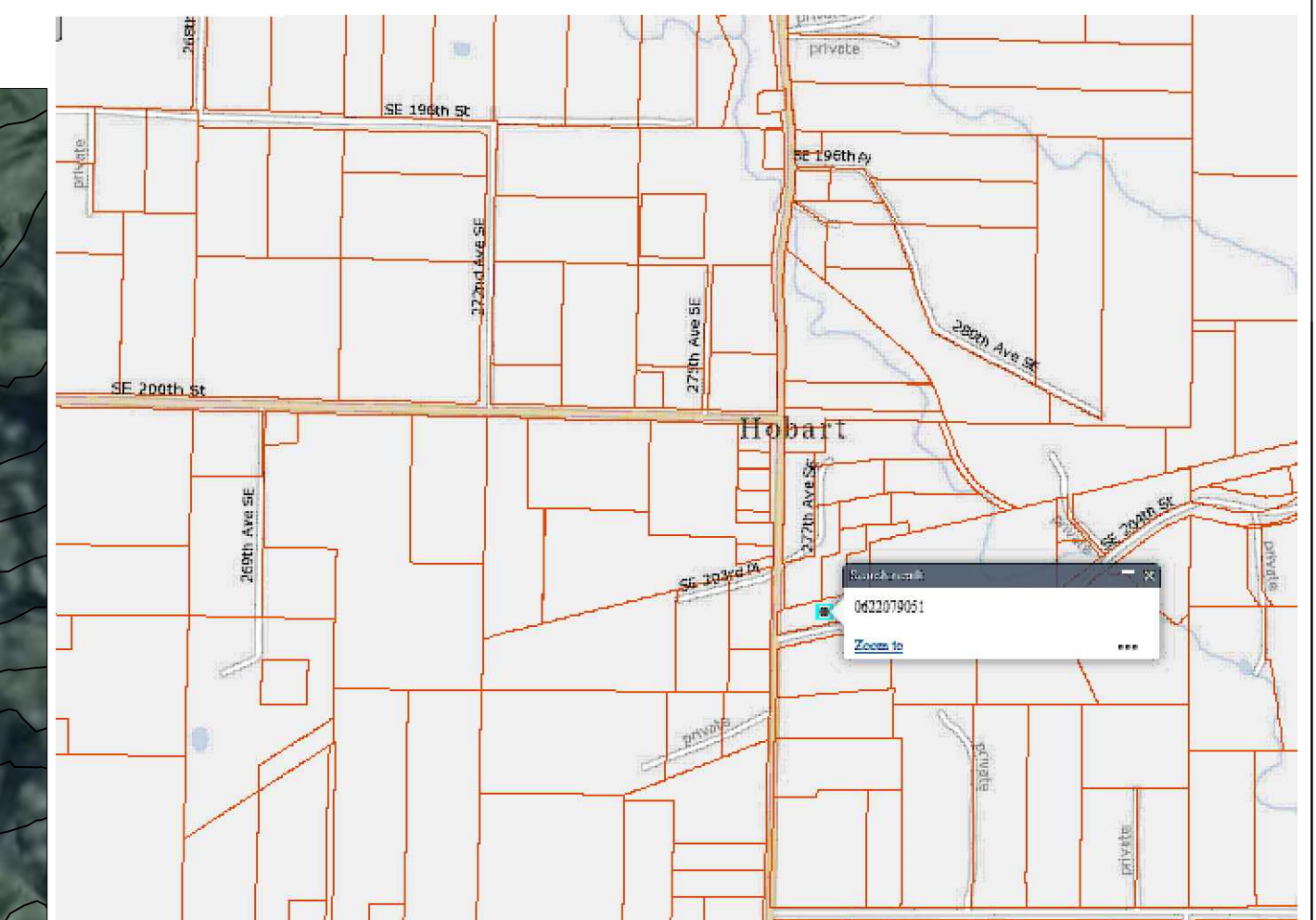
