



Community Development
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-4180

NOTICE OF DECISION

Tumwater 30
TUM-22-1608
October 9, 2023

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-23-1608 Tumwater 30, 42 unit apartment complex on the property located at 723 Israel Road SW, Tumwater, WA 98501, Tax Parcel No's: 82700300101, 82700300106, and 827003100107.

The complete decision may be viewed on the City's website at www.ci.tumwater.wa.us and choosing Community Development, Permitting & Building, Notice of Applications/SEPA Determinations.

A copy of the decision may also be obtained at the Community Development Department in City Hall at 555 Israel Road SW, Tumwater, WA 98501 during normal business hours. For additional information, please contact Tami Merriman, Permit Manager, at tmerriman@ci.tumwater.wa.us or call (360) 754-4180.



October 11, 2023

Jeff Mortenson
PO Box 15251
Tumwater, WA 98511

Sent via email: jeffm.hpi@gmail.com; brandon.johnson@jsa-civil.com; nick.wheeler@jsa-civil.com.

RE: Formal Site Plan Review Approval – TUM-22-1608
Tumwater 30 - Multi-Family Residential 42 Apartment Units
723 Israel Road SW, Tumwater, WA 98501
Tax Parcels 82700300101, 82700300106, & 827003100107

The Development Review Committee for the City of Tumwater has reviewed your formal site plan review application for the above referenced project. With this letter, the City grants formal site plan approval for the project.

GENERAL

All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, tree protection, critical areas, building and fire code compliance and engineering standards shall be met.

PLANNING

1. Use: The proposed project is located within the Town Center Residential Subdistrict of the Town Center Zoning District, Aquifer Protection Overlay Zoning District and Wellhead Protection Area (16.26). Residential is a permitted use within these zones at a minimum density of 30 units per acre, and shall comply with 18.23.030. [Chapters 18.23 & 18.39 TMC]

The site plan as proposed shows 42 dwelling units, meeting minimum density requirements.

Tumwater City Hall
555 Israel Road SW
Tumwater WA 98501

www.ci.tumwater.wa.us

2. Town Center Design Guidelines: The project is subject to the Town Center Residential Subdistrict design guidelines (18.23.030, 18.23.040, and 18.23.050) and [Commercial, Mixed Use and Multi-Family Design Guidelines](#).

The site plan as proposed meets the development requirements of TMC 18.23 and the Citywide Design Guidelines.

Building elevations and design review are a required component of building permit application.

Section 18.23.030.B.2 TMC Residential Density Calculation:

Minimum density: thirty dwelling units per acre, maximum none. (Calculation of density is based on the portion of the site devoted to residential and associated uses (e.g., dwelling units; open space; stormwater).

Building Height 55 feet (must not be within imaginary airspace)

There are no minimum front, side and rear setbacks.

There is no maximum lot coverage requirement, except adequate space for parking, yards, landscaping, and open space.

The site plan as proposed meets the development requirements of TMC 18.23.030.B.2.

Section 18.23.040 General Design Standards

- A building or parking structure wall that is perpendicular to and readily visible from a street and is without a ground level window, door or other facade opening along any facade section of twenty feet in length or more is considered a blank wall.
- Roofline with architectural focal point, roofline variation, cornices, parapets, angled or terraced.
- Rooftop equipment screened
- Parking structures have specific standards
- Service areas located and screened
- Pedestrian Plazas/Courtyards. A pedestrian plaza/courtyard (hereinafter plaza) must be designed to encourage pedestrian use and activity, and to serve as a link between a development and the public right-of-way.

The site plan as proposed meets the development requirements of TMC 18.23.040.

3. Parking: Minimum requirements subject to TMC 18.50

1.5 spaces per 1 – 2 bedroom dwelling unit, with 1 guest space for every 10 units. (Note: Can be reduced to 1.0 spaces per 1 – 2 bedroom dwelling unit if within one-half mile of a transit stop by sidewalk or paved path.)

Parking stall sizes are as follows:

9' x 18' - Standard stalls

8' x 17' – Compact stalls (maximum 15% of total parking)

9' x 18' – Barrier-free

16' x 18' - Barrier-free van stalls

The parking area is to be hard-surfaced (asphalt, concrete or turfstone) and the spaces shall be defined by white striping a minimum of 4" wide.

Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or walkway or planter bed where a tree is within three feet of the curb. These need to be shown on the site plan.

