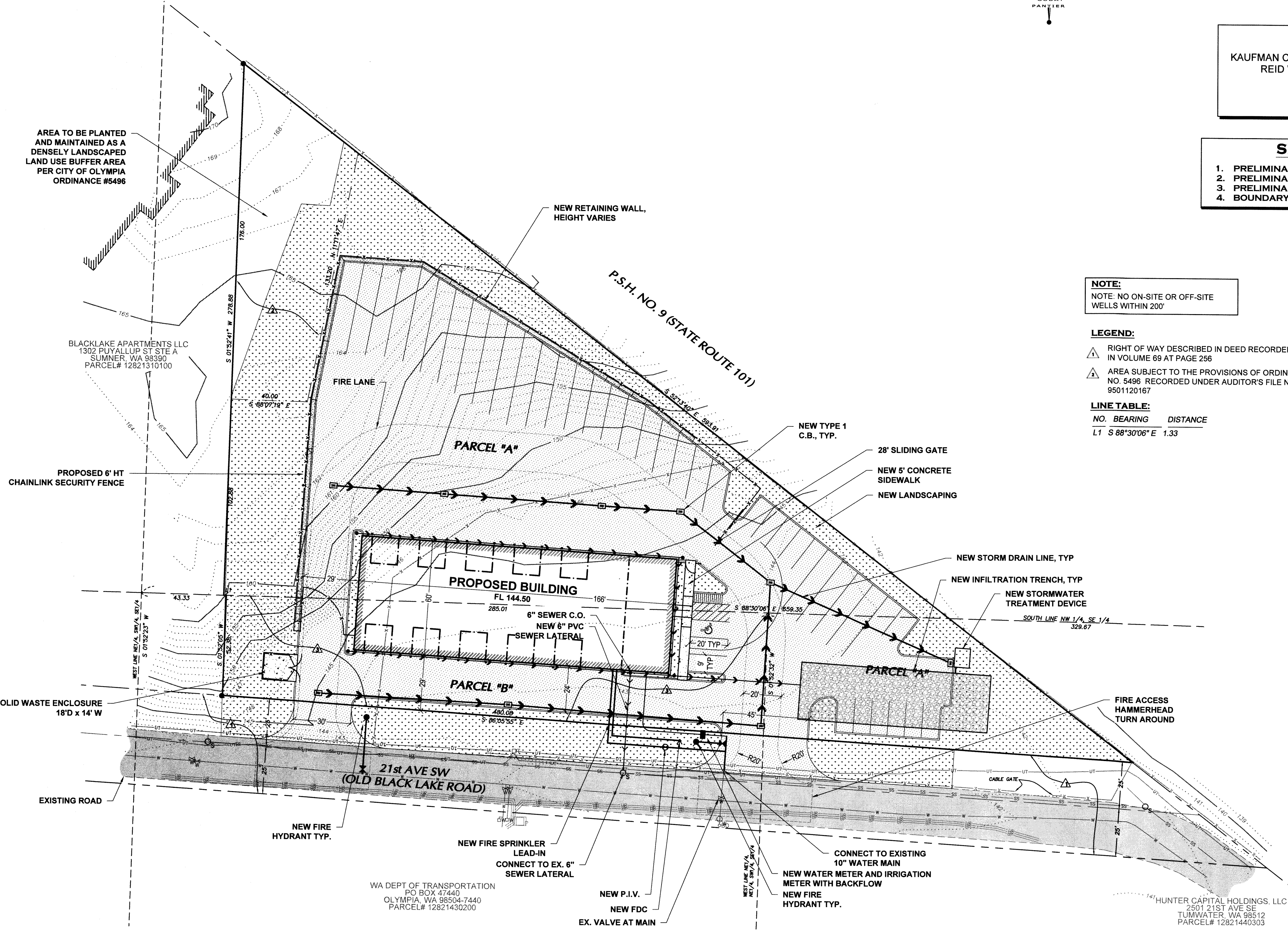


ERNIE'S TRAILER

2500 21ST AVENUE SW, OLYMPIA, WA 98512



AREA TO BE PLANTED AND MAINTAINED AS A DENSELY LANDSCAPED LAND USE BUFFER AREA PER CITY OF OLYMPIA ORDINANCE #5496

BLACKLAKE APARTMENTS LLC
1302 PUYALLUP ST. SITE A
SUMNER, WA 98390
PARCEL# 12821310100

PROPOSED 6' HT
CHAINLINK SECURITY FENCE

SOLID WASTE ENCLOSURE
18'D x 14' W

EXISTING ROAD

NEW FIRE
HYDRANT TYP.

