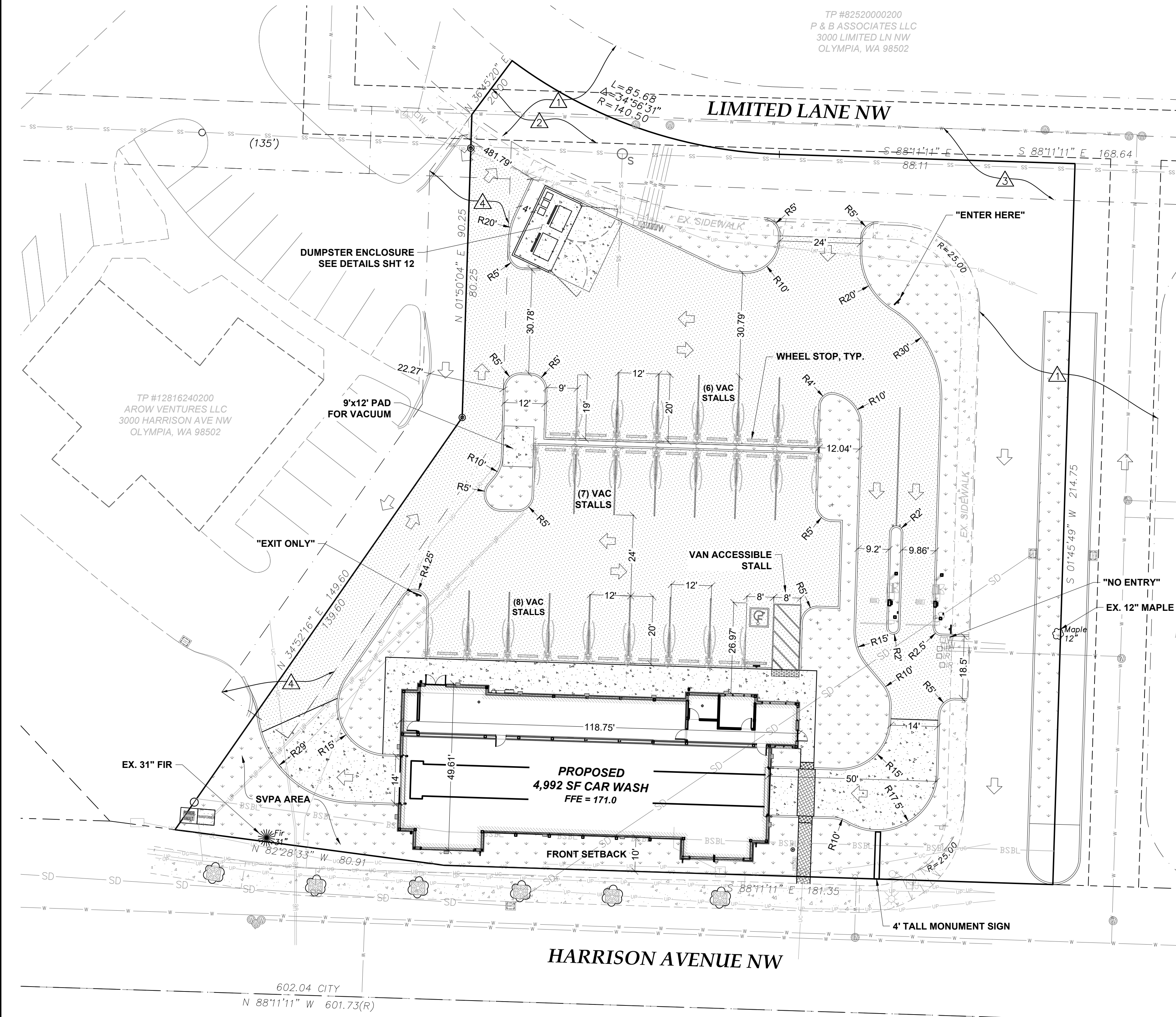


HARRISON AVE CAR WASH

3002 HARRISON AVE NW, OLYMPIA, WA 98502



SITE DATA

PROPONENT: RIPTIDE 8 LLC
 191 MARVIN RD SE
 LACEY, WA 98503
 c/o MIKE OPITZ 360-413-0195

LOT ADDRESS: 3002 HARRISON AVE
 OLYMPIA, WA 98502

PARCEL NUMBER: # 12816240103
 STR: SEC 16, T18N, R21W
 LOT SIZE: 1.03 ACRES (44,986 SF)
 PROPOSED USE: AUTOMATED CAR WASH
 ZONING: HIGH DENSITY CORRIDOR-4
 HARD SURFACE COVERAGE: 36,814 SF (82%) (MAX ALLOWED 85%)
 IMPERVIOUS SURFACE COVERAGE: 36,814 SF (82%) (MAX ALLOWED 85%)
 BUILDING COVERAGE: 4,992 SF (11%)
 LANDSCAPE AREA: 8,172 SF (21%)
 SETBACKS: 0' MIN-10' MAX FRONT, 10' MIN. REAR, 0' SIDE
 BUILDING HEIGHT: MAX HT. ALLOWED 60'
 IBC CONSTRUCTION TYPE: V-B, SPRINKLED
