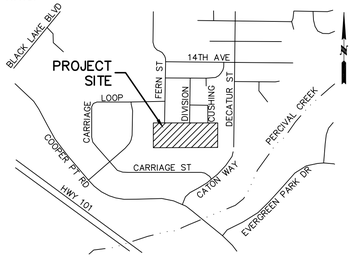
Attachment 11

PRELIMINARY PLAT OF
WELLINGTON HEIGHTS

SECTION 22, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
OLYMPIA, WASHINGTON

CP&D Received 10/2/2018

VICINITY MAP
N.T.S.



SURVEY NOTE

TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION WAS PROVIDED BY JVH LAND SURVEYING, OCTOBER 2005, AND BY BRACY & THOMAS LAND SURVEYORS, JANUARY 2018. SOME SUPPLEMENTAL OFF-SITE UTILITY INFORMATION WAS OBTAINED FROM CITY RECORDS. THIS SURVEY INFORMATION WAS NOT FIELD VERIFIED BY OLYMPIC ENGINEERING AND OLYMPIC ENGINEERING ASSUMES NO LIABILITY IN THE ACCURACY OF THIS INFORMATION OR FOR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

PARCEL DESCRIPTIONS

59000200100	LOTS 1 THROUGH 3, BLOCK 2
59000200400	LOTS 4 AND 5, BLOCK 2
59000200600	LOTS 6 THROUGH 8, BLOCK 2
59000200900	LOTS 9 AND 10, BLOCK 2
59000300100	LOTS 1 THROUGH 10, BLOCK 3
59000400100	LOTS 1 THROUGH 5, BLOCK 4
59000400600	LOTS 6 AND 7, BLOCK 4
59000400800	LOTS 8 THROUGH 14, BLOCK 4
59000500100	LOTS 1 THROUGH 7, BLOCK 5
59000600100	LOTS 1 THROUGH 5, BLOCK 6
59000700100	LOTS 1 AND 2, BLOCK 7
59000700300	LOTS 3 THROUGH 5, BLOCK 7

ALL IN LEMON ADDITION TO THE CITY OF OLYMPIA, AS RECORDED IN VOLUME 5 OF PLATS, PAGE 7.

SCALE: 1"=40 FEET
0 20 40 80

BASIS OF BEARINGS: N 65°47'00" E FROM THE FOUND MONUMENT AT THE WEST ONE-QUARTER CORNER TO THE FOUND MONUMENT AT THE INTERSECTION OF DIVISION AND 16TH. MEAS=666.78 CITY=666.84

VERTICAL DATUM NAVD 88

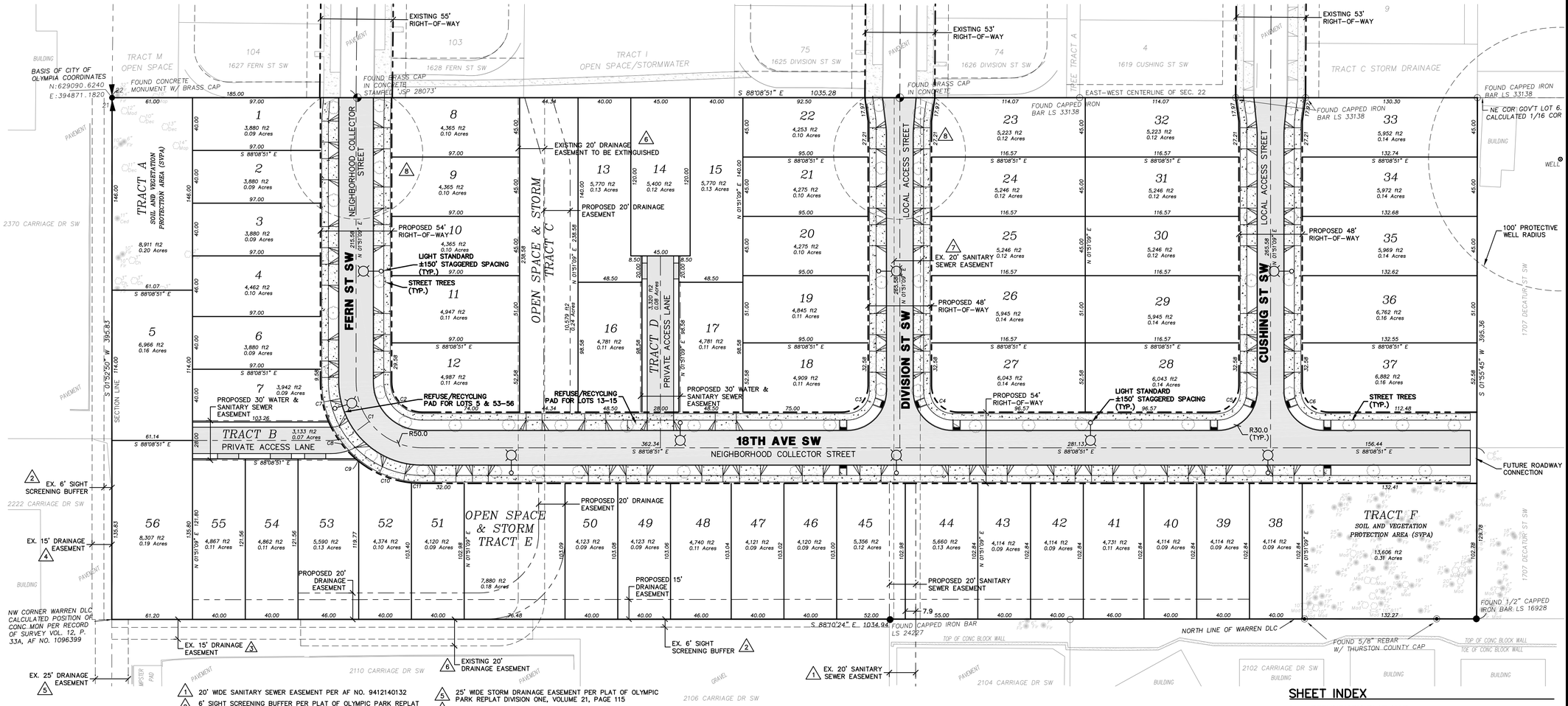
CITY OF OLYMPIA BM NO. 1534: BRASS DISC TOP OF CURB WEST SIDE OF DECATUR STREET ON EXTENSION OF 15TH AVENUE CENTERLINE. ELEVATION = 206.335' NAVD 88

