EARLY CLEARING AND GRADING PLANS for

SITE INFORMATION

PACIFIC RACEWAYS, INC.

ENGINEER AND LAND SURVEYOR: 33400 8TH AVE S, SUITE 205

FEDERAL WAY, WASHINGTON 98003 (253) 838-6113

EX. ZONING: INDUSTRIAL/ RA-5 ON-SITE SEPTIC SEWAGE DISPOSAL:

WATER SUPPLY: COVINGTON WATER DISTRICT FIRE DISTRICT: KING COUNTY FIRE DISTRICT NO. 44

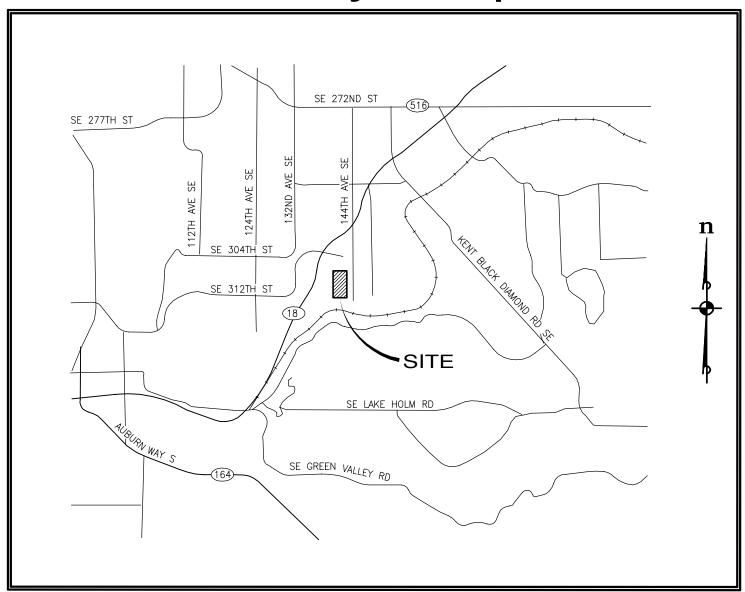
SCHOOL DISTRICT: AUBURN #408

SITE ADDRESS: 31001 144TH AVE SE KENT, WA 98042 LEGAL DESCRIPTION: UND 1/2 INT IN FOLG S 1/2 OF NE 1/4 & N 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4

