

BETSCHART WAREHOUSE

SEC 02, T 18 N, R 1W, W. M.

PROJECT INFORMATION:

DEVELOPER/OWNER:
BETSCHART INVESTMENTS 7520 LLC
PO BOX 5758
LACEY, WA 98509
EMAIL: mardy@melectrical.com

SITE ADDRESS:
7520 & 7600 EVELYNE LN,
3017 MARVIN RD NE
LACEY, WA 98516

CIVIL ENGINEER/PRIMARY CONTACT:
PATRICK HARRON & ASSOCIATES, LLC
CONTACT: CHRIS CRAMER P.E.
8270 28TH COURT NE
LACEY, WA 98516
PH: 360.459.1102
EMAIL: chris@patrickharron.com

GEOTECHNICAL ENGINEER
QUALITY GEO NW, PLLC
CONTACT: LUKE PRESTON McCANN, L.E.G.
4631 WHITMAN LN SE, STE D
LACEY, WA 98513
PH: 360.878.9705

SURVEYOR
CONTOUR ENGINEERING LLC
CONTACT: BRYAN R. SHAW
4706 87TH ST NW, SUITE 100
GIG HARBOR, WA 98335
PH: 253.857.5454
EMAIL: info@contourpllc.com

SHEET LIST TABLE

Sheet Number	Sheet Title	Sheet Description
1	C1.0	GRADING PLAN
2	C2.0	TESC PLAN AND DETAILS
3	C3.0	STORM PLAN
4	C3.1	STORM DETAILS
5	C4.0	UTILITY PLAN

DEVELOPMENT DATA:

PROPERTY AREA: PARCEL A
68,157 SF (1.57 ACRES)
PARCEL B
199,882 SF (4.59 ACRES)
TOTAL:
268,039 SF (6.16 ACRES)

ADDRESS: 7520 EVELYNE LN SE
LACEY, WA

PARCEL NUMBER: 11802320100, 11802320300

ZONING: L1

ASSESSOR'S LEGAL DESCRIPTION:
SECTION 02 TOWNSHIP 18 RANGE 1W QUARTER W2 NW NW SW



VICINITY MAP

NTS

APPROXIMATE EARTHWORK QUANTITIES

(PERMIT PURPOSES ONLY)

CUT	2096 CY
FILL	1513 CY
TOTAL	3609 CY
NET	582 CY (CUT)

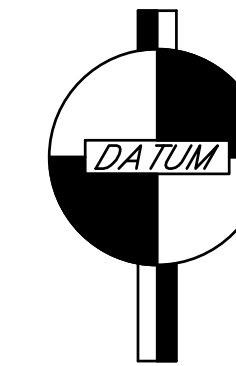
THESE QUANTITIES ARE FOR THE ESTABLISHMENT OF CLEARING AND GRADING PERMIT ONLY AND SHALL NOT BE CONSIDERED TO INDICATE A BALANCED SITE.

GRADING VOLUMES ARE FROM EXISTING GRADE TO FINISHED GRADE AND MAKE NO ALLOWANCES FOR STRIPPINGS, GRAVEL, OR ROAD SECTION MATERIALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN QUANTITIES FOR BIDDING PURPOSES AND SHALL NOT HOLD THE ENGINEER OR OWNER/DEVELOPER RESPONSIBLE FOR ANY ERRORS IN HIS BID QUANTITIES FOR EXCAVATION.

UTILITY NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE AND UTILITY COMPANY LOCATION MAPS AND PAINT, AND ARE SUBJECT TO FIELD VERIFICATION.



BASE OF BEARING:

HELD BEARING OF S87°55'18"E ALONG THE SOUTH LINE OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
BETWEEN CITY OF LACEY MONUMENTS 130 AND 129.

VERTICAL DATUM:

BASE:
HELD CITY OF LACEY BENCHMARK 1929, A 2" BRASS DISK WITH AN "X", ON THE NORTHWEST SIDE OF THE ROUNDABOUT AT MARVIN ROAD NORTHEAST AND BRITTON PARKWAY NORTHEAST.

ELEVATION: 229.14' (NGVD29)
SITE #1: CE 500, A FOUND TRIAD MAG NAIL AND WASHER AS SHOWN HEREON.
ELEVATION: 230.78' (NGVD29)
SITE #2: CE 504, A SET HUB TACK AS SHOWN HEREON.
ELEVATION: 226.06' (NGVD29)

THURSTON COUNTY PROJECT # _____

ACCEPTED AS NOTED
THURSTON COUNTY PUBLIC WORKS

**CALL 48 HOURS
BEFORE YOU DIG
811**

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BY: _____
Acceptance
DATE: _____

Expires 2 years from acceptance date

BY	DESCRIPTION	DATE



CITY OF LACEY - SPR PLANS

GRADING PLAN



Civil Engineering & Planning
8270 28th Court NE, Suite 201, Lacey, WA 98516
Phone: 360.459.1102
Web: patrickharron.com

