

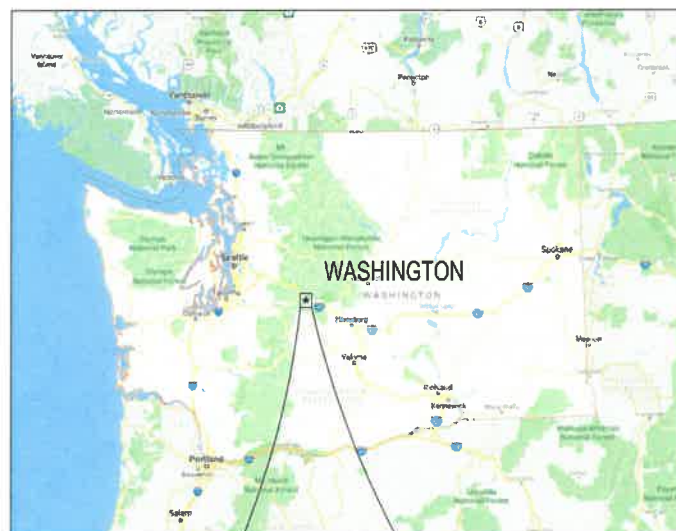
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SEC. 2, T20N., R13E., W.M.



**CIVIL CONSTRUCTION DOCUMENTS
EASTON, WA**



OWNER / APPLICANT
LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.
10601 NORTH PENNSYLVANIA AVENUE
OKLAHOMA CITY, OK 73120
PHONE: 208.470.9368
CONTACT: PATRYK KOHALCZYK

ENGINEER
SCJ ALLIANCE
212 N TOWER AVE
CENTRALIA, WA 98531
PHONE: 360.669.0700
CONTACT: BRANDON JOHNSON, P.E.

ARCHITECT
PASCAL AUGHTRY & ASSOCIATES, PC
937 E. BRITTON ROAD
OKLAHOMA CITY, OK 73114
PHONE: 405.463.3494
CONTACT: PASCAL AUGHTRY

LANDSCAPE ARCHITECT
SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WA 98516
PHONE: 360.352.1465
CONTACT: JEFFREY B. GLANDERS, PLA

GEOTECHNICAL
TERRACON CONSULTANTS, INC.
21905 64TH AVE. W, SUITE 100
MOUNTLAKE TERRACE, WA 98043
PHONE: 425.771.3304
CONTACT: CHAD T. McMULLEN, P.E.

SURVEYOR
MTN2COAST, LLC
2320 MOTTMAN RD SW, SUITE 106
TUMWATER, WA 98512
PHONE: 360.239.1497
CONTACT: BLAIR PRIGGE, PLS

SITE INFORMATION
PARCEL NUMBER: 778834
ACRES: ±16.67
ZONING: GENERAL COMMERCIAL

GOVERNING AGENCY

UTILITIES
WATER
EASTON WATER DISTRICT
CONTACT: MIKE GERBER

SEWER
LARGE ON-SITE SEPTIC SYSTEM (LOSS)

PHONE

POWER

GAS

HORIZONTAL DATUM
AN OFFSET OF WASHINGTON STATE PLANE COORDINATES GROUND SCALE, SOUTH ZONE, NAD 83/2011 BASED ON TIES TO WSDOT MONUMENT GP19090-22. TO GET TO GROUND SCALE COORDINATES SCALING COORDINATES TO GP19090-22 USING COMBINED SCALE FACTOR OF 0.99987814. THEN SUBTRACT A COORDINATE VALUE OF 600,000 IN NORTHING, AND 1,400,000 IN EASTING.

VERTICAL DATUM
NAVD 88 BASED ON TIES TO WSDOT MONUMENT GP19090-22, MONUMENT ID 5159, MONUMENT ELEV.=2234.943

SHEET INDEX

SHEET NO.	SHEET TITLE	SHEET DESCRIPTION
1	CV-01	COVER SHEET
2	EC-01	EROSION CONTROL & DEMOLITION PLAN
3	EC-02	EROSION CONTROL DETAILS
4	SP-01	PRELIMINARY SITE PLAN
5	CG-01	PRELIMINARY GRADING PLAN
6	SD-01	PRELIMINARY STORMWATER PLAN
7	SD-02	PRELIMINARY STORMWATER PROFILES
8	SS-01	PRELIMINARY SEWER PLAN
9	WT-01	PRELIMINARY WATER PLAN
LANDSCAPE		
10	LS-01	OVERALL LANDSCAPE PLAN
11	LS-02	SOUTH LANDSCAPE PLAN
12	LS-03	CENTER LANDSCAPE PLAN
13	LS-04	NORTH LANDSCAPE PLAN
14	LS-05	LANDSCAPE DETAILS & SPECIFICATIONS



A PORTION OF SEC 2, T20N., R13E., W.M.
EASTON, WASHINGTON

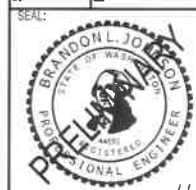


VERTICAL DATUM
NAVD 88

REVISIONS	DATE	BY

SCJ ALLIANCE
CONSULTING SERVICES
212 N TOWER AVE, CENTRALIA, WA 98531
P: 360.669.0700 F: 360.352.1509
SCJALLIANCE.COM

COVER SHEET
LOVE'S TRAVEL STOPS
EASTON, WA



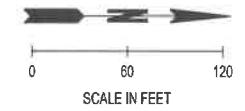
DESIGNER:
Z. SEVERS
DRAWN BY:
C. DAHM
APPROVED BY:
B. JOHNSON
DATE:
SEPTEMBER, 2019
JOB NO:
1398.18
DRAWING FILE NO:
1398.18 CV-01
DRAWING NO:
CV-01
SHEET NO:
1 OF 14

Sept. 26, 2019 9:21:40am - User: zach.severs
N:\PROJECTS\1398 LOVE'S TRAVEL CENTER\398.18 EASTON, WA LOVE'S\CADD\398.18 CV-01.DWG

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SEC. 2, T20N., R13E., W.M.



LEGEND

- PROPERTY LINE
- - - EASEMENT
- EXISTING CONTOURS (MAJOR/MINOR)
- - - EXISTING CHANNELIZATION
- X - X - X - EXISTING GUARDRAIL
- P - P - P - EXISTING POWER LINE
- OH - OH - EXISTING OVERHEAD POWER LINE
- T - T - T - EXISTING PHONE LINE
- C - C - C - EXISTING CABLE LINE
- SD - SD - EXISTING STORM CULVERT
- EXISTING SIGN
- EXISTING UTILITY POLE
- ⊙ EXISTING PHONE RISER
- ⊞ EXISTING JUNCTION BOX
- ⊞ EXISTING POWER VAULT
- HIGH VISIBILITY SILT FENCE
- ▨ STABILIZED CONSTRUCTION ENTRANCE

X EROSION CONTROL NOTES:

1. STABILIZED CONSTRUCTION ENTRANCE: SEE EC-02
2. HIGH VISIBILITY SILT FENCE: SEE EC-02
3. INLET PROTECTION: SEE EC-02

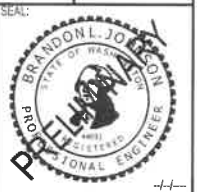


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 N:\PROJECTS\1398 LOVE'S TRAVEL CENTER\1398.18 EASTON, WA LOVE'S\CAD\1398.18 EC-01.DWG

BY	
DATE	
REVISIONS	

SCJ ALLIANCE
 CONSULTING SERVICES
 212 N TOWER AVE, CENTRALIA, WA 98531
 P: 360.669.0700 F: 360.352.1509
 SCJALLIANCE.COM

SHEET TITLE: **EROSION CONTROL & DEMOLITION PLAN**
 PROJECT NAME: **LOVE'S TRAVEL STOPS**
 EASTON, WA

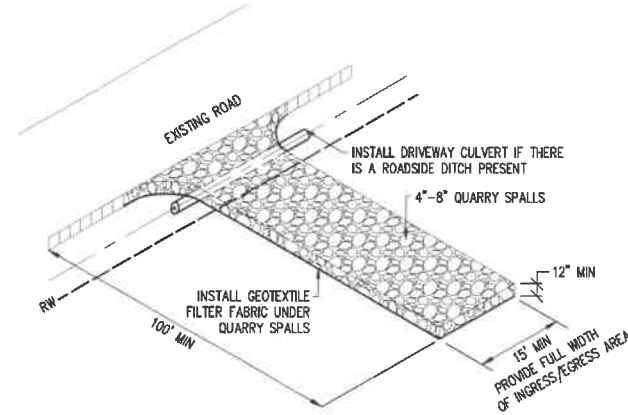


DESIGNER:	Z. SEVERS
DRAWN BY:	C. DAHM
APPROVED BY:	B. JOHNSON
DATE:	SEPTEMBER, 2019
JOB NO:	1386.18
DRAWING FILE NO:	1386.18 EC-01
DRAWING NO:	EC-01
SHEET NO:	2 of 14



