

# Supplemental Staff Report

## Planned Development District (PDD) / Conditional Use Permit: Pierce County Village

**Application Number: 1013476**

**Related Application Numbers: 1013477, 1013002, 1013003, 1013480, 1013482, 1013483,  
1013560 and 1026848**

**Tax Parcel Numbers: 031929-3002, -3004, -4046 and -4135**

**Examiner’s Hearing:** An open record hearing on this matter will commence on **April 29, 2024**, and continue on **April 30, May 1, and May 3, 2024**, beginning at 9:00 a.m. The hearings on these dates are being held remotely via Zoom and at the Sprinker Recreation Center, 14824 C Street South, Tacoma, WA. If necessary, the hearing may continue onto the following overflow days: **May 6, 2024**, beginning at **9:00 a.m.**, **May 7**, beginning at **1:00 p.m.**, and **May 9, 2024**, beginning at **9:00 a.m.** The hearings on these dates will be held remotely via Zoom and at the Pierce County Public Services Building (Annex), public meeting room, 2401 South 35th Street, Tacoma, WA. To participate in the virtual hearing, visit [www.Zoom.com](http://www.Zoom.com) and click “Join a Meeting”, or call 253-215-8782, then enter the Meeting ID: 958 2137 2744, and Passcode: 304101, or follow this link: <https://piercecountywa.zoom.us/j/95821372744?pwd=RzhQc3hSL1kxZUpSZHpWVlJnWkRHdz09>. For additional questions regarding the virtual hearing process contact Sandy Huynh at (253) 798-7856, or at [sandy.huynh@piercecountywa.gov](mailto:sandy.huynh@piercecountywa.gov).

**Proposal:** The applicant requests Planned Development District (PDD) / Conditional Use Permit approval for development of a shared housing village. The shared housing village will consist of a mix of sleeping and dwelling units along with support and administration buildings for the residents and Tacoma Rescue Mission (TRM) staff.

The shared housing village will consist of the following elements:

- 189 - park model style recreational vehicles (399 sq. ft. max. size)
- 96 - micro sleeping units (300 sq. ft. max. size)
- 3 - single-family dwellings for volunteers (800 sq. ft. max. size)
- 1 - existing single-family dwelling for volunteers or staff
- ~~10~~ **5** bath/laundry buildings
- ~~2~~ **1** communal kitchens
- Community support buildings, i.e., living room, art, aquaponics, market, village commons, and agriculture buildings
- Administrative building
- 3 maintenance buildings
- Community farm

- Community garden
- Dog park
- Civic building
- Security building
- Associated access drives, 304 285 parking spaces, and pedestrian walkways

The density of the shared housing village will be 3 dwelling units per net developable acre, i.e., 217 dwelling units. There are 72.71 net developable acres.

TRM will provide onsite wrap-around services for the Village residences. Since the Village residents will pay rent, TRM will provide employment opportunities for the residents such as onsite micro enterprises and community gardening/low-scale agriculture. The civic building and future agriculture building will also provide employment opportunities for the residences while also providing a means of income generation for the TRM and connection with the community.

The project is located on a four-parcel, 86.32-acre site. The site will be served by sanitary sewers and public water and will be accessed from Spanaway Loop Road South.

This supplemental staff report addresses the revised development proposal and site plan submitted by the applicant on April 23, 2024.

**Project Location:** The site is in the Residential Resource (RR) zone classification of the Parkland-Spanaway-Midland Communities Plan area, located at 1609 176th Street South and 17320 Spanaway Loop Road South, Spanaway, WA, within the South ½ of Section 29, T19N, R3E, W.M., in Council District #3.

**County Contact:** Robert Jenkins, Current Planning Supervisor, 253-798-7016, [rob.jenkins@piercecountywa.gov](mailto:rob.jenkins@piercecountywa.gov)

**Pierce County Online Permit Information:**

<https://pals.piercecountywa.gov/palsonline/#/permitSearch/permit/departementStatus?applPermitId=1013476>



**Project Data**

Complete Application Date: May 23, 2023

Initial Project Review Mailed: November 7, 2023

Staff Report Mailed: April 3, 2024

Supplemental Staff Report Mailed: May 1, 2024

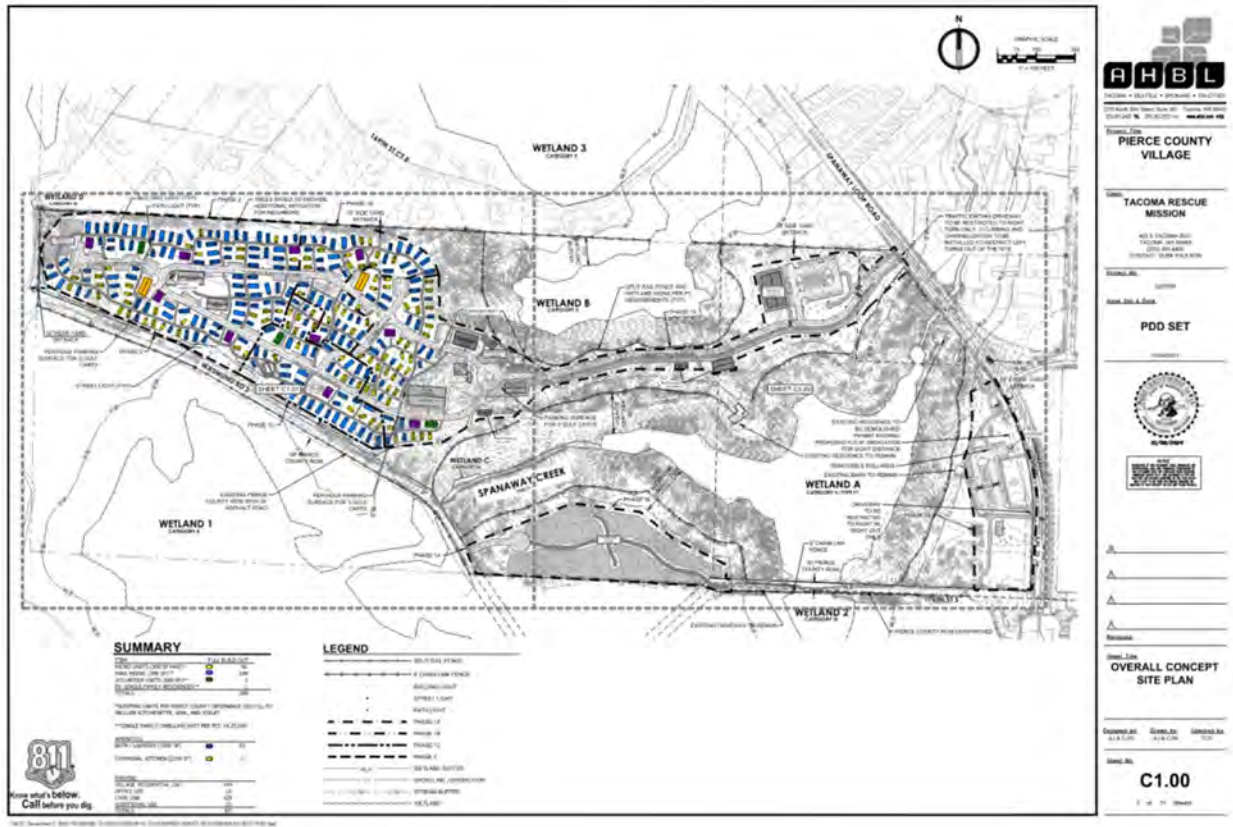
Property Owners: Tacoma Rescue Mission  
P.O. Box 1442  
Graham, WA 98338-1442

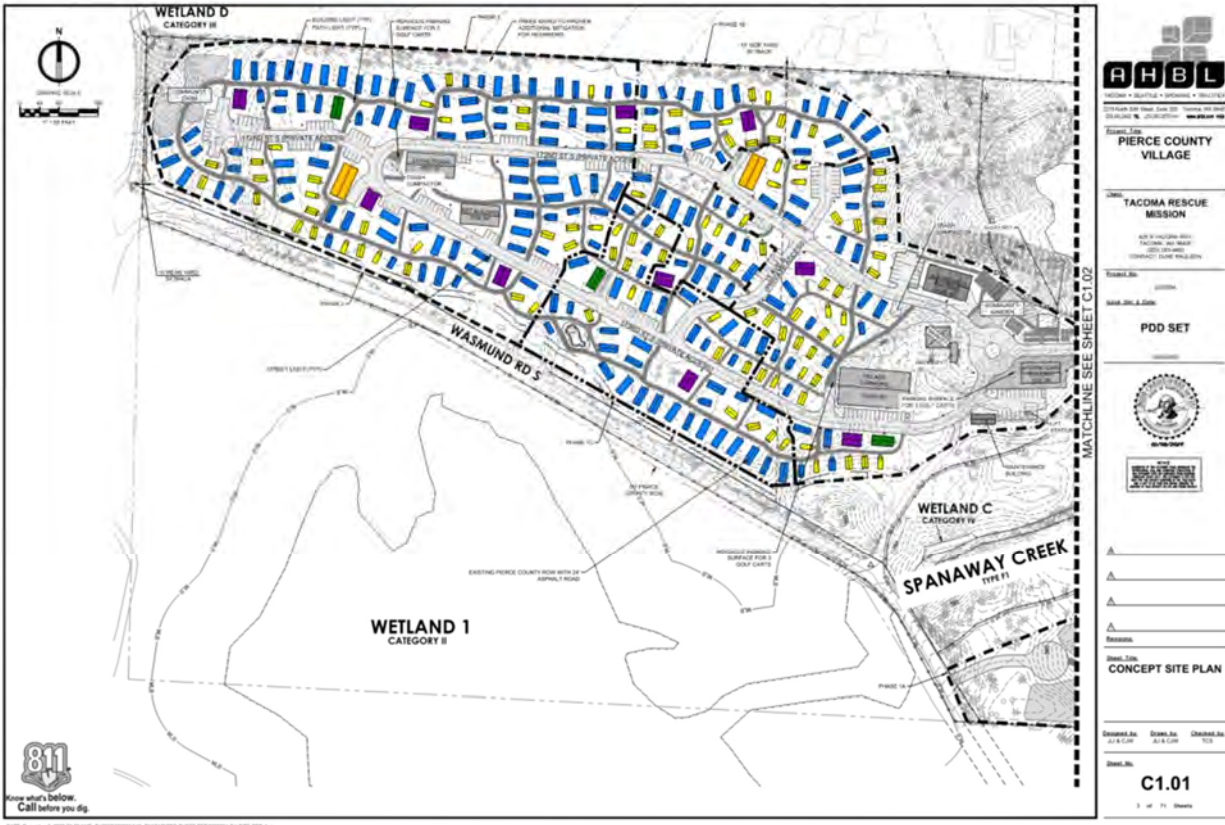
Applicant: Tacoma Rescue Mission  
 Attn: Duke Paulson, Exec. Director  
 425 South Tacoma Way  
 Tacoma, WA 98402  
[dukep@trm.org](mailto:dukep@trm.org)

Agent: AHBL, Inc.  
 Attn: Todd Sawin, P.E.  
 2215 North 30<sup>th</sup> Street, Suite 300  
 Tacoma, WA 98406  
[TSawin@ahbl.com](mailto:TSawin@ahbl.com)

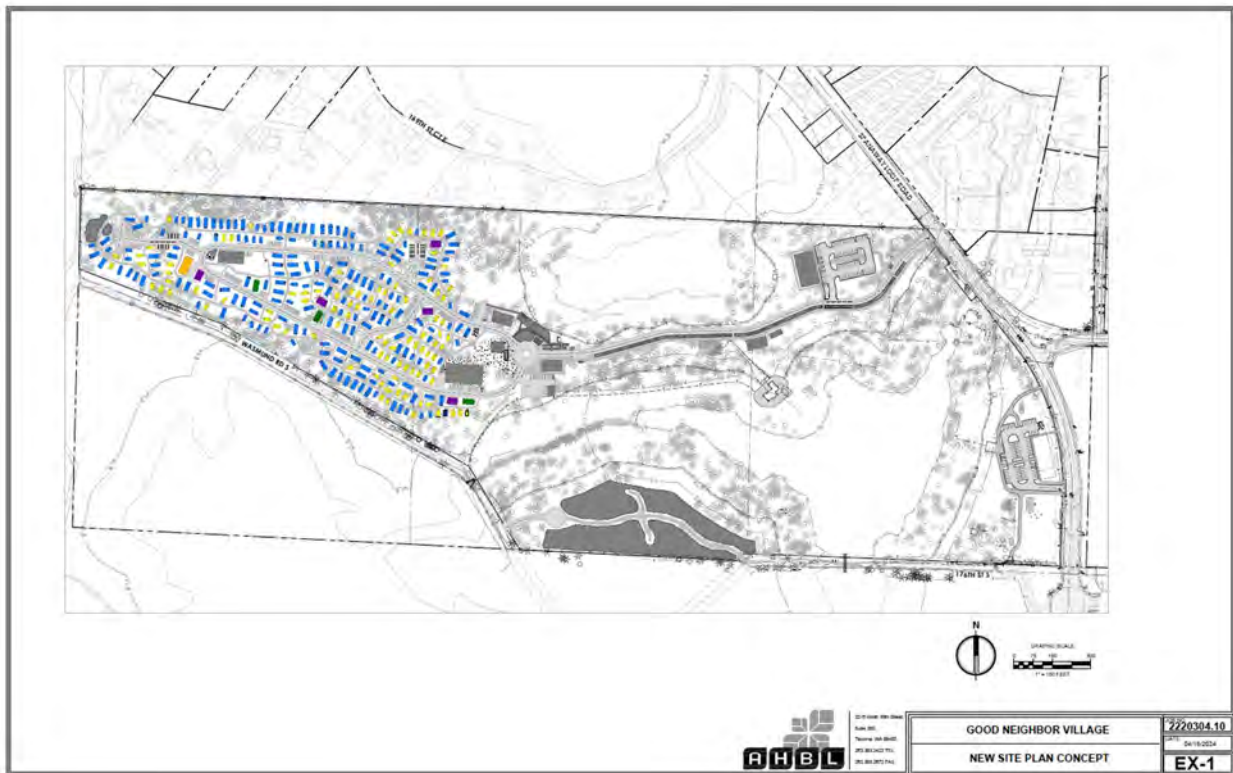
Applicant's Attorney: Gordon Thomas Honeywell, LLP  
 Attn: William T. Lynn  
 Attn: Reuben Schutz  
 P.O. Box 1157  
 Tacoma, Washington 98401-1157  
[blynn@gth-law.com](mailto:blynn@gth-law.com)  
[rschutz@gth-law.com](mailto:rschutz@gth-law.com)

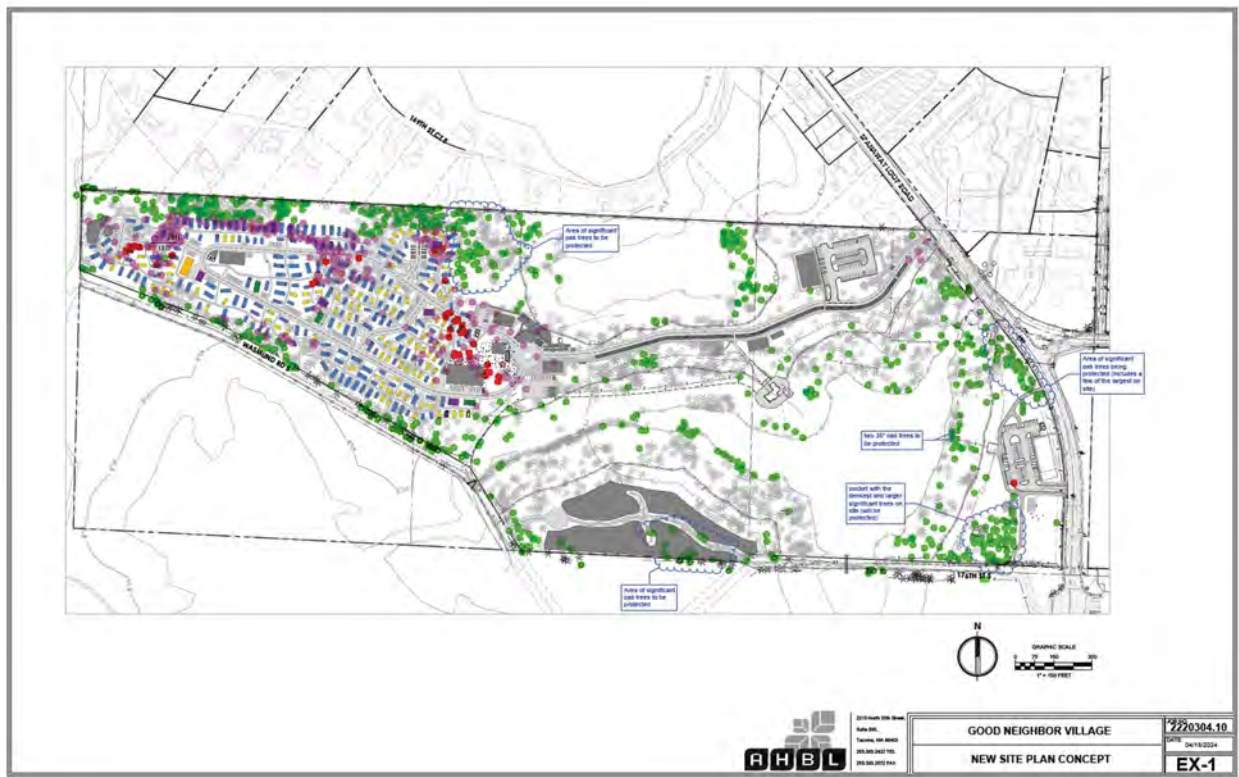
**Site Plan Concept, submitted January 8, 2024**



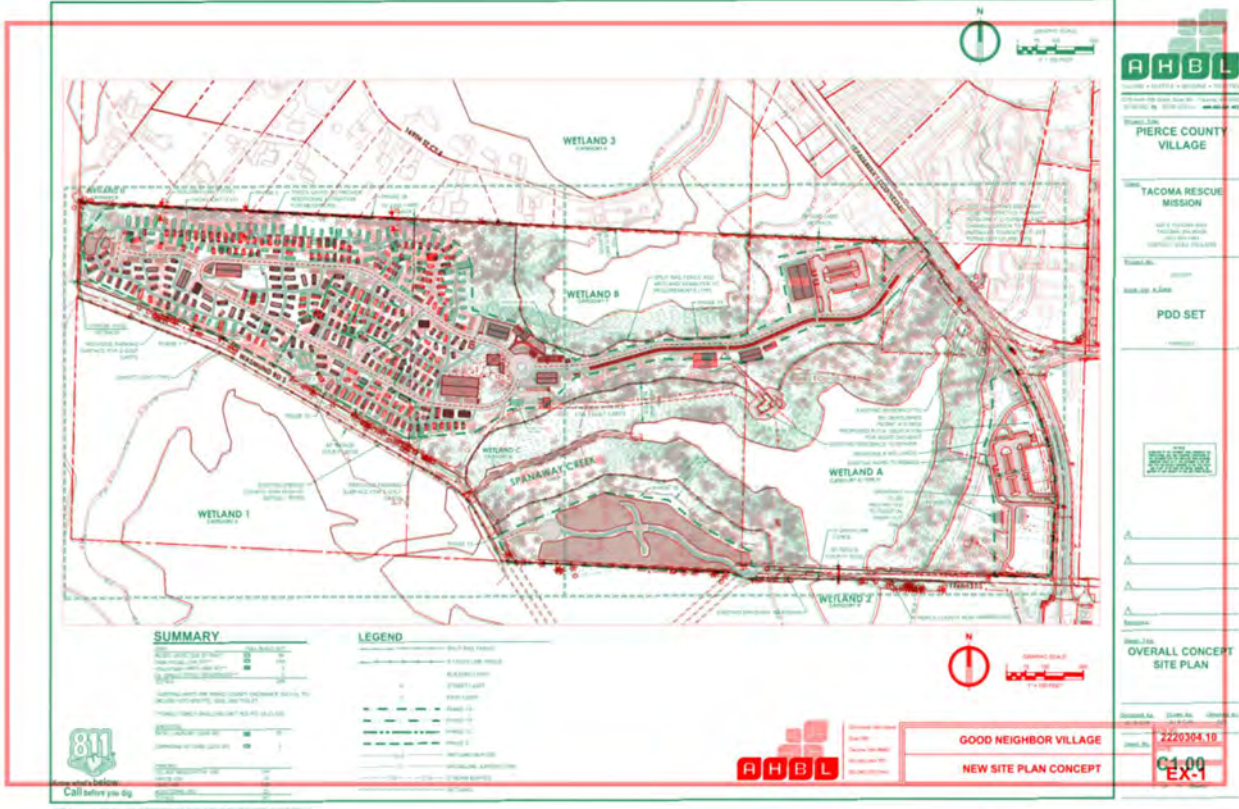


Revised Site Plan Concept, dated April 18, 2024

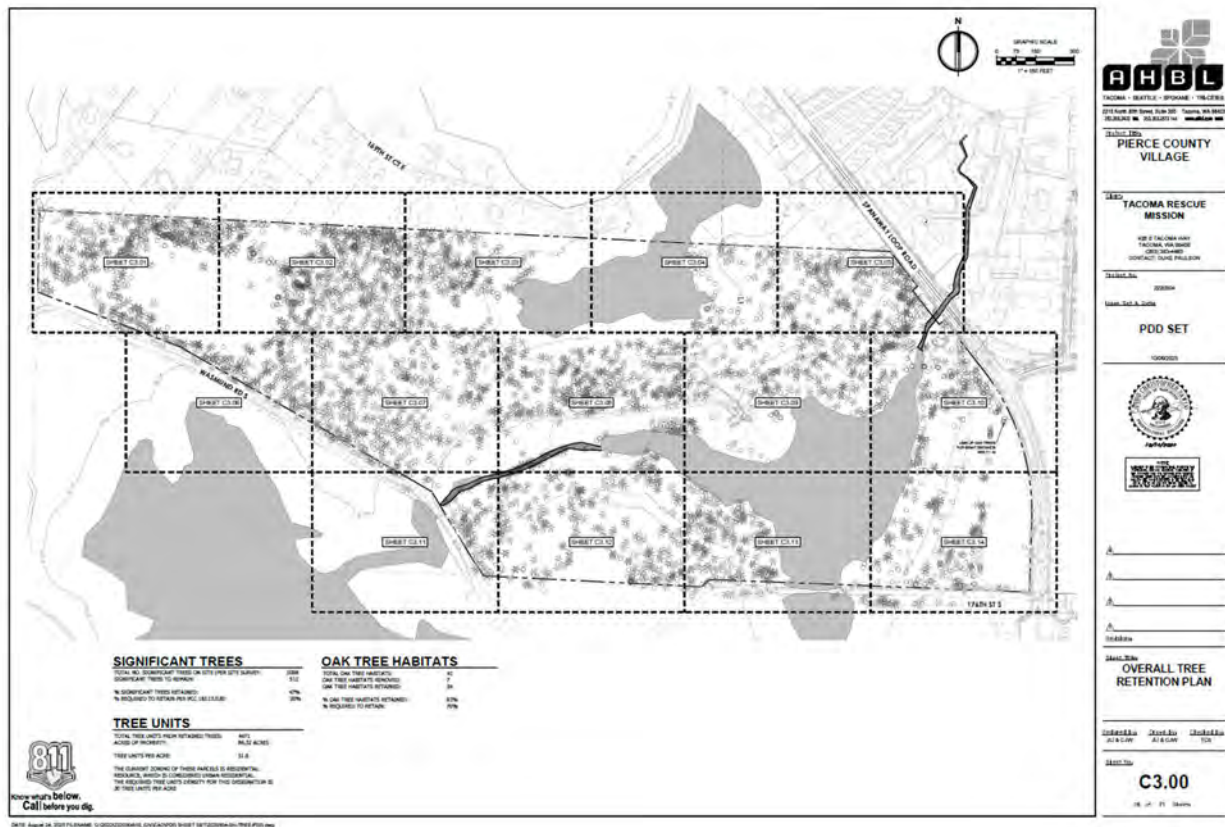




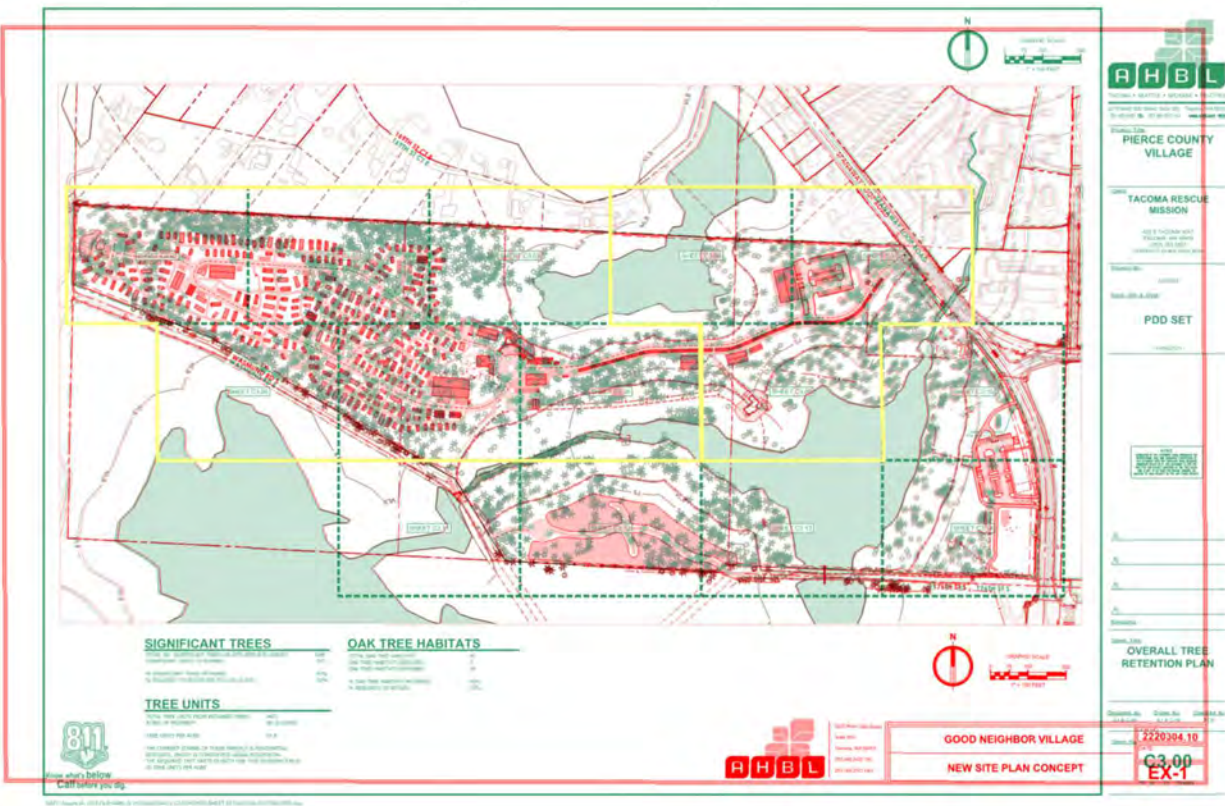
**Comparison of January and April Concept Site Plans**



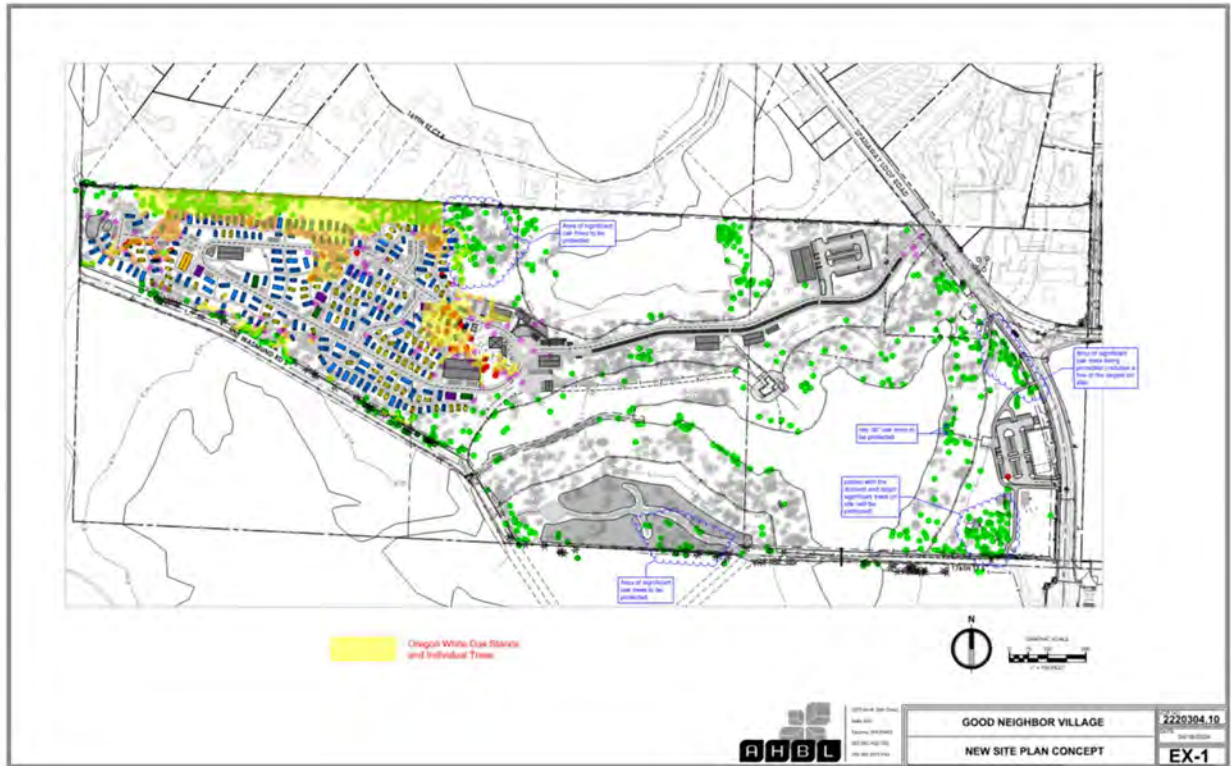
# Tree Retention Plan/Tree Inventory



# Tree Retention Plan/Revised Concept Site Plan Overlay



## Revised Concept Site Plan with Oak Stand Overlay



### Staff Review for Consistency with Applicable Land Use Policies and Regulations

The revised concept site plan includes the following changes:

#### Village changes

- Revise housing spacing from 20' to 15'
- Reduce number of shower buildings from ratio of 1 to 25 to 1 to 50 (10 to 5)
- Reduce number of kitchen buildings (2 to 1)– will be combined with other buildings
- Move Aquaponics building east to along access road and replace with relocated Art building
- Reduce 126,000 sq. ft. community farm in south-central area by 24,000 sq. ft.

#### Mitigation proposed

- Building setback from north lot line with homes increased from 38-43 feet to 90 feet, with retention of trees and understory within the northern 80 feet rather than the minimum 20 feet proposed earlier.
- Retention of 15 oak trees (8 > 8" DBH) and 25 fir trees (15 > 24" DBH) in the community farm in south-central area
- In the larger buffer on the north, retention of 7 Oregon white oak trees (8" DBH or greater) previously proposed to be removed.
- On the east side of the residential area, retention of 15 Oregon white oak trees (8" DBH or greater) previously proposed to be removed.

- Most of the oak trees, 185 according to the applicant, being preserved on the northern edge of the site are small but in thick young stands of oak trees
- The revised layout will also retain an additional 15 Douglas fir trees (24" DBH or greater) previously proposed to be removed to the north and east of the residential node, i.e., the area west of the wetland buffer of Wetland B.
- Reduction in disturbed area – 2.5 acres

The applicant also states that they are retaining an additional 76 Douglas fir (including 10 legacy old growth – 40" dbh or greater) and 38 significant Oregon white oak trees but this cannot be confirmed following staff's own analysis of the tree inventory overlaid on the revised site plan. Also, the applicant was already retaining the oak stands to the north and south of the civic building.

In the April 3, 2024, staff report, staff recommended a number of changes necessary for the project to comply with PDD and Conditional Use Permit findings. The following are those recommendations with staff comment on how the revised site plan addresses those recommendations, followed by revised or new recommended conditions of approval:

- *Retention of all integrated stands of Oregon white oak trees and individual oak trees 8-inch DBH or greater, located outside of regulated buffers.*

Staff Comment: In the western portion of the overall tree retention plan Sheet 3.00 (Sheets 3.01, 3.02, 3.03, 3.06, 3.07 and 3.08), the following would still be removed, even with the larger buffer to the north and east of the residential node, i.e., the area west of the wetland buffer of Wetland B:

- 82 Oregon white oak trees (8" DBH or greater)
- 320 Douglas fir trees (24" DBH or greater)

In the eastern portion of the overall tree retention plan Sheet 3.00 sheet (Sheets 3.04, 3.05, and 3.09), the following would still be removed:

- 3 Oregon white oak trees (8" DBH or greater)
- 86 Douglas fir trees (24" DBH or greater)

This addresses only removal of trees deemed significant per 18J.15.030 – Tree Conservation. There are many other oak and fir trees, identified on the tree inventory, smaller than that are also being removed.

The increased setback from north lot line and on the east side of the residential node will retain 7 Oregon white oak trees (8" DBH or greater) in the wider buffer on the north, previously proposed to be removed, and retain 15 Oregon white oak trees (8" DBH or greater) on the east side of the residential area, previously proposed to be removed. The increased setback on the north will preserve more of the young oak stand, which includes 185 young oak trees according to the applicant, this is a significant improvement in retention of habitat.

The revised site plan retains 15 oak trees (8 trees greater than or equal to 8" DBH) and 25 fir trees (15 trees greater than or equal to > 24" DBH) in the community farm in south-central portion of the site. Staff remains opposed to removing a dense, mature second growth forest and wildlife habitat to provide additional farming activities. The revised site plan still proposes to remove approximately 85 Douglas fir trees, with DBH of 24-66", along with in the community farm proposed in the south-central portion of the site. The revised layout proposes to retain 15 Oregon white oak trees, only 8 of which are significant per 18J.15.030. There are 10 Oregon white oak trees in the community farm area, with DBH of 10-22" DBH.



- *A redesign of the residential portion of the project to use grading techniques designed to maintain health of trees to be retained, design tighter neighborhood clusters of dwelling units and sleeping units and concentrate access lanes and parking areas away from natural areas that are to remain.*

Staff Comment: As stated above, the revised site plan is still not making an effort to retain any significant Oregon white oak or Douglas fir trees in the residential node or the community services node. The revised plans will remove 82 Oregon white oak trees (8" DBH or greater) and 320 Douglas fir trees (24" DBH or greater), along with numerous smaller trees. The residential node area is relatively level, and the applicant could employ grading activities and site plan adjustments to preserve more significant oak and/or fir trees in this area. In the community services node to the east of the residential node in the middle of the site, broad preservation of trees is somewhat more difficult since the site slopes down toward the Spanaway Lake wetland and the existing grade will likely need to be flattened somewhat to accommodate the Village Commons, Art Building, Administration Building, and Maintenance Building. Without a more defined grading plan it is unclear how many trees in this area could be retained.

The applicant has applied for a clear and grade permit, application no. 1033457. Although staff realizes that mass clearing and grading would be more efficient and profitable for the applicant, staff has worked with applicants in the past to sensitively grade sites to preserve individual trees and groupings of trees within large development sites. Staff would recommend that the applicant be required to do so in this instance. Staff has overlain the tree inventory with the revised site plan and identified how significant oak and fir trees intersect with the proposed site plan. Staff has not identified how the applicant can preserve trees within the body of the development, that is a design issue for the applicant to resolve.

Staff has added a recommended condition requiring the applicant to retain a minimum of 30% of the significant Oregon white oak trees, 8' DBH or larger, and a minimum of 30% of the significant Douglas fir trees, i.e., 24" DBH or larger, in the western residential node of the proposed project, i.e., the area west of the wetland buffer of Wetland B.

- *Provide an architectural concept to be used in the design of buildings in the village or the purchase of park model RVs to ensure there is unity to the architectural design of the village and that it have a character reflective of the low-density residential community it is located in.*

Staff Comment: The revised site plan does not provide any additional information regarding architectural character. Staff has proposed a modified condition dealing with approval of final architectural plans in case of disagreement between staff and the applicant in the future.

- *Eliminate reference to a community farm in the south-central portion of the site in lieu of retention of the existing mature second growth forest.*

Staff Comment: The revised site plan retains 15 oak trees (8 trees greater than or equal to 8" DBH) and 25 fir trees (15 trees greater than or equal to > 24" DBH) in the community farm in south-central

portion of the site. Staff remains opposed to removing a dense, mature second growth forest and wildlife habitat to provide additional farming activities. The revised site plan still proposes to remove approximately 85 Douglas fir trees, with DBH of 24-66”, along with in the community farm proposed in the south-central portion of the site. The revised layout proposes to retain 15 Oregon white oak trees, only 8 of which are significant per 18J.15.030. There are 10 Oregon white oak trees in the community farm area, with DBH of 10-22” DBH.

- *Relocate the community farm to the open field along Spanaway Loop Road South that was historically used for agricultural purposes.*

Staff Comment: Staff continues to find that this location is the most logical and environmentally sensitive location for additional farming area outside of the western residential node.

- *Provide structured active recreational areas, either outside or inside of buildings, for the benefit of the residents totaling 11,425 sq. ft. of required active recreation area.*

Staff Comment: The revised concept recreation plan, revised in December 2023 and submitted in January 2024, proposes a 1,620 square foot pickleball court in the southeastern corner of the property, south of the Civic Building, along with approximately 36,000 of lawn area usable for informal play. With these new uses, the applicant will exceed the remaining 11,425 sq. ft. of active recreation required. For ease of use by the residents given their described physical limitations, staff would recommend that the pickleball court be relocated to the residential node in lieu of similar sized proposed lawn areas in that area. With regard to the 36,000 sq. ft. of open lawn area, staff would also support using part or all of this space for a community farm to be relocated from the wooded south-central portion of the site.

- *Limit required residential parking to one space for every three sleeping units or park model RV units.*

Staff Comment: The revised plan reduces the amount of resident parking by 14 parking spaces to 122 parking spaces (1 per 2.4 units). This is a reduction in the standard minimum parking required in Table 18A.35.040-1 of 143 parking spaces (1 per 2 units) but higher than the staff recommended 95 residential parking spaces (1 per 3 units). The original numbers are lower than discussed in the staff report and the applicant’s parking analysis since they are based on actual counting of the spaces on the original and revised site plans.

