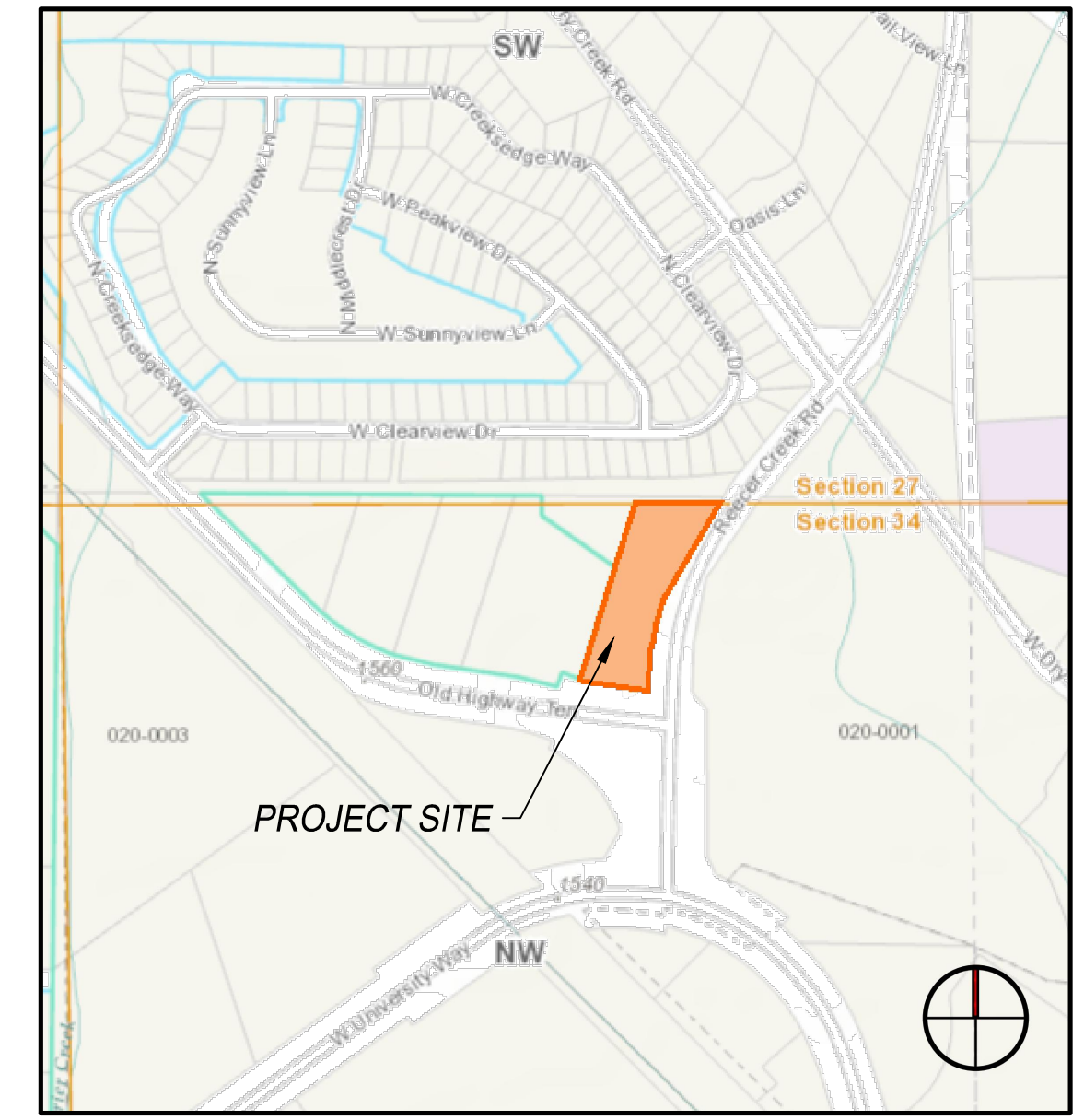
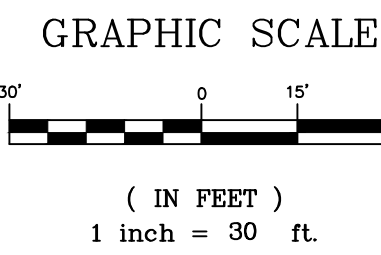
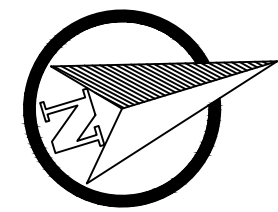
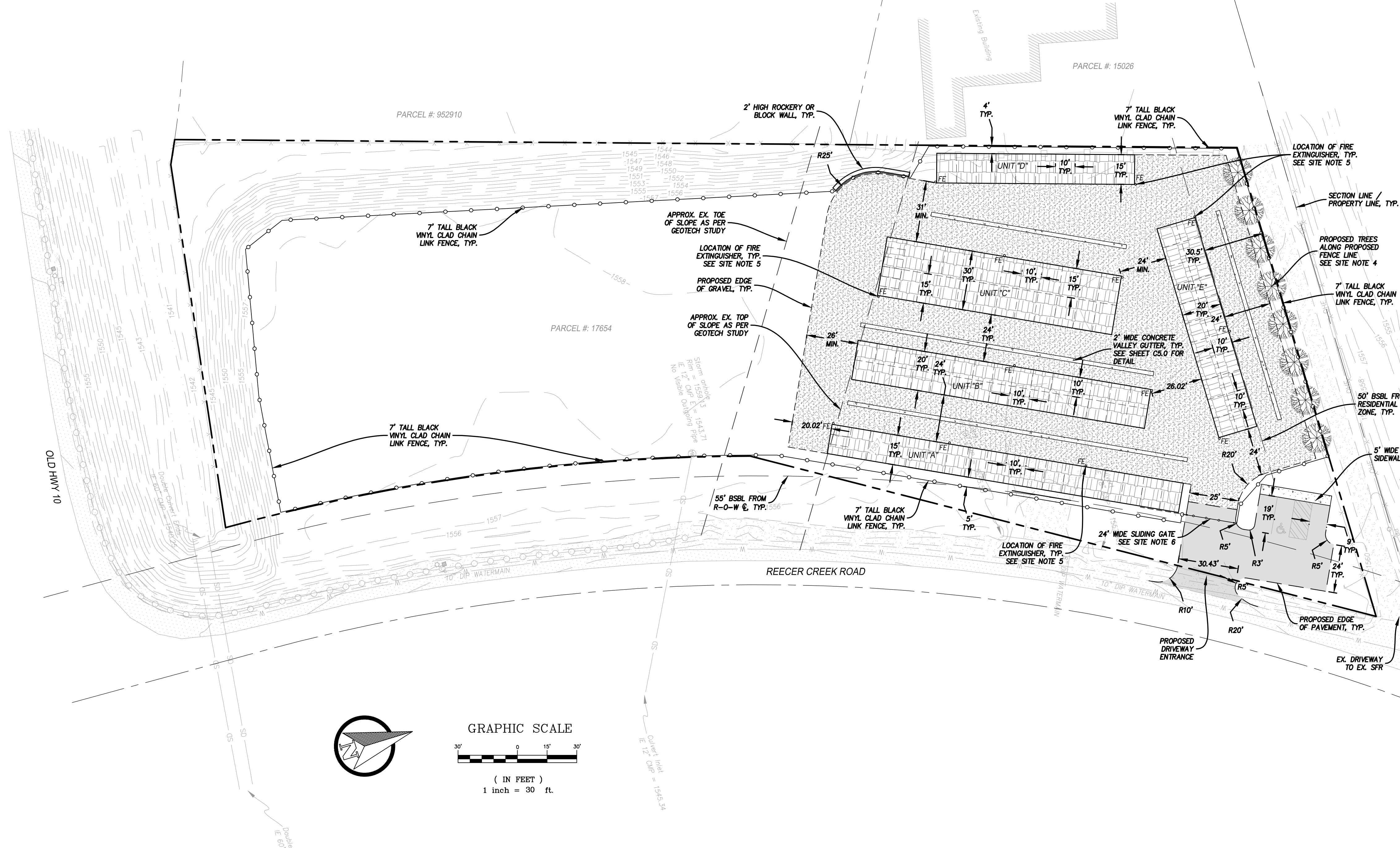


REECER CREEK MINI STORAGE

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



VICINITY MAP
N.T.S.



STANDARD PLAN NOTES:

- 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.
- A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR WORK THAT ARE NOT PROVIDED BY THE OWNER PRIOR TO START OF CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL PROVIDE FOR ALL COMPACTION TESTS REQUIRED BY THE INSPECTOR.
- BACKFILL MATERIAL SHALL MEET CITY STANDARDS AND SHALL BE APPROVED BY THE CITY PRIOR TO BACKFILLING.
- 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.):

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN BEST MANAGEMENT PRACTICES AS SHOWN HEREIN TO INSURE THAT SEDIMENT-LOADED 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.
- 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.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS NECESSARY THROUGHOUT THE PROJECT. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MUTCD AND CITY OF ELLENSBURG STANDARDS.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH PSE AND CITY OF ELLENSBURG ENERGY SERVICES DEPARTMENT.
- CONTRACTOR SHALL NOT MAKE ANY REVISIONS IN THE FIELD WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
- 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.
- 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 29, 2015.

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

SITE NOTES:

- REFER TO DESIGN PLANS BY TRADITIONAL DESIGNS INC. OR OTHERS FOR STORAGE UNIT BUILDING DESIGN.
- ALL EXISTING STRUCTURES, FENCES, UTILITIES, APPURTENANCES, ETC. LOCATED ON THE PARCEL SHALL BE REMOVED/DEMOLISHED UNLESS OTHERWISE SHOWN ON THESE PLANS.
- GEOTECHNICAL ENGINEERING REPORT WAS PREPARED BY GN NORTHERN, INC. IN APRIL 2015 UNDER GWN PROJECT NO. 215-577. THE REPORT WAS PROVIDED TO LESLIE ENGINEERING ON JUNE 12, 2015.
- OWNER/CONTRACTOR TO PROVIDE AND PLANT TREES ALONG FENCE LINE. OWNER TO COORDINATE THE TYPE, NUMBER AND SPACING OF PROPOSED TREES.
- LOCATIONS OF FIRE EXTINGUISHER AS SHOWN ARE PRELIMINARY. OWNER WILL LOCATED FIRE EXTINGUISHERS PER FIRE DEPARTMENT DIRECTION PRIOR TO FINALIZATION OF CONSTRUCTION.
- PROVIDE AND INSTALL KNOX BOX AT THE PROPOSED SLIDING GATE FOR FIRE DEPARTMENT ACCESS.

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:

SFC, 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

INDEX LOCATION
SEC. 34 T. 18 R. 18 W.M.

34			
----	--	--	--

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: 2101 NORTH REECER CREEK ROAD
ELLENSBURG, WA 9896

ZONE: LIGHT INDUSTRIAL
CITY OF ELLENSBURG

WATER: CITY OF ELLENSBURG
SEWER: CITY OF ELLENSBURG

HATCH LEGEND:

- AC PAVEMENT HATCH
- CONCRETE SURFACING HATCH
- BUILDING HATCH



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

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

THIS DOCUMENT IS THE PROPERTY OF
LESLIE ENGINEERING, LLC
ANY USE OR REPRODUCTION WITHOUT
WRITTEN PERMISSION IS PROHIBITED



