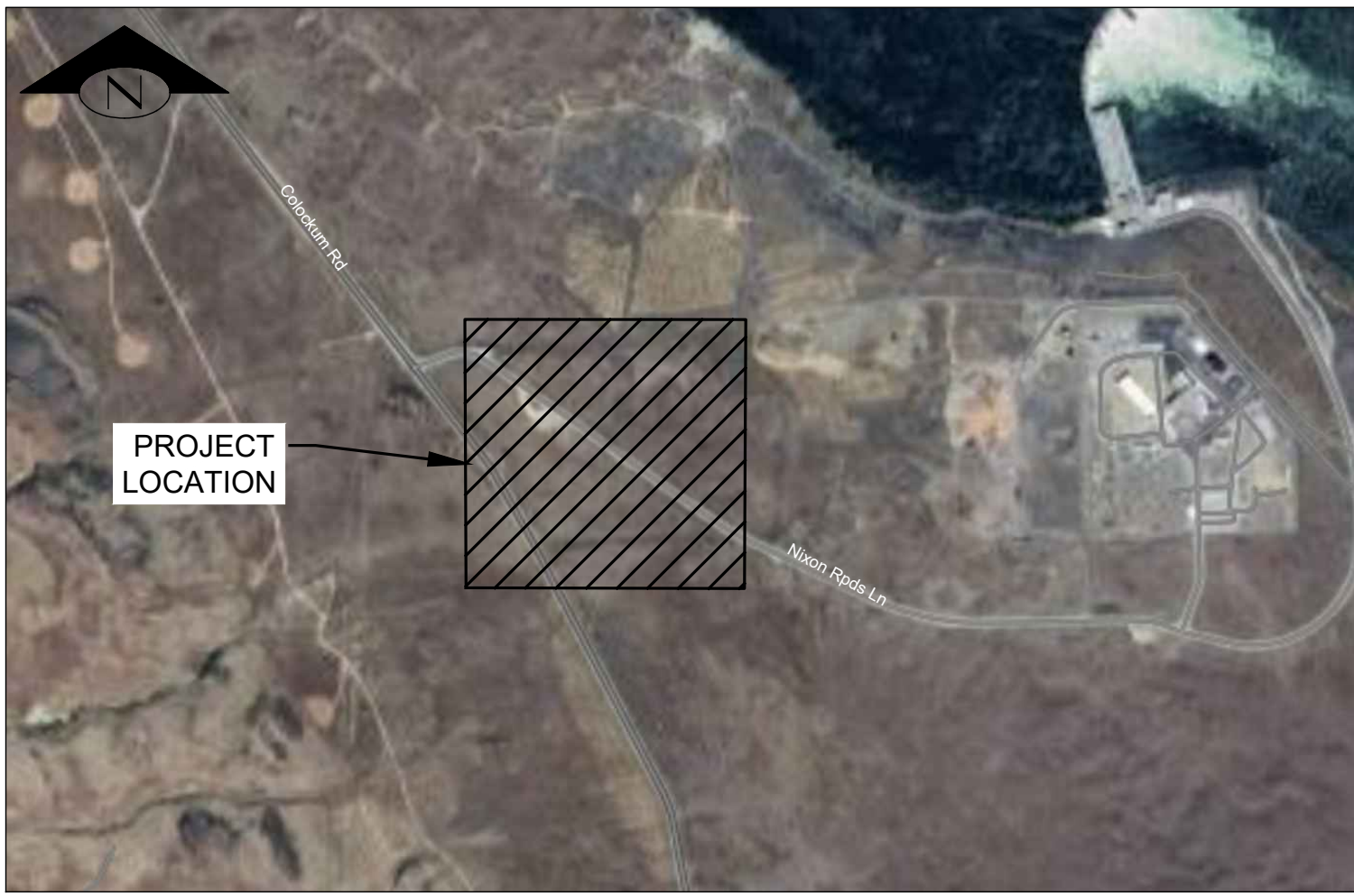


HELION ENERGY
CHELAN COUNTY, WA 98828
CIVIL IMPROVEMENT PLANS



OVERALL SITE PLAN
SCALE: 1" = 300'



VICINITY MAP
SCALE: 1" = 1000'

CONTACTS:

APPLICANT:
HELION ENERGY
1313 75TH ST SW
EVERETT, WA 98203
EMAIL: INFO@HELIONENERGY.COM
ATTN: PAUL GENTSCH

ENGINEER:
FACET
31620 23RD AVE S, SUITE 307
FEDERAL WAY, WA 98003
PHONE: (206) 523-0024
ATTN: ERIC SCHOSSOW, PE

ABBREVIATIONS:

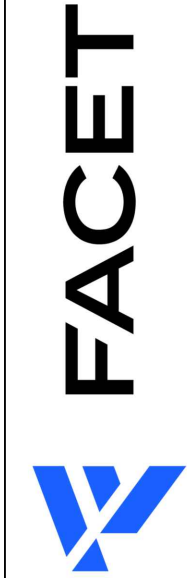
±	PLUS OR MINUS
AC	ASPHALT CONCRETE
AFN	AUDITORS FILE NUMBER
APPROX	APPROXIMATELY
ASPH	ASPHALT
BC	BEGIN CURVE
BKSW	BACK OF SIDEWALK
BLD	BUILDING
BOTW	BOTTOM OF WALL (EL)
BVC	BEGIN VERTICAL CURVE
CB	CATCH BASIN
CL	CENTER LINE
CONC	CONCRETE
CTR	CENTER
CULV	CULVERT
CW	CONCRETE WALK
DI	DUCTILE IRON PIPE
DWY	DRIVEWAY
EC	END OF CURVE
EG	EXISTING GRADE
EL	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EP	EDGE OF PAVEMENT
ESC	EROSION & SEDIMENTATION CONTROL
EVC	END OF VERTICAL CURVE
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FS	FINISHED SURFACE
GB	GRADE BREAK
GRVL	GRAVEL
GV	GATE VALVE
GW	GROUND WATER
HP	HIGH POINT
HMA	HOT MIX ASPHALT
IE	INVERT ELEVATION
INT	INTERSECTION
IRR	IRRIGATION
LF	LINEAL FEET
LOC	LOCATION

LS	LANDSCAPING
LT	LEFT (OFFSET)
MON	MONUMENT
MUTCD	MANUAL UNIFORM TRAFFIC CONTROL DEVICES
NO.	NUMBER
NTS	NOT TO SCALE
OHW	ORDINARY HIGH WATER
PED	PEDESTRIAN
PC	POINT OF CURVATURE
PCC	POINT OF REVERSE CURVATURE
PL	PROPERTY LINE
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	RADIUS
ROW	RIGHT OF WAY
RP	RADIUS POINT (CURVE/ CIRCLE)
RT	RIGHT (OFFSET)
PT	POINT OF TANGENCY
RWCL	RIGHT OF WAY CENTER LINE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTH EAST
SF	FILTER FENCE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SSS	SANITARY SIDE SEWER
STA	STATION (ALIGNMENT REFERENCE)
STD	STANDARD
TOC	TOP (BACK) OF CURB
TOE	TOE OF GRADE BREAK
TOP	TOP OF GRADE BREAK
TOPW	TOP OF WALL (EL)
TP	TELEPHONE POLE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UT	UNDERGROUND TELEPHONE
VC	VERTICAL CURVE
W	WITH
WM	WATER MAIN
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

PROPOSED FEATURES LEGEND:

	ASPHALT
	LANDSCAPE
	SWALE BOTTOM AREA
XX.XX	SPOT ELEVATION
	STORMWATER PIPE
	SANITARY SEWER
	DOMESTIC WATER LINE
	FIRE WATER LINE
	CENTERLINE
	KEY NOTE REFERENCE
	SEWER CLEANOUT (SSCO)
	STORM CATCH BASIN (CB)
	STORM CLEANOUT (SDCO)

SHEET INDEX		
SHEET NO	PLAN NO	DESCRIPTION
1	C1.0	COVER SHEET
2	C1.1	NOTES
3	C2.0	TESC PLAN (SITE)
4	C2.1	TESC PLAN (PAD)
5	C2.2	TESC PLAN (PARKING LOT)
6	C2.3	TESC PLAN (ROAD)
7	C2.4	TESC DETAILS
8	C3.0	SITE PLAN (SITE)
9	C3.1	SITE PLAN (PAD)
10	C3.2	SITE PLAN (PARKING LOT)
11	C4.0	GRADING PLAN (SITE)
12	C4.1	GRADING PLAN (PAD)
13	C4.2	GRADING PLAN (PARKING LOT)
14	C4.3	GRADING DETAILS
15	C5.0	DRAINAGE & UTILITY PLAN (SITE)
16	C5.1	DRAINAGE & UTILITY PLAN (PAD)
17	C5.2	DRAINAGE & UTILITY PLAN (PARKING LOT)
18	C5.3	DRAINAGE & UTILITY DETAILS
19	C6.0	ROADWAY IMPROVEMENT PLAN
20	C6.1	ROADWAY IMPROVEMENT PLAN



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BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

HELION ENERGY
NIXON RPTS LN
CHELAN COUNTY, WA 98828
2410.0639.00

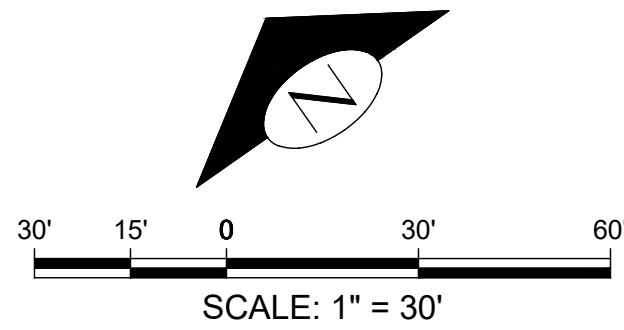
PERMIT PLAN

COVER SHEET

DATE: 3/21/2025
PLAN NUMBER:

C1.0
SHEET 1 OF 20

FILE LOCATION: J:\SHARED\PROJECTS\ACTIVE\2024\1410.0639.00 - HELION ENERGY\CHIELAN COUNTY\RAWINS\CAD\ARCHITECTURE\HELION ENERGY - CIVIL PLANS.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED (36.00 X 24.00 INCHES) - LAST MODIFIED BY: ERIC SCHLOSSON
PRINCIPAL ES PROJECT MANAGER ES DESIGNED BY: RY DRAWN BY: RY CHECKED BY: ES

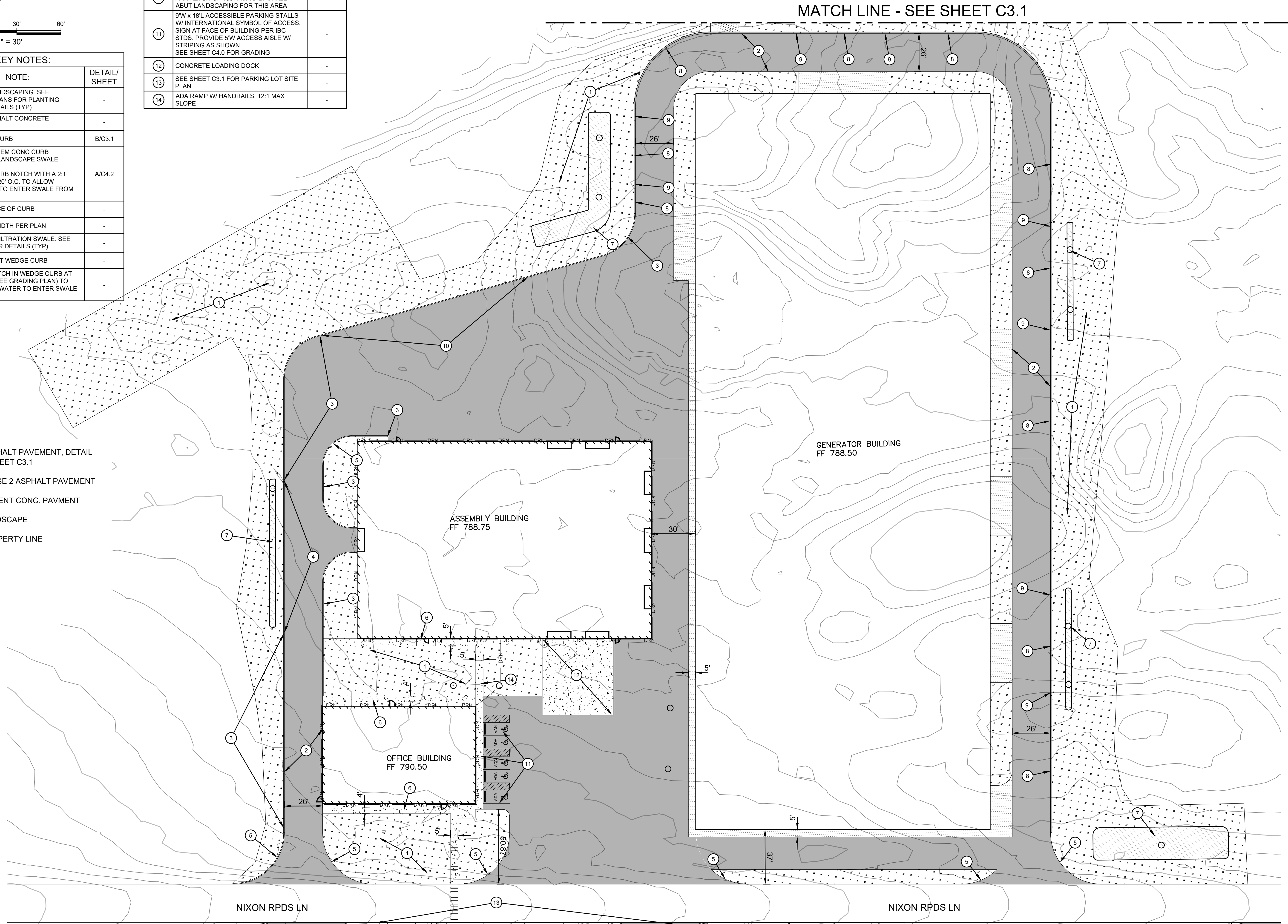


KEY NOTES:		
KEY	NOTE:	DETAIL/ SHEET
1	PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS FOR PLANTING SCHEDULE/DETAILS (TYP)	-
2	26' WIDTH ASPHALT CONCRETE DRIVEWAY	-
3	6" CEM CONC CURB	B/C3.1
4	4" EXTRUDED CEM CONC CURB ADJACENT TO LANDSCAPE SWALE	A/C4.2
5	INSTALL A 1' CURB NOTCH WITH A 2:1 TAPER EVERY 20' O.C. TO ALLOW STORMWATER TO ENTER SWALE FROM DRIVEWAY	-
6	35' RADII @ FACE OF CURB	-
7	CONC WALK. WIDTH PER PLAN	-
8	PROPOSED INFILTRATION SWALE. SEE SHEET C5.0 FOR DETAILS (TYP)	-
9	12" x 3" ASPHALT WEDGE CURB	-
10	PROVIDE 2' NOTCH IN WEDGE CURB AT LOW POINTS (SEE GRADING PLAN) TO ALLOW STORMWATER TO ENTER SWALE FROM ROAD	-

10	DO NOT INSTALL 6" CEM CONC CURB FOR A STRETCH OF 150'. ASPHALT SHALL ABUT LANDSCAPING FOR THIS AREA	-
11	9'W x 18'L ACCESSIBLE PARKING STALLS W/ INTERNATIONAL SYMBOL OF ACCESS. SIGN AT FACE OF BUILDING PER IBC STDS. PROVIDE 5'W ACCESS AISLE W/ STRIPING AS SHOWN SEE SHEET C4.0 FOR GRADING	-
12	CONCRETE LOADING DOCK	-
13	SEE SHEET C3.1 FOR PARKING LOT SITE PLAN	-
14	ADA RAMP W/ HANDRAILS. 12:1 MAX SLOPE	-

LEGEND:

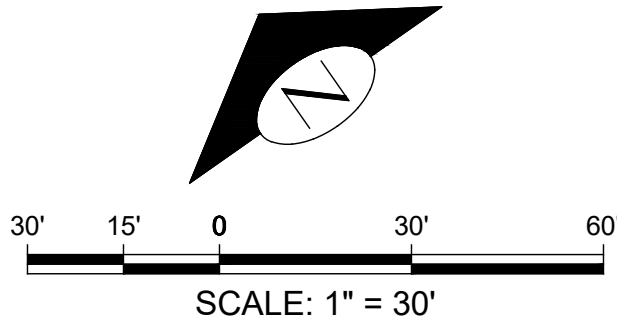
	ASPHALT PAVEMENT, DETAIL A SHEET C3.1
	PHASE 2 ASPHALT PAVEMENT
	CEMENT CONC. PAVMENT
	LANDSCAPE
	PROPERTY LINE



SITE PLAN (SITE)
SCALE: 1" = 30'

