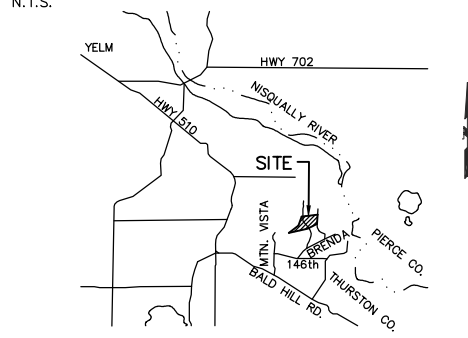


THIMBLEBERRY LARGE LOT

SECTION 11, TOWNSHIP 16 NORTH, RANGE 2 EAST, W.M.
THURSTON COUNTY, WASHINGTON

VICINITY MAP



PROJECT INFORMATION

APPLICANT: THIMBLEBERRY PROPERTY CORP
PO BOX 2656
YELM, WA 98597

PARCEL NO: 2261110700
SITE ADDRESS: UNASSIGNED

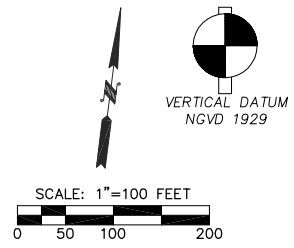
ZONING: RRR 1/5

PARCEL AREA: 40.156 ACRES
WETLAND AREA: 12.308 ACRES
NET DEVELOPABLE AREA: 27.848 ACRES

LOTS: 5 SINGLE-FAMILY
DENSITY: <1 UNIT PER 5 ACRES

SMALLEST LOT SIZE: 5.87 ACRES
AVERAGE LOT SIZE: 8.03 ACRES

GRADING: ±1,950 CY CUT & FILL (FOR APPLICATION PURPOSES ONLY)



EXISTING HARD SURFACE AREAS (ON-SITE ONLY):

THIMBLEBERRY LN:	19,611 SF
STARFLOWER LN:	8,959 SF
TOTAL:	28,570 SF

PROPOSED NEW/REPLACED HARD SURFACE AREAS (ROADWAY IMPROVEMENTS - ON- AND OFF-SITE):

STARFLOWER LN IMPROVEMENTS:	7,025 SF
BRENDA LN PAVING:	12,893 SF
TOTAL:	60,464 SF

TOTAL HARD SURFACE AREAS AFTER PROJECT COMPLETION (ON-SITE ONLY):

THIMBLEBERRY LN:	19,611 SF
STARFLOWER LN:	9,995 SF
TOTAL:	29,606 SF

ALL LOTS WILL BE LIMITED TO 10% HARD SURFACE COVERAGE PER TCC 20.09A.050

SOILS: KAPOWSIN STONY LOAM (HSG C/D), KAPOWSIN SILT LOAM (HSG C/D), BALDHILL VERY STONY SANDY LOAM (HSG A), MCKENNA GRAVELLY SILT LOAM (HSG D)