PROJ. NO.:	21525	DISK BY:	CMC
DWN. BY:	SDS	CHK. BY:	CMC

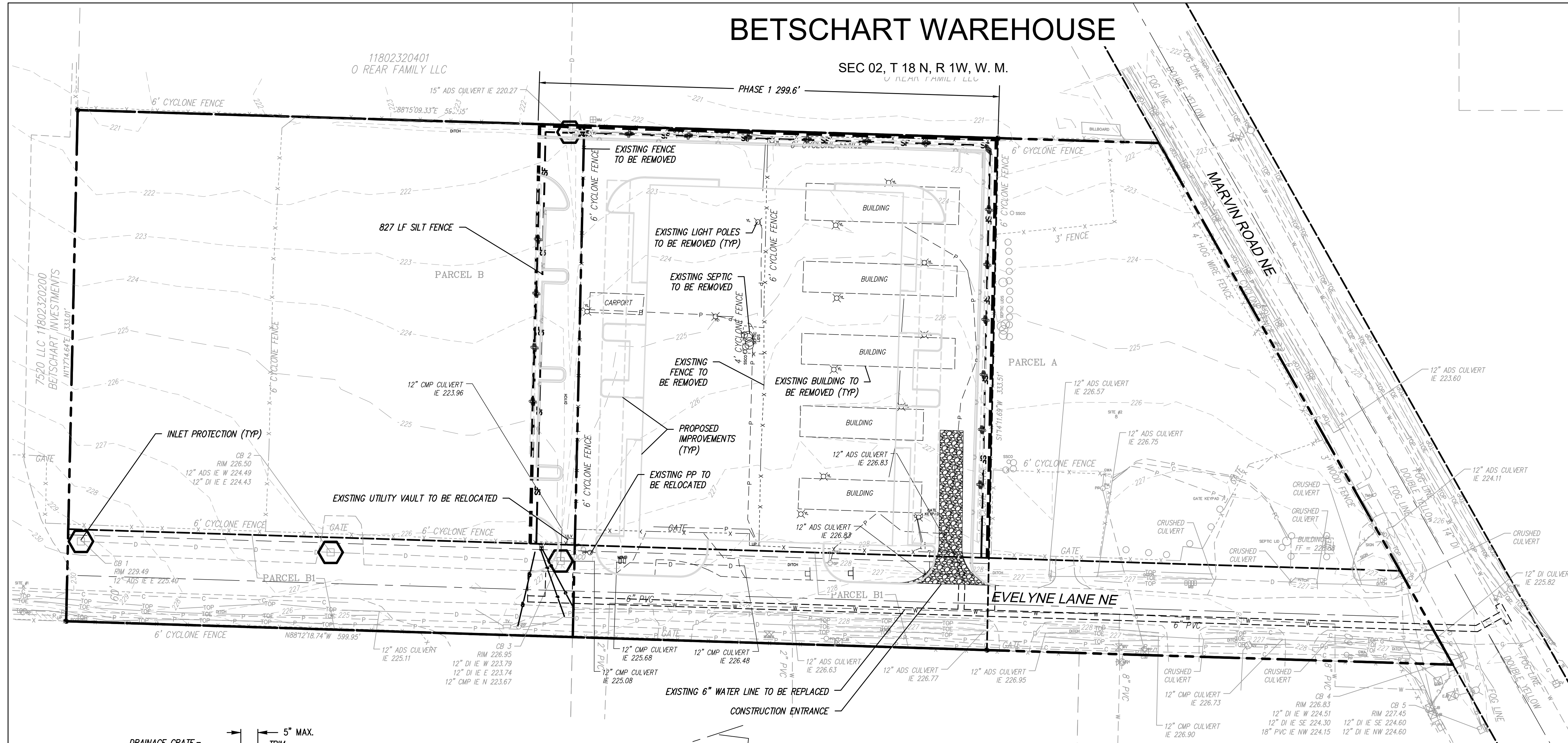
BETSCHART WAREHOUSE

BETSCHART INVESTMENTS 7520 LLC
7520 EVELYNE LN SE
LACEY, WA 98516

DATE:	4/20/23
SCALE:	AS SHOWN
DRAWING NO.:	C1.0
	1 OF 4

BETSCHART WAREHOUSE

SEC 02, T 18 N, R 1W, W. M.



GENERAL NOTES: (SEEDING)

- SEED MIXTURE SHALL BE CHEWINGS OF RED FESCUE: 40% WEIGHT, 80% PURITY, AND 90% GERMINATION; ANNUAL OR PERENNIAL RYE: 40% WEIGHT, 80% PURITY, AND 90% GERMINATION; REDTOP OR COLONIAL BENTGRASS: 10% WEIGHT, 92% PURITY, 85% GERMINATION; AND WHITE DUTCH CLOVER: 10% WEIGHT, 98% PURITY, AND 90% GERMINATION. MIXTURE SHALL BE APPLIED AT A RATE OF 120 LBS PER ACRE.
- SEED BEDS PLANTED BETWEEN MAY 1 AND OCTOBER 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
- FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY. (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING).
- BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURE SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
- THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL CULTURAL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
- FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

GENERAL NOTES: (SOD)

- SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH AT THE TIME OF CURING. MEASUREMENTS FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.
- STANDARD SIZE SECTIONS OF SOD SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND SHALL RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED BY THE END OF A 3 FOOT SECTION.
- SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
- SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

CATCH BASIN INSERT NOTES

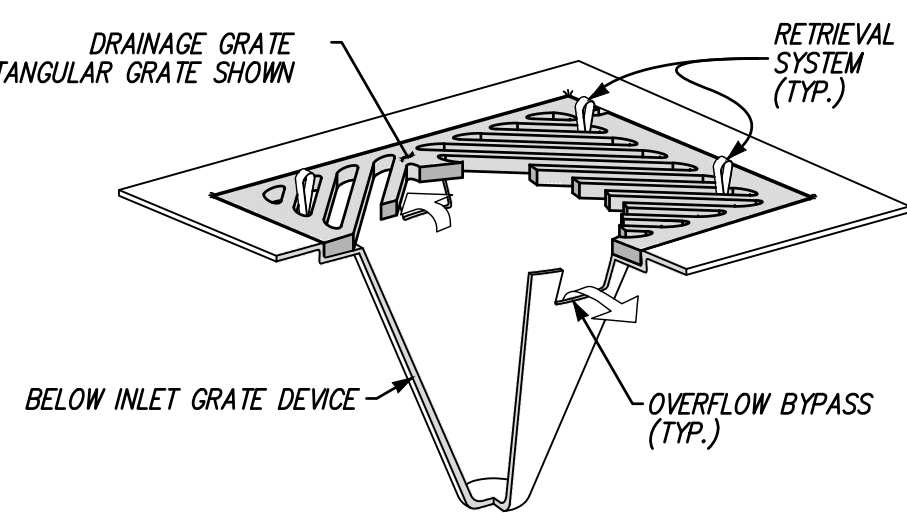
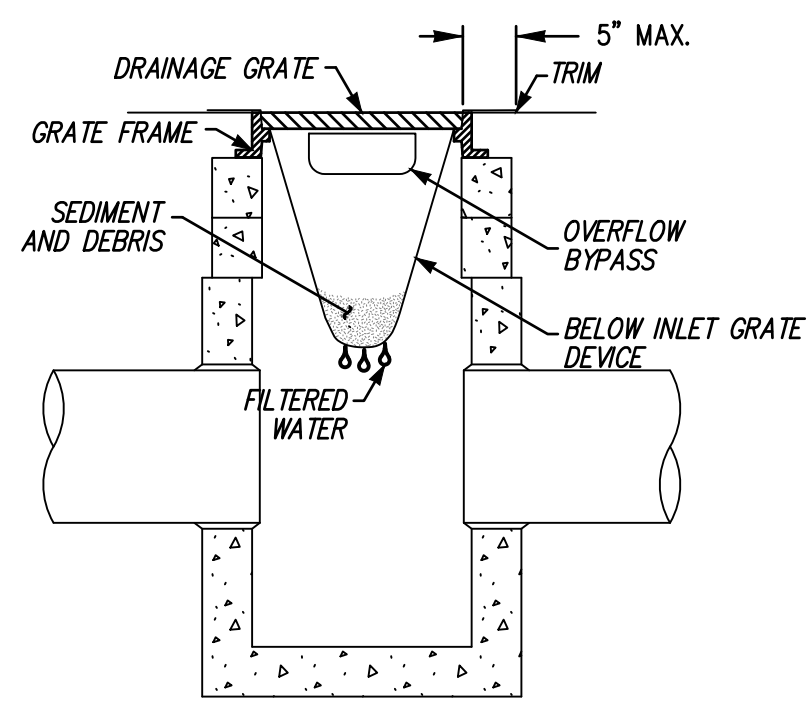
- CATCH BASIN INSERTS SHALL BE "STREAMGUARD FOR SEDIMENT" BY FOSS ENVIRONMENTAL OR AN APPROVED EQUIVALENT.