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

COVER SHEET & SITE PLAN

C1.0

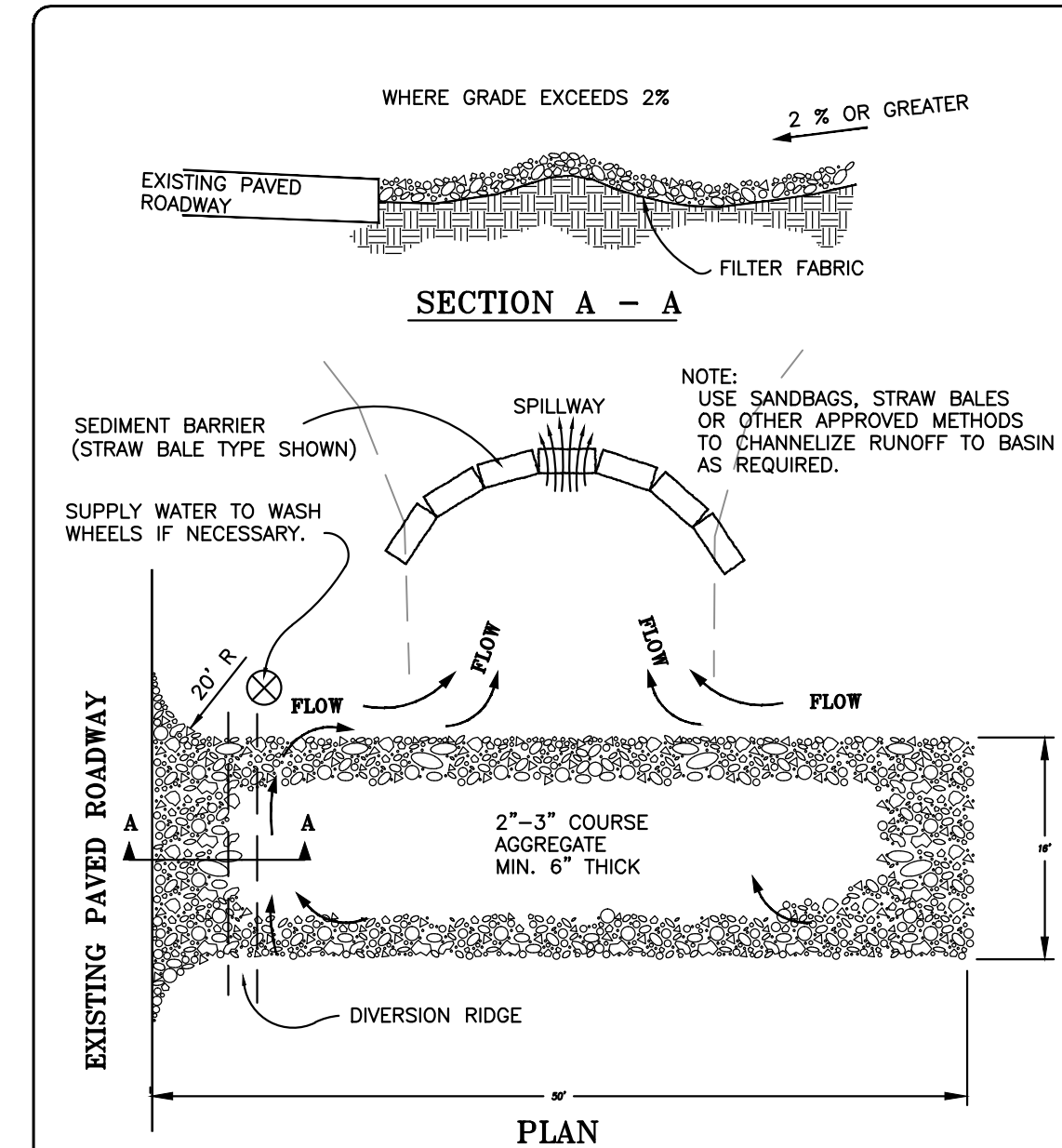
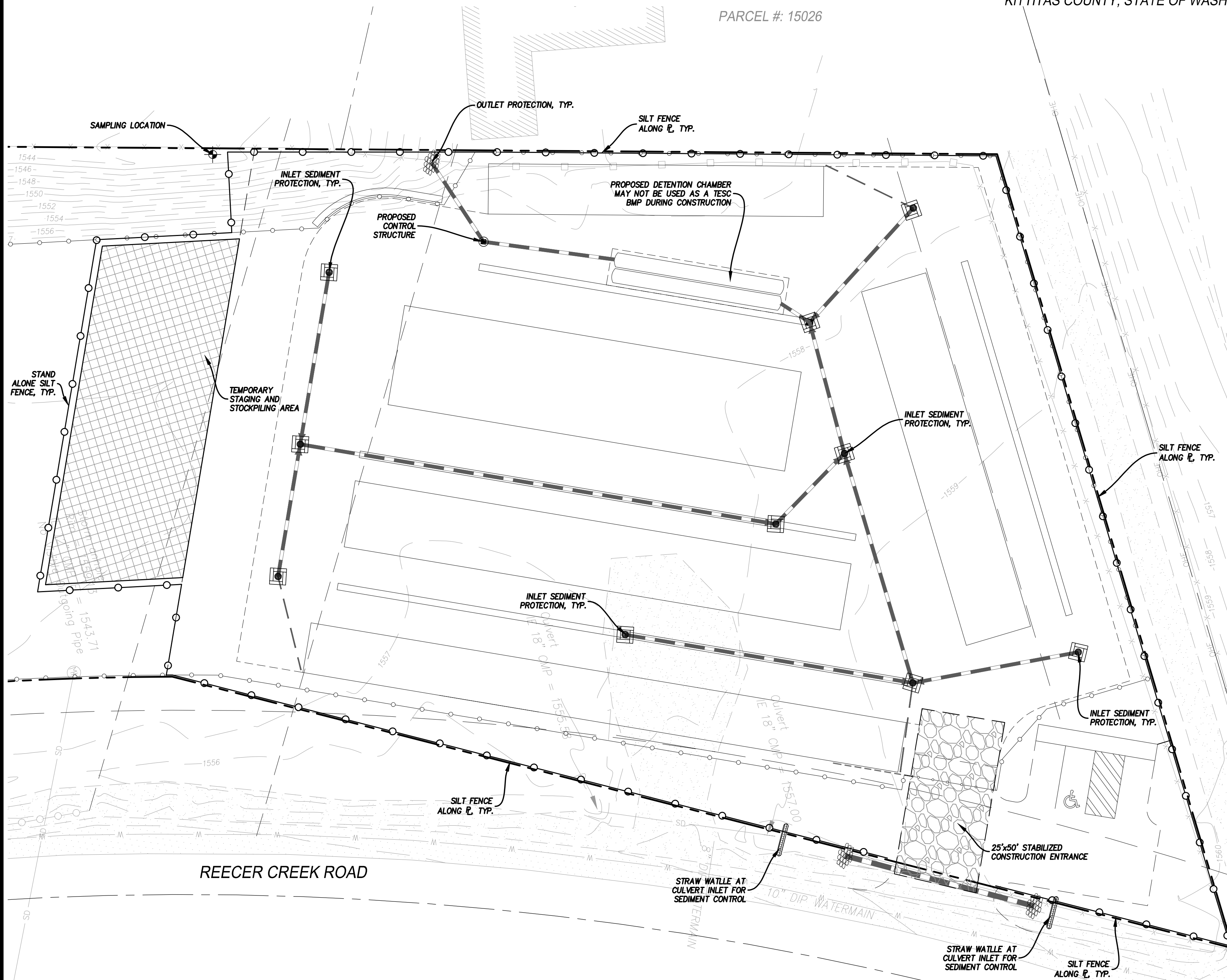


KITITAS COUNTY
APPROVED FOR CONSTRUCTION

PUBLIC WORKS DIRECTOR _____ DATE _____

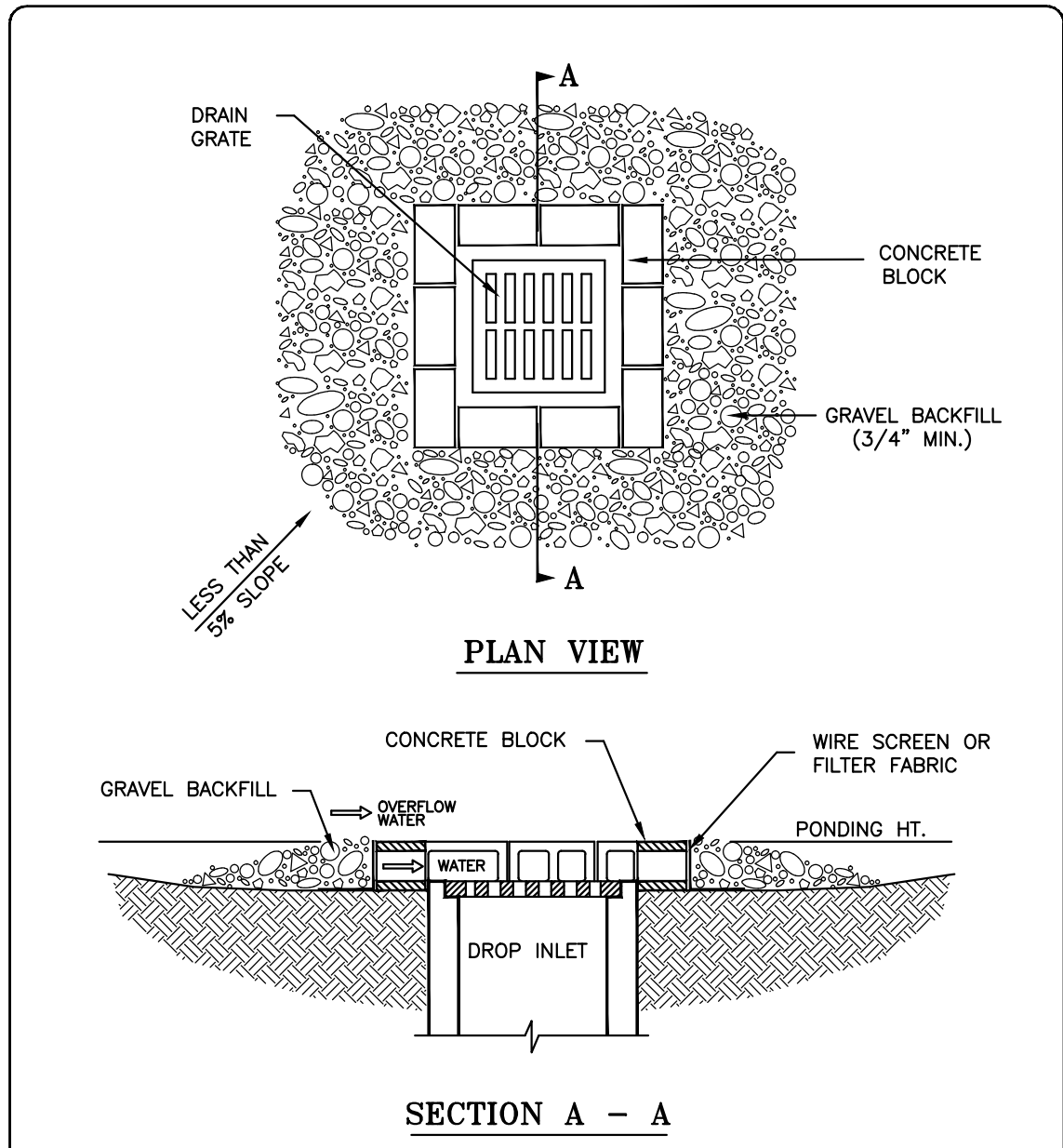
PORTION OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 18N., RANGE 18 E., WM
KITITAS COUNTY, STATE OF WASHINGTON

PARCEL #: 15026



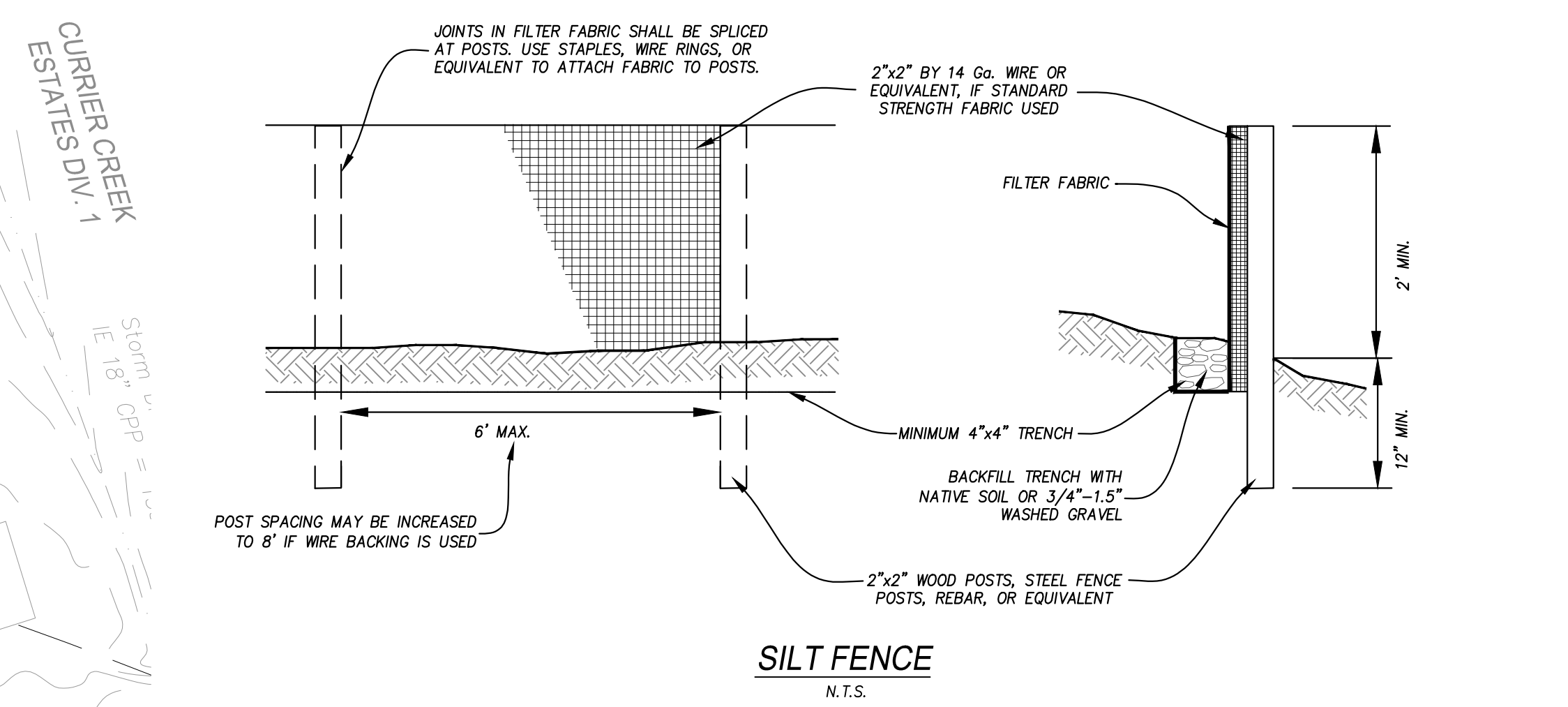
- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

