

# PSC BUSINESS PARK EARTHWORK & MASS GRADING - PH. 2

S 1/2 OF S13 & N 1/2 OF S24, T09N, R29E  
 PARCELS 19 - 21, 31 - 39, & 43

## HORIZONTAL DATUM

WASHINGTON STATE PLANE COORDINATE SYSTEM  
 SOUTH ZONE (4602)  
 NAD83 (2011) (EPOCH: 2010.0000)  
 US SURVEY FOOT

THIS IS A GROUND DRAWING. TO CONVERT GRID, MULTIPLY BY A SCALE FACTOR OF 0.99991485 ABOUT NGS PRIMARY AIRPORT CONTROL STATION (PCS C), MSI CONTROL POINT 207.

NGS DATA SHEET INFORMATION:  
 PACS (PRIMARY AIRPORT CONTROL STATION)  
 AD9547 DESIGNATION - PSC C  
 AD9547 PID - AD9547

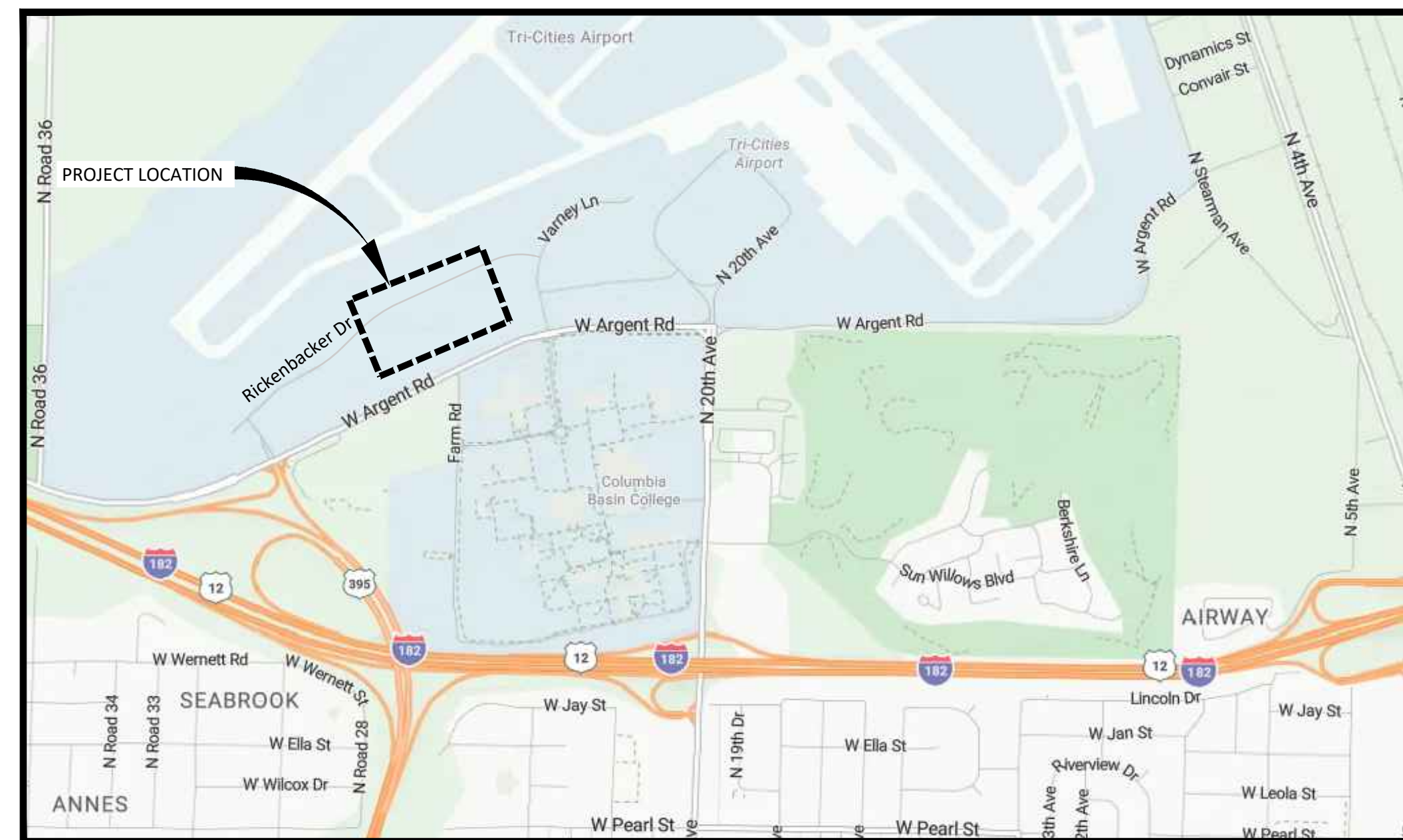
NAD83 (2011) EPOCH: 2010.00  
 NORTHING: 340,962.96  
 EASTING: 1,992,832.38