1021059003 PARCEL NUMBERS: 42.17 ACRES SITE AREA: AREA OF DISTURBANCE/ 40.63 ACRES

DEVELOPMENT

Vicinity Map



BUSINESS PARK

prepared for

PACIFIC RACEWAYS

31001 144TH AVE SE KENT, WA 98042 (253) 639-5927

prepared by



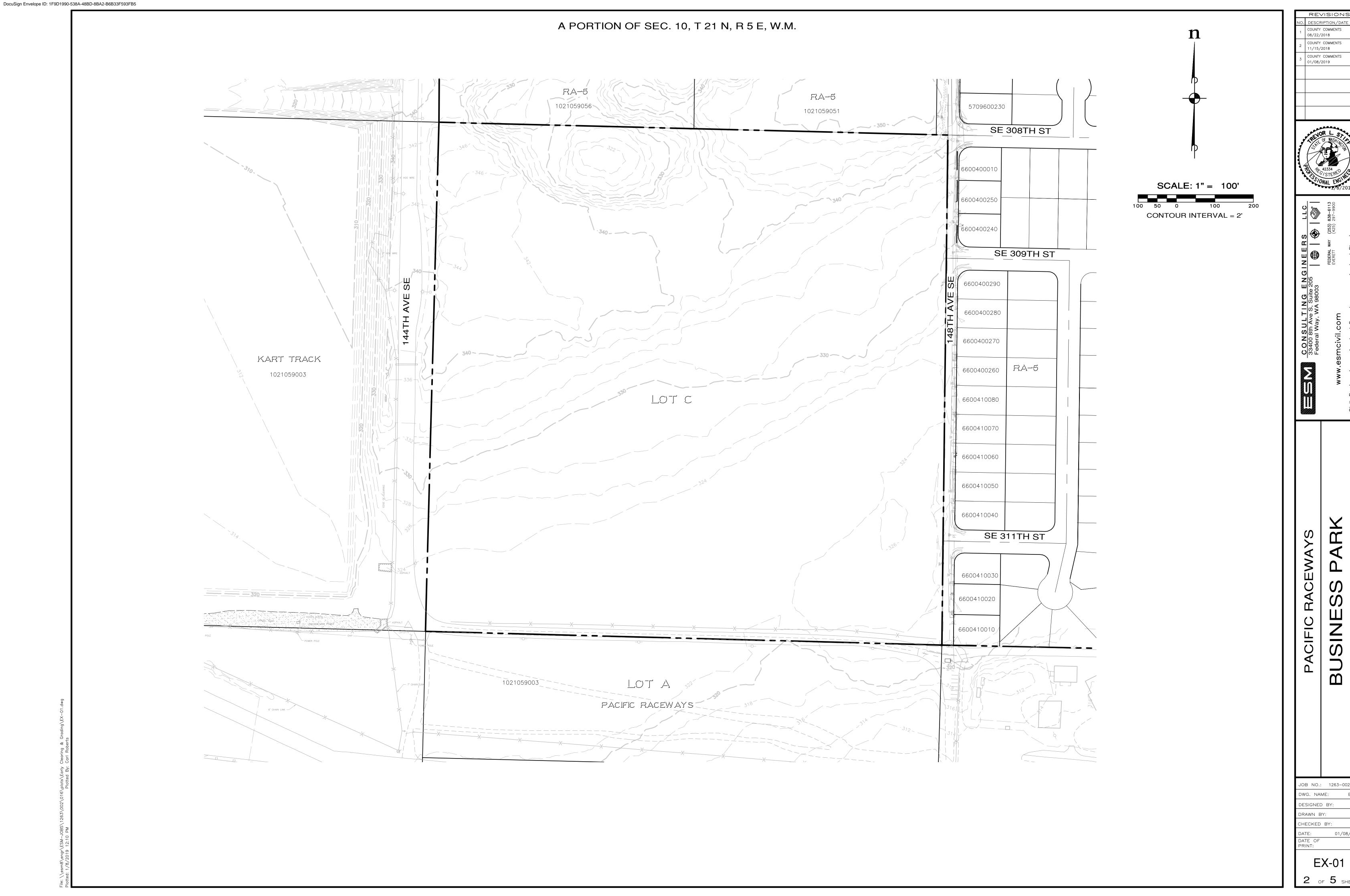
33400 8th Ave S, Suite 205 FEDERAL WAY, WASHINGTON 98003 Phone: (253) 838-6113 DATE: 01/08/2019

