

# CARPENTER ROAD APARTMENTS

6511 CARPENTER RD SE, LACEY, WA 98503

## PROJECT PROPONENT

CARPENTER ROAD PARTNERS, LLC  
 CONTACT: KRISTI NEZNANSKI  
 (503) 400-9239  
 3633 MARKET PLACE WEST, STE 7  
 UNIVERSITY PLACE, WA 98466

**CITY OF LACEY**

**VERTICAL DATUM NGVD 29**  
 THURSTON COUNTY HIGH PRECISION SURVEY CONTROL  
 NETWORK CONTROL POINT NO. 480  
 3" ALUMINUM CAP STAMPED "CITY OF LACEY LS-11956" ON 2  
 AL ANNA DRIVE SE CENTER OF RD @ P.I. OF CARPENTER RD  
 ELEVATION = 186.21

**MERIDIAN HORIZONTAL DATUM**  
 CITY OF LACEY SHORT  
 SUBDIVISION NO. SS17-0006LA  
 RECORDED UNDER AUDITOR'S  
 FILE NO. 4644067

DESIGNED BY: CCDS  
 DRAWN BY: BMS/BSN  
 CHECKED BY: CPM  
 DATE: AUGUST 2022  
 SCALE: H 1" = 30'  
 V N/A

SCALE: 1" = 30'

## SHEET INDEX

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## SITE DATA

SITE ADDRESS	6511 CARPENTER ROAD, LACEY, WA 98503
ASSESSORS PARCEL NUMBER	11822240202 & 11822240201
ZONING	MODERATE DENSITY RESIDENTIAL
TOTAL AREA	216,493 SF (4.97 AC)
NUMBER OF APT. UNITS	78
PARKING INFO	(80) STANDARD STALLS (36%) (50) COMPACT STALLS (36%) (7) ADA STALLS (137) TOTAL (1.75 PER UNIT) (14) EV STALLS (10%)
DENSITY	15.7 UNITS/ACRES
PROPOSED BUILDING COVERAGE	28,752 SF (0.66 AC) (13%)
PROPOSED DEVELOPMENT COVERAGE	94,577 SF (2.17 AC) (44%)
OPEN SPACE	45,160 SF (1.04 AC) (22.7%)
OPEN SPACE REQUIRED (NOT INCL. TREE TRACT)	39,735 SF (0.91 AC) (20%)
COMMON OPEN SPACE PROVIDED	24,410 SF (0.56 AC) (12.3%)
PRIVATE OPEN SPACE PROVIDED (50% OF TOTAL REQ.)	20,750 SF (0.48 AC) (10.4%)
TREE TRACT	18,295 SF (0.42 AC)
OCCUPANCY TYPE	R-2 APARTMENT (13R SPRINKLED) A-3 CLUBHOUSE (NON-SPRINKLED)
UNIT MIX	(12) STUDIO = A (48) 1-BED = B (18) 2-BED = C
SETBACKS	FRONT 10' SIDE 5' REAR 15'

## UTILITIES

WATER	CITY OF LACEY
SEWER	CITY OF LACEY
GAS/ELECTRICITY	PSE (EXISTING)
TELECOM	COMCAST
REFUSE	LEMAY
FIRE	LACEY DISTRICT #3

## LEGAL DESCRIPTION

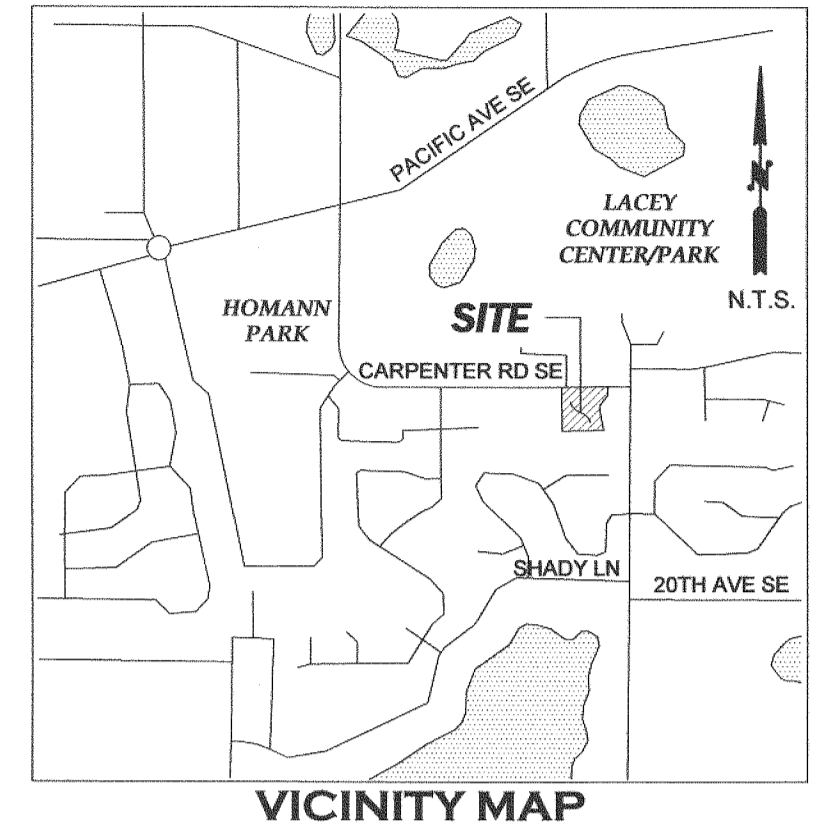
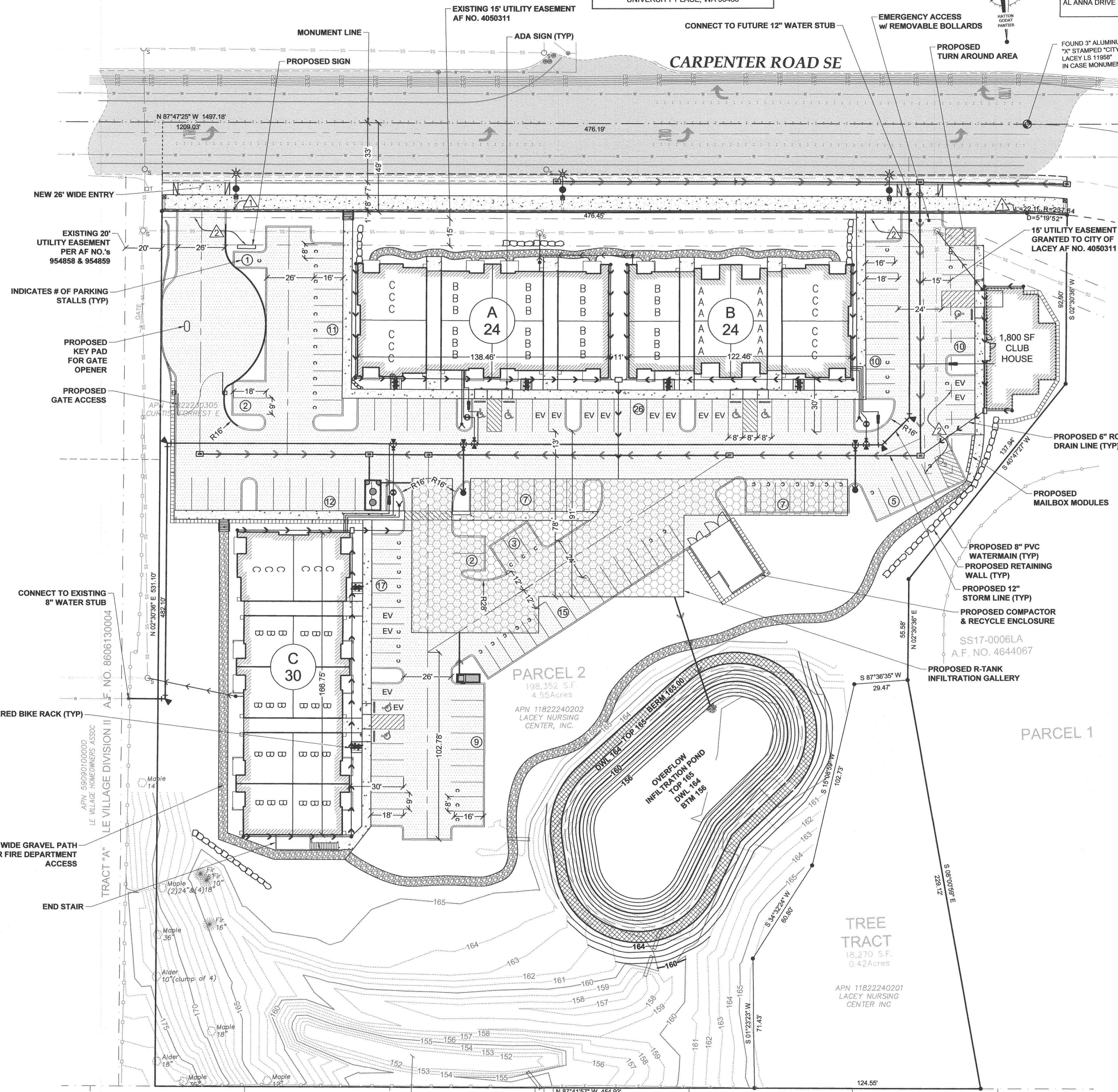
PARCEL 2 AND TREE TRACT OF SHORT SUBDIVISION NO. SS17-0006LA, AS RECORDED AUGUST 23, 2018, UNDER AUDITOR'S FILE NO. 4644067, IN THURSTON COUNTY, WASHINGTON.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

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

**TOPOGRAPHIC NOTE:**  
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## LEGEND

- EX WATER VALVE COVER
  - EX MONITOR WELL
  - EX SANITARY SEWER MANHOLE
  - EX SEWER VALVE COVER
  - EX SEWER CLEANOUT
  - EX CULVERT
  - EX CONIFER TREE AND SIZE
  - EX DECIDUOUS TREE AND SIZE
  - EX HOGWIRE FENCE
  - EX CHAIN LINK FENCE
  - EX WOOD FENCE
  - EX TRAFFIC STRIPING
  - PAINTED LOCATE (GREEN) APWA UNIFORM COLOR CODE FOR SEWERS, DRAINS
  - PAINTED LOCATE (ORANGE) APWA UNIFORM COLOR CODE FOR COMMUNICATIONS
  - PAINTED LOCATE (ORANGE) APWA UNIFORM COLOR CODE FOR COMMUNICATIONS (MARKED FIBER OPTIC)
  - PAINTED LOCATE (BLUE) APWA UNIFORM COLOR CODE FOR POTABLE WATER
  - EX MAJOR CONTOUR
  - EX MINOR CONTOUR
  - 100 FINISH MAJOR CONTOUR
  - 105 FINISH MINOR CONTOUR
  - NEW WATER LINE
  - NEW STORM LINE
  - NEW GRAVITY SEWER LATERAL
  - NEW FIRE HYDRANT
  - NEW WATER METER
  - NEW FDC
  - NEW PIV
  - NEW GATE VALVE
  - NEW SEWER CLEANOUT
  - NEW CATCH BASIN TYPE 2
  - NEW CATCH BASIN TYPE 1
  - NEW CATCH BASIN w/ SOLID LID
  - NEW STORM BIOPOD BIOFILTER
  - NEW STROM BIOPOD BIOFILTER VAULT
  - NEW LIGHTING J BOX
  - NEW HIGH MAST w/ PED SCALE LIGHT
  - NEW ADA PARKING STALL
  - NEW INFILTRATION GALLERY
  - NEW ASPHALT
  - NEW CONCRETE
- RIGHT OF WAY PER SS17-0006LA RECORDED UNDER AUDITOR'S FILE NO. 4644067
- 15' UTILITY EASEMENT GRANTED TO CITY OF LACEY RECORDED UNDER AUDITOR'S FILE NO. 4050311 (SEE TITLE NOTE NO. 4)
- 10' DRAIN EASEMENT PER PLAT OF MONTEBELLO RECORDED UNDER AUDITOR'S FILE NO. 4050311

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 hattonpantier.com

**CARPENTER ROAD APARTMENTS**  
 6511 CARPENTER RD SE, LACEY, WA 98503  
 PRELIMINARY SITE PLAN

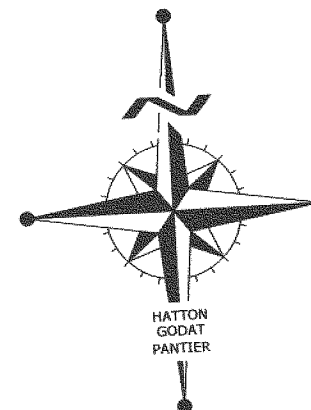
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 SHEET: 1 OF 8  
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 INDEX: 21-094 pre-site  
 JOB: 21-094

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**CITY OF LACEY**

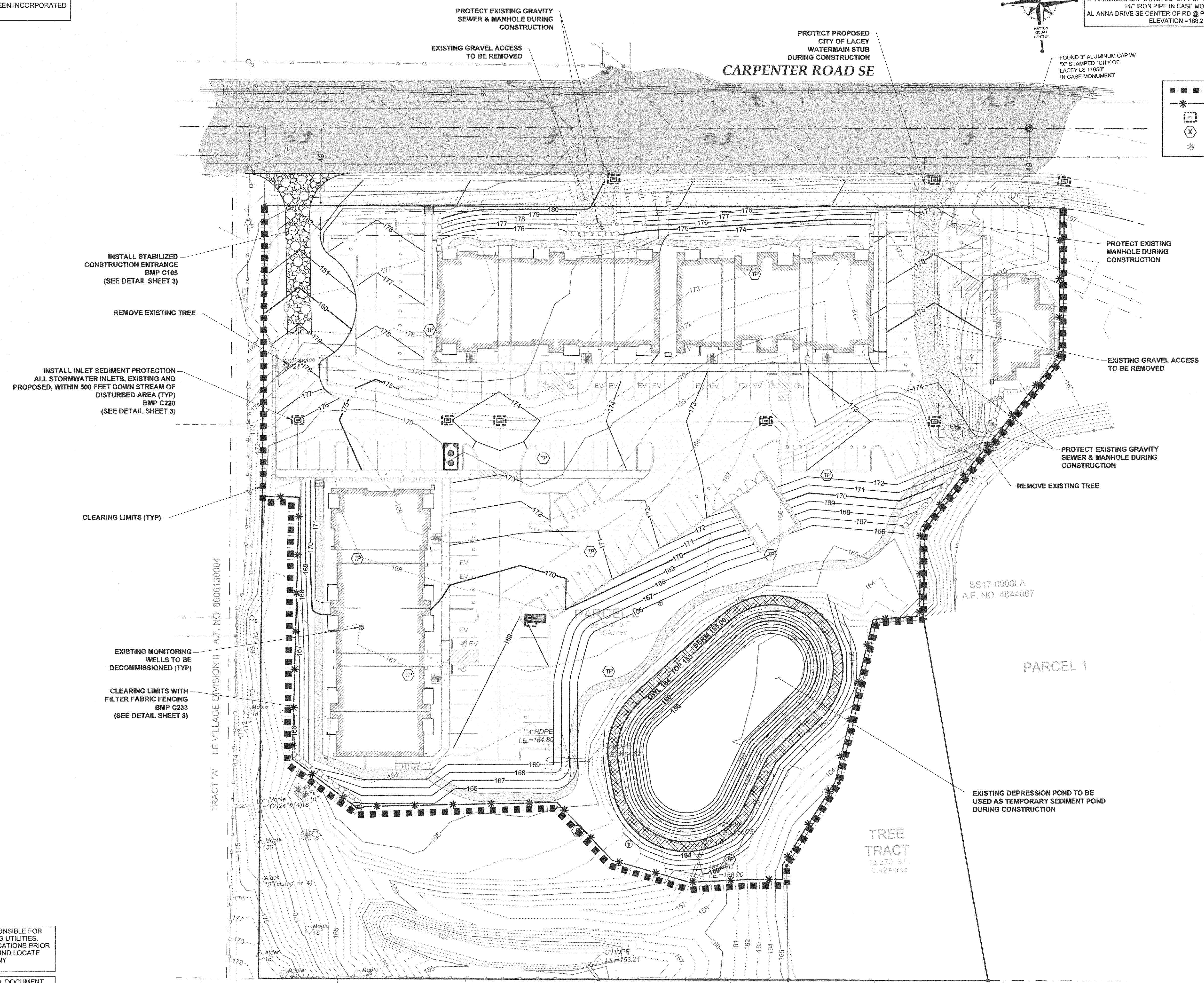
<b>VERTICAL DATUM NGVD 29</b> THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK CONTROL POINT NO. 480 3" ALUMINUM CAP STAMPED "CITY OF LACEY LS 11958" ON 2 AL ANNA DRIVE SE CENTER OF RD @ P.I. OF CARPENTER RD ELEVATION = 186.21	<b>MERIDIAN HORIZONTAL DATUM</b> CITY OF LACEY SHORT SUBDIVISION NO. SS17-0006LA RECORDED UNDER AUDITOR'S FILE NO. 4644067
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SCALE: 1" = 30'



**LEGEND**

- ■ ■ ■ ■ CLEARING LIMITS
- \* \* \* \* \* SILT FENCING
- ⊠ INLET SEDIMENT PROTECTION
- ⊗ APPROXIMATE LOCATION OF SOIL LOGS
- ⊙ MONITORING WELL LOCATIONS



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

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REVISIONS:  
 DATE:

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 6511 CARPENTER RD SE, LACEY, WA 98503  
 PRELIMINARY EROSION &  
 SEDIMENT CONTROL PLAN  
 A PORTION OF THE SE 1/4 OF THE NOW 1/2 OF SECTION 22, TOWNSHIP 18 N, RANGE 1 WEST, W.M.

