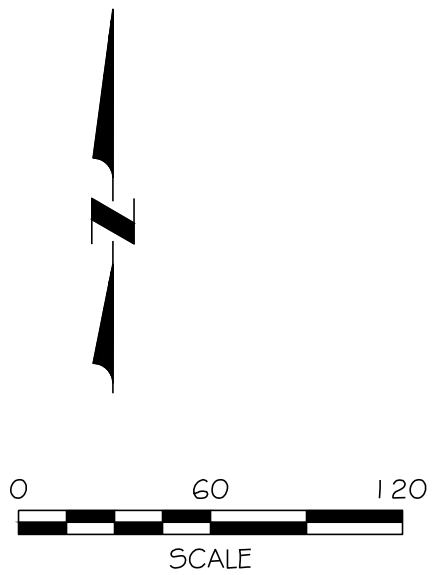


SECTION 17, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.



PRELIMINARY HARD SURFACE AREA		
	SQ. FT.	ACRES
ROADWAY/PARKING	96,350	2.212
ROOF	111,920	2.569
PATIO	9,360	0.215
SIDEWALK/PATHWAY	21,680	0.498
TOTAL	239,310	5.494

PRESUBMISSION CONFERENCE

DESIGNED BY
BEE

CHECKED BY
BEE

DRAWN BY
FC/BEE

DATE
03-04-2020

JOB NO.
10182000022

APPROVED BY
BEE

Olympia Cottage Rentals
For Evergreen Housing Development Group
Olympia, Washington

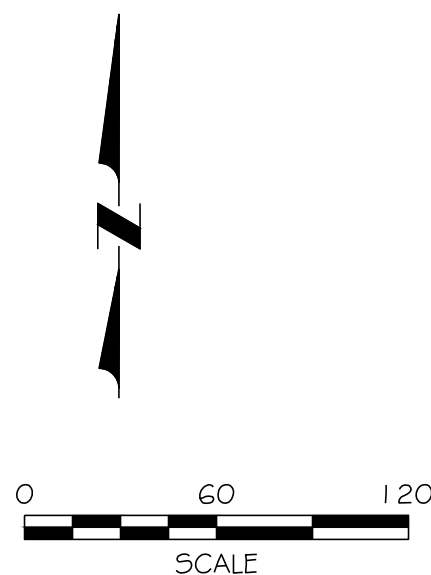
**PRELIMINARY CIVIL SITE PLAN
PAVING/CIRCULATION PLAN**

DRAWING
C1
SHEET 1 OF 3

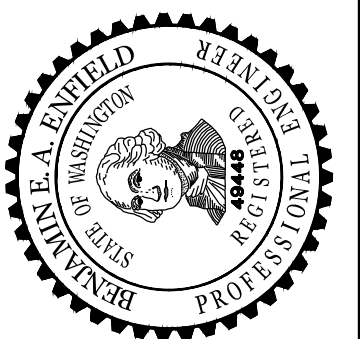
CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

kpff
613 Woodland Square Loop,
Lacey, WA 98503
360.292.7230
www.kpff.com

NO	DATE	BY	CHKD	APPR	REVISION



FILE: I:\2020\10182000022 - Olympia Cottage Rentals\CADD\DWG\Exhibits\Site Plan_PreSub

[illegible]

kpf
612 Woodland Square Loop,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpf.com

CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG

DRAWN BY FC/BEE	DESIGNED BY BEE
CHECKED BY BEE	APPROVED BY BEE
DATE 03-04-2020	
JOB NO: 10182000022	

Olympia Cottage Rentals
For Evergreen Housing Development Group
Olympia, Washington

**PRELIMINARY CIVIL SITE PLAN
WATER & SEWER**

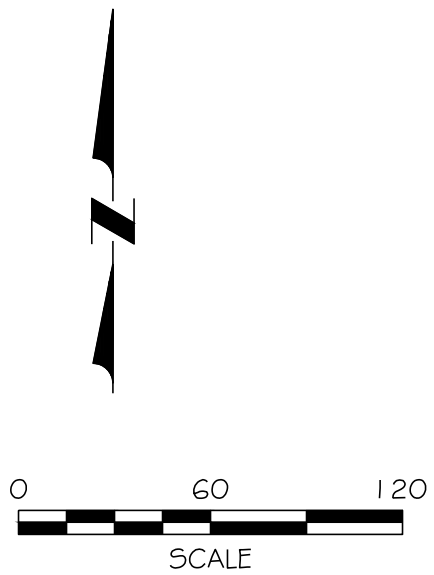
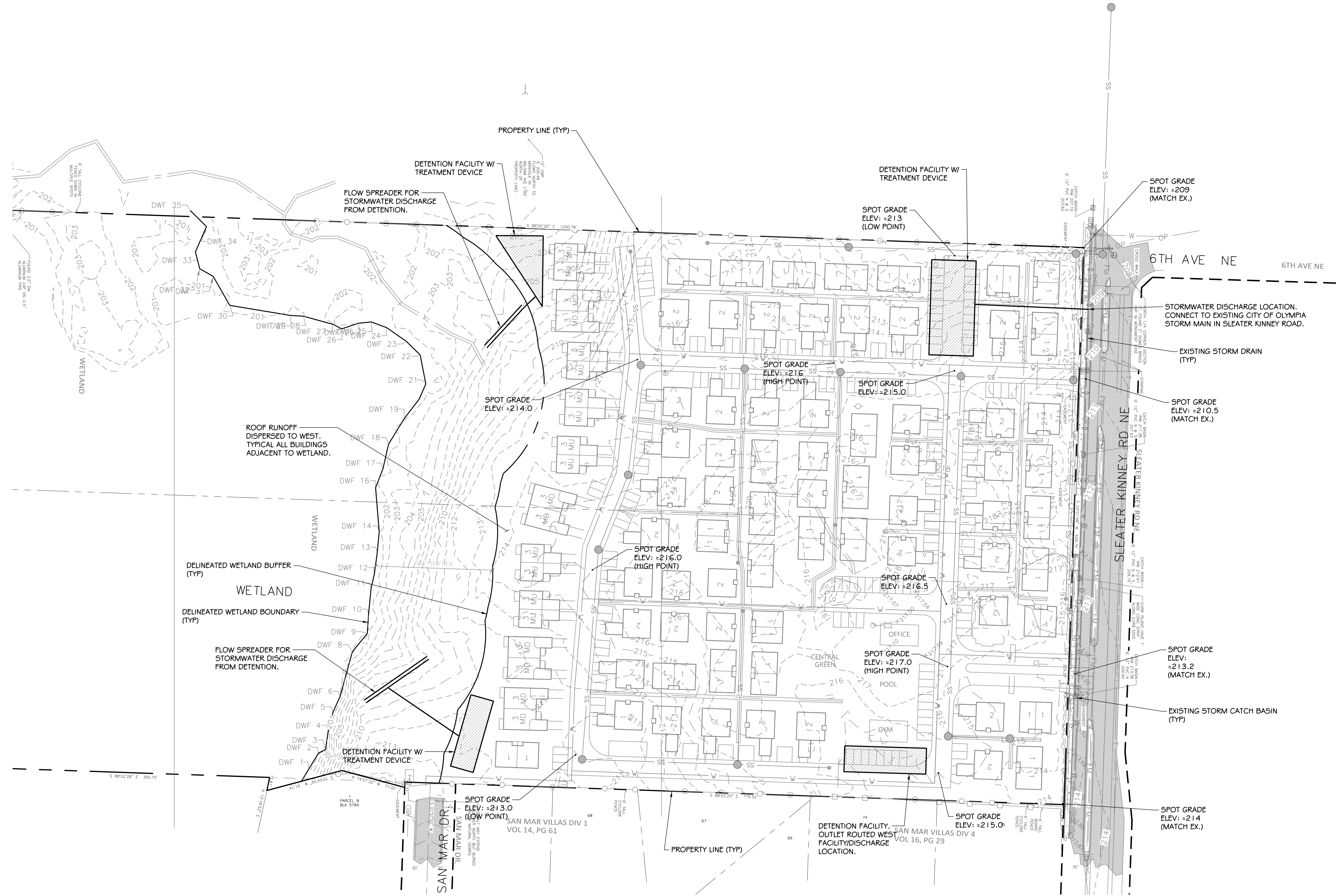
DRAWING

C2

SHEET 2 OF 3

FILE: I:\2020\10182000022 - Olympia Cottage Rentals\CADD\DWG\Exhibits\Site Plan_Presub.dwg PLOTTED BY: BenE PLOTTED: Mar 04, 2020 - 16:56:36

SECTION 17, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.



NOTE: STORM FACILITIES SHOWN ARE CONCEPTUAL IN NATURE AND PROVIDED FOR GENERAL PROJECT DISCUSSION. ULTIMATE FACILITY SIZE, LOCATION, AND DETAILS TO BE CONFIRMED AFTER PRESUBMISSION MEETING.

PRESUBMISSION CONFERENCE

Olympia Cottage Rentals For Evergreen Housing Development Group Olympia, Washington		DESIGNED BY BEE		DATE 03-04-2020		JOB NO. 10182000022	
PRELIMINARY CIVIL SITE PLAN GRADING & DRAINAGE		CHECKED BY BEE		APPROVED BY BEE		DRAWING	
C3		NO		DATE		BY	
SHEET 3 OF 3		NO		DATE		BY	
REVISION		NO		DATE		BY	

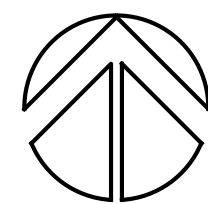
kpff
613 Woodland Square Loop
Lacey, WA 98503
360.292.7230
www.kpff.com

CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811



UNIT SUMMARY		
3-Bed 2-Story Master UP	12	
2-bed 1-story	41	
1-bed 1-story FULL KITCHEN	44	
1-Bed 1-story GALLEY	12	
3-Bed 2-Story Master DOWN	8	
Total Units	117	

PARKING SUMMARY		
Parking Stalls Required	234	
Standard Stalls	162	
Attached Garage Stalls	52	
Detached Garage Stalls	20	
Subtotal	234	2.00 Stalls / D.U.
Aprons	0	
Total Parking Stalls Provided	234	2.00 Stalls / D.U.