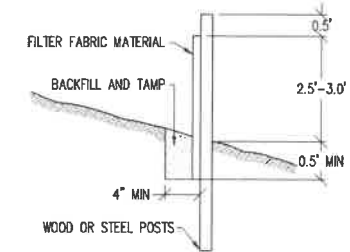
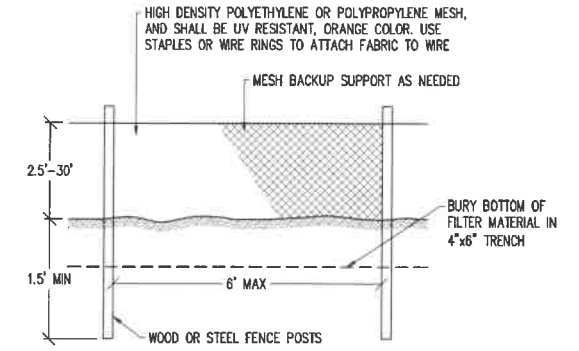
SCJ ALLIANCE GENERAL EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL FOLLOW EROSION CONTROL PRACTICES OUTLINED IN THE WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON AND THE SWPPP.
- EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. NO SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL BE ALLOWED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF-SITE PROPERTIES.
- EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION. THE PROJECT ENGINEER AND THE REVIEWING AGENCY SHALL INSPECT AND APPROVE THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION.
 - INSTALL INLET SEDIMENTATION AS SPECIFIED AT ALL CATCH BASIN LOCATIONS IMMEDIATELY UPON ARRIVAL AT PROJECT/CONSTRUCTION SITE.
 - STABILIZED CONSTRUCTION ENTRANCE SHALL CONFORM TO DETAIL ON THIS SHEET. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL INGRESS/EGRESS POINTS TO CONSTRUCTION SITE.
- ALL EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE SYSTEM AS REQUIRED BY THE OWNER, ENGINEER, OR THE CITY OF MOSES LAKE.
- THE CONTRACTOR SHALL MAKE A DAILY SURVEILLANCE OF ALL EROSION CONTROL MEASURES AND MAKE ANY NECESSARY REPAIRS OR ADDITIONS TO THE EROSION CONTROL MEASURES AS REQUIRED. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS DETERMINED NECESSARY BY THE INSPECTOR AND/OR PROJECT ENGINEER. FAILURE TO COMPLY WITH ALL LOCAL AND STATE EROSION CONTROL REQUIREMENTS MAY RESULT IN CIVIL PENALTIES BEING LEVIED AGAINST THE CONTRACTOR.
- PRIOR TO CLEARING AND GRADING THE CONTRACTOR SHALL PROTECT TREES TO BE SAVED WITH HIGH VISIBILITY FENCING AT THE ROOT PROTECTION DELINEATION OR OTHERWISE PROTECTED AS DIRECTED BY THE ENGINEER, CITY STAFF, OR OWNERS REPRESENTATIVE. CLEARING AND GRADING LIMITS SHALL BE STAKED IN THE FIELD PRIOR TO EXCAVATION.
- ALL STORM DRAINAGE INLETS RECEIVING RUNOFF FROM THE PROJECT DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL BE FILTERED BEFORE ENTERING THE CONVEYANCE SYSTEM.
- ALL OFF-SITE CATCH BASINS IMMEDIATELY ADJACENT TO THE PROPOSED SITE SHALL BE PROTECTED FROM SILTATION.
- THE CONSTRUCTION OF TRENCHES (E.G., PIPES, UNDERGROUND UTILITY LINES AND STRUCTURES) SHALL BE SUBJECT TO THE FOLLOWING CRITERIA:
 - NO MORE THAN 300 FEET OF TRENCH ON A DOWNSLOPE OF MORE THAN FIVE PERCENT SHALL BE OPENED AT ONE TIME.
 - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- TRENCH DEWATERING DEVICES SHALL BE DISCHARGED IN A MANNER THAT WILL NOT ADVERSELY AFFECT STREAMS, DRAINAGE SYSTEMS, OR OFF-SITE PROPERTIES.
- TRACKING OF SOIL, MUD, OR DEBRIS OFF-SITE IS NOT ALLOWED. SOIL, MUD, OR DEBRIS TRACKED ONTO A PUBLIC ROADWAY SHALL BE REMOVED BY THE END OF THAT WORKING DAY. TO PREVENT THE TRACKING OF SOIL, MUD, OR DEBRIS ONTO PUBLIC ROADWAYS, SWEEPING OR WASHING OF THE VEHICLE'S TIRES MAY BE REQUIRED PRIOR TO ENTERING A PUBLIC ROADWAY.
- ALL DISTURBED AREAS SHALL BE HYDROSEEDED WITH EROSION CONTROL SEED MIX, INCLUDING BUT NOT LIMITED TO ROADWAY EMBANKMENTS, SHOULDERS, UTILITY EASEMENTS, STAGING AREAS, CONSTRUCTED WETLANDS AND CUT/FILL SLOPES.
- ALL SEEDED OR SODDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE VEGETATIVE COVERAGE IS COMPLETE. AREAS SHALL BE REPAIRED, RESEEDED, AND FERTILIZED AS REQUIRED.
- DROP-IN CATCH BASIN FILTERS MAY BE USED IN PLACE OF OTHER STANDARD INLET PROTECTION PRACTICES. THIS INLET PROTECTION TECHNOLOGY CAN BE USED IN SITUATIONS WHERE RIGHT-OF-WAY FLOODING WOULD BE PROBLEMATIC.
- TO MAINTAIN FUNCTION, THE CONTRACTOR SHALL REMOVE AND CLEAN OR REPLACE FILTERS AFTER EACH STORM EVENT. CONTACT THE JURISDICTION TO DETERMINE ITS ACCEPTANCE OF SPECIFIC FILTER PRODUCTS PRIOR TO INSTALLATION.
- NO MATERIAL SHALL BE STOCKPILED ON PAVEMENT WITHOUT AUTHORIZATION FROM THE PROJECT ENGINEER OR OWNERS REPRESENTATIVE. AUTHORIZATION WILL BE CONDITIONAL ON IMPLEMENTATION OF A PROCEDURE TO PREVENT SEDIMENT TRANSPORT.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED OR AFTER THE MEASURES ARE NO LONGER NEEDED. SEDIMENT COLLECTED IN TRAPS, PONDS, OR SILT FENCE SHALL BE REMOVED AND DISPOSED IN AN APPROVED MANNER OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM SEDIMENT REMOVAL SHALL BE PERMANENTLY STABILIZED WITHIN SEVEN (7) DAYS.

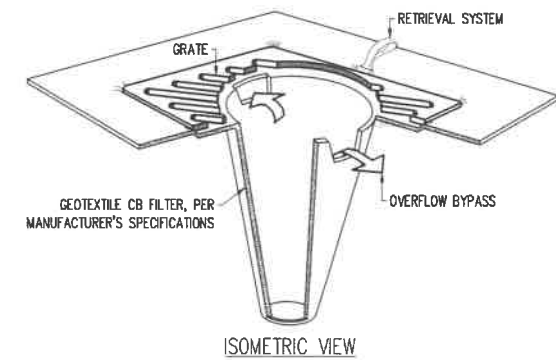
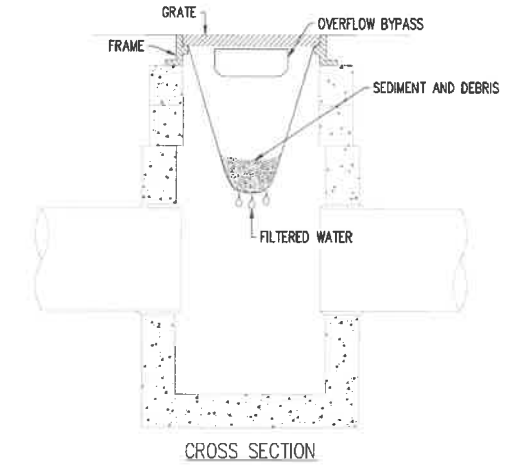


- NOTES**
- INSTALL CONSTRUCTION ENTRANCE AT LOCATION WHERE ACCESS OFF OF A PAVED ROADWAY BEGINS.
 - DRIVEWAY SHALL MEET THE REQUIREMENTS OF THE PERMITTING AGENCY
 - IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD

STABILIZED CONSTRUCTION ENTRANCE
NTS



HIGH VISIBILITY SILT FENCE
NTS

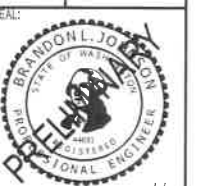


INLET PROTECTION
NTS

BY	
DATE	
REVISIONS	

SCJ ALLIANCE
CONSULTING SERVICES
212 N TOWER AVE, CENTRALIA, WA 98531
P: 360.660.0700 F: 360.352.1509
SCJALLIANCE.COM

EROSION CONTROL DETAILS
LOVE'S TRAVEL STOPS
EASTON, WA

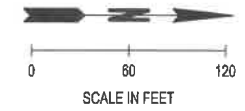


DESIGNER:
Z. SEVERS
DRAWN BY:
C. DAHM
APPROVED BY:
B. JOHNSON
DATE:
SEPTEMBER, 2019
JOB NO:
1388.18
DRAWING FILE NO:
1388.18 EC-02
DRAWING NO:
EC-02
SHEET NO:
3 OF 14

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR (800)-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

SEC. 2, T20N., R13E., W.M.

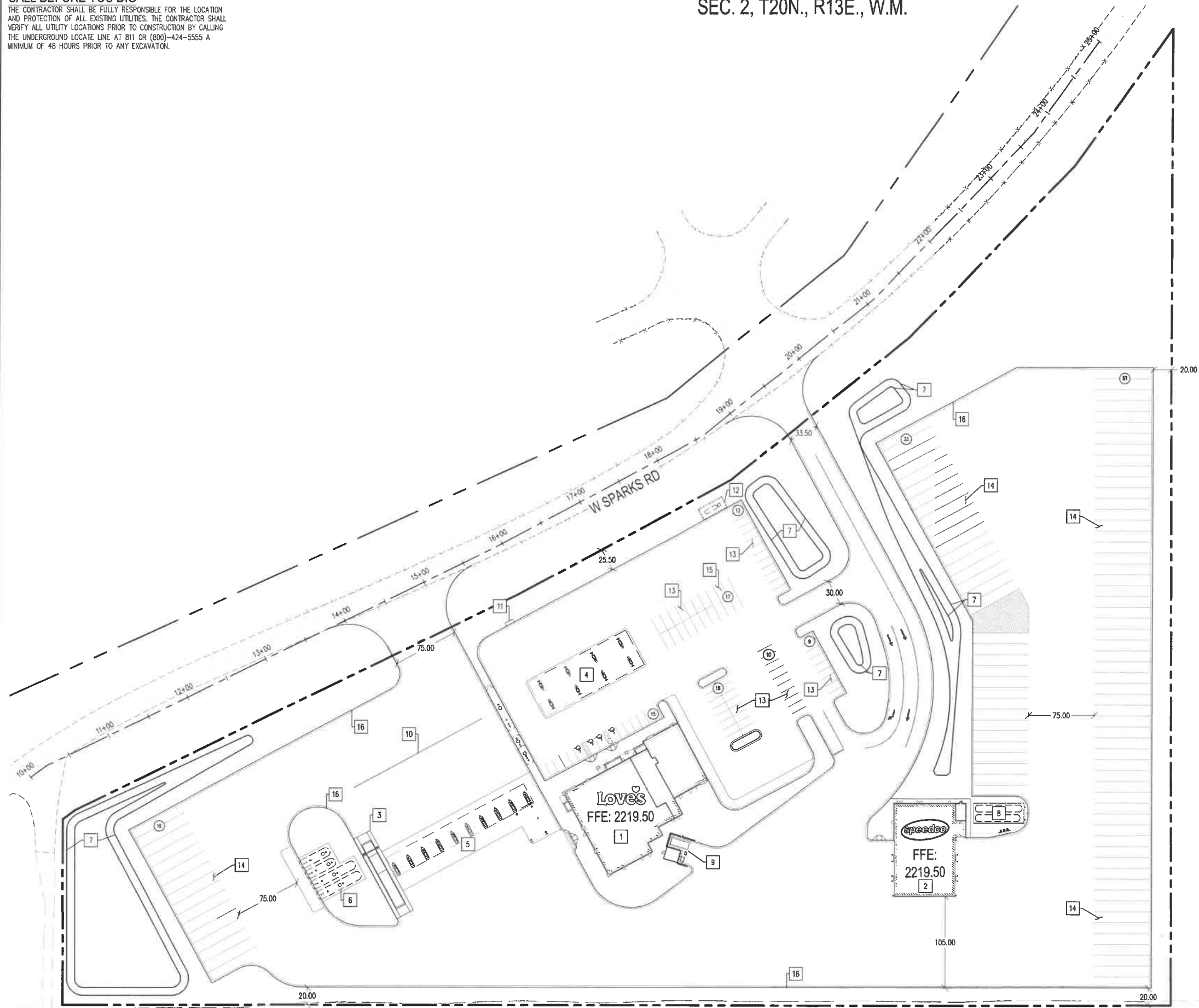


LEGEND

- PROPERTY LINE
- EXISTING CHANNELIZATION
- STALL COUNT
- CEMENT CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- CEMENT CONCRETE SIDEWALK

CONSTRUCTION NOTES

1. LOVE'S COUNTRY STORE BUILDING
2. SPEEDCO LUBE & TIRE BUILDING
3. TRUCK SCALE
4. AUTO CANOPY
5. TRUCK CANOPY
6. UNDERGROUND FUEL STORAGE TANKS
7. STORMWATER POND
8. UNDERGROUND SPEEDCO STORAGE TANKS
9. TRASH ENCLOSURE W/ 6' HIGH FENCE
10. 12" WIDE WHITE PAINTED PULL-UP STRIPE
11. RV SEWER DUMP STATION
12. PROPANE TANK
13. AUTO PARKING STALL: 9'X20' (TYP.)
14. TRUCK PARKING STALL: 12.5'X65' (TYP.)
15. RV PARKING STALL: 9'X40' (TYP.)
16. CEMENT CONCRETE CURB & GUTTER



BY	
DATE	
REVISIONS	

SCJ ALLIANCE
CONSULTING SERVICES
212 N TOWER AVE. CENTRALIA, WA 98531
P: 360.669.0700 F: 360.352.1509
SCJALLIANCE.COM

SHEET TITLE: **PRELIMINARY SITE PLAN**
PROJECT NAME: **LOVE'S TRAVEL STOPS**
EASTON, WA



DESIGNER: Z. SEVERS
DRAWN BY: C. DAHM
APPROVED BY: B. JOHNSON
DATE: SEPTEMBER, 2019
JOB NO: 1398.18
DRAWING FILE NO: 1398.18 SP-01
DRAWING NO: SP-01
SHEET NO: 4 OF 14