AGENCY NO. HTE 22-07  
 SHEET: 2 OF 8  
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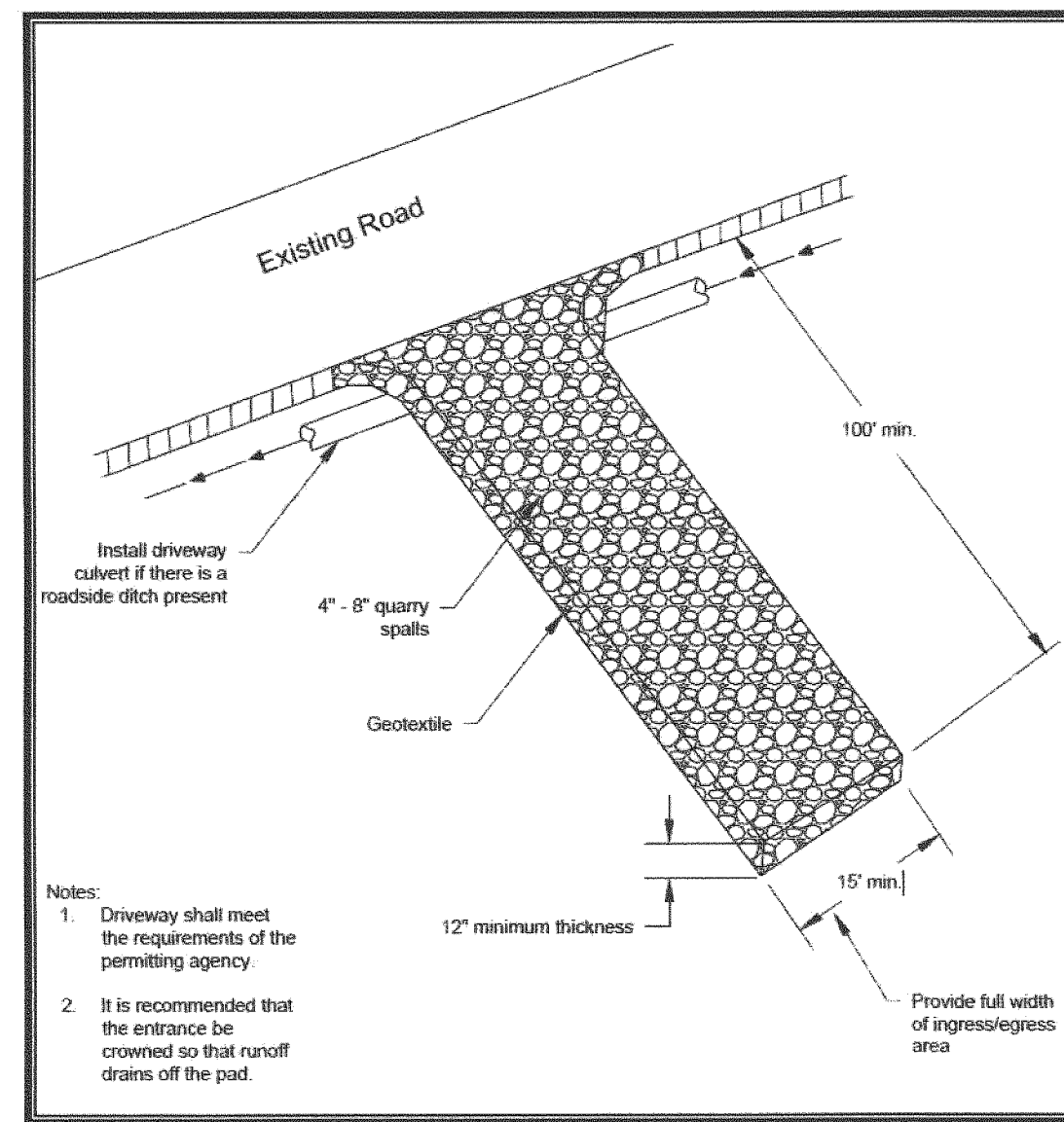
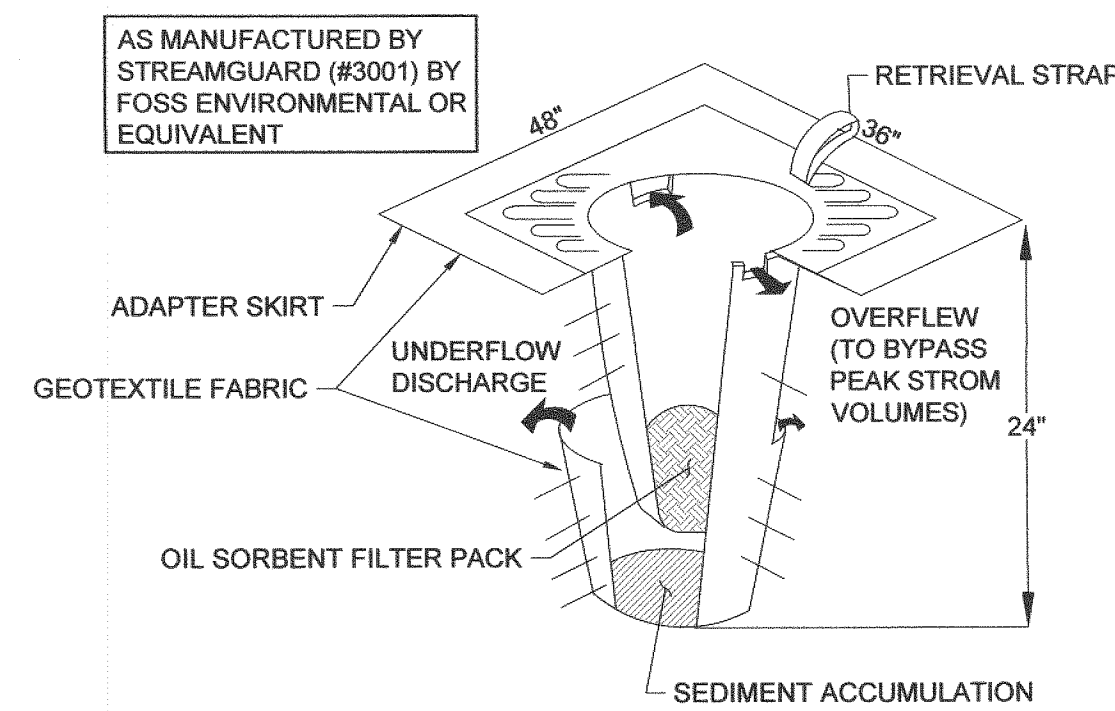


Figure 5.1. Stabilized Construction Entrance.

**STABILIZED CONSTRUCTION ENTRANCE NOTES: (BMP C 105)**

- MATERIAL SHALL BE 4 INCH TO 8 INCH QUARRY SPALLS. (STATE STANDARD SPECIFICATIONS.)
- A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE QUARRY SPALLS.
- THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA. SMALLER PADS MAY BE APPROVED FOR SINGLE-FAMILY RESIDENTIAL AND SMALL COMMERCIAL SITES.
- ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
- IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.



**INLET SEDIMENT PROTECTION (BMP C220) N.T.S.**

**INLET SEDIMENT PROTECTION NOTES: (BMP C220)**

- INSTALL INSERT PER THE MANUFACTURER'S SPECIFICATIONS
- MAINTAIN AND REPLACE INSERTS AS RECOMMENDED BY THE MANUFACTURER, AS REQUIRED BY THE INSPECTOR OR PROJECT ENGINEER, AND AS OTHERWISE NECESSARY.

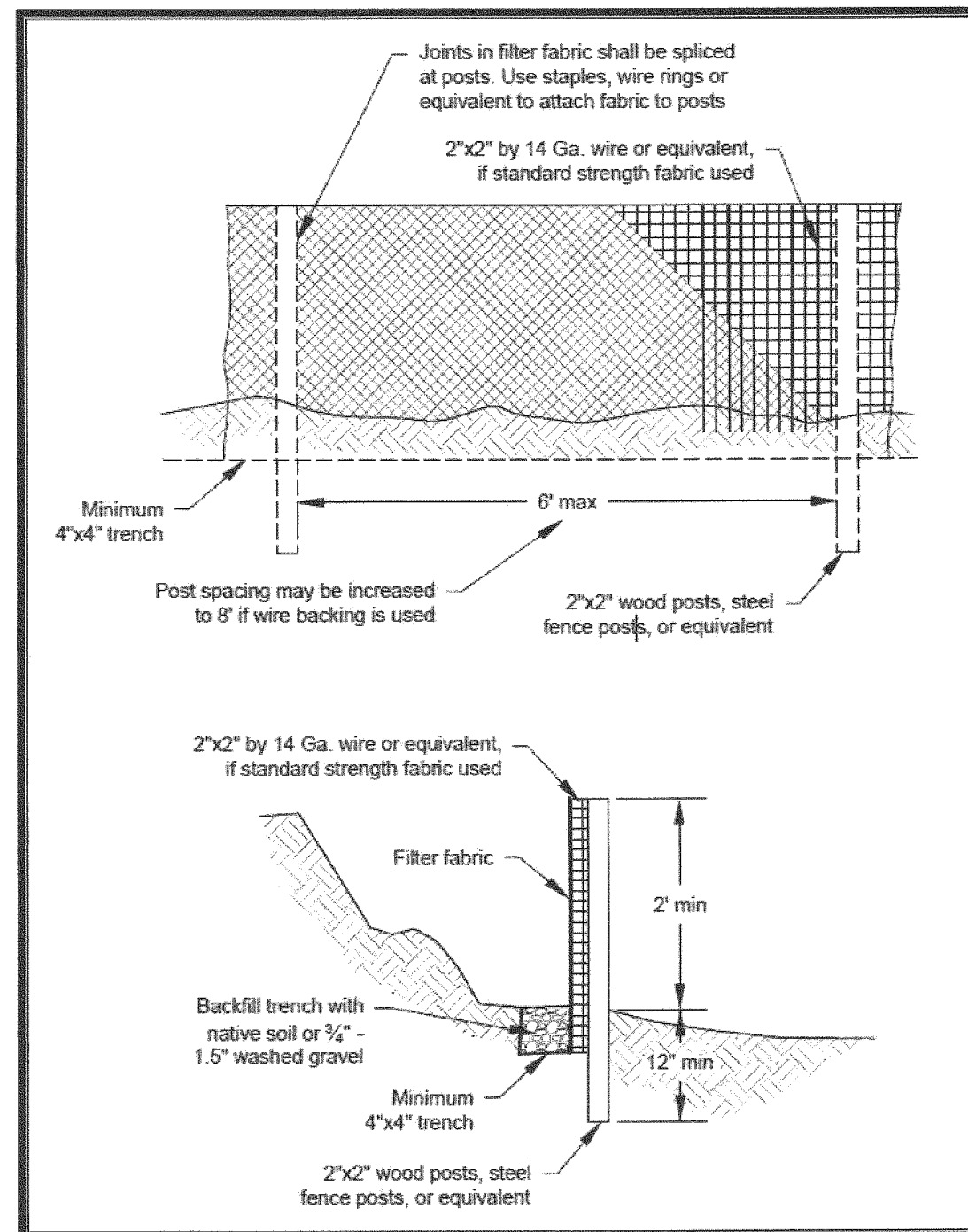


Figure 5.20. Silt Fence.

**SILT FENCE NOTES: (BMP C233)**

- THE CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCES AT THE LOCATIONS SHOWN IN THE PLANS.
- CONSTRUCT SILT FENCES IN AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES.
- THE SILT FENCE SHALL HAVE A 2-FOOT MINIMUM AND 2.5-FOOT MAXIMUM HEIGHT ABOVE THE ADJACENT GROUND SURFACE.
- THE FILTER FABRIC SHALL BE SEWN TOGETHER AT THE POINT OF MANUFACTURE TO FORM FILTER FABRIC LENGTHS AS REQUIRED. LOCATE ALL SEWN SEAMS AT SUPPORT POSTS. ALTERNATIVELY, TWO SECTIONS OF SILT FENCE CAN BE OVERLAPPED, PROVIDED THE CONTRACTOR CAN DEMONSTRATE, TO THE SATISFACTION OF THE ENGINEER, THAT THE OVERLAP IS LONG ENOUGH AND THAT THE ADJACENT FENCE SECTIONS ARE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP.
- ATTACH THE FILTER FABRIC ON THE UPSLOPE SIDE OF THE POSTS AND SECURE WITH STAPLES, WIRE, OR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ATTACH THE FILTER FABRIC TO THE POSTS IN A MANNER THAT REDUCES THE POTENTIAL FOR TEARING.
- SUPPORT THE FILTER FABRIC WITH WIRE OR PLASTIC MESH, DEPENDENT ON THE PROPERTIES OF THE GEOTEXTILE SELECTED FOR USE. IF WIRE OR PLASTIC MESH IS USED, FASTEN THE MESH SECURELY TO THE UPSLOPE SIDE OF THE POSTS WITH THE FILTER FABRIC UPSLOPE OF THE MESH.
- MESH SUPPORT, IF USED, SHALL CONSIST OF STEEL WIRE WITH A MAXIMUM MESH SPACING OF 2 INCHES, OR A PREFABRICATED POLYMERIC MESH. THE STRENGTH OF THE WIRE OR POLYMERIC MESH SHALL BE EQUIVALENT TO OR GREATER THAN 180 POUNDS GRAB TENSILE STRENGTH. THE POLYMERIC MESH MUST BE AS RESISTANT TO THE SAME LEVEL OF ULTRAVIOLET RADIATION AS THE FILTER FABRIC IT SUPPORTS.
- BURY THE BOTTOM OF THE FILTER FABRIC 4 INCHES MINIMUM BELOW THE GROUND SURFACE. BACKFILL AND TAMP SOIL IN PLACE OVER THE BURIED PORTION OF THE FILTER FABRIC, SO THAT NO FLOW CAN PASS BENEATH THE FENCE AND SCOURING CANNOT OCCUR. THE WIRE OR POLYMERIC MESH SHALL EXTEND INTO THE GROUND 3 INCHES MINIMUM.
- DRIVE OR PLACE THE FENCE POSTS INTO THE GROUND 18 INCHES MINIMUM. A 12-INCH MINIMUM DEPTH IS ALLOWED IF TOPSOIL OR OTHER SOFT SUBGRADE SOIL IS NOT PRESENT AND 18 INCHES CANNOT BE REACHED. INCREASE FENCE POST MIN. DEPTHS BY 6 INCHES IF THE FENCE IS LOCATED ON SLOPES OF 3H:1V OR STEEPER AND THE SLOPE IS PERPENDICULAR TO THE FENCE. IF REQUIRED POST DEPTHS CANNOT BE OBTAINED, THE POSTS SHALL BE ADEQUATELY SECURED BY BRACING OR GUYING TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT LOADINGS.
- USE WOOD, STEEL, OR EQUIVALENT POSTS. THE SPACING OF THE SUPPORT POSTS SHALL BE A MAXIMUM OF 6 FEET. POSTS SHALL CONSIST OF EITHER:
  - WOOD WITH DIMENSIONS OF 2-INCH BY 2-INCH MINIMUM WIDTH AND A 3-FOOT MINIMUM LENGTH. WOOD POSTS SHALL BE FREE OF DEFECTS SUCH AS KNOTS, SPLITS, OR GOUGES.
  - NO. 6 STEEL REINFORCEMENT BAR OR LARGER.
  - ASTM A 120 STEEL PIPE WITH A MINIMUM DIAMETER OF 1 INCH.
  - U, T, L, OR C SHAPE STEEL POSTS WITH A MINIMUM WEIGHT OF 1.35 POUNDS PER FOOT.
  - OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE TO THE POST SIZES LISTED ABOVE.
- LOCATE SILT FENCES ON CONTOUR AS MUCH AS POSSIBLE, EXCEPT AT THE ENDS OF THE FENCE, WHERE THE FENCE SHALL BE TURNED UPHILL SUCH THAT THE SILT FENCE CAPTURES THE RUNOFF WATER AND PREVENTS WATER FROM FLOWING AROUND THE END OF THE FENCE.
- IF THE FENCE MUST CROSS CONTOURS, WITH THE EXCEPTION OF THE ENDS OF THE FENCE, GRAVEL CHECK DAMS SHALL BE PLACED PERPENDICULAR TO THE BACK OF THE FENCE TO MINIMIZE CONCENTRATED FLOW AND EROSION. THE SLOPE OF THE FENCE LINE WHERE CONTOURS MUST BE CROSSED SHALL NOT BE STEEPER THAN 3H:1V.
  - GRAVEL CHECK DAMS SHALL BE APPROXIMATELY 1 FOOT DEEP AT THE BACK OF THE FENCE. GRAVEL CHECK DAMS SHALL BE CONTINUED PERPENDICULAR TO THE FENCE AT THE SAME ELEVATION UNTIL THE TOP OF THE CHECK DAM INTERCEPTS THE GROUND SURFACE BEHIND THE FENCE.
  - GRAVEL CHECK DAMS SHALL CONSIST OF CRUSHED SURFACING BASE COURSE, GRAVEL BACKFILL FOR WALLS, OR SHOULDER BALLAST. GRAVEL CHECK DAMS SHALL BE LOCATED EVERY 10 FEET ALONG THE FENCE WHERE THE FENCE MUST CROSS CONTOURS.