The parking aisle (lane) is to be a minimum of 22' 6" feet wide. All vehicle maneuvering areas shall be paved. Buildings over 30' in height requires a 26' drive lane for fire apparatus.

Maximum parking without pedestrian walkway is 180'. Please add internal circulation to each phase where it exceeds 180'

Bicycle storage facilities are required for the site and shall meet the requirements of Section 18.50.120 TMC. Short term: 1 spaces per 4 units. Long term facilities 1 per 4 units.

Bike facilities are required to be covered. Show the location of the bike facilities on the formal site plan.

Half of short term bike parking can be converted to long term bike parking per 18.50.120.B.5.

The site plan as proposed meets the minimum requirement of TMC 18.50.

4. Exterior Lighting: Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses.

Light fixtures shall be limited to 24 feet in mounting height.

A photometric lighting plan addressing all proposed exterior lighting must be submitted with building permit submittal. The plan shall show how the lighting for the site complies with the light trespass requirements outlined in Section 18.40.035.D TMC.

5. Landscaping: A landscaping plan, landscape plan review application, shall be submitted for the required landscaping in the right-of-way, perimeter yard areas prior to site development grading approval.

A Type 2 buffer is required for perimeter yard areas and shall have a minimum 8-foot wide planter area and shall contain 1 tree every 25 lineal feet with no less than 50% of the trees be evergreen variety. The planter bed shall also contain shrubs and groundcover to provide 75% coverage of the area within 4 years.

The plan must also address parking lot landscaping as prescribed in Chapter 18.47 TMC. For parking areas with more than 10 parking spaces the requirements of Section 18.47.050(E) TMC must be met. For every ten parking spaces an eight foot by eighteen foot landscape island must be provided. The island must include a tree and groundcover plants. The trees may be deciduous. The islands must be irrigated.

The Landscape Plan must show proposed plantings, tree types and heights, and other vegetation. This plan is to be submitted with the site development/grading and

engineering permits and is to be implemented prior to the issuance of a Certificate of Occupancy.

Irrigation of all landscape beds is required.

The site plan as proposed shows appropriate landscape areas. A detailed landscape plan is required as part of site development and grading application submittal.

6. Signs:

Section 18.44.150A TMC. The following general regulations shall apply to “...the town center district”:

Any sign located within the front yard area shall comply with fence height regulations, as outlined in TMC Chapter 18.46;

Signs shall be located at least two feet from the curb line or a service drive or travel lane;

All wall signs shall be flush against the building and shall not project above the roofline;

No freestanding sign shall be permitted to be higher than the principal building on the lot; provided, that no sign shall be higher than thirty feet; and provided also, that the height of any freestanding sign shall be limited to the heights set forth within each zoning district; and

No permanent window sign affixed to or incorporated into an exterior window shall exceed twenty-five percent of each window area.

Section 18.44.150 D TMC. The following specific regulations shall apply to signs in the “...town center district”:

Signs shall be limited to a total of two hundred square feet in area on all faces of all permanent freestanding signs; provided, that no one sign face is larger than fifty percent of the total allowable sign area;

Wall signs shall be limited to an area not to exceed twenty percent of the public facade; provided, that the total area of signs on an individual public facade or other wall of a building does not exceed fifty percent of the sign area allowed for freestanding signs;

Seventy-five square feet in area shall be allowed for temporary signs; however, the temporary sign allowance shall be included in the signage amounts allowed for permanent signs;

No freestanding sign shall be higher than thirty feet; andThe site plan application materials do not include information on signage. Sign permit application is required for any proposed signage.Open Space: Section 18.42.130 TMC requires a minimum of fifteen percent of the gross site area to be set aside for park and open space area, with 50% active and 50% passive recreation. Open space areas are required to be separate from required yards, setbacks, and landscaping areas.

The site plan application materials do not include information on signage. Sign permit application is required for any proposed signage.

7. Transportation Concurrency: The City of Tumwater Transportation Manager issued a concurrency determination on August 22, 2023. The determination is conditioned on

payment of transportation impact fees pursuant to the adopted fee resolution at the time of building permit application, completion of frontage improvements, and SEPA mitigation fee for trips generated to the Tumwater Boulevard/I-5 interchange.

8. Notice of Application: A notice of application for this project was published in the Olympian, posted on site and on the City website, and mailed to property owners within 300 feet of the site on August 21, 2023.