- *Limit non-residential parking to 50 parking spaces unless the applicant can show that additional parking is needed on a daily basis by volunteers.*

Staff Comment: The revised plan reduces the amount of non-residential, non-Agriculture/Civic Building parking from 45 to 40 parking spaces by reducing 5 parking spaces in the Administration Building parking lot. It is unclear why the applicant is reducing staff/volunteer parking when they have stated that more will be needed. The original numbers are lower than discussed in the staff report and the applicant’s parking analysis since they are based on actual counting of the spaces on the original and revised site plans.

The following is the applicant's January 2024 response regarding parking for the Agriculture and Civic Buildings:

*Parking stalls are needed for those who are there for site for tours and volunteering. Per previous discussions with the County, we were informed staff will not support parking levels for the project in addition to what is allowed per PCC for a building's intended use. Parking levels at the Ag and Civic buildings are based on their maximum seating occupancy they are intended to serve as outlined in the Parking Memo included in the PDD binder. However, the Ag and Civic buildings will not be used to their full occupancy daily. They will only require the full use of their dedicated stalls for occasional events. Outside of those events, the stalls not needed to support the Ag or Civic building uses will be open to volunteers and tours for the site. The set daily number of volunteers/ site tours is not predictable at this time. However, discussion of the expected level of site tours and volunteers based on the Austin, Texas Community First project this is modeled after has been provided in sections 1.1 and 1.2 of the PDD binder. The parking memo assumptions have been updated to state no dedicated parking is provided for site tours or volunteers. The project intends to ensure it provides adequate onsite parking to avoid any impacts to neighboring communities or roadways.*

The October 2023 parking memo includes the following assumptions:

*Given the information above, the code required minimum parking for the civic use and assumption is calculated as:*

*Agriculture Building (civic, religious assembly, use calculation used to assume base parking requirements):*

*(1 per 5 seats) x (250 seat) = 50 parking spaces (minimum)*

*(1 per 4 seats) x (250 seat) = 62.5 parking spaces (maximum)*

*Civic Use Building (civic, religious assembly, use calculation used to assume base parking requirements):*

*(1 per 5 seats) x (200 seat) + (2 plus 1 per 5 employees in a day care center) = 47 parking spaces (minimum)*

*(1 per 4 seats) x (200 seat) + (8 plus 1 per 5 employees in a day care center) = 63 parking spaces (maximum)*

Staff remains concerned that the applicant has not justified the daily need for the 125 additional combined parking spaces proposed for the Agriculture Building and Civic Building for volunteers. The 125 spaces are based on maximum occupancy load of each building. The applicant has not yet indicated what the maximum daily need requirement is for parking for volunteers and tours. The applicant's revised use description discussed below indicates that the Agriculture Building will no longer be used for gatherings of people not residing in or working at the Pierce County Village.

If parking exceeding the 160 internal parking provided on the site plan is deemed appropriate, staff would recommend that parking for the Agriculture Building be limited to no more than 50 parking spaces. Staff would also recommend that parking for the Civic Building be limited to no more than 47 parking spaces to reduce impervious cover and stormwater impacts.

- *Eliminate the Agriculture Building and/or Civic Building unless the uses of these buildings comply with the definition of “community accessory uses” for the residents allowed per PCC 18A.45.030.I.2. or comply with the definition of “incidental retail and service uses primarily for the convenience of and supported by the residences within the PDD” allowed per PCC 18A.75.050.G.2.*

Staff Comment: The revised site plan does change the staff recommendation regarding these two buildings.

The applicant’s project narrative, last revised in December 2023 and submitted in January 2024 states the following regarding the Civic Building. In this narrative, the applicant states that a primary purpose is to generate income for the project through retail and service businesses.

*Due to its location, the building will provide further interaction with village residents and the surrounding community while also providing possible employment opportunities to support village residents. It will also have the potential to generate income to support The Village by renting the community event space for community use. Possible uses for the civic building include a senior center, food bank, community indoor event space for small scale weddings or similar, small day use care for dogs, community religious gathering space, small clothing bank, or job training services. (emphasis added)*

The applicant’s project narrative, last revised in December 2023 and submitted in January 2024 states the following regarding the Agriculture Building. The applicant has modified their vision for the building. The August 2023 description of the building read as follows:

*This building is located near the village entrance to facilitate interactions between the village residences and the surrounding community. Its primary functions will be to support village residence gardening/low scale agriculture processing and may be used for a small farmer’s market or similar activities for village residences to sell and interact with surrounding community. It will also serve as gathering space for TRM fundraising events, intaking volunteers and persons taking tours of the Village. In the future it may be used as event space for other community gatherings such as small weddings, etc. It has its own dedicated parking area for visitors of The Village away from village residences. (emphasis added)*

The current project narrative states as follows:

*The building’s primary daily functions will be to support village resident gardening/low scale agriculture processing of products created onsite for the resident’s microenterprises. It will also serve as indoor gathering/event space for The Village residents and staff itself. Volunteers working at the site and persons taking tours of The Village will also meet at this building. In the future, once The Village is fully operational, it may be used as indoor event space for other community gatherings such as small weddings and faith based services to serve the village residents and their guests. The frequency of said events is expected to occur no more than once a month after The Village is fully operational. It has its own dedicated parking area away from village residences.*

*The Agriculture Building will function much like a grange for village and community use on the site. The building will ensure that Tacoma Rescue Mission will be able to create a community similar to what is present at the Community First Village in Austin Texas and*

*similar to the surrounding communities built around community granges. The Civic Building will provide job opportunities for residents of the Village to serve their community. Having a job, service, and sense of purpose is part of the village concept and a key reason the Austin model has been so successful.* (emphasis added)

Staff has added a condition that reflects staff's recommendation regarding use of these two buildings.

## **Revised Recommended Conditions of Approval**

If the subject request is approved, the following conditions of approval are recommended:

### Planning:

1. All required landscaping shall be installed prior to final approval of the first building permit in a phase unless performance bonds or other appropriate security are approved by the County. Acceptance of performance bonds or other security in place of installation shall be at the discretion of the County based on the scale of the project, phasing, etc. The Department shall be contacted to perform an Accessory Element Inspection of installed landscaping, irrigation, and retained vegetation. There is an additional fee for an Accessory Element Inspection.
2. Prior to issuance of an early clear and grade permit or commercial site development permit, a final development plan shall be submitted to Planning and Public Works for review and approval. The final development plan shall include but is not limited to site design, grading, landscape plans, lighting plans, signage plans, recreation plans, and architectural plans.
3. The final development plan shall retain all integrated stands of Oregon white oak trees and individual Oregon white oak trees 8-inch DBH or greater, located outside of regulated buffers.
4. The final development plan shall use grading techniques designed to maintain health of trees to be retained, create tight neighborhood clusters of dwelling units and sleeping units, and concentrate access lanes and parking areas away from natural areas that are to remain.
5. The final development plan shall include detail on the architectural concept to be used in the design of buildings in the village or the purchase of park model RVs to ensure there is unity to the architectural design of the village and that it have a character reflective of the low-density residential community it is located in. **If the applicant and Department cannot agree that final architectural plans are in compliance with the intent of the condition, the matter will be returned to the Hearing Examiner for resolution.**
6. The final development plan shall eliminate reference to a community farm in the south-central portion of the site in lieu of retention of the mature second growth forest. All-weather trails may be installed in this area so long as they do not interfere with the health of the trees.
7. The final development plan could relocate the community farm to the open field along Spanaway Loop Road South that was historically used for agricultural purposes **or use the open field for informal athletic play.**

8. An L2 landscape buffer will be required along the Spanaway Loop Road South frontage of the development, except where existing native vegetation remains. This buffer will supersede the street tree requirement of PCC 18J.15.050.
9. A 20-foot wide L3 landscape buffer will be required between the single-family residences to the north of the proposed Agriculture Building and parking lot, from the wetland buffer to Spanaway Loop Road South.
10. A solid board fence shall be installed along the northern boundary of the property, outside of the wetland buffer.
11. A 20-foot wide **80-foot wide** L3 landscape buffer between the housing **residential** node and the abutting single-family residences to the north will be required, from the edge of the wetland buffer to the western edge of the property. The applicant will supplement existing native vegetation to obtain the screening requirements of the L3 buffer. **A split rail fence shall be installed on the southern edge of the 80-foot wide natural buffer prior to occupancy of the first housing unit.**
12. The recreation plans shall provide a minimum of 108,500 sq. ft. of onsite required recreational space is required for residents. Of that total, 27,125 sq. ft. must be active recreation, with the remaining 81,375 sq. ft. passive recreation or a mix of the two. The western 10,700 sq. ft. community farm and 5,000 sq. ft. central community garden may be identified as active recreation. Structured recreational areas, either outside or inside of buildings, for the benefit of the residents is required to make up the remaining 11,425 sq. ft. of required active recreation area.
13. The Lighting Plan shall comply with the requirements of PCC 18J.15.085.
14. On site parking shall be limited to the following number of parking spaces:

Non-Residential Parking:

Administration Building:	<del>16</del> <b>14</b>
Village Commons Building:	13
<del>Market Building:</del>	<del>3</del>
Art Building:	<del>3</del> <b>13</b>
<del>Aquaponics Building:</del>	<del>3</del>
<del>Tour Parking:</del>	<del>12</del>
	<del>50</del> <b>40</b> parking spaces

Residential Parking:

4 Volunteer/Staff Units	8
96 Sleeping Units:	32 to 48
189 Park Models:	63 to 95
	<del>95 to 151 parking spaces</del>
<b>Existing House used by Staff:</b>	<b>2</b>
<b>96 Sleeping Units, 189 Park Model Units, and 3 Volunteer Units:</b>	<b>120</b>
	<b>122 parking spaces</b>

15. No additional non-resident parking shall be provided on the final development plan unless the applicant can show that that amount of parking is needed on a daily basis by volunteers. **Parking for the Agriculture Building shall be limited to no more than 50 parking spaces regardless of the number of daily volunteers.**
16. The applicant shall be responsible for applying for any subsequent SEPA and/or shoreline review required for the installation of the off-site gravity sewer main construction depending on specifics of the construction design proposed.
17. No plants known to be invasive shall be allowed to be grown in the community gardens.
18. An education plan shall be produced to educate residents about responsible pet ownership and how to dispose of animal waste properly. This will include signage to be posted in communal areas and educational material reviewed with each tenant prior to occupancy.
19. The final development plan shall indicate where pet waste is to be disposed of.
20. No sleeping unit building or park model RV shall be used for a commercial occupancy for micro-enterprises without complying with the International Building Code **unless meeting the definition of a home occupation per PCC 18A.37.110.A.1. and A.2.**
21. The applicant shall comply with the Pierce County Inadvertent Archaeological and Historic Resources Discovery Plan (included as an Appendix to this staff report), in the event that any ground-disturbing or other project related activities associated with this development, or any future development of this site, uncover protected cultural materials (e.g., bones, shell, antler, horn or stone tools). The Pierce County Inadvertent Archaeological and Historic Resources Discovery Plan may also be found at <https://www.co.pierce.wa.us/907/Master-Document-List>.

New Recommended Conditions:

- A minimum of 30% of the significant Oregon white oak trees, 8' DBH or larger, and a minimum of 30% of the significant Douglas fir trees, i.e., 24" DBH or larger in the western residential node, i.e., the area west of the wetland buffer of Wetland B, of the proposed project.
- No park model or sleeping unit building shall be located closer than 90 feet to the northern property line, west of the buffer of Wetland B.
- A split rail fence shall be installed a minimum of 10 feet from the eastern residential units to protect the oak and fir trees to remain.
- The Agriculture Building shall only be used in conformance with the definition of "community accessory uses" for the residents allowed per PCC 18A.45.030.I.2. or comply with the definition of "incidental retail and service uses primarily for the convenience of and supported by the residences within the PDD" allowed per PCC 18A.75.050.G.2. The Agriculture Building shall not be used as a profit generating event center for weddings or other similar private gatherings.
- The Civic Building shall only be used in conformance with the definition of "community accessory uses" for the residents allowed per PCC 18A.45.030.I.2. or comply with the definition of "incidental retail and service uses primarily for the convenience of and

supported by the residences within the PDD” allowed per PCC 18A.75.050.G.2. The Civic Building shall not be used as a profit generating event center for weddings or other similar private gatherings or used for commercial purposes that are not operated by Pierce County Village residents unless the use is allowed outright in the Residential Resource zone. Parking for the Civic Building be limited to no more than 47 parking spaces.



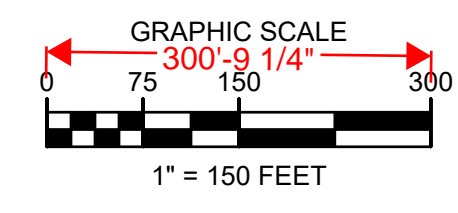
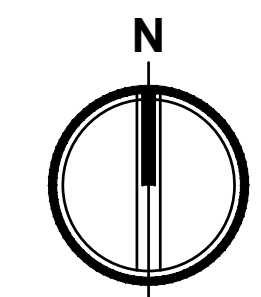
## List of Exhibits Provided to the Pierce County Hearing Examiner

### 1. SUPPLEMENTAL STAFF REPORT

### 2. SITE PLANS:

- A. Concept Site Plan, dated 12.05.23 submitted 01.08.24, with oak stand overlay
- B. Good Neighbor Village Site Plan, dated 04.18.24
- C. Good Neighbor Village Site Plan, dated 04.18.24, with oak stand overlay
- D. Jan 2024 - April 2024 Site Plan Overlay Comparison
- E. Overall Tree Retention Plan - Revised Conceptual Plan Overlay
- F. PCV Clear and Grade Plans - 1032728-1033457
- G. Tree Retention-Revised Conceptual Plan Overlay - Sheet C3.01 - with oak and fir groupings
- H. Tree Retention-Revised Conceptual Plan Overlay - Sheet C3.02 - with oak and fir groupings
- I. Tree Retention-Revised Conceptual Plan Overlay - Sheet C3.03 - with oak and fir groupings
- J. Tree Retention-Revised Conceptual Plan Overlay - Sheet C3.06 - with oak and fir groupings
- K. Tree Retention-Revised Conceptual Plan Overlay - Sheet C3.07 - with oak and fir groupings
- L. Tree Retention-Revised Conceptual Plan Overlay - Sheet C3.08 - with oak and fir groupings

Pierce County Village PDD-CP Supplemental SR-RJ.docx



**Project Title:**  
**PIERCE COUNTY VILLAGE**

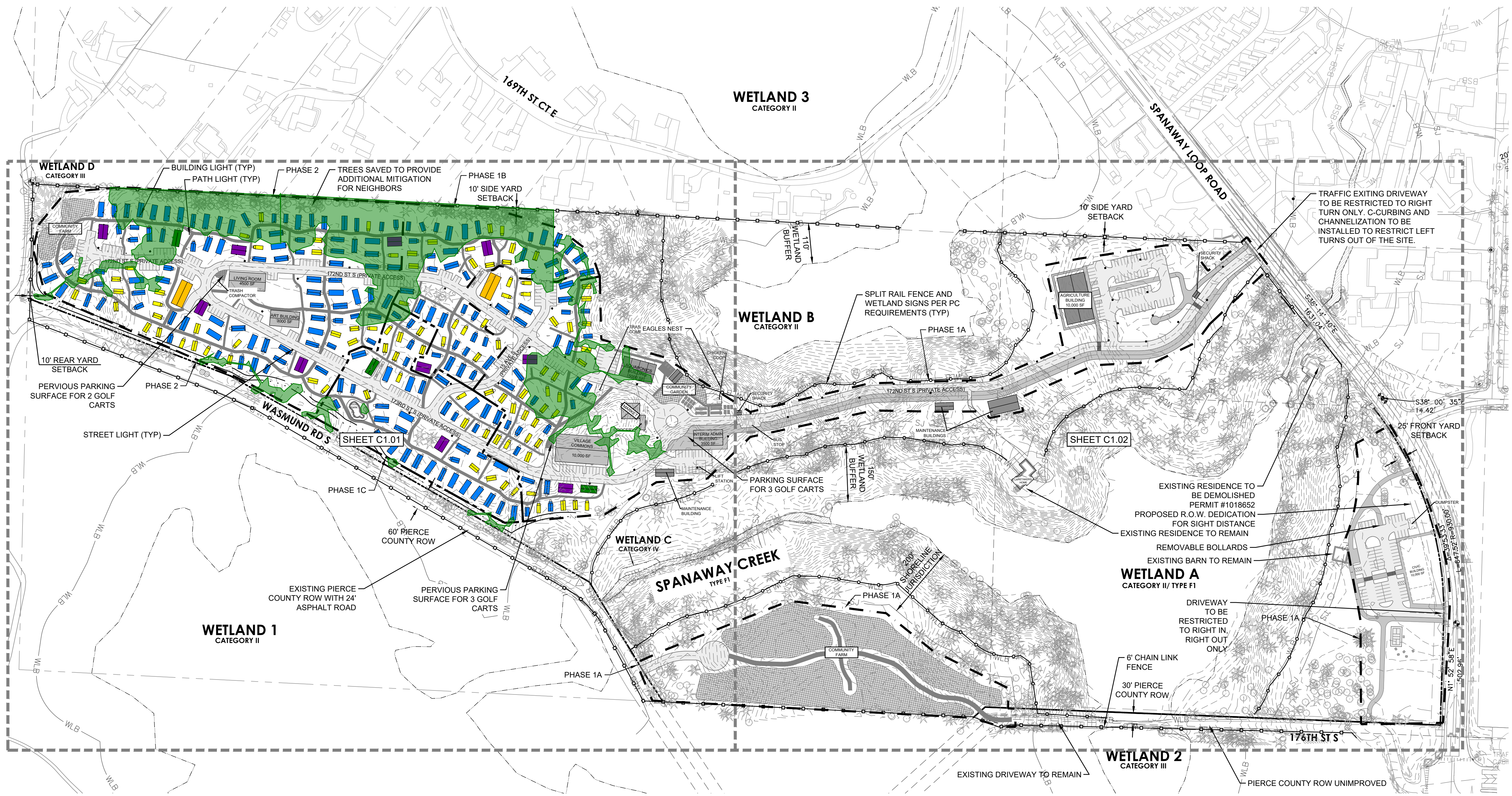
**Client:**  
**TACOMA RESCUE MISSION**  
  
425 S TACOMA WAY  
TACOMA, WA 98409  
(253) 383-4493  
CONTACT: DUKE PAULSON

**Project No.:**  
2220304  
**Issue Set & Date:**  
**PDD SET**

10/06/2023



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**SUMMARY**

ITEM	FULL BUILD OUT
MICRO UNITS (300 SF MAX)*	96
PARK MODEL (399 SF)**	189
VOLUNTEER UNITS (800 SF)**	3
EX. SINGLE FAMILY RESIDENCES**	1
<b>TOTALS</b>	<b>289</b>

\*SLEEPING UNITS PER PIERCE COUNTY ORDINANCE 2023-5s, TO INCLUDE KITCHENETTE, SINK, AND TOILET  
\*\*SINGLE FAMILY DWELLING UNIT PER PCC 18.25.030

AMENITIES	
BATH / LAUNDRY (1000 SF)	10
COMMUNAL KITCHEN (2250 SF)	2

PARKING	
VILLAGE RESIDENTIAL USE	144
OFFICE USE	16
CIVIC USE	125
ADDITIONAL USE	22
<b>TOTALS</b>	<b>307</b>

**LEGEND**

- SPLIT RAIL FENCE
- 6' CHAIN LINK FENCE
- BUILDING LIGHT
- STREET LIGHT
- PATH LIGHT
- PHASE 1A
- PHASE 1B
- PHASE 1C
- PHASE 2
- WETLAND BUFFER
- SHORELINE JURISDICTION
- STREAM BUFFER
- WETLAND

Oregon White Oak Stands and Individual Trees



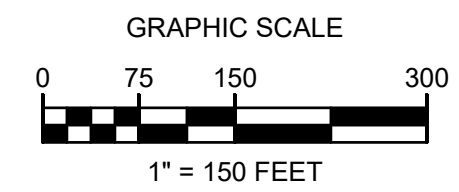
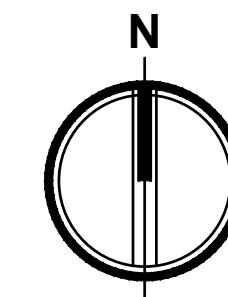
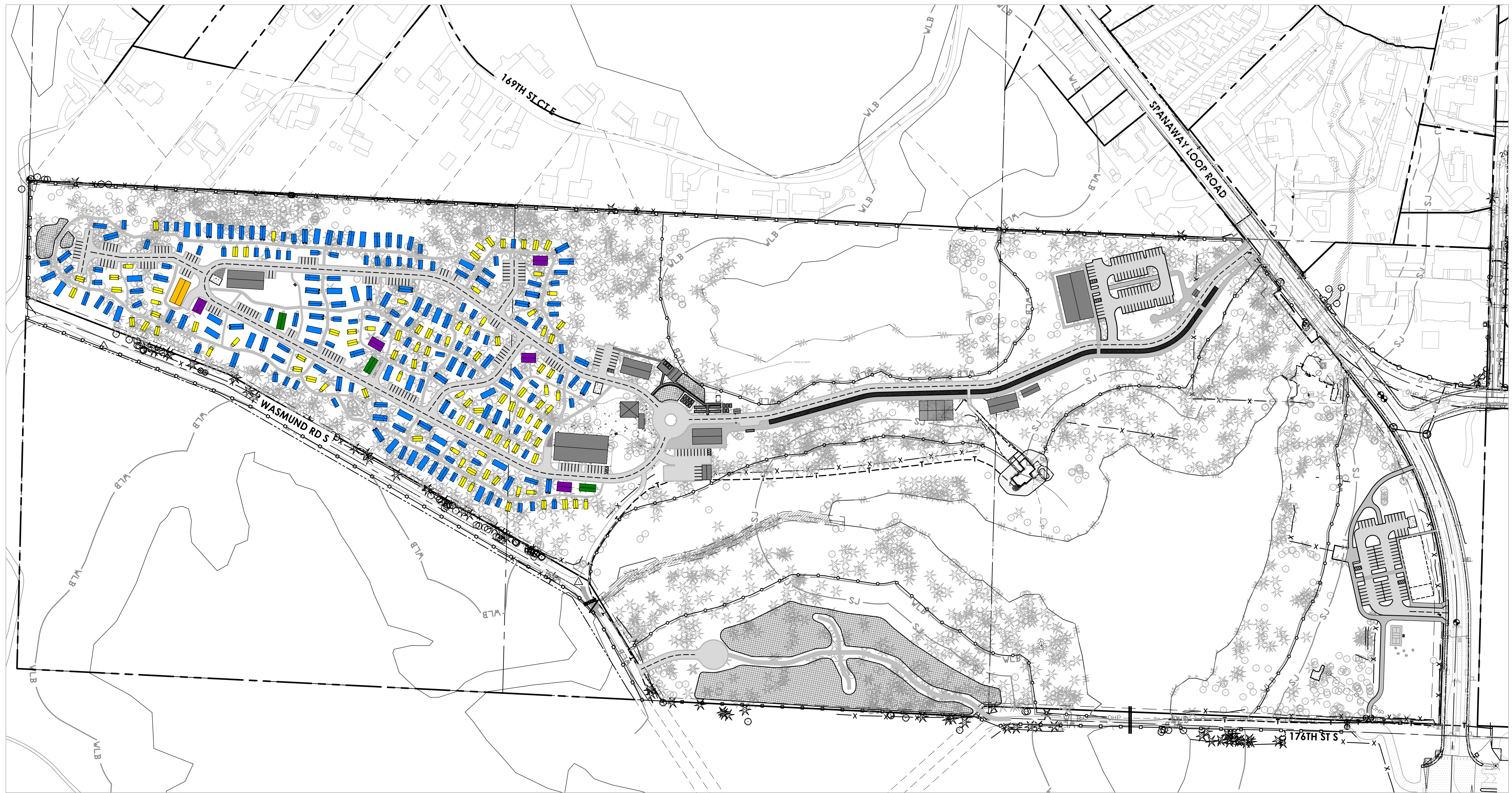
**Revisions:**

**Sheet Title:**  
**OVERALL CONCEPT SITE PLAN**

**Designed by:** JLI & CJW **Drawn by:** JLI & CJW **Checked by:** TCS

**Sheet No.:**

**C1.00**



2215 North 30th Street,  
 Suite 300,  
 Tacoma, WA 98403  
 253.383.2422 TEL  
 253.383.2572 FAX

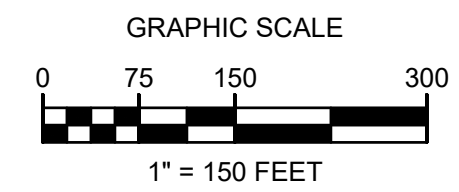
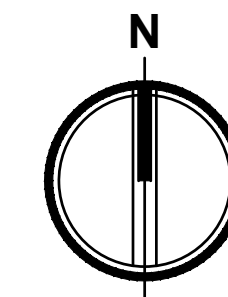
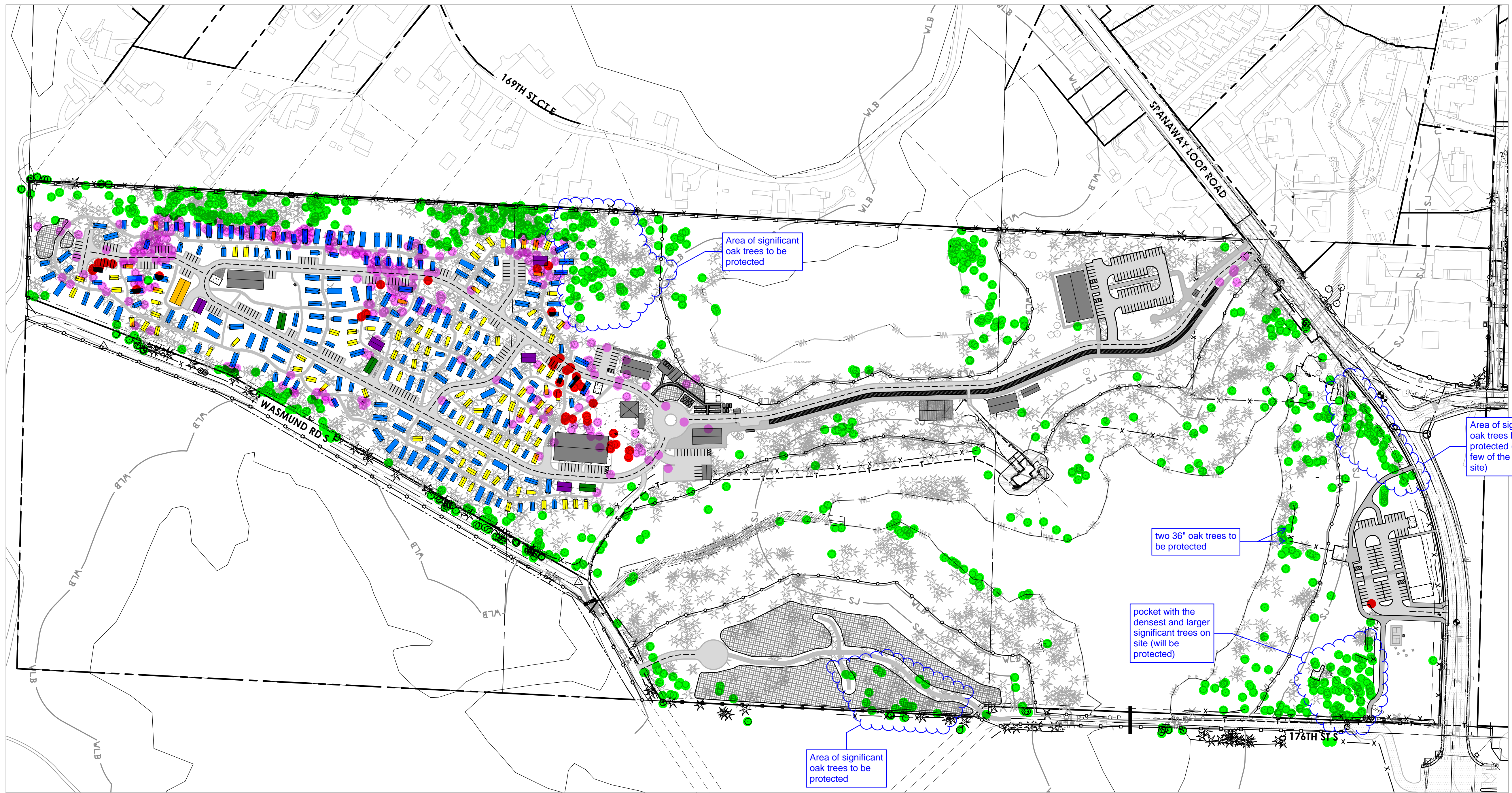
**GOOD NEIGHBOR VILLAGE**

**NEW SITE PLAN CONCEPT**

JOB NO.  
**2220304.10**

DATE:  
 04/18/2024

**EX-1**



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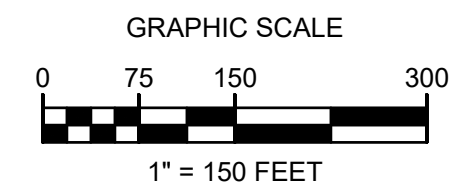
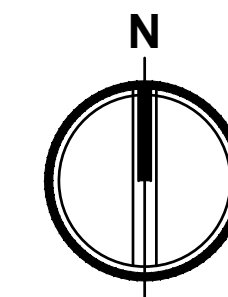
**GOOD NEIGHBOR VILLAGE**

**NEW SITE PLAN CONCEPT**

JOB NO.  
**2220304.10**

DATE:  
 04/18/2024

**EX-1**



2215 North 30th Street,  
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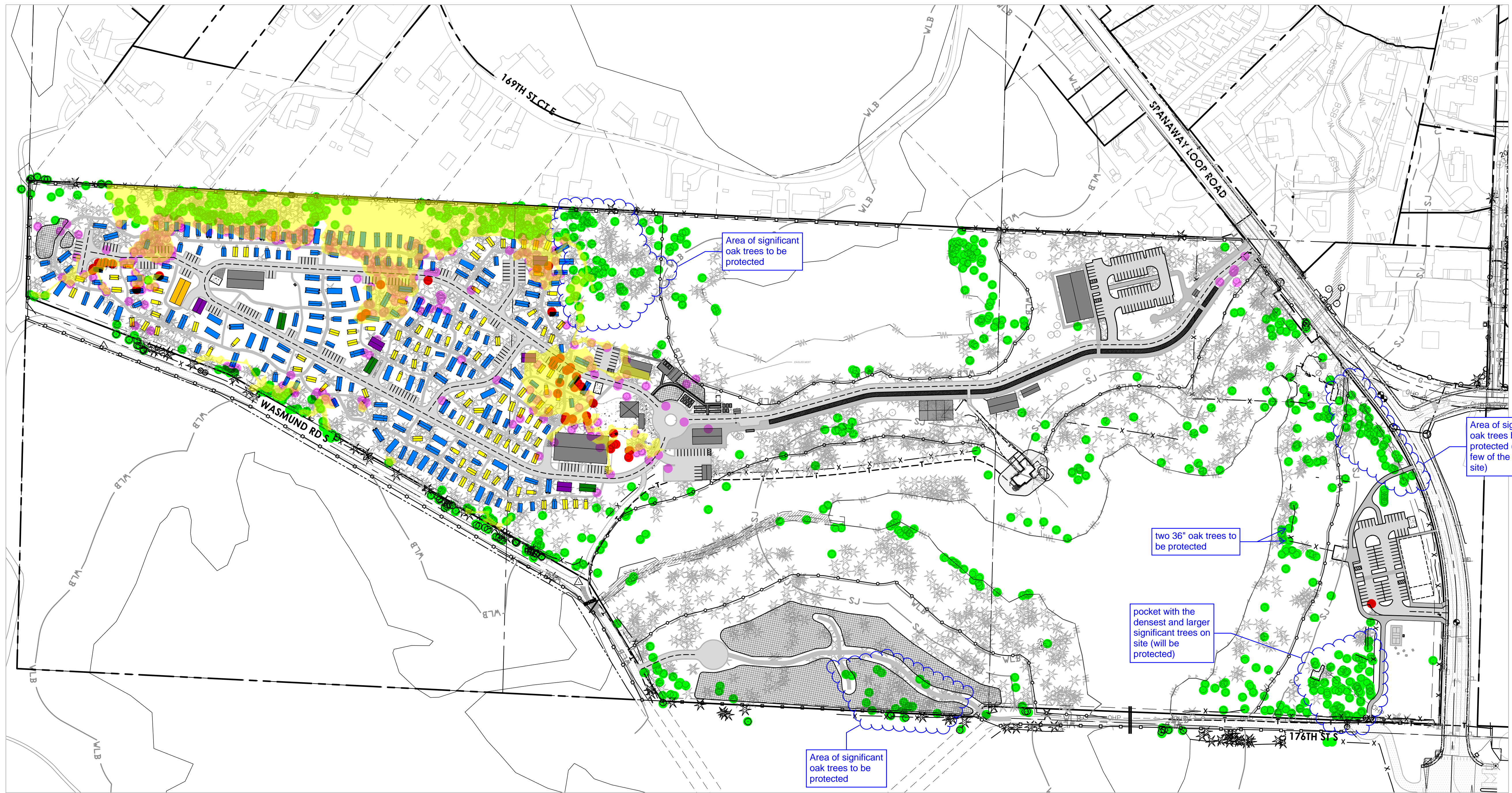
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**NEW SITE PLAN CONCEPT**

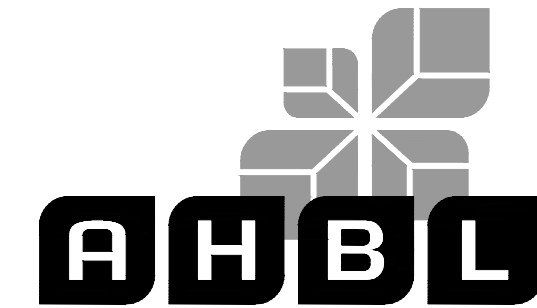
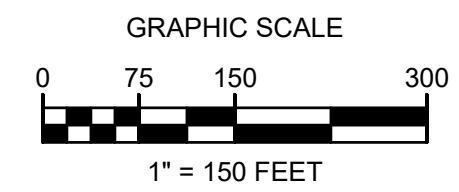
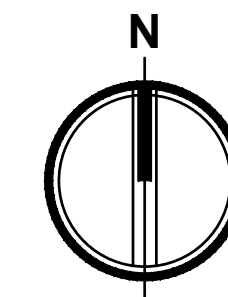
JOB NO.  
**2220304.10**

DATE:  
 04/18/2024

**EX-1**



Oregon White Oak Stands and Individual Trees



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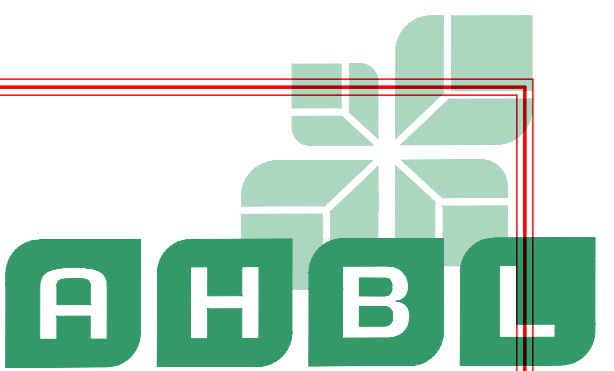
**GOOD NEIGHBOR VILLAGE**

**NEW SITE PLAN CONCEPT**

JOB NO.  
**2220304.10**

DATE:  
04/18/2024

**EX-1**



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 2215 North 30th Street, Suite 300 Tacoma, WA 98403  
 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:  
**PIERCE COUNTY VILLAGE**

