

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.00	SURFACING PLAN
C2.00	GRADING AND DRAINAGE PLAN
C3.00	UTILITY PLAN

UTILITY NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT INCUR DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHBL ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

SITE ADDRESS

717 S GRANT AVENUE
TACOMA, WA 98405

PARCEL NUMBER

2007320010, 2006330080, 2006330070 & 2006320080

OWNER/APPLICANT

TACOMA SCHOOL DISTRICT NO. 10
P.O. BOX 1357
TACOMA, WA 98401-1357

CIVIL ENGINEER

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

SURVEYOR

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

ARCHITECT

TCF ARCHITECTURE, PLLC
902 NORTH 2ND STREET
TACOMA, WA 98403
CONTACT: BRIAN HO, AIA
EMAIL: BRIANH@TCFARCHITECTURE.COM

VERTICAL DATUM

NGVD29 PER CITY OF TACOMA BENCHMARKS:
BM# 2040 ELEV=381.57 BRASS MON @ INTERSECTION OF DIVISION AVENUE & N CUSHMAN AVENUE
BM# 2032 ELEV=358.06 BRASS MON @ INTERSECTION OF DIVISION AVENUE & S GRANT AVENUE

BASIS OF BEARING

CITY OF TACOMA SURVEY MONUMENTS NAD 1983/91 WASHINGTON SOUTH US FOOT:

CITY OF TACOMA MONUMENT NUMBER:1438, BRASS MON @ INTERSECTION OF DIVISION AVENUE & N CUSHMAN AVENUE

CITY OF TACOMA NUMBER:1435, BRASS MON @ INTERSECTION OF DIVISION AVENUE & S GRANT AVENUE

[BASIS OF BEARING BETWEEN COT 1438 & COT 1435: N54°49'32" E 813.88']

LEGAL DESCRIPTION

THE NORTH HALF OF LOT 6 AND THE WEST 50 FEET OF THE SOUTH HALF OF LOT 6, ALL OF LOT 7, AND THE NORTH HALF OF LOT 8 AND THE EAST HALF OF THE SOUTH HALF OF LOT 8, BLOCK 2, FOX ADDITION, PIERCE COUNTY WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 53, RECORDS OF PIERCE COUNTY AUDITOR; TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR ROAD PURPOSES OVER THE NORTH 20 FEET OF LOTS 4 AND 5, BLOCK 2, FOX ADDITION, PIERCE COUNTY WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 53, AND OVER THE EAST 20 FEET OF LOT 4 OF SAID BLOCK 2.

TOPOGRAPHIC NOTE

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

AUTOCAD FILE

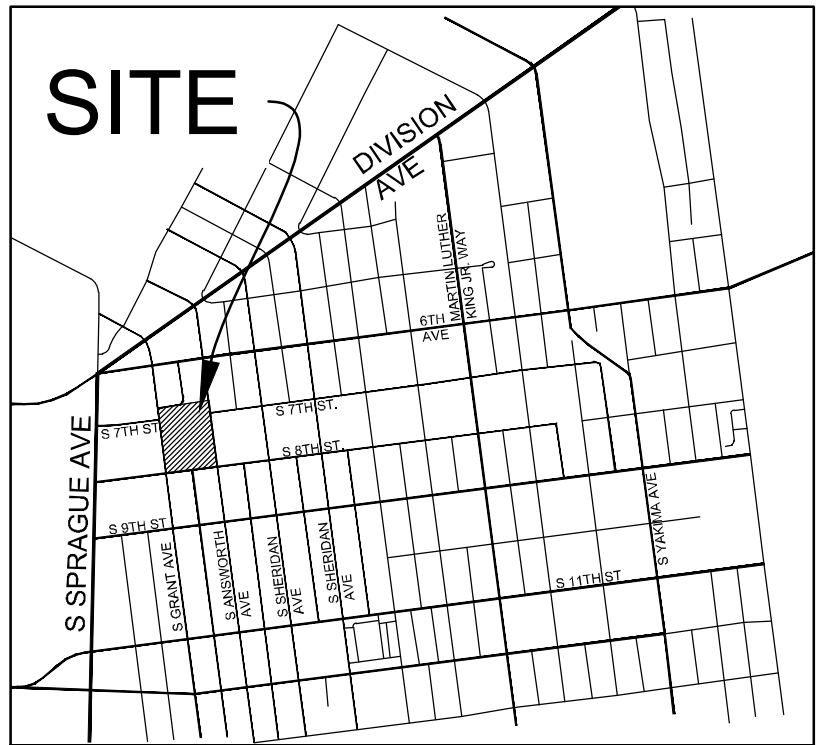
AN AUTOCAD DRAWING FILE IS AVAILABLE TO ASSIST WITH SITE LAYOUT. PLEASE NOTE THAT ELECTRONIC FILES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND SHALL NOT REPLACE NOR BE USED TO SUBSTITUTE THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT LAYOUT ACCORDING TO CONTRACT DOCUMENTS AND COST FOR ELECTRONIC AUTOCAD FILES.
PHONE: (253) 383-2422
FAX: (253) 383-2572
CONTACT: TODD SAWIN

