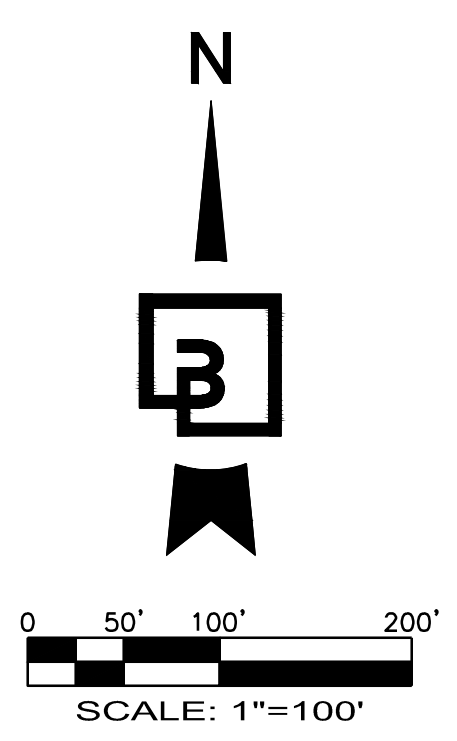
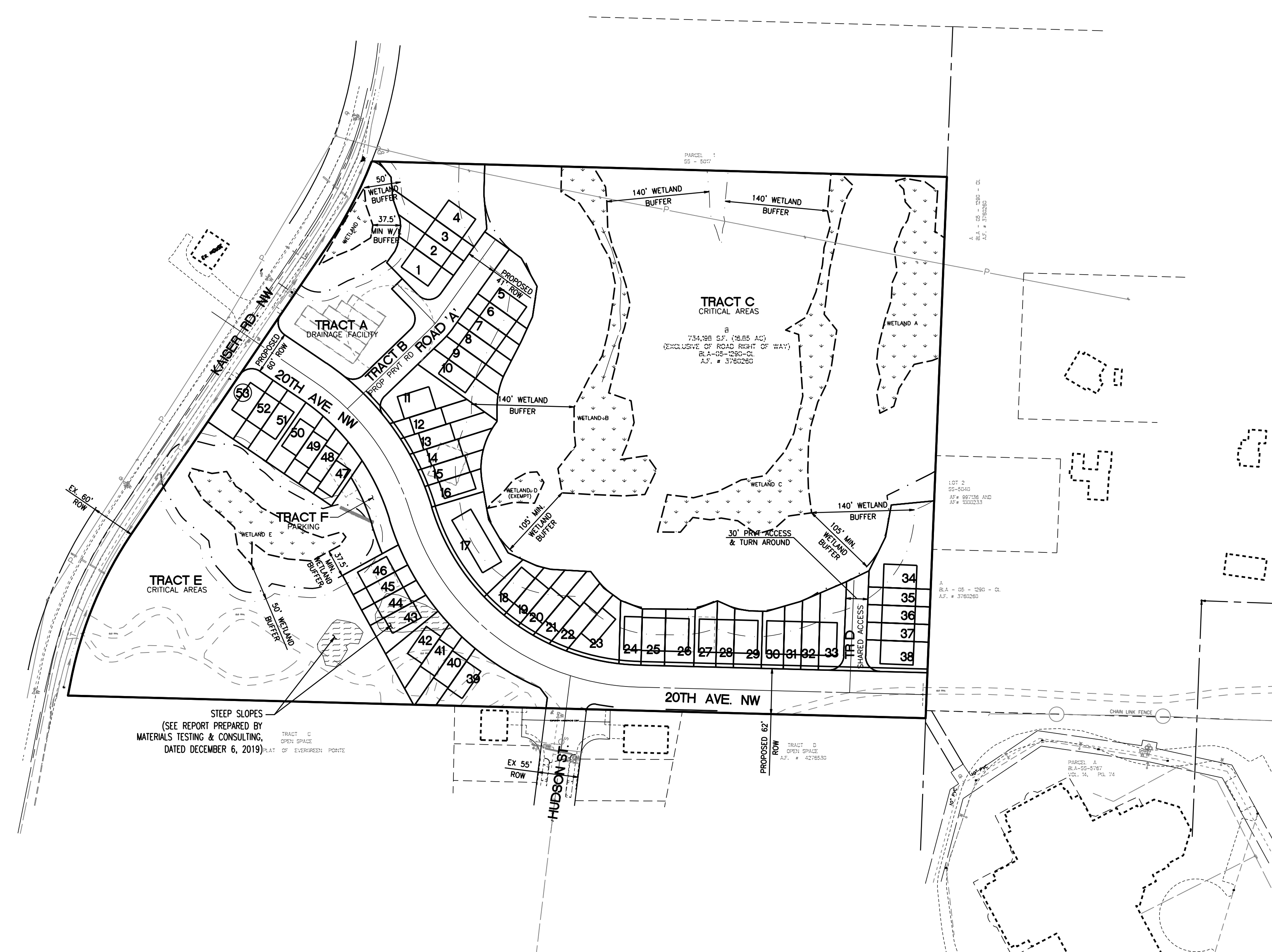
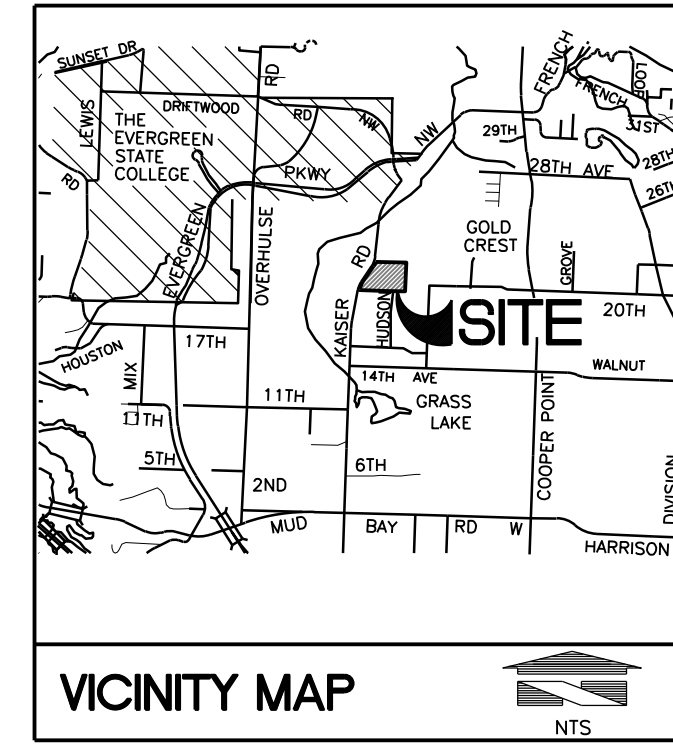


