BIKE PARKING:

LOT 1, BUILDING 1:
- SHORT TERM: 240 UNITS / 4 = 60 x 0.5 = 30 STALLS
- LONG TERM: 240 UNITS / 4 = 60 x 30 = 180 STALLS

LOT 3:
- BUILDING 2:
  - SHORT TERM: 170 UNITS / 4 = 43 x 0.5 = 22 STALLS
  - LONG TERM: 170 UNITS / 4 = 43 x 21 = 84 STALLS
- CLUB HOUSE:
  - SHORT TERM: 1 STALL
  - LONG TERM: 1 STALL

LOT 3, BUILDING 3:
- SHORT TERM: 141 UNITS / 4 = 37 x 0.5 = 19 STALLS
- LONG TERM: 141 UNITS / 4 = 37 x 19 = 56 STALLS

LOT 4, BUILDING 4:
- SHORT TERM: 36 x 0.05 = 2 STALLS
- LONG TERM: 1 STALL

LOT 5, BUILDING 5:
- SHORT TERM: 28 x 0.05 = 2 STALLS
- LONG TERM: 1 STALL

LOT 6, BUILDING 6:
- SHORT TERM: 15 x 0.05 = 2 STALLS
- LONG TERM: 1 STALL

LOT 7, BUILDING 7:
- SHORT TERM: 73 x 0.05 = 4 STALLS
- LONG TERM: 2 STALLS

LOT 8, BUILDING 8:
- SHORT TERM: 27 x 0.05 = 2 STALLS
- LONG TERM: 1 STALL

LOT 9, BUILDING 9:
- SHORT TERM: 34 x 0.05 = 2 STALLS
- LONG TERM: 1 STALL

LOT 10, BUILDING 10:
- SHORT TERM: 36 x 0.05 = 2 STALLS
- LONG TERM: 1 STALL

LOT 11, BUILDING 11:
- SHORT TERM: 28 x 0.05 = 2 STALLS
- LONG TERM: 1 STALL

LOT 12, BUILDING 12:
- SHORT TERM: 36 x 0.05 = 2 STALLS
- LONG TERM: 1 STALL

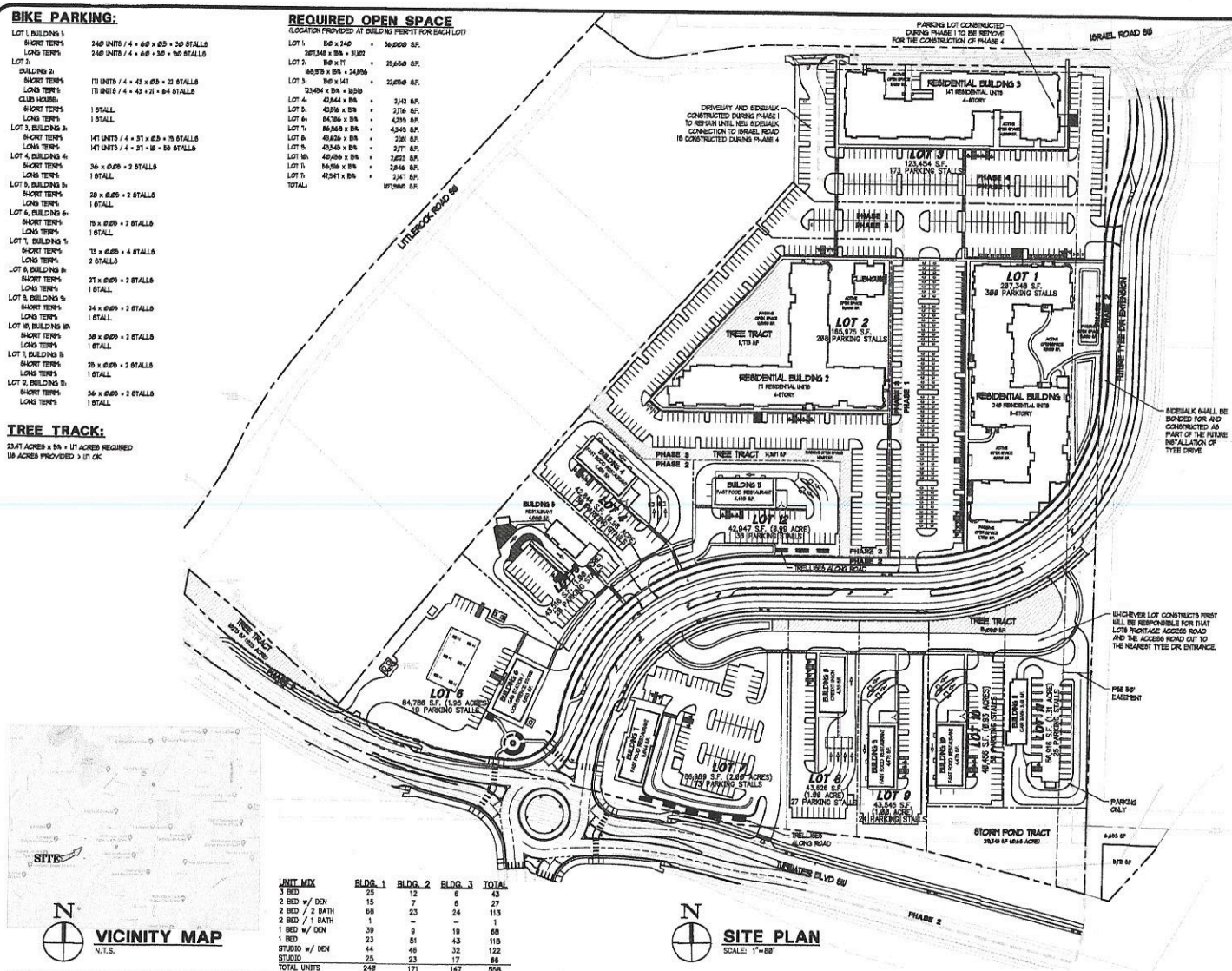
TREE TRACK:

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

REQUIRED OPEN SPACE

(LOCATION PROVIDED AT BUILDING PERMIT FOR EACH LOT)

LOT 1:	150 x 240	=	36,000 S.F.
	287,348 x 15% = 31,102		
LOT 2:	150 x 171	=	25,650 S.F.
	169,975 x 15% = 24,996		
LOT 3:	150 x 141	=	22,050 S.F.
	123,454 x 15% = 18,518		
LOT 4:	42,844 x 15%	=	3,142 S.F.
LOT 5:	43,916 x 15%	=	2,716 S.F.
LOT 6:	64,766 x 15%	=	4,235 S.F.
LOT 7:	86,549 x 15%	=	4,549 S.F.
LOT 8:	49,626 x 15%	=	7,261 S.F.
LOT 9:	43,545 x 15%	=	2,771 S.F.
LOT 10:	46,456 x 15%	=	2,603 S.F.
LOT 11:	56,556 x 15%	=	7,546 S.F.
LOT 12:	42,947 x 15%	=	3,241 S.F.
TOTAL:			127,380 S.F.



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VICINITY MAP

N.T.S.

UNIT MIX	BLDG 1	BLDG 2	BLDG 3	TOTAL
3 BED	25	12	6	43
2 BED w/ DEN	15	7	6	27
2 BED / 2 BATH	68	23	24	113
2 BED / 1 BATH	1	–	–	1
1 BED w/ DEN	39	9	19	68
1 BED	23	51	43	118
STUDIO w/ DEN	44	46	32	122
STUDIO	25	23	17	65
TOTAL UNITS	240	171	147	558

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SITE PLAN

SCALE: 1" = 60'

GENERAL DATA

PARCEL NUMBER:	12104440103, 12104430000, 12104401000
LEGAL:	SECTION 4, TOWNSHIP 17 N, RANGE 2 W SEC.
OWNER:	FOURTH STREET HOUSING, LLC
APPLICANT:	FOURTH STREET HOUSING, LLC ATTN: PO BOX 89 ARLINGTON, WA 98223
WATER:	CITY OF TUMWATER
SEWER:	CITY OF TUMWATER
POWER / GAS:	PUGET SOUND ENERGY
CABLE / PHONE:	COMCAST, CENTURYLINK, WAVE
REFUSE COLLECTION:	WASTE CONNECTIONS (LEMAY)
ZONE:	GC-2
FIRE SPRINKLER:	YES - NFPA 13
FIRE ALARM:	YES
TYPE OF CONSTRUCTION:	V-A
BUILDING HEIGHT:	60'
CODE:	2018 IBC / 2021 IBC

