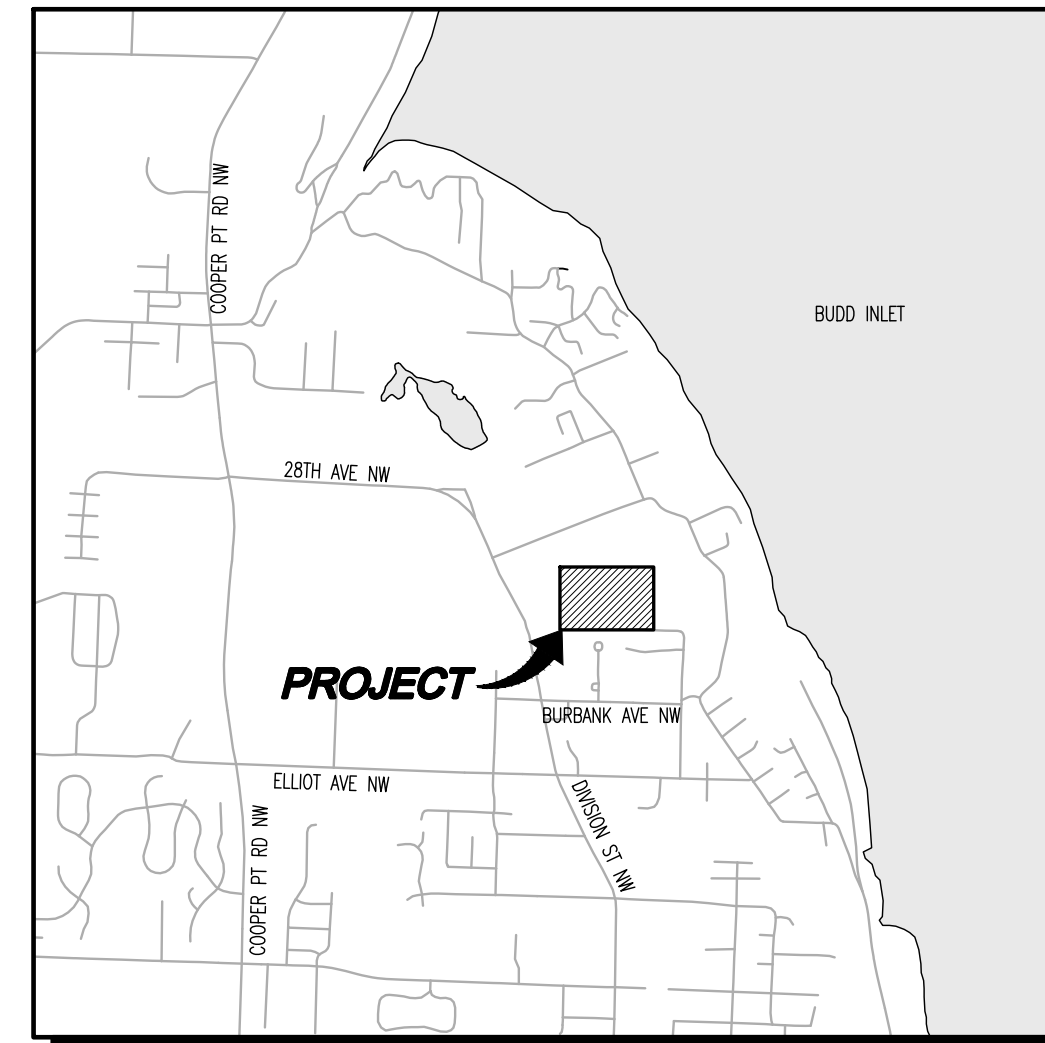
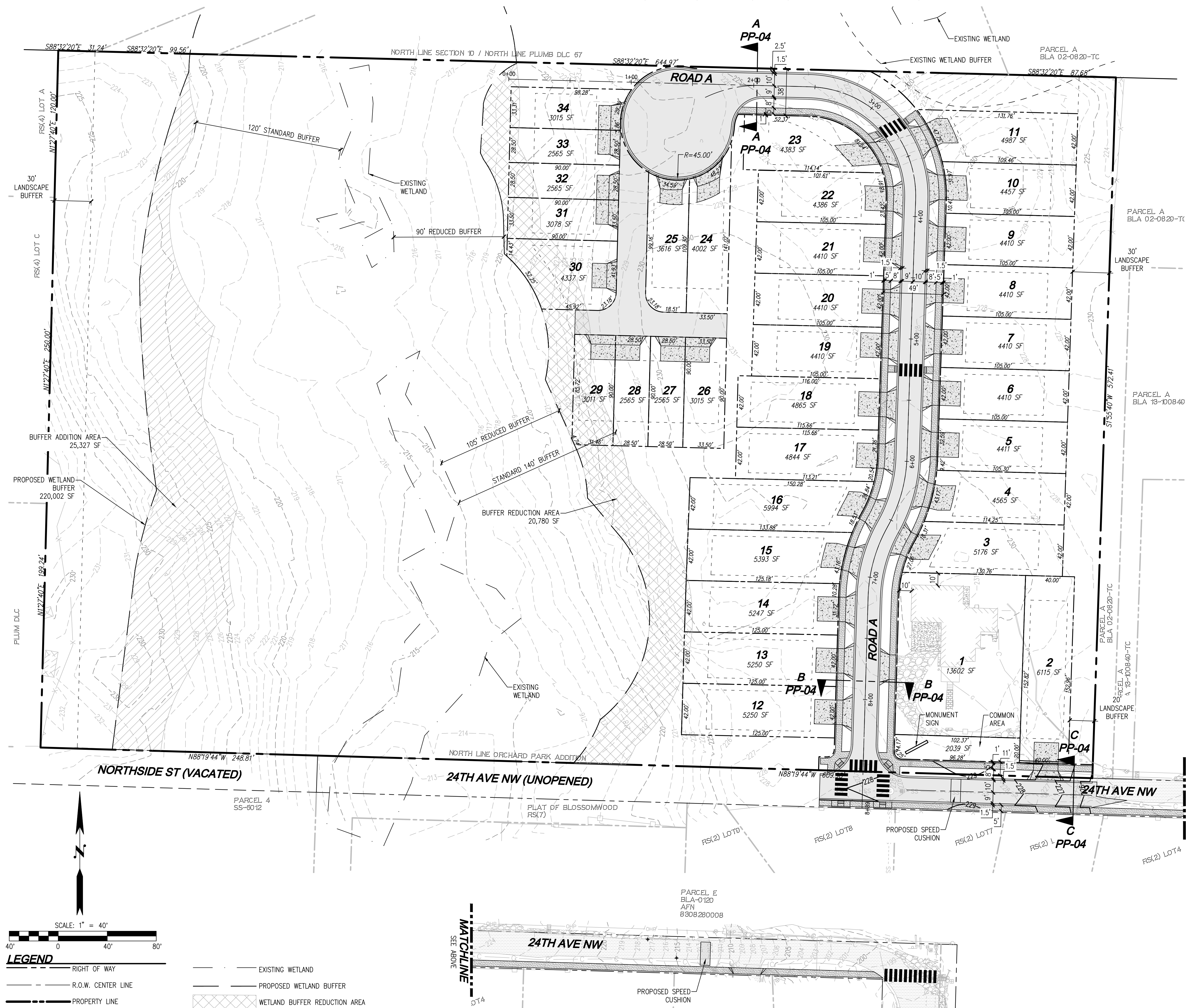


PORTION OF SEC 10, TWN 18, RGE 2W, W.M., THURSTON COUNTY, WASHINGTON

VICINITY MAP
SCALE: 1"=2000'

CONTACT LIST

OWNER:
RJ DEVELOPMENT
401 CENTRAL STREET SE
OLYMPIA, WA 98501
CONTACT: CALEB PERKINS
PHONE: 360-810-8356
EMAIL: caleb@rjdevelopment.com

CIVIL ENGINEER:
LDC, INC.
321 CLEVELAND AVE SE SUITE 209
TUMWATER, WA 98501
CONTACT: ROSS JARVIS, PE
PHONE: (360) 634-2065
FAX: (425) 482-2893
EMAIL: rjarvis@ldccorp.com

SURVEYOR:
MTN 2 COAST, LLC
2320 MOTTMAN RD SW, SUITE 106
TUMWATER, WA 98512
CONTACT: SETH E. PRIGGE, PLS
PHONE: (360) 688-1949

PROJECT INFORMATION

OWNER/APPLICANT: RJ DEVELOPMENT
TAX PARCEL(S): 09750029001
SITE ADDRESS: 2000 24TH AVE NW, OLYMPIA
SITE AREA: 11.28 ACRES (491,357 SF)
STORMWATER TRACT: NONE
GRADING: 4,488 CY FILL, 6,803 CY CUT
(FOR APPLICATION PURPOSES ONLY)
ROADWAY AREA/LENGTH: 1,233'
SOILS: ALDERWOOD GRAVELLY SANDY LOAM
SANITARY SEWER/WATER: CITY OF OLYMPIA
TELEPHONE/FIBER: PUGET SOUND ENERGY
CABLE/TV: COMCAST/CENTURY LINK
FIRE DISTRICT: COMCAST
SCHOOL DISTRICT: MCLANE - BLACK LAKE
FEMA FIRM DESCRIPTION: OLYMPIA
EXISTING WELLS: ZONE X
ZONING DESIGNATION: R-4-8 (OLYMPIA UGA)
SUBDIVISION APPLICATION: PRELIMINARY PLAT
MAXIMUM ALLOWABLE (GROSS) DENSITY: 8 UNITS/ACRE
MAXIMUM DWELLING UNITS ALLOWED: 65
PROPOSED RESIDENTIAL DENSITY: 5.0 UNITS/ACRE
MINIMUM LOT SIZE: 2,000 SF
PROPOSED MINIMUM (INDIVIDUAL) LOT SIZE: 2,565 SF
MINIMUM LOT WIDTH: 45'; 22' FOR TOWNHOUSE; 35' FOR COTTAGE
PROPOSED MINIMUM (INDIVIDUAL) LOT WIDTH: 28.50'
FRONT YARD SETBACK (FROM STREET): 20'
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 5'
MAXIMUM BUILDING HEIGHT: 2 STORIES OR 35', WHICHEVER IS LESS
MAXIMUM LOT COVERAGE: 40%

OPEN SPACE CALCULATIONS

REQUIRED MIN. USABLE OPEN SPACE: 0.40 ACRES
TOTAL OPEN SPACE PROVIDED: 1.88 ACRES
TREE TRACT REQUIRED: 5% OF SITE - 0.56 ACRES
TREE TRACT PROVIDED: 48.7% OF SITE - 5.49 ACRES
(INCLUDED IN OPEN SPACE)

TABLE OF CONTENTS

- 1 PP-01 PRELIMINARY PLAT MAP
- 2 PP-02 PRELIMINARY DRAINAGE AND TESC PLAN
- 3 PP-03 PRELIMINARY WATER AND SEWER PLAN
- 4 PP-04 PRELIMINARY PLAT DETAILS AND NOTES
- 5 PP-05 PRELIMINARY PLAT DETAILS AND NOTES

SURVEY INFORMATION

HORIZONTAL - WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON GPS TIES TO THURSTON COUNTY MONUMENTS 518AZ AND 519.

VERTICAL - NAVD 88 BASED ON GPS TIE TO THURSTON COUNTY MONUMENT 518AZ, NAVD 88 ELEVATION= 162.35.