 NUMBER OF PARKING SPACES: 1 VAN ACCESSIBLE, 1 REGULAR, 21 VAC STALLS
 UTILITIES: CITY OF OLYMPIA WATER
 CITY OF OLYMPIA SEWER SERVICE
 CITY OF OLYMPIA SOLID WASTE
 PSE GAS/ELECTRIC
 COMCAST PHONE/DATA

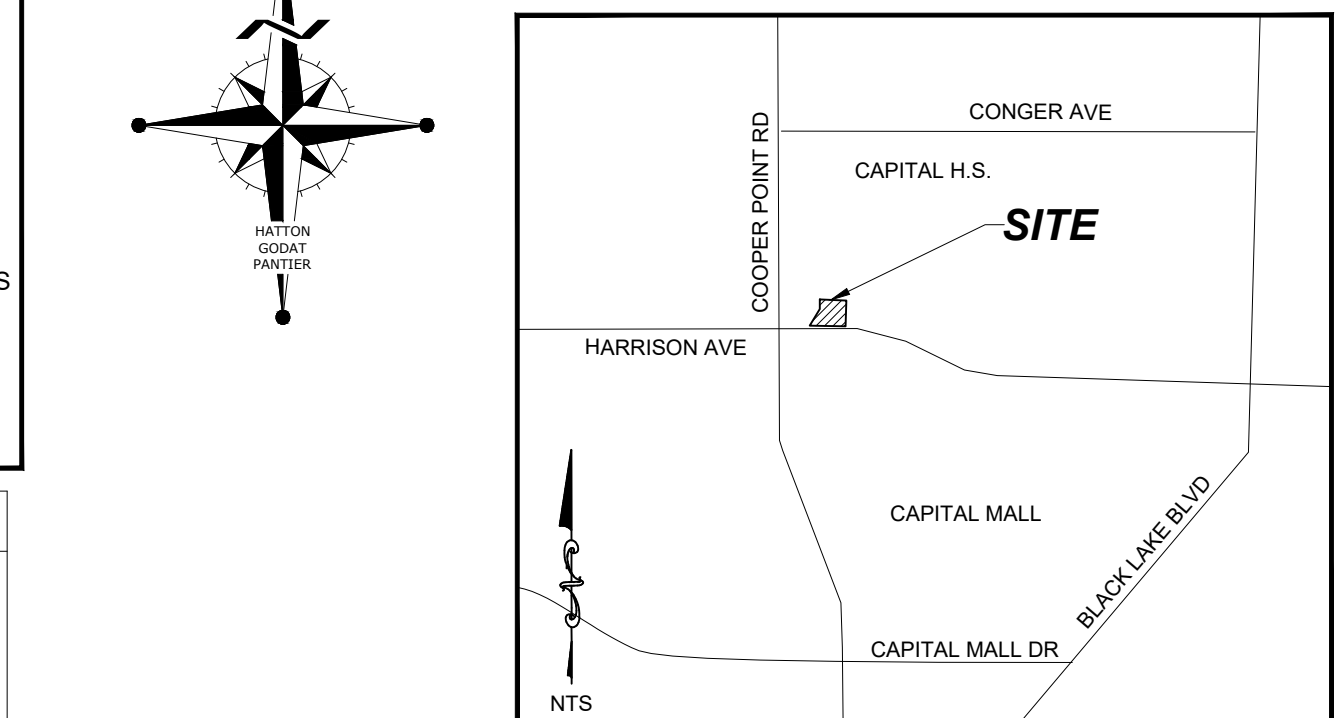
SHEET INDEX

- 1 SITE PLAN
- 2 PRELIMINARY CONSTRUCTION NOTES
- 3 PRELIMINARY EROSION CONTROL & DEMOLITION PLAN
- 4 PRELIMINARY EROSION CONTROL NOTES & DETAILS
- 5 PRELIMINARY GRADING PLAN
- 6 PRELIMINARY DRAINAGE PLAN
- 7 PRELIMINARY GRADING & DRAINAGE DETAILS
- 8 PRELIMINARY UTILITY PLAN
- 9 PRELIMINARY RECYCLED WATER SYSTEM DETAILS - 1
- 10 PRELIMINARY RECYCLED WATER SYSTEM DETAILS - 2
- 11 PRELIMINARY UTILITY DETAILS
- 12 PRELIMINARY SOLID WASTE PLAN
- 13 PRELIMINARY LANDSCAPE PLAN

