

PROJECT DATA:

PARCEL: 12836210302

OWNER:
CAPITAL CITY DEVELOPMENTS, LLC,
SUKH SAMRA
300 DESCHUTES WAY SW, SUITE 110
TUMWATER, WA 98501

APPLICANT:
CAPITAL CITY DEVELOPMENTS, LLC,
2930 LOHMAN COURT SE
OLYMPIA, WA 98501

SITE ADDRESS:
4410 HENDERSON BLVD SE
OLYMPIA, WA 98501

PROJECT REPRESENTATIVE:
SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WA 98516
PH: (360) 352-1465
CONTACT: AMY HEAD, PE

ARCHITECT:
THOMAS ARCHITECTURE STUDIO
109 CAPITOL WAY N
OLYMPIA, WA 98501
PH: (360) 915-8775
CONTACT: RON THOMAS, AIA

UTILITIES:

STORMWATER/SEWER/WATER/SOLID WASTE:

CITY OF OLYMPIA
CITY UTILITIES
924 7TH AVENUE, SUITE A
OLYMPIA, WA 98507
PH: (360) 753-8588
EMERGENCY SERVICE: (360) 753-8333

ELECTRIC/NATURAL GAS:

PUGET SOUND ENERGY – PSE
10885 NE 4TH ST
BELLEVUE, WA 98009
PH: (425) 452-1234
EMERGENCY SERVICE: (888) 225-5773
CONTACT: DAVE LESINSKI, ENGINEERING SPECIALIST,
CONSTRUCTION SERVICES, PH: (253) 476-6425

CUSTOMER CONSTRUCTION

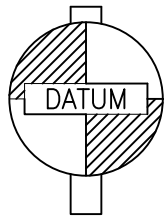
3130 S 38TH ST
TACOMA, WA 98409
PH: (888) 321-7779

TELEPHONE:

CENTURY LINK
711 CAPITOL WAY S, SUITE 307
OLYMPIA, WA 98501
PH: (360) 754-5912
CONTACT: WAYDE HOLMQUIST, SR DESIGN ENGINEER

CABLE:

COMCAST
410 VALLEY AVE NW, SUITE 9
PUYALLUP, WA 98371
PH: (253) 261-0945
FX: (253) 864-4215
CONTACT: ERIC PARTON, COMCAST BUSINESS SERVICES GROUP



VERTICAL DATUM
NAVD 88

MERIDIAN

HELD BEARING SYSTEM FROM CITY OF
OLYMPIA BOUNDARY LINE ADJUSTMENT NO.
BLA 04-0999 OL, PER MAP RECORDED
UNDER AUDITOR'S FILE NO. 3695390

