

STANDARD PLAN NOTES:

- ALL WORK SHALL BE COMPLETED IN CONFORMANCE WITH THE WSDOT/PWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (CURRENT EDITION).
- 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 CITY OF CLE ELUM 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 FIRE DISTRICT 7 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 OR 811) 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 OF CLE ELUM STANDARDS AND THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS 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 NOT CONSTRUCTED WITHOUT INSPECTION.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN BEST MANAGEMENT PRACTICES AS SHOWN HEREIN TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER WATERS 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.
 - THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS NECESSARY THROUGHOUT THE PROJECT. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MUTCD AND CITY OF CLE ELUM STANDARDS.
 - CONTRACTOR SHALL NOT MAKE ANY REVISIONS TO THE PLANS 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.
 - THE CONTRACTOR SHALL PROVIDE COPIES OF ALL TESTING REPORTS TO THE PROJECT ENGINEER. TESTING SHALL INCLUDE BUT NOT LIMITED TO COMPACTION OF TRENCHES, BASE, GRAVEL, AND ASPHALT PRIOR TO THE ACCEPTANCE AND CONVEYANCE OF THE IMPROVEMENTS.

CONTRACTOR'S RESPONSIBILITY:

- CONTRACTOR AGREES THAT THEY 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 WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88)

FLOODPLAIN NOTE:

THE PROPOSED DEVELOPMENT LIES WITHIN THE FLOODPLAIN BOUNDARY.

PROJECT INFORMATION:

PARCEL NUMBER: 123134 (20-15-26034-0001)
TOTAL SITE AREA: 1.67 ACRES (72,745 SF)
PROPOSED USE: COMMERCIAL
ZONE: GENERAL COMMERCIAL, INDUSTRIAL
APPLICANT: GARNET LEDGE INVESTMENTS, LP
JEFF HANSELL
PO BOX 946
ROSLYN, WA 98941
PHONE: 509-674-6569

ENGINEER:

ENCOMPASS ENGINEERING & SURVEYING
407 SWIFTWATER BLVD
CLE ELUM, WA 98922
PHONE: 509-674-7433
CONTACT: BRUCE NOBLE, PE

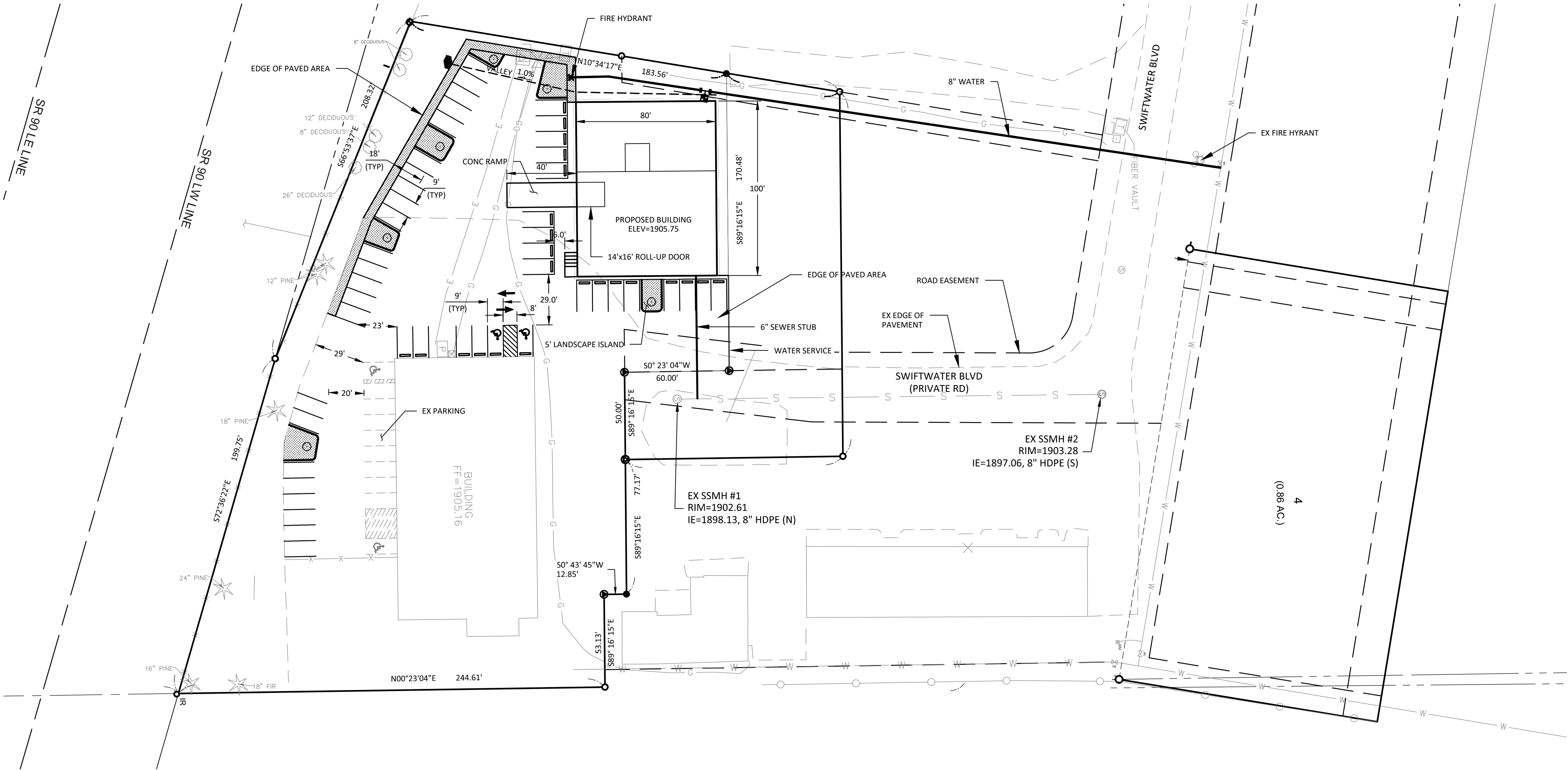
SHEET INDEX:

TITLE	NO.
COVER SHEET & SITE PLAN	C0.0
EXISTING CONDITIONS & TESC	C1.0
GRADING & DRAINAGE PLAN	C2.0
SEWER & WATER PLAN	C3.0
NOTES & DETAILS	C4.0

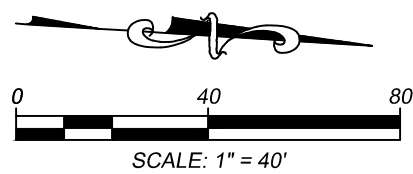
PARKING SPACES
NEW STANDARD SPACES: 44
NEW HANDICAP SPACES: 2
EX STANDARD SPACES: 8
EX HANDICAP SPACES: 2
TOTAL NUMBER OF SPACES: 56



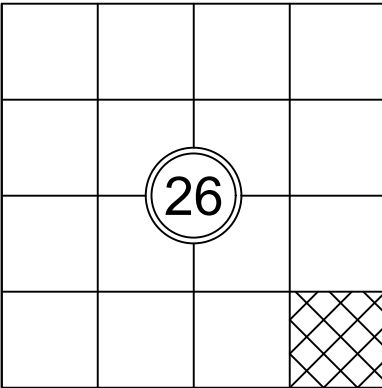
VICINITY MAP
NTS



SITE PLAN

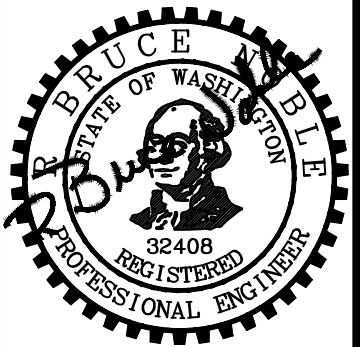


INDEX LOCATION
SEC. 26 T. 20 R. 15 W.M.



Know what's below.
Call before you dig.