WA DEPT OF TRANSPORTATION
PO BOX 47440
OLYMPIA, WA 98504-7440
PARCEL# 12821430200

NEW FIRE SPRINKLER
LEAD-IN
CONNECT TO EX. 6"
SEWER LATERAL

NEW P.I.V.
NEW FDC
EX. VALVE AT MAIN

CONNECT TO EXISTING
10" WATER MAIN
NEW WATER METER AND IRRIGATION
METER WITH BACKFLOW
NEW FIRE
HYDRANT TYP.

NEW STORM DRAIN LINE, TYP
NEW INFILTRATION TRENCH, TYP
NEW STORMWATER
TREATMENT DEVICE

NEW TYPE 1
C.B., TYP.

NEW 5' CONCRETE
SIDEWALK
NEW LANDSCAPING

28' SLIDING GATE

P.S.H. NO. 9 (STATE ROUTE 101)

PARCEL "A"

PARCEL "B"

PARCEL "A"

PROPOSED BUILDING

FL 144.50

6" SEWER C.O.

NEW 6" PVC

SEWER LATERAL

20' TYP.

8' TYP.

420.09

S 86°05'50" E

30'

14.4

10'

10'

10'

10'

10'

10'

10'

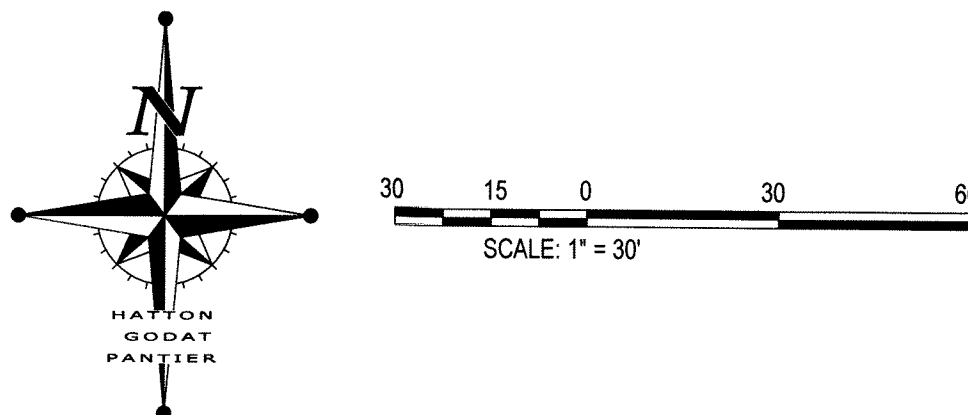
10'

10'

10'

10'

10'