BENCHMARK

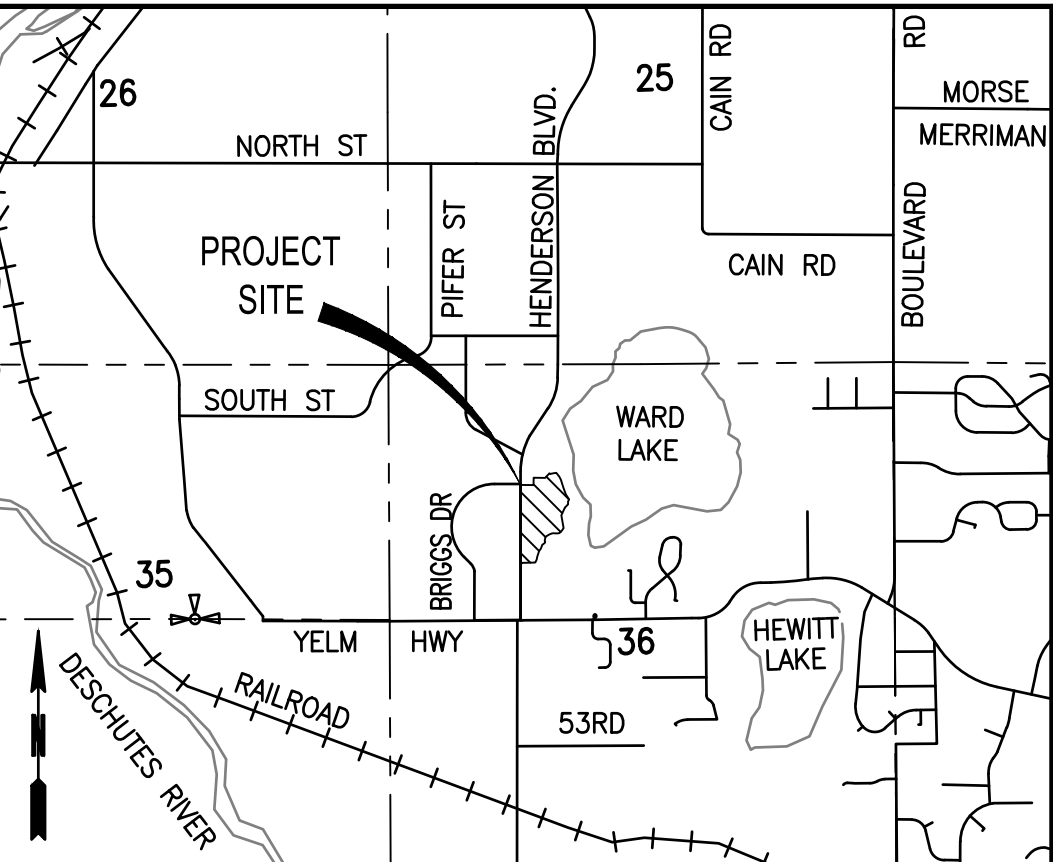
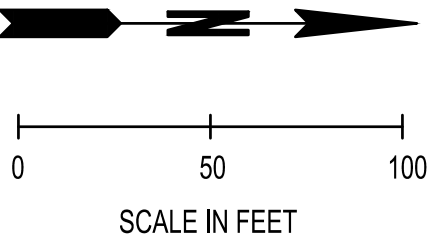
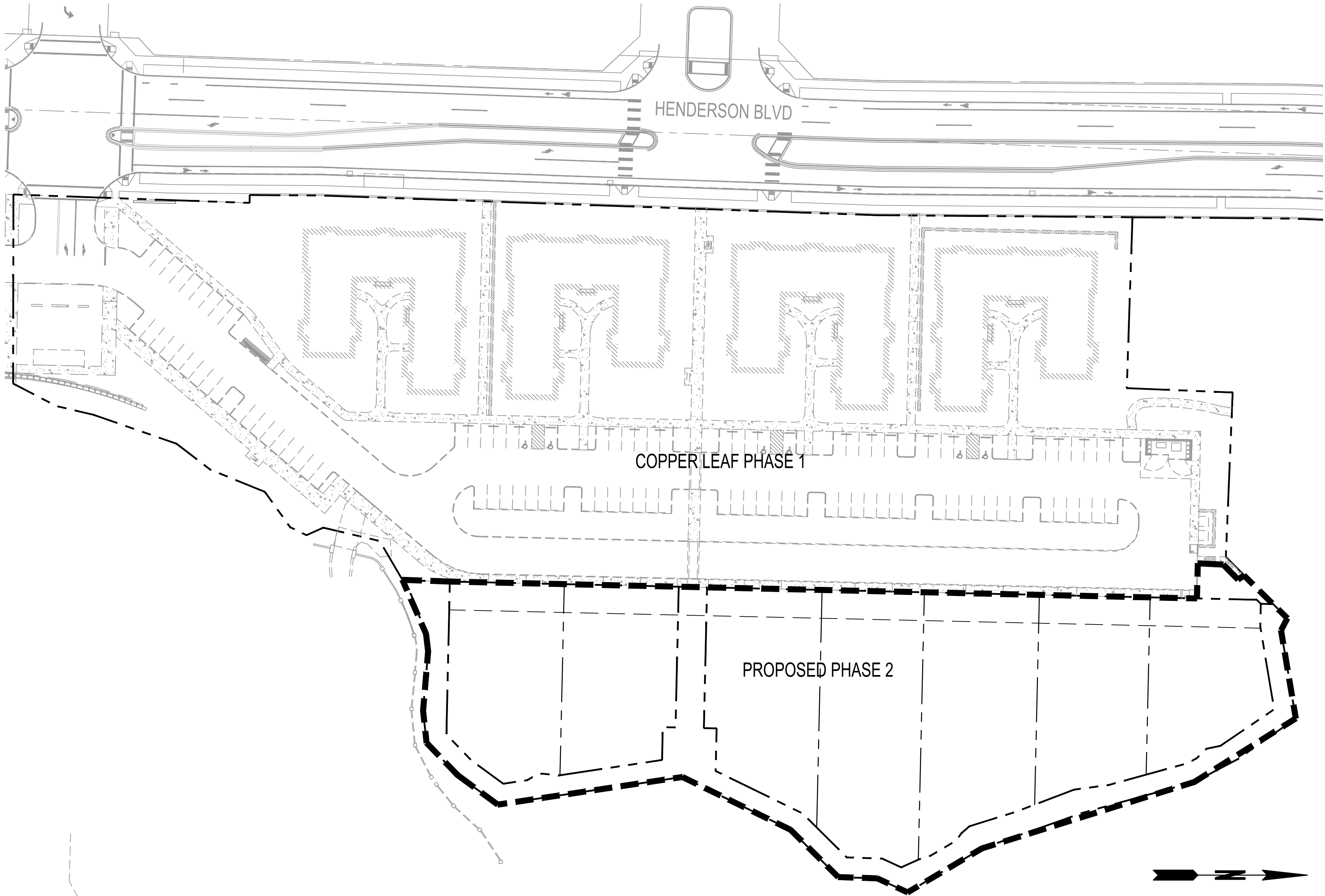
1331 BRASS DISC TOP OF CURB
AT, S END OF RETURN SE
CORNER INTERSECTION OF
HENDERSON BLVD. & MIDDLE ST.
ELEV: 189.80

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.

SEC. 36, T 18N., R 2W., W.M.

BRIGGS VILLAGE - COPPER LEAF PHASE 2
PRELIMINARY PLAT
OLYMPIA, WASHINGTON



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	SHEET TITLE	SHEET DESCRIPTION
1	CV-01	COVER SHEET
2	EX-01	EXISTING CONDITIONS MAP
3	EC-01	EROSION CONTROL PLAN
4	SP-01	PRELIMINARY PLAT MAP
5	CG-01	GRADING, PAVING AND UTILITY PLAN

NPDES PERMIT NOTE:

A GENERAL PERMIT NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
(NPDES) STORMWATER DISCHARGE PERMIT HAS BEEN OBTAINED BY
_____ FOR THIS PROJECT. NPDES PERMIT NO. _____

THE NPDES PERMIT SHALL BE TRANSFERRED TO THE CONTRACTOR PRIOR
TO START OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE
CONTRACTOR TO COORDINATE THE TRANSFER OF THE NPDES PERMIT WITH
_____ THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED
EROSION CONTROL AND SEDIMENT CONTROL (CESCL) INSPECTOR MEETING
THE TRAINING AND CERTIFICATION REQUIREMENTS OF THE GENERAL PERMIT.