CONSTRUCTION ENTRANCE NOTES

- MATERIAL SHALL BE 4" TO 6" QUARRY SPALLS AND MAY BE TOP-DRESSED WITH 1" - 3" ROCK. (STANDARD SPECIFICATIONS).
- THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE 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 SILT FENCE.

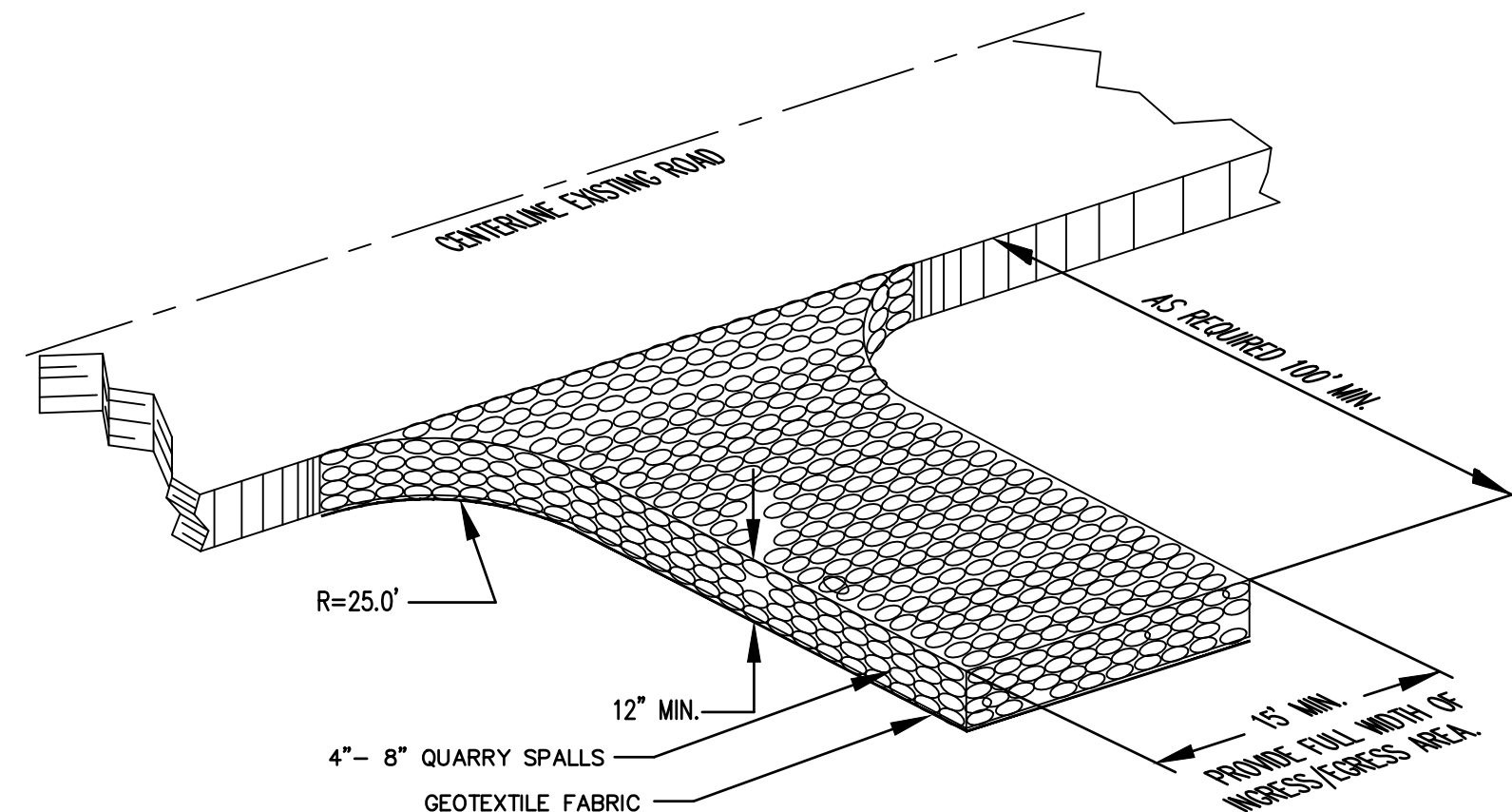
GENERAL NOTES: (SILT FENCES)

- 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 SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POST.
- POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- 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 1 INCH LONG. THE WIRES OR HOOD PINS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS 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 ABOVE NOTES APPLYING.
- FILTER FABRIC FENCES SHALL NOT BE REMOVED 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.



- SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
- THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
- THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
- PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 8-01.3(15).

INLET PROTECTION INSERT
NTS



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

TESC LEGEND

- CLEARING LIMITS
- SILT FENCE OR COMPOST SOCK
- SAWCUT LINE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE



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CITY OF LACEY - SPR PLANS
TESC PLAN AND DETAILS



8370 28th Court NE, Suite 201, Lacey, WA 98516
Phone: 360.459.1102
Web: patrickharron.com

PROJ. NO.	21525	DSK. BY:	CMC
DWN. BY:	SDS	CHK. BY:	CMC

BETSCHART WAREHOUSE

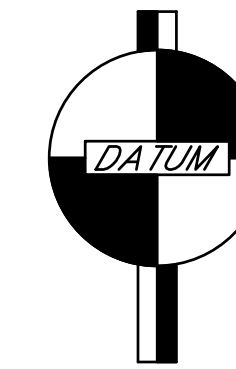
BETSCHART INVESTMENTS 7520 LLC
7520 EVELYNE LN SE
LACEY, WA 98516

DATE:	4/20/23
SCALE:	AS SHOWN
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	2 OF 4

BETSCHART WAREHOUSE

31ST AVENUE

SEC 02, T 18 N, R 1W, W. M.