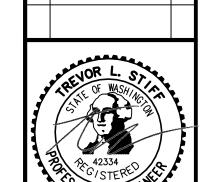


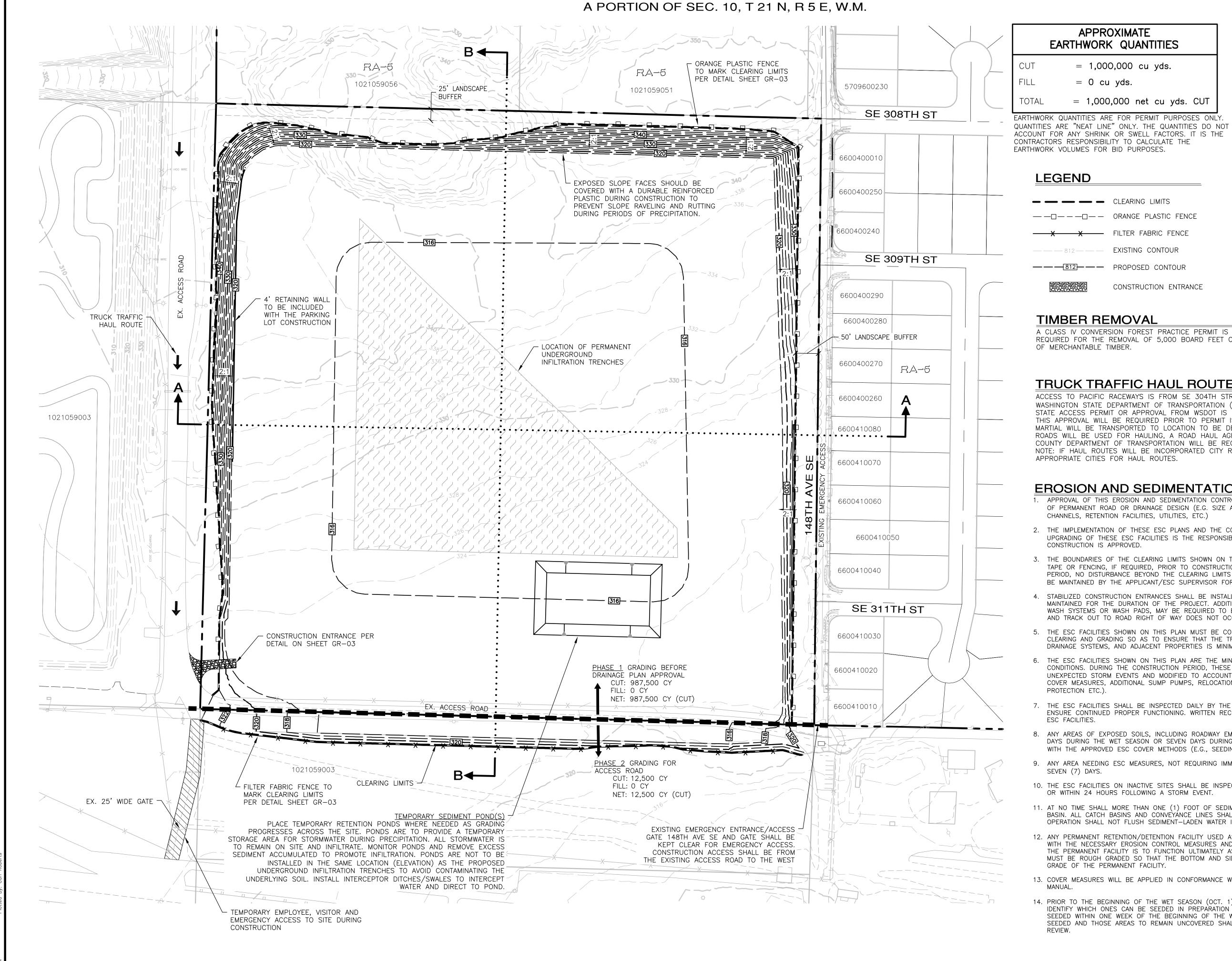
ESM JOB NO. 1263-002-016 SHEET 1 OF 5

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SHEET NO.	DRAWING NO.	DESCRIPTION
1	CV-01	COVER SHEET
2	EX-01	EXISTING CONDITIONS
3	GR-01	T.E.S.C. & GRADING PLAN
4	GR-02	CROSS SECTIONS
5	GR-03	T.E.S.C. & GRADING DETAILS







SOIL MANAGMENT

COMPLETED.

- STOCKPILE SITE SOIL, REAPPLY, AND AMEND IN PLACE: -REMOVE TOP SOIL AND STOCKPILE IN AN APPROVED LOCATION PRIOR TO GRADING. COVER SOIL WITH WOVEN WEED BARRIER THAT SHEDS MOISTURE YET ALLOWS AIR FLOW.
- -REAPPLY STOCKPILED TO A MINIMUM 8" DEPTH AFTER GRADING AND OTHER DISTURBANCES ARE
- -FOR BEST RESULTS, PLOW OR TILL COMPACTED SUBSOIL AT LEAST 2-INCHES DEEP BEFORE REPLACING STOCKPILED SOIL, AND/OR ROTOTILL SOME OF THE REPLACED SOIL INTO THE SUBSOIL



TIMBER REMOVAL

APPROXIMATE

EARTHWORK QUANTITIES

= 0 cu yds.

= 1,000,000 cu yds.

= 1,000,000 net cu yds. CUT

A CLASS IV CONVERSION FOREST PRACTICE PERMIT IS REQUIRED FOR THE REMOVAL OF 5,000 BOARD FEET OR MORE OF MERCHANTABLE TIMBER.

SCALE: 1" = 100' CONTOUR INTERVAL = 2'

TRUCK TRAFFIC HAUL ROUTE

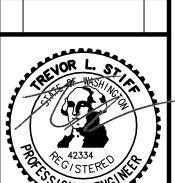
ACCESS TO PACIFIC RACEWAYS IS FROM SE 304TH STREET TO SR18 IS WITHIN WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) JURISDICTION. A STATE ACCESS PERMIT OR APPROVAL FROM WSDOT IS REQUIRED. A COPY OF THIS APPROVAL WILL BE REQUIRED PRIOR TO PERMIT ISSUANCE. EXPORTED MARTIAL WILL BE TRANSPORTED TO LOCATION TO BE DETERMINED. IF COUNTY ROADS WILL BE USED FOR HAULING, A ROAD HAUL AGREEMENT WITH KING COUNTY DEPARTMENT OF TRANSPORTATION WILL BE REQUIRED PRIOR TO HAULING. NOTE: IF HAUL ROUTES WILL BE INCORPORATED CITY ROADS, CONTACT THE APPROPRIATE CITIES FOR HAUL ROUTES.

EROSION AND SEDIMENTATION CONTROL NOTES

- 1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) 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 ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- 3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- 4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS. MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- 5. THE ESC 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.
- 6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
- 7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE
- 8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC COVER METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- 9. ANY AREA NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- 10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
- 11. 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 DOWNSTREAM SYSTEM.
- 12. 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 ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- 13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN
- 14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE DDES INSPECTOR FOR REVIEW.



