



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

AMENDED NOTICE OF APPLICATION

Yorkshire Apartments

Permit No. TUM-22-0027

June 28, 2023

Proposal: The applicant is proposing to construct 1,150 apartments with 9,000 sq. ft. of commercial space, storage units, in a phased development, with associated open space, parking, landscaping and infrastructure.

The applicant proposes minor changes to the site plan, and a revised phasing plan.

Applicant: Grandviews Yorkshire, LLC, 129 N Olympic Ave., Arlington, WA 98223.

Representative: LTD Partnership, 1411 Slate Ave NE, Suite 200, Olympia, WA 98506

Location: 21.73 acre parcel located between Israel Road and Tumwater Boulevards, Tumwater, WA 98512 in Section 04, T17N, 2W. Parcel # 12704440103, 12704431300, and 12704440100.

Complete Application: Application resubmitted: June 9, 2023. Application deemed complete: June 22, 2023.

Project Permit/Approvals: The following permits and approvals may be required: Site Plan Approval, Design Review Approval, Preliminary and Final Binding Site Plan, Conditional Use Permit, Landscape Plan Approval, On-site Lighting Approval, Building Permit, Site Development/Grading Permit, Sign Permits and NPDES Permit.

Environmental Documents Relating to the Project: A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

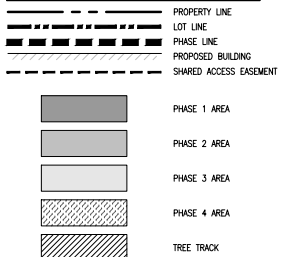
Determination of Consistency: No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), the City of Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

Public Hearing: A public hearing is required for this project and public notice will take place once the meeting date is scheduled.

Public Comment Period: The 14 day comment period ends at 5:00 p.m. on **July 12, 2023**. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email tmerriman@ci.tumwater.wa.us.

If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180.

LEGEND



CONSTRUCTION NOTES

- 1. RIGHT OF WAY
- 2. ACCESSIBLE PATH
- 3. ACCESSIBLE PARKING
- 4. TRASH CURVE LOADING

CURVE TABLE

Table with 4 columns: CURVE #, LENGTH, RADIUS, DELTA. It lists curve data for various sections of the site.

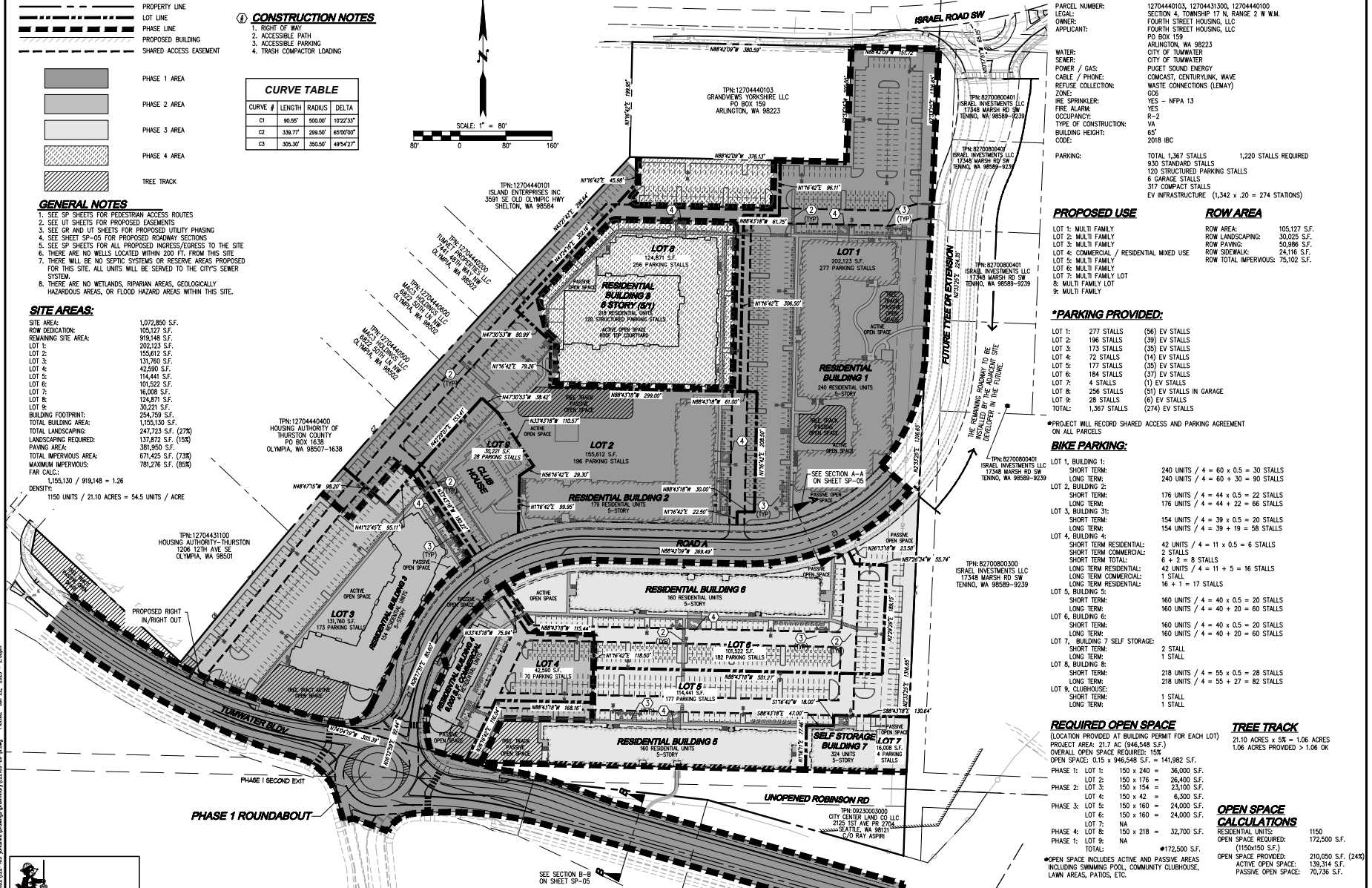
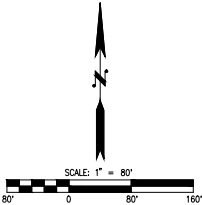
GENERAL NOTES