Comment received by Bonnie Blessing requesting a copy of the gopher report. City staff responded that the project met the administrative determination that does not require critical area review.

Comment received by the Olympic Region Clean Air Agency requiring an asbestos survey for building demolition.

9. SEPA: A MDNS was issued for this proposal on September 15, 2023, which included mitigation as required by the transportation concurrency determination.

Comment received by the Squaxin Island Tribe stated they do not have specific cultural resource concerns.

Comment received by the State of Washington Department of Ecology regarding solid waste management during building demolition and action if contamination is suspected or found.

A demolition permit is required for removal of existing structures. This permit requires proof of asbestos survey.

The following inadvertent discovery note shall be added to site development and grading plans at the time of submittal:

When an unanticipated discovery of protected cultural material (e.g., bones, shells, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains are discovered, the property owner or contractor will immediately stop all work, completely secure the location, and contact the Washington State Department of Archaeology and Historic Preservation and other contacts as identified in the City of Tumwater Standard Inadvertent Archaeological and Historic Resources Discovery Plan. The individual or representative whom the permit was issued to must send written notification of the inadvertent discovery to the city of Tumwater department of community development.

BUILDING AND FIRE:

1. A site development/grading permit will be required for this site. The permit application shall be accompanied by the application checklist and three sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report prepared and signed by a licensed soils engineer. This project will be considered "engineered grading." Special hazards may include steep slopes, terracing with rockeries or multiple retaining walls. Inspection of the grading shall be provided by the civil engineer and Geotechnical engineer. In addition special inspectors approved by the building official shall perform inspections of fill placement, compaction testing, and blasting. All special inspections are to be performed by WABO registered labs and inspectors who have expertise in grading and earthwork.

2. Please place the following note on the plans:

“The City of Tumwater requires that the firm providing the soils report (YOUR FIRM) conduct the site inspections as defined in the report. The City also requires that in addition to the soils engineering firm, a WABO registered special inspector with experience with soil grading be employed, by the owner, to conduct compaction testing for the building pads and the required fire lanes. The special inspector shall not be the geotechnical firm, the civil engineer of record or an employee of the contractor.

All grading work shall be conducted in accordance with the soils report prepared by (YOUR FIRM). Compaction testing of the souls under the fire lanes and the building foundations and utility trenches shall be verified by (YOUR FIRM) and the WABO special inspector.

3. When the grading work is complete and ready for final inspection the civil engineer of record is responsible for providing a final inspection report which will include the geotechnical engineers and special inspector’s reports. In addition as-built drawings for the site will be submitted in a PDF format. IBC Appendix J

Special inspectors may be required for the following types of work: concrete, bolts installed in concrete, special moment-resisting concrete, reinforcing steel and pre-stressing steel tendons, structural welding, high strength bolting, structural masonry, reinforced gypsum concrete, insulating concrete fill, spray-applied fireproofing, piling, drilled piers and caissons, shot-crete, special (engineered) grading, excavation and filling, soils compaction testing, retaining walls and smoke-control systems. All special inspections are to be performed by WABO registered inspectors and at the expense of the owner. IBC Section 1704.1

4. The proposed buildings occupancy is R-2 of 2018 IBC Section 3
5. The proposed buildings are required by code to be protected with NFPA 13 or 13R fire sprinkler systems throughout. IBC 903.2.8.
6. Exterior walls are required to be of 1-hour fire-rated construction when less than 10 feet to the property line. Protected openings are required when less than 5 feet to the property line. No openings are permitted less than 3 feet to the property line. IBC Section 704.8.
7. Water cross connection control shall be provided in accordance with the provision of the Plumbing Code. Cross connection control devices or assemblies must be models approved under WAC 246-290-490.
8. If water pressure at the meter exceeds 80 psi, a pressure-reducing valve will be required to be installed on the private side of the water line.
9. In the case of the proposed development crosses property lines. A lot consolidation or BLA will be required to correct this conflict. The lot consolidation or BLA will have to be recorded prior to issuance of permits.

