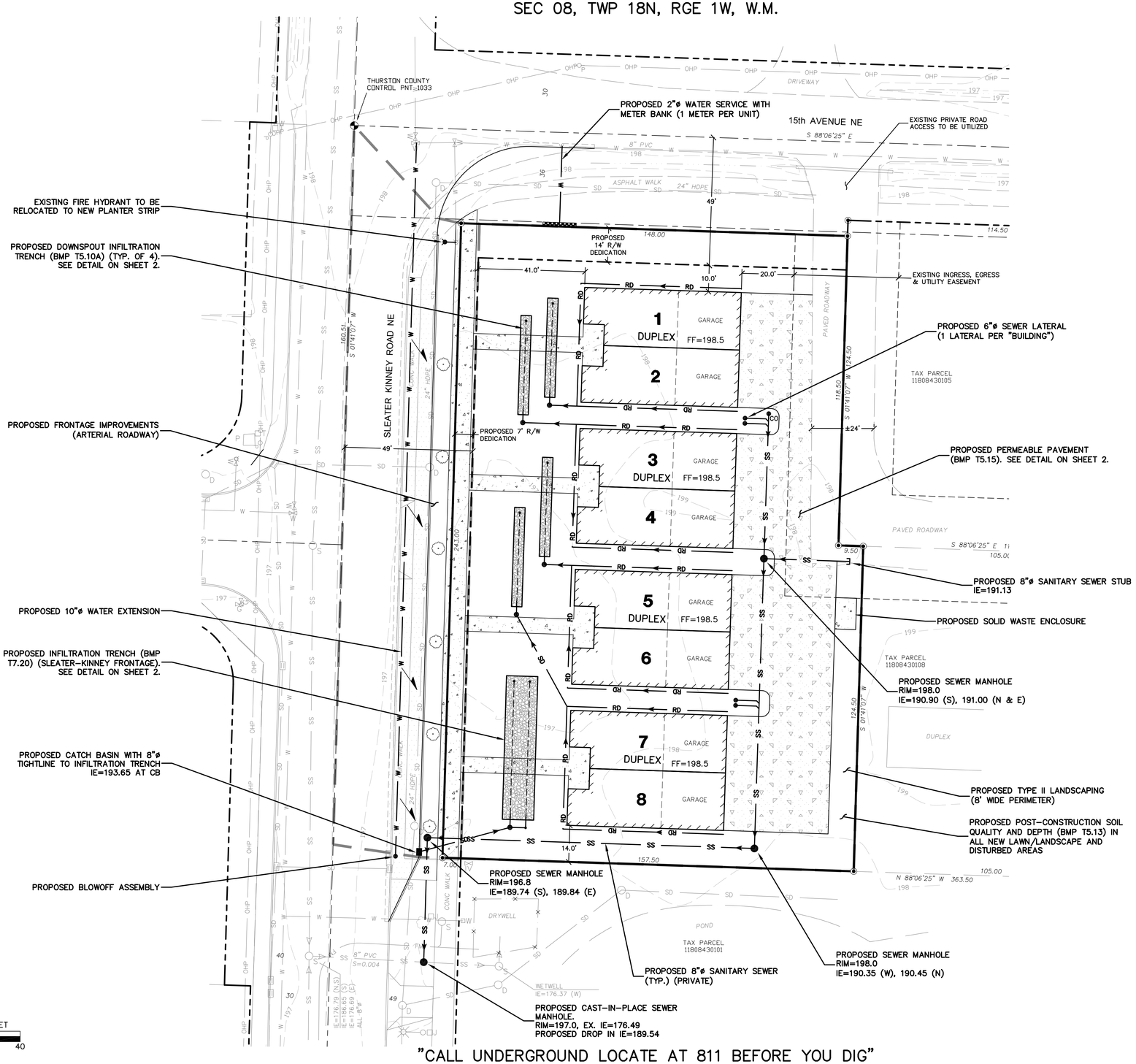
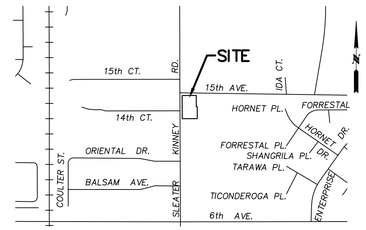
SEC 08, TWP 18N, RGE 1W, W.M.



"CALL UNDERGROUND LOCATE AT 811 BEFORE YOU DIG"

VICINITY MAP

N.T.S.



