

RCE LEASING, L.L.C.
1710 W UNIVERSITY WAY
ELLENSBURG, WA 98926

BLANCHARD, JOEL A &
YENNEY, SHELLEY M
405 N ANDERSON ST
ELLENSBURG, WA 98926-3145

KELLEY, BERYL
1391 REECER CREEK RD
ELLENSBURG, WA 98926

RC TEN LLC
270 WILSON CREEK RD
ELLENSBURG, WA 98926-7259

PHANITCHOB, SOMPHOB
KIM, JAN
PO BOX 738
ELLENSBURG, WA 98926-1920

BAHUS, ROBERT D &
CONKLIN, MICHAEL A
1910 CLEARVIEW DR
ELLENSBURG, WA 98926

ROSE, WILLIAM V & ANDREA L
PO BOX 59
VANTAGE, WA 98950-0059

ELSEY, AARON M & BREANNE N
1906 W CLEARVIEW DR
ELLENSBURG, WA 98926-2327

BORDNER, BURKE & JENNIFER
PO BOX 1645
CHELAN, WA 98816-1645

WEITZEL, JONATHAN
1902 W CLEARVIEW DR
ELLENSBURG, WA 98926-2327

ARIAS, UBALDO & HORTENCIA
1900 W CLEARVIEW DR
ELLENSBURG, WA 98926-2327

MACE, KIMBERLY L & RYAN L
1810 W CLEARVIEW DR
ELLENSBURG, WA 98926-2325

HAHN, STEVE & DEBRA
444 AEROVIEW
YAKIMA, WA 98908-8061

RAKWICHIAN, PIAMJITT
1806 CLEARVIEW DR
ELLENSBURG, WA 98926

KING, BRAD LEE ETAL
1804 W CLEARVIEW DR
ELLENSBURG, WA 98926-2325

BECK, DANIEL L JR & HILLARY J
1802 W CLEARVIEW DR
ELLENSBURG, WA 98926-2325

KITTITAS CO (PUBLIC WORKS)
411 N RUBY ST STE 1
ELLENSBURG, WA 98926-6300

ST MARY, LORI A
1800 W CLEARVIEW DR
ELLENSBURG, WA 98926-2325

MOORE, CHRISTOPHER A &
MENG, IAN M
300 E HELENA #32
ELLENSBURG, WA 98926

WALES, RYAN
2005 W CLEARVIEW DR
ELLENSBURG, WA 98926-2329

FRIEDMAN, JOSH W
903 WHITE BIRCH APT A
ELLENSBURG, WA 98926

JENKINS, JUSTIN J
2212 N CLEARVIEW DR
ELLENSBURG, WA 98926-2323

GRAHAM, KAREN L
2214 N CLEARVIEW DR
ELLENSBURG, WA 98926

JAMES, JESSE & SHARON
JAMES, RAYMOND L & MARY L
2001 W CLEARVIEW DR
ELLENSBURG, WA 98926-2329

WEIDENAAR, GARY A & MARLA A
1913 W CLEARVIEW DR
ELLENSBURG, WA 98926-2327

PENG, KUANG YU
201 VALLEY MALL PARKWAY
EAST WENATCHEE, WA 98802

MCKEE, CHRISTIANNE L &
BRUNS, CINDY M
1909 CLEARVIEW DR
ELLENSBURG, WA 98926

BREHM, WILLIAM F & BARBARA J
1907 W CLEARVIEW DR
ELLENSBURG, WA 98926-2327

GORDON, WILLIAM J
1905 CLEARVIEW DR
ELLENSBURG, WA 98926

ENGLAND, RONALD & LILLIAN
1903 CLEARVIEW DR
ELLENSBURG, WA 98926-2327

JLE PERSONAL ENTERRISES LLC &
KAMP, MAX A & MARY LYNNE
1457 130TH AVE NE
BELLEVUE, WA 98005-2253

SWORY, DAVID ROBERT & SHERYL R
1805 W CLEARVIEW DR
ELLENSBURG, WA 98926-2325

MCLEAN, MARK R
2211 N CLEARVIEW DR
ELLENSBURG, WA 98926

GRANT, ROBERT J
PO BOX 1411
ELLENSBURG, WA 98926-1907

COLVIN HOMES INC
105 WASHINGTON BLVD
ALGONA, WA 98001

KITTITAS CO TAX DEED (AUDITOR)
205 W 5TH AVE STE 105
ELLENSBURG, WA 98926

TAYLOR, KEVIN M
1907 W PEAKVIEW DR
ELLENSBURG, WA 98926

BERGQUIST, NICHOLAS J
1905 W PEAKVIEW DR
ELLENSBURG, WA 98926

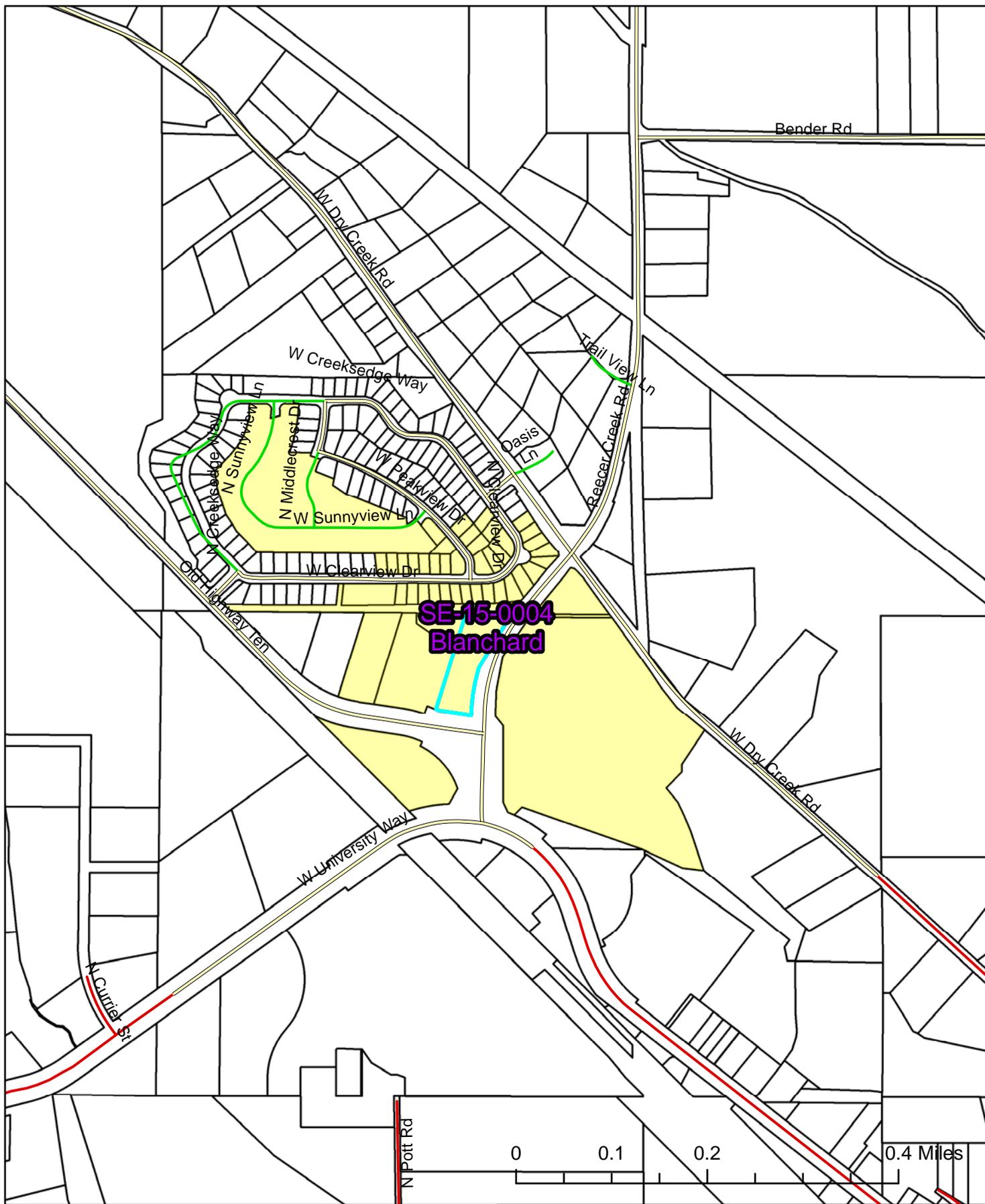
BALCOM, MONTY O & BETTY M
1903 W PEAKVIEW DR
ELLENSBURG, WA 98926-2394

BOE, BRANDON W
PSC 45 BOX 238
APO, AE 09468-0003

HINKSON, NORMA J
1910 W PEAKVIEW DR
ELLENSBURG, WA 98926-2394

KUCHIN, FABIAN S
1404 DRY CREEK RD
ELLENSBURG, WA 98926-9439

CASCADE VIEW INC
620 SE EVERETT MALL WAY #360
EVERETT, WA 98208



SE-15-0004
Blanchard

500' Adjoiners
Map

10/7/2015

kaycee.hathaway

Critical Areas Checklist

Wednesday, October 07, 2015

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

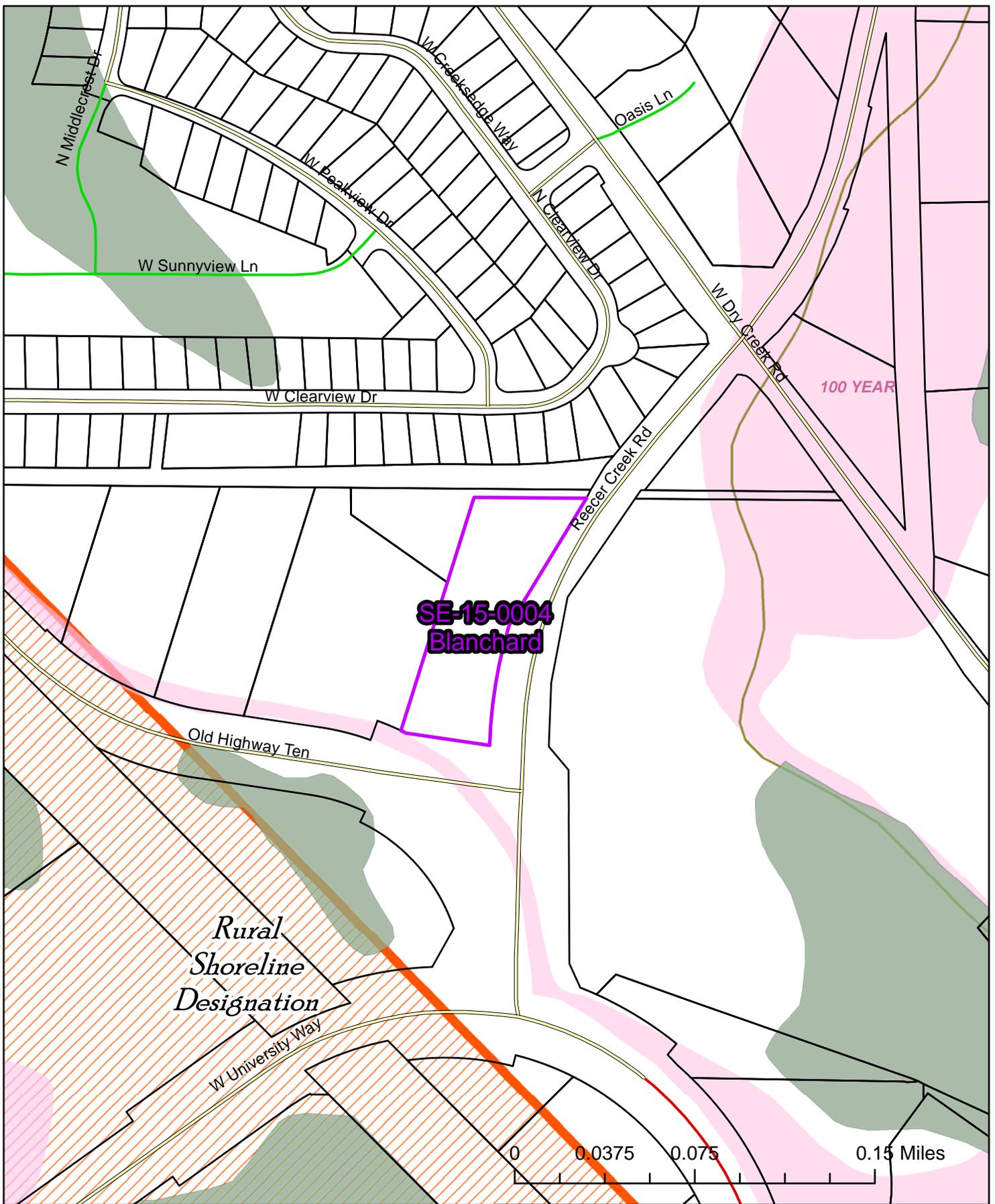
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