FIRE

1. The required fire flow for this project is derived from Appendix B of the International Fire Code. Type 5B buildings of this size are required to have a fire flow of 3,750 gallons per minute at 20 psi. However, based on the approval of the Fire Chief, a 50% reduction

for fully sprinkled buildings allowed in Section 105.2 will be allowed for this site. Therefore, the required fire flow will be 1,875 gallons per minute at 20 psi. IFC 903

2. In Group R-2 occupancies containing more than 10 *dwelling units* or *sleeping units*, at least 5 percent but not less than one of the units shall be a *Type A unit*. All Group R-2 units on a *site* shall be considered to determine the total number of units and the required number of *Type A units*. *Type A units* shall be dispersed among the various classes of units. Where the *sleeping units* are grouped into suites, only one *sleeping unit* in each suite shall count towards the number of required *Type A units*.
3. Fire hydrants and paved access roads shall be installed, tested for fire flow by the Fire Department, made serviceable by the Public Works Department prior to any vertical or combustible construction. **No exceptions.** IFC 503

MISCELLANEOUS

1. The building will have a physical street address of 711 Isreal Rd. SW, assigned by the Building & Fire Official. Addresses 723,725 and 727 will be retired.
 - a. Each apartment will be identified as Unit #.
Example: **711 Israel Rd. SW**, unit 100 for 1st floor apartments.
200 for 2nd floor apartments.
711 Israel Rd. SW, unit 100 for 3rd floor apartments.
300 for 2nd floor apartments.
711 Israel Rd. SW, unit 100 for 4th floor apartments.
400 for 2nd floor apartments.
2. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington.
3. All building permit applications shall include architectural, structural, plumbing, mechanical and energy plans and specifications. **No exceptions, and no deferrals.** Fire sprinkler and fire alarm permits and plans may be submitted separately from the main permit application but must be submitted before the main building permit will be issued.
4. The following permits are required for this project:
 - Site Development/Grading permit
 - Building, including plumbing and mechanical
 - Fire sprinkler
 - Fire alarm
 - Elevator approval from L&I
 - Sign
5. This project is required to provide for the storage of recycled materials and solid waste. The storage area shall be designed to meet the needs of the occupancy, efficiency of pick-

up, and shall be available to occupants and haulers. The location of this facility shall be shown on the site plan.

6. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eaves lines unless the area is protected by an approved automatic sprinkler system. IFC Section 304.3.3

ENGINEERING

GENERAL

1. The applicant shall be responsible for providing the City with all costs associated with the installation of water, sewer, street and storm drainage systems that are dedicated to the City of Tumwater.
2. All designs/construction shall comply with the City of Tumwater's Development Guide and WSDOT standards.
3. The site plan shall show all existing and proposed utilities and easements including street lights, street trees, water, sewer, storm, gas, cable, power, telephone, signage and striping. Provide street sections showing dimensions of existing and proposed improvements. Include the line sizes on the water and sewer mains and services. All rockeries proposed shall also be shown on the site plan.
4. All street construction, main installation and storm drainage work requires engineered plans certified by a professional engineer.
5. The applicant is responsible for all plan check, inspection and connection fees.
6. Any private or public utility relocation is the responsibility of the applicant.
7. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Public Works Director. Please refer to Chapter 3 of the Development Guide for further clarification.
8. Provide all easements and bills-of-sale documents with the engineered plans.
9. All legal descriptions must be accompanied with an appropriate drawing that the City Surveyor can use to verify the legal description. All engineering drawings will be drawn on 24" x 36" sheets.
10. The owner or owner's representative is also responsible for furnishing the City with electronic files, compatible with release 2017 or newer Auto-CAD format. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish PDF files printed from the Auto-CAD files 300 DPI or greater. A stormwater maintenance agreement, utility maintenance agreement, easements, and bills-of-sale will also be required.
11. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take precedence over the approved site plan.

12. Please note on the plans that the PLS responsible for the surveying of the project must obtain a permit from DNR before any monuments are disturbed.
13. All improvements are to be completed before the plat can be recorded.
14. The City vertical and horizontal control datum is NGVD 29 and NAD 83(HARN) / Washington South U.S. Survey Feet respectively.
15. Testing shall be required at the developers or contractors expense. The testing shall be ordered by the developer or contractor and the chosen testing lab shall be approved by the City Construction inspector. Testing shall be done on all materials and construction as specified in the WSDOT/APWA Standard Specifications and with frequency as specified in the current City of Tumwater Development Guide.

