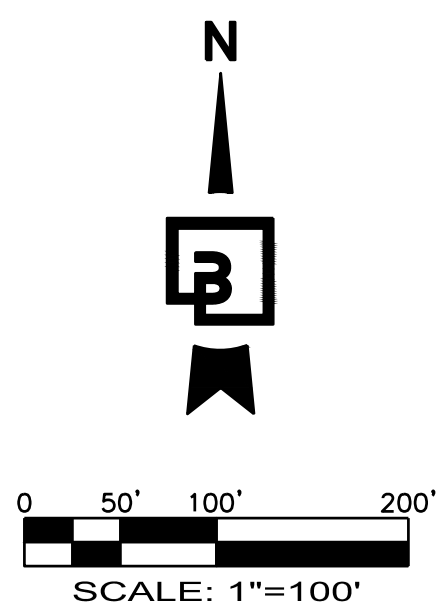




LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
7, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.;

EXCEPTING THEREFROM THE WEST 15 FEET FOR COUNTY ROAD
KNOWN AS LISTER ROAD;

IN THURSTON COUNTY, WASHINGTON.

SURVEY INFORMATION

HORIZONTAL DATUM:
NAD 83/91 - WASHINGTON SOUTH ZONE
PER THURSTON COUNTY PUBLISHED MONUMENTS. THURSTON
COUNTY CONTROL POINT NO. 7500 WAS HELD FOR POSITION,
AND A LINE BETWEEN SAID POINT NO. 7500 AND CONTROL
POINT NO. 7499. WAS HELD FOR ROTATION, BEING SOUTH
01°34'56" WEST.

VERTICAL DATUM:
NAVD88
VERTICAL CONTROL PUBLISHED BY THURSTON COUNTY, POINT NO.
7497 WAS HELD FOR ELEVATION.
BENCHMARK ELEVATION = 184.59 USFT

SITE BENCHMARK: SET MAGNAIL & WASHER ON THE SOUTH END
OF BEAUMONT DRIVE NE.
ELEVATION =200.15 USFT

UTILITIES/SERVICES:

WATER/SEWER:
CITY OF OLYMPIA
601 4TH AVE E
OLYMPIA, WA 98507

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

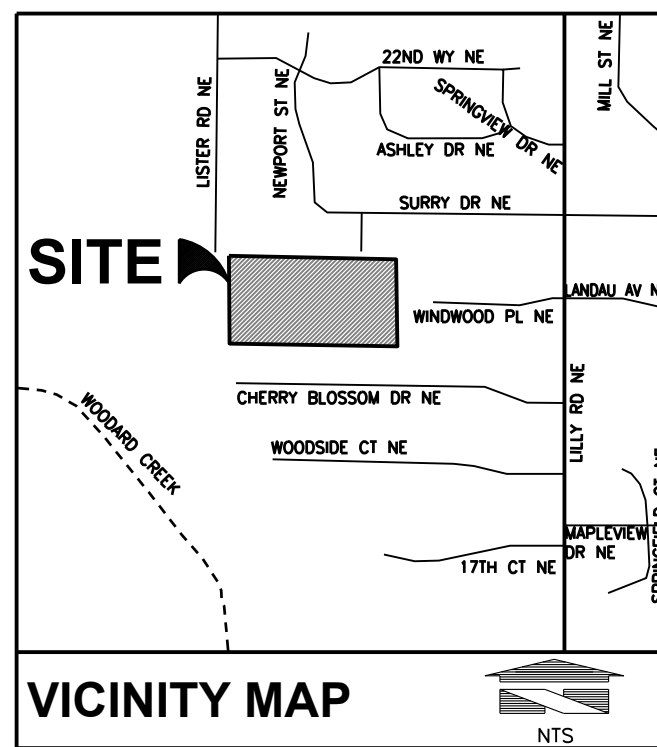
PHONE: CENTURY LINK
23315 66TH AVENUE SOUTH
KENT, WA 98032
(253) 372-5388

GARBAGE/RECYCLE:
CITY OF OLYMPIA
-
-
(360) 753-8106

SCHOOL: NORTH THURSTON PUBLIC SCHOOLS, DISTRICT NO. 3
305 COLLEGE STREET NE
LACEY, WA 98516
PHONE: (360) 412-4400

FIRE: CITY OF OLYMPIA
100 EASTSIDE ST NW
OLYMPIA, WA 98506

ABBREVIATIONS	
SVPA	SOIL VEGETATION PROTECTION AREA
EX	EXISTING
ROW	RIGHT OF WAY
BSBL	BUILDING SETBACK LINE

**OWNER/DEVELOPER**

REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: (425) 445-7475
CONTACT: HUGH STEWART

**ENGINEER / PLANNER /SURVEYOR /
LANDSCAPE ARCHITECT**

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX (425) 251-8782
CONTACT: BARRY TALKINGTON/IVANA HALVORSEN/RYAN LEE/JEFF VARLEY

