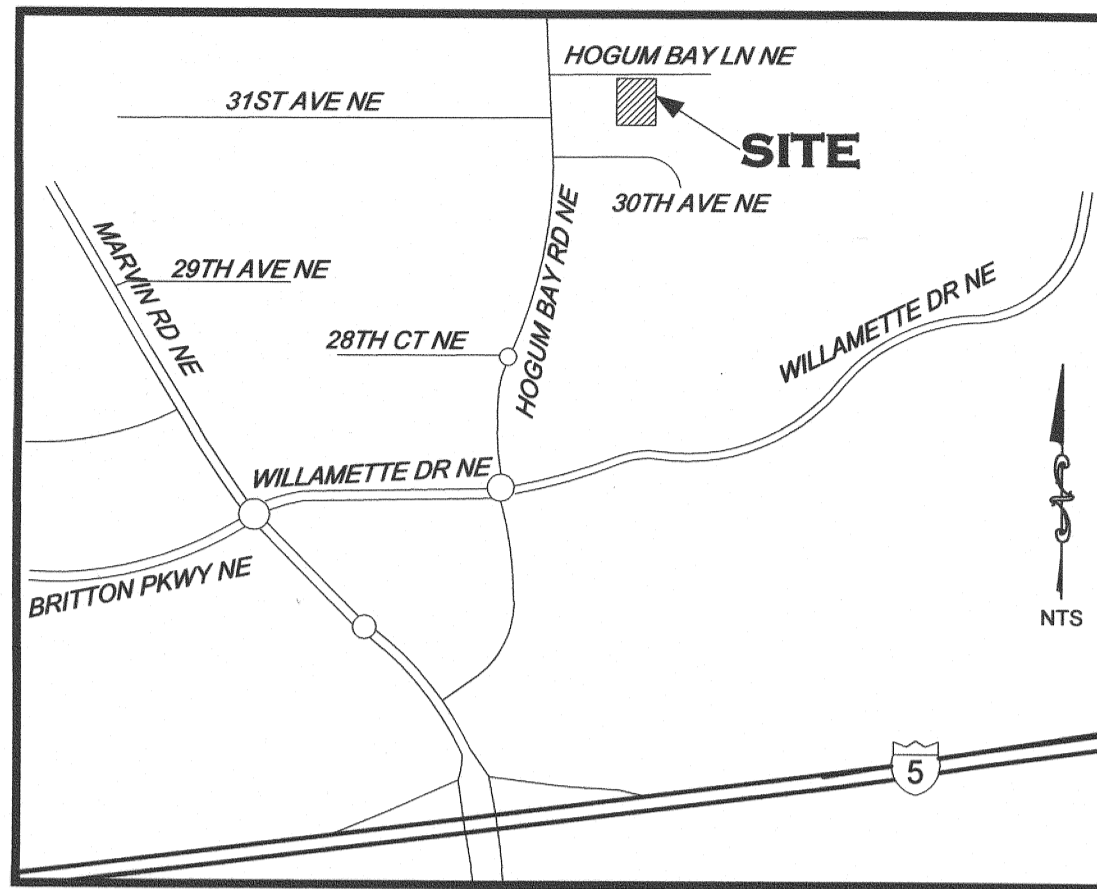


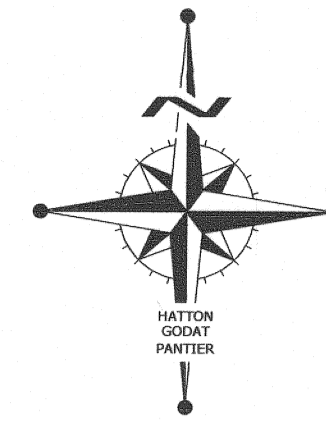
HOGUM BAY BUILDING

8401 HOGUM BAY LN NE LACEY, WA 98516

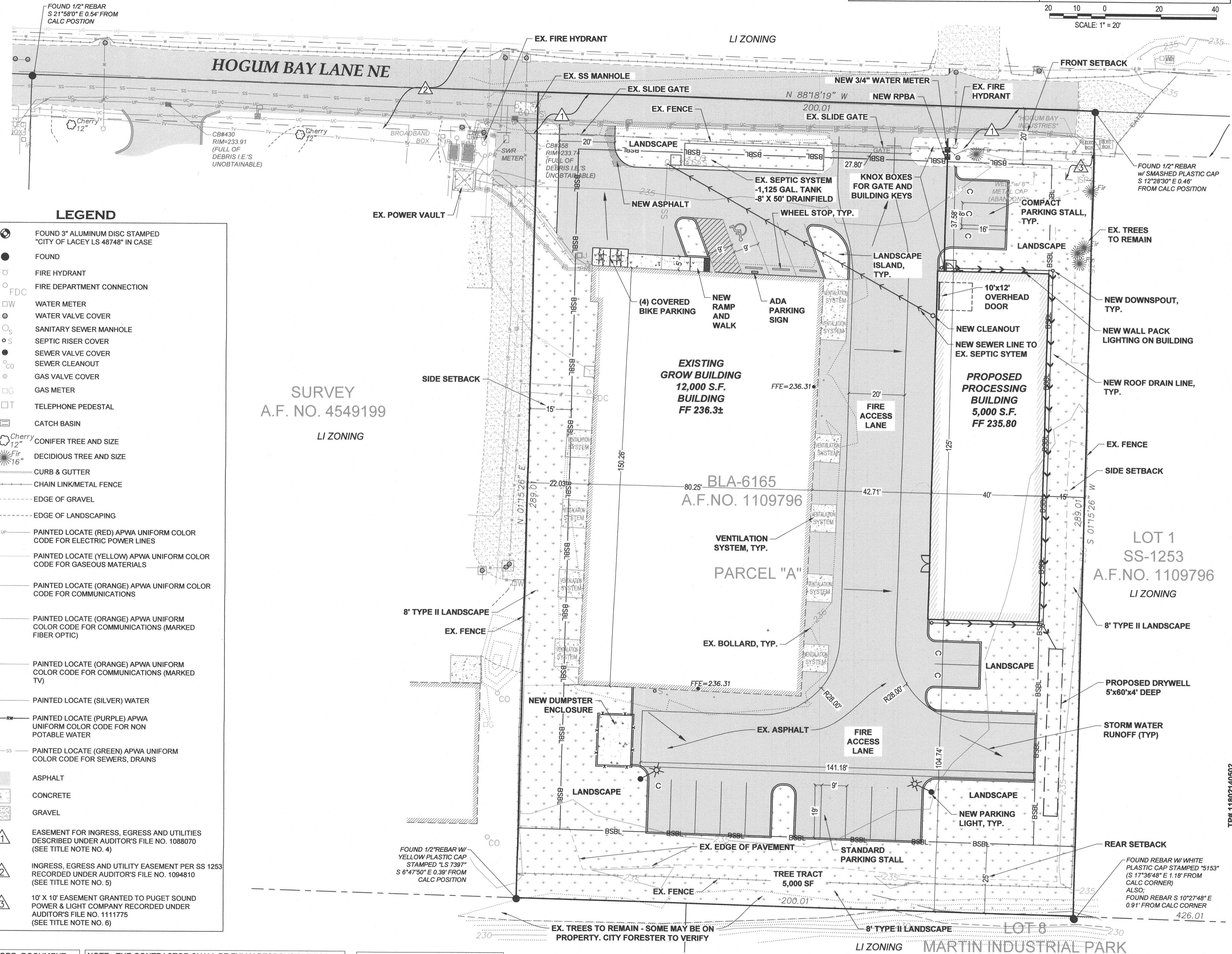
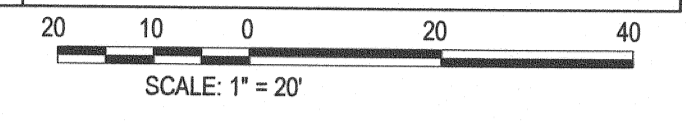


VICINITY MAP

PROJECT PROPONENT
 BRIGHT HILL PROPERTY GROUP, LLC
 RANDY HOBBS
 22889 S KINGSTON ROAD NE
 KINGSTON, WA 98346
 (360) 860-0562



CITY OF LACEY	
VERTICAL DATUM CITY OF LACEY BENCHMARK #1356 1 1/4" BRASS CAP 4"x4" CONC MON IN CASE WILLAMETTE DR NE & ZENITH CT NE. CENTER OF ZENITH CT 12' NE OF CENTER OF (NORTHERLY BOUND) LANE OF WILLAMETTE DRIVE & 0.27 MILE NE OF INTERSECTION OF HOGUM BAY RD ELEVATION = 217.86 NVGD 29	MERIDIAN HORIZONTAL DATUM THURSTON COUNTY HIGH PRECISION NETWORK EAST-WEST CENTERLINE OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. EQUALS NORTH 88° 18' 19" WEST



SITE DATA / PROJECT INFORMATION

LOT ADDRESS:	8401 HOGUM BAY LN NE LACEY, WA 98516
