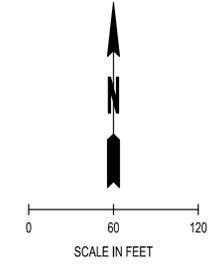
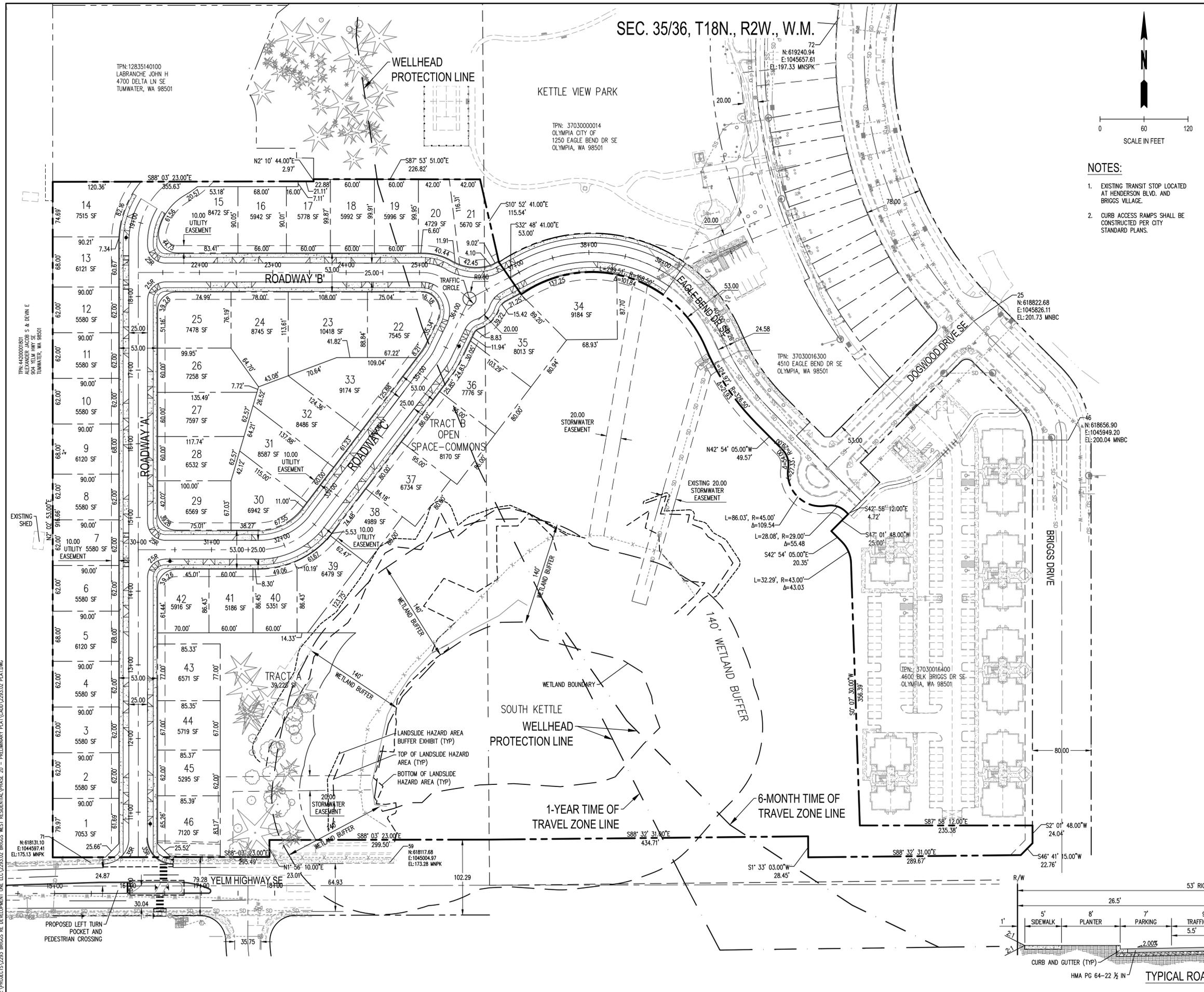
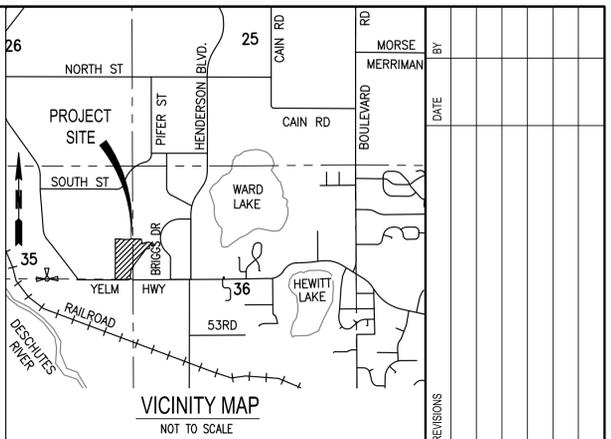


SEC. 35/36, T18N., R2W., W.M.