CITY OF OLYMPIA

VERTICAL DATUM - NAVD88 THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK POINT #1114 SURFACE MON W/ 2" BRASS CAP COOPER POINT ROAD NW & MUD BAY ROAD/ HARRISON AVE, CENTER OF INTERSECTION ELEVATION = 161.886	MERIDIAN HORIZONTAL DATUM CITY OF OLYMPIA COORDINATE SYSTEM BASED ON THE MONUMENT LINE OF HARRISON AVENUE EQUALS NORTH 88°11'11" WEST FORM PC MONUMENT TO INTERSECTION W/ COOPER POINT ROAD
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SCALE: 1" = 20'



PROJECT PROPONENT

RIPTIDE 8, LLC
 CONTACT: MIKE OPITZ
 (360) 413-0195

LEGEND

<ul style="list-style-type: none"> NEW ASPHALT SURFACE NEW CONCRETE SURFACE NEW POROUS ASPHALT NEW STAMP CONCRETE EX. CONCRETE SURFACE EX. MAJOR CONTOUR EX. MINOR CONTOUR NEW WATERMETER NEW HYDRANT NEW VALVE NEW BLOCKING NEW PIV NEW FDC NEW RBPA NEW DCVA NEW WATERMAIN NEW CB TYPE 2 - 48 NEW CB TYPE 1 W/ LID NEW RD CLEANOUT NEW AREA DRAIN NEW YARD DRAIN NEW STORM MAIN NEW ROOF DRAIN NEW FOOTING DRAIN NEW SEWER CLEANOUT NEW SEWER MANHOLE NEW GRAVITY SEWER NEW LATERAL SEWER NEW GAS METER NEW GAS SERVICE LINE NEW PED. LIGHT BOLLARD 	<ul style="list-style-type: none"> FOUND SURFACE MONUMENT FOUND REBAR & CAP SET 5/8" REBAR W/ PLASTIC CAP STAMPED "JSP 28073" SET MAGNAIL W/ WASHER STAMPED "28073" SANITARY SEWER MANHOLE CATCH BASIN WATER METER WATER VALVE DECIDUOUS TREE JUNCTION BOX HYDRANT SIGN MAILBOX POST DIR IRRIGATION METER IRRIGATION CONTROL BUILDING FOOTPRINT CONCRETE SURFACE ASPHALT SURFACE PAINTED LOCATE (SILVER) WATER LINES PAINTED LOCATE (RED) APWA UNIFORM COLOR CODE FOR ELECTRIC POWER LINES PAINTED LOCATE (ORANGE) APWA UNIFORM COLOR CODE FOR COMMUNICATIONS PAINTED LOCATE (YELLOW) APWA UNIFORM COLOR CODE FOR GASEOUS MATERIALS SANITARY SEWER LINE PER CITY OF OLYMPIA RECORDS WATER LINE PER CITY OF OLYMPIA RECORDS EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER SS-52941 (PRIVATE ROAD) WATERMAIN EASEMENT GRANTED TO CITY OF OLYMPIA RECORDED UNDER AUDITOR'S FILE NO. 945846 (SEE TITLE NOTE NO. 5) SANITARY SEWER EASEMENT GRANTED TO CITY OF OLYMPIA RECORDED UNDER AUDITOR'S FILE NO. 1084183 (SEE TITLE NOTE NO. 7) SHARED ACCESS/INGRESS, EGRESS EASEMENT PER AUDITOR'S FILE NO. 4951458
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CONCEPTUAL RENDERING



THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

NOTE: 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 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

TOPOGRAPHIC NOTE:
 THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

DESIGNED BY: JSP/CID/L
 DRAWN BY: DJ/MJ/BMS
 CHECKED BY: CC
 DATE: FEBRUARY 2023
 SCALE: H 1" = 20'
 V N/A



HATTON GODAT PANTIER
 AND SURVEYORS
 ENGINEERS
 3910 MARTIN WAY E, SUITE B
 OLYMPIA, WA 98506
 TEL: 360.943.1599 FAX: 360.357.6299
 hattonpantier.com

DATE: _____

REVISIONS:

HARRISON AVE CAR WASH
 3002 HARRISON AVE, OLYMPIA, WA

SITE PLAN

A PORTION OF SECTION 16, TOWNSHIP 18 N, RANGE 2W, WA

AGENCY NO. 22-2042
 SHEET: 1 OF 13
 R: DGN22-00022-021
 INDEX: 22-021 pre-cov.dwg
 JOB: 22-021