CITY OF LACEY 2016 STORMWATER DESIGN MANUAL  
CHAPTER 5 - OCTOBER 2016

**GENERAL EROSION CONTROL NOTES:**

- EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION. THE PROJECT ENGINEER AND THE REVIEWING AGENCY SHALL INSPECT AND APPROVE THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.
- EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL NOT BE ALLOWED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF SITE PROPERTIES.
- THE CONTRACTOR SHALL MAKE DAILY SURVEILLANCE OF ALL EROSION CONTROL MEASURES AND MAKE ANY NECESSARY REPAIRS OR ADDITIONS TO THE EROSION CONTROL MEASURES AS REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS DETERMINED NECESSARY BY THE INSPECTOR OR PROJECT ENGINEER. FAILURE TO COMPLY WITH ALL LOCAL AND STATE EROSION CONTROL REQUIREMENTS MAY RESULT IN CIVIL PENALTIES BEING LEVIED AGAINST THE CONTRACTOR.
- DURING THE WET SEASON, NOVEMBER TO MARCH INCLUSIVE, ALL DISTURBED SOILS SHALL BE STABILIZED WITHIN 48 HOURS AFTER STOP OF WORK. EROSION CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, COVERING THE AFFECTED AREA INCLUDING SPOIL PILES WITH PLASTIC SHEETING, STRAW MATTING, JUTE MATTING, STRAW MULCH, OR WOOD CHIPS. SEEDING OF THE DISTURBED AREAS SHALL TAKE PLACE AS WEATHER PERMITS.
- ALL SEEDING OR SODDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE VEGETATIVE COVERAGE IS COMPLETE. AREAS SHALL BE REPAIRED, RESEEDING, AND FERTILIZED AS REQUIRED.
- TRACKING OF SOIL OFF SITE WILL NOT BE ALLOWED. IF SOIL IS TRACKED ON TO A PUBLIC STREET, IT SHALL BE REMOVED BY THE END OF THAT WORKING DAY. ANY FURTHER TRACKING OF MUD SHALL THEN BE PREVENTED BY SWEEPING OR WASHING OF THE VEHICLE'S TIRES BEFORE DRIVING ON A CITY STREET.
- NO MORE THAN 300LF OF TRENCH SHALL BE OPENED AT ONE TIME.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- TRENCH DEWATERING DEVICES SHALL BE DISCHARGED IN A MANNER THAT WILL NOT ADVERSELY AFFECT FLOWING STREAMS, DRAINAGE SYSTEMS, OR OFF SITE PROPERTIES.
- ALL STORM SEWER INLETS RECEIVING RUNOFF FROM THE PROJECT DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL BE FILTERED BEFORE ENTERING THE CONVEYANCE SYSTEM.
- ALL OFF SITE CATCH BASINS IMMEDIATELY ADJACENT TO THE SITE SHALL BE PROTECTED FROM SILTATION.
- ALL DISTURBED AREAS SHALL BE SEEDING OR SODDED UPON COMPLETION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT COMPLETE COVERAGE OF THE DISTURBED AREAS IS PROVIDED AND THAT GROWTH OF VEGETATION IS ESTABLISHED.

**CONSTRUCTION SEQUENCE:**

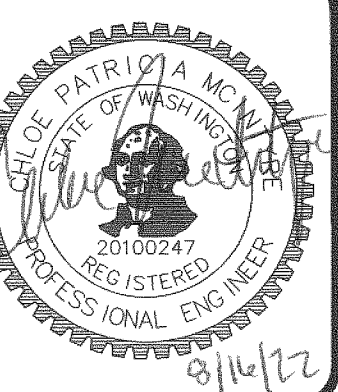
- CONSTRUCTION ON THIS SITE SHALL BE CONDUCTED SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED PLANS. DEVIATIONS FROM THESE PLANS SHALL BE SUBMITTED TO THE PROJECT ENGINEER AND REVIEWING AGENCY. DEVIATIONS MUST BE APPROVED PRIOR TO ANY SITE DISTURBING ACTIVITY NOT CONTAINED WITHIN THE APPROVED PLANS.
- FOR DEVELOPMENT OF THIS SITE, THE FOLLOWING GENERAL SEQUENCE SHALL BE OBSERVED:
  - INSTALL FILTER FABRIC FENCING AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN THESE PLANS.
  - INSTALL INLET PROTECTION FOR EXISTING INLETS IN THE VICINITY OF AREAS TO BE DISTURBED AS INDICATED ON THE PLANS.
  - CALL FOR INSPECTION BY THE REVIEWING AGENCY AND PROJECT ENGINEER.
  - BEGIN CLEARING AND GRUBBING OF AREAS WHICH ARE TO BE GRADED.
  - BEGIN GRADING OF AREA TO SUBGRADE AS SPECIFIED.
  - INSTALL PAVEMENT, EXTRUDED CURB AND SIDEWALK.
  - INSTALL PERMANENT EROSION CONTROL MEASURES (HYDROSEEDING, LANDSCAPE, WET POND PLANTS).
- ONCE THE SITE HAS BEEN DISTURBED, CONTINUE OPERATIONS DILIGENTLY TOWARD COMPLETION AND STABILIZATION OF THE SITE.
- MONITOR ALL EROSION CONTROL FACILITIES, REPAIR, MODIFY, AND ENHANCE AS DIRECTED OR AS REQUIRED.

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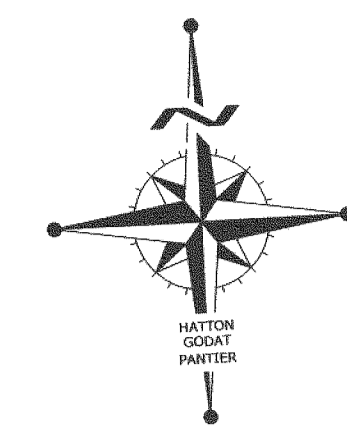


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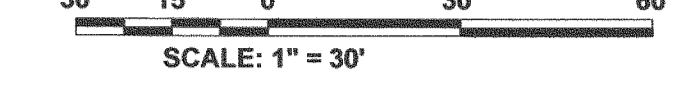
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**CARPENTER ROAD APARTMENTS**  
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PRELIMINARY EROSION CONTROL DETAILS

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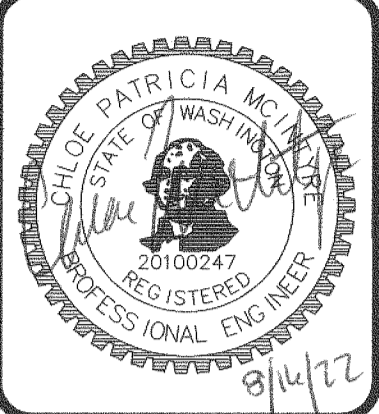


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EARTHWORK CALCULATIONS	
CUT	14,000 CY
FILL	24,000 CY
NET (FILL)	10,300 CY
FOR PERMITTING PURPOSES ONLY NOT TO BE USED FOR BIDDING	

**STORMWATER POND NOTE:**  
EXISTING TOPOGRAPHICAL DEPRESSION SHALL BE OVEREXCAVATED APPROXIMATELY 5' TO REMOVE EXISTING SILT. BACKFILL WITH CLEAN SAND TO A POND BOTTOM ELEVATION OF 156.00.

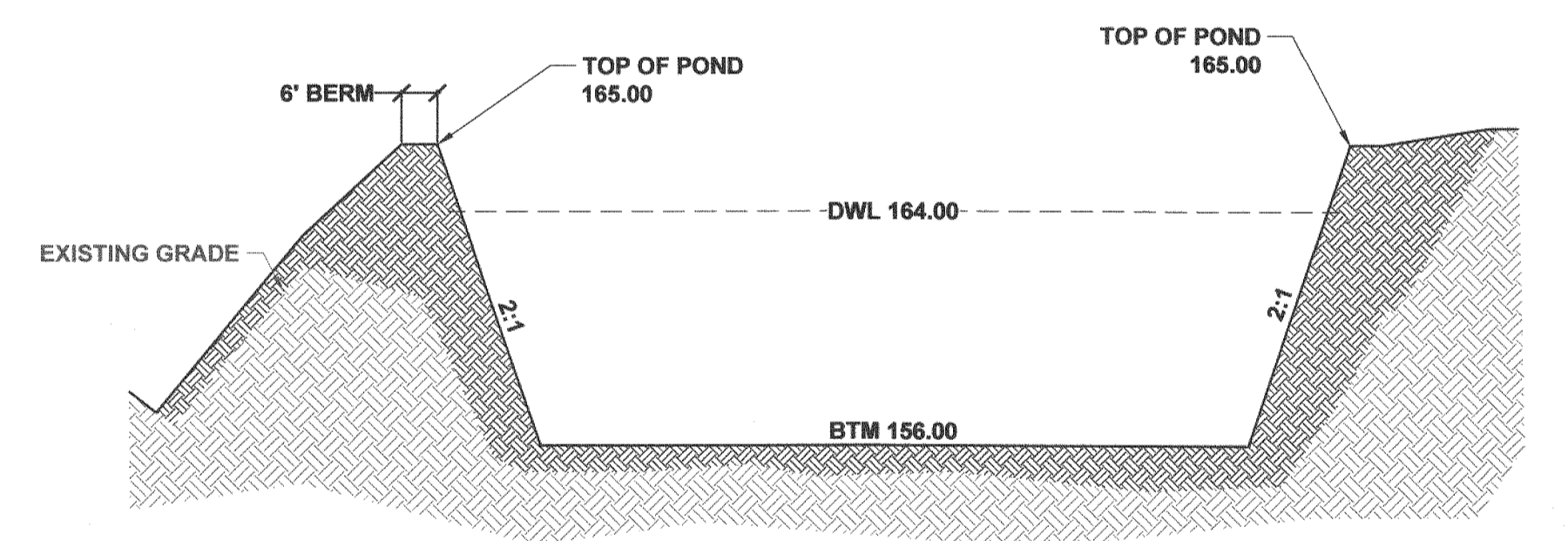
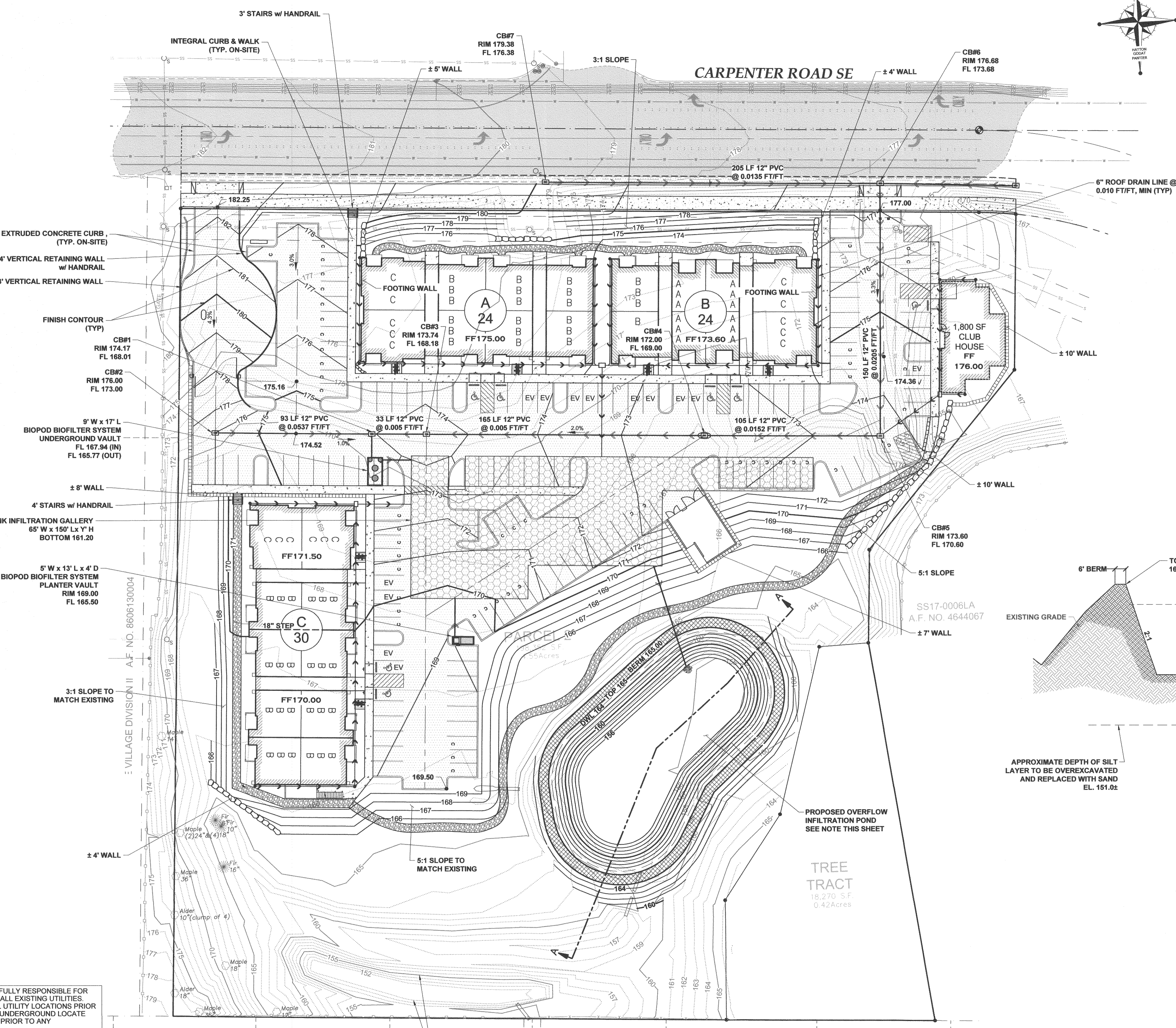


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6511 CARPENTER RD SE, LACEY, WA 98503  
**PRELIMINARY GRADING & DRAINAGE PLAN**  
A PORTION OF THE SE 1/4 OF THE NOW 1/2 OF SECTION 22 TOWNSHIP 18 N. RANGE 1 WEST 1 W.M.