COVER SHEET FOR KAISERWOOD

A PORTION OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



SURVEY NOTE

BASIS OF VERTICAL DATUM
THURSTON COUNTY GPS POINT NO. 937; BM ELEV = 150.95; TOP OF BRIDGE SPIKE 0.34' BELOW RIM OF CASED MONUMENT; MONUMENT IS AT INTERSECTION OF 11TH AVENUE NW AND KAISER RD NW; MONUMENT IS SOUTH 1/4 CORNER OF SECTION 8, T 18 N, R 2 W, W.M., NAVD '88

BASIS OF MERIDIAN
CITY OF OLYMPIA COORDINATE SYSTEM

TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION WAS PROVIDED BY BRACY & THOMAS LAND SURVEYORS AND OBTAINED FROM CITY RECORDS. OLYMPIC ENGINEERING ASSUMES NO LIABILITY IN THE ACCURACY OF THIS INFORMATION OR FOR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

WETLAND NOTE

SEE "WETLAND DELINEATION, CRITICAL FISH AND WILDLIFE HABITAT AREAS, IMPORTANT HABITATS/SPECIES MANAGEMENT PLAN, AND PROTECTIVE WETLAND BUFFER ESTABLISHMENT PROGRAM" PREPARED BY HABITAT TECHNOLOGIES, DATED DECEMBER 13, 2019.

OWNER

PYHENA INVESTMENTS, LLC
2822 140TH AVE NE
BELLEVUE, WA 98005
(253) 740-6709

DEVELOPER

STRAIGHTLINE CONSTRUCTION & DEVELOPMENT
822 9TH ST. SW
PUYALLUP, WA 98371
CONTACT: MIKE TORRANCE

ENGINEER/PLANNER

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX (425) 251-8782
CONTACT: DON DAWES/IVANA HALVORSEN

UTILITIES/SERVICES:

WATER/SEWER:
CITY OF OLYMPIA

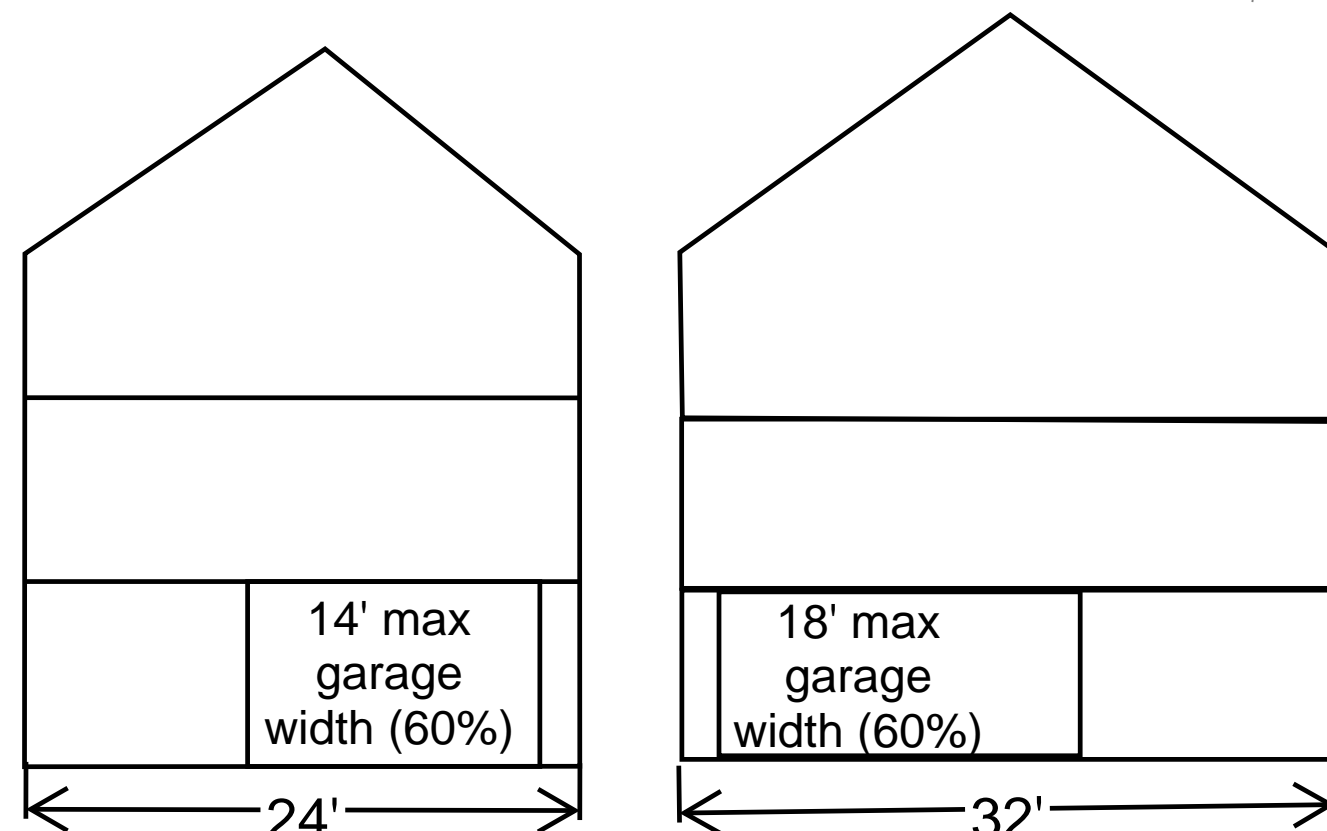
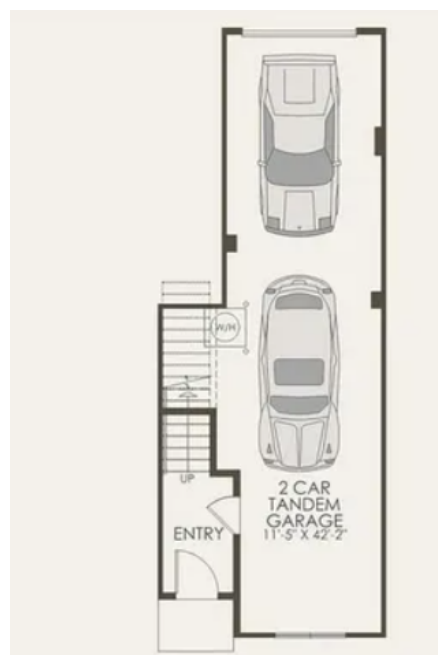
POWER/GAS:
PUGET SOUND ENERGY
8001 SOUTH 212TH STREET
KENT, WA 98032
(253) 395-7065