FILL SPECIFICATION

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND AHBL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.



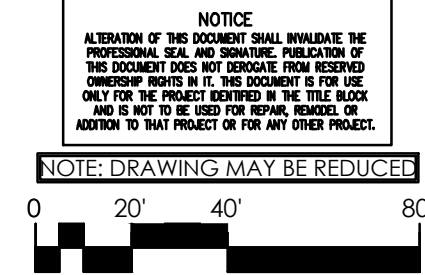
VICINITY MAP

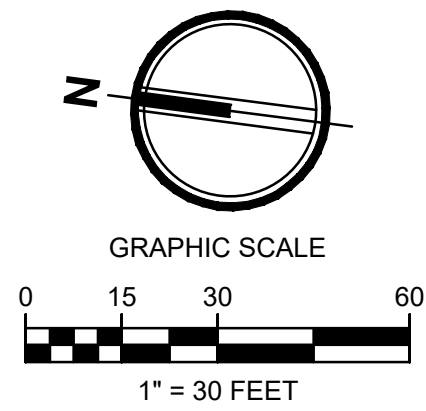
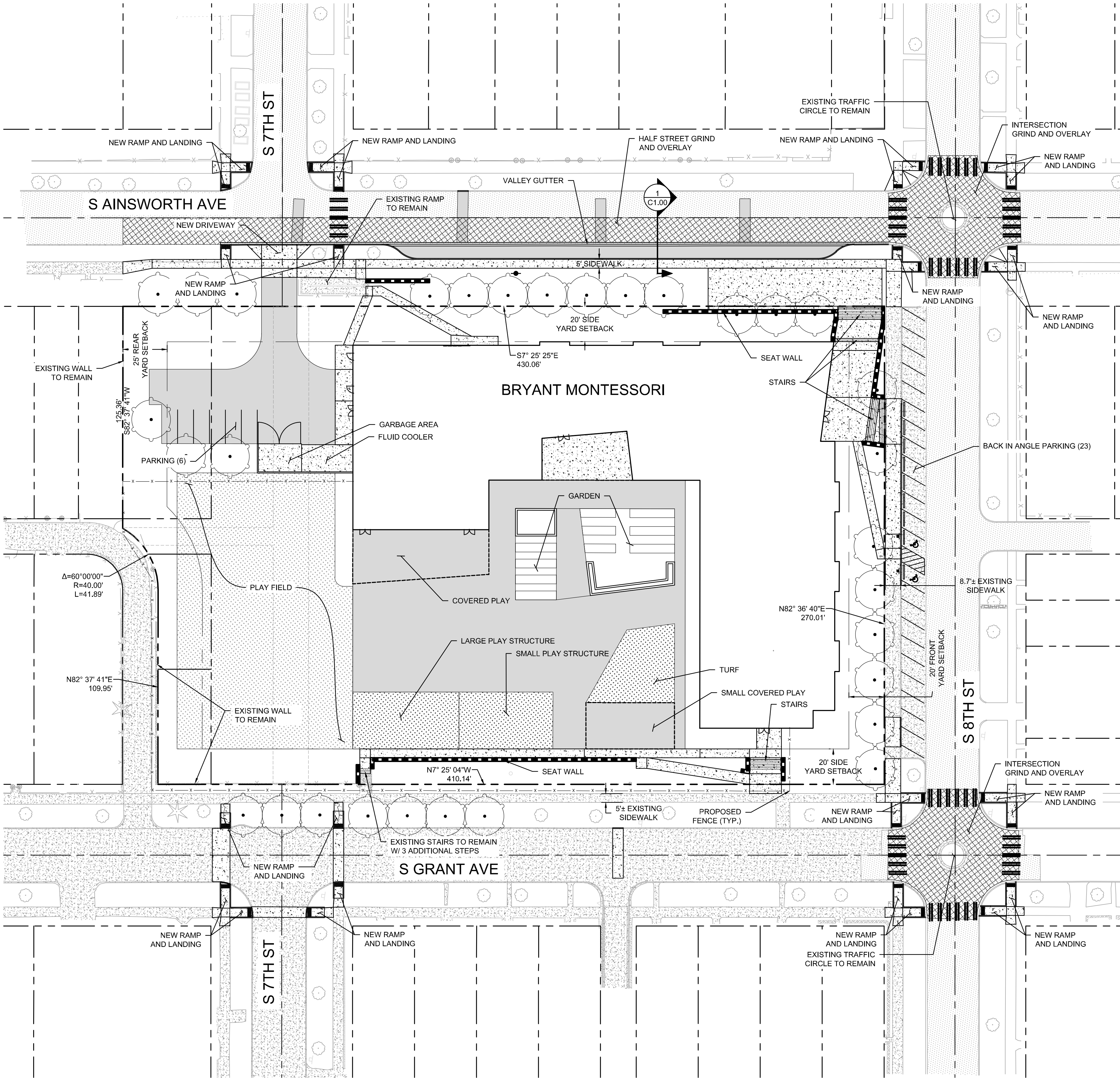
1" = 1/4 MI.

EXISTING LEGEND:

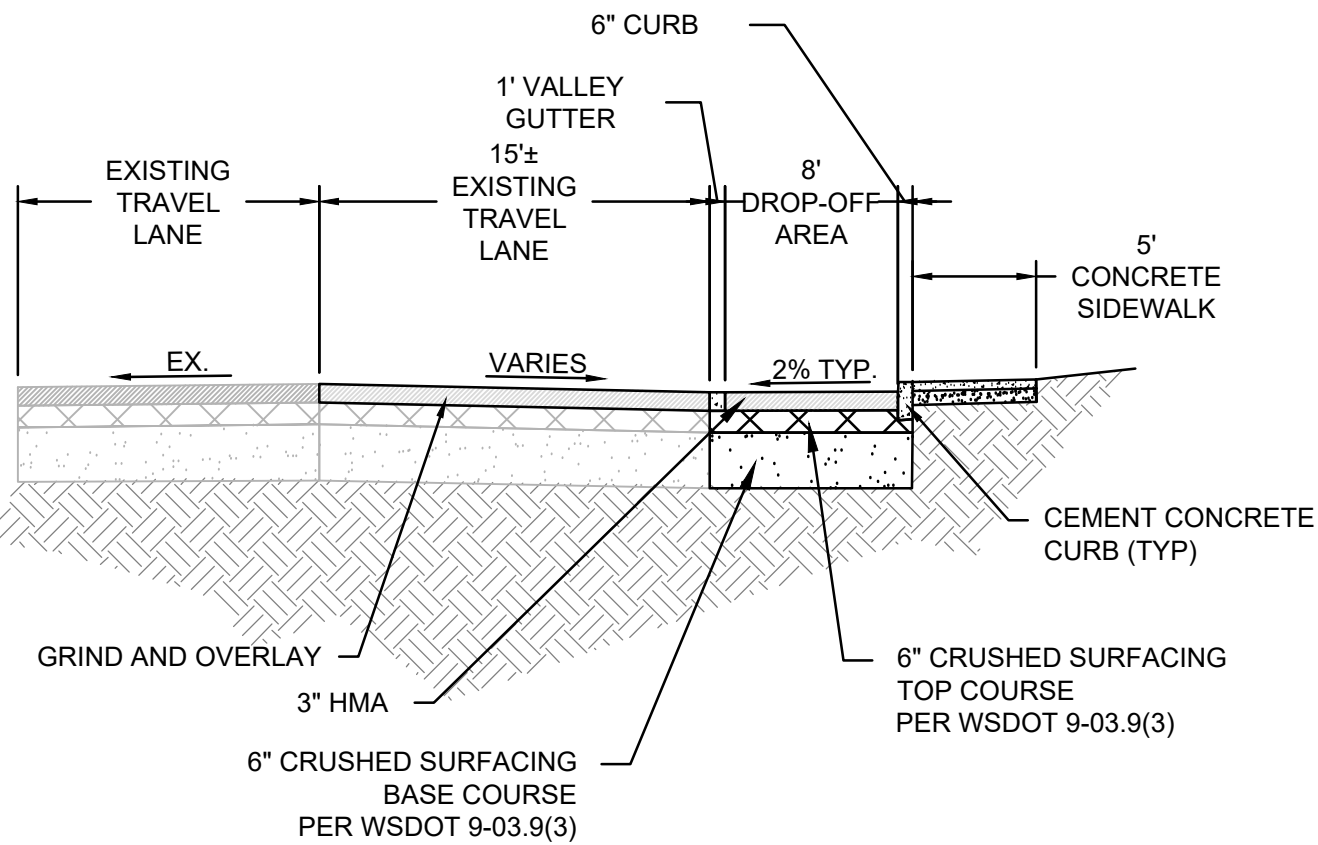
	SET NAIL AND WASHER
	FOUND MONUMENT AS NOTED
	HUB AND TACK
	SET REBAR AND CAP
	BOLLARD
	MAIL BOX
	SIGN
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	STORM CATCH BASIN
	STORM MANHOLE
	ROOF DRAIN
	GAS METER
	GAS VALVE
	TRAFFIC SIGNAL POLE
	TRAFFIC CABINET
	POWER TRANSFORMER
	GUY ANCHOR
	UTILITY POWER POLE
	ELECTRICAL VAULT
	JUNCTION BOX
	POWER METER
	LUMINAIRE
	TELEPHONE RISER
	TELEPHONE VAULT
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	HOSE BIB
	WATER METER
	WATER VALVE
	WATER VAULT
	A=APPLE, B=BIRCH, F=FIR, P=PINE, HA=HAWTHORNE
	HO=HOLLY, M=MAPLE, O=OAK, U= UNKNOWN
	STORM LINE
	SANITARY SEWER LINE
	GAS LINE
	ELECTRICAL LINE
	COMMUNICATIONS LINE
	WATER LINE
	IRRIGATION PER RECORD DRAWING
	OVERHEAD UTILITIES
	STEAM LINE
	FENCE
	CONCRETE
	ASPHALT
	CONTOUR MAJOR INTERVAL
	CONTOUR MINOR INTERVAL
	PROPERTY/RIGHT-OF-WAY LINE

