

PROJECT INFORMATION:

DEVELOPER/OWNER:
GEN ONE PROPERTIES, LLC
CONTACT: KEVIN & COURTNEY WELCH
855 TROSPER RD. SW
TUMWATER, WA 98512
PH: 360.226.4836
EMAIL: genonepropertiesllc@gmail.com

CIVIL ENGINEER/PRIMARY CONTACT:

PATRICK HARRON & ASSOCIATES, LLC
CONTACT: CHRIS CRAMER, P.E.
8270 28TH CT, STE 201
LACEY, WA 98516
PH: 360.459.1102
EMAIL: chris@patrickharron.com

SURVEYOR:

A-LINE SURVEYING, LLC
CONTACT: DALE B. DREWRY, PLS
10220 OLD HIGHWAY 99,
OLYMPIA WA 98501
PH: 360.570.0051
EMAIL: alinelandsurveying@gmail.com

SITE ADDRESSES

PARCEL #: 18820230403

ADDRESS: 1718 A -1730 D ELIZABETH ST. SE
OLYMPIA, WA 98501

SEC. 19, TOWNSHIP 18 N, RANGE 1 W, W.M.

PARCEL AREA: 47,564 SF (1.09 AC)

PROPOSED USE: RESIDENTIAL

ZONING: RM-24, RESIDENTIAL MULTIFAMILY

WATER PROVIDER: CITY OF OLYMPIA

SEWER PROVIDER: CITY OF OLYMPIA

DESCRIPTION:

THE SOUTH 237.8 FEET OF THE WEST 230 FEET OF LOT
2, SECTION 20, TOWNSHIP 18 NORTH; RANGE 1 WEST,
W.M., EXCEPT ELIZABETH AVENUE;

TOGETHER WITH AND SUBJECT TO EASEMENTS,
RESTRICTIONS AND RESERVATIONS OF RECORD.

SURVEYOR'S NOTES:

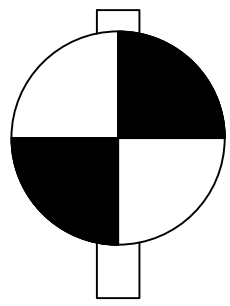
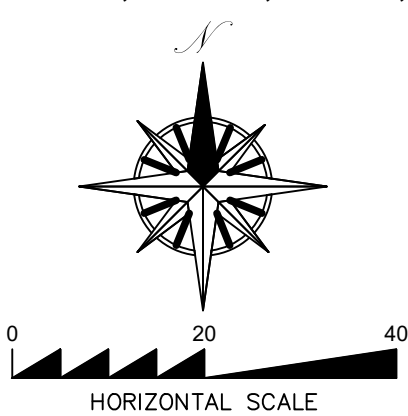
- THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY OF A PORTION OF THE EXISTING CONDITIONS FOUND IN APRIL 2017.
- UNDERGROUND UTILITY LOCATES WERE PROVIDED FOR THIS SURVEY BY MOUNTAIN VIEW LOCATE INC., APRIL 2017. ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN, MAY EXIST ON SITE. CALL 811 BEFORE YOU DIG.
- THIS DRAWING MAY NOT DEPICT ALL EASEMENTS OF RECORD THAT MAY AFFECT TITLE TO THE PROPERTY DESCRIBED HEREON.
- RIGHT OF WAY OF ELIZABETH AVENUE SE BASED ON CITY OF OLYMPIA.
- THE AREA BEHIND THE APARTMENT BUILDINGS WAS NOT SURVEYED, ACCESS IS LIMITED DUE TO FENCES.
- 10' WIDE EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT CO. RECORDED MARCH 26, 1979, UNDER AUDITOR'S FILE NO. 1071614, DOES NOT FIT LOCATION OF EXISTING UTILITIES.
- THE AREA OF THE PROPERTY DESCRIBED HEREON EQUALS 1.09 ACRES (47,564 S.F.)
- THE EXISTING BUILDINGS SHOWN HEREON WERE MEASURED AT GROUND LEVEL. UNDERGROUND FOOTINGS MAY EXTEND BEYOND BUILDING LINE DEPICTED HEREON.
- 20' WIDE EASEMENT FOR ROADWAY PURPOSES RESERVED BY HARRY C. RUSSELL, AS RECORDED NOVEMBER 17, 1955 UNDER AUDITOR'S FILE NO. 554313. ALSO, 20' WIDE EASEMENT FOR SANITARY SEWER AND APPURTENANCES, RECORDED MARCH 13, 1992, UNDER AUDITOR'S FILE NO. 9203130239.
- 20' WIDE EASEMENT FOR ROADWAY PURPOSES GRANTED TO PAUL H. AND DOROTHY H. NEWMAN, AS RECORDED NOVEMBER 17, 1995. AUDITOR'S FILE NO. 554313.

