



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

NOTICE OF DECISION
Velkommen Apartments
TUM-22-0213
May 6, 2024

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-22-0213 – Velkommen Apartments for the construction of 16 apartment units in four buildings located at 7125 Littlerock Road SW, Tumwater, WA 98512. Thurston County Tax Parcel Number: 12704430500.

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 at tmerriman@ci.tumwater.wa.us or call (360) 754-4180.



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

May 6, 2024

Greg Piantanida
12600 SE 38th Street, Suite 103
Bellevue, WA 98006

Wade Stine
525 Columbia Street SW
Olympia, WA 98501

Sent via email to: Greg@GpRealty.com and wade@tasolympia.com

RE: TUM-22-0213 Velkommen Apartments – Formal Site Plan Review Approval
7125 Littlerock Road SW, Tumwater, WA 98512, Parcel # 12704430500
Construction of a 16-unit apartment complex

GENERAL

March 7, 2024, the Development Review Committee for the City of Tumwater reviewed your Formal Site Plan Review application for the above-referenced project. The City hereby approves the application subject to the conditions outlined below:

PLANNING

1. Comprehensive Plan: The City of Tumwater Comprehensive Plan identifies this area as Multi-Family Medium Density Residential (MFM) within the Littlerock Neighborhood.
2. Use: The proposal is to construct 16 multi-family dwelling units on a 1.28 acre parcel. The project is located in the Multifamily Medium Density Residential (MFM) zone district and Aquifer Protection Overlay zone district. Multi-family uses are allowed in the MFM zone district at a density of nine (9) to fourteen (14) units per acre. (15 with TDR).
3. Densities: The density calculation is based on net acreage of the site after subtracting any public right-of-way dedication, private roads, open space and environmentally sensitive areas. Density greater than fourteen dwelling units per acre must obtain transfer of development rights in accordance with TMC 18.57.

The proposal meets density requirements of TMC 18.57.

4. Open Space: Multifamily development requires a minimum of fifteen percent of the gross site area set aside for park and open space area per TMC 18.42.130(A).

Based on 1.28 acres, the requirement is approximately .19 acres or 8,364 square feet. The open space area shall contain both passive and active recreational amenities with half the area set aside for active recreation area. For the purpose of calculation of the park and open space area, the park and open space area shall be separate and distinct from required yards, setbacks, and landscaped areas.

The site plan meets the standards of TMC 18.42.130.

5. Lot Coverage: The maximum impervious coverage in the Multifamily Medium Density Residential (MFM) zone district is 70%.

The site plan meets this standard.

6. Structure Height: The maximum structural height in the Multifamily Medium Density Residential (MFM) zone district is 40 feet.

The site plan meets this standard.

7. Yards/Setbacks: The minimum required setbacks for the Multifamily Medium Density Residential (MFM) zone district around the perimeter of the property are front yard 10 feet; side and rear yards 5 feet.

Utility vaults, HVAC systems, etc. are not allowed to be placed in the setback area. This area is reserved for open space and landscaping.

The site plan shows appropriate building setbacks. Details for mechanical equipment meeting setback requirements shall be included in building permit submittal.

8. Postal Facilities: Consolidated postal drop off facilities shall be provided for the site. The location of the facilities must be coordinated and approved by the U.S. Postal Service.
9. School Bus Facilities: A school bus pad may be required and will be dictated by the Tumwater School District.
10. Pedestrian Access: Pedestrian access elements will be required throughout the site and must be connected to the public sidewalk and the school bus waiting area.

The site plan meets this standard.

11. Design Review: The site and building designs shall conform to the City of Tumwater's design review guidelines. Design review is required as part of building permit review.

Site planning measures appear to be met. A narrative describing how the development meets the building design standards of the Citywide Design Guidelines shall be included with building permit submittal.

12. Parking: Multifamily dwelling off-street parking requirements: 1.5 parking stalls are required per 1 – 2 bedroom dwelling units, 2 spaces per 3+ bedroom dwelling unit, plus 1.0 guest space for every 10 units. Parking may be reduced to 1 space per 1 – 2 bedroom dwelling unit and 1.5 spaces per 3+ bedroom unit if within one-half mile of a transit stop by sidewalk or paved path. The parking areas are to be hard surfaced (asphalt, concrete or turfstone).

