C CP&D Received 1/18/2017

PIZZA PARLOR

SEC 17, T 18 N, R 2 W, W.M.

PROJECT TEAM

APPLICANT/OWNER

KERN REXIUS
4004 HARRISON AVENUE
OLYMPIA, WA 98502
360.888.0544

CIVIL ENGINEER/CONTACT

CONTACT: CHRIS CRAMER, PE
PATRICK HARRON & ASSOCIATES, LLC
8270 28TH CT. NE, STE 201
LACEY, WA 98516
PH: 360.459.1102
EMAIL: chris@patrickharron.com

SURVEYOR

CONTACT: BRUCE STUDEMAN, PLS
BRACY & THOMAS, INC
1520 IRVING ST SW
OLYMPIA, WA 98512
360.357.5593
EMAIL: bruce@bracythomas.com

SITE INFORMATION

SITE ADDRESS
4120 HARRISON AVENUE
OLYMPIA, WA 98502

CIVIL ENGINEER/PRIMARY CONTACT
PATRICK HARRON & ASSOCIATES, LLC
CHRIS CRAMER P.E.
8270 28TH COURT NE
LACEY, WA 98516
360-459-1102

GEOTECHNICAL ENGINEER
INSIGHT GEOLOGIC, INC.
BILL HALBERT
1015 E. 4TH AVE
OLYMPIA, WA 98506
360.754.2128

PARCEL # 12817140400

SEC. 17; TOWNSHIP 18; RANGE 2W. W.M.

PROPOSED USE: COMMERCIAL

ZONING: PO/RM, PROFESSIONAL OFFICE/RESIDENTIAL

WATER PROVIDER: CITY OF OLYMPIA

SEWER PROVIDER: CITY OF OLYMPIA

VERTICAL DATUM
NAVD 88

PARCEL AREA TABLE

EXISTING PARCEL	40,940 SF (0.94 AC)
FUTURE LOT AFTER BLA (PROJECT AREA)	22,131 SF (0.51 AC)

IMPERVIOUS AREA TABLE

NEW IMPERVIOUS	
ASPHALT	4484 SF (20% OF PROJECT AREA AFTER BLA)
SIDEWALK	232 SF (1% OF PROJECT AREA AFTER BLA)
TOTAL	4716 SF (21% OF PROJECT AREA AFTER BLA)

APPROXIMATE EARTHWORK QUANTITIES

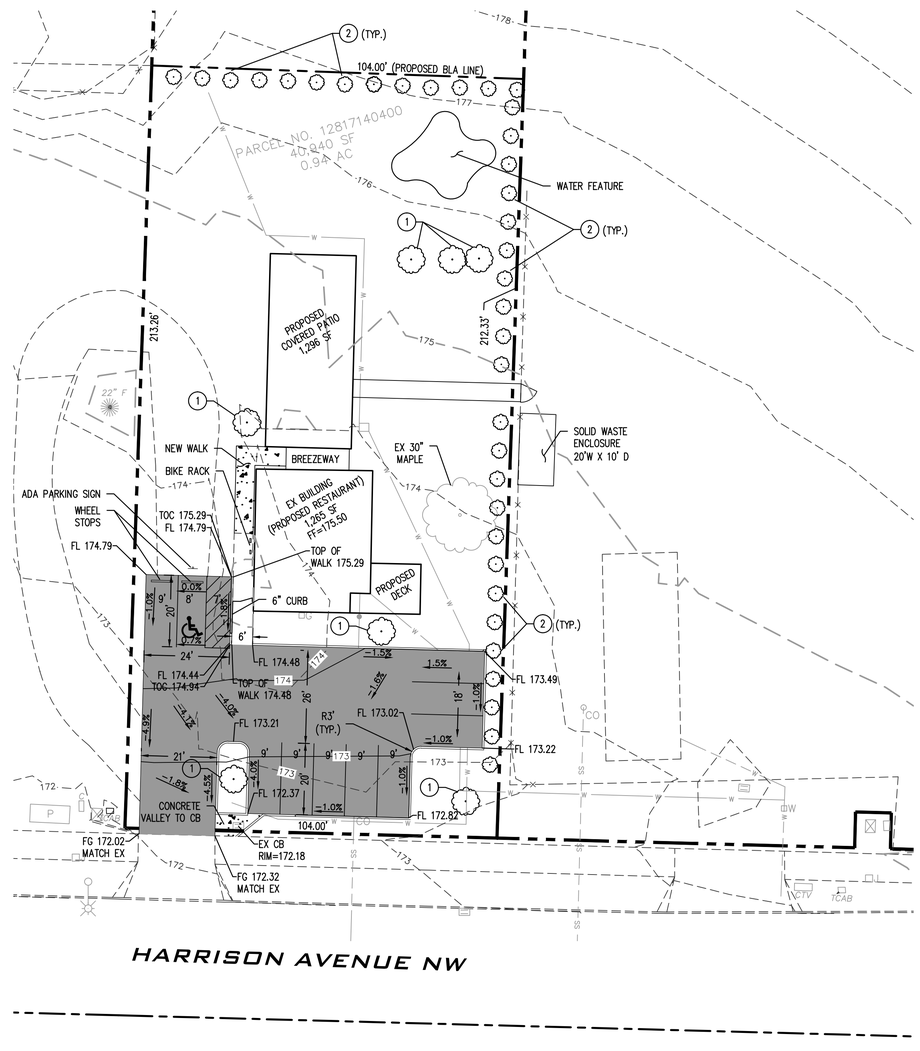
(PERMIT PURPOSES ONLY)