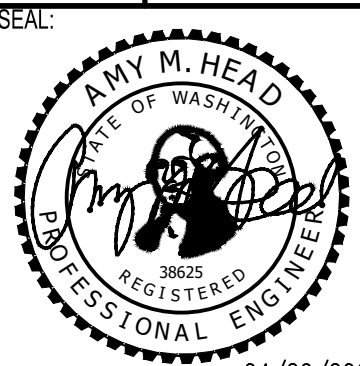

SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCALLIANCE.COM

COVER SHEET

BRIGGS VILLAGE - COPPER LEAF PHASE 2

OLYMPIA, WA



DESIGNER:
M. DOBBS

DRAWN BY:
M. DOBBS

APPROVED BY:
A. HEAD

DATE:
APRIL, 2019

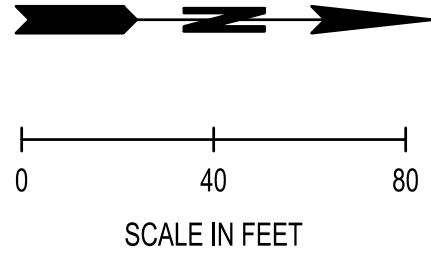
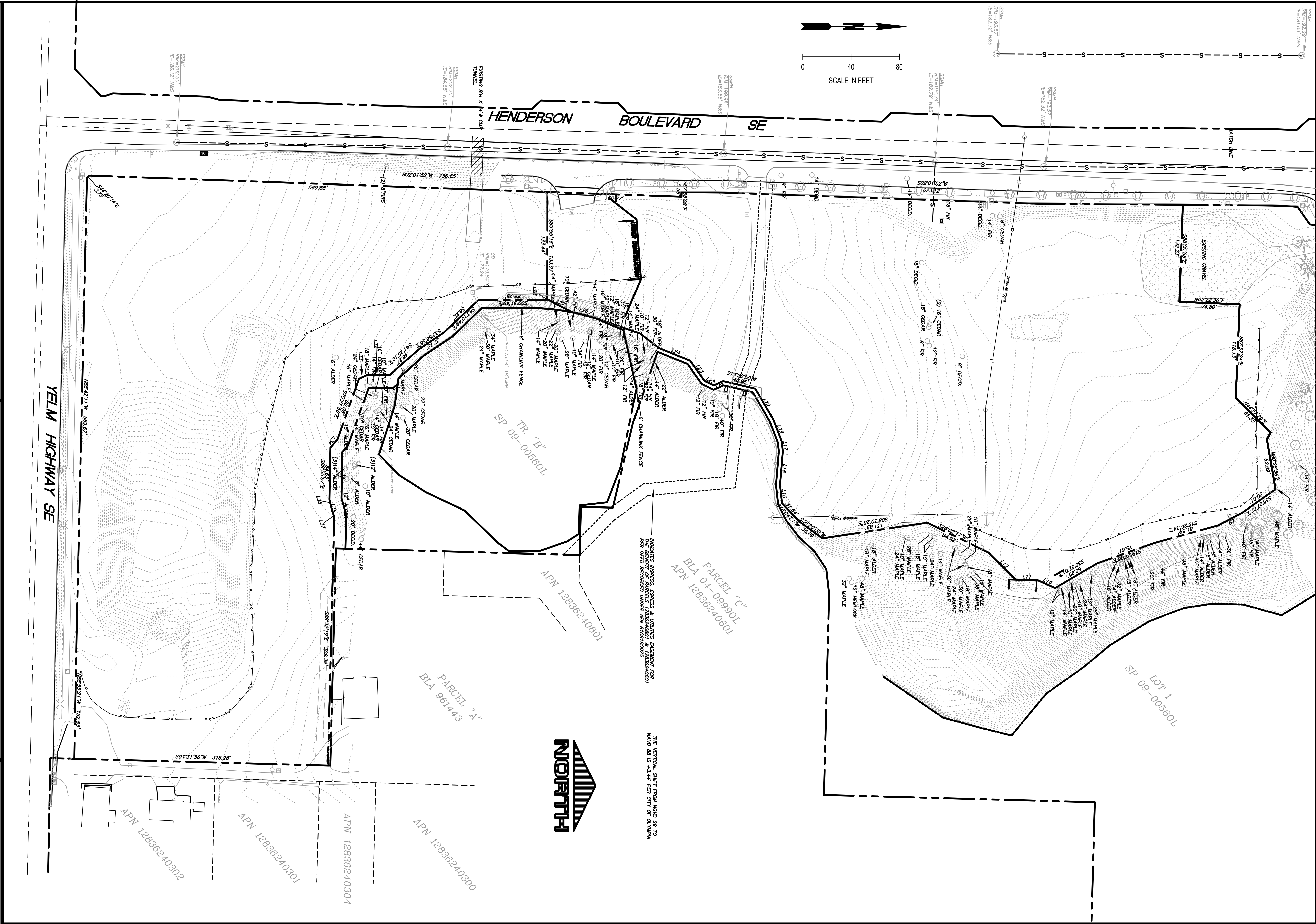
JOB NO:
1427.05

DRAWING FILE NO:
1427.05 CV-01

DRAWING NO:
CV-01

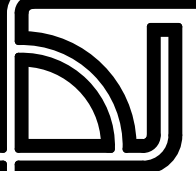
SHEET NO:
1 OF 7

EXISTING CONDITIONS MAP



TOPOGRAPHIC SURVEY
IN A PORTION OF THE NW1/4 OF SECTION 36,
TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.,
CITY OF OLYMPIA,
THURSTON COUNTY, WASHINGTON