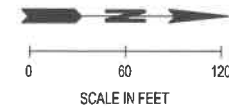


Sep 26, 2019 9:22:18am - User: zach.severs
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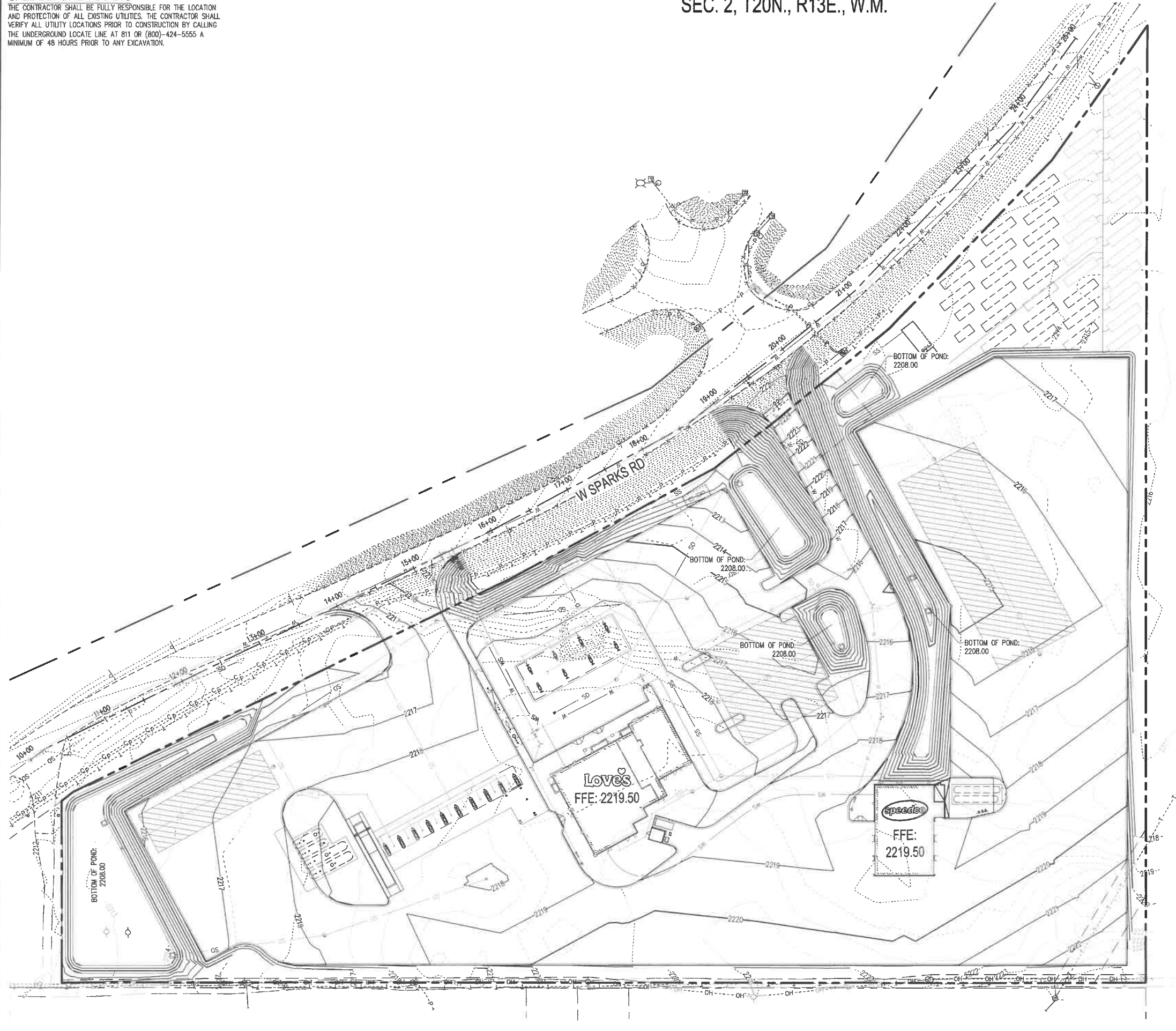
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SEC. 2, T20N., R13E., W.M.



LEGEND

- — — — — PROPERTY LINE
- - - - - EASEMENT
- XX--- EXISTING CONTOURS (MAJOR/MINOR)
- XX--- PROPOSED CONTOURS (MAJOR/MINOR)
- - - - - EXISTING CHANNELIZATION
- - X - - - X - EXISTING GUARDRAIL
- - - P - - - P - EXISTING POWER LINE
- - - OH - - - OH - EXISTING OVERHEAD POWER LINE
- - - T - - - T - EXISTING PHONE LINE
- - - C - - - C - EXISTING CABLE LINE
- - - S - - - S - EXISTING STORM CULVERT
- — — — — CEMENT CONCRETE CURB & GUTTER
- - - - - PROPOSED STORM LINE
- PROPOSED CATCH BASIN
- ▨ PROPOSED BUILDING



BY	
DATE	
REVISIONS	

SCJ ALLIANCE
 CONSULTING SERVICES
 212 N TOWER AVE, CENTRALIA, WA 98531
 P: 360.669.0700 F: 360.352.1509
 SCJALLIANCE.COM

PRELIMINARY GRADING PLAN
LOVE'S TRAVEL STOPS
 EASTON, WA

DESIGNER:
Z. SEEVERS
 DRAWN BY:
C. DAHM
 APPROVED BY:
B. JOHNSON

DATE:	SEPTEMBER, 2019
JOB NO:	1398.18
DRAWING FILE NO:	1398.18 CG-01
DRAWING NO:	CG-01
SHEET NO:	5 OF 14



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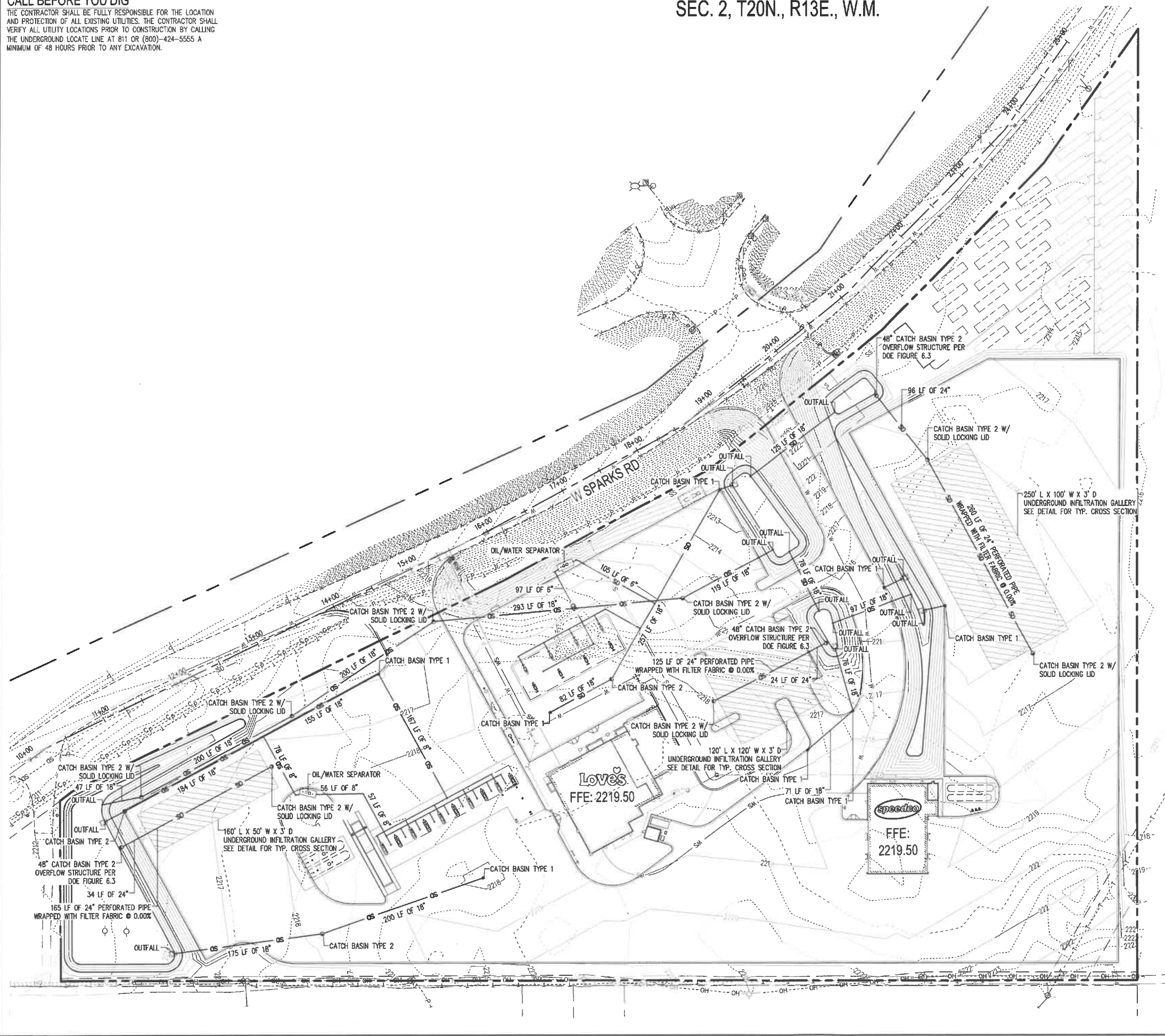
SEC. 2, T20N., R13E., W.M.



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SCALE IN FEET

LEGEND

- PROPERTY LINE
- EASEMENT
- EXISTING CONTOURS (MAJOR/MINOR)
- PROPOSED CONTOURS (MAJOR/MINOR)
- EXISTING CHANNELIZATION
- EXISTING GUARDRAIL
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- EXISTING CABLE LINE
- EXISTING STORM CULVERT
- CEMENT CONCRETE CURB & GUTTER
- PROPOSED STORM LINE
- PROPOSED CATCH BASIN
- PROPOSED BUILDING



BY	
DATE	
REVISIONS	

SCJ ALLIANCE
CONSULTING SERVICES
212 N TOWER AVE. CENTRALIA, WA 98551
P: 360.669.0770 F: 360.332.1509
SCJALLIANCE.COM

PRELIMINARY STORMWATER PLAN
LOVE'S TRAVEL STOPS
EASTON, WA



DESIGNER:	Z SEVERS
DRAWN BY:	C. DAHM
APPROVED BY:	B. JOHNSON
DATE:	SEPTEMBER, 2019
JOB NO.:	1398.16
DRAWING FILE NO.:	1398.16 SD-01
DRAWING NO.:	SD-01
SHEET NO.:	6 OF 14

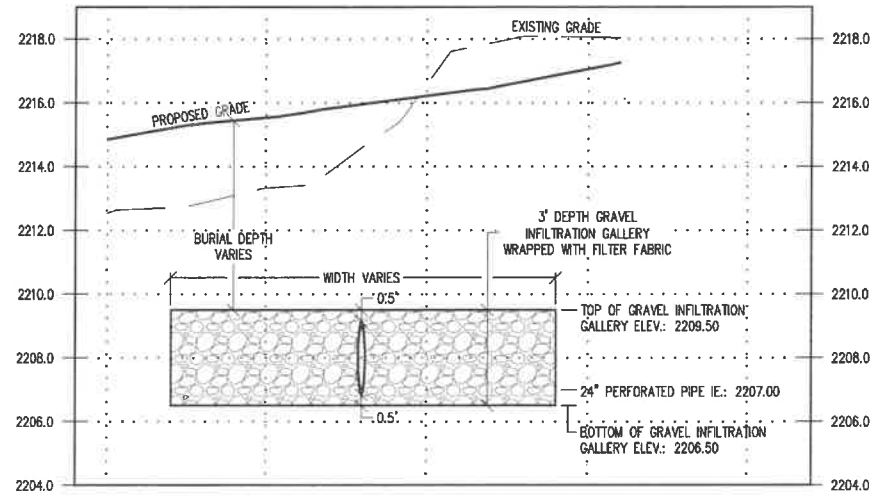
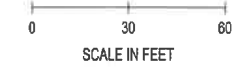


