

# WAFD BANK OLYMPIA

## 406 WATER ST SW OLYMPIA, WA 98501

SW 1/4, NW 1/4, SECTION 14, TOWNSHIP 18 N, RANGE 02 W, W.M.

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REDMOND, WA, 98052  
425.881.7506  
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**CONSULTANTS**

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**LEGAL DESCRIPTION**  
THE WESTERLY 42 FEET OF LOT 1 AND ALL OF LOT 4 IN BLOCK 74 OF SYLVESTER PLAT OLYMPIA, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 14; EXCEPTING THEREFROM THE NORTHERLY 29.33 FEET OF THE WESTERLY 40 FEET OF SAID LOT 4; SITUATED IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

**DATUM**  
NAVD 88

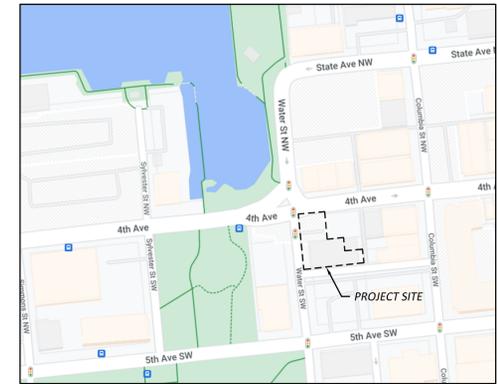
**PARCEL NUMBER**  
75807400400 & 78507400100

**CAUTION!**  
**CALL BEFORE YOU DIG!**

BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION

1-800-424-5555

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C3.2	GRADING & UTILITIES DETAILS

