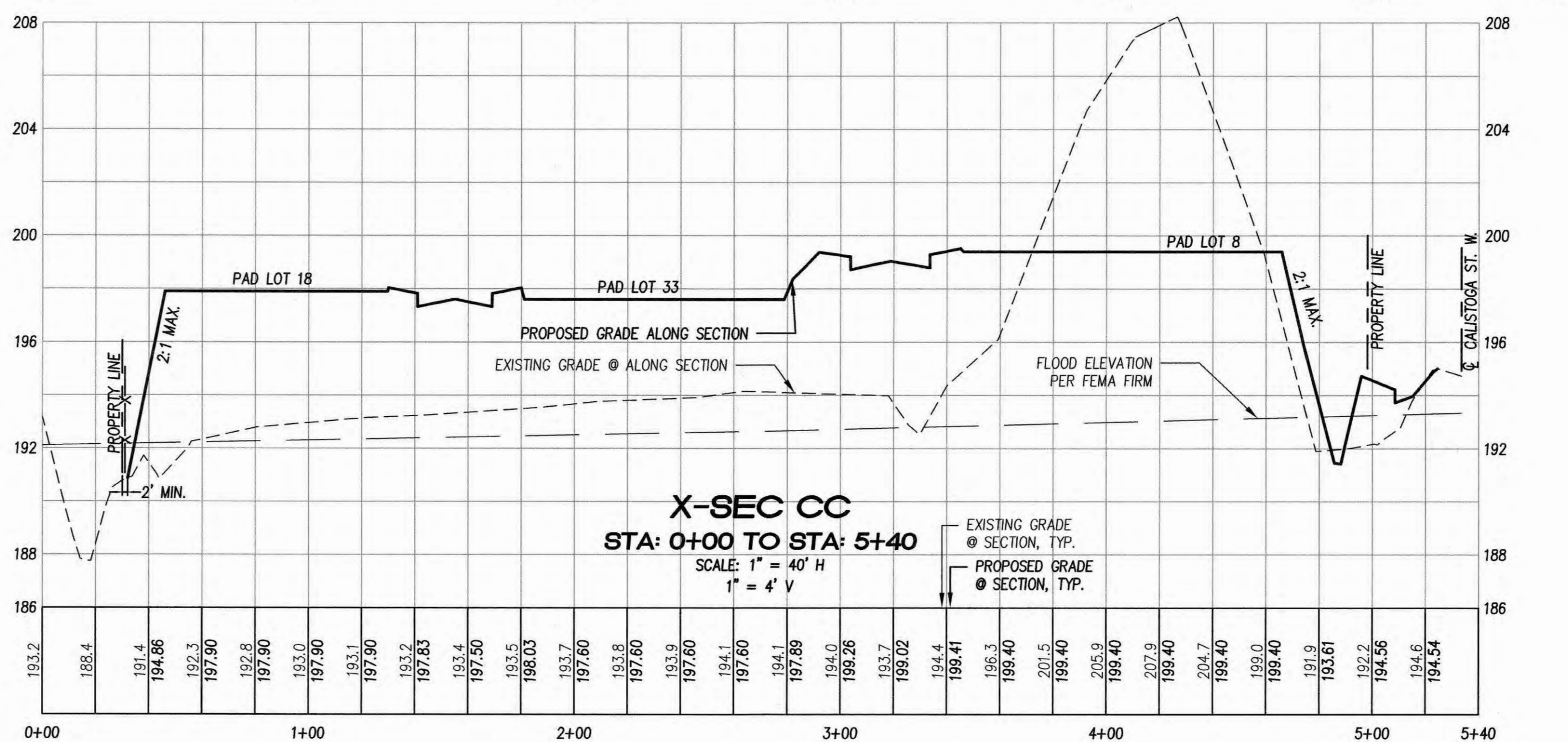
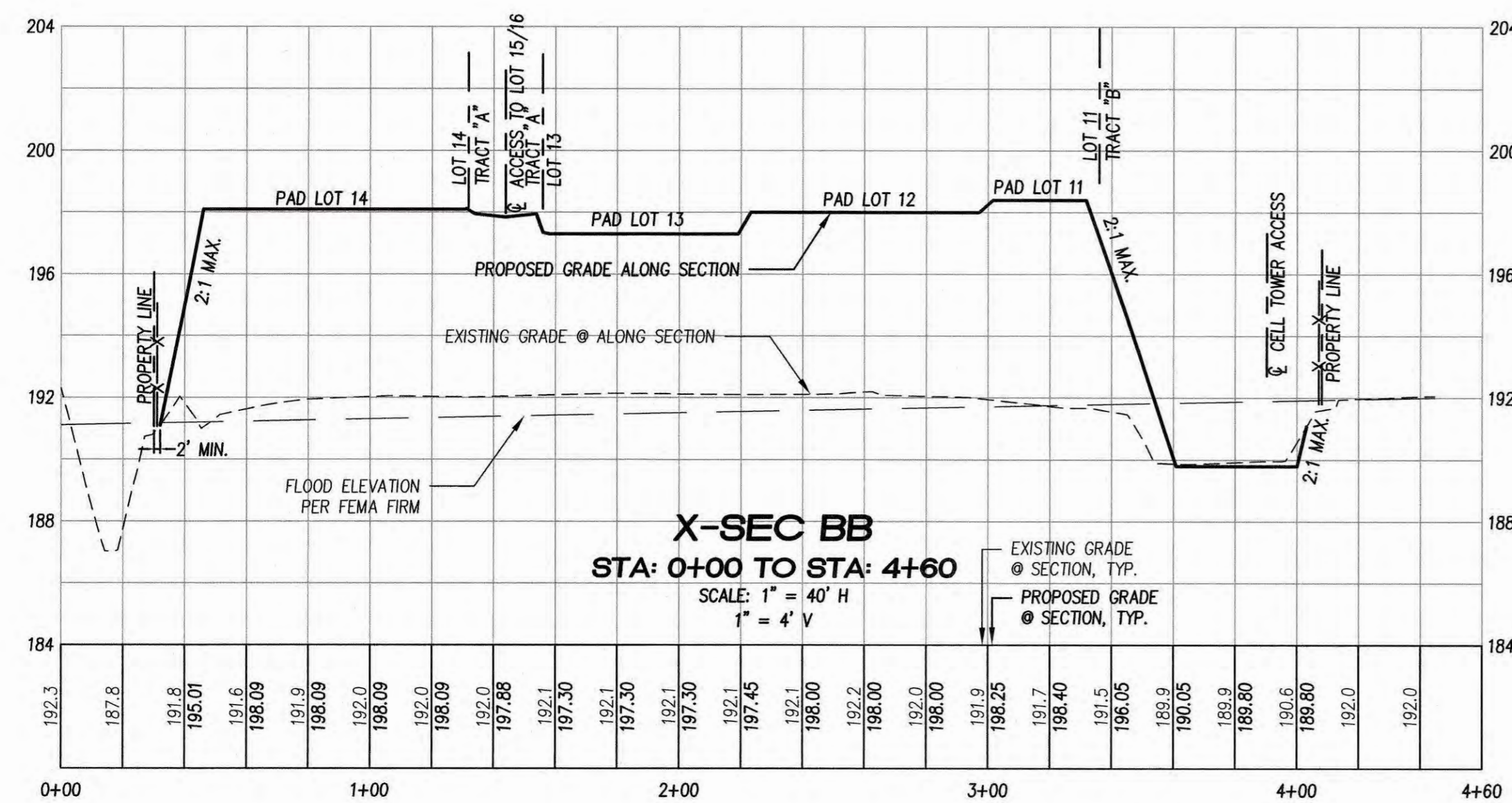
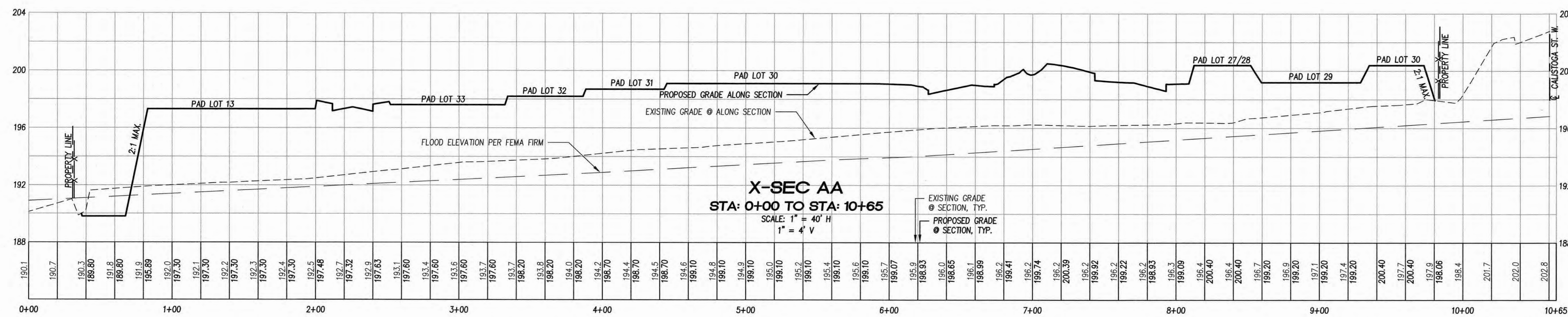
CITY ENGINEER *John C. [Signature]* DATE \_\_\_\_\_

REV NO	REVISION DESCRIPTION	DATE BY

Apex

Engineering

2601 South 35th, Suite 200  
Tacoma, WA 98409-7479  
(253) 473-4494 FAX: (253) 473-0599



**BRIDGEWATER 801 LLC**  
3106-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98391  
ATTN: MR. ERIC CORLESS

TITLE CLIENT

DATE SEALED 9-14-21

PROJECT MANAGER CMH

DESIGN QJ

DRAWN JRE/MSA

CHECKED KAS

SEC 31 T 19 N R 05 E

FILE NO I:33008/WORK

DATE 02/10/20

SCALE AS SHOWN

**SHEET 5 OF 23**

FILE NO 33008

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# BRIDGEWATER

## GRADING AND T.E.S.C. PLAN NOTES AND DETAILS

A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N., RANGE 05 E., W.M.  
CITY OF ORTING, PIERCE COUNTY, WASHINGTON

**CITY OF ORTING**  
**APPROVED FOR CONSTRUCTION**

*[Signature]* 1/13/22  
CITY ADMINISTRATOR DATE

*[Signature]* 1/12/22  
CITY ENGINEER DATE

REV NO	REVISION DESCRIPTION	DATE BY

### PROPOSED CONSTRUCTION SEQUENCE

1. CALL ONE-CALL LOCATE (811) FOR UTILITY LOCATES.
2. HOLD PRE-CONSTRUCTION CONFERENCE.
3. STAKE LIMITS OF CLEARING AND GRUBBING.
4. CLEAR AND GRUB AS NECESSARY TO INSTALL CONSTRUCTION ENTRANCES AND FILTER FABRIC FENCES. INSTALL THOSE FACILITIES/BMP'S.
5. COMPLETE CLEARING AND GRUBBING OF PROJECT, INSTALLING EROSION CONTROL FACILITIES/BMP'S AS WORK PROGRESSES.
6. CONSTRUCT SEDIMENT PONDS.
7. INSTALL CATCH BASINS, MANHOLES, AND PIPING TO CONVEY EROSION CONTROL RUNOFF. COMPLETE GRADING AS WORK PROGRESSES. INSTALL CB INSERTS AND ADJUST AS REQUIRED AS WORK PROGRESSES.
8. COMPLETE SITE GRADING. INSTALL EROSION CONTROL BMP'S AS WORK PROGRESSES.
9. INSTALL REMAINING UTILITIES, I.E., SANITARY SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V., NATURAL GAS, ETC.
10. MAINTAIN EROSION CONTROL FACILITIES/BMP'S.
11. RELOCATE EROSION CONTROL FACILITIES/BMP'S OR INSTALL NEW/ADDITIONAL MEASURES AS WEATHER CONDITIONS REQUIRE TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE.
12. INSTALL REMAINING SITE IMPROVEMENTS, I.E. ROADWAYS, CURB, SIDEWALK AND PAVEMENT.
13. HYDROSEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.
14. COVER ALL DISTURBED AREAS PER SEASONAL REQUIREMENTS FOR SITE STABILIZATION.
15. AFTER SITE IS STABILIZED AND WITH CITY OF ORTING APPROVAL, REMOVE ALL EROSION CONTROL FACILITIES/BMP'S.
16. CLEAN STORM DRAINAGE SYSTEM. REMOVE REMAINING EROSION CONTROL FACILITIES/BMP'S, AS REQUIRED.

### INSPECTION SCHEDULE

1. EROSION AND SEDIMENT CONTROL (ESC) FACILITIES SHALL NOT BE ALLOWED TO FALL INTO DISREPAIR. THE PROPONENT OR DESIGNER SHALL INSPECT FACILITIES DURING AND AFTER RAINFALL EVENTS TO ENSURE PROPER OPERATION. NEEDED REPAIRS SHALL BE MADE WITHIN 24 HOURS OR IMMEDIATELY IF POSSIBLE. INSPECTIONS SHALL ALSO BE PERFORMED BY THE ESC LEAD. AT A MINIMUM, SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAMS AND FROM THE TRAP WHEN 6" OF SEDIMENT HAS ACCUMULATED. CATCH BASIN INLET PROTECTION AND FILTER FABRIC FENCE SHALL BE REPLACED IF IT BECOMES DAMAGED AND IS NO LONGER FILTERING RUNOFF. ALSO, IF THE STONE FILTER IN FRONT OF THE FILTER FABRIC BECOMES CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY FROM THE FILTER FABRIC AND CLEANED AND REPLACED.
2. IF NECESSARY, THE ENGINEER AND ESC LEAD SHALL INSTRUCT THE CONTRACTOR TO PROVIDE ADDITIONAL FACILITIES AS WARRANTED DURING FIELD INSPECTIONS.
3. INSPECTION WILL BE PERFORMED AT THE FOLLOWING TIMES (MINIMUM):
  - A. AFTER COMPLETION OF CLEARING AND TESC MEASURES
  - B. AFTER COMPLETION OF EARTHWORK
  - C. AFTER COMPLETION OF STORMWATER CONTROL FACILITIES
  - D. AFTER THE CONVEYANCE SYSTEM AND BIOFILTRATION FACILITIES ARE CONSTRUCTED
  - E. AFTER COMPLETION OF THE PROJECT
  - F. AS NEEDED TO DETERMINE THE COMPLIANCE WITH APPROVED PLANS AND SPECIFICATIONS
  - G. FINAL INSPECTION AFTER THE CONVEYANCE SYSTEM IS CLEANED AND STREETS SWEEPED.

### SEASONAL REQUIREMENTS FOR SITE STABILIZATION

SEASON	EXPOSED AREA (SQ. FT.)	TIME ALLOWED FOR EXPOSURE
WET/DRY	SINGLE FAMILY(1)	5 DAYS/WEATHER DEPENDENT
WET/DRY	ALL OTHERS(2)	5 DAYS/WEATHER DEPENDENT
WET	>5000	5 DAYS(3)

NOTES: (1) - SINGLE FAMILY RESIDENTIAL, LIMIT OF 1/2 ACRE EXPOSED SURFACE. ESC COMPONENTS MUST BE IN PLACE.  
 (2) - ALL DEVELOPMENT EXCLUSIVE OF SINGLE FAMILY.  
 (3) - PAVING PROJECTS ONLY, MAY BE EXTENDED WEATHER PERMITTING. ESC COMPONENTS (IF REQUIRED) MUST BE IN PLACE. SUBBASE MUST BE IN PLACE WITHIN 7 DAYS AFTER REACHING GRADE.

### PLASTIC COVERING NOTES:

1. PLASTIC COVERING SHALL HAVE A MINIMUM THICKNESS OF 6 MILS AND SHALL MEET THE REQUIREMENTS OF THE STATE STANDARD SPECIFICATIONS SECTION 9-14.5(3).
2. COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10-FOOT GRID SPACING IN ALL DIRECTIONS. ALL SEAMS SHALL BE TAPED OR WEIGHTED DOWN FULL LENGTH AND THERE SHALL BE AT LEAST A 12-INCH OVERLAP OF ALL SEAMS.
3. CLEAR PLASTIC COVERING SHALL BE INSTALLED IMMEDIATELY ON AREAS SEEDED BETWEEN NOVEMBER 1 AND MARCH 31 AND REMAIN UNTIL VEGETATION IS FIRMLY ESTABLISHED.
4. WHEN THE COVERING IS USED ON UN-SEEDED SLOPES, IT SHALL BE KEPT IN PLACE UNTIL THE NEXT SEEDING PERIOD.
5. PLASTIC COVERING SHEETS SHALL BE BURIED TWO FEET AT THE TOP OF SLOPES IN ORDER TO PREVENT SURFACE WATER FLOW BENEATH SHEETS.
6. PROPER MAINTENANCE INCLUDES REGULAR CHECKS FOR RIPS AND DISLODGED ENDS. REPAIR AND/OR REPLACE AS NECESSARY.

### CITY OF ORTING SOIL STOCKPILE NOTES:

1. STOCKPILES SHALL BE STABILIZED (WITH PLASTIC COVERING OR OTHER APPROVED DEVICES) DAILY BETWEEN NOVEMBER 1 AND MARCH 31.
2. IN ANY SEASON, SEDIMENT LEACHING FROM STOCK PILES MUST BE PREVENTED.
3. TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR WHEN CONDITIONS EXIST THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING.
4. PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLAN.

### CITY OF ORTING MULCHING NOTES:

1. MULCH MATERIALS USED SHALL BE STRAW AND SHALL BE APPLIED AT THE RATE OF 1.5 TO 2.5 TONS/ACRE MIN 2" THICK.
2. MULCHES SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 2:1.
3. MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON.
4. ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER FIRST (1).