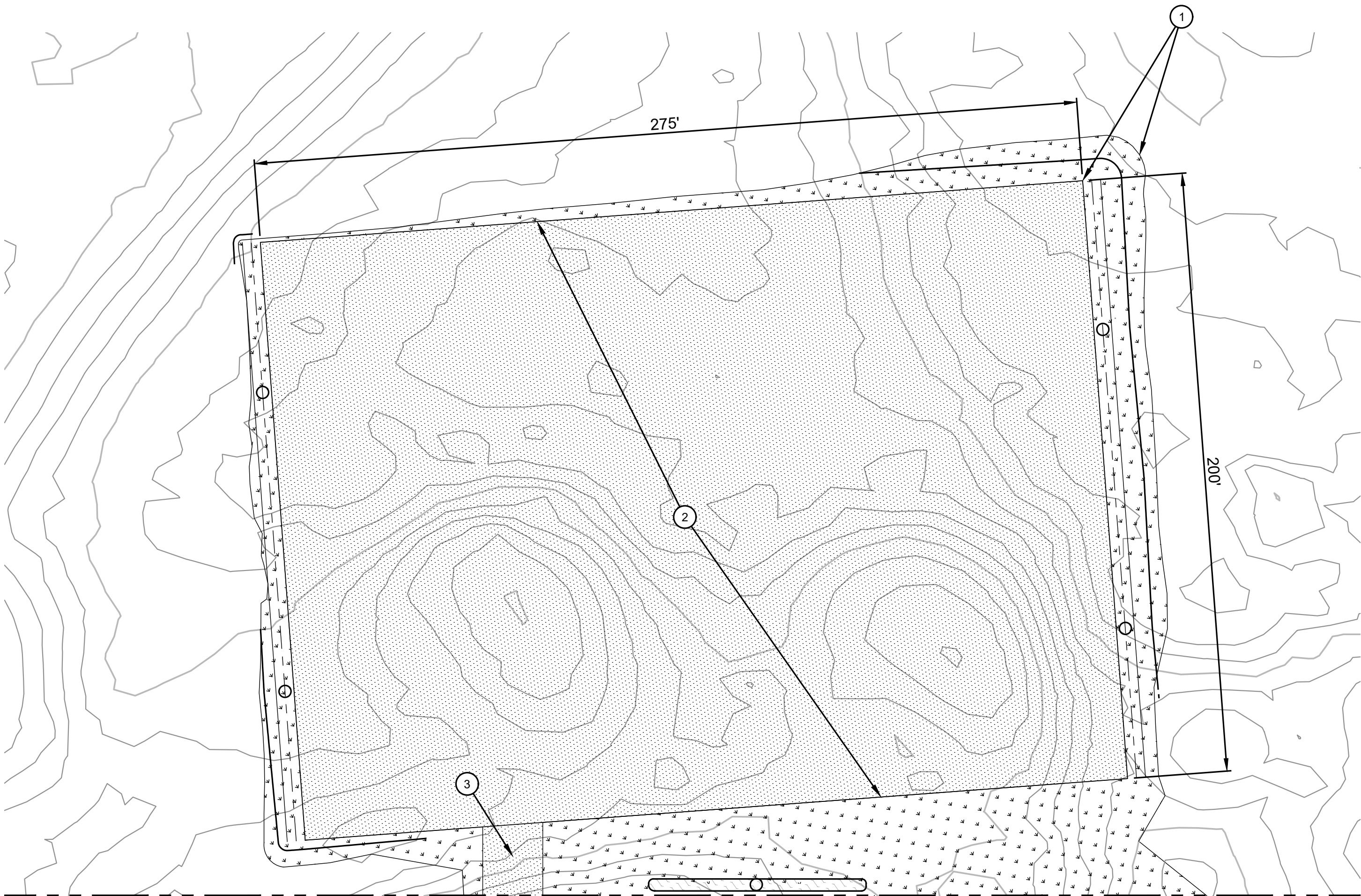
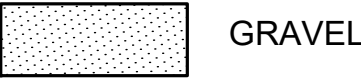
	NO.		DATE	BY	REVISION
	1				
	2				
	3				
31620 23rd Ave S, Suite 307 Federal Way, WA 98003 FACET INC. 206.237.7770 www.facetnw.com					
CALL 811 2 BUSINESS DAYS BEFORE YOU DIG (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)					
HELION ENERGY NIXON RPDS LN CHELAN COUNTY, WA 98828 2410.0639.00					
PERMIT PLAN					
SITE PLAN (SITE)					
DATE: 3/21/2025 PLAN NUMBER: C3.0 SHEET 8 OF 20					
BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR INACCURACIES OR OMISSIONS. CONDITIONS ARE NOT AS SHOWN. OTHER EXISTING FEATURES AND CONDITIONS IF SHOWN ARE NOT AS SHOWN. AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN. CONTACT FACET PRIOR TO CONSTRUCTION.					

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PRINCIPAL ES PROJECT MANAGER ES DESIGNED BY: RY DRAWN BY: RY CHECKED BY: ES



KEY NOTES:		
KEY	NOTE:	DETAIL/ SHEET
①	PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS FOR PLANTING SCHEDULE/DETAILS (TYP). 3:1 MAX SLOPE FROM SWALE EDGE TO MATCH EG.	-
②	GRAVEL PAD. SEE PLANS BY OTHERS FOR REQUIREMENTS. ASSUMED 6" THICK SECTION OVER COMPACTED SUBGRADE.	-
③	20' WIDE GRAVEL DRIVEWAY TO CONNECT TO ADJACENT ASPHALT PAVING/WEDGE CURB	-

LEGEND:



MATCH LINE - SEE SHEET C3.0

SITE PLAN (PAD)

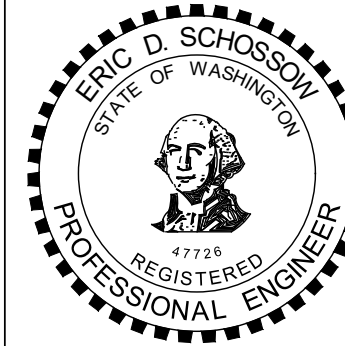
SCALE: 1" = 30'

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NIXON RPD5 LN
CHELAN COUNTY, WA 98828
2410.0639.00

PERMIT PLAN

SITE PLAN (PAD)

DATE: 3/21/2025

PLAN NUMBER:

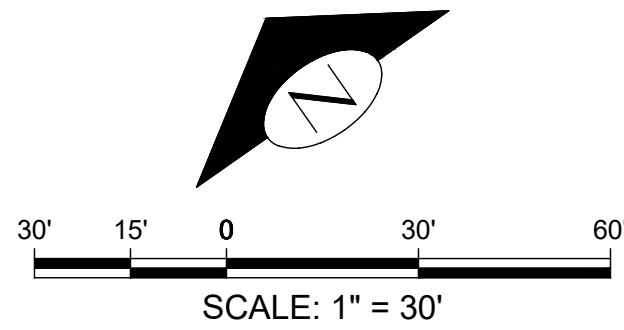
C3.1

SHEET 9 OF 20

NO. DATE BY REVISION

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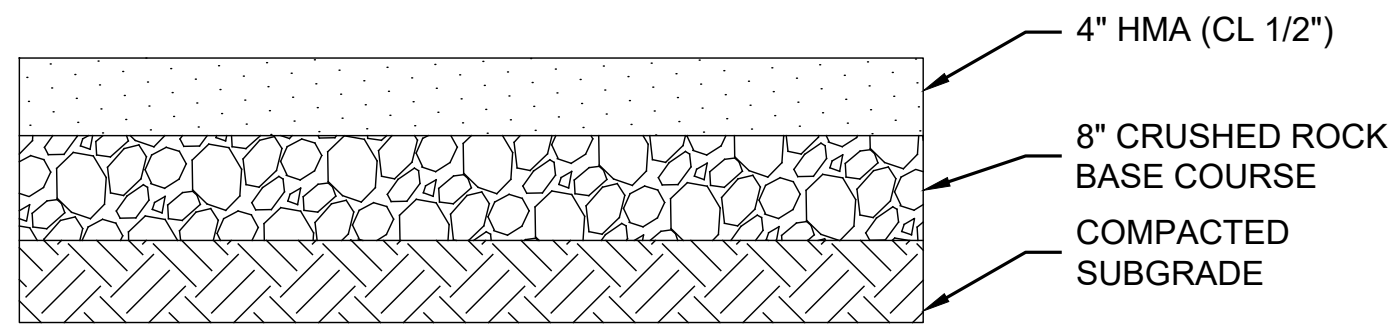
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PRINCIPAL ES PROJECT MANAGER ES DESIGNED BY: RY DRAWN BY: RY CHECKED BY: ES



KEY NOTES:		
KEY	NOTE:	DETAIL/ SHEET
1	PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS FOR PLANTING SCHEDULE/DETAILS (TYP)	-
2	PARKING LOT	-
3	6" CEM CONC CURB	B/C3.1
4	PROPOSED INFILTRATION SWALE. SEE SHEET C5.0 FOR DETAILS (TYP)	-
5	SEE SHEET C3.0 FOR SITE PLAN NE OF PARKING LOT	-
6	WHITE PAINTED CROSSWALK 5% MAX LONGITUDINAL SLOPE 2% MAX CROSS SLOPE	-
7	STANDARD 9'W x 20'L PARKING STALL (TYP)	-

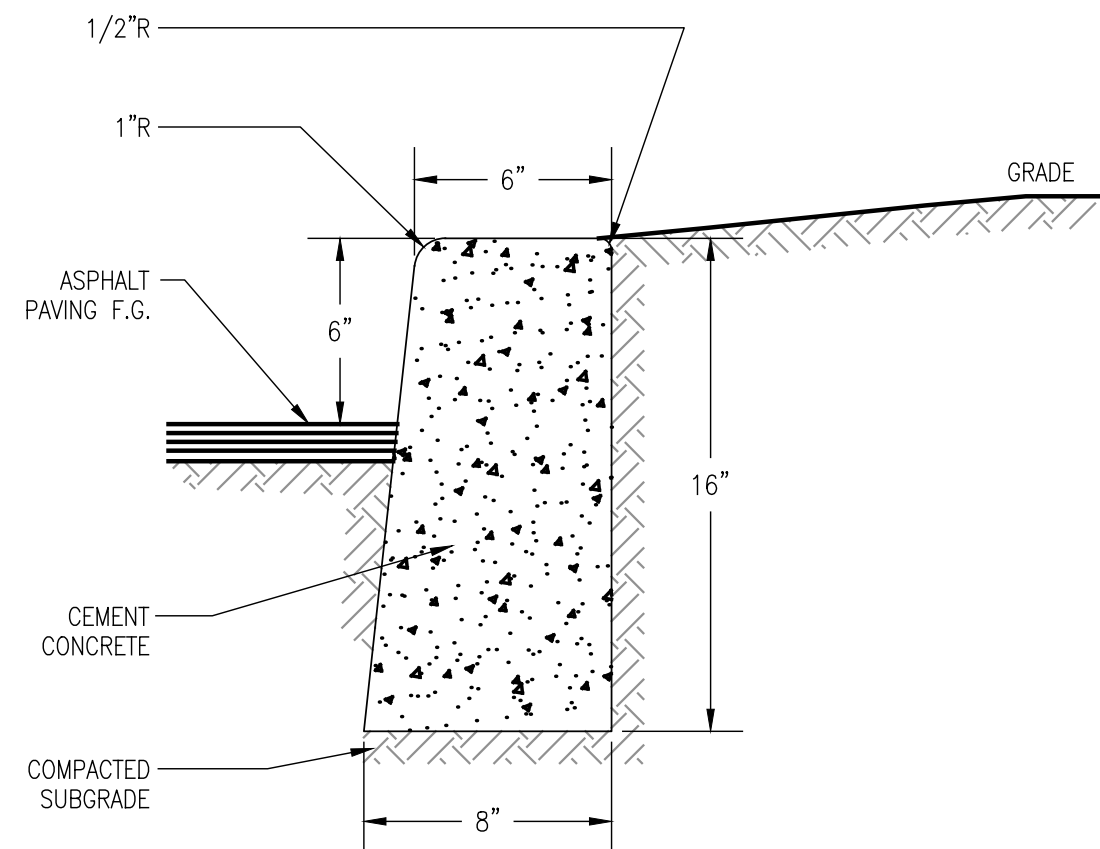
LEGEND:

- ASPHALT PAVEMENT, DETAIL A SHEET C3.1
- PHASE 2 ASPHALT PAVEMENT
- CEMENT CONC. PAVMENT
- LANDSCAPE
- PROPERTY LINE

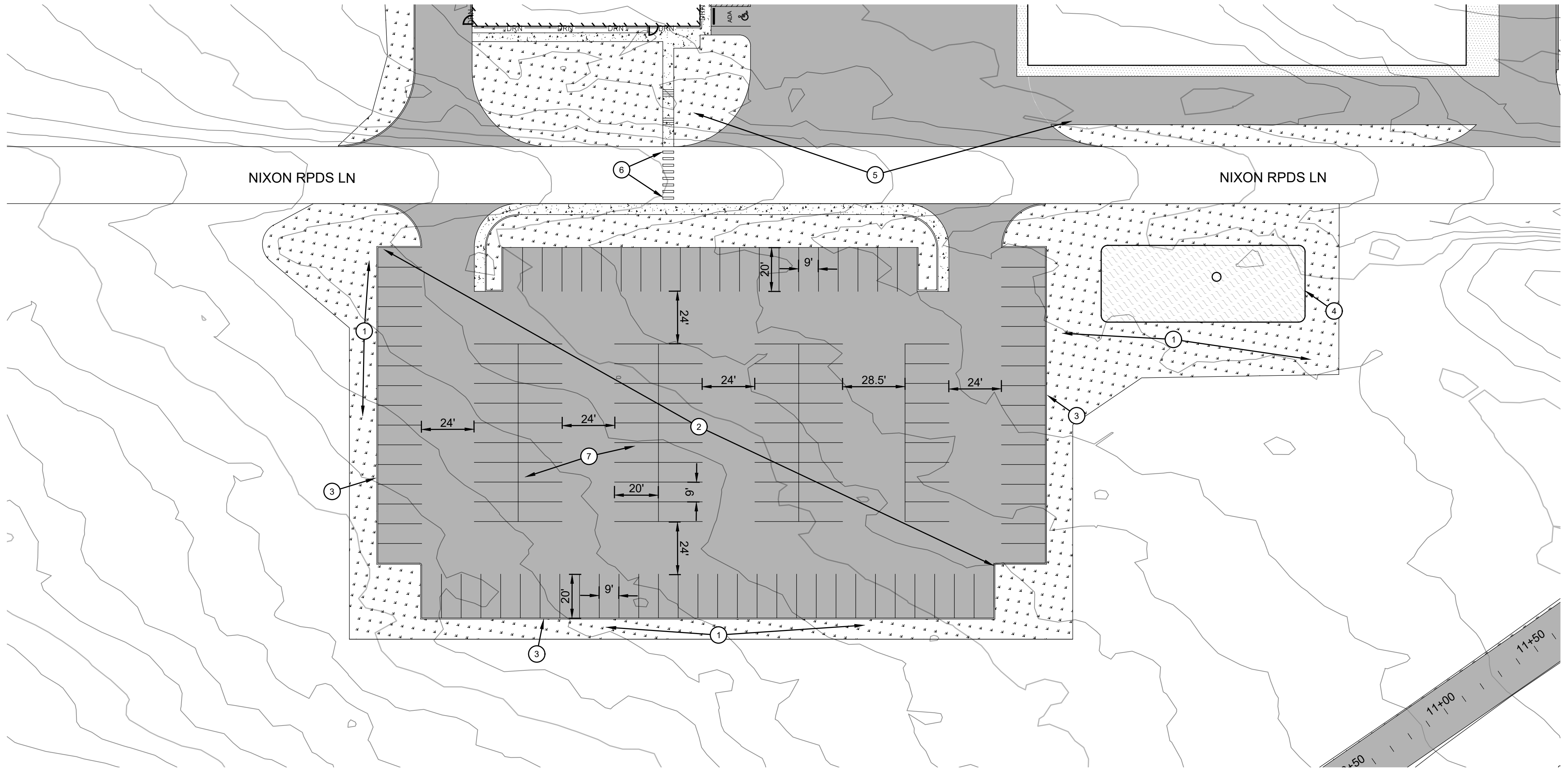


ASPHALT PAVEMENT
NOT TO SCALE

*PAVEMENT SECTION PER NELSON
GEOTECHNICAL ASSOCIATES, INC.
GEOTECHNICAL REPORT



CEMENT CONCRETE CURB
NOT TO SCALE



SITE PLAN (PARKING LOT)
SCALE: 1" = 30'

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HELION ENERGY

NIXON RPDS LN

CHELAN COUNTY, WA 98828

2410.0639.00

PERMIT PLAN

SITE PLAN (PARKING
LOT)

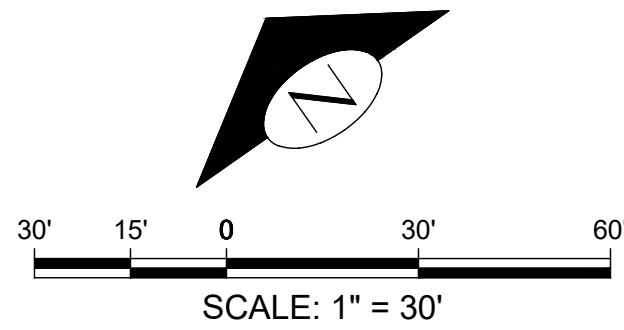
DATE: 3/21/2025

PLAN NUMBER:

C3.2

SHEET 10 OF 20

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PRINCIPAL ES PROJECT MANAGER ES DESIGNED BY: RY DRAWN BY: RY CHECKED BY: ES