SANITARIAN

ANDERSON WASTEWATER ENGINEERING
PO BOX 486
TACOMA, WA 98402
PHONE: (253) 203-1200
CONTACT: ROCKY ANDERSON

WETLAND BIOLOGIST

SOUNDVIEW CONSULTANTS LLC
2907 HARBORVIEW DRIVE
GIG HARBOR, WA
(253) 514-8952

GOETECHNICAL ENGINEER

EARTH SOLUTIONS
1805-136TH PLACE N.E., SUITE 201
BELLEVUE, WA 98005
(425) 284-3300
FAX (425) 449-4711
CONTACT: SCOTT RIEGEL

ARBORIST

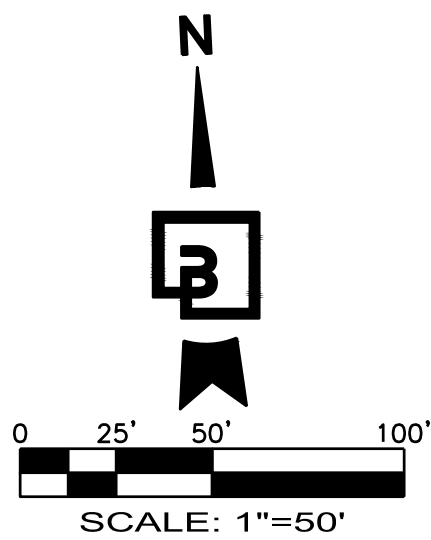
WASHINGTON FORESTRY CONSULTANTS
1919 YELM HWY SE
OLYMPIA, WA 98501
(360) 943-1723
CONTACT: GALEN WRIGHT

SHEET INDEX

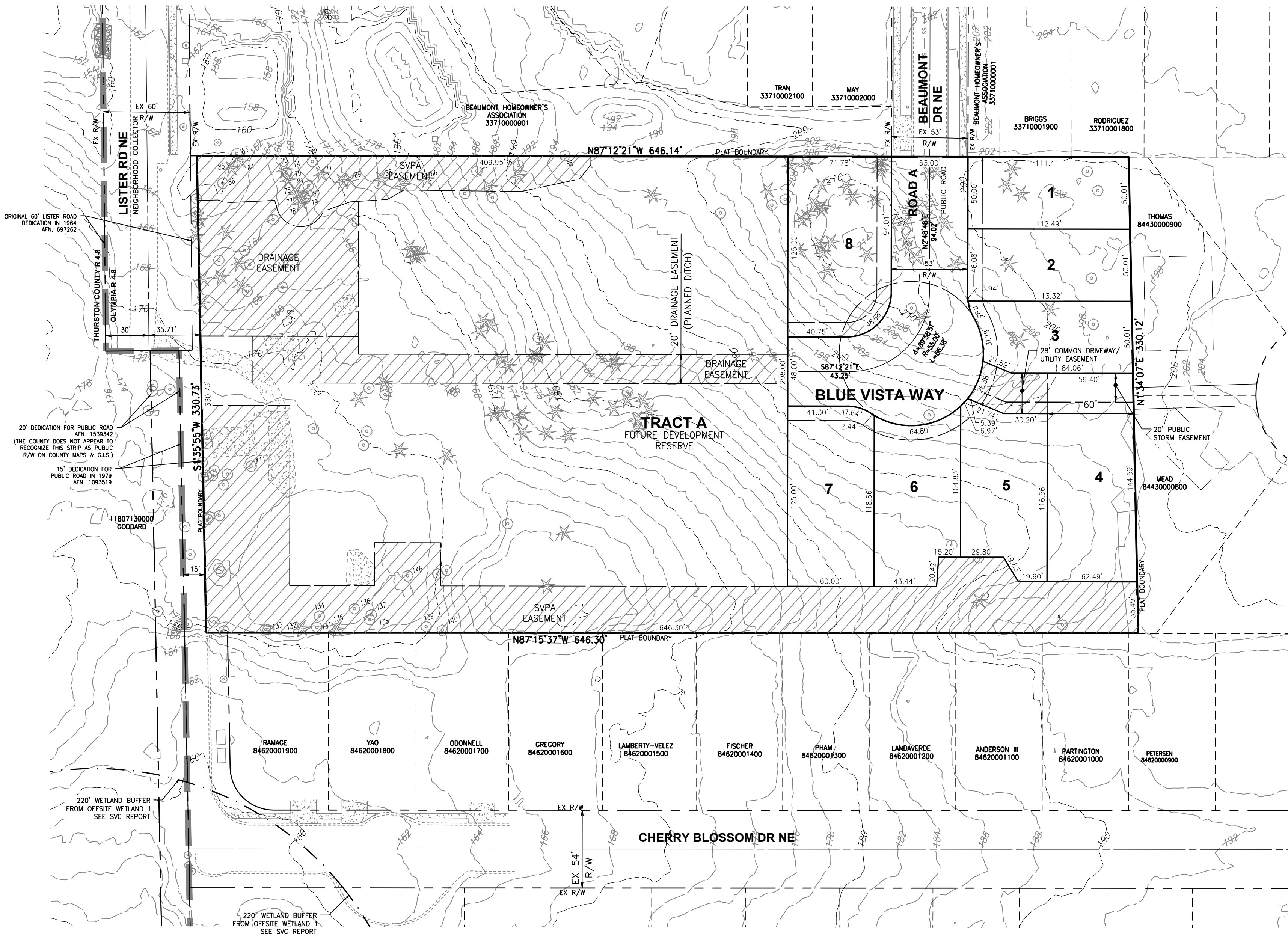
P0	OF	3	PRELIMINARY SHORT PLAT COVER SHEET
P1	OF	3	PRELIMINARY SHORT PLAT
P2	OF	3	CONCEPTUAL DRAINAGE UTILITY PLAN

