

BIKE PARKING:

LOT 1, BUILDING 1:	240 UNITS / 4 + 60 x 0.5 = 30 STALLS
SHORT TERM:	240 UNITS / 4 + 60 x 0.5 = 30 STALLS
LONG TERM:	240 UNITS / 4 + 60 x 0.5 = 30 STALLS
LOT 2:	
BUILDING 2:	171 UNITS / 4 + 43 x 0.5 = 22 STALLS
SHORT TERM:	171 UNITS / 4 + 43 x 0.5 = 22 STALLS
LONG TERM:	171 UNITS / 4 + 43 x 0.5 = 22 STALLS
CLUB HOUSE:	
SHORT TERM:	1 STALL
LONG TERM:	1 STALL
LOT 3, BUILDING 3:	141 UNITS / 4 + 31 x 0.5 = 19 STALLS
SHORT TERM:	141 UNITS / 4 + 31 x 0.5 = 19 STALLS
LONG TERM:	141 UNITS / 4 + 31 x 0.5 = 19 STALLS
LOT 4, BUILDING 4:	36 x 0.05 = 2 STALLS
SHORT TERM:	36 x 0.05 = 2 STALLS
LONG TERM:	36 x 0.05 = 2 STALLS
LOT 5, BUILDING 5:	28 x 0.05 = 2 STALLS
SHORT TERM:	28 x 0.05 = 2 STALLS
LONG TERM:	28 x 0.05 = 2 STALLS
LOT 6, BUILDING 6:	19 x 0.05 = 2 STALLS
SHORT TERM:	19 x 0.05 = 2 STALLS
LONG TERM:	19 x 0.05 = 2 STALLS
LOT 7, BUILDING 7:	73 x 0.05 = 4 STALLS
SHORT TERM:	73 x 0.05 = 4 STALLS
LONG TERM:	73 x 0.05 = 4 STALLS
LOT 8, BUILDING 8:	21 x 0.05 = 2 STALLS
SHORT TERM:	21 x 0.05 = 2 STALLS
LONG TERM:	21 x 0.05 = 2 STALLS
LOT 9, BUILDING 9:	24 x 0.05 = 2 STALLS
SHORT TERM:	24 x 0.05 = 2 STALLS
LONG TERM:	24 x 0.05 = 2 STALLS
LOT 10, BUILDING 10:	38 x 0.05 = 2 STALLS
SHORT TERM:	38 x 0.05 = 2 STALLS
LONG TERM:	38 x 0.05 = 2 STALLS
LOT 11, BUILDING 11:	25 x 0.05 = 2 STALLS
SHORT TERM:	25 x 0.05 = 2 STALLS
LONG TERM:	25 x 0.05 = 2 STALLS
LOT 12, BUILDING 12:	36 x 0.05 = 2 STALLS
SHORT TERM:	36 x 0.05 = 2 STALLS
LONG TERM:	36 x 0.05 = 2 STALLS

REQUIRED OPEN SPACE
(LOCATION PROVIDED AT BUILDING PERMIT FOR EACH LOT)

LOT 1:	150 x 240	=	36,000 SF.
	207,348 x 15% = 31,102		
LOT 2:	150 x 171	=	25,650 SF.
	165,975 x 15% = 24,896		
LOT 3:	150 x 141	=	21,050 SF.
	123,454 x 15% = 18,518		
LOT 4:	42,844 x 15%	=	2,142 SF.
LOT 5:	43,516 x 15%	=	2,716 SF.
LOT 6:	84,786 x 15%	=	4,239 SF.
LOT 7:	86,969 x 15%	=	4,349 SF.
LOT 8:	43,626 x 15%	=	2,181 SF.
LOT 9:	43,545 x 15%	=	2,711 SF.
LOT 10:	40,456 x 15%	=	2,023 SF.
LOT 11:	56,916 x 15%	=	2,846 SF.
LOT 12:	42,947 x 15%	=	2,141 SF.
TOTAL:			107,980 SF.