REVISIONS	DESCRIPTION	BY	DATE



11/24/2020

HANSELL SELF STORAGE

JEFF HANSELL

COVER SHEET & SITE PLAN



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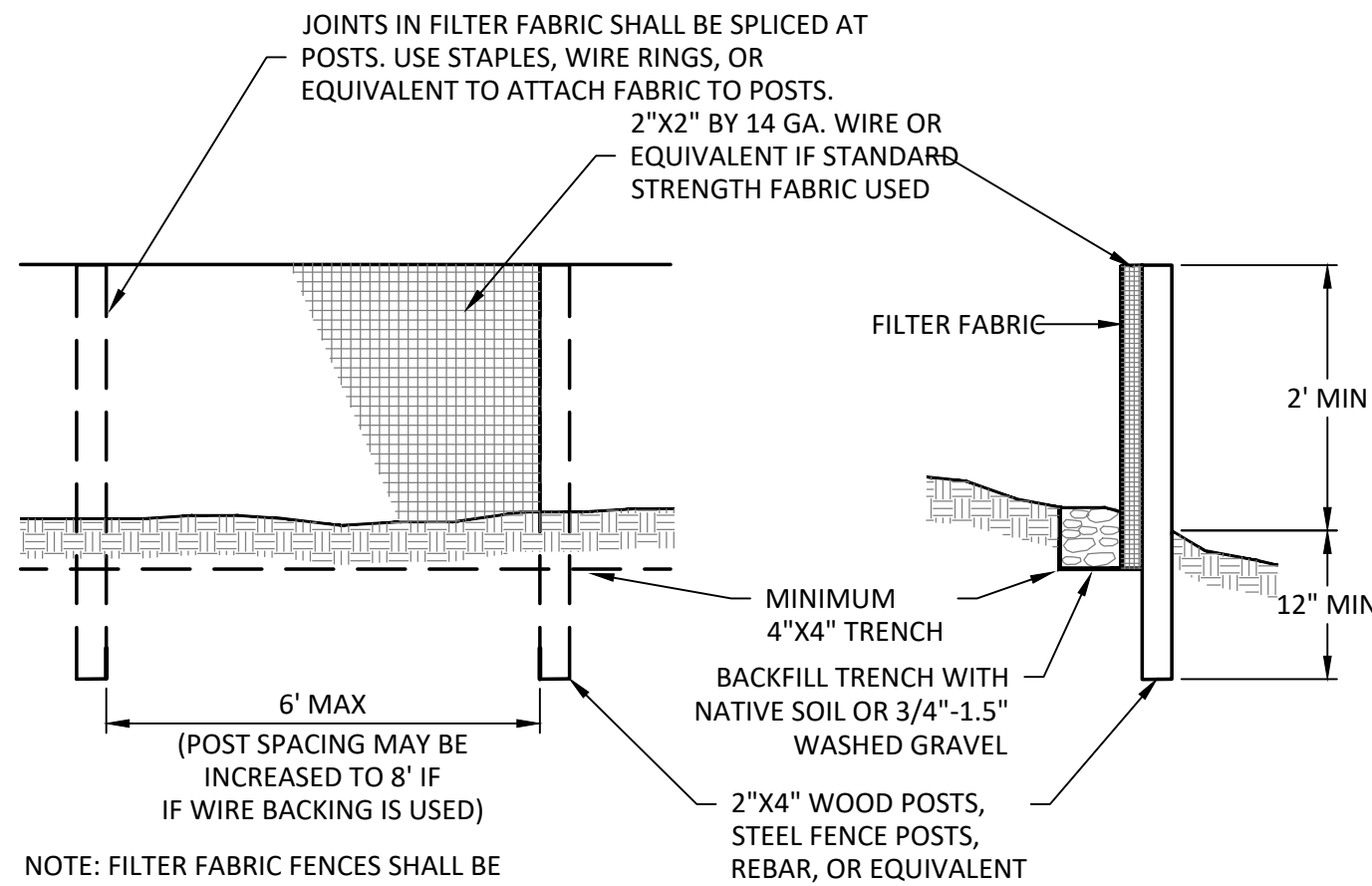
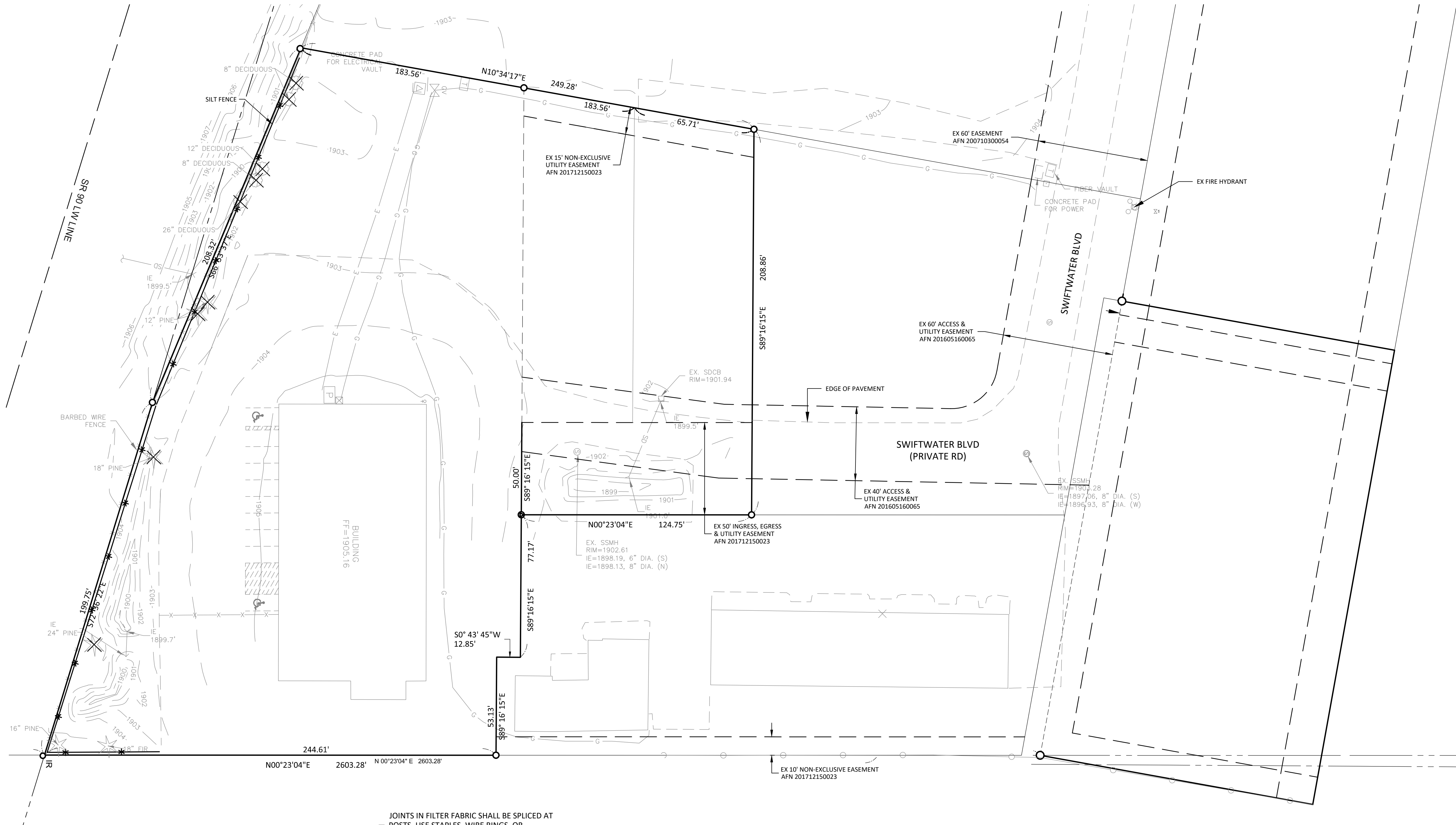
JOB NO.	20010
DATE	NOV 2020
SCALE	AS SHOWN
DESIGNED	TJS
DRAWN	TJS
CHECKED	RBN
APPROVED	RBN

SHEET C0.0

HANSELL SELF STORAGE
SE 1/4 OF SW 1/4 OF SECTION 26, T. 20 N., R. 15 E., W.M.
CITY OF CLE ELUM, STATE OF WASHINGTON

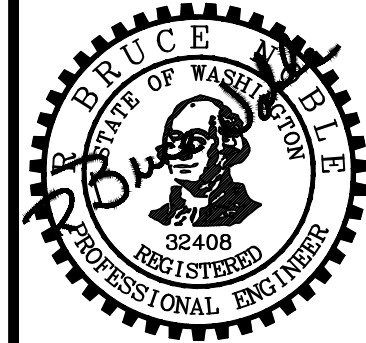
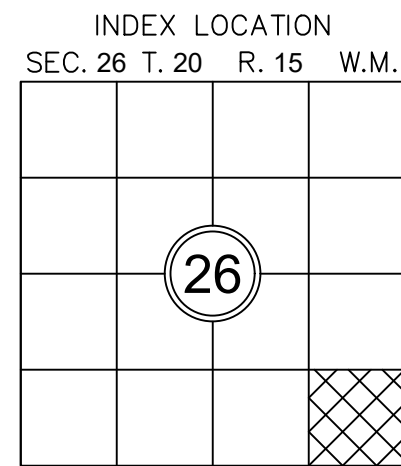
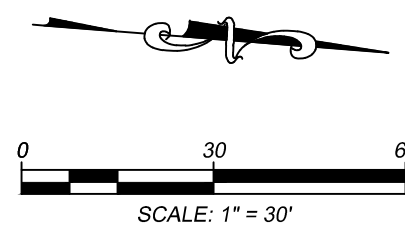
LEGEND:
TREE(S) TO BE REMOVED

GENERAL NOTES:
1. PARCEL LIES WITHIN THE 100-YEAR FLOODWAY.
2. PROTECT AND MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE NOTED.



