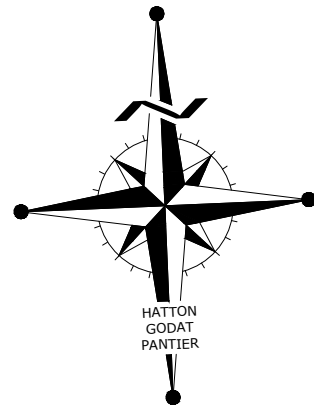


SARGENT ROAD - BINDING SITE PLAN
19635 SARGENT ROAD, ROCHESTER, WA 98579

PROJECT PROPONENT

KAUFMAN REAL ESTATE, LLC
JAKE HOMANN
7711 MARTIN WAY E
OLYMPIA, WA 98506
(360) 491-5230



THURSTON COUNTY

VERTICAL DATUM

MERIDIAN HORIZONTAL DATUM

50 25 0 50 100
SCALE: 1" = 50'



VICINITY MAP

SITE DATA

PARCEL NUMBER: 55802400000, 55802600000
ZONING: ARTERIAL COMMERCIAL
ADDRESS: 19635 SARGENT RD
TOTAL AREA: 10.90 AC. (OVERALL)
USE: GROCERY
BLDG. G.F.A.: 55,775 SF

DEVELOPMENT STANDARDS:

SETBACKS: FRONT YARD 25 FT
SIDE YARD 10 FT. REAR YARD 10 FT.
DEV. COVERAGE: 85% MAXIMUM IMPERVIOUS
PROPOSED COVERAGE: 80% OVERALL

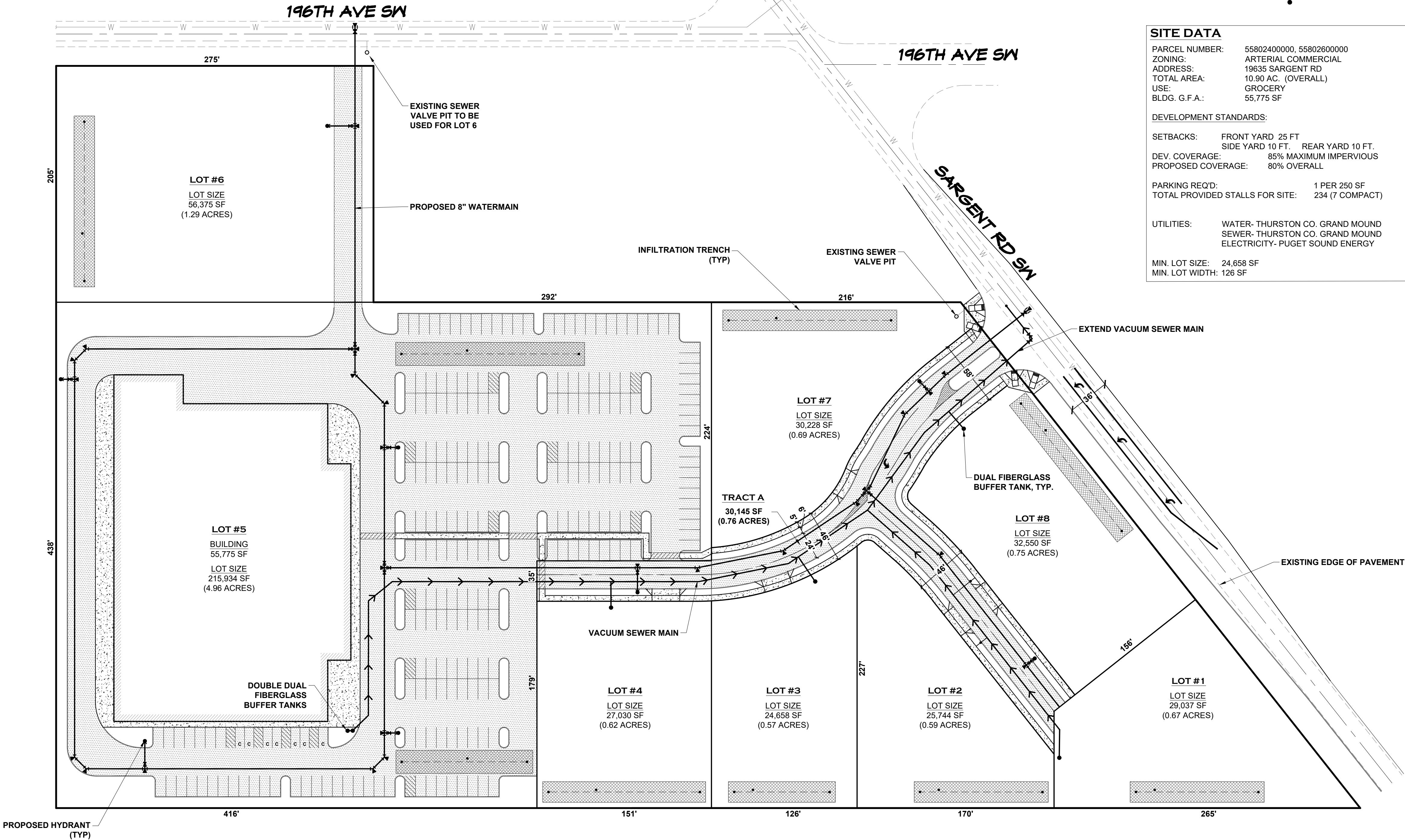
PARKING REQ'D: 1 PER 250 SF
TOTAL PROVIDED STALLS FOR SITE: 234 (7 COMPACT)