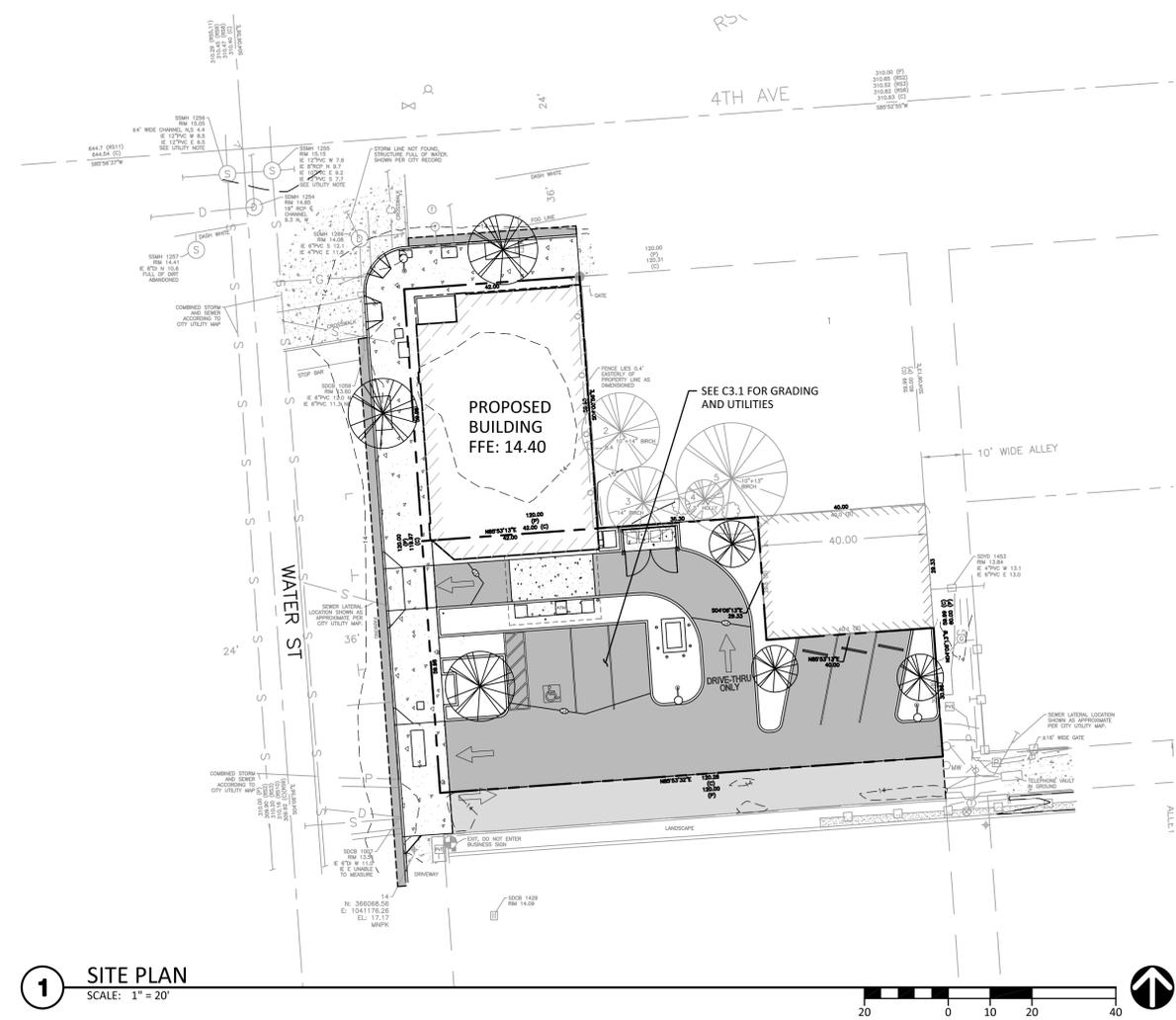


**VICINITY MAP**  
NTS

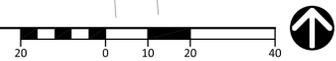
**ENGINEERING**

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EDMONDS, WASHINGTON 98020  
PHONE (425) 778-8500  
FAX (425) 778-5536

10/10/25



**1 SITE PLAN**  
SCALE: 1" = 20'



LEGEND			
DESCRIPTION	EXISTING	PROPOSED	ABBREVIATIONS
PROPERTY LINE	---	---	ABN ABANDONED
ADJACENT PROPERTY LINE	---	---	BLDG BUILDING
CENTERLINE	---	---	BOW BOTTOM OF WALL
CLEARING LIMITS	---	---	CL CENTERLINE
SILT FENCE	X X	X X	CB CATCH BASIN
CONTOUR LINE	---100---	---100---	CMP CORRUGATED METAL PIPE
FENCE	□ □	□ □	CO CLEANOUT
SANITARY SEWER LINE	→ SS →	→ SS →	CONC CONCRETE
MANHOLE	⊙	⊙	CONST CONSTRUCTION
STORM DRAIN MAIN	→ SD →	→ SD →	CP CONCRETE PIPE
STORM DRAIN PIPE	→ SD →	→ SD →	CU YD CUBIC YARD
ROOF DRAIN	--- R ---	--- R ---	DDCVA DOUBLE DETECTOR CHECK VALVE ASSEMBLY
FOOTING DRAIN	--- F ---	--- F ---	DI DUCTILE IRON PIPE
PRESSURE LINE	--- P ---	--- P ---	DIA DIAMETER
CATCH BASIN (TYPE 1)	⊙	⊙	DIP DUCTILE IRON PIPE
CATCH BASIN (TYPE 2)	⊙	⊙	EA EACH
CLEANOUT	⊙	⊙	EJ EXPANSION JOINT
CLEANOUT AND WYE	⊙	⊙	ELEV ELEVATION
GRADE BREAK	---	---	EOP EDGE OF PAVEMENT
SURFACE SWALE	---	---	EX EXISTING
DRAINAGE ARROW	→	→	FDC FIRE DEPT. CONNECTION
WATER LINE	--- WA ---	--- WA ---	FFE FINISHED FLOOR ELEVATION
WATER METER	⊙	⊙	FH FIRE HYDRANT
FIRE HYDRANT	⊙	⊙	FL FLANGE
FDC	⊙	⊙	FT FEET/FOOT
PIV	⊙	⊙	GV GATE VALVE
GATE VALVE	X	X	HP HIGH POINT
TEE	⊥	⊥	HT HEIGHT
90° BEND	⊥	⊥	ID INSIDE DIAMETER
THRUST BLOCKING	⊥	⊥	IE INVERT ELEVATION
CAP	⊙	⊙	L LENGTH/LINE
CONCRETE PAVEMENT	▒	▒	LCPE LINED CORRUGATED POLYETHYLENE PIPE
ASPHALT PAVEMENT	▒	▒	LF LINEAL FOOT
CRUSHED SURFACING	▒	▒	LP LOW POINT
ROCKERY	⊙	⊙	LT LEFT
SPOT ELEVATION	20.0	20.0	MAX MAXIMUM
TELEPHONE LINE	--- T ---	--- T ---	MECH MECHANICAL
POWER LINE	--- E ---	--- E ---	MH MANHOLE
GAS LINE	--- G ---	--- G ---	
SIGN	⊥	⊥	