Client:  
**TACOMA RESCUE MISSION**

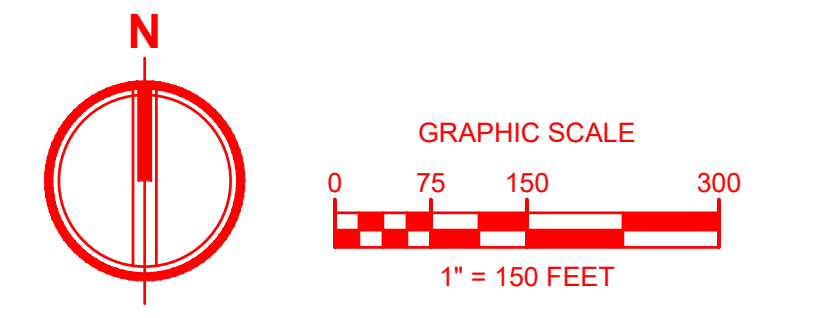
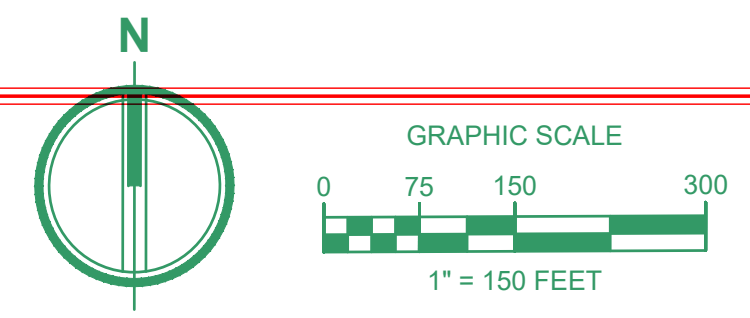
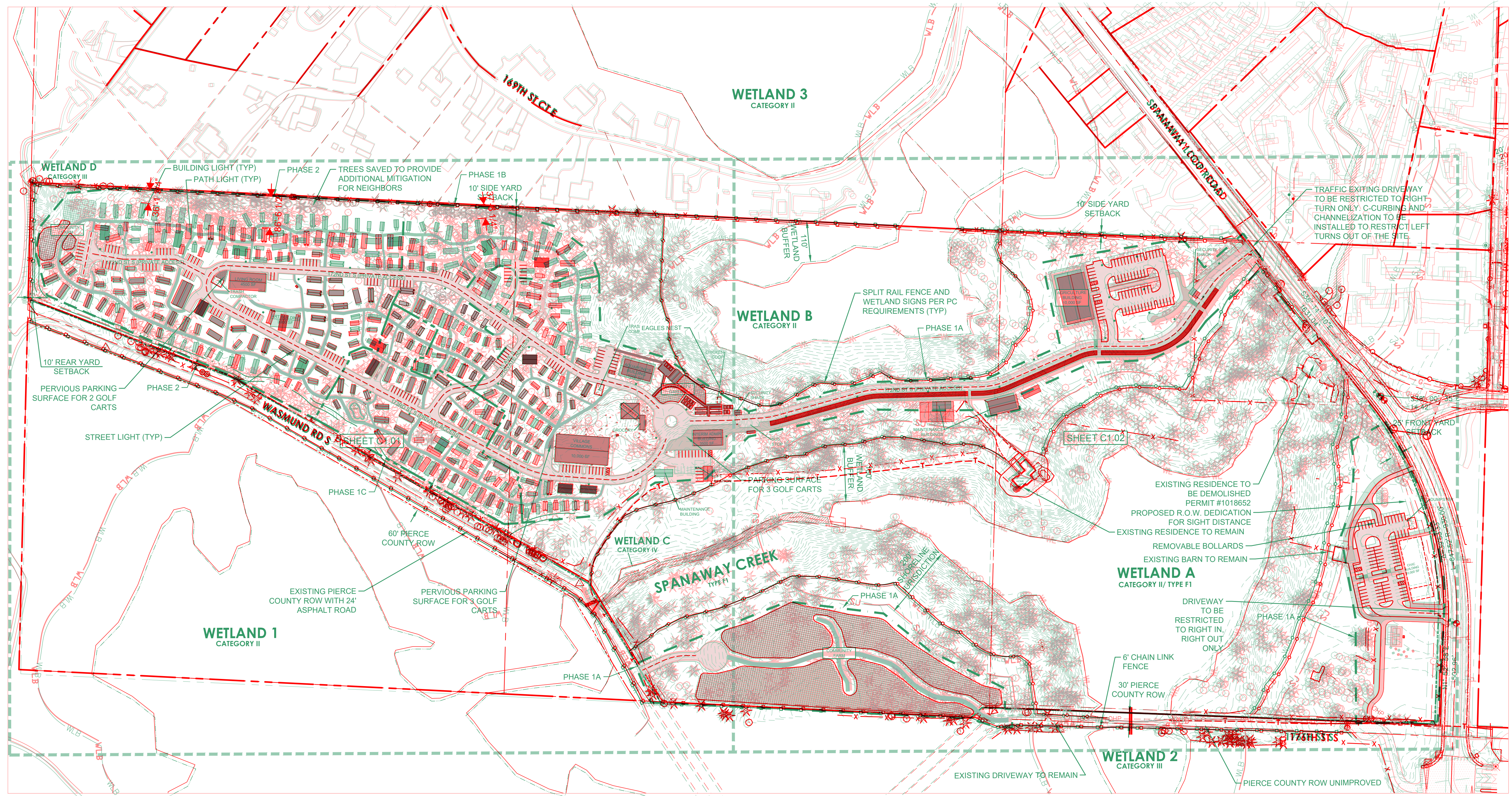
425 S TACOMA WAY  
 TACOMA, WA 98409  
 (253) 383-4493  
 CONTACT: DUKE PAULSON

Project No.  
 2220304

Issue Set & Date:  
**PDD SET**

10/06/2023

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**SUMMARY**

ITEM	FULL BUILD OUT
MICRO UNITS (300 SF MAX)*	96
PARK MODEL (399 SF)**	189
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\*SLEEPING UNITS PER PIERCE COUNTY ORDINANCE 2023-5s, TO INCLUDE KITCHENETTE, SINK, AND TOILET

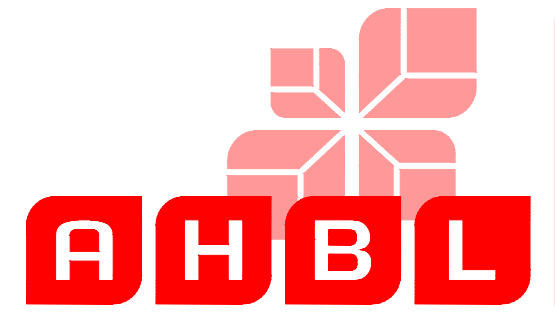
\*\*SINGLE FAMILY DWELLING UNIT PER PCC 18.25.030

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**LEGEND**

- SPLIT RAIL FENCE
- 6' CHAIN LINK FENCE
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- SJ SHORELINE JURISDICTION
- STM STREAM BUFFER
- WETLAND



2215 North 30th Street,  
 Suite 300,  
 Tacoma, WA 98403  
 253.383.2422 TEL  
 253.383.2572 FAX

Designed by: JLI & CJW Drawn by: JLI & CJW Checked by: TCS

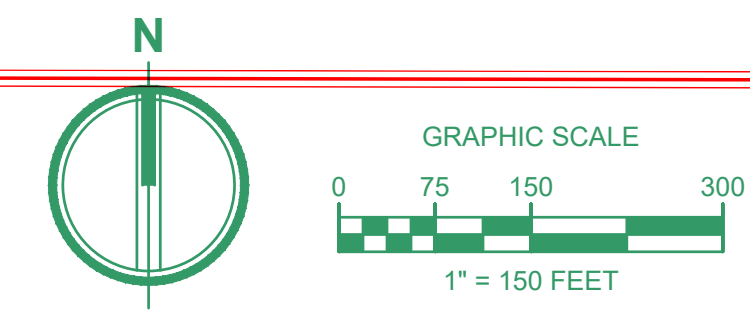
JOB NO. **2220304.10**

DATE: **C1.00 EX-1**

Sheet No. \_\_\_\_\_

**GOOD NEIGHBOR VILLAGE**

**NEW SITE PLAN CONCEPT**



Project Title:  
**PIERCE COUNTY VILLAGE**

Client:  
**TACOMA RESCUE MISSION**

425 S TACOMA WAY  
TACOMA, WA 98409  
(253) 383-4493  
CONTACT: DUKE PAULSON

Project No.  
2220304

Issue Set & Date:

**PDD SET**

10/06/2023

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Revisions:


Sheet Title:  
**OVERALL TREE RETENTION PLAN**

Designed by: JLI & CJW  
Drawn by: JLI & CJW  
Checked by: TCS

JOB NO.  
**2220304.10**

DATE:

**C3.00 EX-1**

16 of 71 Sheets

**SIGNIFICANT TREES**

TOTAL NO. SIGNIFICANT TREES ON SITE (PER SITE SURVEY):	1088
SIGNIFICANT TREES TO REMAIN:	512
% SIGNIFICANT TREES RETAINED:	47%
% REQUIRED TO RETAIN PER PCC 18J.15.030:	30%

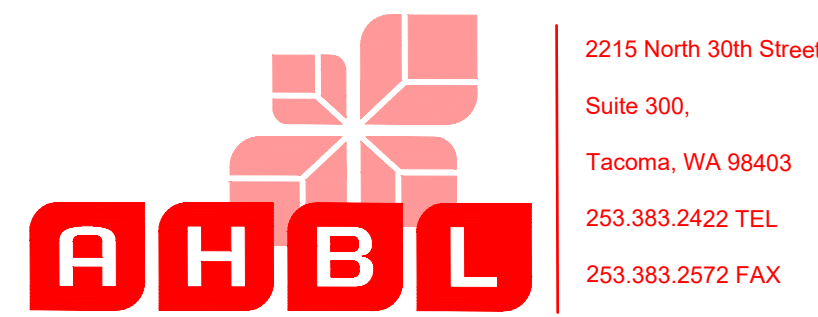
**OAK TREE HABITATS**

TOTAL OAK TREE HABITATS:	41
OAK TREE HABITATS REMOVED:	7
OAK TREE HABITATS RETAINED:	34
% OAK TREE HABITATS RETAINED:	83%
% REQUIRED TO RETAIN:	70%

**TREE UNITS**

TOTAL TREE UNITS FROM RETAINED TREES:	4471
ACRES OF PROPERTY:	86.32 ACRES
TREE UNITS PER ACRE:	51.8

THE CURRENT ZONING OF THESE PARCELS IS RESIDENTIAL RESOURCE, WHICH IS CONSIDERED URBAN RESIDENTIAL. THE REQUIRED TREE UNITS DENSITY FOR THIS DESIGNATION IS 30 TREE UNITS PER ACRE.

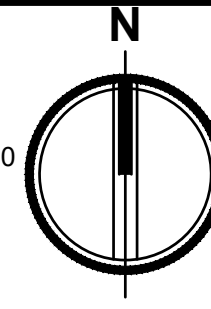
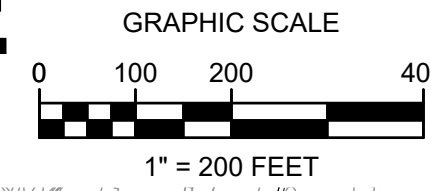


**GOOD NEIGHBOR VILLAGE**

**NEW SITE PLAN CONCEPT**



# PIERCE COUNTY VILLAGE SEC-29 TWP- 19 RGE- 03



## PRIVATE IMPROVEMENTS

DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 PIERCE COUNTY ORDINANCE NUMBER(S) **XXXX-XXS**  
 THESE ACTIONS MUST BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION:  
 1. CONTACT THE APPLICANT'S RETAINED ENGINEER TO COORDINATE REQUIRED INSPECTIONS.  
 2. APPOINT A TRAINED ESC LEAD WHO SHALL BE PROVIDED A COPY OF THE ESC PLAN & INSPECTION SCHEDULE.  
 3. CONTACT BILL PETERSON, THE AREA INSPECTOR, AT 253-798-3156, TO COORDINATE THE PRE-CONSTRUCTION MEETING AND COUNTY INSPECTIONS.  
 FAILURE TO OBTAIN REQUIRED INSPECTIONS MAY ENDANGER OR DELAY PROJECT APPROVAL.  
 ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE PIERCE COUNTY PUBLIC WORKS DEPARTMENT.



TACOMA • SEATTLE • SPOKANE • TRI-CITIES  
 2215 North 30th Street, Suite 300 Tacoma, WA 98403  
 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:  
**PIERCE COUNTY VILLAGE**

Client:  
**TACOMA RESCUE MISSION**

425 S TACOMA WAY  
 TACOMA, WA 98409  
 (253) 383-4493  
 CONTACT: DUKE PAULSON

Project No.  
 2220304.10

Issue Set & Date:

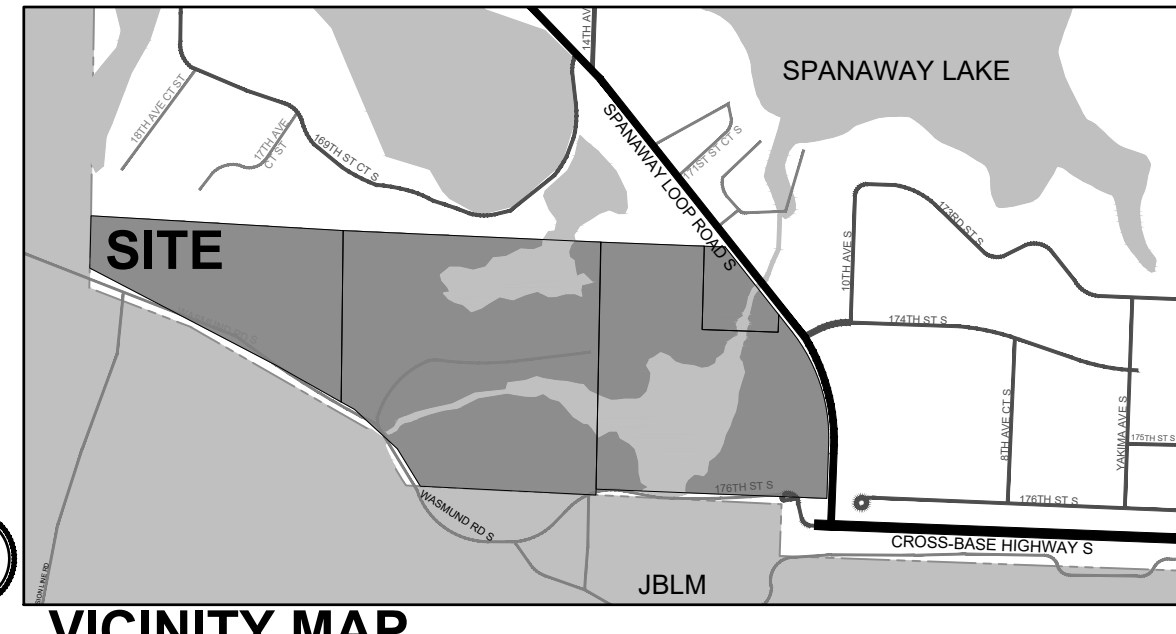
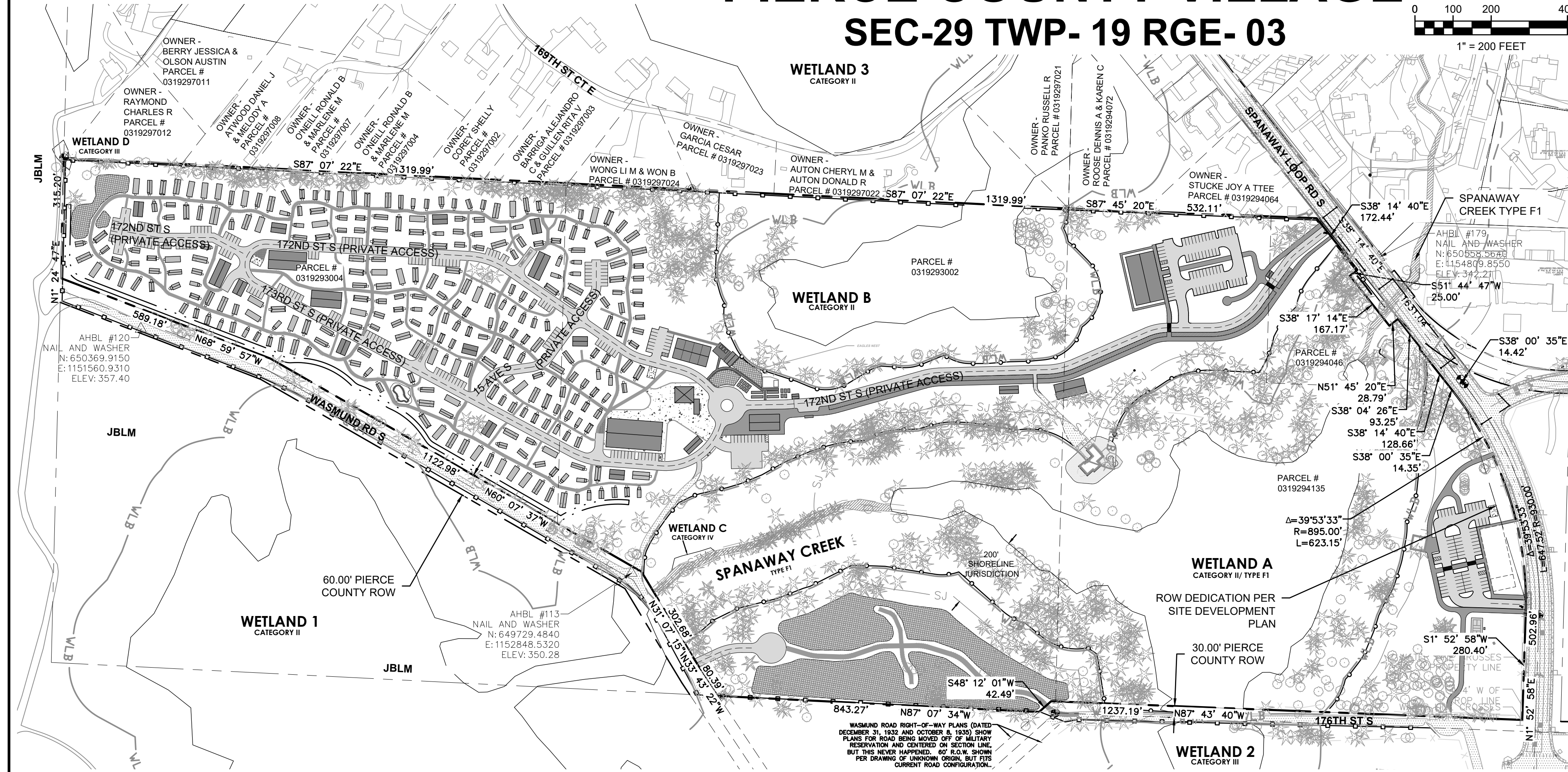
**CLEAR AND GRADE PERMIT**

03/08/2024



03/07/2024

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## SITE PLAN NOTE

THE SITE PLAN SHOWN ON THIS SHEET IS CONCEPTUAL AND IS INTENDED ONLY TO PROVIDE CONTEXT FOR THE GRADING AND STORM DESIGN INCLUDED IN THIS PERMIT SET. THE SCOPE OF THIS PERMIT IS FOR CLEARING, FILL AND GRADE, AND TEMPORARY EROSION CONTROL. PERMITTING FOR BUILDINGS, FINAL SURFACING, FULL STORMWATER TREATMENT AND FLOW CONTROL DESIGN, LANDSCAPING, ETC. WILL BE APPLIED FOR UNDER SEPARATE COVER.

**OWNER/APPLICANT**  
 TACOMA RESCUE MISSION  
 425 SOUTH TACOMA WAY  
 TACOMA, WA 98402  
 PHONE: 253-383-4493  
 CONTACT: DUKE PAULSON  
 EMAIL: DUKEP@TRM.ORG

**SURVEYOR**  
 AHBL INC.  
 2215 NORTH 30TH STREET, SUITE 300  
 TACOMA, WA 98403  
 PHONE: 253-383-2422  
 CONTACT: DAVID FOLLANSBEE  
 EMAIL: DFOLLANSBEE@AHBL.COM

**CIVIL ENGINEER**  
 AHBL INC.  
 2215 NORTH 30TH STREET, SUITE 300  
 TACOMA, WA 98403  
 PHONE: 253-383-2422  
 CONTACT: TODD SAWIN  
 EMAIL: TSAWIN@AHBL.COM

**LANDSCAPE ARCHITECT**  
 AHBL INC.  
 2215 NORTH 30TH STREET, SUITE 300  
 TACOMA, WA 98403  
 PHONE: 253-383-2422  
 CONTACT: CRAIG SKIPTON  
 EMAIL: CSKIPTON@AHBL.COM

## VERTICAL DATUM

NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS OBSERVATIONS USING WSRN AND GEOID 2012A.

## BASIS OF BEARING

NAD 1983/91 WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

## SITE ADDRESS

SITE ADDRESS

## PARCEL NUMBER

0319294046, 0319294135, 0319293002, 0319293004

## Sheet List Table

Sheet Number	Sheet Title
C0.01	CLEAR AND GRADE COVER SHEET
C1.00	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.01	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.02	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.03	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.04	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.05	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.06	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.07	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.08	BOUNDARY AND TOPOGRAPHIC SURVEY
C2.00	TESC AND DEMOLITION PLAN OVERALL
C2.01	TESC AND DEMOLITION PLAN
C2.02	TESC AND DEMOLITION PLAN
C2.03	TESC AND DEMOLITION PLAN
C2.04	TESC AND DEMOLITION PLAN
C2.05	TESC AND DEMOLITION PLAN
C2.10	TESC AND DEMOLITION DETAILS
C2.11	TESC AND DEMOLITION DETAILS
C2.12	TESC AND DEMOLITION DETAILS
C3.00	GRADING PLAN OVERALL
C3.01	GRADING PLAN
C3.02	GRADING PLAN
C3.03	GRADING PLAN
C3.04	GRADING PLAN
C3.05	GRADING PLAN
C3.06	GRADING PLAN
C3.07	GRADING PLAN
C3.08	GRADING PLAN
C3.09	GRADING PLAN
C3.10	GRADING PLAN
C3.11	GRADING PLAN
C3.12	GRADING CONCEPT SECTIONS

## LEGEND:

EXISTING	PROPOSED
△	SET NAIL AND WASHER
⊙	FOUND MONUMENT AS NOTED
⊠	HUB AND TACK
⊕	SET REBAR AND CAP
○	BOLLARD
□	MAIL BOX
○	SIGN
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER CLEANOUT
○	STORM CATCH BASIN
○	STORM MANHOLE
○	ROOF DRAIN
○	GAS METER
○	GAS VALVE
○	TRAFFIC SIGNAL POLE
○	TRAFFIC CABINET
○	POWER TRANSFORMER
○	GUY ANCHOR
○	UTILITY POWER POLE
○	ELECTRICAL VAULT
○	JUNCTION BOX
○	POWER METER
○	LUMINAIRE
○	TELEPHONE RISER
○	TELEPHONE VAULT
○	FIRE DEPARTMENT CONNECTION
○	FIRE HYDRANT

EXISTING	PROPOSED
⊗	IRRIGATION CONTROL VALVE
⊗	HOSE BIB
⊗	WATER METER
⊗	WATER VALVE
⊗	WATER VAULT
☆	A=ALDER, C=CEDAR, PM=PALM TREE, P=PINE, F=FIR, YW=PACIFIC YEW
☆	B=BIRCH, CH=CHERRY, CW=COTTONWOOD, HM=WESTERN HEMLOCK, HO=HOLLY, M=MAPLE, O=OAK, U=UNKNOWN
---	STORM LINE
---	SANITARY SEWER LINE
---	FORCE MAIN
---	GAS LINE
---	ELECTRICAL LINE
---	COMMUNICATIONS LINE
---	WATER LINE
---	OVERHEAD UTILITIES
---	FENCE
---	CONCRETE
---	ASPHALT
---	CONTOUR MAJOR INTERVAL
---	CONTOUR MINOR INTERVAL
---	PROPERTY/RIGHT-OF-WAY LINE
---	WETLAND BUFFER
---	SHORELINE JURISDICTION
---	STREAM



Know what's below.  
 Call before you dig.

Revisions:

Sheet Title:  
**CLEAR AND GRADE COVER SHEET**

Designed by: JLI & CJW  
 Drawn by: JLI, C.JW & ZCP  
 Checked by: TCS

Sheet No.

**C0.01**

1 of 32 Sheets

# PIERCE COUNTY COMMUNITY FIRST VILLAGE

## A PORTION OF THE SW 1/4 & THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SEC. 34, TWN. 20 N., RGE. 4 E. W.M. PIERCE COUNTY, WASHINGTON.



2215 North 30th Street, Suite 200 Tacoma, WA 98403  
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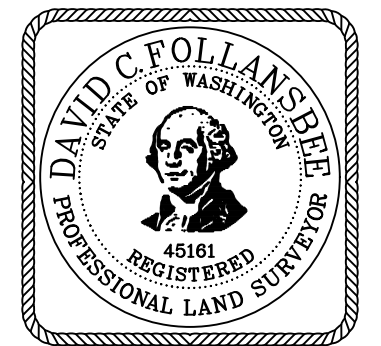
**Project Title:**  
**PIERCE COUNTY COMMUNITY FIRST VILLAGE**

**Client:**  
**TACOMA RESCUE MISSION**

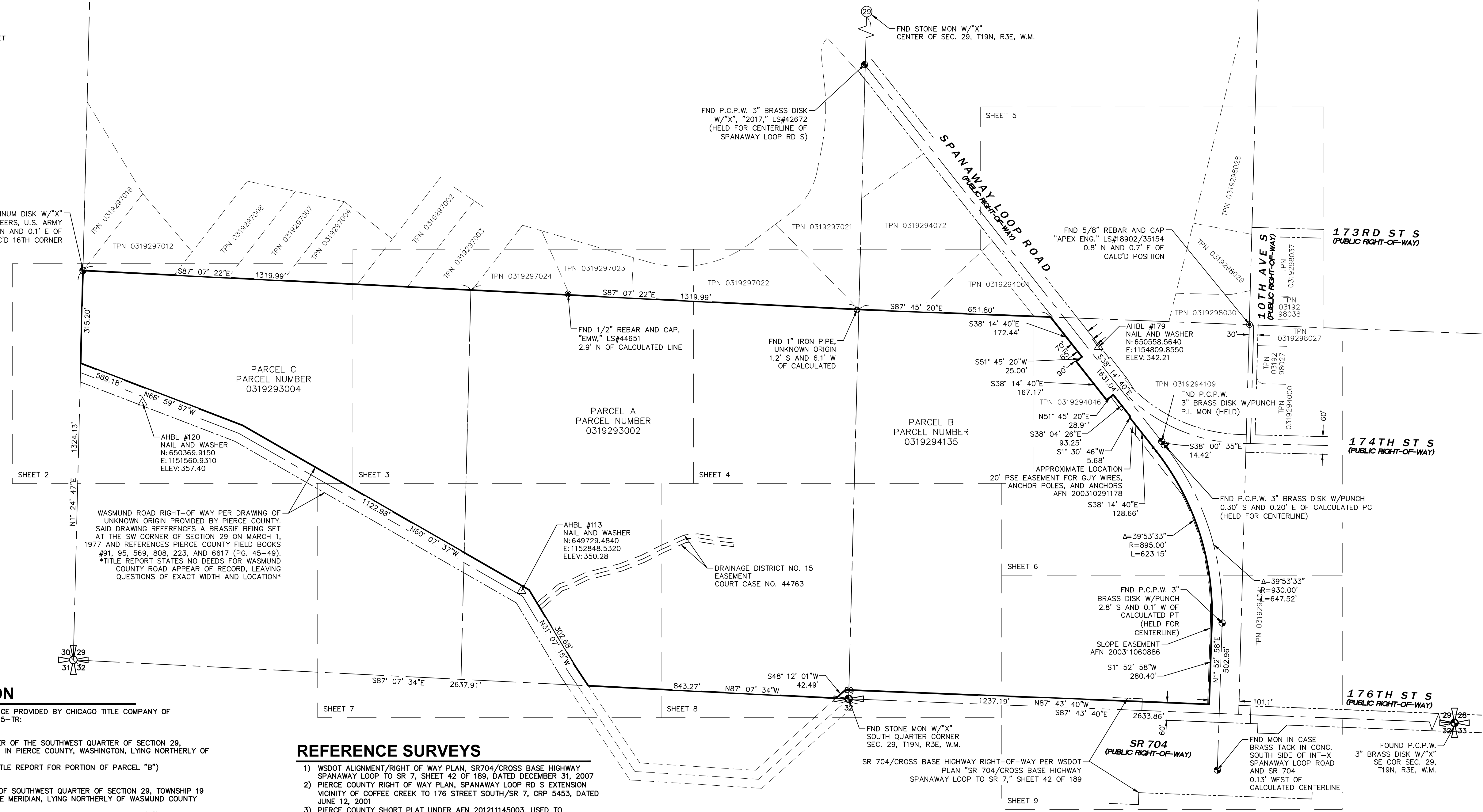
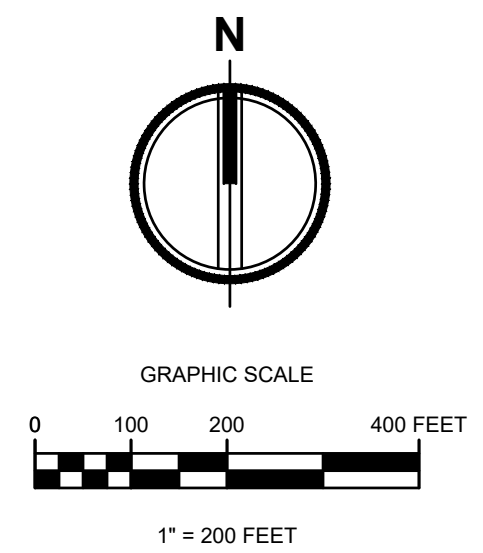
425 SOUTH TACOMA WAY  
TACOMA, WA 98402  
DUKE PAULSON

**Job No.:**  
2220304.50

**Issue Set & Date:**  
03/08/2024



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### LEGAL DESCRIPTION

PER ALTA COMMITMENT FOR TITLE INSURANCE PROVIDED BY CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NUMBER 0243215-TR:

**PARCEL A:**  
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 3 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, LYING NORTHERLY OF WASMUND COUNTY ROAD.  
(NOTE: SAME DESCRIPTION APPEARS ON TITLE REPORT FOR PORTION OF PARCEL "B")

**PARCEL B:**  
THAT PART OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY OF WASMUND COUNTY ROAD.  
(NOTE: SAME DESCRIPTION APPEARS ON TITLE REPORT FOR PORTION OF PARCEL "A")

ALSO THAT PART OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 29, LYING SOUTHERLY OF SPANAWAY LOOP ROAD;  
EXCEPT A CERTAIN TRACT CONVEYED TO WILLIAM C. SCHMECKEL, JR. BY DEED RECORDED IN BOOK 637 OF DEEDS AT PAGE 517, UNDER AUDITOR'S FILE NUMBER 1257890, IN RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 29, WHERE THE SOUTHERLY AND WESTERLY LINE OF THE SPANAWAY LOOP COUNTY ROAD INTERSECTS SAID NORTH LINE;  
THENCE ALONG SAID SOUTHERLY AND WESTERLY LINE OF SAID ROAD SOUTHEASTERLY A DISTANCE OF 413 FEET;  
THENCE SOUTH 131 FEET;  
THENCE WEST 400 FEET;  
THENCE NORTH 436 FEET, MORE OR LESS, TO THE SAID NORTH LINE;  
THENCE EAST 126 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.  
ALSO EXCEPT THAT PORTION APPROPRIATED BY DRAINAGE DISTRICT #15, IN PIERCE COUNTY SUPERIOR COURT CAUSE NUMBER 44763.  
AND ALSO EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY, BY DEED RECORDED UNDER RECORDING NO. 200311060886 (RE-RECORD OF 200306271250)

**PARCEL C:**  
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN, LYING NORTHERLY OF 176TH STREET SOUTH (WASMUND COUNTY ROAD), EXCEPT 176TH STREET SOUTH (WASMUND COUNTY ROAD), SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL NUMBER 0319294046 (NOT INCLUDED IN TITLE REPORT, EXCEPTED OUT OF PARCEL B): THAT CERTAIN TRACT CONVEYED TO WILLIAM C. SCHMECKEL, JR. BY DEED RECORDED IN BOOK 637 OF DEEDS AT PAGE 517, UNDER AUDITOR'S FILE NUMBER 1257890, IN RECORDS OF PIERCE COUNTY, SAID TRACT BEING A PORTION OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 29, WHERE THE SOUTHERLY AND WESTERLY LINE OF THE SPANAWAY LOOP COUNTY ROAD INTERSECTS SAID NORTH LINE;  
THENCE ALONG SAID SOUTHERLY AND WESTERLY LINE OF SAID ROAD SOUTHEASTERLY A DISTANCE OF 413 FEET;  
THENCE SOUTH 131 FEET;  
THENCE WEST 400 FEET;  
THENCE NORTH 436 FEET, MORE OR LESS, TO SAID NORTH LINE;  
THENCE EAST 126 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

### REFERENCE SURVEYS

- 1) WSDOT ALIGNMENT/RIGHT OF WAY PLAN, SR704/CROSS BASE HIGHWAY SPANAWAY LOOP TO SR 7, SHEET 42 OF 189, DATED DECEMBER 31, 2007
- 2) PIERCE COUNTY RIGHT OF WAY PLAN, SPANAWAY LOOP RD S EXTENSION VICINITY OF COFFEE CREEK TO 176 STREET SOUTH/SR 7, CRP 5453, DATED JUNE 12, 2001
- 3) PIERCE COUNTY SHORT PLAT UNDER AFN 20121145003, USED TO DETERMINE EAST LINE OF SW 1/4 SE 1/4 SEC. 29, T19N, R3E, W.M.
- 4) PIERCE COUNTY SHORT PLAT UNDER AFN 20041245005, USED TO CONFIRM POSITION OF NE CORNER SW 1/4 SE 1/4 SEC. 29, T19N, R3E, W.M.
- 5) RECORD OF SURVEY UNDER AFN 8807060427, USED TO CONFIRM POSITION OF NW CORNER SW 1/4 SE 1/4 SEC. 29, T19N, R3E, W.M.
- 6) STATUTORY WARRANTY DEED AND SLOPE EASEMENT UNDER AFN 200311060886, CONVEYS RIGHT-OF-WAY FOR SPANAWAY LOOP ROAD EXTENSION
- 7) RECORD OF SURVEY FOR WSDOT, SR 704 CENTERLINE ALIGNMENT UNDER AFN 200706075007, USED FOR SECTION BREAKDOWN
- 8) PIERCE COUNTY SHORT PLATS 8009040201, 79-267, 79-232, 79-266, 79-265
- 9) LARGE LOT SUBDIVISION #2471
- 10) UNRECORDED PLAT OF SPANAWAY LAKE TRACTS, DATED JULY-AUGUST, 1925 BY NICHOLSON ENGINEERING CO.
- 11) SURVEY OF WASMUND ROAD PROVIDED BY PIERCE COUNTY, NO DATE, NOTES "PIERCE COUNTY FB REF. 91, 95, 569, 808, 223, 6617 PG. 45-49"
- 12) WASMUND ROAD PLANS PROVIDED BY PIERCE COUNTY, DATED DECEMBER 31, 1932 AND OCTOBER 8, 1935, NOTES "FIELD BOOK 569"

### SURVEYOR'S CERTIFICATE

I, DAVID C. FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN SEPTEMBER 2022 IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF TACOMA RESCUE MISSION.

DAVID C. FOLLANSBEE, PLS 45161 DATE

### VERTICAL DATUM

NAD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS OBSERVATIONS USING WSRN AND GEOID 2012A.

### BASIS OF BEARING

NAD 1983/11 WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

### UTILITY NOTES

1. SURFACE UTILITY FACILITIES ARE SHOWN HEREON PER FIELD LOCATED VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER THAN THOSE GRAPHICALLY DEPICTED HEREON.
2. UNDERGROUND (BURIED) UTILITIES SHOWN HEREON ARE BASED ON COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS). ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND, IN SOME CASES, ARE SHOWN AS STRAIGHT LINES BETWEEN FIELD LOCATED SURFACE UTILITY FACILITIES. UNDERGROUND UTILITIES MAY HAVE BENDS, CURVES OR CONNECTIONS WHICH ARE NOT SHOWN.
3. ALTHOUGH LOCATIONS OF UNDERGROUND UTILITIES BASED ON UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS) ARE DEEMED RELIABLE, AHBL, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID DATA.
4. CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.

### EQUIPMENT USED

3" TOTAL STATION UTILIZING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

### LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION
- SET NAIL AND WASHER

### SITE INFORMATION

**PARCEL "C"**  
PARCEL NUMBER: 0319293004  
ADDRESS: 1609 176TH ST S  
SPANAWAY, WA 98387  
LAND AREA: 18.00 ACRES

**PARCEL "A"**  
PARCEL NUMBER: 0319293002  
ADDRESS: 1609 176TH ST S  
SPANAWAY, WA 98387  
LAND AREA: 38.71 ACRES

**PARCEL "B"**  
PARCEL NUMBER: 0319293004  
ADDRESS: 1609 176TH ST S  
SPANAWAY, WA 98387  
LAND AREA: 29.02 ACRES

Revisions:

No.	Description

### BOUNDARY AND TOPOGRAPHIC SURVEY

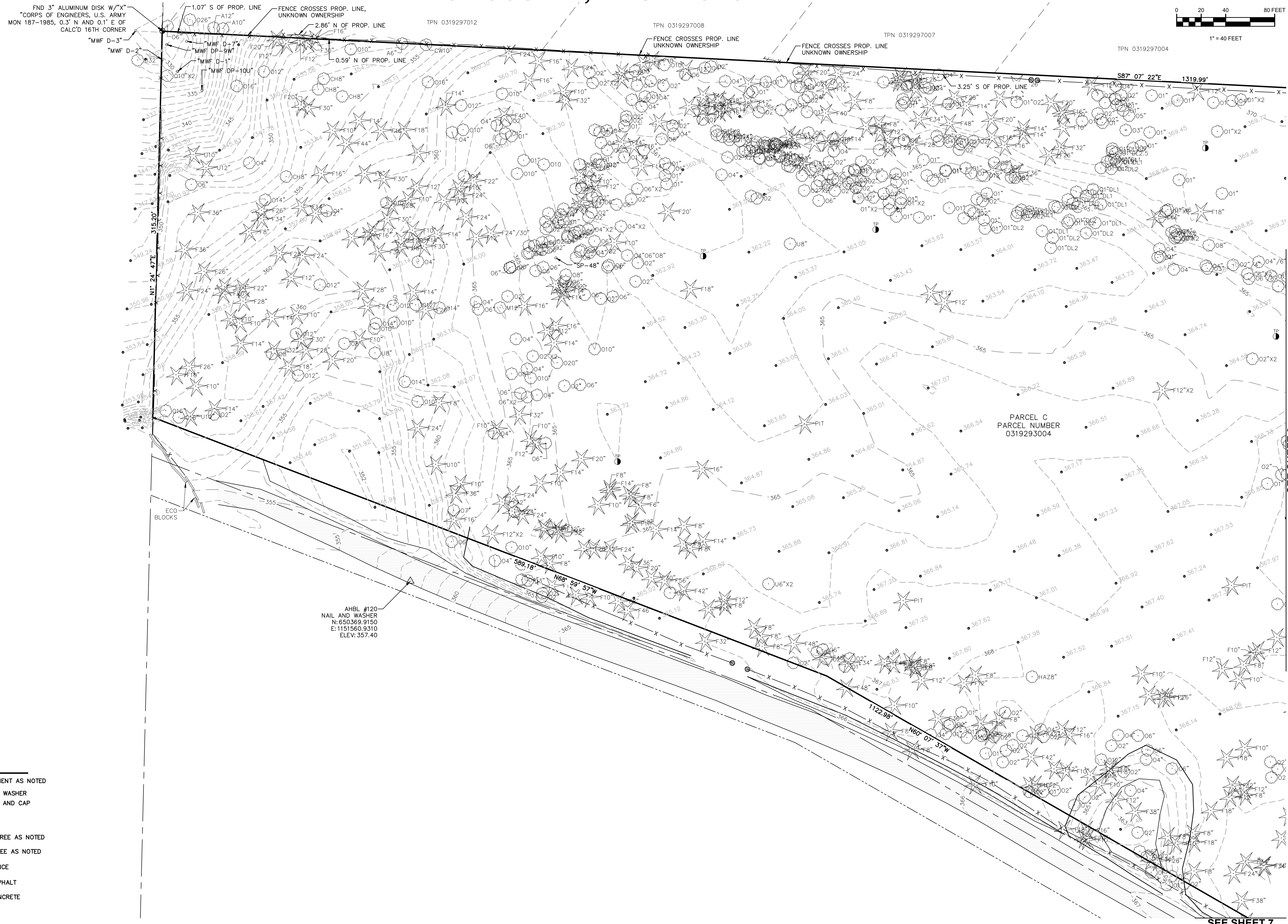
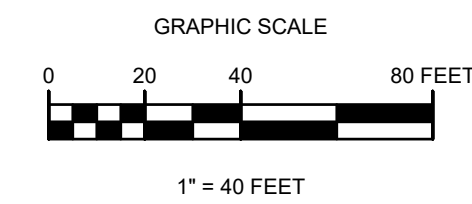
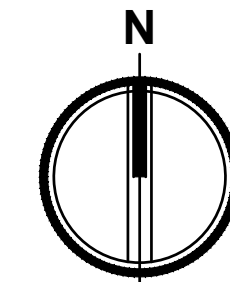
Designed by: \_\_\_\_\_ Drawn by: FS Checked by: DF

Sheet No. \_\_\_\_\_

# C1.00

# PIERCE COUNTY COMMUNITY FIRST VILLAGE

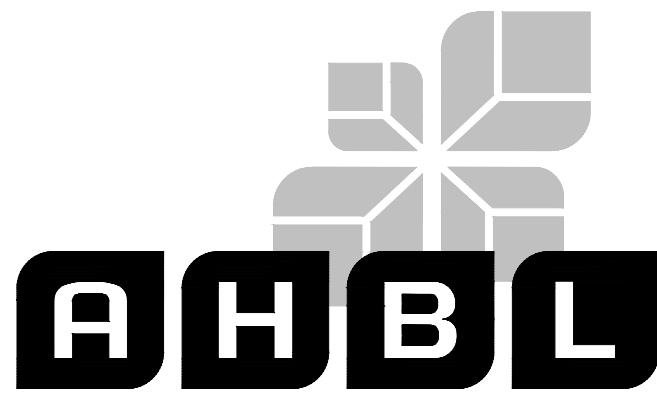
## A PORTION OF THE SW 1/4 & THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SEC. 34, TWN. 20 N., RGE. 4 E. W.M. PIERCE COUNTY, WASHINGTON.