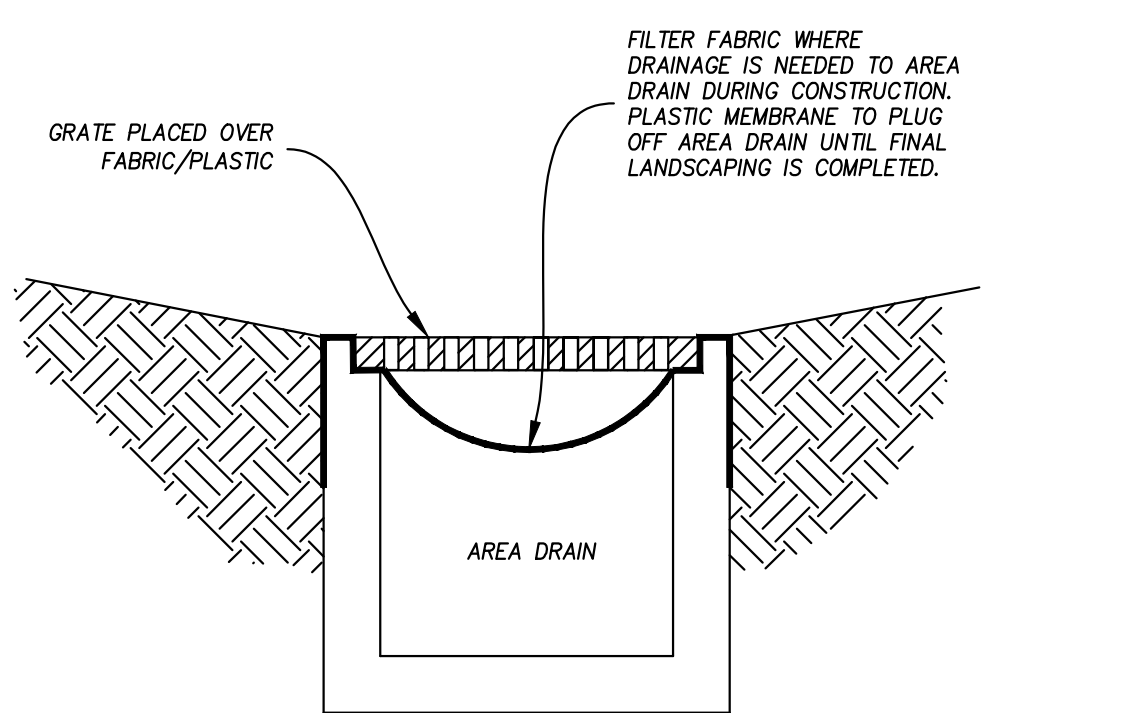


- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
 2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
 3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

BLOCK AND GRAVEL DROP INLET SEDIMENT BARRIER



SILT FENCE



TRENCH DRAIN OR YARD DRAIN INLET SEDIMENT PROTECTION DETAIL

GENERAL TESC NOTES:

1. APPROVAL OF THIS TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE TESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE TESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT OR A TESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/TESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. THE TESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
5. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.).
6. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TEN DAYS DURING THE WET SEASON OR FOURTEEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED TESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
7. ANY AREA NEEDING TESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
8. THE TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
9. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSLOPE SYSTEM.
10. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAR FOR THE DURATION OF THE PROJECT.
11. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST ONE FOOT ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
12. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.

TESC NOTES:

1. CONSTRUCTION OF THIS PROJECT WILL BE BUILT OUT IN A SINGLE PHASE ONCE STORM WATER FACILITY IS IN PLACE.
2. PROPOSED DETENTION CHAMBER AS SHOWN SHALL NOT BE USED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
3. PRIOR TO APPLYING HYDROSEEDING MIX, THE AREA SHALL RECEIVE A LAYER OF TOPSOIL TO ENCOURAGE SEED AND PLANT GROWTH.
4. SILT FENCE TO BE INSTALLED AS STAND-ALONE UNLESS RUNNING ALONG EXIST. FENCE.
5. CONTRACTOR'S STAGING AREA AND STOCKPILE AREAS SHALL BE DETERMINED AND DESIGNATED PRIOR TO START OF CONSTRUCTION.

SHEET SPECIFIC NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE KITITAS COUNTY STANDARDS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS.
2. OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY CITY OF ELLENSBURG DEPARTMENT OF PUBLIC WORKS AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH CITY OF ELLENSBURG DEVELOPMENT STANDARDS.
3. 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.
4. ALL TEMPORARY PONDS AND DITCHES ARE TO BE CONSTRUCTED WITH A 2-FOOT MINIMUM DEPTH.
5. ANY TRENCH DEEPER THAN 5 FEET WILL REQUIRE SHORING FOR TRENCH WALL STABILIZATION.

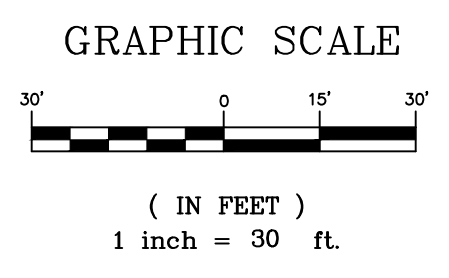
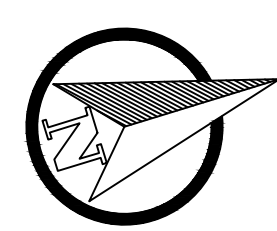
RECOMMENDED CONSTRUCTION SEQUENCE:

- (1) PRE-CONSTRUCTION MEETING.
- (2) INSTALL CATCH BASIN PROTECTION IF REQUIRED.
- (3) GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- (4) INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- (5) CONSTRUCT SEDIMENT PONDS AND TRAPS.
- (6) GRADE AND STABILIZE CONSTRUCTION ROADS.
- (7) CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- (8) MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH PLANS & DOE "BEST MANAGEMENT PRACTICES"
- (9) RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE.
- (10) COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN FOURTEEN DAYS DURING THE DRY SEASON OR TEN DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
- (11) STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
- (12) SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- (13) UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPs REMOVED IF APPROPRIATE.

STANDARD SHEET NOTES:

1. REFER TO STANDARD PLAN NOTES ON SHEET C1.0.
2. REFER TO SHEET C3.0 FOR GRADING DESIGN AND INFORMATION.
3. REFER TO SHEET C4.0 FOR STORM DRAINAGE DESIGN AND INFORMATION.
4. FOR ELECTRICAL CONDUITS, TRANSFORMERS, VAULTS AND OTHER ELECTRICAL AND GAS INFORMATION, REFER TO CITY ENERGY SERVICES DEPARTMENT DRAWINGS.
5. FOR GRADING, DRAINAGE AND UTILITY INFORMATION SEE SHEETS C3.0.
6. IRRIGATION DESIGN AND PLANS ARE NOT A PART OF THIS SET OF PLANS AND THE WILL BE DONE BY OTHERS.

TOTAL LAND DISTURBANCE / CLEARANCE = 52,238 SF = 1.2 ACRE



Know what's below. Call before you dig.

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

THIS DOCUMENT IS THE PROPERTY OF LESLIE ENGINEERING, LLC. ANY USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.



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

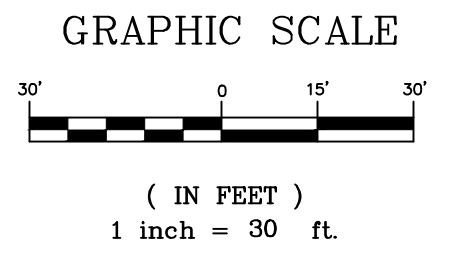
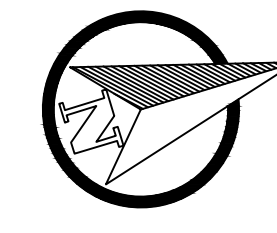
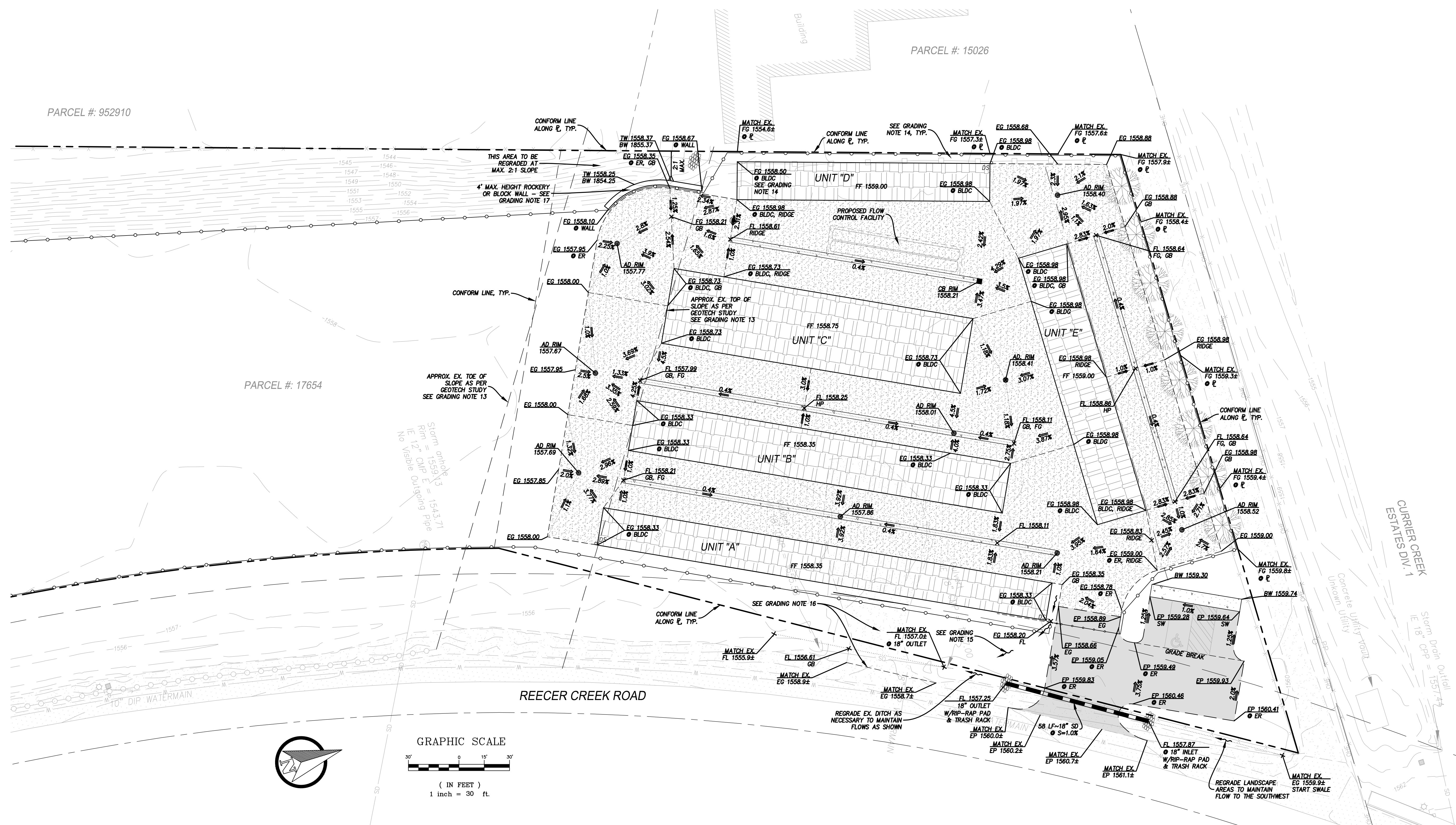
NO.	DATE	DESCRIPTION

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

TESC PLAN, NOTES & DETAILS

C2.0

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



GRADING NOTES:

- 1. ALL GRADING ACTIVITIES, INCLUDING EXCAVATION, BACKFILL AND COMPACTION, SHALL BE DONE IN ACCORDANCE WITH KITTITAS 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 HARDSCAPE, 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 FILL 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 KITTITAS 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 ACROSS 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 EX. SHOULDER, REGRADE THE AREA TO DRAIN TO EXISTING SWALE. REMOVE EX. 18" CULVERT AND REGRADE SWALE TO MAINTAIN THE FLOW TO THE SOUTH.
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.