BASE OF BEARING:

HELD BEARING OF S87°55'18"E ALONG THE SOUTH LINE OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
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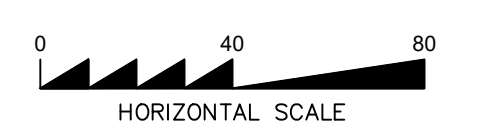
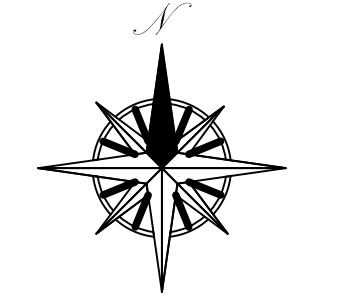
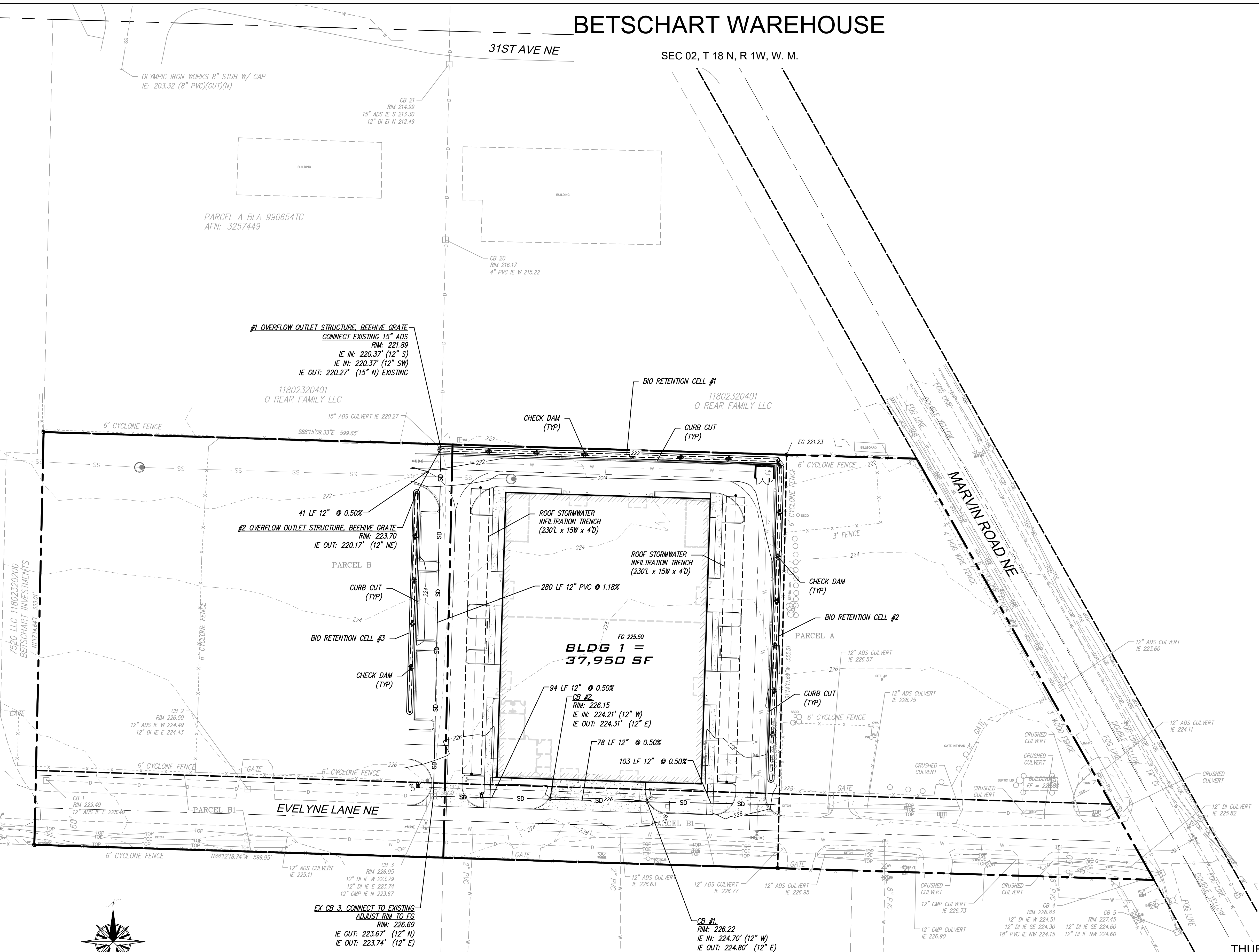
STORM PLAN



Civil Engineering & Planning
8270 28th Court NE, Suite 201, Lacey, WA 98516
Phone: 360.459.1102
Web: patrickharron.com