UTILITY NOTE

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DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY MTN2COAST, LLC, IN DECEMBER 2022. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

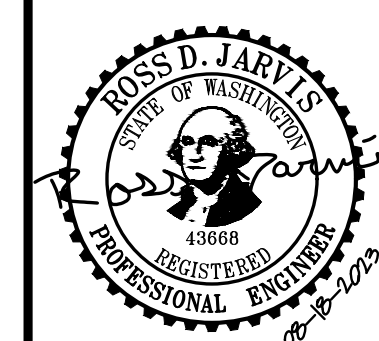
NO.	DATE	REVISIONS	DESCRIPTION

Surveying Engineering Planning

LDC

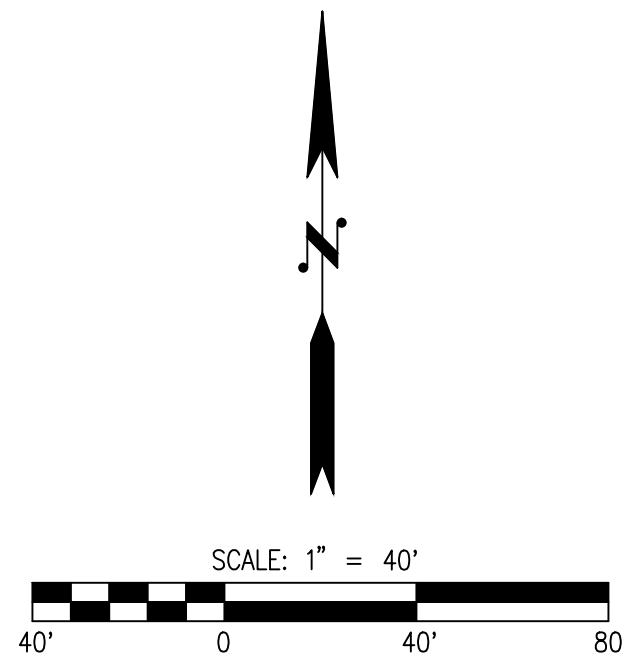
Woodinville
Olympia
321 CLEVELAND AVE SE SUITE 209
TUMWATER, WA 98501
T 425.866.1869
www.LDCcorp.com
F 425.482.2893

WEST OLYMPIA DEVELOPMENT 2000 24TH AVE NW PRELIMINARY PLAT MAP



JOB NUMBER: C23-127
DRAWING NAME: C23-127 PP-01
DESIGNER: KH
DRAFTING BY: ES
DATE: AUGUST 2023
SCALE: AS NOTED
JURISDICTION: THURSTON

PP-01

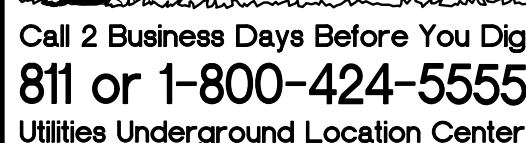
PLAT OF WEST
OLYMPIA

	EXISTING CONTOURS
	PROPOSED CONTOURS
	CLEARING LIMITS
	SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	STORM DRAIN INLET PROTECTION
	TYPE 1 CATCH BASIN
	ASTM D3034 SDR35 PVC STORM PIPE, UNLESS OTHERWISE NOTED
	INFILTRATION TRENCH

STRUCTURE TABLE				
NAME	TYPE	RIM	INVERTS	
CB-15	TYPE 1	223.42	E=220.26 (12°) E W=220.12 (12°) E	SE (12°) NE
CB-16	TYPE 1	223.40	E=221.69 (12°) E W=220.64 (12°) W	(12°) SW
CB-17	TYPE 1	223.99	E=220.64 (12°) E W=220.64 (12°) W	(12°) E (12°) W
CB-18	TYPE 1	224.62	E=220.46 (12°) E W=220.46 (12°) W	(12°) SW (12°) N
CB-19	TYPE 1	224.97	E=220.34 (12°) E W=220.34 (6°) S	(12°) S (6°) S
CB-20	TYPE 1	224.61	E=220.36 (12°) S W=220.36 (12°) W	(12°) S (12°) W
CB-21	TYPE 1	221.33	E=218.85 (12°) E W=218.85 (6°) S	(12°) E (6°) S
CB-23	TYPE 1	229.17	E=225.32 (6°) N W=225.32 (6°) E W=225.32 (6°) W	(6°) N (6°) E (6°) W
CB-24	TYPE 1	226.90	E=223.35 (6°) N W=223.35 (6°) SW	(6°) N (6°) SW
CB-25	TYPE 1	227.66	E=226.37 (6°) S W=226.37 (6°) E W=226.37 (6°) W W=224.28 (6°) N	(6°) S (6°) E (6°) W (6°) N

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

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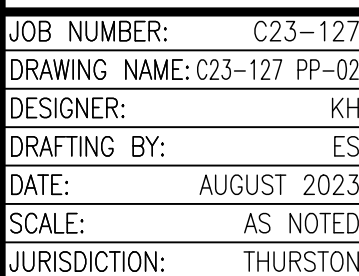


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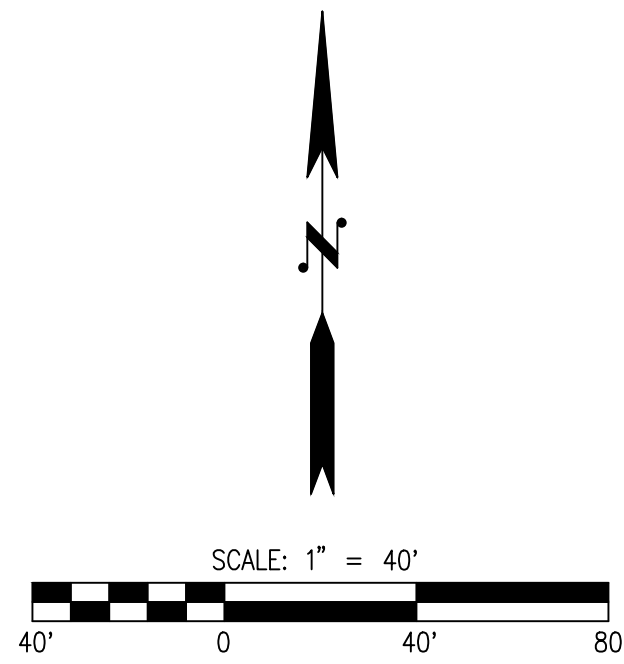
Woodinville Olympia Kent
321 CLEVELAND AVE SE, SUITE 209
TUNNAWATER, WA 98501

T 425-806-1869 www.LDCcorp.com F 425-482-2893

**WEST OLYMPIA DEVELOPMENT
2000 24TH AVE NW**
PRELIMINARY DRAINAGE AND TESC PLAN



SHEET **2** OF **5**

PLAT OF WEST
OLYMPIA

	SANITARY SEWER GRINDER PUMP
	SANITARY SEWER MANHOLE
	ASTM D 3034 SDR 35 PVC SANITARY SEWER PIPE
	AWWA C900 PVC DR14 WATER LINE
	WATER METER
	GATE VALVE
	THRUST BLOCKING
	FIRE HYDRANT PER DETAIL XXX ON SHEET XXX
	WATER BEND FITTING

EX. SSMH 3458
N=641609.31, E=1036069.37
CONNECT TO EXISTING SSMH
PLUG STUB TO THE WEST AND
RE-CHANNEL MANHOLE
RIM=227.62
IE=220.00 (8"Ø) OUT E (EX.)
IE=220.00 (8"Ø) IN W (EX.)
IE=220.00 (8"Ø) OUT S (EX.)
IE=220.00 (8"Ø) IN NW (NEW)

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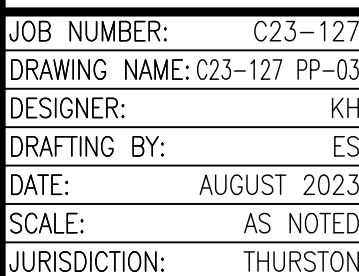


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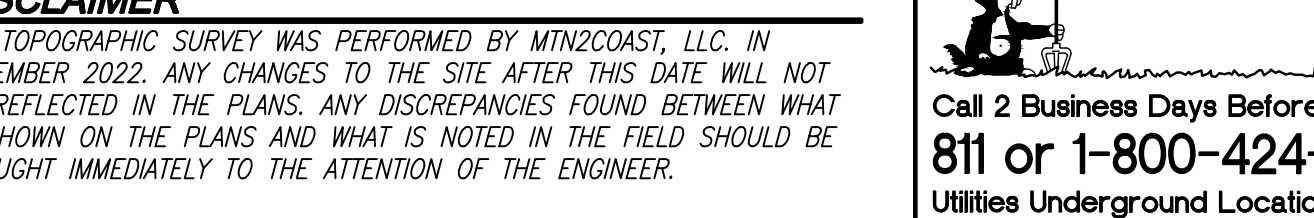
RJ DEVELOPMENT

