

THE LAURANA

SECTION 14, TOWNSHIP 18, RANGE 2 WEST PLAT

Olympia, Washington

PROPERTY OWNER

URBAN OLYMPIA 5, LLC
PO BOX 7534
OLYMPIA, WA 98507-7534

APPLICANT

WALKER JOHN
URBAN OLYMPIA 5, LLC
PO BOX 7534
OLYMPIA, WA 98507-7534

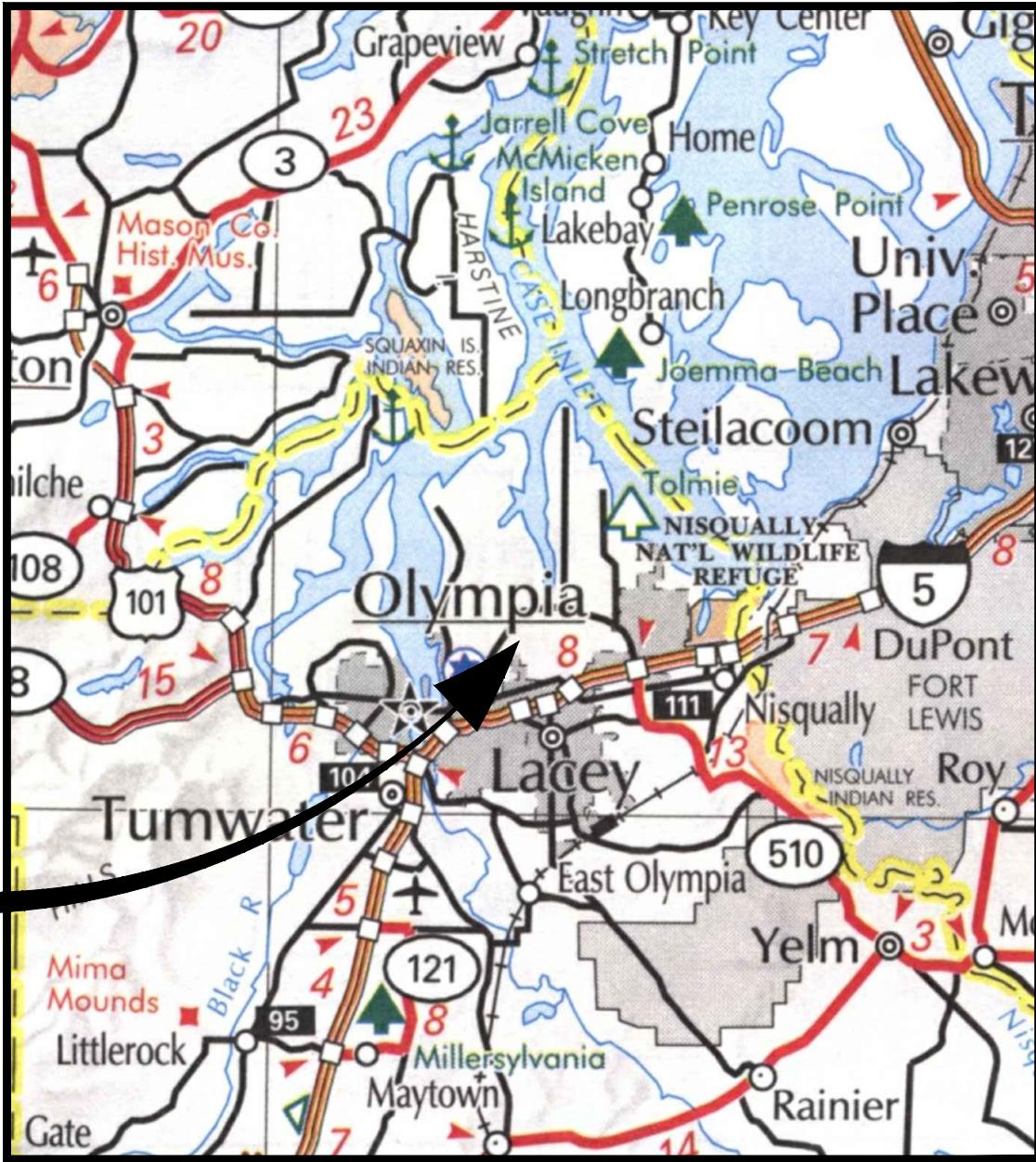
CIVIL ENGINEER

PARAMETRIX – PUYALLUP OFFICE
1019 39TH AVENUE SE, SUITE 100
PUYALLUP, WA 98374
253.604.6600
CONTACT: SAM NIELSON, PE

CALL BEFORE YOU DIG

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 (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

PROJECT LOCATION

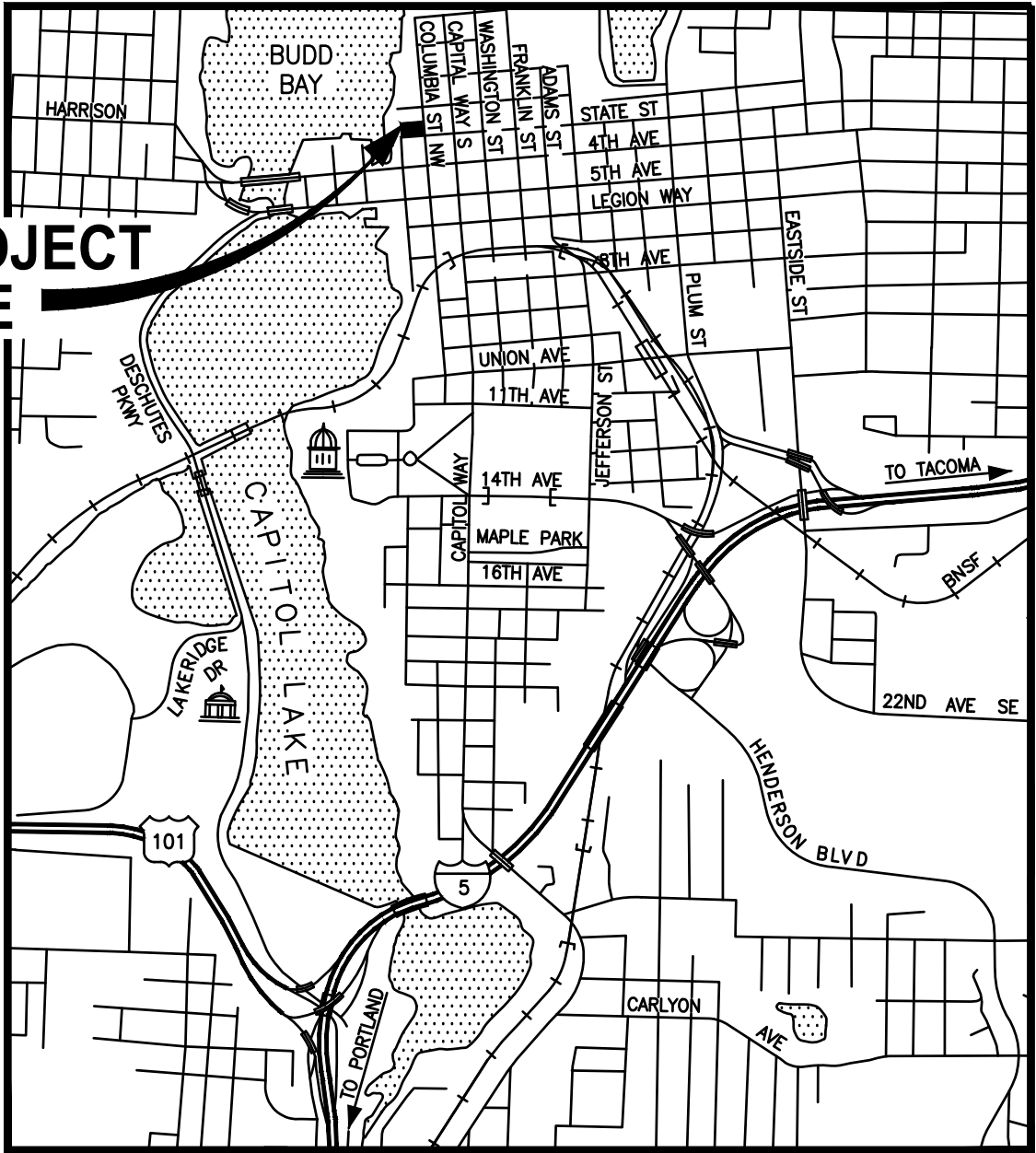


VICINITY MAP

NO SCALE



PROJECT SITE



LOCATION MAP

NO SCALE



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SITE INFORMATION:

TAX PARCEL NUMBERS 78507200600, 78507200800
ZONING DOWNTOWN BUSINESS

SERVICE PROVIDERS:

SEWER/WATER: CITY OF OLYMPIA
WATER: PUGET SOUND ENERGY
CABLE TV: COMCAST
FIRE RESPONSE: CITY OF OLYMPIA F.D.

UTILITIES LOCATE NOTE

THE LOCATION OF EXISTING UTILITIES SHOWN HEREON IS BASED ON INFORMATION OBTAINED FROM THE FIELD AND FROM RECORDS. PARAMETRIX ASSUMES NO RESPONSIBILITY FOR EXACT LOCATION OF EXISTING UTILITIES SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY THE EXACT SIZE, DEPTH, AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL FOR UNDERGROUND LOCATE AT 811 PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.



PERMIT SET
NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	DESIGNED
			S. NIELSON
			DRAWN
			K. BRAATEN
			CHECKED
			APPROVED

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY
FILE NAME
PS07257003-CV
JOB No.
217-7257-003
DATE
FEBRUARY 2018



2-6-18

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PROJECT NAME
THE LAURANA
URBAN OLYMPIA, LLC
OLYMPIA, WASHINGTON






















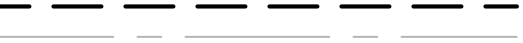

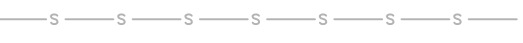



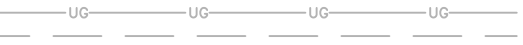







COVER SHEET

DRAWING NO.
01 OF 14

CV-01

LAYOUT: LG-01 PATH: C:\PMX\Temp\AcPublish_31332\ PLOTTED BY: braatkat DATE: Tuesday, February 06, 2018 2:03:43 PM

LEGEND - EXISTING

	BUILDING OUTLINE
	BRASS CAP
	SS MANHOLE
	CLEAN OUT
	STORM MANHOLE
	STORM CATCH BASIN
	WATER METER
	WATER VALVE
	WATER FIRE HYDRANT
	MONITORING WELL
	NATURAL GAS VALVE
	LUMINAIRE
	JUNCTION BOX
	TRAFFIC SIGNAL POLE
	POWER POLE
	ELECTRICAL MANHOLE
	POWER VAULT
	PARKING METER
	DECIDUOUS TREE
	WHEEL STOP
	STREET SIGN (AS DESCRIBED)
	EXISTING RIGHT-OF-WAY
	ROADWAY CENTERLINE
	STORM LINE
	SANITARY SEWER LINE
	SANITARY SEWER & STORM LINE
	OVERHEAD POWER LINE
	OVERHEAD UTILITIES LINE
	SANITARY SEWER & STORM LINE
	NATURAL GAS LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	ASPHALT LINE
	GRAVEL LINE
	CHAIN LINK FENCE