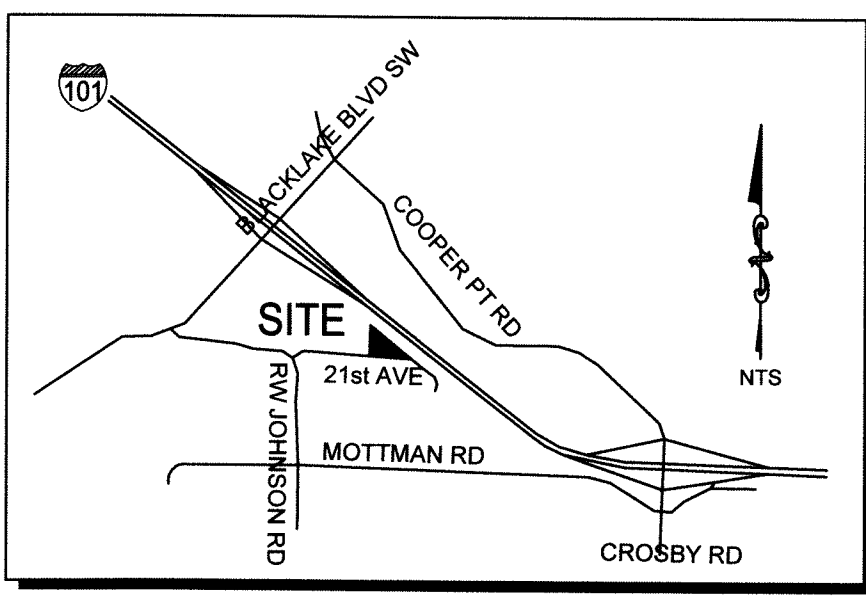


CITY OF OLYMPIA	
VERTICAL DATUM NAVD 88 THURSTON COUNTY CONTROL POINT NO. 476AZ 2" BRASS DISC IN CONCRETE MONUMENT CASE IN CENTERLINE OF MOTTOM ROAD, 0.16 MILE WEST OF RW JOHNSON ROAD ELEVATION=161.95'	MERIDIAN HORIZONTAL DATUM THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK BASED ON THURSTON COUNTY CONTROL POINTS 476 AND 8024 BEARING EQUALS SOUTH 88°35'10" EAST

ATTACHMENT 5

APPLICANT
KAUFMAN CONSTRUCTION & DEVELOPMENT
REID WALL, PROJECT MANAGER
3355 MARTIN WAY E
OLYMPIA WA 98501
(360) 491-5230

- SHEET INDEX**
1. PRELIMINARY SITE PLAN / COVER SHEET
 2. PRELIMINARY EROSION CONTROL PLAN
 3. PRELIMINARY GRADING & DRAINAGE PLAN
 4. BOUNDARY & TOPOGRAPHIC SURVEY



SITE DATA

LOT ADDRESS:	2500 21ST AVENUE, OLYMPIA, WA
PARCEL NUMBER:	12821420200
SECTION:	S21182W
ABBREV. LEGAL DESCRIPTION:	21-18-2W PT NW4 E 616F OF S 308F & PT NE4NE4SW4SE4 NLY OLD BLK LK RD EX H/W 101 & PTN NELY H/W 101 LI (LIGHT INDUSTRIAL)
ZONING:	LI (LIGHT INDUSTRIAL)
LOT SIZE:	1.83 ACRES (79,915 SF)
PROPOSED USE/OCCUPANCY:	S-1 (MOTOR VEHICLE REPAIR GARAGE) 8,460 SF OFFICE 1,500 SF
BUILDING AREA:	9,960 SF
SETBACKS:	FRONT=0', SIDE=0', REAR=0'
FLOOR AREA RATIO:	9,960 SF / 79,915 SF = 12.5%
BUILDING HEIGHT:	35' MAX PER OLYMPIA MUNICIPAL CODE
IBC CONSTRUCTION TYPE:	II-B, FULLY SPRINKLERED
NUMBER OF PARKING SPACES:	OFFICE = 1 STALL PER 250 SF = 6 • 1,500/250 = 6 STALLS WAREHOUSE (DISTRIBUTION) = 1 PER 1,000 SF • 8,460/1,000 = 8.46 STALLS TOTAL REQUIRED STALLS = 15 STALLS (1) STALLS REQUIRED TO BE ACCESSIBLE PARKING STALLS
IMPERVIOUS AREA:	44,085 SF (44,085 / 79,915) = 55% (100% MAXIMUM ALLOWED)
PROPOSED UTILITIES:	WATER: CITY OF OLYMPIA SEWER: CITY OF OLYMPIA ELECTRICAL/GAS: PUGET SOUND ENERGY TELCOM: CENTURY LINK