## VERTICAL DATUM

THE ELEVATIONS SHOWN ON THIS MAP ARE NAVD88 DATUM HOLDING NGS PRIMARY AIRPORT CONTROL STATION (PCS C), MSI CONTROL POINT 207.

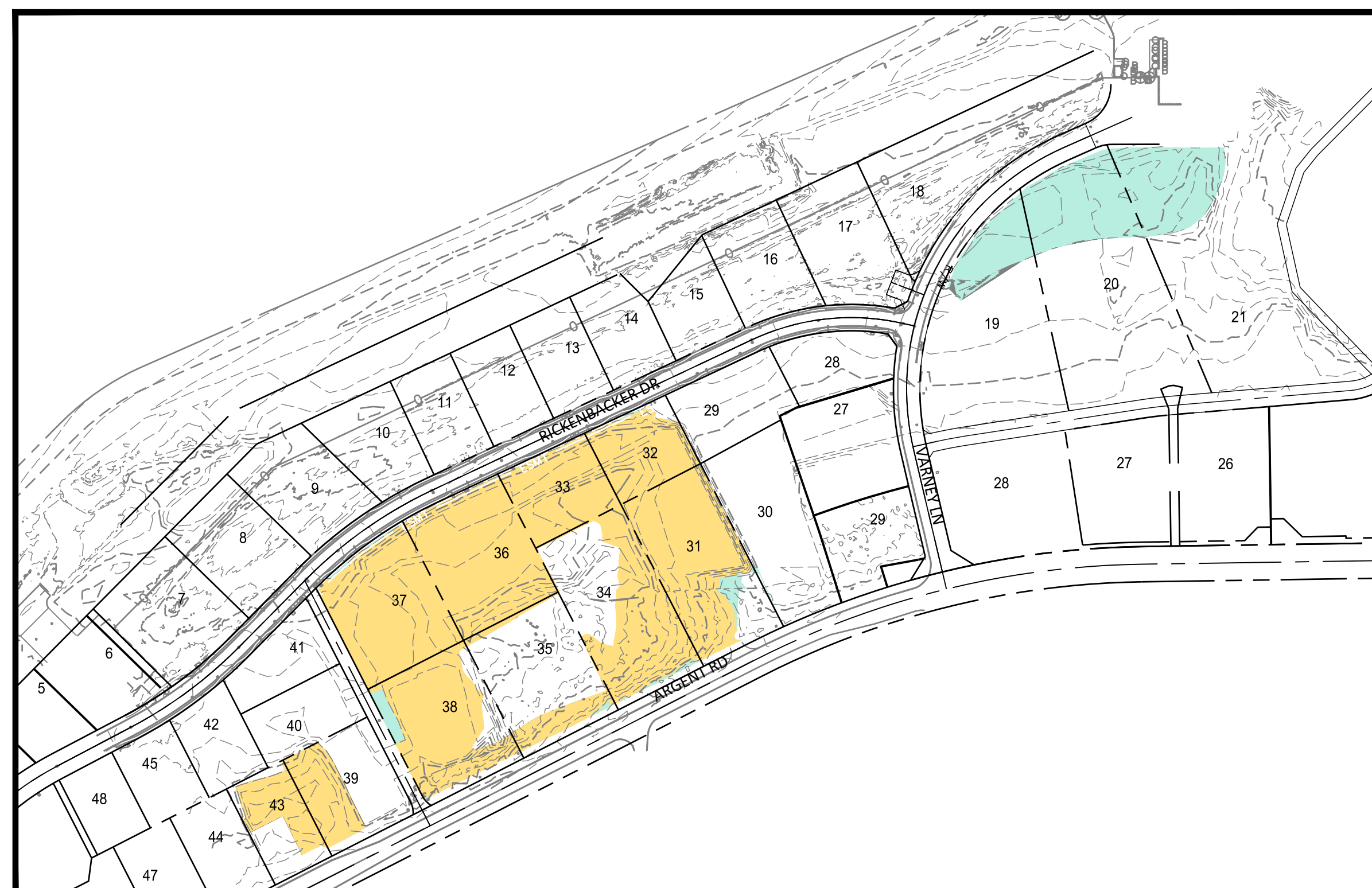
NGS DATA SHEET INFORMATION:  
 PACS (PRIMARY AIRPORT CONTROL STATION)  
 AD9547 DESIGNATION - PSC C  
 AD9547 PID - AD9547