Olympia Site Plan

1" = 60'

H:\2005\2005 SITE PLAN.DWG

Olympia Cottage Rentals

A Cottage Housing Community

Olympia, Washington

Evergreen Housing Development Group

Olympia Site Plan

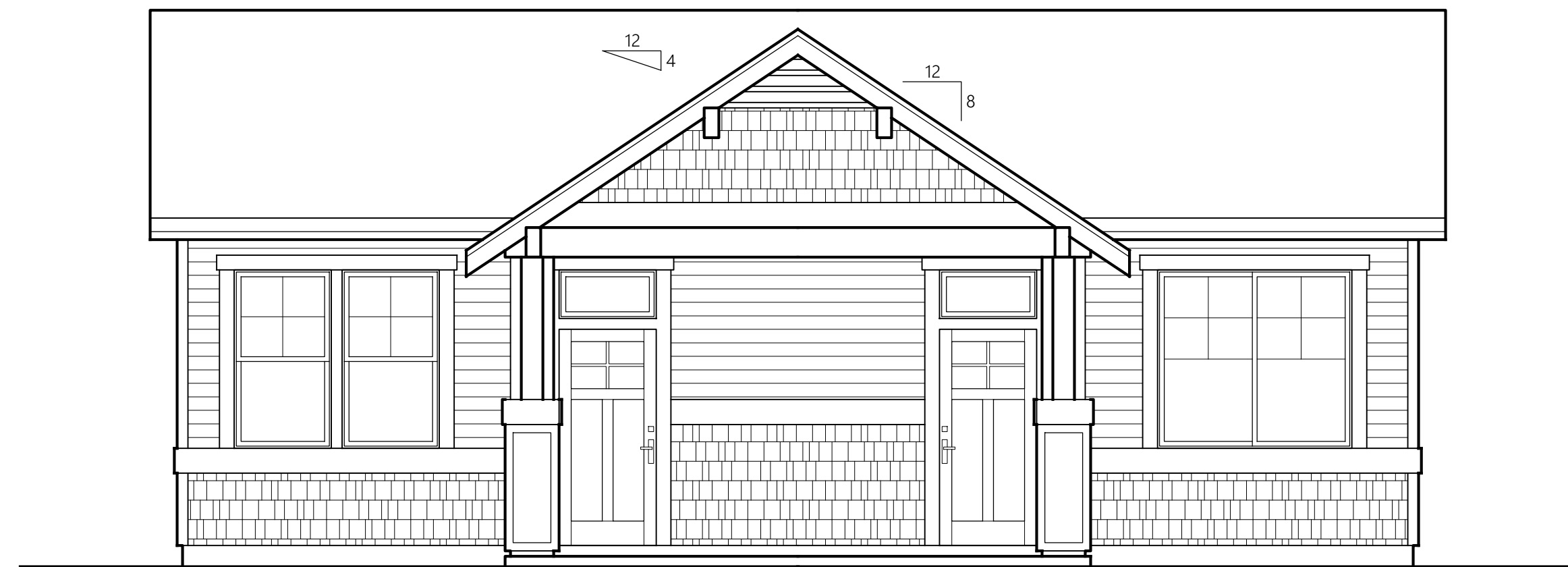
Cottage Rentals

Scale:	1:60	Drawn By:	APT	Date:	03-04-2020	Date Plotted:	3-4-20
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Sheet No.:

A1

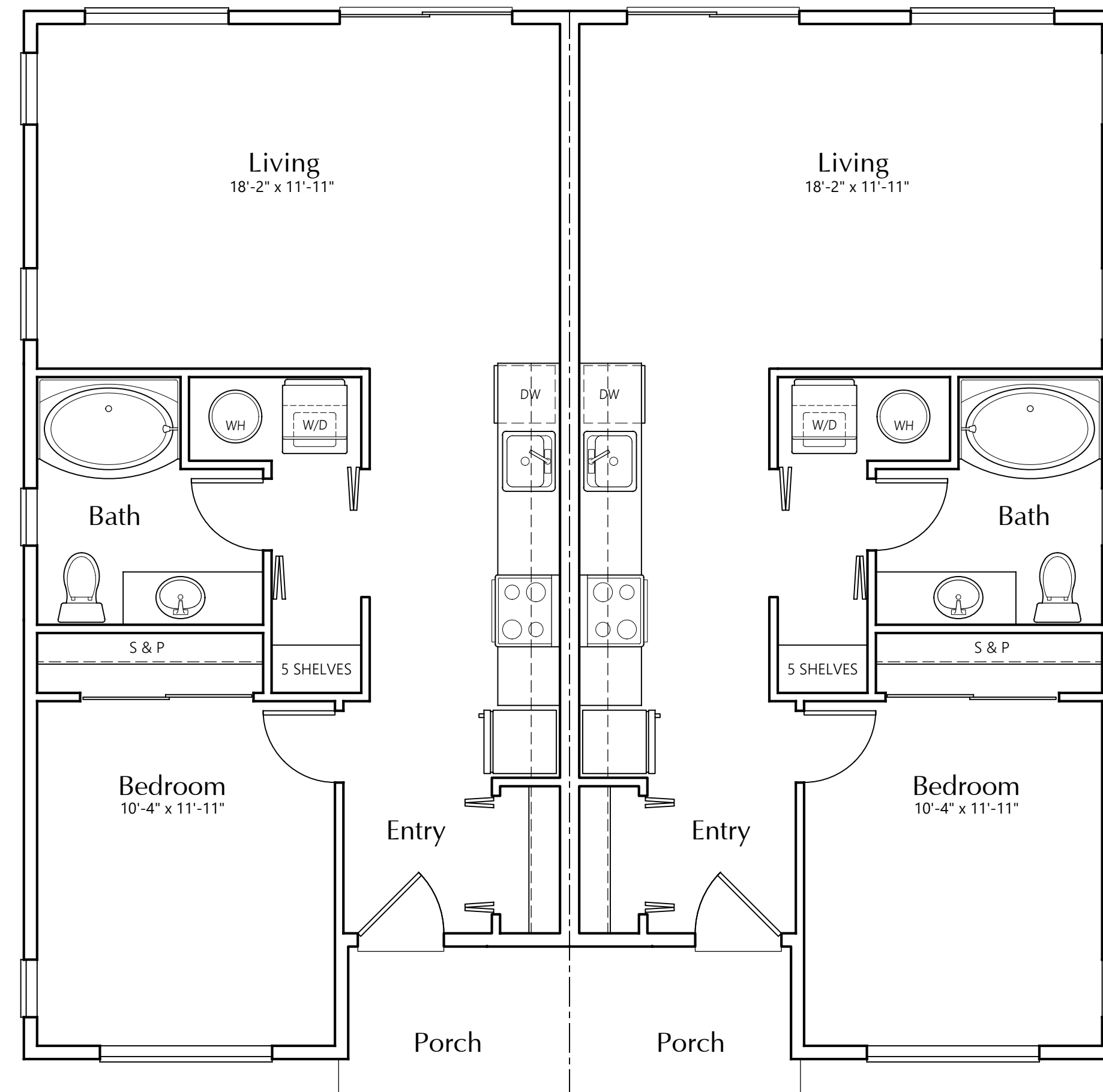
Job No.: **20-05**



1-Bed Galley

1/4" = 1'-0"

FRONT ELEVATION



1-Bed Galley

627 sf
FLOOR PLAN

1/4" = 1'-0"

Olympia Cottages

A village Development

Olympia, WA

Evergreen Housing Development Group

1-Bed 1-Bath Galley Kitchen (single plan option shown in duplex configuration)

Scale:
1/4" = 1'-0"

Drawn By:
APT/RG

Date:
03-03-2020

Date Plotted:
03-03-20

Sheet No.:

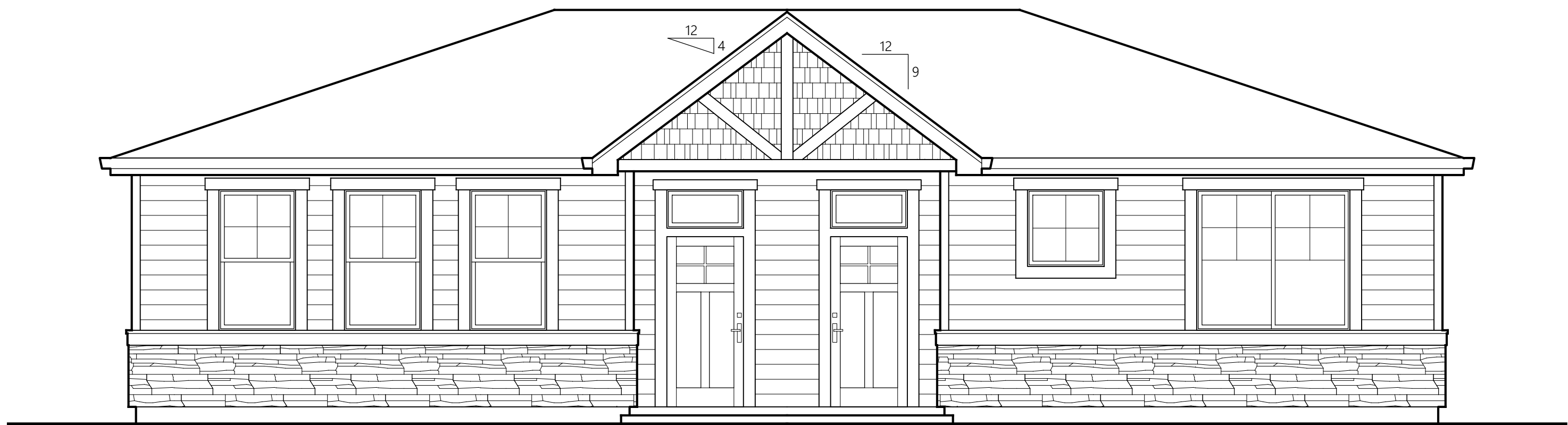
A2

Job No.:
20-02



Milbrandt Architects, Inc., P.S.