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

SILT FENCE
NTS



HANSELL SELF STORAGE
JEFF HANSELL
PRE-EXISTING CONDITIONS/TESS PLAN

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APPROVED	RBN
SHEET	C1.0

DESCRIPTION	BY	DATE

THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING

HANSELL SELF STORAGE
SE 1/4 OF SW 1/4 OF SECTION 26, T. 20 N., R. 15 E., W.M.
CITY OF CLE ELUM, STATE OF WASHINGTON

LANDSCAPE QUANTITIES
PARKING AREA: 12,882 SF
REQUIRED LANDSCAPING: 1,288 SF
LANDSCAPING PROVIDED: 1,352 SF
PERCENT OF PARKING
AREA LANDSCAPED: 10.50%

QUANTITIES
SITE:
APPROX CUT: 338 CY
APPROX FILL: 1,037 CY
APPROX NET: 698 CY (FILL)
COMPENSATORY STORAGE/POND AREA:
APPROX CUT: 699 CY
APPROX FILL: 0 CY
APPROX NET: 699 CY (CUT)

- NOTES:
- PERMANENT STORM WATER COLLECTION AND RETENTION FACILITIES TO BE USED IN CONJUNCTION WITH TEMPORARY BMPs FOR SEDIMENT CONTROL. ALL STORM FACILITIES USED DURING CONSTRUCTION TO BE CLEANED AND REPAIRED TO GOOD WORKING CONDITION PRIOR TO FINAL PROJECT CLOSEOUT.

LEGEND:
CEMENT CONCRETE PER DETAIL SHEET CS.1
LANDSCAPED AREA WITH NATIVE PLANTS

SITE CROSS SECTION
NTS

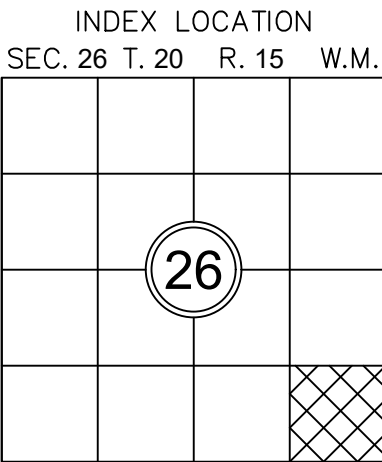
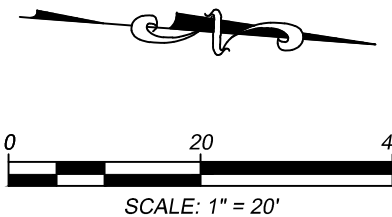
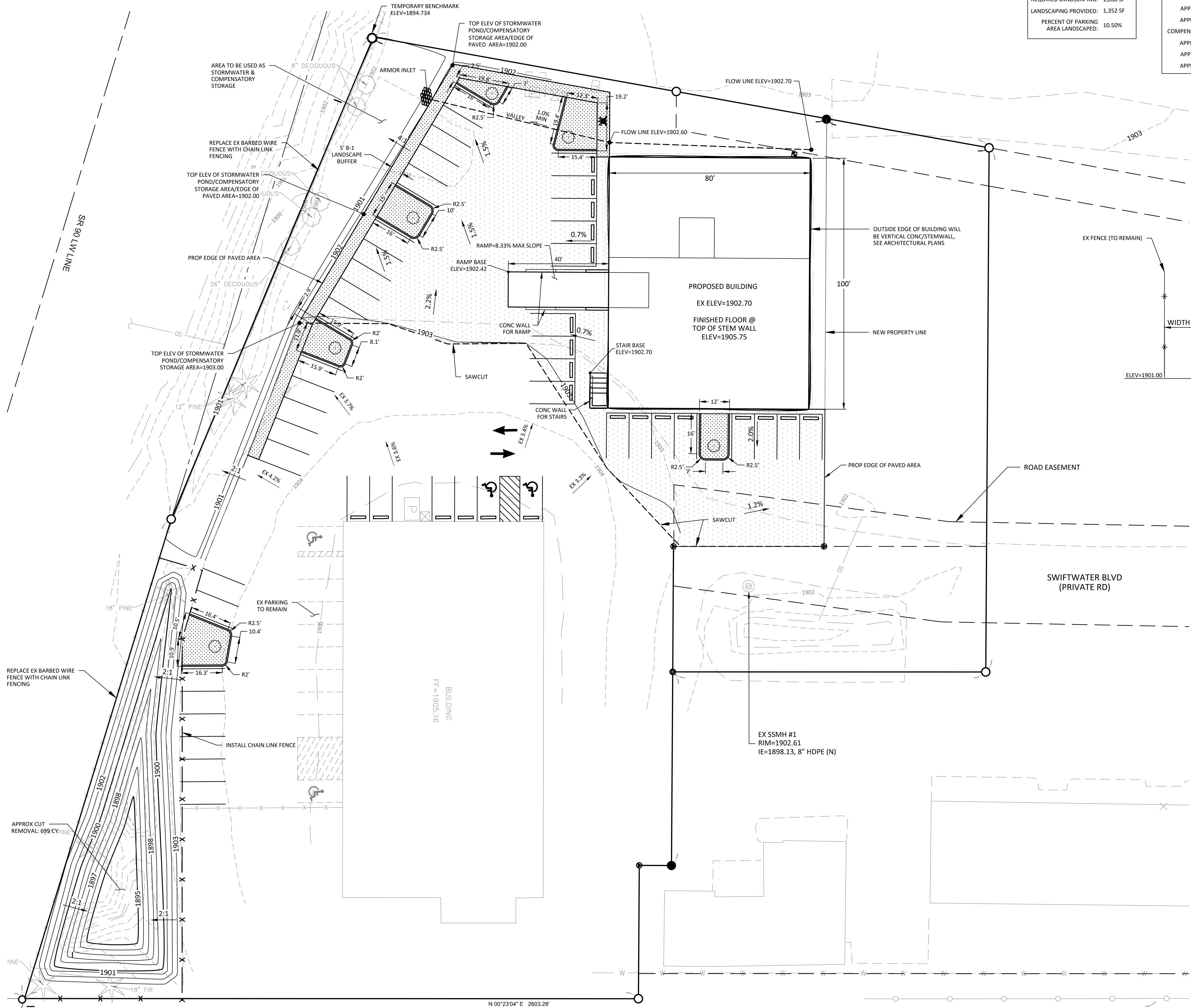