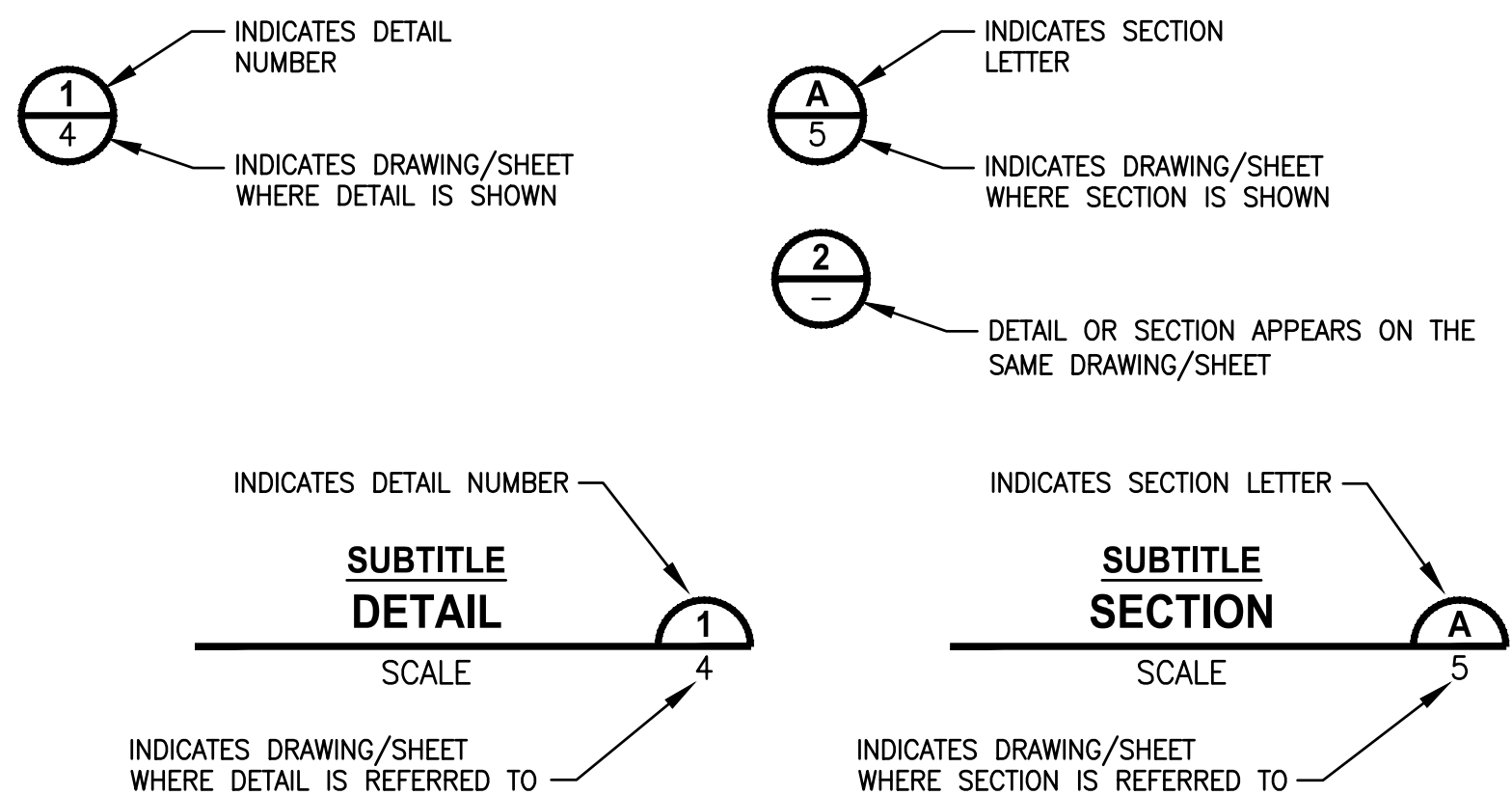
ABBREVIATIONS

ADDL	ADDITIONAL	LF	LINEAR FEET, LINEAR FOOT
ADJ	ADJUSTABLE	LG	LENGTH, LONG
AGG	AGGREGATE	LIN	LINEAR
ALLOW	ALLOWANCE, ALLOWABLE	LN	LANE
AMT	AMOUNT	LT	LEFT
ANG	ANGLE	LTG	LIGHTING
AP	ANGLE POINT	MAN	MANUAL
APPD	APPROVED	MATL	MATERIAL
APPROX	APPROXIMATE	MH	MANHOLE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	MIN	MINIMUM, MINUTE
ARV	AIR RELEASE VALVE	MISC	MISCELLANEOUS
ASPH	ASPHALT	MON	MONUMENT
ASSY	ASSEMBLY	MPH	MILES PER HOUR
ATB	ASPHALT TREATED BASE	MTL	METAL
AVE	AVENUE	MW	MONITORING WELL
AVG	AVERAGE	N	NORTH, NORTHING
BC	BEGINNING OF CURVE, BOLT CIRCLE	NIC	NOT IN CONTRACT
BCR	BEGINNING OF CURVE CENTER	NO.	NUMBER
BF	BLIND FLANGE	NTS	NOT TO SCALE
BLDG	BUILDING	P	PUMP, POWER
BLVD	BOULEVARD	PC	POINT OF CURVATURE
BM	BENCH MARK	PCC	PORTLAND CEMENT CONCRETE
BO	BLOW OFF	PCY	PRESSURE CONTROL VALVE
BOT	BOTTOM	PERF	PERFORATE, PERFORATED
BRG	BEARING	PH	PHASE
BVC	BEGIN VERTICAL CURVE	PI	POINT OF INTERSECTION, PRESSURE INDICATOR
CALC	CALCULATION	PIVC	POINT OF INTERSECTION FOR VERTICAL CURVE
CAP	CAPACITY	PP	POWER POLE
CB	CATCH BASIN	PRV	PRESSURE REGULATING VALVE, PRESSURE RELIEF VALVE, PRESSURE REDUCING VALVE
CCP	CONCRETE CYLINDER PIPE	PS	PRESSURE SWITCH
CCSP	CONCRETE LINED AND COATED STEEL PIPE	PSI	POUNDS PER SQUARE INCH
CEM	CEMENT	PT	POINT OF TANGENCY, POINT
CHV	CHECK VALVE	PV	PLUG VALVE
CI	CAST IRON	PVI	POINT OF VERTICAL INTERSECTION
CIP	CAST IN PLACE, CAST IRON PIPE	PVT	PAVEMENT, PAVING, PRIVATE
CLR	CLEAR, CLEARANCE	PWR	POWER
CND	CONDUIT	QTY	QUANTITY
CO	COUNTY, CLEANOUT	QUAL	QUALITY
CONC	CONCRETE	R	RISER
CONN	CONNECT, CONNECTION	RAD	RADIUS
CONST	CONSTRUCT, CONSTRUCTION	RCP	REINFORCED CONCRETE PIPE
CONT	CONTINUE, CONTINUOUS	RD	ROAD, ROOF DRAIN
CONTR	CONTRACTOR	RED	REDUCER
COORD	COORDINATE	REF	REFERENCE
CSBC	CRUSHED SURFACING BASE COURSE	REQD	REQUIRED
CSTC	CRUSHED SURFACING TOP COURSE	RET	RETAINING, RETURN
CTR	CENTER	REV	REVERSE, REVISE
CUFT	CUBIC FOOT, CUBIC FEET	ROT	ROTATE
CULV	CULVERT	ROW	RIGHT OF WAY
CV	CONTROL VALVE	RT	RIGHT
CY	CUBIC YARD	RV	RELIEF VALVE
D	DEPTH, DENSITY, DRAIN, DRAINAGE	RW	RIGHT OF WAY
DBL	DOUBLE	S	SOUTH
DEG	DEGREE	SCH	SCHEDULE
DEMO	DEMOLITION	SD	STORM DRAIN
DEPT	DEPARTMENT	SDMH	STORM DRAIN MANHOLE
DET	DETAIL	SE	SPOT EVALUATION
DI	DUCTILE IRON	SECT	SECTION
DIA	DIAMETER	SEG	SEGMENT
DIM	DIMENSION	SERV	SERVICE
DIP	DUCTILE IRON PIPE	SIG	SIGNAL
DIST	DISTANCE, DISTRICT	SL	SLOPE, RAW SLUDGE
DSGN	DESIGN	SPA	SPACE, SPACES
DWG	DRAWING	SPEC	SPECIFICATION
E	EAST, EASTING	SPG	SPACING
EA	EACH	SQ	SQUARE
EC	END OF CURVE	SQFT	SQUARE FOOT, SQUARE FEET
EL	ELEVATION	SQIN	SQUARE INCH, SQUARE INCHES
ELL	ELBOW	SQYD	SQUARE YARD, SQUARE YARDS
EOP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EQUIP	EQUIPMENT	SSMH	SANITARY SEWER MANHOLE
EVC	END VERTICAL CURVE	ST	STREET
EXIST	EXISTING	STA	STATION
EXL	EXCAVATE	STD	STANDARD
FCR	FINE CRUSHED ROCK	SUR	SURFACE
FG	FINISH GRADE	SURV	SURVEY
FH	FIRE HYDRANT	SYS	SYSTEM
FIN	FINISH, FINISHED	TAN	TANGENT
FL	FLOW LINE	TEL	TELEPHONE
FLG	T FLANGE, FLANGED	TEMP	TEMPERATURE, TEMPORARY
FM	FORCE MAIN	THK	THICK, THICKNESS
G	GAS	THRU	THROUGH
GND	GROUND	TOB	TOP OF BANK
GR	GRADE	TOC	TOP OF CONCRETE, TOP OF CURB
GV	GATE VALVE	TOT	TOTAL
H	HIGH	TOW	TOP OF WALL
HORIZ	HORIZONTAL	TYP	TYPICAL
HT	HEIGHT	UG	UNDERGROUND
ID	INSIDE DIAMETER	UP	UTILITY POLE
IE	INVERT ELEVATION	UPR	UPPER
IN	INCH	V	VALVE, VENT, VOLT
INCL	INCLUDE, INCLUDING	VAR	VARIABLE, VARIABLE
INSTL	INSTALL, INSTALLATION	VERT	VERTICAL
INT	INTERIOR, INTERSECTION	VOL	VOLUME
INV	INVERT	W	WATER, WATT, WEST, WIDTH
JB	JUNCTION BOX	WD	WIDE, WOOD
JCT	JUNCTION	WM	WATER METER
LAT	LATERAL, LATITUDE	WS	WATER SURFACE
LB	POUND	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
LBL	LABEL	WT	WEIGHT
		XFMR	TRANSFORMER
		XSECT	CROSS-SECTION
		YD	YARD
		YR	YEAR

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS AND TO OBTAIN ACCEPTANCE BY THE CITY OF OLYMPIA AND THE PROJECT OWNER.
2. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJACENT PROPERTY OWNERS. DRIVEWAYS TO REMAIN ACCESSIBLE AT ALL TIMES.
3. EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. NO SILTATION OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL BE ALLOWED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF-SITE PROPERTIES. ALL DISTURBED EARTH CAUSED BY CONTRACTOR'S ACTIVITIES SHALL BE STABILIZED WITHIN A REASONABLE TIMEFRAME.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL "PRE-CONSTRUCTION" STATE OR BETTER.
5. ALL CONSTRUCTION MUST COMPLY WITH THE WSDOT STANDARD SPECIFICATION (LATEST EDITION) UNLESS OTHERWISE SUPERSEDED BY CITY STANDARDS.

DETAIL AND SECTION DESIGNATION



2-6-18

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

FILE NAME	PS07257003-CV
JOB No.	217-7257-003
DATE	FEBRUARY 2018

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PROJECT NAME

THE LAURANA
URBAN OLYMPIA, LLC

OLYMPIA, WASHINGTON

GENERAL NOTES, LEGEND
& ABBREVIATIONS

DRAWING NO.
02 OF 14

LG-01



PERMIT SET
NOT FOR CONSTRUCTION

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CITY OF OLYMPIA STORM DRAIN CONSTRUCTION NOTES

- ALL WORKMANSHIP AND MATERIALS WILL BE IN ACCORDANCE WITH CITY OF OLYMPIA STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR EXTERNAL LINKROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA).
- THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA AND THE STATE OF WASHINGTON, DEPARTMENT OF LABOR AND INDUSTRIES.
- TEMPORARY EROSION/WATER POLLUTION MEASURES WILL BE REQUIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE LATEST EDITION OF THE DRAINAGE DESIGN AND EROSION CONTROL MANUAL FOR OLYMPIA.
- COMPLY WITH ALL OTHER PERMITS AND OTHER REQUIREMENTS BY THE CITY OF OLYMPIA OR OTHER GOVERNING AUTHORITY OR AGENCY.
- A PRECONSTRUCTION MEETING WILL BE HELD WITH THE CITY OF OLYMPIA COMMUNITY PLANNING AND EXTERNAL LINKDEVELOPMENT DEPARTMENT, PRIOR TO THE START OF CONSTRUCTION.
- ALL STORM CONVEYANCES AND RETENTION/DETENTION AREAS WILL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
- SPECIAL STRUCTURES, OIL/WATER SEPARATORS, AND OUTLET CONTROLS WILL BE INSTALLED PURSUANT TO PLANS AND MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC CONTROL PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. CALL UNDERGROUND LOCATE EXTERNAL LINK AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
- WHERE CONNECTIONS REQUIRE "FIELD VERIFICATIONS," CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUTDOWN NOTICES.
- ALL STORM LINES AND CATCH BASINS WILL BE HIGH-VELOCITY CLEANED AND PRESSURE TESTED IN ACCORDANCE WITH DIVISION 7 OF THE STANDARD SPECIFICATIONS PRIOR TO PAVING IN CONFORMANCE WITH THE ABOVE-REFERENCED SPECIFICATIONS. (SEE NOTE 1.) HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD.
- TESTING OF THE STORM MAIN WILL INCLUDE TELEVISION INSPECTION OF THE MAIN BY THE CITY AT THE CONTRACTOR'S EXPENSE. ADDITIONAL TELEVISION THAT IS DEEMED NECESSARY MAY BE ADDRESSED IN EITHER OF TWO MANNERS: AT THE CITY'S DISCRETION, THE CONTRACTOR CAN HAVE THE CITY PERFORM THE WORK AND REIMBURSE THE CITY FOR ALL ASSOCIATED LABOR AND MATERIALS; OR THE CONTRACTOR MAY PERFORM THE INSPECTION UNDER DIRECT SUPERVISION OF CITY PERSONNEL. IMMEDIATELY PRIOR TO TELEVISION INSPECTING, ENOUGH WATER WILL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE AND THE LINE IS FLUSHED CLEAN. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TELEVISION INSPECTION TAPE HAS BEEN REVIEWED AND APPROVED BY THE INSPECTOR. ALL CATCH BASINS SHALL HAVE CURB MARKER, ANTI-DUMPING DISCS. ALL SOLID ROUND CATCH BASIN COVERS SHALL BE CITY OF OLYMPIA DECORATIVE STANDARD (PER STANDARD DRAWING 5-12). ALL SURFACE STORM WATER FACILITIES SHALL HAVE INFORMATIONAL SIGNS INSTALLED ADJACENT TO THEM.

CITY OF OLYMPIA STANDARD EROSION CONTROL NOTES

- A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) IS REQUIRED FOR ALL CONSTRUCTION PROJECTS. THE NAMED PERSON OR FIRM SHALL BE ON-SITE OR ON-CALL AT ALL TIMES. FOR THIS SITE, THE PERSON/FIRM IS TO BE DETERMINED AND THEIR OFFICE AND CELL TELEPHONE NUMBERS ARE TO BE DETERMINED.
- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE CLEARING LIMIT BOUNDARIES SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE SURFACE WATER, GROUNDWATER, OR DISCHARGE STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- THE ESC FACILITIES ON ACTIVE SITES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR--AND MAINTAINED, REPAIRED, OR AUGMENTED AS NECESSARY--TO ENSURE THEIR CONTINUED FUNCTIONING.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED MONTHLY, OR WITHIN 48 HOURS FOLLOWING A MAJOR STORM EVENT, BY THE APPLICANT/CONTRACTOR--AND MAINTAINED, REPAIRED, OR AUGMENTED AS NECESSARY--TO ENSURE THEIR CONTINUED FUNCTIONING.
- STORM DRAIN INLETS OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF DOES NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVESEDIMENT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PROJECT COMPLETION AND ACCEPTANCE. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER OFFSITE WITHOUT TREATMENT.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ROADS SHALL BE CLEANED THOROUGHLY AS NEEDED TO PROTECT DOWNSTREAM WATER RESOURCES OR STORMWATER INFRASTRUCTURE. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR PICKUP SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- FROM OCTOBER 15 THROUGH APRIL 1, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM APRIL 2 TO OCTOBER 14, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. LINEAR CONSTRUCTION ACTIVITIES, SUCH AS RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL COMPLY WITH THESE REQUIREMENTS. THESE STABILIZATION REQUIREMENTS APPLY TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT. THE LOCAL PERMITTING AUTHORITY MAY ADJUST THESE TIME LIMITS IF IT CAN BE SHOWN THAT A DEVELOPMENT SITE'S EROSION OR RUNOFF POTENTIAL JUSTIFIES A DIFFERENT STANDARD.
- FROM OCTOBER 15 THROUGH APRIL 1, CLEARING, GRADING, AND OTHER SOIL-DISTURBING ACTIVITIES SHALL ONLY BE PERMITTED IF SHOWN TO THE SATISFACTION OF THE LOCAL PERMITTING AUTHORITY THAT THE TRANSPORT OF SEDIMENT FROM THE CONSTRUCTION SITE TO RECEIVING WATERS WILL BE PREVENTED.
- SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT-TRAPPING MEASURES.
- ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
- MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. REPORT ALL SPILLS TO 911.
- WATER FROM MOST DEWATERING OPERATIONS SHALL BE DISCHARGED INTO A SEDIMENT TRAP OR POND. CLEAN, NON-TURBID WATER MAY BE DISCHARGED TO STATE SURFACE WATERS, PROVIDED THE DISCHARGE DOES NOT CAUSE EROSION OR FLOODING. HIGHLY TURBID OR CONTAMINATED DEWATERING WATER FROM CONSTRUCTION EQUIPMENT OPERATION, CLAMSHELL DIGGING, CONCRETE TREMIE POUR, OR WORK INSIDE A COFFERDAM SHALL BE HANDLED SEPARATELY FROM STORMWATER AND PROPERLY DISPOSED.

CITY OF OLYMPIA SEWER MAIN CONSTRUCTION NOTES

- ALL WORKMANSHIP AND MATERIALS WILL BE IN ACCORDANCE WITH CITY OF OLYMPIA STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR EXTERNAL LINKROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA).
- CITY OF OLYMPIA DATUM SHALL BE USED FOR ALL VERTICAL CONTROL. A LIST OF BENCHMARKS IS AVAILABLE FROM THE PUBLIC WORKS DEPARTMENT EXTERNAL LINK.
- ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF OLYMPIA SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE COUNTY AND OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS.
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
- THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS (TWO WORKING DAYS) IN ADVANCE OF A TAP CONNECTION TO AN EXISTING MAIN. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP.
- 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 EXTERNAL LINK AT 1-800-424-5555 A MINIMUM OF 48 HOURS (TWO WORKING DAYS) PRIOR TO ANY EXCAVATION.
- ALL SEWER MAINS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A LICENSED ENGINEERING OR SURVEYING FIRM QUALIFIED TO PERFORM SUCH WORK. STAKING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12 INCHES TO 18 INCHES UNDER THE PROPOSED FINISHED SUBGRADE. THE MARKER SHALL BE PLASTIC NON-BIODEGRADABLE METAL CORE OR BACKING, MARKED "SEWER" THAT CAN BE DETECTED BY A STANDARD METAL DETECTOR. IF VISIBILITY CANNOT BE MAINTAINED BETWEEN STRUCTURES ALONG THE STRAIGHT ALIGNMENT OF A SEWER, TONING WIRE SHALL BE INSTALLED ABOVE THE SEWER LINE AT A DEPTH NO GREATER THAN 48 INCHES.

IF TONING WIRE IS REQUIRED, IT SHALL BE GREEN, UL LISTED, TYPE UF, 14-GAUGE COPPER TAPED TO THE TOP OF THE PIPE TO PREVENT MOVEMENT DURING BACKFILLING. THE WIRE SHALL BE LAID LOOSELY ENOUGH TO PREVENT STRETCHING AND DAMAGE. THE WIRE SHALL BE WRAPPED TO MANHOLE OR CLEANOUT RINGS ON GRAVITY SEWERS OR VALVE BODY ON STEP MAINS AND FORCE MAINS.

A 1-POUND MAGNESIUM ANODE SHALL BE BURIED WITH THE PIPE EVERY 1,000 LINEAR FEET MAXIMUM FOR CATHODIC PROTECTION OF THE WIRE. TONING WIRE SPLICES AND CONNECTIONS TO ANODES SHALL JOIN WIRES BOTH MECHANICALLY AND ELECTRICALLY AND SHALL EMPLOY EPOXY RESIN OR HEAT-SHRINK TAPE INSULATION. TONING WIRE SHALL BE TESTED PRIOR TO ACCEPTANCE OF THE PIPE SYSTEM. A WRITTEN NOTICE FROM THE CONTRACTOR TO THE CITY TWO DAYS PRIOR TO THE TEST IS REQUIRED. ON A CURVILINEAR SEWER, THE WIRE SHALL BE BROUGHT UP, BARED, AND WRAPPED THREE TIMES AROUND THE MANHOLE RING. TAPE SHALL BE TERRA TAPE "D" OR APPROVED EQUAL. THE TAPE AND WIRE SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- BEDDING OF THE SEWER MAIN AND COMPACTION OF THE BACKFILL MATERIAL SHALL BE REQUIRED IN ACCORDANCE WITH THE ABOVE-MENTIONED SPECIFICATION (SEE GENERAL NOTE 1).
- ALL MANHOLES OR CLEANOUTS OUTSIDE THE PAVED AREA SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD DRAWINGS 7-3 AND 7-5.
- WHEN TEMPORARY STREET PATCHES ARE ALLOWED BY THE CITY, COLD MIX ASPHALT SHALL BE PLACED AND COMPACTED TO A MAXIMUM DEPTH OF 2 INCHES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED BY THE CITY.
- EROSION CONTROL MEASURES CONFORMING TO THE REQUIREMENTS OF THE DRAINAGE DESIGN AND EROSION CONTROL MANUAL FOR OLYMPIA EXTERNAL LINK SHALL BE TAKEN BY THE CONTRACTOR DURING CONSTRUCTION TO PREVENT INFILTRATION OF EXISTING AND PROPOSED STORM DRAINAGE FACILITIES AND ROADWAYS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM EXTERNAL LINKTRAFFIC CONTROL DEVICES (MUTCD) AS REQUIRED. PRIOR TO DISRUPTION OF ANY TRAFFIC, THE CITY SHALL APPROVE TRAFFIC CONTROL PLANS PREPARED AND SUBMITTED BY THE CONTRACTOR. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED CONSTRUCTION PLANS ON SITE AT ALL TIMES.
- ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE DEVELOPER'S PROJECT ENGINEER AND THE CITY ENGINEER.
- AFTER BACKFILLING, BUT PRIOR TO PAVING, ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF OLYMPIA CONSTRUCTION INSPECTOR. APPROVAL DOES NOT CONSTITUTE FINAL ACCEPTANCE OF THE SEWER LINE. THE CONTRACTOR SHALL RETAIN THE RESPONSIBILITY TO REPAIR ALL DEFICIENCIES AND FAILURES REVEALED DURING ALL REQUIRED TESTING FOR ACCEPTANCE AND THROUGH THE DURATION OF THE WARRANTY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF OLYMPIA FOR THE REQUIRED INSPECTIONS. ANY MAIN OR APPURTENANCE BACKFILLED PRIOR TO INSPECTION SHALL BE RE-EXCAVATED FOR INSPECTION.
- ALL SAFETY STANDARDS AND REQUIREMENTS SHALL BE COMPLIED WITH AS SET FORTH BY OSHA, WISHA AND WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES.

