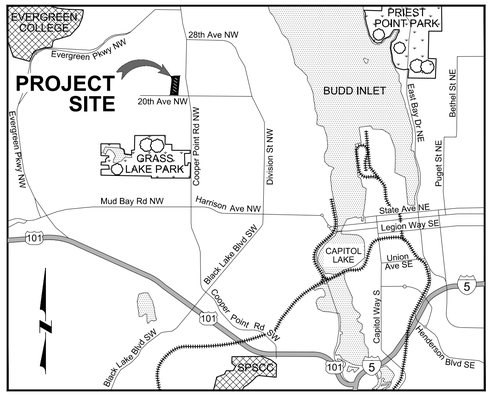
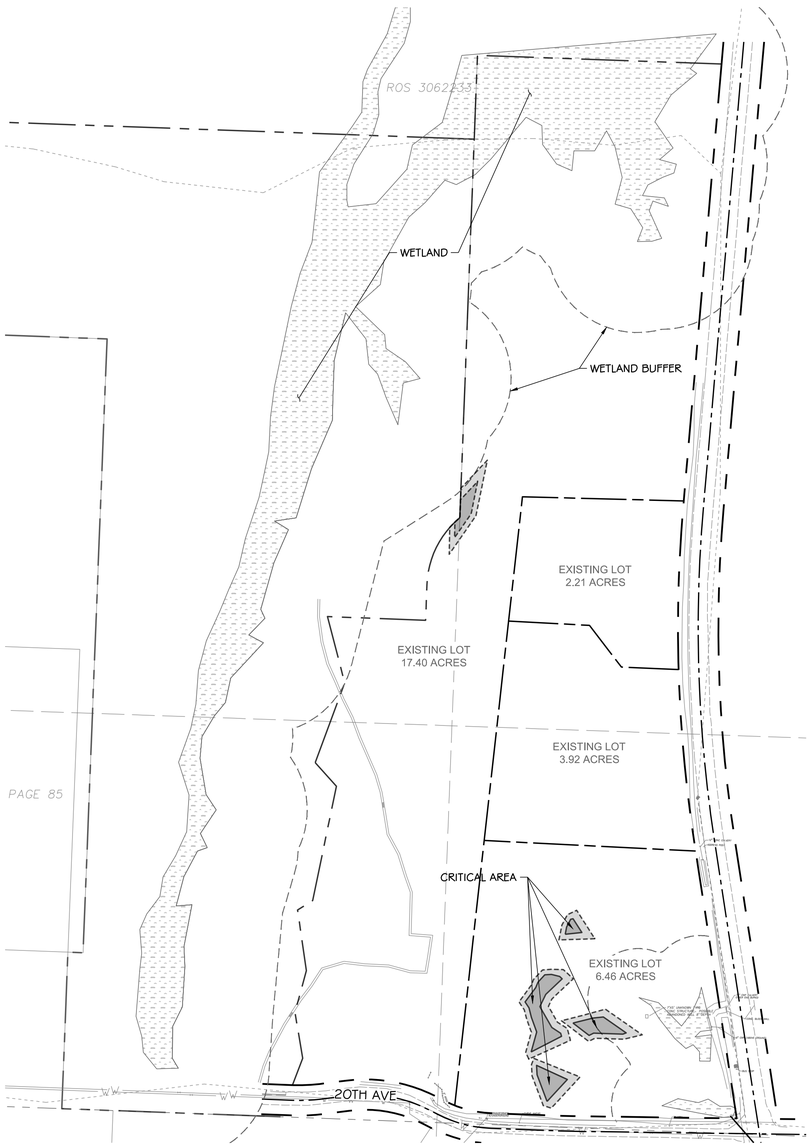
SECTION 9, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
THURSTON COUNTY, WASHINGTON

