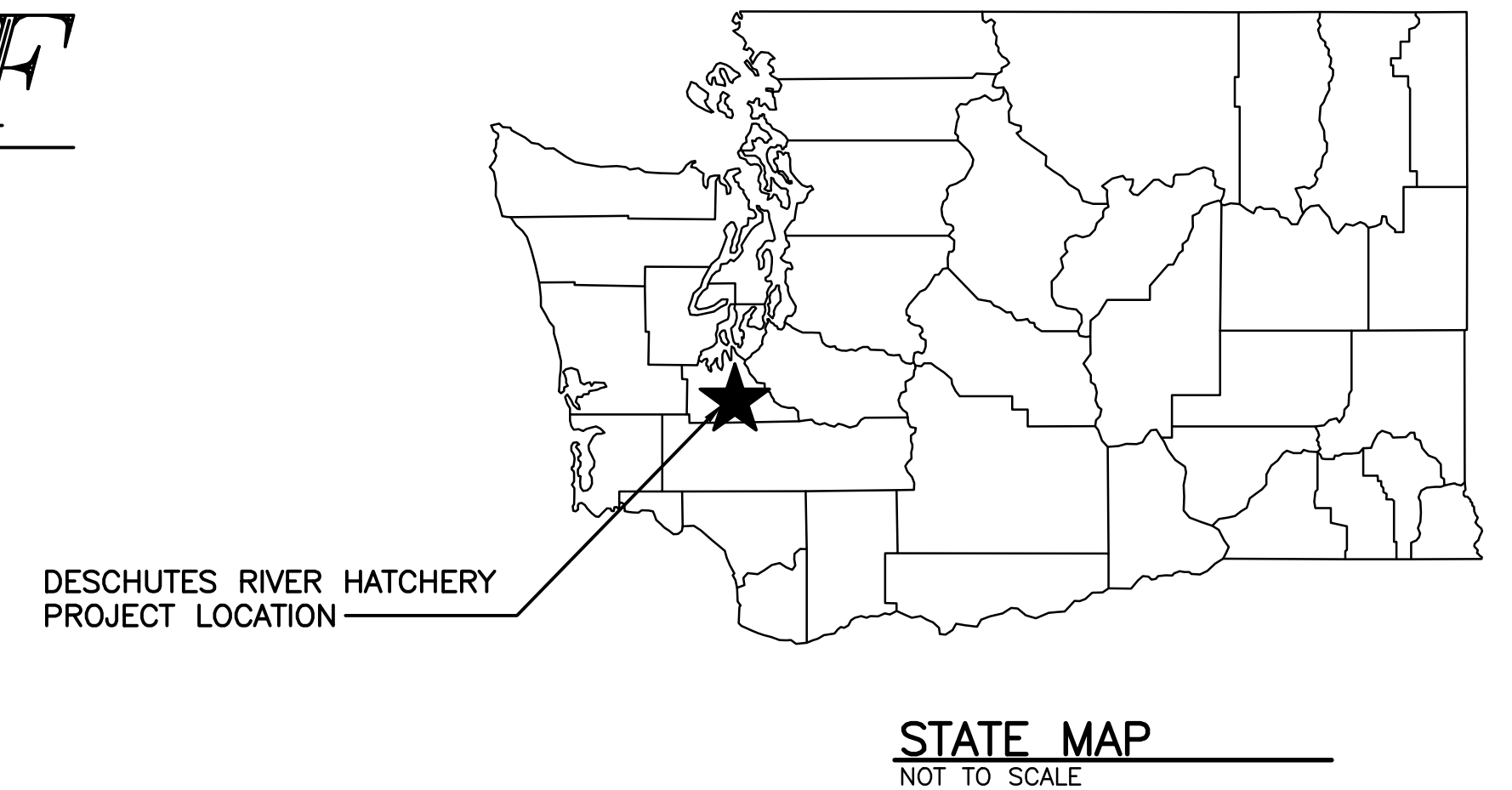




WASHINGTON DEPARTMENT OF FISH AND WILDLIFE

DESCHUTES RIVER HATCHERY DEVELOPMENT

TN:H156:2022-1



PROJECT INFORMATION

ADDRESS:
SOUTH OF 7443 RIXIE RD SE
OLYMPIA, WA 98501

LOCATION:
LAT: 46.97721
LONG -122.85538
SECTION: S07
TOWNSHIP: T17N
RANGE: R01W W.M.
PARCELS: 067-39902900001
AREA: 32.05 ACRES