SURVEYOR REFERENCES:

- ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE. COMMITMENT NO. 160010233, DATED MARCH 1, 2017.
- SURVEY, AUDITOR'S FILE NO. 4368060.
- CITY OF OLYMPIA COORDINATE SYSTEM.

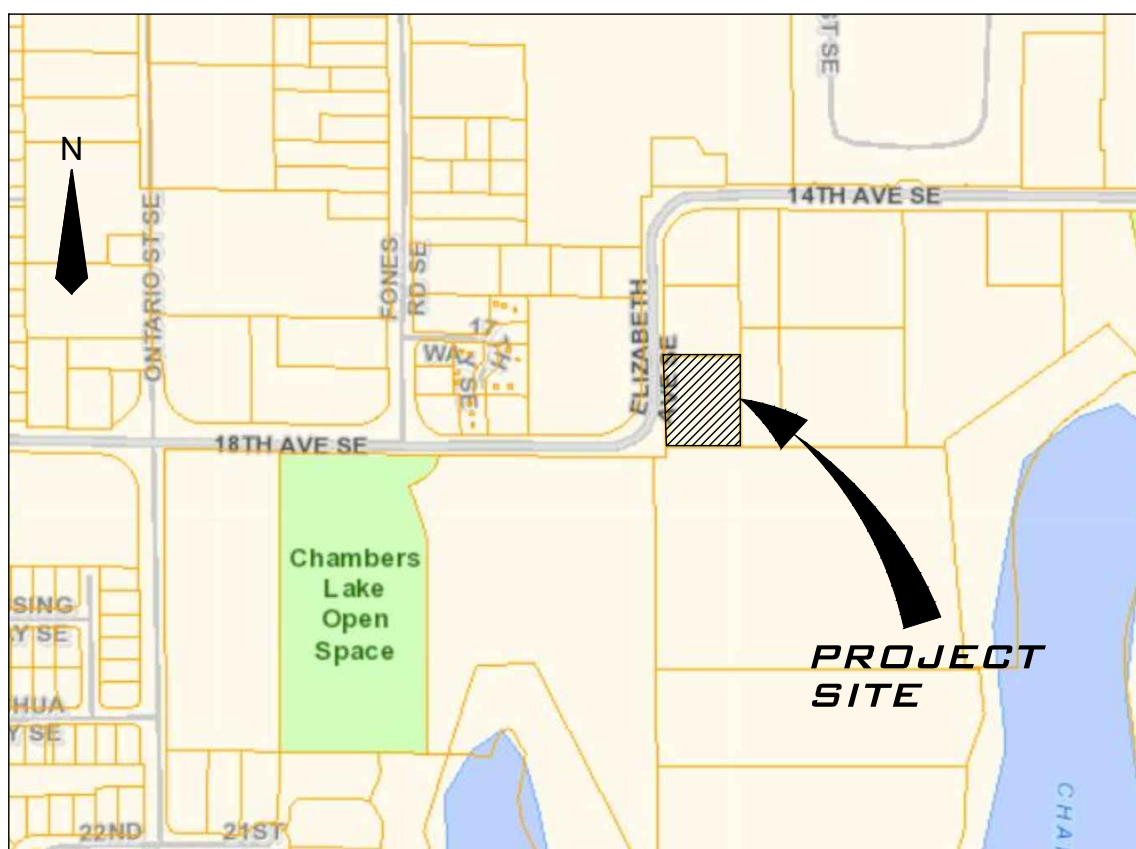
CHAMBERS LAKE TOWNHOMES

SEC 19, T 18 N, R 1 W, W. M.