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GRADING & DRAINAGE PLAN

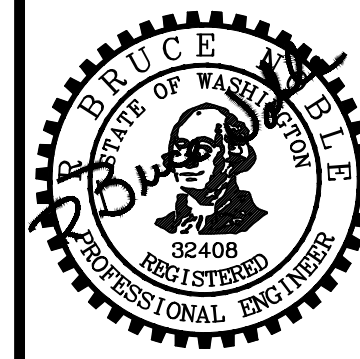
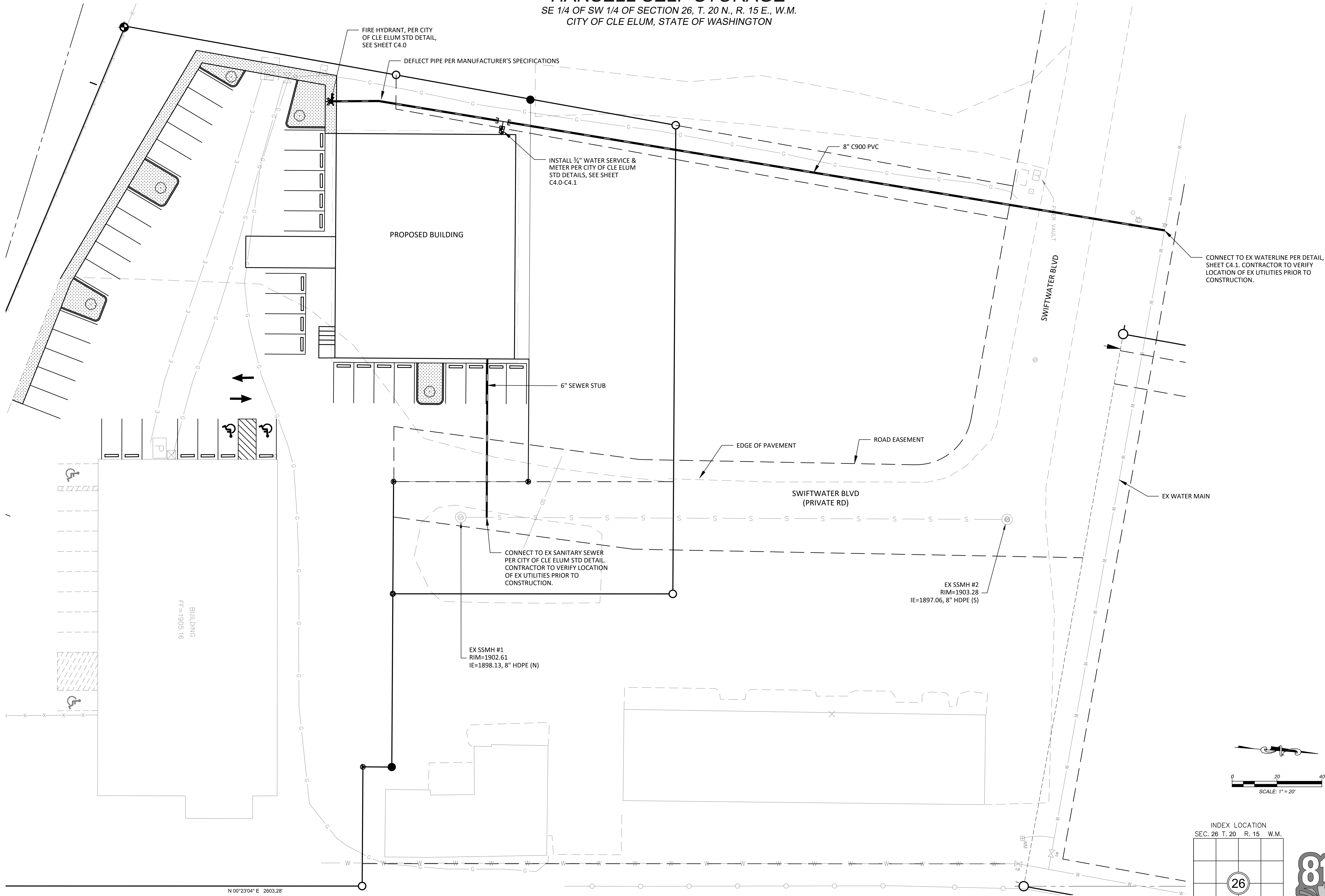
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1/20/2020 1:51:16 PM GRADING PLAN SHEET 11/24/2020 1:51:16 PM



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CITY OF CLE ELUM, STATE OF WASHINGTON