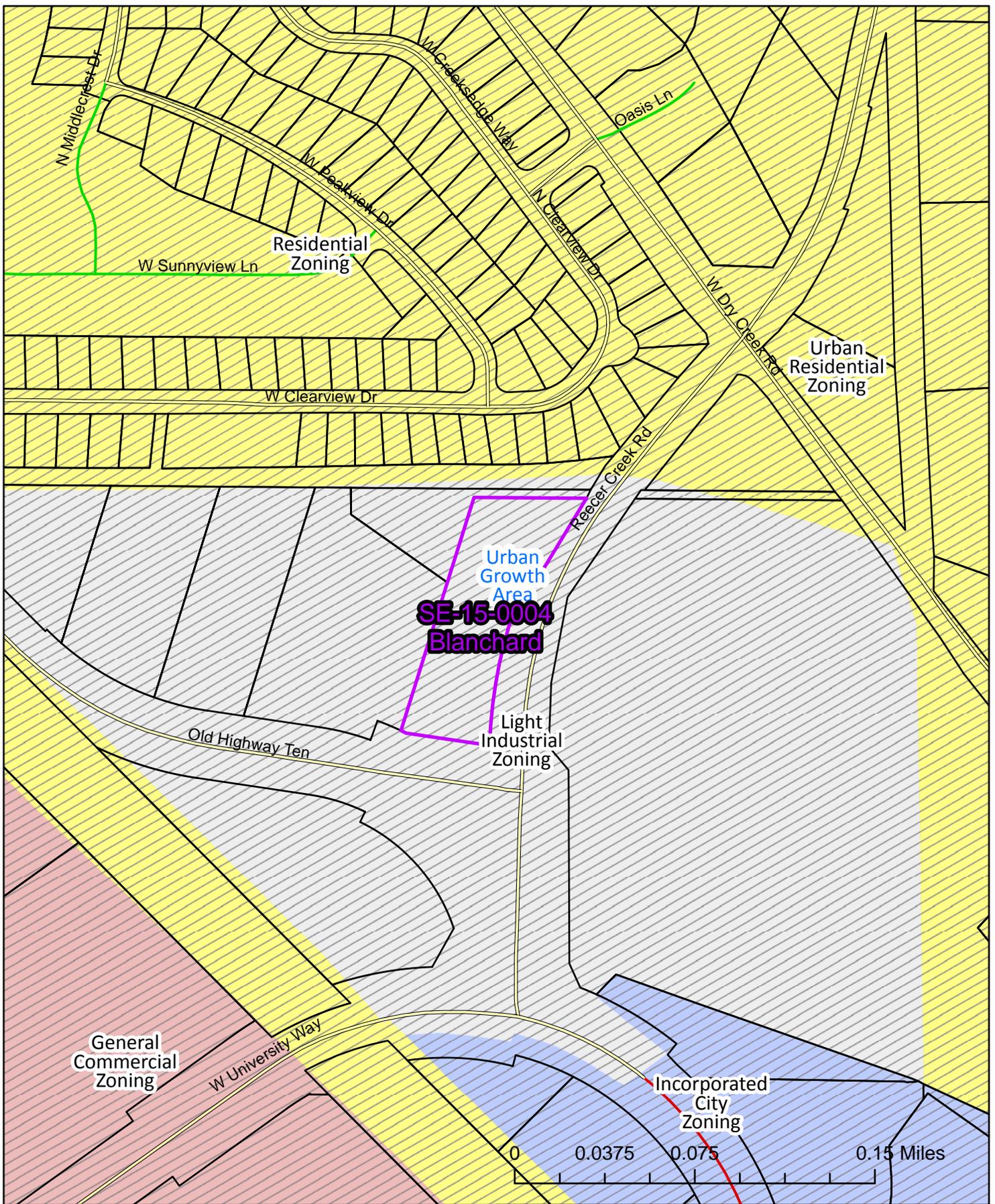


SE-15-0004
Blanchard

10/7/2015

Critical Areas
Map

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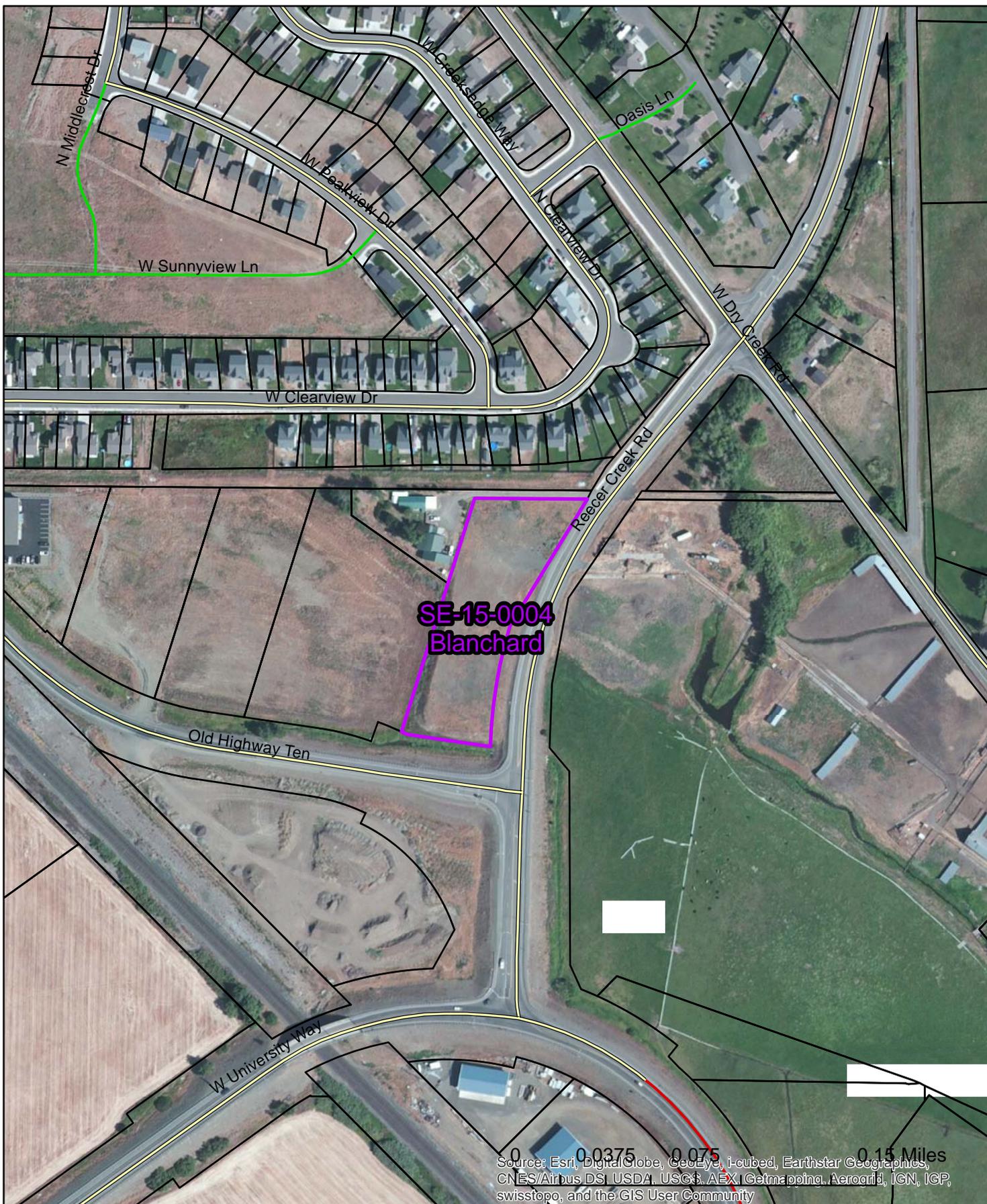


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Zoning
Map

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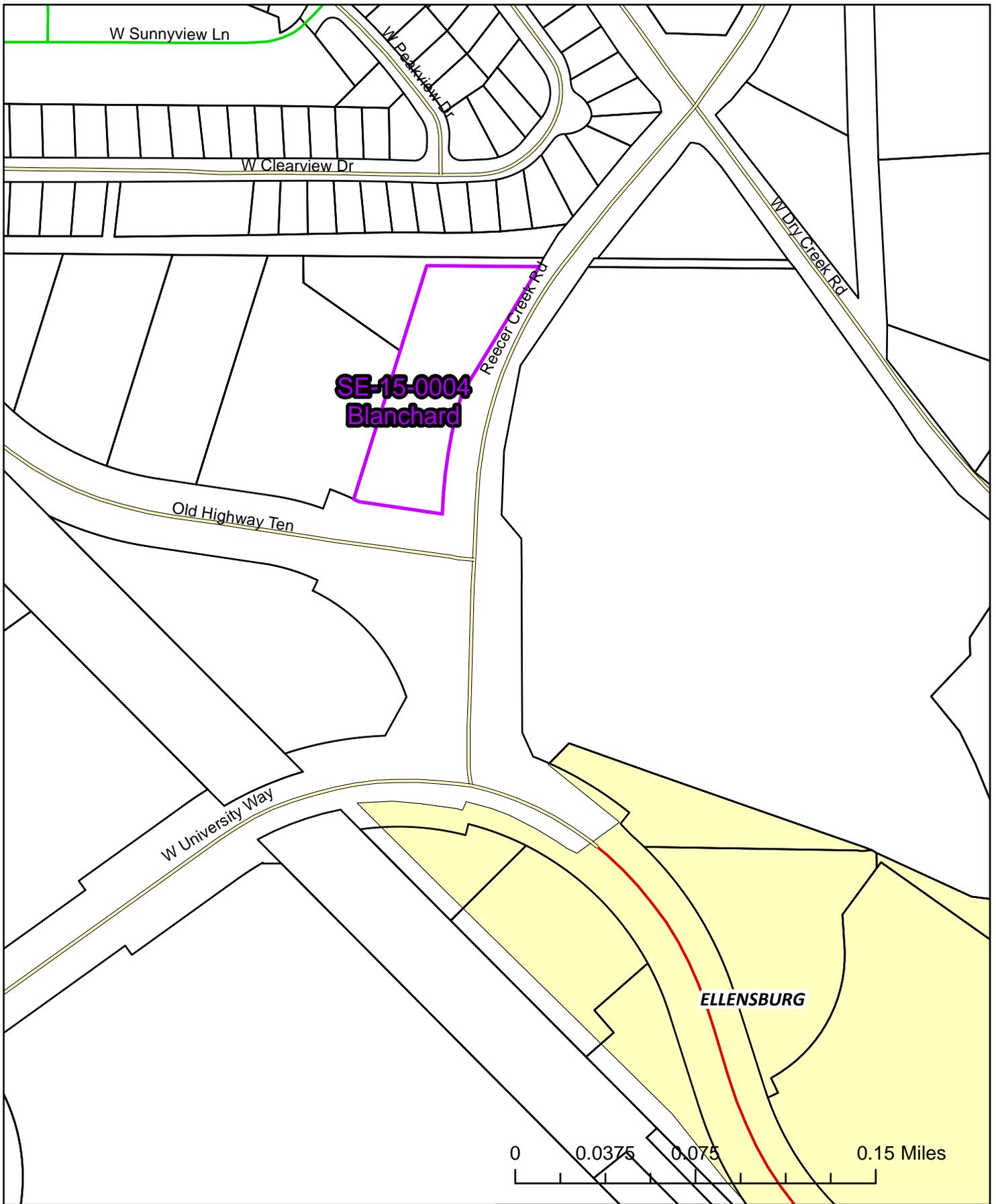


SE-15-0004
Blanchard

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Air
Photo

kaycee.hathaway



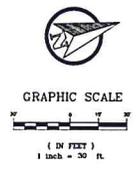
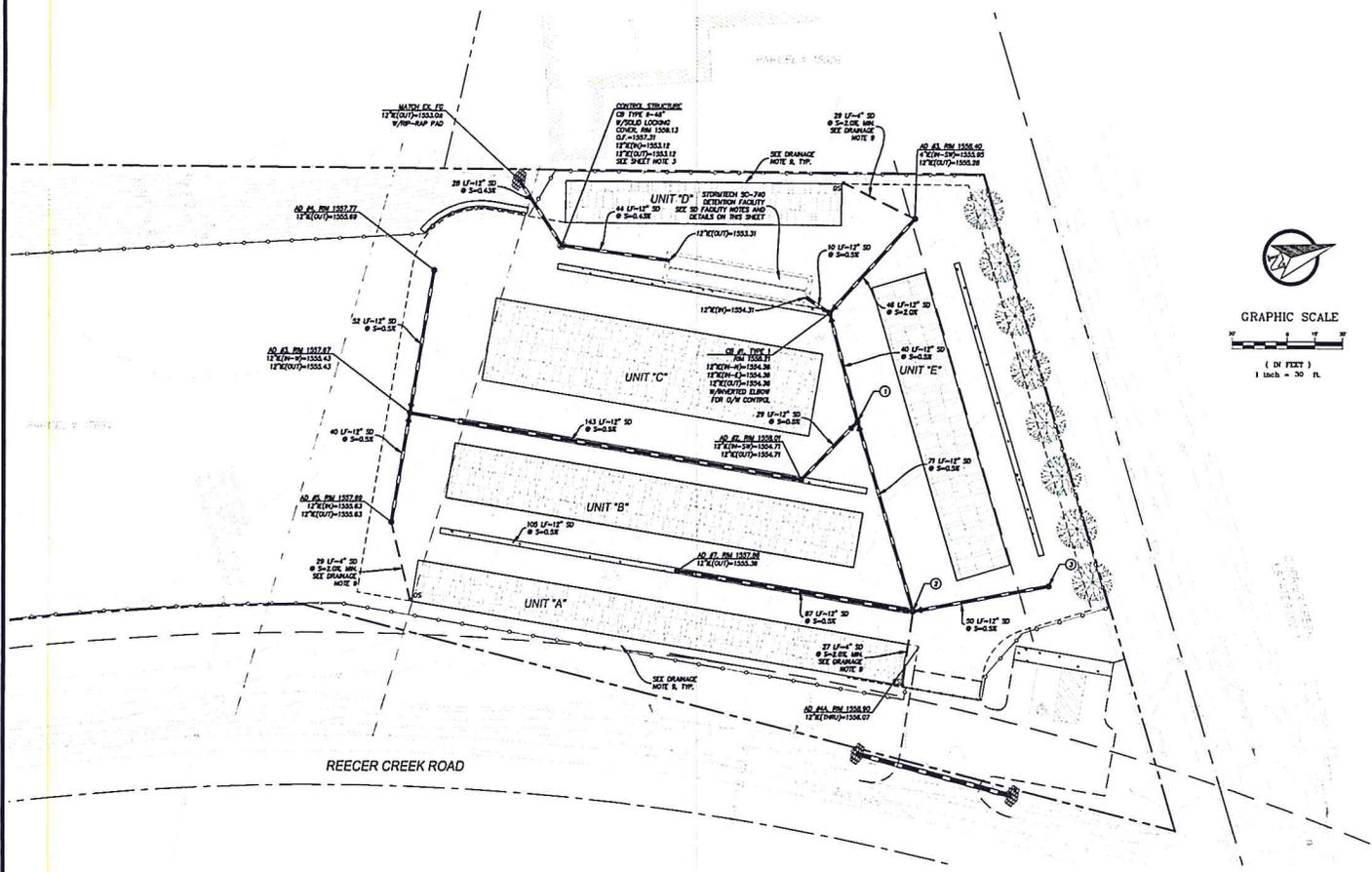
SE-15-0004
Blanchard

10/7/2015

Area
Map

kaycee.hathaway

PORTION OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18N., RANGE 18 E., WM
KITITAS COUNTY, STATE OF WASHINGTON



DRAINAGE NOTES:

- STORM DRAIN PIPES SHALL BE CORRUGATED POLYETHYLENE PIPE, UNLESS OTHERWISE SHOWN ON PLANS. MEETING THE REQUIREMENTS OF MOST STANDARD SPECIFICATIONS AND 4-1/2 IN APPROVED EQUIVALENT. ALL STORM DRAIN PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
- ALL AREA DRAINS (AD) SHOWN ON PLANS SHALL BE 18" DRAIN BASINS BY HYDROSLAB WITH CONCRETE COLLAR IN PLASTIC WEAIR OR EQUIVALENT. SEE DETAIL ON SHEET C10.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND MARK ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE MODIFICATIONS OF THIS PLAN.
- PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FINISHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, SUCH AS ROOTS, MORTAR AND WOOD DEBRIS, SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
- STORM DRAINAGE MAINS, LATERALS, CLEANERS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN LATERALS AND THE MAINLINE WILL BE MADE WITH A RIGID FITTING. GUY-WIRE CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW LATERAL TO AN EXISTING MAINLINE.
- CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S INSTALLATION PROCEDURES AND RECOMMENDATIONS FOR CONSTRUCTION OF ALL UTILITIES AND GIVE IMPROVEMENTS.
- CONTRACTOR SHALL COMPLY WITH OSHA AND WISHA STANDARDS AND SHALL PROTECT AND INSTALL TRENCH SHIELD OR PROVIDE OTHER PROTECTIVE MEASURES FOR TRENCHES DEEPER THAN 3 FEET. ALL TRENCHES SHALL NOT BE LEFT OPEN UNPROTECTED WITHOUT PROPER PROTECTION.
- DETERMINING OF REDUCES IS NOT EXPECTED DUE TO DEEP GROUND WATER. CONTRACTOR SHALL ADDRESS OBSTRUCTIONS AS NECESSARY.
- ROOF RUNOFF SHALL NOT BE ALLOWED TO DRAIN ONTO PUBLIC ROW OR ADJACENT PROPERTIES. ROOF RUNOFF SHALL BE COLLECTED VIA RAIN WATER LEADERS AND CONVEYED TO THE ON-SITE STORMWATER MANAGEMENT FACILITY.

SD FACILITY NOTES:

- PROPOSED DETENTION CHAMBER IS DESIGNED BASED ON CURRENT CITY OF ELLensburg STANDARDS PROVIDING THE FLOW CONTROL VOLUME FOR 2-YEAR AND 10-YEAR 24-HOUR STORM EVENTS. WATER QUALITY IS NOT PROVIDED OTHER THAN THE FILTERED SOLIDS AT CP #1 FOR OIL/WATER SEPARATION. FOR CITY OF ELLensburg REQUIREMENTS, WATER QUALITY IS NOT PROVIDED IF FLOW CONTROL VOLUME IS LARGER THAN WATER QUALITY VOLUME.
- PROPOSED STORMWATER CHAMBERS ARE DESIGNED AS A FLOW CONTROL FACILITY AS SPECIFIED IN SD FACILITY NOTE 1 ABOVE. PVC LINER PANELS SHALL BE PROVIDED AROUND THE FACILITY AND SHALL HAVE FENCED EDGES/CONNECTIONS TO PREVENT INFILTRATION AND ALLOW DETENTION.
- BASED ON THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY DR. NORMAN, INC. ON APRIL 2015, CORROSION HAS BEEN CONSIDERED AT DEPTHS OF 10 TO 24."
- STORMWATER CHAMBERS SHALL BE SC-740 AND SHALL CONTAIN TWO (2) ROWS OF SEVEN (7) CHAMBERS AND SHALL COMPLY WITH THE DETAIL ON THIS SHEET.

