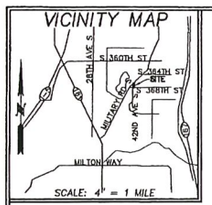
LEENSTRA PROPERTY (MILITARY RD)

SW 1/4, SE 1/4, SEC. 27, TWN. 21 N., RNG. 4 E., W.M.

TESC & GRADING PLAN

GRDE18.0078

VICINITY MAP



PARCEL NUMBER

3750600837–0.166 AC.
3750600825–0.441 AC.
3750600813–0.441 AC.
3750600810–0.201 AC.

SHEET INDEX

TP1	1 OF 3	TESC & GRADING PLAN COVER SHEET
TP2	2 OF 3	NOTES & DETAIL SHEET
TP3	3 OF 3	NOTES & DETAIL SHEET

IMPERVIOUS AREA TABLE:

EXISTING "PLACED" GRAVEL AREA = 14,118 SF TO REMAIN LOCATED ON TAX PARCELS 3750600825 & 3750600813

EXISTING "PLACED" GRAVEL AREA = 2,842 SF TO BE REMOVED LOCATED ON TAX PARCELS 3750600825 & 3750600813

PROPOSED GRAVEL AREA LOCATED = 4,677 SF TAX PARCELS 3750600813 & 3750600810

CONSTRUCTION NOTES

1. CONTRACTOR TO UTILIZE EXISTING GRAVEL ACCESS AND GATE FOR CONSTRUCTION ACCESS OVER PARCEL 3750600790 FOR ACCESS TO SUBJECT PARCELS.
2. INSTALL TEMPORARY MIRAFI SILT FENCE AS SHOWN & PER SHEET TP2.
3. CONTRACTOR TO REMOVE STOCKPILE "FILL" MATERIAL AND HAUL TO APPROVED OFFSITE DUMP SITE OR RE-DESTRIBUTE AND STABILIZE ONSITE.
4. CONTRACTOR TO REMOVE "FILL" MATERIAL PLACED IN KING COUNTY R.O.W. WHICH IS BLOCKING DITCH CONVEYANCE. THE DITCHLINE AND DITCH SECTION SHALL BE RESTORED TO PRE-EXISTING CONDITIONS TO THE APPROVAL OF KING COUNTY. TO ENSURE INTENDED DITCH/CULVERT FLOW TO THE SOUTH.
5. CONTRACTOR TO "RE-GRADE" EXISTING GRAVEL AREAS (AS NECESSARY) TO ENSURE RUNOFF IS DIRECTED TO FLOW THROUGH THE FILTER STRIP AND INTO THE PROPOSED DETENTION POND AS SHOWN AND PER KING COUNTY REQUIREMENTS.
6. CONTRACTOR TO AMEND ALL DISTURBED PERVIOUS AREAS ONSITE PER SOIL AMENDMENT NOTES ON SHEET TP3.
7. CONTRACTOR TO REMOVE EXISTING GRAVEL AS NOTED ON PLANS. AREAS SHOULD BE SOIL AMENDED (AS NECESSARY) PER NOTES ON SHEET TP3.
8. CONTRACTOR TO INSTALL 11' WIDE FILTER STRIP AS SHOWN AND PER DETAIL ON SHEET TP3.
9. CONTRACTOR TO PLACE 2" CSTC GRAVEL OVER UNYIELDING COMPACTED SUBBASE AND SHALL ENSURE THAT IT IS GRADED TO DIRECT FLOWS THROUGH THE FILTER STRIP AND INTO THE PROPOSED DETENTION POND AS SHOWN AND PER KING COUNTY REQUIREMENTS.
10. IMMEDIATELY AFTER CONSTRUCTION, CONTRACTOR TO STABILIZE SLOPES BY ANY MEANS NECESSARY (I.E. SEEDING, SODDING, MULCHING, ETC.) PER NOTES LOCATED ON SHEET TP2.