AGENCY NO. HTE 22-07  
SHEET: 4 OF 8  
H:\02\21-00021-004\PRELIMINARY  
INDEX: 21-094 pre-grd-dm  
JOB: 21-094

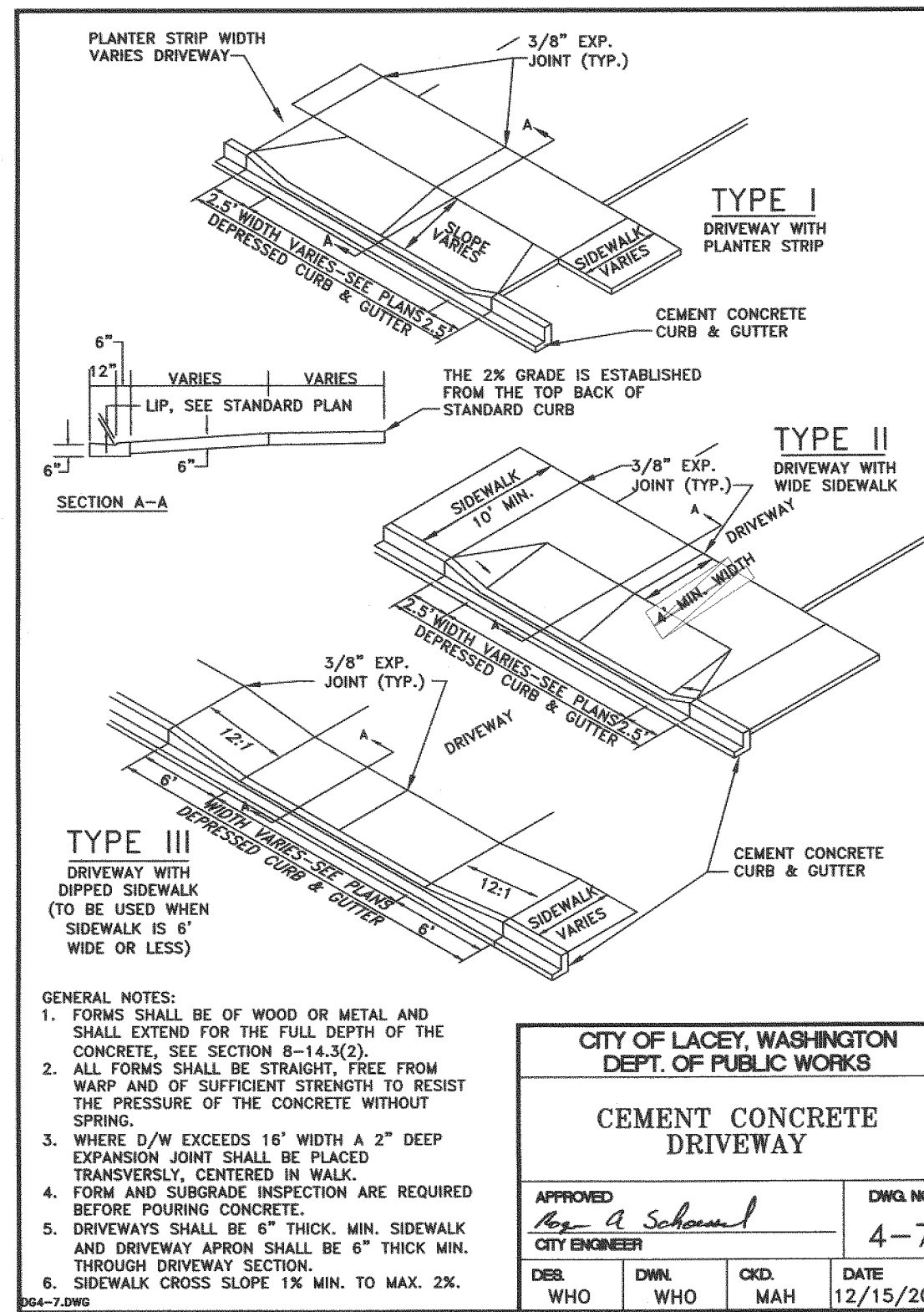
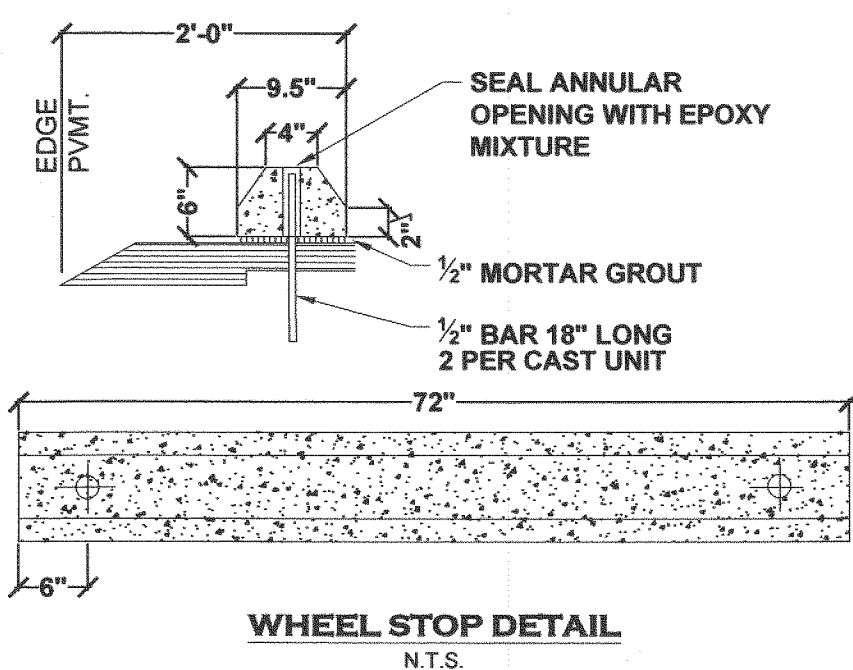
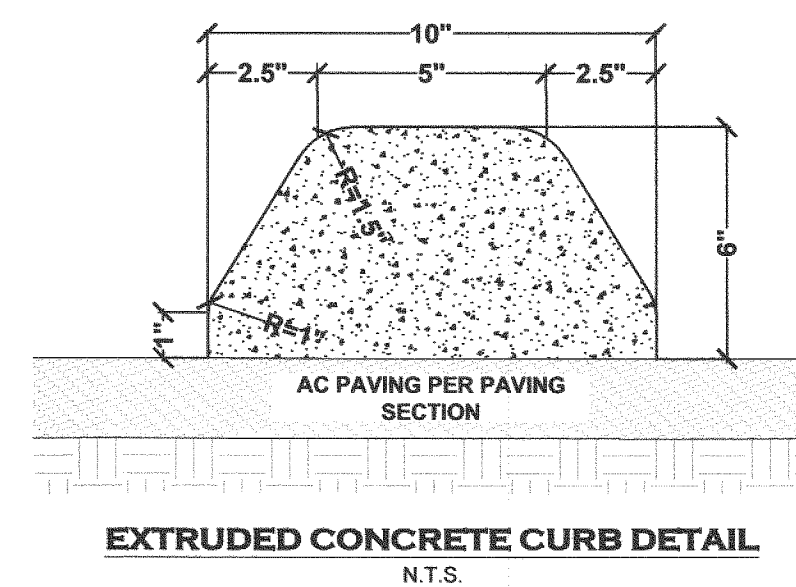
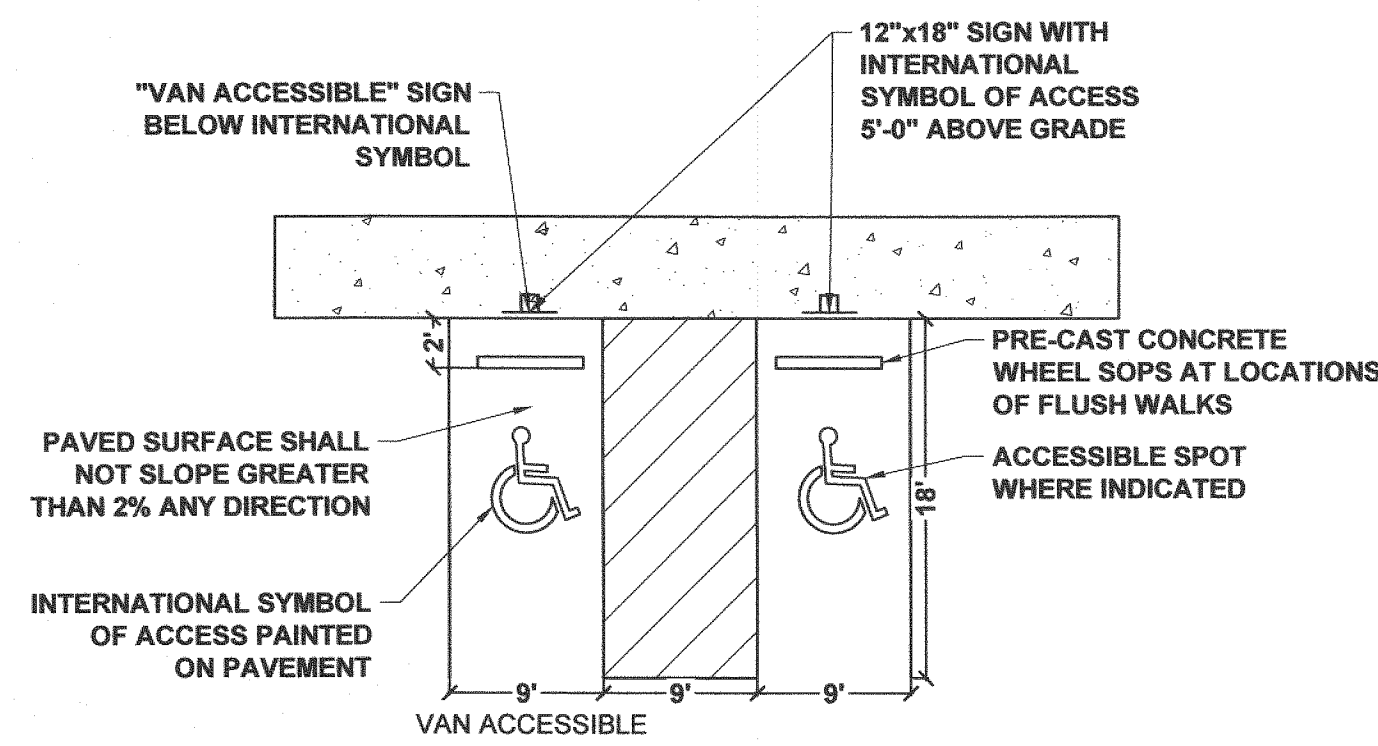
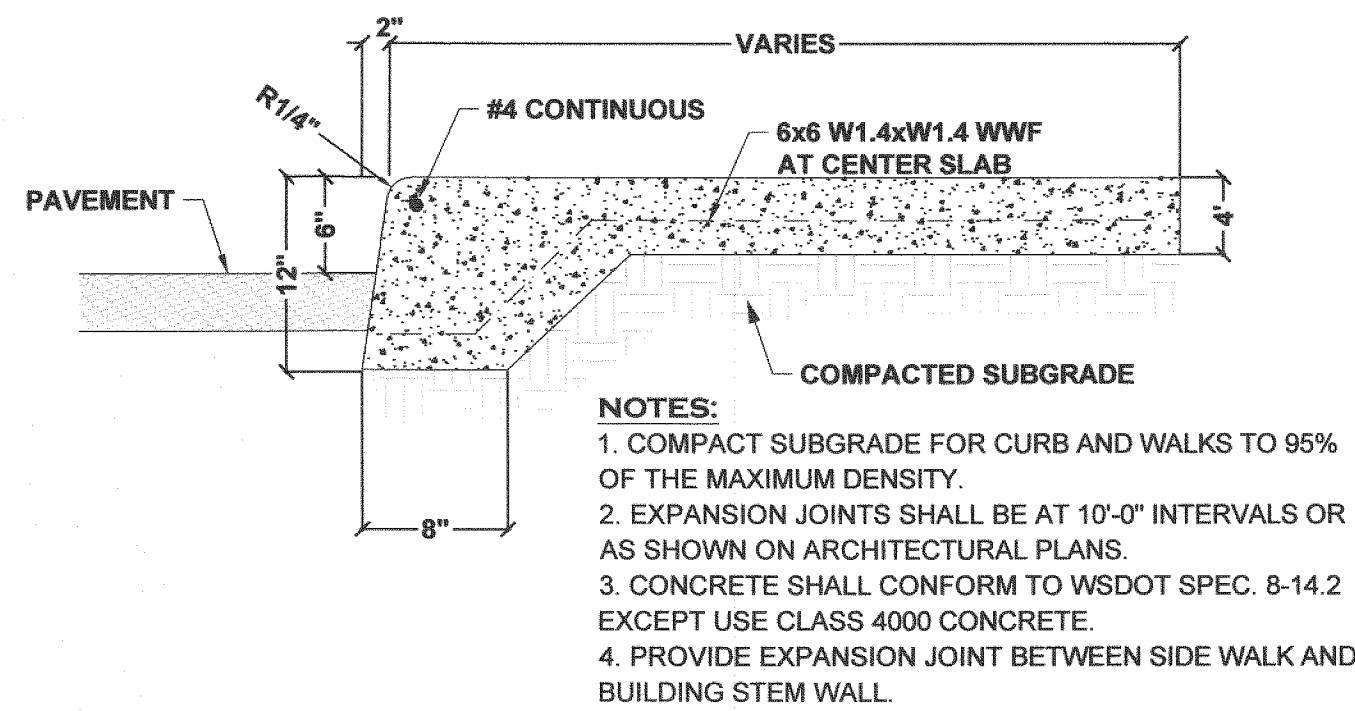