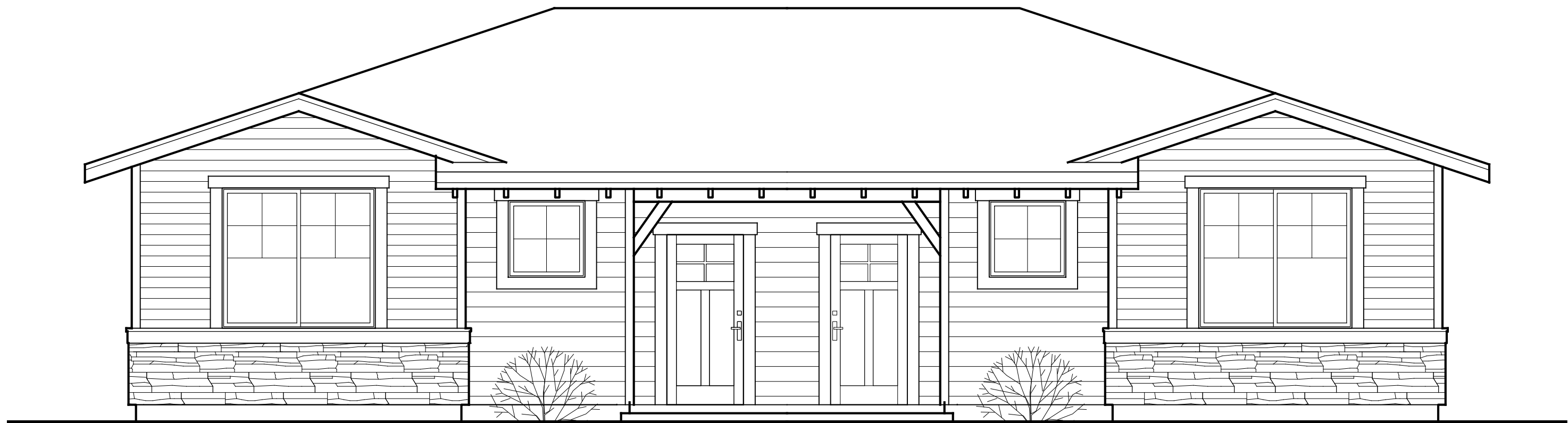
25 Central Way, Suite 210, Kirkland, Washington 98033 Phone: 425-454-7130 Fax: 425-658-1208 Website: <http://www.milbrandtarch.com>



1-Bed Full A

1/4" = 1'-0"

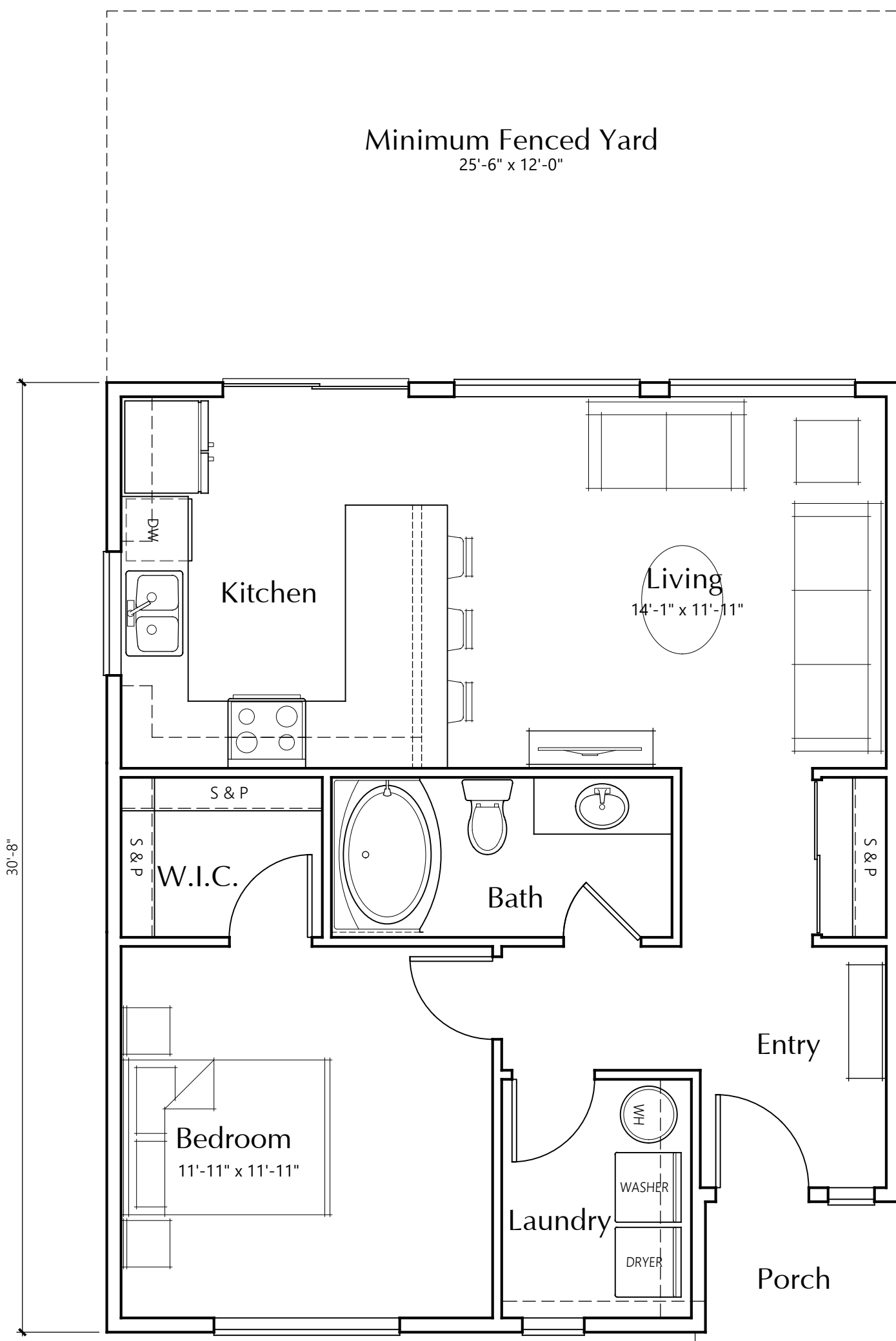
FRONT ELEVATION



1-Bed Full A

1/4" = 1'-0"

LAUNDRY MODULATION
FRONT ELEVATION



1-Bed Full A

1/4" = 1'-0"

717 sf
FLOOR PLAN

H:\2002\UNIT B.DWG



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Olympia Cottages

A village Development

Olympia, WA

Evergreen Housing Development Group

1-Bed 1-Bath Full Kitchen Plan

Scale: 1/4" = 1'-0"

