



AREAS TABLE

<u>EXISTING</u>	
SITE AREA	1,824,788 SF (41.89 AC)
TOTAL PADS	245
PAD AREA	1,201,667 SF (27.59 AC)
ROAD AREA	298,204 SF (6.85 AC)
RV PARKING & STORAGE AREA	16,349 SF (0.38 AC)
<u>PROPOSED</u>	
SITE AREA	1,824,788 SF (41.89 AC)
TOTAL PADS	262 (17 ADDITIONAL)
PAD AREA	1,266,792 SF (29.08 AC)
MINIMUM PAD AREA PER HOME	2,500 SF
ROAD AREA	298,204 SF (6.85 AC)
RV PARKING & STORAGE AREA	11,300 SF (0.28 AC)
OPEN SPACE	576,992 SF (13.25 AC)
OPEN SPACE PERCENTAGE	32%

LEGEND

OPEN SPACE

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UTILITIES NOTE:

UTILITIES FOR POWER, SEWER, AND WATER SERVICES ARE ALREADY AVAILABLE ADJACENT TO EACH PROPOSED PAD SITE. EACH NEW MOBILE HOME WILL APPLY FOR A PRIVATE SIDE SEWER CONNECTION TO THE EXISTING SEWER MAIN AS PART OF THE CONSTRUCTION PERMITTING.

WATER:
EACH NEW MOBILE HOME WILL REQUEST A PRIVATE WATER SERVICE AS PART OF CONSTRUCTION PERMITTING.

SITE INFORMATION

PARCELS: 12821210200 / 12821210300
ADDRESS: 1111 ARCHWOOD DR SW, OLYMPIA, 98502
ZONING: HDC-4

PARKING TABLE

<u>EXISTING</u>	
ON-STREET PARKING	99 STALLS
<u>REQUIRED</u>	
EXISTING TOTAL PADS = 245 STALLS	
EXISTING REQUIRED GUEST PARKING = 25 STALLS	
PROPOSED TOTAL PADS = 262	
PROPOSED REQUIRED GUEST PARKING = 26 STALLS	
<u>PROPOSED</u>	
ON-STREET PARKING TO REMAIN	43 STALLS
NEW ON-STREET PARKING	21 STALLS
TOTAL ON-STREET PARKING STALLS	64 STALLS

*THE PROPOSED PARKING SCENARIO EXCEEDS CODE REQUIREMENTS BY 38 STALLS.

PARKING REQUIREMENTS FOR MOBILE HOME PARKS, 18.38.100, TABLE 38.01: "TWO (2) SPACES PER LOT OR UNIT, WHICHEVER IS GREATER. IF RECREATION FACILITIES ARE PROVIDED, ONE (1) SPACE PER TEN (10) UNITS OR LOTS."

SITE SURFACING:

DISTURBED AREA WITHIN DRAINAGE BASIN 2:

EXISTING IMPERVIOUS	11,674 SF
EXISTING PERVIOUS	25,613 SF
PROPOSED IMPERVIOUS	37,287 SF
PROPOSED PERVIOUS	0 SF

DRAINAGE BASIN 3:

EXISTING IMPERVIOUS	271,982 SF
EXISTING PERVIOUS	320,433 SF
PROPOSED IMPERVIOUS	229,177 SF
PROPOSED PERVIOUS	322,791 SF

PREPARED BY: / DATE: /
 CHECKED BY: / DATE: /
 BACK-CHECKED BY: / DATE: /
 01/31/22 | 8:39 AM | CNGUYEN
 J:\R314101.01 - FRIENDLY VILLAGE MHP10 CADD & BIM\10.1 - AUTOCADD\DESIGN\R31410101_C1.0.DWG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES AND SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE: **811**
A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION

NO.	REVISION	DATE

HUITT-ZOLLARS
1102 Broadway, Suite 301
Tacoma, Washington 98402
Phone (253) 627-9131 Fax (253) 627-4730

CPI FRIENDLY VILLAGE OWNER LLC
1001 PENNSYLVANIA AVE NW
WASHINGTON DC, DC 20004

DESIGNED BY: CQN	SCALE: 1" = 30'
DRAFTED BY: CQN	FILENAME: R31410101_C1.0
CHECKED BY: WED	JOB NO: R314101.01
APPROVED BY: WED	DATE: 1/24/2022

FRIENDLY VILLAGE (DBA FRIENDLY RIDGE)
1111 ARCHWOOD DR SW
OLYMPIA, WA 98502

COVER AND PRELIMINARY SITE PLAN

DRAWING NO.
C1.0

SHEET: 1 of 10