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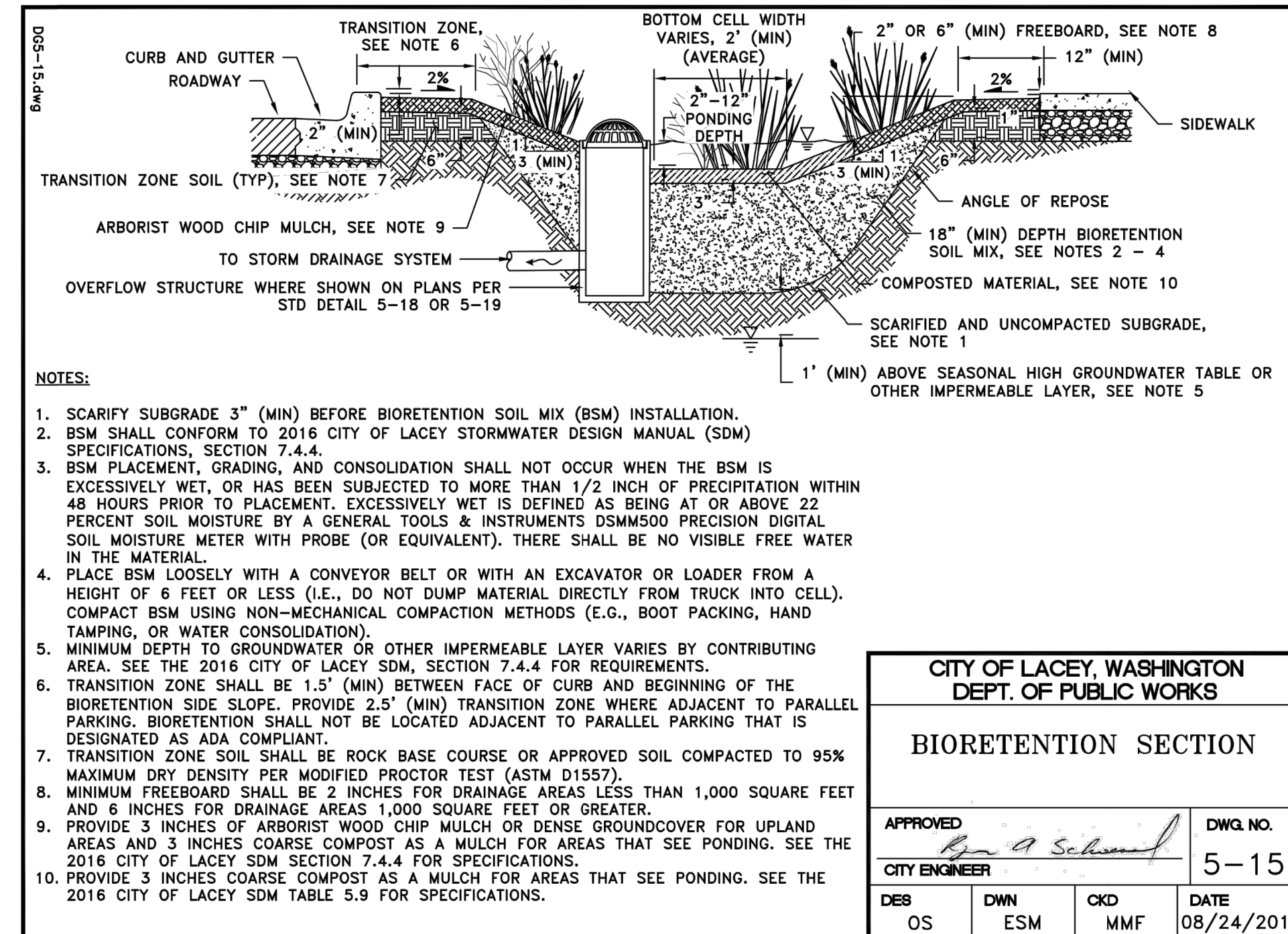
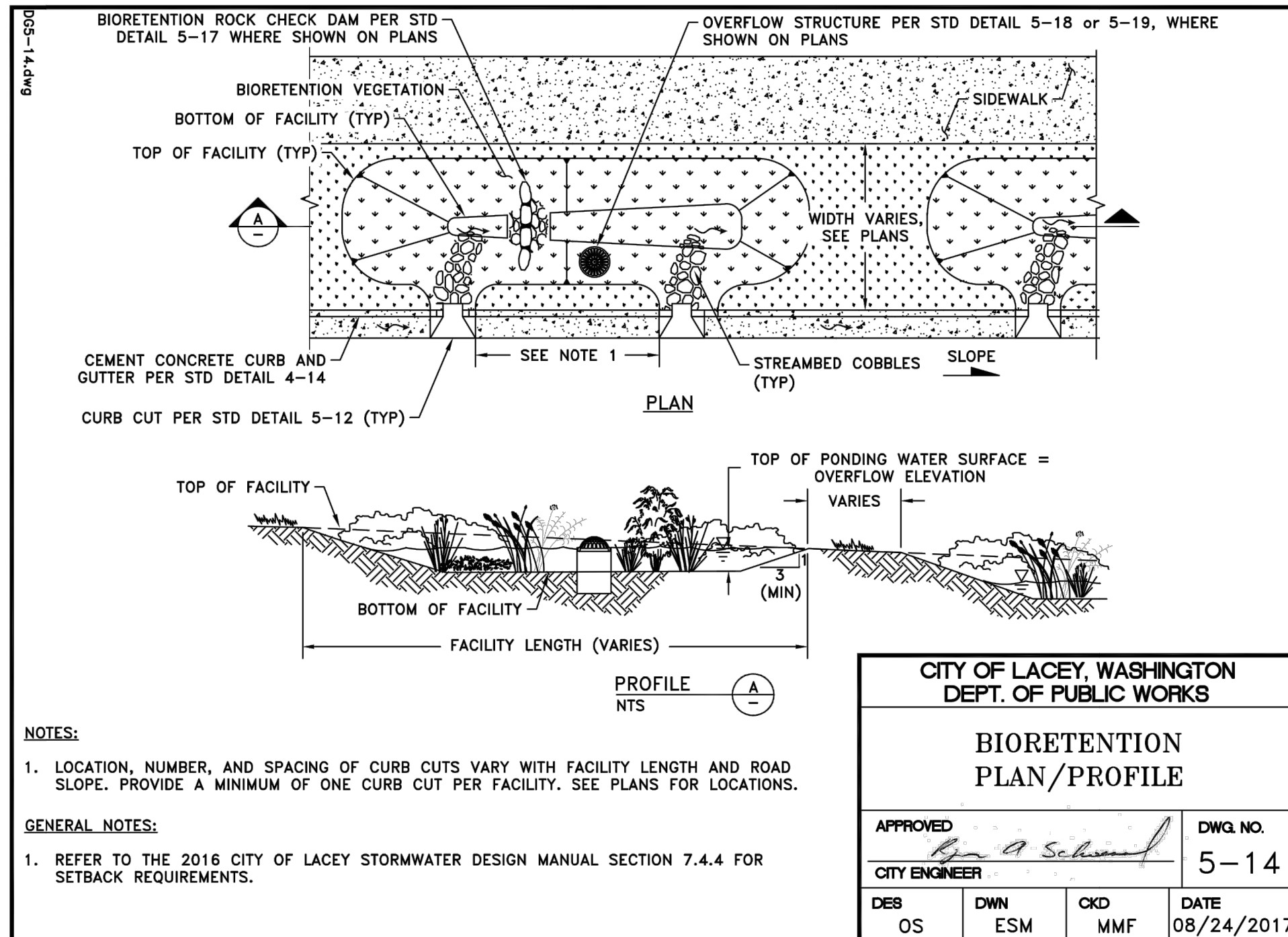
DATE: 4/20/23
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DRAWING NO. C3.0
3 OF 4