SANITARY SEWER: INDIVIDUAL ON-SITE SEPTIC SYSTEMS

WATER: INDIVIDUAL LOT WELLS

POWER: PUGET SOUND ENERGY

TELECOMMUNICATIONS: COMCAST & CENTURYLINK

FIRE DISTRICT: SE THURSTON COUNTY FIRE AUTHORITY

SCHOOL DISTRICT: YELM

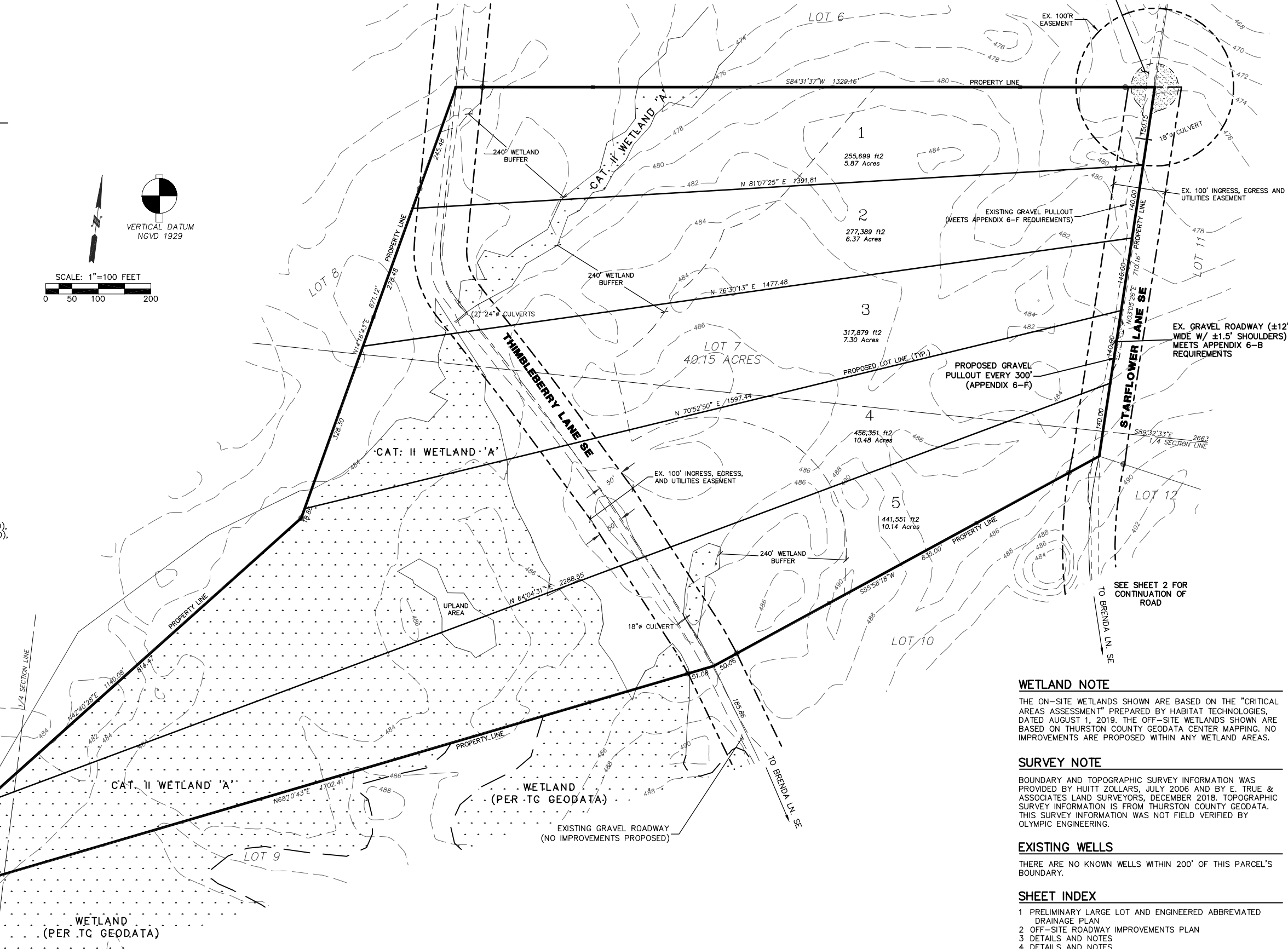
BUILDING SETBACKS: 20' FRONT, 5' SIDE, 5' REAR

BUILDING SIZE: UNKNOWN

BUILDING HEIGHT: 35' MAX.

FEMA FIRM DESIGNATION: 53067C0370E (ZONE X)

VEHICULAR TRIPS: 48 AVERAGE DAILY TRIPS



WETLAND NOTE

THE ON-SITE WETLANDS SHOWN ARE BASED ON THE "CRITICAL AREAS ASSESSMENT" PREPARED BY HABITAT TECHNOLOGIES, DATED AUGUST 1, 2019. THE OFF-SITE WETLANDS SHOWN ARE BASED ON THURSTON COUNTY GEODATA CENTER MAPPING. NO IMPROVEMENTS ARE PROPOSED WITHIN ANY WETLAND AREAS.

SURVEY NOTE

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION WAS PROVIDED BY HUITT ZOLLARS, JULY 2006 AND BY E. TRUE & ASSOCIATES LAND SURVEYORS, DECEMBER 2018. TOPOGRAPHIC SURVEY INFORMATION IS FROM THURSTON COUNTY GEODATA. THIS SURVEY INFORMATION WAS NOT FIELD VERIFIED BY OLYMPIC ENGINEERING.

EXISTING WELLS

THERE ARE NO KNOWN WELLS WITHIN 200' OF THIS PARCEL'S BOUNDARY.