STREET

1. Frontage improvements are required along Israel Rd per Tumwater Municipal Code 12.12.010. These improvements include the following:
Removal of existing sidewalk and replacement with 6' sidewalk, 6' planter strip off back of walk, dedication of additional right-of-way to contain the improvements, and street patch.
2. All access to the property will be consistent with City standards and policies. Access to the site will be limited to $\frac{3}{4}$ access. Left in to the site from Israel Rd will be the restricted movement. This should be restricted with a raised concrete island.
3. The existing driveway will need to be replaced with one that meets current standards.
4. Access to the remaining residential lots south of the project shall be maintained throughout construction.
5. The private road is required to meet the following City standards:
 - a. 26' of pavement (face of curb to face of curb), curb and gutter on both sides,
 - b. 6' sidewalk on one side minimum,
 - c. The City may consider sidewalk not contiguous to the road as long as it meets the intent and spirit of City code.
6. The private road will require an easement or similar agreement for future dedication to the City as a public road.

STORM

1. If the depth from the bottom of the proposed facility to the high groundwater elevation or other restrictive layer is less than 6-feet, a mounding analysis will be required. The applicant will be responsible for the cost of a third party review of the onsite and offsite stormwater impacts and mitigations.
2. A drainage design and erosion control plan will be required according to City's 2022 Drainage Design and Erosion Control Manual.
3. Maintenance of the on-site stormwater system will be the responsibility of the property owner and a maintenance agreement will be recorded against the property.

4. This project will be paying a monthly storm water utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.
5. Test pits conducted for stormwater design will comply with the 2022 Drainage Design and Erosion Control Manual for location and frequency. Test pits will be conducted between December and April to accommodate for seasonal high groundwater.

SANITARY SEWER

1. The professional engineer will need to provide calculations of the maximum monthly sanitary sewer discharge from the site. The City reserves the right to check the actual use in the future and charge additional connection fees if the actual use is greater than the estimated amount.
2. Any sewer main extension will require a minimum of an 8" system. The main size will depend on the requirements for this project. The system shall be designed per the City of Tumwater Development Guide and current Sewer Comprehensive Plan.
3. This project will receive a credit for sanitary sewer connection fees for the existing residential connections.
4. The sewer line serving the remaining residential lots to the south is required to be maintained.

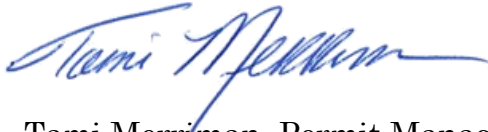
WATER

1. The project must meet minimum fire flow requirements.
2. Back flow prevention is required on all fire services and irrigation services and in accordance with the AWWA Cross Connection Control Manual. A reduced pressure backflow assembly is required on all commercial domestic services per WAC 246-290-490.
3. Any water main extension will require a minimum of an 8" system. The main size will depend on the fire flow requirements for this project. The system shall be designed per the City of Tumwater Development Guide and current Water Comprehensive Plan.
4. Water meters need to be placed in the public right-of-way or clustered on site within an easement. The professional engineer will need to provide calculations on the maximum instantaneous water demand and size of the meter for the project.
5. The water service line serving the existing residential lots to the south is required to be maintained.
6. This project will receive a credit for water connection fees for the existing residential connections.

This review does not provide the benefit of vesting, which is currently not allowed until the time a completed building permit application is submitted. Therefore, if ordinance changes occur during the life of this approval, your project must conform to those new requirements prior to the issuance of building permits.

If you have any questions regarding the Planning comments please contact me at 360 754-4180 or tmerriman@ci.tumwater.wa.us. For questions on Building/Fire, contact Al Christensen achristensen@ci.tumwater.wa.us. Questions or comments on engineering related items can be directed to Jared Crews at jcrews@ci.tumwater.wa.us