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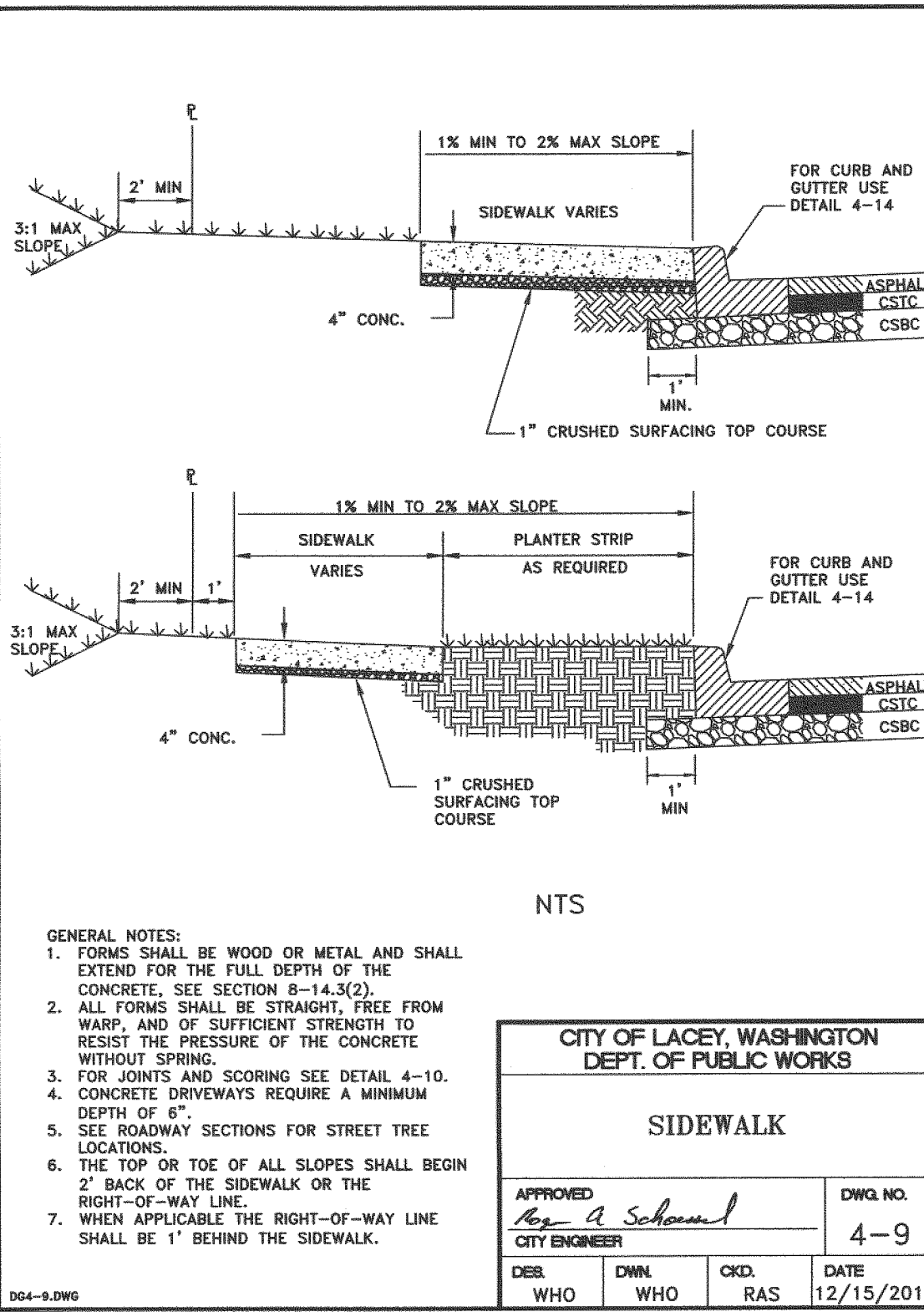
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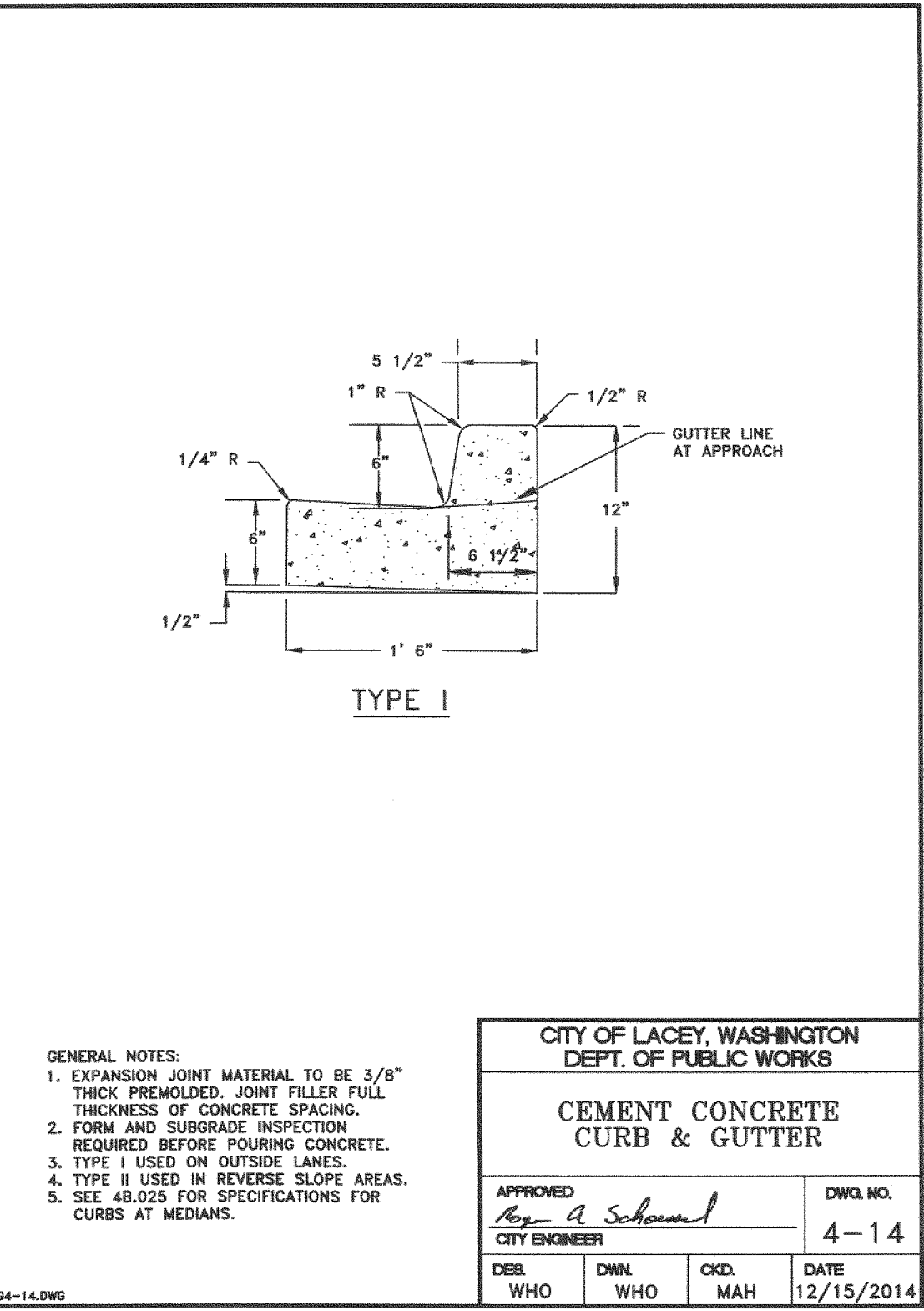
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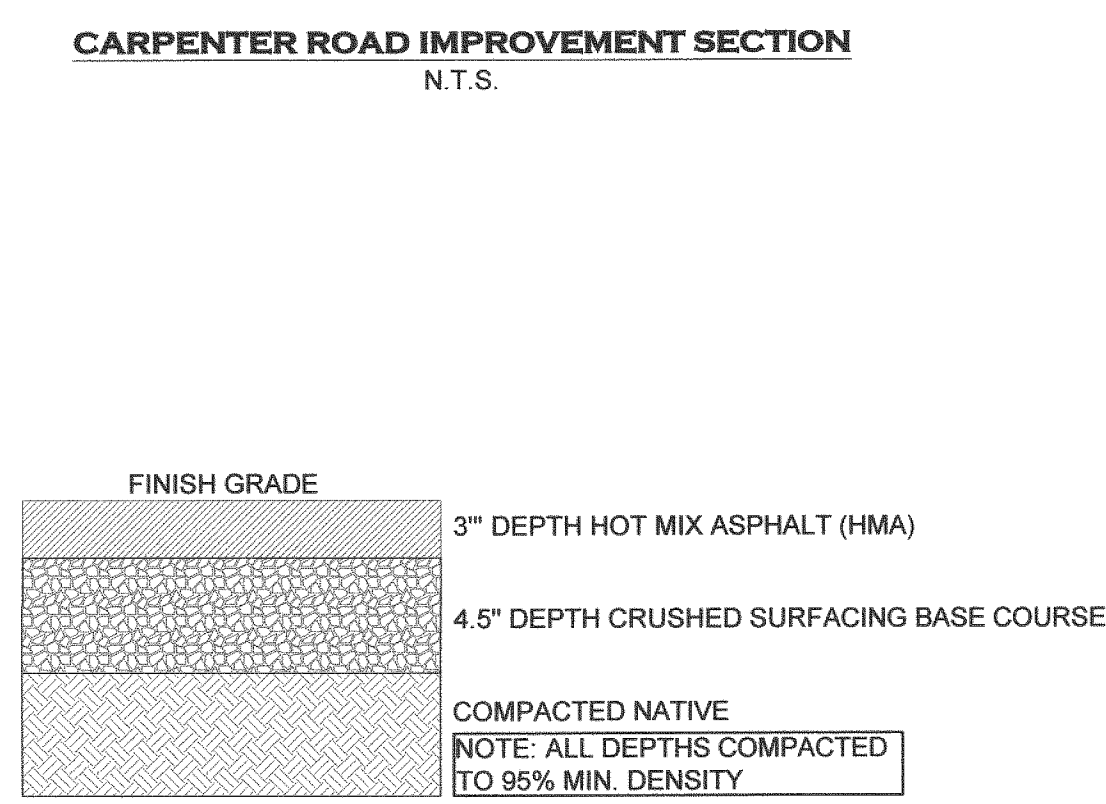
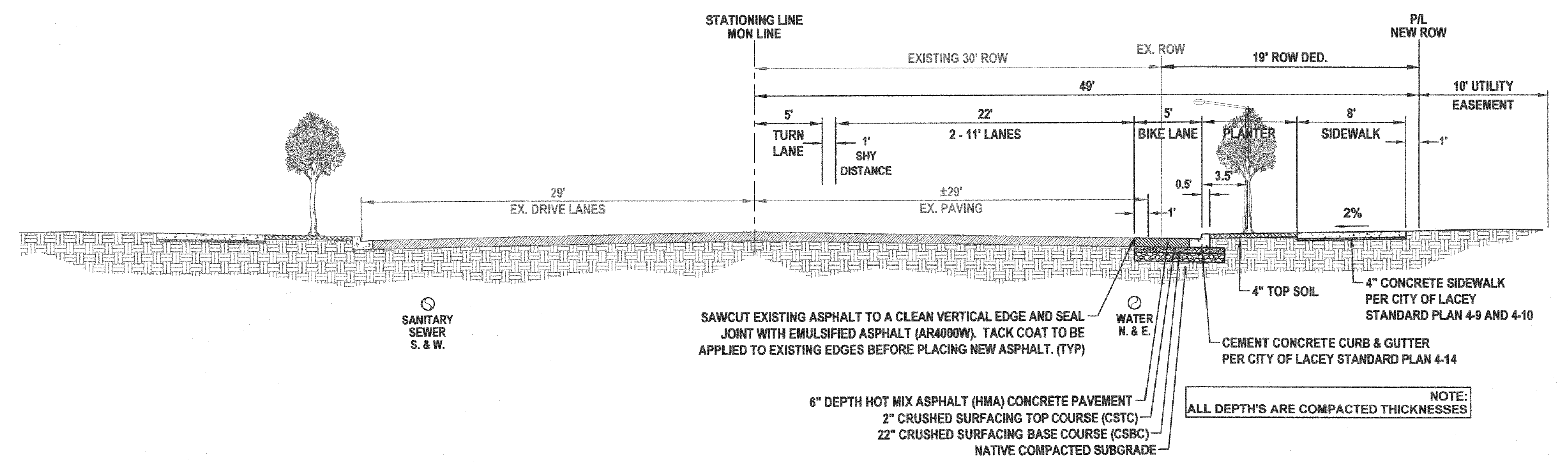
CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS	
CEMENT CONCRETE DRIVEWAY	
APPROVED CITY ENGINEER <i>Reg. A. Schmitt</i>	DWG. NO. 4-7
DES. WHO	DWN. WHO
CHKD. MAH	DATE 12/15/2014



CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS	
SIDEWALK	
APPROVED CITY ENGINEER <i>Reg. A. Schmitt</i>	DWG. NO. 4-9
DES. WHO	DWN. WHO
CHKD. RAS	DATE 12/15/2014



CITY OF LACEY, WASHINGTON DEPT. OF PUBLIC WORKS	
CEMENT CONCRETE CURB & GUTTER	
APPROVED CITY ENGINEER <i>Reg. A. Schmitt</i>	DWG. NO. 4-14
DES. WHO	DWN. WHO
CHKD. MAH	DATE 12/15/2014



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DESIGNED BY: CUDS  
DRAWN BY: BMS/BSN  
CHECKED BY: CPM  
DATE: AUGUST 2022  
SCALE: H V  
N/A



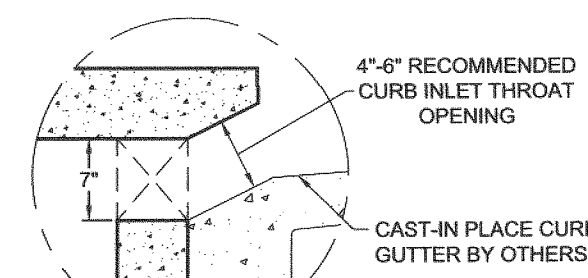
**HATTON GODAT PANTIER**  
ENGINEERS AND SURVEYORS  
3910 MARTIN WAY E SUITE B  
OLYMPIA, WA 98506  
TEL: 360.943.1599 FAX: 360.357.6299  
hattonpantier.com

DATE:  
REVISIONS:

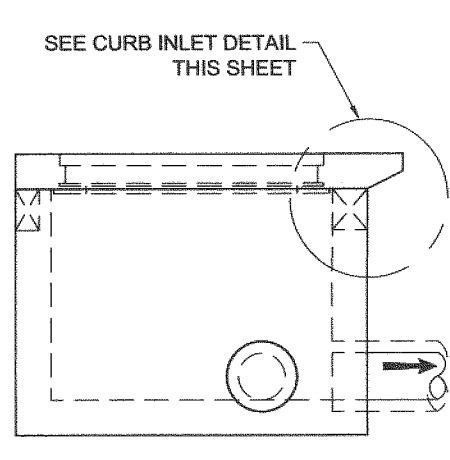
**CARPENTER ROAD APARTMENTS**  
6511 CARPENTER RD SE, LACEY, WA 98503  
PRELIMINARY GRADING & DRAINAGE  
DETAILS - 1  
A PORTION OF THE SE 1/4 OF THE NOW 1/2 OF SECTION 22, TOWNSHIP 18 N, RANGE 1 WEST, W.M.

AGENCY NO. HTE 22-07  
SHEET: 5 OF 8  
H:\02\21-00021-094\PRELIMINARY  
INDEX: 21-094\_pre-grd-dm  
JOB: 21-094

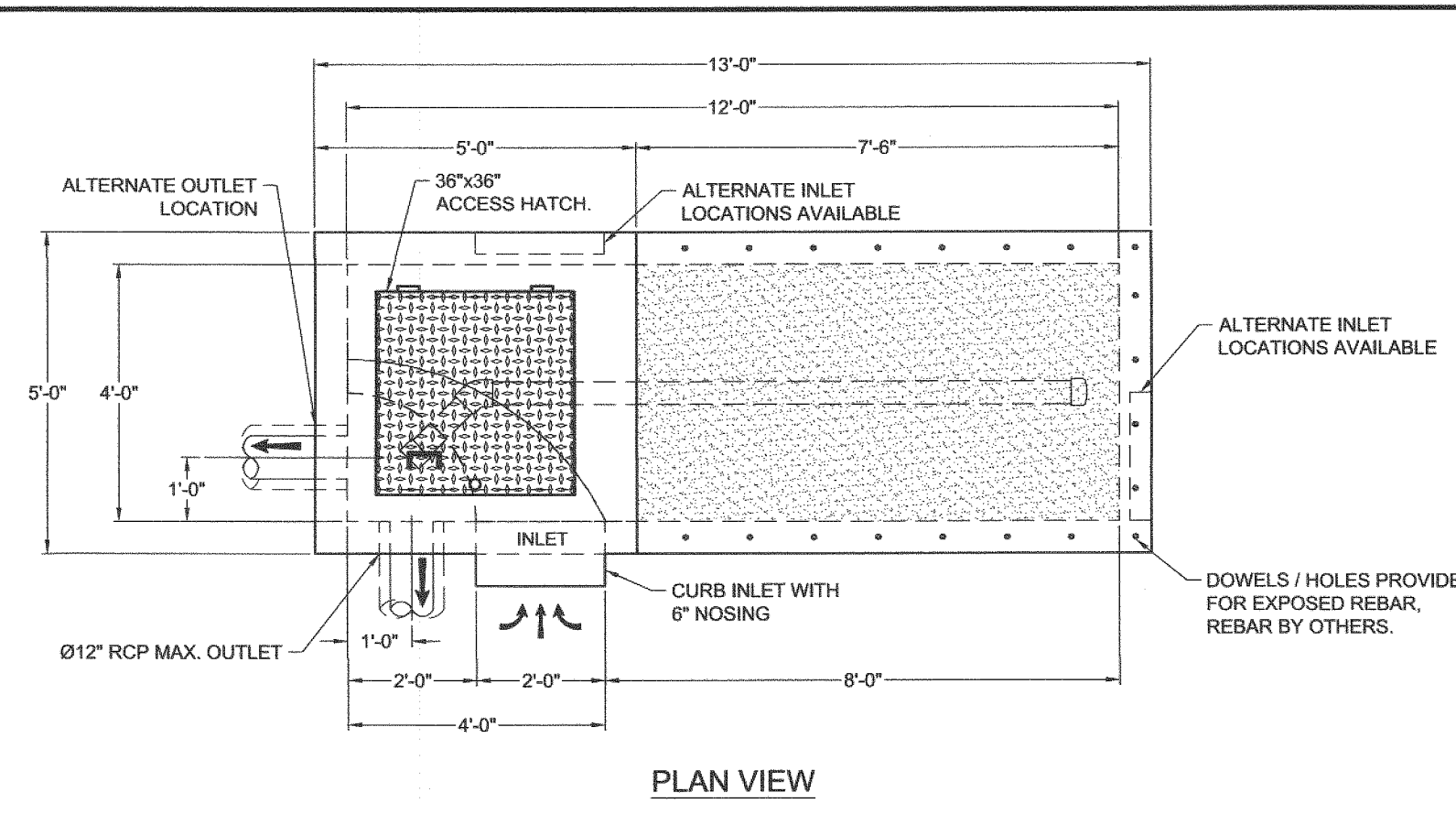
SITE SPECIFIC DATA				
Structure ID		ID		
Treatment Flow Rate (cfs)	-	-	-	-
Peak Flow Rate (cfs)	-	-	-	-
Rim Elevation	-	-	-	-
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet	-	-	-	-
Outlet	-	-	-	-
Notes:				
PERFORMANCE SPECIFICATIONS				
Treatment Flow Capacities:				
NUDEP 80% Removal, 75 micron	0.179 cfs			
WA Ecology GULD - Basic, Enhanced & Phosphorus	0.160 cfs			
Bypass Capacity	2.0 cfs			
*Contact Oldcastle for alternative treatment flow capacities.				