CITY OF OLYMPIA WATER MAIN CONSTRUCTION NOTES

- ALL WORKMANSHIP AND MATERIAL WILL BE IN ACCORDANCE WITH THE CITY OF OLYMPIA ENGINEERING DESIGN AND DEVELOPMENT STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR EXTERNAL LINKROAD, BRIDGE AND MUNICIPAL CONSTRUCTION; WASHINGTON STATE DEPARTMENT OF HEALTH (DOH) EXTERNAL LINK REGULATIONS; THE MOST CURRENT VERSION OF THE CITY OF OLYMPIA WATER SYSTEM PLAN AND AMERICAN WATER WORKS ASSOCIATION EXTERNAL LINK STANDARDS.
- A PRECONSTRUCTION MEETING WILL BE HELD WITH THE CITY PRIOR TO THE START OF CONSTRUCTION.
- ALL LINES WILL BE CHLORINATED AND TESTED IN CONFORMANCE WITH THE ABOVE-REFERENCED SPECIFICATION (NOTE 1).
- THE CONTRACTOR WILL PROVIDE TRAFFIC CONTROL PLAN(S) AS REQUIRED IN ACCORDANCE WITH THE CURRENT WSDOT SPECIFICATIONS EXTERNAL LINK AND MUTCD EXTERNAL LINK.
- ALL WATER MAINS WILL BE STAKED FOR GRADES AND ALIGNMENT BY AN ENGINEERING OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK. STAKING WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL WATER SYSTEM CONNECTIONS TO SERVE BUILDINGS OR PROPERTIES WITH DOMESTIC POTABLE WATER, FIRE SPRINKLER SYSTEMS, OR IRRIGATION SYSTEMS WILL COMPLY WITH THE MINIMUM BACKFLOW PREVENTION REQUIREMENTS AS ESTABLISHED BY THE WASHINGTON STATE DEPARTMENT OF HEALTH AND THE CITY OF OLYMPIA IN ITS CROSS CONNECTION PROGRAM.
- CALL UNDERGROUND LOCATE EXTERNAL LINK AT 1-800-424-5555 A MINIMUM OF 2 BUSINESS DAYS BEFORE COMMENCING ANY EXCAVATION. UNDERGROUND UTILITY LOCATES WILL BE PERFORMED ONCE. IT IS THE RESPONSIBILITY OF THE REQUESTOR TO MAINTAIN THE MARKINGS AFTER THE INITIAL LOCATE IN ACCORDANCE WITH RCW 19.122 EXTERNAL LINK.
- THE CITY REQUIRES 10 WORKING DAYS WRITTEN NOTICE FOLLOWING APPLICATION AT THE COMMUNITY PLANNING AND EXTERNAL LINKDEVELOPMENT DEPARTMENT TO SCHEDULE SHUTDOWNS. THE WRITTEN NOTICE WILL BE COORDINATED WITH THE CITY INSPECTOR. THE CITY OF OLYMPIA DRINKING WATER OPERATIONS OR CITY INSPECTOR WILL PERFORM THE SHUTDOWN.
- AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED TO CITY STANDARDS BY THE CONTRACTOR PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR WILL MAKE THE NECESSARY PROVISIONS TO TEST THE NEW LINE PRIOR TO CONNECTION TO THE EXISTING SYSTEM OR INSTALL A NEW VALVE.
- AT ANY WATER MAIN TAP TO EXISTING CITY MAINS WHERE THE CONTRACTOR ENCOUNTERS A COUPLING OR EXISTING ASSEMBLIES, THE CONTRACTOR WILL PROVIDE A MINIMUM OF 18 INCHES OF CLEARANCE FROM COUPLING OR ASSEMBLIES TO EDGE OF TAPPING SLEEVE.
- ANY WATER MAIN TAP OR CONNECTION WILL BE BLOCKED ACCORDING TO THE CITY OF OLYMPIA STANDARD PLANS.
- ANY EXCAVATION THAT EXPOSES AN ASBESTOS CEMENT WATER MAIN OR THE CITY 36 INCH WATER TRANSMISSION MAIN SHALL BE BEDDED WITH CONTROLLED DENSITY FILL (CDF) PURSUANT TO THE WSDOT SPECIFICATIONS EXTERNAL LINK FOR CDF. AS AN OPTION THE CONTRACTOR MAY CHOOSE TO REPLACE THE ASBESTOS PIPE AT ANY CROSSING WITH DUCTILE IRON PIPE BENECHED INTO BOTH TRENCH WALLS. THE CONTRACTOR WILL COORDINATE WITH THE CITY INSPECTOR TO HAVE A CITY OF OLYMPIA DRINKING WATER OPERATIONS STAFF MEMBER ON SITE BEFORE CONSTRUCTION BEGINS.
- BEFORE CUTTING OR REMOVING ANY EXISTING ASBESTOS PIPE THE CONTRACTOR WILL SUPPLY THE CITY OF OLYMPIA INSPECTOR A COPY OF THE WORKMAN'S CERTIFICATIONS TO WORK WITH ASBESTOS PIPE. THE CONTRACTOR WILL CONFORM TO ALL REGULATIONS AND GUIDANCE RELATED TO ASBESTOS WORK PROVIDED BY THE OLYMPIC REGION CLEAN AIR AGENCY.



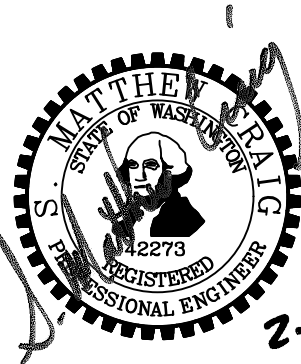
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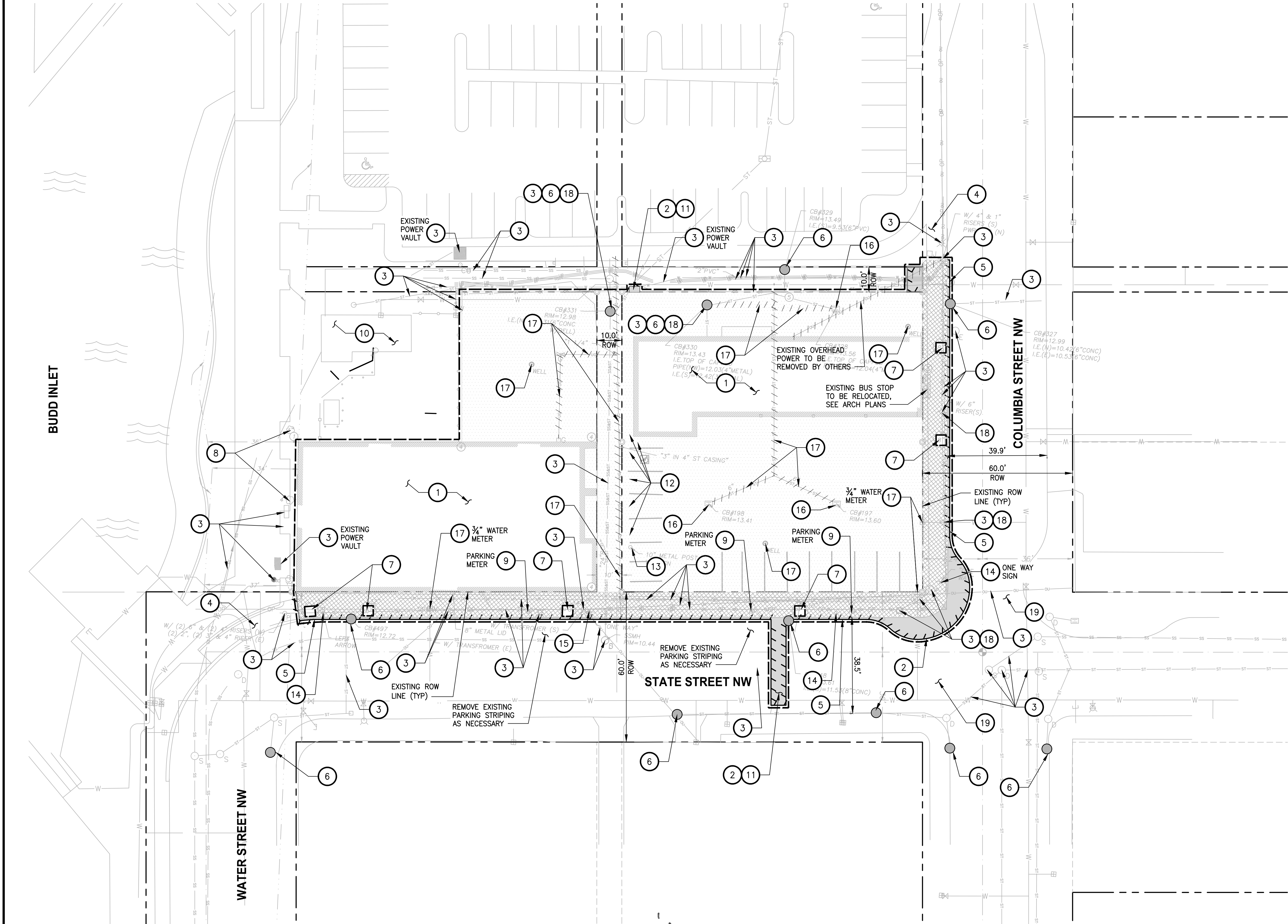
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PROJECT NAME
THE LAURANA URBAN OLYMPIA, LLC
OLYMPIA, WASHINGTON

DRAWING NO. 03 OF 14
LG-02

PATH: U:\PSO\Projects\Clients\257-Urban Olympia III LLC\217-7257-003 Lee Schwab Redev\995vcs\CAOD\DWG PLOTTED BY: broadkat DATE: Tuesday, February 06, 2018 2:03:50 PM LAYOUT: DM01



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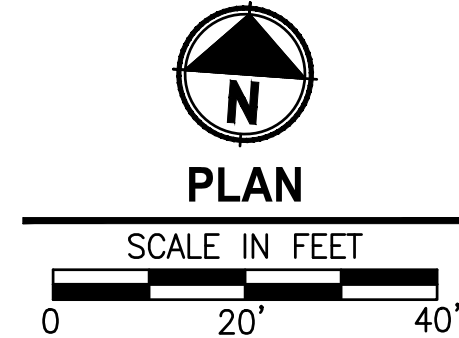
- EXISTING RIGHT-OF-WAY
- CONSTRUCTION LIMITS
- SAWCUT LINE
- CUT, CAP, ABANDON, AND/OR REMOVE EXISTING UTILITIES IN PLACE
- REMOVE EXISTING PAVEMENT
- REMOVE EXISTING CONCRETE CURB AND SIDEWALK
- PATCH AND OVERLAY EXISTING PAVEMENT AS NECESSARY
- INSTALL CATCH BASIN INLET PROTECTION

CONSTRUCTION NOTES

- DEMO AND REMOVE EXISTING BUILDING.
- SAWCUT AND REMOVE EXISTING PAVEMENT.
- MAINTAIN AND PROTECT EXISTING UTILITY.
- PRESERVE AND PROTECT EXISTING ASPHALT CONCRETE SIDEWALK.
- SAWCUT AND REMOVE EXISTING ASPHALT A MINIMUM OF 12" TO ACCOMMODATE INSTALLATION OF PROPOSED CURB OR SIDEWALK.
- INSTALL CATCH BASIN INLET PROTECTION.
- REMOVE EXISTING TREE.
- PRESERVE AND PROTECT EXISTING TREE.
- MAINTAIN AND PROTECT EXISTING PARKING METERS, TO BE RELOCATED BY OTHERS
- MAINTAIN AND PROTECT EXISTING BUILDING
- SEE TRENCH RESTORATION DETAIL ON SHEET DT-01.
- REMOVE EXISTING WHEEL STOP
- REMOVE EXISTING SIGN
- REMOVE AND RELOCATE EXISTING SIGN
- PRESERVE AND PROTECT EXISTING SIGN
- REMOVE CB AND FILL VOID WITH CRUSHED SURFACING TOP COURSE, CUT AND CAP STORM LINE.
- CUT, CAP, ABANDON, AND/OR REMOVE EXISTING UTILITIES IN PLACE.
- ADJUST EXISTING UTILITY TO FINISHED GRADE.
- PRESERVE AND PROTECT EXISTING CROSSWALK CHANNELIZATION.

GENERAL NOTES

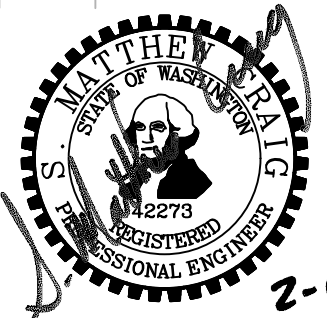
- CONTRACTOR TO EXERCISE EXTREME CARE WHILE WORKING ADJACENT TO EXISTING BUILDINGS.
- DEMO AND DISTURBANCE OF EXISTING PAVEMENT AND SOILS SHALL BE LIMITED TO AREA CURRENTLY BEING WORKED ON. STRAW BALE BARRIERS, WATTLES, AND OTHER NECESSARY TESC MEASURES TO BE INSTALLED AND MAINTAINED BY CONTRACTOR AS NEEDED AS PROJECT PROGRESSES OR AS DIRECTED BY OWNER, AND CITY OF OLYMPIA.
- VALVE OPERATION SHALL BE BY AUTHORIZED CITY PERSONNEL ONLY. A MINIMUM OF 24 HOUR NOTICE SHALL BE PROVIDED TO CITY PERSONNEL FOR VALVE OPERATION ACTIVITIES.
- INSTALL CB INLET PROTECTION IN ALL CBS ON AND ADJACENT TO SITE.
- THE EXISTING PARKING LOT ENTRANCES WILL CONTINUE TO SERVE AS THE CONSTRUCTION ENTRANCES DURING CONSTRUCTION.
- ALL EXISTING CITY ROADWAYS ARE PAVED WITH ASPHALT.