IG:	Job Number	Designed <u>JH</u> Drawn <u>AJ</u> Checked <u>JH</u> Approved <u>TS</u> Date <u>10/16/25</u>		Scale: Horizontal 1" = 100' Vertical N/A	NOT FOR CONSTRUCTION	For: REAL PROPERTY HOLDINGS, LLC 3927 LAKE WASHINGTON BLVD. NE KIRKLAND, WA 98033 PHONE: 425-445-7475	Title: PRELIMINARY SHORT PLAT COVER SHEET OF LISTER GLEN SHORT PLAT	No.	Date	By	Ckd.	Appr.	Revision
	Sheet	P0	3										

**CALL BEFORE YOU DIG:
1-800-424-5555**



PRELIMINARY SHORT PLAT
OF
LISTER GLEN SHORT PLAT
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



LOT AREA TABLE		
LOT #	AREA (S.F.)	NET AREA LESS PANHANDLE (S.F.)
1	5,597	8,811
2	5,652	
3	5,239	
4	10,223	
5	6,567	
6	6,576	
7	7,461	
8	8,764	
TOTAL LOT AREA		56,080 SF (1.29 AC)
AVERAGE LOT AREA		7,010 SF

TRACT & EASEMENT TABLE		
TRACT	USE	AREA (S.F.)
A	FUTURE DEVELOPMENT RESERVE	143,480
	SVPA EASEMENT NORTH	7,818
	SVPA EASEMENT SOUTH	31,096
	DRAINAGE EASEMENT / INFILTRATION POND EASEMENT	18,157
TRACT A LESS EASEMENTS:		86,408 SF (1.98 AC)
TRACT A TOTAL		143,480 SF (3.41 AC)

ABBREVIATIONS

SVPA SOIL VEGETATION PROTECTION AREA

EX EXISTING

ROW RIGHT OF WAY

BSBL BUILDING SETBACK LINE

NOTES

- TAX #: 11807140300
- SITE AREA PER ASSESSOR: ±207,781 S.F. (±4.77 AC)
- SITE ADDRESS: 2020 LISTER RD NE, OLYMPIA, WA 98506
- REVIEWING JURISDICTION: CITY OF OLYMPIA
- PROPOSED USE: 8-LOT SHORT PLAT
- EXISTING ZONING: R 4-8
- COMPREHENSIVE PLAN DESIGNATION: LOW DENSITY NEIGHBORHOODS
- ALLOWED MAX DENSITY: 8 DU/AC
- REQUIRED MIN DENSITY: 4 DU/AC
- ALLOWED MIN. LOT WIDTH: 45 FEET (EXCEPT TOWNHOUSE OR COTTAGE)
- REQUIRED MIN. LOT AREA: 4,000 SF (EXCEPT TOWNHOUSE OR COTTAGE)
- REQUIRED MIN. SETBACKS:
FRONT: 20 FEET
GARAGE: 20 FEET
SIDE STREET: 10 FEET
INTERIOR: 5 FEET
REAR: 20 FEET
- LANDSCAPE BUFFER: N/A
- REQUIRED TREE RETENTION: 117 TREE UNITS
- MAX BASE HEIGHT OF BUILDINGS: 35 FEET / 2 STORIES
- MAX BUILDING COVERAGE: 45 PERCENT (LOTS < 0.25 AC)
- MAX IMPERVIOUS COVERAGE: 45 PERCENT (LOTS < 0.25 AC)
- MAX HARD SURFACE COVERAGE: 65 PERCENT (LOTS < 0.25 AC)
- MIN OPEN SPACE: N/A EXCEPT COTTAGE
- CLUSTERING ALLOWED PER OMC 18.04.080(F)
- SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY: BARGHAUSEN CONSULTING ENGINEERS, INC. ON JUNE 9, 2023.