WEST OLYMPIA DEVELOPMENT
2000 24TH AVE NW
PRELIMINARY WATER AND SEWER PLAN



SHEET **3** OF **5**

PRELIMINARY PLAT DETAILS AND NOTES



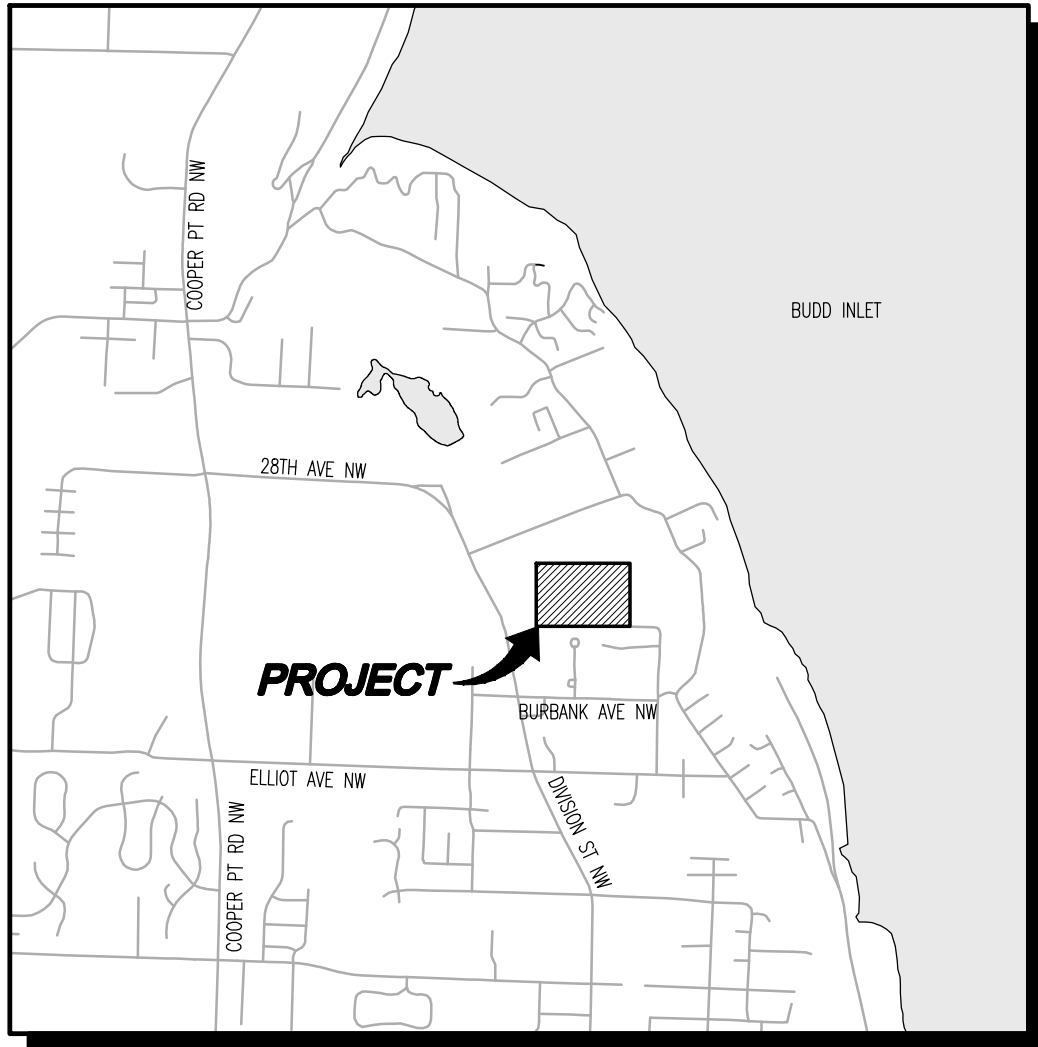
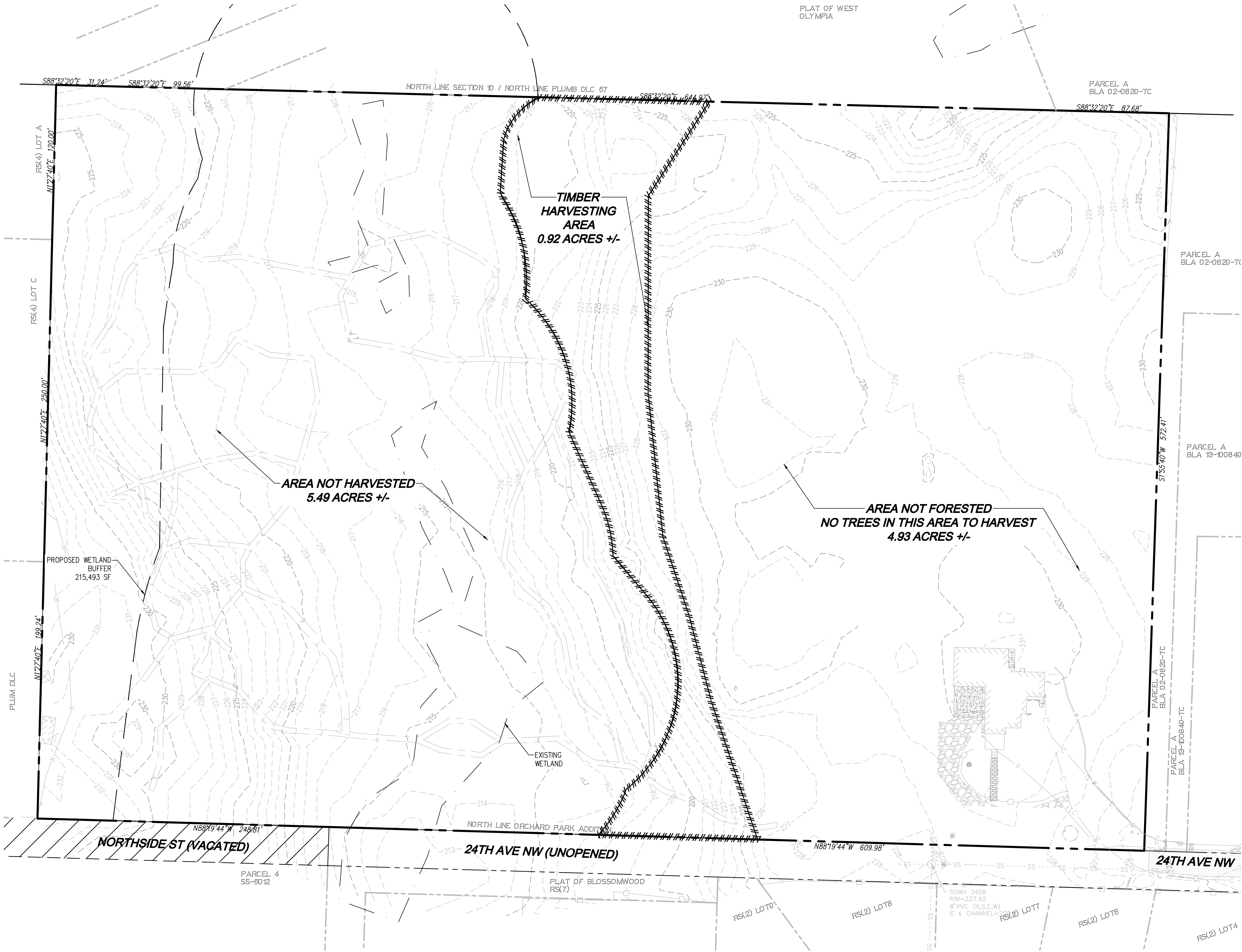
APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	7/25/2017	TYPICAL METER PLACEMENT	6-7
CITY ENGINEER			

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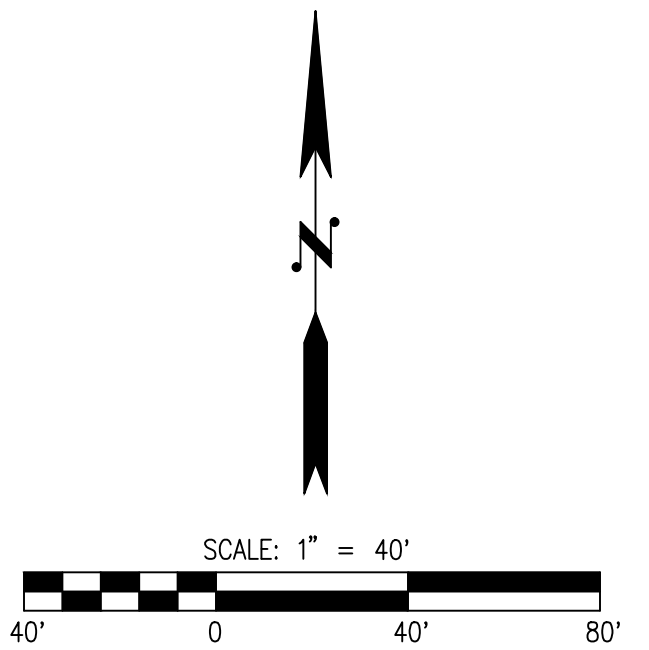


Drawing: P:\Civil\2023\C23-127 West Olympia Development\Drawings\Exhibits\FOREST CLEARING\C23-127 EX-01.dwg Plotted: Aug 17, 2023 - 12:35pm

PORTION OF SEC 10, TWN 18, RGE 2W, W.M., THURSTON COUNTY, WASHINGTON



VICINITY MAP
SCALE: 1"=2000'



LEGEND

- PROPERTY LINE
TIMBER HARVESTING AREA

CONTACT LIST

OWNER:
RJ DEVELOPMENT
401 CENTRAL STREET SE
OLYMPIA, WA 98501
CONTACT: CALEB PERKINS
PHONE: 360-810-8356
EMAIL: caleb@rjdevelopment.com

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TUMWATER, WA 98512
CONTACT: SETH E. PRIGGE, PLS
PHONE: (360) 688-1949

PROJECT INFORMATION

OWNER/APPLICANT: RJ DEVELOPMENT
401 CENTRAL STREET SE
OLYMPIA, WA 98501

TAX PARCEL(S): 09750029001

SITE ADDRESS: 2000 24TH AVE NW, OLYMPIA

SITE AREA: 11.28 ACRES (491,357 SF)

ZONING DESIGNATION: R-4-8 (OLYMPIA UGA)

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VERTICAL - NAVD 88 BASED ON GPS TIE TO THURSTON COUNTY MONUMENT 518AZ, NAVD 88 ELEVATION= 162.35.

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811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS	
NO.	DESCRIPTION

LDC Surveying Engineering Planning

Kent
Woodinville
20210 142nd Avenue NE
Woodinville, WA 98072
www.LDCorp.com

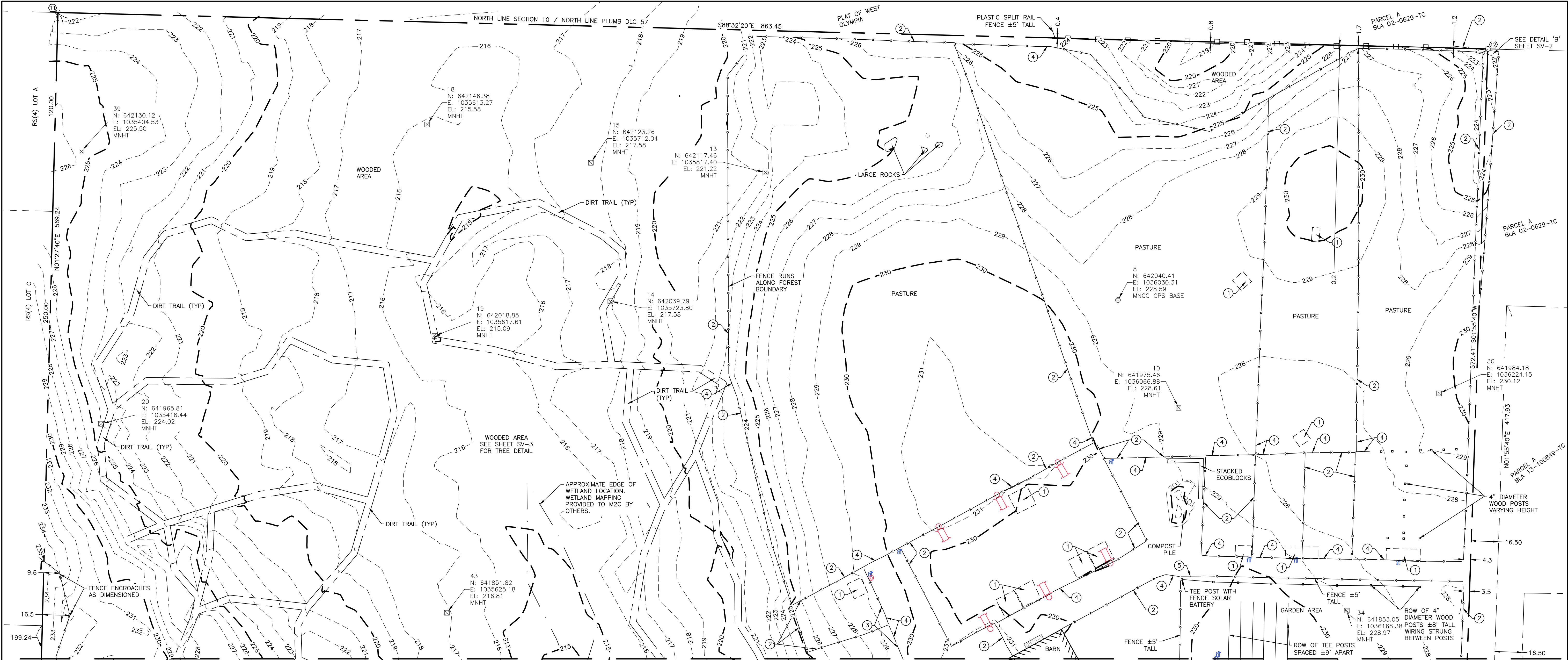
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F 425.482.2893

RJ DEVELOPMENT
WEST OLYMPIA DEVELOPMENT
2000 24TH AVE NW
LAND CLEARING EXHIBIT



JOB NUMBER:	C23-127
DRAWING NAME:	C23-127 EX-01
DESIGNER:	KH
DRAFTING BY:	ES
DATE:	AUGUST 2023
SCALE:	AS NOTED
JURISDICTION:	THURSTON

EX-01



DATUM

HORIZONTAL — WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON GPS TIES TO THURSTON COUNTY MONUMENTS 518AZ AND 519.

VERTICAL — NAVD 88 BASED ON GPS TIE TO THURSTON COUNTY MONUMENT 518AZ, NAVD 88 ELEVATION= 162.35.

