SELF STORAGE - LACEY
SITE PLAN

A PORTION OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. THURSTON COUNTY, WASHINGTON

SITE INFORMATION:

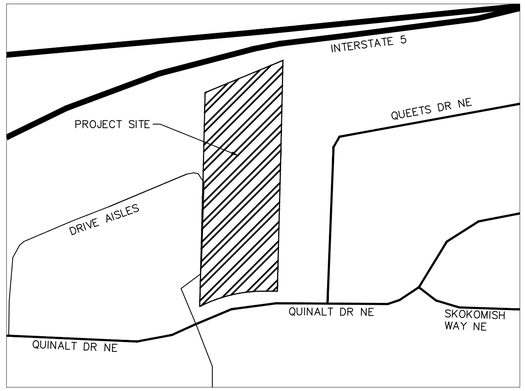
PARCEL #:	11811140400
ADDRESS:	8324 QUINAULT DR NE LACEY, WA 98516
ACREAGE:	3.03 ACRES
DISTURBED AREA:	2.36 ACRES
ZONING:	GC (GENERAL COMMERCIAL)
LAND USE PROPOSED:	SELF STORAGE/MINI STORAGE
SETBACKS:	15' BUILDING, 20' INFILTRATION FACILITY WITH BUILDING/PL
IMPERVIOUS %:	80.5 %
TREE PRESERVATION TRACT REQUIRED:	0.15 ACRES (15%)
TREE PRESERVATION TRACT PROVIDED:	0.18 ACRES
PARKING STALLS REQUIRED:	6 STALLS
PARKING STALLS PROPOSED:	7 STALLS (1 ADA VAN)

VERTICAL DATUM:

NGVD 29 – CITY OF LACEY
BENCHMARK: LACEY #810
RR SPIKE IN FLOWLINE AT SOUTH SIDE OF QUINAULT DR., NEW IN FRONT OF RES. 8337
ELEV: 207.93

HORIZONTAL DATUM:

WASHINGTON STATE PLAN COORDINATE SYSTEM, SOUTH ZONE (NAD 83/91)
LACEY MONUMNET #128 (N 638174.59, E 1077349.98)
LACEY MONUMENT #167 (N 637864.41, E 1076047.13)



VICINITY MAP
1" = 200'

PROPERTY DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4266–3847392, DATED NOVEMBER 18, 2021)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF THURSTON, STATE OF WA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A IS OF DECLARATION OF BOUNDARY LINE ADJUSTMENT NO. BLA98015LA, ACCORDING TO DECLARATION RECORDED UNDER RECORDING NO. 3185420, IN THURSTON COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO CITY OF LACEY BY DEED RECORDED MAY 11, 1999 UNDER RECORDING NO.3229916.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SURVEY SHEET BY APEX (SHEET 2 OF 2)
3	EROSION AND SEDIMENT CONTROL
4	EROSION AND SEDIMENT CONTROL
5	OVERALL SITE PLAN
6	GRADING & DRAINAGE PLAN
7	DRAINGE DETAILS
8	OVERALL UTILITY PLAN
9	CONCEPTUAL LANDSCAPE PLAN

CONTACTS

OWNER/DEVELOPER
MACRITCHIE STORAGE HOLDINGS, LLC
MORGAN BULLEN
142 HAWLEY ST
UNIT 5
GRAYSLAKE, IL 60030
(403) 828–5490

ENGINEER
KIMLEY–HORN & ASSOCIATES
DEANNA MARTIN, PE
22722 29TH DRIVE SE
SUITE 100
BOTHELL, WA 98021
(206) 970–1908

SURVEYOR
APEX ENGINEERING
TIMOTHY MCDANIEL, PLS, CFEDS
2601 S 35TH ST
SUITE 200
TACOMA, WA 98409
(253) 473–0599

LANDSCAPE ARCHITECT
KIMLEY–HORN & ASSOCIATES
CHRIS HEPLER
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(303) 228–2300

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

© 2022 KIMLEY–HORN AND ASSOCIATES, INC.
4852 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228–2300

DESIGNED BY: MEJ
DRAWN BY: MAK
CHECKED BY: SAL
DATE: 07/26/2022

LEGAL DESCRIPTION:
A PORTION OF THESE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M
LACEY,
THURSTON COUNTY, WASHINGTON

SELF STORAGE - LACEY
LACEY, WASHINGTON
SITE PLAN
COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096648031

DRAWING NAME
096648031_CV.dwg

SHEET
1

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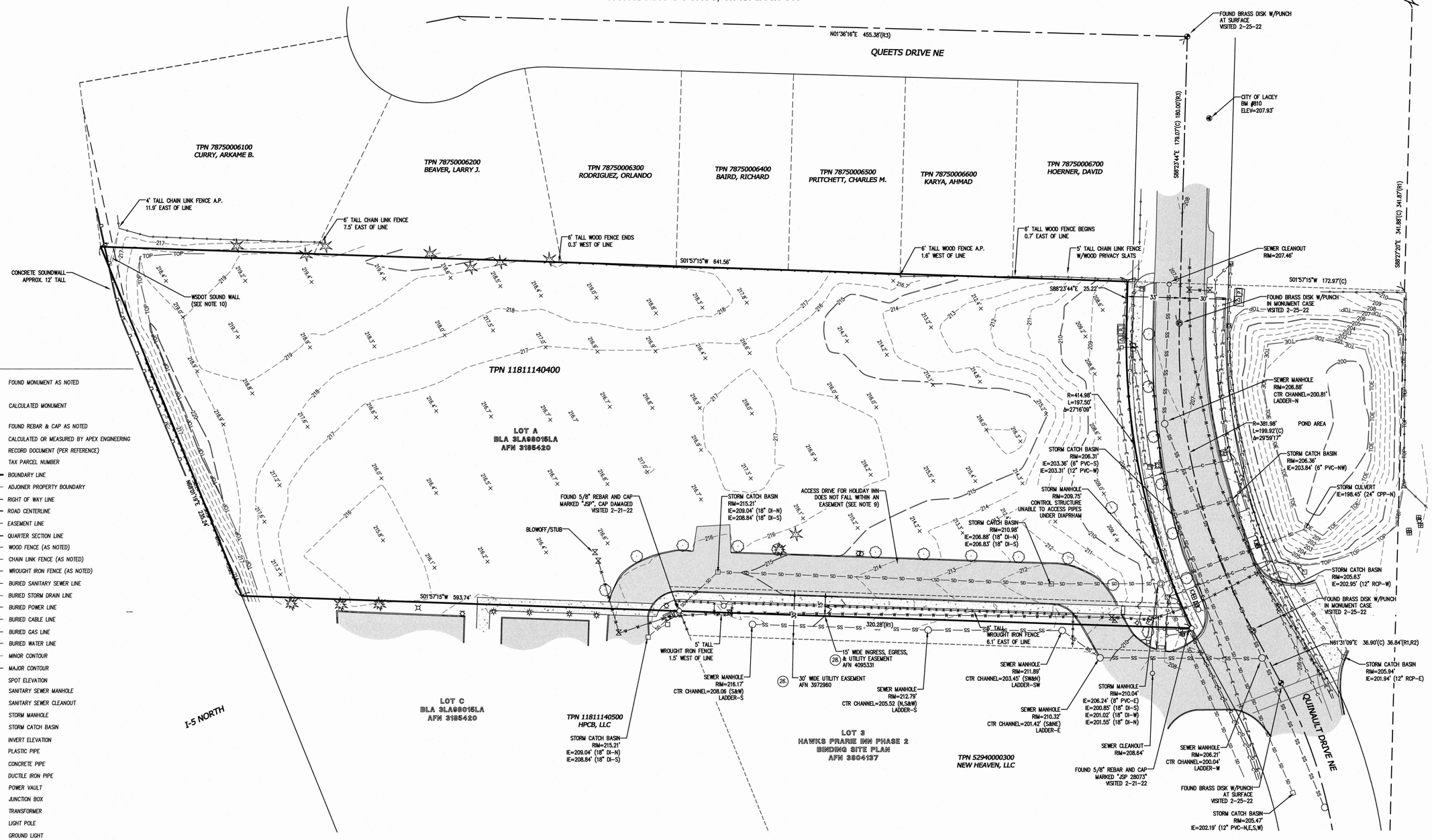
LACEY SELF STORAGE