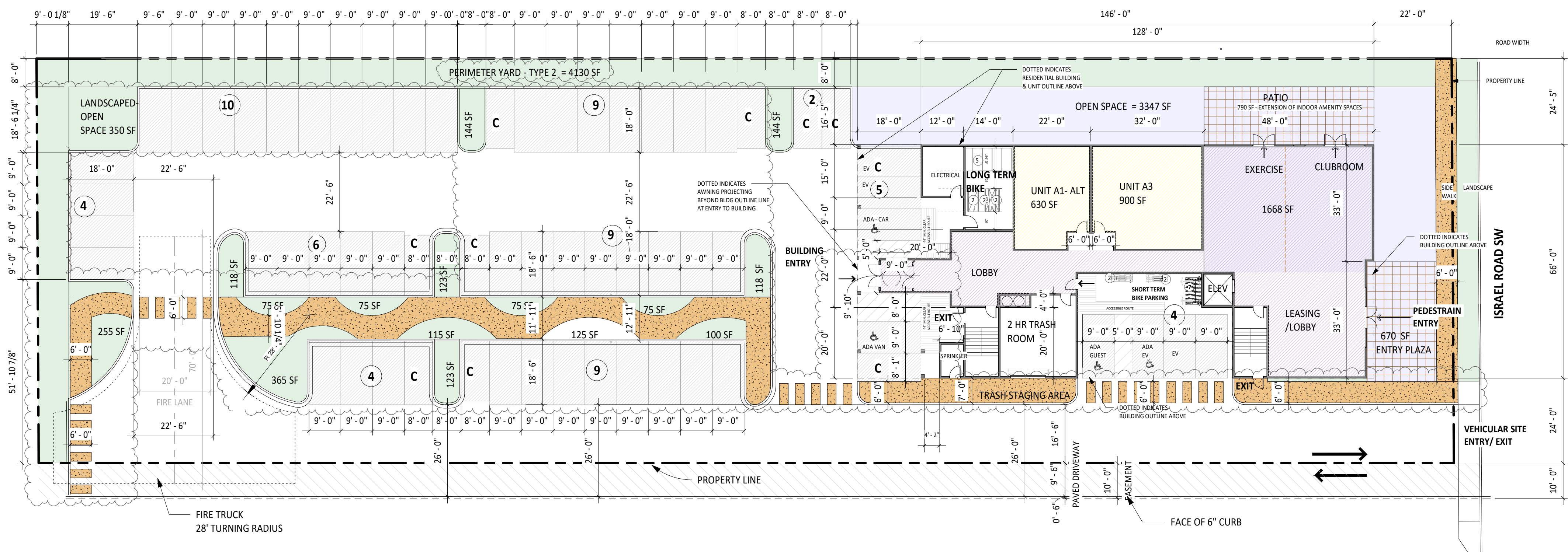
Sincerely,

A handwritten signature in blue ink that reads "Tami Merriman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tami Merriman, Permit Manager

c. City of Tumwater Development Review Committee

Appeal: This administrative decision may be appealed to the hearing examiner within fourteen days of the date of this approval. See TMC Chapter 2.58, Hearing Examiner for process.



1 GRADE LEVEL - SITE PLAN
SCALE: 1" = 20'-0"

ZONING:
TOWN CENTER ZONING

SITE AREA:
45,760 SF (1.05 ACRES)

DENSITY:
MIN. REQUIRED 30 D.U./ACRE
PROPOSED 46.2 D.U./ACRE

GROSS BUILDING FLOOR AREA LEVEL 1 = 6372 SF
GROSS BUILDING FLOOR AREA LEVEL 2-5 = 38,544 SF

TOTAL BUILDING AREA = 44,976 SF

HEIGHT:
ALLOWED: 55'
PROPOSED: 55'

SETBACK REQUIRED:
FRONT: 0
SIDE: 0
REAR: 0

SETBACK PROPOSED:
FRONT: 10'-0"
SIDE: 24'-0" / 24'-5"
REAR: 270'-6"

UNIT COUNT LEVELS 1 THRU 5

1 BEDROOM	A1	660 SF =	8
1 BEDROOM	A1-ALT	630 SF =	1
1 BEDROOM + DEN	A2	930 SF =	8
1 BEDROOM	A3	560 SF =	8
2 BEDROOM	B1	990 SF =	16
TOTAL = 42 UNITS			

PARKING DATA : VEHICULAR

REQUIRED 1.0 STALLS / UNIT (PROXIMITY TO TRANSIT)