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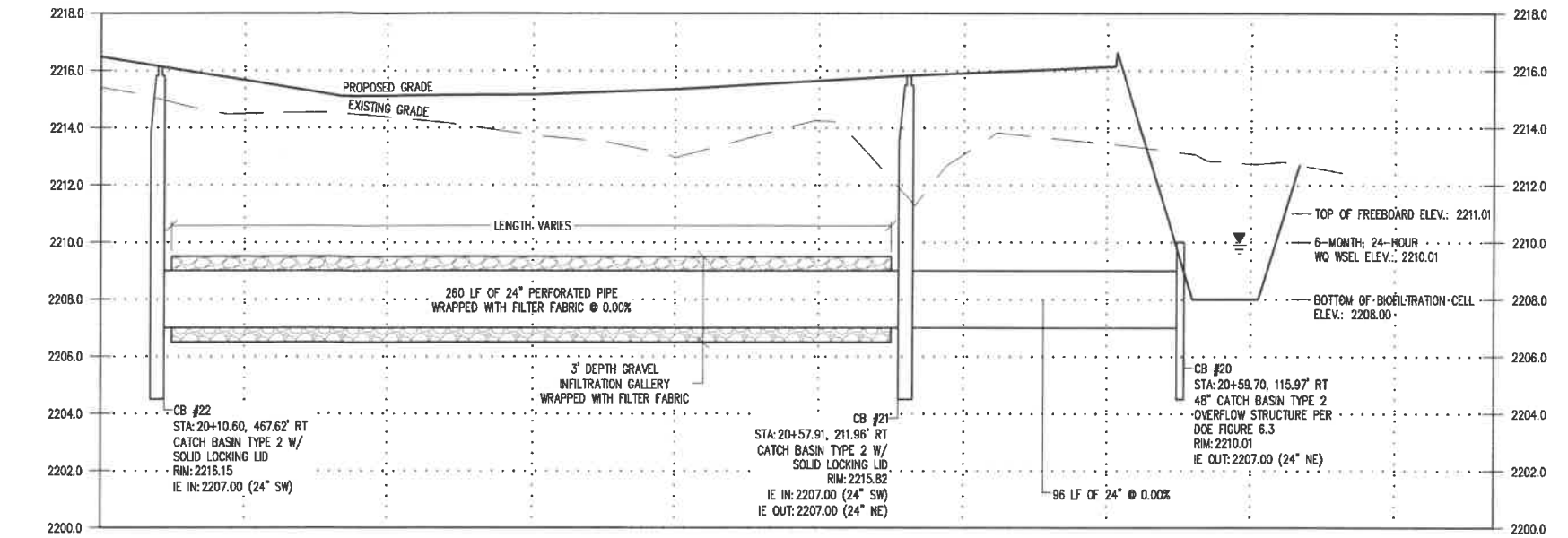
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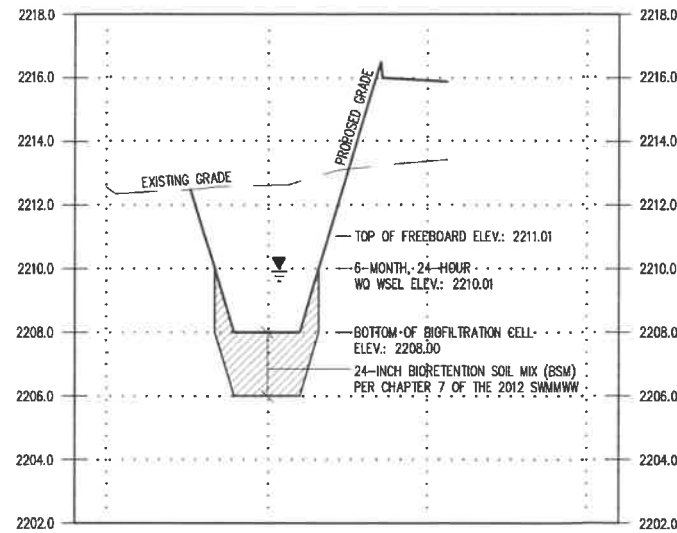
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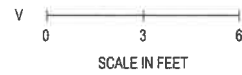
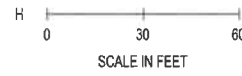
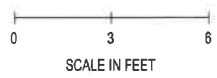
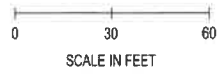
GRAVEL INFILTRATION GALLERY CROSS SECTION (TYP.)



GRAVEL INFILTRATION GALLERY PROFILE (TYP.)



POND CROSS SECTION (TYP.)



REVISIONS	DATE	BY

SCJ ALLIANCE
CONSULTING SERVICES
212 N TOWER AVE, CENTRALIA, WA 98531
P: 360.660.0700 F: 360.352.1509
SCJALLIANCE.COM

SHEET TITLE: **PRELIMINARY STORMWATER PROFILES**
PROJECT NAME: **LOVES TRAVEL STOPS**
EASTON, WA



DESIGNER: Z. SEVERS
DRAWN BY: C. DAHM
APPROVED BY: B. JOHNSON
DATE: SEPTEMBER, 2019
JOB NO: 1398.18
DRAWING FILE NO: 1398.18 SD-02
DRAWING NO: SD-02
SHEET NO: 7 OF 14

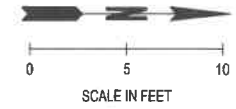


Sep 26, 2019, 9:23:14am - User: zsh, mwp
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CALL BEFORE YOU DIG

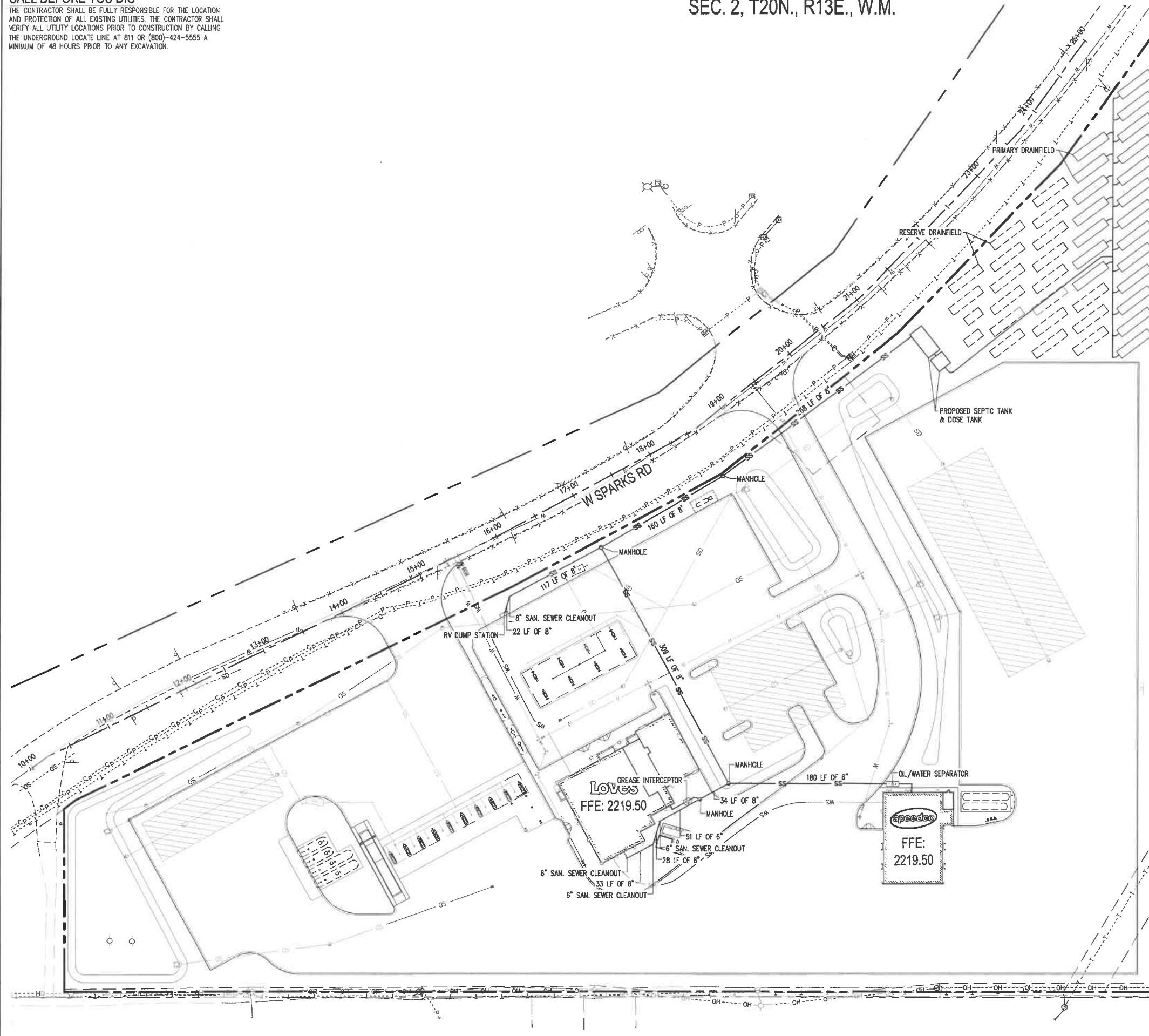
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR (800)-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

SEC. 2, T20N., R13E., W.M.



LEGEND

- PROPERTY LINE
- - - EASEMENT
- - - EXISTING CHANNELIZATION
- - - X - - - X EXISTING GUARDRAIL
- - - P - - - P EXISTING POWER LINE
- - - OH - - - OH EXISTING OVERHEAD POWER LINE
- - - T - - - T EXISTING PHONE LINE
- - - C - - - C EXISTING CABLE LINE
- - - SD - - - SD EXISTING STORM CULVERT
- CEMENT CONCRETE CURB & GUTTER
- PROPOSED WATER LINE
- SS --- PROPOSED SEWER LINE
- SD --- PROPOSED STORM LINE
- PROPOSED BUILDING



BY	
DATE	
REVISIONS	

SCJ ALLIANCE
 CONSULTING SERVICES
 212 N TOWER AVE. CENTRALIA, WA 98531
 P: 360.669.0700 F: 360.352.1509
 SCJALLIANCE.COM

PRELIMINARY SEWER PLAN
LOVE'S TRAVEL STOPS
 EASTON, WA



DESIGNER:	Z. SEEVERS
DRAWN BY:	C. DAHM
APPROVED BY:	B. JOHNSON
DATE:	SEPTEMBER, 2019
JOB NO.:	1398.18
DRAWING FILE NO.:	1398.18 SS-01
DRAWING NO.:	SS-01
SHEET NO.:	8 OF 14

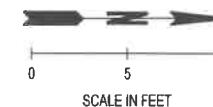


Sep 28, 2019 9:23:10am - User: zschavers
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CALL BEFORE YOU DIG