CUT	10 CY
FILL	43 CY
NET	33 CY

THESE QUANTITIES ARE FOR THE ESTABLISHMENT OF CLEARING AND GRADING PERMIT ONLY AND SHALL NOT BE CONSIDERED TO INDICATE A BALANCED SITE.

GRADING VOLUMES ARE FROM EXISTING GRADE TO FINISHED GRADE AND MAKE NO ALLOWANCES FOR STRIPPINGS, GRAVEL, OR ROAD SECTION MATERIALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN QUANTITIES FOR BIDDING PURPOSES AND SHALL NOT HOLD THE ENGINEER OR OWNER/DEVELOPER RESPONSIBLE FOR ANY ERRORS IN HIS BID QUANTITIES FOR EXCAVATION.



VICINITY MAP
NTS

TREE NOTES

1. JAPANESE MAPLE, 2-1/4" TREE, (TYP.)
2. LEYLANDII CYPRESS, 8' ON CENTER 7' TALL, 1-1/4" (TYP.)

TREE DENSITY CALCULATIONS	
AREA	22,108 SF
DISTURBED AREA (DA)	6,300 SF
REQUIRED TREES ((DA/500)X1)	12.6 UNITS

NOTE: NO TREES TO BE REMOVED
30" MAPLE TO REMAIN-GOOD CONDITION

TREE UNIT CALCULATION:
0.51 ACRES x 30 UNITS PER ACRE = 15 UNITS REQUIRED
36 (1-1/4" LEILANDII CYPRUS) x 0.5 TREE UNITS = 18 TREE UNITS PROVIDED.
6 (2-1/4" APOLLO SUGAR MAPLE) x 1 TREE UNITS = 6 TREE UNITS
EX. 30" MAPLE - 10 TREE UNITS
TOTAL UNITS PROVIDED: 34

SHEET INDEX

SHEET#	NAME	DESCRIPTION
1	SP-01	SITE PLAN
2	ER-01	EROSION CONTROL PLAN
3	ER-02	EROSION CONTROL DETAILS
4	UT-01	UTILITY PLAN
5	UT-02	UTILITY DETAILS

APPROVED FOR CONSTRUCTION
BY:_____ DATE:_____
ENGINEERING PLANS EXAMINER
APPROVAL EXPIRES:_____

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

R#	DATE	DESCRIPTION	BY

CHRIS M. CRAMER STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 22191 EXPIRES 10/17

CITY OF OLYMPIA
PERMIT PLANS

SITE PLAN

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
8270 28th Court NE, Suite 201, Lacey, WA 98516
Phone : 360.459.1102 / Fax: 360.459.1013
Web : patrickharron.com

PROJ. NO.	DSN. BY:
16510	CMC
DWN. BY: DAW	CHK. BY: CMC

PIZZA PARLOR
PARCEL # 12817140400
4138 HARRISON AVE NW
OLYMPIA, WA 98502

DATE: DECEMBER 2016
SCALE: AS SHOWN
DRAWING NO. SP-01
1 OF 5

Jan 10, 2017 3:45:09PM - User Chris
P:\2016\16510 Rexius - Harrison\P & E\Drawing\Working\16510 SP-01.dwg