KITTITAS 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) 388-2445

THIS DOCUMENT IS THE PROPERTY OF LESLIE ENGINEERING, LLC ANY USE OF OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED



9/22/15

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

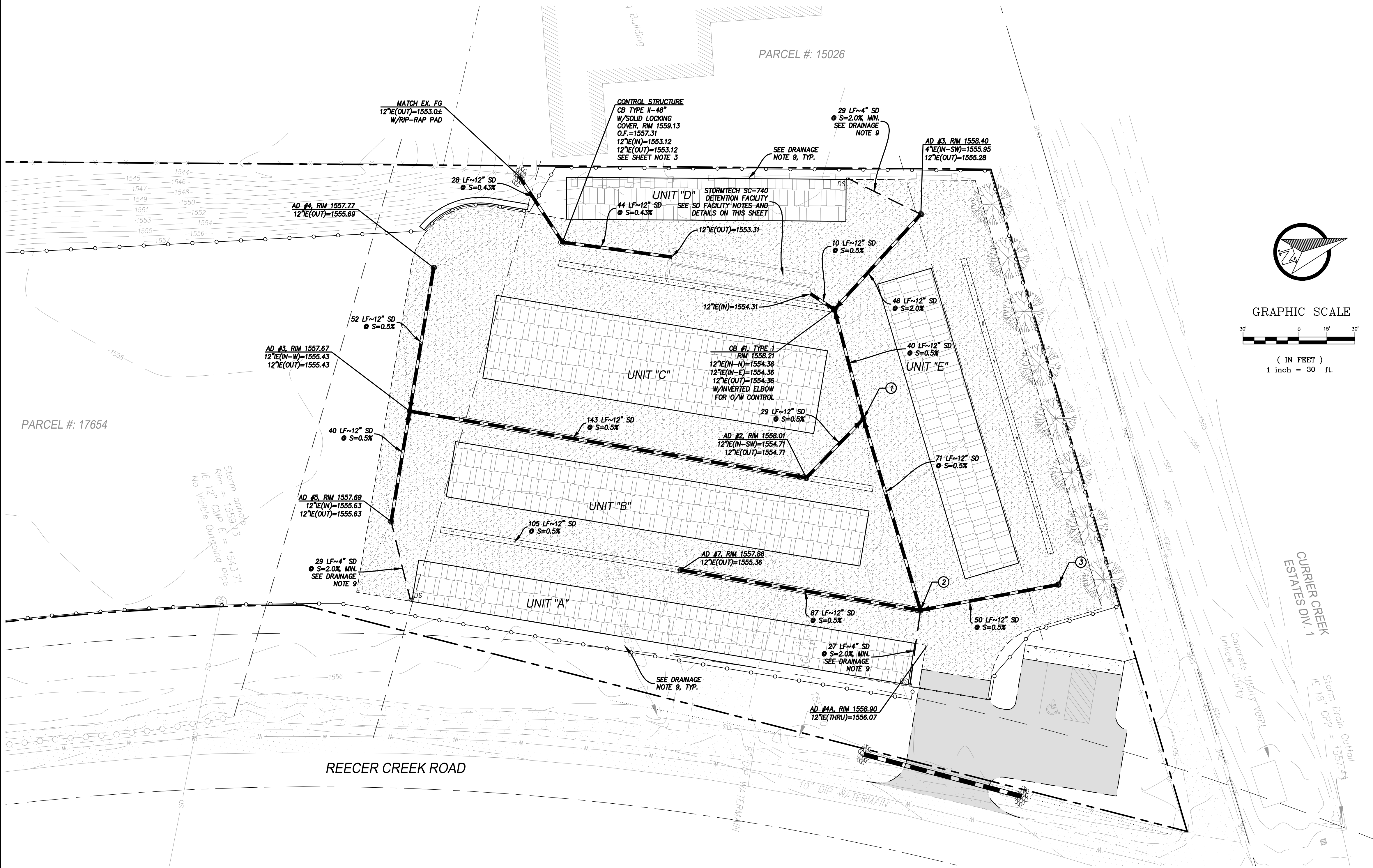
PREPARED FOR JOEL BLANCHARD 405 N. ANDERSON STREET ELLENSBURG, WA 98926

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

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

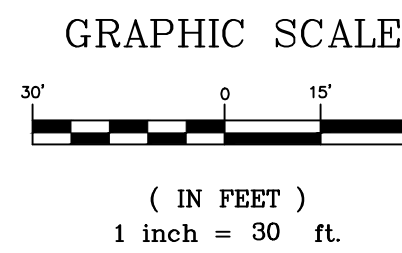
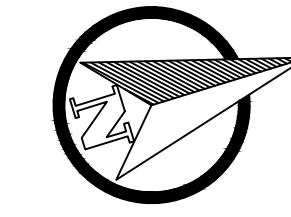
GRADING PLAN

C3.0



DRAINAGE NOTES:

- STORM DRAIN PIPES SHALL BE CORRUGATED POLYETHYLENE PIPE, UNLESS OTHERWISE SHOWN ON PLANS, MEETING THE REQUIREMENTS OF WSDOT STANDARD SPECIFICATION, ADS N-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 NYLOPLAST WITH CONCRETE COLLAR IN TRAFFIC AREAS OR EQUIVALENT. SEE DETAIL ON SHEET C5.0.
- 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 AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLOWED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED 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, CULVERTS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN LATERALS AND THE MAINLINE WILL BE MADE WITH A WYE FITTING. CUT-IN 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 OTHER IMPROVEMENTS.
- CONTRACTOR SHALL COMPLY WITH OSHA AND WSHA STANDARDS AND SHALL PROVIDE AND INSTALL TRENCH BOX OR PROVIDE OTHER TRENCH SHORING FOR TRENCHES DEEPER THAN 5 FEET. ALL TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT WITHOUT PROPER PROTECTION.
- DEWATERING OF TRENCHES IS NOT EXPECTED DUE TO DEEP GROUND WATER. CONTRACTOR SHALL ADDRESS DEWATERING 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 INVERTED ELBOW AT CB #1 FOR OIL/WATER SEPARATION. PER CITY OF ELLENSBURG REQUIREMENTS, WATER QUALITY IS NOT REQUIRED IF FLOW CONTROL VOLUME IS LARGER THAN WATER QUALITY VOLUME.
- PROPOSED STORMTECH 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 FUSED EDGES/CONNECTIONS TO PREVENT INFILTRATION AND ALLOW DETENTION.
- BASED ON THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GN NORTHERN, INC. ON APRIL 2015, GROUNDWATER WAS ENCOUNTERED AT DEPTHS OF 19' TO 24'.
- STORMTECH 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 C1.0.
- 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, VAULTS AND OTHER ELECTRICAL AND GAS INFORMATION, REFER TO CITY ENERGY SERVICES DEPARTMENT DRAWINGS.
- IRRIGATION 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.

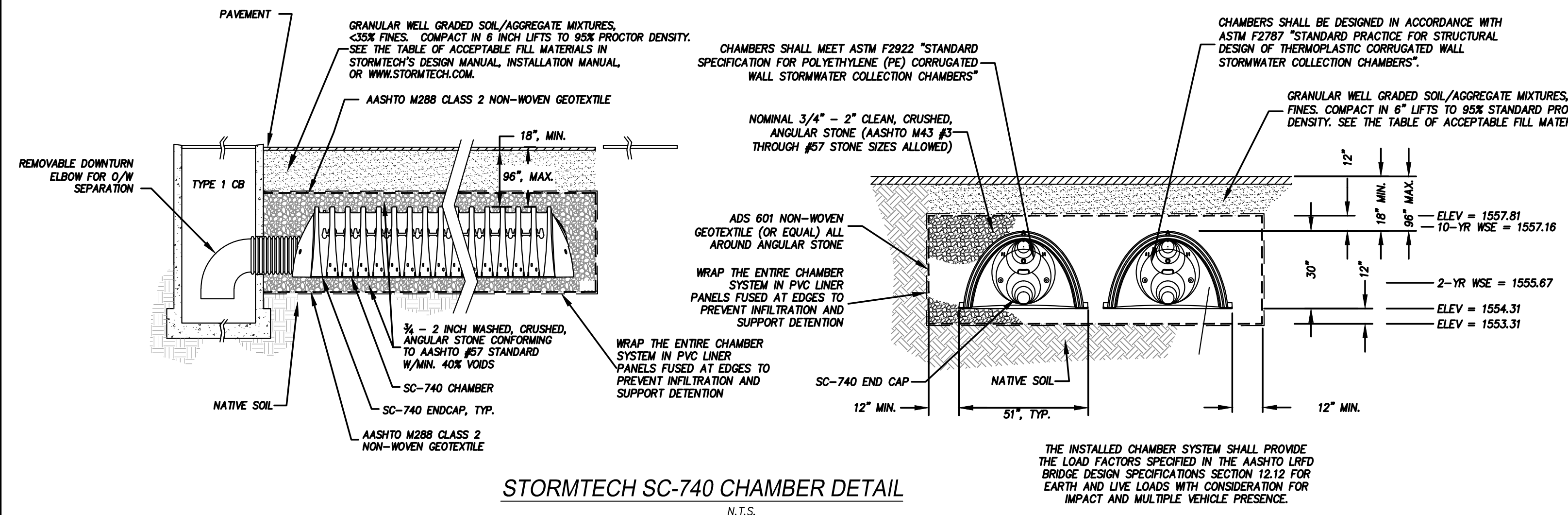
BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED AND PROVIDED TO LESLIE ENGINEERING BY CONSTRUCTION SURVEYORS NORTH CENTRAL WASHINGTON ON JUNE 29, 2015.

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

DRAINAGE KEY NOTES:

- AD #1, RIM 1558.41
12" E(N-E)=1554.56
12" E(N-E)=1554.56
12" E(OUT)=1554.56
- AD #6, RIM 1558.21
12" E(N-SW)=1554.92
12" E(N-N)=1554.92
12" E(OUT)=1554.92
- AD #8, RIM 1558.52
12" E(OUT)=1555.17

DETENTION CHAMBER	
2-YR REQUIRED VOLUME	= 682 CF
10-YR REQUIRED VOLUME	= 1,115 CF
2-YR PROVIDED VOLUME	= 721 CF
10-YR PROVIDED VOLUME	= 1,115 CF
WO REQUIRED VOLUME	= 130 CF
WO VOLUME << FLOW CONTROL VOLUME	



STORMTECH SC-740 CHAMBER 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

THIS DOCUMENT IS THE PROPERTY OF
LESLIE ENGINEERING, LLC
ANY USE OF OR REPRODUCTION WITHOUT
WRITTEN PERMISSION IS PROHIBITED