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON



LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED MONUMENT
- FOUND REBAR & CAP AS NOTED
- (C) CALCULATED OR MEASURED BY APEX ENGINEERING
- (Rx) RECORD DOCUMENT (PER REFERENCE)
- TPN TAX PARCEL NUMBER
- BOUNDARY LINE
- ADJOINER PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- QUARTER SECTION LINE
- WOOD FENCE (AS NOTED)
- CHAIN LINK FENCE (AS NOTED)
- WROUGHT IRON FENCE (AS NOTED)
- BURIED SANITARY SEWER LINE
- BURIED STORM DRAIN LINE
- BURIED POWER LINE
- BURIED CABLE LINE
- BURIED GAS LINE
- BURIED WATER LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- × 0.0' SPOT ELEVATION
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM MANHOLE
- STORM CATCH BASIN
- IE INVERT ELEVATION
- PVC PLASTIC PIPE
- CONC CONCRETE PIPE
- DI DUCTILE IRON PIPE
- POWER VAULT
- JUNCTION BOX
- TRANSFORMER
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE RISER
- CABLE RISER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- DECIDUOUS TREE
- FIR TREE
- CEDAR TREE
- ASPHALT SURFACE
- CONCRETE SURFACE

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30ft.

APEX

BASIS OF BEARINGS

HELD NORTH 73°00'23" EAST BETWEEN FOUND WSDOT MONUMENTS #GP34510-57 AND #1380.

WSDOT MONUMENT GP34510-57
N 636525.9439
E 1078022.0073
FOUND 3" WSDOT BRASS CAP SET IN NE QUADRANT OF CONCRETE ISLAND AT INTERSECTION OF MARTIN WAY E AND SR-510.

WSDOT MONUMENT #1380
N 637241.4893
E 1078363.5062
FOUND 3" T.C. BRASS CAP IN CENTER OF CONCRETE CURB AT NE QUADRANT OF INTERSECTION OF MARTIN WAY E & HOH STREET NE.

HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83/91)

LACEY MONUMENT #128
N 638174.59
E 1077349.98

LACEY MONUMENT #167
N 637864.41
E 1076047.13

VERTICAL DATUM

CITY OF LACEY - NGVD29

BENCHMARK: LACEY #810

RR SPIKE IN FLOWLINE AT SOUTH SIDE OF QUINALT DR. NE IN FRONT OF RES. 8337

ELEV: 207.93'

REV NO	REVISION DESCRIPTION	DATE	BY
2	ADDITIONAL TOPO IN POND AREA TO S.	4-27-22	TJM
1	REVISED VERTICAL DATUM TO MATCH CITY OF LACEY NAGVD 29	4-18-22	TJM

Apex Engineering PS
2601 South 35th Street, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599

TITLE
LACEY SELF STORAGE
ALTA/NSPS LAND TITLE SURVEY

CLIENT
MACRITCHIE STORAGE VENTURES, LLC.
C/O COLE WATKINS
75 COMMERCE DRIVE, PO BOX 859
GRAYSLAKE, IL 60030

DATE SEALED 4/27/2022

TIMOTHY J. MCINNIS
STATE OF WASHINGTON
45792
REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT MANAGER TJM
DESIGN
DRAWN BKH
CHECKED TJM
SEC 11 T 18N R 1W
FILE NO 35976-SV
DATE 03/11/2022
SCALE 1"=30'

SHEET 2 OF 2
FILE NO 35976

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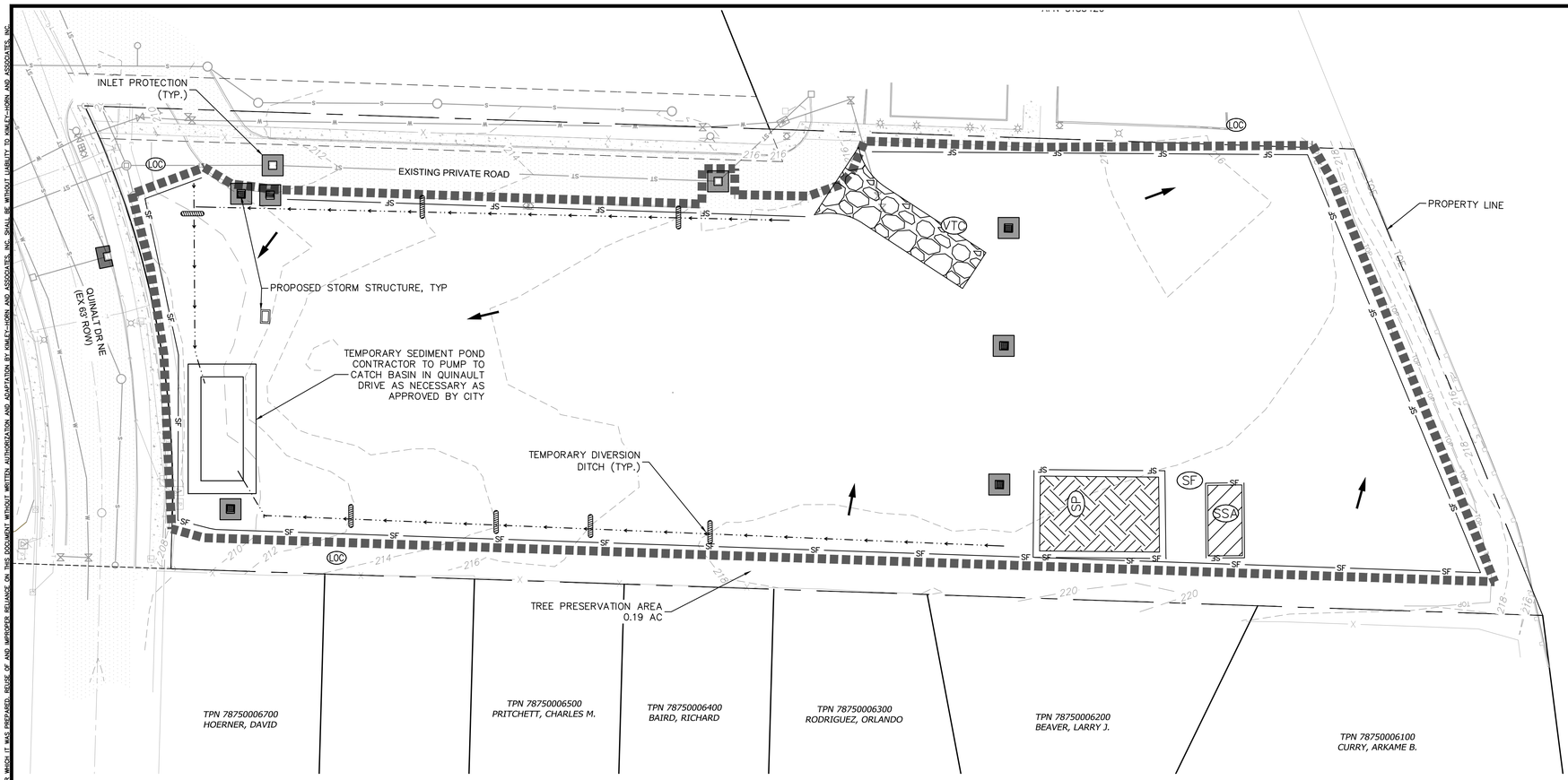

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED DIVERSION DITCH
- DRAINAGE FLOW DIRECTION
- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- SP STOCKPILE
- VTC VEHICLE TRACKING CONTROL/STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SS STREET SWEEPING
- SSA STABILIZED STAGING AREA
- CD CHECK DAMS
- INLET PROTECTION

GENERAL NOTES:

1. TOTAL AREA OF DISTURBANCE = 2.36 AC
2. THESE PLANS ARE NOT FOR CONSTRUCTION. REFER TO THE FINAL APPROVED CONSTRUCTION PLANS.
3. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.