PROJECT INFORMATION

APPLICANT:	MIKE & MARY STUART 6337 MAPLE MEADOWS LN. NE OLYMPIA, WA 98516
PARCEL NO:	11808430104
SITE ADDRESS:	4101 15TH AVE. NE LACEY, WA 98516
ZONING:	MMDC, MIXED USE MODERATE DENSITY CORRIDOR
PARCEL AREA:	0.853 AC (37,147 SF)
PROPOSED BUILDINGS:	2-STORY DUPLEXES (3 BEDROOMS PER UNIT)
PROPOSED # UNITS:	8 (4 DUPLEXES)
DENSITY:	9.4 UNITS/ACRE
ROW DEDICATION:	0.081 AC (3,534 SF)
PARCEL AREA AFTER ROW DEDICATION:	0.772 AC (33,613 SF)
TOTAL BUILDING COVERAGE:	10,560 SF = 28.4% (<35%) (2-STORY, 3 BEDROOM UNITS)
TOTAL DEVELOPMENT (IMPERVIOUS) COVERAGE:	42.4% AFTER ROW DEDICATION (<60%)
CONSTRUCTION TYPE:	VA
BUILDING HEIGHT:	<45'
BUILDING SETBACKS:	15' MAX. FRONT, 10' SIDE, 15' REAR
PARKING REQUIRED:	16 STALLS (2 STALLS/UNIT)
PARKING PROVIDED:	16 STALLS (GARAGES)
SOILS:	ALDERWOOD GRAVELLY SANDY LOAM (HSG B) PER NRCS
SANITARY SEWER:	CITY OF OLYMPIA
WATER:	CITY OF LACEY
POWER/GAS:	PUGET SOUND ENERGY
COMMUNICATIONS:	LUMEN/COMCAST
REFUSE/RECYCLING:	PACIFIC DISPOSAL
FEMA FIRM DESIGNATION:	ZONE X (PANEL #53067C0187E)
SCHOOL DISTRICT:	NORTH THURSTON
FIRE DISTRICT:	LACEY

SURVEY NOTE

THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION DEPICTED HEREON WAS PROVIDED BY BRACY & THOMAS LAND SURVEYORS AND OBTAINED FROM CITY RECORDS. THIS SURVEY INFORMATION WAS NOT FIELD VERIFIED BY OLYMPIC ENGINEERING AND OLYMPIC ENGINEERING ASSUMES NO LIABILITY IN THE ACCURACY OF THIS INFORMATION OR FOR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

SHEET INDEX

1 SITE PLAN
2 DETAILS AND NOTES

NO.	DATE	REVISION

15TH AVENUE DUPLEXES

PROJECT ■ CITY OF LACEY WASHINGTON

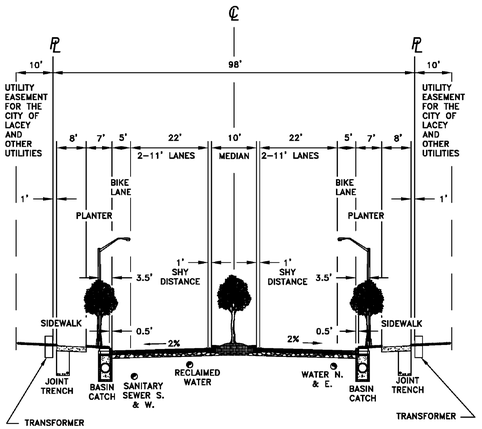
SITE PLAN

DESIGNED BY: CMM
DRAWN BY: CMM
CHECKED BY:
SCALE: 1" = 20'
DATE: 10/13/2022

PO Box 12690
Olympia, WA 98508
360.705.2474
www.olyeng.com
OLYMPIC ENGINEERING
Civil Engineering • Land Planning • Project Management

JOB NUMBER: 19086
DRAWING NAME: 19086_SITE

SEC 08, TWP 18N, RGE 1W, W.M.



GENERAL NOTES:
1. ON-STREET PARKING PROHIBITED.
2. SEE DETAIL 4-8.1 FOR PAVEMENT STRUCTURE.
3. MANHOLE LIDS AND WATER VALVE BOXES SHALL BE LOCATED IN THE IN THE MIDDLE OF THE OUTSIDE VEHICLE TRAVEL LANES.
4. STREET TREES IN MEDIAN SHALL BE CENTERED. STREET TREES IN PLANTERS SHALL BE 2.5' FROM EDGE OF SIDEWALK TO CENTERLINE OF TREE.
5. APPLY RECLAIMED WATER WHERE APPLICABLE.
6. SEE PIPING SEPARATION DETAIL FOR PIPE VERTICAL AND HORIZONTAL SEPARATION.