PHONE:
CENTURY LINK
23315 66TH AVENUE SOUTH
KENT, WA 98032
(253) 372-5388

CABLE:
XFINTY
4020 AUBURN WAY NORTH
AUBURN, WA 98002
(253) 288-7450

SCHOOL:
CITY OF OLYMPIA

FIRE:
CITY OF OLYMPIA

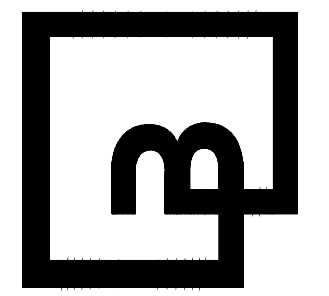


EXAMPLE TOWNHOUSE ELEVATION - NOT TO SCALE

SHEET INDEX

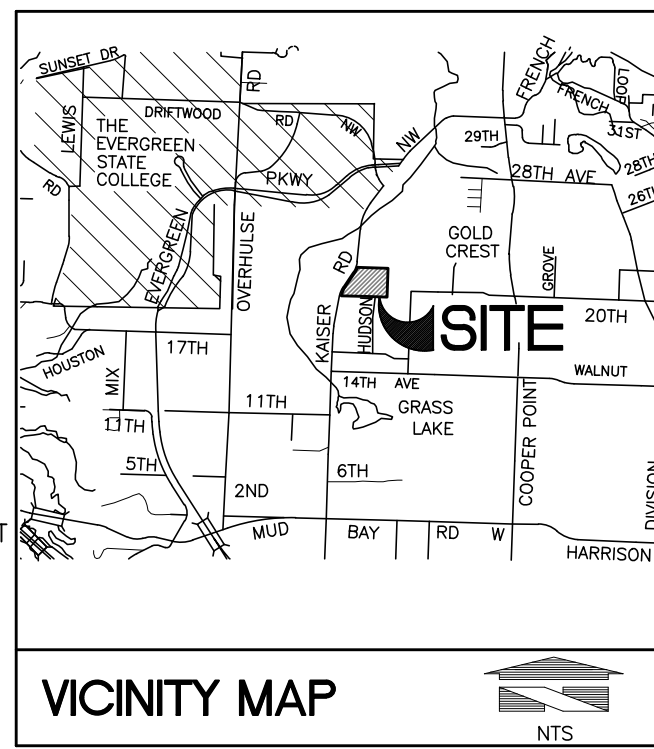
- 1 OF 2 COVER SHEET
- 2 OF 2 PRELIMINARY PLAT
- 3 OF 3 PRELIMINARY DRAINAGE, GRADING, AND UTILITY PLAN

Revision		By		Ckt.		Appr.		Date		Title	
										COVER SHEET FOR KAISERWOOD	
For:	<p>PYHENA INVESTMENTS, LLC 2822 140TH AVE NE BELLEVUE, WA 98005 PHONE: (253) 740-6709</p>										
Scale:	<p>Horizontal 1" = 100' Vertical</p>										
Designed	IH										
Drawn	AJ										
Checked	IH										
Approved	DD										
Date	5/19/21										
Job Number	21448										
Sheet	1 of 3										
Job Title	<p>Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com</p>										