STANDARD CONSTRUCTION SWPPP NOTES

1. SITE INSPECTIONS SHALL BE CONDUCTED BY A PERSON WHO IS KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL. FOR PROJECT SITES THAT THAT REQUIRE A CONSTRUCTION SWPPP, A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) SHALL BE IDENTIFIED IN THE CONSTRUCTION SWPPP AND SHALL BE ON SITE OR ON CALL AT ALL TIMES.
2. APPROVAL OF THE CONSTRUCTION SWPPP DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION/DETENTION/INFILTRATION FACILITIES, UTILITIES, ETC.).
3. THE IMPLEMENTATION OF THE CONSTRUCTION SWPPP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE CONSTRUCTION SWPPP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
4. THE CLEARING LIMIT BOUNDARIES SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
5. THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE STANDARDS FOR SURFACE WATER QUALITY, GROUNDWATER QUALITY, OR SEDIMENT QUALITY.
6. THE CONSTRUCTION SWPPP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE CONSTRUCTION SWPPP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADENWATER DO NOT LEAVE THE SITE DURING THE COURSE OF CONSTRUCTION, INCLUDING CONSTRUCTION ON INDIVIDUAL LOTS.
7. THE CONSTRUCTION SWPPP FACILITIES ON ACTIVE SITES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR. THE FACILITIES SHALL BE MAINTAINED, REPAIRED, OR AUGMENTED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTION.
8. THE CONSTRUCTION SWPPP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AT LEAST MONTHLY AND WITHIN 48 HOURS FOLLOWING A MAJOR STORM EVENT (≥1" RAINFALL IN 24 HOURS) BY THE APPLICANT/CONTRACTOR. THE FACILITIES SHALL BE MAINTAINED, REPAIRED, OR AUGMENTED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTION.
9. STORM DRAIN INLETS OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF DOES NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT. AT NO TIME SHALL MORE THAN 1 FOOT OR 1/3 OF THE BMP VOLUME (WHICHEVER IS LESS) OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A STORM DRAIN INLET PROTECTION BMP. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED AS PART OF PROJECT COMPLETION AND ACCEPTANCE. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
10. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. ROADS SHALL BE INSPECTED DAILY AND CLEANED THOROUGHLY AS NEEDED TO PROTECT DOWNSTREAM WATER RESOURCES OR STORMWATER INFRASTRUCTURE. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
12. FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. LINEAR CONSTRUCTION ACTIVITIES, SUCH AS RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL COMPLY WITH THESE REQUIREMENTS. THESE STABILIZATION REQUIREMENTS APPLY TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT. THE CITY OF LACEY MAY DECREASE THESE TIME LIMITS IF IT CAN BE SHOWN THAT A DEVELOPMENT SITE'S EROSION OR RUNOFF POTENTIAL JUSTIFIES A DIFFERENT STANDARD.
13. CONTACT THE CITY FOR APPROVAL PRIOR TO ALL CLEARING, GRADING, AND OTHER SOIL-DISTURBING ACTIVITIES THAT OCCUR BETWEEN OCTOBER 1 AND APRIL 30. SUCH WORK SHALL ONLY BE PERMITTED IF SHOWN TO THE SATISFACTION OF THE CITY THAT THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO RECEIVING WATERS WILL BE PREVENTED. THE CITY MAY REQUIRE SUPPLEMENTAL SWPPP DOCUMENTATION FOR WET SEASON WORK.
14. SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED FROM EROSION.
15. HANDLE AND DISPOSE OF ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS THAT OCCUR ON SITE IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
16. USE SPILL PREVENTION MEASURES, SUCH AS DRIP PANS, WHEN CONDUCTING MAINTENANCE AND REPAIR OF VEHICLES AND EQUIPMENT.
17. REPORT SPILLS MONDAY THROUGH FRIDAY, 7:00 A.M. TO 3:30 P.M. (360) 491-5644. AFTER HOURS, YOU CAN LEAVE A VOICEMAIL AT THE NUMBER ABOVE, OR SELECT THE OPTION TO BE CONNECTED TO THURSTON COUNTY CENTRAL DISPATCH, WHO WILL NOTIFY THE CITY'S STAND-BY SPILL RESPONSE STAFF

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4852 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: MEJ
DRAWN BY: MAK
CHECKED BY: SAL
DATE: 07/26/2022

LEGAL DESCRIPTION:
A PORTION OF THESE ¼ OF THE NE ¼ OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M
LACEY,
THURSTON COUNTY, WASHINGTON

SELF STORAGE - LACEY
LACEY, WASHINGTON
SITE PLAN
EROSION AND SEDIMENT CONTROL

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096648031

DRAWING NAME
096648031_ESC.dwg

SHEET
3

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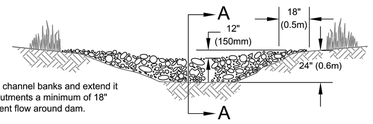
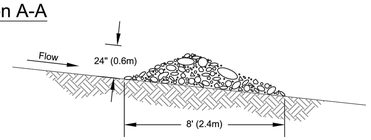
View Looking Upstream

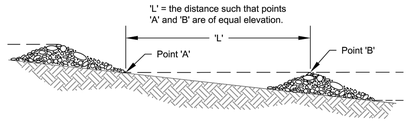


Note:
Key stone into channel banks and extend it beyond the abutments a minimum of 18" (0.5m) to prevent flow around dam.

Section A-A



Spacing Between Check Dams



NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Rock Check Dam

Revised June 2016

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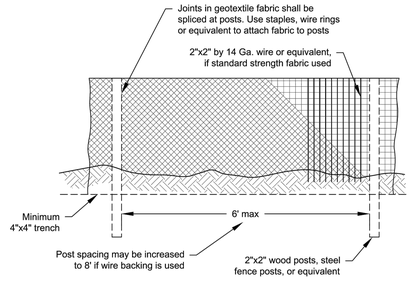

NOT TO SCALE

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Silt Fence

Revised July 2017

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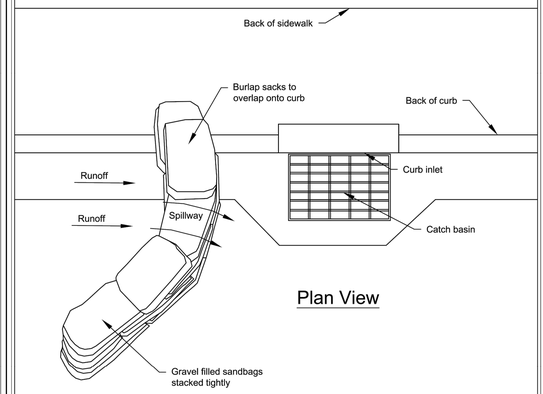

Notes:
1. Place curb type sediment barriers on gently sloping street segments, where water can pond and allow sediment to separate from runoff.
2. Sandbags of either burlap or woven 'geotextile' fabric, are filled with gravel, layered and packed tightly.
3. Leave a one sandbag gap in the top row to provide a spillway for overflow.
4. Inspect barriers and remove sediment after each storm event. Sediment and gravel must be removed from the traveled way immediately.

NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Curb and Gutter Barrier

Revised June 2016

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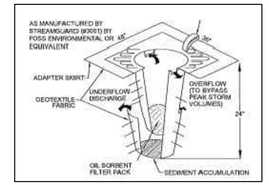

STORM INLET PROTECTION
NTA

BMP 207: CHECK DAMS NOTES

1. CONSTRUCT CHECK DAMS FROM ROCK THAT IS LARGE ENOUGH TO STAY IN PLACE GIVEN THE EXPECTED DESIGN FLOW THROUGH THE CHANNEL OR USE ROCK OR PEA-GRAVEL FILLED BAGS. STRAW BALES SHALL NOT BE USED
2. PLACE ROCK BY HAND OR BY MECHANICAL MEANS (NO DUMPING OF ROCK TO FORM DAM).
3. PLACE CHECK DAMS PERPENDICULAR TO THE FLOW OF WATER.
4. THE DAM SHOULD FORM A TRIANGLE IN CROSS-SECTION.
5. THE MAXIMUM SPACING BETWEEN THE DAMS SHALL BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM.
6. IN THE CASE OF GRASS-LINED DITCHES AND SWALES, ALL CHECK DAMS AND ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE—UNLESS THE SLOPE OF THE SWALE IS GREATER THAN 4 PERCENT.
7. SEED THE AREA BENEATH THE CHECK DAMS IMMEDIATELY AFTER DAM REMOVAL.
8. INSPECT CHECK DAMS FOR PERFORMANCE AND SEDIMENT ACCUMULATION DURING AND AFTER EACH RUNOFF PRODUCING RAINFALL. REMOVE SEDIMENT WHEN IT REACHES ONE-HALF THE SUMP DEPTH.
9. IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, INSTALL ROCK OR EROSION CONTROL BLANKET TO PROTECT THAT PORTION OF THE CHANNEL.

BMP 123: PLASTIC COVERING NOTES

1. PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL.
2. PLACE PLASTIC INTO A SMALL (12-INCH WIDE BY 6-INCH DEEP) SLOT TRENCH AT THE TOP OF THE SLOPE AND BACKFILL WITH SOIL TO KEEP WATER FROM FLOWING UNDERNEATH.
3. OVERLAP ALL SEAMS A MINIMUM OF 8 INCHES.
4. PLACE SAND BAGS EVERY 3 TO 6 FEET ALONG SEAMS AND TIE THEM TOGETHER WITH TWINE TO HOLD THEM IN PLACE. ALL SANDBAGS MUST BE STAKED IN PLACE.
5. INSPECT PLASTIC REGULARLY FOR RIPS, TEARS, AND OPEN SEAMS AND REPAIR OR REPLACE IMMEDIATELY.

BMP 105: STABILIZED CONSTRUCTION ENTRANCE/EXIT NOTES

1. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG.
2. WIDTH SHALL BE AT LEAST 15 FEET AND BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED WHERE REQUIRED SIZE IS IMPRACTICAL.
3. MATERIAL SHALL BE 4" TO 8" QUARRY SPALLS, A 4-INCH COURSE OF ASPHALT TREATED BASE (ATB), OR USE EXISTING PAVEMENT. DO NOT USE BROKEN/CRUSHED CONCRETE, CEMENT, OR CALCIUM CHLORIDE.
4. A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD. THE GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS:
   - GRAB TENSILE STRENGTH (ASTM D4751): 200 PSI MINIMUM
   - GRAB TENSILE ELONGATION (ASTM D4632): 30 PERCENT MAXIMUM
   - MULLEN BURST STRENGTH (ASTM D3786-80A): 400 PSI MINIMUM
   - AOS (ASTM D4751): 20 TO 45 (U.S. STANDARD SIEVE SIZE)
5. FOR SINGLE-FAMILY RESIDENTIAL LOTS PAD MAY BE REDUCED IN LENGTH TO FIT SITE, TO NO LESS THAN 20 FEET LONG, AND IN DEPTH, TO 6 INCHES THICK WITH 4-INCH TO 6-INCH QUARRY SPALLS.
12. ADDITIONAL QUARRY SPALLS SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
13. 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 REPLACEMENT/CLEANING OF THE EXISTING QUARRY SPALLS, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH.

BMP 204: PIPE SLOPE DRAIN NOTES

1. THE SOIL AROUND AND UNDER THE PIPE AND ENTRANCE SECTION SHALL BE THOROUGHLY COMPACTED TO PREVENT UNDERCUTTING.
2. THE FLARED INLET SECTION SHALL BE SECURELY CONNECTED TO THE SLOPE DRAIN WITH WATERTIGHT CONNECTING BANDS.
3. PIPE SECTIONS SHALL BE SECURELY FASTENED TOGETHER WITH WATERTIGHT FITTINGS, AND BE SECURELY ANCHORED EVERY 10- TO 20-FEET WITH STEEL T-POSTS AND WIRE.
4. INTERCEPTOR DIKES SHALL BE USED TO DIRECT RUNOFF INTO A SLOPE DRAIN. THE HEIGHT OF THE DIKE SHALL BE AT LEAST 1 FOOT HIGHER THAN THE TOP OF THE INLET PIPE.
5. THE AREA BELOW THE OUTLET MUST BE STABILIZED WITH A RIP-RAP .APRON.
6. CHECK INLET AND OUTLET POINTS REGULARLY, ESPECIALLY AFTER STORMS, REMOVE DEBRIS OR OBSTRUCTIONS FROM THE INLET AND REPAIR ANY EROSION AROUND THE OUTLET.

BMP 120: TEMPORARY AND PERMANENT SEEDING NOTES

1. SEED MIXTURE AND APPLICATION RATE SHALL BE:

(DESIGNER SHALL INSERT APPROPRIATE SEED MIX TABLE FROM SDM CHAPTER 5).

2. WHEN APPLIED WITH HYDROMULCH, APPLY IN TWO PHASES:
   A. PHASE 1 – INSTALL ALL SEED AND FERTILIZER WITH 25 TO 30PERCENT MULCH AND TACKIFIER ONTO SOIL IN THE FIRST LIFT.
   B. PHASE 2 – INSTALL THE REST OF THE MULCH AND TACKIFER IN THE SECOND LIFT.
3. IF FEASIBLE, SEED BETWEEN APRIL 1 AND JUNE 30 OR BETWEEN SEPTEMBER 1 AND OCTOBER 1.
4. SEED BEDS PLANTED BETWEEN JULY 1 AND AUGUST 30 SHALL BE IRRIGATED UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED.
5. SEED BEDS PLANTED BETWEEN OCTOBER 1 AND MARCH 30 SHALL BE MULCHED WITH STRAW OR AN EROSION CONTROL BLANKET UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED.
6. CONFIRM THE INSTALLATION OF ALL REQUIRED SURFACE WATER CONTROL MEASURES PRIOR TO SEEDING.
7. SEED BEDS SHALL BE FIRM AND ROUGH PRIOR TO SEEDING. WHERE COMPACTION IS REQUIRED FOR ENGINEERING PURPOSES, SLOPES SHALL BE TRACK WALKED BEFORE SEEDING.
8. BACKBLADING OR SMOOTHING IS PROHIBITED ON SEED BEDS STEEPER THAN 4:1.1.1.1.1.
9. IT IS RECOMMENDED THAT AREAS BEING SEEDED FOR FINAL LANDSCAPING CONDUCT SOIL TESTS TO DETERMINE THE EXACT TYPE AND QUANTITY OF FERTILIZER NEEDED. MINIMIZE USE OF FERTILIZER ADJACENT TO WATER BODIES AND WETLANDS.

BMP 200: INTERCEPTOR DIKE AND SWALE NOTES

1. THE UPSLOPE SIDE OF THE DIKE SHALL PROVIDE POSITIVE DRAINAGE TO THE DIKE OUTLET.
2. PROVIDE ENERGY DISSIPATION MEASURES AROUND THE OUTLET AS NECESSARY TO PREVENT EROSION.
3. RELEASE SEDIMENT-LADEN RUNOFF THROUGH A SEDIMENT TRAPPING FACILITY.
4. STABILIZED DIKE AND/OR SWALE AND CHANNEL DURING CONSTRUCTION.
5. SUBBASIN TRIBUTARY AREA SHALL BE 1 ACRE OR LESS.
6. APPLY SEED AND MULCH WITHIN 5 DAYS OF DIKE CONSTRUCTION (SEE MULCHING) FOR SLOPES LESS THAN FIVE PERCENT.
7. INSTALL CHANNEL PROTECTION WITH SOD, EROSION CONTROL BLANKETS, ROCK LINING, AND CHECK DAMS ON SLOPES GREATER THAN 5 PERCENT.

