



VICINITY MAP
NOT TO SCALE

SITE DATA

PARCEL #:	09300010000
SITE ADDRESS:	2325 CONGER AVE NW OLYMPIA, WA 98502
GROSS ACREAGE:	0.48 AC (PER SURVEY DATA)
ZONING:	RM-18
EXISTING USE:	SFR (TO BE REMOVED)
PRESIDING JURISDICTION:	OLYMPIA, WA

EXISTING CONDITIONS

EXISTING FEATURES ARE APPROXIMATELY AS DEPICTED IN A BOUNDARY SURVEY PREPARED BY FORESIGHT SURVEYING. ALL EXISTING FEATURES AND TOPOGRAPHY SHOWN SHALL BE VERIFIED AT CONTRACTOR'S EXPENSE PRIOR TO BEGINNING CONSTRUCTION, ANY AND ALL DISCREPANCIES FOUND BETWEEN ACTUAL EXISTING CONDITIONS AND THE EXISTING CONDITIONS SHOWN HERE SHALL BE IDENTIFIED TO THE PROJECT ENGINEER PRIOR TO CONTINUANCE OF ANY WORK.

UTILITIES AND DRAINAGE

SEWER:	CITY OF OLYMPIA (AT FRONTAGE)
WATER:	CITY OF OLYMPIA (AT FRONTAGE)
POWER:	PUGET SOUND ENERGY
DRAINAGE:	PERVIOUS PAVEMENT FOR PRIVATE STREET, DRYWELLS FOR DUPLEX ROOFS, SHEET FLOW DISPERSION OR PERVIOUS PAVEMENT FOR DRIVEWAYS.

DENSITY AND SETBACKS

MINIMUM DENSITY:	8 DU/ACRE
MINIMUM DU:	0.48 ACRES X 8 DU/ACRE = 3.84 DU
MAXIMUM DENSITY:	18 DU/ACRE (WITHOUT BONUS)
MAXIMUM DU:	0.48 ACRES X 18 DU/ACRE = 8.64 DU
PROPOSED DU:	8 DU
FRONT SETBACK:	10'
SIDE SETBACK:	5' STANDARD OR 6' FOR ZERO LOT LINE
REAR SETBACK:	10'

PROPOSED DUPLEX
SHORT SUBDIVISION
2325 CONGER AVE NW
OLYMPIA, WA 98502
THURSTON COUNTY TPN 09300010000

CONCEPTUAL SITE PLAN

PROJ. NO.:	HG01
REVIEWED BY:	NDT
DESIGNED BY:	NDT
DRAWN BY:	RCB
DATE:	06-23-2024

Know what's BELOW
Call 811 before you dig.