7 JULY 2022	PRE-APP
20 JULY 2022	PROGRESS SET
27 JULY 2022	PROGRESS SET
8 AUGUST 2022	CUP SUBMITTAL

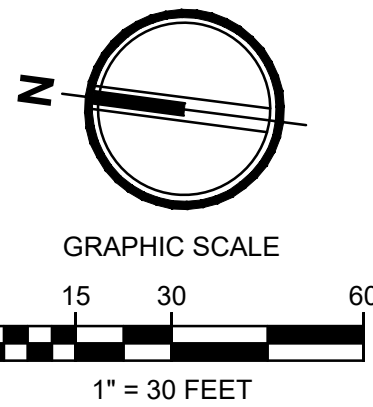
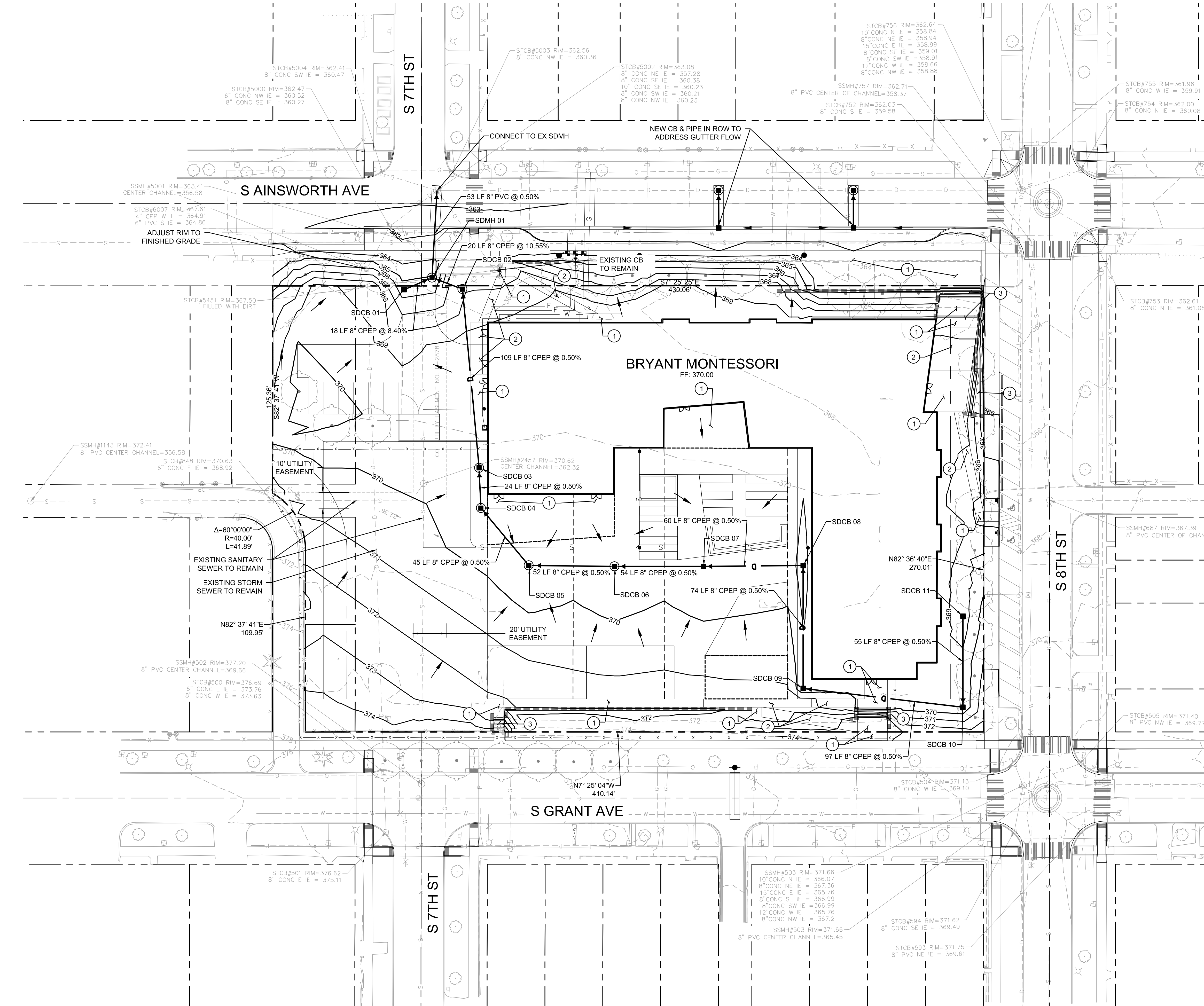