Bicycle parking spaces shall be provided in accordance with TMC 18.50.120.

Short-term (class 2) bicycle facilities: 1 space per 4 residential units. These are to be covered, visible from primary entrances, illuminated and located within 100 feet of primary entrance.

Long-term (class 1) bicycle facilities: Each residential unit shall have access to a long-term bicycle space. Facilities shall protect bicycles and their components from theft, unauthorized access, and weather. Examples include a lockable bike cage or class 1

bicycle lockers. Each bicycle must be able to be individually locked or secured unless the facility is designed to only be used by an individual or family (such as in a private garage).

The site plan appears to meet minimum parking requirements. Long term bicycle storage is proposed to be located within each unit. Architectural plans shall show designated bicycle storage in each unit as part of building permit submittal.

13. **Lighting:** Parking lot lighting and all exterior lighting for the structures are subject to the City's exterior illumination standards, per TMC 18.40.035. A photometric lighting plan (not to exceed 0.5-foot candle along the west, north and east property lines, and not to exceed 0.1-foot candle along the south property line) will be required.

A photometric plan meeting the requirements of TMC 18.40 is required as part of building permit submittal.

14. **Landscaping:** A landscaping plan must be submitted for the parking areas, open space areas, and any above ground storm water facilities. A conceptual landscape plan is a component of site plan review. A detailed landscape plan is required prior to approval of the site development/grading permit.

The conceptual plan submitted with formal application appears to meet the minimum standards of TMC 18.47.

15. **Land Clearing:** The code states that development projects are required to retain twenty percent of the trees on the site or twelve trees per acre, whichever is greater.

A foresters report submitted shows 56 trees on site, with 11 trees retained. This creates a short fall of 4 trees. Mitigation planting of 3:1 requires an additional 12 trees to be planted. The conceptual landscape plan provided shows 47 trees to be planted, exceeding the minimum requirement. The conceptual plan submitted with formal application appears to meet the minimum standards of TMC 18.47.

16. **Signs:** The Multifamily Medium Density Residential (MFM) zone district allows one 32-square foot monument sign for each street frontage for a multiple-unit residential building of five units or more. Permits are required and height restrictions apply depending on the location of the sign.

The site plan shows a monument sign at the location of the stormwater facility and over the front yard setback line. If the sign is located within the 10 foot front setback, it is limited to 42 inches.

17. **Transportation Concurrency:** The project is exempt from SEPA.

18. **Impact Fees:** Impact fees will be collected for the project impacts on the City of Tumwater transportation system, community park system and school system.

Impact fees are due and payable at the time of building permit issuance, subject to the fee resolution adopted at the time of complete building permit application.

19. **Olympia Mazama Pocket Gopher:** The site is more than 30% forested with and adjacent lots developed. No gopher report required.

22. **SEPA:** The project is exempt from SEPA.

23. Notice of Application: A notice application was issued on April 18-2024.

The Squaxin Island Tribe had no cultural concern but requests an Inadvertent Discovery Plan on site at all times.

The Nisqually Indian Tribe has requested a cultural survey of the site.

Washington State Department of Archaeology and Historic Preservation concurrence with findings of a cultural survey is required prior to any ground disturbance.

Inadvertent Discovery Plan notes required to be on site development grading plans.

BUILDING AND FIRE:

GENERAL

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.

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

2. The proposed buildings occupancy is R-2 of 2018 IBC Section 3
3. 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.
4. 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.
5. 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.
6. 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 proposed buildings are required by code to be provided with automatic fire alarm systems, including pull stations, throughout.