LEGEND

○ IR	EX. IRRIGATION VALVE BOX	NEW FIRE HYDRANT
□ IR	EX. IRRIGATION VALVE BOX	NEW GATE VALVE
□ IR	EX. FIRE HYDRANT	NEW PIV
○ B.O.	EX. BLOW OFF	NEW FDC
DW	EX. WATER METER	NEW WATER METER
○ W.V.	EX. WATER VALVE	NEW RPBA
○ S.S.M.	EX. SANITARY SEWER MANHOLE	NEW DCVA
○ C.B.T.2	EX. CATCH BASIN TYPE 2	NEW TYPE 1 CB
○ C.B.T.1	EX. CATCH BASIN TYPE 1	NEW TYPE 1 CB W/ SOLID LID
□ J.B.	JUNCTION BOX	NEW YARD DRAIN
○ S.L.	STREET LIGHT	NEW CLEANOUT
○ S.	SIGN	NEW DOWNSPOUT
○ D.T.	EX. DECIDUOUS TREE	NEW STORMDRAIN
○ P.R.	EX. PVC RISER W/ SIZE	NEW ROOFDRAIN LINE
○ T.C.	EX. TELECOMMUNICATION	NEW WATER MAIN
○ U.M.	EX. UTILITY MARKER	NEW SEWER LATERAL
— C	CURB	6' FT CHAINLINK FENCE
— SS	EX. SEWER	EX. CONCRETE
— W	EX. WATER	NEW ASPHALT
— SD	EX. STORM	NEW CONCRETE
		NEW LANDSCAPE

LEGAL DESCRIPTION:
PARCEL A
THAT PART OF THE EAST 616.00 FEET OF THE SOUTH 308 FEET OF THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 18
NORTH, RANGE 2 WEST, W.M., LYING SOUTHWESTERLY OF STATE HIGHWAY 101;
TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 21 LYING NORTHERLY OF THE OLD BLACK LAKE ROAD SW AND
SOUTHWESTERLY OF STATE HIGHWAY 101.
IN THURSTON COUNTY, WASHINGTON.
PARCEL B
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 21, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., LYING NORTHERLY OF
OLD BLACK LAKE ROAD
EXCEPT THAT PART LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER, OF SAID SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, ALSO
EXCEPT THE WEST 704 FEET.
IN THURSTON COUNTY, WASHINGTON.

EXISTING		
ROOF AREA	0 SF	(0%)
IMPERVIOUS	0 SF	(0%)
PERVIOUS	79,915 SF	(100%)
TOTAL	79,915 SF	(100%)

PROPOSED		
ROOF AREA	9,960 SF	(13%)
IMPERVIOUS	56,200 SF	(70%)
PERVIOUS	23,715 SF	(30%)
TOTAL	79,915 SF	(100%)

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

EXISTING UTILITY NOTE:
EXISTING UTILITY LOCATIONS SHOWN ARE FROM VARIOUS RECORDS. CONTRACTOR TO FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. "CALL BEFORE YOU DIG" 1-800-424-5555, 48 HOURS IN ADVANCE.
THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.
ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

CP&D Received December 19, 2018
18-5268

TP# 12821420200

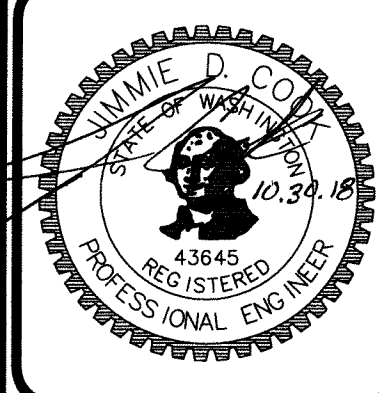
ERNIE'S TRAILER
2505 21ST AVENUE SW, OLYMPIA, WA 98512

PRELIMINARY
SITE PLAN / COVER SHEET

A PORTION OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.

AGENCY NO. 18-0996
SHEET: 1 OF 4
E:\dgn\18-000\18-022\Preliminary
INDEX: 17-057-pre-cvr.dwg
JOB: 18-022

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com



DESIGNED BY: CALDT
DRAWN BY: MAM
CHECKED BY: JDC
DATE: OCT 2018
SCALE: 1" = 30'
V N/A