SHEET INDEX

- 1 PRELIMINARY LARGE LOT AND ENGINEERED ABBREVIATED DRAINAGE PLAN
- 2 OFF-SITE ROADWAY IMPROVEMENTS PLAN
- 3 DETAILS AND NOTES
- 4 DETAILS AND NOTES
- 5 DETAILS

REVISION									
NO.	DATE								
THIMBLEBERRY LARGE LOT									
PRELIMINARY LARGE LOT AND ENGINEERED ABBREVIATED DRAINAGE PLAN									
DESIGNED BY:	CMM	DRAWN BY:	CMM	CHECKED BY:	CMM	SCALE:	1" = 100'	DATE:	4/22/2020
<p>PO Box 12690 Olympia, WA 98508 360.705.2474 www.olympiceng.com</p> <p>OLYMPIC ENGINEERING</p> <p style="font-size: small;">Professional Engineer • Land Drainage • Wetland Management</p>									
<p>JOB NUMBER: 19027 DRAWING NAME: 19027_PLAT</p>									
SHEET: 1 OF 5									

STANDARD CONSTRUCTION NOTES

- A. All materials and workmanship shall be in accordance with the requirements of the most current edition of the State of Washington, Department of Transportation Standard Specifications for Road and Bridge Construction and Thurston County Road Standards.
- B. Inspection of the storm drain system must be called for before any backfill is placed for the drain system.
- C. Catch basins shall be Type 1 with B-2a, WSDOT Standard Plans, frame and grate unless otherwise noted. The outside edge of the catch basin shall be placed at the intersection of the curb and gutter and 0.010' to 0.015' below finished grade, or in the gutter line of the rolled edge section.
- D. If adequate inspections are not performed during roadway construction, it may be necessary for core drilling and testing to be performed to assure an acceptable quality of roadway. When core drilling is found to be necessary, the applicant will be held responsible for all costs incurred.
- E. It will be the applicant's responsibility to contact all utility companies in order to assure that all facilities are properly located and their installation is coordinated with the road construction. All utility relocation work shall be at the expense of the applicant and must be in accordance with Thurston County Road Standards prior to road acceptance.
- F. Culvert pipe shall be of a County accepted material, 12-inch diameter minimum and have beveled ends, unless otherwise noted. Beveled ends shall be a minimum of 3:1 in the ditch line or match the slope in a cut or fill section.
- G. Buried utilities are shown in their approximate location. The applicant shall have the utilities verified on the ground prior to any construction.
- H. Onsite erosion and sediment control measures shall be the responsibility of the applicant and be in place prior to construction. Any problems occurring before final acceptance by Thurston County and within 24 months thereafter shall be corrected by the applicant.
- I. Any revisions to plans must be made by the Project Engineer and accepted by the County prior to any implementation in the field.
- J. All pavement markings shall conform to the requirements of the MUTCD (current edition) and the Thurston County Standard Pavement Marking Details.
- K. Before striping takes place the applicant shall contact the Thurston County traffic division for coordination of the striping.
- L. A copy of the accepted plans must be on the job site whenever construction is in progress.
- M. Thurston County shall be notified at least 3 business days before construction is started. The applicant shall be responsible for scheduling a pre-construction conference with the County. Other jurisdictions, Project Engineer, utility companies, subcontractors and other necessary parties to the project shall be present at the pre-construction conference.
- N. Slopes shall be stabilized to prevent erosion. In case erosion occurs in ditches, ditch lining is to be provided as requested and specified by the County.
- O. All Type 2 catch basins over 4 feet in height shall have standard steps.
- P. Where newly constructed paving meets existing paving, the applicant shall overlay and feather new pavement to provide a smooth transition from existing to proposed paving. Application of a thin paint coat of emulsified asphalt shall be applied to insure proper bonding.
- Q. The completed surface of all courses shall be of uniform texture, smooth, uniform to crown and grade, and free from defects of all kinds. The completed surface of the wearing course shall not vary more than 1/8 inch from the lower edge of a 10-foot straight edge placed on the surface parallel to the centerline. The traverse slope of the completed surface of the wearing course shall vary not more than 1/4 inch in 10-feet from the rate of traverse slope shown on the plans.
- R. Materials sampling and testing shall be at a frequency and magnitude as specified in the Standard Specifications or determined by the County Engineer. In the case of pit roads, testing and sampling shall be performed by a private testing laboratory. Certified test reports shall be furnished for all tests performed by private testing laboratories.
- S. All parallel utility work within existing pavement requires a minimum roadway reconstruction from the centerline, to include a 0.17" grind and overlay.
- T. Sidewalk forms should be set to ensure the resulting cross-slope is less than 2%. Any panels not less than 2% after placement shall be removed and re-poured.
- U. Thurston County shall be notified at least 2 business days before the following required inspections: Subgrade, Base, Top Course, Paving (if required) Curb/Gutter String-Line or Forms (if required), Sidewalk Forms (if required), Final Inspection (upon receipt of record drawings) and other inspections as required by the County Inspector.