VERTICAL DATUM

NAVD 88
CITY OF OLYMPIA
(HELD THURSTON COUNTY CONTROL POINT NO. 995,
QUARTER CORNER)
ELEV=206.31



VICINITY MAP

NTS

LEGEND

	PERMEABLE ASPHALT PAVEMENT
	CEMENT CONCRETE
	LANDSCAPE AREA
	WHEEL STOP

SHEET LIST

SHEET #	NAME	DESCRIPTION
1	SP-01	SITE PLAN
2	ER-01	TESC/REMOVAL PLAN
3	ER-02	TESC DETAILS
4	UT-01	UTILITY PLAN

AREAS CALCULATIONS

DESCRIPTION	AREA (SF)
PROJECT PARCEL AREA	47,564
PERVIOUS PAVEMENT	13,293
EX CONCRETE	103
EX BUILDINGS	5,876
TOTAL EX IMPERVIOUS	5,979
PROPOSED CONC. WALK	2,667
PROPOSED CONC. TRASH ENCLOSURE	202
PROPOSED BUILDINGS	4,520
TOTAL PROPOSED IMPERVIOUS	7,389
LANDSCAPE AREA	20,903
GROSS FLOOR AREA	7,812

PARKING STALL COUNT

ADA STALLS:	2
STANDARD STALLS:	32
TOTAL:	34

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.

CITY OF OLYMPIA - LAND USE

SITE PLAN

PATRICK
HARRON
& ASSOCIATES, LLC
Civil Engineering & Planning
8270 28th Court NE, Suite 201, Lacey, WA 98516
Phone: 360.459.1102 / Fax: 360.459.1013
Web: patrickharron.com

PROJ. NO.

17502

DESIGN BY:

CMC

DRAWN BY:

DAW

CHECK BY:

CMC

CHAMBERS LAKE
TOWNHOMES

GEN ONE PROPERTIES, LLC
855 TROSPER RD SW, # 108-157
TUMWATER, WA 98512

DATE:

9/24/19

SCALE:

AS SHOWN

DRAWING NO.

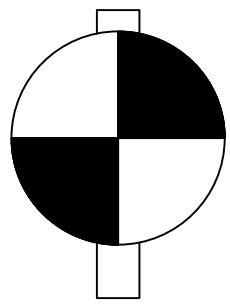
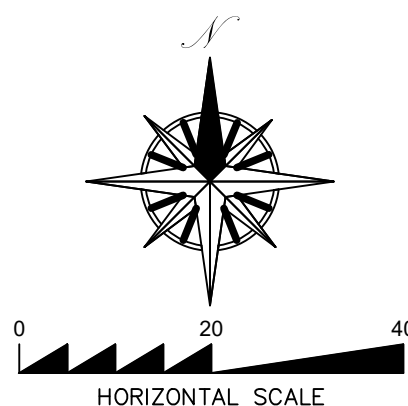
SP-01