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

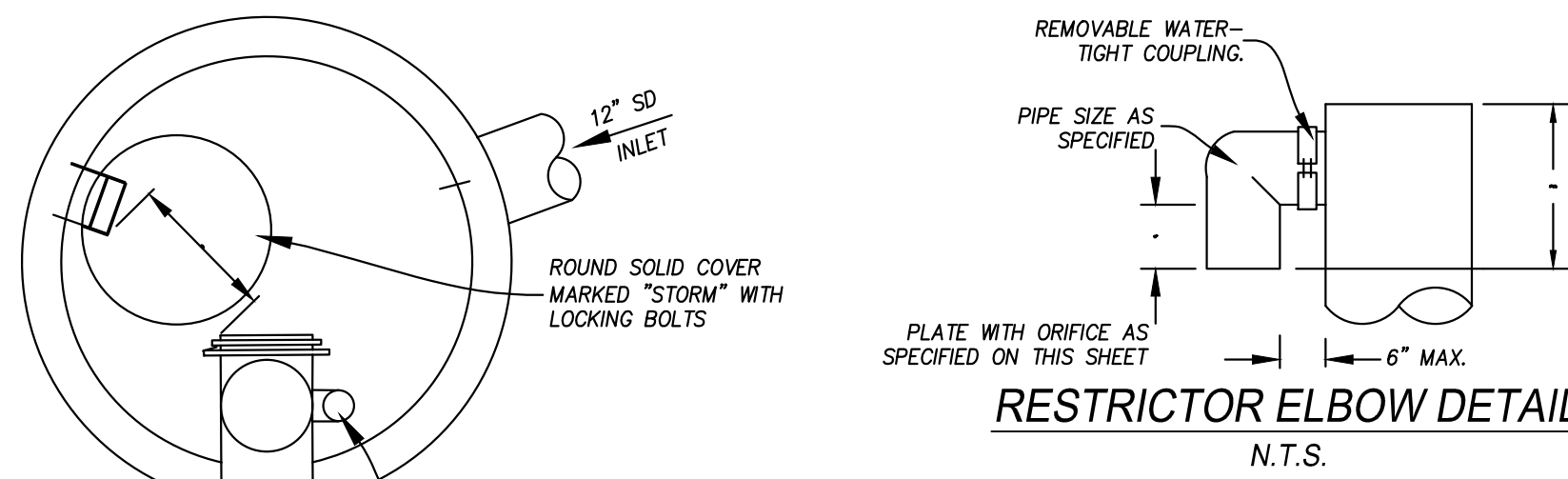
DRAINAGE PLAN

KITITAS COUNTY
APPROVED FOR CONSTRUCTION

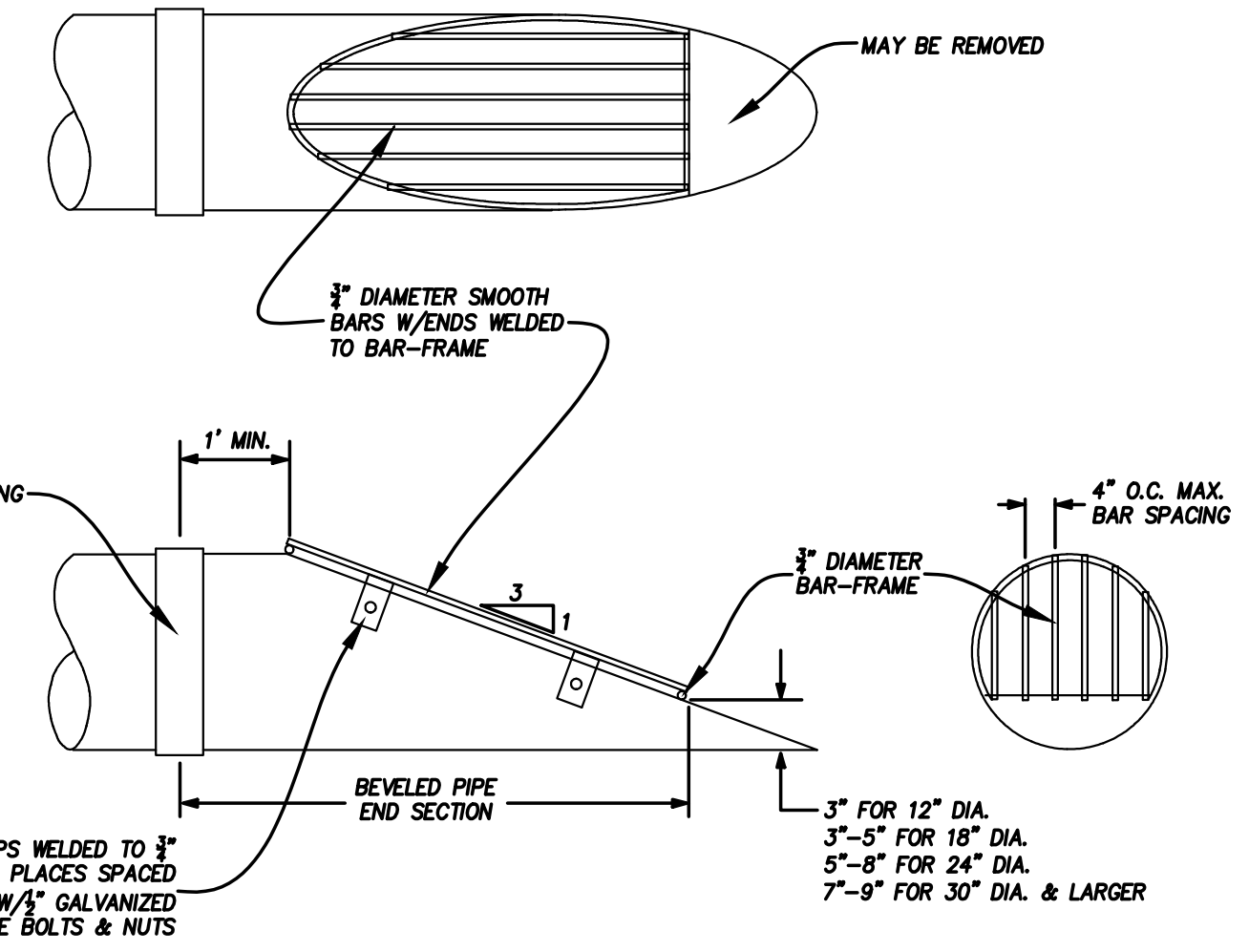
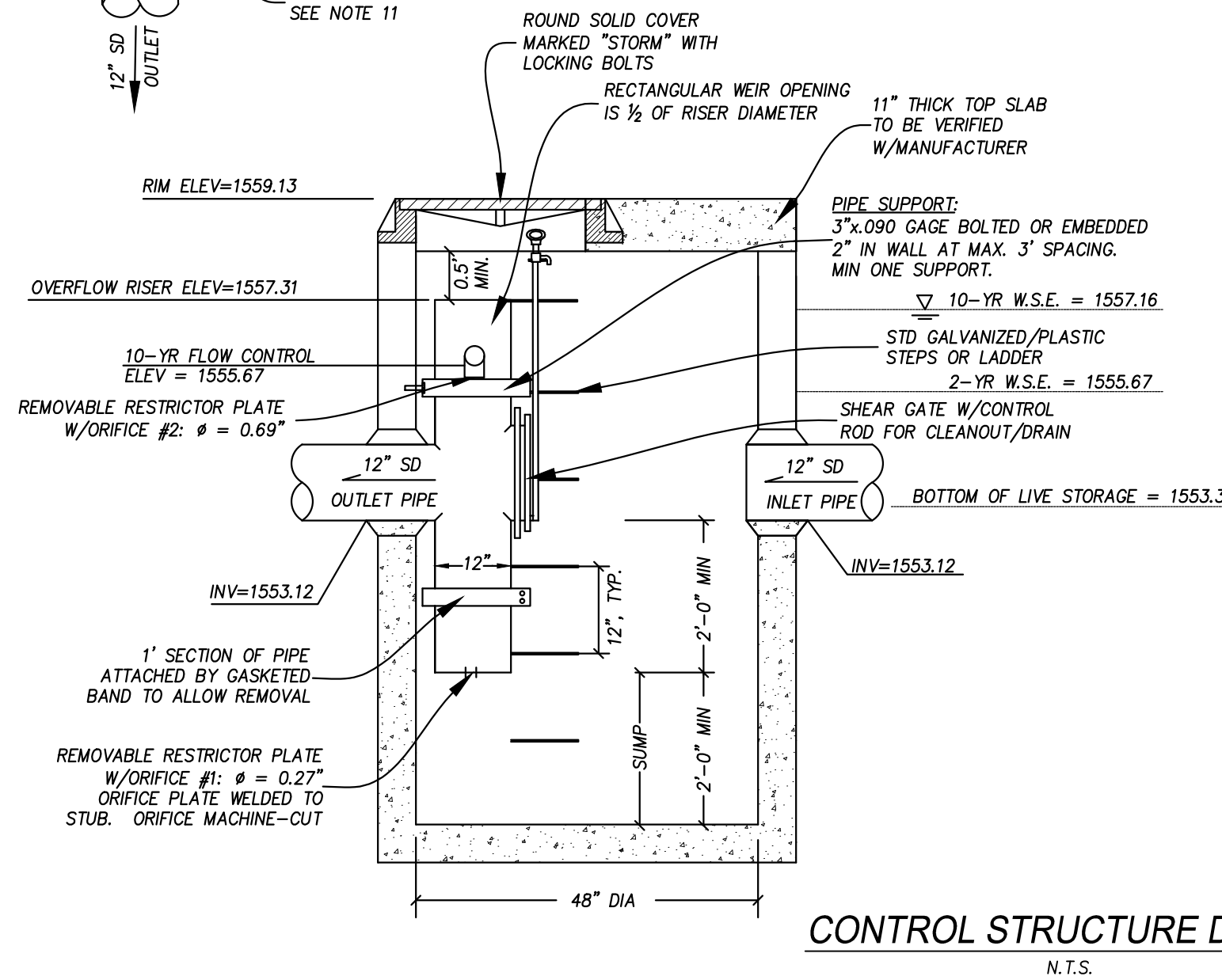
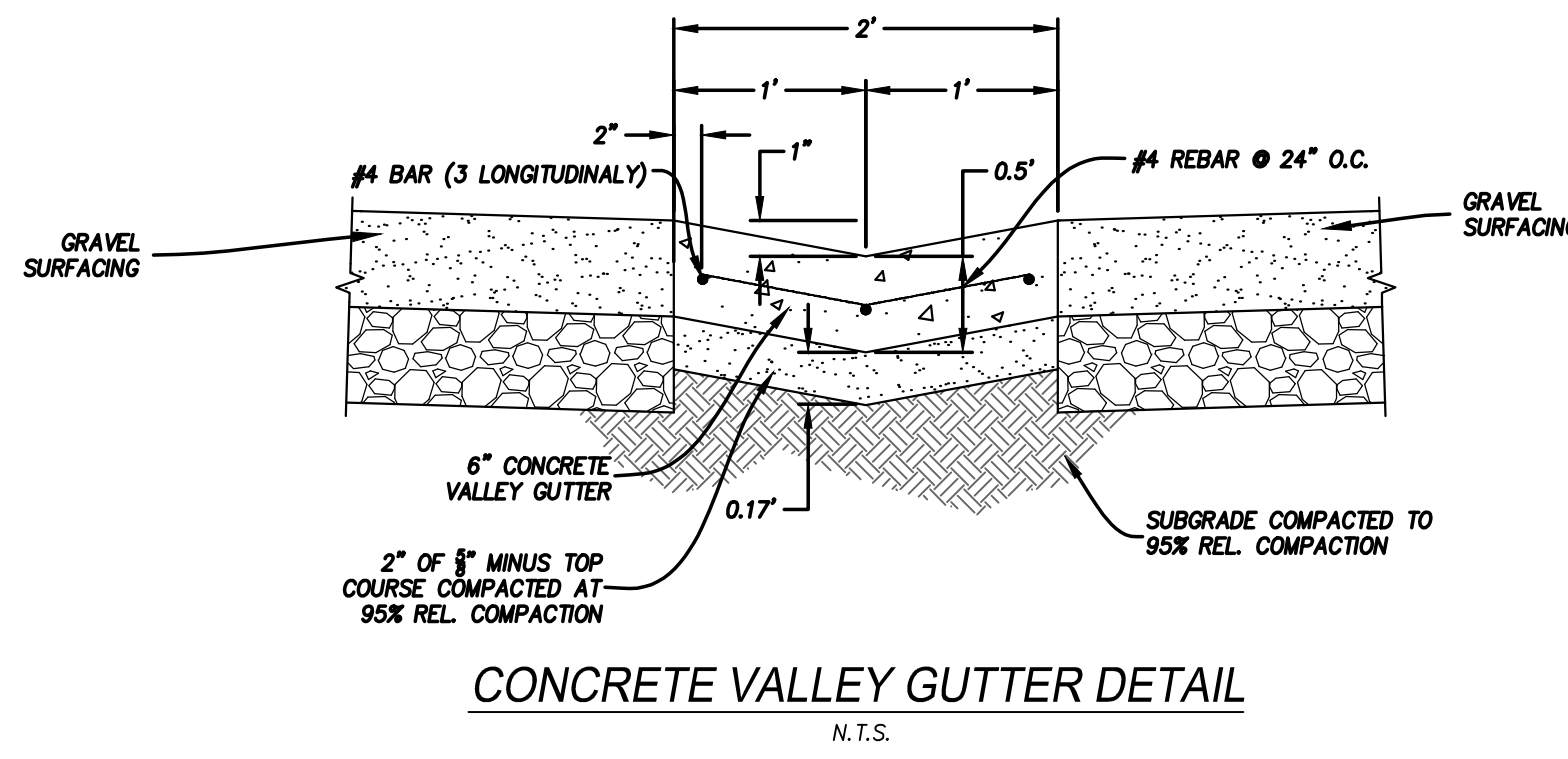
PUBLIC WORKS DIRECTOR _____ DATE _____