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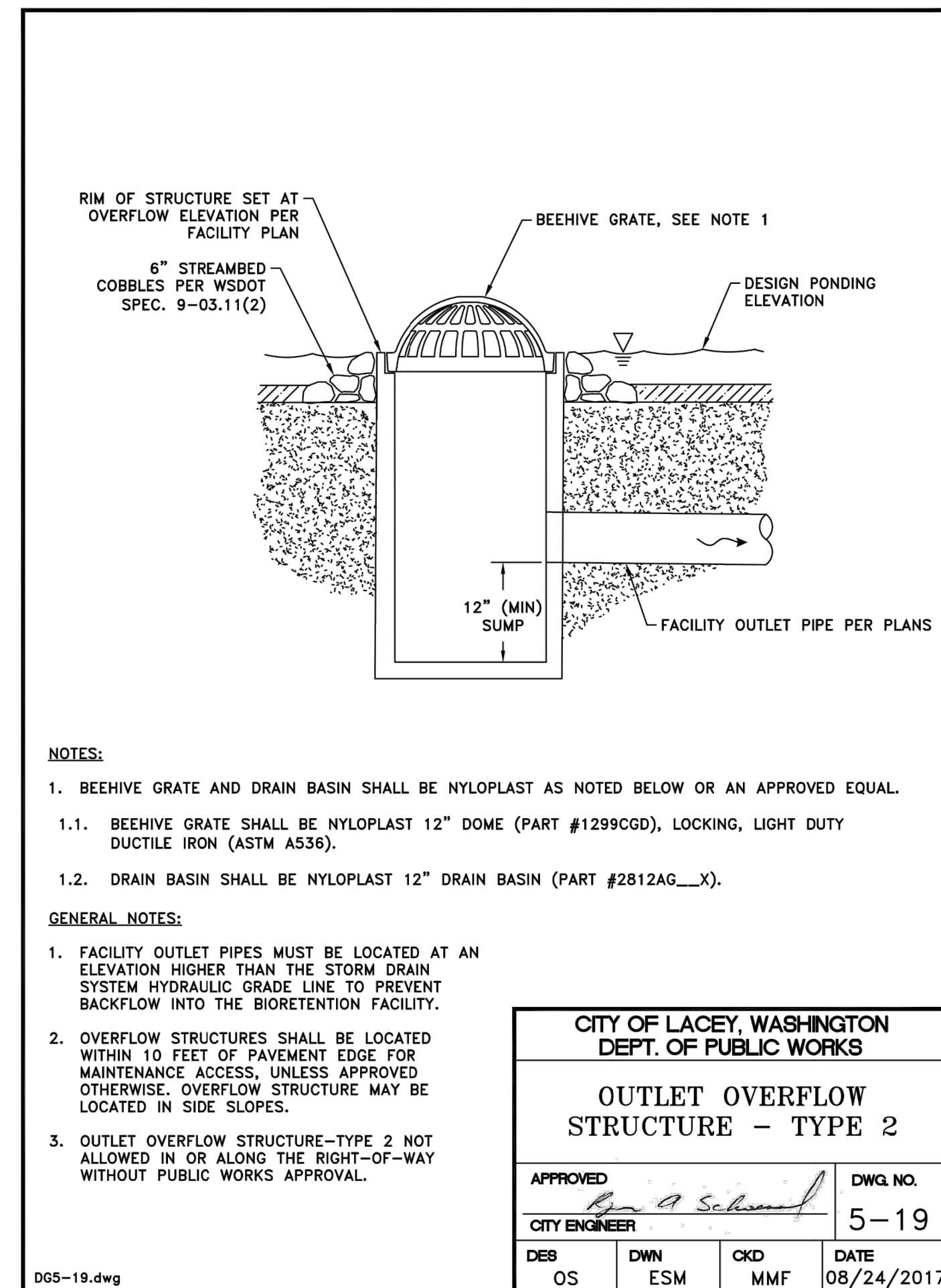
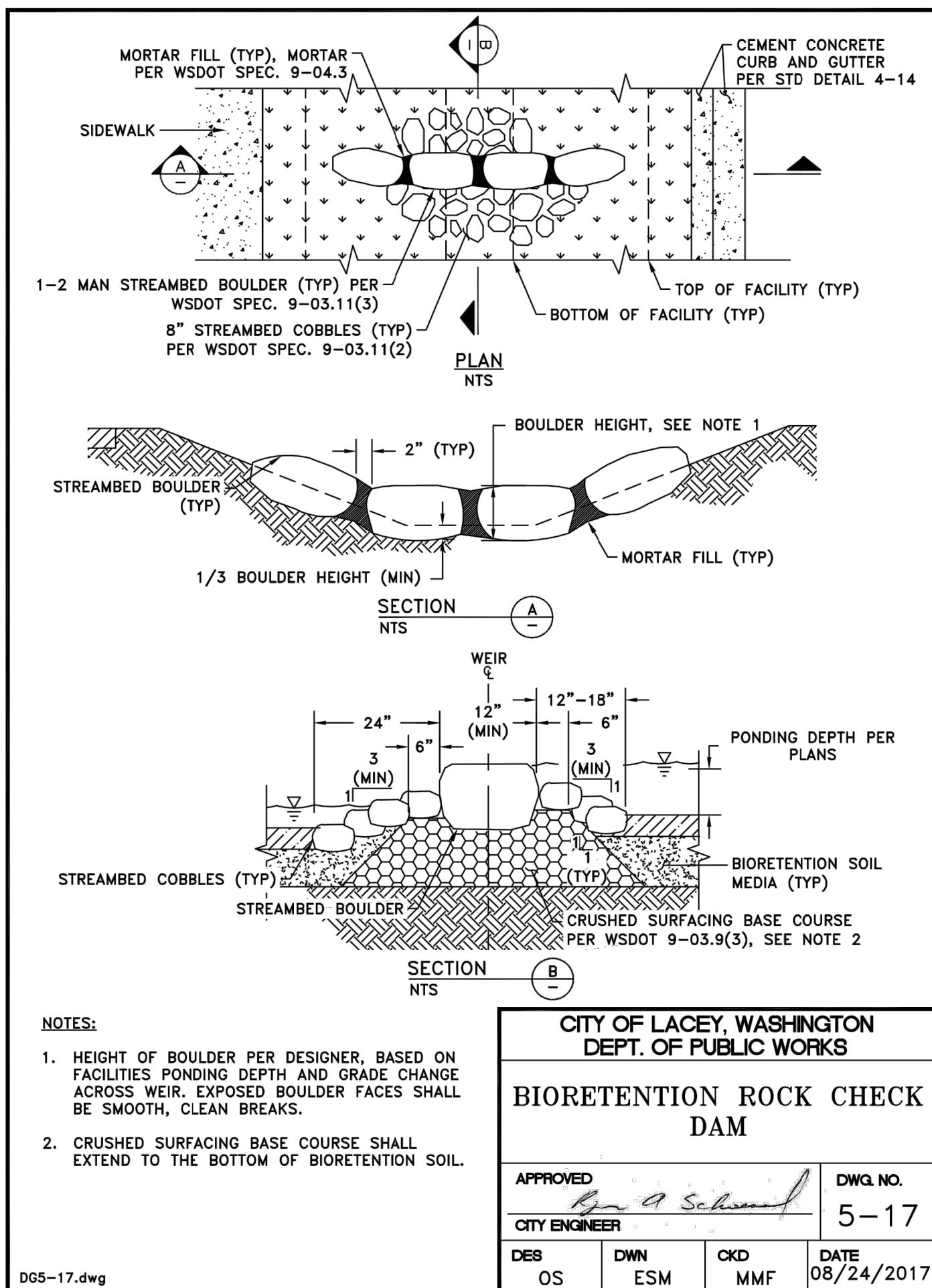
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BETSCHART WAREHOUSE

SEC 02, T 18 N, R 1W, W. M.