OWNER:
WASHINGTON STATE DEPARTMENT OF FISH AND WILDLIFE
600 CAPITAL WAY N.
OLYMPIA, WA 98501
(360-902-8300)
DONALD C. PONDER, PE CHIEF ENGINEER
LORENZO PAGANO, PROJECT MANAGER
KATRINA SIMMONS, PERMITTING LEAD

OVERVIEW:

PROPOSED USE: AQUACULTURE

PROPOSED IMPERVIOUS SURFACES: 6.3 ACRES

ZONING: RRR1/5. RURAL RESIDENTIAL/ RESOURCE

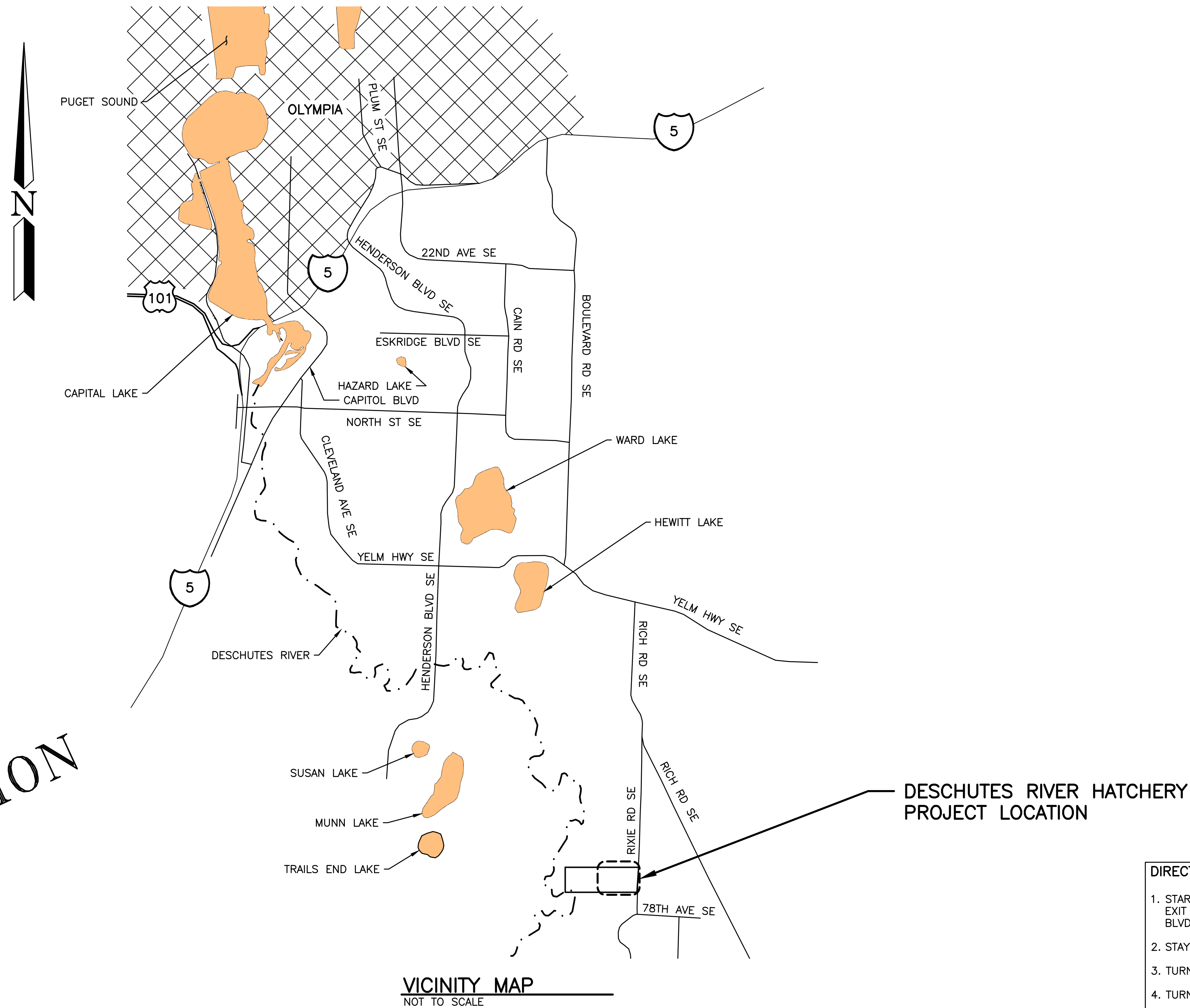
WATER: GROUP B WATER SYSTEM

SEWER: SEPTIC SYSTEM

PROPOSED IBC CONSTRUCTION TYPE: VB

FIRM MAP & PANEL: TBD

**NOT APPROVED
FOR CONSTRUCTION**



- DIRECTIONS**
1. STARTING ON I-5 WEST BOUND IN OLYMPIA TAKE EXIT 105 AND TURN LEFT ONTO HENDERSON BLVD SE.
 2. STAY ON HENDERSON BLVD SE FOR 2.9 MILES.
 3. TURN LEFT ON YELM HWY SE FOR 1.3 MILES.
 4. TURN RIGHT ONTO RICH RD SE FOR 0.8 MILES.
 5. VEER RIGHT ONTO RIXIE RD SE FOR .8 MILES AND THE PROJECT LOCATION WILL BE ON THE RIGHT.