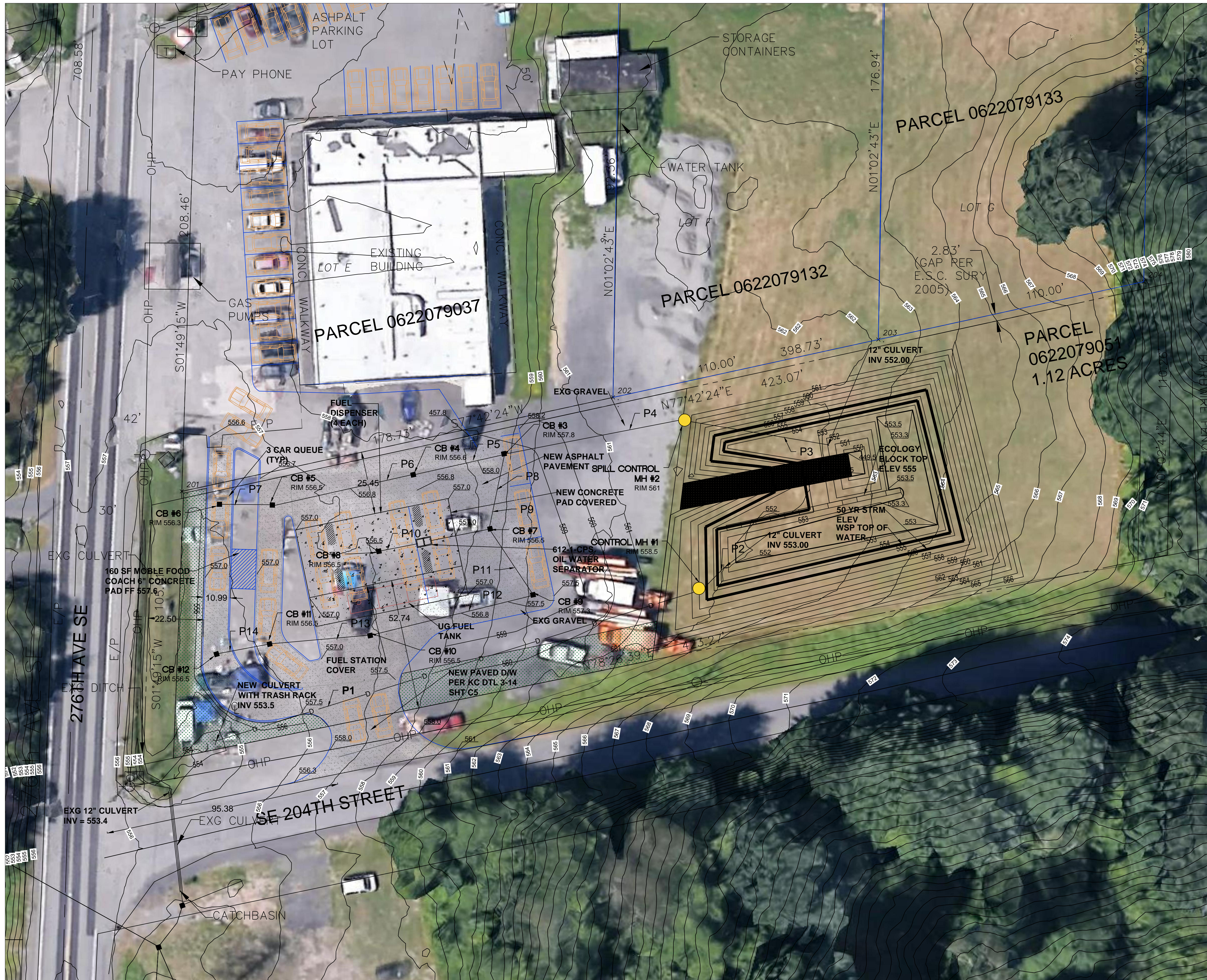