### RIP RAP NOTES:

1. RIP RAP SHALL BE IN ACCORDANCE WITH SECTION 9-13.1 OF THE WSDOT/APWA STANDARD SPECIFICATIONS. RIP RAP TO BE WELL GRADED WITH ROCK GRADATION AS FOLLOWS:
 

PASSING 8 INCH SQUARE SIEVE 100%	OR	MAXIMUM STONE SIZE 8"
PASSING 6 INCH SQUARE SIEVE 40-60%	OR	MAXIMUM STONE SIZE 6"
PASSING 2 INCH SQUARE SIEVE 0-10%	OR	MAXIMUM STONE SIZE 2"
2. INSTALLATION THICKNESS 1' MINIMUM.
3. CONSTRUCTION GEOTEXTILE UNDER RIP RAP SHALL BE NON-WOVEN, CONFORMING TO TABLE 4, HIGH SURVIVABILITY, SECTION 9-33, W.S.D.O.T.

### CITY OF ORTING TEMPORARY SEEDING NOTES FOR EROSION CONTROL

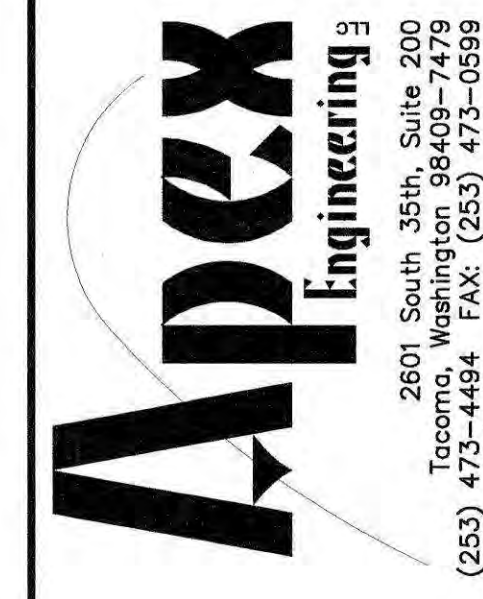
- PER BMP C120 (TEMPORARY AND PERMANENT SEEDING) OF THE 2012 WASHINGTON STATE DEPARTMENT OF ECOLOGY DOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
1. BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENTATION BASINS.
  2. THE SEEDED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING.
  3. TEMPORARY SEEDING SHALL BE THE FOLLOWING MIXTURE APPLIED VIA BROADCAST APPLICATION:
    - 40% CHEWINGS FESCUE (FESTUCA RUBRA VAR. COMMUTATA OR POD ANNA)
    - 50% PERENNIAL RYE (LOLIUM PERENNE)
    - 10% REDTOP OR COLONIAL BENTGRASS (AGROSTIS ALBA OR AGROSTIS TENUIS)
    - SEED MIX SHALL NOT CONTAIN CLOVER (TRIFOLIUM REPENS)
    - ALTERNATIVE SEED MIXES APPROVED BY THE ENGINEER MAY BE USED.
  4. TEMPORARY SEED INSTALLED BY HAND SHALL BE:
    - a. COVERED BY STRAW, MULCH, OR TOPSOIL
    - b. APPLIED AT A RATE OF 120 POUNDS PER ACRE, WHICH CAN BE REDUCED IF SOIL AMENDMENTS OR SLOW-RELEASE FERTILIZERS ARE USED.
  5. THE OPTIMUM SEEDING WINDOWS FOR WESTERN WASHINGTON ARE APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 1.
  6. SEED BEDS PLANTED BETWEEN JULY 1 AND AUGUST 30 WILL REQUIRE IRRIGATION UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED. OTHER MAINTENANCE WILL BE REQUIRED AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
  7. SEED BEDS PLANTED BETWEEN OCTOBER 1 AND MARCH 30 WILL REQUIRE A COVER OF MULCH WITH A STRAW OR AN EROSION CONTROL BLANKET UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED. ARMORING OF THE SEED BED WILL BE NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE (E.G. GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING).
  8. REVIEW ALL DISTURBED AREAS IN LATE AUGUST TO EARLY SEPTEMBER AND COMPLETE ALL SEEDING BY THE END OF SEPTEMBER, OTHERWISE, VEGETATION WILL NOT ESTABLISH ITSELF ENOUGH TO PROVIDE MORE THAN AVERAGE PROTECTION.
  9. FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

### PLAN NOTES:

1. IMPACTS TO NEIGHBORING PROPERTIES AND ADJACENT STREETS BY DUST FROM PROJECT OPERATIONS SHALL BE CONTROLLED BY FREQUENTLY WATERING THE DISTURBED SITE. DO NOT SOAK.
2. DURING CONSTRUCTION, ALL RELEASES OF OILS, HYDRAULIC FLUIDS, FUELS, OTHER PETROLEUM PRODUCTS, PAINTS, SOLVENTS, AND OTHER DELETERIOUS MATERIALS SHALL BE CONTAINED, AND REMOVED IN A MANNER THAT WILL PREVENT THEIR DISCHARGE TO WATERS AND SOILS OF THE STATE. THE CLEANUP OF SPILLS SHALL TAKE PRECEDENCE OVER OTHER WORK OF THE SITE.

### CITY OF ORTING GRADING, EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
2. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
3. THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
4. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 30 DAYS OR MORE, MUST BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT MUST BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
5. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK ON THE PROJECT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR WILL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
6. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.



**BRIDGEWATER 801 LLC**  
3106-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98491  
ATTN: MR. ERIC CORLEUS

**TITLE**  
**CLIENT**

DATE SEALED 9-19-21



PROJECT MANAGER  
**CMH**

DESIGN **CLJ**  
DRAWN **JFE/MSA**  
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SCALE **AS SHOWN**

**SHEET 6 OF 23**  
FILE NO **33008**  
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# BRIDGEWATER GRADING AND T.E.S.C. PLAN NOTES AND DETAILS

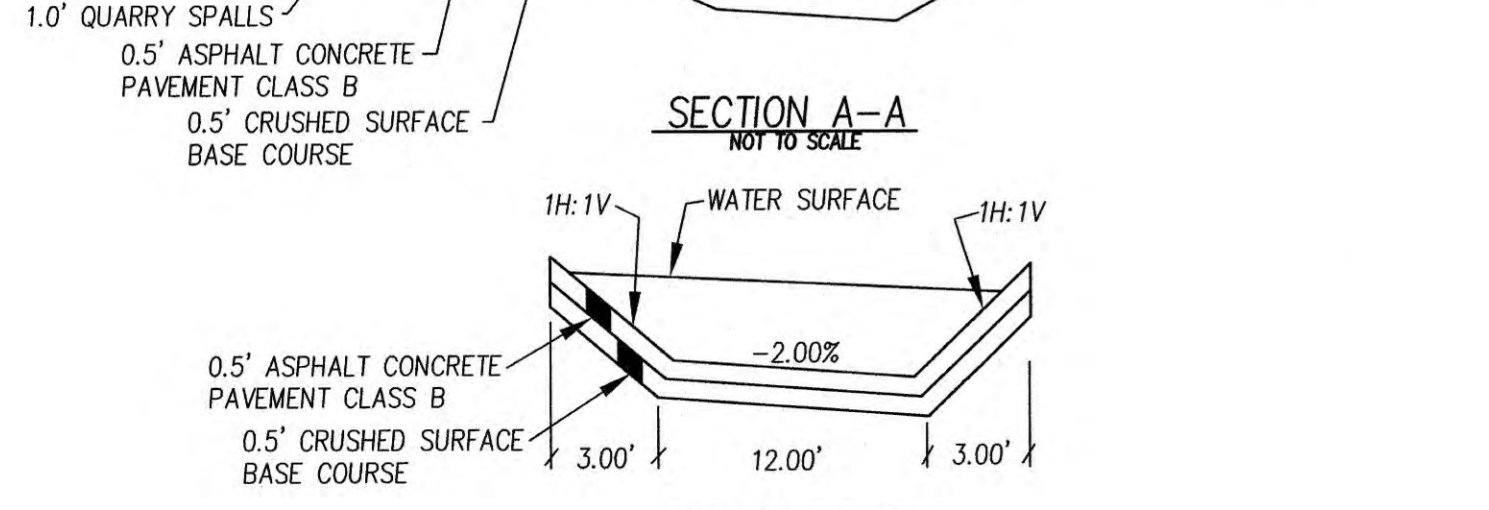
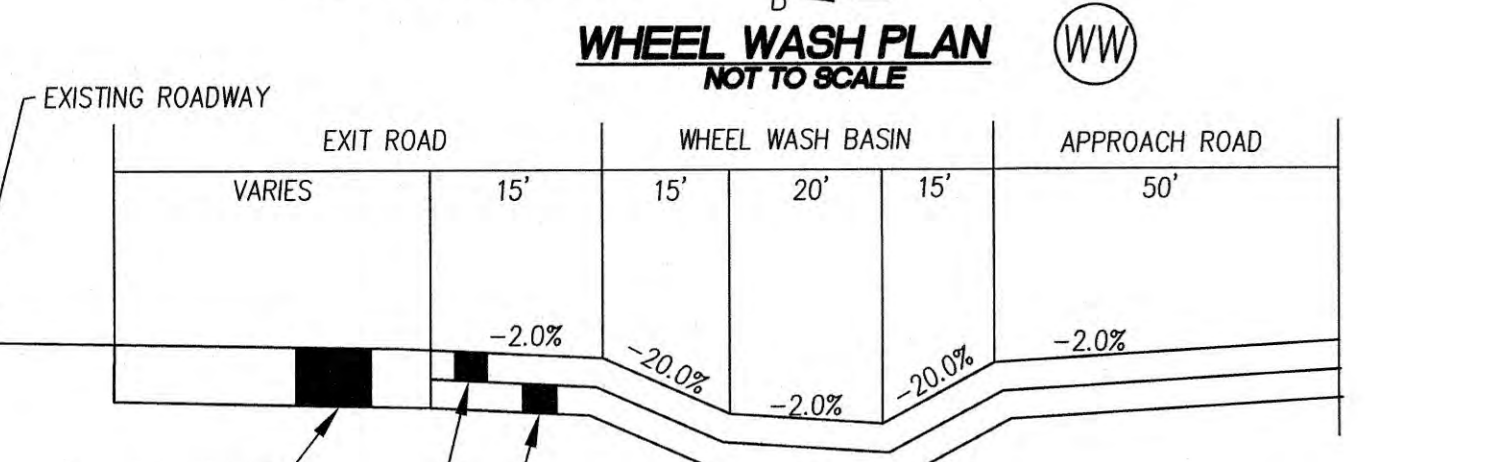
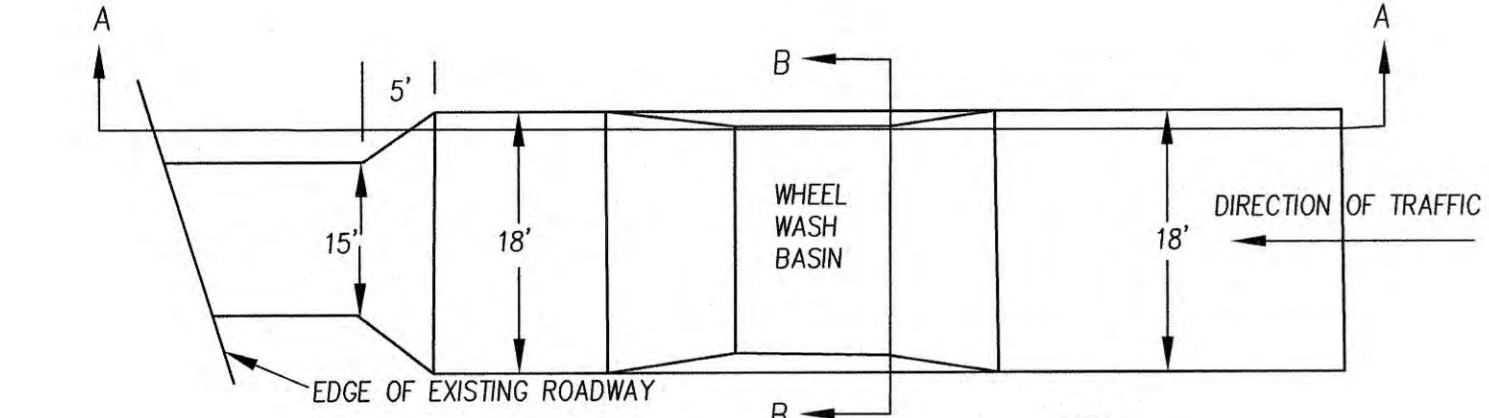
A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N., RANGE 05 E., W.M.

CITY OF ORTING, PIERCE COUNTY, WASHINGTON

**CITY OF ORTING**  
**APPROVED FOR CONSTRUCTION**

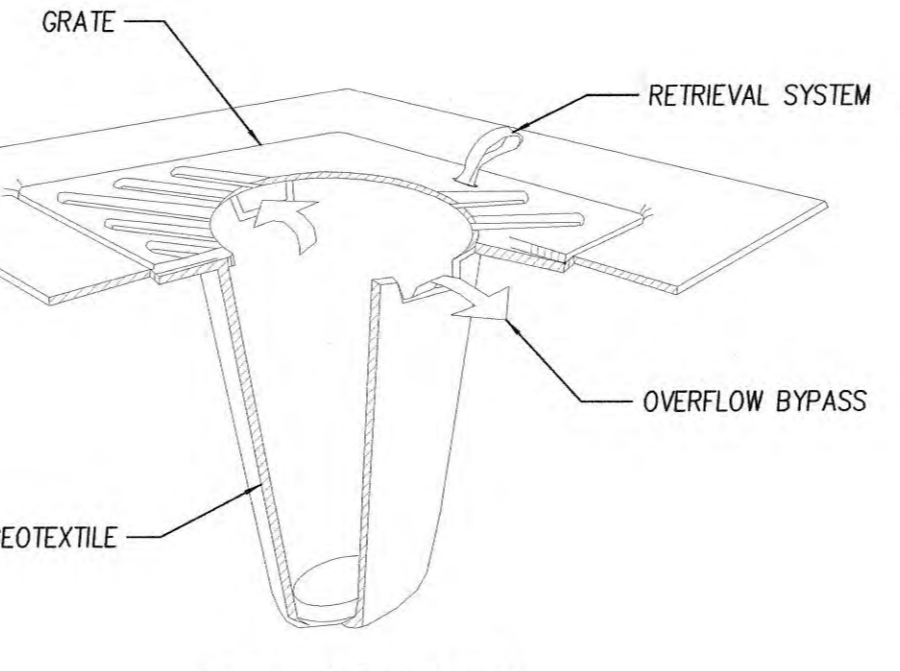
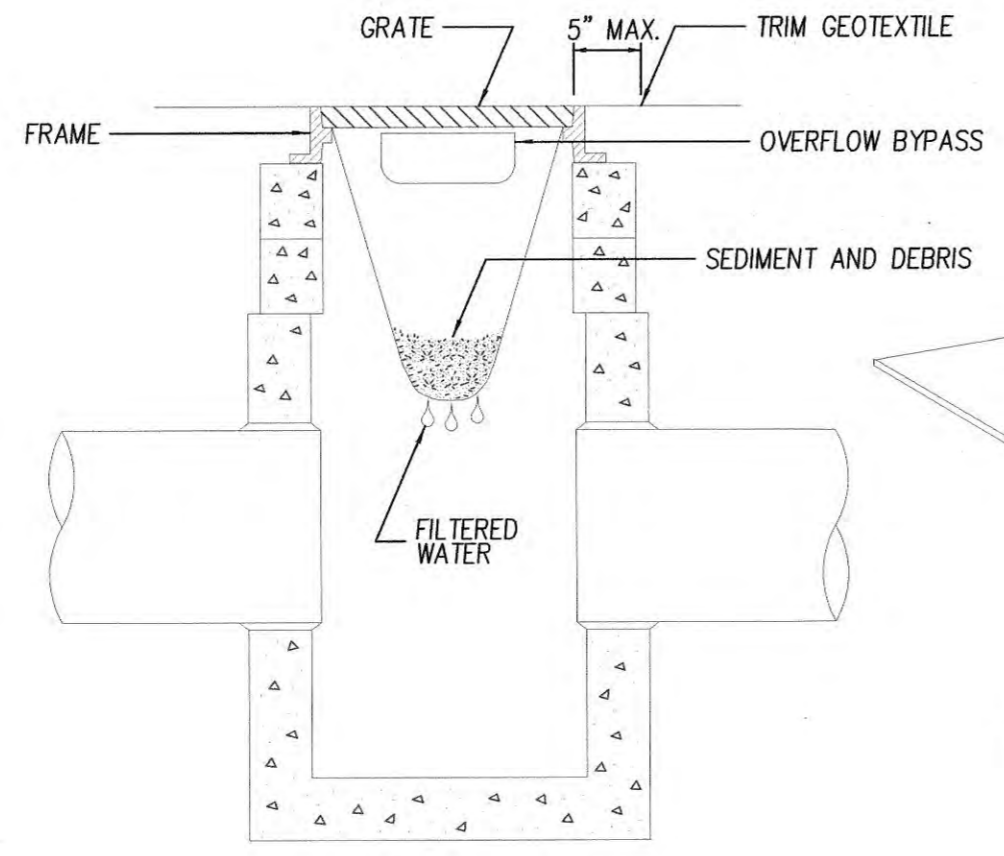
1/13/22  
DATE

1/12/22  
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**GENERAL NOTES (WHEEL WASH PLAN)**

- 1. WATER IN THE WHEEL WASH BASIN SHALL BE 12 TO 14 INCHES DEEP DURING OPERATION.
- 2. WATER IN THE WHEEL WASH BASIN SHALL BE REPLACED AT THE BEGINNING OF EACH DAY. THE WHEEL WASH BASIN WATER MAY NEED TO BE CHANGED MORE THAN ONCE PER DAY DEPENDING ON CONSTRUCTION SITE CONDITIONS. THE ENGINEER AND ESC LEAD SHALL REVIEW SITE CONDITIONS AND MODIFY THE WATER REPLACEMENT SCHEDULE AS NECESSARY TO PREVENT TRANSPORT OF SEDIMENT OFFSITE.
- 3. THE WHEEL WASH BASIN WATER WILL BE REMOVED AND DISCHARGED AT A LOCATION APPROVED BY THE ENGINEER.