SURVEY NOTES

1. INSTRUMENT USED: SOKKIA IX 3" TOTAL STATION AND TOPCON VR GPS.
2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090 AND 332-130-145.
3. ORIGINAL SURVEY COMPLETED 10/28/2022. ADDITIONAL TREE MAPPING WAS COMPLETED 5/29/2023.
4. ALL MONUMENTS SHOWN AS FOUND VISITED 10/20/2022.
5. PURPOSE OF TOPOGRAPHICAL MAPPING IS FOR FUTURE DEVELOPMENT OF SITE.
6. CONTOURS WERE ESTABLISHED FROM FIELD MAPPING. 1' CONTOURS SHOWN ON MAP.
7. MTN2COAST (M2C) WAS RETAINED BY RJ DEVELOPMENT TO COMPLETE A BOUNDARY AND TOPOGRAPHIC SURVEY THURSTON COUNTY TAX PARCEL 09750029001 AND A PORTION OF 24TH AVE NW AND MILROY ST NW.
8. SEE WEST LINE OF PROPERTY FOR FENCE AND STRUCTURE ENCROACHMENTS.
9. SEE EAST LINE OF PROPERTY FOR WIRE AND BOARD FENCE DIMENSIONS TO EAST PROPERTY LINE.
10. LEGAL DESCRIPTION SHOWN PER TITLE REPORT.
11. WETLAND LOCATION SHOWN BASED ON CAD DRAWING PROVIDED TO M2C BY OTHERS.
12. TREE MAPPING SHOWN ON SHEET SV-3.

LEGAL DESCRIPTION

PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. BLA-11105686 TC, AS RECORDED JUNE 30, 2011 UNDER AUDITOR'S FILE NO. 4217456.

UTILITY NOTE

UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING VISIBLE SURFACE APPURTENANCES, AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

MONUMENT NOTES

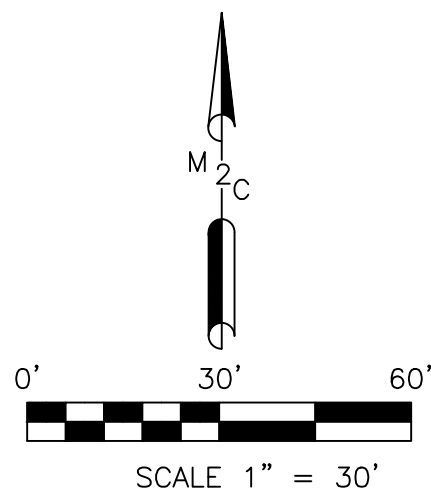
1. FOUND METAL SPIKE WITH DIMPLE, HELD FOR THURSTON COUNTY MONUMENT 519.
2. FOUND LEAD TACK SET IN CONCRETE IN METAL CASE, HELD FOR THURSTON COUNTY MONUMENT 518AZ.
3. FOUND LEAD TACK SET IN CONCRETE IN METAL CASE, HELD FOR THURSTON COUNTY MONUMENT 518.
4. FOUND 5/8" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "LS 33138" ±.4' SE OF CALCULATED PROPERTY CORNER.
5. FOUND 5/8" DIAMETER REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP ±.9' SE OF CALCULATED PROPERTY CORNER.
6. FOUND 1/2" DIAMETER REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP ±.1' NORTH OF RIGHT-OF-WAY LINE.
7. FOUND 2" DIAMETER BRASS SURFACE MONUMENT WITH PUNCH MARKED "OLY LS 28242".
8. FOUND 2" DIAMETER BRASS SURFACE MONUMENT WITH PUNCH.
9. FOUND 1/2" DIAMETER REBAR WITH ILLEGIBLE PLASTIC CAP WITH TACK ±1.4' N80°9'27"E OF CALCULATED PROPERTY CORNER.
10. FOUND 1/2" DIAMETER REBAR WITHOUT CAP ±.7' S41°26'52"E OF CALCULATED PROPERTY CORNER.
11. FOUND 1" DIAMETER IRON PIPE, HELD FOR NW CORNER SECTION 10.
12. FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "LS 33138".
13. FOUND 5/8" REBAR WITHOUT CAP ±.1 SOUTH OF RIGHT-OF-WAY LINE.

REFERENCED SURVEYS

1. PLAT OF ORCHARD PARK ADDITION TO OLYMPIA RECORDED IN BOOK 7 PAGE 37 OF PLATS, RECORDS OF THURSTON COUNTY.
2. PLAT OF LENOX KNOLL RECORDED UNDER AFN 8908070108 IN VOL 24 PAGES 34 AND 35 OR PLATS, RECORDS OF THURSTON COUNTY.
3. THURSTON COUNTY BLA 11-105686-TC RECORDED UNDER AFN 4217456
4. THURSTON COUNTY BLA 0587 RECORDED UNDER AFN 8804070060 IN VOL 6, PAGE 4157.
5. ROS RECORDED UNDER AFN 4488523 FEBRUARY 24, 2016, RECORDS OF THURSTON COUNTY.
6. PLAT OF WEST OLYMPIA RECORDED OCTOBER 16TH, 1869, RECORDS OF THURSTON COUNTY.
7. PLAT OF BLOSSOMWOOD RECORDED UNDER AFN 8504180058 IN VOL 22, PAGE 105, RECORDS OF THURSTON COUNTY.
8. THURSTON COUNTY BLA 13-100849-TC RECORDED UNDER AFN 4331025 ON APRIL 18, 2013.
9. THURSTON COUNTY BLA 02-0629-TC RECORDED UNDER AFN 3462504 SEPTEMBER 17, 2002.

HATCHING

	GRAVEL
	ASPHALT
	CONCRETE
	BRICK
	VACATED RIGHT-OF-WAY



SURVEY DETAILS

1. ANIMAL SHELTER
2. ±4' TALL FENCE
3. ±3' TALL FENCE
4. ±4' TALL FENCE GATE
5. ±6' TALL FENCE GATE
6. 4"x6" WOOD POST ±8' TALL

LEGEND

- ① CABLE RISER/ PEDESTAL
- ② CULVERT
- ③ LUMINAIRE WITH ARM
- ④ LANDSCAPE/YARD LIGHT
- ⑤ POWER CONDUIT
- ⑥ GUY ANCHOR
- ⑦ POWER METER
- ⑧ PP WITH DROP LINE
- ⑨ PP WITH DROP AND TRANSFORMER
- ⑩ SS CLEANOUT
- ⑪ SS MANHOLE
- ⑫ STORM CATCH BASIN
- ⑬ HOSE BIB
- ⑭ IRRIGATION CONTROL VALVE
- ⑮ WATER MARKER POST
- ⑯ WATER METER
- ⑰ WATER VALVE
- ⑱ WATER FIRE HYDRANT
- ⑲ WELL
- ⑳ MAIL BOX
- ㉑ STREET SIGN (AS DESCRIBED)
- ㉒ BRASS CAP
- ㉓ HUB AND TACK
- ㉔ IRON PIPE
- ㉕ MONUMENT IN CASE
- ㉖ PK NAIL
- ㉗ REBAR AND CAP
- ㉘ SPIKE
- ㉙ REBAR AND CONTROL CAP
- ㉚ SET 5/8"x24" LONG REBAR AND YELLOW PLASTIC CAP MARKED "MTN2COAST LS 21013244"

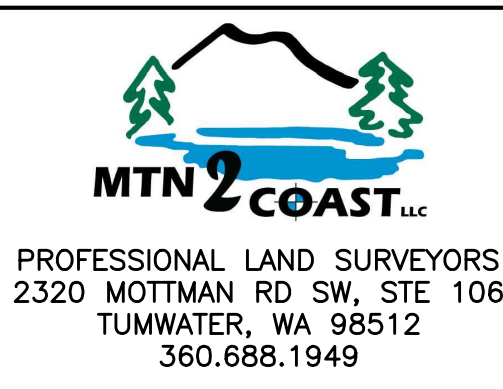
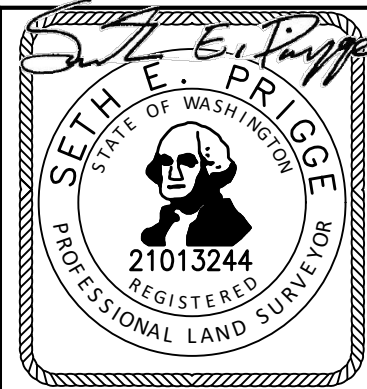
SITE DATA

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ADDRESS: 2000 24TH AVE NW
OLYMPIA, WA 98502
SIZE: 11.284 ACRES

