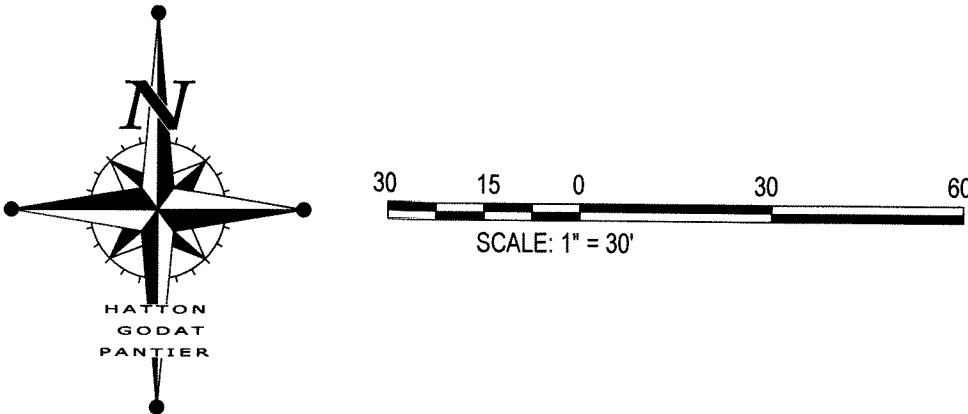


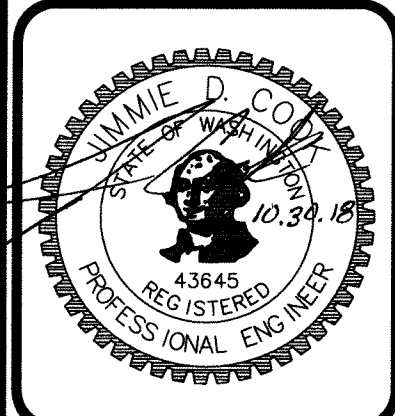
ERNIE'S TRAILER

2500 21ST AVENUE SW, OLYMPIA, WA 98512



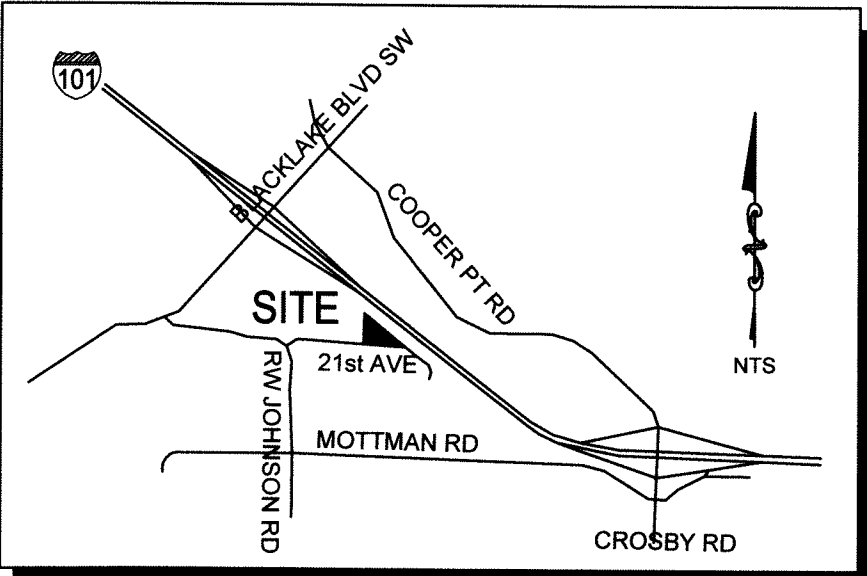
CITY OF OLYMPIA	
VERTICAL DATUM NAVD 88 THURSTON COUNTY CONTROL POINT NO. 476AZ 2" BRASS DISC IN CONCRETE MONUMENT CASE IN CENTERLINE OF MOTTOM ROAD, 0.16 MILE WEST OF RW JOHNSON ROAD ELEVATION=161.95'	MERIDIAN HORIZONTAL DATUM THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK BASED ON THURSTON COUNTY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