SHEET NOTES:

- REFER TO STANDARD PLAN NOTES ON SHEET C10.
- REFER TO SHEET C3.0 FOR GRADING DESIGN AND INFORMATION.
- REFER TO SHEET C5.0 FOR CONTROL STRUCTURE DETAIL AND INFORMATION.
- FOR ELECTRICAL CONDUITS, TRANSFORMERS, WALLS AND OTHER ELECTRICAL AND GAS INFORMATION REFER TO CITY EMPLOY SERVICES DEPARTMENT DRAWINGS.
- IRIGATION DESIGN AND PLANS ARE NOT A PART OF THIS SET OF PLANS AND WILL BE DONE BY OTHERS.

TOPOGRAPHIC AND BOUNDARY NOTE:

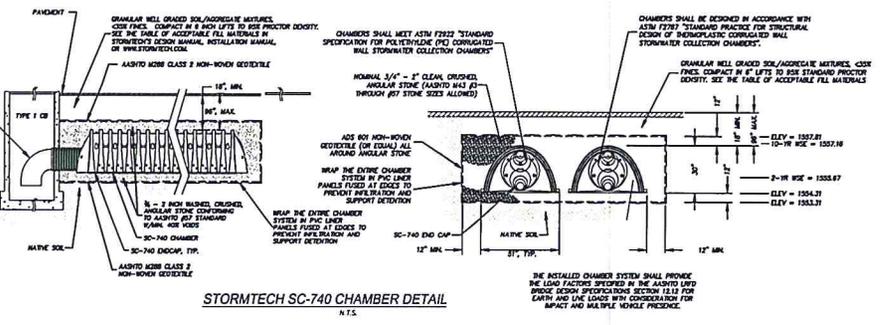
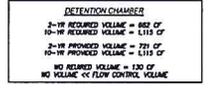
TOPOGRAPHIC INFORMATION, BASIS OF BEARING, AND VERTICAL DATUM SHOWN HEREON WERE PREPARED AND PROVIDED TO LESLIE ENGINEERING BY CONSTRUCTION SURVEYORS NORTH CENTRAL WASHINGTON ON JUNE 19, 2015 FOR DESIGN PURPOSES.

BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED AND PROVIDED TO LESLIE ENGINEERING BY CONSTRUCTION SURVEYORS NORTH CENTRAL WASHINGTON ON JUNE 29, 2015.

LESLIE ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF EXISTING INFORMATION SHOWN HEREON.

DRAINAGE KEY NOTES:

- AD #1, RM 1556.60
17'x12'(O/V)=1556.58
17'x12'(O/V)=1554.38
17'x12'(O/V)=1556.58
- AD #1, RM 1558.21
17'x12'(O/V)=1554.82
17'x12'(O/V)=1554.82
- AD #1, RM 1558.52
17'x12'(O/V)=1551.17



Leslie Engineering
Civil & Structural Engineering

Phone: (509) 225-7704
Fax: (509) 285-2145

502 N. 40th Avenue, Suite 3
Yakima, Washington 98906

PREPARED FOR THE CITY OF ELLensburg BY

LESLIE ENGINEERING, LLC
A DIVISION OF LESLIE ENGINEERING GROUP, INC.

9/22/15

**REECER CREEK
MINI STORAGE**

2101 N. REECER CREEK ROAD
ELLENSBURG, WA 99926

PREPARED FOR
JOEL BLANCHARD

405 N. ANDERSON STREET
ELLENSBURG, WA 99926

NO.	DATE	DESCRIPTION

DATE: 8/22/2015
DRAWN: DH
CHECKED: DH
JOB NO.: 2015-175
DRAINAGE PLAN



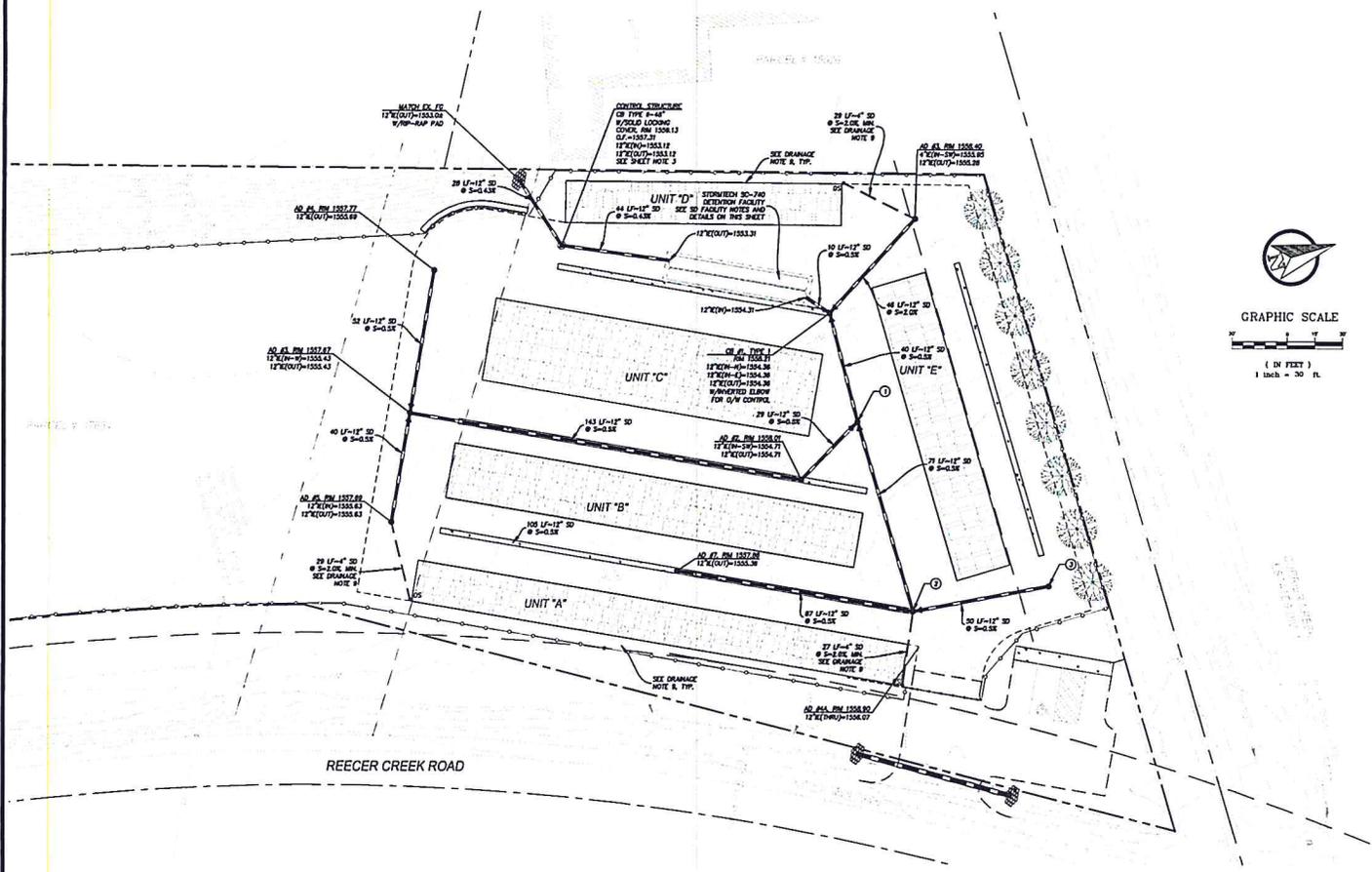
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KITITAS COUNTY
APPROVED FOR CONSTRUCTION

PUBLIC WORKS DIRECTOR _____ DATE _____

C4.0

PORTION OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18N., RANGE 18 E., WM
KITITAS COUNTY, STATE OF WASHINGTON



DRAINAGE NOTES:

- STORM DRAIN PIPES SHALL BE CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE SHOWN ON PLANS. MEETING THE REQUIREMENTS OF MOST STANDARD SPECIFICATION ADD #4-12 OR APPROVED EQUIVALENT. ALL STORM DRAIN PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
- ALL AREA DRAINS (AD) SHOWN ON THE PLANS SHALL BE 18" DRAIN BASINS BY HYDROSLAB WITH CONCRETE COLLAR IN TRAFFIC WEAR OR EQUIVALENT. SEE DETAIL ON SHEET C10.
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- PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM (SUCH AS RUBBER, WORMHOLE AND WOOD DEBRIS) SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
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- REFER TO SHEET C3.0 FOR GRADING DESIGN AND INFORMATION.
- REFER TO SHEET C5.0 FOR CONTROL STRUCTURE DETAIL AND INFORMATION.
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TOPOGRAPHIC AND BOUNDARY NOTE:

TOPOGRAPHIC INFORMATION, BASIS OF BEARING, AND VERTICAL DATUM SHOWN HEREON WERE PREPARED AND PROVIDED TO LESLIE ENGINEERING BY CONSTRUCTION SURVEYORS NORTH CENTRAL WASHINGTON ON JUNE 19, 2015 FOR DESIGN PURPOSES.

BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED AND PROVIDED TO LESLIE ENGINEERING BY CONSTRUCTION SURVEYORS NORTH CENTRAL WASHINGTON ON JUNE 29, 2015.

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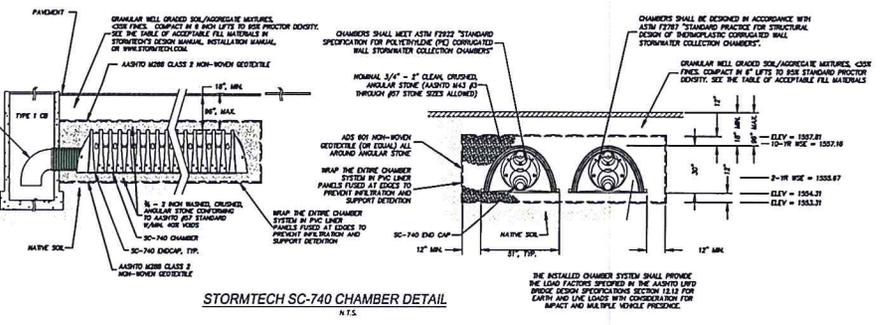
DRAINAGE KEY NOTES:

- AD #1, RM 1556.60
17'x12'(O)/1556.58
17'x12'(O)/1556.58
- AD #2, RM 1558.21
17'x12'(O)/1558.19
17'x12'(O)/1558.19
- AD #3, RM 1558.32
17'x12'(O)/1558.32

DETENTION CHAMBER

2-YR REQUIRED VOLUME = 882 OF
10-YR REQUIRED VOLUME = 1315 OF
3-YR PROVIDED VOLUME = 739 OF
10-YR PROVIDED VOLUME = 1315 OF

NO RETAINED VOLUME = 120 OF
NO VOLUME OF FLOW CONTROL VOLUME



Leslie Engineering
Civil & Structural Engineering

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Fax: (509) 285-2145

502 N. 40th Avenue, Suite 3
Yakima, Washington 98906

PREPARED FOR THE CITY OF ELLensburg
LESIE ENGINEERING, LLC
12101 N. REECER CREEK ROAD
ELLENSBURG, WA 98926

9/22/15

**REECER CREEK
MINI STORAGE**

2101 N. REECER CREEK ROAD
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PREPARED FOR
JOEL BLANCHARD
405 N. ANDERSON STREET
ELLENSBURG, WA 98926

NO.	DATE	REVISIONS DESCRIPTION

DATE: 9/22/2015
DRAWN: DH
CHECKED: DH
JOB NO.: 2015-175
DRAINAGE PLAN



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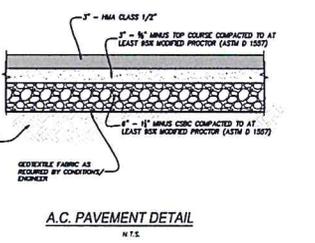
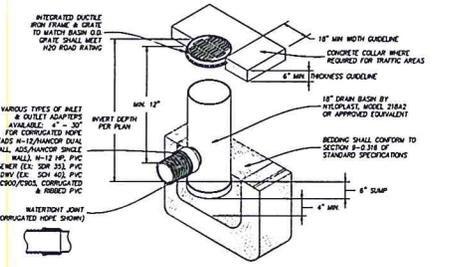
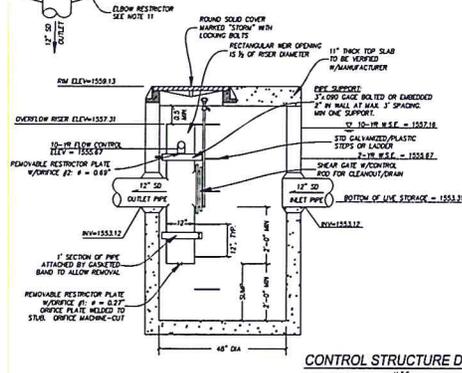
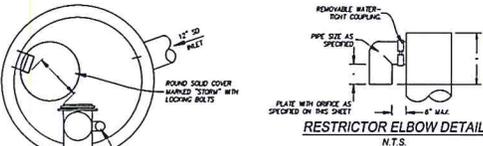
KITITAS COUNTY
APPROVED FOR CONSTRUCTION

PUBLIC WORKS DIRECTOR _____ DATE _____

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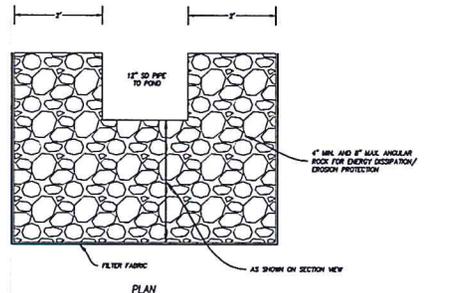
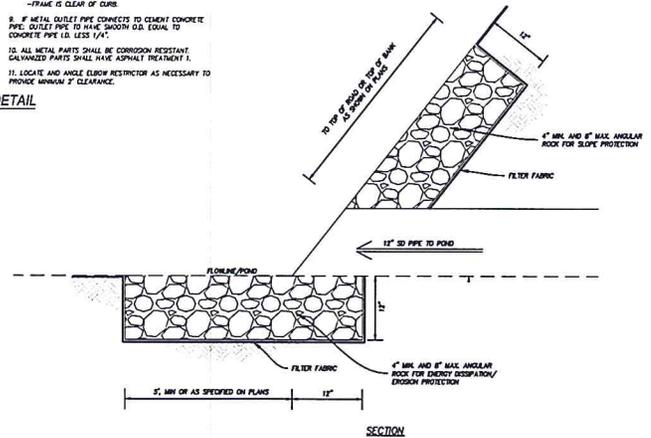
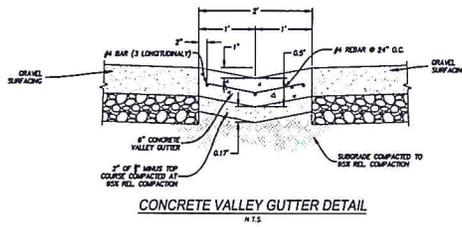
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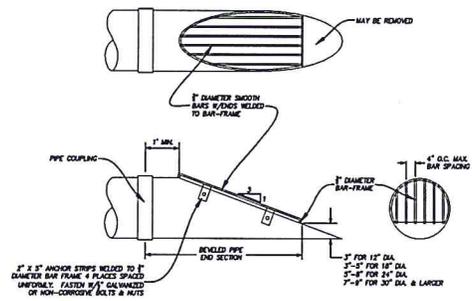


PORTION OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18N., RANGE 18 E., WM
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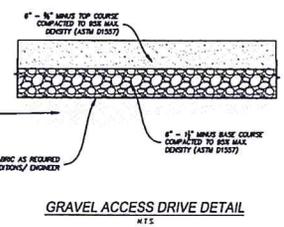
- NOTES:
- PIPE SIZES AND SLOPES PER PLANS.
 - OUTLET CAPACITY: 100-HR DEVELOPED FLOW.
 - EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 34" MIN. DIAM.
 - PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIA. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 3" IN WALL.
 - RESTRICTOR/SEPARATOR SHALL BE FABRICATED FROM 100% ALUMINUM, OR 60% ALUMINIZED STEEL, OR 60% GALVANIZED STEEL PIPE IN ACCORDANCE WITH ASTM D 36. IF 18" W. 19" AND 24" GALVANIZED STEEL SHALL HAVE TREATMENT 1.
 - OUTLET SHALL BE CONNECTED TO CULVERT OR OTHER PIPE WITH A STANDARD CURVING BEND FOR CORRUGATED METAL PIPE, OR CROUTED INTO THE BELL OF CONCRETE PIPE.
 - THE VERTICAL RISER STEM OF THE RESTRICTOR/SEPARATOR SHALL BE THE SAME DIAMETER AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIAMETER OR OTHERWISE SPECIFIED ON DETAIL.
 - FRAME AND LADDER OR STEPS OFFSET SO THAT:
 - CLEANOUT GATE IS VISIBLE FROM TOP
 - CLAMP DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE
 - FRAME IS CLEAR OF CURB
 - IF METAL OUTLET PIPE CONNECTS TO CONCRETE CONDUIT, CONDUIT PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
 - ALL METAL PARTS SHALL BE CORROSION RESISTANT. GALVANIZED PARTS SHALL HAVE ASPHALT TREATMENT 1.
 - LOCATE AND ANGLE ELBOW RESTRICTOR AS NECESSARY TO PROVIDE MINIMUM 3' CLEARANCE.