DG4-2.2.DWG

CITY OF LACEY, WASHINGTON
DEPT. OF PUBLIC WORKS

STREET DESIGN
ARTERIAL

APPROVED
CITY ENGINEER
DWG NO. 4-2.2

DES.	DWN.	CKD.	DATE
MAH	WHO	PDM	12/15/2014

TEMPORARY CONSTRUCTION BMP'S

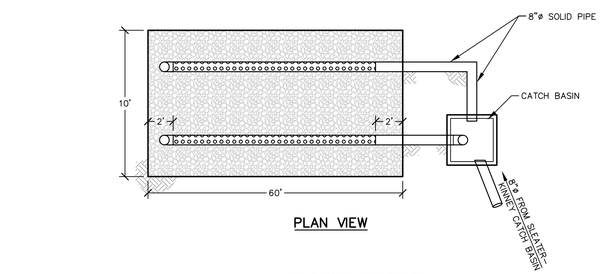
THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) ARE PROPOSED DURING THE CONSTRUCTION PHASE OF THE PROJECT TO PREVENT SEDIMENTATION, EROSION, AND RELEASE OF POLLUTANTS TO WATERS OF WASHINGTON STATE, ADJACENT PROPERTIES, AND DRAINAGE FACILITIES:

- C101 PRESERVING NATURAL VEGETATION
- C105 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- C121 MULCHING
- C123 PLASTIC COVERING
- C125 TOPSOILING/COMPOSTING
- C140 DUST CONTROL
- C150 MATERIALS ON HAND
- C151 CONCRETE HANDLING
- C152 SAWCUTTING AND SURFACING POLLUTION PREVENTION
- C154 CONCRETE WASHOUT AREA
- C160 CERTIFIED EROSION AND SEDIMENT CONTROL LEAD
- C233 SILT FENCING

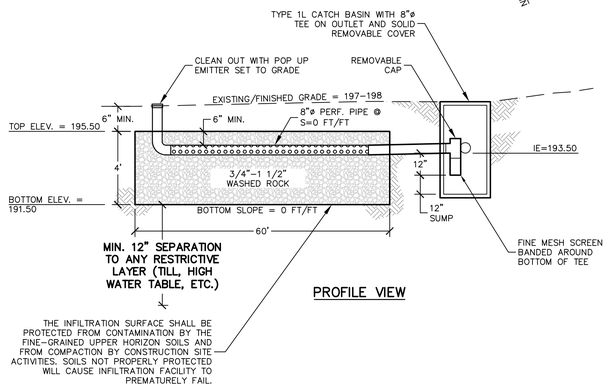
PERMANENT STORMWATER BMP'S

THE FOLLOWING PERMANENT STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) ARE PROPOSED:

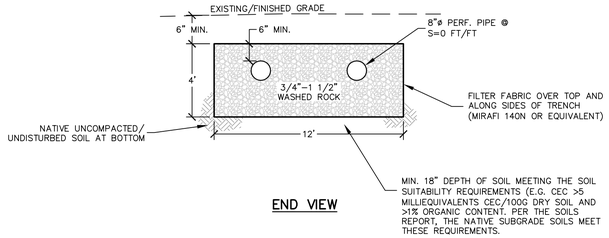
- T5.10A DOWNSPOUT INFILTRATION TRENCH (ROOF AREAS)
- T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH (LAWN/LANDSCAPE AND DISTURBED AREAS)
- T5.15 PERMEABLE PAVING (DRIVE/PARKING AREA)
- T7.20 INFILTRATION TRENCH (SLEATER-KINNEY FRONTAGE AREA)