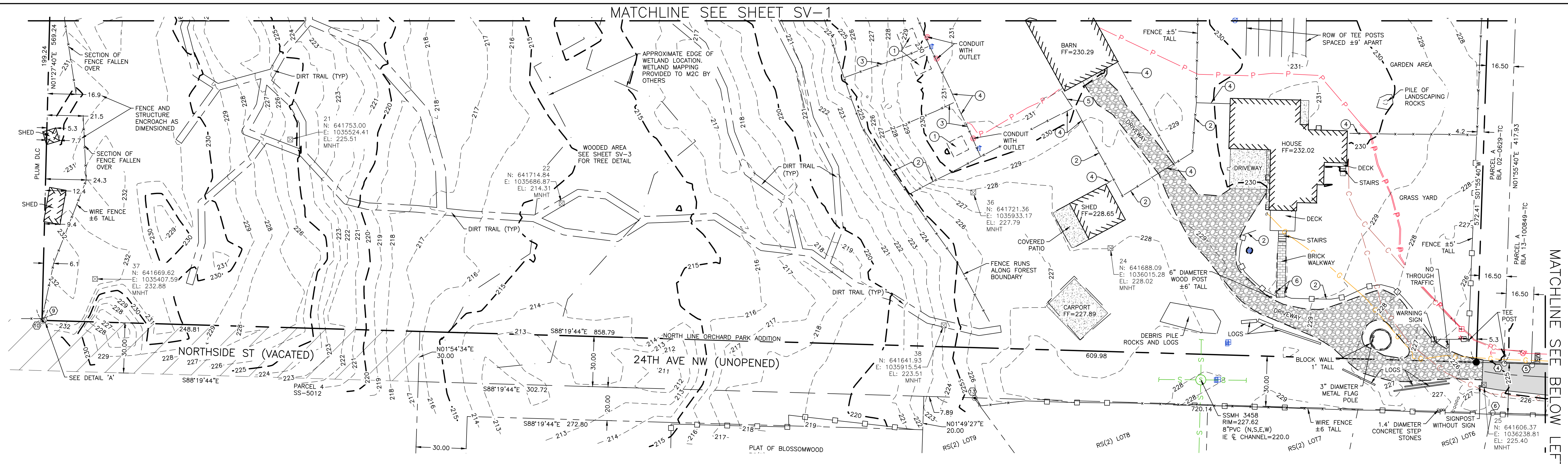
LINE TYPES

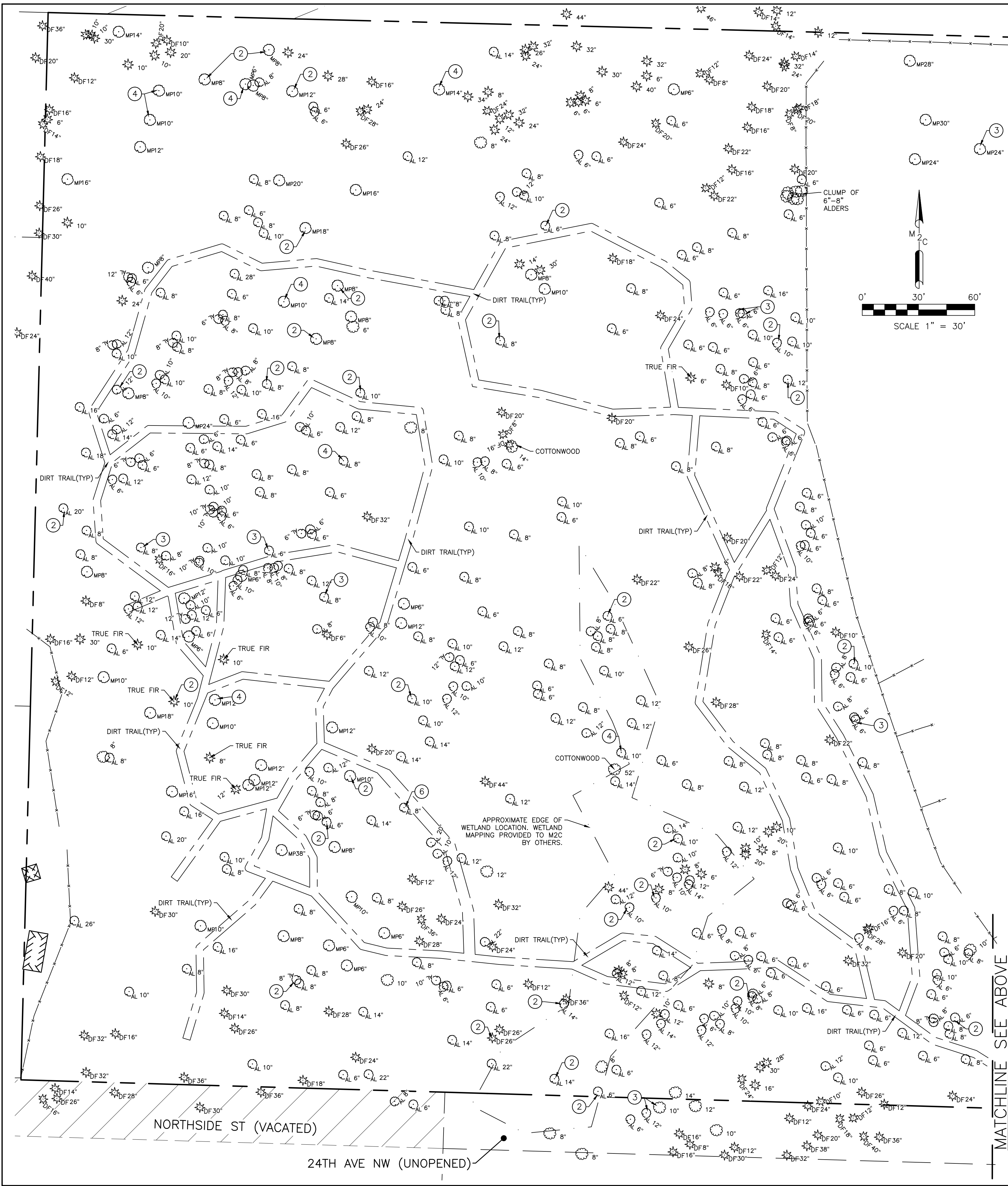
	WOOD FENCE
	SPLIT RAIL FENCE
	WIRE FENCE
	GROUND TOE
	STORM LINE
	SANITARY SEWER LINE
	BURIED POWER
	OVERHEAD POWER
	WATER LINE
	NATURAL GAS LINE
	BURIED CABLE TV LINE
	BUILDING OVERHANG
	ANIMAL SHELTER
	EXTERIOR BUILDING
	STORM SWALE
	WETLAND LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	PROPERTY LINE
	CENTERLINE RIGHT-OF-WAY
	ROAD RIGHT-OF-WAY
	VACATED ROAD RIGHT-OF-WAY
	LOT LINE
	SECTION LINE

DATE	6/14/2023
SCALE	1" = 30'
M2C PROJECT NO.:	22-304
DRAWN	GMB
CHECKED	PBJ
APPROVED	SEP



PROJECT NAME:	2000 24TH AVE NW TOPOGRAPHIC SURVEY	SHEET NAME:	SV-1
CLIENT NAME:	RJ DEVELOPMENT	SHEET NO.	1 OF 3

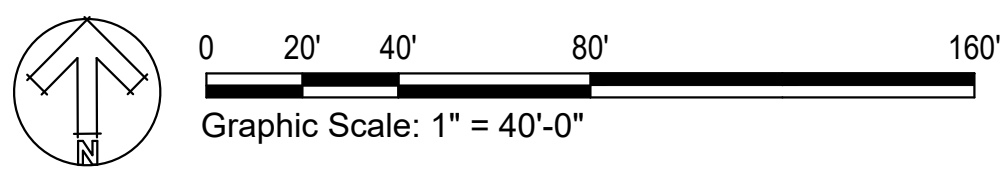
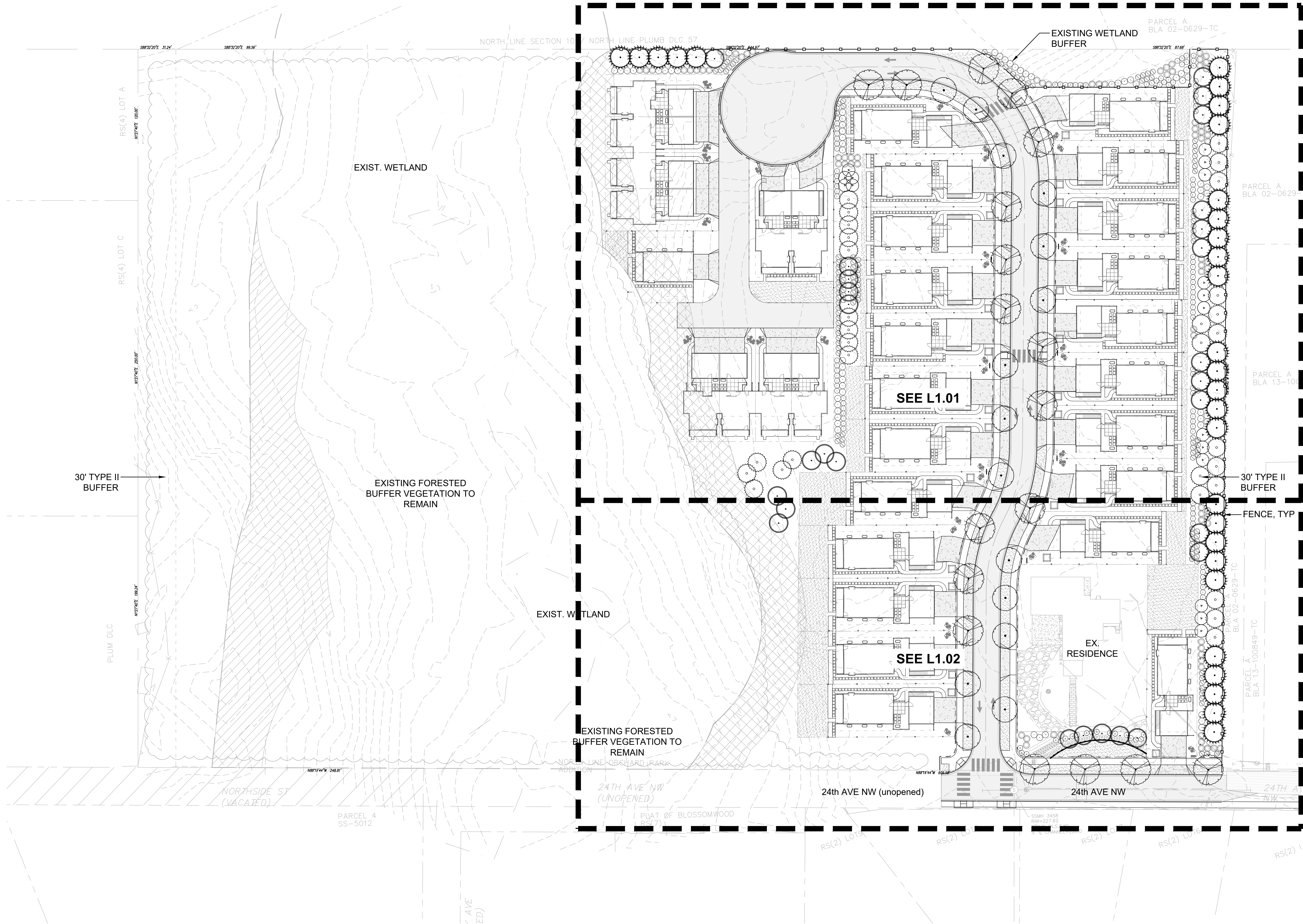


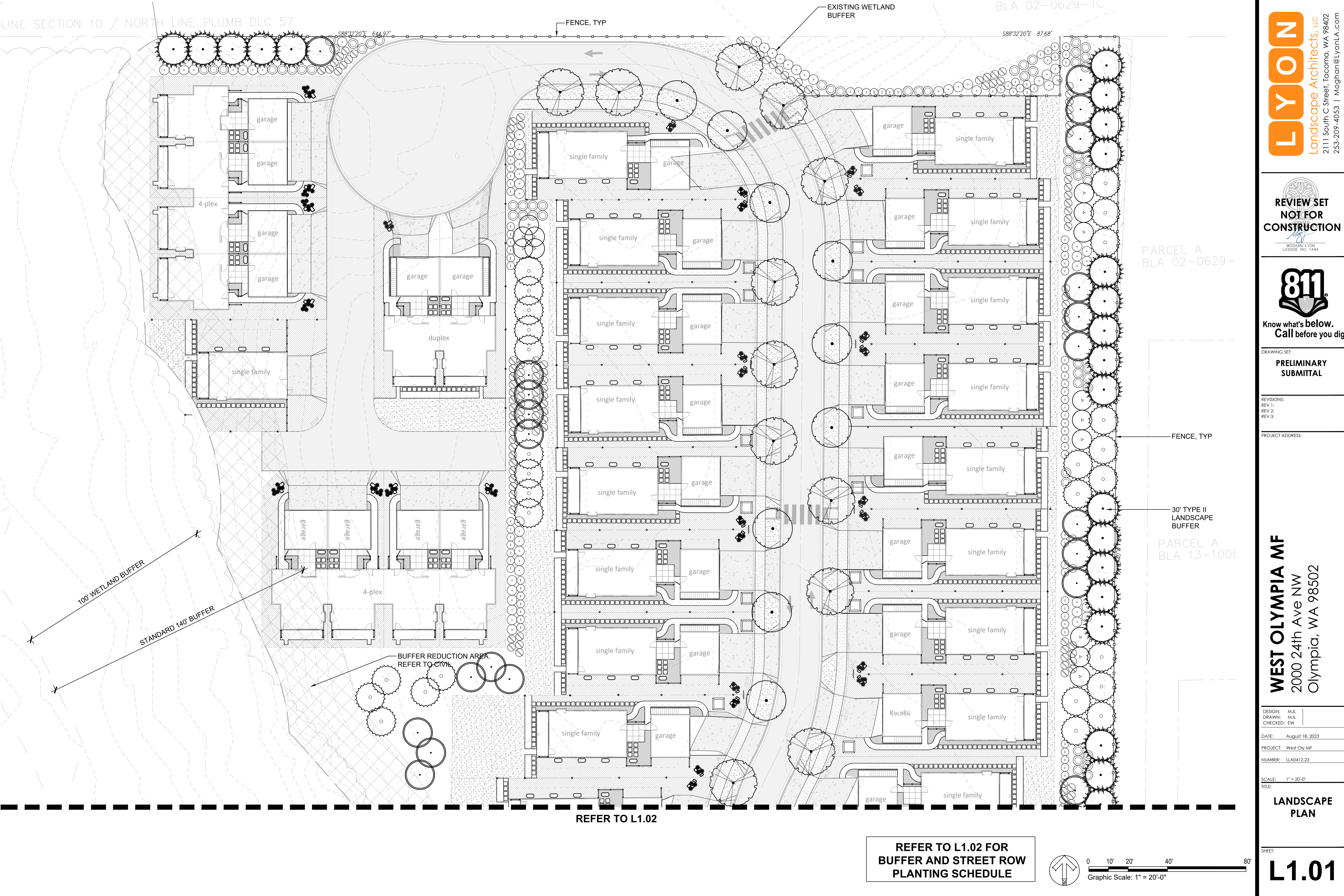


- TREE LEGEND**
- DECIDUOUS TREE
 - CEDAR TREE (UNLESS OTHERWISE NOTED)
 - MAPLE TREE
 - DOUGLAS-FIR TREE
 - ALDER TREE
 - NUMBER INDICATES AMOUNT OF TREES IN CLUSTER



DATE	6/14/2023			PROJECT NAME:	2000 24TH AVE NW TREE SURVEY	SHEET NAME:
SCALE	1" = 30'			CLIENT NAME:		RJ DEVELOPMENT
M2C PROJECT NO.:	22-304					
DRAWN	GMB					
CHECKED	PBJ					
APPROVED	SEP					SHEET NO. 3 OF 3





LYON

Landscape Architects, LLC

2111 South C Street, Tacoma, WA 98402

253-209-4053 | Mogan@LyonLA.com

REVIEW SET
NOT FOR
CONSTRUCTION

MOGHAN LYON

LICENSE NO. 1444

811

Know what's below.
Call before you dig.