BMP 235: WATTLES NOTES

1. WATTLES SHALL BE 8 TO 10 INCHES IN DIAMETER AND INSTALLED PERPENDICULAR TO THE FLOW DIRECTION AND PARALLEL TO THE SLOPE CONTOUR.
2. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3 INCHES TO 5 INCHES DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
3. CONSTRUCT TRENCHES ON CONTOURS AT INTERVALS OF 10 TO 25 FEET APART DEPENDING ON THE STEEPNESS OF THE SLOPE, SOIL TYPE, AND RAINFALL. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
4. INSTALL THE WATTLES SNUGLY INTO THE TRENCHES AND ABUT TIGHTLY END TO END. DO NOT OVERLAP THE ENDS.
5. INSTALL STAKES AT EACH END OF THE WATTLE, AND AT 4-FOOT CENTERS ALONG ENTIRE LENGTH OF WATTLE. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 TO 3 INCHES OF THE STAKE PROTRUDING ABOVE THE END.
6. WOODEN STAKES SHOULD BE AT LEAST 0.75 BY 0.75 BY 24 INCHES. WILLOW CUTTINGS OR 0.375-INCH REBAR CAN ALSO BE USED FOR STAKES. NOTE: REBAR MUST BE REMOVED AT END OF PROJECT IF USED, WHILE OTHER FASTENERS MAYBE PERMITTED TO REMAIN IF ALL PARTS OF THE WATTLES ARE BIODEGRADABLE AND SHOWN IN PLANS FOR PERMANENT EROSION CONTROL.
7. INSPECT THE SLOPE AFTER SIGNIFICANT STORMS AND REPAIR ANY AREAS WHERE WATTLES ARE NOT TIGHTLY ABUTTED OR WATER HAS SCOURED BENEATH THE WATTLES.

BMP 121: MULCHING NOTES

1. WHEN MULCH IS USED FOR EROSION CONTROL, SOIL MUST BE COMPLETELY AND UNIFORMLY COVERED, WITHOUT SHADOW AREAS WHERE SOIL SHOWS THROUGH.
2. MULCH COMPRISED OF STRAW, COARSE COMPOST, CHIPPED SITE VEGETATION, OR WOOD STRANDS / WOOD STRAW SHALL BE APPLIED AT LEAST 2 INCHES THICK.
3. HYDRAULICALLY APPLIED EROSION CONTROL PRODUCTS (HYDROMULCH) SHALL BE FROM THE WSDOT QPL FOR STANDARD SPECIFICATION:
   A. 9-14.2(2)C SHORT-TERM MULCH WHEN MULCH IS USED FOR 3-6 MONTHS
   B. 9-14.2(2)B MODERATE-TERM MULCH WHEN MULCH IS USED FOR 6-12 MONTHS
   C. 9-14.2(2)A LONG-TERM MULCH WHEN MULCH IS USED FOR 12-18 MONTHS
4. HYDROMULCH APPLICATION RATE AND TECHNIQUE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION FOR THE GIVEN SLOPE AND SOIL TYPE.

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DATE: 07/26/2022

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THURSTON COUNTY,
WASHINGTON

SELF STORAGE - LACEY
LACEY, WASHINGTON
SITE PLAN
EROSION AND SEDIMENT CONTROL

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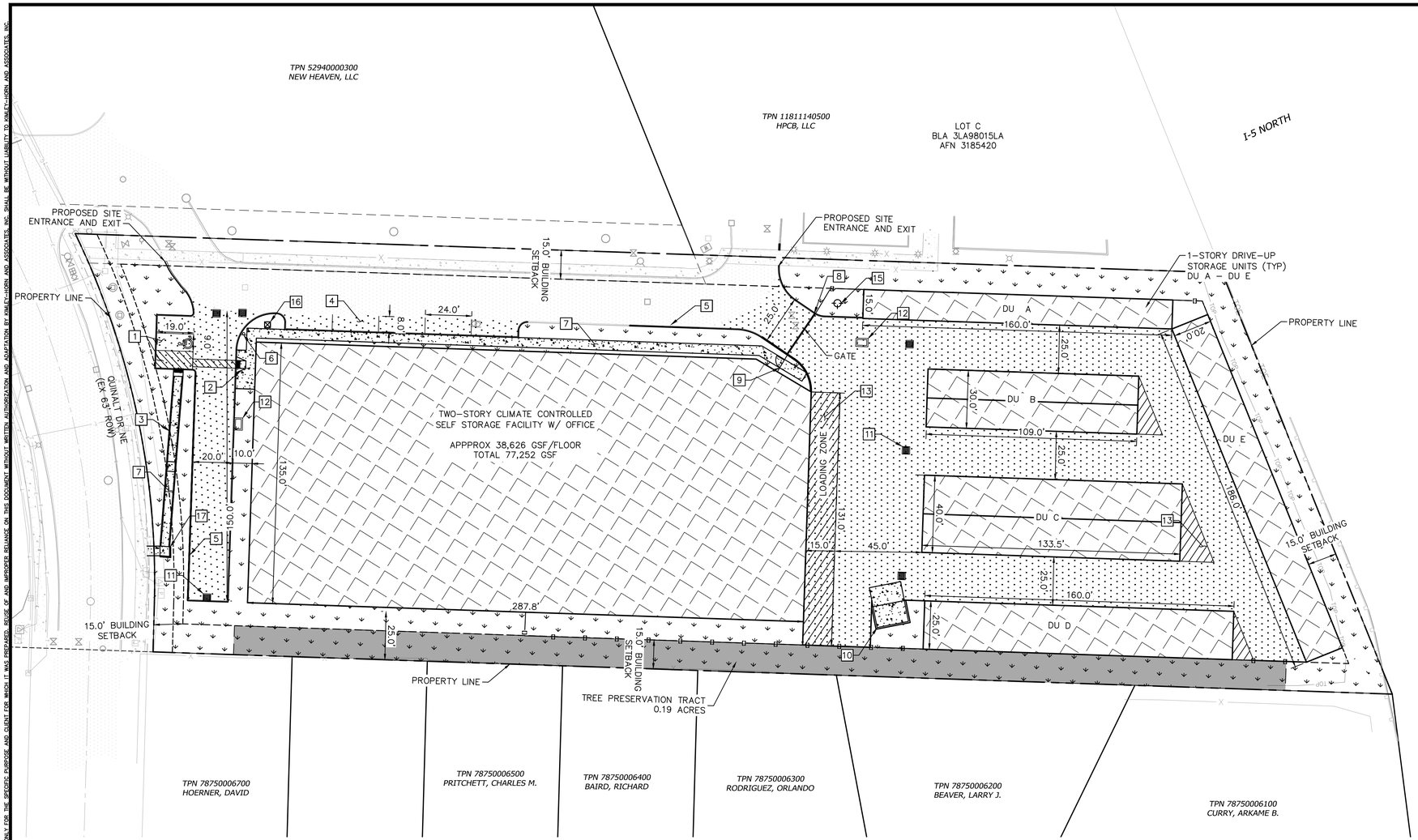

LEGEND

- PROPERTY LINE
- EASEMENT
- PROPOSED CURB AND GUTTER
- BUILDING EXTENTS
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PROPOSED LANDSCAPE
- PAVEMENT MARKINGS
- TREE TRACT
- PROPOSED AUTOMATIC ACCESS GATE
- 6' ROD IRON FENCING
- PROPOSED RETAINING WALL
- ACCESSIBLE ROUTE
- PROPOSED STORM INLET/MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWER CLEAN OUT