2. The proposed buildings are required by code to be protected with NFPA 13 or 13R fire sprinkler systems throughout. IBC 903.2.8.
3. Building with 1 exit shall meet IBC section Table 1006.3.3 (1) note:a
4. The applicant shall show the location of the Fire Department connection, post indicator valve, remote annunciator panel and key box on the engineering plans. Ductile iron pipe is required from the fire apparatus into the structures.
5. 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 4,500 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 2,250 gallons per minute at 20 psi. IFC 903
6. Fire turnaround meeting the min. requirements per Tumwater Municipal Code section 15 not blocked at any time.
7. Fire lane signs and **yellow** striping shall be provided on-site to identify Fire Department access roads and prohibit the obstruction thereof. IFC 503.3 and Policy 96-02. Fire lanes shall be identified on the engineering plans.
8. 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. Each building will have a physical street address off Littlerock Rd SW.
Each apartment will be identified with address and Unit #.
Example: BLD1A 7135 Littlerock Rd SW, unit 100 for 1st floor apartments.
200 for 2nd floor apartments.
BLD1B 7131 Littlerock Rd SW, unit 100 for 1st floor apartments.
200 for 2nd floor apartments.
BLD1C 7127 Littlerock Rd SW, unit 100 for 1st floor apartments.
200 for 2nd floor apartments.
BLD2 7139 Littlerock Rd SW, unit 100 for 1st floor apartments.
200 for 2nd floor apartments.
BLD3 Future 7123 Littlerock Rd SW, unit 100 for 1st floor apartments.
200 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
- Fire sprinkler/Fire alarm
- Sign

TRANSPORTATION AND ENGINEERING DEPARTMENT

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 Engineering Department can use to verify the legal description. All engineering drawings will be on 24" x 36" paper sheets or provided as otherwise requested.
10. The owner or owner's representative is also responsible for furnishing the City with electronic files, compatible with release 2018 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 storm water 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. Materials and construction testing shall be required at the developers or contractors expense. The testing shall be ordered by the developer or contractor and 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.
16. Show all existing wells (water wells and groundwater monitoring wells) and septic systems within 200' of the site.

STREET

1. Littlerock Road
 - No storm drainage treatment or infiltration will be allowed in the ROW
 - Street trees removed to be replaced.
 - Relocate/replace all existing features displaced by the improvements proposed by this project.
 - All accesses will meet city standards.
2. Full lane overlays will be required after any patching for access work and utility connections.
3. All ADA ramps at the intersections and sidewalk landings will need to meet current standards.

STORM

1. A drainage design and erosion control plan will be required according to City's 2022 Drainage Design and Erosion Control Manual.
2. Maintenance of the on-site storm water system will be the responsibility of the property owner and a maintenance agreement will be recorded against the property. A separate Stormwater Maintenance Agreement will be needed for each property that pervious pavement is installed for future maintenance not on this parcel.
3. 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.

SANITARY SEWER

1. The sewer needs to connect at the existing 8" stub and cleanout at the south east corner of the site with a new manhole. 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.
2. A 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.

3. The sewer extending through the site will be public with an easement.
4. There is a sewer special connection fee of \$15,596.17 on Littlerock Road under Ordinance No. 02011-001 – Littlerock Road Sewer Interceptor – TP #12704430500 that will be required at the time of building permit issuance.
5. There is a multi-family discount on connection fees of 30% at time of the building permit process for the sewer connection fees.

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. Please contact maintenance at 754-4150 for more information.
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 for a maximum velocity of 8 feet per second.
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.

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 tmerriman@ci.tumwater.wa.us. For questions on Building/Fire, contact Al Christensen, achristensen@ci.tumwater.wa.us, and for Transportation and Engineering questions, please contact Jeff Query at 360-754-4140 or e-mail at jquery@ci.tumwater.wa.us. Al and I can be reached at 360.754.4180.

Sincerely,



Tami Merriman, Permit Manager

- c. City of Tumwater Development Review Committee

SITE PLAN LEGEND

- COMPACT PARKING STALLS
- ADA PARKING STALLS
- PROPERTY LINE
- EXISTING BUILDING FOOTPRINT. REFER SURVEY FOR EXISTING STRUCTURES TO BE REMOVED WITHIN PROPERTY LINES
- NEW BUILDING FOOTPRINT (IMPERVIOUS)
- NEW CONCRETE HARDSCAPING (IMPERVIOUS)
- NEW ASPHALT HARDSCAPING (IMPERVIOUS)
- OPEN AREA
- ACTIVE RECREATION AREA
- LANDSCAPE EASEMENT
- APPARATUS TURNAROUND EASEMENT
- FENCE LINE. HALFTONE LINES SHOW EXISTING FENCE