Drawn By: APT/RG

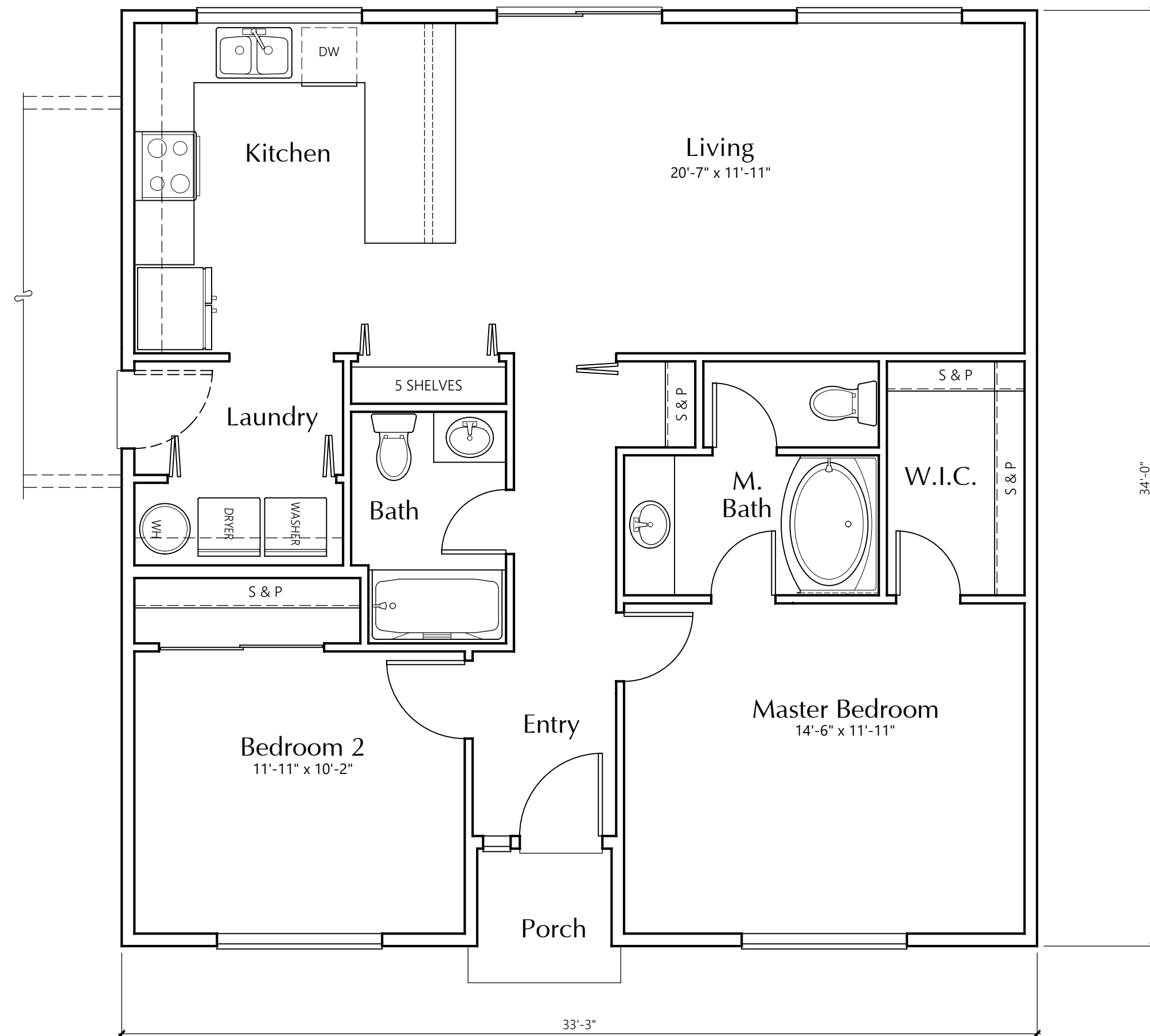
Date: 03-03-2020

Date Plotted: 03-03-2020

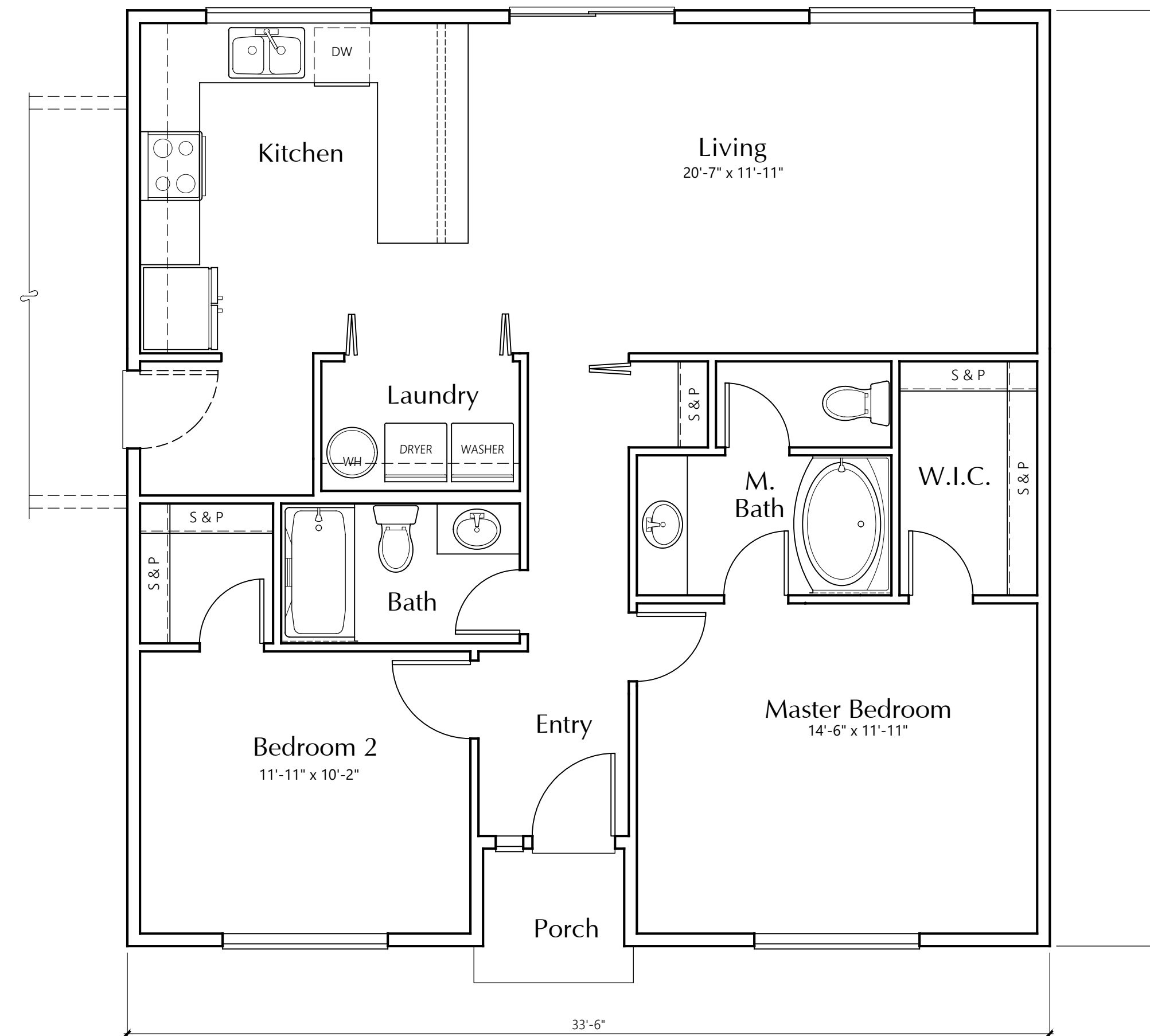
Sheet No.:

A3

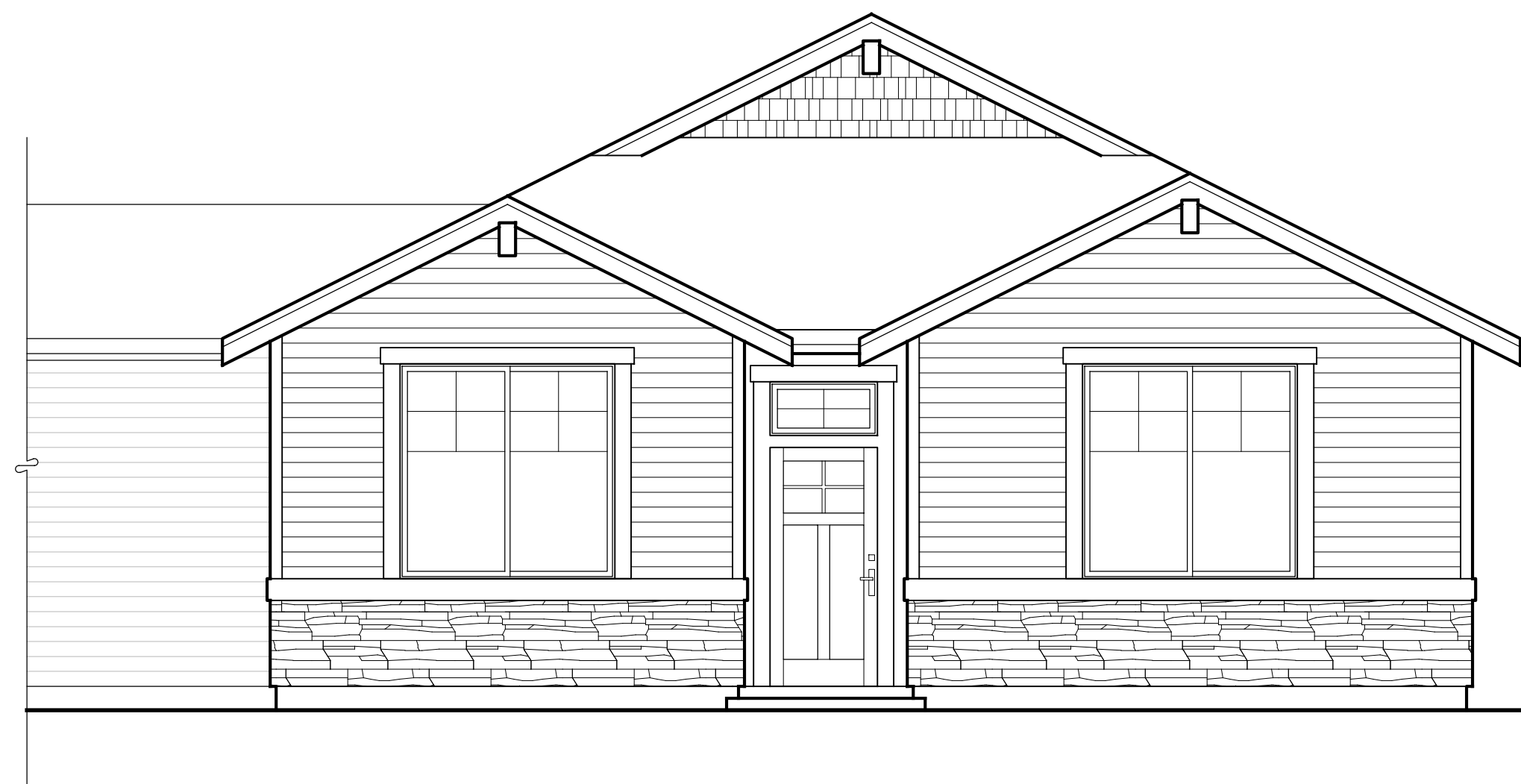
Job No.: 20-02



2-Bed w/ or w/o Garage OPTION A - 1049 sf
FLOOR PLAN
1/4" = 1'-0"



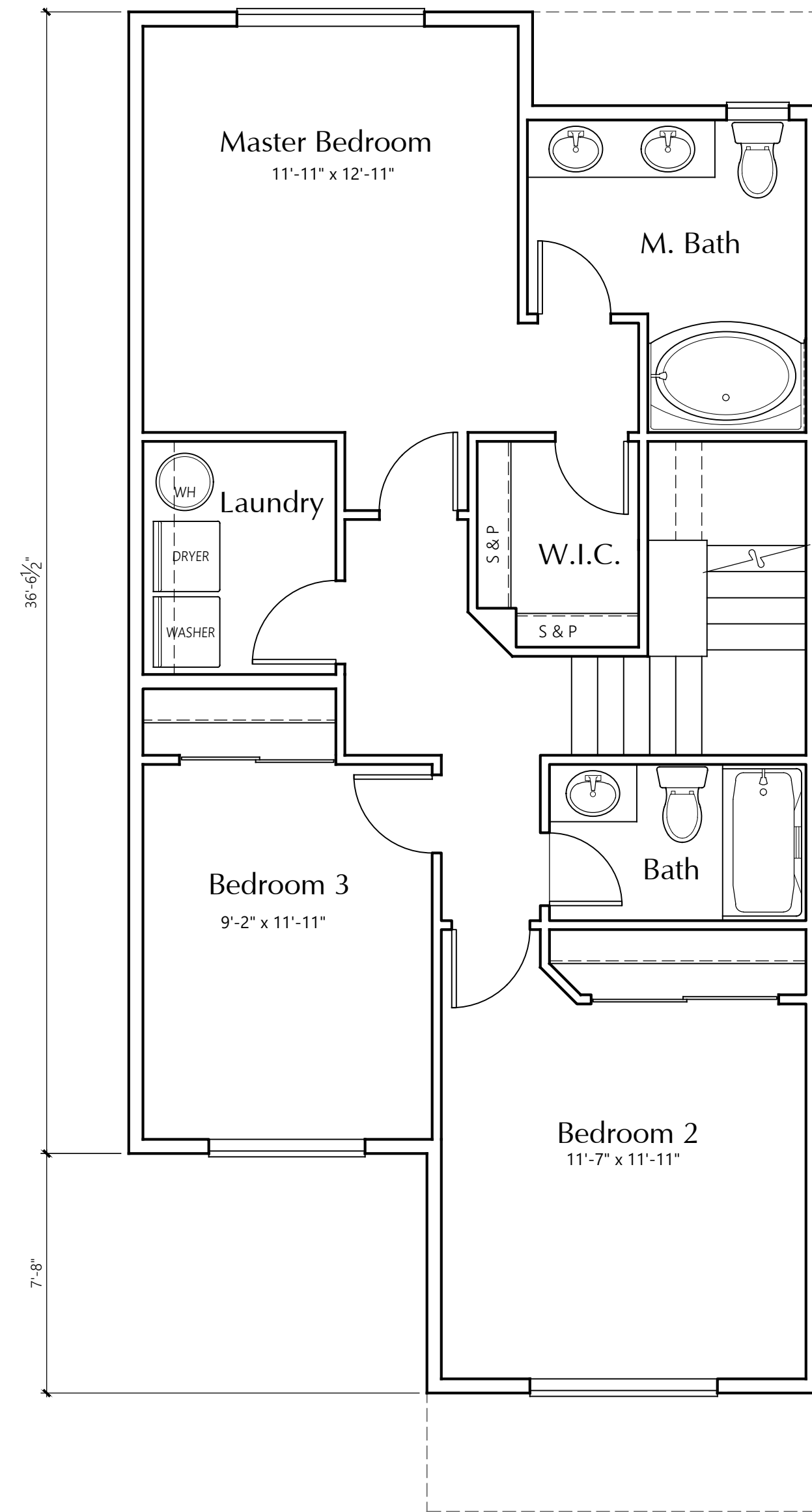
2-Bed w/ or w/o Garage OPTION B - 1056 sf
FLOOR PLAN
1/4" = 1'-0"