REV. 3/10/16

ROAD SECTION NOTE

EXISTING AND NEW ROAD SECTIONS WILL NEED TO BE COMPACTION TESTED PER WSDOT STANDARDS (95% REQUIRED). COORDINATE WITH THURSTON COUNTY PUBLIC WORKS INSPECTOR.

RURAL AREA ROADWAY DESIGN STANDARDS

ROADWAY CLASSIFICATION: PRIVATE ROAD
20-YR. PROJECTED AVERAGE DAILY TRAFFIC (ADT): UP TO 60
(6 DETACHED SINGLE FAMILY HOMES)

DESIGN CRITERIA

DESIGN SPEED	15 M.P.H.
MAXIMUM ROAD GRADE	12%
MINIMUM ROAD GRADE	0.5%
MINIMUM SURFACING WIDTH	12'
MINIMUM ROADWAY WIDTH	12'
PULLOUT REQUIRED	PER APPENDIX 6-F
EASEMENT WIDTH	40' MIN.
ROADWAY GEOMETRICS	PER AASHTO AND WSDOT STD..
MINIMUM REQUIRED:	
CRUSHED SURFACING TOP COURSE	0.17' COMPACTED DEPTH
GRAVEL BASE	0.75' COMPACTED DEPTH
VERTICAL CLEARANCE	16.5'

NOTES:

- CLEAR ZONE DISTANCE SHOWN APPLIES TO ROADS WITH A POSTED SPEED OF 35 MPH OR LESS.
- EASEMENT WIDTHS MAY BE REDUCED WHERE THE COUNTY ENGINEER HAS DETERMINED THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE PRIVATE MAINTENANCE OF WALKWAYS, TRAILS, BIKEWAYS AND DRAINAGE FACILITIES.
- THE ROAD SECTION MAY BE CROSS-SLOPED ONE DIRECTION TO ACCOMMODATE EXISTING NARROWER EASEMENT WIDTHS. EXISTING TOPOGRAPHY OR THE DRAINAGE DESIGN.
- IN FILL SECTIONS, THE COUNTY ENGINEER MAY REQUIRE A THICKENED EDGE TO CONTROL EROSION.
- PULLOUTS PER APPENDIX 6-F SHALL BE REQUIRED EVERY 300' AND WHERE SITE DISTANCE IS LIMITED (CURVES, HILLS, ETC.).
- * THE USE OF ROADSIDE AREAS FOR ALTERNATIVE DRAINAGE FACILITIES (BIORETENTION, BIOFILTRATION, DISPERSION, ETC.) IS ENCOURAGED BUT MAY REQUIRE ADDITIONAL EASEMENT WIDTH.

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LAST REVISED 7/2016

THURSTON COUNTY PUBLIC WORKS

DEVELOPMENT REVIEW

ROADWAY STANDARDS

PRIVATE ROADWAY SECTION - REDUCED WIDTH-

APPENDIX 6 - B

RURAL AREA ROADWAY DESIGN STANDARDS

ROADWAY CLASSIFICATION: LOCAL ROAD
20-YR. PROJECTED AVERAGE DAILY TRAFFIC (ADT): 161 - 400

DESIGN CRITERIA

DESIGN SPEED	35 M.P.H.
MAXIMUM ROAD GRADE	10%
MINIMUM ROAD GRADE	0.5%
MINIMUM SURFACING WIDTH	20'
MINIMUM ROADWAY WIDTH	26'
MINIMUM DESIGN LOAD	HIS 20-44
RIGHT-OF-WAY WIDTH	60' MIN.
ROADWAY GEOMETRICS	PER AASHTO AND WSDOT STDS.
MINIMUM REQUIRED:	
ASPHALT CONCRETE PAVEMENT	0.20' COMPACTED DEPTH
CRUSHED SURFACING TOP COURSE	0.17' COMPACTED DEPTH
CRUSHED SURFACING BASE COURSE	0.75' COMPACTED DEPTH
VERTICAL CLEARANCE	16.5'

