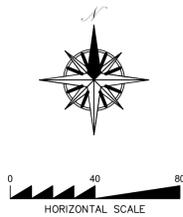


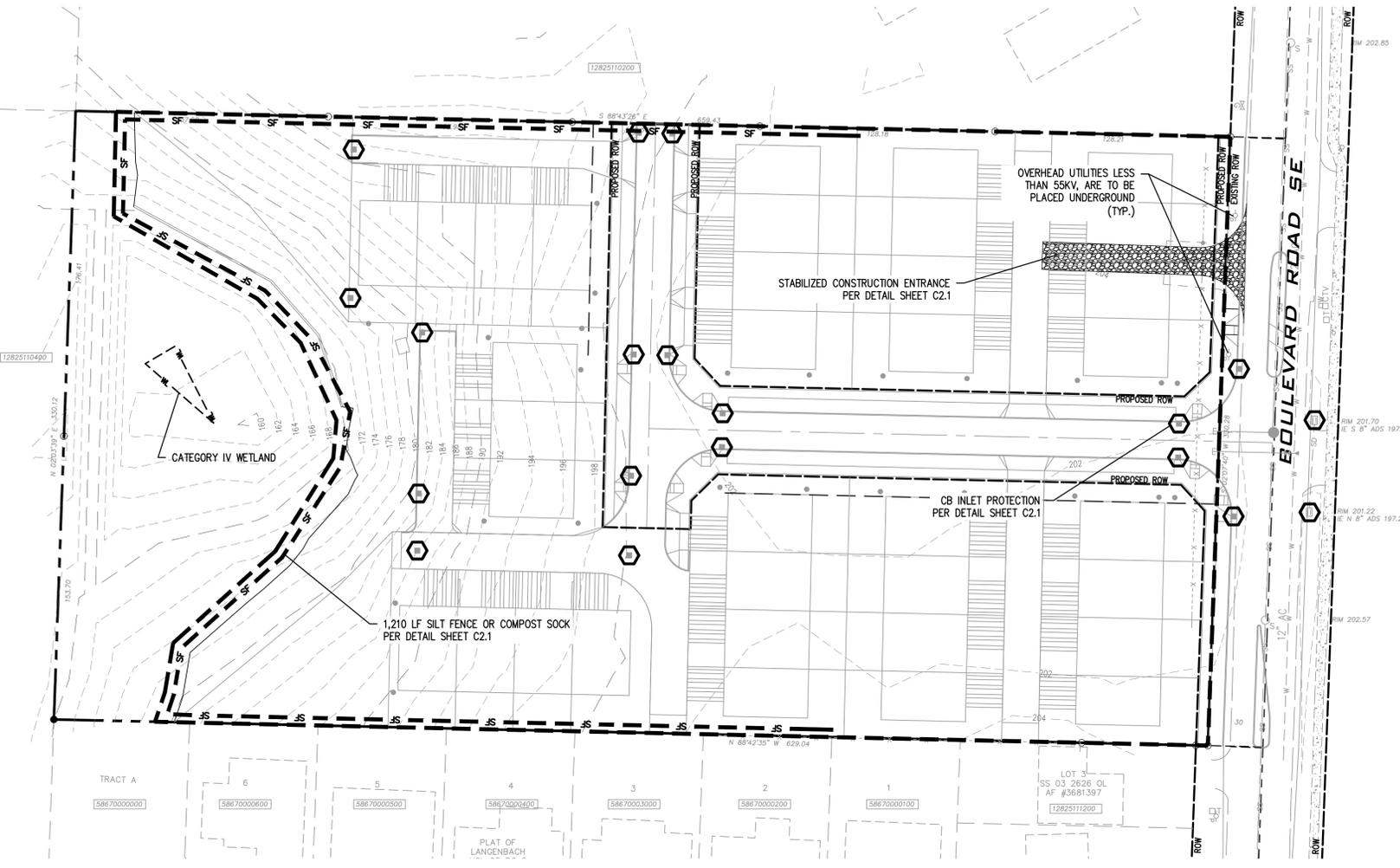
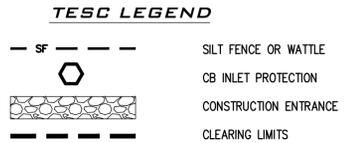
BLACKBERRY HILL PLAT

SEC 25, T 18 N, R 02 W, W. M.

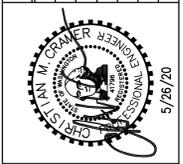


STANDARD NOTES FOR EROSION AND SEDIMENT CONTROL PLANS:

- NO CONSTRUCTION RELATED ACTIVITY SHALL CONTRIBUTE TO THE DEGRADATION OF THE ENVIRONMENT, ALLOW MATERIAL TO ENTER SURFACE OR GROUND WATER, OR ALLOW PARTICULATE EMISSIONS TO THE ATMOSPHERE, WHICH EXCEED STATE OR FEDERAL STANDARDS. ANY ACTION THAT POTENTIALLY ALLOW A DISCHARGE TO STATE WATERS MUST HAVE PRIOR APPROVAL.
- A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) IS REQUIRED FOR ALL CONSTRUCTION PROJECTS. THE NAMED PERSON OR FIRM SHALL BE ON-SITE OR ON-CALL AT ALL TIMES. FOR THIS SITE, THE PERSON/FIRM IS _____ AND THEIR OFFICE AND CELL TELEPHONE NUMBERS ARE _____
- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT STREET OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- STORMWATER FACILITY INFILTRATIVE SURFACES SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION THROUGHOUT CONSTRUCTION. NOTE THAT POST-CONSTRUCTION VERIFICATION TESTING IS REQUIRED FOR ALL STORMWATER INFILTRATION FACILITIES. STORMWATER INFILTRATION FACILITIES THAT FAIL TO PERFORM AS DESIGNED MUST BE RECONSTRUCTED OR EXPANDED TO SUBSTANTIALLY MEET THE DESIGNED PERFORMANCE.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- 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 TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A MAJOR STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE HIGH VELOCITY CLEANED AND PRESSURE TESTED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- ROADS SHALL BE CLEANED THOROUGHLY AS NEEDED TO PROTECT DOWNSTREAM WATER RESOURCES OR STORMWATER INFRASTRUCTURE. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- FROM OCTOBER 15 THROUGH APRIL 1, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM APRIL 2 TO OCTOBER 14, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. LINEAR CONSTRUCTION ACTIVITIES, SUCH AS RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL COMPLY WITH THESE REQUIREMENTS. THESE STABILIZATION REQUIREMENTS APPLY TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT. THE LOCAL PERMITTING AUTHORITY MAY ADJUST THESE TIME LIMITS IF IT CAN BE SHOWN THAT A DEVELOPMENT SITE'S EROSION OR RUNOFF POTENTIAL JUSTIFIES A DIFFERENT STANDARD.
- FROM OCTOBER 15 THROUGH APRIL 1, CLEARING, GRADING, AND OTHER SOIL-DISTURBING ACTIVITIES SHALL ONLY BE PERMITTED IF SHOWN TO THE SATISFACTION OF THE LOCAL PERMITTING AUTHORITY THAT THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO RECEIVING WATERS WILL BE PREVENTED.
- SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT-TRAPPING MEASURES.
- ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
- MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. REPORT ALL SPILLS TO 911.
- WATER FROM MOST DEWATERING OPERATIONS SHALL BE DISCHARGED INTO A SEDIMENT TRAP OR POND. CLEAN, NOT-TURBID WATER MAY BE DISCHARGED TO STATE SURFACE WATERS, PROVIDED THE DISCHARGE DOES NOT CAUSE EROSION OR FLOODING. HIGHLY TURBID OR CONTAMINATED DEWATERING WATER FROM CONSTRUCTION EQUIPMENT OPERATION, CLAMSHELL DIGGING, CONCRETE TREMIE POUR, OR WORK INSIDE A COFFERDAM SHALL BE HANDLED SEPARATELY FROM STORMWATER AND PROPERLY DISPOSED.



BY	DESCRIPTION	DATE



CITY OF OLYMPIA-PRELIMINARY PLAT

TESC PLAN

PATRICK HARRON & ASSOCIATES, LLC
 Civil Engineering & Planning
 8370 28th Court NE, Suite 301, Lesley, WA 98516
 Phone: 360.459.1102 / Fax: 360.459.1013
 Web: patrickharron.com

PROJ. NO. 18525	CHK. BY: CMC
DWN. BY: DAW	CHK. BY: CMC

BLACKBERRY HILL PLAT

KAPA CONSTRUCTION, LLC
 8411 OLD HWY 99 SE
 TUMWATER, WA 98501

DATE: 5/26/20
SCALE: AS SHOWN
DRAWING NO. C2.0
2 OF 11

CALL 48 HOURS BEFORE YOU DIG 811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

CP&D Received 05/26/2020

BLACKBERRY HILL PLAT

SEC 25, T 18 N, R 02 W, W. M.

BASIS OF MERIDIAN:

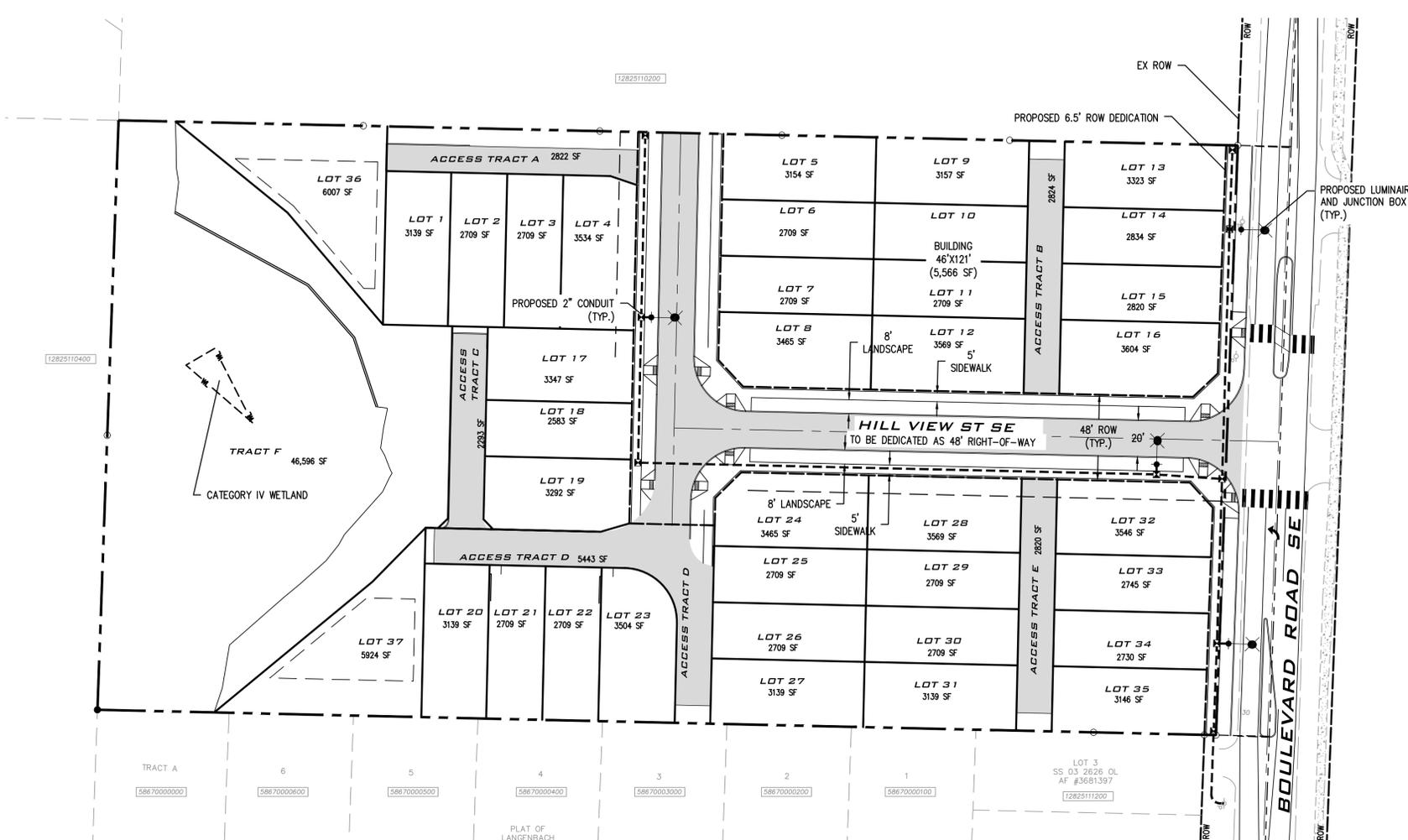
CITY OF OLYMPIA COORDINATE SYSTEM
EAST LINE OF THE NE 1/4, S25, T18N, R2W,
N02°07'40"E