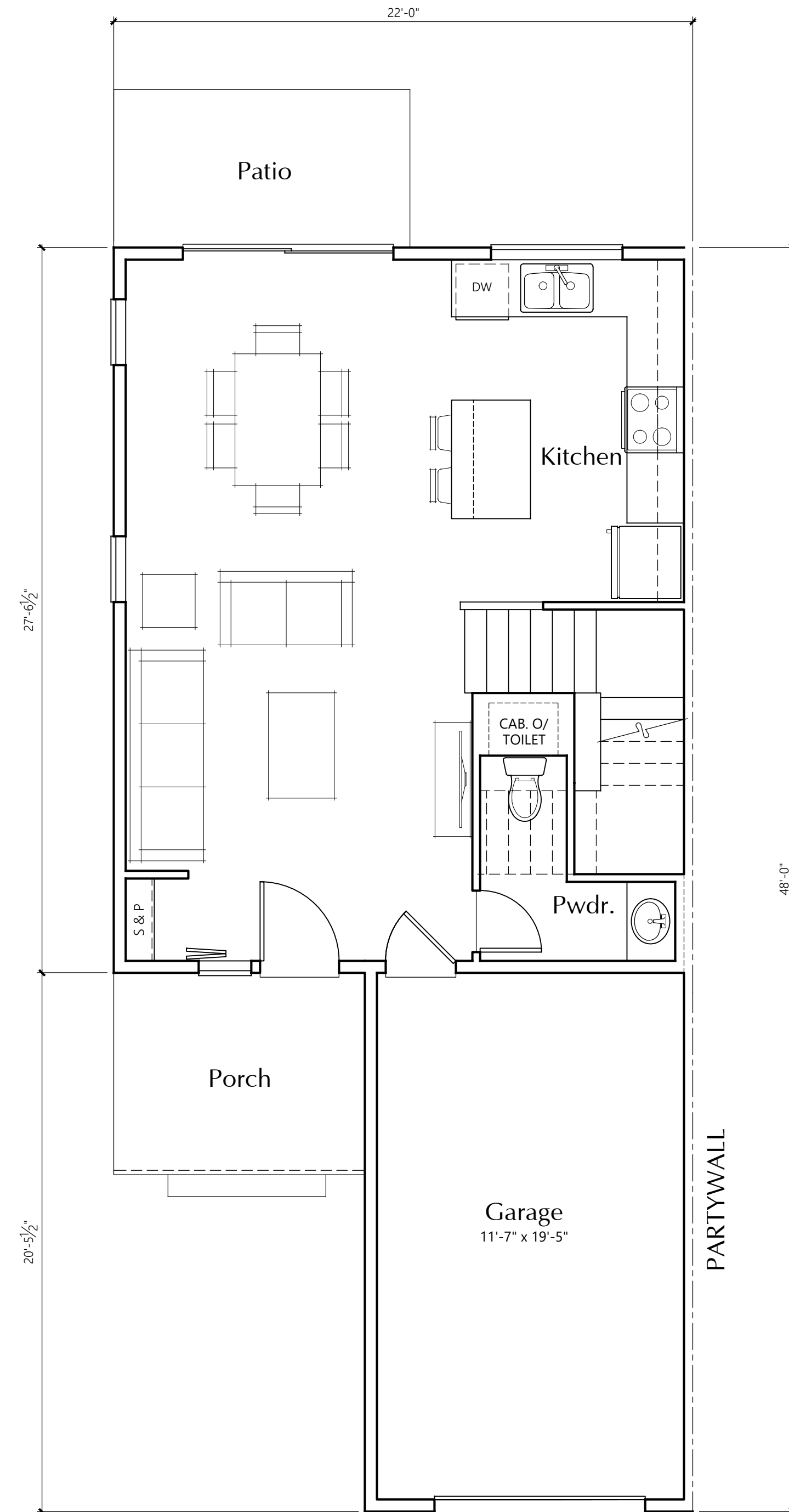
2-Bed w/ or w/o Garage OPTION 1
FRONT ELEVATION
1/4" = 1'-0"



2-Bed w/ or w/o Garage OPTION 2
FRONT ELEVATION
1/4" = 1'-0"



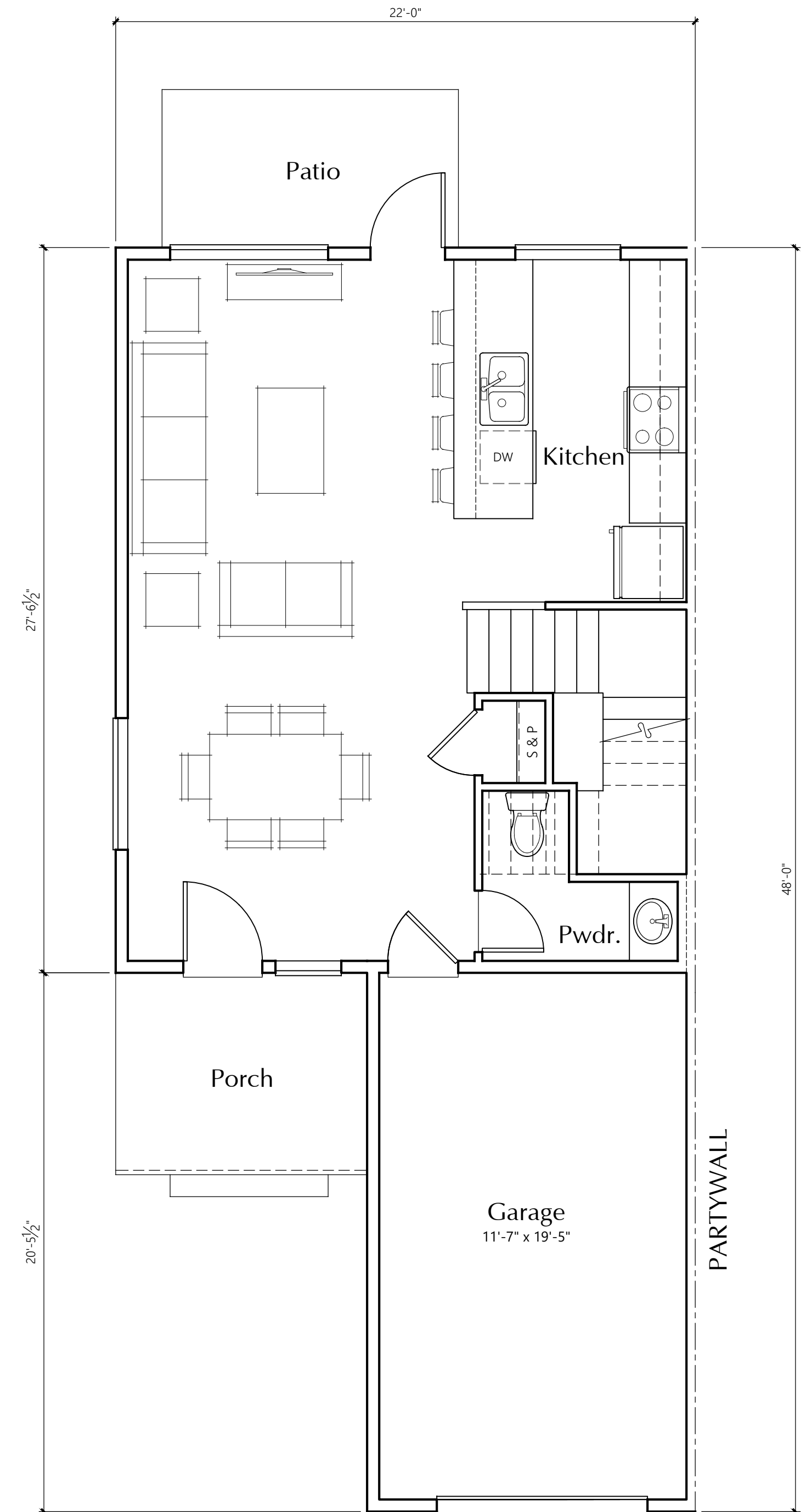
3-Bed Town MASTER UP
UPPER LEVEL PLAN
1/4" = 1'-0"



3-Bed Town MASTER UP OPTION 1
LOWER LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY	
	Heated SF Inside Face*
Second Floor	573
Third Floor	787
Total SF	1360

* Side of exterior walls to which area was measured



3-Bed Town MASTER UP OPTION 2
LOWER LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY	
	Heated SF Inside Face*
Second Floor	573
Third Floor	787
Total SF	1360

* Side of exterior walls to which area was measured



3-Bed Town
1/4" = 1'-0"

MASTER UP
FRONT ELEVATION

Olympia Cottages
A village Development
Olympia, WA

Evergreen Housing Development Group

3-Bed 2-Bath - Master UP
Front Elevation

Scale: 1/4" = 1'-0"	Drawn By: APT/RG	Date: 03-03-2020	Date Plotted: 03-03-2020
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Sheet No.:

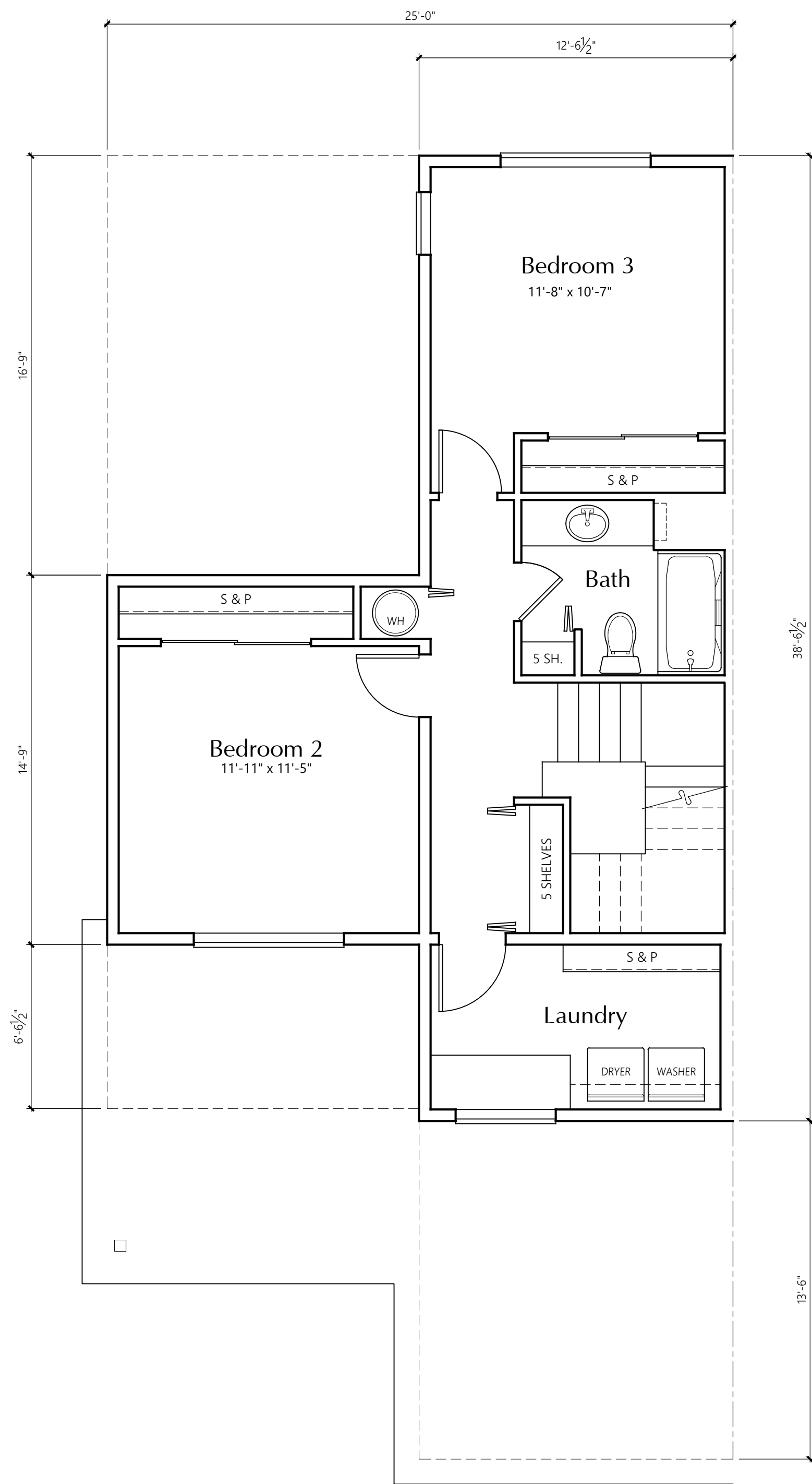
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Job No.:
20-02



Milbrandt Architects, Inc., P.S.