NOTES:

- CLEAR ZONE DISTANCE SHOWN APPLIES TO ROADS WITH A POSTED SPEED OF 35 MPH OR LESS.
- WHERE BICYCLE LANES ARE REQUIRED, PAVEMENT WIDTHS AND R/W WIDTHS SHALL BE INCREASED TO ACCOMMODATE THE BICYCLE LANE.
- R/W WIDTHS MAY BE REDUCED WHERE THE COUNTY ENGINEER HAS DETERMINED THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE PRIVATE MAINTENANCE OF WALKWAYS, TRAILS, BIKEWAYS AND DRAINAGE FACILITIES.
- FULL DEPTH PAVED SHOULDERS MAY BE REQUIRED ON CURVES AND WHERE ADDITIONAL LANES ARE, OR WILL BE, REQUIRED.
- IN FILL SECTIONS, THE COUNTY ENGINEER MAY REQUIRE A THICKENED EDGE TO CONTROL EROSION.
- STRUCTURAL ROADWAY SECTION TO BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN WASHINGTON.
- * THE USE OF ROADSIDE AREAS FOR ALTERNATIVE DRAINAGE FACILITIES (BIORETENTION, BIOFILTRATION, DISPERSION, ETC.) IS ENCOURAGED BUT MAY REQUIRE ADDITIONAL EASEMENT WIDTH.

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THURSTON COUNTY PUBLIC WORKS

DEVELOPMENT REVIEW

ROADWAY STANDARDS

LOCAL ROADWAY SECTION

APPENDIX 6 - C

PULLOUT FOR REDUCED WIDTH PRIVATE ROAD

NOTES:

- PULLOUTS SHALL BE CONSTRUCTED USING THE PRIVATE ROAD STRUCTURAL SECTION - SEE APPENDIX 6-B.
- PULLOUTS SHALL BE SIGNED FOR NO PARKING. SEE SIGNING/STRIPING STANDARDS FOR REQUIREMENTS.

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THURSTON COUNTY PUBLIC WORKS

DEVELOPMENT REVIEW

ROADWAY STANDARDS

PULLOUT

APPENDIX 6 - F

Type	Length ①	# Lots Served or Street ADT	Allowed Use
Hammerhead	< 150 Ft.	N.A.	None Required
	151 - 300 Ft.	②	Permanent
Cul-de-Sac	< 150 Ft.	N.A.	None Required
	151 - 600 Ft.	②	Permanent

See Standard Drawings Appendix 6-A through Appendix 6-C for Road Section Requirements

NOTES:

- LENGTHS ABOVE 600 FT. SHOULD BE AVOIDED. THEY WILL BE CONSIDERED FOR CASES WHERE LOTS ARE LARGE AND/OR DIFFICULT TERRAIN EXISTS, PROVIDED, THE LIMITS SPECIFIED IN 2 ARE MET.
- 25 MAXIMUM SINGLE FAMILY LOTS OR A MAXIMUM OF 250 ADT.
- SHOULDER WIDTHS SHALL BE CONSISTENT WITH THE ADJOINING ROADWAY SHOULDER WIDTH.
- PLANTERS (RURAL ONLY) MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S.

W	L1	L2
12'-16'	36'	36'
16'-20'	34'	34'
20'+	30'	30'

HAMMERHEAD

CUL-DE-SAC

*THE MAXIMUM GRADE WITHIN THE CUL-DE-SAC BULB SHALL BE 6% IN ANY DIRECTION.

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THURSTON COUNTY PUBLIC WORKS

DEVELOPMENT REVIEW

ROADWAY STANDARDS

CUL-DE-SAC/HAMMERHEAD DETAIL

APPENDIX 6 - G

REVISION

NO.	DATE	DESCRIPTION

THIMBLEBERRY LARGE LOT

THURSTON COUNTY WA

DETAILS AND NOTES

DESIGNED BY: CMM
DRAWN BY: CMM
CHECKED BY: N.T.S.
SCALE: 4/22/2020
DATE: 4/22/2020

PO Box 12690
Olympia, WA 98508
360.705.2474
www.olympiceng.com

OLYMPIC ENGINEERING

Full Disclosure - Land Division - District Management

JOB NUMBER: 19027
DRAWING NAME: 19027_DET.L2

SHEET: 4 OF 5