VERTICAL DATUM
NAVD 88

BASIS OF VERTICAL DATUM:

THURSTON COUNTY CONTROL PNT NO. 100,
FOUND 2" BRASS CAP IN CASED 0.8' BELOW THE
RIM, PUBLISHED ELEVATION 203.82 FEET NAVD 88.
MONUMENT IS THE NE CORNER OF SEC. 25, T18N,
R2W, W.M. LOCATED AT THE INTERSECTION OF
BOULEVARD RD SE AND FOX RD SE.



May 26, 2020 3:29:03PM - User Chris Cramer
P:\2018\18525 2817 Boulevard\Working\Preiminary Plat\18525 C3.0.dwg

R#	DATE	DESCRIPTION	BY

CITY OF OLYMPIA-PRELIMINARY PLAT
**HORIZONTAL CONTROL
AND ILLUMINATION
PLAN**

**PATRICK
HARRON
& ASSOCIATES, LLC**
Civil Engineering & Planning
8270 28th Court NE, Suite 301, Lesley, WA 98516
Phone: 360.459.1102 / Fax: 360.459.1013
Web: patrickharron.com

PROJ. NO. 18525	DSK. BY. CMC
DWN. BY. DAW	CHK. BY. CMC

**BLACKBERRY HILL
PLAT**
KAPA CONSTRUCTION, LLC
8411 OLD HWY 99 SE
TUMWATER, WA 98501

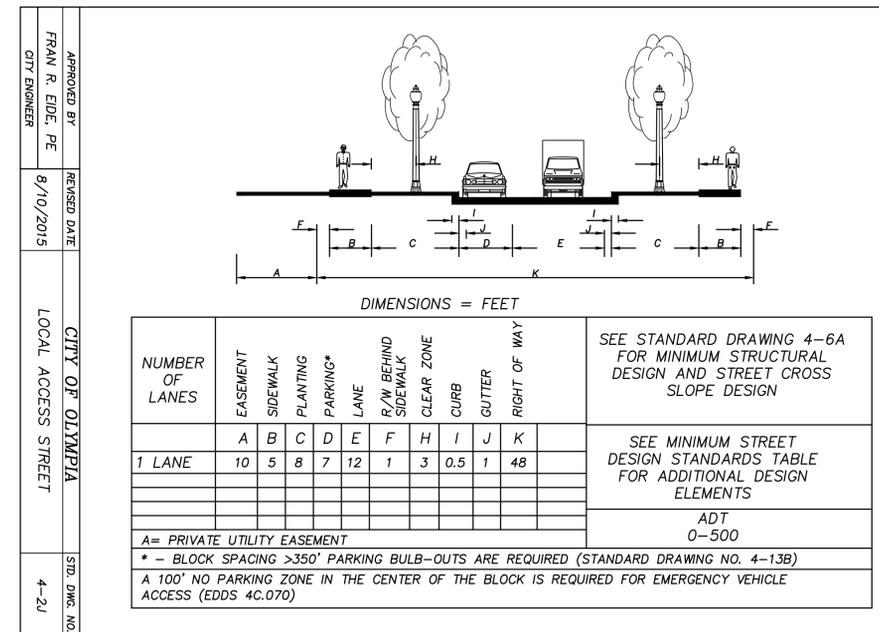
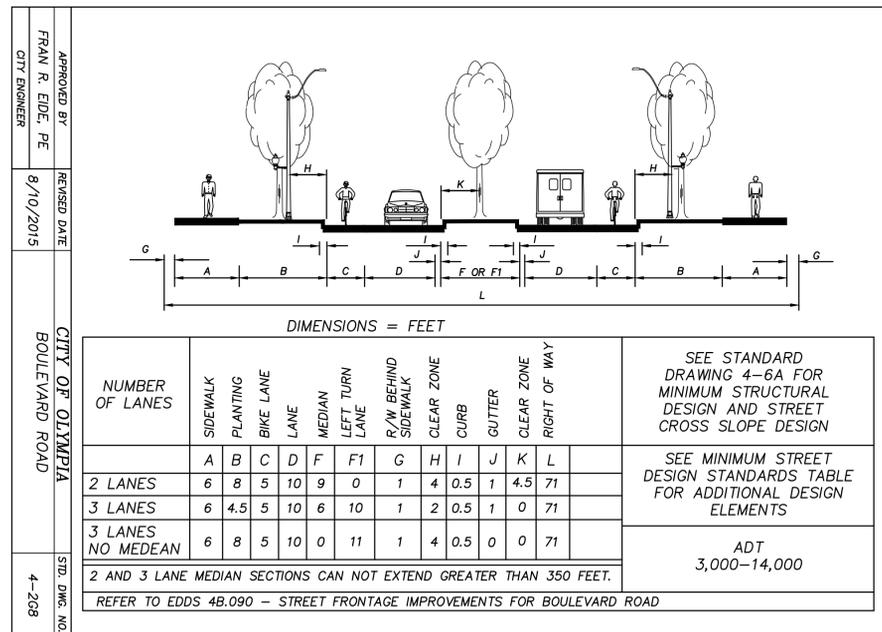
DATE:	5/26/20
SCALE:	AS SHOWN
DRAWING NO.:	C3.0
	4 OF 11

**CALL 48 HOURS
BEFORE YOU DIG
811**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

BLACKBERRY HILL PLAT

SEC 25, T 18 N, R 02 W, W. M.