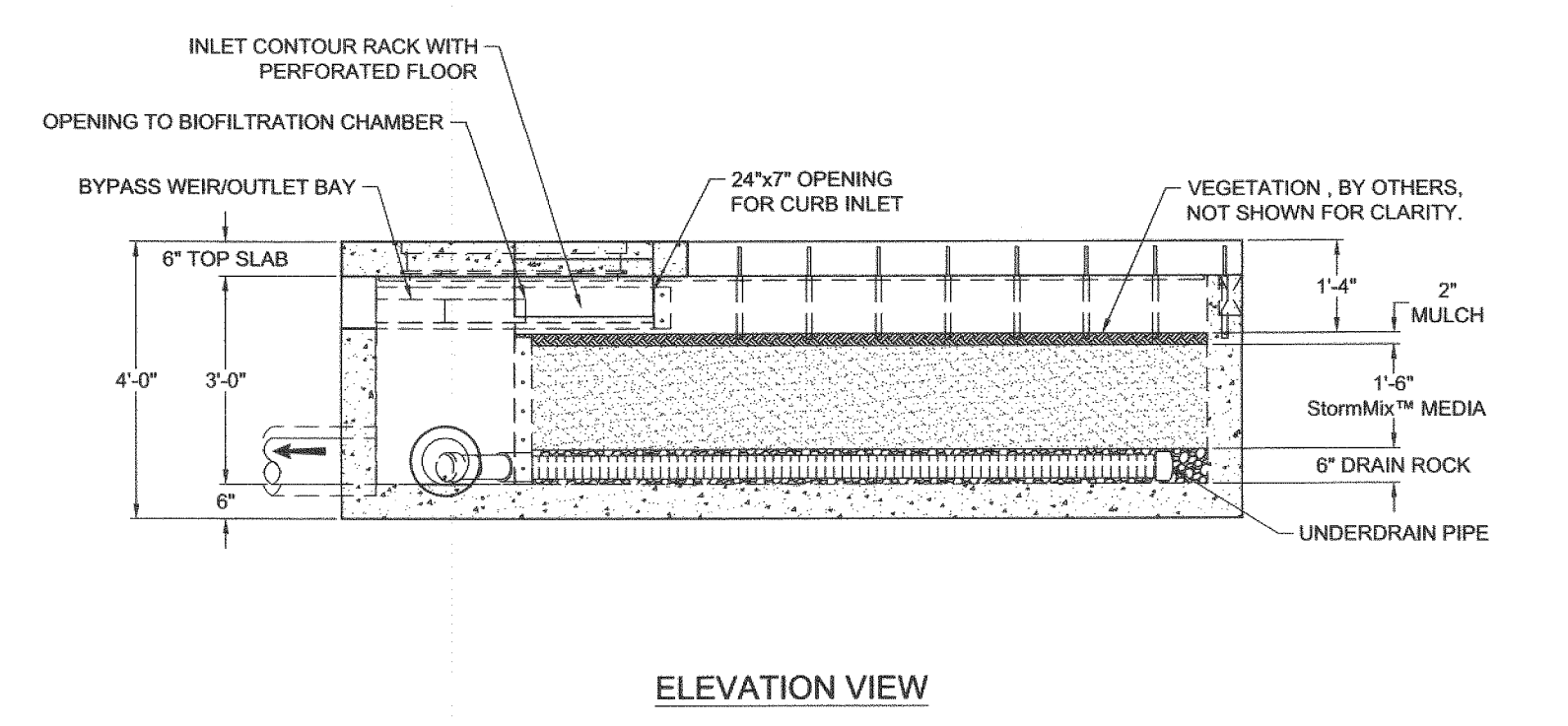
CURB INLET DETAIL



LEFT END VIEW



PLAN VIEW



ELEVATION VIEW

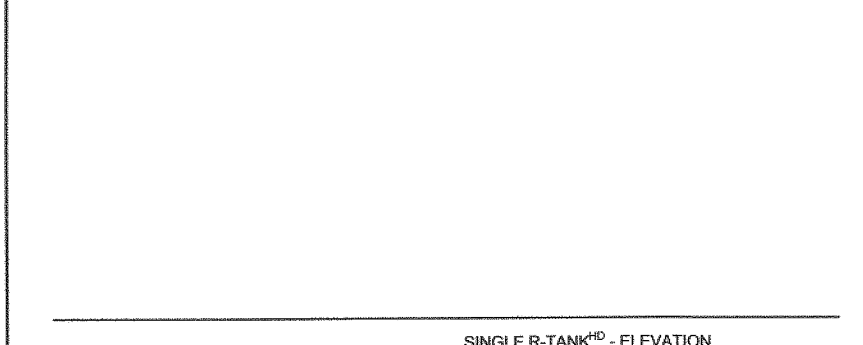
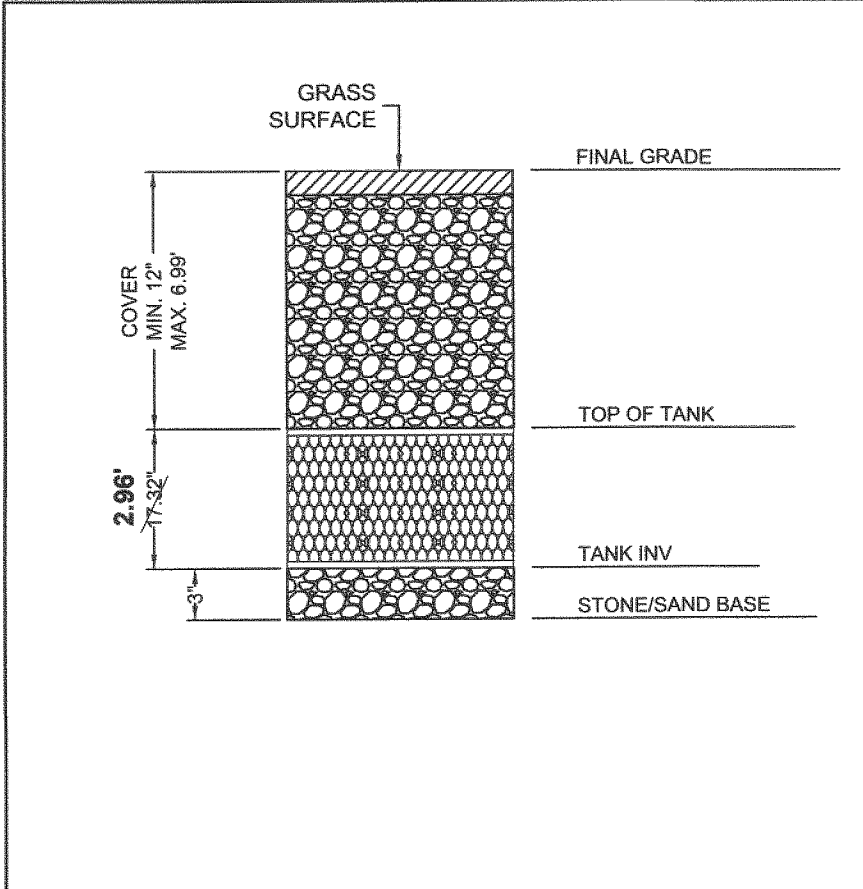
**NOTES**

- DESIGN LOADINGS:
  - 300 PSF PEDESTRIAN LOADING
  - DESIGN SOIL COVER: 5' MAXIMUM
  - ASSUMED WATER TABLE: BELOW BASE OF PRECAST
  - ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION
  - LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
  - LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 6" BELOW GRADE)
  - NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS
- CONCRETE: 28-DAY MINIMUM COMPRESSIVE STRENGTH: 4000 PSI MINIMUM.
- REINFORCING: REBAR, ASTM A615/706, GRADE 60
- CEMENT: ASTM C150
- REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
- REFERENCE STANDARD:
  - ASTM C895
  - ASTM C913
  - ACI 318-14
- THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/ARCHITECT SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
- INLET AND OUTLET HOLES WILL BE FACTORY CORE/CAST PER PLANS AND CUSTOMER REQUIREMENTS. INLET AND OUTLET LOCATIONS CAN BE MIRRORRED.
- CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
- CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
- SECTION HEIGHTS, SLABWALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
- MAXIMUM POK WEIGHTS:
  - TOP: XXXXX LBS
  - BASE: XXXXX LBS
  - COMBINED WEIGHT OF BASE INCLUDES BYPASS WEIR, DIVIDER WALL, ROCK & MEDIA
- INTERALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMIX™ MEDIA, MULCH, AND INLET CONTOUR RACK.

**Oldcastle Infrastructure**  
A BURNS COMPANY

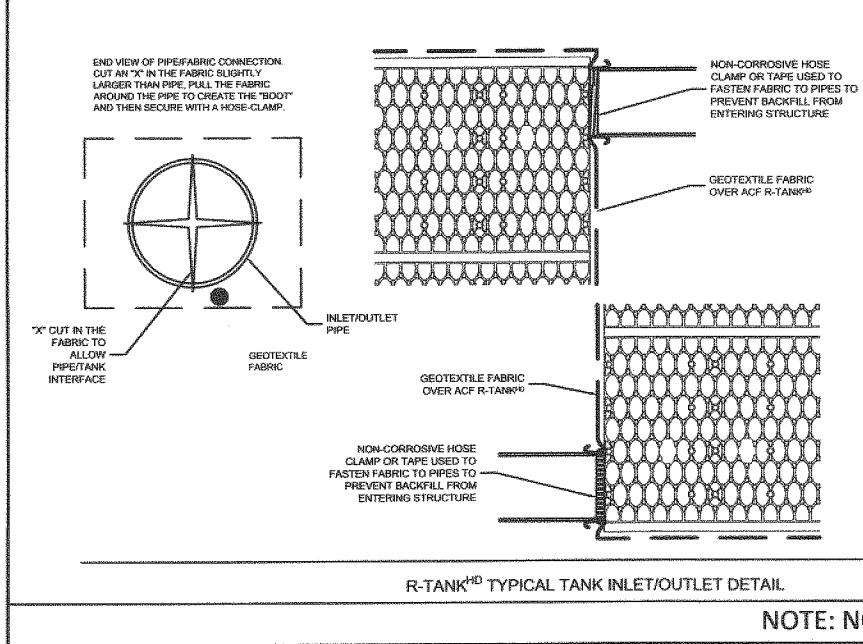
BiPod™ Biofilter System (STANDARD)  
Planter Vault with Internal Bypass

CUSTOMER: \_\_\_\_\_  
PROJECT NAME: \_\_\_\_\_  
SHEET NAME: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
SHEET: \_\_\_\_\_  
REV DATE: \_\_\_\_\_  
1 OF 1

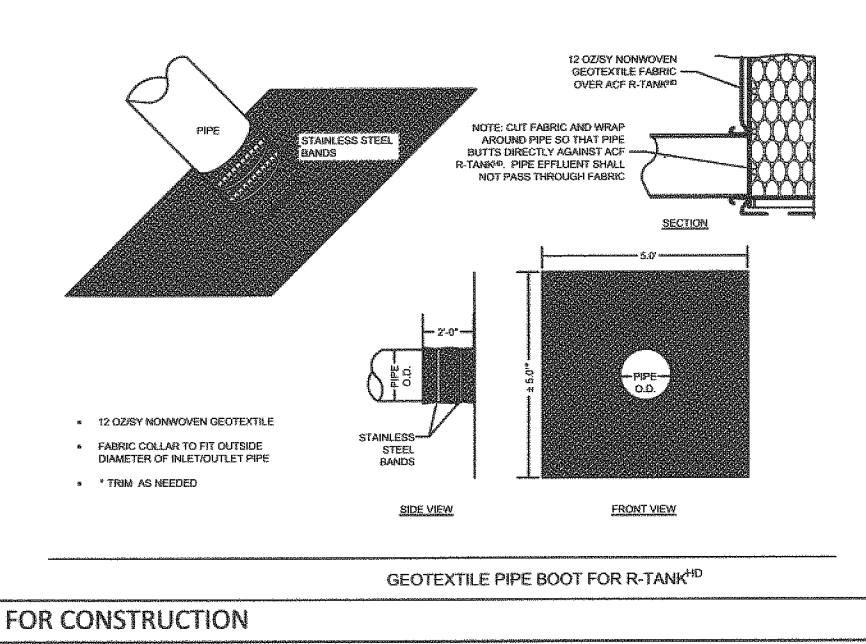


**MODULE DATA**

<b>GEOMETRY:</b>	<b>LOAD RATING:</b>
LENGTH = 28.15 IN. (715 MM)	33.4 PSI (MODULE ONLY)
WIDTH = 15.75 IN. (400 MM)	HS20 (WITH ACF COVER SYSTEM)
HEIGHT = 17.32 IN. (440 MM)	<b>MATERIAL:</b>
TANK VOLUME = 4.44 CF	100% RECYCLED
STORAGE VOLUME = 4.22 CF	POLYPROPYLENE
VOID INTERNAL VOLUME: 96%	<b>SMALL PLATES PER</b>
VOID SURFACE AREA: 90%	<b>SEGMENT/TOTAL:</b>
	5/5



R-TANK™ TYPICAL TANK INLET/OUTLET DETAIL



GEOTEXTILE PIPE BOOT FOR R-TANK™

**ACF ENVIRONMENTAL**  
1-800-448-3838 www.acfenvironmental.com

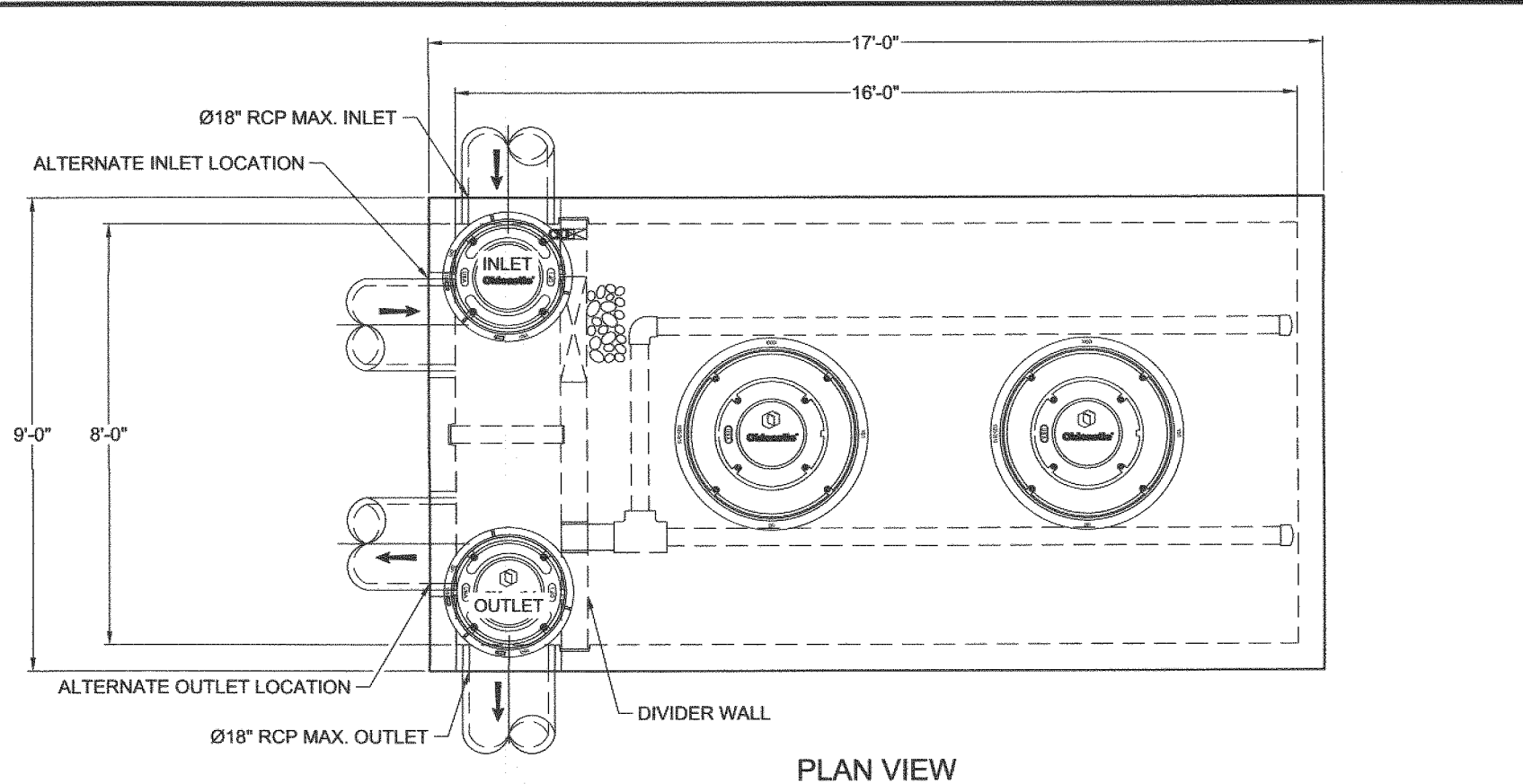
**R-TANK™ SYSTEM DETAILS**

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_

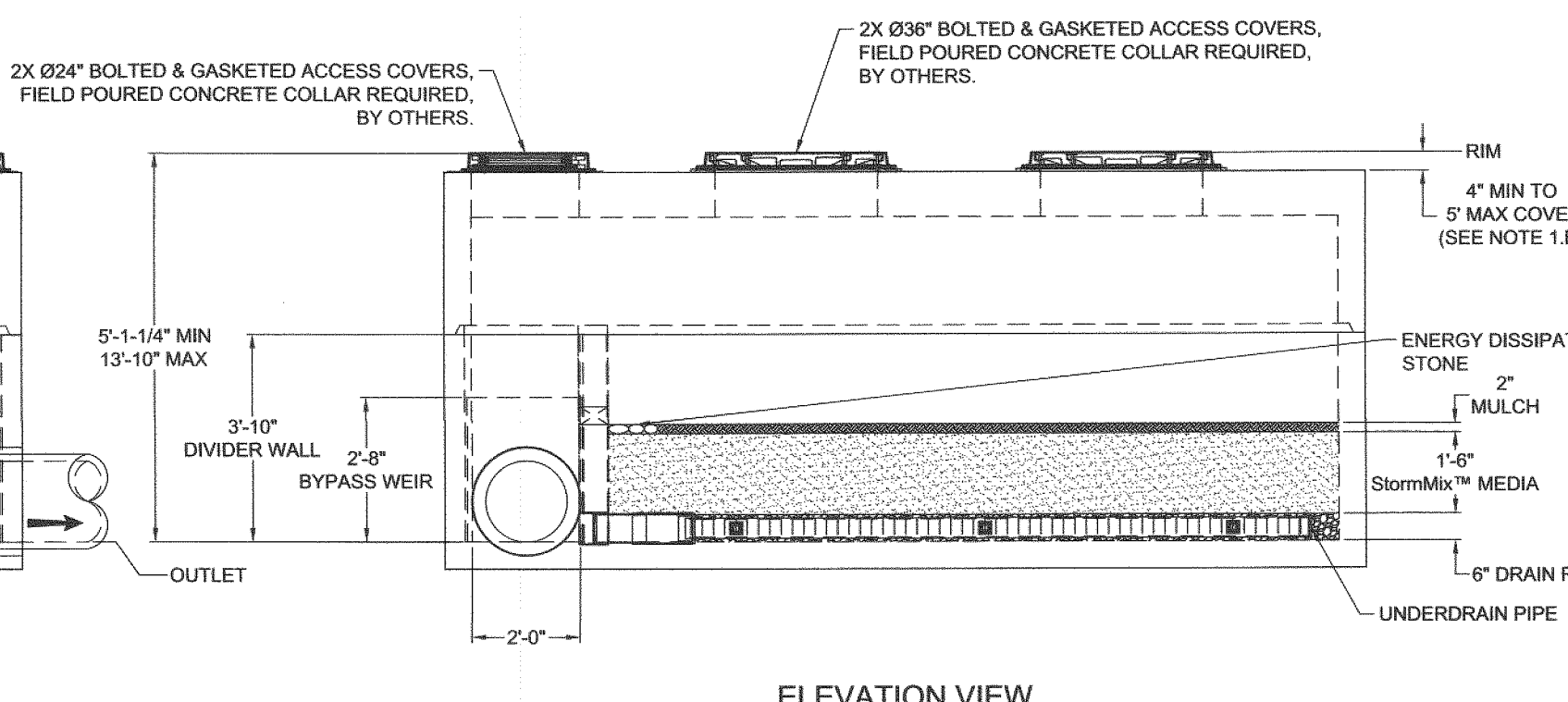
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_

ACF ENVIRONMENTAL, INC. 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202  
LET'S GET IT DONE!