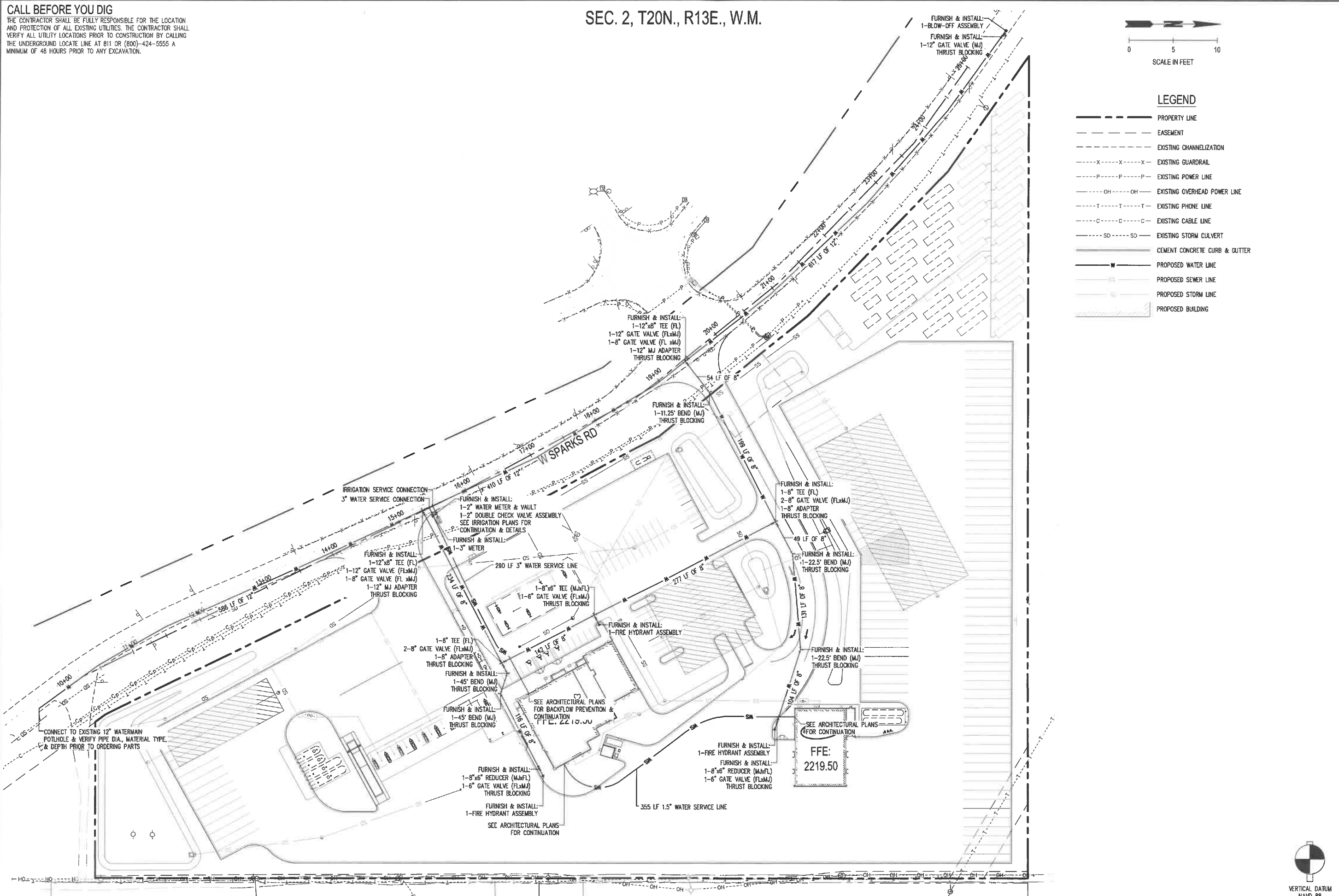
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 OR (800)-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

SEC. 2, T20N., R13E., W.M.



LEGEND

- PROPERTY LINE
- EASEMENT
- EXISTING CHANNELIZATION
- X-X-X- EXISTING GUARDRAIL
- P-P-P- EXISTING POWER LINE
- OH-OH- EXISTING OVERHEAD POWER LINE
- T-T-T- EXISTING PHONE LINE
- C-C-C- EXISTING CABLE LINE
- SD-SD- EXISTING STORM CULVERT
- CEMENT CONCRETE CURB & GUTTER
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM LINE
- PROPOSED BUILDING



REVISIONS	DATE	BY

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 P: 360.669.0700 F: 360.352.1509
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PRELIMINARY WATER PLAN
 LOVE'S TRAVEL STOPS
 EASTON, WA



DESIGNER: Z. SEVERS
 DRAWN BY: C. DAHM
 APPROVED BY: B. JOHNSON
 DATE: SEPTEMBER, 2019
 JOB NO: 1398.18
 DRAWING FILE NO: 1398.18-WT-01
 DRAWING NO: WT-01
 SHEET NO: 9 OF 14

Sep 26, 2019 8:23:46am - User: zsevers
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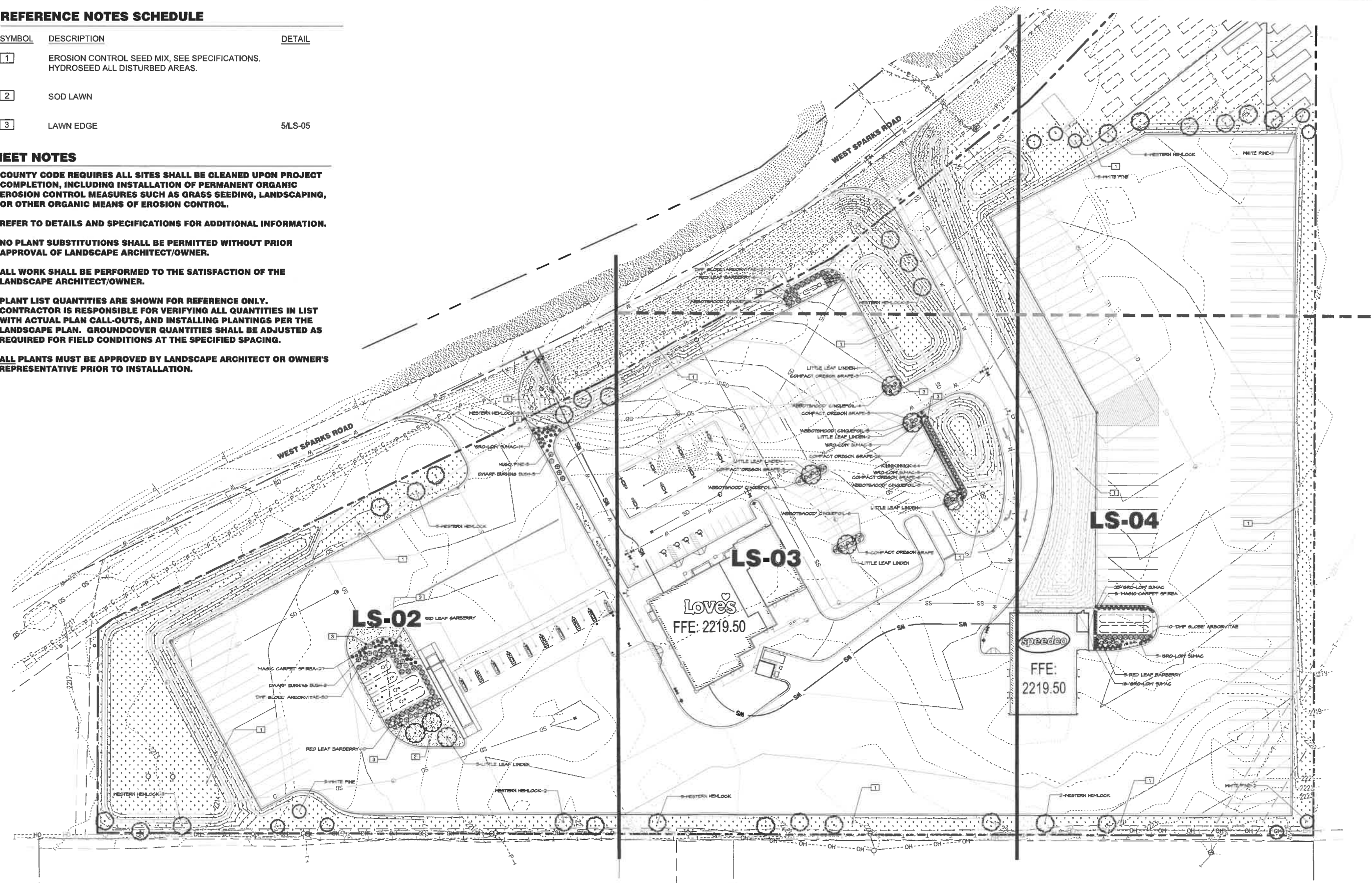


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	1 EROSION CONTROL SEED MIX, SEE SPECIFICATIONS. HYDROSEED ALL DISTURBED AREAS.	
	2 SOD LAWN	
	3 LAWN EDGE	5/LS-05

SHEET NOTES

- COUNTY CODE REQUIRES ALL SITES SHALL BE CLEANED UPON PROJECT COMPLETION, INCLUDING INSTALLATION OF PERMANENT ORGANIC EROSION CONTROL MEASURES SUCH AS GRASS SEEDING, LANDSCAPING, OR OTHER ORGANIC MEANS OF EROSION CONTROL.
- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
- PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUND COVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



REVISIONS	DATE	BY

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 P: 360.669.0700 F: 360.352.1509
 SCJALLIANCE.COM

OVERALL LANDSCAPE PLAN
 LOVE'S TRAVEL STOPS
 EASTON, WA

SHEET TITLE: OVERALL LANDSCAPE PLAN
 PROJECT NAME: LOVE'S TRAVEL STOPS
 DESIGNER: T. GRANTHAM
 DRAWN BY: T. GRANTHAM
 APPROVED BY: J. GLANDER
 DATE: SEPTEMBER, 2019
 JOB NO: 1398.18
 DRAWING FILE NO: 1398.18 X-LS
 DRAWING NO: LS-01
 SHEET NO: 10 OF 14




STATE OF WASHINGTON
 JEFFREY B. GLANDER
 LICENSED LANDSCAPE ARCHITECT
 1005 EXP. 02/08/21

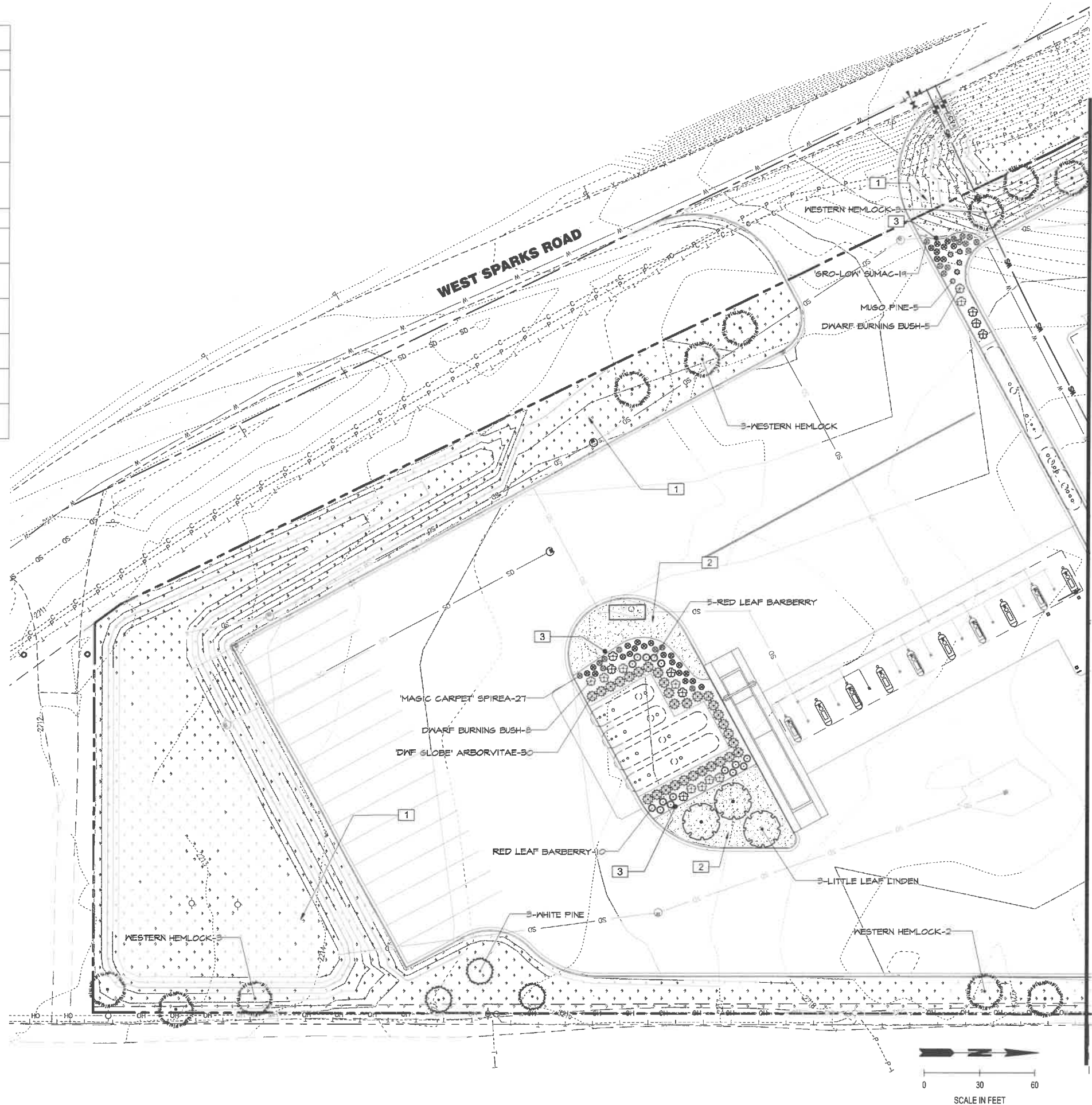
See 26, 2019 9:23:50am - User: zach.waters
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PLANT SCHEDULE LS-02