KEY NOTES:		
KEY	NOTE:	DETAIL/ SHEET
1	INFILTRATION SWALE #1 MAX 3H:1V SIDE SLOPES 100' LENGTH BOTTOM ELEV: 786.00 BOTTOM WIDTH: 4.0' 0.5' PONDING DEPTH 1' MIN FREEBOARD	A/C5.3
2	INFILTRATION SWALE #2 MAX 3H:1V SIDE SLOPES 100' LENGTH BOTTOM ELEV: 782.50 BOTTOM WIDTH: 22' 0.5' PONDING DEPTH 1' MIN FREEBOARD	A/C5.3
3	INFILTRATION SWALE #3 MAX 3H:1V SIDE SLOPES 115' LENGTH BOTTOM ELEV: 783.25 BOTTOM WIDTH: 15' 0.5' PONDING DEPTH 1' MIN FREEBOARD	A/C5.3

4	INFILTRATION SWALE #4 MAX 3H:1V SIDE SLOPE 72' LENGTH BOTTOM ELEV: 786.00 BOTTOM WIDTH: 4' 0.5' PONDING DEPTH 1' MIN FREEBOARD	A/C5.3	8	SEE SHEET C4.2 FOR FLOW LINE PROFILE	A/C4.3
5	INFILTRATION SWALE #5 MAX 3H:1V SIDE SLOPE 80' LENGTH BOTTOM ELEV: 786.00 BOTTOM WIDTH: 4' 0.5' PONDING DEPTH 1' MIN FREEBOARD	A/C5.3	9	SEE SHEET C4.2 FOR PARKING LOT GRADING PLAN	
6	INFILTRATION SWALE #6 MAX 3H:1V SIDE SLOPE 80' LENGTH BOTTOM ELEV: 786.00 BOTTOM WIDTH: 4' 0.5' PONDING DEPTH 1' MIN FREEBOARD	A/C5.3	10	MATCH EX GRADE @ EDGE OF ASPHALT ON NIXON RPDS LN	-
7	GRADE BREAK		11	STRUCTURAL RETAINING WALL FOR LOADING DOCK. SEE PLANS BY OTHERS	-

LEGEND:

	ASPHALT PAVEMENT, DETAIL A SHEET C3.1
	PHASE 2 ASPHALT PAVEMENT
	CEMENT CONC. PAVMENT
	LANDSCAPE
	PROPERTY LINE

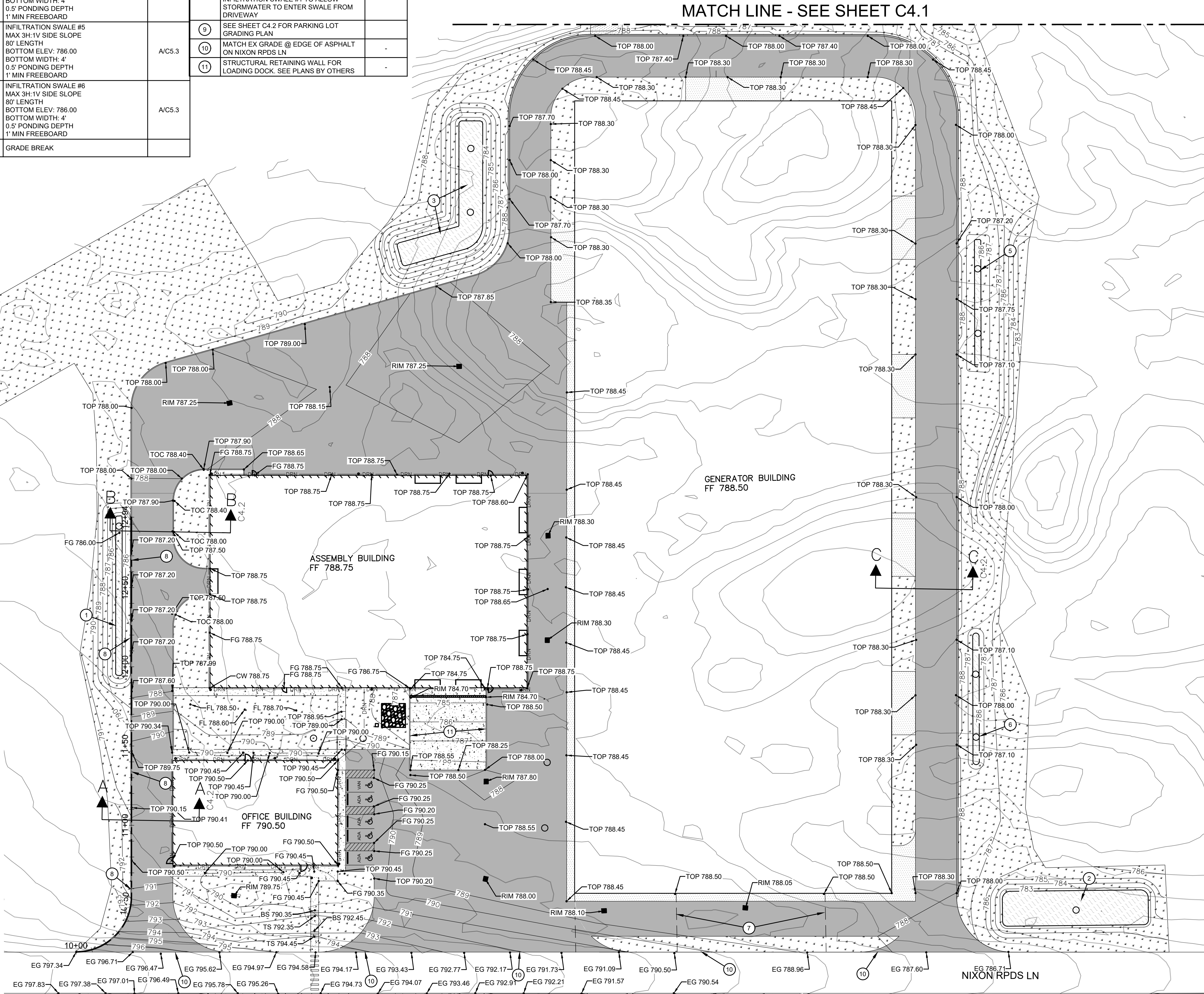
GENERAL GRADING NOTES:

- ALL SPOT ELEVRS REPRESENT TOP OR FG, U.N.O. PAVEMENT
SLOPE IS CONSTANT BTWN SPOT ELEVRS, U.N.O. TOC SHALL BE
6" (0.50') ABOVE SPOT ELEVRS EXCEPT CURB RAMPS WHERE
FG/FL & TOC ARE FLUSH
- CONTRACTOR SHALL COORDINATE UTILITY CROSSING
LOCATIONS & SLEEVE REQUIREMENTS W/ UTILITY PURVEYOR
PRIOR TO PLACING PAVEMENT BASE
- CONTRACTOR SHALL GRADE OPEN AREAS AWAY FROM
BUILDINGS TO ENSURE POSITIVE DRAINAGE & SHALL INSTALL
AREA DRAINS AT LOW POINTS WHERE RUNOFF COULD BE
TRAPPED
- ALL LANDSCAPED AREAS SHALL BE GRADED AT 3H:1V MAX
- SEE ARCH PLANS FOR DETAILS RELATED TO DOOR/ENTRY
GRADING THRESHOLDS.

GRADING QUANTITIES:

FILL: 12,685 CY
CUT: 6,970 CY
NET FILL: 5,715 CY

CUT AND FILL QUANTITIES ARE APPROXIMATED USING CIVIL 3D
SOFTWARE AND SHALL NOT BE USED FOR BIDDING OR
CONSTRUCTION

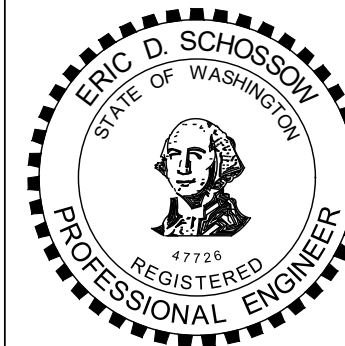


9 GRADING PLAN (SITE)
SCALE: 1" = 30'

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NIXON RPDS LN
CHELAN COUNTY, WA 98828
2410.0639.00

PERMIT PLAN

GRADING PLAN (SITE)

DATE: 3/21/2025

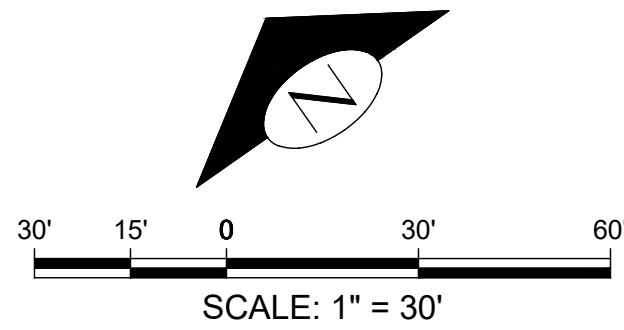
PLAN NUMBER:

C4.0

SHEET 11 OF 20

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PRINCIPAL ES PROJECT MANAGER ES DESIGNED BY: RY DRAWN BY: RY CHECKED BY: ES



KEY NOTES:		
KEY	NOTE:	DETAIL/ SHEET
①	DRAINAGE SWALE MAX 2H:1V SIDE SLOPES LENGTH: 200' WIDTH: 6.0' DEPTH: 1.5'	-

LEGEND:

	GRAVEL
	LANDSCAPE

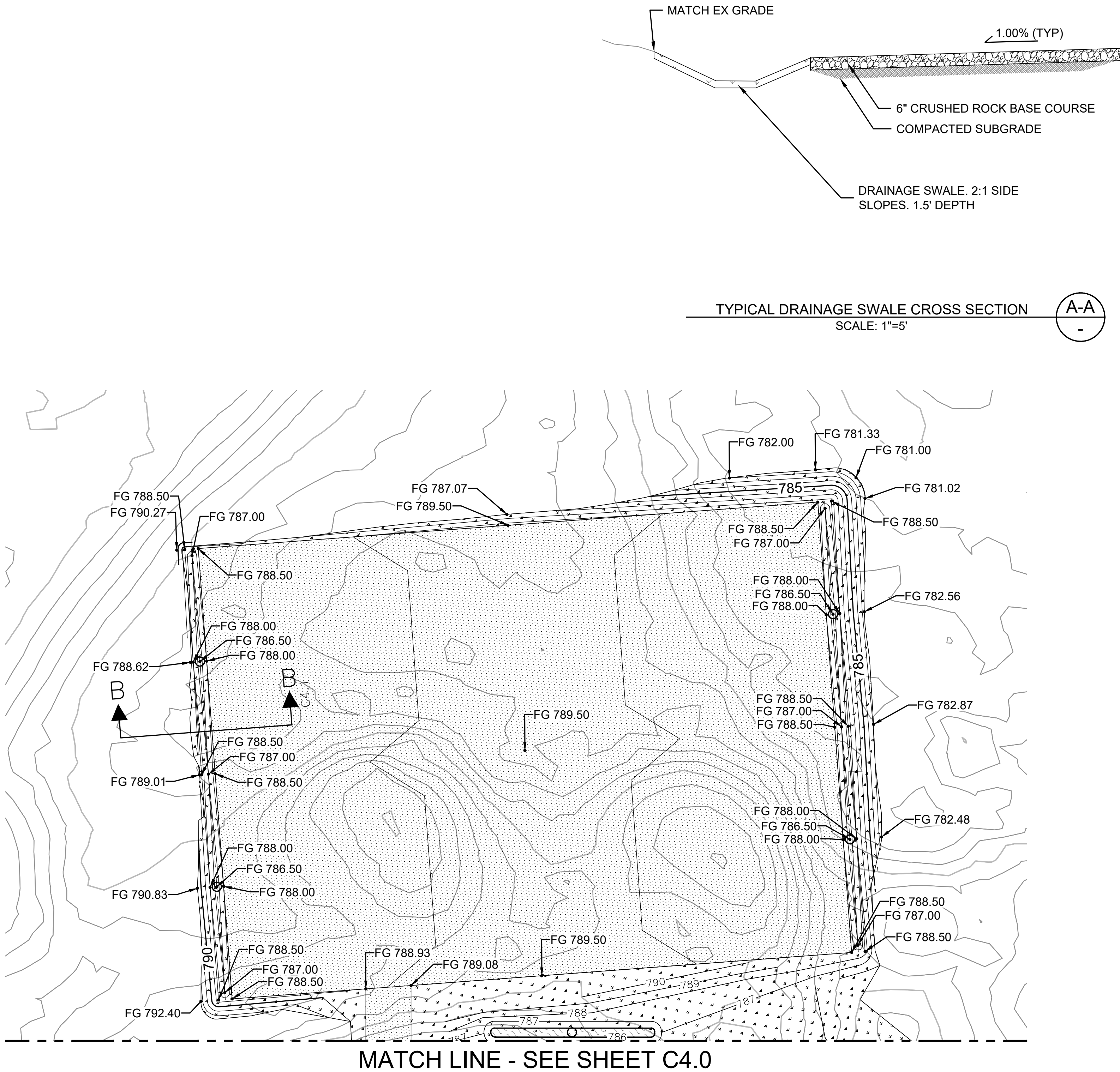
GENERAL GRADING NOTES:

- ALL SPOT ELEVS REPRESENT TOP OR FG, U.N.O. PAVEMENT SLOPE IS CONSTANT BTWN SPOT ELEVS. U.N.O. TOC SHALL BE 6" (0.50') ABOVE SPOT ELEVS EXCEPT CURB RAMPS WHERE FG/FL & TOC ARE FLUSH
- CONTRACTOR SHALL COORDINATE UTILITY CROSSING LOCATIONS & SLEEVE REQUIREMENTS W/ UTILITY PURVEYOR PRIOR TO PLACING PAVEMENT BASE
- CONTRACTOR SHALL GRADE OPEN AREAS AWAY FROM BUILDINGS TO ENSURE POSITIVE DRAINAGE & SHALL INSTALL AREA DRAINS AT LOW POINTS WHERE RUNOFF COULD BE TRAPPED
- ALL LANDSCAPED AREAS SHALL BE GRADED AT 3H:1V MAX
- SEE ARCH PLANS FOR DETAILS RELATED TO DOOR/ENTRY GRADING THRESHOLDS.

GRADING QUANTITIES:

FILL: 3,555 CY
CUT: 2,543 CY
NET FILL: 1,012 CY

CUT AND FILL QUANTITIES ARE APPROXIMATED USING CIVIL 3D SOFTWARE AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION



GRADING PLAN (PAD)
SCALE: 1" = 30'

NO.	DATE	BY	REVISION

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ERIC C. SCHLOSSER
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
47726

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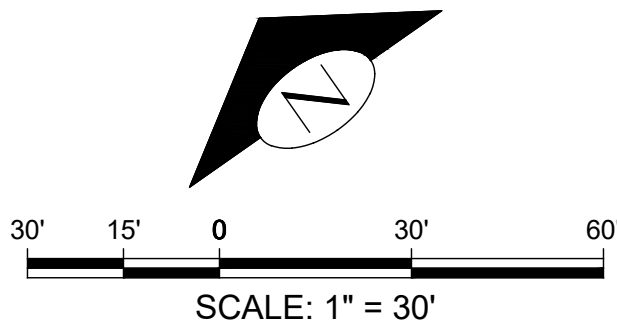
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NIXON RPKS LN
CHELAN COUNTY, WA 98828
2410.0639.00

PERMIT PLAN

GRADING PLAN (PAD)

DATE: 3/21/2025
PLAN NUMBER:
C4.1
SHEET 12 OF 20

FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\2024\12410.0639.00 - HELION ENERGY\CHELAN COUNTY\DRAWINGS\CAD\ARCHITECTURE\HELION ENERGY - CIVIL PLANS.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: ERIC SCHLOSSER
PRINCIPAL ES PROJECT MANAGER ES DESIGNED BY: RY DRAWN BY: RY CHECKED BY: ES



KEY NOTES:		
KEY	NOTE:	DETAIL/ SHEET
1	INFILTRATION SWALE #8 MAX 3H:1V SIDE SLOPES 93' LENGTH BOTTOM ELEV: 788.00 BOTTOM WIDTH: 35.0' 0.5' PONDING DEPTH 1' MIN FREEBOARD	A/C5.2
2	MATCH EX GRADE @ EDGE OF ASPHALT ON NIXON RPDS LN	-
3	SEE SHEET C4.0 FOR SITE GRADING PLAN	-

LEGEND:

- ASPHALT PAVEMENT,
DETAIL A SHEET C3.1
- LANDSCAPE
- PROPERTY LINE

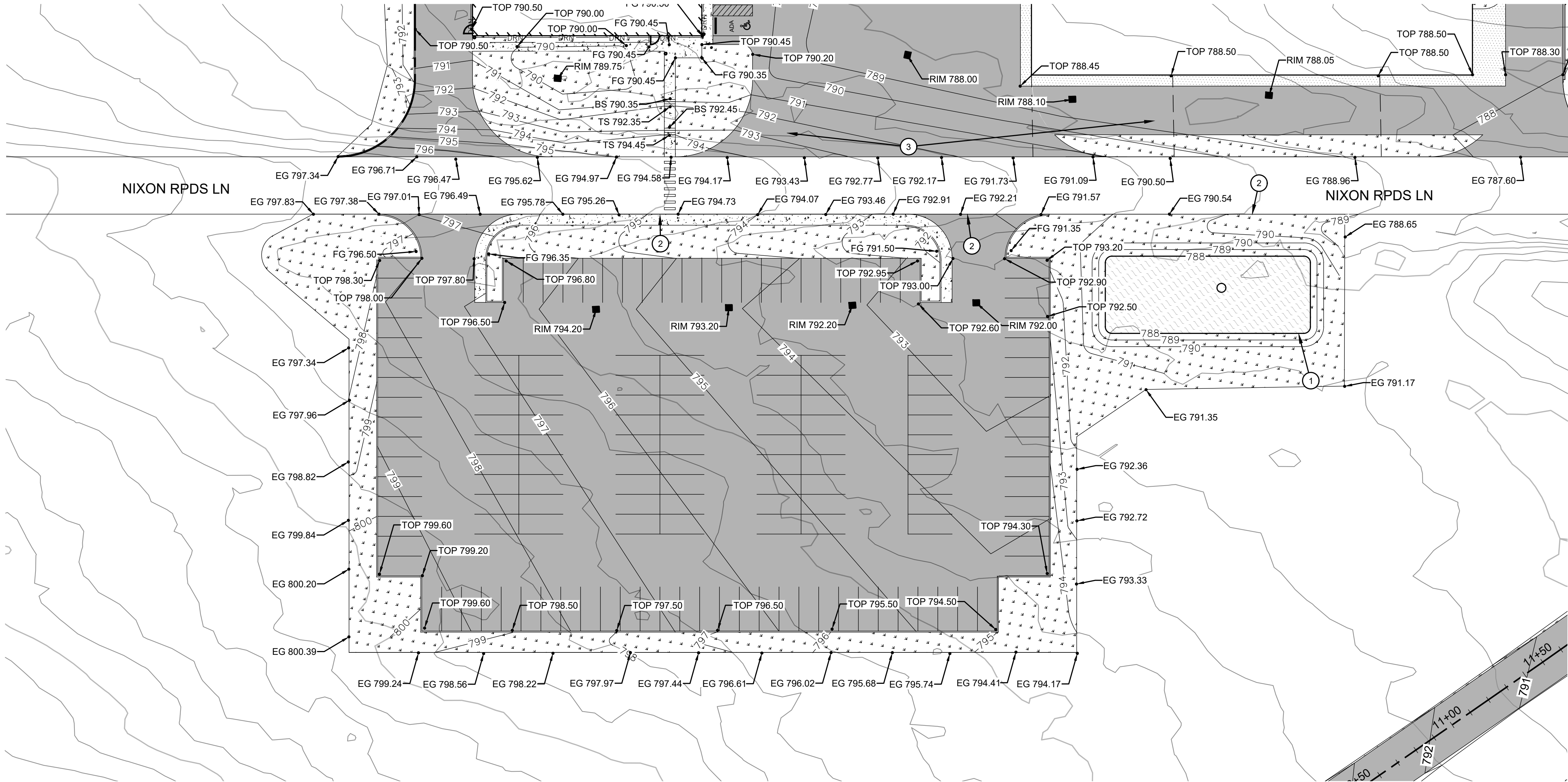
GENERAL GRADING NOTES:

- ALL SPOT ELEVS REPRESENT TOP OR FG, U.N.O. PAVEMENT SLOPE IS CONSTANT BTWN SPOT ELEVS, U.N.O. TOC SHALL BE 6" (0.50') ABOVE SPOT ELEVS EXCEPT CURB RAMPS WHERE FG/FL & TOC ARE FLUSH
- CONTRACTOR SHALL COORDINATE UTILITY CROSSING LOCATIONS & SLEEVE REQUIREMENTS W/ UTILITY PURVEYOR PRIOR TO PLACING PAVEMENT BASE
- CONTRACTOR SHALL GRADE OPEN AREAS AWAY FROM BUILDINGS TO ENSURE POSITIVE DRAINAGE & SHALL INSTALL AREA DRAINS AT LOW POINTS WHERE RUNOFF COULD BE TRAPPED
- ALL LANDSCAPED AREAS SHALL BE GRADED AT 3H:1V MAX

GRADING QUANTITIES:

FILL: 12,685 CY
CUT: 6,970 CY
NET FILL: 5,715 CY

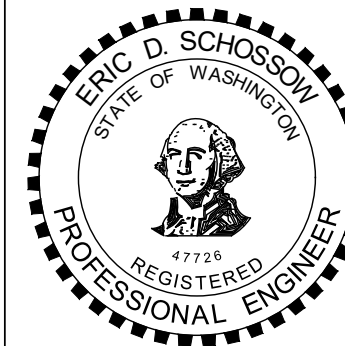
CUT AND FILL QUANTITIES ARE APPROXIMATED USING CIVIL 3D SOFTWARE AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION



GRADING PLAN (PARKING LOT)

SCALE: 1" = 30'

FACET



CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

HELION ENERGY
NIXON RPDS LN
CHELAN COUNTY, WA 98828
2410.0639.00

PERMIT PLAN

GRADING PLAN
(PARKING LOT)

DATE: 3/21/2025

PLAN NUMBER:

C4.2

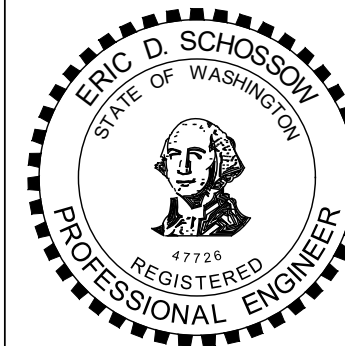
SHEET 13 OF 20

NO. DATE BY REVISION

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(PARKING LOT)

DATE: 3/21/2025

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SHEET 13 OF 20

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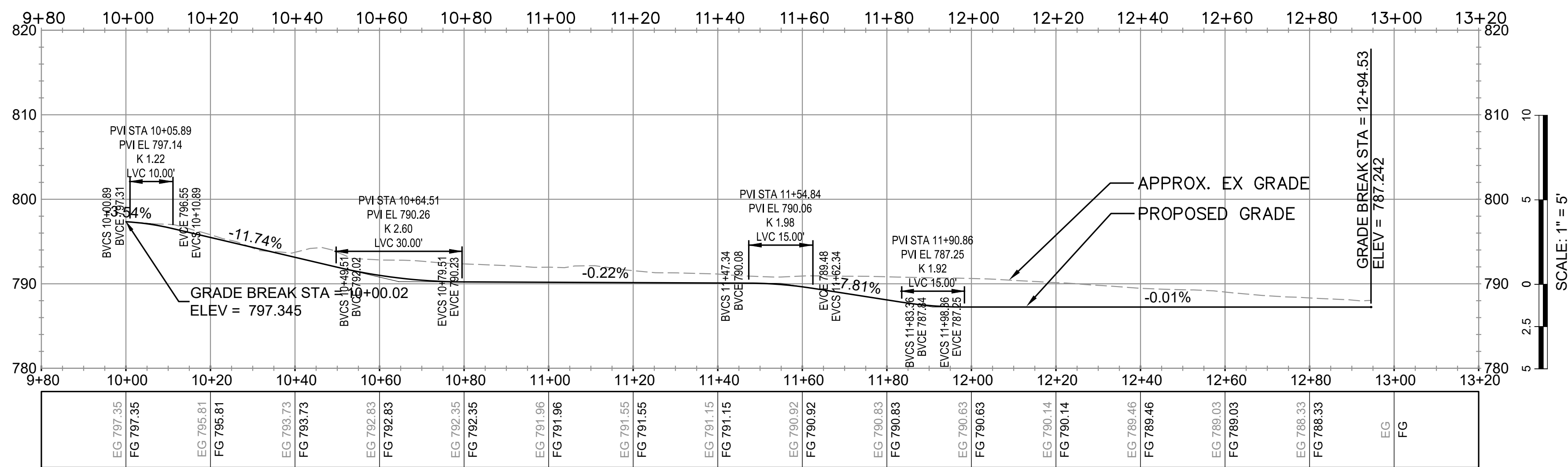
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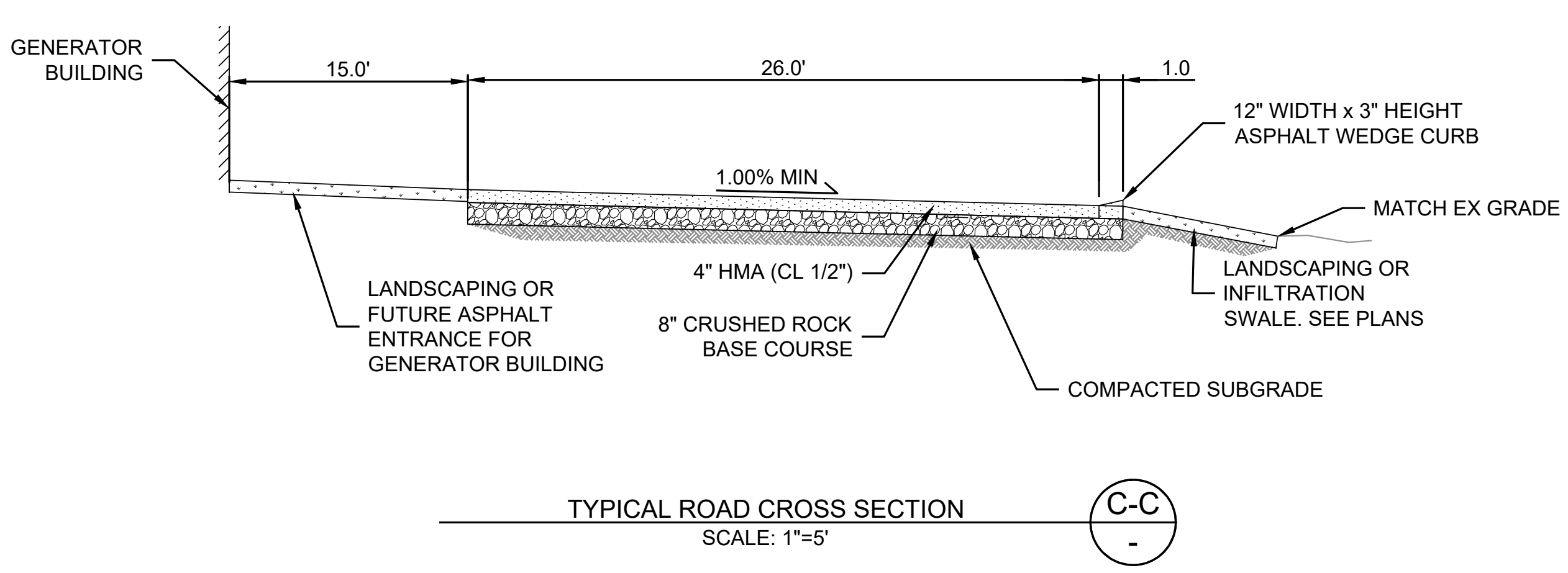
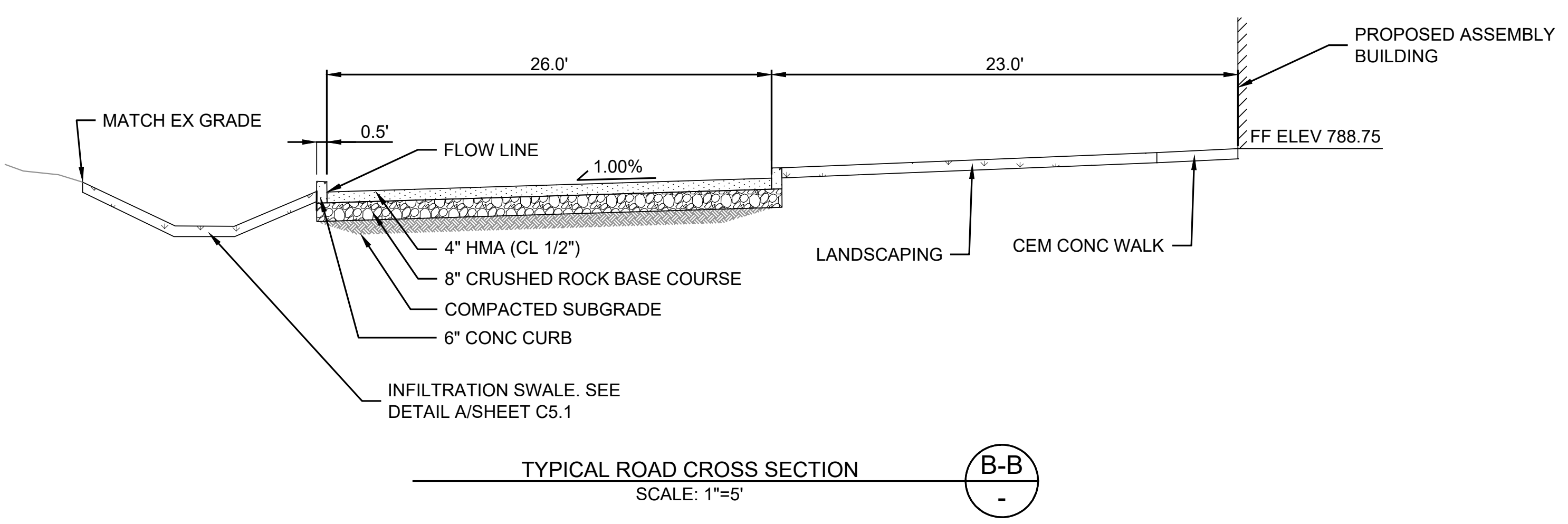
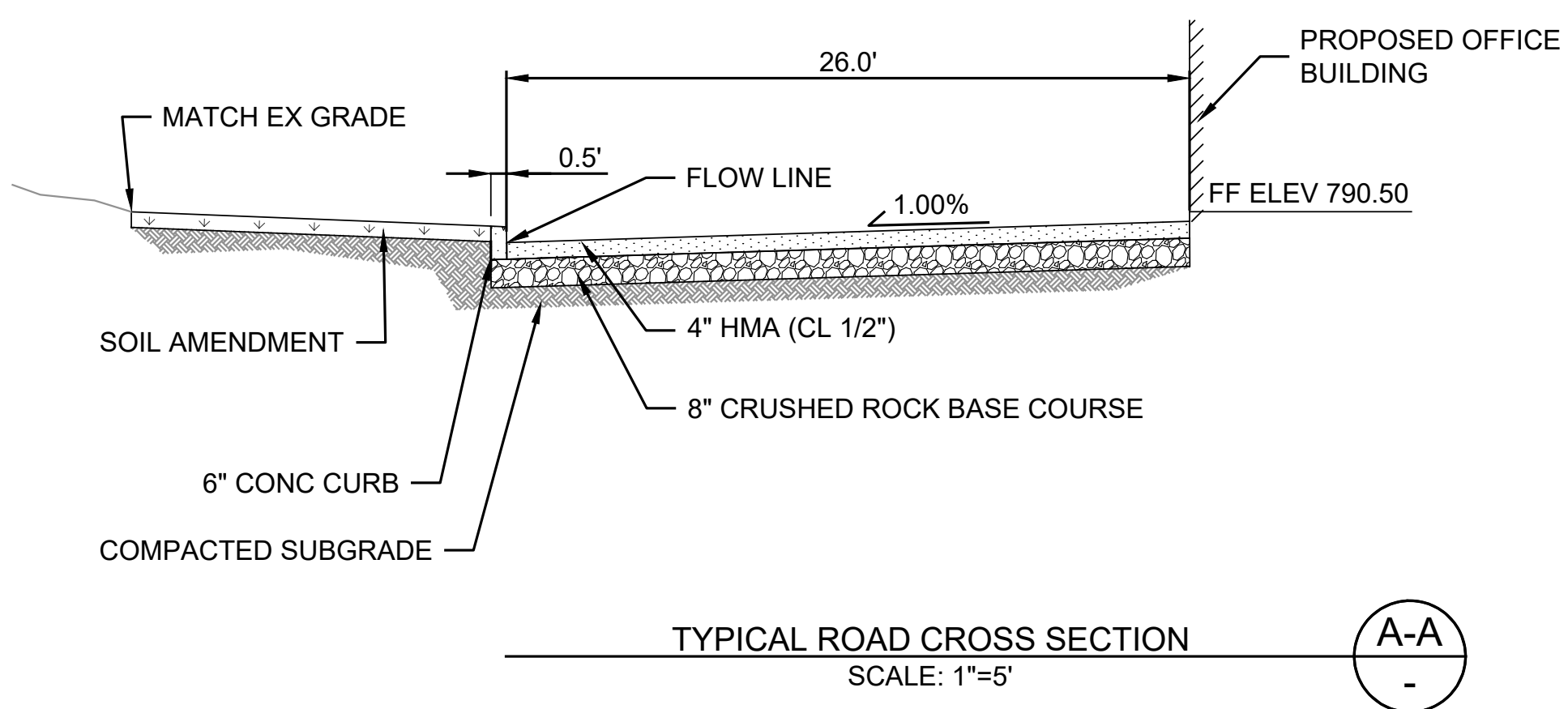
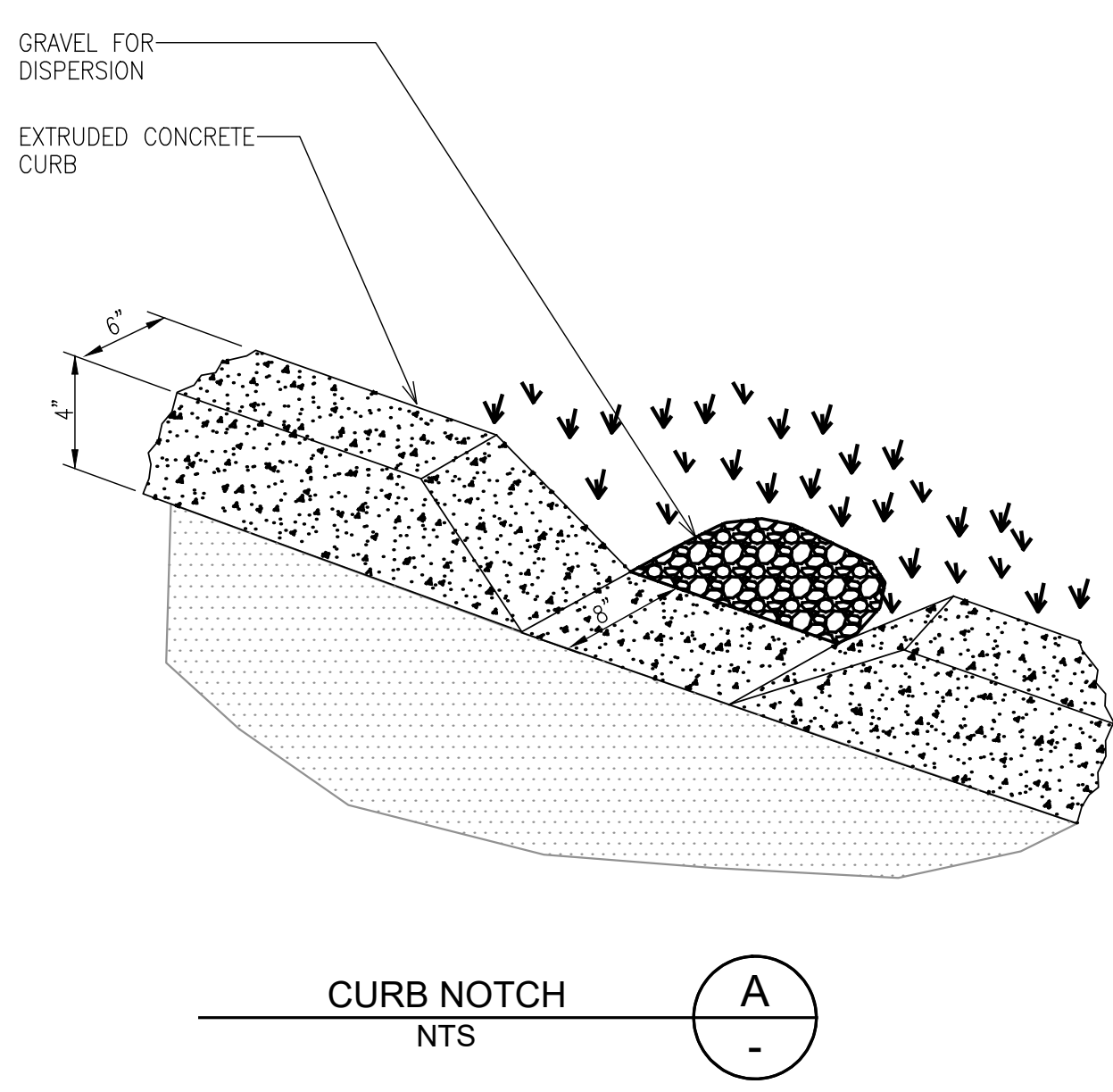
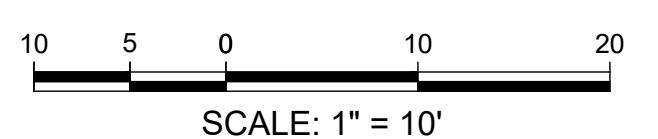
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FILE LOCATION: Z:\SHARED\PROJECTS\2024\1410\0639.00 - HELION ENERGY\CHELAN COUNTY\RAWINGS\24\0639.00 - CIVIL PLANS.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: ERIC SCHLOSSER
PRINCIPAL ES PROJECT MANAGER ES DESIGNED BY: RY DRAWN BY: RY CHECKED BY: ES