- NOTES:**
- SCARIFY SUBGRADE 3" (MIN) BEFORE BIORETENTION SOIL MIX (BSM) INSTALLATION.
 - BSM SHALL CONFORM TO 2016 CITY OF LACEY STORMWATER DESIGN MANUAL (SDM) SPECIFICATIONS, SECTION 7.4.4.
 - BSM PLACEMENT, GRADING, AND CONSOLIDATION SHALL NOT OCCUR WHEN THE BSM IS EXCESSIVELY WET, OR HAS BEEN SUBJECTED TO MORE THAN 1/2 INCH OF PRECIPITATION WITHIN 48 HOURS PRIOR TO PLACEMENT. EXCESSIVELY WET IS DEFINED AS BEING AT OR ABOVE 22 PERCENT SOIL MOISTURE BY A GENERAL TOOLS & INSTRUMENTS DSMMS00 PRECISION DIGITAL SOIL MOISTURE METER WITH PROBE (OR EQUIVALENT). THERE SHALL BE NO VISIBLE FREE WATER IN THE MATERIAL.
 - PLACE BSM LOOSELY WITH A CONVEYOR BELT OR WITH AN EXCAVATOR OR LOADER FROM A HEIGHT OF 6 FEET OR LESS (I.E., DO NOT DUMP MATERIAL DIRECTLY FROM TRUCK INTO CELL). COMPACT BSM USING NON-MECHANICAL COMPACTION METHODS (E.G., BOOT PACKING, HAND TAMPING, OR WATER CONSOLIDATION).
 - MINIMUM DEPTH TO GROUNDWATER OR OTHER IMPERMEABLE LAYER VARIES BY CONTRIBUTING AREA. SEE 2016 CITY OF LACEY SDM, SECTION 7.4.4.
 - TRANSITION ZONE SHALL BE 1.5' (MIN) BETWEEN FACE OF CURB AND BEGINNING OF THE BIORETENTION SIDE SLOPE. PROVIDE 2.5' (MIN) TRANSITION ZONE WHERE ADJACENT TO PARALLEL PARKING. BIORETENTION SHALL NOT BE LOCATED ADJACENT TO PARALLEL PARKING THAT IS DESIGNATED AS ADA COMPLIANT.
 - TRANSITION ZONE SOIL SHALL BE ROCK BASE COURSE OR APPROVED SOIL COMPACTED TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTOR TEST (ASTM D1557).
 - PROVIDE A 6-INCH NON-PERFORATED CLEANOUT EVERY 300 FEET OF PIPE LENGTH MIN. MIN PIPE DIAMETER OF 4-INCHES, AND 12-INCHES IN RIGHT-OF-WAY. SLOPE PIPE AT 0.5% MIN.
 - LINER SHALL BE HDPE CONFORMING TO GEOSYNTHETIC RESEARCH INSTITUTE (GRI) GM 13 OR LDPE CONFORMING TO GRI GM 17.
 - MINIMUM FREEBOARD SHALL BE 2 INCHES FOR DRAINAGE AREAS LESS THAN 1,000 SQUARE FEET AND 6 INCHES FOR DRAINAGE AREAS 1,000 SQUARE FEET OR GREATER.
 - PROVIDE 3 INCHES OF ARBORIST WOOD CHIP MULCH OR DENSE GROUND COVER FOR UPLAND AREAS, AND 3 INCHES COARSE COMPOST AS A MULCH FOR AREAS THAT SEE PONDING. SEE THE 2016 CITY OF LACEY SDM SECTION 7.4.4 FOR SPECIFICATIONS.
 - PROVIDE 3 INCHES COARSE COMPOST AS A MULCH FOR AREAS THAT SEE PONDING. SEE THE 2016 CITY OF LACEY SDM TABLE 5.9 FOR SPECIFICATIONS.
 - 3/4-INCH WASHED SANDY GRAVEL MUST CONSIST OF SCREENED SAND, GRAVEL, OR OTHER INERT MATERIALS FROM SOURCES APPROVED BY THE ENGINEER, HAVING HARD, DURABLE PARTICLES FREE FROM ADHERENT COATINGS. THE MATERIALS MUST BE WASHED THOROUGHLY TO REMOVE CLAY, LOAM, ALKALI, ORGANIC MATTER, OR OTHER DELETERIOUS SUBSTANCES. THE AMOUNT OF DELETERIOUS SUBSTANCES IN THE WASHED AGGREGATE MUST NOT EXCEED THE FOLLOWING VALUES:
 - 13.1 PARTICLES HAVING A SPECIFIC GRAVITY LESS THAN 1.95 MUST NOT EXCEED 1.0 PERCENT OF TOTAL WEIGHT.
 - 13.2 ORGANIC MATTER, BY CALORIMETRIC TEST, MUST NOT BE DARKER THAN THE REFERENCE STANDARD COLOR (ORGANIC PLATE NO. 3) AASHTO T21 UNLESS TESTS PROVE A DARKER COLOR TO BE HARMLESS.