COUNTY COMMENTS 1/15/2018 COUNTY COMMENTS 01/08/2019



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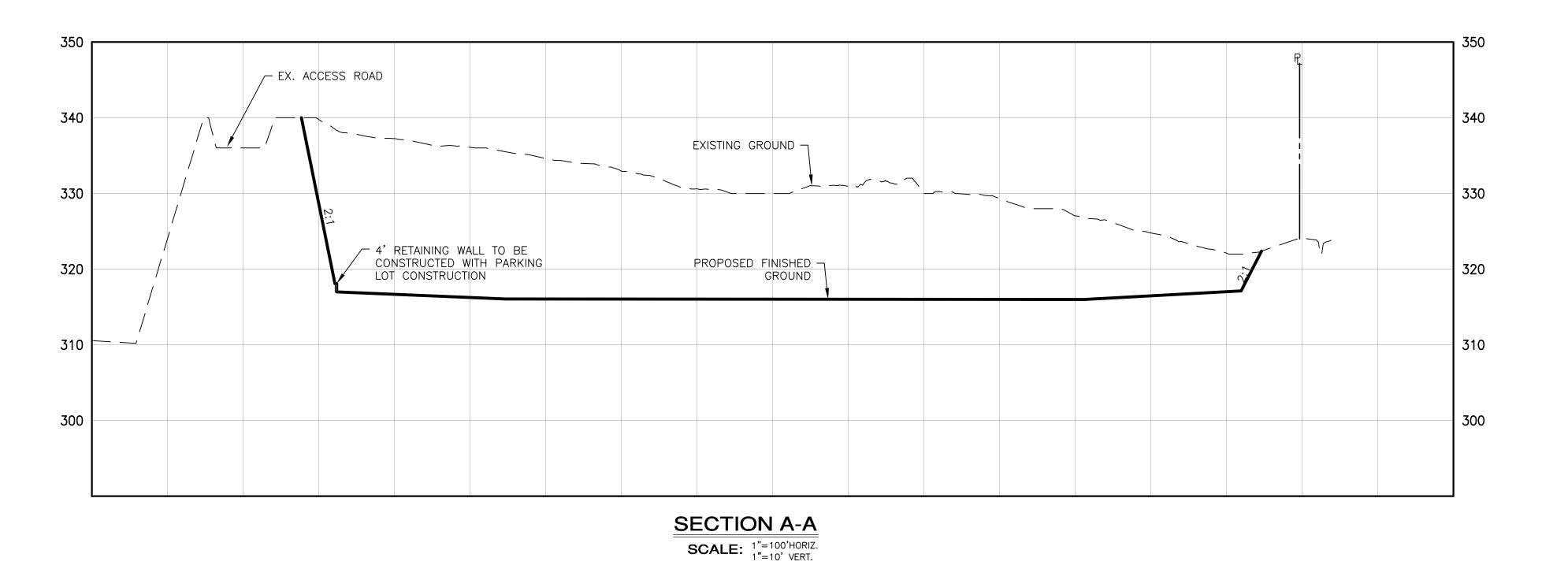
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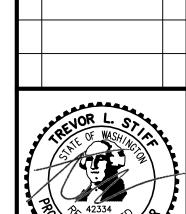
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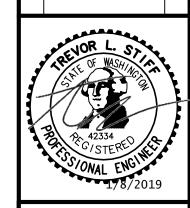


350 EXISTING GROUND 7 340 330 EX. ACCESS ROAD PROPOSED FINISHED T 320 320 310 310 300 300 SECTION B-B

SCALE: 1"=100'HORIZ. 1"=10' VERT.