FLOW LINE PROFILE - STA: 10+00.00 - 12+76.07



GRADING DETAILS
SCALE: AS NOTED

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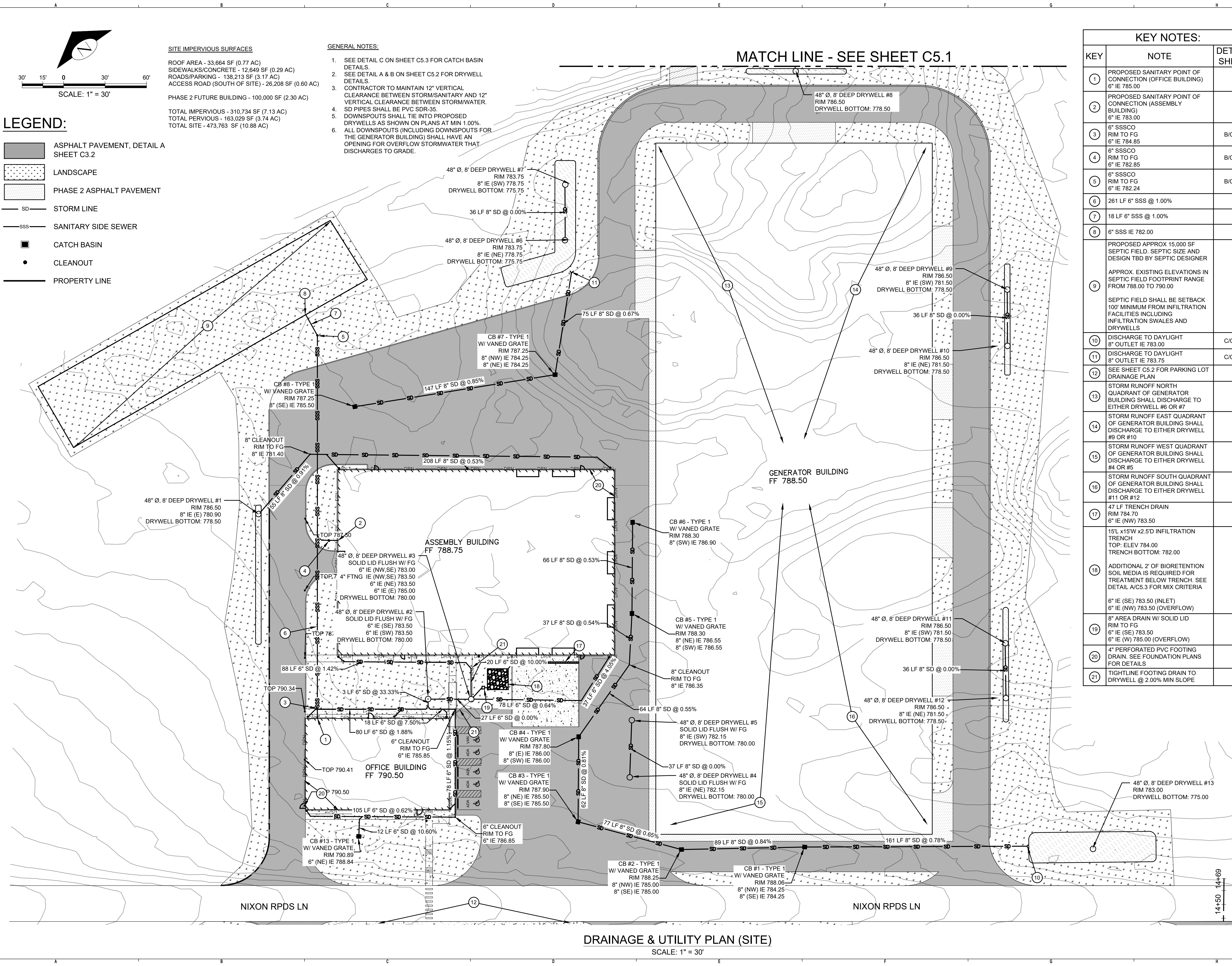
HELION ENERGY
NIXON RPLS LN
CHELAN COUNTY, WA 98828
2410.0639.00

PERMIT PLAN

GRADING DETAILS

DATE: 3/21/2025
PLAN NUMBER:
C4.3
SHEET 14 OF 20

FILE LOCATION: J:\SHARED\PROJECTS\CHILAN COUNTY\RAINWATER\SCHEMATIC\ACTIVITY\HELION ENERGY - CIVIL PLANS.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: ERIC SCHLOSSER
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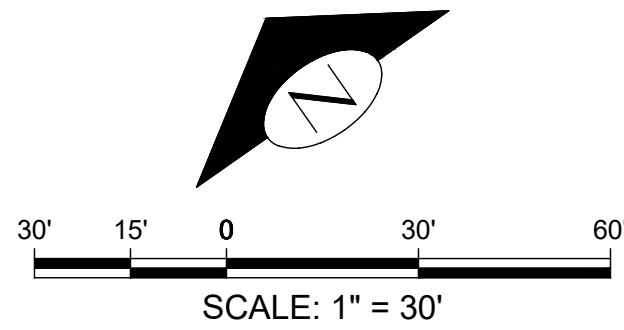
PERMIT PLAN

**DRAINAGE & UTILITY
PLAN (SITE)**

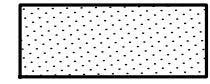
DATE: 3/21/2025
PLAN NUMBER:

C5.0
SHEET 15 OF 20

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PRINCIPAL ES PROJECT MANAGER ES DESIGNED BY: RY DRAWN BY: RY CHECKED BY: ES



LEGEND:



GRAVEL

SITE IMPERVIOUS SURFACES

GRAVEL PAD - 55,600 SF (1.28 AC)

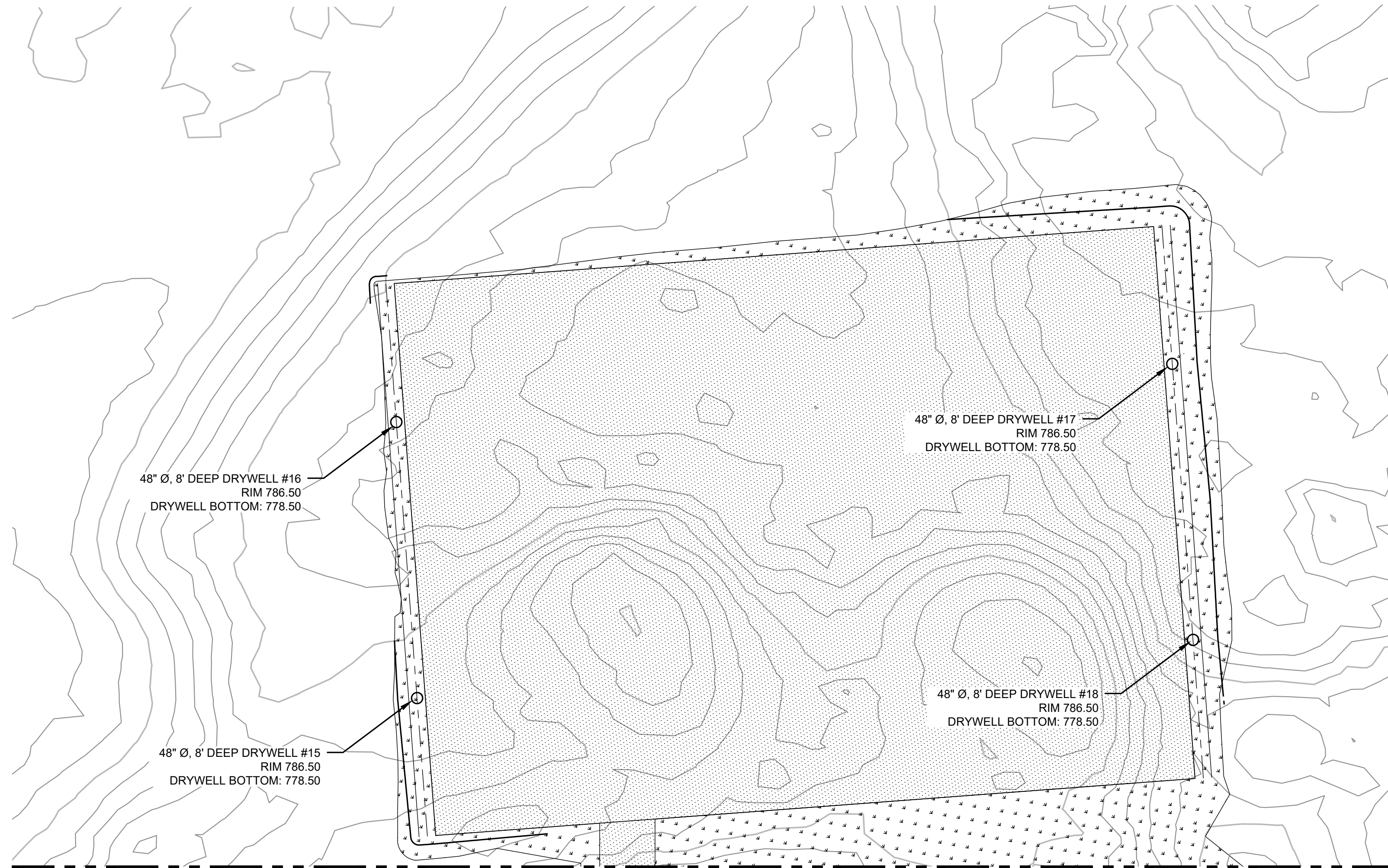
TOTAL IMPERVIOUS - 55,600 SF (1.28 AC)

TOTAL PERVIOUS - 8,136 SF (0.19 AC)

TOTAL SITE - 63,736 SF (1.46 AC)

GENERAL NOTES:

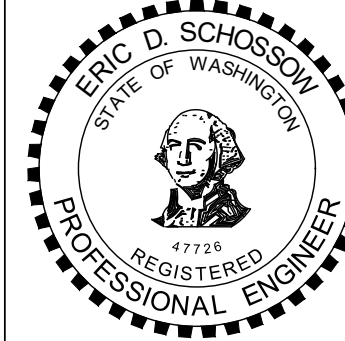
1. SEE DETAIL C ON SHEET C5.3 FOR CATCH BASIN DETAILS.
2. SEE DETAIL A & B ON SHEET C5.2 FOR DRYWELL DETAILS.
3. CONTRACTOR TO MAINTAIN 12" VERTICAL CLEARANCE BETWEEN STORM/SANITARY AND 12" VERTICAL CLEARANCE BETWEEN STORM/WATER.
4. SD PIPES SHALL BE PVC SDR-35.
5. DOWNSPOUTS SHALL TIE INTO PROPOSED DRYWELLS AS SHOWN ON PLANS AT MIN 1.00%.
6. ALL DOWNSPOUTS (INCLUDING DOWNSPOUTS FOR THE GENERATOR BUILDING) SHALL HAVE AN OPENING FOR OVERFLOW STORMWATER THAT DISCHARGES TO GRADE.



MATCH LINE - SEE SHEET C5.0

DRAINAGE & UTILITY PLAN (PAD)

SCALE: 1" = 30'



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NIXON RPD5 LN
CHELAN COUNTY, WA 98828
2410.0639.00

PERMIT PLAN

**DRAINAGE & UTILITY
PLAN (PAD)**

DATE: 3/21/2025

PLAN NUMBER:

C5.1

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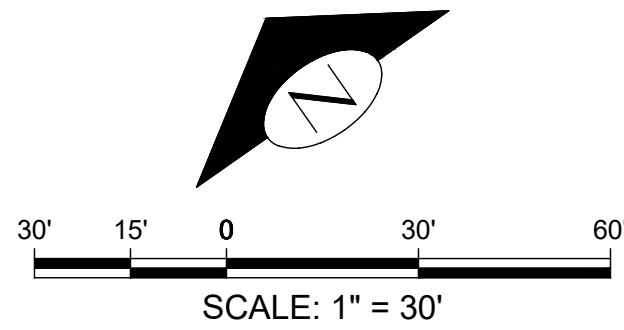
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BASE MAP/TOPOGRAPHY PROVIDED BY OTHERS. FACET CANNOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS. FACET CANNOT BE HELD LIABLE FOR ANY OTHER EXISTING FEATURES AND CONDITIONS IF CONDITIONS ARE NOT AS SHOWN AND/OR PLANS CANNOT BE CONSTRUCTED AS SHOWN. CONTACT FACET PRIOR TO CONSTRUCTION.