42 UNIT X 1 = 42 STALLS
1 GUEST STALL / 10 UNITS
42 UNIT / 10 = 5

TOTAL PARKING REQUIRED: 47
TOTAL PARKING PROVIDED: 62

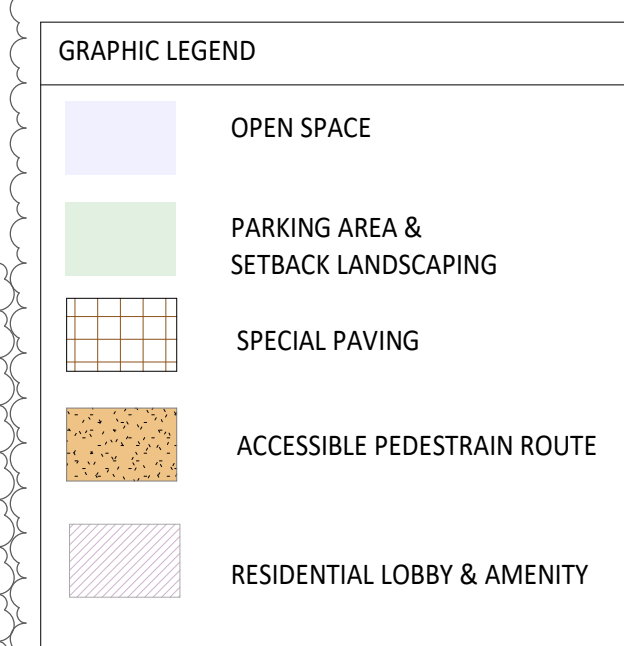
5 % STALLS EV = 4 REQUIRED
4 EV STALLS PROVIDED
INCLUDES 1 ADA - EV

BIKE PARKING REQUIREMENT

SHORT TERM: 1 SPACE / 4 UNITS = 11
LONG TERM: 1 SPACE / 4 UNITS = 11

PROPOSED BIKE PARKING
SHORT TERM 11
PROVIDED AT GRADE & WALL MOUNTED

LONG TERM 11
CLASS 1 BIKE LOCKERS IN BIKE ROOM



OPEN SPACE REQUIREMENT (TMC 17.12.120):
15% OF THE SITE = 45,760 X .15 = 6,864 SF
OPEN SPACE REQUIRED: 6,864 SF

MULTIFAMILY OPEN SPACE REQUIREMENT PER DESIGN GUIDELINES - 2.B.1 & 2.B.8
150 SF PER DWELLING UNIT
150 X 42 = 6,300

TOTAL OPEN SPACE PROVIDED: 7304 SF

690 SF - ENTRY PLAZA WITH LANDSCAPING WITH BENCHES
LANDSCAPE - CONNECTION WITH PUBLIC RIGHT OF WAY - PASSIVE

3347 SF - OPEN SPACE WITH LANDSCAPING & OUTDOOR PLAY AREA & RECREATION, ACTING AS EXTENSION OF RESIDENTIAL AMENITY SPACE ALSO PROVIDING CONNECTION WITH SIDEWALK
APPROX - 2200 SF - ACTIVE RECREATION

1600 SF - BALCONIES CAN COUNT TOWARDS 50 % OF REQUIRED OPEN SPACE.
40 UNITS X 40 SF = 1600 SF

1667 SF - ON SITE INDOOR RECREATION COUNTS AS 25 % (1716 SF ALLOWED TO BE COUNTED OF REQUIRED OPEN SPACE)
(1667 SF AREA PROVIDED FOR CLUBROOM & EXERCISE - ACTIVE RECREATION)

G. FOR ALL RESIDENTIAL SUBDIVISIONS, AT LEAST FIFTY PERCENT OF THE AREA SET ASIDE FOR PARK AND OPEN SPACE AREA MUST BE FOR ACTIVE RECREATION, WITH THE REMAINDER SET ASIDE FOR PASSIVE RECREATION.