OUTFLOW PROTECTION / RIP-RAP DETAIL N.T.S.



- NOTES:
- CAP OR CORRUGATED POLYETHYLENE PIPE END-SECTION SHOWN.
 - ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER).



GRAVEL ACCESS DRIVE DETAIL N.T.S.

KITITAS COUNTY
APPROVED FOR CONSTRUCTION

PUBLIC WORKS DIRECTOR _____ DATE _____

Leslie Engineering
Civil & Structural Engineering

502 N. 40th Avenue, Suite 3
Yakima, Washington 98908

Phone: (509) 225-7704
Fax: (509) 285-2445

RECEER CREEK MINI STORAGE

2101 N. RECEER CREEK ROAD
ELLENBURG, WA 98926

9/22/15

RECEER CREEK
MINI STORAGE

2101 N. RECEER CREEK ROAD
ELLENBURG, WA 98926

PREPARED FOR
JOEL BLANCHARD

405 N. ANDERSON STREET
ELLENBURG, WA 98926

NO.	DATE	DESCRIPTION

DATE: 9/22/2015
DRAWN: DH
CHECKED: DH
JOB NO.: 2015-175

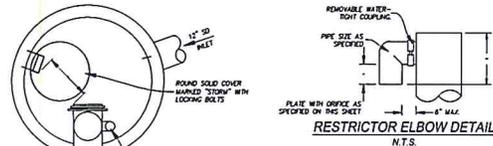
CONSTRUCTION DETAILS

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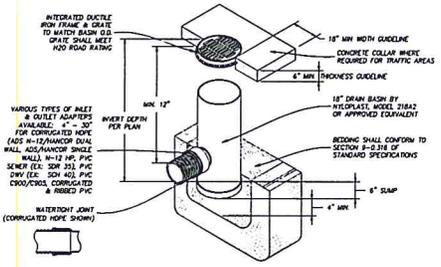
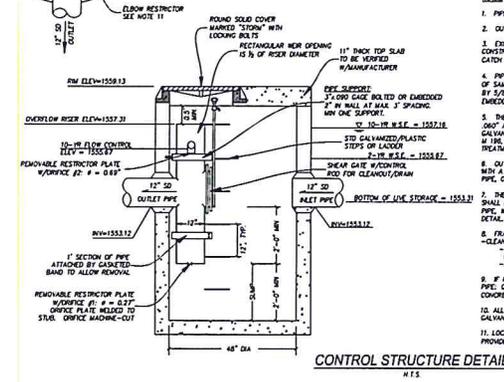
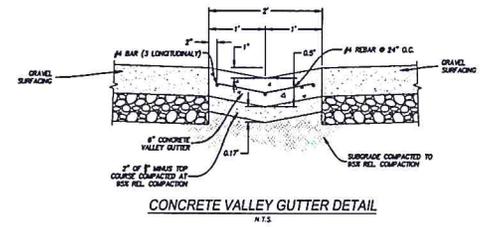
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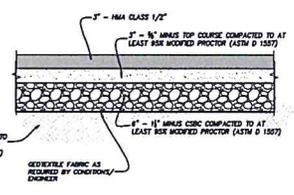
PORTION OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18N., RANGE 18 E., WM
KITITAS COUNTY, STATE OF WASHINGTON



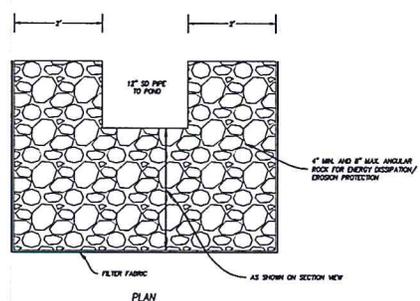
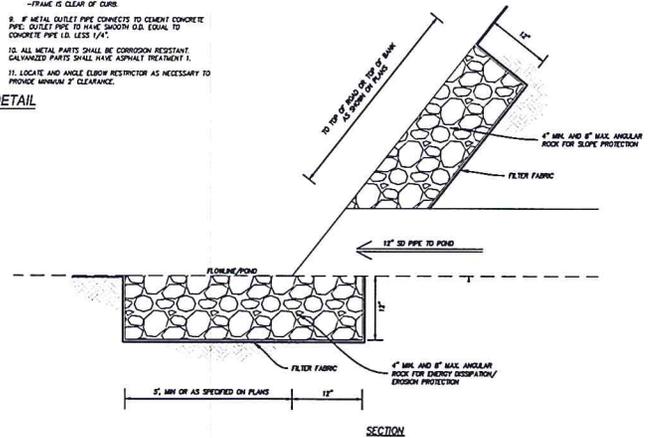
- NOTES:
- PIPE SIZES AND SLOPES PER PLANS.
 - OUTLET CAPACITY: 100-HR DEVELOPED FLOW.
 - EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 34" MIN. DIAM.
 - PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 3/8" DIA. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 3" IN WALL.
 - RESTRICTOR/SEPARATOR SHALL BE FABRICATED FROM 100% ALUMINUM, OR 100% ANNEALED STEEL, OR 100% GALVANIZED STEEL PIPE IN ACCORDANCE WITH ASTM D 36, W/ 1/8" W/ 1/8" AND W/ 27% GALVANIZED STEEL SHALL HAVE TREATMENT 1.
 - OUTLET SHALL BE CONNECTED TO CULVERT OR OTHER PIPE WITH A STANDARD CURVED BEND FOR CORRUGATED METAL PIPE, OR CROUTED INTO THE BELL OF CONCRETE PIPE.
 - VERTICAL RISER STEM OF THE RESTRICTOR/SEPARATOR SHALL BE THE SAME DIAMETER AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIAMETER OR OTHERWISE SPECIFIED ON DETAIL.
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 - LOCATE AND ANGLE ELBOW RESTRICTOR AS NECESSARY TO PROVIDE MINIMUM 3' CLEARANCE.



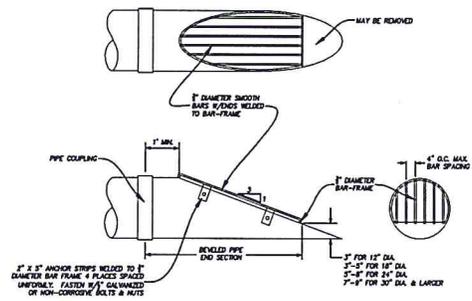
AREA DRAIN DETAIL N.T.S.



A.C. PAVEMENT DETAIL N.T.S.

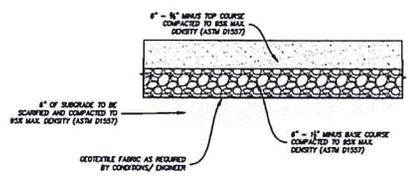


OUTFLOW PROTECTION / RIP-RAP DETAIL N.T.S.



PIPE TRASH RACK DETAIL N.T.S.

- NOTES:
- CAP OR CORRUGATED POLYETHYLENE PIPE END-SECTION SHOWN.
 - ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER).



GRAVEL ACCESS DRIVE DETAIL N.T.S.

Leslie Engineering
Civil & Structural Engineering

502 N. 40th Avenue, Suite 3
Yakima, Washington 98906

Phone: (509) 225-7704
Fax: (509) 265-2445

RECEER CREEK MINI STORAGE

2101 N. RECEER CREEK ROAD
ELLENBURG, WA 98926

9/22/15

RECEER CREEK
MINI STORAGE

2101 N. RECEER CREEK ROAD
ELLENBURG, WA 98926

PREPARED FOR
JOEL BLANCHARD

405 N. ANDERSON STREET
ELLENBURG, WA 98926

NO.	DATE	DESCRIPTION

CONSTRUCTION DETAILS

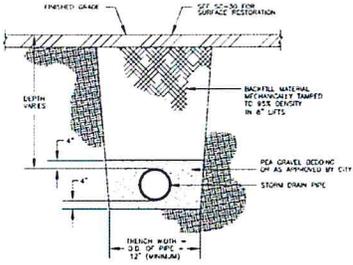
KITITAS COUNTY
APPROVED FOR CONSTRUCTION

PUBLIC WORKS DIRECTOR _____ DATE _____

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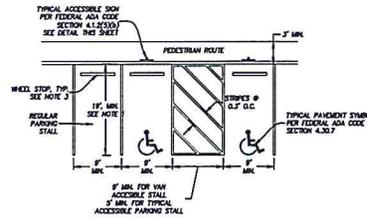
PORTION OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18N., RANGE 18 E., WM
KITITITAS COUNTY, STATE OF WASHINGTON



- NOTE #1: IF PIPE IS LINED WITHIN ORDINARY HIGH-GROUND WATER FIRMATION, PLACE SUITABLE NATIVE (OR CLAY) CLAYS IN PLACE OF PEA GRAVEL, BEDDING EVERY 30" OF PIPE. THIS WILL HELP PROVIDE A GROUND WATER DAM.
- NOTE #2: WATER TIGHT GASKETS REQUIRED!
- NOTE #3: STORM PIPE MATERIALS SHALL BE ASTM 3034 OR HDPE AS DIRECTED BY ENGINEER

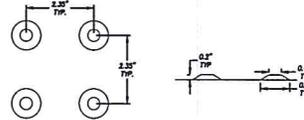
REVISED 3-15-2010

City of Ellensburg Standard Plans & Details		STORM DRAIN TRENCH	
Drawn By: HLG	Scale: NONE	File Name: N:\PW Detail\SD-10.dwg	Plan No: SD-10
Checked By:	Date: 10-25-96		



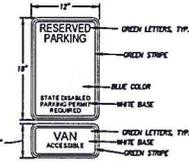
- NOTES:
1. THIS LENGTH ALLOWED WHERE MIN. 8.5' OVERHANG IS PRACTICAL AND/OR POSSIBLE. OTHERWISE MINIMUM LENGTH SHALL BE 11.5'.
 2. MAXIMUM SLOPE IN THIS SECTION WITHIN THE ADA ACCESSIBLE PARKING AREA SHALL NOT EXCEED 2%.
 3. WHEEL STOPS TO BE PROVIDED AND INSTALLED WHEN THE STALL WIDTH IS AND EXCEEDS 18'.

ADA PARKING DETAIL
N.T.S.



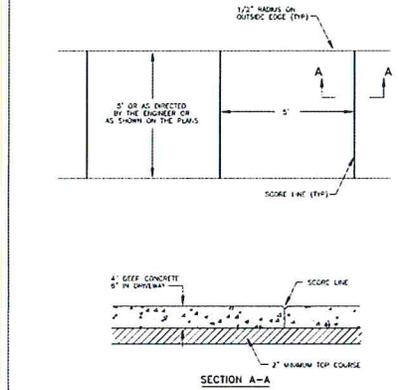
- NOTES:
1. DETECTABLE WARNING SHALL COMPLY WITH DEPARTMENT OF JUSTICE, CODE OF FEDERAL REGULATIONS 28 CFR PART 36, AND STANDARDS FOR ACCESSIBLE DESIGN, CHAPTER 4.26.
 2. DETECTABLE WARNING PATTERN AREA SHALL BE PAINTED YELLOW.
 3. DETECTABLE WARNING SHALL BE 2" HIGH YELLOW TRUNCATED DOME TILES SET IN HOT CONCRETE TO ORIGINAL GRADE WHEEL POLISHING.
 4. TRUNCATED DOME TILES SHALL BE ENGINEERED PLASTICS, INC. (DUMON-342) OR APPROVED EQUIVALENT.

DETECTABLE WARNING DETAIL
N.T.S.



- NOTES:
1. BOTTOM OF SIGN TO BE 5" TO 8" ABOVE GROUND LEVEL.
 2. SIGN SHALL BE INSTALLED AS A STAND ALONE ON A SEPARATE POST OR ON THE COLUMN WALL OF THE BUILDING, PROVIDED IS ADEQUATE PROTECTION.
 3. THE SIGN SHALL BE 30-BRAND ORANGE GRADE FILM MOUNTED ON 80 MI. THICK HIGH-PROTECT ALUMINUM.

ADA SIGN DETAIL
N.T.S.

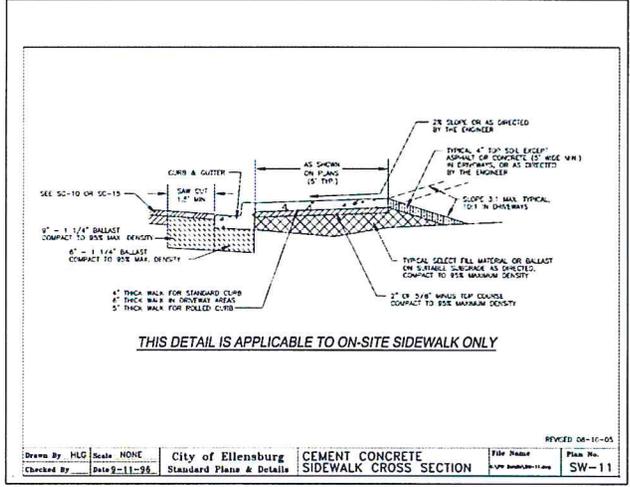


THIS DETAIL IS APPLICABLE TO ON-SITE SIDEWALK ONLY

- NOTES:
1. UNLESS OTHERWISE INDICATED, SLOPES SHALL HAVE 2% SLOPE TOWARDS THE HIGHWAY.
 2. QUARTER TOOL SHALL HAVE 3/4" RADIUS AND PROVIDE A SCORE LINE 3/4" DEEP.

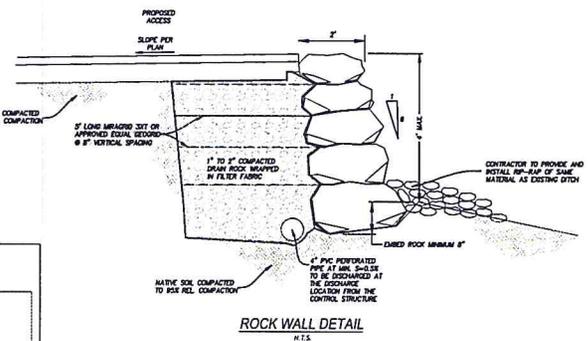
REVISED 8-14-01

City of Ellensburg Standard Plans & Details		CEMENT CONCRETE SIDEWALK	
Drawn By: HLG	Scale: NONE	File Name: N:\PW Detail\SW-10.dwg	Plan No: SW-10
Checked By:	Date: 9-11-96		



THIS DETAIL IS APPLICABLE TO ON-SITE SIDEWALK ONLY

Drawn By: HLG	Scale: NONE	City of Ellensburg	CEMENT CONCRETE SIDEWALK CROSS SECTION	File Name: N:\PW Detail\SW-10.dwg	Plan No: SW-11
Checked By:	Date: 9-11-96	Standard Plans & Details			



ROCK WALL DETAIL
N.T.S.