MARK	DATE	DESCRIPTION
	07/25/24	PRELIMINARY SCOPING MEETING
	09/04/24	LAND USE SUBMITTAL
	05/20/25	LAND USE RESUBMITTAL
	11/17/25	PLANNING REV 2

DESIGN: JCO  
DRAWN: JOS  
CHECK: JPU  
JOB NO: 24072.20  
DATE: 07/25/24

**WafD BANK OLYMPIA**  
**406 WATER ST SW**  
**OLYMPIA, WA 98501**  
**COVER SHEET AND**  
**SITE PLAN**

SHEET:  
**C1.1**

SW 1/4, NW 1/4, SECTION 14, TOWNSHIP 18 N, RANGE 02 W, W.M.



**TEMPORARY EROSION CONTROL NOTES:**

- BEFORE BEGINNING LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, CLEARLY MARK ALL CLEARING LIMITS.
- ALL DISTURBED AREAS ON AND OFF-SITE SHALL BE COMPOST-AMENDED PER THE REQUIREMENTS OF BMP T5.13 IN THE STORMWATER MANUAL V, CHAPTER 11.
- SOILS MUST BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST.
- CONCRETE TRUCKS MUST NOT BE WASHED OUT ONTO THE GROUND, OR INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. EXCESS CONCRETE MUST NOT BE DUMPED ON-SITE.
- INSTALL CATCH BASIN INLET PROTECTION PER DETAIL 4 FOR ALL EXISTING INLETS ON-SITE AND WITHIN 500' OF CONSTRUCTION SITE IN ROW AND AS PROPOSED DRAINAGE STRUCTURES ARE INSTALLED.
- ADDITIONAL BMPs MAY BE REQUIRED DURING CONSTRUCTION.
- SEE LEVEL II SOIL & VEGETATION PLAN BY WAXWING TREE SPECIALISTS.