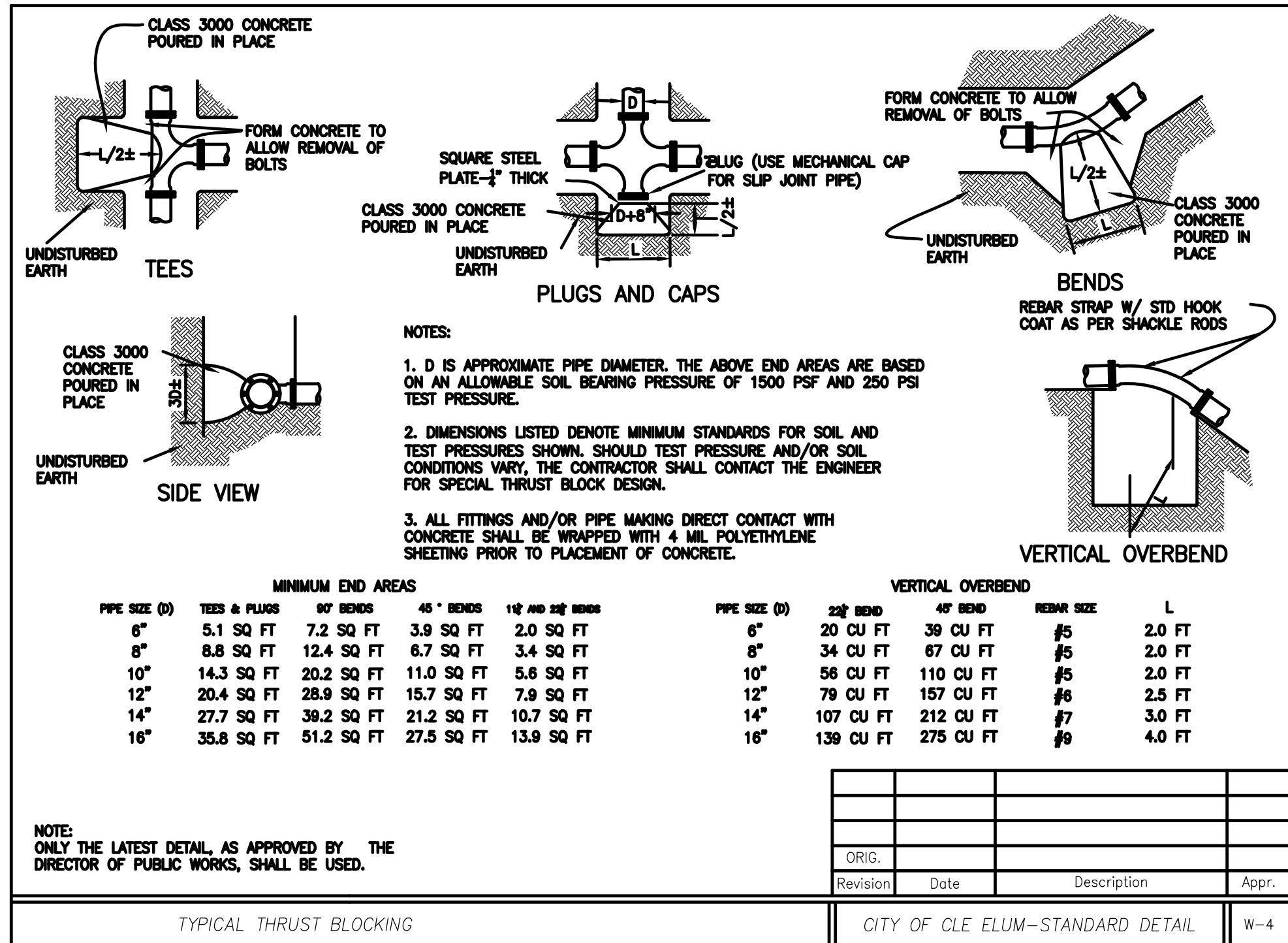
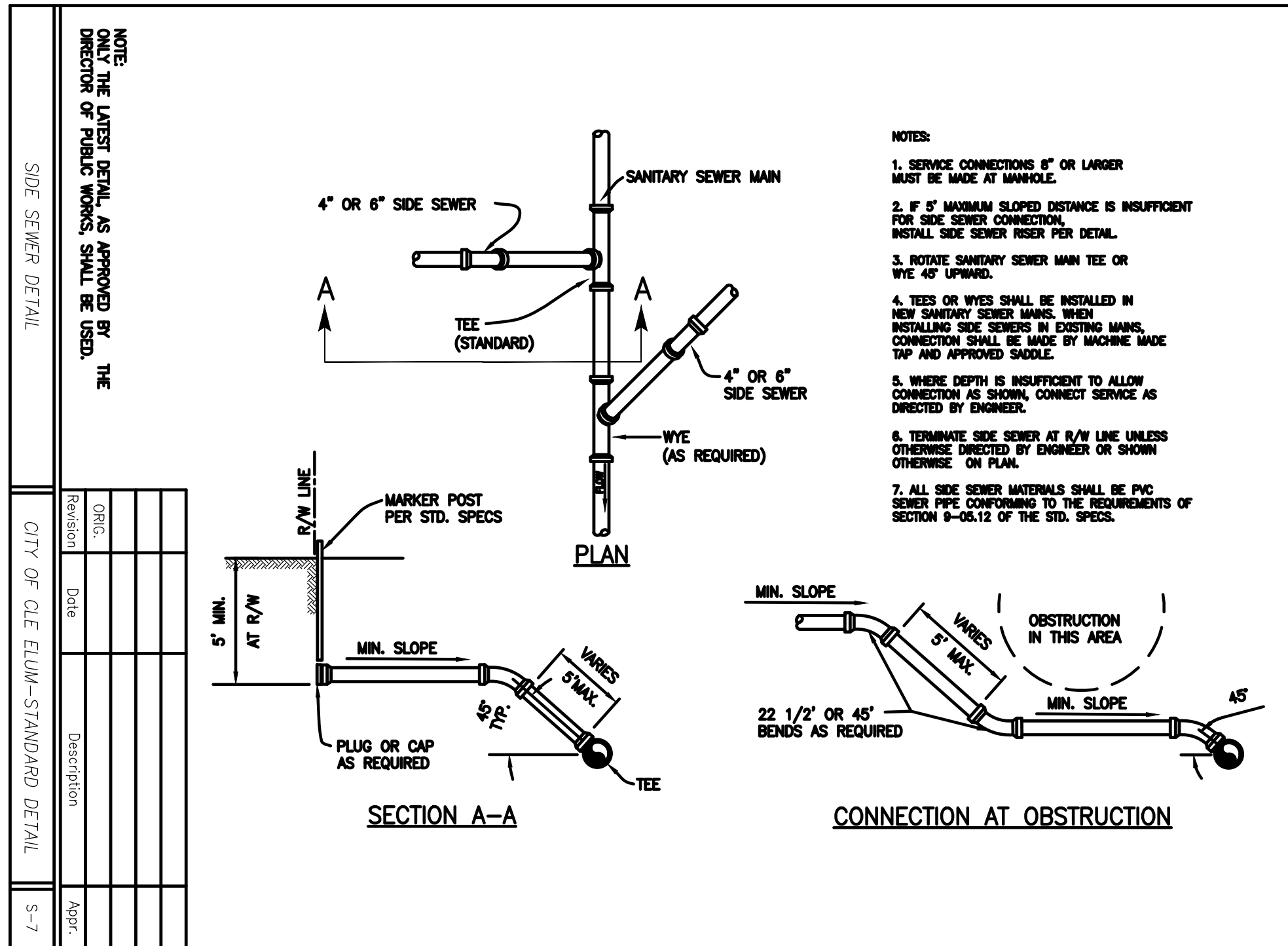
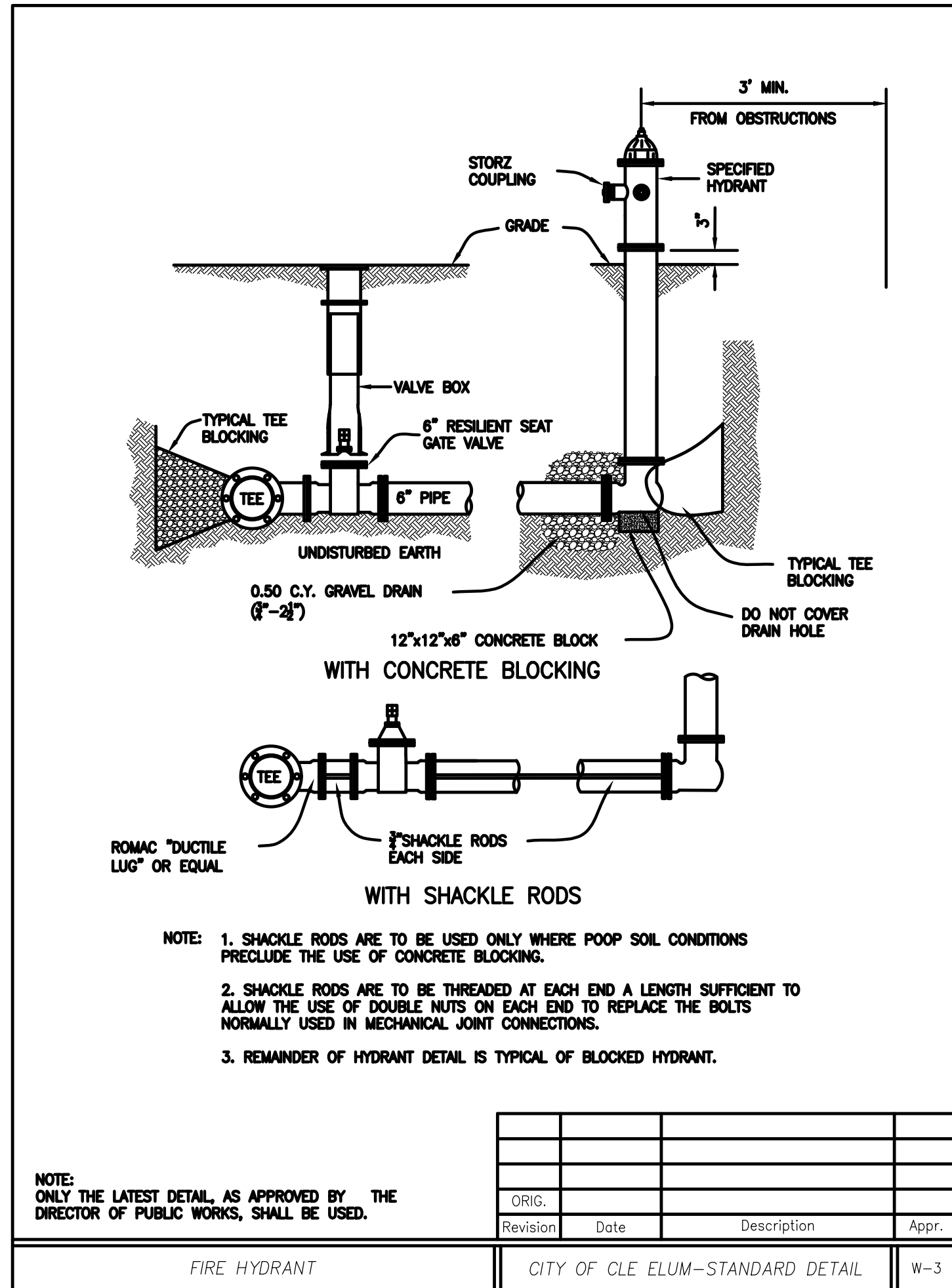
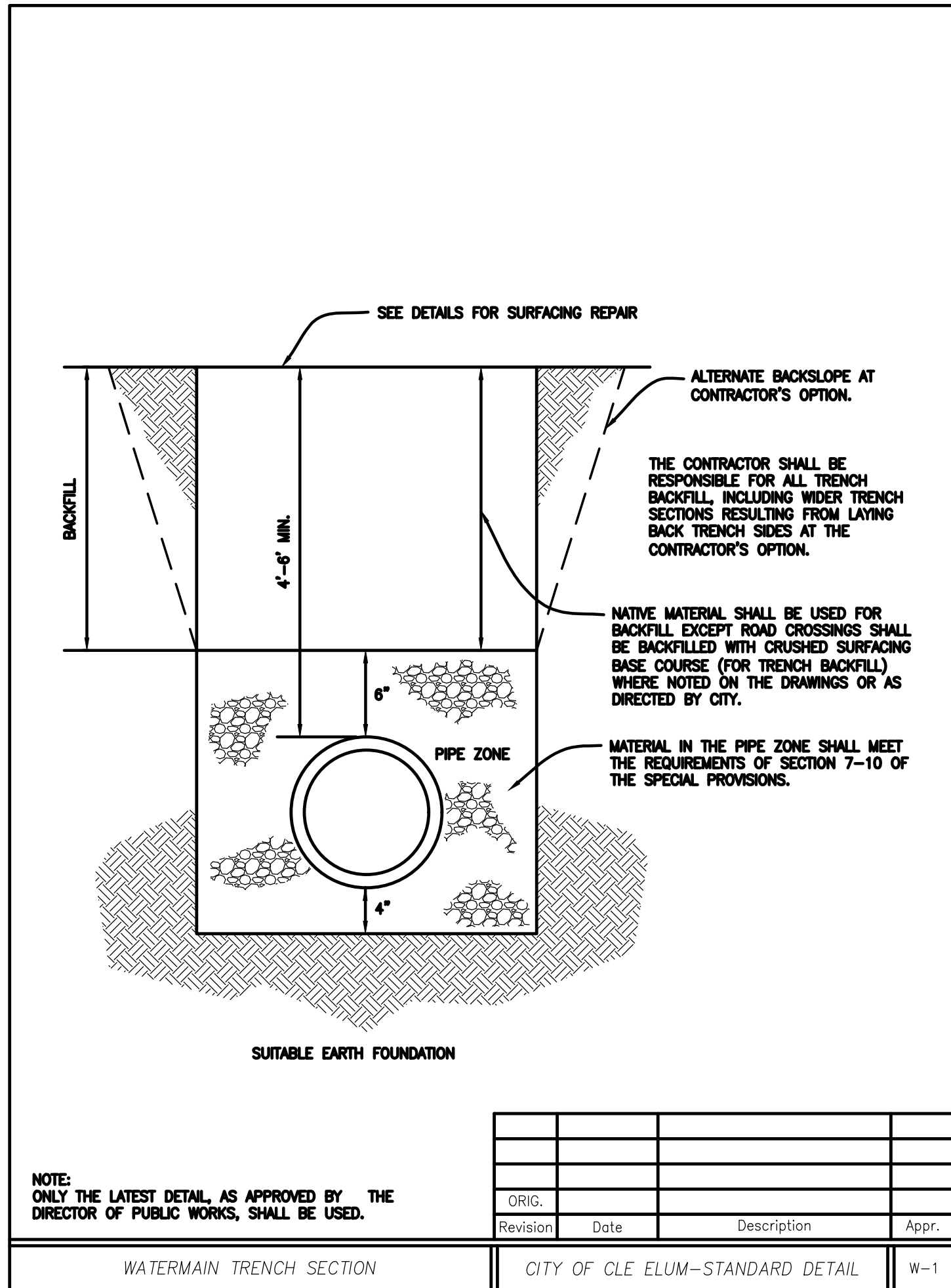
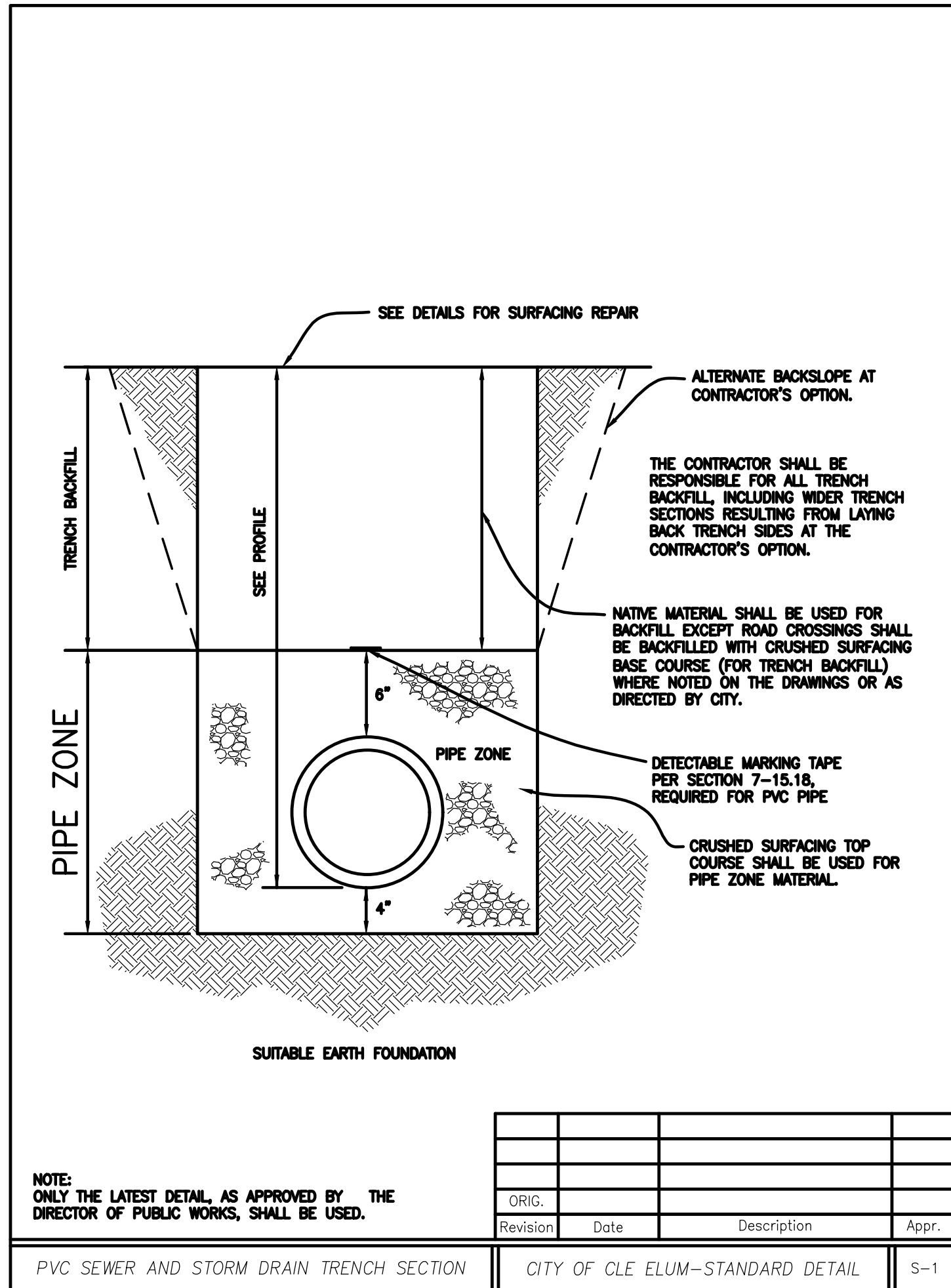
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WATER & SEWER PLAN