C4.0

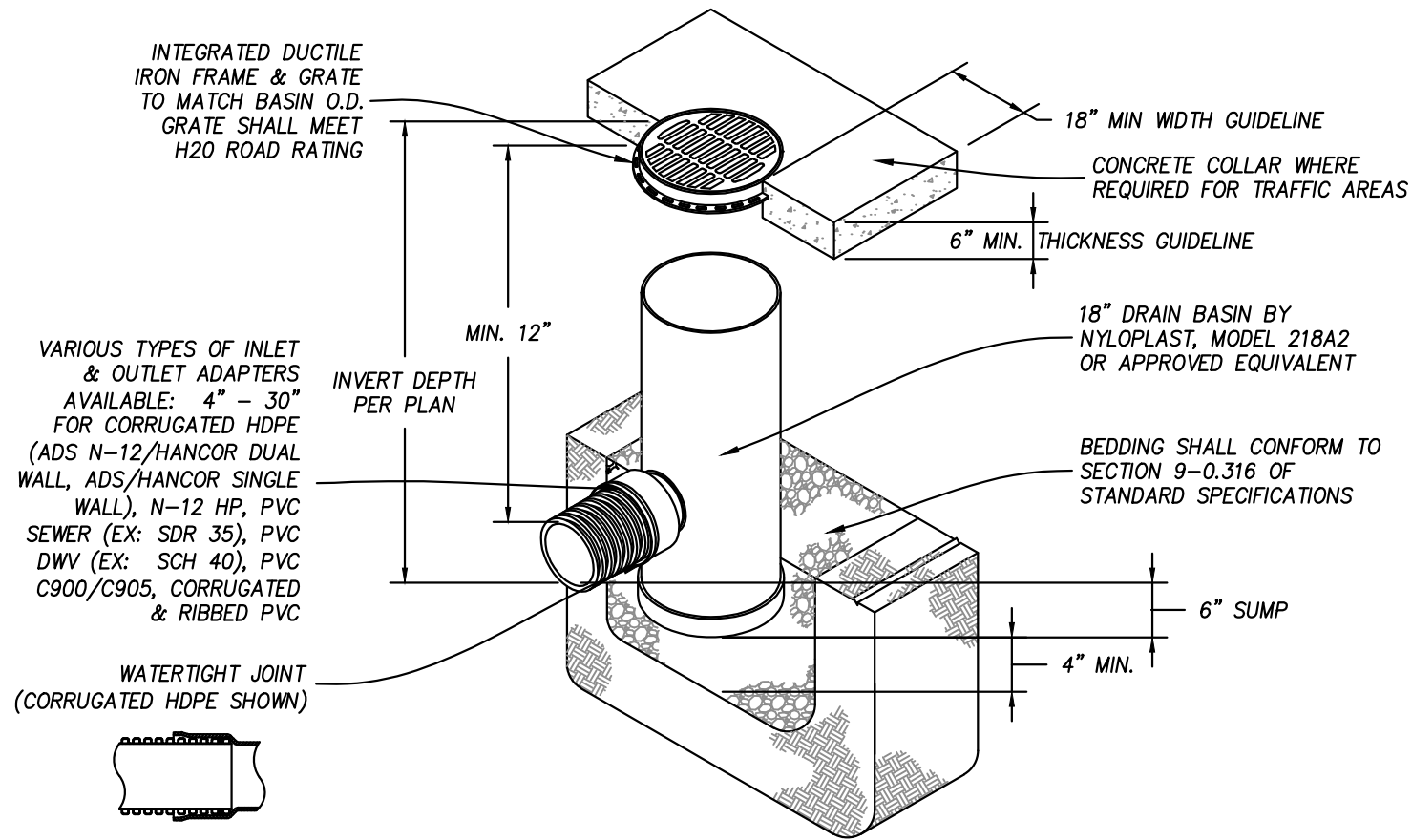




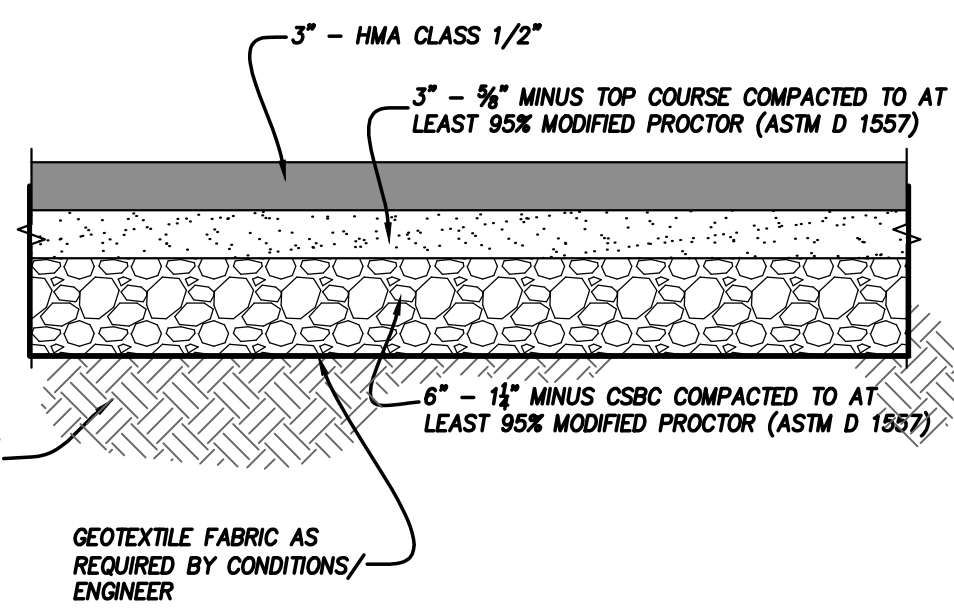
- NOTES:**
- PIPE SIZES AND SLOPES: PER PLANS.
 - OUTLET CAPACITY: 100-YR DEVELOPED FLOW.
 - EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 54" MIN. DIAM.
 - PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAM. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
 - THE RESTRICTOR/SEPARATOR SHALL BE FABRICATED FROM .060" ALUMINUM, OR .064" ALUMINIZED STEEL, OR .064" GALVANIZED STEEL PIPE IN ACCORDANCE WITH AASHTO M 36, 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.



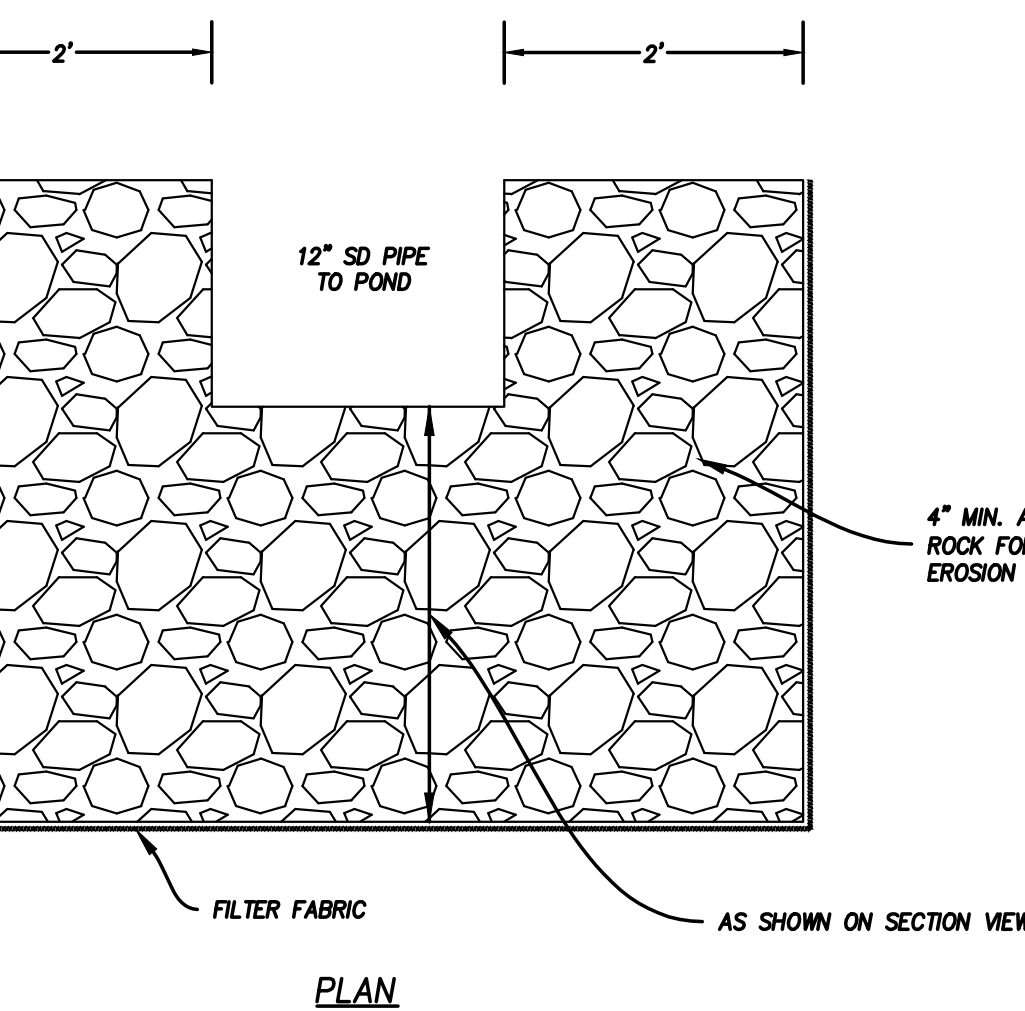
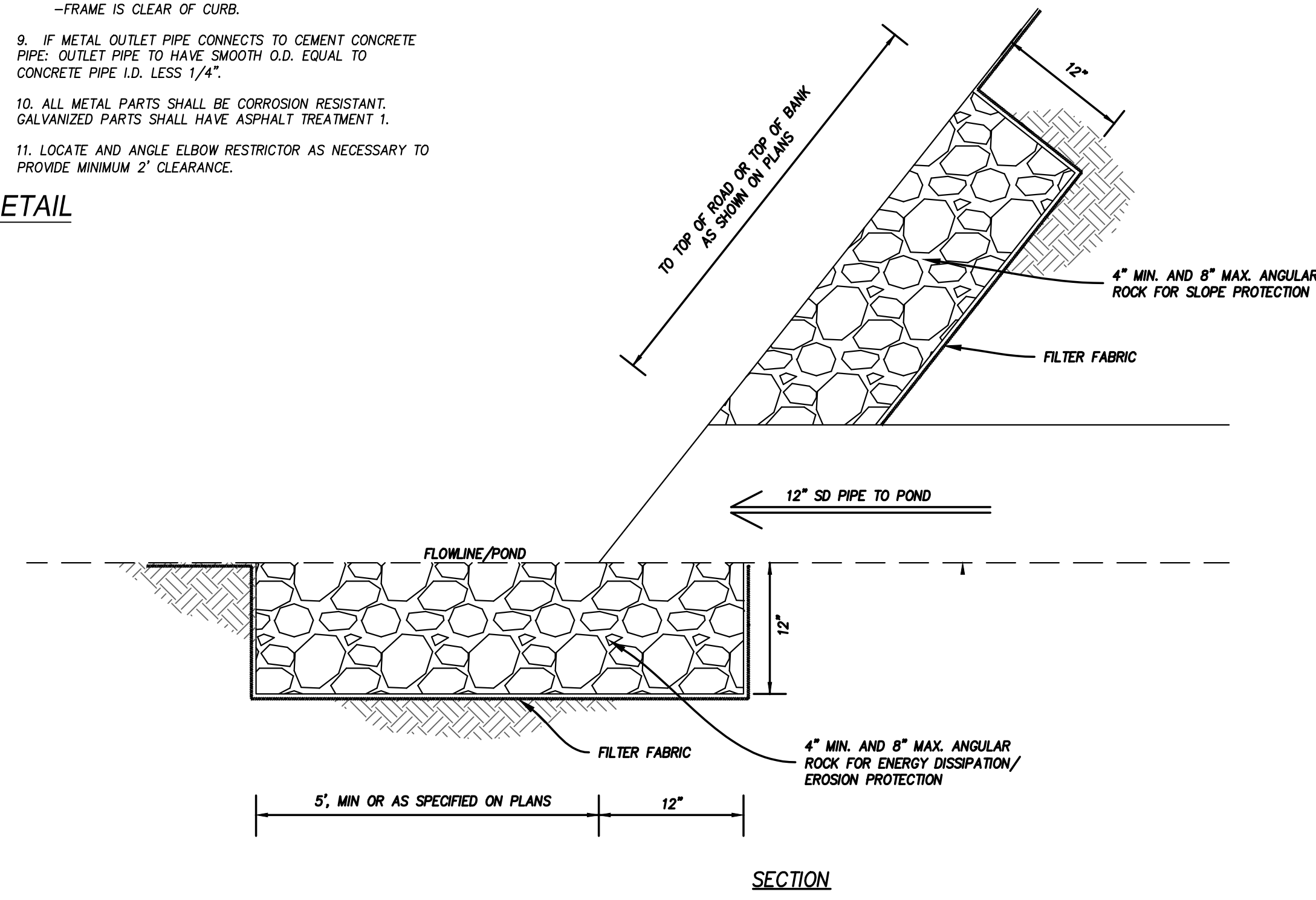
- NOTES:**
- CMP OR CORRUGATED POLYETHYLENE PIPE END-SECTION SHOWN.
 - ALL STEEL PARTS MUST BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER).



