

February 25, 2026

Olympia Community Planning & Development
601 4th Ave E
Olympia, WA 98501

Re: Record Number 26-1178
Sixteen Ten Pine Middle Housing
Parcel 52105500700
Vicinity Map

Vicinity map included on attached drainage plan.

Please don't hesitate to reach out if you have any additional questions or requests.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Taellious", written over a light blue horizontal line.

Jason Taellious
jason@artisansgroup.com
206.639.7098

PORTION OF THE NW 1/4 OF THE NW 1/4, SEC 13, TWN 18N, RGE 2W, W.M., THURSTON COUNTY, WASHINGTON

SIXTEEN TEN PINE FOURPLEX

ABBREVIATED DRAINAGE PLAN

SITE INFORMATION

APPLICANT: ARTISANS GROUP ARCHITECTURE + PLANNING
 SITE ADDRESS: 1610 PINE AVE SW OLYMPIA WA
 ENGINEER: LDC, INC. 321 CLEVELAND AVE SE, #209 TUMWATER, WASHINGTON 98501 CONTACT: TYRELL BRADLEY, PE PHONE: (425) 806-1869 EMAIL: TBRADLEY@LDCCORP.COM
 LEGAL DESCRIPTION: SECTION 13, TOWNSHIP 18 RANGE 2W, PLAT HALES PC SUBDIVISION SS-5153 TR B DOCUMENT 009/080
 TOTAL SITE AREA: 7,196 SQ. FT. (0.17 ACRES)
 PARCEL NO.: 52105500700
 ZONING: R 6-12
 SOILS: ALDERWOOD GRAVELLY SANDY LOAM, 0 TO 3% SLOPES

CONSTRUCTION AREAS

IMPERVIOUS AREAS:

EXISTING HARD SURFACES TO REMAIN	0 SF
REPLACED HARD SURFACES	0 SF
PROPOSED NEW HARD SURFACES	1,627 SF
TOTAL	1,627 SF (22.6% OF TOTAL SITE)

PERVIOUS AREAS:

PROPOSED LAWN/LANDSCAPING UNDISTURBED	XXXX SF
TOTAL	XXXX SF

TOTAL:

TOTAL SITE AREA	7,196 SF (0.17 AC)
NEW IMPERVIOUS	1,627 SF
REPLACED IMPERVIOUS	0 SF
NEW PERVIOUS	285 SF
TOTAL DISTURBED AREA	X,XXX SF (0.XX AC)
CLEARING AND GRADING LIMIT	4,297 SF

QUANTITIES

CUT FILL	*100 CY
*QUANTITIES CALCULATED TO 5 FEET OUTSIDE THE FOOTPRINT OF THE STRUCTURE. CONTRACTOR SHALL VERIFY QUANTITIES.	

NOTE:

ALL DISTURBED AREA SHALL BE RESTORED PER BMP T5.13: POST CONSTRUCTION SOIL QUANTITY AND DEPTH

CONTACT LIST

OWNER: BETH FRIEDMAN & GREGORY QUETIN 503 CENTRAL ST NE OLYMPIA, WA 98506 CONTACT: BETH FRIEDMAN & GREGORY QUETIN EMAIL: XXX@XXX.XXX

APPLICANT: ARTISANS GROUP ARCHITECTURE + PLANNING 6504 CAPITOL BLVD SE TUMWATER, WASHINGTON 98501 CONTACT: SAVANNAH BLAIR PHONE: (360) 890-3103 EMAIL: savannah@artisansgroup.com

SURVEYOR:

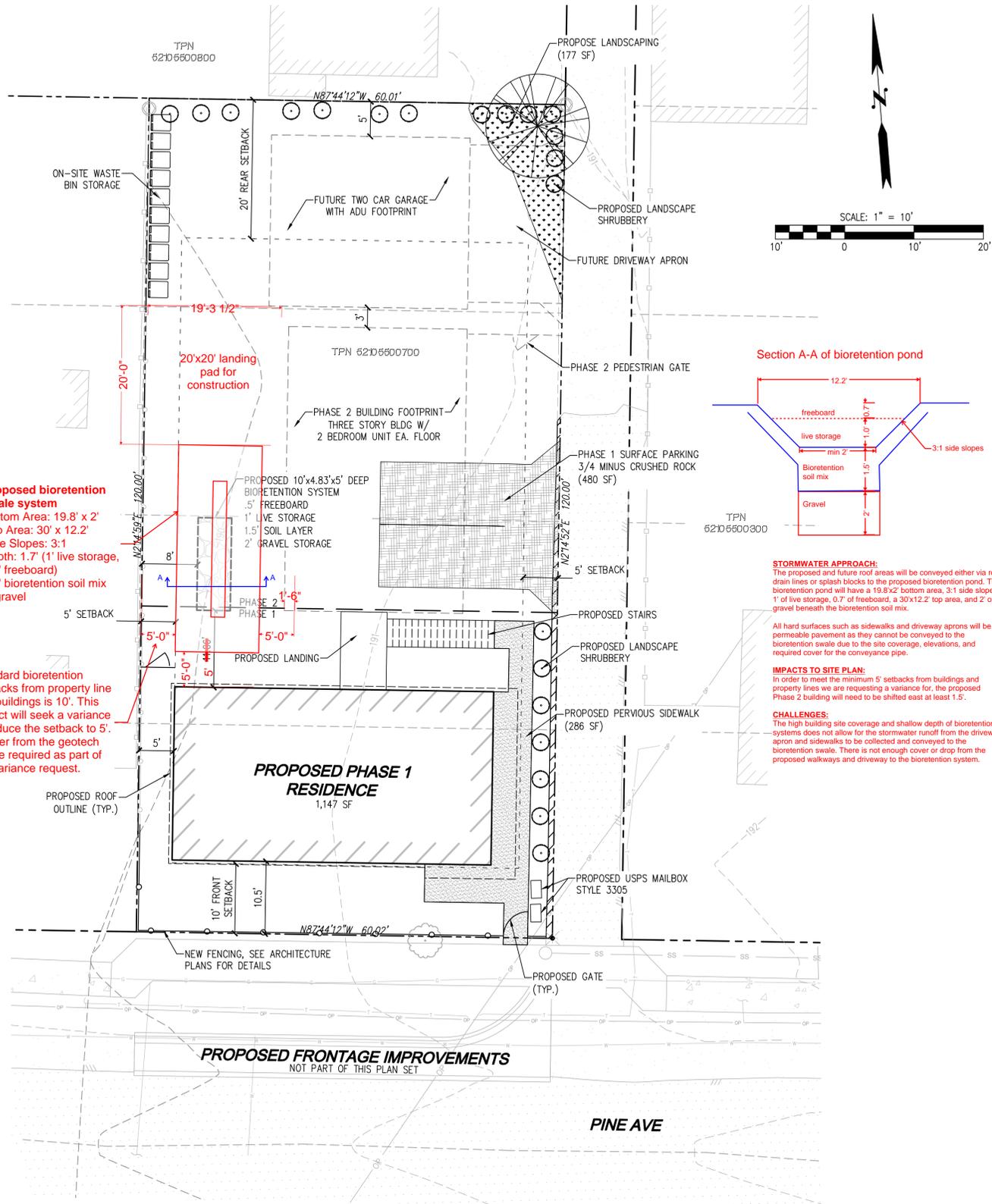
SALISH GEO
 2522 N. PROCTOR ST., ste 457
 TACOMA, WA 98406
 CONTACT: RYAN MICHAEL HAND, PLS
 PHONE: (XXX) XXX-XXXX

CIVIL ENGINEER:

LDC, INC.
 321 CLEVELAND AVE SE, #209
 TUMWATER, WASHINGTON 98501
 CONTACT: TYRELL BRADLEY, PE
 PHONE: (360) 878-0678
 FAX: (425) 482-2893
 EMAIL: tbradley@ldccorp.com

SHEET INDEX

- SD-01 ABBREVIATED DRAINAGE PLAN
- SD-02 DEMOLITION AND TESC PLAN
- SD-03 DRAINAGE PLAN NOTES AND DETAILS
- SD-04 DRAINAGE PLAN NOTES AND DETAILS



LEGEND

---	RIGHT OF WAY
---	PROPERTY/LOT LINE
---	BUILDING SETBACK LINE
---	PROPOSED BUILDING
---	PROPOSED PHASE 1 PARKING 3/4 MINUS BLACK CRUSHED ROCK
---	PROPOSED PERVIOUS SIDEWALK PER CITY OF OLYMPIA STD DETAIL 4-9A ON SHEET SD-04
---	PROPOSED PHASE LINE
---	PROPOSED PHASE 2 FEATURES
XX	EXISTING CONTOURS
XX	PROPOSED CONTOURS
○	STORM DRAIN CLEANOUT PER DETAIL ON SHEET SD-04
RD	ROOF DRAIN LINE
W	PROPOSED X" HDPE WATER LINE
W	PROPOSED X" WATER METER
SS	PROPOSED X" PVC SDR 35 GRAVITY SEWER LINE
SS	EXISTING WATER LINE
SS	EXISTING SEWER LINE
---	EXISTING SIDEWALK
---	EXISTING ASPHALT PAVEMENT
---	EXISTING GRAVEL

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY SALISH GEO, LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

NO.	DATE	DESCRIPTION	BY

LDC Surveying Engineering Planning
 Woodinville
 321 Cleveland Ave SE, #209
 Tumwater, WA 98501
 www.LDCcorp.com
 T: 425.806.1869 F: 425.482.2893

ARTISANS GROUP ARCHITECTURE + PLANNING
SIXTEEN TEN PINE FOURPLEX
 ABBREVIATED DRAINAGE PLAN

JOB NUMBER: C24-187
 DRAWING NAME: C24-187 SD-01
 DESIGNER: MH
 DRAFTING BY: AW
 DATE: FEBRUARY, 2026
 SCALE: AS NOTED
 JURISDICTION: OLYMPIA, WA

SD-01

SHEET 1 OF 4

Drawing: P:\CWA\2024\C24-187 Sixteen Ten Pine Fourplex\Drawings\Construction\Abbreviated Drainage Plan\C24-187 SD-01.dwg Plotted: Feb 19, 2026 - 10:23am