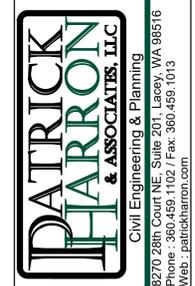
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R#	DATE	DESCRIPTION	BY



CITY OF OLYMPIA-PRELIMINARY PLAT

SITE DETAILS



PROJ. NO.	18525	DRAWN BY:	DAW	CHK. BY:	CMC
DRAWN BY:	DAW	CHK. BY:	CMC		

BLACKBERRY HILL PLAT

KAPA CONSTRUCTION, LLC
8411 OLD HWY 99 SE
TUMWATER, WA 98501

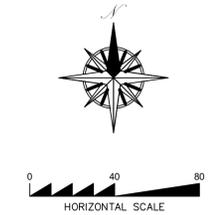
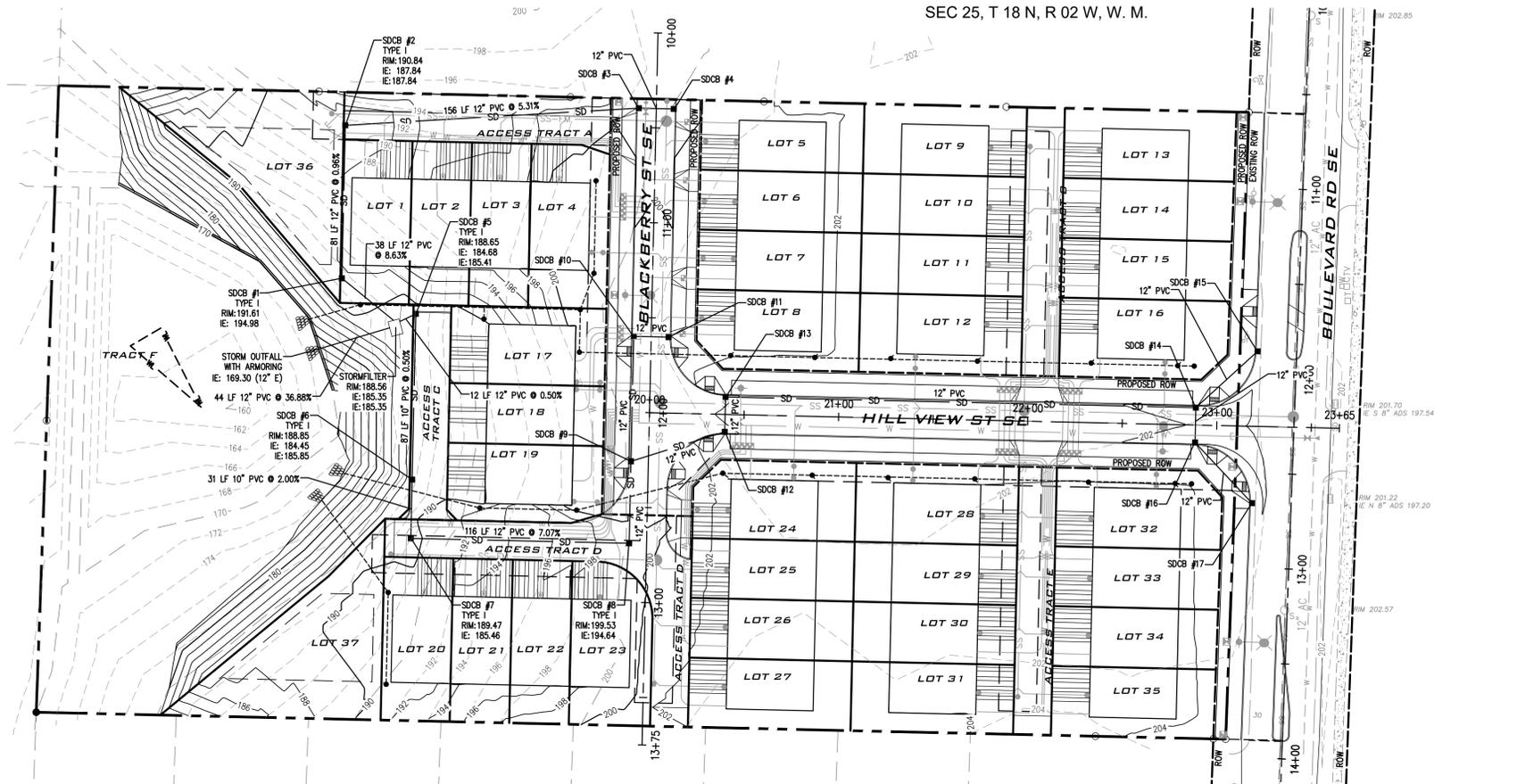
DATE:	5/26/20
SCALE:	AS SHOWN
DRAWING NO.:	C4.1
	6 OF 11

CALL 48 HOURS BEFORE YOU DIG 811

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BLACKBERRY HILL PLAT

SEC 25, T 18 N, R 02 W, W. M.



