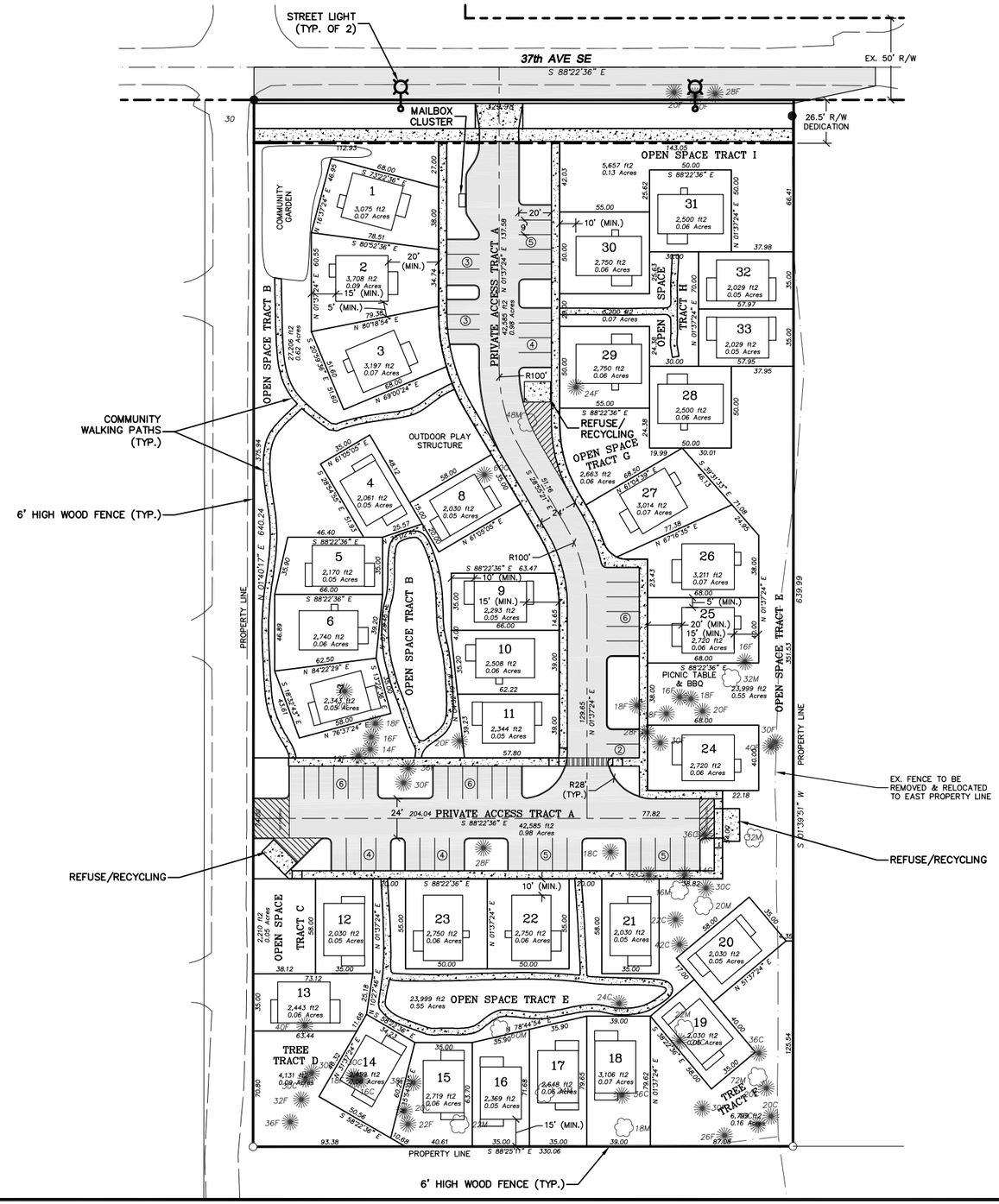
WOOD'S GLEN PLANNED RESIDENTIAL COTTAGE HOUSING DEVELOPMENT

SECTION 29, TOWNSHIP 18 NORTH , RANGE 1 WEST, W.M.
LACEY, WASHINGTON



WELL NOTE

THERE ARE NO KNOWN DOMESTIC WELLS LOCATED WITHIN 200' OF THIS PROJECT PER DOE WELL LOG SEARCH.

LANDSCAPING AND TREE PROTECTION

SEE LANDSCAPE PLAN FOR REFERENCE.