APPLICANT & REPRESENTATIVE:	RANDY HOBBS (BRIGHT HILL PROPERTY GROUP, LLC) 22889 S KINGSTON ROAD NE, KINGSTON, WA. 98346 (360) 860-0562
PARCEL NUMBER:	11802140502
LEGAL DESCRIPTION:	PARCEL "A" OF BOUNDARY LINE ADJUSTMENT NO. BLA-6165, AS RECORDED APRIL 18, 1989, UNDER RECORDING NO. 8904180070, IN THURSTON COUNTY, WA.
LOT SIZE:	1.33 ACRES (57,802 SF)
PROPOSED USE/OCCUPANCY:	WAREHOUSE / F1-S1
SETBACKS:	FRONT=20', SIDE=15' REAR=25'
BUILDING AREA:	40% MAXIMUM. 17,000 SF (29%)
IMPERVIOUS AREA:	70% MAXIMUM. 38,450 SF (67%)
ZONING:	LIGHT INDUSTRIAL (LI)
WATER PROVIDER:	CITY OF LACEY
SEWER PROVIDER:	INDIVIDUAL ON-SITE SEPTIC (SEE NOTE BELOW)
ELECTRICAL/GAS:	PUGET SOUND ENERGY
TELECOM:	CENTURYLINK
SOLID WASTE:	LEMAY
PARKING:	1 STALL PER EMPLOYEE ON LARGEST SHIFT - 18 12 REGULAR AND 6 COMPACT (33%)
LANDSCAPING:	8' OF TYPE II LANDSCAPING REQUIRED AROUND THE PERIMETER OF THE SITE, WITH THE EXCEPTIONS OF AT ENTRANCES. TREE TRACT - 5% REQUIRED. 9% PROVIDED (5,000 SF)