NAVD88 ORTHO HEIGHT: 122.38 (METERS) = 401.51 FEET



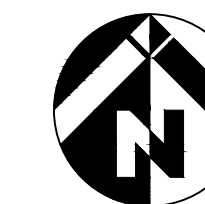
VICINITY MAP

NO SCALE



SITE MAP

1" = 250'



## PROJECT ENGINEER



ENERGY PUBLIC WORKS LAND DEVELOPMENT  
 www.mackaysposito.com

1110 OSPREY POINTE BLVD, SUITE 105  
 PASCO, WA 99301

RUSS CHRISMAN, P.E.  
 PROJECT MANAGER  
 (509) 374-4248  
 RCHRISMAN@MACKAYSPOSITO.COM

## OWNER/DEVELOPER



3601 N 20TH AVE  
 PASCO, WA 99301

DON FALEY  
 DEPUTY AIRPORT DIRECTOR  
 TRI-CITIES AIRPORT  
 (509) 537-0511  
 DONFALEY@PORTOFPASCO.ORG

## SHEET INDEX

SHEET NO.	SHEET TITLE
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G02	LEGEND & ABBREVIATIONS
G03	GENERAL NOTES
E01 - E02	EROSION CONTROL PLAN
E03	EROSION CONTROL DETAILS
C01	MASS GRADING
C02	BORROW PIT SITE & TRAFFIC CONTROL PLAN

PSC BUSINESS PARK EARTHWORK & MASS GRADING - PH. 2  
 PASCO, FRANKLIN COUNTY, WA

COVER SHEET  
 S 1/2 OF S13 & N 1/2 OF S24, T09N, R29E

REVISIONS:

JOB NO.: 17826  
 DATE: OCTOBER 2025  
 SCALE: AS SHOWN  
 DESIGNED BY: RC  
 DRAWN BY: PS  
 CHECKED BY: RC

BID SET

G01

NO. 1 OF 8

FILE: K:\17826 MASS GRADING PHASE 2 PSC BUSINESS PARK\500 DESIGN\502 DRAWINGS\SHEETS\17826\_G01\_COVER.DWG



Know what's below.  
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**GENERAL NOTES**