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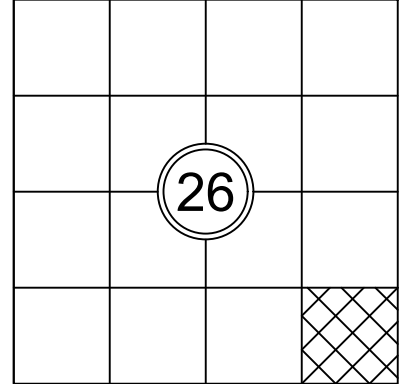
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SHEET C3.0

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INDEX LOCATION
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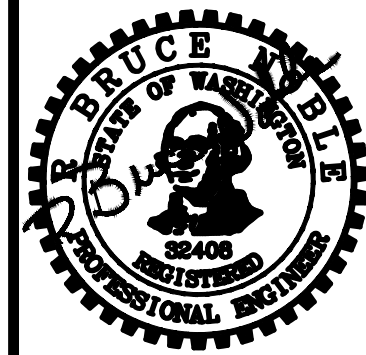
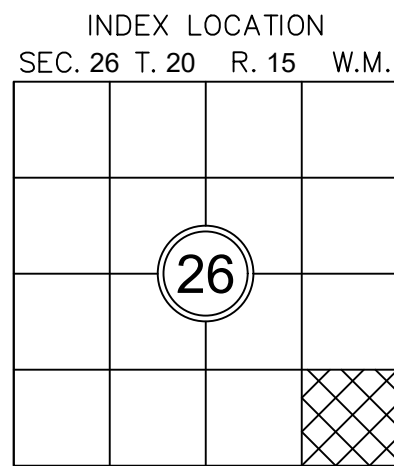
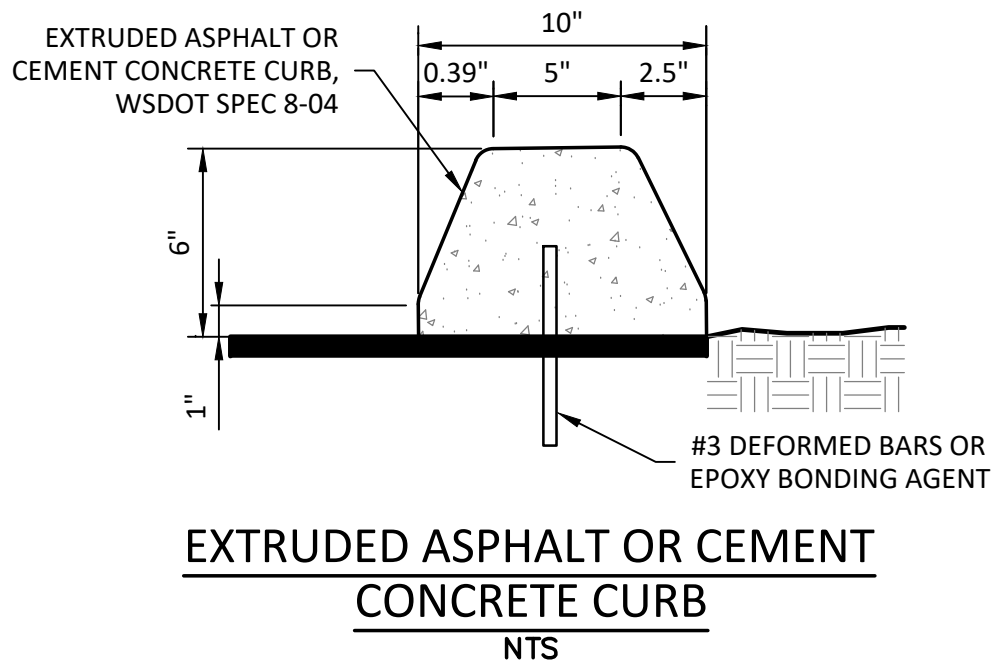
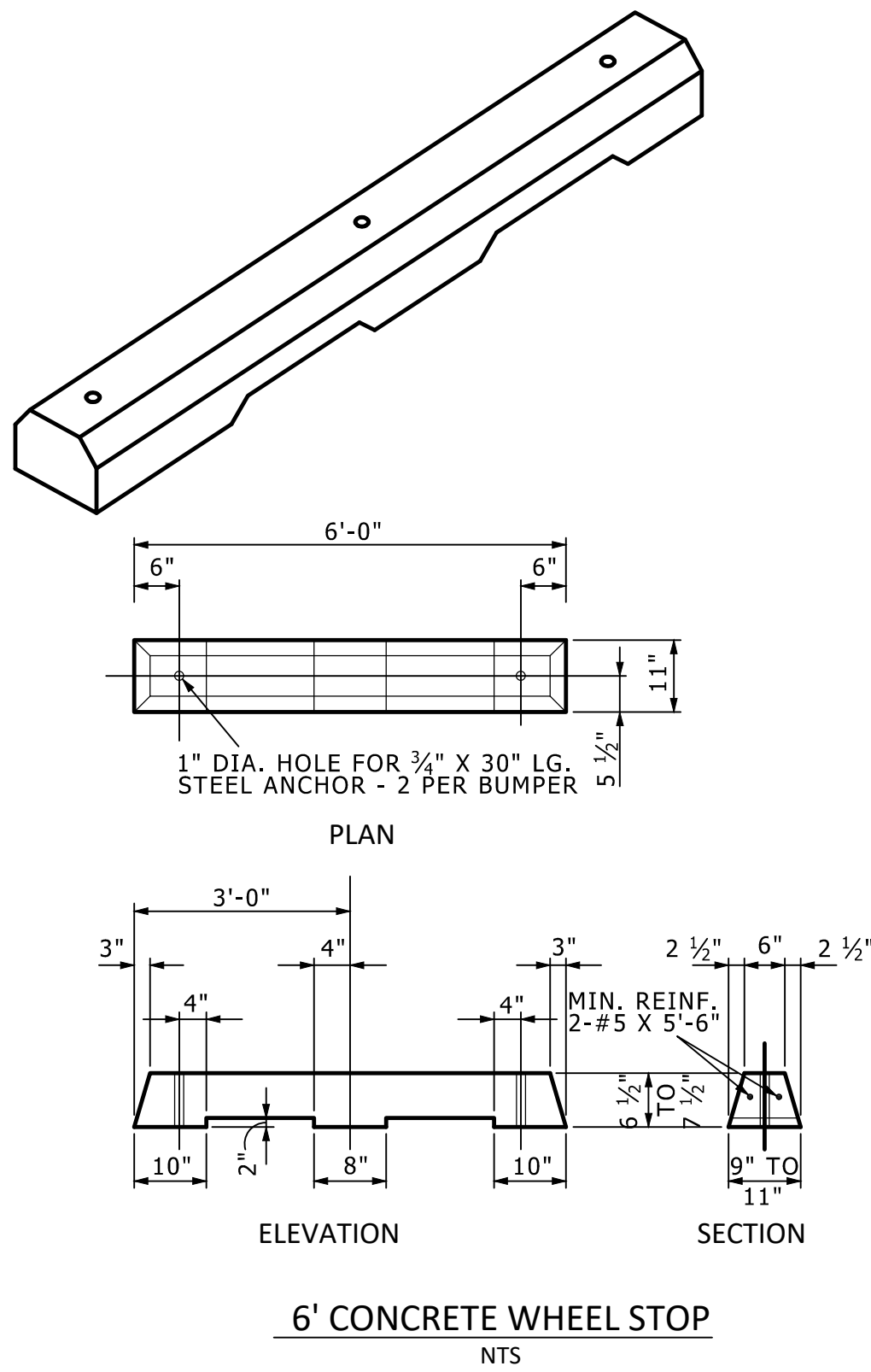
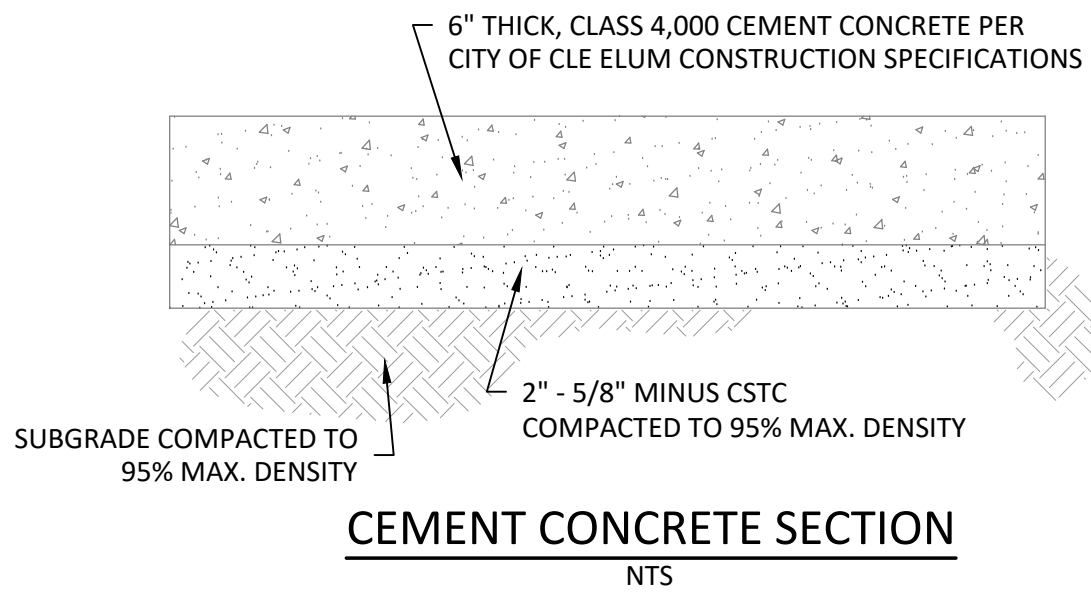
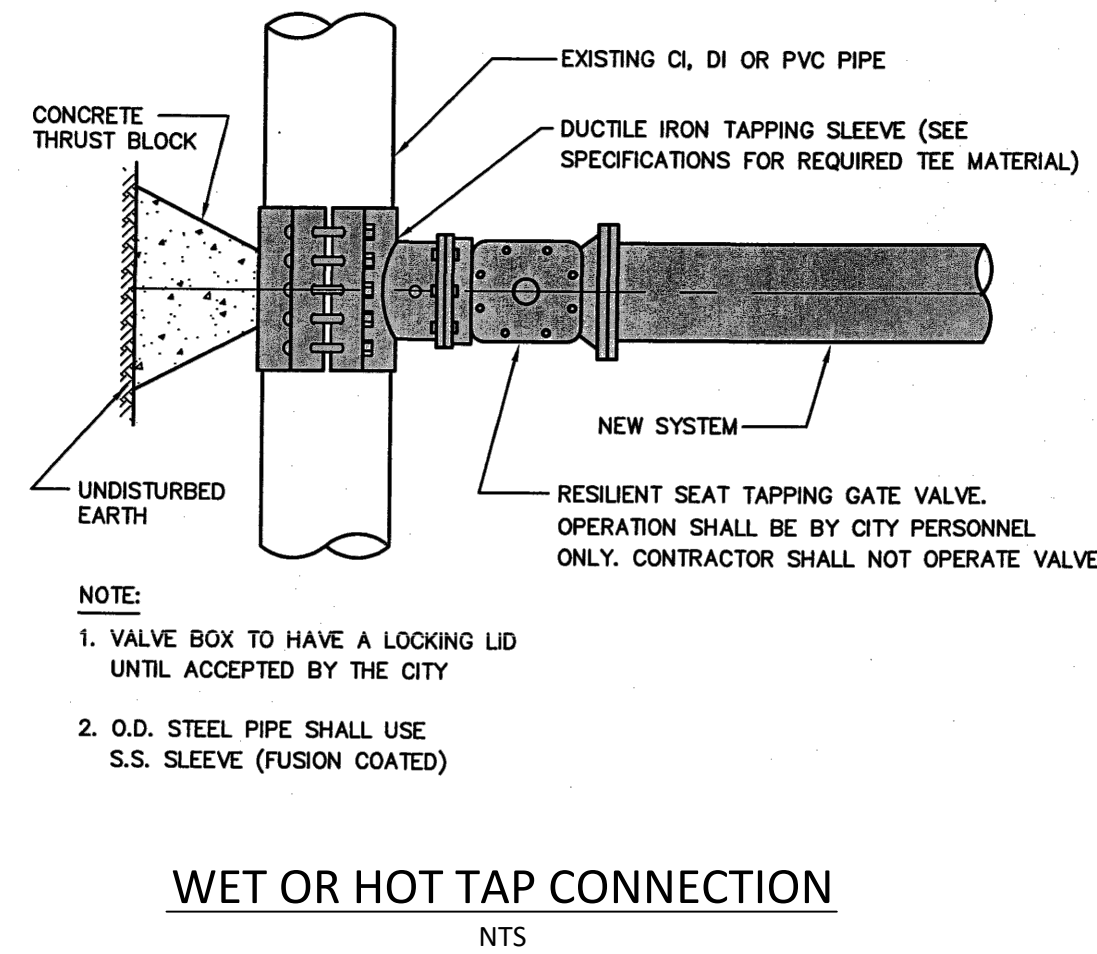
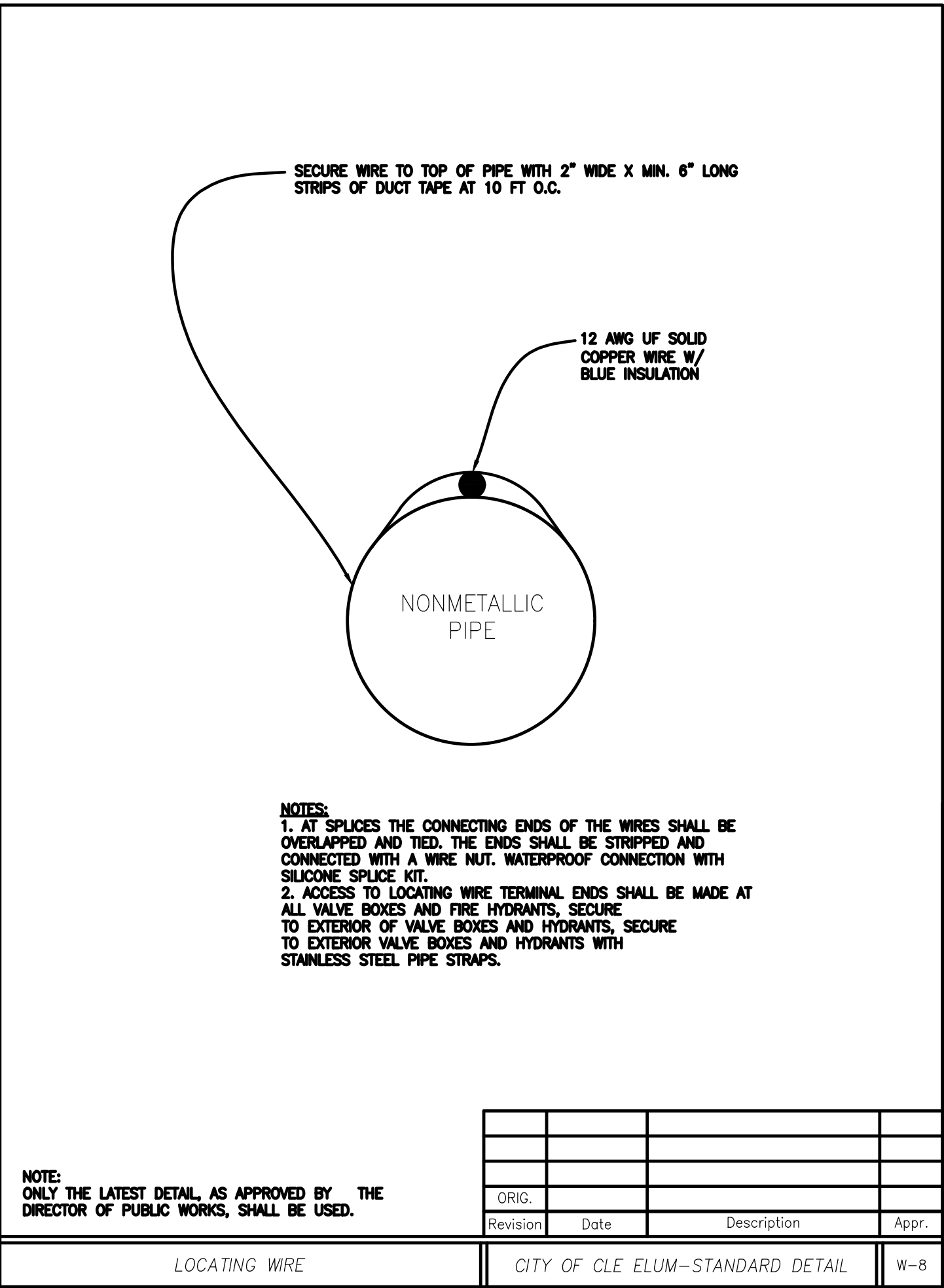
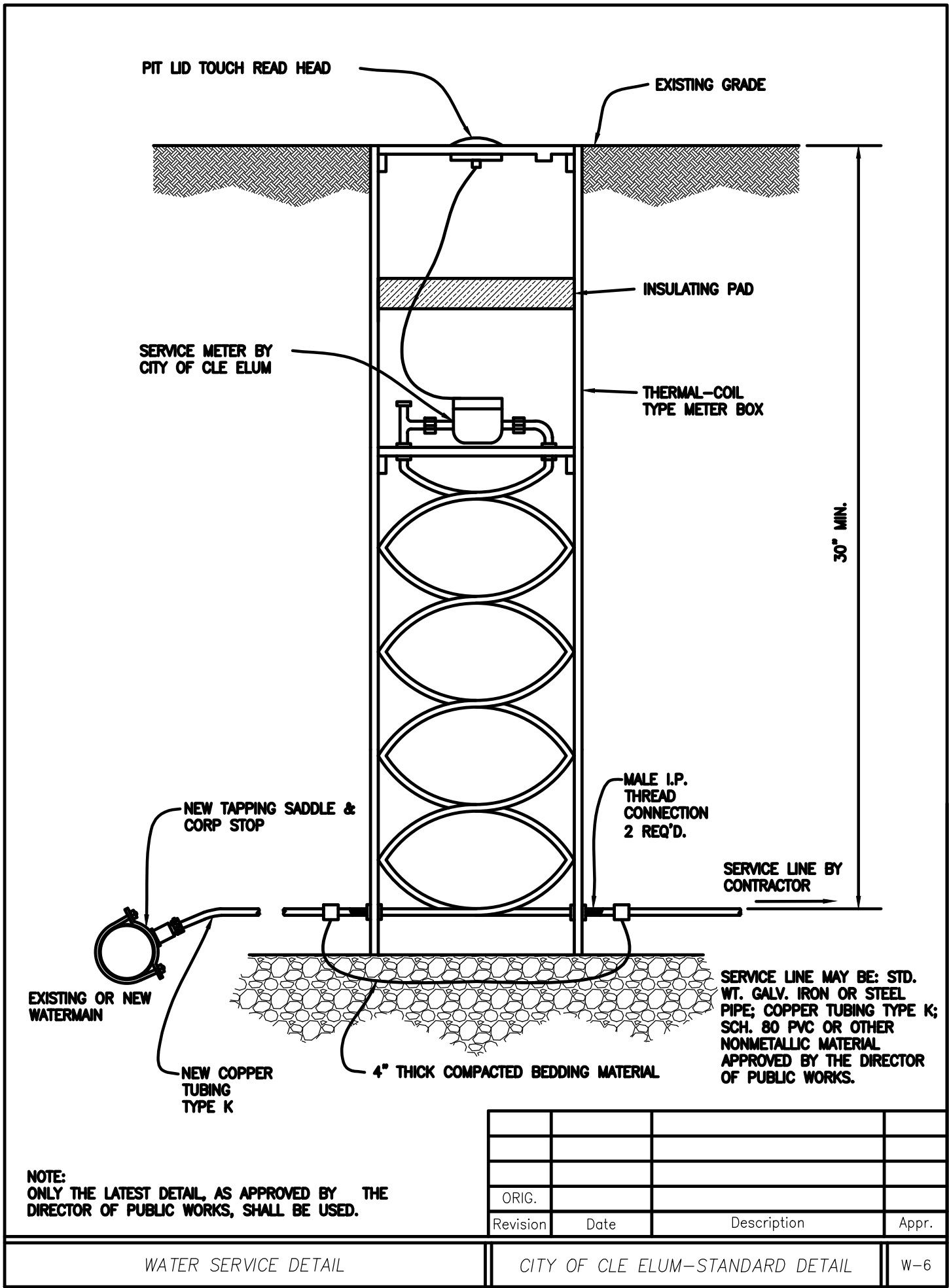
11/24/2020