TREES	QTY	BOTANICAL / COMMON NAME	CAL.	DESC.
	3	PINUS STROBUS WHITE PINE	B & B	6'-8' HT.
	3	TILIA CORDATA 'GREENSPIRE' LITTLE LEAF LINDEN	B&B/CONT.	2" CAL., 10'-12' HT.
	11	TSUGA HETEROPHYLLA WESTERN HEMLOCK	B&B/CONT.	6" MIN. HT.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	15	BERBERIS THUNBERGII 'ATROPURPUREA' RED LEAF BARBERRY	5 GAL	4' O.C.
	18	EUONYMUS ALATUS 'COMPACTUS' DWARF BURNING BUSH	5 GAL	5' O.C.
	5	PINUS MUGO 'PUMILIO' MUGO PINE	2 GAL	3' O.C.
	19	RHUS AROMATICA 'GRO-LOW' 'GRO-LOW' SUMAC	1 GAL	3' O.C.
	27	SPIRAEA JAPONICA 'MAGIC CARPET' 'MAGIC CARPET' SPIREA	2 GAL	3' O.C.
	30	THUJA OCCIDENTALIS 'DWARF GLOBE' 'DWF GLOBE' ARBORVITAE	5 GAL	6' O.C.

REFERENCE NOTES SCHEDULE LS-02

SYMBOL	DESCRIPTION	DETAIL
	1 EROSION CONTROL SEED MIX, SEE SPECIFICATIONS. HYDROSEED ALL DISTURBED AREAS.	
	2 SOD LAWN	
	3 LAWN EDGE	5/LS-05



MATCHLINE SEE SHEET LS-03

Sep 26, 2019 9:24:05am - User: zach.somers
N:\PROJECTS\1398 LOVE'S TRAVEL CENTER\1398.18 EASTON, WA LOVE'S CAD\1398.18 X-LS.DWG

DATE	BY				
REVISIONS	DATE	BY	REVISIONS	DATE	BY
 <p>SCJ ALLIANCE CONSULTING SERVICES 212 N TOWER AVE, CENTRALIA, WA 98531 P: 360.669.0700 F: 360.352.1509 SCJALLIANCE.COM</p>					
<p>SOUTH LANDSCAPE PLAN</p> <p>LOVE'S TRAVEL STOPS</p> <p>EASTON, WA</p>					
<p>STATE OF WASHINGTON</p> <p>JEFFREY B. GLANDER</p> <p>NO. 405 EXP. 02/08/21</p> <p>LICENSED LANDSCAPE ARCHITECT</p>					
<p>DESIGNER: T. GRANTHAM</p> <p>DRAWN BY: T. GRANTHAM</p> <p>APPROVED BY: J. GLANDER</p> <p>DATE: SEPTEMBER, 2019</p> <p>JOB NO: 1398.18</p> <p>DRAWING FILE NO: 1398.18 X-LS</p> <p>DRAWING NO: LS-02</p> <p>SHEET NO: 11 OF 14</p>					



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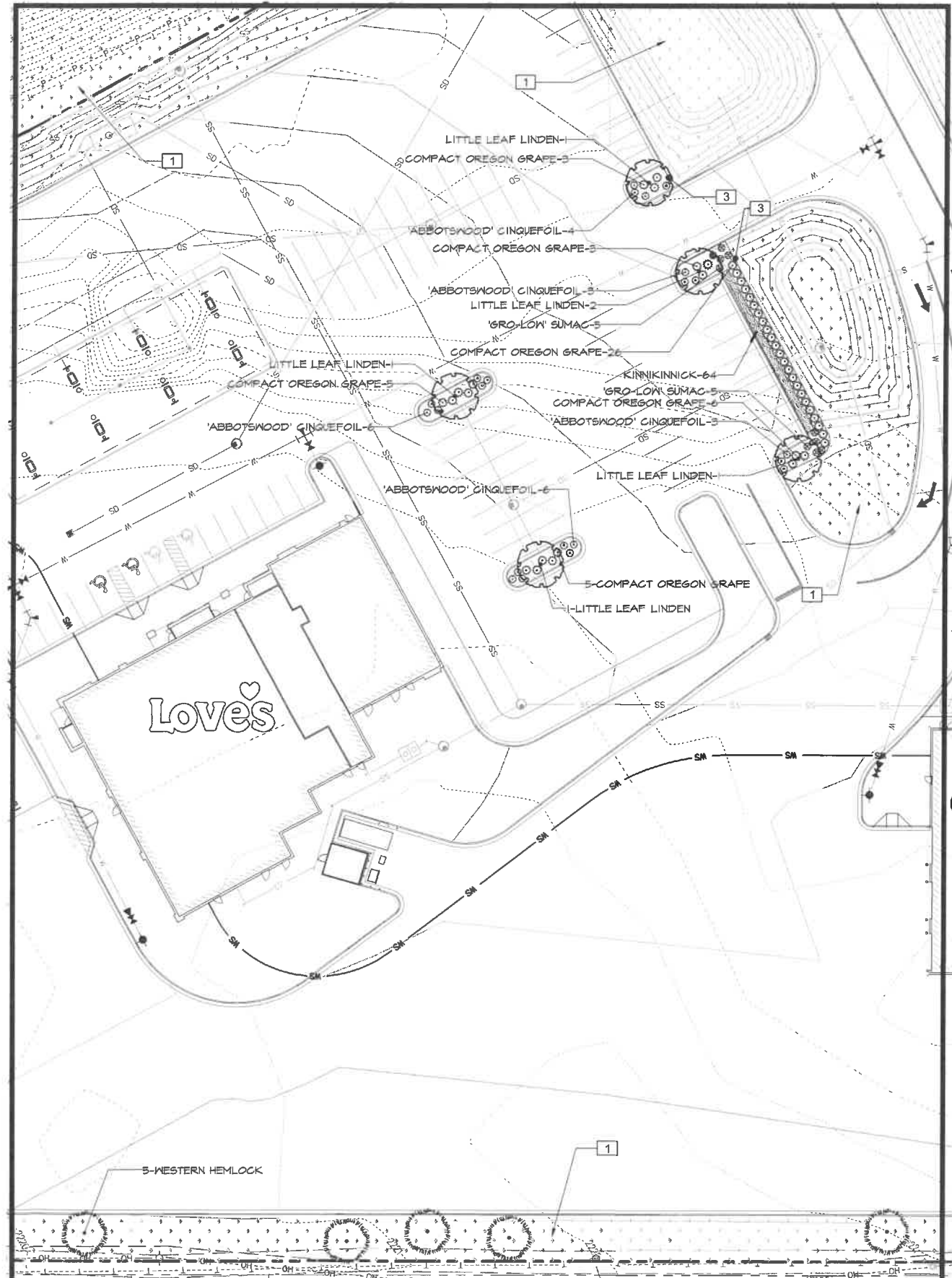
MATCHLINE SEE SHEET LS-04

PLANT SCHEDULE LS-03

TREES	QTY	BOTANICAL / COMMON NAME	CAL.	DESC.
	5	TILIA CORDATA 'GREENSPIRE' LITTLE LEAF LINDEN	B&B/CONT.	2" CAL., 10'-12' HT.
	8	TSUGA HETEROPHYLLA WESTERN HEMLOCK	B&B/CONT.	6' MIN. HT.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	6	BERBERIS THUNBERGII 'ATROPURPUREA' RED LEAF BARBERRY	5 GAL	4' O.C.
	42	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	2 GAL	4' O.C.
	31	POTENTILLA FRUTICOSA 'ABBOTSWOOD' 'ABBOTSWOOD' CINQUEFOIL	1 GAL	3' O.C.
	10	RHUS AROMATICA 'GRO-LOW' 'GRO-LOW' SUMAC	1 GAL	3' O.C.
	12	THUJA OCCIDENTALIS 'DWARF GLOBE' 'DWF GLOBE' ARBORVITAE	5 GAL	6' O.C.

REFERENCE NOTES SCHEDULE LS-03

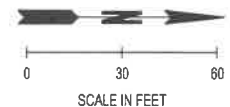
SYMBOL	DESCRIPTION	DETAIL
	EROSION CONTROL SEED MIX, SEE SPECIFICATIONS. HYDROSEED ALL DISTURBED AREAS.	
	LAWN EDGE	5/LS-05



MATCHLINE SEE SHEET THIS SHEET

MATCHLINE SEE SHEET LS-02

MATCHLINE SEE SHEET LS-04



Sep 26, 2019 9:24:11am - User: zach.sellers
 PROJECT: 1398 LOVE'S TRAVEL CENTER 1398.18 EASTON, WA LOVE'S CAD 1398.18 X-LS.DWG