CONSTRUCTION SEQUENCE

1. CALL KING COUNTY FOR PRE-CONSTRUCTION MEETING.
2. CLEARLY FLAG ALL LIMITS OF CLEARING AND GRADING PER APPROVED PLANS.
3. INSTALL TEMPORARY MIRAFI FILTER FENCES AS SHOWN AND PER SHEET TP2.
4. CLEAR AND GRADE SITE PER APPROVED PLANS.
5. ANY VEGETATION OR OTHER MATERIALS TAKEN OFF SITE SHALL BE HAULED TO APPROVED DUMPSITE.
6. NOTE: THE BUILDING CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF STORM SYSTEM DURING BUILDING AND LANDSCAPE CONSTRUCTION.
7. HYDRO SEED AND/OR MULCH SLOPES AND OTHER EXPOSED AREAS IMMEDIATELY AFTER GRADING IS COMPLETED AS OUTLINED IN "EROSION CONTROL NOTES" ON SHEET 2.
8. INSPECT AND MAINTAIN ALL EROSION CONTROL FACILITIES AT REGULAR INTERVALS & COMPLETE REQUIRED REPORT. CLEAN AS REQUIRED UNTIL RISK OF SEDIMENTATION HAS PASSED.

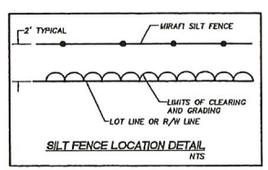
DETENTION POND STORAGE TABLE

	ELEV.	AREA	
POND BOTTOM ELEV.= 381.50		1,822 SF	0.50' DEAD STORAGE
BOTTOM OF LIVE STORAGE ELEV.= 382.00		2,589 SF	3,367 CF
ELEV.= 383.00		4,145 SF	4,939 CF
ELEV.= 384.00		5,733 SF	6,543 CF
RISER CREST ELEV.= 385.00		7,353 SF	
POND TOP ELEV.= 386.00		9,004 SF	

POND VOLUME = 14,849 C.F. @ RISER CREST ELEV. = 385.00

NOTES:

1. ALL FILL SHALL BE CLEAN EARTHEN MATERIAL ONLY, WITH NO CONCRETE, GARBAGE, SOLID WASTE OR ANY OTHER UNACCEPTABLE MASS.
2. ALL ASBESTOS ENCOUNTERED MUST BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH PUGET SOUND AIR POLLUTION CONTROL AGENCY (PSAPCA) AND KING COUNTY HEALTH DEPARTMENT REGULATIONS.
3. ALL DEMOLITION MATERIAL MUST GO TO A LICENSED SOLID WASTE HANDLING OR DISPOSAL FACILITY.
4. ALL SEPTIC TANKS SHALL BE PUMPED BY A CERTIFIED SEPTIC HAULER, FILLED WITH SOIL AND A DECOMMISSIONING APPLICATION COMPLETED PER KING COUNTY HEALTH DEPARTMENT REQUIREMENTS.
5. CONTRACTOR SHALL OBTAIN DEMOLITION PERMIT AS REQUIRED PRIOR TO ANY DEMOLITION OR STRUCTURE REMOVAL.
6. ALL SLOPES SHALL MAINTAIN MINIMUM SETBACKS IN ACCORDANCE WITH THE GRADING NOTES ON SHEET TP2.
7. THE CONTRACTOR SHALL PLACE THE STRUCTURAL FILL MATERIAL IN EIGHT INCH (8") LOOSE LIFTS CONDITIONED TO THE PROPER MOISTURE CONTENT FOR COMPACTION AND COMPACTED TO AT LEAST NINETY-FIVE (95%) OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY THE ASTM COMPACTION TEST PROCEDURE D-1557-70.
8. THE OWNER'S RETAINED GEOTECHNICAL ENGINEER SHALL TEST ALL FILL MATERIAL & OBTAIN SUFFICIENT COMPACTION TESTS TO VERIFY SOIL STABILITY.
9. EROSION CONTROL MEASURES OTHER THAN THOSE SPECIFIED MAY BE NEEDED TO PREVENT MIGRATION OF SEDIMENT. SEE SHEETS TP2 & TP3 FOR ADDITIONAL MEASURES.
10. CONTRACTOR TO HAVE EQUIPMENT AND MATERIALS I.E.: STRAW, 12" & 18" CMP , QUARRY SPALLS, TEMP RISER STRUCTURES, ETC. ON-SITE DURING CONSTRUCTION FOR EMERGENCY SITUATIONS. CONTRACTOR TO DEVELOP PLAN OF ACTION FOR EROSION MEASURES PRIOR TO STARTING CONSTRUCTION.
11. PRIOR TO START OF CONSTRUCTION, A NPDES PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF ECOLOGY IF NEEDED.
12. PRIOR TO START OF CONSTRUCTION, A FOREST PRACTICE PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF NATURAL RESOURCES, IF NEEDED.
13. TO LIMIT IMPACTS TO NEIGHBORING PROPERTIES, DUST CONTROL WILL BE REQUIRED.