HANSELL SELF STORAGE
JEFF HANSELL
NOTES & DETAILS

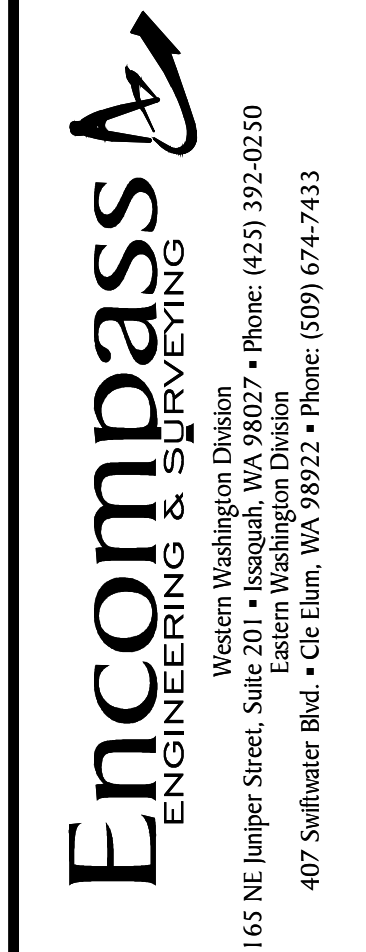
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NOTES & DETAILS



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