THOMPSON COMMERCIAL

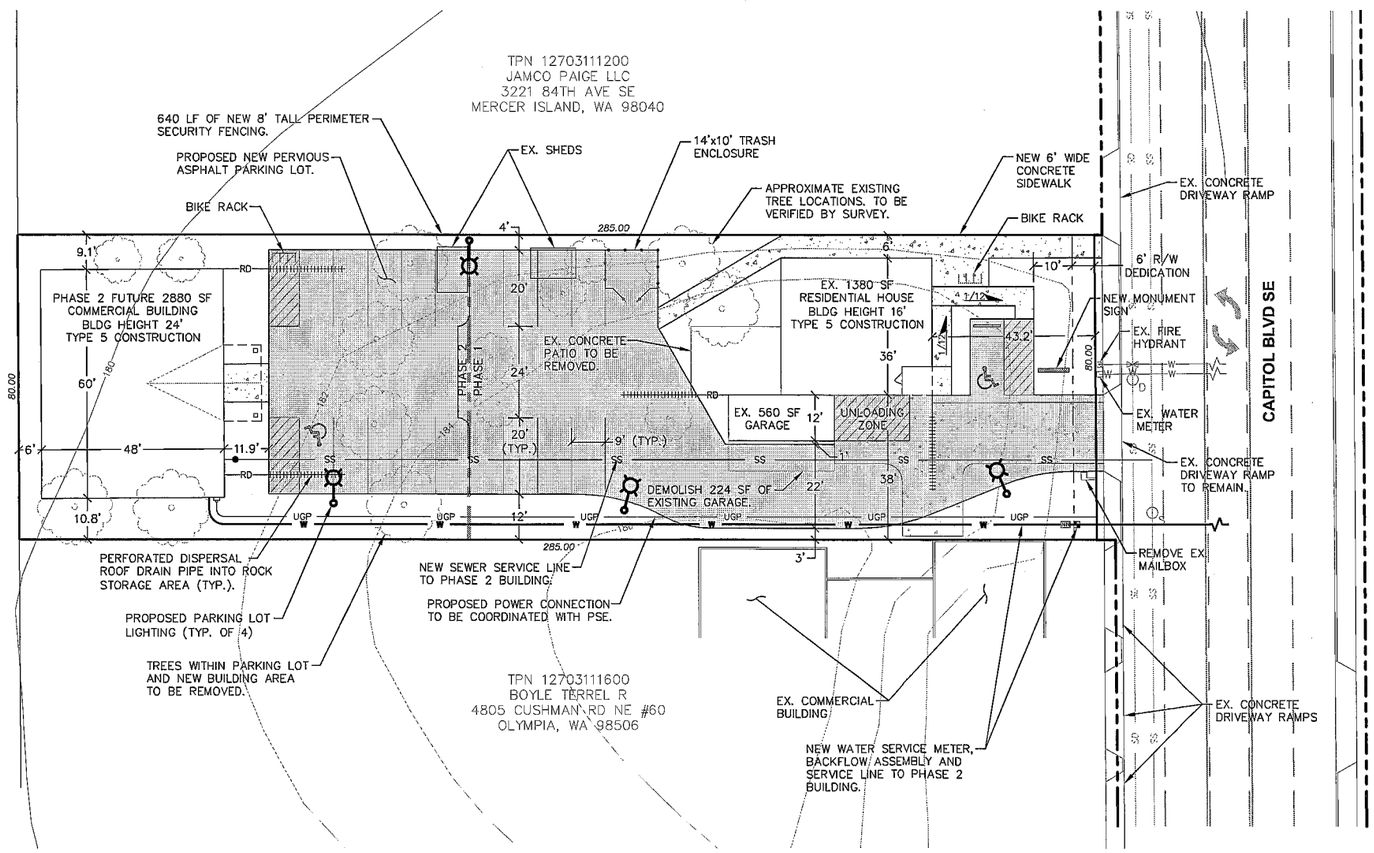
SECTION 3, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

"TUMWATER", WASHINGTON

SCALE: 1"=20 FEET

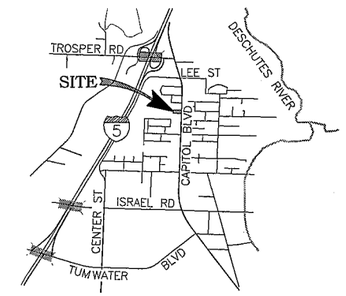
0 10 20 40

VERTICAL DATUM
PER COUNTY GIS DATA
NGVD '29



VICINITY MAP

N.T.S.



PROJECT INFORMATION

APPLICANT:	KELLY & DENA THOMPSON 7164 CAVALIER LP SW TUMWATER, WA 98512 (360) 402-1122 denathomp@comcast.net
REPRESENTATIVE:	RB ENGINEERING ROBERT BALMELLI PE PO BOX 923 CHEHALIS, WA 98532 (360) 740-8919 RobertB@RBEngineers.com
PARCEL NOS:	12703111500
SITE ADDRESS:	6017 CAPITOL BLVD SE TUMWATER, WA 98512
ZONING:	GC – GENERAL COMMERCIAL
PROPOSED USE:	COMMERCIAL RETAIL
SITE AREA:	0.52 ACRES (22651 SF)
FLOOR AREA RATIO:	0.20
SOILS:	NISQUALLY LOAMY FINE SAND
SANITARY SEWER:	CITY OF TUMWATER (NO ONSITE SEPTIC SYSTEM)
WATER:	CITY OF TUMWATER (NO ONSITE WELLS OR OFFSITE WELLS WITHIN 100' OF PROPERTY BOUNDARY)
FIRE DISTRICT:	CITY OF TUMWATER
SCHOOL DISTRICT:	TUMWATER SCHOOL DISTRICT
BUILDING SETBACKS:	FRONT: NO MINIMUM SIDE: NO MINIMUM REAR: NO MINIMUM

PARKING REQUIREMENTS

GENERAL COMMERCIAL ZONING
RETAIL = 3.5 STALLS PER 1000 SF

PHASE 1 (1700 SF RETAIL) = 6 STALLS
TOTAL PHASE 1 STALLS PROVIDED = 9 STALLS

PHASE 2 (2880 SF RETAIL) = 10 STALLS
TOTAL PHASE 2 STALLS PROVIDED = 10 STALLS

IMPERVIOUS SURFACE AREAS

TOTAL EXISTING IMPERVIOUS AREA = 4100 SF
REPLACED IMPERVIOUS AREA = 1800 SF
NEW IMPERVIOUS AREA = 12400 SF
LANDSCAPE/DISTURBED PERVIOUS AREA = 7050 SF
PROPOSED IMPERVIOUS SURFACE = 14200 (0.63%)

NO.	DATE	REVISION

DESIGNED BY: RWB
DRAWN BY: NJG
CHECKED BY:
DATE: 12/26/2013
SCALE: 1" = 20'

THOMPSON COMMERCIAL
KELLY & DENA THOMPSON
7164 CAVALIER LP SW
TUMWATER, WA 98512
CITY OF TUMWATER WA.

PRELIMINARY SITE PLAN

ROBERT W. BALMELLI
STATE OF WASHINGTON
32107
REGISTERED
PROFESSIONAL ENGINEER

RB Engineering
CIVIL ENGINEERING – LAND PLANNING – UTILITIES
P.O. Box 923
CHEHALIS, WA 98532
OFF: (360) 740-8919
FAX: (360) 740-8912

JOB NUMBER
13059

DRAWING NAME
13059_PSP

C1.1
1 OF 1