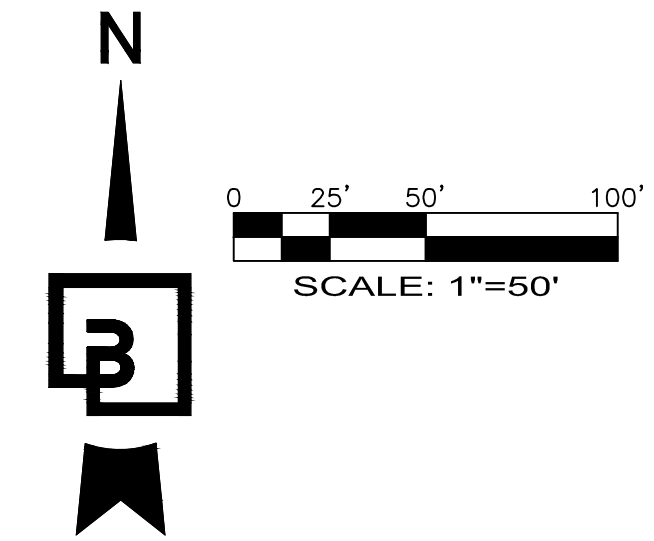


NOTES

- TAX #: 12808130101
- JURISDICTION: CITY OF OLYMPIA
- SITE AREA: 734,198 S.F. (16.855 AC)
- SITE ADDRESS: 2100 KAISER RD. NW OLYMPIA, WA 98502
- EXISTING USE: VACANT
- PROPOSED USE: 53-UNIT TOWNHOUSE/APARTMENT SUBDIVISION
- EXISTING ZONING: RLI (RESIDENTIAL LOW IMPACT)
- EXISTING COMPREHENSIVE PLAN DESIGNATION: RESIDENTIAL LOW IMPACT
- PROPOSED MIN. LOT WIDTH: 24 FEET
- REQUIRED MIN AVERAGE LOT AREA: 2,000 SF / 3,000 SF TOWNHOUSE/ 7,200 SF APARTMENT
- PROJECT DENSITY: 3.14 DU/ACRE
- REQUIRED MIN. SETBACKS:
FRONT/SIDE STREET: 10 FEET
GARAGE: 20 FEET
INTERIOR: 5 FEET, 6 FEET FOR ZERO LOT LINE
REAR: 10 FEET
- MAX BASE HEIGHT OF BUILDINGS: 40 FEET
- MAX IMPERVIOUS COVERAGE: GREATER OF 6 PERCENT OR 2,500 SF/LOT
- GRADING: ±- CY CUT/FILL
- SOILS: ALDERSOOD GRAVELLY SANDY LOAM (HSG B) & MCKENNA GRAVELLY SILT LOAM (HSG D)
- SOURCE OF TOPOGRAPHY: FIELD VERIFIED BY: BRACY & THOMAS LAND SURVEYORS



**PRELIMINARY PLAT
FOR
KAISERWOOD**
A PORTION OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



WETLAND BUFFER TABLE

---	BUFFER REDUCTION AREA	45,838 S.F.
+++	BUFFER MAKE-UP AREA	72,385 S.F.
TOTAL NET GAIN IN BUFFER AREA		26,547 S.F.

OWNER
PYHENA INVESTMENTS, LLC
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(425) 251-6222
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CONTACT: DON DAWES/IVANA HALVORSEN

LOT AREA TABLE

LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	3,841	28	2,052
2	2,366	29	2,988
3	3,005	30	2,435
4	10,044	31	2,152
5	4,799	32	2,387
6	2,040	33	3,816
7	2,132	34	8,295
8	2,222	35	2,040
9	2,421	36	2,040
10	3,594	37	2,040
11	4,837	38	3,506
12	2,772	39	6,739
13	2,994	40	2,477
14	2,525	41	2,652
15	2,080	42	3,655
16	2,325	43	3,177
17	2,580	44	2,058
18	2,193	45	2,035
19	2,559	46	2,569
20	2,701	47	2,392
21	2,476	48	2,109
22	3,879	49	2,228
23	2,452	50	2,880
24	2,464	51	2,908
25	3,109	52	2,327
26	2,528	53	3,986

TOTAL LOT AREA 158,883 SF **3.65 AC.**
AVERAGE LOT AREA 3,055 SF
***NOT INCLUDING LOT 17 APARTMENT LOT**
TOTAL INCLUDING LOT 17 167,546 SF (3.85 AC)

*3-STORY APARTMENT (2 STORIES OVER PARKING)
LOT 17 8,664 SF

TRACT AREA TABLE

TRACT #	DESCRIPTION	AREA (S.F.)
TRACT A	DRAINAGE FACILITY	29,022
TRACT B	PRIVATE ROAD	12,910
TRACT C	CRITICAL AREAS	333,604
TRACT D	SHARED ACCESS	4,045
TRACT E	CRITICAL AREAS	114,357
TRACT F	PARKING	2,976
TOTAL AREA		496,914 SF (11.41 AC)