REQUIRED INFORMATION

PARKING VEHICLE PARKING REQUIREMENTS (TMC 18.50.020A)

10 UNITS @ 1-2 BEDROOMS AT 1.5 UNIT = 15 SPACES
 4 UNITS @ 3+ BEDROOMS AT 2 UNIT = 12 SPACES
 1 GUEST SPACE PER 10 UNITS = 2 SPACES
TOTAL SPACES REQUIRED = 27 SPACES

GARAGE SPACES INCLUDES (1) ACCESSIBLE
 COVERED SPACES INCLUDES (1) VAN ACCESSIBLE
 UNCOVERED SPACE INCLUDES (2) COMPACT
TOTAL SPACES = 37 SPACES

ACCESSIBLE PARKING REQUIRED (IBC TABLE 1106.1)
 FOR EVERY 24-30 STALLS 2 ARE REQUIRED
PROVIDED = 2 SPACES

ELECTRIC VEHICLE PARKING (IMC 429.3)
 10% OF ALL SPACES SHALL BE ELECTRICAL VEHICLE SPACES:
37 X 0.1 = 4 SPACES
PROVIDED = 5 SPACES
FUTURE SPACES PROVIDED = 4 SPACES

SHORT TERM BICYCLE STORAGE REQUIREMENTS (TMC 18.50.120 TABLE 50.120A)
 1 SPACE PER 10 UNITS = 4 SPACES
PROVIDED = 8 SPACES

LONG TERM BICYCLE STORAGE REQUIREMENTS (TMC 18.50.120 TABLE 60.120A)
 1 SPACE PER 10 UNITS = 4 SPACES
PROVIDED = 16 SPACES (INSIDE UNITS)

METHOD OF BUILDING AND SITE LAYOUT

GOALS: ESTABLISH CONTROL POINTS AND PROPERTY LINES TO LOCATE BUILDINGS, PARKING LOT, CLUBS, AND WALKWAYS.

- BUILDINGS 1A, 1B, 1C, GARAGES, COVERED PARKING STRUCTURES, PARKING STALLS, AND WALKWAYS SHALL BE ORIENTED PARALLEL TO NORTH PROPERTY LINE. PLACEMENT DIMENSIONS SHALL BE OFFSET FROM NORTH PROPERTY LINE AND PROPERTY CORNERS AS SHOWN ON SITE PLAN.
- BUILDING 2 RELATED SIDEWALKS SHALL BE ORIENTED WITH A 30 DEGREE ROTATION FROM THE SOUTH PROPERTY LINE AS SHOWN ON THE SITE PLAN. BUILDING PLACEMENT SHALL BE AT THE INTERSECTION PATIO COLUMN GRID INTERSECTION SHALL BE PLACED AT CONTROL POINTS 'A' WITH DIMENSIONS OFFSET FROM SOUTH PROPERTY LINE AND FROM PROPERTY CORNER AS SHOWN ON SITE PLAN.

UNIT INFORMATION

BUILDING 1A	3,644 SF
1 BEDROOM UNIT (745 SF) x 1	
1 BEDROOM UNIT (750 SF) x 1	
3 BEDROOM UNITS (1,085 SF) x 2	
BUILDING 1B	3,644 SF
1 BEDROOM UNIT (745 SF) x 1	
1 BEDROOM UNIT (750 SF) x 1	
3 BEDROOM UNITS (1,085 SF) x 2	
BUILDING 1C	3,644 SF
1 BEDROOM UNIT (745 SF) x 1	
1 BEDROOM UNIT (750 SF) x 1	
3 BEDROOM UNITS (1,085 SF) x 2	
BUILDING 2	3,016 SF
2 BEDROOM UNITS (754 SF) x 4	
TOTAL UNITS AREA	14,008 SF
TOTAL NUMBER OF UNITS	16