SILT FENCE LOCATION DETAIL
NTS

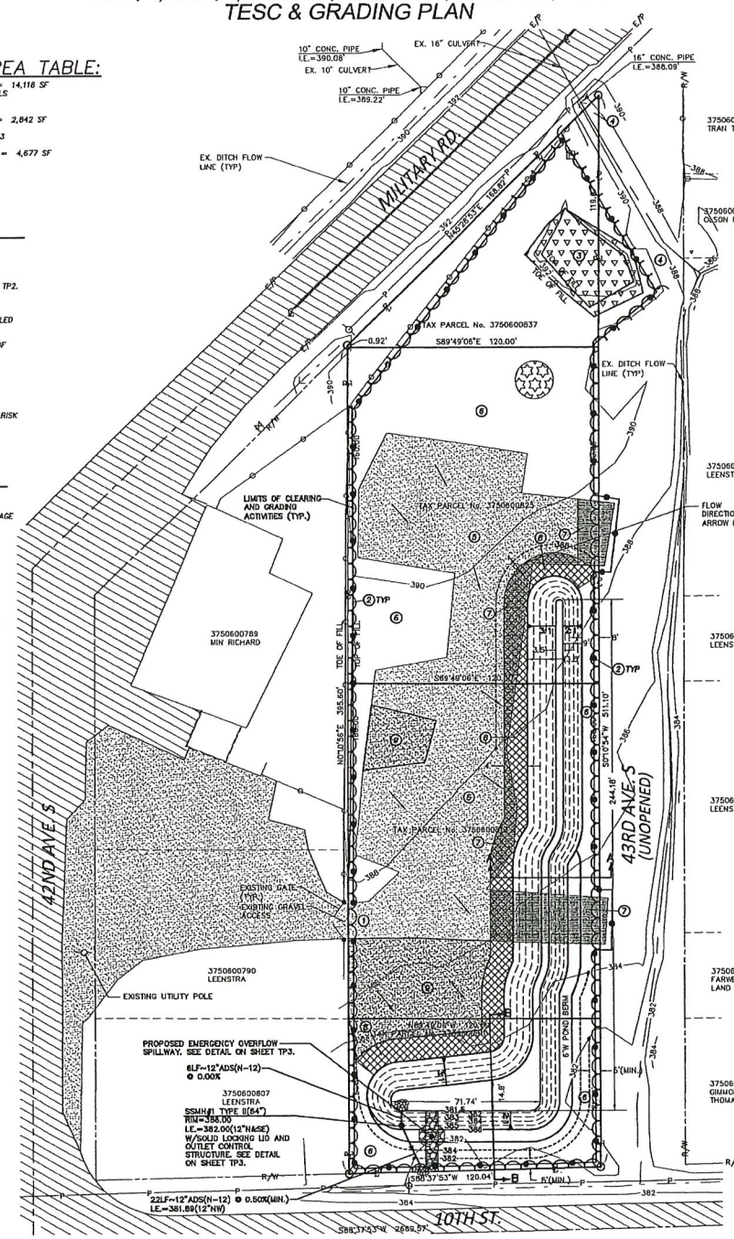
CALL BEFORE YOU DIG

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

UTILITY CONFLICT NOTE:

