

REAL PROPERTY HOLDINGS, LLC 3927 LAKE WASHINGTON BLVD. NE

## **ENGINEER / PLANNER /SURVEYOR /** LANDSCAPE ARCHITECT

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EARTH SOLUTIONS 1805-136TH PLACE N.E., SUITE 201 BELLEVUE, WA 98005 (425) 284-3300 FAX (425) 449-4711

### **SHEET INDEX**

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P1 OF 3 PRELIMINARY SHORT PLAT

P2 OF 3 CONCEPTUAL DRAINAGE UTILITY PLAN

OWNER/DEVELOPER

KIRKLAND, WA 98033 PHONE: (425) 445-7475 CONTACT: HUGH STEWART

ANDERSON WASTEWATER ENGINEERING

GIG HARBOR, WA (253) 514-8952

# **GOETECHNICAL ENGINEER**

CONTACT: SCOTT RIEGEL

# **ARBORIST**

WASHINGTON FORESTRY CONSULTANTS 1919 YELM HWY SE OLYMPIA, WA 98501 (360) 943-1723 CONTACT: GALEN WRIGHT

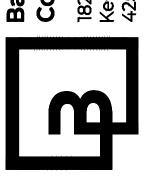
CONSTRUCTION

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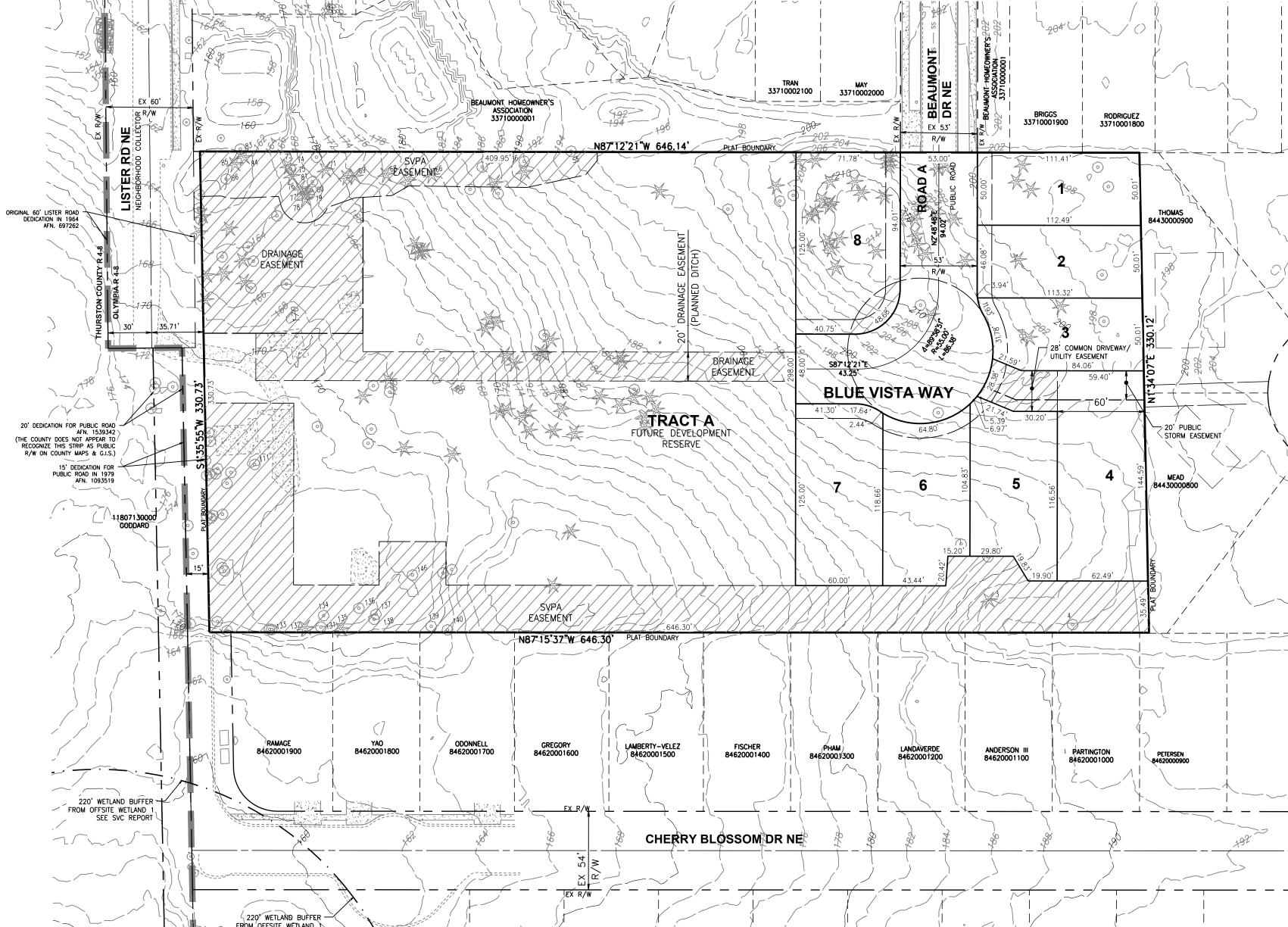
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SCALE: 1"=50