PLAN VIEW



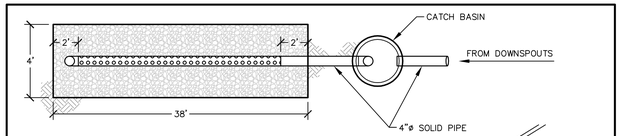
PROFILE VIEW



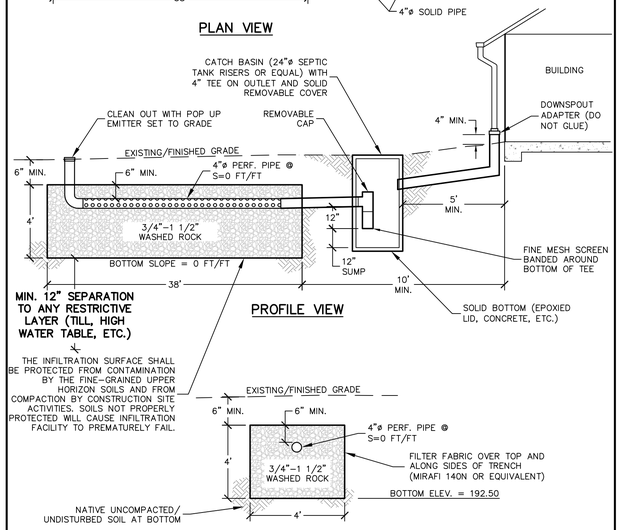
END VIEW

NOTE:
1. WASHED ROCK SHALL MEET WSDOT "GRAVEL BACKFILL FOR DRYWELLS".

INFILTRATION TRENCH (BMP T7.20) DETAIL
N.T.S.



PLAN VIEW

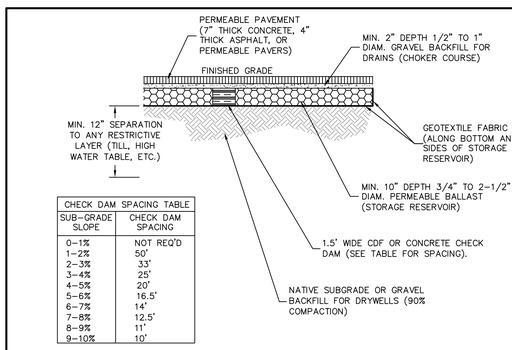


PROFILE VIEW

END VIEW

NOTES:
1. PIPE MATERIAL SHALL BE AS APPROVED IN THE UNIFORM PLUMBING CODE (UPC) AND BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
2. TOP OF DRAIN ROCK SHALL BE AT OR LOWER THAN THE INLET INVERT ELEVATION IN THE CATCH BASIN UNLESS PROHIBITED BY EXISTING TOPOGRAPHY.
3. CATCH BASIN SHALL BE INSTALLED IN-LINE WITH TRENCH FOR MAINTENANCE ACCESS.
4. MAINTAIN MIN. 10' SETBACK FROM TRENCH TO ANY BUILDING FOUNDATIONS OR PROPERTY LINES.
5. WASHED ROCK SHALL MEET WSDOT "GRAVEL BACKFILL FOR DRYWELLS".

DOWNSPOUT INFILTRATION TRENCH (BMP T5.10A) DETAIL
N.T.S.



CHECK DAM SPACING TABLE	
SUB-GRADE SLOPE	CHECK DAM SPACING
0-1%	NOT REQ'D
1-2%	50'
2-3%	33'
3-4%	25'
4-5%	20'
5-6%	16.5'
6-7%	14'
7-8%	12.5'
8-9%	11'
9-10%	10'

NOTES:
1. ALL THICKNESSES ARE COMPACTED DEPTHS (90%).
2. MAXIMUM PAVING SLOPES SHALL BE 5% FOR PERMEABLE ASPHALT, 6% FOR PERMEABLE CONCRETE, 10% FOR INTERLOCKING PAVERS, AND 6% FOR GRID/LATTICE SYSTEMS.
3. EXCAVATE TO GRADE WITH LIGHT EQUIPMENT WITH RUBBER TIRES. MINIMIZE DISTURBANCE OF THE SUBGRADE SOILS TO THE EXTENT PRACTICAL.
4. WASHED AGGREGATES SHALL MEET THE WSDOT SPECIFICATIONS FOR GRAVEL BACKFILL FOR DRAINS 9-03.12(4) AND PERMEABLE BALLAST 9-03.9(2).
5. GEOTEXTILE FABRIC SHALL BE MIRAFI 160N OR EQUAL.
6. PROVIDE CONTROLLED DENSITY FILL (CDF) OR CONCRETE CHECK DAMS PERPENDICULAR TO THE PAVEMENT SLOPE TO PREVENT WATER FROM FLOWING LATERALLY WITHIN THE STORAGE RESERVOIR SECTION.
7. ANY FILL NEEDED TO BRING THE PERMEABLE PAVEMENT SECTION UP TO GRADE SHALL CONSIST OF "PERMEABLE BALLAST PER WSDOT 9-03.9(2)".

PERMEABLE PAVEMENT (BMP T5.15) SECTION
N.T.S.

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NO.	DATE	REVISION

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DETAILS AND NOTES

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SHEET: 2 OF 2