TREE TRACK:

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

GENERAL DATA

PARCEL NUMBER:	12704440103, 12704443300, 12704440100
LEGAL:	SECTION 4, TOWNSHIP 11 N, RANGE 2 W U.M.
OWNER:	FOURTH STREET HOUSING, LLC
APPLICANT:	FOURTH STREET HOUSING, LLC
	PO BOX 159
	ARLINGTON, WA 98223
WATER:	CITY OF TUMWATER
SEWER:	CITY OF TUMWATER
POWER / GAS:	FUGET SOUND ENERGY
CABLE / PHONE:	COMCAST, CENTURYLINK, WAWE
REFUSE COLLECTION:	WASTE CONNECTIONS (LEHART)
ZONE:	G26
FIRE SPRINKLER:	YES - NFPA 13
FIRE ALARM:	YES
TYPE OF CONSTRUCTION:	VA
BUILDING HEIGHT:	65'
CODE:	2018 IBC / 2021 IBC

SITE AREAS

SITE AREA:	1,149,091 SF.
ROW DEDICATION:	126,788 SF.
REMAINING SITE AREA:	1,022,303 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)
SW TREE TRACT AREA:	10,713 SF. (0.23 ACRES)
BUILDING FOOTPRINT:	154,076 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:

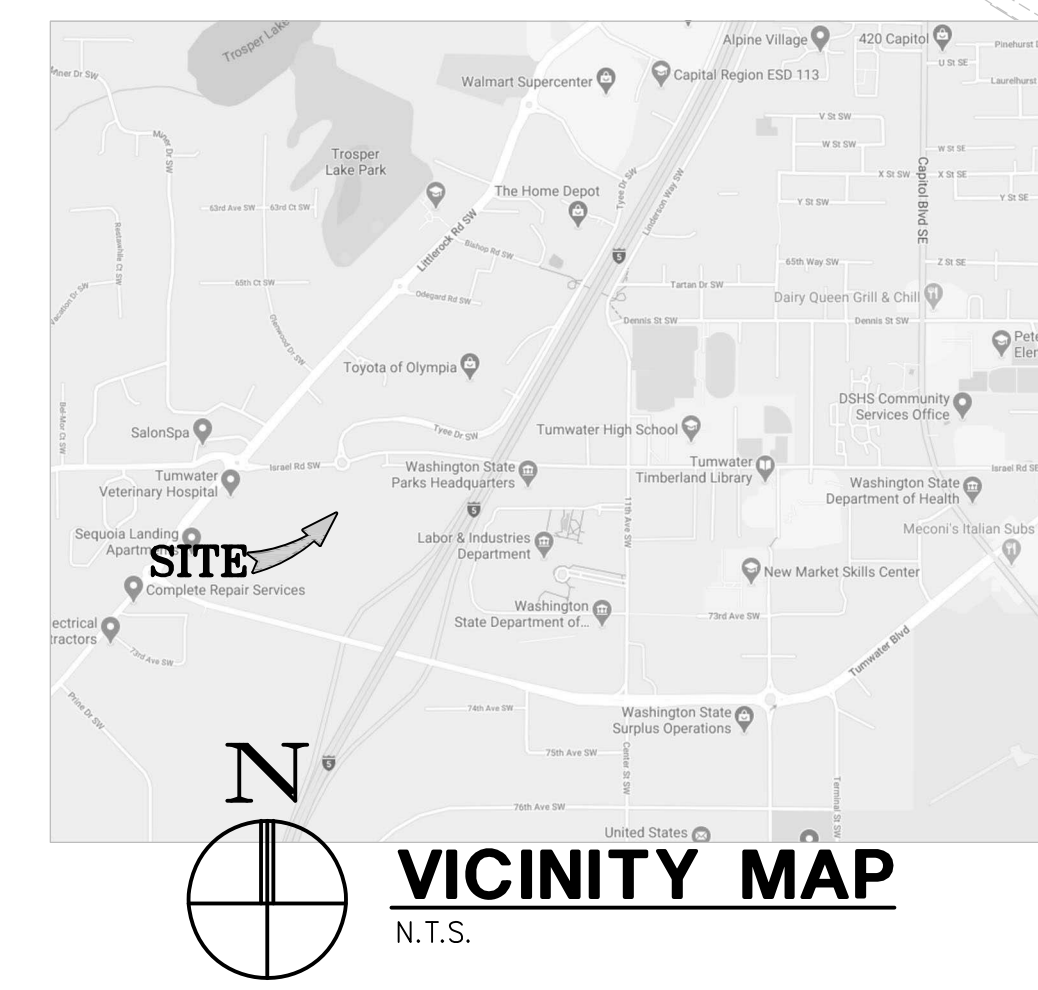