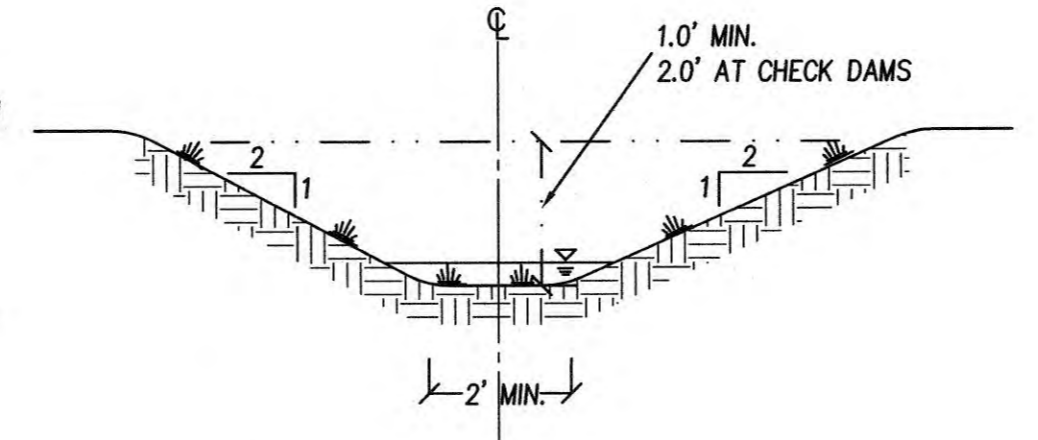


- CATCH BASIN INSERT NOTES**
1. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 8-01.3(15).
  2. SIZE THE BELOW GRATE INLET DEVICE (BGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
  3. THE BGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
  4. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BGD WITHOUT SPILLING THE COLLECTED MATERIAL.
  5. SEE W.D.O.T. STANDARD PLAN I-7 STORM DRAIN INLET PROTECTION FOR MORE INFORMATION.

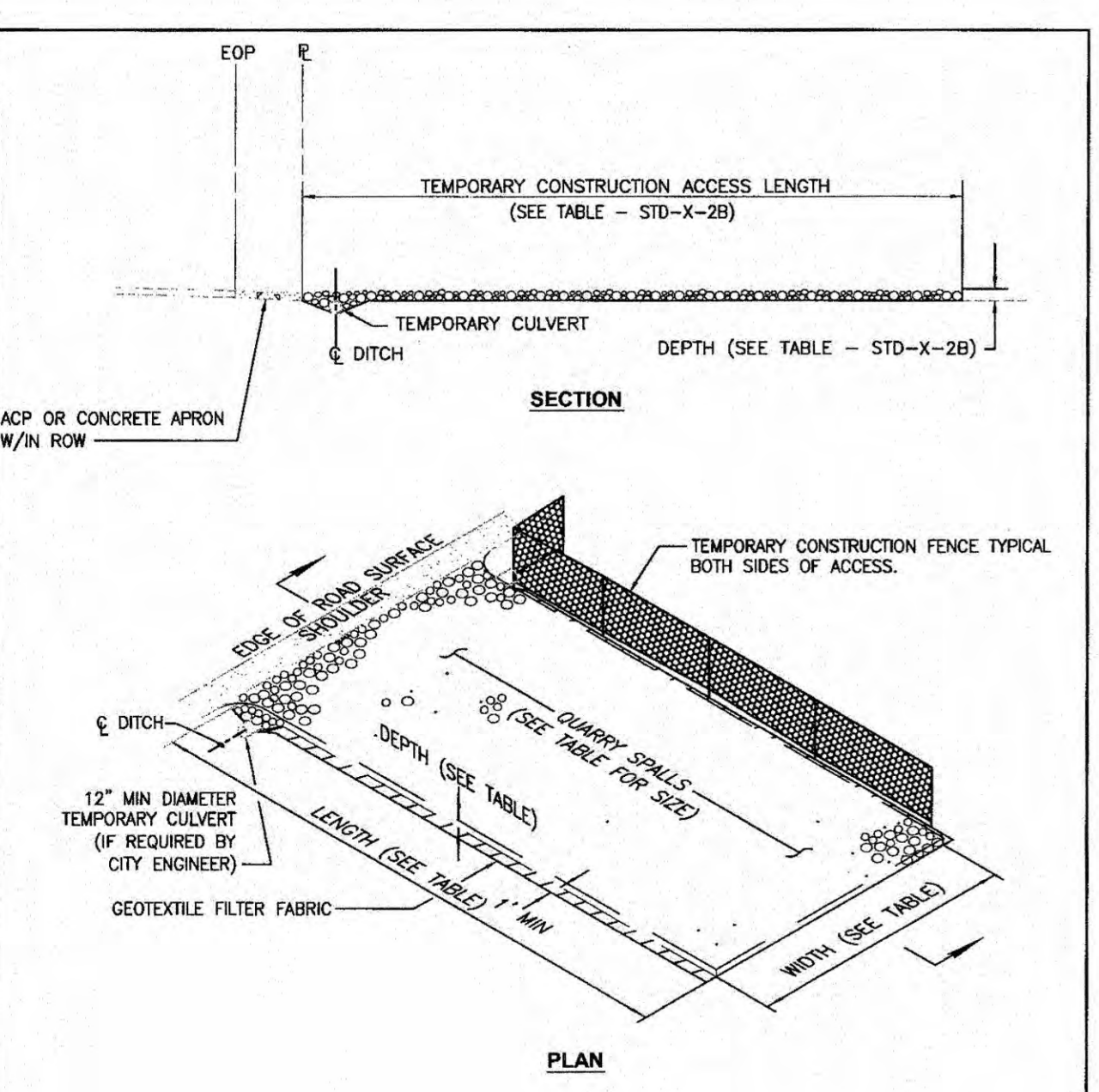
**CATCH BASIN INSERT**

**TEMPORARY INTERCEPTOR SWALE NOTES**

1. SEED AND MULCH SHALL BE APPLIED WITHIN 5 DAYS OF SWALE CONSTRUCTION. SEE EROSION CONTROL/HYDROSEED SEEDING MIX ON SHEET 5.
2. NO EROSION SHALL OCCUR AT THE OUTLET. PROVIDE ENERGY DISSIPATION MEASURES AS NECESSARY.
3. SEDIMENT LADEN RUNOFF MUST BE RELEASED THROUGH A SEDIMENT TRAPPING FACILITY SUCH AS A POND, TRAP, OR SILT FENCE AS APPROPRIATE TO DRAINAGE AREA SIZE.
4. SEE SHEET 5, EROSION CONTROL/HYDROSEED SEEDING MIX FOR ARMORING REQUIREMENTS. SOD MAY BE SUBSTITUTED.



**TEMPORARY INTERCEPTOR SWALE**



TEMPORARY CONSTRUCTION ENTRANCE CRITERIA FOR T.E.S.C. GRADE & FILL, SITE WORK & BUILDING CONSTRUCTION					
DESCRIPTION	TYPE 1	TYPE 2	TYPE 3	TYPE 4	CATEGORY
SITE SIZE IN ACRES	<1.0	1.0 TO 3.0	3.0 TO 6.0	>6.0	SITE SIZE CRITERIA
VOLUME OF CUT & FILL (CY)	<2,500	<20,000	<100,000	>100,000	
MINIMUM WIDTH IN FEET	15	24	24	30	GEOMETRY & DIMENSIONS
MIN DEPTH OF SPALLS (INCHES)	8	12	12	18	
MIN LENGTH OF SPALL ENTRANCE	50	75	100	150	
MIN RETURN RAD OFF ST. (FT)	0	30	35	40	ENTRANCE
DEPTH OF ACP APPROACH IN ROW	3	4	6	6	
TYPE OF ACP FOR APPROACHES	CLASS "B"	CLASS "B"	CLASS "B"	CLASS "B"	MATERIAL SPECIFICATIONS
CONCRETE APPROACH THICKNESS	6	6	6	7	
TYPE OF CONCRETE CEMENT	6 SACK-1 1/2	6 SACK-1 1/2	6 SACK-1 1/2	6 SACK-1 1/2	FOR ENTRANCE
28 DAY OF STRENGTH OF CONC	4,000 lb	4,000 lb	4,000 lb	4,000 lb	
CONC. CEMENT REINFORCEMENT	FIBER MESH #4@12" CW	FIBER MESH #4@12" CW	FIBER MESH #4@12" CW	FIBER MESH #4@12" CW	RIGHT-OF-WAY
GEOTEXTILE REQUIRED	YES	YES	YES	YES	
SIZE OF QUARRY SPALLS	2" - 4"	4" - 6"	4" - 6"	4" - 6"	

- PURPOSE:**  
THE PURPOSE OF CONSTRUCTION ENTRANCES IS TO REDUCE THE AMOUNT OF SEDIMENT TRACKED OFF-SITE BY CONSTRUCTION VEHICLES. PROTECTION OF THE CITY'S STORM DRAINAGE SYSTEM FROM UN-DUE AMOUNTS OF SEDIMENT AND PROTECTION OF THE CITY'S STREETS AND ROADS, AN ACP OR CONCRETE APPROACH WITHIN THE LIMITS OF THE RIGHT-OF-WAY PROTECTS THE CITY STREET AND REDUCES THE POTENTIAL OF ROCKS GETTING ONTO THE STREETS.
- NOTES:**
1. ACP WILL BE USED WITHIN THE RIGHT-OF-WAY WHERE THE STREET IS WITHOUT CURB & GUTTER.
  2. FOR ACCESS OFF IMPROVED STREETS, PROVIDE CONCRETE DRIVEWAY IN ROW AS SPECIFIED IN THE TABLE.
  3. CURB CUTS SHALL MEET THE SAME MATERIAL REQUIREMENTS AS CONCRETE DRIVEWAY APPROACHES.
  4. FOR ACP APPROACHES, EDGE OF ROAD SHALL BE SAW CUT, EDGE TACKED AND JOINT SEALED WITH AR4000.
- DESIGN AND INSTALLATION SPECIFICATIONS:**
1. SEE PAGE 1 OF THIS CITY STANDARD (DETAIL 1) FOR LAYOUT OF ENTRANCE.
  2. GEOTEXTILE SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENTS FROM PUMPING UP INTO THE ROCK PAD. THE FABRIC SHALL CONFORM TO WSDOT STANDARD SPECIFICATION 9-33, TABLE 3 FOR SOIL STABILIZATION FABRIC.
  3. FENCING SHALL BE INSTALLED AS NECESSARY TO RESTRICT TRAFFIC TO THE CONSTRUCTION ENTRANCE.
  4. LOCATION OF CONSTRUCTION ENTRANCE SHALL BE APPROVED BY THE CITY ENGINEER. TYPE 1 AND 2 SITES WILL GENERALLY BE ALLOWED ONLY ONE ENTRANCE.
  5. TRUCK ROUTES FOR TYPE 2, 3, AND 4 SITES SHALL BE SUBMITTED WITH THE PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.
  6. PERMITTEE SHALL POST PERFORMANCE BOND FOR TYPE 2, 3, AND 4 SITES.
- MAINTENANCE STANDARDS:**
1. QUARRY SPALLS SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
  2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, ALTERNATIVE/ADDITIONAL MEASURES SHALL BE REQUIRED WHICH MAY INCLUDE STREET SWEEPING, INCREASING DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH.
  3. ANY ROCK SPALLS THAT ARE LOOSEENED FROM THE PAD AND END UP IN THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
  4. DIRT TRACKED ONTO THE STREETS SHALL BE REMOVED BY SWEEPERS. WATER TRUCKS MAY BE USED AS A SECONDARY MEASURE TO COMPLETE THE CLEANING IF NECESSARY.