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PRINCIPAL ES PROJECT MANAGER ES DESIGNED BY: RY DRAWN BY: RY CHECKED BY: ES



KEY NOTES:		
KEY	NOTE	DETAIL/ SHEET
①	DISCHARGE TO DAYLIGHT 8" OUTLET IE 788.50	C/C5.1
②	SEE SHEET C5.0 FOR SITE DRAINAGE PLAN	-
③	34 LF 8" CULVERT @ 0.50% SEE GRADING PLAN FOR INVERT ELEVATIONS	-

LEGEND:

	ASPHALT PAVEMENT, DETAIL A SHEET C3.1
	LANDSCAPE
	PHASE 2 ASPHALT PAVEMENT
	STORM LINE
	SANITARY SIDE SEWER
	CATCH BASIN
	CLEANOUT
	PROPERTY LINE

SITE IMPERVIOUS SURFACES

ROOF AREA - 33,664 SF (0.77 AC)
SIDEWALKS/CONCRETE - 12,649 SF (0.29 AC)
ROADS/PARKING - 138,213 SF (3.17 AC)
ACCESS ROAD (SOUTH OF SITE) - 26,208 SF (0.60 AC)

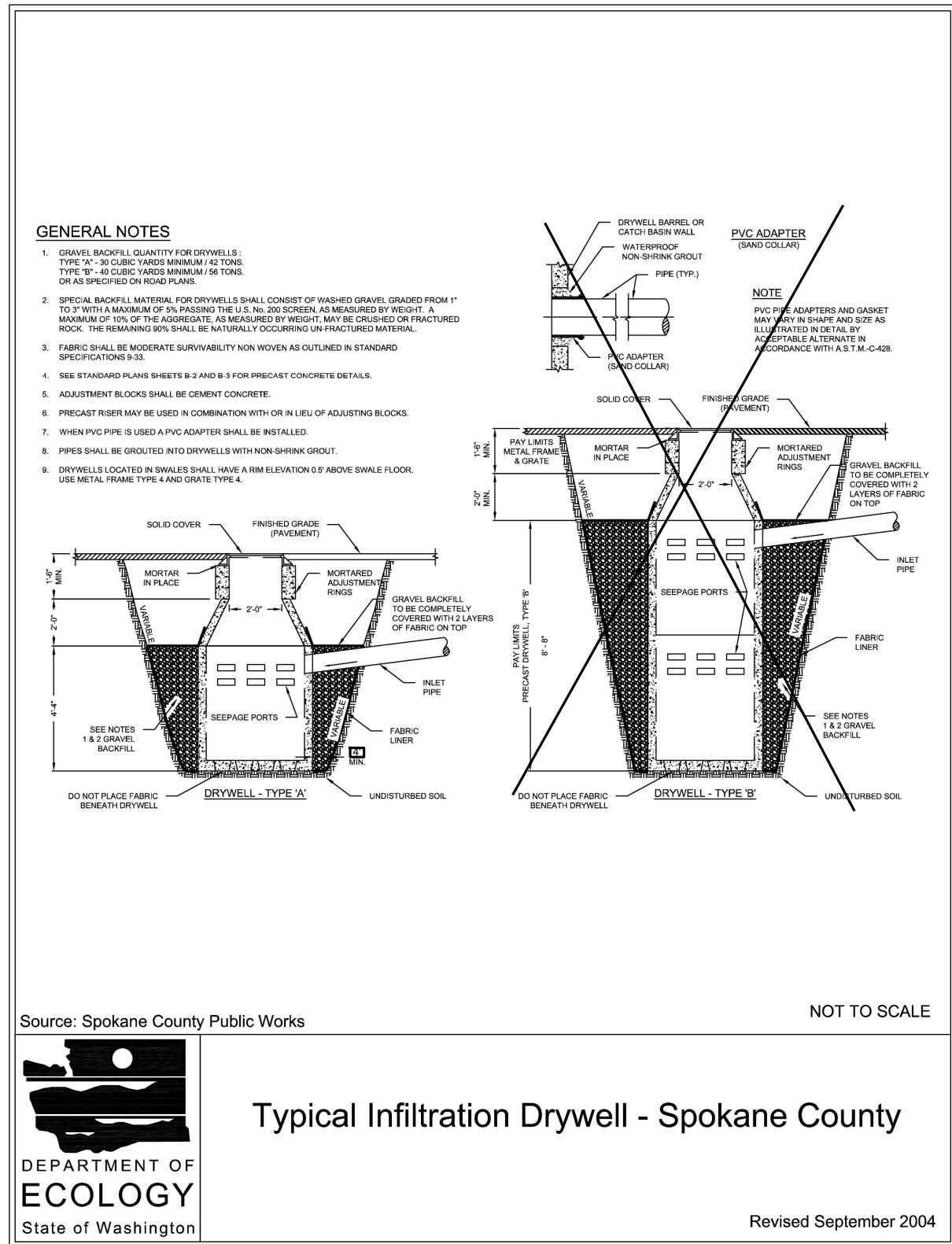
PHASE 2 FUTURE BUILDING - 100,000 SF (2.30 AC)

TOTAL IMPERVIOUS - 310,734 SF (7.13 AC)
TOTAL PERVIOUS - 163,029 SF (3.74 AC)
TOTAL SITE - 473,763 SF (10.88 AC)

GENERAL NOTES:

- SEE DETAIL C ON SHEET C5.2 FOR CATCH BASIN DETAILS.
- SEE DETAIL A & B ON SHEET C5.1 FOR DRYWELL DETAILS.
- CONTRACTOR TO MAINTAIN 12" VERTICAL CLEARANCE BETWEEN STORM/SANITARY AND 12" VERTICAL CLEARANCE BETWEEN STORM/WATER. SD PIPES SHALL BE PVC SDR-35. DOWNSPOUTS SHALL TIE INTO PROPOSED DRYWELLS AS SHOWN ON PLANS AT MIN 1.00%.

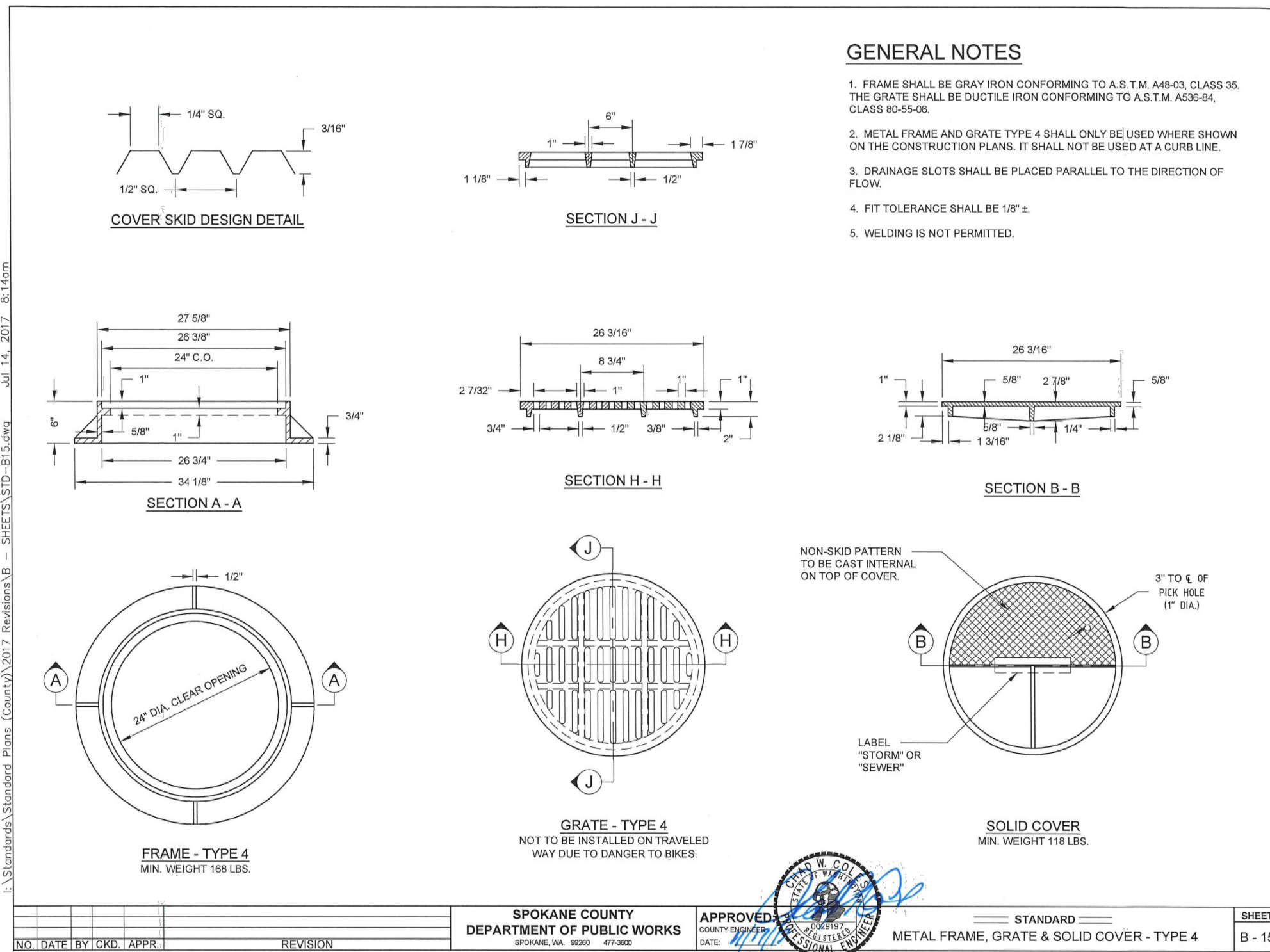
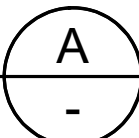
Figure 6.29: Typical Infiltration Drywell – Spokane County



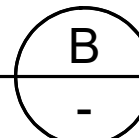
2024 Stormwater Management Manual for Eastern Washington

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DRYWELL
NTS

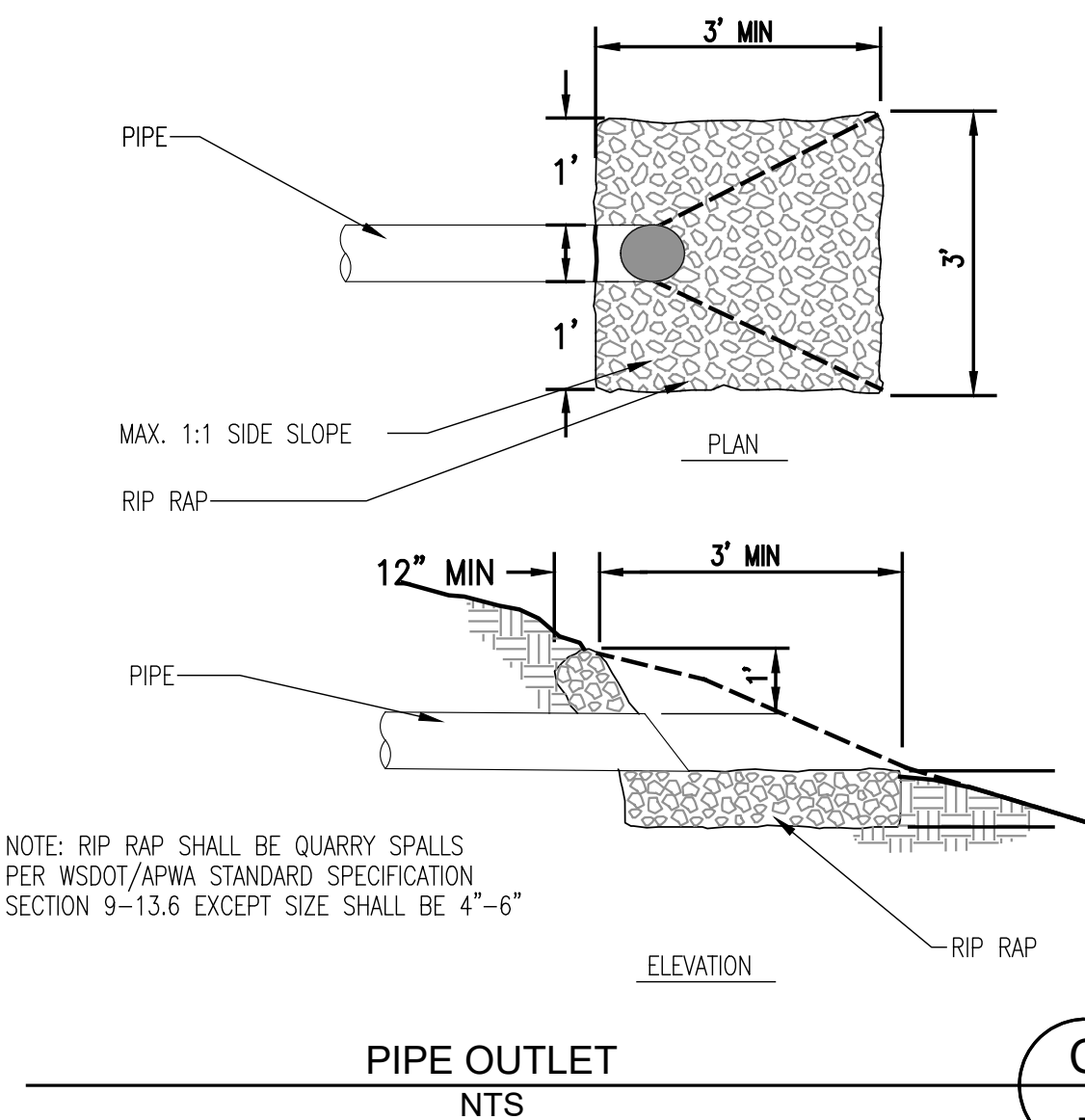


METAL FRAME, GRATE, AND SOLID COVER - TYPE 4
NTS

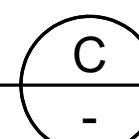


DRAINAGE & UTILITY PLAN (PARKING LOT)

SCALE: 1" = 30'



PIPE OUTLET
NTS



NO.

DATE

BY

REVISION

ERIC O. SCHLOSSER

STATE OF WASHINGTON

REGISTERED

PROFESSIONAL CIVIL ENGINEER

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CHELAN COUNTY, WA 98828

2410.0639.00

PERMIT PLAN

DRAINAGE & UTILITY

PLAN (PARKING LOT)

DATE: 3/21/2025

PLAN NUMBER:

C5.2

SHEET 17 OF 20

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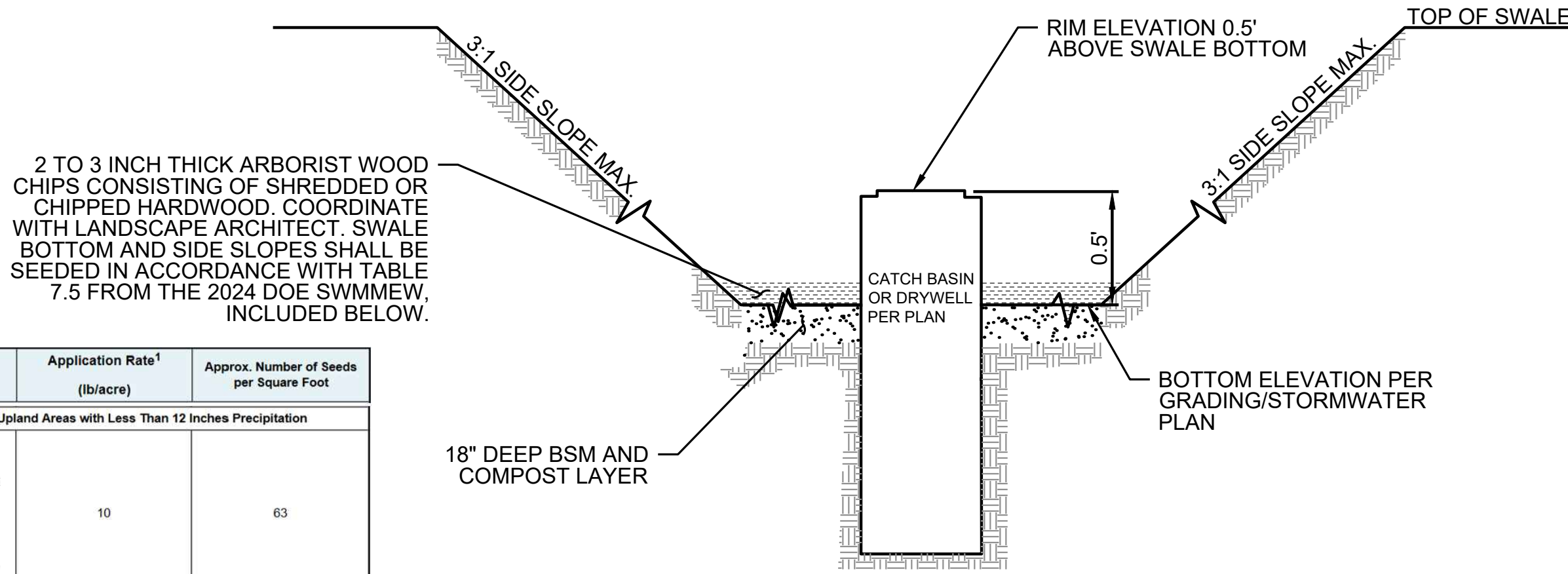
FEDERAL WAY | KIRKLAND | MOUNT VERNON | SEATTLE | SPOKANE | WHIDDEY ISLAND

FILE LOCATION: \\S:\SHARED\PROJECTS\TDC\2024\410\0639.00 - HELION ENERGY\CHELAN COUNTY\DRAWINGS\CA\ARCHITECTURE\HELIUM\ENERGY - CIVIL PLANS\DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: ERIC SCHLOSSER
PRINCIPAL ES PROJECT MANAGER ES DESIGNED BY: RY DRAWN BY: RY CHECKED BY: ES

DRAWN BY: FEERN LIDDELL

Seed Mix (percentages by weight)	Application Rate ¹ (lb/acre)	Approx. Number of Seeds per Square Foot
Permanent Seed Mixes: Upland Areas with Less Than 12 inches Precipitation		
Mix "A"		
• (70%) Crested or Siberian wheatgrass (toughly, coarse soils) (I)	10	63
• (20%) Indian ricegrass (sandy soil) (N)		
• (10%) Big bluegrass (N) or needle and thread grass (N)		
Mix "B"		
• (70%) Bluebunch wheatgrass (N)	9	56
• (11%) Sheep fescue (I)		
• (11%) Big bluegrass (N) or needle and thread grass (N)		
Mix "C"	9	64
• (89%) Thickspike wheatgrass (N)		
• (11%) Sheep fescue (I)		