PROJECT INFORMATION

APPLICANT:	ABS INVESTMENT, LLC PO BOX 6130 OLYMPIA, WA 98507
PARCEL NO:	59000200100, 59000200400 59000200600, 59000200900 59000300100, 59000400100 59000400600, 59000400800 59000500100, 59000600100 59000700100, 59000700300
SITE ADDRESS:	UNASSIGNED
ZONING:	R6-12
SITE AREA:	9.400 ACRES
OPEN SPACE/STORM AREA:	0.424 ACRES
SVPA AREA:	0.517 ACRES
NET DEVELOPABLE AREA:	8.459 ACRES
# LOTS:	56 SINGLE-FAMILY
DENSITY:	6.62 UNITS/ACRE
SMALLEST LOT SIZE:	3,880 SF
PUBLIC STREET AREA/ LENGTH:	1.892 ACRES / 1,625 LF
GRADING:	±18,000 CY CUT & FILL
SOILS:	ALDERWOOD GRAVELLY SANDY LOAM
SEWER/WATER:	CITY OF OLYMPIA
POWER/GAS:	PUGET SOUND ENERGY
TELECOMMUNICATIONS:	CENTURYLINK & COMCAST
FIRE DISTRICT:	OLYMPIA
SCHOOL DISTRICT:	OLYMPIA
BUILDING SETBACKS:	20' FRONT, 0' SIDE, 20' REAR
BUILDING HEIGHT:	2-STORY, 35' MAX.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	90°00'00"	50.0000	78.5398	70.7107	N 43°08'51" W
C2	90°00'00"	23.0000	36.1283	32.5269	N 43°08'51" W
C3	90°00'00"	20.0000	31.4159	28.2843	S 46°51'09" W
C4	90°00'00"	20.0000	31.4159	28.2843	N 43°08'51" W
C5	90°00'00"	20.0000	31.4159	28.2843	S 46°51'09" W
C6	90°00'00"	20.0000	31.4159	28.2843	N 43°08'51" W
C7	23°16'17"	77.0000	31.2745	31.0600	N 09°47'00" W
C8	26°04'49"	77.0000	35.0495	34.7477	N 34°27'33" W
C9	2°05'15"	77.0000	2.8056	2.8054	N 48°32'35" W
C10	32°35'56"	77.0000	43.8099	43.2214	N 65°53'11" W
C11	5°57'42"	77.0000	8.0118	8.0082	N 85°10'00" W



1. 20' WIDE SANITARY SEWER EASEMENT PER AF NO. 9412140132
2. 6' SIGHT SCREENING BUFFER PER PLAT OF OLYMPIC PARK REPLAT DIVISION ONE, VOLUME 21, PAGE 115
3. 15' WIDE STORM DRAINAGE EASEMENT PER AF NO. 3277935
4. 15' WIDE STORM DRAINAGE EASEMENT PER AF NO. 8803040060
5. 25' WIDE STORM DRAINAGE EASEMENT PER PLAT OF OLYMPIC PARK REPLAT DIVISION ONE, VOLUME 21, PAGE 115
6. 20' STORM DRAINAGE EASEMENT AF NO. 3042434
7. 20' SANITARY SEWER EASEMENT AF NO. 9502240042
8. DEFEASIBLE EASEMENT TO TERMINATE UPON DEDICATION OF ADJOINING STREETS TO SUBJECT PROPERTY. AF NO. 3075304.

SHEET INDEX

1 PRELIMINARY PLAT MAP
2 PRELIMINARY EROSION CONTROL AND DRAINAGE PLAN
3 PRELIMINARY WATER AND SANITARY SEWER PLAN
4 PRELIMINARY DETAILS
5 PRELIMINARY DETAILS

NO.	DATE	REVISION
1	7/23/18	REVISIONS PER CITY 1ST REVIEW COMMENTS
2	8/10/18	ADDED ADJACENT OFF-SITE WELL

WELLINGTON HEIGHTS
CITY OF OLYMPIA WA

PRELIMINARY PLAT MAP

DESIGNED BY: CMM
DRAWN BY: CMM
CHECKED BY:
SCALE: 1" = 40'
DATE: 3/29/18

8/10/18
CHRISTOPHER M. MEEK
STATE OF WASHINGTON
37401
REGISTERED PROFESSIONAL ENGINEER

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OLYMPIC ENGINEERING
Civil Engineering • Land Planning • Project Management

JOB NUMBER: 17096
DRAWING NAME: 17096_PLAT
SHEET: 1 OF 5