DENSITY CALCULATIONS

MINIMUM DENSITY 4 DU/AC
GROSS SITE AREA: 207,781 S.F.
- CRITICAL AREA & BUFFERS: 0 SF
- LANDSLIDE HAZARDS: 0 SF
- FLOODPLAINS: 0 SF
- IMPORTANT HABITAT AREAS: 0 SF
- IMPORTANT RIPARIAN AREAS: 0 SF
- ASSOCIATED BUFFERS: 0 SF
- STORMWATER TRACT: 0 SF
- TREE (SVPA) TRACTS: 0 SF
- PUBLIC SPACE DEDICATIONS: 0 SF
TOTAL DEDUCTIONS: 0 SF (0 AC)
NET SITE AREA: 207,781 SF (4.77 AC)
MINIMUM DENSITY: 4 DU/AC X = 19 DU

MAXIMUM DENSITY
GROSS SITE AREA: 207,781 S.F.
- AREA IN WETLANDS: 0 SF
- LANDSLIDE HAZARDS: 0 SF
- IMPORTANT HABITAT AREAS: 0 SF
- IMPORTANT RIPARIAN AREAS: 0 SF
- PUBLIC SPACE DEDICATIONS: 0 SF
TOTAL DEDUCTIONS: 0 SF (0.00 AC)
NET SITE AREA: 207,781 SF (4.77 AC)
MAX. ALLOWED DENSITY 8 DU/AC: 38 UNITS
PROPOSED INTERIM DENSITY: 8 UNITS / 4.77 AC = 1.68 DU/AC

NEW ROADS
PUBLIC BEAUMONT DR NE: 0 SF
PUBLIC BLUE VISTA WAY: 13,918 SF
ROW DEDICATION LISTER RD NE: 0 SF

TOTAL: 13,918 SF
PERCENTAGE OF GROSS SITE AREA: 6.70%
PERCENTAGE OF NET SITE AREA: 6.70%

SEWER NOTE:

ALL 8 LOTS WILL BE SERVED BY STEP SEWERS CONNECTING TO EXISTING SEWER LINES IN BEAUMONT DRIVE

RESIDENTIAL DENSITY:

- TRACT A IS A FUTURE DEVELOPMENT TRACT THAT WILL CONTAIN THE A DRAINAGE FACILITY (INFILTRATION POND) FOR THE DEVELOPMENT OF LOTS 1 - 8 AND ROAD A. EASEMENTS ARE PROVIDED FOR THE INFILTRATION POND, STORMWATER MAINS, AND SVCA.
- TRACT A "FUTURE DEVELOPMENT RESERVE TRACT" CAN ACCOMMODATE DEVELOPMENT AND ADDITIONAL FUTURE DENSITY WITH PERMITTING AND CONSTRUCTION OF COURTYARD APARTMENTS OR DUPLEX, TRIPLEX, OR FOURPLEX BUILDINGS TO ACHIEVE MINIMUM (11 ADDITIONAL UNITS) OR UP TO MAXIMUM (30 ADDITIONAL UNITS) DENSITIES NOTED ON THIS SHEET.

SCHOOL WALKING CONDITIONS:

- STUDENTS WOULD WALK NORTH ON BEAUMONT DRIVE NE TO SURREY DRIVE NE. THEN WALK EAST ON SURREY DRIVE NE TO LILLY ROAD NE. THEN WALK SOUTH ON LILLY ROAD SE TO THE BUS STOP AT CHERRY BLOSSOM DRIVE NE. TOTAL DISTANCE APPROX. 1550 FEET (0.29 MI).

Revision

Appr.

Ctd.

By

Date

No.

Title:

PRELIMINARY SHORT PLAT
FOR

LISTER GLEN SHORT PLAT

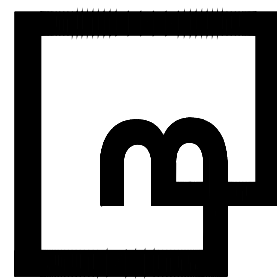
For: REAL PROPERTY HOLDINGS, LLC
3927 LAKE WASHINGTON BLVD. NE
KIRKLAND, WA 98033
PHONE: 425-445-7475

NOT FOR
CONSTRUCTION

Scale:
Horizontal
1"=50'
Vertical
N/A

Designed: IH
Drawn: AJ
Checked: IH
Approved: TS
Date: 10/16/25

Barghausen
Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

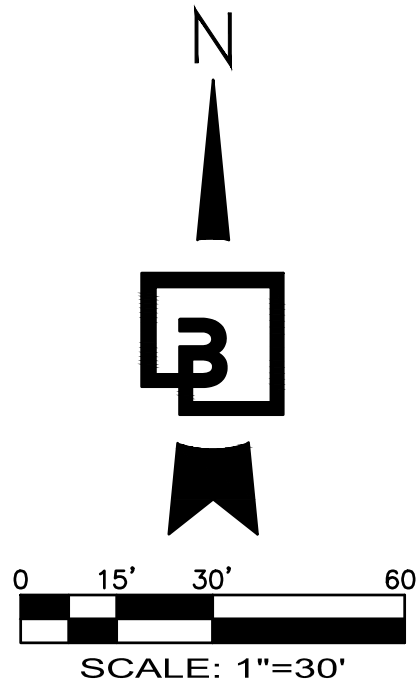


Job Number
22392

Sheet
P1 of 3

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

CONCEPTUAL DRAINAGE UTILITY PLAN
OF
LISTER GLEN SHORT PLAT
A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M.
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



STREET CONSTRUCTION NOTES:

1. ALL CURB, CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT WILL BE STAKED BY ENGINEERING OR SURVEYING FIRMS CAPABLE OF PERFORMING SUCH WORK. ASPHALT CONCRETE PAVEMENT FOR WEARING COURSE WILL NOT BE PLACED ON ANY TRAVELED WAY BETWEEN OCTOBER 1ST AND APRIL 1ST WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER.
2. WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT WILL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
3. COMPACTION OF SUBGRADE, ROCK, AND ASPHALT WILL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
4. ALL JOINT (CONTRACTION, CONSTRUCTION, ISOLATION, ETC.) LAYOUT PLANS SHALL BE APPROVED ONE WEEK BEFORE PLACING CONCRETE.
5. FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE PLACING CONCRETE. TWENTY-FOUR HOURS' NOTICE IS REQUIRED FOR FORM INSPECTION.
6. TESTING AND SAMPLING FREQUENCIES WILL BE AS DESCRIBED IN THE CURRENT WSDOT STANDARD SPECIFICATIONS AND CHAPTER 4 OF THE EDDS.

STORMWATER CONSTRUCTION NOTES:

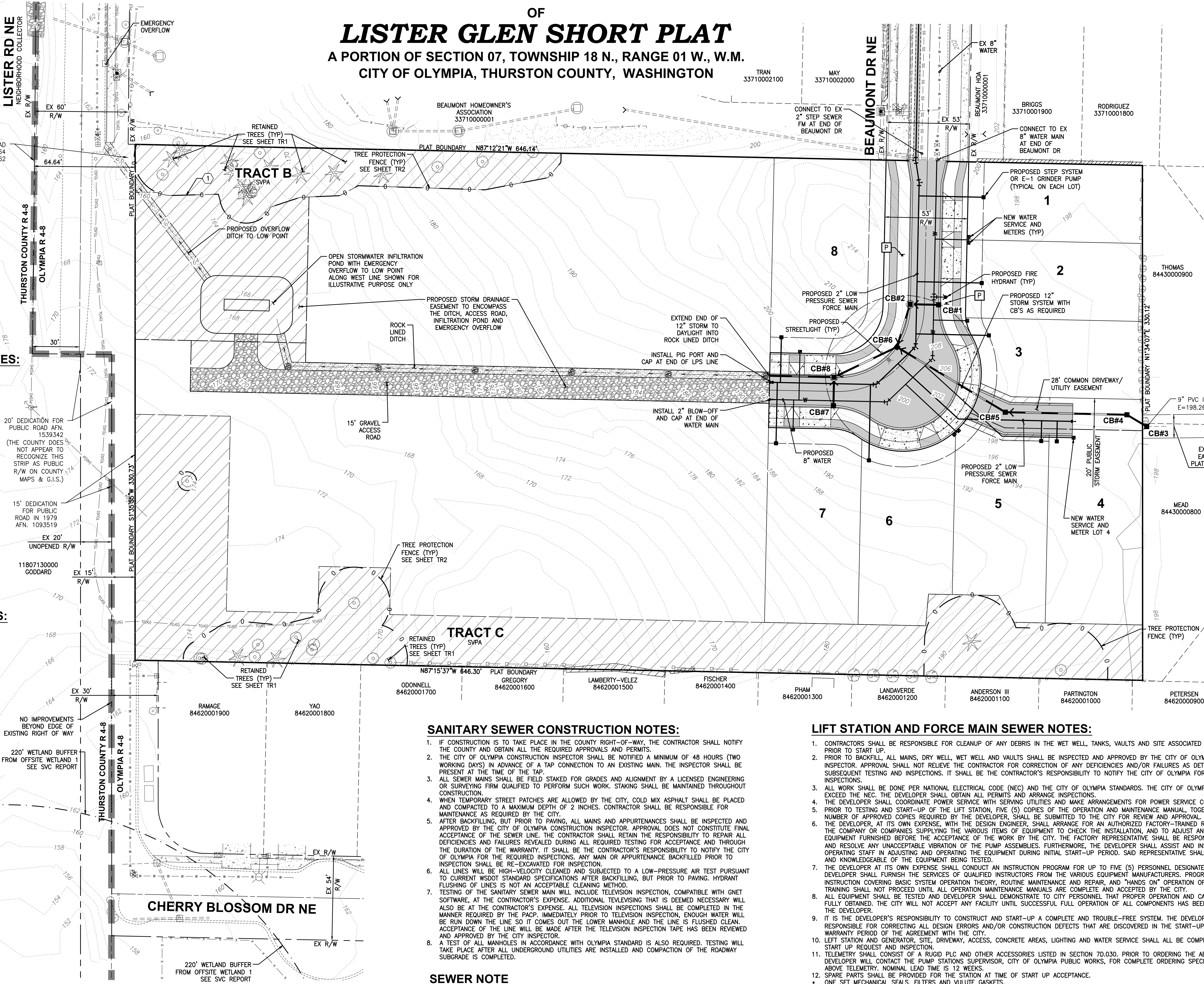
1. ALL STORM CONVEYANCES AND RETENTION/DETENTION AREAS WILL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
2. SPECIAL STRUCTURES, OIL/WATER SEPARATORS, AND OUTLET CONTROLS WILL BE INSTALLED PURSUANT TO PLANS AND MANUFACTURER'S RECOMMENDATIONS.
3. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATIONS", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUTDOWN NOTICES.
4. ALL STORM LINES AND CATCH BASINS SHALL BE HIGH-VELOCITY CLEANED AND PRESSURE TESTED IN ACCORDANCE WITH DIVISION 7 OF THE STANDARD SPECIFICATIONS PRIOR TO PAVING IN CONFORMANCE WITH THE ABOVE-REFERENCED SPECIFICATIONS. HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD.
5. TESTING OF THE STORM PIPING WILL INCLUDE TELEVISION INSPECTION, COMPATIBLE WITH GNET SOFTWARE, AT THE CONTRACTOR'S EXPENSE. ADDITIONAL TELEVISION THAT IS DEEMED NECESSARY WILL ALSO BE AT THE CONTRACTOR'S EXPENSE. ALL TELEVISION INSPECTIONS SHALL BE COMPLETED IN THE MANNER AS REQUIRED BY THE PACP. IMMEDIATELY PRIOR TO TELEVISION INSPECTING, ENOUGH WATER WILL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE AND THE LINE IS FLUSHED CLEAN. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TELEVISION INSPECTION TAPE HAS BEEN REVIEWED AND APPROVED BY THE INSPECTOR.
6. ALL CATCH BASINS SHALL HAVE A CURB MARKER, ANTI-DUMPING DISC INSTALLED AS SPECIFIED IN THE EDDS.
7. ALL SOLID ROUND CATCH BASIN COVERS SHALL BE CITY OF OLYMPIA DECORATIVE STANDARD (PER STANDARD DRAWING 5-12).
8. ALL SURFACE STORM WATER FACILITIES SHALL HAVE INFORMATIONAL SIGNS INSTALLED ADJACENT TO STREETS, SIDEWALKS AND PATHS.