**CITY OF ORTING**

**TEMPORARY CONSTRUCTION ACCESS**

SCALE: NO SCALE    APPROVAL DATE:    DRAWING NO. X-2A

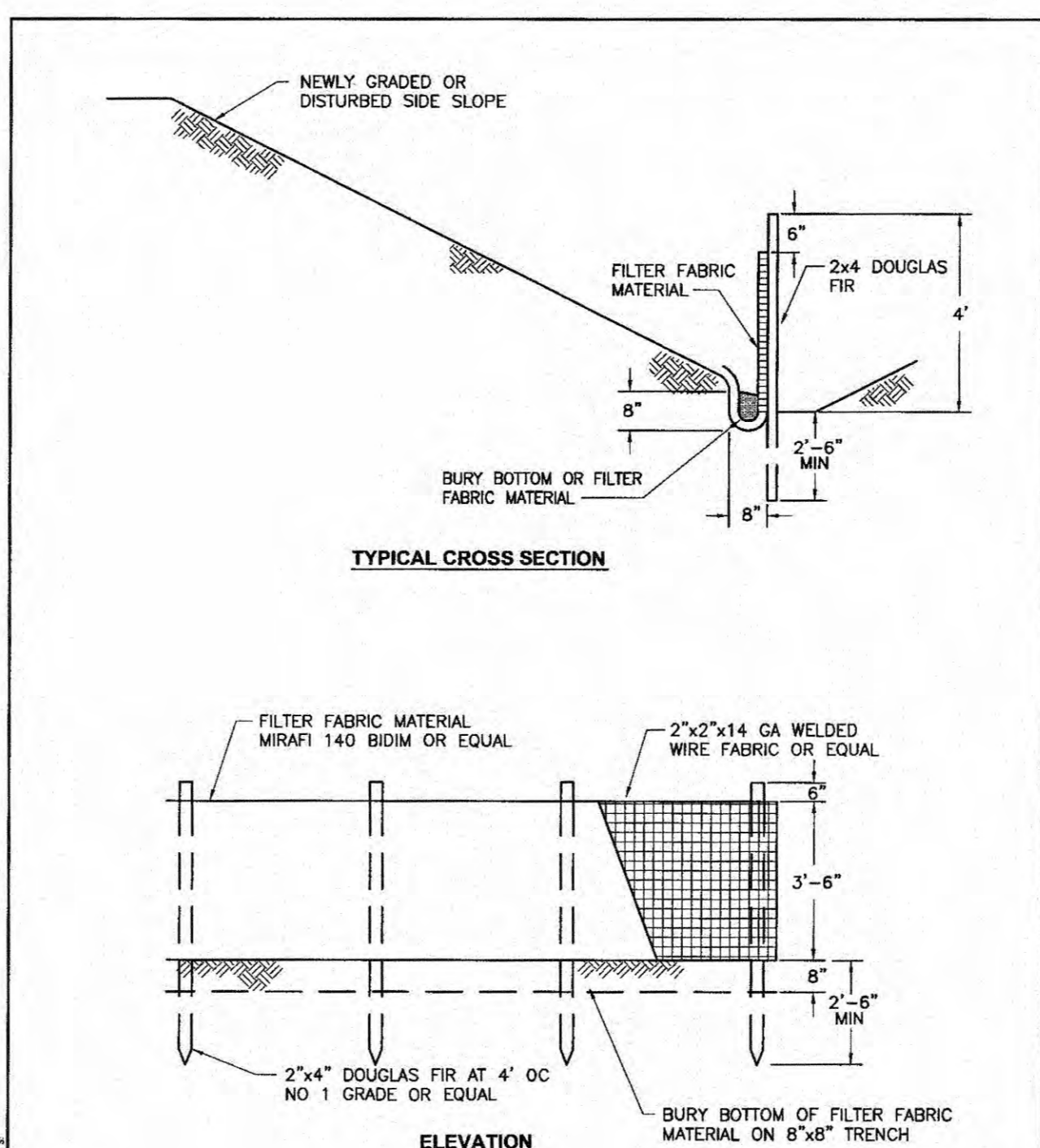
FILE NAME: STD-X-2A

**CITY OF ORTING**

**TEMPORARY CONSTRUCTION ACCESS NOTES**

SCALE: NO SCALE    APPROVAL DATE:    DRAWING NO. X-2B

FILE NAME: STD-X-2B

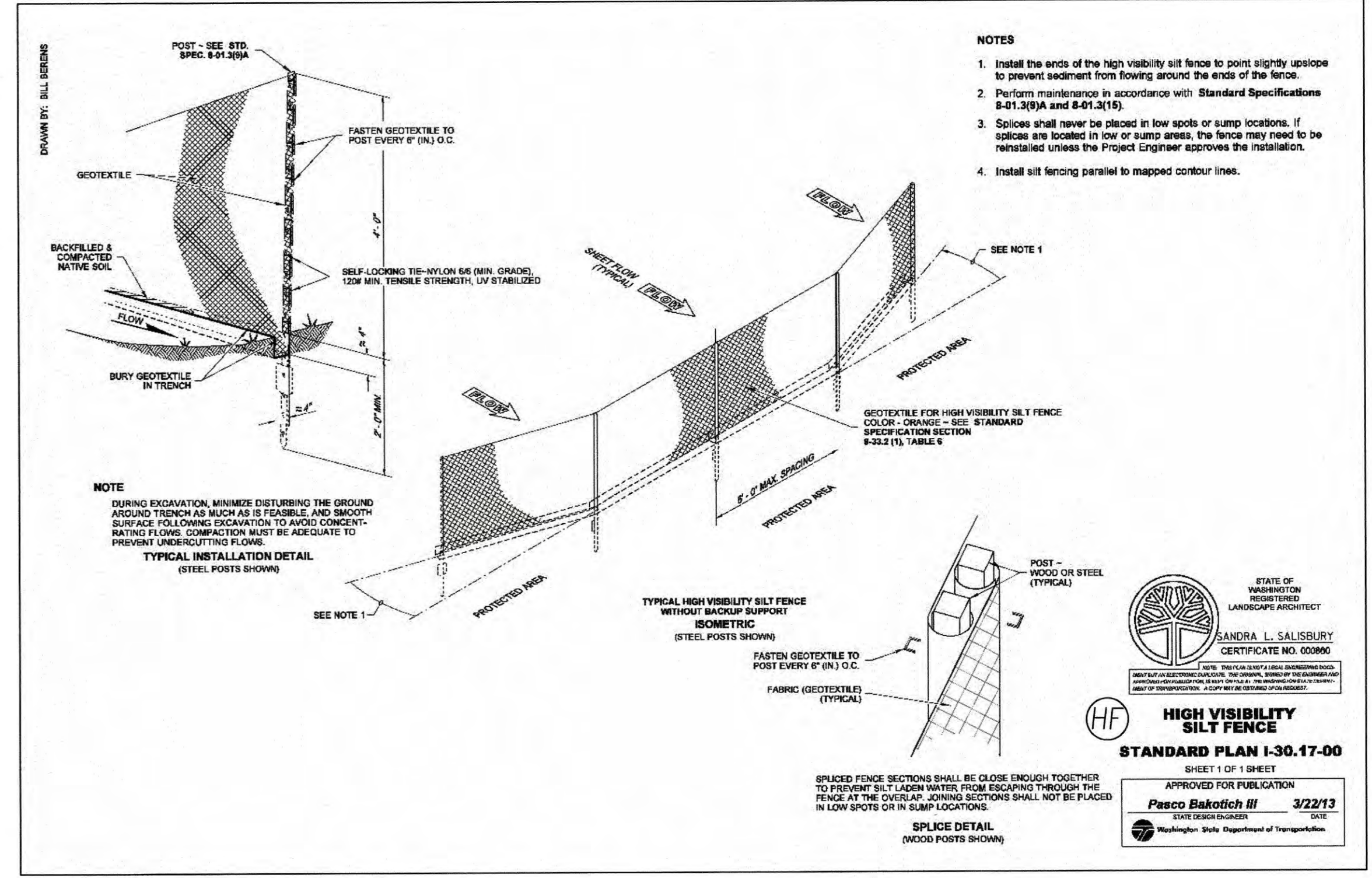


**CITY OF ORTING**

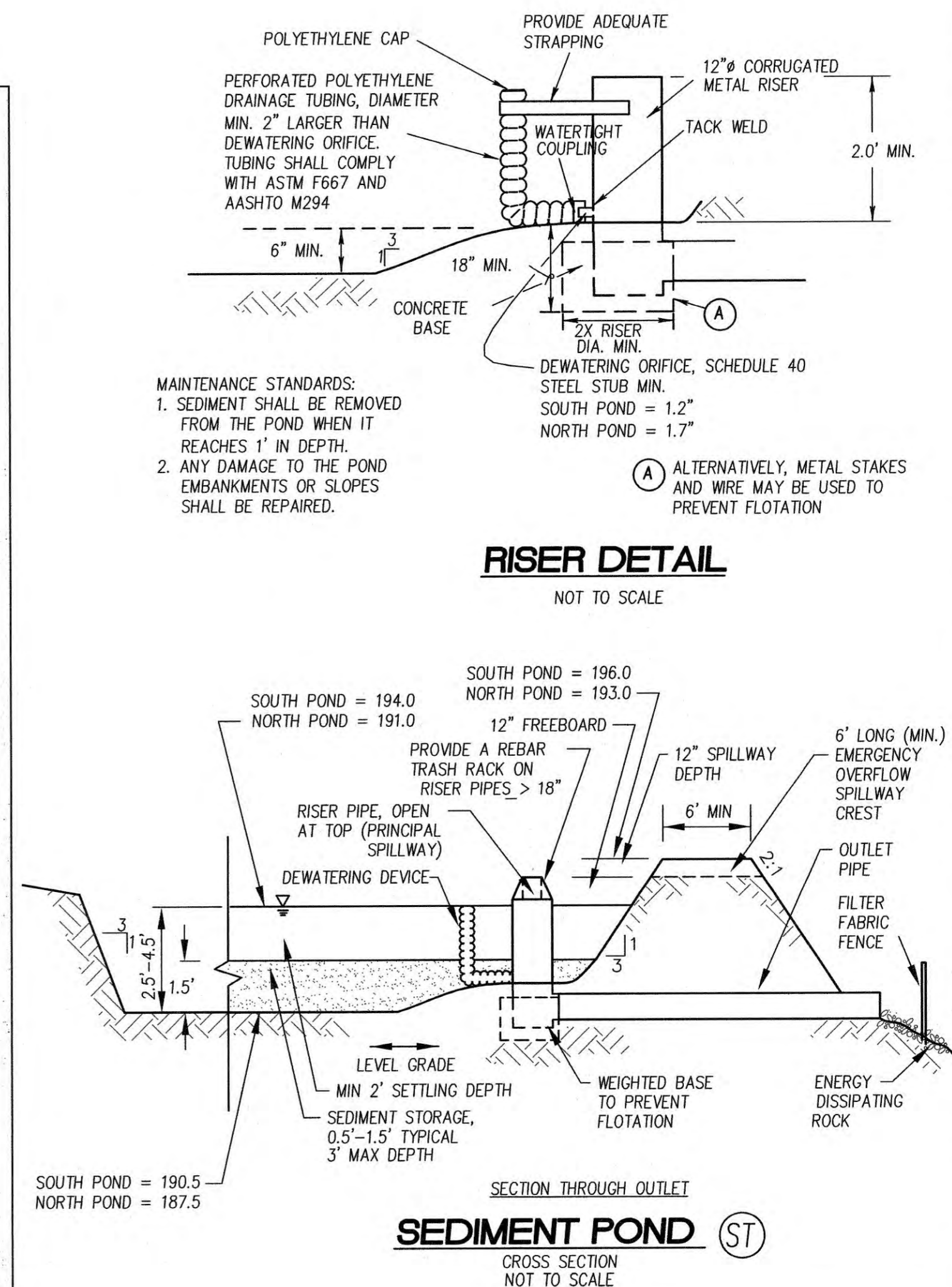
**SILT FENCE**

SCALE: NO SCALE    APPROVAL DATE:    DRAWING NO. X-3

FILE NAME: STD-X-3



- NOTES**
1. Install the ends of the high visibility silt fence to point slightly up-slope to prevent sediment from flowing around the ends of the fence.
  2. Perform maintenance in accordance with Standard Specifications 8-01.3(9)(A) and 8-01.3(15).
  3. Splices shall never be placed in low spots or slump locations. If splices are located in low or slump areas, the fence may need to be reinstalled unless the Project Engineer approves the installation.
  4. Install silt fencing parallel to mapped contour lines.
- NOTE**  
DURING EVALUATION PHASES (ESTABLISHING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE AND SMOOTH SURFACE FOLLOWING EXCAVATION TO WORK CONCENTRATING FLOWS, COMPACTION MUST BE ADEQUATE TO PREVENT UNDERSTANDING FLOWS.)
- TYPICAL INSTALLATION DETAIL (STEEL POSTS SHOWN)**
- SPlice DETAIL (WOOD POSTS SHOWN)**
- STANDARD PLAN I-30.17-00**
- APPROVED FOR PUBLICATION**  
Pasco Balaich III 3/22/13  
Washington State Department of Transportation



**CITY OF ORTING**

**SEDIMENT POND**

SCALE: NO SCALE    APPROVAL DATE:    DRAWING NO. X-3

FILE NAME: STD-X-3

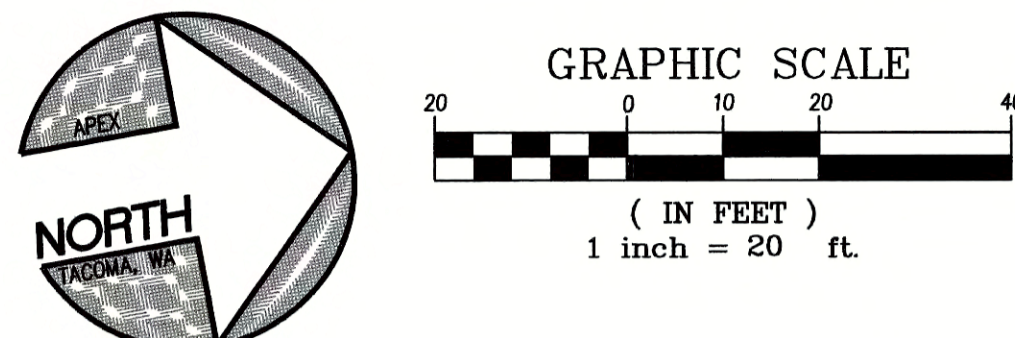
**BRIDGEWATER GRADING AND T.E.S.C. PLAN NOTES AND DETAILS**

**CLIENT**  
BRIDGEWATER 801 LLC  
3106-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98391  
ATTN: MR. ERIC CORLISS

**PROJECT MANAGER**  
CMH

**DESIGN** CLJ  
**DRAWN** JRE/MSA  
**CHECKED** KAS  
**SEC** 31 T 19 N R 05 E  
**FILE NO** 6/33008/WORK  
**DATE** 02/10/20  
**SCALE** AS SHOWN

**SHEET 7 OF 23**  
**FILE NO** 33008  
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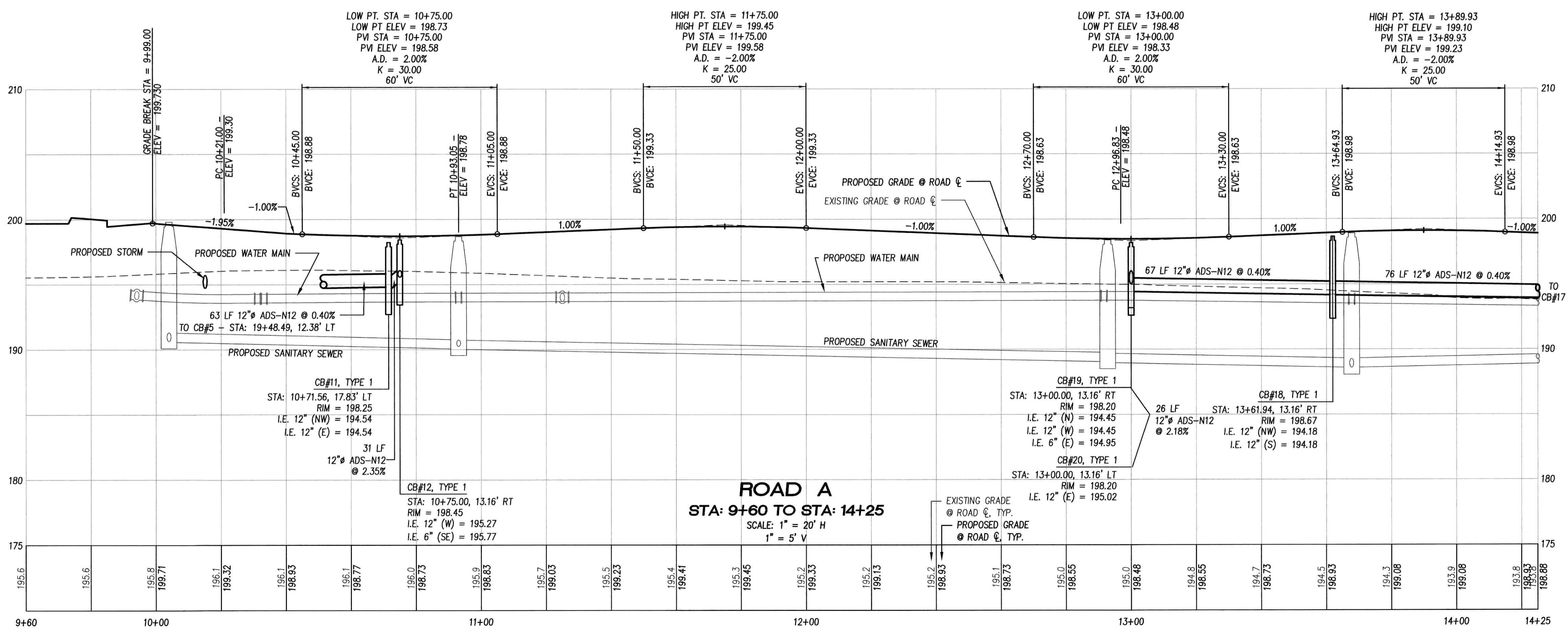
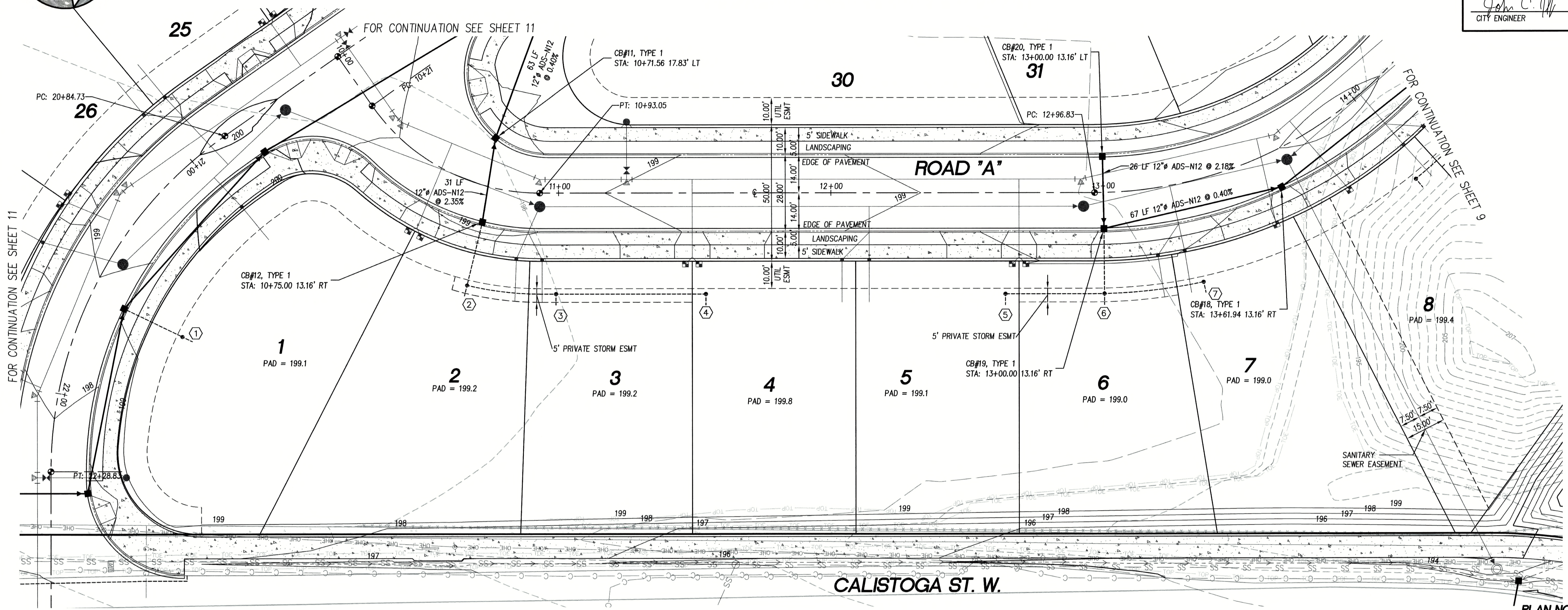
# BRIDGEWATER

## PUBLIC ROAD AND STORM PLAN AND PROFILE - STA 9+60 TO 14+25

A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N, RANGE 05 E, W.M.  
CITY OF ORTING, PIERCE COUNTY, WASHINGTON

**CITY OF ORTING**  
APPROVED FOR CONSTRUCTION

	1/13/22
CITY ADMINISTRATOR	DATE
	1/12/22
CITY ENGINEER	DATE

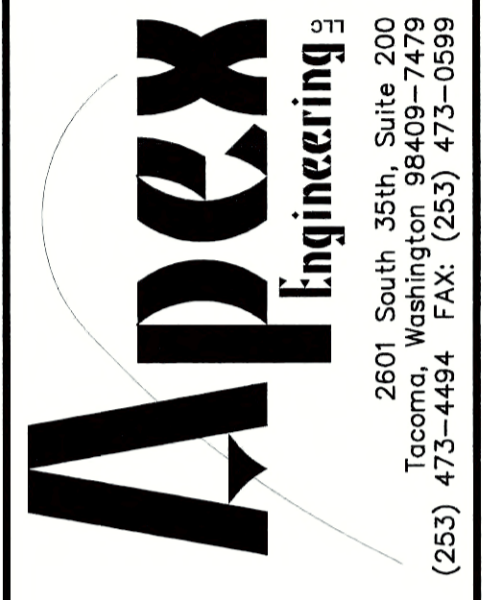


- PLAN NOTES:**
- FOR ROAD CENTERLINE DATA SEE SHEET 2.
  - FOR TYPICAL ROAD SECTION SEE DETAIL ON SHEET 3.
  - FOR INTERSECTION DETAILS AND ADA RAMP, SEE SHEETS 13.
  - ROOF DRAIN DOWNSPOUT PIPES SHALL BE 6" ADS-N12 @ 1% MIN.
  - INSTALL RESIDENTIAL DRIVEWAY APPROACHES PER DETAIL ON SHEET 14.
  - WATER AND SEWER LINES SHOWN FOR REFERENCE ONLY. SEE SHEETS 17 THRU 21 FOR ADDITIONAL INFORMATION.
  - STREET LIGHTING IS TO BE COORDINATED WITH THE CITY ENGINEER AND SERVICING UTILITY.

**ROOF DOWNSPOUT CLEANOUTS**

STATION	OFFSET	RIM	I.E.
① STA: 21+61.05	37.00' (L)	199.10	195.98
② STA: 10+75.00	37.00' (R)	199.20	196.01
③ STA: 10+99.00	37.00' (R)	199.20	196.34
④ STA: 11+54.05	37.00' (R)	199.80	196.89
⑤ STA: 12+64.05	37.00' (R)	199.10	195.55
⑥ STA: 12+99.72	37.00' (R)	199.00	195.19
⑦ STA: 13+29.12	37.00' (R)	199.00	195.56

REV NO	REVISION DESCRIPTION	DATE



**BRIDGEWATER 801 LLC**  
3106-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98591  
ATTN: MR. ERIC CORLISS

**TITLE**  
BRIDGEWATER  
PUBLIC ROAD AND STORM  
PLAN AND PROFILE  
STA 9+60 TO STA 14+25



**PROJECT MANAGER**  
CJH

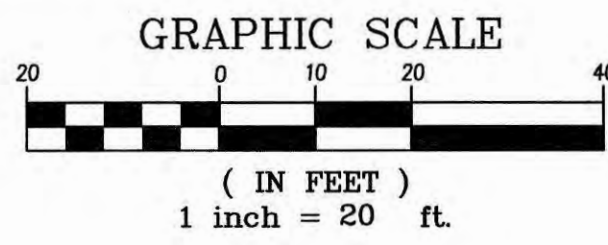
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**DATE** 02/10/20  
**SCALE** 1"=20'

**SHEET 8 OF 23**  
**FILE NO** 33008



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# BRIDGEWATER

## PUBLIC ROAD AND STORM PLAN AND PROFILE - STA 14+25 TO 16+00

A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N, RANGE 05 E, W.M.

