

SITE ADDRESS

2200 COOPER POINT ROAD
OLYMPIA, WA 98501

PARCEL NUMBERS

8170000000, 7420290000,
74202500200, 74202500100

DEVELOPER / OWNER

GREEN COVE PARK, LLC
429 29TH ST. NE, SUITE A
PUYALLUP, WA 98372
(253) 841-7000

SURVEY BY

C.E.S. NW INC.
310 29TH STREET NE, SUITE 101
PUYALLUP, WA 98372
(253) 848-4282

BASIS OF BEARINGS

NAVD83-2011 (EPOCH 2010.00), WASHINGTON STATE
PLANE, SOUTH ZONE, BASED ON THE WASHINGTON
STATE REFERENCE NETWORK (WSRN), SUBNET PRSN.

ELEVATION DATUM

NAVD 88 BASED ON THE WASHINGTON STATE
REFERENCE NETWORK (WSRN), SUBNET PRSN.

SURVEY NOTES

- METHODOLOGY: FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A FOCUS 30 TOTAL STATION AND TRIMBLE R8 RECEIVER IN CONFORMANCE WITH ACCEPTED SURVEY PROCEDURES AND WITH STATE STANDARDS AS SPECIFIED BY WAC 332-130.
- MONUMENTATION VISITATION: ALL SURVEY MONUMENTS AND OTHER SURVEY MARKERS SHOWN HEREON AS FOUND WERE VISITED DURING APRIL AND MAY, 2015, UNLESS OTHERWISE SPECIFIED.
- INSTRUMENT CALIBRATION: ALL MEASURING INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

GREEN COVE PARK

A PORTION OF THE NE 1/4 OF SECTION 9 TOWNSHIP 18 N, RANGE 2 W
WILLAMETTE MERIDIAN, THURSTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A: (PARCEL 8170000000)
LOT 3, BLOCK 1 AND LOTS 1 AND 2, BLOCK 4 OF VILLA PARK ADDITION TO WEST OLYMPIA,
AS RECORDED IN VOLUME 3 OF PLATS, PAGE 117, IN THURSTON COUNTY, WASHINGTON.

PARCEL B: (PARCEL 74202500200)
THAT PART OF LOTS 3 AND 4 OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.,
DESCRIBED AS PART OF BLOCK 25, 26 AND 27 AND THE VACATED BLOCKS 21 AND 24 AND
STREETS IN SILBY PACIFIC ADDITION TO OLYMPIA AS RECORDED IN VOLUME 6 OF PLATS,
PAGE 97, LYING EASTERLY OF COUNTY ROAD KNOWN AS COOPER POINT ROAD; EXCEPT THE
SOUTH 792.7 FEET; IN THURSTON COUNTY, WASHINGTON.

PARCEL K: (PARCEL 74202500100)
THAT PART OF GOVERNMENT LOTS 3 AND 4 OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 2
WEST OF THE W.M., DESCRIBED AS THE NORTH 310.7 FEET OF THE SOUTH 792.7 FEET OF
THAT PART OF BLOCKS 25, 26 AND 27 AND OF VACATED 21 AND 24 AND VACATED STREET
ABUTTING SAID BLOCKS 21 AND 24 ON THE NORTH IN SILBY'S PACIFIC ADDITION TO OLYMPIA,
AS RECORDED IN VOLUME 6 OF PLATS, PAGE 97, LYING EASTERLY OF COUNTY ROAD KNOWN
AS COOPER POINT ROAD. IN THURSTON COUNTY, WASHINGTON.

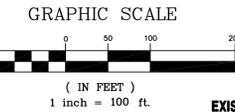
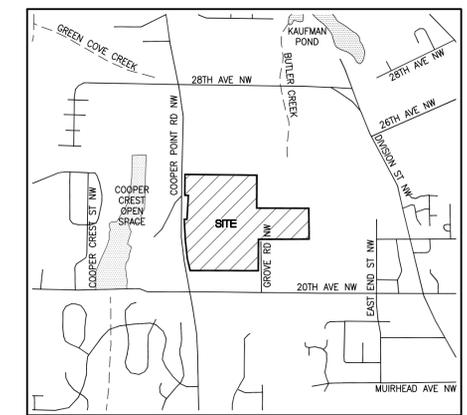
PARCEL L: (PARCEL 74202900000)
THAT PART OF TRACTS 28 AND 29 OF SILBY PACIFIC ADDITION TO OLYMPIA, AS RECORDED IN
VOLUME 6 OF PLATS, PAGE 97, LYING EASTERLY OF COUNTY ROAD KNOWN AS COOPER POINT
ROAD. IN THURSTON COUNTY, WASHINGTON.

