



REQUEST FOR PRESUBMISSION CONFERENCE

15-39

OFFICIAL USE ONLY

Case #: _____
Received By: J. Smith

Master File #: 15-0039
Project Planner: _____

Date: 4.2.2015
Related Cases: _____

Note: Presubmission file will be purged in one year if there is no further activity on this project.

Please print or type and FILL OUT COMPLETELY

**** FEE = \$240**

Proposed Project Title: Olympia Sonic Drive-In

Project Address: 1301 Cooper Point Road SW, Olympia, 98502

Assessor's Parcel Number(s): 12821240102

Legal Description: Lot 2B of SP SS-5428, Rec#8703240128, amended Rec# 8810270035

(attach separate sheet if necessary)

Lot 2B

Block

Addition

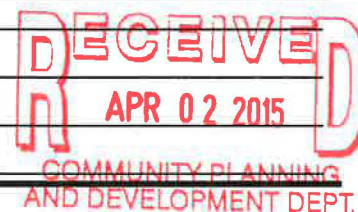
Zoning: HDC-4

NAME OF APPLICANT: Terraforma Design Group, Inc.

Mailing Address: 5027 51st Avenue SW, Seattle, 98136

Area Code and Phone #: (206) 923-0590

E-mail Address: pedro@nwlink.com



NAME OF OWNER (or PURCHASER) SERJ Drive-Ins Washington LLC

Mailing Address: 1500 Katella Avenue Suite 5, Orange, CA 92867

Area Code and Phone #: (714) 455-9118

NAME OF AUTHORIZED REPRESENTATIVE (if different from above)

Rune Harkestad, Kidder Mathews

Mailing Address: 500 NE 108th Avenue #2400, Bellevue, 98004

Area Code and Phone #: (425) 450-1162

E-mail Address: runeh@kiddermathews.com

I affirm that all answers, statements, and information submitted with this request are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this request. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this request.

Print Name

Rune Harkestad

Signature(s)

Date

4/1/15

Pedro DeGuzman

4/1/15

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	123,548 sq. ft.	0 sq. ft.	123,548 sq. ft.
Number of Lots	1	0	1
IBC Building Type	NONE	VB	
Occupancy Type	NONE	A2-Sonic/M-retail	
Number of Buildings	0	3	
Height	0 ft.	25 ft.	ft.
Number of Stories Including Basement	n/a	1	1
Basement	0 sq. ft.	0 sq. ft.	0 sq. ft.
Ground Floor	0 sq. ft.	sq. ft.	sq. ft.
Second Floor	0 sq. ft.	0 sq. ft.	0 sq. ft.
Remaining Floors (number _____)	0 sq. ft.	0 sq. ft.	0 sq. ft.
Gross Floor Area of Building	0 sq. ft.	8757 sq. ft.	8757 sq. ft.
Landscape Area	0 sq. ft.	56,497 sq. ft.	56,497 sq. ft.
Paved Parking	0 sq. ft.	58,294 sq. ft.	58,294 sq. ft.
Number of Parking Spaces	0	74	74
Total Impervious Area	0 sq. ft.	67,051 sq. ft.	67,051 sq. ft.
Sewer (circle one)	City/Septic	City/Septic	
Water (circle one)	City/Well	City/Well	

PROJECT DESCRIPTION (please fill out the above table and provide general information below):

Proposed clearing of the existing wooded, vacant property. A separate Level

5 Tree Protect Plan has been prepared by others. Development will include a new Sonic Drive-In, a 3200 sf retail building along the east property line and a 4000 sf retail building along the west property line. Access provided via an easement from the adjacent Haggen Property to Cooper Point Road. Stormwater flow control and Enhanced Water Quality treatment will be reqd. A water and sewer main extension will be required into the property. Approximately 2.6 acres of land will be cleared and graded for the development.

PLEASE NOTE:

You can expect more detailed feedback from City staff if you supply all the information requested above and on the following page.



PROJECT DATA

SITE AREA: 123,548 SF (2.84 AC)
EX. IMPERVIOUS AREA: 0 SF
PROP. IMPERVIOUS AREA: 67,051 SF
NET CHANGE IMPERVIOUS AREA: 67,051 SF

PROPERTY INFO

PARCEL NO: 12821240102
LEGAL DESCRIPTION
LOT 2B OF SHORT PLAT NO. SS-5428, AS RECORDED MARCH 24, 1987 UNDER RECORDING NO. 8703240128 AND AMENDMENT THERETO RECORDED OCTOBER 27, 1988 UNDER RECORDING NO. 8810270035; IN THURSTON COUNTY, WASHINGTON.

VERTICAL DATUM

4"x4" SURFACE MONUMENT WITH 1.5" BRASS DISK ON CENTERLINE OF COOPER POINT ROAD SW, APPROX. CENTER OF SITE FRONTAGE PER GPS OBSERVATIONS. ELEV= 142.63 (NAVD 88)