SURVEY NOTE

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BASIS OF MERIDIAN
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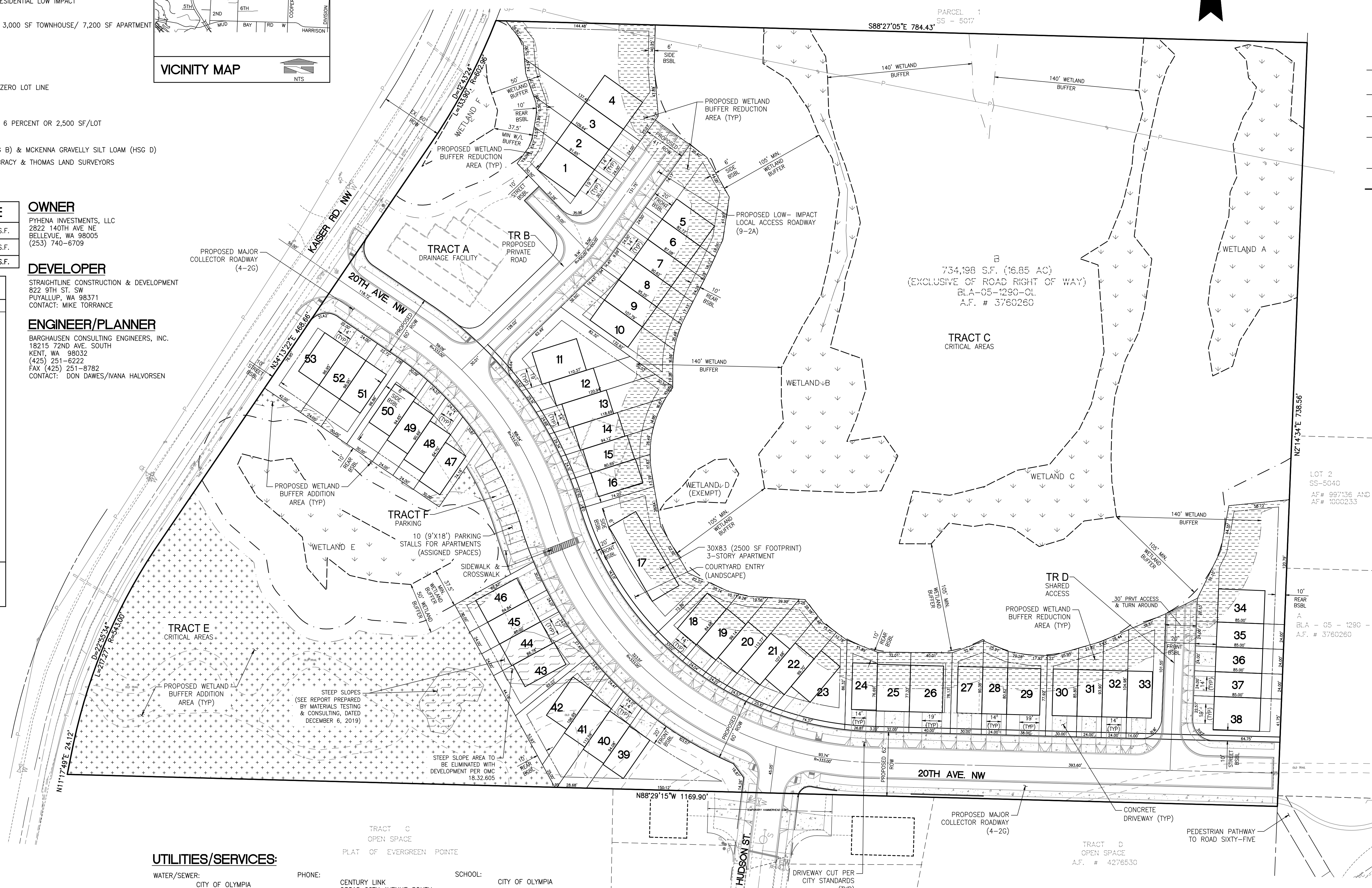
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WETLAND NOTE

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UTILITIES/SERVICES:

WATER/SEWER:	CITY OF OLYMPIA	PHONE:	CENTURY LINK 23315 66TH AVENUE SOUTH KENT, WA 98032 (253) 372-5388	SCHOOL:	CITY OF OLYMPIA
POWER/GAS:	PUGET SOUND ENERGY 8001 SOUTH 212TH STREET KENT, WA 98032 (253) 395-7065	CABLE:	XFINITY 4020 AUBURN WAY NORTH AUBURN, WA 98002 (253) 288-7450	FIRE:	CITY OF OLYMPIA



Revision		Title	No.	Date	By	Ckt.	Appr.
		PRELIMINARY PLAT FOR KAISERWOOD					
For:	PYHENA INVESTMENTS, LLC 2822 140TH AVE NE BELLEVUE, WA 98005. PHONE: (253) 740-6709						
Scale:	Horizontal						
	1"=50'	Vertical					
Designed	IH	Drawn	AJ	Checked	IH	Approved	DD
							Date 5/19/21
Job Number	21448						
Sheet	2 of 3						
Job Title	Barchausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barchausen.com						

CALL BEFORE YOU DIG!
1-800-424-5555

PRELIMINARY DRAINAGE, GRADING, AND UTILITY PLAN

FOR

KAISERWOOD

A PORTION OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

GENERAL NOTES

- ALL WATER AND SANITARY SEWER MAINS, SERVICES, APPURTENANCES, ETC. WILL MEET CITY OF OLYMPIA STANDARDS INCLUDING MINIMUM VERTICAL AND HORIZONTAL SEPARATION REQUIREMENTS.
- THE CONTOURS DEPICTED HEREIN ARE BASED ON THE ORIGINAL GRADES AND DO NOT REFLECT THE SITE GRADING THAT WAS CONDUCTED FROM 2017-2018.