SITE FEATURES

GARAGES	1,730 SF
3 CAR (W/ 1 ADA)	805 SF
4 CAR	931 SF
COVERED CAR PARKING	2,133 SF
2 CAR (W/ 1 VAN ADA)	480 SF
2 CAR (W/ 1 VAN ADA)	454 SF
7 CAR	1,197 SF
COVERED BIKE PARKING	140 SF
4 BIKE	70 SF x 2
TOTAL AREA	4,012 SF

DESIGN TEAM

PROPERTY OWNER:
 7125 LITTLE ROCK, TUMWATER, WA, LLC
 12600 SE 38TH STREET, SUITE 103
 BELLEVUE, WA 98004
 CONTACT: GREG PIANTANDA
 PHONE: 425-922-1033
 EMAIL: GREG@GPIREALTY.COM

ARCHITECT (REPRESENTATIVE):
 THOMAS ARCHITECTURE STUDIOS
 525 COLUMBIA ST SW
 OLYMPIA, WA 98501
 CONTACT: WADE STINE
 PHONE: 360-915-8775
 EMAIL: WADE@TASOLOGYMPA.COM

CIVIL ENGINEER:
 LLC, INC.
 1411 STATE AVE NE
 OLYMPIA, WA 98501
 CONTACT: ROSS JARVIS
 PHONE: 360-434-2045
 EMAIL: RJARVIS@LDCORP.COM

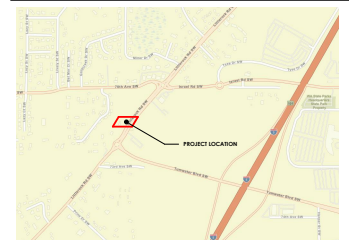
LANDSCAPE ARCHITECT:
 SCJ ALLIANCE
 8730 TALLON LANE, NE, STE 200
 LACEY, WA 98516
 CONTACT: JEFF GLANDER
 PHONE: 360-335-1465
 EMAIL: JEFF@SCJALLIANCE.COM

STRUCTURAL ENGINEER:
 PCS STRUCTURAL SOLUTIONS
 1250 PACIFIC AVE, SUITE 701
 TACOMA, WA 98402
 CONTACT: JEFF KLEIN
 PHONE: 253-383-2797
 EMAIL: JKLEIN@PCS-STRUCTURAL.COM

SITE PLAN KEYED NOTES LEGEND

- FIRE HYDRANT LOCATIONS
- PSE SLAB MOUNTED TRANSFORMER
- EXISTING WELL TO BE REMOVED
- GARAGE ACCESSORY STRUCTURE PROVIDED BY OTHERS
- 13'X22' SCREENED WASTE ENCLOSURE. SEE DETAIL 1/A-102.0 FOR ADDITIONAL INFORMATION
- SHORT TERM BICYCLE PARKING. PROVIDE DECK, ARC RACK OR SIMILAR. SEE SHEET A-105.0 DETAIL #1, 2, 3 FOR ADDITIONAL INFORMATION.
- GARDEN SHED ACCESSORY STRUCTURE PROVIDED BY OTHERS
- ELECTRIC VEHICLE CHARGING STATION
- INFRASTRUCTURE FOR FUTURE ELECTRIC CHARGING STATION
- PV AND FDC. SEE CIVIL FOR ADDITIONAL INFORMATION
- EXISTING POWER POLE
- LOCATION OF RESIDENTIAL BUILDING ENTRY DEFINED WITH EXPOSED AGGREGATE CONCRETE PAVEMENT FINISH
- LOCATION OF BUILDING ADDRESS NUMBER
- PEDESTRIAN SCALE LIGHTS
- PRIVATE GARAGE. SEE A-103.0 FOR ADDITIONAL INFORMATION
- COVERED PARKING. SEE DETAIL A-104.0 FOR ADDITIONAL INFORMATION
- MAILBOX KIOSK. CENTER STRUCTURE BETWEEN BUILDINGS 1B AND 1C. SEE DETAIL 4.5 & 4.6 ON A-105.0 FOR ADDITIONAL INFORMATION
- MONUMENT SIGN: 42" (MAX) HEIGHT, 32 SF (MAX.) AREA, SEPARATE PERMIT
- TREE PROTECTION AREA. SEE FORESTER REPORT AND CIVIL FOR FENCING LOCATION
- PLAY AREA
- EXISTING FENCE. DEMOLISH AS REQUIRED FOR VEHICLE DRIVEWAY AND TURNAROUND
- PSE EASEMENT
- NEW TREE (TYPICAL) SEE FORESTER REPORT AND LANDSCAPE
- EXISTING TREES TO REMAIN (TYPICAL) SEE LANDSCAPE DRAWINGS
- EXISTING TREES TO BE REMOVED (TYPICAL) SEE LANDSCAPE DRAWINGS
- ELECTRIC METERS, TELEPHONE AND CABLE CONNECTION
- PROPOSED DRIVEWAY AND FIRE APPARATUS TURNAROUND EASEMENT.
- SCHOOL BUS WAITING PAD. VERIFY AND COORDINATE WITH TUMWATER SCHOOL DISTRICT
- FIRE RISER ROOM
- IMAGINARY PROPERTY LINE. SEE BUILDING FLOOR PLANS AND ELEVATIONS
- NOT USED
- PROPOSED LANDSCAPE EASEMENT
- POWER AND TELEPHONE EASEMENT. REFER TO SURVEY
- EXISTING STRUCTURES. REFER TO CIVIL EXISTING CONDITIONS PLAN FOR EXISTING STRUCTURES TO BE REMOVED WITHIN PROPERTY LINES
- EXISTING FENCE AT PROPERTY LINE (HALFTONE). REFER TO SURVEY
- NEW FENCE AT PROPERTY LINE RUNNING E-W BETWEEN CURB. REFER LANDSCAPE PLAN FOR EXTENTS
- UTILITY EASEMENT INSIDE PROPERTY. REFER TO CIVIL PLANS