NOTE: SEPTIC APPROVED FOR APPROXIMATELY 20 EMPLOYEES PER THURSTON COUNTY HEALTH DEPARTMENT BSA APPLICATION NO. 2738 APPROVED 04-18-1980

LEGEND

	FOUND 3" ALUMINUM DISC STAMPED "CITY OF LACEY LS 48748" IN CASE
	FOUND
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER METER
	WATER VALVE COVER
	SANITARY SEWER MANHOLE
	SEPTIC RISER COVER
	SEWER VALVE COVER
	SEWER CLEANOUT
	GAS VALVE COVER
	GAS METER
	TELEPHONE PEDESTAL
	CATCH BASIN
	CONIFER TREE AND SIZE
	DECIDUOUS TREE AND SIZE
	CURB & GUTTER
	CHAIN LINK/METAL FENCE
	EDGE OF GRAVEL
	EDGE OF LANDSCAPING
	PAINTED LOCATE (RED) APWA UNIFORM COLOR CODE FOR ELECTRIC POWER LINES
	PAINTED LOCATE (YELLOW) APWA UNIFORM COLOR CODE FOR GASEOUS MATERIALS
	PAINTED LOCATE (ORANGE) APWA UNIFORM COLOR CODE FOR COMMUNICATIONS
	PAINTED LOCATE (ORANGE) APWA UNIFORM COLOR CODE FOR COMMUNICATIONS (MARKED FIBER OPTIC)
	PAINTED LOCATE (ORANGE) APWA UNIFORM COLOR CODE FOR COMMUNICATIONS (MARKED TV)
	PAINTED LOCATE (SILVER) WATER
	PAINTED LOCATE (PURPLE) APWA UNIFORM COLOR CODE FOR NON POTABLE WATER
	PAINTED LOCATE (GREEN) APWA UNIFORM COLOR CODE FOR SEWERS, DRAINS
	ASPHALT
	CONCRETE
	GRAVEL
	EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED UNDER AUDITOR'S FILE NO. 1088070 (SEE TITLE NOTE NO. 4)
	INGRESS, EGRESS AND UTILITY EASEMENT PER SS 1253 RECORDED UNDER AUDITOR'S FILE NO. 1094810 (SEE TITLE NOTE NO. 5)
	10' X 10' EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 1111775 (SEE TITLE NOTE NO. 6)

SURVEY
 A.F. NO. 4549199
 LI ZONING

CONSTRUCTION STAKING:
 THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

RECORD DOCUMENTS:
 THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES MADE TO THE DESIGN DRAWING(S).

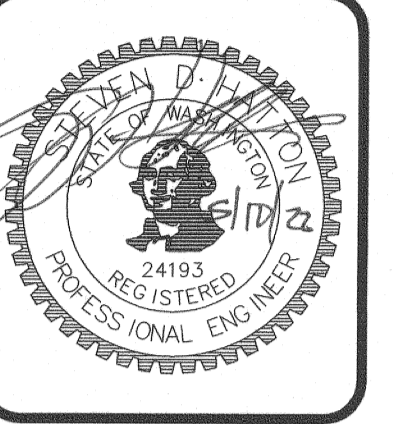
THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

NOTE: 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 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

WELL NOTE:
 NO WELLS LOCATED WITHIN 200'

DESIGNED BY:	CC
DRAWN BY:	MD, DL
CHECKED BY:	SDH
DATE:	APRIL 2022
SCALE:	H 1" = 20'
	V



HATTON GODAT PANTIER
 ENGINEERS AND SURVEYORS
 3910 MARTIN WAY E, SUITE B
 OLYMPIA, WA 98506
 TEL: 360.943.1599 FAX: 360.357.6299
 hattonpantier.com

REVISIONS:	DATE:

HOGUM BAY BUILDING
 8401 HOGUM BAY LN NE LACEY, WA

PRELIMINARY SITE PLAN

TP# 11802140502

A PORTION OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

AGENCY NO.:	
SHEET:	1 OF 1
INDEX:	E/dgn/21-000/21-091 21-091-pre-site.dwg
JOB:	21-091