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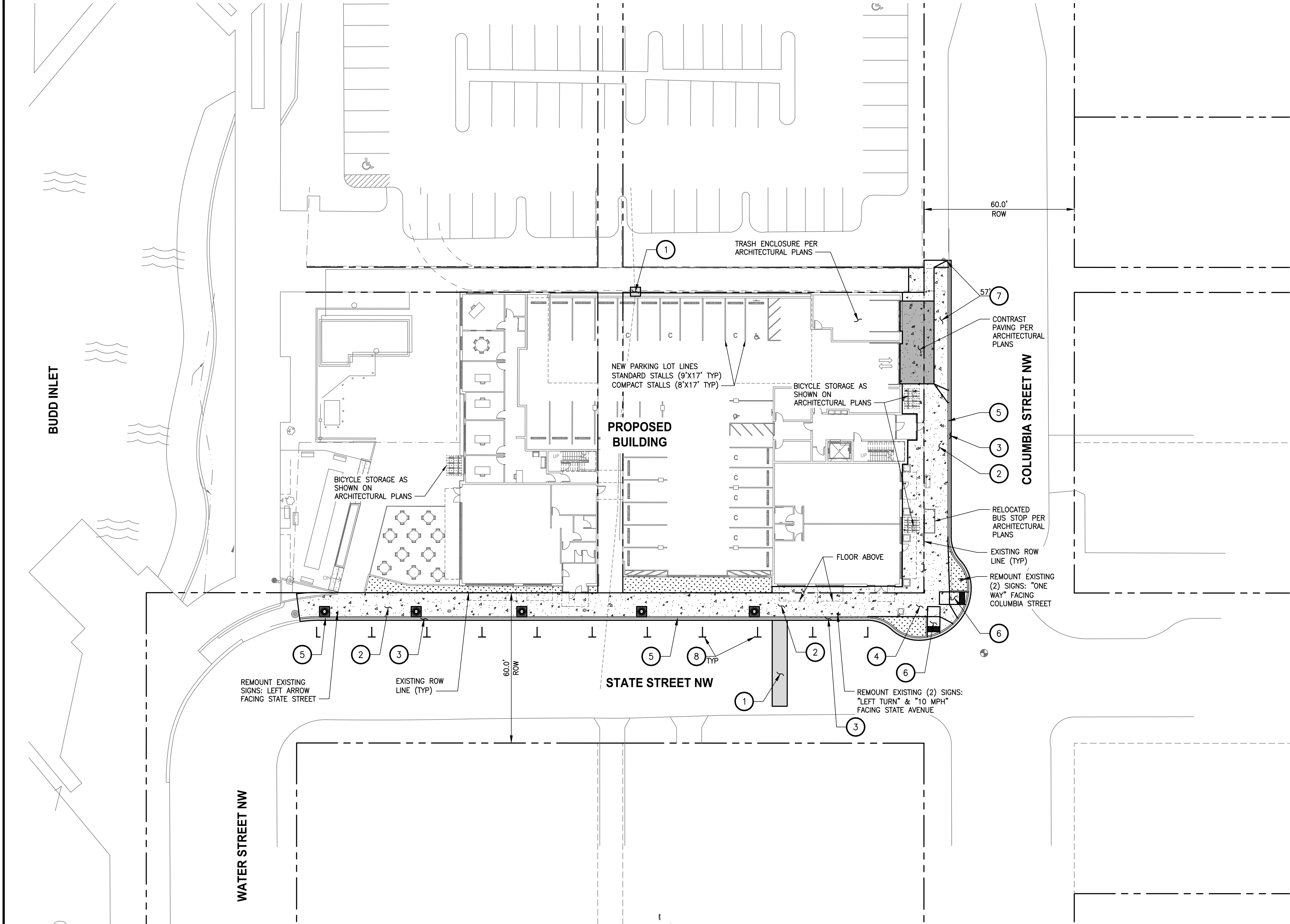
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DEMOLITION AND TESC PLAN

DRAWING NO.
04 OF 14

DM-01

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LEGEND

- EXISTING RIGHT-OF-WAY
- [Pattern] HMA PAVEMENT
- [Pattern] CONCRETE SIDEWALK
- [Pattern] LANDSCAPING PER LANDSCAPE PLANS
- [Symbol] TREE GRATE PER LANDSCAPE PLANS

- CONSTRUCTION NOTES**
1. RESTORE PAVEMENT PER CITY OF OLYMPIA TRENCH-PAVEMENT RESTORATION DETAIL 4-8 ON SHEET DT-01.
 2. INSTALL CEMENT CONCRETE SIDEWALK PER CITY OF OLYMPIA DETAIL 4-9 ON SHEET DT-01.
 3. PATCH PAVEMENT PER CITY OF OLYMPIA DETAIL 4-14D ON SHEET DT-02.
 4. CONSTRUCT CURB BULB-OUT PER CITY OF OLYMPIA DETAIL 4-13A ON SHEET DT-02.
 5. INSTALL CEMENT CONCRETE TRAFFIC CURB PER CITY OF OLYMPIA DETAIL 4-14 ON SHEET DT-02.
 6. CONSTRUCT PERPENDICULAR CURB RAMP TYPE C PER CITY OF OLYMPIA DETAIL 4-12C ON SHEET DT-02.
 7. INSTALL CONCRETE DRIVEWAY APPROACH TYPE 2 PER CITY OF OLYMPIA DETAIL 4-7B ON SHEET DT-01. NARROW NORTH RAMP WING TO AVOID IMPACTING EXISTING UTILITY POLE.
 8. INSTALL PARKING CHANNELIZATION PER CITY OF OLYMPIA DETAIL 4-41B ON SHEET DT-03.

- GENERAL NOTES**
1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS WORK.
 2. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND GRADES.
 3. SEE LANDSCAPING PLANS FOR ALL PLANTINGS AND LANDSCAPE MATERIAL PLACEMENTS.
 4. SEE ARCHITECTURAL PLANS FOR ILLUMINATION PLANS.
 5. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE LAYOUT AND DETAILS.

SCALE IN FEET

0 20' 40'

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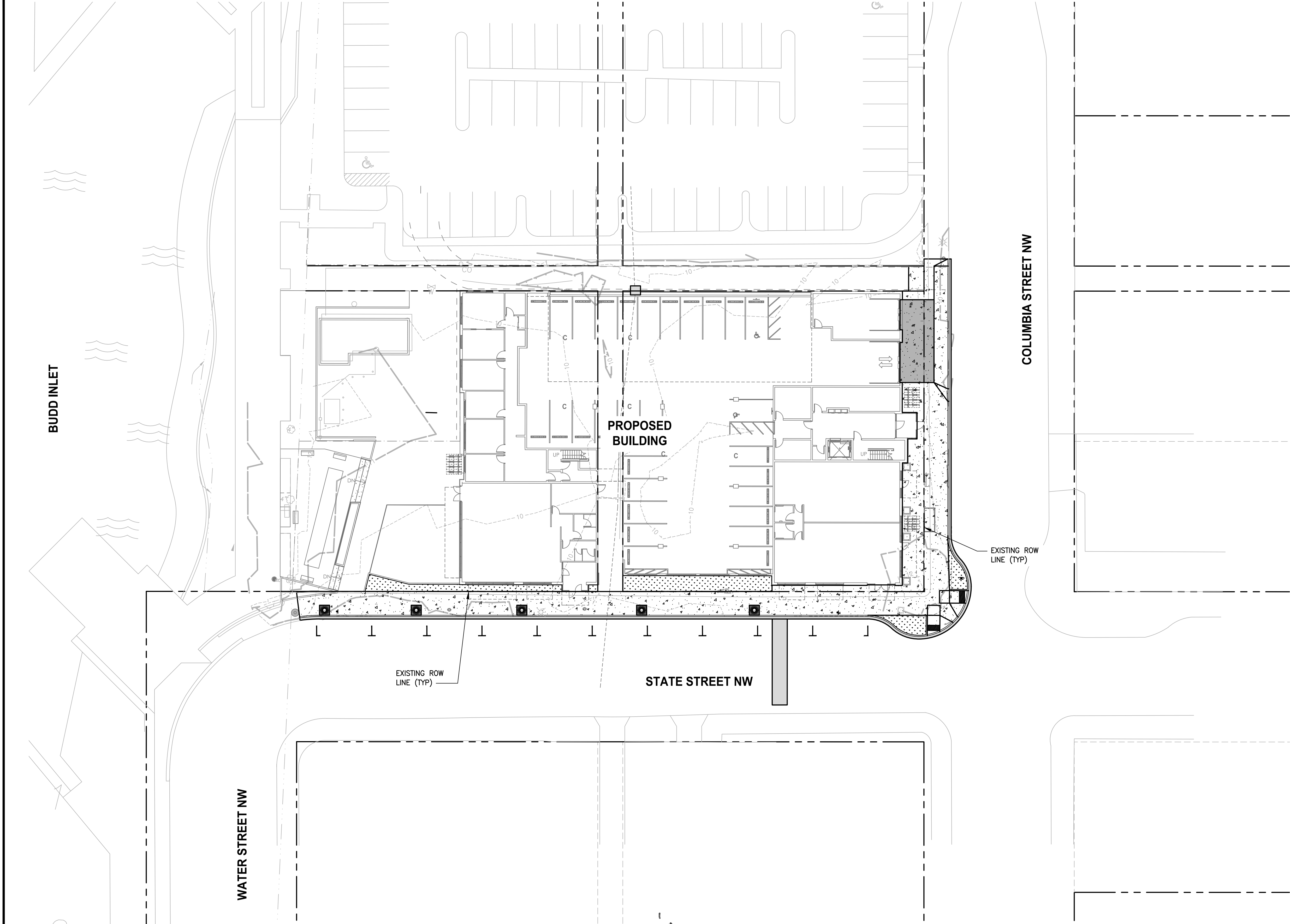
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HARDSCAPE PLAN

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05 OF 14

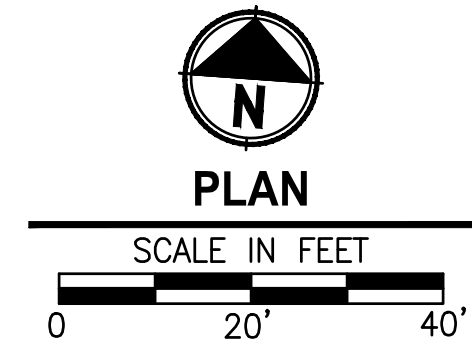
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- GENERAL NOTES**
1. NEW CURB AND SIDEWALK TO BE INSTALLED TO MATCH EXISTING GRADE OF REPLACED CURB AND FLOW LINE.

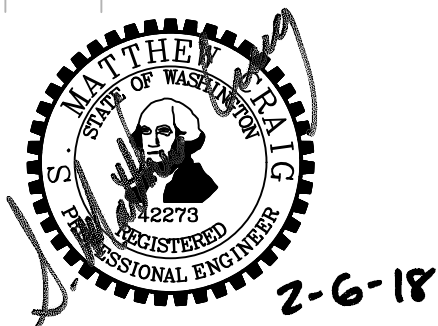
ADA RAMP NOTE: FINAL LAYOUT AND GRADES TO BE FIELD VERIFIED BY THE CITY AND ENGINEER PRIOR TO POURING CONCRETE.



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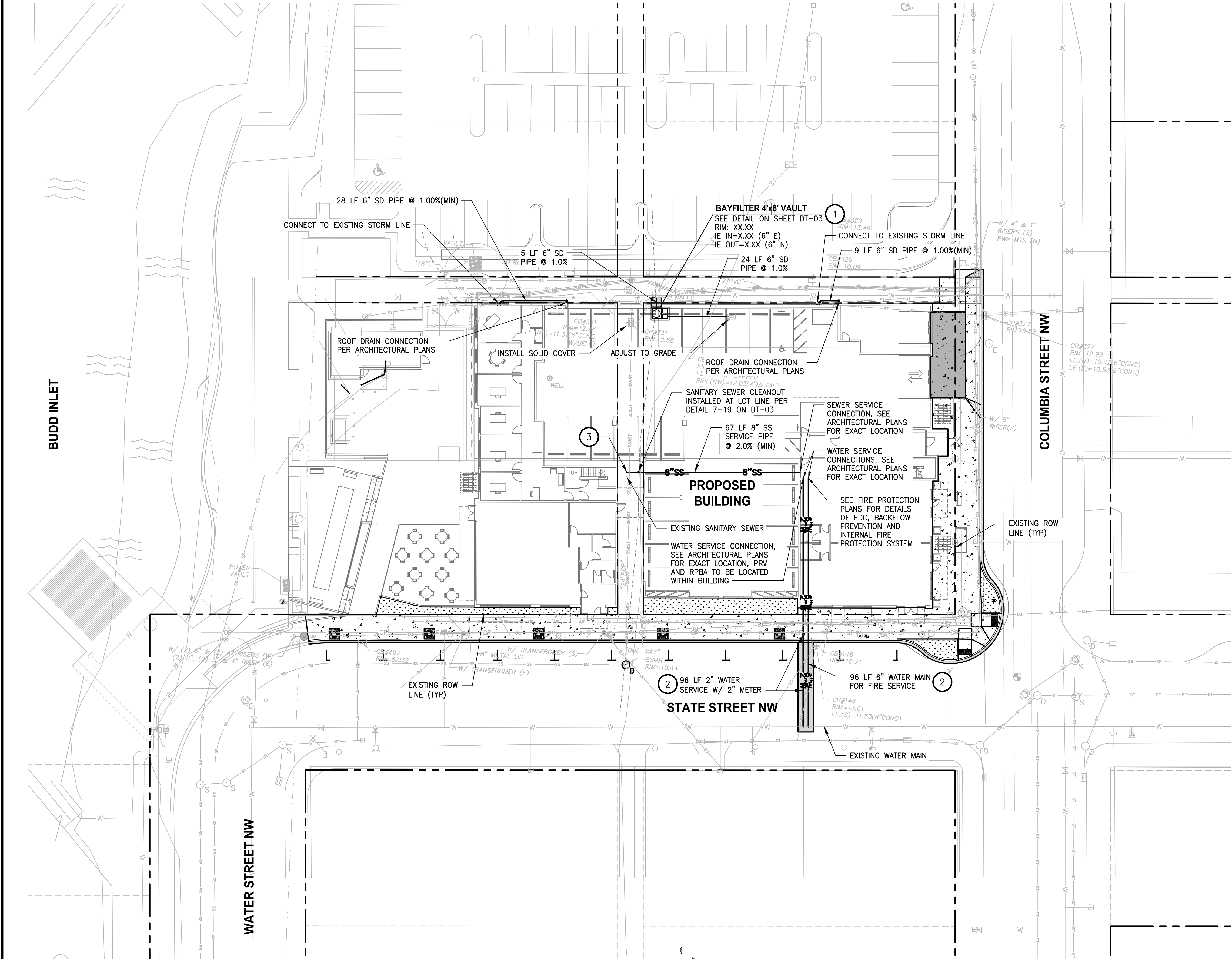
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GRADING PLAN

DRAWING NO.
06 OF 14

GR-01

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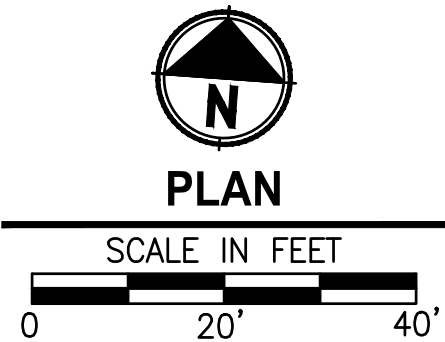
- EXISTING RIGHT-OF-WAY
- PROPOSED ASPHALT
- SD STORM PIPE
- TYPE 1 CATCH BASIN
- FLOW ARROW
- 4"W WATER MAIN
- 2"W WATER SERVICE
- 8"SS SEWER MAIN

CONSTRUCTION NOTES

1. INSTALL BAYFILTER 4'x6' VAULT PER DETAIL ON SHEET DT-03.
2. MAKE SERVICE CONNECTION TO EXISTING WATER MAIN PER CITY OF OLYMPIA DETAIL 6-3 ON SHEET DT-03. WATER METERS TO HAVE NON-SLIP LIDS.
3. INSTALL SEWER SERVICE PER CITY OF OLYMPIA STD. DETAIL 7-19 ON SHEET DT-03.

GENERAL NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS WORK.
2. CATCH BASINS ARE CALLED OUT TO CENTER OF STRUCTURE.
3. PIPE LENGTHS ARE FOR CALCULATION PURPOSES ONLY. BID QUANTITIES SHALL BE CALCULATED AS REQUIRED.
4. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND GRADES.
5. SEE SHEET DT-01 FOR TRENCH RESTORATION DETAIL.
6. SYMBOLS ARE NOT TRUE SIZE
7. MAINTAIN 3' MIN COVER OVER WATER MAIN FROM FINISHED GRADE UNLESS OTHERWISE NOTED.
8. A MINIMUM 6-INCH SAND CUSHION IS REQUIRED FOR ANY UTILITY LINE WITHIN 6-INCHES OF ANOTHER UTILITY LINE AT CROSSING.
9. PIPE LENGTHS ARE FOR CALCULATION PURPOSES ONLY. BID QUANTITIES SHALL BE CALCULATED AS REQUIRED.
10. THE CONTRACTOR SHALL BE AWARE THAT WATER MAIN DEFLECTION MAY BE REQUIRED TO AVOID PROPOSED AND EXISTING UTILITIES. DEFLECTIONS SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS AND SHALL NOT CREATE ADDITIONAL HIGH OR LOW POINTS IN THE MAIN. THE CONTRACTOR SHALL VERIFY EXISTING UTILITY DEPTH, LOCATION, AND SHALL CALCULATE WATER DEFLECTIONS ACCORDINGLY.
11. POTHOLE AND VERIFY EXACT LOCATIONS OF UTILITIES PRIOR TO INSTALLATION OF UTILITIES.
12. ALL WATER METER BOXES AND LIDS LOCATED WITHIN DRIVABLE SURFACES SHALL BE TRAFFIC WITH STEEL LIDS PER CITY OF OLYMPIA.
13. CONTRACTOR TO USE VERTICAL AND HORIZONTAL BENDS AS NEEDED.
14. THRUST BLOCKING SHALL BE INSTALLED AT ALL TEES AND BENDS PER CITY OF OLYMPIA STANDARD DETAIL.
15. VERTICAL BENDS SHALL BE RESTRAINED AND BLOCKED PER CITY OF OLYMPIA STANDARD DETAIL.
16. ALL CONSTRUCTION MUST COMPLY WITH THE WSDOT STANDARD SPECIFICATION (LATEST EDITION) UNLESS OTHERWISE SUPERSEDED BY CITY STANDARDS.
17. INSTALL HOODED CATCH BASIN FRAME AND GRATE PER CITY OF OLYMPIA DETAIL 5-9 ON SHEET DT-03.
18. AT CONNECTION TO EXISTING SYSTEM, ALL NEW SEWER CONNECTIONS WILL BE PHYSICALLY PLUGGED UNTIL ALL TESTS HAVE BEEN COMPLETED AND THE CITY APPROVES THE REMOVAL OF THE PLUG. CONNECTION OF A PIPELINE TO A SYSTEM WHERE A MANHOLE IS NOT AVAILABLE WILL BE ACCOMPLISHED BY POURING A CONCRETE BASE AND SETTING MANHOLE SECTIONS. THE EXISTING PIPE WILL NOT BE CUT INTO UNTIL APPROVAL IS RECEIVED FROM THE CITY.
19. PER GEOTECHNICAL RECOMMENDATION ALL UTILITY CONNECTIONS TO THE BUILDING SHALL BE MADE WITH FLEX FITTINGS AS SHOWN ON THE MECHANICAL PLANS.