WATER MAIN CONSTRUCTION NOTES:

1. ALL LINES WILL BE CHLORINATED AND TESTED IN CONFORMANCE AMERICAN WATER WORKS ASSOCIATION STANDARDS.
2. ALL WATER MAINS WILL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK. STAKING WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. ALL WATER SYSTEM CONNECTIONS TO SERVE BUILDINGS OR PROPERTIES WITH DOMESTIC POTABLE WATER, FIRE SPRINKLER SYSTEMS, OR IRRIGATION SYSTEMS WILL COMPLY WITH THE MINIMUM BACKFLOW PREVENTION REQUIREMENTS AS ESTABLISHED BY THE WASHINGTON STATE DEPARTMENT OF HEALTH AND THE CITY OF OLYMPIA IN ITS CROSS CONNECTION PROGRAM.
4. THE CITY REQUIRES 10 WORKING DAYS WRITTEN NOTICE TO SCHEDULE SHUTDOWNS. THE WRITTEN NOTICE WILL BE COORDINATED WITH THE CITY INSPECTOR. THE CITY OF OLYMPIA DRINKING WATER OPERATIONS OR CITY INSPECTOR WILL PERFORM THE SHUTDOWN.
5. AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED TO CITY STANDARDS BY THE CONTRACTOR PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR WILL INSTALL A NEW VALVE.
6. AT ANY WATER MAIN TAP TO EXISTING CITY MAINS WHERE THE CONTRACTOR ENCOUNTERS A COUPLING OR EXISTING ASSEMBLIES, THE CONTRACTOR WILL PROVIDE A MINIMUM OF 18 INCHES OF CLEARANCE FROM COUPLING OR ASSEMBLIES TO EDGE OF TAPPING SLEEVE.
7. ANY WATER MAIN TAP OR CONNECTION WILL BE BLOCKED ACCORDING TO THE CITY OF OLYMPIA STANDARD DRAWINGS.
8. ANY EXCAVATION THAT EXPOSES AN ASBESTOS CEMENT (AC) WATER MAIN OR THE CITY'S 36-INCH WATER TRANSMISSION MAIN SHALL BE BEDDED WITH CONTROLLED DENSITY FILL (CDF) PURSUANT TO THE WSDOT SPECIFICATIONS FOR CDF. AS AN OPTION THE CONTRACTOR MAY CHOOSE TO REPLACE THE AC PIPE AT ANY CROSSING WITH DUCTILE IRON PIPE BENCHED INTO BOTH TRENCH WALLS. THE CONTRACTOR WILL COORDINATE WITH THE CITY INSPECTOR TO HAVE A CITY OF OLYMPIA DRINKING WATER OPERATIONS STAFF MEMBER ON SITE BEFORE CONSTRUCTION BEGINS.
9. BEFORE CUTTING OR REMOVING ANY EXISTING AC PIPE, THE CONTRACTOR WILL SUPPLY THE CITY OF OLYMPIA INSPECTOR A COPY OF THE WORKMAN'S CERTIFICATIONS TO WORK WITH AC PIPE. THE CONTRACTOR WILL CONFORM TO ALL REGULATIONS AND GUIDANCE RELATED TO ASBESTOS WORK PROVIDED BY THE OLYMPIC REGION CLEAN AIR AGENCY.