VICINITY MAP



PROJECT INFORMATION

APPLICANT & REPRESENTATIVE: SEE DESIGN TEAM CONTACT INFORMATION
TAX PARCEL NUMBER: 1270484500
ADDRESS: 7125 LITTLEROCK ROAD SW, TUMWATER, WA, 98512

SECTION, TOWNSHIP, RANGE: 04, 17, 2W

ZONING: MF4 (MULTI-FAMILY MEDIUM DENSITY)
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL

SITE:

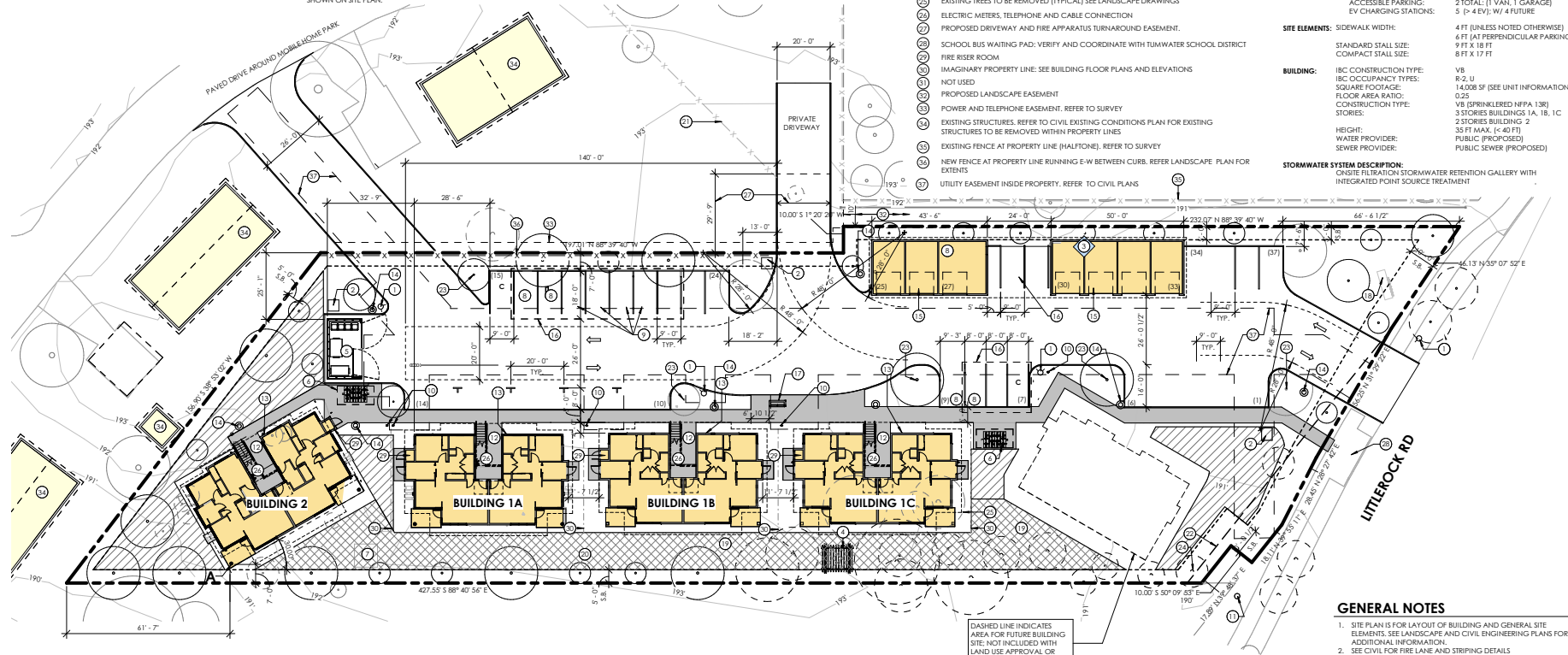
SITE AREA:	55,875 SF (1.28 ACRES)
DENSITY:	14 UNITS/ACRE = 16 UNITS (< 17 UNITS)
BUILDING AREA:	10,136 SF = 18.14%
TOTAL IMPERVIOUS COVERAGE:	34,949 SF = 62.58% (< 70%)
TOTAL LANDSCAPE AREA:	20,150 SF = 36.42%
OPEN AREA:	8,889 SF = 15.91% (> 15%)
ACTIVE RECREATION AREA:	4,731 SF = 8.522% (> 50%)