PROPOSED BEST MANAGEMENT PRACTICES (BMP'S)

THE FOLLOWING PERMANENT STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) ARE PROPOSED FOR THIS PROJECT:

- T5.10B DOWNSPOUT DISPERSION (ROOF AREAS)
- T5.12 SHEET FLOW DISPERSION (LOT WALKWAYS/PATIOS)
- T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH (ALL DISTURBED, NEW LAWN/LANDSCAPE, AND STORMWATER DISPERSION AREAS)
- T5.16 TREE RETENTION AND TREE PLANTING (CRITICAL AREA TRACTS)
- T5.30 FULL DISPERSION (ROADWAY AREAS)
- T5.40 PRESERVING NATIVE VEGETATION (CRITICAL AREA TRACTS)

THE FOLLOWING TEMPORARY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) ARE PROPOSED FOR THIS PROJECT:

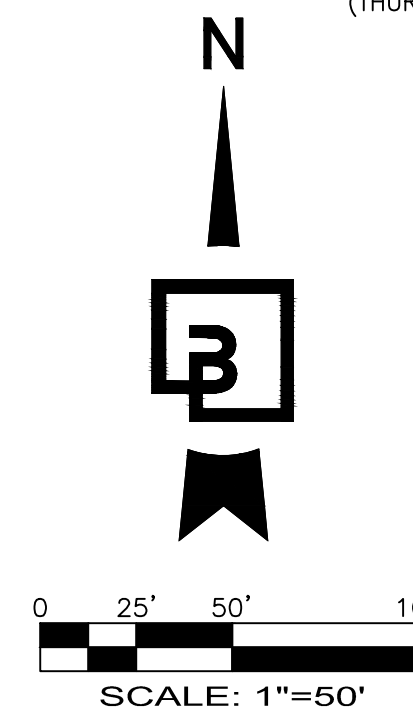
- C101 PRESERVING NATURAL VEGETATION
- C105 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- C120 TEMPORARY AND PERMANENT SEEDING
- C121 MULCHING
- C123 PLASTIC COVERING
- C125 TOPSOILING/COMPOSTING
- C130 SURFACE ROUGHENING
- C140 DUST CONTROL
- C150 MATERIALS ON HAND
- C151 CONCRETE HANDLING
- C152 SAWCUTTING AND SURFACING POLLUTION PREVENTION
- C160 CONTRACTOR EROSION AND SPILL CONTROL LEAD
- C162 SCHEDULING
- C207 CHECK DAMS
- C209 OUTLET PROTECTION
- C220 STORM DRAIN INLET PROTECTION
- C233 SILT FENCE
- C235 WAITLES

SEE PRELIMINARY SWPPP FOR ADDITION INFORMATION. DETAILED EROSION AND SEDIMENTATION CONTROL PLANS AND DETAILS WILL BE INCLUDED IN THE FUTURE CONSTRUCTION PLAN SET.