1 OF 4

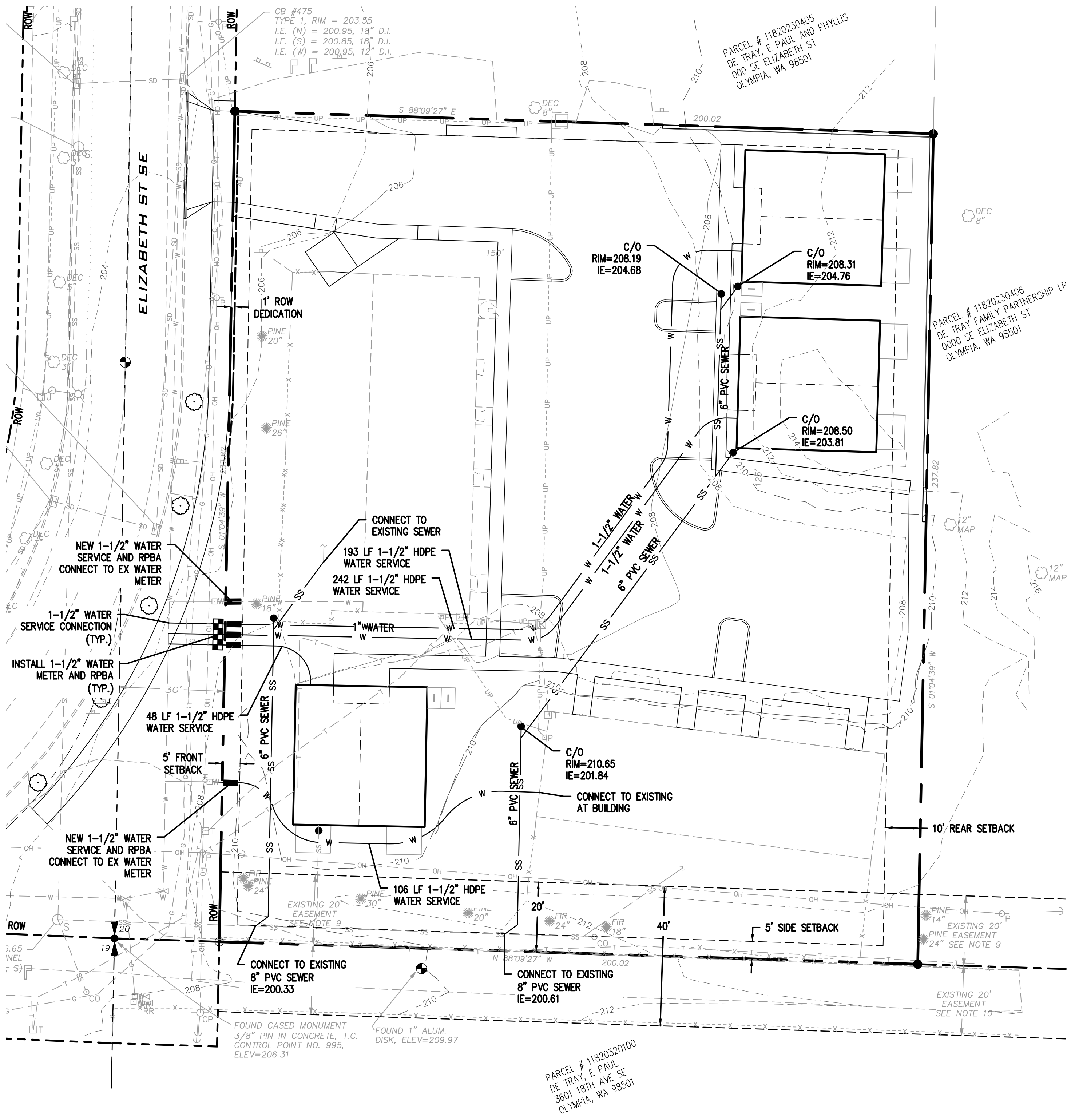
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CHAMBERS LAKE TOWNHOMES

SEC 19, T 18 N, R 1 W, W. M.



VERTICAL DATUM
NAVD 88
CITY OF OLYMPIA
(HELD THURSTON COUNTY CONTROL POINT NO. 995,
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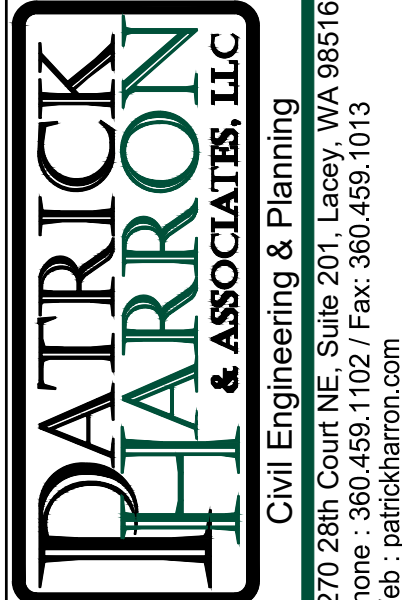
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DATE	DESCRIPTION	BY



CITY OF OLYMPIA - LAND USE
UTILITY PLAN



PROJ. NO.	17502	DSN. BY:	CMC
DWN. BY:	DAW	CHK. BY:	CMC

CHAMBERS LAKE
TOWNHOMES
GEN ONE PROPERTIES, LLC
865 TROSPER RD SW, # 108-157
TUMWATER, WA 98512

DATE:	9/24/19
SCALE:	AS SHOWN
DRAWING NO.	UT-01
	4 OF 4