SEE SHEET 3

### LEGEND

- FOUND MONUMENT AS NOTED
- SET NAIL AND WASHER
- FOUND REBAR AND CAP
- GATE POST
- TEST PIT
- CONIFEROUS TREE AS NOTED
- DECIDUOUS TREE AS NOTED
- FENCE
- ASPHALT
- CONCRETE



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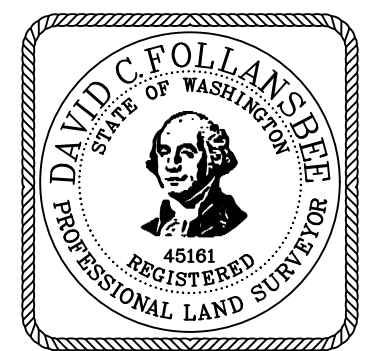
**Project Title:**  
**PIERCE COUNTY COMMUNITY FIRST VILLAGE**

**Client:**  
**TACOMA RESCUE MISSION**

425 SOUTH TACOMA WAY  
TACOMA, WA 98402  
DUKE PAULSON

**Job No.**  
2220304.50

**Issue Set & Date:**  
03/08/2024



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- \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- Revisions:

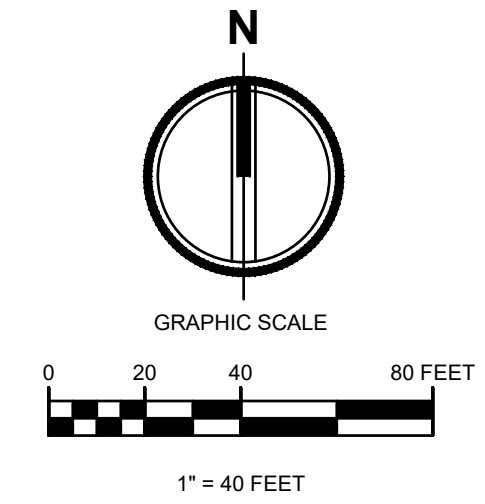
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**Sheet No.**  
**C1.01**

# PIERCE COUNTY COMMUNITY FIRST VILLAGE

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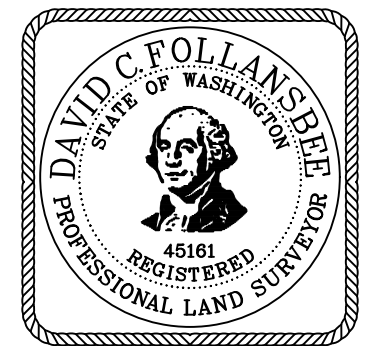
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**PIERCE COUNTY  
COMMUNITY FIRST  
VILLAGE**

Client:  
**TACOMA RESCUE MISSION**

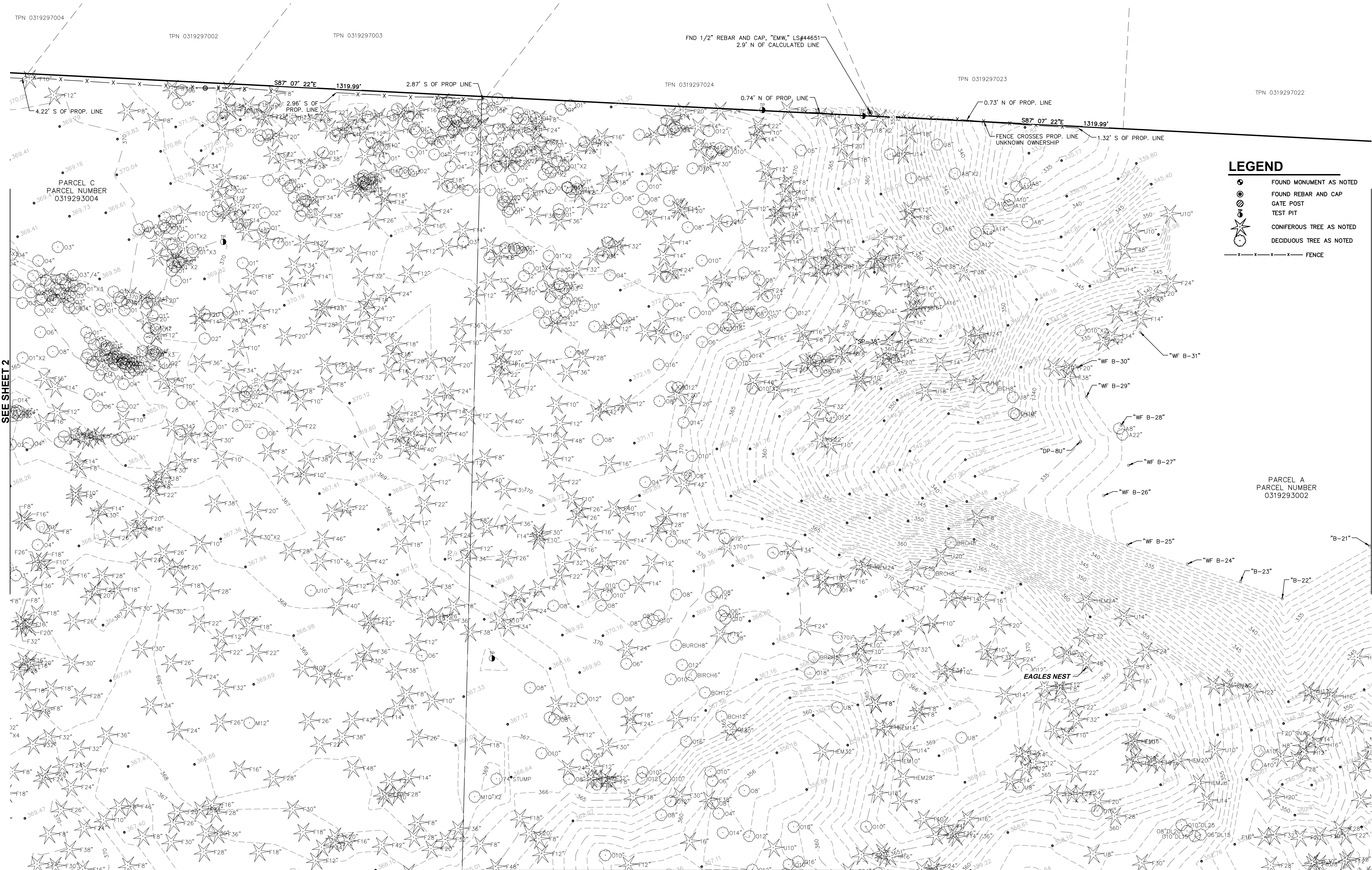
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Job No.  
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SEE SHEET 2

SEE SHEET 4

SEE SHEET 7

Revisions:

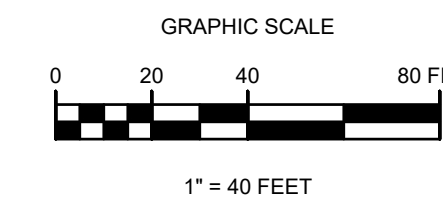
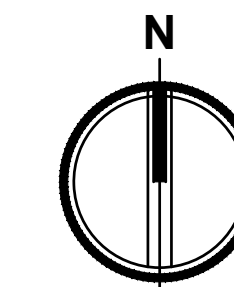
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**BOUNDARY AND  
TOPOGRAPHIC SURVEY**

Designed by: \_\_\_\_\_ Drawn by: FS Checked by: DF

Sheet No.  
**C1.02**  
4 of 32 Sheets

# PIERCE COUNTY COMMUNITY FIRST VILLAGE

## A PORTION OF THE SW 1/4 & THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SEC. 34, TWN. 20 N., RGE. 4 E. W.M. PIERCE COUNTY, WASHINGTON.



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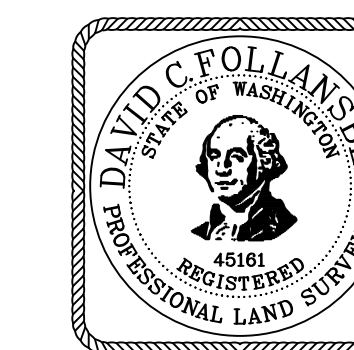
Project Title:  
**PIERCE COUNTY  
 COMMUNITY FIRST  
 VILLAGE**

Client:  
**TACOMA RESCUE MISSION**

425 SOUTH TACOMA WAY  
 TACOMA, WA 98402  
 DUKE PAULSON

Job No.  
 222030450

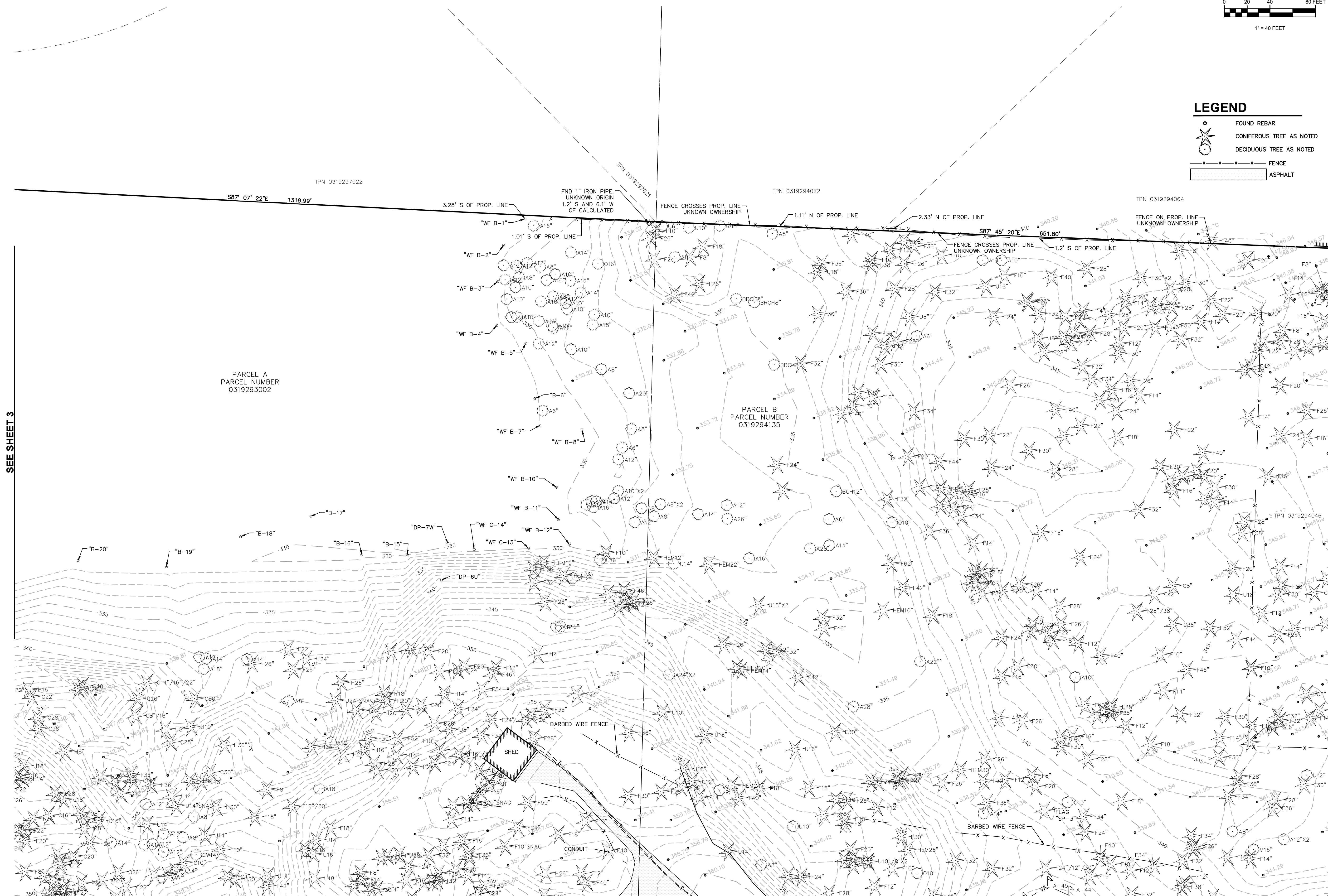
Issue Set & Date:  
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### LEGEND

- FOUND REBAR
- CONIFEROUS TREE AS NOTED
- DECIDUOUS TREE AS NOTED
- FENCE
- ASPHALT



SEE SHEET 3

SEE SHEET 5

SEE SHEET 8

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Revisions:

Sheet Title:  
**BOUNDARY AND  
 TOPOGRAPHIC SURVEY**

Designed by: \_\_\_\_\_ Drawn by: FS Checked by: DF

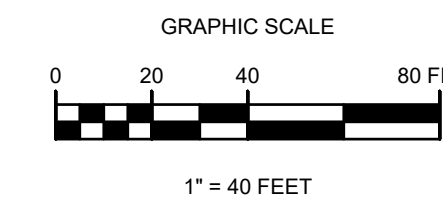
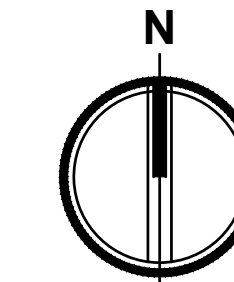
Sheet No.

C1.03

5 of 32 Sheets

# PIERCE COUNTY COMMUNITY FIRST VILLAGE

## A PORTION OF THE SW 1/4 & THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SEC. 34, TWN. 20 N., RGE. 4 E. W.M. PIERCE COUNTY, WASHINGTON.



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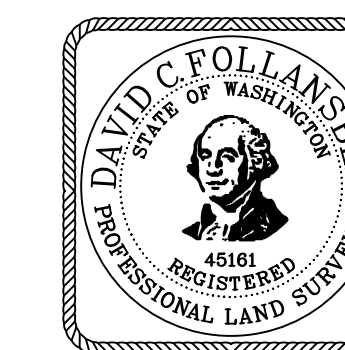
**Project Title:**  
**PIERCE COUNTY  
COMMUNITY FIRST  
VILLAGE**

**Client:**  
**TACOMA RESCUE MISSION**

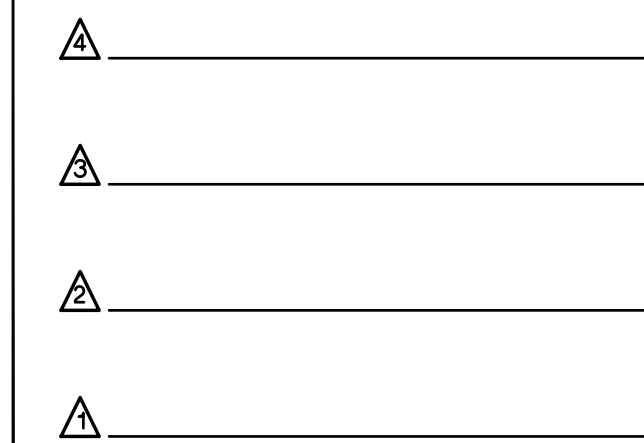
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**Job No.**  
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**Issue Set & Date:**  
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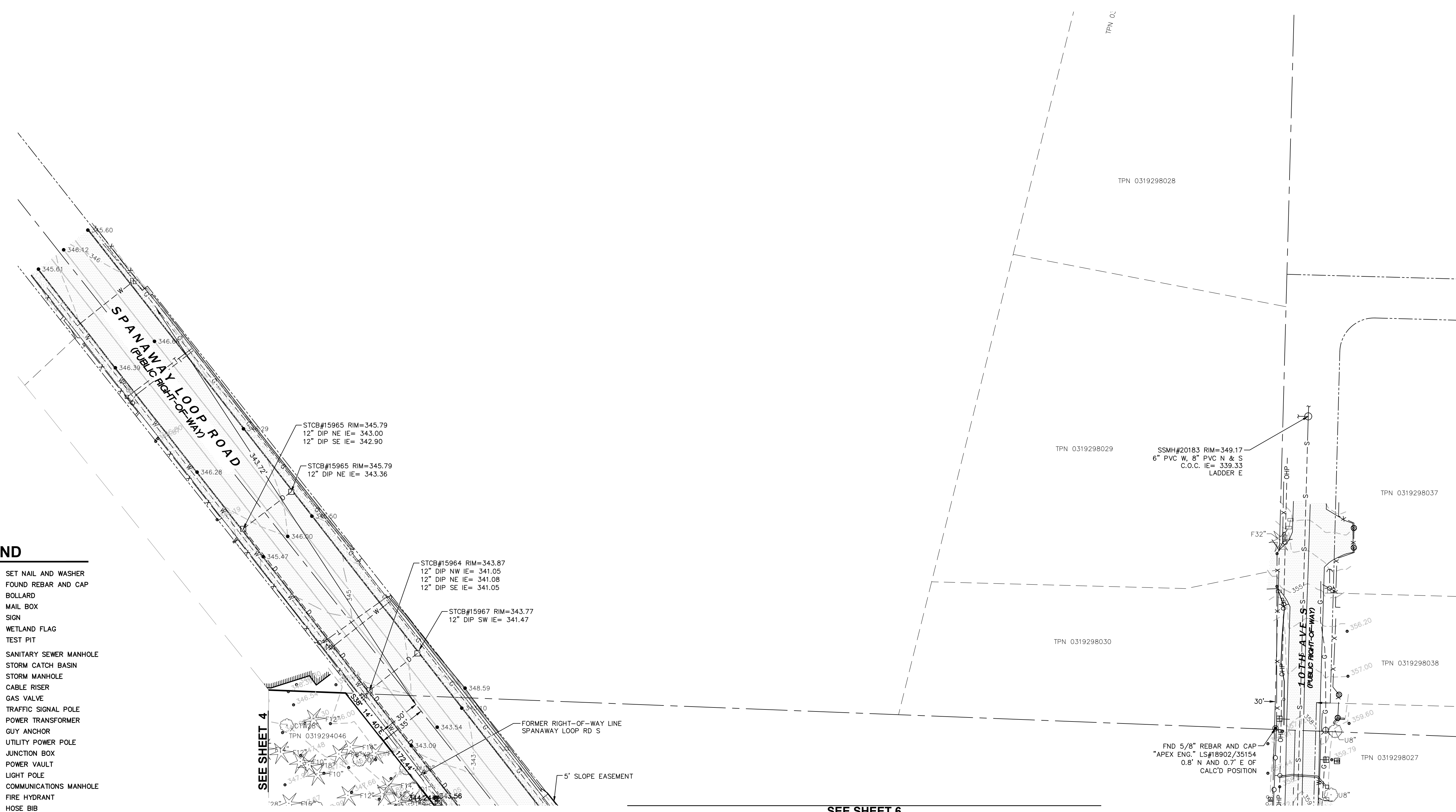
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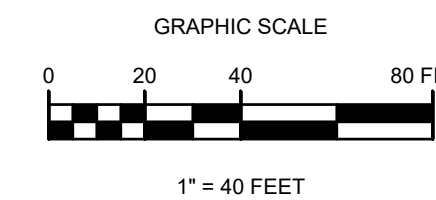
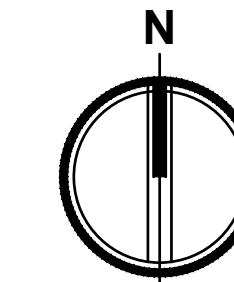
### LEGEND

- △ SET NAIL AND WASHER
- FOUND REBAR AND CAP
- BOLLARD
- MAIL BOX
- SIGN
- WETLAND FLAG
- TEST PIT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- CABLE RISER
- GAS VALVE
- TRAFFIC SIGNAL POLE
- POWER TRANSFORMER
- GUY ANCHOR
- UTILITY POWER POLE
- JUNCTION BOX
- POWER VAULT
- LIGHT POLE
- COMMUNICATIONS MANHOLE
- FIRE HYDRANT
- HOSE BIB
- WATER METER
- WATER VALVE
- CONIFEROUS TREE AS NOTED
- DECIDUOUS TREE AS NOTED

- D --- STORM LINE
- S --- SEWER LINE
- W --- WATER LINE
- G --- GAS LINE
- E --- ELECTRICAL LINE
- T --- COMMUNICATION LINE
- OHP --- OVERHEAD UTILITIES
- FENCE
- ASPHALT
- CONCRETE

# PIERCE COUNTY COMMUNITY FIRST VILLAGE

## A PORTION OF THE SW 1/4 & THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SEC. 34, TWN. 20 N., RGE. 4 E. W.M. PIERCE COUNTY, WASHINGTON.



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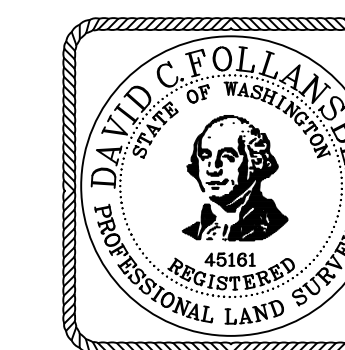
Project Title:  
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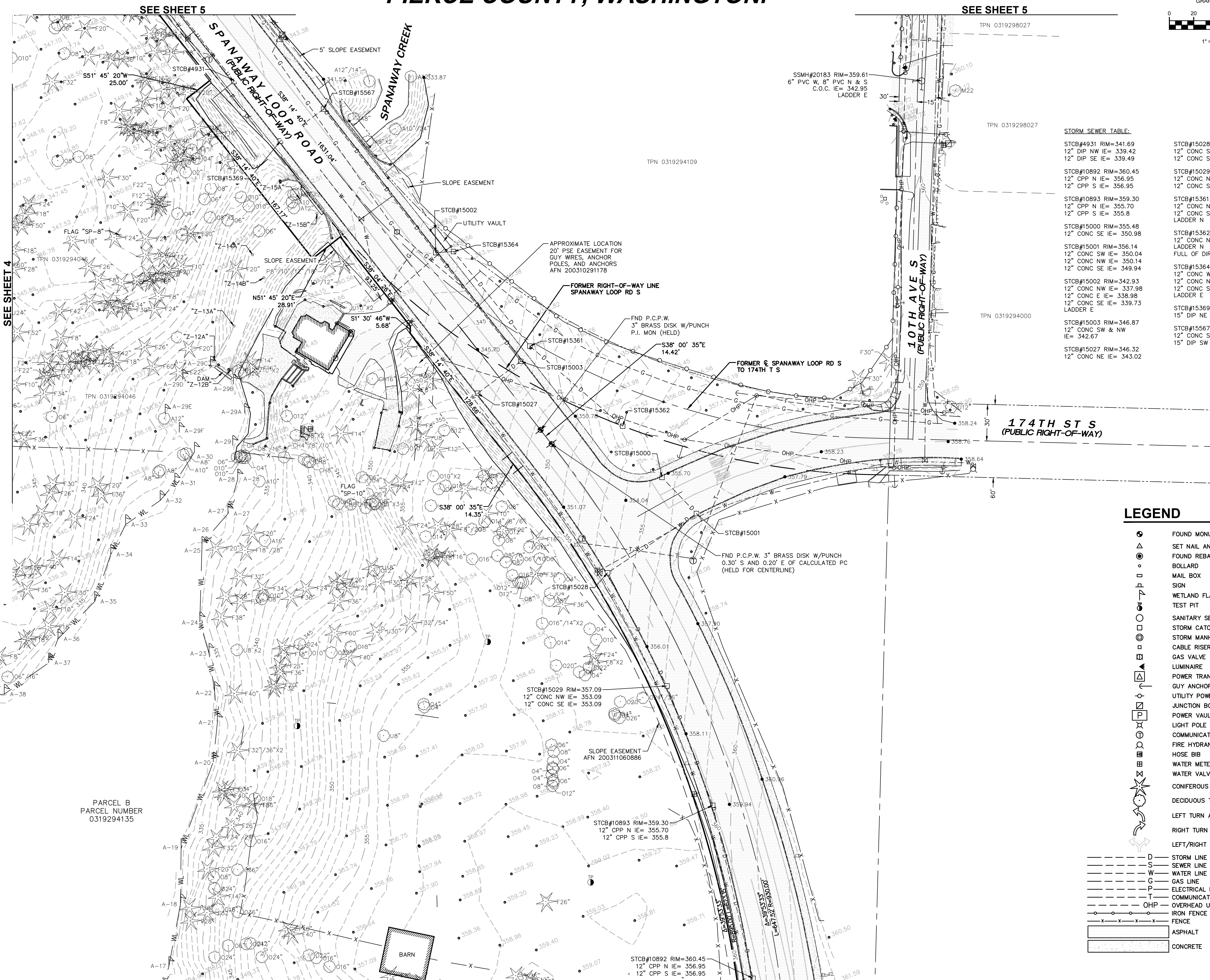
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**STORM SEWER TABLE:**

STCB#4931 RIM=341.69 12" DIP NW IE= 339.42 12" DIP SE IE= 339.49	STCB#15028 RIM=355.84 12" CONC SW IE= 352.44 12" CONC SE IE= 352.44
STCB#10892 RIM=360.45 12" CPP N IE= 356.95 12" CPP S IE= 356.95	STCB#15029 RIM=357.09 12" CONC NW IE= 353.09 12" CONC SE IE= 353.09
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**LEGEND**

- FOUND MONUMENT AS NOTED
- SET NAIL AND WASHER
- FOUND REBAR AND CAP
- BOLLARD
- MAIL BOX
- SIGN
- WETLAND FLAG
- TEST PIT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- CABLE RISER
- GAS VALVE
- LUMINAIRE
- POWER TRANSFORMER
- GUY ANCHOR
- UTILITY POWER POLE
- JUNCTION BOX
- POWER VAULT
- LIGHT POLE
- COMMUNICATIONS MANHOLE
- FIRE HYDRANT
- HOSE BIB
- WATER METER
- WATER VALVE
- CONIFEROUS TREE AS NOTED
- DECIDUOUS TREE AS NOTED
- LEFT TURN ARROW
- RIGHT TURN ARROW
- LEFT/RIGHT TURN ARROW
- STORM LINE
- SEWER LINE
- WATER LINE
- GAS LINE
- ELECTRICAL LINE
- COMMUNICATION LINE
- OVERHEAD UTILITIES
- IRON FENCE
- FENCE
- ASPHALT
- CONCRETE

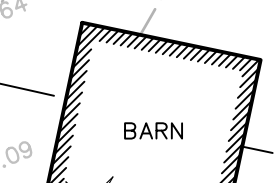
SEE SHEET 4

SEE SHEET 8

SEE SHEET 5

SEE SHEET 9

PARCEL B  
PARCEL NUMBER  
0319294135



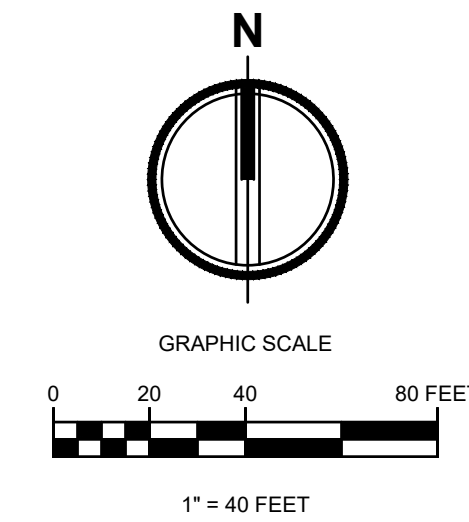
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**C1.05**

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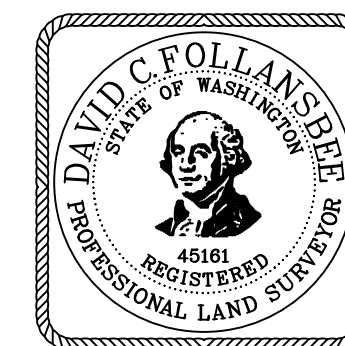
Project Title:  
**PIERCE COUNTY  
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VILLAGE**

Client:  
**TACOMA RESCUE MISSION**

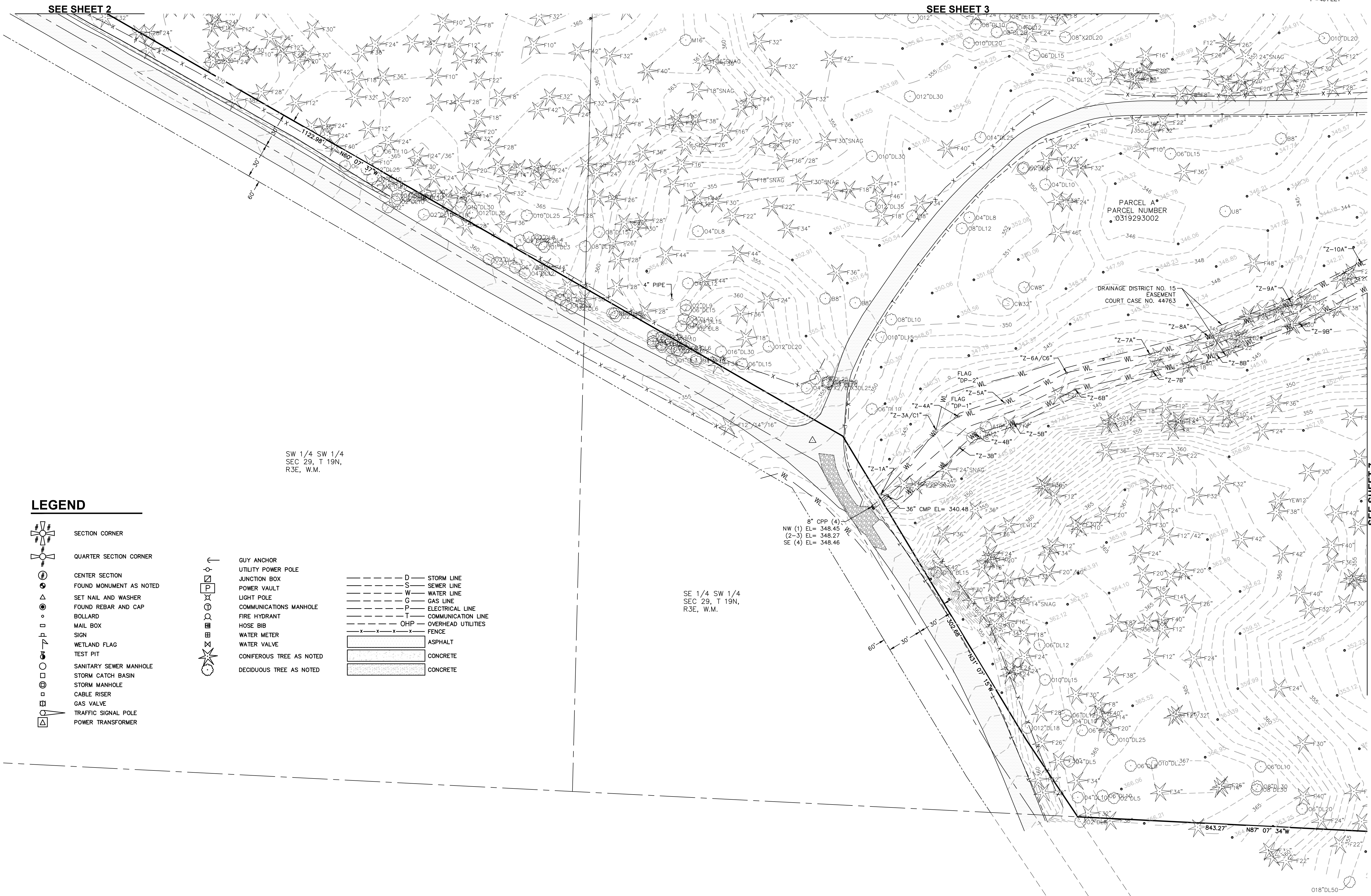
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Issue Set & Date:  
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SW 1/4 SW 1/4  
SEC 29, T 19N,  
R3E, W.M.

SE 1/4 SW 1/4  
SEC 29, T 19N,  
R3E, W.M.

8" CPP (4)  
NW (1) EL= 348.45  
(2-3) EL= 348.27  
SE (4) EL= 348.46

### LEGEND

- |  |                         |  |                           |
|--|-------------------------|--|---------------------------|
|  | SECTION CORNER          |  | STORM LINE                |
|  | QUARTER SECTION CORNER  |  | SEWER LINE                |
|  | CENTER SECTION          |  | WATER LINE                |
|  | FOUND MONUMENT AS NOTED |  | GAS LINE                  |
|  | SET NAIL AND WASHER     |  | ELECTRICAL LINE           |
|  | FOUND REBAR AND CAP     |  | COMMUNICATION LINE        |
|  | BOLLARD                 |  | OVERHEAD UTILITIES        |
|  | MAIL BOX                |  | FENCE                     |
|  | SIGN                    |  | ASPHALT                   |
|  | WETLAND FLAG            |  | CONCRETE                  |
|  | TEST PIT                |  | CONCRETE                  |
|  | SANITARY SEWER MANHOLE  |  | CONFIFEROUS TREE AS NOTED |
|  | STORM CATCH BASIN       |  | DECIDUOUS TREE AS NOTED   |
|  | STORM MANHOLE           |  |                           |
|  | CABLE RISER             |  |                           |
|  | GAS VALVE               |  |                           |
|  | TRAFFIC SIGNAL POLE     |  |                           |
|  | POWER TRANSFORMER       |  |                           |

SEE SHEET 7

- - 
  - 
  -
- Revisions:

Sheet Title:  
**BOUNDARY AND  
TOPOGRAPHIC SURVEY**

Designed by: Drawn by: Checked by:  
FS DF

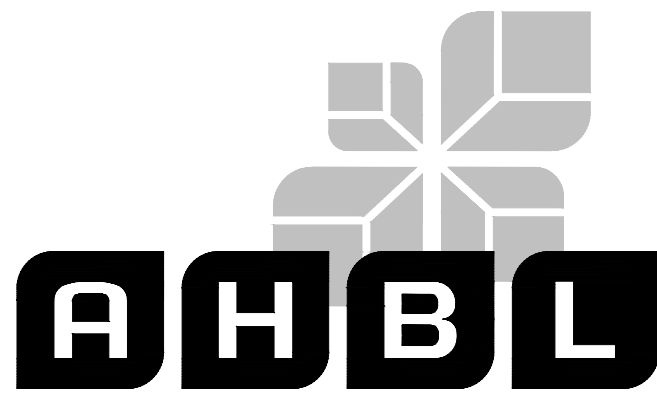
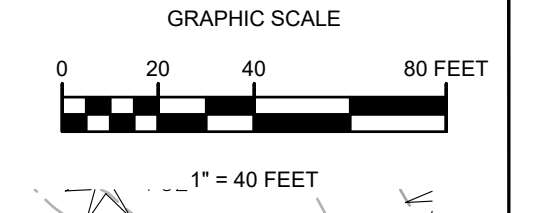
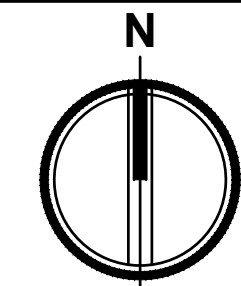
Sheet No.  
**C1.06**



# PIERCE COUNTY COMMUNITY FIRST VILLAGE

## A PORTION OF THE SW 1/4 & THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SEC. 34, TWN. 20 N., RGE. 4 E. W.M.

### PIERCE COUNTY, WASHINGTON.



TACOMA · SEATTLE · SPOKANE · TRI-CITIES

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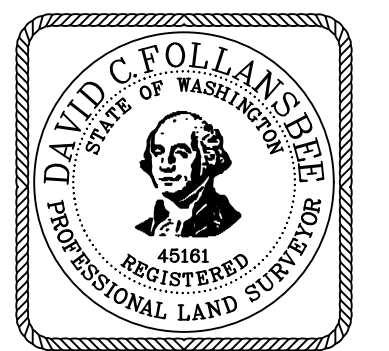
Project Title:  
**PIERCE COUNTY  
COMMUNITY FIRST  
VILLAGE**

Client:  
**TACOMA RESCUE MISSION**

425 SOUTH TACOMA WAY  
TACOMA, WA 98402  
DUKE PAULSON

Job No.  
222030450

Issue Set & Date:  
03/08/2024



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#### LEGEND

- FOUND MONUMENT AS NOTED
- ROOF DRAIN
- WETLAND FLAG
- TEST PIT
- GAS VALVE
- MONITORING WELL
- GUY ANCHOR
- UTILITY POWER POLE
- WINDOW WELL
- GATE POST
- DECIDUOUS TREE AS NOTED
- CONIFEROUS TREE AS NOTED
- G GAS LINE
- P ELECTRICAL LINE
- T COMMUNICATION LINE
- OHP OVERHEAD UTILITIES
- FENCE
- ASPHALT
- CONCRETE


Revisions:

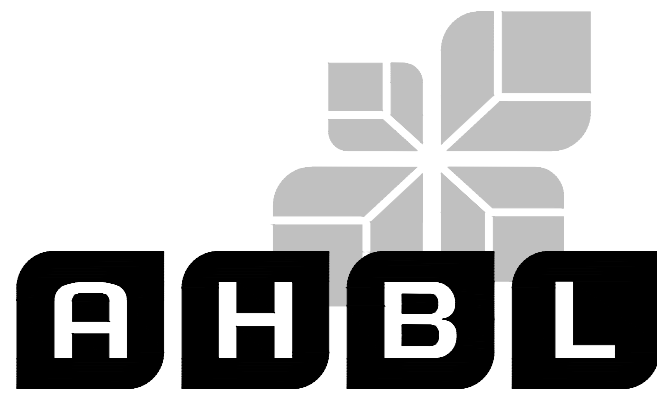
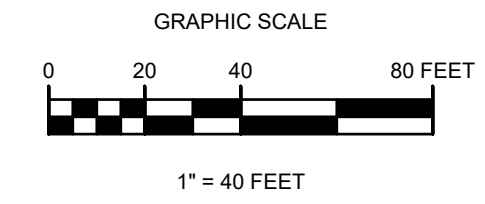
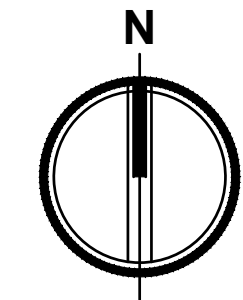
Sheet Title:  
**BOUNDARY AND  
TOPOGRAPHIC SURVEY**

Designed by: Drawn by: Checked by:  
FS DF

Sheet No.  
**C1.07**

# PIERCE COUNTY COMMUNITY FIRST VILLAGE

## A PORTION OF THE SW 1/4 & THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SEC. 34, TWN. 20 N., RGE. 4 E. W.M. PIERCE COUNTY, WASHINGTON.