MISCELLANEOUS:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST REVISION OF THE CITY OF PASCO STANDARD SPECIFICATIONS AND DETAILS AND THE 2024 EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (SWSS). PLEASE CONFIRM THAT YOU HAVE THE LATEST SET OF STANDARD SPECS AND DETAILS BY VISITING THE CITY'S WEB PAGE.
2. IF THE CITY INSPECTOR OR ENGINEER(S) OR OWNERS REPRESENTATIVE HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES, A "STOP WORK" ORDER MAY BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY THE CITY ENGINEERING STAFF.
3. THE CONTRACTOR SHALL NOT EXCAVATE OVER FOUR FEET IN DEPTH WITHOUT USING ADEQUATE SAFETY MEASURES. THE CONTRACTOR IS REFERRED TO TITLE 296 W.A.C. PART N FOR EXCAVATION, TRENCHING, AND SHORING REQUIREMENTS.
4. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL LEAVE THE PROJECT AREA FREE OF DEBRIS AND UNUSED MATERIAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
6. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF WASHINGTON AND BONDED TO DO WORK IN THE PUBLIC RIGHT-OF-WAY.
7. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HAVE A CURRENT CITY OF PASCO BUSINESS LICENSE.
8. FOR CITY OF PASCO FACILITIES THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION DEFICIENCIES FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE CITY OF PASCO.
9. THE CONTRACTOR SHALL CALL 1-800-424-5555 OR "811" A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES TO DETERMINE FIELD LOCATIONS OF ALL UNDERGROUND UTILITIES.
10. THE CONTRACTOR SHALL CALL CITY OF PASCO FIRE MARSHAL, TROY HENDREN, (509) 528-4142 A MINIMUM OF TWO WORKING DAYS PRIOR TO ROAD CLOSURE TO NOTIFY ROAD CLOSURE AFFECTING FIRE STATION ON VARNEY LANE.
11. ANY CHANGES OR MODIFICATIONS TO THE PROJECT PLANS SHALL FIRST BE APPROVED BY THE OWNERS' REPRESENTATIVE.
12. THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
13. THE CONTRACTOR SHALL TAKE ANY NECESSARY MEANS TO KEEP FROM TRACKING MUD AND DEBRIS OUT ONTO THE EXISTING STREETS, AND SHALL ALSO KEEP MUD AND OTHER DEBRIS FROM ENTERING THE EXISTING PUBLIC STORM DRAINAGE SYSTEM
14. THE CONTRACTOR SHALL SUPPLY A DUST CONTROL PLAN PRIOR TO STARTING WORK IN ACCORDANCE WITH PMC CHAPTER 9.56.
15. ALL DISTURBED AREAS SHALL BE HYDRO-SEEDED OR LANDSCAPED AT THE COMPLETION OF THE PROJECT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING ANY AND ALL INFRASTRUCTURE DAMAGED DURING CONSTRUCTION TO ITS PRE-CONSTRUCTION CONDITION, OR BETTER. THIS INCLUDES, BUT IS NOT LIMITED TO: ASPHALT PAVEMENT, CONCRETE PAVEMENT, CONCRETE CURB AND GUTTER, SIDEWALKS, LANDSCAPING, IRRIGATION LINES, VALVES, ETC.

GRADING:

1. A DEPARTMENT OF ECOLOGY NPDES (NATIONAL POLLUTENT DISCHARGE ELIMINATION SYSTEM) CONSTRUCTION STORMWATER DISCHARGE PERMIT HAS NOT BEEN OBTAINED FOR THIS PROJECT. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE BEST MANAGEMENT PRACTICES (BMP) EROSION CONTROL MEASURES SHOWN ON THIS PLAN AS WELL AS ANY OTHER BMP'S AS NECESSARY TO PREVENT SEDIMENT LADEN STORMWATER FROM LEAVING THE SITE.
2. SITE GRADING, STREET CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE CITY OF PASCO STANDARD SPECIFICATIONS AND DETAILS, THE 2024 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PREPARED BY WSDOT/APWA AND AS AMENDED BY THE CITY OF PASCO, AND THE PLANS AND SPECIFICATIONS HEREIN.
3. EXISTING UTILITIES ARE SHOWN FOR REFERENCE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION. IN ACCORDANCE WITH RCW 19.122 "UNDERGROUND UTILITIES", EXCAVATORS MUST NOTIFY ALL OWNERS OF UNDERGROUND FACILITIES AT LEAST TWO BUSINESS DAYS AND NOT MORE THAN TEN BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE BENTON/FRANKLIN COUNTY COORDINATION COUNCIL ONE CALL LOCATE SYSTEM AT 1-800-424-5555. WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE CONSULTING ENGINEER AND THE CITY INSPECTOR PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. GRADING WILL BE DONE TO THE LINE AND GRADE SHOWN ON THE PLANS AND THE GRADE CONTOURS SHOWN ON THESE PLANS.
5. EXISTING CONTOURS SHOWN ARE EXISTING GROUND BEFORE STRIPPING. EXISTING GROUND CONTOURS WERE CREATED FROM SURVEY COMPLETED IN SEPTEMBER 2023.
6. THE CONTRACTOR SHALL CLEAR & GRUB THE GRADING LIMITS AS NECESSARY TO BEGIN GRADING OPERATIONS. THE SITE SHALL BE CLEARED OF EXISTING BOULDERS, ORGANIC MATERIALS, DUMPED BUILDING MATERIALS, AND OTHER NON-STRUCTURAL MATERIAL. THE CONTRACTOR SHALL DISPOSE AND HAUL OFF-SITE ALL NON-SUITABLE MATERIAL INCLUDING LARGE BOULDERS, TREES, ROOTS, DUMPED BUILDING MATERIALS, AND OTHER ORGANIC MATERIAL. THE REMOVAL AND DISPOSAL OF THIS MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS' "CLEARING AND GRUBBING" BID.
7. THE PROPOSED FINISH GROUND CONTOURS SHOWN ON THESE PLANS ARE FINISHED GRADE FOR PARCELS.
8. MATERIAL PLACED OUTSIDE THE ROAD SHALL BE COMPACTED TO 95% ASTM-D1557. COMPACTION SHALL BE WSDOT METHOD C PER SPEC SECTION 2-03.3(14)C. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" IN LOOSE DEPTH. PLACEMENT OF FILL ON EACH PARCEL SHALL BE WITNESSED BY LICENSED GEOTECHNICAL ENGINEER. COMPACTION TESTS SHALL BE CONDUCTED AND REPORTS SUBMITTED TO OWNER. GEOTECHNICAL ENGINEER SHALL PROVIDE GRADING, EARTHWORK AND COMPACTION REPORT THAT VERIFIES EARTHWORK PLACEMENT AND COMPACTION.
9. APPROXIMATE LOCATION OF GEOTECHNICAL BORE HOLES ARE SHOWN IN GEOTECHNICAL REPORT PREPARED BY GN NORTHERN, MARCH 2022, TITLED "GEOTECHNICAL SITE INVESTIGATION REPORT, PSC BUSINESS PARK IMPROVMENTS 2001, AIRSIDE AND LANDSIDE IMPORVEMENTS, 3601 NORTH 20TH AVENUE, PASCO WASHINGTON", APPENDIX 1, FIGURE 2.

BEFORE GRADING:

1. GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND CONSTRUCTED AT ALL ACCESS POINTS BEFORE GRADING BEGINS.

DURING GRADING:

1. ADJACENT STREETS SHALL BE KEPT CLEAN. STREETS ARE TO BE SWEEPED, NOT WASHED. ALL SEDIMENT COLLECTED BY SWEEPING SHALL BE STABILIZED ON SITE. WASHING THE STREET INTO THE STORM SYSTEM WILL NOT BE PERMITTED.
2. THE CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 1-11 "DUST CONTROL" OF THE CITY STANDARD SPECIFICATIONS.
3. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL AS REQUIRED TO PREVENT SEDIMENT FROM ENTERING THE OFF-SITE STORM SYSTEM. THE CONTRACTOR SHALL EMPLOY WATTLES, INLET PROTECTION, SILT FENCE, AND OTHER BMP METHODS AS REQUIRED TO KEEP SEDIMENT FROM LEAVING THE SITE OR FROM ENTERING THE STORM FACILITIES.

COMPLETION OF GRADING:

1. ALL EXPOSED SOILS OUTSIDE OF PROJECT ROADWAYS SHALL BE SEEDED.
2. SEEDING SHALL HYDRO-SEED CONSISTING OF SEED MIX, TACKIFIER, AND MULCH. SEED MIX SHALL BE AS FOLLOWS: RAINIER SEEDS "DRYSITE" OR APPROVED EQUAL

BOTANICAL NAME	COMMON NAME	% BY WEIGHT
FESTUCA OVINA	SHEEP FESCUE	30%
FESTUCA TRACHYPHYLLA	HARD FESCUE	30%
POA COMPRESSA	BLUEGRASS	20%
FESTUCA RUBRA	CREEPING RED FESCUE	10%
LOLIUM PERENNE	PERENNIAL RYEGRASS	10%

SEED MIX SHOULD BE APPLIED AT 87 POUNDS PER ACRE. 125 POUNDS PER ACRE OF "GUAR" TYPE OR EQUAL TACKIFIER SHALL BE APPLIED. MULCH SHALL BE WOOD CELLULOSE FIBER, APPLIED AT A RATE OF 2500 POUNDS PER ACRE.