- LEGEND:**
- RIGHT-OF-WAY/PROPERTY LINE
 - CENTERLINE
 - PROPOSED BUILDING OUTLINE
 - PROPOSED BUILDING OUTLINE
 - FENCING - REFER TO ARCHITECTURAL PLANS
 - ASPHALT PAVEMENT - STANDARD DUTY
 - CEMENT CONCRETE - STANDARD DUTY
 - SYNTHETIC TURF
 - ASPHALT OVERLAY
 - CEMENT CONCRETE WHEEL STOP
 - ADA ACCESSIBLE PARKING STALL
 - TREE - REFER TO LANDSCAPE ARCHITECTURE PLANS



1 ROADWAY SECTION
NOT TO SCALE



LEGEND

- RIGHT-OF-WAY / PROPERTY LINE
- CENTERLINE
- BUILDING OUTLINE
- 123 PROPOSED MINOR CONTOUR
- 123 PROPOSED MAJOR CONTOUR
- SLOPE DIRECTION
- RIDGE OR VALLEY
- CATCH BASIN - TYPE II
- CATCH BASIN - TYPE I
- STORM DRAINAGE PIPING

KEYNOTES

- 1 ADA-COMPLIANT LEVEL LANDING. SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 2 ACCESSIBLE ROUTE OF TRAVEL. LONGITUDINAL SLOPE SHALL NOT EXCEED 5% BETWEEN LEVEL LANDINGS.
- 3 STAIRS WITH HANDRAILS.

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
SDCB 01 STORMFILTER CB N 706973.10 E 1153728.26	RIM = 365.54 IE = 362.24 (8" SE)
SDCB 02 48" TYPE 2 N 706938.07 E 1153733.15	RIM = 367.77 IE = 362.77 (8" W) IE = 362.77 (8" N)
SDCB 03 48" TYPE 2 N 706914.16 E 1153627.22	RIM = 369.00 IE = 363.31 (8" W) IE = 363.31 (8" E)
SDCB 04 48" TYPE 2 N 706909.90 E 1153603.21	RIM = 369.26 IE = 363.43 (8" SW) IE = 363.43 (8" E)
SDCB 05 48" TYPE 2 N 706876.71 E 1153572.53	RIM = 369.00 IE = 363.66 (8" S) IE = 363.66 (8" NE)
SDCB 06 48" TYPE 2 N 706825.23 E 1153578.66	RIM = 369.00 IE = 363.92 (8" S) IE = 363.92 (8" N)
SDCB 07 TYPE 1 N 706771.79 E 1153585.59	RIM = 369.00 IE = 364.19 (8" N) IE = 364.19 (8" S)
SDCB 08 TYPE 1 N 706712.09 E 1153593.88	RIM = 368.56 IE = 364.49 (8" W) IE = 364.49 (8" N)
SDCB 09 TYPE 1 N 706702.54 E 1153520.19	RIM = 369.18 IE = 364.86 (8" S) IE = 364.86 (8" E)
SDCB 10 TYPE 1 N 706605.20 E 1153521.38	RIM = 369.07 IE = 365.35 (8" N) IE = 365.35 (8" E)
SDCB 11 TYPE 1 N 706612.29 E 1153575.99	RIM = 368.34 IE = 365.63 (8" W)
SDMH 01 48" TYPE 1 MH N 706957.25 E 1153737.71	RIM = 365.07 IE = 360.69 (8" NW) IE = 360.59 (8" E) IE = 360.69 (8" S)