PREPARED AT THE REQUEST OF
CAPITAL CITY DEVELOPMENT
2930 LOHAN COURT SE
OLYMPIA, WA 98501

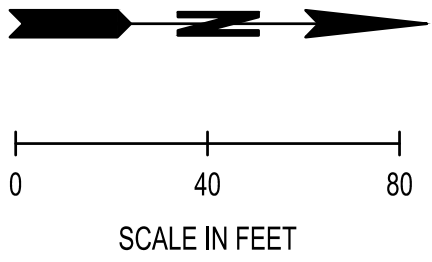
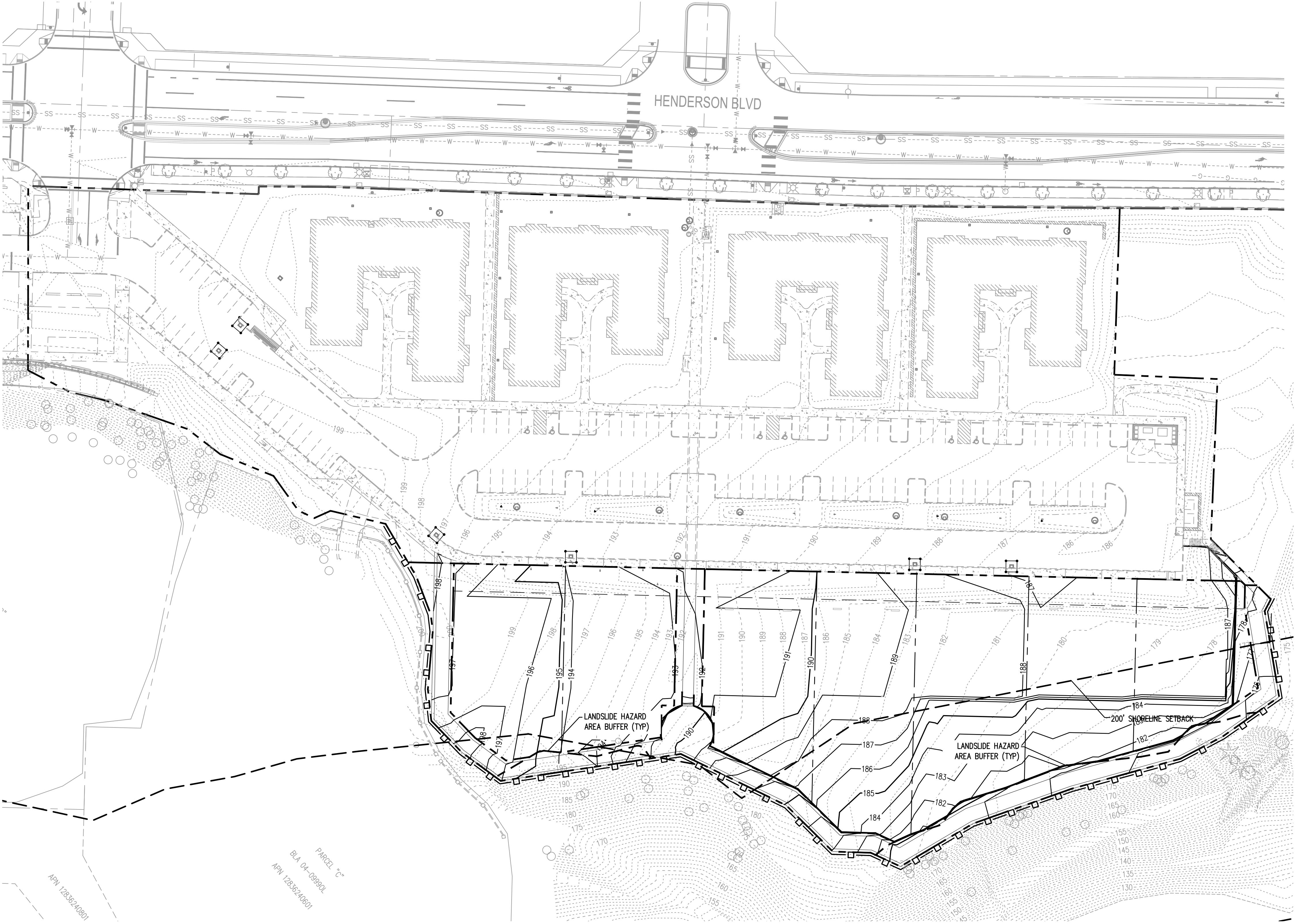


LARSON
Land Sciences
Surveying & Engineering, Inc.

7895-10902011
07-13-2017

1410 South 6th Street
Tacoma, WA 98404
(253) 423-8841 / FAX (253) 423-7358

SEC. 36, T 18N., R 2W., W.M.



LEGEND:

- [Symbol] STORM CRAIN INLET PROTECTION PER WSDOT STD. PLAN 1-40.20-00
- [Symbol] SILT FENCE WITH BACKUP SUPPORT PER WSDOT STD. PLAN 1-30.10-02, SEE EC-03
- [Symbol] XX EXISTING MAJOR/MINOR CONTOURS
- [Symbol] XX PROPOSED MAJOR/MINOR CONTOURS

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BY

DATE

REVISIONS

**SCJ ALLIANCE**
CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCALLIANCE.COM

SHEET TITLE:

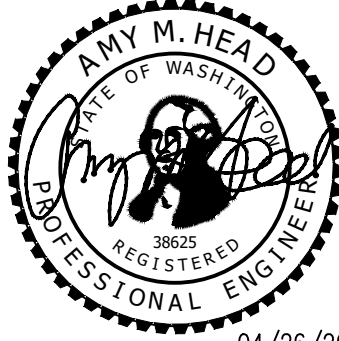
PROJECT NAME:

EROSION CONTROL PLAN

BRIGGS VILLAGE - COPPER LEAF PHASE 2

OLYMPIA, WA

SEAL:



04/26/2019

DESIGNER:

M. DOBBS

DRAWN BY:

M. DOBBS

APPROVED BY:

A. HEAD

DATE:

APRIL, 2019

JOB NO:

1427.05

DRAWING FILE NO:

1427.05 EC-01

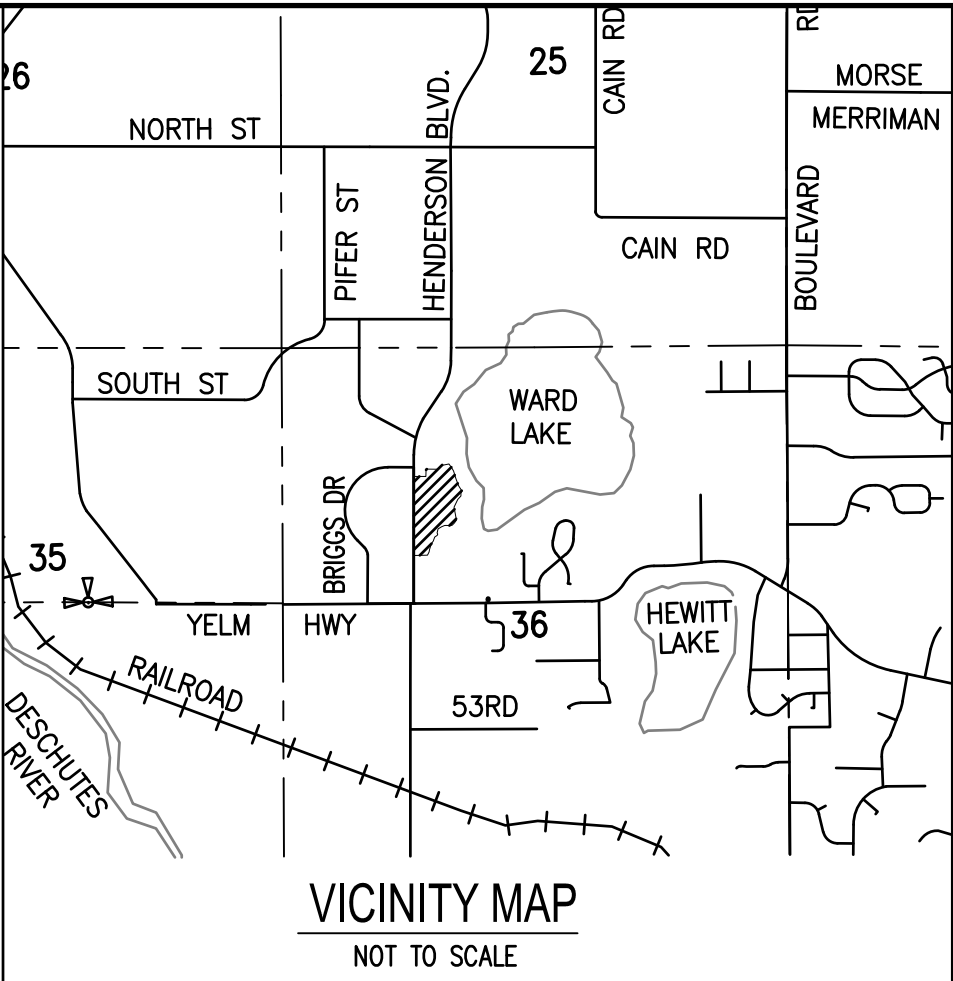
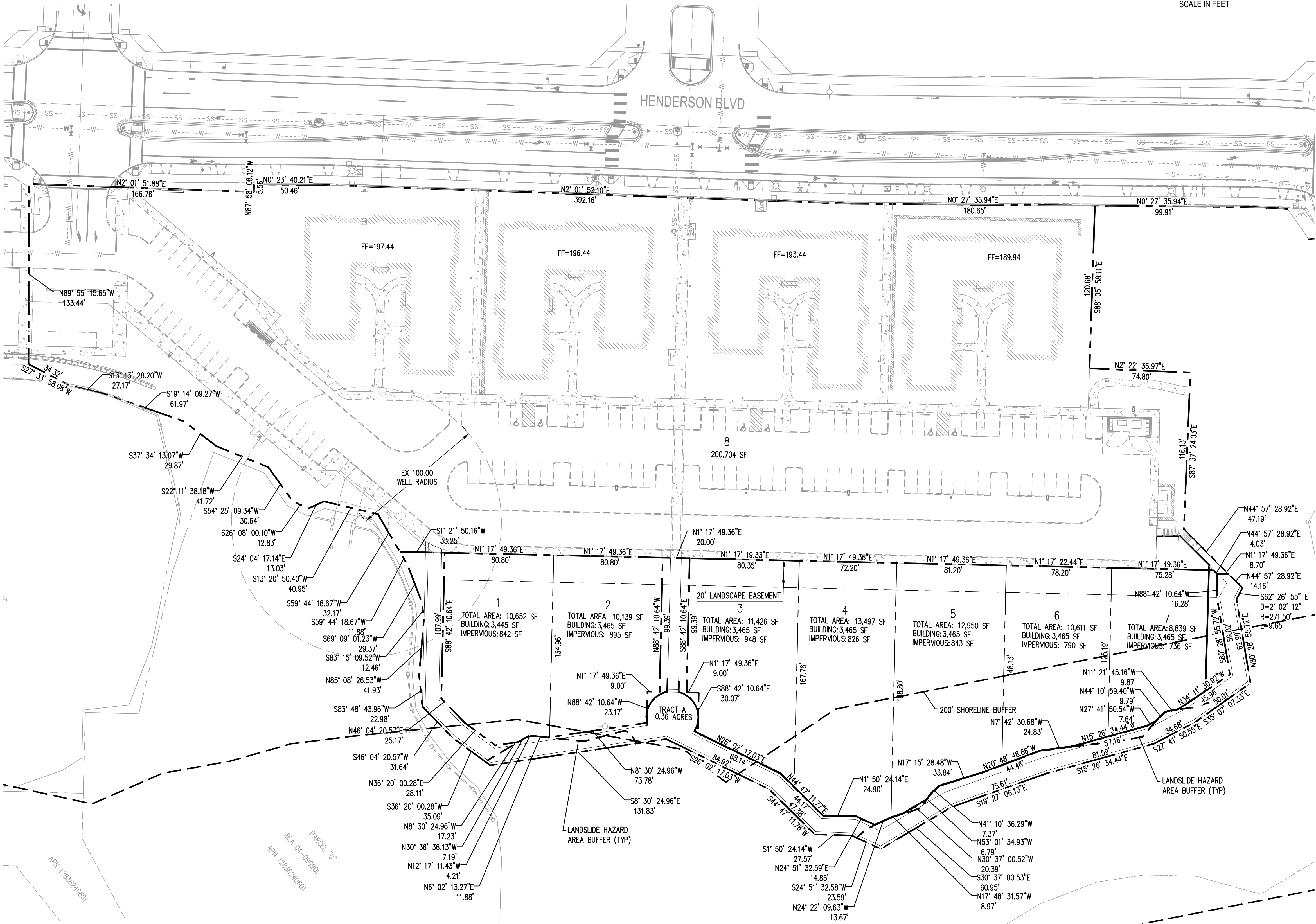
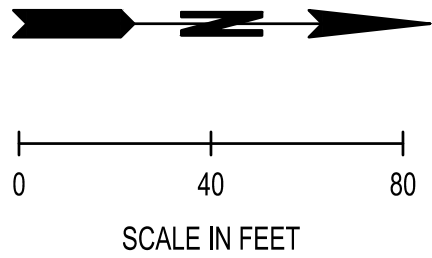
DRAWING NO:

EC-01

SHEET NO:

3 OF 7

SEC. 36, T 18N., R 2W., W.M.



SITE INFORMATION:

APPLICANT:
CAPITAL CITY DEVELOPMENTS, LLC
300 DESCHUTES WAY SW, SUITE 110
TUMWATER, WA 98501
PHONE:
CONTACT: SUKH SAMRA

SITE ADDRESS:
4410 HENDERSON BLVD SE
OLYMPIA, WA 98501

ENGINEER:
SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WASHINGTON 98516
PHONE: (360) 352-1465
CONTACT: AMY HEAD, PE

TRACT A (TRAIL)	0.36 ACRES (5.23%)
TOTAL LOT AREA:	6.41 ACRES
ROADWAY/PARKING AREA:	1.38 ACRES
TOTAL SITE AREA:	6.88 ACRES
TRACT A	0.36 ACRES
TOTAL SITE AREA:	6.88 ACRES
TOTAL PROJECT AREA LESS ROW AND OPEN SPACE:	6.41 ACRES
TOTAL NUMBER OF LOTS:	9
TAX PARCEL NUMBER:	12836210302
ZONING:	UV (URBAN VILLAGE)
ALLOWED DENSITY:	NOT APPLICABLE; ADDRESSED IN MASTER PLAN
DENSITY:	$\frac{86 \text{ UNITS}}{6.41 \text{ ACRES}} = 13.41 \text{ UNITS/ACRE}$
SMALLEST LOT SIZE:	8,839 SF
AVERAGE LOT SIZE:	34,924 SF
WATER:	CITY OF OLYMPIA
SEWER (GRAVITY, FORCEMAIN):	CITY OF OLYMPIA
POWER:	PUGET SOUND ENERGY
STORM DRAINAGE:	ON-SITE
BUILDING SETBACKS:	FRONT = 20' SIDE = 5' BACK = 15'
SCHOOL DISTRICT:	OLYMPIA
IMPERVIOUS AREA:	2.69 ACRES
PERVIOUS AREA:	3.94 ACRES

DATUM:
HORIZONTAL: WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91
VERTICAL: NAVD 88
BRASS DISC TOP OF CURB AT, S END OF RETURN SE CORNER
INTERSECTION OF HENDERSON BLVD AND MIDDLE ST. ELEVATION 193.28

LEGAL DESCRIPTION:
LOT 2 OF CITY OF OLYMPIA SHORT SUBDIVISION NO. 07-0241, AS RECORDED AUGUST 5, 2008, UNDER AUDITOR'S FILE NO 4028015:
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE S88° 21' 37" E, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 138.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, N40° 03' 53" W, A DISTANCE OF 22.01 FEET AND N00° 28' 16" E, A DISTANCE OF 64.44 FEET AND N27° 33' 58" E, A DISTANCE OF 25.28 FEET; THENCE N89° 55' 16" W, A DISTANCE OF 133.44 FEET TO THE EASTERLY MARGIN OF HENDERSON BOULEVARD SE; THENCE S02° 01' 52" W, ALONG SAID MARGIN, A DISTANCE OF 99.97 FEET TO THE POINT OF BEGINNING;
TOGETHER WITH AND SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD;
RECORDS OF THURSTON COUNTY, WASHINGTON.