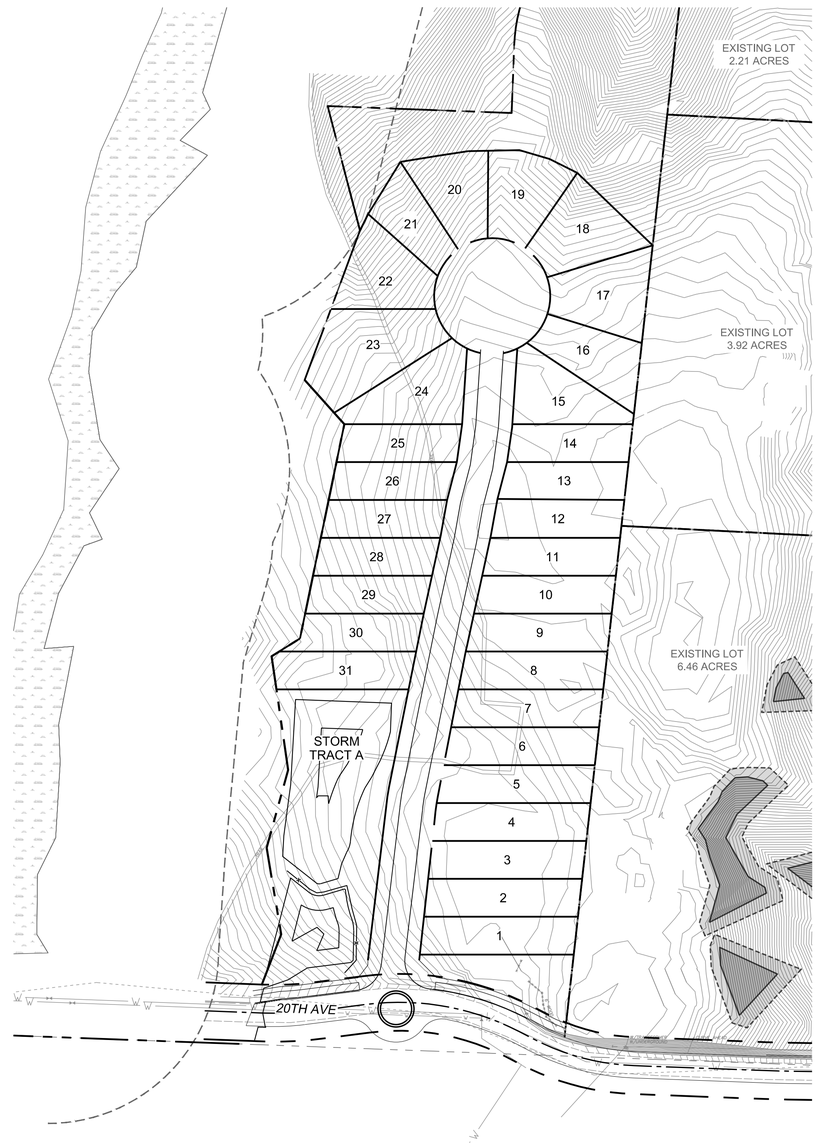
PARKSIDE ON COOPER POINT
PROPOSED PRELIMINARY PLAT



VICINITY MAP
NTS



EXISTING SITE
1:150



PROPOSED SITE PLAN
1:80

PROJECT INFORMATION

SITE ADDRESS:	2200 BLOCK OF COOPER PT ROAD OLYMPIA, WA 98506
PARCEL NUMBER:	74202800000
ZONING:	RLI
SITE AREA:	17.4 AC
WATER SERVICE:	CITY OF OLYMPIA
SEWER SERVICE:	CITY OF OLYMPIA
SOILS:	McKENNA GRAVELLY SILT LOAM ALDERWOOD GRAVELLY SANDY LOAM

PLOT DENSITY

TRACK	AREA (SQ.FT)	AREA (ACRE)
WETLAND	80,433	1.85
WETLAND BUFFER	165,328	3.79
LANDSLIDE	1,799	0.05
LANDSLIDE BUFFER	3,022	0.07

MAXIMUM DENSITY CALCULATIONS

GROSS SITE AREA:	17.4 ACRES
LESS CRITICAL AREA	
WETLAND	1.85 ACRES
WETLAND BUFFER	3.79 ACRES
LANDSLIDE HAZARD	0.05 ACERS
LANDSLIDE BUFFER	0.07 ACERS
NET AREA	11.64 ACRES

MAXIMUM ALLOWABLE UNITS: 11.64 ACRES X 4 UNITS/ACRE - 46 UNITS
DENSITY PROVIDED = 46 UNITS

NO	DATE	BY	CHD	APPR	REVISION

kpff
612 Woodland Square Loop, Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

CALL UNDERGROUND LOCATE TWO (2) WORKING DAYS BEFORE YOU DIG 811

DRAWN BY: NLA
DESIGNED BY: REH
CHECKED BY: MTM
APPROVED BY: MRS
DATE: 6-10-2020
JOB NO: 101817000067

PARKSIDE ON COOPER POINT
OLYMPIA, WASHINGTON

SITE PLAN

DRAWING
C1.0
SHEET 1 OF 1

PLOTTED: Jun 11, 2020 - 13:56:46p PLOTTED BY: eliasw
FILE: I:\2017\101817000067 - Parkside Estate Lot DD (see also 413019)\CADD\2020 New Proposal\DWGS\C1.0 - SITE PLAN