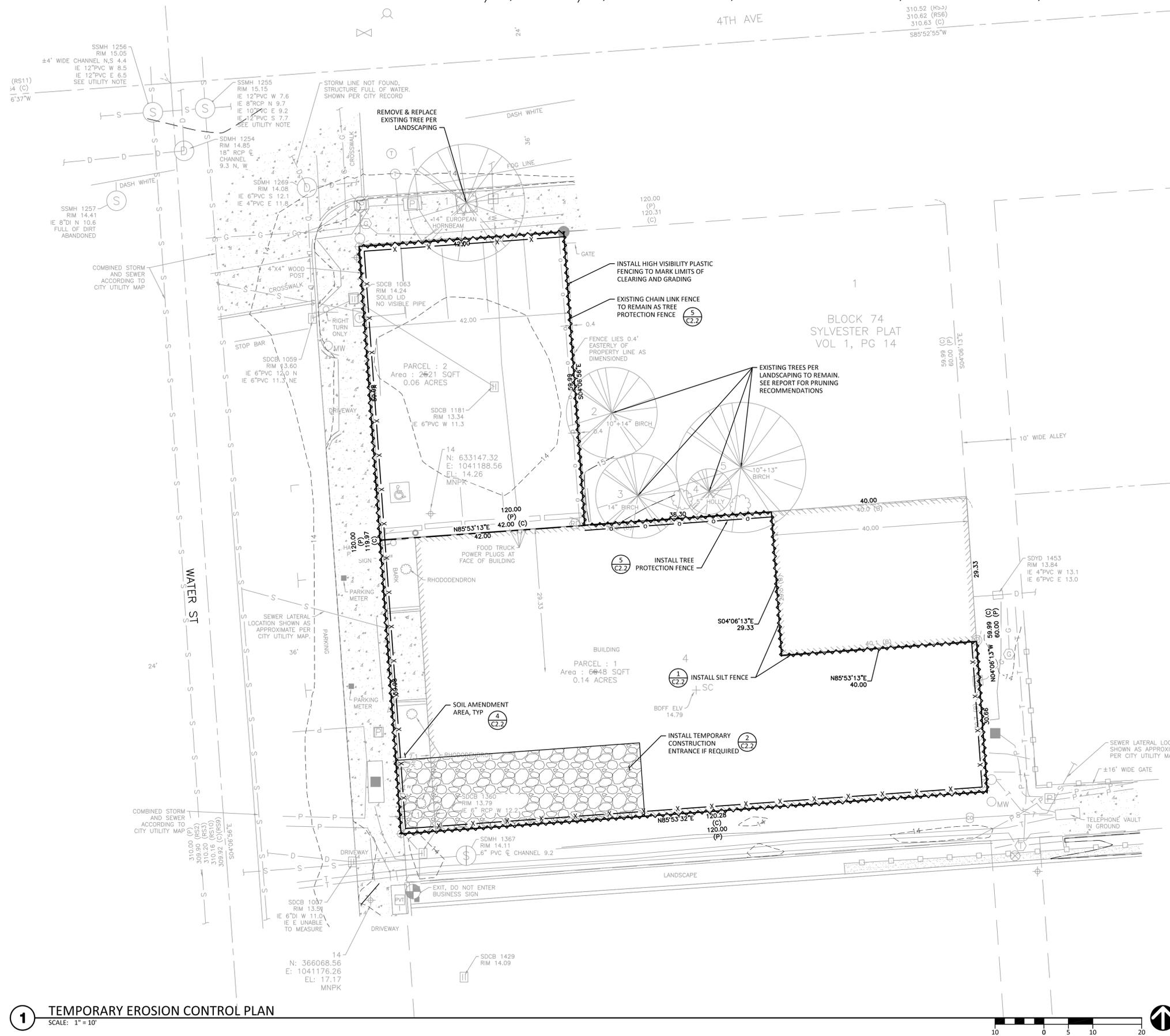
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DESIGN:	JCO
DRAWN:	JOS
CHECK:	JPU
JOB NO:	24072.20
DATE:	07/25/24

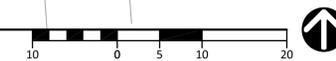
WafD BANK OLYMPIA  
 406 WATER ST SW  
 OLYMPIA, WA 98501

**TEMPORARY EROSION CONTROL PLAN**

SHEET:  
**C2.1**



**1** TEMPORARY EROSION CONTROL PLAN  
 SCALE: 1" = 10'

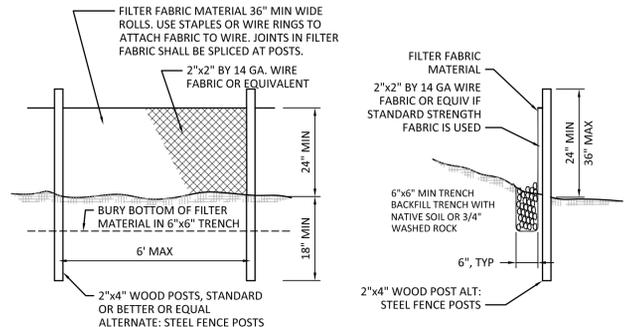


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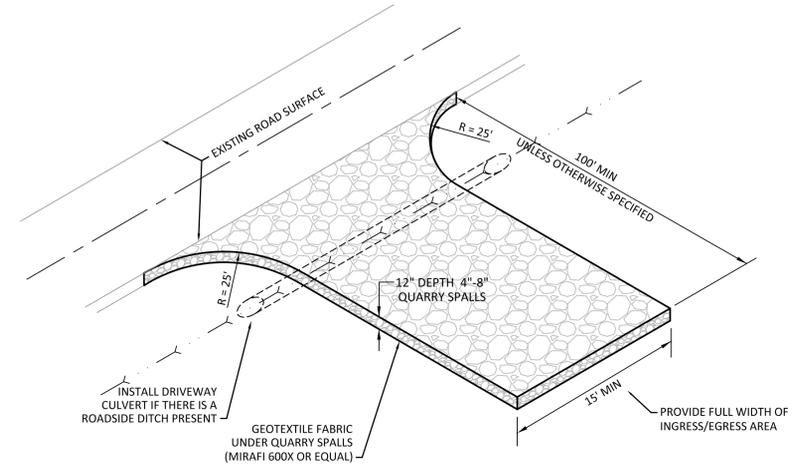