REVISIONS	DATE	BY

SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
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SCALLIANCE.COM

PRELIMINARY PLAT MAP

PROJECT NAME:
BRIGGS VILLAGE - COPPER LEAF PHASE 2

Olympia, WA

SEAL:

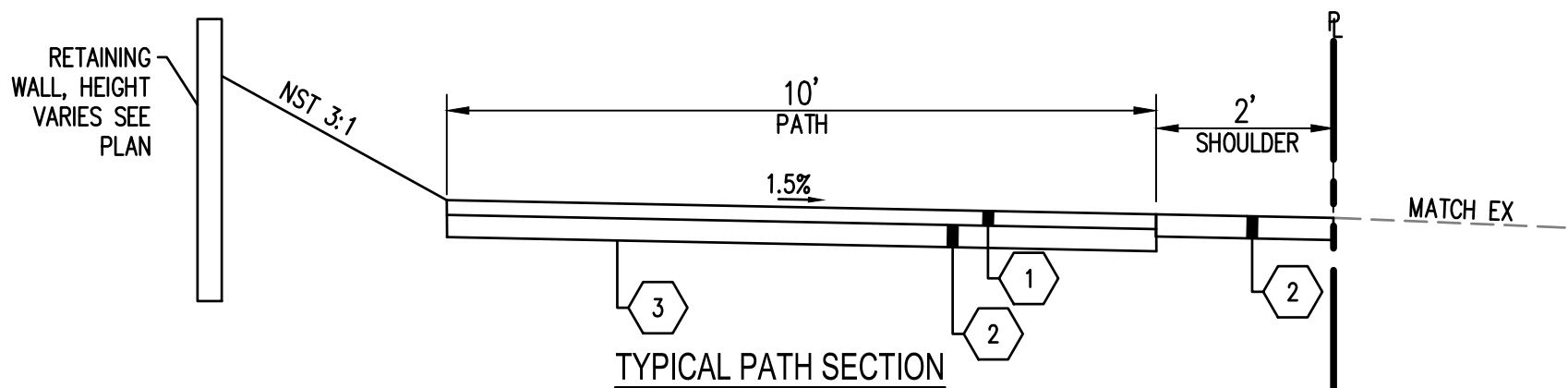
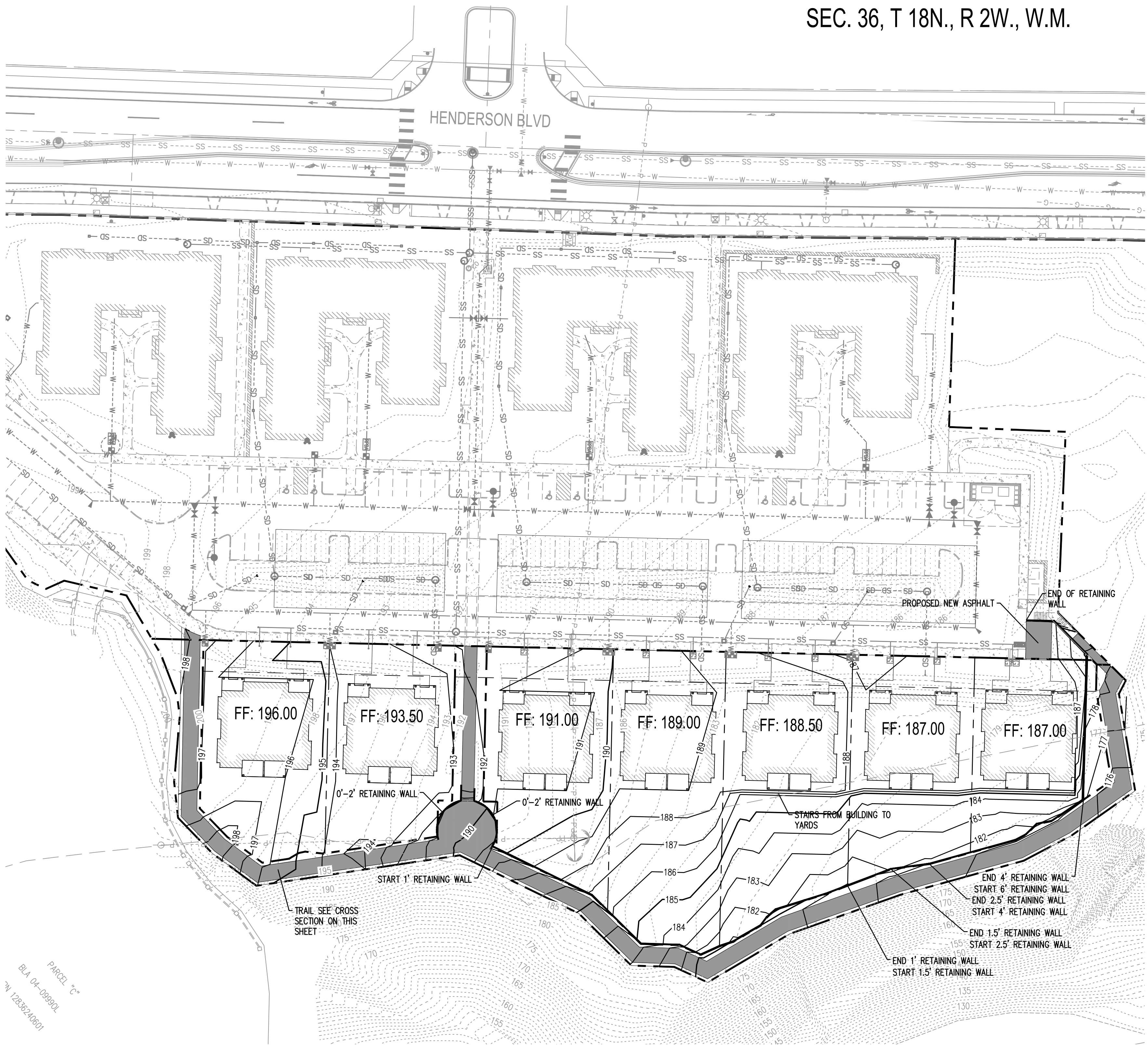
04/26/2019

DESIGNER:	M. DOBBS
DRAWN BY:	M. DOBBS
APPROVED BY:	A. HEAD
DATE:	APRIL, 2019
JOB NO:	1427.05
DRAWING FILE NO:	1427.05 SP-01
DRAWING NO:	SP-01
SHEET NO:	4 OF 7

CALL BEFORE YOU DIG

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SEC. 36, T 18N., R 2W., W.M.