- 1. SEE SP SHEETS FOR PEDESTRIAN ACCESS ROUTES
- 2. SEE UT SHEETS FOR PROPOSED EASEMENTS
- 3. SEE GR AND UT SHEETS FOR PROPOSED UTILITY PHASING
- 4. SEE SHEET SP-06 FOR PROPOSED ROADWAY SECTIONS
- 5. SEE SP SHEETS FOR ALL PROPOSED INGRESS/EGRESS TO THE SITE
- 6. THERE ARE NO WELLS LOCATED WITHIN 200 FT. FROM THIS SITE
- 7. THERE WILL BE NO SEPTIC SYSTEMS OR RESERVE AREAS PROPOSED FOR THIS SITE. ALL UNITS WILL BE SERVED TO THE CITY'S SEWER SYSTEM.
- 8. THERE ARE NO METALDENS, RIPARIAN AREAS, GEOLOGICALLY HAZARDOUS AREAS, OR FLOOD HAZARD AREAS WITHIN THIS SITE.

SITE AREAS:

Table listing site areas including ROW DEDICATION, REMAINING SITE AREA (Lots 1-8), BUILDING FOOTPRINT, TOTAL BUILDING AREA, TOTAL LANDSCAPING, LANDSCAPING REQUIRED, PAVING AREA, TOTAL IMPERVIOUS AREA, MAXIMUM IMPERVIOUS, FAR CALC., and DENSITY.

A PORTION OF SEC 04, TWN 17, RGE 2W, 14 S2 SE, W.M., CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON



SITE INFORMATION

PARCEL NUMBER: 12704440103, 12704441300, 12704440100
LEGAL: SECTION 4, TOWNSHIP 17 N, RANGE 2 W W.M.
OWNER: FOURTH STREET HOUSING, LLC
APPLICANT: FOURTH STREET HOUSING, LLC
PO BOX 159
ARLINGTON, WA 98223
CITY OF TUMWATER
CITY OF TUMWATER
WATER: PUGET SOUND ENERGY
SEWER: COMCAST, CENTURION, WAVE
POWER / GAS: WASTE CONNECTIONS (LEMAY)
CABLE / PHONE: YES - NFPA 13
REFUSE COLLECTION: YES
ZONE: R-2
FIRE ALARM: YES
OCCUPANCY: R-2
TYPE OF CONSTRUCTION: VA
BUILDING HEIGHT: 65'
CODE: 2018 IBC
PARKING: TOTAL 1,367 STALLS, 1,220 STALLS REQUIRED, 930 STANDARD STALLS, 120 STRUCTURED PARKING STALLS, 6 GARAGE STALLS, 317 COMPACT STALLS, EV INFRASTRUCTURE (1,342 x 20 = 274 STATIONS)

PROPOSED USE

ROW AREA: 105,127 S.F.
ROW LANDSCAPING: 30,025 S.F.
ROW PAVING: 50,886 S.F.
ROW SIDEWALK: 24,116 S.F.
ROW TOTAL IMPERVIOUS: 75,102 S.F.

***PARKING PROVIDED:**

Table showing parking provided for each lot, including EV stalls, standard stalls, structured stalls, compact stalls, and total stalls.

*PROJECT WILL RECORD SHARED ACCESS AND PARKING AGREEMENT ON ALL PARCELS

BIKE PARKING:

Table showing bike parking requirements for each lot, including units per lot and total bike stalls.

REQUIRED OPEN SPACE

(LOCATION PROVIDED AT BUILDING PERMIT FOR EACH LOT)
PROJECT AREA: 217 AC (946,548 S.F.)
OVERALL OPEN SPACE REQUIRED: 15%
OPEN SPACE: 0.15 x 946,548 S.F. = 141,982 S.F.

TREE TRACK

21.10 ACRES x 5% = 1.06 ACRES
1.06 ACRES PROVIDED > 1.06 AC

OPEN SPACE CALCULATIONS

Table showing open space calculations for residential units and active open space.



UTILITY NOTE
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MINDSCAPE, LLC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

SEE SHEET SP-01 FOR PHASE LIMITS

SEE SHEETS SP-02 THROUGH SHEETS SP-04 FOR ENLARGED VIEWS

Table with columns: NO., DATE, REVISIONS, DESCRIPTION.

LDC | Surveying Engineering Planning logo and contact information for Glenn Wells, Yorkshshire, WA.

GLENN WELLS YORKSHSHIRE PRELIMINARY BINDING SITE PLAN



JOB NUMBER: 227169
DRAWING NAME: 021818-BSP-01
DESIGNER: B. WEDDEN
DRAWING BY: A. WHITE
DATE: JUNE, 2023
SCALE: 1" = 80'
SUBSCRIPTION: TUMWATER, WA