WATER NOTE

EACH LOT SHALL UTILIZE A PRESSURE REDUCING VALVE TO CONNECT TO THE INDIVIDUAL WATER SERVICE LINE CONNECTED ALONG THE 8" WATER MAIN.



SANITARY SEWER CONSTRUCTION NOTES:

1. IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE COUNTY AND OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS.
2. THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS (TWO WORKING DAYS) IN ADVANCE OF A TAP CONNECTION TO AN EXISTING MAIN. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP.
3. ALL SEWER MAINS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A LICENSED ENGINEERING OR SURVEYING FIRM QUALIFIED TO PERFORM SUCH WORK. STAKING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
4. WHEN TEMPORARY STREET PATCHES ARE ALLOWED BY THE CITY, COLD MIX ASPHALT SHALL BE PLACED AND COMPACTED TO A MAXIMUM DEPTH OF 2 INCHES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED BY THE CITY.
5. AFTER BACKFILLING, BUT PRIOR TO PAVING, ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR. APPROVAL DOES NOT CONSTITUTE FINAL ACCEPTANCE OF THE SEWER LINE. THE CONTRACTOR SHALL RETAIN THE RESPONSIBILITY TO REPAIR ALL DEFICIENCIES AND FAILURES REVEALED DURING ALL REQUIRED TESTING FOR ACCEPTANCE AND THROUGH THE DURATION OF THE WARRANTY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF OLYMPIA FOR THE REQUIRED INSPECTIONS. ANY MAIN OR APPURTENANCE BACKFILLED PRIOR TO INSPECTION SHALL BE RE-EXCAVATED FOR INSPECTION.
6. ALL LINES WILL BE HIGH-VELOCITY CLEANED AND SUBJECTED TO A LOW-PRESSURE AIR TEST PURSUANT TO CURRENT WSDOT STANDARD SPECIFICATIONS AFTER BACKFILLING, BUT PRIOR TO PAVING. HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD.
7. TESTING OF THE SANITARY SEWER MAIN WILL INCLUDE TELEVISION INSPECTION, COMPATIBLE WITH GNET SOFTWARE, AT THE CONTRACTOR'S EXPENSE. ADDITIONAL TELEVISION THAT IS DEEMED NECESSARY WILL ALSO BE AT THE CONTRACTOR'S EXPENSE. ALL TELEVISION INSPECTIONS SHALL BE COMPLETED IN THE MANNER REQUIRED BY THE PACP. IMMEDIATELY PRIOR TO TELEVISION INSPECTION, ENOUGH WATER WILL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE AND THE LINE IS FLUSHED CLEAN. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TELEVISION INSPECTION TAPE HAS BEEN REVIEWED AND APPROVED BY THE CITY INSPECTOR.
8. A TEST OF ALL MANHOLES IN ACCORDANCE WITH OLYMPIA STANDARD IS ALSO REQUIRED. TESTING WILL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUBGRADE IS COMPLETED.

SEWER NOTE

EACH LOT SHALL UTILIZE A GRINDER PUMP TO CONNECT TO THE INDIVIDUAL SIDE SEWER STUB CONSTRUCTED ALONG WITH THE LOW PRESSURE SEWER FORCE MAIN.

LIFT STATION AND FORCE MAIN SEWER NOTES:

1. CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANUP OF ANY DEBRIS IN THE WET WELL, TANKS, VAULTS AND SITE ASSOCIATED WITH THE PROJECT PRIOR TO START UP.
2. PRIOR TO BACKFILL, ALL MAINS, DRY WELL, WET WELL AND VAULTS SHALL BE INSPECTED AND APPROVED BY THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FOR CORRECTION OF ANY DEFICIENCIES AND/OR FAILURES AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF OLYMPIA FOR THE REQUIRED INSPECTIONS.
3. ALL WORK SHALL BE DONE PER NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF OLYMPIA STANDARDS. THE CITY OF OLYMPIA STANDARDS MAY EXCEED THE NEC. THE DEVELOPER SHALL OBTAIN ALL PERMITS AND ARRANGE INSPECTIONS.
4. THE DEVELOPER SHALL COORDINATE POWER SERVICE WITH SERVING UTILITIES AND MAKE ARRANGEMENTS FOR POWER SERVICE CONNECTION.
5. PRIOR TO TESTING AND START-UP OF THE LIFT STATION, FIVE (5) COPIES OF THE OPERATION AND MAINTENANCE MANUAL, TOGETHER WITH THE NUMBER OF APPROVED COPIES REQUIRED BY THE DEVELOPER, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
6. THE DEVELOPER, AT ITS OWN EXPENSE, WITH THE DESIGN ENGINEER, SHALL ARRANGE FOR AN AUTHORIZED FACTORY-TRAINED REPRESENTATIVE OF THE COMPANY OR COMPANIES SUPPLYING THE VARIOUS ITEMS OF EQUIPMENT TO CHECK THE INSTALLATION, AND TO ADJUST AND TEST THE EQUIPMENT FURNISHED BEFORE THE ACCEPTANCE OF THE WORK BY THE CITY. THE FACTORY REPRESENTATIVE SHALL BE RESPONSIBLE TO CHECK AND RESOLVE ANY UNACCEPTABLE VIBRATION OF THE PUMP ASSEMBLIES. FURTHERMORE, THE DEVELOPER SHALL ASSIST AND INSTRUCT THE CITY'S OPERATING STAFF IN ADJUSTING AND OPERATING THE EQUIPMENT DURING INITIAL START-UP PERIOD. SAID REPRESENTATIVE SHALL BE EXPERIENCED AND KNOWLEDGEABLE OF THE EQUIPMENT BEING TESTED.
7. THE DEVELOPER SHALL FURNISH AN INSTRUCTION PROGRAM FOR UP TO FIVE (5) PERSONNEL DESIGNATED BY THE CITY. THE DEVELOPER SHALL FURNISH THE SERVICES OF QUALIFIED INSTRUCTORS FROM THE VARIOUS EQUIPMENT MANUFACTURERS. PROGRAM SHALL INCLUDE INSTRUCTION COVERING BASIC SYSTEM OPERATION THEORY, ROUTINE MAINTENANCE AND REPAIR, AND "HANDS ON" OPERATION OF EQUIPMENT. TRAINING SHALL NOT PROCEED UNTIL ALL OPERATION MAINTENANCE MANUALS ARE COMPLETE AND ACCEPTED BY THE CITY.
8. ALL EQUIPMENT SHALL BE TESTED AND DEVELOPER SHALL DEMONSTRATE TO CITY PERSONNEL THAT PROPER OPERATION AND CAPACITY HAVE BEEN FULLY OBTAINED. THE CITY WILL NOT ACCEPT ANY FACILITY UNTIL SUCCESSFUL FULL OPERATION OF ALL COMPONENTS HAS BEEN DEMONSTRATED BY THE DEVELOPER.
9. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONSTRUCT AND START-UP A COMPLETE AND TROUBLE-FREE SYSTEM. THE DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTING ALL DESIGN ERRORS AND/OR CONSTRUCTION DEFECTS THAT ARE DISCOVERED IN THE START-UP OR DURING THE WARRANTY PERIOD OF THE AGREEMENT WITH THE CITY.
10. LEFT STATION AND GENERATOR, SITE, DRIVEWAY, ACCESS, CONCRETE AREAS, LIGHTING AND WATER SERVICE SHALL ALL BE COMPLETED PRIOR TO START UP REQUEST AND INSPECTION.
11. TELEMETRY SHALL CONSIST OF A RUGID PLC AND OTHER ACCESSORIES LISTED IN SECTION 70.030. PRIOR TO ORDERING THE ABOVE EQUIPMENT, THE DEVELOPER WILL CONTACT THE PUMP STATIONS SUPERVISOR, CITY OF OLYMPIA PUBLIC WORKS, FOR COMPLETE ORDERING SPECIFICATIONS FOR THE ABOVE TELEMETRY. NOMINAL LEAD TIME IS 12 WEEKS.
12. SPARE PARTS SHALL BE PROVIDED FOR THE STATION AT TIME OF START UP ACCEPTANCE.
13. ONE SET MECHANICAL SEALS, FILTERS AND VULUTE GASKETS.
14. ONE SET OF PUMP WEAR RINGS.
15. FOUR SETS OF OPERATION AND MAINTENANCE MANUALS.
16. A LIST OF THE NEAREST DEALERS FOR SPARE PARTS AND REPAIR WILL BE PROVIDED.
17. ADDITIONALLY, ANY SPECIAL TOOLS SPECIFIC TO THE PUMP MANUFACTURER SHALL BE PROVIDED TO THE CITY OF OLYMPIA AT START UP.
18. A 6-INCH THICK CONCRETE COLLAR SHALL BE INSTALLED AROUND ALL VALVES. STANDARD DRAWING 6-12, STANDARD VALVE BOX, DETAIL SHALL BE USED.
19. ALL FORCE MAINS SHALL BE HYDROSTATIC TESTED AT 200 PSI AND ACCORDING TO THE METHODS FOR HYDROSTATIC TESTING OF WATER LINES IN THE CURRENT VERSION OF THE WSDOT SPECIFICATIONS.

Job Number 22392		Sheet P2 of 3
Title: CONCEPTUAL DRAINAGE UTILITY PLAN FOR LISTER GLEN SHORT PLAT		
For: REAL PROPERTY HOLDINGS, LLC 3927 LAKE WASHINGTON BLVD. NE KIRKLAND, WA 98033 PHONE: 425-445-7475		
Scale: Horizontal 1"=30' Vertical N/A		
Designed _____ Drawn _____ Checked _____ Approved _____ Date 10/16/25		
Barghausen Consulting Engineers, LLC. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		
P:\22000A\22392\ Preliminary\22392-qsu.dwg 10/16/2025 1:37 PM AONES		