PARKING: SEE PARKING INFORMATION:
 ACCESSIBLE PARKING: 2 TOTAL (1 VAN/1 GARAGE)
 EV CHARGING STATIONS: 5 (- 4 EV); W/ 4 FUTURE

SITE ELEMENTS: SIDEWALK WIDTH: 4 FT (UNLESS NOTED OTHERWISE)
 6 FT (AT PERPENDICULAR PARKING)
 STANDARD STALL SIZE: 9 FT X 18 FT
 COMPACT STALL SIZE: 8 FT X 17 FT

BUILDING: IBC CONSTRUCTION TYPE: VB
 IBC OCCUPANCY TYPES: R-2, U
 SQUARE FOOTAGE: 14,008 SF (SEE UNIT INFORMATION)
 FLOOR AREA RATIO: 0.25
 CONSTRUCTION TYPE: VB (SPRINKLERED NFPA 138)
 STORIES: 3 STORIES BUILDINGS 1A, 1B, 1C
 2 STORIES BUILDING 2
 35 FT MAX. (< 40 FT)
 PUBLIC (PROPOSED)
 SEWER PROVIDER: PUBLIC SEWER (PROPOSED)

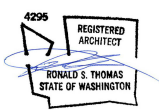
STORMWATER SYSTEM DESCRIPTION:
 ON-SITE FILTRATION STORMWATER RETENTION GALLERY WITH INTEGRATED POINT SOURCE TREATMENT



DASHED LINE INDICATES AREA FOR FUTURE BUILDING SITE. NOT INCLUDED WITH LAND USE APPROVAL OR BUILDING PERMIT

GENERAL NOTES

- SITE PLAN IS FOR LAYOUT OF BUILDING AND GENERAL SITE ELEMENTS. SEE LANDSCAPE AND CIVIL ENGINEERING PLANS FOR ADDITIONAL INFORMATION
- SEE CIVIL FOR FIRE LANE AND STRIPING DETAILS



VELKOMMEN APARTMENTS
 7125 LITTLE ROCK RD, SW | TUMWATER WA

Project No: 2202
 PERMIT SET
 FEBRUARY 09, 2024

SITE PLAN

A-101

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1 SITE PLAN
 T = 20'-0"