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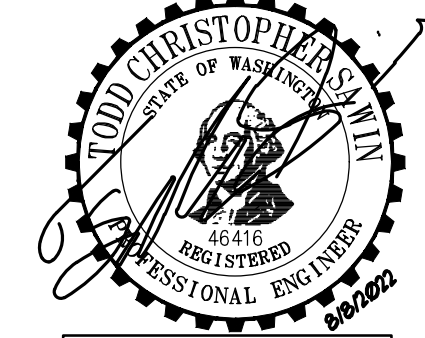
Project Title
BRYANT MONTESSORI

717 S Grant Ave
Tacoma, WA 98405

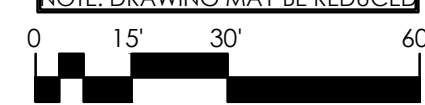
Project Numbers
2022-008 BMS

Issue & Revision Dates
7 JULY 2022 PRE-APP
20 JULY 2022 PROGRESS SET
27 JULY 2022 PROGRESS SET
8 AUGUST 2022 CUP SUBMITTAL

SCHEMATIC DESIGN
FOR AGENCY REVIEW



NOTICE
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NOTE: DRAWING MAY BE REDUCED



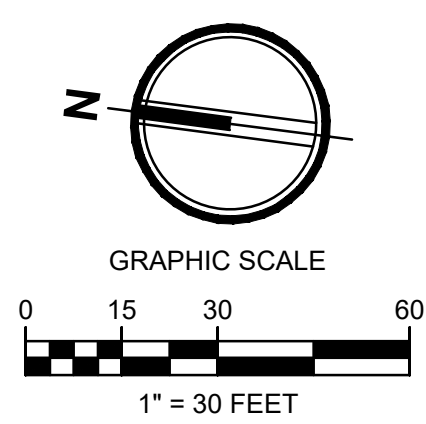
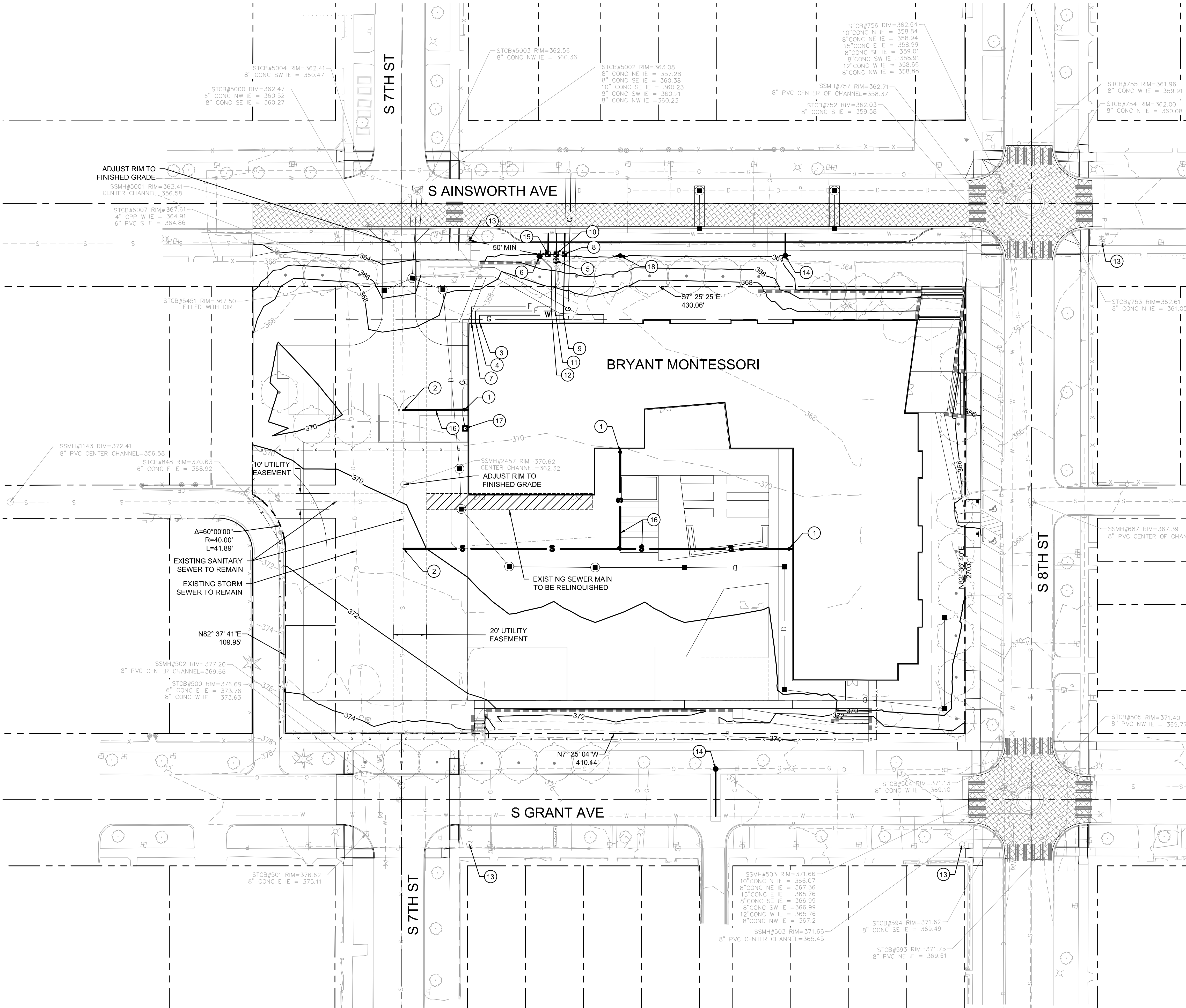
Sheet Title
GRADING AND
DRAINAGE
PLAN