SITE SPECIFIC DATA				
Structure ID		ID		
Treatment Flow Rate (cfs)	-	-	-	-
Peak Flow Rate (cfs)	-	-	-	-
Rim Elevation	-	-	-	-
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet	-	-	-	-
Outlet	-	-	-	-
Notes:				
PERFORMANCE SPECIFICATIONS				
Treatment Flow Capacities:				
NUDEP 80% Removal, 75 micron	0.432 cfs			
WA Ecology GULD - Basic, Enhanced & Phosphorus	0.384 cfs			
Bypass Capacity	6.5 cfs			
*Contact Oldcastle for alternative treatment flow capacities.				



PLAN VIEW



ELEVATION VIEW

LEFT END VIEW

**NOTES**

- DESIGN LOADINGS:
  - ASHTO HS-20-44 (WITH IMPACT)
  - DESIGN SOIL COVER: 5' MAXIMUM
  - ASSUMED WATER TABLE: BELOW BASE OF PRECAST
  - ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION
  - LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
  - LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 6" BELOW GRADE)
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- CONCRETE: 28-DAY MINIMUM COMPRESSIVE STRENGTH: 4000 PSI MINIMUM.
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- CEMENT: ASTM C150
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  - BASE: XXXXX LBS
  - COMBINED WEIGHT OF BASE INCLUDES BYPASS WEIR, DIVIDER WALL, ROCK & MEDIA
- INTERALS SHALL CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMIX™ MEDIA, MULCH, DIVIDER WALL, BYPASS WEIR AND OPTIONAL DRAIN DOWN.

**Oldcastle Infrastructure**  
A BURNS COMPANY

BiPod™ Biofilter System (STANDARD)  
Underground Vault with Internal Bypass

CUSTOMER: \_\_\_\_\_  
PROJECT NAME: \_\_\_\_\_  
SHEET NAME: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
SHEET: \_\_\_\_\_  
REV DATE: \_\_\_\_\_  
1 OF 1

**PIPE ALLOWANCES**

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR UNREINFORCED CONCRETE	12"
ALL METAL PIPE	12"
FRP (BY SITE SPEC. SECT. 146.26)	12"
SOLID WALL PVC (BY SITE SPEC. SECT. 146.1219)	12"
PROFILE WALL PVC (BY SITE SPEC. SECT. 146.1220)	12"

\* CORRUGATED POLYETHYLENE STORM SEWER PIPE

**RECTANGULAR ADJUSTMENT SECTION**

**PRECAST BASE SECTION**

**ALTERNATIVE PRECAST BASE SECTION**

**NOTE: NOT FOR CONSTRUCTION**

**REVISIONS:**

DATE: \_\_\_\_\_

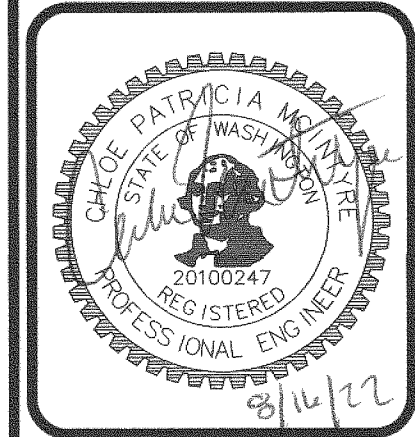
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DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_



**HATTON GODAT PANTIER**  
ENGINEERS AND SURVEYORS  
3910 MARTIN WAY E SUITE B  
OLYMPIA, WA 98501  
TEL: 360.943.1599 FAX: 360.357.6299  
hattonpantier.com

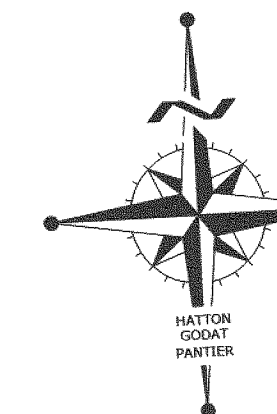
DATE: \_\_\_\_\_

REVISIONS:

**CARPENTER ROAD APARTMENTS**  
6511 CARPENTER RD SE, LACEY, WA 98503

**PRELIMINARY GRADING & DRAINAGE**  
DETAILS - 2

AGENCY NO. HTE 22-07  
SHEET: 6 OF 8  
H:\G\21-00021-094\PRELIMINARY  
INDEX: 21-094 pre-grd-dm  
JOB: 21-094

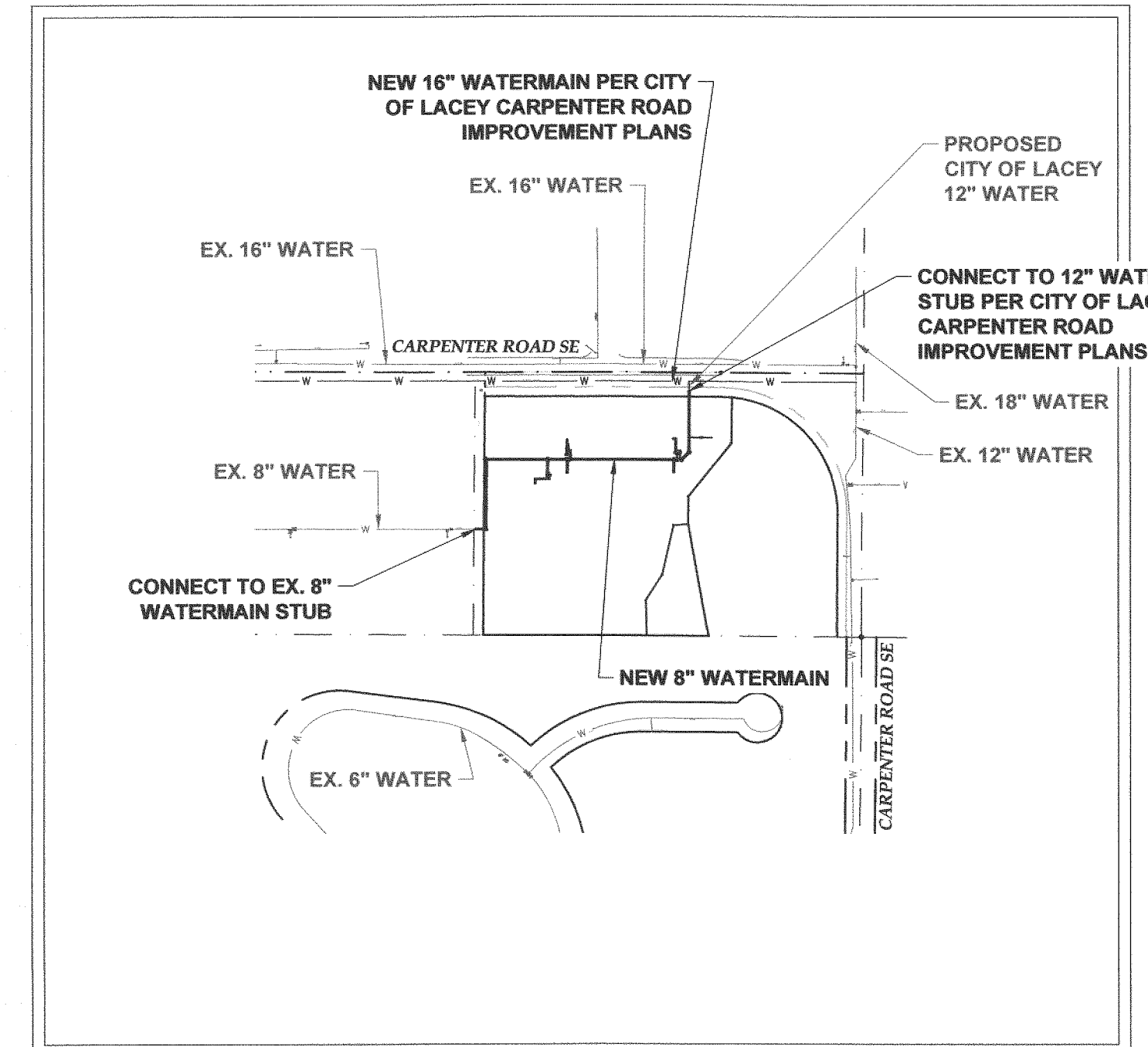
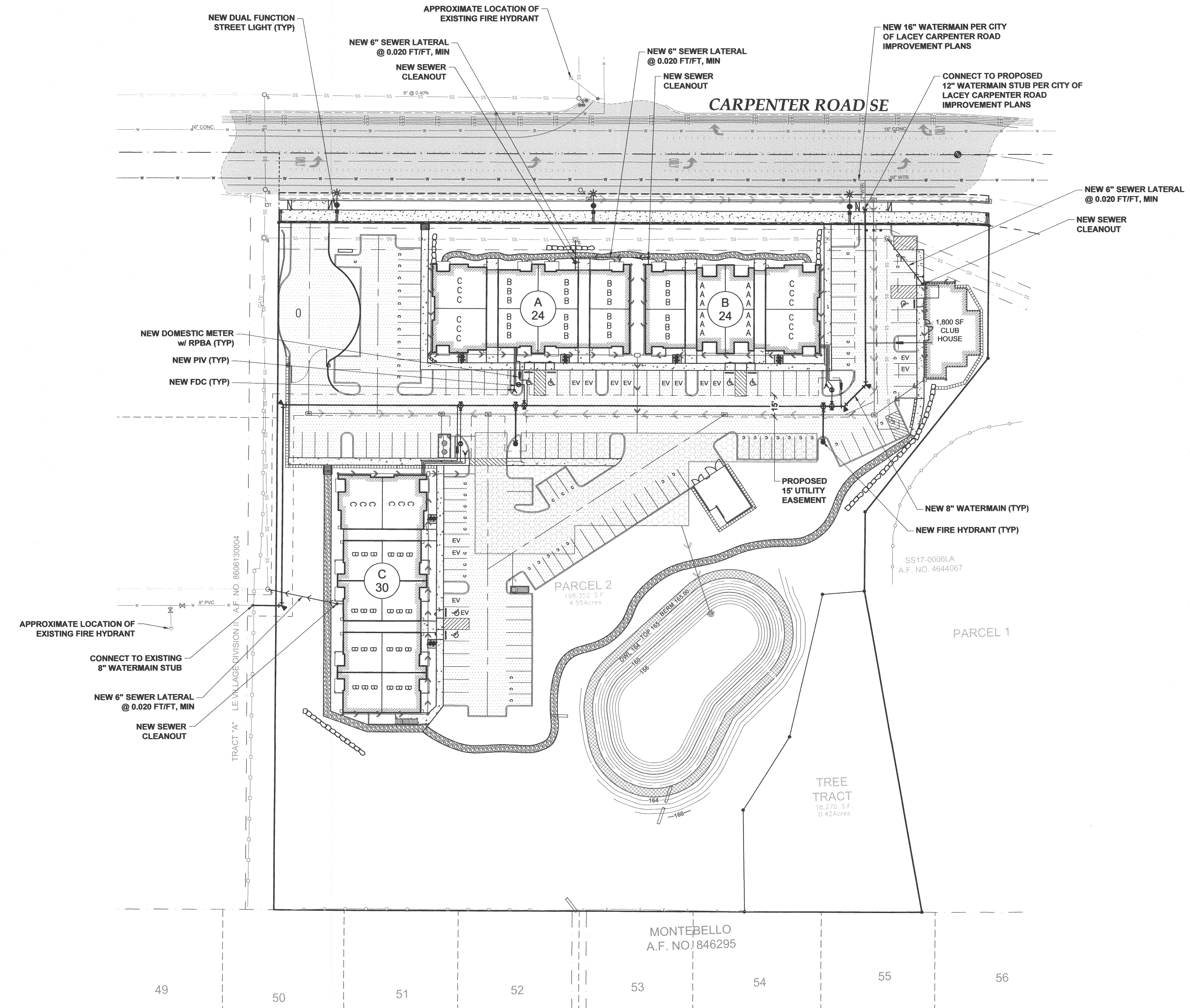


CITY OF LACEY	
<b>VERTICAL DATUM NGVD 29</b>	<b>MERIDIAN HORIZONTAL DATUM</b>
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK CONTROL POINT NO. 480 3" ALUMINUM CAP STAMPED "CITY OF LACEY LS-11958" ON 2 1/4" IRON PIPE IN CASE MONUMENT AL ANNA DRIVE CENTER OF RD @ P.I. OF CARPENTER RD ELEVATION = 186.21	CITY OF LACEY SHORT SUBDIVISION NO. SS17-0006LA RECORDED UNDER AUDITORS' FILE NO. 4644067
SCALE: 1" = 40'	

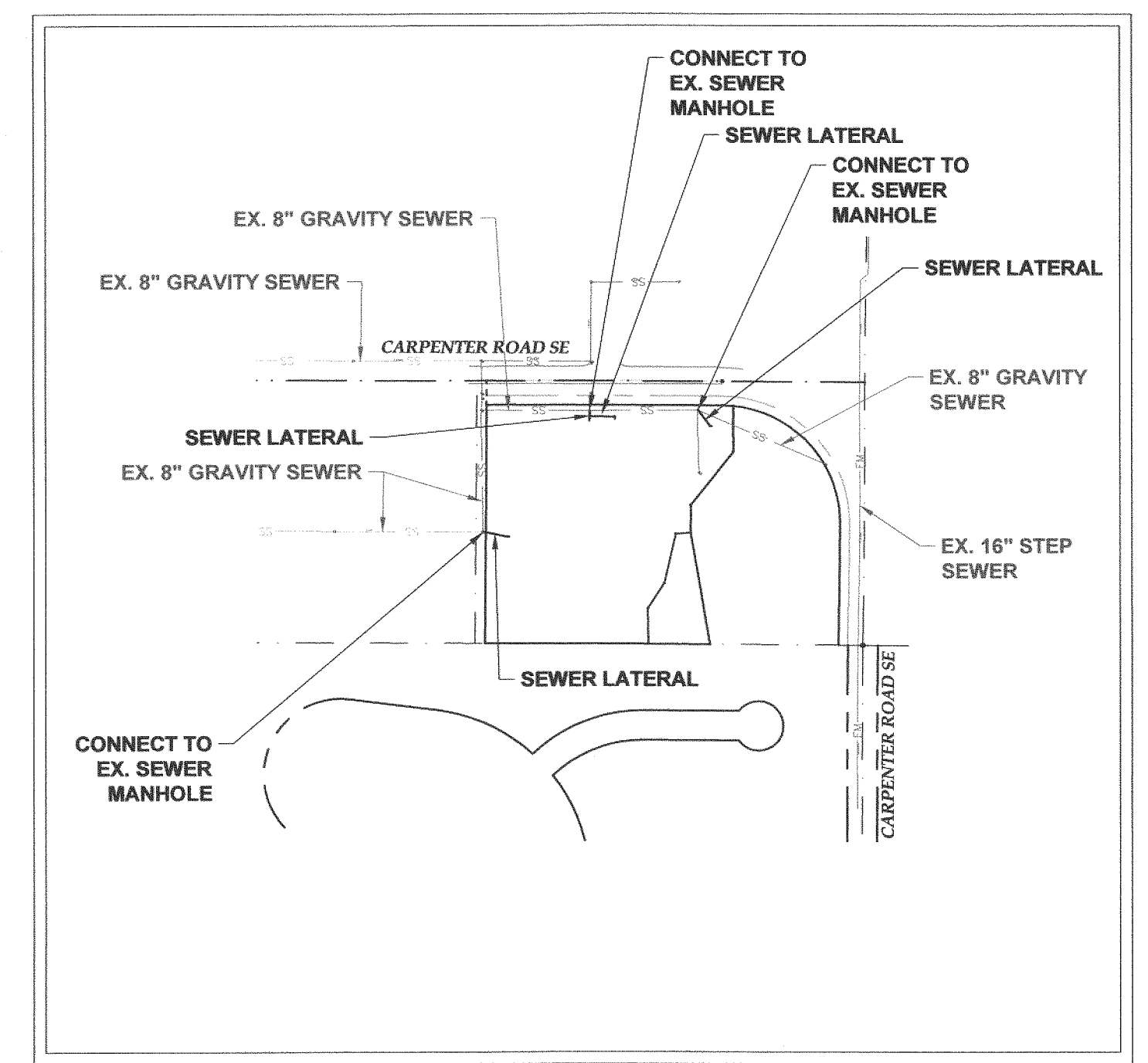
DESIGNED BY: CDS	DRAWN BY: BMS/BSN	CHECKED BY: CPM	DATE: AUGUST 2022	SCALE: H	Y	N/A
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AND SURVEYORS  
ENGINEERS  
3910 MARTIN WAY E SUITE B  
OLYMPIA, WA 98506  
TEL: 360.943.1599 FAX: 360.357.6299  
hattonpantier.com



**WATER SYSTEM MAP**  
1" = 300'



**SEWER SYSTEM MAP**  
1" = 300'

**WELL NOTE:**  
NO WELLS EXIST ON OR WITHIN 200 FEET OF THE SUBJECT SITE AS DETERMINED BY OBSERVATIONS AND DEPARTMENT OF ECOLOGY WELL LOG DATA.

