

PROJECT NARRATIVE

CURRENT USE: VACANT. SFR WAS RECENTLY DEMOLISHED.
 PROPOSED USE: AUTOMOTIVE REPAIR

SEWER: NEW LATERAL WILL BE RUN FROM SITE SOUTH TO MARTIN WAY SEWER MAIN. APPLICANT HAS OBTAINED PERMISSION TO RUN NEW LATERAL THROUGH TPN 11817231800 AND 11817231801.

WATER: IT IS UNKNOWN FROM WHERE DOMESTIC WATER WILL BE SUPPLIED, AS UTILITY LOCATES AND SURVEY ARE IN PROGRESS. THE PROPOSED BUILDING IS NOT INTENDED TO BE SPRINKLERED.

STORM: INFILTRATION TESTING HAS NOT YET BEEN COMPLETED. IF INFILTRATION RATES ARE FAVORABLE, THEN ONSITE INFILTRATION WILL BE PROPOSED. IF INFILTRATION IS NOT POSSIBLE, IT IS ANTICIPATED THAT ONSITE DETENTION WILL BE REQUIRED WITH DISCHARGE TO THE CITY SYSTEM, MOST LIKELY IN MARTIN WAY.

PARKING: OMC DOES NOT LIST AUTO REPAIR SHOP AS A STANDARD USE IN THE PARKING REQUIREMENTS TABLE. SIX CUSTOMER STALLS ARE PROPOSED. EMPLOYEE PARKING WILL BE IN THE FENCED AREA WEST OF THE BUILDING.

FENCE AND GATE: CURRENTLY PROPOSED FENCE AND GATE LOCATIONS ARE TENTATIVE, BUT THE INTENT WILL BE TO ISOLATE THE AREAS EAST AND NORTH OF THE PROPOSED BUILDING FOR VEHICULAR SECURITY PURPOSES.

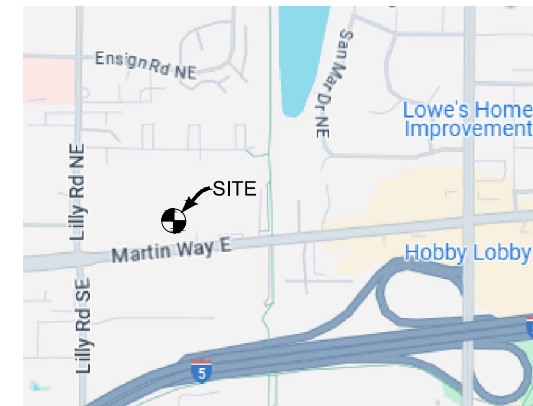
BUILDING: THE PROPOSED BUILDING IS A POLE-BARN TYPE STRUCTURE. PROPOSED HEIGHT IS UNKNOWN BUT ASSUMED TO BE BETWEEN 20' AND 30' AT THE ROOF PEAK.

TREES: A TREE INVENTORY HAS NOT YET BEEN CONDUCTED. IT IS ANTICIPATED THAT ONLY INSIGNIFICANT TREES WILL BE REMOVED.

QUESTIONS:
 1. ARE THERE ANY APPLICABLE SCREENING/BUFFER REQUIREMENTS?
 2. EXISTING PANHANDLE IS ONLY 20' WIDE. GRADING AND PAVING A 20' WIDE FIRE ACCESS ROUTE WOULD BE VERY DIFFICULT IF NOT IMPOSSIBLE WITHOUT EXCEEDING PROPERTY BOUNDARIES. IS THERE ANY WAY TO REDUCE THE PAVED FIRE ACCESS WIDTH REQUIREMENT?