BASIS OF MERIDIAN:
CITY OF OLYMPIA COORDINATE SYSTEM
EAST LINE OF THE NE 1/4, S25, T18N, R2W,
N02°07'40"E

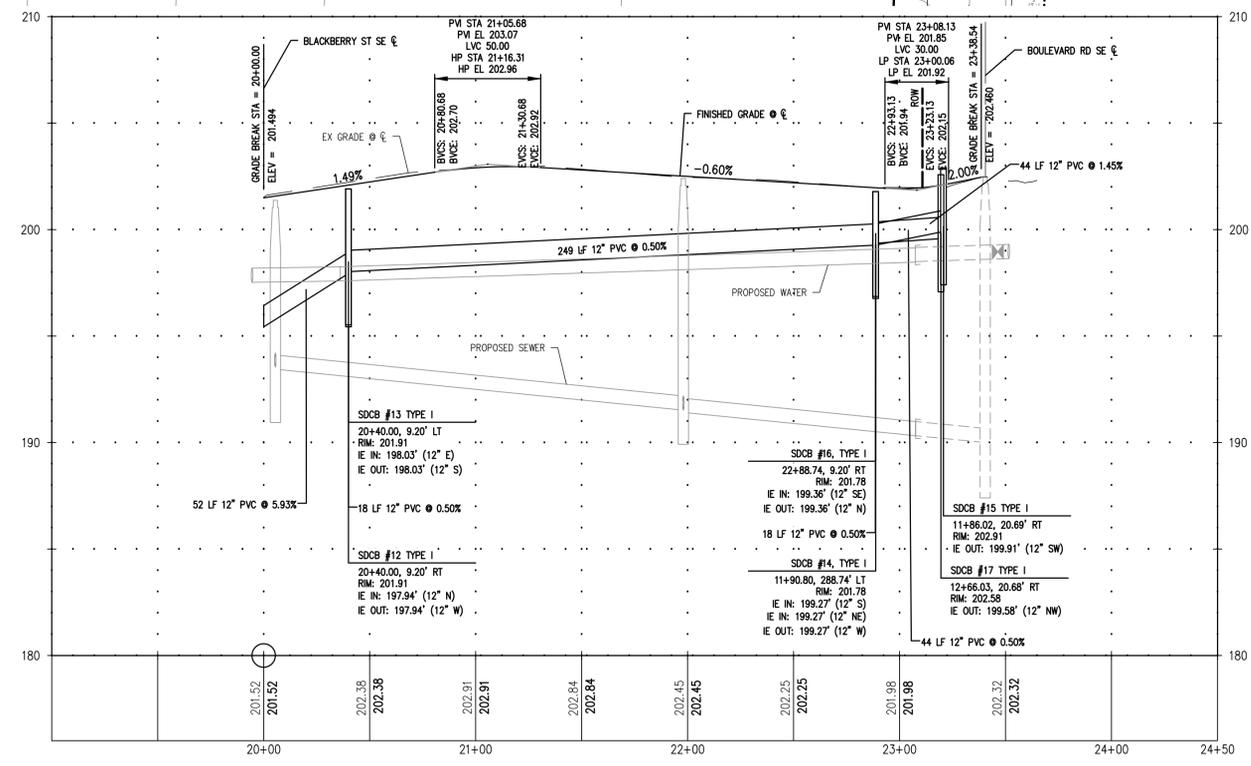
BASIS OF VERTICAL DATUM:
THURSTON COUNTY CONTROL PNT NO. 100.
FOUND 2" BRASS CAP IN CASED 0.8' BELOW THE
RIM. PUBLISHED ELEVATION 203.82 FEET NAVD 88.
MONUMENT IS THE NE CORNER OF SEC. 25, T18N,
R2W, W.M. LOCATED AT THE INTERSECTION OF
BOULEVARD RD SE AND FOX RD SE.

LEGEND (PROPOSED)

- PROPERTY LINE
- ROAD CENTERLINE
- PROPOSED SIDEWALK
- CONCRETE TRAFFIC CURB
- SD --- STORMWATER PIPE
- STORMWATER CB
- STORMWATER CLEANOUT
- W --- WATER PIPE
- ✕ WATER VALVE
- ⊠ WATER METER
- ⊠ WATER RPBA
- ⊠ WATER THRUST BLOCKING
- ⊠ WATER BLOWOFF
- ⊠ FIRE HYDRANT
- SS --- SEWER PIPE
- SEWER CLEANOUT
- SEWER MANHOLE
- LUMINAIRE
- STREET TREE

LEGEND (EXISTING)

- SS --- SANITARY SEWER PIPE
- W --- WATER PIPE
- SD --- STORMWATER PIPE
- X --- FENCE
- EDGE OF GRAVEL
- EDGE OF ASPHALT
- SEWER MANHOLE
- STORMWATER CATCH BASIN
- TELEPHONE PED
- CABLE BOX
- GAS VALVE
- UTILITY POLE
- WATER METER
- FIRE HYDRANT



HILLVIEW ST SE PROFILE

SCALE HORIZ.: 1" = 40'
VERT.: 1" = 4'

**CALL 48 HOURS
BEFORE YOU DIG
811**

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BY	DATE	DESCRIPTION



CITY OF OLYMPIA-PRELIMINARY PLAT
**STORMWATER PLAN
AND PROFILE**

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
8270 28th Court NE, Suite 301, Lesley, WA 98516
Phone: 360.459.1102 / Fax: 360.459.1013
Web: patrickharron.com