PROJECT NO. TN:H156:2022-1	
SHEET 1	OF 4

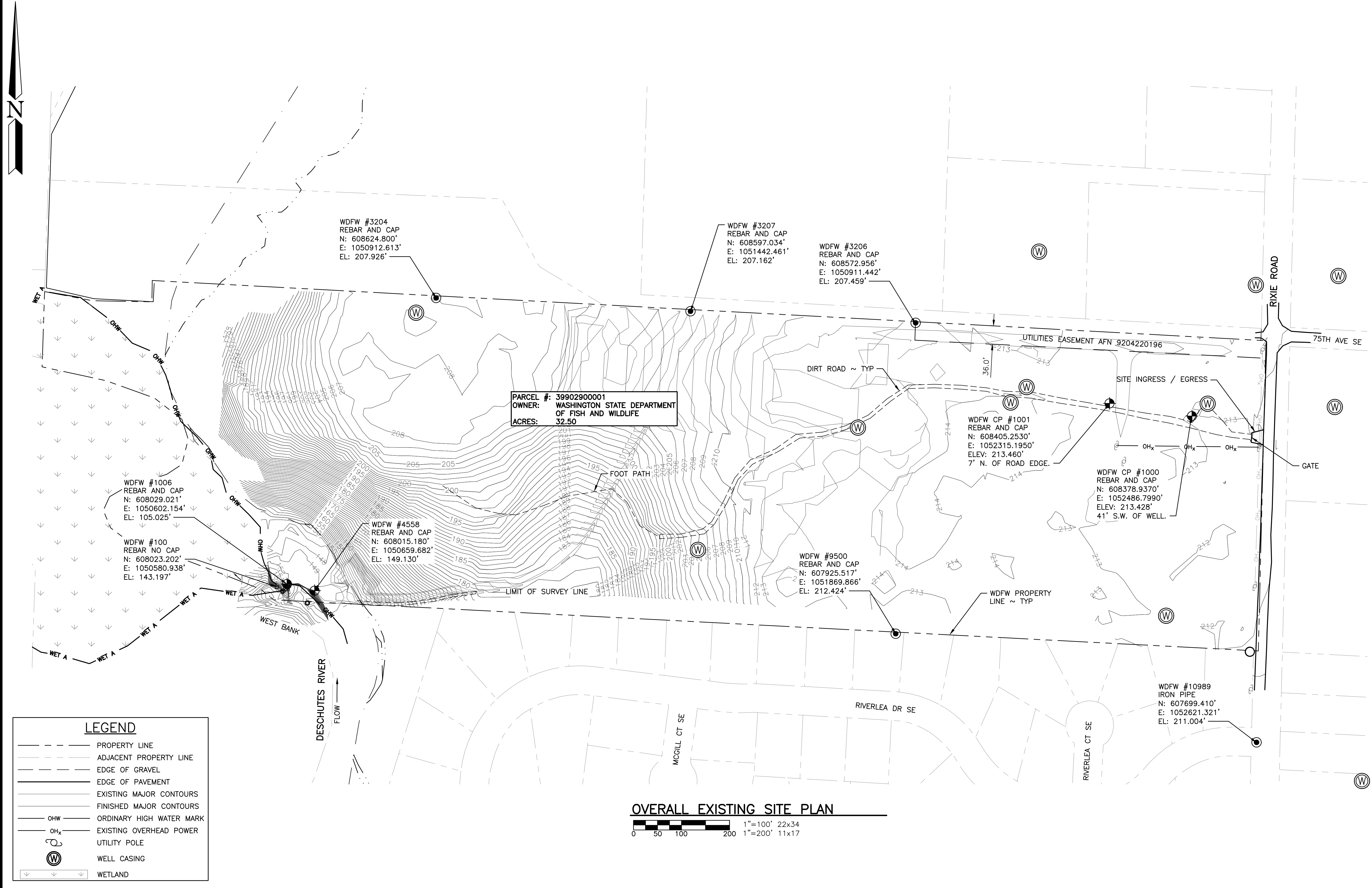
SURVEY DATUM

VERTICAL DATUM
 NAVD 88 DERIVED NGS OPUS GPS PROCESSING.

SURVEY REFERENCE
 RECORD OF SURVEY BY
 HUITT-ZOLIARS FOR LOTT ALLIANCE
 RECORDED UNDER AUDITORS FILE
 NO. 4053577 01/08/2009
 THURSTON COUNTY GPS COORDINATE
 SHEETS OF CONTROL POINTS AND
 MONUMENTS SET IN THE VICINITY OF
 THE PROJECT.

LEGAL REFERENCE
 STATUTORY WARRANTY DEED, LOTT
 TO THE STATE WASHINGTON, THE
 DEPARTMENT OF FISH AND WILDLIFE
 RECORDED 6/14/2023 UNDER
 AUDITOR FILE NUMBER 4981581.

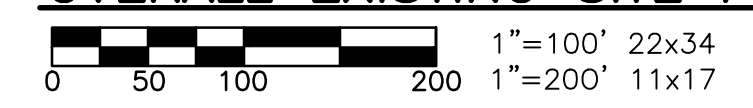
BASIS OF BEARING
 WASHINGTON STATE PLANE SOUTH
 ZONE. NAD 83/2011 DERIVED FROM
 GPS OPUS PROCESSING.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- EXISTING MAJOR CONTOURS
- FINISHED MAJOR CONTOURS
- OHW
- OH_x
- UTILITY POLE
- ⊙ WELL CASING
- ↓ WETLAND