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



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



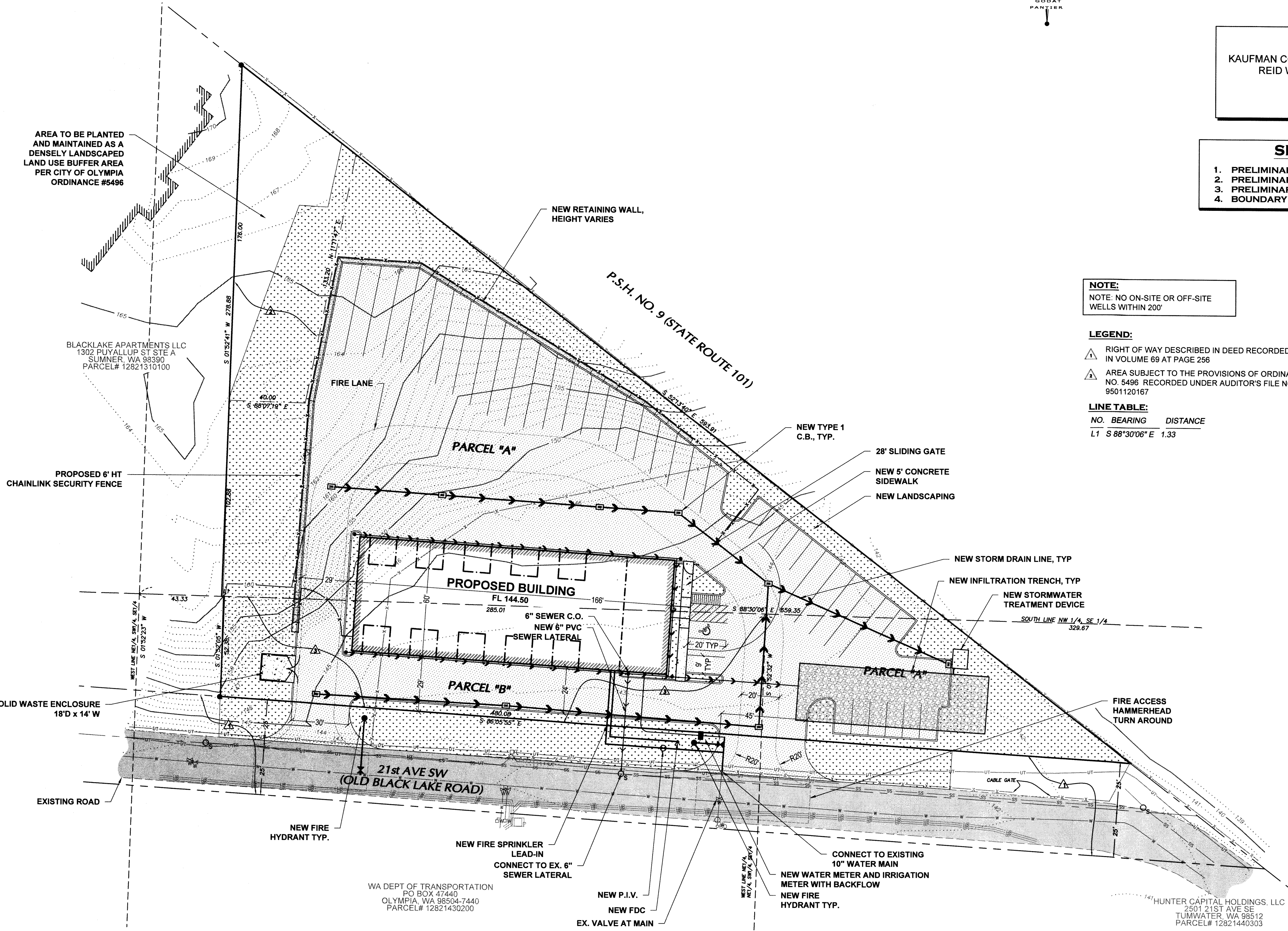
VICINITY MAP

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
□	EX. FIRE HYDRANT	NEW PIV
○B.O.	EX. BLOW OFF	NEW FDC
DW	EX. WATER METER	NEW WATER METER
⊙	EX. WATER VALVE	NEW RPBA
⊙S	EX. SANITARY SEWER MANHOLE	NEW DCVA
⊙C.B.1	EX. CATCH BASIN TYPE 1	NEW TYPE 1 CB
⊙C.B.2	EX. CATCH BASIN TYPE 2	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
---	CURB	6' FT CHAINLINK FENCE
SS	EX. SEWER	EX. CONCRETE
W	EX. WATER	NEW ASPHALT
SD	EX. STORM	NEW CONCRETE
		NEW LANDSCAPE



NOTE:
NOTE: NO ON-SITE OR OFF-SITE WELLS WITHIN 200'

- LEGEND:**
- RIGHT OF WAY DESCRIBED IN DEED RECORDED IN VOLUME 69 AT PAGE 256
 - AREA SUBJECT TO THE PROVISIONS OF ORDINANCE NO. 5496 RECORDED UNDER AUDITOR'S FILE NO. 9501120167

LINE TABLE:

NO.	BEARING	DISTANCE
L1	S 88°30'06" E	1.33

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.

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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

REVISIONS: DATE:

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

CP&D Received December 19, 2018
18-5268