PROJ. NO. 18525	DRN. BY: CMC
DWN. BY: DAW	CHK. BY: CMC

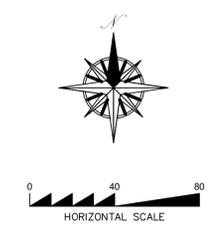
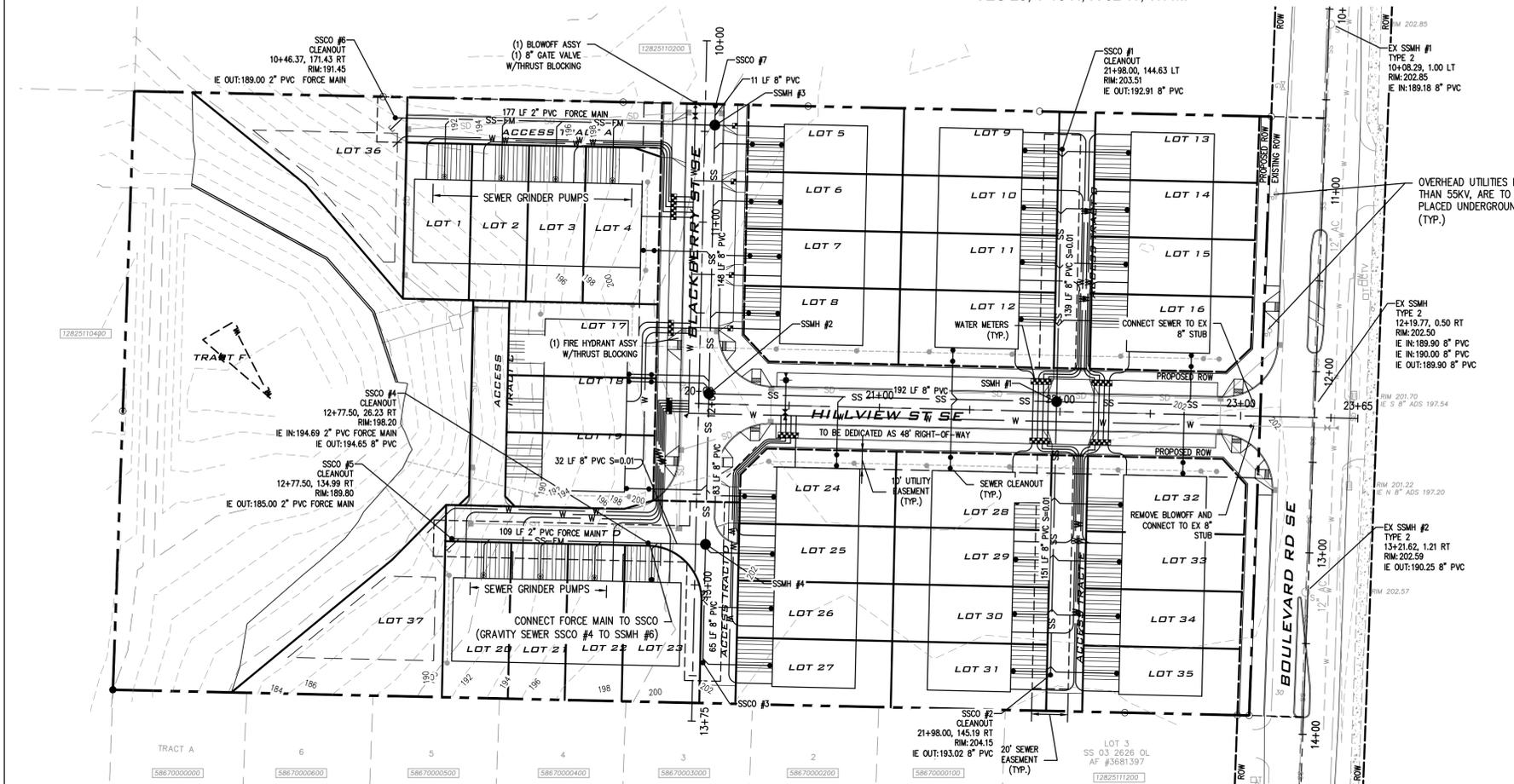
**BLACKBERRY HILL
PLAT**
KAPA CONSTRUCTION, LLC
8411 OLD HWY 99 SE
TUMWATER, WA 98501

DATE: 5/26/20
SCALE: AS SHOWN
DRAWING NO. C5.0
7 OF 11

May 26, 2020 3:29:29PM - User Chris Cramer
P:\2018\18525 2817 Boulevard\Working\ Preliminary Plat\18525 C5.0.dwg

BLACKBERRY HILL PLAT

SEC 25, T 18 N, R 02 W, W. M.