DRAWING SET:
**PRELIMINARY
SUBMITTAL**

REVISIONS:
REV 1:
REV 2:
REV 3:

PROJECT ADDRESS:

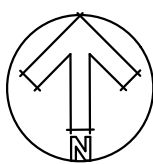
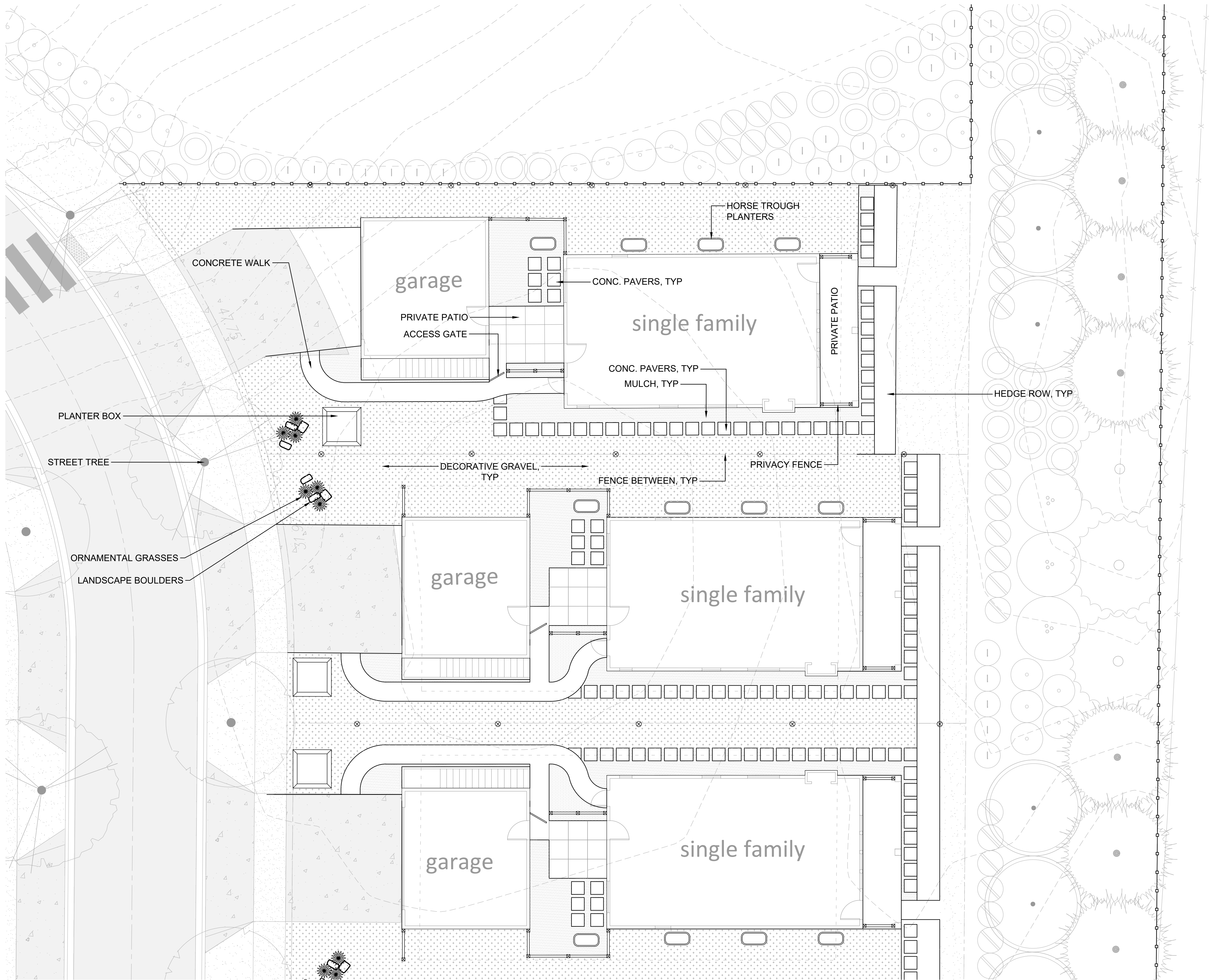
WEST OLYMPIA MF
2000 24th Ave NW
Olympia, WA 98502

DESIGN:	MJL
DRAWN:	MJL
CHECKED:	EW
DATE:	August 18, 2023
PROJECT:	West Oly MF
NUMBER:	LLA0412.23
SCALE:	1" = 20'-0"
TITLE:	

**LANDSCAPE
PLAN**

SHEET:
L1.01

- Graphic Scale: 1" = 20'-0"



0 4' 8' 16' 32'
Graphic Scale: 1/8" = 1'-0"

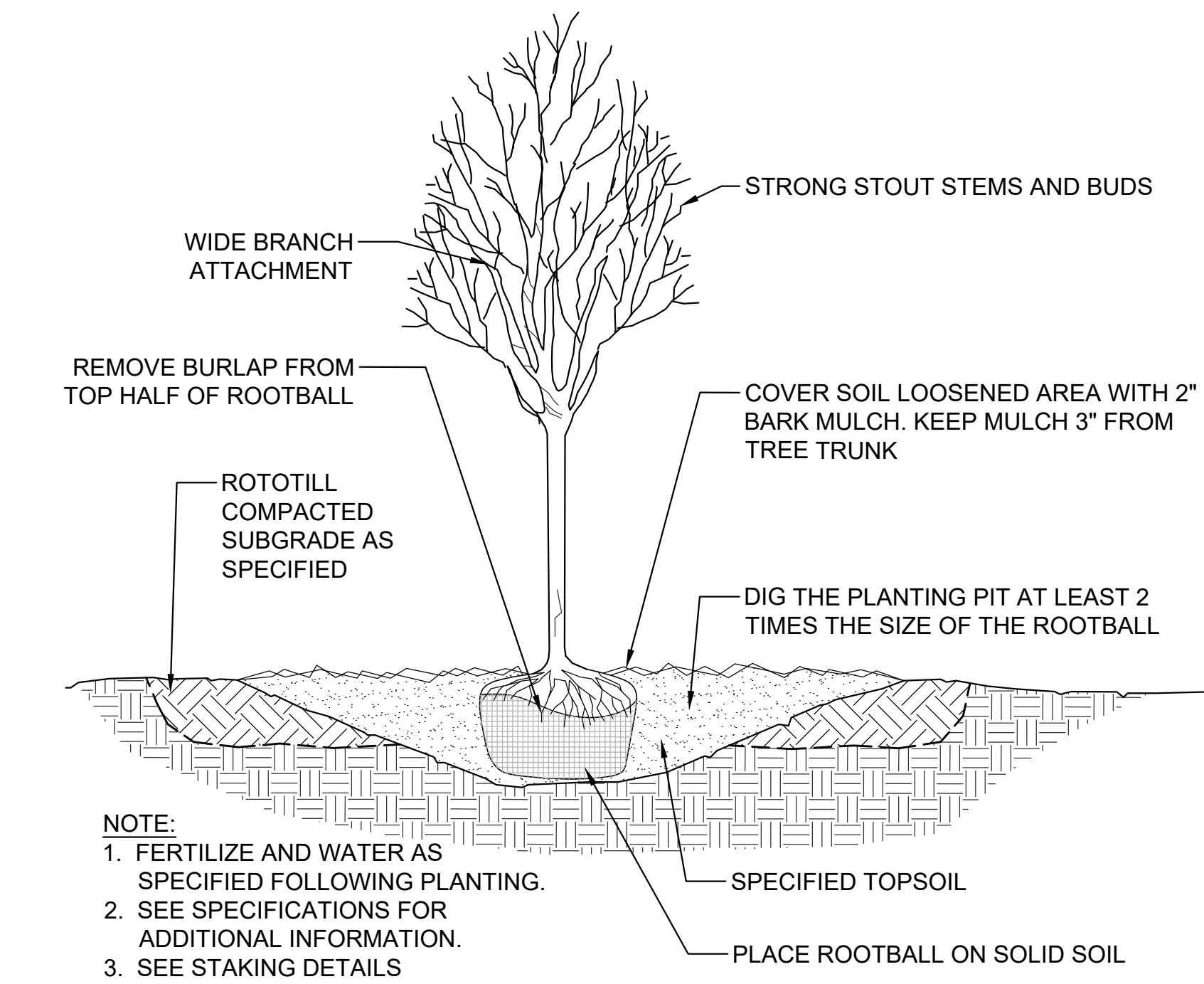
WEST OLYMPIA MF
2000 24th Ave NW
Olympia, WA 98502