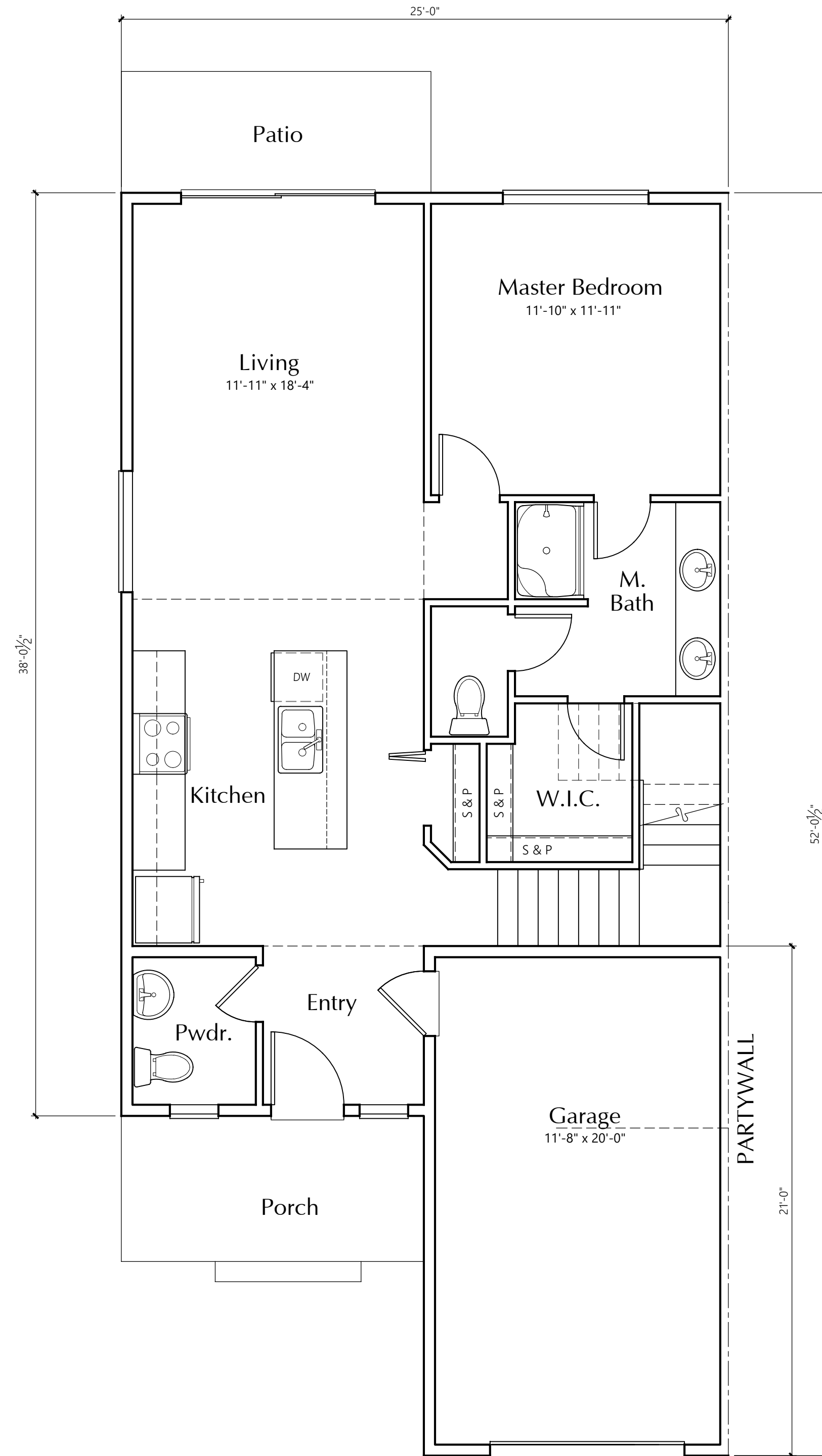
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3-Bed Town

MASTER DOWN OPTION 1
UPPER LEVEL PLAN

1/4" = 1'-0"



3-Bed Town

MASTER DOWN OPTION 1
LOWER LEVEL PLAN

1/4" = 1'-0"

AREA SUMMARY	
	Heated SF Inside Face*
First Floor	829
Second Floor	572
Total SF	1401

* Side of exterior walls to which
area was measured

Olympia Cottages

A village Development

Olympia, WA

Evergreen Housing Development Group

3-Bed 2-Bath - Paired Garage

2-Story Townhome unit
Floor Plans

Scale: 1/4" = 1'-0"

Drawn By: APT

Date: 03-03-2020

Date Plotted: 03-03-2020

Sheet No.:

A6

Job No.: 20-02



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3-Bed Town

1/4" = 1'-0"

MASTER DOWN OPTION 1
FRONT ELEVATION

Olympia Cottages

A village Development

Olympia, WA

Evergreen Housing Development Group

3-Bed 2-Bath - Paired Garage

2-Story Townhome unit
Front Elevation

Scale: 1/4" = 1'-0"

Drawn By: APT/RG

Date: 03-03-2020

Date Plotted: 03-03-2020

Sheet No.:

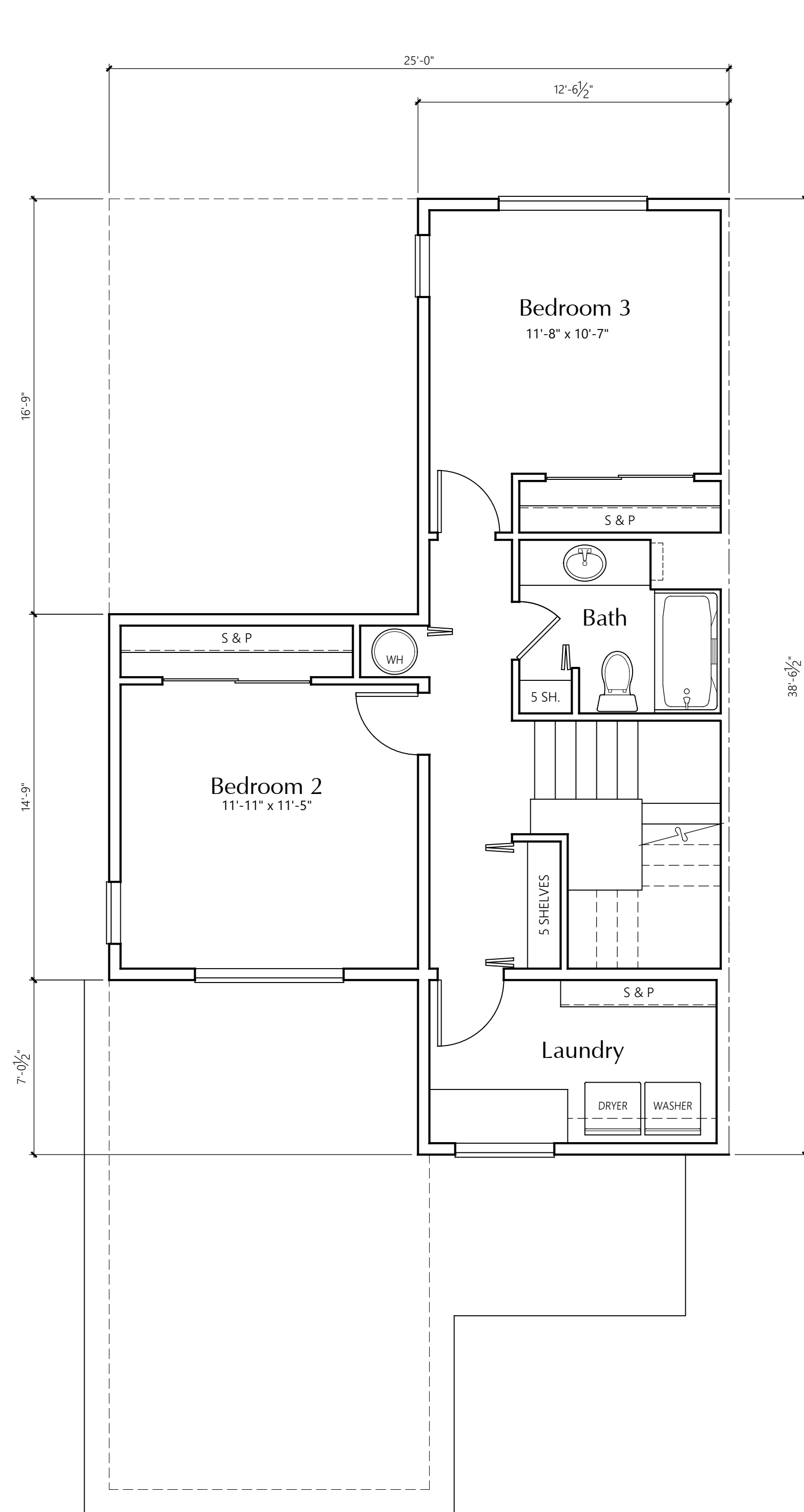
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Job No.: 20-02