Drawn By
CHS

Checked By
TCS

Sheet Number

C2.00



LEGEND	
	RIGHT-OF-WAY / PROPERTY LINE
	CENTERLINE
	EXISTING EASEMENT
	BUILDING OUTLINE
	SANITARY SIDE SEWER
	SANITARY SEWER CLEANOUT
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION (FDC)
	METER AS NOTED
	POST INDICATOR VALVE (PIV)
	WATER PIPING
	WATER SERVICE PIPING
	FIRE SERVICE PIPING

- KEYNOTES
- 1

SANITARY SIDE SEWER POINT-OF-CONNECTION.
- 2

CONNECT SANITARY SIDE SEWER TO EXISTING SEWER MAIN.
- 3

DOMESTIC WATER POINT-OF-CONNECTION. BACKFLOW PREVENTION DEVICE LOCATED INSIDE BUILDING.
- 4

FIRE SUPPRESSION SERVICE POINT-OF-CONNECTION. BACKFLOW PREVENTION DEVICE LOCATED INSIDE BUILDING.
- 5

POST INDICATOR VALVE.
- 6

REMOTE FIRE DEPARTMENT CONNECTION.
- 7

FIRE DEPARTMENT CONNECTION SERVICE POINT-OF-CONNECTION.
- 8

DOMESTIC WATER SERVICE METER.
- 9

DOMESTIC WATER SERVICE LINE.
- 10

FIRE SUPPRESSION SERVICE METER.
- 11

FIRE SUPPRESSION SERVICE LINE.
- 12

FIRE DEPARTMENT CONNECTION SERVICE LINE.
- 13

EXISTING FIRE HYDRANT.
- 14

PROPOSED FIRE HYDRANT.
- 15

IRRIGATION SERVICE METER.
- 16

SANITARY SEWER SERVICE. MINIMUM 2%^A SLOPE.
- 17

NATURAL GAS SERVICE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- 18

RELOCATE EXISTING STREET LIGHT.