OVERALL EXISTING SITE PLAN



WASHINGTON DEPARTMENT OF
FISH & WILDLIFE

NOT APPROVED FOR CONSTRUCTION. REVIEW ONLY

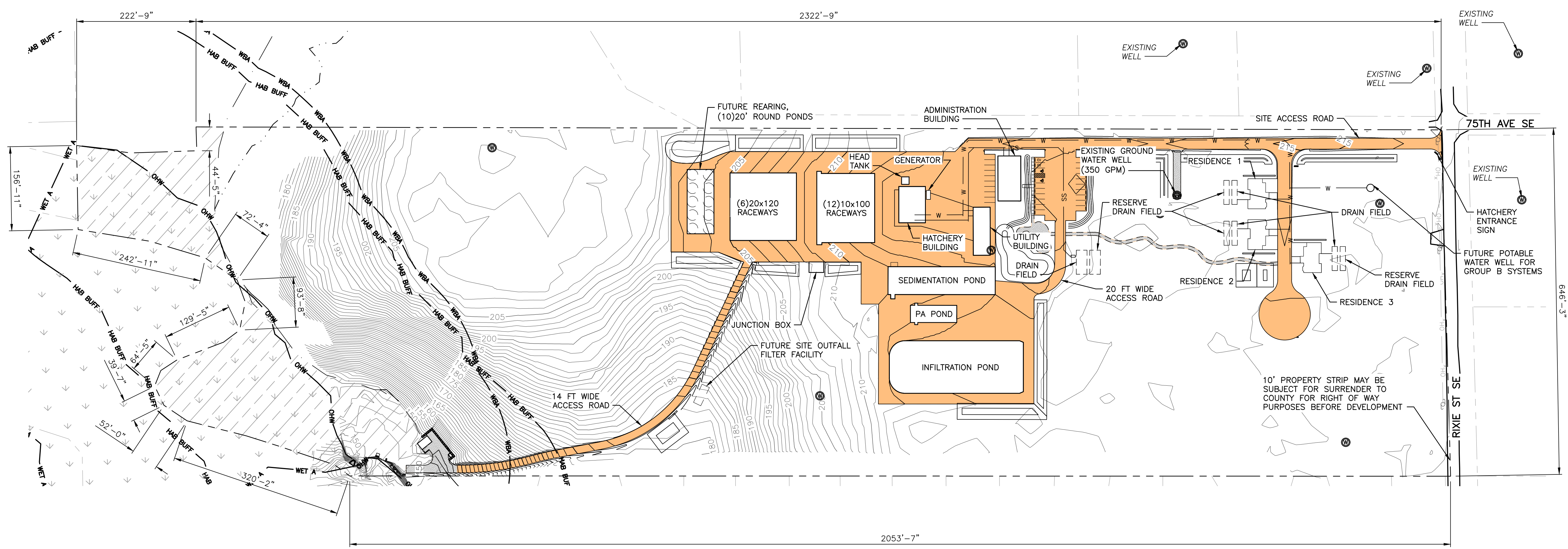
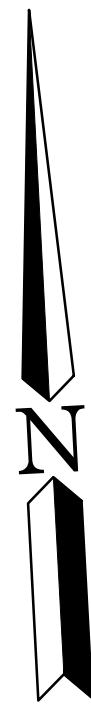
0 1"
 BAR MEASURES
 ONE INCH ON
 22x34 DRAWINGS

DESIGNED BY L. PAGANO
 CHECKED BY L. PAGANO
 DRAWN BY S. GOODWIN
 DATE 12-17-2024

DESCHUTES RIVER HATCHERY
 DEVELOPMENT
 OVERALL EXISTING SITE PLAN

PROJECT NO.
 TN:H156:2022-1

SHEET 2 OF 4



OVERALL PROPOSED SITE PLAN



LINETYPE/HATCH	NAME
(---)	PROPERTY LINE
(--- HAB BUFF ---)	FISH & WILDLIFE HABITAT AREA 250' BUFFER
(--- WBA ---)	WETLAND A 280' BUFFER
(--- FEMA FLOOD ZONE AE BOUNDARY ---)	FEMA FLOOD ZONE AE BOUNDARY
(--- FEMA FLOODWAY BOUNDARY ---)	FEMA FLOODWAY BOUNDARY
(--- WET A ---)	WETLAND A BOUNDARY
(--- WBA ---)	WETLAND A 280' BUFFER
(--- OHW ---)	ORDINARY HIGH WATER MARK
(--- WETLAND A AREA ---)	WETLAND A AREA
(--- PROPERTY IN FEMA FLOOD ZONE AE ---)	PROPERTY IN FEMA FLOOD ZONE AE
(--- PROPERTY IN FEMA FLOODWAY ---)	PROPERTY IN FEMA FLOODWAY
(--- ASPHALT PAVING ---)	ASPHALT PAVING
(--- COMPACTED GRAVEL ---)	COMPACTED GRAVEL
(⊙)	WELL CASING