Leslie Engineering
Civil & Structural Engineering
Phone: (509) 225-7204
Fax: (509) 285-2445
502 N. 40th Avenue, Suite 3
Yakima, Washington 98908

THIS DRAWING IS THE PROPERTY OF
LESLIE ENGINEERING, LLC
1001 W. 12th Avenue, Suite 100
Yakima, WA 98908
9/22/15

REECER CREEK MINI STORAGE
2101 N. REECER CREEK ROAD
ELLENSBURG, WA 98926

PREPARED FOR
JOEL BLANCHARD
405 N. ANDERSON STREET
ELLENSBURG, WA 98926

NO.	DATE	DESCRIPTION

DATE: 9/22/2015

DRAWN: DH

CHECKED: DH

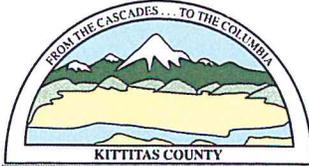
JOB NO.: 2015-175

CONSTRUCTION DETAILS

KITITITAS COUNTY
APPROVED FOR CONSTRUCTION
PUBLIC WORKS DIRECTOR _____ DATE _____

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2015-175-Blanchard-Civil Plans.dwg



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

May 7, 2015

Mr. Blanchard
405 N Anderson St
Ellensburg, WA 98926

RE: Blanchard SEPA (SE-15-00004)

Dear Mr. Blanchard

At our previous meeting staff took in your SEPA Checklist with the verbal understanding that prior to Staff processing this application a site plan of the proposed construction is needed as well as the submittal of building permit application.

In order for the County to continue processing this application, additional information is required. The following information is due to the County:

- Building permit submittal with additional site plans for CDS Planning to review.

When the County receives this information, staff will send relevant materials to interested agencies for an opportunity to comment.

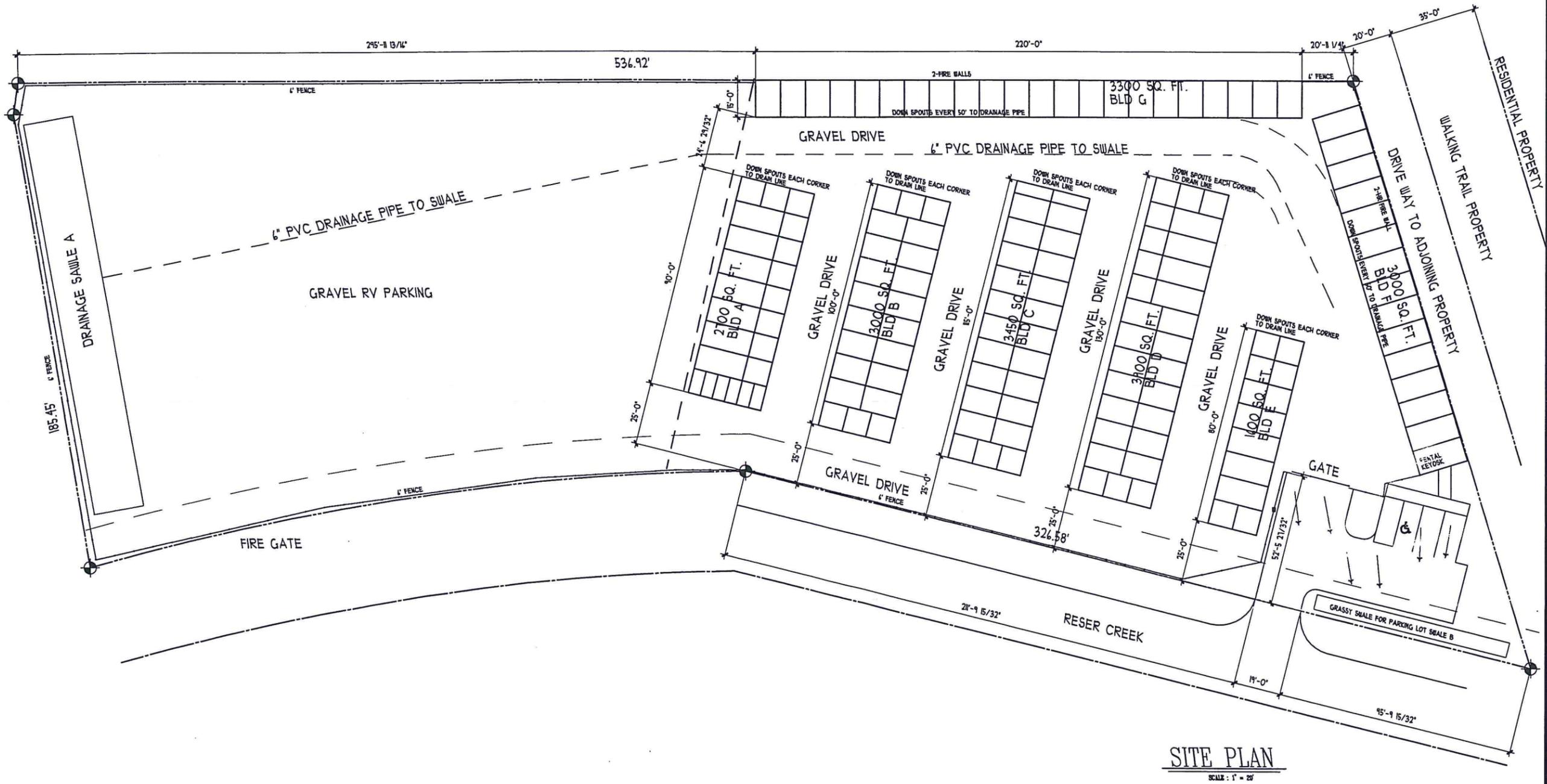
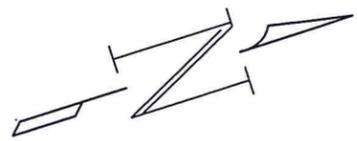
If you have any questions regarding this matter, please feel free to contact me at 509-962-7079 or by email at kaycee.hathaway@co.kittitas.wa.us.

Sincerely,

Kaycee Hathaway
Staff Planner

ORIGINAL TRACINGS OF THESE PRINTS ARE THE PROPERTY OF TRADITIONAL DESIGN. REPRODUCTION OF THESE PLANS IN ANY FORM WILL SUBJECT PARTY VIOLATING THIS OWNERSHIP TO CIVIL COURT ACTION. ALL CHANGES SHALL BE VERIFIED WITH DESIGNER BEFORE CONSTRUCTION. VERIFY ALL DIMENSIONS ON JOB SITE AND REPORT ANY DISCREPANCIES TO BUILDING DESIGNER.

SITE DRAINAGE	
AREA	CALCULATIONS
A	18,250 SQ.FT/ 12 = 1,520 CU. FT DRAINAGE REQUIRED 1'-0" DEEP x 16'-0" WIDE x 150'-0" MIN. LONG 1x 18x 150 = 2,700 CU. FT. PROVIDED
B	3,500 SQ.FT/ 12 = 292 CU. FT DRAINAGE REQUIRED 1'-0" DEEP x 6'-0" WIDE x 60'-0" MIN. LONG 1x 6x 60 = 360 CU. FT. PROVIDED



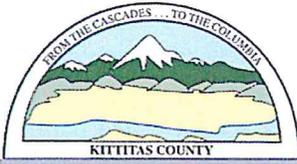
SITE PLAN
SCALE: 1" = 20'

CUSTOM DESIGN FOR:
JOEL BLANCHARD
(206) 334-5832

**TRADITIONAL
DESIGNS INC.**
(COMMERCIAL AND RESIDENTIAL DESIGN)
106 S 4TH AVE. - YAKIMA WA
PHONE: (509) 452 - 7604

SEISMIC CATEGORY: C	
DATE: 4/10/15	PLAN# SP-15013
REVISED	SHEET NUMBER
1	SP
2	
3	
4	
5	
6	

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KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

APR 01 2015

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

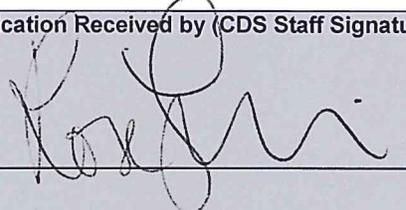
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)
70.00 Kittitas County Department of Public Works

\$560.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: <u>24844</u>	RECEIPT# <u>34115</u>	<div style="text-align: center;">  APR 01 2015  DATE STAMP IN BOX </div>
---	-----------------------	--------------------------	---

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help]

West Interchange Storage

2. Name of applicant: [help]

Joel Blanchard

3. Address and phone number of applicant and contact person: [help]

405 N. Anderson St. Ellensburg, Wa. 98926 (206)334-5832

4. Date checklist prepared: [help]

Not yet

5. Agency requesting checklist: [help]

KCCDS ; Kittitas County Community Development Services

6. Proposed timing or schedule (including phasing, if applicable): [help]

12-18 mos

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

My plan is to develop the property for a mini storage facility; Approx 200 storage units.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

Survey

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

No

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

Building Permit ; Fill and grade Permit, Sign Permit, Access Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

My proposal is to develop this property (2.35 acres) into a mini storage facility with capacity for approx 200 storage units.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

Parcel #17654; Map #18-18-34020-0021

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

(circle one): Flat; rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? [help]

My estimate is 0%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

gravel and dirt, some vegetation/weeds.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

The ground will be surveyed and graded by a licenced contractor for proper water run off. The facility with ground will be ~~asphalt, gravel or a combination of both.~~

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes. The ground will be graded for water runoff.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

~~50-60%~~ Less than 50%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None, unless necessary or required.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None.

3. Water

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

None to my knowlege.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

N/A

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

N/A. The property will not be plumbed for sewer or drinking water.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Storm Water will flow into the storm drainage system located at the SW side of the property.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None unless necessary or required.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

___grass

___pasture

___crop or grain

___Orchards, vineyards or other permanent crops.

___wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___water plants: water lily, eelgrass, milfoil, other

other types of vegetation some weeds but mostly dirt and gravel.

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

N/A

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Vegetation will be planted as a visual buffer between north end of property and adjacent housing development.

e. List all noxious weeds and invasive species known to be on or near the site.

None

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#) N/A
birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____
- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#) N/A
- c. Is the site part of a migration route? If so, explain. [\[help\]](#) N/A
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#) None.
- e. List any invasive animal species known to be on or near the site. None.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#) Electricity will be used only for lighting. Also there will be electric heat for approx 200 ft² office. ^{security} may be
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#) No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#) None

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#) N/A
- 1) Describe any known or possible contamination at the site from present or past uses. None
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None
 - 4) Describe special emergency services that might be required. None
 - 5) Proposed measures to reduce or control environmental health hazards, if any: None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) N/A
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#) N/A
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#) Currently the site is undeveloped and not in use. The proposal will not affect land uses on nearby or adjacent properties.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

NO

- c. Describe any structures on the site. [\[help\]](#)

None

- d. Will any structures be demolished? If so, what? [\[help\]](#)

N/A

- e. What is the current zoning classification of the site? [\[help\]](#)

Light Industrial; I-L chpt 17.48

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

N/A

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

NO

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

0 to 1

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) Miniwarehouse facilities are allowed under the existing zoning regulations.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N/A

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#) Tallest height will be approx 20'. The principal exterior building material will be metal (steel)

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None unless necessary or required.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

N/A

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

N/A

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None unless necessary or required.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#) Access into the site will be from Reece Creek Rd. Exact location not yet determined
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#) No
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#) N/A
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#) No
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#) N/A
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. NO
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#) N/A

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#) No
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#) N/A

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#) electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#) Electricity for tighter security lighting, and ~~and~~ ~~sanitary~~ gates, and, office.

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Joel Blanchard 631 206-334-5832
Name of signee: Joel Blanchard joel.pilot@charter.net
Position and Agency/Organization: Private Owner 405 N. Anderson St.
Date Submitted: 04/01/2015 Ellensburg, Wa. 98926