- NOTES:
- EXISTING TRANSIT STOP LOCATED AT HENDERSON BLVD. AND BRIGGS VILLAGE.
 - CURB ACCESS RAMPS SHALL BE CONSTRUCTED PER CITY STANDARD PLANS.



SITE INFORMATION:

APPLICANT:
BRIGGS RE DEVELOPMENT
632499 BC LTD., 100-19926 96TH AVE.
LANGLEY, BC V1M-3C2
PH: 604-888-5228
CONTACT: GORDIE GILL

SITE ADDRESS:
1200 EAGLE BEND DRIVE SE
OLYMPIA, WA 98501

ENGINEER:
SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WASHINGTON 98516
PHONE: (360) 352-1465
CONTACT: AMY HEAD, PE

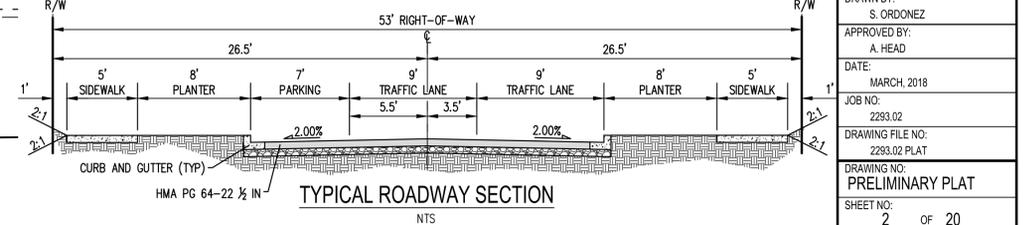
TRACT A (TREE TRACT)	0.9 ACRES (0.04%)
TRACT B (OPEN SPACE-COMMONS)	0.17 ACRES (0.008%)
RIGHT-OF-WAY AREA:	3.22 ACRES
LOT AREA:	6.90 ACRES
ROADWAY AREA:	1.34 ACRES (6.65%)
STREET LENGTH:	2,272 LF
TOTAL SITE AREA:	20.15 ACRES
TRACT A + TRACT B	1.07 ACRES

TOTAL SITE AREA:	20.15 ACRES
TOTAL PROJECT AREA LESS ROW AND OPEN SPACE:	15.86 ACRES
TOTAL NUMBER OF LOTS:	46
TAX PARCEL NUMBER:	37030000015
ZONING:	UV (URBAN VILLAGE)
ALLOWED DENSITY:	24 UNITS PER ACRE
DENSITY:	46 UNITS / 15.86 ACRES = 2.9 UNITS/ACRE
SMALLEST LOT SIZE:	4,729 SF
AVERAGE LOT SIZE:	6,535 SF
WATER:	CITY OF OLYMPIA
SEWER (GRAVITY, FORCEMAIN):	CITY OF OLYMPIA
POWER:	PUGET SOUND ENERGY
STORM DRAINAGE:	ON-SITE
BUILDING SETBACKS:	FRONT = 20' SIDE = 5' BACK = 20'
BUILDING SETBACKS (TOWNHOMES LOTS 20&21)	FRONT = 20' INSIDE = 0' SIDE = 5' BACK = 20'
SCHOOL DISTRICT:	OLYMPIA
IMPERVIOUS AREA:	3.61 ACRES
PERVIOUS AREA:	16.54 ACRES

DATUM:

HORIZONTAL: WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91

VERTICAL: NAVD 88
BASED ON TIE TO THURSTON COUNTY MONUMENT "BRIGGS" LOCATED AT THE INTERSECTION OF DOGWOOD DR SE AND BRIGGS DR SE. ELEVATION 201.73



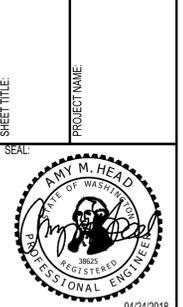
SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCALLIANCE.COM

BRIGGS WEST PRELIMINARY PLAT

BRIGGS WEST RESIDENTIAL

PHASE 1



DESIGNER: J. BRUHN

DRAWN BY: S. ORDONEZ

APPROVED BY: A. HEAD

DATE: MARCH, 2018

JOB NO: 2293.02

DRAWING FILE NO: 2293.02 PLAT

DRAWING NO: PRELIMINARY PLAT

SHEET NO: 2 OF 20

11.31.2018 4:53:29pm - User: amy.head
N:\PROJECTS\2293 BRIGGS RE DEVELOPMENT ONE (LIC)\2293.02 BRIGGS WEST RESIDENTIAL PHASE 20 - PRELIMINARY PLAT\2293.02 PLAT.DWG