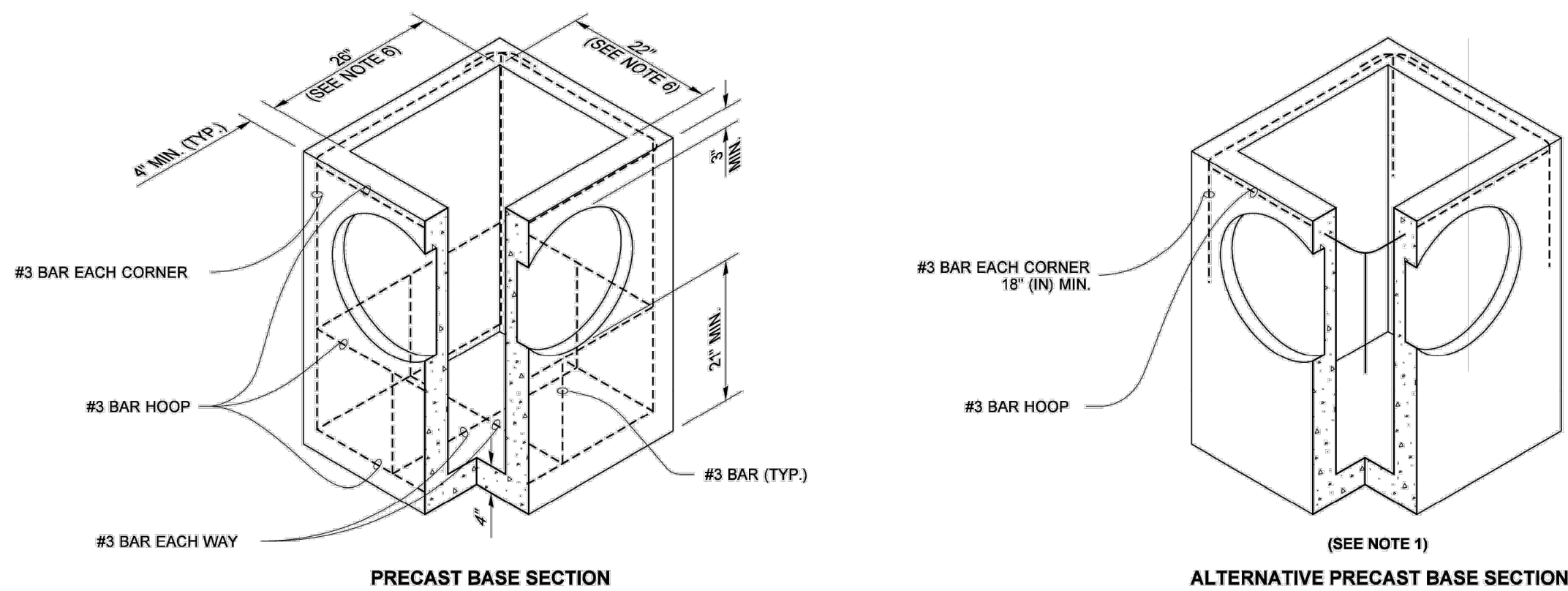
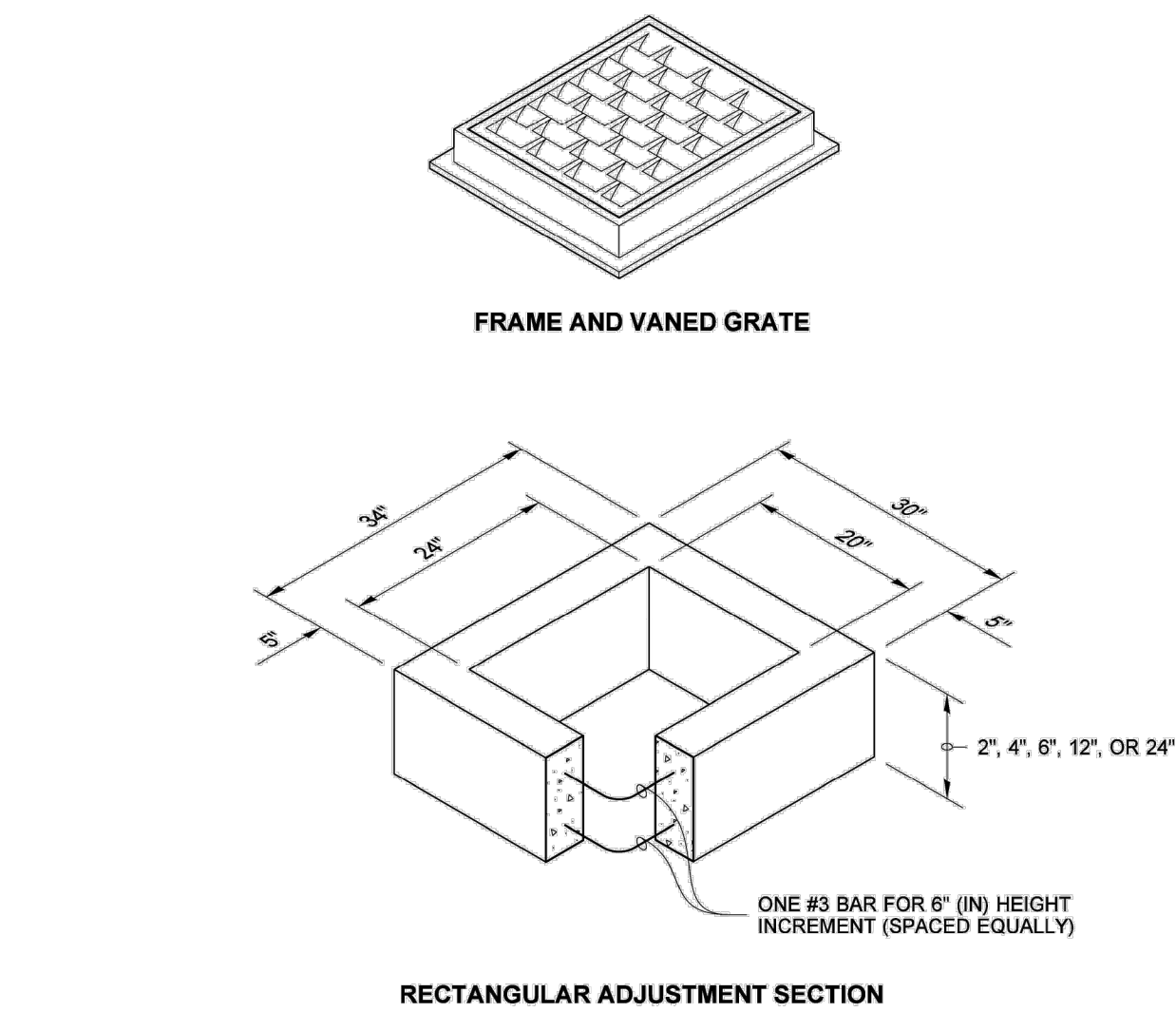
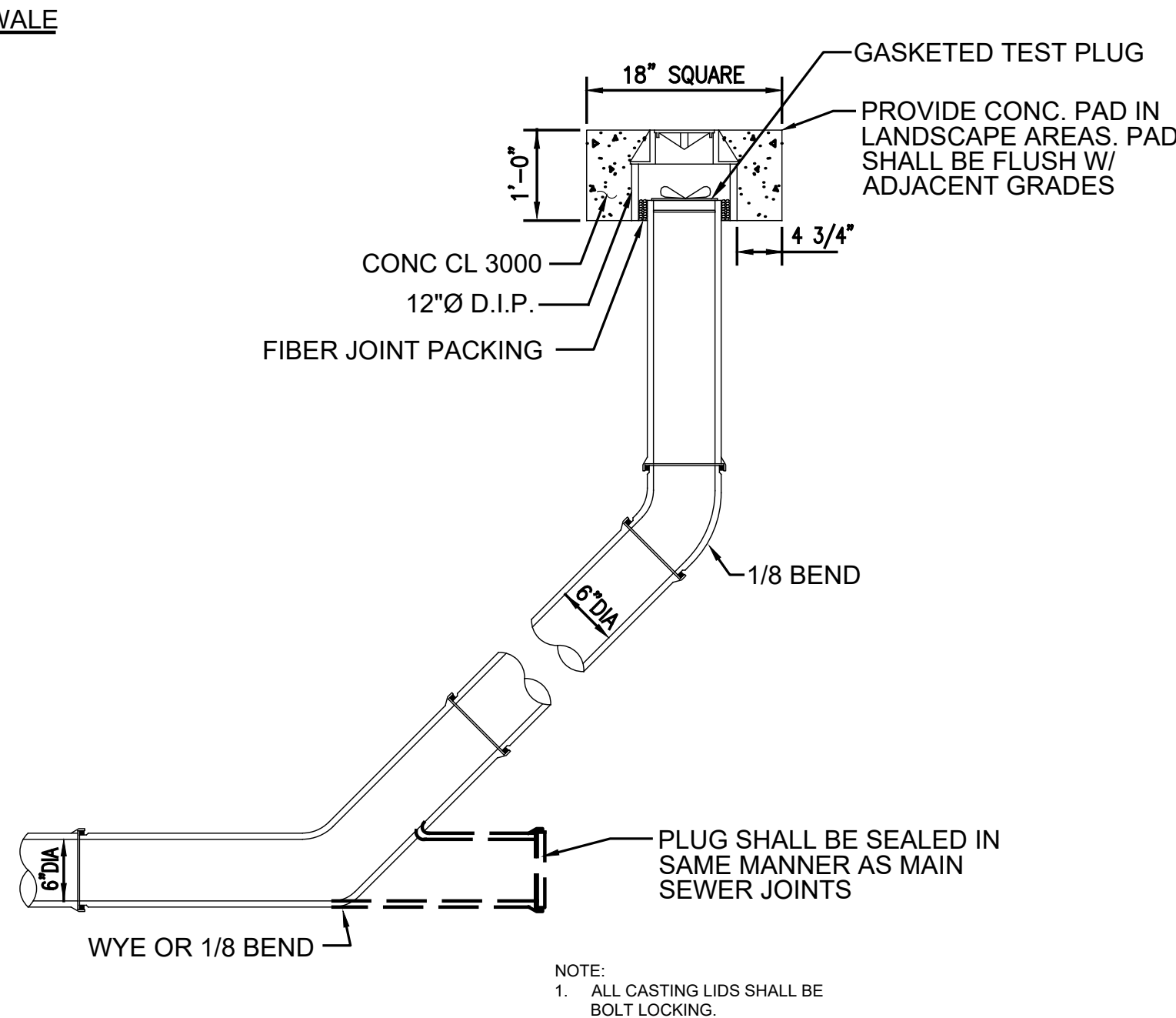
Notes:
¹Sterile wheat x wheatgrass hybrid
(N) = native plant species
(I) = introduced, nonnative plant species
1. For the permanent seed mixes, drilled seeding rates are given in lb/acre. Double the rates if the method of application is broadcast or hydrosseed.
2. Consideration should be given to the traffic hazard for wildlife when selecting food species for roadside stabilization.
3. Mixtures are expressed as pure live seed (PLS).



- COMPOST REQUIREMENTS:
1. THE PH SHALL BE BETWEEN 6.0 AND 8.50.
 2. MANUFACTURED INERT MATERIAL (CONCRETE, CERAMICS, METAL, ETC.) SHALL BE LESS THAN 1.0% BY WEIGHT. FILM PLASTICS SHALL BE 0.1% OR LESS BY DRY WEIGHT.
 3. MINIMUM ORGANIC CONTENT SHALL BE 40 TO 60% BY DRY WEIGHT PER LOSS ON IGNITION ORGANIC MATTER METHOD.
 4. SOLUBLE SALT CONTENTS SHALL BE LESS THAN 5.0MMHOS/CM.
 5. MATURITY SHALL BE GREATER THAN 80%.
 6. STABILITY SHALL BE 7 OR BELOW.
 7. CARBON TO NITROGEN RATIO SHALL BE BETWEEN 25:1 TO 35:1.

BSM MINERAL AGGREGATE GRADATION U.S. STANDARD SIEVE	
SIEVE SIZE	% PASSING
2	100
4	95-100
10	75-95
40	25-40
100	4-10
200	2-5

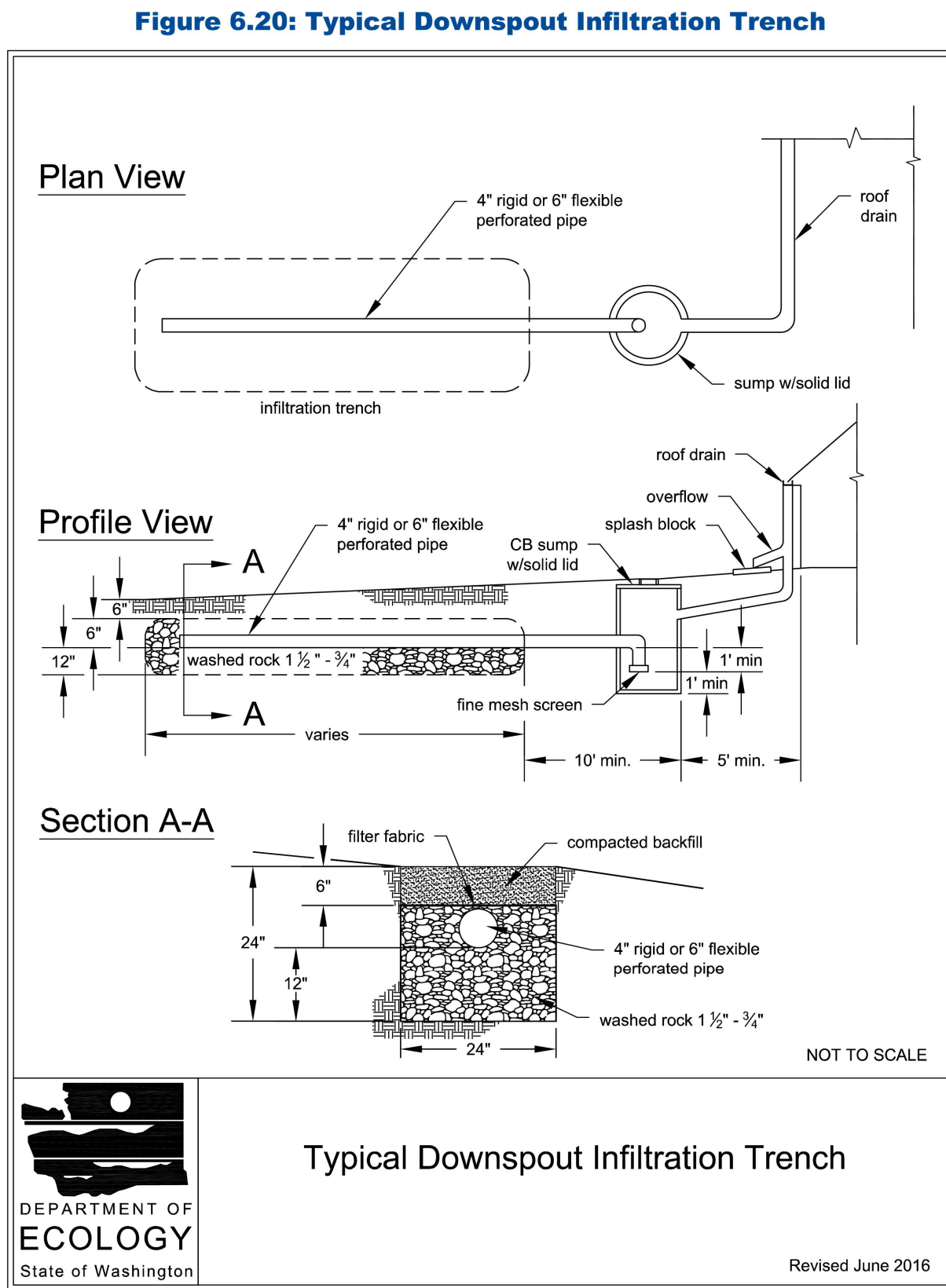
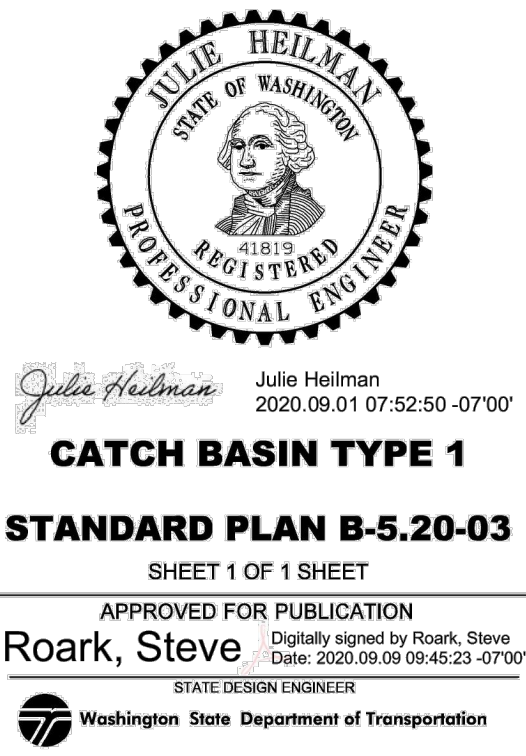
- BIO-RETENTION SOIL MEDIA (BSM):
1. THE FOLLOWING PROVIDES GUIDELINES FOR ECOLOGY APPROVED BSM. IF THE BSM IS VERIFIED TO MEET THE MINERAL AGGREGATE GRADATION AND COMPOST GUIDELINES BELOW THEN NO LABORATORY INFILTRATION TESTING IS REQUIRED.
 2. THE BIO-RETENTION SOIL MEDIA SHALL BE A WELL BLENDED MIXTURE OF 2 PARTS FINE COMPOST (APPROXIMATELY 35 TO 40 PERCENT) BY VOLUME AND 3 PARTS MINERAL AGGREGATE (APPROXIMATELY 60 TO 65 PERCENT) BY VOLUME. THE MIXTURE SHALL BE WELL BLENDED TO PRODUCE A HOMOGENEOUS MIX, AND HAVE AN ORGANIC MATTER CONTENT OF 5 TO 10 PERCENT DETERMINED USING THE LOSS ON IGNITION METHOD.
 3. WHEN USING APPROVED BSM GUIDELINES PROVIDED K₁₀ SHALL BE 6 INCHES PER HOUR. A SAFETY FACTOR OF 2 TO 4 MUST BE APPLIED RESULTING IN A DESIGN RATE OF 1.50 TO 3.00 INCHES PER HOUR.
 4. WELL GRADED SAND FOR BSM SHALL HAVE THE FOLLOWING GRADATION COEFFICIENTS. COEFFICIENT OF UNIFORMITY(CU) EQUAL TO OR GREATER THAN 4 AND COEFFICIENT OF CURVE (CC) GREATER THAN OR EQUAL TO 1 AND LESS THAN OR EQUAL TO 3.
 5. 2 TO 4 PERCENT PASSING 200 SIEVE IS IDEAL FINES AND SHALL NOT EXCEED 5 PERCENT.
 6. CONTRACTOR SHALL SEND SOIL SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
 7. CATION EXCHANGE CAPACITY MUST BE GREATER THAN OR EQUAL TO 15 MILLIEQUIVALENTS/100G DRY SOIL.



PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP ★ (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

★ CORRUGATED POLYETHYLENE STORM SEWER PIPE

- NOTES
1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
 2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
 3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
 4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
 5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
 6. The opening shall be measured at the top of the **Precast Base Section**.
 7. All pickup holes shall be grouted full after the basin has been placed.



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INFILTRATION TRENCH
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PERMIT PLAN

DRAINAGE & UTILITY
DETAILS

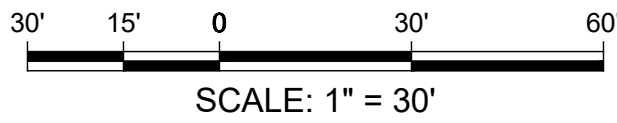
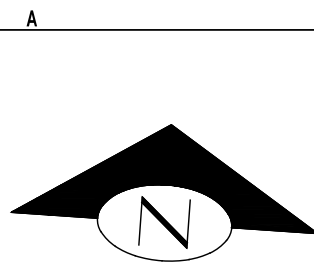
DATE: 3/21/2025

PLAN NUMBER:

C5.3

SHEET 18 OF 20

FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\2024\10\10\0639.00_HELION ENERGY\CHELAN COUNTY\DRAWINGS\AD-ARCHITECTURE\HELION ENERGY - CIVIL PLANS.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: ERIC SCHLOSSER
PRINCIPAL ES PROJECT MANAGER ES DESIGNED BY: RY DRAWN BY: RY CHECKED BY: ES



KEY NOTES:

KEY	NOTE	DETAIL/ SHEET
1	MATCH EX GRADE AT COLOCUM RD	-
2	35' RADIUS	-
3	22' WIDTH ASPHALT PRIVAT RURAL ACCESS ROAD CLASS 2. SEE DETAIL C-C THIS PAGE FOR TYPICAL SECTION	-
4	MAX 15% SLOPE LANDSCAPING ADJACENT TO SOUTH SIDE OF ROAD (TYP)	-
5	MAX 2:1 SLOPE LANDSCAPING ADJACENT TO NORTH SIDE OF ROAD (TYP)	-
6	APPROX. CENTER OF COLOCUM RD AND PRIVATE RURAL ROAD INTERSECTION N:123084.28 E:1820531.89	-
7	STORMWATER FLOW PATH (TYP)	-
8	HISTORIC NATIVE AMERICAN ROAD	-
8	50FT SETBACK FROM HISTORIC NATIVE AMERICAN ROAD	-

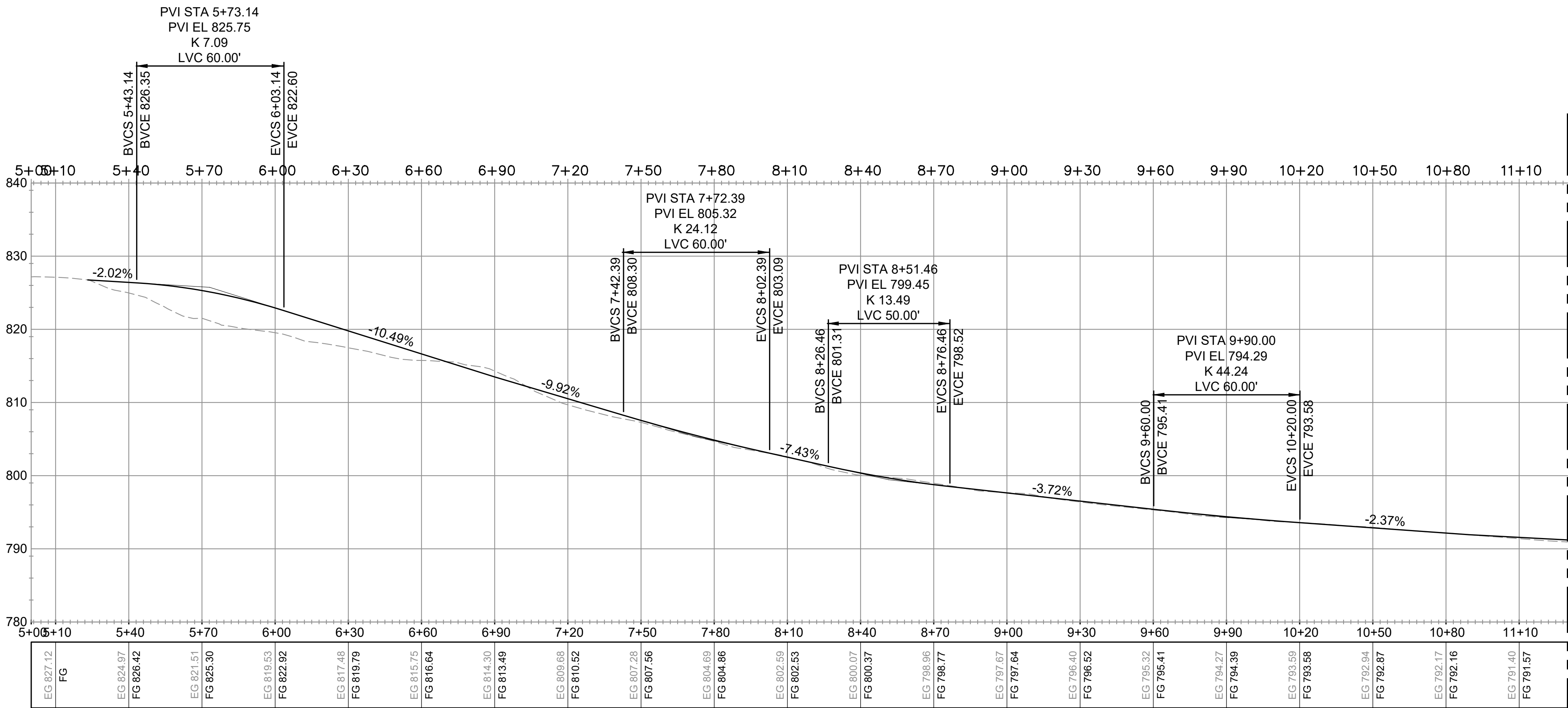
LEGEND:

	ASPHALT, SEE DETAIL C-C/SHEET C6.0
	LANDSCAPE

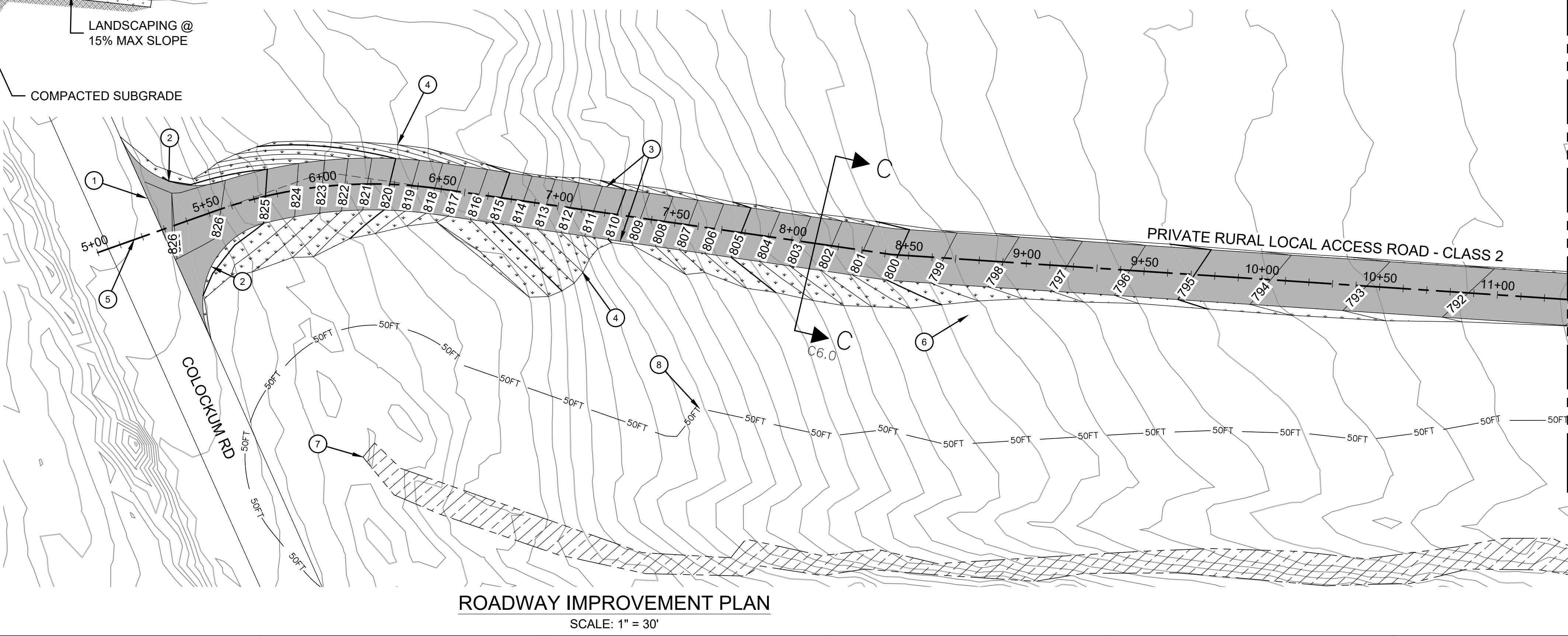
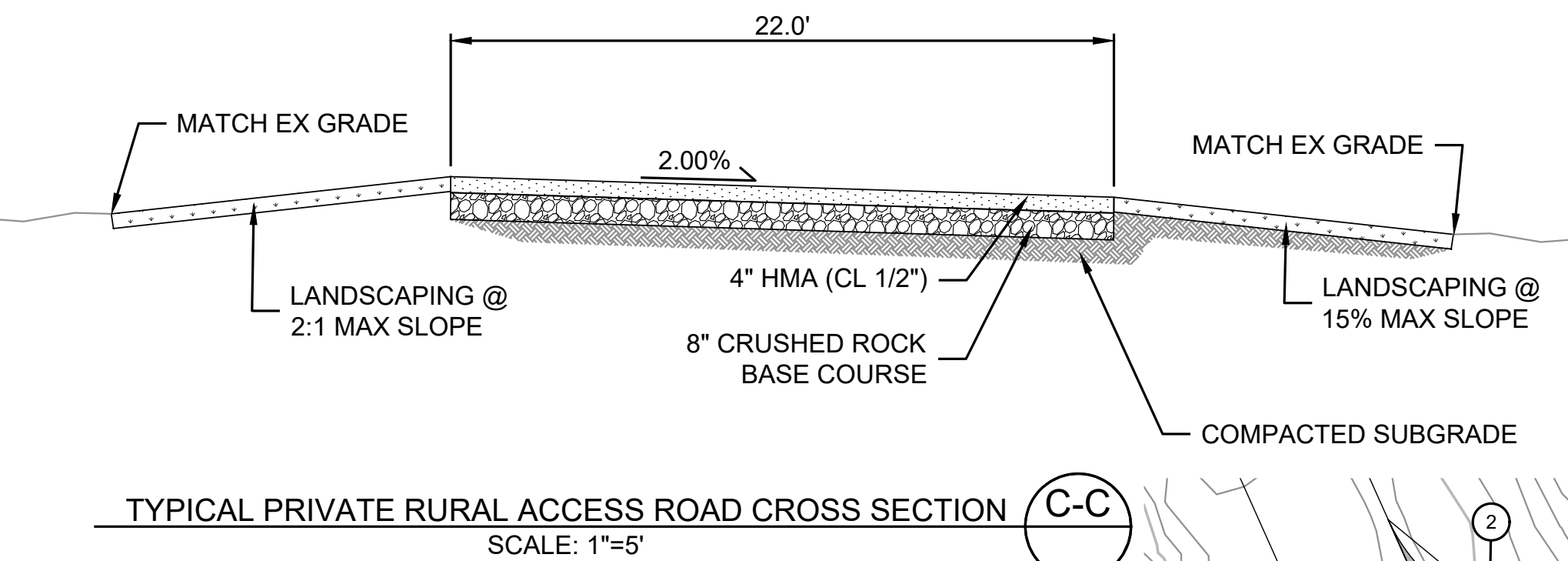
GRADING QUANTITIES:

FILL: 546 CY
CUT: 146 CY
NET FILL: 400 CY

CUT AND FILL QUANTITIES ARE APPROXIMATED USING CIVIL 3D SOFTWARE AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION



MATCH LINE - SEE SHEET C6.1



MATCH LINE - SEE SHEET C6.1

NO.

DATE

BY

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1

2

3

4

5

6

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ROADWAY IMPROVEMENT PLAN

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SHEET 19 OF 20

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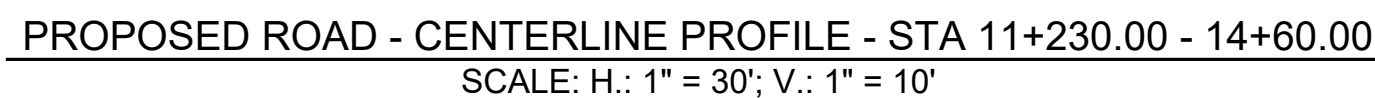
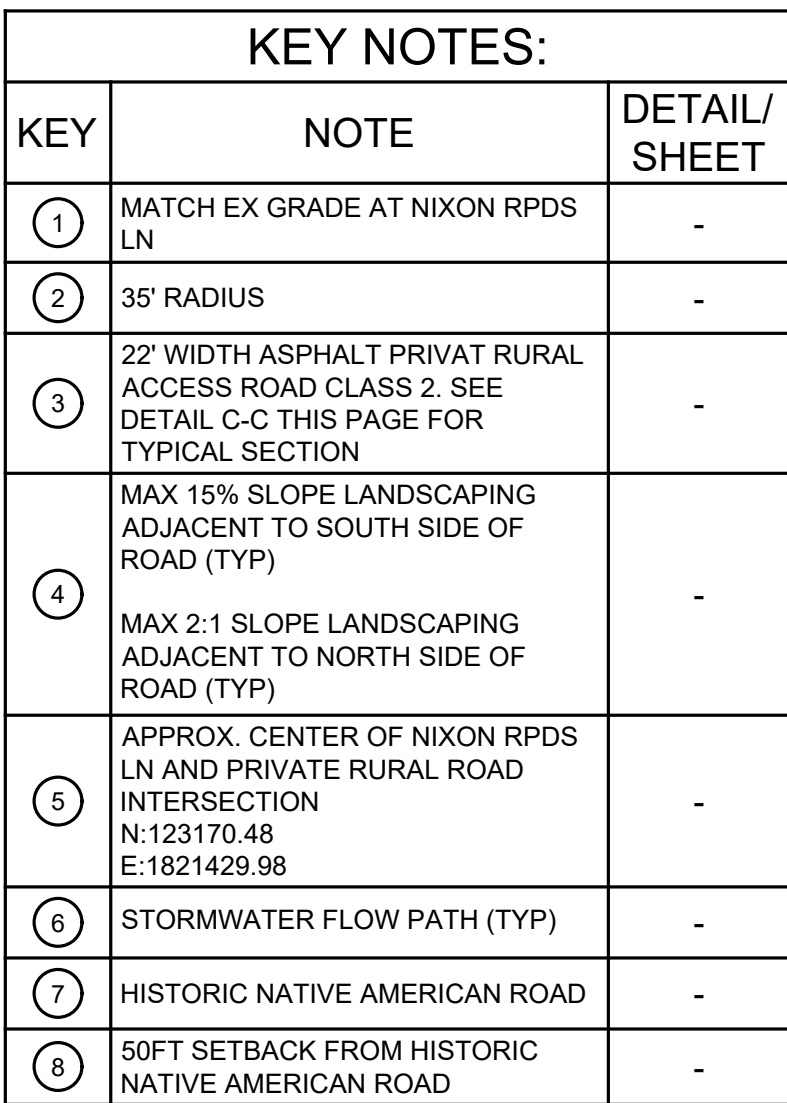
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SHEET 20 OF 20

FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\2024\1024\062630_01\JELON ENERGY-CHELAN COUNTY\DRAWINGS\CA-REIT\ACTIVE\JELON ENERGY - CIVIL PLANS.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00" X 48.00" INCHES) - LAST MODIFIED BY: ERIC SCHLOSS