SITE AREAS

SITE AREA:	1,149,678 S.F.	
ROW DEDICATION:	126,188 S.F.	
REMAINING SITE AREA:	1,023,489 S.F.	(23.41 ACRES)
RESIDENTIAL AREA:	496,771 S.F.	(11.41 ACRES)
COMMERCIAL AREA:	455,949 S.F.	(10.5 ACRES)
SE STORM POND AREA:	29,749 S.F.	(0.68 ACRES)
SW TREE TRACT AREA:	10,713 S.F.	(0.23 ACRES)
BUILDING FOOTPRINT:	154,076 S.F.	
TOTAL BUILDING AREA:	542,528 S.F.	
TOTAL LANDSCAPING:	349,795 S.F. (34%)	
LANDSCAPING REQUIRED:	153,345 S.F. (15%)	
PAVING AREA:	478,671 S.F.	
TOTAL IMPERVIOUS AREA:	673,944 S.F. (66%)	
MAXIMUM IMPERVIOUS:	868,556 S.F. (85%)	
FAR CALC:	542,528 / 1,023,489 = .53	
DENSITY:	558 UNITS / 11.41 ACRES = 48.9 UNITS / ACRE	

ROW AREA

ROW AREA:	126,188 S.F.
ROW LANDSCAPING:	36,825 S.F.
ROW PAVING:	73,460 S.F.
ROW SIDEWALK:	26,493 S.F.
ROW TOTAL IMPERVIOUS:	99,953 S.F.

OPEN SPACE CALCULATIONS

RESIDENTIAL UNITS:	558
OPEN SPACE REQUIRED: (558 UNITS x 150 S.F.)	83,700 S.F.
OPEN SPACE PROVIDED:	126,301 S.F.
ACTIVE OPEN SPACE:	47,640 S.F.
PASSIVE OPEN SPACE:	48,661 S.F.

PARKING PROVIDED:

	PARKING STALLS	EVSE STALLS (10) EVSE STALLS	EVR STALLS NA	EVC STALLS (10) EVC STALLS
LOT 1:	369 STALLS (LOT 1 WAS PERMITTED UNDER 2018 IBC)			
LOT 2:	288 STALLS	(7) EVSE STALLS (10%)	(52) EVR STALLS (25%)	(7) EVC STALLS (10%)
LOT 3:	173 STALLS	(18) EVSE STALLS (10%)	(44) EVR STALLS (25%)	(18) EVC STALLS (10%)
LOT 4:	36 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
LOT 5:	28 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
LOT 6:	15 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
LOT 7:	73 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
LOT 8:	27 STALLS	(3) EVSE STALLS (10%)	(3) EVR STALLS (10%)	(3) EVC STALLS (10%)
LOT 9:	34 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
LOT 10:	36 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
LOT 11:	28 STALLS	(3) EVSE STALLS (10%)	(3) EVR STALLS (10%)	(3) EVC STALLS (10%)
LOT 12:	36 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
TOTAL:	981 STALLS	(40) EVSE STALLS	(109) EVR STALLS	(79) EVC STALLS

EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT)
EVR (ELECTRIC VEHICLE READY)
EVC (ELECTRIC VEHICLE CAPABLE)

RESIDENTIAL PARKING: TOTAL 681 STALLS — 681 STALLS REQUIRED
573 STANDARD STALLS
108 COMPACT STALLS

BUILDING DATA:

	BUILDING FOOTPRINT:	FLOOR AREA:	OCCUPANCY:
LOT 1:	49,848 S.F.	271,901 S.F.	R-2
LOT 2: BUILDING 2:	28,634 S.F.	140,236 S.F.	R-2
CLUBHOUSE:	2,192 S.F.	2,192 S.F.	R-2
LOT 3:	33,928 S.F.	132,630 S.F.	R-2
LOT 4:	4,425 S.F.	4,425 S.F.	A-2
LOT 5:	3,250 S.F.	4,250 S.F.	A-2
LOT 6:	4,833 S.F.	4,833 S.F.	M
LOT 7:	9,644 S.F.	9,644 S.F.	A-2
LOT 8:	4,133 S.F.	4,133 S.F.	B
LOT 9:	4,478 S.F.	4,478 S.F.	A-2
LOT 10:	4,478 S.F.	4,478 S.F.	A-2
LOT 11:	3,411 S.F.	3,411 S.F.	A-2
LOT 12:	4,459 S.F.	4,459 S.F.	A-2
TOTAL:	154,076 S.F.	542,528 S.F.	

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3989 REGISTERED ARCHITECT GLENN C. WELLS STATE OF WASHINGTON

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

city issue:
- 08-17-22 FINAL SITE PLAN REVIEW
- 11-16-22 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

YORKSHIRE

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