PUBLIC SERVICES

FIRE DEPARTMENT: OLYMPIA FIRE DEPARTMENT STATION #2
POLICE DEPARTMENT: CITY OF OLYMPIA
SCHOOL DISTRICT: OLYMPIA PUBLIC SCHOOL DISTRICT #111
HEALTH DEPARTMENT: THURSTON COUNTY HEALTH DEPT.
MASS TRANSIT: INTERCITY TRANSIT ROUTE 48

UTILITIES

WATER: CITY OF OLYMPIA
POWER: PUGET SOUND ENERGY
SEWER: CITY OF OLYMPIA
REFUSE: CITY OF OLYMPIA
TELEPHONE: CENTURYLINK
CABLE: COMCAST
GAS: PUGET SOUND ENERGY

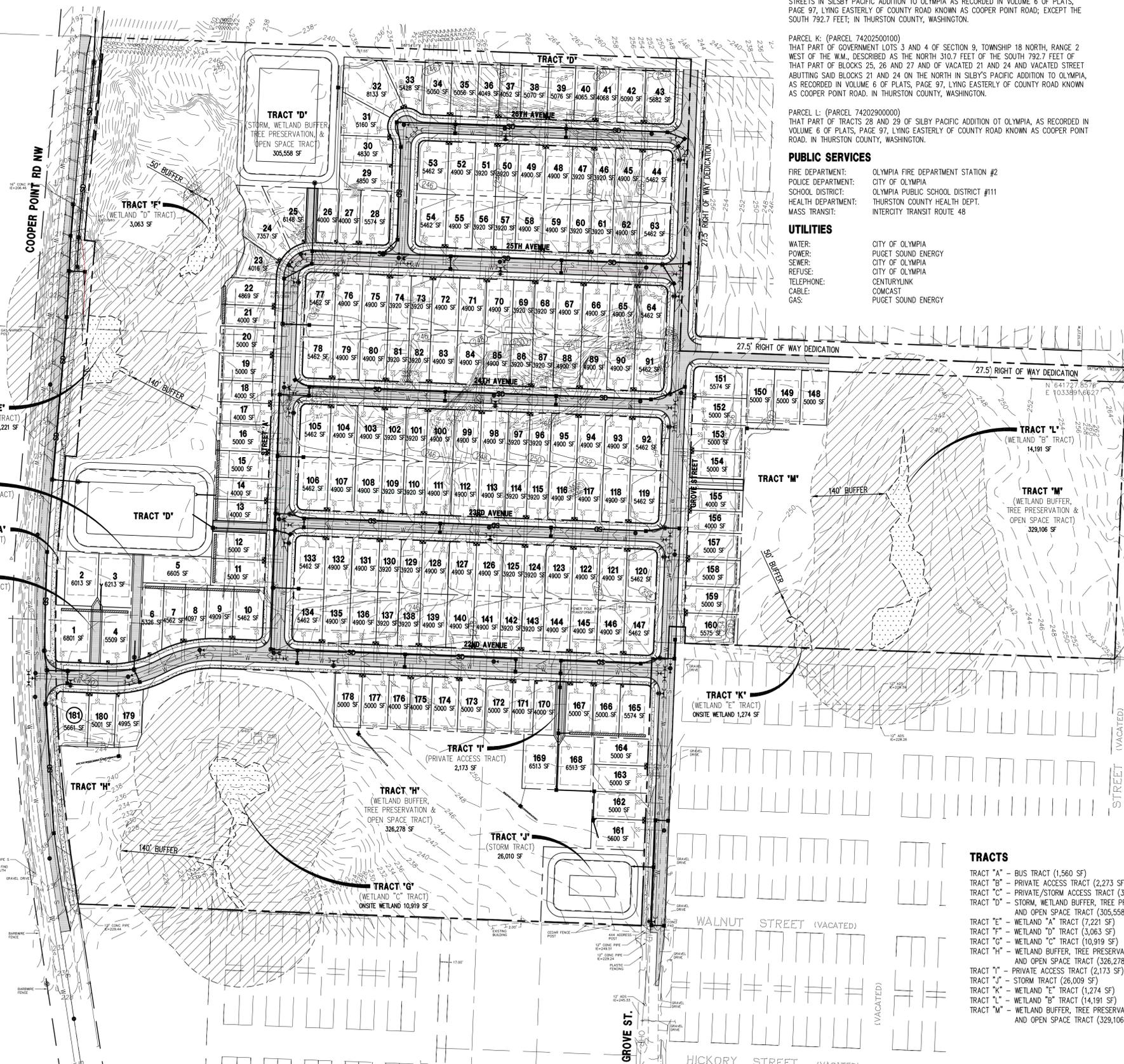


VICINITY MAP

NTS

LEGEND

EXISTING	PROPOSED
▲	CONTROL POINT
○	CULVERT
○	FIR TREE
○	HEDGE
○	HOSE BIB
○	SANITARY SEWER MANHOLE
○	STREET MONUMENT
○	WATER VALVE
○	FIRE HYDRANT
○	ANCHOR
○	WATER METER
○	SIGN
○	UTILITY POLE
○	STORM MANHOLE
○	CATCH BASIN
○	TELEPHONE RISER
○	GUY ANCHOR
○	STREET LIGHT
○	OVERHEAD POWER
○	CHAINLINK FENCE
○	BARB / HOG WIRE FENCE
○	WOOD FENCE
○	RIGHT OF WAY LINE
○	BOUNDARY
○	PARCEL
○	UTILITY EASEMENT
○	PRIVATE ACCESSWAY
○	BUILDING SETBACK
○	CONTOURS
○	EDGE OF PAVEMENT
○	WATER MAIN
○	SEWER LINE
○	LOT LINE
○	LOT NUMBERING



SITE STATISTICAL BREAK DOWN

EXISTING ZONING:	RLI (RESIDENTIAL LOW IMPACT)
EXISTING SITE AREA:	2,190,128± SQ. FT. (50.28± ACRES)
EXISTING BUILDINGS:	WELL PUMP SHED, SCALE HOUSE, STORAGE GARAGE
MINIMUM ALLOWED DENSITY:	2 DU/AC
WETLANDS AND WETLAND BUFFERS:	422,118± SQ. FT. (9.69± ACRES)
NET DEVELOPABLE AREA:	40.59 ACRES
MINIMUM ALLOWED LOTS:	81.18 LOTS
MAXIMUM ALLOWED DENSITY:	4 DU/AC
WETLANDS:	36,668± SQ. FT. (0.84± ACRES)
NET DEVELOPABLE AREA:	49.44 ACRES
MAXIMUM ALLOWED LOTS:	197.76 LOTS
TOTAL LOTS PROPOSED:	181 LOTS
PROPOSED DENSITY:	3.66 DU/AC
SMALLEST LOT AREA:	3,920 SQ. FT.