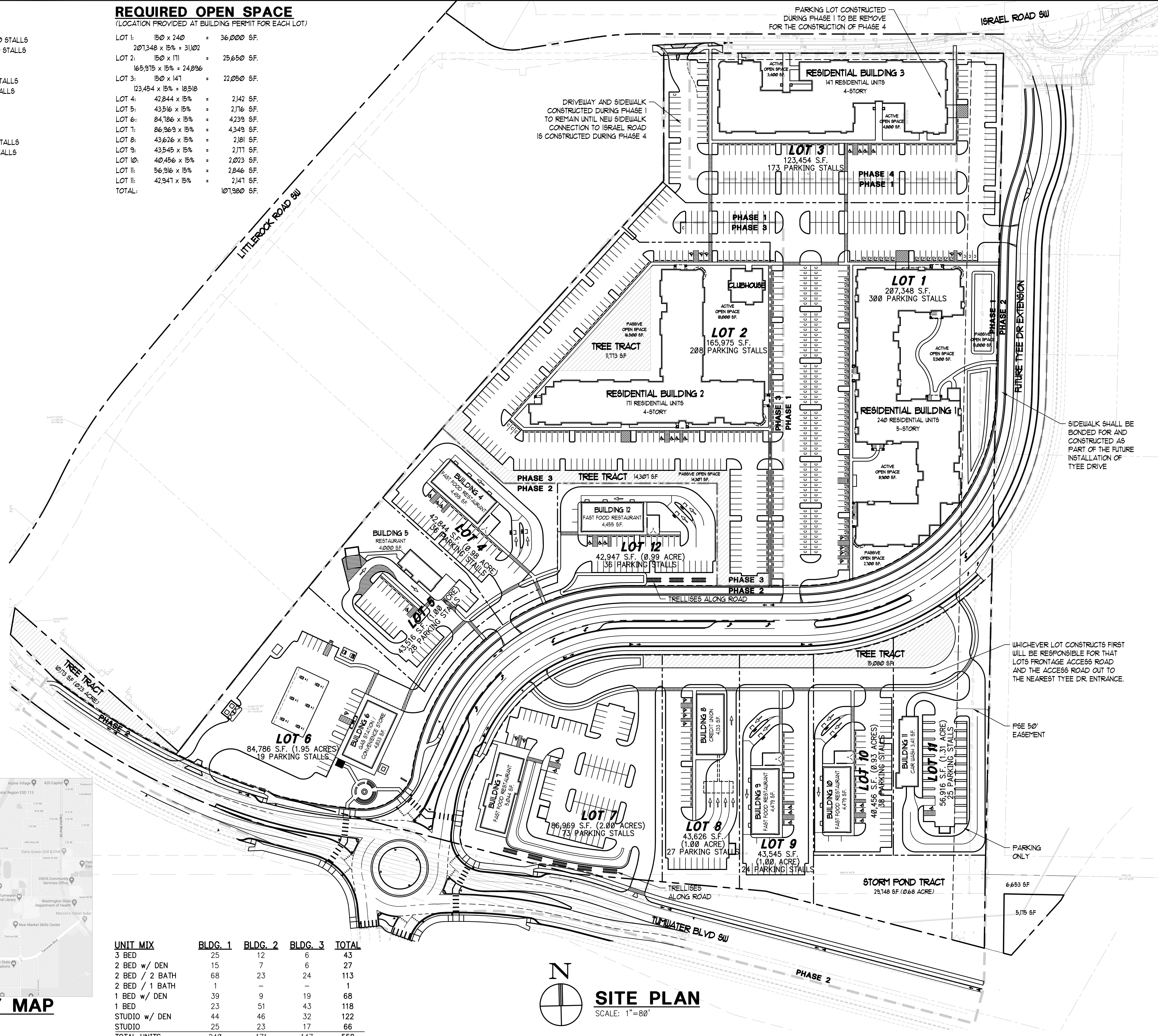
PARKING STALLS	EVSE STALLS	EVR STALLS	EVC STALLS
LOT 1: 300 STALLS	(30) EVSE STALLS	NA	(30) EVC STALLS
LOT 2: 208 STALLS	(21) EVSE STALLS (10%)	(52) EVR STALLS (25%)	(21) EVC STALLS (10%)
LOT 3: 173 STALLS	(18) EVSE STALLS (10%)	(44) EVR STALLS (25%)	(18) EVC STALLS (10%)
LOT 4: 36 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
LOT 5: 28 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
LOT 6: 19 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
LOT 7: 73 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
LOT 8: 21 STALLS	(3) EVSE STALLS (10%)	(3) EVR STALLS (10%)	(3) EVC STALLS (10%)
LOT 9: 24 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
LOT 10: 38 STALLS	(1) EVSE STALL	(1) EVR STALL	NOT REQUIRED
LOT 11: 25 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: 991 STALLS	(82) EVSE STALLS	(109) EVR STALLS	(75) EVC STALLS