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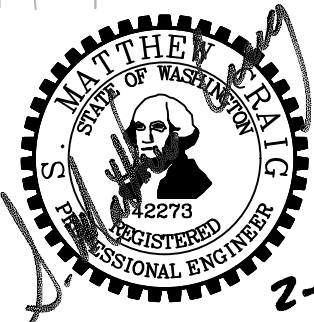
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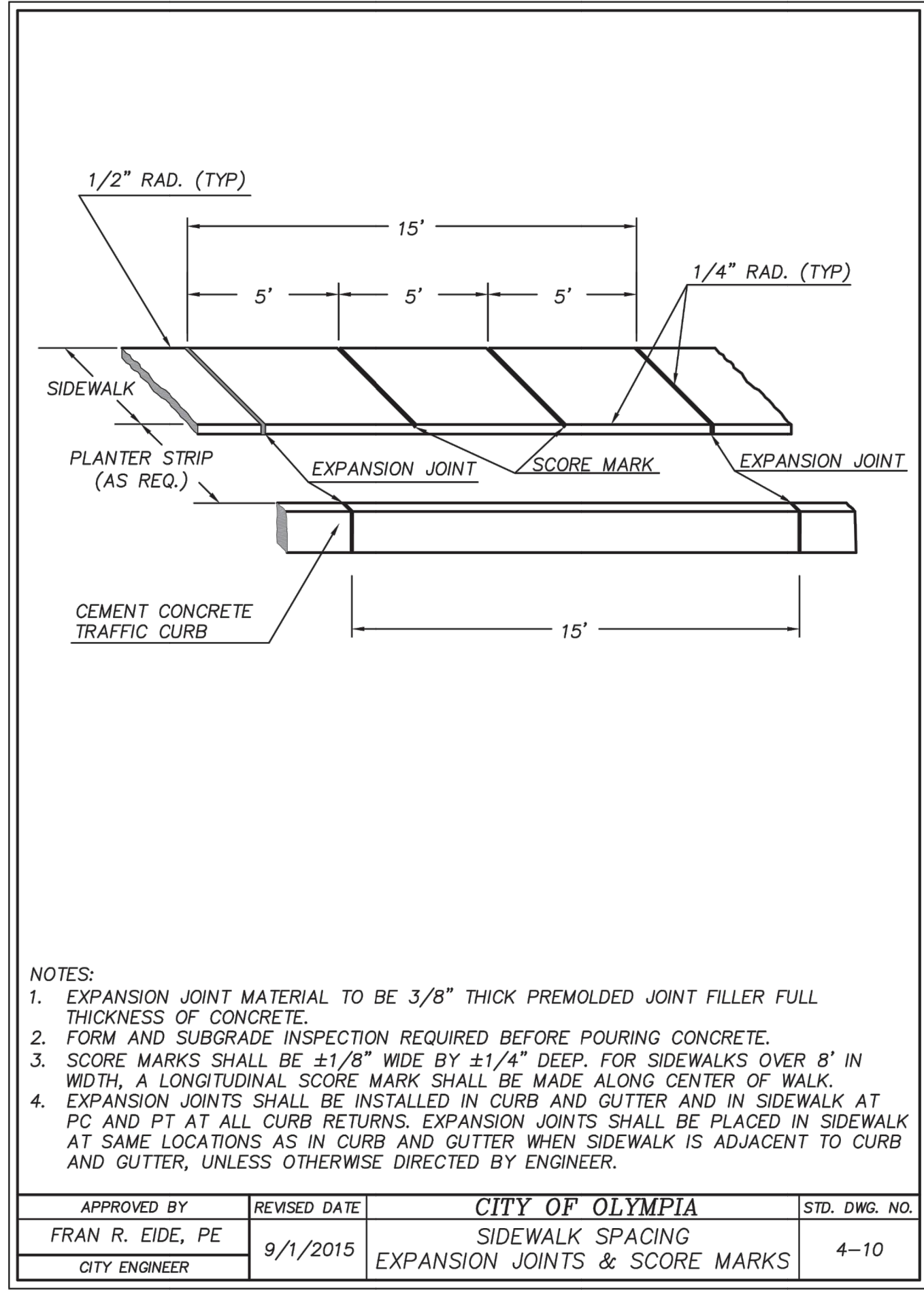
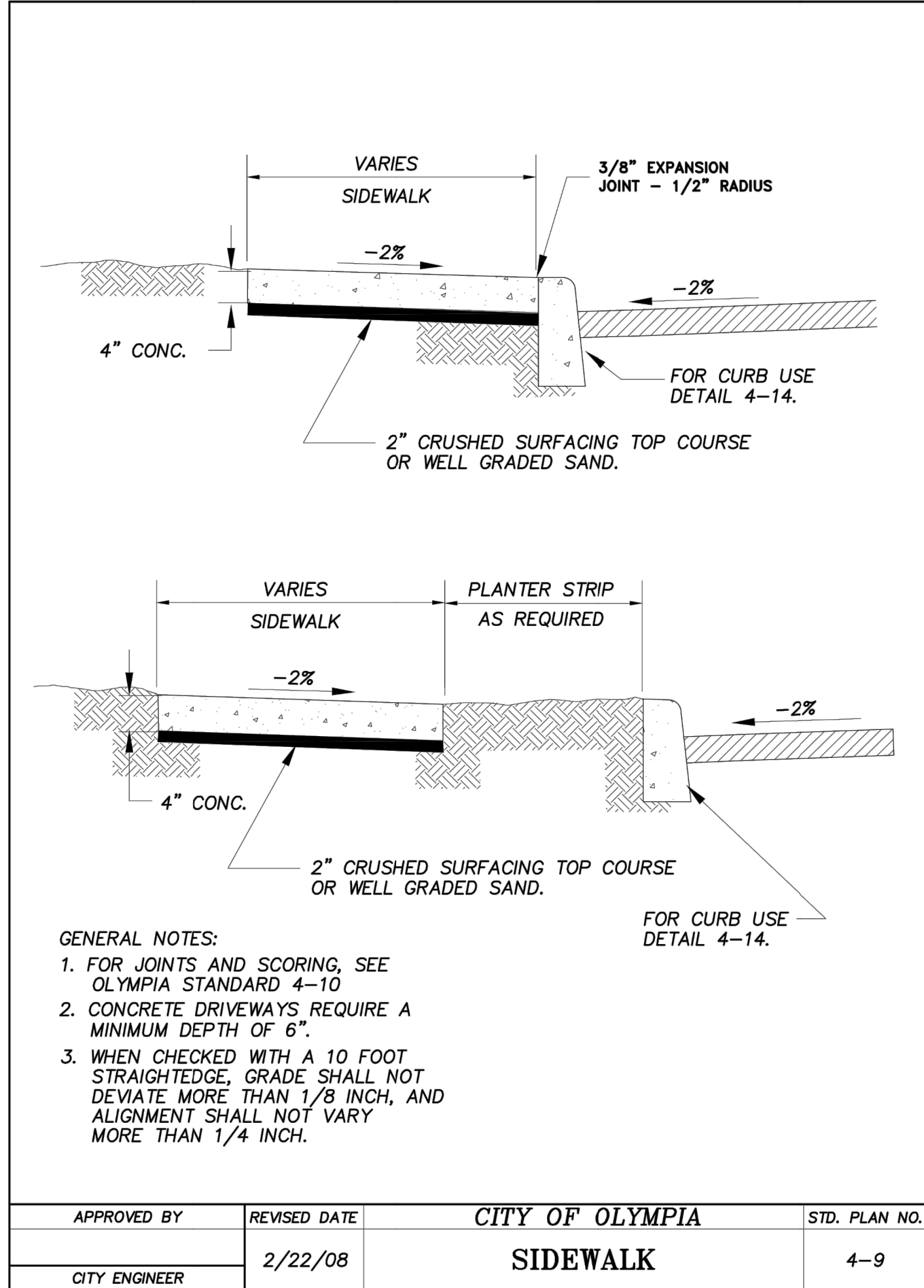
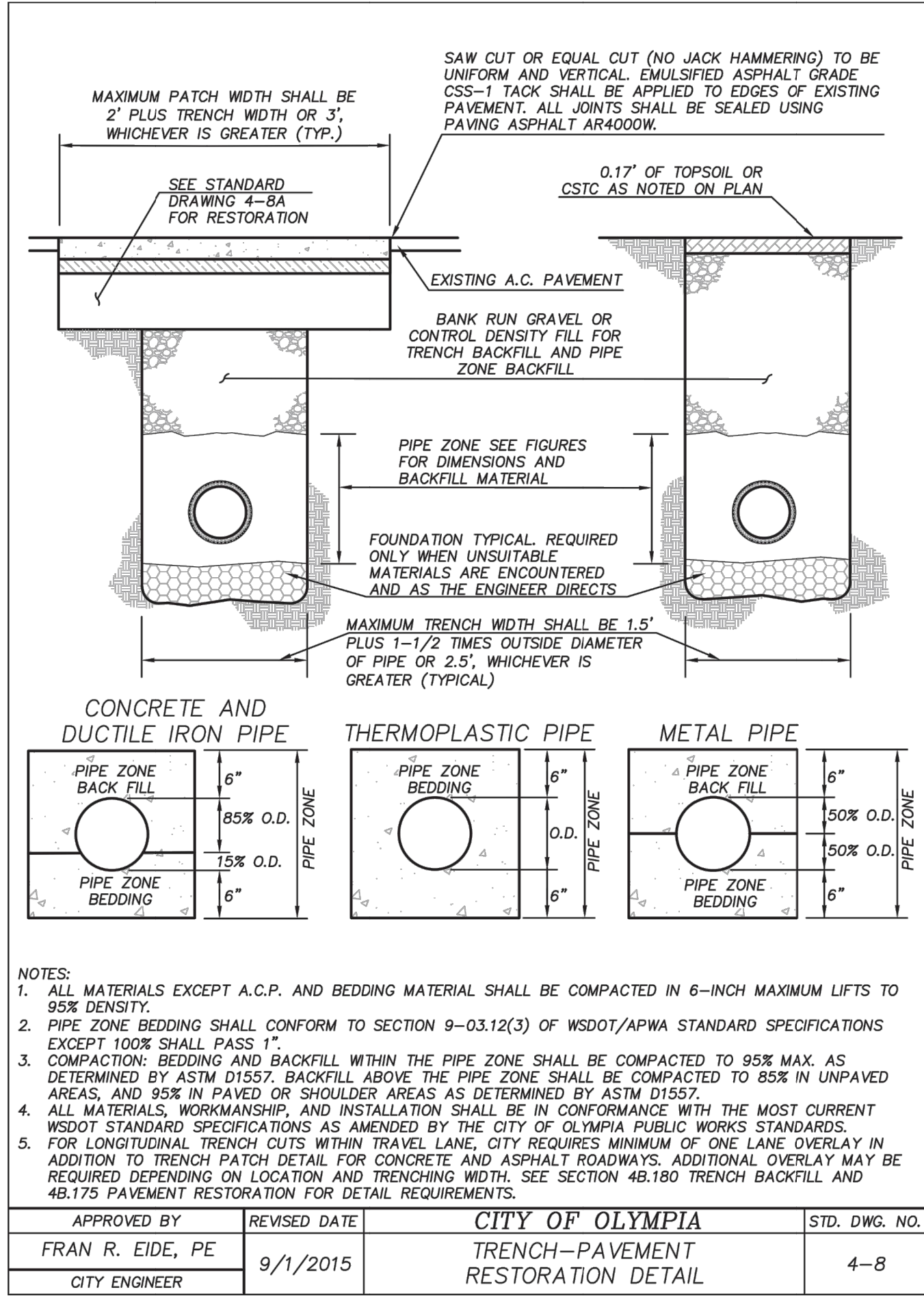
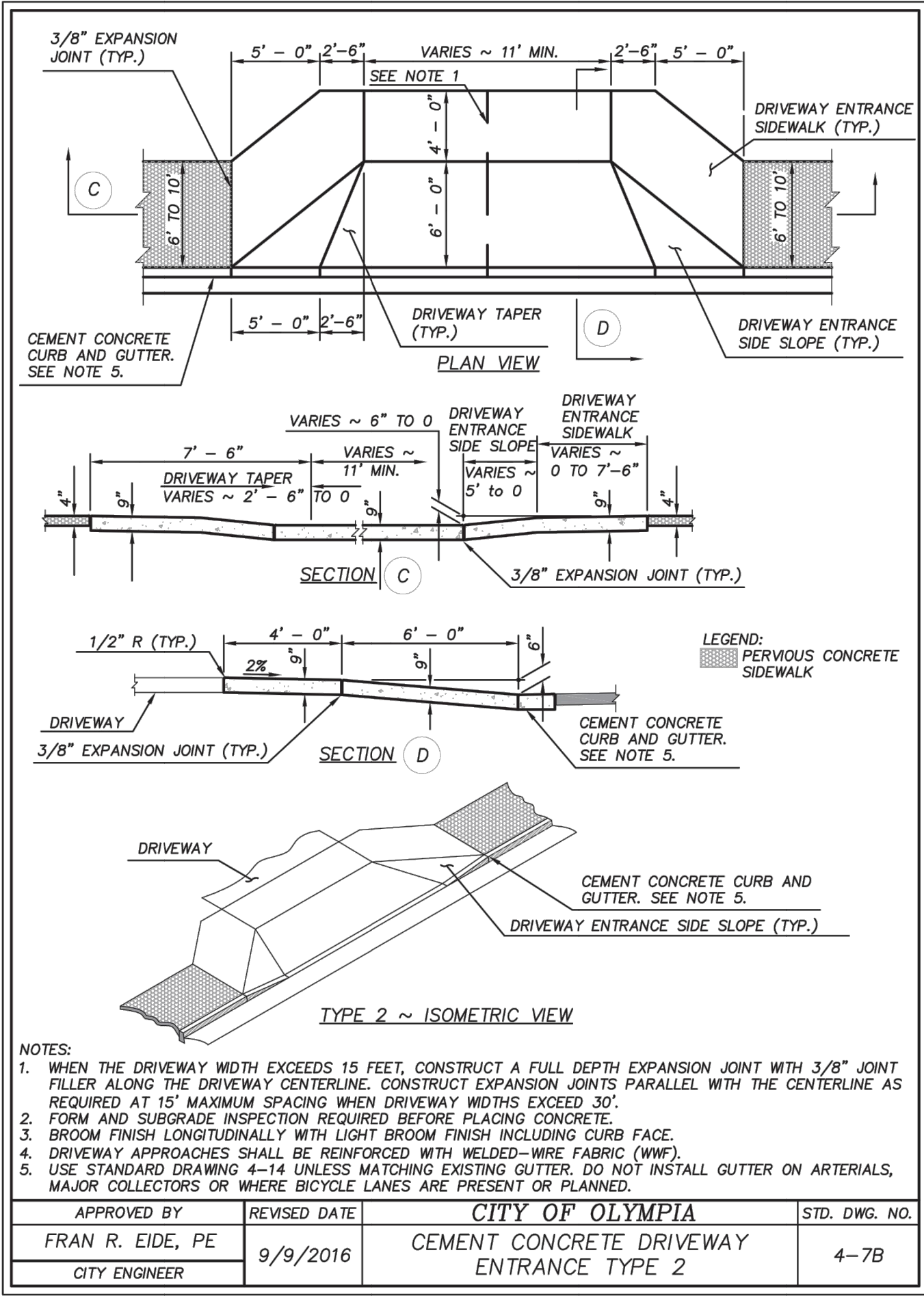
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OLYMPIA, WASHINGTON

UTILITY PLAN

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UT-01

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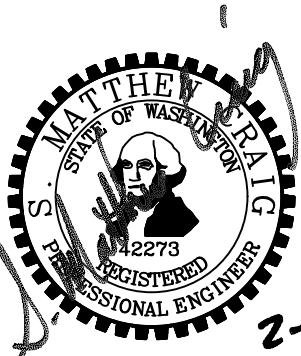
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DETAILS

