

Jan 09, 2019 4:09:42PM - User Dan
P:\2016\16523 4004-3840 harrison ave mixed use - Copy\p & e\Drawing\Working\3840 Harrison Site Plan\16523 3840-SP-01.dwg

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
360.357.5393
EMAIL: bruce@bracythomas.com

SITE INFORMATION

SITE ADDRESS
3840 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 # 12817140900
SEC. 17; TOWNSHIP 18; RANGE 2W. W.M.

PROPOSED USE: COMMERCIAL

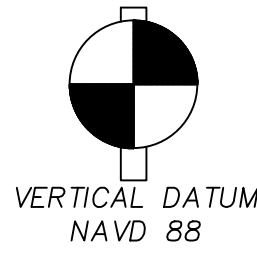
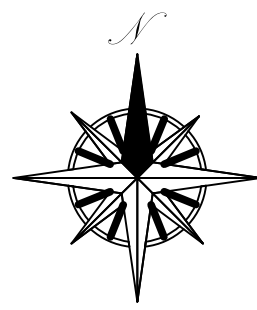
ZONING: HDC4, HIGH-DENSITY CORRIDOR 4

WATER PROVIDER: CITY OF OLYMPIA

SEWER PROVIDER: CITY OF OLYMPIA

HARRISON AVE MIXED-USE

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



EXISTING IMPERVIOUS AREA TABLE	
EX. BUILDING	960 SF
ASPHALT PARKING LOT	2,994 SF
RECYCLED ASPHALT	35,068 SF
TOTAL IMPERVIOUS	39,022 SF
LOT AREA	96,884 SF
PERCENT IMPERVIOUS	40.00%

PROPOSED IMPERVIOUS AREA TABLE	
EX. BUILDING	960 SF
ASPHALT PARKING LOT	2,994 SF
TOTAL IMPERVIOUS	3,954 SF
LOT AREA	96,884 SF
PERCENT IMPERVIOUS	4.10%

SHEET LIST		
SHEET #	NAME	DESCRIPTION
1	SP-01	SITE PLAN
2	ER-01	ABBREVIATED STORM/TESC PLAN
3	ER-02	TESC DETAILS
4	LS-01	LANDSCAPE PLAN



VICINITY MAP
NTS

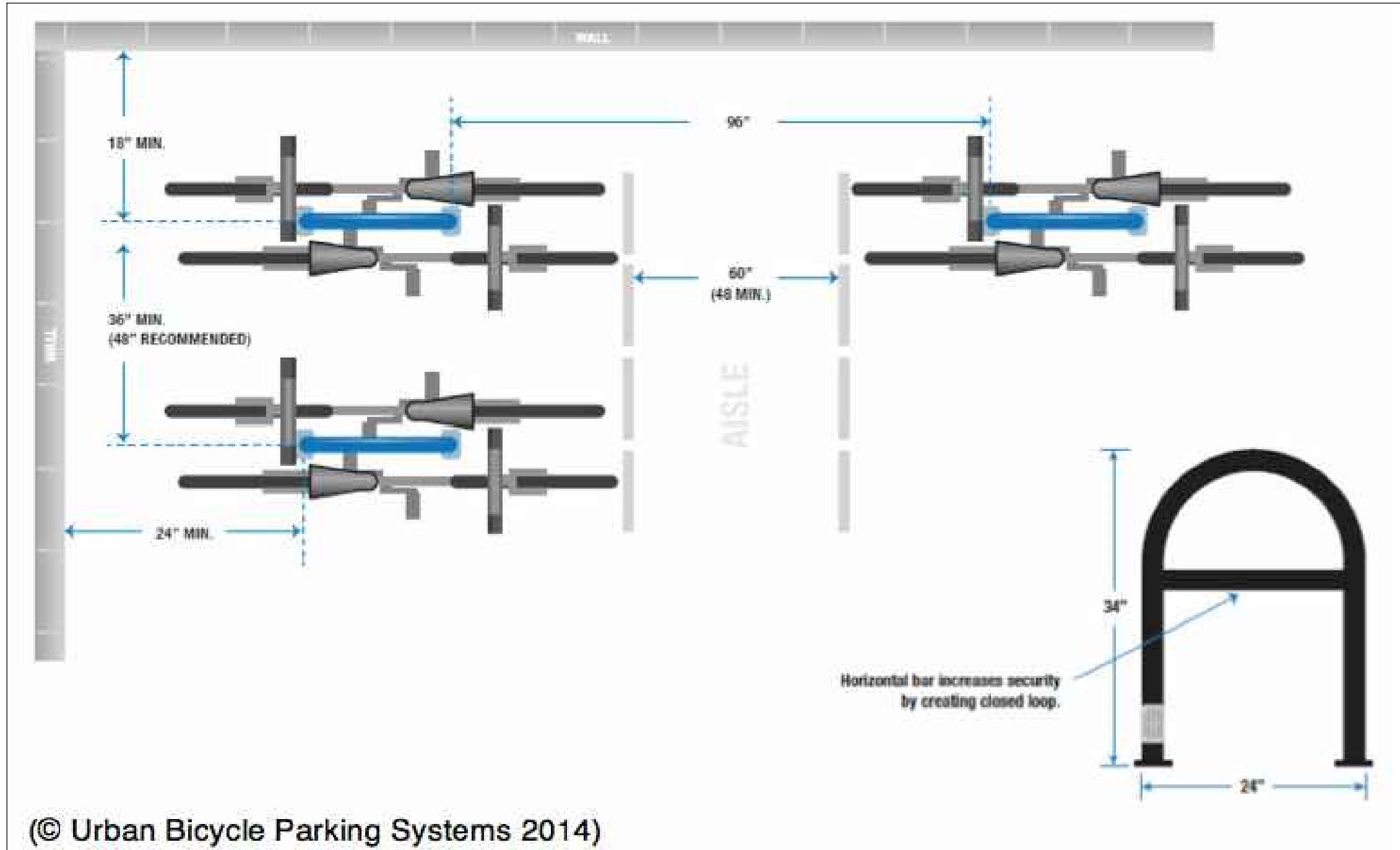
PAVING LEGEND

- EX. ASPHALT PAVING
- RECYCLED ASPHALT
- EX. CONCRETE DRIVEWAY ENTRANCE

PARKING REQUIREMENTS

SMALL RETAIL: 3.5 STALLS PER 1000 SF
960 SF/1000= .96 X 3.5= 3.4 STALLS REQUIRED
10% REDUCTION FOR HDC4 = 3.0 STALLS REQUIRED.

OFFICE: 1 STALL PER 250 SF
960SF/250= 3.8 STALLS REQUIRED
10% REDUCTION FOR HDC4 = 3.4 STALLS REQUIRED.



(© Urban Bicycle Parking Systems 2014)

BIKE RACK DETAIL

NTS

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
ENGINEERING PLANS EXAMINER

APPROVAL EXPIRES: _____

**CALL 48 HOURS
BEFORE YOU DIG
811**

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.

BY	DESCRIPTION	DATE	R#



CITY OF OLYMPIA
CHANGE OF USE

SITE PLAN



PROJ. NO.	DIST. BY:
16523	CMC
OWN. BY:	CHK. BY:
DAW	CMC

HARRISON AVE MIXED-USE

DATE:	1/9/19
SCALE:	AS SHOWN
DRAWING NO.	SP-01
	1 OF 1