SCALE: 1"=40 FEET
0 20 40 80

BASIS OF MERIDIAN: CITY OF LACEY AS SHOWN ON RECORD OF SURVEY RECORDED SEPTEMBER 24, 1997, UNDER AUDITOR'S FILE NO. 3111152, RECORDS OF THURSTON COUNTY, WA.

VERTICAL DATUM
CITY OF LACEY

BASIS OF VERTICAL DATUM: CITY OF LACEY BENCH MARK NUMBER 709, MONUMENT IN CASED AT THE INTERSECTION OF 37th AND COLLEGE, ELEVATION 231.97 FEET NGVD 29.

VICINITY MAP

N.T.S.

PROJECT INFORMATION

OWNER/APPLICANT:	SOUTH PUGET SOUND HABITAT FOR HUMANITY ATTN: CURT ANDINO 415 OLYMPIA AVE. NE OLYMPIA, WA 98501
PARCEL NO:	11829440300
SITE ADDRESS:	4405 37TH AVE. SE OLYMPIA, WA 98503
ZONING:	MD
SITE AREA:	±4.85 AC ±4.65 AC (AFTER R/W DEDICATION)
# LOTS:	33 SINGLE-FAMILY
DENSITY:	6.8 UNITS/AC
OPEN SPACE AREA REQUIRED:	1.46 AC (30%)
OPEN SPACE AREA PROVIDED:	1.74 AC (36%) (INCL. TREE TRACTS)
TREE TRACT AREA REQUIRED:	0.24 AC (5%)
TREE TRACT AREA PROVIDED:	0.25 AC (5%)
COMMON OPEN SPACE AREA REQUIRED:	300 SF/UNIT
COMMON OPEN SPACE AREA PROVIDED:	>300 SF/UNIT
PRIVATE OPEN SPACE AREA REQUIRED:	200 SF/UNIT
PRIVATE OPEN SPACE AREA PROVIDED:	>200 SF/UNIT
PARKING REQUIRED:	53 STALLS (1.5/COTTAGE UNIT & 2/HOUSE UNIT
PARKING PROVIDED:	53 STALLS
GRADING:	±6,200 CY CUT & ±5,800 CY FILL (FOR APPLICATION PURPOSES ONLY)
IMPERVIOUS SURFACE COVERAGE:	±0.63 AC ROADWAY/PARKING ±0.17 AC SIDEWALKS ±0.16 AC PATHWAYS ±0.89 AC ROOF ±1.54 AC (40% OF SITE AREA)
SOILS:	YELM FINE SANDY LOAM (C)
SANITARY SEWER/WATER:	CITY OF LACEY
POWER/GAS:	PUGET SOUND ENERGY
TELEPHONE/FIBER:	CENTURYLINK
CABLE TV:	COMCAST
FIRE DISTRICT:	LACEY
SCHOOL DISTRICT:	NORTH THURSTON
REFUSE/RECYCLING:	PACIFIC DISPOSAL
BUILDING SETBACKS:	10'-20' FRONT, 5' ONE SIDE (10' TOTAL BOTH SIDES), 15' REAR
BUILDING SIZE (MAX.):	±1,792 SF (2-STORY)
BUILDING HEIGHT:	25' MAX.
FEMA FIRM DESIGNATION:	ZONE X OR D (PANEL #53067C0189E)

SURVEY NOTE

THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION DEPICTED HEREON WAS PREPARED AND PROVIDED BY BRACY & THOMAS LAND SURVEYORS. THIS SURVEY INFORMATION WAS NOT FIELD VERIFIED BY OLYMPIC ENGINEERING.

SHEET INDEX

1 PRELIMINARY PLAT MAP
2 PRELIMINARY GRADING, DRAINAGE, AND EROSION CONTROL PLAN
3 PRELIMINARY UTILITY PLAN
4 PRELIMINARY DETAILS

NO.	DATE	REVISION

WOOD'S GLEN PLANNED RESIDENTIAL COTTAGE HOUSING DEVELOPMENT
LACEY WA

PRELIMINARY PLAT MAP

DESIGNED BY: CMM
DRAWN BY: CMM
CHECKED BY:
SCALE: 1" = 40'
DATE: 4/26/13

4/26/13
CHRISTOPHER M. MERRITT
STATE OF WASHINGTON
37401
REGISTERED PROFESSIONAL ENGINEER

PO Box 12690
Olympia, WA 98508
360.705.2474 office
360.705.2443 fax
www.olyeng.com
OLYMPIC ENGINEERING
Civil Engineering, Land Planning, Project Management

JOB NUMBER: 11019
DRAWING NAME: 11019_PLAT

SHEET: 1 OF 4