DESIGN: MUL
DRAWN: MUL
CHECKED: EW
DATE: August 18, 2023
PROJECT: West Oly MF
NUMBER: LLA0412.23

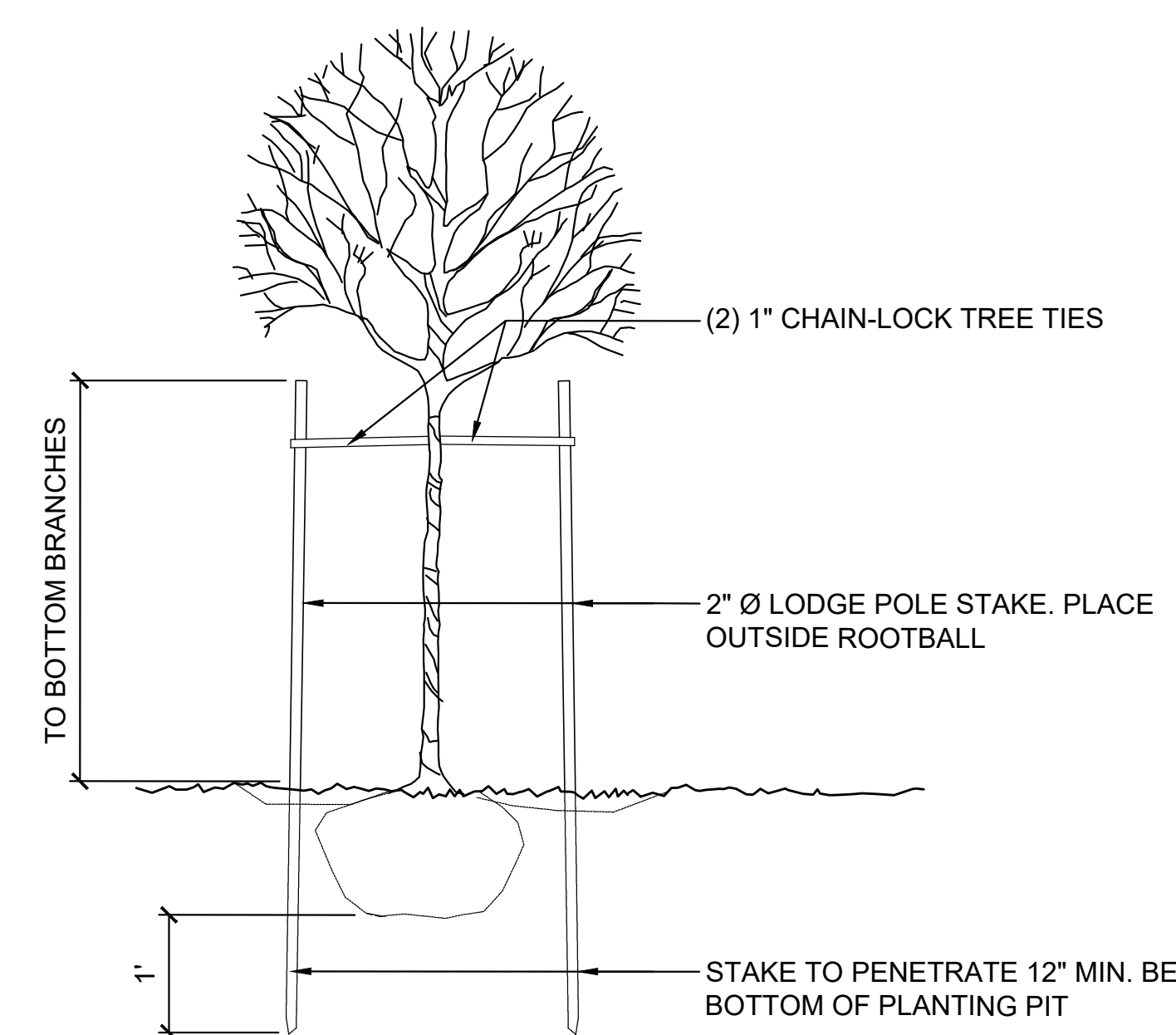
SCALE: 1/8" = 1'-0"
TITLE:

**TYPICAL SFR
LAYOUT PLAN**

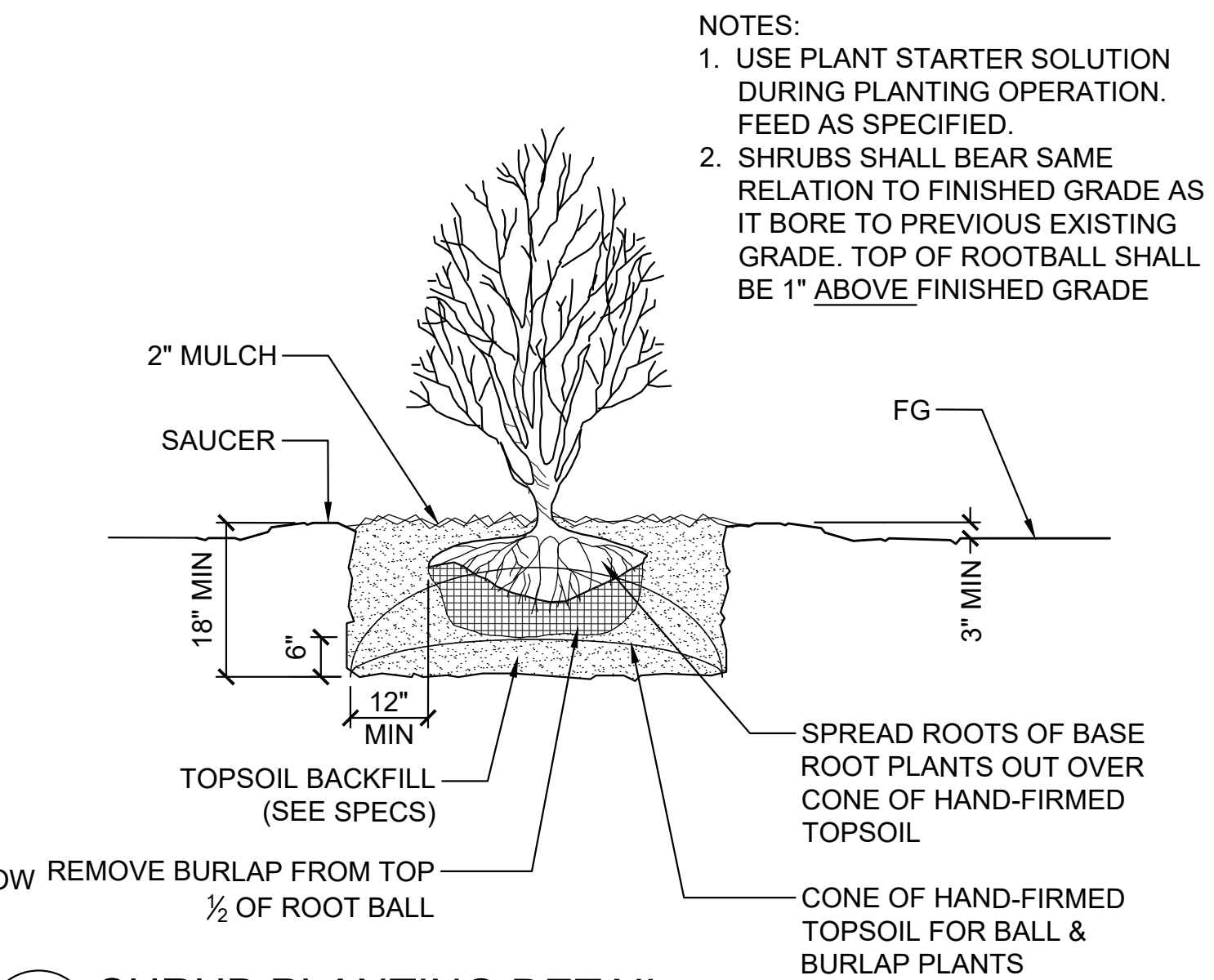
SHEET:
L1.03



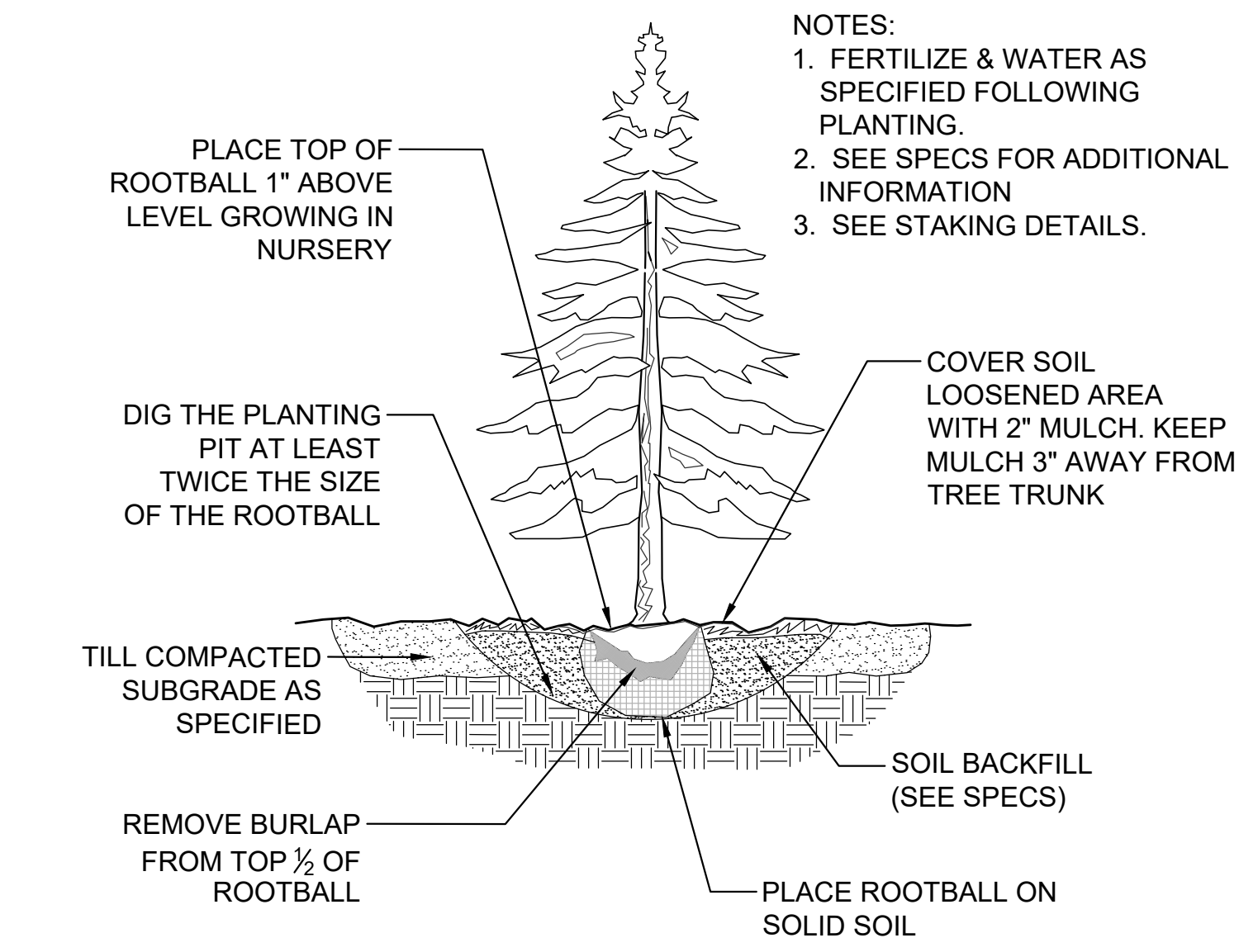
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