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

None to my knowledge

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

None to my knowledge

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

None to my knowledge

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

None to my knowledge

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

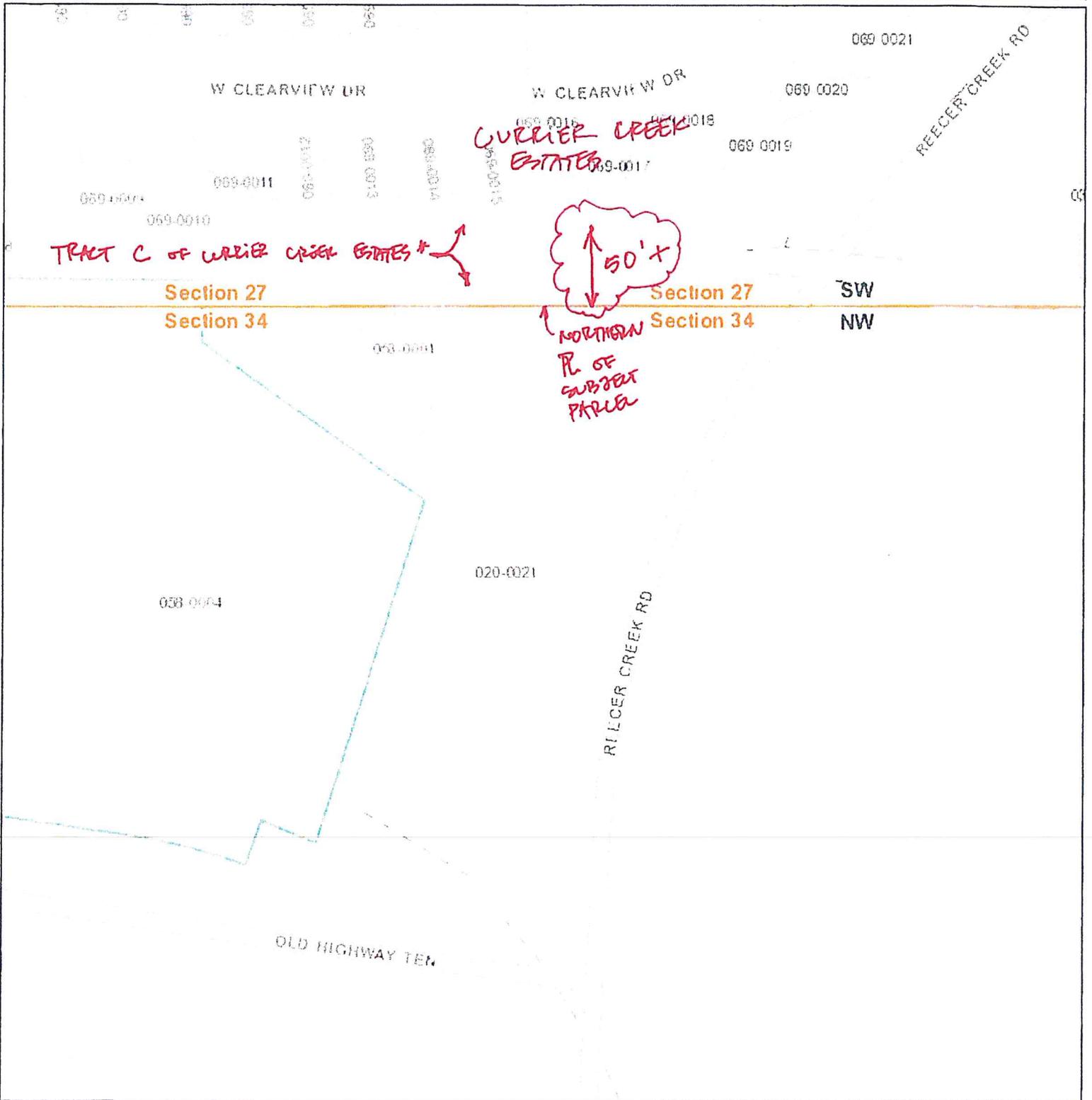
None to my knowledge

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None to my knowledge

Kittitas County COMPAS Map

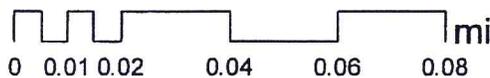


Date: 8/5/2015

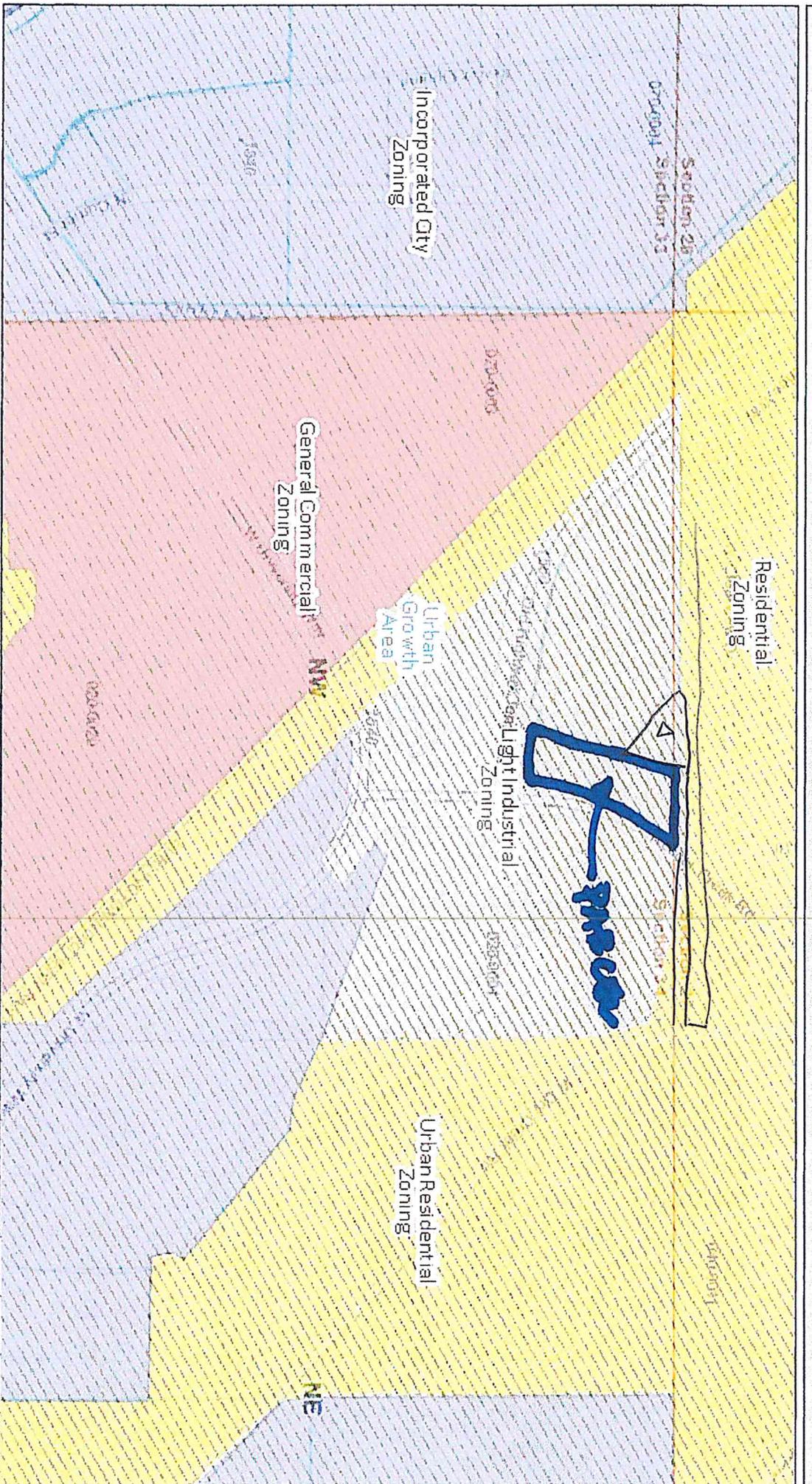
1 inch = 188 feet
Relative Scale 1:2,257

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TRACT C (EVEN THOUGH PART OF RESIDENTIAL DEVELOPMENT, WILL NEVER BE DEVELOPED WITH RESIDENTIAL LOTS. THIS AREA SHOULD BE COUNTERED TOWARD THE 50' SETBACK FROM RESIDENTIAL ZONE. IT HAS DOE CODE → GOVERNMENTAL SERVICES



Kittitas County COMPAS Map



Date: 8/5/2015

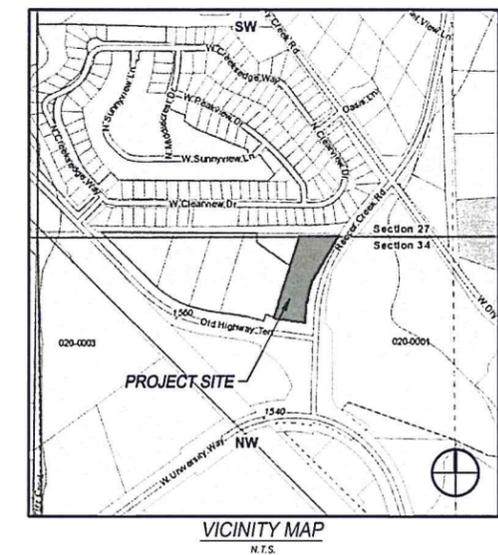
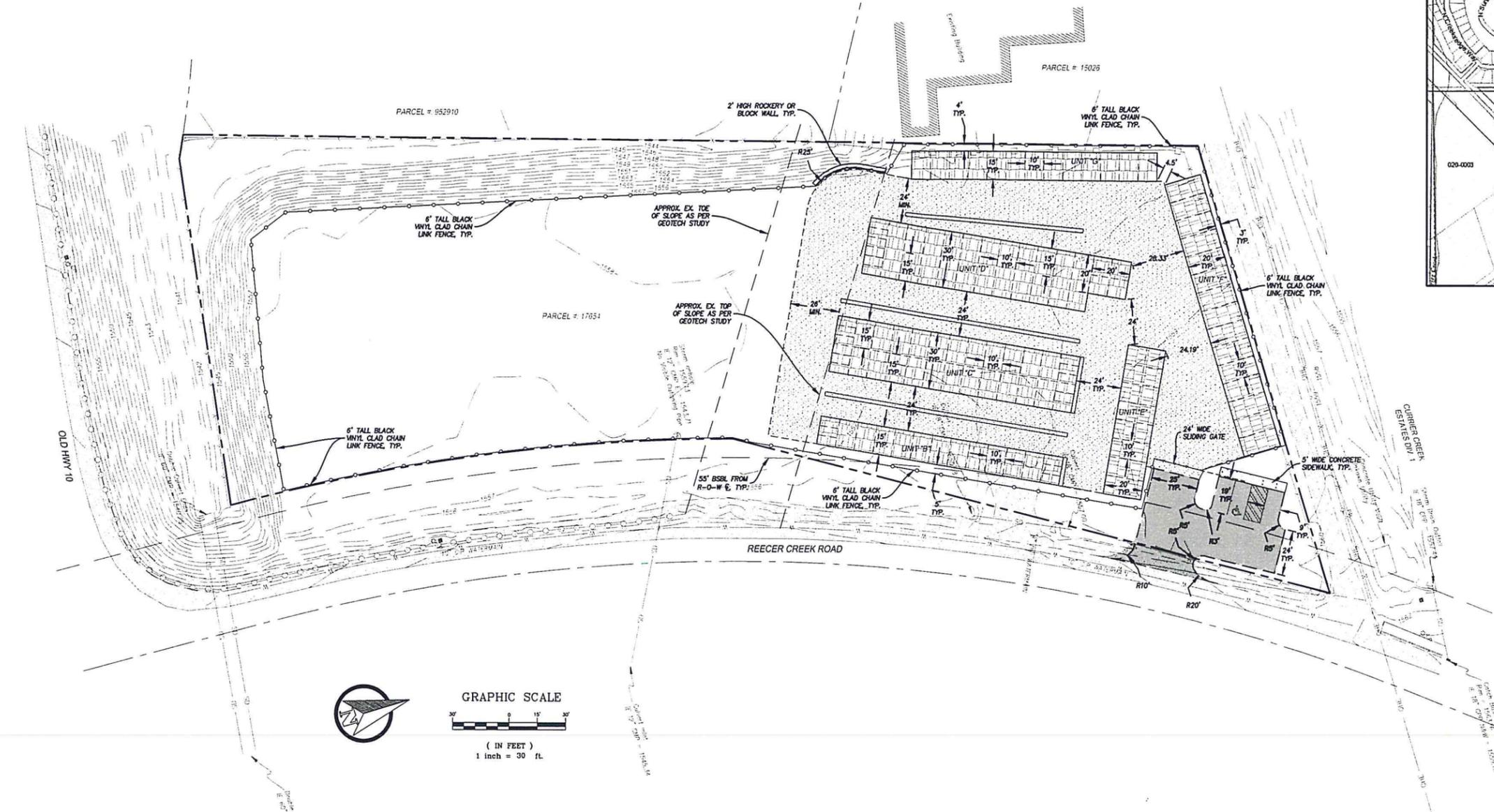
1 inch = 752 feet
Relative Scale 1:9,028

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BLANCHARD MINI STORAGE UNITS

PORTION OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18N., RANGE 18 E., WM
KITITAS COUNTY, STATE OF WASHINGTON



PROPERTY INFORMATION:

OWNER: JOEL BLANCHARD
405 N. ANDERSON STREET
ELLENSBURG, WA 98926

PARCEL NUMBER: 17654 (MAP NO. 18-18-34020-0021)

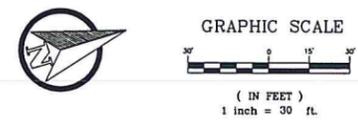
PARCEL SIZE: 2.35 ACRES

PROPERTY ADDRESS: OLD HWY 10 AND REECER CREEK ROAD
ELLENSBURG, WA 98926

ZONE: LIGHT INDUSTRIAL
CITY OF ELLENSBURG
CITY OF ELLENSBURG

HATCH LEGEND:

- AC PAVEMENT HATCH
- CONCRETE SURFACING HATCH
- BUILDING HATCH



STANDARD PLAN NOTES:

1. ALL CONSTRUCTION TECHNIQUES AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT KITITAS COUNTY AND CITY OF ELLENSBURG STANDARD PLANS AND SPECIFICATIONS AND AS SHOWN IN THESE PLANS.
2. A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR WORK THAT ARE NOT PROVIDED BY THE OWNER PRIOR TO START OF CONSTRUCTION.
4. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE OWNER, THE CITY, AND OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY THE OWNER'S PROFESSIONAL ENGINEERING CONSULTANT AND THE CITY DEPARTMENT OF PUBLIC WORKS OF THE PRE-CONSTRUCTION MEETING TIME AND LOCATION.
5. PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS AND CURBS THAT ARE TO REMAIN BUT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE INSPECTOR.
6. ALL SURVEYING AND STAKING OF IMPROVEMENTS SHALL BE APPROVED BY THE OWNER. CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE OWNER PRIOR TO OBTAINING STAKING SERVICES.
7. THE CONTRACTOR SHALL NOTIFY THE KITITAS COUNTY FIRE DISTRICT (509-386-1495) TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUT-OFFS, AND STREET CLOSURES, OR OTHER ACCESS BLOCKAGE. THE CONTRACTOR SHALL ALSO NOTIFY THE DISTRICT OF ALL NEW RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
8. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
9. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL ACTIVE CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
11. THE CONTRACTOR SHALL PROVIDE FOR ALL COMPACTION TESTS REQUIRED BY THE INSPECTOR.
12. BACKFILL MATERIAL SHALL MEET CITY STANDARDS AND SHALL BE APPROVED BY THE CITY PRIOR TO BACKFILLING.
13. INSPECTION AND ACCEPTANCE OF ALL WORK WILL BE ACCOMPLISHED BY THE CITY INSPECTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND SCHEDULE APPROPRIATE INSPECTIONS, ALLOWING PROPER ADVANCE NOTICE. THE INSPECTOR MAY REQUIRE RECONSTRUCTION OF ITEMS THAT DO NOT MEET THE CONTRACT DOCUMENTS OR THAT WERE CONSTRUCTED WITHOUT INSPECTION.

STANDARD PLAN NOTES (cont.):

14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN BEST MANAGEMENT PRACTICES AS SHOWN HEREIN TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE WATER OF THE STATE, AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE. ADDITIONAL BEST MANAGEMENT PRACTICES MAY BE REQUIRED. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
15. THE CONTRACTOR SHALL KEEP ALL STREETS AND PUBLIC RIGHT-OF-WAY CLEAN AT ALL TIMES BY SWEEPING. WASHING WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL BY THE CITY ENGINEER.
16. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS NECESSARY THROUGHOUT THE PROJECT. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MUTCD AND CITY OF ELLENSBURG STANDARDS.
17. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH PSE AND CITY OF ELLENSBURG ENERGY SERVICES DEPARTMENT.
18. CONTRACTOR SHALL NOT MAKE ANY REVISIONS IN THE FIELD WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23 - TRAFFIC CONTROL, SHALL APPLY.
20. ANY TRENCH DEEPER THAN 5 FEET WILL REQUIRE SHORING FOR TRENCH WALL STABILIZATION.

TOPOGRAPHIC AND BOUNDARY NOTE:

TOPOGRAPHIC INFORMATION, BASIS OF BEARING, AND VERTICAL DATUM SHOWN HEREON WERE PREPARED AND PROVIDED TO LESLIE ENGINEERING BY CONSTRUCTION SURVEYORS NORTH CENTRAL WASHINGTON ON JUNE 19, 2015 FOR DESIGN PURPOSES.

BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED AND PROVIDED TO LESLIE ENGINEERING BY CONSTRUCTION SURVEYORS NORTH CENTRAL WASHINGTON ON JUNE 23, 2015.

LESLIE ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF EXISTING INFORMATION SHOWN HEREON.

SITE NOTES:

1. REFER TO DESIGN PLANS BY TRADITIONAL DESIGNS INC. OR OTHERS FOR BUILDING DESIGN.
2. ALL EXISTING STRUCTURES, FENCES, UTILITIES, APPURTENANCES, ETC. LOCATED ON THE PARCEL SHALL BE REMOVED/DEMOLISHED UNLESS OTHERWISE SHOWN ON THESE PLANS.
3. GEOTECHNICAL ENGINEERING REPORT WAS PREPARED BY GN NORTHERN, INC. IN APRIL 2015 UNDER GIN PROJECT NO. 215-577. THE REPORT WAS PROVIDED TO LESLIE ENGINEERING ON JUNE 12, 2015.

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:

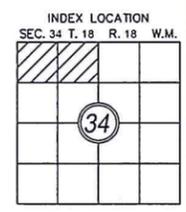
IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL "J" AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM (NAVD) 88

BASIS OF BEARING:
SPC, WASHINGTON SOUTH, ZONE 4602.