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DT-01



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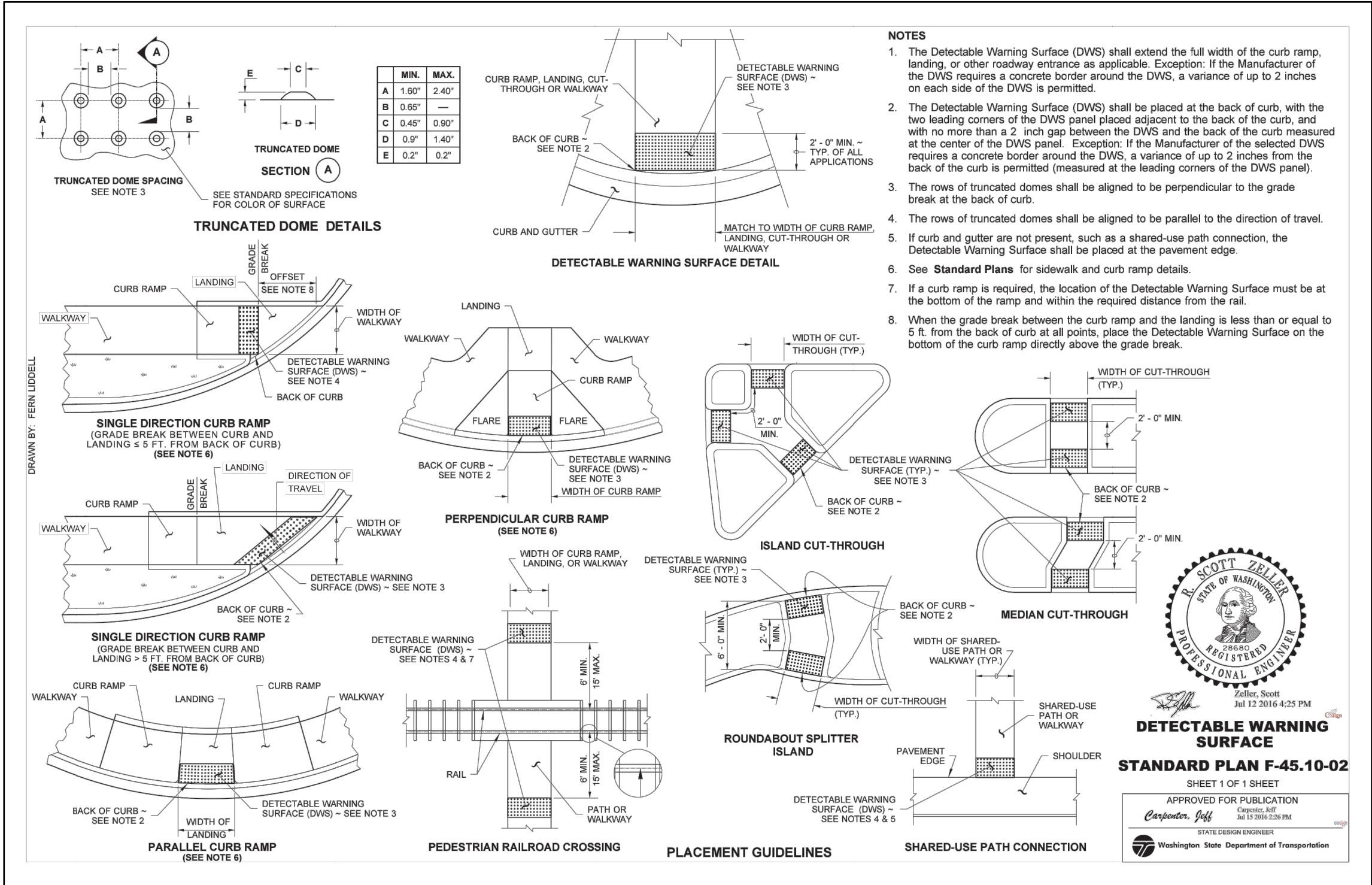
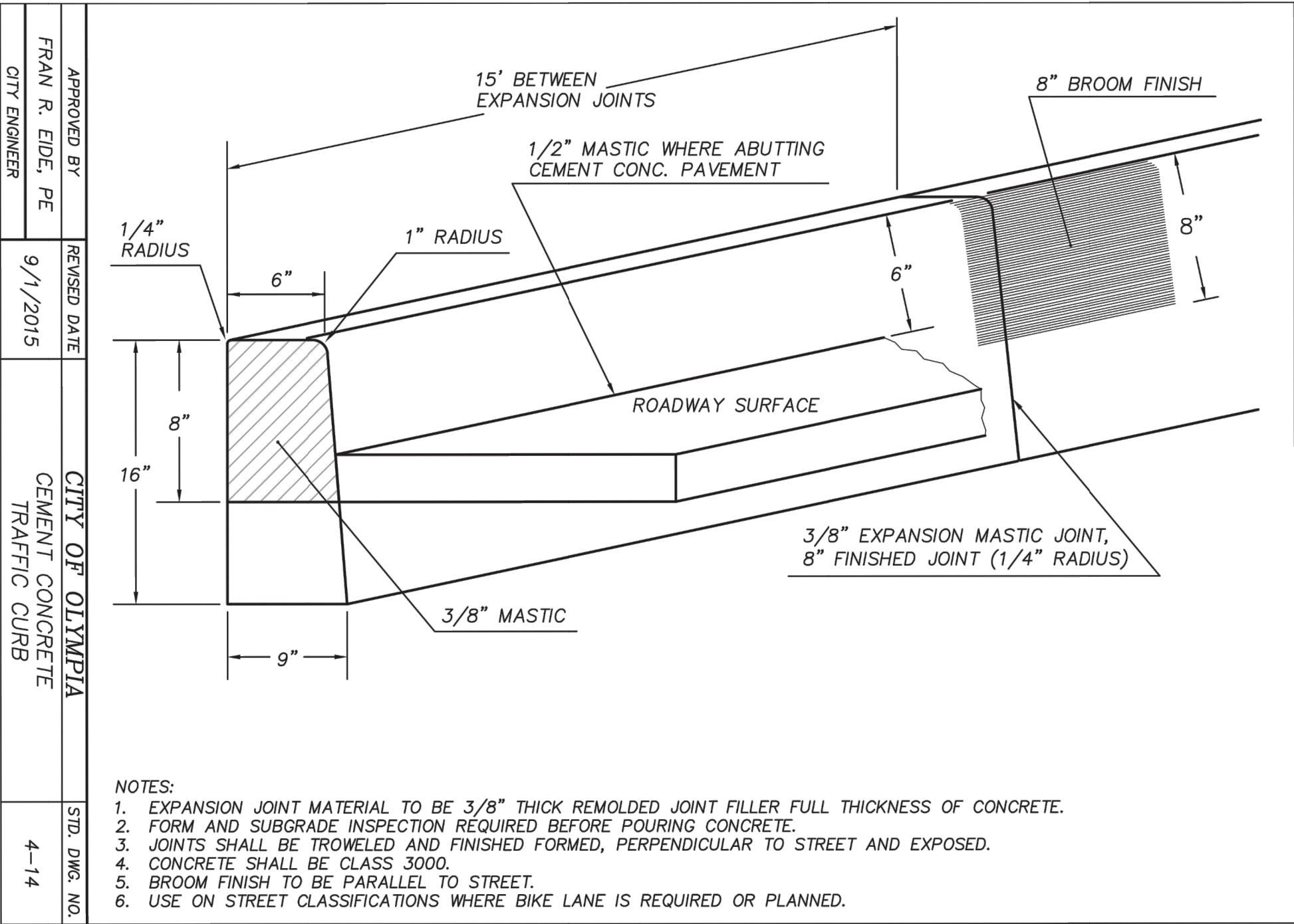
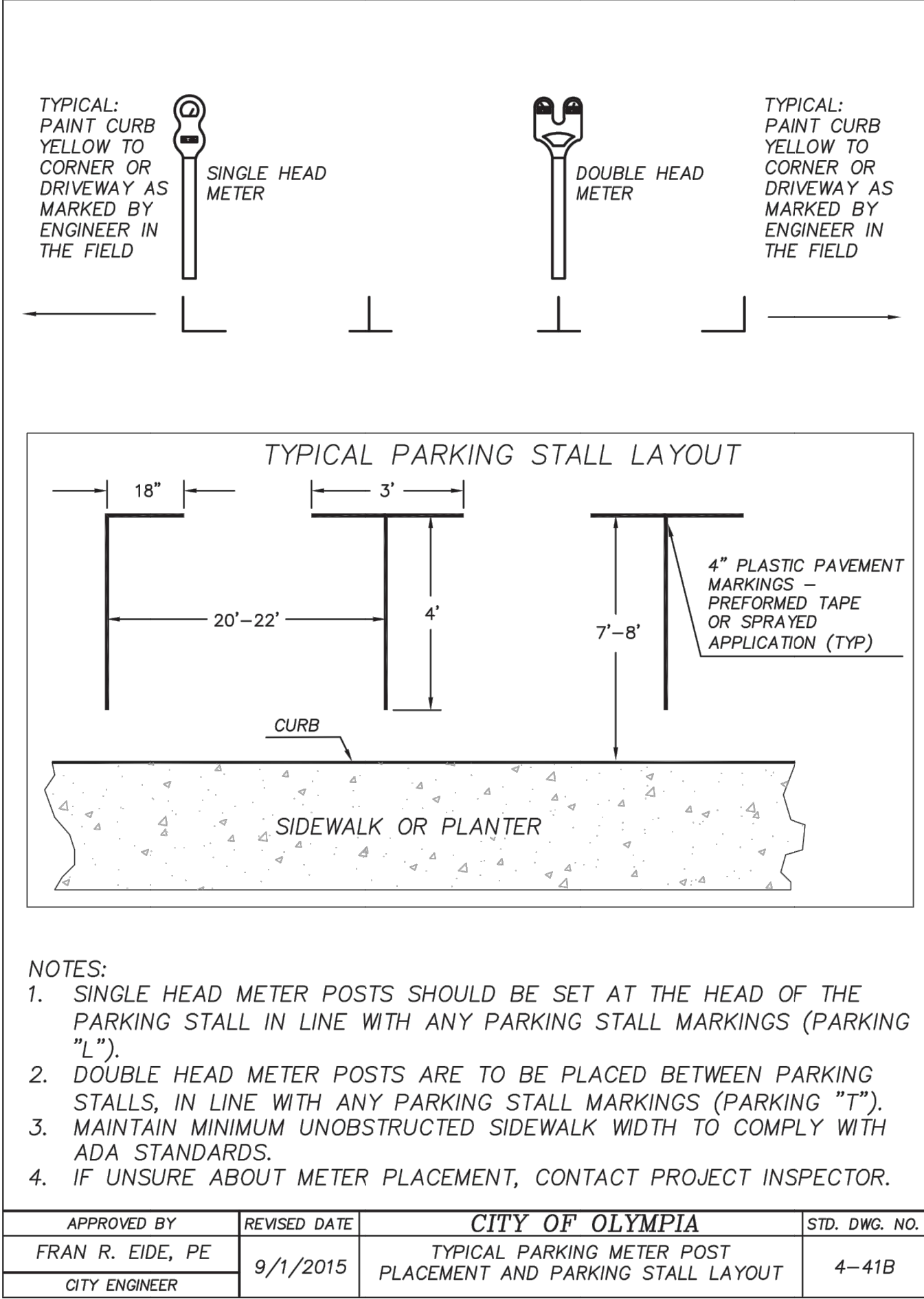
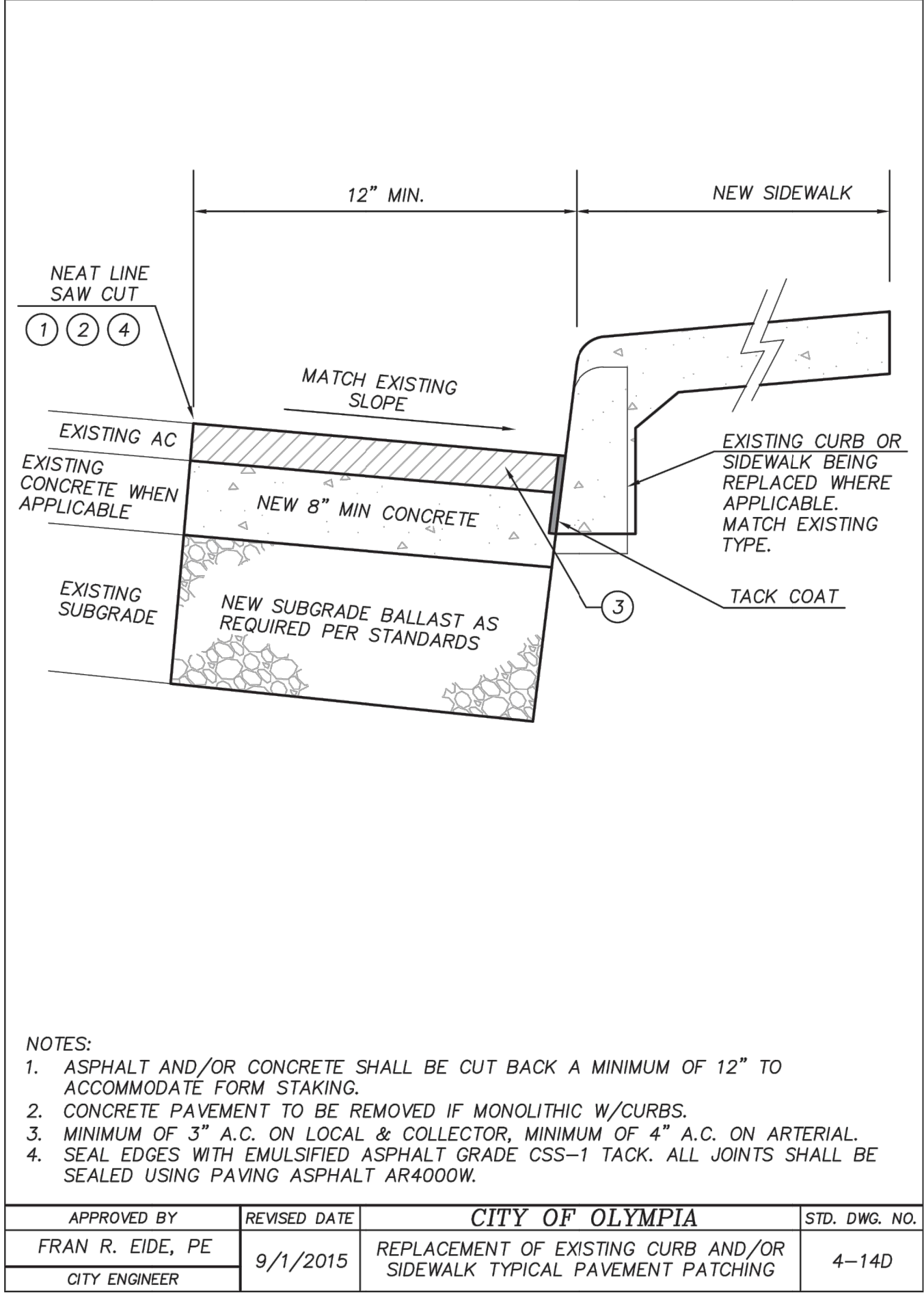
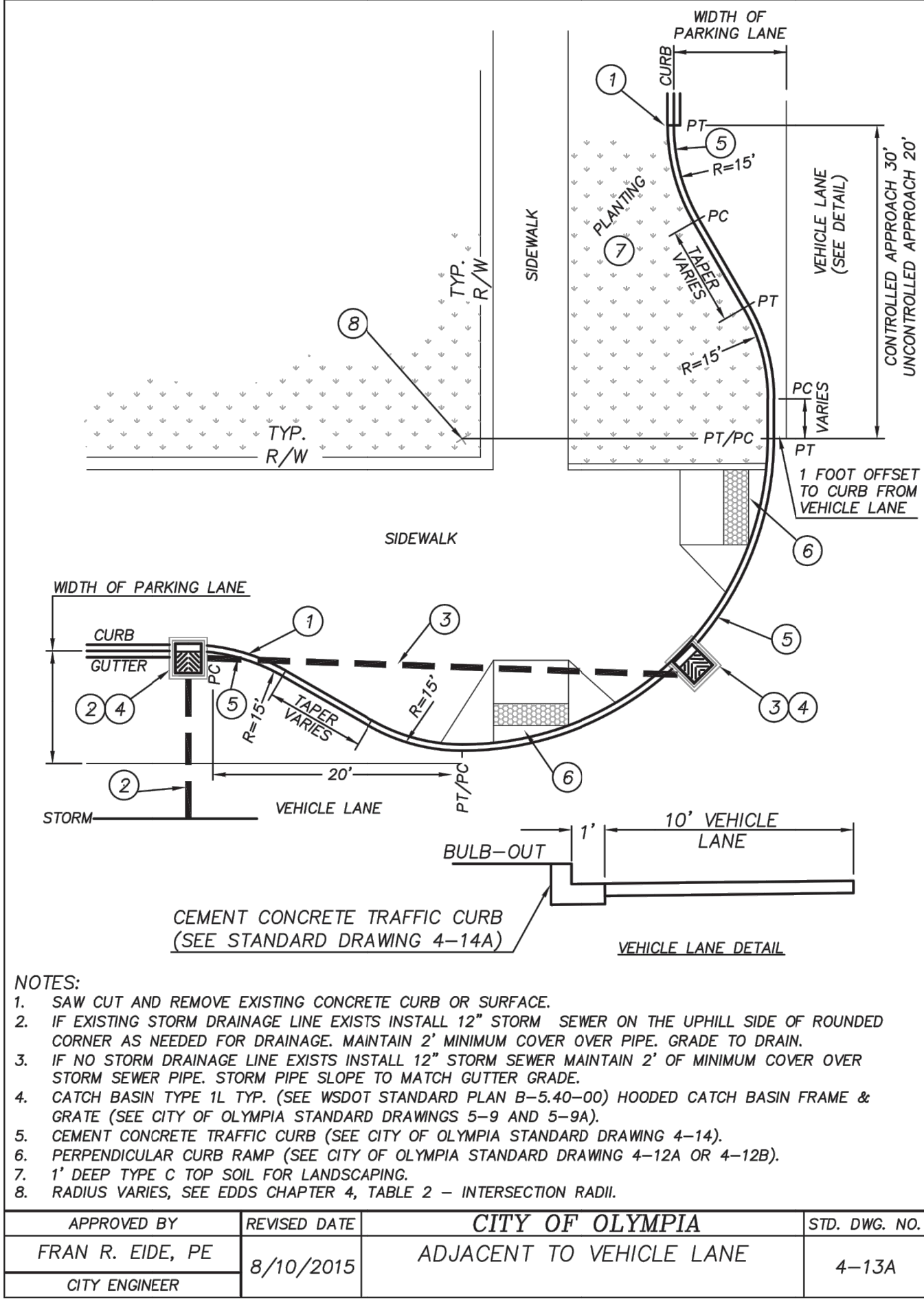
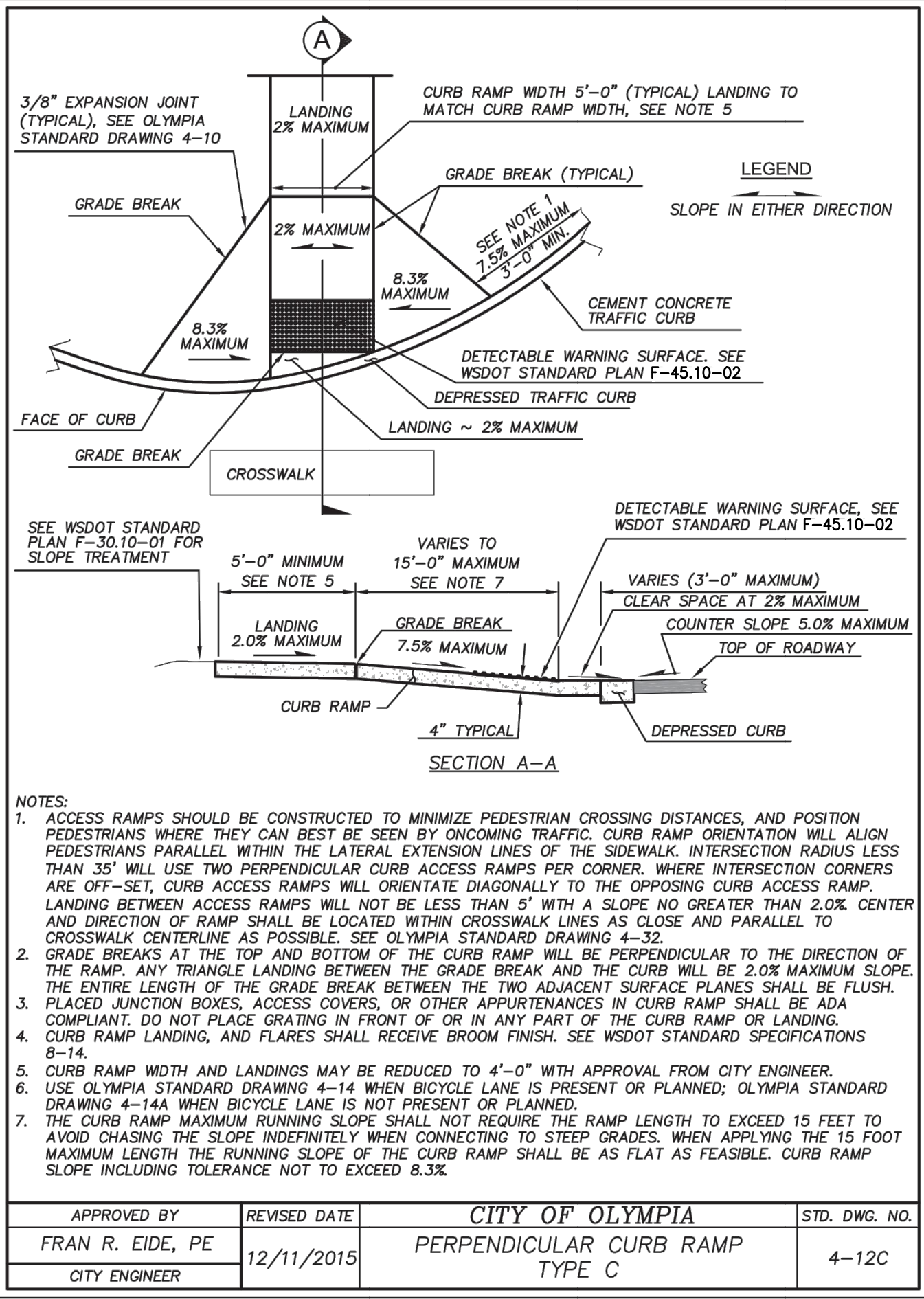
1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374
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PROJECT NAME