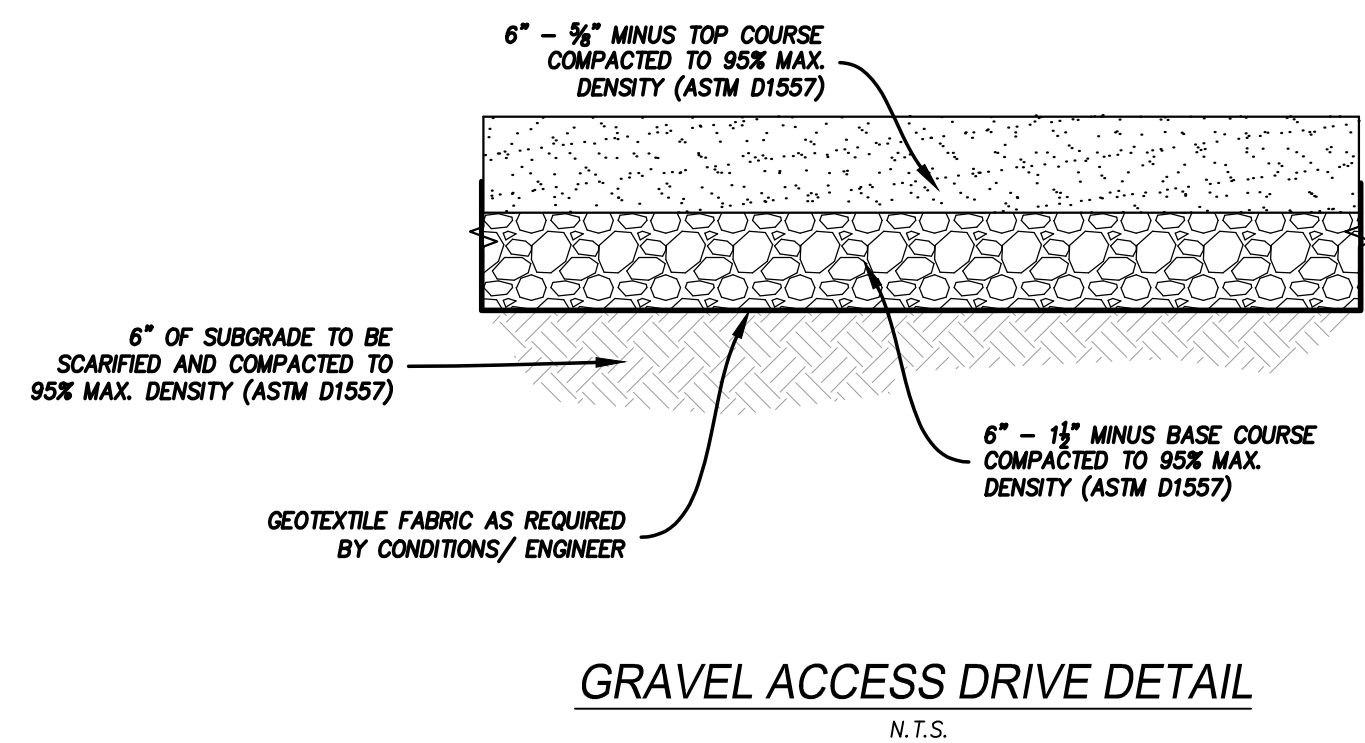
AREA DRAIN DETAIL
N.T.S.



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



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



GRAVEL ACCESS DRIVE DETAIL
N.T.S.

THIS DOCUMENT IS THE PROPERTY OF
LESLIE ENGINEERING, LLC
ANY USE OF OR REPRODUCTION WITHOUT
WRITTEN PERMISSION IS PROHIBITED



9/22/15

**REECER CREEK
MINI STORAGE**
2101 N. REECER CREEK ROAD
ELLENBURG, WA 98926

PREPARED FOR
JOEL BLANCHARD

405 N. ANDERSON STREET
ELLENBURG, WA 98926

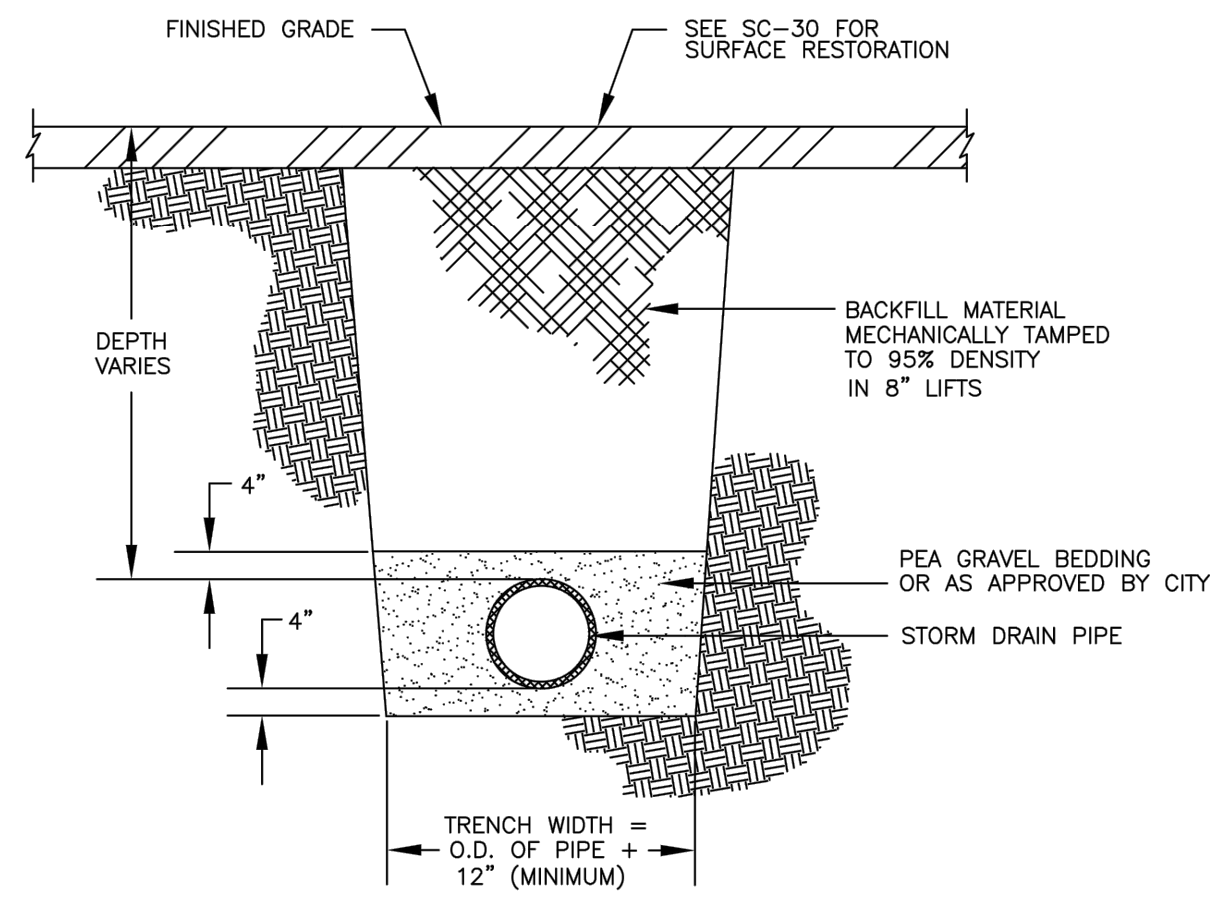
NO.	DATE	DESCRIPTION

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

CONSTRUCTION DETAILS

KITITAS COUNTY
APPROVED FOR CONSTRUCTION
PUBLIC WORKS DIRECTOR _____ DATE _____

C5.0



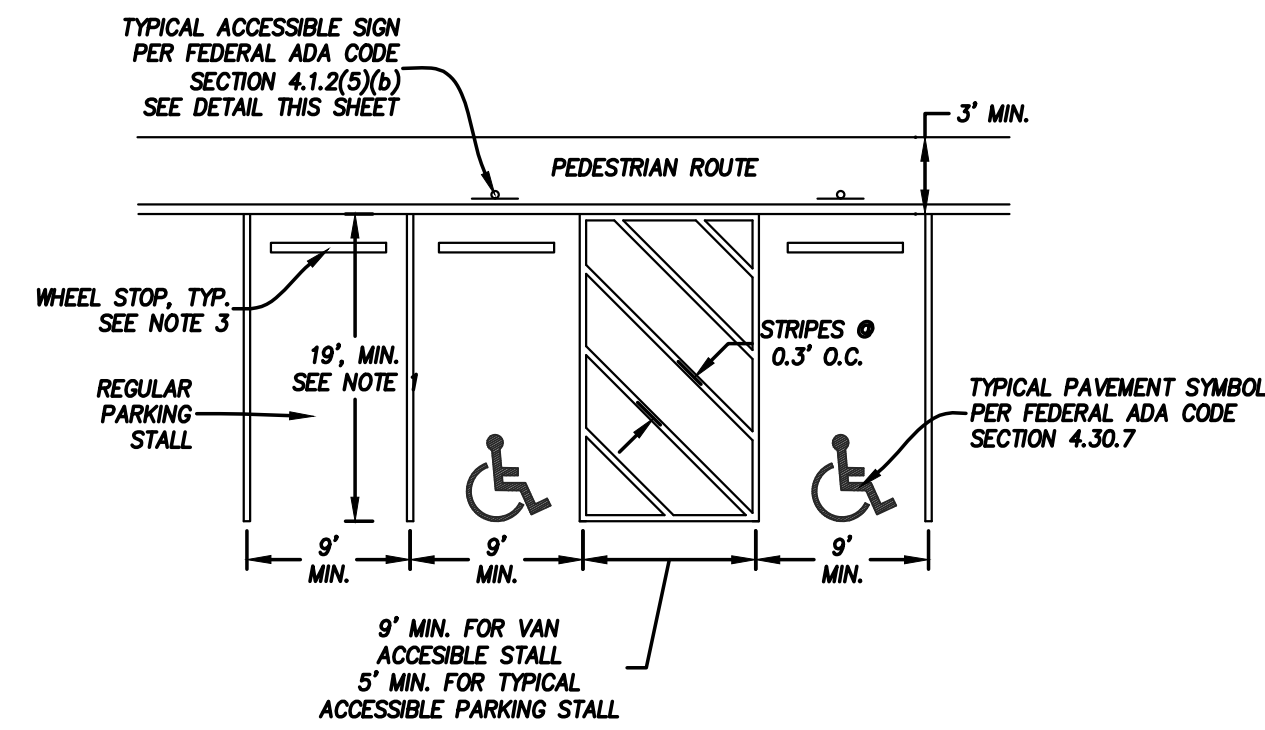
NOTE #1: IF PIPE IS LAYED WITHIN ORDINARY HIGH GROUND WATER ELEVATION, PLACE SUITABLE NATIVE OR CLAY DAMS IN PLACE OF PEA GRAVEL BEDDING EVERY 300' OF PIPE. THIS WILL HELP PROVIDE A GROUND WATER DAM.

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		

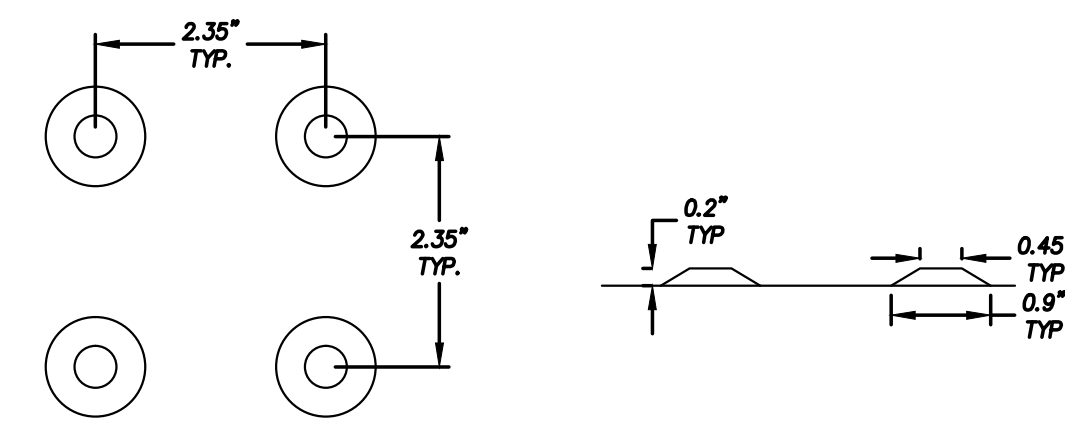


NOTES:

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 18'.

ADA PARKING DETAIL

N.T.S.