BASIS OF MERIDIAN:
CITY OF OLYMPIA COORDINATE SYSTEM
EAST LINE OF THE NE 1/4, S25, T18N, R2W,
N02°07'40"E

BASIS OF VERTICAL DATUM:
THURSTON COUNTY CONTROL PNT NO. 100.
FOUND 2" BRASS CAP IN CASED 0.8' BELOW THE
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MONUMENT IS THE NE CORNER OF SEC. 25, T18N,
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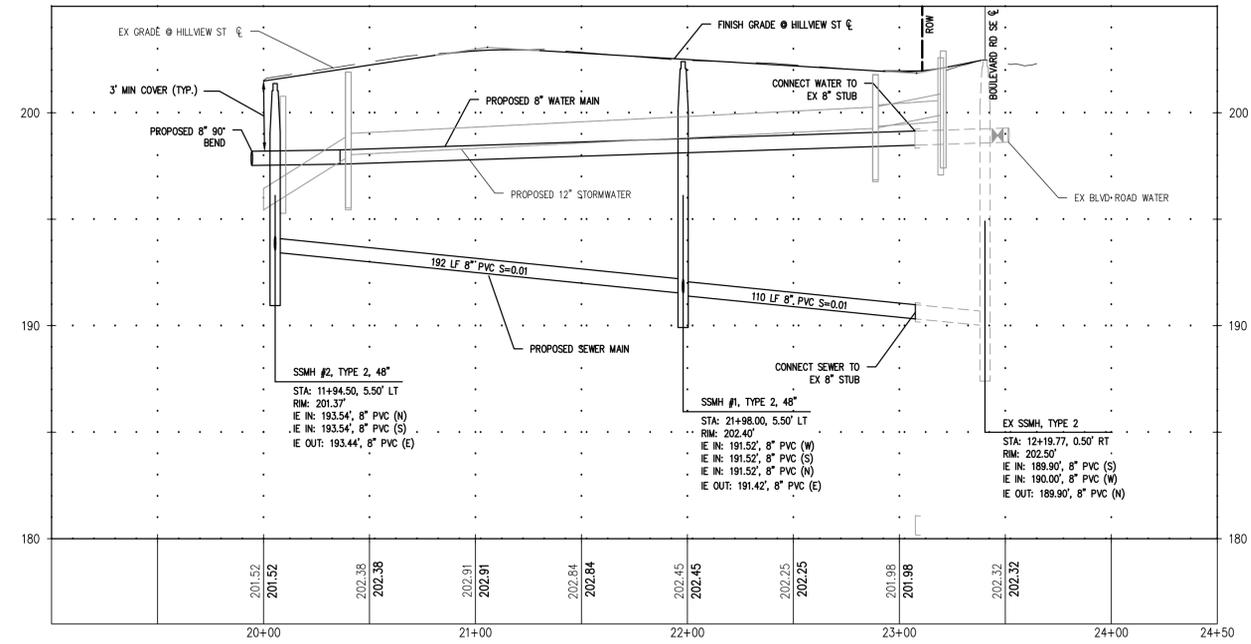
NOTE:
THIS AREA HAS WATER PRESSURE IN EXCESS OF 8 PSI
AND REQUIRES PRESSURE-REDUCING VALVES.

LEGEND (PROPOSED)

- PROPERTY LINE
- ROAD CENTERLINE
- UTILITY EASEMENT
- SEWER EASEMENT
- PROPOSED SIDEWALK
- CONCRETE TRAFFIC CURB
- SD --- STORMWATER PIPE
- STORMWATER CB
- STORMWATER CLEANOUT
- W --- WATER PIPE
- ⊗ WATER VALVE
- ⊕ WATER METER
- ⊖ WATER RPBA
- ⊙ WATER THRUST BLOCKING
- ⊛ WATER BLOWOFF
- ⊚ FIRE HYDRANT
- SS --- SEWER PIPE
- SS-FM --- SEWER FORCE MAIN PIPE
- SEWER CLEANOUT
- SEWER MANHOLE
- SEWER GRINDER PUMP
- ⊙ LUMINAIRE
- ⊙ STREET TREE

LEGEND (EXISTING)

- SS --- SANITARY SEWER PIPE
- W --- WATER PIPE
- SD --- STORMWATER PIPE
- EDGE OF ASPHALT
- SEWER MANHOLE
- STORMWATER CATCH BASIN
- TELEPHONE PED
- CTV
- GAS VALVE
- UTILITY POLE
- WATER METER
- FIRE HYDRANT



HILLVIEW ST SE PROFILE
SCALE HORIZ.: 1" = 40'
VERT.: 1" = 4'

**CALL 48 HOURS
BEFORE YOU DIG
811**

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DATE:	5/26/20
SCALE:	AS SHOWN
DRAWING NO.:	C6.0
	10 OF 11

PROJECT NO.:	18525	DATE:	5/26/20
DRAWN BY:	DAW	CHECKED BY:	CMC

PROJECT NO.:	18525	DATE:	5/26/20
DRAWN BY:	DAW	CHECKED BY:	CMC

BLACKBERRY HILL PLAT

KAPA CONSTRUCTION, LLC
8411 OLD HWY 99 SE
TUMWATER, WA 98501

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
8270 28th Court NE, Suite 301, Lesley, WA 98516
Phone: 360.459.1102 / Fax: 360.459.1013
Web: patrickharron.com

CITY OF OLYMPIA-PRELIMINARY PLAT
UTILITY PLAN AND PROFILE

2817 BOULEVARD RD PLAT

BASIS OF MERIDIAN:

CITY OF OLYMPIA COORDINATE SYSTEM
EAST LINE OF THE NE 1/4, S25, T18N, R2W,
N02°07'40"E



BASIS OF VERTICAL DATUM:

THURSTON COUNTY CONTROL PNT NO. 100.
FOUND 2" BRASS CAP IN CASED 0.8' BELOW THE
RIM. PUBLISHED ELEVATION 203.82 FEET NAVD 88.
MONUMENT IS THE NE CORNER OF SEC. 25, T18N,
R2W, W.M. LOCATED AT THE INTERSECTION OF
BOULEVARD RD SE AND FOX RD SE.

SEC 25, T 18 N, R 02 W, W. M.