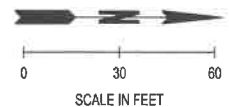
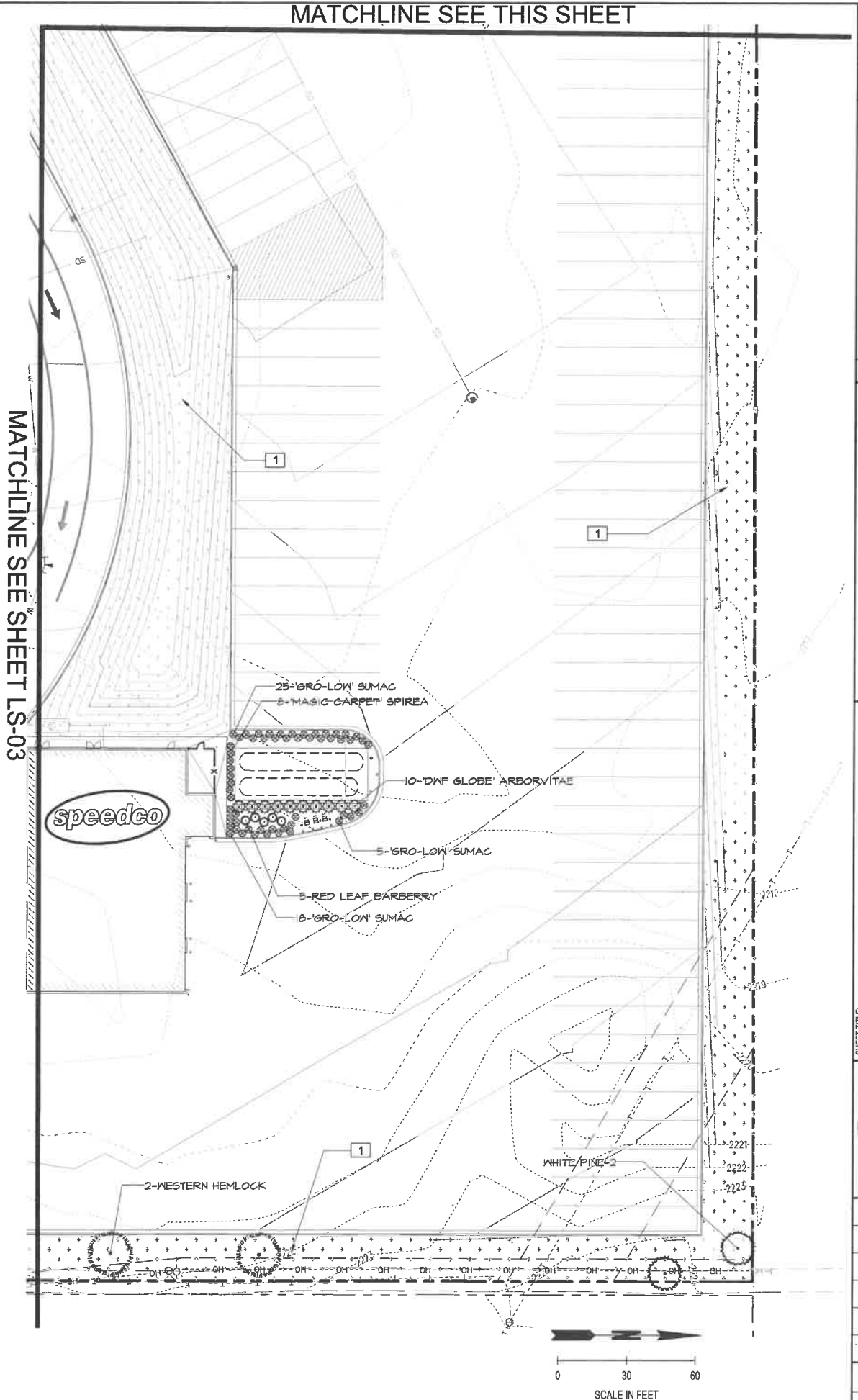
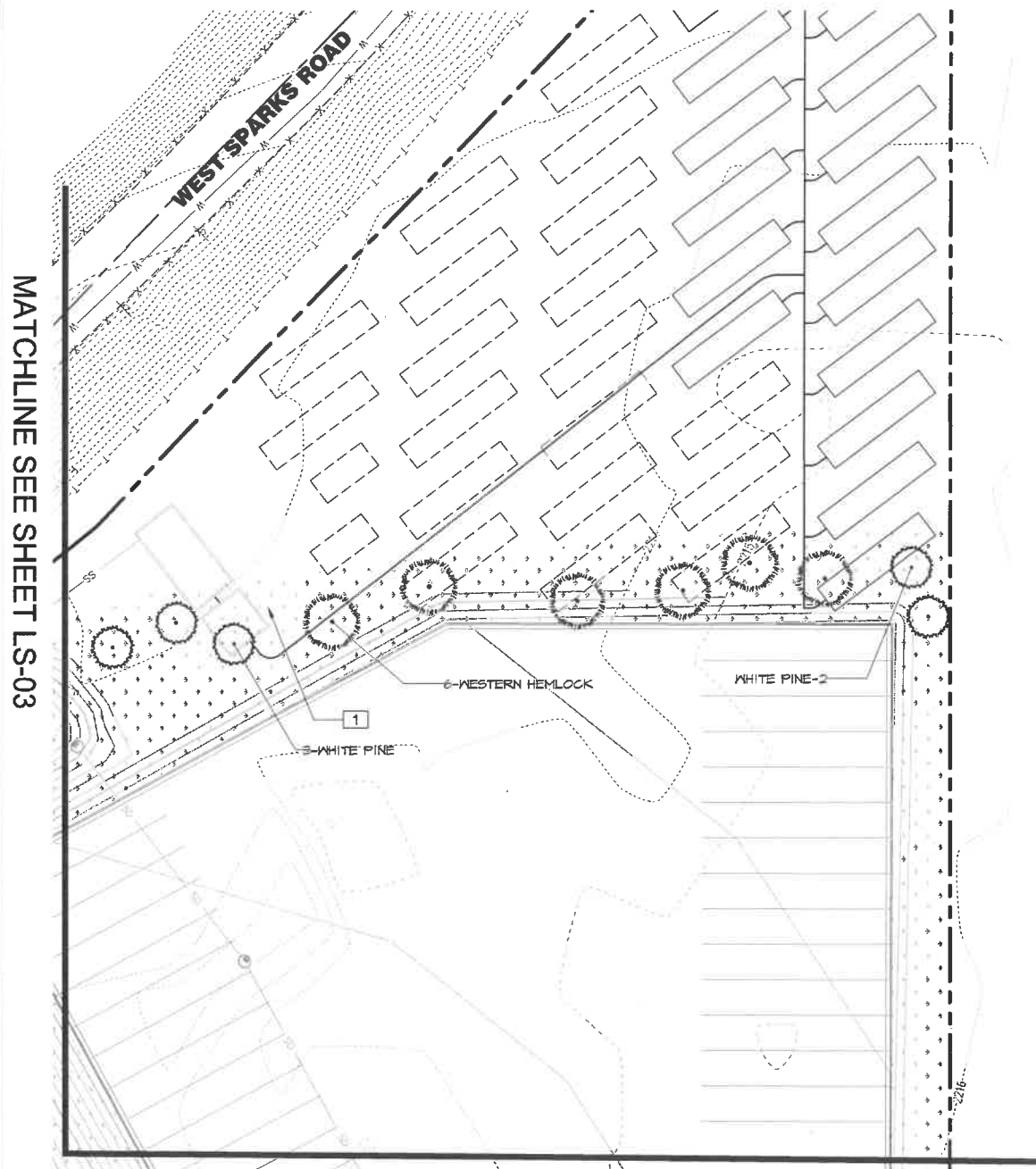
REVISIONS	DATE	BY	
△			
 SCJ ALLIANCE CONSULTING SERVICES 212 N TOWER AVE, CENTRALIA, WA 98531 P: 360.669.0700 F: 360.352.1509 SCJALLIANCE.COM			
SHEET TITLE:		PROJECT NAME:	
CENTER LANDSCAPE PLAN		LOVE'S TRAVEL STOPS	
		EASTON, WA	
 DESIGNER: T. GRANTHAM DRAWN BY: T. GRANTHAM APPROVED BY: J. GLANDER DATE: SEPTEMBER, 2019 JOB NO: 1398.18 DRAWING FILE NO: 1398.18 X-LS DRAWING NO: LS-03 SHEET NO: 12 OF 14			

PLANT SCHEDULE LS-04

TREES	QTY	BOTANICAL / COMMON NAME	CAL.	DESC.
	7	PINUS STROBUS WHITE PINE	B & B	6'-8" HT.
	8	TSUGA HETEROPHYLLA WESTERN HEMLOCK	B&B/CONT.	6' MIN. HT.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	5	BERBERIS THUNBERGII 'ATROPURPUREA' RED LEAF BARBERRY	5 GAL	4' O.C.
	48	RHUS AROMATICA 'GRO-LOW' 'GRO-LOW' SUMAC	1 GAL	3' O.C.
	8	SPIRAEA JAPONICA 'MAGIC CARPET' 'MAGIC CARPET' SPIREA	2 GAL	3' O.C.
	10	THUJA OCCIDENTALIS 'DWARF GLOBE' 'DWF GLOBE' ARBORVITAE	5 GAL	6' O.C.

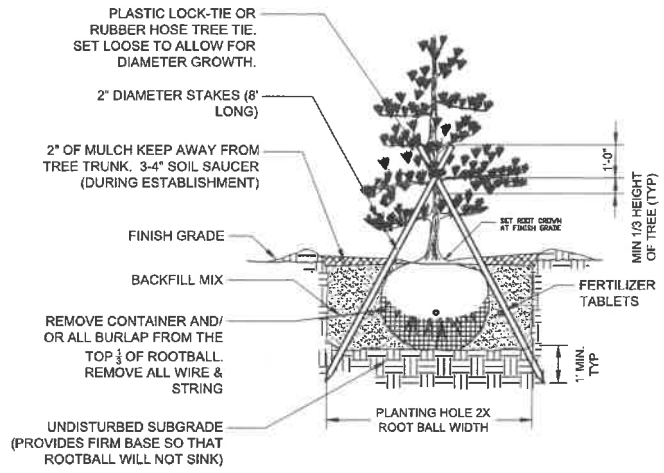
REFERENCE NOTES SCHEDULE LS-04

SYMBOL	DESCRIPTION	DETAIL
	EROSION CONTROL SEED MIX, SEE SPECIFICATIONS. HYDROSEED ALL DISTURBED AREAS.	



Sep 28, 2019 9:24:15am - User: tgrantham
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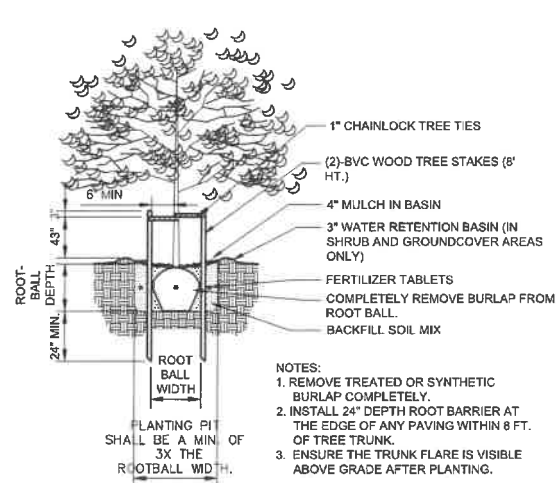
BY		DATE		REVISIONS	
BY		DATE		REVISIONS	
 SCJ ALLIANCE CONSULTING SERVICES 212 N TOWER AVE. CENTRALIA, WA 98531 P: 360.669.0700 F: 360.352.1509 SCJALLIANCE.COM					
SHEET TITLE: NORTH LANDSCAPE PLAN PROJECT NAME: LOVE'S TRAVEL STOPS EASTON, WA					
DESIGNER: T. GRANTHAM DRAWN BY: T. GRANTHAM APPROVED BY: J. GLANDER DATE: SEPTEMBER, 2019 JOB NO: 1398.18 DRAWING FILE NO: 1398.18 X-LS DRAWING NO: LS-04 SHEET NO: 13 OF 14					



1 EVERGREEN TREE PLANTING DETAIL

3/4" = 1'-0"

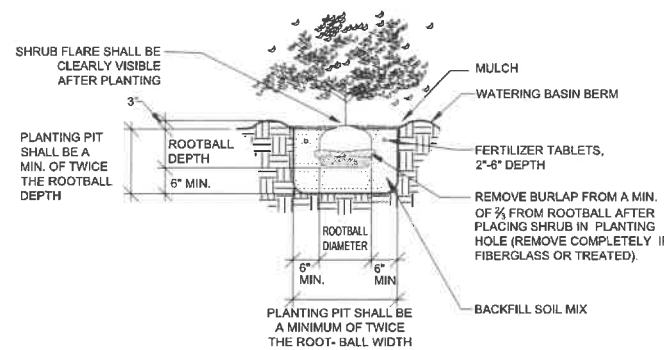
P-CO-LOV8-19



2 TREE PLANTING & STAKING DETAIL

N.T.S.