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**PRELIMINARY UTILITY PLAN**  
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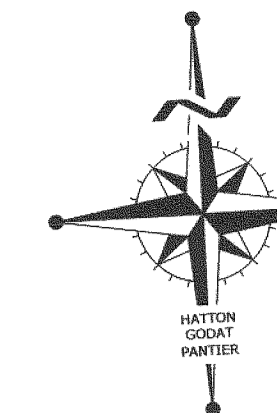
AGENCY NO. HTE 22-07	SHEET: 7 OF 8
H:\02\21-00021-094\PRELIMINARY	INDEX: 21-094-pre-utl
JOB: 21-094	

# CARPENTER ROAD APARTMENTS

6511 CARPENTER RD SE, LACEY, WA 98503

## PROJECT PROPONENT

CARPENTER ROAD PARTNERS, LLC  
 CONTACT: KRISTI NEZNANSKI  
 (503) 400-9239  
 3633 MARKET PLACE, WEST, STE 7  
 UNIVERSITY PLACE, WA 98486



CITY OF LACEY	
VERTICAL DATUM NGVD 29 THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK CONTROL POINT NO. 480 3" ALUMINUM CAP STAMPED "CITY OF LACEY LS-11958" ON 2 14" IRON PIPE IN CASE MONUMENT AL ANNA DRIVE SE CENTER OF RD @ P.I. OF CARPENTER RD ELEVATION = 186.21	MERIDIAN HORIZONTAL DATUM CITY OF LACEY SHORT SUBDIVISION NO. SS17-0006LA RECORDED UNDER AUDITORS' FILE NO. 4644067
40 20 0 40 80 SCALE: 1" = 40'	

DESIGNED BY: DL  
 DRAWN BY: DL  
 CHECKED BY: CC/CPM  
 DATE: AUG 2022  
 SCALE: H 1" = 40'  
 V N/A

### OPEN SPACE SUMMARY

20% OF GROSS SITE AREA MINIMUM REQUIRED  
 TOTAL SITE AREA = 216,949 SF-18,210 SF (TREE TRACT)  
 X .20 = 39,785 SF OPEN SPACE REQ.  
 COMMON OPEN SPACE PROVIDED - 24,410 SF  
 PRIVATE OPEN PROVIDED (50% OF TOTAL OPEN SPACE)  
 (DECKS/PATIOS/SEMI-PRIVATE) - 20,750 SF  
 TOTAL OPEN SPACE PROVIDED - 45,160 SF

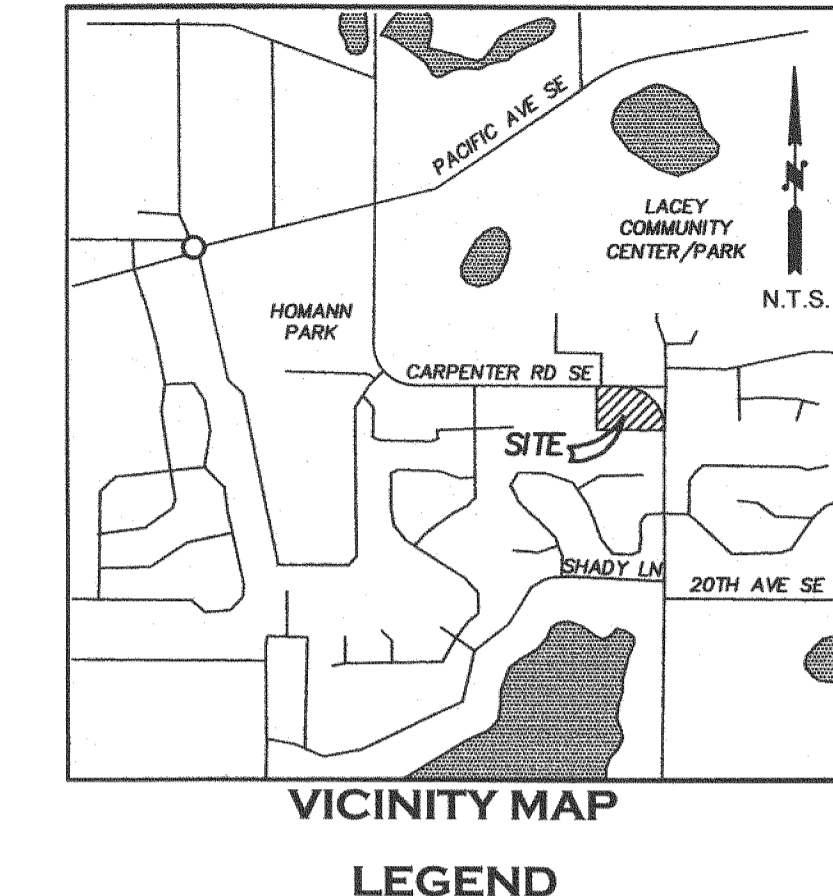
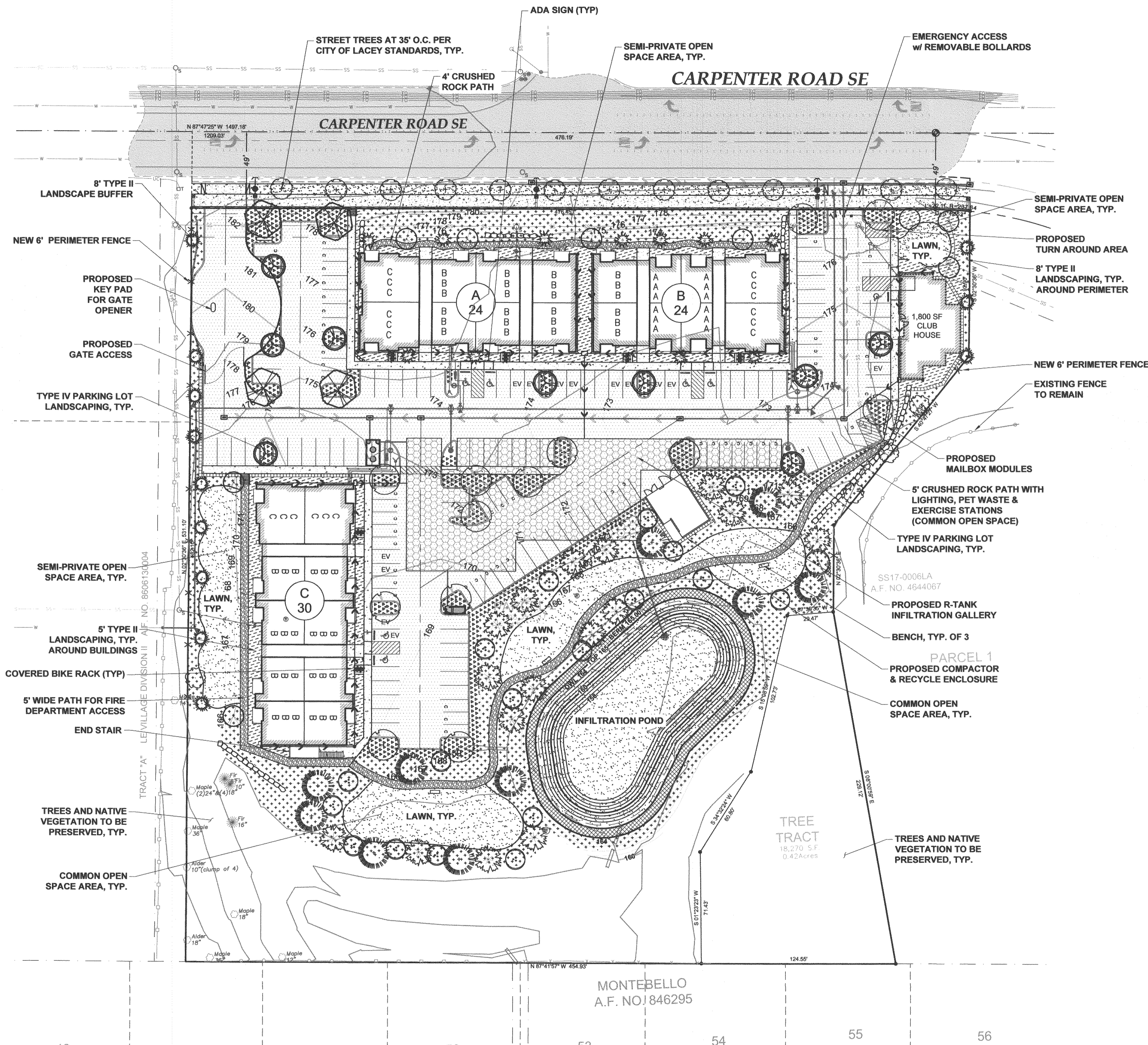
### TREE SUMMARY

TREE TRACT 0.42 ACRES = 8.4% OF TOTAL SITE  
 EXISTING TREES IN TREE TRACT - 75  
 TOTAL EXISTING TREES TO BE PRESERVED - 88  
 TREES TO BE REMOVED - 6  
 NEW TREES PROPOSED - 97  
 TOTAL TREES - 185

### PARKING LOT LANDSCAPING

50 SF OF LANDSCAPING REQUIRED PER STALL  
 137 STALLS = 6,850 SF LANDSCAPING  
 7,050 SF OF PARKING LOT LANDSCAPING PROVIDED

PARKING LOT LANDSCAPING



### PRELIMINARY LANDSCAPING SPECIFICATIONS

SYMBOL	PLANT NAME/TYPE	COMMON NAME	SIZE
	DECIDUOUS PARKING/SHADE TREES <i>Carpinus betulus 'Fastigiata'</i> <i>Nyssa sylvatica</i> <i>Prunus sargentii 'Columnaris'</i>	Pyramidal Hornbeam Black Tupelo Columnar Sargent Cherry	2" GAL. MIN.
	STREET TREE <i>Rocky Mountain Glom Maple</i>	Acer grandidentatum 'Schmidt'	2" GAL. MIN.
	ACCENT TREE / ORNAMENTAL TREE <i>Cornus x 'Rutgan'</i> <i>Malus 'Royal Raindrops'</i> <i>Malus 'Adirondack'</i>	Stellar Pink Dogwood Royal Raindrops Crabapple Adirondack Crabapple	2" GAL. MIN.
	CONIFER <i>Chamaecyparis nootka 'Pendula'</i> <i>Chamaecyparis obtusa 'Gracilis'</i> <i>Pinus leucodermis</i>	Weeping Alaskan Cedar Dwarf Hinoki Cypress Bosnian Pine	6'-7" HT. B&B
	NATIVE TREES <i>Tsuga heterophylla</i> <i>Calocedrus decurrens</i> <i>Thuja plicata</i> <i>Pseudotsuga menziesii</i> <i>Acer circinatum</i> <i>Amelanchier</i>	Western Hemlock Incense Cedar Western Red Cedar Douglas Fir Vine Maple Serviceberry	6'-7" HT. B&B
	ORNAMENTAL SHRUB AND GROUNDCOVERS <i>Cistus purpureus</i> <i>Leucothoe f. 'Rainbow'</i> <i>Spiraea japonica 'Goldmound'</i> <i>Nandina domestica 'Sulfstream'</i> <i>Prunus laurocerasus 'Otto Luyken'</i> <i>Rhododendron Unique</i> <i>Saxus sempervirens 'Morrus'</i> <i>Viburnum davidii</i> <i>Fleris J. 'Mt Fire'</i> <i>Hemerocallis var.</i> <i>Erica carnea 'Springwood'</i> <i>Deschampsia cespitosa 'NL.'</i> <i>Helictotrichon sempervirens</i>	Purple Rock Rose Rainbow Leucothoe Goldmound Spiraea Sulfstream Heavenly Bamboo Otto Luyken Laurel Unique Rhododendron Green Tower Boxwood David Viburnum Mt Fire Fleris Daylily Springwood Pink Heather Dwarf Fountain Grass Blue Oat Grass	2-5 GAL. 1 GAL.
	NATIVE SHRUBS / GROUNDCOVER <i>Gaultheria shallon</i> <i>Mahonia nervosa</i> <i>Arctostaphylos uva-ursi</i> <i>Pennisetum setaceum</i> <i>Vaccinium ovatum</i> <i>Spiraea douglasii</i>	Evergreen Salal Creeping Oregon Grape Kinnikinnick Western Sword Fern Evergreen Huckleberry Western Spiraea (POND ONLY)	1 GAL. 2 GAL.
	PARKING LOT SHRUBS/GROUNDCOVER <i>Cotoneaster dammeri 'Lowfast'</i> <i>Arctostaphylos uva-ursi</i> <i>Nandina domestica 'Sulfstream'</i> <i>Helictotrichon sempervirens</i> <i>Prunus laurocerasus 'Otto Luyken'</i>	Lowfast Cotoneaster Kinnikinnick Sulfstream Heavenly Bamboo Blue Oat Grass Otto Luyken Laurel	1 GAL.
	HYDROSEEDED LAWN AREAS		

IRRIGATION NOTE: AN IRRIGATION SYSTEM PROVIDING FULL COVERAGE IN ALL LAWN AND SHRUB AREAS AND DESIGNED TO ACCOMMODATE RECLAIMED WATER SHALL BE INCLUDED IN THIS PROJECT.  
 MAINTENANCE NOTE: LANDSCAPING AND IRRIGATION SYSTEM SHALL BE PROFESSIONALLY MAINTAINED FOR THE LIFE OF THIS PROJECT. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE AND ALL REPLACEMENTS RE-GUARANTEED FOR ANOTHER FULL YEAR.

### CONSTRUCTION STAKING:

THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

### RECORD DOCUMENTS:

THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES MADE TO THE DESIGN DRAWING(S).

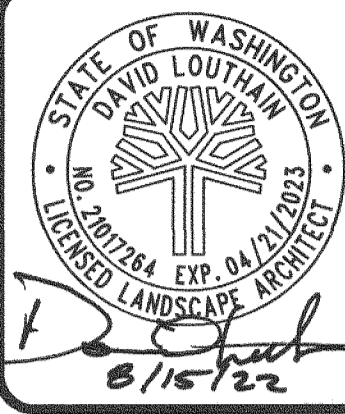
THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

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

### TOPOGRAPHIC NOTE:

THE EXISTING 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, HGP CANNOT ENSURE ITS 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.



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 hattonpantier.com

REVISIONS: DATE:

CARPENTER ROAD APARTMENTS  
 6511 CARPENTER RD SE, LACEY, WA 98503  
 PRELIMINARY LANDSCAPE PLAN  
 A PORTION OF THE SE 1/4 OF THE NOW 1/2 OF SECTION 22 TOWNSHIP 18 N. RANGE 1 WEST, W.M.

AGENCY NO. HTE 22-07  
 SHEET: 8 OF 8  
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 INDEX: 21-094.lac  
 JOB: 21-094