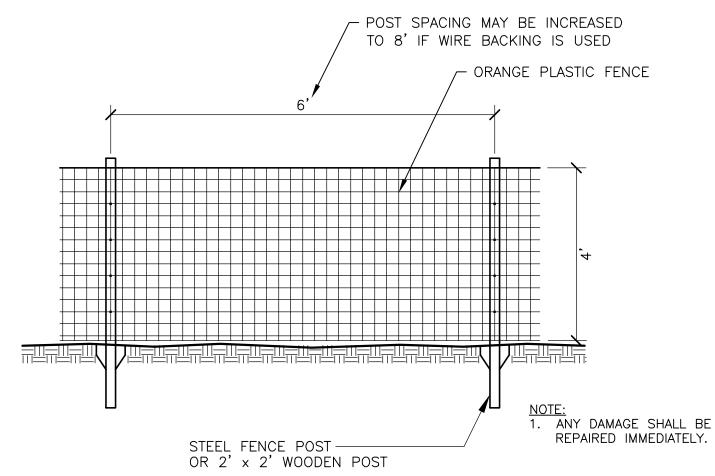
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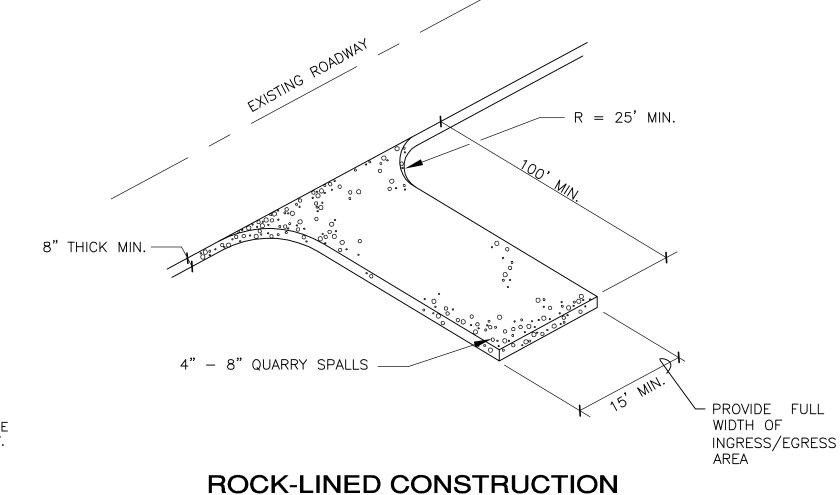


DWG. NAME:

NOT TO SCALE

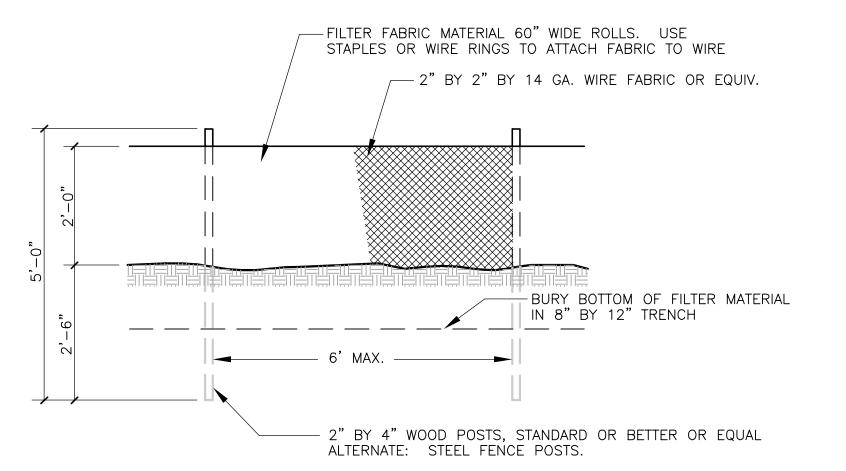


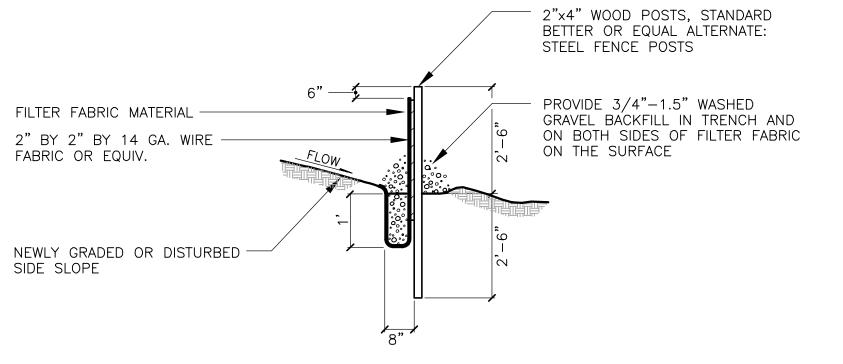
ORANGE PLASTIC FENCE DETAIL NOT TO SCALE



ENTRANCE DETAIL

NOT TO SCALE





- 1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- 2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
- 3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
- 4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
- 5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.

TYPICAL FILTER FENCE DETAIL



3 COUNTY COMMENTS O1/08/2019 ESM

DESCRIPTION/DATE

08/22/2018

COUNTY COMMENTS

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JOB NO.: 1263-002-016

DWG. NAME: GR-03

DESIGNED BY: TLS

DRAWN BY: CJR

CHECKED BY:

DATE: 01/08/2019

DATE OF PRINT:

GR-03
5 of 5 SHEETS