UTILITIES: WATER- THURSTON CO. GRAND MOUND
SEWER- THURSTON CO. GRAND MOUND
ELECTRICITY- PUGET SOUND ENERGY

MIN. LOT SIZE: 24,658 SF
MIN. LOT WIDTH: 126 SF

LEGEND

- | | |
|---------|------------------------------|
| — W — | EX. WATERMAIN |
| — SD — | EX. STORM DRAINAGE |
| — SS — | EX. SEWER |
| — 100 — | EX. MAJOR CONTOUR |
| — 103 — | EX. MINOR CONTOUR |
| — X — | NEW FENCE |
| — W — | EX. WATER LINE |
| — SS — | EX. SEWER LINE |
| ● | EX. FIRE HYDRANT |
| ■ | EX. WATER METER |
| ○ | EX. FDC |
| ○ | EX. PIV |
| ○ | EX. GATE VALVE |
| ○ | EX. SEWER CLEAN OUT |
| ○ | EX. SEWER MANHOLE |
| □ | EX. CATCH BASIN |
| □ | EX. CATCH BASIN W/ SOLID LID |
| □ | NEW ADA PARKING ONLY SIGN |
| ● | NEW FIRE HYDRANT |
| ○ | NEW GATE VALVE |
| ○ | NEW SEWER MANHOLE |
| ○ | NEW CLEANOUT |
| ● | DUAL FIBERGLASS BUFFER TANK |
| — | NEW WATER LINE |
| — | NEW GRAVITY SEWER LINE |
| — | NEW FOUNDATION FOOTPRINT |
| — | NEW CONCRETE |
| — | NEW ASPHALT |



CONSTRUCTION STAKING:

THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

RECORD DOCUMENTS:

THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER WITH A DRAWING(S) SHOWING THE CHANGES HE/SHE HAS MADE TO THE DESIGN DRAWING(S).

TOPOGRAPHIC NOTE:

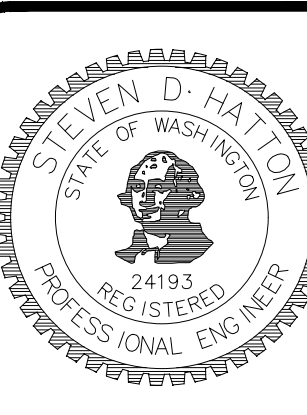
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

EXISTING UTILITY NOTE:

EXISTING UTILITIES SHOWN ARE FROM VARIOUS RECORDS. 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.

NOTE: CONTRACTOR SHALL POTHOLE AND VERIFY LOCATION OF EXISTING MAIN. ONCE LOCATION HAS BEEN VERIFIED, CONTRACTOR SHALL MAINTAIN 5' MINIMUM OF HORIZONTAL SEPARATION BETWEEN NEW AND EXISTING MAINS.

DESIGNED BY: DS / CC
DRAWN BY: BMS
CHECKED BY: SDH
DATE: JULY 2024
SCALE: V



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

DATE: _____
REVISIONS: _____

SARGENT ROAD BSP

19635 SARGEANT RD, ROCHESTER, WA 98579

SITE PLAN

SECTION 11, TOWNSHIP 15N, RANGE 3W

AGENCY NO: _____
SHEET: 1 OF 2
H/DGN/24-00024-031/PRELIMINARY
INDEX: 24-031 pre-site.dwg
JOB: 24-031