EXISTING CONDITIONS

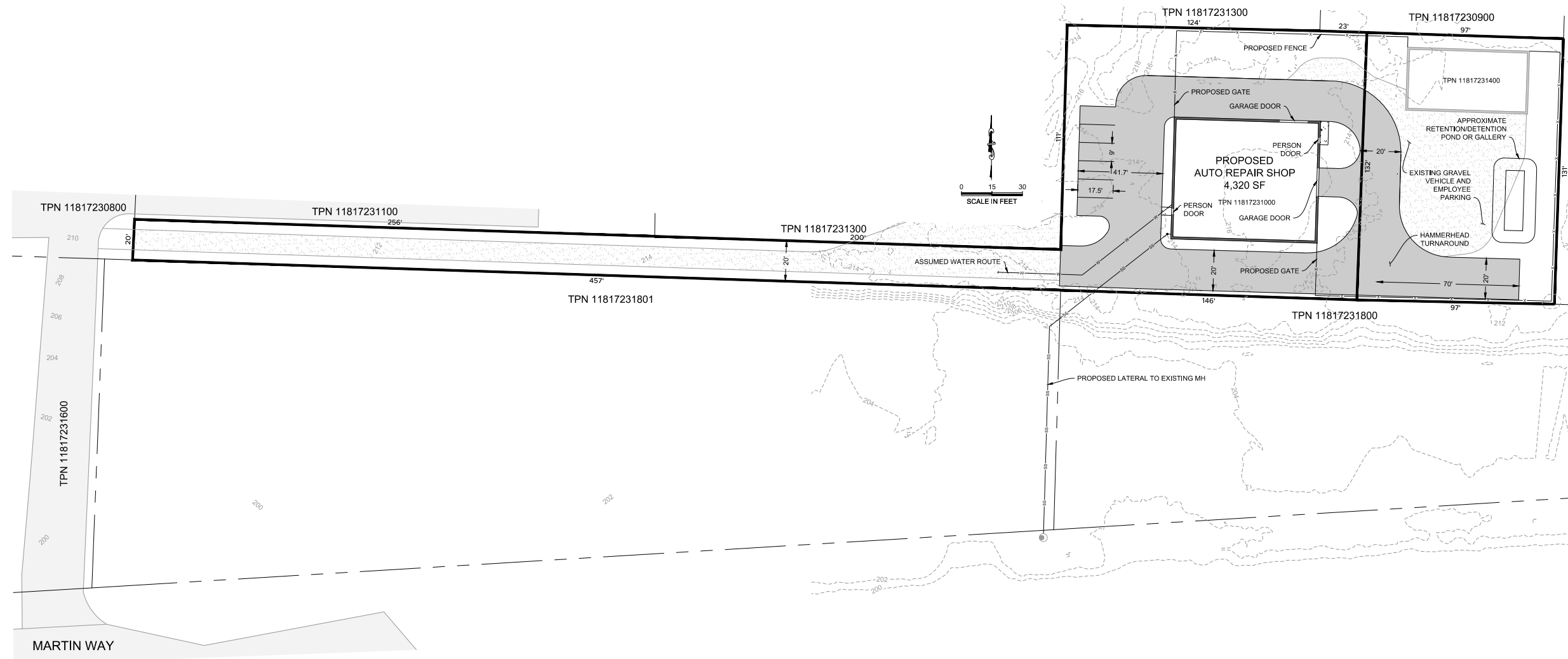
EXISTING FEATURES ARE APPROXIMATELY AS DEPICTED IN THURSTON COUNTY GEODATA AND THE PUGET SOUND LIDAR CONSORTIUM. ALL EXISTING FEATURES AND TOPOGRAPHY SHOWN SHALL BE VERIFIED AT CONTRACTOR'S EXPENSE PRIOR TO BEGINNING CONSTRUCTION. ANY AND ALL DISCREPANCIES FOUND BETWEEN ACTUAL EXISTING CONDITIONS AND THE EXISTING CONDITIONS SHOWN HERE SHALL BE IDENTIFIED TO THE PROJECT ENGINEER PRIOR TO CONTINUANCE OF ANY WORK.



VICINITY MAP
 NOT TO SCALE

SITE DATA

PARCEL #:	11817231000, 11817231400
SITE ADDRESS:	112 & 114 LILLY RD NE OLYMPIA, WA 98506
GROSS ACREAGE:	0.94 AC (PER COUNTY DATA)
EXISTING USE:	VACANT SFR
PRESIDING JURISDICTION:	OLYMPIA, WA



112 & 114 LILLY RD NE
 BUILDING DEMOLITION
 THURSTON COUNTY TPN
 11817231000, 11817231400

PRELIMINARY SITE PLAN

PROJ. NO.:	PL01
REVIEWED BY:	NDT
DESIGNED BY:	NDT
DRAWN BY:	RCB
DATE:	01-13-2025

Know what's BELOW
 Call 811 before you dig.