WASHINGTON DEPARTMENT OF FISH & WILDLIFE

NOT APPROVED FOR CONSTRUCTION. REVIEW ONLY

0 1" BAR MEASURES ONE INCH ON 22x34 DRAWINGS

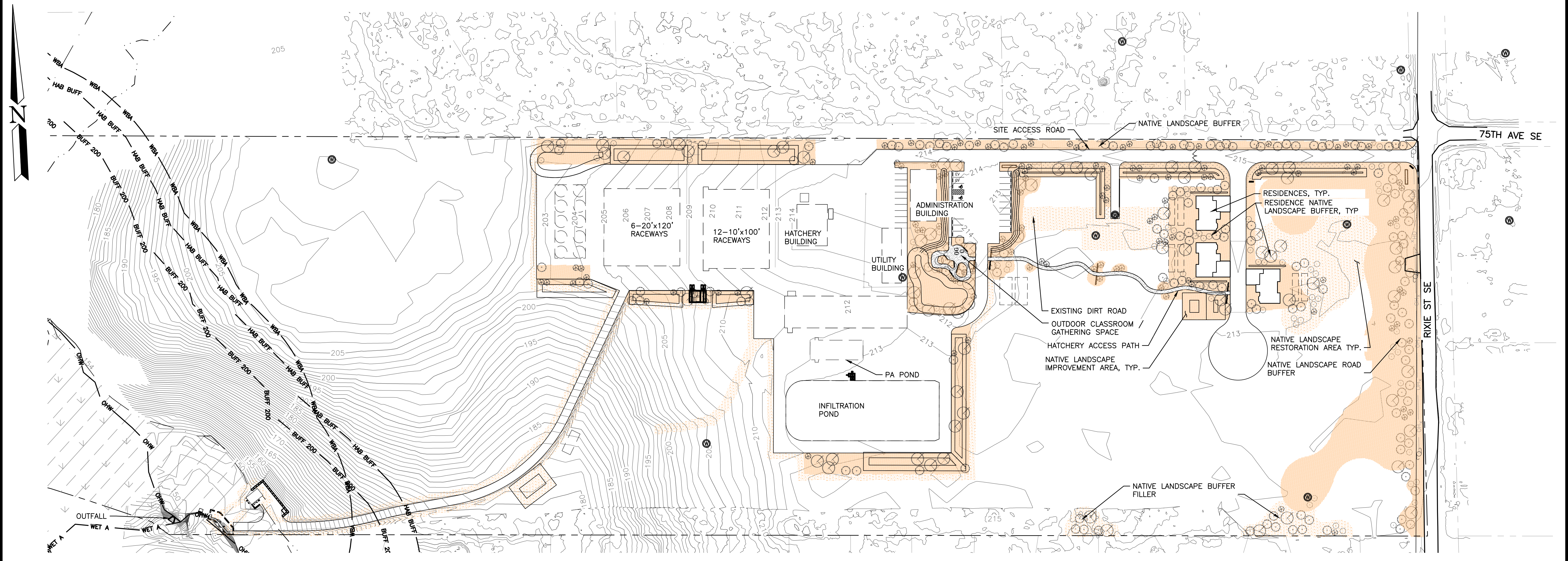
DESIGNED BY L. PAGANO
 CHECKED BY L. PAGANO
 DRAWN BY S. GOODWIN
 DATE 12-17-2024

DESCHUTES RIVER HATCHERY DEVELOPMENT

OVERALL PROPOSED SITE PLAN

PROJECT NO. TN:H156:2022-1

SHEET **3** OF **4**



LEGEND	
LINETYPE/HATCH	NAME
---	PROPERTY LINE
--- HAB BUFF ---	FISH & WILDLIFE HABITAT AREA 250' BUFFER
--- WBA ---	WETLAND A 280' BUFFER
--- WET A ---	WETLAND A BOUNDARY
--- OHW ---	ORDINARY HIGH WATER MARK
○	PICNIC TABLE
—	SALVAGED LOG
○	NATIVE DECIDUOUS TREE
●	NATIVE EVERGREEN TREE
⊗	NATIVE LARGE SHRUB
▨	GRAVEL / BASALT CRUSHED STONE
▨	LANDSCAPE RESTORATION AREA (NATIVE SEED/PLUGS)
▨	LANDSCAPE IMPROVEMENT AREA (MIX OF NATIVE PERENNIALS, SHRUBS AND NATIVE GRASS)

OVERALL LANDSCAPE PLAN



WASHINGTON DEPARTMENT OF
FISH & WILDLIFE

NOT APPROVED FOR CONSTRUCTION. REVIEW ONLY

DESIGNED BY L. PAGANO
CHECKED BY L. PAGANO
DRAWN BY S. GOODWIN
DATE 12-17-2024

DESCHUTES RIVER HATCHERY
DEVELOPMENT
OVERALL LANDSCAPE PLAN

PROJECT NO.
TN:H156:2022-1

SHEET 4 OF 4