THE LAURANA
URBAN OLYMPIA, LLC

OLYMPIA, WASHINGTON

PATH: U:\PSO\Projects\Clients\7257-Urban Olympia III LLC\717-7257-003 Les Schwab Redev\955vcs\CADD\DWG\ PLOTTED BY: broskot DATE: Tuesday, February 06, 2018 2:04:23 PM LAYOUT: DT-02



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PROJECT NAME

THE LAURANA URBAN OLYMPIA, LLC

OLYMPIA, WASHINGTON

DRAWING NO.
09 OF 14

DT-02

DETAILS

PERMIT SET
NOT FOR CONSTRUCTION



BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.

~ PREPARED FOR ~
URBAN OLYMPIA V, LLC
P.O. BOX 7534
OLYMPIA, WA 98507
CONTACT: WALKER JOHN

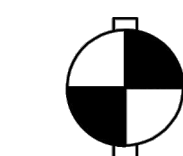
DESCRIPTIONS (SEE SURVEYORS NOTE #8)
THE EAST 55 FEET OF LOT 5 AND ALL OF LOTS 6, 7 AND 8 IN
BLOCK 72 OF SYLVESTER'S PLAT OF OLYMPIA, AS RECORDED IN
VOLUME 1 OF PLATS, PAGE 14 IN THURSTON COUNTY, WASHINGTON.

SURVEYORS NOTES

- THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NOS. 78507200600, 78507200800 BY THURSTON COUNTY.
- THE LAND DESCRIBED HEREON IS SUBJECT TO PROVISIONS OF LEASE AS DISCLOSED BY MEMORANDUM RECORDED SEPTEMBER 9, 2010 UNDER AUDITOR'S FILE NO. 4169648.
- THE TITLE INFORMATION DEPICTED ON THIS DRAWING IS BASED ON OWNERS POLICY DATED FEBRUARY 26, 2015 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THROUGH THEIR AGENT THURSTON COUNTY TITLE COMPANY UNDER POLICY NUMBER 0408539793. HATTON GODAT PANTIER HAS MADE NO INDEPENDENT SEARCH FOR TITLE INFORMATION THAT IS NOT DISCLOSED IN SAID REPORT.
- THE AREA OF THE PROPERTY DESCRIBED HEREON EQUALS 24962 SQUARE FEET. (0.57 ACRES)
- THE EXISTING BUILDINGS SHOWN HEREON WERE MEASURED AT GROUND LEVEL. UNDERGROUND FOOTINGS MAY EXTEND BEYOND THE BUILDING LINES DEPICTED HEREON.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND SURFACE INDICATORS, PAINTED LOCATIONS BY OTHERS AND RECORDS OBTAINED FROM CITY OF OLYMPIA. ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE.
- THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY OF THE EXISTING CONDITIONS FOUND IN JUNE/JULY 2015.
- ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 53067C0167E, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012, THE LAND DESCRIBED HEREON IS LOCATED ADJACENT ZONE "AE" WHICH IS DESIGNATED AS AN AREA OF 100-YEAR FLOOD, HAVING A BASE FLOOD ELEVATION OF 14.00 FEET (NAVD88).
- THE VERTICAL INFORMATION SHOWN ON THIS SURVEY IS BASED ON THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NAVD88 DATUM. THE NAVD88 DATUM IS 3.40 FEET HIGHER THEN THE NGVD29 DATUM. TO CONVERT NAVD88 DATUM TO NGVD29 DATUM, SUBTRACT 3.40 FEET. BASED ON THE DATUM CONVERSION DESCRIBED ABOVE, THE FEMA BASE FLOOD ELEVATION FOR ZONE "AE" IS 14.00 FEET NAVD88.
- THE ORDINARY HIGH WATER LINE DEPICTED ON THIS SURVEY IS BASED ON A FIELD SURVEY OF THE VEGETATION LINE ASSOCIATED WITH BUDD INLET. THE ELEVATION ALONG THE ORDINARY HIGH WATER LINE IS APPROXIMATELY 12.4 FEET NAVD88.

SURVEY REFERENCES

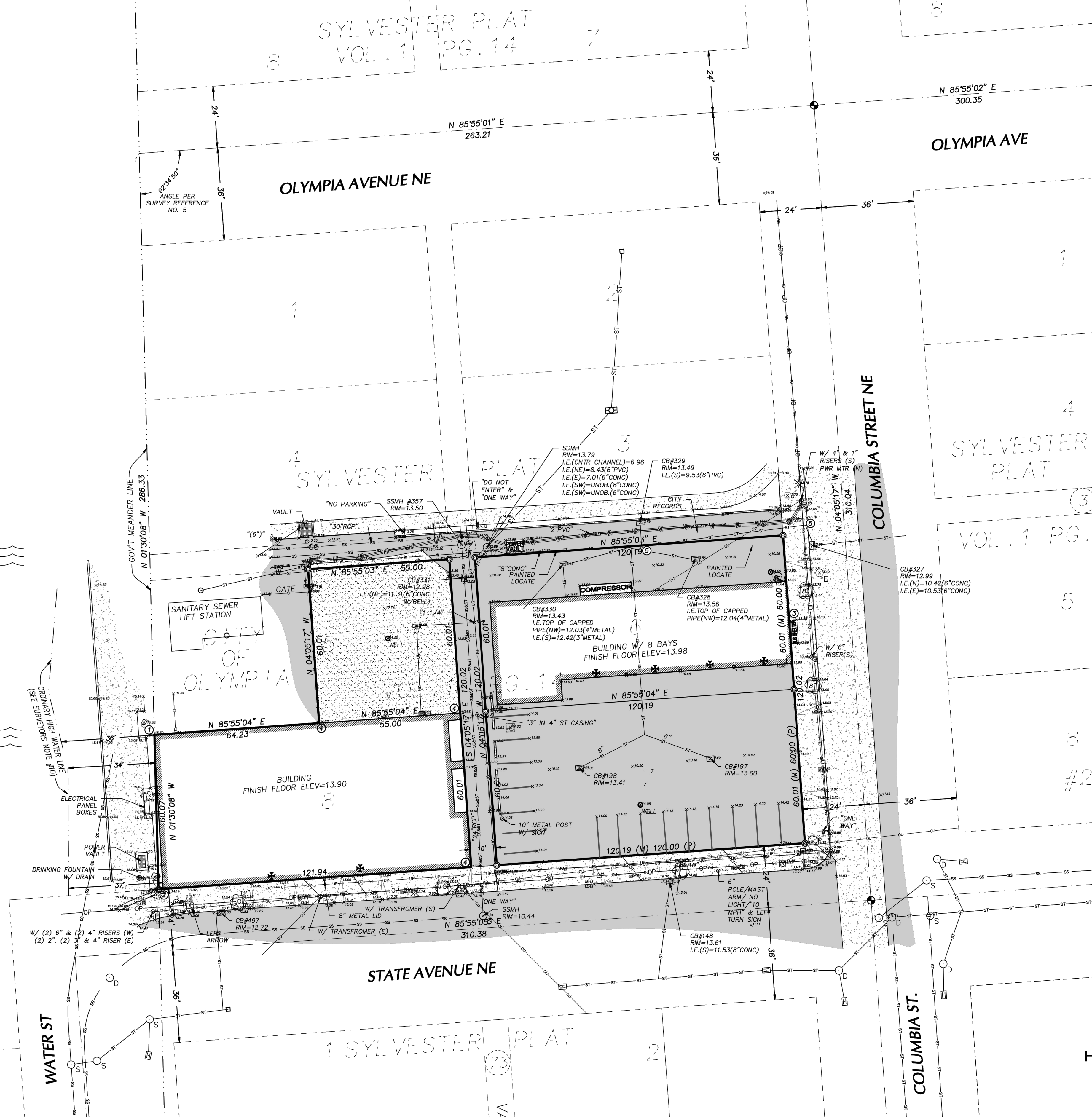
- TITLE INSURANCE POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THROUGH THEIR AGENT, THURSTON COUNTY TITLE COMPANY DATED FEBRUARY 26, 2015 UNDER POLICY NO. 0408539793.
- SYLVESTER'S PLAT OF OLYMPIA RECORDED IN VOLUME 1 OF PLATS, PAGE 14.
- FOURTH SUPPLEMENTAL MAP OF REPLAT OF A PORTION OF OLYMPIA TIDELANDS AND HARBOR AREA DATED MAY 18, 1978.
- SUPPLEMENTAL MAP OF OLYMPIA HARBOR DATED AUGUST 31, 1978.
- SUPPLEMENTAL MAP OF OLYMPIA HARBOR DATED FEBRUARY 3, 1987.
- SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3923724.
- CITY OF OLYMPIA DIGITAL SURVEY CONTROL RECORDS.



VERTICAL DATUM
NAVD 88

THURSTON COUNTY CONTROL POINT NO. IS 3415
WSDOT 1 3/4" ALUMINUM SURVEY CAP SET ON
UTILITY VAULT, SW CORNER OF INTERSECTION OF
OLYMPIA AVENUE AND FRANKLIN STREET
ELEVATION = 14.322

BUDD INLET



LEGEND

- FOUND SURFACE MONUMENT
2" BRASS DISK IN CONCRETE
- SET "MAG" NAIL WITH BRASS
WASHER STAMPED "JSP 28073"
- MEASURED DATA
- PLAT DATA
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- MONITORING WELL
- SANITARY SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- CATCH BASIN
- POWER POLE
- GAS VALVE
- JUNCTION BOX
- SIGN
- TRAFFIC SIGNAL POLE
- PARKING METER
- SPOT ELEVATION
- CURB
- CHAIN LINK FENCE
- PAINT/STRIPPING
- OVERHEAD POWER TRANSMISSION LINES
- OVERHEAD UTILITIES
- SEWER LINE (SEE SURVEYORS NOTE #6)
- SEWER & STORM LINE (SEE SURVEYORS NOTE #6)
- WATER LINE (SEE SURVEYORS NOTE #6)
- STORM LINE (SEE SURVEYORS NOTE #6)
- VEHICULAR BUILDING ENTRY
- BUILDING FOOTPRINT AT GROUND ELEVATION
- PAVEMENT
- CONCRETE
- GRAVEL
- BUILDING 0.2' WEST OF CALCULATED LINE
- BUILDING 0.1' SOUTH OF CALCULATED LINE
- BUILDING ON PROPERTY LINE
- BUILDING ON PROPERTY LINE CORNER NOT SET
- STORM ANGLE POINT PER CITY RECORDS
- STORM ANGLE PER PAINTED LOCATES

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/24/17	REVISED VERTICAL DATUM TO NAVD 88	EEP