CITY OF ORTING, PIERCE COUNTY, WASHINGTON

FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE SHEET 10

CITY OF ORTING	
APPROVED FOR CONSTRUCTION	
	1/13/22
CITY ADMINISTRATOR	DATE
	1/12/22
CITY ENGINEER	DATE

### PLAN NOTES:

- FOR ROAD CENTERLINE DATA SEE SHEET 2.
- FOR TYPICAL ROAD SECTION SEE DETAIL ON SHEET 3.
- FOR INTERSECTION DETAILS AND ADA RAMP, SEE SHEETS 13.
- ROOF DRAIN DOWNSPOUT PIPES SHALL BE 6" ADS-N12 @ 1% MIN.
- INSTALL RESIDENTIAL DRIVEWAY APPROACHES PER DETAIL ON SHEET 14.
- WATER AND SEWER LINES SHOWN FOR REFERENCE ONLY. SEE SHEETS 17 THRU 21 FOR ADDITIONAL INFORMATION.
- STREET LIGHTING IS TO BE COORDINATED WITH THE CITY ENGINEER AND SERVICING UTILITY.
- TRT "A" - ACCESS TO EXISTING CELL TOWER.

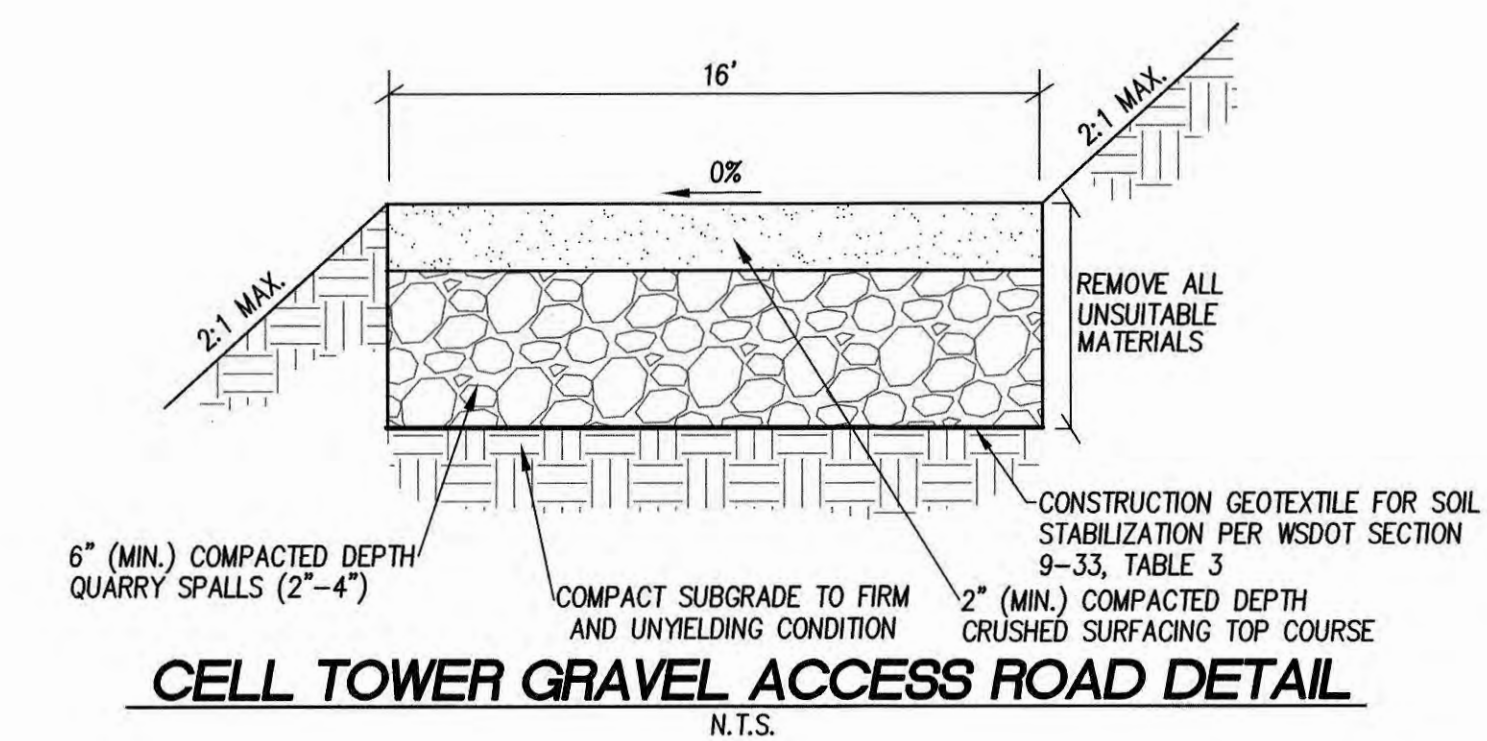
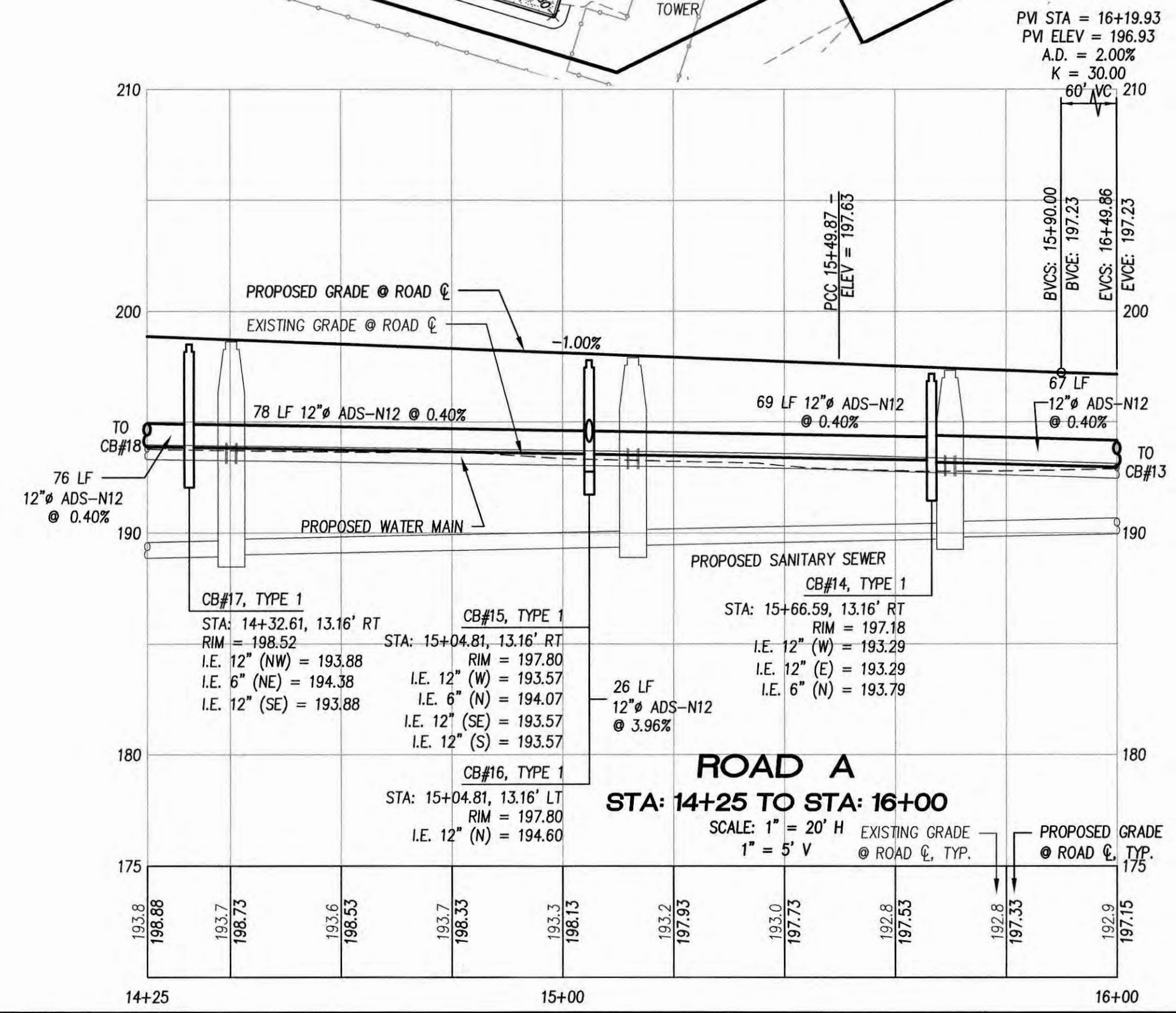
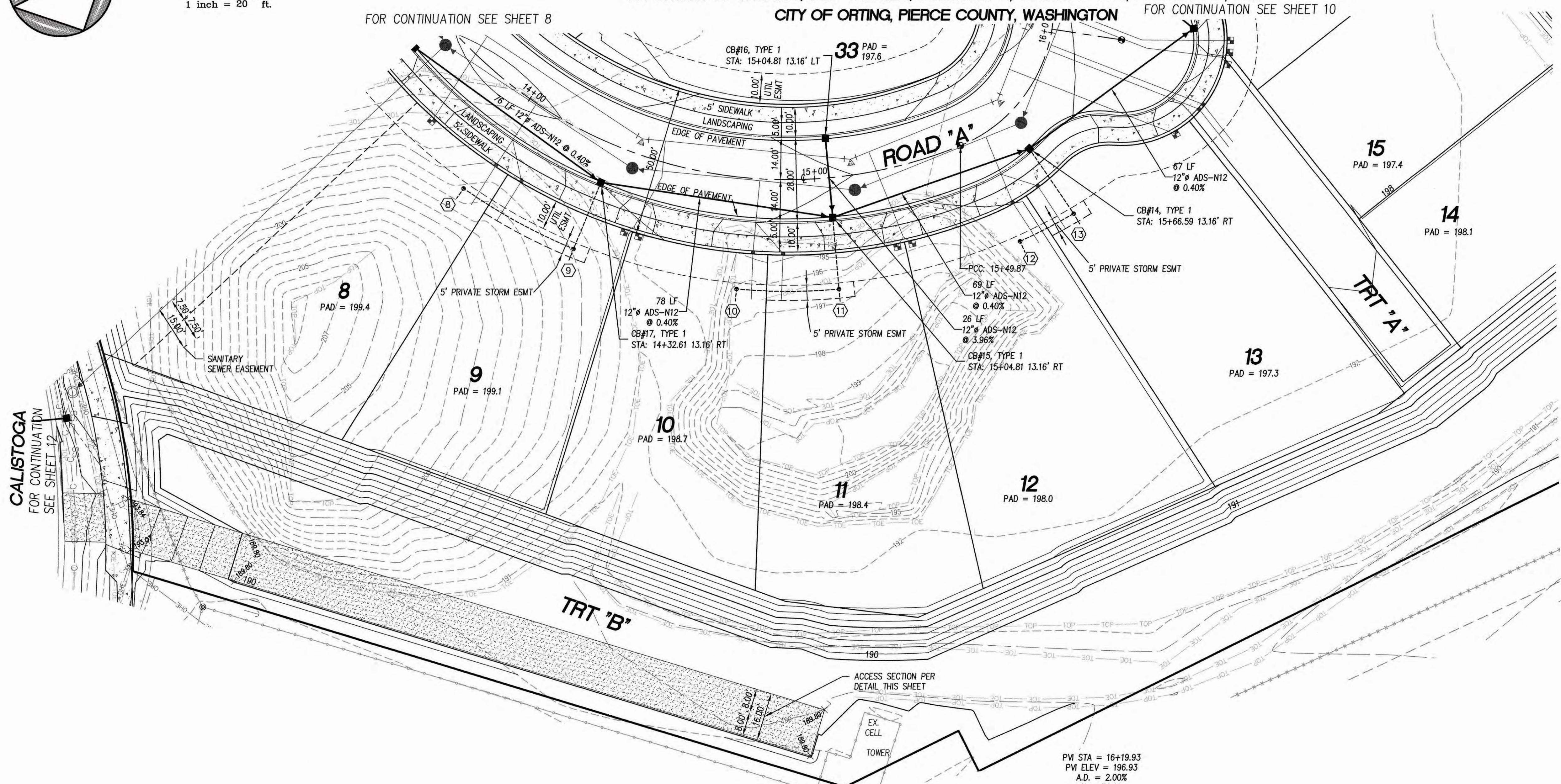
### ROOF DOWNSPOUT CLEANOUTS

STATION	OFFSET	RIM	I.E.
8	STA: 13+99.19	37.00' (R)	199.40 195.04
9	STA: 14+32.61	37.00' (R)	199.10 194.62
10	STA: 14+77.40	37.00' (R)	198.70 194.65
11	STA: 15+04.72	37.00' (R)	198.40 194.31
12	STA: 15+53.39	37.12' (R)	198.00 194.25
13	STA: 15+64.72	39.07' (R)	197.30 194.05

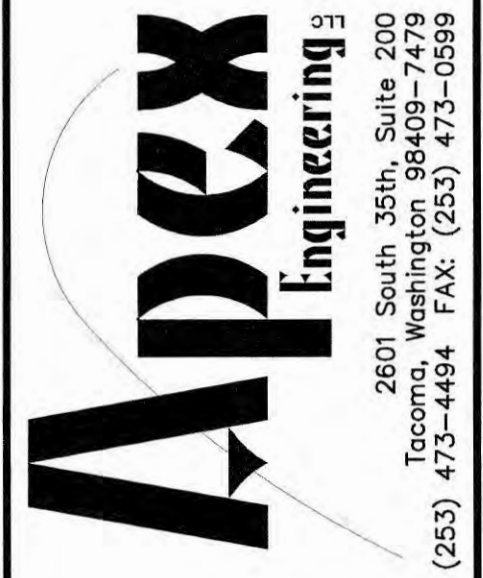
### EXISTING CELL TOWER NOTE:

CONTRACTOR TO COORDINATE WITH CELL SERVICE PROVIDER AS NECESSARY PRIOR TO CONSTRUCTION. CONTRACTOR TO CONFIRM EXISTING POWER / UTILITY LINES PRIOR TO CONSTRUCTION AND PROTECT AS NECESSARY.

CALISTOGA FOR CONTINUATION SEE SHEET 12



REV. NO.	REVISION DESCRIPTION	DATE



**BRIDGEWATER**  
PUBLIC ROAD AND STORM  
PLAN AND PROFILE  
STA 14+25 TO 16+00

**BRIDGEWATER 801 LLC**  
3106-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98391  
ATTN: MR. ERIC CORLISS

TITLE

CLIENT



PROJECT MANAGER  
CMH

DESIGN QJW  
DRAWN JRE/MSA  
CHECKED KAS  
SEC 31 T 19 N R 05 E  
FILE NO L/33008/WORK  
DATE 02/10/20  
SCALE 1"=20'

SHEET 9 OF 23  
FILE NO 33008  
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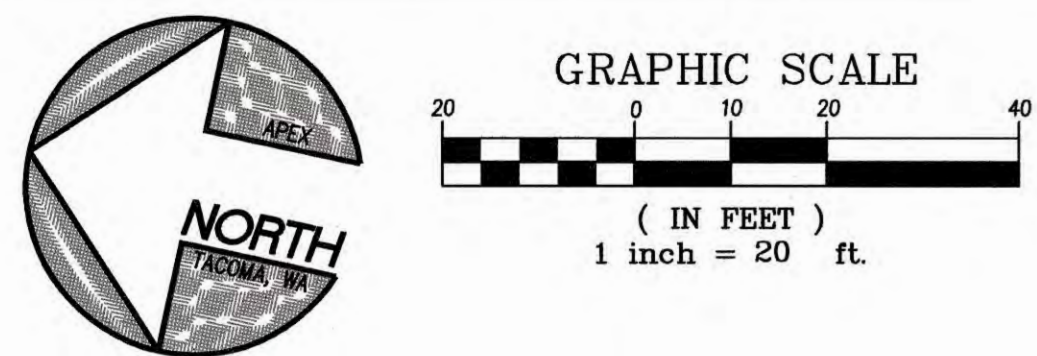
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# BRIDGEWATER

## PUBLIC ROAD AND STORM PLAN AND PROFILE - STA 16+00 TO 19+00

A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N., RANGE 05 E., W.M.