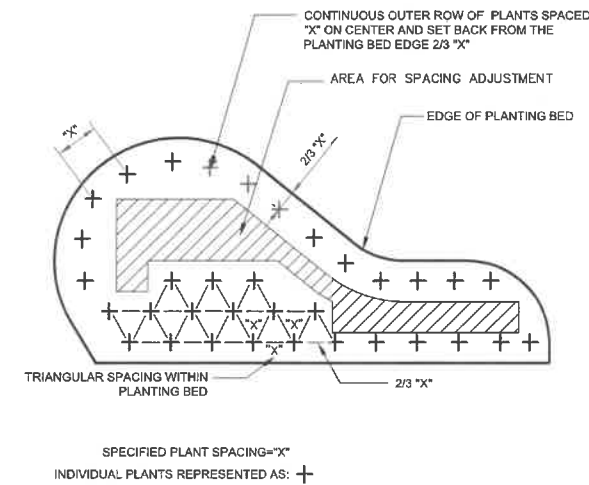
P-CO-LOV8-08



3 SHRUB PLANTING DETAIL (B&B OR CONT.)

NTS

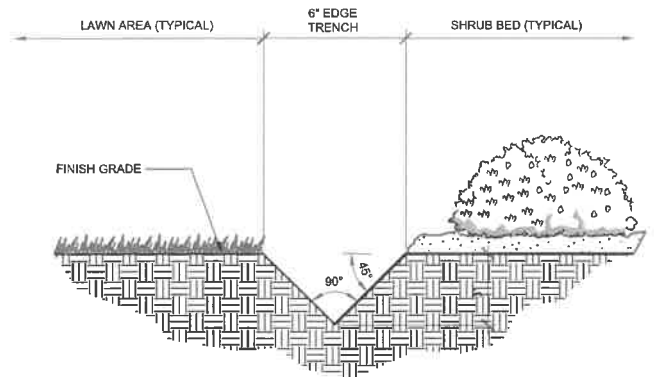
P-CO-LOV8-04



4 PLANT SPACING DETAIL

NTS

P-CO-LOV8-01



5 LAWN EDGE DETAIL

3" = 1'-0"

P-CO-LOV8-15

LANDSCAPE SPECIFICATIONS

- REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- CHEMICALLY KILL AND REMOVE FROM SITE ALL EXISTING WEEDS AND VEGETATION NOT SHOWN TO REMAIN ON PLANS.
- DISTRIBUTE IMPORTED SANDY LOAM TOPSOIL (APPROVED BY THE LANDSCAPE ARCHITECT) IN AREAS SHOWN AND AT DEPTHS INDICATED FOR CROWNING AND BERMING OF LANDSCAPE AREAS, AND BACKFILL OF RETAINING WALLS (IF REQUIRED). DOTTED LINES INDICATE 1' CONTOUR INTERVALS. ALL LANDSCAPE AREAS SHALL RECEIVE TOPSOIL, WHETHER INDICATED ON PLANS OR NOT, SO THAT FINISH GRADES OF ALL SHRUB BEDS SHALL BE 1 1/2" BELOW TOPS OF ADJACENT CURBS AND PAVEMENT. STRUCTURAL FILL AREAS: ANY LANDSCAPE AREAS OCCURRING WITHIN STRUCTURAL FILL ZONES SHALL HAVE SAID STRUCTURAL FILL MATERIALS EXCAVATED TO A DEPTH OF 12" BELOW FINISH GRADES IN SHRUB AREAS AND 6" BELOW GRADE IN LAWN AREAS, AND REPLACED WITH SPECIFIED TOPSOIL. DISPOSE OF EXCAVATED MATERIAL OFF SITE.
- FINE GRADE ALL LANDSCAPE BEDS PRIOR TO PLANTING OPERATIONS.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
- ALL PLANTS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANT MATERIALS AND PLANT LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PLANTS SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING WITH ALASKA FISH FERTILIZER SOLUTION.
- ROOT BARRIER SHALL BE INCORPORATED ADJACENT AND PARALLEL TO PAVING, CURB AND SIDEWALK, A MINIMUM OF 15 LINEAR FEET (7.5' ON EITHER SIDE OF TRUNK), 24" DEEP, WHERE ANY TREE IS WITHIN 8' OF PAVING, CURB OR SIDEWALK. ROOT BARRIER SHALL BE DEEPROOT UB-24 AS AVAILABLE FROM HORIZON DISTRIBUTORS 911 3RD ST. YAKIMA, WA 98926. (509) 453-3181 OR APPROVED EQUAL.
- SOIL AMENDMENT FOR SOIL PREPARATION AND PLANTING BACKFILL SHALL BE A SCREENED 5/8" MINUS NITRIFIED WOOD RESIDUAL COMPOST. COMPOST SHALL BE A LOCALLY AVAILABLE MIX EQUAL TO:
 - "BULLFROG MULCH" BRAND COMPOST AS AVAILABLE FROM MRM CONSTRUCTION & LANDSCAPE SUPPLY, ELLENSBURG, WA (509) 201-0775.
 - "CEDAR GROVE COMPOST" BRAND COMPOST AS AVAILABLE FROM CEDAR GROVE COMPOST, MAPLE VALLEY, WA (877) 764-5748.
- SOIL PREPARATION - SPREAD 36 C.Y. OF TOPSOIL MIX PER 1000 S.F. (APPROX. 12" DEPTH) OF AREA (ALL SHRUB AREAS AND 150 LBS./1000 S.F. OF AGRICULTURAL GYPSUM AND 15 LBS./1000 S.F. OF 16-8-8 COMMERCIAL FERTILIZER OVER SOIL AMENDMENT. INCORPORATE ALL AMENDMENTS INTO TOPSOIL AND GRADE SMOOTH, COMPACTING AS REQUIRED AND REMOVING ALL ROCKS, CLODS AND DEBRIS.
- BACKFILL MIX FOR ALL PLANTS SHALL BE A BLEND OF 1/3 EXISTING SITE SOIL OR IMPORTED SOIL, 1/3 COARSE SAND, AND 1/3 SOIL AMENDMENT SPECIFIED IN NO. 9.
- APPLY OSMOCOTE 18-6-12, 9 MONTH SLOW RELEASE FERTILIZER OVER THE SURFACE OF ALL PLANT PITS AT THE FOLLOWING RATES:

TREES OVER 10' HEIGHT	2 CUPS	TREES UNDER 10' HEIGHT:	1 CUP
ALL SHRUBS EXCEPT 1 GALLONS:	1/2 CUP	1 GALLON PLANTS:	1/4 CUP
GROUND COVERS:	1/4 CUP		
- FERTILIZER TABLETS FOR ALL PLANTS SHALL BE AGRIFORM (20-10-5) 21 GRAM OR 10 GRAM TABLETS DISTRIBUTED AS FOLLOWS: ALL TREES: 4-21 GRAM TABLETS. ALL SHRUBS (EXCEPT 1 GALLONS): 3-21 GRAM TABLETS, ALL 1 GALLONS: 1-21 GRAM TABLET. SET TABLETS DIRECTLY NEXT TO ROOTBALL.
- SOD LAWN SHALL BE - STANDARD MIX (Percentage by Weight)

HARD FESCUE (SPARTAN)	20%
PERENNIAL TURF TYPE RYE GRASS (SHERWOOD, TARA DANDY)	50%
KENTUCKY BLUEGRASS	30%
- BIORETENTION SEED MIX (Percentage by Weight)

TALON CANADIAN BLUEGRASS	50%
DURAR HARD FESCUE	25%
QUATRO SHEEP FESCUE	15%
LONGFELLOW CHEWINGS FESCUE	20%
- THE ABOVE SEED MIXTURE SHALL BE APPLIED AT THE RATE OF 240 POUNDS PER ACRE. A COMPLETE ANALYSIS OF THE SEED SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO PLANTING, INCLUDING THE PERCENT OF PURE SEED, GERMINATION, OTHER CROP SEED, INERT AND WEED SEED, AND THE GERMINATION TEST DATE TO THE LANDSCAPE ARCHITECT. ALL CROP SEED IN EXCESS OF ONE PERCENT MUST BE ITEMIZED. ALL SEEDS SHALL CONFORM TO THE REQUIREMENTS OF THE WASHINGTON STATE SEED LAW AND, WHERE APPLICABLE, THE FEDERAL SEED ACT. ALL SEED SHALL BE FREE OF SEEDS LISTED AS PRIMARY NOXIOUS BY THE WASHINGTON STATE SEED LAW. SEEDS SHALL NOT CONTAIN SEEDS OF WEEDS LISTED AS SECONDARY NOXIOUS BY THE WASHINGTON STATE SEED LAW, SINGLY OR COLLECTIVELY IN EXCESS OF THE LABELING TOLERANCE SPECIFIED BY THE WASHINGTON STATE SEED LAW. WHEN SEEDS FURNISHED UNDER THIS SPECIFICATION FAIL TO MEET THE REQUIREMENTS WITHIN TOLERANCE AS PROVIDED BY THE WASHINGTON STATE SEED LAW, THE LOT SHALL BE REJECTED. SEEDS SHALL BE PACKED IN CLEAN, DRY, SOLID CONTAINERS OF UNIFORM WEIGHT. SEED SHALL BE LABELED AS REQUIRED BY LAW.
- COMMERCIAL FERTILIZATION MIX FOR HYDROSEED SHALL BE 10-20-20 SHALL BE APPLIED AT THE RATE OF 10 POUNDS PER 1000 S.F.
- WATER USED FOR HYDROSEEDING SHALL BE FREE FROM OIL, ACID, ALKALI, SALT AND OTHER SUBSTANCES HARMFUL TO GROWTH OF GRASS, AND SHALL BE FROM A SOURCE APPROVED PRIOR TO USE.
- WOOD-CELLULOSE FIBER MULCH FOR USE WITH HYDRAULIC APPLICATION OF GRASS SEED AND FERTILIZER SHALL CONSIST OF SPECIALLY PREPARED WOOD-CELLULOSE FIBER PROCESSED TO CONTAIN NO GROWTH - NO GERMINATION - INHIBITING FACTORS AND DYED AN APPROPRIATE COLOR TO FACILITATE VISUAL METERING OF APPLICATION OF MATERIALS. APPLY MULCH AT THE RATE OF 2,000 POUNDS PER ACRE.
- SOIL STABILIZER SHALL BE CAPABLE OF PENETRATING SOIL SURFACE AND BINDING SOIL PARTICLES; SHALL CONTAIN AN ADHESIVE TO HOLD SEED AND WOOD-CELLULOSE FIBERS TOGETHER AND BOND THEM TO THE SOIL, AND SHALL BE MADE FROM NATURALLY OCCURRING AND BIODEGRADABLE MATERIALS. APPLY SOIL STABILIZER AT THE RATE OF 50 POUNDS PER ACRE.
- ALL SHRUB BEDS SHALL RECEIVE A 4" DEPTH (1/2 C.Y. PER 1000 S.F.) OF DECORATIVE ROCK MULCH (TO MATCH EXISTING) AS TOP DRESSING.
- APPLY A GRANULAR PRE-EMERGENT HERBICIDE TO ALL SHRUB AND GROUNDCOVER BEDS AT THE CONCLUSION OF THE MAINTENANCE PERIOD. DO NOT USE CASARON OR NORASAC BRANDS.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF PROJECT ACCEPTANCE. ALL REPLACED PLANTS SHALL BE RE-GUARANTEED. ALL REPLACEMENTS SHALL BE MADE WITHIN 21 DAYS OF RECEIVING WRITTEN NOTICE FROM THE OWNER. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR PLANTS DYING DUE TO OWNER NEGLIGENCE OR VANDALISM, AFTER THE MAINTENANCE PERIOD.
- PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER AND/OR MASS SHRUB QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- FINAL INSPECTION SHALL OCCUR AT THE CONCLUSION OF A 60-DAY MAINTENANCE & PLANT ESTABLISHMENT PERIOD. MAINTENANCE PERIOD SHALL COMMENCE UPON COMPLETION OF ALL LANDSCAPE INSTALLATION ACTIVITIES AND SHALL INCLUDE THE FOLLOWING:
 - REMOVE ALL WEEDS OVER 1" IN HEIGHT.
 - REPLACE DEAD OR UNHEALTHY PLANTS.
 - ENSURE PROPER FUNCTION OF IRRIGATION SYSTEM.
 - ENSURE ADEQUATE MOISTURE IS DELIVERED TO ALL LANDSCAPE BEDS INCLUDING NON-IRRIGATED AREAS.

BY: _____ DATE: _____

REVISIONS: _____

SCJ ALLIANCE
CONSULTING SERVICES
212 N TOWER AVE. CENTRALIA, WA 98531
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LANDSCAPE DETAILS & SPECIFICATIONS

PROJECT NAME: **LOVE'S TRAVEL STOPS**

EASTON, WA

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STATE OF WASHINGTON
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LICENSED LANDSCAPE ARCHITECT
NO. 405 EXP. 02/08/21

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