SITE KEYNOTES:

1. ADA PARKING & ACCESS AISLE
2. ADA RAMP
3. HANDRAILS
4. PARALLEL PARKING STALLS
5. CURB AND GUTTER
6. STOP SIGN
7. 5' SIDEWALK
8. AUTOMATIC ACCESS GATE WITH KNOX BOX
9. MAN GATE
10. TRASH ENCLOSURE
11. STORM INLET
12. WATER QUALITY MODULE
13. DIAGONAL STRIPING
14. WHEEL STOP
15. FIRE HYDRANT
16. WATER METER
17. PROPOSED RETAINING WALL (LANDSCAPE WALL <4 FT)

PARKING REQUIREMENTS		
SELF STORAGE	AUTO PARKING	BICYCLE PARKING
REQUIRED	6 (590 UNITS/100)	0
PROPOSED	7 (1 BEING ADA VAN)	0

* 1 PER 100 UNITS OR A MINIMUM OF 3 SPACES PLUS 2 FOR PERMANENT ON-SITE MANAGERS

BUILDING SUMMARY		
	SF	ESTIMATED # OF UNITS
2-STORY INDOOR STORAGE BUILDING	77,252	515
DU A	2,400	16
DU B/C	3,270	11
DU D/E	5,340	14
DU F	4,000	16
DU G	3,720	18
TOTAL	95,982	590

NORTH

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LACEY, WASHINGTON
SITE PLAN
OVERALL SITE PLAN

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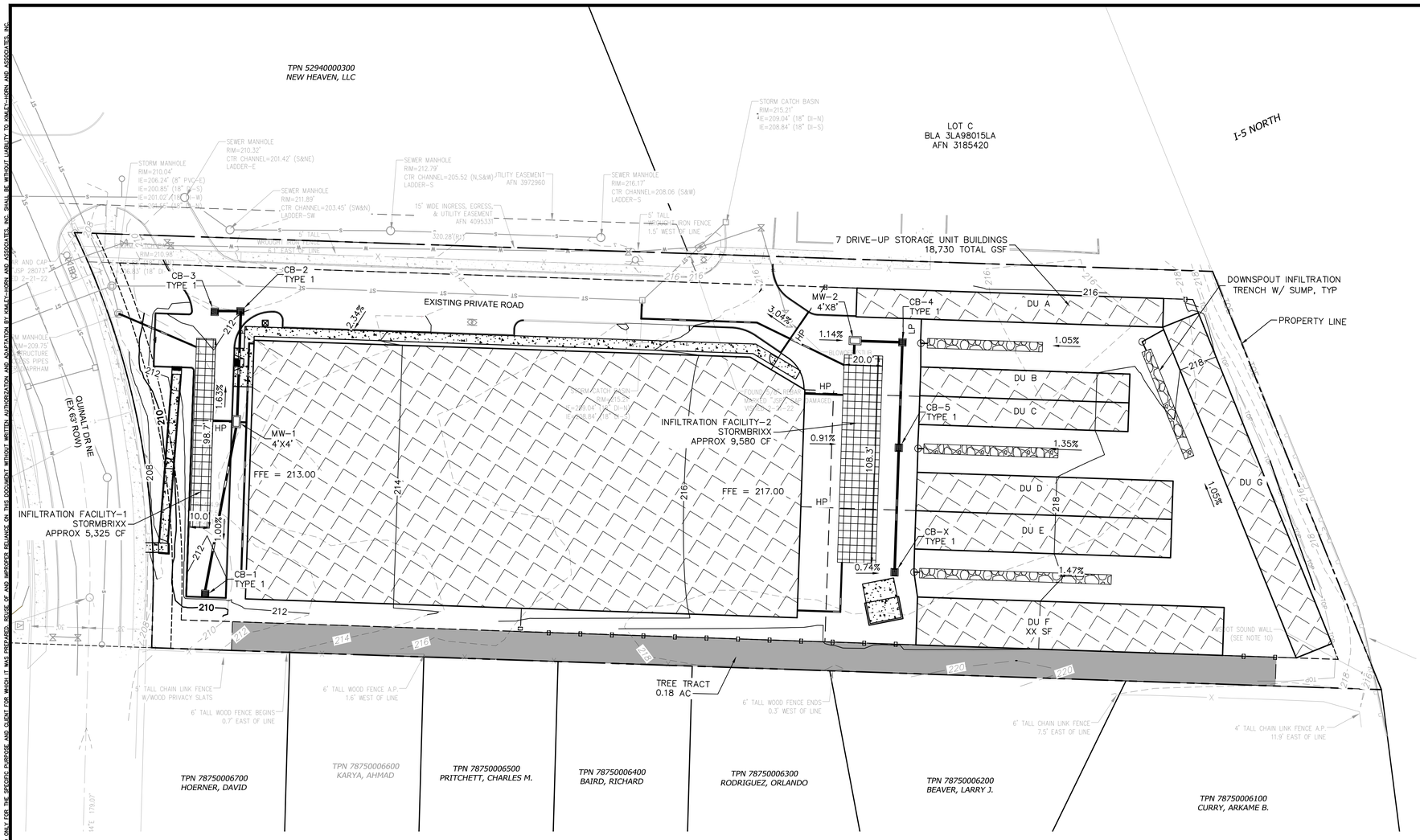

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- BUILDING EXTENTS
- PROPOSED CURB AND GUTTER
- CONCRETE SIDEWALK
- TREE TRACT AREA
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED/EXISTING STORM INLET
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED STORMWATER INFILTRATION FACILITY (STORMBRIXX)
- PROPOSED ROOF DOWNSPOUT TRENCH
- PROPOSED FIRE HYDRANT
- 6' TALL ROD IRON FENCE
- PROPOSED RETAINING WALL

GENERAL NOTES:

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STORMWATER NOTES:

1. DOWNSPOUTS ASSOCIATED WITH THE DRIVE UP UNITS WILL BE DIRECTED TO ON-LOT INFILTRATION TRENCHES. DESIGN SHALL BE PER THE CITY OF LACEY 2016 STORMWATER DESIGN MANUAL. DOWNSPOUTS ASSOCIATED WITH THE INDOOR STORAGE BUILDING WILL BE DIRECTED TO THE ONSITE INFILTRATION GALLERIES/CHAMBER.
2. ALL DOWNSPOUT INFILTRATION TRENCHES SHALL MAINTAIN A 10-FT SETBACK TO PROPERTY LINES AND ONSITE STRUCTURES.
3. ALL STORMWATER INFILTRATION CHAMBER/GALLERIES SHALL MAINTAIN A 20-FT SETBACK TO PROPERTY LINES AND ONSITE STRUCTURES.
4. ALL ON-SITE AREAS NOT COVERED BY ROOF OR PAVEMENT SHALL BE RESTORED IN ACCORDANCE WITH THE REQUIREMENTS FOR POST-CONSTRUCITON SOILS RESTORATION IN THE 2016 LACEY STORMWATER DESIGN MANUAL. THEIS TYPICALLY INLCUDES ADDING COMPOST OR STOCKPILED TOPSOIL AND TILLING IT TO A DEPTH OF A LEAST 8 INCHES. SOILS BELOW 8 INCHES SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES.