CITY OF ORTING, PIERCE COUNTY, WASHINGTON



**CITY OF ORTING**  
APPROVED FOR CONSTRUCTION

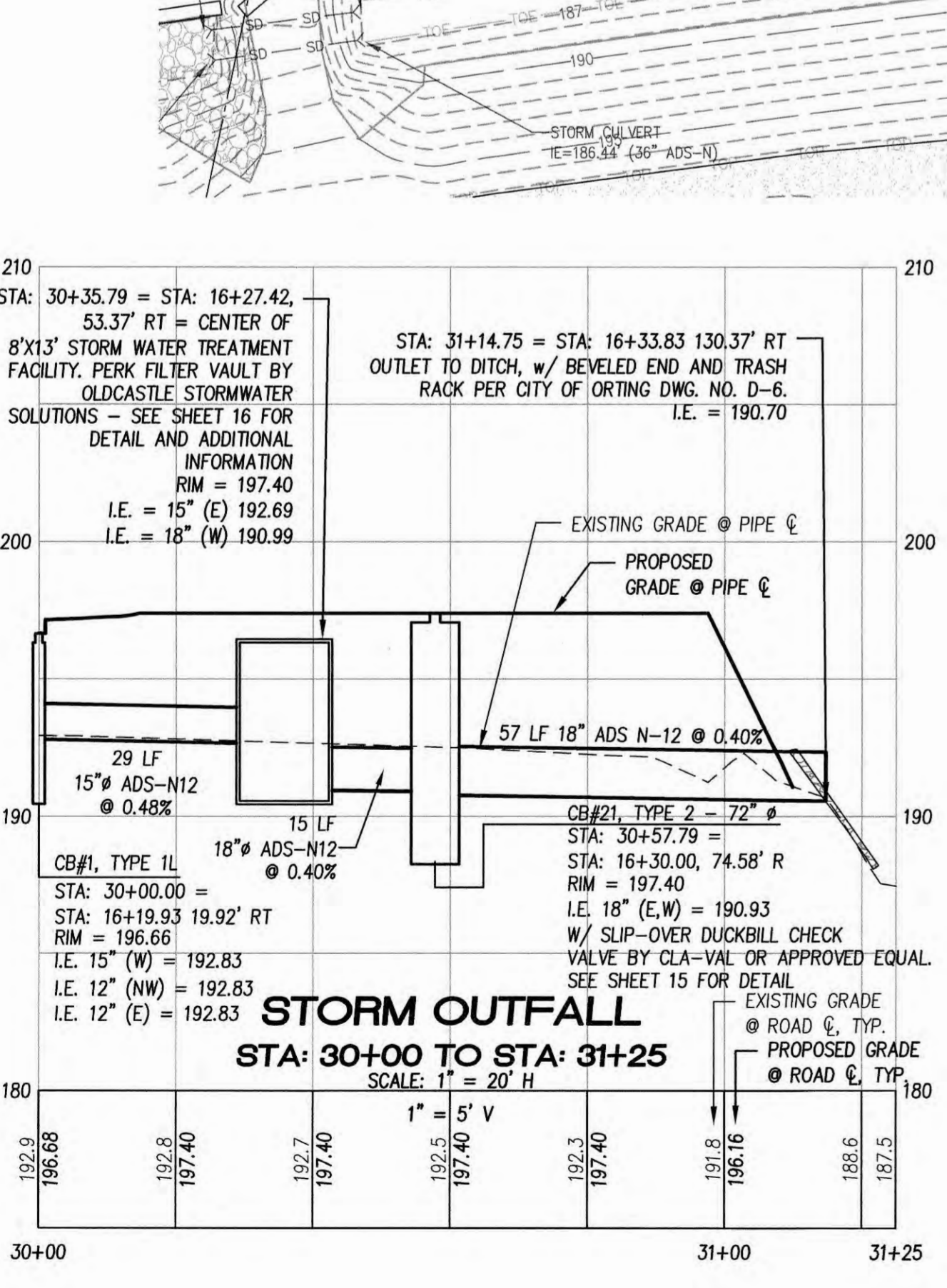
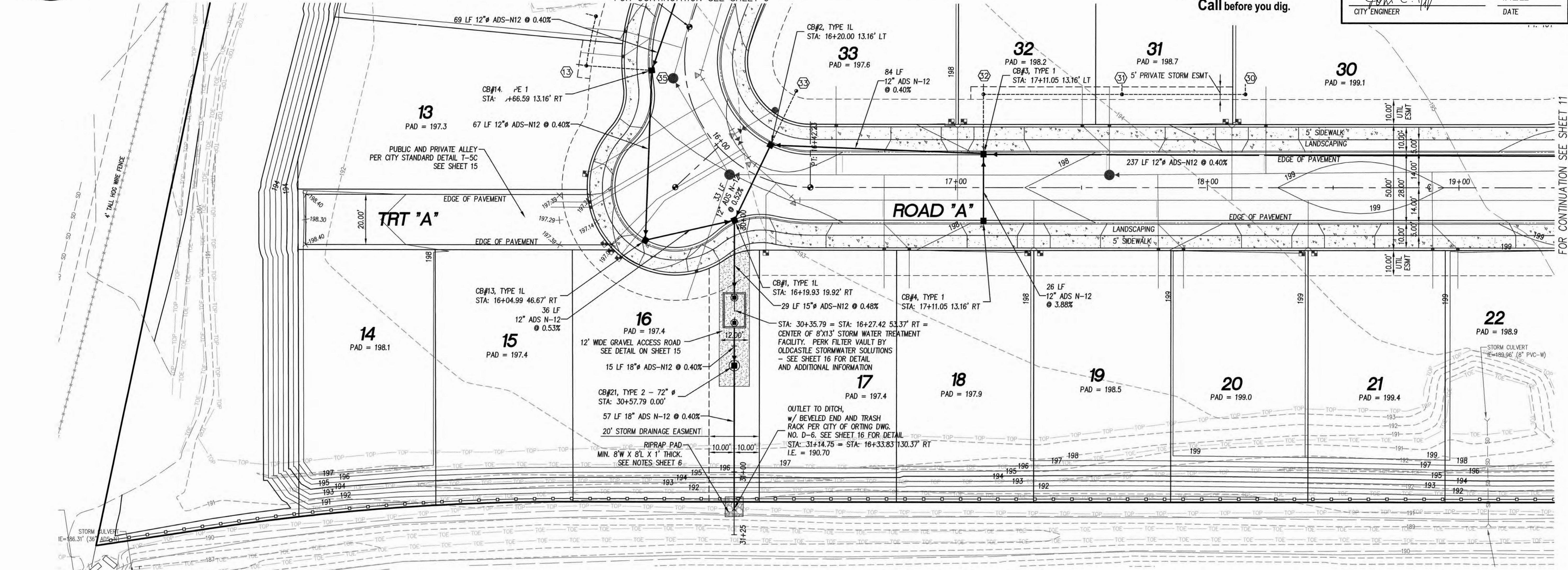
1/13/22  
DATE

1/12/22  
DATE

CITY ADMINISTRATOR

CITY ENGINEER

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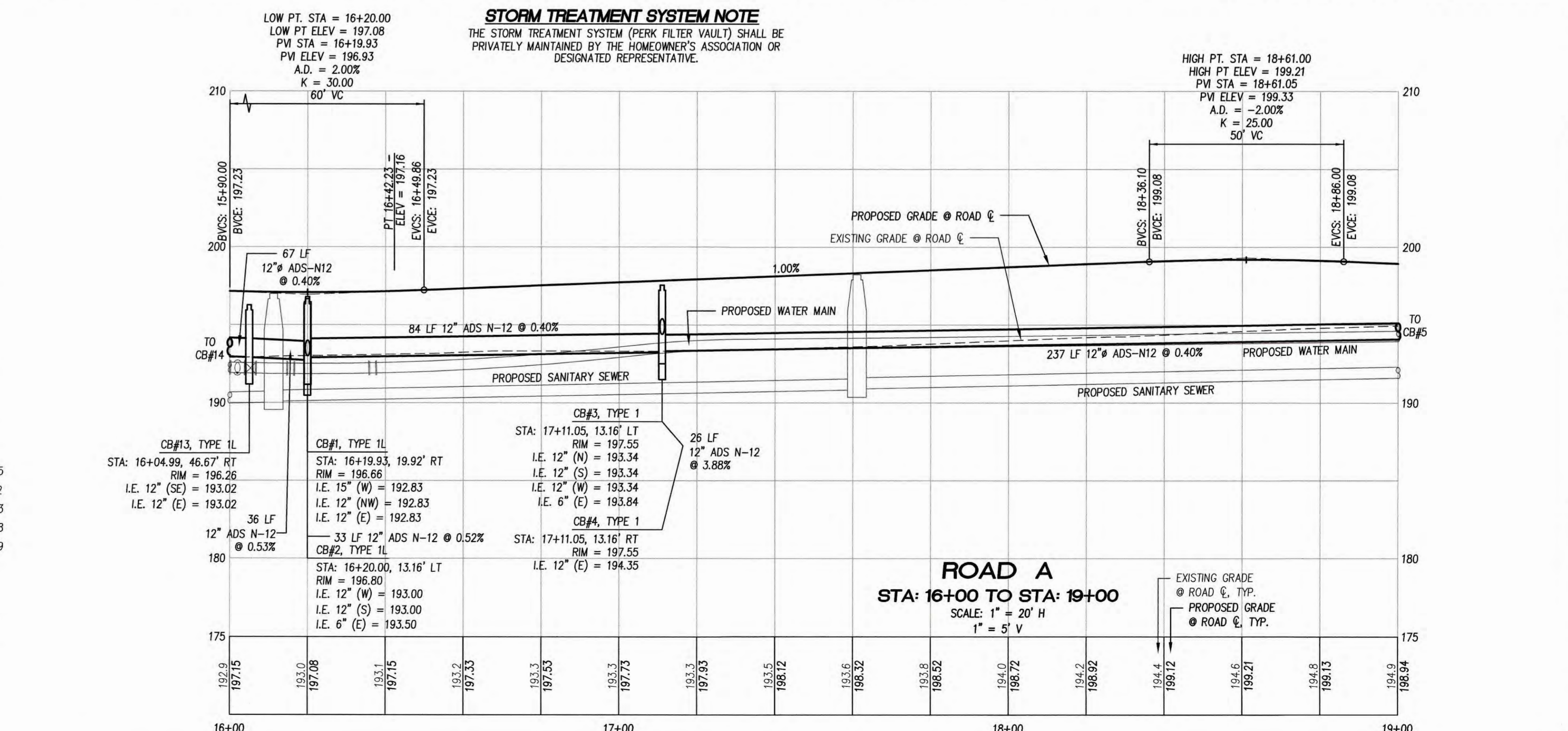
**PLAN NOTES:**

- FOR ROAD CENTERLINE DATA SEE SHEET 2.
- FOR TYPICAL ROAD SECTION SEE DETAIL ON SHEET 3.
- FOR INTERSECTION DETAILS AND ADA RAMP. SEE SHEETS 13.
- ROOF DRAIN DOWNSPOUT PIPES SHALL BE 6" ADS-N12 @ 1% MIN.
- INSTALL RESIDENTIAL DRIVEWAY APPROACHES PER DETAIL ON SHEET 14.
- WATER AND SEWER LINES SHOWN FOR REFERENCE ONLY. SEE SHEETS 17 THRU 21 FOR ADDITIONAL INFORMATION.
- STREET LIGHTING IS TO BE COORDINATED WITH THE CITY ENGINEER AND SERVING UTILITY.

**ROOF DOWNSPOUT CLEANOUTS**

STATION	OFFSET	RIM	I.E.
13	STA: 15+64.72 39.07' (R)	197.30	194.05
30	STA: 18+15.09 37.00' (L)	199.10	195.12
31	STA: 17+66.05 37.00' (L)	198.70	164.63
32	STA: 17+11.00 37.00' (L)	198.20	194.08
33	STA: 16+20.00 37.00' (L)	197.60	193.99

**ROOF DOWNSPOUT NOTE:**  
LOT 14 THROUGH 28 TO DRAIN INTO DITCH ALONG THE WEST PROPERTY LINE. EACH LOT SYSTEM SHALL BE SHOWN AS PART OF THAT LOT'S INDIVIDUAL BUILDING SITE PLAN.



REV NO	REVISION DESCRIPTION	DATE

**Apex Engineering**

2601 South 35th, Suite 200  
Tacoma, WA 98409  
(253) 473-4494 FAX: (253) 473-0599

BRIDGEWATER  
PUBLIC ROAD AND STORM  
PLAN AND PROFILE  
STA 16+00 TO 19+00

BRIDGEWATER 801 LLC  
3106-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98391  
ATTN: MR. ERIC CORLISS

TITLE

CLIENT

DATE SEALED 9-14-21



PROJECT MANAGER  
CMH

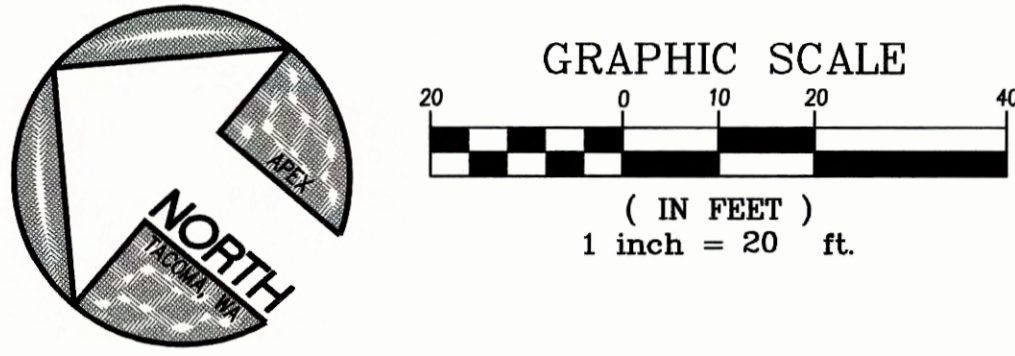
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FILE NO L/33008/WORK  
DATE 02/10/20  
SCALE 1"=20'