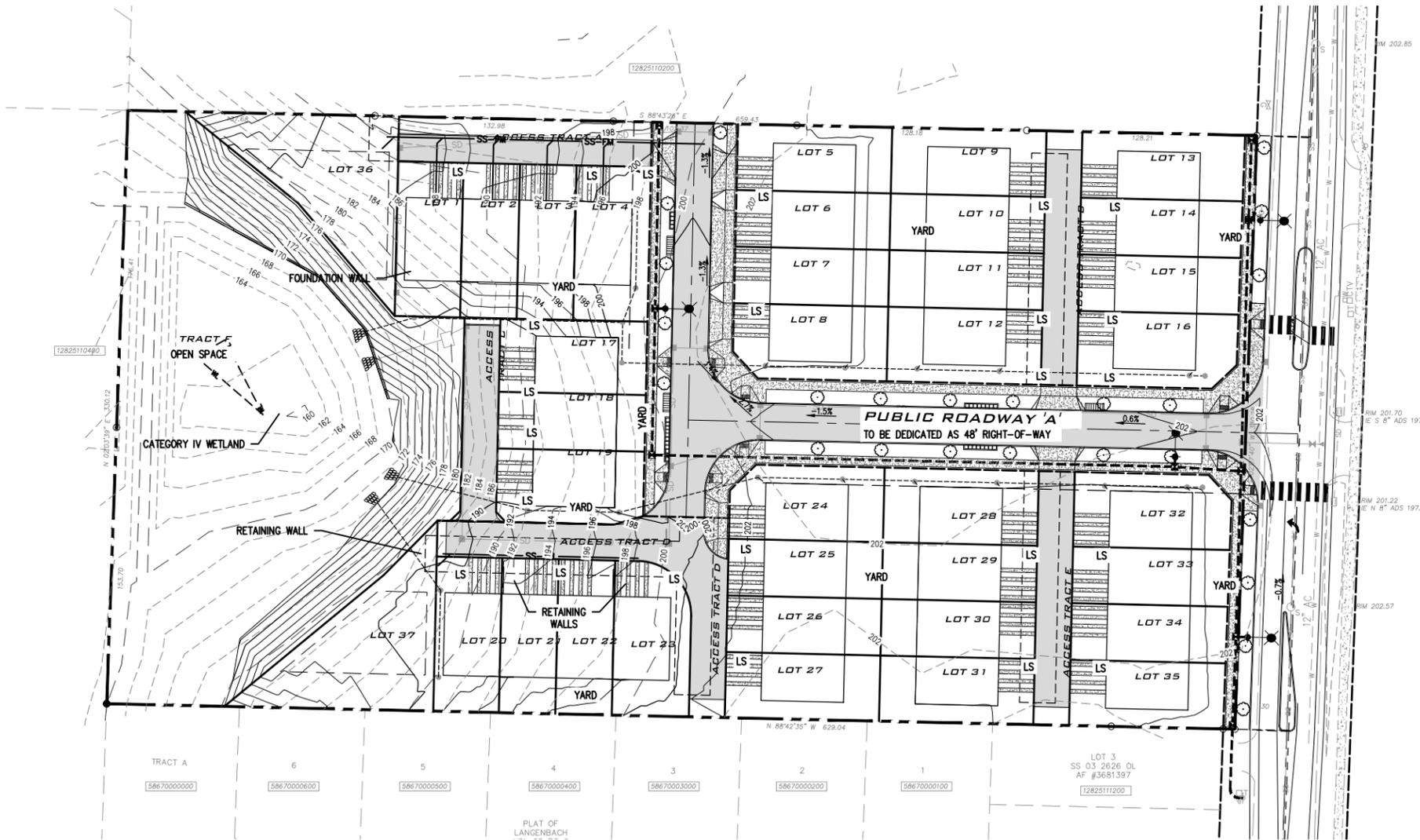


LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- ROW LINE
- LOT LINE
- SECTION LINE
- EX ASPHALT LINE
- PROPOSED SIDEWALK
- CONCRETE TRAFFIC CURB
- IMPERVIOUS ASPHALT
- PERVIOUS ASPHALT

GROUND COVERAGE TABLE

TOWNHOME LOT #	LOT AREA (SF)	IMPERVIOUS AREA (SF)	IMPERVIOUS COVERAGE (%)	PERVIOUS AREA (SF)	HARDSCAPE COVERAGE (%)	OPEN SPACE (SF)
1	3,139	1,449	46	411	59	
2	2,709	1,449	53	405	68	
3	2,709	1,449	53	405	68	
4	3,569	1,449	41	411	52	
5	3,407	1,449	43	400	54	
6	2,926	1,449	50	400	63	
7	2,926	1,449	50	400	63	
8	3,806	1,449	38	399	49	
9	3,138	1,449	46	365	58	
10	2,693	1,449	54	395	68	
11	2,693	1,449	54	395	68	
12	3,548	1,449	41	401	52	
13	3,207	1,449	45	395	57	
14	2,734	1,449	53	395	67	
15	2,720	1,449	53	395	68	
16	3,511	1,449	41	401	53	
17	3,102	1,449	47	411	60	
18	2,394	1,435	60	251	70	
19	3,482	1,454	42	411	54	
20	3,139	1,449	46	405	59	
21	2,709	1,449	53	405	68	
22	2,709	1,449	53	405	68	
23	3,139	1,449	46	405	59	
24	3,893	1,449	37	407	48	
25	2,942	1,449	49	405	63	
26	2,942	1,449	49	405	63	
27	3,410	1,449	42	405	54	
28	3,548	1,449	41	401	52	
29	2,693	1,449	54	395	68	
30	2,693	1,449	54	395	68	
31	3,121	1,449	46	395	59	
32	3,568	1,449	41	401	52	
33	2,732	1,449	53	395	67	
34	2,717	1,449	53	395	68	
35	3,131	1,449	46	395	59	
TOWNHOME LOT SIZE AVERAGE	3,071					
#36 SINGLE FAMILY	5,870					
#37 SINGLE FAMILY	5,924					
TRACT A	2,822					
TRACT B	2,824					
TRACT C	1,890					
TRACT D	7,240					
TRACT E	2,820					
TRACT F	48,871					49,309



BY: _____
DESCRIPTION: _____
DATE: _____
R#: _____

CITY OF OLYMPIA-PRELIMINARY PLAT
TOWNHOUSE SUPPLEMENT

8270 28th Court NE, Suite 201, Lacey, WA 98516
Phone: 360-459-1102 / Fax: 360-459-1013
Web: patrickharron.com

PROJ. NO. 18525	DES. BY: CMC
DRAWN BY: DAW	CHEK. BY: CMC

2817 BOULEVARD RD PLAT
KAPA CONSTRUCTION, LLC
8411 OLD HWY 99 SE
TUMWATER, WA 98501

DATE: 5/26/20
SCALE: AS SHOWN
DRAWING NO. TS-01
1 OF 1

CALL 48 HOURS BEFORE YOU DIG 811

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.