LARGEST LOT AREA:	8,068 SQ. FT.
AVERAGE LOT AREA:	4,831 SQ. FT.
ALLOWABLE LOT AREA:	2,000 SQ. FT. (MIN.), 3,000 SQ. FT. (AVG.)
ALLOWABLE LOT WIDTH:	30 FEET (MIN.)
ALLOWABLE LOT FRONTAGE:	30 FEET (MIN.)
ALLOWABLE BUILDING HEIGHT:	40 FEET (MAX.)
ABOVE GRADE STORIES:	3 (MAX.)
FRONT YARD SETBACK:	20 FEET
SIDE YARD SETBACK:	5 FEET
REAR YARD SETBACK:	10 FEET
CORNER LOT FLANKING SETBACK:	10 FEET
PROJECTED TRAFFIC FLOW:	1,732 VEHICLE TRIPS/DAY
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	2,500 SQ. FT. OR 6% COVERAGE WHICHEVER IS GREATER

TRACTS

- TRACT "A" - BUS TRACT (1,560 SF)
- TRACT "B" - PRIVATE ACCESS TRACT (2,273 SF)
- TRACT "C" - PRIVATE/STORM ACCESS TRACT (3,920 SF)
- TRACT "D" - STORM, WETLAND BUFFER, TREE PRESERVATION, AND OPEN SPACE TRACT (305,558 SF)
- TRACT "E" - WETLAND "A" TRACT (7,221 SF)
- TRACT "F" - WETLAND "D" TRACT (3,063 SF)
- TRACT "G" - WETLAND "C" TRACT (10,919 SF)
- TRACT "H" - WETLAND BUFFER, TREE PRESERVATION, AND OPEN SPACE TRACT (326,278 SF)
- TRACT "I" - PRIVATE ACCESS TRACT (2,173 SF)
- TRACT "J" - STORM TRACT (26,009 SF)
- TRACT "K" - WETLAND "E" TRACT (1,274 SF)
- TRACT "L" - WETLAND "B" TRACT (14,191 SF)
- TRACT "M" - WETLAND BUFFER, TREE PRESERVATION, AND OPEN SPACE TRACT (329,106 SF)

PRELIMINARY

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

GREEN COVE PARK, LLC
181 LOT PRELIMINARY PLAT SITE PLAN

Client: GREEN COVE PARK, LLC
429 29TH ST. NE, SUITE A, PUYALLUP, WA 98372

Project: GREEN COVE PARK, LLC
Designed: ENO
Drawn: PAS
Checked: ENO

Scale: 1"=100'
Date: 06.04.18
Job No.: 07173.2

Sheet No.: **PP**
1 of 1 Sheets