

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

GEOTECH

INSIGHT GEOLOGIC, INC.
BILL HALBERT
1015 E. 4TH AVE
OLYMPIA, WA 98506
360.754.2128

SURVEYOR

CONTACT: BRUCE STUDEMAN, PLS
BRACY & THOMAS, INC
1520 IRVING ST SW
OLYMPIA, WA 98512
360.357.5593
EMAIL: bruce@bracythomas.com

SITE INFO

SITE ADDRESS
4120 HARRISON AVENUE
OLYMPIA, WA 98502

PARCEL # 12817140800
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

PAVING NOTE:

1. CRAFTSMAN DR & 3RD AVE. NW PAVING TO BE IMPERVIOUS ASPHALT.
2. ALL OTHER PAVED SURFACES TO BE PERVIOUS ASPHALT.

LOT COVERAGE TABLE

LOT	HARDSCAPE AREA (SF)	PERVIOUS AREA (SF)
1	UNCHANGED 60% EST.	40% EST.
2	26,979	4,171
3	8,831	2,701
4	24,217	8,337
5	27,361	17,646

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	15.00	N2° 03' 53.00"E
L2	20.00	S88° 28' 42.91"E
L3	15.00	N2° 03' 53.00"E
L4	15.00	N2° 03' 53.00"E
L5	85.00	S88° 28' 42.91"E
L6	15.00	N2° 03' 53.00"E
L7	95.01	S88° 28' 42.91"E
L8	136.38	N2° 03' 53.00"E
L9	121.38	N2° 03' 53.00"E
L10	37.77	S88° 29' 13.93"E
L11	19.50	N1° 31' 17.09"E
L12	124.37	N1° 30' 23.00"E
L13	180.01	S88° 29' 37.00"E
L14	180.01	S88° 29' 37.00"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	27.96	61.00	26.27	S14° 38' 23"W	27.72
C1	27.25	119.00	13.12	S8° 03' 59"W	27.19

BASIS OF MERIDIAN:

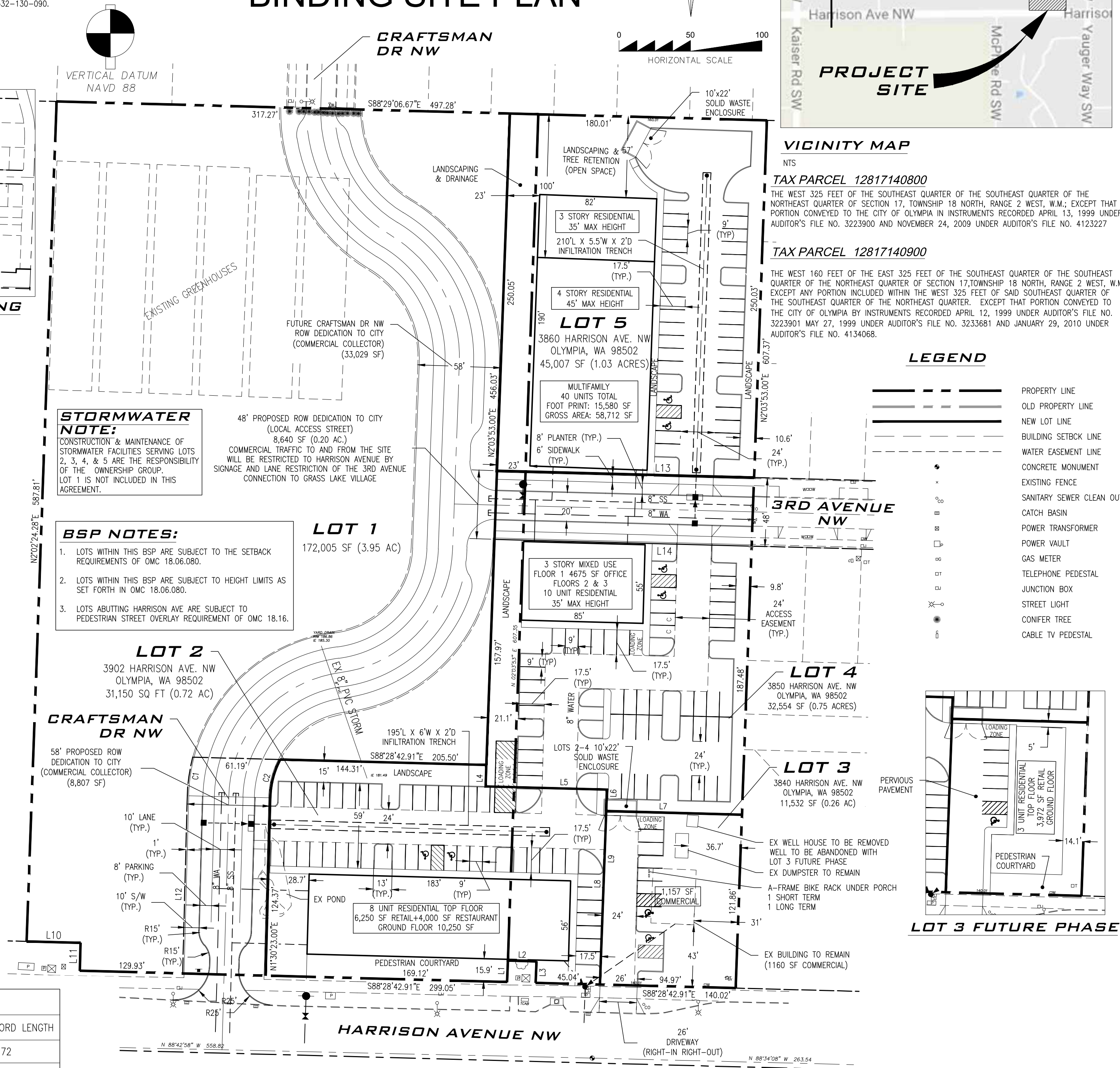
EAST/WEST CENTER OF SECTION 17, T18N, R2W, W.M.
BEARS S88°28'43"E PER CITY OF OLYMPIA SURVEY
CONTROL HORIZONTAL DATUM NAD 1927, GROUND.

SURVEY PROCEDURE:

THIS SURVEY WAS COMPLETED WITH A FIVE SECOND
TOTAL STATION AND FIELD TRAVERSE ACCURACY MEETS
OR EXCEEDS THOSE PRECISION STANDARDS STATED IN
WAC 332-130-090.

HARRISON AVE MIXED-USE

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

BINDING SITE PLAN

3/22/21

CITY OF OLYMPIA
BINDING SITE PLAN

PRELIMINARY BINDING
SITE PLAN



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.	DSN. BY:
16523	CMC
DWN. BY:	CHK. BY:
DAW	CMC

HARRISON AVE MIXED-USE

PARCEL # 12817140800
PARCEL # 12817140900
3840-4004 HARRISON AVE
OLYMPIA, WA 98502

DATE: 3/22/21

SCALE: AS SHOWN

DRAWING NO. BSP-01

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