NORTH

GRAPHIC SCALE IN FEET
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LACEY, WASHINGTON
SITE PLAN
GRADING & DRAINAGE PLAN

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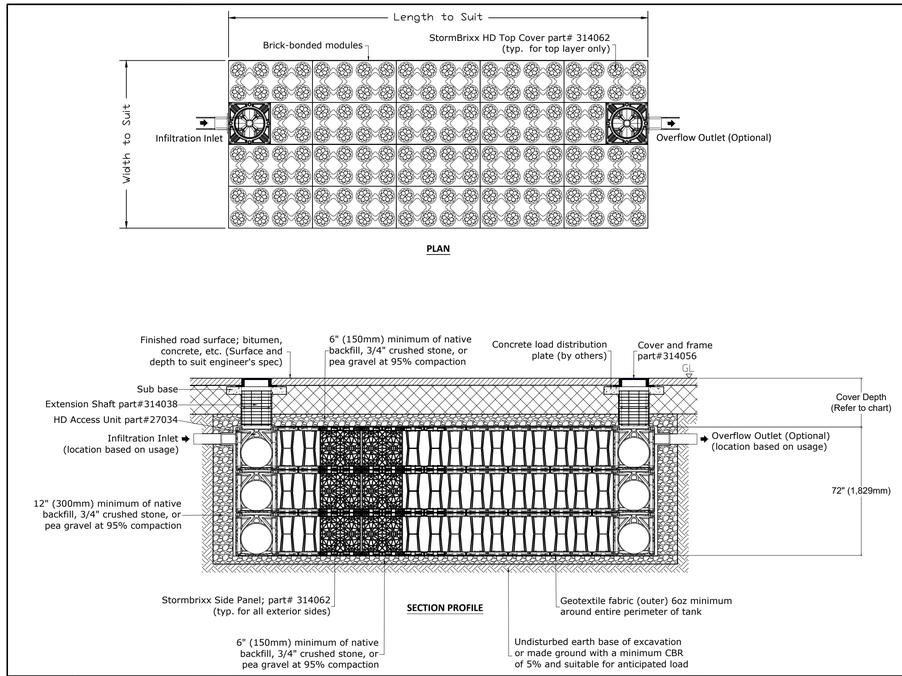


Installation depths of ACO StormBrixx HD	
Installation Location	Minimum cover depth[4] ft (m)
Non-trafficked areas i.e. landscaping [2]	1.65 (0.5)
Parking lots, vehicles up to 5,512lbs gross mass [1]	1.8 (0.55)
Parking lots, occasional vehicles greater than 5,512lbs gross mass [3]	2.00 (0.6)
Occasional heavy truck traffic up to HS-25 loading	Please consult with ACO
Maximum cover depth of ACO StormBrixx HD	11.16 (3.4)
Maximum depth to invert of ACO StormBrixx HD one layer system	17.16 (5.23)

Notes

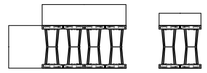
(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving

(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work

(3) Occasional sanitation trucks or similar vehicles (typically one per week)

(4) Please check minimum frost cover depths and water table heights for geographical location

ACO StormBrixx HD Module
48"x24"x36" [1205x602.5x914mm (H)]
14.85cuft [0.42m³] net volume per completed module
Brick or Cross Bonded (where applicable)
part# 314061



*All systems must be designed and installed to meet or exceed ACO StormBrixx minimum requirements. Although ACO StormBrixx offers support during the design, review, and construction phases of the module system, it is the ultimate responsibility of the Engineer of Record to design the system in full compliance with all applicable engineering practices, laws, and regulations.

I-HD-3L-DVT
DATE: 07/31/2019
ISSUE: D

INFILTRATION - STORMBRIXX HD THREE LAYERS WITH ACCESS UNITS

INSTALLATION DRAWING - ACO STORMBRIXX HD

ACO, Inc.

825 W. Beechcroft St.
Casa Grande, AZ 85122
Tel: 520-421-9988
Fax: 520-421-9899

9470 Pinecone Drive
Mentor, OH 44060
Tel: 440-639-7230
Fax: 440-639-7235

4211 Pleasant Rd.
Fort Mill, SC 29708
Tel: 440-639-7230
Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: info@acousa.com Ohio Tel: 800-543-4764 WWW.ACOSTORMBRIXX.US South Carolina Tel: 800-543-4764

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Table 7.5. Sizing Table for Downspout Infiltration Trenches and Drywells.

Trench Gravel Thickness (ft)	Square Feet of Trench Bottom per 1,000 Square Feet of Roof Area for Various Soil Types				
	Type A Soils, 60 in/hr	Type A Soils, 12 in/hr	Type A Soils, 4 in/hr	Type B Soils, 2 in/hr	Type C Soils, 1 in/hr
2.0	24	58	101	144	206
2.5	21	52	90	129	184
3.0	19	46	80	114	163
3.5	18	43	75	107	153
4.0	17	41	71	102	146
4.5	16	38	66	94	134
5.0	15	36	63	90	129

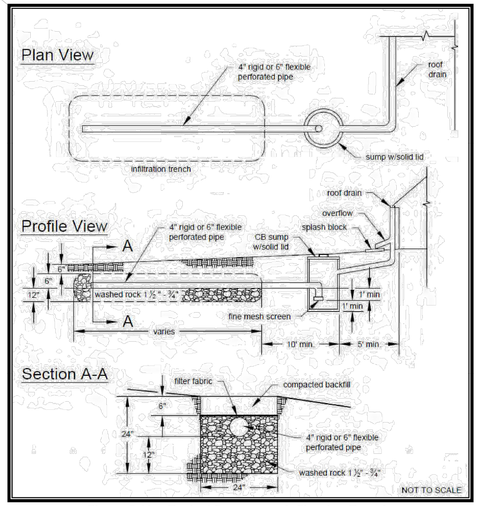
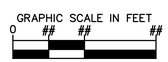


Figure 7.16. Typical Downspout Infiltration Trench.



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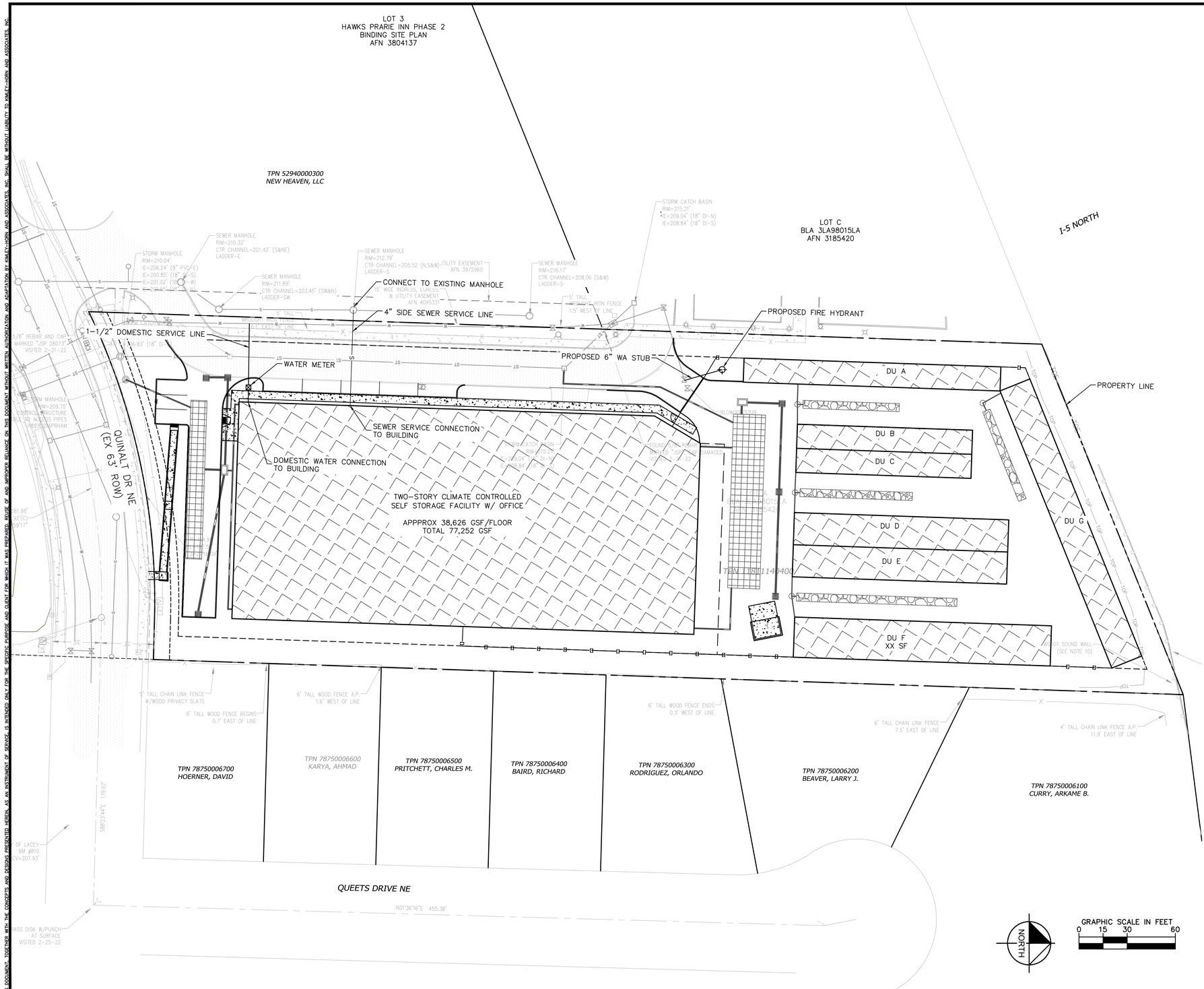