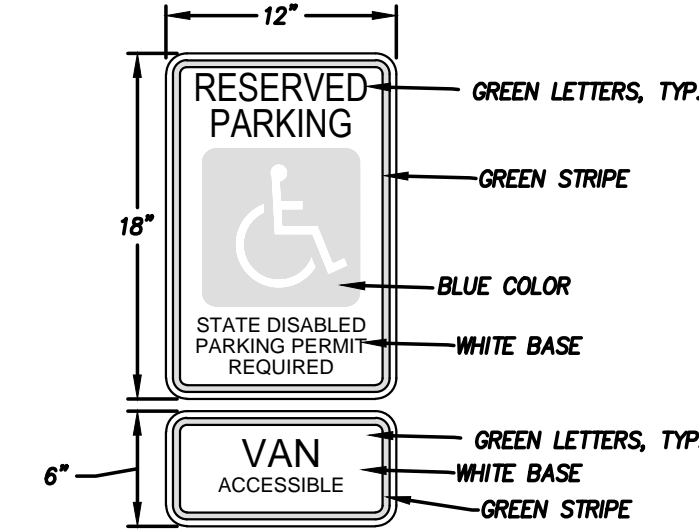


NOTES:

1. DETECTABLE WARNINGS 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 WARNINGS SHALL BE 2" WIDE YELLOW TRUNCATED DOME TILES SET IN WET 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.

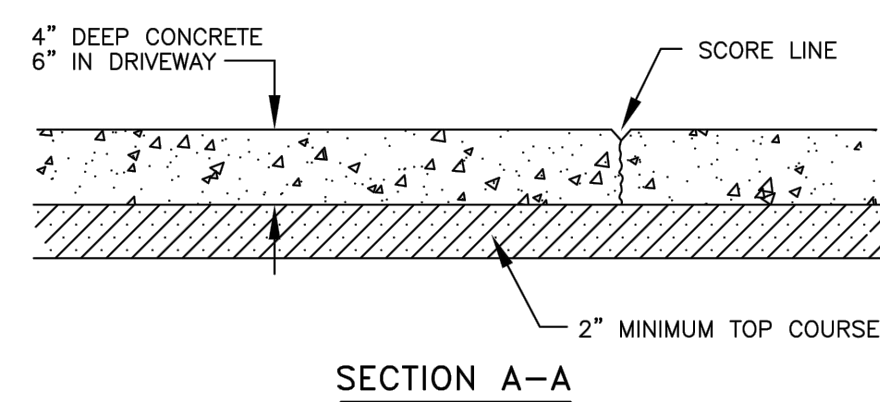
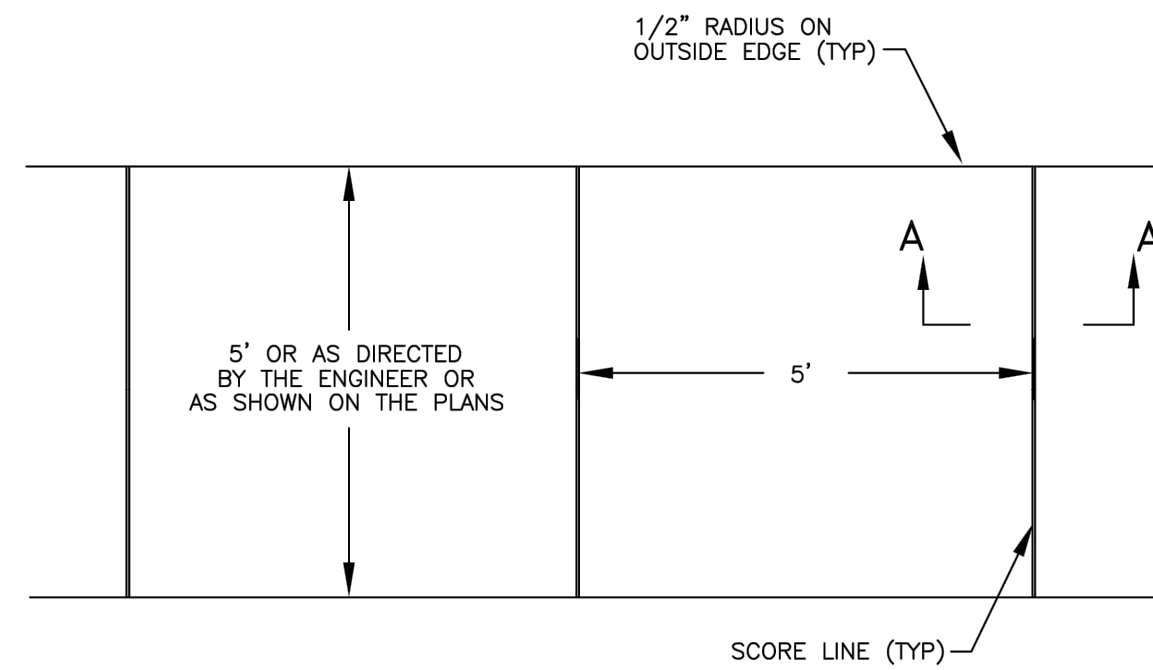


NOTES:

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.



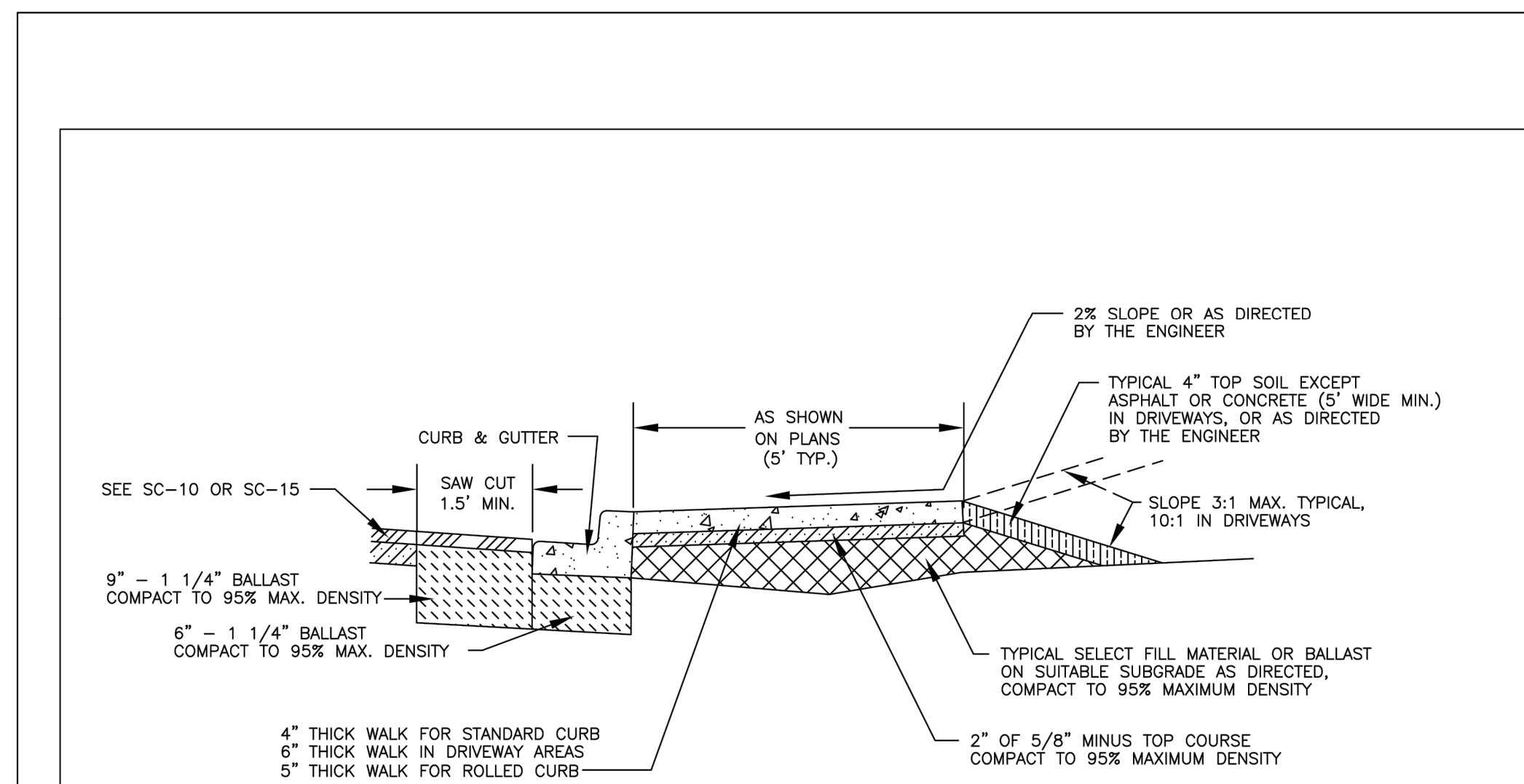
THIS DETAIL IS APPLICABLE TO ON-SITE SIDEWALK ONLY

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

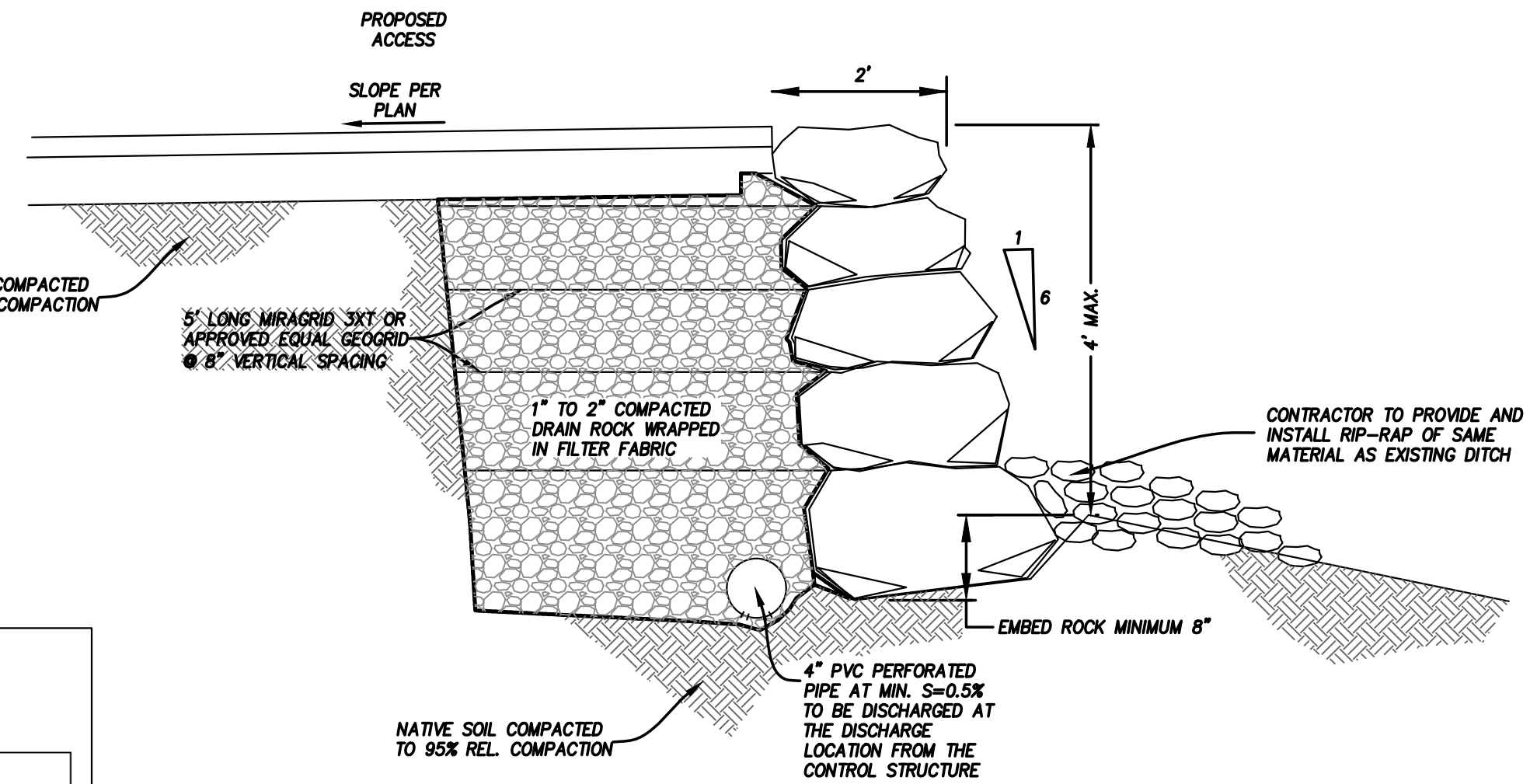
City of Ellensburg Standard Plans & Details		CEMENT CONCRETE SIDEWALK	
Drawn By HLG	Scale NONE	File Name K:\PW Details\SW-10.dwg	Plan No. SW-10
Checked By	Date 9-11-96		



THIS DETAIL IS APPLICABLE TO ON-SITE SIDEWALK ONLY

ROCK WALL DETAIL

N.T.S.



THIS DOCUMENT IS THE PROPERTY OF
LESLIE ENGINEERING, LLC
ANY USE OF OR REPRODUCTION WITHOUT
WRITTEN PERMISSION IS PROHIBITED



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

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 9/22/2015

DRAWN: DH

CHECKED: DH

JOB NO.: 2015-175

CONSTRUCTION DETAILS

KITITAS COUNTY
APPROVED FOR CONSTRUCTION

PUBLIC WORKS DIRECTOR

DATE

C5.1