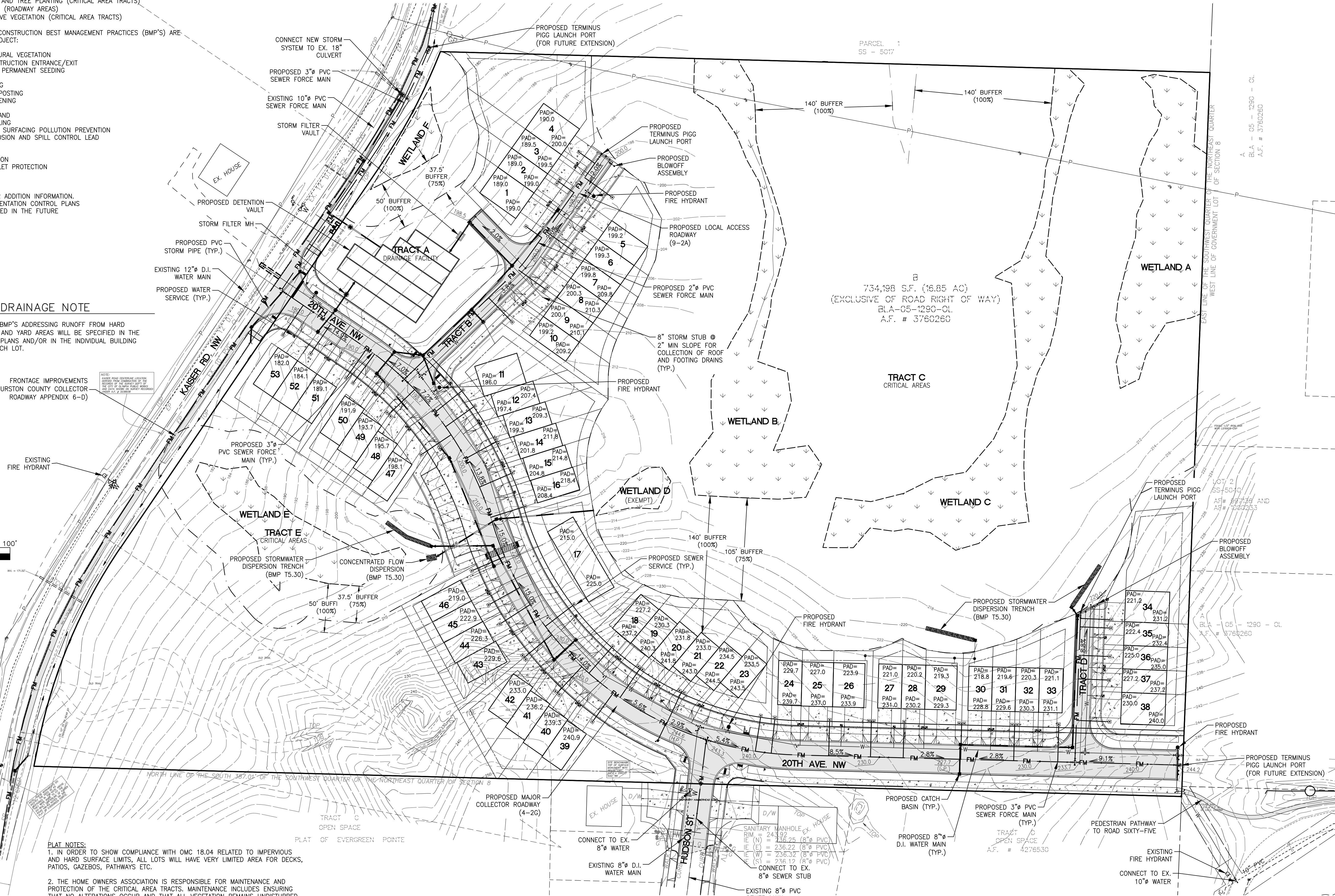
INDIVIDUAL LOT DRAINAGE NOTE

INDIVIDUAL LOT STORMWATER BMP'S ADDRESSING RUNOFF FROM HARD SURFACES (ROOF, DRIVEWAY) AND YARD AREAS WILL BE SPECIFIED IN THE FUTURE CIVIL CONSTRUCTION PLANS AND/OR IN THE INDIVIDUAL BUILDING PERMIT APPLICATIONS FOR EACH LOT.

FRONTAGE IMPROVEMENTS (THURSTON COUNTY COLLECTOR ROADWAY APPENDIX 6-D)



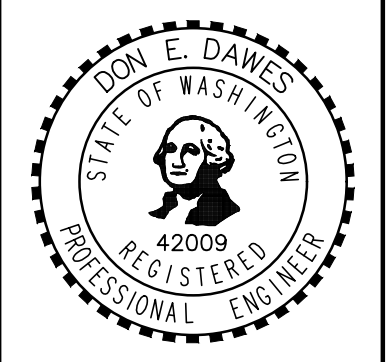
PLAT NOTES:
1. IN ORDER TO SHOW COMPLIANCE WITH OMC 18.04 RELATED TO IMPERVIOUS AND HARD SURFACE LIMITS, ALL LOTS WILL HAVE VERY LIMITED AREA FOR DECKS, PATIOS, GAZEBOs, PATHWAYS ETC.
2. THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF THE CRITICAL AREA TRACTS. MAINTENANCE INCLUDES ENSURING THAT NO ALTERATIONS OCCUR AND THAT ALL VEGETATION REMAINS UNDISTURBED UNLESS THE EXPRESS WRITTEN AUTHORIZATION OF THE OLYMPIA COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT HAS BEEN RECEIVED



Revision	No.	Date	By	Ckt.	Appr.

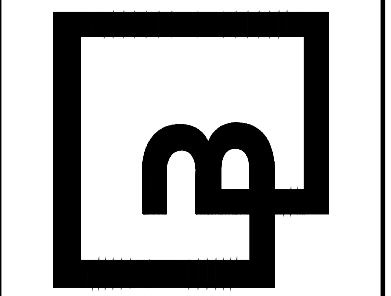
Title: **PRELIMINARY DRAINAGE, GRADING, AND UTILITY PLAN**
Kaiserwood

For: **PYHENA INVESTMENTS, LLC**
2822 140TH AVE NE
BELLEVUE, WA 98005.
PHONE: (253) 740-6709



Scale:	Horizontal	Vertical
	1"=50'	N/A
Designed	IH	
Drawn	AI	
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Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
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Job Number	21448
Sheet	3 of 3