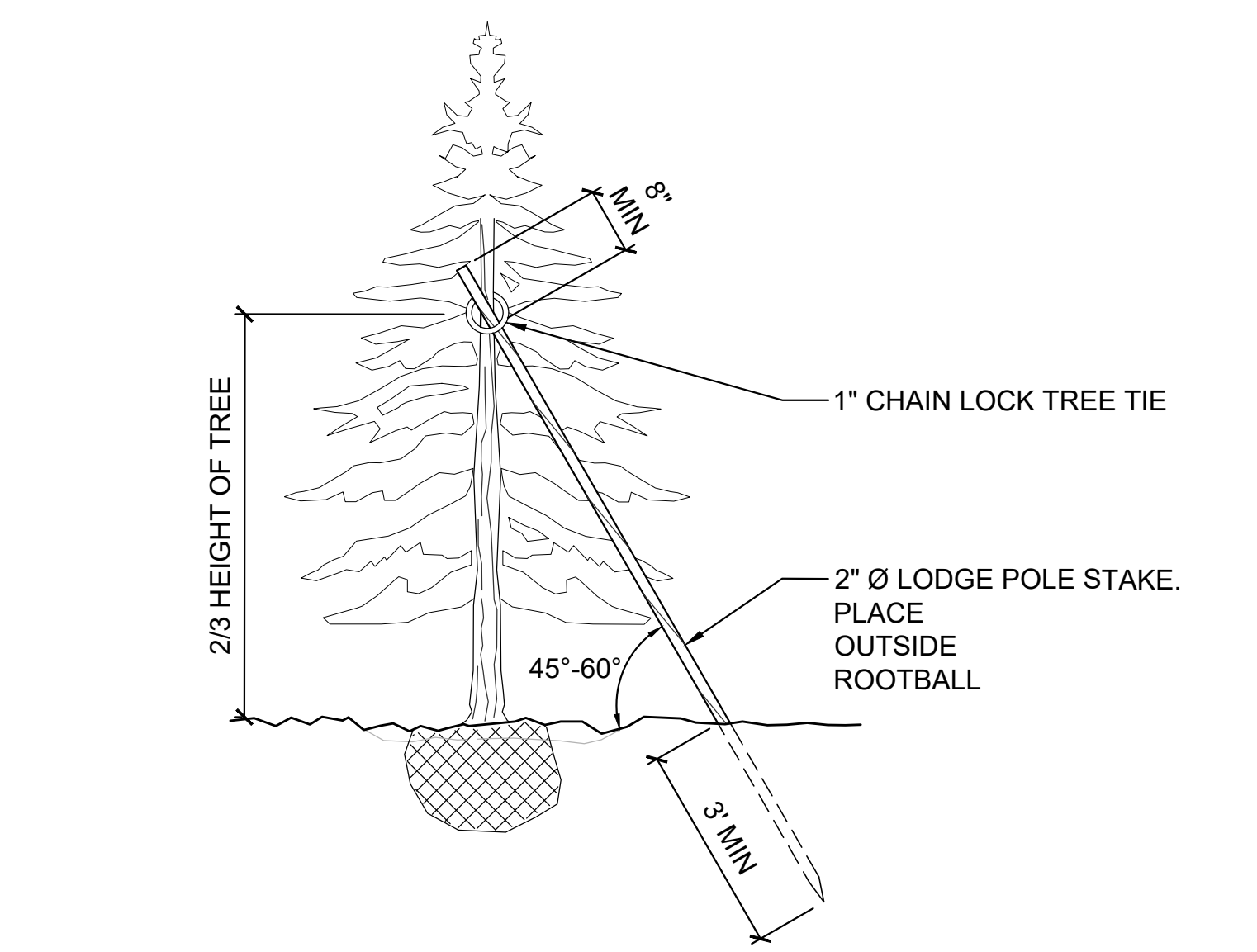
2 DECIDUOUS TREE STAKING DETAIL
SCALE: NTS



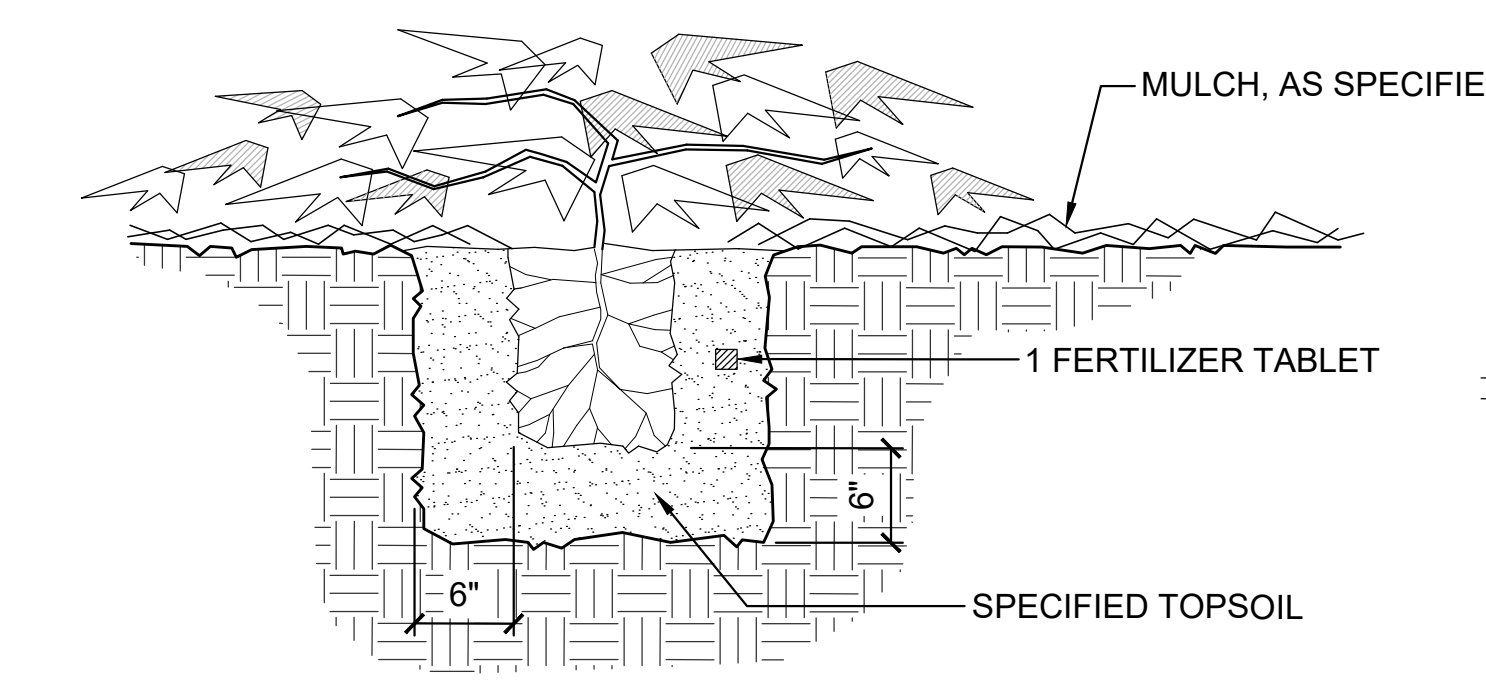
3 SHRUB PLANTING DETAIL
SCALE: NTS



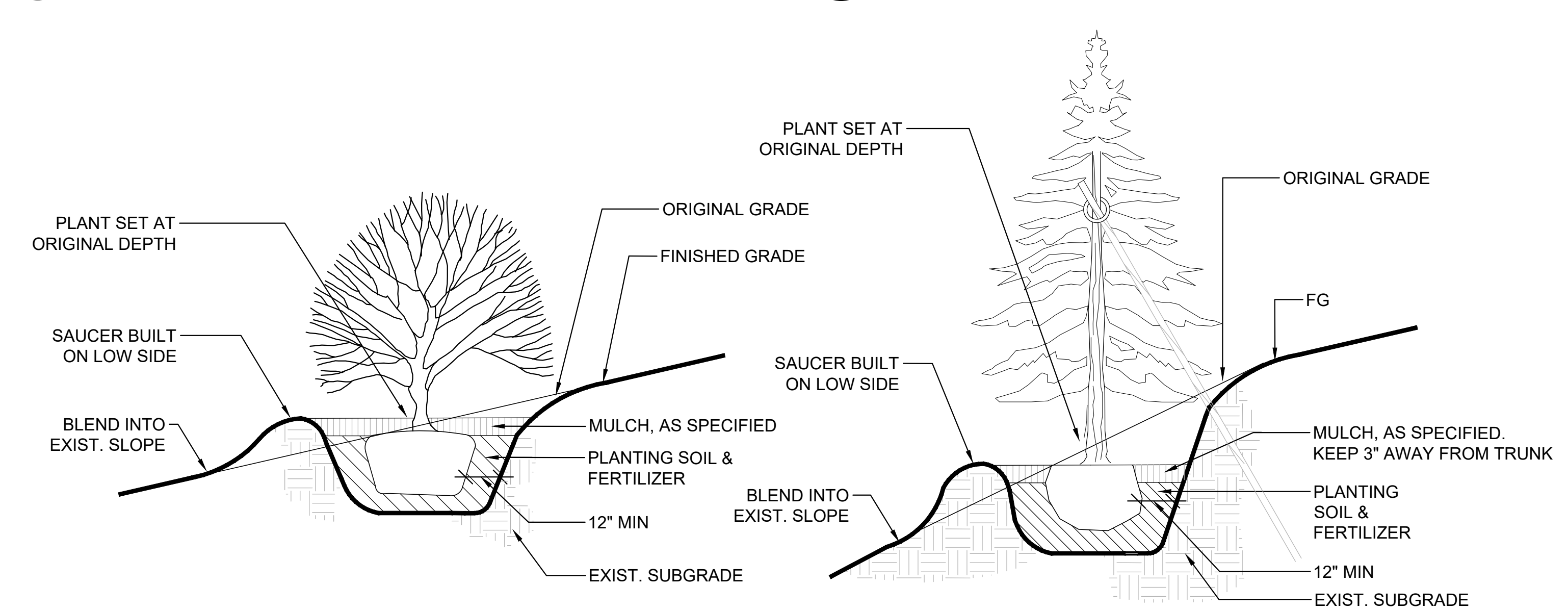
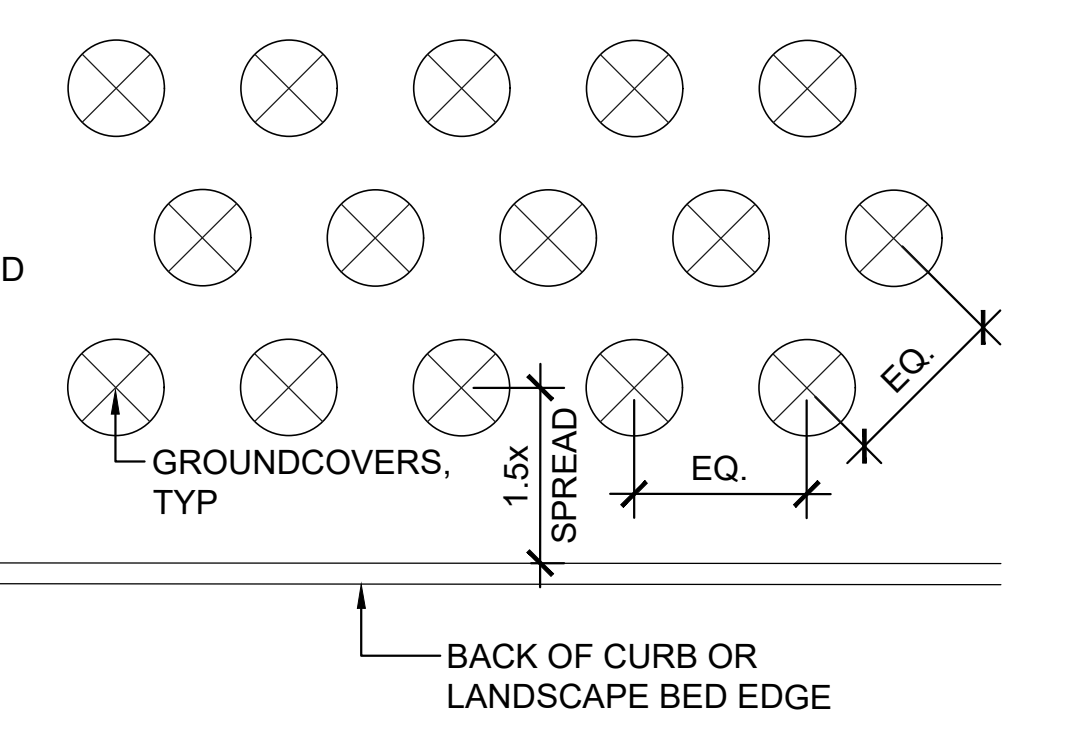
4 CONIFER PLANTING DETAIL
SCALE: NTS



5 CONIFER TREE STAKING
SCALE: NTS



6 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



7 TREE & SHRUB SLOPE PLANTING DETAIL
SCALE: NTS

TREES / DECIDUOUS



VINE MAPLE



KARPICK MAPLE



PACIFIC SERVICEBERRY



TUPELO TREE



DOUGLAS FIR



EXCELSA WESTERN RED CEDAR

SHRUBS



AZALEA HINO WHITE



RED-OSIER DOGWOOD



SALAL



EVERGREEN HUCKLEBERRY



FLOWERING CURRANT

GROUNDCOVERS



HAMELN FOUNTAIN GRASS



MT VERNON LAUREL



LAWN

TREES / EVERGREEN