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 2215 North 30th Street, Suite 200 Tacoma, WA 98403  
 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

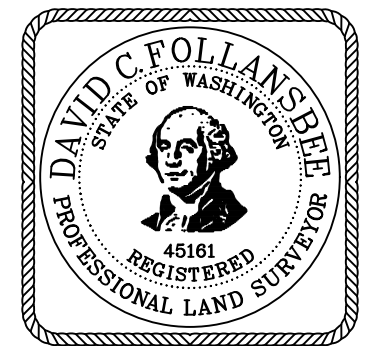
**Project Title:**  
**PIERCE COUNTY COMMUNITY FIRST VILLAGE**

**Client:**  
 TACOMA RESCUE MISSION

425 SOUTH TACOMA WAY  
 TACOMA, WA 98402  
 DUKE PAULSON

**Job No.**  
 2220304.50

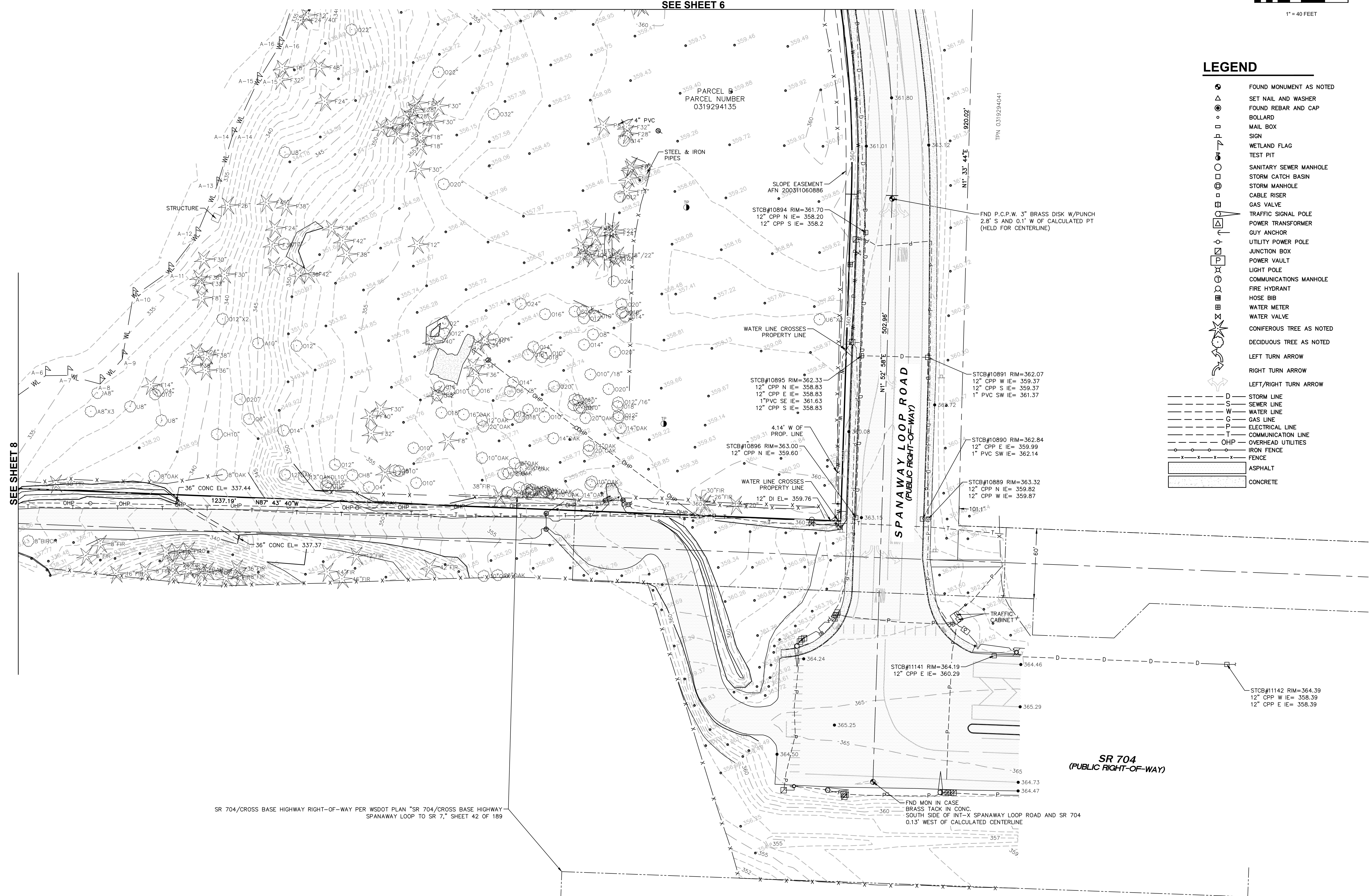
**Issue Set & Date:**  
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### LEGEND

- FOUND MONUMENT AS NOTED
- △ SET NAIL AND WASHER
- FOUND REBAR AND CAP
- BOLLARD
- MAIL BOX
- SIGN
- WETLAND FLAG
- TEST PIT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- CABLE RISER
- GAS VALVE
- TRAFFIC SIGNAL POLE
- POWER TRANSFORMER
- GUY ANCHOR
- UTILITY POWER POLE
- JUNCTION BOX
- POWER VAULT
- LIGHT POLE
- COMMUNICATIONS MANHOLE
- FIRE HYDRANT
- HOSE BIB
- WATER METER
- WATER VALVE
- CONIFEROUS TREE AS NOTED
- DECIDUOUS TREE AS NOTED
- LEFT TURN ARROW
- RIGHT TURN ARROW
- ↔ LEFT/RIGHT TURN ARROW
- - - - - D STORM LINE
- - - - - S SEWER LINE
- - - - - W WATER LINE
- - - - - G GAS LINE
- - - - - P ELECTRICAL LINE
- - - - - T COMMUNICATION LINE
- - - - - OHP OVERHEAD UTILITIES
- - - - - I IRON FENCE
- - - - - X FENCE
- ▭ ASPHALT
- ▭ CONCRETE



SEE SHEET 8

SEE SHEET 6

SR 704/CROSS BASE HIGHWAY RIGHT-OF-WAY PER WSDOT PLAN "SR 704/CROSS BASE HIGHWAY SPANAWAY LOOP TO SR 7, SHEET 42 OF 189"

- △
  - △
  - △
  - △
- Revisions:**

**Sheet Title:**  
**BOUNDARY AND TOPOGRAPHIC SURVEY**

**Designed by:** FS    **Drawn by:** FS    **Checked by:** DF

**Sheet No.**  
**C1.08**

PRIVATE IMPROVEMENTS

DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 PIERCE COUNTY ORDINANCE NUMBER(S) **XXXX-XXS**  
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 ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE PIERCE COUNTY PUBLIC WORKS DEPARTMENT.



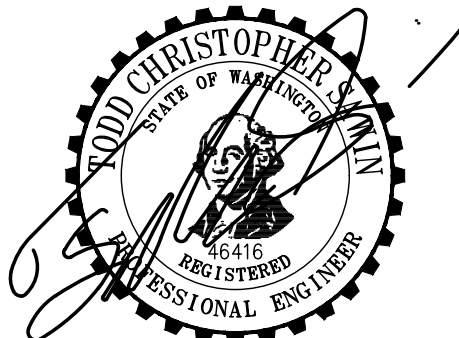
Project Title:  
**PIERCE COUNTY VILLAGE**

Client:  
**TACOMA RESCUE MISSION**  
 425 S TACOMA WAY  
 TACOMA, WA 98409  
 (253) 383-4493  
 CONTACT: DUKE PAULSON

Project No.  
 2220304.10

Issue Set & Date:  
**CLEAR AND GRADE PERMIT**

03/08/2024



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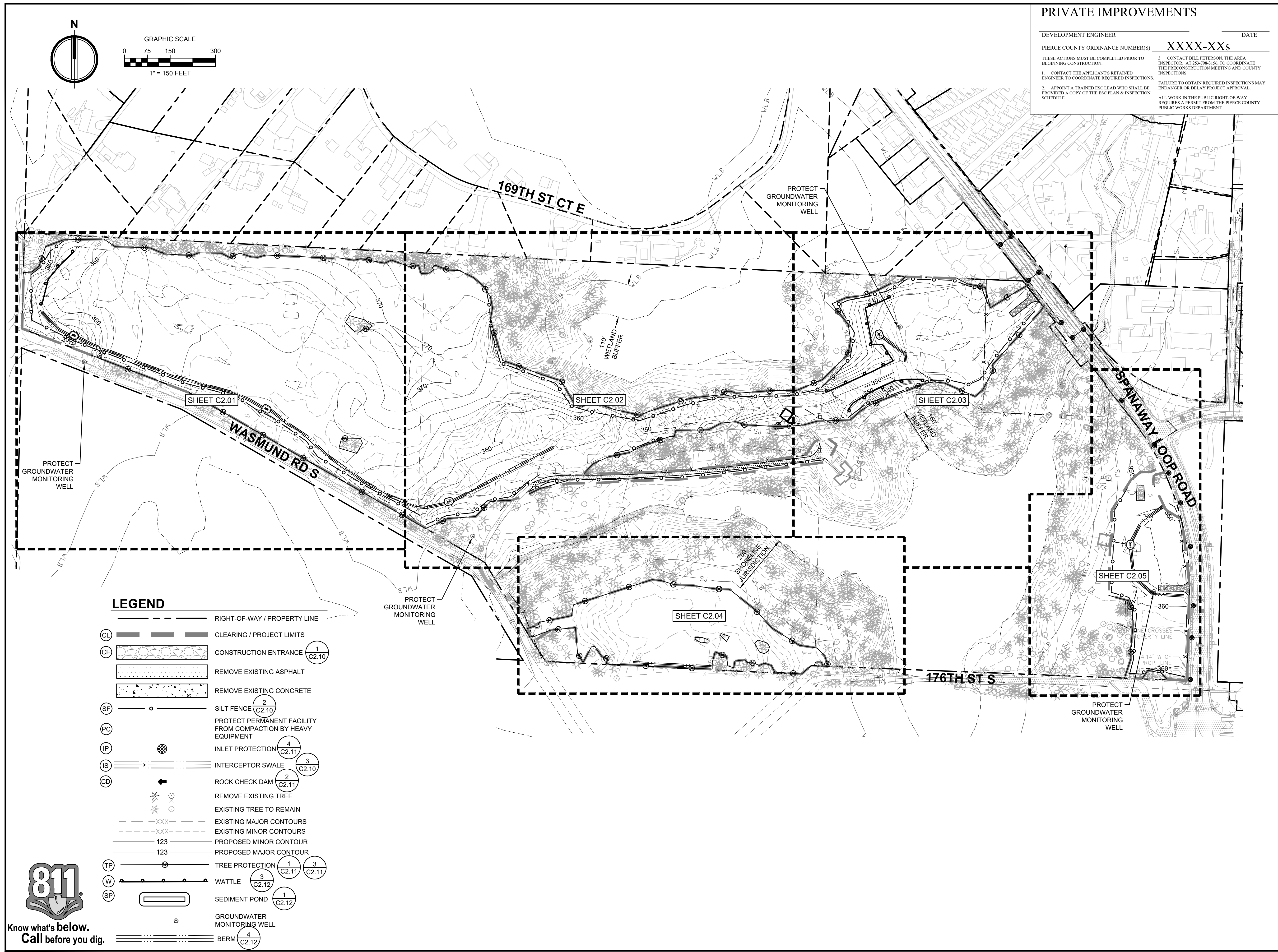
Revisions:

Sheet Title:  
**TESC AND DEMOLITION PLAN OVERALL**

Designed by: JLI & CJW  
 Drawn by: JLI, C.J.W & ZCP  
 Checked by: TCS

Sheet No.  
**C2.00**

11 of 32 Sheets



**LEGEND**

---	RIGHT-OF-WAY / PROPERTY LINE
CL	CLEARING / PROJECT LIMITS
CE	CONSTRUCTION ENTRANCE (1 C2.10)
[Pattern]	REMOVE EXISTING ASPHALT
[Pattern]	REMOVE EXISTING CONCRETE
SF	SILT FENCE (2 C2.10)
PC	PROTECT PERMANENT FACILITY FROM COMPACTION BY HEAVY EQUIPMENT
IP	INLET PROTECTION (4 C2.11)
IS	INTERCEPTOR SWALE (3 C2.10)
CD	ROCK CHECK DAM (2 C2.11)
[Tree]	REMOVE EXISTING TREE
[Tree]	EXISTING TREE TO REMAIN
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
TP	TREE PROTECTION (1 C2.11, 3 C2.11)
W	WATTLE (3 C2.12)
SP	SEDIMENT POND (1 C2.12)
[Well]	GROUNDWATER MONITORING WELL
---	BERM (4 C2.12)

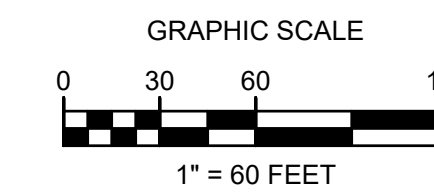
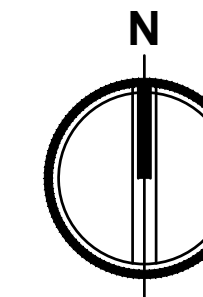




Know what's below.  
Call before you dig.

### PRIVATE IMPROVEMENTS

DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 PIERCE COUNTY ORDINANCE NUMBER(S) **XXXX-XXS**  
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### LEGEND

---	RIGHT-OF-WAY / PROPERTY LINE
CL	CLEARING / PROJECT LIMITS
CE	CONSTRUCTION ENTRANCE (1 / C2.10)
---	REMOVE EXISTING ASPHALT
---	REMOVE EXISTING CONCRETE
SF	SILT FENCE (2 / C2.10)
PC	PROTECT PERMANENT FACILITY FROM COMPACTION BY HEAVY EQUIPMENT
IF	INLET PROTECTION (4 / C2.11)
IS	INTERCEPTOR SWALE (3 / C2.10)
CD	ROCK CHECK DAM (2 / C2.11)
*	REMOVE EXISTING TREE
o	EXISTING TREE TO REMAIN
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
TP	TREE PROTECTION (1 / C2.11) (3 / C2.11)
W	WATTLE (3 / C2.12)
SP	SEDIMENT POND (1 / C2.12)
---	BERM (4 / C2.12)
---	FUTURE BIORETENTION OR INFILTRATION FACILITIES
o	GROUNDWATER MONITORING WELL

### KEYNOTES

- 1 REMOVE EXISTING ASPHALT PAVEMENT.
- 2 DEMO EXISTING FENCE. FENCE OUTSIDE LIMITS TO REMAIN.
- 3 PRESERVE/PROTECT EXISTING ASPHALT.
- 4 CONTRACTOR TO SWEEP/VACUUM ASPHALT TO REMAIN AS NEEDED TO PREVENT TRACKING SEDIMENT ONTO COUNTY ROAD.

### NOTES

1. CONTRACTOR SHALL PROVIDE ALL NECESSARY AND REASONABLE MEANS TO SECURE THE PROJECT SITE FROM PUBLIC ACCESS.
2. WELL AND SEPTIC ABANDONMENT TO BE COMPLETED AT TIME OF UTILITY CONNECTION TO BUILDING TO MAINTAIN CONTINUED SERVICE TO RESIDENCE. ABANDONMENT SHALL BE IN ACCORDANCE WITH DEPARTMENT OF ECOLOGY AND DEPARTMENT OF HEALTH STANDARDS FOR WELL AND SEPTIC ABANDONMENT.
3. CONTRACTOR SHALL SECURE ALL REQUIRED DEMOLITION PERMITS FOR THE PROJECT INCLUDING APPROVAL FROM PUGET SOUND REGIONAL CLEAN AIR AGENCY. ALL UTILITIES SHALL BE CAPPED OR TERMINATED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PURVEYOR.
4. EAGLES NEST IS PRESENT ON SITE BUT NO EVIDENCE OF USE. CONTRACTOR SHALL NOT PERFORM ANY CLEARING OR EXCAVATION WITHIN 330 FEET OF NEST TREE DURING THE MONTHS JAN. THROUGH AUG. OR WHEN EAGLE IS PRESENT WITHOUT AUTHORIZATION FROM PROJECT BIOLOGIST.

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Project Title:  
**PIERCE COUNTY VILLAGE**

Client:  
**TACOMA RESCUE MISSION**  
 425 S TACOMA WAY  
 TACOMA, WA 98409  
 (253) 383-4493  
 CONTACT: DUKE PAULSON

Project No.  
 2220304.10

Issue Set & Date:  
**CLEAR AND GRADE PERMIT**

03/08/2024



03/07/2024

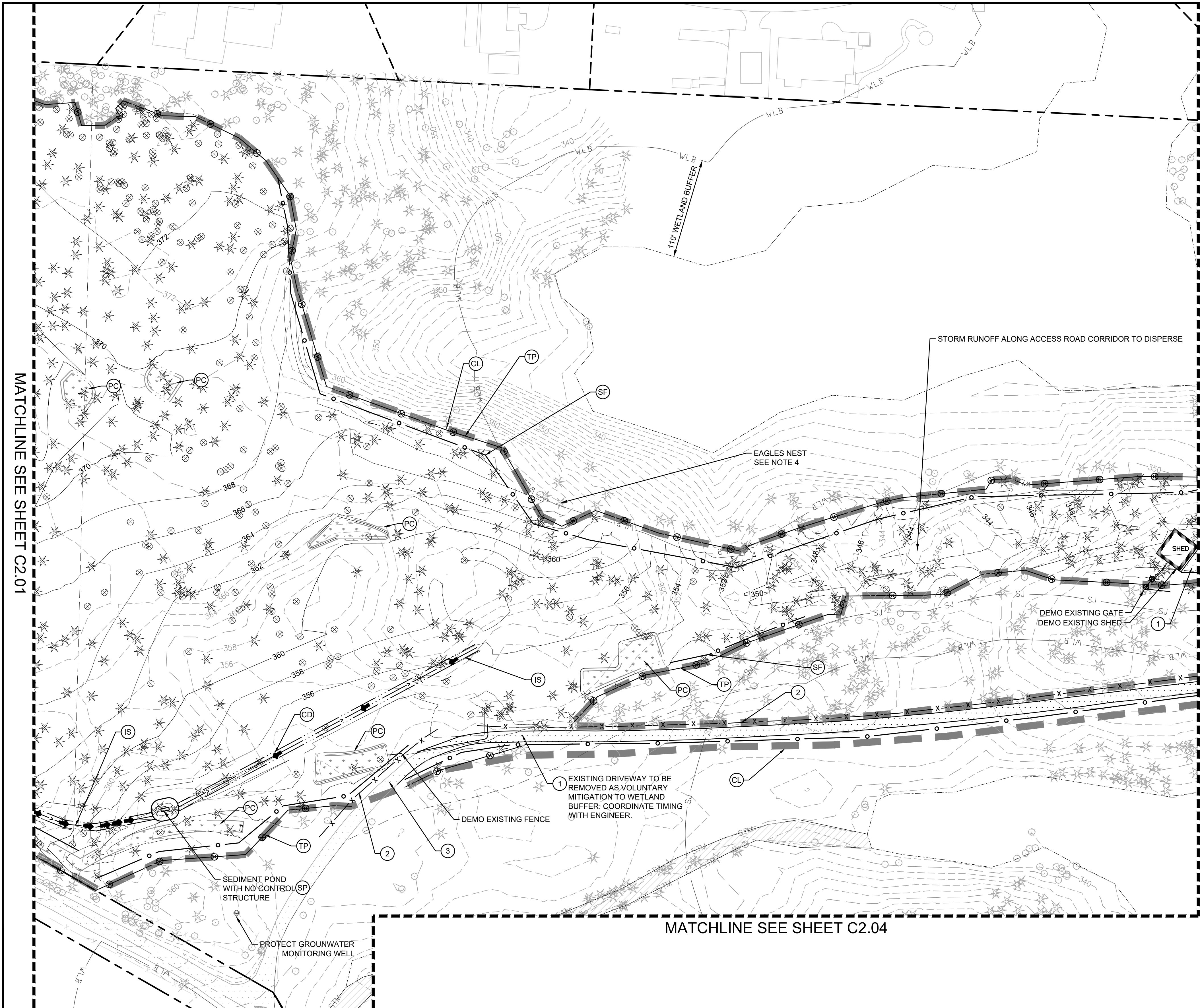
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△	_____
△	_____
△	_____
△	_____
△	_____

Revisions:  
 Sheet Title:  
**TESC AND DEMOLITION PLAN**

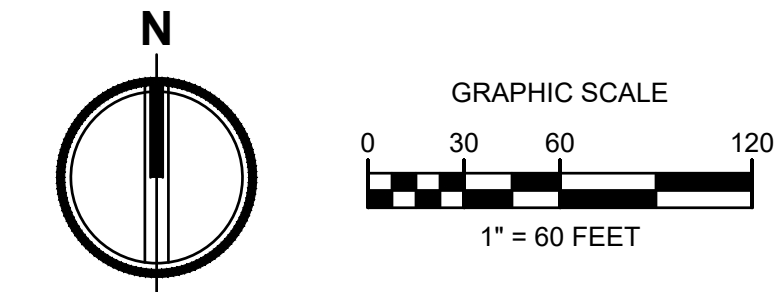
Designed by: JLI & CJW Drawn by: JLI, CJW & ZCP Checked by: TCS

Sheet No.  
**C2.01**



**PRIVATE IMPROVEMENTS**

DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 PIERCE COUNTY ORDINANCE NUMBER(S) **XXXX-XXS**  
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**LEGEND**

---	RIGHT-OF-WAY / PROPERTY LINE
CL	CLEARING / PROJECT LIMITS
CE	CONSTRUCTION ENTRANCE (1) C2.10
[Pattern]	REMOVE EXISTING ASPHALT
[Pattern]	REMOVE EXISTING CONCRETE
SF	SILT FENCE (2) C2.10
PC	PROTECT PERMANENT FACILITY FROM COMPACTION BY HEAVY EQUIPMENT
IP	INLET PROTECTION (4) C2.11
IS	INTERCEPTOR SWALE (3) C2.10
CD	ROCK CHECK DAM (2) C2.11
*	REMOVE EXISTING TREE
o	EXISTING TREE TO REMAIN
-XXX	EXISTING MAJOR CONTOURS
-xxx	EXISTING MINOR CONTOURS
123	PROPOSED MINOR CONTOUR
123	PROPOSED MAJOR CONTOUR
TP	TREE PROTECTION (1) C2.11 (3) C2.11
W	WATTLE (3) C2.12
SP	SEDIMENT POND (1) C2.12
[Pattern]	BERM (4) C2.12
[Pattern]	FUTURE BIORETENTION OR INFILTRATION FACILITIES
o	GROUNDWATER MONITORING WELL

**KEYNOTES**

- ① REMOVE EXISTING ASPHALT PAVEMENT.
- ② DEMO EXISTING FENCE. FENCE OUTSIDE LIMITS TO REMAIN.
- ③ PRESERVE/PROTECT EXISTING ASPHALT.
- ④ CONTRACTOR TO SWEEP/VACUUM ASPHALT TO REMAIN AS NEEDED TO PREVENT TRACKING SEDIMENT ONTO COUNTY ROAD.

**NOTES**

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Project Title:  
**PIERCE COUNTY VILLAGE**

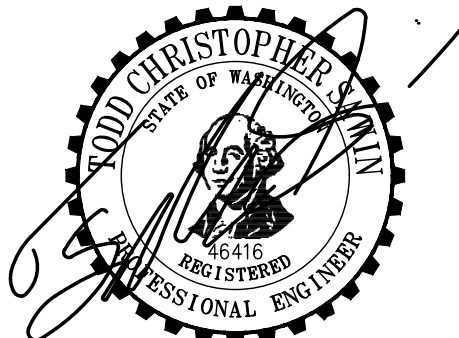
Client:  
**TACOMA RESCUE MISSION**

425 S TACOMA WAY  
 TACOMA, WA 98409  
 (253) 383-4493  
 CONTACT: DUKE PAULSON

Project No.  
 2220304.10

Issue Set & Date:  
**CLEAR AND GRADE PERMIT**

03/08/2024



03/07/2024

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Revisions:


Sheet Title:  
**TESC AND DEMOLITION PLAN**

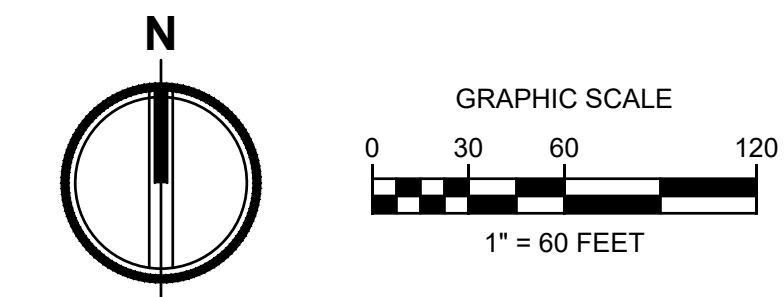
Designed by: JLI & CJW Drawn by: JLI, C.J.W & ZCP Checked by: TCS

Sheet No.  
**C2.02**



PRIVATE IMPROVEMENTS

DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 PIERCE COUNTY ORDINANCE NUMBER(S) **XXXX-XXS**  
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LEGEND

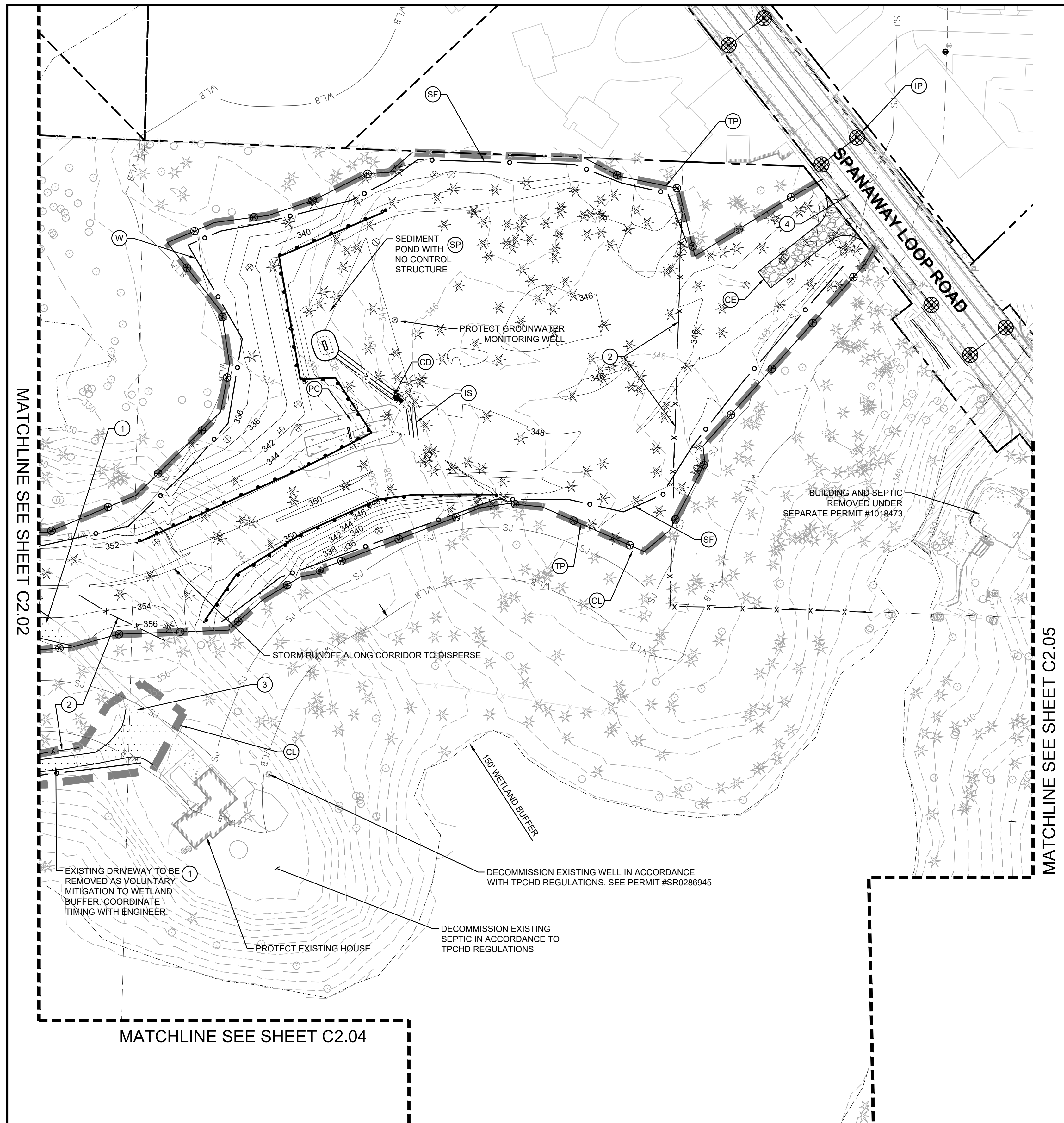
- RIGHT-OF-WAY / PROPERTY LINE
- CL CLEARING / PROJECT LIMITS
- CE CONSTRUCTION ENTRANCE (1 C2.10)
- REMOVE EXISTING ASPHALT
- REMOVE EXISTING CONCRETE
- SF SILT FENCE (2 C2.10)
- PC PROTECT PERMANENT FACILITY FROM COMPACTION BY HEAVY EQUIPMENT
- IP INLET PROTECTION (4 C2.11)
- IS INTERCEPTOR SWALE (3 C2.10)
- CD ROCK CHECK DAM (2 C2.11)
- REMOVE EXISTING TREE
- EXISTING TREE TO REMAIN
- XXX--- EXISTING MAJOR CONTOURS
- XXX--- EXISTING MINOR CONTOURS
- 123 PROPOSED MINOR CONTOUR
- 123 PROPOSED MAJOR CONTOUR
- TP TREE PROTECTION (1 C2.11) (3 C2.11)
- W WATTLE (3 C2.12)
- SP SEDIMENT POND (1 C2.12)
- BERM (4 C2.12)
- FUTURE BIORETENTION OR INFILTRATION FACILITIES
- GROUNDWATER MONITORING WELL

KEYNOTES

- 1 REMOVE EXISTING ASPHALT PAVEMENT.
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MATCHLINE SEE SHEET C2.02

MATCHLINE SEE SHEET C2.05

MATCHLINE SEE SHEET C2.04



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Project Title:  
**PIERCE COUNTY VILLAGE**

Client:  
**TACOMA RESCUE MISSION**  
  
425 S TACOMA WAY  
TACOMA, WA 98409  
(253) 383-4493  
CONTACT: DUKE PAULSON

Project No.  
2220304.10

Issue Set & Date:  
**CLEAR AND GRADE PERMIT**

03/08/2024



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Revisions:  
  
Sheet Title:  
**TESC AND DEMOLITION PLAN**

Designed by: JLI & CJW Drawn by: JLI, CJW & ZCP Checked by: TCS

Sheet No.  
**C2.03**

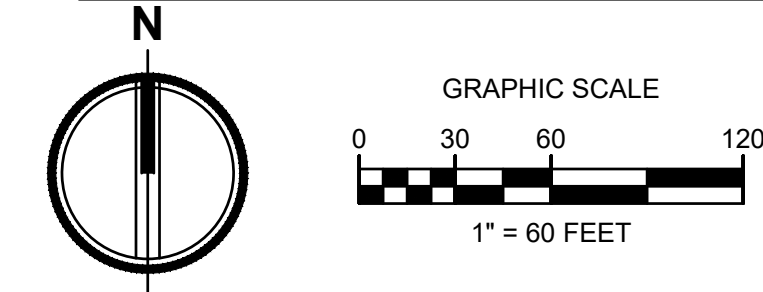
MATCHLINE SEE SHEET C2.02

MATCHLINE SEE SHEET C2.03



### PRIVATE IMPROVEMENTS

DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 PIERCE COUNTY ORDINANCE NUMBER(S) **XXXX-XXs**  
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### LEGEND

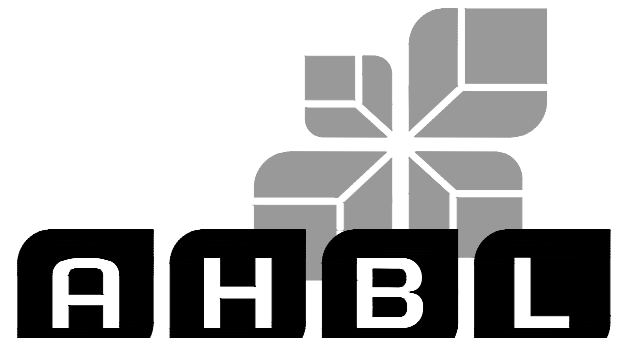
- RIGHT-OF-WAY / PROPERTY LINE
- CL --- CLEARING / PROJECT LIMITS
- CE --- CONSTRUCTION ENTRANCE (1 C2.10)
- REMOVE EXISTING ASPHALT
- REMOVE EXISTING CONCRETE
- SF --- SILT FENCE (2 C2.10)
- PROTECT PERMANENT FACILITY FROM COMPACTION BY HEAVY EQUIPMENT
- IP --- INLET PROTECTION (4 C2.11)
- IS --- INTERCEPTOR SWALE (3 C2.10)
- CD --- ROCK CHECK DAM (2 C2.11)
- \* --- REMOVE EXISTING TREE
- \* --- EXISTING TREE TO REMAIN
- XXX --- EXISTING MAJOR CONTOURS
- XXX --- EXISTING MINOR CONTOURS
- 123 --- PROPOSED MINOR CONTOUR
- 123 --- PROPOSED MAJOR CONTOUR
- TP --- TREE PROTECTION (1 C2.11, 3 C2.11)
- W --- WATTLE (3 C2.12)
- SP --- SEDIMENT POND (1 C2.12)
- BERM (4 C2.12)
- FUTURE BIORETENTION OR INFILTRATION FACILITIES
- GROUNDWATER MONITORING WELL

### KEYNOTES

- 1 REMOVE EXISTING ASPHALT PAVEMENT.
- 2 DEMO EXISTING FENCE. FENCE OUTSIDE LIMITS TO REMAIN.
- 3 PRESERVE/PROTECT EXISTING ASPHALT.
- 4 CONTRACTOR TO SWEEP/VACUUM ASPHALT TO REMAIN AS NEEDED TO PREVENT TRACKING SEDIMENT ONTO COUNTY ROAD.