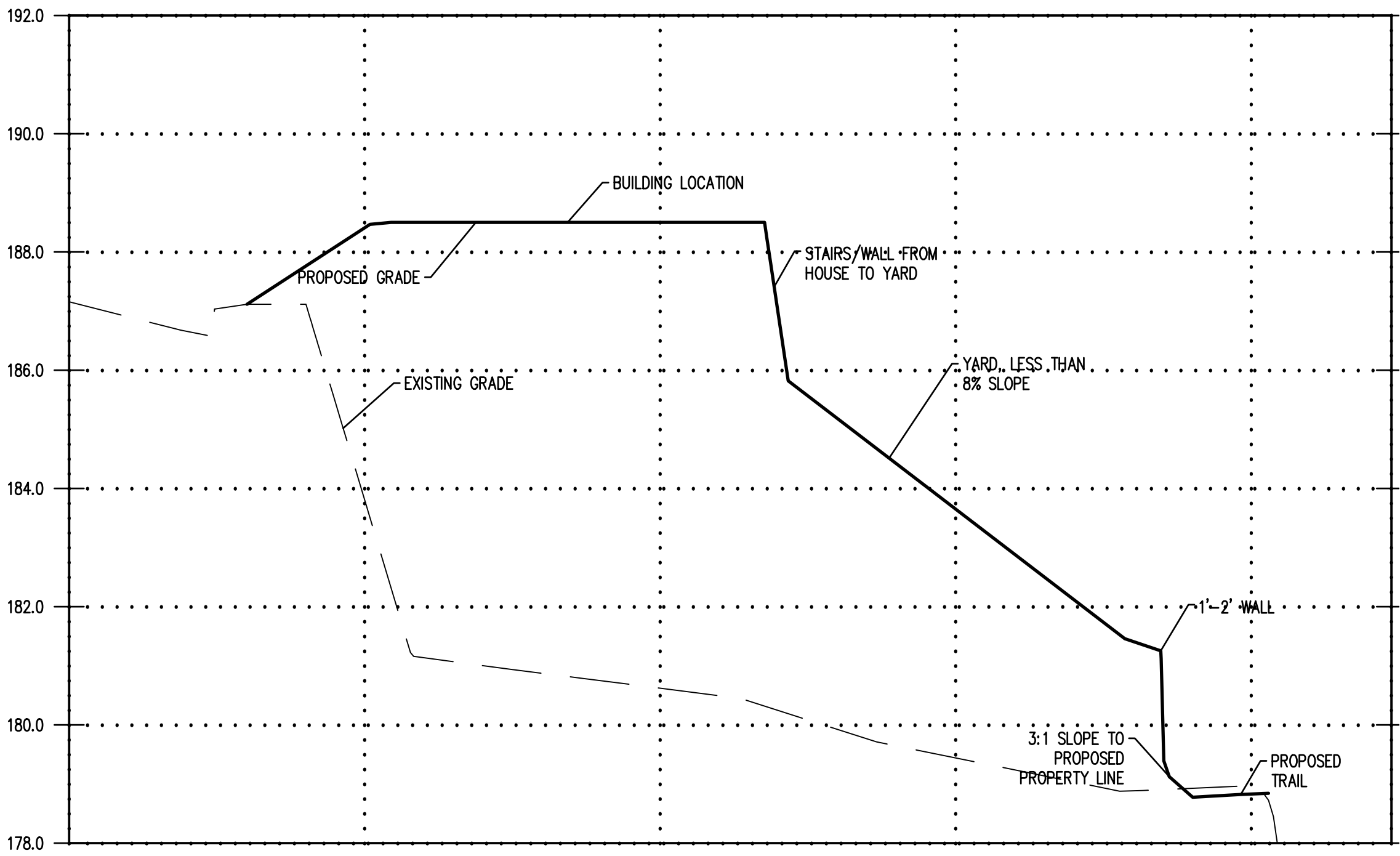


ROADWAY SECTION KEY NOTES:

- 1 0.17' COMMERCIAL HMA
- 2 0.25' CRUSHED SURFACING TOP COURSE (CSTC)
- 3 COMPACT SUBGRADE TO 95% MODIFIED PROCTOR (TYP.)

NOTES:

- 1. ALL SURFACING AND PAVING DEPTHS ARE COMPACTED DEPTHS
- 2. NST = NO STEEPER THAN



TYPICAL LOT LAYOUT

CALL BEFORE YOU DIG

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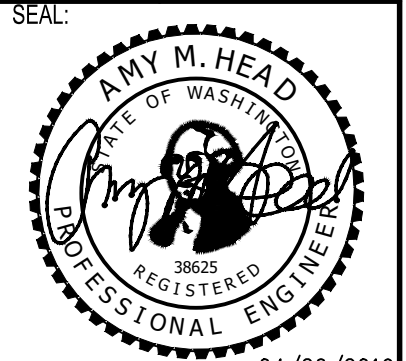
REVISIONS	DATE	BY



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P: 360-352-1465 F: 360-352-1509
SCJALLIANCE.COM

SHEET TITLE:	GRADING, PAVING AND UTILITY PLAN
PROJECT NAME:	BRIGGS VILLAGE - COPPER LEAF PHASE 2
LOCATION:	OLYMPIA, WA

SEAL:


DESIGNER:	M. DOBBS
DRAWN BY:	M. DOBBS
APPROVED BY:	A. HEAD
DATE:	APRIL, 2019
JOB NO:	1427.05
DRAWING FILE NO:	1427.05 CG-01
DRAWING NO:	CG-01
SHEET NO:	5 OF 7