10/10/25



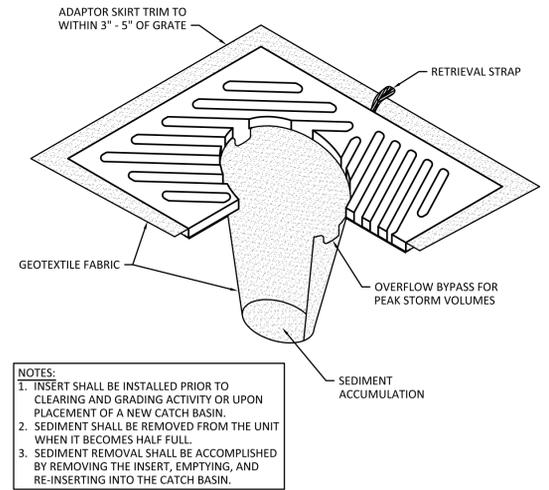
- SILT FENCE NOTES:**
1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
  2. THE SILT FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 18 INCHES).
  3. A SHALLOW TRENCH SHALL BE EXCAVATED, ROUGHLY 6 INCHES WIDE AND 6 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POSTS TO ALLOW THE LOWER EDGE OF THE FILTER FABRIC TO BE SECURED WITH GRAVEL.
  4. WHEN FILTER FABRIC NOT AS STRONG AS MIRAFI 700X IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE MESH SHALL EXTEND INTO THE SHALLOW TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
  5. THE MIRAFI 700X FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND AT LEAST 18 INCHES OF THE FABRIC SHALL BE BURIED IN THE SHALLOW TRENCH. THE FILTER FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT BE STAPLED TO TREES.
  6. WHEN EXTRA-STRENGTH FILTER FABRIC (MIRAFI 700X OR EQUAL) AND FOUR (4) POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF NOTE 5 APPLYING.
  7. THE TRENCH SHALL BE BACKFILLED WITH NATIVE SOIL OR 3/4" - 1.5" WASHED ROCK.
  8. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED. THE NEWLY DISTURBED AREAS RESULTING FROM SILT FENCE REMOVAL SHALL BE IMMEDIATELY SEEDED AND MULCHED, OR OTHERWISE PERMANENTLY STABILIZED TO THE SATISFACTION OF THE CIVIL INSPECTOR.
  9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
  10. MAINTENANCE: ANY DAMAGED OR CLOGGED FENCE SHALL BE REPAIRED/REPLACED IMMEDIATELY. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT DEPTH IS 6 INCHES OR GREATER. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.

**1 SILT FENCE**  
 SCALE: 1/2" = 1'-0"



- STABILIZED CONSTRUCTION ENTRANCE NOTES:**
1. INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE QUARRY SPALLS SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  2. AGGREGATE: 4" TO 8" QUARRY SPALLS PER WSDOT STD. SPECS. SEC. 9-13.6.
  3. ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 12" THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 100 FEET (UNLESS OTHERWISE APPROVE BY CIVIL INSPECTOR).
  4. WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE ROCK ENTRANCE, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
  5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY BY SWEEPING. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY.

**2 STABILIZED CONSTRUCTION ENTRANCE**  
 SCALE: NTS



- NOTES:**
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY OR UPON PLACEMENT OF A NEW CATCH BASIN.
  2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
  3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING INTO THE CATCH BASIN.

**3 CATCH BASIN INSERT**  
 SCALE: NTS

THE CITY OF OLYMPIA ACCEPTS THE EXECUTION OF THE FOLLOWING PROCEDURES TO MEET THE REQUIREMENTS OF STORMWATER MANUAL BMP 15.13.