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 2215 North 30th Street, Suite 300 Tacoma, WA 98403  
 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:  
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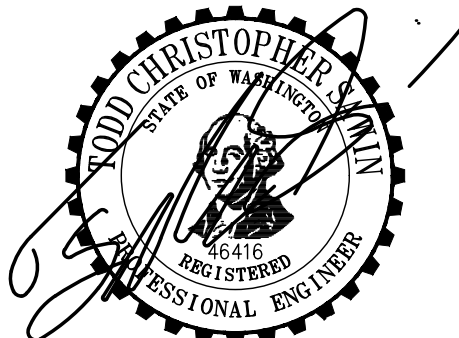
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- Revisions:

Sheet Title:  
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Designed by: JLI & CJW Drawn by: JLI, CJW & ZCP Checked by: TCS

Sheet No.  
**C2.04**

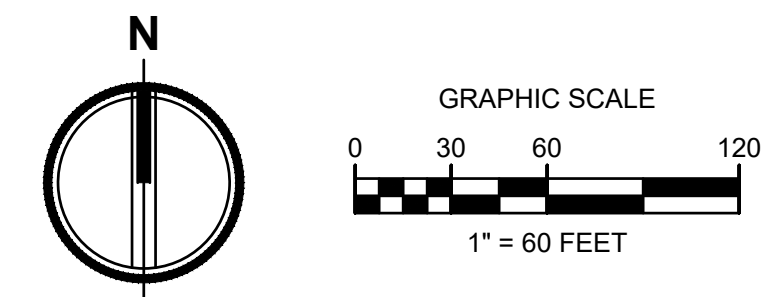
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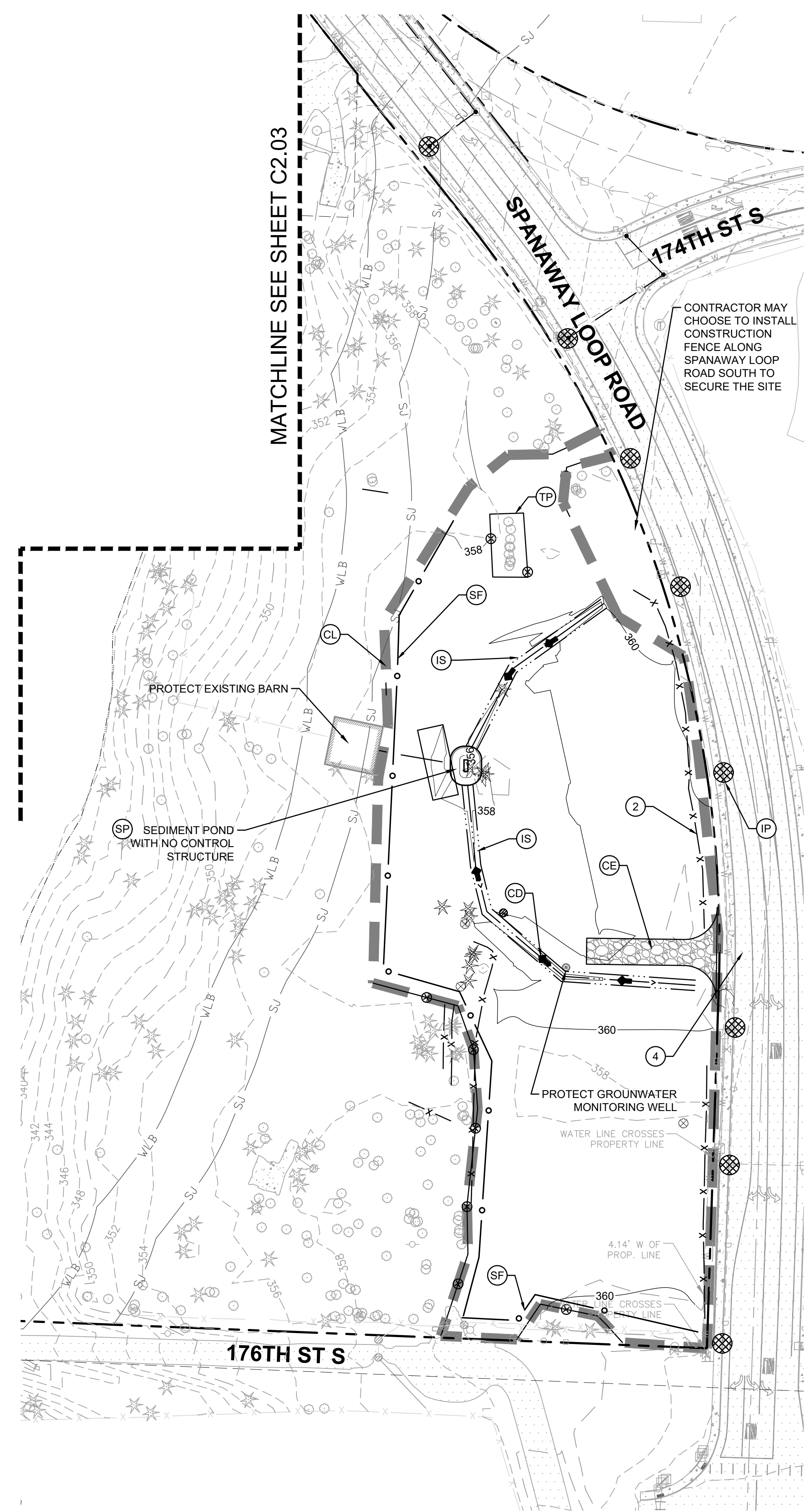
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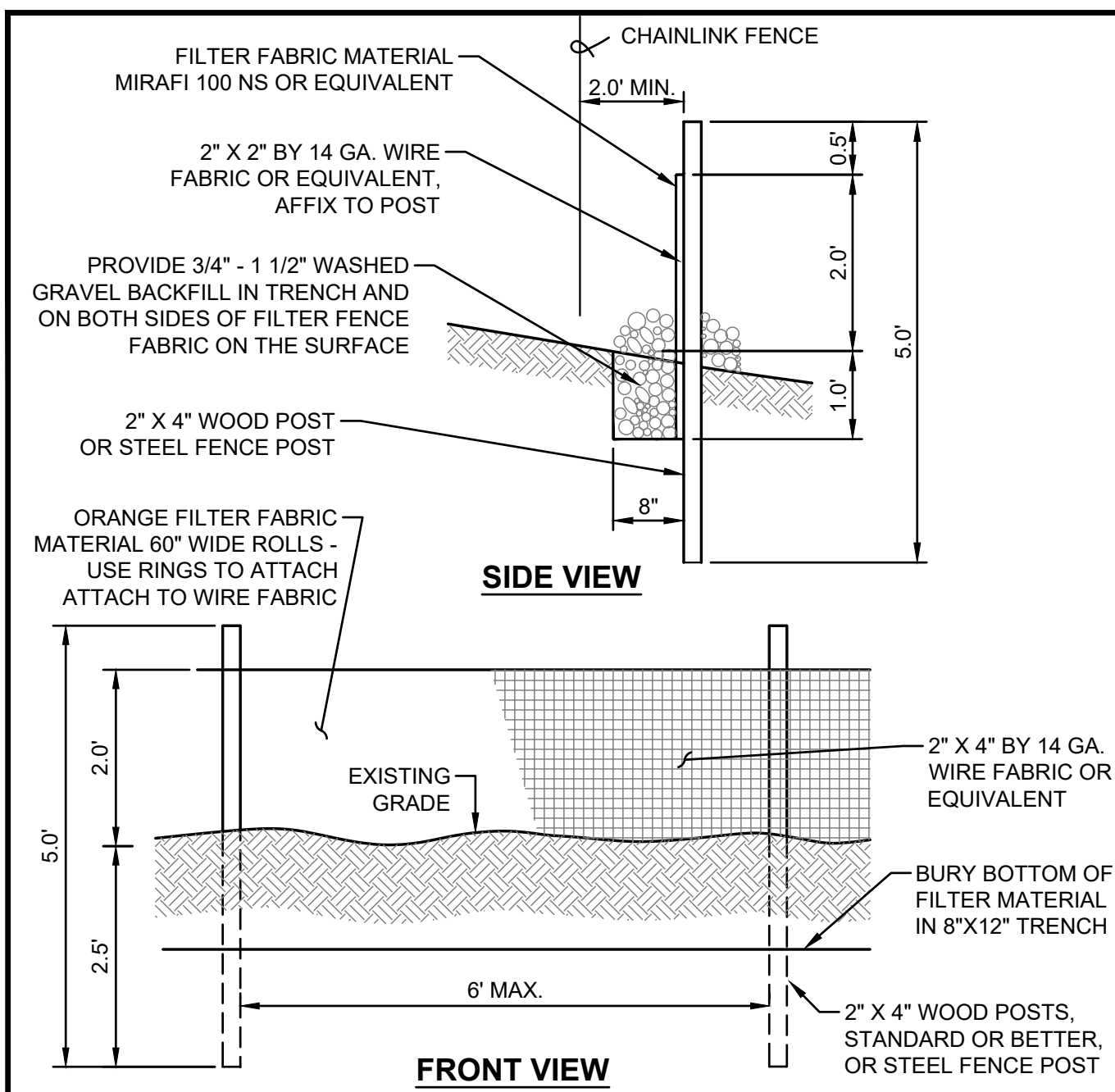

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Designed by: JLI & CJW  
 Drawn by: JLI, CJW & ZCP  
 Checked by: TCS

Sheet No.  
**C2.05**







**1 SILT FENCE**  
NOT TO SCALE

**CONSTRUCTION SEQUENCE:**

- ARRANGE AND ATTEND A PRE-CONSTRUCTION MEETING WITH PIERCE COUNTY.
- STAKE/FLAG CLEARING AND CONSTRUCTION LIMITS.
- POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF CERTIFIED EROSION AND SEDIMENT CONTROL LEAD SUPERVISOR.
- PROTECT ALL AREAS THAT WILL BECOME PERMANENT INFILTRATION FACILITIES AND BIORETENTION AREAS. HEAVY EQUIPMENT, STOCKPILING OF MATERIALS, AND OTHER CONSTRUCTION ACTIVITIES SHALL BE AVOIDED IN THESE AREAS.
- TEMPORARY SEDIMENT PONDS MUST BE BUILT PRIOR TO GROUND DISTURBING ACTIVITIES. CONSTRUCT ALL TEMPORARY EROSION CONTROL BMPS ACCORDING TO THE TESC PLAN.
- INSTALL INLET SEDIMENT PROTECTION IN EXISTING CATCH BASINS.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- CONSTRUCT ADDITIONAL TEMPORARY EROSION CONTROL MEASURES AS OTHER AREAS ARE DISTURBED.
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT
- ROUGH GRADE SITE. ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE GRADING PLAN.
- RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE PIERCE COUNTY CONSTRUCTION SWPPP MINIMUM REQUIREMENTS.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH PIERCE COUNTY STANDARDS AND MANUFACTURER RECOMMENDATIONS.
- COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON (OCTOBER 1 - APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
- SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
- ALL LID BMPS SHALL BE PROTECTED AND MAINTAINED THROUGHOUT AND AFTER CONSTRUCTION HAS TAKEN PLACE.



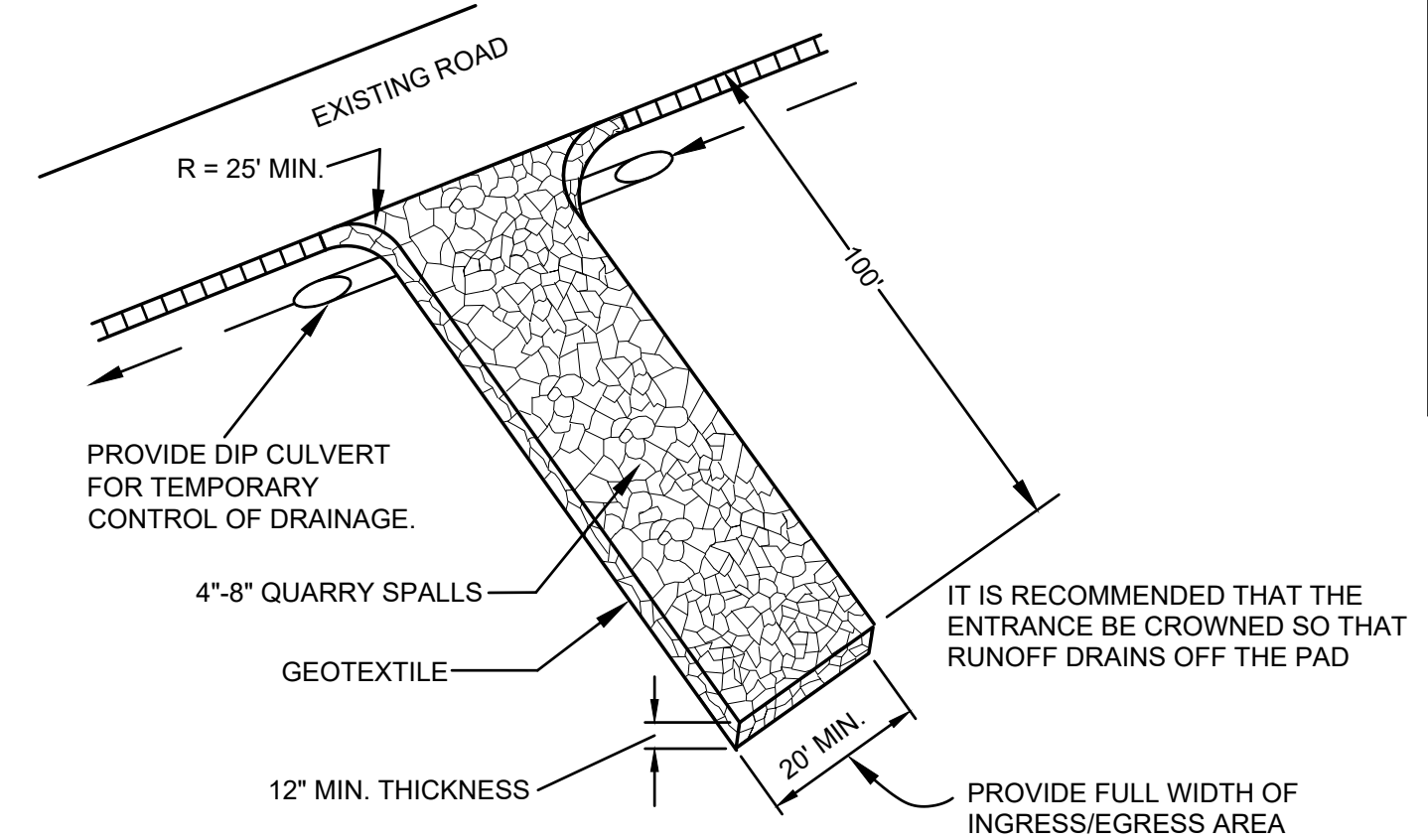
**Know what's below.  
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**NOTES:**

- THE 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 SIX-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
- THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF SIX FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30")
- A TRENCH SHALL BE EXCAVATED, ROUGHLY EIGHT INCHES WIDE AND TWELVE INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POST TO ALLOW THE FILTER FABRIC TO BE BURIED.
- 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 ONE INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF FOUR INCHES AND SHALL NOT EXTEND MORE THAN THIRTY SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND TWENTY INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN THIRTY SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE 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 STANDARD NOTE (S) APPLYING.
- THE TRENCH SHALL BE BACKFILL WITH 3/4 INCH MINIMUM DIAMETER WASHED GRAVEL.
- FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
- FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- CONTRIBUTING LENGTH TO FENCE SHALL NOT BE MORE THAN 100 FEET.
- DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
- DO NOT DRIVE OVER OR FILL OVER FILTER FABRIC FENCE.

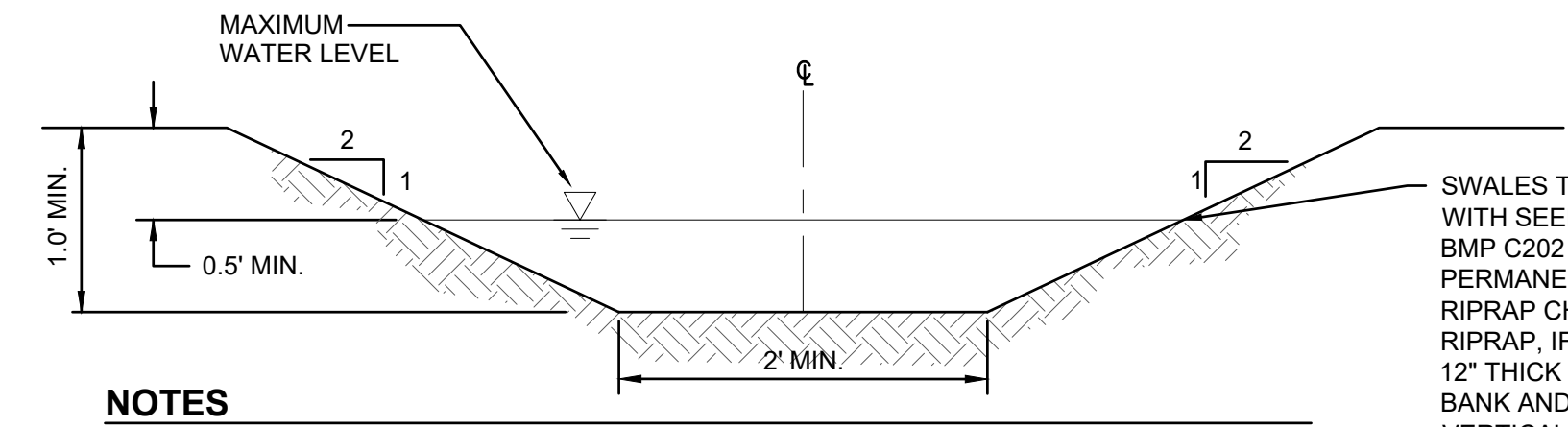
**GENERAL DEMOLITION NOTES**

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL UTILITIES HAVE BEEN DISCONNECTED PRIOR TO COMMENCING DEMOLITION.
- IT IS THE INTENT OF THE WORK UNDER THIS CONTRACT TO INCLUDE THE DEMOLITION OF ALL REMAINING, EXISTING BUILDINGS, PAVING, UTILITIES, GATES, FENCES AND UNDERGROUND COMPONENTS AS INDICATED BY THIS DRAWING AND AS FOR NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL IMPROVEMENTS CONSTRUCTED UNDER PREVIOUS WORK PHASES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FULLY REVIEW THE SITE CONDITIONS AND PREVIOUS CONSTRUCTION AND TO CORRELATE THESE OBSERVATIONS WITH PROJECT WORK SHOWN HERE AND INCLUDE ALL NECESSARY DEMOLITION OR PROTECTION WHETHER SHOWN IN THESE PLANS OR NOT, AND INCLUDE ALL SUCH COSTS IN BASE BID.
- CONTRACTOR SHALL LEGALLY DISPOSE OF ALL DEMOLISHED AND REMOVED MATERIAL, NOT TO BE SALVAGED, OFF OF THE OWNER'S PROPERTY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETELY COORDINATE UTILITY DEMOLITION WITH NEW CONSTRUCTION. CONTRACTOR SHALL ENSURE THAT ADEQUATE FIRE PROTECTION IN ACCORDANCE FIRE MARSHALL REQUIREMENTS IS PROVIDED FOR THE NEW BUILDING(S).
- CONTRACTOR SHALL PROTECT ALL TREES BEYOND THE CLEARING LIMITS AND THOSE WITHIN THE CLEARING LIMITS TO REMAIN FROM CONSTRUCTION DAMAGE. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
- COORDINATE POWER DEMOLITION WITH LOCAL PURVEYOR AND ELECTRICAL PLANS.
- ANY ABANDONED SIDE SEWERS SHALL BE PLUGGED OR CAPPED PER CH. 7 SECTION 722.0 OF THE UNIFORM PLUMBING CODE.
- CONTRACTOR SHALL SWEEP PUBLIC STREETS AS REQUIRED AND AT PROJECT COMPLETION.
- BOLD ITEMS ON PLAN TO BE REMOVED.



- MAINTENANCE STANDARDS**
- QUARRY SPALLS (OR HOG FUEL) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
  - IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
  - ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
  - ANY QUARRY SPALLS THAT ARE LOOSENEED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
  - IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

**2 CONSTRUCTION ENTRANCE**  
NOT TO SCALE



- NOTES**
- INTERCEPTOR SWALES CAN HAVE A MAX GRADE OF 5 PERCENT
  - INSPECT SWALES ONCE PER WEEK AND AFTER EVERY RAINFALL. REMOVE SEDIMENT FROM FLOW AREA
  - REPAIR DAMAGE EACH DAY

**3 INTERCEPTOR SWALE**  
NOT TO SCALE

**TEMPORARY SEEDING NOTES FOR EROSION CONTROL**

- PER BMP C120 (TEMPORARY AND PERMANENT SEEDING) OF THE 2021 PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL FOR WESTERN WASHINGTON:
- BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENTATION BASINS.
  - THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING.
  - 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.
  - 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.
  - THE OPTIMUM SEEDING WINDOWS FOR WESTERN WASHINGTON ARE APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 1.
  - 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.
  - SEED BEDS PLANTED BETWEEN OCTOBER 1 AND MARCH 30 WILL REQUIRE A COVER OF MULCH WITH 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).
  - 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.
  - FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

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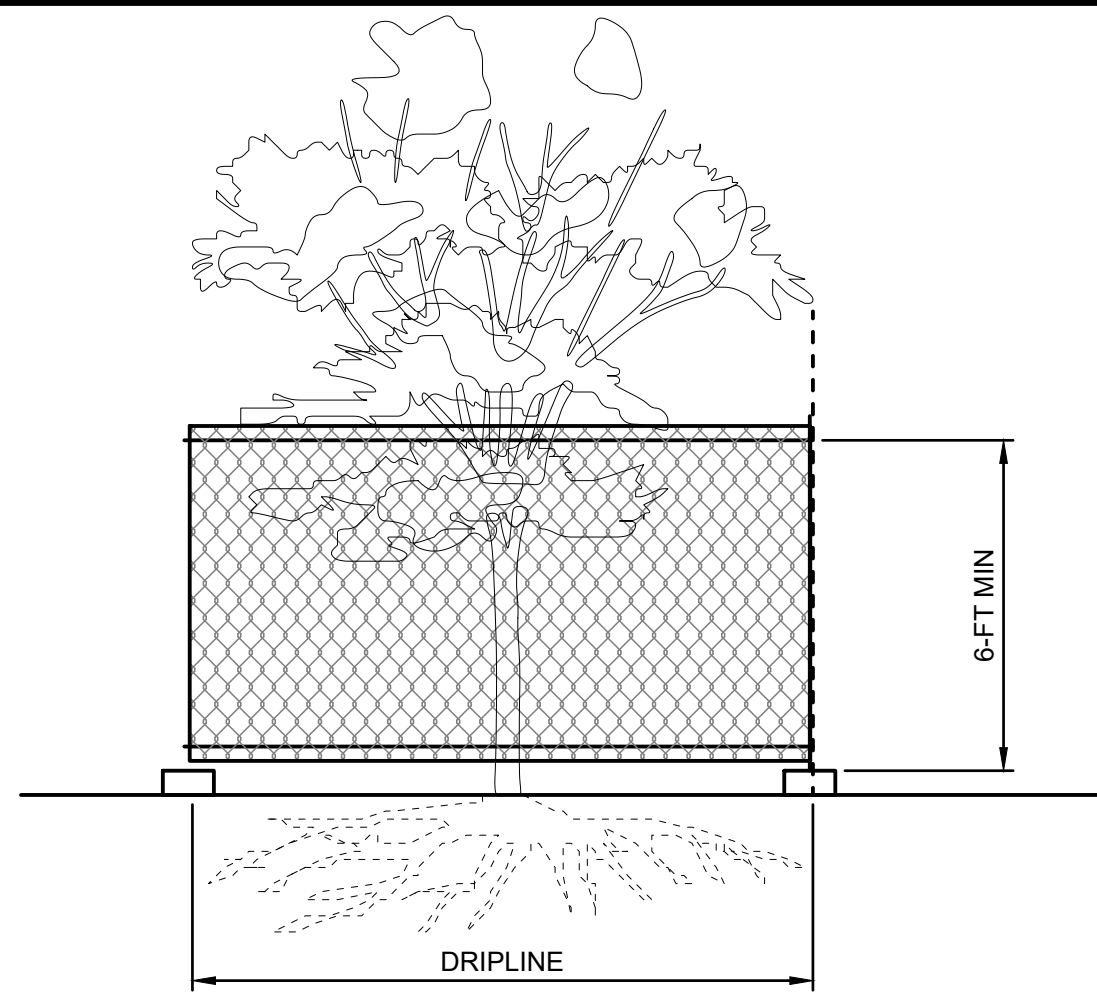

**Sheet Title:**  
**TESC NOTES AND DETAILS**

**Designed by:** JLI & CJW    **Drawn by:** JLI, C/JW & ZCP    **Checked by:** TCS

**Sheet No.**  
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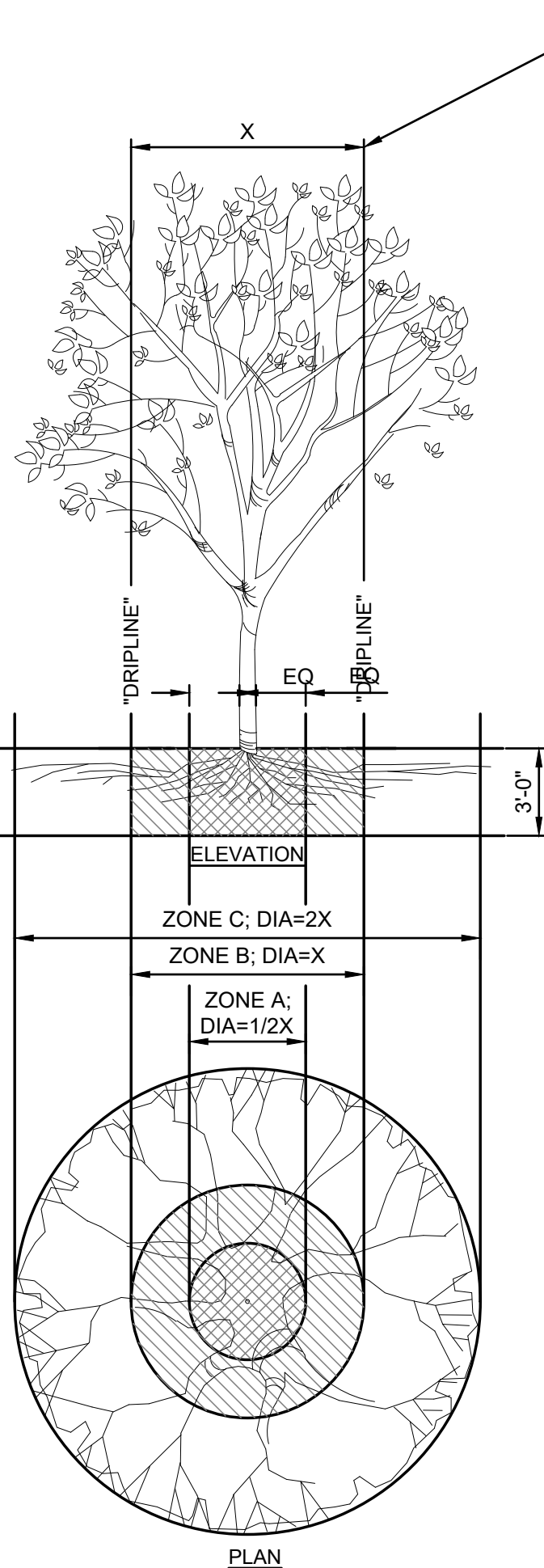
# TESC NOTES

- ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THESE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
- ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.
- ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION ACTIVITIES TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER ANY EXISTING 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 CONTROL FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION 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 MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE EROSION AND SEDIMENTATION CONTROL SYSTEM MEASURES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, ADDITIONAL MEASURES MAY BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION RELATED ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT SITES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 10 DAYS OR MORE DURING THE DRY SEASON (MAY 1-SEPT 30) OR 5 DAYS OR MORE IN THE WET SEASON (OCT 1-APRIL 30), SHALL 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 MAY THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE CONTRACTOR BUT SHALL BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT.
- 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.
- WATER SITE AS NECESSARY TO CONTROL DUST.
- TOPSOIL SHALL NOT BE PLACED WHILE SUBGRADE IS 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.
- ON-SITE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY PROBLEMS OCCURRING BEFORE FINAL STABILIZATION OF THE SITE SHALL BE CORRECTED BY THE CONTRACTOR.
- IF EROSION OR SEDIMENTATION OCCURS ON ADJACENT SITES, ALL CONSTRUCTION WORK WITHIN THE PROJECT LIMITS THAT WILL AGGRAVATE THE SITUATION MUST CEASE AND THE CONTRACTOR SHALL IMMEDIATELY COMMENCE RESTORATION OR MITIGATION MEASURES. RESTORATION ACTIVITY SHALL CONTINUE UNTIL SUCH TIME AS THE PROBLEM IS RECTIFIED.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THESE DRAWINGS SHALL BE INSTALLED PRIOR TO, OR AS THE FIRST STAGE OF SITE PREPARATION.
- SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THESE DRAWINGS NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT SITES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- ALL NECESSARY FACILITIES SHALL BE MAINTAINED ON SITE TO PREVENT DEBRIS, DUST, AND MUD FROM ACCUMULATING ON ADJACENT ROADWAYS.
- THE CONTRACTOR SHALL BE REQUIRED TO CALL 1-800-424-5555 OR '811' A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES TO DETERMINE FIELD LOCATIONS OF ALL UNDERGROUND UTILITIES.
- RUNOFF SHALL NOT BE ALLOWED TO DRAIN INTO THE STORM DRAINAGE SYSTEM DURING CONSTRUCTION. PROVIDE TEMPORARY PROTECTION FOR YARD DRAINS AS REQUIRED TO PREVENT RUNOFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
- THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN AND THE CONSTRUCTION STORMWATER NPDES AND STATE WASTE DISCHARGE GENERAL PERMIT. UPDATES MEASURES AS NECESSARY TO CONFORM TO SITE CONDITIONS.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE COMPLETELY REMOVED PRIOR TO PROJECT COMPLETION.
- REFER TO THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN AND NPDES PERMIT FOR ADDITIONAL REQUIREMENTS.



## 1 TREE PROTECTION FENCE

NOT TO SCALE



## 3 TREE PROTECTION

NOT TO SCALE

### NOTES:

- 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND SHALL BE COVERED WITH SOIL AS SOON AS POSSIBLE.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY AND UNDER ARBOREST SUPERVISION. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.
- APPLY 6-INCHES OF ARBOREST WOOD CHIPS IMMEDIATELY UPON REMOVAL OF ASPHALT OR CONCRETE WITHIN DRIPLINE OF TREES.

FENCING/ROOT PROTECTION FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE

LANDSCAPE ARCHITECT'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

### TRENCHING/EXCAVATION

#### ZONE A (CRITICAL ROOT ZONE)

- NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
- SEVERANCE OF ROOTS LARGER THAN 2" DIA REQUIRES LANDSCAPE ARCHITECT'S APPROVAL
- TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

#### ZONE B (DRIPLINE)

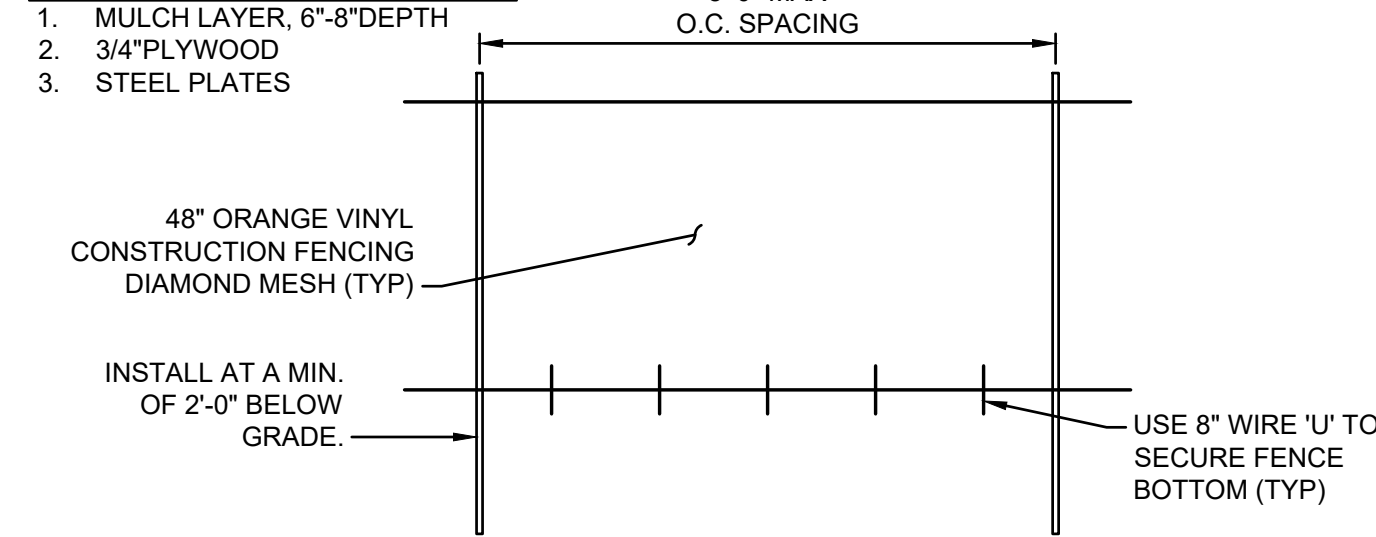
- OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL. SURFACE PROTECTION\* MEASURES REQUIRED
- TRENCHING ALLOWED AS FOLLOWS:
  - EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
  - LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
  - TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

#### ZONE C (FEEDER ROOT ZONE)

- OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.
- SURFACE PROTECTION\* MEASURES MAY BE REQUIRED TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
  - MINIMIZE TRENCH WIDTH
  - MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION

#### \* SURFACE PROTECTION MEASURES

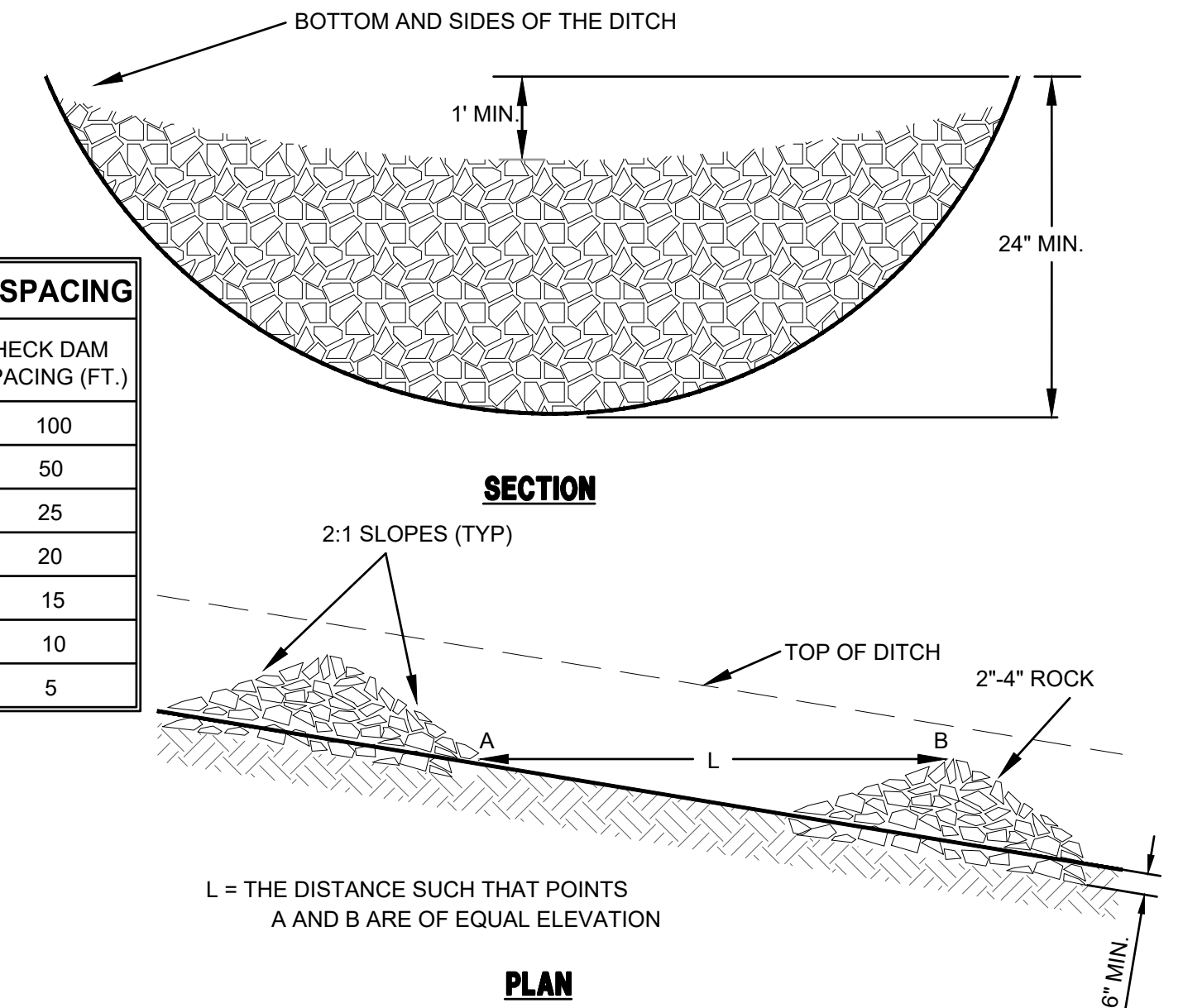
- MULCH LAYER, 6"-8" DEPTH
- 3/4" PLYWOOD
- STEEL PLATES



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- IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREES HEALTH.
- CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

# PRIVATE IMPROVEMENTS

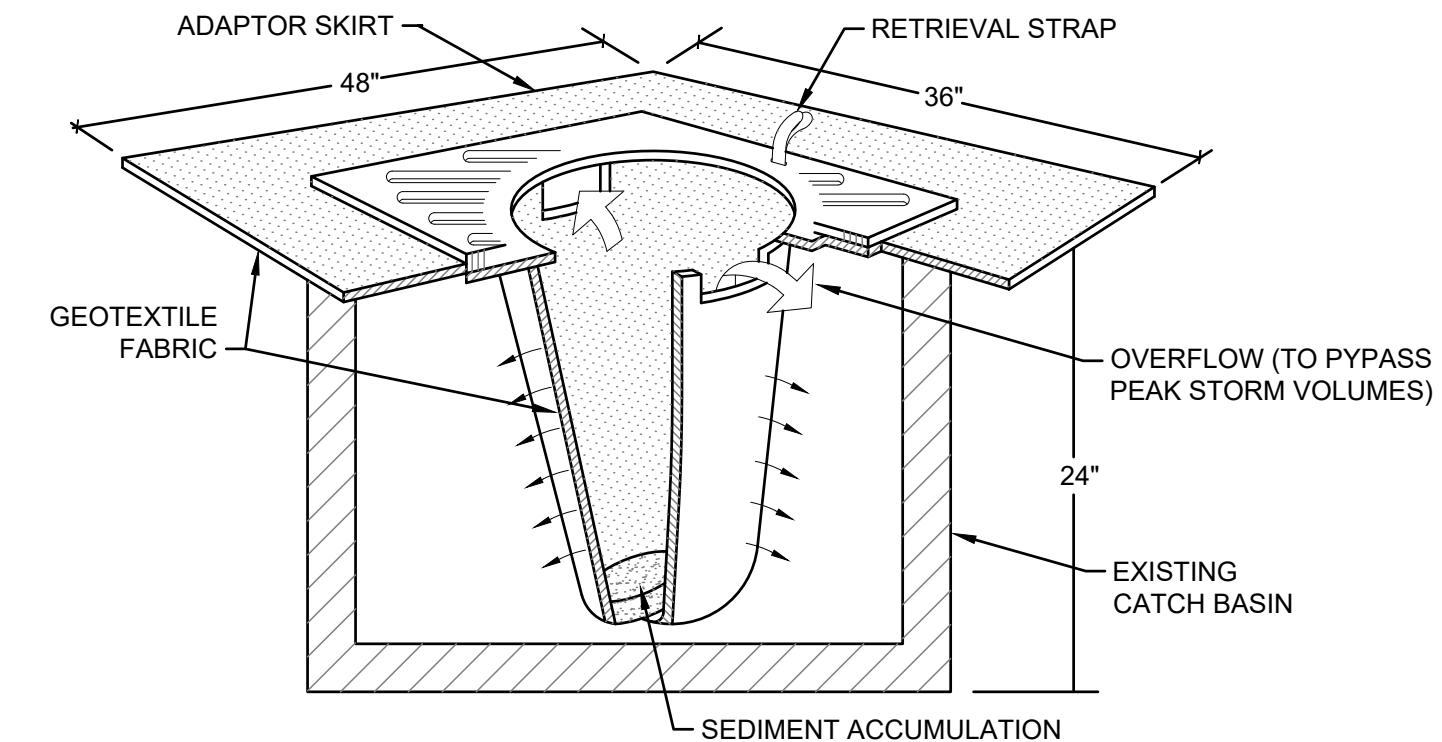
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DITCH SLOPE %	CHECK DAM SPACING (FT.)
1	100
2	50
4	25
5	20
6	15
10	10
20	5

## 2 GRAVEL CHECK DAM

NOT TO SCALE



- NOTES:
- FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.
  - INSTALL INLET PROTECTION IN ALL NEW STORM STRUCTURES THAT WILL COLLECT STORMWATER AS THEY ARE INSTALLED.