3. WHEN GRADING IS FINISHED, ALL DISTURBED SOIL SHALL BE HYDROSEEDED. UPON COMPLETION OF THE GRADING, THE CONTRACTOR SHALL LEAVE THE PROJECT AREA FREE OF DEBRIS AND UNUSED MATERIAL.
4. THE CONTRACTOR WILL NOT BE ALLOWED TO LEAVE A STOCKPILE OF EXCESS SOIL OR ROCKS ON SITE AS A RESULT OF THE GRADING OPERATION.

FILE: K:\17826 MASS GRADING PHASE 2 PSC BUSINESS PARK\500 DESIGN\502 DRAWINGS\SHEETS\17826\_G03\_GENERAL NOTES.DWG



PSC BUSINESS PARK EARTHWORK & MASS GRADING - PH. 2  
PASCO, FRANKLIN COUNTY, WA

GENERAL NOTES  
S 1/2 OF S13 & N 1/2 OF S24, T09N, R29E

REVISIONS:


JOB NO.:	17826
DATE:	OCTOBER 2025
SCALE:	NO SCALE
DESIGNED BY:	RC
DRAWN BY:	PS
CHECKED BY:	RC

BID SET

**G03**



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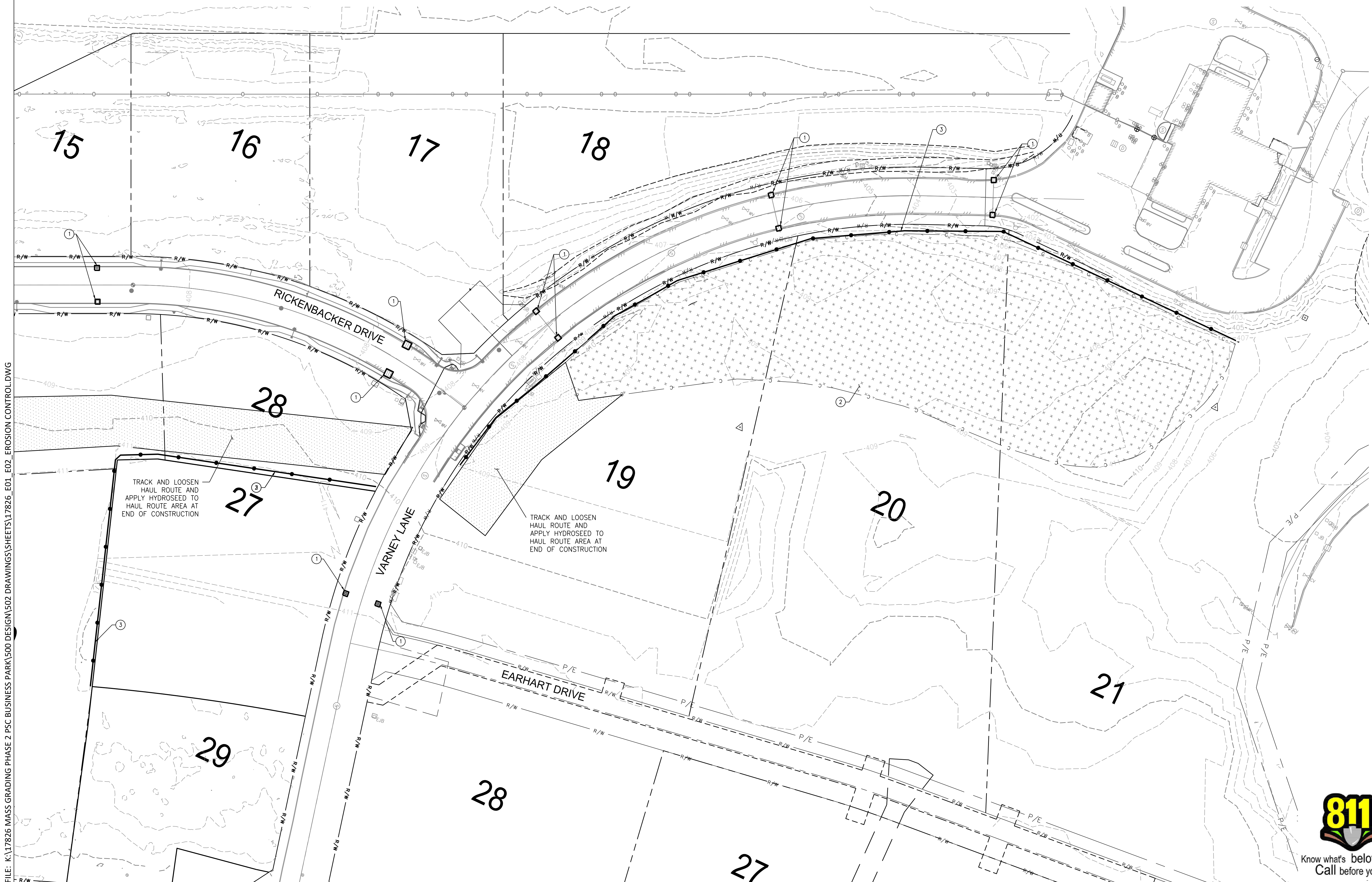
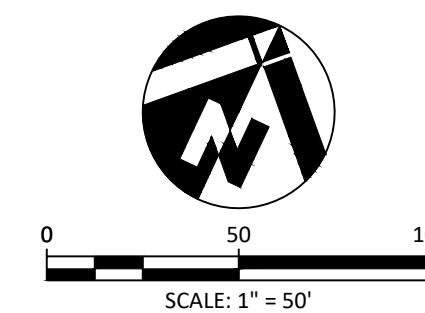