**PREPARATION METHOD:**

1. TILL THE SUB GRADE SOIL TO AN 8-INCH DEPTH; THOSE AREAS SUBJECTED TO VEHICLE TRAFFIC SHALL BE TILLED TO A DEPTH OF 12 INCHES. DO NOT SCARIFY OR TILL WITHIN THE DRIP LINE OF EXISTING TREES THAT WILL BE RETAINED.
2. PLACE 4 INCHES OF COMPOST MATERIAL AND TILL INTO 5 INCHES OF SOIL (A TOTAL AMENDED DEPTH OF ABOUT 9.5 INCHES, FOR A SETTLED DEPTH OF 8 INCHES).
3. RAKE THE AREA SMOOTH AND REMOVE SURFACE ROCKS LARGER THAN 1 INCH IN DIAMETER.
4. PLACE 2 INCHES OF AA COMPOST AND RAKE.
5. IN WELLHEAD PROTECTION AREAS, COMPOST USED WITHIN THE SITE SHALL BE COMPRISED ENTIRELY OF VEGETABLE MATTER (NO MANURE OR BIOSOLIDS).

**COMPOST AMENDMENT QUALITY STANDARDS:**

1. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY BY USING COMPOST THAT MEETS THE DEFINITION FOR "COMPOSTED MATERIALS" IN WAC 173-350-220, AVAILABLE ONLINE AT <http://www.ecy.wa.gov/programs/swfo/organics/soil.html>
2. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35 TO 65 PERCENT, CARBON TO NITROGEN RATIO BELOW 25:1.
3. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.

**FOR SINGLE FAMILY RESIDENTIAL LOTS: PREPARATION FOR INSPECTION**

- PROVIDE SIX HOLES PER SITE: TWO FOR THE FRONT YARD, ONE EACH FOR SIDE YARDS, AND TWO FOR THE BACKYARD. ALL HOLES SHALL BE EVENLY PLACED THROUGHOUT THE PROPERTY TO DEMONSTRATE AUGMENTATION HAS BEEN COMPLETED.
- TEST HOLES SHALL BE A MINIMUM OF 1 FOOT DEEP AND 1 FOOT SQUARE.
- PERMITTEE SHALL PROVIDE DOCUMENTS FOR THE AA COMPOST VOLUME DELIVERED TO THE SITE TO CONFIRM COMPOST ORIGIN AND QUALITY.

**INSPECTION VERIFICATION**

- 2 INCHES OF ORGANIC MULCH MATERIAL ON ALL DISTURBED SURFACES.
- LOOSE SOIL FOR 8 INCHES WITH VISIBLE DARK ORGANIC MATTER.
- LOOSE FRACTURED SUB SOILS SHOULD NOT BE EASY TO PENETRATE WITH A SHOVEL 4 INCHES BELOW THE 8 INCHES. TOTAL DEPTH OF AUGMENTED AND LOOSENEED SOIL SHALL BE 12 INCHES.

TEST HOLES SHOULD BE ABOUT ONE FOOT DEEP (AFTER FIRST SCRAPING AWAY ANY MULCH) AND ABOUT ONE FOOT SQUARE.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	12/31/2015	POST-CONSTRUCTION SOIL QUALITY AND DEPTH	5-8
CITY ENGINEER			

**4 CITY OF OLYMPIA STANDARD DETAIL**  
 SCALE: NTS

**NOTES:**

1. THE TREE, SOIL AND VEGETATION PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT TO BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS AND WITH APPROVAL BE PROJECT FORESTER.
2. AT NO TIME SHALL EQUIPMENT ENTER INTO THE CRITICAL ROOT ZONE (CRZ).
3. ALL BRUSH CLEANUP WITHIN THE CRZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS.
4. NO CUTS OR FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RINSE WATER SHOULD IMPACT THE CRZ.
5. NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.
6. IF IMPACTS MUST OCCUR WITHIN THE CRZ, CONTACT PROJECT FORESTER PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	12/08/2017	TREE PROTECTION FENCE	5-20
CITY ENGINEER			

**5 CITY OF OLYMPIA STANDARD DETAIL**  
 SCALE: NTS

MARK	DATE	DESCRIPTION
	07/25/24	PRELIMINARY SCOPING MEETING
	09/04/24	LAND USE SUBMITTAL
	05/20/25	LAND USE RESUBMITTAL
	11/17/25	PLANNING REV 2

DESIGN:	JCO
DRAWN:	JOS
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WaFd BANK OLYMPIA  
 406 WATER ST SW  
 OLYMPIA, WA 98501

TEMPORARY EROSION CONTROL DETAILS

SHEET:

**C2.2**