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

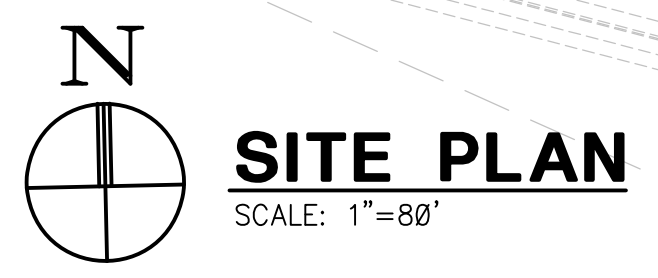
RESIDENTIAL PARKING:	TOTAL 681 STALLS	651 STALLS REQUIRED
	573 STANDARD STALLS	
	108 COMPACT STALLS	

BUILDING DATA:

LOT #	BUILDING FOOTPRINT:	FLOOR AREA:	OCCUPANCY:
LOT 1:	45,848 SF.	227,901 SF.	R-2
LOT 2: BUILDING 2:	35,034 SF.	140,136 SF.	R-2
LOT 2: CLUBHOUSE:	2,782 SF.	2,782 SF.	R-2
LOT 3:	33,105 SF.	132,420 SF.	R-2
LOT 4:	4,455 SF.	4,455 SF.	A-2
LOT 5:	2,018 SF.	4,000 SF.	A-2
LOT 6:	4,833 SF.	4,833 SF.	M
LOT 7:	5,044 SF.	5,044 SF.	A-2
LOT 8:	4,133 SF.	4,133 SF.	B
LOT 9:	4,479 SF.	4,479 SF.	A-2
LOT 10:	4,479 SF.	4,479 SF.	A-2
LOT 11:	3,411 SF.	3,411 SF.	A-2
LOT 12:	4,455 SF.	4,455 SF.	A-2
TOTAL:	154,076 SF.	542,528 SF.	



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	66
TOTAL UNITS	240	171	147	558



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3809 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
11-15-22 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