GENERAL EROSION CONTROL NOTES:

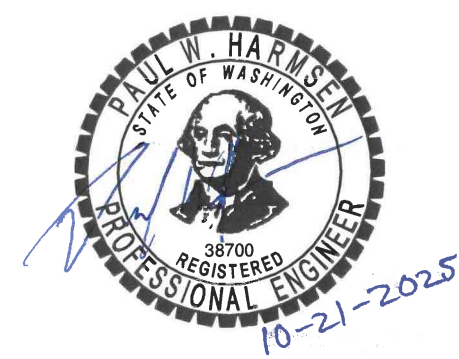
1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL BMPs THROUGHOUT CONSTRUCTION.
2. EROSION CONTROL BMPs SHALL BE REMOVED AT END OF CONSTRUCTION, EXCEPT AS NOTED.

EROSION CONTROL NOTES:

1. INSTALL INLET PROTECTION WSDOT STD PLAN I-40.20-00, SHEET E03.
2. HYDROSEED DISTURBED AREA, SEE GRADING PLANS.
3. INSTALL SILT FENCE PER WSDOT STD PLAN I-30.15-02, SHEET E03.



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CHECKED BY:	RC



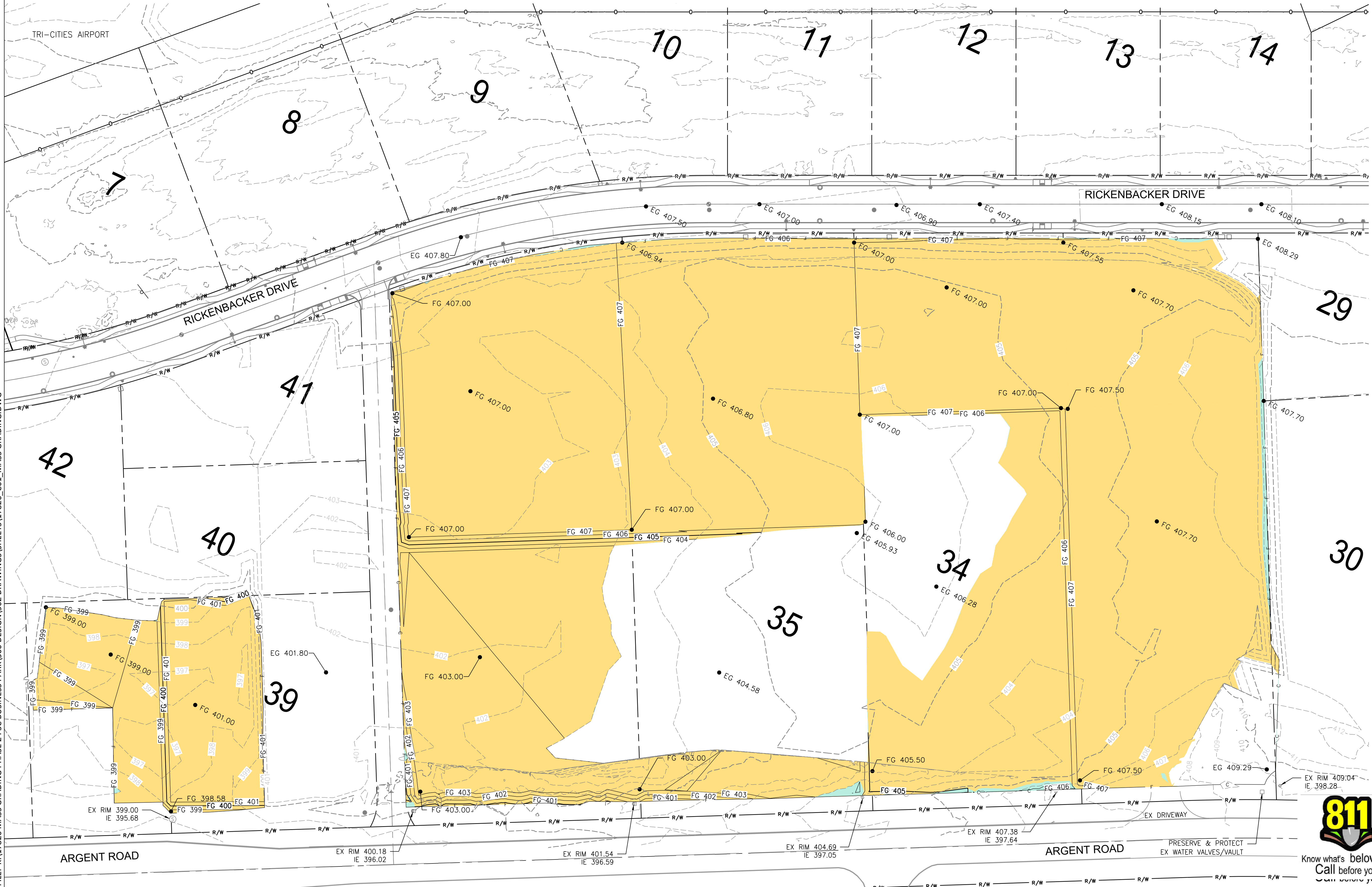
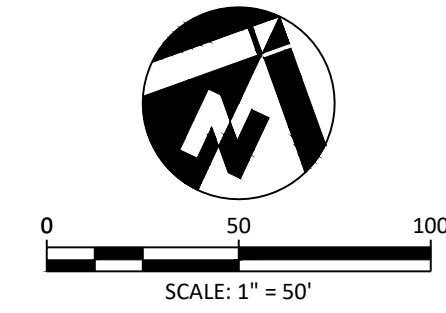


FILE: K:\17826 MASS GRADING PHASE 2 PSC BUSINESS PARK\500 DESIGN\502 DRAWINGS\SHEETS\17826\_C01\_MASS GRADING.DWG

APPROXIMATE EARTHWORK VOLUMES	
DESCRIPTION	VOLUME
ROADWAY EXCAVATION INCL. HAUL (CUT)	21,200 CY
VOLUME REDUCTION FROM COMPACTION (15%)	-3,050 CY
SITE EMBANKMENT COMPACTION (FILL)	18,150 CY

**LEGEND**

- 628 --- EX. CONTOURS
- FG 628 — PROP. CONTOURS
- GRADE BREAK
- CUT
- FILL



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 ENERGY PUBLIC WORKS LAND DEVELOPMENT  
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 PASCO, FRANKLIN COUNTY, WA

MASS GRADING  
 S 1/2 OF S13 & N 1/2 OF S24, T09N, R29E

REVISIONS:

JOB NO.: 17826  
 DATE: OCTOBER 2025  
 SCALE: 1" = 50'  
 DESIGNED BY: RC  
 DRAWN BY: PS  
 CHECKED BY: RC

BID SET

**C01**

NO. 7 OF 8



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