SHEET 10 OF 23

FILE NO 33008

APEX ENGINEERING LLC 2021

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# BRIDGEWATER

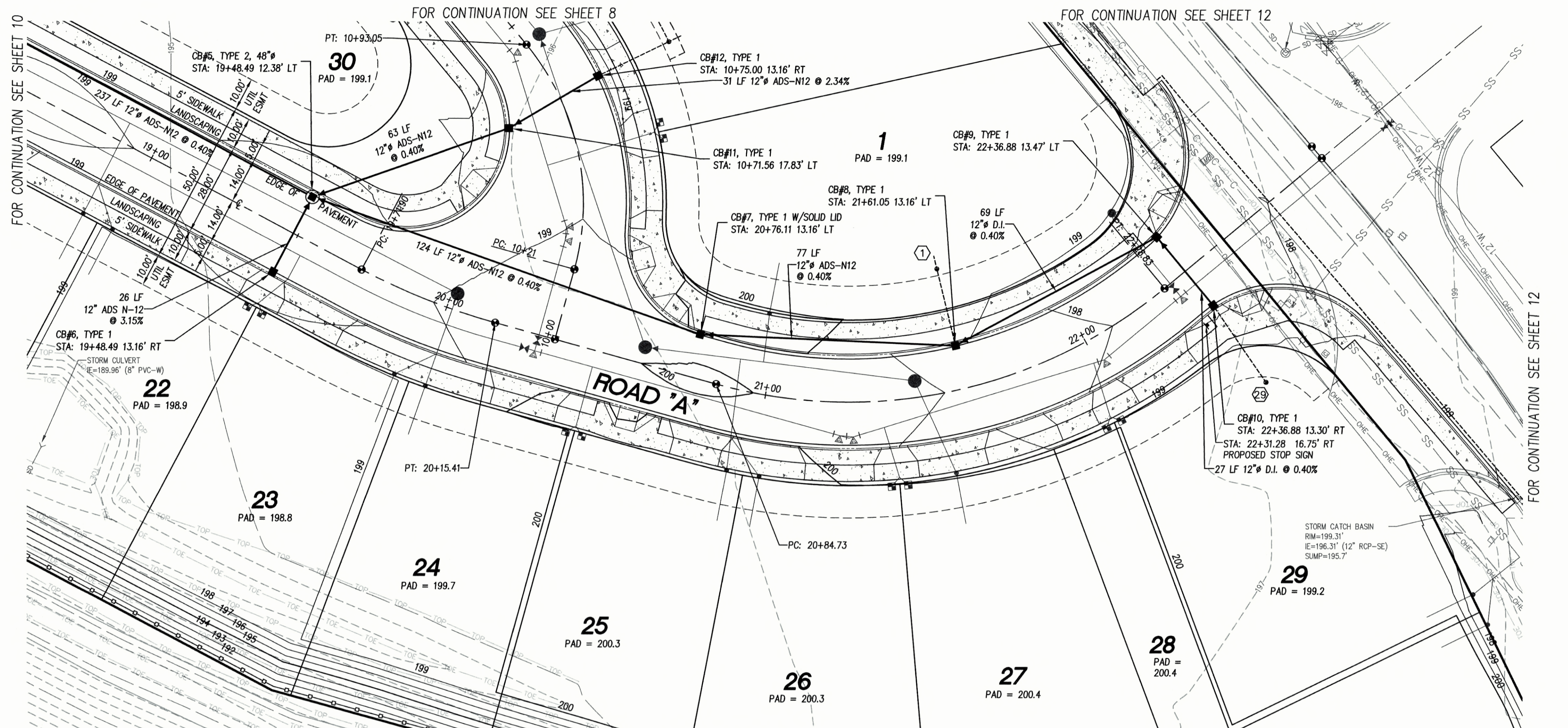
## PUBLIC ROAD AND STORM PLAN AND PROFILE - STA 19+00 TO 23+00

A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N, RANGE 05 E, W.M.  
CITY OF ORTING, PIERCE COUNTY, WASHINGTON

**CITY OF ORTING**  
**APPROVED FOR CONSTRUCTION**

CITY ADMINISTRATOR      1/13/22  
 DATE

CITY ENGINEER      1/12/22  
 DATE

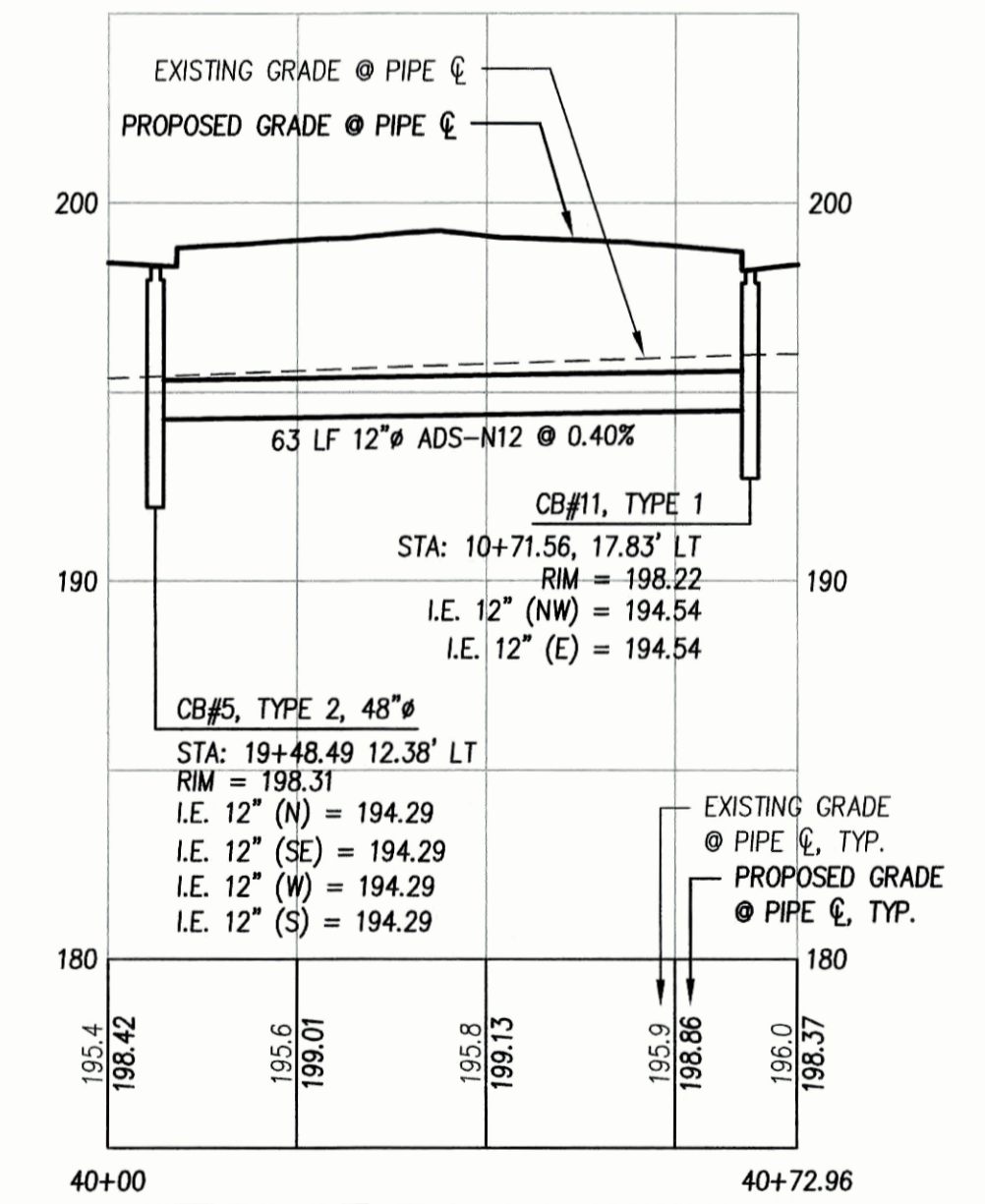
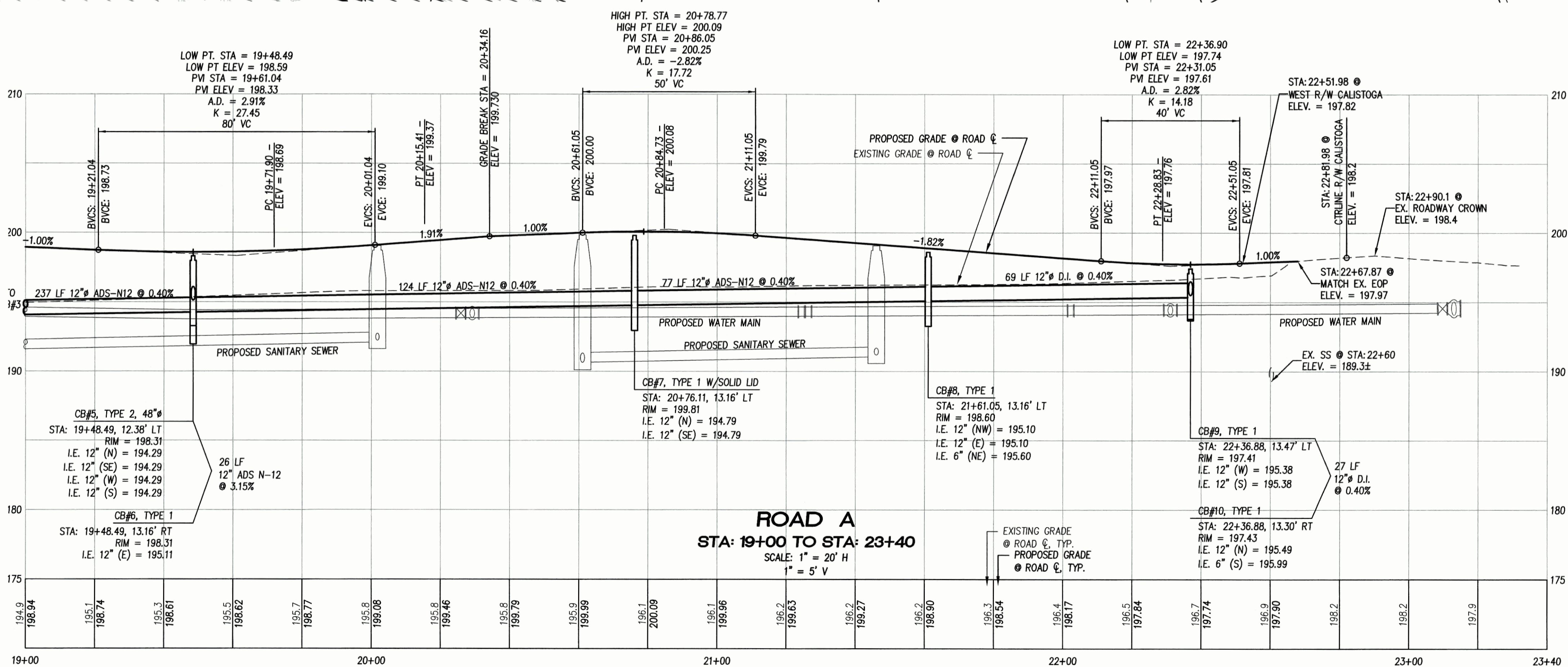


**ROOF DOWNSPOUT CLEANOUTS**

STATION	OFFSET	RIM	I.E.
1	STA: 21+61.05 37.00' (L)	199.10	195.98
29	STA: 22+34.41 41.35' (R)	199.20	196.41

**ROOF DOWNSPOUT NOTE:**  
LOT 14 THROUGH 28 TO DRAIN INTO DITCH ALONG THE WEST PROPERTY LINE. EACH LOT SYSTEM SHALL BE SHOWN AS PART OF THAT LOTS INDIVIDUAL BUILDING SITE PLAN.

- PLAN NOTES:**
- FOR ROAD CENTERLINE DATA SEE SHEET 2.
  - FOR TYPICAL ROAD SECTION SEE DETAIL ON SHEET 3.
  - FOR INTERSECTION DETAILS AND ADA RAMP. SEE SHEETS 13.
  - ROOF DRAIN DOWNSPOUT PIPES SHALL BE 6" ADS-N12 @ 1% MIN.
  - INSTALL RESIDENTIAL DRIVEWAY APPROACHES PER DETAIL ON SHEET 14.
  - WATER AND SEWER LINES SHOWN FOR REFERENCE ONLY. SEE SHEETS 17 THRU 21 FOR ADDITIONAL INFORMATION.
  - STREET LIGHTING IS TO BE COORDINATED WITH THE CITY ENGINEER AND SERVICING UTILITY.



REV NO	REVISION DESCRIPTION	DATE

**Apex**  
Engineering

2601 South 35th, Suite 200  
Tacoma, Washington 98409-7479  
(253) 473-4464 FAX: (253) 473-0598

**BRIDGEWATER**  
PUBLIC ROAD AND STORM  
PLAN AND PROFILE  
STA 19+00 TO 23+00

**BRIDGEWATER 801 LLC**  
806-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98391  
ATTN: MR. ERIC CORLBS

DATE SEALED 7-14-21

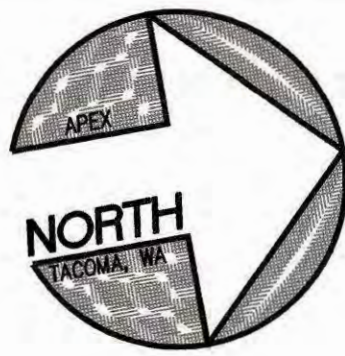
PROJECT MANAGER  
CMH

DESIGN CLJ  
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DATE 02/10/20  
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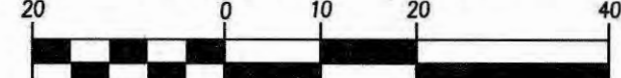
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FILE NO 33008  
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GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

# BRIDGEWATER

## PUBLIC ROAD AND STORM - CALISTOGA ST. W. SIDEWALK IMPROVEMENT PLAN

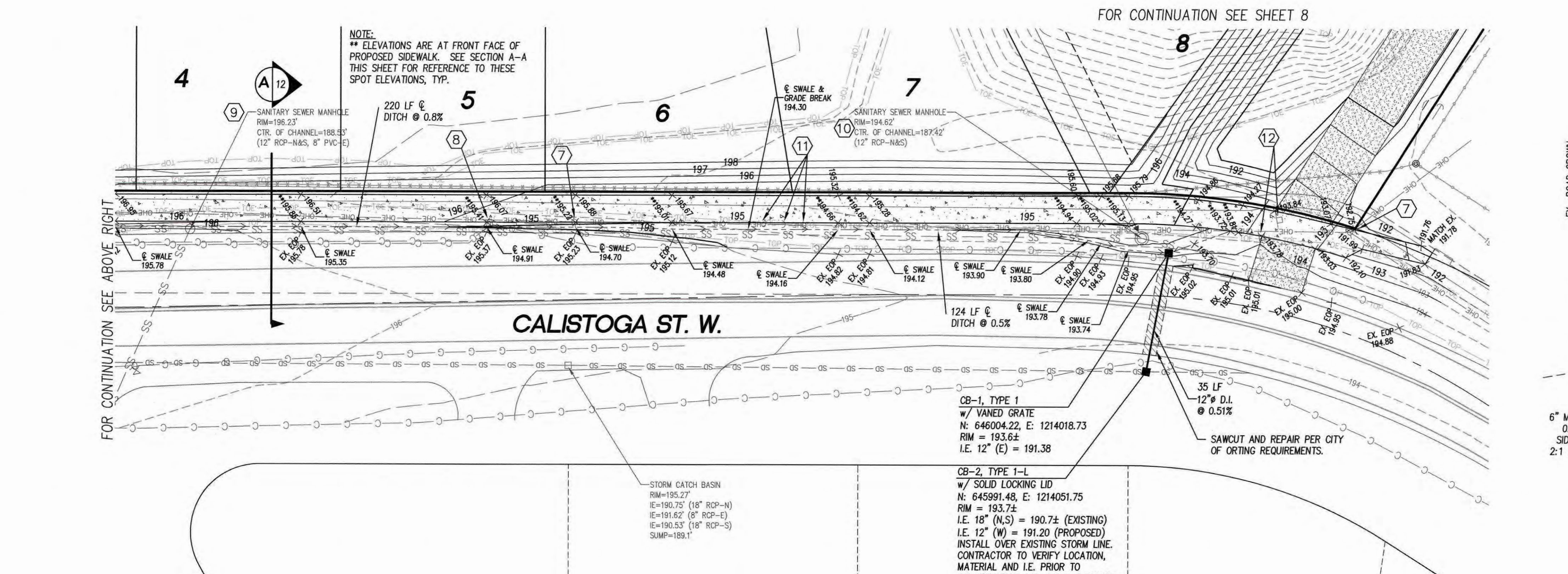
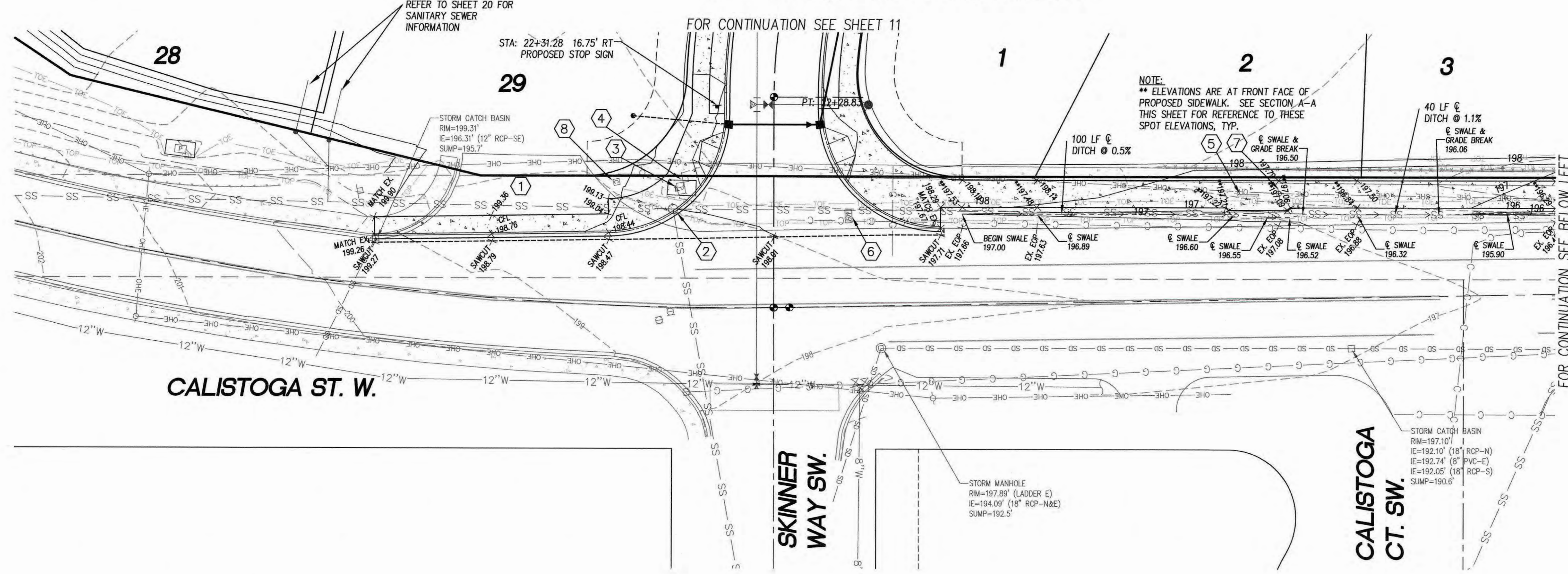
A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N., RANGE 05 E., W.M.  
CITY OF ORTING, PIERCE COUNTY, WASHINGTON

CITY OF ORTING  
APPROVED FOR CONSTRUCTION

1/13/22  
DATE

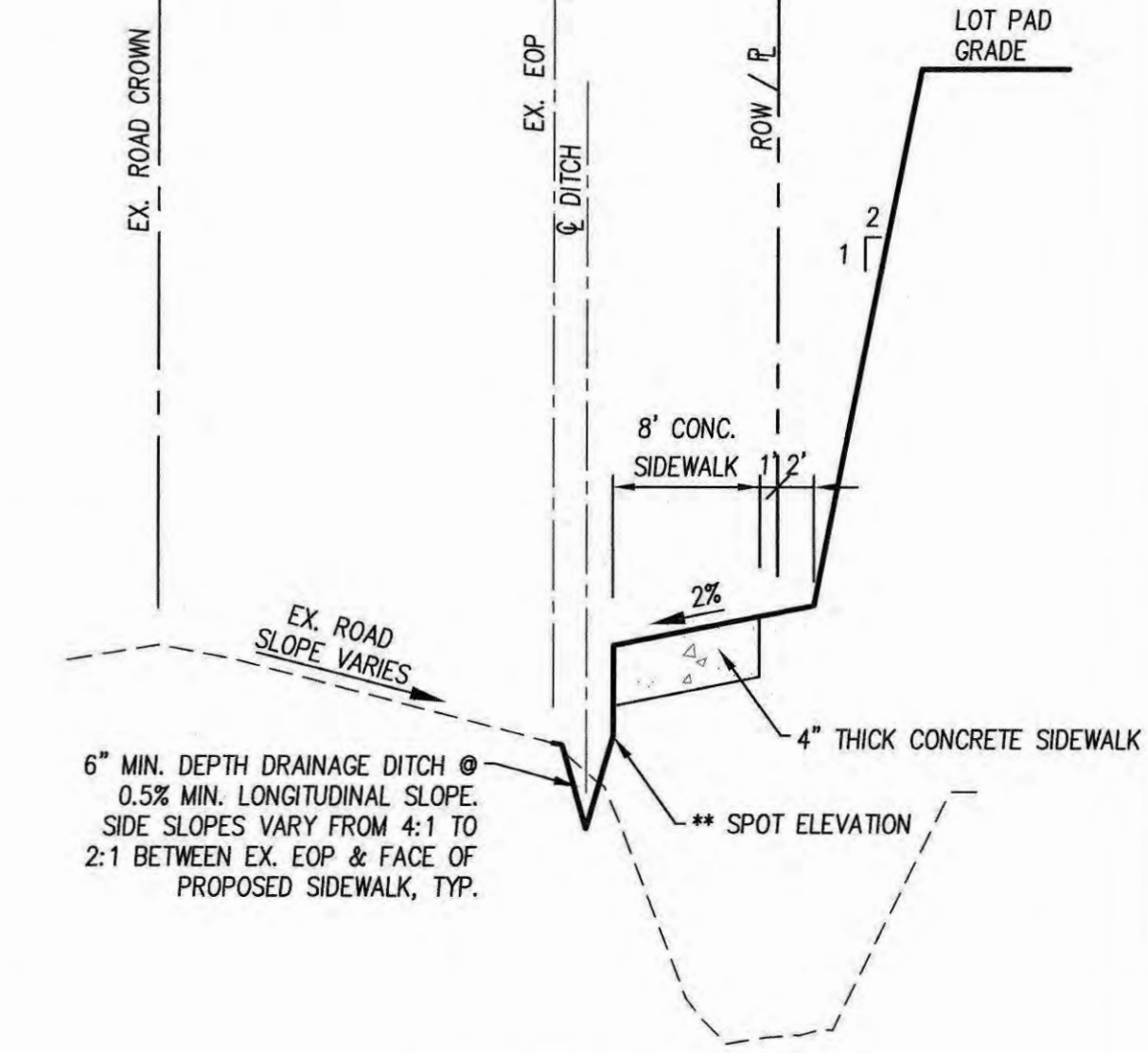
1/12/22  
DATE

CITY ADMINISTRATOR  
CITY ENGINEER



- ### PLAN NOTES:
- FOR ROAD CENTERLINE DATA SEE SHEET 2.
  - FOR TYPICAL ROAD SECTION SEE DETAIL ON SHEET 3.
  - FOR INTERSECTION DETAILS AND ADA RAMP. SEE SHEETS 13.
  - ROOF DRAIN DOWNSPOUT PIPES SHALL BE 6" ADS-N12 @ 1% MIN.
  - INSTALL RESIDENTIAL DRIVEWAY APPROACHES PER DETAIL ON SHEET 14.
  - WATER AND SEWER LINES SHOWN FOR REFERENCE A. SEE SHEETS 17 THRU 21 FOR ADDITIONAL INFORMATION.
  - STREET LIGHTING IS TO BE COORDINATED WITH THE CITY ENGINEER AND SERVICING UTILITY.