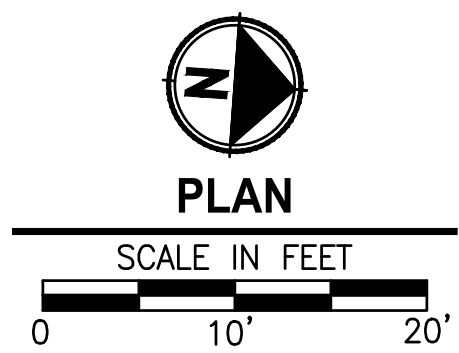
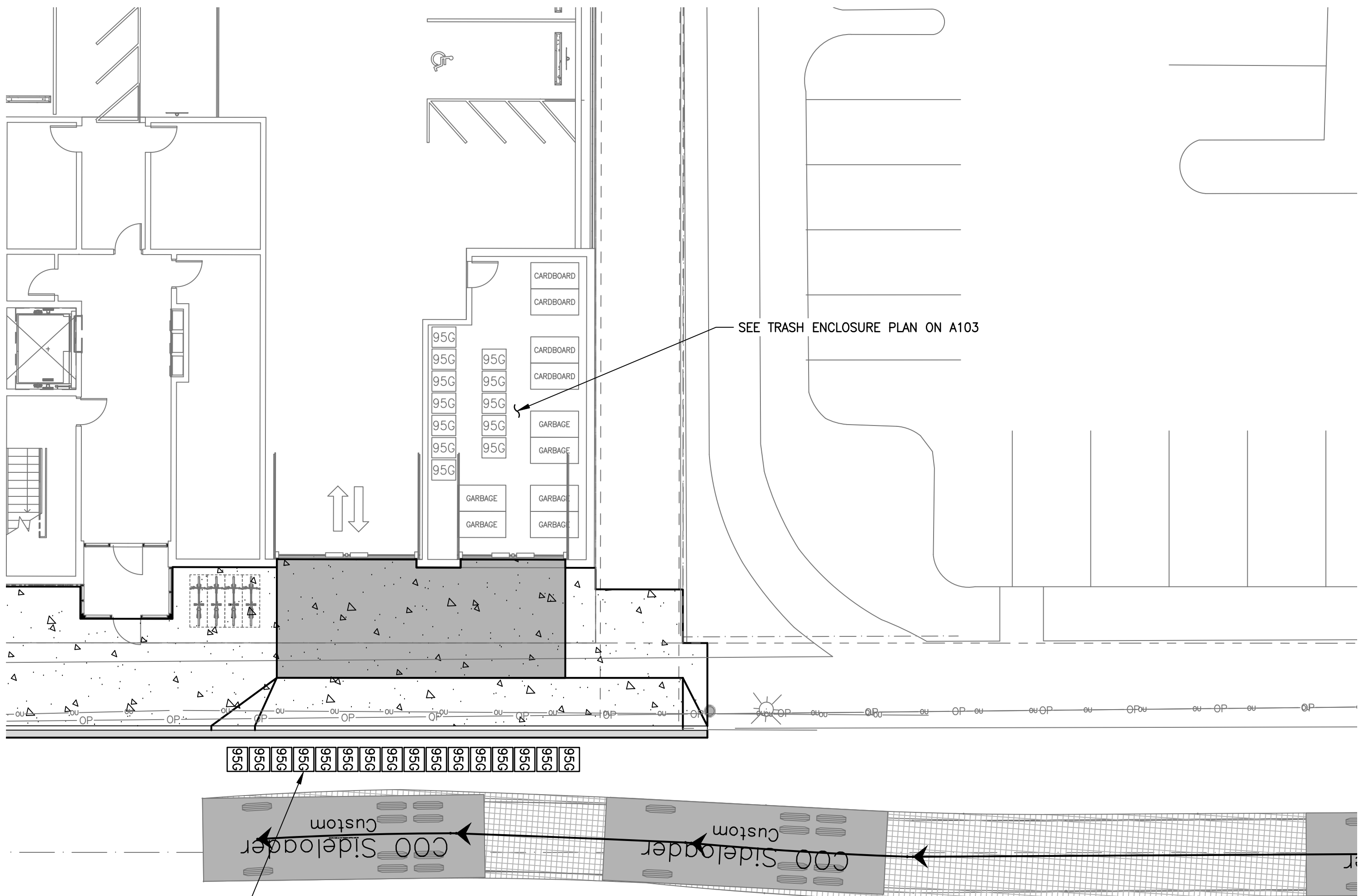
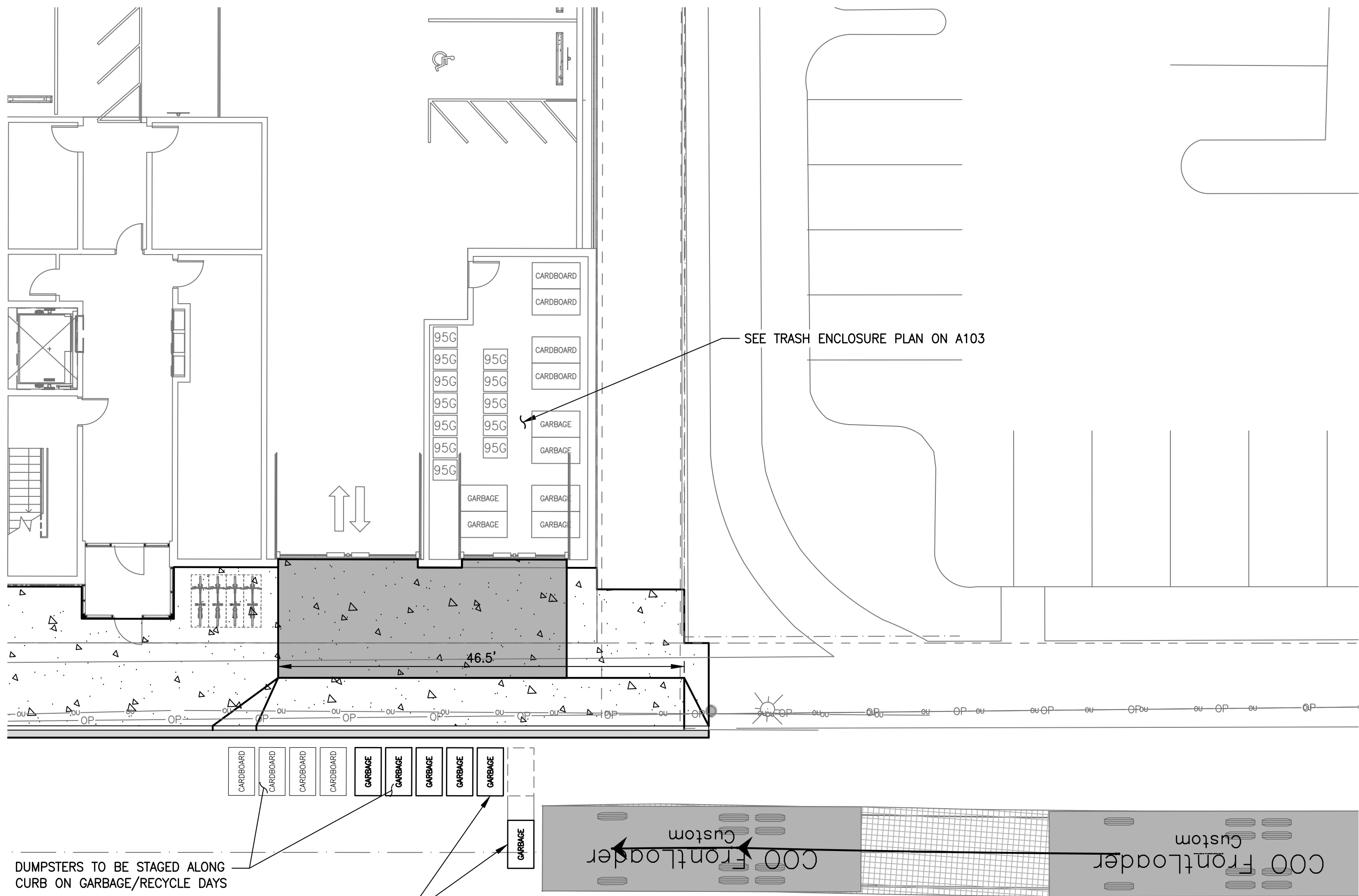
BASIS OF BEARINGS:
STATE OF WASHINGTON
COORDINATE SYSTEM

SCALE: 1"=20 FEET
0 10 20 40



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com 15-067A

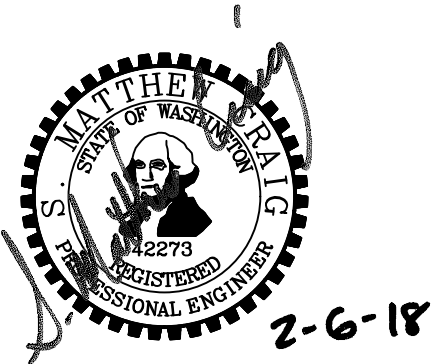
LAYOUT: SW-01
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PERMIT SET
NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	DESIGNED
			S. CRAIG
			DRAWN
			K. BRAATEN
			CHECKED
			APPROVED

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY
FILE NAME PS07257003-SW
JOB No. 217-7257-003
DATE FEBRUARY 2018



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PROJECT NAME

**THE LAURANA
URBAN OLYMPIA, LLC**

OLYMPIA, WASHINGTON

SOLID WASTE COLLECTION PLAN

DRAWING NO.
12 OF 14

SW-01



25 COLUMBIA ST SW | OLYMPIA, WA 98501
360.915.8775 | tasolympia.com

WATSE RESOURCES SUMMARY

GOAL: COLLECT AND STORE WASTE FOR FULL BLOCK.
COLLECTION CYCLE BASED WEEKLY AT 4.33 WEEKS PER MONTH
ALLOCATE 50% TO RECYCLING AND 50% TO GARBAGE

(44) RESIDENTIAL UNITS @ 1.1 CY PER HOUSEHOLD/4.33=	11.17 CY
6,561 (RETAILS AND RESTAURANT) @ 1CY/500 SF=	13.12 CY

24 CY X 50% = 12 CY TO GARBAGE, 12 CY TO RECYCLE

GARBAGE
PROVIDE (4) 3 YARD CONTAINERS

RECYCLE

50% CARDBOARD=6 CY
50% RECYCLE= 6 CY

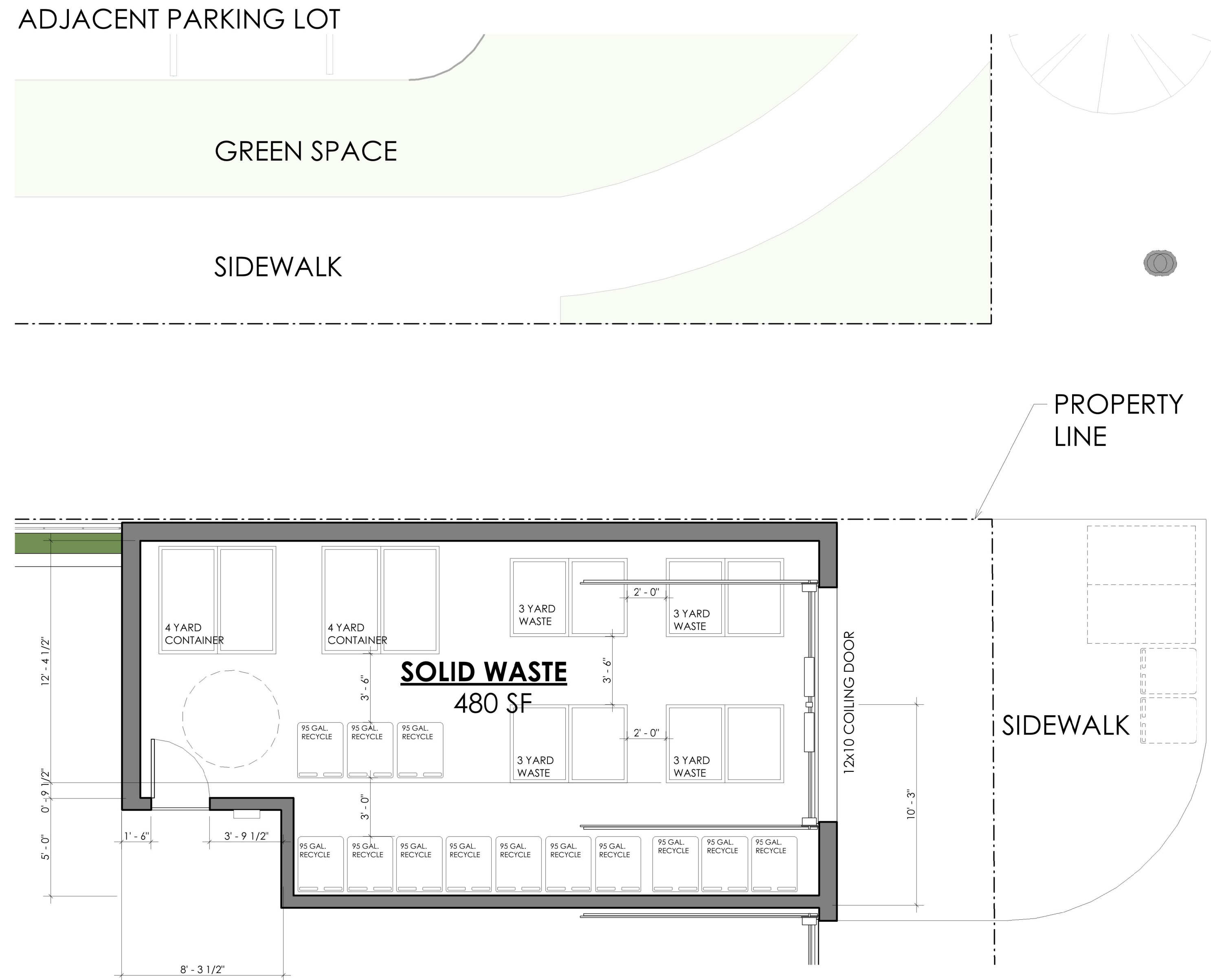
CONTAINERS REQUIRED FOR RECYCLING - SPLIT ROUGHLY EQUAL BETWEEN CARDBOARD AND OTHER RECYCLING. CARDBOARD CONATINERS ARE 4 YARD, OTHER RECYCLING USED 95 GALLON CARTS.

6 CY

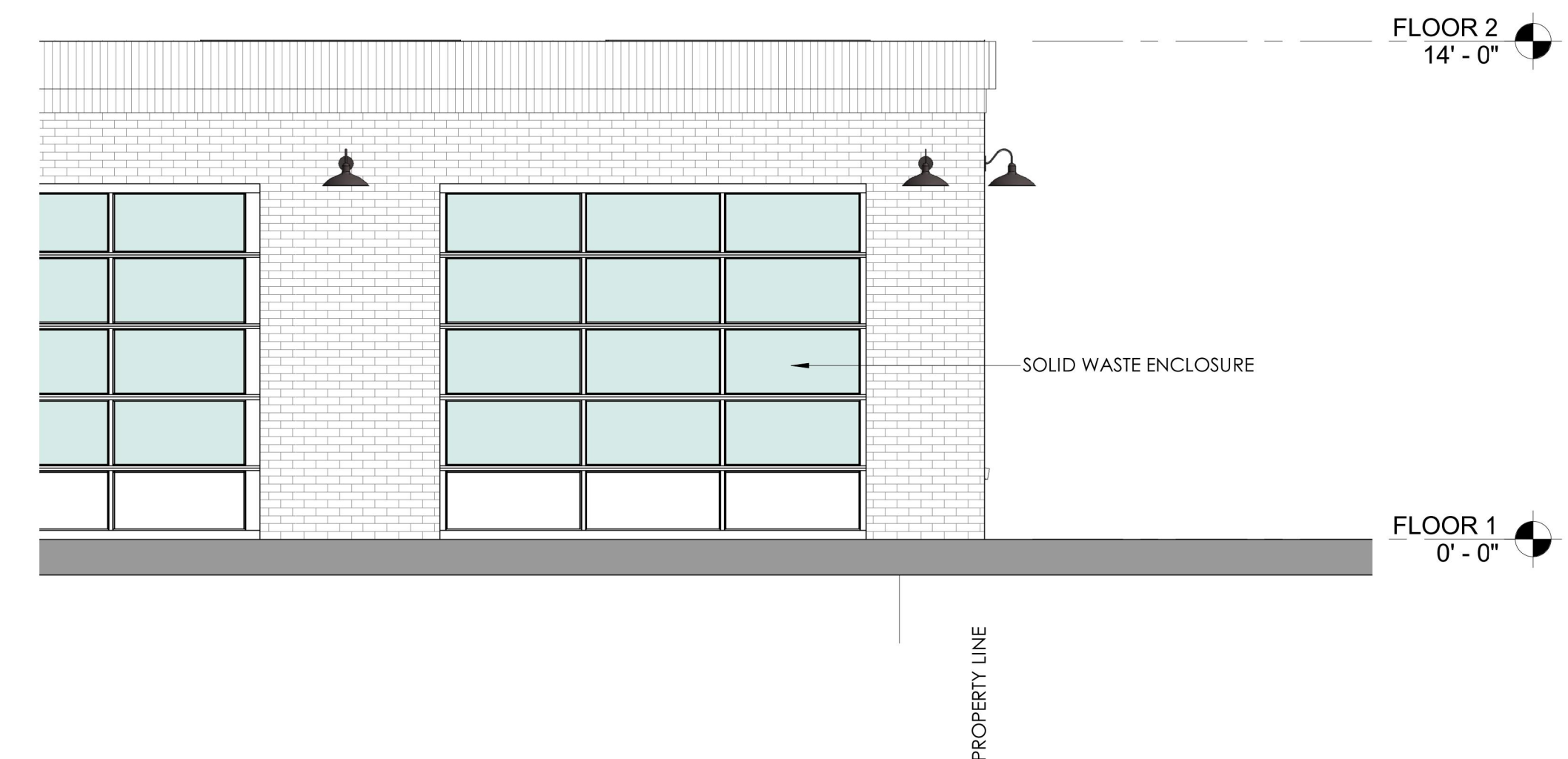
PROVIDE (2) 4 YARD CARDBOARD CONTAINER

6 (RECYCLE) = 6 CY X 202 GALLONS/CY
= 1212 GALLONS/95 GALLONS
= 12.75 CARTS

PROVIDE (13) 95 GALLON CARTS



1 SOLID WASTE PLAN



2 TRASH ENCLOSURE ELEVATION

The Laurana
URBAN OLYMPIA V LLC.
210 STATE AVE OLYMPIA WA 98501

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Project No: 1610
LAND USE
02/07/18

SOLID WASTE

A103

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