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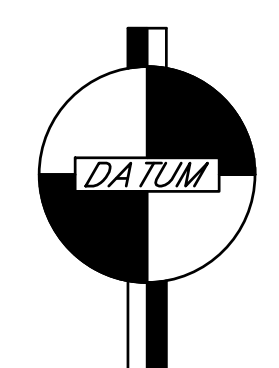
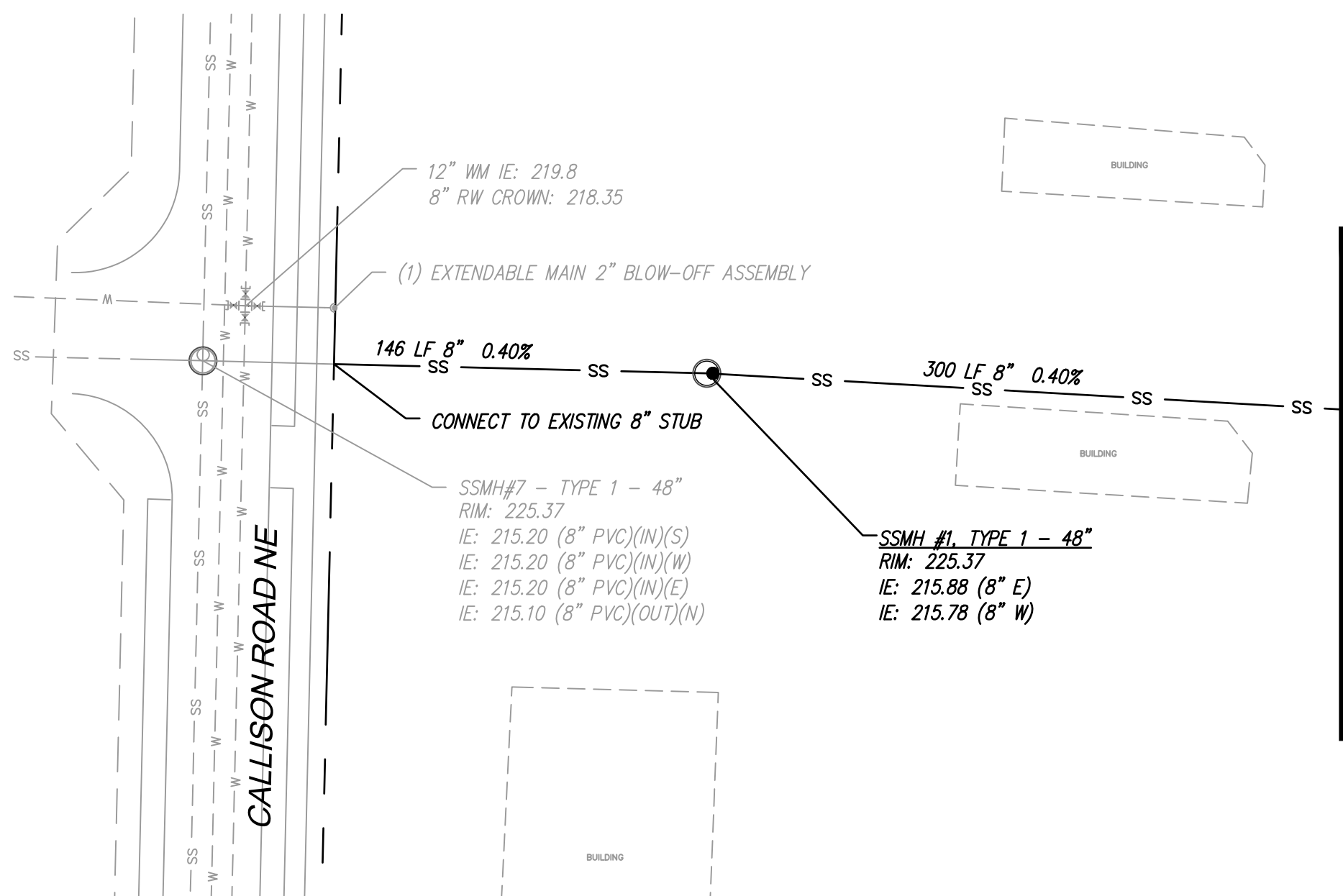
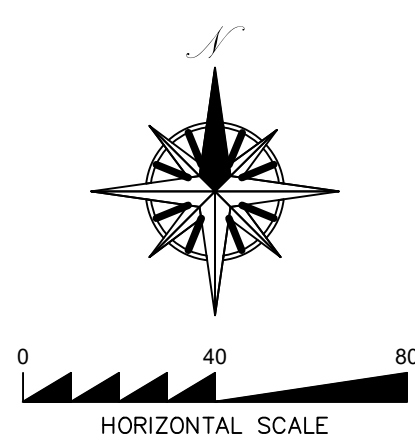
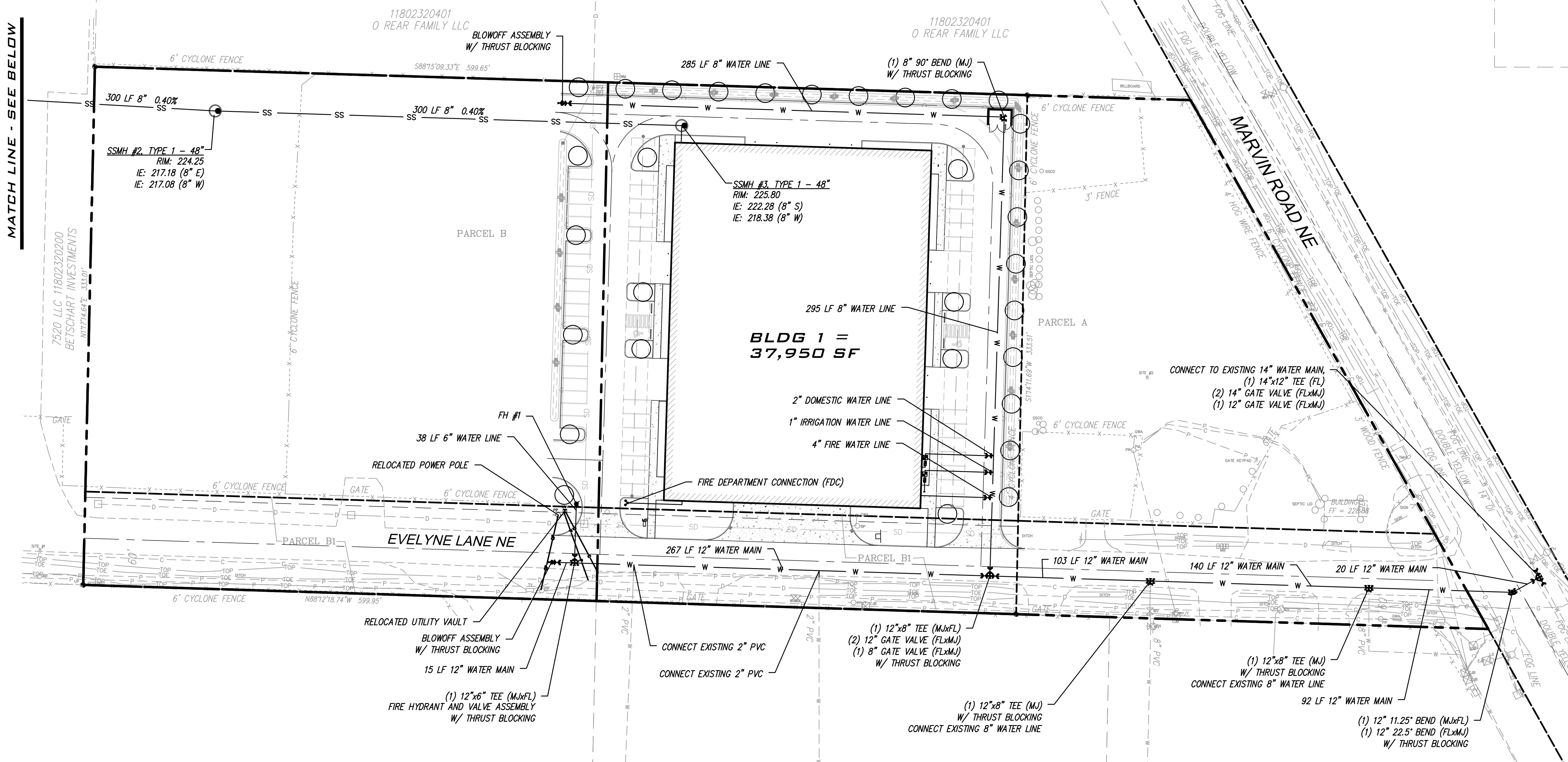
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CITY OF LACEY - SPR PLANS STORM DETAILS									
Civil Engineering & Planning 8370 28th Court NE, Suite 201, Lacey, WA 98516 Phone: 360.459.1102 Web: patrickharron.com									
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	4 OF 4								

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BETSCHART WAREHOUSE

SEC 02, T 18 N, R 1W, W. M.



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NOTE:
 1. CONTRACTOR TO VERIFY EXISTING WATER CONNECTIONS DEPTH AND PIPE TYPE.

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UTILITY PLAN

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BETSCHART WAREHOUSE	
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