- ### CONSTRUCTION NOTES:
- EXISTING SITE ACCESS TO BE MAINTAINED AS THE CONSTRUCTION ENTRANCE UNTIL PROPOSED ROAD IS IN PLACE AND STABILIZED FOR USE. SEE SHEETS 4, 11, 13, & 20 FOR ADDITIONAL INFORMATION.
  - EXISTING SANITARY SEWER MANHOLE TO REMAIN. PROTECT AS NECESSARY. ROTATE ACCESS AND ADJUST TO FINISH GRADE AS NECESSARY.
  - EXISTING UTILITY VAULT TO REMAIN AND/OR BE RELOCATED. CONTRACTOR TO COORDINATE WITH PURVEYOR AND ADJUST TO FINISH GRADE AS NECESSARY.
  - EXISTING SIGN TO BE RELOCATED AS NECESSARY.
  - EXISTING UTILITIES TO REMAIN, PROTECT AS NECESSARY.
  - EXISTING MAILBOX TO BE REMOVED.
  - EXISTING POWER POLE AND ASSOCIATED OVERHEAD LINES TO REMAIN. PROTECT AS NECESSARY. CONSTRUCT PROPOSED SIDEWALK AROUND POLE PER CITY STD. DETAIL T-4C.
  - EXISTING UTILITY PEDESTAL TO REMAIN. PROTECT AS NECESSARY.
  - EXISTING SANITARY SEWER MANHOLE TO REMAIN. PROTECT AS NECESSARY. ADJUST RIM TO SIDEWALK GRADE & GRADE SWALE AROUND MANHOLE AS NECESSARY.
  - EXISTING SANITARY SEWER MANHOLE TO REMAIN. PROTECT AS NECESSARY. ADJUST RIM TO SIDEWALK GRADE & GRADE SWALE AROUND MANHOLE AS NECESSARY. CONNECT PROPOSED SANITARY SEWER PER INFORMATION SHOWN ON SHEET 17.
  - EXISTING POWER POLE GUY ANCHORS TO REMAIN. PROTECT AS NECESSARY.
  - EXISTING SIGN TO BE RELOCATED AS NECESSARY.



SECTION A-A  
TYPICAL SIDEWALK IMPROVEMENT  
SCALE: 1" = 10' HORIZ.  
1" = 1' VERT.

REV. NO.	REVISION DESCRIPTION	DATE

# Apex Engineering

2801 South 35th, Suite 200  
Tacoma, WA 98409  
Tel: (253) 473-4494 FAX: (253) 473-0599

BRIDGEWATER  
PUBLIC ROAD AND STORM  
CALISTOGA ST. W.  
SIDEWALK IMPROVEMENT PLAN

BRIDGEWATER 801 LLC  
3106-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98391  
ATTN: MR. ERIC CORLISS

TITLE  
CLIENT

DATE SEALED 9-14-21

PROJECT MANAGER  
CMH

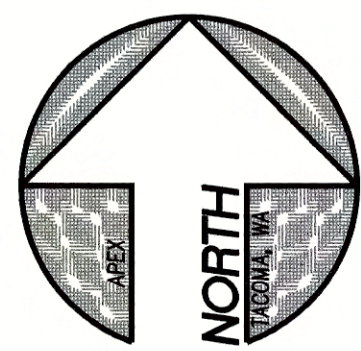
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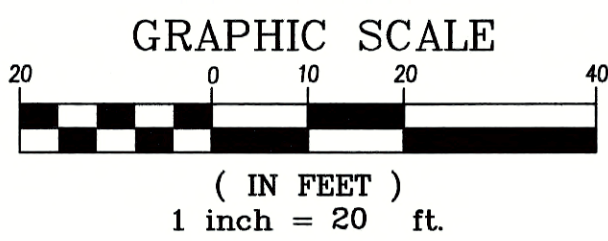
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FILE NO 33008  
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# BRIDGEWATER

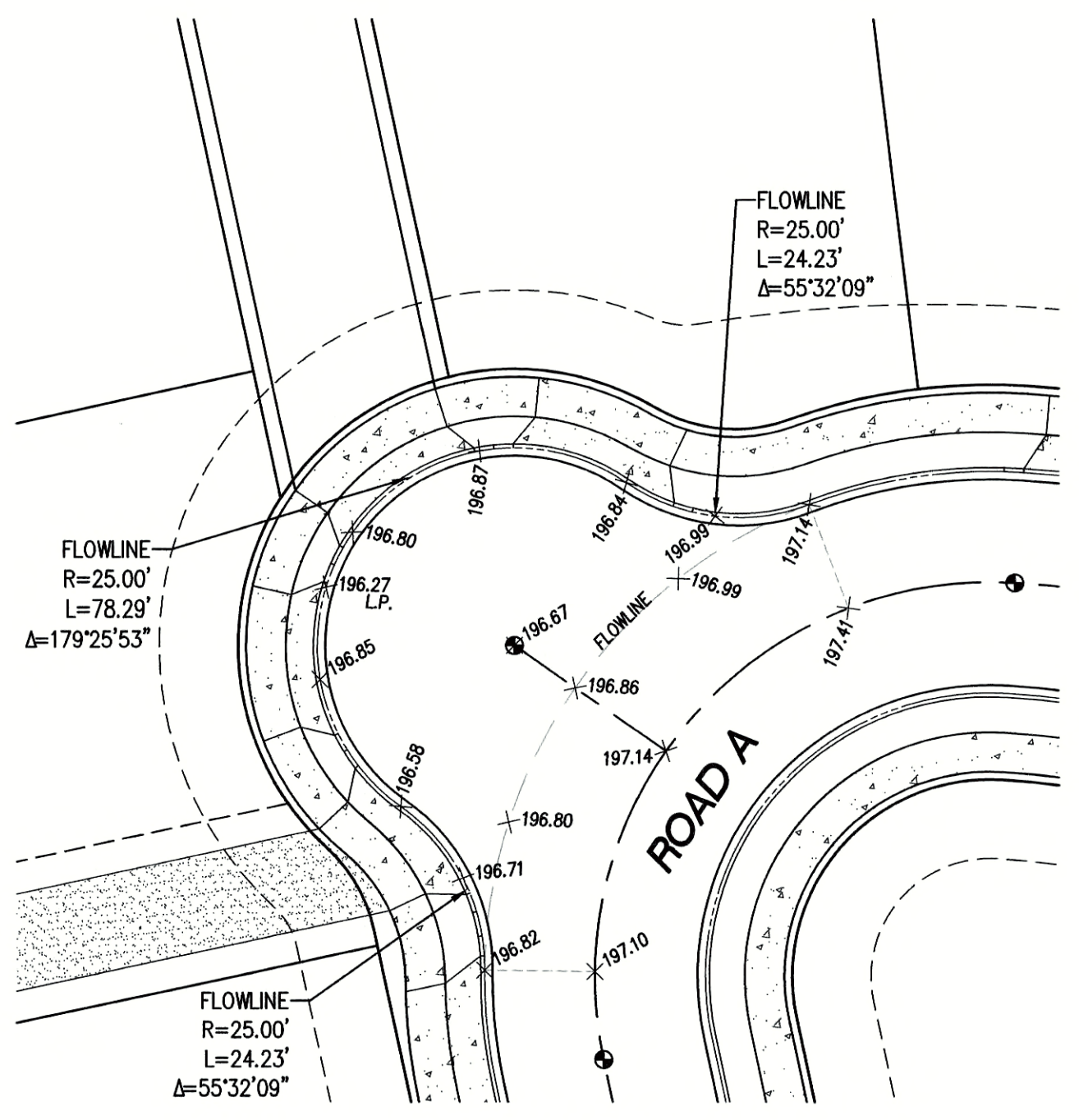
## PUBLIC ROAD GRADING DETAILS

A PORTION OF THE SE 1/4 OF THE NE 1/4 SECTION 31, TOWNSHIP 19 N., RANGE 05 E., W.M.  
CITY OF ORTING, PIERCE COUNTY, WASHINGTON

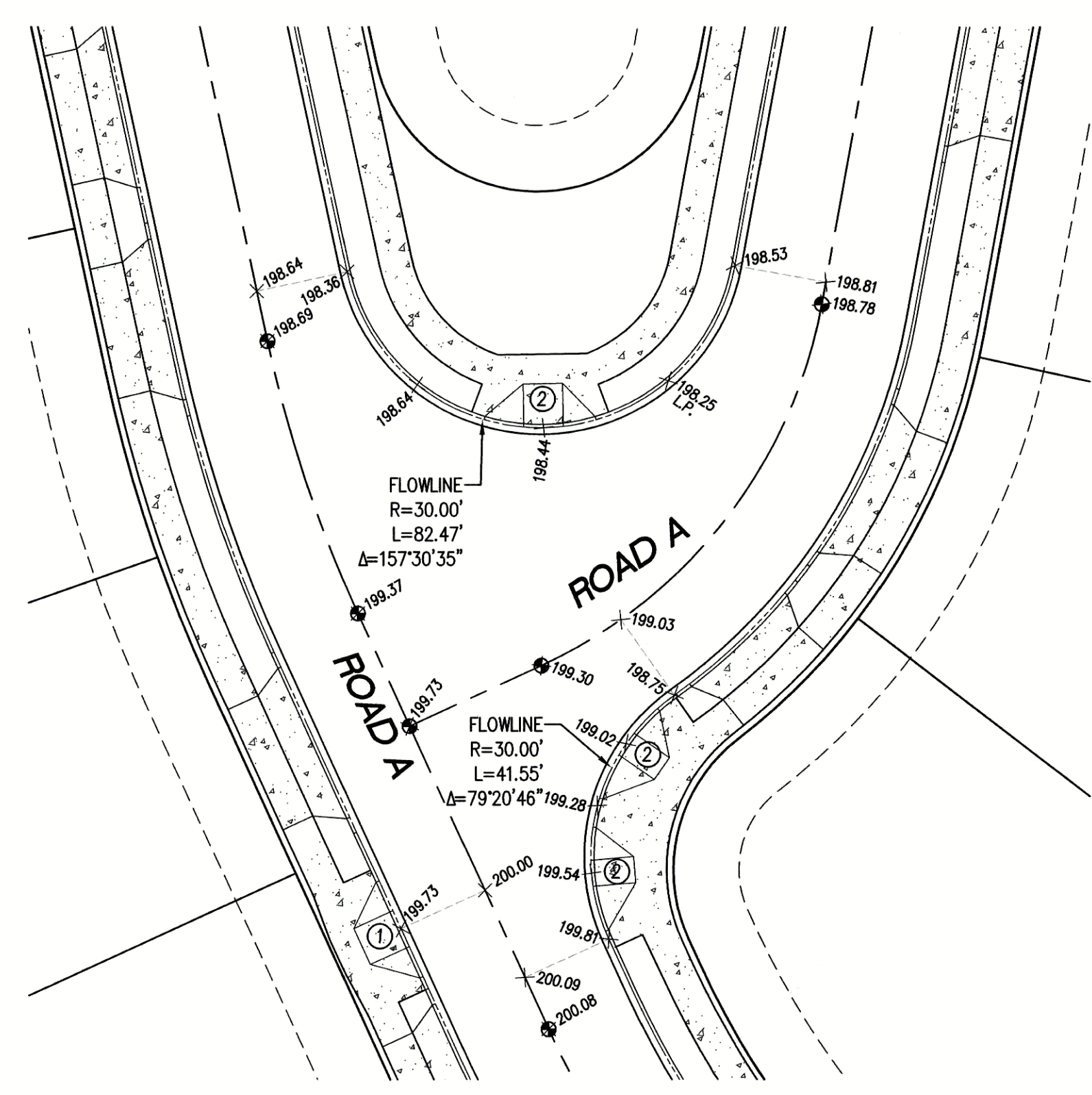
CITY OF ORTING	
APPROVED FOR CONSTRUCTION	
	1/13/22
CITY ADMINISTRATOR	DATE
	1/12/22
CITY ENGINEER	DATE

- NOTES:**
- ① MID-BLOCK CEMENT CONCRETE CURB RAMP (PARALLEL). SEE T-4A AND T-4B ON SHEET 14 FOR DETAIL.
  - ② CEMENT CONCRETE CURB RAMP (PERPENDICULAR) AT QUARTER DELTA OF RETURN. SEE T-4A AND T-4B ON SHEET 14 FOR DETAIL.
  - ③ ALL ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

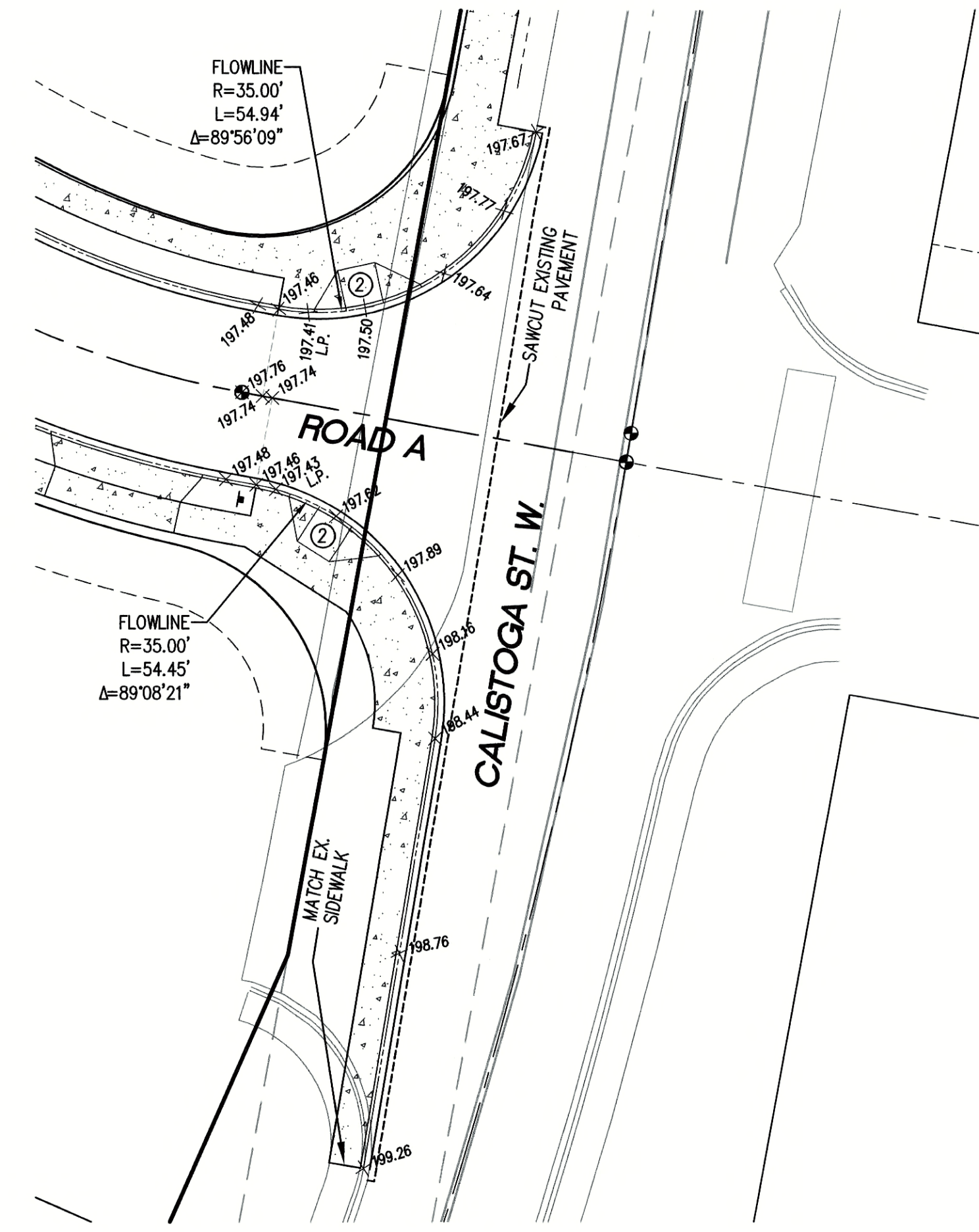
REV NO	REVISION DESCRIPTION	DATE	BY



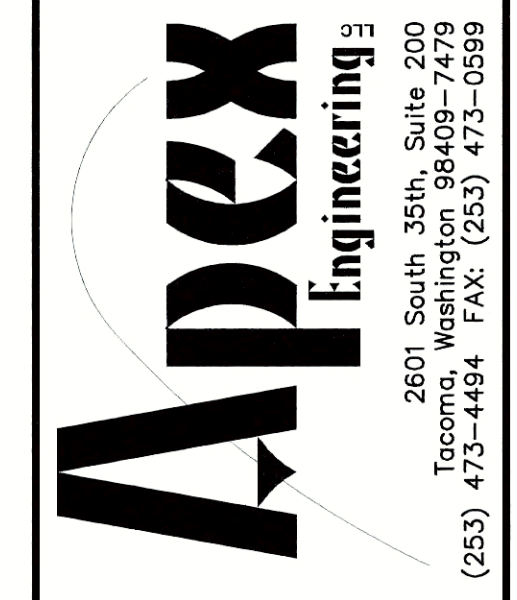
**ROAD A  
KNUCKLE**



**ROAD A  
AND ROAD A**



**ROAD A  
CALISTOGA ST. W.**



**BRIDGEWATER**  
PUBLIC ROAD GRADING DETAILS

**BRIDGEWATER 801 LLC**  
3106-A SUMNER-TAPPS HWY E  
LAKE TAPPS, WA 98991  
ATTN: MR. ERIC CORLISS

**TITLE**

**CLIENT**

DATE SEALED 9-14-21



**PROJECT MANAGER**  
CMH

**DESIGN** CLJ  
**DRAWN** JRE/MSA  
**CHECKED** KAS

SEC 31 T 19 N R 05 E  
FILE NO 133008/WORK  
DATE 02/10/20  
SCALE 1" = 20'

**SHEET 13 OF 23**  
FILE NO 33008