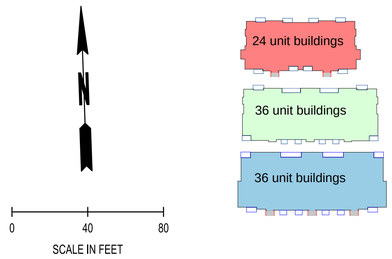


PROJECT INFORMATION:

PROJECT ADDRESS:	4512, 4514 INTELCO LOOP SE LACEY, WA 98503
PARCEL NUMBER:	58050000800 & 58050003000
DESCRIPTION:	A PORTION OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
PROJECT SIZE:	LOT 8 – 4.22 AC LOT 30 – 4.08 AC
SETBACKS:	15' FRONT, REAR, AND SIDES
BUILDING SIZE:	4 24-unit and 4 36 unit building and a clubhouse/conference center building for a total of 240,000 SF
BUILDING HEIGHT:	MAXIMUM ALLOWED IS 60 FEET
IBC CONSTRUCTION TYPE:	TYPE V
NUMBER OF PARKING SPACES:	380 STALLS
NUMBER OF DWELLING UNITS:	240 UNITS
OPEN SPACE REQUIRED:	20%
TREE TRACT REQUIRED:	5%
ZONING:	CO – COMMUNITY OFFICE

1. 7' WIDE UTILITY EASEMENT PER REPLAT OF LACEY CORPORATE CENTER RECORDED UNDER A.F. NO. 9003260001 (SEE SURVEYORS NOTE 8)
2. DRAINAGE EASEMENT (ASSOCIATION EASEMENT) PER REPLAT OF LACEY CORPORATE CENTER RECORDED UNDER AUDITOR'S FILE NO. 9003260001 (SEE SURVEYORS NOTE 8)
3. WEST LINE RIGHT OF WAY DESCRIBED IN DEDICATION DEED TO CITY OF LACEY RECORDED UNDER AUDITORS FILE NO. 3792908 (SEE SURVEYORS NOTE NO. 13)
4. 10' WIDE EASEMENT GRANTED TO PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 3707984 (SEE SURVEYORS NOTE 11)

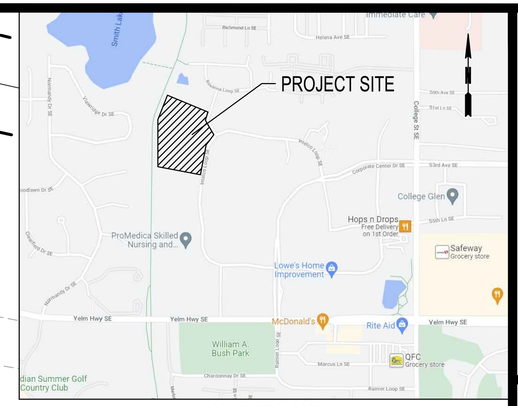
NOTE:
TEMPORARY BICYCLE PARKING WILL BE PROVIDED WITHIN THE STAIRWELL OF EACH BUILDING. LONG TERM BICYCLE PARKING WILL BE PROVIDED WITHIN EACH UNIT.

VERTICAL DATUM (NGVD 29):
THURSTON COUNTY HIGH PRECISION SURVEY NETWORK R/W MON PLAT 4"X4" CONC MON W/2" DOME BRASS CAP 20' EAST OF CENTER CHEHALIS WESTERN TRAIL 144' NW OF WEST END ROXANNA LOOP ELEVATION 204.57

HORIZONTAL DATUM:
SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3111152 (BASED ON TIES TO THE NE AND SW CORNERS OF THE SE QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. EQUALS NORTH 47°9'45" EAST

GRADING 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.



VICINITY MAP
NTS

SHEET LIST TABLE	
Sheet Number	Sheet Title
1	PRELIMINARY SITE PLAN
2	PRELIMINARY TESC PLAN
3	PRELIMINARY GRADING AND DRAINAGE PLAN
4	PRELIMINARY WATER AND SEWER PLAN

LEGEND

- EXISTING WATER VALVE COVER
- W EXISTING WATER METER
- EXISTING CATCH BASIN
- D EXISTING STORM MANHOLE
- S EXISTING SANITARY SEWER MANHOLE
- T EXISTING PHONE PEDESTIAL
- EXISTING LUMINEER
- EXISTING SIGN
- IR EXISTING IRRIGATION BOX
- 3" Maple EXISTING DECIDIOUS TREE W/ SIZE AND TYPE
- EXISTING STRIPING
- SS EXISTING SANITARY SEWER LINE
- SD EXISTING STORM LINE
- EXISTING CHAINLINK FENCE
- UG EXISTING UNDERGROUND GAS
- UC EXISTING UNDERGROUND COMMUNICATIONS
- UP EXISTING UNDERGROUND ELECTRIC POWER LINES
- W EXISTING WATER MAIN
- EXISTING CONCRETE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- PROPOSED TEE/BEND WITH THRUST BLOCKING
- PROPOSED GATE VALVE
- RPBA PROPOSED RPBA
- PROPOSED WATER METER
- PROPOSED STORMWATER TREATMENT SYSTEM
- PROPOSED TYPE 1 CATCH BASIN
- PROPOSED TYPE 2 CATCH BASIN
- PROPOSED SEWER MANHOLE
- W PROPOSED WATER MAIN
- SS PROPOSED SEWER MAIN
- SD PROPOSED STORM MAIN
- PROPOSED UTILITY EASEMENT
- W PROPOSED WATER MAIN
- PROPOSED STORMWATER DETENTION SYSTEM
- PROPOSED OPEN SPACE/TREE TRACT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED WHEEL STOP
- PROPOSED ADA ACCESSIBLE PARKING STALL

NO.	DATE	REVISION

PRELIMINARY SITE PLAN

RESOURCE MANAGEMENT SOLUTIONS, LLC
1550 IRVING ST SW STE 200
TUMWATER, WA. 98512
PHONE: (360) 596-9151

TYRELL E. BRADLEY — STATE OF WASHINGTON — PROFESSIONAL ENGINEER

INTELCO LOOP MULTIFAMILY
4512 & 4514 INTELCO LOOP SE
LACEY, WA 98503

PROJECT #: 21-0001

JANUARY, 2021

SHEET 1 OF 4