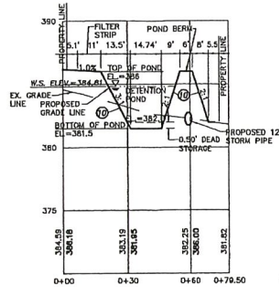
CAUTION:

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



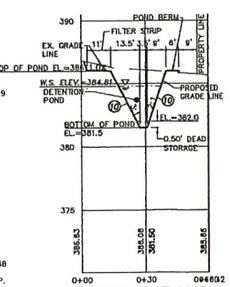
INSPECTION SCHEDULE

1. CONSTRUCTION ENTRANCE SHALL BE INSPECTED WEEKLY & CLEANED AS NEEDED OR NEW SPALLS ADDED AS NEEDED TO MAINTAIN A ROUGH SURFACE.
2. THE EXISTING ACCESS ROUTES INTO THE PROJECT SITE SHALL BE INSPECTED EVERY 2 DAYS & SWEPT OR CLEANED ON A WEEKLY BASIS OR MORE FREQUENTLY IF NEEDED.
3. ALL CUT & FILL SIDE SLOPES SHALL BE INSPECTED EVERY 2 DAYS AND/OR AFTER EVERY STORM EVENT TO REPAIR ANY EROSION OR SLOPE SCOURING.
4. SILT FENCES & DITCHES SHALL BE INSPECTED EVERY 4 DAYS.



STORM POND SECTION B-B

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'



STORM POND SECTION A-A

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'

SCALE: 1"=30'
0 15 30 60

VERTICAL DATUM
NAVD 88

NAVD 88 ESTABLISHED FROM WGS SURVEY DATA WAREHOUSE BENCHMARK No. 6906 FOUND ENCASED COPPER PIN IN CONCRETE AT THE INTERSECTION OF 42ND AVE. S & 10TH ST. 387.06' (NAVD 88)

CONTOUR INTERVAL=2'

TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

HORIZONTAL DATUM

ASSUMED COORDINATES
BASIS OF BEARINGS PER R.O.S. UNDER A.F.N. 199907229000004

SURVEY NOTES

THIS SURVEY WAS CALCULATED FROM R.O.S. UNDER A.F.N. 199907229000004.

LEGEND

- PROPERTY LINE
- 684 EXISTING CONTOUR
- 686 PROPOSED CONTOUR
- CLEARING LIMITS
- SILT FENCE ②
- EXISTING ROAD
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING GRAVEL TO BE REMOVED AND SOIL AMEND(AS NECESSARY) PER BMP
- 11' WIDE FILTER STRIP
- SOIL "STOCKPILE" TO BE REMOVED
- SOIL STOCKPILE AREA (APPROXIMATE)
- EXISTING FENCE

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

JOB NUMBER
8951

SCALE	
DESIGNED JLC	HOR. 1"=30'
DRAWN MWW	VERT. N/A
CHECKED JLC	

PROPONENT: FRED LEENSTRA 7317 BLACK LAKE RD. LONGBRANCH, WA. 98351 PH: (253)261-0332

LARSON and ASSOCIATES
surveyors, engineers, & planners
3027 PACIFIC AVENUE, SUITE 4
TACOMA, WA. 98448 (253) 474-3404

T.E.S.C. & GRADING PLAN

DATE
4-30-18
DRAWING NO.
8951BASE
SHEET 1 OF 3

TP1

MAIN FILE COPY