## 4 INLET PROTECTION

NOT TO SCALE



## PIERCE COUNTY VILLAGE

### Client: TACOMA RESCUE MISSION

425 S TACOMA WAY  
 TACOMA, WA 98409  
 (253) 383-4493  
 CONTACT: DUKE PAULSON

Project No. 2220304.10

### Issue Set & Date: CLEAR AND GRADE PERMIT

03/08/2024



03/07/2024

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- Revisions:
- △
  - △
  - △
  - △

### Sheet Title: TESC NOTES AND DETAILS

Designed by: JLI & CJW Drawn by: JLI, CJW & ZCP Checked by: TCS

Sheet No.

# C2.11

18 of 32 Sheets



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**PIERCE COUNTY VILLAGE**

Client:  
**TACOMA RESCUE MISSION**

425 S TACOMA WAY  
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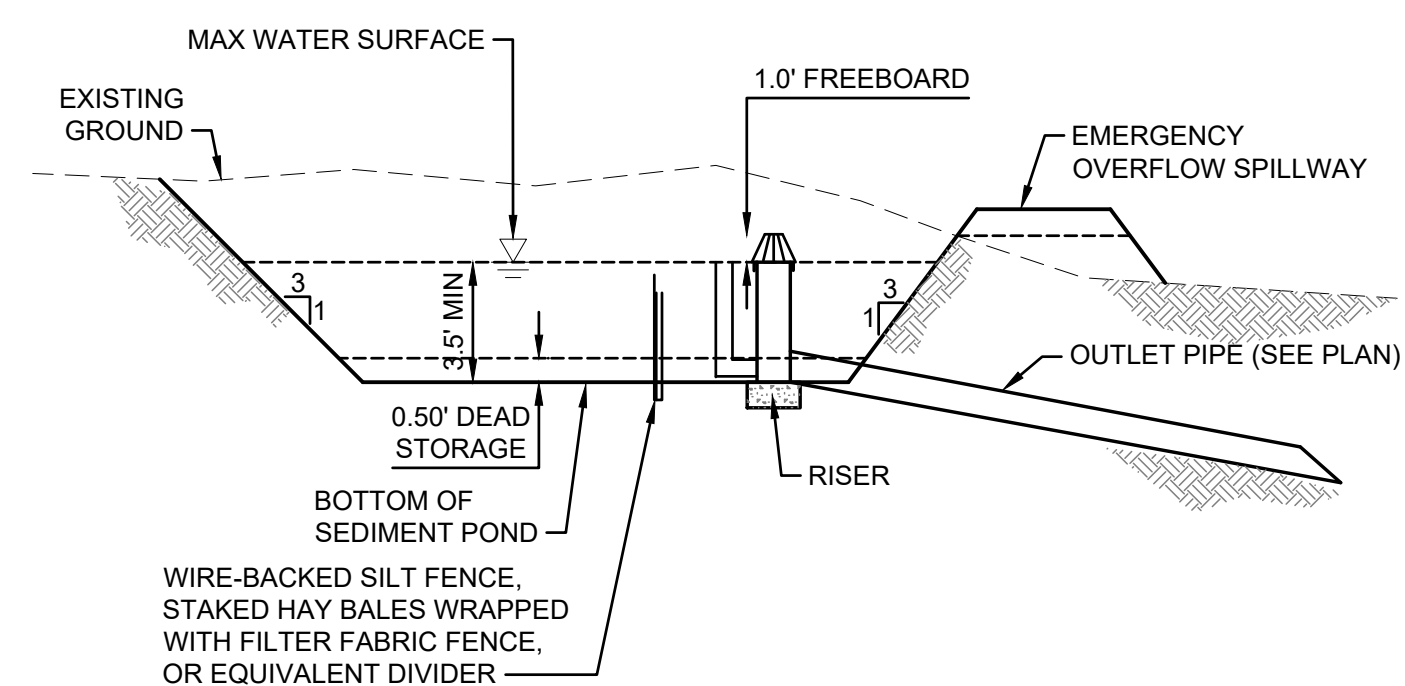
Project No.  
 2220304.10

Issue Set & Date:  
**CLEAR AND GRADE PERMIT**

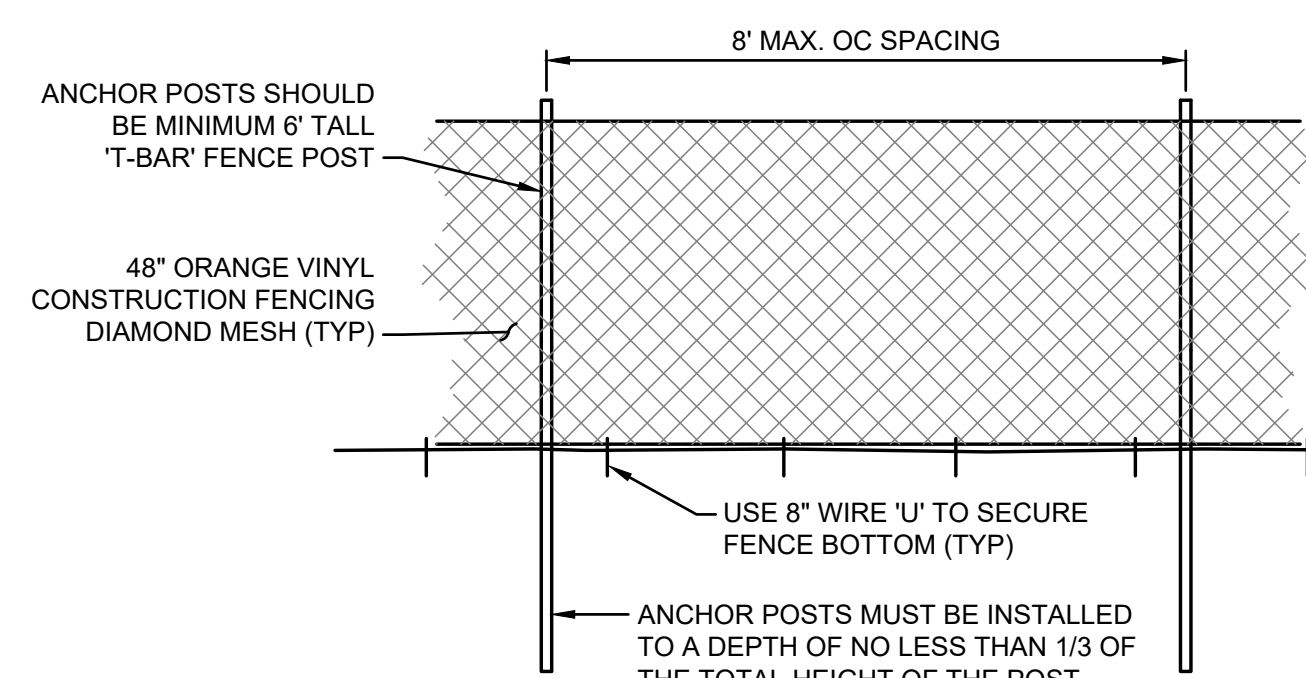
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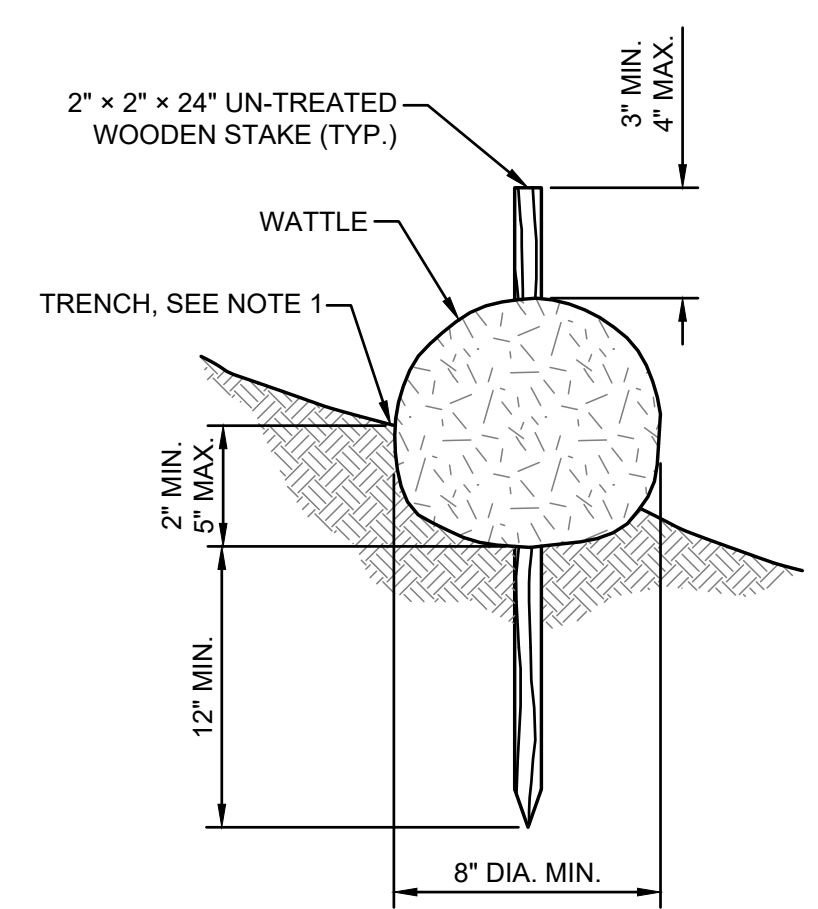


**1 TEMPORARY SEDIMENT POND**  
 NOT TO SCALE



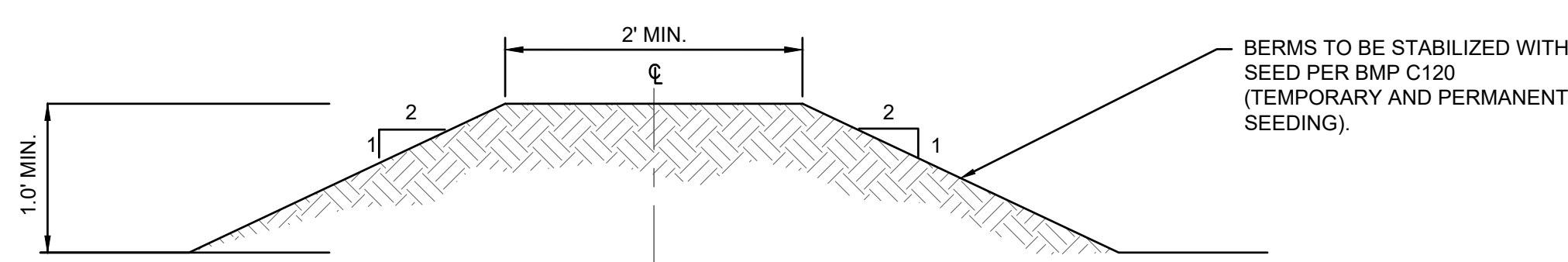
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**2 TEMPORARY CONSTRUCTION FENCING**  
 NOT TO SCALE



- NOTES:
1. WATTLES SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9-14.5(5). INSTALL WATTLES ALONG CONTOURS. INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 8-01.3(10).
  2. SECURELY KNOT EACH END OF WATTLE. OVERLAP ADJACENT WATTLE ENDS 12\"/>

**3 STRAW WATTLE**  
 NOT TO SCALE



- NOTES
1. BERMS CAN HAVE A MAX GRADE OF 5 PERCENT.
  2. INSPECT BERMS ONCE PER WEEK AND AFTER EVERY RAINFALL.
  3. REPAIR DAMAGE EACH DAY.

**4 BERM**  
 NOT TO SCALE

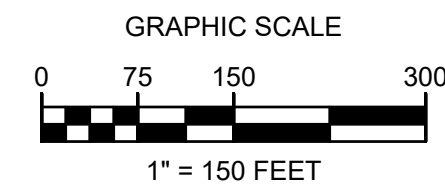
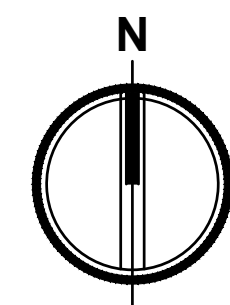


Revisions:


Sheet Title:  
**TESC NOTES AND DETAILS**

Designed by: JLI & CJW  
 Drawn by: JLI, C.JW & ZCP  
 Checked by: TCS

Sheet No.  
**C2.12**  
 19 of 32 Sheets



**LEGEND**

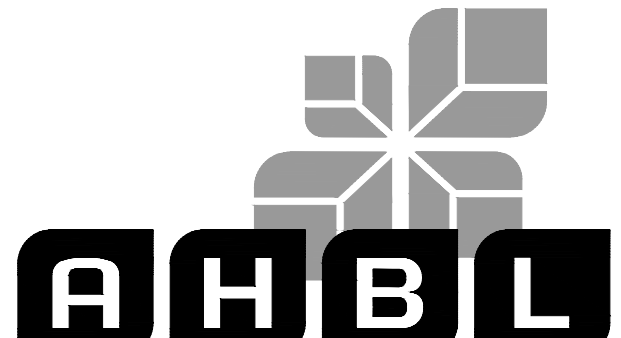
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- - - - - XXX - - - - - EXISTING MINOR CONTOURS
- - - - - XXX - - - - - EXISTING MAJOR CONTOURS
- 101 ——— PROPOSED MINOR CONTOUR
- 100 ——— PROPOSED MAJOR CONTOUR
- - - - - GRADING DAYLIGHT LINE
- STORMWATER RUNOFF FLOW ARROW
- ⊛ PROTECT FUTURE BIORETENTION AND INFILTRATION FACILITIES FROM COMPACTION BY HEAVY EQUIPMENT
- ⊙ PROTECT GROUNDWATER MONITORING WELL



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253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

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**PIERCE COUNTY VILLAGE**

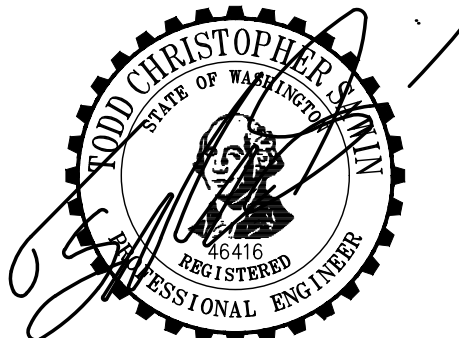
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Revisions:


**Sheet Title:**  
**GRADING PLAN OVERALL**

**Designed by:** JLI & CJW    **Drawn by:** JLI, C/JW & ZCP    **Checked by:** TCS

**Sheet No.**  
**C3.00**

**EARTHWORK QUANTITIES**

ONSITE SOILS WILL BE USED FOR FILL AND GRADE OPERATIONS TO MAKE THE NECESSARY CUTS AND FILLS FOR ROAD AND BUILDING SUBGRADE. THE SITE WILL BE A NET ZERO CUT AND FILL.  
55,000 CY TO BE RELOCATED/REUSED ONSITE. NO EXPORT FROM SITE.  
35.6 ACRES TO BE CLEARED.



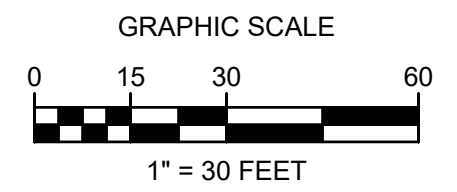
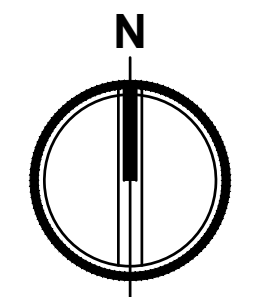
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DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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MATCHLINE SEE SHEET C3.02

MATCHLINE SEE SHEET C3.06

**LEGEND**

- RIGHT-OF-WAY / PROPERTY LINE
- XXX- EXISTING MINOR CONTOURS
- XXX- EXISTING MAJOR CONTOURS
- 101 PROPOSED MINOR CONTOUR
- 100 PROPOSED MAJOR CONTOUR
- GRADING DAYLIGHT LINE
- STORMWATER RUNOFF FLOW ARROW
- PROTECT FUTURE BIORETENTION AND INFILTRATION FACILITIES FROM COMPACTION BY HEAVY EQUIPMENT
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  - △
- Revisions:

Sheet Title:  
**GRADING PLAN**

Designed by: JLI & CJW  
Drawn by: JLI, C.J.W & ZCP  
Checked by: TCS

Sheet No.  
**C3.01**

PRIVATE IMPROVEMENTS

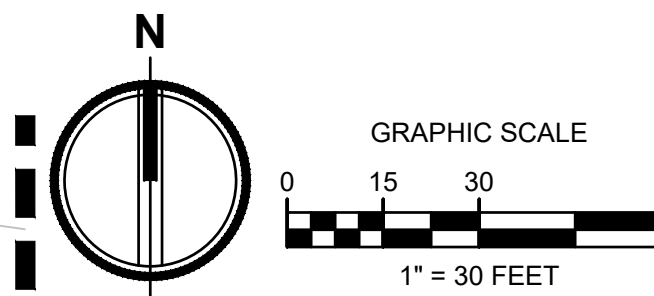
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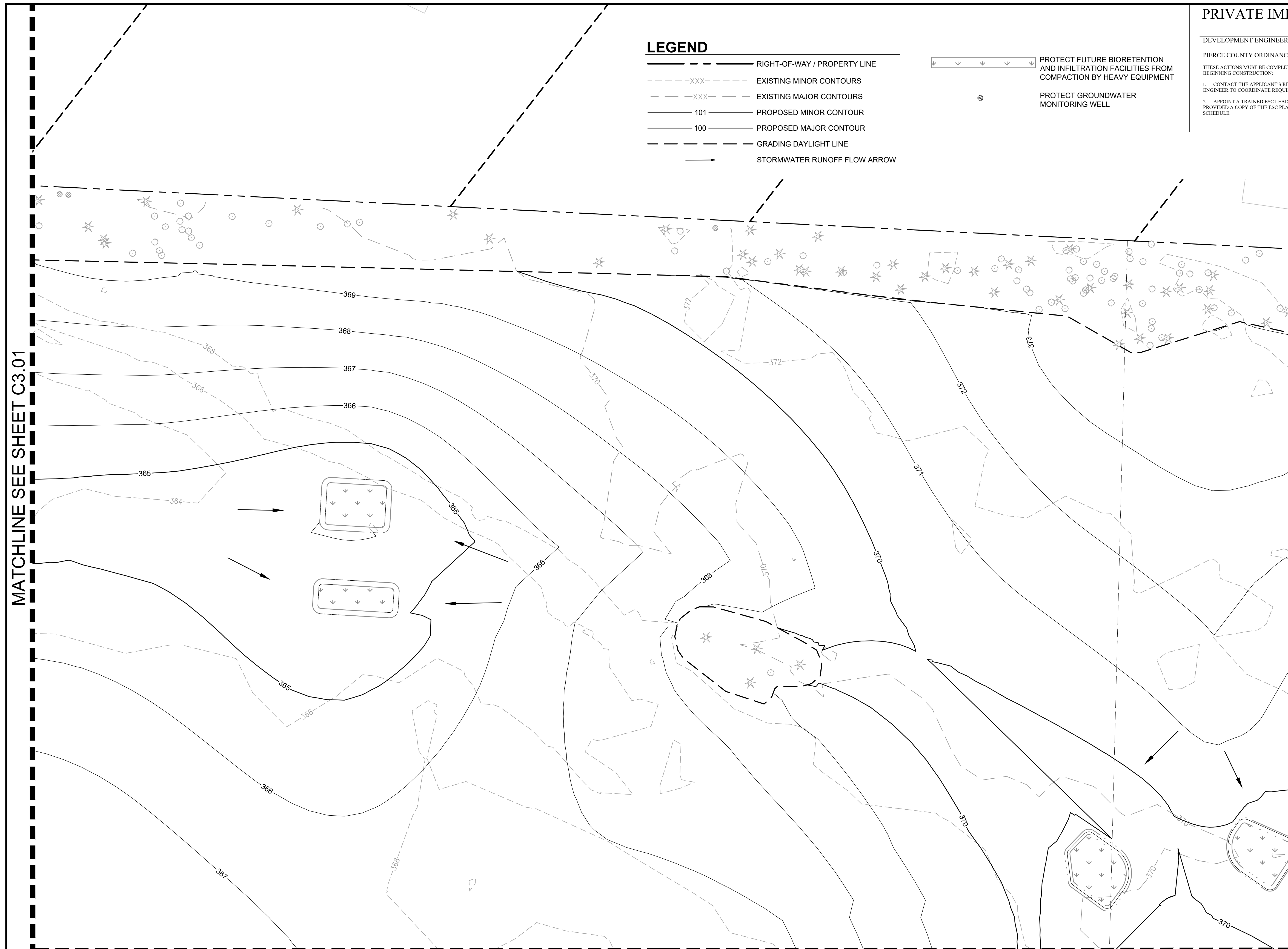
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PROTECT GROUNDWATER MONITORING WELL



MATCHLINE SEE SHEET C3.01

MATCHLINE SEE SHEET C3.03



MATCHLINE SEE SHEET C3.06

MATCHLINE SEE SHEET C3.07



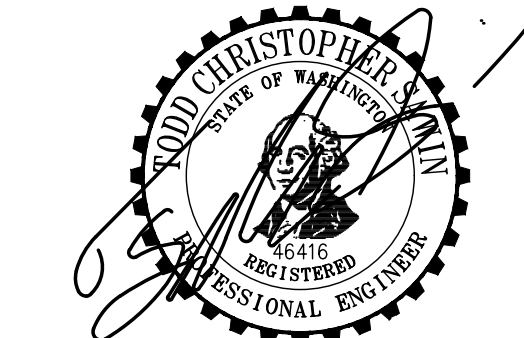
Project Title:  
**PIERCE COUNTY VILLAGE**

Client:  
**TACOMA RESCUE MISSION**  
 425 S TACOMA WAY  
 TACOMA, WA 98409  
 (253) 383-4493  
 CONTACT: DUKE PAULSON

Project No.  
 2220304.10

Issue Set & Date:  
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Revisions:

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Sheet No.

**C3.02**

22 of 32 Sheets



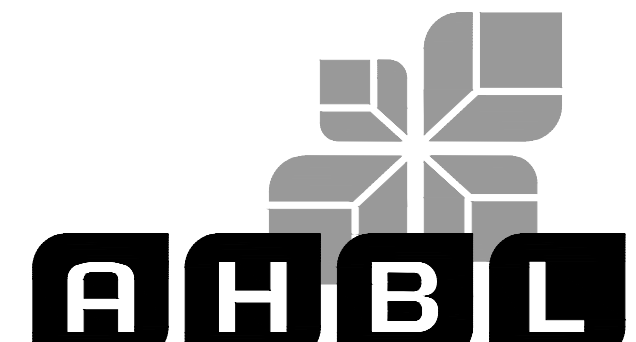
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DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PIERCE COUNTY ORDINANCE NUMBER(S) **XXXX-XXs**

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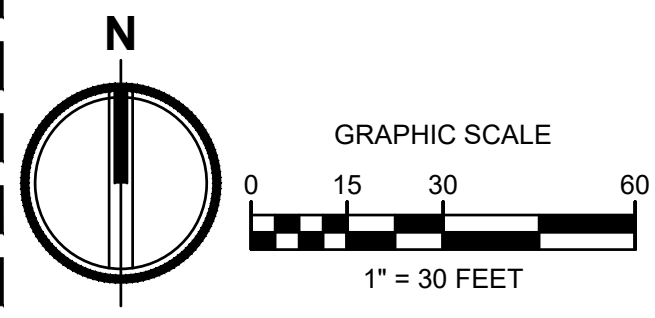
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**LEGEND**

—	RIGHT-OF-WAY / PROPERTY LINE
- - - - -	EXISTING MINOR CONTOURS
- - - - -	EXISTING MAJOR CONTOURS
—	PROPOSED MINOR CONTOUR
—	PROPOSED MAJOR CONTOUR
- - - - -	GRADING DAYLIGHT LINE
→	STORMWATER RUNOFF FLOW ARROW
↓ ↓ ↓ ↓ ↓	FUTURE PHASE BIORETENTION
⊙	PROTECT GROUNDWATER MONITORING WELL



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Sheet No.  
**C3.03**

23 of 32 Sheets

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DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PIERCE COUNTY ORDINANCE NUMBER(S) **XXXX-XXs**

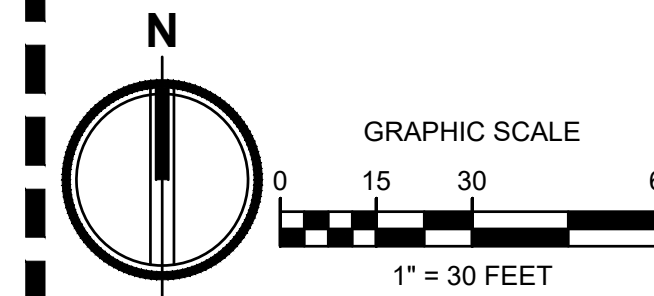
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MATCHLINE SEE SHEET C3.05

**LEGEND**

- RIGHT-OF-WAY / PROPERTY LINE
- - - - - XXX - - - - - EXISTING MINOR CONTOURS
- - - - - XXX - - - - - EXISTING MAJOR CONTOURS
- 101 — PROPOSED MINOR CONTOUR
- 100 — PROPOSED MAJOR CONTOUR
- - - - - GRADING DAYLIGHT LINE
- STORMWATER RUNOFF FLOW ARROW
- ↓ ↓ ↓ ↓ ↓ FUTURE PHASE BIORETENTION
- ⊙ PROTECT GROUNDWATER MONITORING WELL



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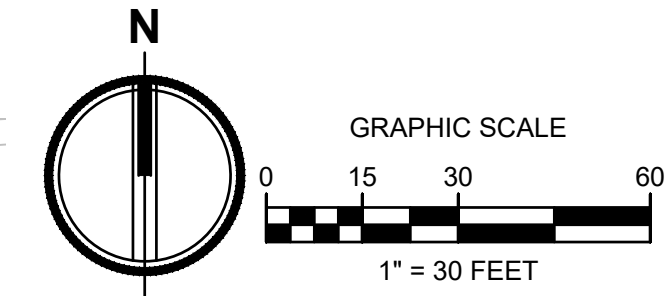


**LEGEND**

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- XXX--- EXISTING MAJOR CONTOURS
- 101 PROPOSED MINOR CONTOUR
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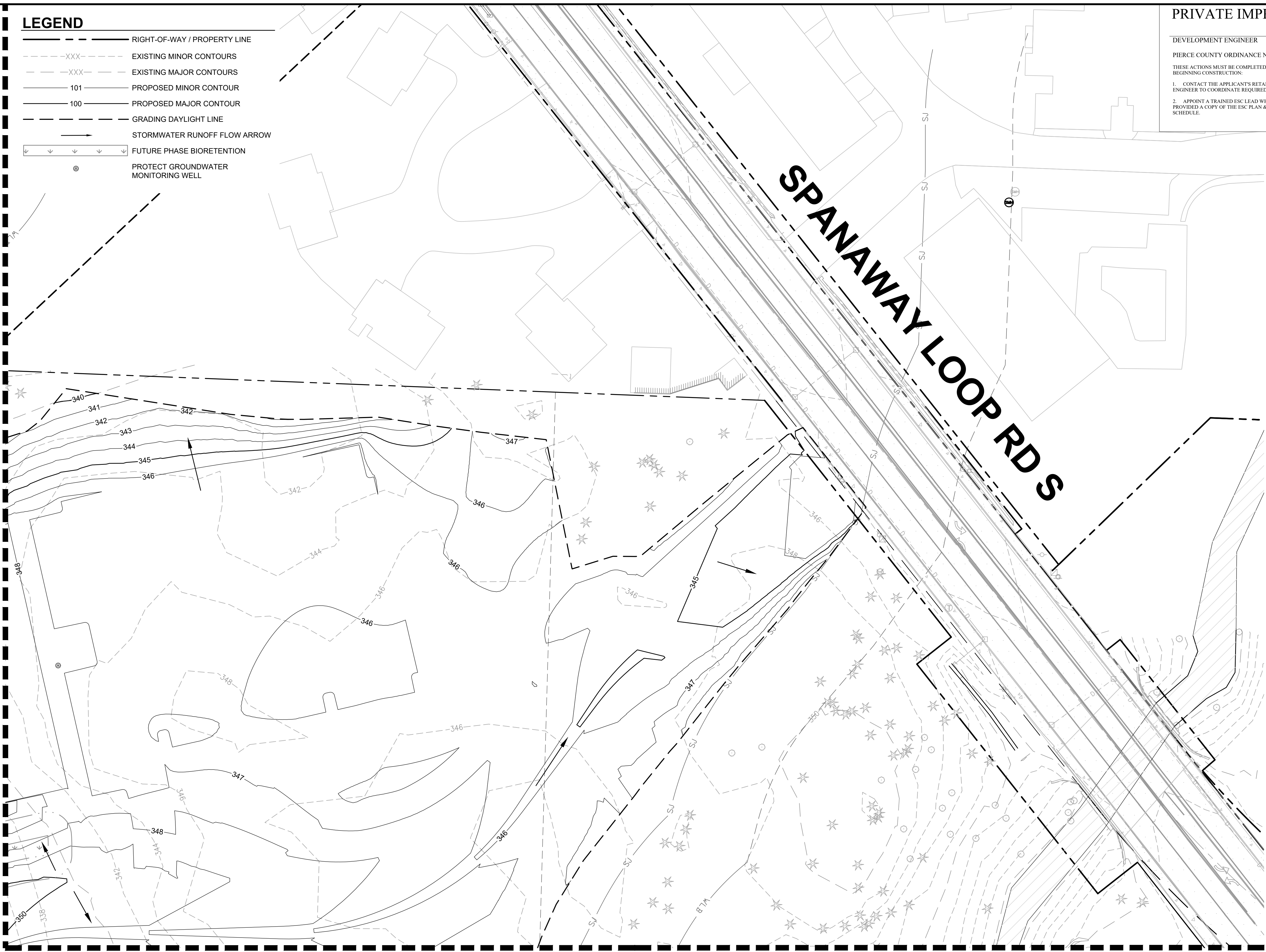
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SPANAWAY LOOP RD S



MATCHLINE SEE SHEET C3.09

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**Client:**  
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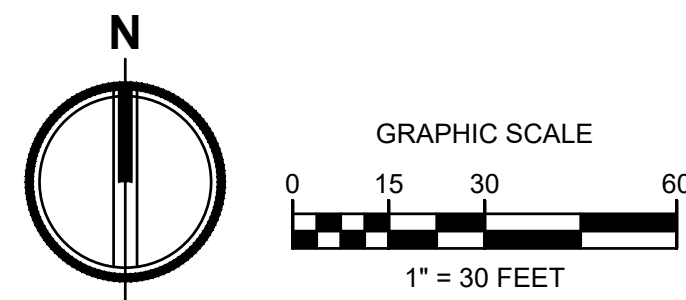
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**C3.05**

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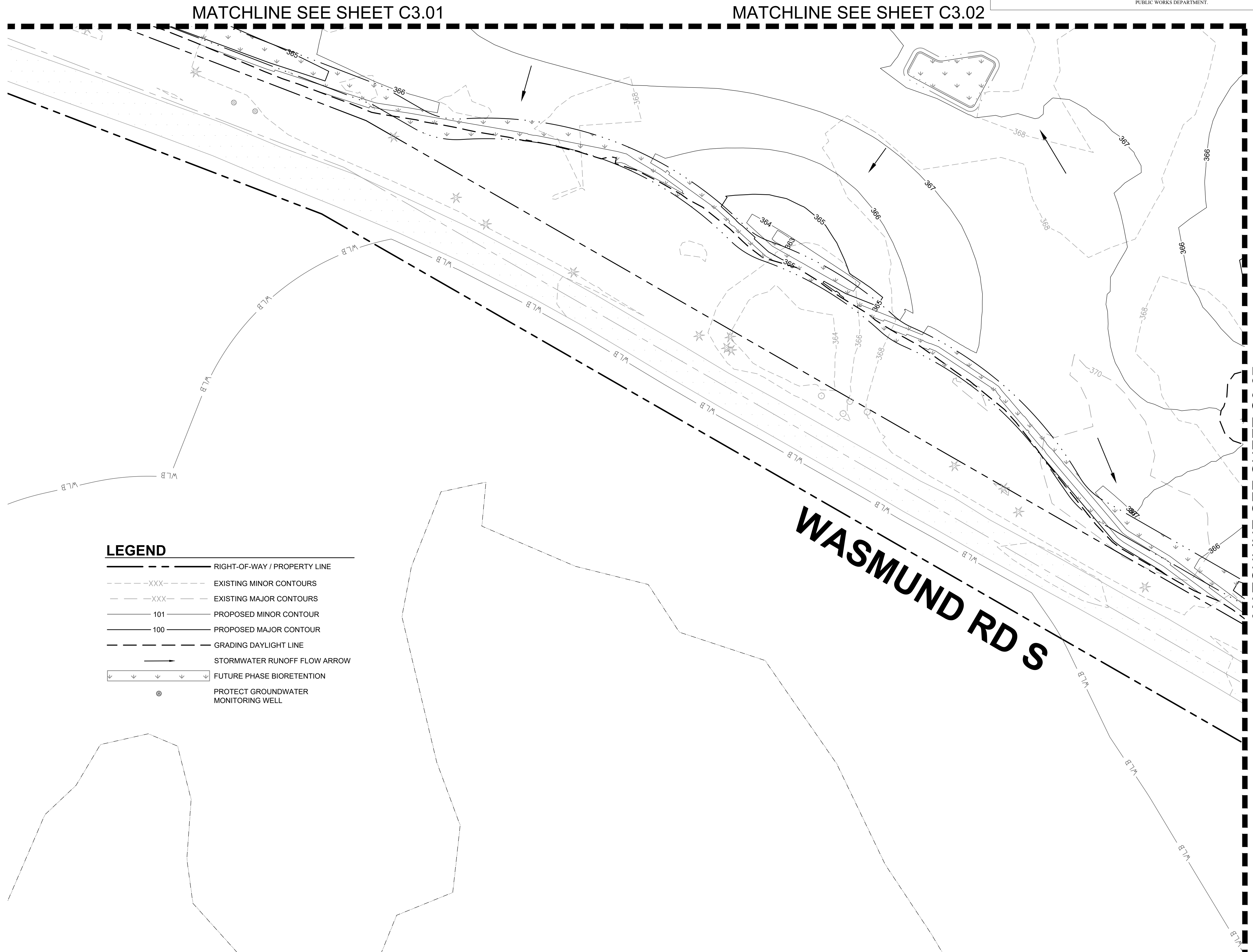


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**LEGEND**

	RIGHT-OF-WAY / PROPERTY LINE
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	GRADING DAYLIGHT LINE
	STORMWATER RUNOFF FLOW ARROW
	FUTURE PHASE BIORETENTION
	PROTECT GROUNDWATER MONITORING WELL

**Project Title:**  
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**Client:**  
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 425 S TACOMA WAY  
 TACOMA, WA 98409  
 (253) 383-4493  
 CONTACT: DUKE PAULSON