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- BUILDING EXTENTS
- FIRE ROUTE
- EXISTING HYDRANT
- NEW HYDRANT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- PROPOSED SEWER CLEANOUT
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED/EXISTING STORM INLET
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED STORMWATER INFILTRATION FACILITY (STORMBRIXX)
- PROPOSED ROOF DOWNSPOUT TRENCH

GENERAL NOTES:

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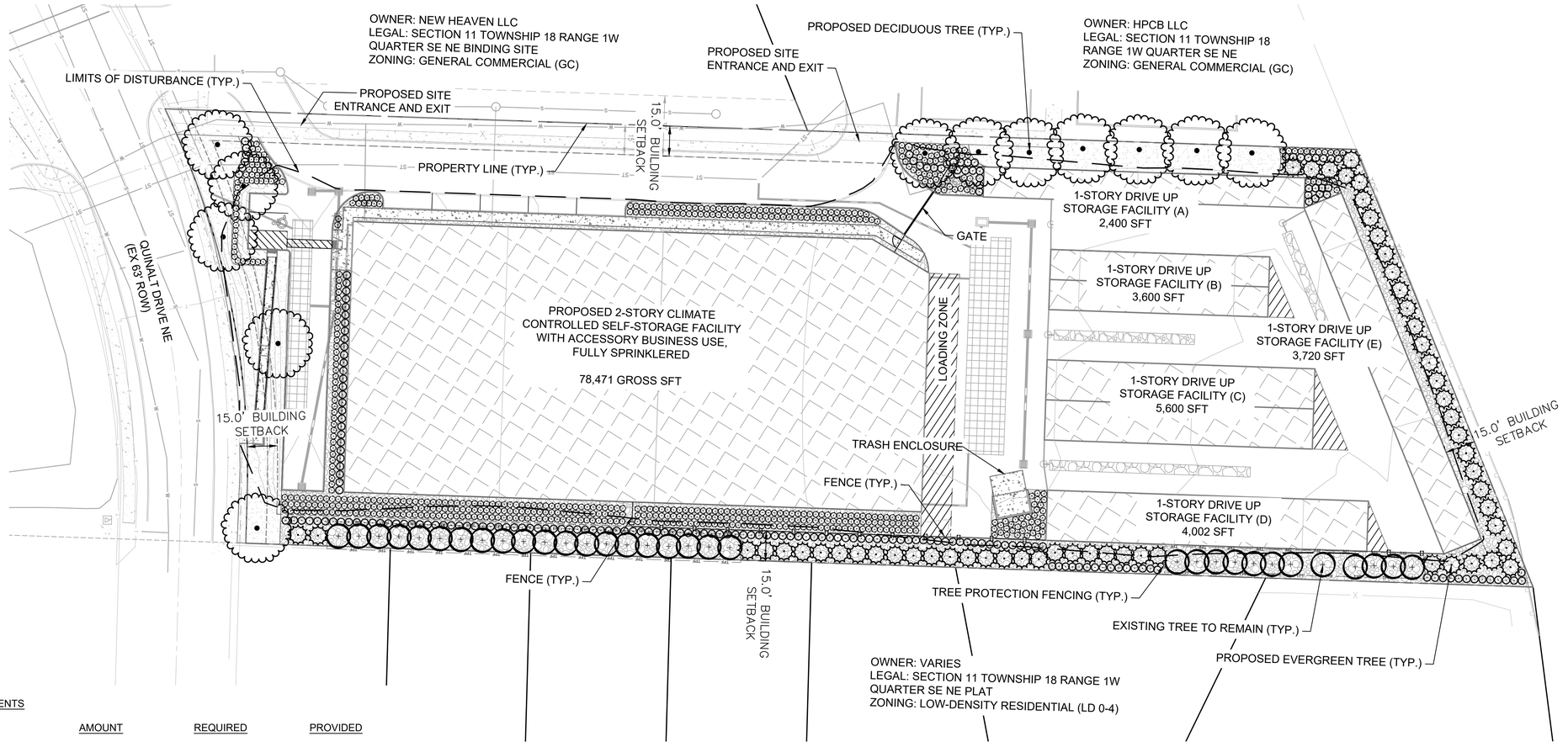

LANDSCAPE CODE REQUIREMENTS

	AMOUNT	REQUIRED	PROVIDED
BUFFER			
- NORTH BUFFER TYPE III LANDSCAPING 16.80.050.D			
PROVIDE A TREE CANOPY	235 LF	TREE CANOPY	TREE CANOPY
- SOUTH BUFFER TYPE III LANDSCAPING 16.80.050.D			
PROVIDE A TREE CANOPY	223 LF	TREE CANOPY	TREE CANOPY
- EAST BUFFER TYPE I LANDSCAPING 16.80.050.B			
TREES: ONE EVERY 150 SF SHRUBS: ONE EVERY 20 SF	9,630 SF 9,360 SF	64 TREES 482 SHRUBS	64 TREES* 482 SHRUBS
- WEST BUFFER TYPE II LANDSCAPING 16.80.050.C			
TREES: ONE EVERY 300 SF SHRUBS: ONE EVERY 20 SF	4,752 SF 4,752 SF	16 TREES 238 SHRUBS	16 TREES** 238 SHRUBS
PARKING TYPE IV LANDSCAPING 16.80.050.E			
TREES: 1 PER PLANTING AREA SHRUBS: 1 EVERY 20 SF	2 AREAS 70 SF	2 TREES 4 SHRUBS	2 TREES 30 SHRUBS***

* 32 PROPOSED TREES AND 32 TREES EXISTING TO REMAIN
** 2 TREES PLACED ON NORTH BUFFER DUE TO SPACE CONSTRAINTS
*** ADDITIONAL 26 SHRUBS ADDED TO SCREEN FROM ROW

CONCEPT PLANT SCHEDULE

	EVERGREEN TREE -	57
	DECIDUOUS TREE -	12
	EXISTING TREE TO REMAIN -	32
	EVERGREEN SHRUB -	229
	DECIDUOUS SHRUB -	586
	LIVE GROUND COVER -	882 SF
	TURF -	6,207 SF
	ROCK MULCH -	21,392 SF

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

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DESIGNED BY: AMP
DRAWN BY: AMP
CHECKED BY: EIW
DATE: 07/25/2022

LEGAL DESCRIPTION:
A PORTION OF THESE ¼ OF THE NE ¼ OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M LACEY, THURSTON COUNTY, WASHINGTON

SELF STORAGE - LACEY
LACEY, WASHINGTON
SITE PLAN
CONCEPTUAL LANDSCAPE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096648031

DRAWING NAME
096648031_LA – CSP.dwg

SHEET
9

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