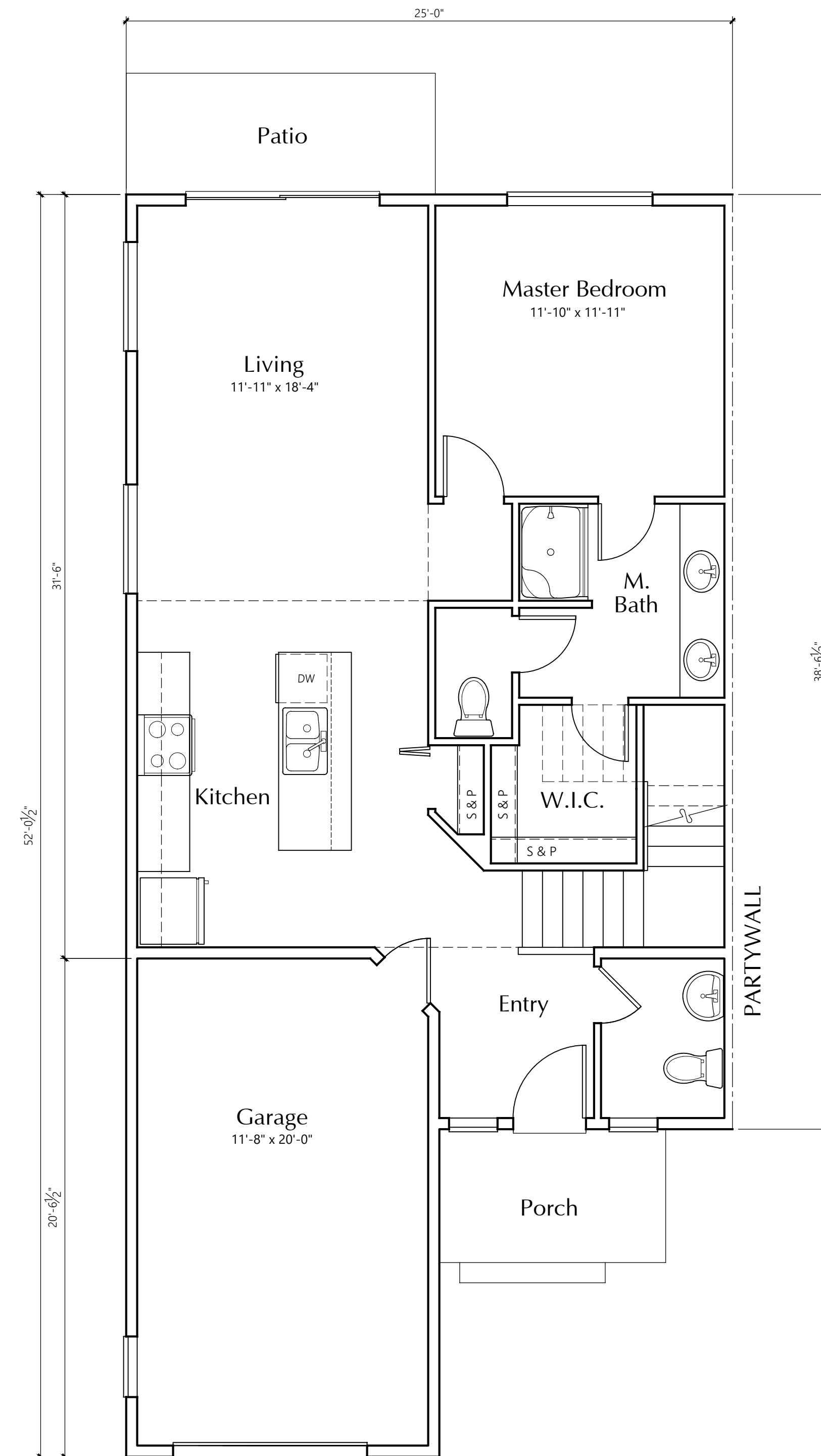


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3-Bed Town MASTER DOWN OPTION 5
UPPER LEVEL PLAN
1/4" = 1'-0"



3-Bed Town MASTER DOWN OPTION 5
LOWER LEVEL PLAN
1/4" = 1'-0"

AREA SUMMARY	
	Heated SF
	Inside Face*
First Floor	839
Second Floor	570
Total SF	1409

* Side of exterior walls to which area was measured

H:\2002\UNIT F.DWG



3-Bed Town
1/4" = 1'-0"

MASTER DOWN OPTION 5
FRONT ELEVATION

H:\2002\UNIT F.DWG



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Olympia Cottages

A village Development

Olympia, WA

Evergreen Housing Development Group

3-Bed 2-Bath - Split Garage
2-Story Townhome unit
Front Elevation

Scale: 1/4" = 1'-0"

Drawn By: APT/RG

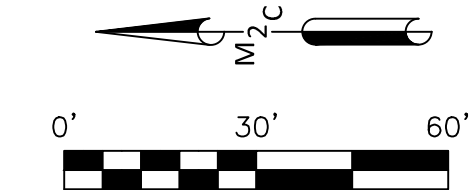
Date: 03-03-2020

Date Plotted: 03-03-2020

Sheet No.:

A7.1

Job No.: 20-02



NOTE
SEE SHEET TP-3 FOR LEGAL DESCRIPTION, LEGEND, DATUM AND SURVEY NOTES.

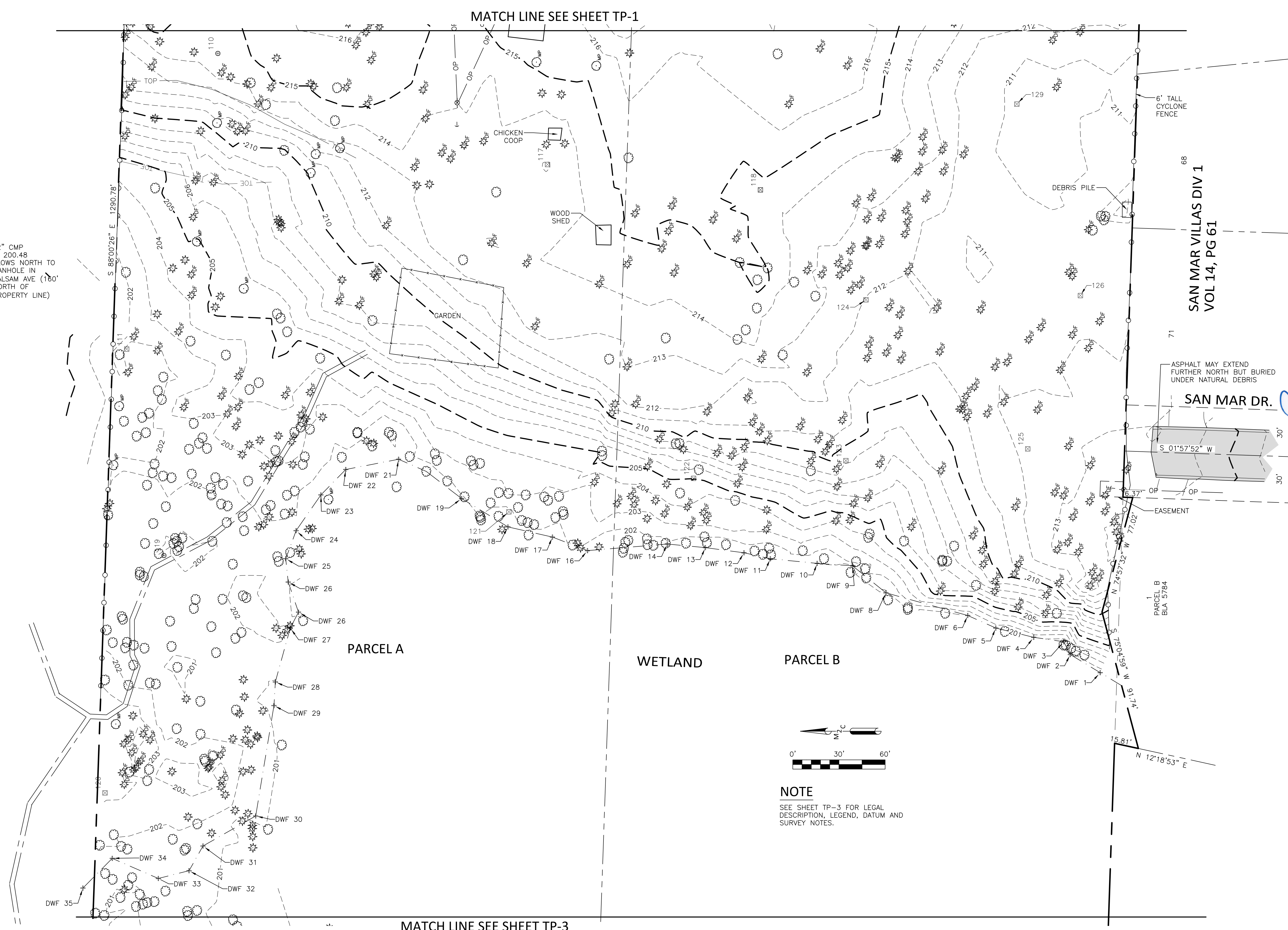
SHEET NAME:
TP-1

PROJECT NAME:
607 AND 709 SLEATER KINNEY RD NE
OLYMPIA, WA 98506
TOPOGRAPHIC SURVEY

CLIENT NAME:
GOLDEN ALON DEVELOPMENT CO. LLC

MTN 2 COAST
1506 FAIRVIEW ST SE
OLYMPIA, WA 98501
360.239.1497

DATE	5/16/2014
SCALE	1" = 30'
M2C PROJECT NO.	14-183
DRAWN	BEP
CHECKED	ELF
APPROVED	BEP



12" CMP
IE 200.48
FLOWS NORTH TO
MANHOLE IN
BALSAM AVE (180'
NORTH OF
PROPERTY LINE)

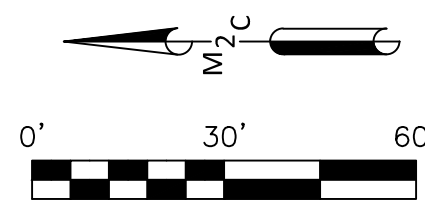
MATCH LINE SEE SHEET TP-1

PARCEL A

WETLAND

PARCEL B

MATCH LINE SEE SHEET TP-3



NOTE

SEE SHEET TP-3 FOR LEGAL
DESCRIPTION, LEGEND, DATUM AND
SURVEY NOTES.

SAN MAR VILLAS DIV 1
VOL 14, PG 61

SAN MAR DR.