SECTION 6, TOWNSHIP 22 N, RANGE 7 E, W.M.



**PROPERTY OWNER**  
 IVerson FAMILY TRUST  
 PO BOX 55  
 HOBART, WA 98025

**ENGINEER**  
 DORMIER ENGINEERING  
 DAVE DORMIER, PE  
 513 J STREET SOUTHWEST  
 QUINCY, WA 98848  
 (253) 222-3133

**SURVEYOR**  
 EASTSIDE CONSULTANTS INC  
 415 RAINIER BLVD N  
 ISSAQUAH, WA 98027  
 (425) 392-5351

**LEGEND**

DESCRIPTION	NEW	EXISTING
STORM SEWER	D	D
SANITARY SEWER	S	S
WATER	W	W
CONTOURS	50	50
SILT FENCE	F	F
POWER (OHP/UGP)	OHP/UGP	OHP/UGP
ASPHALT PAVING	[Pattern]	[Pattern]
GRAVEL SURFACING	[Pattern]	[Pattern]
LANDSCAPING	[Pattern]	[Pattern]
GRASS	[Pattern]	[Pattern]
DETENTION POND	[Symbol]	[Symbol]
CONCRETE CURB	[Symbol]	[Symbol]
SPOT ELEVATIONS	xx.xx	xx.xx
PARKING COUNT	(X)	(X)
FOUND CASE MON	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
GAS METER	[Symbol]	[Symbol]
GUY WIRE ANCHOR	[Symbol]	[Symbol]
JUNCTION BOX	[Symbol]	[Symbol]
PARKING LOT LIGHT	[Symbol]	[Symbol]
POWER POLE W/TRANSFORMER	[Symbol]	[Symbol]
POWER VAULT	[Symbol]	[Symbol]
ROCKERY	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
SIGNAL POLE	[Symbol]	[Symbol]
STORM CATCHBASIN	[Symbol]	[Symbol]
STREET LIGHT	[Symbol]	[Symbol]
TELEPHONE JUNCTION BOX	[Symbol]	[Symbol]
UNDERGROUND POWER	[Symbol]	[Symbol]
TELEPHONE VAULT	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
UTILITY MANHOLE	[Symbol]	[Symbol]
WATER METER	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]

**LEGAL DESCRIPTION:**  
 THAT PORTION OF GOV. LOTS 6 & 7, IN SEC. 6, TWP. 22 N, RANG. 7 E, WM, IN KING COUNTY, WA, LYING SOUTH OF A LINE PARALLEL WITH AND 105 FEET SOUTHERLY OF C&P'S RAILWAY RIGHT-OF-WAY AND NORTH OF WM CARRY ROAD; LESS COUNTY ROAD; LESS PORTION, IF ANY, LYING EAST OF WEST LINE OF PORTION DEEDED TO GUSTAF JOHNSON UNDER RECORDING NO. 504915, IN VOL. 502 OF DEEDS, PAGE 475, IN KING COUNTY WA.

**SHEET INDEX**  
 C0.5 - DDES COVER SHEET  
 C1 - SITE PLAN  
 C1.5 - DEMO & TESC  
 C2 - STORM & GRADING  
 C3 - STORM & GRADING  
 C4 - DETAILS  
 C5 - DETAILS

**PARCEL NUMBER**  
 062207-9051

**SITE SOIL**  
 KITSAP SILT LOAM  
 0-24" SILT LOAM,  
 24-60" SILT TO SILTY CLAY LOAM  
 RESTRICTIVE LAYER 80 INCHES  
 K SAT=0.7 IN/HR

**BENCHMARK**  
 NAVD 88 - WA STATE LIDAR

**ZONING**  
 NB - NEIGHBORHOOD BUSINESS

SETBACKS	REQ'D	ACTUAL
FRONT YARD	10' (W)	21' (W)
REAR YARD	25' (E)	287.6' (E)
SIDE YARD	20' (N)	25.3' (N)
SIDE YARD	20' (S)	55.6' (S)

STREET SIDE YARD = 10'  
 LANDSCAPING = 10'  
 LOT COVERAGE = 9,958 SF / 49,002 SF = 20% < 85%

**PARKING**  
 KCC 21A.08.070.A

	REQUIRED	PROVIDED
GASOLINE SERVICE STA W/O GROCERY	3	3
1 PER SERVICE BAY	8	8
COFFEE KIOSK 160 SF QUEUE	6	6
<b>TOTAL PARKING</b>	<b>17</b>	<b>17</b>

**UTILITY CONFLICT NOTE:**

**DORMIER ENGINEERING**  
 CONSULTING CIVIL ENGINEERS  
 513 J STREET SOUTHWEST  
 QUINCY, WA 98848  
 TEL (253) 222-3133

**HOBART GAS FUEL STATION**  
 JOB TITLE  
 20300 276 AVE SE  
 HOBART, WA

**SITE PLAN**  
 SHEET TITLE

REV.	DATE	DESCRIPTION

DATE 4/21/20  
 DRAWN MC  
 CHECKED DED  
 JOB NO. 16053  
 SHEET NO. C1.0



King County DLS - Permitting Approval	
Review Engineer	Date
Senior Engineer	Date
Development Engineer	Date

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE NOT GUARANTEED AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT RUPERT ENGINEERING, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.