# PRELIMINARY SHORT PLAT

# LISTER GLEN SHORT PLAT

A PORTION OF SECTION 07, TOWNSHIP 18 N., RANGE 01 W., W.M. CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON



### **LOT AREA TABLE** LOT # AREA (S.F.) NET AREA LESS PANHANDLE 5,597 5,652 5,239 8,811 10,223 6,567 6,576 7,461 TOTAL LOT AREA 56,080 SF (1.29 AC)

AVERAGE LOT AREA 7,010 SF

TRACT & EASEMENT TABLE			
TRACT	USE	AREA (S.F.)	
A	FUTURE DEVELOPMENT RESERVE SVPA EASEMENT NORTH SVPA EASEMENT SOUTH DRAINAGE EASEMENT/ INFILTRATION POND EASEMENT	143,480 7,818 31,096 18,157	
TRACT A LESS EASEMENTS: 86,408 SF (1.98 AC) TRACT A TOTAL 143,480 SF (3.41 AC)			

**ABBREVIATIONS** 

BSBL BUILDING SETBACK LINE

SVPA SOIL VEGETATION PROTECTION AREA

RIGHT OF WAY



4 DU/AC X = 19 DUMINIMUM DENSITY: MAXIMUM DENSITY
GROSS SITE AREA:
- AREA IN WETLANDS: - LANDSLIDE HAZARDS: 0 SF - IMPORTANT HABITAT AREAS: 0 SF - IMPORTANT RIPARIAN AREAS: 0 SF - PUBLIC SPACE DEDICATIONS: TOTAL DEDUCTIONS: 0 SF (0.00 AC) NET SITE AREA: 207,781 SF (4.77 AC) MAX. ALLOWED DENSITY 8 DU/AC: 38 UNITS PROPOSED INTERIM DENSITY: **NEW ROADS** 

PERCENTAGE OF GROSS SITE AREA: 6.70% PERCENTAGE OF NET SITE AREA:

### **SEWER NOTE:**

ALL 8 LOTS WILL BE SERVED BY STEP SEWERS CONNECTING

# **RESIDENTIAL DENSITY:**

- 1. TRACT A IS A FUTURE DEVELOPMENT TRACT THAT WILL CONTAIN THE A DRAINAGE FACILITY (INFILTRATION POND) FOR THE DEVELOPMENT OF LOTS 1 - 8 AND ROAD A. EASEMENTS ARE PROVIDED FOR THE INFILTRATION POND, STORMWATER MAINS, AND SVCA.