S 01°57'52" W

EASEMENT

PARCEL B
BLA 5784

SHEET NAME:
TP-2

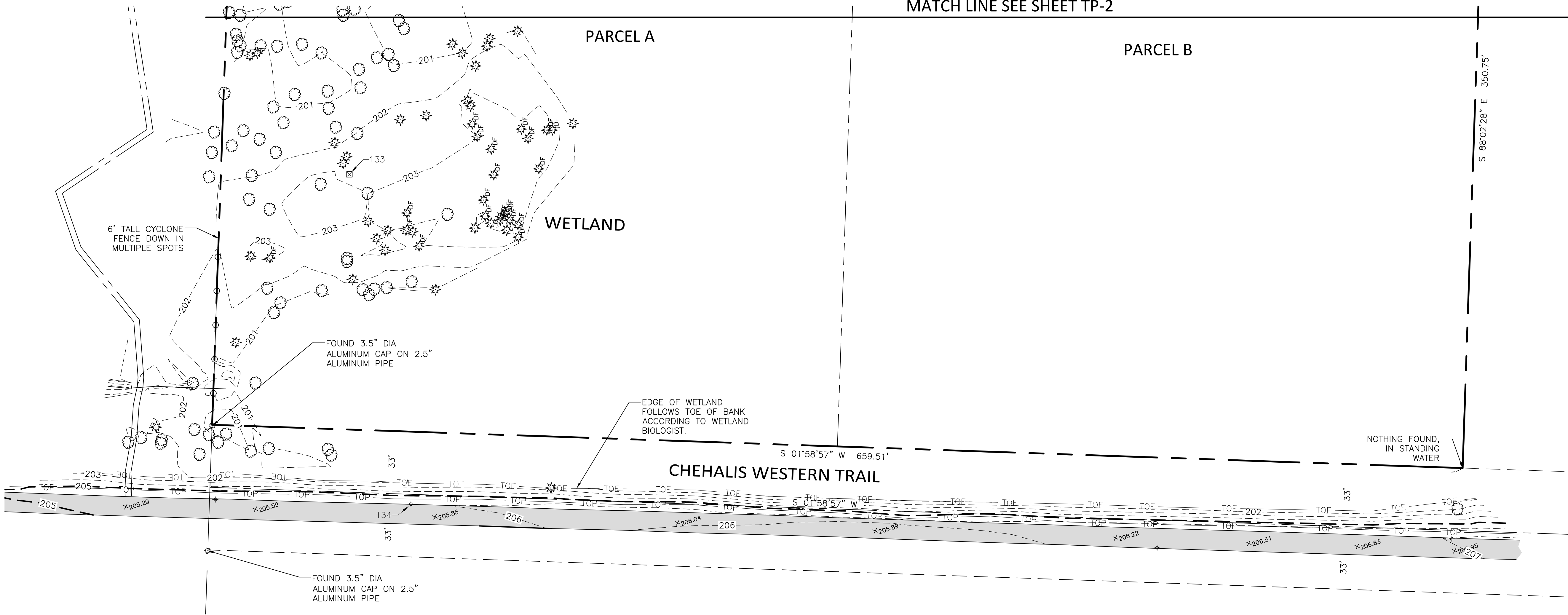
SHEET NO. 1 OF 3

PROJECT NAME:
607 AND 709 SLEATER KINNEY RD NE
OLYMPIA, WA 98506
TOPOGRAPHIC SURVEY

CLIENT NAME:
GOLDEN ALON DEVELOPMENT CO. LLC

MTN 2 COAST
1506 FAIRVIEW ST SE
OLYMPIA, WA 98501
360.239.1497

DATE	5/15/2014
SCALE	1" = 30'
M2C PROJECT NO.	14-183
DRAWN	BEP
CHECKED	ELF
APPROVED	BEP



LEGAL DESCRIPTIONS

PARCEL A
THE NORTH QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS SLEATER KINNEY ROAD.

PARCEL B
PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. BLA-5784 AS RECORDED AUGUST 20, 1983 UNDER AUDITORS FILE NO 9308200260.

AREA SUMMARY		
	ACRES	SQ. FT.
PARCEL A WETLANDS	2.852	124232
PARCEL A UPLANDS	6.663	290236
PARCEL B WETLANDS	3.122	135998
PARCEL B UPLANDS	6.391	278373
TOTAL AREA (ACRES)	19.028	828839

SITE DATA

SITE ADDRESS 607 AND 709 SLEATER KINNEY ROAD NE OLYMPIA, WA 98506
TAX PARCEL NO. 11817210100 AND 11817210200

SURVEY NOTES

- SURVEY FIELD WORK COMPLETED MAY 2014.
- SECTION SUBDIVISION PER ROS AFN 9307130242 AND ROS AFN 9211060188.
- UNDERGROUND UTILITIES SHOWN PER LOCATE BY APPLIED PROFESSIONAL SERVICES AND REFERRING TO CITY OF OLYMPIA UTILITY SYSTEM MAPS.
- WETLANDS FLAGGED BY LISA PALAZZI OF SCJ ALLIANCE.

DATUM

- HORIZONTAL - WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO THURSTON COUNTY MONUMENTS 7498 AND GP34005-1
- VERTICAL - NAVD 88 BASED ON CITY OF LACEY BENCH MARK NO 745, WHICH IS ALSO THURSTON COUNTY MONUMENT 7498, NAVD 88 ELEVATION = 207.93

Point Table				
Point #	Northing	Easting	Elevation	Raw Description
103	635955.71	1058679.86	214.91	MNCC
104	635859.52	1058684.87	215.30	MNHT
105	636084.25	1058678.59	213.31	MNHT
106	635980.96	1058579.76	215.16	MNHT
107	636051.14	1058551.06	212.44	MNCC
108	636068.49	1058434.57	214.85	MNHT
109	635985.44	1058408.69	215.16	MNHT
110	636091.60	1058263.54	214.42	MNCC
111	636150.82	1058071.50	201.65	MNHT
112	635776.68	1058726.77	214.14	MNHT 112
113	635669.21	1058601.30	217.48	MNPK
114	635547.76	1058602.52	215.43	MNHT
115	635731.53	1058478.82	220.56	MNHT
116	635506.92	1058456.43	216.45	MNHT
117	635877.43	1058191.40	212.94	MNHT
118	635739.12	1058174.90	214.60	MNHT
119	636126.63	1057937.36	201.81	MNCC
120	636164.91	1057783.16	203.19	MNHT
121	635902.56	1057965.76	201.77	MNHT
122	635782.60	1057987.53	205.04	MNHT
123	635683.62	1057999.01	209.14	MNHT
124	635670.62	1058103.52	211.95	MNHT
125	635565.48	1058006.68	212.21	MNHT
126	635531.29	1058106.26	211.18	MNHT
129	635572.61	1058230.62	210.81	MNHT
131	635546.51	1058322.15	214.00	MNHT
132	635669.67	1058336.89	216.12	MNHT
133	636107.81	1057619.72	202.60	MNHT
134	636075.42	1057445.83	205.89	MNPK

MNHT HUB AND TACK
MNPK PK NAIL
MNCC REBAR AND CONTROL CAP

LEGEND (SURFACE FEATURES)

- DECIDUOUS TREE
- CONIFER TREE
- MAPLE TREE
- DOUGLAS-FIR TREE
- STUMP
- SHRUB
- BIKE RACK
- MAIL BOX
- STREET SIGN (AS DESCRIBED)
- ALUMINUM CAP
- BRASS CAP
- CONCRETE MONUMENT
- HUB AND TACK
- IRON PIPE
- MAG NAIL
- MONUMENT IN CASE
- PK NAIL
- REBAR AND CAP
- DWF WETLAND FLAG
- REBAR AND CAP

LINE TYPES

- WOOD FENCE
- CHAIN LINK FENCE
- HOGWIRE FENCE
- GROUND TOE
- GROUND TOP
- GROUND BREAK
- STORM LINE
- SANITARY SEWER LINE
- BURIED TELEPHONE
- OVERHEAD TELEPHONE
- BURIED POWER
- OVERHEAD POWER
- WATER LINE
- NATURAL GAS LINE
- BURIED CABLE TV LINE
- BURIED FIBER OPTIC LINE
- SANITARY FORCED MAIN
- WETLAND LINE
- DITCH LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- CABLE MARKER POST
- CABLE RISER/ PEDESTAL
- CABLE VAULT/MANHOLE
- CULVERT
- LUMINAIRE WITH ARM
- LUMINAIRE
- LANDSCAPE/YARD LIGHT
- NATURAL GAS MARKER POST
- NATURAL GAS METER
- PROPANE TANK
- NATURAL GAS VALVE
- POWER CONDUIT
- GUY ANCHOR
- GUY POLE
- POWER JUNCTION BOX
- POWER MARKER POST
- POWER METER
- POWER POLE
- PP WITH DROP LINE
- PP WITH DROP AND LIGHT
- PP WITH DROP, LIGHT AND TRANSFORMER
- PP WITH DROP AND TRANSFORMER
- PP WITH LIGHT AND TRANSFORMER
- PP WITH LIGHT
- PP WITH TRANSFORMER
- POWER TRANSFORMER
- POWER VAULT/ MANHOLE
- TELEPHONE CABINET
- TELEPHONE JUNCTION BOX
- TELEPHONE RISER
- TELEPHONE MARKER POST
- TELEPHONE POLE
- TELEPHONE VAULT/MANHOLE
- WATER AIR RELEASE VALVE
- WATER BLOW OFF
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- IRRIGATION CONTROL VALVE
- WATER MARKER POST
- WATER METER
- WATER POST INDICATOR VALVE
- SPRINKLER HEAD
- WATER FIRE HYDRANT
- WATER VAULT/MANHOLE
- WELL

HATCHING

- GRAVEL
- ASPHALT
- CONCRETE

LEGEND (UTILITIES)

- SOS CLEANOUT
- SOS MANHOLE
- SOS MARKER POST
- SEPTIC TANK
- STORM CATCH BASIN
- STORM MANHOLE
- STORM CLEANOUT
- STORM ROOF DRAIN
- STORM YARD DRAIN
- STORM MARKER POST
- TELEPHONE CABINET
- TELEPHONE JUNCTION BOX
- TELEPHONE RISER
- TELEPHONE MARKER POST
- TELEPHONE POLE
- TELEPHONE VAULT/MANHOLE
- WATER AIR RELEASE VALVE
- WATER BLOW OFF
- FIRE DEPARTMENT CONNECTION
- HOSE BIB
- IRRIGATION CONTROL VALVE
- WATER MARKER POST
- WATER METER
- WATER POST INDICATOR VALVE
- SPRINKLER HEAD
- WATER FIRE HYDRANT
- WATER VAULT/MANHOLE
- WELL

NE 1/4, NW 1/4, SECTION 17, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.W.

SHEET NAME:
TP-3
SHEET NO. 1 OF 2

PROJECT NAME:
607 AND 709 SLEATER KINNEY RD NE
OLYMPIA, WA 98506
TOPOGRAPHIC SURVEY
CLIENT NAME:
GOLDEN ALON DEVELOPMENT CO. LLC

MTN 2 COAST LLC
1506 FAIRVIEW ST SE
OLYMPIA, WA 98501
360.239.1497

BLAKE E. BRIGGE
REGISTERED PROFESSIONAL SURVEYOR
WASHINGTON STATE
NO. 29278
PROFESSIONAL SEAL

DATE 5/16/2014
SCALE 1" = 30'
M2C PROJECT NO. 14-183
DRAWN BEP
CHECKED ELF
APPROVED BEP