SHEET INDEX:

TITLE	NO.
COVER SHEET AND SITE PLAN	C1.0
TESC PLAN, NOTES & DETAILS	C2.0
GRADING PLAN	C3.0
DRAINAGE PLAN	C4.0
CONSTRUCTION DETAILS	C5.0
CONSTRUCTION DETAILS	C5.1



Leslie Engineering
Civil & Structural Engineering

502 N. 40th Avenue, Suite 3
Yakima, Washington 98908

Phone: (509) 225-7704
Fax: (509) 388-2445

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7/17/15

BLANCHARD MINI STORAGE UNITS

OLD HWY 10
ELLENSBURG, WA 98926

PREPARED FOR
JOEL BLANCHARD
405 N. ANDERSON STREET
ELLENSBURG, WA 98926

NO.	DATE	DESCRIPTION	BY

DATE: 7/17/2015
DRAWN: DH
CHECKED: DH
JOB NO.: 2015-175

COVER SHEET & SITE PLAN

C1.0



KITITAS COUNTY
APPROVED FOR CONSTRUCTION

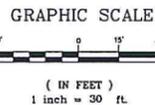
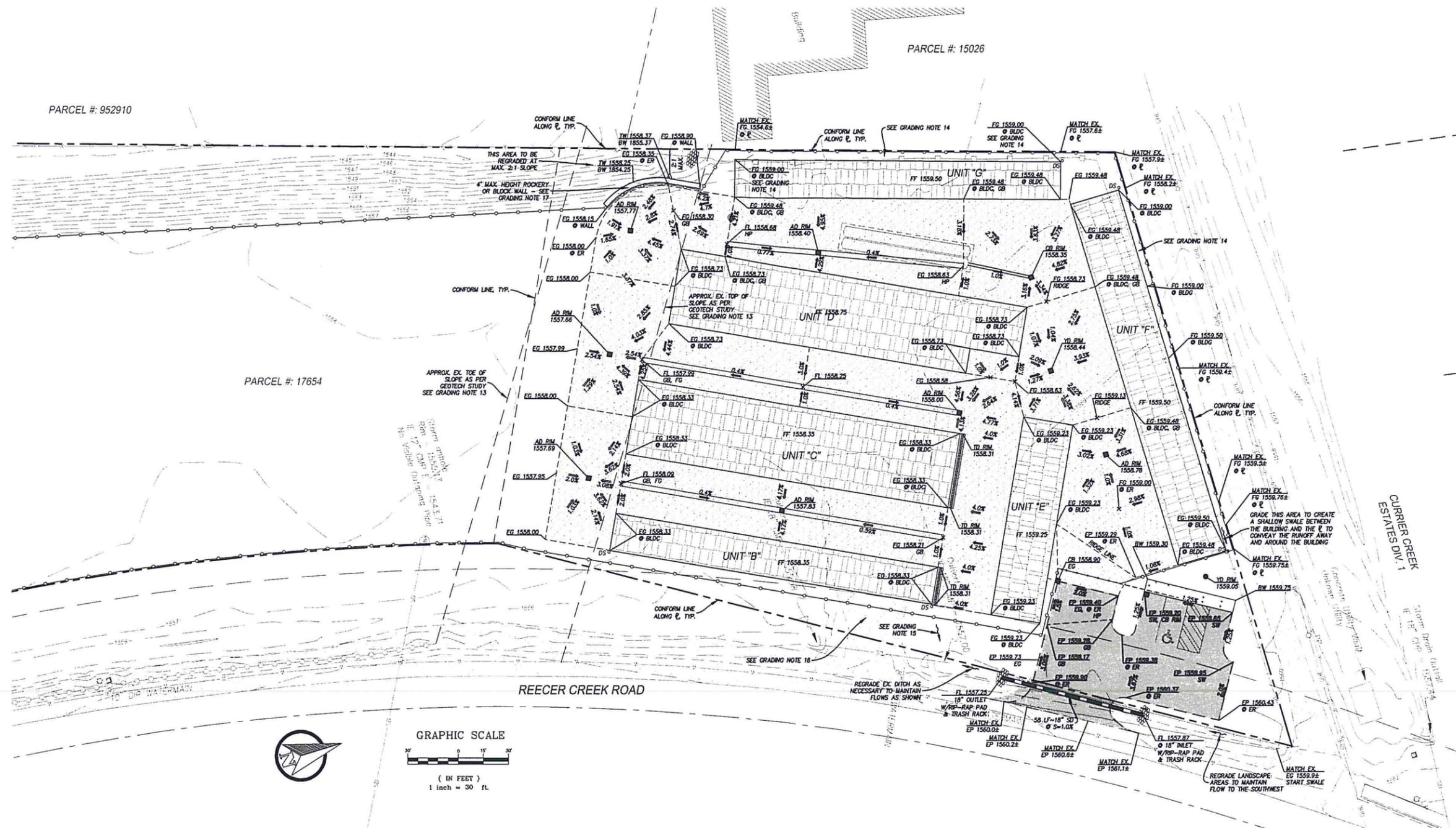
PUBLIC WORKS DIRECTOR _____ DATE _____

PORTION OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18N., RANGE 18 E., WM
KITITAS COUNTY, STATE OF WASHINGTON

PARCEL #: 15026

PARCEL #: 952910

PARCEL #: 17654



GRADING NOTES:

- 1. ALL GRADING ACTIVITIES, INCLUDING EXCAVATION, BACKFILL AND COMPACTION, SHALL BE DONE IN ACCORDANCE WITH KITITAS COUNTY STANDARDS AND GEOTECHNICAL ENGINEERING REPORT FOR THIS PROJECT PREPARED BY GN NORTHERN INC. IN APRIL 2015.
2. CONTRACTOR SHALL COMPLY WITH ALL RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL ENGINEERING REPORT SPECIFIED ABOVE.
3. CONTRACTOR SHALL CLEAR THE WORK AREA WITHIN CLEARING LIMITS/CONFORM LINES SHOWN HEREON BY REMOVING ALL STRUCTURES, TREES, BRUSH, DEBRIS, TOP SOIL, NON-ENGINEERED FILL, ANY REMAINING ROOTS, CONSTRUCTION DEBRIS, TRASH, ANY ABANDONED UTILITIES, AND ANY OTHER DELETERIOUS MATERIAL AND SHALL DISPOSE OF IT OFF-SITE IN A LEGAL MANNER.
4. WITHIN ANY AREAS TO RECEIVE STRUCTURAL FILL, PAVEMENTS OR HARDCAPE, THE SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY (ASTM D 1557).
5. CONTRACTOR SHALL OBTAIN AN APPROVAL BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH ANY OVEREXCAVATION. CONTRACTOR SHALL VERIFY THE AMOUNT OF OVEREXCAVATION WITH GEOTECHNICAL ENGINEER AND COUNTY.
6. COMPACTION SHALL BE DONE PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. SITE EXCAVATION AND/OR SUBGRADE PREPARATION SHALL BE COMPLETED BEFORE PLACING STRUCTURAL FILL. COMPACTION SHALL BE VERIFIED BY DENSITY TESTING.
7. ALL TEMPORARY CUT SLOPES SHALL NOT EXCEED 1.5H:1V. ALL PERMANENT CUT SLOPES SHALL NOT EXCEED 2H:1V OR AS SHOWN ON PLANS. ALL PERMANENT CUT SLOPES SHALL NOT EXCEED 2H:1V.
8. ANY AND ALL FILL MATERIAL PLACED ON THE LOT SHALL BE COMPACTED AND A COMPACTION INSPECTION REPORT FOR THE COMPACTION AND BEARING CAPACITY OF THAT FILL MATERIAL SHALL BE PROVIDED TO THE KITITAS COUNTY BUILDING DEPARTMENT WITHIN 60 DAYS OF THE PLACEMENT OF THE FILL MATERIAL.
9. ALL EXCESS SOIL SHALL BE OFF-HAULED TO A LEGAL DISPOSAL SITE. NO EXCESS SOIL SHALL BE SPREAD ON THE SITE WITHOUT CLEARLY BEING SHOWN ON THE APPROVED GRADING PLAN.

GRADING NOTES (cont.):

- 10. ALL EXCESS SOIL SHALL BE OFF-HAULED TO A LEGAL DISPOSAL SITE. NO EXCESS SOIL SHALL BE SPREAD ON THE SITE WITHOUT CLEARLY BEING SHOWN ON THE APPROVED GRADING PLAN.
11. ALL CUT AND FILL SLOPES AND ALL EXPOSED DIRT SHALL BE PLANTED, WATERED AND MAINTAINED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE COUNTY.
12. CONTRACTOR SHALL PROVIDE HIS/HER OWN EARTHWORK CALCULATIONS FOR ALL CUT AND FILL OPERATIONS.
13. APPROXIMATE LOCATION OF TOE AND TOP OF EXISTING SLOPE AS DEFINED BY THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GN NORTHERN INC. IN APRIL 2015 IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY THE LOCATION PRIOR TO START OF CONSTRUCTION AND SHALL ENSURE THAT THE BUILDING FOUNDATIONS ARE NOT PLACED ABOVE THE EXISTING TOP OF SLOPE LINE. IN CASE THE TOP OF SLOPE IS LOCATED FURTHER TO THE NORTH, THE CONTRACTOR SHALL EITHER OVEREXCAVATE AND BACKFILL WITH STRUCTURAL FILL THIS AREA PER GEOTECHNICAL RECOMMENDATIONS OR REDESIGN BUILDING FOOTINGS OR STRUCTURAL MEMBERS TO AVOID LOADING ON POOR BACKFILL.
14. PROVIDE DEEP FOOTING WALL ALONG THIS WALL. IF SLOPE WITHIN LANDSCAPE AREA FROM THE BUILDING WALL TO THE PROPERTY LINE IS MORE THAN 10% PROVIDE 6" THICK LAYER OF 4" ANGULAR ROCK LINED WITH FILTER FABRIC (MIRAFI 500X OR EQUIVALENT) FROM BUILDING WALL TO PROPERTY LINE OR TOE OF SLOPE.
15. GRADE LANDSCAPE AREA FROM EDGE OF GRAVEL AND BUILDINGS TOWARD THE EXISTING SWALE. NO RUNOFF FROM THE DEVELOPED AREA WILL BE ALLOWED TO DRAIN TO THIS LOCATION.
16. REMOVE EXISTING GRAVEL ACCESS DRIVE TO PROPERTY LINE AND REGRADE TO DRAIN TO EXISTING SWALE.
17. IF CONTRACTOR DECIDES TO USE ECOLOGY BLOCKS, NOT MORE THAN 2 BLOCKS SHALL BE STACKED ON TOP OF EACH OTHER AND SHALL BE ANCHORED INTO THE PROPOSED FILL.

STANDARD SHEET NOTES:

- 1. REFER TO STANDARD PLAN NOTES ON SHEET C1.0.
2. REFER TO SHEET C4.0 FOR STORM DRAINAGE INFORMATION.
3. FOR ELECTRICAL CONDUITS, TRANSFORMERS, VAULTS AND OTHER ELECTRICAL AND GAS INFORMATION, REFER TO CITY ENERGY SERVICES DEPARTMENT DRAWINGS.
4. IRRIGATION DESIGN AND PLANS ARE NOT A PART OF THIS SET OF PLANS AND THE WILL BE DONE BY OTHERS.

TOPOGRAPHIC AND BOUNDARY NOTE:

TOPOGRAPHIC INFORMATION, BASIS OF BEARING, AND VERTICAL DATUM SHOWN HEREON WERE PREPARED AND PROVIDED TO LESLIE ENGINEERING BY CONSTRUCTION SURVEYORS NORTH CENTRAL WASHINGTON ON JUNE 19, 2015 FOR DESIGN PURPOSES. BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED AND PROVIDED TO LESLIE ENGINEERING BY CONSTRUCTION SURVEYORS NORTH CENTRAL WASHINGTON ON JUNE 29, 2015. LESLIE ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF EXISTING INFORMATION SHOWN HEREON.



Know what's below. Call before you dig.

KITITAS COUNTY APPROVED FOR CONSTRUCTION PUBLIC WORKS DIRECTOR DATE

Leslie Engineering Civil & Structural Engineering 502 N. 40th Avenue, Suite 3 Ellensburg, Washington 98908 Phone: (509) 225-7704 Fax: (509) 388-2445

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7/17/15

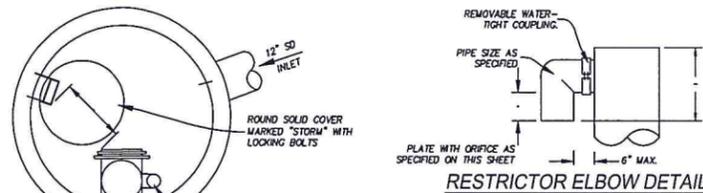
BLANCHARD MINI STORAGE UNITS OLD HWY 10 ELLENSBURG, WA 98926

PREPARED FOR JOEL BLANCHARD 405 N. ANDERSON STREET ELLENSBURG, WA 98926

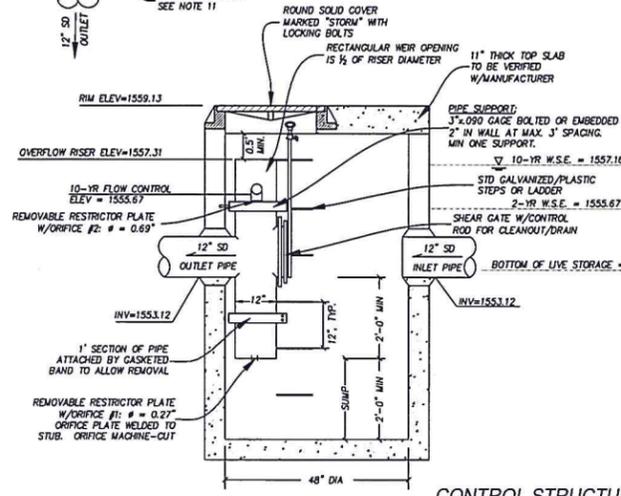
Table with columns: NO., DATE, DESCRIPTION, REVISIONS

DATE: 7/17/2015 DRAWN: DH CHECKED: DH JOB NO.: 2015-175

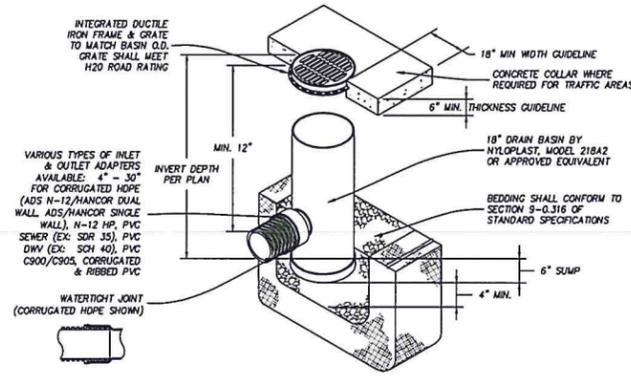
GRADING PLAN C3.0



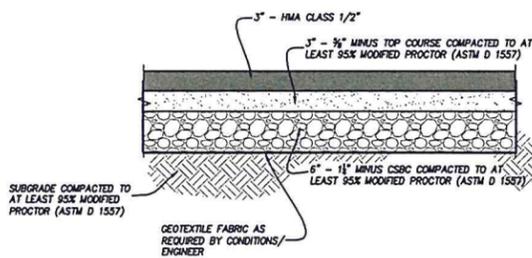
- NOTES:**
- PIPE SIZES AND SLOPES: PER PLANS.
 - OUTLET CAPACITY: 100-YR DEVELOPED FLOW.
 - EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 54" MIN. DIAM.
 - PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAM. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL AT MAX. 3' SPACING. MIN ONE SUPPORT.
 - THE RESTRICTOR/SEPARATOR SHALL BE FABRICATED FROM .060" ALUMINUM, OR .064" ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE IN ACCORDANCE WITH AASHTO M 35, M 196, M 197 AND M 274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
 - OUTLET SHALL BE CONNECTED TO CULVERT OR SEWER PIPE WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE, OR GROUDED INTO THE BELL OF CONCRETE PIPE.
 - THE VERTICAL RISER STEM OF THE RESTRICTOR/SEPARATOR SHALL BE THE SAME DIAMETER AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIAMETER OR OTHERWISE SPECIFIED ON DETAIL.
 - FRAME AND LADDER OR STEPS OFFSET SO THAT: -CLEANOUT GATE IS VISIBLE FROM TOP. -CLIMB DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE. -FRAME IS CLEAR OF CURB.
 - IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
 - ALL METAL PARTS SHALL BE CORROSION RESISTANT. GALVANIZED PARTS SHALL HAVE ASPHALT TREATMENT 1.
 - LOCATE AND ANGLE ELBOW RESTRICTOR AS NECESSARY TO PROVIDE MINIMUM 2' CLEARANCE.



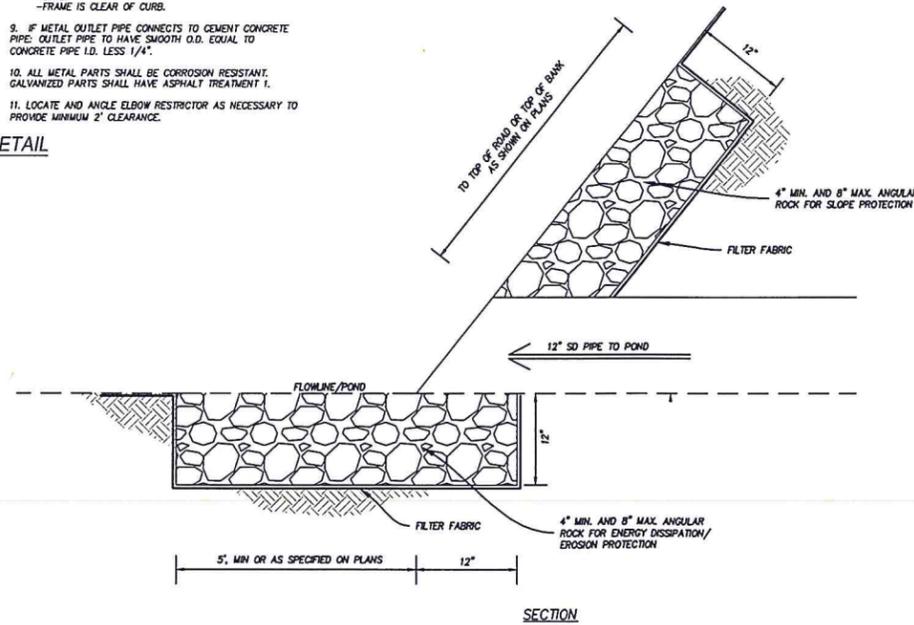
CONTROL STRUCTURE DETAIL
N.T.S.



