

MASTER PLAN

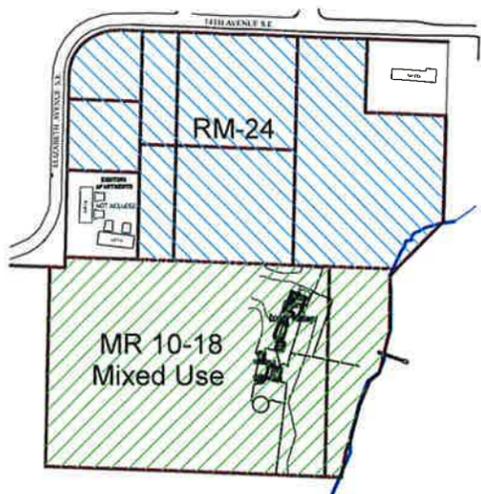
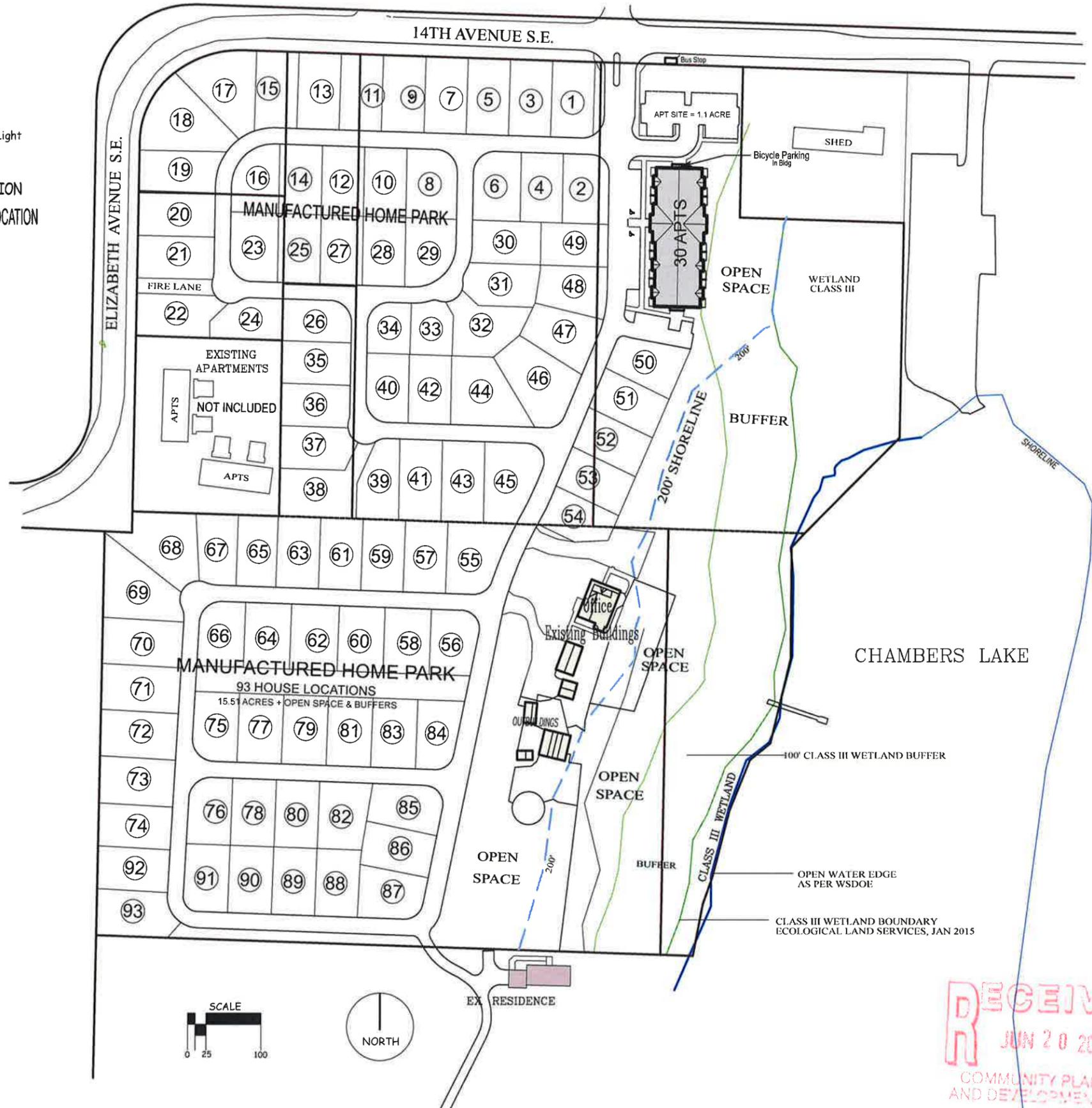
COLONIAL ESTATES Chambers Lake Senior Living Community

P. & P. Investments
Olympia, Washington

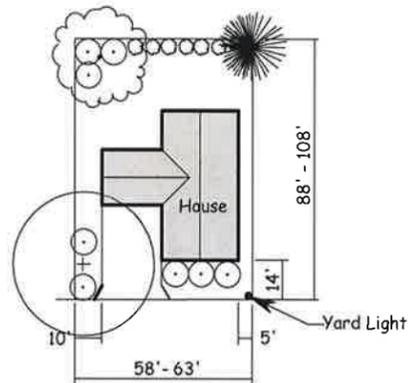
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EXISTING COLONIAL ESTATES



TYPICAL MANUFACTURED HOUSE INSTALLATION
 (00) PAD NUMBER FOR MANUFACTURED HOUSE LOCATION



ZONING

	RM-24	MR 10-18
Total Area		
All Parcels	13.33 ac	14.22 ac
Development Area		
Manufactured House Park	8.70 ac	5.93 ac
Senior Apartments	1.10 ac	
Building Area		
Existing Buildings	0 sf	5,864 sf
Manufactured House Park <small>If All Are 28' x 56' with Garage</small>	110,592 sf	79,872 sf
Senior Apartments <small>Footprint</small>	12,146 sf	
Development Coverage		
Developed Area	9.80 ac	7.14 ac
Open Space & Parks	3.53 ac	7.08 ac
Required Setbacks		
Front Yard	5 ft	15 ft
Side Yard	5 ft	5 ft
Impervious Coverage		
Drives, parking and walks	78,530 sf	107,058 sf
Buildings	123,518 sf	85,736 sf
Number of Housing Units		
Manufactured Houses	54	39
Apartment Units	30	
Number of Parking Spaces		
Manufactured Houses <small>Minimum Two Per House</small>		
Required	108	78
Actual	108	78
Accessible	0	0
Bicycle	0	0
Apartment Building		
Required	45	
Actual	48	
Accessible	2	
Bicycle	3	
Landscape Area		
Required	27,000 sf	19,500 sf
Actual - Private	152,928 sf	110,448 sf
Actual - Common	28,647 sf	125,340 sf
Open Space		
Actual	125,120 sf	108,357 sf
Housing Density		
Manufactured Housing Park	8.48 du/ac	6.58 du/ac
	6.36 du/ac	