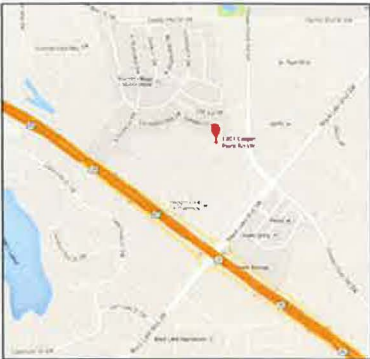
GOVERNING AGENCIES

GRADING, DRAINAGE, WATER, SEWER
CITY OF OLYMPIA
601 4TH AVENUE EAST
OLYMPIA, WA 98501
PHONE: (360) 753-8314

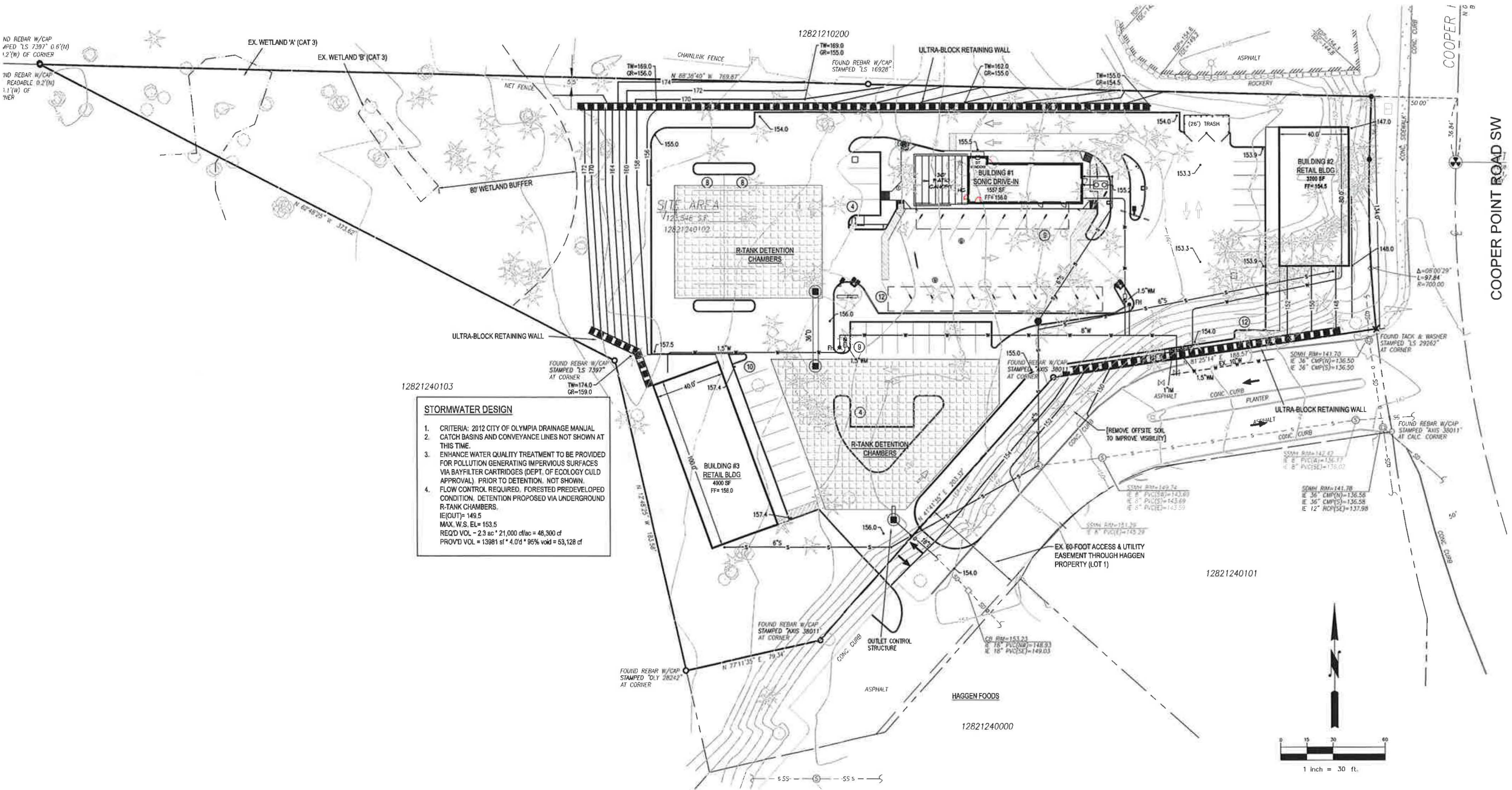
PROJECT TEAM

CIVIL ENGINEER
TERRAFORMA DESIGN GROUP, INC.
5027 51ST AVENUE SW
SEATTLE, WA 98136
CONTACT: PEDRO DEGUZMAN, PE
PHONE: (206) 923-0590
EMAIL: pedro@twink.com

DEVELOPER (PURCHASER)
SERJ DRIVE-INS WASHINGTON, LLC
1500 KATELLA AVENUE, SUITE 5
ORANGE, CA 92667
CONTACT: JASMIN PATEL
PHONE: (714) 455-9118



VICINITY MAP
SCALE: N.T.S.



STORMWATER DESIGN

1. CRITERIA: 2012 CITY OF OLYMPIA DRAINAGE MANUAL
2. CATCH BASINS AND CONVEYANCE LINES NOT SHOWN AT THIS TIME.
3. ENHANCE WATER QUALITY TREATMENT TO BE PROVIDED FOR POLLUTION GENERATING IMPERVIOUS SURFACES VIA BAYFILTER CARTRIDGES (DEPT. OF ECOLOGY CULD APPROVAL) PRIOR TO DETENTION. NOT SHOWN.
4. FLOW CONTROL REQUIRED. FORESTED PREDEVELOPED CONDITION. DETENTION PROPOSED VIA UNDERGROUND R-TANK CHAMBERS.
IE(OUT)= 148.5
MAX. W.S. EL= 153.5
REQ'D VOL = 2.3 ac * 21,000 cf/ac = 48,300 cf
PROVD VOL = 13981 sf * 4.0 d * 95% void = 53,128 cf

TERRAFORMA
DESIGN GROUP, INC.



PROJECT NO.
TDG #15008
DRAWN BY:
PAD
CHECKED BY:
PAD

SONIC DRIVE-IN & RETAIL
for
SERJ DRIVE-INS, WASHINGTON LLC

SHEET TITLE
PRELIMINARY
CIVIL PLAN

SHEET NO.

C0