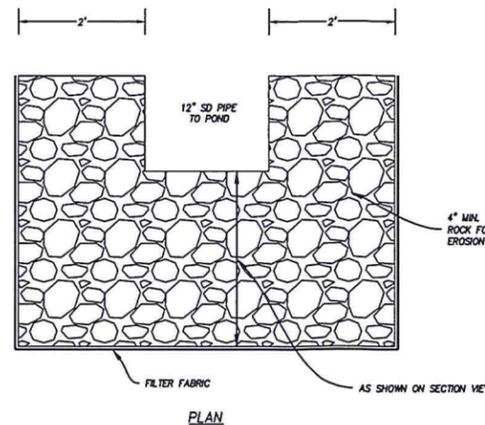
AREA DRAIN DETAIL
N.T.S.



A.C. PAVEMENT DETAIL
N.T.S.

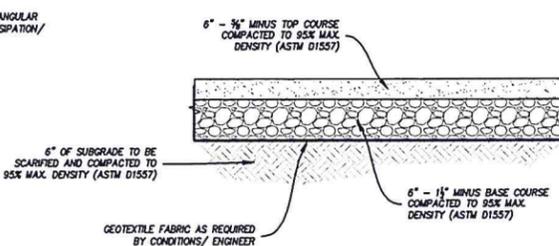


SECTION



PLAN

OUTFLOW PROTECTION / RIP-RAP DETAIL
N.T.S.



GRAVEL ACCESS DRIVE DETAIL
N.T.S.

S300K POWERDRAIN - LOAD CLASS F

GENERAL:
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE S300K CHANNEL SYSTEM WITH DUCTILE IRON EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS:
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN DUCTILE IRON EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:
 COMPRESSIVE STRENGTH: 14,000 PSI
 FLEXURAL STRENGTH: 4,000 PSI
 TENSILE STRENGTH: 1,500 PSI
 WATER ABSORPTION: 0.07%
 FROST PROOF: YES
 DILUTE ACID AND ALKALI RESISTANT: YES
 B117 SALT SPRAY TEST COMPLIANT: YES

THE SYSTEM SHALL BE 12" (300mm) NOMINAL INTERNAL WIDTH WITH A 14.2" (360mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.2%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADINGS TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING "POWERLOCK" BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

ACO Polymer Products, Inc.
 825 W. Smedley St. Fort Meade, SC 29708
 9470 Phoenix Dr. Phoenix, AZ 85022
 4211 Pleasant Rd. Fort Mill, SC 29708
 2000 N. 10th St. York, PA 17404
 Tel: 404-639-7231
 Tel: 404-639-7231
 Tel: 404-639-7235
 Fax: 520-421-9859
 Fax: 404-639-7235
 Fax: 803-802-1063
 South Carolina Tel: 800-543-4764

INSTALLATION DRAWING - ACO DRAIN
 DATE: 06/03/15
 Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com

NYLOPLAST 12" INLINE DRAIN: 2712AG __ X

(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.

18" MIN WIDTH GUIDELINE

8" MIN THICKNESS GUIDELINE

INVERT ACCORDING TO PLANS/AS SHOWN

MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADINGS, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

(3) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE. 4" - 12" FOR CORRUGATED HOPE (ADS N-12/HANCOR DUAL WALL ADS/HANCOR SINGLE WALL) 11-12 HP, PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC COX/CX/CX, CORRUGATED & RIBBED PVC (CORRUGATED HOPE SHOWN)

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	MAKETS 1420	1290005	7001-110-200
SOBER CONCRETE	MAKETS 1420	1290002	7001-110-200
PELLETS/STAINLESS	N/A	1290003	7001-110-200
SMOOTH	N/A	1290004	7001-110-200
DRIP-UP GRATE	LIGHT DUTY	129014	7001-110-200

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II OR CLASS II MATERIAL AS DEFINED IN ASTM D2221. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2221.

- GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-30-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
- FRAME SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-30-05.
- DRAINAGE CONNECTION (FR. JOINT THICKNESS SHALL CONFORM TO ASTM D2217) FOR CORRUGATED HOPE (ADS N-12/HANCOR DUAL WALL N-12 HP & PVC SEWER).
- DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
- DIMENSIONS ARE IN INCHES.
- SEE DRAWING NO. 7001-110-215 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION & DRAWING NO. 7001-110-344 FOR N-12 HP BELL INFORMATION.

YARD DRAIN DETAIL
N.T.S.

Leslie Engineering
Civil & Structural Engineering

Phone: (509) 225-7704
Fax: (509) 388-2445

502 N. 40th Avenue, Suite 3
Yakima, Washington 98908

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7/17/15

BLANCHARD
MINI STORAGE UNITS
OLD HWY 10
ELLENSBURG, WA 98926

PREPARED FOR
JOEL BLANCHARD
405 N. ANDERSON STREET
ELLENSBURG, WA 98926

NO.	DATE	DESCRIPTION

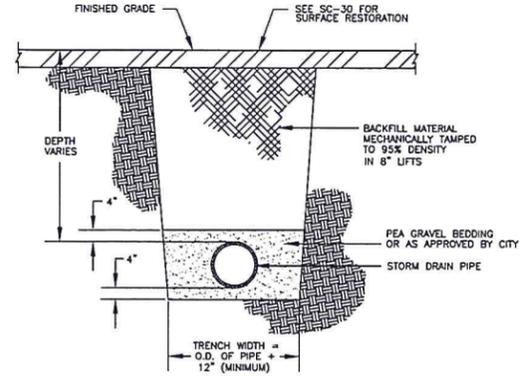
DATE: 7/17/2015
DRAWN: DH
CHECKED: DH
JOB NO.: 2015-175

CONSTRUCTION DETAILS

KITITAS COUNTY
APPROVED FOR CONSTRUCTION

PUBLIC WORKS DIRECTOR _____ DATE _____

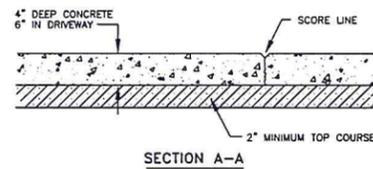
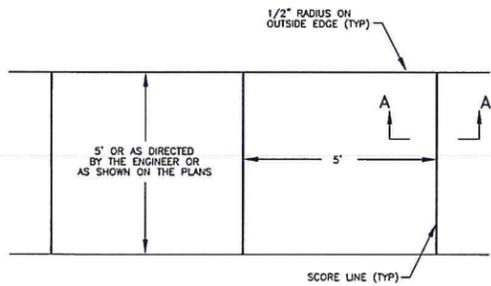
C5.0



NOTE #1: IF PIPE IS LAYED WITHIN ORDINARY HIGH GROUND WATER ELEVATION, PLACE SUITABLE NATIVE OR CLAY DAMS IN PLACE OF PEA GRAVEL BEDDING EVERY 300' OF PIPE. THIS WILL HELP PROVIDE A GROUND WATER DAM.
NOTE #2: WATER TIGHT GASKETS REQUIRED
NOTE #3: STORM PIPE MATERIALS SHALL BE ASTM 3034 OR HDPE AS DIRECTED BY ENGINEER

REVISED 3-15-2010

City of Ellensburg Standard Plans & Details		STORM DRAIN TRENCH	
Drawn By HLG	Scale NONE	File Name K:\PW Details\SD-10.dwg	Plan No. SD-10
Checked By	Date 10-25-96		

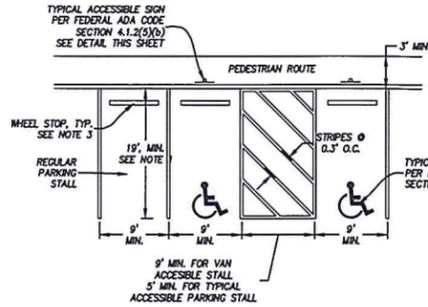


THIS DETAIL IS APPLICABLE TO ON-SITE SIDEWALK ONLY

NOTES:
1. UNLESS OTHERWISE INDICATED SIDEWALKS SHALL HAVE 2% SLOPE TOWARDS THE ROADWAY.
2. JOINTER TOOL SHALL HAVE 3/4" RADIUS AND PROVIDE A SCORE LINE 3/4" DEEP.

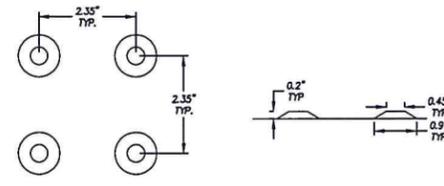
REVISED 6-4-01

City of Ellensburg Standard Plans & Details		CEMENT CONCRETE SIDEWALK	
Drawn By HLG	Scale NONE	File Name K:\PW Details\SW-10.dwg	Plan No. SW-10
Checked By	Date 9-11-96		



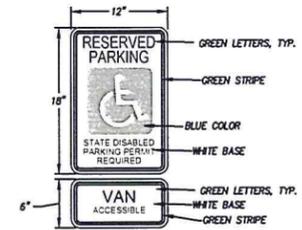
NOTES:
1. THIS LENGTH ALLOWED WHERE MIN. 2.5' OVERHANG IS PRACTICAL AND/OR POSSIBLE. OTHERWISE, MINIMUM LENGTH SHALL BE 17.5'.
2. MAXIMUM SLOPE IN ANY DIRECTION WITHIN THE ADA ACCESSIBLE PARKING AREA SHALL NOT EXCEED 2%.
3. WHEEL STOPS TO BE PROVIDED AND INSTALLED WHEN THE STALL DEPTH IS AND EXCEEDS 16'.

ADA PARKING DETAIL
N.T.S.



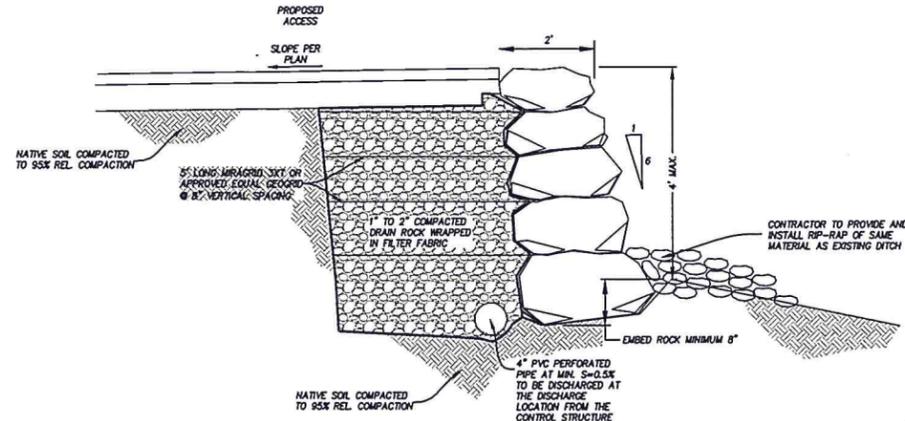
NOTES:
1. DETECTABLE WARNING SHALL COMPLY WITH DEPARTMENT OF JUSTICE, CODE OF FEDERAL REGULATIONS, 28 CFR PART 36, ADA STANDARDS FOR ACCESSIBLE DESIGN, CHAPTER 4.29.
2. DETECTABLE WARNING PATTERN AREA SHALL BE PAINTED YELLOW.
3. DETECTABLE WARNING SHALL BE 2" WIDE YELLOW TRUNCATED DOME TILES SET IN NET CONCRETE TO SIDEWALK GRADE WHILE POURING.
4. TRUNCATED DOME TILES SHALL BE ENGINEERED PLASTICS, INC (ARMOR-TILE) OR APPROVED EQUIVALENT.

DETECTABLE WARNING DETAIL
N.T.S.

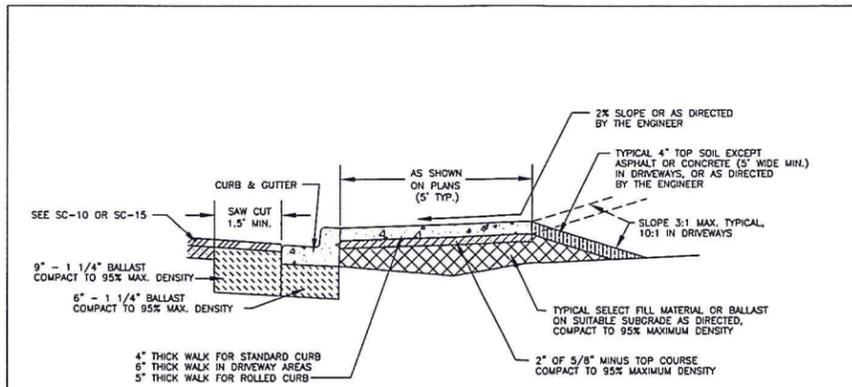


NOTES:
1. BOTTOM OF SIGN TO BE 5" TO 8" ABOVE GROUND LEVEL.
2. SIGN SHALL BE INSTALLED AS A STAND ALONE ON A SEPARATE POST OR ON THE COLUMN WALL OF THE BUILDING, WHICHEVER IS MORE PRACTICAL.
3. THE SIGN SHALL BE 3M-BRAND ENGINEER GRADE FILM MOUNTED ON 80 MIL THICK NON-RUSTING ALUMINUM.

ADA SIGN DETAIL
N.T.S.



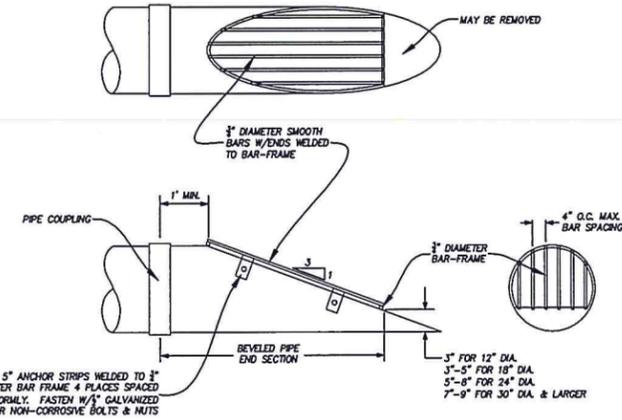
ROCK WALL DETAIL
N.T.S.



THIS DETAIL IS APPLICABLE TO ON-SITE SIDEWALK ONLY

REVISED 08-10-05

City of Ellensburg Standard Plans & Details		CEMENT CONCRETE SIDEWALK CROSS SECTION	
Drawn By HLG	Scale NONE	File Name K:\PW Details\SW-11.dwg	Plan No. SW-11
Checked By	Date 9-11-96		



NOTES:
1. CMP OR CORRUGATED POLYETHYLENE PIPE END-SECTION SHOWN.
2. ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER).

PIPE TRASH RACK DETAIL
N.T.S.

KITITAS COUNTY
APPROVED FOR CONSTRUCTION

PUBLIC WORKS DIRECTOR _____ DATE _____

Leslie Engineering
Civil & Structural Engineering

Phone: (509) 225-7704
Fax: (509) 388-2445
502 N. 40th Avenue, Suite 3
Yakima, Washington 98908

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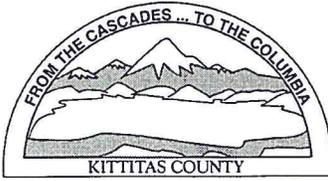
PREPARED FOR
JOEL BLANCHARD
405 N. ANDERSON STREET
ELLENSBURG, WA 98926

NO.	DATE	DESCRIPTION

DATE: 7/17/2015
DRAWN: DH
CHECKED: DH
JOB NO.: 2015-175

CONSTRUCTION DETAILS

C5.1



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00024844

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 029735

Date: 4/1/2015

Applicant: BLANCHARD, JOEL A

Type: check # 1259

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SE-15-00004	CDS SEPA FEE	490.00
SE-15-00004	PW SEPA	70.00
	Total:	560.00