**NOTES** 

2. SITE AREA PER ASSESSOR: ±207,781 S.F. (±4.77 AC)

7. COMPREHENSIVE PLAN DESIGNATION: LOW DENSITY NEIGHBORHOODS

8. ALLOWED MAX DENSITY: 8 DU/AC

9. REQUIRED MIN DENSITY: 4 DU/AC

10. ALLOWED MIN. LOT WIDTH: 45 FEET (EXCEPT TOWNHOUSE OR COTTAGE)

11. REQUIRED MIN. LOT AREA: 4,000 SF (EXCEPT TOWNHOUSE OR COTTAGE)

12. REQUIRED MIN. SETBACKS: FRONT: 20 FEET

> GARAGE: 20 FEET SIDE STREET: 10 FEET INTERIOR: 5 FEET REAR: 20 FEET

13. LANDSCAPE BUFFER: N/A

14. REQUIRED TREE RETENTION: 117 TREE UNITS

15. MAX BASE HEIGHT OF BUILDINGS: 35 FEET / 2 STORIES

16. MAX BUILDING COVERAGE: 45 PERCENT (LOTS < 0.25 AC)

17. MAX IMPERVIOUS COVERAGE: 45 PERCENT (LOTS < 0.25 AC)

18. MAX HARD SURFACE COVERAGE: 65 PERCENT (LOTS < 0.25 AC)

19. MIN OPEN SPACE: N/A EXCEPT COTTAGE

20. CLUSTERING ALLOWED PER OMC 18.04.080(F)

21. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY: BARGHAUSEN CONSULTING ENGINEERS, INC. ON JUNE 9, 2023.

# DENSITY CALCULATIONS

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MINIMUM DENSITY 4 DU	•	
GROSS SITE AREA:	<u>207,781 S.F.</u>	
<ul> <li>CRITICAL AREA &amp; BUFFERS:</li> </ul>	0 SF	
<ul><li>LANDSLIDE HAZARDS:</li></ul>	0 SF	
<ul><li>FLOODPLAINS</li></ul>	0 SF	
<ul> <li>IMPORTANT HABITAT AREAS:</li> </ul>	0 SF	
- IMPORTANT RIPARIAN AREAS:	0 SF	
<ul> <li>ASSOCIATED BUFFERS</li> </ul>	0 SF	
<ul> <li>STORMWATER TRACT</li> </ul>	0 SF	
<ul><li>TREE (SVPA) TRACTS</li></ul>	0 SF	
- PUBLIC SPACE DEDICATIONS:	0 SF	
TOTAL DEDUCTIONS:	0 SF (0 AC	
NET SITE AREA:	207,781 SF (4.77 A)	

8 UNITS / 4.77 AC = 1.68 DU/AC

PUBLIC BEAUMONT DR NE:

PUBLIC BLUE VISTA WAY: 13,918 SF ROW DEDICATION LISTER RD NE: 13,918 SF

TO EXISTING SEWER LINES IN BEAUMONT DRIVE

- 2. TRACT A "FUTURE DEVELOPMENT RESERVE TRACT" CAN ACCOMMODATE DEVELOPMENT AND ADDITIONAL FUTURE DENSITY WITH PERMITTING AND CONSTRUCTION OF COURTYARD APARTMENTS OR DUPLEX, TRIPLEX, OR FOURPLEX BUILDINGS TO ACHIEVE MINIMUM (11 ADDITIONAL UNITS) OR UP TO MAXIMUM (30 ADDITIONAL UNITS) DENSITIES NOTED ON THIS SHEET.

# **SCHOOL WALKING CONDITIONS:**

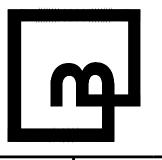
1. STUDENTS WOULD WALK NORTH ON BEAUMONT DRIVE NE TO SURREY DRIVE NE. THEN WALK EAST ON SURREY DRIVE NE TO LILLY ROAD NE. THEN WALK SOUTH ON LILLY ROAD SE TO THE BUS STOP AT CHERRY BLOSSOM DRIVE NE. TOTAL DISTANCE APPROX. 1550 FEET (0.29 MI).

Barghausen Consulting Enginee

(7)

CONSTRUCTION

SHORT



223

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