**Project No.:**  
 2220304.10

**Issue Set & Date:**  
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03/08/2024



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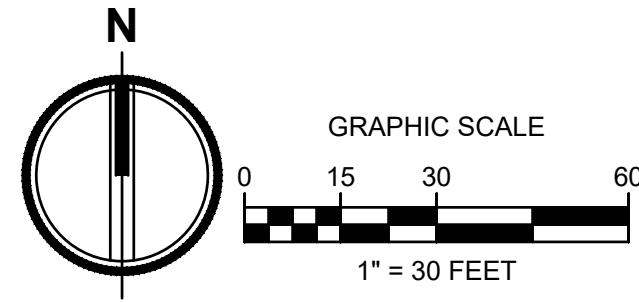
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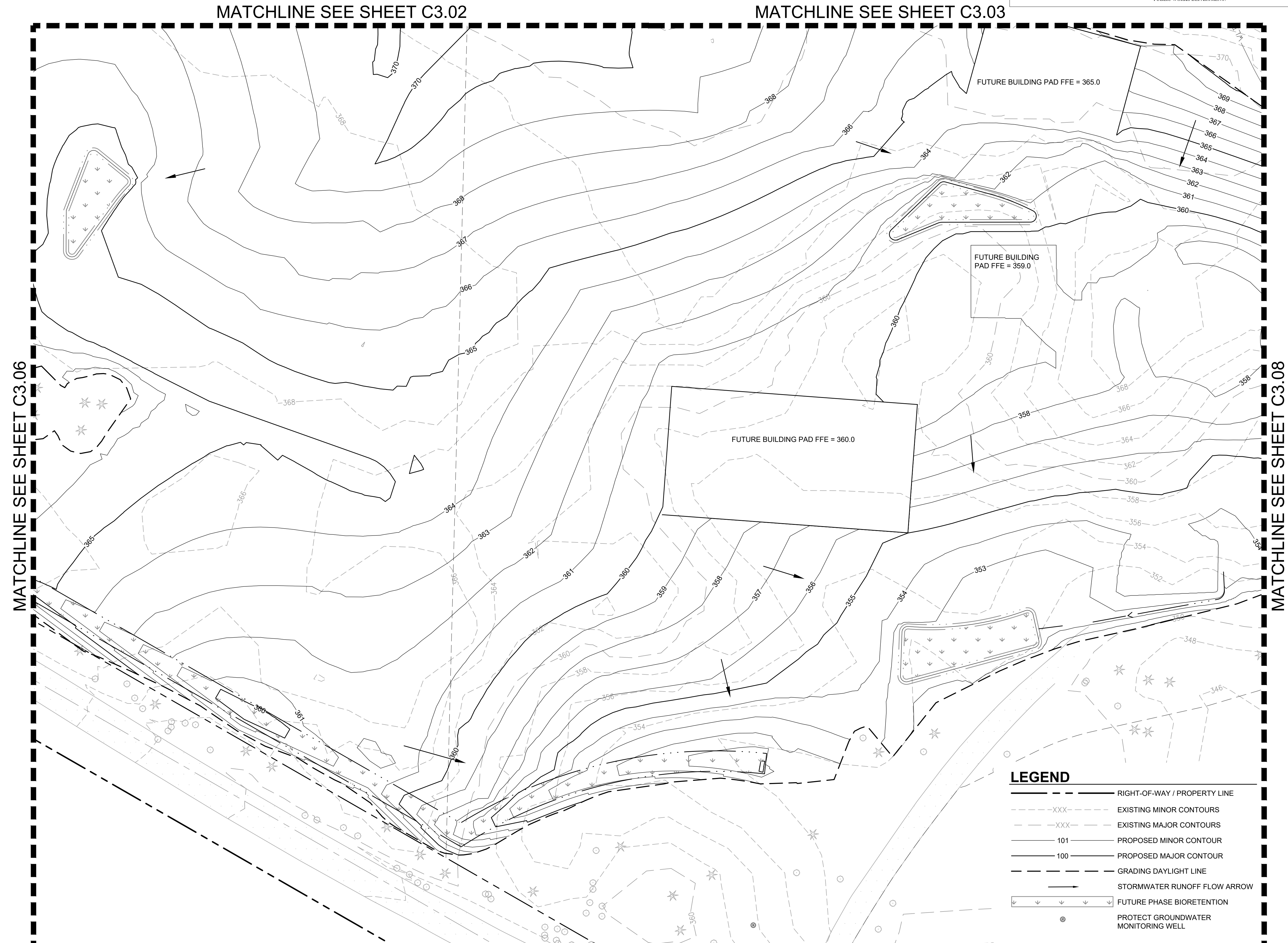
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	PROTECT GROUNDWATER MONITORING WELL

**Revisions:**

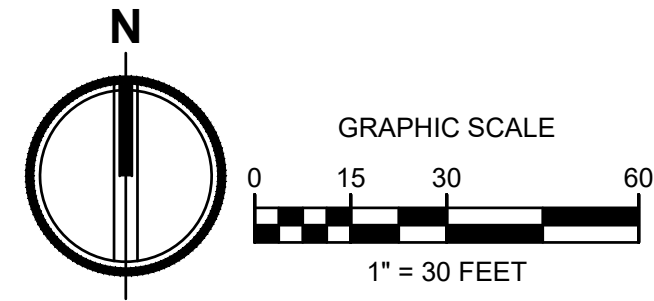
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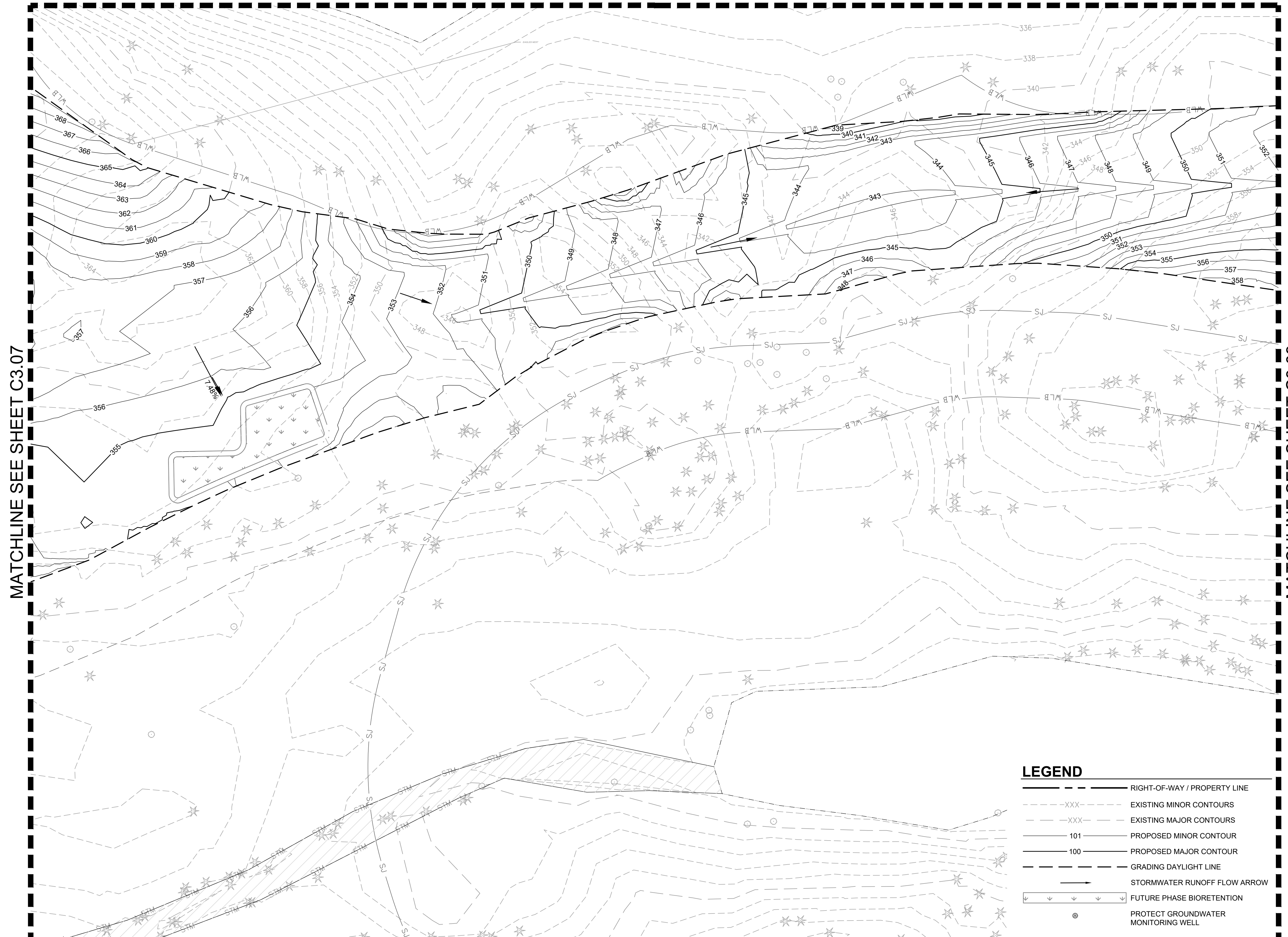
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DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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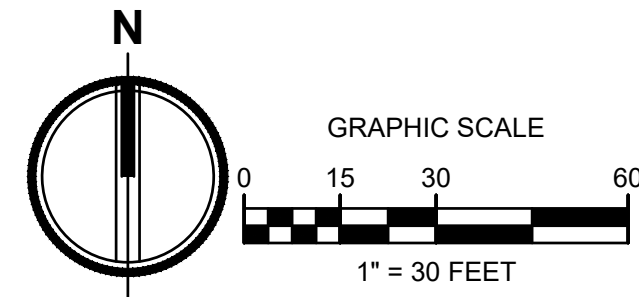
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**LEGEND**

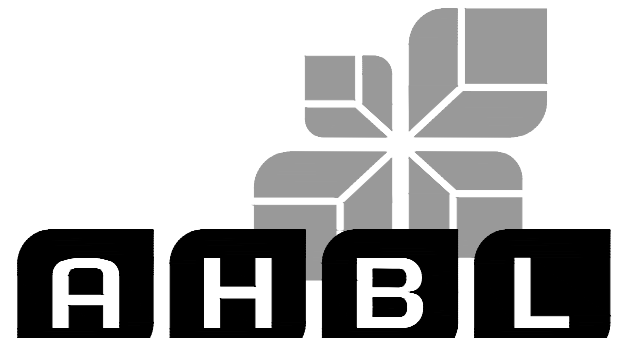
---	RIGHT-OF-WAY / PROPERTY LINE
- - - - -	EXISTING MINOR CONTOURS
- - - - -	EXISTING MAJOR CONTOURS
— 101 —	PROPOSED MINOR CONTOUR
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— — — — —	GRADING DAYLIGHT LINE
→	STORMWATER RUNOFF FLOW ARROW
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⊙	PROTECT GROUNDWATER MONITORING WELL





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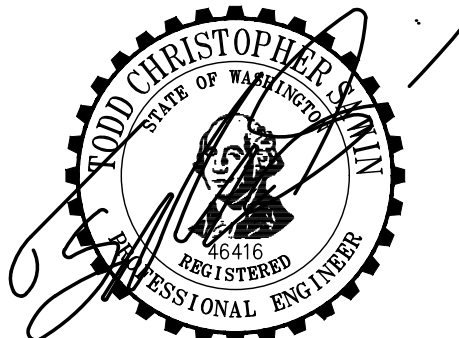
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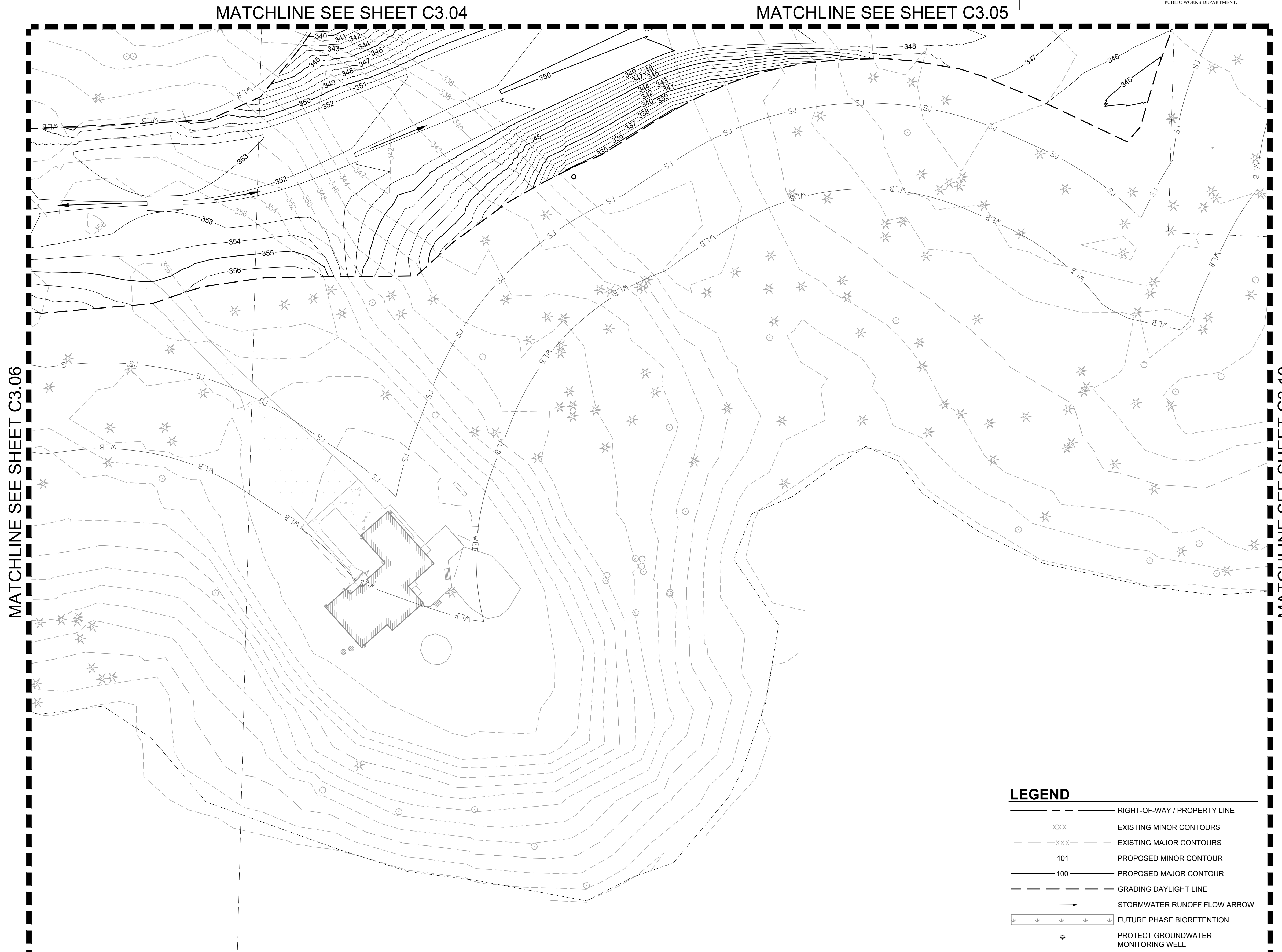
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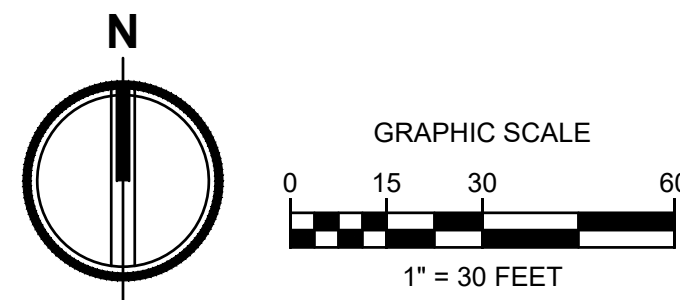
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**Checked by:** TCS

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**C3.09**



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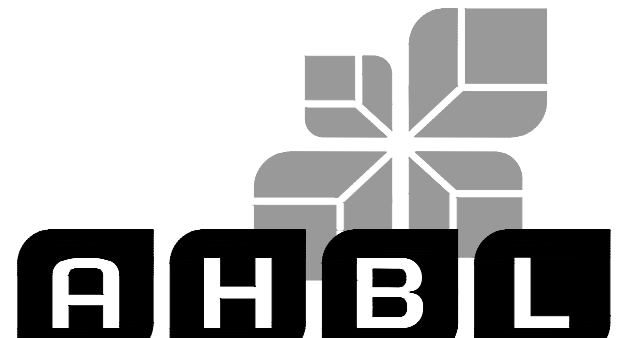


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174TH ST S  
 SPANAWAY LOOP ROAD

LEGEND

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- - - - - XXX - - - - - EXISTING MINOR CONTOURS
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- — — — — 101 — — — — — PROPOSED MINOR CONTOUR
- — — — — 100 — — — — — PROPOSED MAJOR CONTOUR
- - - - - GRADING DAYLIGHT LINE
- STORMWATER RUNOFF FLOW ARROW
- ↓ ↓ ↓ ↓ ↓ FUTURE PHASE BIORETENTION
- PROTECT GROUNDWATER MONITORING WELL



Know what's below.  
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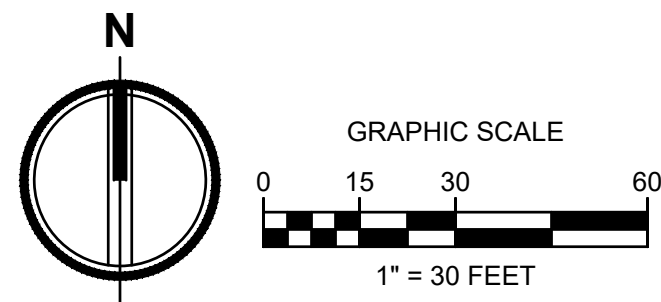
MATCHLINE SEE SHEET C3.14

Revisions:


Sheet Title:  
**GRADING PLAN**

Designed by: JLI & CJW  
 Drawn by: JLI, C.JW & ZCP  
 Checked by: TCS

Sheet No.  
**C3.10**



MATCHLINE SEE SHEET C3.10

PRIVATE IMPROVEMENTS

DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

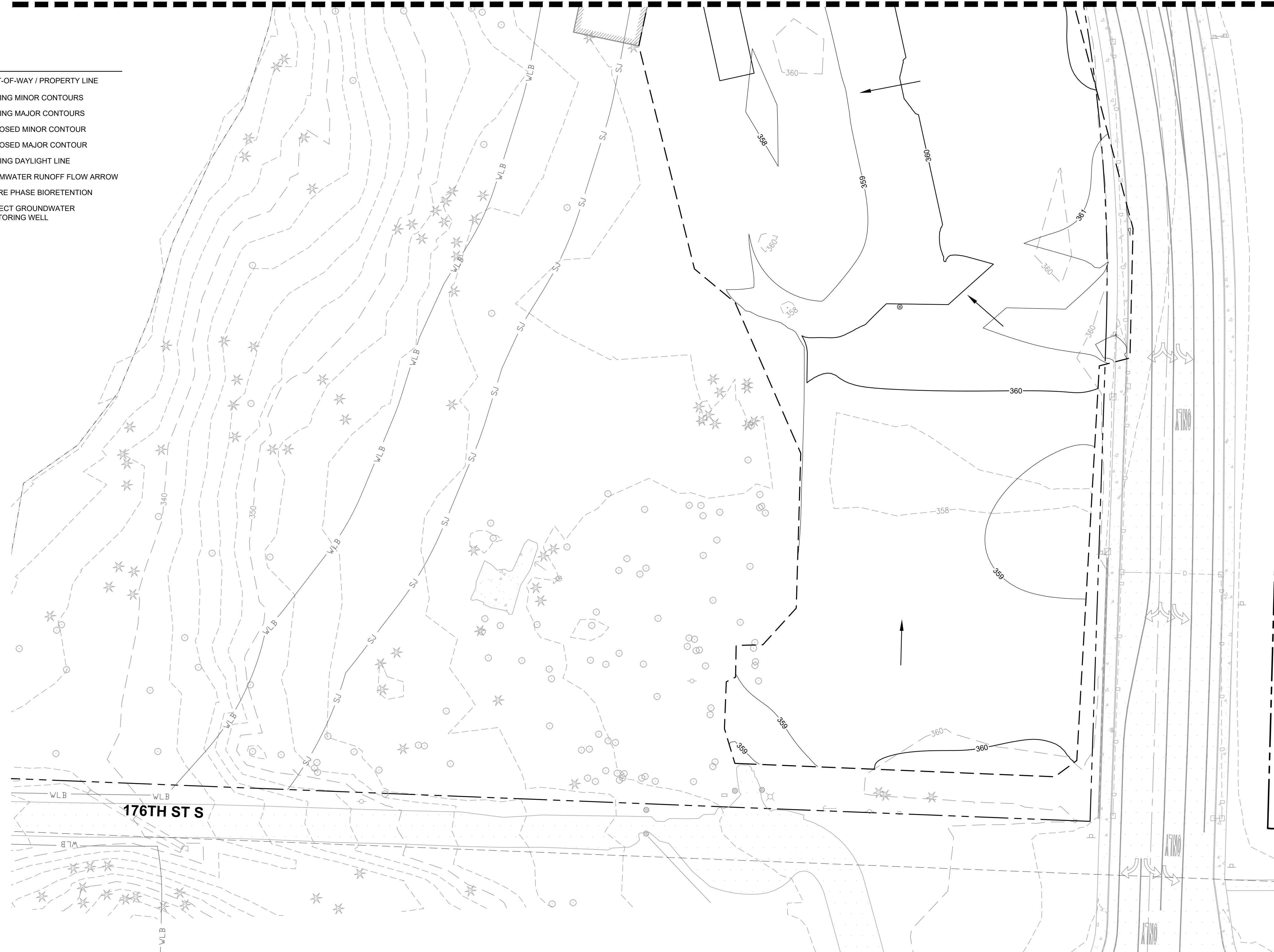
PIERCE COUNTY ORDINANCE NUMBER(S) **XXXX-XXs**

- THESE ACTIONS MUST BE COMPLETED PRIOR TO BEGINNING CONSTRUCTION:
1. CONTACT THE APPLICANT'S RETAINED ENGINEER TO COORDINATE REQUIRED INSPECTIONS.
  2. APPOINT A TRAINED ESC LEAD WHO SHALL BE PROVIDED A COPY OF THE ESC PLAN & INSPECTION SCHEDULE.
  3. CONTACT BILL PETERSON, THE AREA INSPECTOR, AT 253-798-3156, TO COORDINATE THE PRECONSTRUCTION MEETING AND COUNTY INSPECTIONS.
- FAILURE TO OBTAIN REQUIRED INSPECTIONS MAY ENDANGER OR DELAY PROJECT APPROVAL.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE PIERCE COUNTY PUBLIC WORKS DEPARTMENT.

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**LEGEND**

- RIGHT-OF-WAY / PROPERTY LINE
- XXX- EXISTING MINOR CONTOURS
- XXX- EXISTING MAJOR CONTOURS
- 101 PROPOSED MINOR CONTOUR
- 100 PROPOSED MAJOR CONTOUR
- GRADING DAYLIGHT LINE
- STORMWATER RUNOFF FLOW ARROW
- FUTURE PHASE BIORETENTION
- PROTECT GROUNDWATER MONITORING WELL



**Project Title:**  
**PIERCE COUNTY VILLAGE**

**Client:**  
**TACOMA RESCUE MISSION**

425 S TACOMA WAY  
TACOMA, WA 98409  
(253) 383-4493  
CONTACT: DUKE PAULSON

**Project No.**  
2220304.10

**Issue Set & Date:**  
**CLEAR AND GRADE PERMIT**

03/08/2024

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- △ \_\_\_\_\_
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  - △ \_\_\_\_\_
  - △ \_\_\_\_\_
- Revisions:**

**Sheet Title:**  
**GRADING PLAN**

**Designed by:** JLI & CJW  
**Drawn by:** JLI, CJW & ZCP  
**Checked by:** TCS

**Sheet No.**  
**C3.11**



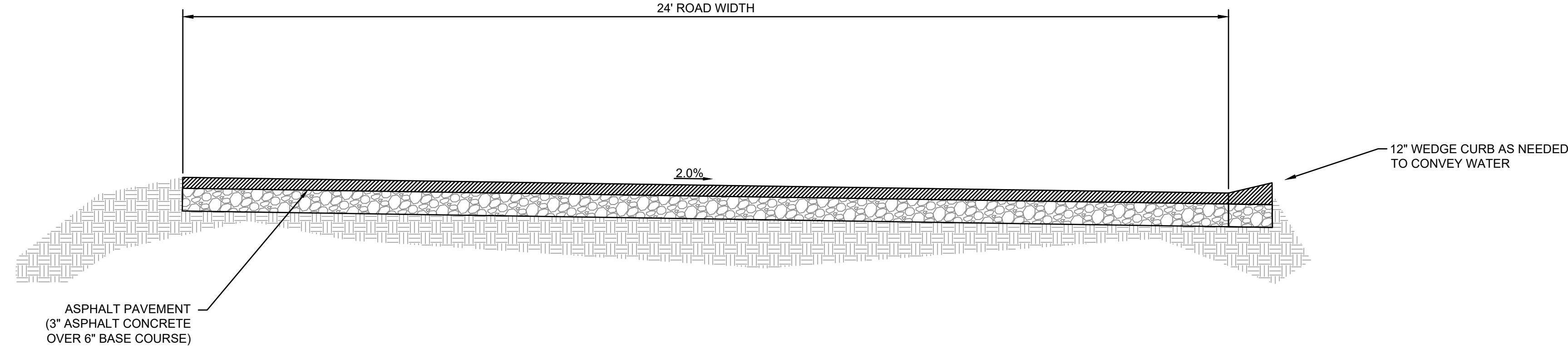
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# PIERCE COUNTY VILLAGE

## SEC-29 TWP- 19 RGE- 03

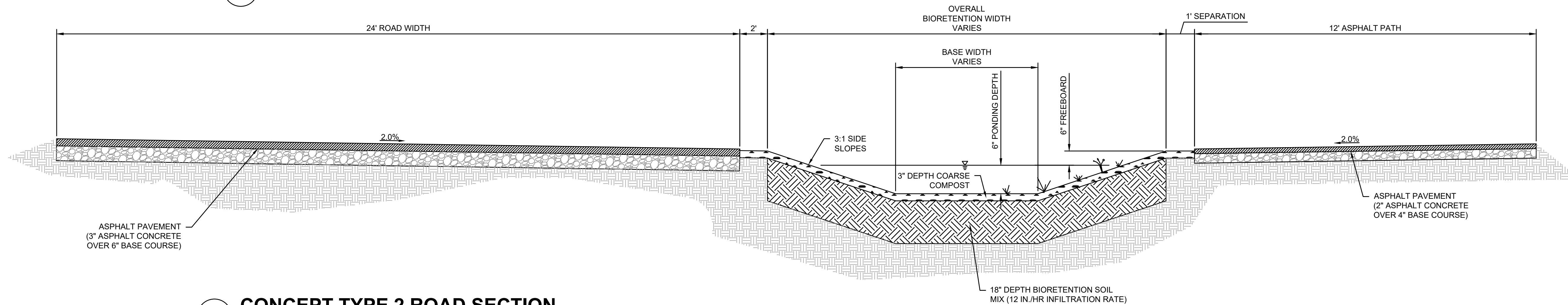
### PRIVATE IMPROVEMENTS

DEVELOPMENT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
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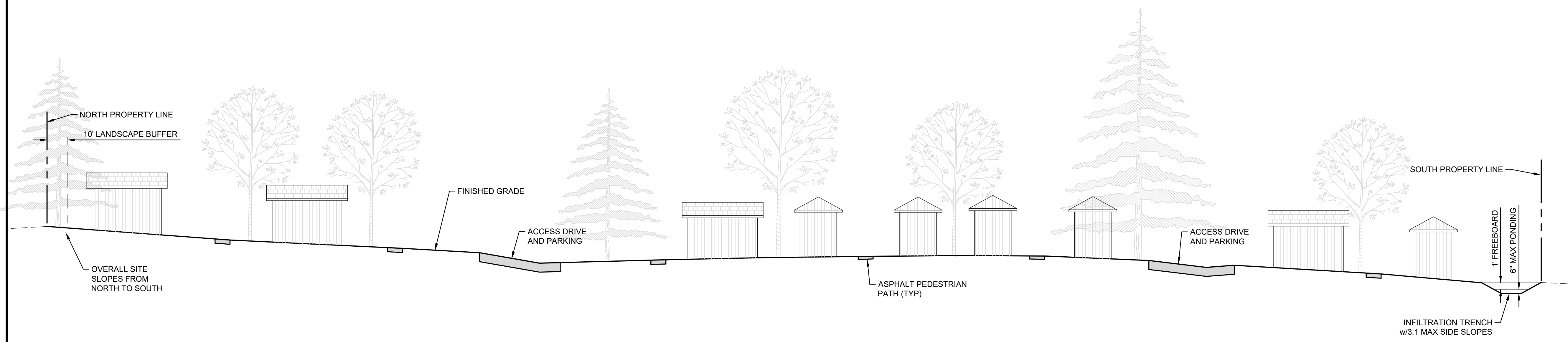


**1** CONCEPT TYPE 1 ROAD SECTION  
NOT TO SCALE

NOTE: THE SECTIONS SHOWN ON THIS PAGE ARE CONCEPTUAL ONLY. THEY ARE PROVIDED TO SHOW THE INTENT OF THE PROPOSED GRADING IN THE SET. FINAL SECTIONS AND SURFACING WILL BE PERMITTED UNDER SEPARATE SITE DEVELOPMENT PERMIT



**2** CONCEPT TYPE 2 ROAD SECTION  
NOT TO SCALE



**3** CONCEPT TYPICAL SITE SECTION  
NOT TO SCALE

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Client:  
**TACOMA RESCUE MISSION**

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(253) 383-4493  
CONTACT: DUKE PAULSON

Project No.  
2220304.10

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**GRADING CONCEPT SECTIONS**

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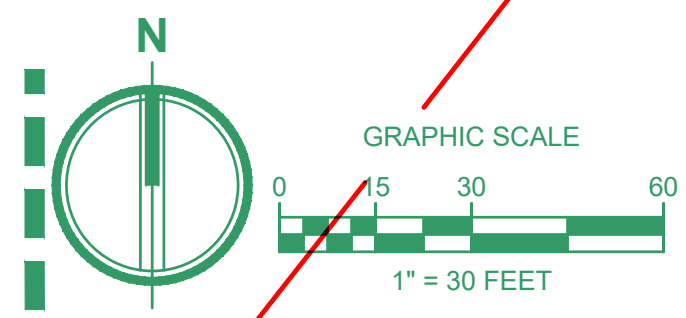
Sheet No.  
**C3.12**

32 of 32 Sheets



Know what's below.  
Call before you dig.





**LEGEND**

- PROPERTY LINE
- TREE PROTECTION FENCE
- LIMIT OF WORK
- EXISTING TREES TO BE RETAINED WITH CRIPLINE
- EXISTING TREES TO BE REMOVED

**NOTES**

- SEE C3.20-C3.38 FOR TREE RETENTION AND TREE DEMO SCHEDULES.
- TREE DRIP LINES HAVE BEEN USED TO DETERMINE THE EXTENT OF TREE PROTECTION FENCING. THIS ENSURES EITHER THE CRITICAL ROOT ZONE IS EITHER CAPTURED OR EXCEEDED.

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**PIERCE COUNTY VILLAGE**

**Client:**  
**TACOMA RESCUE MISSION**  
425 S TACOMA WAY  
TACOMA, WA 98409  
(253) 383-4493  
CONTACT: DUKE PAULSON

**Project No.:** 2220304

**Issue Set & Date:**  
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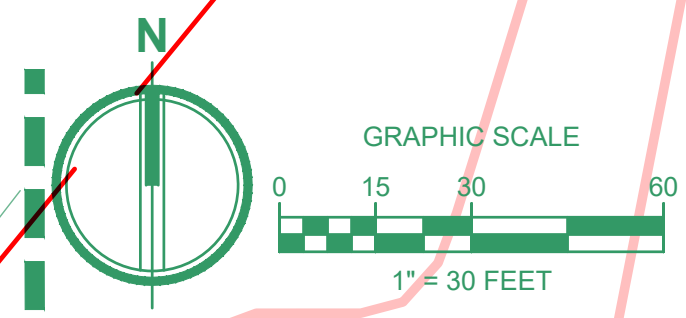
**Sheet Title:**  
**TREE RETENTION PLAN**

**Designed by:** JLI & CJW    **Drawn by:** JLI & CJW    **Checked by:** TCS

MATCHLINE SEE SHEET C3.02

MATCHLINE SEE SHEET C3.06



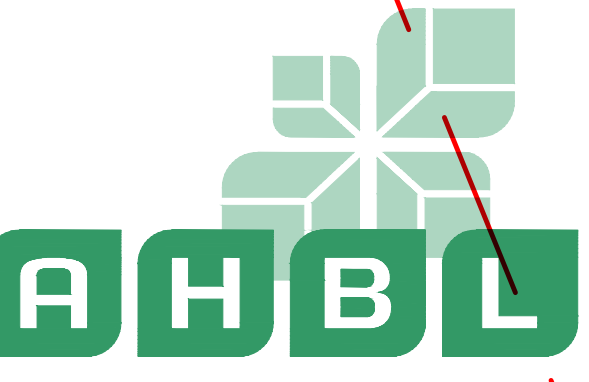


**LEGEND**

- PROPERTY LINE
- ⊙ TREE PROTECTION FENCE
- - - LIMIT OF WORK
- ⊙ EXISTING TREES TO BE RETAINED WITH DRIFLINE
- ⊗ EXISTING TREES TO BE REMOVED

**NOTES**

- SEE C3.20-C3.38 FOR TREE RETENTION AND TREE DEMO SCHEDULES.
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**Sheet No.:**

**03-02**

18 of 71 Sheets

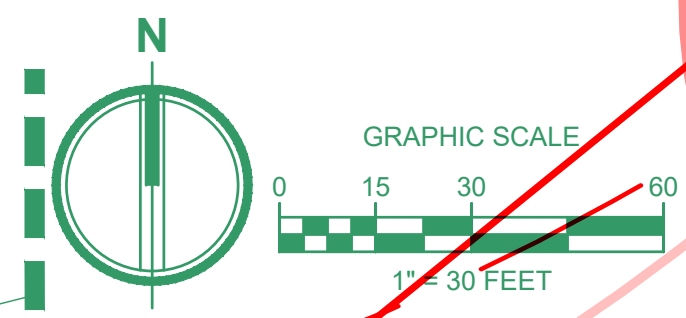
MATCHLINE SEE SHEET C3.01

MATCHLINE SEE SHEET C3.03

MATCHLINE SEE SHEET C3.06

MATCHLINE SEE SHEET C3.07



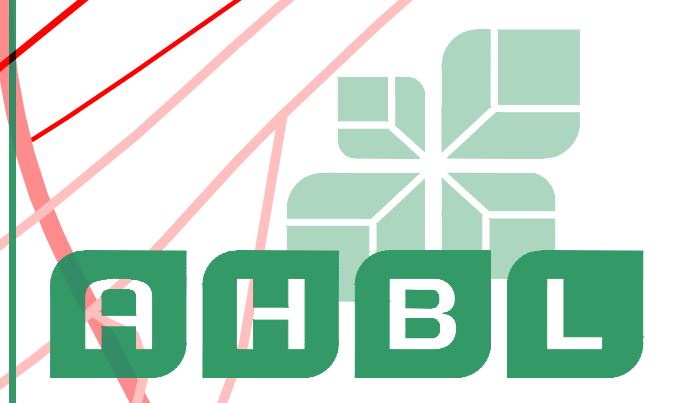


**LEGEND**

- PROPERTY LINE
- TREE PROTECTION FENCE
- LIMIT OF WORK
- EXISTING TREES TO BE RETAINED WITH DRIFLINE
- EXISTING TREES TO BE REMOVED

**NOTES**

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Client:  
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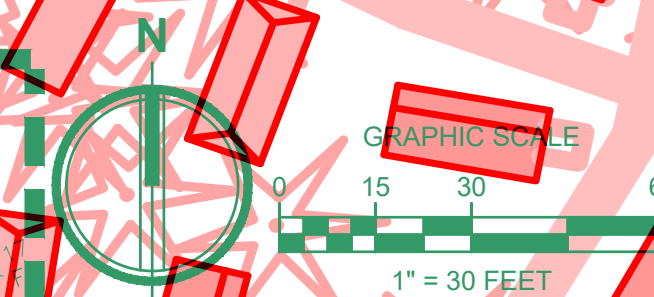
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Sheet No.:  
**C3.03**



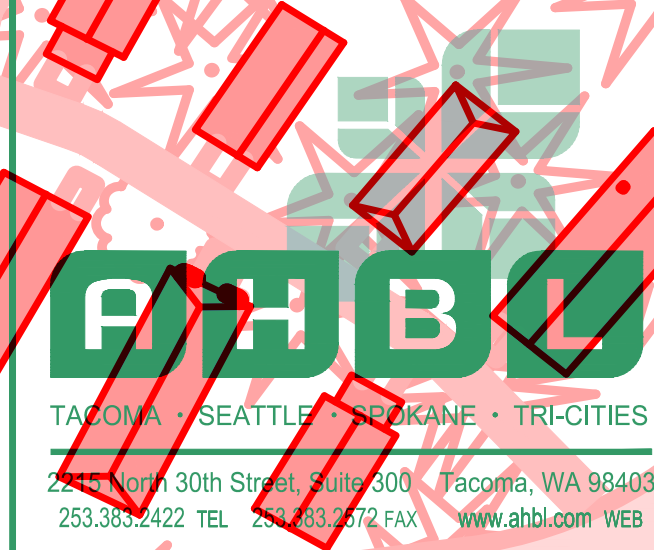
MATCHLINE SEE SHEET C3.01

MATCHLINE SEE SHEET C3.02



- LEGEND**
- PROPERTY LINE
  - TREE PROTECTION FENCE
  - LIMIT OF WORK
  - EXISTING TREES TO BE RETAINED WITH DRIPLINE
  - EXISTING TREES TO BE REMOVED

- NOTES**
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**Sheet No.:**

**C3.06**

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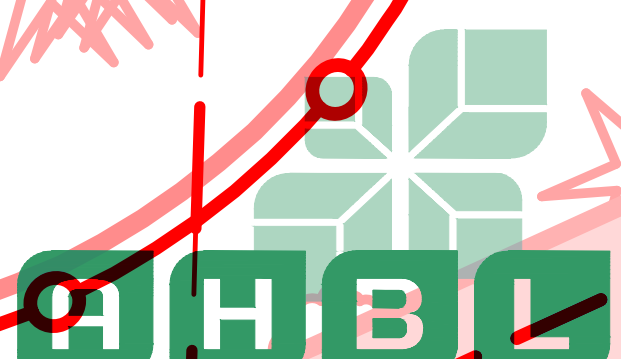
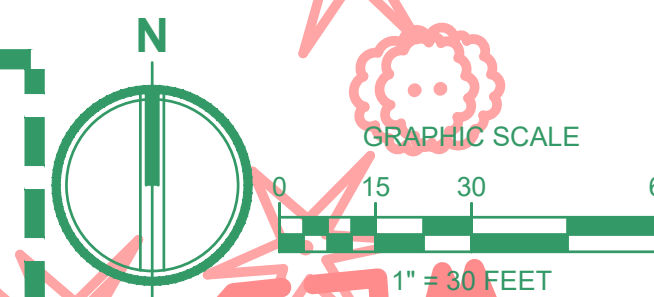


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Designed by: JLI & CJW Drawn by: JLI & CJW Checked by: TCS

Sheet No. **C3.08**

24 of 71 Sheets

EAGLES NEST

PROTECT TREE WITH EAGLES NEST

LEGEND

- PROPERTY LINE
- - - TREE PROTECTION FENCE
- LIMIT OF WORK
- EXISTING TREES TO BE RETAINED WITH DRIPLINE
- ✗ EXISTING TREES TO BE REMOVED

NOTES

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MATCHLINE SEE SHEET C3.07

MATCHLINE SEE SHEET C3.09

MATCHLINE SEE SHEET C3.12