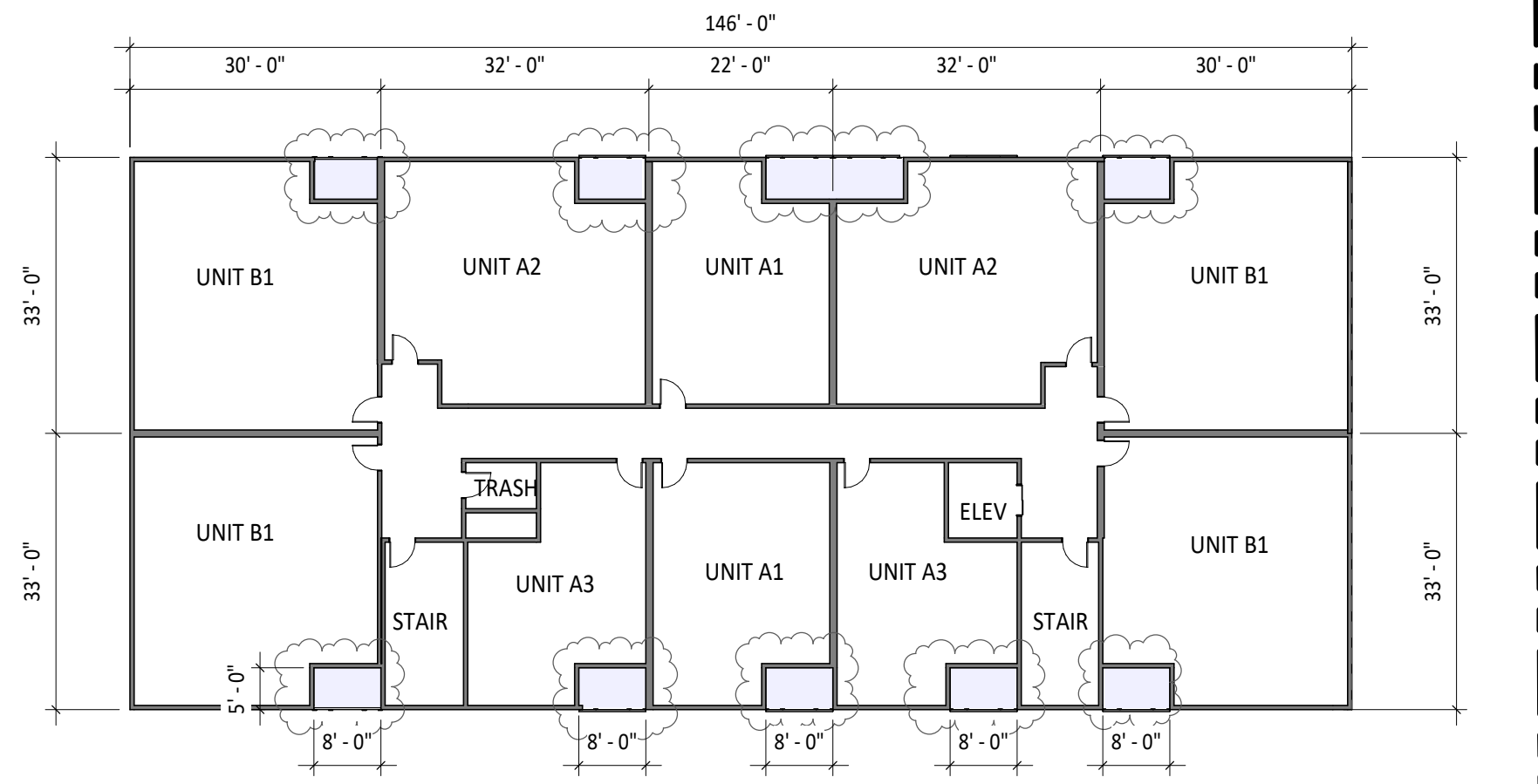
50 % X 7360 = 3680 SF ACTIVE RECREATION REQUIRED
2200 SF + 1667 SF = 3,867 ACTIVE PROVIDED

18.47.050 - PARKING LANDSCAPE
IF THE AREA CONTAINS MORE THAN FIFTY BUT NO MORE THAN ONE HUNDRED PARKING SPACES, AT LEAST TWENTY-FIVE SQUARE FEET LANDSCAPE DEVELOPMENT MUST BE PROVIDED FOR EACH PARKING STALL PROPOSED.

62 STALLS = 65 X 20 = 1,240 SF AREA MINIMUM LANDSCAPING REQUIRED

LANDSCAPING PROVIDED = 350 SF + 255 SF + (118 X 2 = 236 SF) + (123 X 2 = 246 SF) + (144 X 2 = 288 SF) + (75 X 4 = 300 SF) + (125 X 2 = 250 SF) + 100 SF = 2005 SF

PERIMETER YARD LANDSCAPE = 4130 SF



2 RESIDENTIAL LEVELS 2 THRU 5
SCALE: 1" = 20'-0"



2023-05-18 PRELIMINARY SITE PLAN REVIEW RESPONSE

1	REVISIONS	DATE	DESCRIPTION
2			
3			
4			

TUMWATER 30

723, 725, 727 ISRAEL ROAD
TUMWATER, WA 98501

veer
ARCHITECTURE PLLC

10655 NE 4th St
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Bellevue, WA 98004
T 425.401.6828
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SITE PLAN

A101
202206

2023-05-18 PRELIMINARY SITE PLAN REVIEW RESPONSE