

BIKE PARKING:

Table with 2 columns: Lot/Building and Bike Stalls. Rows include Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19, Lot 20, Lot 21, Lot 22, Lot 23, Lot 24, Lot 25, Lot 26, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 37, Lot 38, Lot 39, Lot 40, Lot 41, Lot 42, Lot 43, Lot 44, Lot 45, Lot 46, Lot 47, Lot 48, Lot 49, Lot 50, Lot 51, Lot 52, Lot 53, Lot 54, Lot 55, Lot 56, Lot 57, Lot 58, Lot 59, Lot 60, Lot 61, Lot 62, Lot 63, Lot 64, Lot 65, Lot 66, Lot 67, Lot 68, Lot 69, Lot 70, Lot 71, Lot 72, Lot 73, Lot 74, Lot 75, Lot 76, Lot 77, Lot 78, Lot 79, Lot 80, Lot 81, Lot 82, Lot 83, Lot 84, Lot 85, Lot 86, Lot 87, Lot 88, Lot 89, Lot 90, Lot 91, Lot 92, Lot 93, Lot 94, Lot 95, Lot 96, Lot 97, Lot 98, Lot 99, Lot 100.

REQUIRED OPEN SPACE

Table with 2 columns: Lot and Area. Rows include Lot 1 through Lot 12, and a TOTAL row.

TREE TRACK:

23.41 ACRES x 5% = 1.17 ACRES REQUIRED
118 ACRES PROVIDED > 1.17 OK

GENERAL DATA

PARCEL NUMBER: 12704440103, 12704433500, 12704440100
LEGAL: SECTION 4, TOWNSHIP 11 N, RANGE 2 W U.M.
OWNER: FOURTH STREET HOUSING, LLC
APPLICANT: FOURTH STREET HOUSING, LLC
FO BOX: 159
ARLINGTON, WA 98223
CITY OF TUMWATER
CITY OF TUMWATER
PUGET SOUND ENERGY
COMCAST, CENTURYLINK, WAVE
WASTE COLLECTION: (LEHAY)
ZONE: GC6
FIRE SPRINKLER: YES - NFPA 13
FIRE ALARM: YES
TYPE OF CONSTRUCTION:
BUILDING HEIGHT: 65'
CODE: 2018 IBC / 2021 IBC

SITE AREAS

SITE AREA: 1149,091 SF
ROW DEDICATION: 126,788 SF
REMAINING SITE AREA: 1022,303 SF
RESIDENTIAL AREA: 496,111 SF (11.41 ACRES)
COMMERCIAL AREA: 485,605 SF (11.05 ACRES)
SE STORM POND AREA: 29,148 SF (0.68 ACRES)
SU TREE TRACT AREA: 10,713 SF (0.23 ACRES)
BUILDING FOOTPRINT: 542,528 SF
TOTAL BUILDING AREA: 542,528 SF
TOTAL LANDSCAPING: 345,759 SF (34%)
LANDSCAPING REQUIRED: 153,345 SF (15%)
PAVING AREA: 475,611 SF
TOTAL IMPERVIOUS AREA: 676,544 SF (66%)
MAXIMUM IMPERVIOUS: 868,958 SF (85%)
FAR CALC.: 542,528 / 1,022,303 = 53
DENSITY: 558 UNITS / 11.41 ACRES = 48.9 UNITS / ACRE

ROW AREA

ROW AREA: 126,788 SF
ROW LANDSCAPING: 30,835 SF
ROW PAVING: 75,400 SF
ROW SIDEWALK: 20,493 SF
ROW TOTAL IMPERVIOUS: 95,893 SF

OPEN SPACE CALCULATIONS

RESIDENTIAL UNITS: 558
OPEN SPACE REQUIRED: 83,700 SF
(558 UNITS x 150 SF)
OPEN SPACE PROVIDED: 96,101 SF
ACTIVE OPEN SPACE: 47,600 SF
PASSIVE OPEN SPACE: 48,501 SF

PARKING PROVIDED:

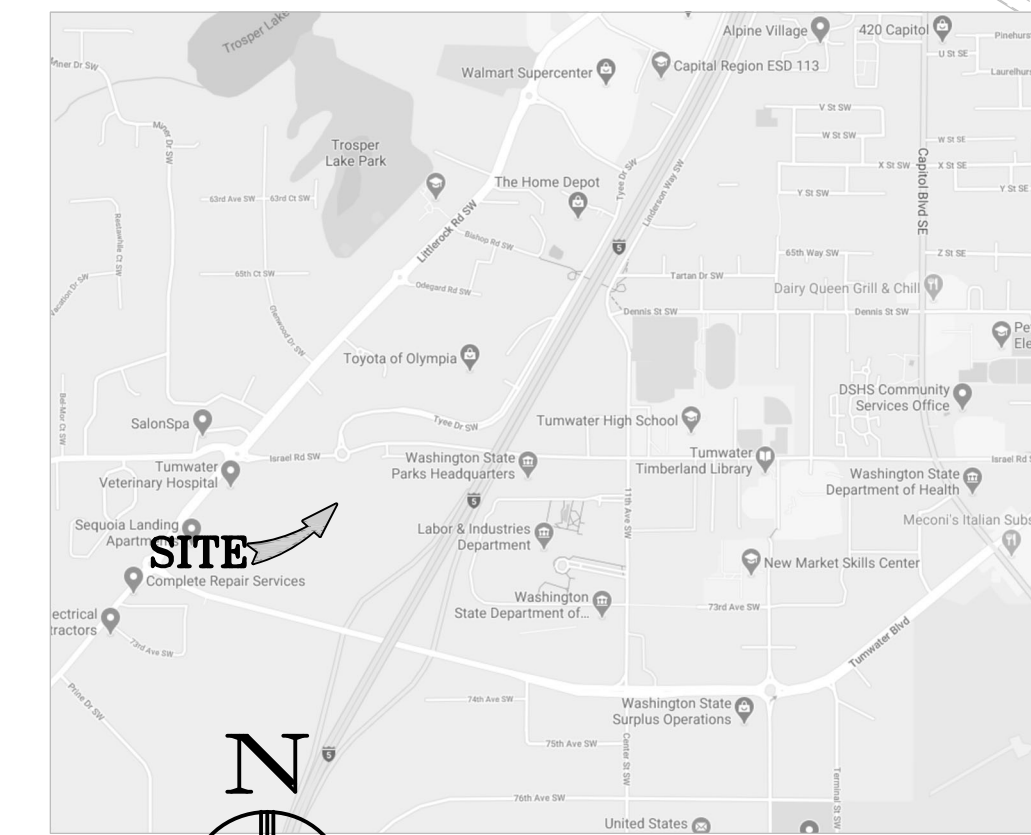
Table with 4 columns: Lot, Parking Stalls, EVSE Stalls, EVR Stalls, EVC Stalls. Rows include Lot 1 through Lot 12, and a TOTAL row.

EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)
EVR (ELECTRIC VEHICLE READY)
EVC (ELECTRIC VEHICLE CAPABLE)
RESIDENTIAL PARKING: TOTAL 681 STALLS
573 STANDARD STALLS
108 COMPACT STALLS
651 STALLS REQUIRED

BUILDING DATA:

Table with 4 columns: Lot, Building Footprint, Floor Area, Occupancy. Rows include Lot 1 through Lot 12, and a TOTAL row.

UNIT MIX table with 4 columns: BLDG. 1, BLDG. 2, BLDG. 3, TOTAL. Rows include 3 BED, 2 BED w/ DEN, 2 BED / 2 BATH, 2 BED / 1 BATH, 1 BED w/ DEN, 1 BED, STUDIO w/ DEN, STUDIO, and TOTAL UNITS.



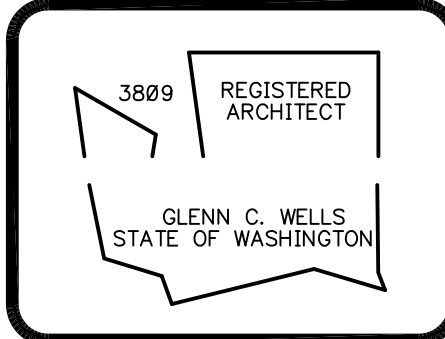
VICINITY MAP
N.T.S.



SITE PLAN
SCALE: 1"=80'



324 WEST BAY DRIVE NW
SUITE 214
OLYMPIA, WA 98502
(360) 239-5971
glennwellsarchitect@gmail.com



date: 05-25-22
drawn: R.C.T.
checked: G.C.W.

city issue:
08-17-22 FINAL SITE PLAN REVIEW
11-15-22 BINDING SITE PLAN REVIEW
12-05-22 ARCHITECTURAL SITE PLAN
11-28-22 BINDING SITE PLAN REVIEW
10-22-25 BINDING SITE PLAN REVIEW
revisions: 11-21-23

title:
SITE PLAN
YORKSHIRE
TYEE DRIVE
TUMWATER, WASHINGTON

sheet no.
SP1.0